

# **City of Austin** Residential New Construction and Addition Permit Application Residential Review, 2nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 978-4000

303 Ballott 3phings, Adstitt, 1X 70704	(312) 770-4000
Property Information	
Project Address: 1305 Bradwood Rd	Tax Parcel ID: 210730
Legal Description: 10 + 7 hlk 6 Wilshire Wood	l sec 2
Zoning District: SF-3-NP	Lot Area (sq ft): 11, 194
Neighborhood Plan Area (if applicable): Upper Boggy Creek	Historic District (if applicable): Wilshire NRHD
Required Reviews	
Is project participating in S.M.A.R.T. Housing? Y  (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 (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y (If yes, approval through Aviation is required)	Does this site have a septic system?  (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y Is this property within 200 feet of a hazardous pipeline? Y	
Is this site located within an Erosion Hazard Zone? Y N Is (If yes, EHZ review is required)	this property within 150 feet of the 100 year floodplain? Y (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)?  Note: Include tree location(s) on plot plan.	N (If yes, application for a tree permit with the <u>City Arborist</u> is required)
Is this site within the Residential Design and Compatibility Standards	Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y N
Does this site currently have: water availability?  wastewater availability?  Y  N	, , ,
Are there existing water/wastewater infrastructure, appurtenances or e (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	existing water/wastewater easements located on site? Y N
Does this site have or will it have an auxiliary water source? Y (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaim	
•	(If yes, contact the Development Assistance Center for a Site Plan Exemption)
	ite within the Lake Austin Overlay? Y (N) -2-180, 25-2-647)
	ite adjacent to a paved alley? Y Norks approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y  Does this site have a Residential Design and Compatibility Commissi	
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 <b>Description of Work</b>	days of approval of a variance noni BOA.)
•	ex residential two-family residential other:
	ex residential two-family residential other:
Proposed Use: vacant <u>(single-family residential)</u> duple Project Type: new construction addition	addition/remodel other:
Will all or part of an existing exterior wall, structure, or roof be removed.	
(Note: Removal of all or part of a structure requires a demolition permit application.)  # of existing bedrooms: 7  # of bedrooms upon completion: 3	# of baths existing: 2 # of baths upon completion: 3.5
\\Project Description: (Note: Please provide thorough description of project. Attach	Completion. J. J
Add 1st floor living room covid patro - enlarge	evishing covid porch. 2nd floor Mester suite 5 services sites strongers converteits
Trades Permits Required (Circle as applicable) Letertric Di	imbing mechanical (HVAC) concrete (R.O.W.)

# Addition:

 $\mathbf{1}^{\text{st}}$  floor living room, covered patio and enlarge existing covered front porch.

2<sup>nd</sup> floor master suite with a balcony.

# Remodel:

Kitchen cabinets, existing bathrooms & convert existing office to a mud room/laundry with  $\frac{1}{2}$  bath.

