



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: 1508 W 9TH ST AUSTIN, TX 78703	Tax Parcel ID: 109275
Legal Description: LOT 7 WENDLENDT'S SUBDIVISION OF OUTLOT 4	
Zoning District: MF-4-NP	Lot Area (sq ft): 13,183.00
Neighborhood Plan Area (if applicable): OLD WEST AUSTIN	Historic District (if applicable): WEST LINE

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 ☐ Note: Include tree location(s) on plot plan. (If yes, application for a tree permit with the <u>City Arborist</u> is required)	
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

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: 2	# of bedrooms upon completion: 3	# of baths existing: 1.0	# of baths upon completion: 3.0		

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

Existing 1912 house with 1,336 sf to be remodeled with 2 bedrooms, office, and TV room. Addition of 2,834 sf will include a kitchen, living/dining area, studio, and master bedroom. Existing attic converted to 681 sf conditioned storage space.

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

Job Valuation						
Total Job Valuation: \$ <u>615,000</u> 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: \$ <u>535,500</u> Amount for Primary Structure: \$ <u>535,500</u> Elec: ☒ Y ☐ N Plmbg: ☒ Y ☐ N Mech: ☒ Y ☐ N Amount for Accessory Structure: \$ _____ Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ N			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>60,000</u> Elec: \$ <u>8,000</u> Plmbg: \$ <u>3,500</u> Mech: \$ <u>8,000</u> TOTAL: \$ <u>79,500</u>		
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 st Floor conditioned area	1,336.00		2,834.00		4,170.00	0.00
b) 2 nd Floor conditioned area	0.00		631.00		631.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	181.00				181.00	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)	1,517.00	0.00	3,465.00	0.00	4,982.00	0.00
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): <u>4,351.00</u> % of lot size: <u>33</u>						
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): <u>5,238.00</u> % of lot size: <u>40</u>						
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: <u>26</u> ft <u>2</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 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): <u>12.0</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 ☒ 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	1,336.00	2,834.00			4,170.00
2 nd Floor	0.00	631.00			631.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	181.00		☒ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	181.00	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		☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached		☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0.00
	Detached		☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	1,517.00	3,465.00			4,801.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,801.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 36 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.)

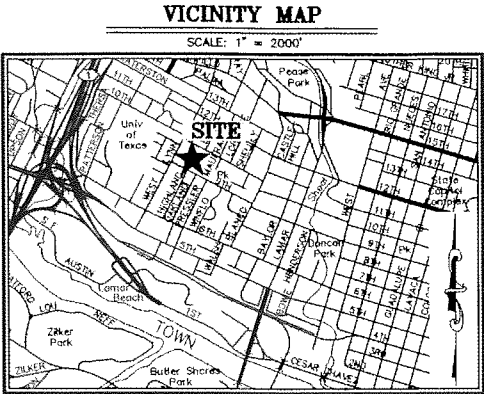
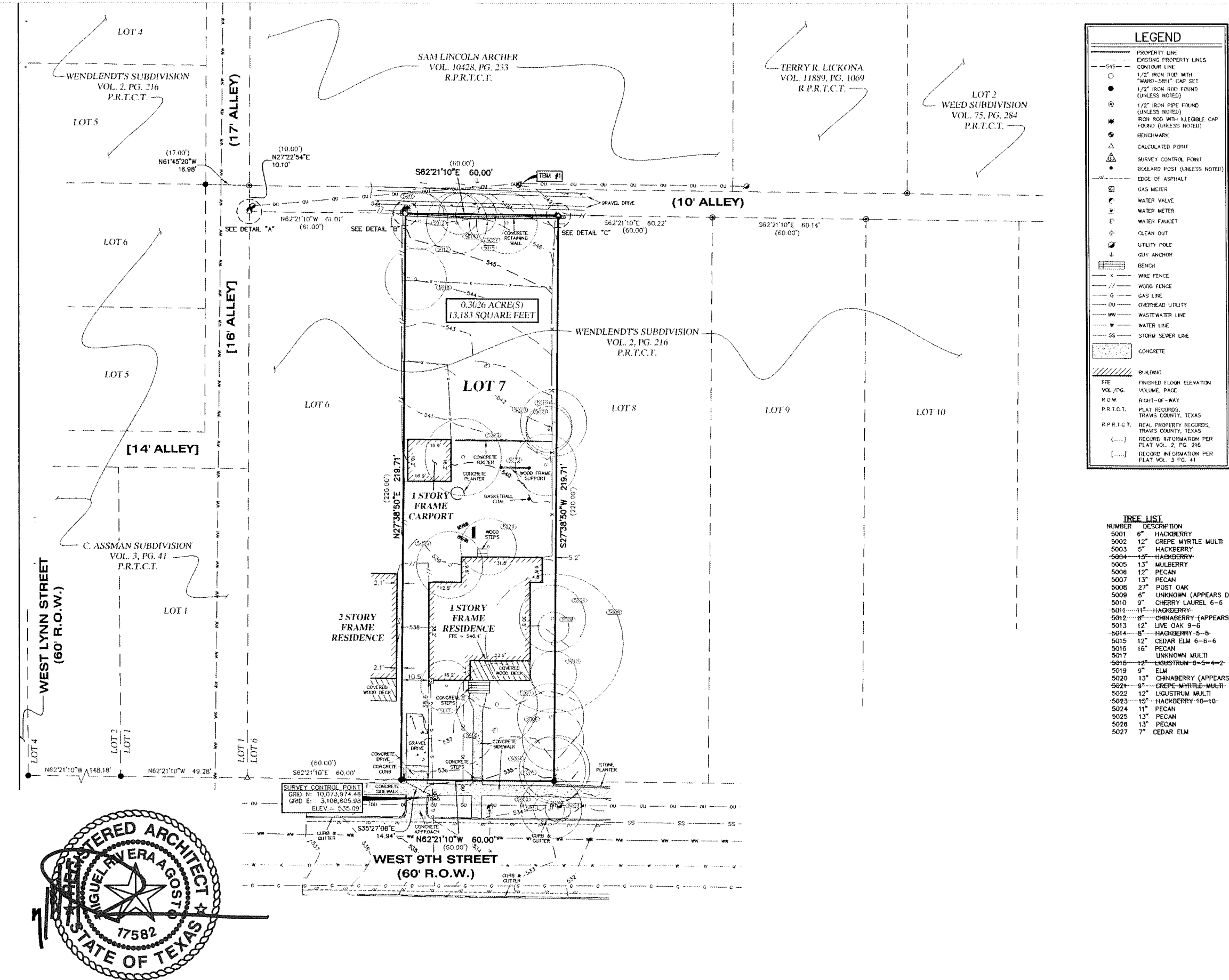
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000064592659.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A MAG HUB NAIL SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON AUGUST 12, 2015, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MON. #1-25-3002, HAVING A PUBLISHED GRID COORDINATE & NAVD 88 ELEVATION OF N 10,074,532.66, E 3,109,971.58, ELEV. 554.87.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

