

CITY OF AUSTIN

CASE # 2013-049230 RA
PLAN REVIEW # 10947593

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**APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)**

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4104 Duval St.

LEGAL DESCRIPTION: Subdivision - Statesmen Addition

Lot(s) 11-13 Block A Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Jeff Bridgewater on behalf of myself/ourselves as authorized agent for

Jeff Bridgewater affirm that on 5/13, 2013.

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

I am requesting a modification from the
Allowable 40% (4043.2 #) to 4379 #
which equals 43.3% to enclose Unit A's
& Unit B's covered patios into carports.

in a SF3-HD-NCCD-NIP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

Prevents us from providing 2 additional
covered, secure, off-street parking
areas for this project.

REQUEST:

2. The request for the modification is unique to the property in that:

We are adding no additional constructed
space. Simply converting porches to
carports, as were initially approved by
all applicable historic boards, agencies, etc.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Our requested change only returns
our project to its initial design, as
approved by and supported by adjacent
property owners, Hyde Park Development Review
Committee, Historic Preservation office and
the Historical Landmark Commission.

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**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

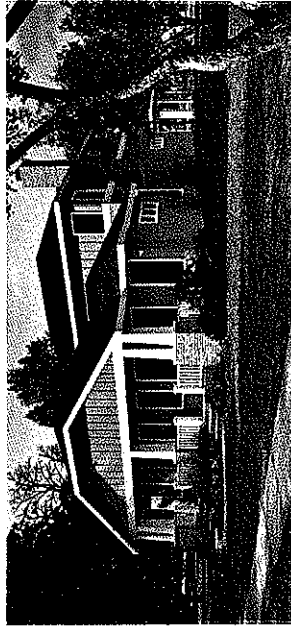
Mailing Address 1805 Barton Parkway
City, State Austin, TX Zip 78704
Phone 512-801-9109 Printed Name Jeff Bridgewater
Signature Jeffrey D. Bridgewater Date 5-10-13

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1805 Barton Parkway
City, State Austin, TX Zip 78704
Phone 512-801-9109 Printed Name Jeff Bridgewater
Signature Jeffrey D. Bridgewater Date 5-10-13

FAR Variance Request

**Bridgewater
Custom Homes Inc**



New Construction

Case Number:
4104 Duval Street
Austin TX 78751

Lot: 11-13
Block: A
Neighborhood:
Old Hyde Park



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TCAD Record For 4104 Duval Street

Property

Account: 215968
 Property ID: 022008011
 Geographic ID: 022008011
 Type: Real
 Property Use Code: 022008011
 Property Use Description: 022008011
 Location: 4104 DUVAL ST
 Address: TX 78751
 Map ID: 555U
 Map ID: 021801
 Neighborhood: OLD HYDE PARK (SFR)
 Neighborhood CD: 26500
 Owner: BRIDGEWATER CUSTOM HOMES INC
 Name: 1805 BARTON PKWY
 Mailing Address: AUSTIN, TX 78704-3209
 Legal Description: LOT 11-13 BLK A STATESMAN ADDN
 Agent Code: 1553993
 % Ownership: 100.000000000000%

Values

(*) Improvement Homestead Value: \$0
 (*) Improvement Non-Homestead Value: \$36,703
 (*) Land Homestead Value: \$0
 (*) Land Non-Homestead Value: \$323,278 Ag / Timber Use Value
 (*) Agricultural Market Valuation: \$0
 (*) Timber Market Valuation: \$0
 (*) Market Value: \$359,981
 (-) Ag or Timber Use Value Reduction: \$0
 (*) Appraised Value: \$359,981
 (-) HS Cap: \$0
 (*) Assessed Value: \$359,981

Taxing Jurisdiction

Owner: BRIDGEWATER CUSTOM HOMES INC
 % Ownership: 100.000000000000%
 Total Value: \$359,981

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$359,981	\$359,981	\$4,470.96
02	CITY OF AUSTIN	0.502900	\$359,981	\$359,981	\$1,810.34
03	TRAVIS COUNTY	0.500100	\$359,981	\$359,981	\$1,800.26
04	TRAVIS CENTRAL APP DIST	0.000000	\$359,981	\$359,981	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078446	\$359,981	\$359,981	\$284.19
68	AUSTIN COMM COLL DIST	0.085100	\$359,981	\$359,981	\$342.34
Total Tax Rate:		2.418046			
Taxes w/Current Exemptions:					\$8,708.09
Taxes w/o Exemptions:					\$9,708.11

Improvement / Building

Improvement #	1	FAM DWELLING	State Code	A1	Living Area	1678.0 sqft	Value	\$36,703
Type	Description	Class CD	Exterior Wall	Year Built	SQFT			
1ST	1st Floor	WA - 4		1927	1678.0			
011	PORCH OPEN 1ST F	*.4		1927	120.0			
031	GARAGE DET 1ST F	WA - 4		1927	396.0			
095	HVAC RESIDENTIAL	*.4		1927	1678.0			
251	BATHROOM	*.4		1927	2.0			
612	TERRACE UNCOVERD	*.4		1927	32.0			
252	BEDROOMS	*.4		1927	3.0			

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2274	9907.24	75.00	134.50	\$323,278	\$0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2274	9907.24	75.00	134.50	\$323,278	\$0

Roll Value History

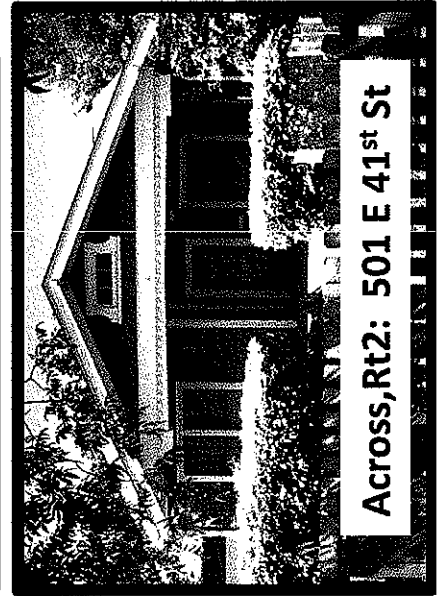
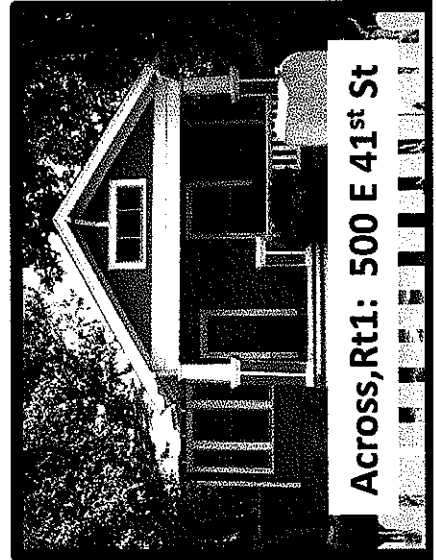
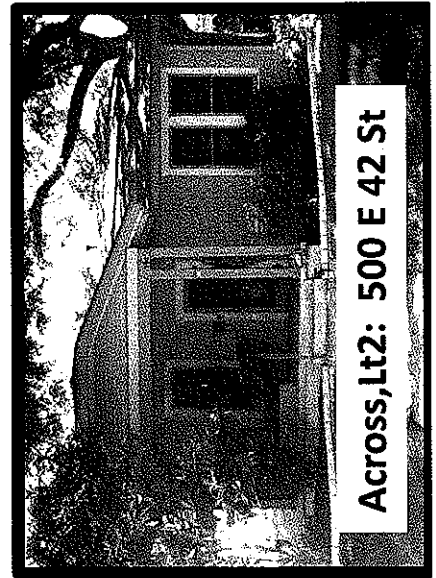
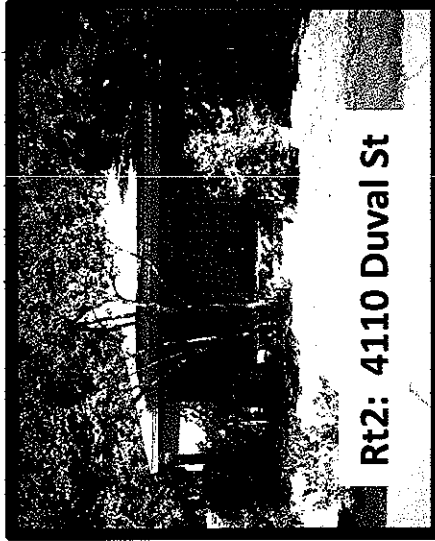
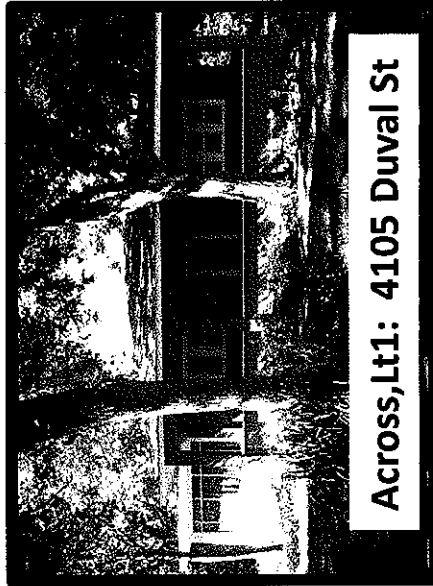
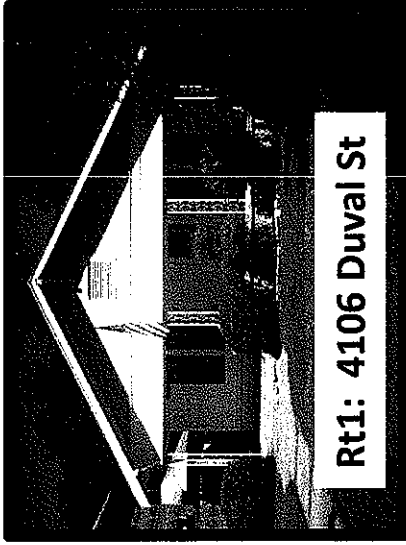
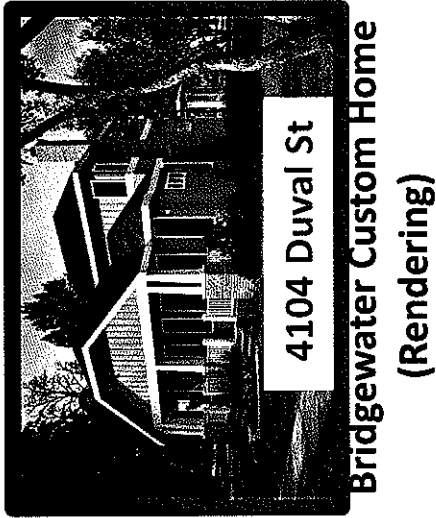
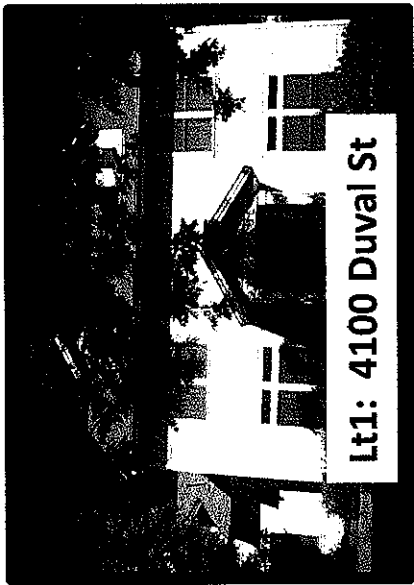
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013		\$36,703	\$323,278	0	\$359,981	\$0
2012		\$62,857	\$315,000	0	\$377,857	\$0
2011		\$39,196	\$315,000	0	\$354,196	\$0
2010		\$20,977	\$315,000	0	\$335,977	\$0
2009		\$52,677	\$315,000	0	\$367,677	\$0
2008		\$62,252	\$315,000	0	\$377,252	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/30/2012	WD	WARRANTY DEED	WATTS TAUHLEE & WATTS TAUHLEE	BRIDGEWATER CUSTOM HOMES INC	12354	00734	201202308TR
2	12/31/1994	SW	SPECIAL WARRANTY DEED	WATTS TAUHLEE	WATTS TAUHLEE & WATTS TAUHLEE	12354	00734	
3	1/20/1994	WD	WARRANTY DEED	WATTS W P	WATTS TAUHLEE	03641	02267	

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Immediate Neighbors (Lt, Rt, Across)



B/C

**Property Footprints
500' Radius**



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B/O

List of Properties in 500' Radius

TCAD ID	Address	Legal	Owner	Appr Val	Land	HVAC	Garage	Storage	other	Total	FAR	FAR >40%
Duval St	213178 4002 DUVAL ST TX 78751	ABS 310 SUI GEREAU A	\$595,719	8668	2983			150	318	3133	36%	
	213243 4003 DUVAL ST TX 78751	LOT 1-3 BLK WAGNER	\$506,745	10977	2796		396		953	3192	29%	
	359165 4003 DUVAL ST TX 78751	IMP ONLY C WAGNER	\$110,332	0	0		0		0	0		
	213177 4004 DUVAL ST TX 78751	75X135.85F ANDERSON	\$480,734	10353	2082		516		144	2598	25%	
	213176 4006 DUVAL ST TX 78751	ABS 310 SUI FERGUSON	\$357,998	5959	1274		240	80	500	1594	27%	
	213244 4007 DUVAL ST TX 78751	\$56.36FT OI LOPEZ RO	\$264,327	4429	1260		432		56	1692	38%	
	213175 4008 DUVAL ST TX	ABS 310 SUI BLAIR ALLI	\$336,333	5881	1274				308	1274	22%	
	545865 4012 DUVAL ST 1-A TX 78759	UNT A BLD WESTFAH	\$519,356	3746	1960		465		185	2425	65%	
	545866 4012 DUVAL ST 1-B TX 78759	UNT B BLD MOORE RI	\$531,620	3746	1969		528		358	2497	67%	
	545867 4014 DUVAL ST 2-A TX 78759	UNT A BLD WESTON F	\$539,237	3746	2035		462		358	2497	67%	
	545868 4014 DUVAL ST 2-B TX 78759	UNT B BLD YOUNGKI	\$516,249	3746	1940		470		185	2410	64%	
	213173 4016 DUVAL ST TX 78751	ABS 310 SUI VO NHAT	\$377,756	8102	1844		320		296	2164	27%	
	215966 4104 DUVAL ST TX 78751	LOT 11-13 B BRIDGEW	\$359,981	0	0		0	0	0	0 ???		
	359176 4105 DUVAL ST AUSTIN, TX 78751	IMP ONLY C STRONG S	\$35,701	13097	2452				784	2452	19%	
	216005 4105 DUVAL ST TX 78751	LOT 1&2 BLI STRONG S	\$611,250		620		360			980		
	215965 4106 DUVAL ST TX	LOT 8-10 BL KRAUSE L	\$441,701	9926	1410		324		312	1734	17%	
	215964 4110 DUVAL ST TX 78751	LOT 5-7 BLK BARR CLIF	\$779,537	9839	3831			84	464	3915	40%	
	215963 4112 DUVAL ST TX 78751	Holder	\$597,788	13335	3842				493	3842	29%	
	215982 4200 DUVAL ST TX 78751	LOT 15-16 B MCFARLA	\$438,395	6385	1316		300	120	375	1736	27%	
	215981 4202 DUVAL ST TX 78751	LOT 12-14 B KIRK LAUF	\$463,712	9626	1477		352		890	1829	19%	
	216028 4203 DUVAL ST TX 78751	N52FT OF LI SPANN SC	\$274,951	2601	1572		256		24	1828	70%	
	215980 4204 DUVAL ST AUSTIN, TX 78751	LOT 10-11 B BERRY JEN	\$479,199	6402	2159				288	2159	34%	
	216017 4205 DUVAL ST TX	\$43FT OF LC SINGLETO	\$187,948	3237	882		220		108	1102	34%	

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TCAD ID	Address	Legal	Owner	Appr Val	Land	HVAC	Garage	Storage	other	Total	FAR	FAR >40%
Ave G	213123 4011 AVENUE G AUSTIN, TX 7	LOT 1-3 BLK PENNING	\$631,896	9864	2160	190				376	2350	24%
	215915 4101 AVENUE G TX	LOT 14-16 B BEDELL W	\$738,516	9890	2106		500			896	2606	26%
	215916 4103 AVENUE G TX 78751	LOT 12&13 BEDNAR C	\$420,115	6511	1730	320				255	2050	31%
	215918 4105 1/2 AVENUE G TX 78751	LOT 7&8 BL THOMPSON	\$340,085	6601	1600	356					1956	30%
	215917 4105 AVENUE G TX 78751	LOT 9-11 BL THOMPSON	\$415,865	9850	1648		323			2566	1971	20%
	215919 4107 AVENUE G TX 78751	LOT 5&6 BL MARRIOTT	\$534,553	6521	3199	231				467	3430	53%
	215920 4109 AVENUE G TX	LOT 1-4 BLK GONZALEZ	#####	13123	4799	484	209			1292	5492	42%
Ave H	213171 4003 AVENUE H TX 78751	LOT 12-13 B WATSON	\$517,187	6315	2338	384				486	2722	43%
	213127 4004 AVENUE H TX 78751	LOT 22-24 B BURNHAM	\$508,935	9401	1536					287	1536	16%
	213172 4005 AVENUE H TX 78751	LOT 9-11 BL PERKINS P	\$487,416	9435	1138	288				272	1426	15%
	213126 4008 AVENUE H TX 78751	LOT 25-26 * CRAVOTT	\$572,071	7526	1576					228	1576	21%
	213181 4009 AVENUE H TX 78751	LOT 4 ALTEI HENLEY JE	\$579,002	6310	2786	576				230	3362	53%
	213125 4010 AVENUE H TX 78751	LOT 28-29 * MARTINEZ	\$435,900	8169	1420	324				78	1744	21%
	213124 4014 AVENUE H TX 78751	LOT 30-32 B YORK DON	\$626,517	9510	1360	384	264			510	2008	21%
	213183 4015 AVENUE H TX 78751	LOT 3 ALTEI KUHL WAI	\$628,372	6283	2842	504				331	3346	53%
	213180 4017 AVENUE H TX 78751	LOT 18&2 AL WATSON I	\$994,988	12513	4012	576				3766	4588	37%
	215928 4100 AVENUE H TX 78751	LOT 17&18 HAFFER EM	\$618,792	6282	1950	400	112			40	2462	39%
	215968 4101 1/2 AVENUE H TX 78751	LOT 13-14 B BARLOW I	\$393,508	6303	1401	441	0			436	1842	29%
	215956 4101 AVENUE H TX 78751	LOT 15&16 GRISWOLF	\$546,798	6227	2074	242				470	2316	37%
	215957 4103 AVENUE H TX 78751	LOT 12 * & FRANTZ S	\$433,548	4987	1488					121	1488	30%
	215924 4104 AVENUE H TX 78751	LOT 22 * N FULTON D	\$570,921	6242	2316	300				552	2616	42%
	215958 4105 AVENUE H TX 78751	LOT 10 * & I GILMAN D	\$642,061	4410	2184					276	2184	50%
	215959 4107 AVENUE H TX 78751	LOT 7-9 BLK FEDER TOI	\$575,059	9440	2179	476	0			473	2655	28%
	215923 4108 AVENUE H TX 78751	LOT 24-28 * DUBACH N	\$714,866	17090	3384					1178	3384	20%
	215960 4109 AVENUE H TX 78751	LOT 5-6 BLK CUNY EUG	\$423,932	6319	1725	360				360	2085	33%
	215961 4111 AVENUE H TX 78751	LOT 3-4 BLK KENNEDY	\$388,720	6209	1286	242				202	1528	25%
	215922 4112 AVENUE H TX 78751	LOT 29&30 HINSON R	\$446,559	6266	2004	600				196	2604	42%
	215921 4114 AVENUE H TX 78751	LOT 31&32 HOHENG A	\$593,184	6375	2121	120				363	2241	35%
	215962 4115 AVENUE H TX 78751	LOT 18&19 BL GRIESHAB	\$712,036	6350	2325	576				712	2901	46%
	215939 4200 AVENUE H TX 78751	LOT 17-19 B MANNIX E	\$569,255	9352	2046	336				146	2382	25%
	215969 4201 AVENUE H TX 78751	LOT 14-16 B MANNIX E	\$503,532	9424	2090	408				504	2498	27%
	215970 4203 AVENUE H TX 78751	LOT 12-13 B MANNIX E	\$336,174	6383	1096	180				128	1276	20%
	215938 4204 AVENUE H TX 78751	LOT 20-22 B MANNIX E	\$459,694	9411	1626					200	1626	17%
	215971 4205 AVENUE H TX 78751	LOT 10-11 B WUKASCH	\$296,336	6278	480	480				32	960	15%

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TCAD ID	Address	Legal	Owner	Appr Val	Land	HVAC	Garage	Storage	other	Total	FAR	FAR >40%
Park Blvd	216018 501 PARK BLVD TX 78751	N87FT OF L LAMPING		\$296,563	6553	1586				272	1586	24%
	216019 503 PARK BLVD TX 78751	LOT 3 * & E MCAFEE P		\$431,496	9740	1218	160			316	1378	14%
	216020 505 PARK BLVD TX 78751	LOT 4 BLK 3 TERRY CH		\$323,443	6497	1284	684			12	1968	30%
	216021 507 PARK BLVD TX 78751	LOT 5-6 BLK BECKER LA		\$555,323	12897	1790		324		160	2114	16%
E 42 St	216027 500 E 42 ST TX 78751	S78FT OF LC MALLETT		\$220,255	3962	970	210	40		91	1220	31%
	216026 502 E 42 ST TX 78751	LOT 11 BLK SHERMAN		\$320,579	6505	928	160	270		192	1358	21%
	216025 504 E 42 ST TX 78751	LOT 10 BLK JACKSON		\$399,726	6562	2328	418			1094	2746	42%
	216006 505 E 42 ST TX 78751	LOT 3 BLK 5 MEAR STE		\$309,661	6527	1012	324	340		284	1676	26%
	216024 506 E 42 ST TX 78751	LOT 9 BLK 3 PUCKETT-I		\$349,659	6474	1199				333	1199	19%
	216007 507 E 42 ST TX 78751	LOT 4 BLK 5 STEWART		\$360,268	6586	1862	368	238		112	2468	37%
	216023 508 E 42 ST TX 78751	LOT 8 BLK 3 WHEELER		\$362,078	6486	1504	180	180		468	1864	29%
	216008 509 E 42 ST TX 78751	LOT 5 BLK 5 BRADLEY		\$365,694	6451	1544	528			240	2072	32%
	216009 511 E 42 ST TX 78751	LOT 6 BLK 5 PURKISS C		\$399,706	6474	1976	306			380	2282	35%
	216022 512 E 42 ST TX 78751	LOT 7 BLK 3 KRUMPE A		\$330,212	6523	1268	264			1036	1532	23%
	216016 500 E 41 ST TX 78751	LOT 12 BLK METZGER		\$334,991	6449	1118	210			206	1328	21%
	213245 501 E 41 ST TX 78751	N90FT OF L ATKINSON		\$277,379	6907	1492	520			184	2012	29%
E 41 St	216015 502 E 41 ST TX 78751	LOT 10-11 B MORGAN		\$591,883	13094	1941	503	88		60	2532	19%
	213232 503 E 41 ST TX 78751	LOT 27-29 B BROWN D		\$597,027	11079	3354	804			513	4158	38%
	216014 506 E 41 ST TX 78751	LOT 9 BLK 5 MORGAN		\$335,493	6474	1428	256			138	1684	26%
	213233 507 E 41 ST TX 78751	LOT 25-26 B CABALLER		\$364,212	7449	1987	288			439	2275	31%
	213234 509 E 41 ST TX 78751	LOT 23-24 B DHARCOU		\$341,539	7410	1244				98	1244	17%
	216013 510 E 41 ST TX 78751	LOT 8 BLK 5 GOLDSMIT		\$353,562	6446	1486	420	456		165	2362	37%
	213235 511 E 41 ST TX 78751	LOT 20-22 B SASSMAN		\$495,379	11097	2486	480			143	2966	27%
	216011 512 E 41 ST TX 78751	LOT 7 BLK 5 PROZZI JO		\$421,689	6505	2104				674	2104	32%

