



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

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Internet Explorer, then [Click Here to Save and continue.](#)

Property Information

Project Address: 1807 Haskell Austin TX, 78702	Tax Parcel ID: 188311
Legal Description: LOT 10 OLT 59 DIV O TAYLOR V E FIRST SUBD	
Zoning District:	Lot Area (sq ft): 7,298.97
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> 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 type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	(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="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, submit approved auxiliary and potable plumbing plans.) (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 type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (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

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, construction material recycling is required per LDC 25-11-39)			
Existing Use:	vacant <input type="checkbox"/>	single-family residential <input type="checkbox"/>	duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Proposed Use:	vacant <input type="checkbox"/>	single-family residential <input type="checkbox"/>	duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type:	new construction <input type="checkbox"/>	addition <input type="checkbox"/>	addition/remodel <input type="checkbox"/> other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)			
# existing bedrooms: 2	# bedrooms upon completion: 6	# baths existing: 1.0	# baths upon completion: 5.0

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

Moving interior walls and adding on a duplex to the existing house

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

Job Valuation			
Total Job Valuation: \$ <u>286,000</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>6,000</u>		Amount of Total Job Valuation dedicated to all Remodel/Repair:
	Amount for Primary Structure: \$ <u>6,000</u>		Bldg: \$ <u>250,000</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		Elec: \$ <u>9,000</u>
	Amount for Accessory Structure: \$ _____		Plmbg: \$ <u>12,000</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		Mech: \$ <u>9,000</u>
			TOTAL: \$ <u>280,000</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	956.00		1,029.00		1,985.00	0.00
b) 2 nd Floor conditioned area			1,994.00		1,994.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			361.00		361.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			221.00		221.00	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)	956.00	0.00	3,605.00	0.00	4,561.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		
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>7,019.00</u> % of lot size: <u>40</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>3,158.00</u> % of lot size: <u>45</u>						
Setbacks 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="checkbox"/> 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="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) <input checked="" type="checkbox"/> Y N						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: _____ ft _____ in Number of Floors: _____			Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: _____ # of spaces provided: _____			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, drainage review is required)						

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	956.00	1,029.00			1,985.00
2 nd Floor		1,994.00			1,994.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	200.00	-200.00
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 1)		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 / 2b)		0.00
Carport**: (check article utilized)	Attached	361.00	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***	200.00	161.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	956.00	3,384.00			3,940.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,940.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 4,161 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."

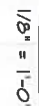
*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

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.

