



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: <u>1808 Niles Road</u>	Tax Parcel ID: <u>114071</u>
Legal Description: <u>Lot 41 Enfield G</u>	
Zoning District: <u>SF-3</u>	Lot Size (sq ft): <u>7,494</u>
Neighborhood Plan Area (if applicable): <u>Old Enfield</u>	Historic District (if applicable): <u>Old West Austin</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, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)	(If yes, contact Austin Energy for Green Building Rating requirements)
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 3600 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 150 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.)
Is there a protected sized tree on this lot or adjacent lot(s)? Y <input checked="" type="radio"/> N	(If yes, application for a tree permit with the <u>City Arborist</u> 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 <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/waste water 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

Existing Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential	two-family residential	other: _____
Proposed Use: vacant <input checked="" type="radio"/> single-family residential	duplex residential	two-family residential	other: _____
Project Type: <input checked="" type="radio"/> 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 <input checked="" type="radio"/> N			
(Note: Removal of all or part of a structure requires a demolition permit application.)			
# of existing bedrooms: <u>3</u>	# of bedrooms upon completion: <u>2</u>	# of baths existing: <u>2</u>	# of baths upon completion: <u>4</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>two story</u> <u>Demolish Existing house and garage. Build new single family Residence w/attached garage and pool.</u>			
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input checked="" type="radio"/> concrete (R.O.W.)			

Job Valuation		
Total Job Valuation: \$ <u>525,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>525,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: \$ <u>-0-</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 for Primary Structure: \$ <u>525,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	

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					2001	
b) 2 nd Floor conditioned area					683	
c) 3 rd Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)					462	
f) Covered patio, deck, porch, and/or balcony area(s)					596	
g) Other covered or roofed area						
h) Uncovered wood decks						
Total Building Area (total a through h)					3742	
i) Pool					250	
j) Spa						

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): 2933 % of lot size: 39.1

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): 3361 % of lot size: 44.8

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: 22.75 ft 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): 19 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		2001			2001
2 nd Floor		683			683
3 rd Floor					
Area w/ ceilings > 15'			Must follow article 3.3.5		
Ground Floor Porch* (check article utilized)	Back → 213 Front → 126		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	213 126	0
Basement			Must follow article 3.3.3B, see note below		
Attic			Must follow article 3.3.3C, see note below		
Garage**: (check article utilized)	Attached	462	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	200	262
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		
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)***		
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)					
Totals					2946

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2946

(Total Gross Floor Area ÷ lot area) x 100 = 39.3 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

Additional Information, Continued

Calculation Aid

Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area			2001
b) 2 nd floor conditioned area			683
c) 3 rd floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)			462
f) Detached Covered Parking (garage or carport)			
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio / Porch (separated values: /)			470
i) Balcony			126
j) Other – Specify:			
Total Building Area (TBA) (add: a. through j.)			3742
Total Building Coverage (TBC) <small>(from TBA subtract, if applicable: b, c, d, and i)</small>	(A)		2933 (B)
k) Driveway			315
l) Sidewalks			
m) Uncovered Patio			23
n) Uncovered Wood Decks (counted at 50%)			
o) AC pads and other concrete flatwork (Pool Deck)			42
p) Other (Pool Coping, Retaining Walls)			48
Total Site Impervious Coverage (add: TBC and k through p)	(C)		3361 (D)
q) Pool			250
r) Spa			

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)

