



# CITY OF AUSTIN Development SERVICES DEPARTMENT

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

## Residential New Construction and Addition Permit Application

### Property Information

Project Address: <u>607 Texas Ave</u>	Tax Parcel ID: <u>211702</u>
Legal Description: <u>Lot 7 BLK 5 7-8 OLT DIV C Harpers SUBD</u>	
Zoning District: <u>SF-3</u>	Lot Area (sq ft): <u>7096</u>
Neighborhood Plan Area (if applicable): <u>NA</u>	Historic District (if applicable): <u>NA</u>

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	(If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N	Does this site have a septic system? Y <input checked="" type="radio"/> N
(If yes, approval through Aviation is required)	(If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="radio"/> N	(If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N	(If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N
(If yes, EHZ review is required)	(Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y <input checked="" type="radio"/> N	(If yes, <a href="#">click here</a> for more information on the tree permit process.)
Was there a pre-development consultation for the Tree Review? Y <input checked="" type="radio"/> N	Proposed impacts to trees: (Circle all that apply) Root zone <input checked="" type="radio"/> Canopy <input checked="" type="radio"/> Removal <input checked="" type="radio"/> None <input checked="" type="radio"/> Uncertain <input checked="" type="radio"/>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y <input checked="" type="radio"/> N	
Does this site currently have: water availability? Y <input checked="" type="radio"/> N	(If no, contact Austin Water Utility to apply for
wastewater availability? Y <input checked="" type="radio"/> 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 <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	(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 <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	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N
(LDC 25-2 Subchapter C Article 3)	(LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y <input checked="" type="radio"/> N	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N
(If no, contact Development Assistance Center for Site Plan requirements.)	(Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N	Case # _____ (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> N	
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

### Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="radio"/> N	(If yes, construction material recycling is required per LDC 25-11-39)
Existing Use: vacant <input checked="" type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____	
Proposed Use: vacant <input checked="" type="checkbox"/> single-family residential <input checked="" type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____	
Project Type: new construction <input checked="" type="checkbox"/> addition <input checked="" 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? Y <input checked="" type="radio"/> N	
(Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>2</u>	# bedrooms upon completion: <u>3</u>
# baths existing: <u>1</u>	# baths upon completion: <u>3</u>

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

Addition to First Floor & addition of 2nd Floor to existing SF  
Residence, New Bedrooms/Bathrooms/Porch/Balcony

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



**Job Valuation**

Total Job Valuation:

\$ 120k 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: \$ 120kElec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Amount for Accessory Structure: \$ \_\_\_\_\_

Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ N

Total Remodeled Floor Area

1000 0 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**

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

	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	<u>1218</u>		<u>296</u>		<u>1514</u>	0
b) 2 <sup>nd</sup> Floor conditioned area	<u>0</u>		<u>1175</u>		<u>1175</u>	0
c) 3 <sup>rd</sup> Floor conditioned area <u>Habitable Attic</u>	<u>0</u>		<u>240</u>		<u>240</u>	0
d) Basement					0	0
e) Covered parking (garage or carport)	<u>308</u>		<u>0</u>		<u>308</u>	0
f) Covered patio, deck, porch, and/or balcony area(s)	<u>67</u>		<u>261</u>		<u>328</u>	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
<b>Total Building Area</b> (total a through h)	0	0	0	0	<u>2150</u>	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	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): 2150 % of lot size: 30.29%

**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): 3091 % of lot size: 43.55%

**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: 32 ft 0 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 <sup>st</sup> Floor	1218	296			1514 0
2 <sup>nd</sup> Floor	0	1175			1175 0
3 <sup>rd</sup> Floor					0
Area w/ ceilings > 15'	0	81	Must follow article 3.3.5	0	81 0
Ground Floor Porch* (check article utilized)	67	261	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	- 308	0 0
Basement			Must follow article 3.3.3B, see note below		0
Attic	0	240	Must follow article 3.3.3C, see note below	-240	0 0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached	308	<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	0 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		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	0	0			2770 0

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2770

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.03 % 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.



