



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: 1712 Windsor Road, Austin, Texas, 78703	Tax Parcel ID: 112119
Legal Description: Lot 22, OLT 7 & 8 DIV Z Enfield B	
Zoning District: SF-3	Lot Area (sq ft): 24,485.00
Neighborhood Plan Area (if applicable): Old Enfield Homeowners Assoc.	Historic District (if applicable): NRHD Old West Austin

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☒ 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 ☒ N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y ☒ N (If yes, approval through Aviation is required)	Does this site have a septic system? Y ☒ N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? ☒ Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y ☒ N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y ☒ N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y ☒ N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? ☒ 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) ☒ Y N	
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 and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? ☒ Y 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 ☒ 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 ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y ☒ N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y ☒ N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? ☒ Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y ☒ N (Public Works approval required to take access from a public alley.)
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.)	

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: 5	# of baths existing: 3 1/2	# of baths upon completion: 4 + 1/2 + 1/2		

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

Rebuild/enlarge existing garage and add second story, remove one story addition and add two-story addition, renovate existing house, enlarge basement, and enclose carport.

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

Job Valuation						
Total Job Valuation: \$ <u>1,450,000</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.	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>925,000</u> Amount for Primary Structure: \$ <u>925,000</u> Elec: ☒ Y ☐ N Plmbg: ☒ Y ☐ N Mech: ☒ Y ☐ N Amount for Accessory Structure: \$ _____ Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ N			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>300,000</u> Elec: \$ <u>75,000</u> Plmbg: \$ <u>75,000</u> Mech: \$ <u>75,000</u> TOTAL: \$ <u>525,000</u>		
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	2,101.50		631.50		2,733.00	0.00
b) 2 nd Floor conditioned area	1,946.00		1,813.00		3,759.00	0.00
c) 3 rd Floor conditioned area	0.00		0.00		0.00	0.00
d) Basement	160.00		626.00		786.00	0.00
e) Covered parking (garage or carport)	832.50		107.50		940.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	112.00		747.00		859.00	0.00
g) Other covered or roofed area	32.00		272.00		304.00	0.00
h) Uncovered wood decks	0.00		0.00		0.00	0.00
Total Building Area (total a through h)	5,184.00	0.00	4,197.00	0.00	9,381.00	0.00
i) Pool	594.00		-594.00		0.00	0.00
j) Spa	0.00				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>4,709.00</u> % of lot size: <u>19</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>6,574.00</u> % of lot size: <u>27</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) ☒ 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 or 25-2-778) Y ☒ N						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>24</u> ft <u>5</u> in Number of Floors: <u>2</u>			Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) ☒ 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): <u>15.8</u> ft Distance from intersection (for corner lots only): <u>120.0</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☒ N (If yes, drainage review is required)						

