



# 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 electronically: Open with  
Internet Explorer, then [Click Here to Save and continue.](#)

### Property Information

Project Address: 900 Theresa Ave

Tax Parcel ID: 01100508070000

Legal Description: Lot 3 blk 4 Washington Heights

Zoning District: SF3 NP

Lot Area (sq ft): 6,075.00

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 [City Arborist](#) 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 ☐  
wastewater availability? ☐ Y ☐ 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 ☐ 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 ☐  
(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 ☐ 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

Is Total New/Added Building Area > 5,000 Sq Ft? Y ☐ N ☐ (If yes, construction material recycling is required per LDC 25-11-39)

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.)

# existing bedrooms: 2

# bedrooms upon completion: 4

# baths existing: 2.0

# baths upon completion: 3.0

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

Renovation of existing structure and addition of 2 story structure to rear of 1 story home. New siding, windows, window trim, doors and interior remodel to existing residence.

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

Job Valuation		
Total Job Valuation: \$ <u>138,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>110,000.0</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>110,000</u>	Bldg: \$ <u>15,000</u>
	Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	Elec: \$ <u>5,000</u>
	Amount for Accessory Structure: \$ _____	Plmbg: \$ <u>4,000</u>
	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	Mech: \$ <u>4,000</u>
		TOTAL: \$ <u>28,000</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 <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	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	1,354.00		325.00		1,679.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area			584.00		584.00	0.00
c) 3 <sup>rd</sup> 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)	192.00		134.00		326.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
<b>Total Building Area (total a through h)</b>	<b>1,546.00</b>	<b>0.00</b>	<b>1,043.00</b>	<b>0.00</b>	<b>2,589.00</b>	<b>0.00</b>
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information	
<small>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)</small>	
Total Building Coverage (sq ft): <u>2,005.00</u>	% of lot size: <u>33</u>

Impervious Cover Information	
<small>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)</small>	
Total Impervious Cover (sq ft): <u>2,717.00</u>	% of lot size: <u>45</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
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"/> N	
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"/> 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: <u>23</u> ft <u>1</u> in Number of Floors: <u>2</u>	# 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) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<small>*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.</small>	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y <input checked="" type="checkbox"/> N	
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? Y <input checked="" type="checkbox"/> N	
<small>(If yes, drainage review is required)</small>	

**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	1,354.00	325.00			1,679.00
2 <sup>nd</sup> Floor		584.00			584.00
3 <sup>rd</sup> Floor					0.00
Area w/ ceilings > 15'		12.00	Must follow article 3.3.5		12.00
Ground Floor Porch* (check article utilized)	192.00	134.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	326.00	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 1)		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 / 2b)		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	1,546.00	1,055.00			2,275.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,275.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 37 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."

