



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
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Property Information

Project Address: <u>3304 Kerbey LN</u>	Tax Parcel ID: <u>0119000614</u>
Legal Description: <u>North 43 of lot 13, Block 1, Vol 4, Page 65.</u>	
Zoning District: <u>Travis SF-3-MP</u>	Lot Area (sq ft): <u>6039</u>
Neighborhood Plan Area (if applicable): <u>Wilsons Road</u>	Historic District (if applicable):

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 <input checked="" type="radio"/> N	(If yes, click here for more information on the tree permit process.)
<u>ADJACENT LOT - NOT AFFECTED</u>	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
wastewater availability? <input checked="" type="radio"/> Y <input checked="" type="radio"/> N	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input checked="" type="radio"/> 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 more information)	
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 <input checked="" type="radio"/> 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 <input checked="" type="radio"/> single-family residential	duplex residential two-family residential other: _____
Proposed Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential two-family residential other: _____
Project Type: new construction addition <input checked="" type="radio"/> addition/remodel	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 checked="" type="radio"/> N	
(Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>2</u>	# bedrooms upon completion: <u>4</u>
# baths existing: <u>1</u>	# baths upon completion: <u>3</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)	
<u>Demolition of west wall to expand lower floor plans Addition of an upper plan, New proposed back porch.</u>	
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input checked="" type="radio"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: <u>\$292,600.00</u> 0 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>\$292,600</u> 0	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: <u>\$245,700.00</u> Elec: <u>\$12,500.00</u> Plmbg: <u>\$21,600.00</u> Mech: <u>\$12,800.00</u> TOTAL: \$292,600.00
	Amount for Primary Structure: \$ _____ Elec: <input checked="" type="checkbox"/> Y <input checked="" 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 st Floor conditioned area					0.00	0.00
b) 2 nd Floor conditioned area					0.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)					0.00	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	0.00	0.00	0.00	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): 1,996 % of lot size: 33

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): 2,629 % of lot size: 43

Setbacks
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) EXIST. LIV RM = NON COMPLIANT - NO WORK IN THIS AREA ☒ 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)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>26</u> ft <u>3</u> in Number of Floors: <u>2</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 ☐ N SIDEWALK EXISTS
 *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): 10.75 ft Distance from intersection (for corner lots only): N/A 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)

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						0.00
2 nd Floor						0.00
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)		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 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			<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	0.00			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.) GABLE PROTRUSION - SEE 2/A.3

***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.

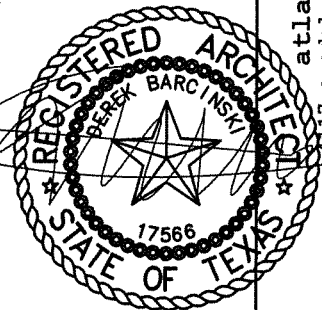
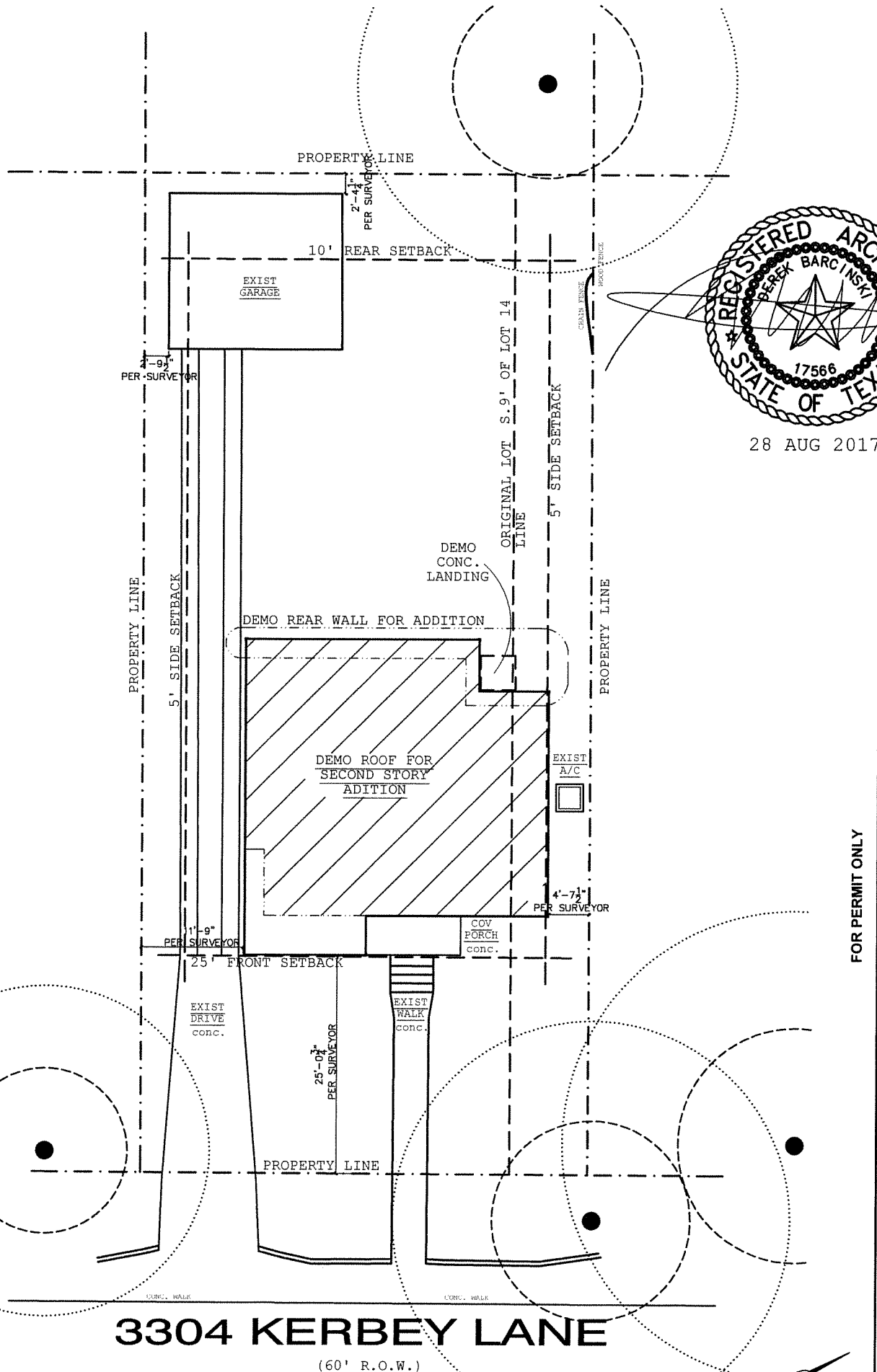
****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 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.