Job Valuation							
Total Job Valuation: \$_ <b>Z</b> \(\tilde{O}\), \(\tilde{O}\) \(\cdot\) \(\cdot\)	Amount of Total Job V and/or New Construction		icated to all a \$ 230,0		dedicated	of Total Job V I to all Remod	el/Repair:
Note: The total job valuation should be	Amount for Primary St	ructure:	\$	an international military and a state of the	Bldg: Elec:	\$ 20,00	<u>। । ।                                 </u>
the sum total of all valuations noted to the right. Labor and materials only,	Elec: 🗹Y 🗌 N Plm			UY ON	Plmbg:		9.00
rounded to nearest dollar. Permit fees	Amount for Accessory	Structure:	\$		Mech:	\$	<u> </u>
are based on adopted fee schedule.	Elec: $\square Y \square N \mid Plm$	bg: □Y □	N   Mech:	□Y □N	TOTAL:	\$ 30,00	20,00
Please utilize the Calculation following cale	n Aid on the last page culations and to provi						nplete the
Site Development Information	)n				_		
Area Description		Existin	ng Sq Ft	New/Add	led Sq Ft	Total	Sa Ft
Note: Provide a separate calculation for e		DAISTI	T	7101177140	T -		
additional sheets as necessary. Measurem of the exterior wall.	ents are to the outside surface	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	incloffice	1507		438		19450.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area				488		4880.00	0.00
c) 3 <sup>rd</sup> Floor conditioned area						0.00	0,00
d) Basement						0.00	0.00
e) Covered parking (garage or ca	rport)	376				3760.00	0.00
f) Covered patio, deck, porch,	and/or balcony area(s)	70		234		3040.00	0.00
g) Other covered or roofed are	a					0.00	0.00
h) Uncovered wood decks		1953		_H%>		<i>∃ ij</i> 0.00	0.00
Total Building Area (total a	through h)	1953	0.00	1160	0.00	31/3	0.00
i) Pool		539				<b>539</b> 0.00	0.00
j) Spa						0.00	0.00
Note: Building Coverage means the area incidental projecting eaves, balconies, an Total Building Coverage (sq ft):	of a lot covered by buildings or d similar features. Pools, ponds	roofed areas, to and fountains	are not included	und-level paving I in this measure	g, landscaping, o ment. (LDC 25-	pen recreational f 1-21)	acilities,
Impervious Cover Information					<del> </del>		
Note: Impervious cover is the total horizogravel placed over pervious surfaces that	ontal area of covered spaces, pa are used only for landscaping of	or by pedestrian	s. For an uncove	ered wood deck	that has drainage	e spaces between	the deck
Total Impervious Cover (sq ft):	<b>503</b> 7 %0	f lot size:	14.9 in	cludes n	ew wood	stoop D	50%
Serbucia						-	
Are any existing structures on thi (LDC 25-2-492)	s site a non-compliant st	ructure base	d on a yard s	etback requir	ement?	Y 🔊	
Does any structure (or an elemen Is front yard setback averaging b	•	•		•		Y Y	
Height Information (LDC 25-1-21	or 25-2 Subchapter F, Section	3.4) <b>P</b>	arking (LDC	25-6 Appendix	A & 25-6-478)	***************************************	
Building Height: 23 ft 10	in Number of Floors:	2 #	of spaces rec	quired: 2	# of sp	paces provided	l: <u>2</u>
Right-of-Way Information				.,			***************************************
Is a sidewalk required for the pro *Sidewalks are to be installed on any new increases the building's gross floor area b	v construction of a single famil	C 25-6-353) y, two-family o		N itial structure and	d any addition to	an existing build	ling that
Will a Type I driveway approach	be installed, relocated, r	emoved or r	epaired as pa	rt of this pro	ject?	Y N	
Width of approach (measured at	property line):	ft	Distance from	m intersection	n (for corner	lots only):	<b>N/14</b> ft
Are storm sewer inlets located al	ong the property or withi	n ten (10) fe	et of the bou	ndaries of the	e 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 I	₹t
1 <sup>st</sup> Floor	1507	1507	438			1945	0.00
2 <sup>nd</sup> Floor			488			488	0.00
3 <sup>rd</sup> Floor			F				0.00
Area w/ ceili	ings > 15'			Must follow article 3.3.5			0.00
Ground Floo (check article		70	153	☐ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	223		0.00
Basement				Must follow article 3.3.3B, see note below			0.00
Attic				Must follow article 3.3.3C, see note below		- CARCONANIAL	0.00
Garage**: (check	Attached	376	The state of the s	200 sq ft (3.3.2 B 2b)	200	176	0.00
article utilized)	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)		•	0.00
Carport**: (check article	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***			0.00
utilized)	Detached			☐ 450 sq ft (3.3.2 A 1)			0.00
Accessory B (detached)	uilding(s)						0.00
Totals		0.00	0.00				0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 2609

(Total Gross Floor Area ÷ Lot Area) x 100 = 23.3 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y

(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")?

(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.

