



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: 1603 Pearl Street, Austin TX, 78703

Tax Parcel ID: 202075

Legal Description: N 69FT OF S 138FT OF W 187.5' OLT 10 DIVISION E

Zoning District: SF3

Lot Area (sq ft): 12,932.00

Neighborhood Plan Area (if applicable): DOWNTOWN -SFR

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: 3

baths existing: 2.5

baths upon completion: 2.5

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

Rebuild and enlarge porch on rear of house, demolish existing carport and shed, replace driveway with new driveway in same location.

Trades Permits Required (Circle as applicable): ☐ electric

☐ plumbing

☐ mechanical (HVAC)

☐ concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ <u>55,000</u>	Amount for Primary Structure: \$ <u>55,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Total Remodeled Floor Area <u>120</u> sq ft. (work within existing habitable square footage)
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 Accessory Structure: \$ <u>0</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	

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	1,482		0		1,482	0
b) 2 nd Floor conditioned area	1,410		0		1,410	0
c) 3 rd Floor conditioned area					0	0
d) Basement	556		0		556	0
e) Covered parking (garage or carport)	400 400				0	0
f) Covered patio, deck, porch, and/or balcony area(s)	250		143		393	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	3,698	0	143	0	3,841	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction	0		0		0	0
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>1,851.50</u> % of lot size: <u>14</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>3,476.30</u> % of lot size: <u>27</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input 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) Y <input checked="" type="checkbox"/> N						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>31</u> ft <u>3</u> in Number of Floors: <u>2</u>			Parking (LDC 25-6 Appendix A & 25-6-478) # 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 checked="" type="checkbox"/> N <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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>9.0</u> 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	1,482	0			1,482
2 nd Floor	1,410	0			1,410
3 rd Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	250	143	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	200	193
Basement	556		Must follow article 3.3.3B, see note below		556
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		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0
	Detached	400 (demo)	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	3,698	143			3,641
TOTAL GROSS FLOOR AREA (add Total Sq Ft column) <u>3,641.00</u> (Total Gross Floor Area ÷ Lot Area) x 100 = <u>28</u> Floor-To-Area Ratio (FAR)					
Is a sidewall articulation required for this project? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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.					

Contact Information			
Owner	ROBERT DINTZNER	Applicant/Agent	JOHANNA REED
Mailing Address	1603 PEARL STREET	Mailing Address	1100 CHARLOTTE STREET
Phone		Phone	(512) 965-9724
Email	robert@dintzner.org	Email	JOHANNAREED@GMAIL.COM
General Contractor	TEXAS CONSTRUCTION CO	Design Professional	JOHANNA REED
Mailing Address	4622 Burnet Road	Mailing Address	1100 CHARLOTTE STREET
Phone	(512) 451-8050	Phone	(512) 965-9724
Email	royce@txconstruct.com	Email	JOHANNAREED@GMAIL.COM

Authorization	
<input checked="" type="checkbox"/>	I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.
<input checked="" type="checkbox"/>	I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.
<input checked="" type="checkbox"/>	I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.
<input checked="" type="checkbox"/>	I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.
<input checked="" type="checkbox"/>	I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.
<input checked="" type="checkbox"/>	I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.
<input checked="" type="checkbox"/>	As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted. I understand that without consent the review process may be delayed.
<input checked="" type="checkbox"/>	I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov . This initiates the septic system permitting requirement needed to proceed with the development review process.
<input checked="" type="checkbox"/>	Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.
<input checked="" type="checkbox"/>	I acknowledge that a sidewalk will be required 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.
<input checked="" type="checkbox"/>	I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.
<input checked="" type="checkbox"/>	I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.
Owner's signature: _____	Date: <u>9.19.18</u>
Applicant's signature: <u>Johanna Reed</u>	Date: <u>9.21.18</u>
Design Professional's signature: <u>d/b/a Texas Construction Company</u>	Date: <u>9.21.18</u>
General Contractor's signature: <u>Royce H. Flournoy</u>	Date: <u>9.19.18</u>

Royce H. Flournoy, President

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	1,482		1,482
b) 2 nd floor conditioned area	1,482		1,482
c) 3 rd floor conditioned area			0
d) Basement	556		556
e) Attached Covered Parking (garage or carport)			0
f) Detached Covered Parking (garage or carport)	400		0
g) Covered Wood Decks (counted at 100%)			0
h) Covered Patio			0
i) Covered Porch	250	143	393
j) Balcony		263	263
k) Other – Specify:			0
Total Building Area (TBA) (add: a through k)	3,770	406	4,176
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 1,732	143	(B) 1,875
l) Driveway		582	582
m) Sidewalks		205	205
n) Uncovered Patio			0
o) Uncovered Wood Decks (counted at 50%)			0
p) AC pads and other concrete flatwork		33	33
q) Other (Pool Coping, Retaining Walls)		518	518
Total Site Impervious Coverage (add: TBC and l through q)	(C) 1,732	1,480	(D) 3,212
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): 12,932.00

