



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: 1508 Newning Avenue	Tax Parcel ID:
Legal Description: Lot 13, 14, and S 37' of Lot 15. Block 12E, Fairview Park Addition, Vol. 1, page 47, Travis County	
Zoning District: SF3	Lot Area (sq ft): 14,628.00
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input 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 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 type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input 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 type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input 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 type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input 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) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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? <input type="checkbox"/> Y <input type="checkbox"/> N <input 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 type="checkbox"/> (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 type="checkbox"/> N <input 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 type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input 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 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 type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input 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="radio"/> single-family residential	duplex residential	two-family residential	other: _____
Proposed Use:	vacant	single-family residential	duplex residential	two-family residential	<input checked="" type="radio"/> other: house/apt
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 type="checkbox"/> N <input type="checkbox"/> (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:	2.0
				# of baths upon completion:	3.0

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
 New secondary two-story detached apartment. No work is being done on the existing house.

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

Job Valuation

Total Job Valuation:

\$ 61,000.00

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: \$ 61,000.00

Amount for Primary Structure: \$ _____
 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: \$ _____
 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.

Area Description	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	1,905.00			446.00	1,905.00	446.00
b) 2 nd Floor conditioned area				359.00	0.00	359.00
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)	120.00			46.00	120.00	46.00
g) Other covered or roofed area	210.00				210.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	2,235.00	0.00	0.00	851.00	2,235.00	851.00
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): 2,727.00 % of lot size: 19

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): 5,502.00 % of lot size: 38

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: 23 ft 2 in 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): 12.0 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	1,905.00	446.00			2,351.00
2 nd Floor		359.00			359.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	120.00	46.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	166.00	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		<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		0.00
	Detached		<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	2,025.00	851.00			2,710.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,710.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 19 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.)

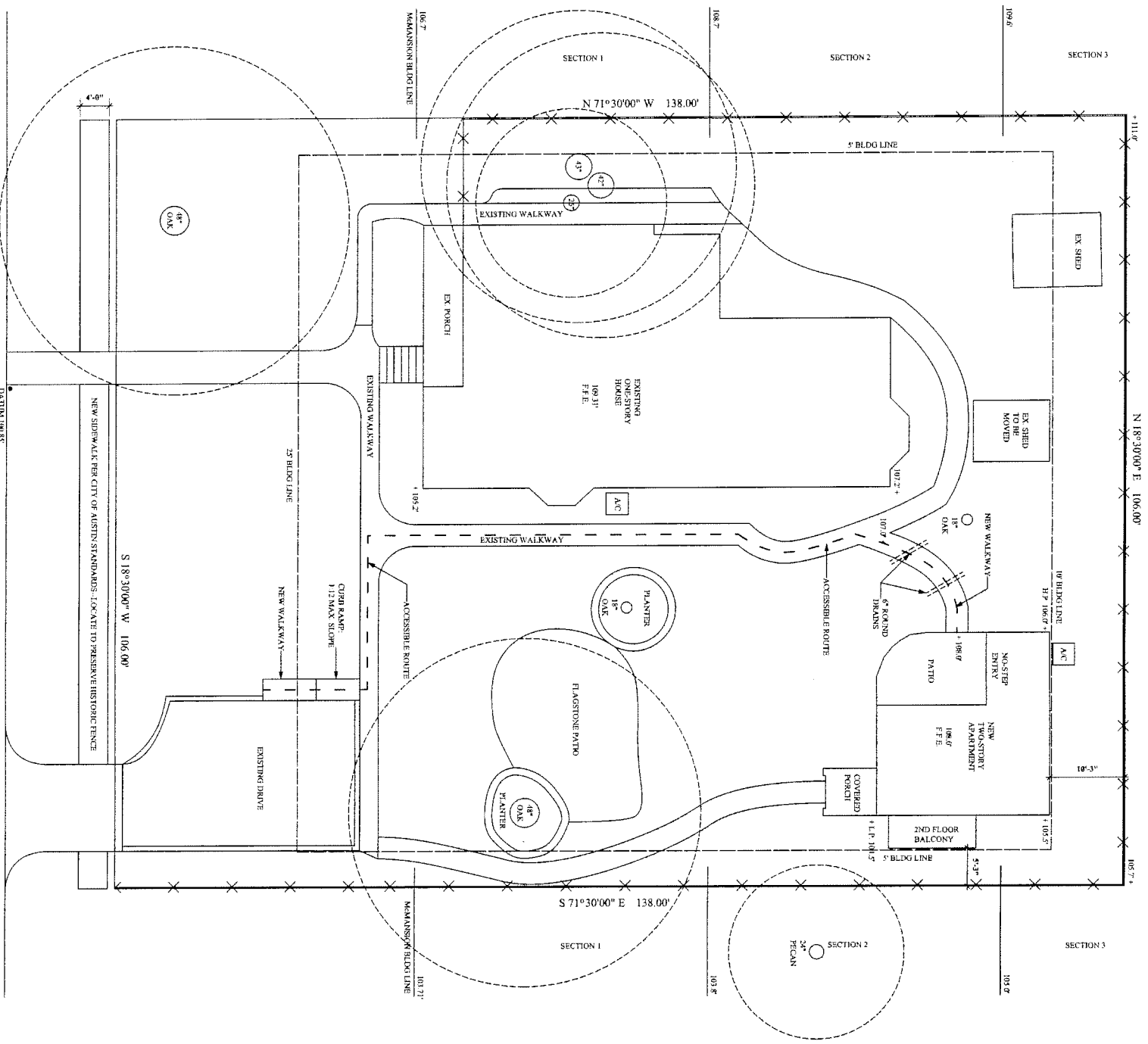
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



