



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: 1410 WESTOVER 78703 Tax Parcel ID: 118207
Legal Description: LOT 10 BUK 3 EDMONT SUBD
Zoning District: SF3NP Lot Area (sq ft): 7818
Neighborhood Plan Area (if applicable): CENTRAL WEST AUSTIN/WINDSOR Historic District (if applicable):

Required Reviews

| | |
|--|---|
| Is project participating in S.M.A.R.T. Housing? <input type="radio"/> 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? <input type="radio"/> 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? <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 type="radio"/> Y <input checked="" type="radio"/> 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 <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 checked="" type="radio"/> Y <input 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.) (If yes, submit approved auxiliary and potable plumbing plans.) | |
| 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) | |
| 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: ☐ 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 ☐ other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? ☒ Y ☐ N
(Note: Removal of all or part of a structure requires a demolition permit application.)
of existing bedrooms: 3 # of bedrooms upon completion: 4 # of baths existing: 3 # of baths upon completion: 3.5

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

Interior remodel of 2 story SF house under existing roof
Add 2nd floor to garage w/ 1.5 Baths & wet bar Remodel garage

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

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 | 1816 | 289 | | | 2105 0.00 |
| 2 nd Floor | 693 | 233 | | | 926 0.00 |
| 3 rd Floor | | | | | 0.00 |
| Area w/ ceilings > 15' | 48 | 48 | Must follow article 3.3.5 | | 96 0.00 |
| Ground Floor Porch* (check article utilized) | 211 | | <input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2) | | 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 | | <input type="checkbox"/> 200 sq ft (3.3.2 B 2b) | | 0.00 |
| | Detached | 324 | <input checked="" 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 | 3092 0.00 | 4004 0.00 | | | 3127 0.00 |

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

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.9 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.)

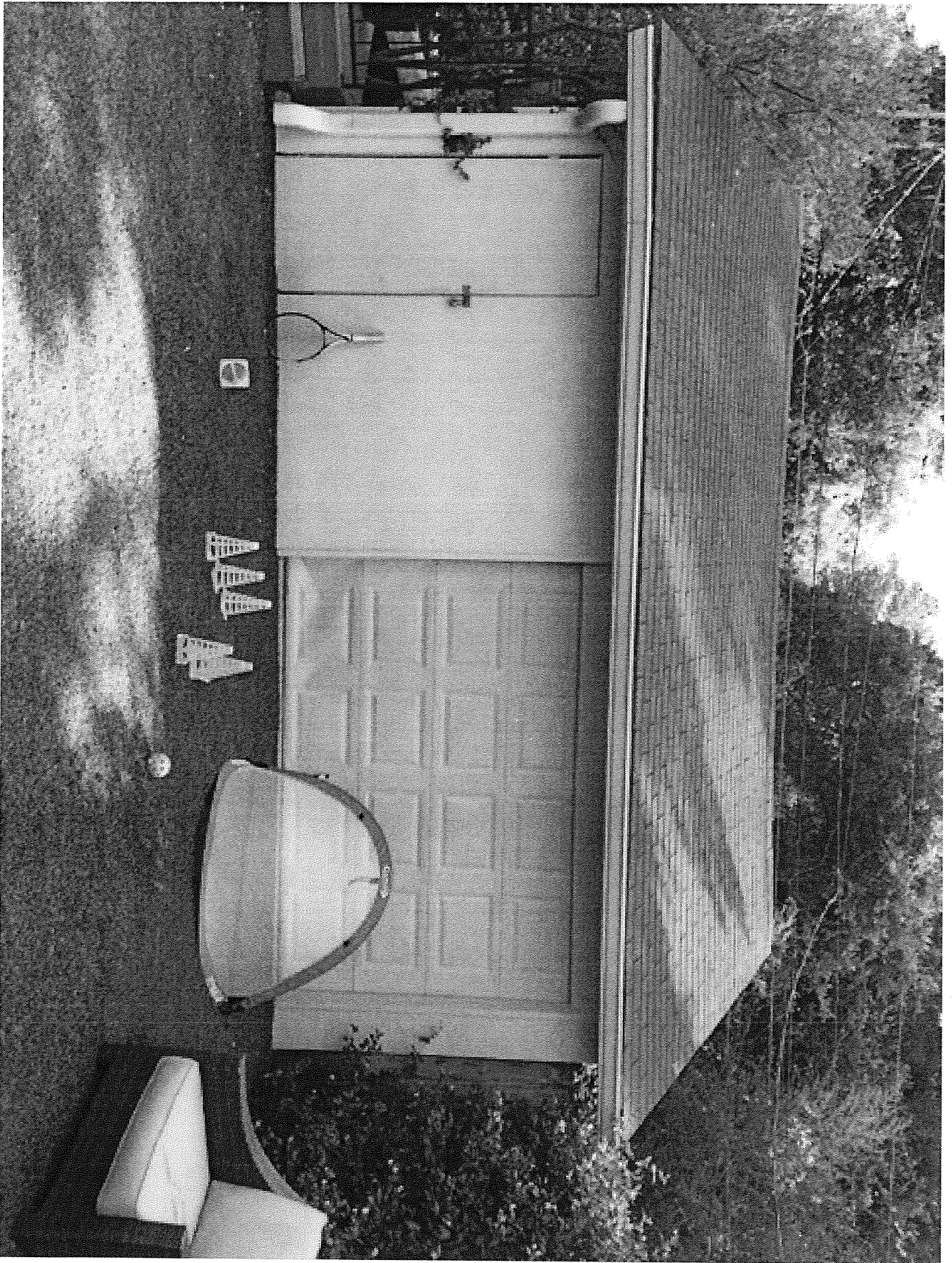
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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."

