CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

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: 1102 Blanco Street, Austin, Texas, 78703	Tax Parcel ID:
Legal Description: See approved Land Status Determination, 2013-004664 DA	
Zoning District: SF-3-H-HD-NP	Lot Area (sq ft): 13,540.00
Neighborhood Plan Area (if applicable): Old West Austin	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)

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 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 (If no, contact Austin Water Utility to apply for
wastewater availability? ■ Y N water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ■ 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 (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 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: 3	# bedrooms upon completion: 4	# baths existing: 2.0	# baths upon completion: 3.0

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

Build a new detached three car garage and 550 s.f. second floor Accessory Dwelling Unit with one bathroom and one bedroom. Existing primary House to remain unchanged.

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

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 100,000	$ 100,000	Bldg: $
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: $	Elec: $
	Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N	Plmbg: $
	Amount for Accessory Structure: $ 100,000	Mech: $
	Elec: ■Y ☐N | Plmbg: ■Y ☐N | Mech: ■Y ☐N	TOTAL: $ 0

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information

Area Description 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		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	1,549.00			0.00	1,549.00	0.00
b) 2nd Floor conditioned area	1,281.00			550.00	1,281.00	550.00
c) 3rd Floor conditioned area	0.00			0.00	0.00	0.00
d) Basement	0.00			0.00	0.00	0.00
e) Covered parking (garage or carport)	0.00			1,000.00	0.00	1,000.00
f) Covered patio, deck, porch, and/or balcony area(s)	201.00			180.00	201.00	180.00
g) Other covered or roofed area	220.00			0.00	220.00	0.00
h) Uncovered wood decks	220.00			0.00	220.00	0.00
Total Building Area (total a through h)	3,471.00	0.00	0.00	1,730.00	3,471.00	1,730.00
i) Pool	0.00			0.00	0.00	0.00
j) Spa	0.00			0.00	0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

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): 3,150.00 % of lot size: 23

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. 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): 4,973.00 % of lot size: 37

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: 25 ft 7 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 3 # of spaces provided: 5

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) ■ Y N *already in place*

*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): _____ 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 yes, drainage review is required)

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor		1,549.00	0.00			1,549.00
2nd Floor		1,281.00	550.00			1,831.00
3rd Floor		0.00	0.00			0.00
Area w/ ceilings > 15'		0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		201.00	180.00	■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	381.00	0.00
Basement		0.00	0.00	Must follow article 3.3.3B, see note below		0.00
Attic		0.00	0.00	Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached		0.00	☐ 200 sq ft (3.3.2 B 1)		0.00
	Detached		1,000.00	■ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)	450.00	550.00
Carport**: (check article utilized)	Attached		0.00	☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0.00
	Detached		0.00	☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)			0.00			0.00
Totals		3,031.00	1,730.00			3,930.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,930.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 29 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ■ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ■ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

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

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

SITE INFORMATION

SITE ADDRESS:1102 Blanco Street, Austin, TX 78703
LEGAL DESCRIPTION: Legal tract per Land Status Determination, 2013-004664 DA, Survey of .311 Acres out of outlet No. 4, in division "Z" in the City of Austin, Travis County, Texas being the same tract recorded to Effie Guinn in Volume 688, PG. 67, Being the same tract recorded in Volume 5744, PG. 699 Deed Recordes in Travis County Texas
ZONING: SF-3-H-HD-NP
NEIGHBORHOOD: Old West Austin
LAND USE: Single Family Residence
PROPOSED LAND USE: Single Family Residence w/ Detached Accessory Dwelling Unit

Scope Of Work: Construction of a three car garage, w/ 1 bedroom, 1 bathroom accessory dwelling unit on the second floor, of 550 s.f.

SITE AREA:	13,540 s.f.
Existing First Floor Livable (House):	1,549 s.f.
Existing Second Floor Livable:	1,281 s.f.
Existing Storage Shed:	220 s.f.
Existing Uncovered Wood Deck:	220 s.f.
Existing Front Covered Porch:	201 s.f.
Existing Driveway:	1,063 s.f.
Existing Sidewalk:	266 s.f.
Existing A/C Pads:	18 s.f.
New Three Car Garage:	1,000 s.f.
New Covered Porch and Stair:	180 s.f.
New Driveway from Alley:	467 s.f.
New A/C Pad:	9 s.f.
New Second Floor ADU:	550 s.f.
Total Building Cover:	3,150 s.f. (23.2%)
Total Impervious Cover:	4,973 s.f. (36.7%)
TOTAL GFA:	3,930 s.f. (.27)
TOTAL ALLOWED:	5,416 s.f. (.4)
PROVIDED PARKING:	3 Spaces in Garage 2 Spaces in Driveway

GENERAL NOTES

1. THESE DRAWINGS ARE BASED UPON THE 2012 INTERNATIONAL BUILDING CODE, AND THE 2012 INTERNATIONAL RESIDENTIAL CODE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THIS CODE. THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS OR DRAWINGS AND MANUFACTURERS' INSTALLATION REQUIREMENTS FOR CLARIFICATION. THESE DRAWINGS MAY NOT INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL COMPLETION OF THE CONTRACT DOCUMENTS.
THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES RELATED TO THE PROJECT'S CONSTRUCTION.

2. THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. THESE DRAWINGS DO NOT INDICATE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.