Existing Building Coverage (see above A, sq ft): 1,732.00

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

Final Building Coverage (see above B, sq ft): 1,875.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : _____ %

Impervious Cover Information

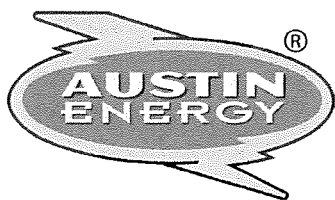
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): 1,732.00

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

Final Impervious Coverage (see above D, sq ft): 3,212.30

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



AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road

Phone: (512) 974-2632, (512) 974-9112

Email: aebspaespa@austinenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

For use in DAC only

Responsible Person for Service Request: Johanna Reed

Email: Johanna.reed@gmail.com Fax: _____ Phone: (512) 965-9724

☒ Residential ☐ Commercial ☐ New Construction ☒ Remodeling

Project Address: 1603 Pearl Street Austin, Tx 78703 -OR-

Legal Description: N 69FT OF S138 FT OF W 127.5' CLT Lot: 10 division E Block: _____

Who is your electrical provider? ☒ AE ☐ Other: _____

☒ Overhead Service ☐ Underground Service ☒ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: _____

Number of existing meters on gutter: _____ (show all existing meters on riser diagram)

Expired permit #: _____ All structures must maintain

Comments: Porch 7'6" clearance from AE energized

distribution power lines. Enforced

by AE and NESC codes-this review

DOES NOT include transmission

power lines.

AE APPROVED

OCT 02 2018

275-226

JGM

BSPA Completed by (print name)

Phone

BSPA Completed by (signature)

Date

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

SAVE Form

Office Use Only

AE Representative

Approved ☐ Yes ☐ No

Date

Phone



Development SERVICES DEPARTMENT

One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Demolition Permit Application

Application Type: ☐ Commercial ☐ Residential

Fee Paid: \$ _____ Submission Date: _____

For Office Use Only – Permit Information

BP- _____ PR- _____ LHD_NRD_HDP- _____ Ca. _____

Referred By: _____ NRHD/LHD: _____

☐ Release Permit ☐ Do Not Release Permit ☐ HLC Review- _____

Historic Preservation Office

Date

IMPORTANT: Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see <http://www.austintexas.gov/departments/historic-preservation>).

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page of this application, **OR** a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☐ 5. Review Fee (see [fee schedule](#) for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Property Information	Demolition Type
Address: 1603 PEARL STREET City: AUSTIN Zip: 78701 Current Use: SINGLE FAMILY	<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished: Deck in back of house, carport and shed in back, driveway, concrete terrace in back yard
Demolition Contractor Information	Structural Information
Company: Texas Construction Co Address: 4622 Burnet Road City: Austin Zip: 78756 Phone: (512) 451-8050	# Structures: 2 1 Square Feet: 636 236 Building Materials: Wood Foundation Type: Pier (shed) Slab (carport) Estimated Cost of Demolition: \$2500- \$1500

Applicant	Owner
Name: JOHANNA REED	Name: ROBERT DINTZNER
Address: 1100 CHARLOTTE STREET	Address: 1603 PEARL STREET
City: AUSTIN Zip: 78701	City: AUSTIN Zip: 78701
Phone: (512) 965-9724	Phone:
Email: JOHANNAREED@GMAIL.COM	Email: robert@dintzner.org
If the structure was used for housing, please complete the following:	
Total Number of Housing Units to be Demolished for this Permit: 0	
Was the structure inhabited within last 12 months? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Current Tenant Notification	
How many <u>currently occupied residential units</u> will be demolished? 0	
If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).	
Consent, Authorizations, and Signatures	
<p>I understand and will adhere to the following rules or regulations:</p> <ol style="list-style-type: none"> No work may begin prior to issuance of this permit. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information. Erosion and Sedimentation Controls are required per Section 25-8-181 of the City of Austin Land Development Code. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day. <ol style="list-style-type: none"> Inspection of erosion, sedimentation controls, and tree protection shall be requested by the owner before construction begins (25-1-288.A & 25-1-288.F): (512) 974-2278 or environmental.inspections@austintexas.gov. If the proposed work will require the removal of any tree protected by ordinance, impact the critical root zone, or prune more than 25% of tree canopy as defined by the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. Note: root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. For information please email the City Arborist Program at cityarborist@austintexas.gov or visit the website at http://www.austintexas.gov/department/city-arborist. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained from the City of Austin Transportation Department (512-974-7180) or on the website at https://austintexas.gov/rowman. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by Section 25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time. 	