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POUNDS HOUSE
3304 KERBEY LANE
AUSTIN, TEXAS 78703

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28 AUG 17

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D.1

DEMO PLAN

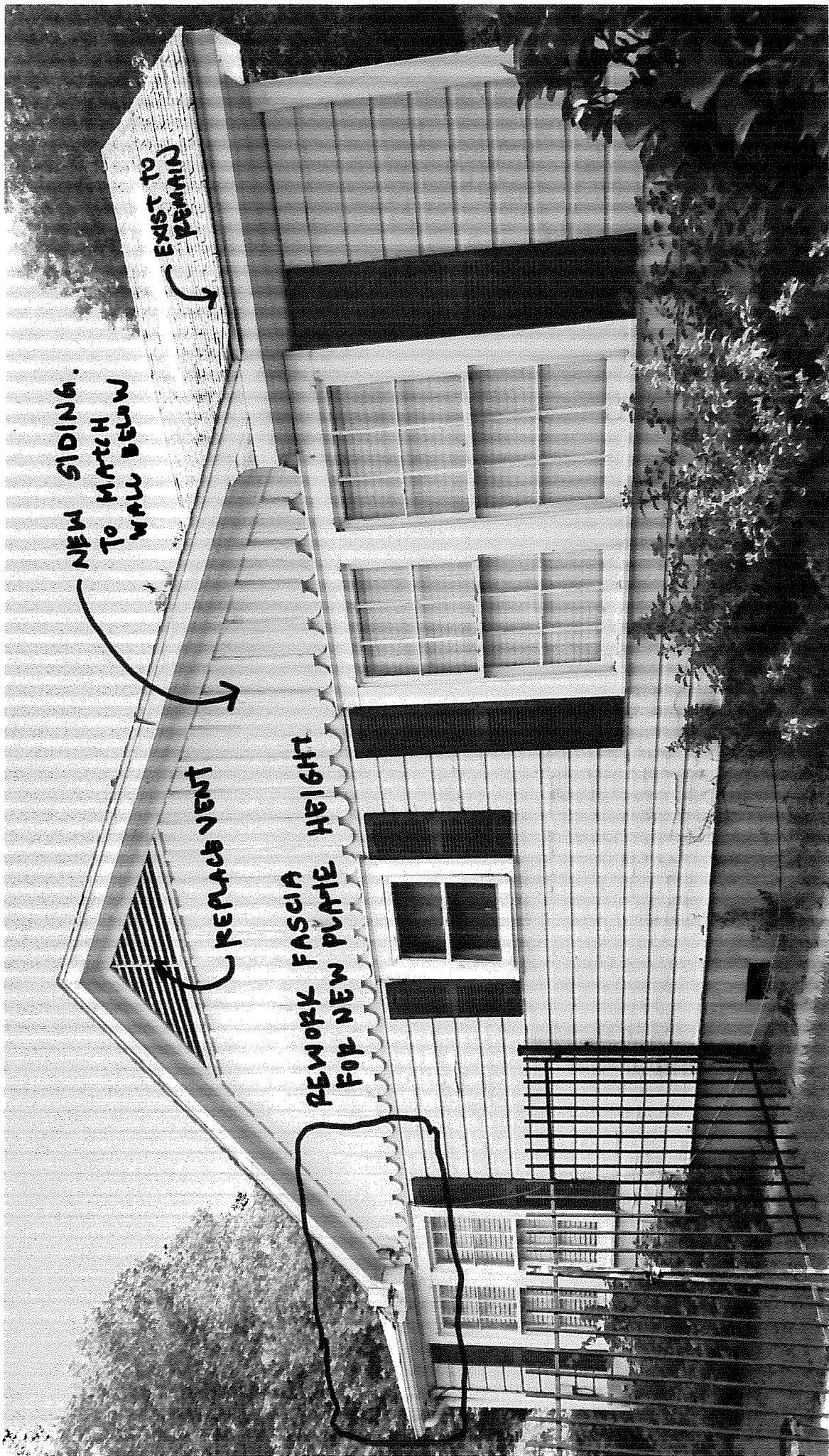
SCALE: 1/16" = 1'-0"

