



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

Property Information

Project Address: 902 W 30th St	Tax Parcel ID: 211322
Legal Description: Lot 27 OLT 72&75 Div D Oakwood	
Zoning District: SF-3-CO-NP	Lot Area (sq ft): 6,398.00
Neighborhood Plan Area (if applicable): West University	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, click here for more information on the tree permit process)	
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? 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"/> (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 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: 5
# baths existing: 1.0	# baths upon completion: 3.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Remodel of existing one story house including new second story addition: Add second story onto existing one story garage</u>	
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)	

Job Valuation

Total Job Valuation:
\$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.

Amount for Primary Structure: \$70,000
Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Amount for Accessory Structure: \$50,000
Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Total Remodeled Floor Area
408 sq ft.

(work within existing habitable square footage)

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	1,275.00				1,275.00	0.00
b) 2 nd Floor conditioned area			702.00		702.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)		10.00		532.00	0.00	542.00
f) Covered patio, deck, porch, and/or balcony area(s)			41.00	84.00	41.00	84.00
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)	1,275.00	10.00	743.00	616.00	2,018.00	626.00
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): 2,519.00 % of lot size: 40

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): 2420 % of lot size: 38.4

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: 25 ft in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

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): 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
(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		1,275.00				1,275.00
2 nd Floor			702.00			702.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			41	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	41.00	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			<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	460.00	532.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450.00	542.00
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			0.00
Totals		1,735.00	1,275.00			2,519.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column)

2,519.00

(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.

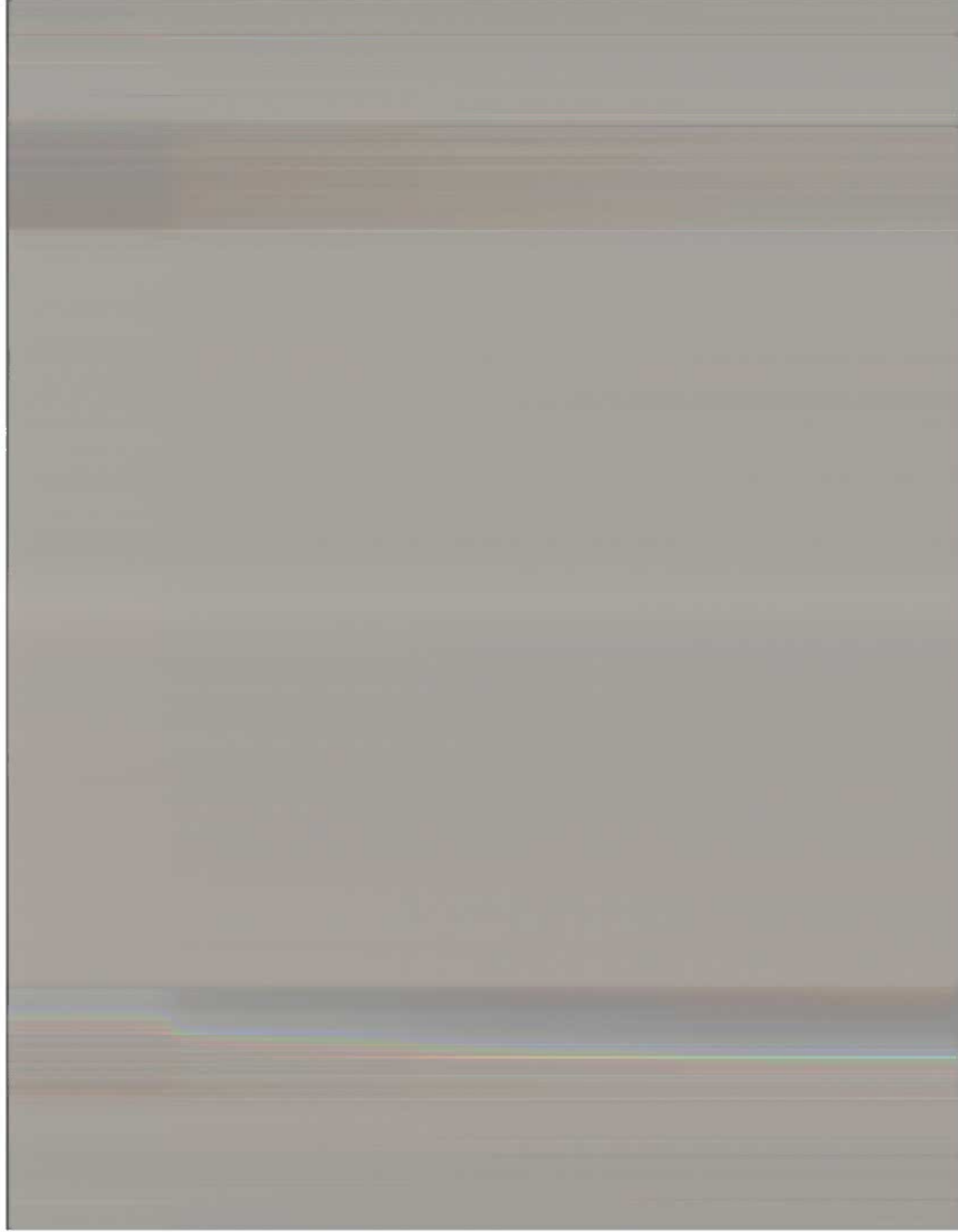
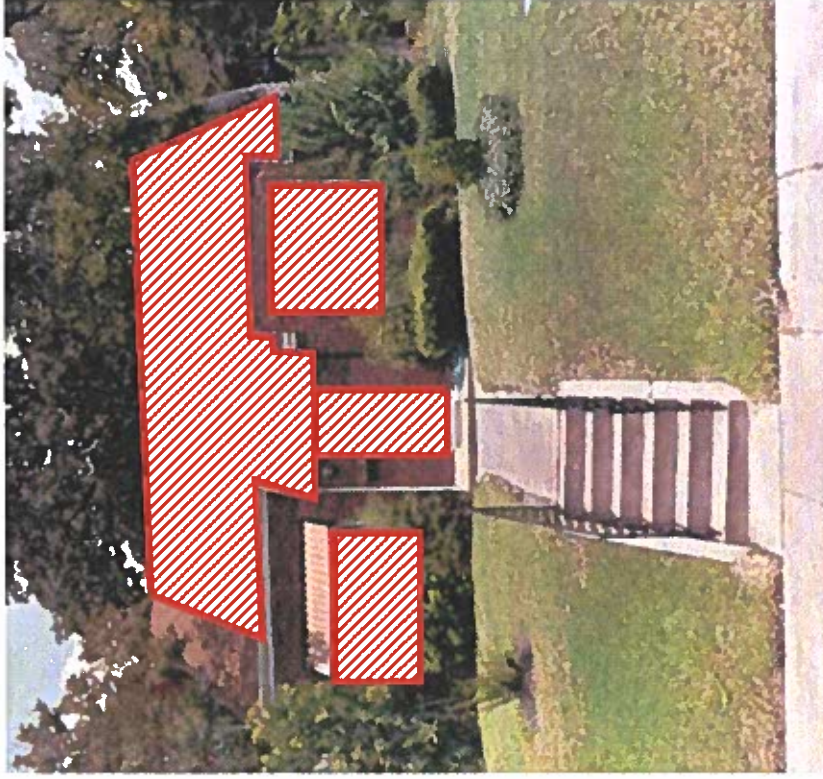
Habitable Attic exemption:

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.

902 W 30th St - Front of House



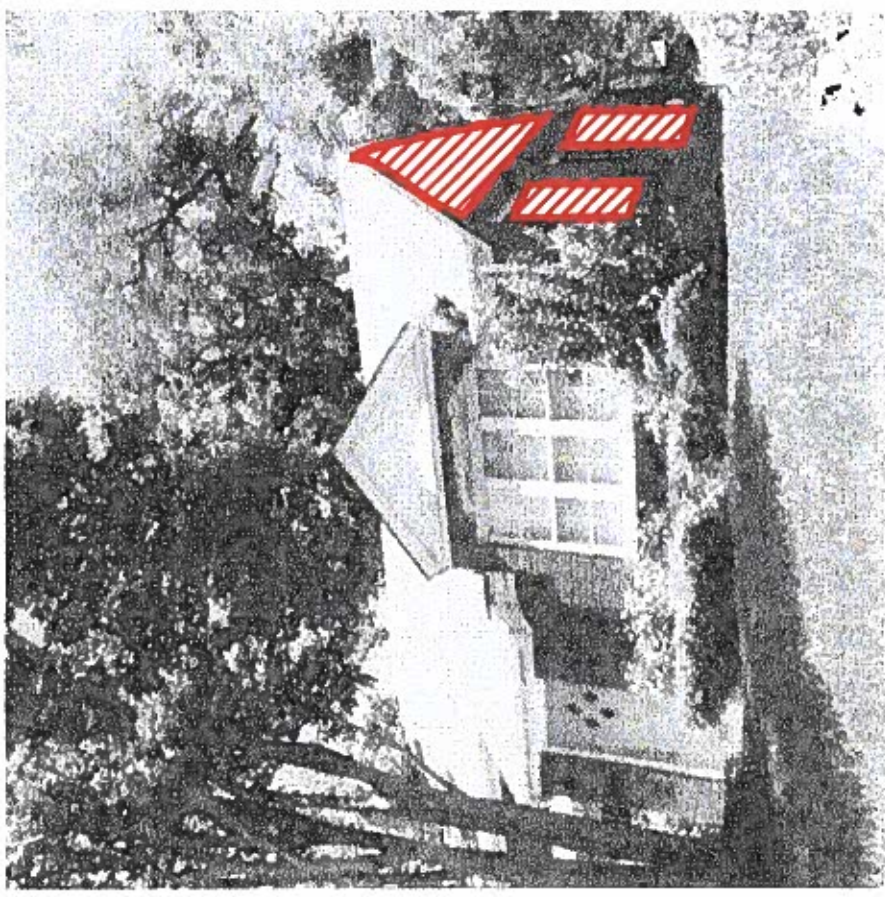
Demo Scope: Remove Most of Existing Roof to allow construction of new second story; Replace Windows; Replace Door