Lot Area (sq ft): 7,494

Existing Building Coverage (see above A, sq ft): _____

Existing Coverage % of lot (A ÷ Lot area) x 100 : _____ %

Final Building Coverage (see above B, sq ft): 2933

Final Coverage % of lot (B ÷ Lot area) x 100 : 39.1 %

Impervious Cover Information

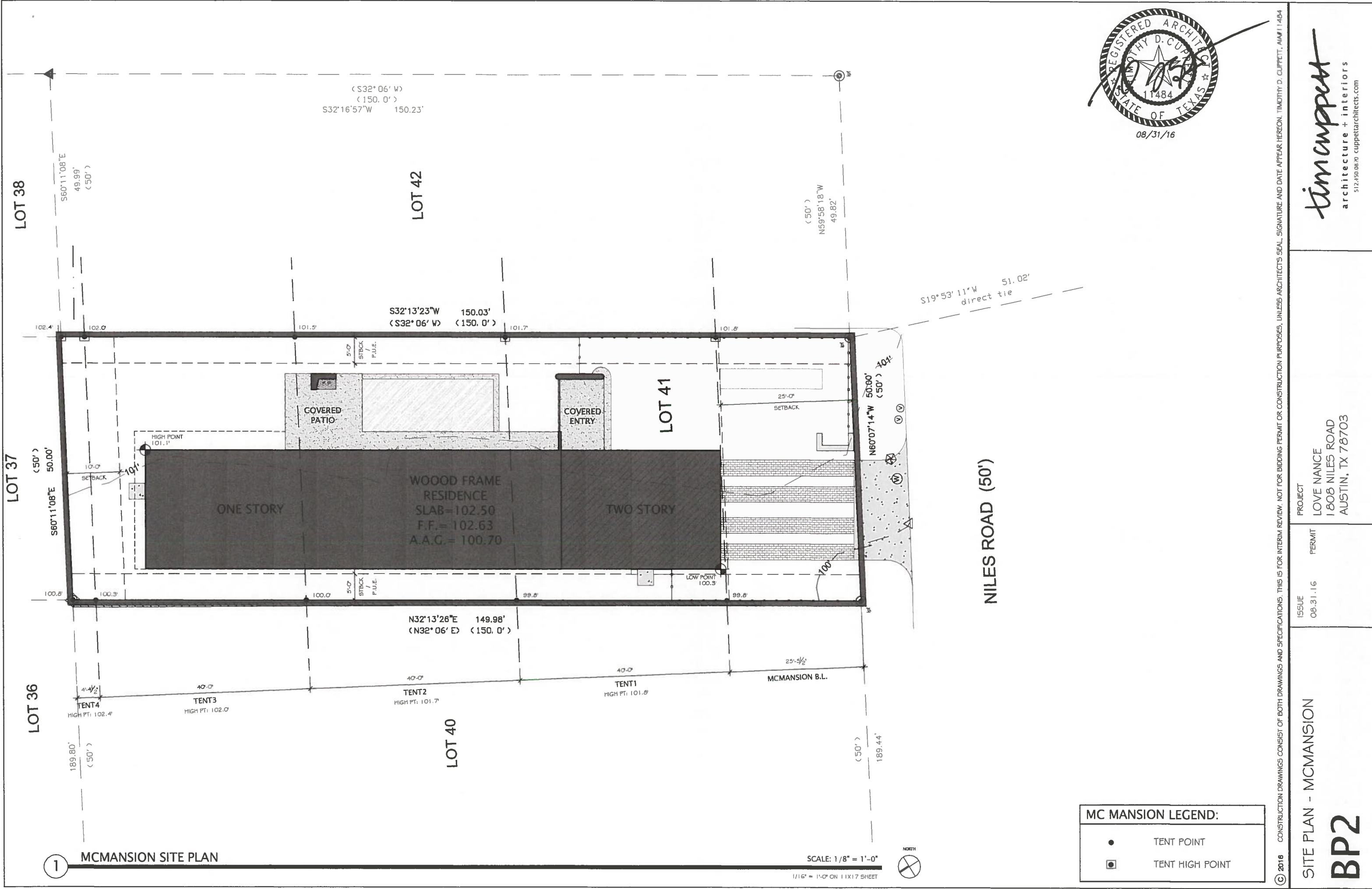
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): _____

Existing coverage % of lot (C ÷ Lot area) x 100 : _____ %

Final Impervious Coverage (see above D, sq ft): 3361

Final coverage % of lot (D ÷ Lot area) x 100 : 44.8 %



© 2016 CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CLIFFETT, AIA #11404

tim cuppett
 architecture + interiors
 512.450.0878 cuppettarchitects.com

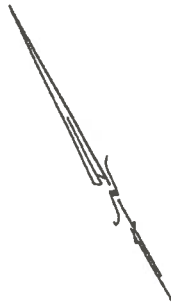
PROJECT
 LOVE NANCE
 1808 NILES ROAD
 AUSTIN, TX 78703

