



# City of Austin Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center  
505 Barton Springs, Austin, TX 78704 (512) 978-4000

## Property Information

Project Address: 2413 HARTFORD ROAD, AUSTIN TX 78703	Tax Parcel ID:
Legal Description: .380 Acres in Austin, Travis County, TX, Being a portion of Lot 4, and a portion of Lot 5, Block 32, Pemberton Heights, Sec. 10	
Zoning District: SF-3 NP	Lot Size (sq ft): 16,572 SQFT
Neighborhood Plan Area (if applicable): Windsor Rd, Central West Combined	Historic District (if applicable):

## Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N (If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N (If yes, contact Austin Energy for Green Building Rating requirements)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3600 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 (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="radio"/> Y N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the City Arborist is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y N wastewater availability? <input checked="" type="radio"/> Y N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
Are there existing water/waste water infrastructure, appurtenances or existing water/ wastewater easements located on site? Y <input checked="" type="radio"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="radio"/> N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y N (If no, contact Development Assistance Center for Site Plan requirements)	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N (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

Existing Use:	vacant	<input checked="" type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input type="radio"/> two-family residential	other: _____
Proposed Use:	vacant	<input type="radio"/> single-family residential	<input type="radio"/> duplex residential	<input checked="" type="radio"/> two-family residential	other: _____
Project Type:	<input checked="" type="radio"/> new construction	<input type="radio"/> addition	<input 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 N (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms:	3	# of bedrooms upon completion:	5	# of baths existing:	2
				# of baths upon completion:	4

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)  
New construction of a wood framed- slab on grade, accessory dwelling unit. Upon completion that ADU will have 2 full bathrooms and 2 bedrooms.

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

Job Valuation		
<b>Total Job Valuation:</b> \$ _____  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.	<b>Amount of Total Job Valuation dedicated to all Addition and/or New Construction:</b> \$ _____	<b>Amount of Total Job Valuation dedicated to all Remodel/Repair:</b> \$ _____
	<b>Amount for Primary Structure:</b> \$ N/A 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	Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
	<b>Amount for Accessory Structure:</b> \$ _____ 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	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	2281 SQFT			712 SQFT	2281 SQFT	712 SQFT
b) 2 <sup>nd</sup> Floor conditioned area				383 SQFT		383 SQFT
c) 3 <sup>rd</sup> Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)	Demo'd			337 SQFT		337 SQFT
f) Covered patio, deck, porch, and/or balcony area(s)	100 SQFT			155 SQFT	100 SQFT	155 SQFT
g) Other covered or roofed area						
h) Uncovered wood decks						
<b>Total Building Area (total a through h)</b>					2381 SQFT	1587 SQFT
i) Pool						
j) Spa						

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):	3585 SQFT      % of lot size: 21.6%

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):	6433 SQFT      % of lot size: 38.8%

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)	Y <input checked="" type="radio"/> N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	Y <input checked="" type="radio"/> 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="radio"/> 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: 21'-10" ft      Number of Floors: 2	# 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 <input checked="" type="radio"/> 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 <input checked="" type="radio"/> N
Width of approach (measured at property line): 12'-2" 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? (If yes, drainage review is required)	Y <input checked="" type="radio"/> N

Subchapter F					
<b>Gross Floor Area</b>					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor	2281 SQFT	712 SQFT			2993 SQFT
2 <sup>nd</sup> Floor		383 SQFT			383 SQFT
3 <sup>rd</sup> Floor					
Area w/ ceilings > 15'			Must follow article 3.3.5		
Ground Floor Porch* (check article utilized)	386 SQFT	155 SQFT	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	200 SQFT	341 SQFT
Basement			Must follow article 3.3.3B, see note below		
Attic		175 SQFT	Must follow article 3.3.3C, see note below	175 SQFT	0 SQFT
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		
	Detached	337 SQFT	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)	337 SQFT	0 SQFT
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)***		
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)					
Totals					
TOTAL GROSS FLOOR AREA (add Total Sq Ft column) <u>3,717 SQFT</u>					
(Total Gross Floor Area ÷ lot area)x100 = <u>22.4%</u> Floor-To-Area Ratio (FAR)					
Is a sidewall articulation required for this project?			Y	<input checked="" type="radio"/> 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="radio"/> N	
(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings)					
<p><b>*Ground Floor Porch exemption:</b> 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.</p> <p><b>** Garage and carport exemptions (in relation to primary structure):</b> 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."</p> <p><b>***Ordinance article 3.3.2 B 1</b> 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</p> <p><b>Basement exemption:</b> 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.</p> <p><b>Habitable Attic exemption:</b> 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.</p>					

