



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: <u>1605 Mohle</u>	Tax Parcel ID:
Legal Description: <u>Lot 32 Summit Place</u>	
Zoning District: <u>SF-3</u>	Lot Area (sq ft):
Neighborhood Plan Area (if applicable): <u>Windsor Rd</u>	Historic District (if applicable): <u>Old West Austin</u>

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (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 <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> 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) Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Austin Water Utility to apply for 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 type="checkbox"/> N <input checked="" type="checkbox"/> (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 type="checkbox"/> N <input checked="" type="checkbox"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	(If yes, submit approved auxiliary and potable plumbing plans.)
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (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 <u>to be Demo</u> <input checked="" type="checkbox"/> single-family residential <input 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 type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input 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 type="checkbox"/> N <input checked="" type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)
of existing bedrooms: <u>Demo</u> # of bedrooms upon completion: <u>4</u> # of baths existing: <u>Demo</u> # of baths upon completion: <u>4 1/2</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages, as necessary.) <u>Construction of a new single family home with detach garage</u>
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ <u>300,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or <u>New Construction</u> : \$ <u>275,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair:
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 for Primary Structure: \$ <u>275,000</u> Elec: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
	Amount for Accessory Structure: \$ <u>25,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	TOTAL: \$ _____ <u>0</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			1811		1811	0.00
b) 2 nd Floor conditioned area			1570		1570	0.00
c) 3 rd Floor conditioned area			124		124	0.00
d) Basement						0.00
e) Covered parking (garage or carport) <u>Detach</u>			430		430	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			470		470	0.00
g) Other covered or roofed area						0.00
h) Uncovered wood decks						0.00
Total Building Area (total a through h)	0.00	0.00	<u>4400</u>	0.00	<u>4400</u>	<u>0.00</u>
i) Pool						0.00
j) Spa						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): 3505 % of lot size: 39.80%

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): 3865 % of lot size: 43.89%

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

Building Height: 27 ft 11 in Number of Floors: 3 # of spaces required: 2 # 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? existing Y N

Width of approach (measured at property line): 12 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 N

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			1811			1811 0.00
2 nd Floor			1570			1570 0.00
3 rd Floor						0.00
Area w/ ceilings > 15'			124	Must follow article 3.3.5		124 0.00
Ground Floor Porch* (check article utilized)			470	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		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			<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		0.00
	Detached		430	<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		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		0.00	4405 0.00			3505 0.00

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

(Total Gross Floor Area ÷ Lot Area) x 100 = ~~3505~~ 39.80 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.

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.6 VISITABLE DWELLING ENTRANCE

1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

R.302.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOOMING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
3. THE CENTERLINE OF THE BLOOMING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A GROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- CHAIN LINK FENCE
- WOOD FENCE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- ⚡ UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- ◻ WATER METER
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY

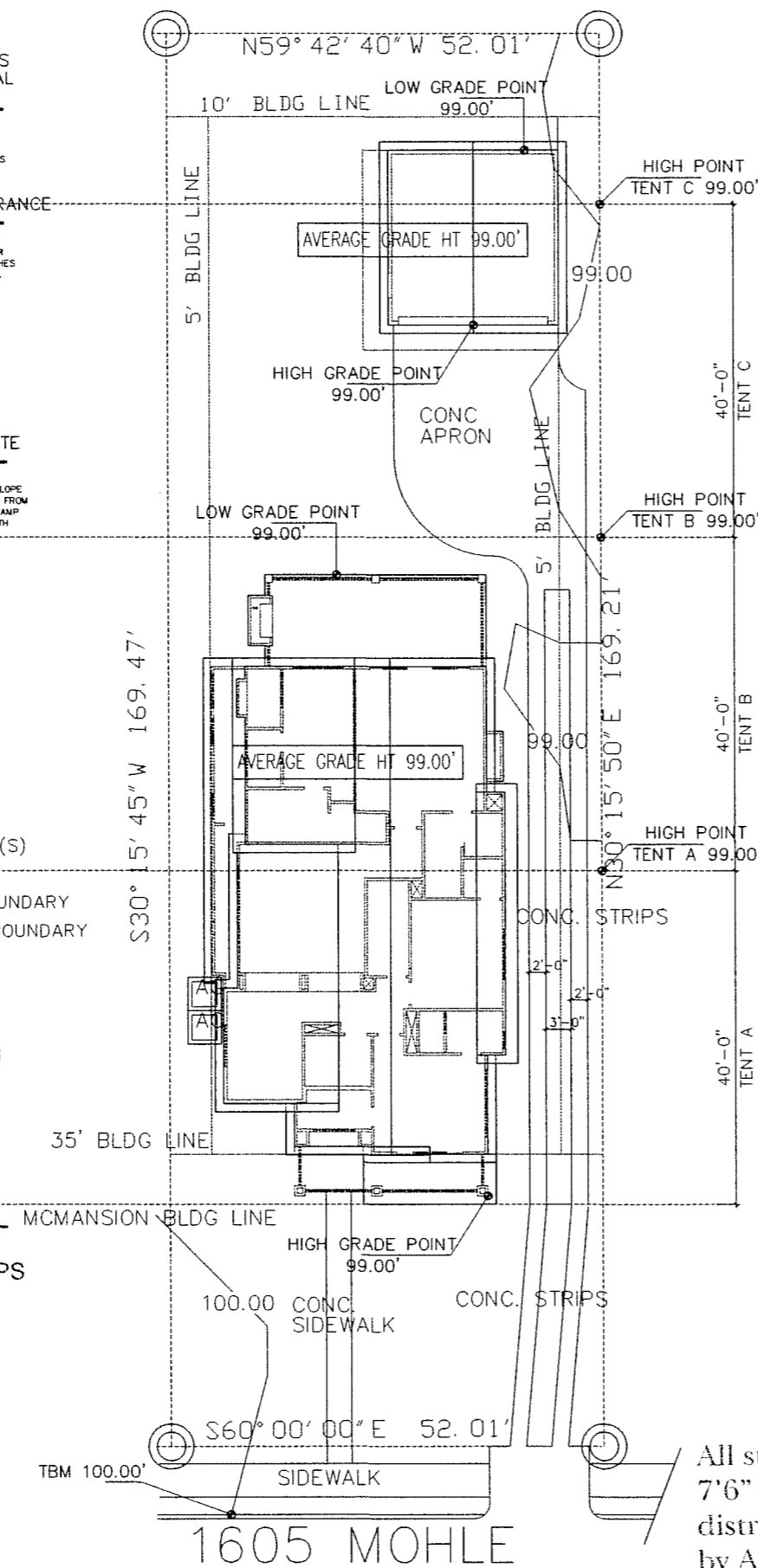
REVIEWED

AUG 31 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED

AUG 31 2016
244-223
JGM



All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes. DOES NOT include transmission power lines.

SUBCHAPTER F					
Gross Floor Area					
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Basement			Must follow article 3.3.3B see note below		
Attic			Must follow article 3.3.3C see note below		
Garage** (check article utilized)			200 sq ft (3.3.2 B 2h)		
Attached					
Detached		430	450 sq ft (3.3.2 A 1/2a) 200 sq ft (3.3.2 B 2a)		
Carport*** (check article utilized)			450 sq ft (3.3.2 A 3) 200 sq ft (3.3.2 B 1)***		
Attached					
Detached			450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)					
Totals		4405			3505

LOT AREA = 8806
(Total Gross Floor Area + lot area) x 100 = 39.80% Floor-To-Area Ratio (FAR)

Is a sidewalk 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)

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FRONT YARD PERCENTAGE	
FRONT YARD AREA	1820
FRONT PORCH	116
DRIVEWAY	120
SIDEWALK	91
TOTAL	327
TOTAL PERCENTAGE	17.96%

IMPERVIOUS AREA LOT 8806	
FOUNDATION	2711
AC PAD	64
DRIVEWAY	930
CANTILEVERED AREA	69
SIDEWALK	91
TOTAL	3865
TOTAL IMPERV.	43.89%

AREA'S	
FIRST FLOOR	1811
SECOND FLOOR	1570
GREATER 15' CLG HT	124
TOTAL LIVING	3505
GARAGE	430
BALCONY	445
PORCHES	470
TOTAL COVERED	4850

