CITY OF AUSTIN
Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; Phone 3-1-1

Residential New Construction and Addition Permit Application

Property Information

Project Address: 1612 Gaston Ave	Tax Parcel ID: 116609
Legal Description: Lot 1 and West 10 ft of Lot 2, Block 29 Pemberton Heights Section 10	
Zoning District: SF-3-H-NP	Lot Area (sq ft): 11,128.35
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 ■ 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. **OSSF review** 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 **(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 100 feet of the **100-year floodplain**? Y ■ N **(Proximity to floodplain may require additional review time.)**

Are there trees **19" or greater in diameter on/adjacent** to the property? ■ Y N
If yes, how many? 4 (Provide plans with a tree survey, **tree review required**.)
Was there a pre-development consultation for the Tree Review? ■ Y N

Proposed impacts to trees: (Check all that apply)
Root zone Canopy Removal None/Uncertain

Is this site in the **Capital View Corridor**? Y ■ N
(If yes, a preliminary review through land use is needed to determine if full view corridor review 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.)

Does this site have or will it have an auxiliary water source? Y ■ 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 ■ 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)
(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
(Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)

# existing bedrooms: 4	# bedrooms upon completion: 4	# baths existing: 3	# baths upon completion: 4.5

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
Interior remodel to existing residence with window and door replacement along backyard (north) wall. Two story addition to house that includes

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

Total Remodeled Floor Area (if applicable)

2916.86 sq ft. (work within existing habitable square footage)

Job Valuation – For Properties in a Floodplian Only

Total Job Valuation:
$ 300,000

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.

Amount for Primary Structure: $ 300,000
Elec: ■ Y ☐ N | Plmbg: ■ Y ☐ N | Mech: ■ Y ☐ N

Amount for Accessory Structure: $ _____
Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ N

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. to Remain**		**New/Added sq. ft.**		**Total sq. ft.**	
	Bldg. 1	**Bldg. 2**	**Bldg. 1**	**Bldg. 2**	**Bldg. 1**	**Bldg. 2**
a) 1st Floor conditioned area	1454.60		322.82		1777.42	0
b) 2nd Floor conditioned area	1462.26		880.59		2342.85	0
c) 3rd Floor conditioned area	0		0		0	0
d) Basement	0		0		0	0
e) Covered parking (garage or carport)	0		512.59		512.59	0
f) Covered patio, deck, porch, and/or balcony area(s)	7.68		215.87		223.55	0
g) Other covered or roofed area	0		0		0	0
h) Uncovered wood decks	0		0		0	0
Total Building Area (total a through h)	0	0	0	0	4856.41	0
i) Pool	451.66		0		451.66	0
j) Spa	0		0		0	0
k) Remodeled Floor Area, excluding Addition / New Construction	2916.86					0

The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.

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): 2513.56 % of lot size: 22.59

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces including building coverage, 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): 4209 % of lot size: 37.82

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: 26 ft 1 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): 19 ft Distance from intersection (for corner lots only): 104 ft

Are **storm sewer inlets** located along the property or within ten (10) feet of the boundaries of the property? Y ■ N
(If driveway is located within 10 feet of driveway, 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. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1st Floor		1454.60	322.82			1777.42
2nd Floor		1462.26	880.59			2432.85
3rd Floor		0	0			0
Area w/ ceilings > 15'		0	0	Must follow article 3.3.5		0
Ground Floor Porch[1] (check article utilized)		7.68	215.87	☐ Full Porch sq. ft. (3.3.3.A) ■ 200 sq. ft. (3.3.3 A 2)	7.68 + 200 = 207.68	15.87
Basement[4]		0	0	Must follow article 3.3.3B, see note below		0
Attic[5]		0	0	Must follow article 3.3.3C, see note below		0
Garage[2] (check article utilized)	Attached		512.59	■ 200 sq. ft. (3.3.2 B 1)	200	312.59
	Detached	0	0	☐ 450 sq. ft. (3.3.2 A 1 / 2a) ☐ 200 sq. ft. (3.3.2 B 2a / 2b)		0
Carport[2]: (check article utilized)	Attached	0	0	☐ 450 sq. ft. (3.3.2 A 3) ☐ 200 sq. ft. (3.3.2 B 1)[3]		0
	Detached	0	0	☐ 450 sq. ft. (3.3.2 A 1)		0
Accessory Building(s) (detached)		0	0			0
Totals		2924.54	1931.87	TOTAL GROSS FLOOR AREA		4448.73

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.97 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.)

1 **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.

2 **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."

3Ordinance article 3.3.2 B 1 is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.

4 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.

5 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 over 5 feet has a ceiling height of seven feet or less.

