



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

To complete this form electronically: Open with
Internet Explorer, then [Click Here to Save and continue.](#)

Property Information

Project Address: 2603 WOODLAWN AVE Tax Parcel ID: 01160000606
Legal Description: LOT 2, PENDERSON HEIGHTS SEC 4
Zoning District: SP2 / HISTORICAL Lot Area (sq ft): 15842
Neighborhood Plan Area (if applicable): WINSLOW ROAD Historic District (if applicable): OLD W. AUSTIN

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 150 feet of the 100 year floodplain? Y ☒ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☒ Y N (If yes, [click here](#) for more information on the tree permit process.)

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

Does this site currently have: water availability? ☒ Y N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
wastewater availability? ☒ Y N

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 more information)

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: 4 # bedrooms upon completion: 4 # baths existing: 4 # baths upon completion: 5

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

DEMO PORTECOCHES, ADD NEW WINDOWS (2), ADDING CABINETS
AND PORCH IN REAR OF HOUSE

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC)

Job ValuationTotal Job Valuation:
\$ 5012 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. Permit fees are based on adopted fee schedule.

Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 5012 0Amount for Primary Structure: \$ 2012Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ NAmount for Accessory Structure: \$ 3012Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Amount of Total Job Valuation dedicated to all Remodel/Repair:

Bldg: \$ Elec: \$ Plmbg: \$ Mech: \$ TOTAL: \$ 0

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.

Area Description	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	3058		241		3299	0.00
b) 2 nd Floor conditioned area	2464				2464	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	469				469	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	169		614		783	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	6100	0.00	0.00	0.00	7015	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 4551 % of lot size: 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): 7005 % of lot size: 44%**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: 35 ft in Number of Floors: 2**Parking** (LDC 25-6 Appendix A & 25-6-478)# of spaces required: 2 # of spaces provided: 2**Right-of-Way Information**Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☐ N ☒

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N ☐Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): N/A ftAre 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		3058	241			0.00
2 nd Floor		2464				0.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)			614	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	614	614 0.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	469		<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)	269	269 0.00
	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)		0.00
Carport**: (check article utilized)	Attached			<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		5990.00	0.00			6032 0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 38% 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.

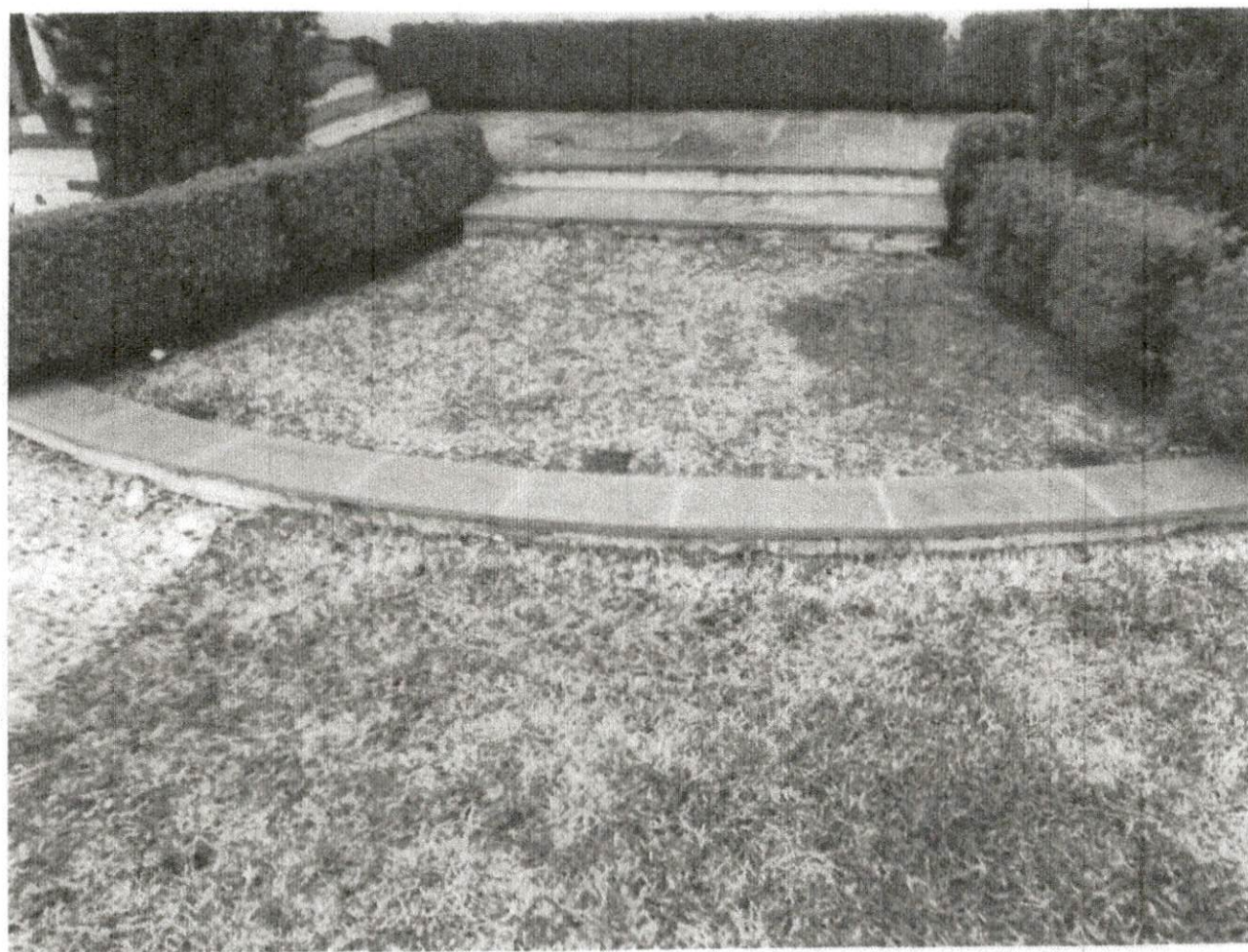
****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 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.

