



Residential New Construction and Addition Permit Application

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Property Information

Project Address: 2500 Inwood PI	Tax Parcel ID: 112816
Legal Description: LOT 1 LESS S TRI INWOOD PARK	
Zoning District: SF3	Lot Area (sq ft): 10,890.00
Neighborhood Plan Area (if applicable): Deep Eddy	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (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"/> Y <input type="checkbox"/> N (If yes, click here for more information on the tree permit process.)	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Austin Water Utility to apply for wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N 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 checked="" type="checkbox"/> 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="checkbox"/> 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="checkbox"/> N (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input 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"/> N (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"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)			
Existing Use:	vacant <input checked="" type="checkbox"/> single-family residential	duplex residential	two-family residential other: _____
Proposed Use:	vacant single-family residential	duplex residential <input checked="" type="checkbox"/> 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"/> Y <input type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)			
# existing bedrooms: 3	# bedrooms upon completion: 5	# baths existing: 2.0	# baths upon completion: 4.5
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>One-story addition/remodel of existing 2-story house. addition of 1100sf accessory dwelling unit.</u>			
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" 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 New Construction: \$ <u>0</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>235,000</u> Elec: \$ <u>20,000</u> Plmbg: \$ <u>25,000</u> Mech: \$ <u>20,000</u> TOTAL: \$ <u>300,000</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: \$ _____ 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	
	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 <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 st Floor conditioned area	1,157.00	0.00	807.00	540.00	1,964.00	540.00
b) 2 nd Floor conditioned area	699.00	0.00	0.00	551.00	699.00	551.00
c) 3 rd Floor conditioned area	0.00	0.00	0.00	0.00	0.00	0.00
d) Basement	0.00	0.00	0.00	0.00	0.00	0.00
e) Covered parking (garage or carport)	0.00	0.00	0.00	296.00	0.00	296.00
f) Covered patio, deck, porch, and/or balcony area(s)	0.00	0.00	0.00	363.00	0.00	363.00
g) Other covered or roofed area	0.00	0.00	0.00	0.00	0.00	0.00
h) Uncovered wood decks	0.00	0.00	0.00	0.00	0.00	0.00
Total Building Area (total a through h)	1,856.00	0.00	807.00	1,750.00	2,663.00	1,750.00
i) Pool	0.00	0.00	0.00	0.00	0.00	0.00
j) Spa	0.00	0.00	0.00	0.00	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>3,055.00</u>	% of lot size: <u>28</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>3,300.00</u>	% of lot size: <u>30</u>

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"/> 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>25</u> ft <u>8</u> in Number of Floors: <u>2</u>	# of spaces required: <u>3</u> # of spaces provided: <u>3</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" 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? <input checked="" type="checkbox"/> Y N	
Width of approach (measured at property line): <u>12.0</u> ft	Distance from intersection (for corner lots only): <u>38.0</u> 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 (If yes, drainage review is required)	

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	1,157.00	1,347.00			2,504.00
2 nd Floor	699.00	551.00			1,250.00
3 rd Floor	0.00	0.00			0.00
Area w/ ceilings > 15'	0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	0.00	48.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	48.00	0.00
Basement	0.00	0.00	Must follow article 3.3.3B, see note below		0.00
Attic	0.00	0.00	Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	0.00	296.00 <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)	200.00	96.00
	Detached	0.00	0.00 <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	0.00	0.00 <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	0.00	0.00 <input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)	0.00	0.00			0.00
Totals	1,856.00	2,242.00			3,850.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,850.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 35 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 st floor conditioned area	1,157.00	1,347.00	2,504.00
b) 2 nd floor conditioned area	699.00	551.00	1,250.00
c) 3 rd floor conditioned area	0.00	0.00	0.00
d) Basement	0.00	0.00	0.00
e) Attached Covered Parking (garage or carport)	0.00	296.00	296.00
f) Detached Covered Parking (garage or carport)	0.00	0.00	0.00
g) Covered Wood Decks (counted at 100%)	0.00	0.00	0.00
h) Covered Patio	0.00	207.00	207.00
i) Covered Porch	0.00	48.00	48.00
j) Balcony	0.00	278.00	278.00
k) Other – Specify:	0.00	0.00	0.00
Total Building Area (TBA) (add: a through k)	1,856.00	2,727.00	4,583.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 1,157.00	1,898.00	(B) 3,055.00
l) Driveway	0.00	105.00	105.00
m) Sidewalks	0.00	114.00	114.00
n) Uncovered Patio	0.00	0.00	0.00
o) Uncovered Wood Decks (counted at 50%)	0.00	0.00	0.00
p) AC pads and other concrete flatwork	0.00	18.00	18.00
q) Other (Pool Coping, Retaining Walls)	0.00	8.00	8.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 1,157.00	2,143.00	(D) 3,300.00
r) Pool	0.00	0.00	0.00
s) Spa	0.00	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)

Lot Area (sq ft): 10,890.00

Existing Building Coverage (see above A, sq ft): 1,157.00

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : 11 %

Final Building Coverage (see above B, sq ft): 3,055.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 28 %