D.1

08-29-17



EXISTING FRONT PORCH + GABLE TO REMAIN



NEW SIDING.
TO MATCH
WALL BELOW

EXIST TO
REMAIN

REPLACE VENT

REWORK FASCIA
FOR NEW PLATE HEIGHT



REMOVE REAR WALL FOR FAM RM
EXTENSION + ADDITION

EXIST. TO REMAIN

REMOVE GABLE FOR SECOND STORY
ADDITION



1. BUILDING & SITE AREA CALCULATIONS					06-20-17 ea
	(ext) = existing to remain (ext)	EXIST	NEW	TOTAL	
a. FIRST FLR. CONDITIONED AREA		1,135sf	234sf	1,429sf	
b. SECOND FLR. CONDITIONED AREA		0sf	982sf	982sf	
c. THIRD FLR. CONDITIONED AREA		0sf	0sf	0sf	
d. BASEMENT		0sf	0sf	0sf	
e. GARAGE		0sf	0sf	0sf	
1. ATTACHED (GT <10' AWAY)		0sf	0sf	0sf	
2. DETACHED (>10' AWAY)		364sf	0sf	364sf	
3. CARPORT, 2. sides 80% open		0sf	0sf	0sf	
f. COVERED PATIO, DECK OR PORCH		49sf	134sf	203sf	
g. BALCONIES (ext over bldg)		0sf	0sf	0sf	
9. OTHER BUILDING OR COVERED AREAS		0sf	0sf	0sf	
h. UNCOVERED WOOD DECK(S) (COUNT 100%)		0sf	0sf	0sf	
i. SWIMMING POOL (WATER SURFACE ONLY)		0sf	0sf	0sf	
j. SPA		0sf	0sf	0sf	
k. TOTAL BLDG AREA (a thru j)		1,135sf	1,430sf	2,565sf	

2. BUILDING COVERAGE				covered by bldg or roof
	EXIST	NEW	TOTAL	
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)				
EXIST BLDG COVERAGE per IDC 25-1-21	1,135sf		1,135sf	
2. TOTAL LOT AREA			6,039sf	
PROPOSED % OF BLDG COVERAGE ON LOT (1996 / 6039 = %)			33 %	
ALLOWABLE % OF BLDG COVERAGE ON LOT = 2,415 SF			40 %	

3. IMPERVIOUS COVERAGE				Per IDC 25-1-23
	EXIST	NEW	TOTAL	
1. TOTAL BLDG COVERAGE (k less b,c,d,h & i)	1,135sf	1,430sf	2,565sf	
m. DRIVEWAY ON PRIVATE PROPERTY	49sf	0sf	49sf	
n. SIDEWALK/WALKWAYS ON PRIVATE PROP.	187sf	<71>sf	116sf	
o. UNCOVERED PATIOS	0sf	0sf	0sf	
h. UNCOVERED WOOD DECKS (count 50%) (XX X .5)	0sf	0sf	0sf	
p. AIR CONDITIONER PADS	9sf	9sf	18sf	
q. CONCRETE DECKS	0sf	0sf	0sf	
i. SITE WALLS & RETAINING	0sf	0sf	0sf	
s. OTHER (garbing, lugs, etc.)	0sf	0sf	0sf	
t. TOTAL IMPERVIOUS COVERAGE	2,231sf	386sf	2,617sf	
1. TOTAL LOT AREA			6,039sf	
PROPOSED IMPERVIOUS COVERAGE (2629 / 6039 = %)			43 %	
ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 2,717 SF			45 %	