1712 WINDSOR ROAD



FRONT (NORTH) ELEVATION

PROPOSED TO BE REMOVED OUTLINED IN YELLOW



SIDE (WEST) ELEVATION

1712 WINDSOR ROAD

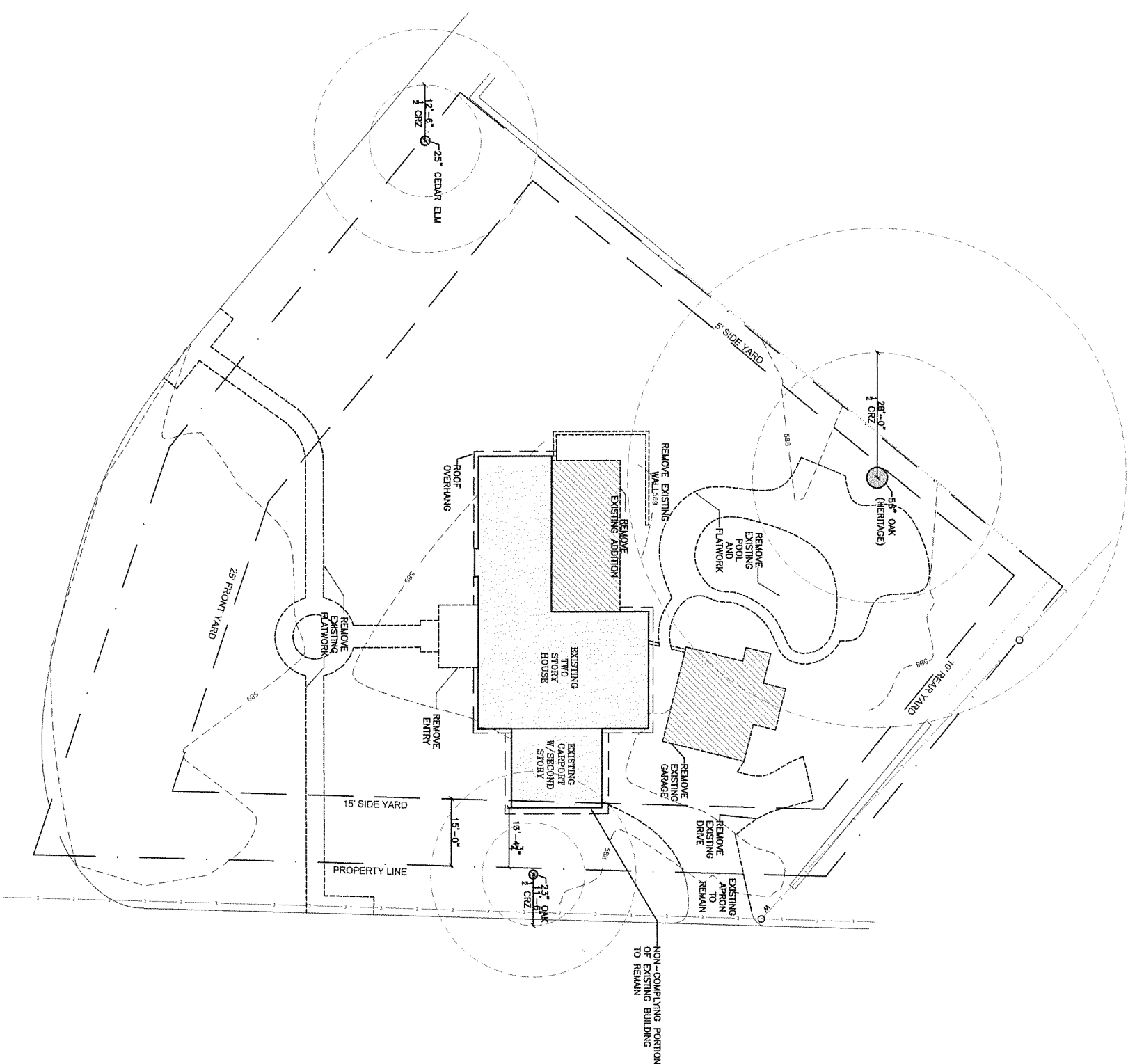


SIDE (EAST) ELEVATION

PROPOSED TO BE REMOVED OUTLINED IN YELLOW

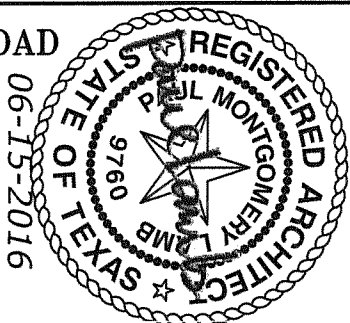


BACK (SOUTH) ELEVATION



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1712 WINDSOR ROAD
REMODEL
1712 WINDSOR ROAD
AUSTIN, TEXAS 78703

FOR PERMIT

15 JUNE 2016

SITE PLAN DEMO

 $1''=30'-0''$

(A100.2)

TRUE
NORTH

SITE DEMO PLAN

1"=30'-0"

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED
JUN 30 2006
i 82-217
JGV
JUN 30 2006

REVIEWED

JUN 30 2016

AUSTIN WATER UTILITY
SEWER SERVICE DIVISION - TAPS

WINDSOR ROAD
 (60' R.O.W.)

WEST LYNN STREET
 (60' R.O.W.)

PROPOSED
 PAVILION
 COVERED PORCH
 (SECOND STORY ABOVE)
 PROPOSED TWO STORY ADDITION
 EXISTING TWO STORY HOUSE
 EXISTING TWO STORY WITH PROPOSED BASEMENT
 PROPOSED GARAGE & SECOND STORY
 COVERED PASSAGE (AND STORY ABOVE)
 NEW PARKING COURT
 NEW UNDERGROUND ELECTRICAL
 WATER METER
 EXISTING CONCRETE APRON

CRZ
 12'-6" 25' CEDAR ELM
 28'-0" 56' OAK (HERITAGE)
 13'-6" 21' OAK

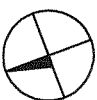
SETBACKS
 25' FRONT YARD
 15' SIDE YARD
 10' REAR YARD
 5' SIDE YARD

UTILITIES
 POWER POLE
 WATER METER
 NEW UNDERGROUND ELECTRICAL

PROPERTY LINE
 S 30° 00' 00" E 102.70'
 S 51° 04' 04" E 96.00'
 S 11° 46' 58" W 28.60'
 N 22° 19' 33" E 177.50'
 N 38° 00' 00" W 83.80'
 N 17° 13' 58" E 100'
 12' 106 88 408