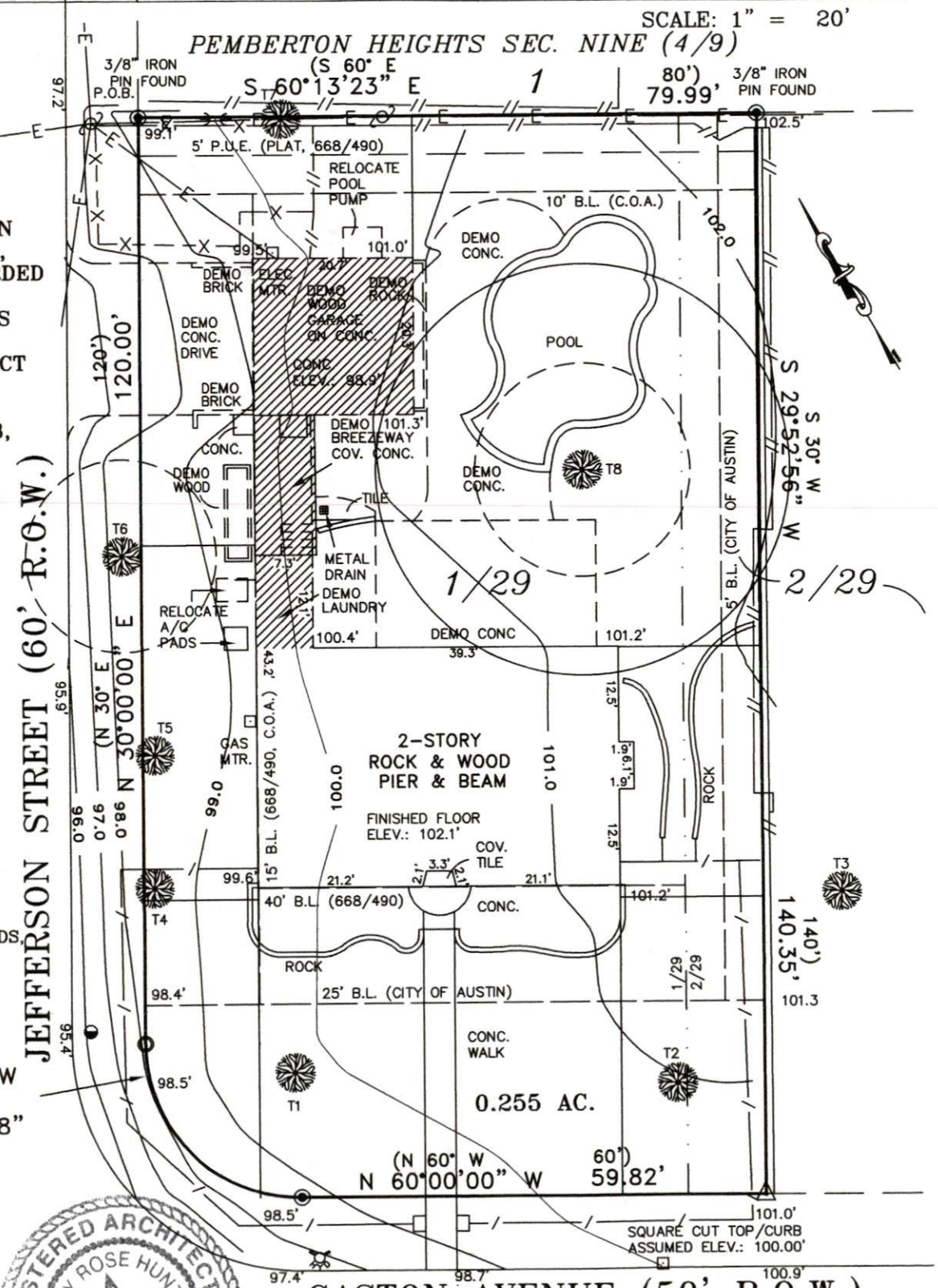
Plat of survey of property at 1612 Gaston Avenue
described as Lot*_____, Block_____, of _____
_____ a subdivision of record in Map or Plat
Volume/Book/Cabinet_____ at Page(s)/Slide(s)_____ of the Travis
County, Texas Plat Records. G.F. # 1630146-BAL Dated: 8-08-16
Ref: Brad Dierks and Jessica Dierks

*

SURVEY OF 0.255 ACRES IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 29, PEMBERTON HEIGHTS, SECTION 10, A SUBDIVISION RECORDED IN VOL. 4, PG. 154, PLAT RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING THE SAME TRACT RECORDED TO FIRST UNITED METHODIST CHURCH IN VOL. 6958, PG. 2369, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TREES:
T1 – 11" CEDAR ELM
T2 – 25" PIN OAK
T3 – 20" PECAN
T4 – 16" LIVE OAK
T5 – 20" LIVE OAK
T6 – 23" SYCAMORE
T7 – 24" UNKNOWN
T8 – 26.7" LIVE OAK

NOTE:
SUBJECT TO RESTRICTIONS RECORDED IN VOL. 4, PG. 154, PLAT RECORDS, VOL. 668, PG. 490 AND VOL. 676, PG. 70, DEED RECORDS, TRAVIS COUNTY, TEXAS.