1508 NEWNING AVENUE

SITE PLAN

1/8" = 1'-0"



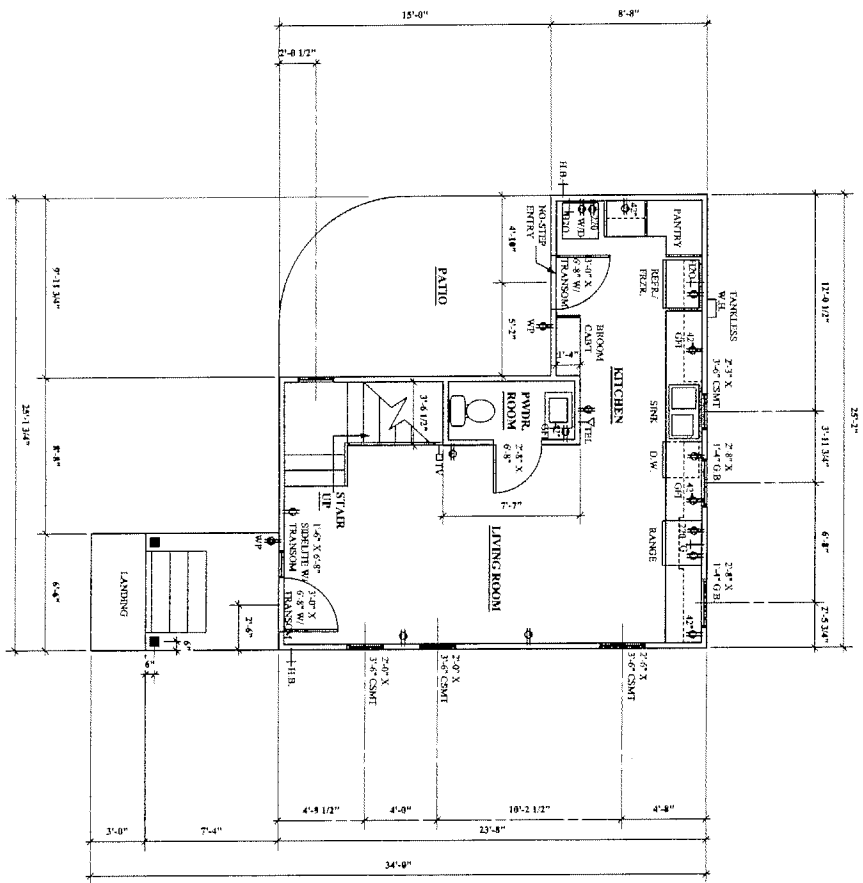
LOT DESCRIPTION:
 LOTS 13, 14, AND SOUTH 37' OF LOT 15, BLOCK 12E, FAIRVIEW PARK ADDITION,
 VOL. 1, PG. 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BUILDING AND SITE AREA:		EXISTING	NEW	TOTAL
1ST FL. COND.		1905	446	2351
2ND FL. COND.		120	359	479
COVERED PORCH		210	120	330
OUTBUILDINGS			210	210
BALCONY			54	54
TOTAL GROSS BLDG AREA:		2235	859	3094
BUILDING COVERAGE:				
1ST FLOOR AREA:	2235	446	2681	= 18.3%
LOT SIZE = 14,628 S.F.				
IMPERVIOUS COVER:				
TOTAL BLDG COVERAGE:	2235	446	2681	
DRIVEWAY:	671	334	1005	
WALKWAYS:	1129	139	1268	
UNCOVERED PATIO:	417	67	484	
RETAINING WALLS:	67	9	76	
AC/PAD:	9	9	18	
TOTAL IMPERVIOUS COVER:	4538	928	5466	= 37.2%
GROSS FLOOR AREA:				
EXISTING NEW	EXISTING NEW	EXEMPTION TOTAL		
1ST FL.	1905	446	2351	
2ND FL.	120	359	479	
PORCH:	2025	805	1220	
TOTAL GROSS FLOOR AREA:	2025	805	2710	
F.A.R. =	18.5%			

