

6/2012

| | | | |
|---|-------------------|-----------|------------|
| City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747 | PR # | 12-079335 | BP # |
| | Assigned | | Due Date |
| | View Date | 8-22-12 | Issue Date |
| | Reviewed/Approved | JA JA | Issued |

| Project Information | |
|--|--|
| Project Address: 1917 DAVID STREET | Tax Parcel ID: 0113001220 0000 |
| Legal Description: LOT 18 BLOCK 2 CARRINGTON SUBDIVISION | |
| Zoning: SF-3-NP | Lot Size (square feet): 7999.2 ± |
| Neighborhood Plan Area (if applicable): COMBINED CENTRAL AUSTIN | Historic District (if applicable): N/A |
| Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. | |
| Does this site currently have water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request. | |
| Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> 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? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption. | |
| Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N Is this site adjacent to a paved alley? <input checked="" type="radio"/> Y <input type="radio"/> N | |
| Does this site have a Board of Adjustment (BOA) variance? <input type="radio"/> Y <input checked="" type="radio"/> N Case # (if applicable) | |
| Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="radio"/> Y <input checked="" type="radio"/> 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 would include canopy and/or critical root zone. <input type="radio"/> Y <input checked="" type="radio"/> 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? <input type="radio"/> Y <input checked="" type="radio"/> 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 4 PLEX |
| 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: | | # of bedrooms proposed: 6 | # of baths existing: | # of baths proposed: 6 |
| Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Removal of all or part of a structure requires a demolition permit. TOTAL DEMO - PERMITS ACTIVE | | | | |
| Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) Remove EXISTING IMPROVEMENTS, BOTH STRUCTURES S/O Demo PERMITS 2012-062012 BP, 2012-062013 BP NEW DUPLEX TO BE CONSTRUCTED PER CODE REQUIREMENTS | | | | |
| Trades Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way) | | | | |

| Job Valuation | | |
|---|---|--|
| Total Job Valuation: \$ 350,000 | Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 350,000 | Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ |
| 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. | Primary Structure: \$ 350,000 Accessory Structure: \$ | Bldg: \$ Elec: \$ Plmbg: \$ Mech: \$ |

1999 CA

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): NA % of lot size: 0
 Proposed Building Coverage (sq ft): 2540 % of lot size: 31.7 **TOTAL DEMOLITION OF EXISTING BLDG. 3199**

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): NA % of lot size: 0
 Proposed Impervious Cover (sq ft): 3338 % of lot size: 41.7 **3599**

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

Building Height: 28'7" ft Number of Floors: 2 # of spaces required: 4 # of spaces provided: 4

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): _____ ft Distance from intersection (for corner lots only): _____ ft

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

| Building and Site Area | | | |
|---|-----------------------|------------------------|-------------|
| Area Description | UNIT A Existing Sq Ft | UNIT B 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. | | | |
| 1 st floor conditioned area | 1131 | 1131 | 2262 |
| 2 nd floor conditioned area | 468 | 468 | 936 |
| 3 rd floor conditioned area | | | |
| Basement | | | |
| Covered Parking (garage or carport) | | | |
| Covered Patio, Deck or <u>Porch</u> | 139 | 139 | 278 |
| Balcony | | | |
| Other | | | |
| Total Building Coverage | | | 3199 |
| Driveway <u>(PARKING)</u> | | 648 | |
| Sidewalks | | 138 | |
| Uncovered Patio | | | |
| Uncovered Wood Deck (counts at 50%) | | | |
| AC pads | | 12 | |
| Other (Pool Coping, Retaining Walls) | | | |
| Total Site Coverage | | | 3338 |
| Pool | | | |
| Spa | | | |

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.

| | A Existing | B New | Exemption | Total |
|-------------------------------------|---------------|----------|-----------|-------|
| 1 st Floor | 1131 | 1131 | | 2262 |
| 2 nd Floor | 468 | 468 | | 936 |
| 3 rd Floor | / | / | | |
| Basement | / | / | | |
| Attic | / | / | | |
| Garage (attached) | / | / | | |
| (detached) | / | / | | |
| Carport (attached) | / | / | | |
| (detached) | / | / | | |
| Accessory building(s) (detached) | / | / | | |

TOTAL GROSS FLOOR AREA 3198 ✓

LOT =
7999.2 ₤

(Total Gross Floor Area / lot size) x 100 = .399 ✓ 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.

Vigil, Edward

From: West, Samuel
Sent: Thursday, August 09, 2012 12:51 PM
To: Vigil, Edward
Subject: RE: 1917 David Street

Edward,
The alley behind 1917 David is paved with asphalt. The City of Austin Public Works Department maintains the right of way. 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: Vigil, Edward
Sent: Tuesday, August 07, 2012 1:21 PM
To: West, Samuel
Subject: 1917 David Street

Hi Sam,

I have another application for a duplex with 4 alley parking spaces. Can you verify who is responsible for maintaining the alley? Is it already paved?

