



## Residential New Construction and Addition Permit Application

### Property Information

Project Address: 2403 Tower Drive	Tax Parcel ID: 116764
Legal Description: Lot 189 & E. 25 ft. of Lot 190; TARRYTOWN No. 6	
Zoning District: SF3	Lot Area (sq ft): 10,038.00
Neighborhood Plan Area (if applicable): West Austin Neighborhood Group	Historic District (if applicable):

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/> Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	(If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Was there a pre-development consultation for the Tree Review? Y <input type="checkbox"/> N <input type="checkbox"/>	(If yes, <a href="#">click here</a> for more information on the tree permit process.) Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal <input checked="" type="checkbox"/> None/Uncertain
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input type="checkbox"/> Y <input type="checkbox"/> N	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input type="checkbox"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

### Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Proposed Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type:	new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 3	# bedrooms upon completion: 4
# baths existing: 3.0	# baths upon completion: 4.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Restore back portion of house to repair/remodel fire damage. Enclose existing carport area to create garage. Add roof over existing front porch area. Add 2nd story bedroom & bath over existing office & garage area.	
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)	



<b>Job Valuation</b>		
<b>Total Job Valuation:</b> \$ <u>120,000</u>  <small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.</small>	<b>Amount for Primary Structure:</b> \$ <u>120,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N       Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N       Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N  <b>Amount for Accessory Structure:</b> \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N       Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N       Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	<b>Total Remodeled Floor Area</b> <u>2,514</u> sq ft.  <small>(work within existing habitable square footage)</small>

**Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.**

<b>Site Development Information</b>						
<b>Area Description</b>	<b>Existing Sq Ft</b>		<b>New/Added Sq Ft</b>		<b>Total Sq Ft</b>	
<small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	2,512				2,512	0
b) 2 <sup>nd</sup> Floor conditioned area			684		684	0
c) 3 <sup>rd</sup> Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)	421				421	0
f) Covered patio, deck, porch, and/or balcony area(s)			132		132	0
g) Other covered or roofed area	107				107	0
h) Uncovered wood decks					0	0
<b>Total Building Area</b> (total a through h)	3,040	0	816	0	3,856	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction	2,512				2,512	0

**Building Coverage Information**  
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)  
 Total Building Coverage (sq ft): 3,856.00      % of lot size: 38

**Impervious Cover Information**  
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)  
 Total Impervious Cover (sq ft): 4,494.00      % of lot size: 45

**Setbacks**  
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)      Y   ☒ N  
 Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)      Y   ☒ N  
 Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)      Y   ☒ N

<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>19</u> ft <u>  </u> in    Number of Floors: <u>2</u>	# of spaces required: <u>2</u> # of spaces provided: <u>2</u>

**Right-of-Way Information**  
 Is a sidewalk required for the proposed construction? (LDC 25-6-353)      Y   ☒ N  
\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.  
  
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?      Y   ☒ N  
  
 Width of approach (measured at property line): \_\_\_\_\_ ft      Distance from intersection (for corner lots only): \_\_\_\_\_ ft  
  
 Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?      Y   ☒ N  
(If yes, drainage review is required)



## Subchapter F

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor	2,512				2,512
2 <sup>nd</sup> Floor		684			684
3 <sup>rd</sup> Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)		132	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		132
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0
Carport**: (check article utilized)	Attached	421	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		421
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)	107				107
Totals	3,040	816			3,856

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,856.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 38 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.



## Additional Information, Continued

### Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

### Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

### Tree Survey –

Provide a tree survey per [ECM 3.3.2](#) that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of [ECM 3.5.2](#).

## Calculation Aid

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area	2,512		2,512
b) 2 <sup>nd</sup> floor conditioned area		684	684
c) 3 <sup>rd</sup> floor conditioned area			0
d) Basement			0
e) Attached Covered Parking (garage or carport)	421		421
f) Detached Covered Parking (garage or carport)			0
g) Covered Wood Decks (counted at 100%)			0
h) Covered Patio			0
i) Covered Porch		132	132
j) Balcony			0
k) Other – Specify: portable storage shed	107		107
<b>Total Building Area (TBA)</b> (add: a through k)	3,040	816	3,856
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and j)	(A) 3,040	* 132	(B) 3,172
l) Driveway	892		892
m) Sidewalks	110		110
n) Uncovered Patio	132	- 132	0
o) Uncovered Wood Decks (counted at 50%)	304		304
p) AC pads and other concrete flatwork	16		16
q) Other (Pool Coping, Retaining Walls)			0
<b>Total Site Impervious Coverage</b> (add: TBC and l through q)	(C) 4,362	0 132	(D) 4,494
r) Pool			0
s) Spa			0

\* EXISTING UNCOVERED PORCH TO  
BE COVERED AS PART OF REMODEL.



### Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

**Lot Area** (sq ft): 10,038.00

**Existing Building Coverage** (see above A, sq ft): 3,040.00

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : 30 %

**Final Building Coverage** (see above B, sq ft): 3,172.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 32 %

### Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

**Existing Impervious Coverage** (see above C, sq ft): ~~4,362.00~~ 4,494

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : 45 %

**Final Impervious Coverage** (see above D, sq ft): 4,494.00

Final coverage % of lot (D ÷ **Lot Area**) x 100 : 45 %



2403 Tower Drive, Austin, TX. 78703



Front view of west side of house and driveway. This is work area.



Close-up of west side of house and existing carport to be enclosed. Second story will be added of carport area and office area beyond.



2403 Tower Drive, Austin, TX. 78703



Looking west at back west side of house. Area to be remodeled / restored due to fire damage.



Looking northwest at back of house.



# TREE AND TOPOGRAPHIC SURVEY WITH IMPERVIOUS COVER CALCULATIONS OVER LOT 189 AND THE EAST 25' OF LOT 190, TARRY-TOWN 6,

A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 88, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



0' 20' 40'  
SCALE: 1 Inch = 20 Feet

## UTILITIES NOTE:

THIS IS AN ABOVE GROUND SURVEY ONLY. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. ALSO, SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## TREE LIST

TREE	TYPE	SIZE
90	LIVE OAK	16"
93	CREPE MYRTLE	4"-3"-3"-3"-3"-3"-2"-2"
94	CREPE MYRTLE	4"-4"-3"-3"-2"
95	CREPE MYRTLE	3"-3"-3"-2"-2"-2"-2"-2"-2"
96	CREPE MYRTLE	3"-3"-2"-2"-2"-2"-2"-2"-2"
97	LIVE OAK	36"
98	CREPE MYRTLE	4"-4"-4"-3"-3"-2"
99	CREPE MYRTLE	4"-4"-3"-3"-3"-3"-2"-2"-2"

ROOF & PORTIONS  
OF EXT. WALLS  
DAMAGE BY  
FIRE

## IMPERVIOUS COVER CALCULATIONS

FLATWORK: (TILE, STONE, & CONC.)	1553 SQ. FT.
BUILDINGS:	2621 SQ. FT.
DECKING:	304 SQ. FT. (50%)
A/C PADS:	16 SQ. FT.
TOTAL IMPERVIOUS SURFACE:	4494 SQ. FT.
LOT AREA:	10,036 SQ. FT.
% IMPERVIOUS	44.8%

RYAN BERG &  
KERI BERG  
DOC. 2011063786

ANDREW MITCHELL  
& LAURA MITCHELL  
DOC. 2018071598

## MAP SYMBOLS

- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- B.L. BUILDING SETBACK LINE
- △ CALCULATED POINT
- CM CONTROL MONUMENT
- ☒ AIR CONDITIONING CONDENSER UNIT
- CLEAN OUT
- ⊞ ELECTRIC METER
- //— CEDAR POST FENCE
- ⊞ GAS METER
- E— OVERHEAD ELECTRIC/TELEPHONE LINE
- ⊞ UTILITY POLE
- ⊞ WATER METER
- ⊞ WATER VALVE
- ( ) RECORD INFORMATION

REVIEWED

JAN 03 REC'D

APPROVED JAN 03 2019

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS

## NOTES:

- 1) SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD THAT EXIST THAT ARE NOT SHOWN HEREON.
- 2) CONTOURS AND ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.
- 3) SEE VOL. 630, PG. 183 FOR RESTRICTIONS AFFECTING THIS LOT.
- 4) TREES SPECIES SHOWN HEREON WERE IDENTIFIED BY THE SURVEYOR. SURVEYOR DOES NOT WARRANT NOR GUARANTY THAT THE SPECIES IS CORRECT. CONSULT AN ARBORIST FOR DEFINITIVE IDENTIFICATION.
- 6) ONLY TREES SUBJECT TO THE CITY OF AUSTIN DEVELOPMENT CODE WERE LOCATED.
- 7) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.999927551 AND CONVERGENCE ANGLE 01°19'24".