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

- ☒ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant (if different than owner):

Johanna Reed

Date: 9.21.18

Signature of Owner:

[Signature]

Date: 9.19.18

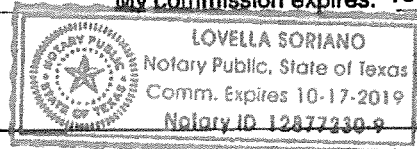
Sworn and subscribed before me this 19 day of September, 2018

Signature of Public Notary:

Lovella Soriano

Notary Public In and for the State of Texas

My commission expires: 10/17/2019





FRONT OF HOUSE FROM PEARL STREET



CARPORT & DRIVEWAY VIEWED FROM
STREET



WEST ELEVATION OF CARPORT TO BE
DEMOLISHED

1603 PEARL STREET: EXISTING PORCH AND CARPORT



NORTH ELEVATION OF CARPORT TO BE
DEMOLISHED



SOUTH ELEVATION OF CARPORT
TO BE DEMOLISHED



EAST ELEVATION OF CARPORT /
SHED & CONCRETE TERRACE TO
BE DEMOLISHED

1603 PEARL STREET: EXISTING PORCH AND CARPORT



NORTH ELEVATION OF COVERED WOOD
PORCH TO BE DEMOLISHED



EAST ELEVATION OF COVERED WOOD
PORCH TO BE DEMOLISHED



SOUTH ELEVATION OF COVERED WOOD
PORCH TO BE DEMOLISHED

1603 PEARL STREET: EXISTING PORCH AND CARPORT

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2268021

ACCOUNT NUMBER: 02-1101-0807-0000

PROPERTY OWNER:

DINTZNER ROBERT W JR
1603 PEARL ST
AUSTIN, TX 78701-1523

PROPERTY DESCRIPTION:

N 69FT OF S 138FT OF W 187.5' OLT
10 DIVISION E

ACRES .2970 MIN% .000000000000 TYPE

SITUS INFORMATION: 1603 PEARL ST AUSTIN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2017	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2017 \$10,069.49

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2017 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/26/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Susan Michelsen

IMPERVIOUS COVER:

SITE AREA:		12,932 SF
ALLOWABLE BUILDING COVER: (40.0%):	5,172.8 SF	
TOTAL PROPOSED BUILDING COVER: (14.3%):	1,851.5 SF	
ALLOWABLE IMPERVIOUS COVER: (45.0%):	5,819.4 SF	
TOTAL PROPOSED IMPERVIOUS COVER: (26.9%):	3,476.3 SF	

BUILDING COVER BREAKDOWN:

EXISTING MAIN HOUSE - LEVEL 1:	1,482 SF
EXISTING COVERED ENTRY/PORCH: (UNDER HABITABLE):	250 SF
NEW COVERED PORCH (UNDER HABITABLE)	143 SF

SITE BREAKDOWN:

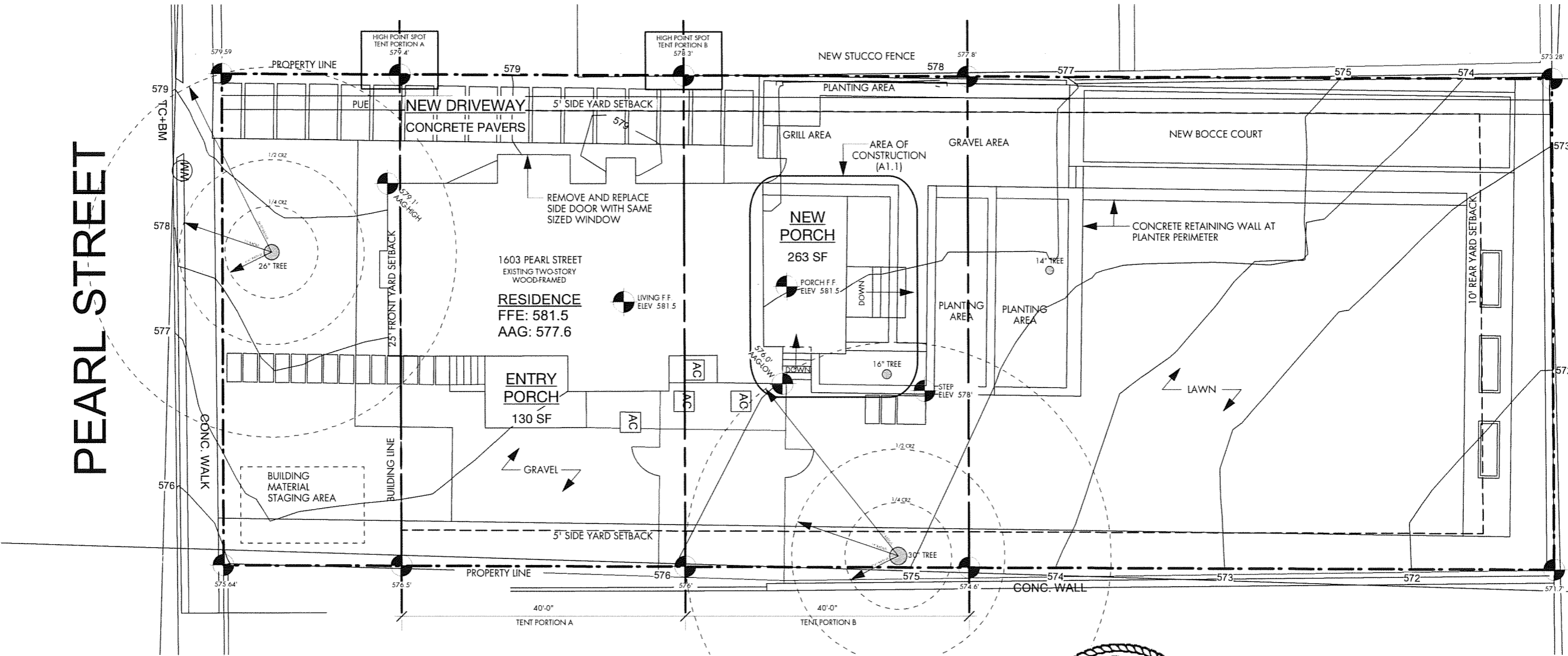
NEW DRIVEWAY (UNCOVERED):	581.8 SF
PAVERS / STEPS:	205 SF
A/C PADS:	32.5 SF
NEW RETAINING WALLS / PLANTERS / BENCHES	518 SF