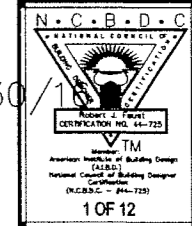
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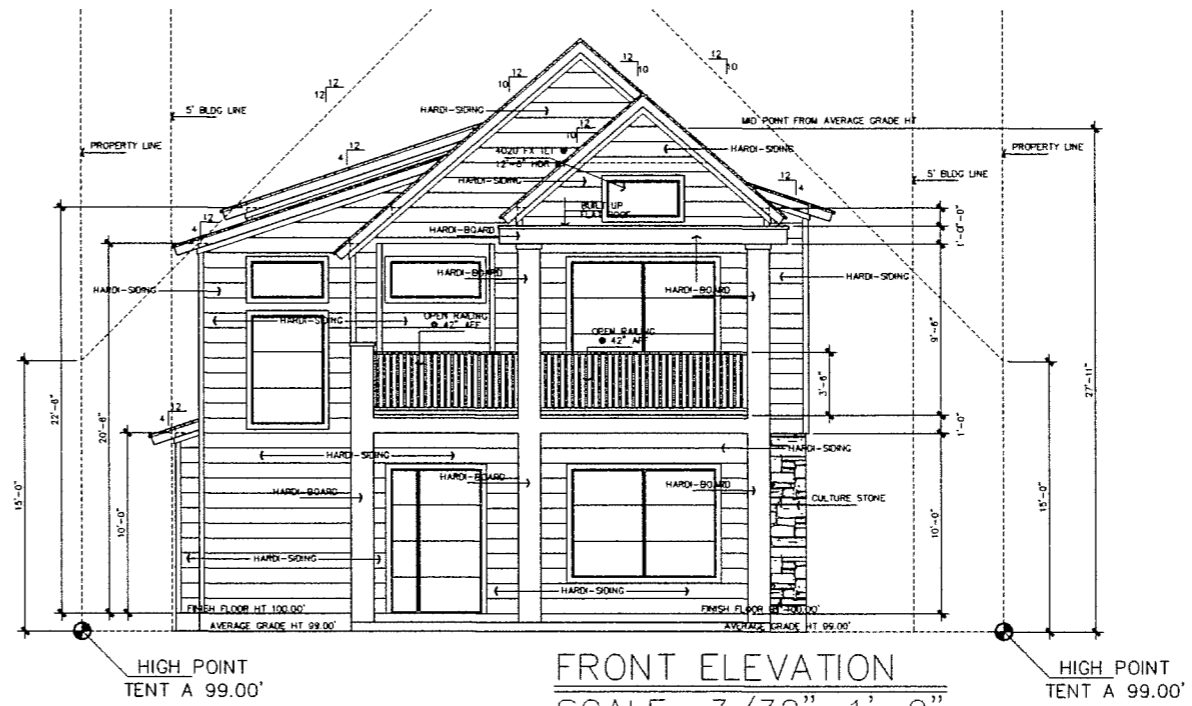
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JOB # A6932
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REVISION:
DRAWN BY: JCD/MSD

