



# City of Austin Residential New Construction and Addition Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704 (512) 978-4000

## Property Information

Project Address: 1505 Northwood Road Austin, TX 78703	Tax Parcel ID: 118090
Legal Description: Lot 7 Blk 4 Edgemont	
Zoning District: SF-3-NP	Lot Size (sq ft): <del>7,809</del> 7823.4
Neighborhood Plan Area (if applicable): Windsor Road	Historic District (if applicable): Old West Austin

## Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> (If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)	Does project have a Green Building requirement? Y <input checked="" type="checkbox"/> (If yes, contact Austin Energy for Green Building Rating requirements)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3600 square feet total under roof? Y <input checked="" type="checkbox"/> Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/>	(If yes, Fire review is required) (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <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)? <input checked="" type="checkbox"/> Note: Include tree location(s) on plot plan.	N (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) <input checked="" type="checkbox"/>	N
Does this site currently have: water availability? <input checked="" type="checkbox"/> wastewater availability? <input checked="" type="checkbox"/>	N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.) N
Are there existing water/waste water infrastructure, appurtenances or existing water/ wastewater easements located on site? Y <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 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 checked="" type="checkbox"/>	(If yes, contact the Development Assistance Center for a Site Plan Exemption)
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> N (If no, contact Development Assistance Center for Site Plan requirements)	Is this site adjacent to a paved alley? Y <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 checked="" type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <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 <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____
Proposed Use: vacant <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____
Project Type: new construction addition <input checked="" type="checkbox"/> addition/remodel other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> 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: 2 # of baths upon completion: 3

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)  
Complete remodel of existing home including interiors, new exterior siding, windows and roof.

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

Job Valuation		
Total Job Valuation: \$ 400,000	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 400,000	Amount of Total Job Valuation dedicated to all Remodel/Repair: \$ 400,000
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.	Amount for Primary Structure: \$ 400,000 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: \$ 310,000 Elec: \$ 38,000
	Amount for Accessory Structure: \$ 0 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	Plmbg: \$ 36,000 Mech: \$ 16,000

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 <sup>st</sup> Floor conditioned area	1295		249		1544	
b) 2 <sup>nd</sup> Floor conditioned area	784		578		1362	
c) 3 <sup>rd</sup> Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)		567				567
f) Covered patio, deck, porch, and/or balcony area(s)		185	208		208	185
g) Other covered or roofed area						
h) Uncovered wood decks						
<b>Total Building Area (total a through h)</b>	2079	752	1035		3114	752
i) Pool						
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):	2504 = 32.0 % of lot size: 7823.4

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):	3520 = 44.9 % of lot size: 7823.4

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)	Y <input checked="" type="checkbox"/>
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	Y <input checked="" type="checkbox"/>
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)	Y <input checked="" type="checkbox"/>

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: _____ ft Number of Floors: _____	# of spaces required: _____ # of spaces provided: _____

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> 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 <input checked="" type="checkbox"/>
Width of approach (measured at property line): _____ 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 <input checked="" type="checkbox"/>

**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 <sup>st</sup> Floor	1295	249			1544
2 <sup>nd</sup> Floor	784	578			1362
3 <sup>rd</sup> Floor					
Area w/ ceilings > 15'	42		Must follow article 3.3.5		42
Ground Floor Porch* (check article utilized)	185	208	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	393	0
Basement			Must follow article 3.3.3B, see note below		
Attic	370		Must follow article 3.3.3C, see note below	370	0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		
	Detached	567	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)	450	117
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	3243	1032			3065

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3065

(Total Gross Floor Area ÷ lot area)x100 = 39.2 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	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area	1295	249	1544
b) 2 <sup>nd</sup> floor conditioned area	826	578	1404
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)			
f) Detached Covered Parking (garage or carport)	567		567
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio / Porch (separated values:        /        )	185	208	393
i) Balcony			
j) Other – Specify:			
<b>Total Building Area (TBA)</b> (add: a. through j)	2873	1035	3908
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and i)	2047 <b>(A)</b>	457	2504 <b>(B)</b>
k) Driveway		817	817
l) Sidewalks		133	133
m) Uncovered Patio			
n) Uncovered Wood Decks (counted at 50%)			
o) AC pads and other concrete flatwork	35		35
p) Other (Pool Coping, Retaining Walls)	31		31
<b>Total Site Impervious Coverage</b> (add: TBC and k through p)	2113 <b>(C)</b>	1407	3520 <b>(D)</b>
q) Pool			
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): 7823.4

