



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

### Property Information

Project Address: <b>3808 Avenue F</b>	Tax Parcel ID:
Legal Description: <b>N48.4 Ft Lot 8 + 511.6 Ft Lot 9 Shadow Lawn</b>	
Zoning District: <b>SF-3-HD-NCLD-NP</b>	Lot Area (sq ft): <b>8195</b>
Neighborhood Plan Area (if applicable): <b>Hyde Park</b>	Historic District (if applicable): <b>Hyde Park</b>

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	(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	Does this site have a septic system? Y <input checked="" type="radio"/> N
(If yes, approval through Aviation is required)	(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	(If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N	(If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N
(If yes, EHZ review is required)	(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	(If yes, application for a tree permit with the <a href="#">City Arborist</a> is required)
Note: Include tree location(s) on plot plan.	
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	(If no, contact Austin Water Utility to apply for
wastewater availability? <input checked="" type="radio"/> Y N	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	(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 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	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N
(LDC 25-2 Subchapter C Article 3)	(LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y N	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N
(If no, contact Development Assistance Center for Site Plan requirements.)	(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

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="radio"/> N	(If yes, construction material recycling is required per LDC 25-11-39)
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.)	
# existing bedrooms: <b>2</b>	# bedrooms upon completion: <b>4</b>
# baths existing: <b>1</b>	# baths upon completion: <b>2 1/2</b>

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

single story addition to existing single-story structure

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

Job Valuation		
Total Job Valuation: \$ <u>75,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>45,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____ TOTAL: \$ _____
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 for Primary Structure: \$ <u>30,000</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 Amount for Accessory Structure: \$ _____ 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	

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 <sup>st</sup> Floor conditioned area	<u>1496</u>	<u>0</u>	<u>832</u>	<u>0</u>	<u>2328</u>	<u>0</u>
b) 2 <sup>nd</sup> Floor conditioned area	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
c) 3 <sup>rd</sup> Floor conditioned area	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
d) Basement	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
e) Covered parking (garage or carport)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
f) Covered patio, deck, porch, and/or balcony area(s) <i>demo 24' →</i>	<u>24</u>	<u>0</u>	<u>24</u>	<u>0</u>	<u>24</u>	<u>0</u>
g) Other covered or roofed area	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
h) Uncovered wood decks	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Building Area (total a through h)</b>	<u>1496</u>	<u>0</u>	<u>832</u>	<u>0</u>	<u>2328</u>	<u>0</u>
i) Pool	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
j) Spa	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
k) Remodeled Floor Area, excluding Addition / New Construction	<u>1496</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1496</u>	<u>0</u>

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>2352</u>	% of lot size: <u>28.7%</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>3085</u>	% of lot size: <u>37.6%</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="radio"/> N <input type="radio"/>
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	Y <input type="radio"/> N <input checked="" type="radio"/>
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)	Y <input type="radio"/> N <input checked="" type="radio"/>

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>12</u> ft <u>8 3/4</u> in Number of Floors: <u>1</u>	# 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 <input type="radio"/> N <input checked="" type="radio"/>	
<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 type="radio"/> N <input checked="" type="radio"/>	
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 type="radio"/> N <input checked="" type="radio"/> (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 <sup>st</sup> Floor	1496	832			2328
2 <sup>nd</sup> Floor	0	0			0
3 <sup>rd</sup> Floor	0	0			0
Area w/ ceilings > 15'	0	0	Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	24	0	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	24	0
Basement	0	0	Must follow article 3.3.3B, see note below		0
Attic	0	0	Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached	0	<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached	0	<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
Carport**: (check article utilized)	Attached	0	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0
	Detached	0	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)	0	0			0
Totals	1520	832			2328

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2328

(Total Gross Floor Area ÷ Lot Area) x 100 = 28.4 % 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.