GENERAL NOTES:
1) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.
2) PROPERTY ADDRESS: 1508 WEST 9TH STREET, AUSTIN, TEXAS
3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

LEGAL DESCRIPTION:
BEING ALL OF LOT 7 OF WENDLENDT'S SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 216 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48453C 0445H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK NOTE:
TBM #1- COTTON SPINDLE SET IN UTILITY POLE ON THE NORTH SIDE OF ALLEY ±15' NORTH OF THE NORTHEAST CORNER OF LOT 7, ELEVATION = 550.01'.

SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

DATE: 8/21/2015
JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811

LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4, DIVISION Z City of Austin, Travis County, Texas

4WARD
Land Surveying
A Landmark Property Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 8/21/2015
Project: 00434
Reviewer: JSW
Tech: J
Field Crew: JCR/NW
Survey Date: AUG. 2015
Sheet: 1 OF 1

Miró Rivera Architects

505 Powell Street
Austin, Texas 78703
Phone: 512.477.7016
Fax: 512.476.7672



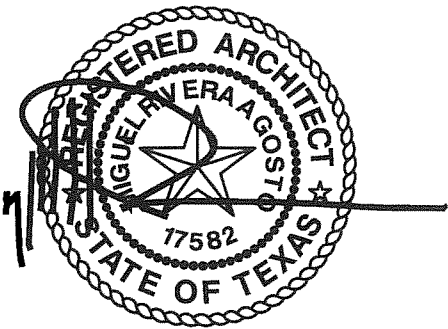
PROJECT INFORMATION

OWNER: TOM BENTLEY AND CAROL RYLANDER
OCCUPANCY GROUP: RESIDENCE (MF-4-NP)
LEGAL DESCRIPTION: LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