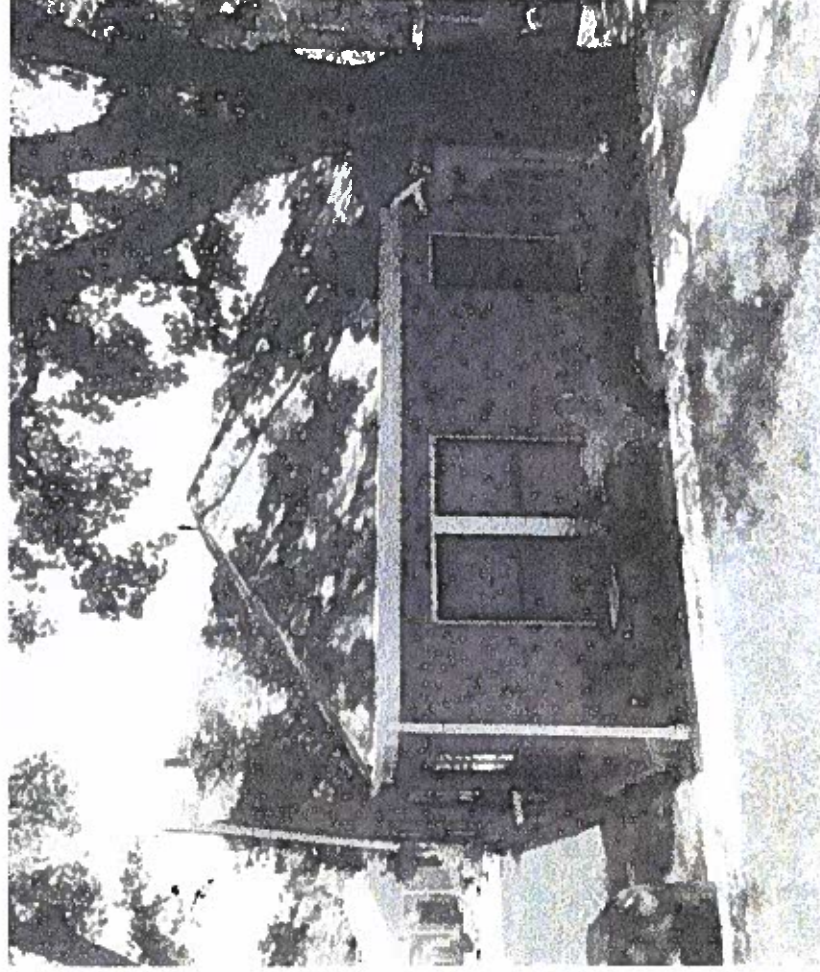
902 W 30th St – Right Side of House



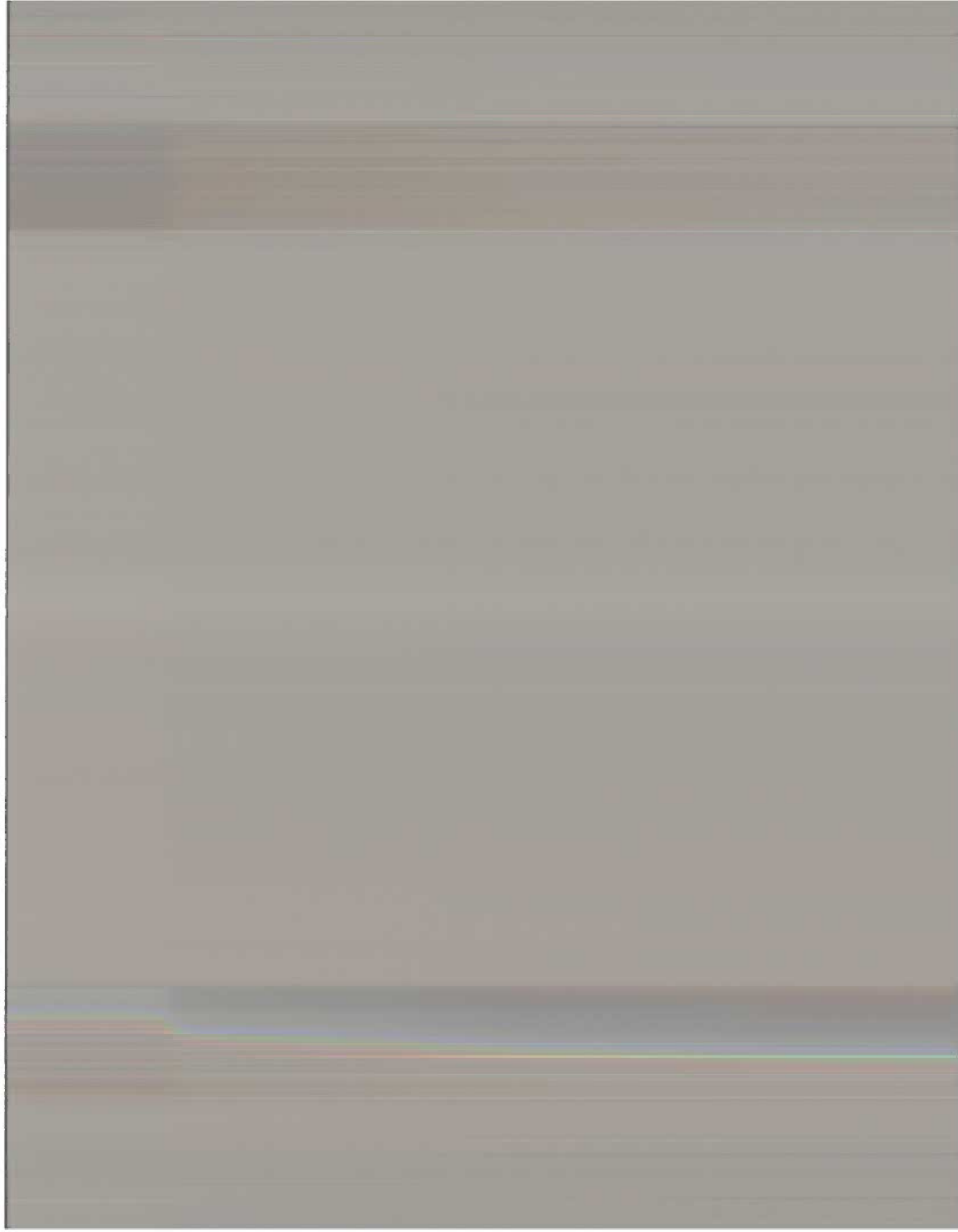
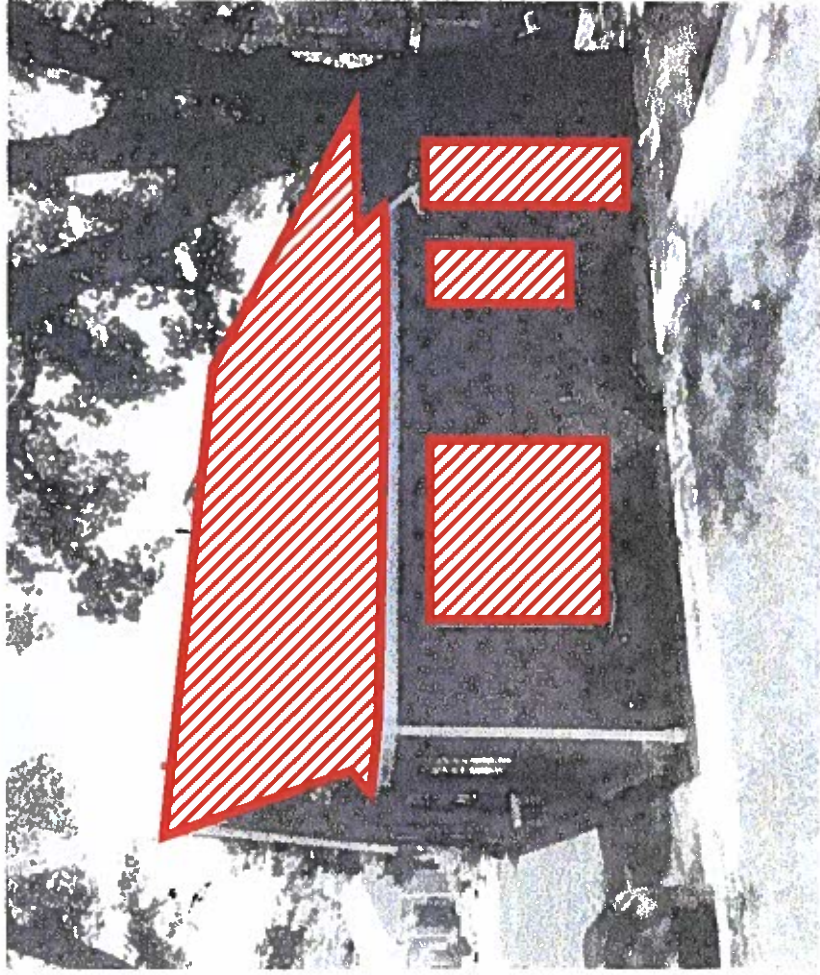
Demo Scope: Remove Most of Existing Roof to allow construction of new second story; Replace Windows; Replace Upper portion of Brick with Siding



