



# 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>1305 Bradwood Rd</u>	Tax Parcel ID: <u>210730</u>
Legal Description: <u>lot 7 blk 6 Wilshire Wood Sec 2</u>	
Zoning District: <u>SF-3-NP</u>	Lot Area (sq ft): <u>11,194</u>
Neighborhood Plan Area (if applicable): <u>Upper Boggy Creek</u>	Historic District (if applicable): <u>Wilshire NRHD</u>

## Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? 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? Y <input checked="" type="radio"/> N Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N (If yes, Fire review is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N (If yes, submit a copy of approved septic permit)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? 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 N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the City Arborist 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 N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y N wastewater availability? <input checked="" type="radio"/> Y N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input 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? 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? Y <input checked="" type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? 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 N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? 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? Y <input checked="" type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? 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: vacant <u>single-family residential</u> duplex residential two-family residential other: _____			
Proposed Use: vacant <u>single-family residential</u> duplex residential two-family residential other: _____			
Project Type: new construction addition <u>addition/remodel</u> 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 N (Note: Removal of all or part of a structure requires a demolition permit application.)			
# of existing bedrooms: <u>2</u>	# of bedrooms upon completion: <u>3</u>	# of baths existing: <u>2</u>	# of baths upon completion: <u>3.5</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Had 1st floor living room, cov'd patio - enlarge existing cov'd porch. 2nd floor master suite w/balcony. Remodel to add kitchen, bathroom, second suite, kitchen, convert exist office to a mudroom, laundry, 1/2 bath</u>			
Trades Permits Required (Circle as applicable): <u>electric</u> <u>plumbing</u> <u>mechanical</u> (HVAC) concrete (R.O.W.)			

**Addition:**

1<sup>st</sup> floor living room, covered patio and enlarge existing covered front porch.

2<sup>nd</sup> floor master suite with a balcony.

**Remodel:**

Kitchen cabinets, existing bathrooms & convert existing office to a mud room/laundry with ½ bath.

Job Valuation						
<b>Total Job Valuation:</b> <u>\$ 260,000.00</u>	<b>Amount of Total Job Valuation dedicated to all Addition and/or New Construction:</b> \$ <u>230,000.00</u>			<b>Amount of Total Job Valuation dedicated to all Remodel/Repair:</b>		
<small>Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.</small>	<b>Amount for Primary Structure:</b> \$ _____			<b>Bldg:</b> \$ <u>20,000.</u>		
	Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N			<b>Elec:</b> \$ <u>3,000.00</u>		
	<b>Amount for Accessory Structure:</b> \$ _____			<b>Plmbg:</b> \$ <u>7,000.00</u>		
	Elec: <input type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input type="checkbox"/> N			<b>Mech:</b> \$ _____		
				<b>TOTAL:</b> \$ <u>30,000.00</u>		
<b>Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.</b>						
Site Development Information						
<b>Area Description</b> <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area <u>incl office</u>	<u>1507</u>		<u>438</u>		<u>1945</u>	0.00
b) 2 <sup>nd</sup> Floor conditioned area			<u>488</u>		<u>488</u>	0.00
c) 3 <sup>rd</sup> Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	<u>376</u>				<u>376</u>	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	<u>70</u>		<u>234</u>		<u>304</u>	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks	<u>1903</u>		<u>1160</u>		<u>3063</u>	0.00
<b>Total Building Area (total a through h)</b>	<u>1953</u>	0.00	<u>1160</u>	0.00	<u>3113</u>	0.00
i) Pool	<u>539</u>				<u>539</u>	0.00
j) Spa					0.00	0.00
<b>Building Coverage Information</b> <small>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)</small>						
Total Building Coverage (sq ft): <u>2544</u> % of lot size: <u>22.7</u>						
<b>Impervious Cover Information</b> <small>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)</small>						
Total Impervious Cover (sq ft): <u>5037</u> % of lot size: <u>44.9</u> <u>includes new wood stoop @ 50%</u>						
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)      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)      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)      Y <input checked="" type="radio"/> N						
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)			<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)			
Building Height: <u>23</u> ft <u>10</u> in      Number of Floors: <u>2</u>			# of spaces required: <u>2</u> # of spaces provided: <u>2</u>			
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input checked="" type="radio"/> Y      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?      Y <input checked="" type="radio"/> N						
Width of approach (measured at property line): <u>19</u> ft      Distance from intersection (for corner lots only): <u>N/A</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)      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 <sup>st</sup> Floor	1507	438			1945 0.00
2 <sup>nd</sup> Floor		488			488 0.00
3 <sup>rd</sup> Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	70	153	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	223	- 0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	376	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	200	176 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		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		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	0.00			0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 2609

(Total Gross Floor Area ÷ Lot Area) x 100 = 23.3 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.)

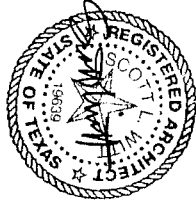
**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*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.



Printing Note  
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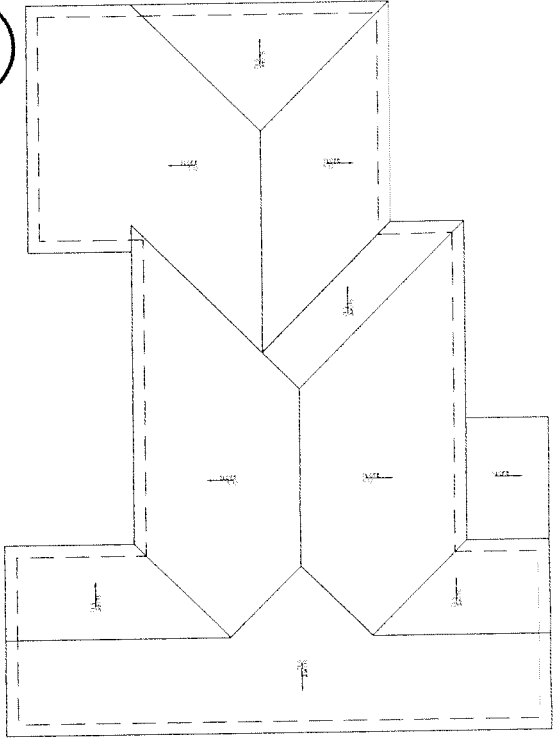
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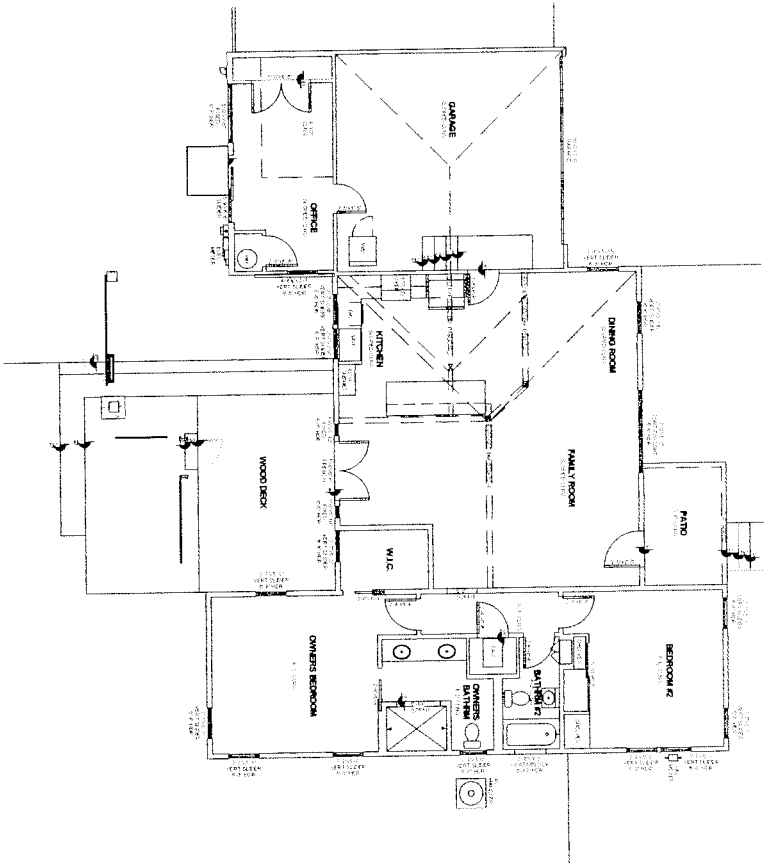