HARTFORD RD

2413 HARTFORD ROAD

CONTACT

PAVONETTI ARCHITECTURE  
4704B EAST CESAR CHAVEZ #2  
AUSTIN, TX 78702  
512.792.0158  
hello@pavonettiarchitecture.com

PROPERTY DESCRIPTION

SURVEY OF 0.380 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, AND A PORTION OF LOT 5, BLOCK 32, PEMBERTON HEIGHTS, SECTION 10, A SUBDIVISION RECORDED IN VOL.4, PG. 154, PLAT RECORDS, TRAVIS COUTNY, TEXAS.

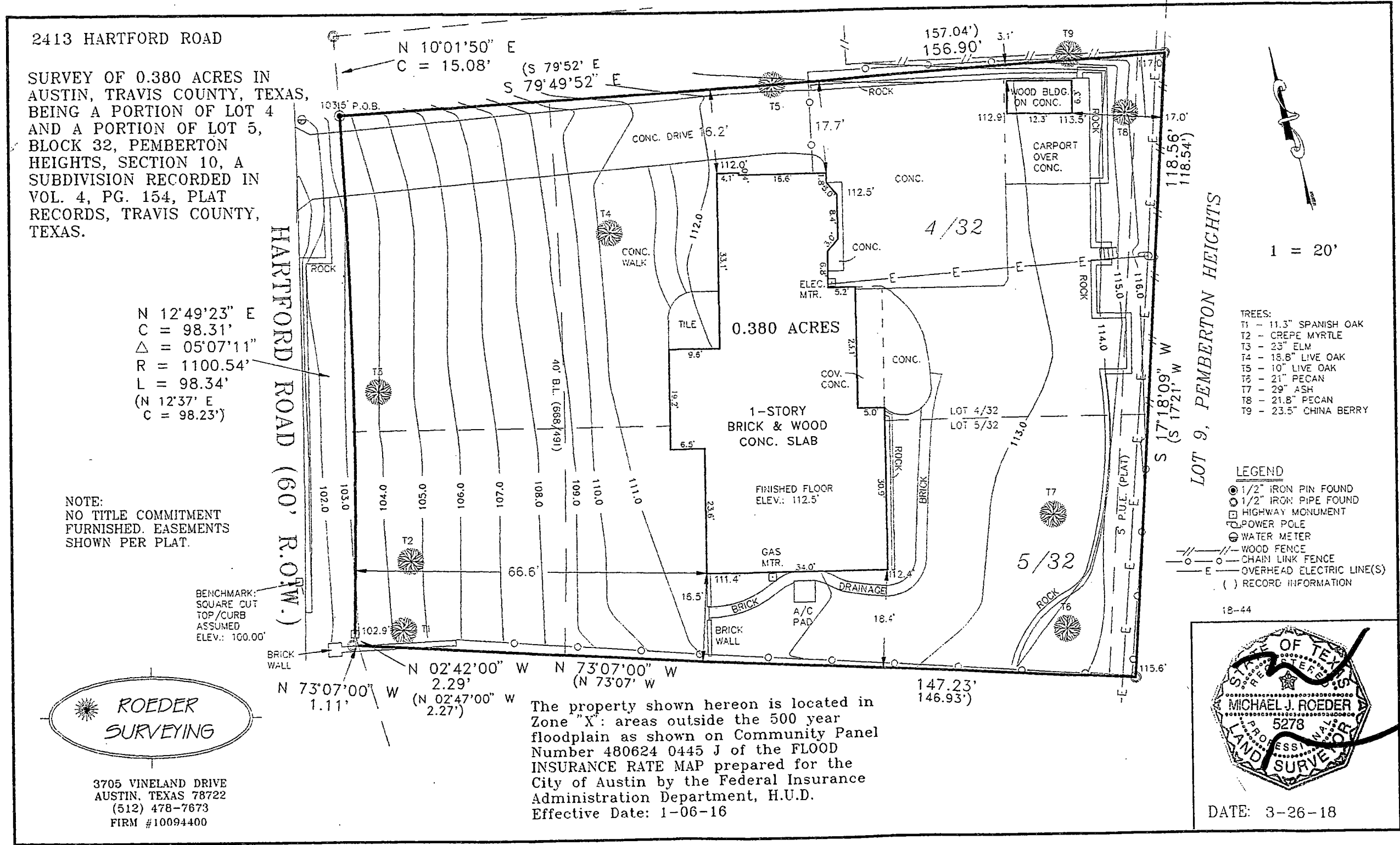
OWNERS

JENNA ELIAS & AUSTIN MOSELEY  
jennaellas4@gmail.com /  
austingmoseley@hotmail.com



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ARCH.

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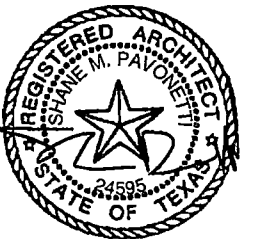