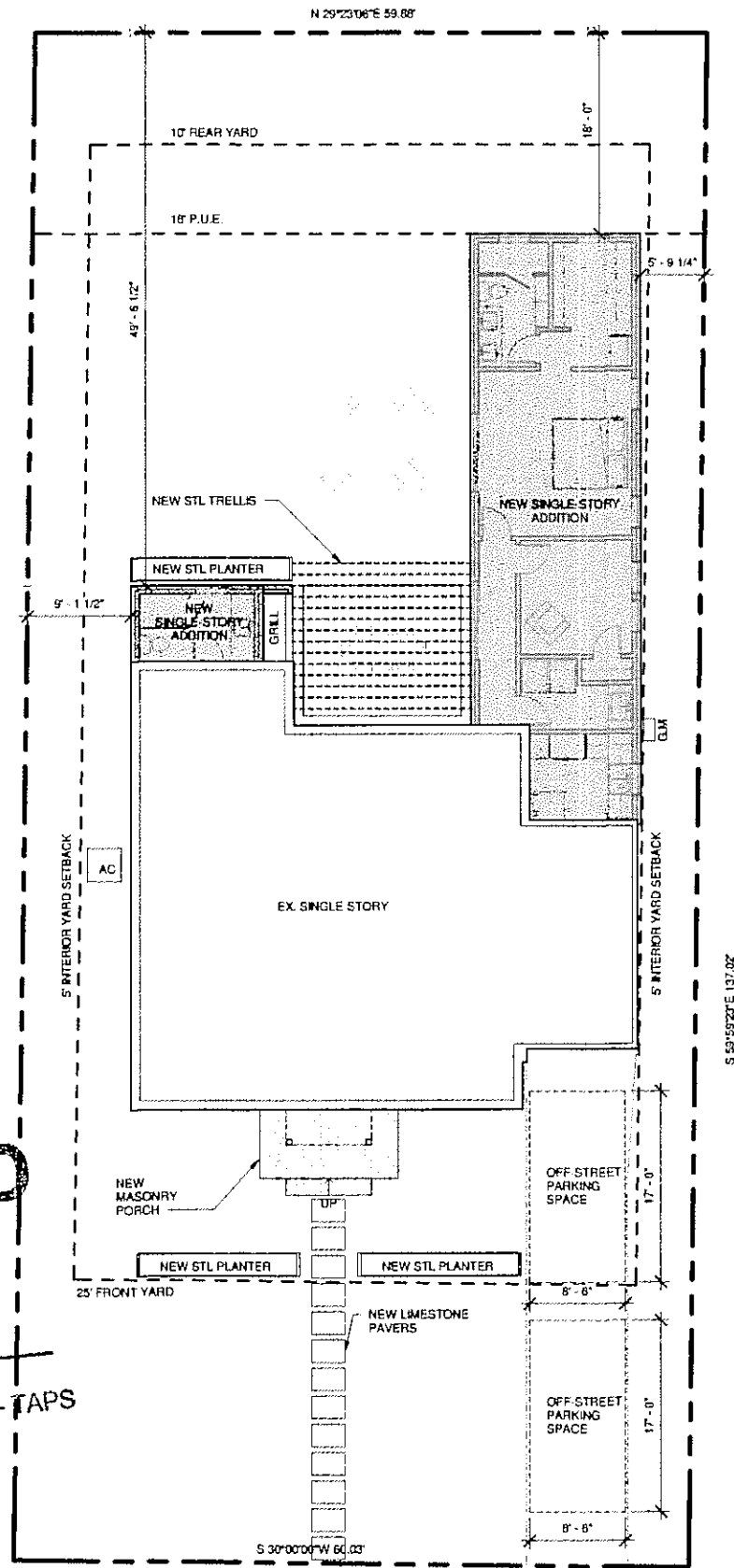
**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall 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.

