



Residential New Construction and Addition Permit Application

Property Information

Project Address: 1705 Summit View Austin TX 78703

Tax Parcel ID: 0112020705

Legal Description: LOT 79 ENFIELD C

Zoning District: SF-3

Lot Area (sq ft): 11,250.00

Neighborhood Plan Area (if applicable):

Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☐ 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 ☐ N

(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ☐ N

(If yes, approval through Aviation is required)

Does this site have a septic system? Y ☐ N

(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? Y ☐ N

(If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? Y ☐ N

(If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☐ N

(If yes, EHZ review is required)

Is this property within 100 feet of the 100 year floodplain?

Y ☐ N (Proximity to floodplain may require additional review time.)

Are there protected size trees onsite or on adjacent sites? ☐ Y N

(If yes, [click here](#) for more information on the tree permit process.)

Was there a pre-development consultation for the Tree Review? Y ☐ N

Proposed impacts to trees: (Circle all that apply)

✓ Root zone Canopy Removal None/Uncertain

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☐ Y N

Does this site currently have: water availability? ☐ Y N

(If no, contact Austin Water Utility to apply for

wastewater availability? ☐ 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 ☐ 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 ☐ 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 ☐ N

(If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☐ N

(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☐ N

(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☐ Y N

(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? Y ☐ N

(Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? Y ☐ N

Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ 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 ☐ N

(If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: vacant ☐ single-family residential duplex residential two-family residential other: _____

Proposed Use: vacant single-family residential duplex residential ☐ two-family residential other: _____

Project Type: ☐ new construction addition addition/remodel other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? ☐ Y N

(Note: Removal of all or part of a structure requires a demolition permit application.)

existing bedrooms: 3

bedrooms upon completion: 5

baths existing: 2.0

baths upon completion: 3.0

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

~~Construction of a new single story ADU at the rear of the property. Construction of a new driveway and carport attached to primary residence and remodeling of the master bathroom.~~

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

| Job Valuation | | |
|--|--|---|
| Total Job Valuation: \$ <u>250,000.00</u> | Amount for Primary Structure: \$ <u>250,000.00</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 | Total Remodeled Floor Area <u>200</u> sq ft. (work within existing habitable square footage) |
| Amount for Accessory Structure: \$ _____ 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 | | |

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.

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 | 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. | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 |
| a) 1 st Floor conditioned area | 2,160 | | | 1,098 | 2,160 | 1,098 |
| b) 2 nd Floor conditioned area | | | | | 0 | 0 |
| c) 3 rd Floor conditioned area | | | | | 0 | 0 |
| d) Basement | | | | | 0 | 0 |
| e) Covered parking (garage or carport) | | | 288 | | 288 | 0 |
| f) Covered patio, deck, porch, and/or balcony area(s) | 132 | | | | 132 | 0 |
| g) Other covered or roofed area | | | | | 0 | 0 |
| h) Uncovered wood decks | | | | 868 | 0 | 868 |
| Total Building Area (total a through h) | 2,292 | 0 | 288 | 1,966 | 2,580 | 1,966 |
| i) Pool | | | | | 0 | 0 |
| j) Spa | | | | | 0 | 0 |
| k) Remodeled Floor Area, excluding Addition / New Construction | 200 | | | | 200 | 0 |

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): 3,678.00 % 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): 5,051.00 % of lot size: 45

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) | Parking (LDC 25-6 Appendix A & 25-6-478) |
|---|---|
| Building Height: <u>18</u> ft <u>2</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 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): 12.0 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 | 2,160 | 1,098 | | | 3,258 |
| 2 nd Floor | | | | | 0 |
| 3 rd Floor | | | | | 0 |
| Area w/ ceilings > 15' | | 0 | Must follow article 3.3.5 | | 0 |
| Ground Floor Porch* (check article utilized) | 132 | | <input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2) | 132 | 0 |
| Basement | | | Must follow article 3.3.3B, see note below | | 0 |
| Attic | | | Must follow article 3.3.3C, see note below | | 0 |
| Garage**: (check article utilized) | Attached | | <input type="checkbox"/> 200 sq ft (3.3.2 B 1) | | 0 |
| | 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 |
| Carport**: (check article utilized) | Attached | 288 | <input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)*** | 288 | 0 |
| | Detached | | <input type="checkbox"/> 450 sq ft (3.3.2 A 1) | | 0 |
| Accessory Building(s) (detached) | | | | | 0 |
| Totals | 2,292 | 1,386 | | | 3,258 |

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,258.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 29 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

Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

Tree Survey –

Provide a tree survey per ECM 3.3.2 that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of ECM 3.5.2.

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 | 2,160 | 1,098 | 3,258 |
| b) 2 nd floor conditioned area | | 0 | 0 |
| c) 3 rd floor conditioned area | | | 0 |
| d) Basement | | | 0 |
| e) Attached Covered Parking (garage or carport) | | 288 | 288 |
| f) Detached Covered Parking (garage or carport) | | | 0 |
| g) Covered Wood Decks (counted at 100%) | | 0 | 0 |
| h) Covered Patio | | | 0 |
| i) Covered Porch | 132 | | 132 |
| j) Balcony | | | 0 |
| k) Other – Specify: attached outdoor storage | | 0 | 0 |
| Total Building Area (TBA) (add: a through k) | 2,292 | 1,386 | 3,678 |
| Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j) | (A) 2,292 | 1,386 | (B) 3,678 |
| l) Driveway | | 285 | 285 |
| m) Sidewalks | 111 | 187 | 298 |
| n) Uncovered Patio | 292 | 26 | 318 |
| o) Uncovered Wood Decks (counted at 50%) | | 426 | 426 |
| p) AC pads and other concrete flatwork | 9 | 9 | 18 |
| q) Other (Pool Coping, Retaining Walls) Site Wall | | 28 | 28 |
| Total Site Impervious Coverage (add: TBC and l through q) | (C) 2,704 | 2,347 | (D) 5,051 |
| r) Pool | | | 0 |
| s) Spa | | | 0 |

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): 11,250.00

Existing Building Coverage (see above A, sq ft): 2,292.00

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

Final Building Coverage (see above B, sq ft): 3,678.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 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. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): 2,704.00

