



## Residential New Construction and Addition Permit Application

### Property Information

|                                                                          |                                    |
|--------------------------------------------------------------------------|------------------------------------|
| Project Address: 1705 Willow St. Austin, TX 78702                        | Tax Parcel ID: 189055              |
| Legal Description: LOT 3 BLK 4 OLT 36 DIV O RIVERSIDE MINUS NE 6.46' TRI |                                    |
| Zoning District: SF3                                                     | Lot Area (sq ft): 6712.91          |
| Neighborhood Plan Area (if applicable):                                  | Historic District (if applicable): |

### Required Reviews

|                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is project participating in <b>S.M.A.R.T. Housing</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)                                                                                                                  | Does project have a <b>Green Building</b> requirement? Y <input checked="" type="checkbox"/> N<br>(If yes, attach signed conditional approval letter from Austin Energy Green Building)                                                      |
| Is this site within an <b>Airport Overlay Zone</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, approval through Aviation is required)                                                                                                                                                                                                      | Does this site have a <b>septic system</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, submit a copy of approved septic permit. <b>OSSF review</b> required)                                                                       |
| Does the structure <b>exceed 3,600 square feet</b> total under roof? Y <input checked="" type="checkbox"/> N<br>(If yes, <b>Fire review</b> is required)                                                                                                                                                                                             | Is this property within 200 feet of a <b>hazardous pipeline</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, <b>Fire review</b> is required)                                                                                        |
| Is this site located within an <b>Erosion Hazard Zone</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, <b>EHZ review</b> is required)                                                                                                                                                                                                       | Is this property within 100 feet of the <b>100-year floodplain</b> ? Y <input checked="" type="checkbox"/> N<br>(Proximity to floodplain may require additional review time.)                                                                |
| Are there trees <b>19" or greater in diameter on/adjacent</b> to the property? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>If yes, how many? <u>3</u> (Provide plans with a tree survey, <b>tree review</b> required.)                                                                                            |                                                                                                                                                                                                                                              |
| Was there a pre-development consultation for the Tree Review? Y <input checked="" type="checkbox"/> N                                                                                                                                                                                                                                                | Proposed impacts to trees: (Check all that apply)<br>Root zone <input checked="" type="checkbox"/> Canopy <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> None/Uncertain <input checked="" type="checkbox"/> |
| Is this site in the <b>Capital View Corridor</b> ? Y <input checked="" type="checkbox"/> N<br>(If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)                                                                                                                                       | Is this site within the <b>Residential Design and Compatibility Standards Ordinance Boundary Area</b> ? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N                                  |
| Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>wastewater availability? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>(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 <input checked="" type="checkbox"/> N<br>(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 <b>cut or fill</b> in excess of four (4) feet? Y <input checked="" type="checkbox"/> N                                                                                                                                                                                                                                      | (If yes, contact the Development Assistance Center for a Site Plan Exemption)                                                                                                                                                                |
| Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N<br>(LDC 25-2 Subchapter C Article 3)                                                                                                                                                                                                                             | Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N<br>(LDC 25-2-180, 25-2-647)                                                                                                                             |
| Does this site front a paved street? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>(If no, contact Development Assistance Center for Site Plan requirements.)                                                                                                                                                       | Is this site adjacent to a paved alley? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>(Public Works approval required to take access from a public alley.)                                                  |
| Does this site have a <b>Board of Adjustment (BOA)</b> variance? Y <input checked="" type="checkbox"/> N<br>(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)                                                                                                         | Case # _____ (if applicable)                                                                                                                                                                                                                 |

### 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: <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N<br>(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: 2                                                                                                                                                                                                                                                                                                                                                                            | # bedrooms upon completion: 4                                          |
| # baths existing: 1                                                                                                                                                                                                                                                                                                                                                                               | # baths upon completion: 3.5                                           |

