

Emily



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form: Open with Internet Explorer,
then Click Here to Save and continue.

Property Information

Project Address: 2516 Harris Blvd	Tax Parcel ID: 0115010201
Legal Description: Lot 10 & N 10ft of Lot 11, Blk 8, Pemberton Sec 2	
Zoning District: SF-3	Lot Area (sq ft): 9,734.00
Neighborhood Plan Area (if applicable): Windsor Rd Central West Austin Combined	Historic District (if applicable): Old West Austin Nbhd

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? <input checked="" type="radio"/> Y <input type="radio"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? <input checked="" type="radio"/> Y <input type="radio"/> N (If yes, Fire review is required)
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? <input checked="" type="radio"/> Y <input 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 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? 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.) (If yes, submit approved auxiliary and potable plumbing plans.)	
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 <input type="radio"/> 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 <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____
Proposed Use: 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: 5 # of bedrooms upon completion: 4 # of baths existing: 3.0 # of baths upon completion: 3.5

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

New 2 story residence & garage

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

Job Valuation						
Total Job Valuation: \$ 625,000 <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>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 625,000 Amount for Primary Structure: \$ 625,000 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: \$ 0 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			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____ TOTAL: \$ _____ 0		
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 <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 st Floor conditioned area			2,169.00		2,169.00	0.00
b) 2 nd Floor conditioned area			1,456.00		1,456.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			473.00		473.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			309.00		309.00	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	4,407.00	0.00	4,407.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
Building Coverage Information <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>2,951.00</u> % of lot size: <u>30</u>						
Impervious Cover Information <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>3,990.00</u> % of lot size: <u>41</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y (N) <small>(LDC 25-2-492)</small> 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>25</u> ft <u>3</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 <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 (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) <small>(If yes, drainage review is required)</small>						

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			2,169.00			2,169.00
2 nd Floor			1,456.00			1,456.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			309.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	309.00	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		473.00	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	200.00	273.00
	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	4,407.00			3,898.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,898.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 40 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.

Additional Information, Continued

Calculation Aid

Area Description	Existing Sq Ft	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.			
a) 1 st floor conditioned area		2,169.00	2,169.00
b) 2 nd floor conditioned area		1,456.00	1,456.00
c) 3 rd floor conditioned area			0.00
d) Basement			0.00
e) Attached Covered Parking (garage or carport)		473.00	473.00
f) Detached Covered Parking (garage or carport)			0.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio			0.00
i) Covered Porch		309.00	309.00
j) Balcony			0.00
k) Other – Specify:			0.00
Total Building Area (TBA) (add: a through k)	0.00	4,407.00	4,407.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 0.00	2,951.00	(B) 2,951.00
l) Driveway		850.00	850.00
m) Sidewalks		171.00	171.00
n) Uncovered Patio			0.00
o) Uncovered Wood Decks (counted at 50%)			0.00
p) AC pads and other concrete flatwork		18.00	18.00
q) Other (Pool Coping, Retaining Walls)			0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 0.00	3,990.00	(D) 3,990.00
r) Pool			0.00
s) Spa			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)

Lot Area (sq ft): 9,734.00

Existing Building Coverage (see above A, sq ft): 0.00

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 0 %

Final Building Coverage (see above B, sq ft): 2,951.00

Final Coverage % of lot (B ÷ Lot Area) x 100 : 30 %

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 Coverage (see above C, sq ft): 0.00

Existing coverage % of lot (C ÷ Lot Area) x 100 : 0 %

Final Impervious Coverage (see above D, sq ft): 3,990.00

Final coverage % of lot (D ÷ Lot Area) x 100 : 41 %

09/06/2016

PROJECT INFORMATION RESI

- 1. PROJCT ADDRESS:
2516 HARRIS BLVD AUSTIN TX 78702
- 2. LEGAL DESCRIPTION:
LOT 10 & N 10FT OF LOT 11 BLK 8
PEMBERTON HEIGHTS SEC 2
- 3. ZONING: SF-3
- 4. LOT SIZE: 9734 SF
- 5. NEW BUILDING CONDITIONED AREA:
3625
- 6. NEW BUILDING CONSTRUCTED AREA:
3625 SF
- 7. APPLICABLE CODES:
2012 IRC, 2012 IECC

PLOT PLAN LEGEND

- NEW STRUCTURE
- IMPERVIOUS COVER

GENERAL SITE NOTES

- 1. See plot plan for any specially noted foundation.
- 2. See plot plan for dimension of any porch projection over setback.
- 3. No setback averaging.
- 4. No new structure in 25 year flood plain.
- 5. See plot plan for any 100 or 25 year flood plains.