AE APPROVED  
MAR 06 2017  
65-306  
JCD

REVIEWED  
MAR 06 2017

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS



AVENUE F

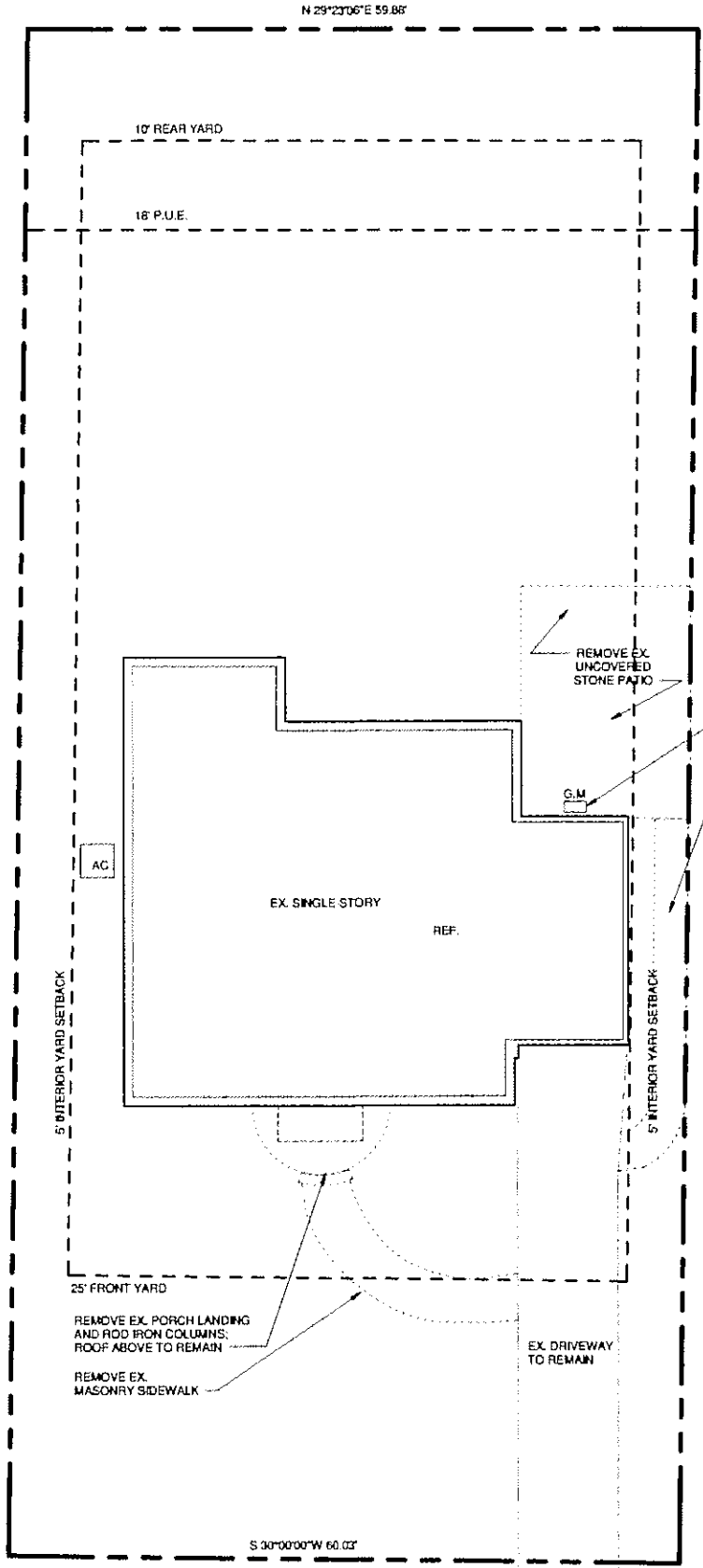
2 PROPOSED SITE PLAN  
1/8" = 1'-0"



03.06.17

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.

No structures, pools etc.  
may be placed in an electric  
utility easement.



AVENUE F

1 EXISTING SITE PLAN  
1/8" = 1'-0"

Sidetracked

1805 E. 7th St. Unit B  
Austin, Texas 78702  
512 774 4261

PRELIMINARY  
NOT FOR CONSTRUCTION

This drawing was prepared under  
the supervision of Norma Yancey.  
It is not to be used for regulatory  
approval, permitting, or  
construction purposes.

FIELD INSPECTION REQUIRED

Prior to performing any bidding,  
new construction, and/or repairs,  
general contractor shall visit the  
site, inspect all existing  
conditions, and report any  
discrepancies to the architect.