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ALLSTAR
Land surveying
9029 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

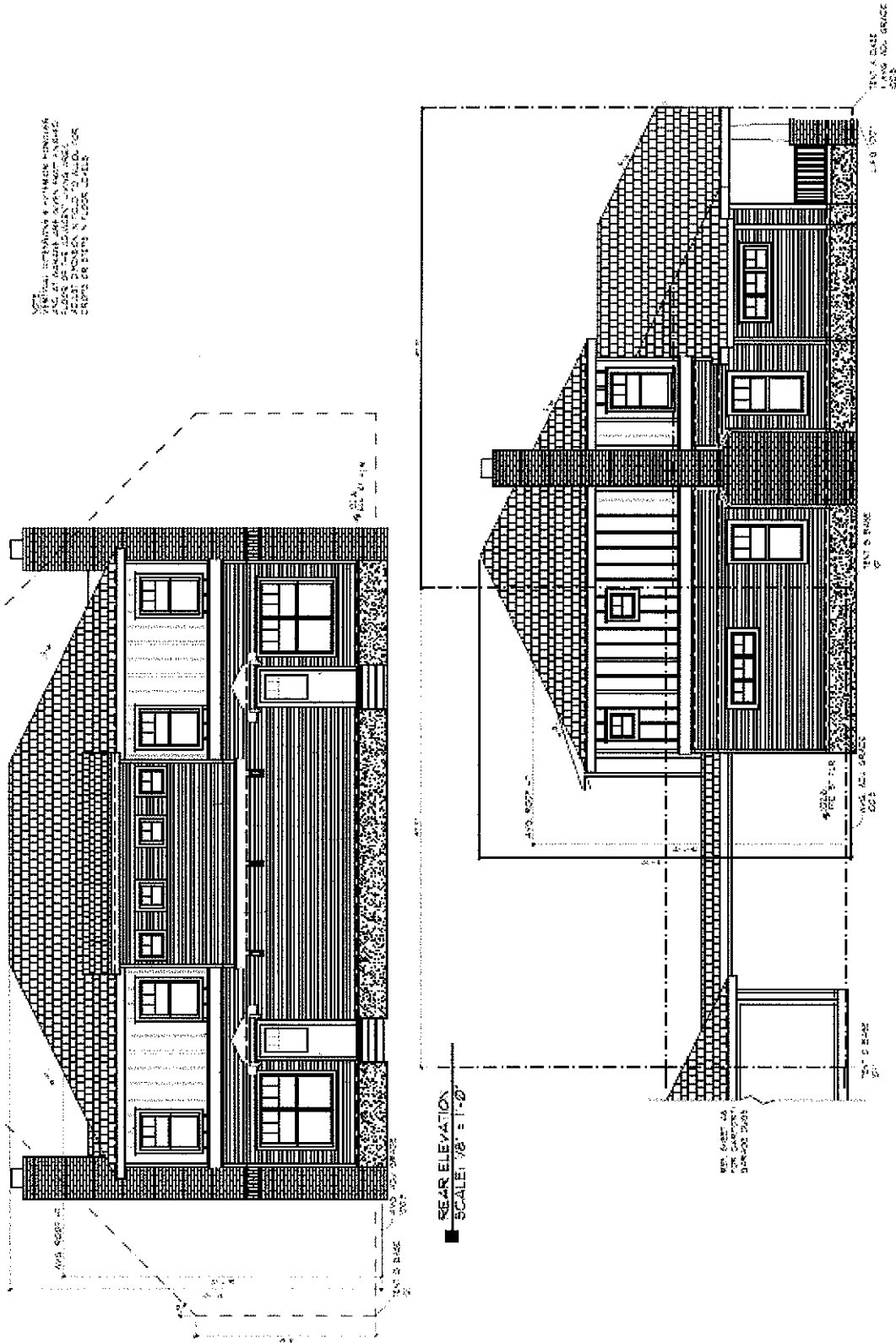
Rear & Left Side Elevations



McIntyre
 ASSOCIATES

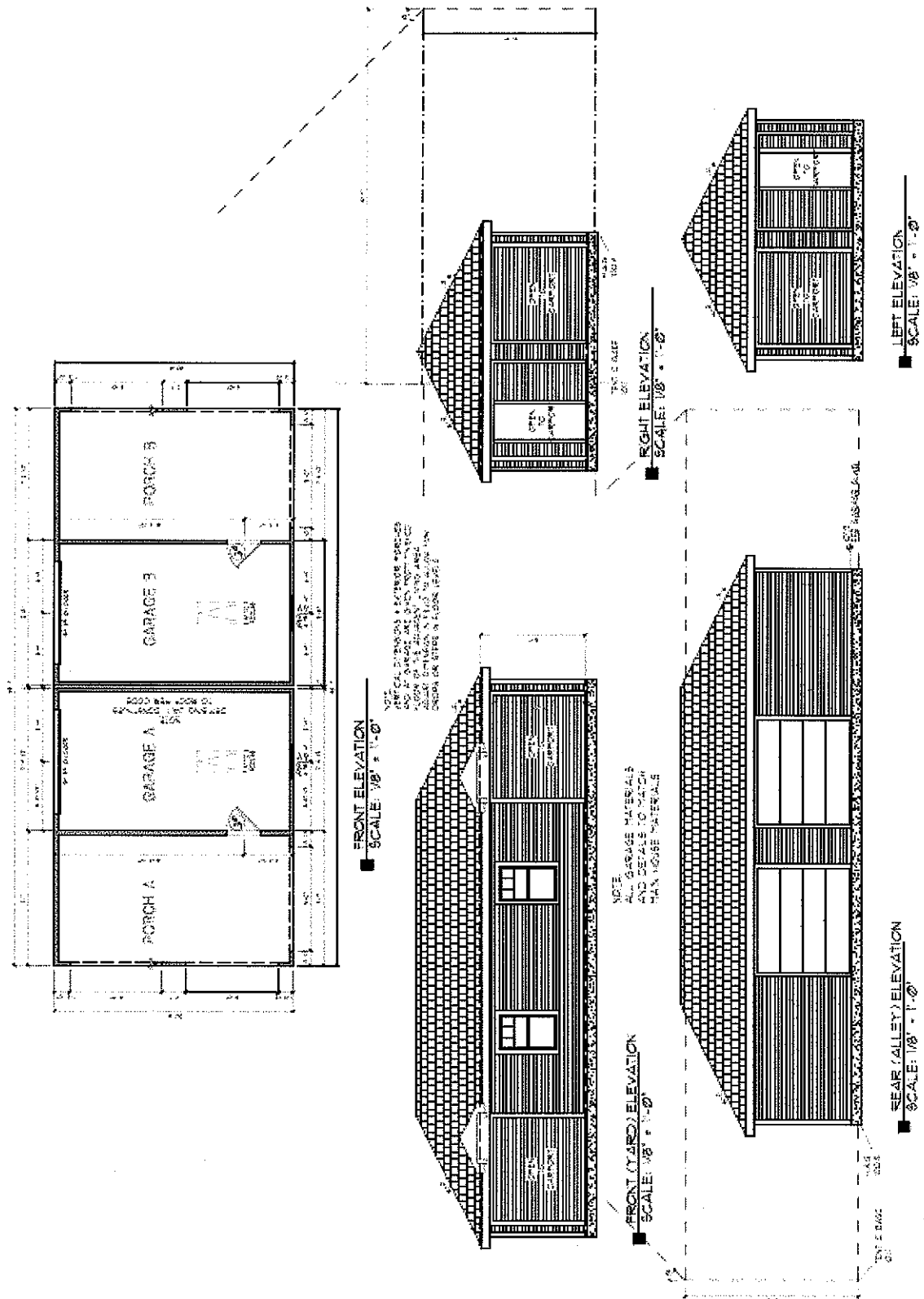
BRIDGEWATER CUSTOM-HOMES
 4104 CRYSTAL ST.
 AUSTIN, TEXAS 78751

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 SHEET



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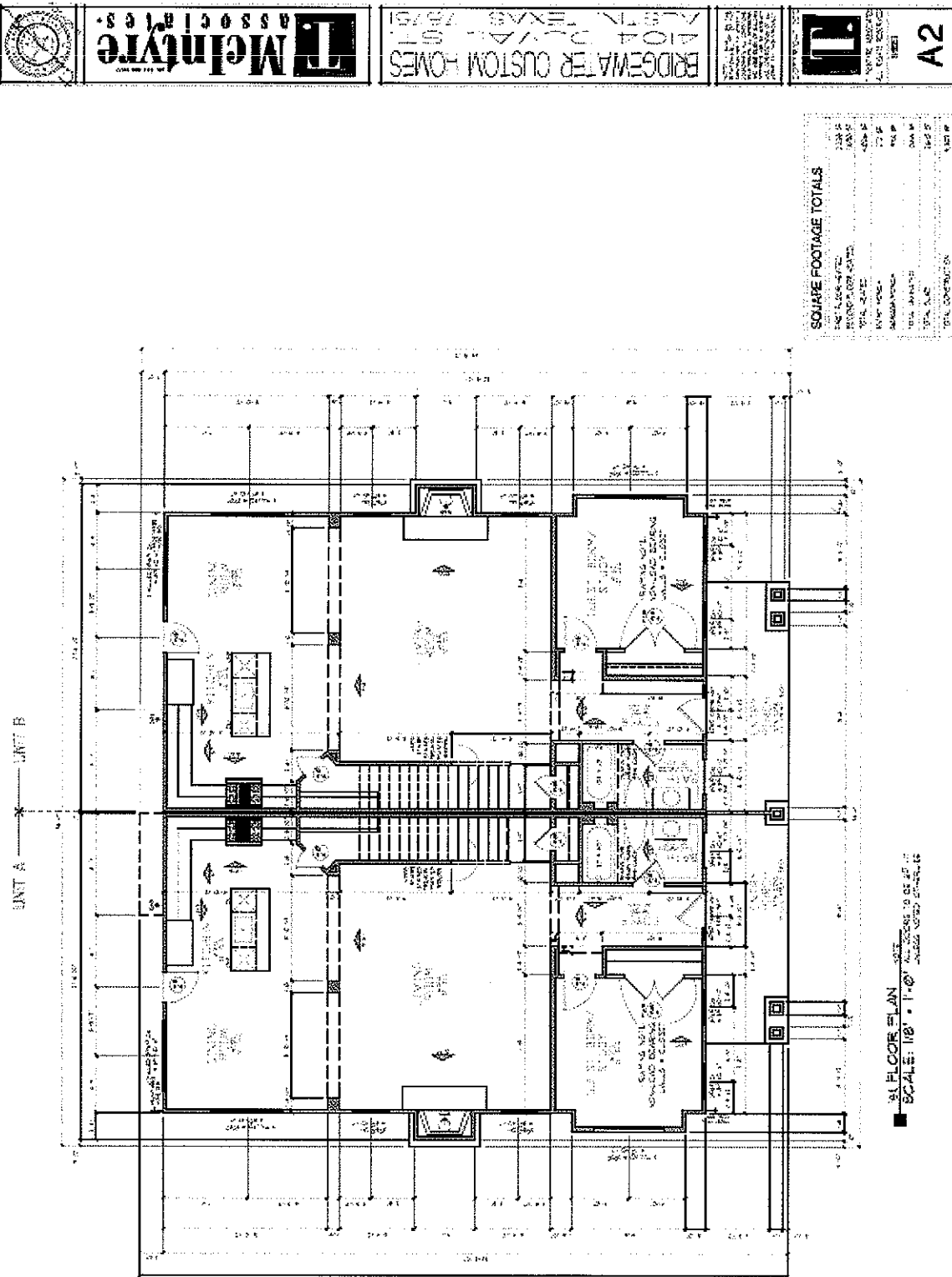
Garage Elevation (Rear)



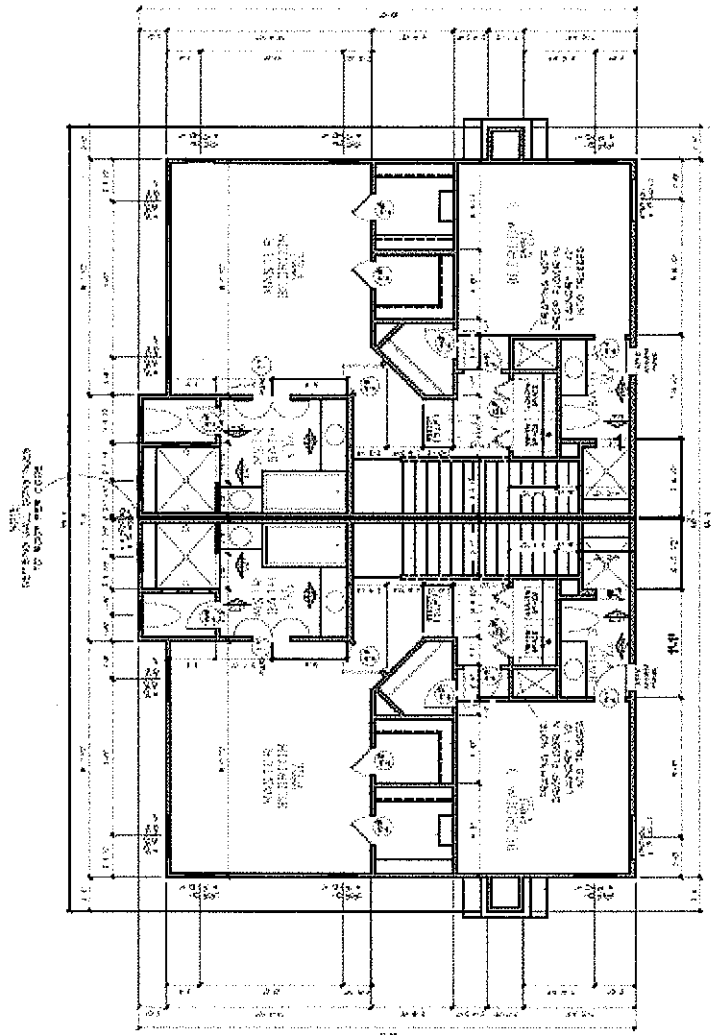
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1st Floor Plan



2nd Floor Plan



2nd FLOOR PLAN - SEE
SCALE: 1/8" = 1'-0"
ALL DIMENSIONS IN FEET AND INCHES
UNLESS OTHERWISE NOTED

	McIntyre ASSOCIATES	BRIDGEWATER CUSTOM HOMES 4104 DRYADEL ST. AUSTIN, TEXAS 78751	DATE: 08/18/01 DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN APPROVED BY: J. L. BROWN	A3 T 1/8" = 1'-0" ALL DIMENSIONS IN FEET AND INCHES UNLESS OTHERWISE NOTED
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PROPOSED

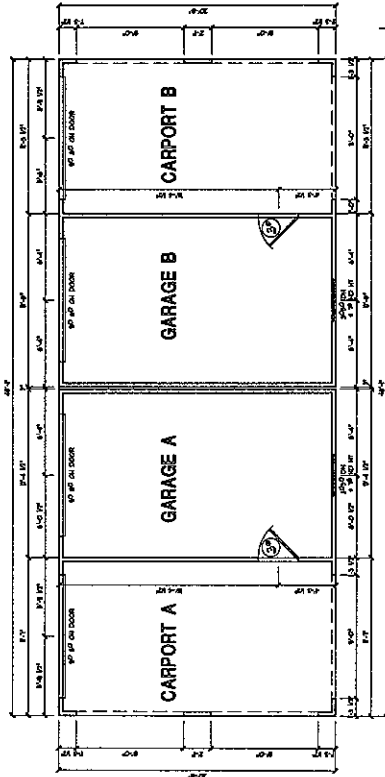


McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 DUVALL ST.
AUSTIN, TEXAS 78751

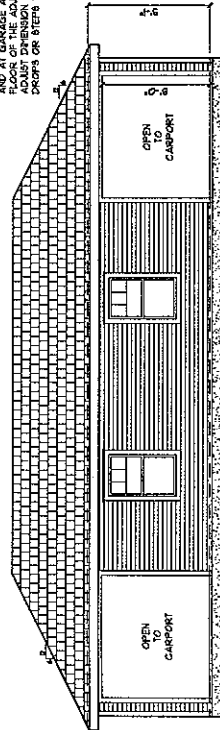
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BRIDGEWATER CUSTOM HOMES
4104 DUVALL ST.
AUSTIN, TEXAS 78751



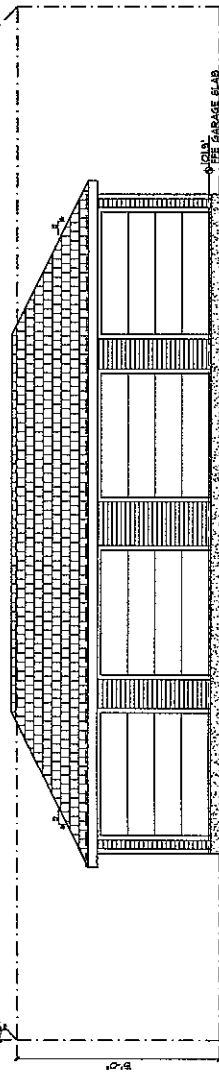
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL EXTERIOR WALLS & EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FRONT FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
DOOR THRESHOLD IS TO BE ALIGNED WITH
DOOR OR STEPS IN FLOOR LEVEL.

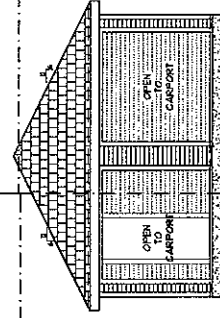


FRONT (YARD) ELEVATION
SCALE: 1/4" = 1'-0"

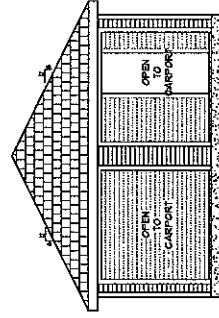
NOTE:
ALL GARAGE MATERIALS
AND DETAILS TO MATCH
MAIN HOUSE MATERIALS



REAR (ALLEY) ELEVATION
SCALE: 1/4" = 1'-0"



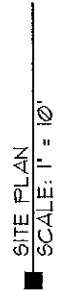
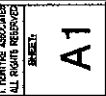
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

B1
19

2/3



B1
21

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR # 12-040230-BA	BP #
	Assigned	Due Date	
	Review Date 12/13/13	Issue Date	
	Reviewed/Approved	Issued	

Project Information	
Project Address: 4104 Duval St.	Tax Parcel ID: 02200801110000
Legal Description: Lot 11-13 Block A Statesman Addition	
Zoning District or PUD: SF3-HD-NCCD-NP	Lot Size (square feet): 10,108
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable): Hyde Park
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y ☒ N ☐ wastewater availability? Y ☒ N ☐	
If no, contact Austin Water Utility to apply for water/wastewater taps or sewer extension request.	
Does this site have or will it have an auxiliary water source? Y ☒ N ☐ If yes, submit approved auxiliary and potable plumbing plans (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site have a septic system? Y ☐ N ☒ If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? Y ☐ N ☒	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y ☒ N ☐ Is this site adjacent to a paved alley? Y ☒ N ☐	
Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☒ Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N ☒	
If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. Y ☐ N ☒	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y ☐ N ☒	
Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: vacant ☐ single-family residential ☐ duplex residential ☒ two-family residential ☐ other _____	
Proposed Use: vacant ☐ single-family residential ☐ duplex residential ☒ two-family residential ☐ other _____	
Project Type: new construction ☒ addition ☐ addition/remodel ☐ remodel/repair ☐ other _____	
# of bedrooms existing: 6	# of bedrooms proposed: 6
# of baths existing: 6	# of baths proposed: 6
Will all or part of an existing exterior wall be removed as part of the project? Y ☐ N ☒	
Note: Removal of all or part of a structure requires a demolition permit.	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)	
Convert existing covered patio at Unit A and Unit B to carports.	
Trades Permits Required: electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (right-of-way) ☐	

Job Valuation		
Total Job Valuation: \$ 1000 —	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 1000 —
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. Permit fees are based on adopted fee schedule.	Bldg: \$ _____ Elec: \$ _____	Bldg: \$ 1000 — Elec: \$ _____
	Plmbg: \$ _____ Mech: \$ _____	Plmbg: \$ _____ Mech: \$ _____
	Primary Structure: \$ _____	
	Accessory Structure: \$ _____	

B1/22

Duplex Building and Site Area			
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 st floor conditioned area	1,169/1,169		2,338
b) 2 nd floor conditioned area	849/849		1,698
c) 3 rd floor conditioned area			
d) Basement			
e) Covered Parking (garage or carport) 29 = 527 20 = 466	263.5/263.5		527
f) Covered Patio, Deck or Porch 466 # Convert to CARPORT	136.5/136.5	(466)*	739
g) Balcony			
h) Other 118 Breezeways			118
Total Building Coverage (exclude b, c & d from total)			3182
i) Driveway	286/286		572
j) Sidewalks	163		163
k) Uncovered Patio			
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads	18		18
n) Other (Pool Coping, Retaining Walls)			
Total Site Coverage			4475
o) Pool			
p) Spa			

* Convert Detached Covered Patio to CARPORT

Site Development Information

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)

Existing Building Coverage (sq ft): 3,772 % of lot size: 37.3

Proposed Building Coverage (sq ft): 3,772 % of lot size: 37.3

max 4090

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 Cover (sq ft): 4,475 % of lot size: 44.3

Proposed Impervious Cover (sq ft): 4,475 % of lot size: 44.3

max 5090
Per Ord # 020131-20

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) 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) Y ☐ N ☒

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 27' ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 6 # of spaces provided: 8

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-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): 9' ft Distance from intersection (for corner lots only): N/A ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒

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	New	Exemption	Total
1 st Floor	2,338			2,338
2 nd Floor	1,698			1,698
3 rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)	527		450	77
Carport (attached)		466	200	266
(detached)				
Accessory building(s) (detached)				
TOTAL GROSS FLOOR AREA				4,379

May
 4043.2 #
 (335 #)

(Total Gross Floor Area /lot size) x 100 = 43.3 **Floor-To-Area Ratio (FAR)**

- Is this project claiming a "parking area" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☒ N ☐
- Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
- Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
- Is a sidewall articulation required for this project? Y ☐ N ☒
- Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

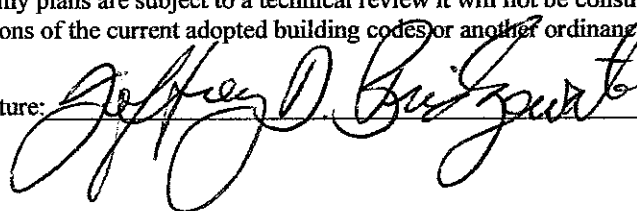
Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

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.