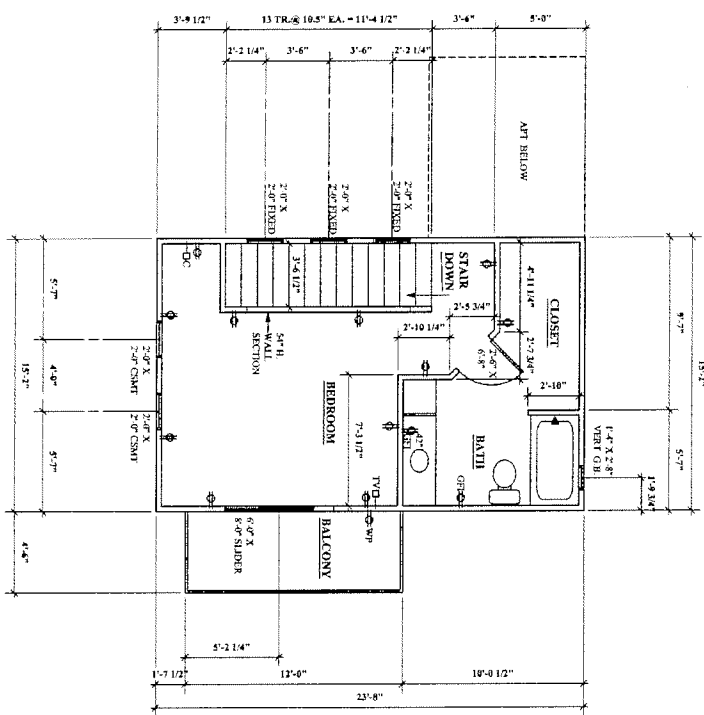
Apartment
Sanders Residence
 1508 Newning Ave., Austin, TX

Leland F. Decker Architect
 104 Darling Dr. Wimberley, TX
 512/457-0230 Reg. #12424





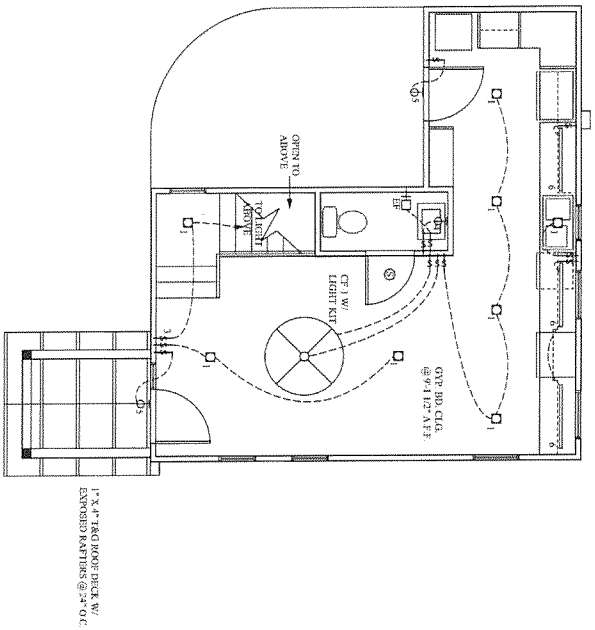
1 FIRST FLOOR PLAN
1/4" = 1'-0"