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Seal



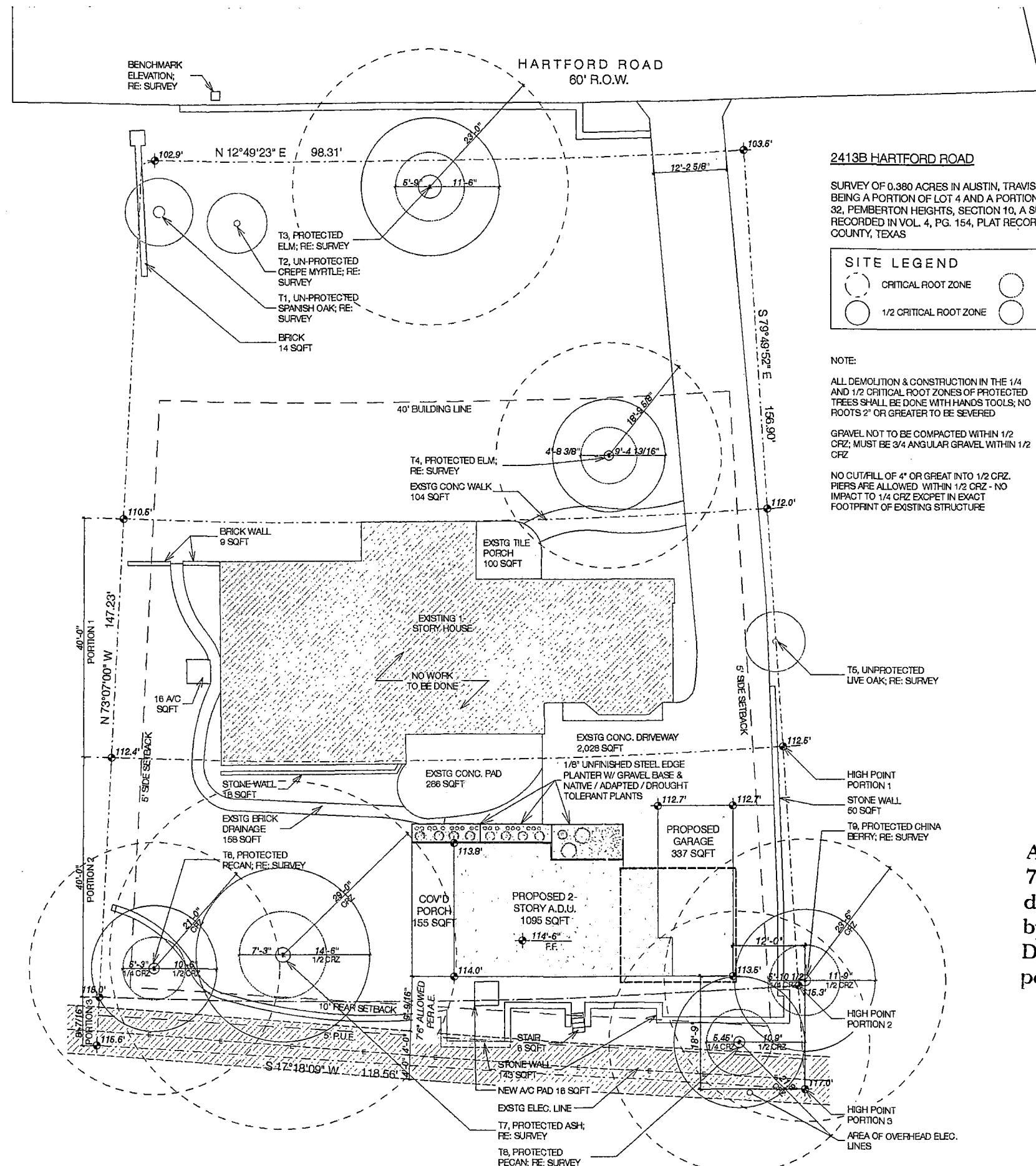
Job Title  
**HARTFORD  
ROAD**

Drawing Name

PLOT PLAN

Drawn by  
#CAD Technician Full Name Date  
Checked by  
#Contract Full Name Date  
Drawing Scale

Layout ID Status  
Revision  
**A 101**



2413B HARTFORD ROAD

SURVEY OF 0.380 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS,  
BEING A PORTION OF LOT 4 AND A PORTION OF LOT 5, BLOCK  
32, PEMBERTON HEIGHTS, SECTION 10, A SUBDIVISION  
RECORDED IN VOL. 4, PG. 154, PLAT RECORDS, TRAVIS  
COUNTY, TEXAS

SITE LEGEND

	CRITICAL ROOT ZONE		1/4 CRITICAL ROOT ZONE
	1/2 CRITICAL ROOT ZONE		UN-PROTECTED TREES

NOTE:

ALL DEMOLITION & CONSTRUCTION IN THE 1/4  
AND 1/2 CRITICAL ROOT ZONES OF PROTECTED  
TREES SHALL BE DONE WITH HANDS TOOLS; NO  
ROOTS 2" OR GREATER TO BE SEVERED

GRAVEL NOT TO BE COMPACTED WITHIN 1/2  
CRZ; MUST BE 3/4 ANGULAR GRAVEL WITHIN 1/2  
CRZ

NO CUT/FILL OF 4" OR GREATER INTO 1/2 CRZ.  
PIERS ARE ALLOWED WITHIN 1/2 CRZ - NO  
IMPACT TO 1/4 CRZ EXCEPT IN EXACT  
FOOTPRINT OF EXISTING STRUCTURE

AE APPROVED

SEP 05 2018  
248-515  
MCP

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.