B1/24

Contact Information			
Owner	Bridgewater Custom Homes	Applicant or Agent	Jeff Bridgewater (owner)
Mailing Address	1805 Barton Parkway Austin, TX 78704	Mailing Address	1805 Barton Parkway Austin, TX 78704
Phone	512-801-9109	Phone	512-801-9109
Email	bridgewater.jeff@yahoo.com	Email	bridgewater.jeff@yahoo.com
Fax		Fax	
General Contractor	Bridgewater Custom Homes	Design Professional	T. McIntyre Associates, Inc. (Tim McIntyre)
Mailing Address	-same-	Mailing Address	6000 S. Congress Ave. #204
Phone		Phone	512-694-6277
Email		Email	timm@tmcintyre.com
Fax		Fax	512-514-0379

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y ☐ N ☒
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required 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. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.	
Applicant's signature: 	Date: 5-10-13

B1
25

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



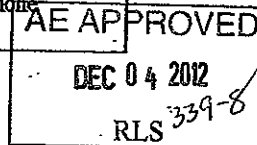
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Jeff Bridgewater</u>		
Email <u>bridgewater.jeff@att.net</u>	Fax <u>NONE</u>	Phone <u>512-801-9109</u>
☒ Residential	☐ Commercial	☒ New Construction ☐ Remodeling
Project Address <u>4104 Duval St. Austin, TX 78751</u> OR		
Legal Description _____ Lot _____ Block _____		
Who is your electrical provider? ☒ AE ☐ Other <u>10</u>		
☒ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)		
Location of meter <u>RR / 20' off back pl</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Two Story Duplex</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved ☒ Yes ☐ No _____		
AE Representative _____	Date _____	Phone _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)





Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: Michael.Embese@ci.austin.tx.us Website: www.ci.austin.tx.us/trees

ROW I.D.

Mapsco Pg#

10849063
5559**Application request* (specify all that apply):**

- ☒ Tree removal
☐ Development exceeding allowable standards for encroachment in the tree's critical root zone;
☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 4104 Duval St, 78751

Name of owner or authorized agent: Keith Brown

Building permit number (if applicable):

Telephone #: 512-565-7164 Fax #: E-mail:

Tree Species: american elm Tree location on lot: left side

Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) or diameter (across) 32 35

General tree condition: ☐ Good / ☐ Fair / ☒ Poor / ☐ Dead

Reason for request: Over-mature and experiencing limb failure. Tree hangs over house.

Keith Brown

Digitally signed by Keith Brown
DN: cn=Keith Brown, o=Austin Tree Experts,
c=US
Date: 2012.10.25 09:58:15 -0500

10/25/2012

Owner/ Authorized Agent Signature

Date

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Arborist Program Personnel

- ☒ Approved ☐ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments

- ☒ Heritage Tree(s) ☒ A heritage tree variance is required: ☒ Administrative / ☐ Land Use Commission

Conditions of Approval: ☒ None or ☐ As described within Arborist Comments (see above); and

- ☐ Applicant agrees to plant ____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- ☐ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)
- ☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- ☐ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature

Date

[Signature]
City Arborist Signature

10/26/12
Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

B1/27

4. TREE DEFECTS -- IDENTIFY ALL AREAS AND SEVERITY THAT APPLY TO EACH DEFECT

DEFECT TYPE	DEFECT AREA	DEFECT SEVERITY	NOTES	LEGEND
Poor taper				AREA T – Trunk(s) R – Root Flare L – Lateral Roots S – Scaffolds B – Branches
Codominants/forks	trunk	severe		
Multiple attachments				
Included bark	scaffolds	severe		
Excessive end weight	branches	moderate		
Cracks/splits				
Hangers				
Girdling				
Wounds				
Decay	everywhere	moderate	known problem for old american elms	SEVERITY Y S – Severe M – Moderate L – Low
Cavity				
Conks/Mushrooms				
Bleeding				
Loose/cracked bark				
Nesting hole/bee hive				
Dead wood/stubs				
Borers/termites/ants				
Cankers/galls				
Previous failure	scaffolds	severe	tree already lost several very large limbs	

7. OTHER FEATURES

Lean: 20 _____ degrees from vertical natural or unnatural Soil heaving: ☒ Y ☐ N
 Decay in plane of lean: ☒ Y ☐ N Roots exposed: ☒ Y ☐ N Soil cracking: ☒ Y ☐ N
 Lean severity: ☐ none ☐ small ☒ medium ☐ large Compounding factors: heavy canopy to side of lean
 Suspect root rot: ☒ Y ☐ N Mushroom/conk present: ☒ Y ☐ N ID: _____
 Exposed roots: ☐ none ☐ small ☐ medium ☒ large Undermined: ☐ none ☐ small ☐ medium ☐ large
 Root pruned: _____ feet from trunk Root area affected: _____ % Buttress wounded: ☒ Y ☐ N
 Restricted root area: ☐ none ☐ small ☐ medium ☒ large
 Potential for root failure: ☐ none ☐ small ☒ medium ☐ large

6. TARGET AND ABATEMENT

Use under tree: ☒ building ☐ parking ☐ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape
 Occupancy: ☐ occasional use ☐ medium, intermittent use ☒ frequent use Can target be moved: ☒ Y ☐ N

RISK ABATEMENT

Action: ☐ prune ☒ remove ☐ other Comments: Tree is very hazardous and has already began process of falling apart.

7. COMMENTS OR OTHER RISK FACTORS

House is currently unoccupied, but a group of animal rescue visits the site several times a week to care for stray cats living under the house.

8. TREE RISK (SEE THE ADDITIONAL RISK ASSESSMENT GUIDELINES)

RATING: Risk rating :

Failure potential: ☐ 1 ☐ 2 ☐ 3 ☒ 4

Size of Part: ☐ 1 ☐ 2 ☒ 3

Target: ☐ 1 ☐ 2 ☒ 3

Other Risk Factors: ☐ 0 ☒ 1 ☐ 2

Risk rating: Low: ☐ 3 ☐ 4

Moderate: ☐ 5 ☐ 6

High: ☐ 7 ☐ 8 ☐ 9

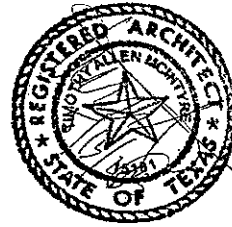
Extremely high: ☐ 10 ☐ 11 ☐ 12

19. This section applies to a restaurant use at 4300 Speedway that provides outdoor seating.
- The outdoor seating area does not count against the allowable square footage for a restaurant (limited) and restaurant (general) use established in Part 6, Subsection 2.g. of this ordinance and is not used to determine the parking requirement if:
 - the outdoor seating does not exceed 40 percent of the total seating; and
 - not more than 10 tables are located outside.
 - The outdoor seating area that exceeds 40 percent of the total seating area is counted as part of the allowable square footage for a restaurant (limited) and restaurant (general) use and shall be used to determine the parking requirement.

PART 10. DUVAL DISTRICT. The following provisions apply in the Duval District.

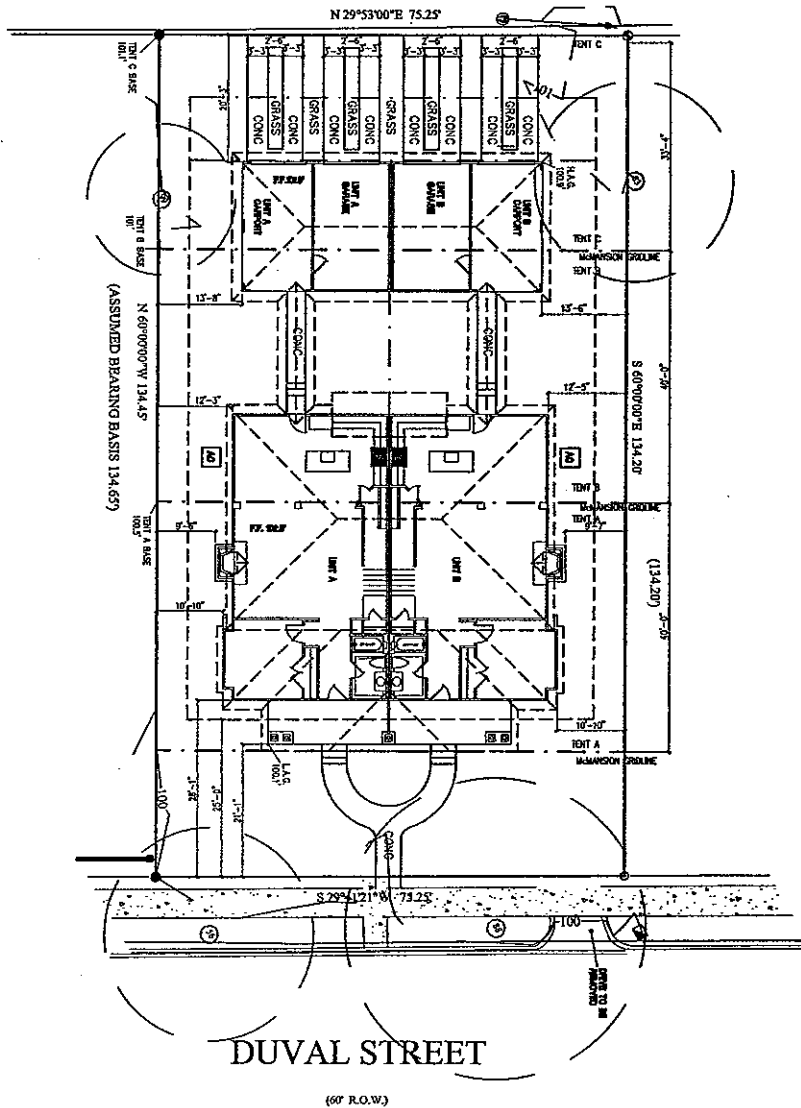
- Site Development Standards Table. Except as otherwise modified in this part, the following site development regulations apply in the Duval District.

DUVAL DISTRICT		
	SITE DEVELOPMENT STANDARDS	
	SF-3 Zoning District	Multifamily & Commercial Zoning Districts
Minimum lot size	5750	8000
Minimum lot width	50	50
Maximum FAR		0.5 to 1
Maximum building coverage	40%	50%
Maximum impervious cover	50%	60% MF 80% commercial
Maximum height	30	30



B1/28

15' GRAVEL ALLEY



SITE PLAN
SCALE: 1" = 20'



McIntyre
Associates

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

NOTES: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & CORROBORATE ALL CONDITIONS, DIMENSIONS, AND MATERIALS OF BUILDING, AND TO BE RESPONSIBLE FOR ALL CORRECTIONS OF ALL WORK ON THIS PROJECT.

COPYRIGHT 2012

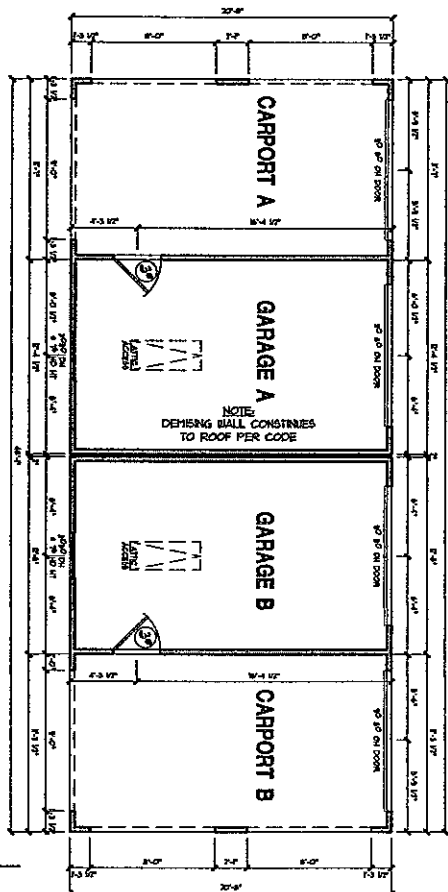


T. MCINTYRE ASSOCIATES
ALL RIGHTS RESERVED

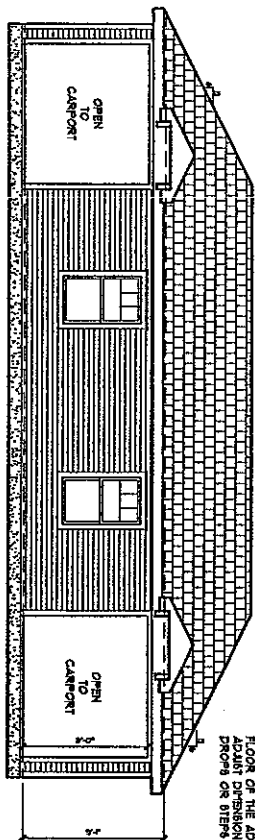
SHEET:

A1

B1/30



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

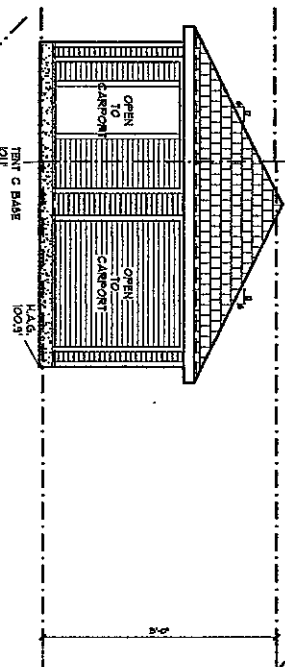


NOTE:
VERTICAL DIMENSIONS & EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
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ADJACENT DIVISION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.

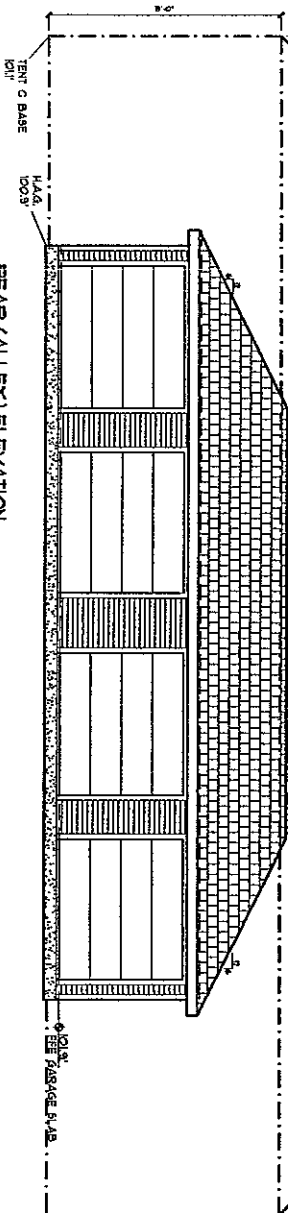
FRONT (YARD) ELEVATION
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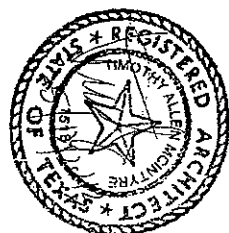
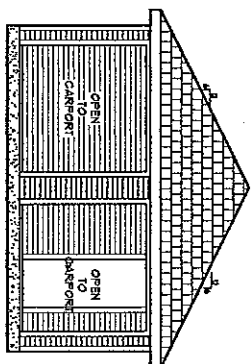
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"





Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department
Historic Preservation Office

B1/31

Address of Property: 4104 Duval St., Austin, Tx. 78751

Building Name or LHD: Hyde Park

Case No: LHD 2012-0932

APPLICANT

Name: Jeff Bridgewater of Bridgewater Custom Homes
Mailing Address: 1805 Barton Parkway Telephone: 512 801-9109
City: Austin Zip: 78704 E-mail: bridgewater.jeff@yahoo.com

OWNER

Name: BARBARA HATCHER
Mailing Address: 3915 N. Hills Drive Telephone: 512-557-3067
City: Austin Zip: 78731 E-mail: bh01@txstate.edu

ARCHITECT (if applicable)

Name: Tim McIntyre
Mailing Address: 6000 S. Congress Ave. #204 Telephone: 512 694-6277
City: Austin Zip: 78745 E-mail: tim@tmcintyre.com

CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: (____) _____
City: _____ Zip: _____ E-mail: _____

Brief description of proposed work: New construction of single family structure ie. a duplex.

Owner's Signature (Required)

See demo App. for sig.
Date _____

Applicant's Signature (Required)

Jeffrey D. Bridgewater
Date _____

For City Use Only:

Application review date: _____
Reviewer: _____

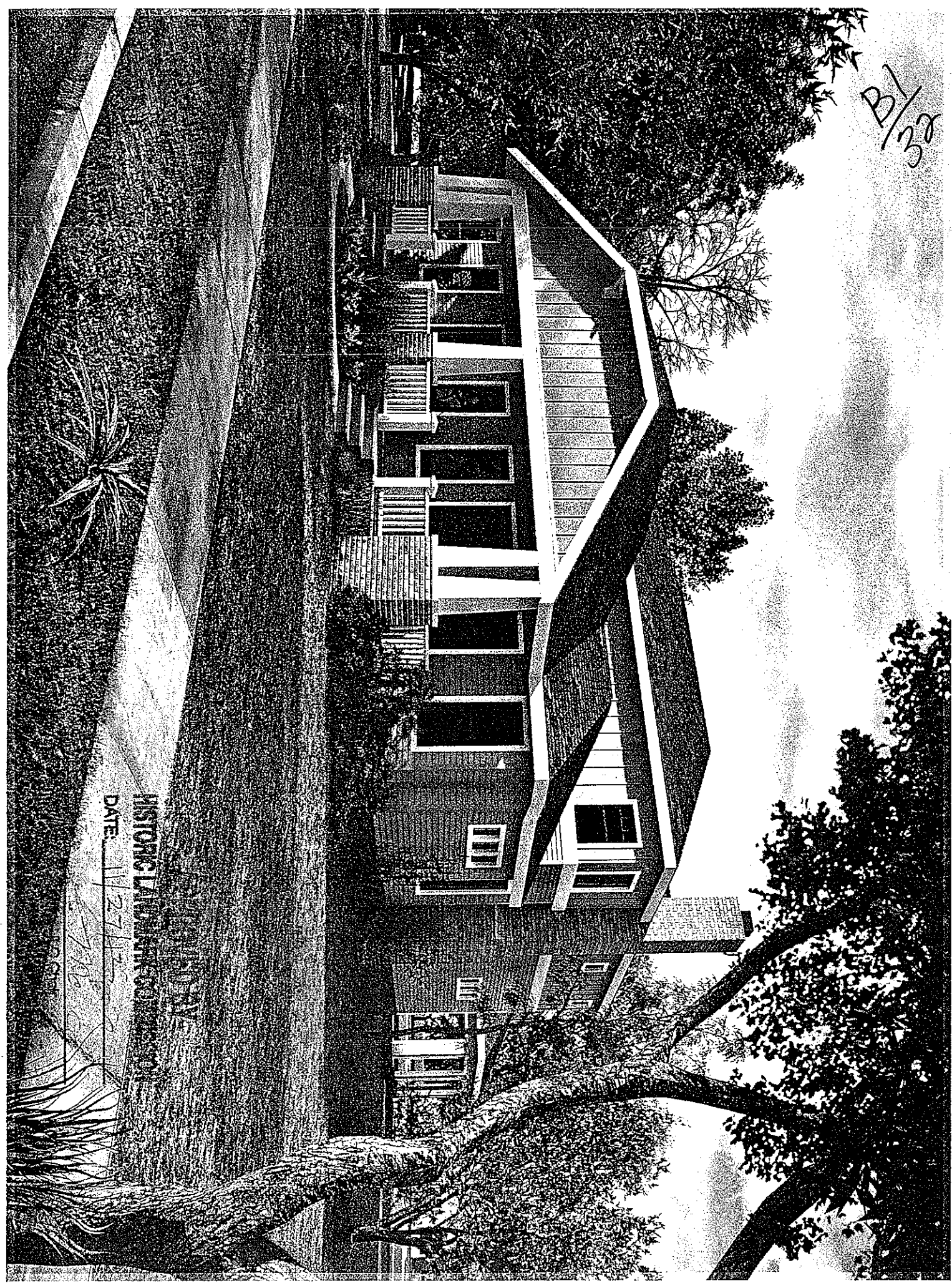
Application Complete: Y/N (If no: Date applicant contacted: _____)
Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)
Date Application Completed: _____

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 11/27/12
BY: [Signature]
for HLC Chair