F.A.R. CALCULATIONS:

LOWER LEVEL:	1482 SF
UPPER LEVEL:	1410 SF
BASEMENT:	556 SF
PORCH: (EXEMPTION)	393 SF (-200 SF)
TOTAL PROPOSED:	3,641 SF (28.2%)
TOTAL ALLOWED:	5,172.8 SF (40%)

REFER TO ORIGINAL SURVEY "1603 PEARL STREET" COMPLETED BY ALL POINTS SURVEYING ON JULY 18TH OF 2018 OF EXISTING SITE WHEN LOOKING FOR EXACT MEASUREMENTS AND LOCATIONS OF PROPERTY LINES, UTILITIES, CONTOURS, LANDSCAPING AND ELEVATIONS.

EXISTING CONDITIONS SHOWN FROM ORIGINAL SURVEY. CONTRACTOR TO RE-GRADE AND CREATE SWALES TO SLOPE WATER AWAY FROM HOUSE.



TREE PROTECTION NOTES:
1. TREE PROTECTION FENCING, MULCHED AREAS, AND TRUNKS TO HAVE PROTECTIVE PLANKING, AS NEEDED. 2. DEMONSTRATE THROUGH SPOT ELEVATIONS AND/OR A GRADING PLAN THAT NO MORE THAN 4" CUT OR FILL IS PROPOSED WITHIN THE 1/2 CRZ OF ANY PROTECTED TREE.
3. NO SITE PREP IN 1/2 CRITICAL ROOT ZONES. SEE STRUCTURAL NOTE 2-1 ON SHEET S-3.