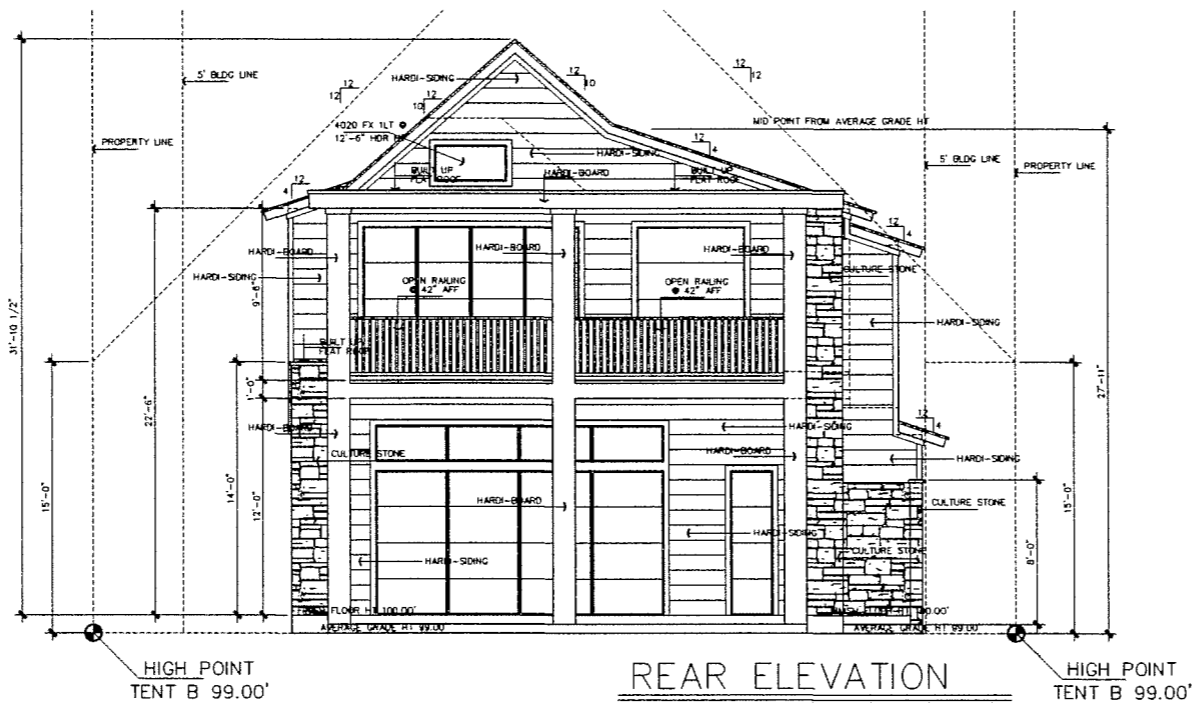


SITE PLAN 08/30/16
SCALE: 1"=20'-0"

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FRONT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

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FRONT/REAR ELEVATIONS
SCALE: 3/32" = 1'-0"