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

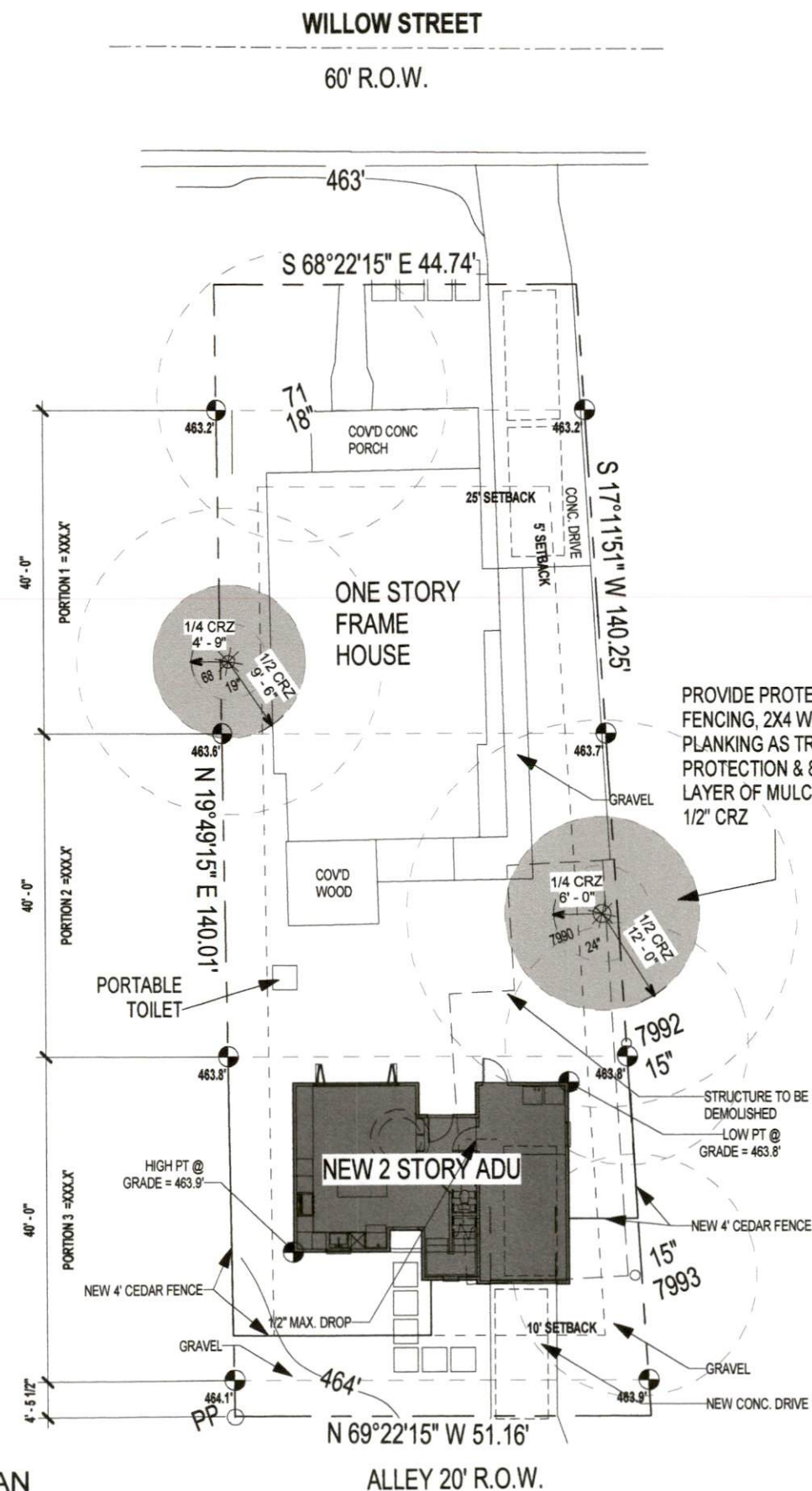
The new construction of an ADU, adjacent to an alley, on a property with an existing with a single-family residence.