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): 1,157.00

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : 11 %

Final Impervious Coverage (see above D, sq ft): 3,300.00

Final coverage % of lot (D ÷ **Lot Area**) x 100 : 30 %



2500 INWOOD PL.
NORTH ELEVATION



2500 INWOOD PL.
EAST ELEVATION



2500 INWOOD PL.
WEST ELEVATION



2500 INWOOD PL.
WEST ELEVATION.

AE APPROVED

OCT 03 2018

ELEMENT 5
ARCHITECTURE

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AUSTIN TX, 78703

SITE PLAN

DATE: 10.2.18

DRAWN: SA

A 1.0

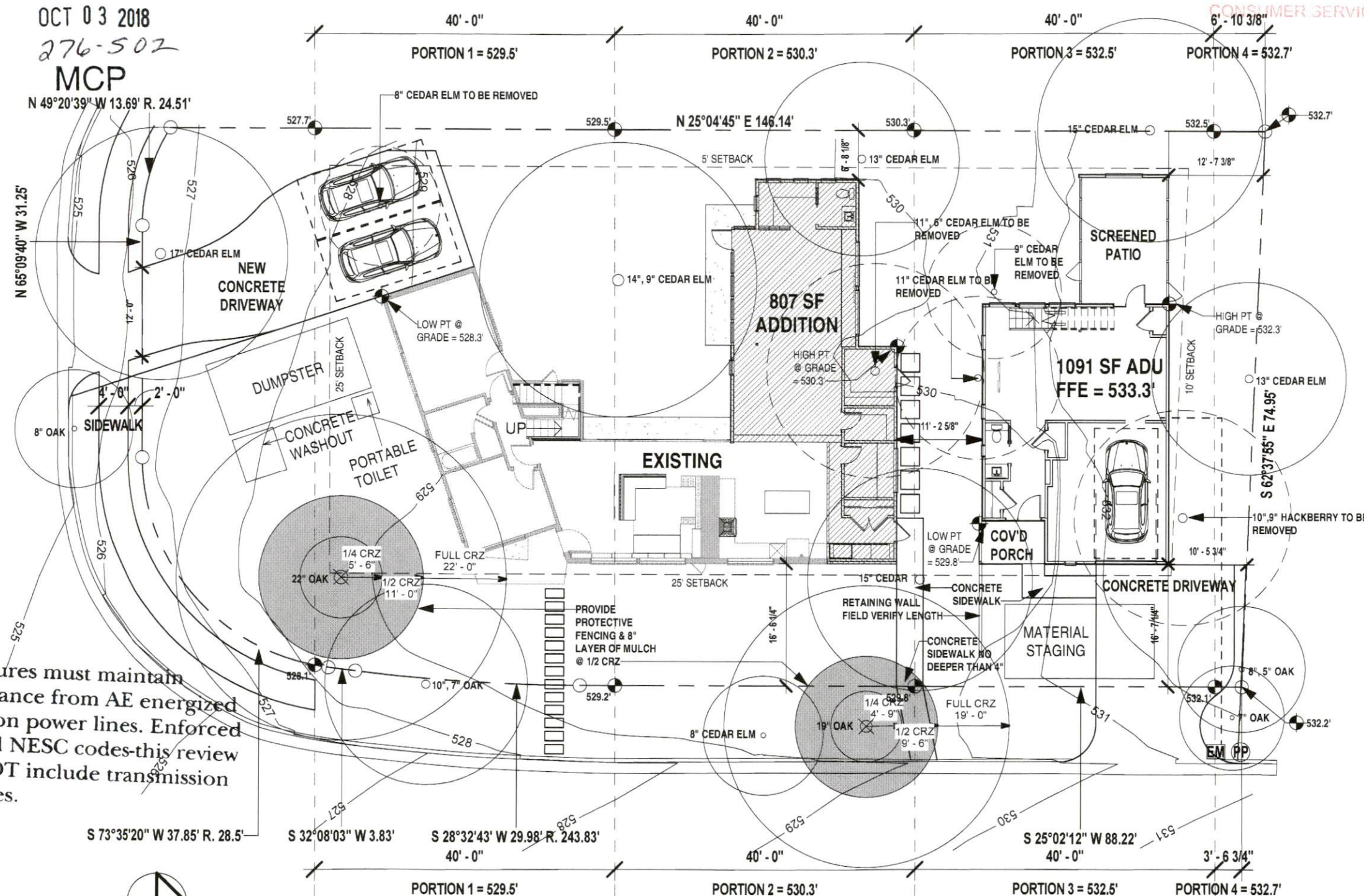
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OCT 03 2018

276-502

MCP

N 49°20'39" W 13.69' R. 24.51'



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.

1 SITE PLAN

1/16" = 1'-0"

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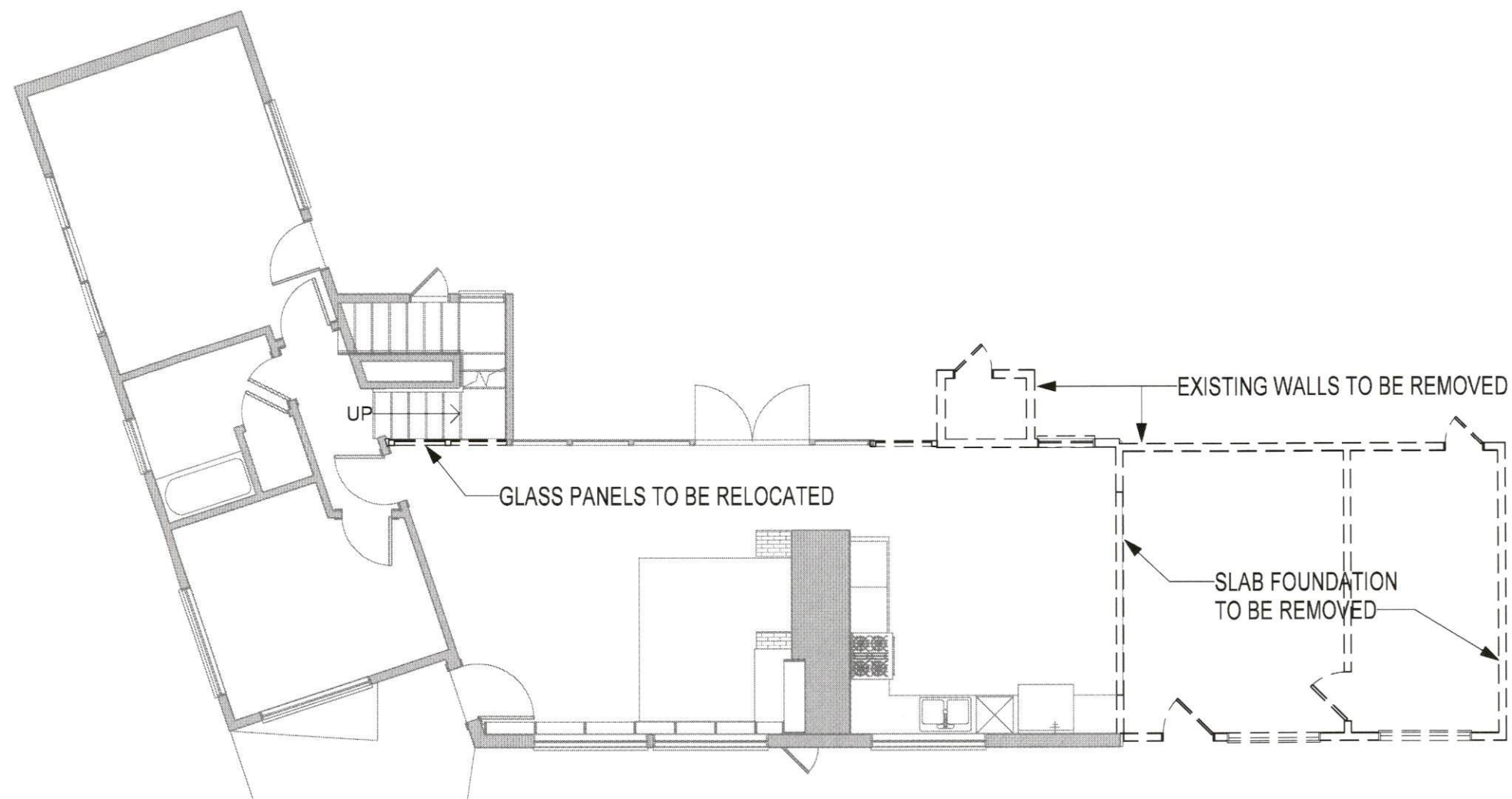
DEMO