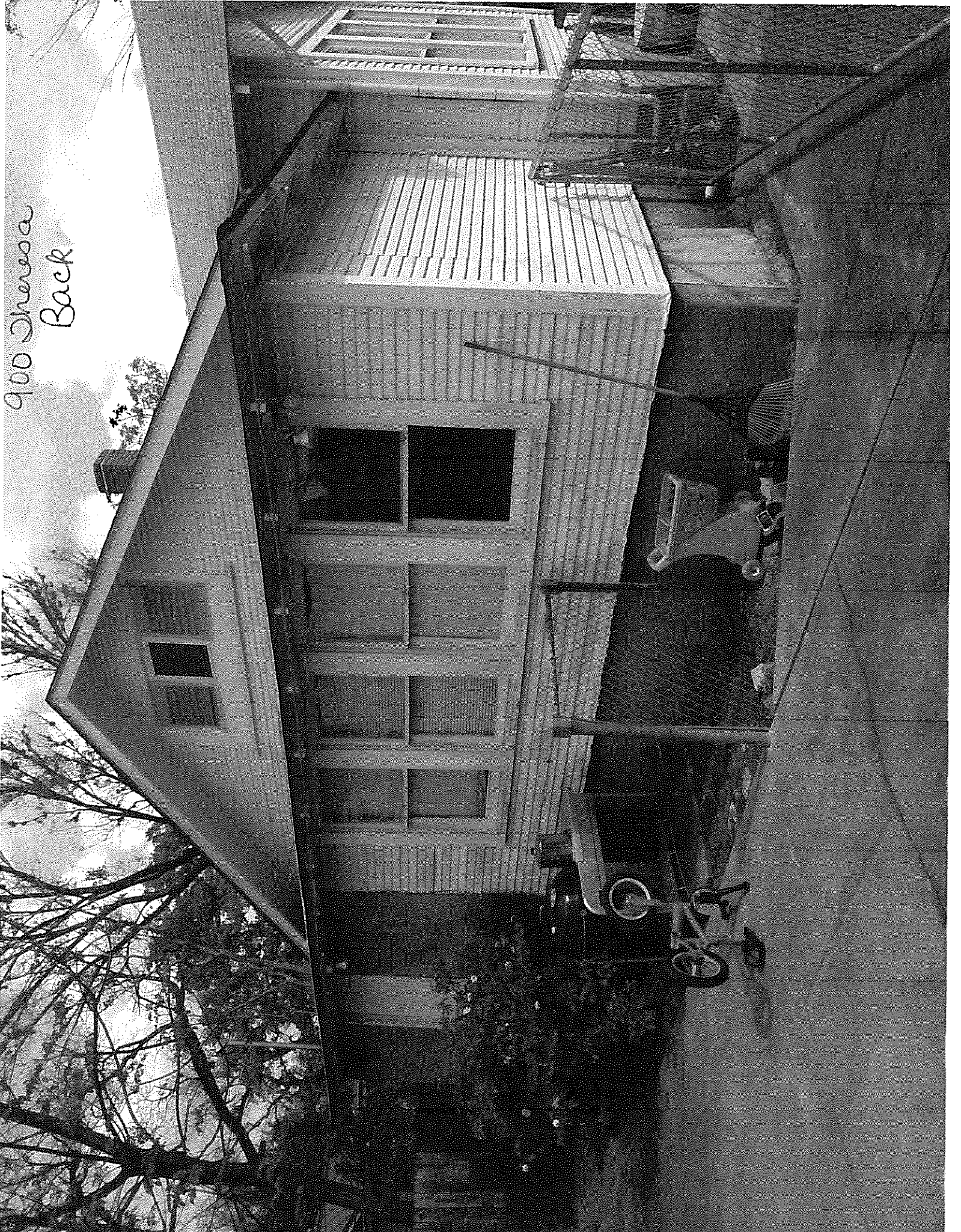
**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

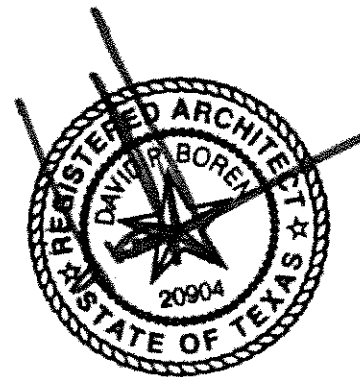
**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall 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.