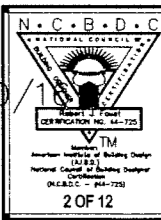
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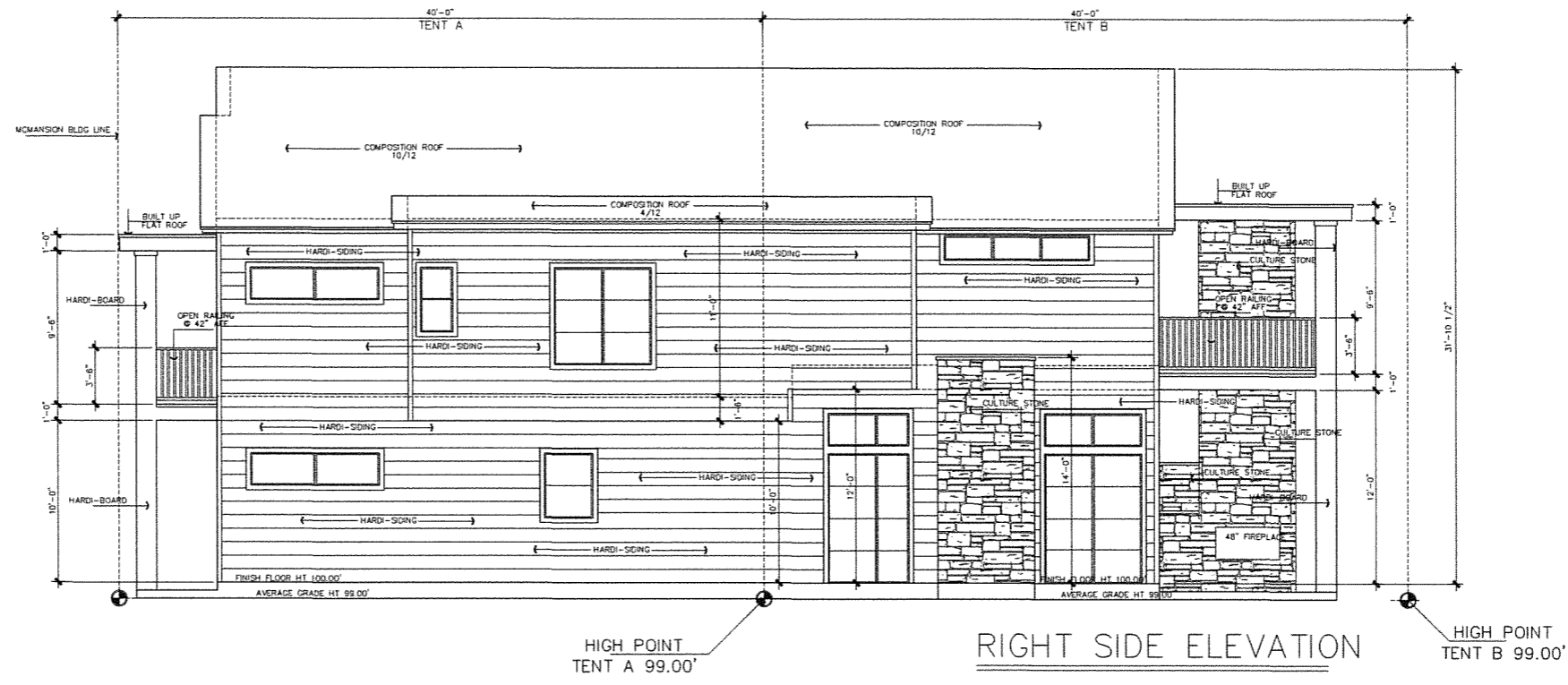
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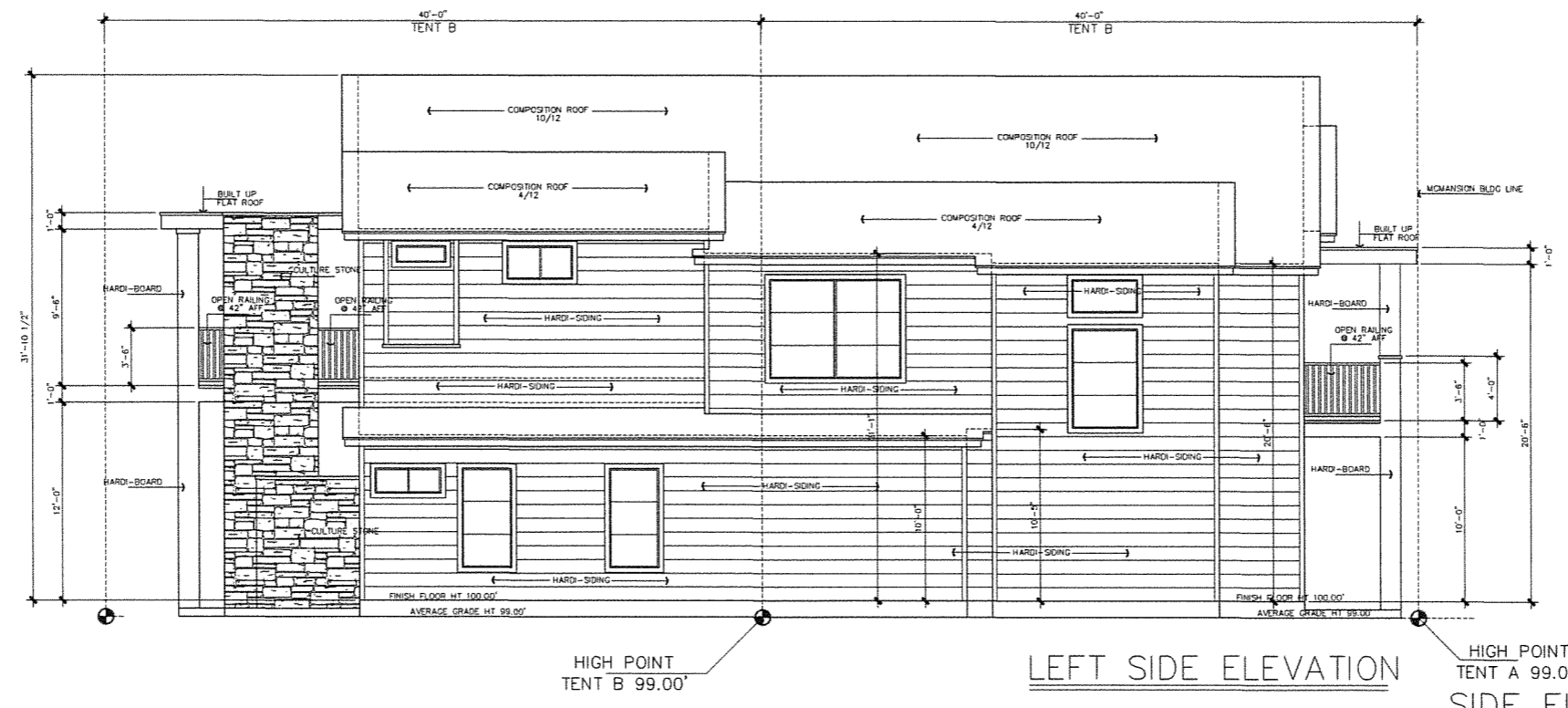
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RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SIDE ELEVATIONS

SCALE: 3/32" = 1'-0"