9/16/16

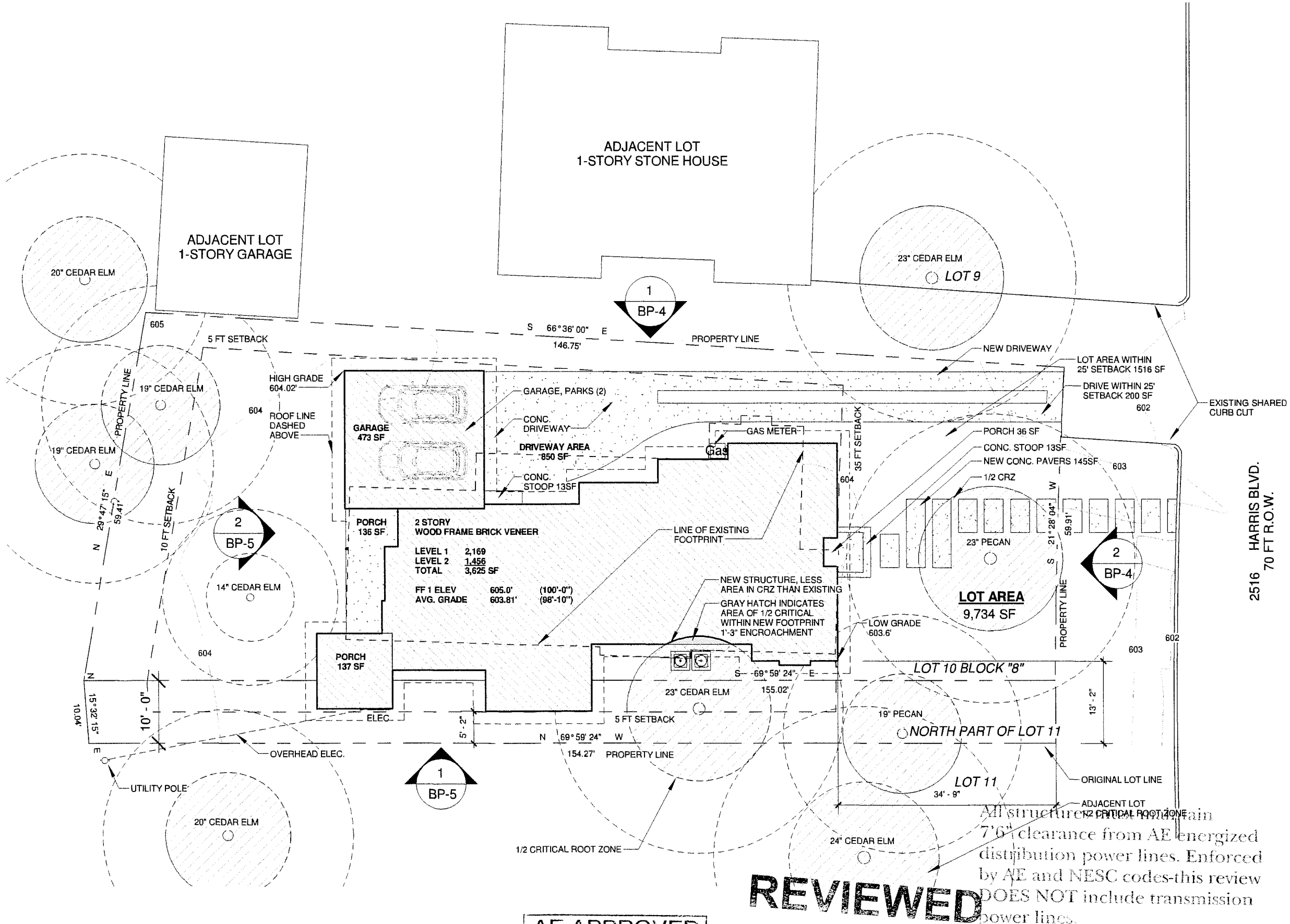
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Bart Whitley
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Reg. # 17672

HARRIS RESIDENCE

2516 Harris Blvd Austin, Texas 78703

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AE APPROVED

SEP 09 2016

253-221
JGM

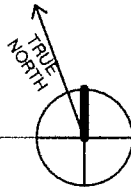
REVIEWED

SEP 09 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

1 SITE PLAN

1/16" = 1'-0"