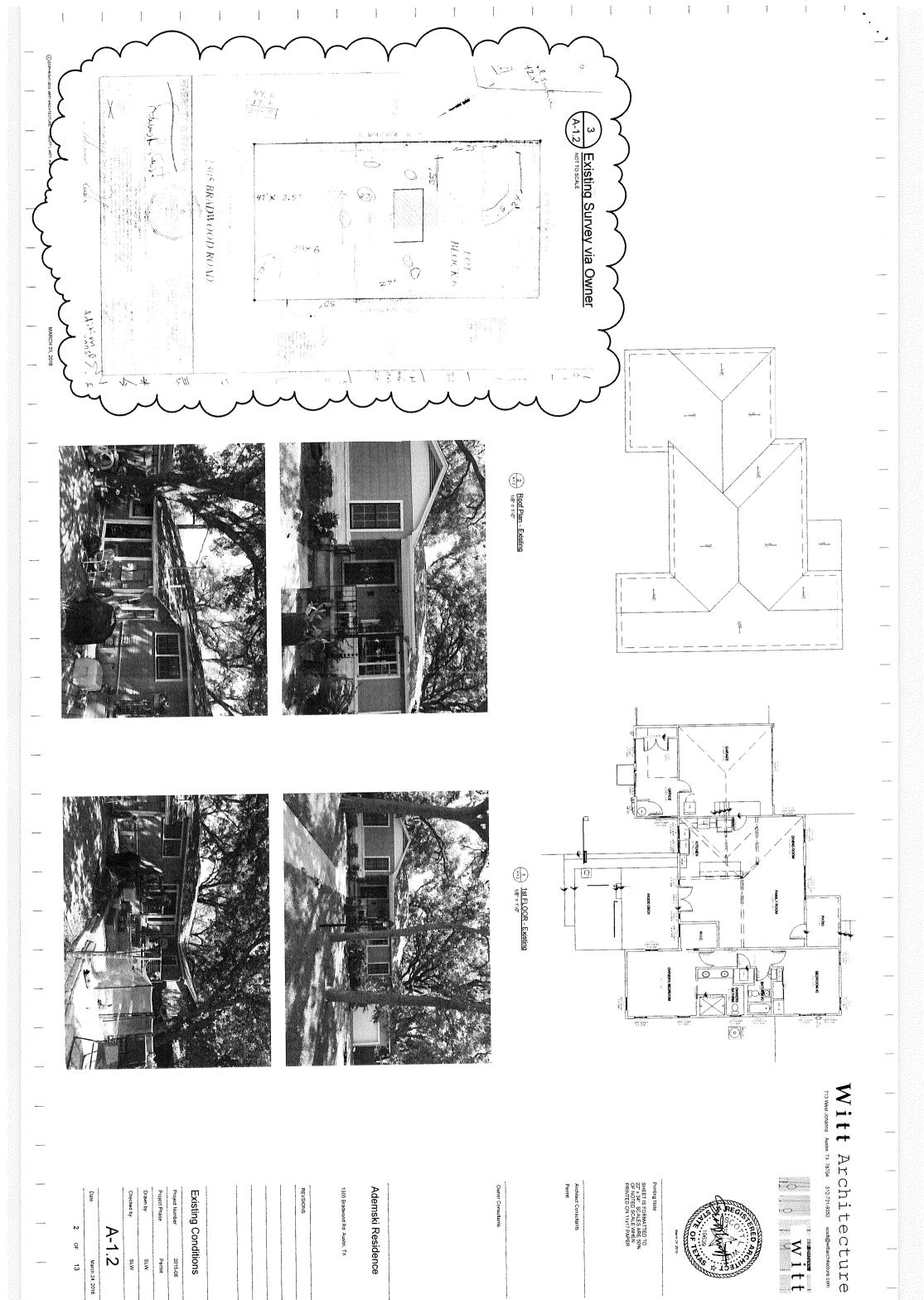
\*\*Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square 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.

Page | 3 of 7 FY15Q1



REE ROOT PROTECTION SECTION

Site Plan - Zoning Diagram

eritage and Protected Trees are indicated on this plan.