BENTLEY RESIDENCE

1508 W 9TH ST
AUSTIN, TX 78703

SURVEY PLAN
Scale: 1" = 40'
Date: 07/08/16



07/08/16

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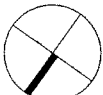
BUILDING COVERAGE (B.F.)					
		EXISTING TO REMAIN	PROPOSED	TOTAL	CONTRIBUTES TO TOTAL BUILDING COVERAGE*
RESIDENCE	1ST FLOOR (CONDITIONED)	1336	2834	4170	4170
	2ND FLOOR (CONDITIONED)	0	631	631	0
	3RD FLOOR (CONDITIONED)	-	-	-	-
BASEMENT		-	-	-	-
GARAGE/ CARPORT	ATTACHED	-	-	-	-
	DETACHED	-	-	-	-
WOOD DECKS (100%)		-	-	-	-
BREEZEWAYS		-	-	-	-
COVERED PATIOS		-	-	-	-
COVERED PORCHES		181	0	181	181
BALCONIES		-	-	-	-
SWIMMING POOL(S)		0	0	0	0
OTHER BUILDING OR COVERED AREA		0	0	0	0
TOTAL BUILDING COVERAGE ON LOT*					4351
*(SUBTRACT IF APPLICABLE, 2nd FLOOR CONDITIONED, 3rd FLOOR CONDITIONED, BASEMENT, SWIMMING POOL, AND WOOD DECKS IF UNCOVERED.)					

FLOOR AREA RATIO (B.F.)			
	EXISTING	NEW	TOTAL
BASEMENT FLOOR AREA	0	0	0
BASEMENT FLOOR AREA W/CLNG HGT. ABV. 15'-0"	0	0	
1ST FLOOR AREA (MAIN HOUSE)	1336	2834	4170
1ST FLOOR AREA W/CLNG HGT. ABV. 15'-0"	0	0	
2ND FLOOR AREA (INCLUDING PORCH)	0	631	631
2ND FLOOR AREA W/CLNG HGT ABV. 15'-0"	0	0	
GARAGE (ATTACHED, -200 SQ. FT. IF USED TO MEET MIN. PARKING REQUIREMENT)	0	0	0
GARAGE (DETACHED, -450 SQ. FT. ALLOWANCE IF +10'-0" FROM PRINCIPAL STRUCTURE	0	0	
CARPORT (OPEN ON 2 OR MORE SIDES W/O HABITABLE SPACE ABOVE IT, SUBTRACT 450 SQ FT)	0	0	
TOTAL GROSS FLOOR AREA			4801
GROSS SITE AREA			13183
FLOOR AREA RATIO (MAXIMUM F.A.R. ALLOWED .40 PER McMANSION ORDINANCE)			0.36

IMPERVIOUS COVERAGE (B.F.)			
	EXISTING TO REMAIN	PROPOSED	TOTAL
TOTAL BUILDING COVERAGE ON LOT	1517	2834	4351
ADDITIONAL ROOF OVERHANG (IF OVER 2')	0	304	304
DRIVEWAY	0	220	220
SIDEWALKS/WALKWAYS	0	209	209
UNCOVERED PATIOS	0	50	50
UNCOVERED WOOD DECK (50%)	0	0	0
AIR COND. & EQUIP. PADS	0	0	0
CONCRETE DECKS	0	0	0
OTHER (SITE WALLS), STORAGE	0	104	104
TOTAL IMPERVIOUS COVERAGE	1517	3721	5238
TOTAL LOT SIZE			13183
% IMPERVIOUS COVER (45% MAX (SF-3) = 5932 S.F.)			39.73%
REMAINING (UNUSED) IMPERVIOUS COVER = 5.27%			694
% IMPERVIOUS COVER (70% MAX (MF-4-NP) = 9228 S.F.)			44.88%
REMAINING (UNUSED) IMPERVIOUS COVER = 25.12%			3990

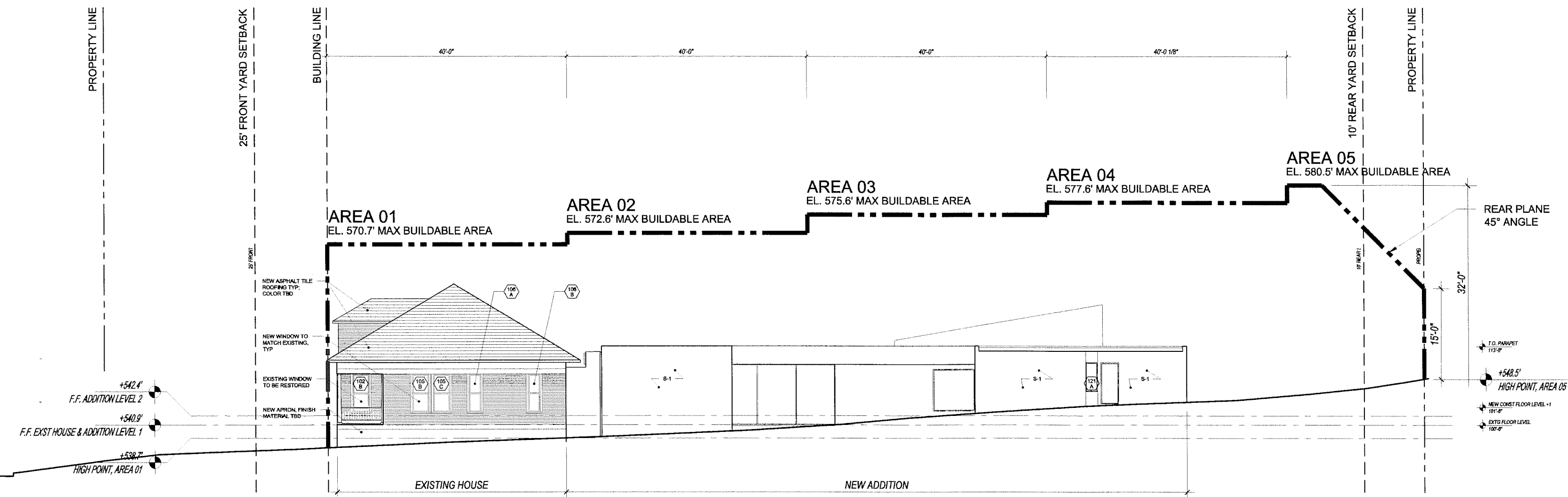
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OWNER:	THOMAS BENTLEY AND CAROL RYLANDER
ADDRESS:	1508 W 9TH ST AUSTIN, TEXAS 78703
OCCUPANCY GROUP:	MULTIFAMILY MF-4-NP
LEGAL DESCRIPTION:	LOT 7 WENDLANDT'S SUBDIVISION OF OUTLOT 4