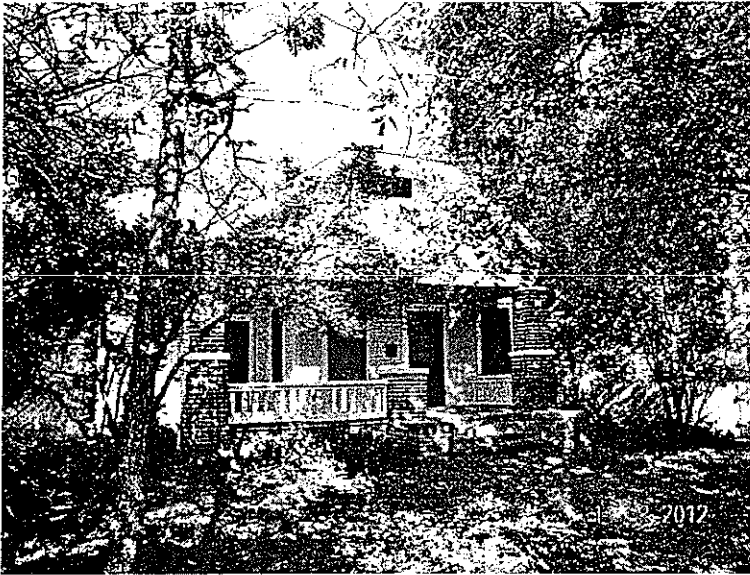
\$140.00
\$24.00
\$100.00
\$34.00

B1/38



HISTORIC LANDMARKS CO.
DATE: 11/27/12
12/16

B1
33



4016 Duval Street, Contributing Structure, Duplex

B1
34



4106 Duval St. Contributing Property. Adjacent property to the north of 4104 Duval St

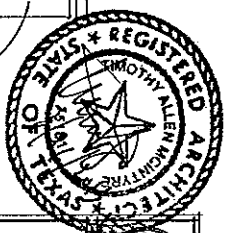
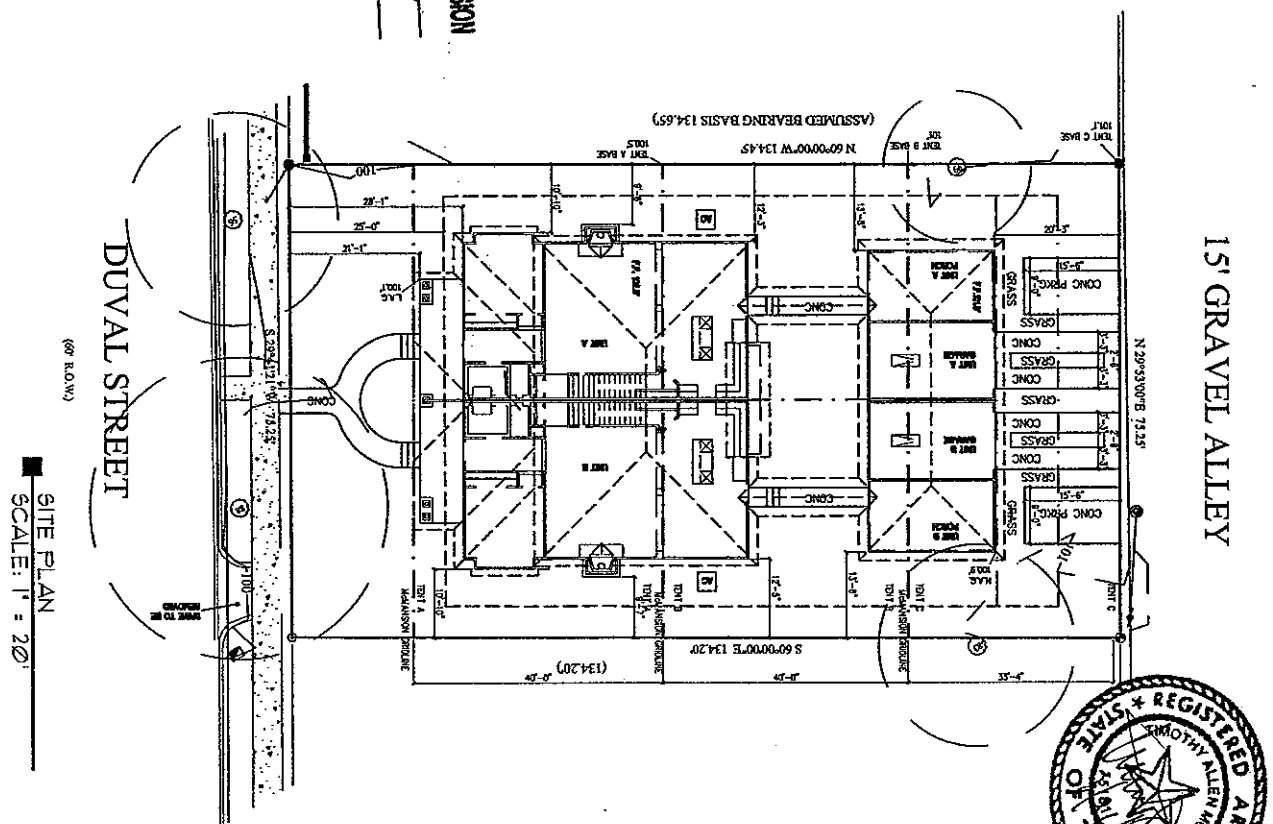
B1
35



4110 Duval Street. Contributing Property. Triplex.

B1/36

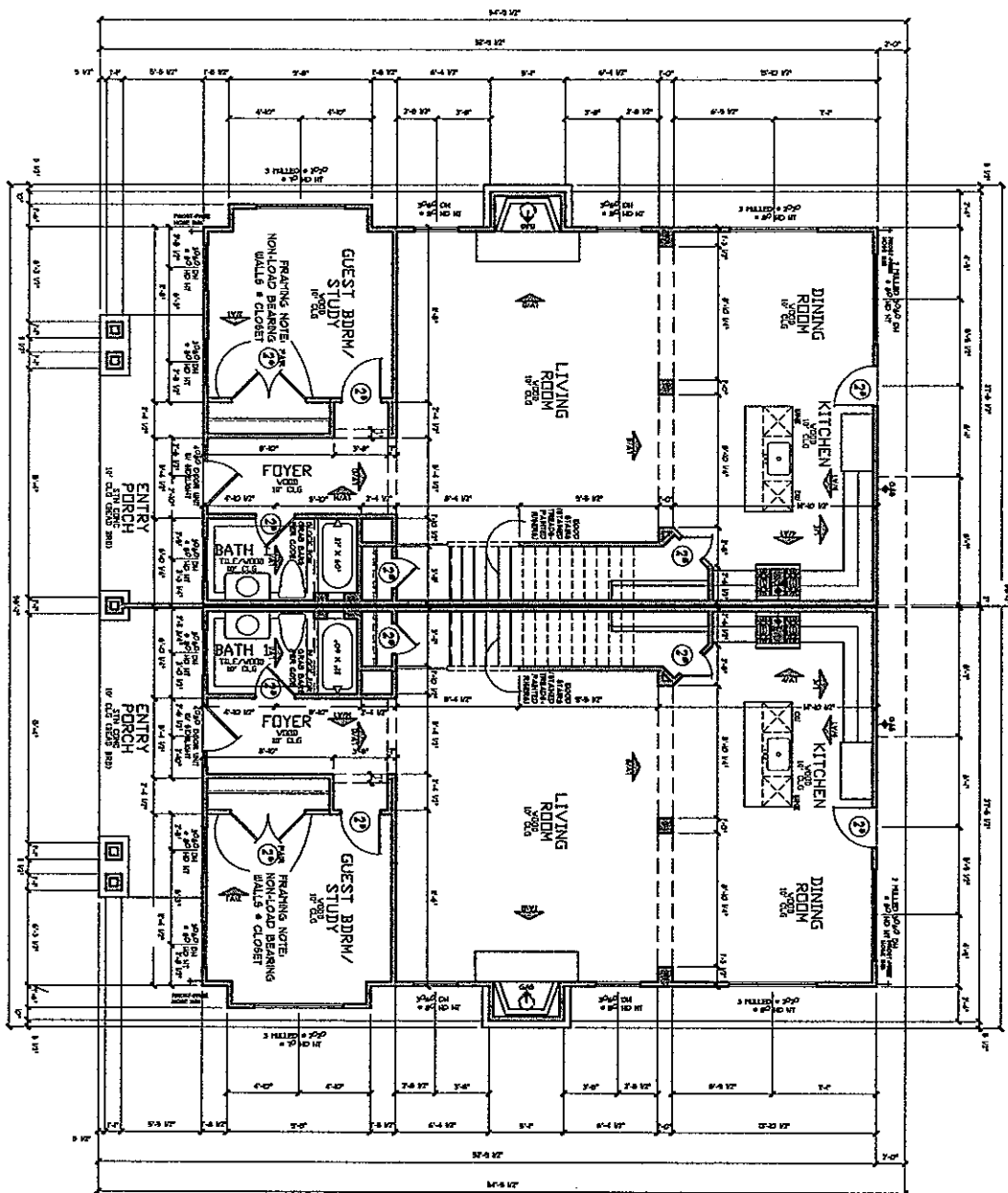
APPROVED BY
 HISTORIC LANDMARK COMMISSION
 DATE: 4/11/13
 BY: [Signature]
 for HLC Chair



A1	McIntyre associates.	BRIDGEWATER CUSTOM HOMES 4104 DUVAL ST. AUSTIN, TEXAS 78751	McIntyre associates.
------------------	---	---	---

B1
3/7

1st FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOTE: ALL DOORS TO BE 60" HT
UNLESS NOTED OTHERWISE



UNIT A — UNIT B

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	1238 SF
SECOND FLOOR HEATED	678 SF
TOTAL HEATED	1916 SF
ENTRY PORCH	278 SF
OVERALL PORCH	944 SF
TOTAL UNHEATED	1222 SF
TOTAL GLASS	1240 SF
TOTAL CONSTRUCTION	3138 SF

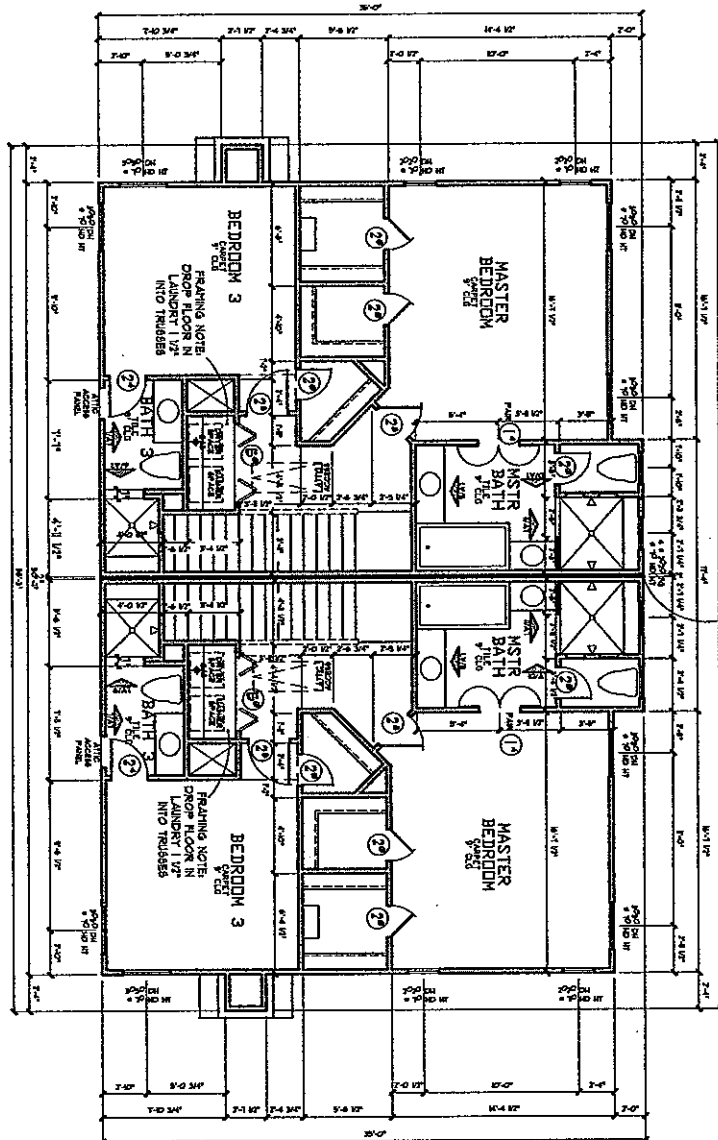


A2

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

McIntyre
associates.

B1/38

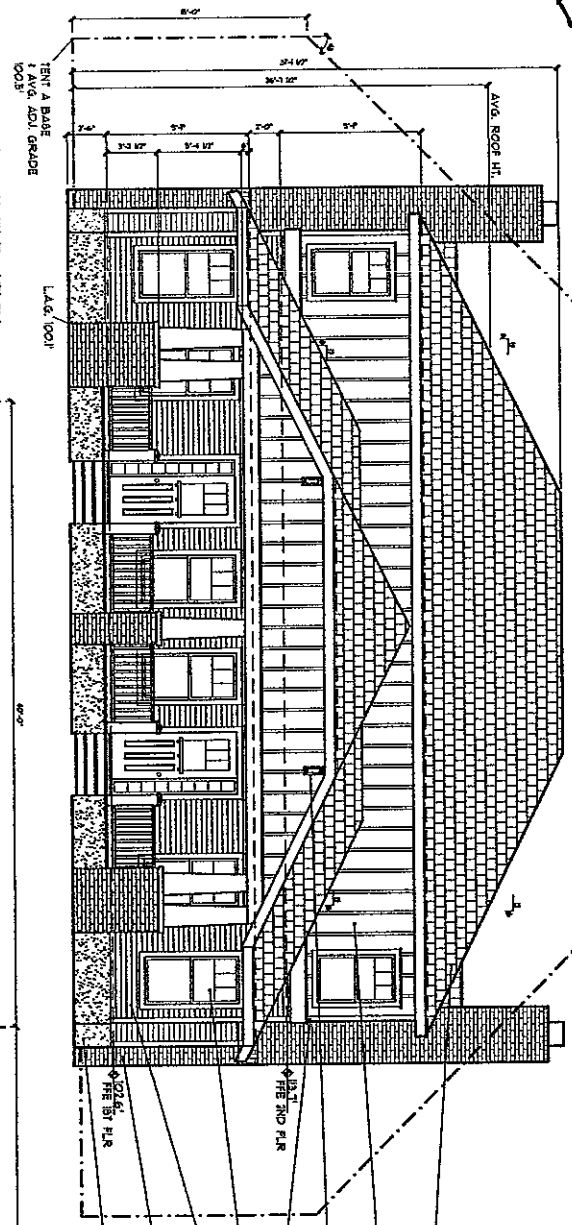


2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOTE: ALL ROOMS TO BE TO KIT UNLESS NOTED OTHERWISE

NOTE: DRAWING WALL CONSTRAINTS TO ROOM PER CODE

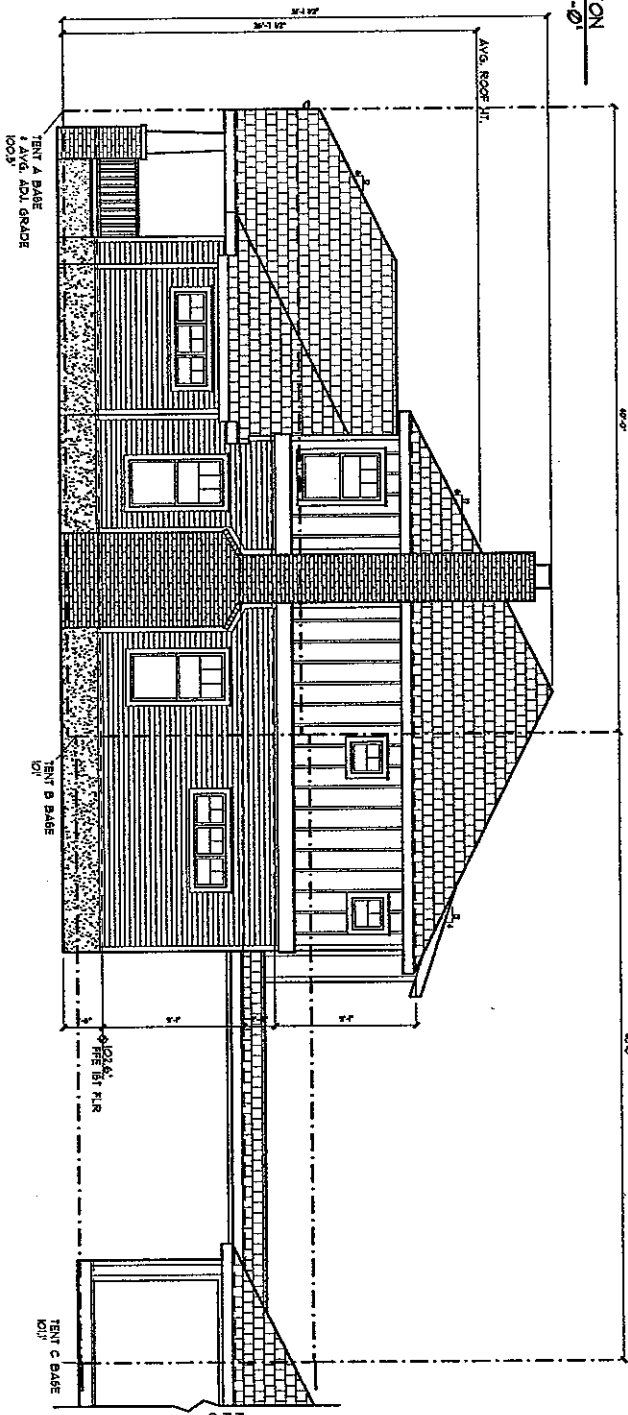


B1/39

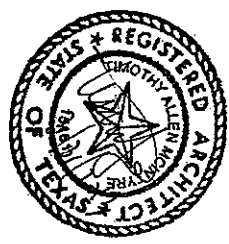


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
VERTICAL DIMENSIONS & EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
DIMENSIONS ARE GIVEN FROM FINISHED
FLOOR OR STEPS IN FLOOR LEVELS.



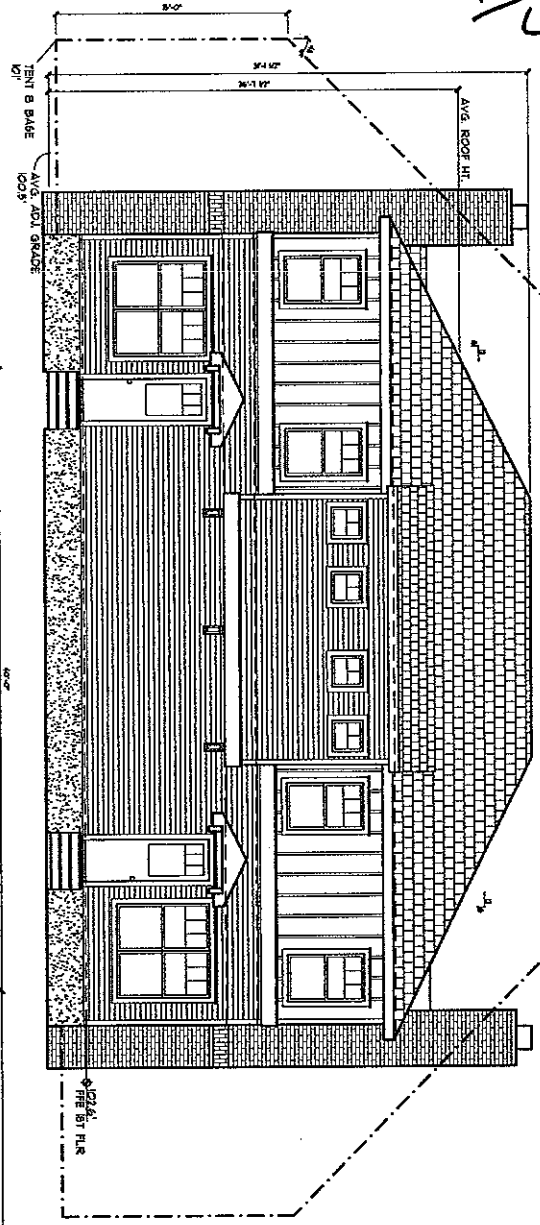
- CHOPSTICK
SHINGLE
ROOF
- BOARD (2x4) HARD PANELED
AND BATTEN BOARD
(1 1/2" BATTEN & 1/2" x 6")
- DECORATIVE
WOOD CORNICES
- 2x4 CORNER BOARDS
(1/2" x 6" BOARD TO EQ.)
- DOUBLE HUNG
WOOD WINDOWS
- 1 1/2" x 6" (SMOOTH) HARD BOARD
- 4" EXPOSURE
- BRICK
COLUMN BASES
AND CHIMNEY
- CEMENT
UNDERPINNING



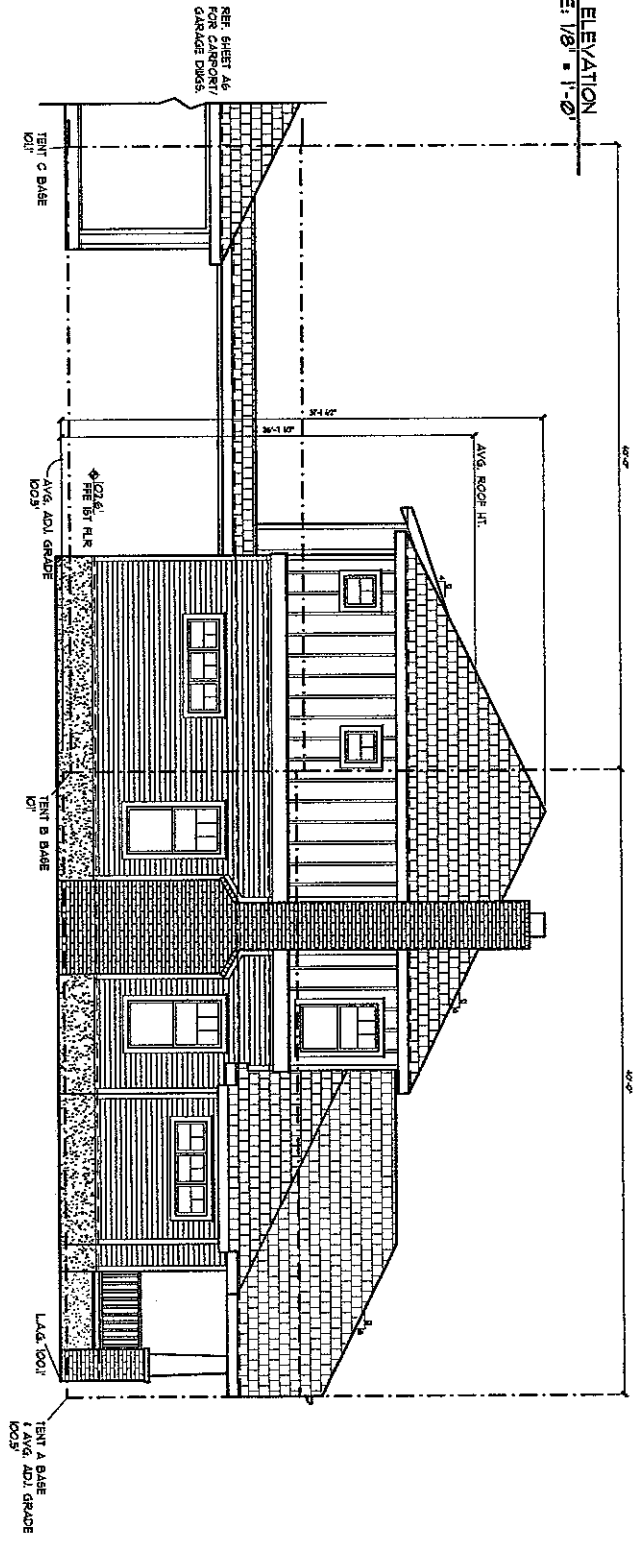
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/14/13
BY: [Signature]
K. H. O'NEAL

REF. SHEET A4
FOR CARPORT/
GARAGE DUG.

B1/40



REAR ELEVATION
SCALE: 1/8" = 1'-0"

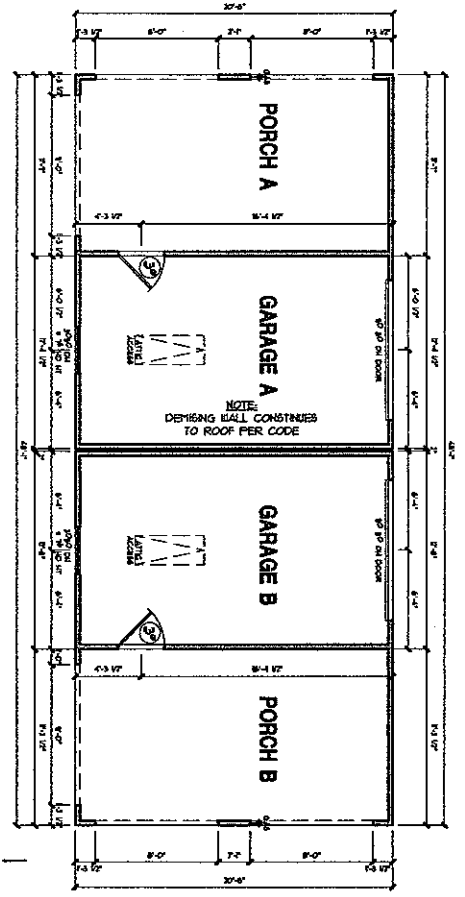


NOTE: ALL DIMENSIONS * EXTERIOR PORCHES AND AT GARAGE ARE GIVEN FROM FINISHED FLOOR OF THE ADJACENT LIVING AREA. ADJUST DIMENSION IN FIELD TO ALLOW FOR DROPS OR STEPS IN FLOOR LEVELS.