Existing Conditions

Project Number	2015-08
Project Phase	Permit
Drawn by	SLW
Checked by	SLW

A-1.2



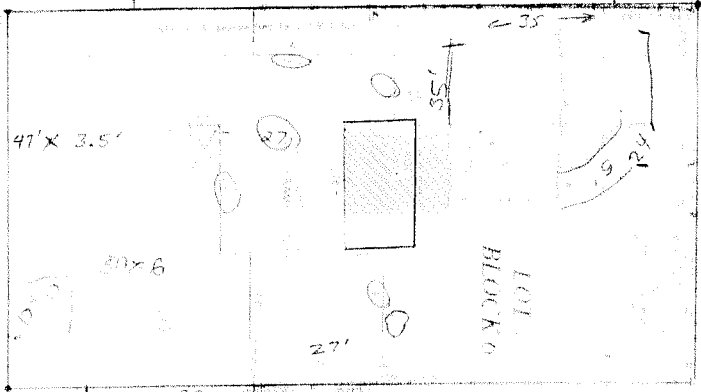
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A-1.2  
Roof Plan - Existing  
1/8" = 1'-0"



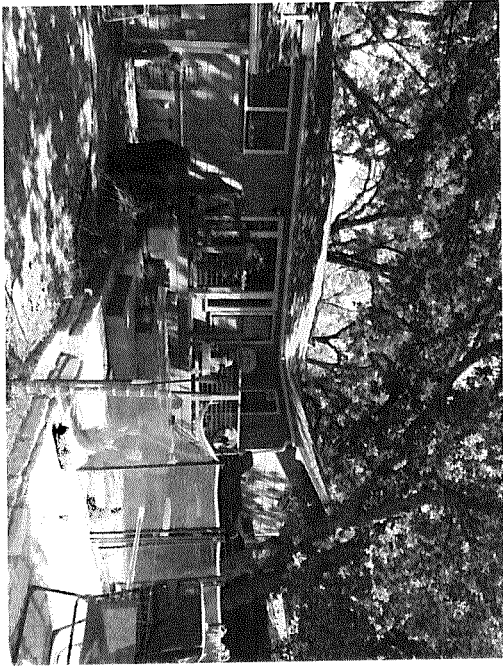
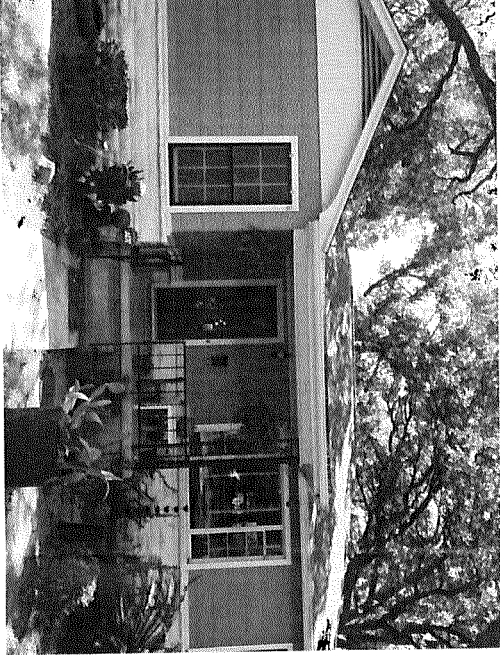
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A-1.2  
1st Floor - Existing  
1/8" = 1'-0"

3  
A-1.2  
Existing Survey via Owner

NOT TO SCALE

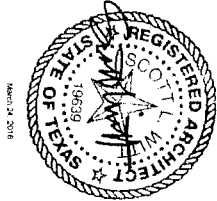
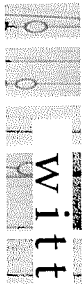


1305 BRAWOOD ROAD









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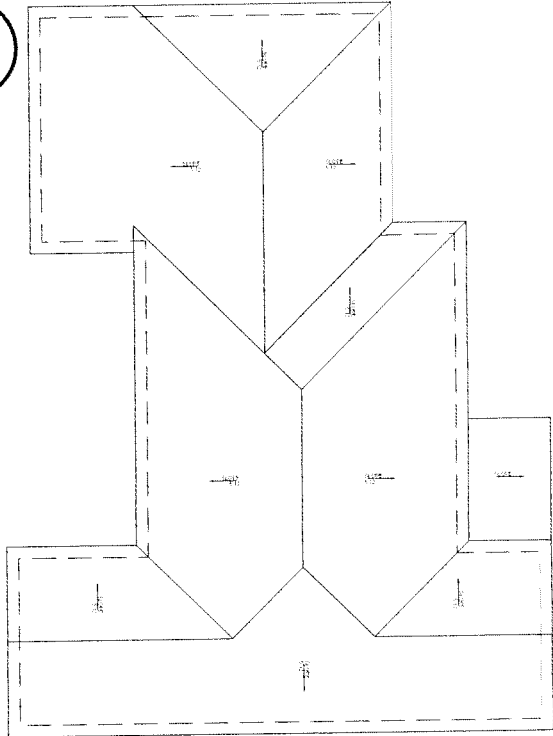
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Existing Conditions