BENTLEY RESIDENCE



1508 W 9TH ST
AUSTIN, TX 78703

SITE COMPLIANCE
CALCULATIONS
Scale: N/A
Date: 07/08/16



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



07/08/16

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PROJECT INFORMATION

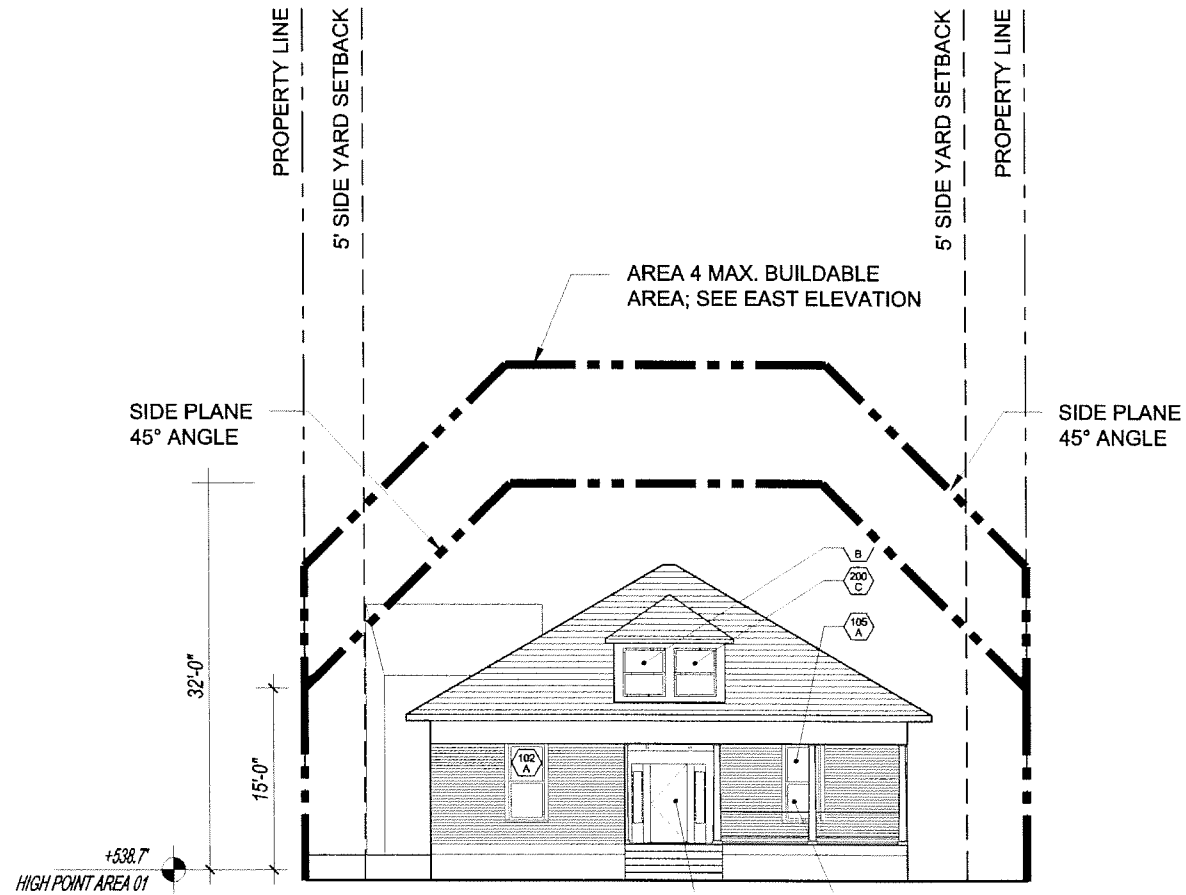
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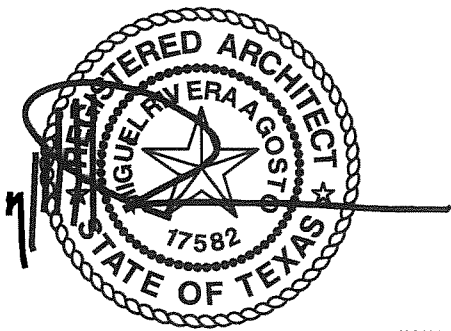
1508 W 9TH ST
AUSTIN, TX 78703

