



31,910  13,764 / 15,984

## Site Development 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)

Existing Building Coverage (sq ft): 5,678 % of lot size: 16.5 ✓

Proposed Building Coverage (sq ft): \_\_\_\_\_ % of lot size: \_\_\_\_\_

### Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 8,924 % of lot size: 25.93

Proposed Impervious Cover (sq ft): 123 sq. ft. 8966 % of lot size: .0035% < than 1% 26%

### Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y N  
(LDC 25-2-513)

Does any structure (or an element of a structure) extend over or beyond a required yard? Y N  
(LDC 25-2-513)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y N

### Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 34'-7 ft  
Number of Floors: 3

### 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-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): \_\_\_\_\_ 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

## Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 <sup>st</sup> floor conditioned area	4,267		
2 <sup>nd</sup> floor conditioned area	1,722		
3 <sup>rd</sup> floor conditioned area	0		
Basement	2,259		
Covered Parking (garage or carport)	1,044		
Covered Patio, Deck or Porch	326		
Balcony	41		
Other	5,678		
<b>Total Building Coverage</b>	<b>1,894</b>		
Driveway	425		
Sidewalks	810		
Uncovered Patio	0		
Uncovered Wood Deck (counts at 50%)	36	Equip. Pad- 42	78
AC pads		81	
Other (Pool Coping, Retaining Walls)			8,966 ✓
<b>Total Site Coverage</b>		<b>325</b>	
Pool		49	
Spa			

## Subchapter F – ‘McMansion’

### 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	New	Exemption	Total
1 <sup>st</sup> Floor	<u>4,443</u>			
2 <sup>nd</sup> Floor	<u>1,763</u>			
3 <sup>rd</sup> Floor	<u>0</u>			
Basement	<u>2,259</u>			
Attic	<u>0</u>			
Garage (attached)	<u>644</u>			
(detached)				
Carport (attached)	<u>400</u>			
(detached)				
Accessory building(s) (detached)				
<b>TOTAL GROSS FLOOR AREA</b>				<u><b>9,509</b></u>

(Total Gross Floor Area /lot size) x 100 = 27.6 Floor-To-Area Ratio (FAR)

Is this project claiming a “parking area” exemption as described under Article 3?	Y	N
Is this project claiming a “ground floor porch” exemption as described under Article 3?	Y	N
Is this project claiming a “basement” exemption as described under Article 3?	Y	N
Is this project claiming a “habitable attic” exemption as described under Article 3?	Y	N
Is a sidewall articulation required for this project?	Y	N
Does any portion of the structure extend beyond a setback plane?	Y	N

**Parking Area exemption:** Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

**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.

**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.

### Contact Information

Owner	Michael Deane	Applicant or Agent	DAN HARTNETT
Mailing Address	2414 Exposition Blvd, Suite D-100, 78703	Mailing Address	4702 RAMSEY AVE. Austin, Tx. 78756
Phone	512-478-2400	Phone	512-459-5135
Email	michael@mdh.com	Email	dthartnett@sbcglobal.net
Fax		Fax	
General Contractor	Michael Deane Homes	Design Professional	SAME AS ABOVE
Mailing Address	2414 Exposition Blvd, Suite D-100, 78703	Mailing Address	
Phone	512-478-2400	Phone	
Email	michael@mdh.com	Email	
Fax		Fax	

### Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district?      Y      N

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

**I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.**

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required 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.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: DAN HARTNETT      Date: 8-08-2012

## OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 2905 RICHARD LANE

PR#:



7-31-12

Owner's Signature

Date

Owner's Signature

Date

MICHAEL D. DEANE

1<sup>st</sup> Owner's Printed Name

2<sup>nd</sup> Owner's Printed Name



**ONE STOP SHOP**  
**505 Barton Springs**

Austin, Texas 78701  
 (512) 974-2632 phone  
 (512) 974-9779 fax

**Austin Energy**  
**Electric Service Planning Application (ESPA)**

(Please Print or Type)

*For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø*

Requestor's Name MICHAEL DEANE Phone 478-2400  
 Address 2905 RICHARD LANE OR  
 Legal Description \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Commercial/Residential? R  
 Who is your electrical service provider? AE or Other

Service Main Size 3 (amps) Service Conductor 3 (type & size)  
 AE Service Length \_\_\_\_\_ (ft.) Number of Meters? \_\_\_\_\_ Multi-Fuel Y N  
 Overhead/Underground? Voltage LR  Single-phase (1Ø)  Three-phase (3Ø)  
 Total Square Footage \_\_\_\_\_ New service or upgrade or temporary  
 Largest A/C unit \_\_\_\_\_ (Tons) OR LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
 Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: Swimming pool **All structures/pools/etc. must maintain a 10' horizontal clearance from AE energized power lines.**

ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_  
 (Remarks on back) Phone \_\_\_\_\_

**Application expires 90 days after date of Approval**  
 Revised by Austin Energy 3/1/06

**AE APPROVED**  
 AUG 09 2012  
 RLS 222-15

LAND  
MASTE

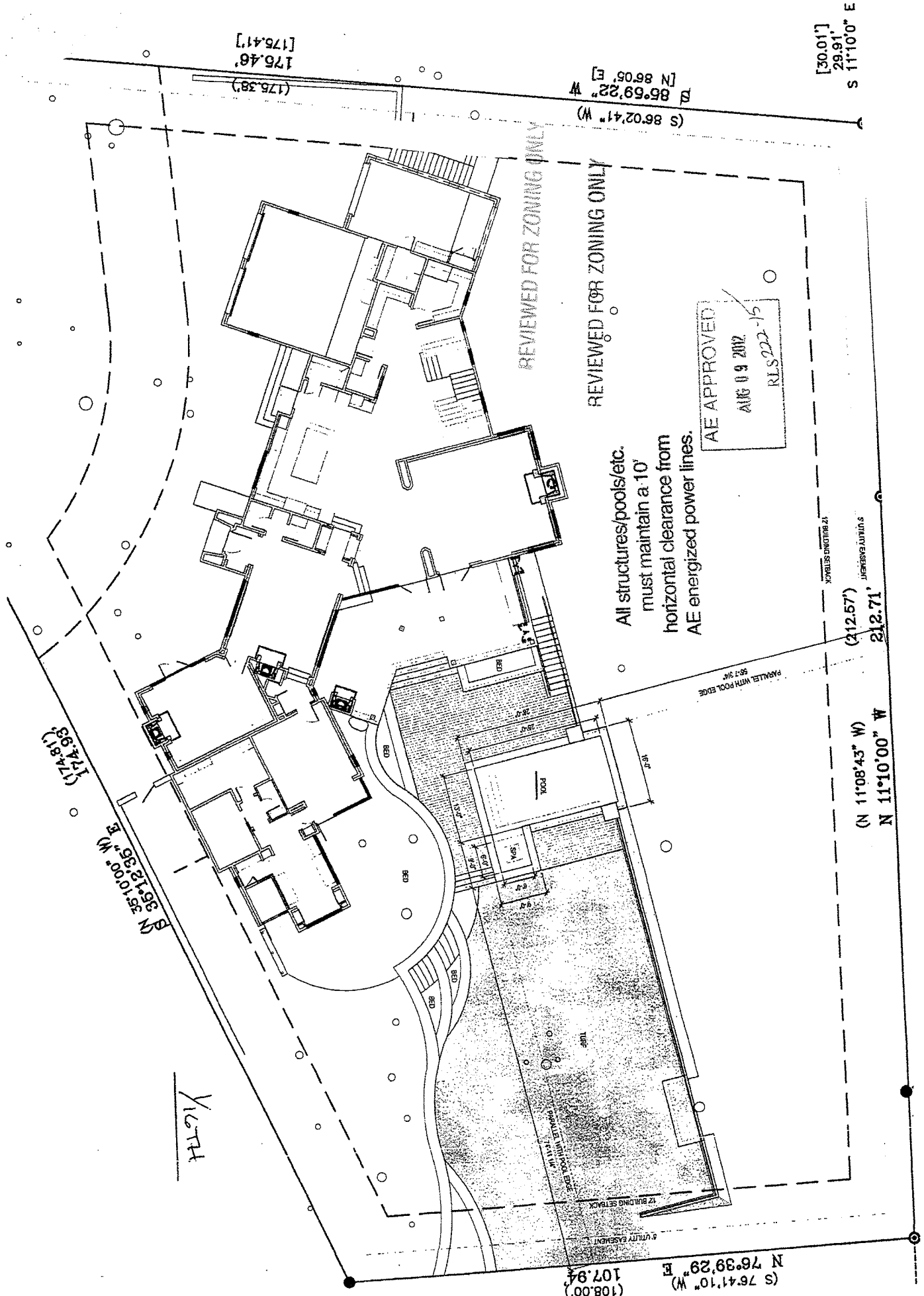


PLANNING  
DIVISION  
ORIGINAL 9

DRP  
IF  
ISSN  
DRP  
RE

# DEANE RESIDENCE

Lan  
DESIG  
ROD THOR  
ALSTON  
PLANNERS



(108.00')  
(S 76°41'10" W)  
E 107.94'

(N 11°08'43" W)  
W 212.71'

(412.57')

PARALLEL WITH POOL EDGE  
50'-7 3/4"

All structures/pools/etc.  
must maintain a 10'  
horizontal clearance from  
AE energized power lines.