NOTE: ALL TREES ON SITE SHALL REMAIN-
PROTECT AS REQUIRED DURING CONSTRUCTION

✓-BACK OF CURB

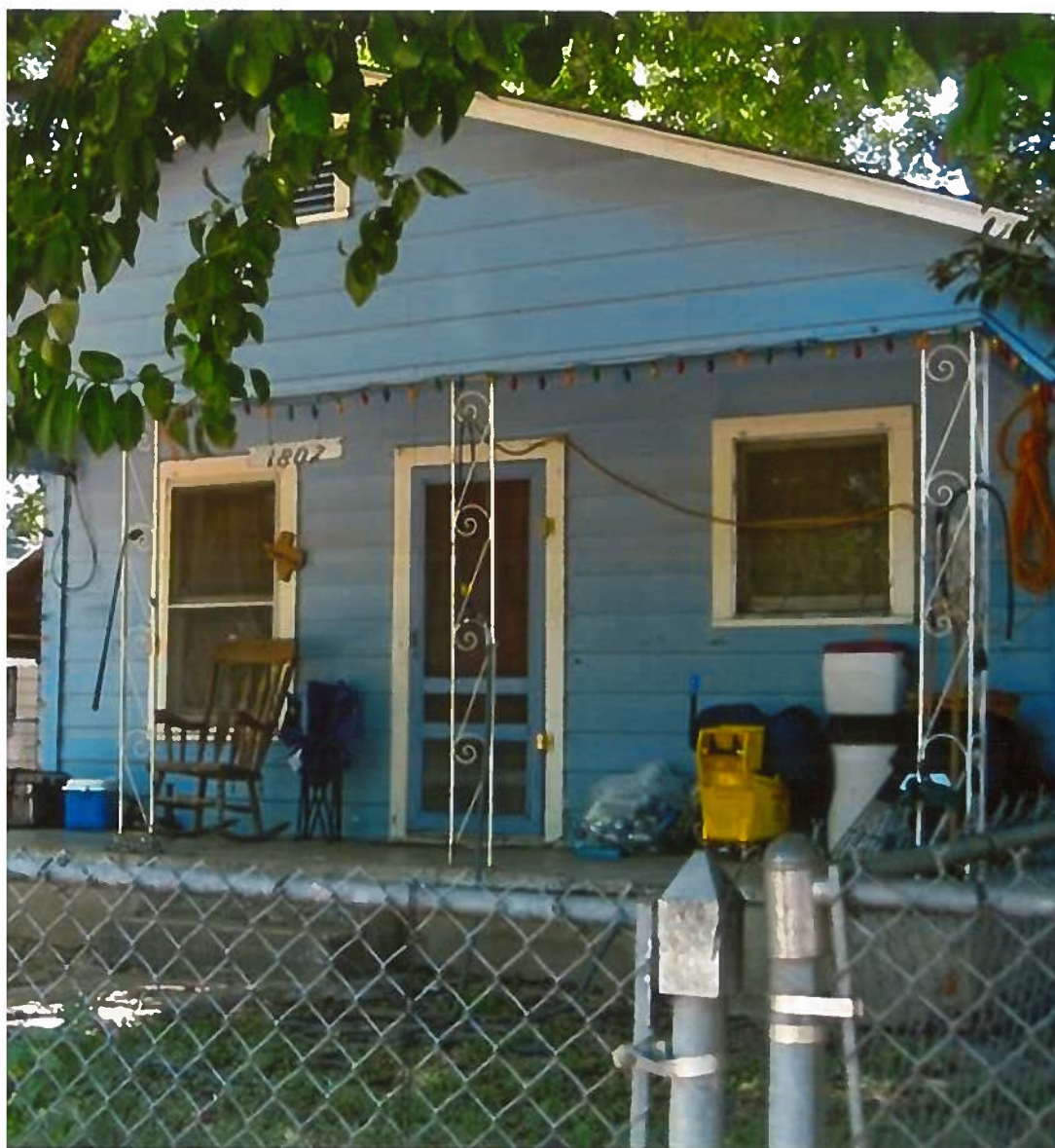


MARK REYNOLDS
AND ASSOCIATES

PLANNING

E-MAIL reynolds@texas.net
TELEPHONE 512-477-9726
FAX 512-477-9756