SITE COMPLIANCE
ELEVATION
Scale: 1/16" = 1'
Date: 07/08/16





1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



07/08/16

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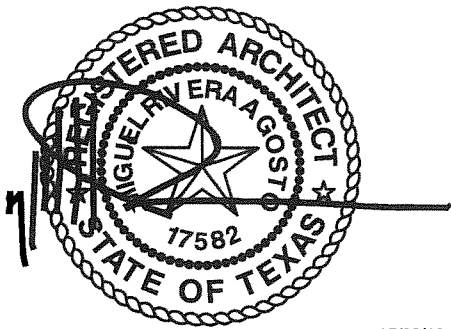
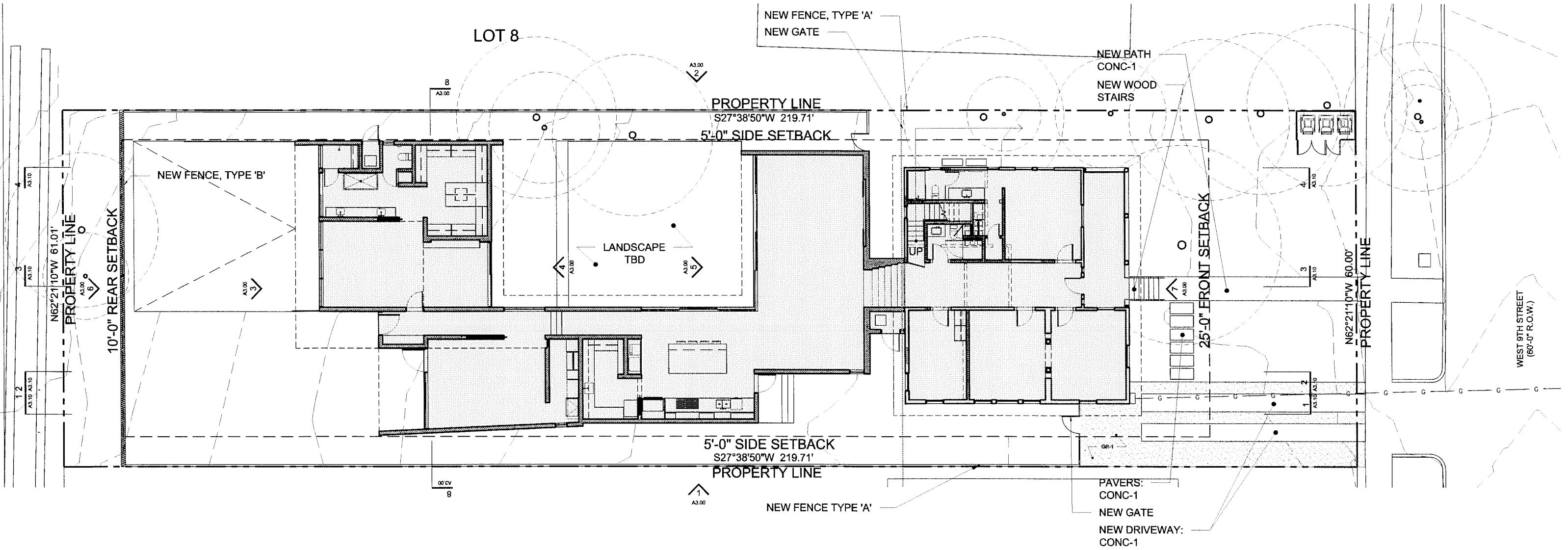


1508 W 9TH ST
AUSTIN, TX 78703

SITE COMPLIANCE
ELEVATION

Scale: 1/16" = 1'