To: Independence Title Company

— — — — Demo

REGISTERED ARCHITECT LINDSAY ROSE HUNTER 20080 STATE OF TEXAS

Lindsay Hunter 10.31.16

LRH Architecture
1408 Ethridge Ave / Austin, Texas 78703

1612 Gaston Ave

Demo Site Plan
Scale: 1:20

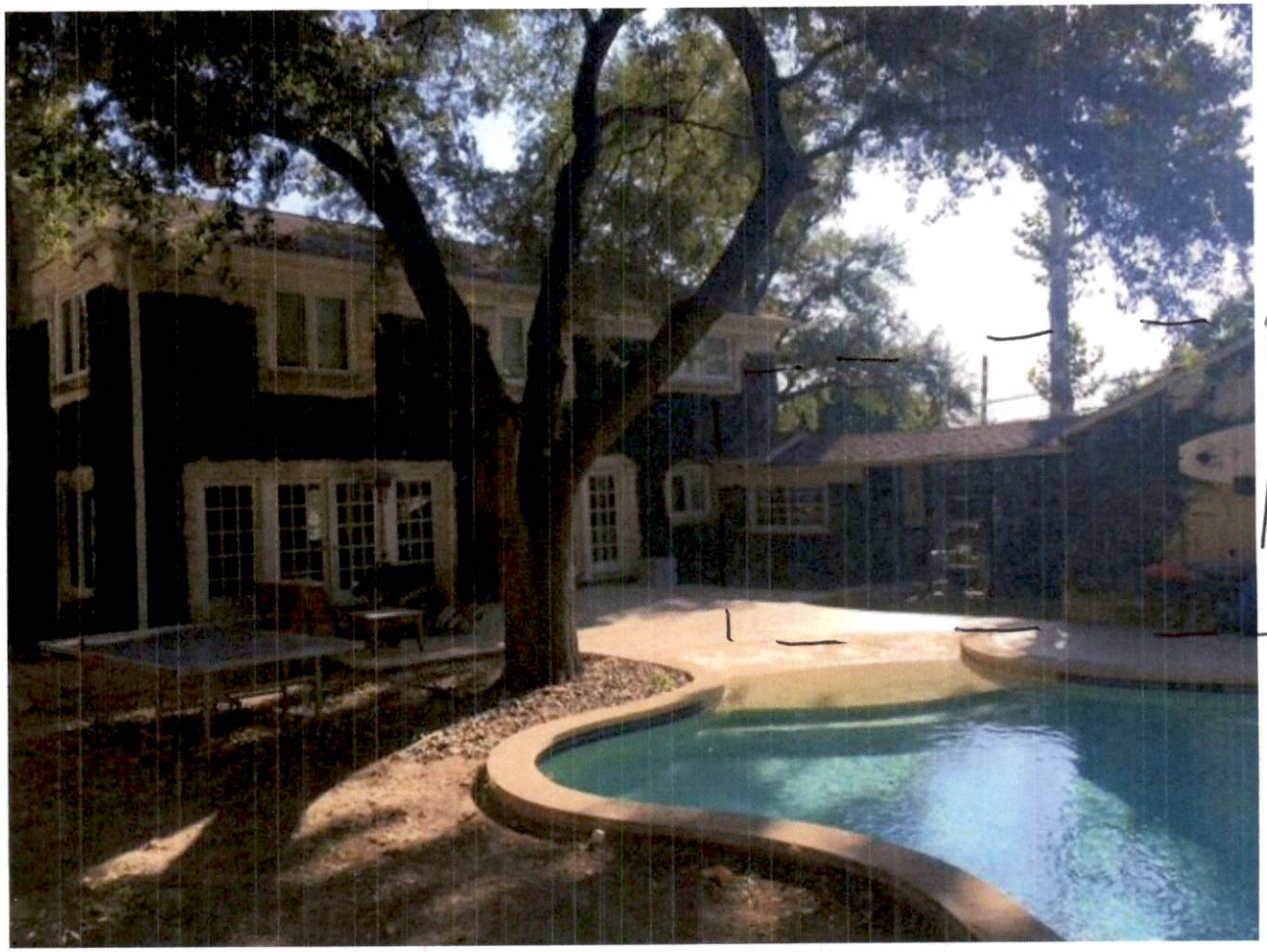
South Elevation - No Change
(Replace Front Door)