FRED L. DODD JR.  
SURVEYOR, INC.  
PROFESSIONAL LAND SURVEYING

ORDER A SURVEY EMAIL US AT:  
INFO@DODDSURVEYING.COM  
OFFICE (512) 953-5705

WWW.DODDSURVEYING.COM

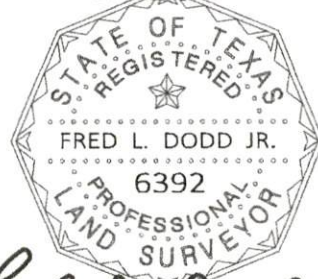
8019 W. GRAND PKWY.  
SUITE 1060 #464  
RICHMOND, TX 77407

AE APPROVED

JAN 02 2019

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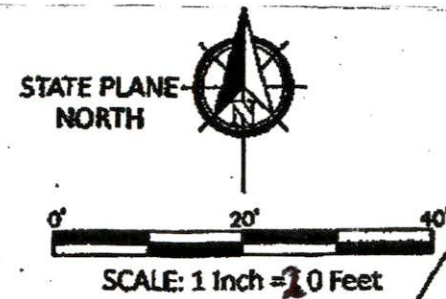
MCP



FRED L. DODD, JR.  
DATE: 11/07/2018

RPLS NO. 6392  
JOB NO. TC18106A





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**TREE LIST**

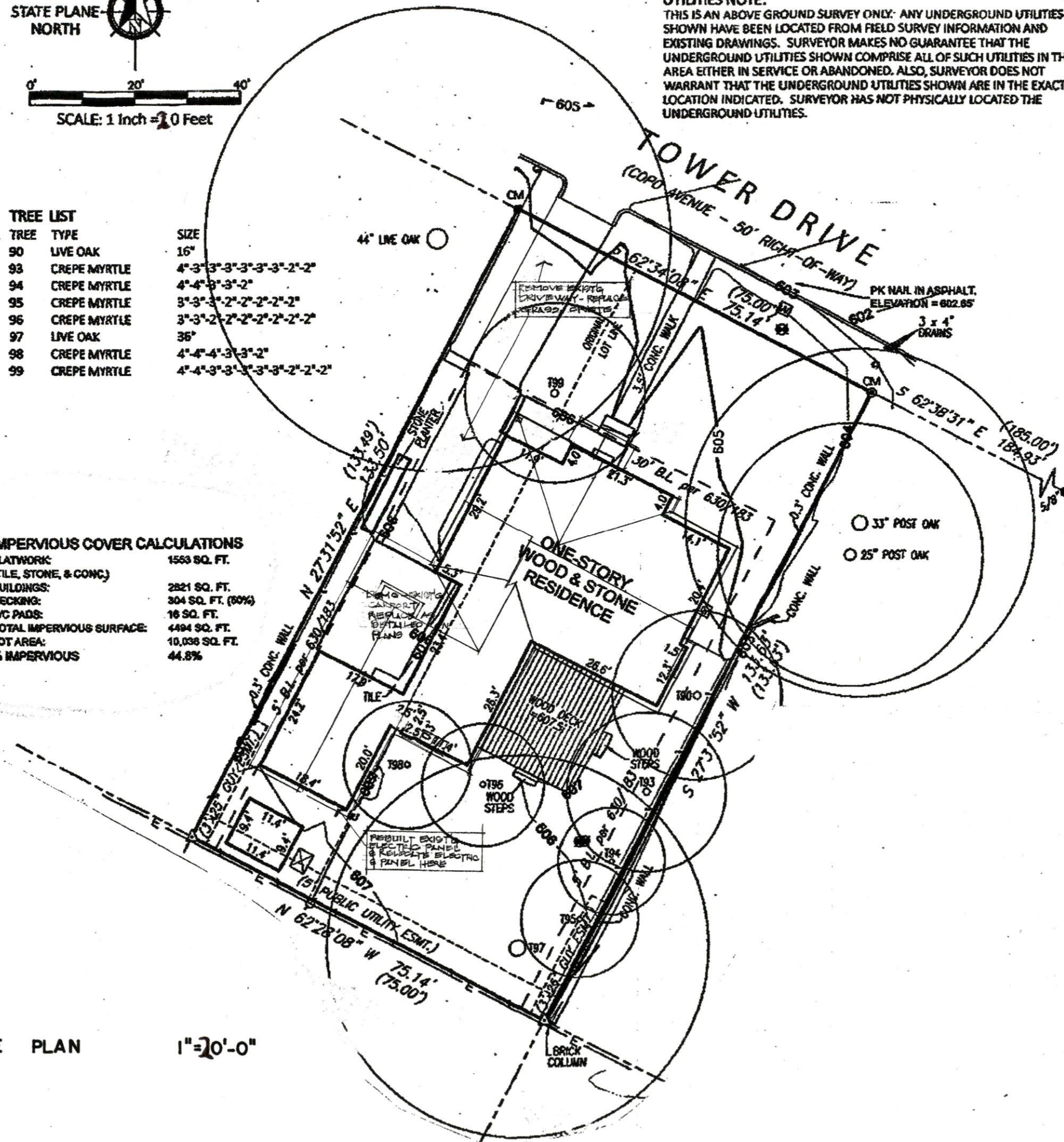
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95	CREPE MYRTLE	3"-3"-3"-2"-2"-2"-2"-2"
96	CREPE MYRTLE	3"-3"-2"-2"-2"-2"-2"-2"
97	LIVE OAK	36"
98	CREPE MYRTLE	4"-4"-3"-3"-2"
99	CREPE MYRTLE	4"-4"-3"-3"-3"-3"-2"-2"-2"

**IMPERVIOUS COVER CALCULATIONS**

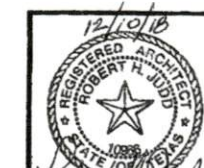
FLATWORK:	1553 SQ. FT.
(TILE, STONE, & CONC.)	
BUILDINGS:	2821 SQ. FT.
DECKING:	304 SQ. FT. (80%)
AC PADS:	16 SQ. FT.
TOTAL IMPERVIOUS SURFACE:	4494 SQ. FT.
LOT AREA:	10,036 SQ. FT.
% IMPERVIOUS	44.8%

SITE PLAN

1"=20'-0"



- INDEX OF DRAWINGS**
- 1. SITE PLAN
  - 2. FLOOR PLAN
  - 3. SECOND FLOOR PLAN
  - 4. ELEVATIONS/ SECTION B
  - 5. ELEVATIONS
  - 6. ELECTRICAL PLAN
  - 7. ROOF FRAMING - FLOOR FRAMING
  - 8. SPECIFICATIONS