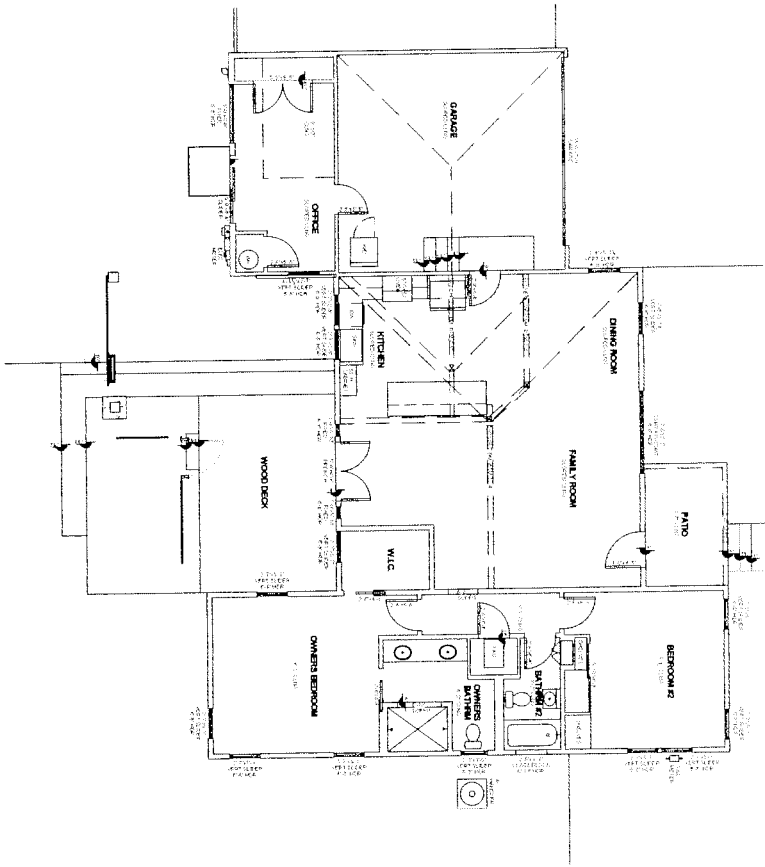
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Project Phase	Permit
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A-1.2

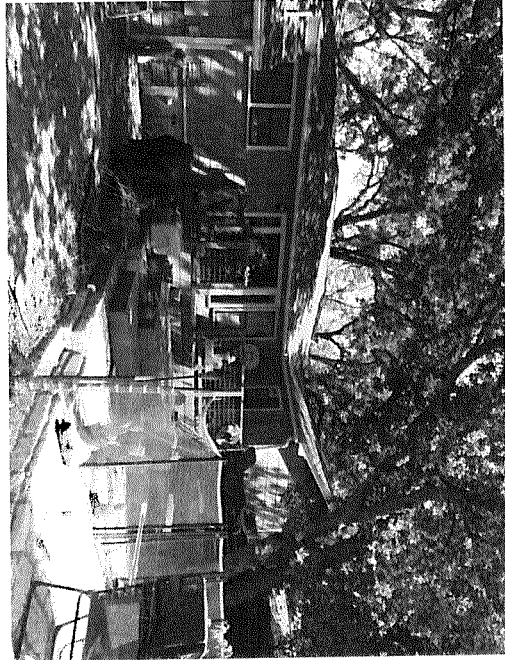
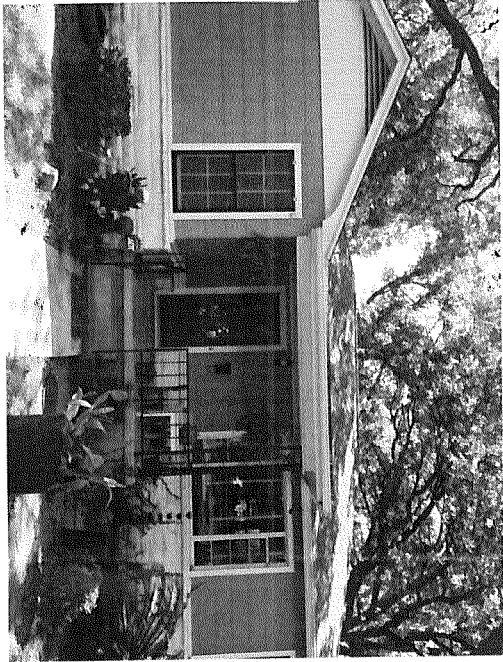
Date	March 24, 2016
2	OF 13



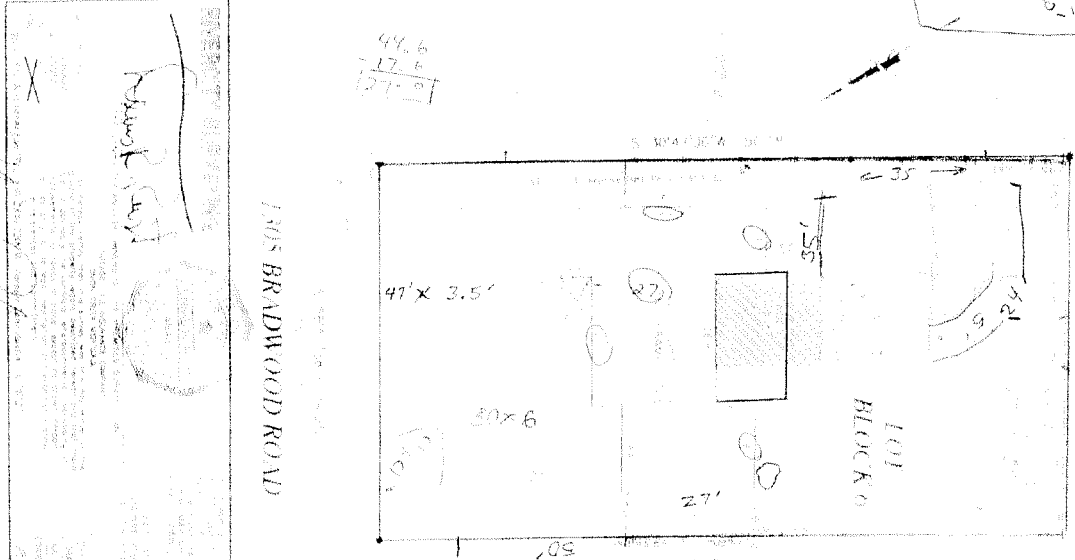
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1/8" = 1'-0"



1 1st Floor - Existing  
1/8" = 1'-0"



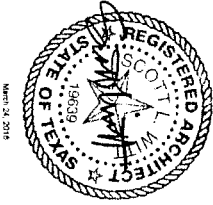
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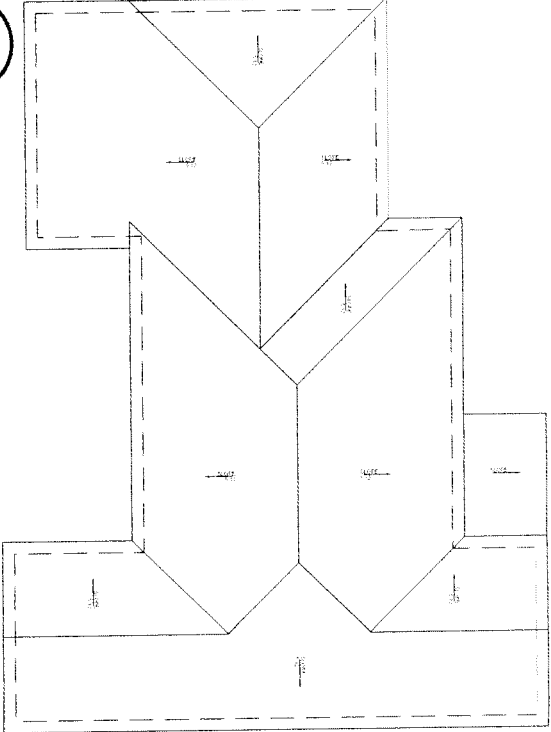
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Existing Conditions