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

Final Impervious Coverage (see above D, sq ft): 5,051.00

Final coverage % of lot (D ÷ **Lot Area**) x 100 : 45 %

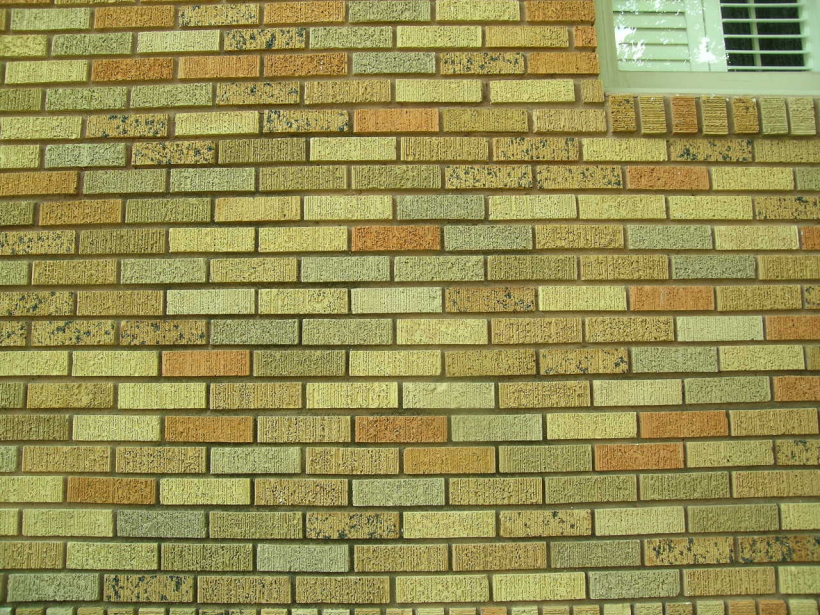
















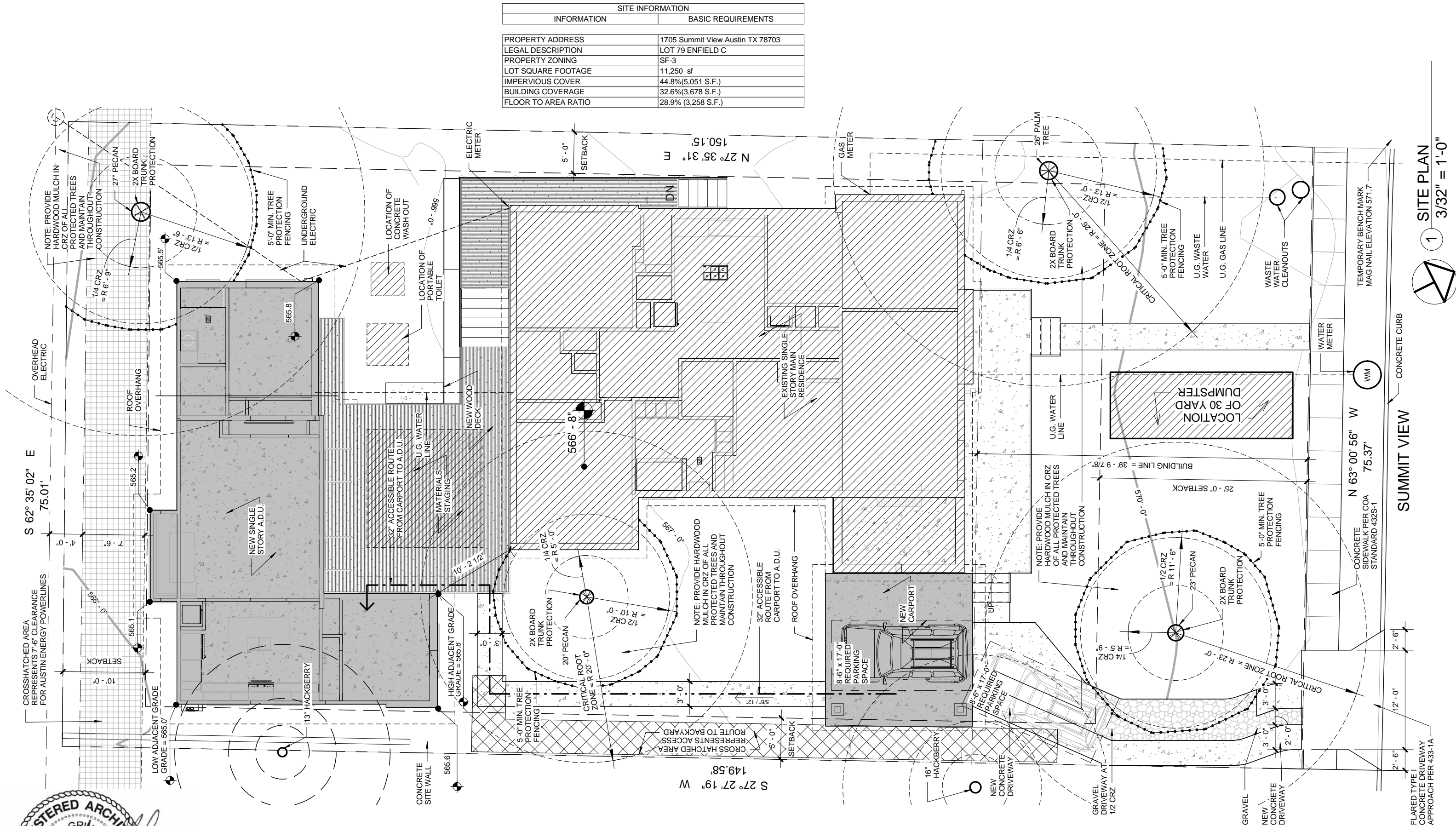


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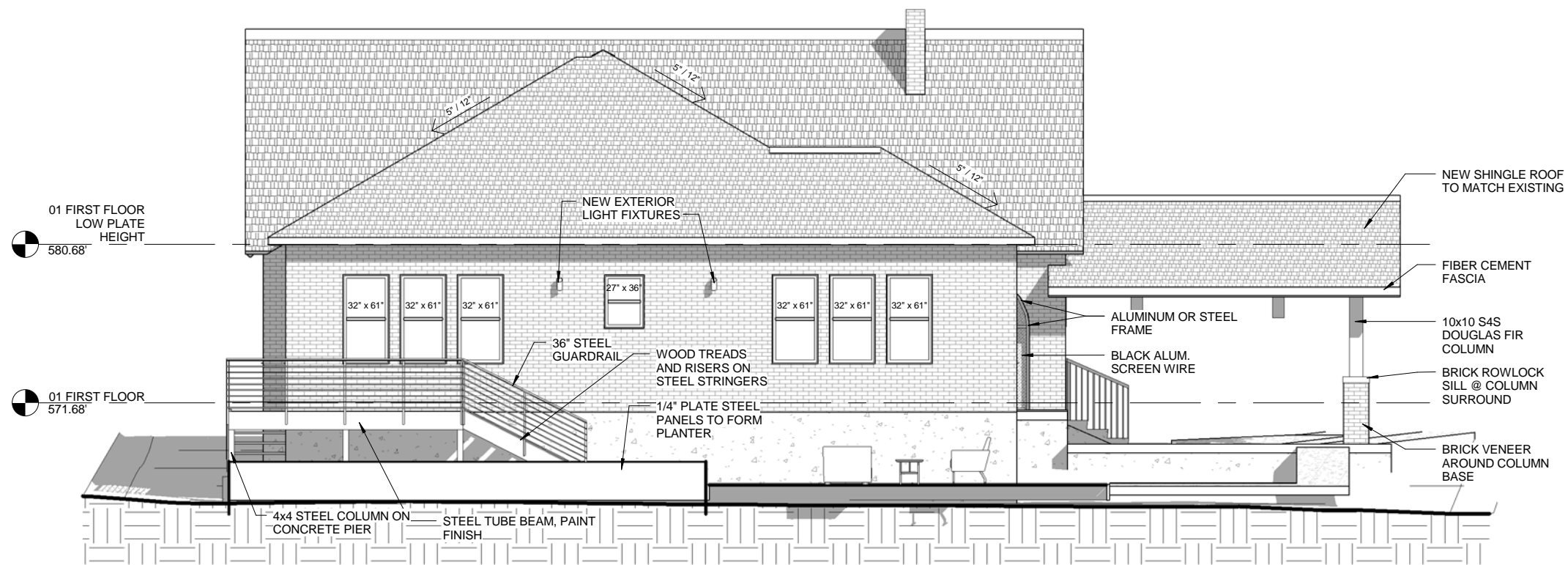
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| SITE PLAN | | | DD001 |
|----------------|-----------|--|---------------------|
| Project number | 212 | | |
| Date | 9-17-2018 | | |
| | | | Scale 3/32" = 1'-0" |



| SITE INFORMATION | |
|---------------------|----------------------------------|
