



City of Austin Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Property Information

Project Address: <u>1416 WESTOVER</u>	Tax Parcel ID: <u>118210</u>
Legal Description: <u>LOT 7 BLK 3 WINDSOR EDEMENT</u>	
Zoning District: <u>SF 3 NP</u>	Lot Area (sq ft): <u>7810</u>
Neighborhood Plan Area (if applicable): <u>Windsor/CtrWestAus.com</u>	Historic District (if applicable): <u>DWA</u>

Required Reviews

Is project participating in S.M.A.R.T. Housing? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)	Does project have a Green Building requirement? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, contact Austin Energy for Green Building Rating requirements)
Is this site within an Airport Overlay Zone? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	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)
Does the structure exceed 3,600 square feet total under roof? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? <input type="radio"/> Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="radio"/> Y <input type="radio"/> N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the <u>City Arborist</u> is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y <input type="radio"/> N	
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.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? <input type="radio"/> Y <input checked="" type="radio"/> N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? <input checked="" type="radio"/> Y <input type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? <input type="radio"/> Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? <input type="radio"/> Y <input checked="" type="radio"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? <input type="radio"/> Y <input checked="" type="radio"/> N (Public Works approval required to take access from a public alley.)
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.)	

Description of Work

Existing Use: <input type="radio"/> vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____			
Proposed Use: <input type="radio"/> vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____			
Project Type: <input checked="" type="radio"/> new construction <input type="radio"/> addition <input type="radio"/> addition/remodel <input type="radio"/> other: _____			
Will all or part of an existing exterior wall, structure, or roof 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 application.)			
# of existing bedrooms: <u>3</u>	# of bedrooms upon completion: <u>4</u>	# of baths existing: <u>2</u>	# of baths upon completion: <u>4</u>

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

SF 414 New construction 2 story w/ exempt attic space & pool

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)

Job Valuation						
Total Job Valuation: \$ <u>300K</u> 0	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>300K</u> 0			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>240K</u> Elec: \$ <u>20K</u> Plmbg: \$ <u>20K</u> Mech: \$ <u>20K</u> TOTAL: \$ <u>300K</u> 0		
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.						
Amount for Primary Structure: \$ _____ Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N			
Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.						
Site Development Information						
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	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area			1737		1737	0.00
b) 2 nd Floor conditioned area			1315		1315	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			536		536	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			504		504	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	0.00	0.00	4092	0.00	4092	0.00
i) Pool			540		540	0.00
j) Spa					0.00	0.00
Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)						
Total Building Coverage (sq ft): <u>2777</u> % of lot size: <u>35.6</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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)						
Total Impervious Cover (sq ft): <u>3161</u> % of lot size: <u>40.5</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input type="radio"/> Y <input checked="" type="radio"/> N						
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="radio"/> Y <input checked="" type="radio"/> N						
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) <input type="radio"/> Y <input checked="" type="radio"/> 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: <u>31</u> ft <u>3 1/2</u> in Number of Floors: <u>2</u>			# of spaces required: <u>2</u> # of spaces provided: <u>3</u>			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input type="radio"/> Y <input type="radio"/> N <small>*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.</small>						
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input type="radio"/> Y <input checked="" type="radio"/> N						
Width of approach (measured at property line): <u>26</u> ft Distance from intersection (for corner lots only): <u>120</u> ft						
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required) <input type="radio"/> Y <input checked="" type="radio"/> N						

Subchapter F

Gross Floor Area

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

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor		1725			1725 0.00
2 nd Floor		1240			1240 0.00
3 rd Floor		543			0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		626	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)		46 0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic		543	Must follow article 3.3.3C, see note below	- 543	0 0.00
Garage**: (check article utilized)	Attached	276	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	- 200	76 0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached	240	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***	- 240	0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	0.00	4743 0.00		1659	3119 0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.93 Floor-To-Area Ratio (FAR)

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

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

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

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

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

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

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

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

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

Contact Information			
Owner	Eric + Carey Venditti	Applicant/Agent	Hector Avila
Mailing Address	1416 Westover	Mailing Address	2716 Harris Blvd. #8703
Phone	512 320 7237	Phone	512 791-0517
Email	Carey.eric.venditti@austintexas.gov	Email	Hector@consultingdearhunk.com
General Contractor	Matt Buttenfield	Design Professional	Ryan Reynolds
Mailing Address	2716 Harris Blvd.	Mailing Address	7000 Bee Caves Rd. Suite 200
Phone	512-299-1720	Phone	512 329 0007
Email	Matt@buttenfieldcustomhunk.com	Email	Ryan@cornerstonearchitectshp.com

Authorization

☒ 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 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. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

☒ 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.