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



| <b>Total Remodeled Floor Area (if applicable)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |          |                                                                                                                                                                                                                                      |              |               |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|--------------|
| _____ sq ft. (work within existing habitable square footage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Job Valuation – For Properties in a Floodplain Only</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| Total Job Valuation:<br>\$ _____ 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                            |          | Amount for Primary Structure: \$ _____<br>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   |              |               |              |
| 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 Accessory Structure: \$ _____<br>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 |              |               |              |
| <b>Site Development Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Area Description</b><br><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. to Remain |          | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,196                      | 0        | 0                                                                                                                                                                                                                                    | 457          | 1,196         | 457          |
| b) 2 <sup>nd</sup> Floor conditioned area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0                          | 0        | 0                                                                                                                                                                                                                                    | 547          | 0             | 547          |
| c) 3 <sup>rd</sup> Floor conditioned area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| d) Basement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| e) Covered parking (garage or carport)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                            | 0        | 0                                                                                                                                                                                                                                    | 287          | 0             | 287          |
| f) Covered patio, deck, porch, and/or balcony area(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 320                        | 0        | 0                                                                                                                                                                                                                                    | 143          | 320           | 143          |
| g) Other covered or roofed area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| h) Uncovered wood decks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| <b>Total Building Area (total a through h)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>1,516</b>               | <b>0</b> | <b>0</b>                                                                                                                                                                                                                             | <b>1,434</b> | <b>1,516</b>  | <b>1,434</b> |
| i) Pool                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| j) Spa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| k) Remodeled Floor Area, excluding Addition / New Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0                          | 0        | 0                                                                                                                                                                                                                                    | 0            | 0             | 0            |
| <b>The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Building Coverage Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <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>2,260.00</u> % of lot size: <u>34</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Impervious Cover Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <small>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)</small> |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| Total Impervious Cover (sq ft): <u>3,184.00</u> % of lot size: <u>47</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| 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                                                                                                                                                                                                                                                                                                                                                                                          |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| <b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |          | <b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)                                                                                                                                                                                      |              |               |              |
| Building Height: <u>26</u> ft <u>2</u> in    Number of Floors: <u>2</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |          | # of spaces required: <u>2</u> # of spaces provided: <u>2</u>                                                                                                                                                                        |              |               |              |
| <b>Right-of-Way Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |          |                                                                                                                                                                                                                                      |              |               |              |
| Is a sidewalk required for the proposed construction? (LDC 25-6-353)      Y <input checked="" type="checkbox"/> N<br><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): <u>9'-9"</u> 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<br><small>(If driveway is located within 10 feet of driveway, Drainage review is required)</small>                                                                                                                                                                                                                                                                                          |                            |          |                                                                                                                                                                                                                                      |              |               |              |





**NOTE:**

CONCRETE TRUCK: IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND THE SITE TO LEAVE A MAX LAYER OF 3" WITHIN THE ROOT ZONE

AE APPROVED

FEB 06 2020

MCP

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.

Austin Water Utility  
FEB 06 2020  
APPROVED

**E ELEMENT 5**  
ARCHITECTURE

RESIDENTIAL & HOSPITALITY  
ARCHITECTURE & PLANNING

1212 Chicon Street  
Ste. 101  
Austin, TX 78702  
(512) 473. 8228 Voice

www.element5architecture.com



**WILLOW ADU**

1705 WILLOW ST.  
AUSTIN, TX 78702

**SITE PLAN**

DATE: 11.04.2019

DRAWN: Author

**A 1.0**

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**1** SITE PLAN  
1" = 20'-0"