Existing Building Coverage (see above **A**, sq ft): 2047

Existing Coverage % of lot (**A** ÷ Lot area) x 100 : 26.2 %

Final Building Coverage (see above **B**, sq ft): 2504

Final Coverage % of lot (**B** ÷ Lot area) x 100 : 32.0 %

### 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): 2113

Existing coverage % of lot (**C** ÷ Lot area) x 100 : 27.0 %

Final Impervious Coverage (see above **D**, sq ft): 3520

Final coverage % of lot (**D** ÷ Lot area) x 100 : 44.9 %

Paul Byrne  
3221 Cherry Lane  
Austin, TX 78703  
(214)-878-1634

August 19, 2016

Mr. Steve Sadowsky  
Historic Preservation Officer  
City of Austin  
One Texas Center  
505 Barton Springs Rd., 5<sup>th</sup> Floor  
Austin, TX 78704

Re: 1505 Northwood Road  
Austin, TX 78703

Dear Mr. Sadowsky:

My wife and I recently purchased 1505 Northwood Road for our personal residence. The home was built in 1940. We intend to renovate the existing home and move in once the renovations are complete. The extent of renovations include:

- Expand the home by 1,035 SF (rear addition);
- Complete interior renovation to the studs;
- New electrical and HVAC;
- New windows, roofing and siding;
- New landscaping, entry walk and paving.

Attached to this letter are elevations of the existing home plus proposed once renovated. As you can see, it is our goal to maintain the original architectural character of the home. We have kept the same fenestration patterns, scale, size and materials of the existing home.

Thank you for your time and feel free to call with any questions.

Best,

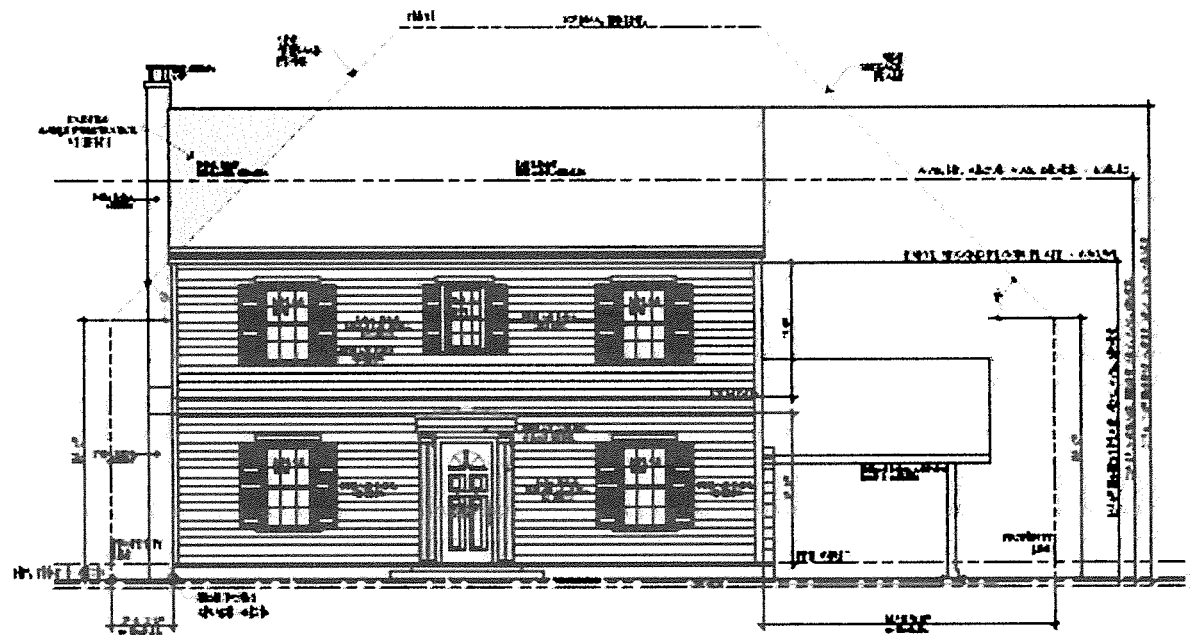


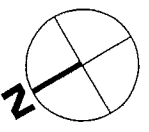
Paul Byrne

### Existing Front Elevation



### Proposed Front Elevation





AE APPROVED  
 AUG 24 2016  
 237-112  
 CDC

**F.A.R. CALCULATIONS**

1st FLOOR EXIST. AREA	1245
1st FLOOR NEW AREA	244
2nd FLOOR EXIST. AREA	526
2nd FLOOR NEW AREA	575
* 2 CAR GARAGE (detached)	567
* Subtract 450.0 for detached garage	117
TOTAL GROSS FLOOR AREA	3065
TOTAL GROSS AREA OF LOT	1523.4
FLOOR AREA RATIO (max. 0.48 of lot area)	34.2%