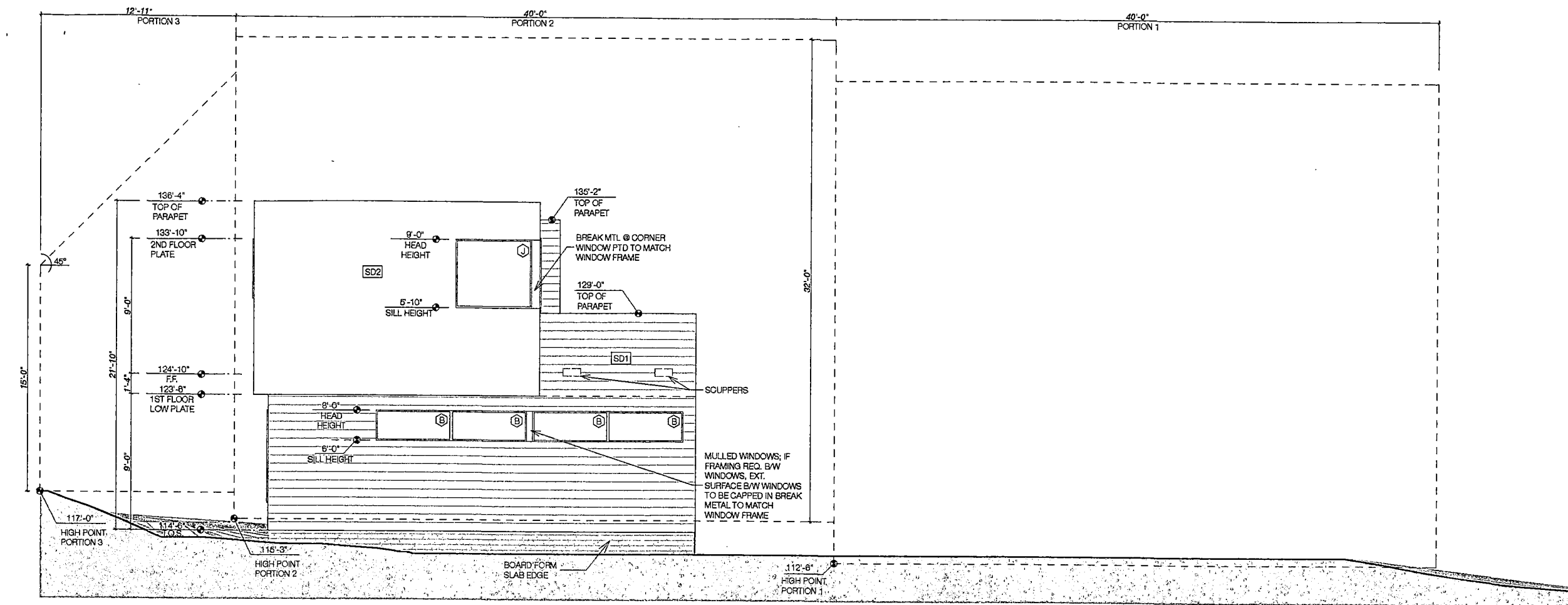
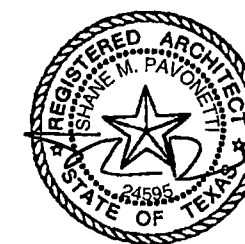
1 PLOT PLAN  
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