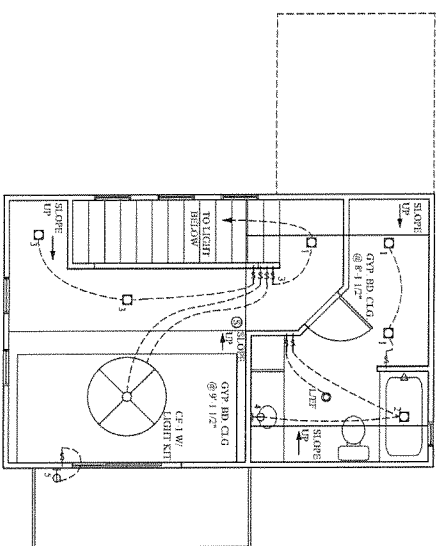
2 SECOND FLOOR PLAN
1/4" = 1'-0"

- VISIBILITY NOTES:
1. INSTALL 2" X 6" BLOCKING IN ALL 1ST FLOOR POWER ROOM WALLS FLUSH WITH FACE OF STUDS. CENTERLINE OF BLOCKING SHALL BE 3/4" A.F.F.
 2. LIGHT SWITCHES & THERMOSTATS SHALL BE 48" A.F.F. MAX.
 3. OUTLETS SHALL BE 15" A.F.F. UNLESS NOTED OTHERWISE.

Apartment Sanders Residence 1508 Newaling Ave., Austin, TX PERMIT 718116	Leland F. Decker Architect 104 Darling Dr. 512/457-0230	Wimberley, TX 12424 Reg. #12424 7/18/16	
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1 FIRST FLOOR REFLECTED CEILING & LIGHTING PLAN
1/4" = 1'-0"



2 SECOND FLOOR REFLECTED CEILING & LIGHTING PLAN
1/4" = 1'-0"

FIXTURE SCHEDULE:

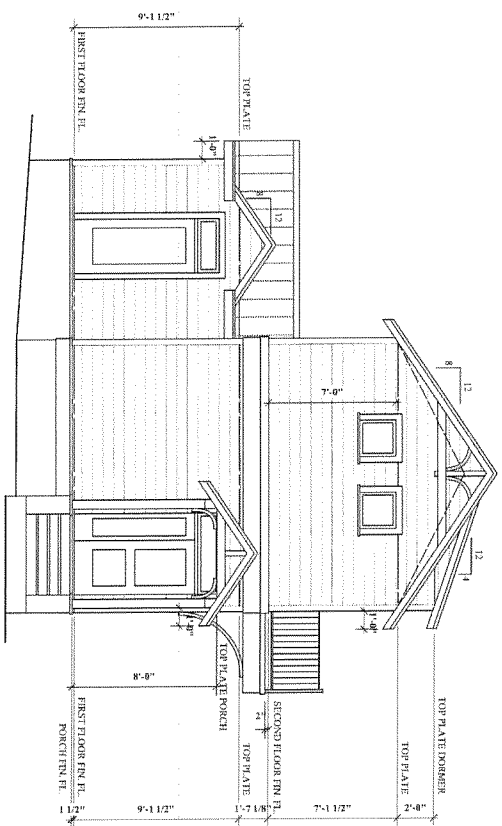
1. RECESSED COMPACT FLUORESCENT
2. RECESSED COMPACT FLUORESCENT WATERPROOF W/ GLASS LENS
3. RECESSED CAN COMPACT FLUORESCENT FOR SLOPED CEILING
4. WALL SCONCE
5. EXTERIOR WALL SCONCE
6. UNDERCOUNTER MINI TRACK W/ HALOGEN LAMPS @ 4" O.C.
- CF-1. INTERIOR CEILING FAN
- EF. EXHAUST FAN W/ REMOTE BLOWER
- L/EF. EXHAUST FAN W/ LIGHT
- ⊙ SMOKE DETECTOR-HARD WIRE W/ BATTERY BACK-UP.