900 Theresa  
Back





ISSUED FOR REGULATORY  
APPROVAL: 09 MARCH 2017

**DAWSON LUPUL  
BUILDERS**

8140 N. MOPAC  
BLDG. 3, SUITE 116  
AUSTIN TEXAS 78759  
512-452-4220

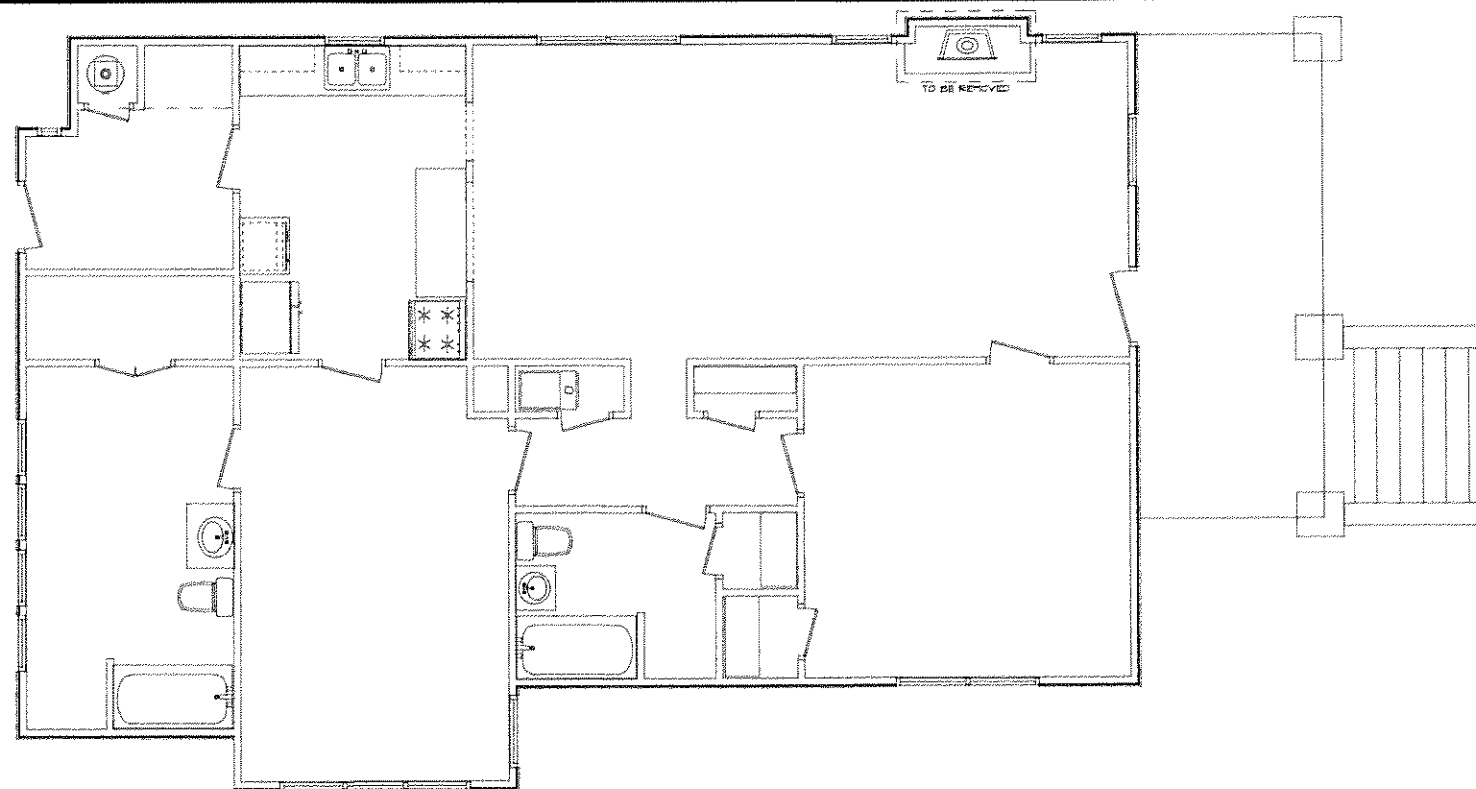
DATE 03-07-17

**ISSUED FOR  
REGULATORY  
REVIEW**

**CRANE  
RESIDENCE**

# EXISTING LAYOUT AND DEMOLITION PLAN

A2  
SHEET

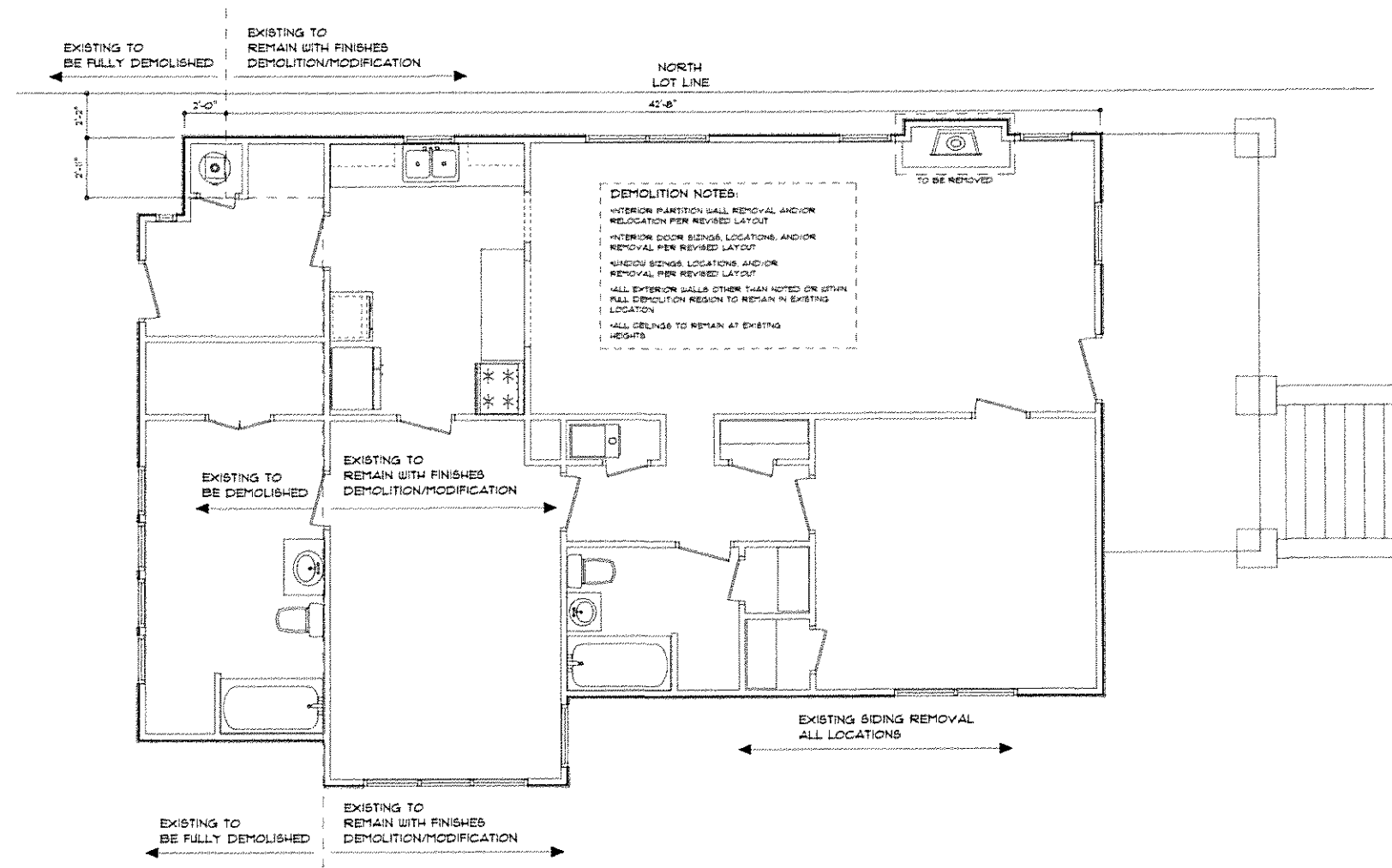


EXISTING

## SCALE

1/8" = 1" - O<sup>B</sup> (11<sup>H</sup> X 17<sup>H</sup> FORMAT)

1/4" x 1" (22" x 36" FORMAT)

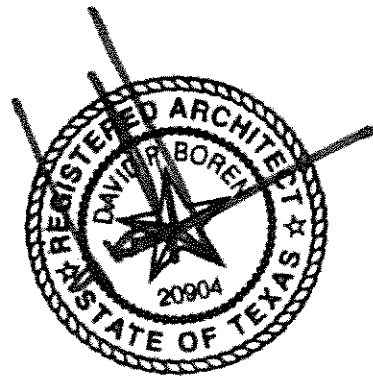


# DEMOLITION PLAN

# SCALE

1/8" x 1'-0" (11" x 17" FORMAT)

1/4" = 1'-0" (22" X 36" FORMAT)



## SCALE

1"=10' (11"x17" FORMAT)  
1"=20' (22"x36" FORMAT)

ISSUED FOR REGULATORY  
APPROVAL: 09 MARCH 2017

AE APPROVED

MAR 10 2017

69-205  
JGM

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

## PROJECT ADDRESS

900 THERESA AVE  
AUSTIN TEXAS 78703

## PROJECT TYPE

SINGLE FAMILY RESIDENCE RENOVATION  
AND ADDITION

## OWNERS

ANOUSH AND CHRISTOPHER CRANE

## LEGAL

LOT 3, BLOCK 4,  
WASHINGTON HEIGHTS  
TRAVIS COUNTY, TEXAS

## SHEET LIST:

A-1 SITEPLAN AND PROJECT DATA  
A-2 EXISTING AND DEMOLITION PLAN

B-1 DIMENSIONAL AND INTERIOR ELEVATIONS  
B-2 ELECTRICAL  
B-3 EXTERIOR ELEVATIONS  
B-4 ROOF LAYOUT  
B-5 FLOORING AND FURNISHINGS