902 W 30th St - Back of House

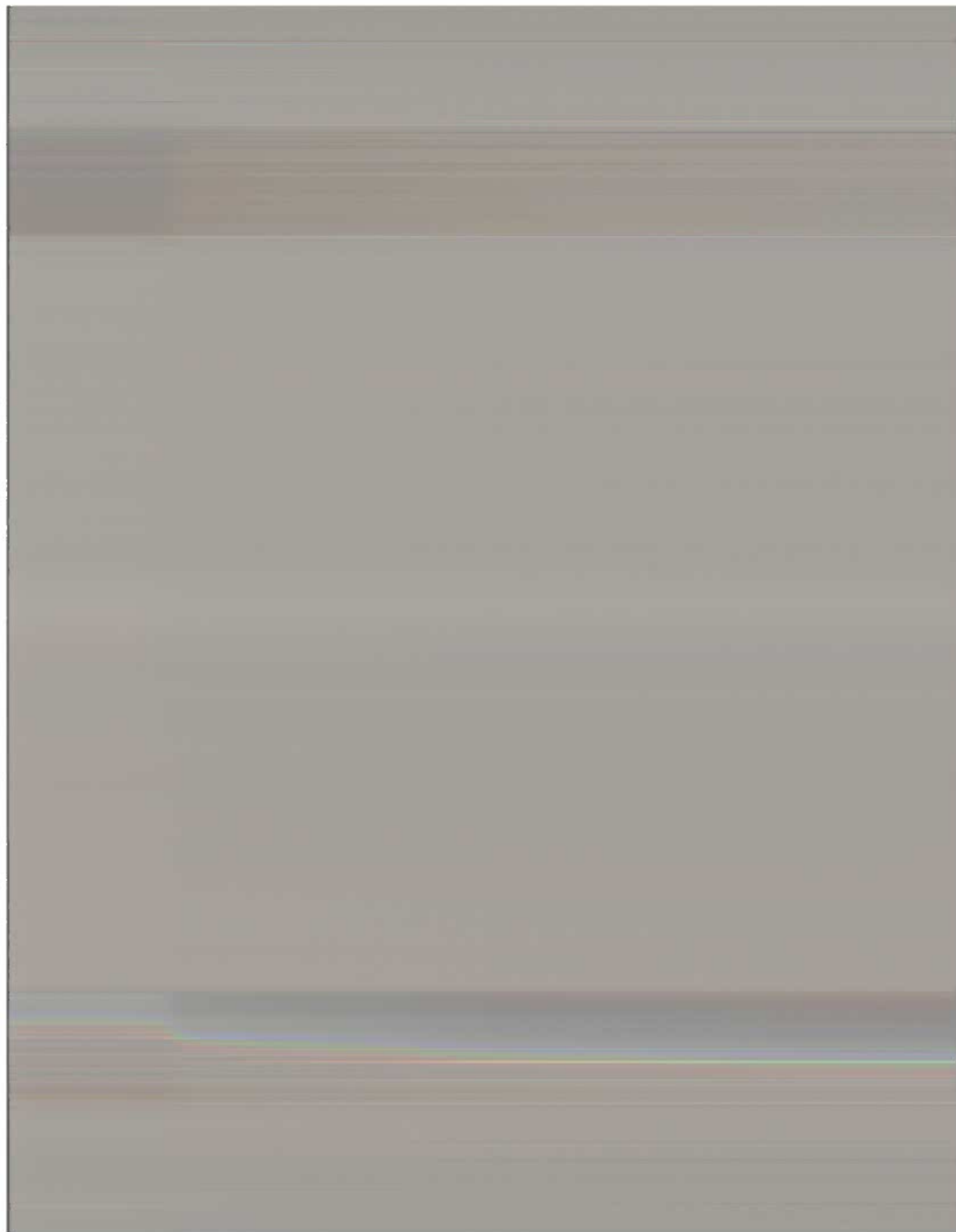
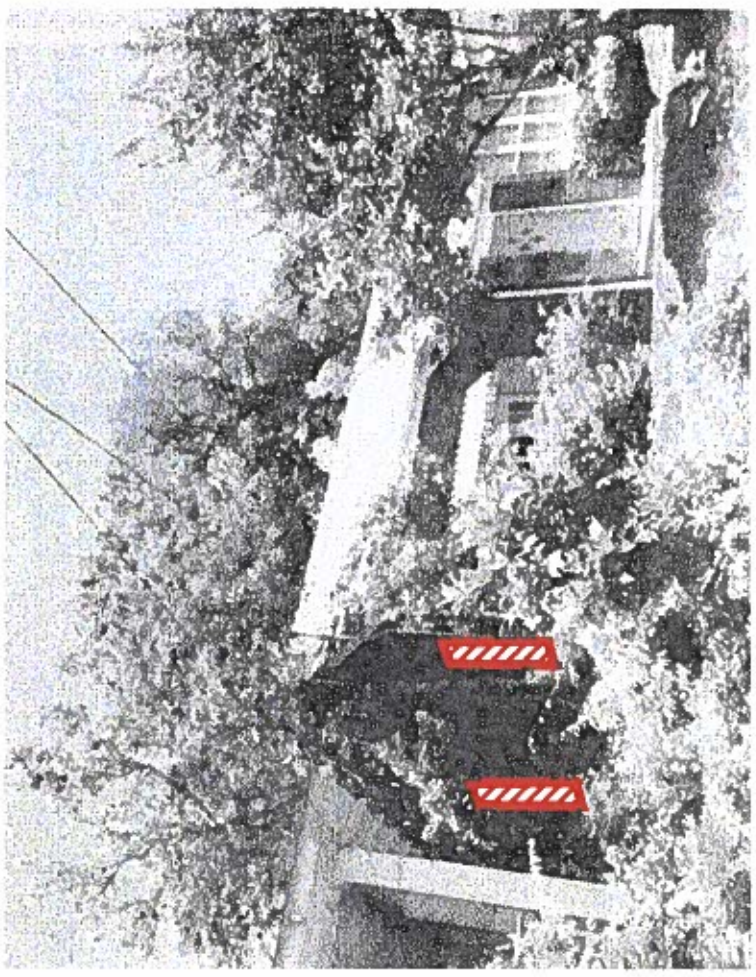
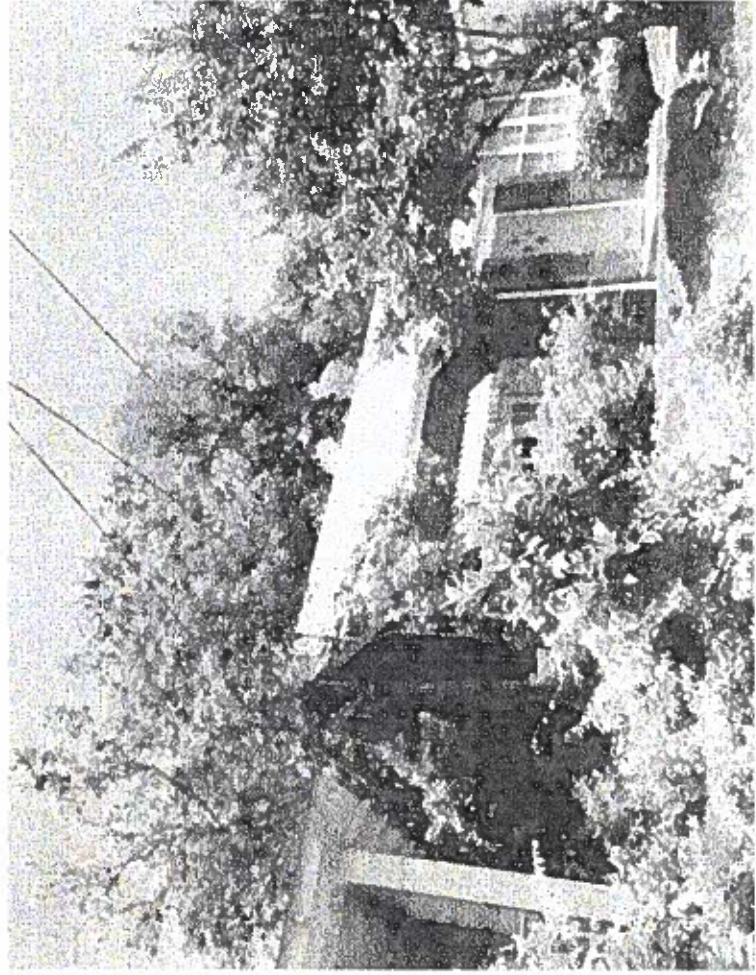