Demo

West Elevation

East
~~West~~ Side - No change this portion of house

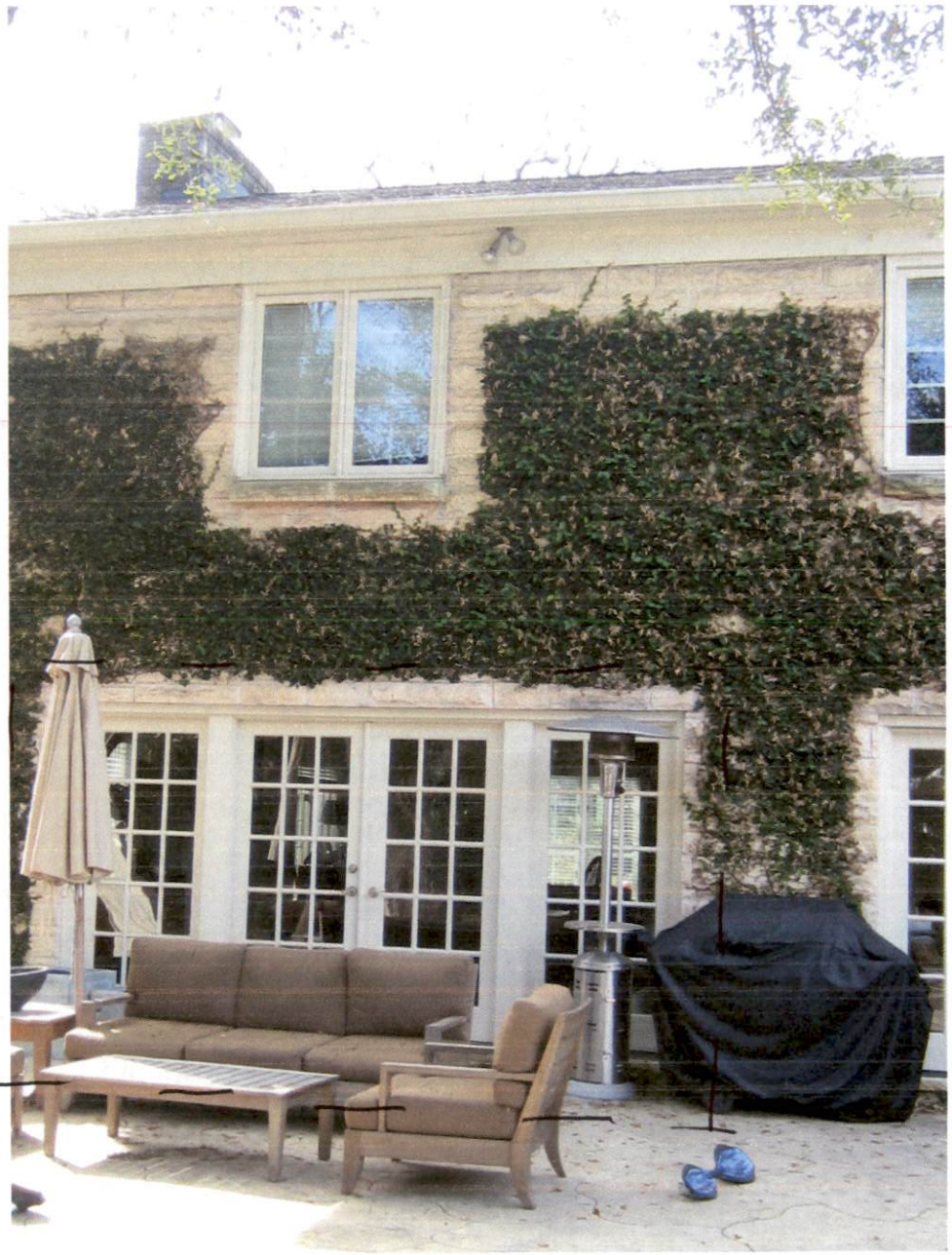
NORTH ELEVATION



DEMO ONE STORY PORTION OF HOUSE + GARAGE

EAST ELEVATION GARAGE + CONNECTOR

REMOVE DOORS



NORTH ELEVATION DETAIL

DETAIL WHERE ADDITION CONNECTS

DEMO
BREEZEWAY
AND
GARAGE

BREEZEWAY AND GARAGE

DEMO
GARAGE

GARAGE

Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 1612 Gaston Ave

Historic Landmark ☑ Historic District (Local) ☐ National Register Historic District ☑

Historic Landmark or Historic District Name: Old West Austin Historic District

Applicant Name: LRH Architecture Phone #: 5126580945 Email: alindsayrose@yahoo.com

Applicant Address: 1408 Ethridge Ave City: Austin State: Texas Zip: 78703

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) Remodel of existing residence	Interior remodel, replace family room doors to back yard with Western sliding door, replace breakfast door with Western swinging door and sidelite	Western Door System is a high end aluminum door and window system.
2) Addition / garge	Rear / west side of house (corner lot)	Smooth hardi plank, asphalt shingle roof, Western doors and windows, standing seam roof at "connector" between house and addition
3) New Front Door	Front Door	

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☑ Elevations ☑ Floor Plan ☑ Roof Plan ☑

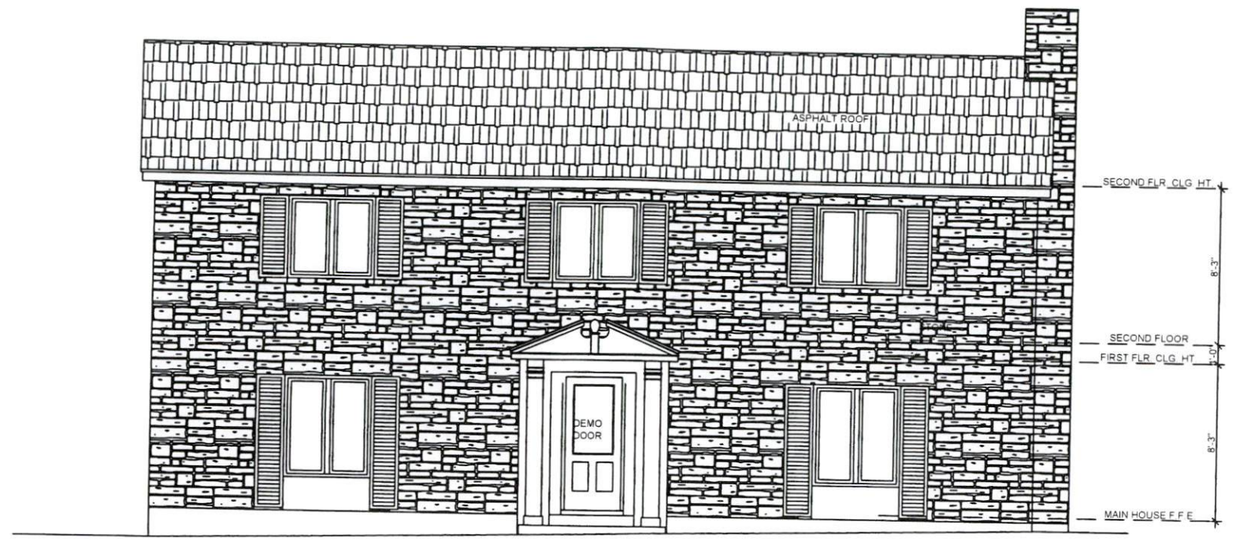
2. Color photographs of building and site:

Elevation(s) proposed to be modified ☑ Detailed view of each area proposed to be modified ☑

Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

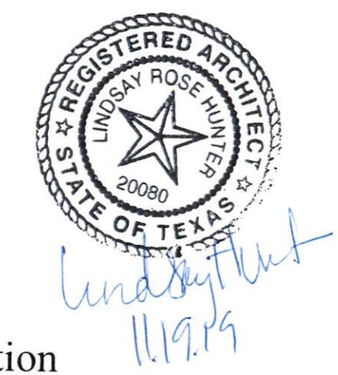
LRH Architecture LLC

Applicant Signature: Lindsay Rose, President Date: 10.30.2019



South Elevation

North Elevation



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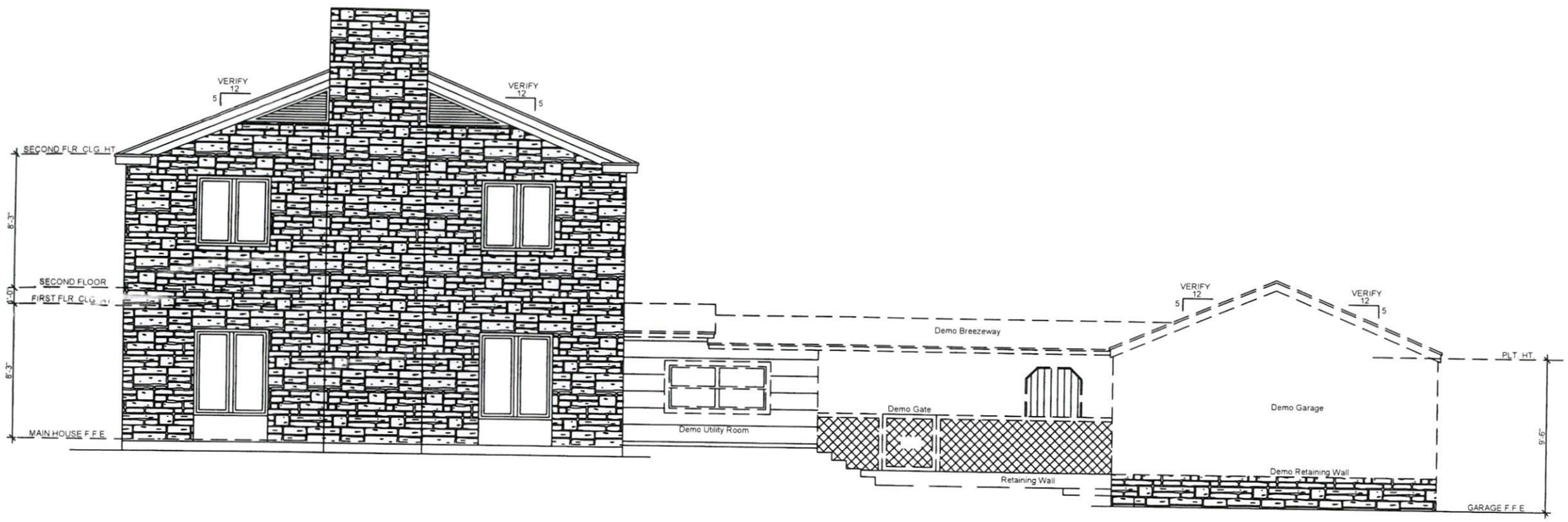
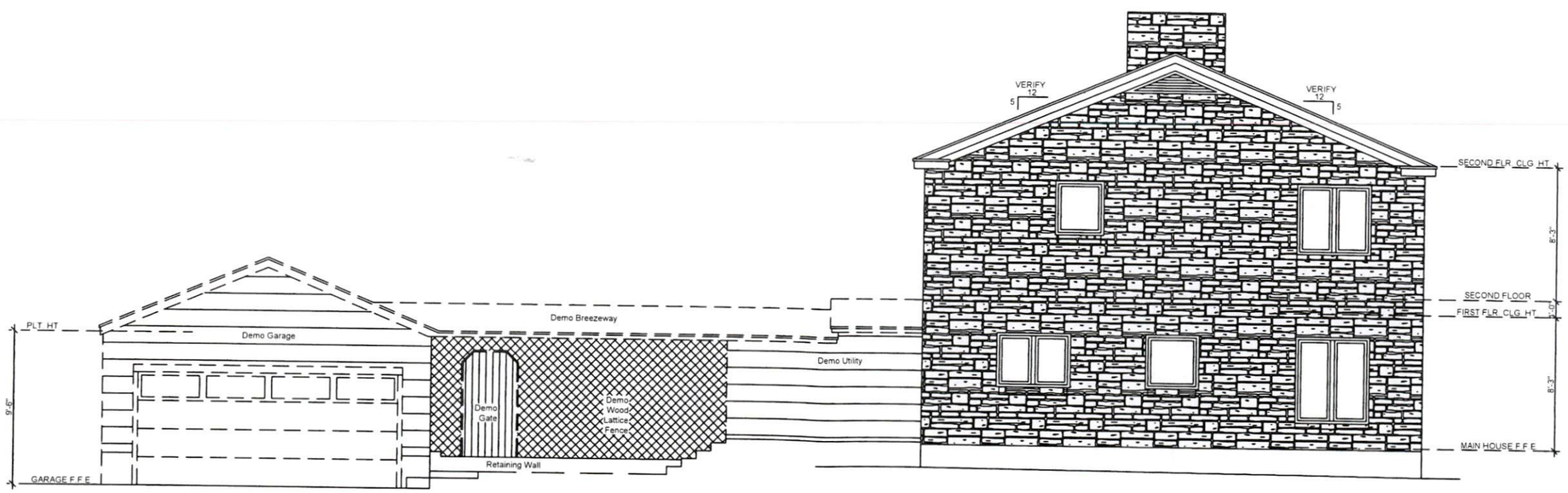
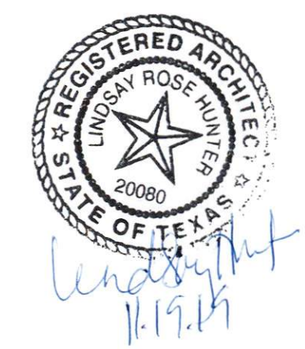
1612 Gaston Ave

A.4 Demo Elevations
Scale: $\frac{1}{8}$"=1'-0"