AE APPROVED  
AUG 09 2012  
RLS 222-15

REVIEWED FOR ZONING ONLY

REVIEWED FOR ZONING ONLY

(S 86°02'41" W)  
E 85°59'22" W  
N 86°05' E

(176.38')  
E 175.46'

(30.01')  
E 29.91'

S 11°10'0" E

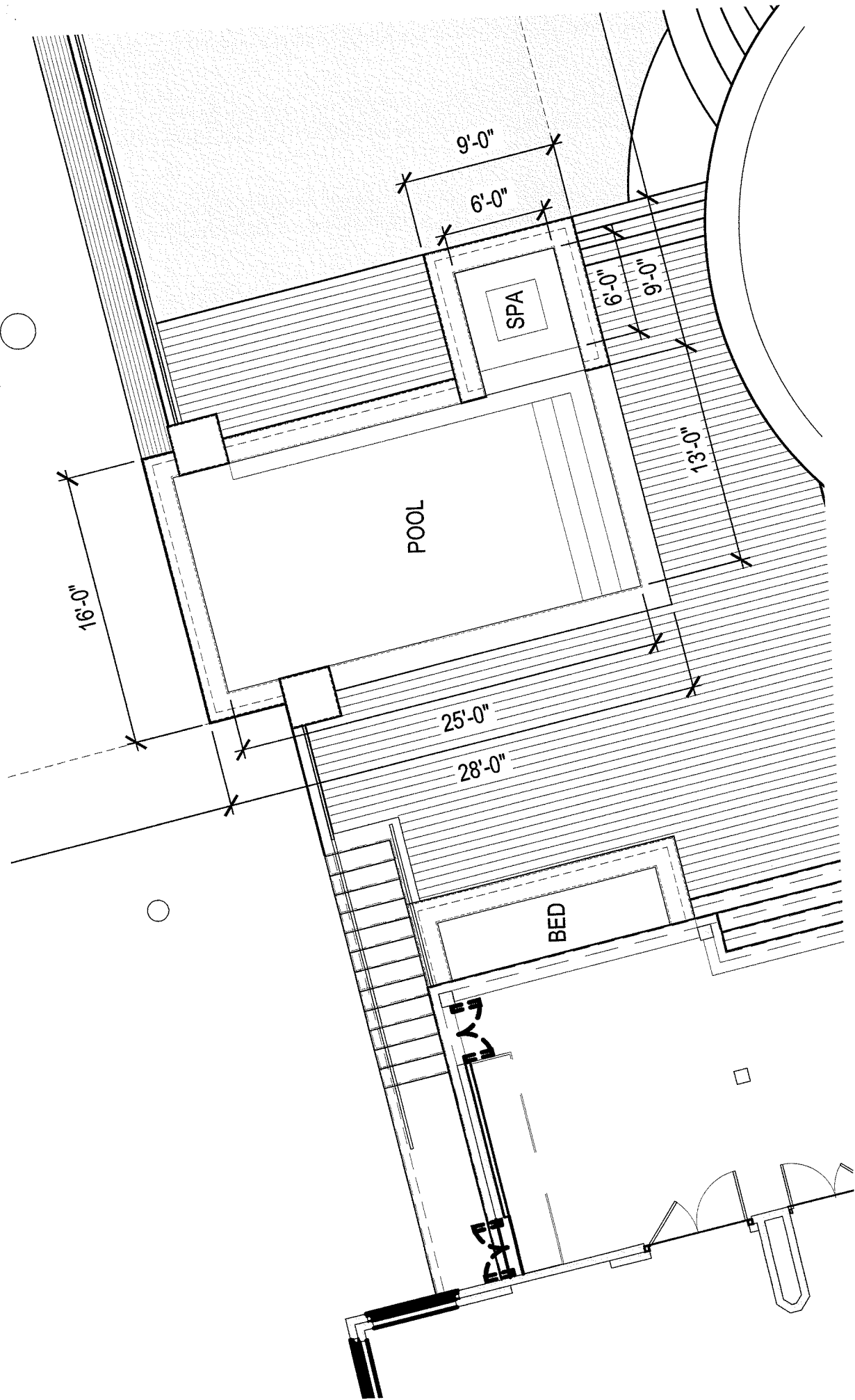
(174.93')

(N 35°10'00" W)  
E 174.93'

