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: 1207 E 9th street Tax Parcel ID:
Legal Description: lot 12, Mayes sub. of part of block 2 in Stuart & Mair's sub. of outlot no 4 div."B"
Zoning District: SF3 Lot Area (sq ft): 3,328.00
Neighborhood Plan Area (if applicable): CENTRAL EAST AUSTIN Historic District (if applicable):

Required Reviews
Is project participating in S.M.A.R.T. Housing? Y N Does project have a Green Building requirement? Y N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y N Does this site have a septic system? Y N
(If yes, approval through Aviation is required) (If yes, Fire review is required)
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
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
(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) 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.)
Does this site require a cut or fill in excess of four (4) feet? Y N
(If yes, contact the Development Assistance Center for more information)
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: 0 # bedrooms upon completion: 3 # baths existing: 0.0 # baths upon completion: 3.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
new construction single family

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

<table>
<thead>
<tr>
<th></th>
<th>Existing Sq Ft</th>
<th>New/Added Sq Ft</th>
<th>Proposed Exemption (check article utilized)</th>
<th>Applied Exemption Sq Ft</th>
<th>Total Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1st Floor</strong></td>
<td></td>
<td>883.00</td>
<td></td>
<td></td>
<td>883.00</td>
</tr>
<tr>
<td><strong>2nd Floor</strong></td>
<td></td>
<td>968.00</td>
<td></td>
<td></td>
<td>968.00</td>
</tr>
<tr>
<td><strong>3rd Floor</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Area w/ ceilings &gt; 15’</strong></td>
<td>160.00</td>
<td></td>
<td>Must follow article 3.3.5</td>
<td></td>
<td>160.00</td>
</tr>
<tr>
<td><strong>Ground Floor Porch</strong></td>
<td>169.00</td>
<td></td>
<td>Full Porch sq ft (3.3.3 A)</td>
<td>169.00</td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Basement</strong></td>
<td></td>
<td></td>
<td>Must follow article 3.3.3B, see note below</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Attic</strong></td>
<td></td>
<td></td>
<td>Must follow article 3.3.3C, see note below</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Garage</strong></td>
<td>Attached</td>
<td>277.00</td>
<td>200 sq ft (3.3.2 B 1)</td>
<td>200.00</td>
<td>77.00</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td></td>
<td>450 sq ft (3.3.2 A 1 / 2a)</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>200 sq ft (3.3.2 B 2a / 2b)</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Carport</strong></td>
<td>Attached</td>
<td></td>
<td>450 sq ft (3.3.2 A 3)</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td></td>
<td>Detached</td>
<td></td>
<td>200 sq ft (3.3.2 B 1)**</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Accessory Building(s)</strong></td>
<td>(detached)</td>
<td></td>
<td>450 sq ft (3.3.2 A 1)</td>
<td></td>
<td>0.00</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>0.00</td>
<td>2,457.00</td>
<td></td>
<td></td>
<td>2,088.00</td>
</tr>
</tbody>
</table>

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) **2,088.00**

(Total Gross Floor Area + Lot Area) x 100 = ___________________________ Floor-To-Area Ratio (FAR)

Is a sidewalk articulation required for this project?  

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
</table>

(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")?  

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
</table>

(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.
### Calculation Aid

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Existing Sq Ft</th>
<th>New/Added Sq Ft</th>
<th>Total Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 1st floor conditioned area</td>
<td>883.00</td>
<td>883.00</td>
<td></td>
</tr>
<tr>
<td>b) 2nd floor conditioned area</td>
<td>968.00</td>
<td>968.00</td>
<td></td>
</tr>
<tr>
<td>c) 3rd floor conditioned area</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>d) Basement</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>e) Attached Covered Parking (garage or carport)</td>
<td>277.00</td>
<td>277.00</td>
<td></td>
</tr>
<tr>
<td>f) Detached Covered Parking (garage or carport)</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>g) Covered Wood Decks (counted at 100%)</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>h) Covered Patio</td>
<td>169.00</td>
<td>169.00</td>
<td></td>
</tr>
<tr>
<td>i) Covered Porch</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>j) Balcony</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>k) Other - Specify:</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td><strong>Total Building Area (TBA)</strong></td>
<td>0.00</td>
<td>2,297.00</td>
<td>2,297.00</td>
</tr>
<tr>
<td><strong>Total Building Coverage (TBC)</strong></td>
<td>(A) 0.00</td>
<td>(B) 1,329.00</td>
<td>(B) 1,329.00</td>
</tr>
<tr>
<td>l) Driveway</td>
<td>326.00</td>
<td>326.00</td>
<td></td>
</tr>
<tr>
<td>m) Sidewalks</td>
<td>28.00</td>
<td>28.00</td>
<td></td>
</tr>
<tr>
<td>n) Uncovered Patio</td>
<td>108.00</td>
<td>108.00</td>
<td></td>
</tr>
<tr>
<td>o) Uncovered Wood Decks (counted at 50%)</td>
<td>69.00</td>
<td>69.00</td>
<td></td>
</tr>
<tr>
<td>p) AC pads and other concrete flatwork</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>q) Other (Pool Coping, Retaining Walls)</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td><strong>Total Site Impervious Coverage</strong></td>
<td>(C) 0.00</td>
<td>(D) 1,860.00</td>
<td>(D) 1,860.00</td>
</tr>
<tr>
<td>r) Pool</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>s) Spa</td>
<td>0.00</td>
<td>0.00</td>
<td></td>
</tr>
</tbody>
</table>