Date: 07/08/16



07/08/16

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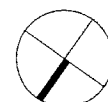
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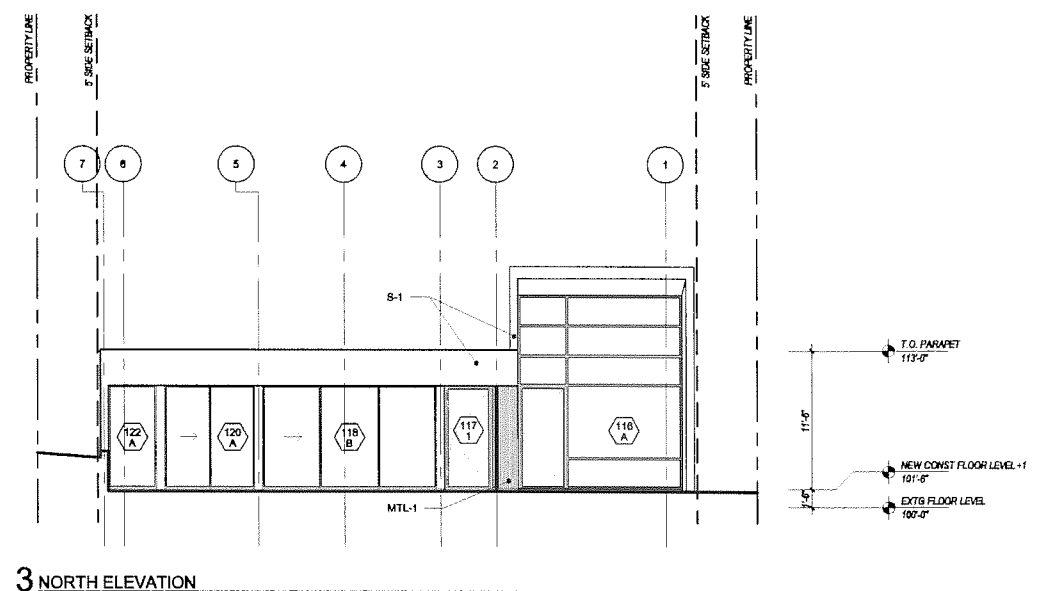
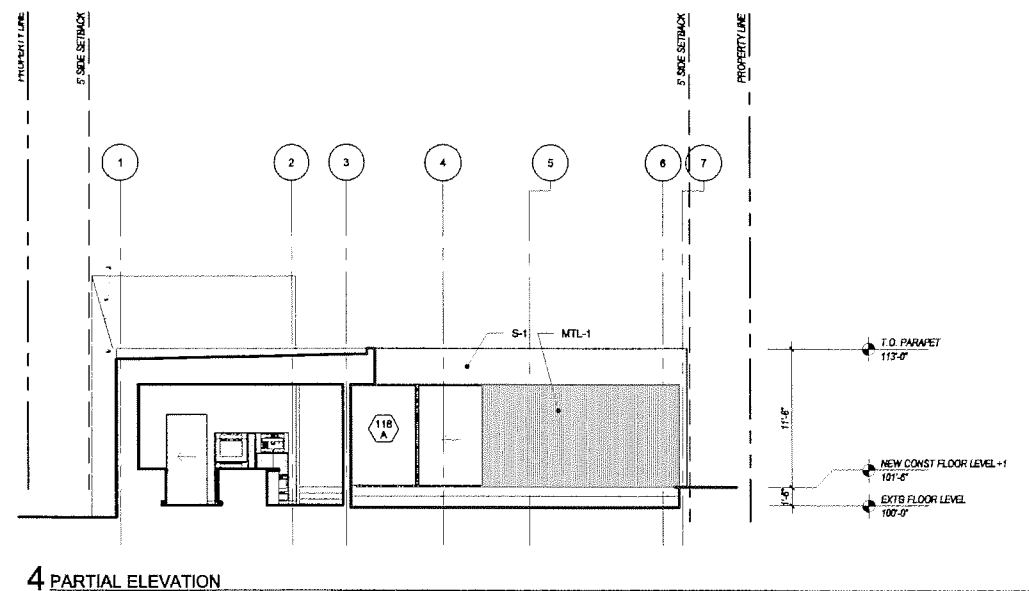