**1807 HASKELL STREET
AUSTIN, TEXAS**



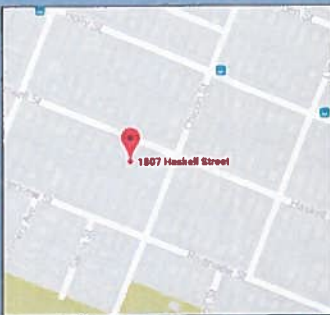


PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



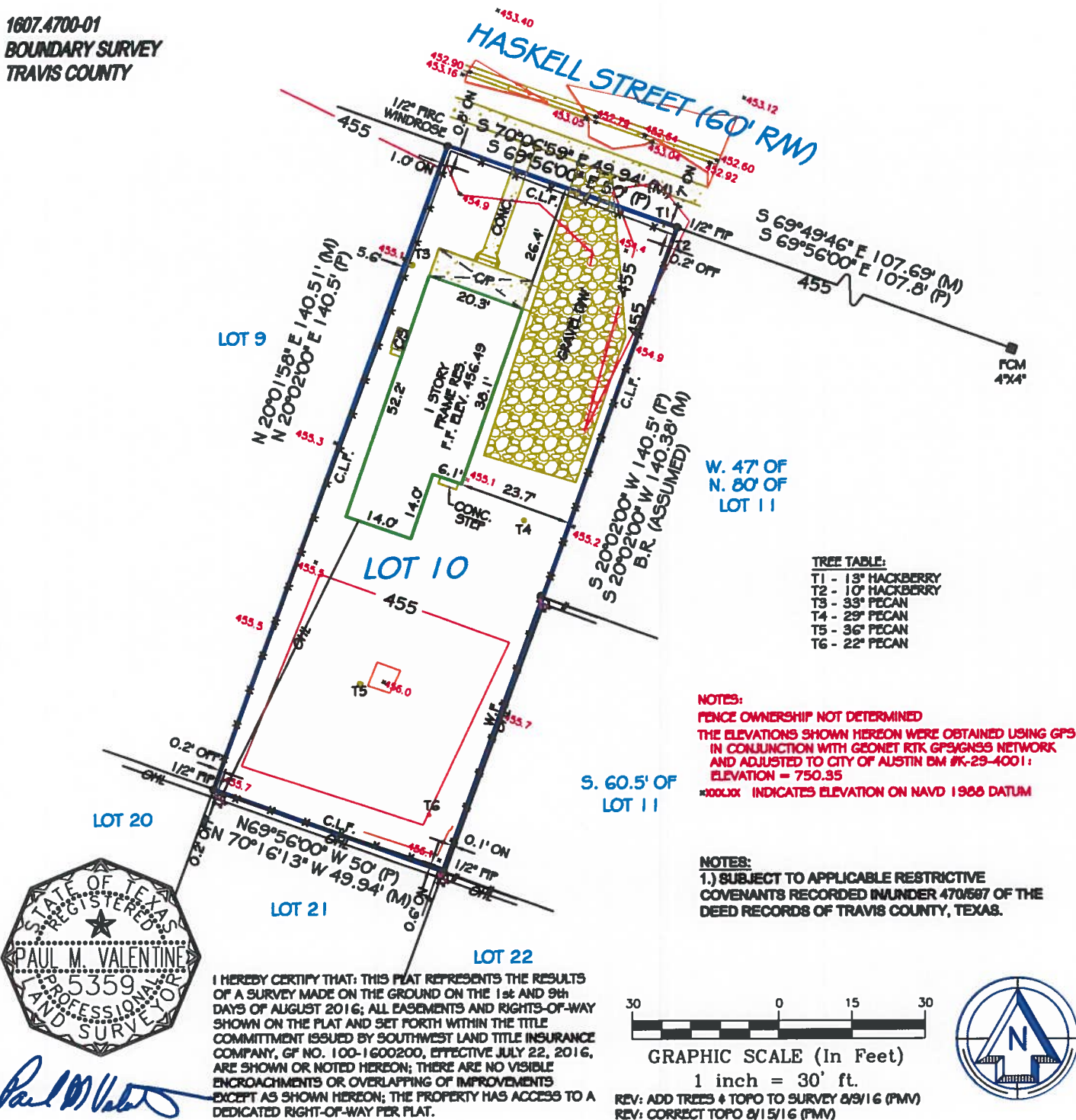
PROPERTY ADDRESS: 1807 HASKELL STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1607.4700-01