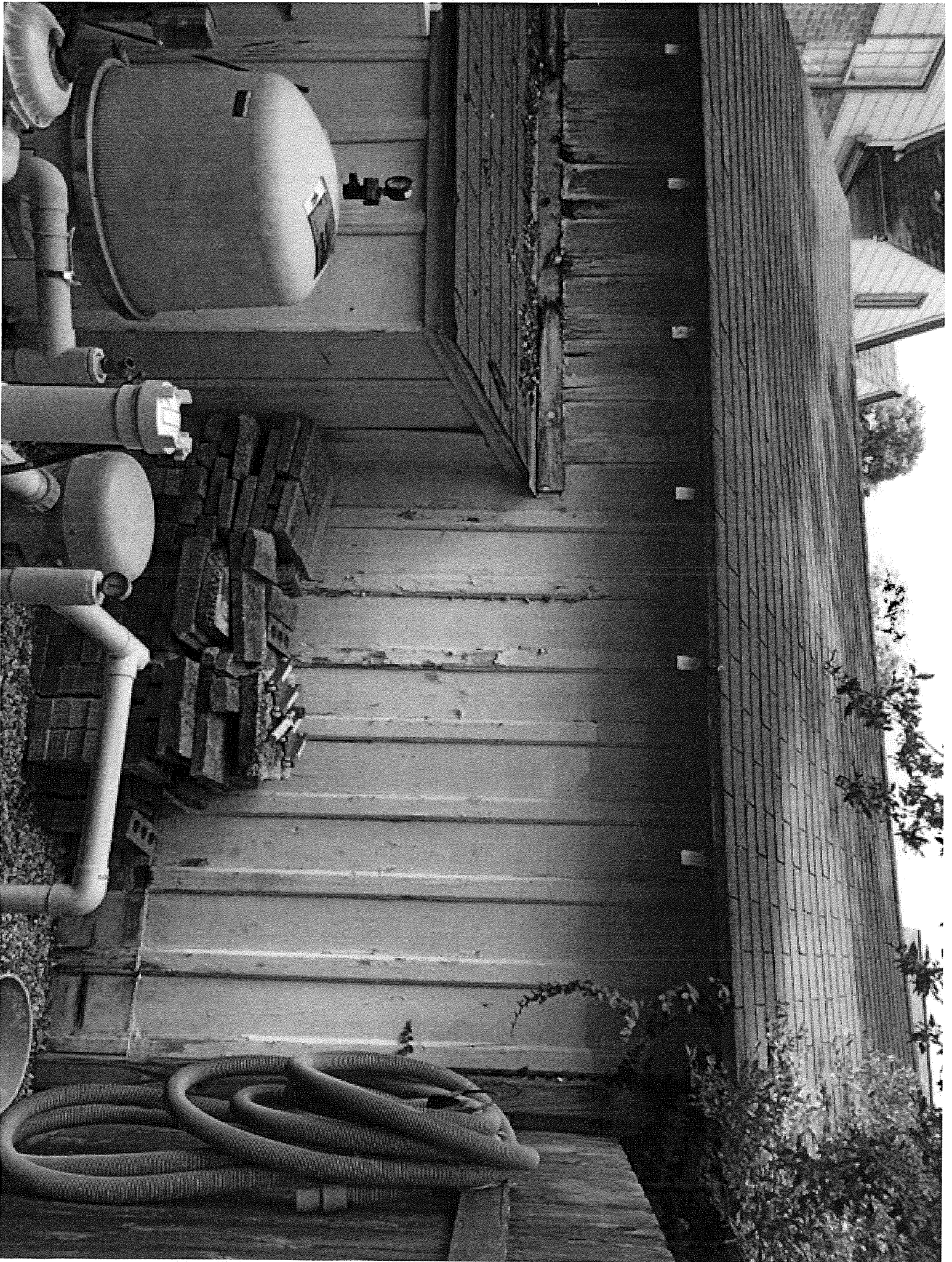
*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