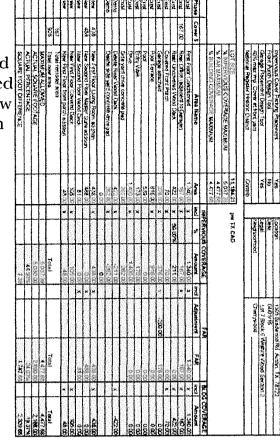
al Root Zones (CRZ) at Protected and Heritage Trees are incidated on or Protected trees are to be roomved. on and development complies with CRZ regulations

PECIFICATIONS FOR ESTIMATE:

AE APPROVED APR 0 7 2016 98-220 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.

16.23" DIA



ENERGY CODE INFORMATION - IECC 2012	)C 2012	
ITEM	PROPOSED PER PLAN	COMMNENTS
COMPLIANCE METHOD	PRESCRIPTIVE	×
CLIMATE ZONE	2	×
FLOOR	R 13	×
WALLS	R 15	NEW WALLS 2x6 WITH 5 1/2" OPEN CELL FOAM
CEILING	X 38	ALL SLOPED - NO NEW ATTIC
RAFTER CAVITY (SEALED ATTIC)	R 25	6" MIN. THICKNESS OF OPEN CELL SPRAY FOAM
BASEMENT WALL	0	×
SLAB R-VALUE & DEPTH	0	NOT APPLICABLE
CRAWL SPACE	0	RECOMMEND AIR SEALING NEW CRAWL
DUCTWORK	20 00	×
GLAZED FENESTRATION U-FACTOR	0.40	×
SKYLIIGHT U-FACTOR	0.60	×
GLAZED FENESTRATION SHGC	0.25	×
LIGHTING FIXTURES R202 COA AMENDEMNT	90% HIGH EFFICACY	×
ROOF RADIANT BARRIER IS REQUIRED ***	EMITTANCE OF 0.05 OR LESS	*** NOT REQUIRED AT SELED ATTICS METAL ROOF IS GALVALUME WITH AN AIR GAP

*	SHEET	NAME
_	A-1.1	Site Plan
2	A-1.2	Existing Conditions
З	A-2.1	1st Floor Pian
4	A-2.2	2nd Floor Plan
5	A-23	Roof Plan
6	A-3.1	Building Elevations
7	A-3.2	Building Elevations
œ	A-3.3	Exterior Views
8	\$-2.0	Foundation Plan
10	S-2.1	1st Fir - Floor Framing
=	\$-2.2	2nd Fir - Flooring Framing
12	S-2.3	Ceiling & Roof Framing
12	\$-2.4	Foundation Details

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<del>-</del>			150.27	1		T22 28
COMPASS	S 19-T DIA	1-4 27.65° DIA			7	01-1 1623" DIA
PLAN NORTH	1			3 20 66° DIA	)     -	79 25 NA
Site Plan - Proposed					13/1	i
Proposed		16 19.00° DIA	(i) @		24.82° DIA	
77	/////	1	-61.081			
	- EXISTING POOL & TERRACE	- NEW REAR ADDITION	- APPROXIMATE SET BACK LINE - APPROXIMATE TOPO LINE	PORCHROOF & FLOOR  PORCHROOF & FLOOR  APPROXIMATE PROPERTY LINE	ENTRY WALK	
	₹ACE		ği X	STY LINE	7	

40'-6" TENT LINE

C.O.A. BUILDING LINE APPROXIMATE PROPERTY LINE

UNFORESEEN CONDITIONS
SHOULD UNFORESEEN CONDITIONS BE ENCOUNTERED THAT AFFECT SHOULD UNFORSEEN CONDITIONS BE ENCOUNTERACTOR SHALL DESIGN OF EVENTION OF THE PROJECT, CONTRACTOR SHALL INVESTIGATE PLIL'Y & SUBMIT AN ACCURATE DETAILED REPORT TO THE ARCHITECT WITHOUT DELAY, WHILE AWAITING A REFOUNSE CONTRACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO AVOID DELAY OF OVERALL PROJECT.