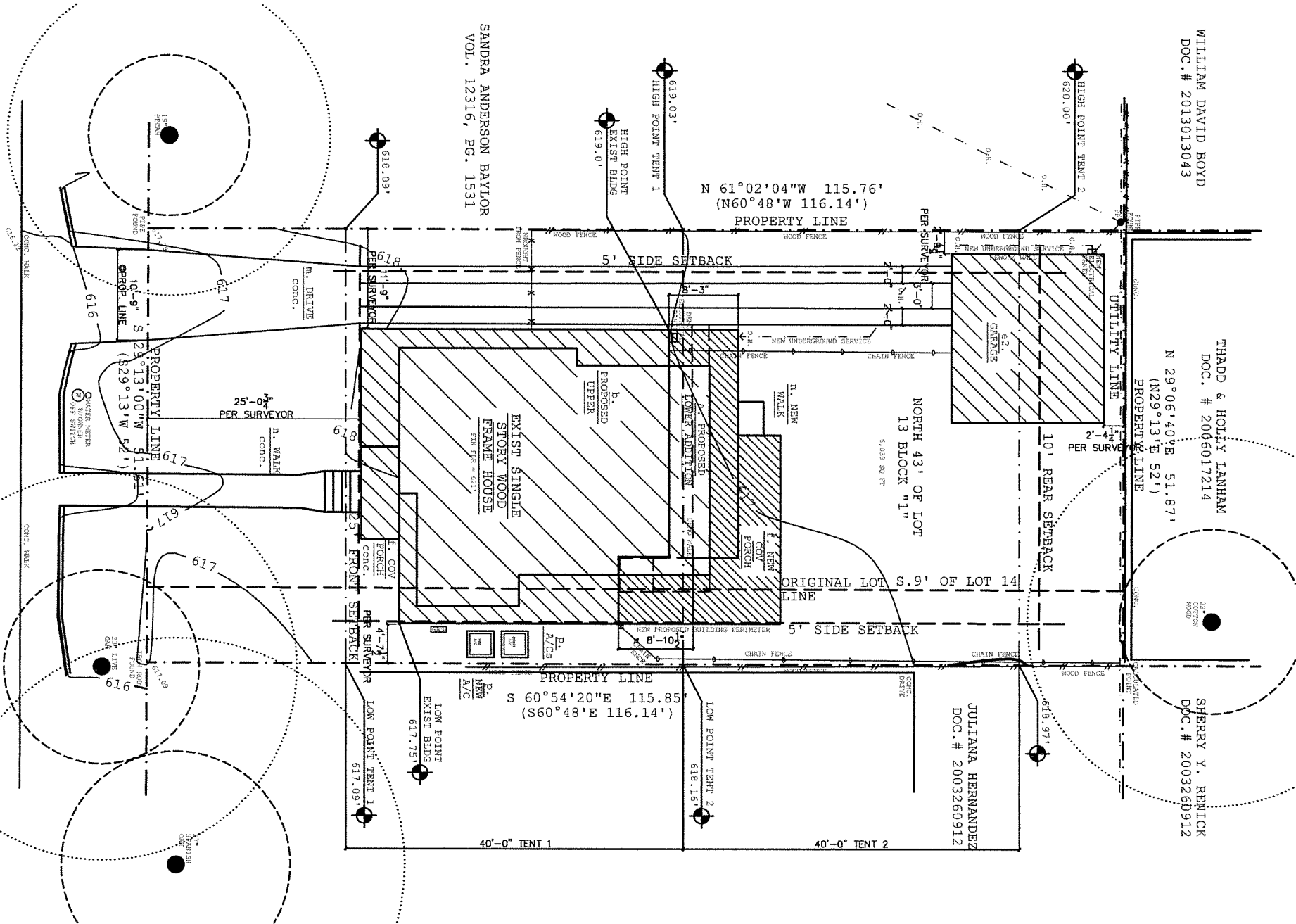
4. F.A.R. CALCULATIONS				per IDC 25-2 subchap F
	EXIST	NEW	TOTAL	
a. FIRST FLR. CONDITIONED AREA	1,135sf	234sf	1,429sf	
b. SECOND FLR. CONDITIONED AREA > 15'	0sf	0sf	0sf	
c. FIRST FLR COVERED PORCH	65sf	134sf	199sf	
f. FIRST FLR COVER PORCH EXEMPT (2011 or 1-200)	<65>sf	<134>sf	<199>sf	
b. SECOND FLR. CONDITIONED AREA	0sf	982sf	982sf	
b. SECOND FLR. CONDITIONED AREA > 15'	0sf	0sf	0sf	
b. SECOND FLR. COVERED PORCHES	0sf	0sf	0sf	
c. THIRD FLR. CONDITIONED AREA	0sf	0sf	0sf	
d. BASEMENT	0sf	0sf	0sf	
d. BASEMENT EXEMPTION	0sf	0sf	0sf	
x. ATTIC	0sf	0sf	0sf	
x. HABITABLE ATTIC EXEMPTION	0sf	<0>sf	<0>sf	
e. GARAGE	0sf	0sf	0sf	
1. ATTACHED	0sf	0sf	0sf	
2. DETACHED >10' AWAY	364sf	0sf	364sf	
3. CARPORT	0sf	0sf	0sf	
PARKING EXEMPTION (a1-200, a2-450, a3-450)	<364>sf	<0>sf	<364>sf	
9. OTHER BUILDING OR COVERED AREAS	0sf	0sf	0sf	
y. TOTAL HOUSE GROSS FLOOR AREA	1,135sf	1,276sf	2,411sf	
z. TOTAL LOT AREA			6,039 sf	
PROPOSED % FLOOR AREA RATIO (2411 / 6039)			39.9%	
ALLOWABLE FLOOR AREA RATIO 40% x 6039 lot = 2,415.6 SF			40%	