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.



FRONT



ROAR

Architectural drawings of a building facade and roof profile. The top part shows a perspective view of a building with three sections labeled "EXISTING STRUCTURE". The bottom part shows a cross-section of the roof with labels for "EXISTING STRUCTURE", "NEW ROOF LINE", "EXISTING FINISH GRADE", "AVERAGE GRADE", and "HIGHEST RIDGE FROM AVERAGE GRADE". It also includes a "COMPARISON" of "ORIGINAL" and "PROPOSED" roof profiles with dimensions like 12/12, 12/17, and 12/1.

The image contains two architectural drawings. The top drawing is a detailed elevation of a proposed building. It features a gabled roof with a 12/12 pitch, a central entrance with a small porch, and a large window on the left. The building is labeled with various materials like 'STUCCO' and 'COMPOSITION SHINGLES'. Dimensions are provided for the roof, walls, and overall footprint. A 'REAR PROPERTY LINE' is indicated. The bottom drawing shows two 'EXISTING STRUCTURE' footprints with dashed outlines, showing their relative positions and orientations.

SIDE ELEVATION 05-02

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| <p>5 OF 8</p> <p>  </p> <p> <small> American Society of Professional Interior Designers National Council of Interior Designers Texas Council of Interior Designers 10118 FM 1960, STE. 516 AUSTIN, TX 78758 OFFICE (512) 324-1778 </small> </p> | <p> FLYNN RESIDENCE </p> | <p> DESIGN ORIGINALS of Texas home design center </p> | <p> 1410 WESTOVER REMODEL </p> |
|---|-------------------------------------|---|---|

Architectural site plan showing three existing structures and a proposed new structure. The plan includes dimensions, setbacks, and a north arrow. The existing structures are labeled "EXISTING STRUCTURE" and the new structure is labeled "NEW STRUCTURE". The plan also shows "EXISTING TREES" and "EXISTING DRIVE".

SIDE ELEVATION 05-02

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| <p>5 OF 8</p> | <p>DATE: 3-18-18</p> <p>DRAWN BY: JACANSD</p> | <p>JOB # 14035</p> <p>1410 WESTOVER REMODEL</p> | <p>FLYNN RESIDENCE</p> | <p>DESIGN ORIGINALS of Texas home design center</p> <p>10713 PRAIRIE ROAD, STE. 816 AUSTIN, TX 78726 PHONE (512) 351-1775</p> | <p>1410 WESTOVER REMODEL</p> |
|---------------|---|---|----------------------------|---|----------------------------------|