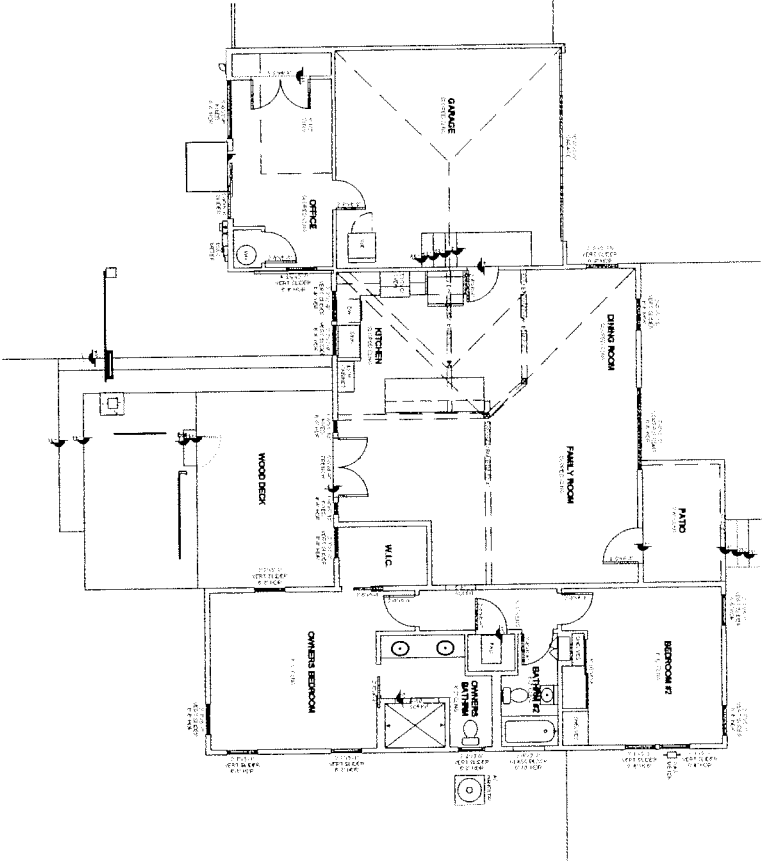
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Project Phase	Permit
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A-1.2

Date March 24 2016

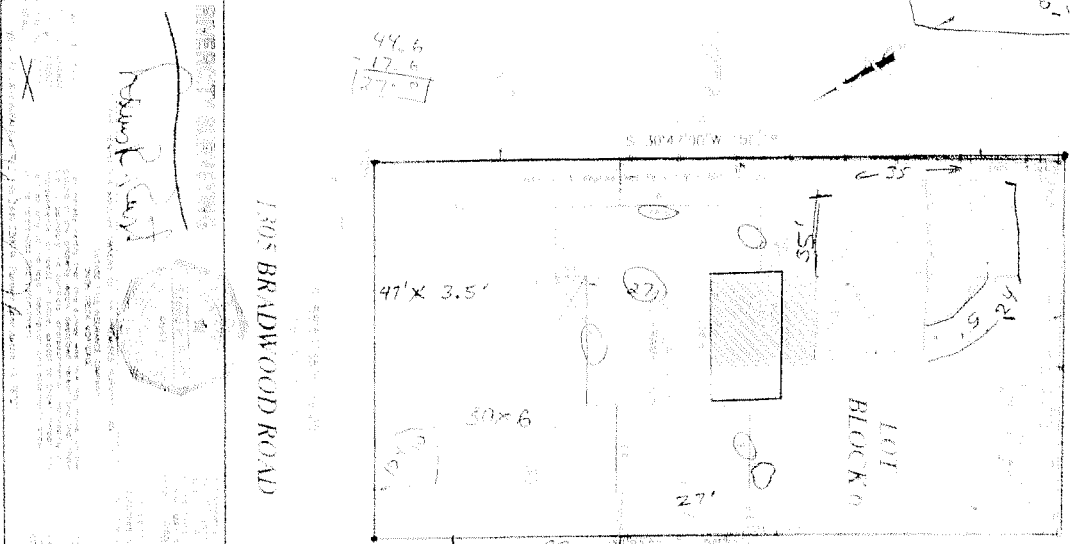


2 Roof Plan - Existing  
1/8" = 1'-0"

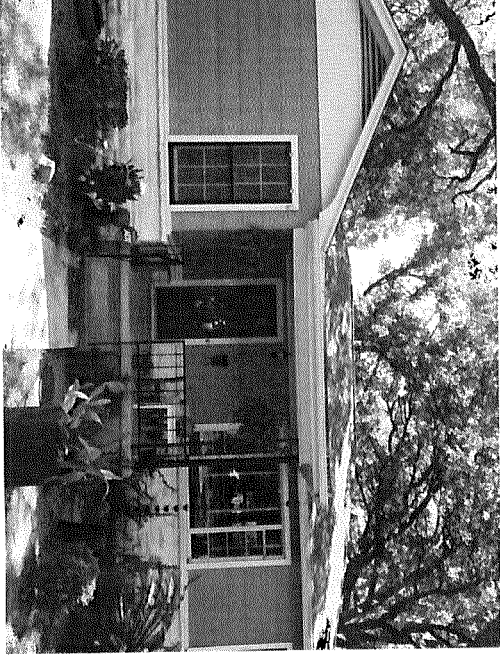


1 1st Floor - Existing  
1/8" = 1'-0"

3 Existing Survey via Owner  
A-1.2 NOT TO SCALE

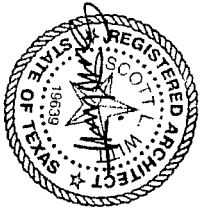


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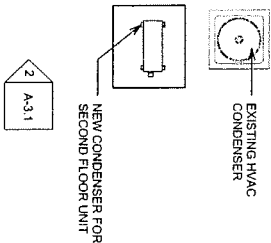
713 West Johanna Austin, TX 78704 512-731-9352 scott@wittarchitecture.com