3. ALL VERTICAL DIMENSIONS INDICATED ON EXTERIOR ELEVATIONS, BUILDING SECTIONS, DETAILS AND INTERIOR ELEVATIONS ARE NOMINAL. ALL PLAN DIMENSIONS INDICATE EITHER FACE OF FRAMING, FACE OF MASONRY OR CENTERLINE OF ROUGH OPENING UNLESS NOTED OTHERWISE. DO NOT SCALE MEASUREMENTS FROM DRAWINGS. NOTIFY ARCHITECT WITH ANY DIMENSIONAL QUESTIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK

4. COORDINATE LOCATION, SIZE AND CONFIGURATION OF PLUMBING VENTING AT ROOF WITH PLUMBING CONTRACTOR.

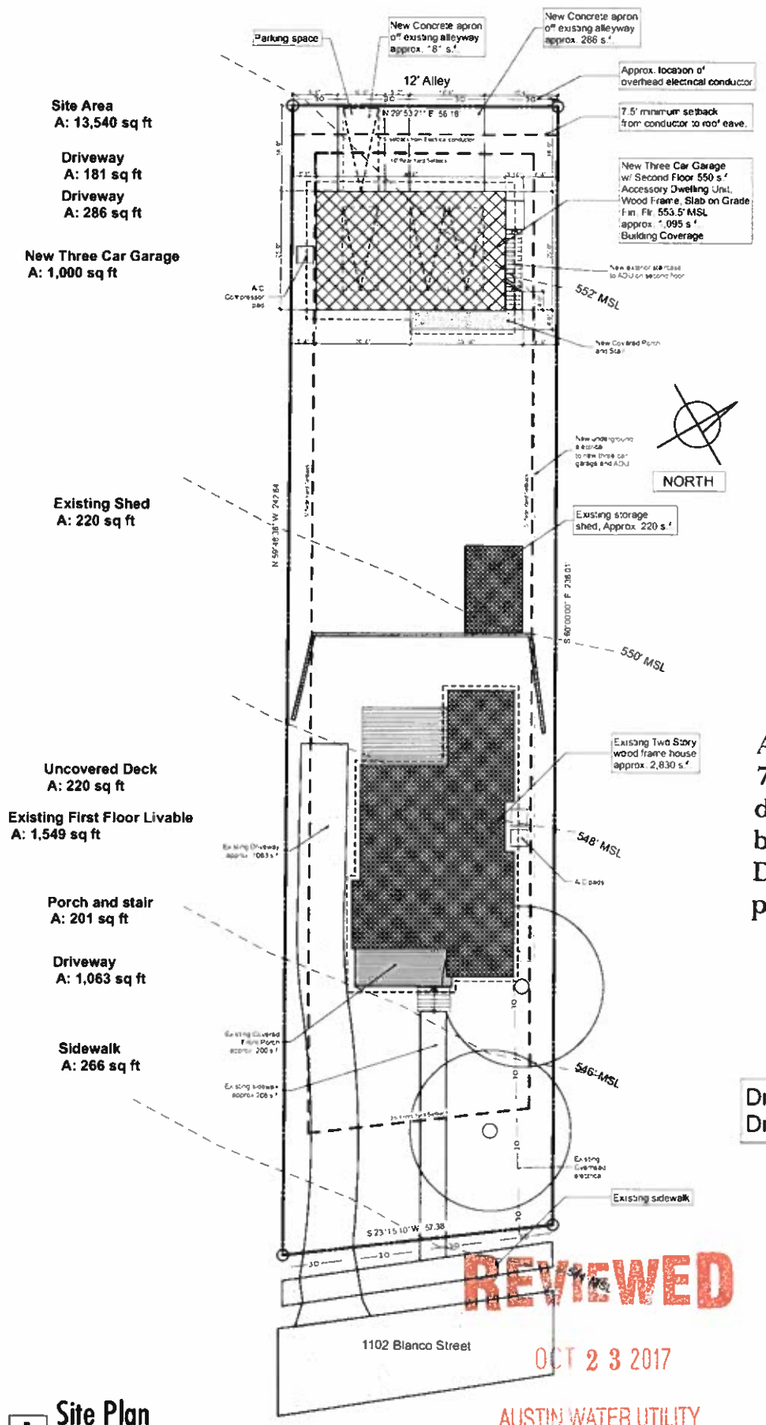
5. VERIFY AND PROVIDE FOR ALL LOCATIONS REQUIRING BLOCKING FOR ITEMS ATTACHED TO WALLS AND/OR CEILING.

6. FINAL SELECTIONS OF FINISH COLORS AND MATERIALS TO BE MADE BY OWNER.

7. ALL STAIRS SHALL BE BUILT WITH A MINIMUM CLEAR TREAD LENGTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7.75", (EXCEPTING SPIROL STAIRS)

8. REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATIONS, CONFIGURATIONS AND SIZES OF ANY COLUMNS, BEAMS, LINTELS, TRUSSES AND JOISTS.

SITE PLAN



1 Site Plan
~~1/4"~~ 1'-0"
1/32"

NOTES:
1. General contract is responsible for maintaining positive stormwater drainage around the new structure and to provide a positive slope away from the slab at final grading.