Demo Scope: Remove Most of Existing Roof
to allow construction of new second story;
Replace Windows; Replace Door



902 W 30th St – Left Side House

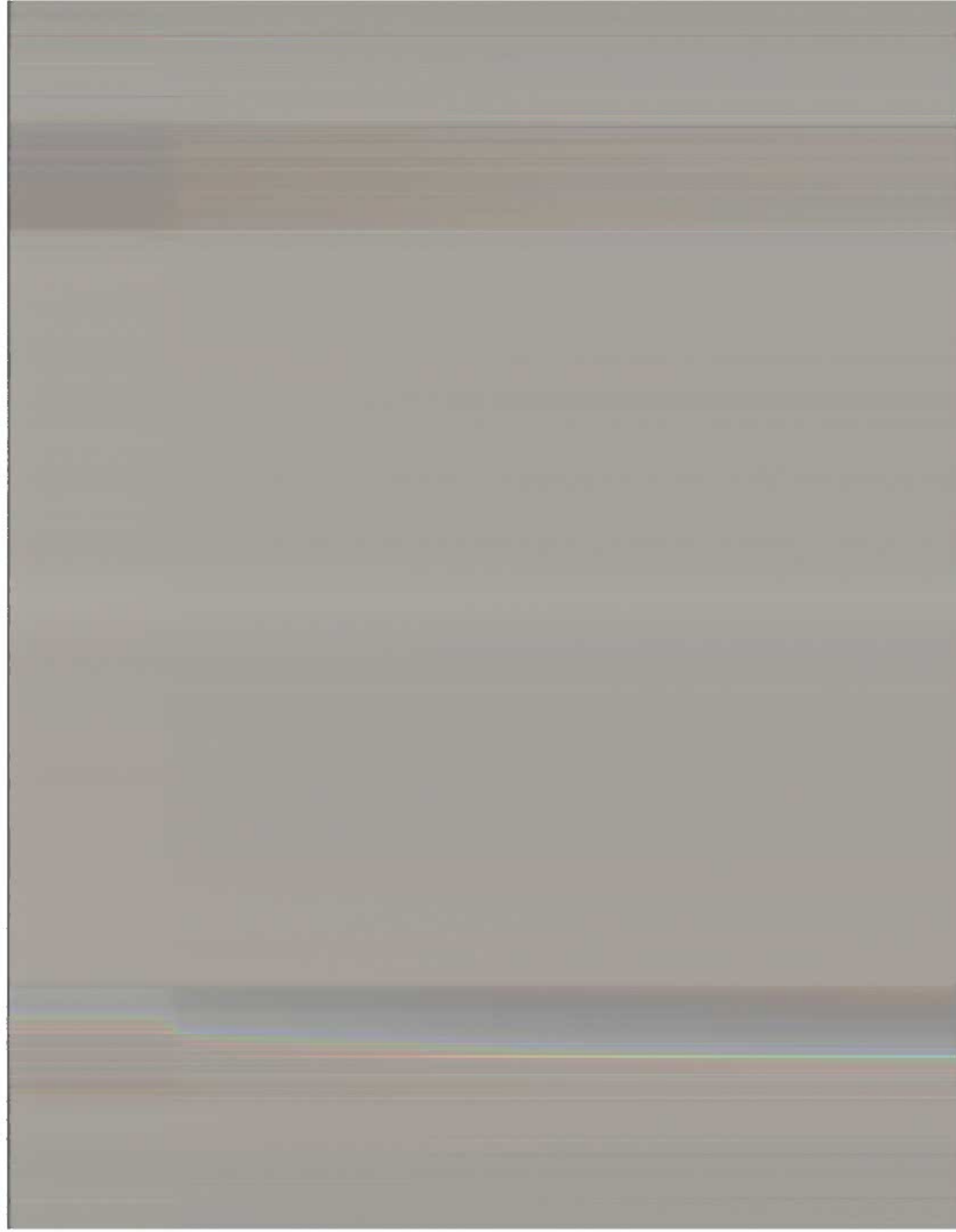
Demo Scope: Remove Most of Existing Roof
to allow construction of new second story;
Replace Windows



902 W 30th St Garage (Faces 30 ½ Street)



Demo Scope: Remove Existing Roof to allow construction of new second story



902 W 30th St Austin, TX 78703

AE APPROVED

DEC 18 2017

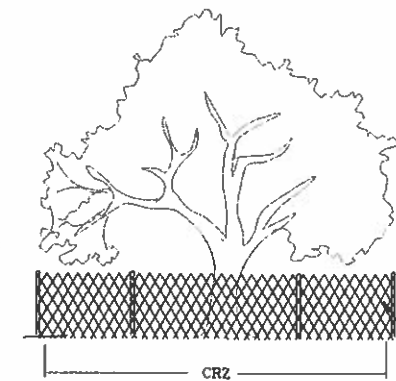
352-104

CDC

T5 CRZ =
SPECIAL FOUNDATION
SEE OTHERS FOR DETAILS

TREE TABLE

T1	13" ELM
T2	28" ELM
T3	17" ELM
T4	14" ELM
T5	25" ELM



FENCE OFF AND PROTECT TREES PRIOR TO
CLEARING, GRADING AND PAVING

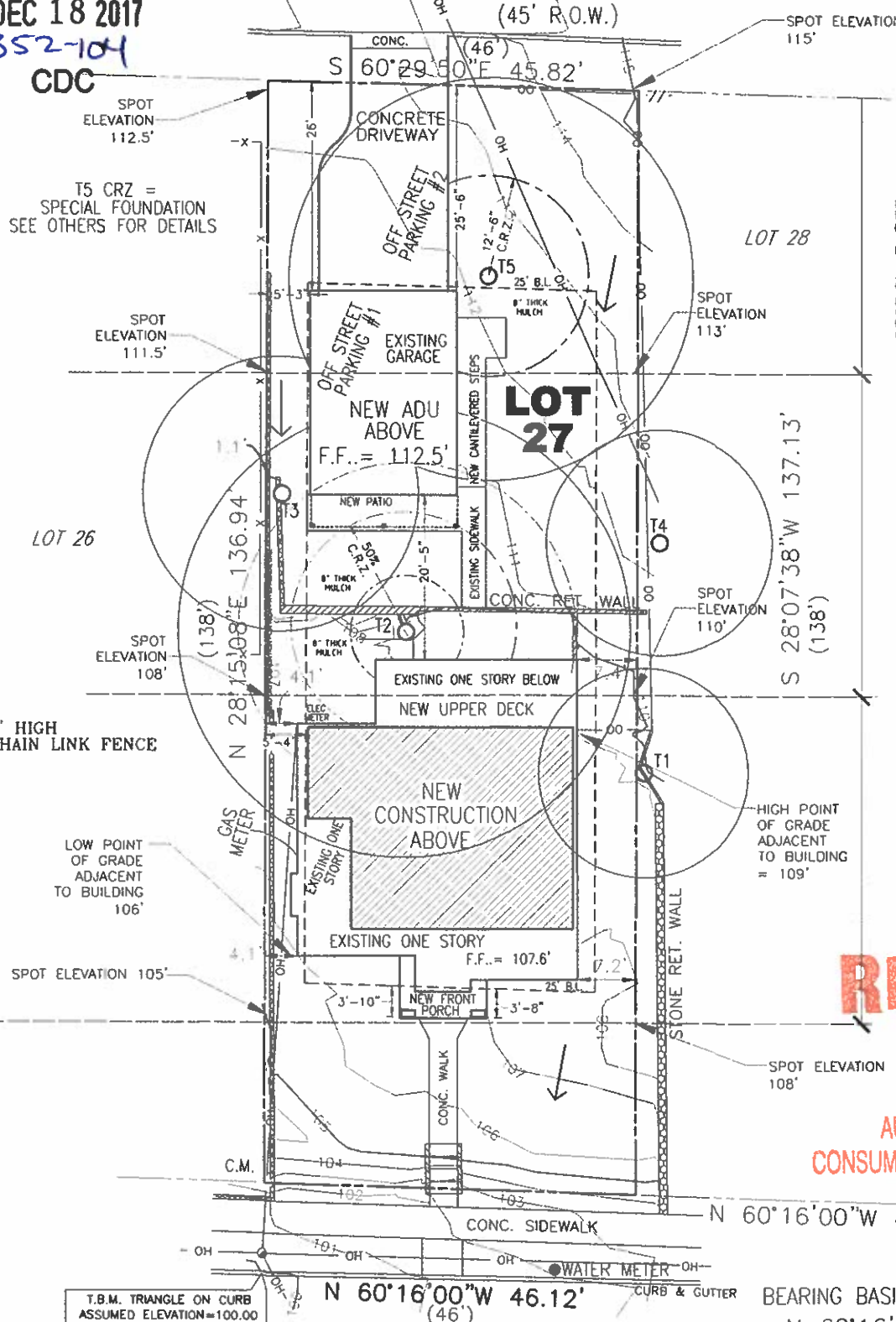
LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- POWER POLE