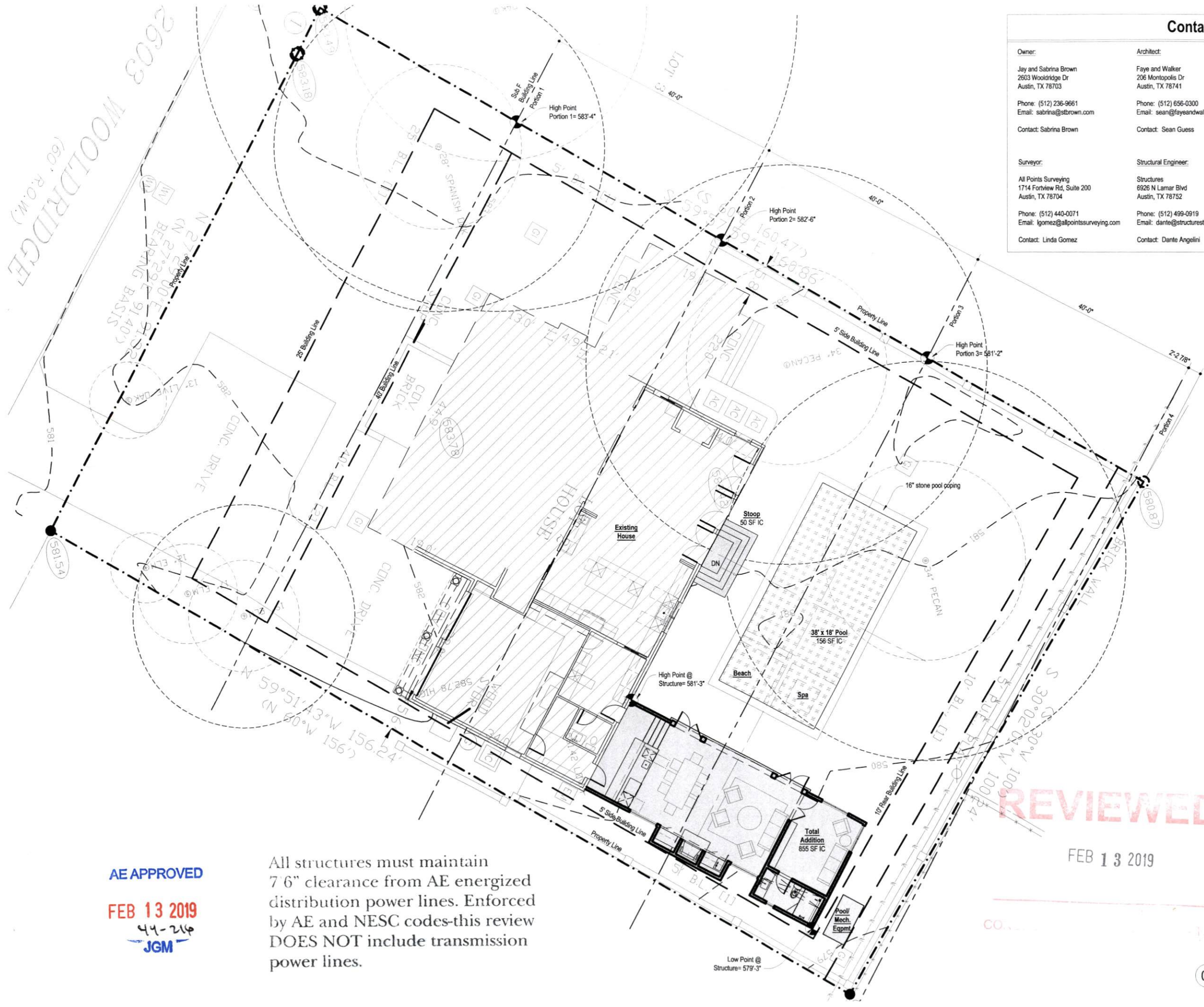
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors 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.











Contacts

Owner: Jay and Sabrina Brown 2603 Woodridge Dr Austin, TX 78703 Phone: (512) 236-9661 Email: sabrina@stbrown.com Contact: Sabrina Brown	Architect: Faye and Walker 206 Montopolis Dr Austin, TX 78741 Phone: (512) 656-0300 Email: sean@fayeandwalker.com Contact: Sean Guess	Builder: David Wilkes Builders 5450 Bee Caves, Suite 4B Austin, TX 78746 Phone: (512) 801-1998 Email: robert@davidwilkesbuilders.com Contact: Robert Zirkel
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Legal Description

Lot 2, Pemberton Heights, Recorded in Section 4, Volume 4, Page 24, Plat Records of Travis County

Address:
2603 Woodridge Dr
Austin, TX 78703

Surveyor:

All Points Surveying
1714 Fortview Rd, Suite 200
Austin, TX 78704

Phone: (512) 440-0071
Email: lgomez@allpointssurveying.com

Contact: Linda Gomez

Structural Engineer:

Structures
6926 N Lamar Blvd
Austin, TX 78752

Phone: (512) 499-0919
Email: dante@structuresstx.com

Contact: Dante Angelini

Site Plan Legend

- Property Line
- Fence Line
- New 2x6 Framing
- New Masonry
- New 2x4 framing
- Common Wall (Duplex)
- Gas
- Water
- Hose bib
- Junction Box
- Electrical Panel
- Existing Contour Minor
- Existing Contour Major

