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: Open with Internet Explorer, then Click Here to Save and continue.

Property Information

Project Address: 3913 AVENUE F AUSTIN TX 78751	Tax Parcel ID: 214827
Legal Description: W 95.5FT LOT 11 SHADOW LAWN	
Zoning District: SF-3-NCCD	Lot Area (sq ft): 9,572.00
Neighborhood Plan Area (if applicable): HYDE PARK	Historic District (if applicable): HYDE PARK

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, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

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 # C15-2016-0060 (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

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.)

# of existing bedrooms: 3	# of bedrooms upon completion: 4	# of baths existing: 3.0	# of baths upon completion: 4.0

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

New two-story garage apartment with uncovered exterior stairway and covered landing; extend existing driveway to new garage w/ unit pavers to match existing

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

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 125,000 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.	$ 125,000 Amount for Primary Structure: $ _____ Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N Amount for Accessory Structure: $ 125,000 Elec: ■Y ☐N | Plmbg: ■Y ☐N | Mech: ■Y ☐N	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.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	1,678.00				1,678.00	0.00
b) 2nd Floor conditioned area	985.00			528.00	985.00	528.00
c) 3rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	299.00			528.00	299.00	528.00
f) Covered patio, deck, porch, and/or balcony area(s)	375.00			17.00	375.00	17.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks				52.00	0.00	52.00
Total Building Area (total a through h)	3,337.00	0.00	0.00	1,125.00	3,337.00	1,125.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00

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): 2,897.00 % of lot size: 30

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): 3,759.00 % of lot size: 39

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: 24 ft 4 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 3 # of spaces provided: 3

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ■ N

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

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ■ N

Width of approach (measured at property line): 12.0 ft Distance from intersection (for corner lots only): 88.5 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
1st Floor		1,678.00				1,678.00
2nd Floor		985.00	528.00			1,513.00
3rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		375.00		■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	375.00	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			☐ 200 sq ft (3.3.2 B 2b)		0.00
	Detached		528.00	■ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)	450.00	78.00
Carport**: (check article utilized)	Attached		299.00	☐ 450 sq ft (3.3.2 A 3) ■ 200 sq ft (3.3.2 B 1)***		299.00
	Detached			☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		3,038.00	1,355.00			3,568.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,568.00

(Total Gross Floor Area ÷ Lot Area) x 100 = ~~0~~ 37 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.)

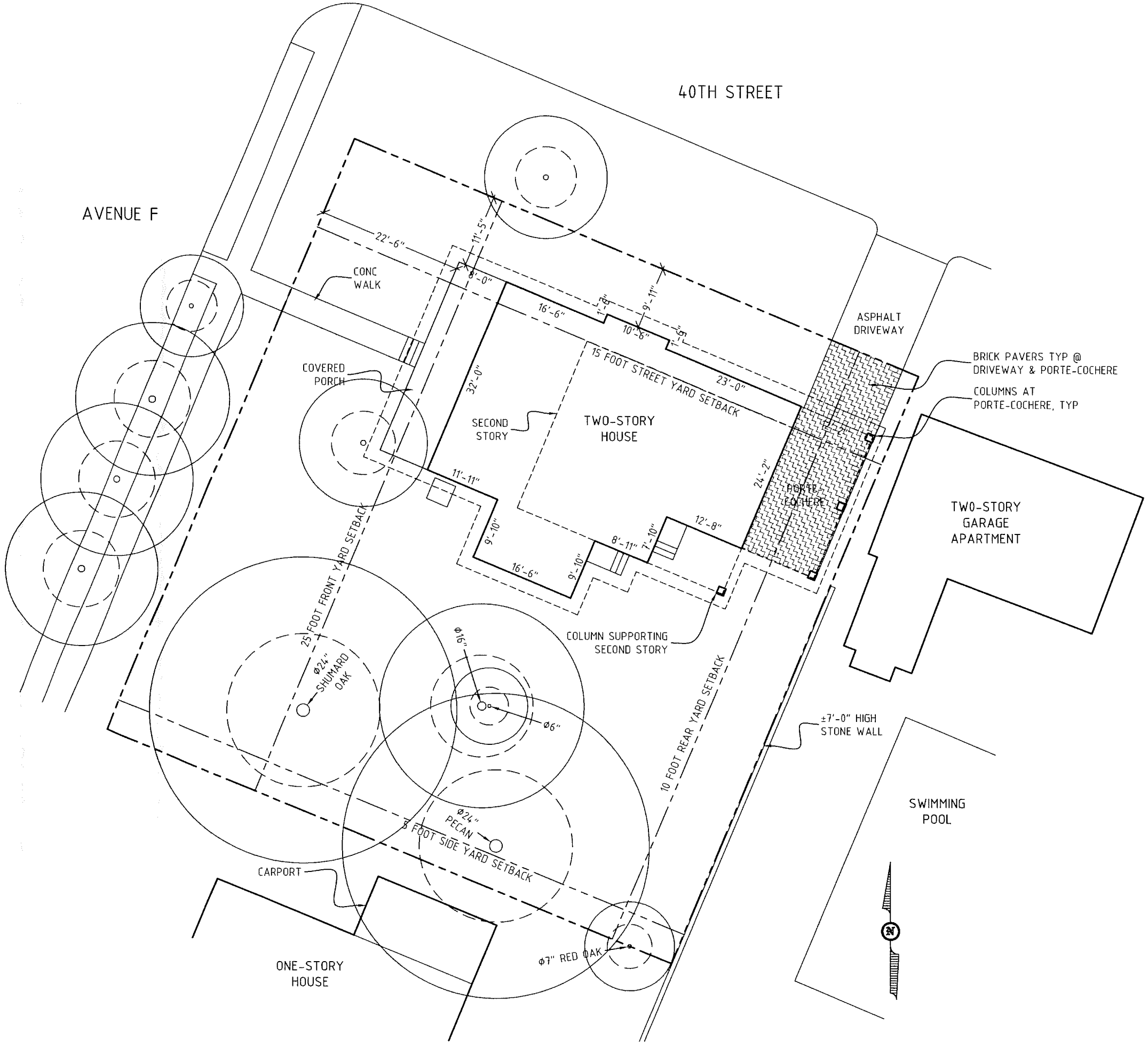
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