Thanks,

Edward Drake Vigil
Senior Planner
City of Austin
Planning & Development Review
505 Barton Springs Road, 2nd Floor
Austin, Texas 78704
Phone: 512-974-2635
Edward.Vigil@austintexas.gov



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

| | | |
|--|--|--|
| Customer Name: <u>Mike M. Rose</u> | Phone: <u>554-8440</u> | Alternate Phone: <u>481-9111</u> |
| Service Address: <u>1917 DAVID STREET</u> | | |
| Lot: <u>1B</u> | Block: <u>2</u> | Subdivision/Land Status: <u>CAMPINGTON ADD</u> |
| Tax Parcel ID No.: <u>0113001220000</u> | | |
| Existing Use: vacant | single-family res. | duplex |
| <small>(Circle one)</small> | | |
| Proposed Use: vacant | single-family res. | duplex |
| <small>(Circle one)</small> | | |
| Number of existing bathrooms: <u>6</u> | Number of proposed bathrooms: <u>6</u> | |
| Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes <input type="checkbox"/> No <input type="checkbox"/> | | |

City of Austin Office Use

| | | | |
|---|----------------------------------|---|-----------------------------|
| Water Main size: <u>6"</u> | Service stub size: <u>3/4"</u> | Service stub upgrade required? <u>Y</u> | New stub size: <u>1/2"</u> |
| Existing Meter number: <u>185432</u> | Existing Meter size: <u>5/8"</u> | Upgrade required? <u>Y</u> | New size: <u>5/8" add'l</u> |
| WW Service: Septic System/On-Site Sewage Facility (OSSF) <input type="checkbox"/> or WW Collection System <input checked="" type="checkbox"/> WW Main size: <u> </u> | | | |

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: <input type="checkbox"/> Yes (see attached approved documents) <input type="checkbox"/> No | | |

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller 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 | Phone |
| AWU Representative | Date | Phone |
| Approved: <input type="checkbox"/> Yes (see attached approved documents) <input type="checkbox"/> No | | |

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

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED

JUL 03 2012

AUSTIN WATER UTILITY
 CONSUMER SERVICE DIVISION - TAPS

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

Check this box if this is for a building permit only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Mike McHone Phone 554-8440
Email _____ Fax 481-1002
Project Name 1917 DAVID New Construction Remodeling
Project Address 1917 DAVID STREET OR
Legal Description CRAWFORD ADDN. Lot 18 Block 2
Requested Service Duration: Permanent Service Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? AE Other _____

Overhead or Underground Voltage _____ Single-phase (1 ϕ) or Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ All Electric Gas & Electric Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New Duplex

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____
Approved: Yes No (Remarks on back) _____

AE Representative _____ Date _____
Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)



Version 1.1.0.0
Operating-100736
top Form Ver: 1.1.0.0 Eff. Date: 03/02/10
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

This document when printed is uncontrolled and for reference purposes only.