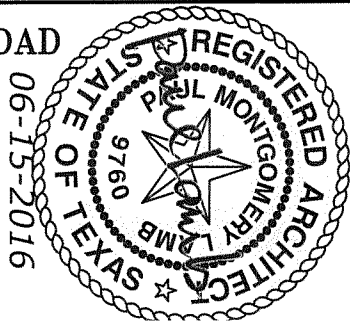
STONE CURB

1
PLOT PLAN
 $1''=30'-0''$



1712 WINDSOR ROAD
REMODEL
1712 WINDSOR ROAD
AUSTIN, TEXAS 78703

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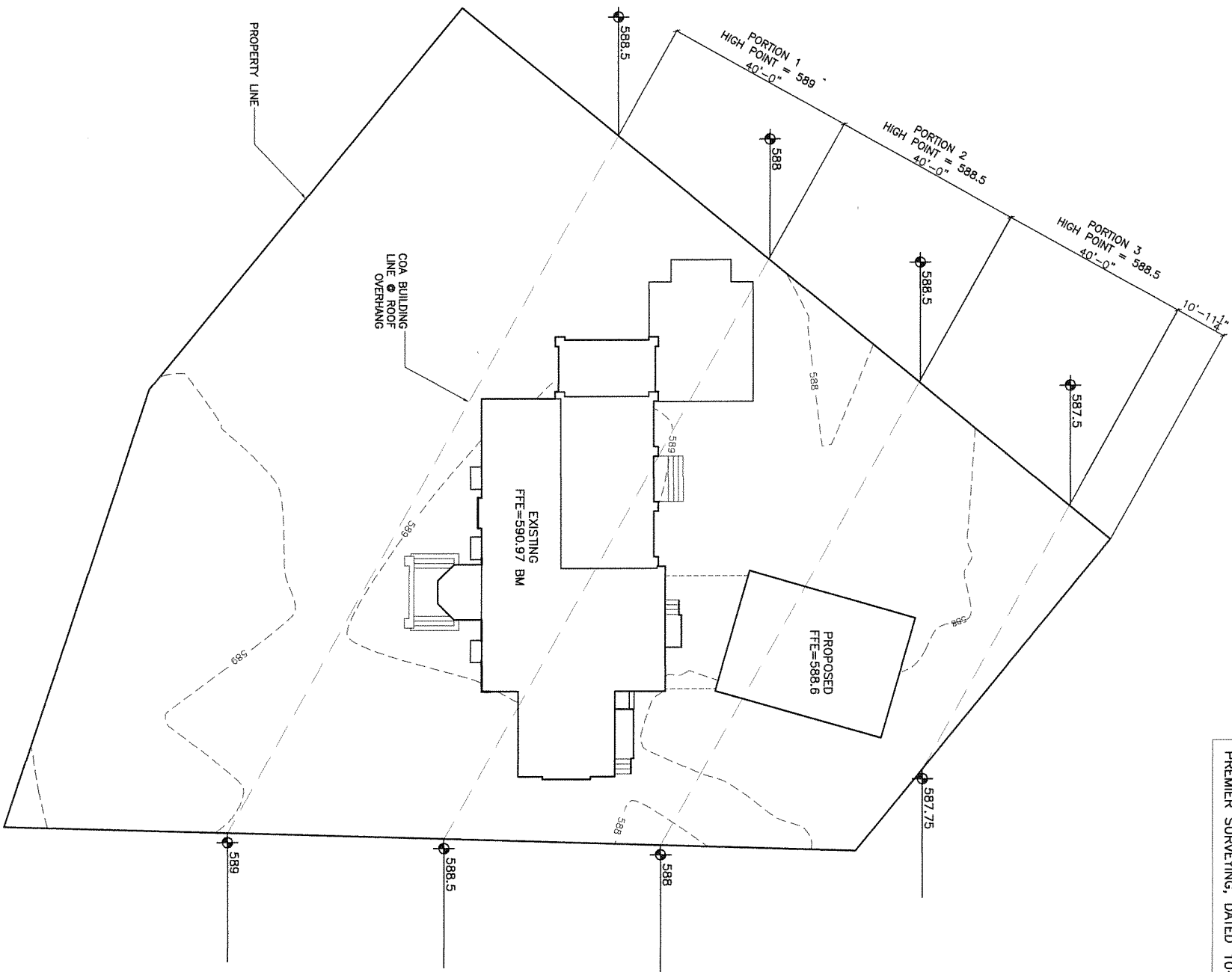
15 JUNE 2016

PLOT PLAN

$$T^{\text{tr}} = 30^{\circ} - 0^{\circ} \text{m}$$

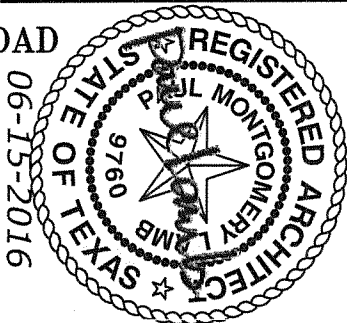
(A100)

SITE INFORMATION & TAKEN FROM
OWNER PROVIDED PLAT
PREPARED BY ROBERT T. PAUL, JR.
PREMIER SURVEYING, DATED 10-13-15.