Reed Residence

3808 Avenue F  
Austin, TX 78751

DATE ISSUED FOR  
03.06.17 FOR PERMIT

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PROJECT NUMBER: 0000

SITE PLANS

A0.0

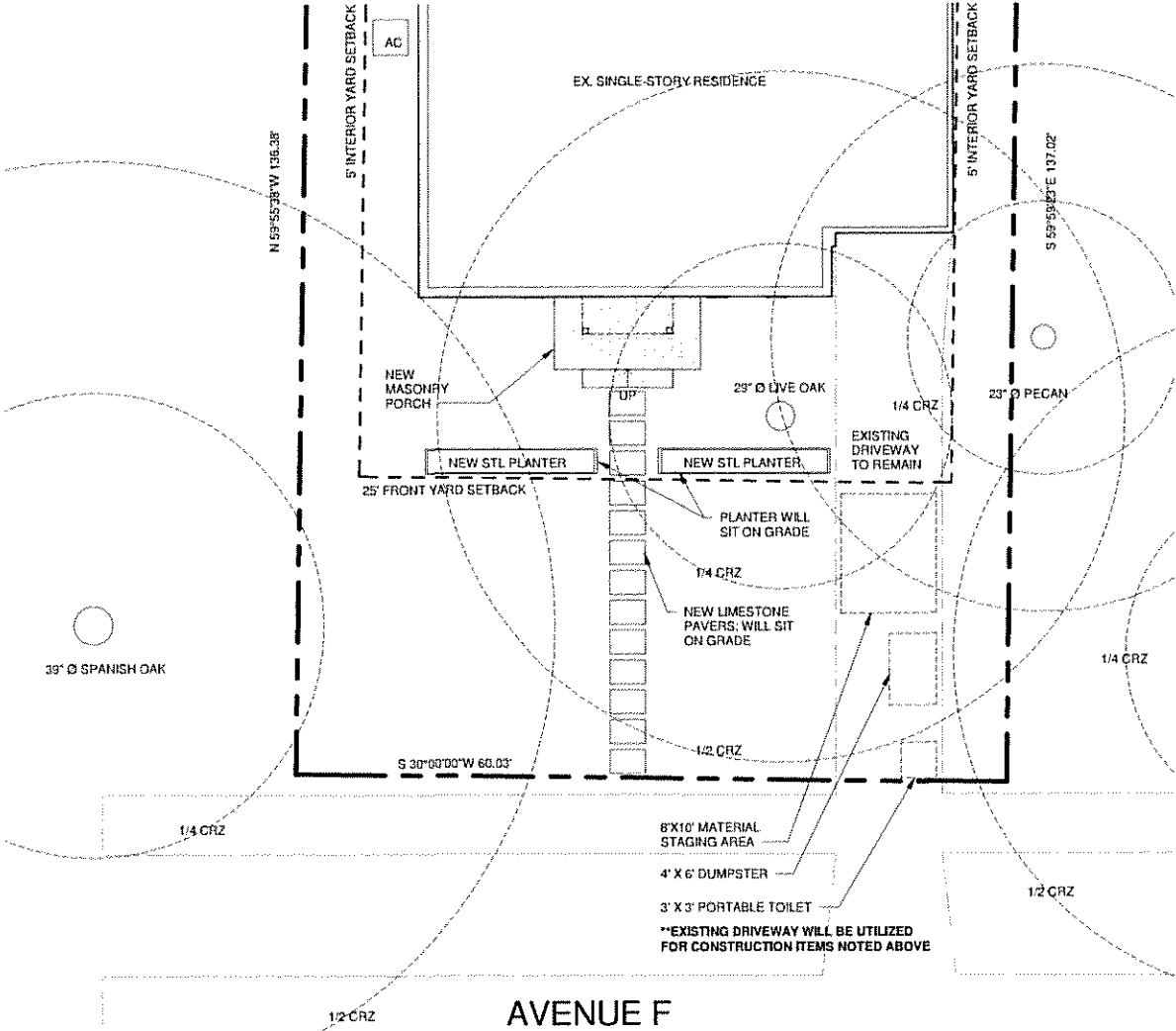
HALF-SIZE SET

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1 CONSTRUCTION STAGING PLAN  
1/8" = 1'-0"

Reed Residence

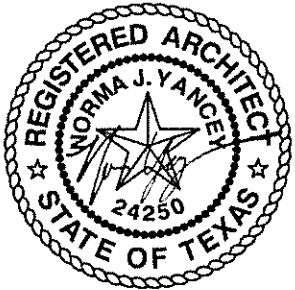
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CONSTRUCTION STAGING  
PLAN