FIELD WORK DATE: 9/15/2016

REVISION DATE(S): (REV.2 9/15/2016) (REV.2 9/14/2016) (REV.1 8/10/2016)

1607.4700-01
BOUNDARY SURVEY
TRAVIS COUNTY



FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X-SHADED. THIS PROPERTY WAS FOUND IN THE CITY OF AUSITN, COMMUNITY NUMBER 480624, DATED 01/06/16.

POINTS OF INTEREST
NONE VISIBLE

POWERED BY:

surveystars

www.surveystars.com

CLIENT NUMBER:

DATE: 8/10/2016

BUYER: BECOME NEW INVESTMENTS, LLC

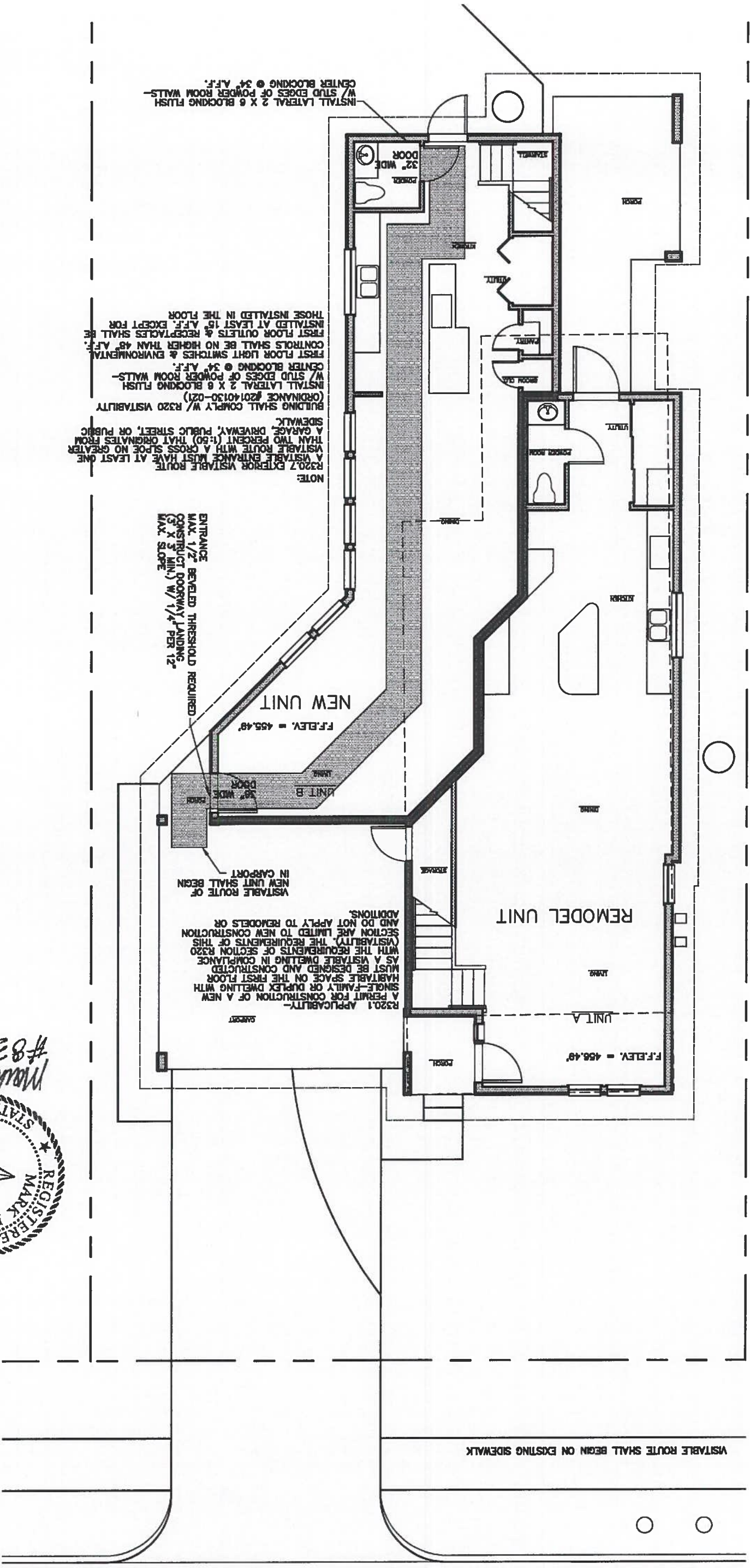
SELLER: THE HEIRS AT LAW FOR THE ESTATE OF MARY A. ORTIZ PINEDO, DECEASED, JOE F. PINEDO, JR. AND ROSALINDA PINEDO SALINAS

CERTIFIED TO: BECOME NEW INVESTMENTS, LLC; TEXAS TITLE

This is page 1 of 2 and is not valid without all pages.