Dintzner Porch Addition

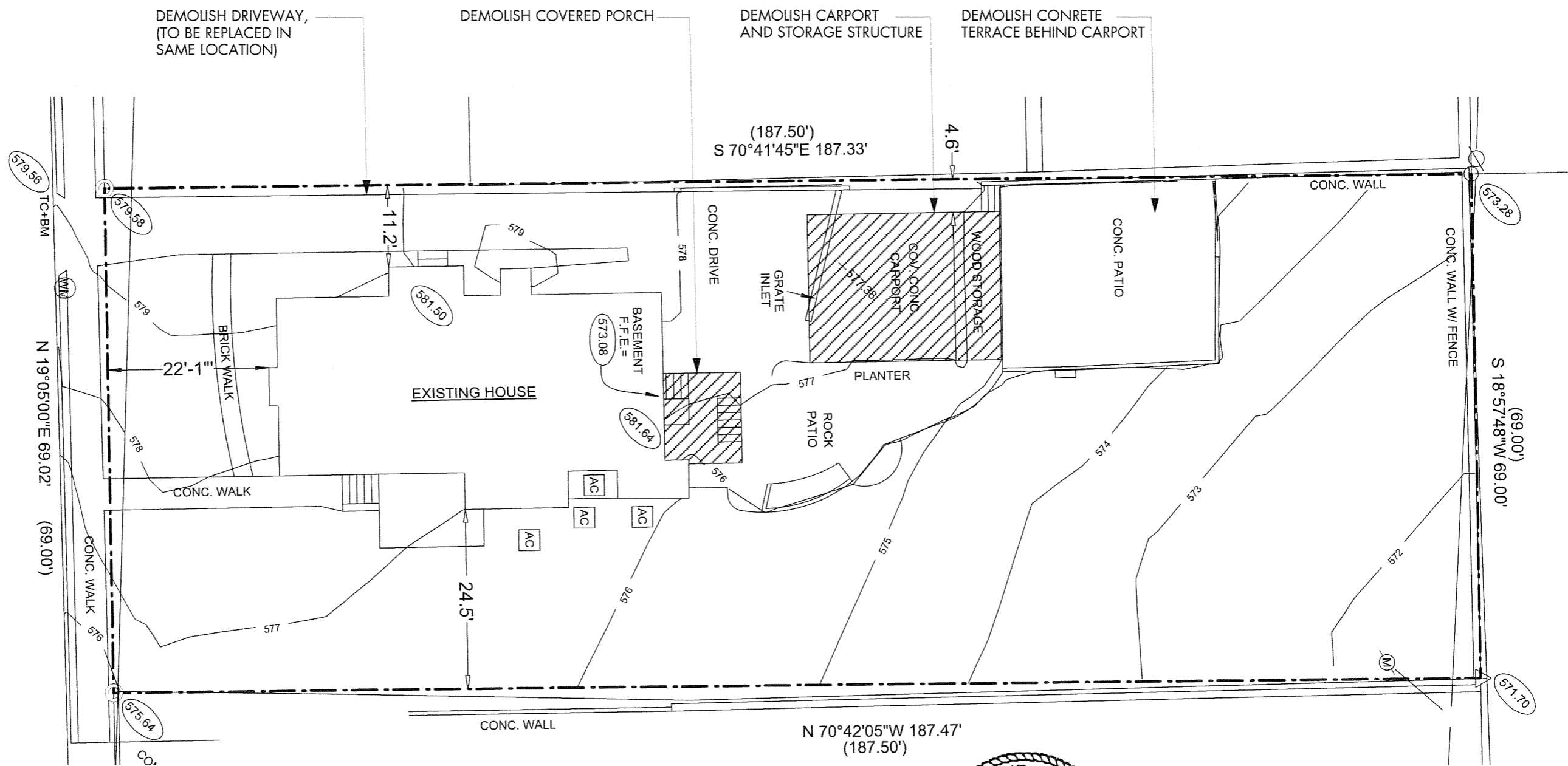
1603 Pearl Street
Austin, TX 78701

09-04-2018 PERMIT SET

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