| INFORMATION | BASIC REQUIREMENTS |
| PROPERTY ADDRESS | 1705 Summit View Austin TX 78703 |
| LEGAL DESCRIPTION | LOT 79 ENFIELD C |
| PROPERTY ZONING | SF-3 |
| LOT SQUARE FOOTAGE | 11,250 sf |
| IMPERVIOUS COVER | 44.8%(5,051 S.F.) |
| BUILDING COVERAGE | 32.6%(3,678 S.F.) |
| FLOOR TO AREA RATIO | 28.9%(3,258 S.F.) |



1 DD SOUTH ELEVATION
1/8" = 1'-0"

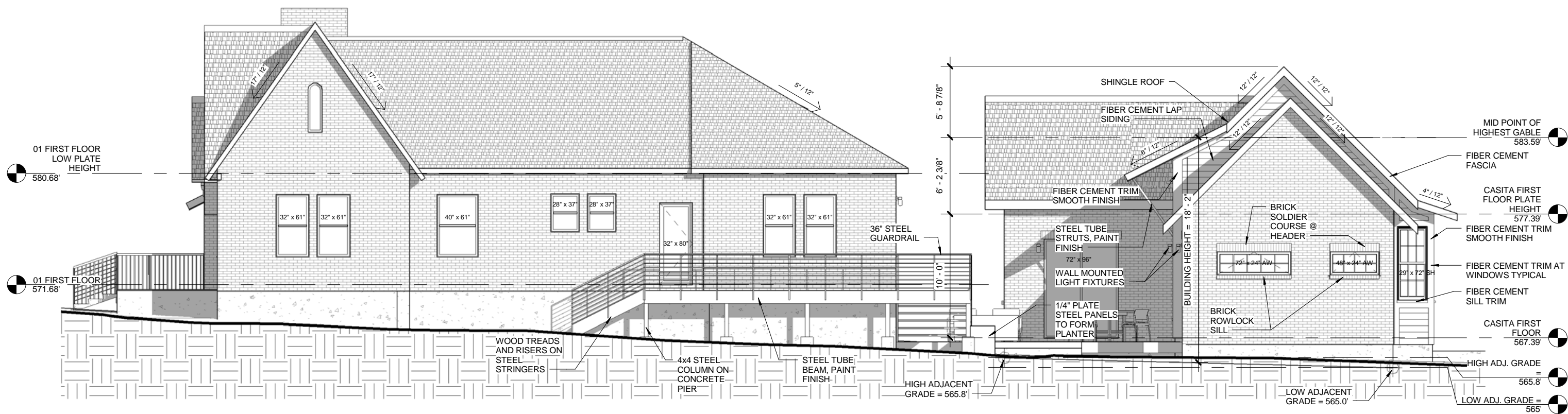


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| EXTERIOR ELEVATION | | | DD200 |
|--------------------|-----------|--|--------------------|
| Project number | 212 | | |
| Date | 9-17-2018 | | |
| | | | Scale 1/8" = 1'-0" |