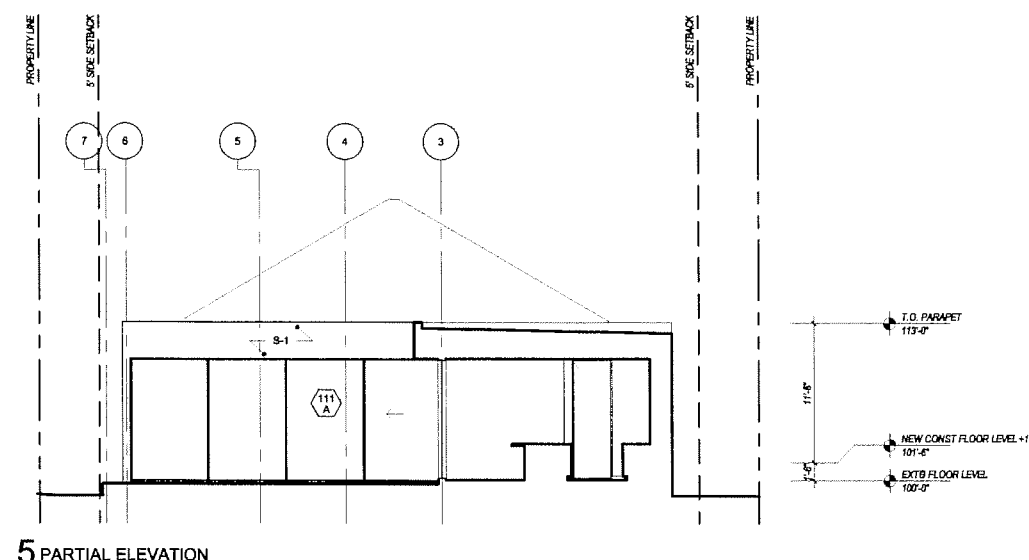
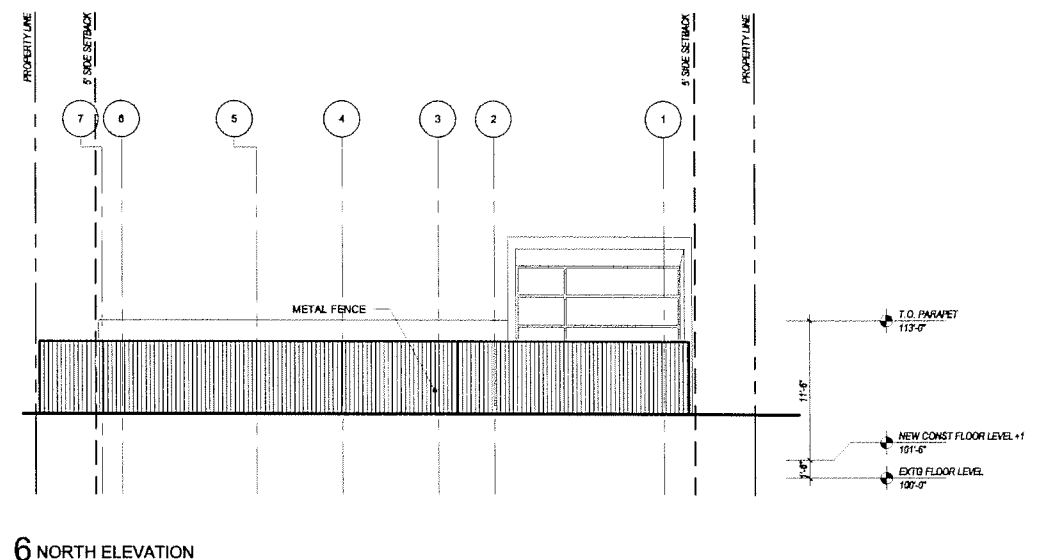
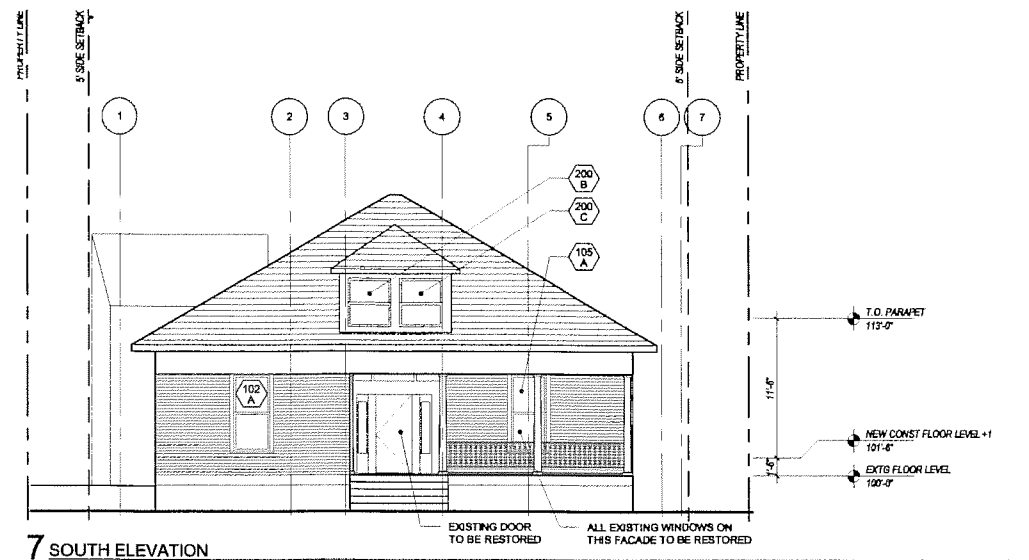
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PLOT PLAN
Scale: 1/16" = 1'-0"
Date: 07/08/16