### 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)

<table>
<thead>
<tr>
<th>Lot Area (sq ft): 3,328.00</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Building Coverage</strong> (see above A, sq ft): 0.00</td>
</tr>
<tr>
<td>Existing Coverage % of lot (A \ div Lot Area) \ times 100 : %</td>
</tr>
<tr>
<td><strong>Final Building Coverage</strong> (see above B, sq ft): 1,329.00</td>
</tr>
<tr>
<td>Final Coverage % of lot (B \ div Lot Area) \ times 100 : 40 %</td>
</tr>
</tbody>
</table>

### 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)

<table>
<thead>
<tr>
<th><strong>Existing Impervious Coverage</strong> (see above C, sq ft): 0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing coverage % of lot (C \ div Lot Area) \ times 100 : %</td>
</tr>
<tr>
<td><strong>Final Impervious Coverage</strong> (see above D, sq ft): 1,860.00</td>
</tr>
<tr>
<td>Final coverage % of lot (D \ div Lot Area) \ times 100 : 56 %</td>
</tr>
</tbody>
</table>
SARAH DYKEMA AND DANIEL HAMPTON

1207 E 9TH STREET
AUSTIN, TX 78702

SINGLE FAMILY
NEW CONSTRUCTION
ZONING SF3

INDEX

G-001  COVER SHEET
G-002  NOTES

AS-001  SURVEY
AS-002  SITEPLAN
AS-003  AVERAGE SET BACK

A-101  FIRST FLOOR PLAN
A-102  SECOND FLOOR PLAN
A-103  ROOF PLAN

A-201  NORTHEAST ELEVATION
A-202  SOUTHEAST ELEVATION
A-203  SOUTHWEST ELEVATION
A-204  NORTHWEST ELEVATION
A-205  INTERIOR ELEVATIONS
A-206  INTERIOR ELEVATIONS

A-301  SECTION AA
A-302  SECTION BB
A-303  SECTION CC

A-401  ELECTRICAL PLAN
A-402  ELECTRICAL PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS, INCLUDING ANY NONCONFORMANCES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

3. CONTRACTOR TO ACCEPT FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDING OR REPAIRING OFFICIALS, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

4. WHILE THESE DRAWINGS ARE TO BE CONSIDERED MANDATORY, THE DESIGNER DOES NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE SUCH INTERPRETATIONS CONFLICT WITH THESE DRAWINGS & SPECIFICATIONS.

5. THESE DRAWINGS SPECIFY INSTRUMENTS OF MATERIALS TO BE USED AND THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS. FOR ADDITIONS TO THE PROJECT OR FOR COMPLETION OF THE PROJECT BY OTHERS WITHOUT PERMISSION OF THE DESIGNER.

6. THESE DRAWINGS DO NOT SHOW ALL PRODUCTS OR MATERIALS SELECTED. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DESIGN AND FOR ALL PRODUCTS OR MATERIALS SELECTED WHEN INSTALLED.

7. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND MANNER OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DRAIN WEIGHT, LOAD CONNECTIONS AND MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.

8. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT. IN ADDITION TO ALL WARRANTIES THAT ARE TO THE SATISFACTION OF THE CONTRACTOR TO PROVIDE SUPPLY AND INSTALL ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE INSTALLATION OF THE SYSTEMS CALLED FOR.

9. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND USING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR CONSTRUCTION WORK.

10. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO LOCAL CODES, REQUIREMENTS, AND FIELD CONDITIONS, CAN BE EXPECTED.

PLUMBING NOTES:

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF ALL POINTS, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ENLARGEMENTS OF THE WORK OF OTHER TRADES.

2. ALL WORK INCLUDING MATERIALS AND WORKSHIPS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES.

3. THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES. THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND RECOMMENDED CONSTRUCTION PRACTICE.

4. THE COLD AND HOT WATER MOUNTING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS. WATER HEATER, NATURAL GAS, WHOLE HOUSE TANKLESS WATER HEATER, OUTDOOR INSTALLATION, VENT, ENERGY EFFICIENT FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT ELECTRIC IGNITION, OPTIONAL, REMOTE THERMOSTAT, ENDLESS HOT WATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME, MODEL, KASUTAL RATED NO BY THE MANUFACTURER AT 250,000 NO EQUAL RATING OR RINNIN MODELS RISE (52500) IF APPLICABLE.

5. WATER SYSTEM PIPE, CROSS-CONNECTED, POLYETHYLENE PLASTIC PIPE WITH HIGH TEMPERATURE POLYETHYLENE FITTINGS PROVIDE A THICK FOAM INSULATION AT ALL HOT WATER PLUMBING, 1/2 INCH BUT ALL COLD WATER PLUMBING ABOVE THE SLAB. INCLUDED UNDER THE SLAB IS INSULATED UNDERLAYMENT THE VAPOR BARRIER MIDDLE INSULATION ON THE CONCRETE PLACING WHERE THE WASTE, DRAIN, WASTE AND VENT SYSTEMS MOUNTED TO THE CONCRETE SLAB OR TUBING BENEATH THE SLAB ARE SEPARATELY INSULATED.

6. WASTE WATER DRAIN AND VENT PLUMBING, PVC SCHEDULE 40.
AVGRTIE SET BACK

SCALE: 1/16" = 1'-0"

CALCULATION

RESIDENCE 1 FRONT SET BACK = 13.7'
RESIDENCE 2 FRONT SET BACK = 13.7'
RESIDENCE 3 FRONT SET BACK = 13.7'
TOTAL = 41.1'/3

PROPOSED FRONT SET BACK = 13.7'

NOTE: THESE ARE THE ONLY LOTS ON THIS STREET. THE TWO LOT ON THE OTHER SIDE OF THE STREET BELONG TO A CHURCH.
NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"
SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"