ISSO ELECTRICIAN.
ISSO ELECTRICAL WORK SHALL BE CARRIED DUT BY A LICENSED LECTRICAL WORK SHALL CONFORM TO THE TRICIAN ONLY ALL WORK SHALL CONFORM TO THE OSDONS OF THE CURRENT LOCAL ELECTRICAL CODE.

isting crawl space will need to be replaced or umn in the dining room does not have adequate

Project Phase:

MTS Pennit 2015-08

Site Plan

LICENSED PLUMBER.
ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER. ALL EQUIPMENT & FIXTURES TO CONFORM TO THE PROVISIONS OF THE CURRENT LOCAL PLUMBING CODE.

Checked by:

SI W

13

INTERIOR FINISH SELECTIONS: REFER TO OWNER'S INTERIOR DESIGNER'S SELECTION SPECIFICATIONS.

EXISTING CONDITIONS EXAMBATION:

PROMIT TO PERFORMING ANY MOORK, THE CONTRACTOR SHALL

PROMIT TO PERFORMING ANY MOORK, THE CONTRACTOR SHALL

PROMIT THE APPLICABLE CONDITIONS & SUBSTRATES & CORRECT

ANY UNIX.1136.4 AND THE SHALL PROMIT THE SHALL <u>DIMENSIONS:</u> DO NOT SCALE DRAWINGS - WRITTEN DIMENSION SHALL GOVERN. CONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, SRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH "ABRICATION & CONSTRUCTION. WALL WINDOW ROUSH OPENINGS.
WERDATH STALL WINDOW WILL HAVE TILE RETURNS, ADJUST WERDATH STALL WINDOW WILL HAVE TILE RETURNS, ADJUST KRIESS, VERIFY FINAL TILE SELECTION.

Ademski Residence

E CONTRACTOR SHALL, WITHOUT DELAY & PRIOR TO FABRICATION INSTALLATION, BRING TO THE ATTENTION OF THE ARCHITECT RAY, CREPANCIES BETWEEN THE MANUFACTURERS SPECIFICATIONS RECOMMENDATIONS, APPLICABLE CODE PROVISIONS, AND THE MITRACT DOCUMENTS. UNAUTHORIZED CHANGES TO PLANS BY E OWEN AND OCCUMENTS ONTHACTOR SHALL BE THE RESPONSIBILITY THE PERSON MAKING SUCH CHANGES.

MATERIAL ISOLATION

MATERIAL SOLATION

OR SPACING. PREVENT CATHOLOGY CONTROSION, PROTECT

ALUMINUM SURFACES FROM CONTACT WITH MASONRY OF OTHER

METALS, PROVIDE CONTROL, DOINTS AT MATERIALS & ISOLATION

LOINTS BETWEEN MATERIALS IS STRUCTURE & IS NOICATED A. S.

REQUIRED BY MANUFACTURER OR RECOGNIZED MOUSTRY

STANDARDS, NUSTALL PRODUCTS UNDER APPROPRIATE

BYMPONMENTAL CONDITIONS (AIR TEMPERATURE RELATIVE

HUMIOTY, ETC.) TO INSURE CUMLITY AND DEVABULTY. MAINTAIN

ROPER PROTECTION DURING OF WING / CURING.

<u>IRIAL MOVEMENT</u> TRACTOR SHALL PROVIDE ALL ANCHORS, FASTENERS & TSSCRIES REQUIRED FOR A COMPLETE INSTALLATION. ALLOW THERMAL EXPANSION, CONTRACTION & BUILDING MOVEMENT.

APR 08 2015

AUSTIN WATER UTILITY

PROTECTION OF WORK
PROTECT ADJACENT STRUCTURES, LANDSCAPES, CONSTRUCTION
AND INHABITANTS, COMPLY WITH ALL APPLICABLE REQUIREMENTS
OF GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO
PUBLIC UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE TO
TO PUBLIC UTILITIES, CONTRACTOR SHALL BE RESPONSIBLE TO
REMOVE AND LEGALLY DISPOSE OF ALL MATERIALS FROM THE JOB
SITE.

WORK MATERIALS AND EQUIPMENT SHALL MEET THE LATEST JUREMENTS OF APPLICABLE STATE & LOCAL BUILDING CODES, JULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING ISDICTION.