**BUILDING COVERAGE**

LOT SQ. FT. 1523.4 = 100.0%

1st FLOOR EXIST. COND. AREA 1245

1st FLOOR NEW COND. AREA 244

COV. PATIO 208

2 CAR GARAGE (detached) 567

COV. TERRACE (@ GARAGE) 185

TOTAL BUILDING COVERAGE 2504 = 32.0%

**IMPERVIOUS COV.**

TOTAL BUILDING COV. 2504

NEW DRIVEWAY 817

EXIST. STEPS & WALK 133

EXIST. A/C PAD 35

EXIST. ROCK WALL 31

TOTAL IMPERVY. COVERAGE 3520.0 = 44.9%

**NOTES:**

PROVIDE POSITIVE DRAINAGE AWAY FROM HOSE AROUND ENTIRE STRUCTURE

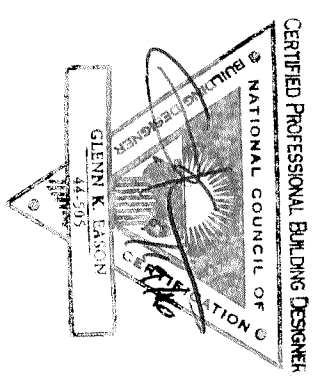
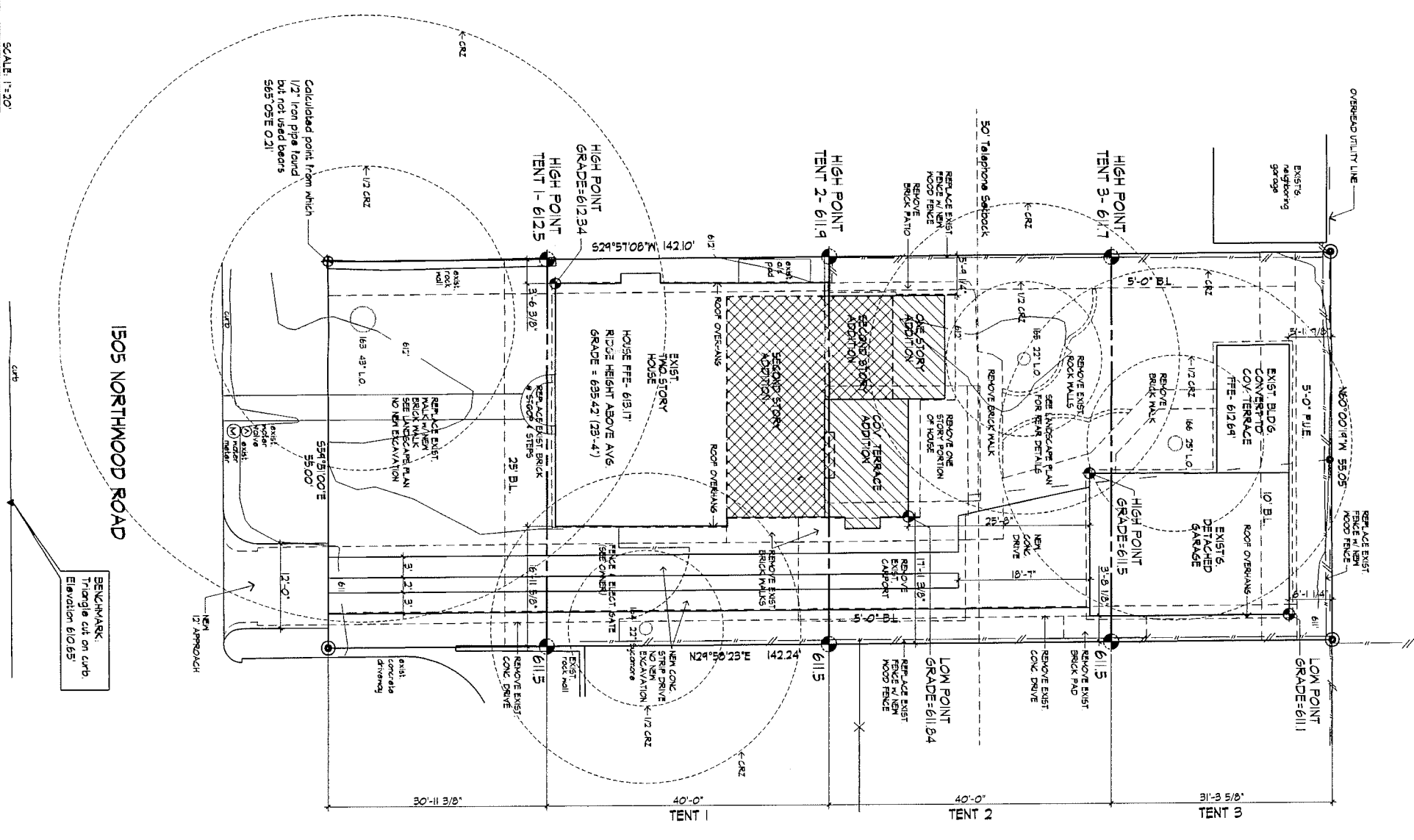
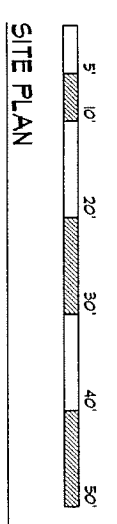
FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS

**LEGAL DESCRIPTION**

EDGEHOMT BLOCK 4 LOT 1 1505 NORTHWOOD ROAD TRAVIS COUNTY, TEXAS

**AVERAGE GRADE**

HIGH POINT GRADE	612.34
LOW POINT GRADE	611.84
TOTAL	1224.18
AVERAGE GRADE	612.09



Anne Trogner  
 Registered Professional Land Surveyor No. 5850  
 HOLT CARSON, INC.  
 1404 Fortview Road Austin, Texas 78704  
 (512)-442-0940  
 Firm Registration Number 10050700

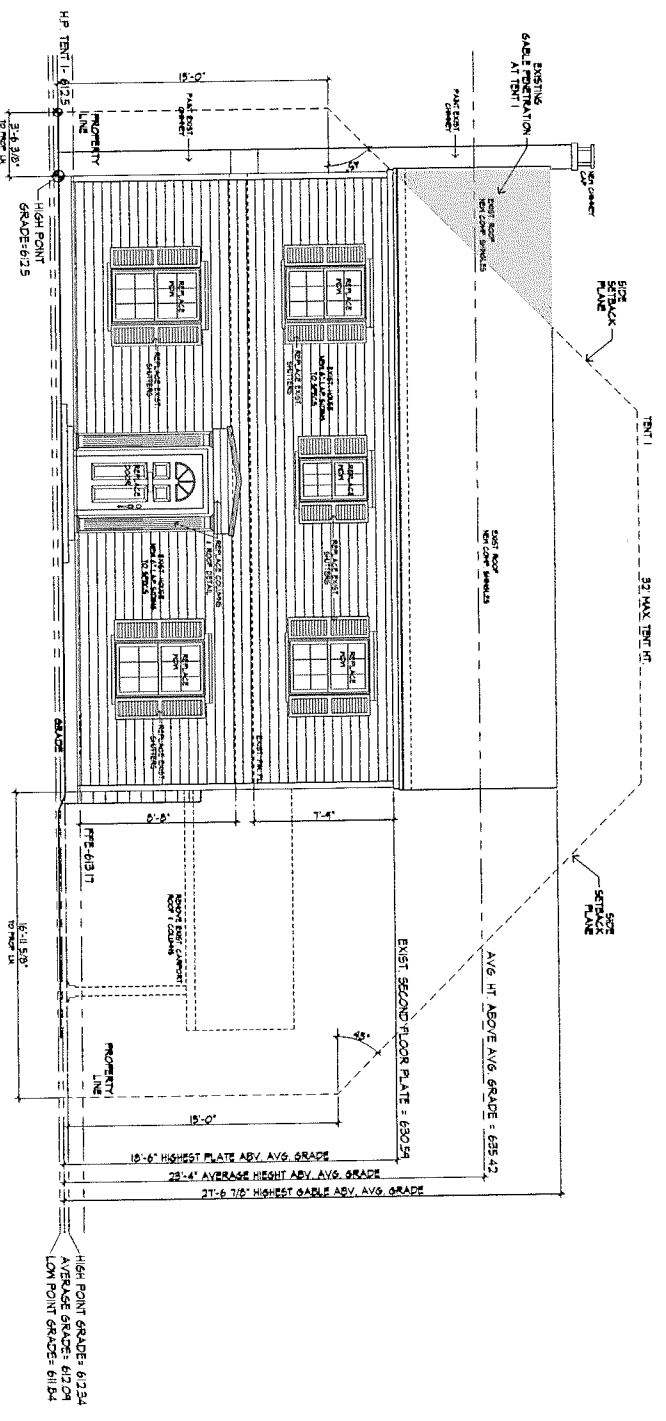
**AUSTIN • DESIGN • GROUP**  
 residential designers