East Elevation





West Elevation

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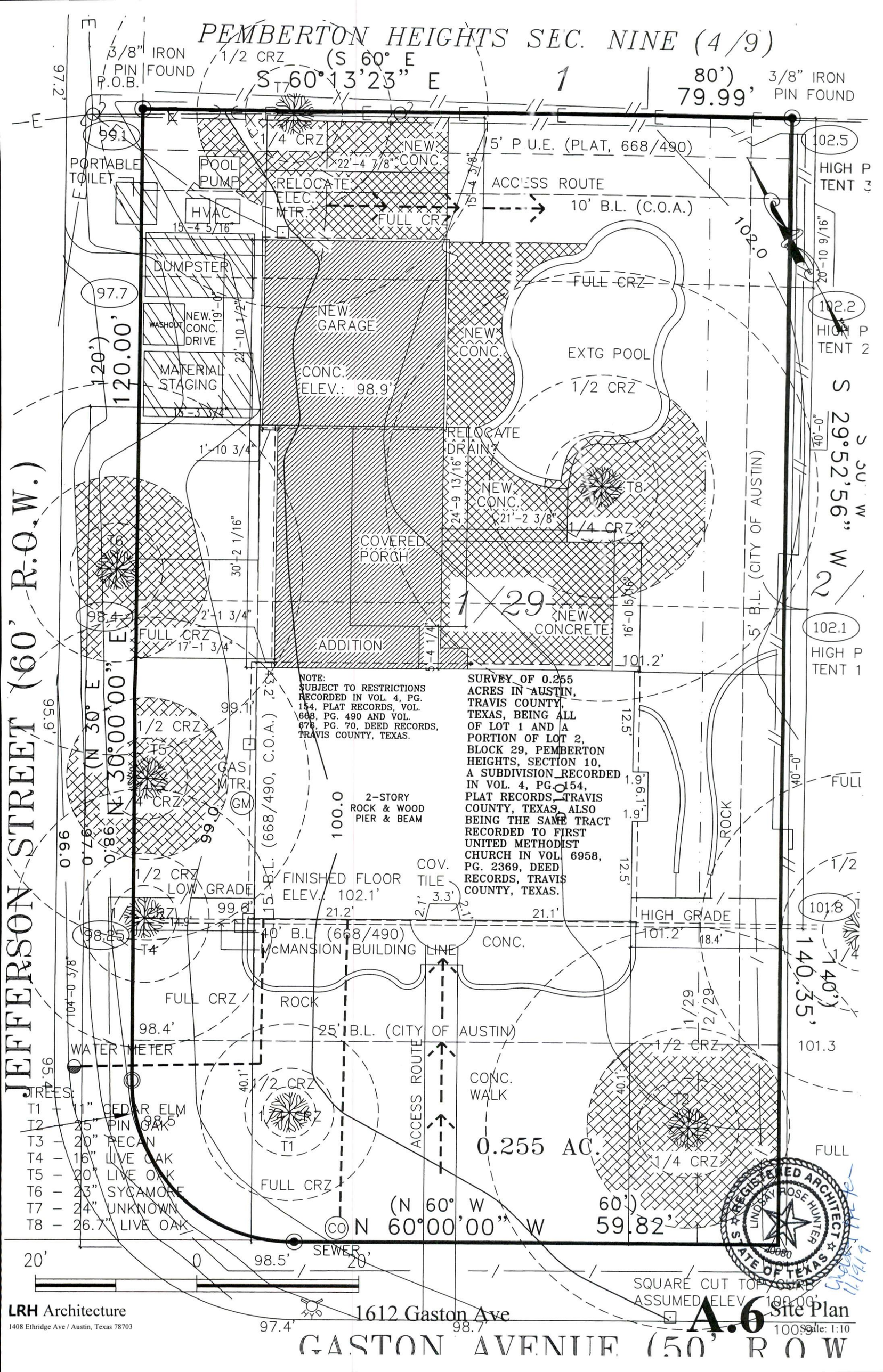
1612 Gaston Ave

A.5 Demo Elevations
Scale: $\frac{1}{8}$"=1'-0"



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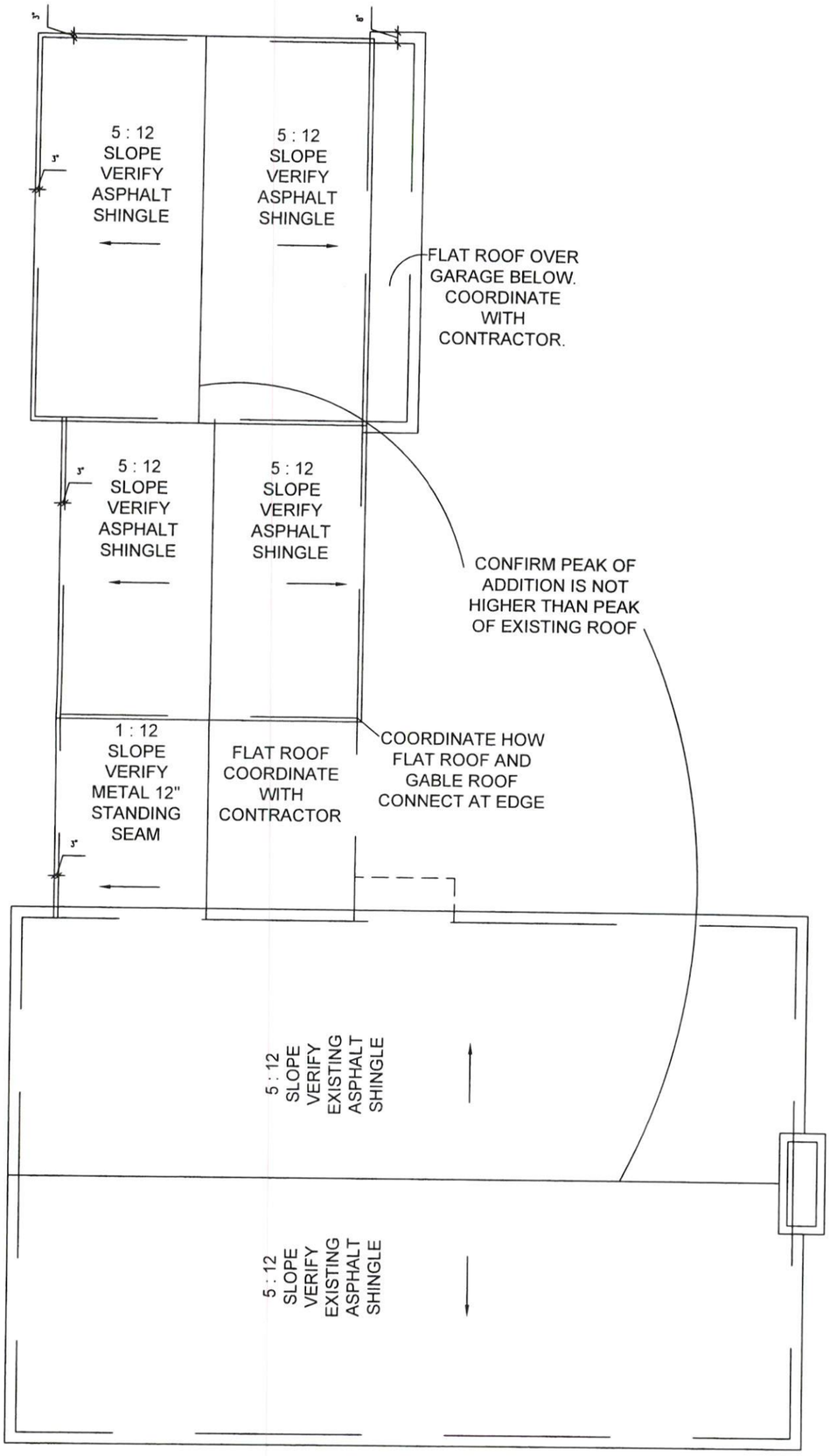
1612 Gaston Ave