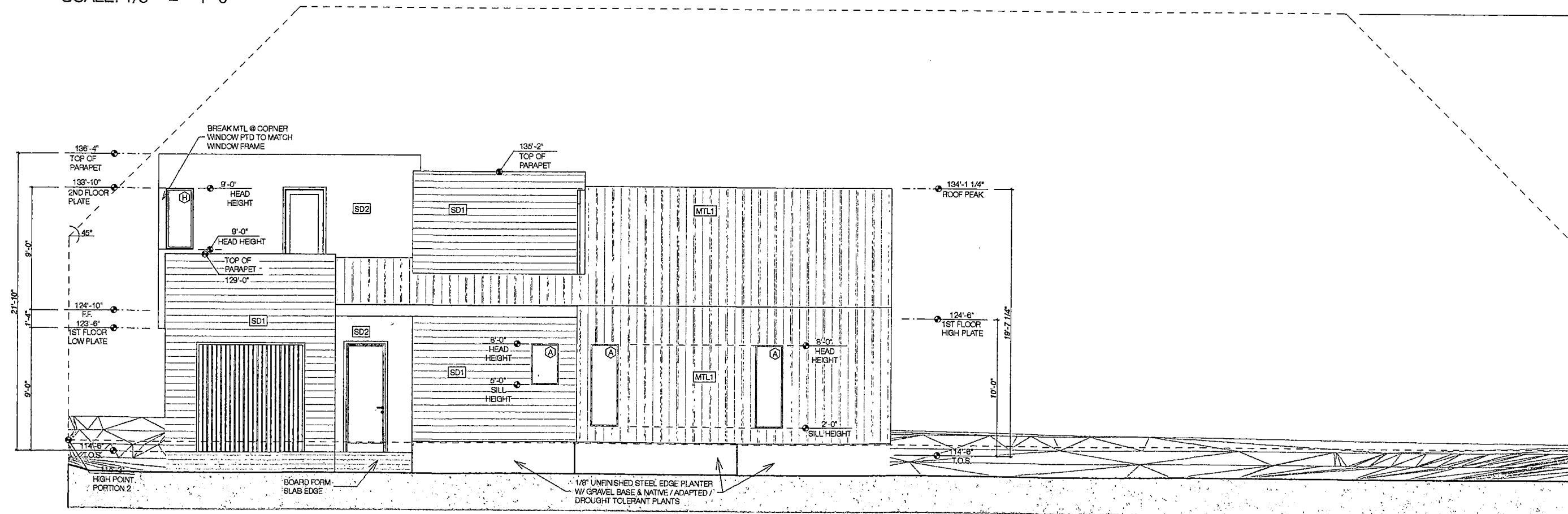
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Seal