DATE: 10.2.18

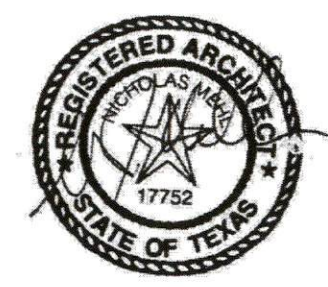
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A 1.2

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1 DEMOLITION PLAN
1/8" = 1'-0"



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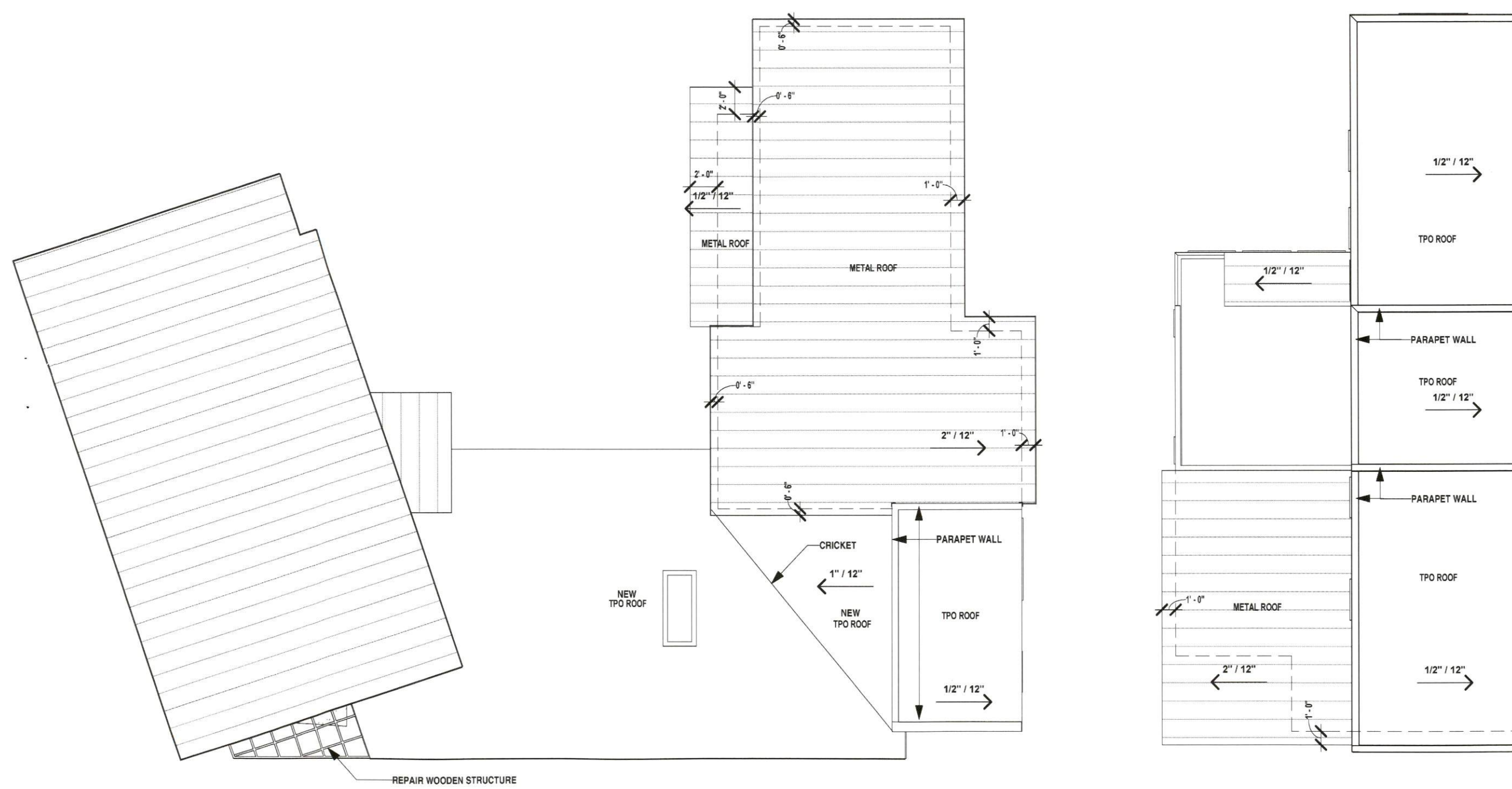
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ROOF PLAN