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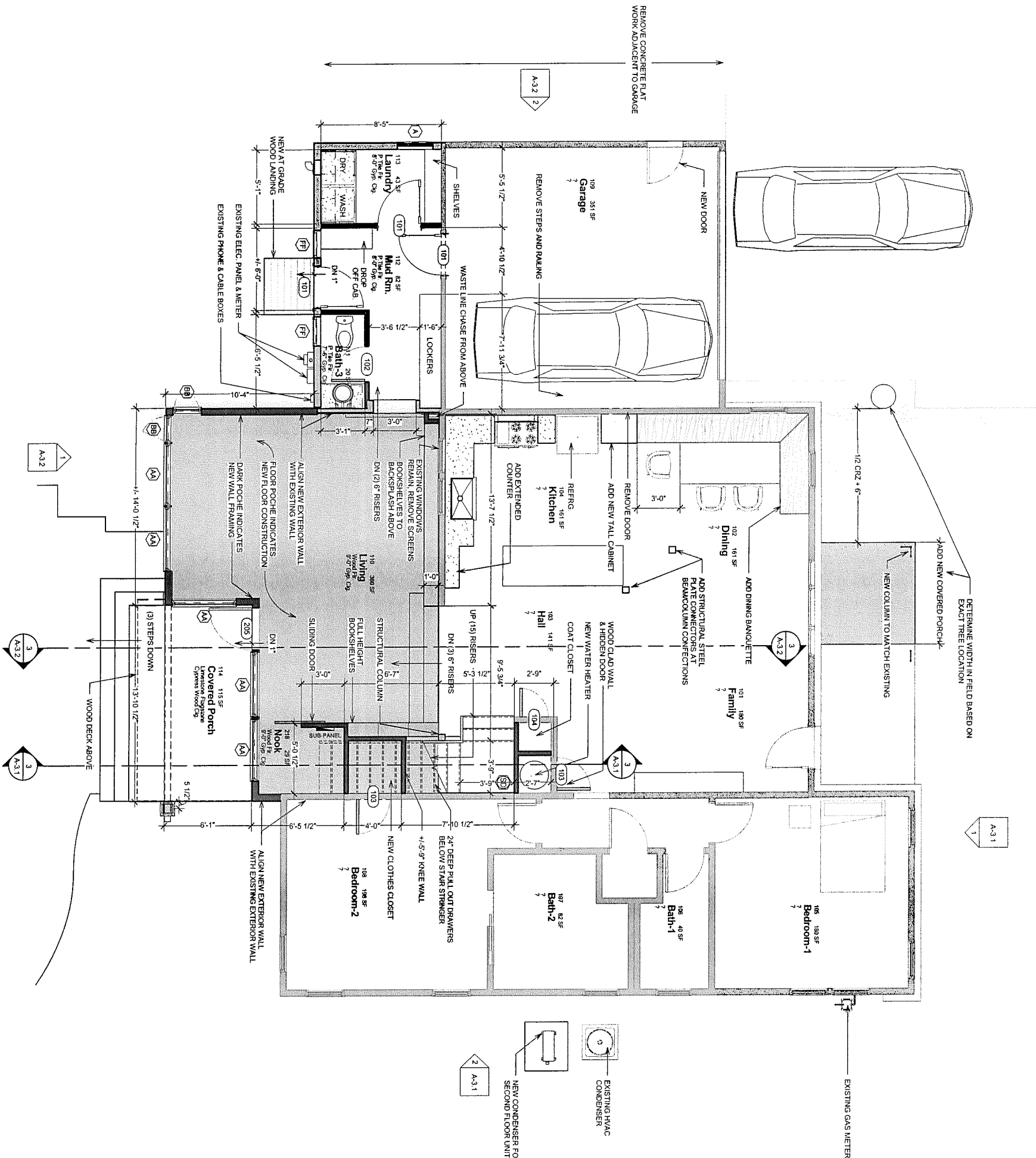
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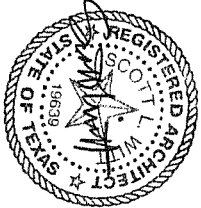
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Project Phase:	Permit
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Checked by:	...

A-2.1





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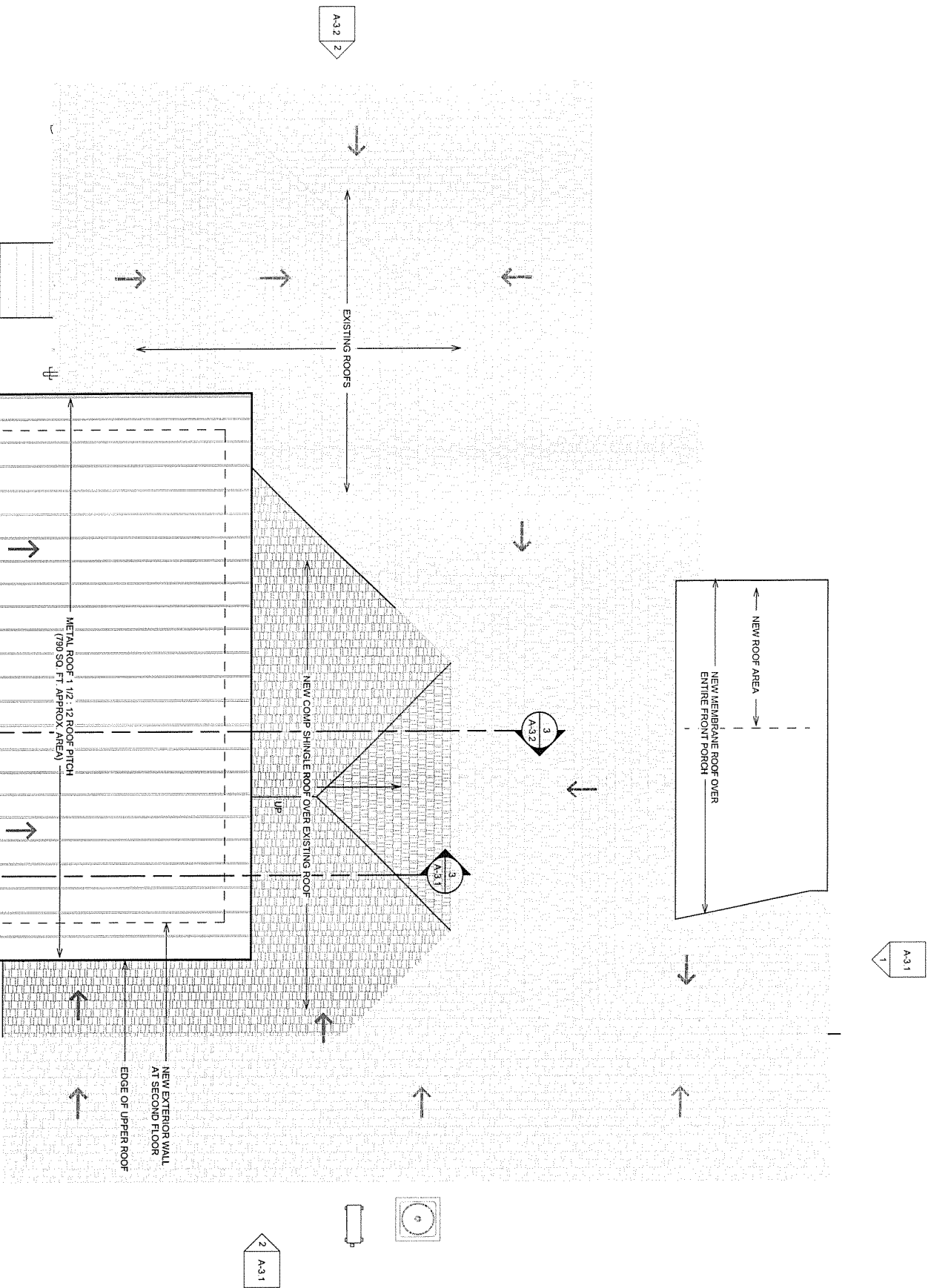
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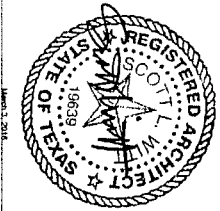
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Project Phase:	Permit
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A-2.3