ISSUE
 08.31.16

PERMIT

SITE PLAN - MCMANSION

BP2



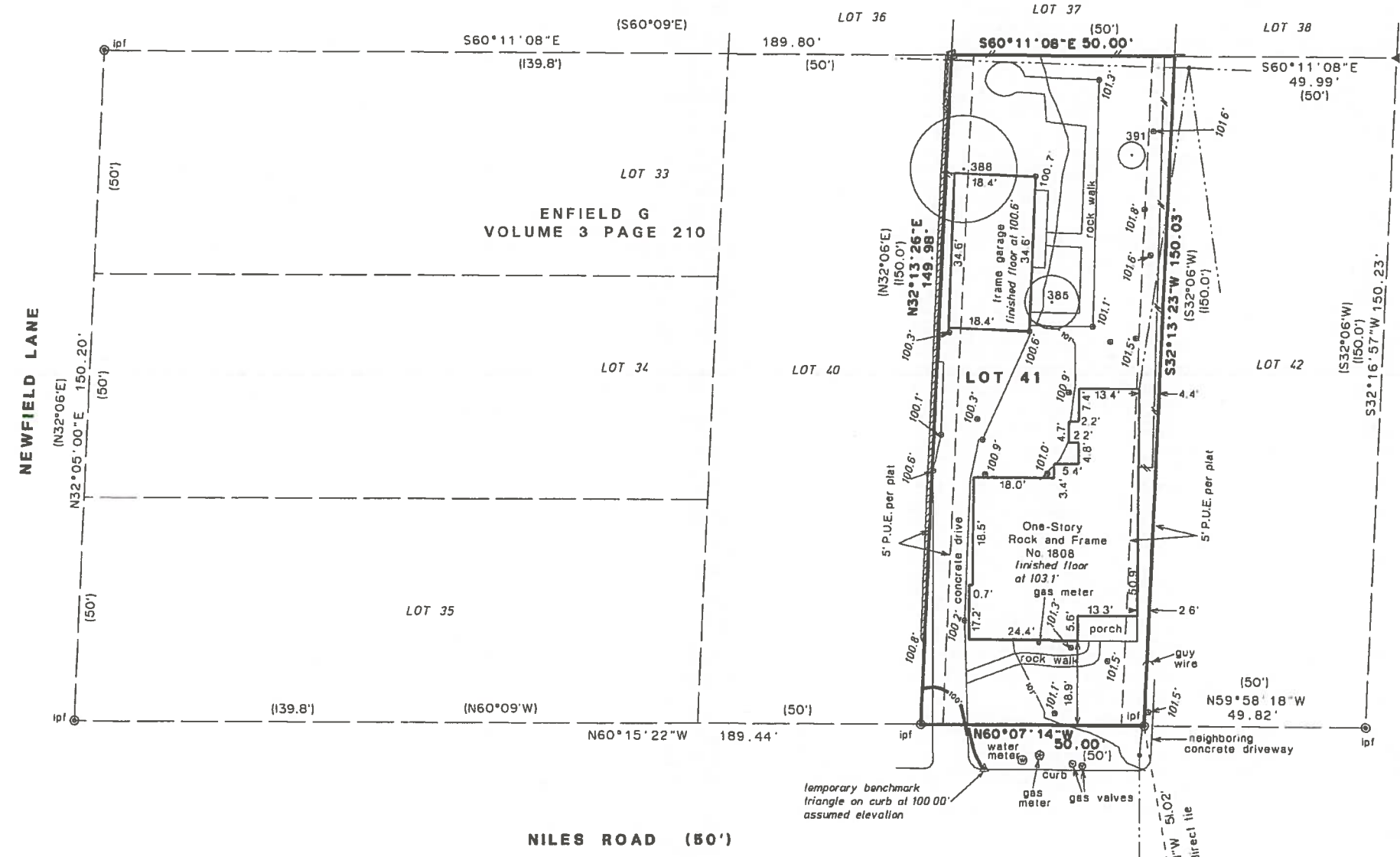
TREE LIST

- 385 Triple 6" Grape Myrtle
- 388 12" Pecan
- 391 Two 2" Redbuds

Legend

- ⊙ 1/2" Iron Rod Found
- ipf 1/2" Iron Pipe Found
- ⊠ 1/2" Iron Rod Found with Plastic Cap marked "Hall Carson, Inc."
- ◀ PK Nail Found
- Wood Board Fence
- Overhead Utility Line [Record Dimension]

SCALE: 1"=20'



SURVEY MAP OF
 LOT 41, ENFIELD G, A SUBDIVISION
 IN TRAVIS COUNTY, TEXAS, ACCORDING
 TO THE MAP OR PLAT THEREOF
 RECORDED IN VOLUME 3 PAGE 210
 OF THE PLAT RECORDS OF TRAVIS
 COUNTY, TEXAS.
 LOCATED AT 1808 NILES ROAD.