UTING AND PATCHING.
ICLUSE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH
CUCHSE ALL CUTTING & PATCHING FOR PENETRATIONS THROUGH ANY
ICHEN MALLS, CEILINGS, NID ROOFS, DO NOT CUT OR NOTCH ANY
IRUCTURAL MEMBER TO REDUCE ITS LOAD CAPACITY.

SHEET IS FORMATTED TO 22" x 34". SCALES ARE 50% OF NOTED SCALE WHEN PRINTED ON 11x17 PAPER.

WARRANTES:
WARRANTES:
WILLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE
WILLESS OTHERWISE INDICATED, CONTRACTOR IS TO PROVIDE
WARRANTY FOR A REBIOD OF ONE YEAR FROM THE DATE
OF SHEET AND A COMMENTED IN CONTRAMACE WITH THE
CONTRACT DOCUMENTS, APPLICABLE CODES, AND EMPORCING
AUTHORITIES AND THAT ALL WORK IS FREE FROM DEFECTS OF
MATERIAL, AND WORKMANISHP.



PERMIS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING &
PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.

NUSURANCE ALL SUB-CONTRACTORS SHALL TAVE OUT 8 VALCONTRACTORS & ALL SUB-CONTRACTORS SHALL TAVE OUT 8 WANT MN WORKMAYS COMPENSATION INSURANCE AND PUBLIC JABILITY & PROPERTY DAMAGE HASURANCE ACCEPTABLE TO THE DANGER AND THE AUTHORITIES HAVING JURISDICTION.

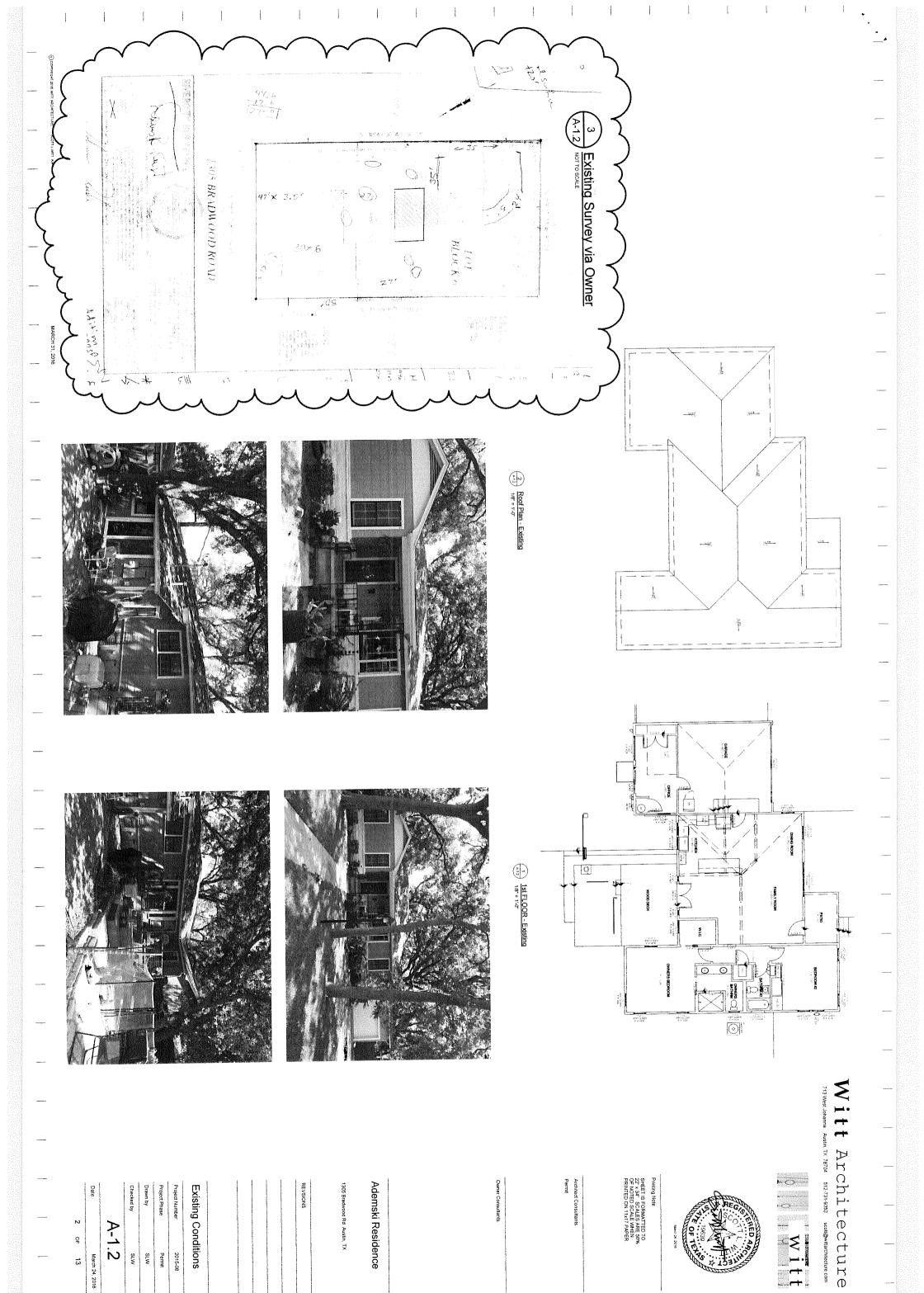
COPPRIGHT.