☒ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov. This initiates the septic system permitting requirement needed to proceed with the development review process.

☒ Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.

☒ 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.

☒ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

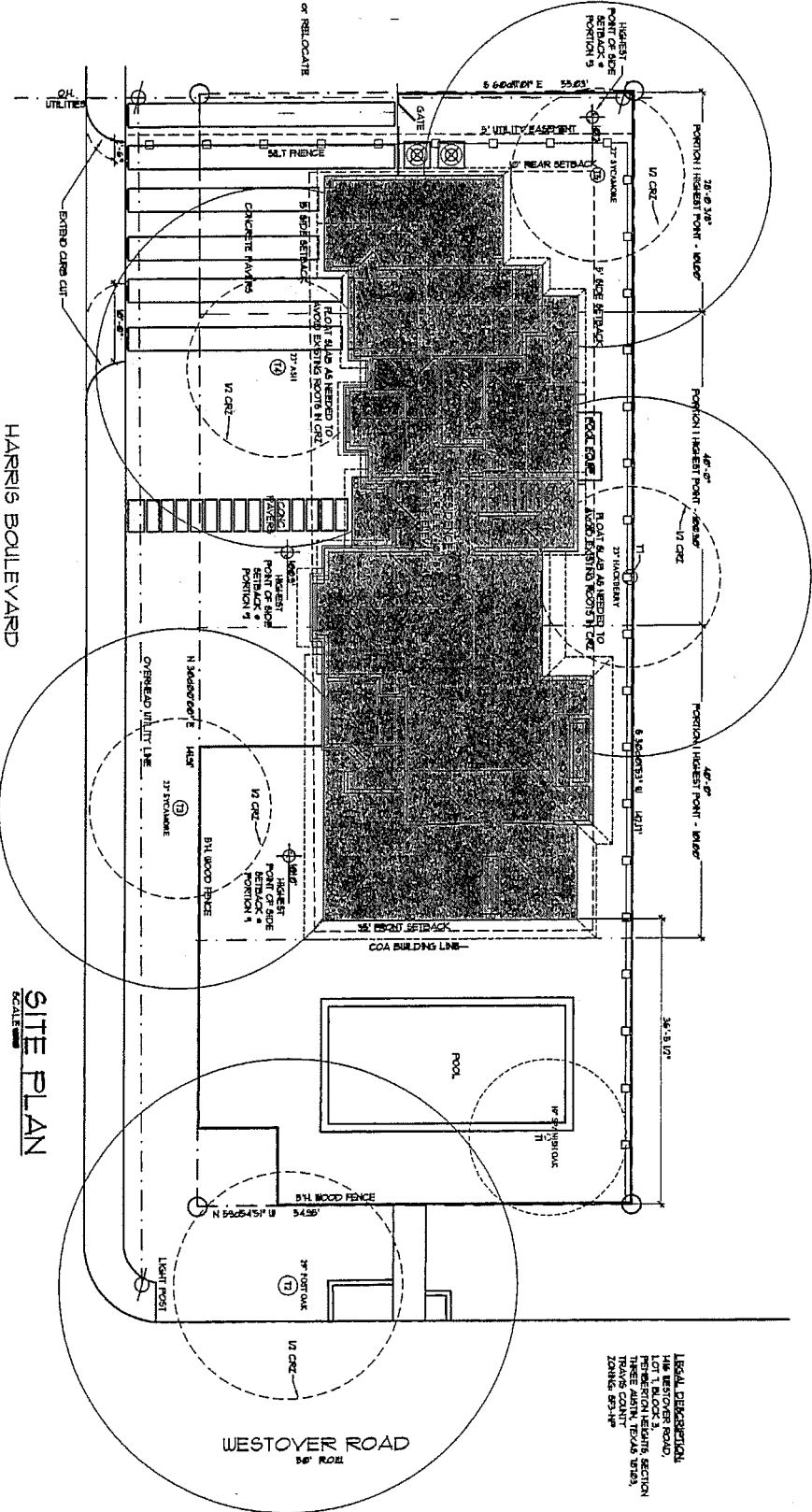
Owner's signature: Eric + Carey Venditti Date: 1/26/16