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Fax: 512.476.7672



PROJECT INFORMATION

OWNER: TOM BENTLEY AND CAROL RYLANDER
OCCUPANCY GROUP: RESIDENCE (MF-4-NP)
LEGAL DESCRIPTION: LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

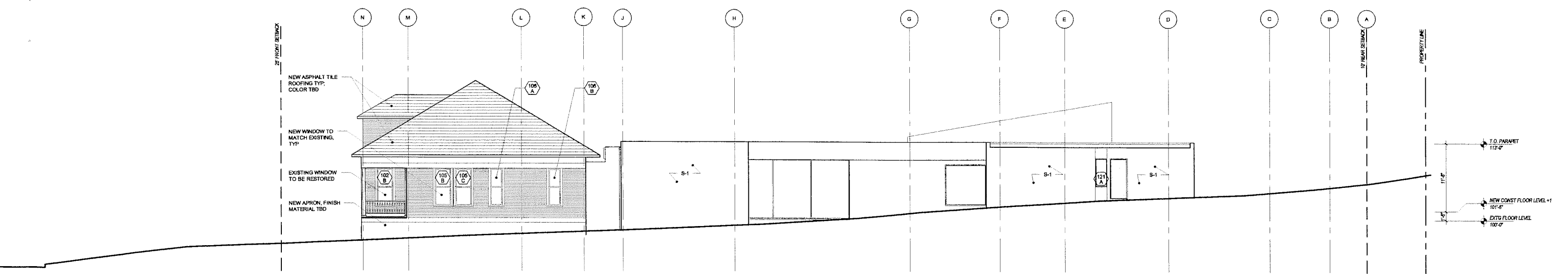
BENTLEY RESIDENCE NORTH, SOUTH AND PARTIAL ELEVATIONS

1508 W 9TH ST
AUSTIN, TX 78703

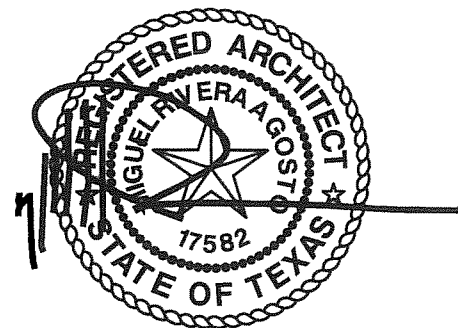
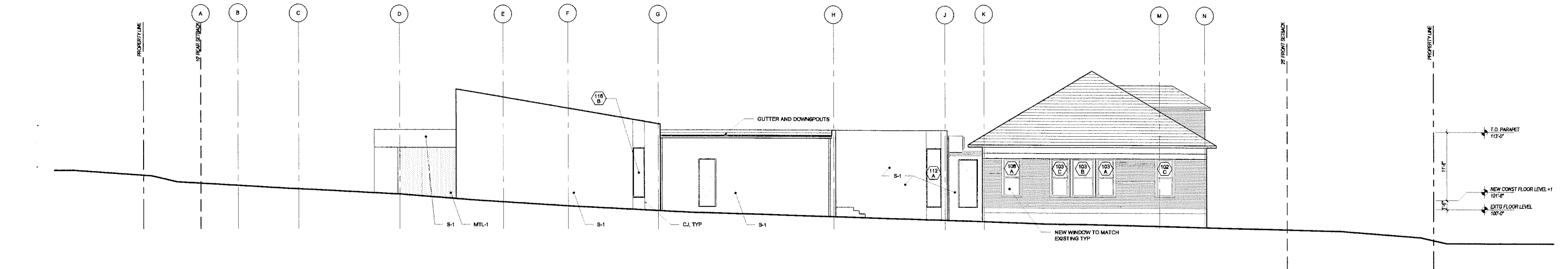
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Date: 07/08/16



2 EAST ELEVATION



1 WEST ELEVATION



07/08/16

Miró Rivera Architects

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Austin, Texas 78703
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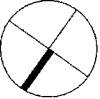


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BENTLEY RESIDENCE

1508 W 9TH ST
AUSTIN, TX 78703



EAST AND WEST
ELEVATIONS
Scale: 1/16" = 1'-0"
Date: 07/08/16