1 DD WEST ELEVATION
1/8" = 1'-0"

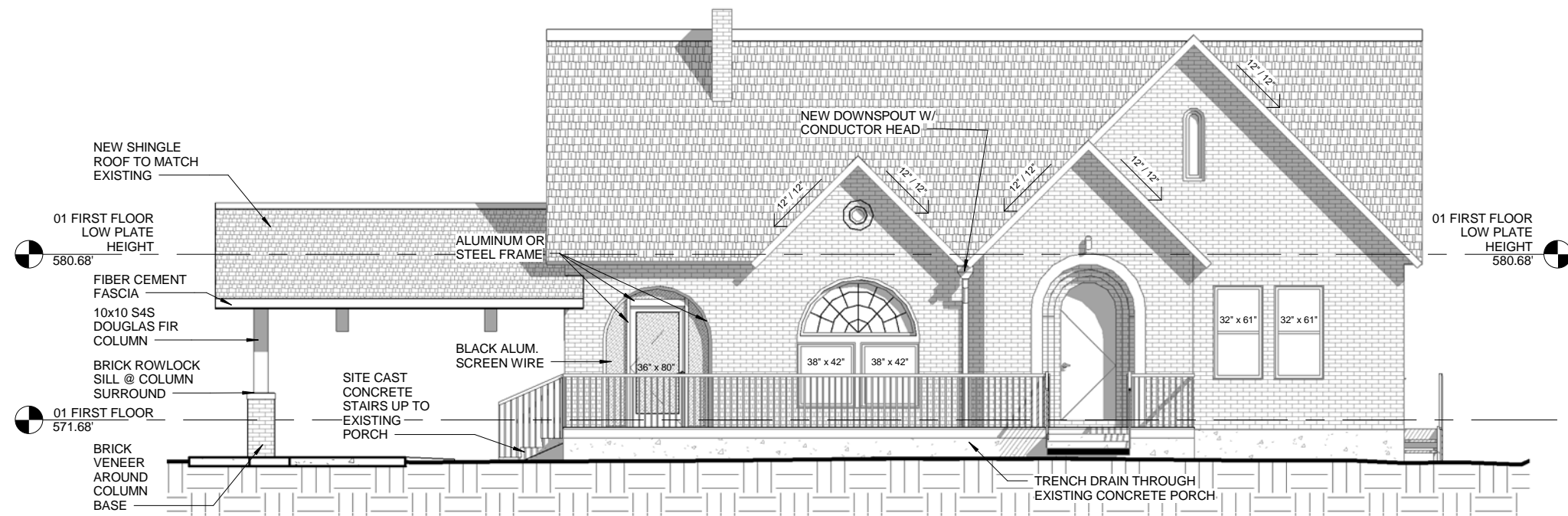


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| EXTERIOR ELEVATION | | |
|--------------------|-----------|--------------------|
| Project number | 212 | DD201 |
| Date | 9-17-2018 | |
| | | Scale 1/8" = 1'-0" |



① DD NORTH ELEVATION
1/8" = 1'-0"

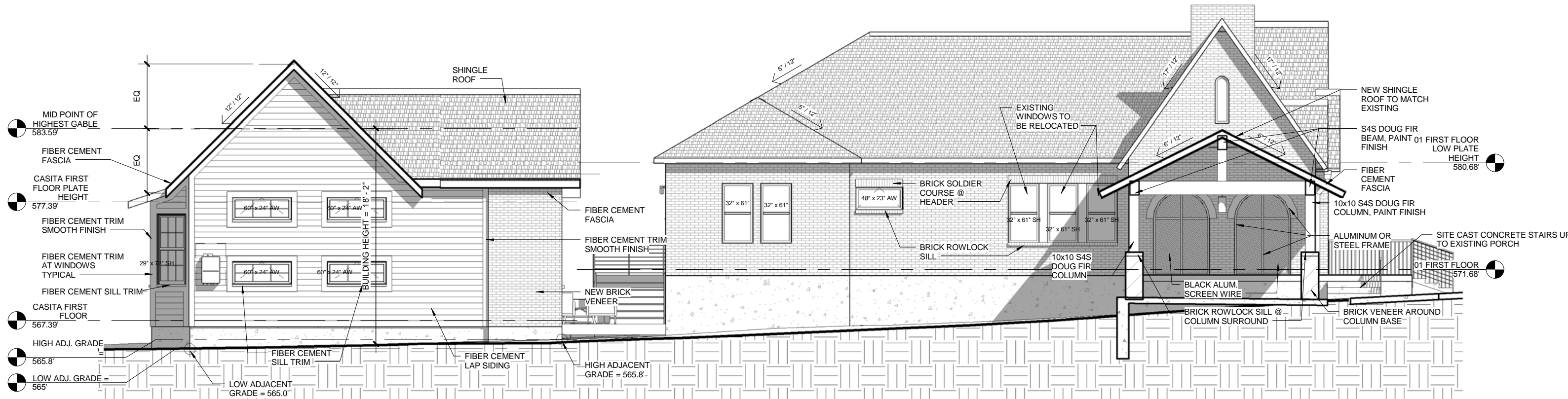


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| EXTERIOR ELEVATION | | |
|--------------------|-----------|--------------------|
| Project number | 212 | DD202 |
| Date | 9-17-2018 | |
| | | Scale 1/8" = 1'-0" |