C-1 SUB-CHAPTER F (MCMANSION)  
FRONT/REAR TENT VIEW  
C-2 SUB-CHAPTER F (MCMANSION)  
LEFT/RIGHT TENT VIEW  
C-3 EXISTING STRUCTURE SITE SURVEY

## AREA CALCULATIONS (SQUARE FEET)

LOT  
6075 PER PLAT

### PRIMARY RESIDENCE

A: 1ST FLOOR LIVING (EXISTING): 1354  
B: 1ST FLOOR LIVING (TO BE REMOVED): 241  
C: 1ST FLOOR LIVING (TO BE ADDED): 586  
D: 2ND FLOOR LIVING (TO BE ADDED): 584  
E: CEILINGS OVER 15' (STAIRWAY): 12  
F: COVERED FRONT PORCH (EXISTING): 192  
G: SCREENED PORCH (TO BE ADDED): 134

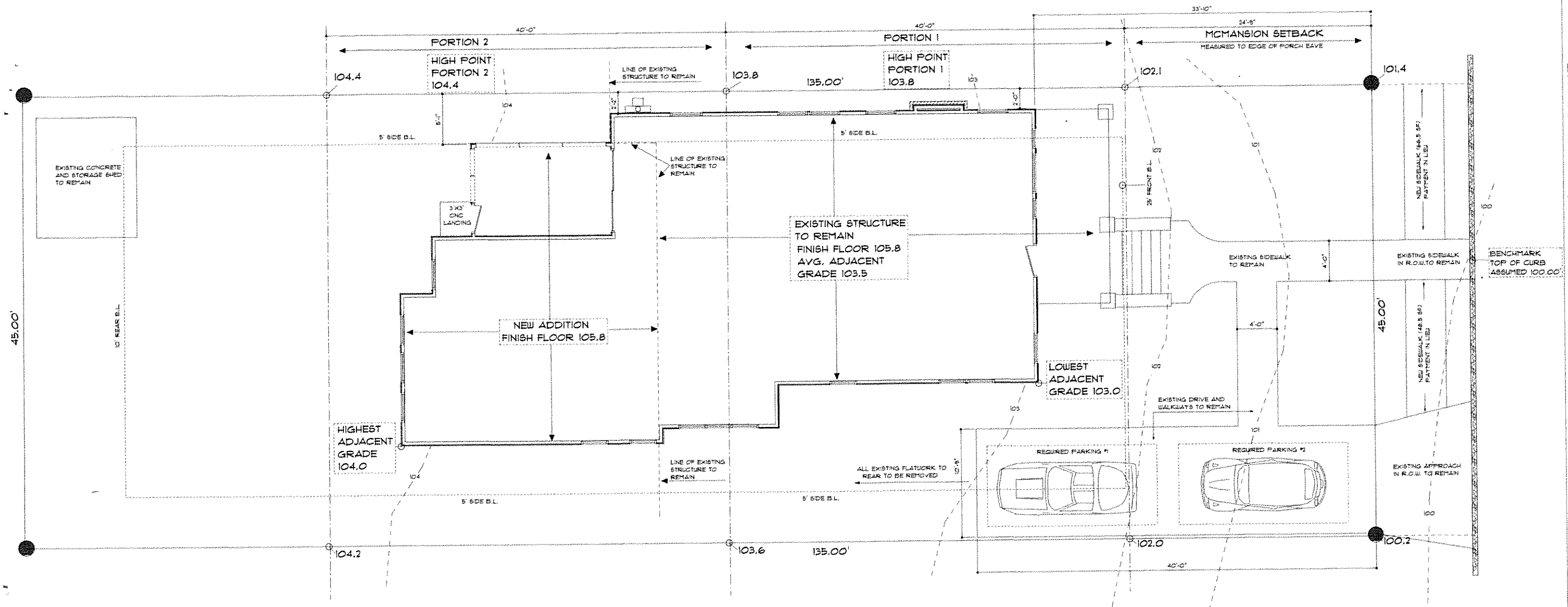
EXISTING SHED  
H: SLAB AREA: 120

### FLATWORK

K: DRIVEWAY ON PRIVATE PROPERTY (EXISTING): 2137  
L: DRIVEWAY ON PRIVATE PROPERTY (TO BE REMOVED): 1710  
M: SIDEWALKS ON PRIVATE PROPERTY (EXISTING): 147  
N: A/C PADS, DOOR LANDINGS: 18  
O: DRIVEWAY APPROACH (EXISTING, IN CITY R.O.W.): 120  
P: PUBLIC SIDEWALK (EXISTING, IN CITY R.O.W.): 40  
Q: NEW PUBLIC SIDEWALK REQUIRED: 112  
R: NEW SIDEWALK TO BE INSTALLED: 0 (PAYMENT IN LIEU)