2 ELEVATIONS  
SCALE: 1/8" = 1'-0"



1 ELEVATIONS  
SCALE: 1/8" = 1'-0"

Job Title  
HARTFORD  
ROAD

Drawing Name

ELEVATIONS

Drawn by  
#CAD Technician Full Name  
Date  
Checked by  
#Contract Full Name  
Date

Drawing Scale

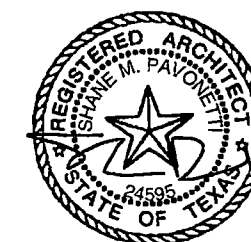
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Revision

Status

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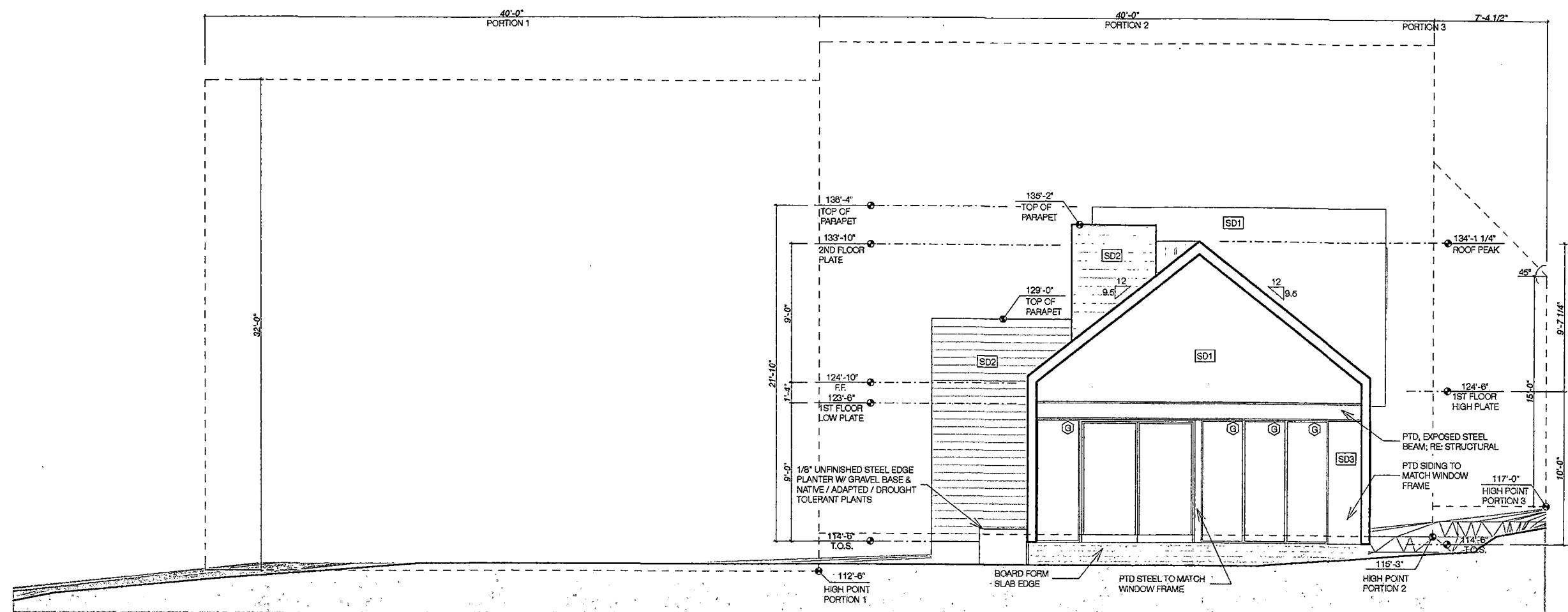
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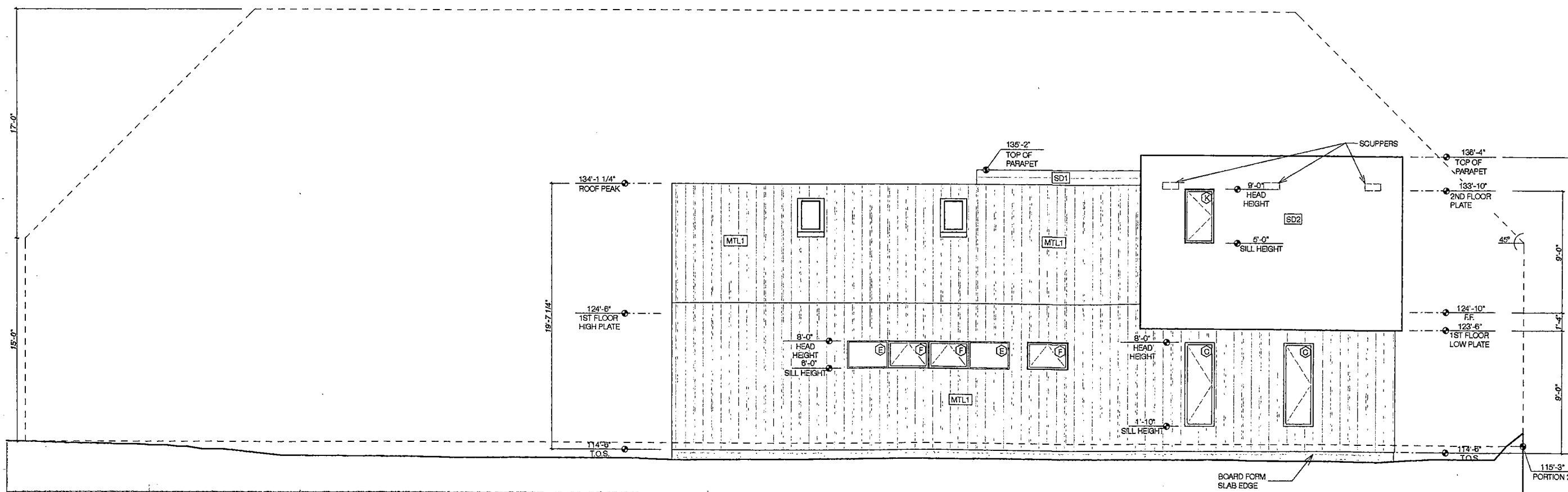
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Drawn by <b>#CAD Technician Full Name</b>	Date
Checked by <b>#Contact Full Name</b>	Date
<b>Drawing Scale</b>	