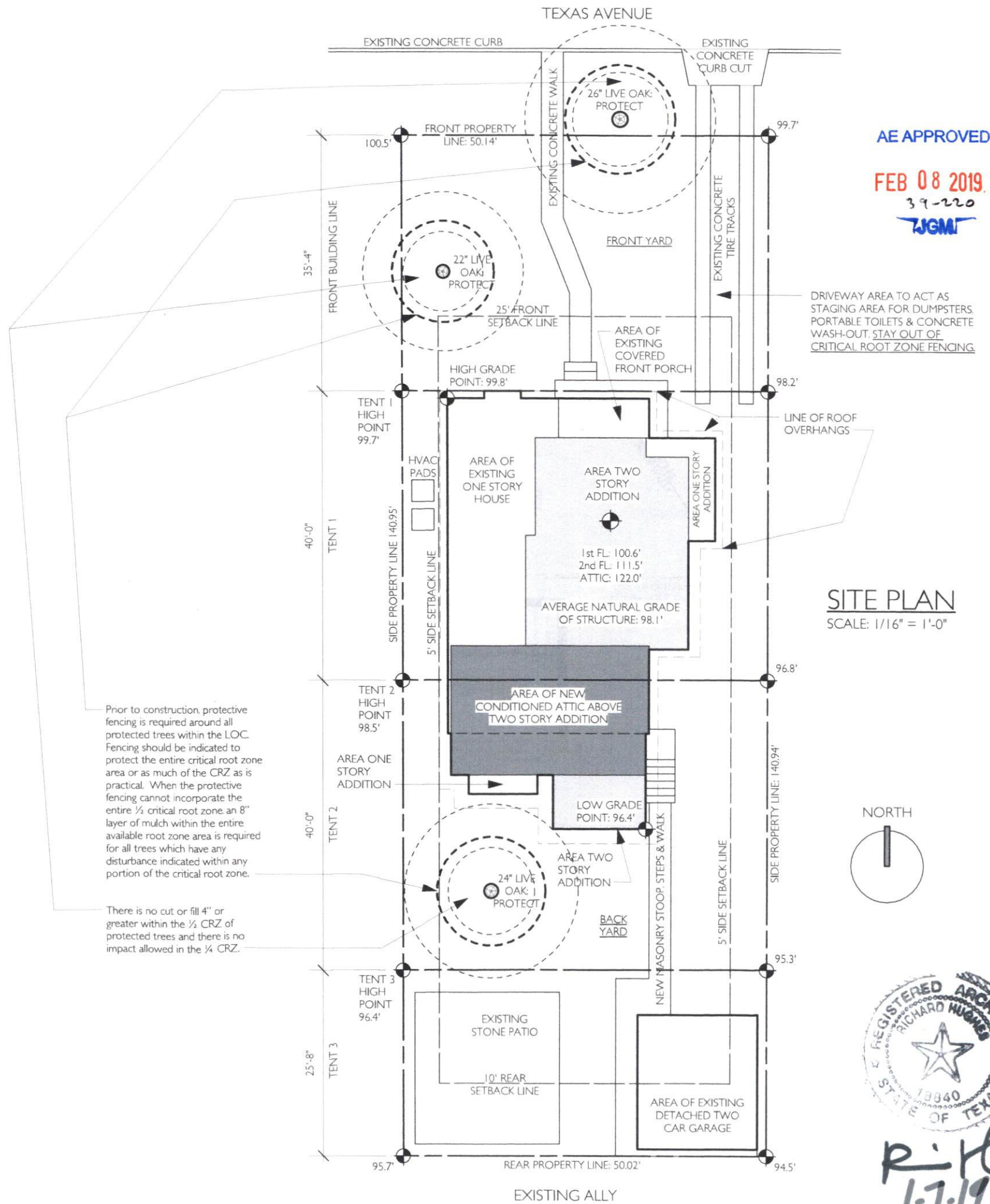


Demo



607 TEXAS AVENUE SQUARE FOOT CALCULATION	
LOT SIZE: 7,096 S.F.	
EXISTING FRONT HOUSE 1ST FLOOR CONDITIONED AREA TO REMAIN: 1,218 s.f.	
EXISTING COVERED FRONT PORCH TO REMAIN: 67 s.f.	
EXISTING DETACHED GARAGE TO REMAIN: 308 s.f.	
PROPOSED AREA OF CONDITIONED FIRST FLOOR ADDITION: 296 s.f.	
PROPOSED AREA OF CONDITIONED SECOND FLOOR ADDITION: 1,175 s.f.	
PROPOSED AREA OF CONDITIONED SECOND STORY ADDITION (over 15' in height): 81 s.f.	
PROPOSED AREA OF CONDITIONED ATTIC FLOOR ADDITION (exempt from floor area): 240 s.f.	
PROPOSED SCREEN PORCH: 166 s.f.	
PROPOSED UNCOVERED BALCONY: 95 s.f.	
EXISTING AREA OF UNCOVERED CONCRETE FRONT PORCH & STEPS: 63 s.f.	
EXISTING CONCRETE TIRE TRACKS: 148 s.f.	
EXISTING CONCRETE ALLY DRIVEWAY: 15 s.f.	
EXISTING CONCRETE FRONT & BACK WALKS TO REMAIN: 151 s.f.	
EXISTING STONE PATIO: 420 s.f.	
PROPOSED BRICK STOOP, STEPS & WALK: 126 s.f.	
PROPOSED HVAC PADS: 18 S.F.	