902 WEST 30th STREET
OAKWOOD ADDITION

WEST 30 1/2th STREET

(45' R.O.W.)



WEST 30th STREET
(50' R.O.W.)

CITY OF AUSTIN CALCULATIONS

CITY OF AUSTIN MAX ALLOWED	F.A.R. 40.0%	IMP. COVERAGE 45.0%	BLDG COVERAGE 40.0%
EXISTING HOUSE	1275	1275	1275
NEW FRONT PORCH		41	41
SIDEWALKS		124	
GARAGE	460-450* = 10	460	460
RETAINING WALL		72	
STAIRS / DECK		80: 50%=40	
DRIVEWAY		315	
A/C PAD		9	
NEW PATIO		84	
NEW UPPER LVL. (HOUSE)	702		
NEW UPPER LVL. ABV. GARAGE	532		72
TOTAL AREA	2519	2420	1848
LOT AREA	6,298	6,298	6,298
FINAL CALCULATION	39.9%	38.4%	29.3%

*NOTE: PER SECTION 3.3.2.B.1 OF SUBCHAPTER F, UP TO
450 SF OF THE GARAGE IS EXEMPTED FROM THE F.A.R.

NEW UPPER DECK = 204 sq.ft. Does not have a roof = so not in F.A.R.
since house below, (that is counted in impervious), NEW UPPER DECK is not in impervious #'s.

FRONT YARD IMPERVIOUS COVERAGE

PORTION OF NEW FRONT PORCH & C.E. (B/N 25'BL & PL)	42 SQ.FT.
EXISTING SIDEWALK	12 SQ.FT.
EXISTING SIDEWALK	79 SQ.FT.
TOTAL IMPERVIOUS SIZE OF FRONT YARD	133 SQ.FT. 1152 SQ.FT.
PERCENTAGE	



REVIEWED

DEC 18 2017

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

SITE PLAN

SCALE: 1"=20'-0"

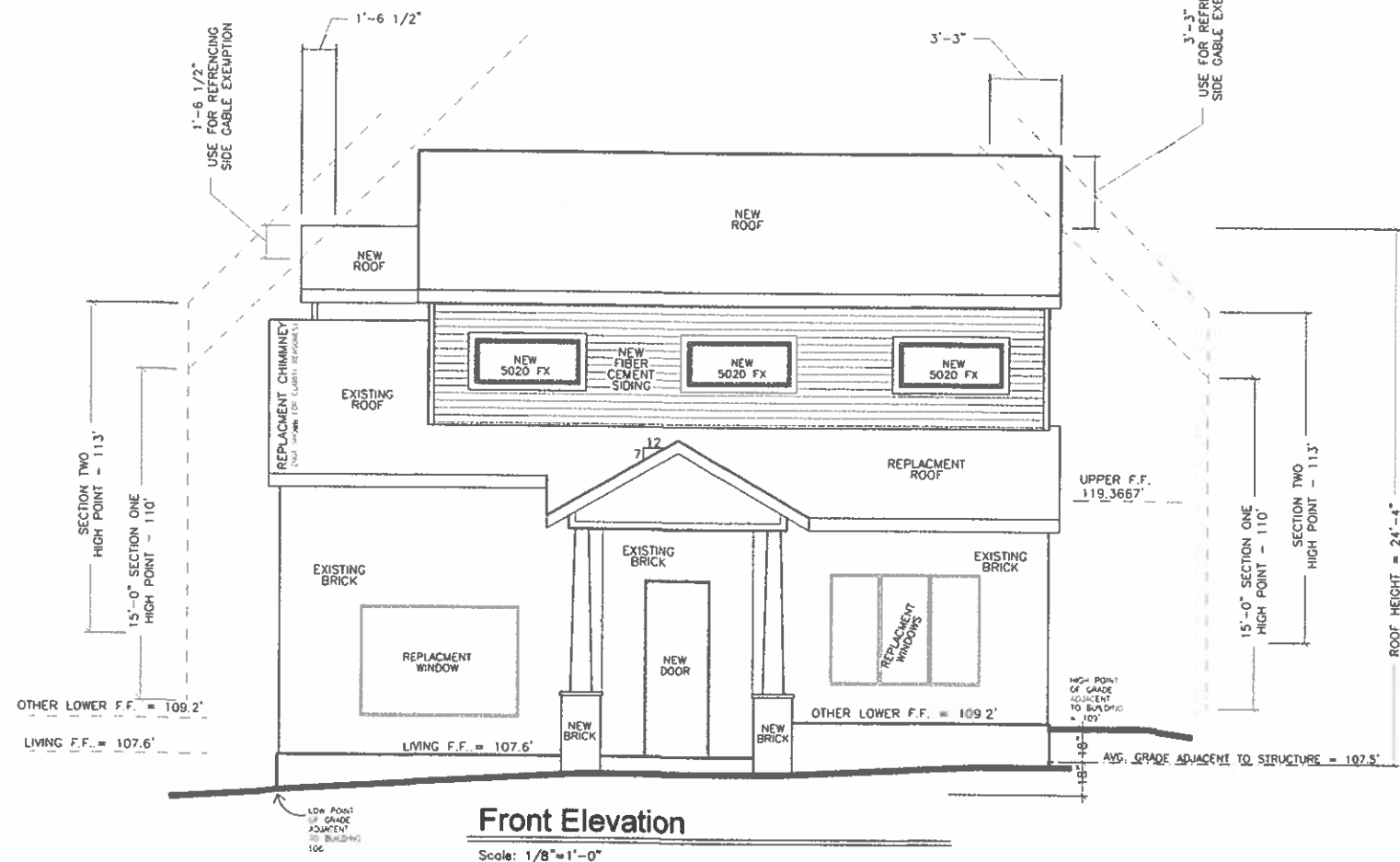
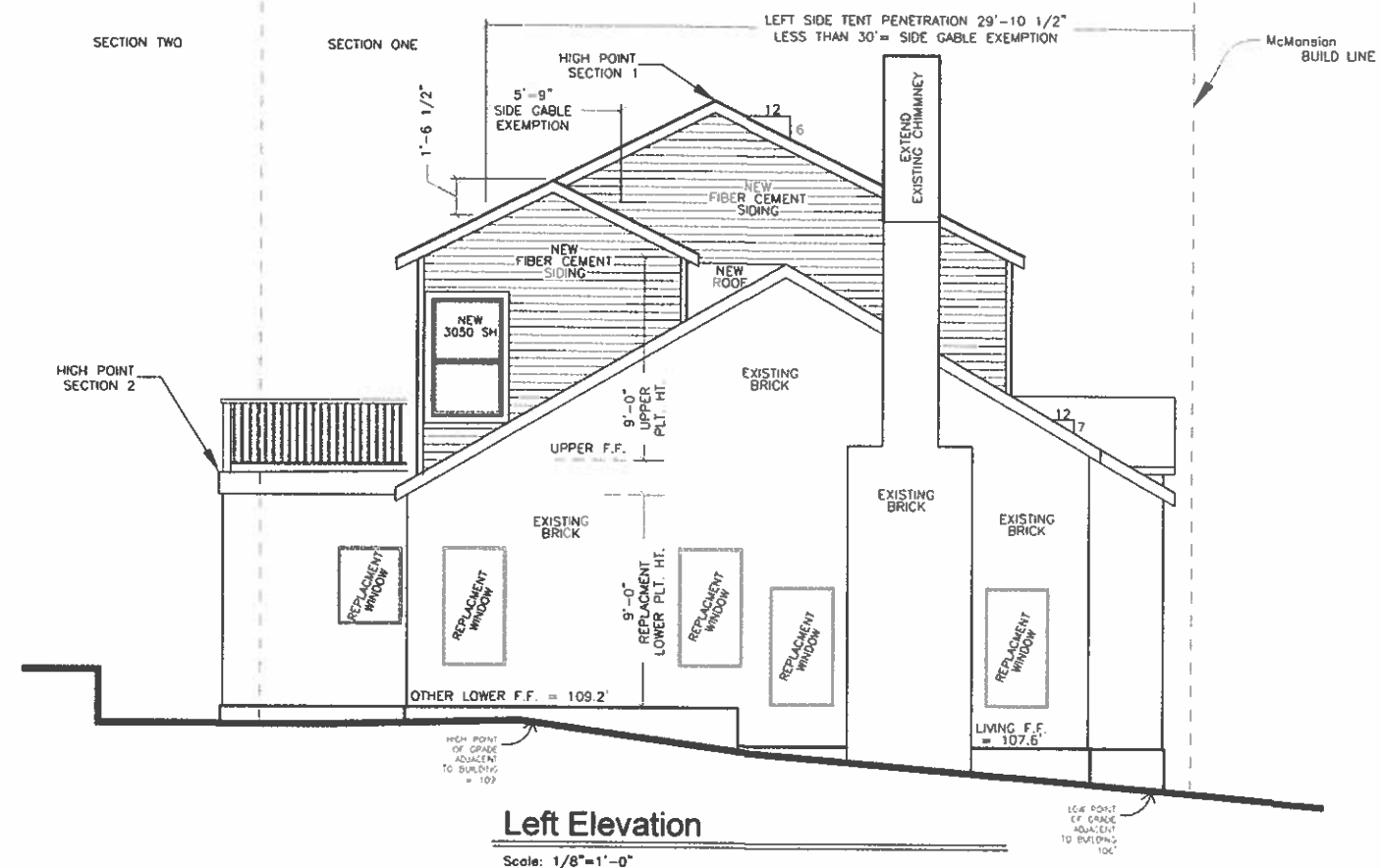
John Allen Design