### AREA TOTALS

S: TOTAL HVAC LIVING AREA: (A-B+C+D) 2263  
T: TOTAL BUILDING AREA: (A-B+C+D+F+G) 2589  
U: TOTAL NEW FOUNDATION AREA (A-B+C+G): 1813  
V: TOTAL BUILDING IMPERVIOUS: (A-B+C+F+G) 2005  
W: TOTAL SITE IMPERVIOUS COVER: (H+V+K-L+M+N) 2717 (44.7%)  
MCMANSION FLOOR AREA RATIO (F.A.R.)  
(S+E) 2275 (37.4%)



DAWSON LUPUL  
BUILDERS

DATE  
03-07-17

VERSION  
ISSUED FOR  
REGULATORY  
REVIEW

CRANE  
RESIDENCE

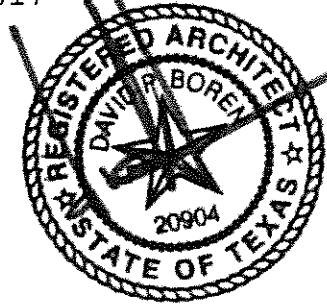
SITEPLAN

SHEET  
A1

8140 N. MOFAC  
BLOG 3, SUITE 116  
AUSTIN TEXAS 78759  
512-452-4229

900 THERESA DRIVE  
AUSTIN TX 78703





DAWSON LUPUL  
BUILDERS  
8140 N. MOPAC  
BLOC 3, SUITE 118  
AUSTIN TEXAS 78759  
912.422.4228

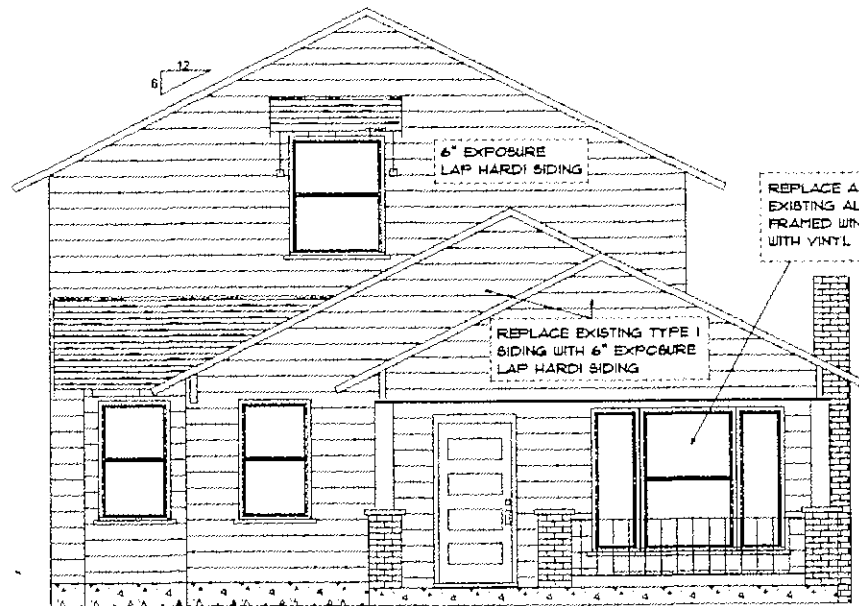
DATE  
03-07-17

VERSION  
ISSUED FOR  
REGULATORY  
REVIEW

CRANE  
RESIDENCE  
900 THERESA DRIVE  
AUSTIN TX 78703

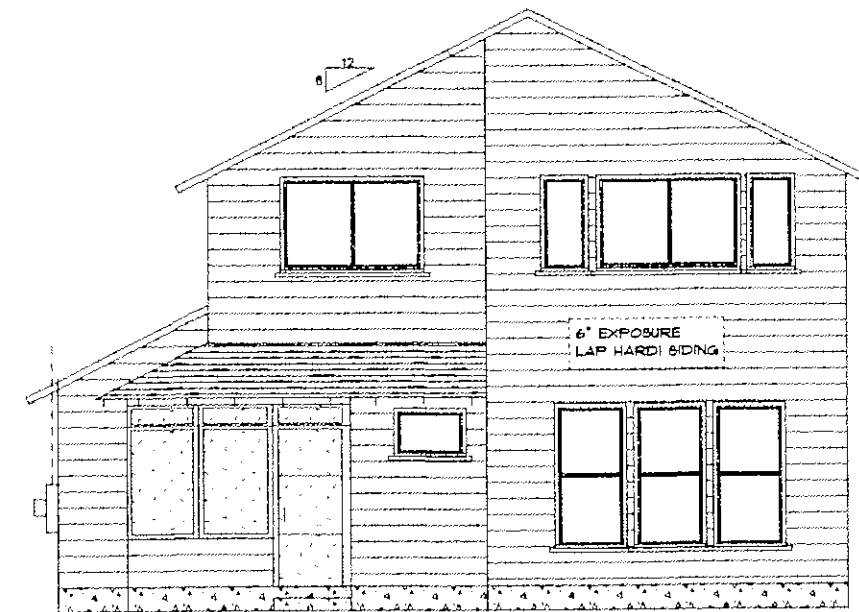
ELEVATIONS

SHEET  
B3



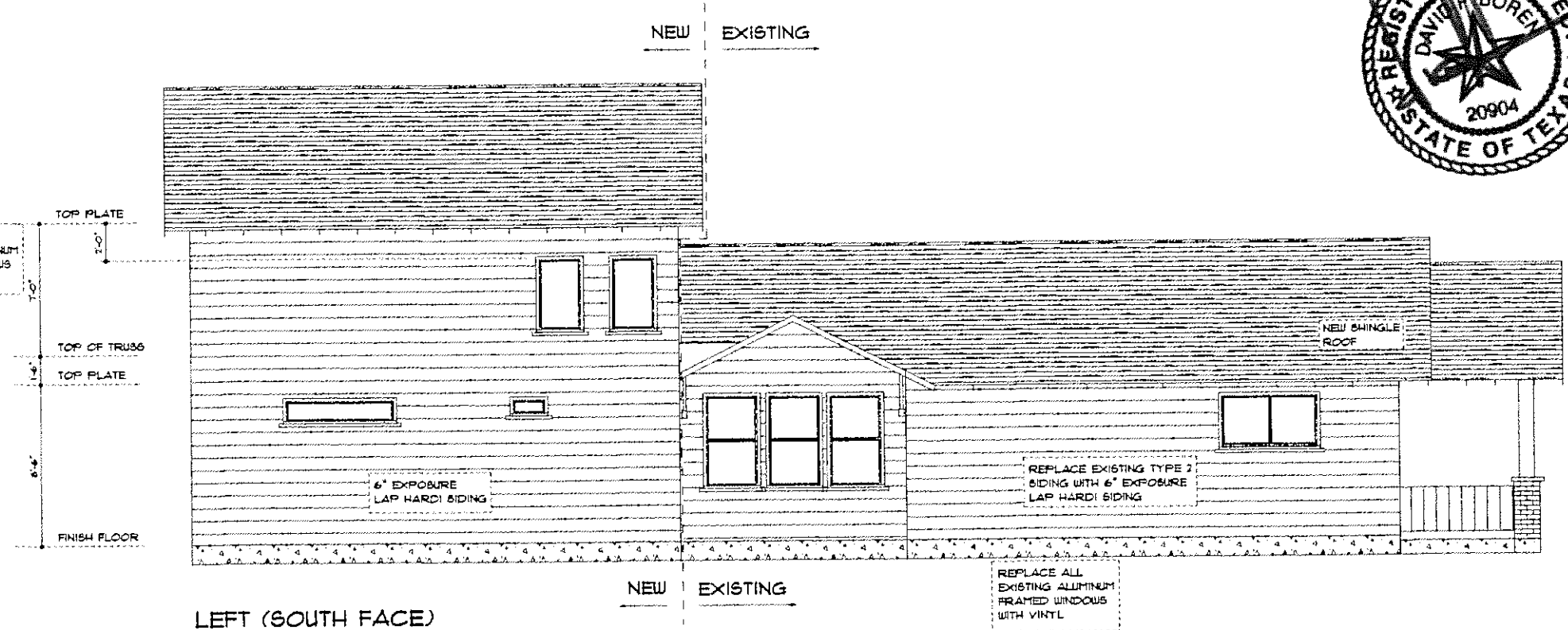
FRONT (EAST FACE)