Tree List

Tree 1:	51" TRP Live Oak
Tree 2:	28" Spanish Oak
Tree 3:	13" Live Oak
Tree 4:	12" Elm
Tree 5:	17" Elm
Tree 6:	19" Elm
Tree 7:	34" Pecan
Tree 8:	34" Pecan

Faye and Walker
206 Montopolis Dr
Austin, TX 78741
T: (512) 656-0300

Project:

Brown Residence
2603 Woodridge Dr
Austin, Texas 78703

Issue:

For Review
September 25 2018

Title:

Site Plan

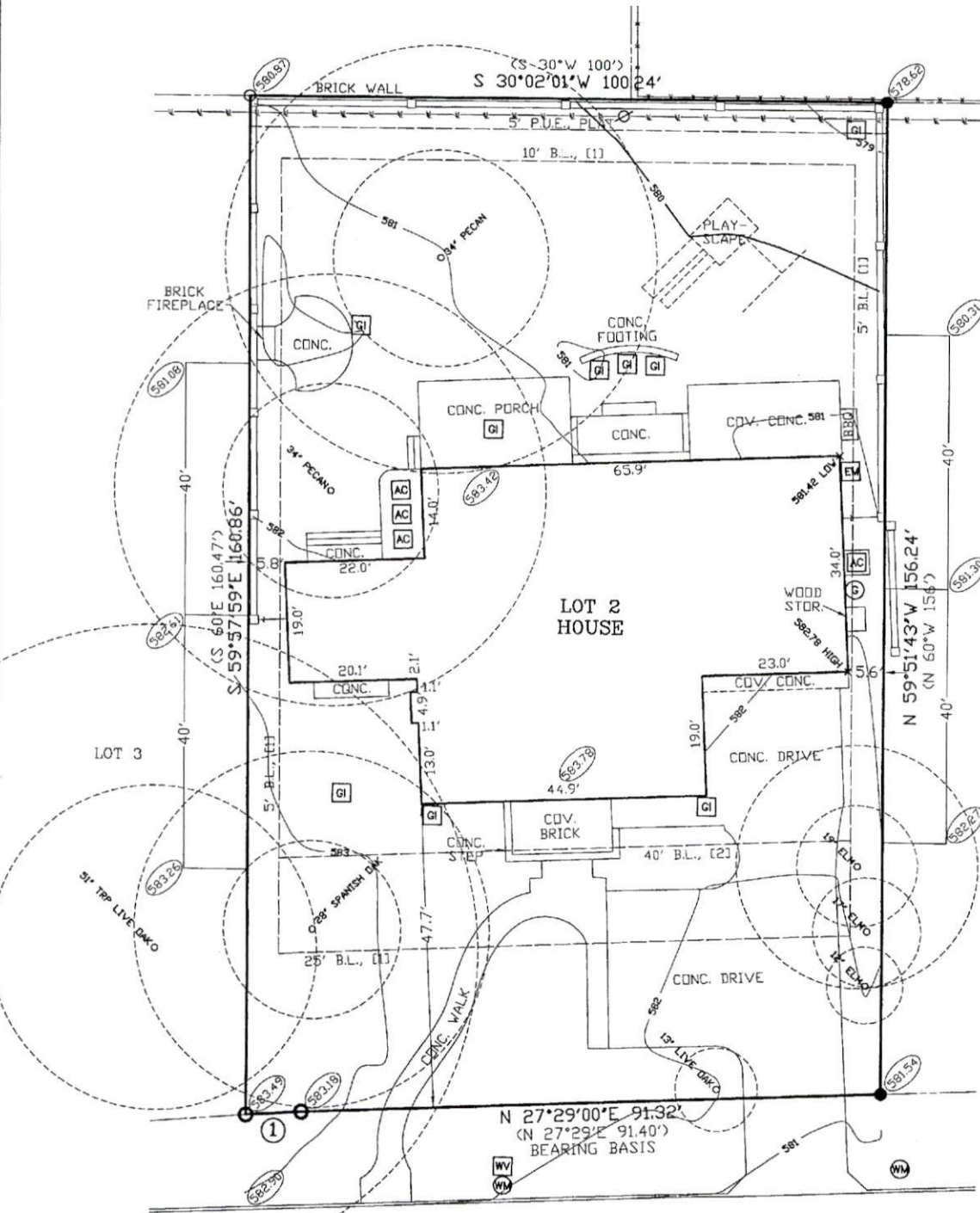
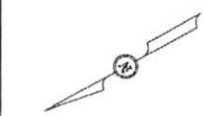
Sheet:

A1.1

AE APPROVED
FEB 13 2019
44-216
JGM

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.

SCALE: 1"=20'



LEGEND	
	WIRE FENCE
	UTILITY LINE
	WROUGHT IRON FENCE
	A/C UNIT
	ELEC. METER
	WATER VALVE
	GRATE INLET
	GAS METER
	WATER METER
	IRON ROD FND.
	CALCULATED POINT
	PIPE FND.
	UTILITY POLE
	B.L. BUILDING LINE
	D.E. DRAINAGE EASEMENT
	P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] BUILDING LINE PER CITY OF AUSTIN
CURRENT ZONING ORDINANCE.
[2] PER VOL. 607, PG. 130.
EASEMENT RESEARCH PERFORMED BY ALL
POINTS AND THE UNDERSIGNED SURVEYOR
WAS LIMITED TO INFORMATION SUPPLIED
BY PENTAGON FEDERAL CREDIT UNION/WFG
NATIONAL TITLE INSURANCE COMPANY PER
COMMITMENT G.F. #2011-1259, EFFECTIVE
AUGUST 12, 2011;
SCHEDULE B, PARAGRAPH 10.
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.
THE FOLLOWING ITEM WAS NOT INCLUDED
IN THE PENTAGON FEDERAL CREDIT
UNION/WFG NATIONAL TITLE INSURANCE
COMPANY TITLE COMMITMENT G.F. #
2011-1259, EFFECTIVE DATE OF AUGUST
12, 2011 BUT HAS BEEN ADDED TO THIS
MAP AT THE REQUEST OF THE CLIENT.
-VOL. 607, PG. 130-131. NO ADDITIONAL
TITLE RESEARCH HAS BEEN PERFORMED
BY ALL POINTS.