1 DD EAST ELEVATION
1/8" = 1'-0"

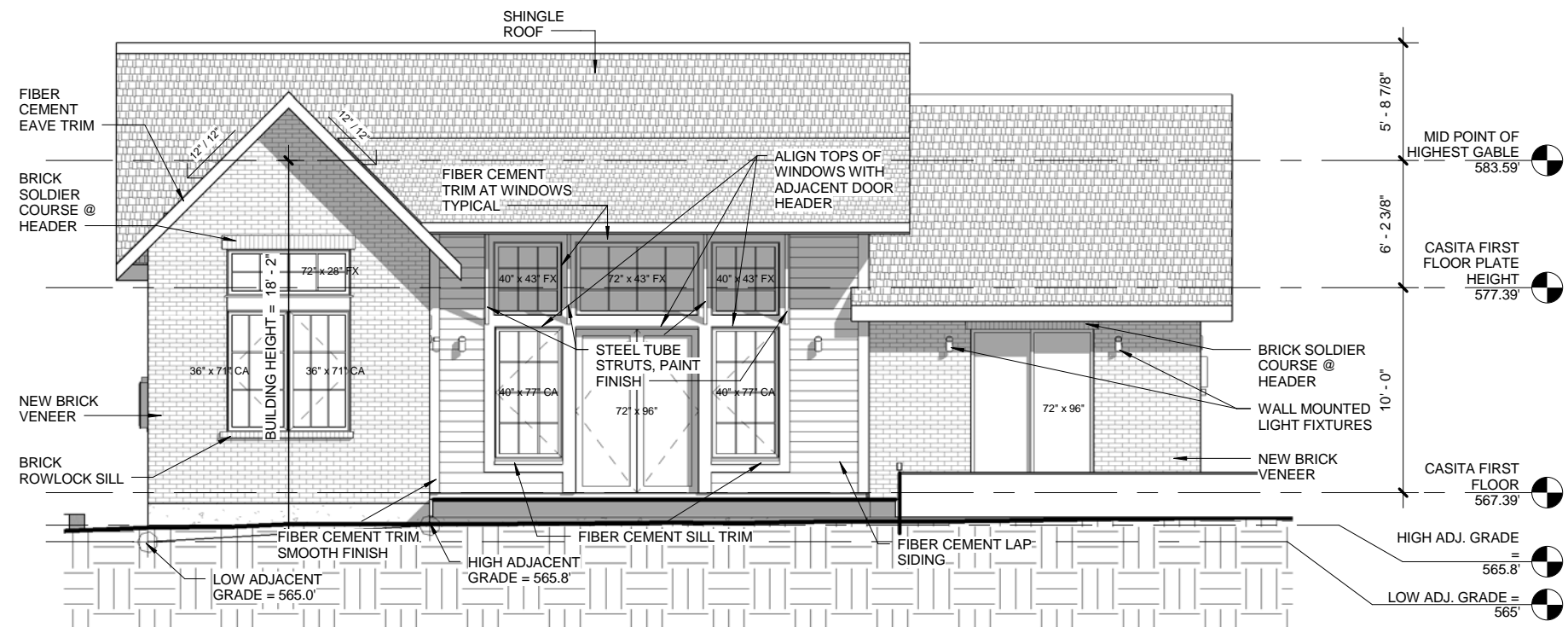


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| EXTERIOR ELEVATION | | | DD203 |
|--------------------|-----------|--|--------------------|
| Project number | 212 | | |
| Date | 9-17-2018 | | |
| | | | Scale 1/8" = 1'-0" |



1 DD CASITA NORTH ELEVATION
1/8" = 1'-0"

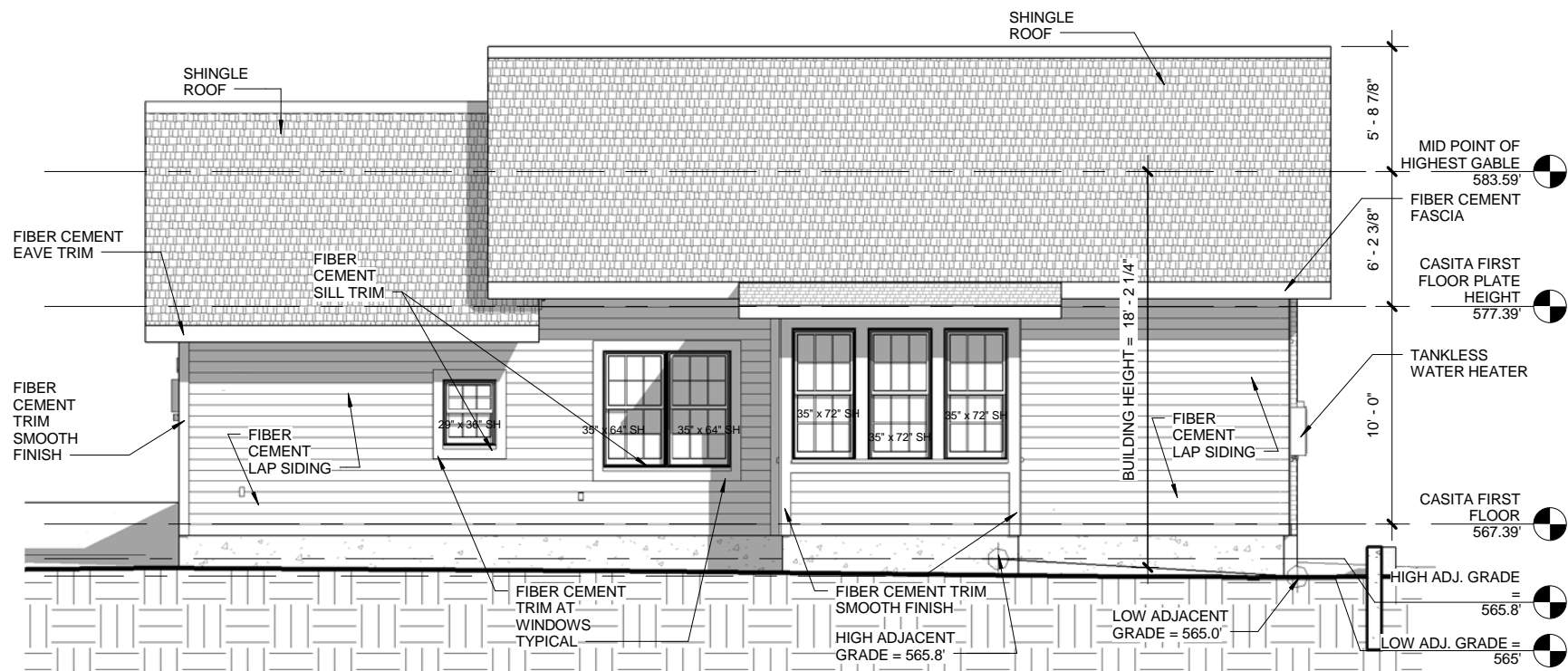


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| EXTERIOR ELEVATION | | |
|--------------------|-----------|--------------------|
| Project number | 212 | DD204 |
| Date | 9-17-2018 | |
| | | Scale 1/8" = 1'-0" |