Applicant's signature: _____ Date: _____

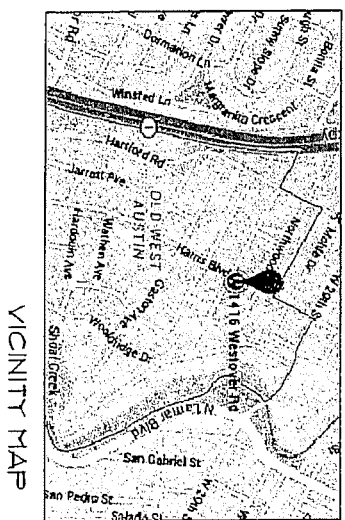
Design Professional's signature: Ryan Reynolds Date: 1/26/16

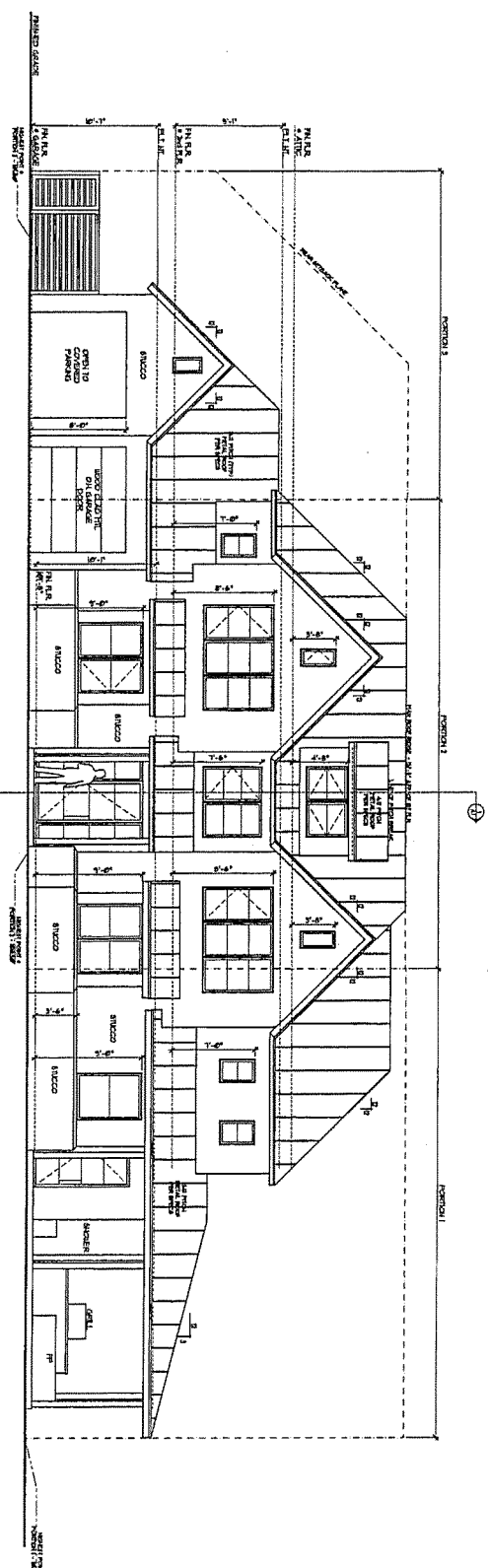
General Contractor's signature: Matt Buttenfield Date: 1/26/16

- B6 LOCATION OF THE BLOCK AND EXPOSURE PREPARATION LIMITED TO THE EXPOSED SURFACE TO MINIMIZATION
- M6 ALL CONTAMINATION MATERIALS AND DUSTS TO BE STORED ON DIRT DRAIN CONTRIBUTION
- B6 WASTE MATERIALS TO BE PROVIDED BY CONTRACTOR AND PERSONNEL TO BE CHARGED FOR REMOVAL FROM THE SITE
- M6 NO DRAINAGE TRENCHES TO BE REMOVED OR DRAINAGE DITCHES OVERSEEN
- N6 ALL WALLS AND ROOFS SHALL BE REMOVED FROM THE EXISTING FOUNDATION TO THE EXISTING GRADE OF THE EXISTING IN THE AREA OF THE BUILDING
- B6 CONTRACTOR SHALL CLAIM AREA LIMITED BY DRAINAGE AND REMOVED MATERIALS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK

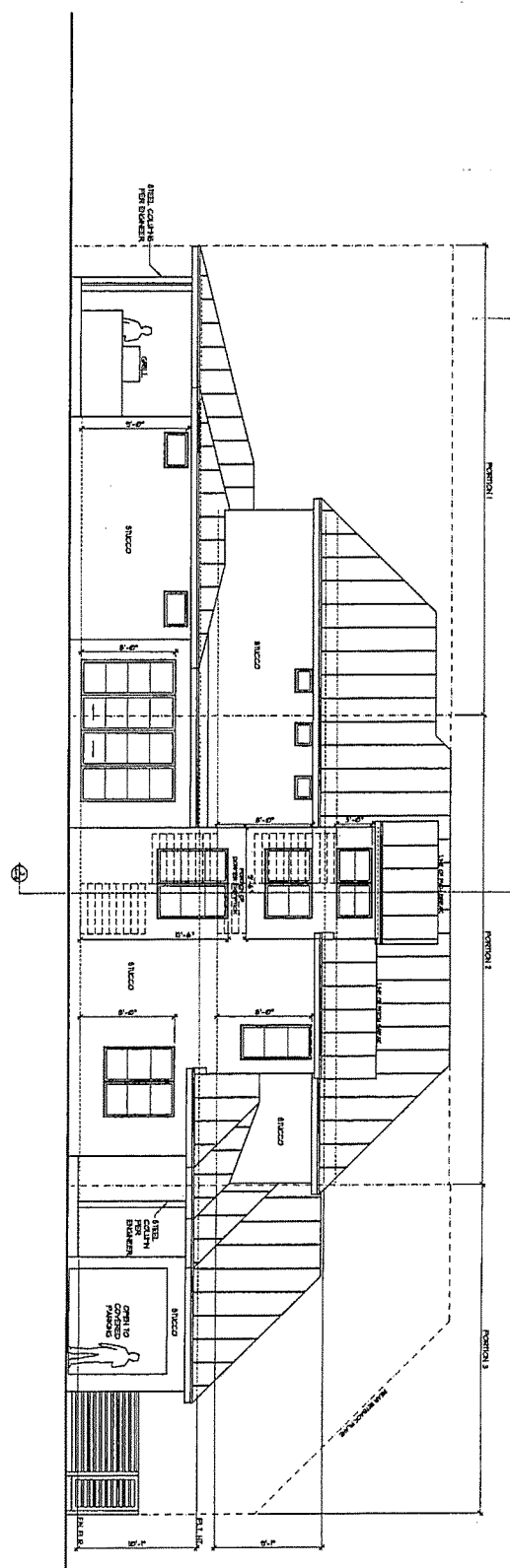
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AREA	NEW	ADDITION	EXEMPTION	TOTAL
FIRST FLOOR AREA	1754			1754
SECOND FLOOR AREA	1069			1069
THIRD FLOOR AREA				0.00
POOLS/BOAT / STORAGE	543		-2430	
GARAGE	2165		184	184
DECKED FLOOR PORCHES / PATIOS	2809		-1889	
ENTRY PATIO	864		-639	
OUTDOOR LIVING	3461		-209	463
SCREENED PATIOS	104		-204	
SIDE PATIO	104		-204	
CEILING OVER BY				338
TOTAL LOT AREA	4703	-1035		3668

[illegible]



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



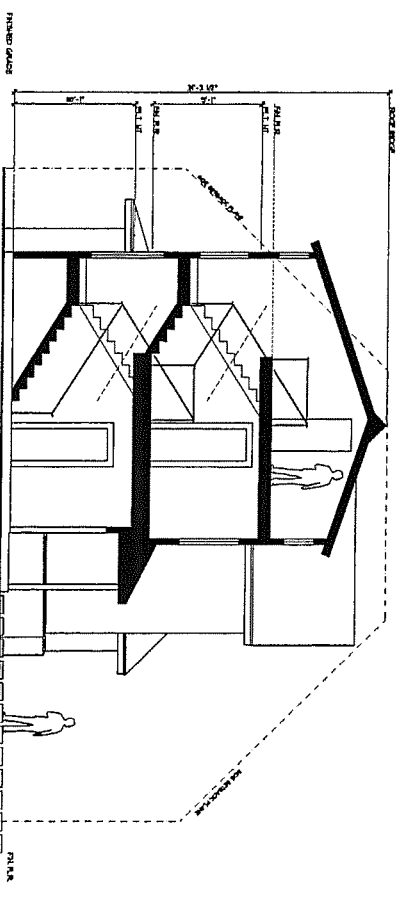
REAR ELEVATION
1/8" = 1'-0"

- GENERAL REMARKS:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.
 6. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
 8. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
 10. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL ADJACENT PROPERTIES.