A.6 Site Plan

Scale: 1:10



REGISTERED ARCHITECT
LINDSAY ROSE HUNTER
20080
STATE OF TEXAS

Lindsay Hunt
11.19.17

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1612 Gaston Ave

A.9 Roof Plan
Scale: $\frac{1}{8}$"=1'-0"

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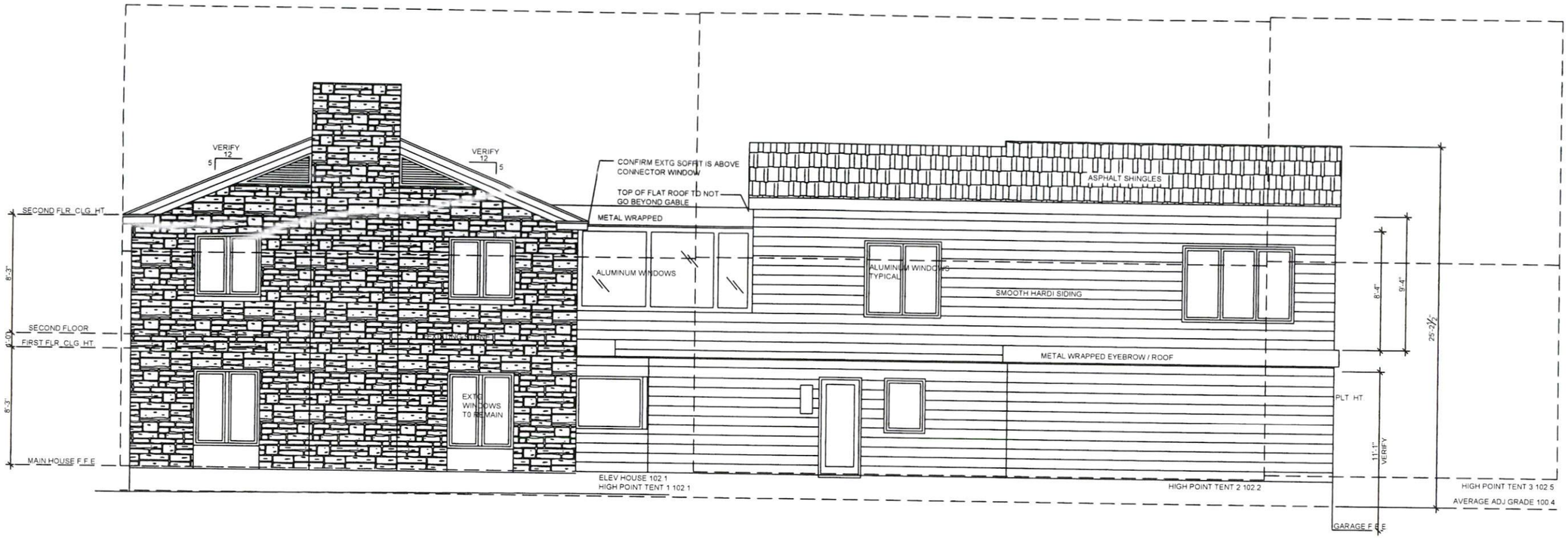
1612 Gaston Ave