DATE: 10.2.18

DRAWN: SA

A 2.2



1 ROOF PLAN
1/8" = 1'-0"

DOOR SCHEDULE

MARK	LEVEL	WIDTH	HEIGHT	COMMENTS
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100	FIRST FLOOR	2' - 6"	8' - 0"	EXTERIOR DOOR
101	FIRST FLOOR	2' - 4"	6' - 8"	
102	FIRST FLOOR	2' - 4"	6' - 8"	
103	FIRST FLOOR	2' - 6"	8' - 0"	EXTERIOR DOOR
104	FIRST FLOOR	2' - 8"	6' - 8"	POCKET DOOR
105	FIRST FLOOR	5' - 0"	6' - 8"	CLOSET DOOR
106	FIRST FLOOR	2' - 8"	8' - 0"	VISTALUXE DOOR - CLEAR ANODIZED ALUM-FINISH
110	FIRST FLOOR	3' - 0"	8' - 0"	EXTERIOR DOOR
111	FIRST FLOOR	2' - 8"	8' - 0"	
112	FIRST FLOOR	2' - 8"	8' - 0"	POCKET DOOR
113	FIRST FLOOR	2' - 8"	8' - 0"	
114	FIRST FLOOR	2' - 6"	8' - 0"	EXTERIOR DOOR
115	FIRST FLOOR	2' - 8"	8' - 0"	
116	FIRST FLOOR	2' - 8"	8' - 0"	
117	FIRST FLOOR	8' - 0"	8' - 0"	GARAGE DOOR
200	SECOND FLOOR - ADU	2' - 6"	8' - 0"	EXTERIOR DOOR
201	SECOND FLOOR - ADU	2' - 8"	6' - 8"	
202	SECOND FLOOR - ADU	2' - 8"	6' - 8"	
203	SECOND FLOOR - ADU	2' - 6"	8' - 0"	EXTERIOR
204	SECOND FLOOR - ADU	5' - 0"	6' - 8"	SLIDING CLST DOOR
205	SECOND FLOOR - ADU	5' - 0"	8' - 0"	DOUBLE DOOR
206	SECOND FLOOR - ADU	2' - 8"	6' - 8"	
207	SECOND FLOOR - ADU	2' - 6"	6' - 8"	
208	SECOND FLOOR - ADU	2' - 6"	6' - 8"	
209	SECOND FLOOR - ADU	2' - 6"	6' - 8"	POCKET DOOR

WINDOW SCHEDULE

Mark	WIDTH	HEIGHT	COUNT	FAMILY	COMMENTS
------	-------	--------	-------	--------	----------

A	1' - 5 3/4"	3' - 6"	3	FG	RELOCATED PANELS
B	1' - 6"	4' - 0"	2	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
C	2' - 0"	2' - 0"	3	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
D	2' - 0"	2' - 0"	3	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - CLEAR ANODIZED FINISH
E	2' - 0"	2' - 0"	8	FG	COLORLED GLASS
F	2' - 0"	5' - 0"	2	CSMT	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - CLEAR ANODIZED FINISH
G	3' - 0"	2' - 0"	5	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
H	3' - 0"	3' - 0"	1	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
I	3' - 0"	4' - 0"	4	CSMT	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
J	3' - 0"	5' - 0"	1	CSMT	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
K	3' - 6"	2' - 0"	3	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
L	3' - 6"	6' - 6"	3	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
M	5' - 0"	2' - 0"	2	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - BRONZE ANODIZED FINISH
N	6' - 0"	2' - 0"	3	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - CLEAR ANODIZED FINISH
O	2' - 10"	8' - 0"	5	FG	MILGARD THERMALLY IMPROVED ALUMINUM WINDOWS - CLEAR ANODIZED FINISH



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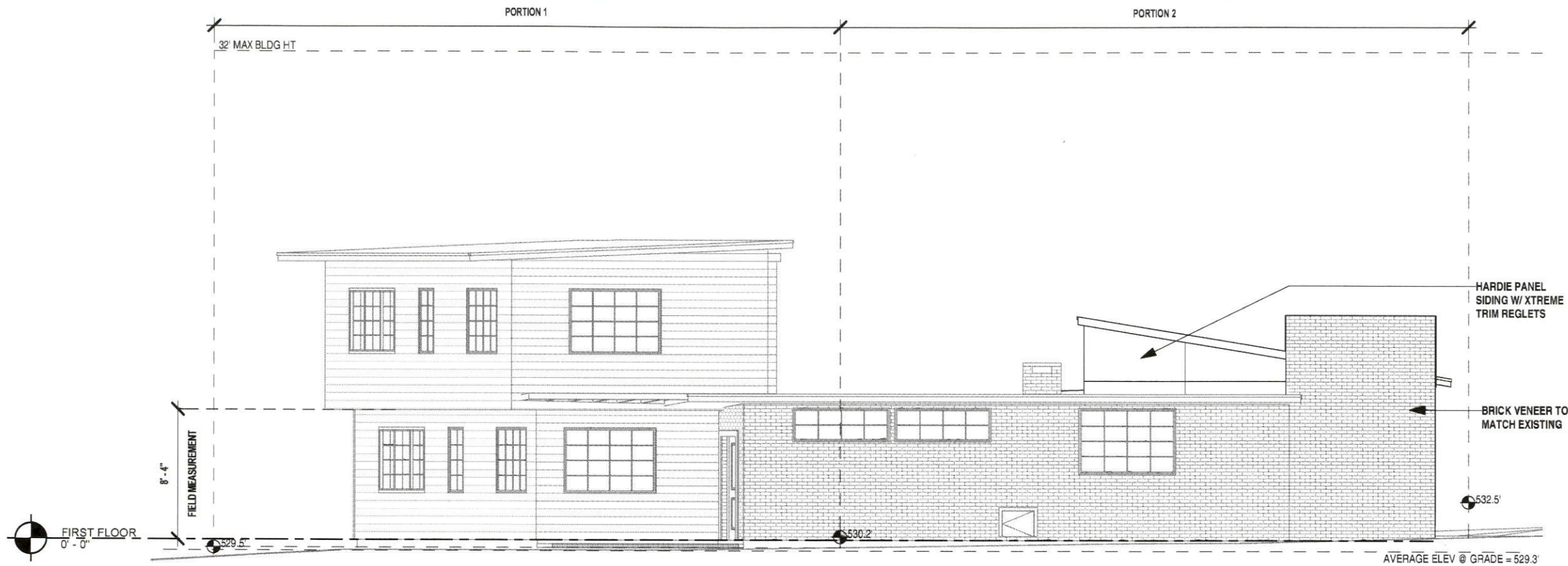
2500 INWOOD PLACE
AUSTIN TX, 78703