SCALE  
1/8"=1'-0" (11"x17" FORMAT)  
1/4"=1'-0" (22"x36" FORMAT)



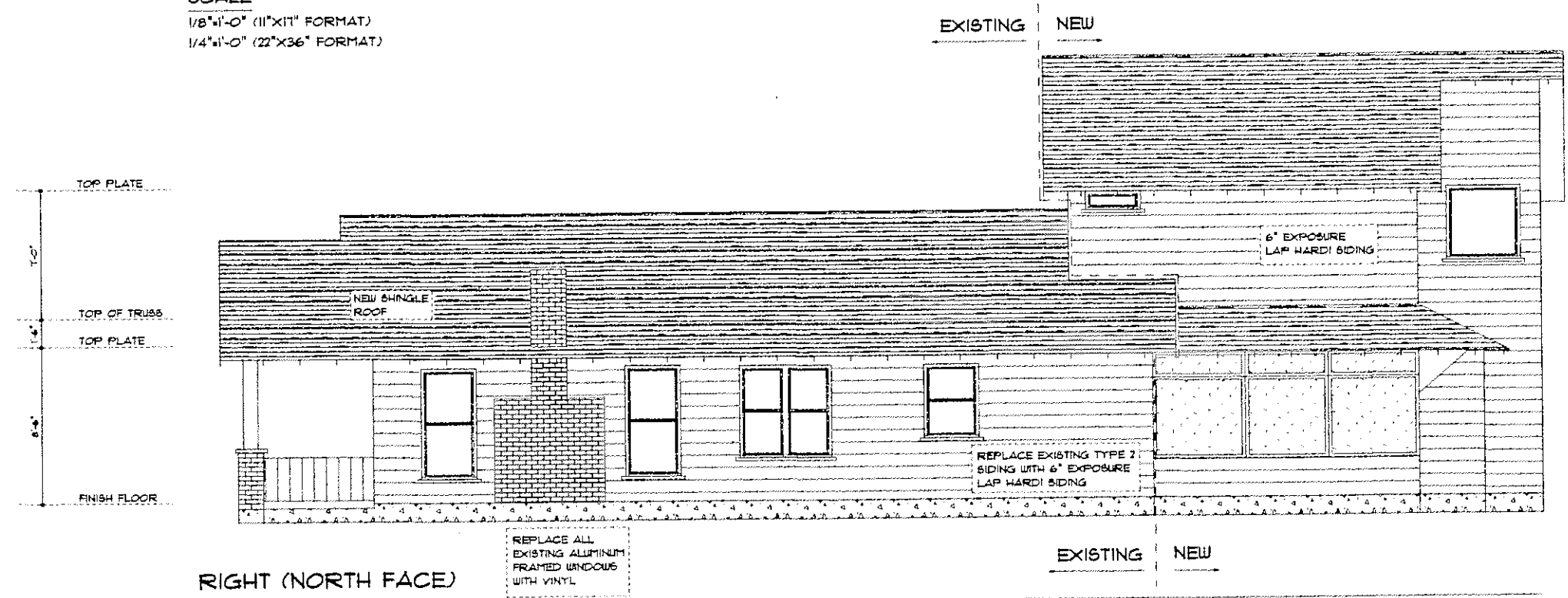
REAR (WEST FACE)

SCALE  
1/8"=1'-0" (11"x17" FORMAT)  
1/4"=1'-0" (22"x36" FORMAT)



LEFT (SOUTH FACE)

SCALE  
1/8"=1'-0" (11"x17" FORMAT)  
1/4"=1'-0" (22"x36" FORMAT)



RIGHT (NORTH FACE)

SCALE  
1/8"=1'-0" (11"x17" FORMAT)  
1/4"=1'-0" (22"x36" FORMAT)