REGISTERED ARCHITECT
LINDSAY ROSE HUNTER
20080
STATE OF TEXAS

Lindsay Hunt
11.19.19

A.10 South Elevation

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



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STATE OF TEXAS

Lindsay Hunter
11.19.19

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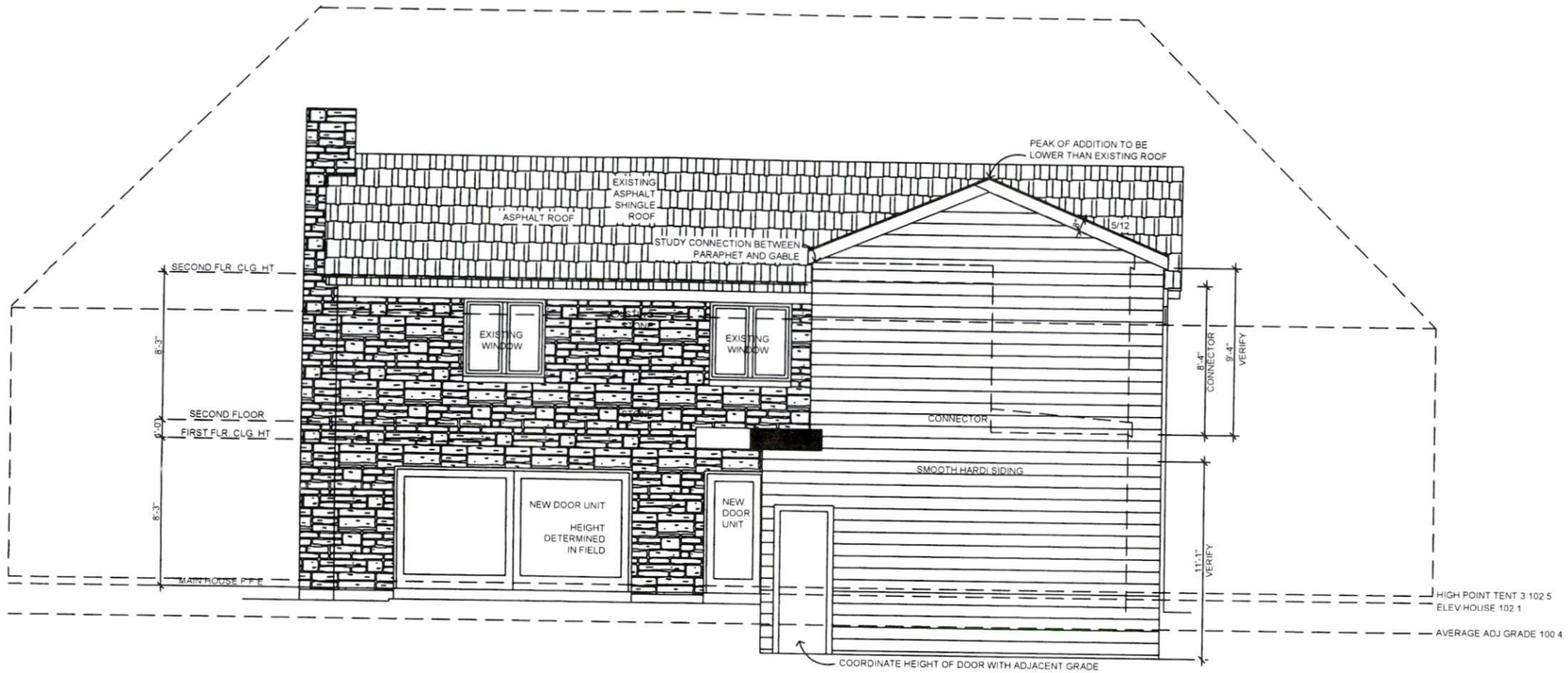
1612 Gaston Ave

A.11 East Elevation

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



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11.19.19

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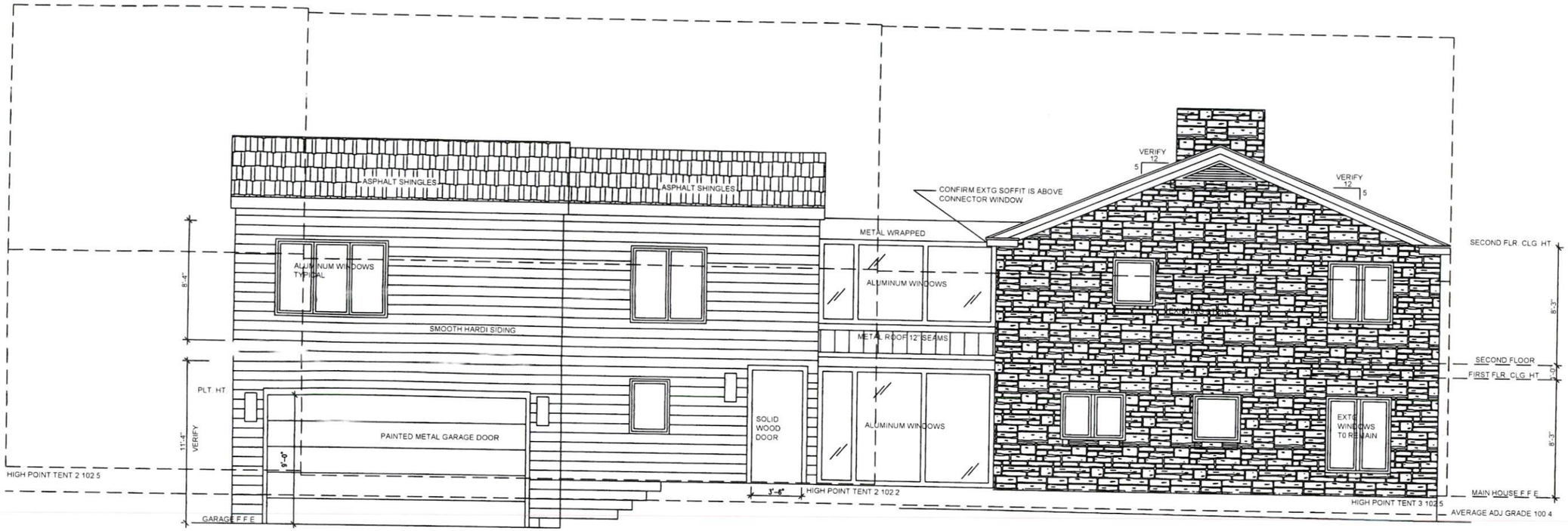
1612 Gaston Ave

A.12 North Elevation

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



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20080
STATE OF TEXAS

Lindsay Hunter
11.14.19

LRH Architecture
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1612 Gaston Ave

A.13 West Elevation

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