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.



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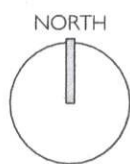
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richard HUGHES Principal Architect

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R.H.  
1-7-19



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



A2

DATE:  
1-7-19

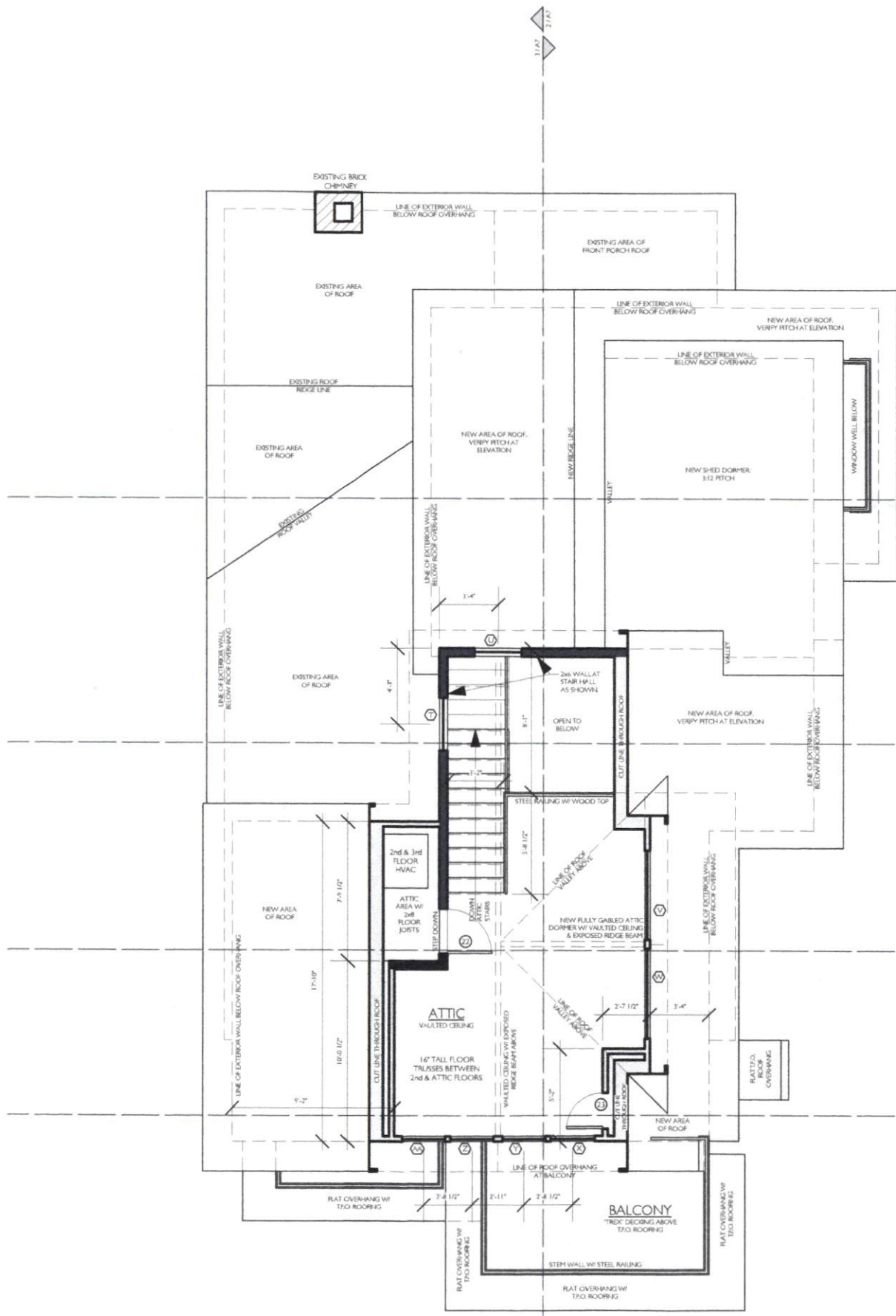