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





## WILLOW ADU

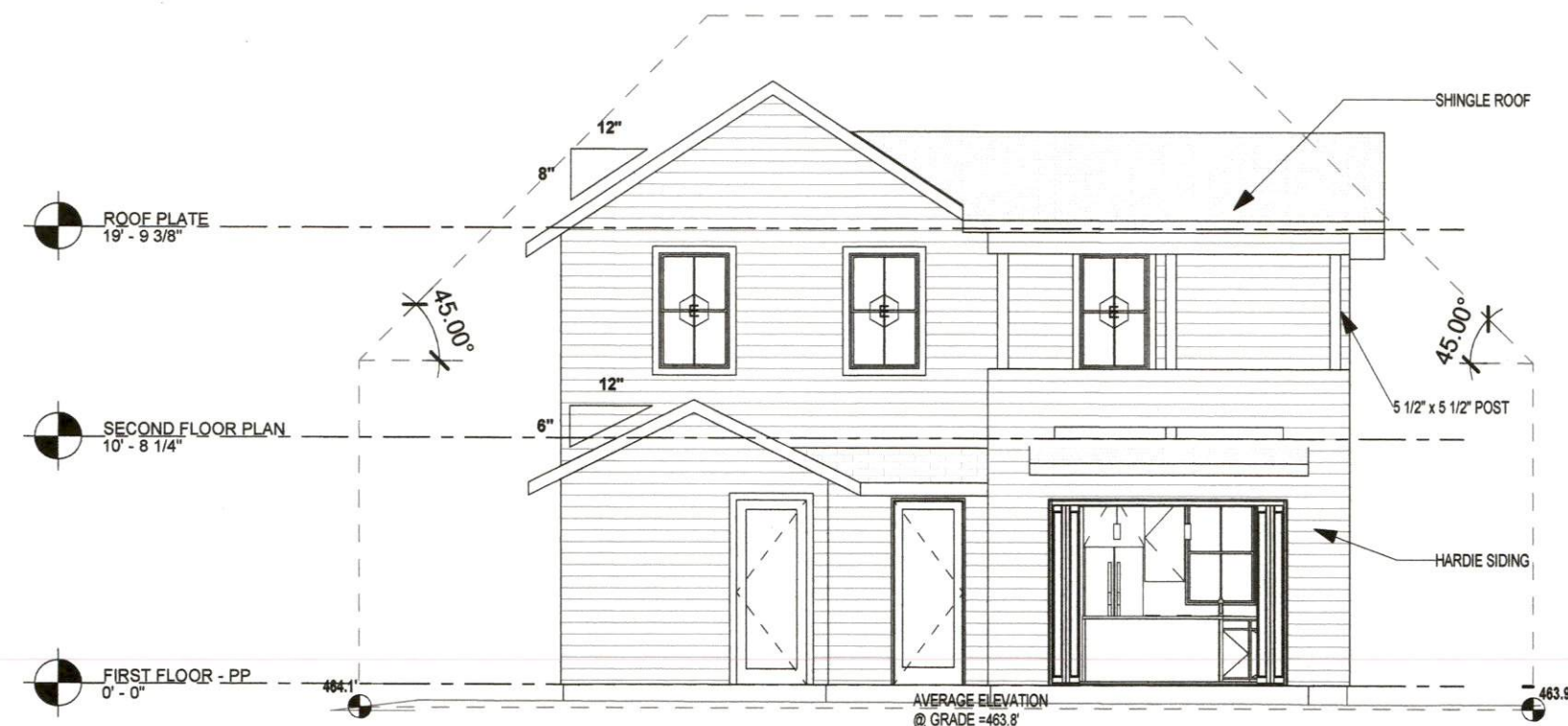
1705 WILLOW ST.  
AUSTIN, TX 78702