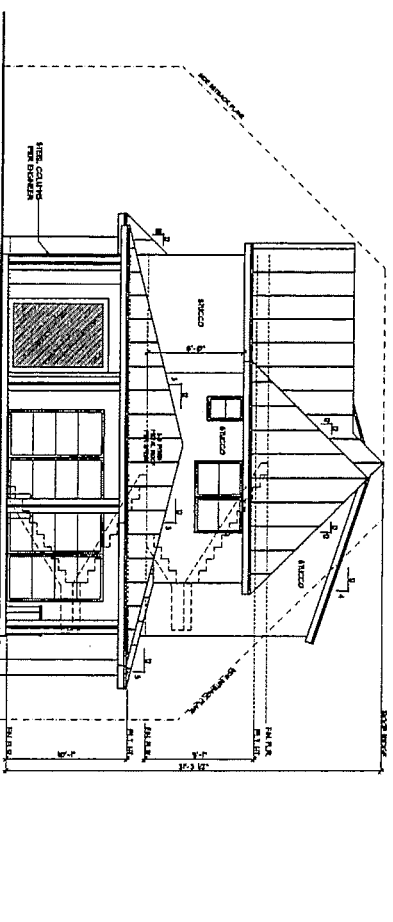
cornerstone
ARCHITECTS
P.C.

REGISTERED ARCHITECT
STATE OF CALIFORNIA
NO. 12345

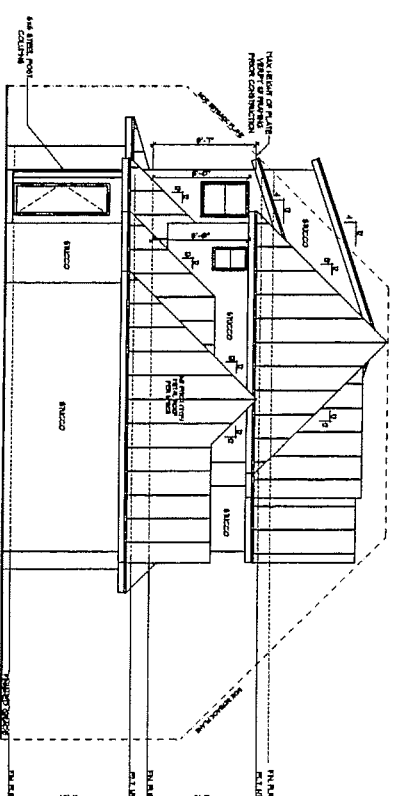
PROJECT NO. 6-010
SHEET A-6
DATE 10/1/2023
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
PROJECT NAME: 100 X 150



BUILDING SECTION
1/16" = 1'-0"



RIGHT ELEVATION
1/16" = 1'-0"

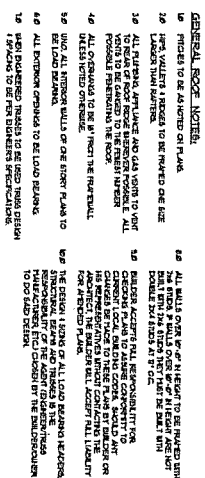


LEFT ELEVATION
1/16" = 1'-0"

cornerstone
ARCHITECTS
1000 N. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.CORNERSTONEARCHITECTS.COM

REVISION:
DATE: 11/19/11
BY: J. J. J.

PROJECT: VANDERBILT RESIDENCE
SHEET: A-7
7 of 10
DRAWN BY: J. J. J.
DATE: 11/19/11
PROJECT NO.: 031



CONFORM TO THE 11th ANNUAL MEETING OF THE INTERNATIONAL ASSOCIATION OF REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE UNITED STATES OF AMERICA APPROVED BY THE CHARTERED SOCIETY OF PROFESSIONAL ENGINEERS		REVISION:
PROJECT NO. DATE DRAWN BY PROJECT TITLE	SHEET A-8 8 of 10 DRAWN BY CHECKED BY	VERMONT RESUME