Apartment
Sanders Residence
1508 Newling Ave., Austin, TX

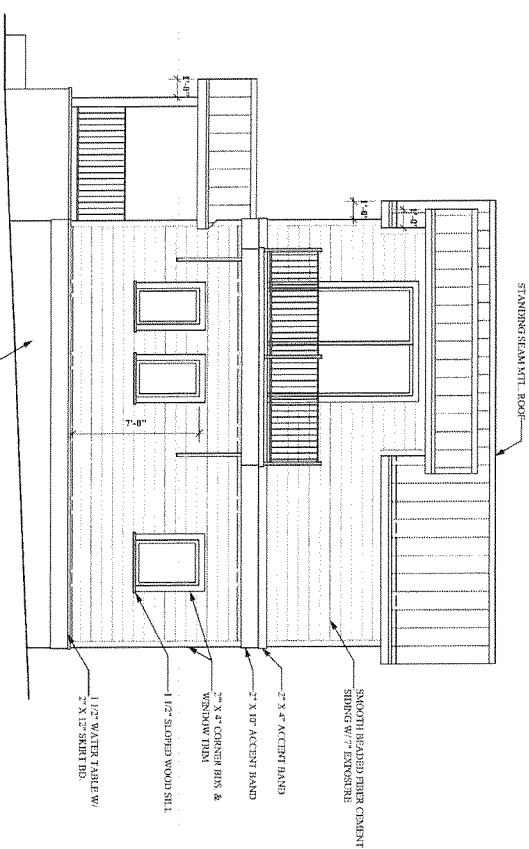
PERMIT 718016

Leland F. Decker Architect
104 Darling Dr. Wimberley, TX
512/457-0230 Reg. #12424

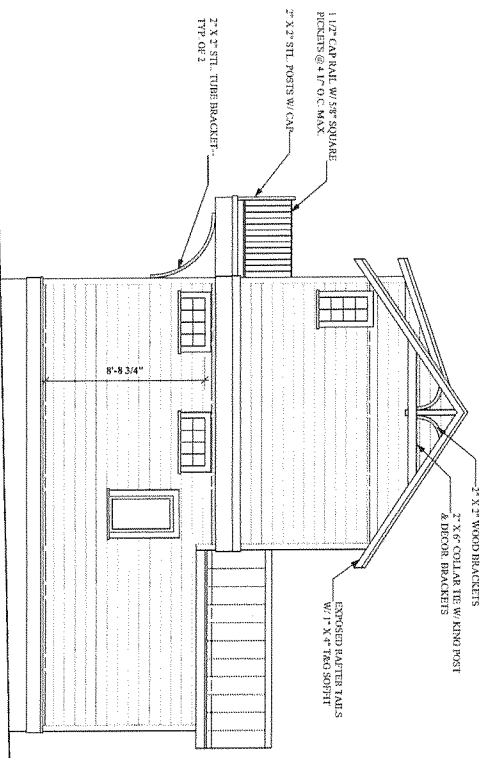




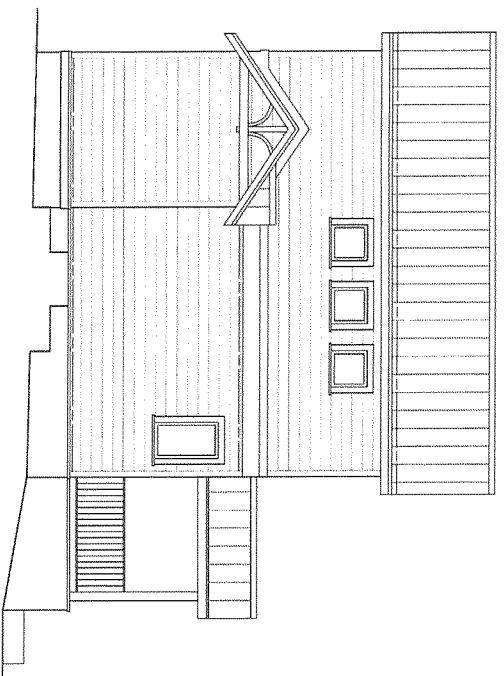
1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"