A0.0a



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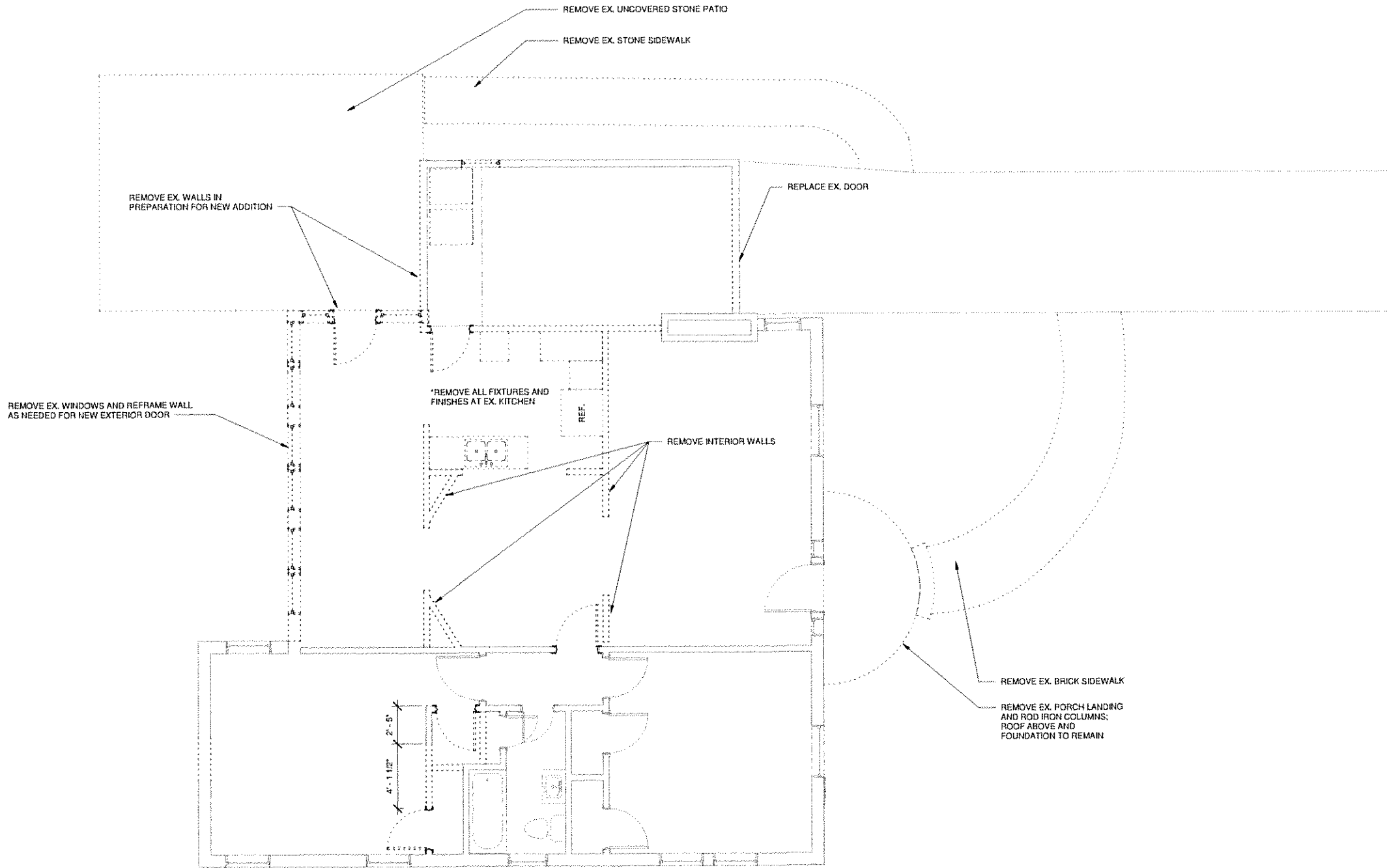
1605 E. 7th St. Unit B  
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DEMOLITION PLAN

 **1 DEMOLITION PLAN**  
1/4" = 1'-0"

## D1.0

HALF-SIZE SET

# REED RESIDENCE

3808 AVENUE F  
Austin, TX 78751

ARCHITECT: Norma Yancey, AIA  
SIDETRACKED STUDIO, PLLC  
1605 E. 7th Unit B  
Austin, Texas 78702  
phone: 512.774.4261  
norma@sidetracked-studio.com

## OWNER INFORMATION

Brooke and Jeff Reed  
3808 Avenue F  
Austin, TX 78751

## LEGAL DESCRIPTION

N48.4 FT LOT 8 & S 11.6 FT LOT 9 SHADOW LAWN

## ZONING INFORMATION

SF-3-HD-NCCD-NP  
HYDE PARK

## INDEX OF DRAWINGS

ARCHITECTURAL	
G1.0	COVER SHEET
D1.0	DEMOLITION PLAN
A0.0	SITE PLANS
A0.0a	CONSTRUCTION STAGING PLAN
A1.0	FIRST FLOOR PLAN
A1.1	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS

Sidetracked

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03.06.17

2 REAR PERSPECTIVE

## FAR CALCULATION

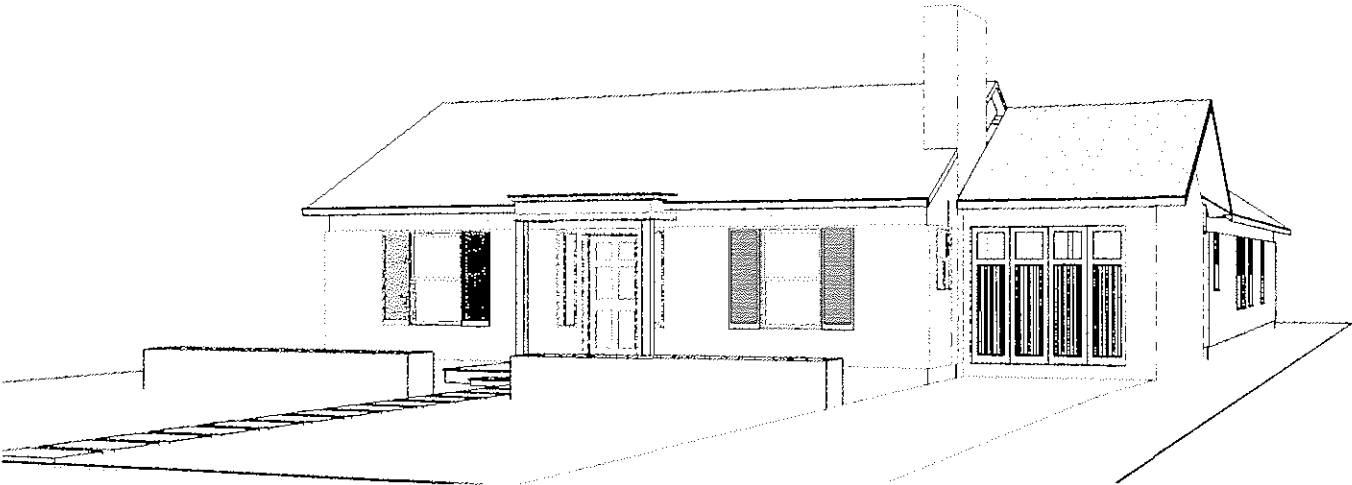
LOT SIZE	8,195 SF				
FLOOR-TO-AREA RATIO:	EXISTING	DEMO	NEW	EXEMPT	TOTAL
1ST FLOOR:	1496 SF	0 SF	832 SF	0 SF	2328 SF
COVERED PORCH:	24 SF	24 SF	24 SF	24 SF	0 SF
TOTAL HOUSE:	1520 SF	0 SF	856 SF	24 SF	2328 SF

2,328 SF/8,195 SF = 28.4% < 40% FAR ALLOWED BY CODE

## IMPERVIOUS CALCULATION

LOT SIZE	8,195 SF				
IMPERVIOUS COVER:	EXISTING	DEMO	NEW	EXEMPT	TOTAL
1ST FLOOR:	1496 SF	0 SF	832 SF	0 SF	2328 SF
COVERED PATIO:	24 SF	24 SF	24 SF	0 SF	24 SF
TOTAL BUILDING AREA (TBA):	1520 SF	0 SF	0 SF	0 SF	2352 SF
TOTAL BUILDING COVERAGE (TBC):	1520 SF	0 SF	0 SF	0 SF	2352 SF
DRIVEWAY:	418 SF	0 SF	0 SF	0 SF	418 SF
SIDEWALKS:	195 SF	195 SF	78 SF	0 SF	78 SF
UNCOVERED PATIO OR PORCH:	354 SF	354 SF	228 SF	0 SF	228 SF
AC PADS AND OTHER CONCRETE FLATWORK:	9 SF	0 SF	0 SF	0 SF	9 SF
TOTAL IMPERVIOUS:	2496 SF	573 SF	1182 SF	0 SF	3085 SF