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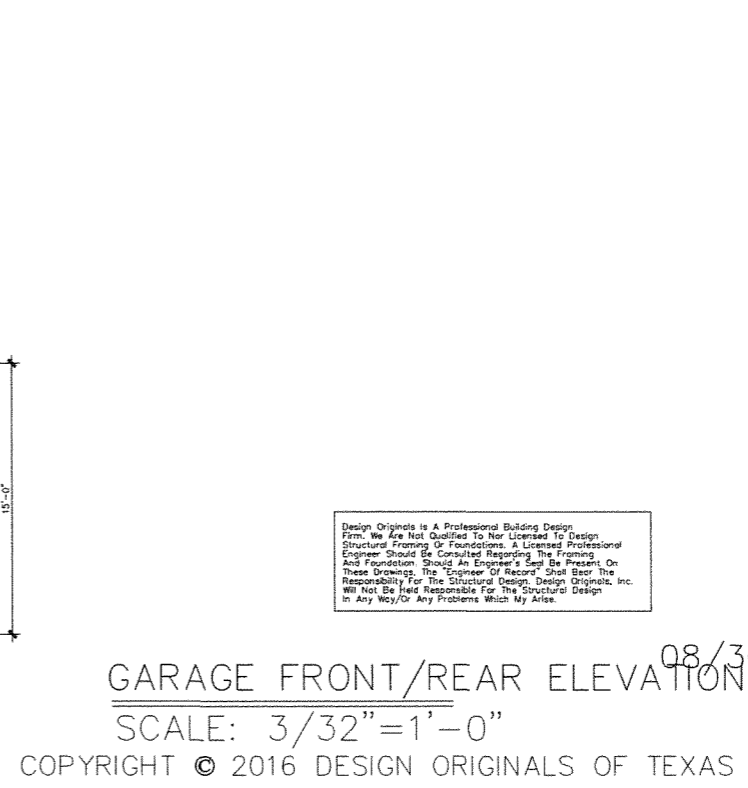
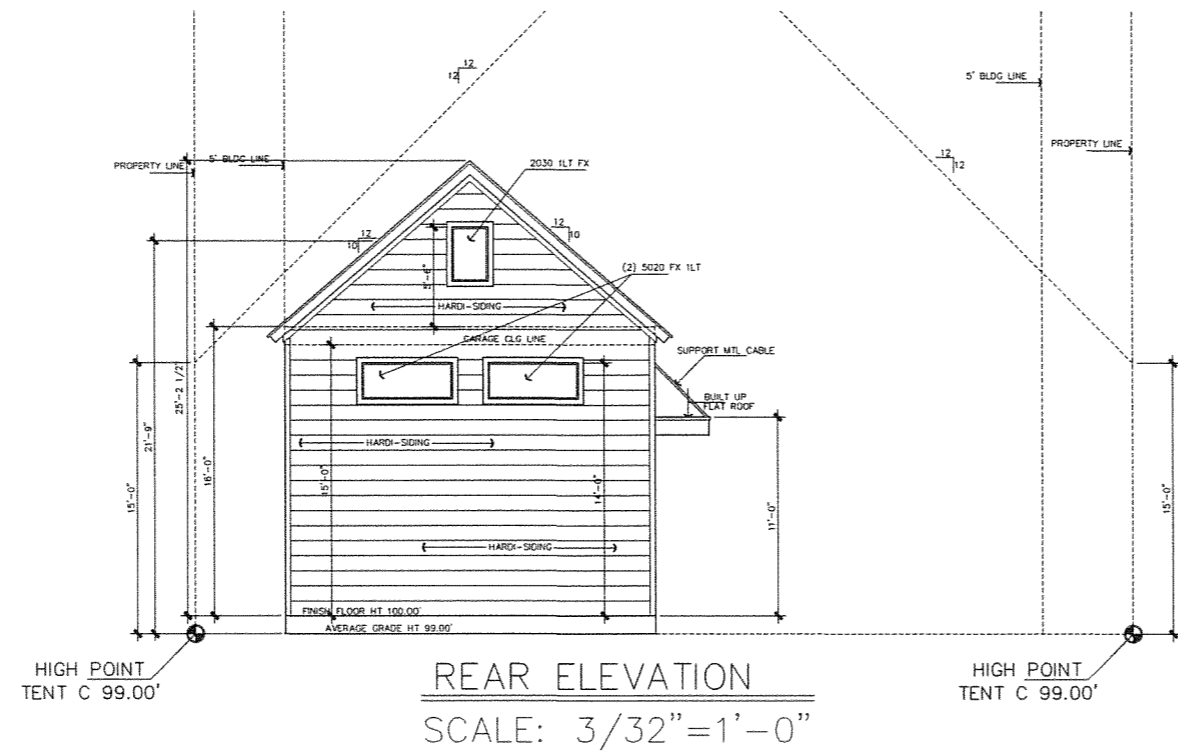