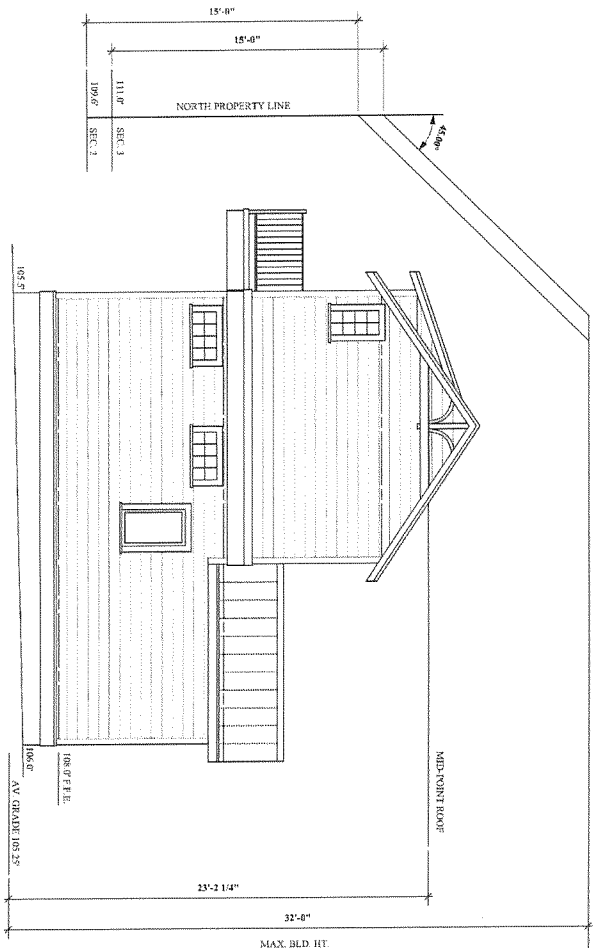


Leland F. Decker Architect
104 Darling Dr. Wimberley, TX
512/457-0230 Reg. #12424

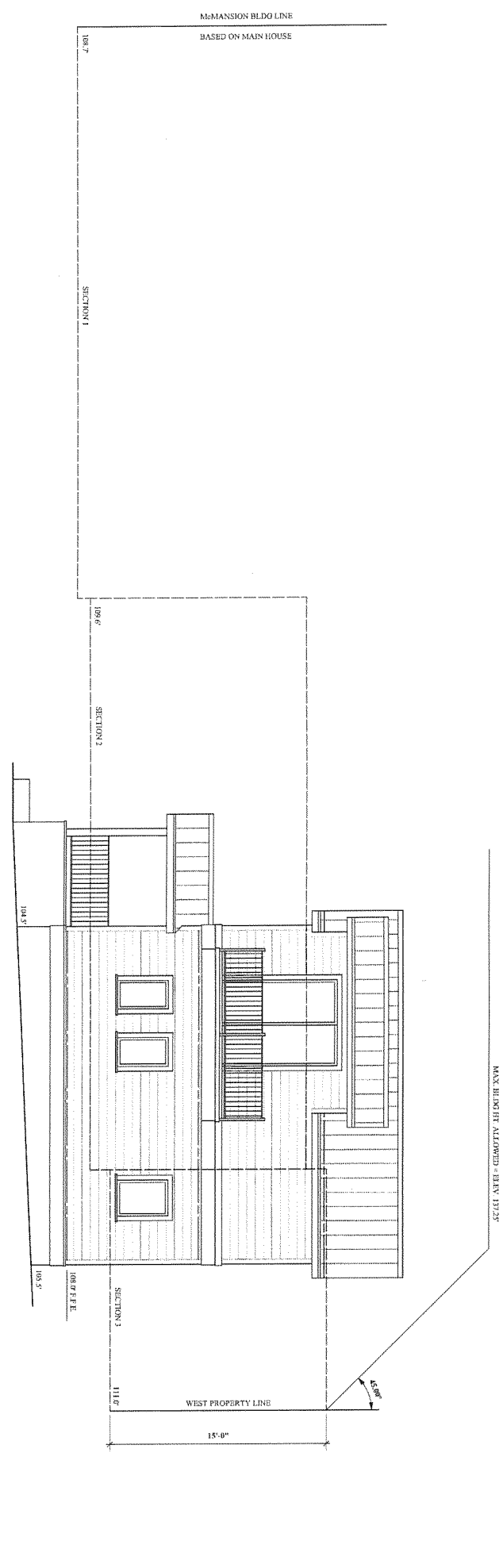
Apartment
Sanders Residence
1508 Newling Ave., Austin, TX

PERMIT 718816

2 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



PERMIT 718016 A 5	Apartment Sanders Residence 1508 Newling Ave., Austin, TX	Leland F. Decker Architect 104 Darling Dr. Wimberley, TX 512/457-0230 Reg. #12424	