COPPRIGHT

DRAWNISS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT AND ARE AND REMAIN THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED INDEX COMMON LAW COPPRIGHT PROVISIONS. THEY ARE NOT TO BE REQUED EXCEPT BY WRITETHS AGREEDED AND WITH THE AGREED COMPENSATION TO THE ARCHITECT IF REQUED WITHOUT PERMASSION THE ARCHITECT SHALL BE INDEMNED AND HELD HARMLESS FROM ALL LIVELLTY, LEGAL EXPOSURE, CLAIMS.

DAMAGES, LOSSES & EXPENSES, DRAWNISS SHALL NOT BE USED FOR MULTIPLE OF PROTOTY EXPELIENCE SHALL NOT BE USED FOR MULTIPLE OF PROTOTY EXPENSES. THE AND THE ARCHITECT. 707 512-731-9352 Witt

Architecture



REE ROOT PROTECTION SECTION

# AE APPROVED

APR 0 7 2016 98-220 **JGM** 

APPROXIMATE SPOT ELEVATION OWNER'S SURVEYOR TO CONSTYPICAL

Site Plan - Zoning Diagram

All Heritage and Protected Trees are indicated on this plan.

Cinicial Root, Zones (CR2) at Protected and Heritage Trees are in
the plans

No Heritage or Protected trees are to be recriwed.

All constituction and development compiles with CR2 regulations.

age or Protected trees are to be reomived.

Truction and development complies with CRZ regulations as required.

TREE PROTECTION NOTES:

PECIFICATIONS FOR ESTIMATE

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.

- NEW SECTION OF FRONT PORCH RODE & FLOOR - HIGH POINT FIRST TENT

40'-0" TENT LINE

APPROXIMATE SET BACK LINE APPROXIMATE PROPERTY LINE 16.23" DIA

ENERGY CODE INFORMATION - IECC 2012	CC 7017	
ITEM	PROPOSED PER PLAN	COMMNENTS
COMPLIANCE METHOD	PRESCRIPTIVE	×
CLIMATE ZONE	2	×
FLOOR	R 13	×
WALLS	R 15	NEW WALLS 2x6 WITH 5 1/2" OPEN CELL FOAM
CEILING	R 38	ALL SLOPED - NO NEW ATTIC
RAFTER CAVITY (SEALED ATTIC)	R 25	6" MIN. THICKNESS OF OPEN CELL SPRAY FOAM
BASEMENT WALL	0	×
SLABR-VALUE & DEPTH	0	NOT APPLICABLE
CRAWL SPACE	0	RECOMMEND AIR SEALING NEW CRAWL
DUCTWORK	R 8	×
GLAZED FENESTRATION U-FACTOR	0.40	X
SKYLIIGHT U-FACTOR	0.60	×
GLAZED FENESTRATION SHGC	0.25	×
LIGHTING FIXTURES R202 COA AMENDEMNT	90% HIGH EFFICACY	×
ROOF RADIANT BARRIER IS REQUIRED ***	EMITTANCE OF 0.05 OR LESS	*** NOT REQUIRED AT SELED ATTICS METAL ROOF IS GALVALUME WITH AN AIR GAP