SCHEDULES

DATE: 10.2.18

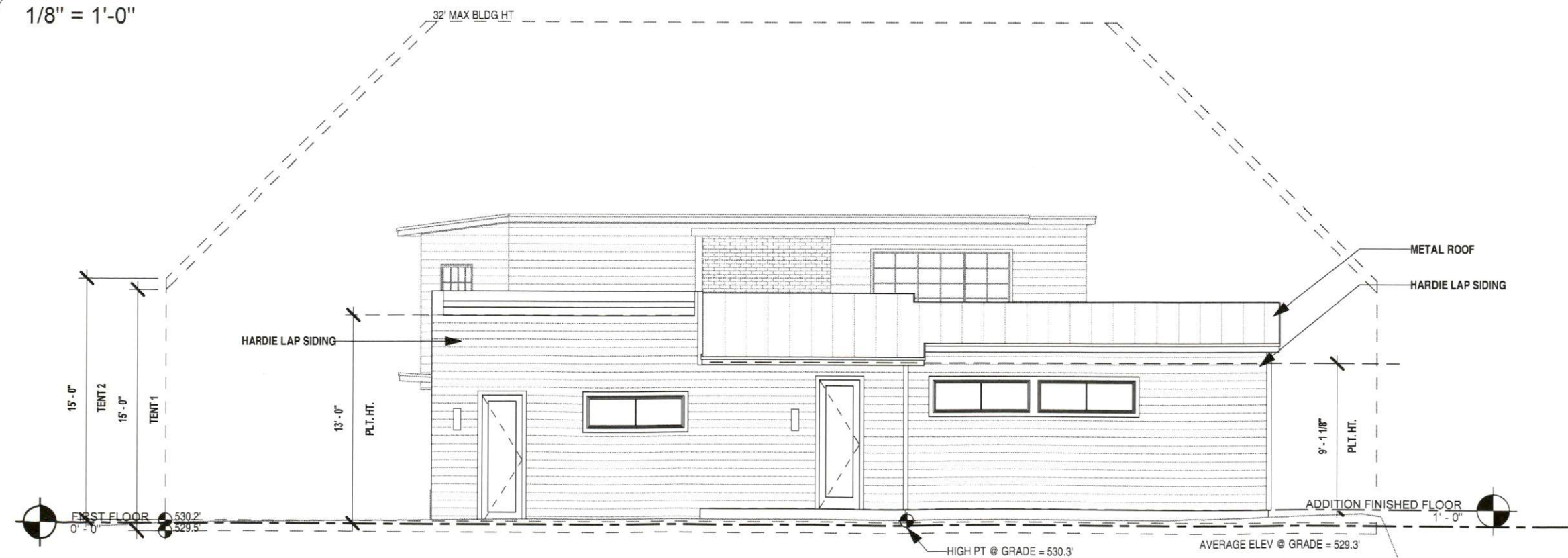
DRAWN: Author

A 2.3



1 EAST ELEVATION - MAIN HOUSE

1/8" = 1'-0"



2 NORTH ELEVATION - MAIN HOUSE

1/8" = 1'-0"

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AUSTIN TX, 78703

ELEVATIONS - MAIN

DATE: 10.2.18

DRAWN: Author

A 3.0

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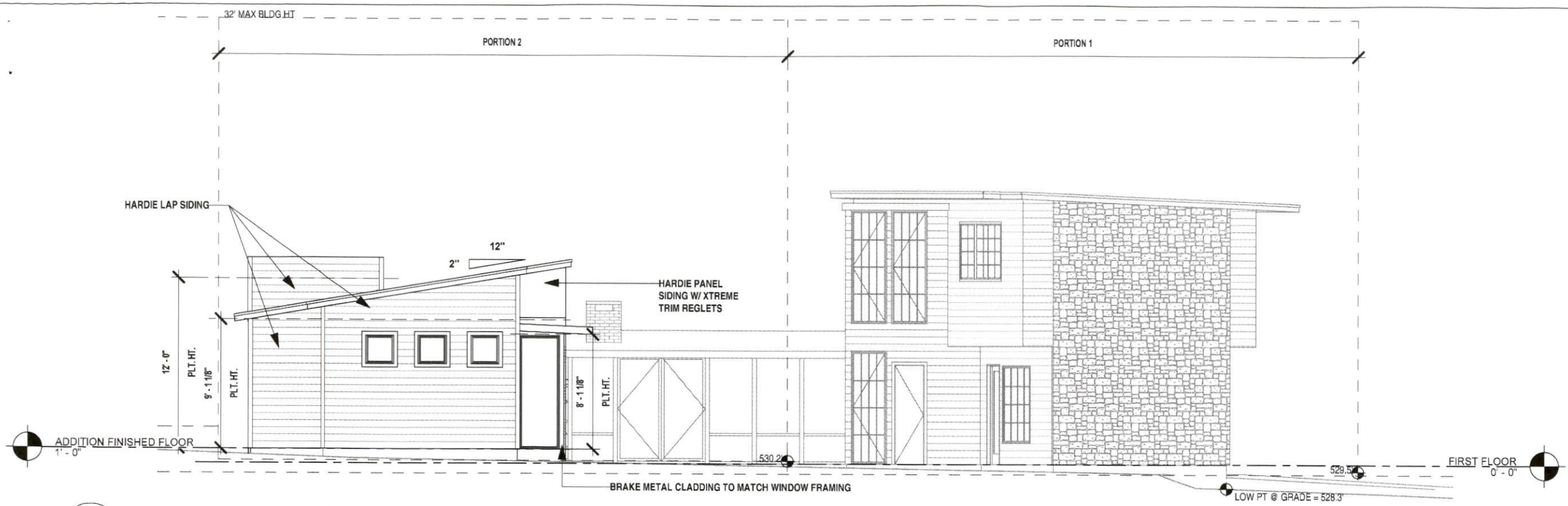
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ELEVATIONS - MAIN