2. This project is exempt from the Visitability Requirements because the living space is entirely on the second floor.

AE APPROVED
OCT 23 2017
296-200
JGM

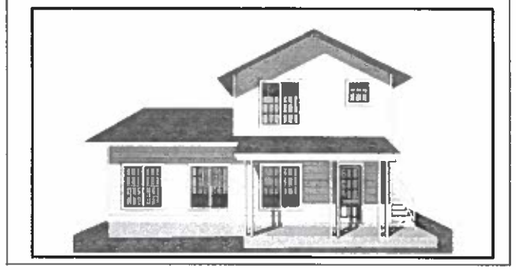
All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

Drawings are 1/16" = 1'-0" at 22" x 34"
Drawings are 1/32" = 1'-0" at 11" x 17"

REVIEWED
OCT 23 2017
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

VICINITY MAP

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961



REGISTERED ARCHITECT TRAVIS GARLAND YOUNG 15393 STATE OF TEXAS

For Permit Review
6/16/17

Weintraub/Shah ADU
1102 Blanco Street
Austin, Texas 78703

SHEET INDEX

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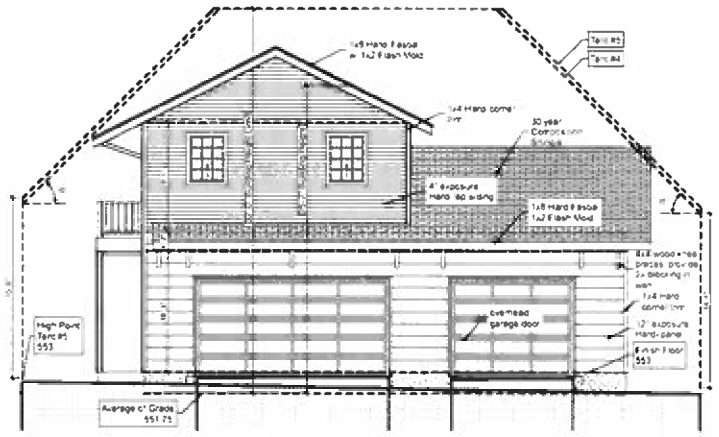
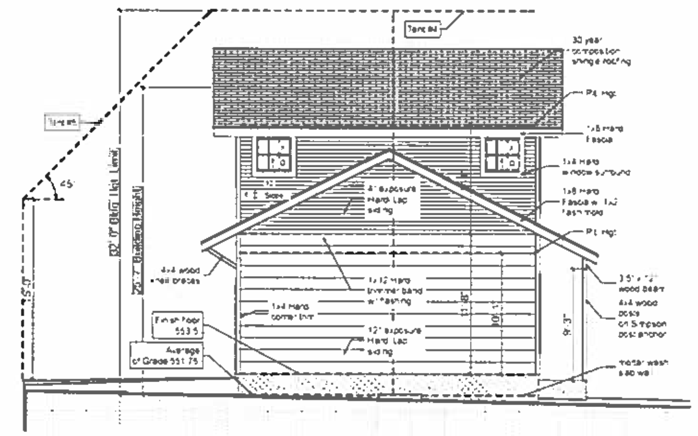
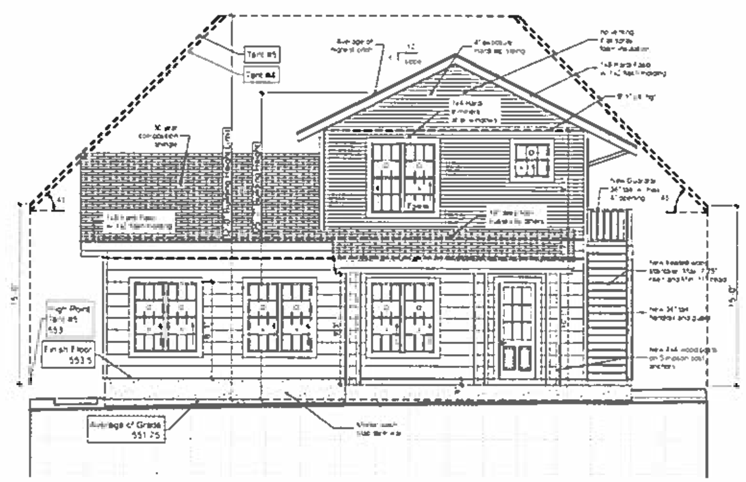


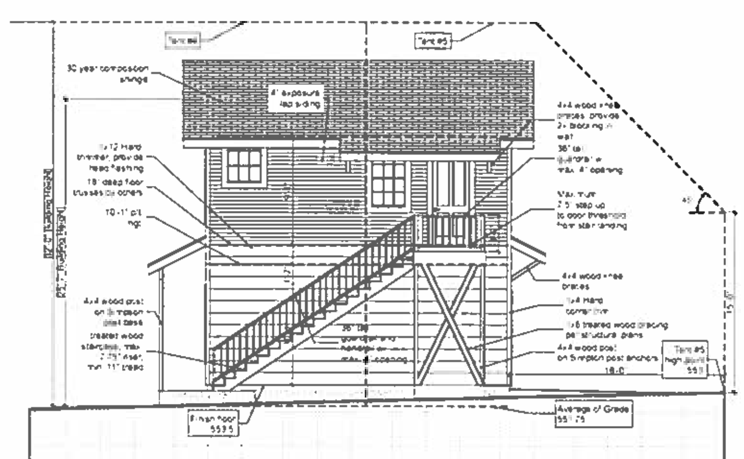
5 **West Garage**
1/8" = 1'-0"



6 **South Garage**
1/8" = 1'-0"