AE APPROVED
OCT 02 2018
275-226

PEARL STREET

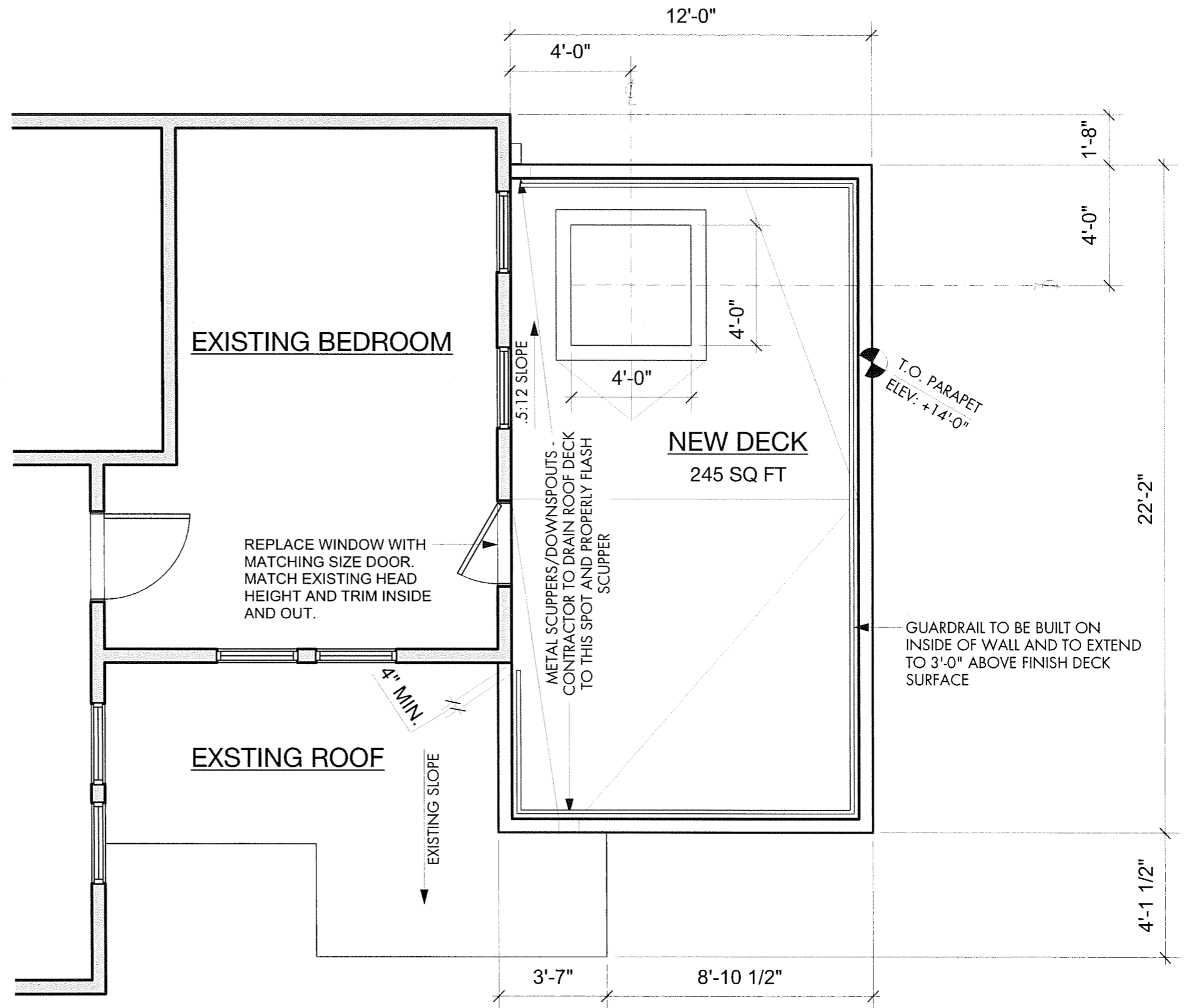


Dintzner Porch Addition

1603 Pearl Street
Austin, TX 78701