AIKEN & SCOTT ADDITION & REMODEL  
607 TEXAS AVENUE, AUSTIN, TX 78705

**richardHUGHES** Principal, Architect



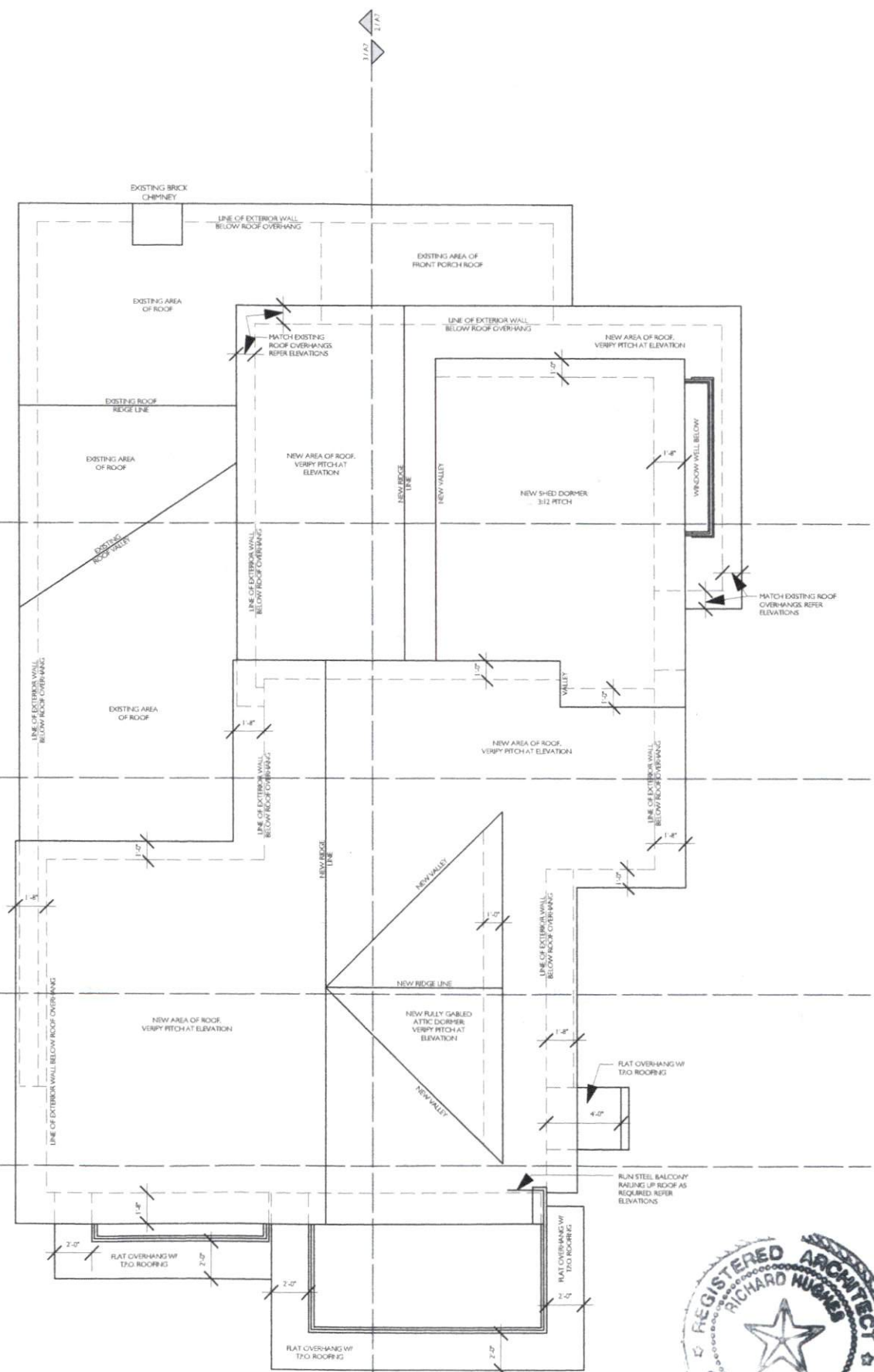
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ATTIC PLAN  
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND	
EXISTING FRAMED WALL:	
EXISTING FRAMED WALL W/ BRICK VENEER:	
NEW 2x4 FRAMED WALL:	
NEW 2x6 FRAMED WALL:	
NEW FRAMED WALL W/ BRICK VENEER:	