Date: March 3, 2016







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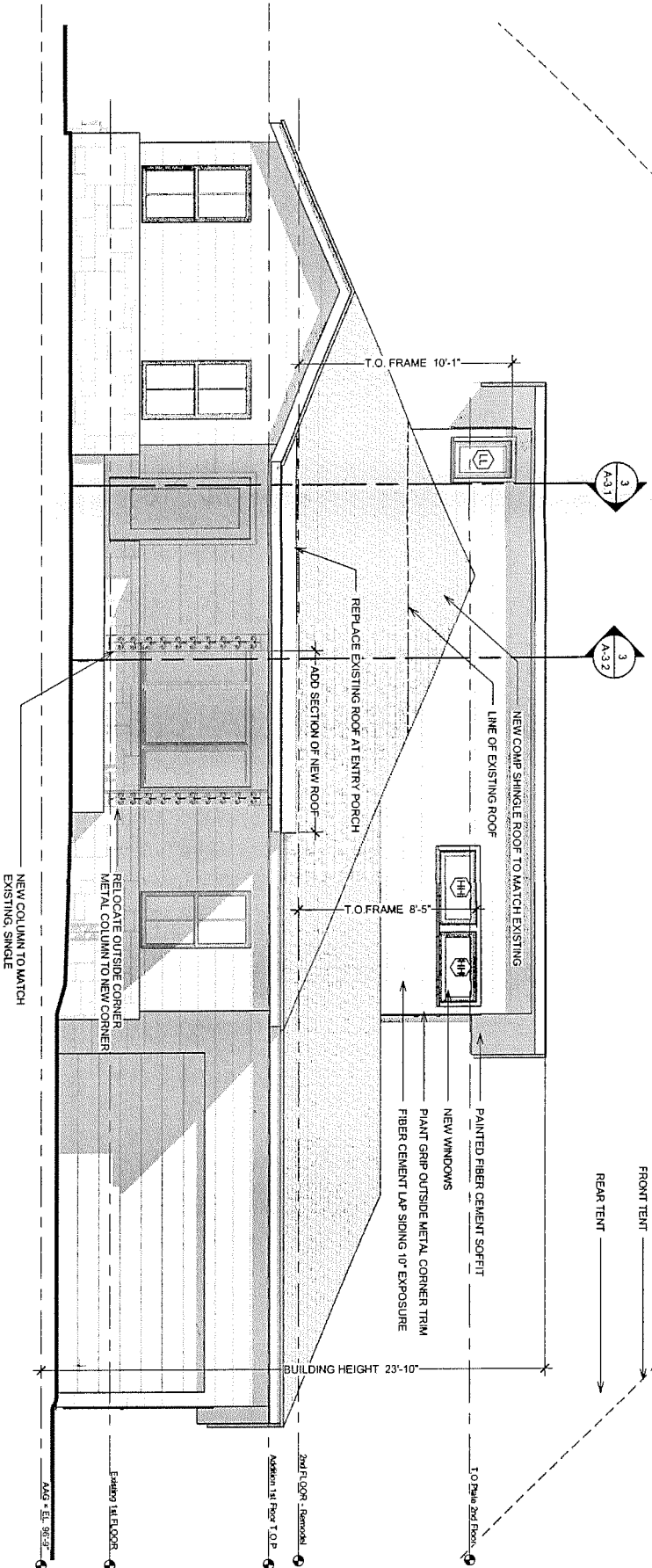
Owner Consultants:

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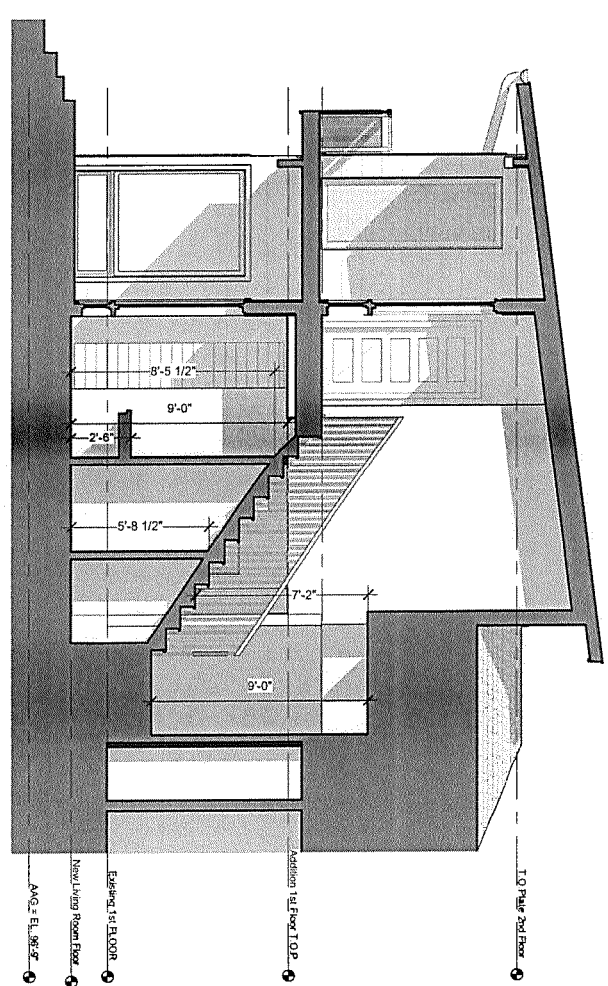
1305 Briarwood Rd Austin, TX

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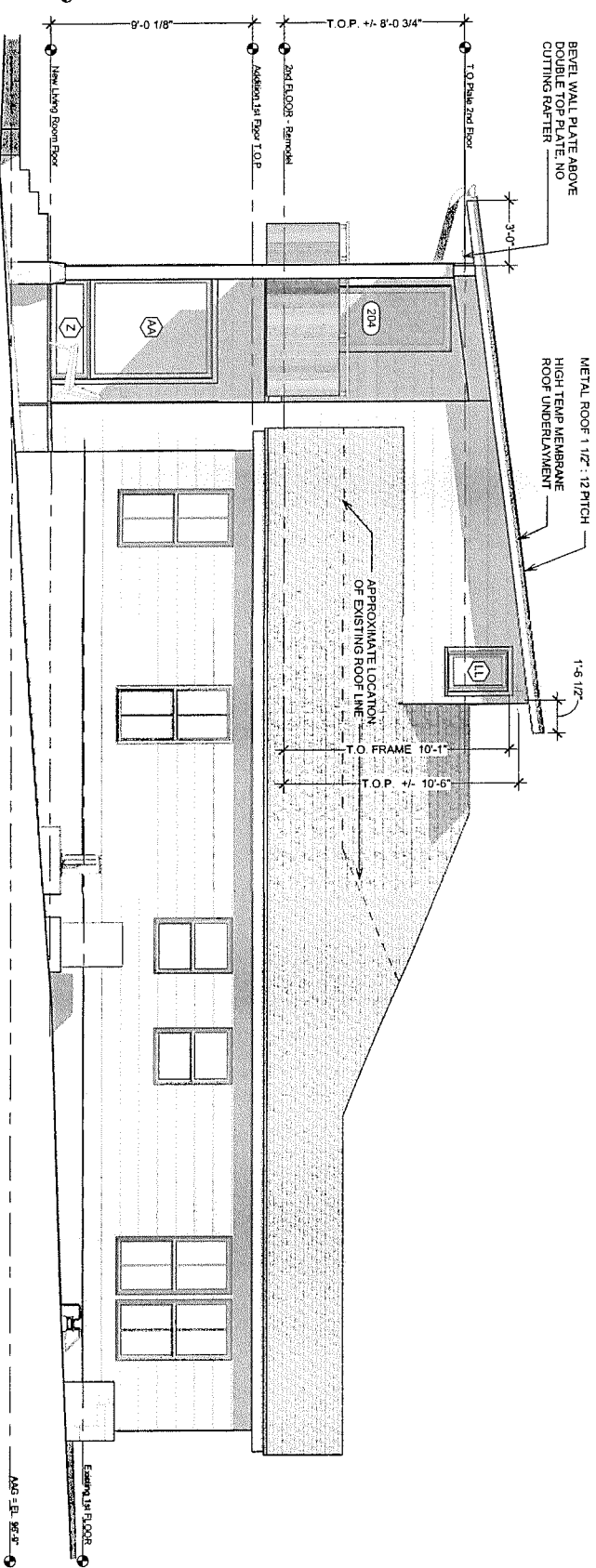
Building Elevations			
Project Number:	2015-06	Project Phase:	Permit
Drawn by:	SLW	Checked by:	SLW
Date:	March 3, 2016		