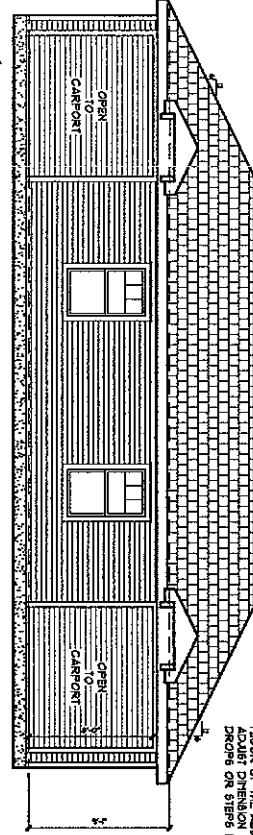


A5		BRIDGEWATER CUSTOM HOMES 4104 DUVAL ST. AUSTIN, TEXAS 78751	McIntyre associates.	

B1/41

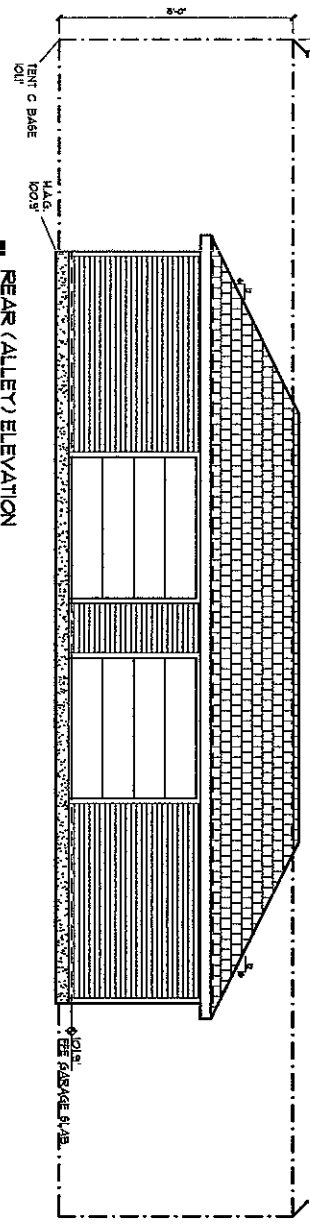


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

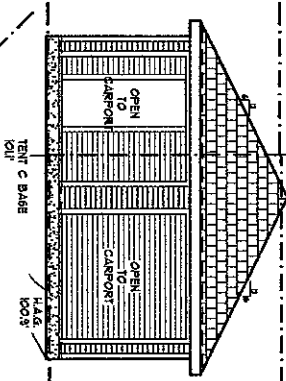


NOTE:
VERTICAL DIMENSIONS • EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ALL DIMENSIONS ARE GIVEN FOR
DROPS ON STEPS IN FLOOR LEVELS.

FRONT (YARD) ELEVATION
SCALE: 1/8" = 1'-0"

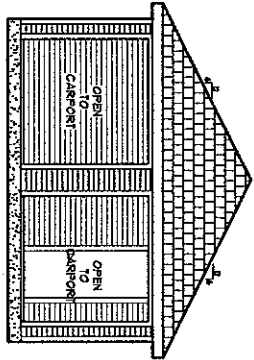


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

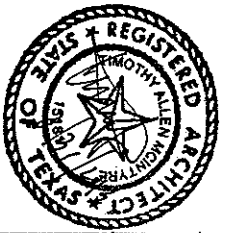


REAR (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/1/03
BY: [Signature]
for H.L.O. Chair



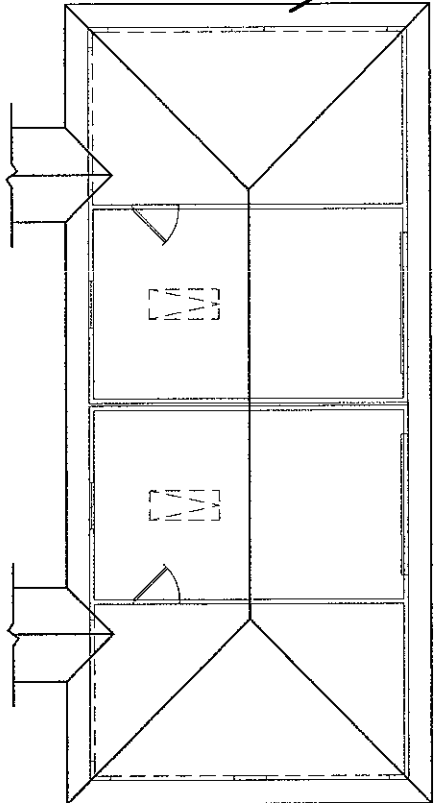
BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

McIntyre
associates.

Copyright 2003
A6

B1/42

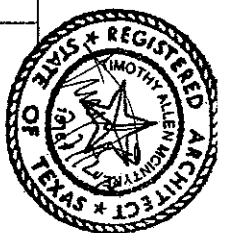
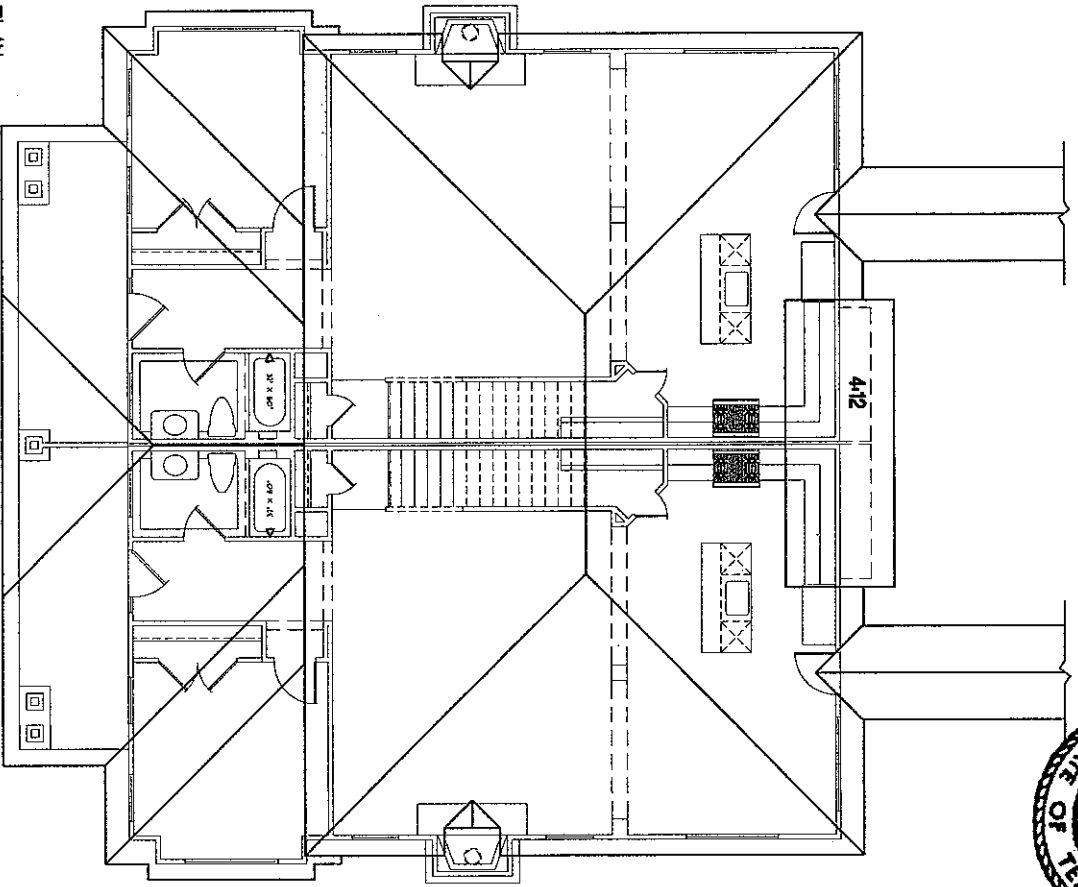
GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"



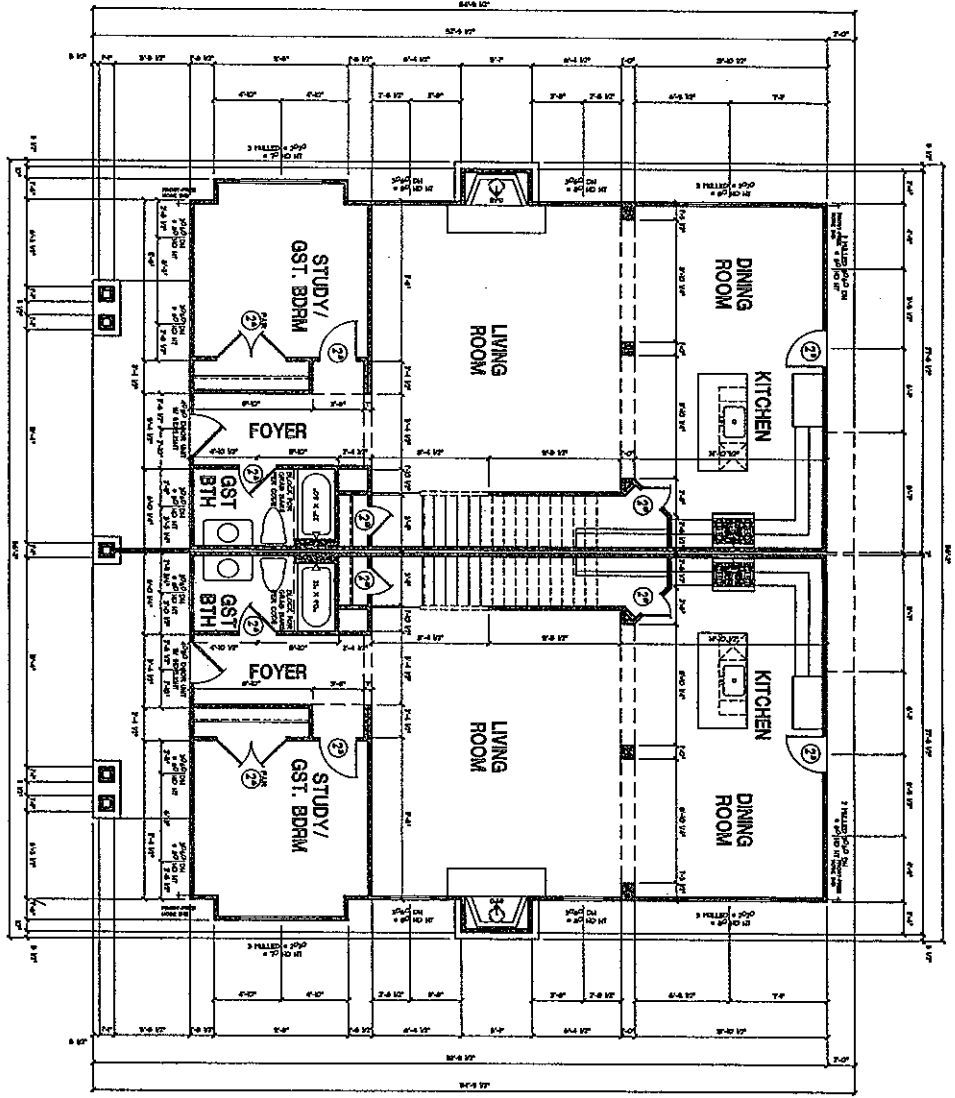
ALL ROOF PITCHES •
8:12 UNLESS NOTED
OTHERWISE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/1/13
BY: [Signature]
for HLP Chair

ROOF PLAN
SCALE: 1/8" = 1'-0"



BL/44



1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
ALL ROOMS TO BE 8'0" HT
UNLESS NOTED OTHERWISE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/13

BY: *[Signature]*
OFFICIAL CHAIR

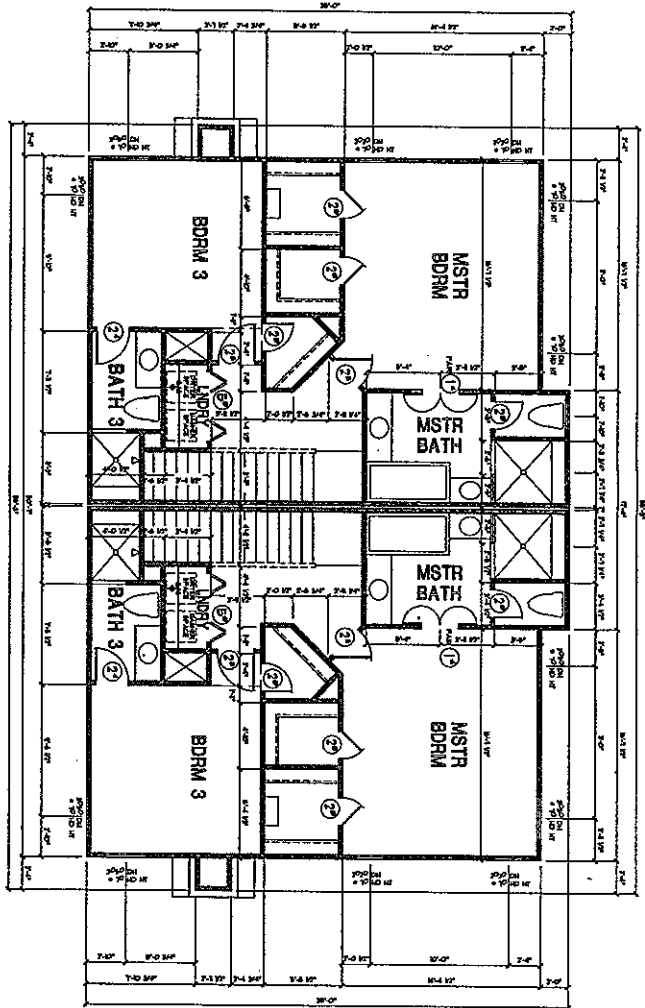
SQUARE FOOTAGE TOTALS	
FOOT & 6 INCH WALKED	13,500 SF
FOOT & 6 INCH WALKED	13,500 SF
TOTAL WALKED	27,000 SF
STORY FLOOR	13,500 SF
UNDERGROUND	500 SF
TOTAL WALKED	14,000 SF
TOTAL WALKED	14,000 SF
TOTAL CONSTRUCTION	14,000 SF

A2

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

McIntyre
associates.

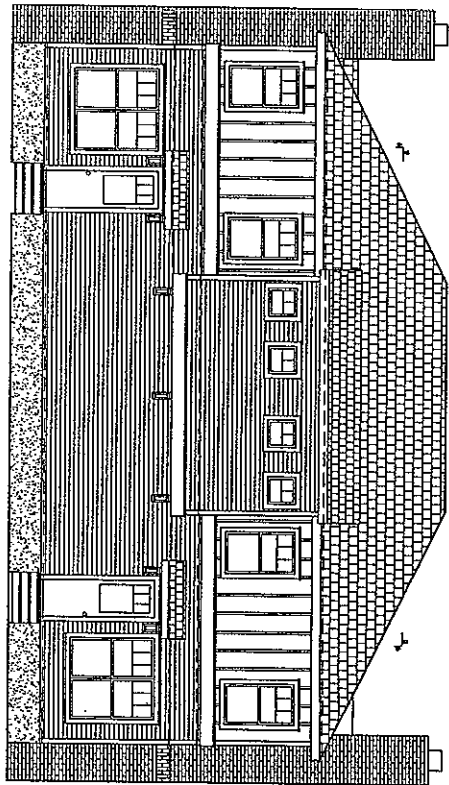
BL
45



2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"
NOTE: ALL DOORS TO BE 70" HT
UNLESS NOTED OTHERWISE

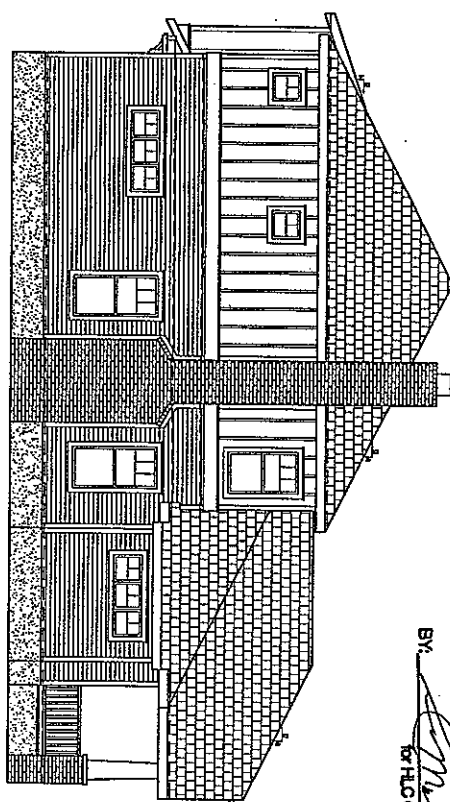
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: [Signature]
FOR FILE CHAIR

B1/47



REAR ELEVATION
SCALE: 1/4" = 1'-0"

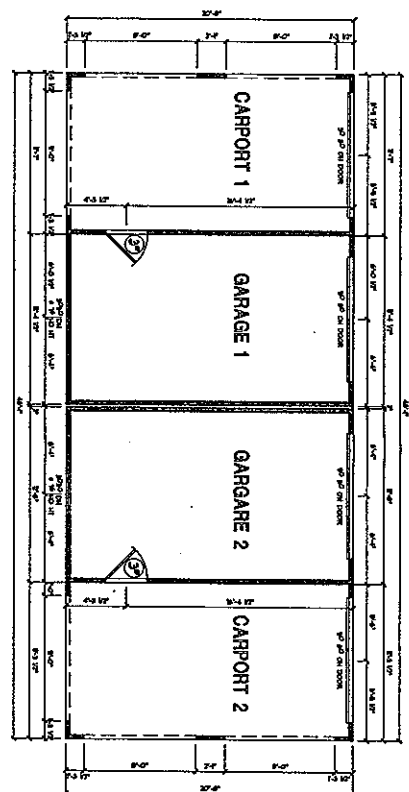
NOTE:
VERTICAL DIMENSIONS & EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
GRADE. HORIZONTAL DIMENSIONS ARE
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVEL.



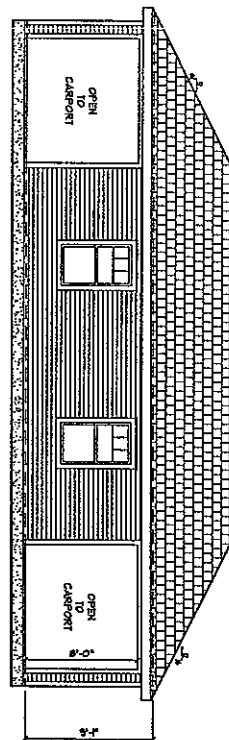
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: *[Signature]*
FOR FILE ONLY

BI
48

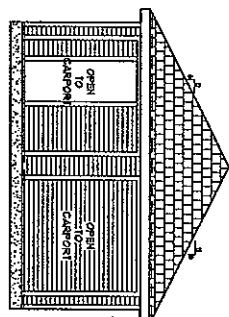


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



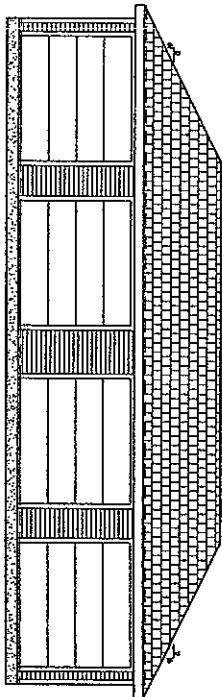
FRONT (YARD) ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL GARAGE MATERIALS
AND DETAILS TO MATCH
MAIN HOUSE MATERIALS

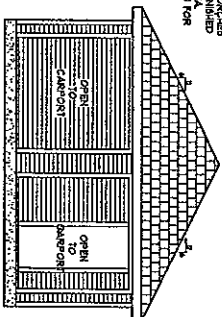


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
VERTICAL JOINTS IN EXTERIOR PORTLAND
CEMENT SHALL BE STaggerED TO AVOID
FLOOR OF THE ADJACENT LIVING AREA.
DROPS OR RIPS IN FLOOR LEVELS



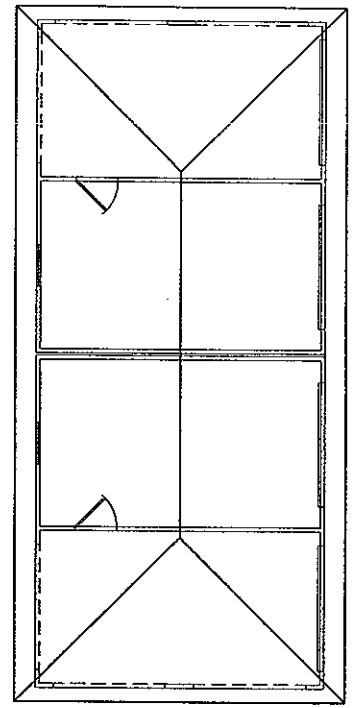
REAR (ALLEY) ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

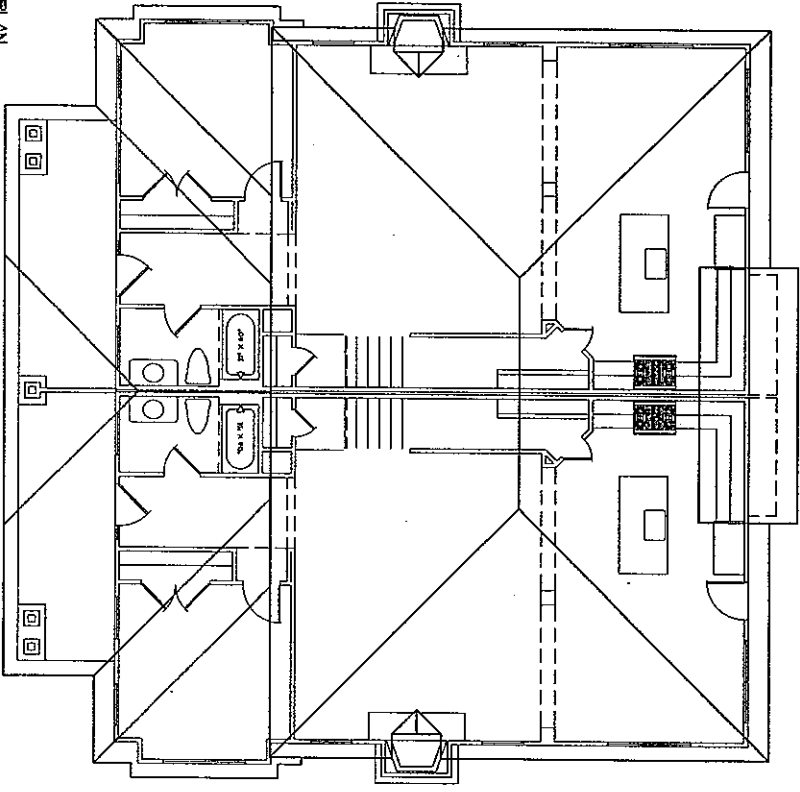
APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/23/12
BY: [Signature]
FOR H.D. Gray

B1/49



GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN
SCALE: 1/4" = 1'-0"



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/21/12
BY: *[Signature]*
1ST FLOOR

R1	McIntyre Associates Architects	BRIDGEWATER CUSTOM HOMES 4104 DUVAL ST. AUSTIN, TEXAS 78751	BRIDGEWATER CUSTOM HOMES 4104 DUVAL ST. AUSTIN, TEXAS 78751	McIntyre associates.	
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B1
49A

Original Approved Application

City of Austin	
Residential Permit Application	
Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	PR # 13-031961 13-031962 13-031963 13-031964 13-031965 13-031966 13-031967 13-031968 13-031969 13-031970 13-031971 13-031972 13-031973 13-031974 13-031975 13-031976 13-031977 13-031978 13-031979 13-031980 13-031981 13-031982 13-031983 13-031984 13-031985 13-031986 13-031987 13-031988 13-031989 13-031990 13-031991 13-031992 13-031993 13-031994 13-031995 13-031996 13-031997 13-031998 13-031999 13-032000

Project Address: 4104 Duval St	Tax Parcel ID: 0220080110000
Legal Description: Lot 11-13 Block A Stateman Addition	
Zoning: SF3-HB-NCD-NP	Lot Size (square feet): 10,108
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable): Hyde Park
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y ☒ N ☐	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? Y ☒ N ☐	
Note: If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? Y ☐ N ☒	
Note: If yes, submit a copy of approved septic permit to construct.	
Does this site require a cut or fill in excess of four (4) feet? Y ☐ N ☒	
Note: If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? Y ☒ N ☐	
Does this site have a Board of Adjustment (BOA) variance? Y ☐ N ☒	
Note: If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone? Y ☐ N ☒	
Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y ☐ N ☒	
Note: Proximity to a floodplain may require additional review time.	