KITCH

1/8TH SCALE

REVIEWED FOR ZONING ONLY



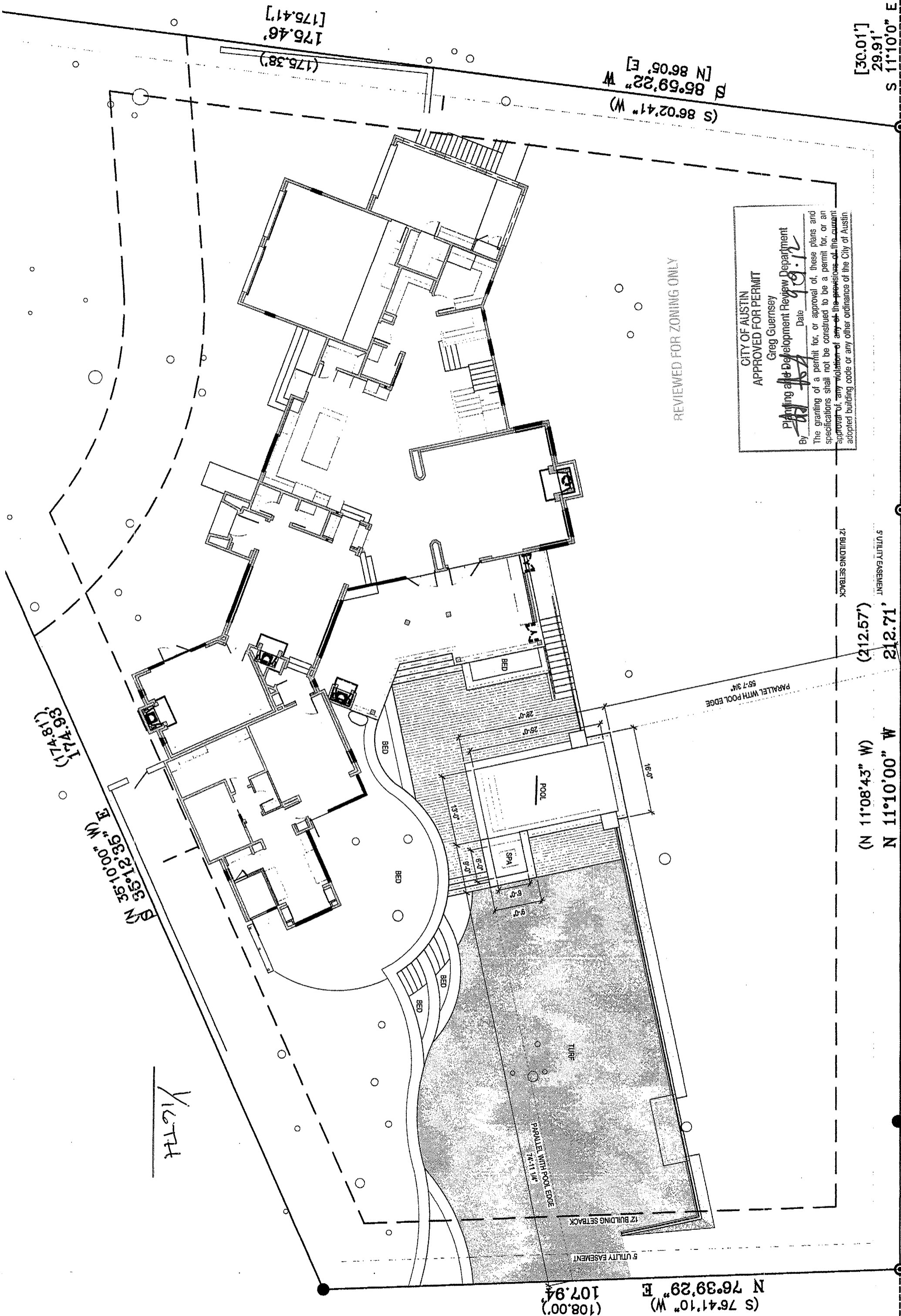




DR4	JI
ISSU	07K
REI	

# DEANE RESIDENCE

**Lam**  
DESIGN  
8100 THOM  
AUSTIN,  
TX 78758  
Tel: 512.252.34



(S 76.41'10" W) 107.94'  
(108.00')  
N 76.39'29" E

(N 11'08'43" W)  
N 11'10'00" W

(212.57')  
212.71'

[30.01']  
29.91'  
S 11'10'0" E

(S 86.02'41" W)  
85.69'22" W  
[N 86.05' E]

(175.38')  
175.46'  
[175.41']

(36.42'11")  
36.12'36" E

(N 35.10'00" W)  
35.12'36" E

REVIEWED FOR ZONING ONLY

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Greg Guernsey  
Planning and Development Review Department  
By: *[Signature]* Date: 8.9.12  
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin

*YETTA*