JOB: 1521
DATE: 09/06/2016
SHEET
BP-1

PROJECT INFORMATION

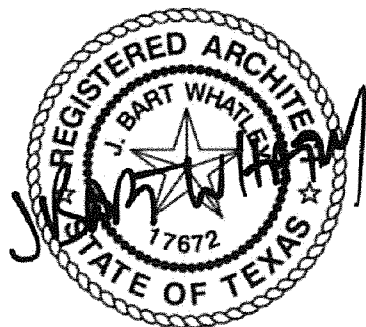
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2516 HARRIS BLVD AUSTIN TX 78702
2. LEGAL DESCRIPTION:
LOT 10 & N 10FT OF LOT 11 BLK 8
PEMBERTON HEIGHTS SEC 2
3. ZONING: SF-3
4. LOT SIZE: 9734 SF
5. NEW BUILDING CONDITIONED AREA:
3625
6. NEW BUILDING CONSTRUCTED AREA:
4407 SF
7. APPLICABLE CODES:
2012 IRC, 2015 IECC

PLOT PLAN LEGEND

-  NEW STRUCTURE
-  IMPERVIOUS COVER

GENERAL SITE NOTES

1. See plot plan for any specially noted foundation.
2. No setback averaging.
3. No new structure in 25 year flood plain.



9/16/16

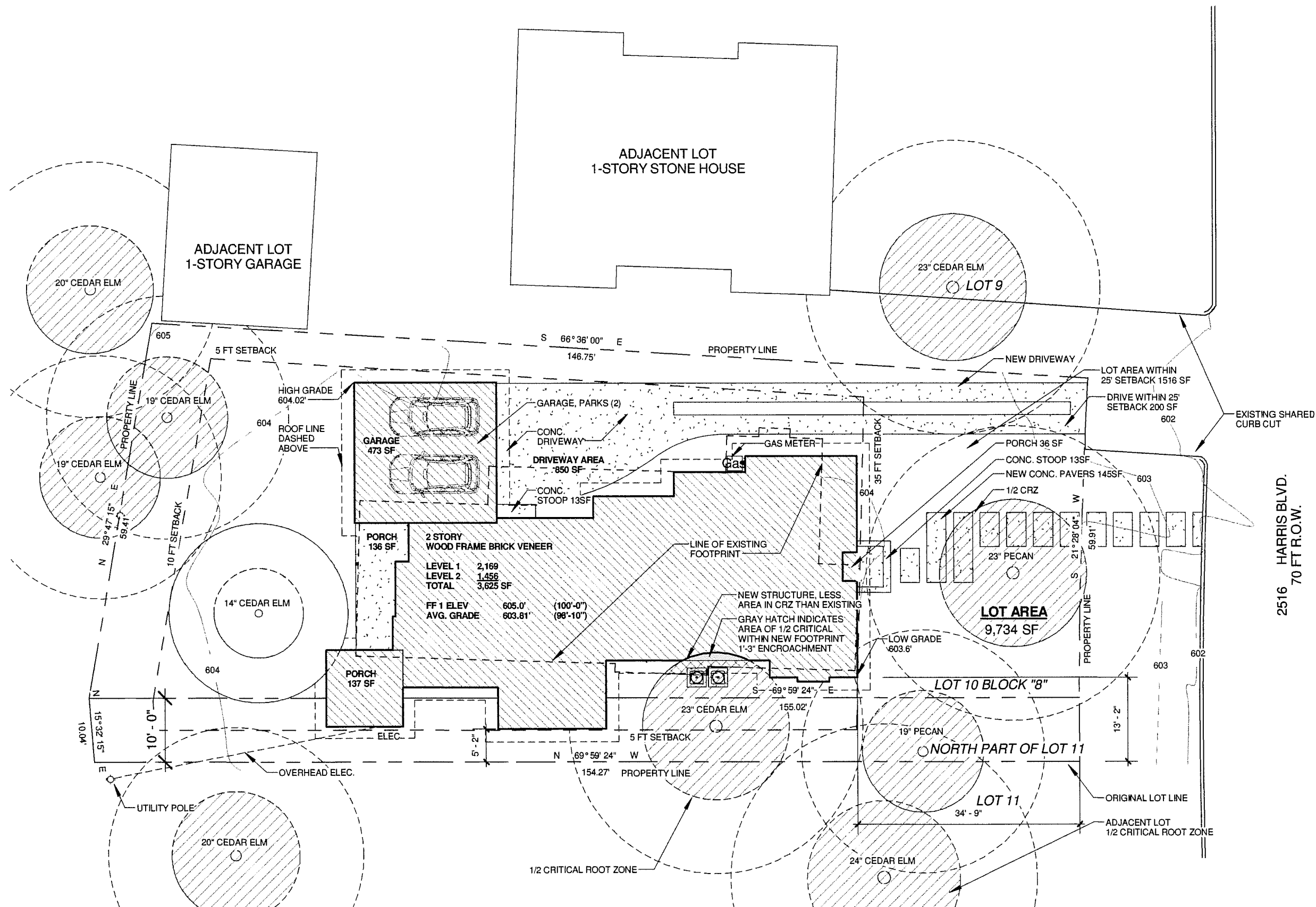
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HARRIS RESIDENCE

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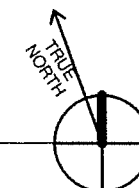
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2516 HARRIS BLVD.
70 FT R.O.W.