EXACTA
TEXAS SURVEYORS, INC.

LB# 10193731
exacta365.com
p: 866.735.1916
f: 866.744.2882
7416 Canal Drive, Lake Worth, FL 33467



NOTE:
R320.7 EXTERIOR VISIBLE ROUTE
A VISIBLE ROUTE MUST HAVE AT LEAST ONE
THAN TWO PERCENT (1:50) THAT ORIGINATES FROM
A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC
SIDEWALK.
BUILDING SHALL COMPLY W/ R320 VISIBILITY
(ORDINANCE #20140130-021)
INSTALL LATERAL 2 X 6 BLOCKING FLUSH
W/ STUD EDGES OF POWDER ROOM WALLS-
CENTER BLOCKING @ 34" A.F.F.
FIRST FLOOR LIGHT SWITCHES & ENVIRONMENTAL
CONTROLS SHALL BE NO HIGHER THAN 48" A.F.F.
FIRST FLOOR OUTLETS & RECEPTACLES SHALL BE
INSTALLED AT LEAST 16" A.F.F. EXCEPT FOR
THOSE INSTALLED IN THE FLOOR

ENTRANCE
MAX. 1/2" BEVELED THRESHOLD REQUIRED
CONSTRUCT DOORWAY LANDING
(3' X 3' MIN.) W/ 1/4" PER 12"
MAX. SLOPE

R320.1 APPLICABILITY-
A PERMIT FOR CONSTRUCTION OF A NEW
HABITABLE SPACE ON THE FIRST FLOOR
MUST BE DESIGNED AND CONSTRUCTED
AS A VISIBLE DWELLING IN COMPLIANCE
WITH THE REQUIREMENTS OF SECTION R320
(VISIBILITY). THE REQUIREMENTS OF THIS
SECTION ARE LIMITED TO NEW CONSTRUCTION
AND DO NOT APPLY TO REMODELS OR
ADDITIONS.
VISTABLE ROUTE OF
NEW UNIT SHALL BEGIN
IN CARPORT

VISTABLE ROUTE SHALL BEGIN ON EXISTING SIDEWALK

MARK REYNOLDS AND ASSOCIATES

ARCHITECTURE

PLANNING

3408 RED RIVER
AUSTIN, TEXAS 78706

E-MAIL: reynoldstexas@aol.com
TELEPHONE: 512-477-8728
FAX: 512-477-8766

PROJECT NO. 1833A

REMODEL & ADDITION PLANS

1807 HASKELL STREET
AUSTIN, TEXAS



VISIBILITY PLAN
1/8" = 1'-0"



40'-0" (SECOND TENT)

40'-0" : (FIRST TENT)

HIGHEST OF INTERSECTIONS
OF SIDE LOT LINES W/ 40'
INTERVAL LINES (SECOND TENT)

PROPERTY LINE N 20°02'00" E 140.5

NO

HIGHEST OF INTERSECTIONS
OF SIDE LOT LINES W/ 40'
INTERVAL LINES (FRONT TENT)

AREA OF CRZ = 14760 S.F.
OPEN AREA OF CRZ = 924 S.F.
(51.4% OPEN)

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. 20-11 1/2"

**REFER TO SETBACK
AVERAGE PLAN**

53
NEW
WATER
METER

ASTING
AFTER
ETTER

60' R.O.W.

HASKELL STREET

NOTE: ALL TREES ON SITE SHALL REMAIN -
PROTECT AS REQUIRED DURING CONSTRUCTION

MARK REYNOLDS AND ASSOCIATES
ARCHITECTURE PLANNING

**3408 RED RIVER
AUSTIN, TEXAS 78706**

E-MAIL: reynolds@texaco.net
TELEPHONE: 512-477-9726
FAX: 512-477-9756

REMODEL & ADDITION PLANS

**1807 HASKELL STREET
AUSTIN, TEXAS**

REVIEWED

PARTIAL SITE PLAN

$$|0\rangle = |1\rangle = |2\rangle = \dots$$

AE APPROVED

NOV 15 2016
320-309

JGD



HASKELL STREET

NOTE: ALL TREES ON SITE SHALL REMAIN -
PROTECT AS REQUIRED DURING CONSTRUCTION

60' R.O.W.

BACK OF CURB BACK OF CURB BACK OF C.

WATER
METER
NEW
WATER
METER

EXISTING CONCRETE SIDEWALK TO REMAIN

N 28°10'15" E 65.00' PROPERTY LINE

REFER TO CITY OF AUSTIN
TREE PROTECTION DETAILS
STD. 6103-4 & 6103-5 FOR
FENCING REQUIREMENTS AT
CRZ (35' RADIUS) ON SITE

THIS PORTION OF
EXISTING GRAVEL
DRIVEWAY TO REMAIN

REMOVE EXISTING
GRAVEL DRIVEWAY

13" HACKBERRY

10" HACKBERRY



Mark Reynolds
#8341 11/16/16

DEMOLITION PLAN

1/8" = 1'-0"