1 DD CASITA SOUTH ELEVATION
1/8" = 1'-0"



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| EXTERIOR ELEVATION | | |
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| Project number | 212 | DD205 |
| Date | 9-17-2018 | |
| | | Scale 1/8" = 1'-0" |



1 VIEW FROM STREET



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| PERSPECTIVE VIEW | | |
|------------------|-----------|--------------|
| Project number | 212 | DD500 |
| Date | 9-17-2018 | |
| | | Scale |



1 VIEW FROM BACK OF CARPORT



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| PERSPECTIVE VIEW | | |
|------------------|-----------|--------------|
| Project number | 212 | DD501 |
| Date | 9-17-2018 | |
| | | Scale |



VIEW FROM STREET 2



9-17-18

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PERSPECTIVE VIEW

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Date 9-17-2018

DD502

Scale



1 VIEW FROM ADJACENT PROPERTY



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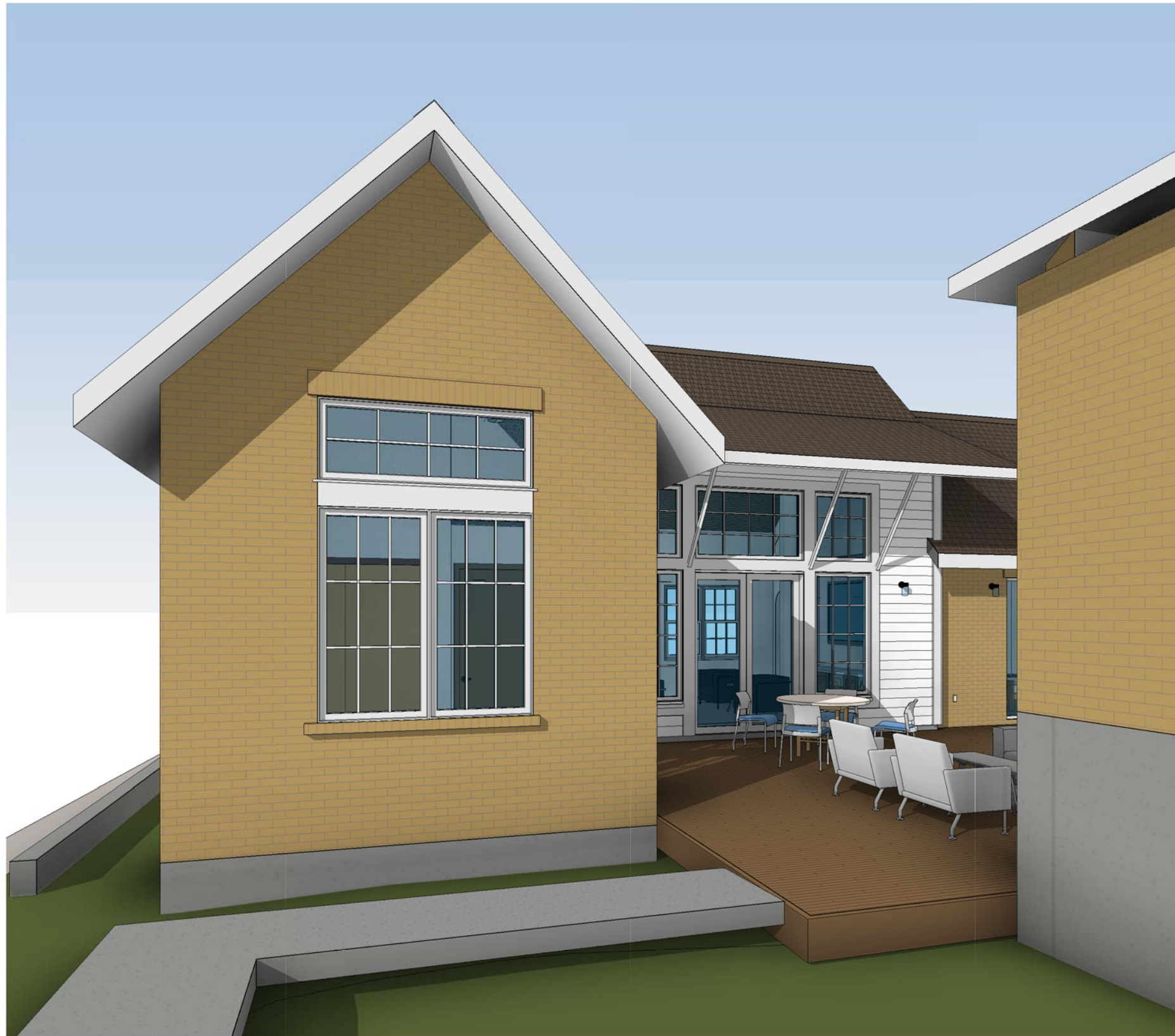
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PERSPECTIVE VIEW

Project number 212
Date 9-17-2018

DD503

Scale



① VIEW OF CASITA 3



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| PERSPECTIVE VIEW | | |
|------------------|-----------|--------------|
| Project number | 212 | DD504 |
| Date | 9-17-2018 | |
| | | Scale |



1 VIEW OF CASITA 1



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1705 SUMMIT VIEW PLACE AUSTIN TX 78703

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| PERSPECTIVE VIEW | | |
|------------------|-----------|-------|
| Project number | 212 | DD505 |
| Date | 9-17-2018 | |
| | | Scale |