1

PLOT PLAN

$$1/16'' = 1'-0''$$


JOB: 1521
DATE: 09/15/16
SHEET

BP-1

09/15/16



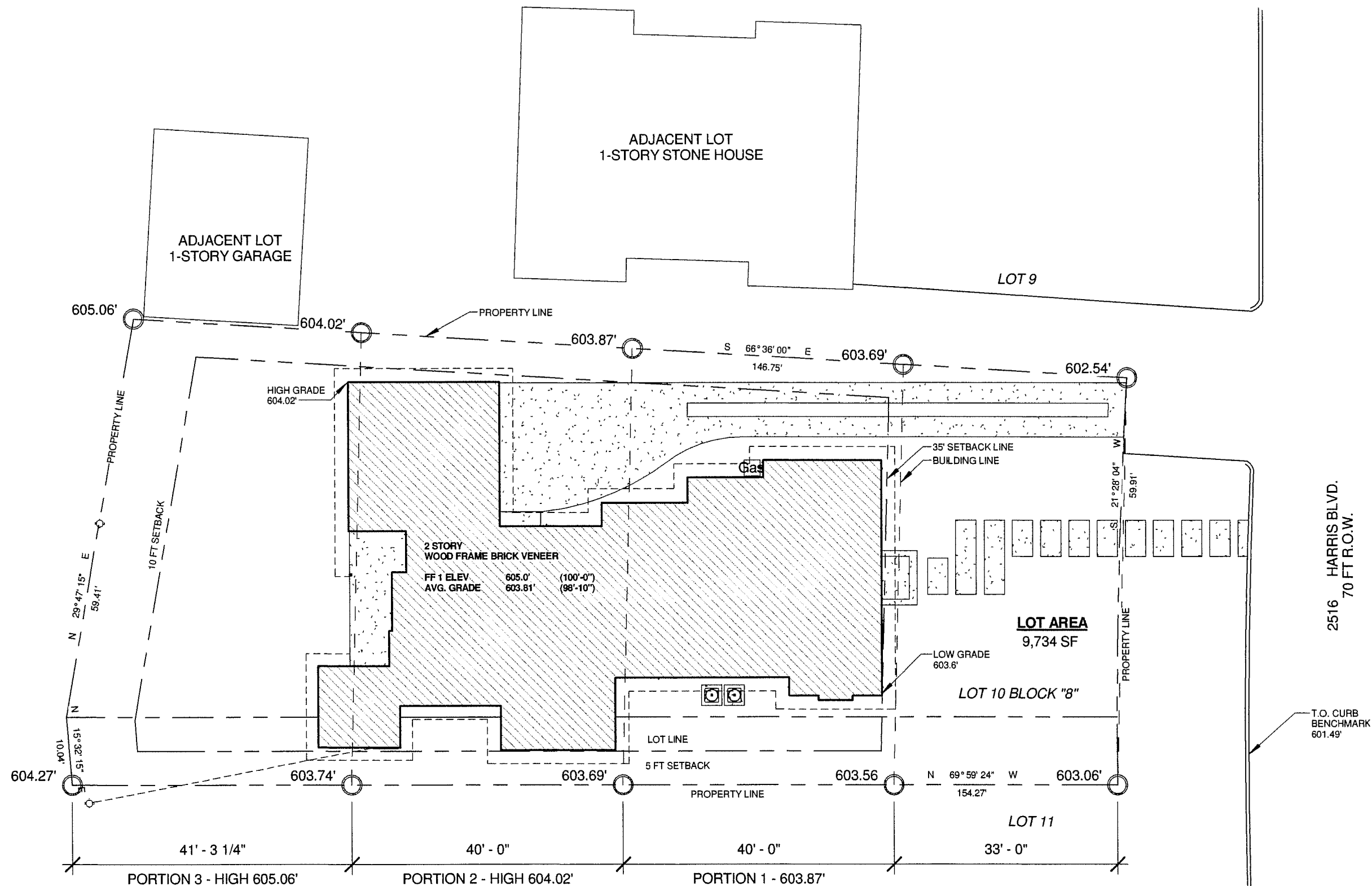
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