LOT AREA SUMMARY

TOTAL LOT AREA.....15862 SQ.FT.

CURVE TABLE

①
C=N26°22'42"E 8.75'
A=8.75' R=809.70'
(C=N27°10'E 8.73')
(A=8.73')

LOT No. 2 BLOCK --- SUBMISSION / ADDITION PEMBERTON HEIGHTS
SECTION 4 PHASE --- Book --- Page(s) 24 Cabinet --- PLAT RECORDS
CITY AUSTIN COUNTY, TEXAS Document No. --- Official Public Records of --- County, Texas
Reference: JAY BROWN AND SABRINA BROWN

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
PENTAGON FEDERAL CREDIT UNION/WFG NATIONAL TITLE INSURANCE COMPANY
The undersigned certifies that this survey was this day made by me or under my supervision on the ground
of the real property shown on the survey and after the exercise of reasonable care and in reliance on
record searches by the title company that this survey is correct to the best of the undersigned's knowledge
and belief and that the property has access to and from a roadway, except as shown hereon. There are no
visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown
hereon.

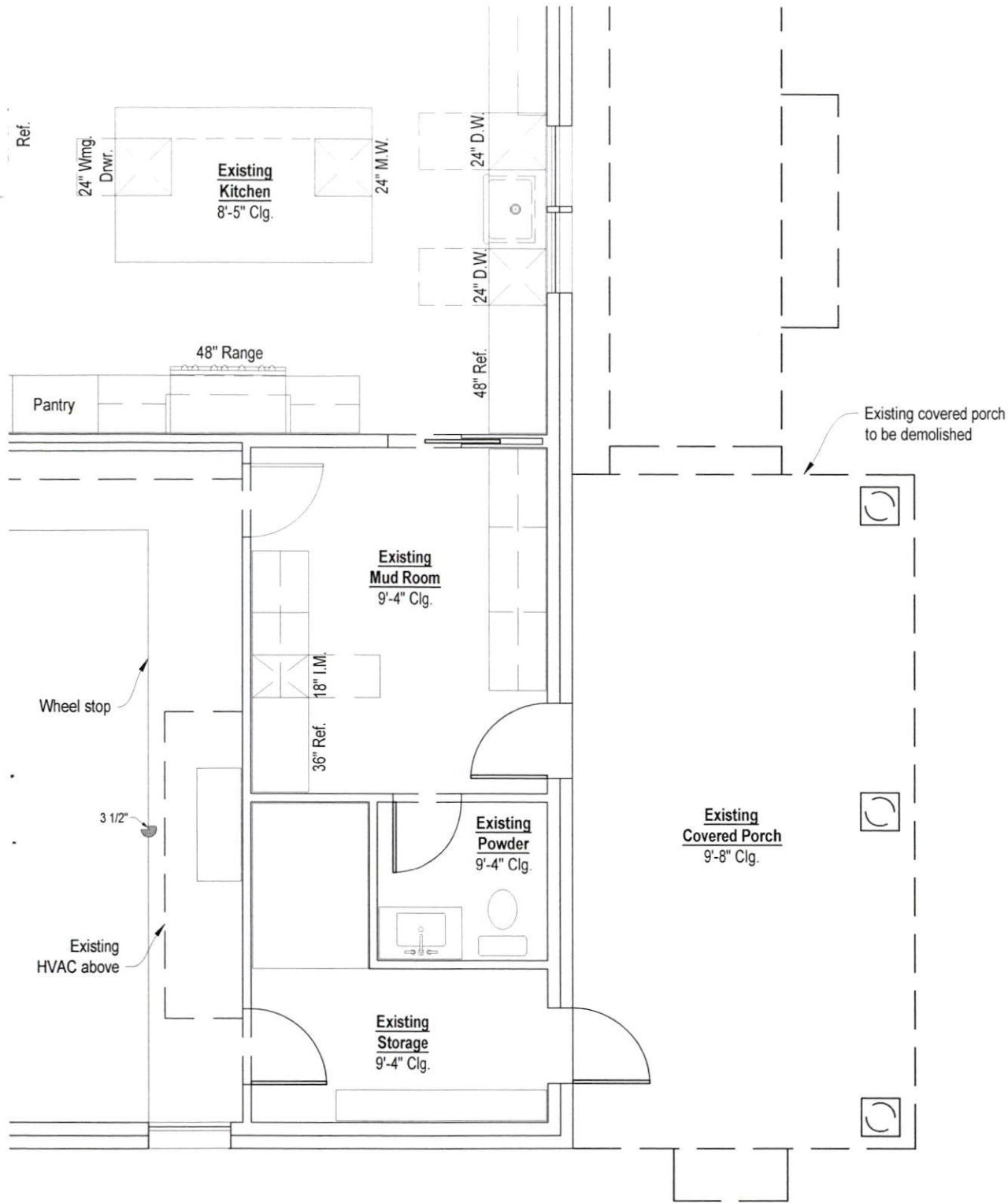


ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900



Roger L. Way

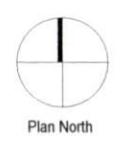
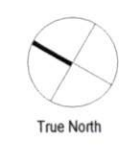
By: WW Date: 09-13-17
FIELD WORK WW
DRAFTING SCN
SURVEY DATE: 09-22-17
Job No. 09B17717
SCALE: 1"=20'