DATE: 10.2.18

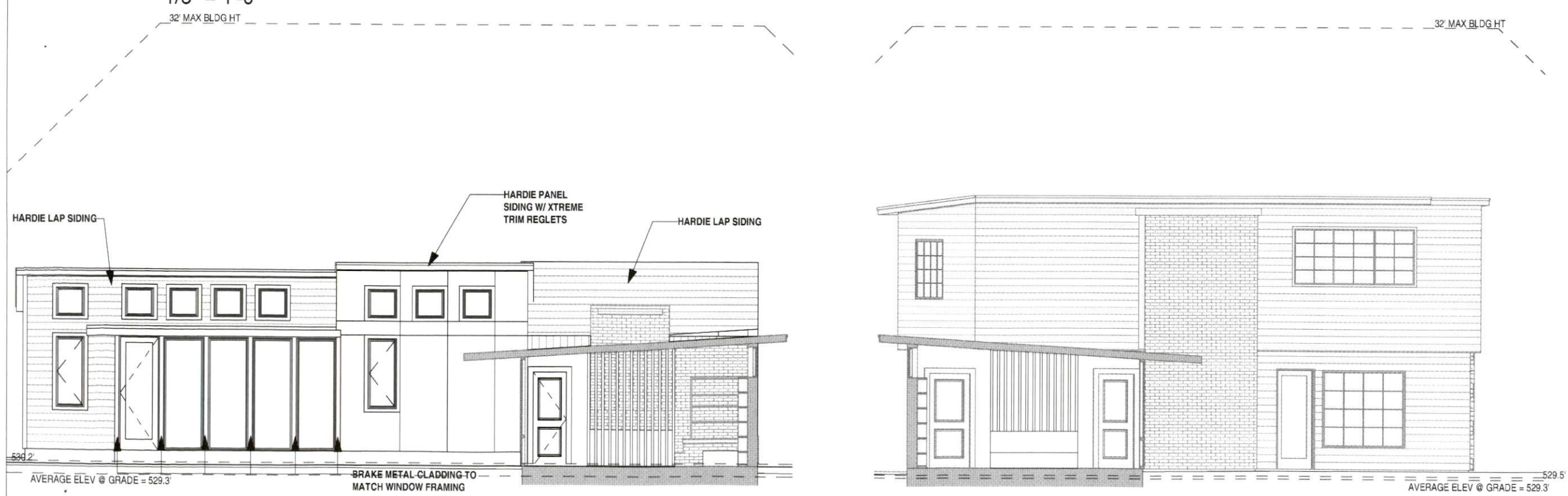
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A 3.1



1 WEST ELEVATION - MAIN HOUSE

1/8" = 1'-0"



2 SOUTH ELEVATION - MAIN ADDITION

1/8" = 1'-0"



3 NORTH ELEVATION - MAIN SCREEN
PATIO ADDITION

1/8" = 1'-0"