1 SET BACK PLANE EXHIBIT
1"=30'-0"

1712 WINDSOR ROAD
REMODEL
1712 WINDSOR ROAD
AUSTIN, TEXAS 78703



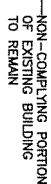
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SET BACK
PLANE EXHIBIT

1"=30'-0"

A100.1



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DEMO

$$=30^{\circ}-0^{\circ}$$

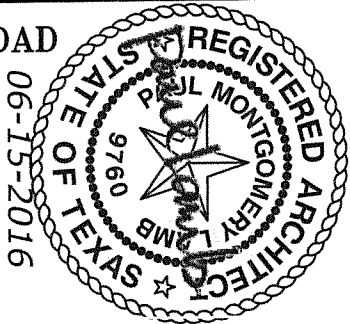
(A100.2)

TRUE
NORTH

7

11-30-01

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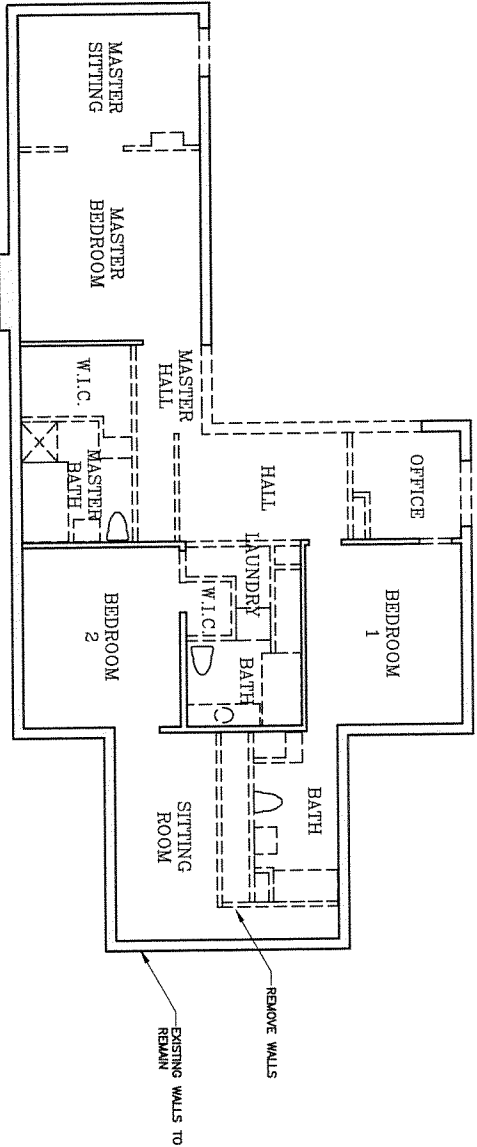
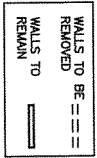
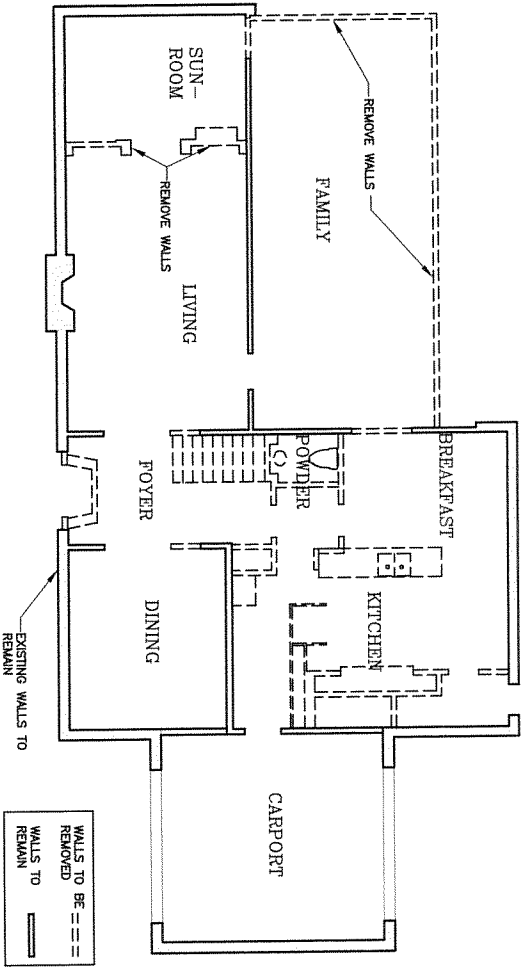
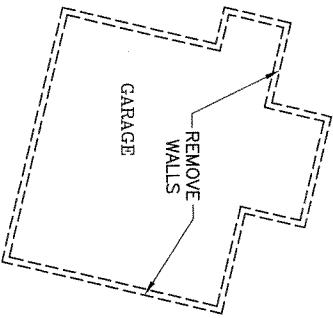
FOR PERMIT

15 JUNE 2016

EXISTING
FIRST & SECOND
FLOOR PLAN

1/16"=1'-0"