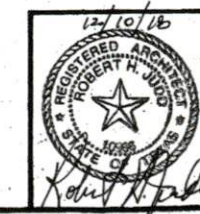
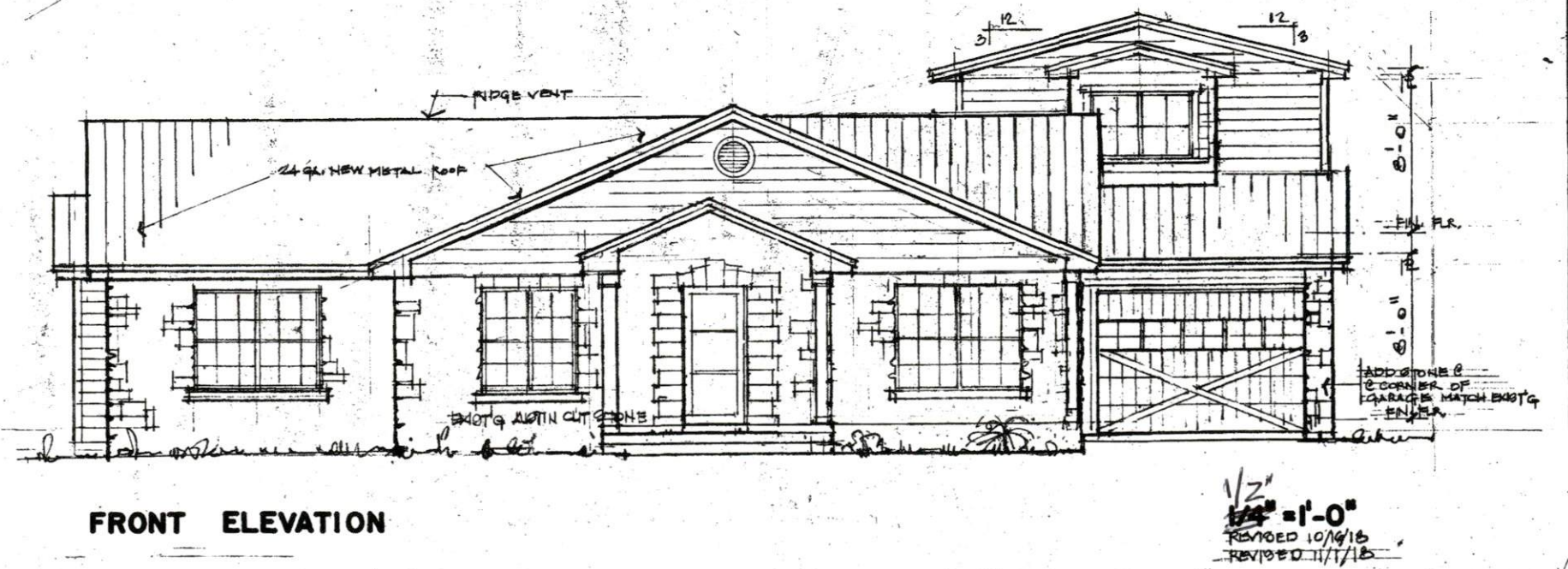
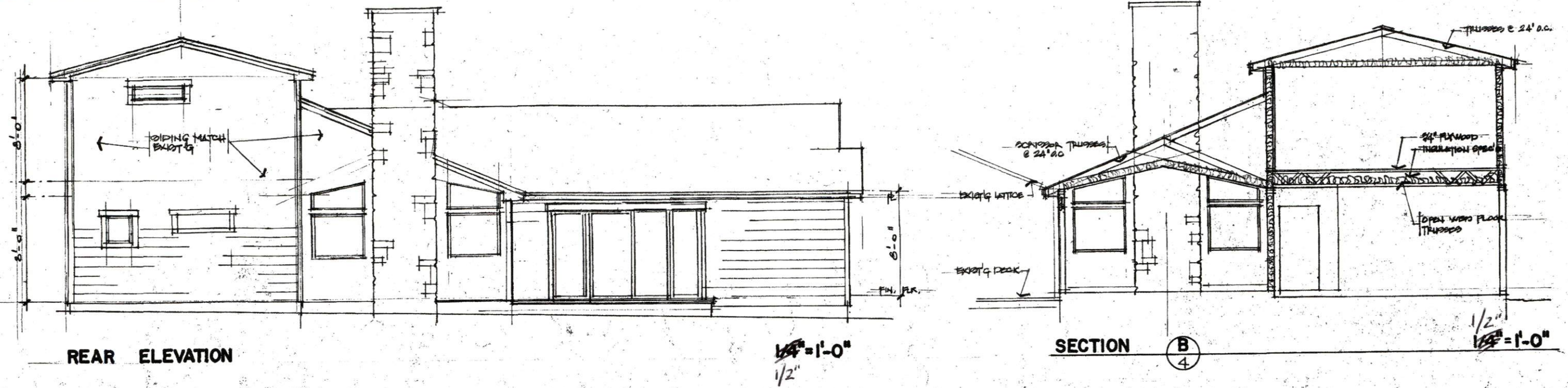