512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

Joe McClellan
902 W 30th St Austin, TX 78703

SHEET
A-1
OF 9 SHT'S

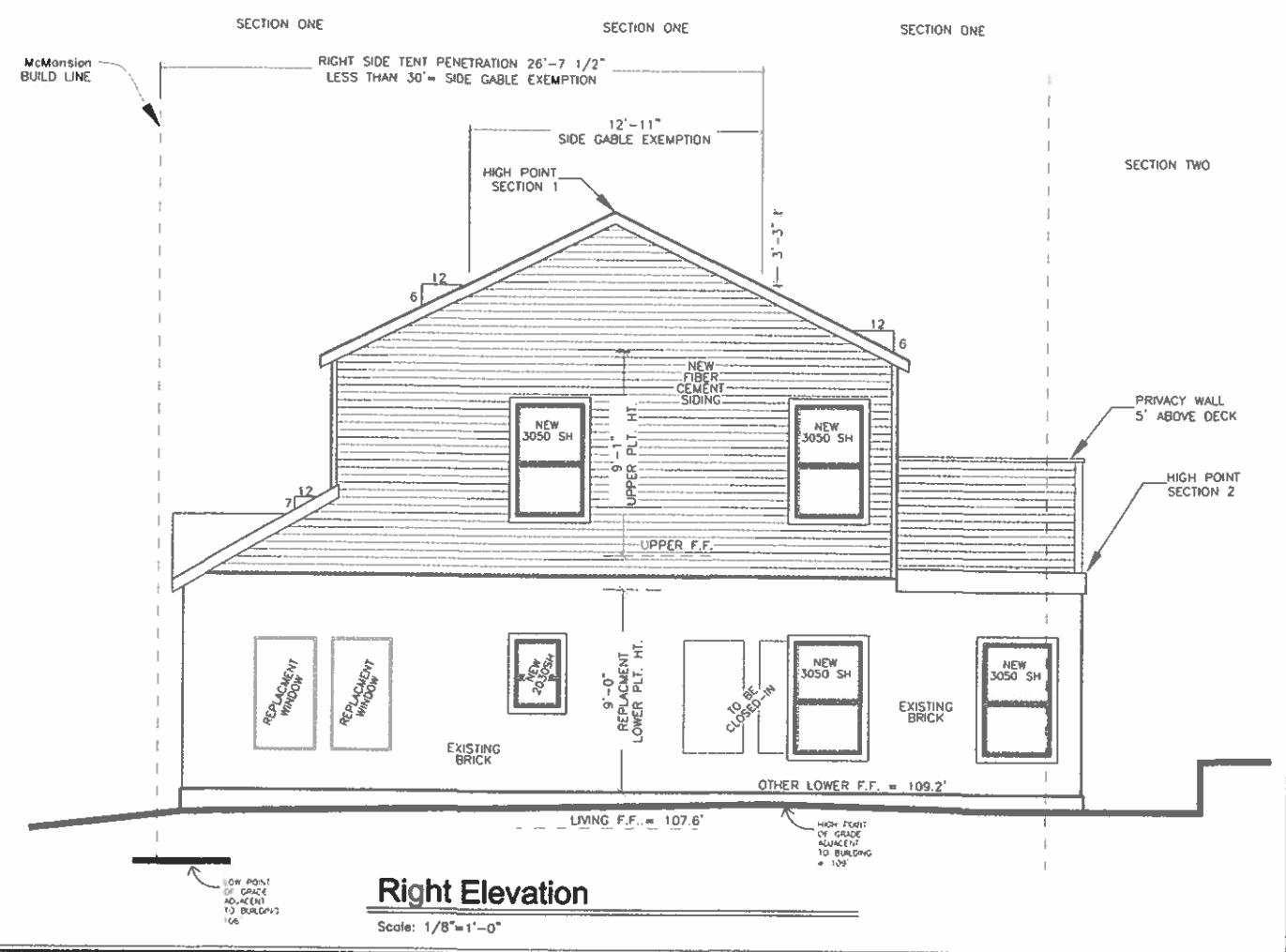
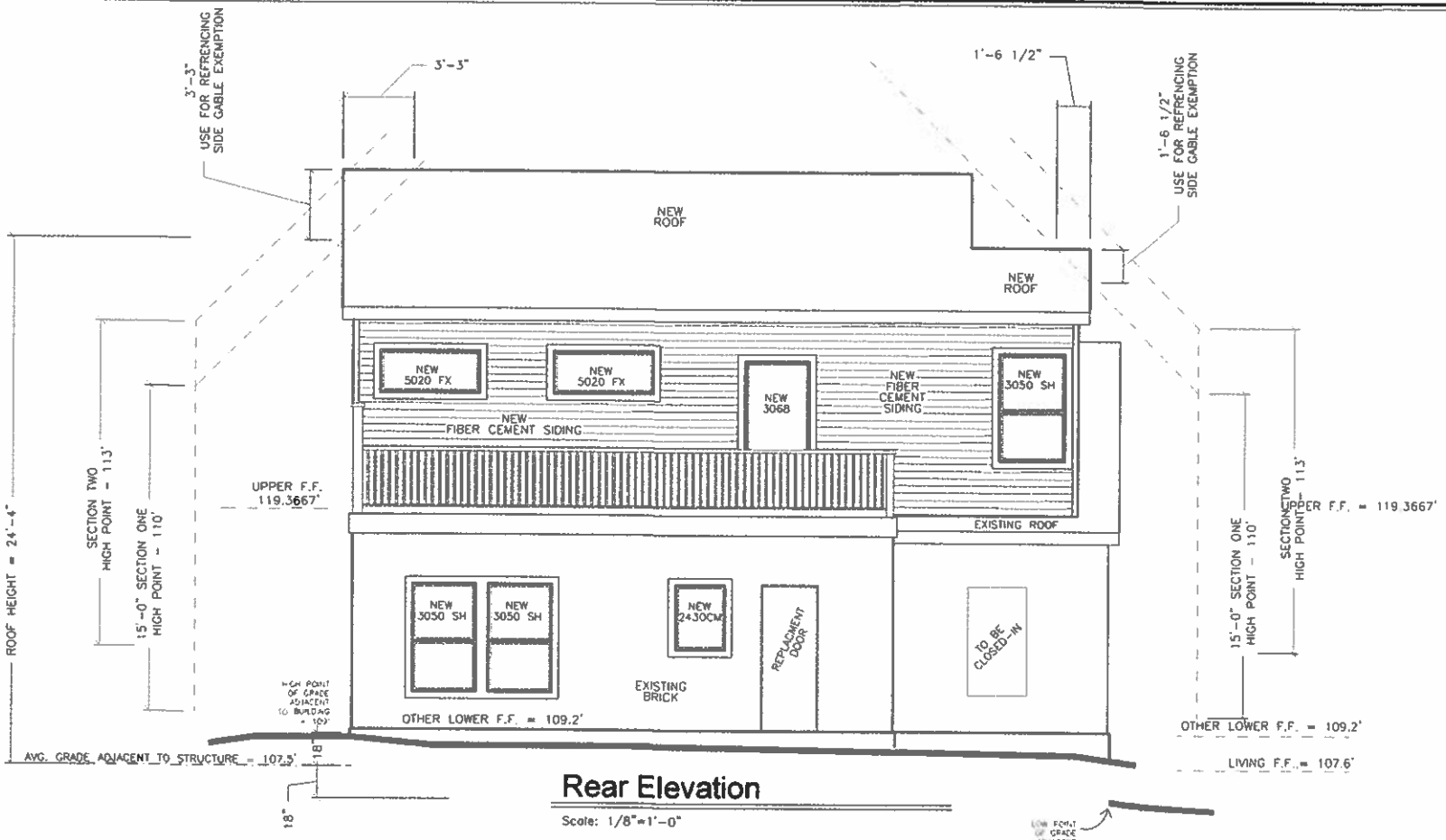
12/15/17 JDA