3,085 SF/8,195 SF = 37.6% < 45% IMPERVIOUS COVER ALLOWED BY CODE



1 FRONT PERSPECTIVE

Reed Residence

3808 Avenue F  
Austin, TX 78751

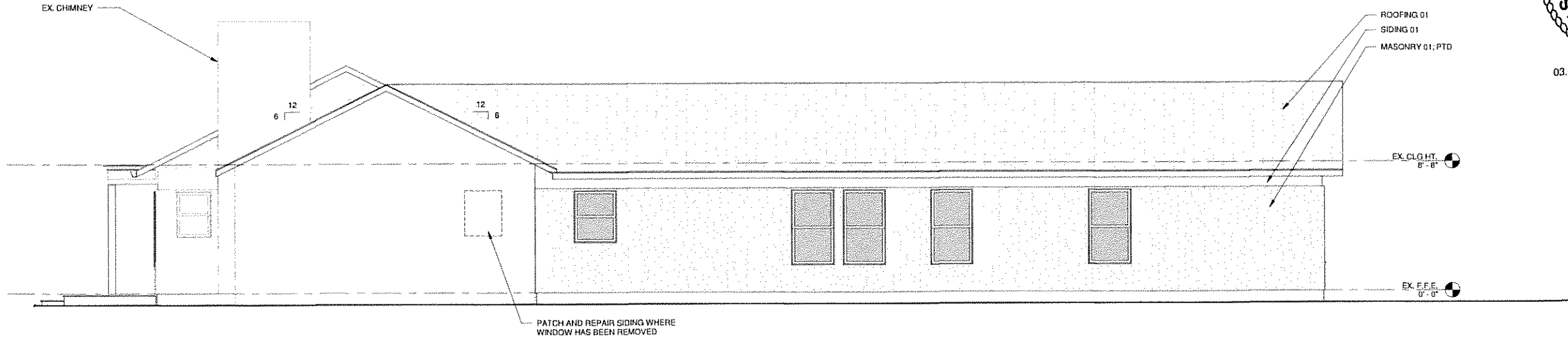
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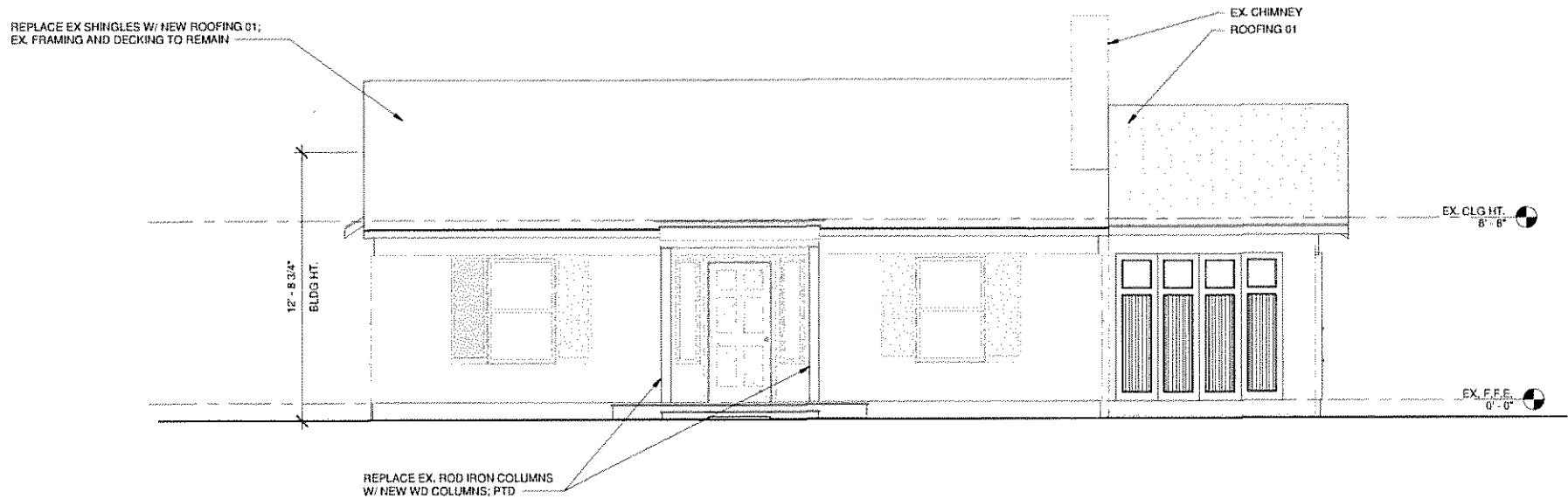
COVER SHEET