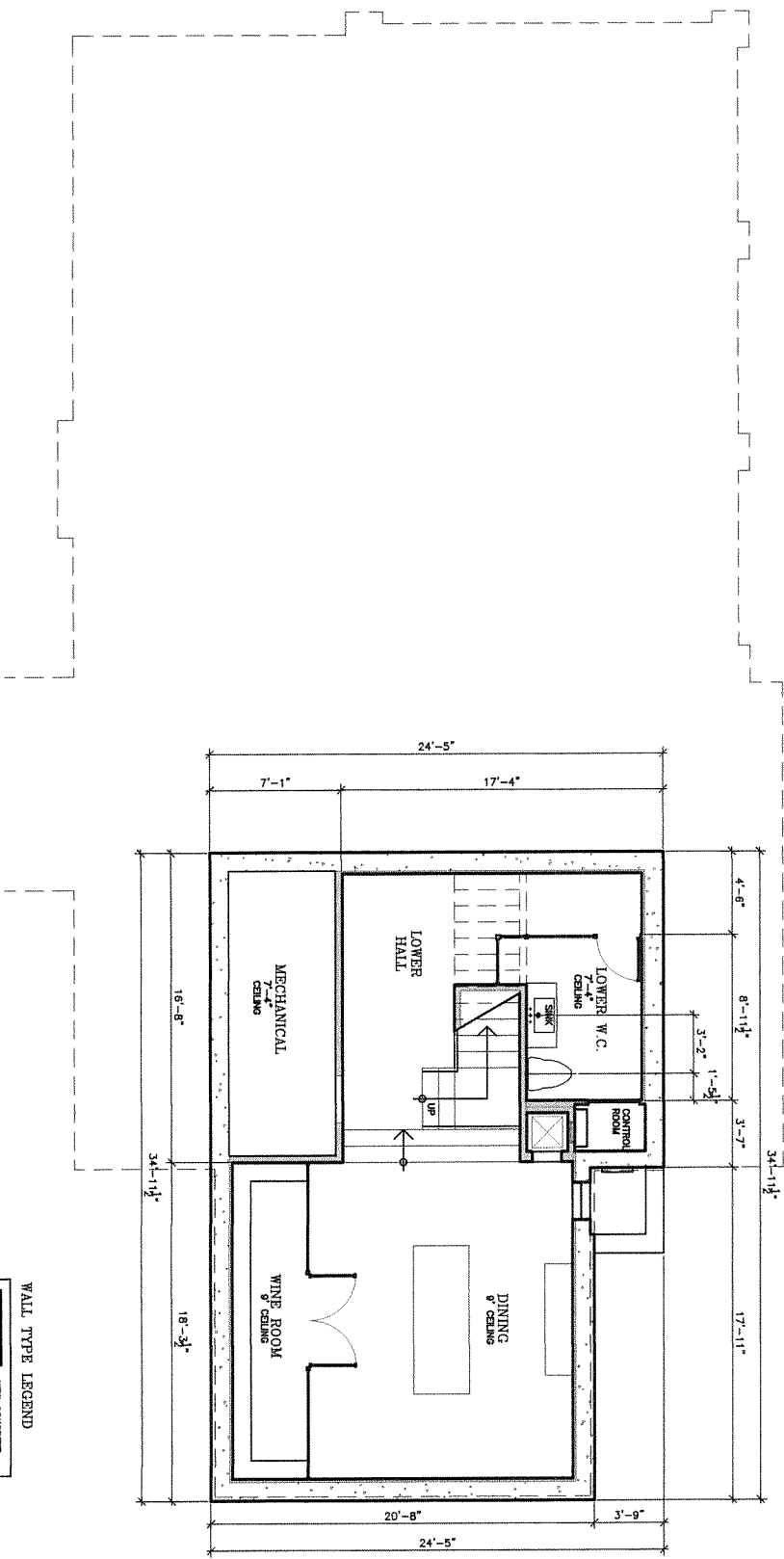
A101



2 EXISTING SECOND FLOOR PLAN
1/16"=1'-0"

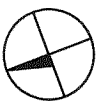
1 EXISTING FIRST FLOOR PLAN
1/16"=1'-0"