Existing Use: vacant ☐ single-family residential ☒ duplex residential ☐ two-family residential ☐ other ☐	
Proposed Use: vacant ☐ single-family residential ☐ duplex residential ☒ two-family residential ☐ other ☐	
Project Type: new construction ☒ addition ☐ remodel/repair ☐ other ☐	
# of bedrooms existing: ☐ # of bedrooms proposed: 6 (3+3) # of baths existing: ☐ # of baths proposed: 6 (3+3)	
Will all or part of an existing exterior wall be removed as part of the project? Y ☐ N ☒	
Note: Removal of all or part of a structure requires a demolition permit. Demolition permit approved	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)	
New 2-story duplex	
Unit A = 3 bedrooms, 3 baths	
Unit B = 3 bedrooms, 3 baths	
Trades Permits Required: electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (right-of-way) ☐	

TAP-
AMBI-
GMA: Historic ok
App: ordinance 020131-20 & 020220112-080 (final district)
Pending meeting
over the. Verify that calculations

B1
49B

10,100

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) Existing Building Coverage (sq ft): _____ % of lot size: <u>✓</u> Proposed Building Coverage (sq ft): <u>3,772</u> % of lot size: <u>37</u> <u>MAX @ 40% = 4,043.2</u>	
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 Cover (sq ft): _____ % of lot size: _____ Proposed Impervious Cover (sq ft): <u>4,475.6</u> % of lot size: <u>44</u> <u>MAX @ 50% = 5,054.8</u>	
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? <u>Y</u> ☐ <u>N</u> ☒ (LDC 25-2-513) Does any structure (or an element of a structure) extend over or beyond a required yard? <u>Y</u> ☐ <u>N</u> ☒ (LDC 25-2-513) Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <u>Y</u> ☐ <u>N</u> ☒	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478) Building Height: <u>27'-6"</u> Number of Floors: <u>2</u> # of spaces required: <u>6</u> # of spaces provided: <u>8</u>	
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 6-353) <u>Y</u> ☐ <u>N</u> ☒ *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? <u>Y</u> ☒ <u>N</u> ☐ <u>Removed</u> Width of approach (measured at property line): <u>8'-6"</u> ft. Distance from intersection (for corner lots only): <u>15</u> ft. Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <u>Y</u> ☐ <u>N</u> ☒	

Job Valuation	
Total Job Valuation: <u>\$364,000</u> 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. Permit fees are based on adopted fee schedule.	Portion of Total Job Valuation Dedicated to Addition/New Construction: <u>\$364K</u> Primary Structure: <u>\$329,000</u> Accessory Structure: <u>\$35,000</u>
Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____	

B1
49C

Building and Site Area			
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area	A / B 1,829 / 1,169	2,338	2,338
2nd floor conditioned area	819 / 899	1,698	1,698
3rd floor conditioned area			
Basement			
Covered Parking (garage or carport)	2625 / 2625	527	527
Covered Patio, Deck or Porch	369.5 / 369.5	739	739
Balcony			
Other	Breezeways 59 / 59	118	118
Total Building Coverage		3,722	3,722
Driveway / Parking Pads	286 / 286	572	572
Sidewalks		163	163
Uncovered Patio			
Uncovered Wood Deck (counts at 50%)			
AC pads		18	18
Other (Pool Coping, Retaining Walls)			
Total Site Coverage		753	753
Pool			
Spa			

475

B1
49D

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 TUE-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	New	Exemption	Total
1st Floor	2,338	0	2,338
2nd Floor	1,698	0	1,698
3rd Floor			
Basement			
Attic			
Garage (attached)	(243.5x2)	0	0
Garage (detached)	597 (450+200)	0	0
Carport (attached)			
Carport (detached)			
Accessory building(s) (detached)			

TOTAL GROSS FLOOR AREA 4,036

TOTAL Gross Floor Area / lot size $\times 100 = 39.9$ **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 37 Y ☒ N ☐

Is this project claiming a "ground floor porch" exemption as described under Article 37 Y ☒ N ☐

Is this project claiming a "basement" exemption as described under Article 37 Y ☒ N ☐

Is this project claiming a "habitable attic" exemption as described under Article 37 Y ☒ N ☐

Is this project claiming a "habitable attic" exemption as described under Article 37 Y ☒ N ☐

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

Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

exp. = 4036.20

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width, or a parking area that is open on two or more sides. If it does not have habitable space above it, and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall separating the parking area from the principal structure, it may be deducted if it is an attached parking area that is at least 80% of the area measured below the top of the wall separating the parking area from the principal structure, provided that the garage is either detached from the principal structure, or attached by a breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one exemption for a detached rear parking area, and only one exemption for an attached parking area. An applicant may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

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.

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 intersection of the minimum front yard setback line and the side property line.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or standard roof and has a slope of 3 to 12 or greater, 2. It

Residential Permit Application
Page 4 of 9

B1
49E

Owner	Bridgewater Custom Homes	Applicant or Agent	Jeff Bridgewater
Mailing Address	1805 Barton Parkway	Address	Austin TX 78704
Phone	512-801-9109	Phone	512-801-9109
Email	bridgewater.jeff@yahoo.com		
Fax			
General Contractor	Bridgewater Custom Homes	Design Professional	T. McIntyre Associates
Mailing Address	SAATZ	Mailing Address	600 S. Congress Ave. #204
Phone		Phone	Austin TX 78745
Email		Email	512-644-6277
Fax		Fax	512-514-6379

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☐ Y ☐ N ☒ NA

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required 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. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature: *Jeff Bridgewater* Date: 12-4-13

B1-49E



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Jeff Bridgewater Phone: 512-801-9109 Alternate Phone: N/A

Service Address: 4104 Duval St. Austin, TX. 78751

Lot: 1-13 Block: A Subdivision/Land Status: Shesman Property Tax Parcel ID No.: _____

Existing Use: vacant ~~single-family res.~~ duplex garage apartment other _____

Proposed Use: vacant ~~single-family res.~~ duplex garage apartment other 6 (2)-3

Number of existing bathrooms: _____ Number of proposed bathrooms: _____

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes _____ No 1

City of Austin Office Use

Water Main size: 14" CE Service stub size: 3/4" Service stub upgrade required? Yes New stub size: 1 1/2"

Existing Meter number: 277926 Existing Meter size: 5/8" Upgrade required? Yes New size: (2) 5/8"

WW Service: Septic System/On-Site Sewage Facility (OSSF) _____ or WW Collection System _____ WW Main size: _____

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Walter Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date 12-4-12 Phone 972-9722

AWU Representative _____ Date _____ Phone _____

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

RECEIVED

Verification expires 180 days after date of Submittal

DEC 04 2012

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

Field Estimate required for upgrade for (2) meters

B1
499

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Austin Energy
Building Service Planning Application (BSPA)

*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

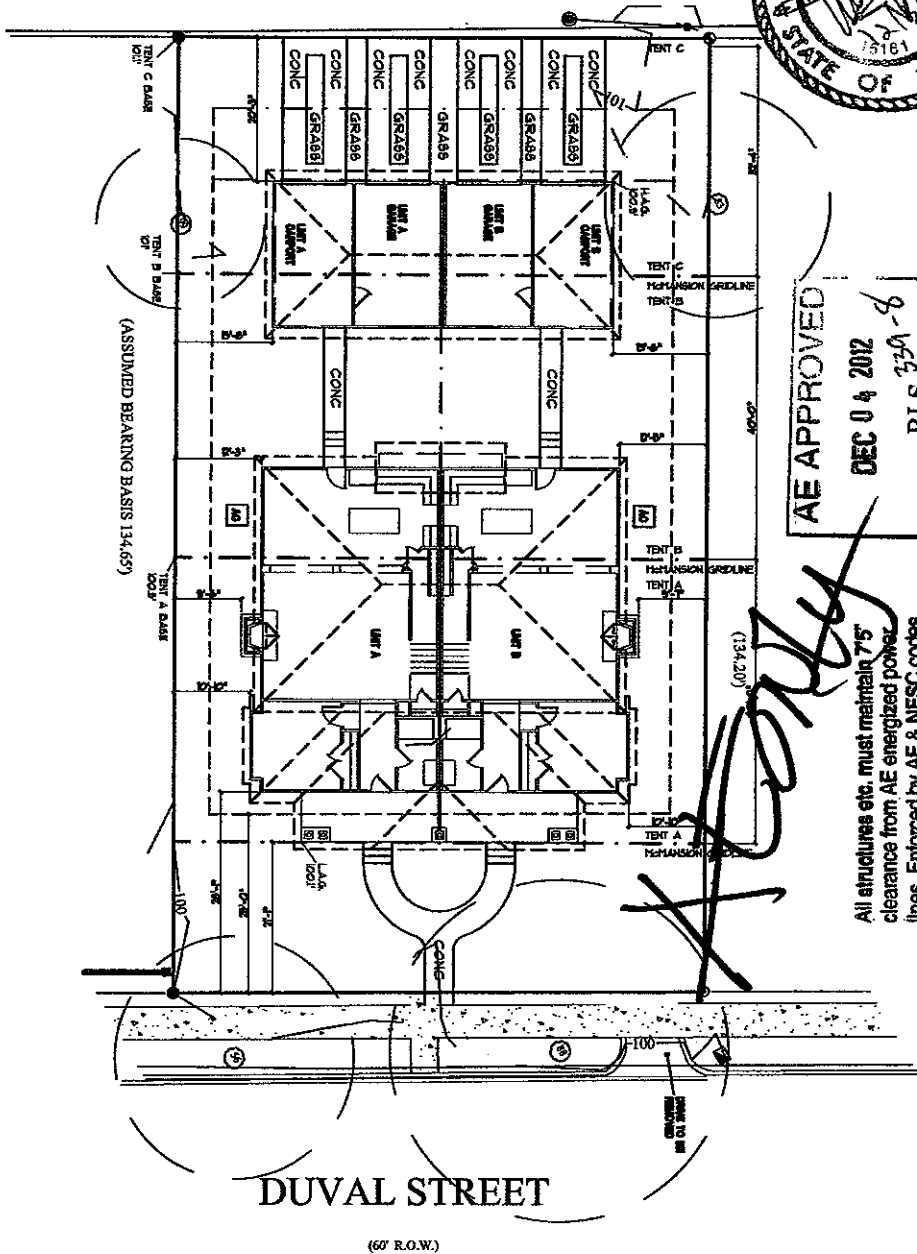
Responsible Person for Service Request <u>Jeff Bridgewater</u>		
Email <u>bridgewater.jeff@yahoo.com</u>	Fax <u>NONE</u>	Phone <u>512-801-9109</u>
☒ Residential	☐ Commercial	☒ New Construction ☐ Remodeling
Project Address <u>4104 Duval St. Austin, TX 78751</u> OR		
Legal Description _____ Lot _____ Block _____		
Who is your electrical provider? ☒ AE ☐ Other <u>10</u>		
☒ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)		
Location of meter <u>RR / 20' off back pl</u>		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments <u>Two story duplex</u>		
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____		
Approved ☒ Yes ☐ No		
AE Representative _____	Date _____	Phone _____

AE APPROVED
DEC 04 2012
RLS 339-8

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

B1
4914

15' GRAVEL ALLEY



BL
49 I

Camou, Juan

From: West, Samuel
Sent: Thursday, March 14, 2013 7:25 AM
To: Camou, Juan
Subject: RE: 15' alley on 4104 Duval St

Juan,

The alley behind 4104 Duval St is maintained by the City of Austin Street & Bridge Operations. We currently maintain the alley with flex base material and we will continue to maintain. We have no plans at this point to pave with asphalt. The developer may tie into the top of the existing alley surface with a concrete driveway approach. They will need to do a 2' concrete section from their property line into the alley. At the right of way they will need to place a expansion joint. Please let me know if you need any more information.

Thank you

Sam West Engineer Assoc. C
Public Works Street & Bridge Operations
Phone 974-8775

From: Camou, Juan
Sent: Tuesday, March 12, 2013 4:54 PM
To: West, Samuel
Subject: 15' alley on 4104 Duval St

Sam,

Can you tell me if the 15' alley on 4104 Duval St. is maintain by the city? If it is how many cuts can you have? How big can the cuts (approach) be? Please see attached information.

Thanks,

Juan P. Camou, Assoc. A.I.A.
Plans Examiner
City of Austin Planning and Development (Residential) Review Dept.
juan.camou@austintexas.gov
(512)-974-2621 office

****We are currently experiencing a dramatic increase in application submittals while at the same time experiencing a dramatic reduction in staffing levels. We are working diligently to restore our staffing levels. Due to these issues, email and phone responses are taking longer than normal to return. In addition, given the unpredictable nature of the services we provide, we cannot provide estimates on the expected review period. We appreciate your continued patience during this frustrating time. ****

*****NEW HOURS*** Effective January 28th, 2013**
Intake: Mon 8-11am, Wed 8-11am & 1-3pm, Fri 8-11am
Consultation: Mon/Wed/Fri 8-11am
CLOSED TUESDAY & THURSDAY (to perform reviews)

B1
49J



Certificate of Appropriateness Application
Review for City Historic Landmarks and properties within a Local Historic District (LHD)
Planning and Development Review Department
Historic Preservation Office

Address of Property: 4104 Duval St., Austin, Tx. 78751
Building Name or LHD: Hugh Park Case No: LHD-2012-0062

APPLICANT

Name: Jeff Bridgewater of Bridgewater Custom Homes
Mailing Address: 1805 Barton Parkway City: Austin Zip: 78709 Telephone: 512 801-9109
E-mail: bridgewater.jeff@ymail.com

OWNER

Name: BARBARA HATCHER
Mailing Address: 3915 N. Hills Drive City: Austin Zip: 78731 Telephone: 512 557-3067
E-mail: bh04@txstate.edu

ARCHITECT (if applicable)

Name: Tim McIntyre
Mailing Address: 6000 S. Congress Ave. #204 City: Austin Zip: 78745 Telephone: 512 694-6277
E-mail: timmetacintyre.com

CONTRACTOR (if applicable)

Name: _____
Mailing Address: _____ Telephone: (____) _____
City: _____ Zip: _____ E-mail: _____

Brief description of proposed work: New construction of single family structure ie. a duplex.

Owner's Signature (Required)

Sedemo App for sig
Date _____

Applicant's Signature (Required)

Jeff Bridgewater
Date _____

For City Use Only:

Application review date: _____

Reviewer: _____

Application Complete: Y/N (if no: Date applicant contacted: _____)

Substantial requirements complete: Y/N (if no: Date applicant contacted: _____)

Date Application Completed: _____

APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 11/27/12

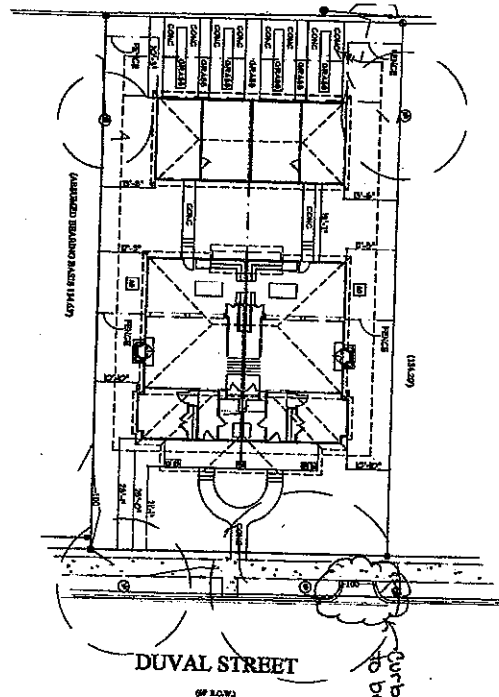
BY: [Signature]
LHD Chair

\$140.00
\$244.00
\$100.00
\$484.00

B1
49K

15' GRAVEL ALLEY

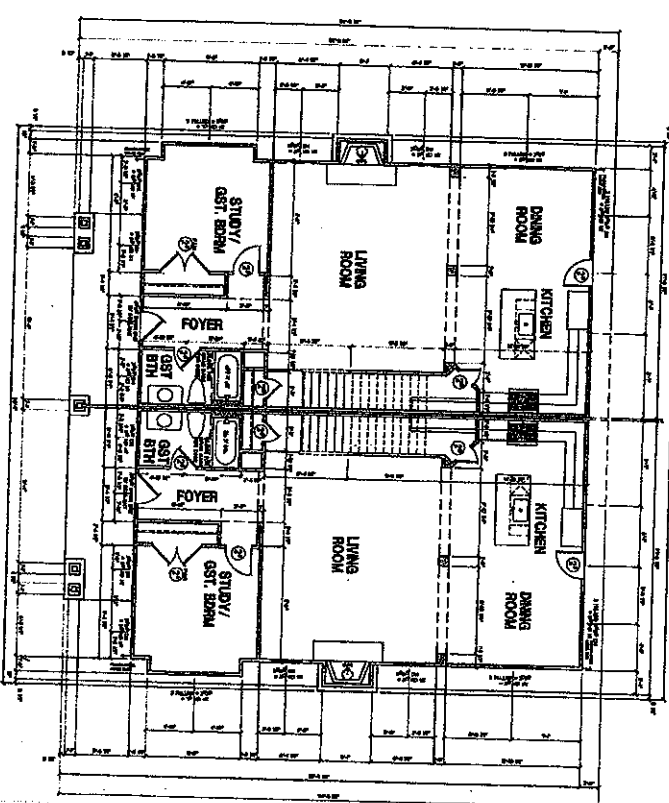
SITE PLAN
SCALE: 1" = 20'



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 11/2/12
BY [Signature]
W. H. LONG

A1		BRIDGEWATER CUSTOM HOMES	
		4104 DUVAL ST. AUSTIN, TEXAS 78751	

B1
49L



1st FLOOR PLAN
SCALE: 1/8" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/22/12
BY: [Signature]

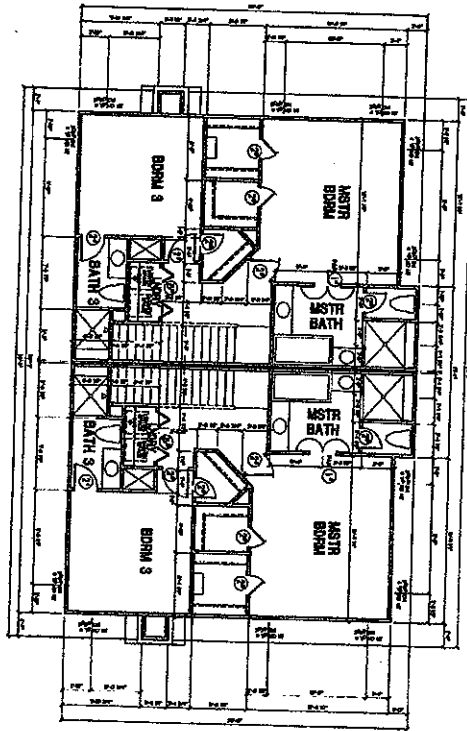
SQUARE FOOTAGE TOTALS	
AREA 1	1,200 sq. ft.
AREA 2	1,200 sq. ft.
TOTAL	2,400 sq. ft.
PER ROOM	200 sq. ft.
PER UNIT	1,200 sq. ft.
PER LOT	1,200 sq. ft.
PER ACRE	1,200 sq. ft.

A2

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

McIntyre
associates.

BI
49M

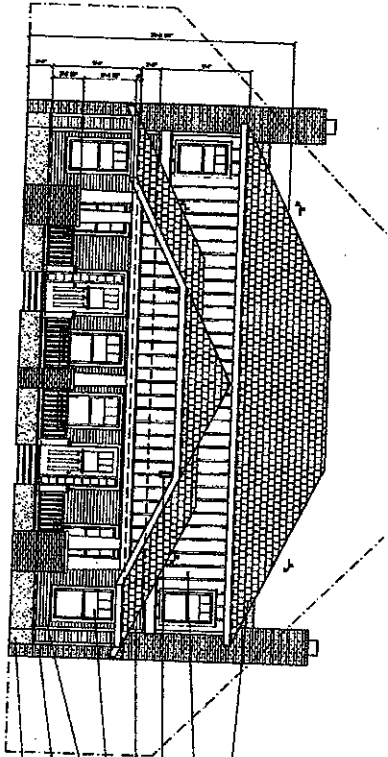


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/21/12
BY: [Signature]
[Signature]

A3		BRIDGEWATER CUSTOM HOMES	
		4104 DUVAL ST. AUSTIN, TEXAS 78751	

B1
49 N

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

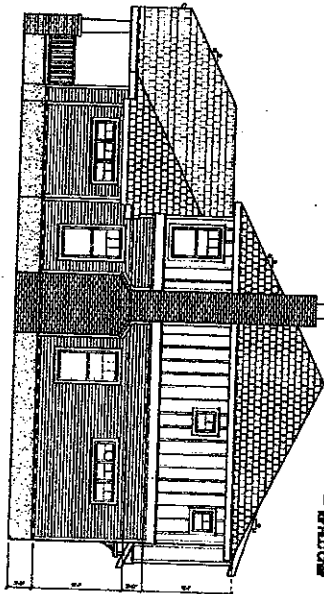


NOTES:
1. BRICK: BRICKWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BRICKMASTERS ASSOCIATION OF AMERICA (BMA) SPECIFICATIONS.
2. SIDING: SIDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SIDING INSTITUTE (SI) SPECIFICATIONS.
3. ROOFING: ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ROOFING MANUFACTURERS ASSOCIATION (RMA) SPECIFICATIONS.
4. CHIMNEY: CHIMNEY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CHIMNEY BUILDING INSTITUTE (CBI) SPECIFICATIONS.
5. WINDOWS: WINDOWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WINDOW MANUFACTURERS ASSOCIATION (WMA) SPECIFICATIONS.
6. DOORS: DOORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DOOR MANUFACTURERS ASSOCIATION (DMA) SPECIFICATIONS.
7. FINISHES: FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FINISHES MANUFACTURERS ASSOCIATION (FMA) SPECIFICATIONS.
8. MATERIALS: MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MATERIALS MANUFACTURERS ASSOCIATION (MMA) SPECIFICATIONS.
9. CONSTRUCTION: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION MANUFACTURERS ASSOCIATION (CMA) SPECIFICATIONS.
10. GENERAL: GENERAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL MANUFACTURERS ASSOCIATION (GMA) SPECIFICATIONS.