## ELEVATIONS

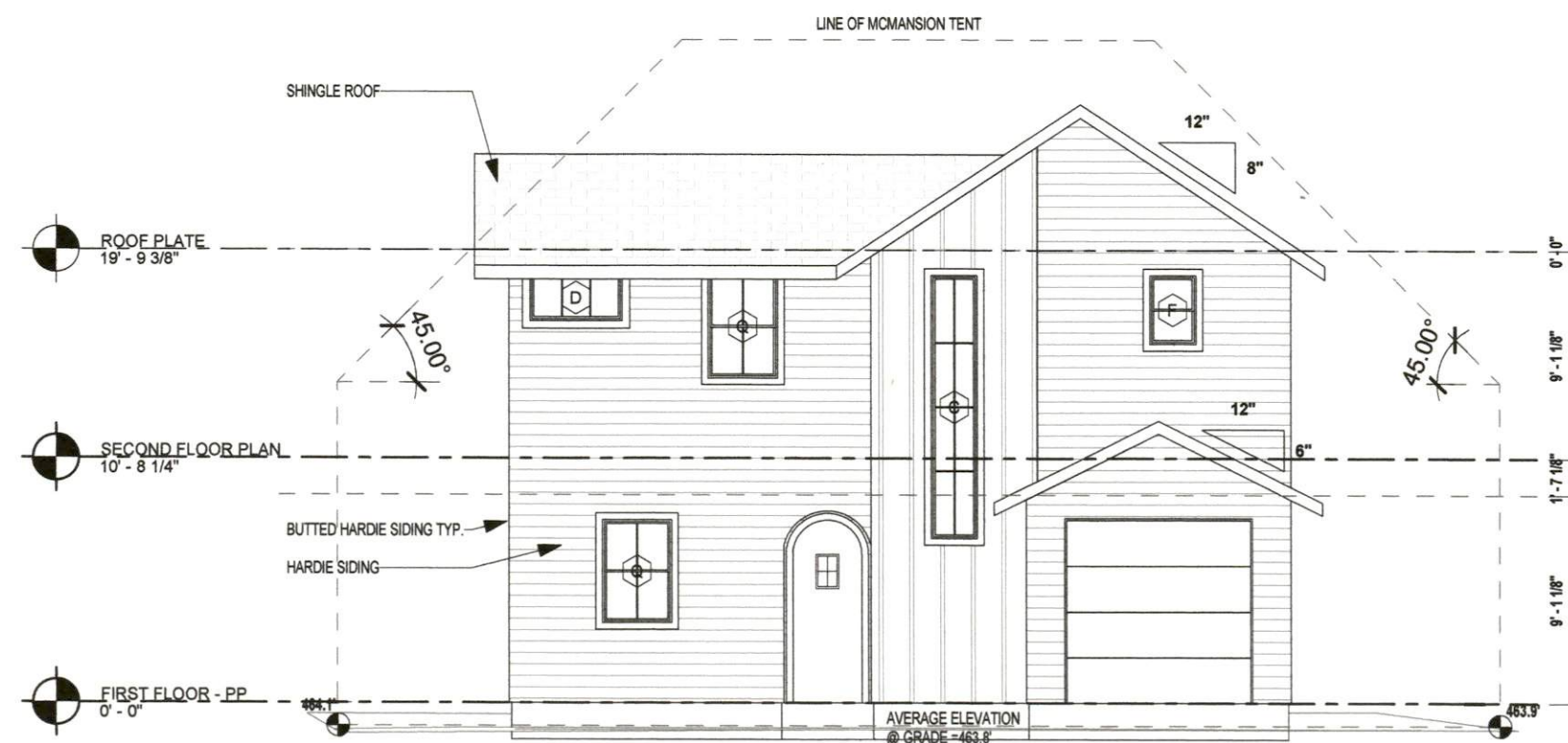
DATE: 11.04.2019

DRAWN: Author

# A 3.0



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