**BARNSTONE
RESIDENCE**

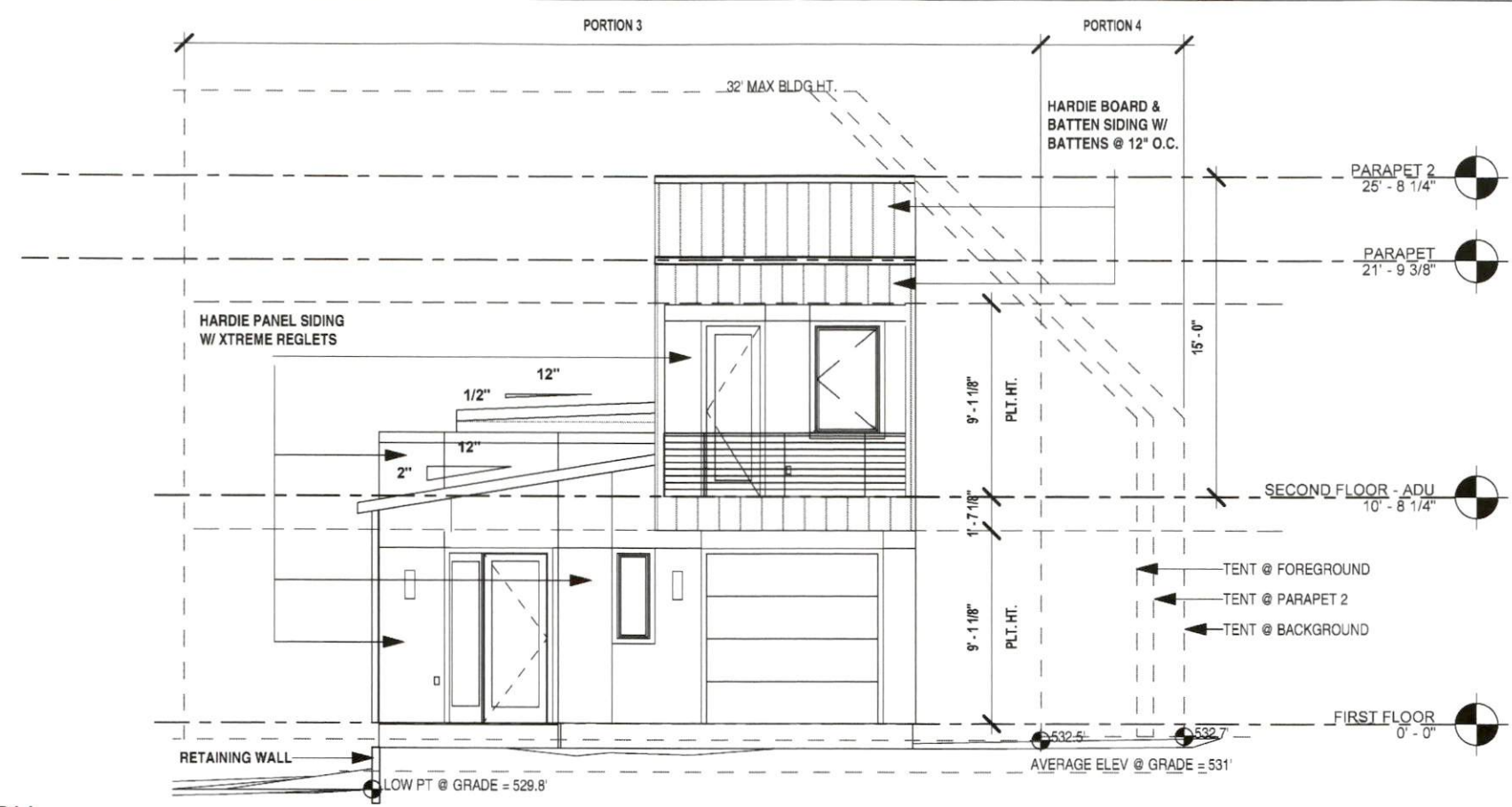
2500 INWOOD PLACE
AUSTIN TX, 78703

**ELEVATIONS -
ADU**

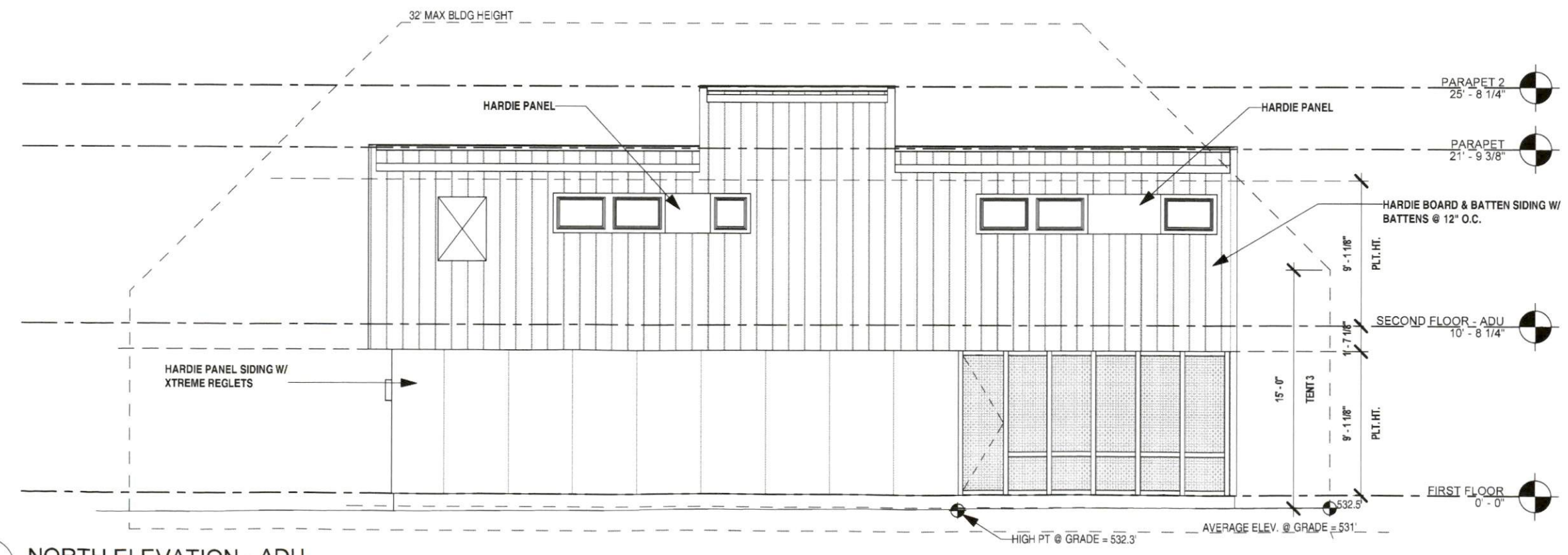
DATE: 10.2.18

DRAWN: Author

A 3.2



1 EAST ELEVATION - ADU
1/8" = 1'-0"



2 NORTH ELEVATION - ADU
1/8" = 1'-0"