SHEET NOTES

1. UNLESS OTHERWISE NOTED, DIMENSIONS ON THIS SHEET ARE TYPICALLY TO THE FOLLOWING POINTS:
- FACE OF STRUCTURAL ELEMENT (WALL STUD, TRUSS, SLAB, ETC.) AT NEW CONSTRUCTION
- FINISHED FACE OF ELEMENT AT EXISTING CONSTRUCTION
- CENTERLINE OF COLUMNS, PLUMBING FIXTURES & OPENINGS

KEYED NOTES

NOTE: NOT ALL KEYS ARE USED ON ALL SHEETS, AND KEYS MAY VARY FROM SHEET TO SHEET

1. EXCAVATE BY HAND OR AIR SPADE WITHIN CRITICAL ROOT ZONE OF TREE, OR AS DIRECTED BY CITY OF AUSTIN ARBORIST

PROJECT NOTES

1. THESE ARCHITECTURAL DRAWINGS ARE NOT AUTHORIZED FOR USE FOR ANY PART OF THE CONSTRUCTION OF THIS PROJECT UNLESS THE ARCHITECT'S SEAL AND SIGNATURE ARE PRESENT, AND THE DRAWINGS ARE DENOTED "CONSTRUCTION DRAWINGS" IN THE TITLE BLOCK.
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Vehko Architecture
512.708.0703
lotte@vehko.com

BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

PROJECT NUMBER: 14-325

DATE: 12 JUL 2016

REVISIONS:

EXISTING SITE PLAN & TITLE SHEET

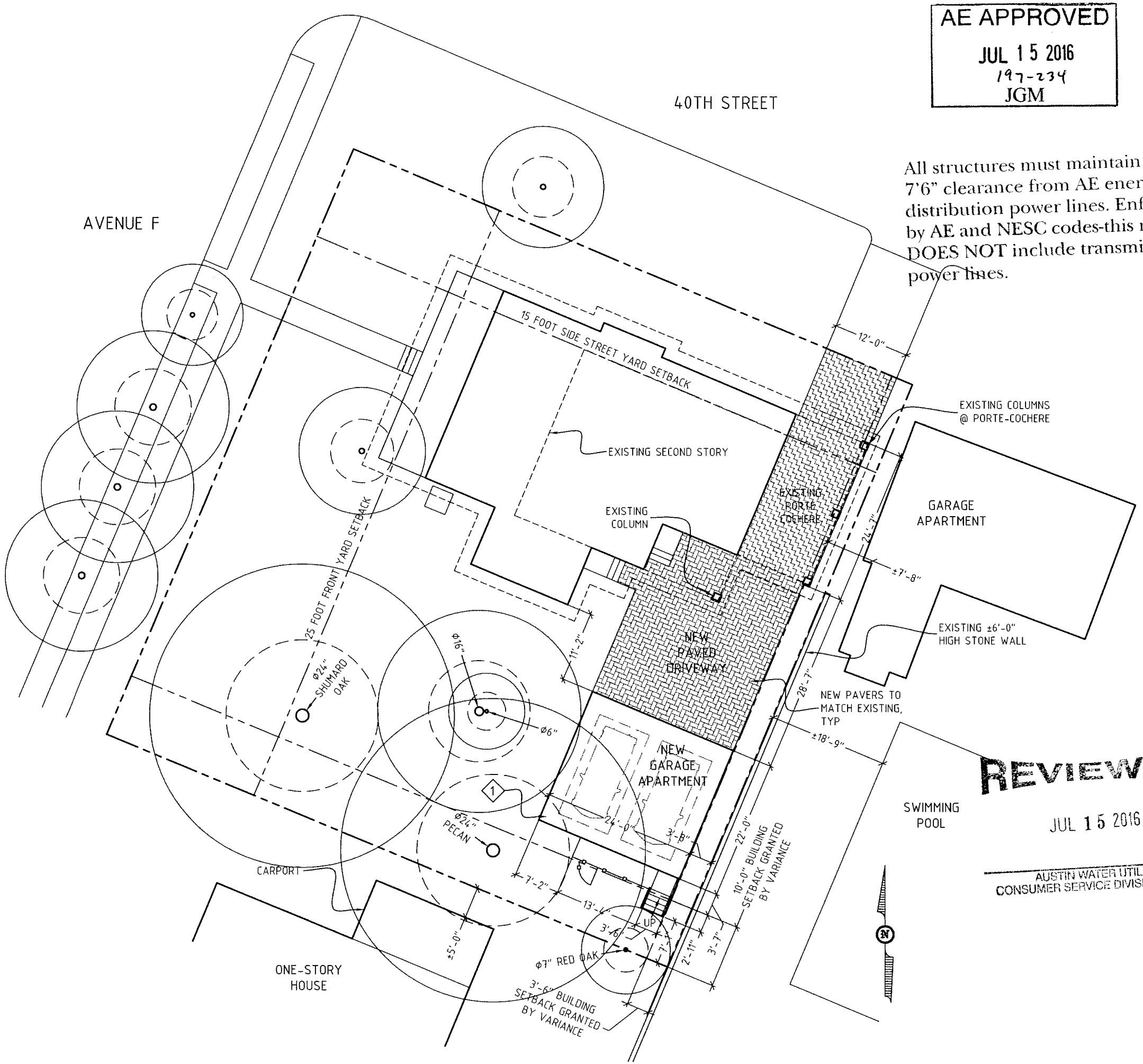
DRAWING SCALE: 1/16" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A1.1

AE APPROVED
JUL 15 2016
197-234
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.



REVIEWED
JUL 15 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

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REGISTERED ARCHITECT CHARLOTTE VEHKO 17642 STATE OF TEXAS

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BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

PROJECT NUMBER: 14-325

DATE: 12 JUL 2016

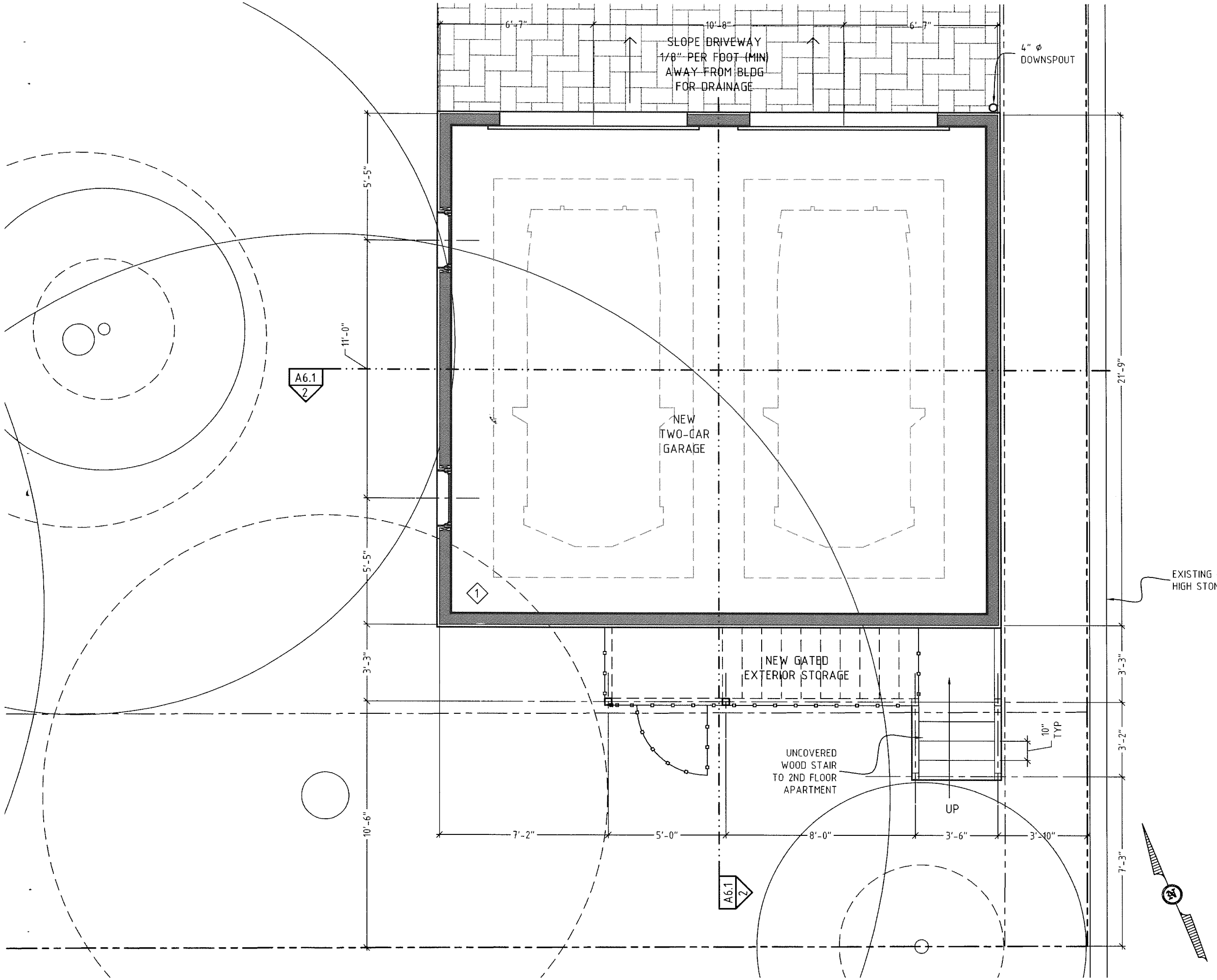
REVISIONS:

NEW SITE PLAN

DRAWING SCALE: 1/16" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A1.2



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REGISTERED ARCHITECT
LOTTE VEHKO
1642
STATE OF TEXAS

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BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

PROJECT NUMBER: 14-325

DATE: 12 JUL 2016

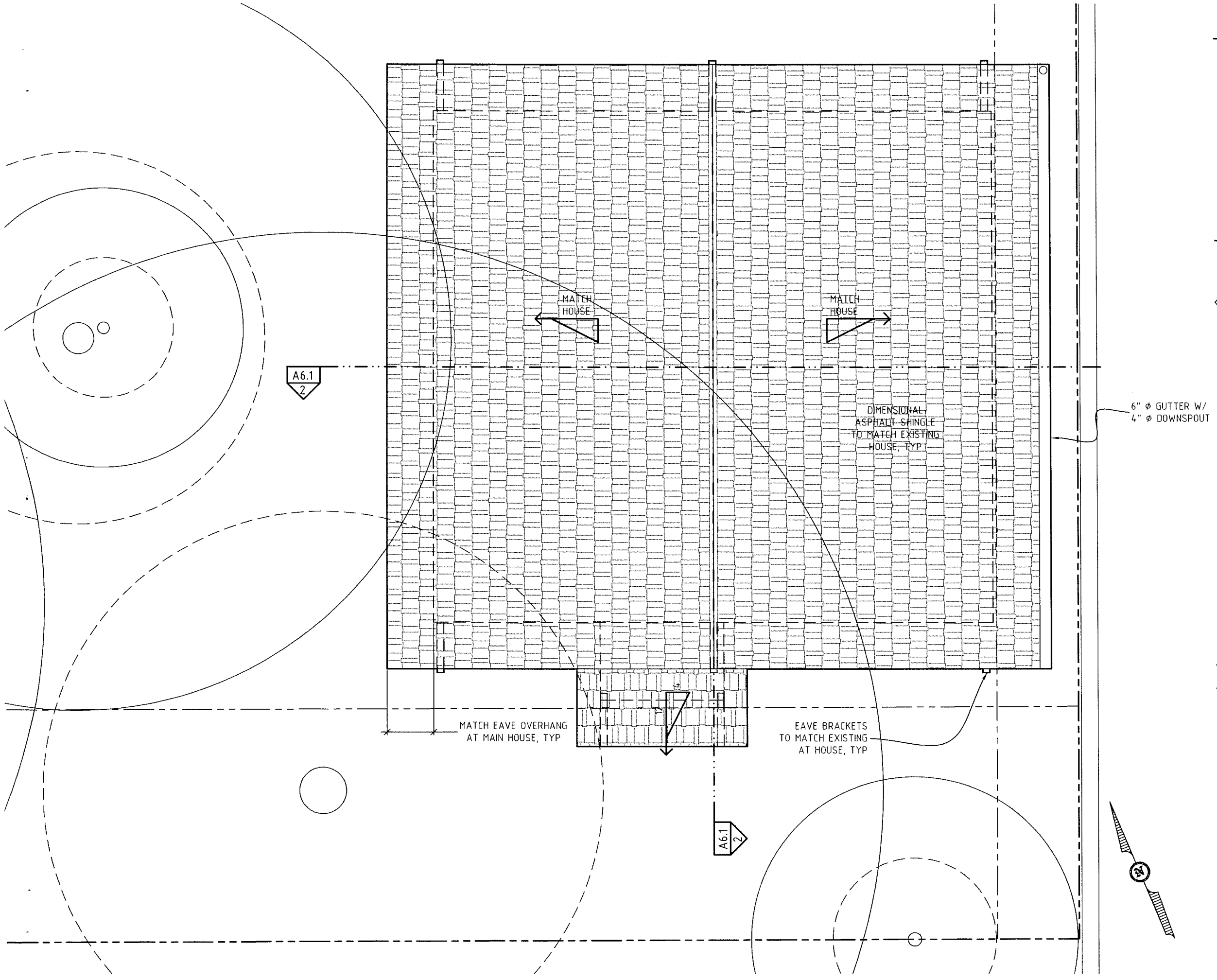
REVISIONS:

FIRST FLOOR PLAN

DRAWING SCALE: 1/4" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A3.1



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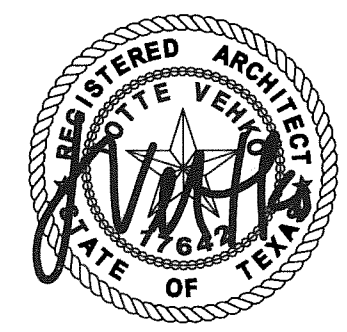

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BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

PROJECT NUMBER: 14-325

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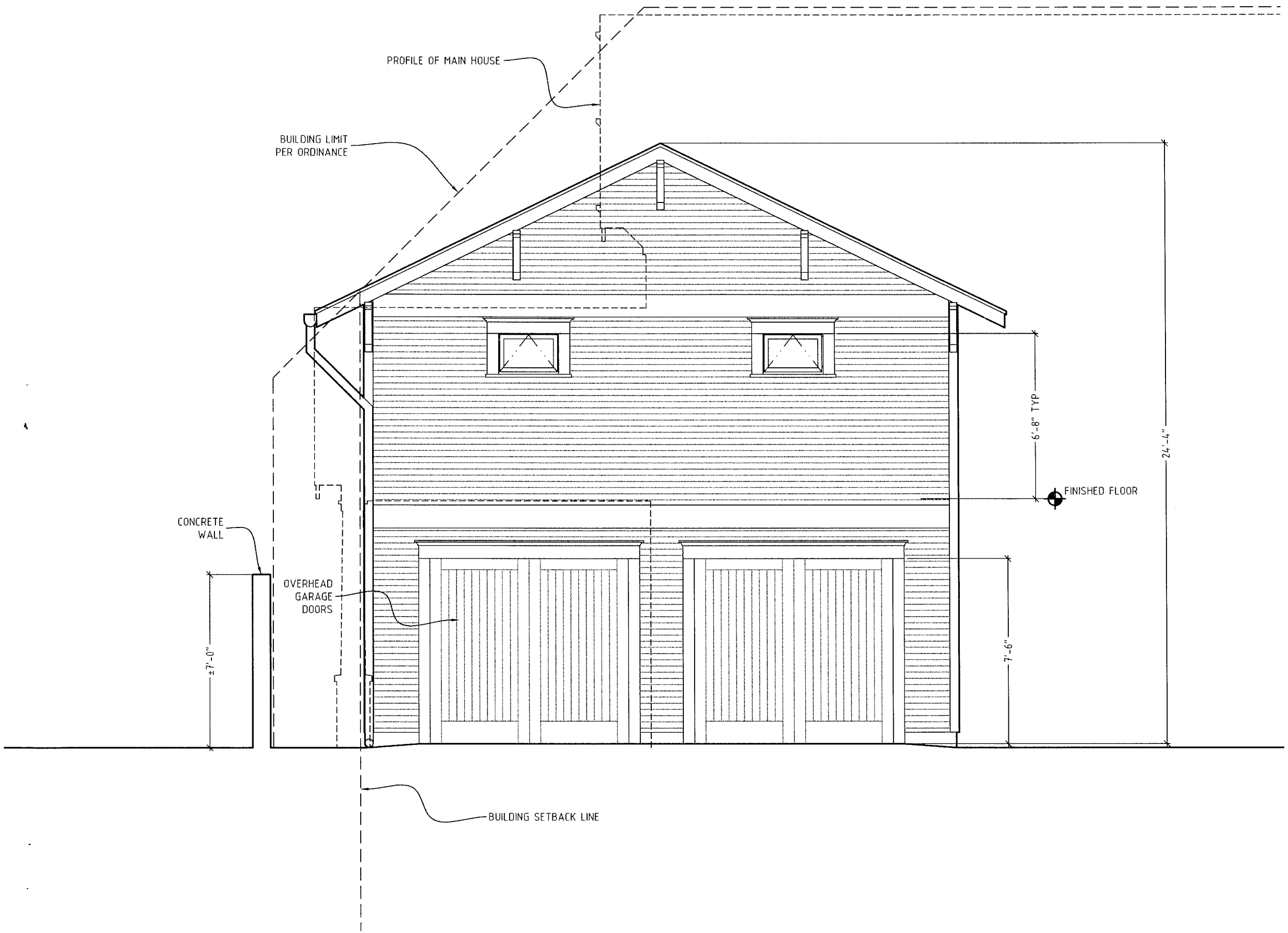
REVISIONS:

ROOF PLAN

DRAWING SCALE: 1/4" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A3.3



REGISTERED ARCHITECT
LOTTE VEHKO
1642
STATE OF TEXAS

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BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

PROJECT NUMBER: 14-325

DATE: 12 JUL 2016

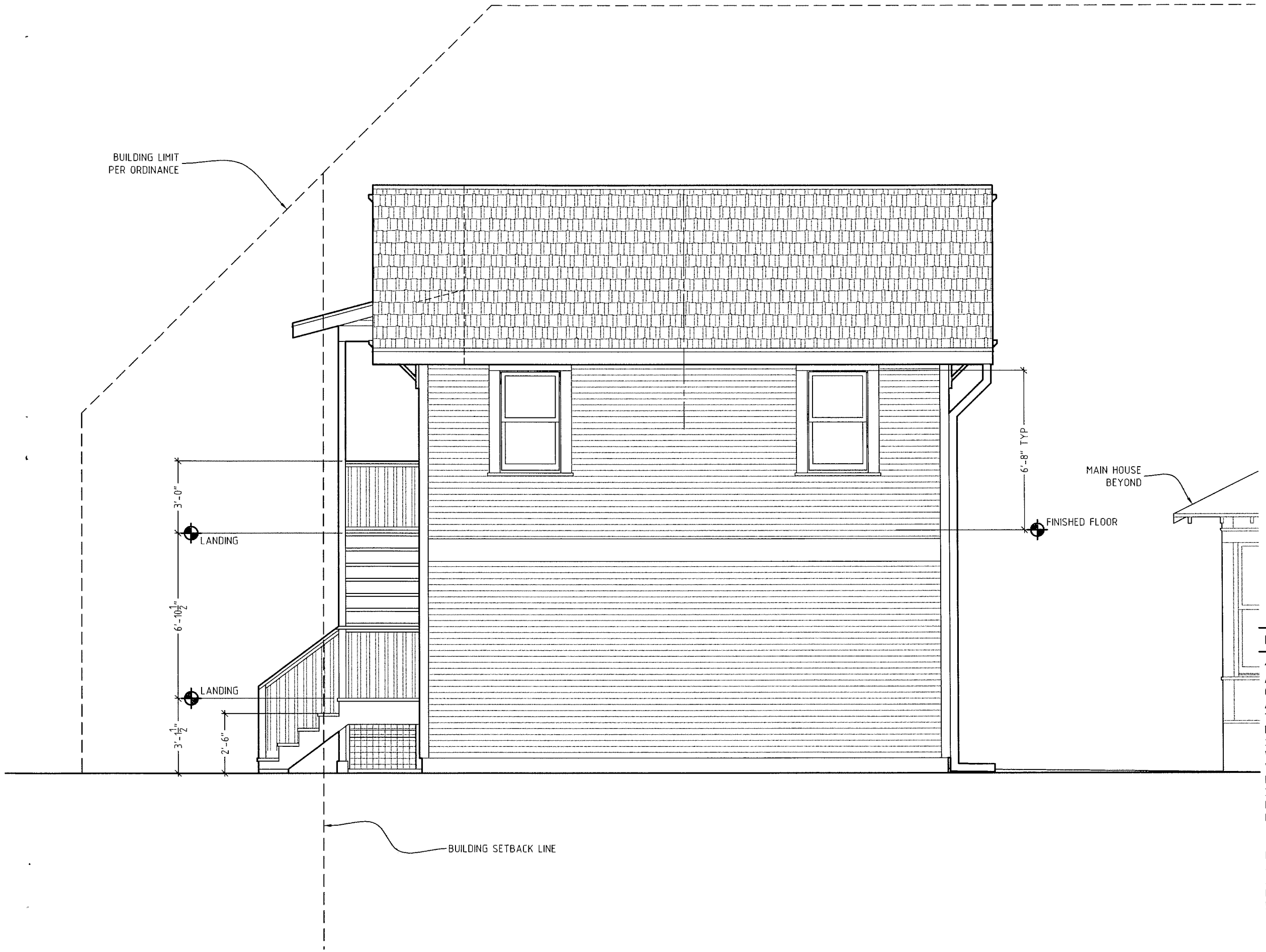
REVISIONS:

EXTERIOR ELEVATION -- NORTH

DRAWING SCALE: 1/4" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A5.1



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BIRCHER GARAGE APARTMENT | 3913 Avenue F | Austin, TX