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: *1917 DAVID STREET*

PR#: _____

Michael Said

6/29/12

Owner's Signature

Date

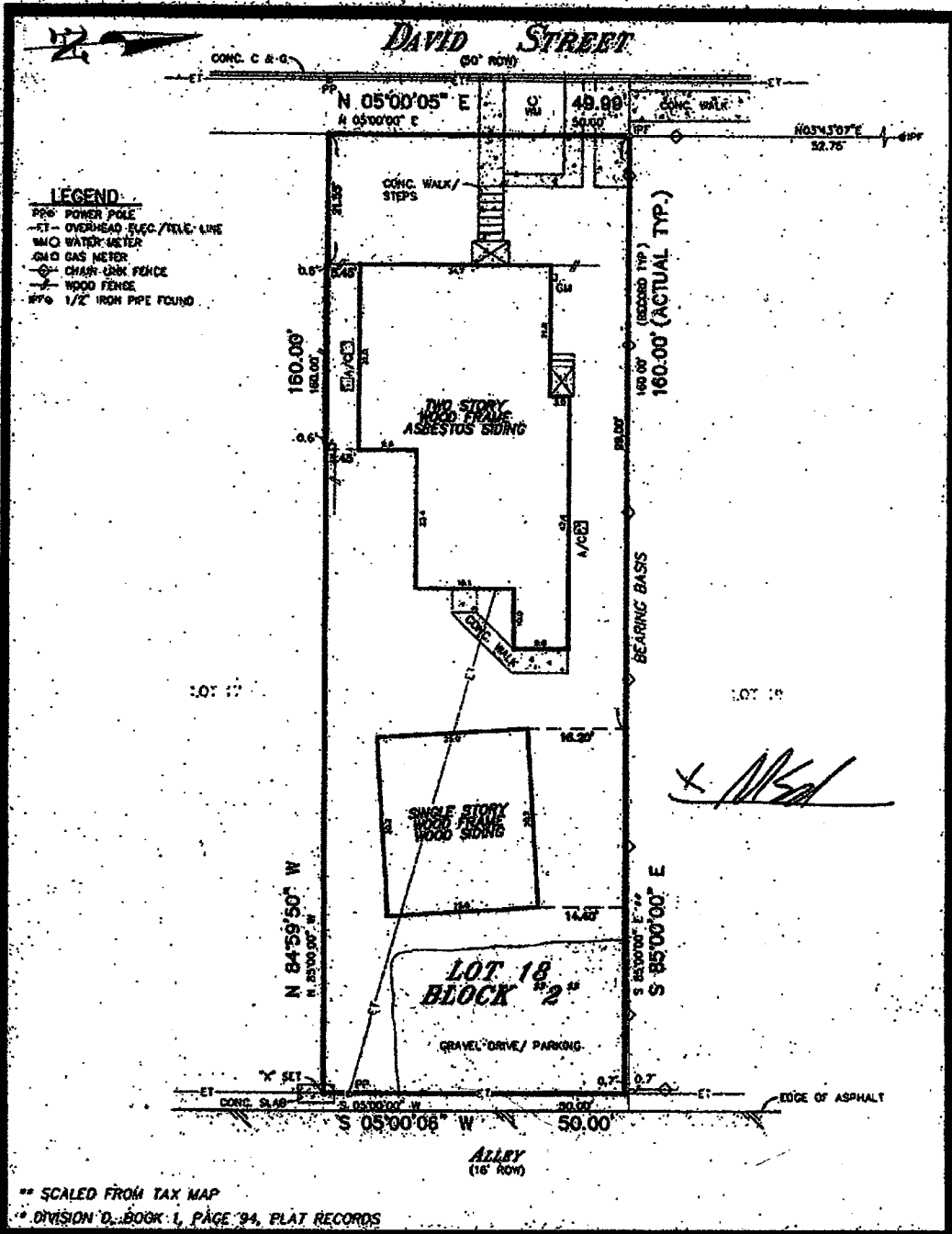
Owner's Signature

Date

1st Owner's Printed Name

2nd Owner's Printed Name

7999.2 #



** SCALED FROM TAX MAP
 ** DIVISION D, BOOK 1, PAGE 94, PLAT RECORDS

PLAT OF SURVEY

Survey No. 06537 scale: 1" = 20' of 0608074-BOK

Sold to 4 in Zone X, as identified by the
 Federal Emergency Management Agency re
 Community Panel No. 48453C 0165E & 48453C 0205E
 Dated: JUNE 16, 1993

All corners are 1/2" iron pin set found unless
 otherwise noted. (U) the iron finds one of
 the owners of the premises surveyed.

LOT NO 18 BLOCK NO. "2"
 ADDITION OR SUBDIVISION CARRINGTON SUBDIVISION OF OUTLOTS NO. 26, 27, 28.
 STREET ADDRESS 1912 DAVID STREET CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE: MICHAEL SAND
 TO TRANSNATION TITLE INSURANCE COMPANY
 STATE OF TEXAS, COUNTY OF TRAVIS



I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
 THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR TRADES OR
 PLACES EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.
SNS ENGINEERING, INC.
 12466 Los Indios Trail, Suite 101
 Austin, Texas 78729
 (512) 335-3944 • (512) 250-8685 (Fax) *W/M* 554/84 Date: 06-01-2006

Mary P. Hawkins
 Date: 06-01-2006

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1065237

ACCOUNT NUMBER: 01-1300-1220-0000

PROPERTY OWNER:

SAID MICHAEL
3401 GUADALUPE ST
AUSTIN, TX 78705-1321

PROPERTY DESCRIPTION:

LOT 18 BLK 2 OLT 26-28 DIV D CARRI
NGTON SUBD

ACRES .1841 MIN% .000000000000 TYPE

SITUS INFORMATION: 1917 DAVID ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

| YEAR | ENTITY | TOTAL |
|-------------------|-----------------------|------------|
| 2011 | AUSTIN ISD | *ALL PAID* |
| | CITY OF AUSTIN (TRAV) | *ALL PAID* |
| | TRAVIS COUNTY | *ALL PAID* |
| | TRAVIS CENTRAL HEALTH | *ALL PAID* |
| | ACC (TRAVIS) | *ALL PAID* |
| TOTAL SEQUENCE 0 | | *ALL PAID* |
| TOTAL TAX: | | *ALL PAID* |
| UNPAID FEES: | | * NONE * |
| INTEREST ON FEES: | | * NONE * |
| COMMISSION: | | * NONE * |
| TOTAL DUE ==> | | *ALL PAID* |

TAXES PAID FOR YEAR 2011 \$8,294.47

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/14/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: Valerie Jackson