John Allen Design
 512-773-3527 JohnAllenDesign.com
 13740 Research Blvd. (HWY 183)
 Suite J-2 Austin, Tx 78750

Joe McClellan
 902 W 30th St Austin, TX 78703

SHEET
A-3
 OF 9 SHT'S
 12/15/17 JDA

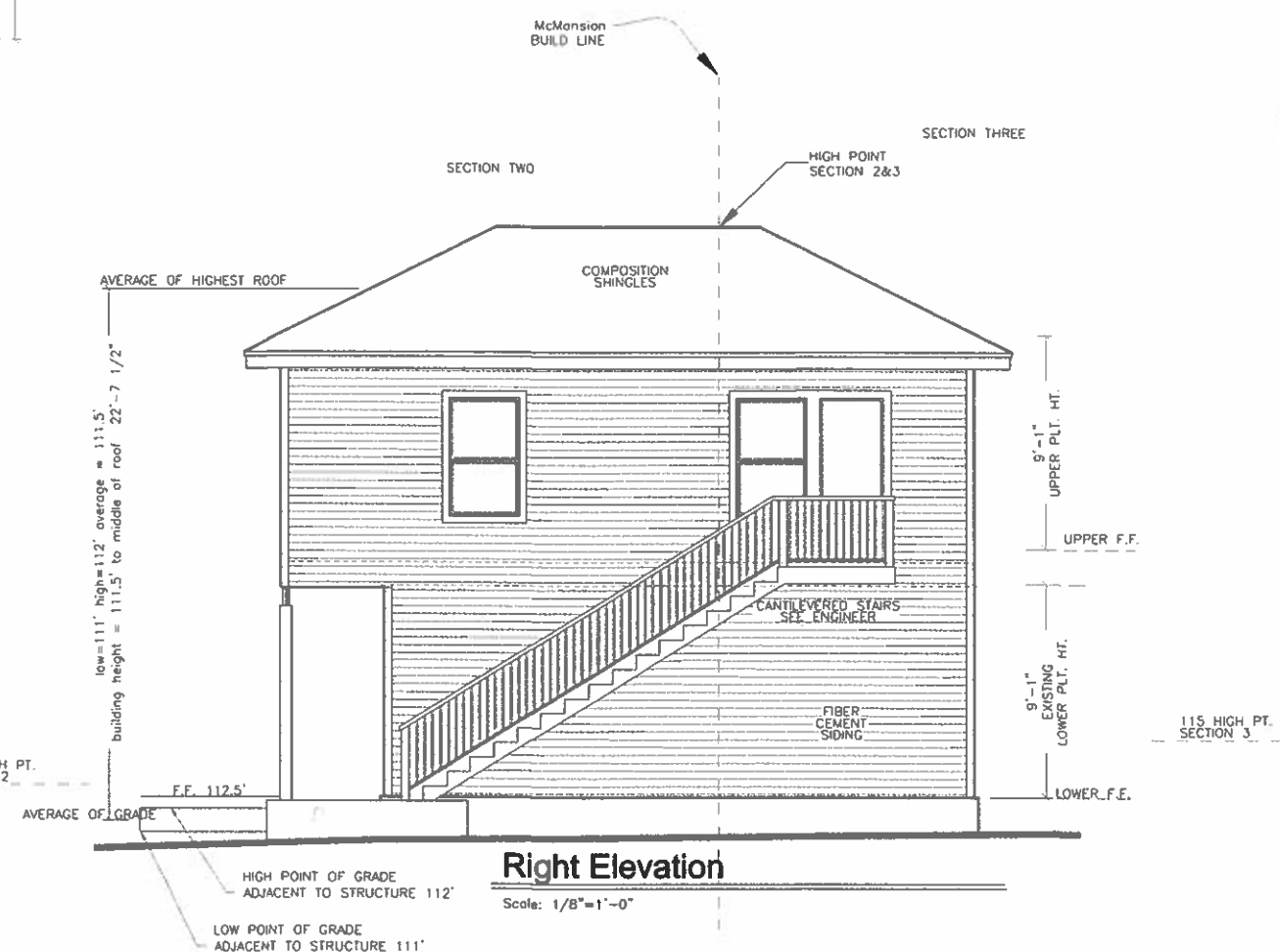
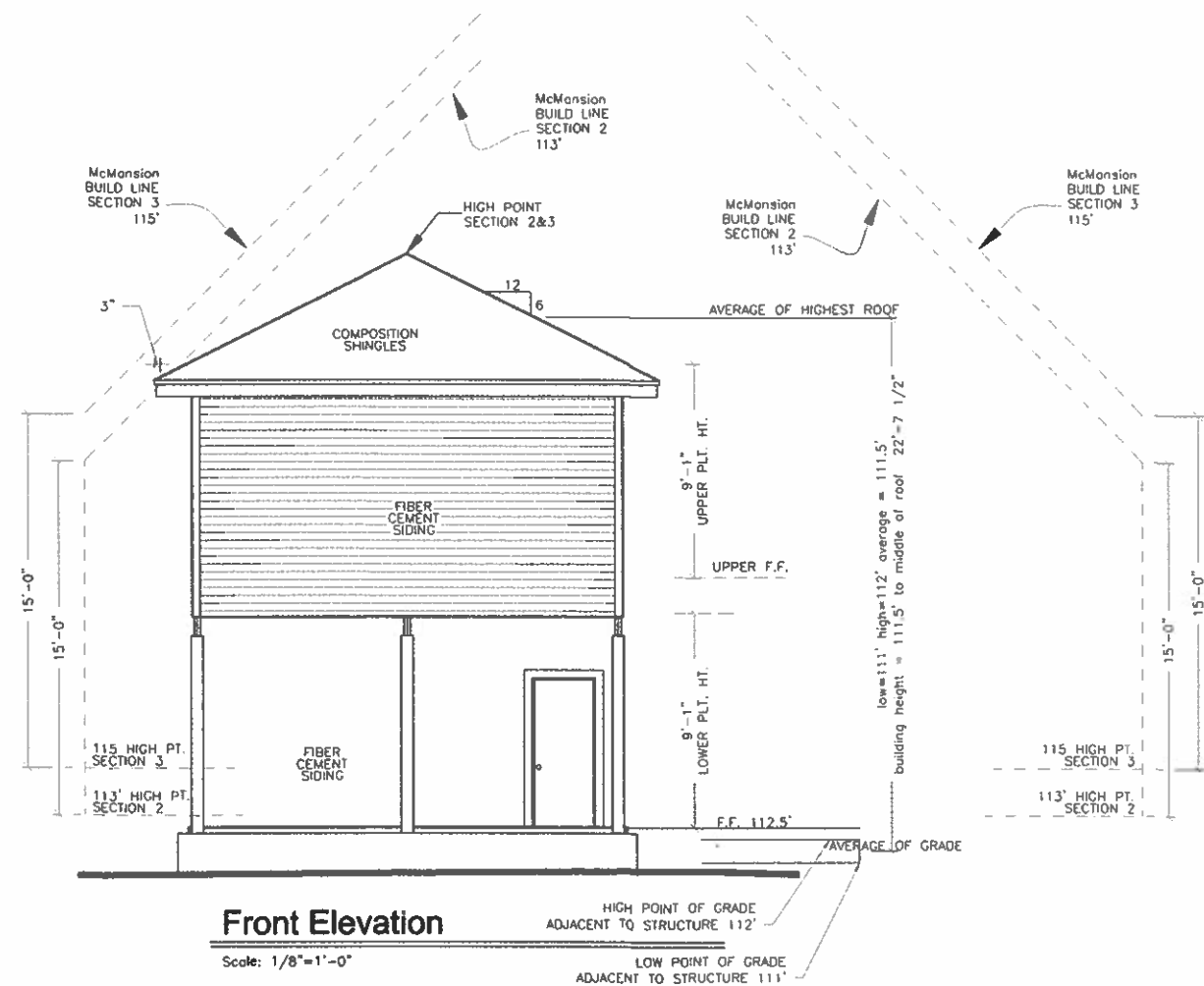