2 ROOF PLAN  
SCALE: 1/8" = 1'-0"

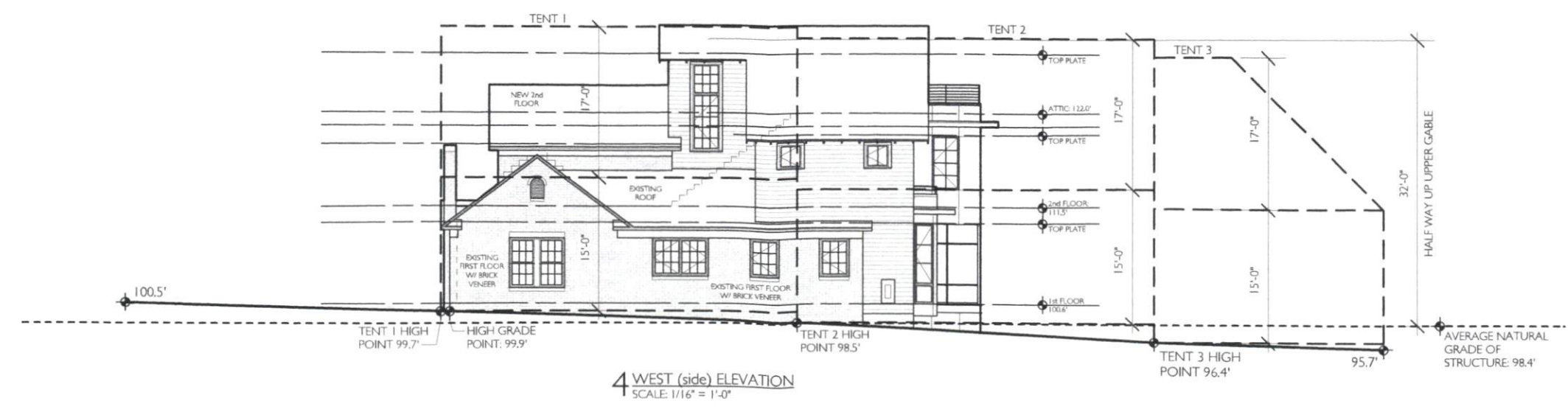
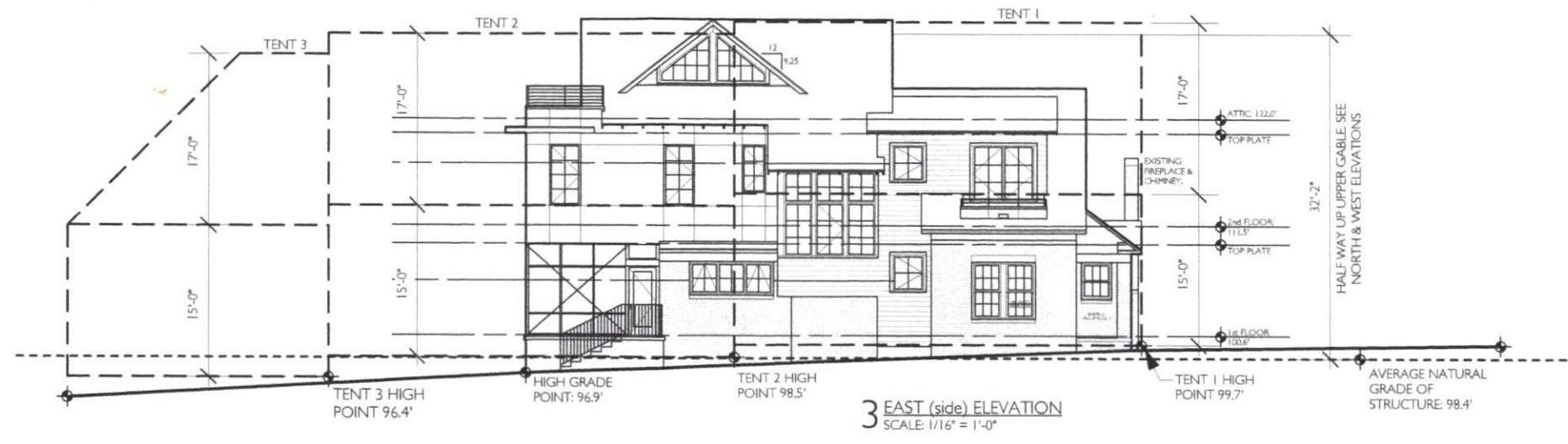