09-04-2018 PERMIT SET

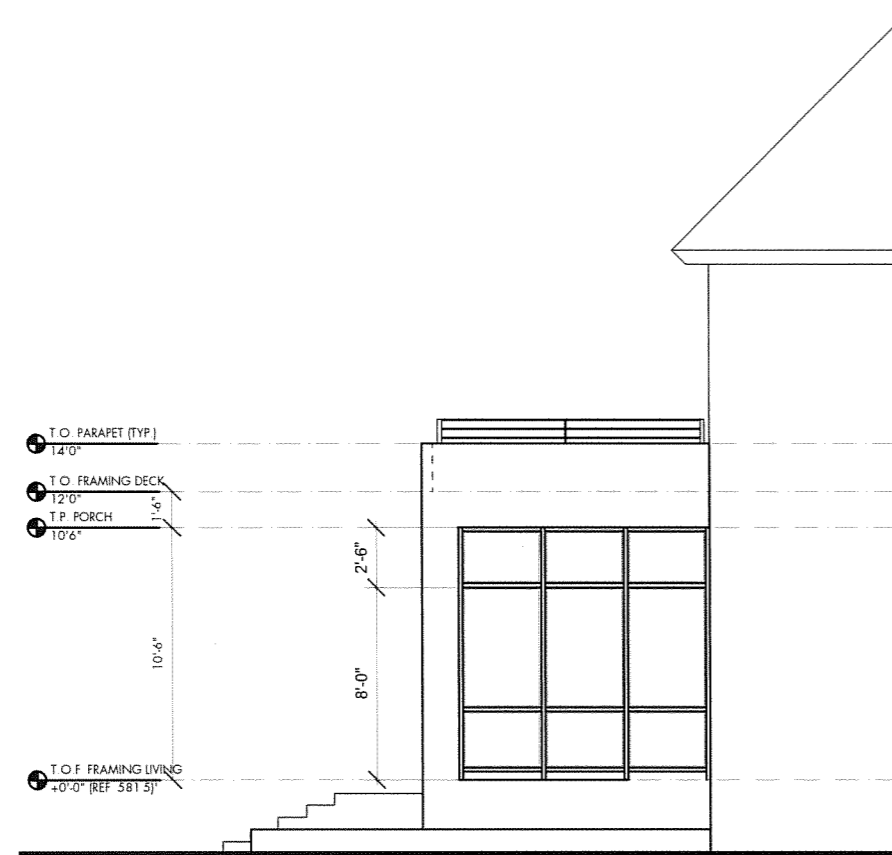
A0.3



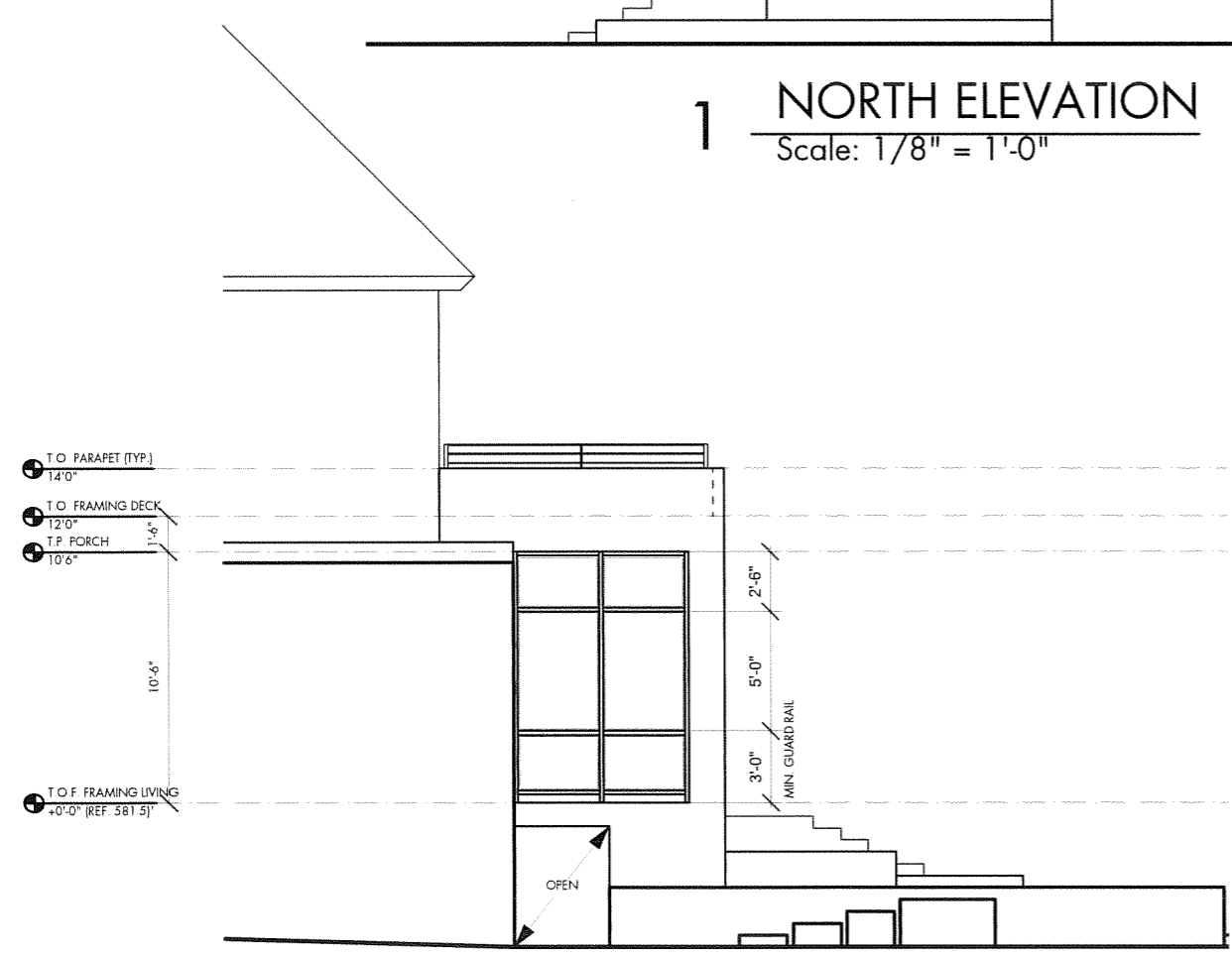
1 ROOF PLAN - PROPOSED
Scale: 1/4" = 1'-0"