**1 SOUTH ELEVATION**  
1/8" = 1'-0"



## WILLOW ADU

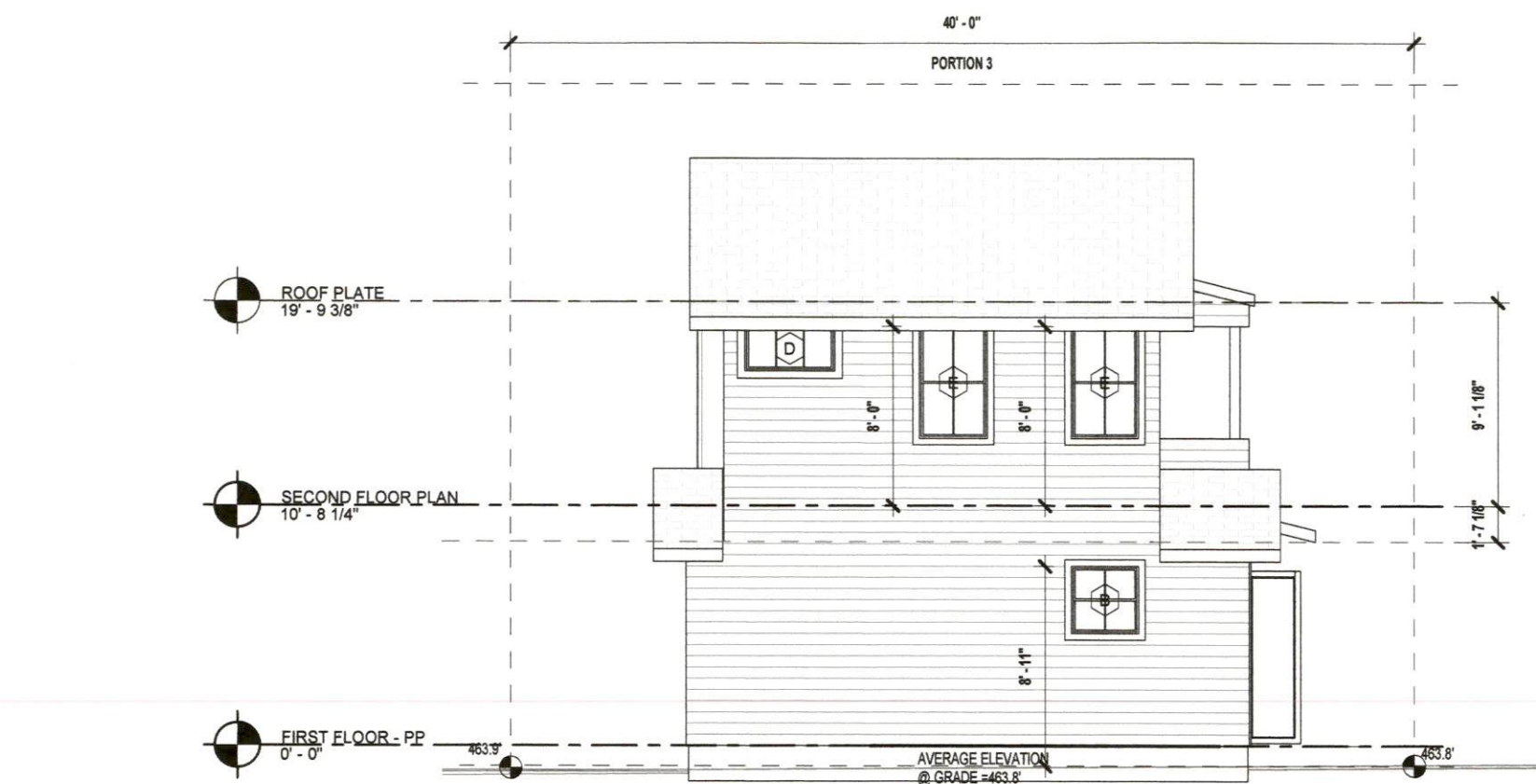
1705 WILLOW ST.  
AUSTIN, TX 78702

## ELEVATIONS

DATE: 11.04.2019