This map was completed without the benefit of a current title commitment
 This lot may be subject to restrictions and easements not shown hereon
 Tree "crowns" shown hereon are drawn as a function of trunk diameter
 One inch of trunk diameter equals one foot of crown radius
 Elevations shown hereon are based on an assumed elevation and do not
 represent sea level datum

PREPARED May 31, 2016
 BY
Anne Thayer

Anne Thayer
 Registered Professional Land Surveyor No 5850

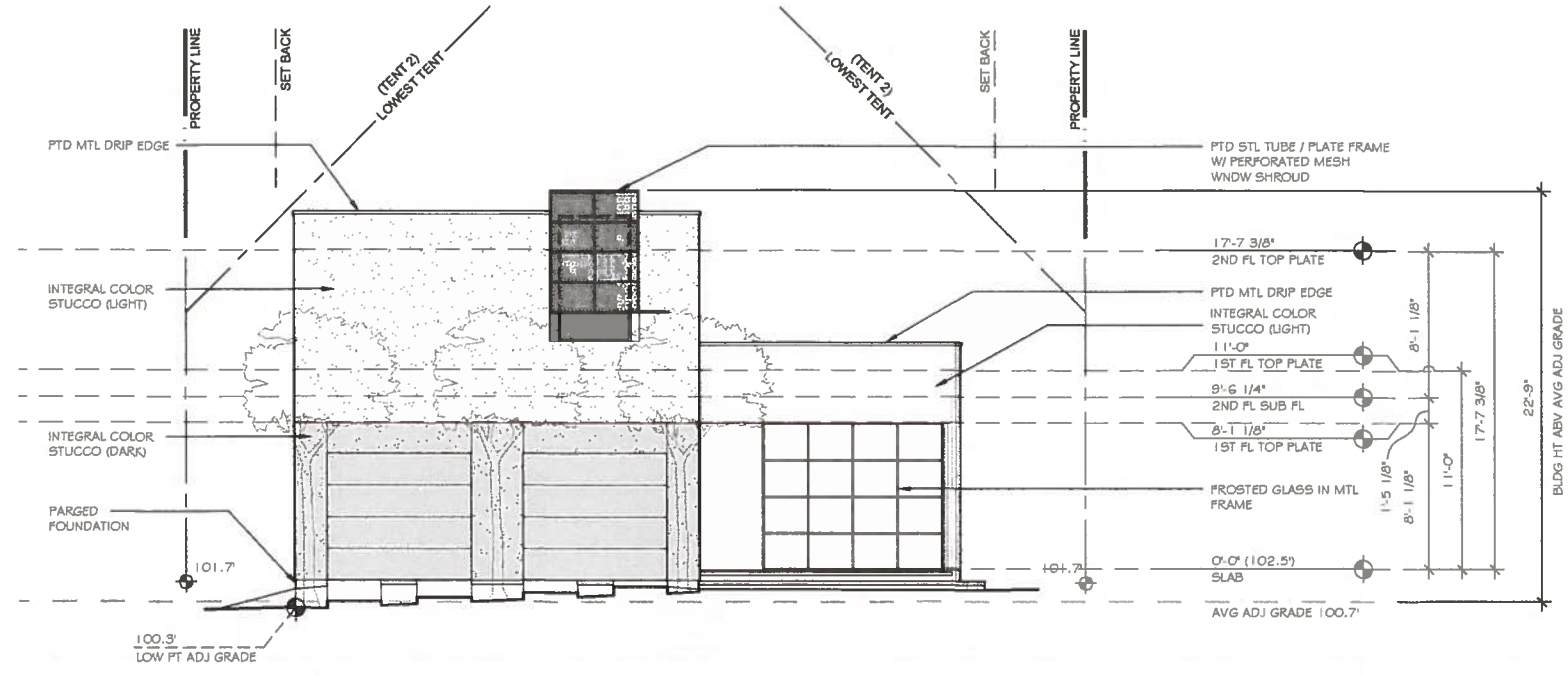