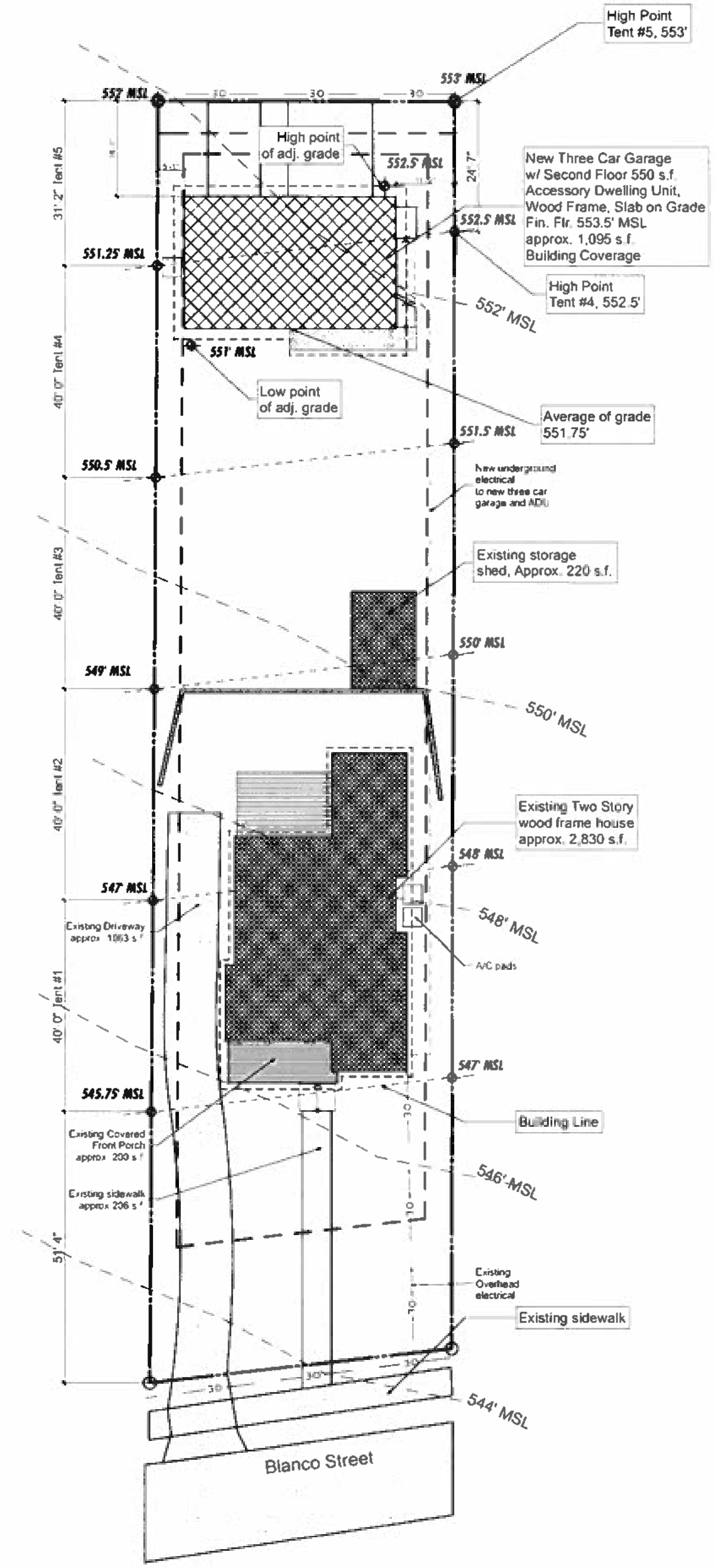


7 **East Garage**
1/8" = 1'-0"



8 **North Garage**
1/8" = 1'-0"

Drawings are 1/8" = 1'-0" at 22" x 34"
Drawings are 1/16" = 1'-0" at 11" x 17"



1 **Setback Plane Compliance Plan**
1/16" = 1'-0"

Drawing is 1/16" = 1'-0" at 22" x 34"
Drawings is 1/32" = 1'-0" at 11" x 17"

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961

Seal: REGISTERED ARCHITECT TRAVIS GAYLORD YOUNG 15393 STATE OF TEXAS

Signature:

Issue
6/16/17
For Permit Review

Project:
Weintraub/ Shah Residence
1102 Blanco St.
Austin, Texas, 78703

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Revisions:

Sheet Title:
Setback Plane Compliance Site Plan

Sheet Number:
A1.2

Final Door selection to be made by Owner, Trim to match existing house, confirmed by Owner