1 North (Front) Elevation  
1/4" = 1'-0"



3 Section at New Stair  
1/4" = 1'-0"



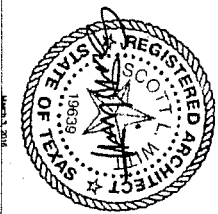
2 East (Side) Elevation  
1/4" = 1'-0"

WINDOW SCHEDULE

Tag #	Nominal Size	Width	Height	Comments
A	Window-Double Hung-Infinity	2'-6"	3'-6"	
AA	Window-Casement-Kayvan-Push, Out-Csid Ultimate	4'-6"	5'-6"	
BB	Window-Casement-Kayvan-Push, Out-Csid Ultimate	2'-0"	5'-6"	
DD	Window-Double Hung-Maryn-Tansom Unit-Csid Ultimate	2'-0"	1'-9"	
FF	Window-Awning-Infinity	2'-0"	2'-0"	
HH	Window-Double Hung-Maryn-Tansom Unit-Csid Ultimate	3'-6"	1'-9"	
JJ	Window-Double Hung-Maryn-Tansom Unit-Csid Ultimate	7'-0"	1'-9"	
KK	Window-Casement-Kayvan-Push, Out-Csid Ultimate	1'-9"	1'-9"	
LL	Window-Double Hung-Maryn-Tansom Unit-Csid Ultimate	1'-9"	2'-9"	
Z	Window-Double Hung-Maryn-Tansom Unit-Csid Ultimate	4'-6"	1'-9"	

DOOR SCHEDULE

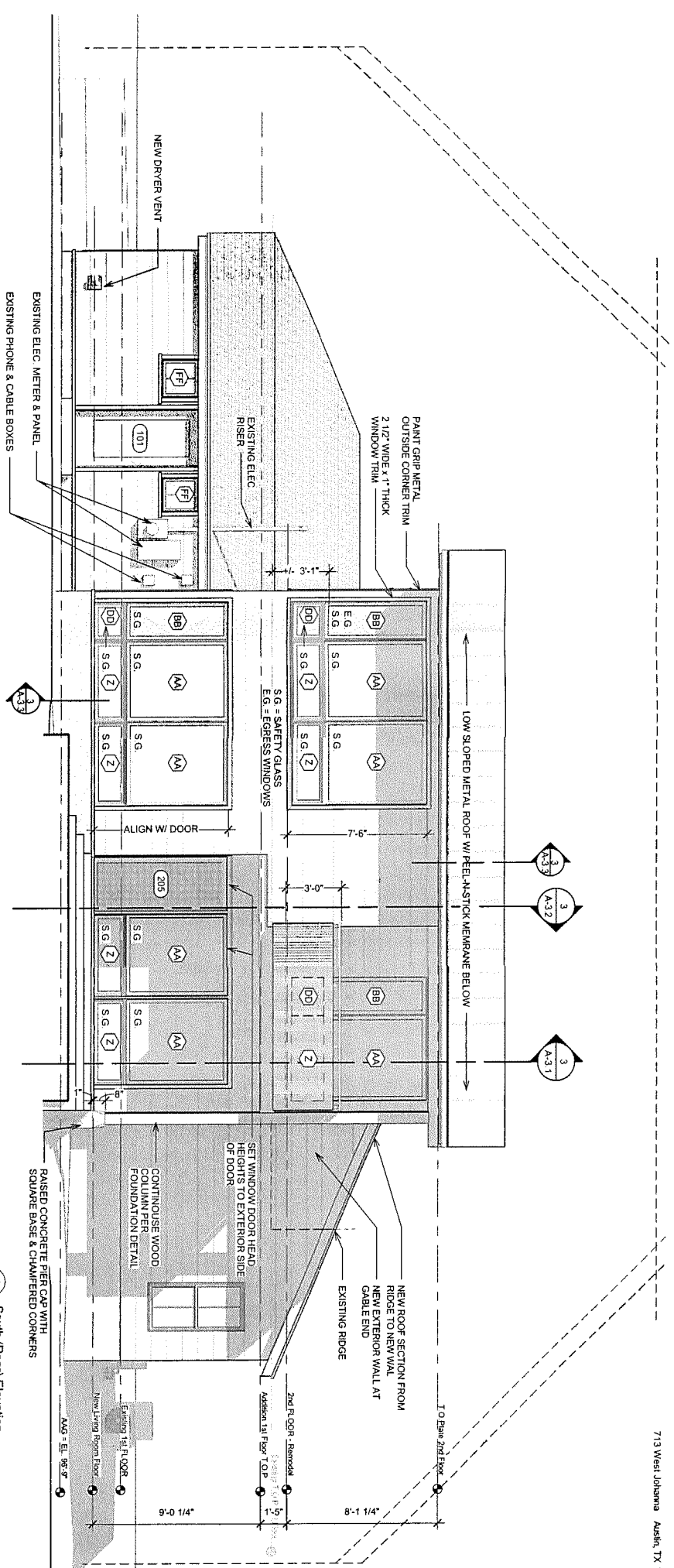
Tag #	Width	Height	Material	Comments
101	3'-1 1/2"	6'-8 3/4"	3684 GL DOOR	
102	2'-4"	6'-8"		
103	2'-4"	6'-8"		
104	2'-0"	6'-8"		
201	2'-6"	6'-8"		
202	2'-4"	6'-8"		
203	2'-4"	6'-8"		
204	2'-4"	7'-6"		
205	3'-0"	7'-3"		
206	3'-0"	2'-0"		