4020-1 Capital of Texas Highway Suite 350, Austin, TX. 78754 Phone No. (512) 346-4200

**BYRNE RENOVATION**  
 1505 NORTHWOOD ROAD

63416

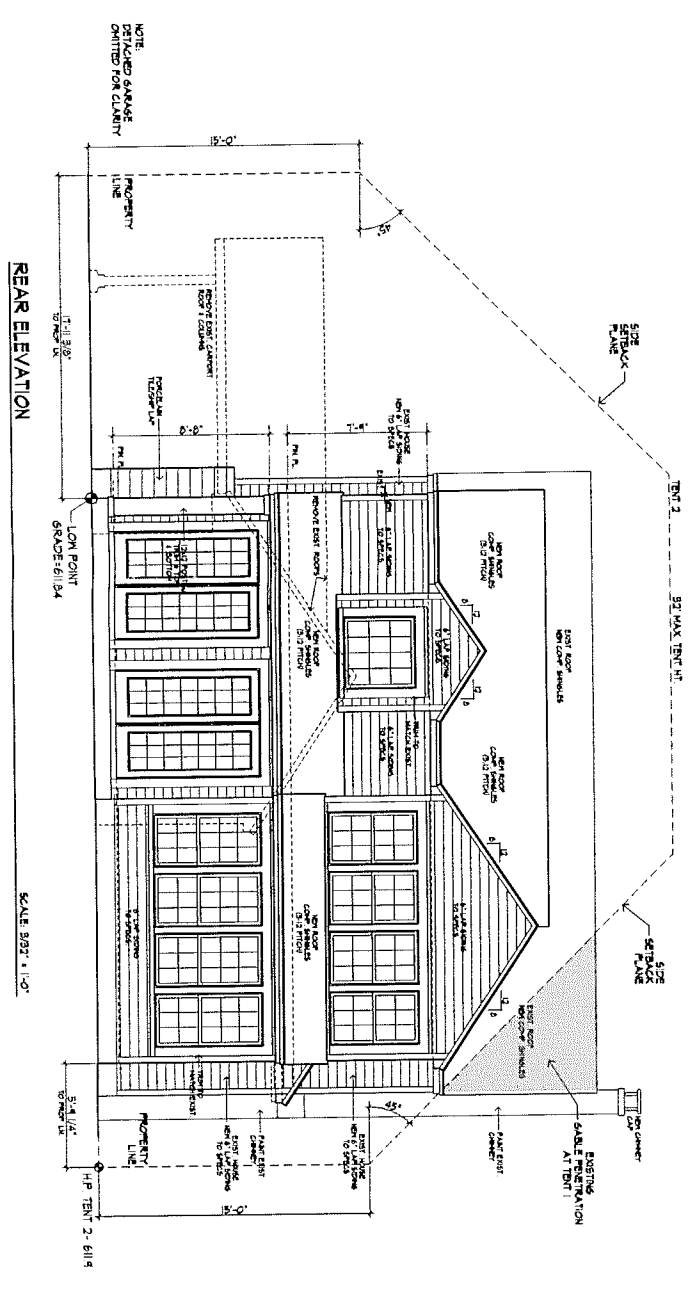
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**FRONT ELEVATION**

NOTE: AIR-TE VENTILATION TO COMPLY WITH IBC SECTION 602.5  
 : CORNER CONDITION  
 : MATCH ELEV. FROM 1. FASCIA DETAIL  
 : NON-WITTING 1. COMPONENTS TO BE INSTALLED

SCALE 3/32" = 1'-0"



**REAR ELEVATION**

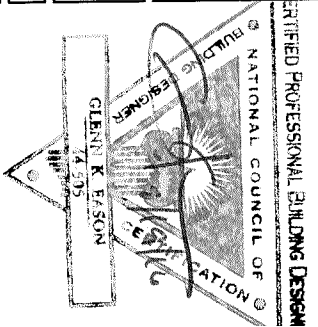
SCALE 3/32" = 1'-0"

63916

REVISIONS

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