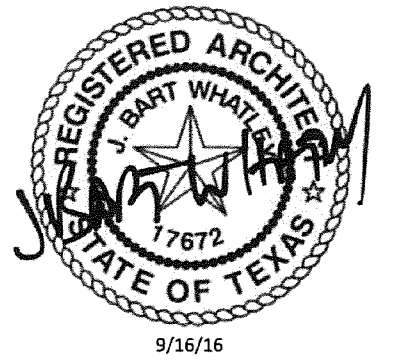
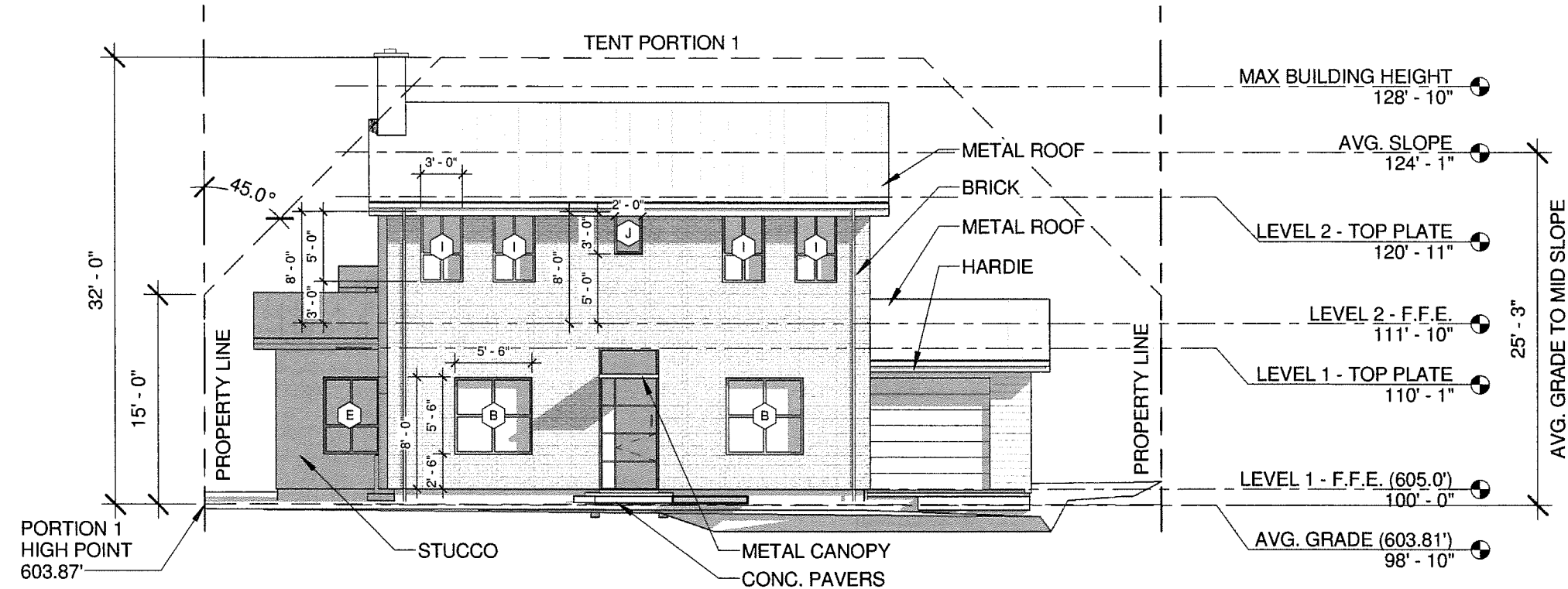
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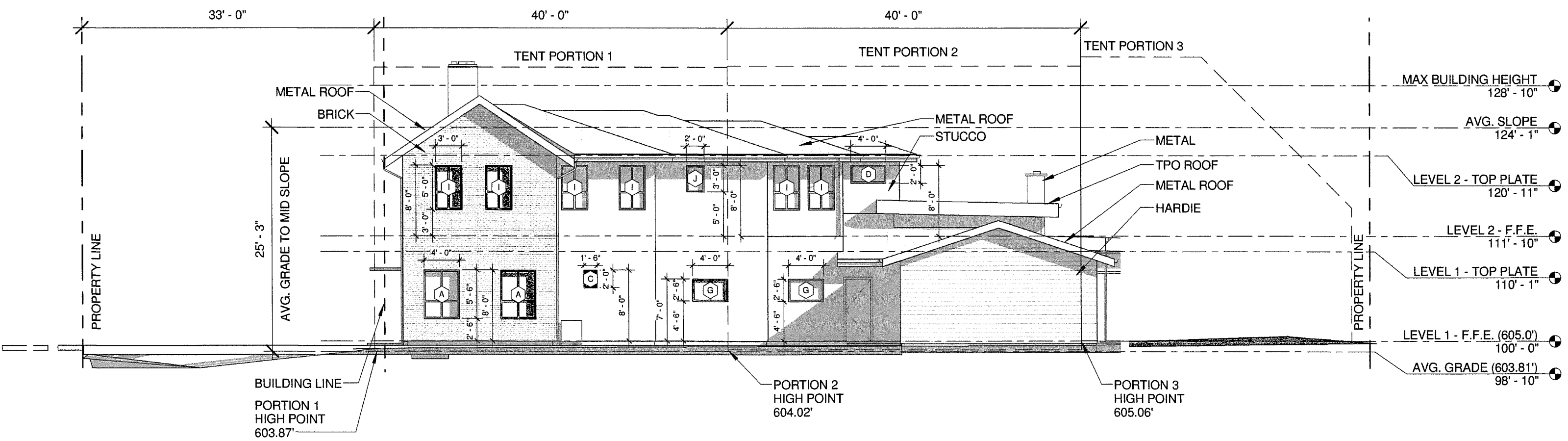
1 SITE SETBACK PLAN