NOTE: SIDEWALK ALREADY EXIST THEREFORE SIDEWALK FEE IS NOT REQUIRED

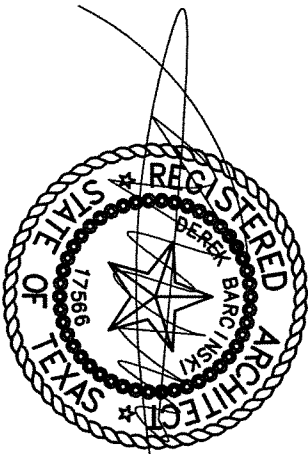
ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY A.L. POINTS SURVEYING, LLC DATED 07-25-16 AND IS BASED UPON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE DRAINAGE APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ADJOINING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING EXISTING WITH EXISTING CONSTRUCTION INFORMATION ON EXISTING BUILDINGS AND THE DIMENSIONS AND CONDITIONS UPON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.



29 AUG 2017



ADOPTED BUILDING CODES:

- 2012 (International Residential Code)
- 2012 (International Building Code)
- 2014 (National Electrical Code)
- 2012 (Uniform Mechanical Code)
- 2012 (Uniform Plumbing Code)
- 2012 (International Energy Conservation Code)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN CONSTRUCTION DOCUMENTS THEMSELVES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

PROJECT INFO:

ZONING	ST-3-MF
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	

LEGAL DESCRIPTION:

NORTH 43' OF LOT 13, BLOCK 1, VOL 4, PAGE 65, TRAVIS CO.