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 11/27/12
BY: [Signature]
BRIDGEWATER

NOTES:
1. BRICK: BRICKWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BRICKMASTERS ASSOCIATION OF AMERICA (BMA) SPECIFICATIONS.
2. SIDING: SIDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SIDING INSTITUTE (SI) SPECIFICATIONS.
3. ROOFING: ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ROOFING MANUFACTURERS ASSOCIATION (RMA) SPECIFICATIONS.
4. CHIMNEY: CHIMNEY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CHIMNEY BUILDING INSTITUTE (CBI) SPECIFICATIONS.
5. WINDOWS: WINDOWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WINDOW MANUFACTURERS ASSOCIATION (WMA) SPECIFICATIONS.
6. DOORS: DOORS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DOOR MANUFACTURERS ASSOCIATION (DMA) SPECIFICATIONS.
7. FINISHES: FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FINISHES MANUFACTURERS ASSOCIATION (FMA) SPECIFICATIONS.
8. MATERIALS: MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MATERIALS MANUFACTURERS ASSOCIATION (MMA) SPECIFICATIONS.
9. CONSTRUCTION: CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CONSTRUCTION MANUFACTURERS ASSOCIATION (CMA) SPECIFICATIONS.
10. GENERAL: GENERAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL MANUFACTURERS ASSOCIATION (GMA) SPECIFICATIONS.

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"







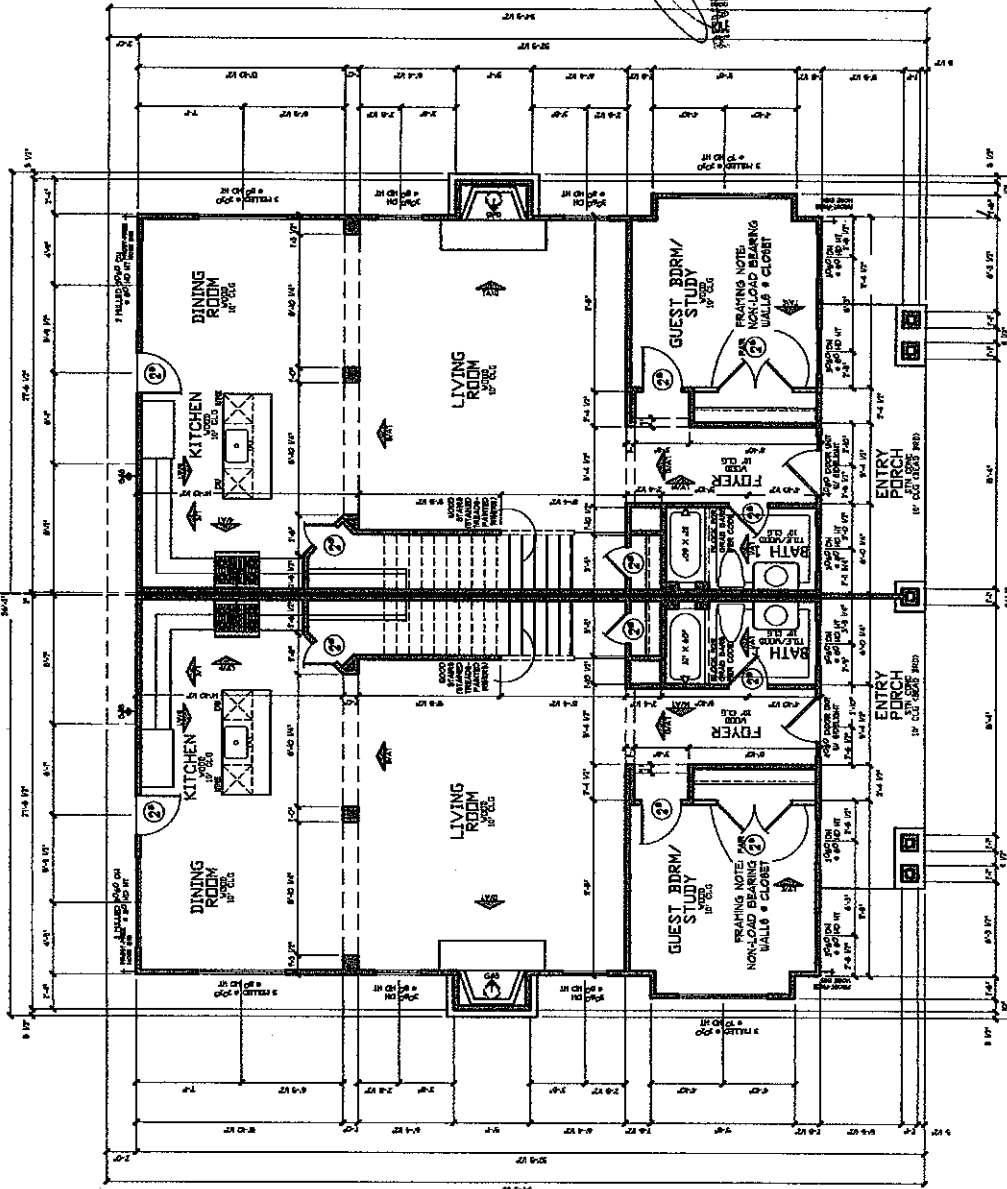
McIntyre
ASSOCIATES

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78761

A2

MODEL SHALL BE THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY NOTED. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

UNIT A ——— UNIT B



REVIEWED FOR ZONING ONLY
 1/11/11

SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	1350 SF
SECOND FLOOR HEATED	1400 SF
TOTAL HEATED	2750 SF
ENTRY PORCH	270 SF
CARPORT	527 SF
TOTAL UNHEATED	1440 SF
TOTAL SLAB	1440 SF
TOTAL CONSTRUCTION	5507 SF

1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NOTE: ALL DIMENSIONS TO BE AS NOTED UNLESS NOTED OTHERWISE

B1
 498

B1
49 Q



McIntyre
Associates

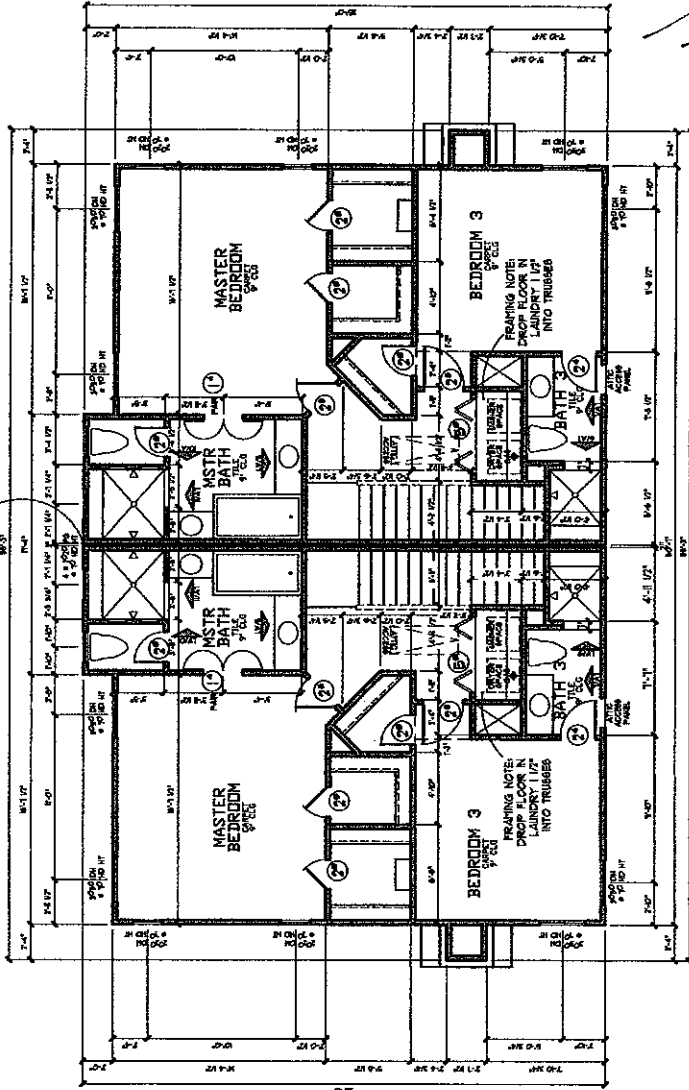
BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

A3

THANKS FOR YOUR BUSINESS
ALL RIGHTS RESERVED



NOTE:
DIMENSIONS
TO ROOM PER CODE

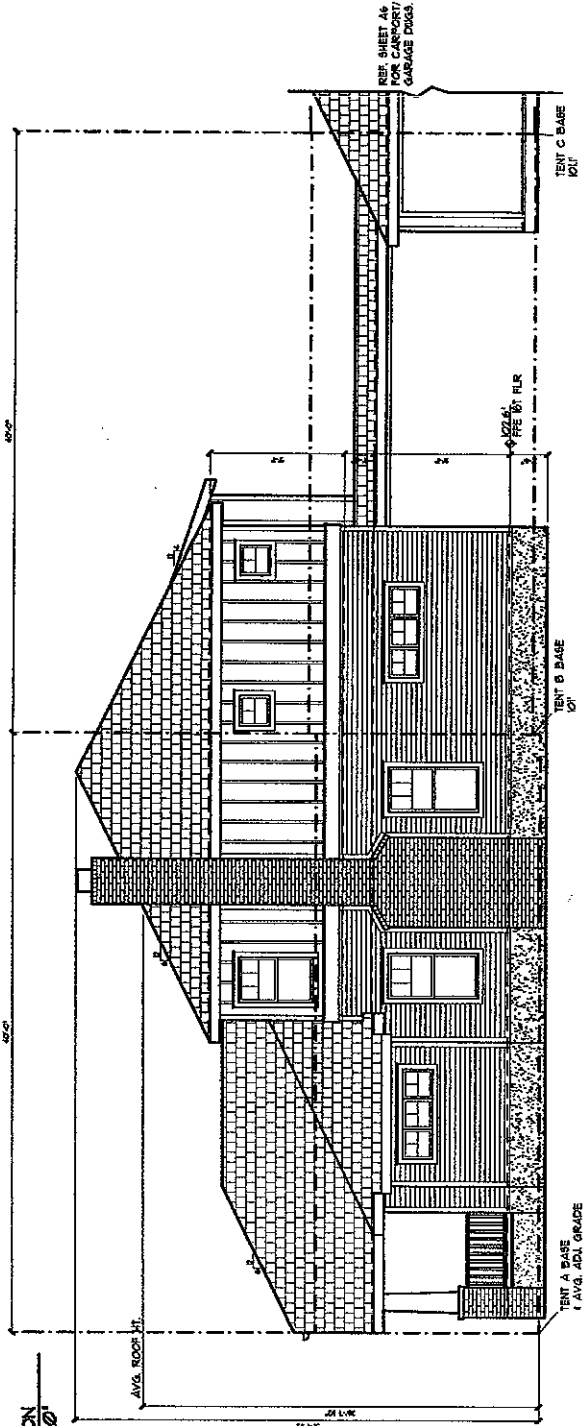
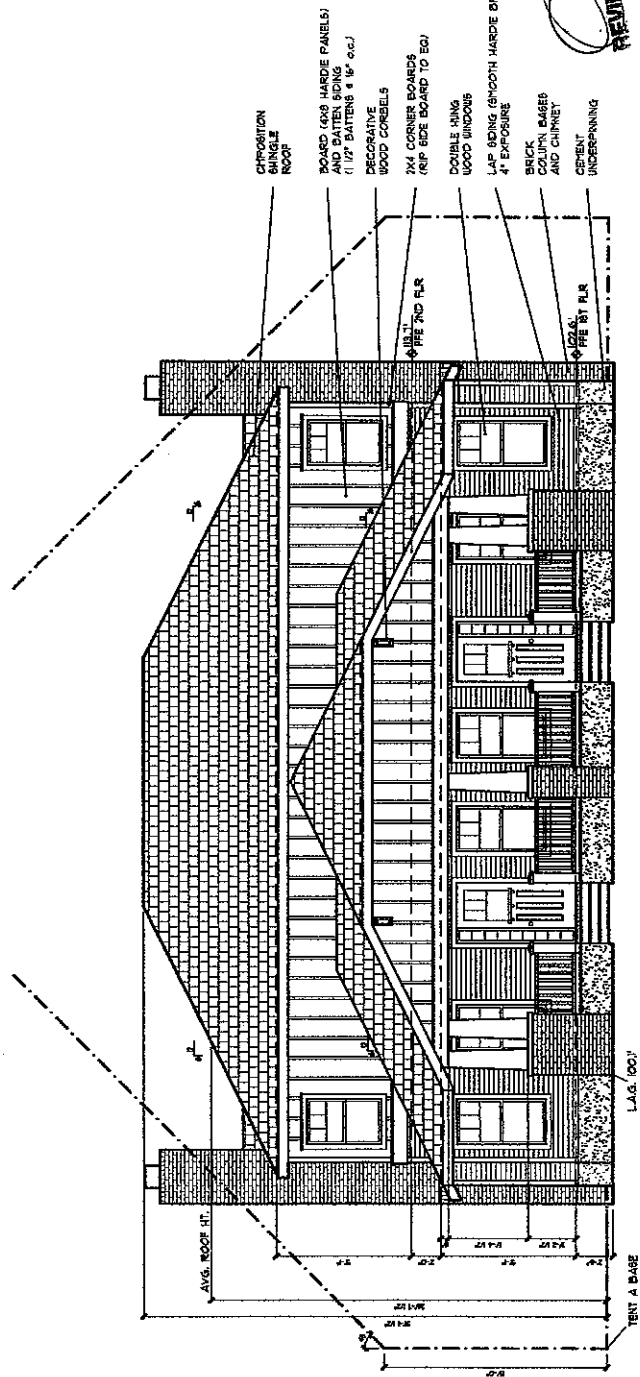


REVIEWED FOR ZONING ONLY
11/1/13

2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"
NOTE: ALL DOORS TO BE 10' 0" UNLESS NOTED OTHERWISE



B1
49R



REF. SHEET A6 FOR CARPORTY GARAGE DOGS



J. McIntyre
Architects
A PROFESSIONAL CORPORATION

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

NOT TO SCALE
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
DO NOT SCALE DIMENSIONS FROM THIS DRAWING

COPYRIGHT 2012

J. MCINTYRE ARCHITECTS
ALL RIGHTS RESERVED

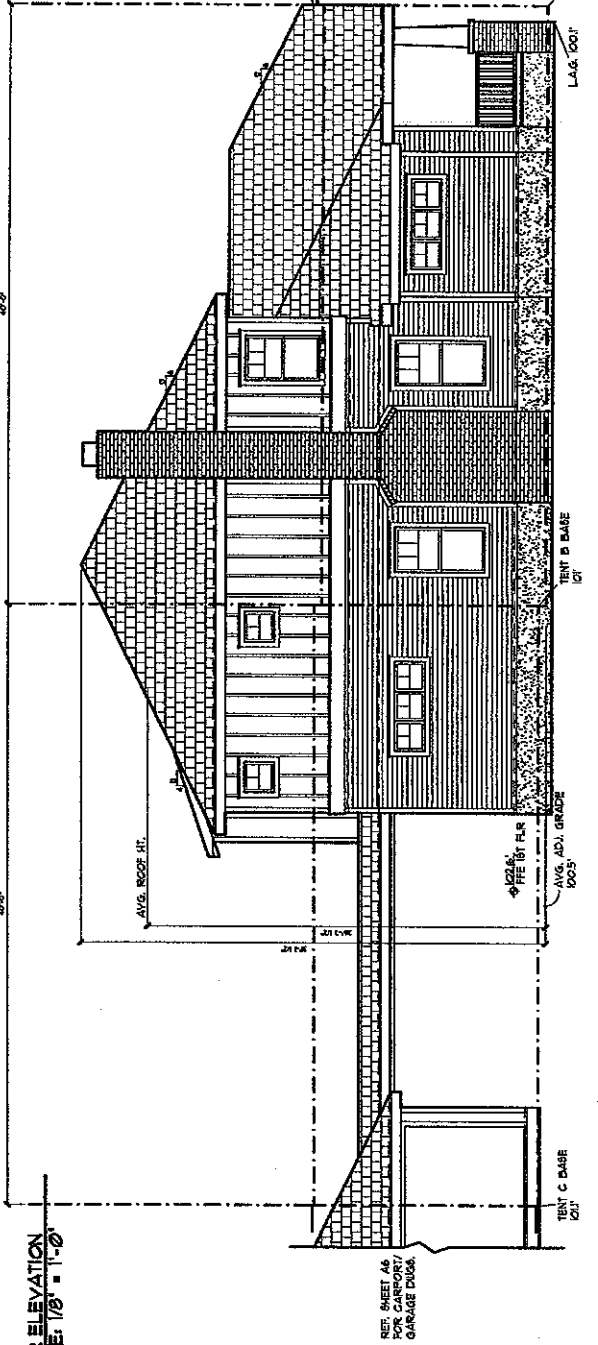
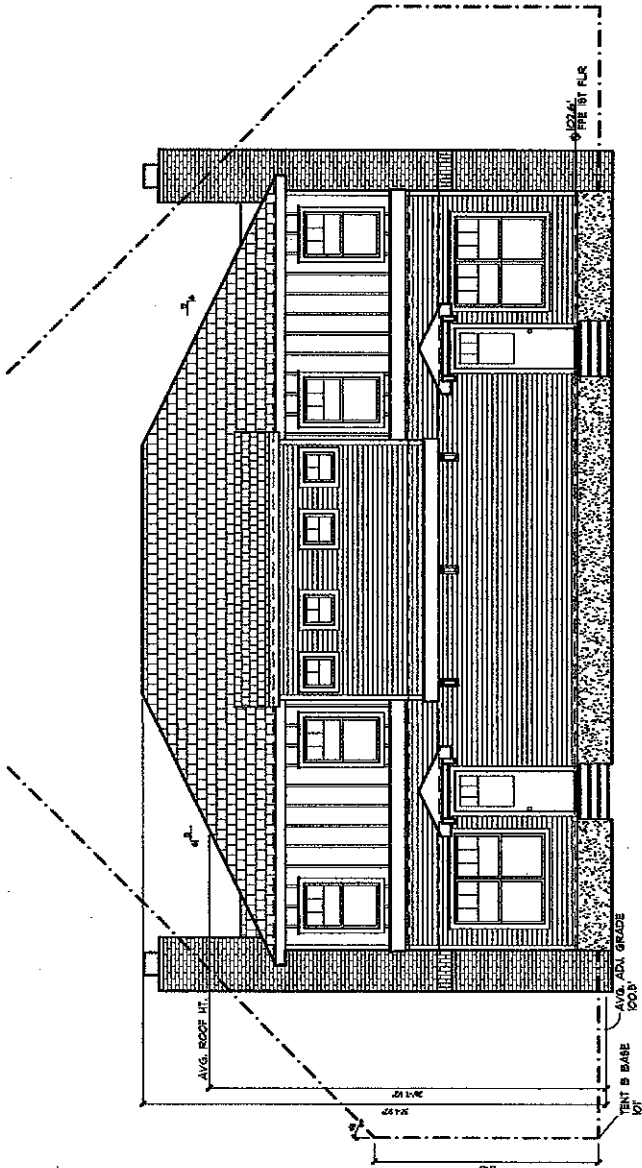
A5

565
B1



NOTE: VERTICAL DIMENSIONS + EXTERIOR PORCHES
ARE TO FINISH GRADE UNLESS NOTED
FLOOR OF THE ADJACENT LIVING AREA
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVEL.