JOB: 1521
DATE: 09/15/16
SHEET
BP-2

09/15/16

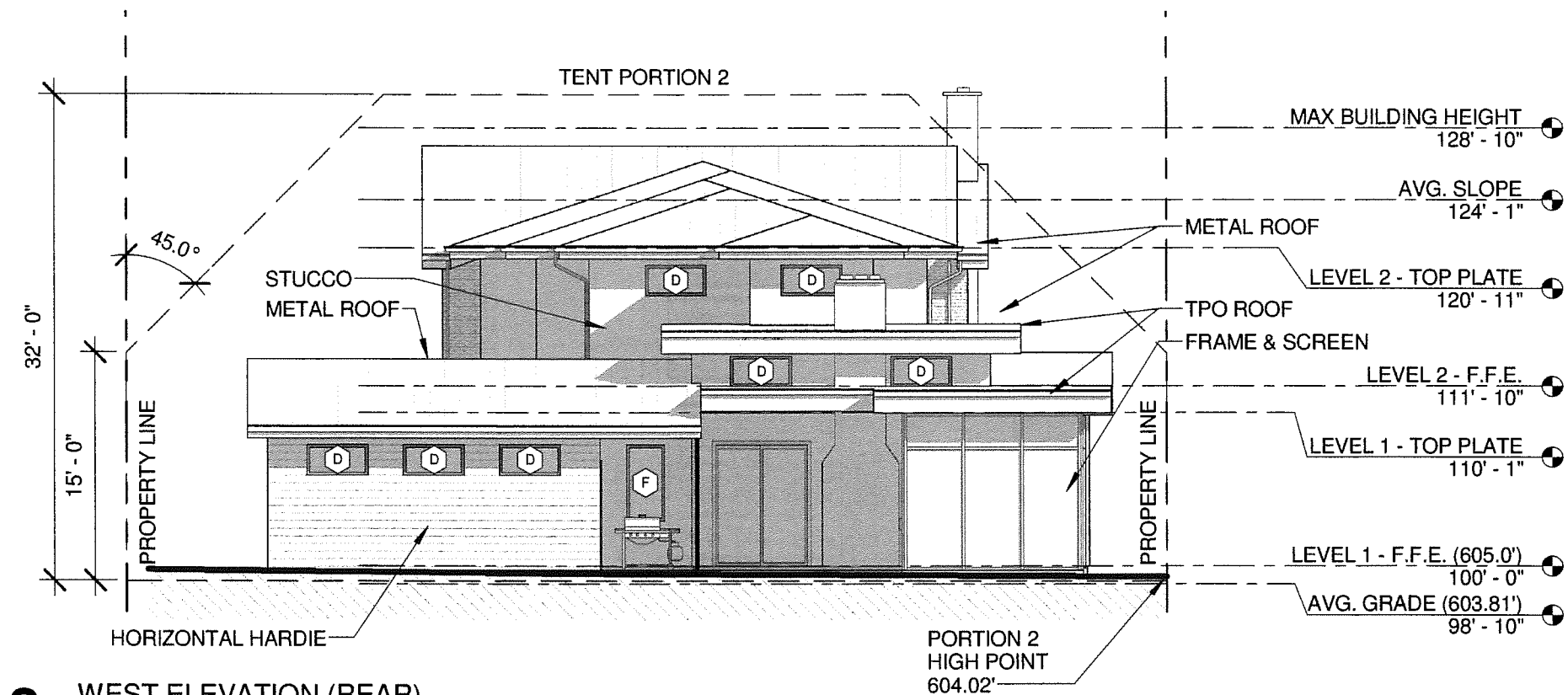


2 EAST ELEVATION (FRONT)
3/32" = 1'-0"

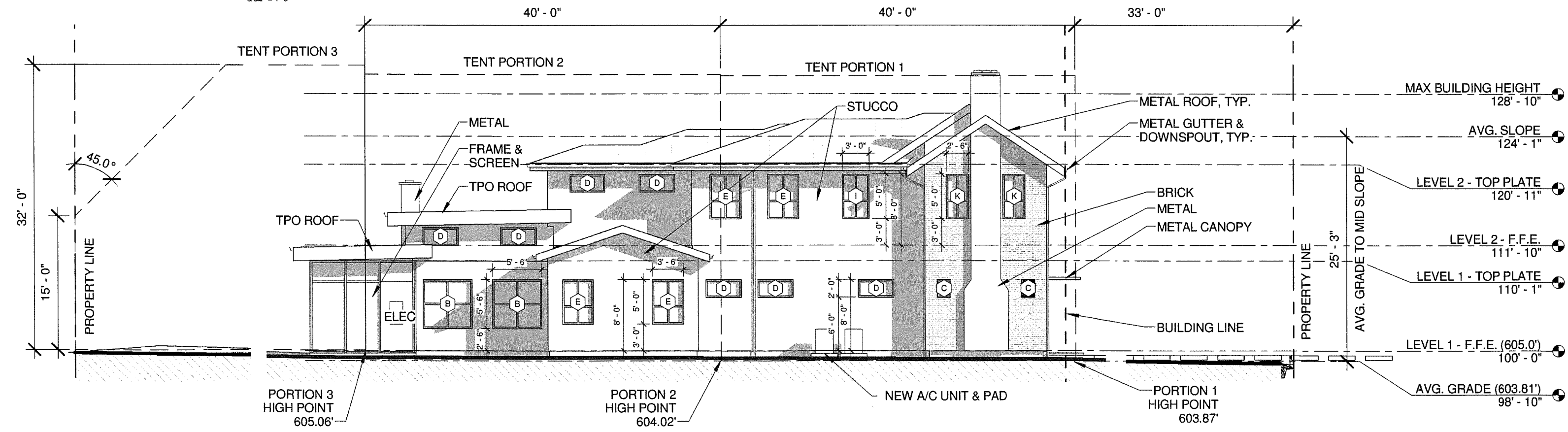
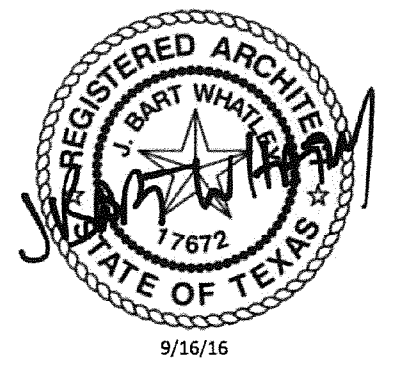