POUNDS HOUSE
3304 KERBEY LANE
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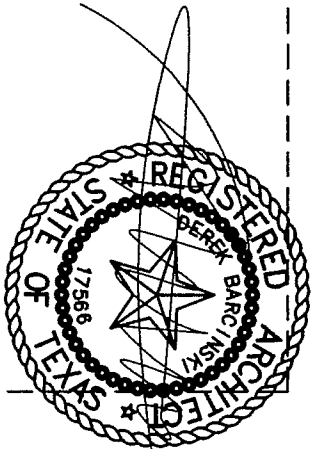
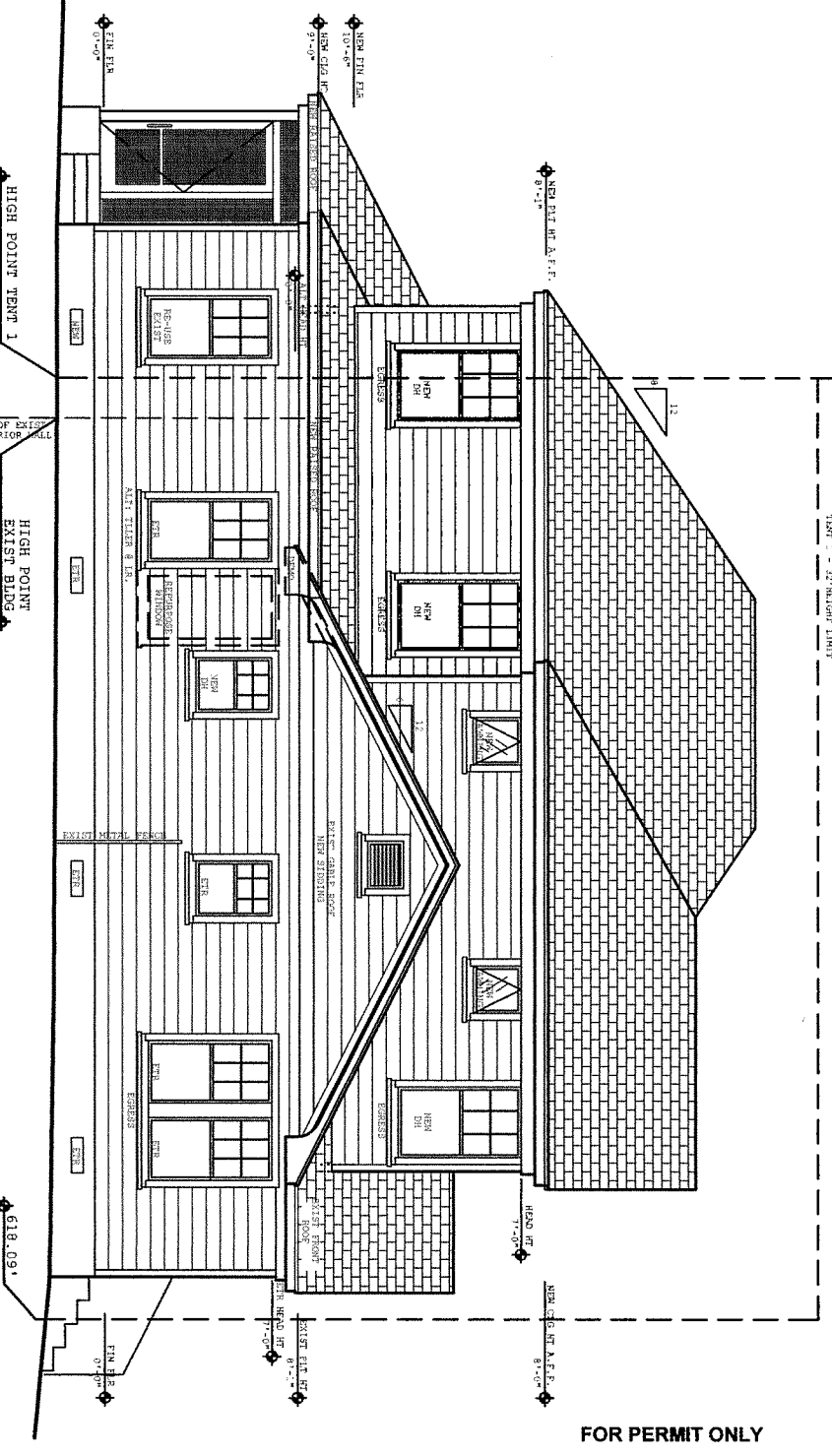
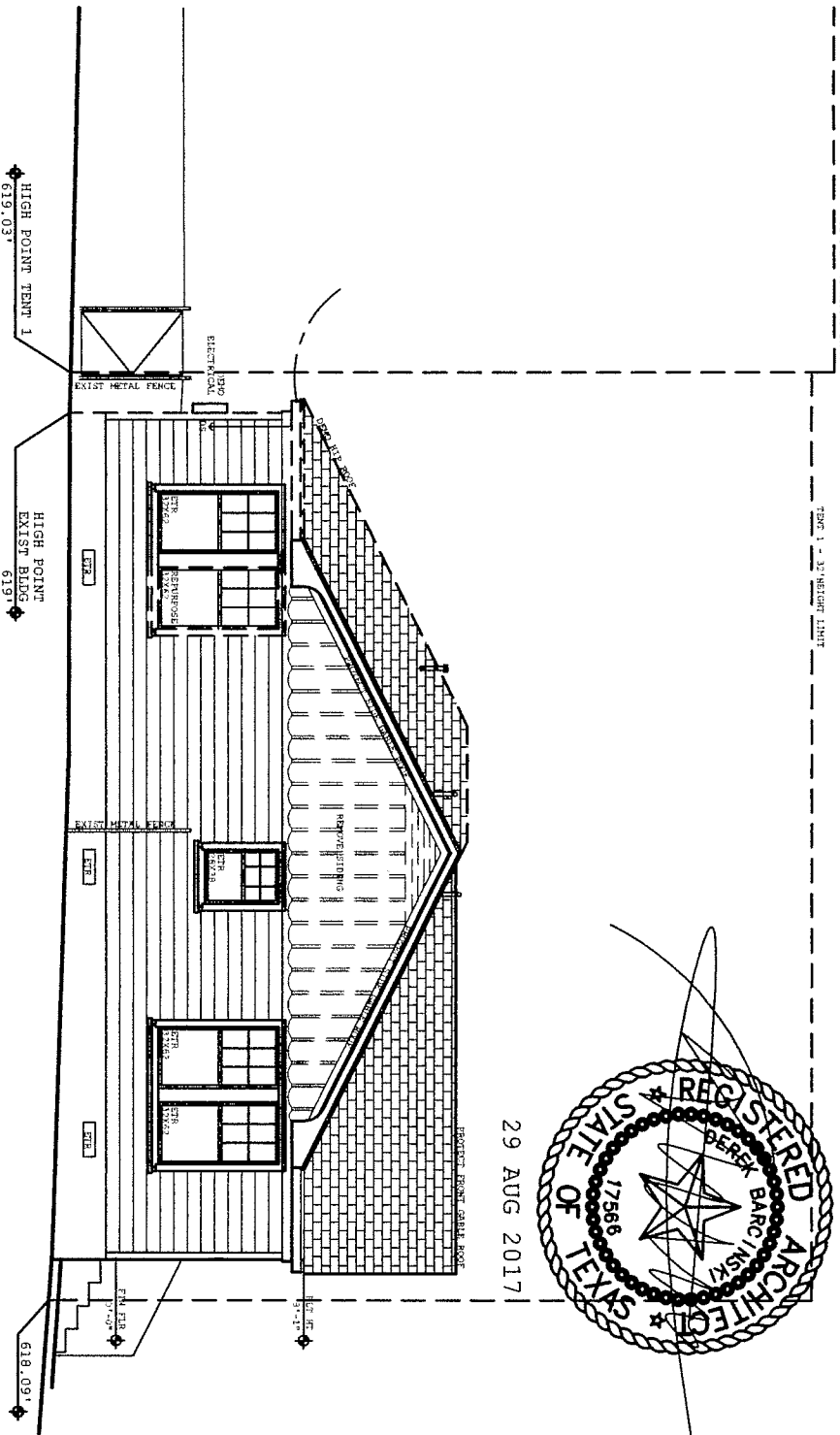
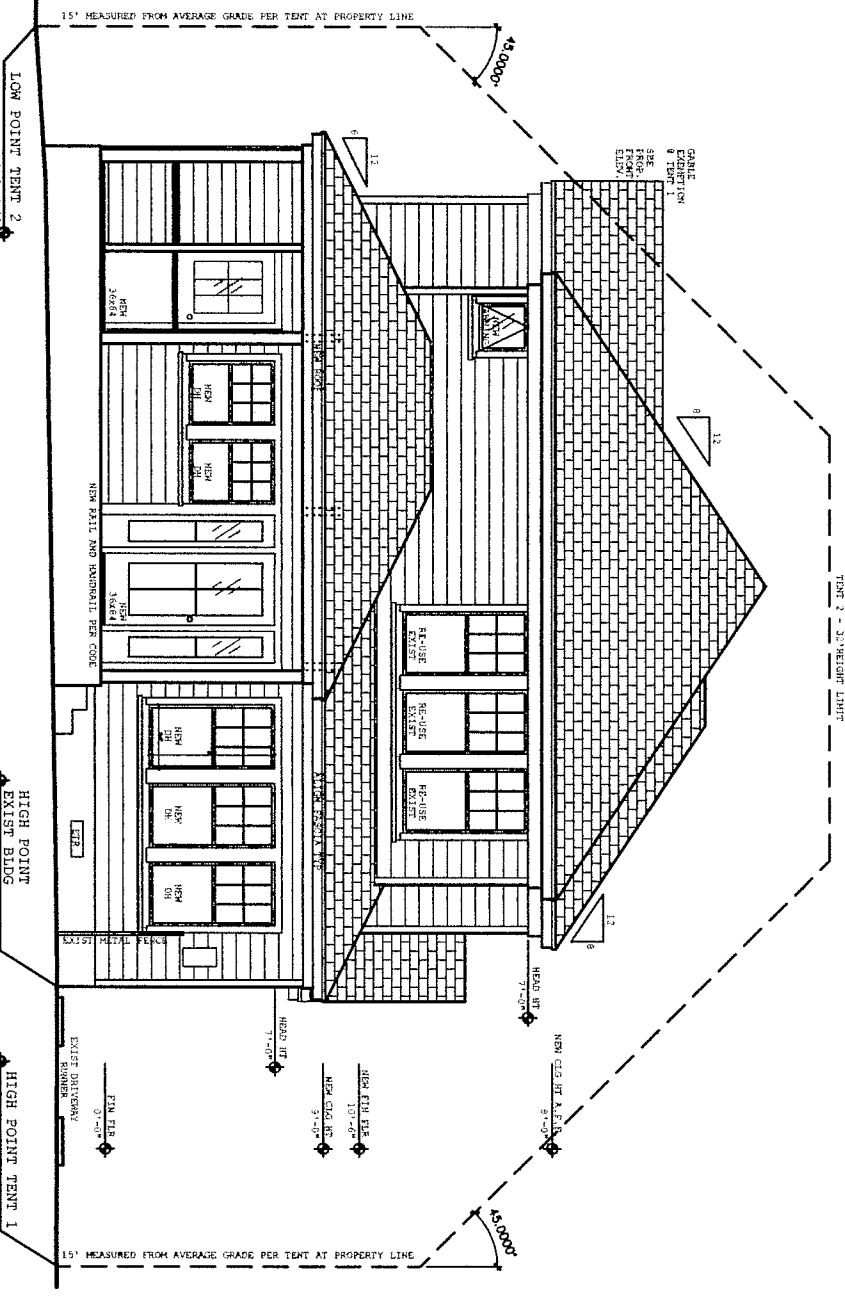