A FIRE RECLAMATION/ADDITION FOR  
**SUSAN MOORE**  
2403 TOWER DRIVE  
AUSTIN, TEXAS 78703

**Robert H. Judd & Associates**

DATE: 12/12/10  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SHEET: 1





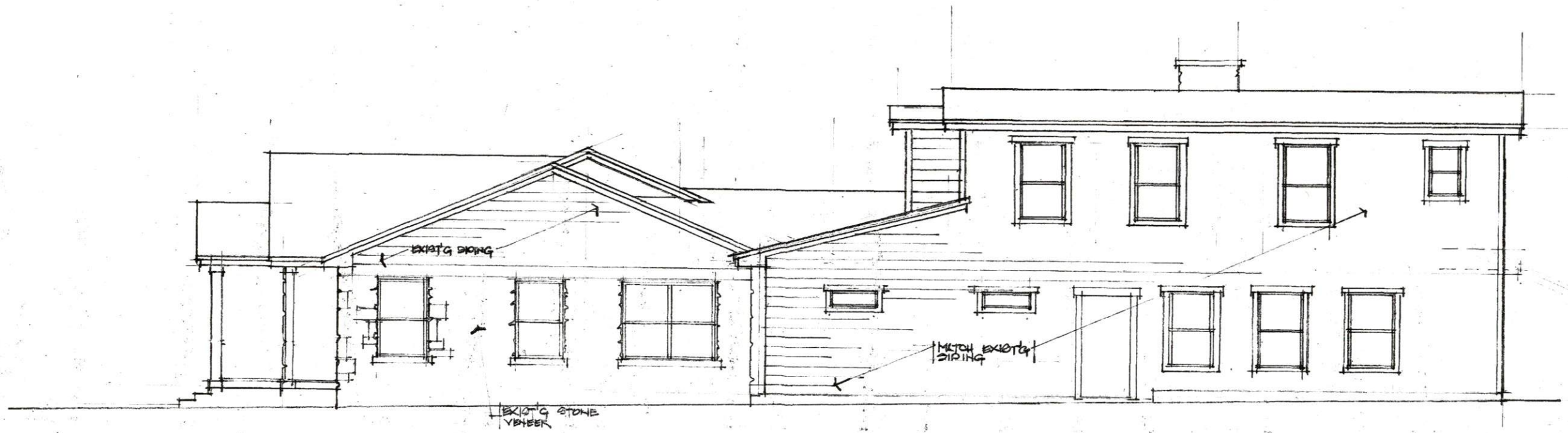
FIRE RECLAMATION/ADDITION  
**SUSAN MOORE**  
 2403 TOWER DRIVE

AUSTIN, TEXAS 78703

**Robert H. Judd & Associates**  
 Architect  
 Austin

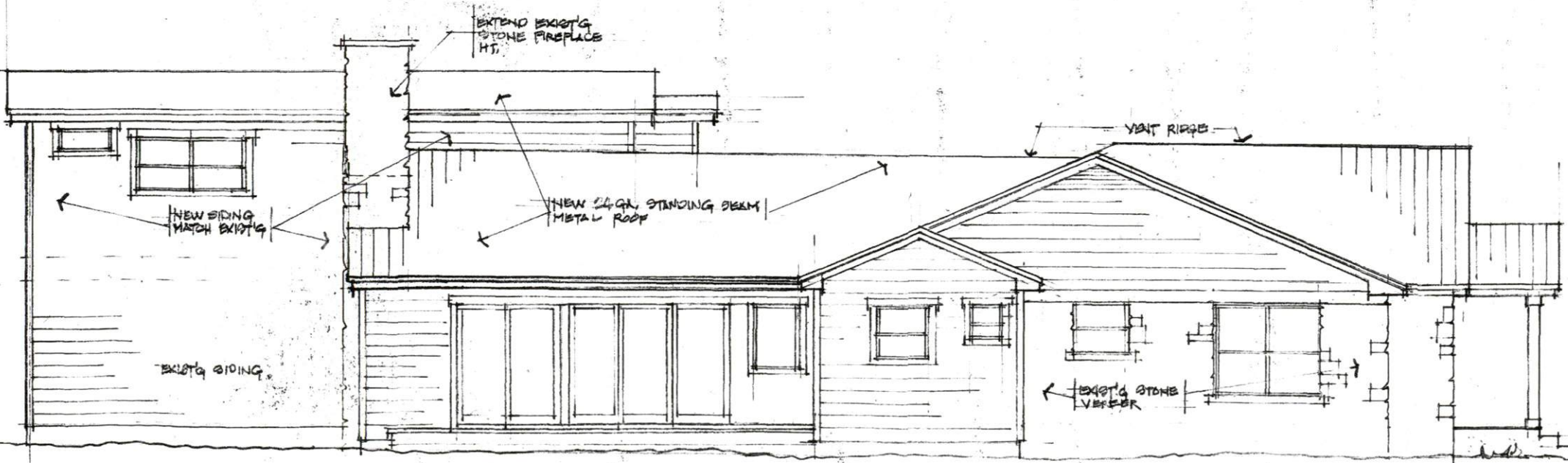
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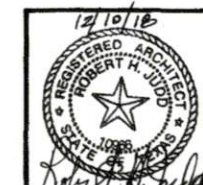
RIGHT ELEVATION

~~1/4"~~ = 1'-0"  
1/2"



LEFT ELEVATION

~~1/4"~~ = 1'-0"  
1/2"



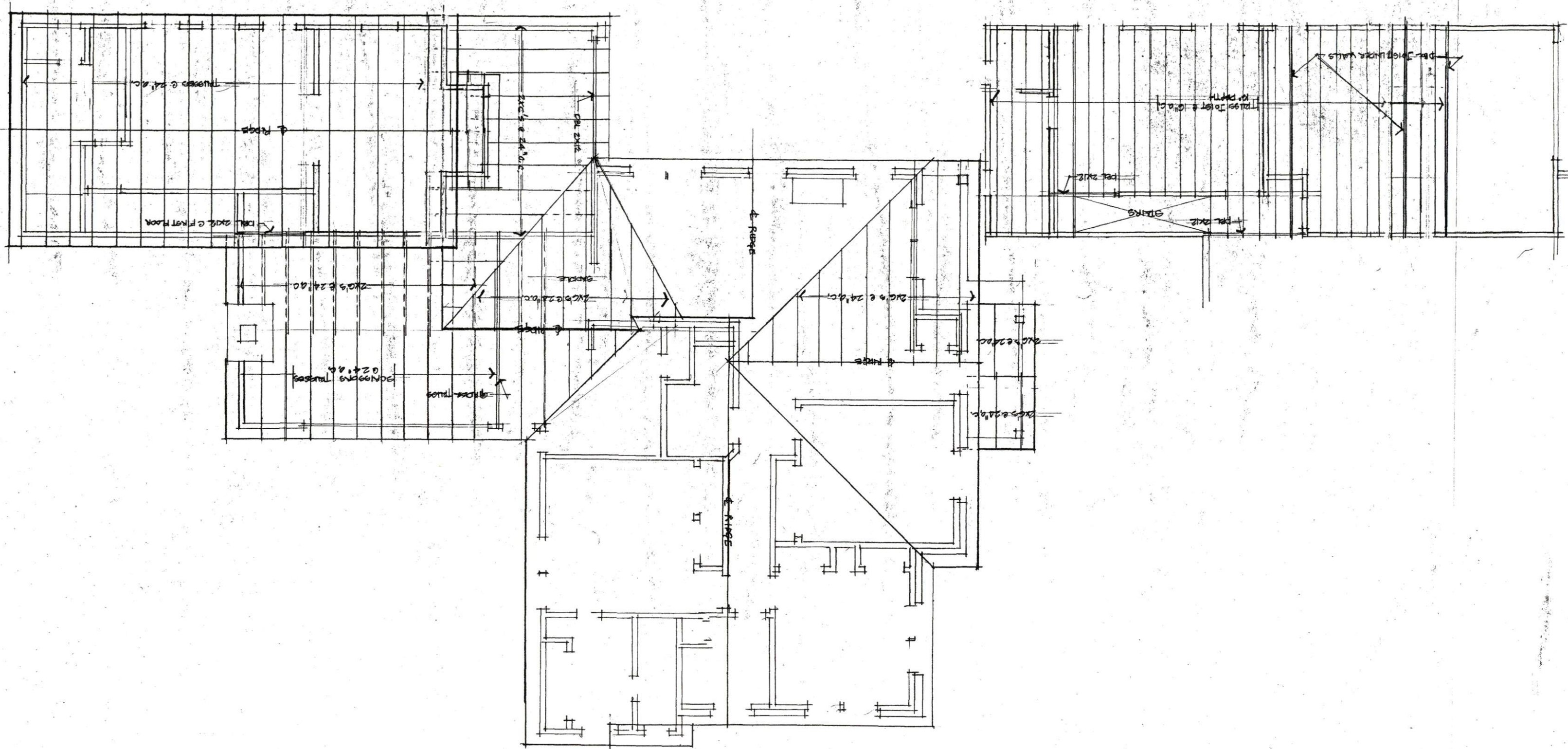
FIRE RECLAMATION/ADDITION  
**SUSAN MOORE**  
2403 TOWER DRIVE

AUSTIN, TEXAS 78703

**Robert H. Judd & associates**  
Architect Austin

DATE	11/16
DRAWN BY	SM
CHECKED BY	
SHEET	5







IN case a bidder finds discrepancies in or omissions from the drawings or specifications or be in doubt as to their meaning, he should at once notify JUDD & ASSOCIATES who will send a written instruction to all bidders. Neither owner nor architect shall be responsible for any oral instructions.

## GENERAL CONDITIONS

**EXAMINATION OF PREMISES:**

Contractor shall be held to have examined the premises and satisfied himself as to the existing conditions that will in any manner affect the work under this contract. No allowance will be made subsequently in behalf of the contractor or sub-contractors in this connection. All conditions and dimensions shall be verified at jobsite.