1 NORTH ELEVATION (DRIVE SIDE)
3/32" = 1'-0"

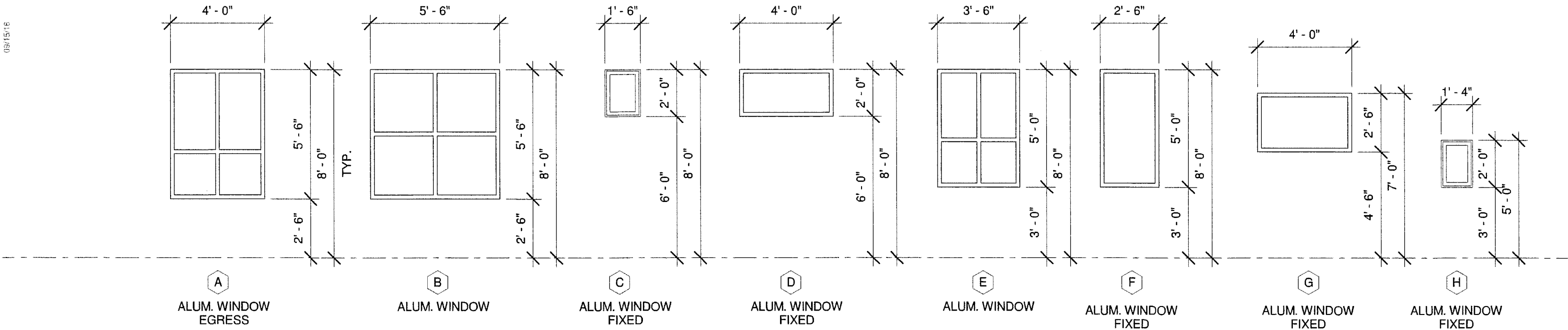
09/15/16



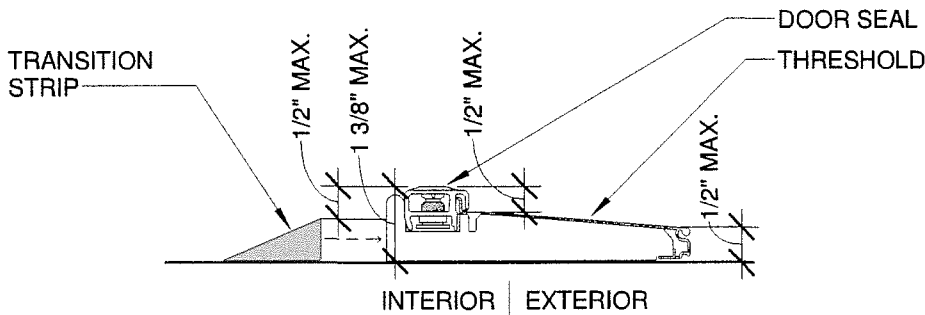
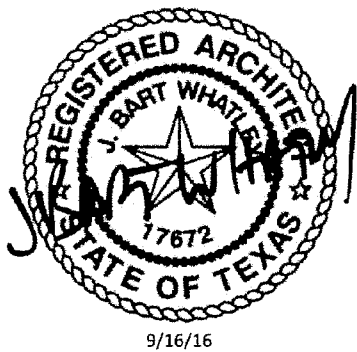
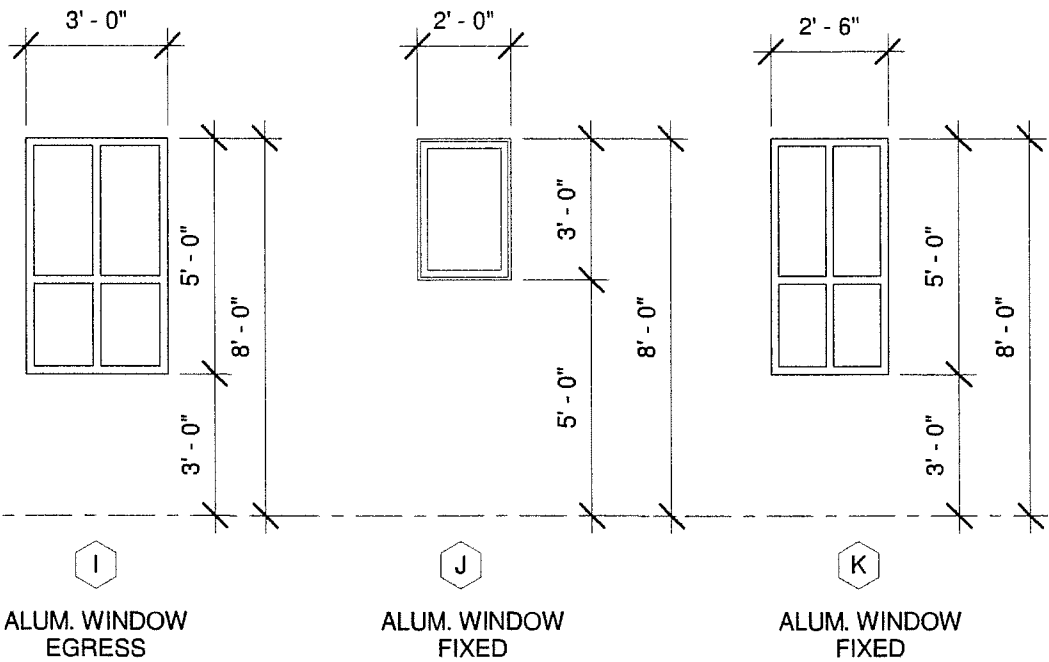
2 WEST ELEVATION (REAR)
3/32" = 1'-0"



1 SOUTH ELEVATION (ADJ SIDE)
3/32" = 1'-0"



WINDOW SCHEDULE											
TYPE	COUNT	SILL	WIDTH	HEIGHT	OP	FIRE	GLAZING	EGRESS	SCREEN	DETAILS	NOTES
A	3	2' - 6"	4' - 0"	5' - 6"							NEW WINDOW W/ NARROW FRAME, TYP.
B	4	2' - 6"	5' - 6"	5' - 6"							
C	3	6' - 0"	1' - 6"	2' - 0"							
D	15		4' - 0"	2' - 0"							NEW WINDOW ALUM FRAME
E	5	3' - 0"	3' - 6"	5' - 0"							
F	1	3' - 0"	2' - 6"	5' - 0"							
G	2	4' - 6"	4' - 0"	2' - 6"							
I	11	3' - 0"	3' - 0"	5' - 0"							
J	2	5' - 0"	2' - 0"	3' - 0"							
K	2	3' - 0"	2' - 6"	5' - 0"							



1 THRESHOLD DETAIL

3" = 1'-0"

WINDOW TYPES

1/4" = 1'-0"

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JOB: 1521
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SHEET
BP-7