WALL TYPE LEGEND	
	NEW CONCRETE WALL
	NEW MASONRY WALL
	NEW WOOD FRAMED WALL

1 BASEMENT LEVEL FLOOR PLAN
1"=10'-0"



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AUSTIN, TEXAS 78703

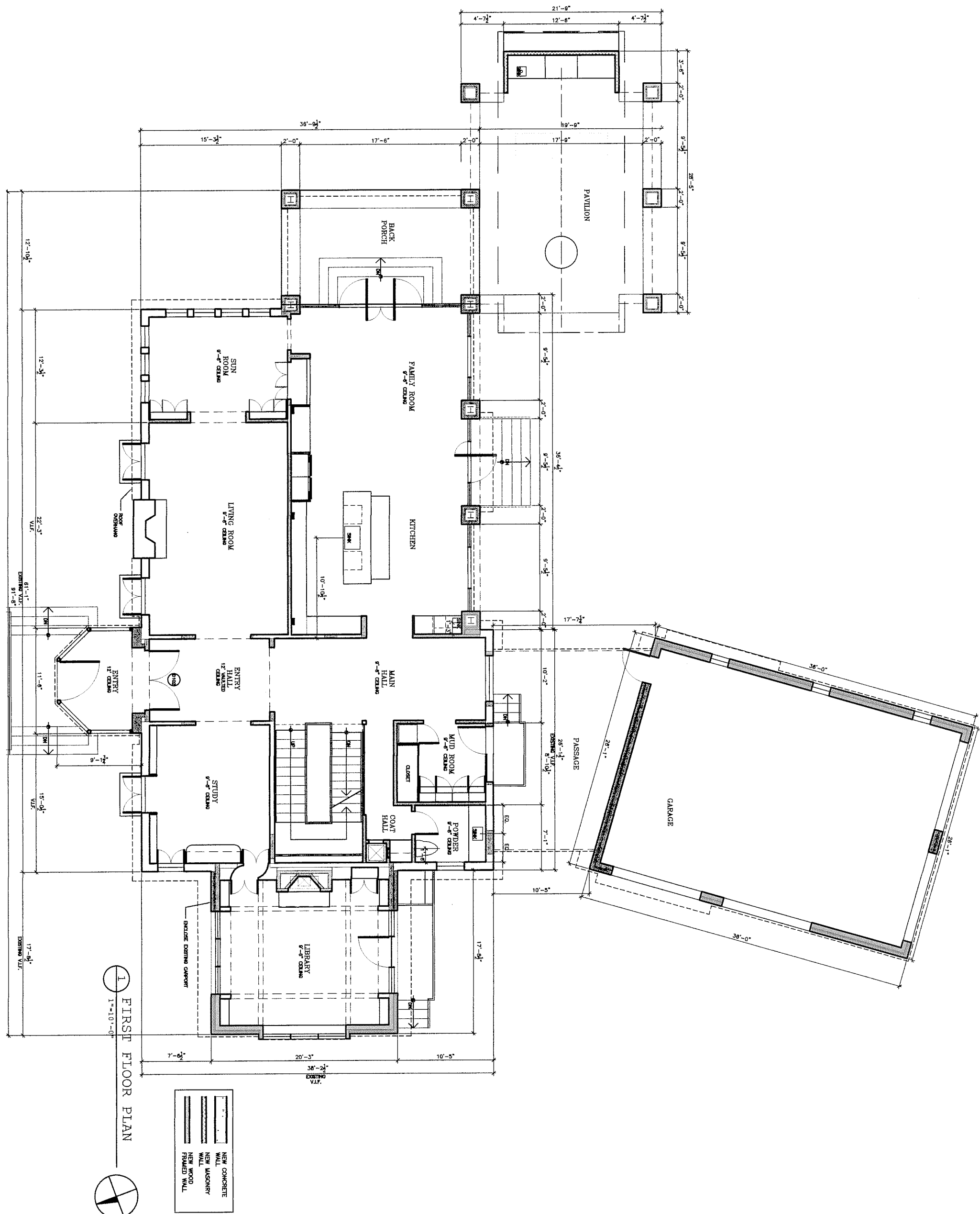
FOR PERMIT

15 JUNE 2016

BASEMENT
LEVEL
FLOOR PLAN

1"=10'-0"

A102

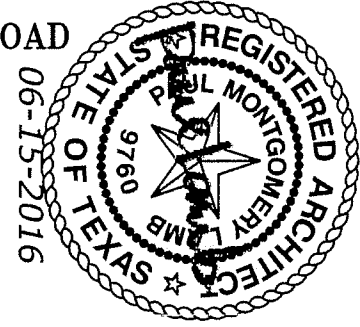


1
1"=10'-0"