REMODEL & ADDITION PLANS

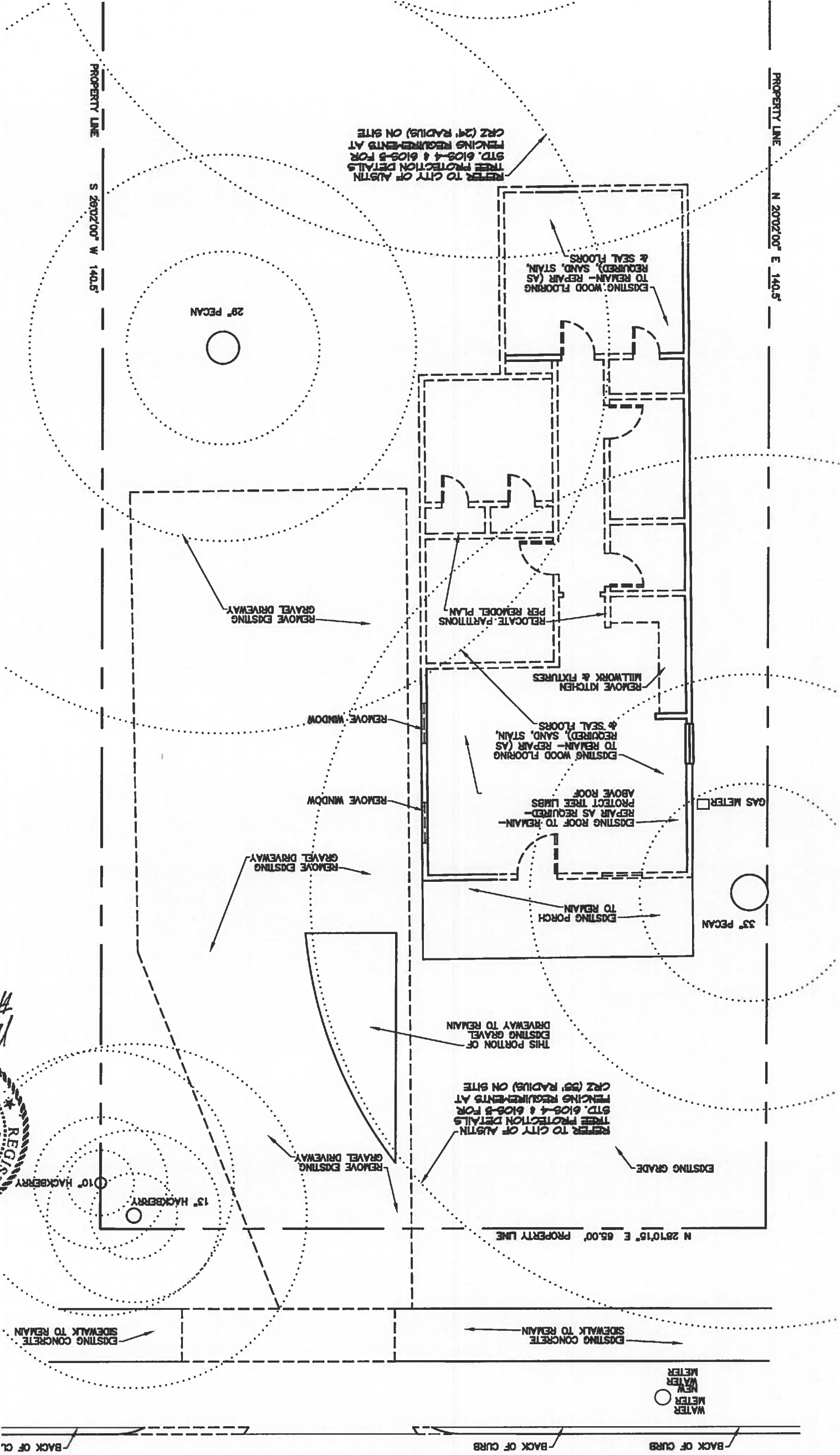
1907 HASKELL STREET
AUSTIN, TEXAS

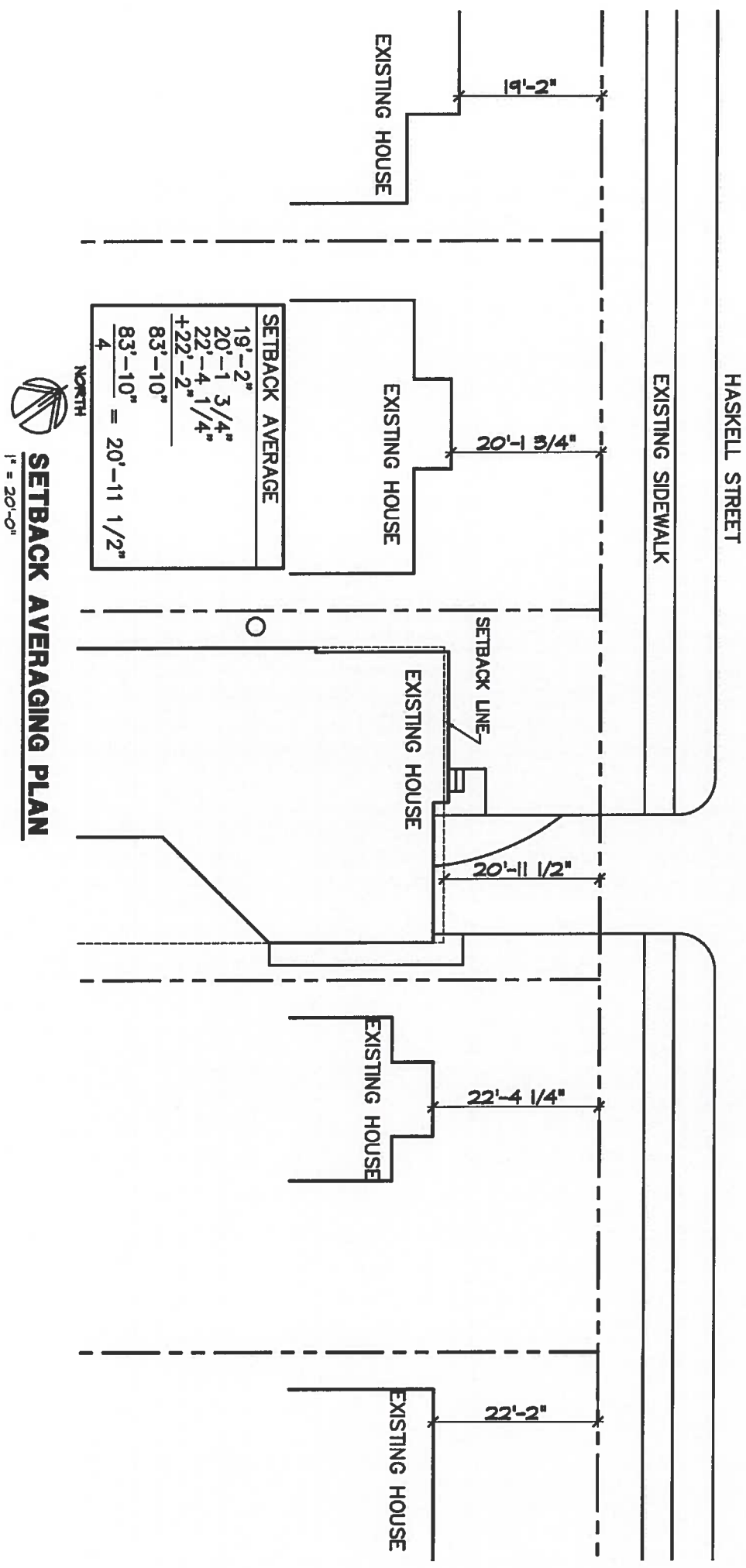
PROJECT NO. 18232A

PLANNING
E-MAIL: reynolds@markreynolds.net
TELEPHONE: 512-477-9728
FAX: 512-477-9756