01
A3.3

01
A3.4

01
A3.2



01 Lower Level Demolition Plan
3/16" = 1'-0"



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Austin, TX 78741
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Project:

Brown Residence
2803 Wooldridge Dr
Austin, Texas 78703

Issue:

For Review
September 25 2018

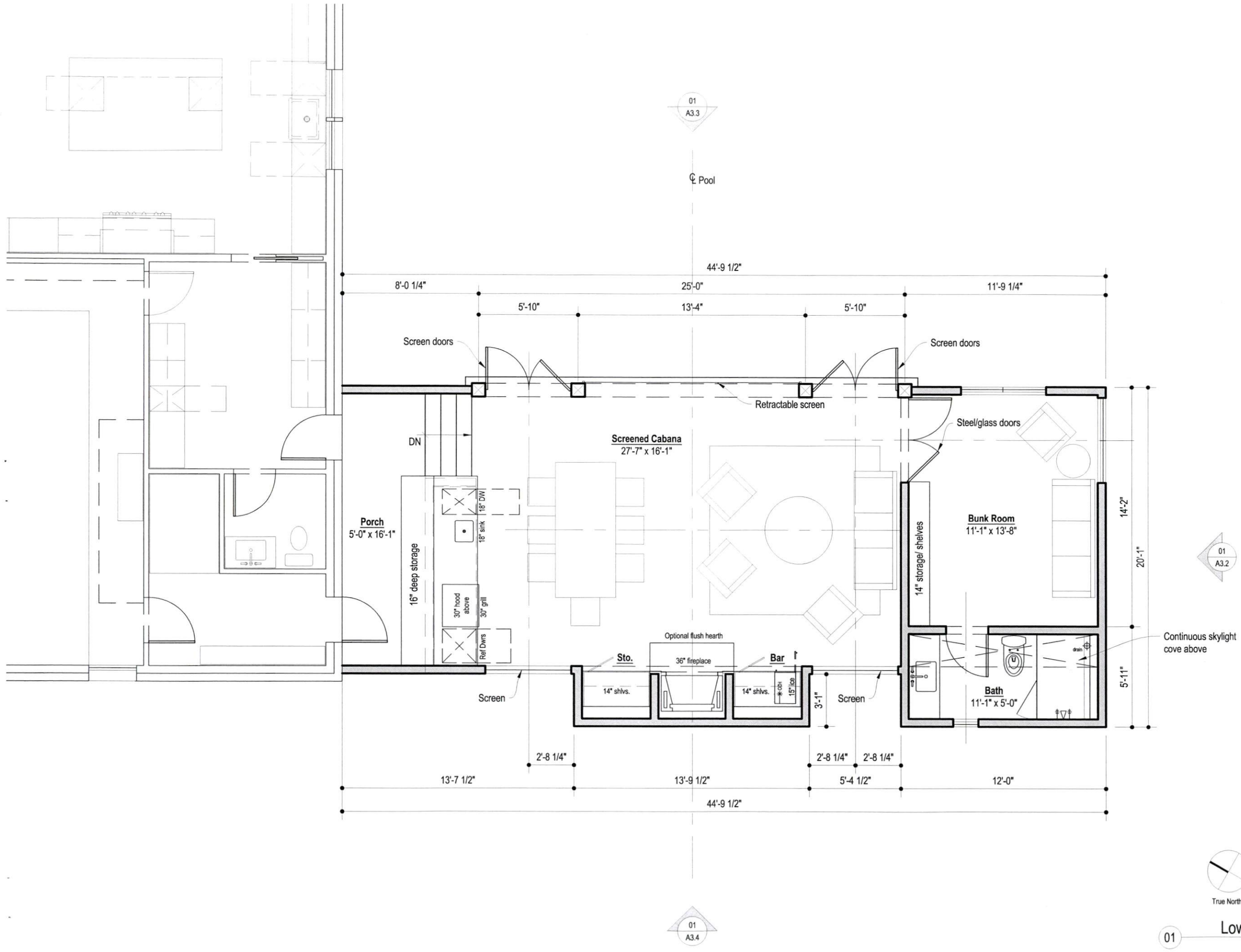
Title:

Demolition Plan

Sheet:

A2.2

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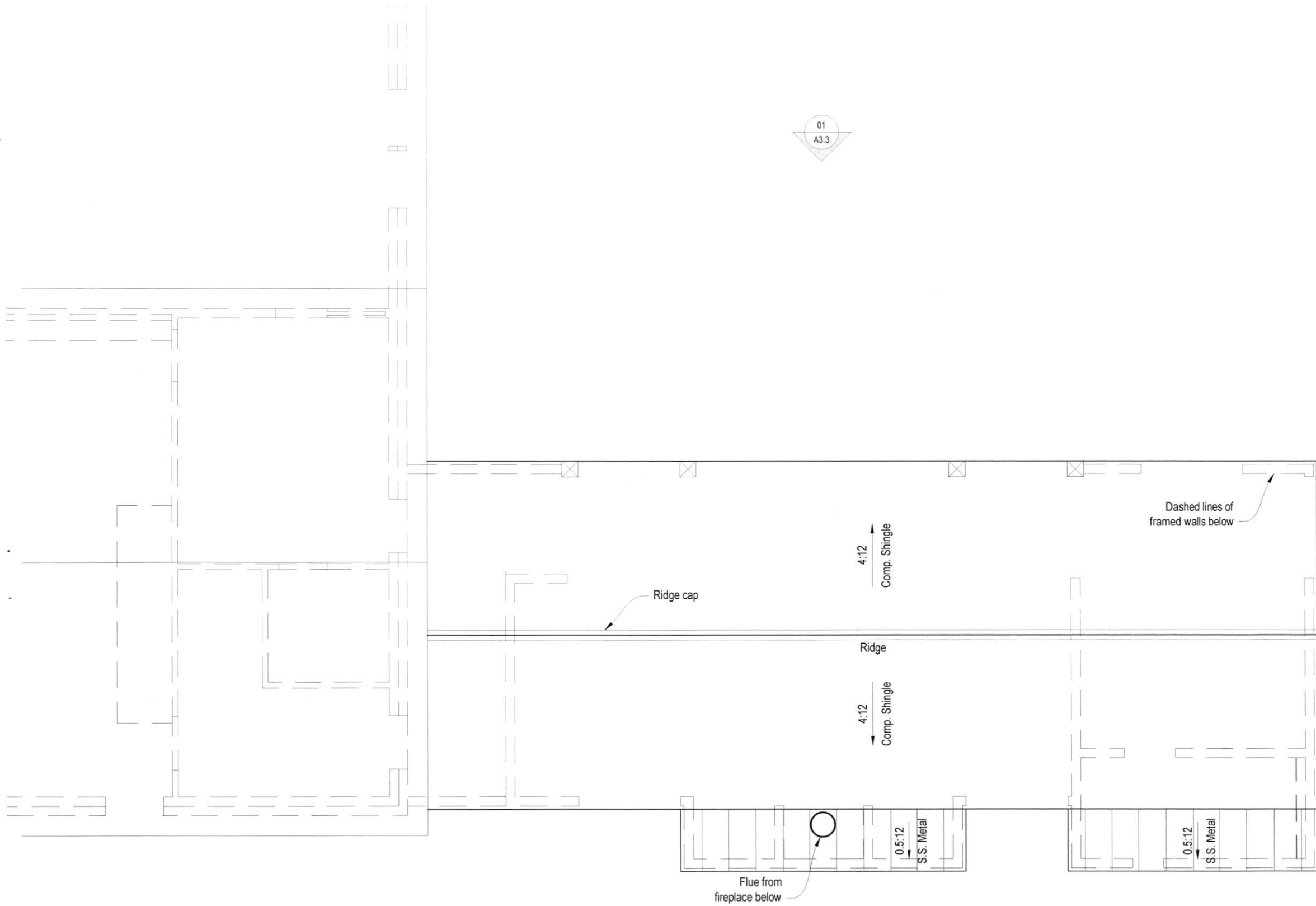
Floor Plan

Sheet:

A2.3

01 Lower Level Floor Plan
3/16" = 1'-0"

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Title:

Roof Plan

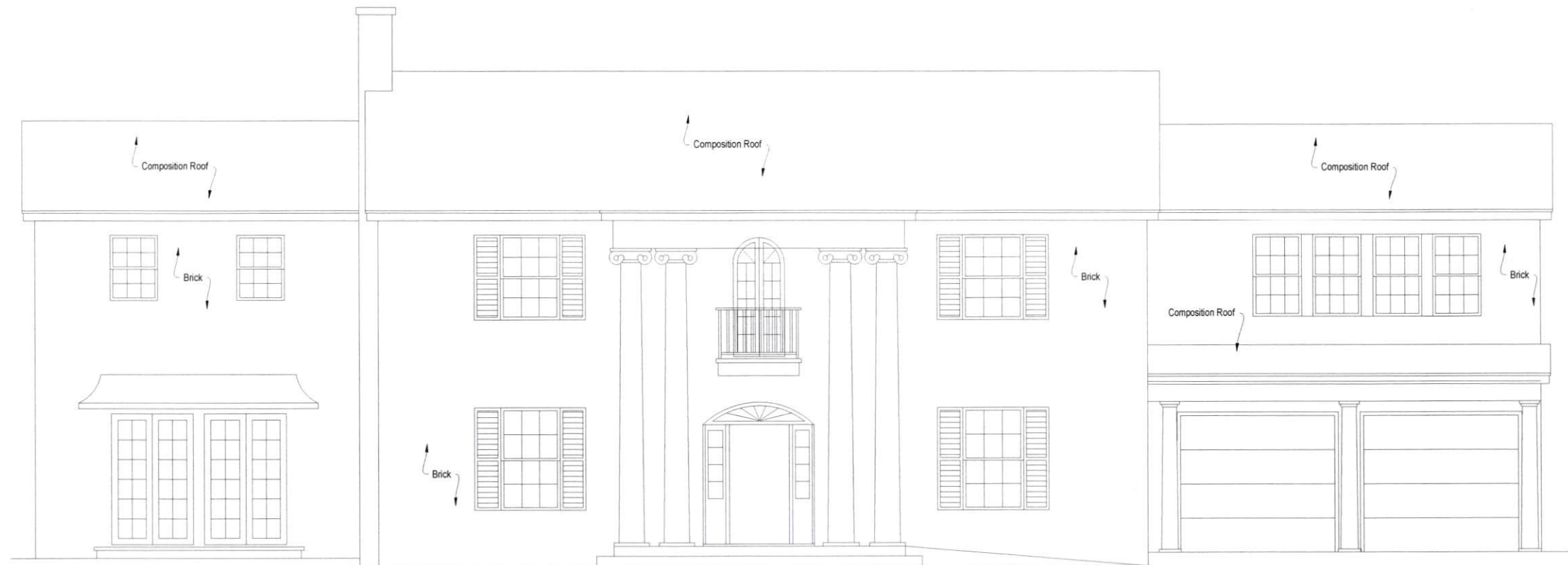
Sheet:

A2.4

Roof Plan
3/16" = 1'-0"

01

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Project:

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For Permit
September 25 2018

Title:

Exterior Elevations

Sheet:

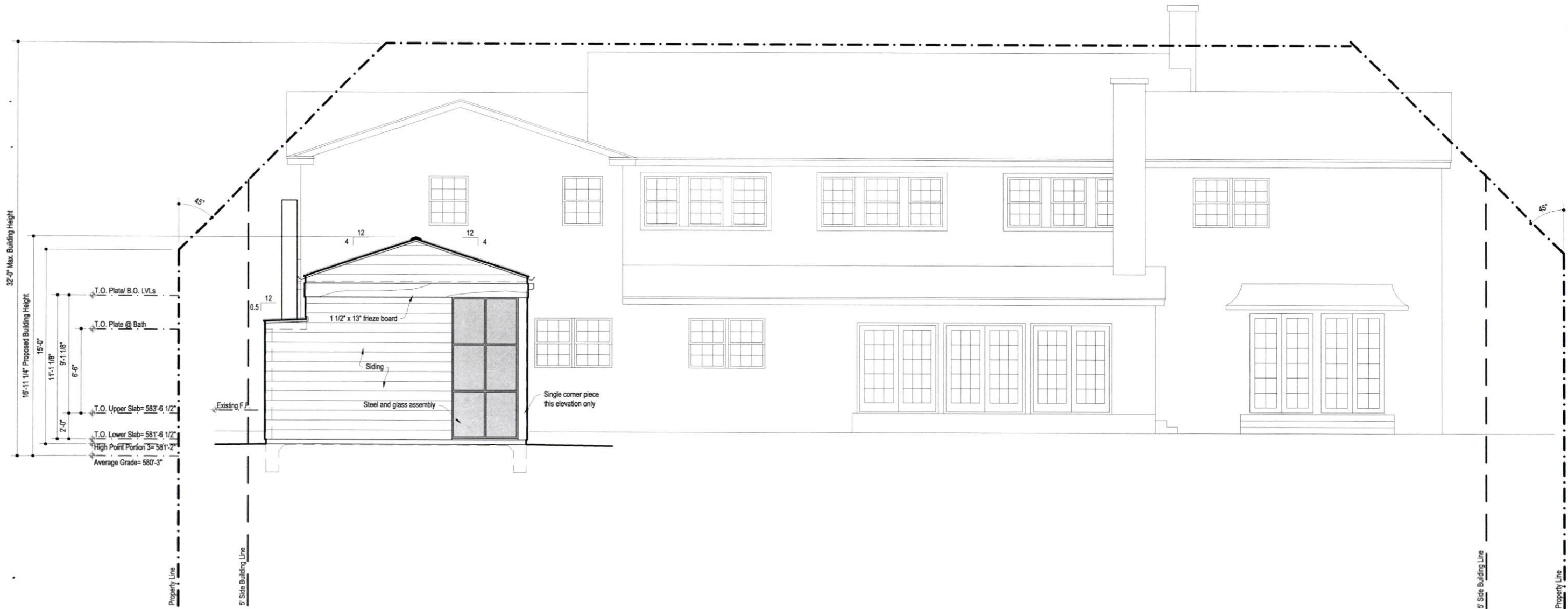
A3.1

01

West Elevation

1/8"= 1'-0"

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Title:

Exterior Elevations

Sheet:

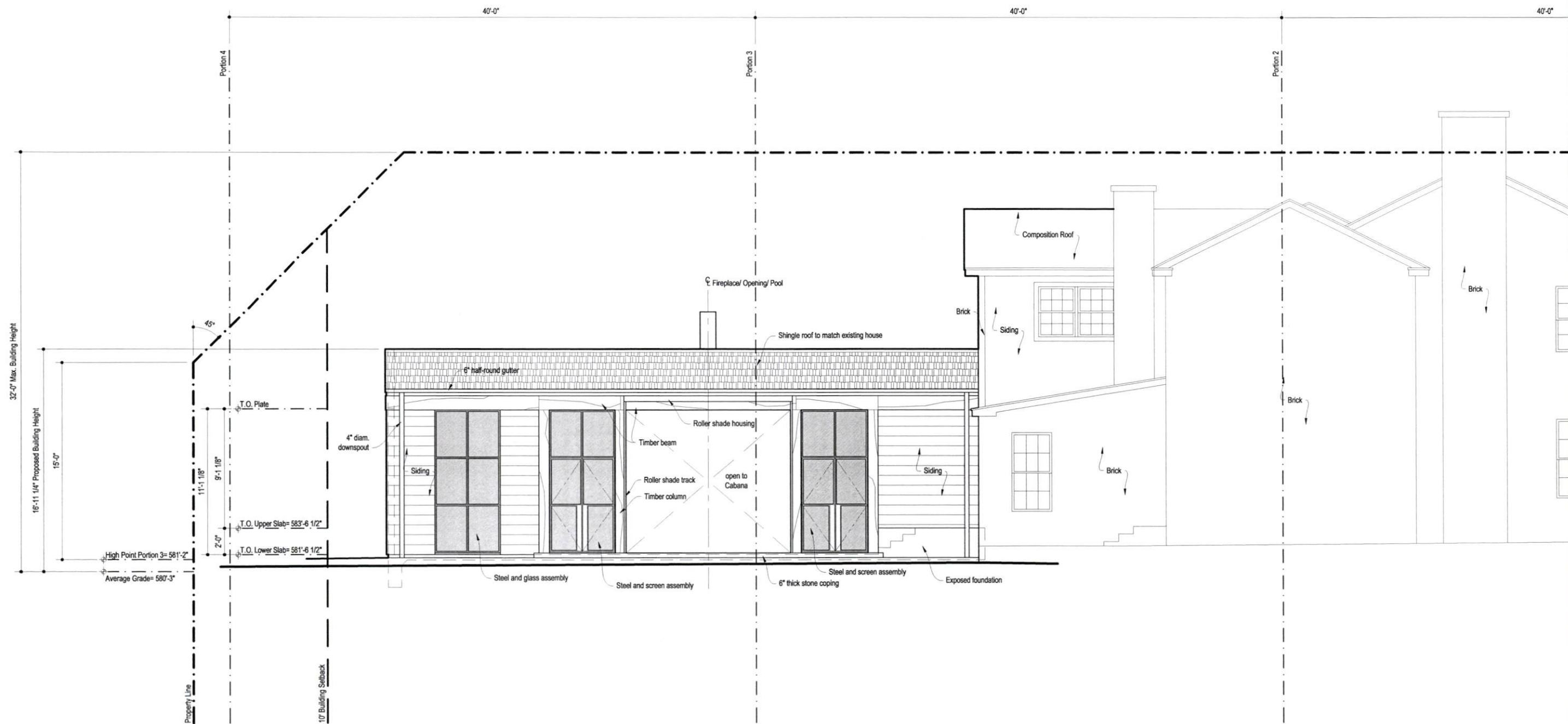
A3.2

East Elevation

1/8" = 1'-0"

01

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Exterior Elevations

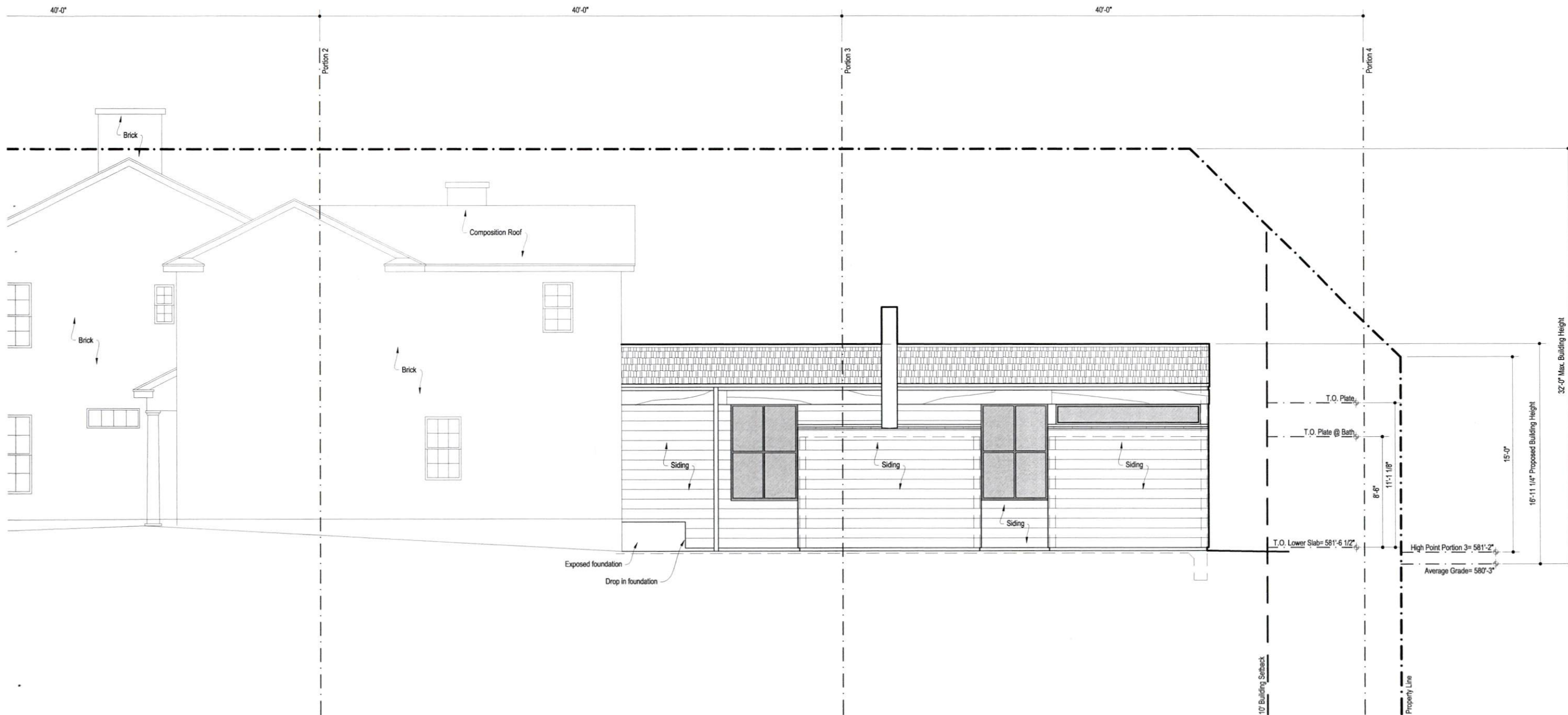
Sheet:

A3.3

North Elevation

01

1/8" = 1'-0"



01

South Elevation

1/8" = 1'-0"



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Title:

Exterior Elevations

Sheet:

A3.4

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