FIRST FLOOR PLAN

NEW CONCRETE WALL
NEW MASONRY WALL
NEW WOOD FRAMED WALL

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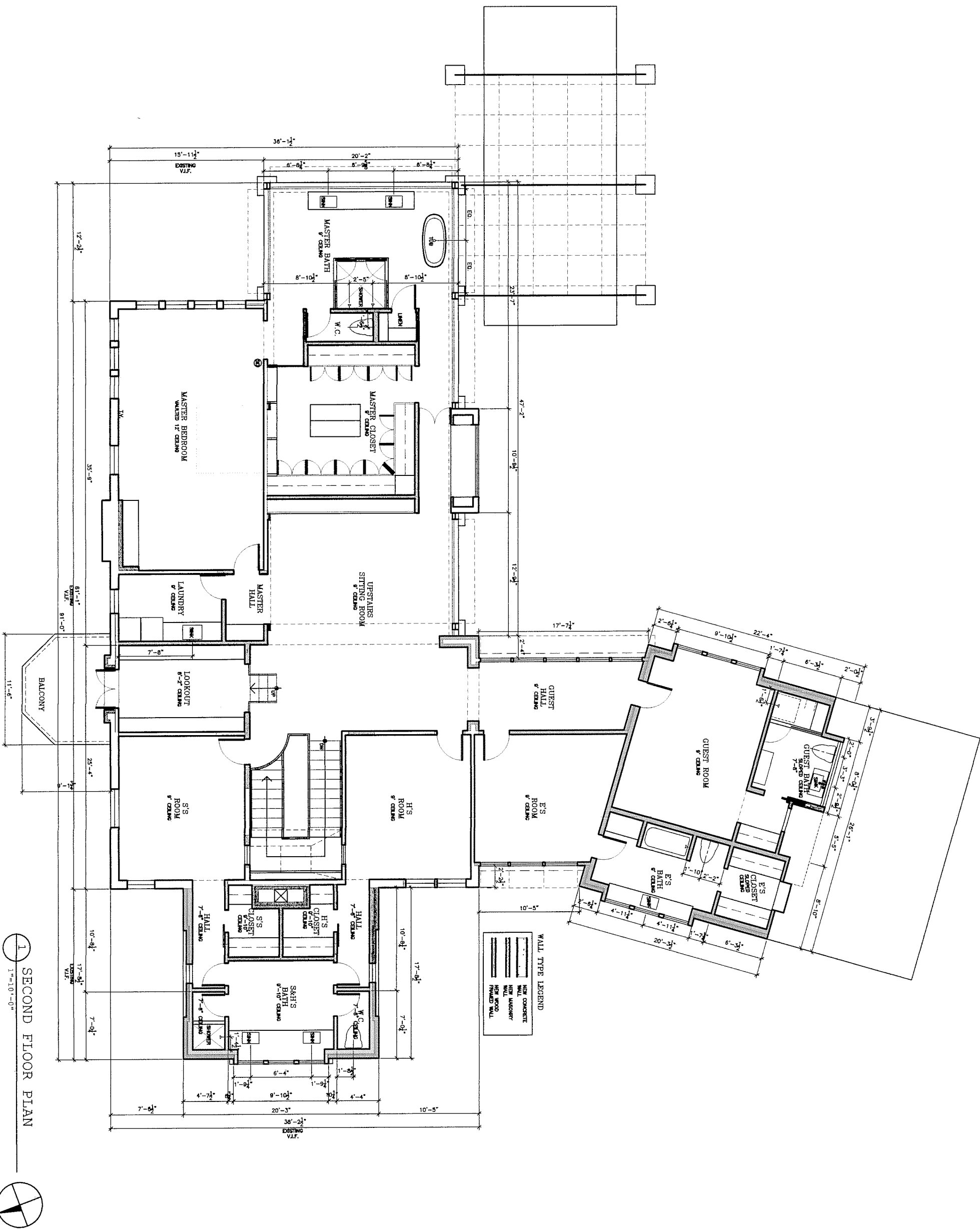
15 JUNE 2016

FIRST FLOOR

PLAN

1"=10'-0"

A103

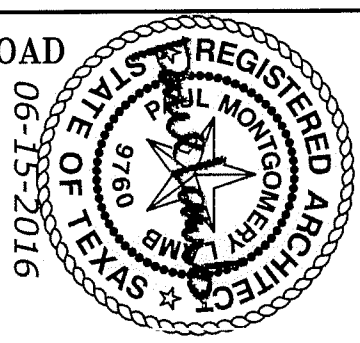


1 SECOND FLOOR PLAN
1"=10'-0"

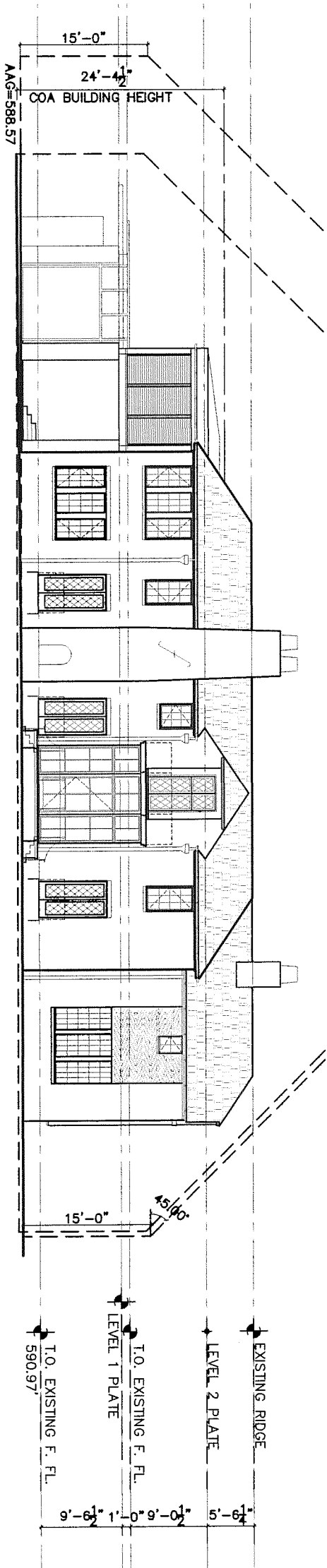
A104

FOR PERMIT
15 JUNE 2016
SECOND FLOOR PLAN
1"=10'-0"