HOLT CARSON, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990

827144
 Texas Licensed Surveying Firm No 10050700

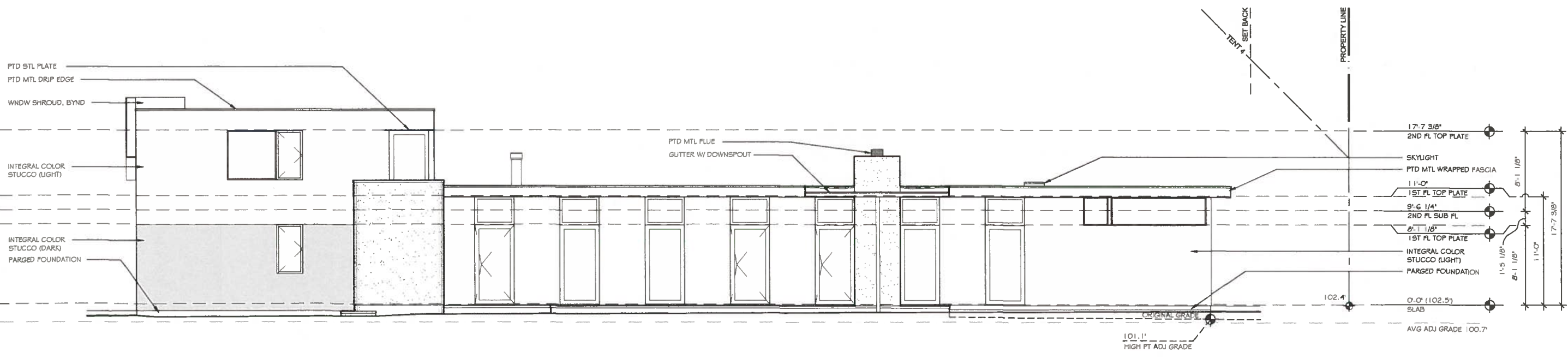


tim cuppett
 architecture + interiors
 512.450.0830 cuppettarchitects.com



2 FRONT ELEVATION (SOUTH)

SCALE: 3/16" = 1'-0"
 3/32" = 1'-0" ON 11X17 SHEET



1 RIGHT ELEVATION (EAST)

SCALE: 3/16" = 1'-0"
 3/32" = 1'-0" ON 11X17 SHEET

© 2016 CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CUPPETT, AIA 11484

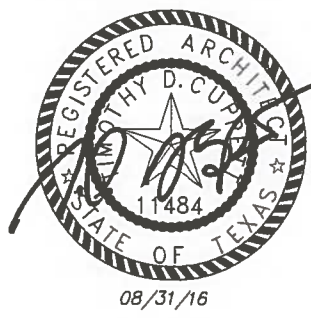
PROJECT
 LOVE NANCE
 1808 NILES ROAD
 AUSTIN, TX 78703