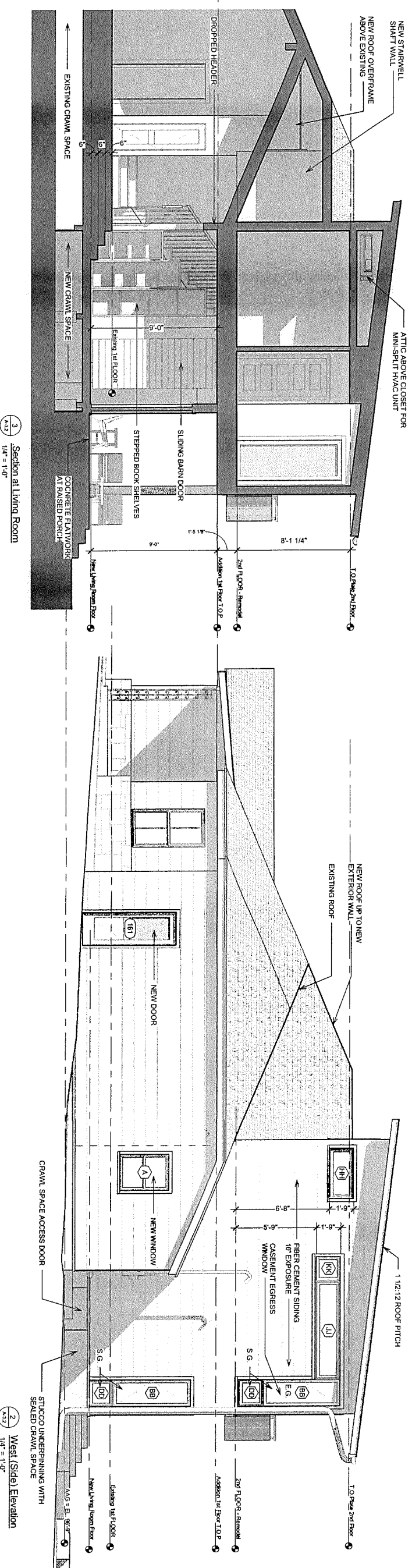
Printing Note:  
SHEET IS FORMATTED TO  
27" x 34". SCALES ARE 50%  
OF NOTED SCALE WHEN  
PRINTED ON 11x17 PAPER

Architect Consultants  
Permit

**Owner Consultants:**



South (Rear) Elevation  
 $1/4" = 1'-0"$



Section at Living Room  
1/4" = 1'-0"

West (Side) Elevation  
1/4" = 1'-0"

## Adamski Residence

1305 Bradwood Rd Austin, TX

REVISIONS:

## Building Elevations

Project Number: 2015-06

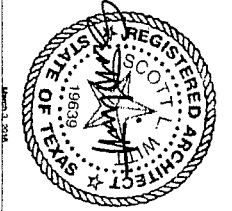
Project Pha

Checked by

### A-3.2

Date: March 3, 2016





Printing Note:  
SHEET IS FORMATTED TO 22" x 34". SCALES ARE 50% OF NOTED SCALE WHEN PRINTED ON 11x17 PAPER.

Architect Consultants:  
Permit

Owner Consultants:

Adamski Residence

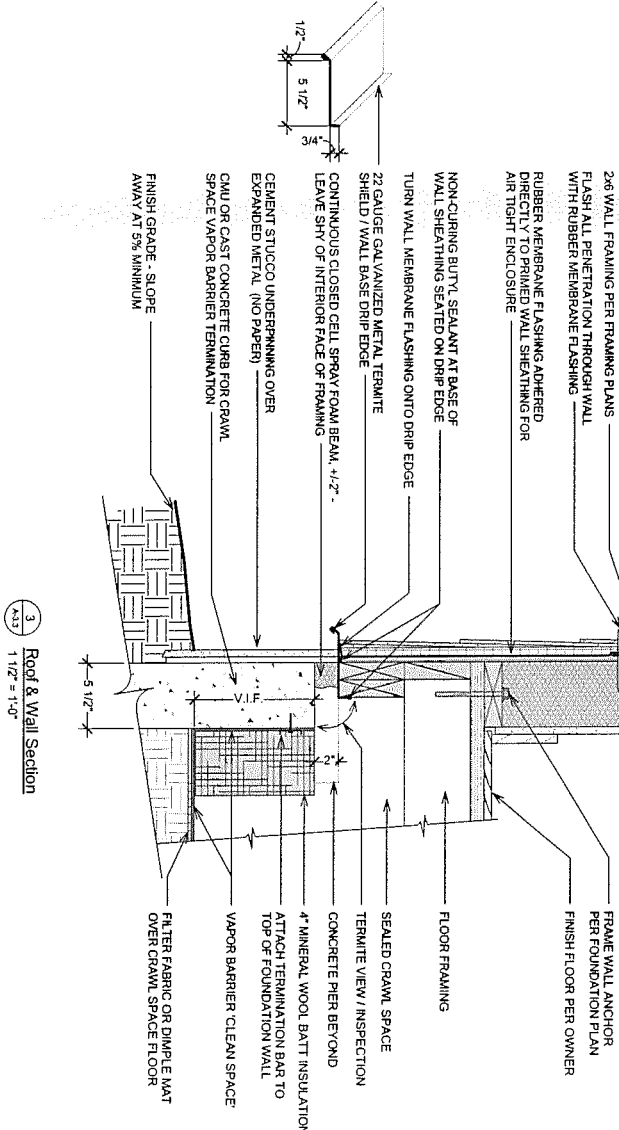
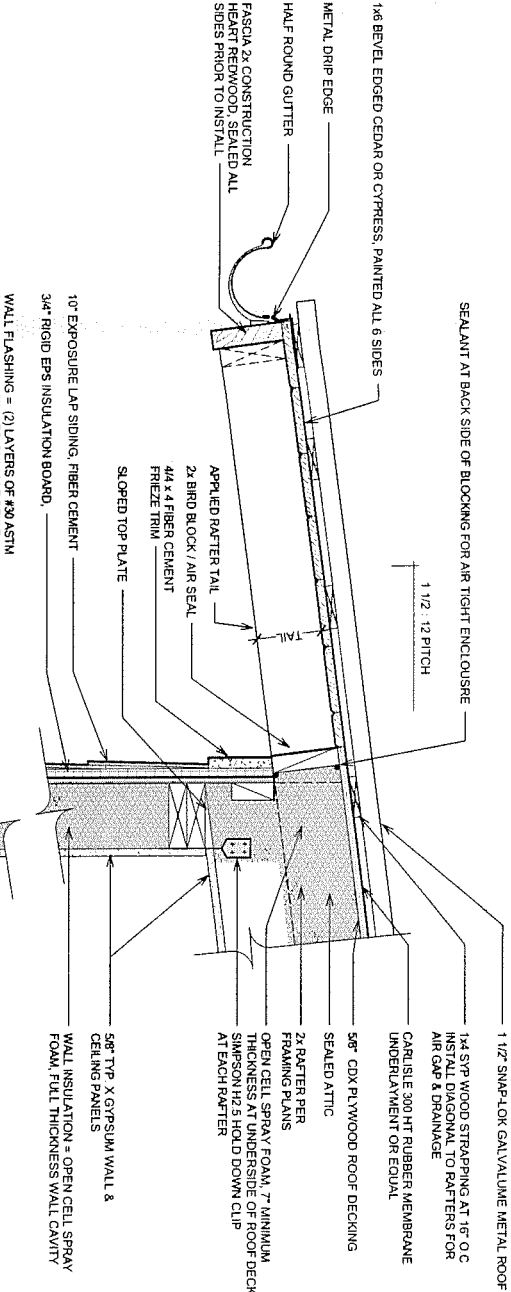
1305 Barkwood Rd Austin, TX

REVISIONS:

Exterior Views

Project Number:	2015-08
Project Phase:	Permit
Drawn by:	SLW
Checked by:	SLW
Date:	March 3, 2016

A-3.3



3 Roof & Wall Section  
1 1/2" = 1'-0"