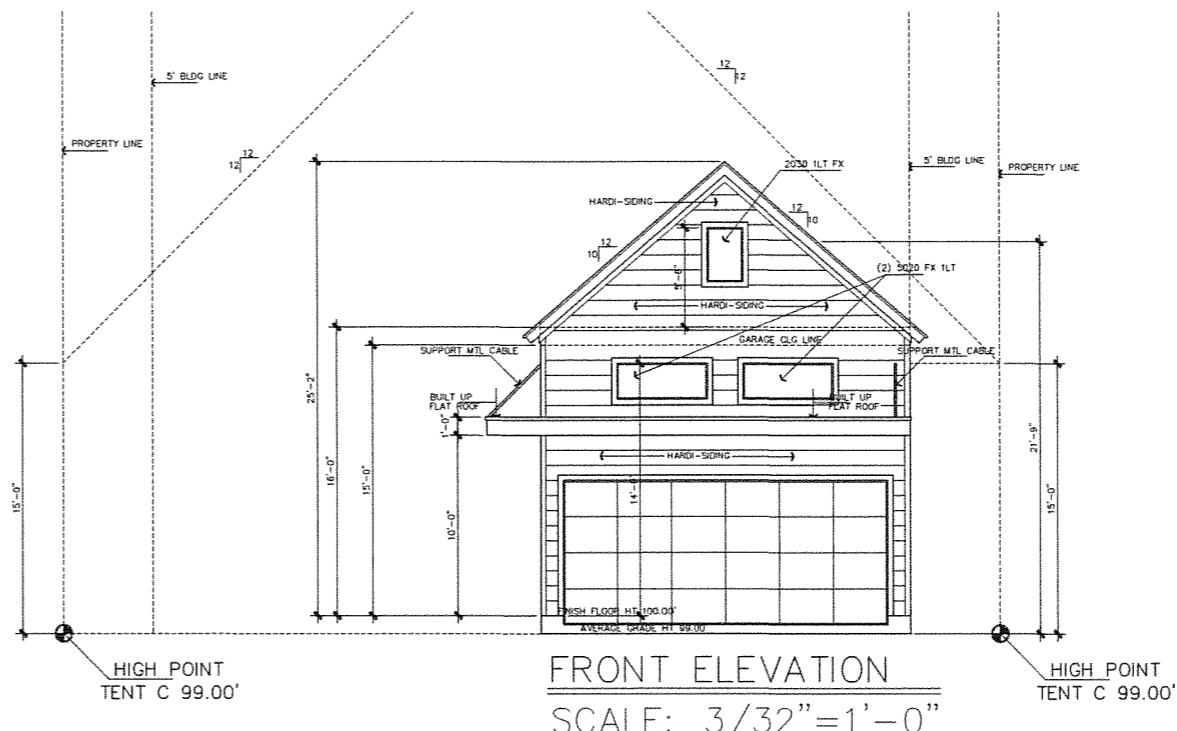
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1605
MOHLE