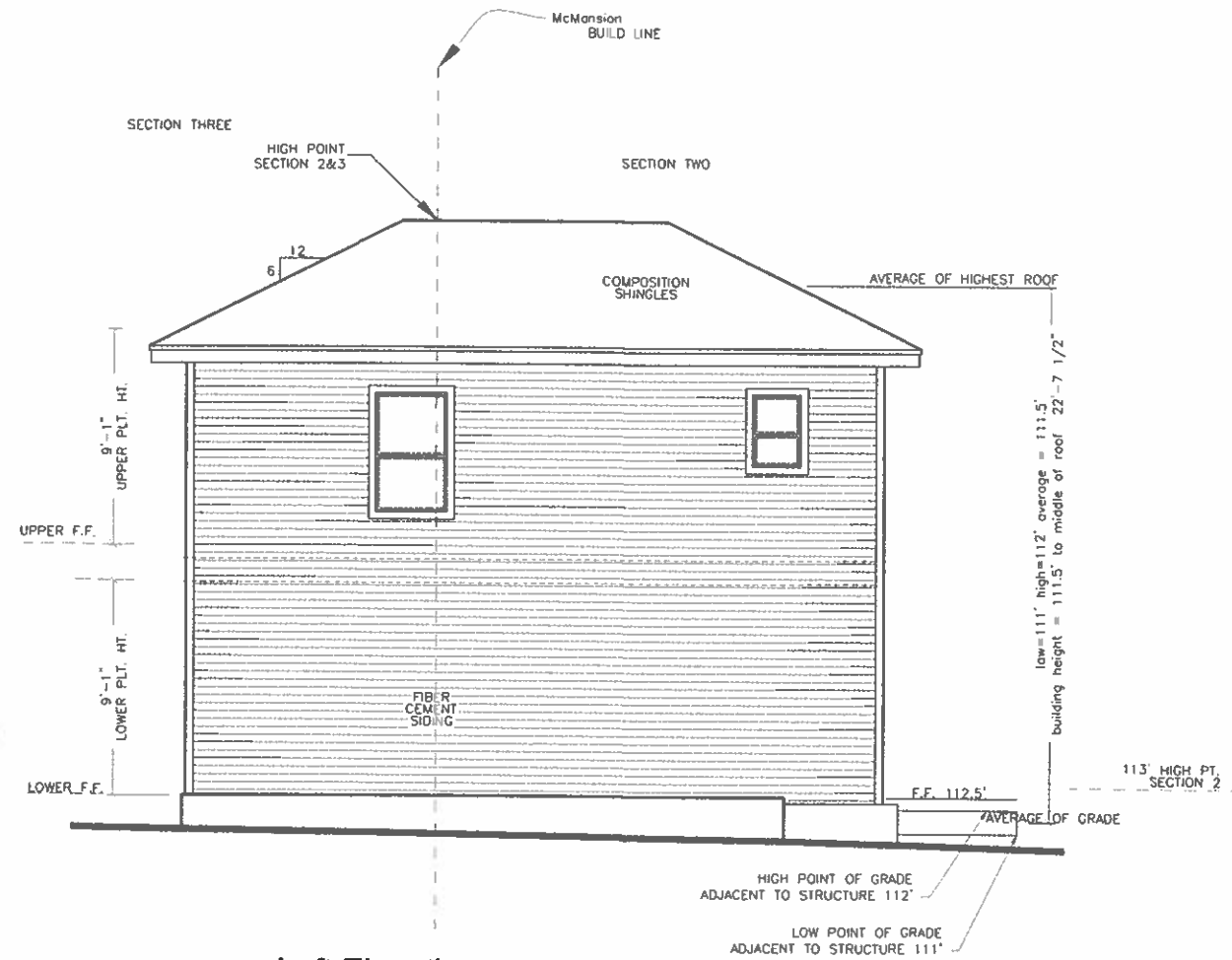
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John Allen Design
512-773-3527 JohnAllenDesign.com
13740 Research Blvd. (HWY 183)
Suite J-2 Austin, Tx 78750

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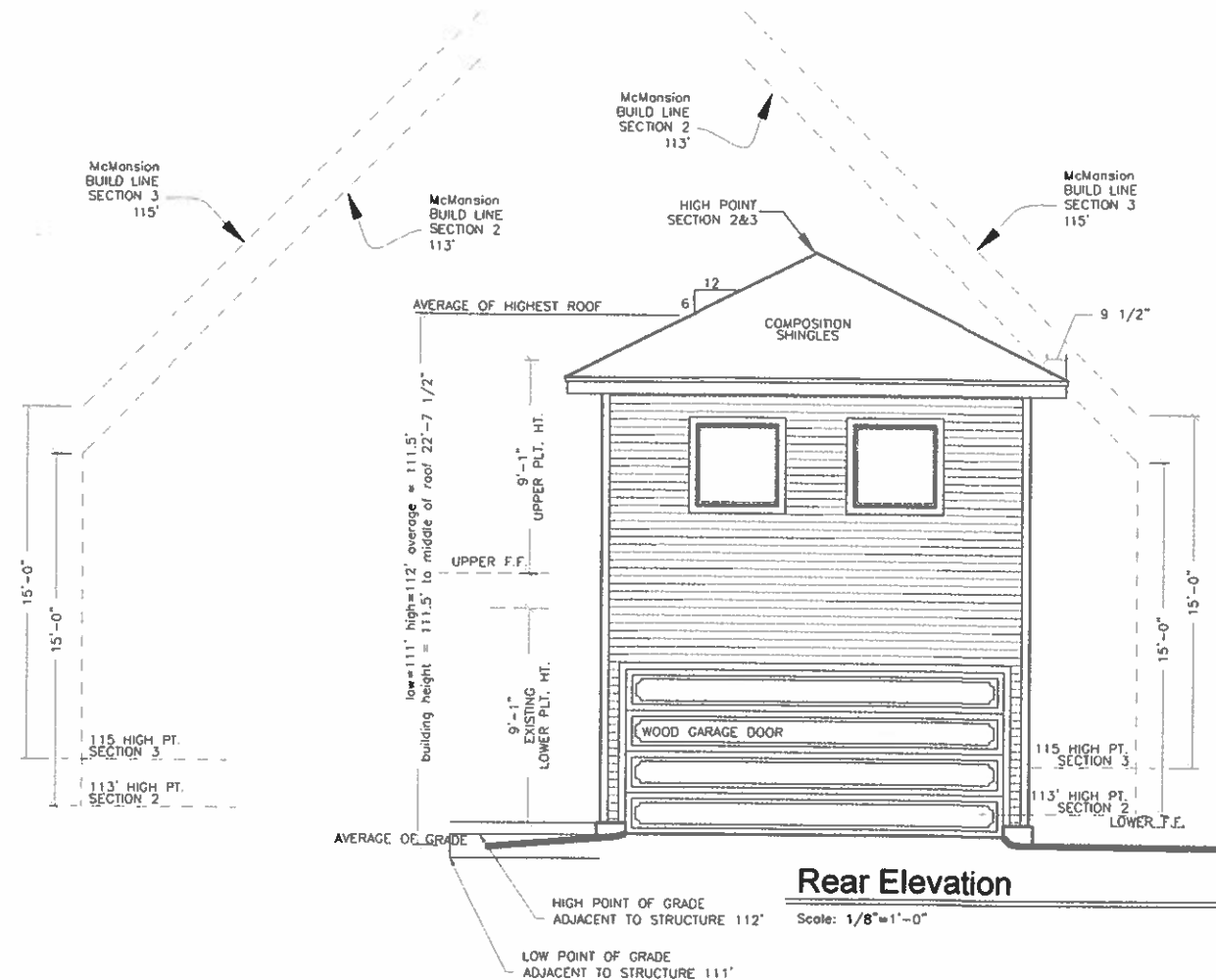
SHEET
A-4
OF 9 SHT'S
12/15/17 JDA





Left Elevation

Scale: 1/8"=1'-0"



Rear Elevation

Scale: 1/8"=1'-0"



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 512-773-3527 JohnAllenDesign.com
 13740 Research Blvd. (HWY 183)
 Suite J-2 Austin, Tx 78750

Joe McClellan
 902 W 30th St Austin, TX 78703

SHEET
A-9
 OF 9 SHT'S

12/15/17 JDA