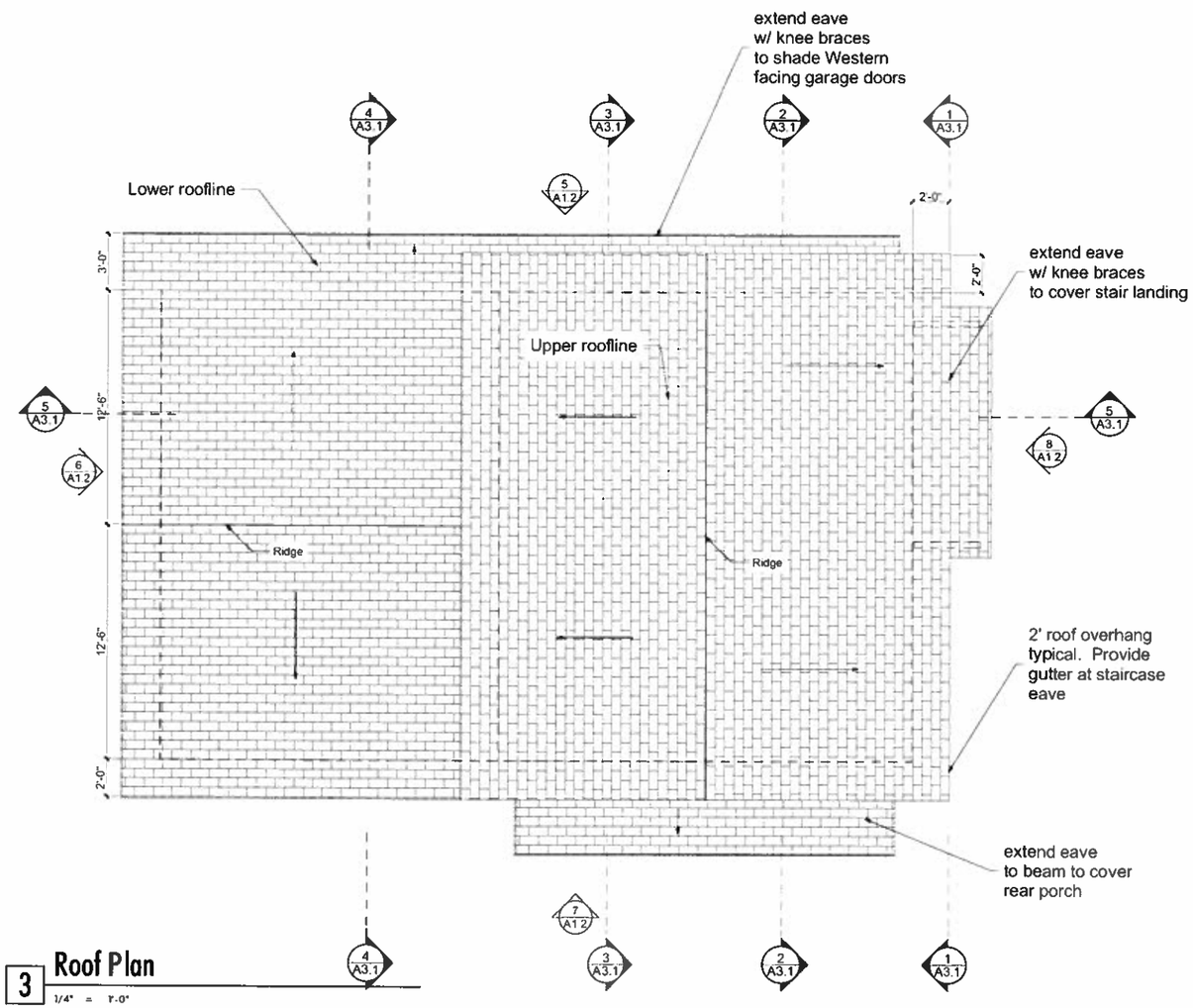
DOOR SCHEDULE

ID	QTY	LOCATION	SIZE	ORIENT	WALL	MATERIAL	LOCKSET	GLAZING	NOTES
D1	2	Garage and ADU entry	3'-0" x 8'-0"	2 - RH	2x4	Insulated Metal	Lever w/ Dead bolt	Yes	Door per Owner
D2	1	Garage	10'-0" x 8'-0"	OHD	2x4	Insulated Metal	Per Manufacturer		Provide automatic opener, w/ exterior keypad entry, and obstruction detection
D3	1	Garage	16'-0" x 8'-0"	OHD	2x4	Insulated Metal	Per Manufacturer		Provide automatic opener, w/ exterior keypad entry, and obstruction detection
D4	1	Attic Access	2'-8" x 5'-0"	1 - RH	2x4	Solid Core Wood faced	Lever w/ deadbolt		Custom Sized Door, attic access
D5	3	closet bed bath	2'-6" x 8'-0"	2 - LH 1 - RH	2x4	Solid Core Wood faced	Lever passage privacy at bath and bed		
D6	1	Closet	4'-0" x 8'-0"	bypass	2x4	Solid Core Wood faced	finger pull		

Welded White Vinyl, Low E glass, w/ SHGC of .3 or smaller, AND U-factor of .35 or smaller

WINDOW SCHEDULE

ID	QTY	LOCATION	SIZE	OPPER.	WALL	MATERIAL		GLAZING	NOTES
W1	8	Garage and Bedroom	2'-8" x 6'-0"	Single Hung sets mulled				Low E, Cardinal 366	4 sets of 2 mulled. Must meet Egress in bedroom
W2	4	Various in ADU	3'-0" x 3'-0"	Single Hung				Low E, Cardinal 366	One must be tempered due to bathtub location
W3	2	Living and Kitchen	3'-0" x 4'-0"	Single Hung				Low E, Cardinal 366	
W4	1	Dining	3'-0" x 5'-0"	Single Hung				Low E, Cardinal 366	One must be tempered due to front door proximity



Drawings are 1/4" = 1'-0" at 22" x 34"
Drawings are 1/8" = 1'-0" at 11" x 17"

3 **Roof Plan**
1/4" = 1'-0"

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961

Seal:

Signature:

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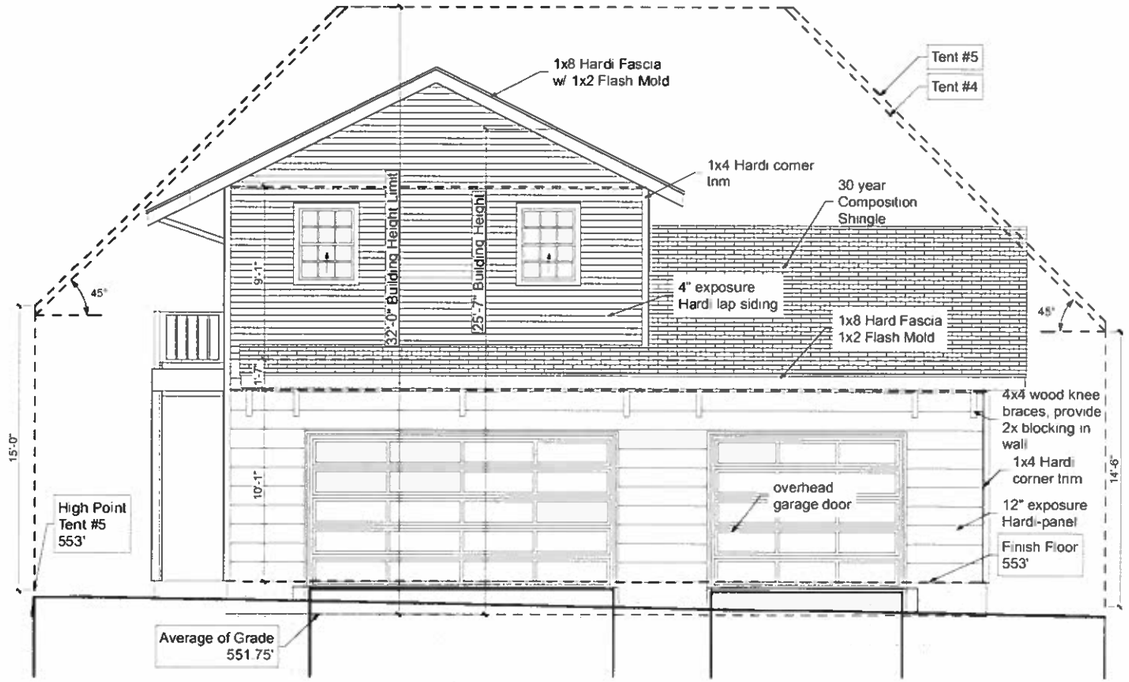
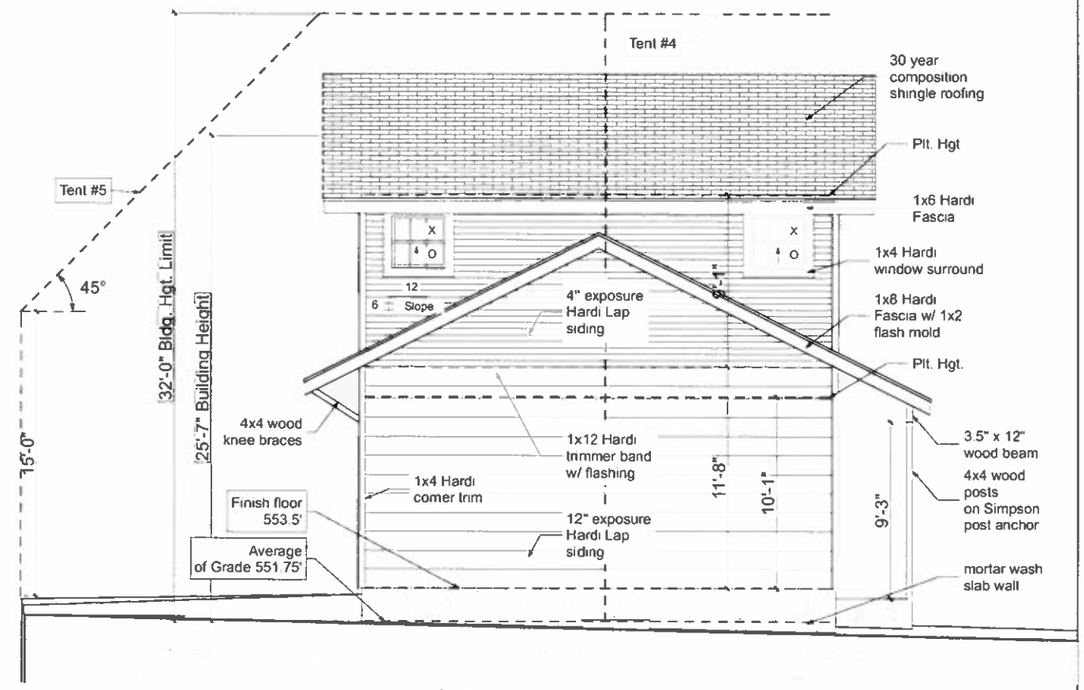
Revisions:

Sheet Title:
Roof Plan and Door/ Wind. Schedule

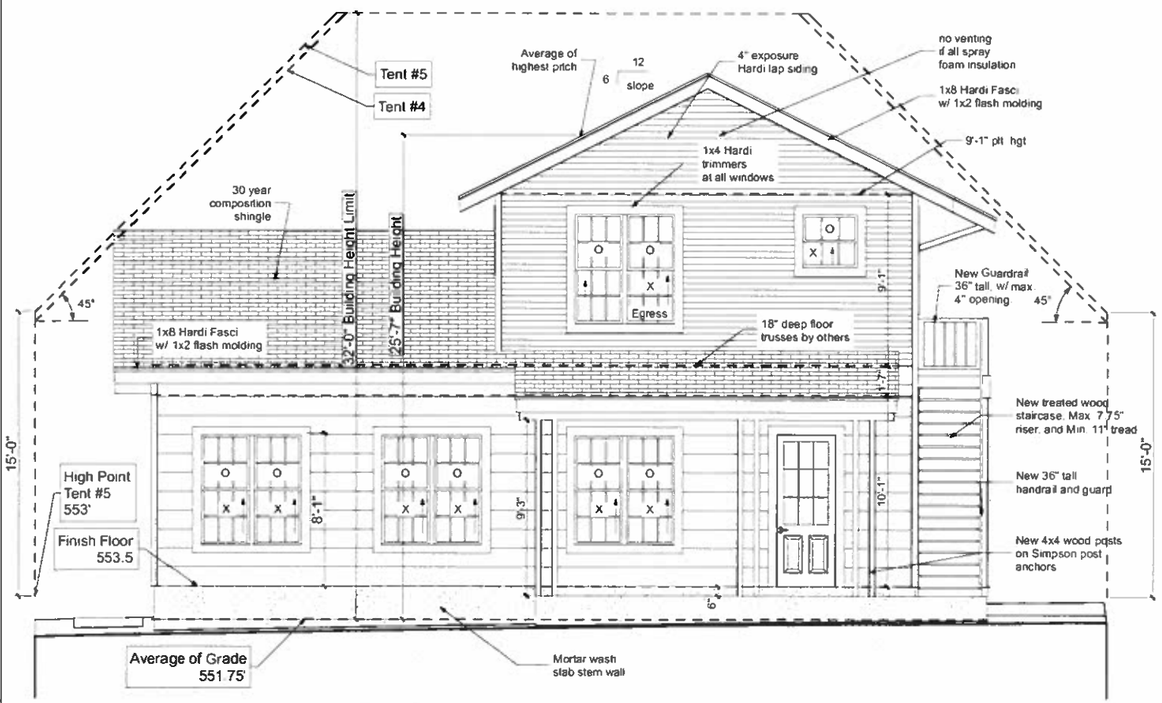
Sheet Number:
A1.4



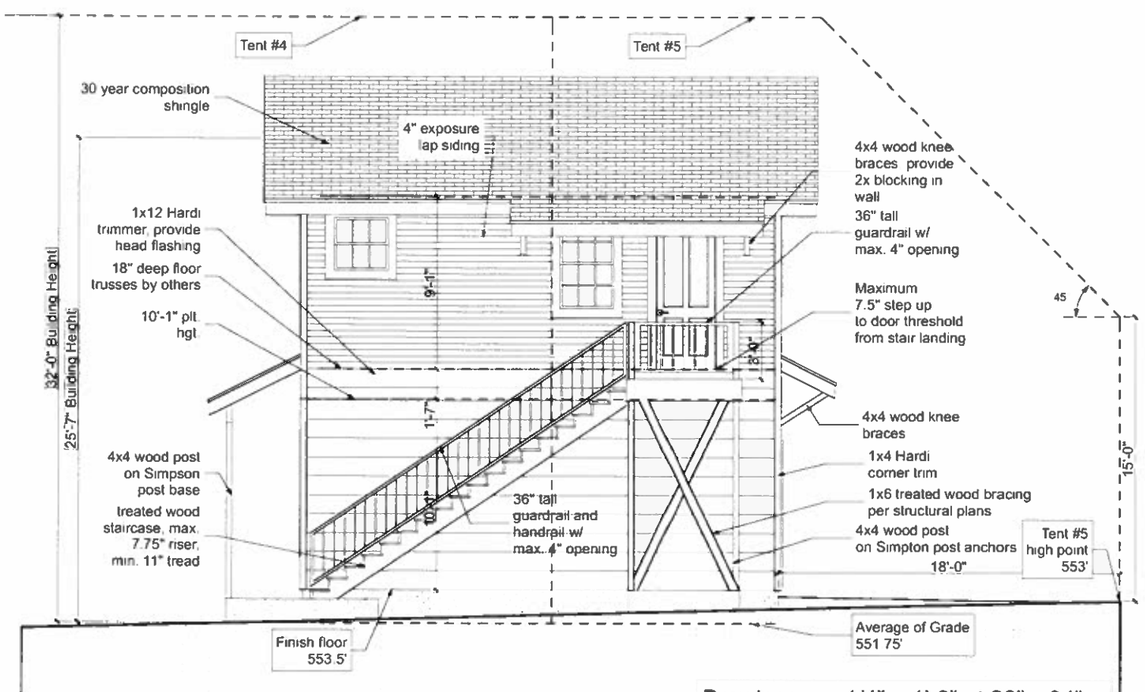
5 West Garage
1/4" = 1'-0"



6 South Garage
1/4" = 1'-0"



7 East Garage
1/4" = 1'-0"



8 North Garage
1/4" = 1'-0"

Drawings are 1/4" = 1'-0" at 22" x 34"
Drawings are 1/8" = 1'-0" at 11" x 17"

Studio Momentum
1415 Justin Lane
Austin, Texas, 78757
512-452-7961

Seal:

Signature:

Issue

6/16/17
For Permit Review

Project:

Weintraub/ Shah Residence
1102 Blanco St.
Austin, Texas, 78703

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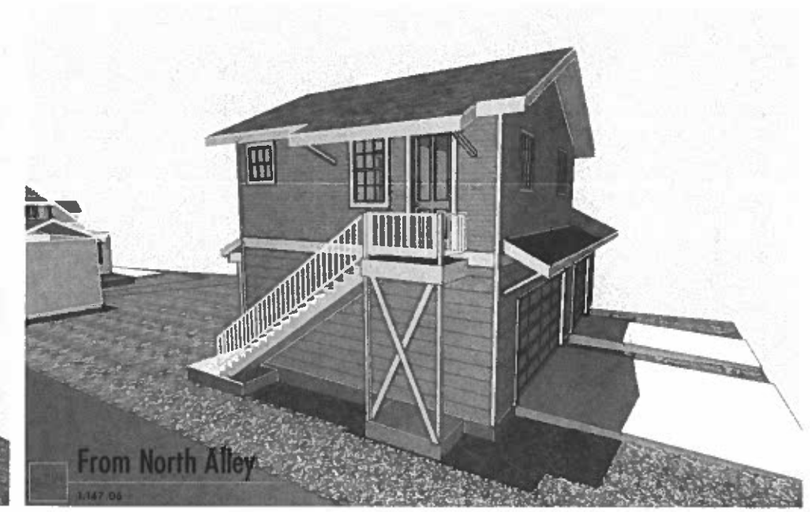
Revisions:

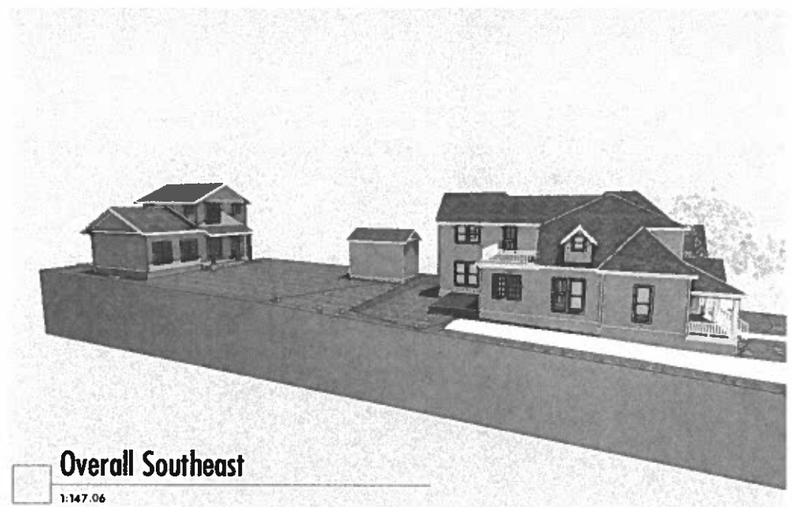
Sheet Title:

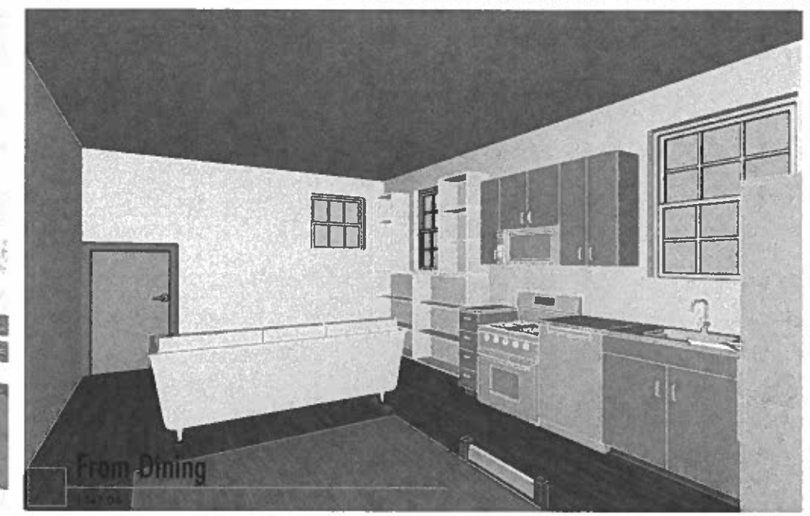
Building Elevations

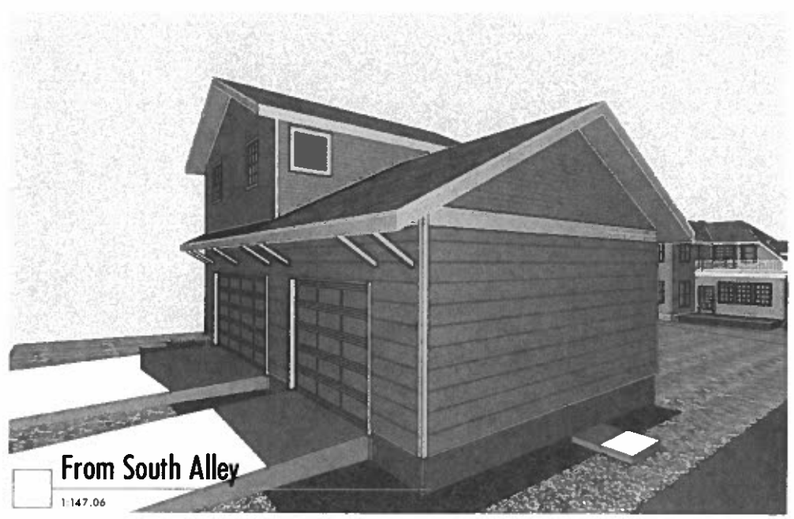
Sheet Number:

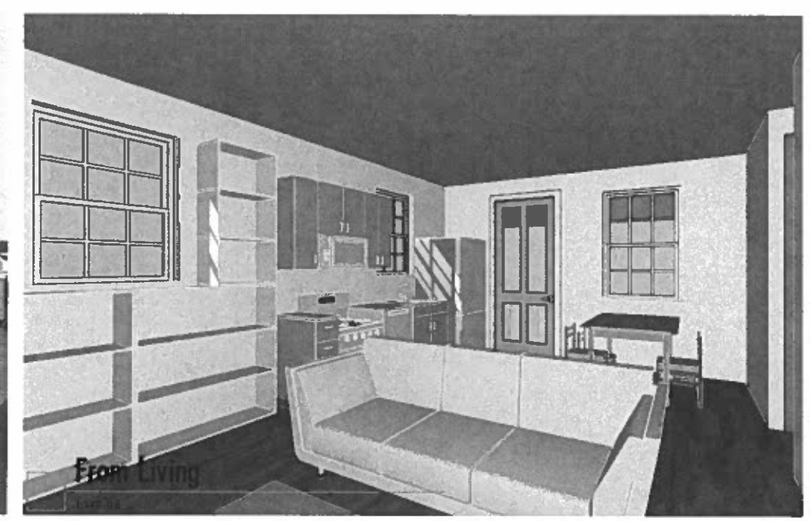
A2.1











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Revisions:

Sheet Title:

3-d views

Sheet Number:

A5.1