ARCHITECTURE
3406 RED RIVER
AUSTIN, TEXAS 78705

MARK REYNOLDS AND ASSOCIATES





REGISTERED ARCHITECT
MARK REYNOLDS
8341
STATE OF TEXAS

Mark Reynolds
#8341 11/8/16

MARK REYNOLDS AND ASSOCIATES

ARCHITECTURE PLANNING

3408 RED RIVER
AUSTIN, TEXAS 78705

E-MAIL: reynoldsetexas.net
TELEPHONE 512-477-9726
FAX 512-477-9756

REMODEL & ADDITION PLANS

1807 HASKELL STREET
AUSTIN, TEXAS

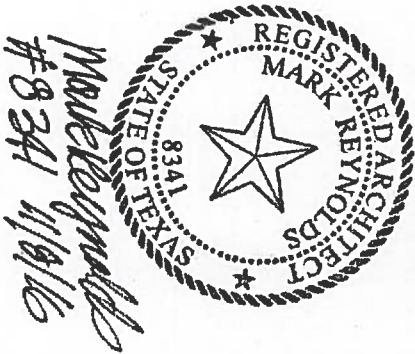
PROJECT NO. 1000000000

MARK REYNOLDS
 AND ASSOCIATES
 ARCHITECTURE
 3408 RED RIVER
 AUSTIN, TEXAS 78708

PLANNING
 E-MAIL: reynolds@texa.net
 TELEPHONE: 512-477-9726
 FAX: 512-477-9766

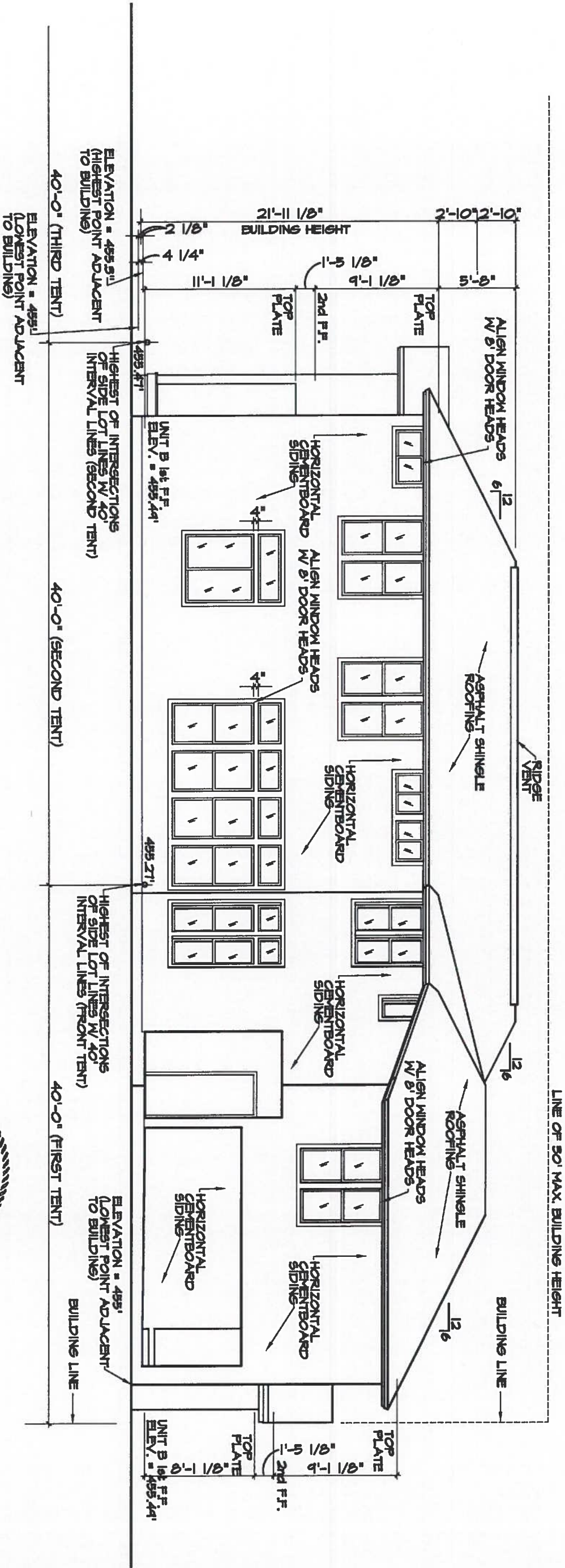
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REMODEL & ADDITION PLANS
 1807 HASKELL STREET
 AUSTIN, TEXAS

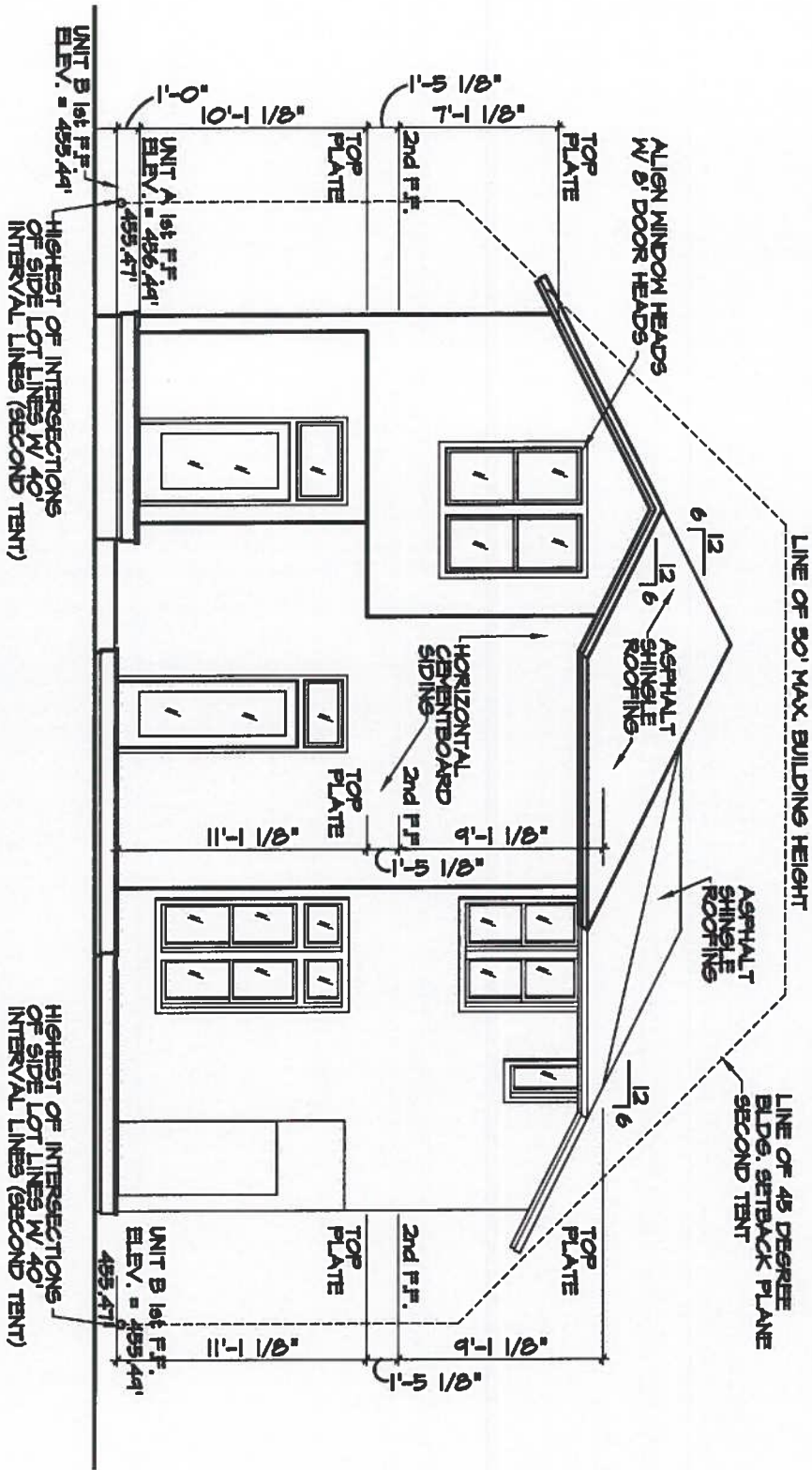


LEFT SIDE ELEVATION

1/8" = 1'-0"