VIEW OF CASITA 2

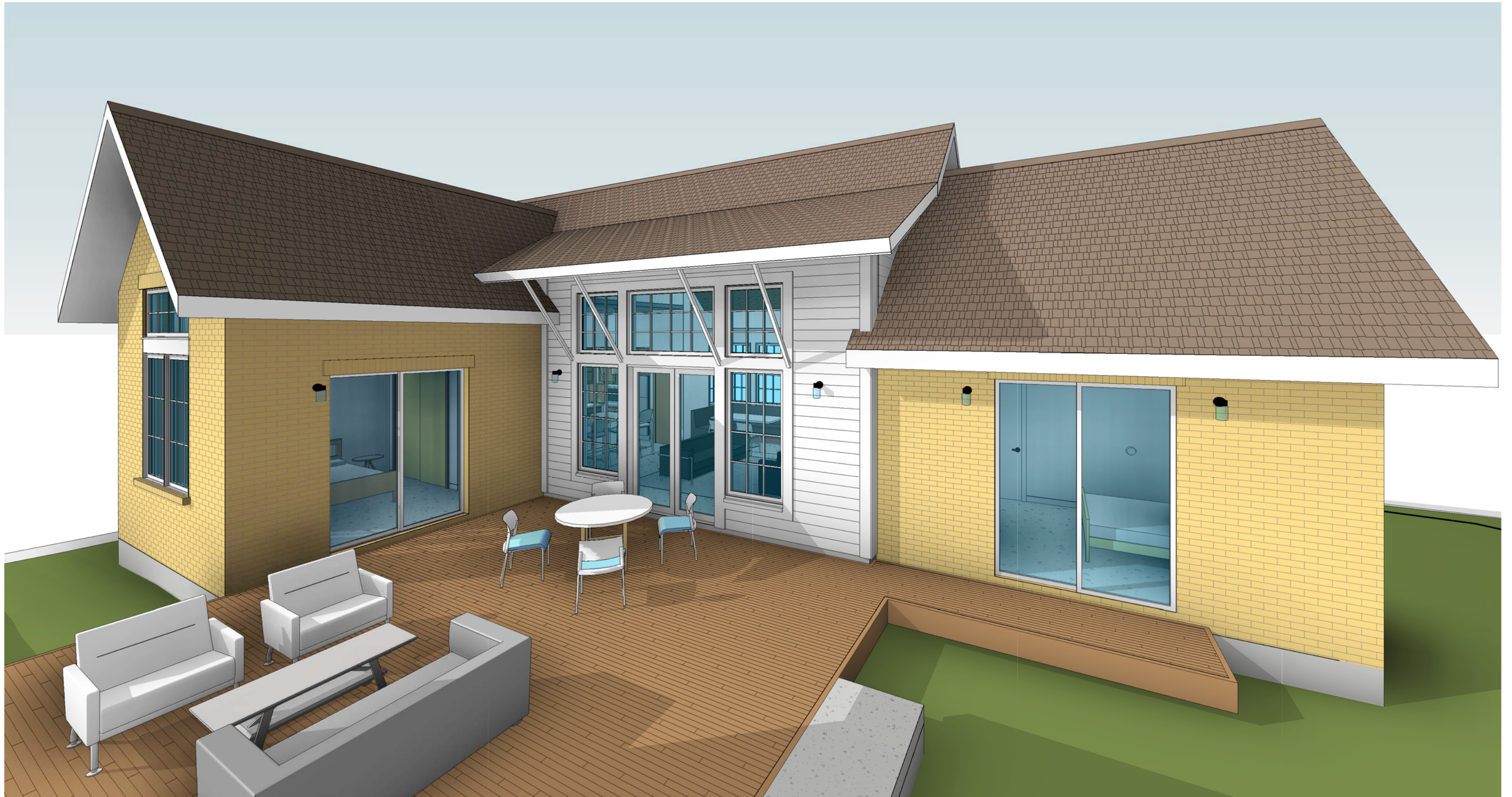


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| PERSPECTIVE VIEW | | |
|------------------|-----------|--------|
| Project number | 212 | DD 509 |
| Date | 9-17-2018 | |
| | | Scale |



VIEW OF CASITA 4



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PERSPECTIVE VIEW

Project number 212
 Date 9-17-2018

DD 510

Scale



1 REAR VIEW OF CASITA



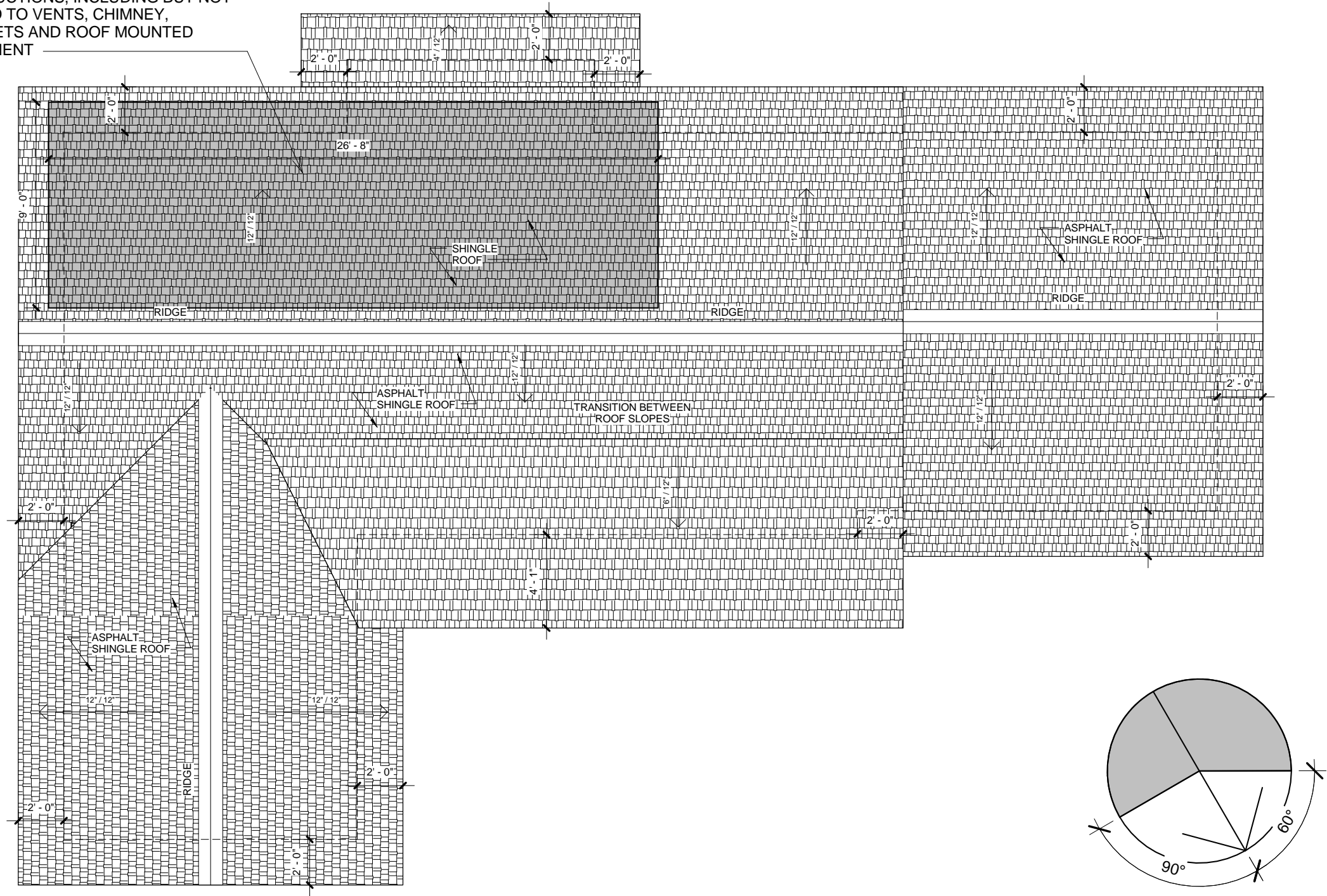
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| PERSPECTIVE VIEW | | |
|------------------|-----------|--------|
| Project number | 212 | DD 511 |
| Date | 9-17-2018 | |
| | | Scale |