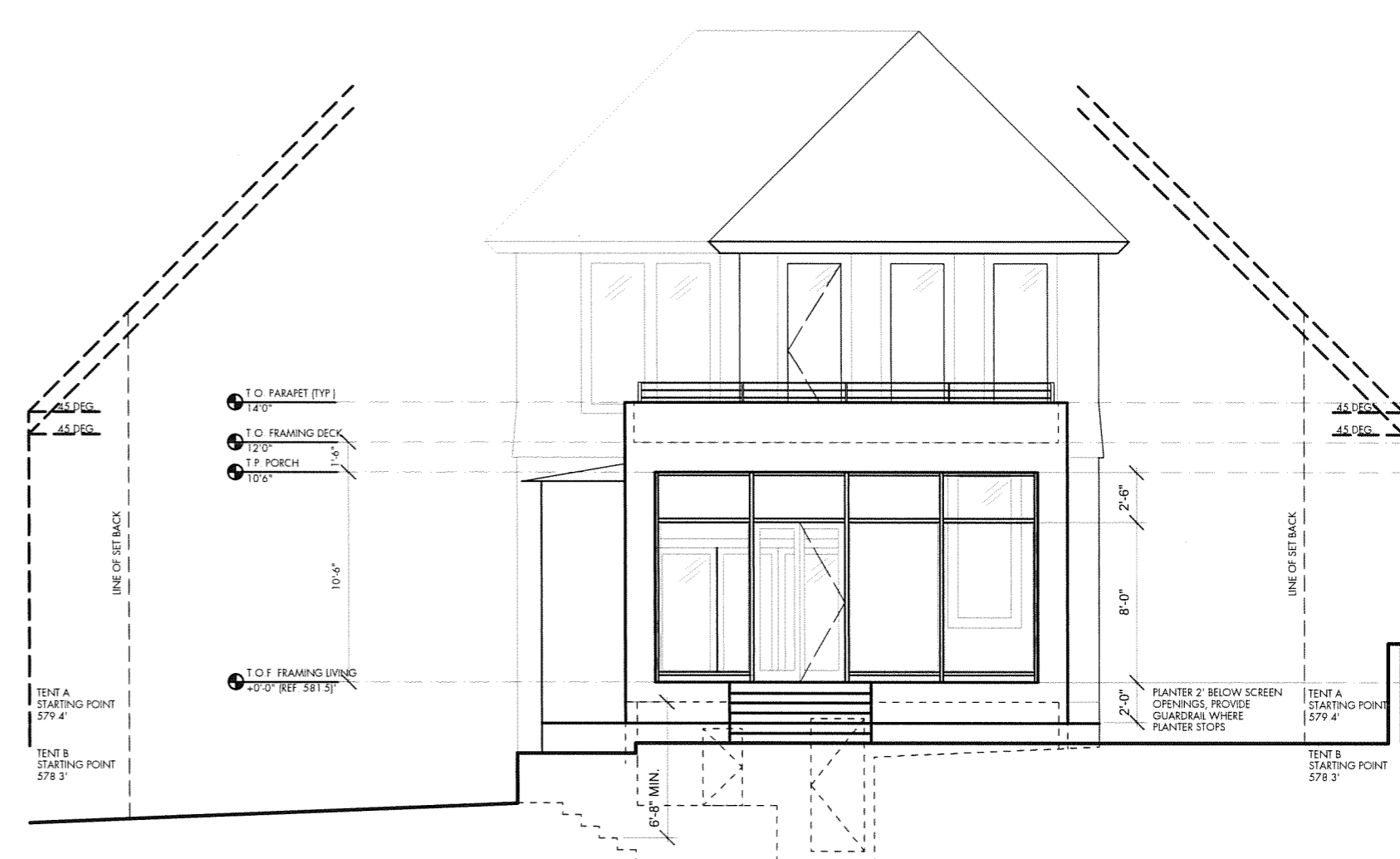
Dintzner Porch Addition
1603 Pearl Street
Austin, TX 78701
09-04-2018 PERMIT SET



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



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



1 WEST / REAR ELEVATION
Scale: 1/8" = 1'-0"



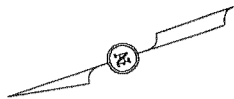
Dintzner Porch Addition

1603 Pearl Street
Austin, TX 78701

09-04-2018 PERMIT SET

A2.1

SCALE: 1"=20'



ANY SUSAN LONG &
WARREN DAVID LONG
VOL. 10797, PG. 401

YEN HSI SHENG &
YECU SEH YEN
VOL. 11877, PG. 749

WILLIAM P. HOBBY
DOC.# 2015194023

CATHERINE PARKER
DOC.# 2007031512

STEPHEN R. &
CYNTHIA A. SPESS
DOC.# 2017055445

LEGEND

	WOOD FENCE
	CHAIN LINK FENCE
	UTILITY LINE
	A/C UNIT
	GAS METER
	WATER METER
	IRON ROD FND.
	CALCULATED POINT
	NAIL SET
	PIPE FND.
	METER POLE
	UTILITY POLE
	GUY ANCHOR
	B.L. BUILDING LINE
	D.E. DRAINAGE EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

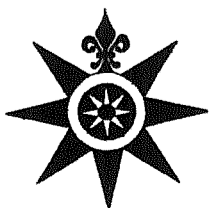
VERTICAL DATUM HAS BEEN EXTRAPOLATED FROM THE CITY OF AUSTIN DEVELOPMENT WEB MAP AND IS APPROXIMATE.
www.austintexas.gov/GIS/developmentwebmap

1603 PEARL STREET
(R.O.W. VARIES)

LEGAL DESCRIPTION:

BEING 0.297 OF AN ACRE OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF OUTLOT 10, DIVISION "E", OF THE ORIGINAL CITY OF AUSTIN, AS RECORDED IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAME BEING THAT CERTAIN TRACT DESCRIBED BY DEED TO REVEREND CHARLES A. SUMMERS AND WIFE, VIRGINIA M. SUMMERS.

REFERENCE: ALISA WEST



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

By:		Date:
FIELD WORK	WW	09-14-18
DRAFTING	SCN	

SURVEY DATE: 09-19-18
Job No. 08848018
SCALE: 1"=20'