MARK REYNOLDS
 AND ASSOCIATES
 ARCHITECTURE
 PLANNING
 3408 RED RIVER
 AUSTIN, TEXAS 78706
 E-MAIL: reynolds@atx.net
 TELEPHONE 512-477-9726
 FAX 512-477-9766



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

PROJECT NO. 1822A
REMODEL & ADDITION PLANS
 1807 HASKELL STREET
 AUSTIN, TEXAS

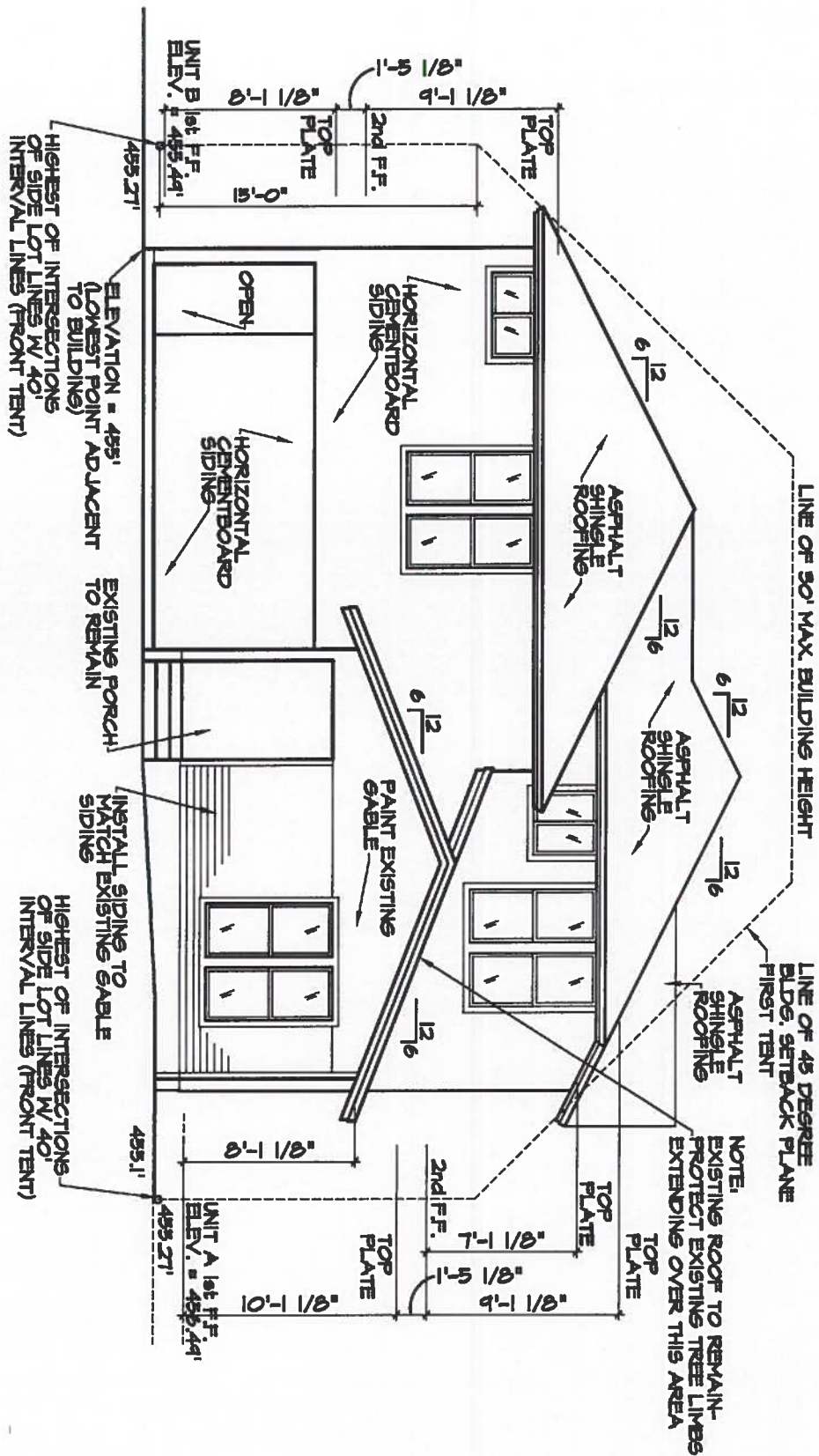


MARK REYNOLDS AND ASSOCIATES
 ARCHITECTURE
 3408 RED RIVER
 AUSTIN, TEXAS 78706

PLANNING
 E-MAIL: reynoldso@comcast.net
 TELEPHONE: 512-477-8726
 FAX: 512-477-8786

PROJECT NO. 1623A
REMODEL & ADDITION PLANS
 1807 HASKELL STREET
 AUSTIN, TEXAS

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



REGISTERED ARCHITECT
 MARK REYNOLDS
 8341
 STATE OF TEXAS

Mark Reynolds
 #8341 11/8/16