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 5.66 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 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)

Is this site within an Airport Overlay Zone? Y N  
(If yes, approval through Aviation is required)

Is this site located within an Erosion Hazard Zone? Y N  
(If yes, EHZ review is required)

Are there trees 19’ or greater in diameter on/adjacent to the property? Y N
If yes, how many? 3  
(Provide plans with a tree survey, tree review required)

Was there a pre-development consultation for the Tree Review? Y N

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.)

Does this site currently have: water availability? Y N  
(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.)

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 Waterfront Overlay? Y N
(LDC 25-2-120, 25-2-647)

Is this site located within a Hazardous Pipeline? Y N

Is this property within 200 feet of a hazardous pipeline? 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 property within 100 feet of the 100-year floodplain? Y N  
(Proximity to floodplain may require additional review time.)

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

Is this property within 100 feet of the 100-year floodplain? Y N

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 Y single-family residential N duplex residential N two-family residential Y other:  
Proposed Use: vacant Y single-family residential N duplex residential Y two-family residential N other:  
Project Type: Y new construction N addition N addition/remodel Y 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: 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): Y electric Y plumbing Y mechanical (HVAC) Y concrete (R.O.W.)
Total Remodeled Floor Area (if applicable)

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

Job Valuation – For Properties in a Floodplain Only

<table>
<thead>
<tr>
<th>Total Job Valuation:</th>
<th>Amount for Primary Structure:</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ __________________</td>
<td>Elec: □ Y □ N</td>
<td>Plmbg: □ Y □ N</td>
</tr>
<tr>
<td></td>
<td>Amount for Accessory Structure:</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>Elec: □ Y □ N</td>
<td>Plmbg: □ Y □ N</td>
</tr>
</tbody>
</table>

Site Development Information

<table>
<thead>
<tr>
<th>Area Description</th>
<th>Existing sq. ft. to Remain</th>
<th>New/Added sq. ft.</th>
<th>Total sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>a) 1st Floor conditioned area</td>
<td>1,196</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>b) 2nd Floor conditioned area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>c) 3rd Floor conditioned area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>d) Basement</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>e) Covered parking (garage or carport)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>f) Covered patio, deck, porch, and/or balcony area(s)</td>
<td>320</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>g) Other covered or roofed area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>h) Uncovered wood decks</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Building Area (total a through h)</td>
<td>1,516</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>i) Pool</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>j) Spa</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>k) Remodeled Floor Area, excluding Addition / New Construction</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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): 2,260.00 % of lot size: 34

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 25-23)

Total Impervious Cover (sq ft): 3,184.00 % of lot size: 47

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 2 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): 9'-9" 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 ■ N

(If driveway is located within 10 feet of driveway, Drainage review is required)

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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.

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 SOILROOF COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND THE SITE TO LEAVE A MAX LAYER OF 3" WITHIN THE ROOT ZONE

SITE PLAN
1" = 20'-0"

1

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

2

WILLOW ADU
1705 WILLOW ST.
AUSTIN, TX 78702

SITE PLAN

DATE: 11.04.2019
DRAWN: Author

A 1.0
NORTH ELEVATION
1/8" = 1'-0"

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

1705 WILLOW ST.
AUSTIN, TX 78702

ELEVATIONS

DATE: 11.04.2019
DRAWN: Author

A 3.1