**RESPONSIBILITY OF CONTRACTOR:** Each contractor shall be held responsible for the execution of a skillful and complete piece of work in accordance with the true intent of the drawings and specifications. He shall provide without extra charge all incidental items required as a part of his work, even though not particularly specified. If he has good reason for objecting to the use of any material, appliance, or method of construction as shown or specified he shall make report of such objection and obtain proper adjustment in writing before contract is made, and shall proceed with the work only with the understanding that a workmanlike thorough job will be required.

**SUB-CONTRACTORS:**

The general contractor shall be responsible for any sub-contractor put to work to perform any part of this contract, unless the sub-contractor is especially requested by the owner, in which case, the owner assumes responsibility for that particular sub-contractor, the quality of his work, any unnecessary expense he may cause the general contractor, and the entire completion of the work.

INTER-RELATIONSHIP OF DOCUMENTS:  
Should the drawings disagree in themselves or with the specifications, the better quality or greater quantity of work or material shall be estimated upon. Unless ordered in writing, the better quality or greater quantity of work or material shall be performed or ordered.

**PROTECTION & INSURANCE:**  
The general contractor shall take over and assume all responsibility of the entire premises during the progress of the work until completion and acceptance by owner, and shall insure and keep insured at all times this building against loss by fire, storm, theft, or vandalism and shall provide and maintain all protection required by the governing laws, regulation, rules and ordinances (builder's risk liability, workman's comp., etc.) The owner shall be exempt from any and all damages of any nature during the construction.

**ALLOWANCES & DISCOUNTS:**  
It is understood and agreed that all cases where an allowance is specified, the owner is to make the selection at any supplier or his own choosing. If the owner uses more than the amount specified, he is to pay the contractor the difference. If he uses less, the contractor is to allow him credit for the difference. It is also understood that the owner is to receive the benefit of all trade discounts given to the contractor on all allowance items. Any returns from the sale of items selected under allowance shall be credited to that allowance.

**PERMITS & FEES:** Each contractor shall provide all permits or fees pertaining to his trade in compliance with all codes and as required for all items of construction. The general contractor shall apply for and have set a temporary, separate, electric meter, and provide all temporary wiring necessary for all sub-contractors. The general contractor shall pay for all water and power used during construction.

CONTRACTOR: DOW;  
CHANGES, DEVIATIONS, OR TRANS:  
Should the owner at any time during the progress of the work desire any additions, deviations, or omissions from the original plans and contract, he may make such changes and at the same time shall in no way affect or make void the original contract, provided however, that the owner shall first make an agreement with the contractor in regard to the cost of the change. The agreement shall be put in writing setting forth the work to be added or omitted and the amount to be added or deducted from the original contract price and this written agreement shall be signed by both the owner and the contractor before the change in the original plan is started.

**WARRANTY:**  
The contractor shall and hereby does warrant work under this contract for a period of one year from the date of closing against defective materials, equipment or workmanship, and shall replace or repair to the satisfaction of the owner, any defects developing within that period at no cost to the owner. The contractor shall be responsible for delivering to the owner, at the time of closing, all warranty cards, operating instructions, etc. for all equipment installed in this contract.

1. -excavate to a depth shown conforming to shapes as detailed  
-fill and grade in areas shown on plot plan or elevations  
-foundation minimum: 12" into undisturbed virgin soil  
-bearing soil:

2. Allowance:  
Allow \_\_\_\_\_ For Heavy Equipment (Air Hammers, Bulldozer, Etc.) For site and foundation preparation. This allowance shall not include excavation for plumbing, septic tank, backfill and landscaping.

1. Slabs or Beams: \_\_\_\_\_ slab reinforcing: \_\_\_\_\_  
 -slab thickness: \_\_\_\_\_  
 -waterproof membrane: \_\_\_\_\_, .006 visqueen \_\_\_\_\_ other \_\_\_\_\_  
 -fill under slab: \_\_\_\_\_  
 -beam reinforcing: \_\_\_\_\_ -stirrups: \_\_\_\_\_  
 -anchors: \_\_\_\_\_  
 -concrete strengths shall be 3000 psi but not less than 5 sacks of cement shall be used per  
 cubic yard of concrete regardless of strength obtained  
 -not over 6 gallons of water per sack of cement and not over 6" slump

1. Manory: type: ARTIN ON LIMESTONE -allowance: MATCH EXIST'G  
-sheathing: 1/2" CR-X -size: \_\_\_\_\_  
-sills: STDS -lintels: \_\_\_\_\_  
-wall ties: 22GA G/L CORRUGATED METAL 16" A.C. HORIZ. 32" A.C. VERT.

2. Fireplace: SEE EXIST'G - EXTEND EXIST'G FLUE & EXTERIOR STONE  
-flue lining: \_\_\_\_\_ -flue size: \_\_\_\_\_  
-type: \_\_\_\_\_ solid fuel \_\_\_\_\_ gas jets  
-ash dump and clean-out: \_\_\_\_\_  
-facing: \_\_\_\_\_  
-hearth: type \_\_\_\_\_ -material: \_\_\_\_\_

All carpentry as required or inferred by plans and/or specifications. The general contractor to cut and patch for all trades unless otherwise specified. All labor shall be performed in a skillful thorough manner. Any materials specified by trade name are to be installed strictly in accordance with manufacturer's specifications.

1. Siding & Sheathing:  
-vapor barrier: TYVEK HOUSE WRAP sheathing 1/2" CD-X  
-siding: MATCH EXIST'G grade: \_\_\_\_\_ type: 105  
-size: \_\_\_\_\_ exposure: \_\_\_\_\_ fastening: \_\_\_\_\_  
-shingles: \_\_\_\_\_ grade: \_\_\_\_\_ type: \_\_\_\_\_  
-size: \_\_\_\_\_ exposure: \_\_\_\_\_ fastening: \_\_\_\_\_  
2x4 horizontal blocking 24" o.c. where vertical siding indicated

2. Subfloor:  
-material: 3/4" Plywood -gr. & spec. CD-X -size \_\_\_\_\_ -type T&G  
-laid: first floor second floor attic  
-bridging: \_\_\_\_\_ -blocking: \_\_\_\_\_

3. Structural Framing: (not exposed)  
- studs: gr. & spec.: # 2x4 @ 16" o.c. - size & spacing: 2x4 @ 16" o.c.  
- 1x4 corner bracing: REQUIRED AT WALLS  
- headers: TO CODE OR AS NOTED

4. Floor Framing:  
-joists: gr. & spec. OPEN WEB TRUSS -size and spacing: 16" o.c.  
-bridging/blocking:

5. Ceiling Framing:  
-joists: gr. & spec. #2Y.B & BTR -size and spacing: 2X6's @ 24" O.C.  
-bridging: -special:

6. Roof Framing:  
-rafters: gr. & spec. #2 Y.P. & BTR -size and spacing: 2X6's @ 24" O.C.  
-roof trusses: SEE PLAN -special: SCANDINAVIAN TRUSSES & FAMILY RM

7. Gypsum Board, Paneling, Acoustical Tile:  
 -gypsum board: (see room finish schedule)  
 -4" sheetrock, recessed edge, lay at right angles to studs, nail with 1 1/2" galv. wall board  
 nails @ 8" o.c., joint system, bed joints, tape, float out wide, sand, and texture: metal  
 corner bead on outside sheetrock corners (not req. for window edges)  
 -paneling:  
 -acoustical tile:

1. Interior Doors and Trim:  
 -doors: -type: 2 PANEL -material: MARBLETE -thickness: 1 3/4"  
 -door trim: ~~WOOD~~ -type: -material: -size:  
 -folding door: -type:

2. Exterior Doors: ALLOW \$ 2000.00 PER PURCHASE OF FRONT ENTRY D.  
 -main entrance: -type: -material: -thickness: 1 3/4"  
 -side entrance: -type: 2 PANEL -material: METAL INS. -thickness: 1 3/4"  
 -door frame: -material: -size:  
 -weatherstrips: -type: FACTORY -material:  
 -threshold: ADJUSTABLE  
 -screen door:  
 -glass sliding: -make: TILDEN -material: -glass:

3. Windows: -type: 2x4 -material: VINYL -make: J&D - W&B  
-windows: -type: FX -material: VINYL -make: J&D - W&B  
-glass: -grade: LOW E INSULATED  
-screens: -material: ALUM halfy full  
-trim: ALUM BRISTLE -type: \_\_\_\_\_ -material: \_\_\_\_\_ -size: \_\_\_\_\_  
-weatherstripg: -type: FLORPY -material: \_\_\_\_\_  
-special: \_\_\_\_\_

4. Cabinets: -material: EXIST'G -counter tops: EXIST'G -splash: EXIST'G  
-kitchen: -edge: \_\_\_\_\_ -drawers: \_\_\_\_\_ -shelves: \_\_\_\_\_  
-vanity & linen: material: 9/4" maple grain M.M.M. splash: M.M.M. -edge: M.M.M. MARBLE  
-mill made: V -job built: \_\_\_\_\_

5. Stairs: 1x11 oak oak  
-location: Entry-tread: 2x12-riser: 1x -stringers: 2x12 -rail: METAL-balusters: METAL

1. Roofing:  
 -type: SPONDING STEEL - 24 GA. SNAP LOCK  
 -sheathing: type: TECH. SHIELD RADIANT BARRIER -size: \_\_\_\_\_  
 solid x spaced \_\_\_\_\_ -size: \_\_\_\_\_  
 -wgt. & thickness: \_\_\_\_\_ SOFFIT MATCH BRISTLE -size: \_\_\_\_\_  
 -fastening: \_\_\_\_\_  
 -valleys: 20 GA. GFI -ridge: VENT RIDGE

2. Sheet Metal Gutters and Downspouts:  
 -gutters: -ga./wgt: 28 GA. -size: \_\_\_\_\_ -shape: \_\_\_\_\_  
 -downspouts: -ga./wgt: \_\_\_\_\_ -size: \_\_\_\_\_ -shape: \_\_\_\_\_  
 -termit fleahng: -ga./wgt: \_\_\_\_\_ -size: \_\_\_\_\_ -shape: \_\_\_\_\_  
 -fireplace fleahng: -ga./wgt: \_\_\_\_\_ -size: \_\_\_\_\_ -shape: \_\_\_\_\_  
 -louvers: \_\_\_\_\_ -size: \_\_\_\_\_ -shape: \_\_\_\_\_  
 -dryer vent: \_\_\_\_\_ as per mfg. specs. -shape: \_\_\_\_\_  
 -run all vents through roof and terminate with a patented rain-proof cap.

1. Carpet \_\_\_\_\_ Vinyl \_\_\_\_\_ Vinyl Asb. \_\_\_\_\_

2. Tile ALLOW #1400 S.F. All tile set with grout bed. -Wood ALLOW #1400 SQ. FT.

Paint - Contractor shall caulk, fill, sand & clean all surfaces before painting to insure a smooth sealed finish. Paint contractor shall be responsible for protection of materials & equipment on job during his work.

1. Exterior:

-wood: 1QT. PRIMER, 2QTS ENAMEL	-no. coats: 3QTS.
-metal: 1QT. PRIMER, 2QTS ENAMEL	-no. coats: 3QTS.
-brick:	-no. coats:

2. Interior:

-sheetrock:	10T PRIMER, 10T LATEX	-no.	coats:	20T2
-paneling:		-no.	coats:	
-kit. cabinets:		-no.	coats:	
-cork cabinets:	10T PRIMER 20T ENL	-no.	coats:	
-metal:	10T PRIMER 20T ENAMEL	-no.	coats:	20T2
-trim:	enamel	-no.	coats:	
-doors:	enamel	-natural		
-wall paper:		-allowance		

1. location	thickness	material & insin.	vapor barrier
WALLS	2 1/2"	FIBERGLASS BATT	R-15
CLG	"	"	R-5
FLOOR	6"	"	R-22
Bay - CEILING	ALL WINDOWS	DOORS	HOLE DRILLS
			ETC.

1. Finish hardware shall consist of door butts, pulls and catches, lock sets, privacy sets, alum. or metal thresholds, chrome bathroom fixtures (towel bar, paper holder, etc.)
2. Hardware furnished in general contract: tracks for sldg. doors, adj. shelf hdwe. (when spec.), all rough hdwe. incl. door bumpers as required.
3. -exterior doors: 3, 4" butt hinges  
-interior doors: 2, 3 1/2" butt hinges

1. Special equipment to be furnished by the general contractor unless otherwise specified:  
 -range: \_\_\_\_\_ -hood & exh.: \_\_\_\_\_ -oven: \_\_\_\_\_  
 -dishwasher: \_\_\_\_\_ -refrigerator: \_\_\_\_\_ -disposal: \_\_\_\_\_  
 -other: \_\_\_\_\_

1. **EXTERIOR IMPROVEMENTS**  
 -porches: \_\_\_\_\_  
 -foundation: CONC. -roof: AS HOUSE -ceiling: \_\_\_\_\_

2. **Garage or Carport:**  
 -foundation: CONC. -roof: AS HOUSE -ceiling: 3/4" TYPE 'X' 3/4"  
 -walls: 3/4" TYPE 'X' 3/4" -columns: \_\_\_\_\_

3. **Walks, Driveways Terrace:**  
 -walks: -material: CONC. -reinforcement: 6X6 -thickness: 10 GA.  
 -drive: -material: CONC. # 3# C. 13' D. C. -base: \_\_\_\_\_  
 -terrace: \_\_\_\_\_  
 -decks: \_\_\_\_\_