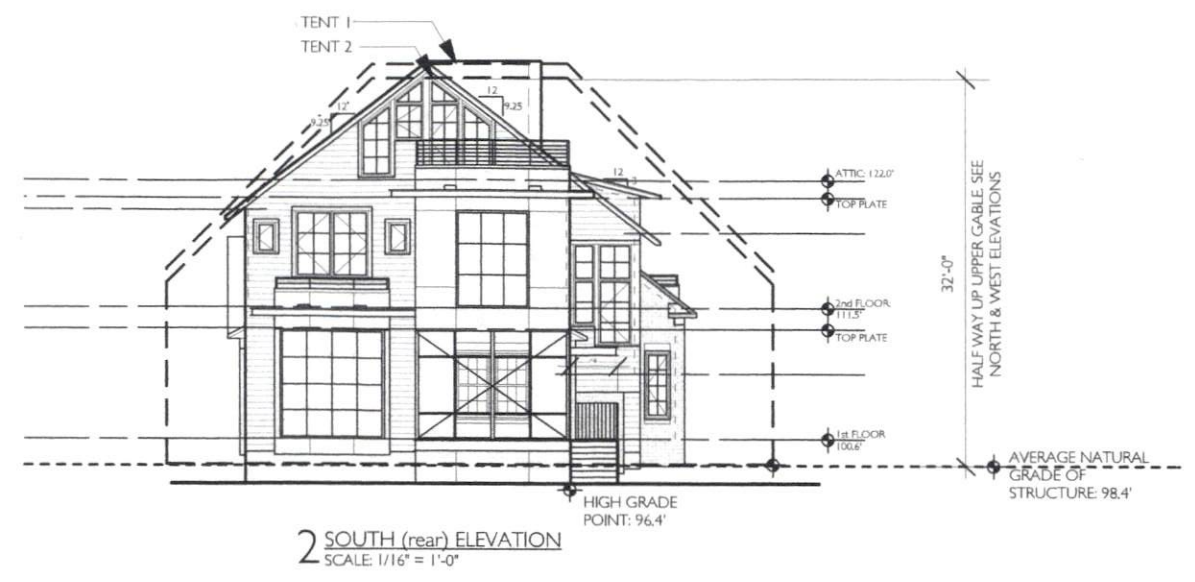
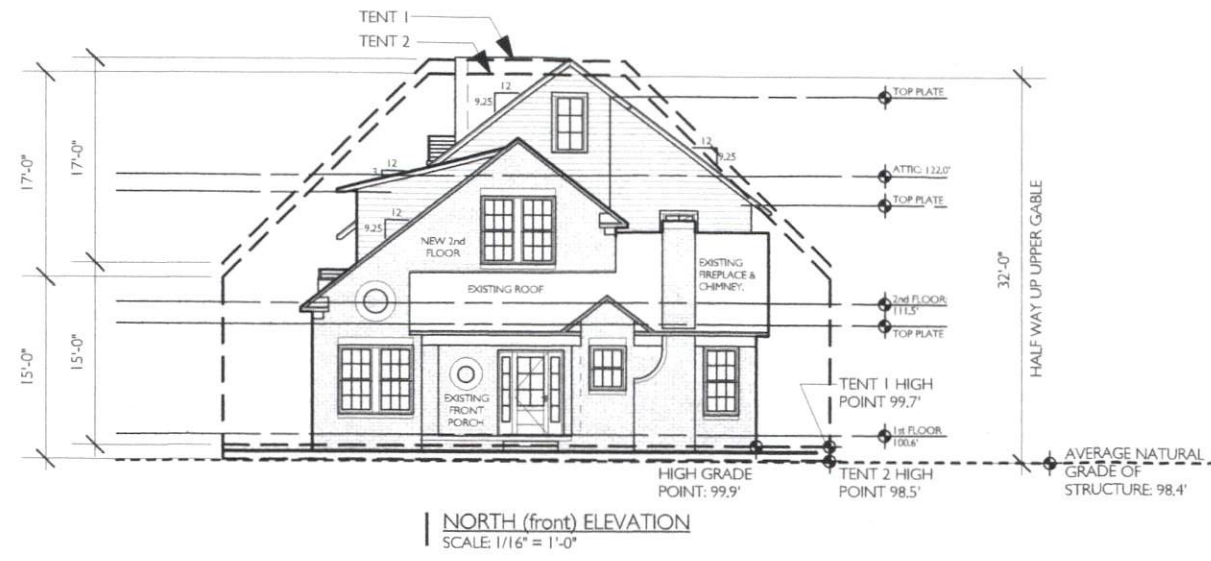


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