REVIEWED FOR ZONING ONLY
A113

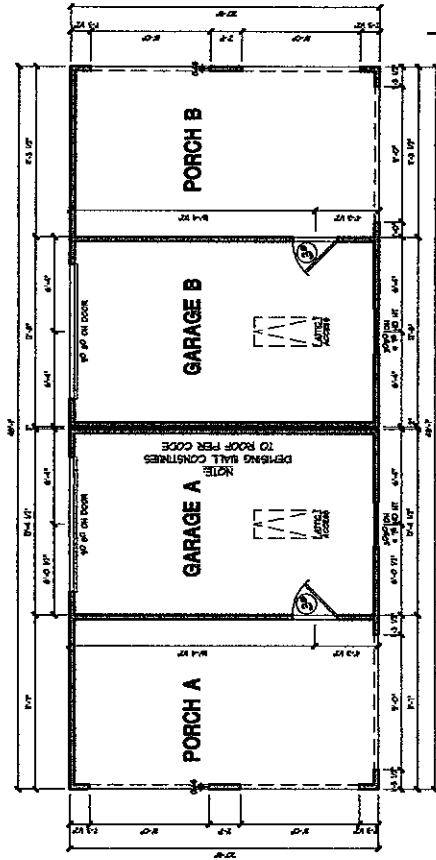


REAR ELEVATION
SCALE: 1/8" = 1'-0"

SEE SHEET A6
FOR GARAGE/DOOR
GARAGE DOOR

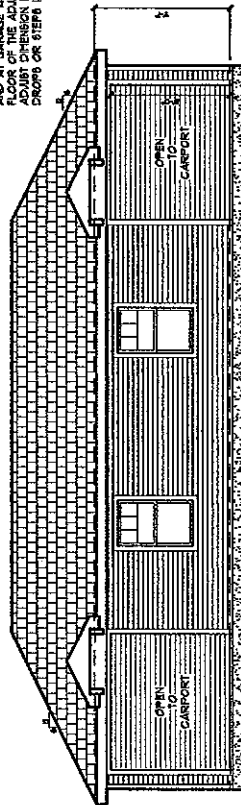


Handwritten: 1/1/24
REVIEWED FOR ZONING ONLY



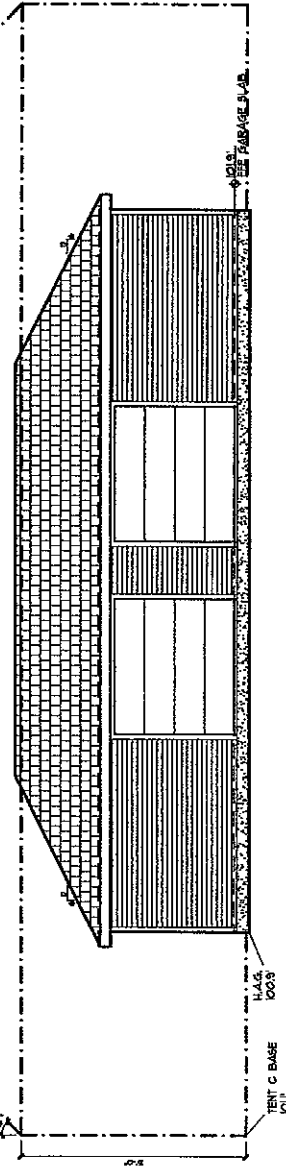
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
VERTICAL DIMENSIONS & EXTERIOR PORCHES AND AT GARAGE ARE GIVEN FROM FINISHED FLOOR OF THE ADJACENT LIVING AREA. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

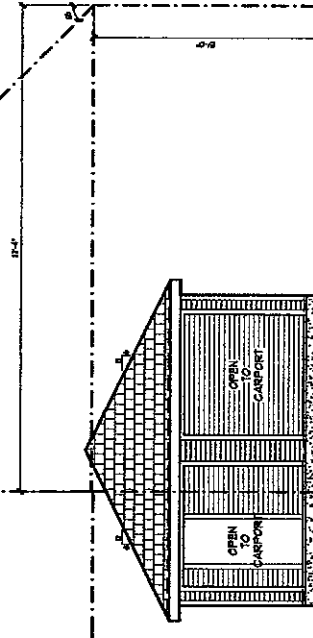


FRONT (YARD) ELEVATION
SCALE: 1/8" = 1'-0"

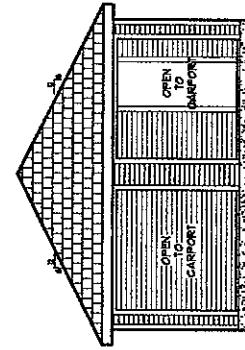
NOTE:
ALL GARAGE MATERIALS AND DETAILS TO MATCH MAIN HOUSE MATERIALS



REAR (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

Handwritten: B1
49 T

B1
4492

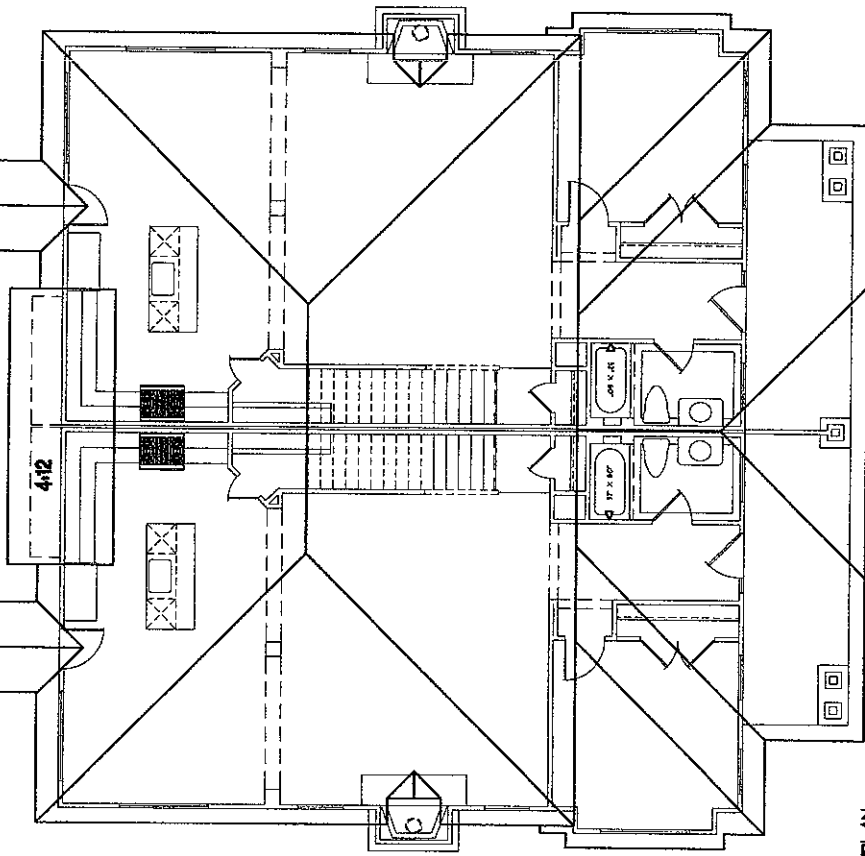
McIntyre
Associates
11111
AUSTIN, TEXAS 78751

BRIDGEWATER CUSTOM HOMES
4104 DUVAL ST.
AUSTIN, TEXAS 78751

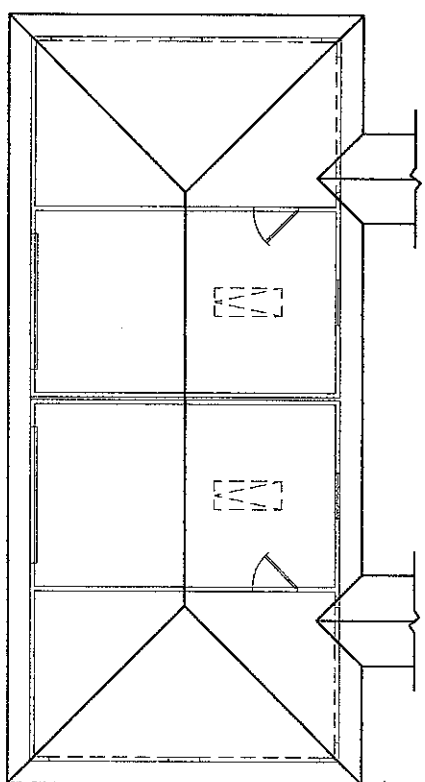
R1
McIntyre Associates
All Rights Reserved
Sheet



REVIEWED FOR ZONING ONLY
11/1/21



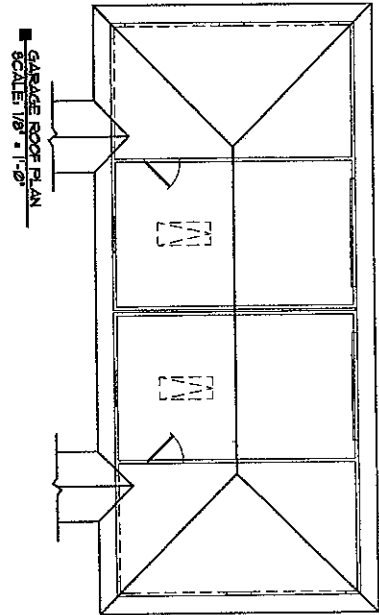
ROOF PLAN
SCALE: 1/8" = 1'-0"



GARAGE ROOF PLAN
SCALE: 1/8" = 1'-0"

ALL ROOF PITCHES •
6:12 UNLESS NOTED
OTHERWISE

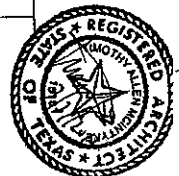
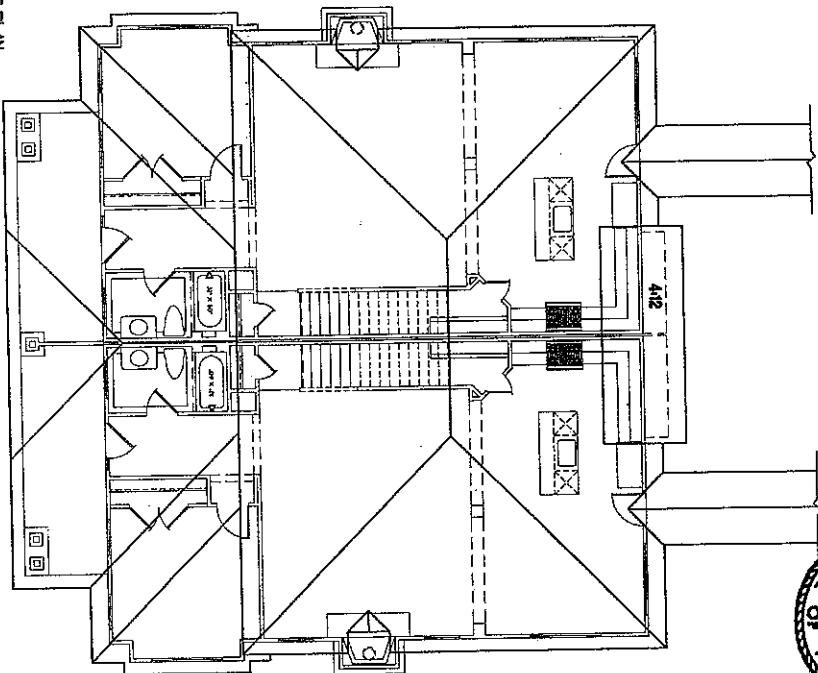
BI
49 V



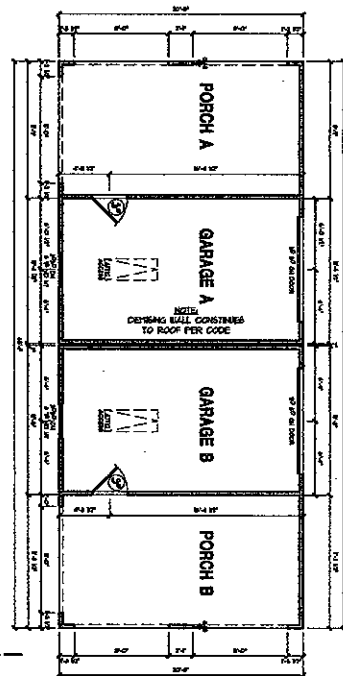
ALL ROOF PITCHES •
6:12 UNLESS NOTED
OTHERWISE

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 4/1/13
BY *[Signature]*
FOR CITY OF AUSTIN

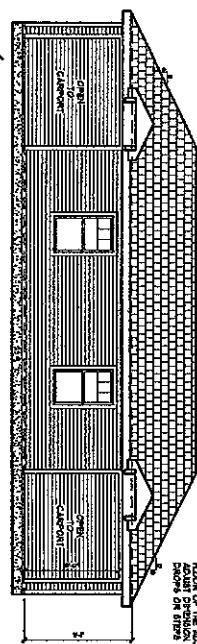
ROOF PLAN
SCALE 1/8" = 1'-0"



14/49
B1

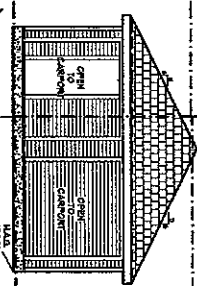


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

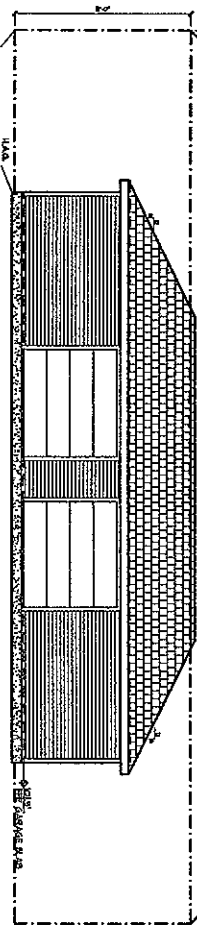


FRONT (YARD) ELEVATION
SCALE: 1/8" = 1'-0"

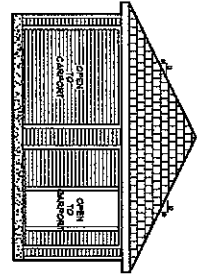
NOTE: MATERIALS, FINISHES, AND DETAILS TO MATCH MAIN HOUSE MATERIALS.



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"

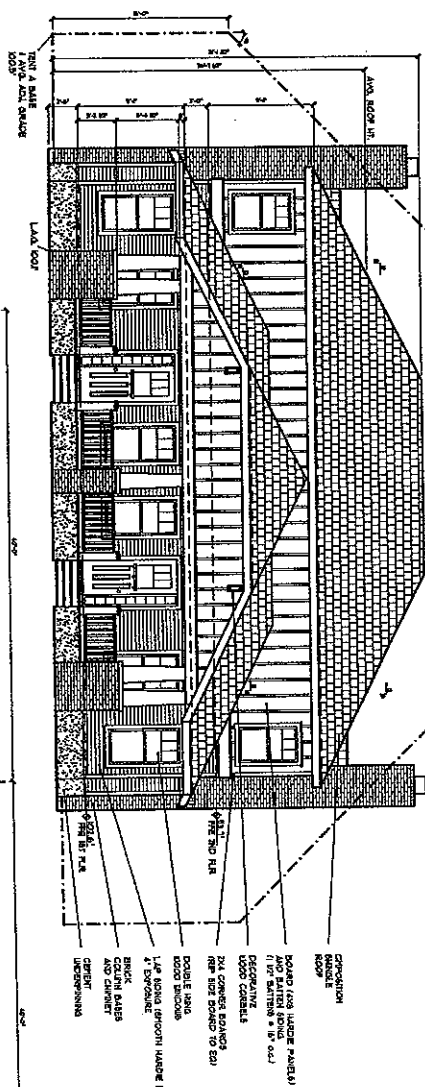


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/1/12
BY: [Signature]

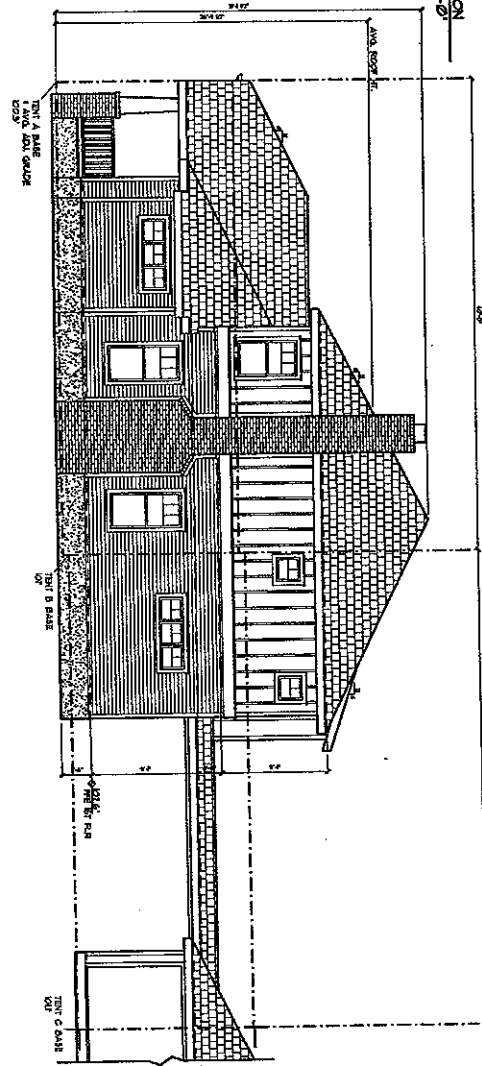


BI
49X



FRONT ELEVATION
SCALE 1/8" = 1'-0"

NOTE: ALL DIMENSIONS & ELEVATION FIGURES
SHOWN ARE APPROXIMATE AND GIVEN FOR
GENERAL REFERENCE ONLY. FOR EXACT
DIMENSIONS, SEE THE ARCHITECT'S
SPECIFICATIONS AND NOTES.

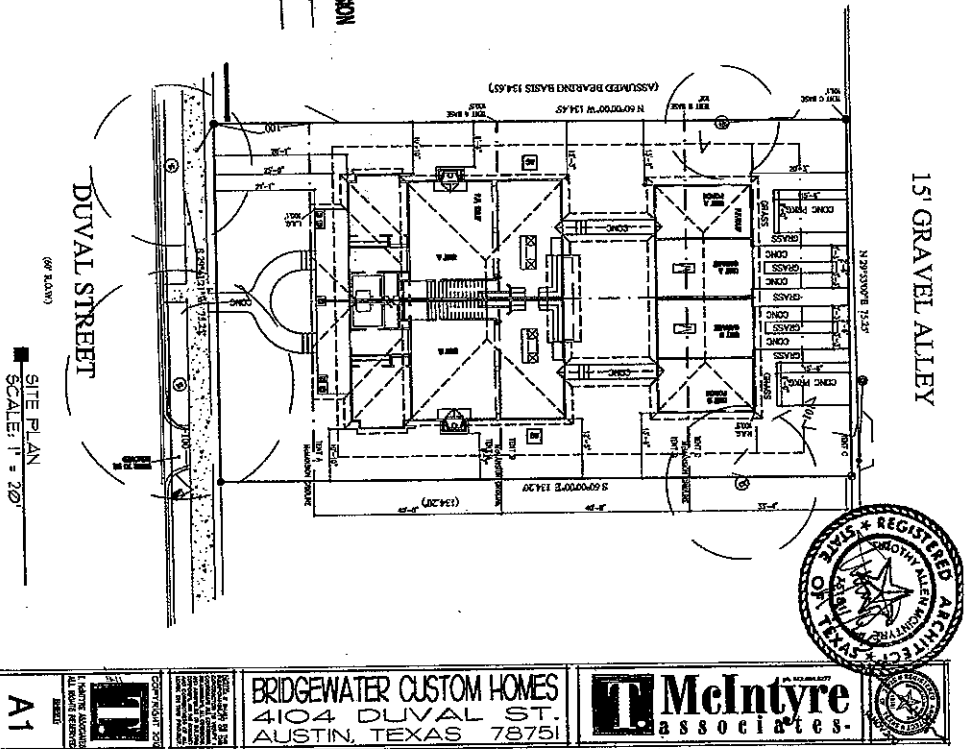


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 4/13
BY: [Signature]
12110 ONE



BI
497

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE 4/13/13
BY [Signature]
[Signature]



Hello Jeff, neighbors and the neighborhood got notice of a RDCC variance request for June.

So, it came to a bit of a surprise to DRC members that nothing was said to us and what the reason the FAR increase request is for.

Can you elaborate? I do have to admit the structure looks large so any increase is in question.

David

B1
51

David,

I am sorry to be getting with you late on this matter. I have been a bit overwhelmed. Family illnesses, brother dying of cancer in the hospital, caring for my elderly mother, etc.

When we submitted for a permit we found out that my architect, Tim McIntyre, calculated the FAR calculation incorrectly due to a misinterpretation of the code concerning duplex garage & carport credits and calculations. We ended up being over the FAR calculation by 3.3%. After waiting 4 months for a permit, we were able to eliminate the carport in the flex space (combination covered patio/carport) we had approved by the Hyde Park Development Review Committee and neighbors, the Historical Preservation Office of the Austin (Allyson McGee), the Certificate of Appropriateness Committee & the Historical Landmark Commission as you well know. All that entailed was eliminating the garage doors (2) at the back of the flex space of covered patio/carport facing the alley on either end and enclosing the covered patio thereby eliminating the option to use it as a carport to reduce the on street parking challenge in the neighborhood to meet code. I will provide in 2 attachments: 1 of what you approved = 4 garage doors facing the alley thereby improving the challenging parking circumstances vs. eliminating the carport space as well as two parking spaces on the property instead of the public streets. All we are asking for is to have the garage doors (2 = 1 for each unit) and use of the flex space as you originally approved. **This DOES NOT add any impervious coverage, size to the structure, etc.** All it does is gives us back what you had all ready approved that benefits the future owners of the condos and the neighborhood parking circumstances.

I want to apologize again for not getting with you sooner.

I would not ask for a variance consideration if it went outside the boundaries of what we had agreed to initially. This request is exactly what you approved without both of us knowing it was 3.3% over the FAR calculation NOT increasing any impervious coverage or size to structure.

B1/52

Please call me with any questions. If I need to meet with the committee or neighbors to explain the circumstances in person I am happy to do so.

I want to answer some questions that I have heard going around please: I will send 3D color rendering as well for your reference.

- 1.) The wood columns that sit on top of the brick bases on the front porches will look exactly like the rendering when completed. They will be sloped not square when complete.
- 2.) The front doors and rear are beautiful wooden oak doors that will be stained that compliment the historical era. Those are construction doors presently in the frames to secure project at night.
- 3.) The size of the structure is exactly what was approved. We are going to do everything feasibly possible to make it look as small as possible. We are considering all options. I will keep you posted as we get closer to completion. We are considering some landscape options. Hope they are economically feasible. Cost are through the roof as you well know.
- 4.) We are painting it the exact color as the rendering and using the exact brick as the rendering. Buff Colorado Rumbled. Special order from Colorado. Modular size brick to match the era.
- 5.) The finished product is going to be a good asset to the historic neighborhood just like I said it would. Your going to love the interior selections as well. They compliment the historical era too.

Hope all is well for you and yours David,

Jeff Bridgewater
Bridgewater Custom Homes
1805 Barton Parkway
Austin, Texas 78704
512-801-9109
bridgewater.jeff@yahoo.com

B1/53

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2013-049230RA

ADDRESS: 4104 Duval Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: June 5, 2013

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Walter Kuhl + Valerie Harris
Your Name (please print)

4015 Ave H

Your address(es) affected by this application

Walter Kuhl Valerie Harris 5-26-13
Signature Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

B1
54

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2013-049230RA

ADDRESS: 4104 Duval Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: June 5, 2013

Residential Design and Compatibility Commission

☐ I am in favor
☒ I object

Eugene Cury
Your Name (please print)

4109 Ave H
Your address(es) affected by this application

Eugene Cury 05-28-2013
Signature Date

Comments: Having been to the site and
discussing original plans with contractor
I am disappointed (and surprised)
at these encumbering changes
in plans.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

B1
55

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2013-049230RA

ADDRESS: 4104 Duval Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: June 5, 2013

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jessica Salinas
Your Name *(please print)*

4108 Ave H
Your address(es) affected by this application

JBS Signature 5/28/13 Date

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

B1/56

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2013-049230RA

ADDRESS: 4104 Duval Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: June 5, 2013

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Janelle Watts - Barbara Hatcher
Your Name (please print)

4205 Ave B + 4244 Ave B former owner 4104 Duval
Your address(es) affected by this application

<u>Janelle Watts</u>	<u>5/25/13</u>
<u>Barbara Hatcher</u>	
Signature	Date

Comments: We support this project

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

B1/57

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2013-049230RA
ADDRESS: 4104 Duval Street
Contact: Sylvia Benavidez, 974-2522
Public Hearing: June 5, 2013
Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jeff Bridgewater
Your Name (please print)

4104 Duval St.
Your address(es) affected by this application

Jeff Bridgewater
Signature

5-29-13
Date

Comments: I am in favor because the request was all ready been approved by the Hyde Park Development review board & surrounding neighbors, the historic preservation office of the City of Austin (Alyson McGee), the Certificate of Appropriateness Committee & the Historic Landmark Commission before finding out we exceeded the FAR calculation by 3.3%. This will not add any inferior coverage or change any exterior design approved presently. It will only US to add a garage door to comfort into the space as originally approved.

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

This will only help reduce the all ready congested now the street parking in the surrounding neighborhood.