Layout ID  
Revision  
**A 301**



2 ELEVATIONS  
SCALE: 1/8" = 1'-0"



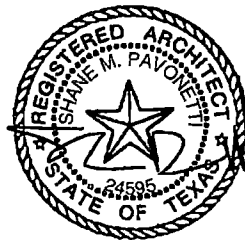
① ELEVATIONS  
SCALE:  $1/8" = 1'-0"$



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Seal



Window List											
ID	A	B	C	D	E	F	G	H	J	K	L
Quantity	2	4	2	1	2	3	3	1	1	1	1
W x H Size	2'-0"x6'-0"	5'-0"x2'-0"	2'-2"x6'-2"	2'-0"x3'-0"	3'-0"x2'-0"	3'-0"x2'-0"	2'-9"x8'-0"	2'-10"x8'-0"	5'-0"x4'-6"	2'-0"x4'-8"	2'-2"x4'-0"
Window head height	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	9'-0"	9'-0"	9'-0"
MFG	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD	MILGARD
Material	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD	WOOD CLAD
Finish	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT	BLACK OR DARK BRONZE: INT & EXT
Comments	FIXED/PICTURE WINDOW	FIXED/PICTURE WINDOW	OP. CASEMENT WINDOW	FIXED/PICTURE WINDOW	FIXED/PICTURE WINDOW	OP. AWNING WINDOW	FIXED/PICTURE WINDOW	FIXED/PICTURE WINDOW	FIXED/PICTURE WINDOW	FIXED/PICTURE WINDOW	OP. CASEMENT WINDOW

2 WINDOW SCHEDULE

Door List																
ID	001	002	003	004	005	007	008	008	010	010	011	012	013	014	015	016
Quantity	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
W x H Size	3'-0"x8'-0"	3'-0"x8'-0"	8'-0"x8'-0"	3'-0"x8'-0"	3'-6"x8'-0"	5'-0"x7'-0"	2'-8"x7'-0"	2'-8"x8'-0"	2'-8"x7'-0"	2'-8"x8'-0"	3'-6"x7'-0"	3'-0"x8'-0"	2'-4"x8'-0"	3'-0"x7'-0"	2'-8"x7'-0"	2'-2"x4'-0"
Orientation	R	R		L	L		L	L	R	R	L	R	R	L	R	L
Door head height	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	7'-0"	7'-0"	8'-0"	7'-0"	8'-0"	7'-0"	9'-0"	8'-0"	7'-0"	7'-0"	4'-0"
2D Symbol																
MFG	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Material	WOOD CLAD; BLACK; HARDWARE TO MATCH	PTD SATIN FINISH; BLACK HARDWARE		PTD SATIN FINISH; BLACK HARDWARE	WOOD CLAD; BLACK; HARDWARE TO MATCH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH	WOOD CLAD; BLACK; HARDWARE TO MATCH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH	PTD SATIN FINISH
Comments	EXT. SINGLE LITE DOOR STL DOOR @ ENTRY; TO MATCH WINDOWS	EXT. PREHUNG SOLID CORE DOOR @ GARAGE	GARAGE DOOR	EXT. PREHUNG SOLID CORE DOOR @ LAUNDRY / GARAGE	EXT. 3 PANEL SLIDING DOOR; @ LIVING; TO MATCH WINDOWS	INT. TRIMLESS BI-FOLD WITH BLANK SLAB; PAINT GRADE	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ MASTER CLOSET, ENTRY CLOSET, BEDROOM1	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ MASTER CLOSET, ENTRY CLOSET, BEDROOM1	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ MASTER BATH, MASTER BEDROO, 1ST FLOOR BATH	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ MASTER BATH, MASTER BEDROO, 1ST FLOOR BATH	INT. TRIMLESS SINGLE PANEL FRENCH DOOR; BLANK SLAB; PAINT GRADE @ PANTRY	EXT. SINGLE LITE DOOR STL DOOR @ MASTER BEDROOM PATIO; TO MATCH WINDOWS	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ ENTRY CLOSET	INT. TRIMLESS POCKET DOOR WITH BLANK SLAB; PAINT GRADE @ MASTER BATH	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ MASTER BATH, MASTER BEDROO, 1ST FLOOR BATH	INT. TRIMLESS SINGLE PANEL DOOR; BLANK SLAB; PAINT GRADE @ ATTIC STORAGE

1 DOOR SCHEDULE

Job Title  
HARTFORD  
ROAD

Drawing Name

DOOR & WINDOW  
SCHEDULE

Drawn by  
#CAD Technician Full Name  
Date

Checked by  
#Contact Full Name  
Date

Drawing Scale

Layout ID  
Revision  
A 600

Status