**BARNSTONE
RESIDENCE**

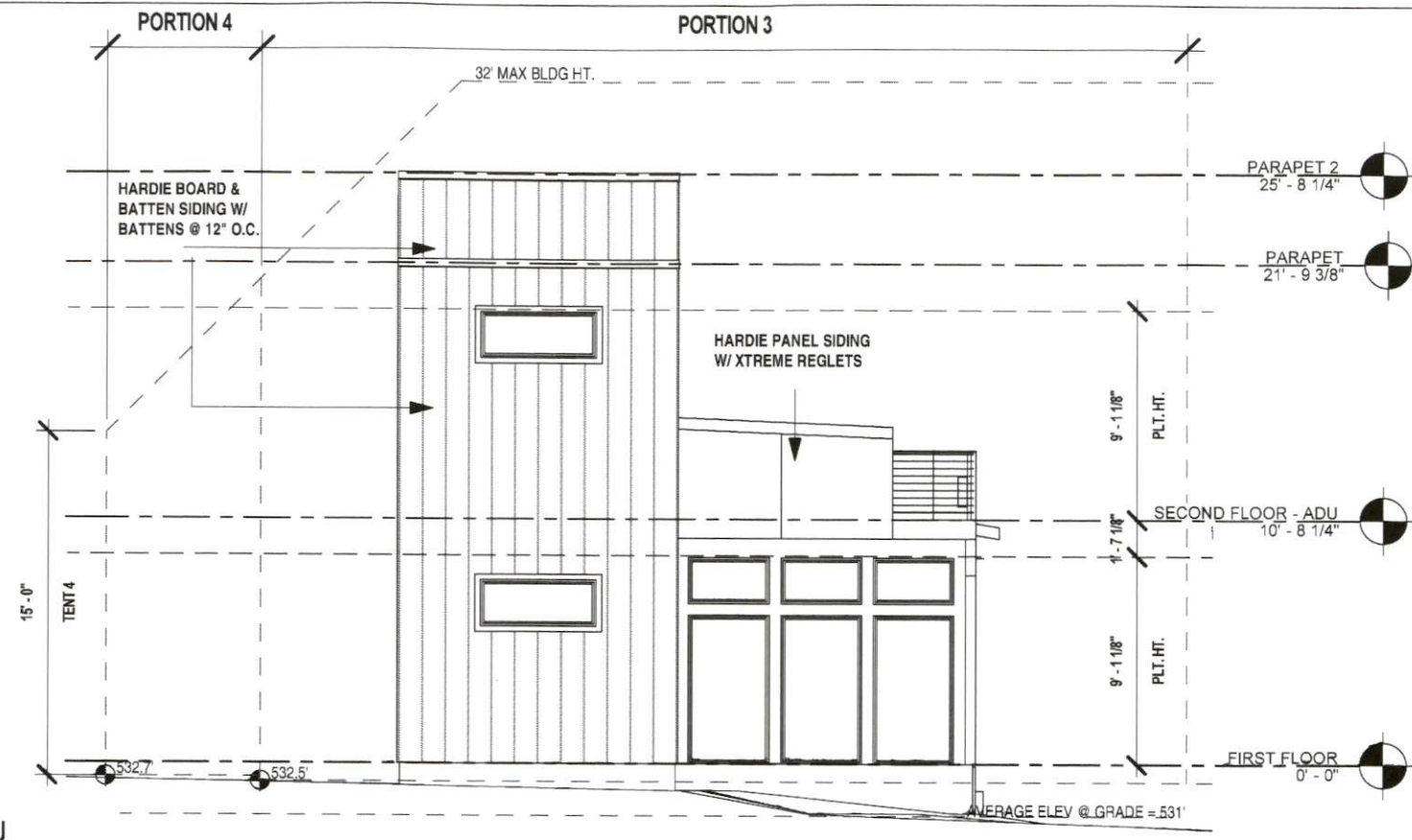
2500 INWOOD PLACE
AUSTIN TX, 78703

**ELEVATIONS -
ADU**

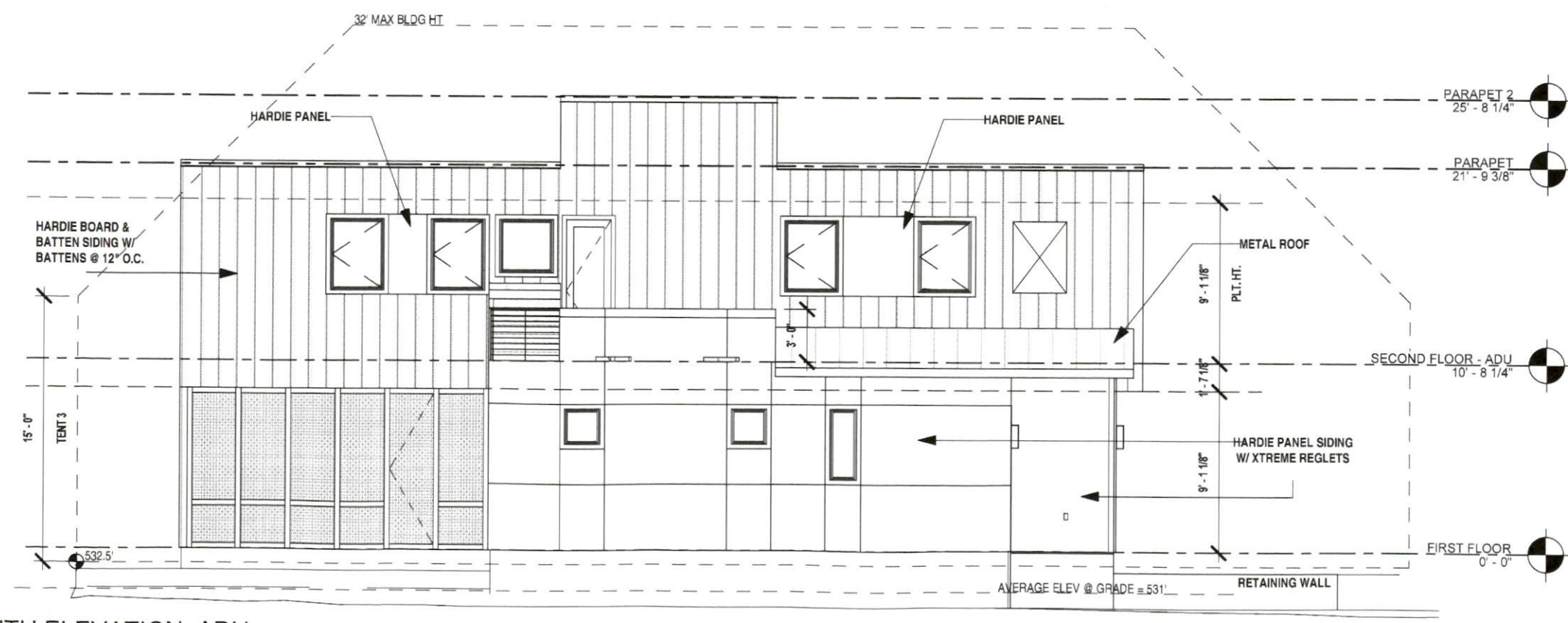
DATE: 10.2.18

DRAWN: Author

A 3.3



1 WEST ELEVATION - ADU
1/8" = 1'-0"



2 SOUTH ELEVATION - ADU
1/8" = 1'-0"