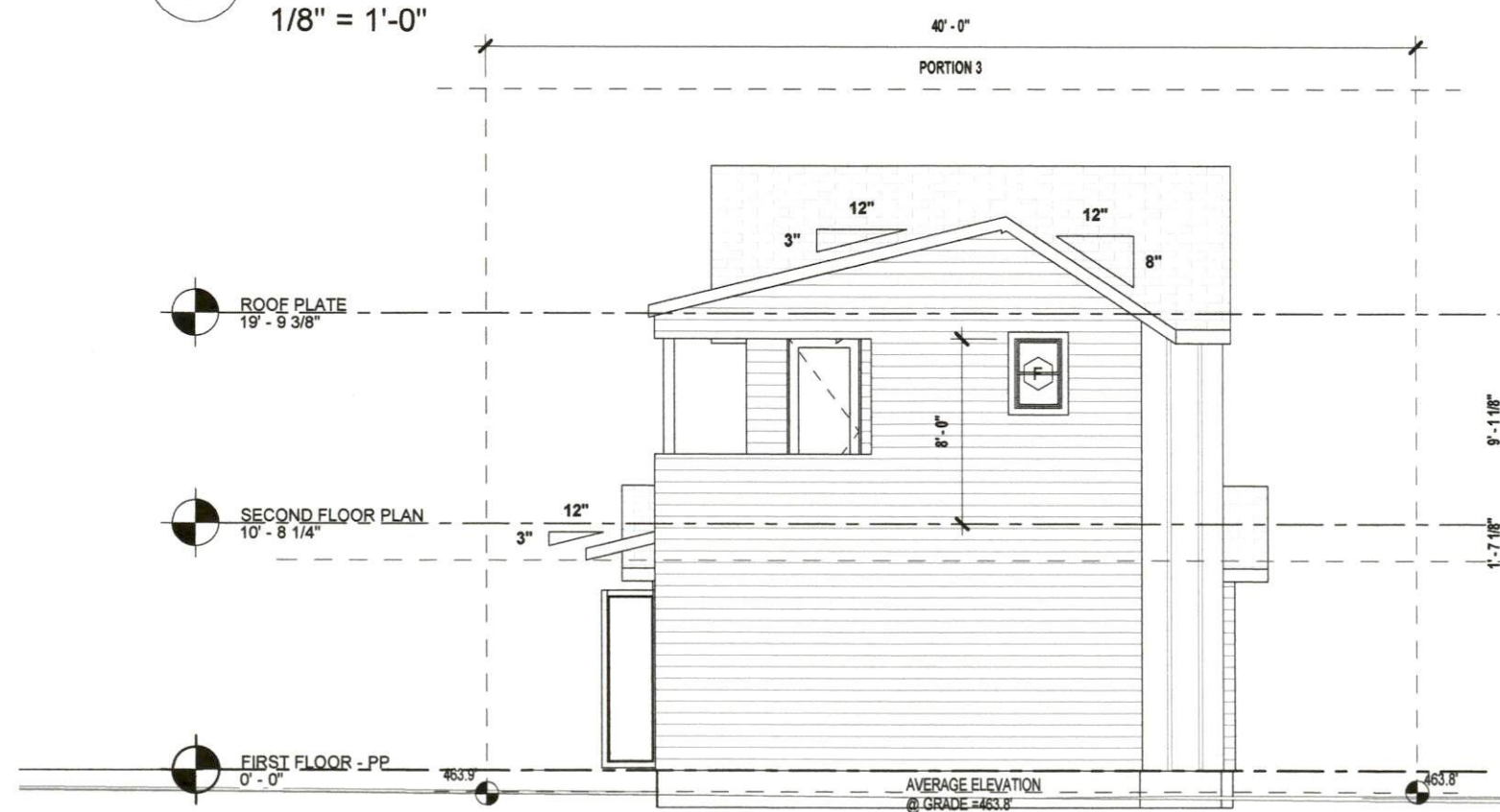
DRAWN: Author

# A 3.1



### 2 EAST ELEVATION

1/8" = 1'-0"



### 1 WEST ELEVATION

1/8" = 1'-0"