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08/30/16

5 OF 12



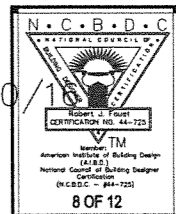
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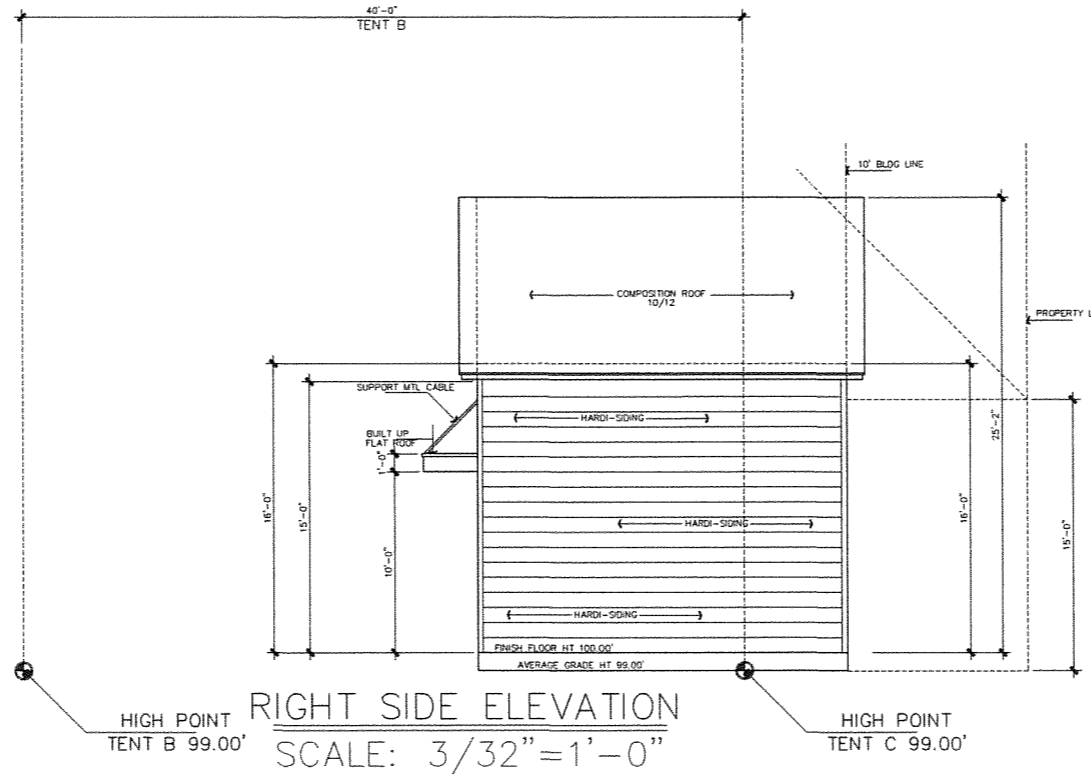
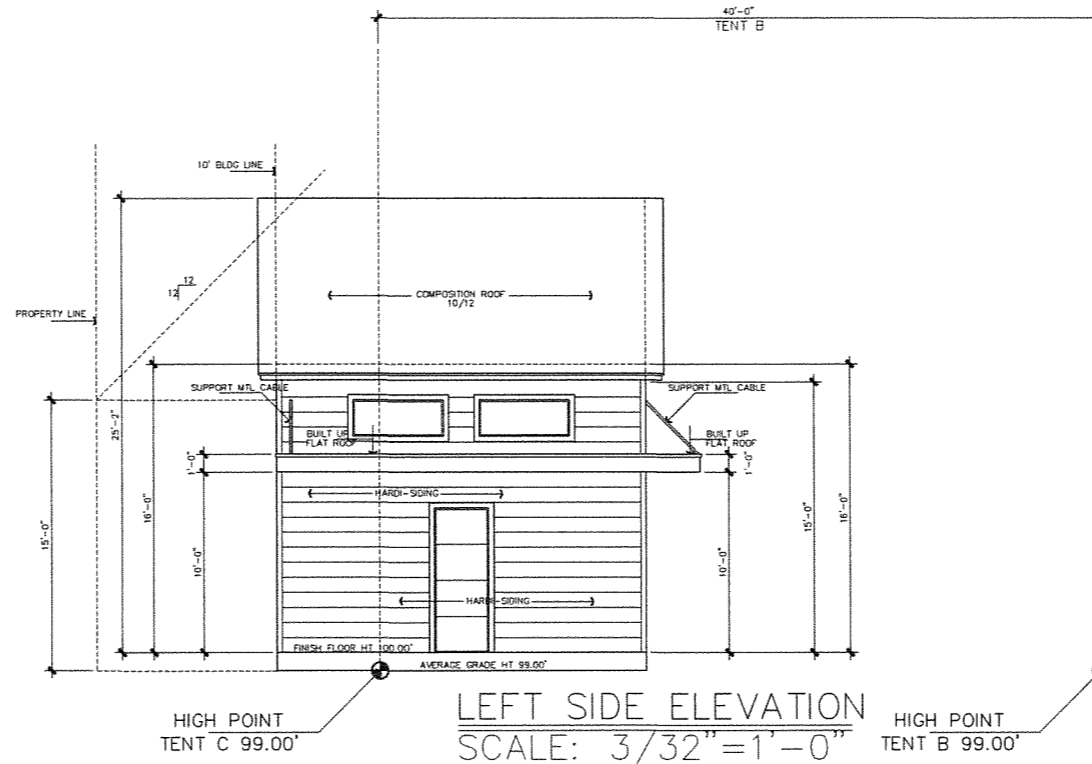
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OFFICE (512) 341-1775

1605
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08/30/16
SCALE: 3/32"=1'-0"
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GARAGE SIDE ELEVATIONS

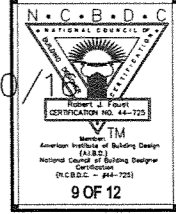
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