PERMIT
 08.3.1.16

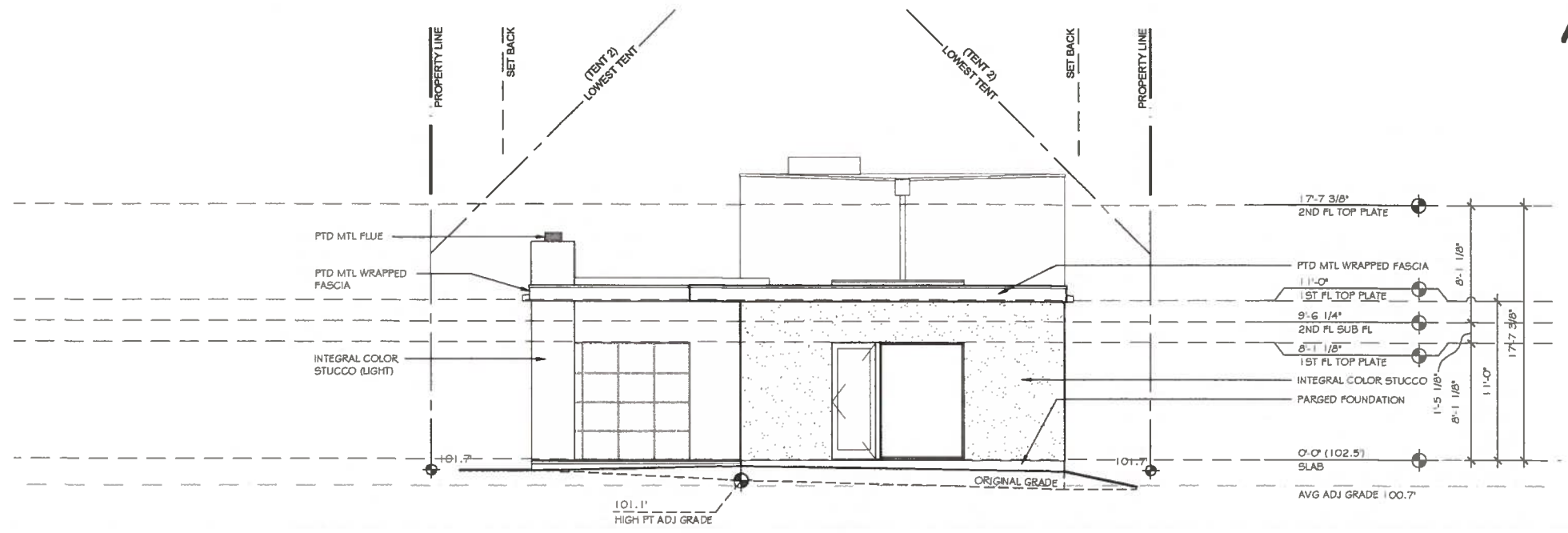
ISSUE

ELEVATION

BP6

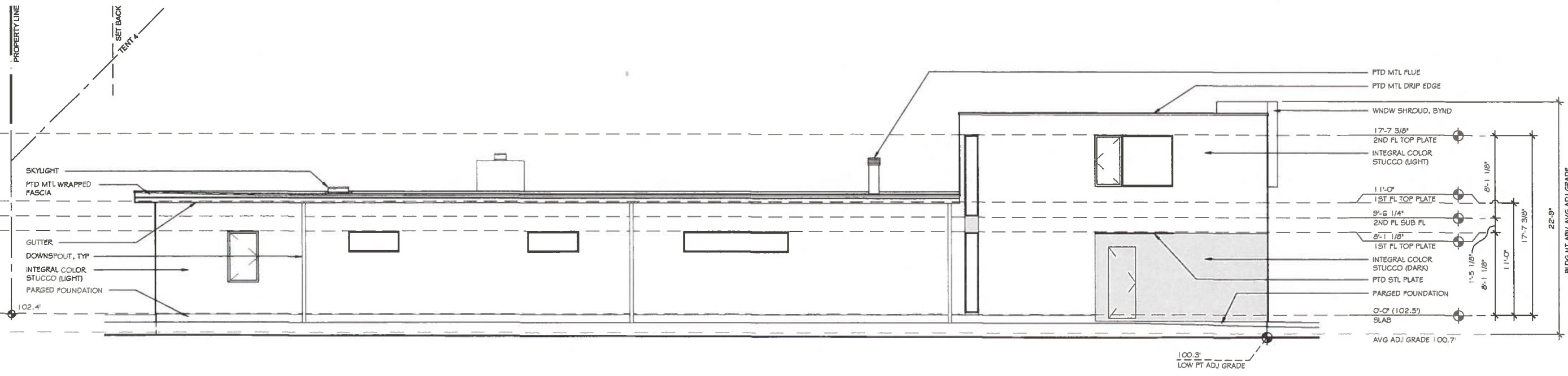


tim cuppett
 architecture + interiors
 512.450.0870 cuppettarchitects.com



2 REAR ELEVATION (NORTH)

SCALE: 3/16" = 1'-0"
 3/32" = 1'-0" ON 11X17 SHEET



1 LEFT ELEVATION (WEST)

SCALE: 3/16" = 1'-0"
 3/32" = 1'-0" ON 11X17 SHEET

© 2016 CONSTRUCTION DRAWINGS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS IS FOR INTERIM REVIEW. NOT FOR BIDDING PERMIT OR CONSTRUCTION PURPOSES, UNLESS ARCHITECT'S SEAL, SIGNATURE AND DATE APPEAR HEREON. TIMOTHY D. CLIFFETT, AIA #11404

PROJECT
 LOVE NANCE
 1808 NILES ROAD
 AUSTIN, TX 78703

ISSUE
 08.31.16
 PERMIT

ELEVATION
BP7