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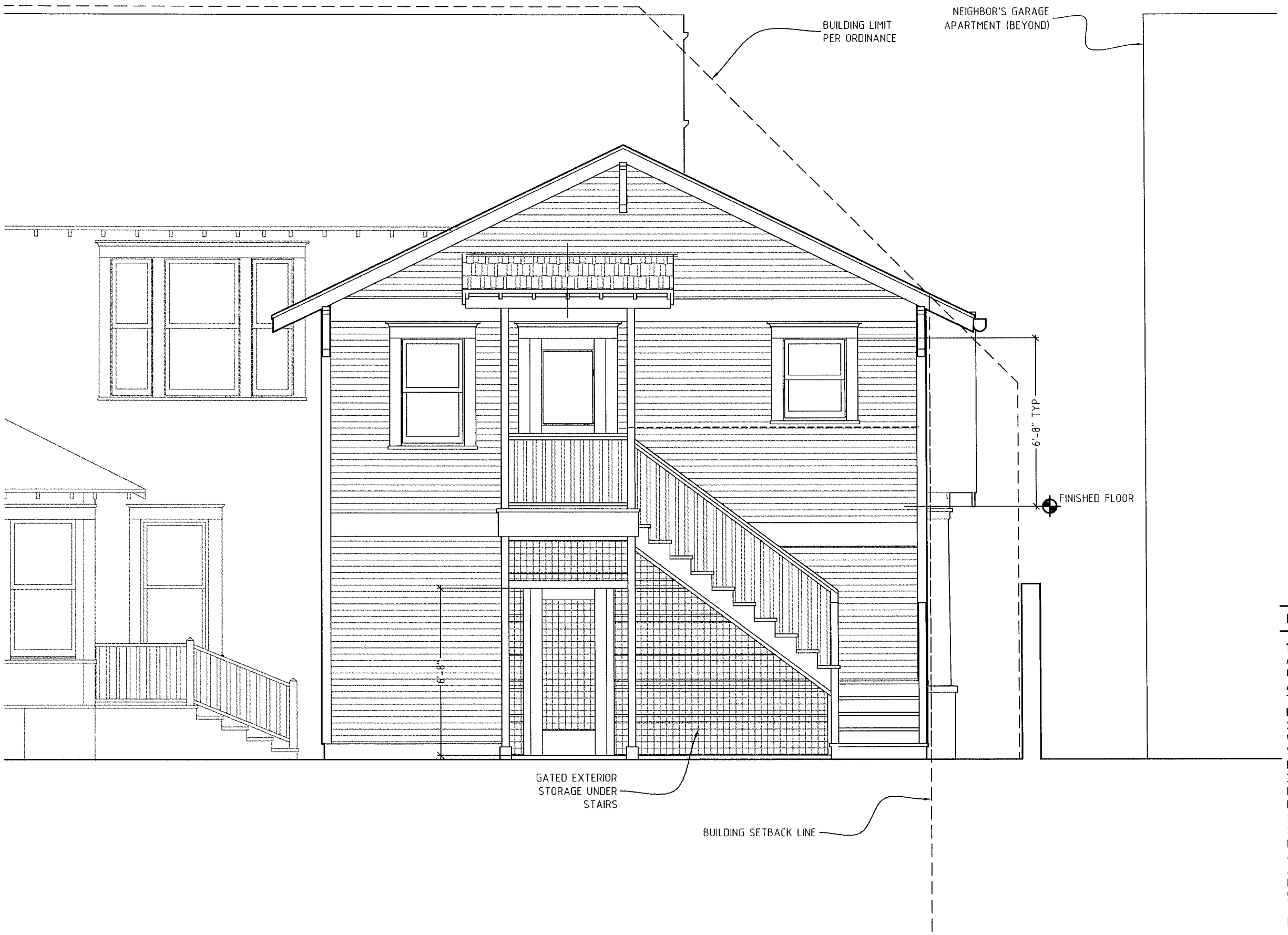
REVISIONS:

EXTERIOR ELEVATION -- EAST

DRAWING SCALE: 1/4" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A5.2



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DATE: 12 JUL 2016

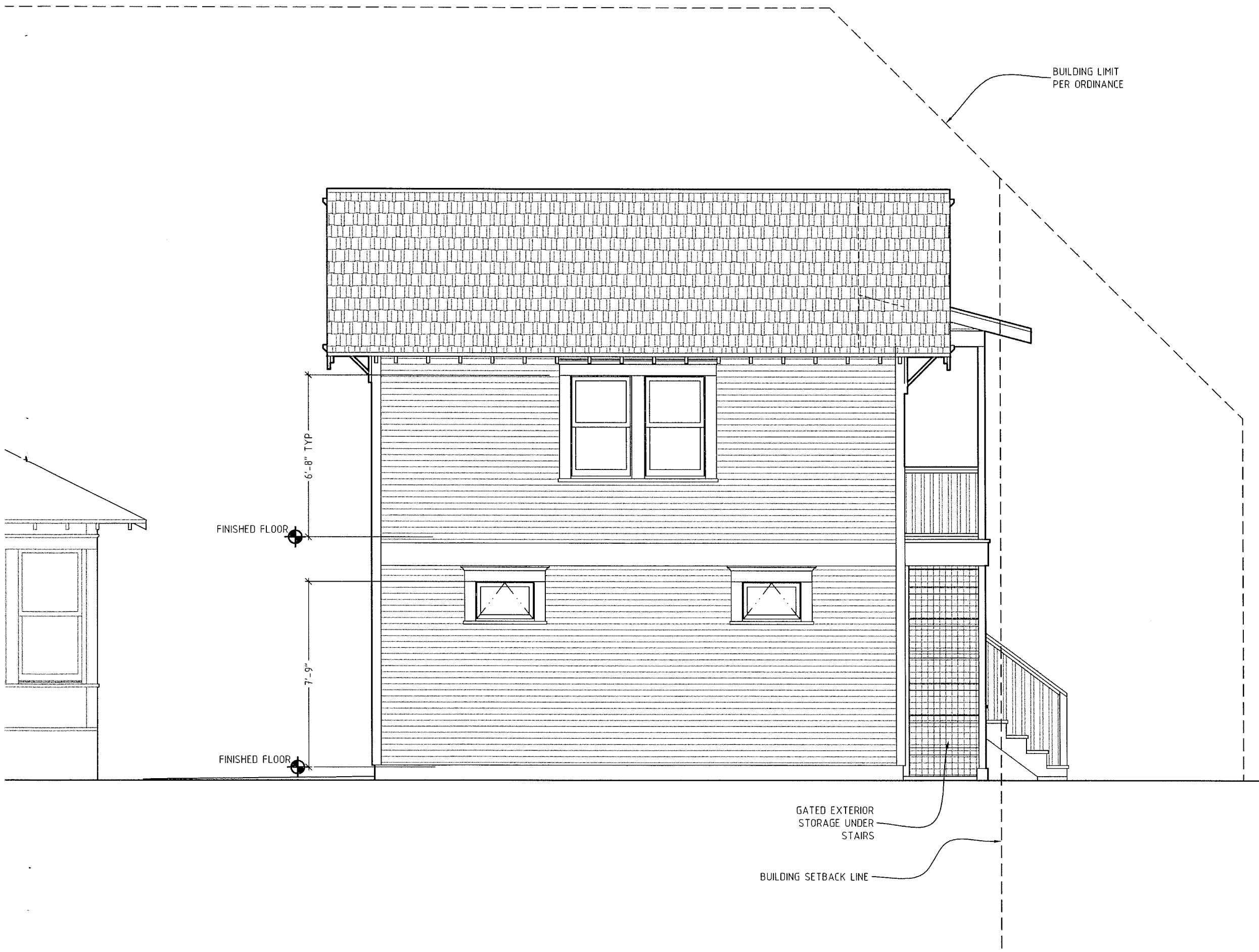
REVISIONS:

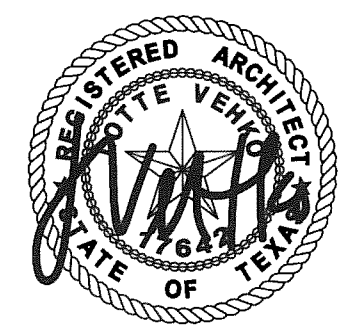
EXTERIOR ELEVATION -- SOUTH

DRAWING SCALE: 1/4" = 1'-0"

CONSTRUCTION / PERMIT DRAWING

A5.3





PROJECT NOTES

1. THESE ARCHITECTURAL DRAWINGS ARE NOT AUTHORIZED FOR USE FOR ANY PART OF THE CONSTRUCTION OF THIS PROJECT UNLESS THE ARCHITECT'S SEAL AND SIGNATURE ARE PRESENT, AND THE DRAWINGS ARE DENOTED "CONSTRUCTION DRAWINGS" IN THE TITLE BLOCK.
2. FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK AND NOTIFY THE ARCHITECT OF CONDITIONS THAT VARY FROM THAT SHOWN ON THE CONSTRUCTION DRAWINGS.
3. STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DESIGN ARE BY OTHERS. STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION SHOWN ON THE ARCHITECTURAL DRAWINGS IS SCHEMATIC IN NATURE AND FOR DESIGN COORDINATION PURPOSES ONLY.
4. CROSS-REFERENCE ALL CONSTRUCTION DRAWINGS AND NOTIFY THE ARCHITECT OF CONFLICTING INFORMATION PRIOR TO BEGINNGING WORK.
5. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS IN CONSTRUCTION DUE TO FAILURE TO ABIDE BY THESE INSTRUCTIONS.

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EXTERIOR ELEVATION -- WEST

DATE: 12 JUL 2016

PROJECT NUMBER: 14-325

DRAWING SCALE: 1/4" = 1'-0"

REVISIONS:

CONSTRUCTION / PERMIT DRAWING

A5.4