1712 WINDSOR ROAD
REMODEL
1712 WINDSOR ROAD
AUSTIN, TEXAS 78703



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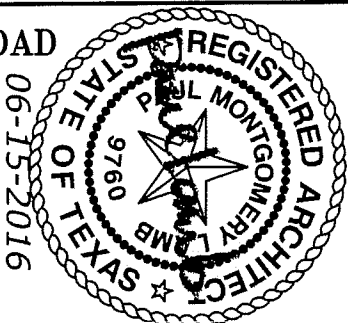


1 FRONT ELEVATION (NORTH)
1/16"=1'-0"



2 SIDE ELEVATION (WEST)
1/16"=1'-0"

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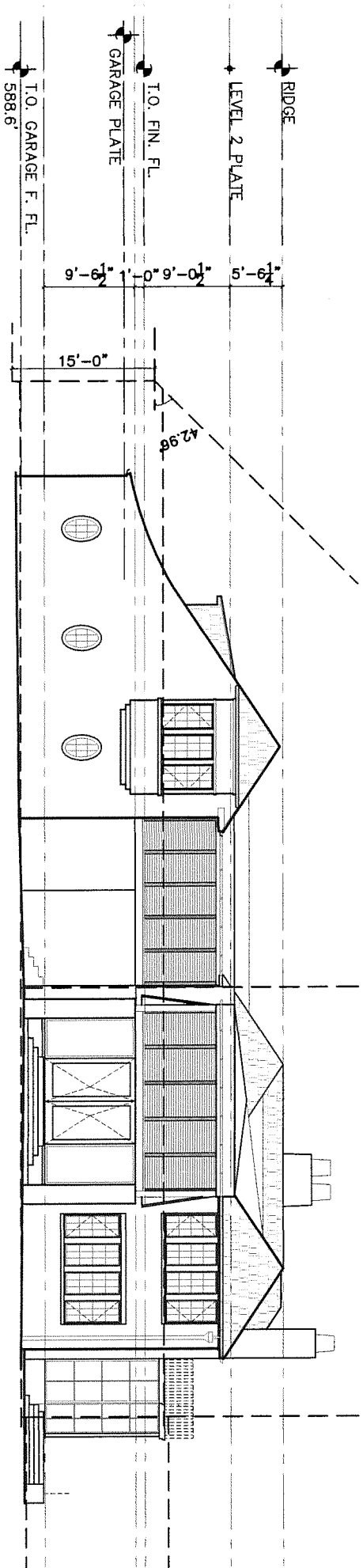
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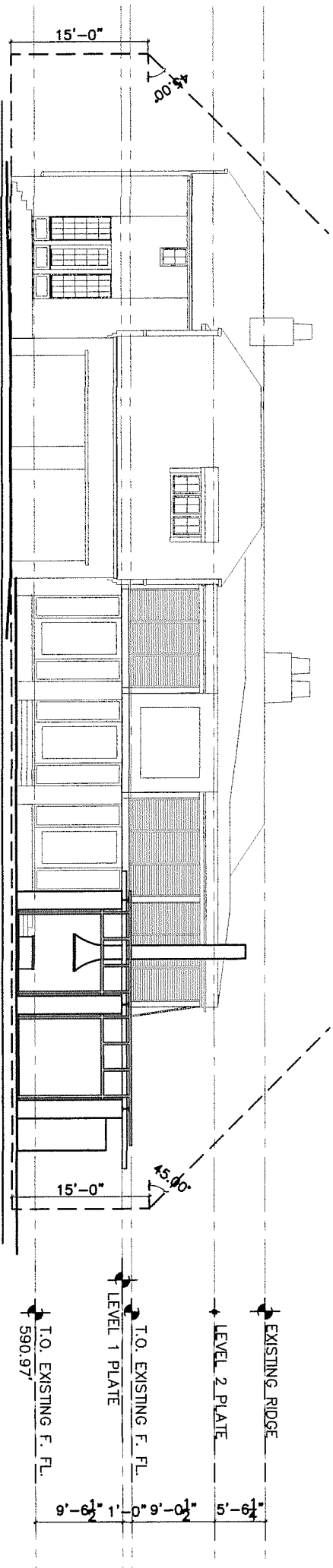
SET BACK
PLANE
EXHIBIT

1/16"=1'-0"

A200

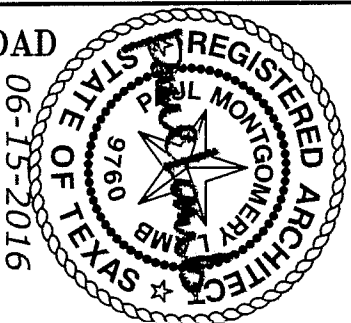


1 SIDE ELEVATION (EAST)
1/16"=1'-0"



4 BACK ELEVATION (SOUTH)
1/16"=1'-0"

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SET BACK
PLANE
EXHIBIT

1/16"=1'-0"

A200.1