4. **Retaining walls & fences:**  
 -walls: \_\_\_\_\_  
 -fences: \_\_\_\_\_

12/10/12

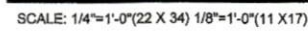
REGISTERED ARCHITECT  
ROBERT H. JUDG  
STATE OF TEXAS

A FIRE RECLAMATION/ADDITION FOR  
**SUSAN MOORE**  
 2403 TOWER DRIVE AUSTIN, TEXAS 78701

**Robert h. Judd & associates**  
Architect  
Austin

DATE 11/18  
DRAWN 11/18  
CHK 11/18  
SHEET 3  
OF 3





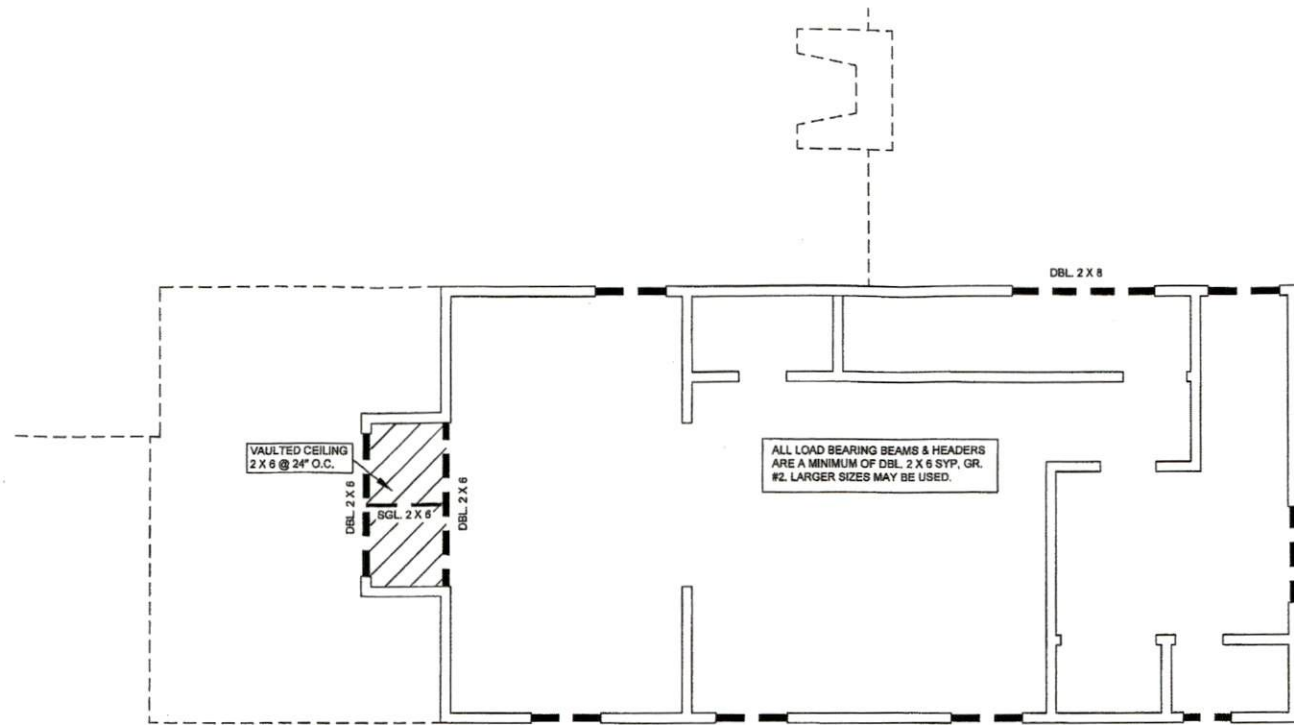
16" FLOOR TRUSS @ 16" O.C.  
LOADINGS:  
TOP CHORD: 40 PSF L.L.  
10 PSF D.L.  
BOTTOM CHORD: 5 PSF D.L.