TRANSPARENT GREY AREA
REPRESENTS 240 S.F. SOLAR-READY
ZONE. SOLAR READY ZONE MUST BE
FREE FROM AND NOT SHADED BY
OBSTRUCTIONS, INCLUDING BUT NOT
LIMITED TO VENTS, CHIMNEY,
PARAPETS AND ROOF MOUNTED
EQUIPMENT



1 DD ROOF PLAN
3/16" = 1'-0"



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| RESIDENTIAL SOLAR READY | | |
|-------------------------|-----------|---------------------|
| Project number | 212 | DD 700 |
| Date | 9-17-2018 | |
| | | Scale 3/16" = 1'-0" |



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GUARNIERI AND GENTRY RES.
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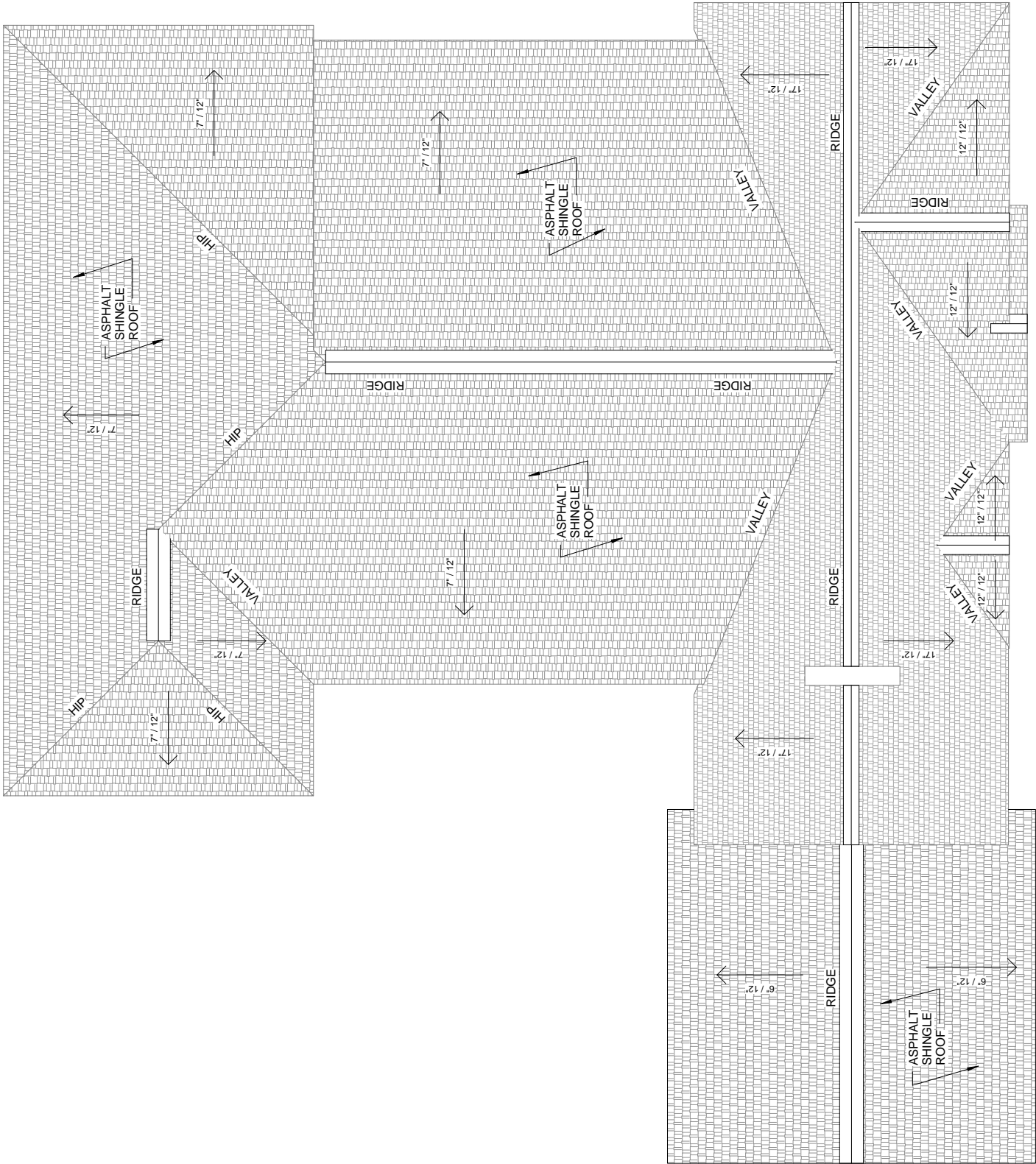
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PRIMARY RESIDENCE ROOF PLAN

Project number 212
Date 9-17-2018

DD 701

Scale 1/8" = 1'-0"



DD PRIMARY RESIDENCE ROOF PLAN
1/8" = 1'-0"