G1.0

HALF-SIZE SET



2 NORTH ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"



03.06.17

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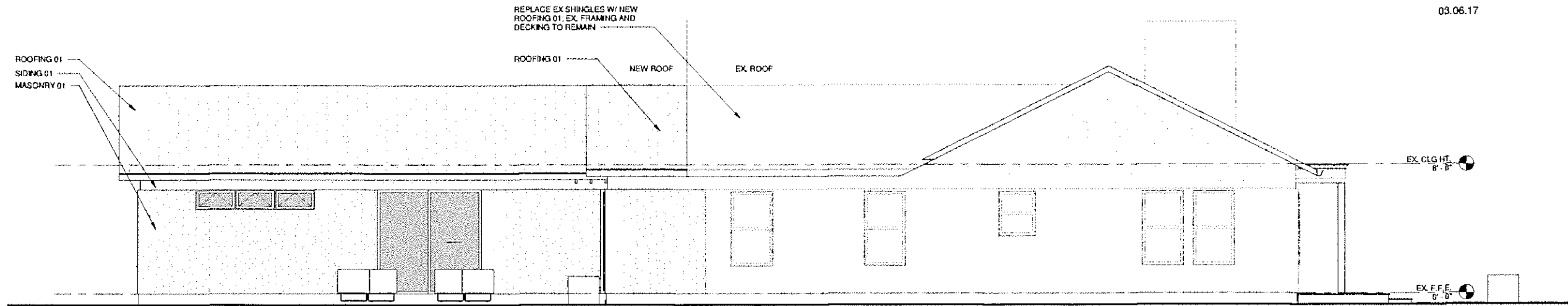
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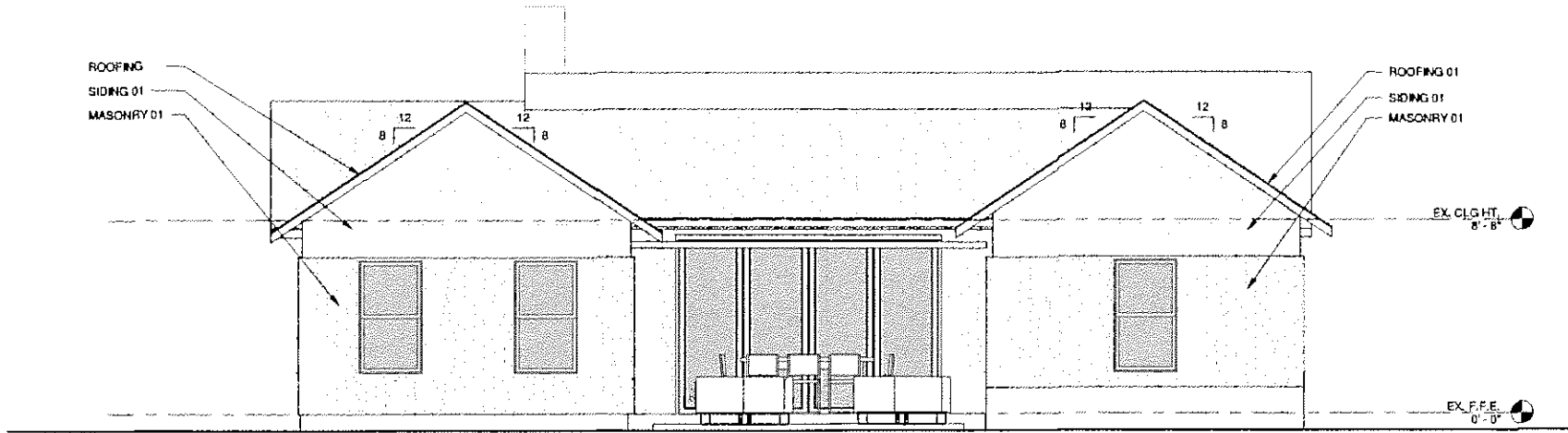
EXTERIOR ELEVATIONS

A2.0

HALF-SIZE SET



2 SOUTH ELEVATION  
1/4" = 1'-0"



1 WEST ELEVATION  
1/4" = 1'-0"



03.06.17

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EXTERIOR ELEVATIONS

A2.1

HALF-SIZE SET