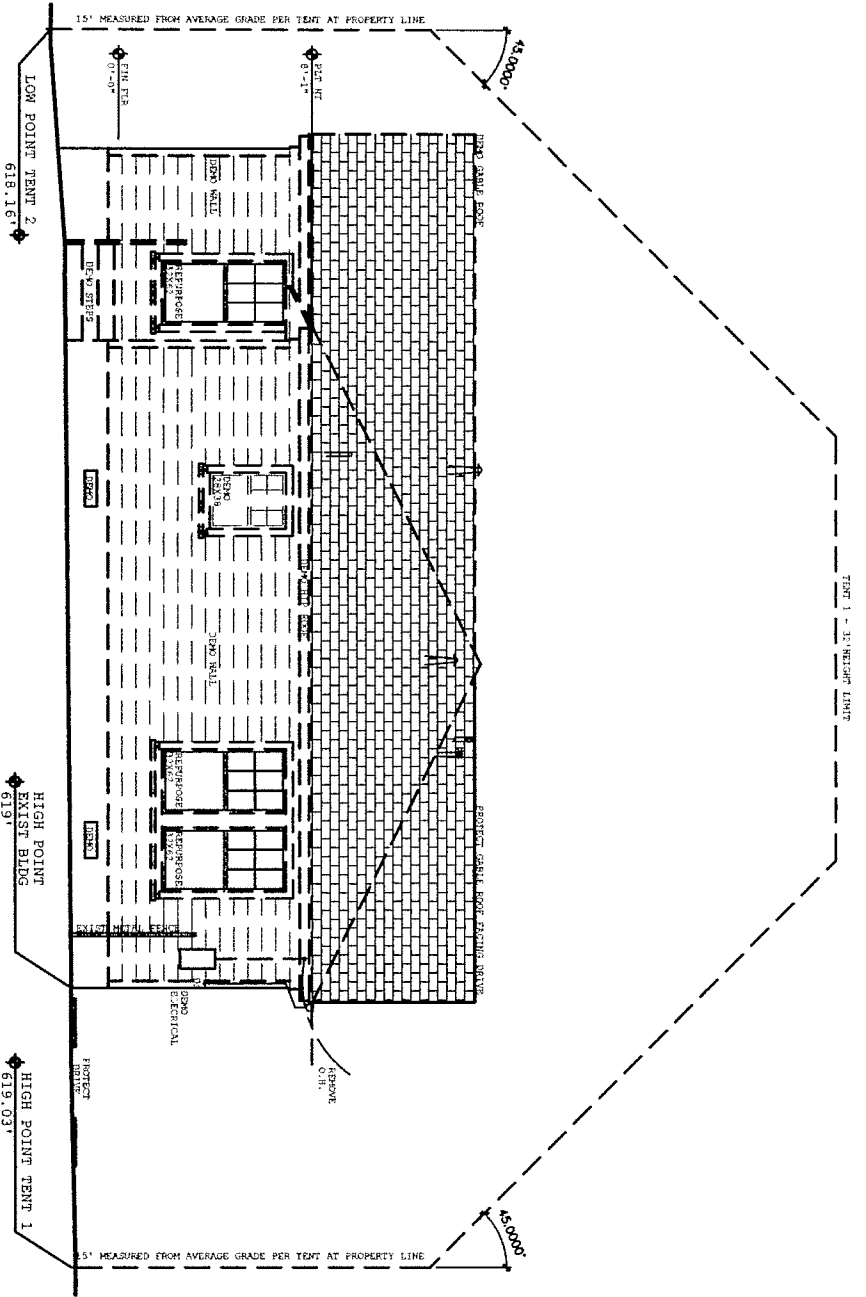
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