SHEET NO.  
**S2**



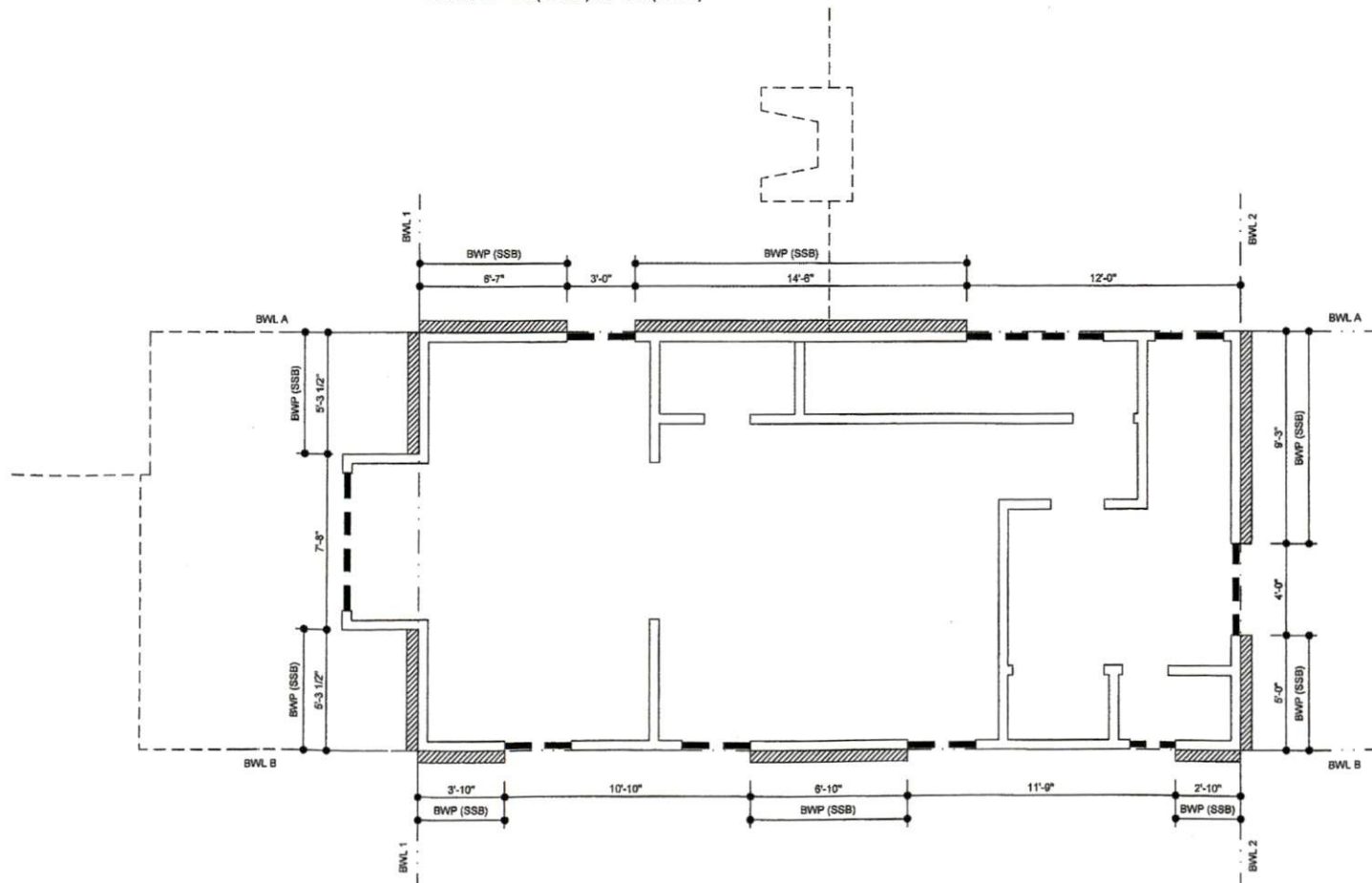




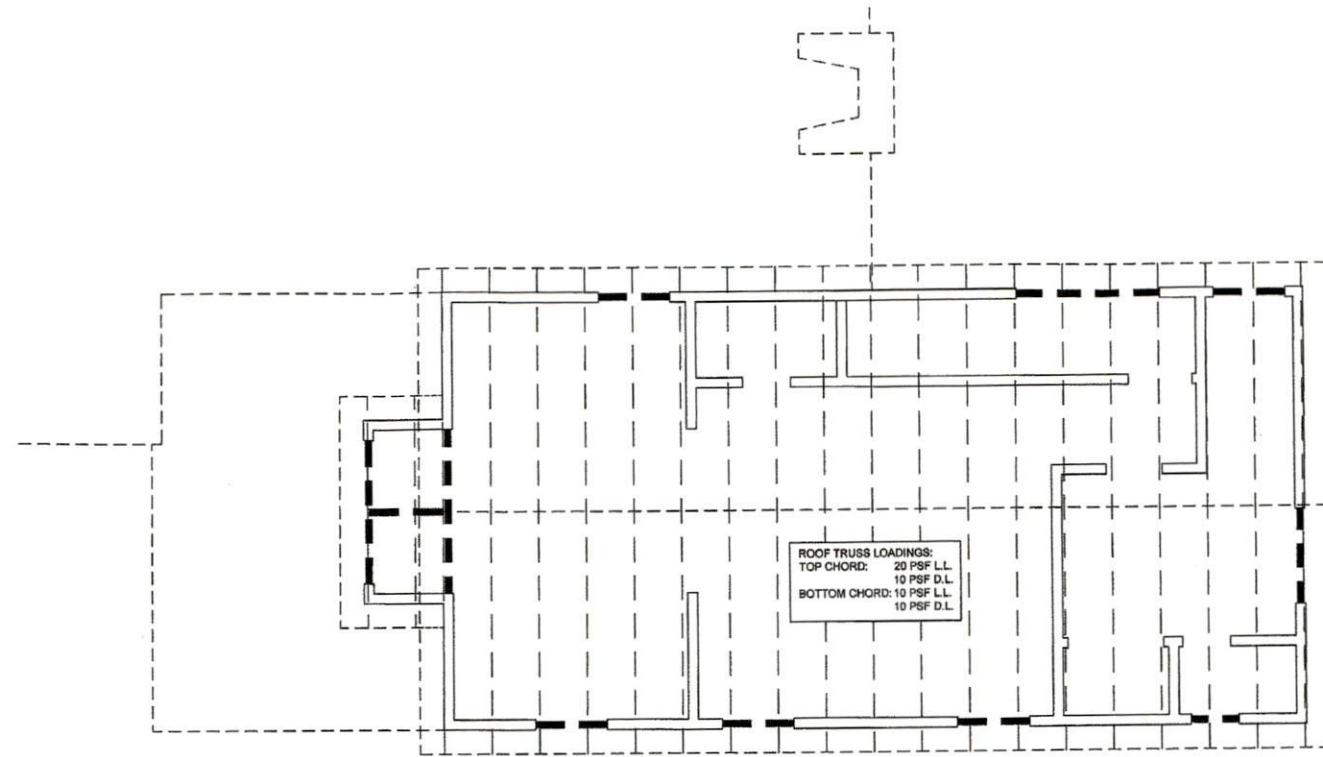


## 2ND FLOOR FRAMING PLANS

SCALE: 1/4"=1'-0" (22 X 34) 1/8"=1'-0" (11 X 17)



## 2ND FLOOR



## 2ND FLOOR ROOFING PLANS

SCALE: 1/4"=1'-0" (22 X 34) 1/8"=1'-0" (11 X 17)

### FOUNDATION DESIGN CRITERIA:

1. NO SOIL'S REPORT IS AVAILABLE.
2. SOIL COMPRESSIVE STRENGTH ASSUMED TO BE AT LEAST 2000 PSF.
3. UTILIZING THE "SOIL SURVEY OF TRAVIS COUNTY" AS PUBLISHED BY THE USDA SOIL CONSERVATION SERVICE, THE SOIL'S ESTIMATED "WEIGHTED P" IS EQUAL TO 28.

### GENERAL:

1. INSPECTIONS BY THE ENGINEER OR HIS REPRESENTATIVE ARE REQUIRED, AS APPLICABLE, FOR: FILL PLACEMENT, FILL COMPACTION, REINFORCING STEEL INSTALLATION, CONCRETE PLACEMENT AND TESTING.
2. PLANS ILLUSTRATE THE LOCATION OF STRUCTURAL STEEL REINFORCEMENT. ARCHITECTURAL DIMENSIONS MUST BE COMPARED TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION OF ANY FORMS. PLEASE REPORT ANY DISCREPANCIES TO THE ENGINEER. DO NOT SCALE ENGINEER'S PLAN.
3. THESE PLANS ARE COPYRIGHTED BY POLVADO ENGINEERING SERVICES AS OF THE DATE THEY ARE SIGNED.

### STEEL REINFORCEMENT:

1. ALL REINFORCING STEEL BARS SHALL BE ASTM A-615, GRADE 60, EXCEPT GRADE 40 MAY BE USED FOR CORNER BARS, STIRRUPS AND HAIRPINS.
2. ALL REBAR OVERLAPS SHALL BE 40 TIMES THE DIAMETER (40D) AND SHALL HAVE A MINIMUM OF 1'-1/2" OF COVER.
3. CONCRETE COVERAGE FOR REBARS SHALL BE AS FOLLOWS:  
A. CONCRETE CAST AGAINST EARTH- 3" MIN.  
B. CONCRETE TO BE IN CONTACT WITH LIQUID- 2 1/2" MIN.  
C. CONCRETE TO BE IN CONTACT WITH EARTH OR WEATHER-  
#5'S OR GREATER- 2" MIN.  
LESS THAN #5'S- 1 1/2" MIN.  
D. CONCRETE NOT EXPOSED TO EARTH, LIQUID OR WEATHER-  
BEAMS & COLUMNS- 1 1/2" MIN.  
SLABS, WALLS AND JOISTS- 3/4" MIN.
4. WHEN REBAR SPICES CANNOT BE 40D THEN STANDARD HOOKS SHALL BE INSTALLED.
5. PLASTIC OR STEEL CHAIRS ARE TO BE USED TO SUPPORT THE REBAR. ROCKS, STONES, BRICKS, CONCRETE BLOCK PIECES, CONCRETE BRICKS, ETC. ARE NOT ACCEPTABLE.
6. ALL INTERSECTIONS SHALL HAVE 24" X 24" CORNER BARS TO TIE TOGETHER ALL TOP AND BOTTOM REBAR.

### STRUCTURAL NOTES:

#### CONCRETE:

1. ALL CONCRETE SHALL BE MADE FROM PORTLAND CEMENT TYPE 1 AND SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
2. CONCRETE SHALL BE DEPOSITED IN FORMS NO LATER THAN TWO (2) HOURS AFTER WATER WILL BE MIXED AT THE PLANT. ONE (1) ADDITION OF WATER WILL BE PERMITTED AT THE JOB SITE TO ADJUST SLUMP.
3. CONCRETE AGGREGATE SHALL NOT EXCEED 3/4".
4. NO ADMIXTURES SHALL BE USED, UNLESS SPECIFIED.
5. THE CONCRETE SLUMP DURING PLACEMENT SHOULD BE BETWEEN 3 1/2"-6" WITH A MAXIMUM OF 6".
6. CONCRETE SHALL BE CONSOLIDATED USING PROPER MECHANICAL VIBRATION.

#### WOOD FRAMING:

1. UNLESS NOTED, ALL STRUCTURAL WOOD FRAMING SHALL BE CLEARLY MARKED SOUTHERN YELLOW PINE GRADE #2.
2. ALL STUDS SHALL BE FULL FLOOR HEIGHT.
3. PROVIDE DOUBLE STUDS AT ALL CORNERS AND ON EACH SIDE OF ANY OPENINGS.
4. UNLESS SPECIFIED ON DRAWINGS ALL DOOR HEADERS SHALL BE DOUBLE 2 X 8'S.
5. ROOF SHEATHING: GRADE C-D PLYWOOD WITH EXTERIOR GLUE AND AN APA RATING OF 3215. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE ROOF TRUSS SYSTEM. NAILED WITH 8D COMMON RING-SHANK NAILS, AT 6" O.C. AT THE SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE. STAGGER JOINTS IN SHEATHING. SEE SHEET S-3 FOR ORIENTATION.
6. PROVIDE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP FOR ALL WOOD WALLS, U.N.O.
7. GLULAM BEAMS SHALL BE 24F-1.7E WS OR AN APPROVED EQUAL.
8. LVL BEAMS SHALL HAVE AN F<sub>b</sub> OF AT LEAST 3100 PSI AND AN E OF AT LEAST 2.0, U.N.O.
9. UNLESS NOTED ALL WOOD FASTENING SHALL BE AT A MINIMUM AS PER IRC, 2015.

SUSAN MOORE RESIDENCE  
2403 TOWER AVENUE  
AUSTIN, TEXAS 78703

POLVADO ENGINEERING SERVICES, LLC

R. STEWART POLVADO, P.E.



REVISIONS		
NO.	DATE	BY

2ND FLOOR PLANS  
SHEET NO.  
**S5**