*	SHEET	Site Plan
1 2	A-1.2	Existing Conditions
ω 4	A-2.1 A-2.2	1st Floor Plan 2nd Floor Plan
Ch	A-2.3	Roof Plan
6	A-3.1	Building Elevations
7	A-3.2	Building Elevations
œ	A-3.3	Exterior Views
8	\$-2.0	Foundation Plan
ö	S-2.1	1st Fir - Floor Framing
⇉	5-22	2nd Ffr - Flooring Framing
12	S-2.3	Celling & Roof Framing
12	\$-2.4	Foundation Details

	FIRM	2	REMOVE EXISTING SECTION OF CONCRETE DRIVE	EXISTING CONCRETE DRIVE	A-12
7	!	150	0.27	1 1	
COMPASS	1.5 19 10 DIA	1-4 27.69° DIA		Ĭ.	0T-1 16.33°DIA. 2 29.28°DIA
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Site Plan		4	<u> </u>		
n-Pro				-   c	1-7 24.87 DIA
Site Plan - Proposed	WTT.	16 1900° DIA	\O	# 1	
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	EXISTING POOL & TERRACE	NEW REAR ADDITION	APPROXIMATE SET BACK LI	NEW SECTION OF FRONT PORCH ROOF & FLOOR APPROXIMATE PROPERTY!	EXISTING CONCRETE ENTRY WALK
	RRACE		ACK LI	ERTYL ERTYL	

COMPASS PLW NORTH NORTH Site Plan - Proposed	5 19 T DIA  EXISTING POOL & TERRACE	14 27.65 DIA NEW REAR ADDITION	APPROXIMATE SET BACK LINE  (5) — APPROXIMATE TOPO LINE	1.3. 20 SET DIA. PORCH ROOF & FLOOR APPROXIMATE PROPERTY LINE	T-7 24 8Z DIA - ENISTING CONCRETE ENTRY WALK
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MATERIAL ISOLATION.

SEPARATIE NOOMATIRIAE MATERIALS WITH SUITABLE MATERIALS

GR SPACINE, REVERT CATHODIC CORROSSON PROTECT

ALUMINIA SURFACES FROM CONTACT WITH MASONRY OR OTHER

METALS. PROVIDE CONTROL JOINTS AT MATERIALS & ISOLATION

LONITS BETWEEN MATERIALS IS STRUCTURE AS INDICATED & AS

REQUIRED BY MANUFACTURERS OR RECOGNIZED INDIVISTRY

STANDARDS. INSTALL PRODUCTS UNDER APPOPERIATE

EUNROCHMENTAL CONDITIONS (ART TEMPERATURE RELATIVE

REVINED TO INSURE CULTUT AND DEPARTIENT. MAINTAIN

PROPER PROTECTION DURING DRYING I CURRING.

xisting crawl space will need to be replaced or slumn in the dining room does not have adequate

NHORESEH CONDITIONS BE ENCOUNTERED THAT AFFECT TESIAN OR FUNCTION OF THE PROJECT CONTRACTOR SHALL RESIANCE FUNCTION OF THE PROJECT CONTRACTOR SHALL NESTIGATE FULL'S SUBMIT AN ACCURATE DETAILE DREPORT TO SHE ARCHITECT MITHOUT DELAY. WHILE AVAITING A RESPONSE, OMITHACTOR SHALL RESCHEDULE OPERATIONS AS REQUIRED TO WOID DELAY OF OVERALL PROJECT:

Project Number Site Plan

Permit 2015-08

MTS MJS

March 24, 2016 3

NSED ELECTRICIAN.
ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED STRICIAN ONLY. ALL WORK SHALL CONFORM TO THE VISIONS OF THE CHRRENT LOCAL ELECTRICAL CODE.

INTERIOR FINISH SELECTIONS:
REFER TO OWNER'S INTERIOR DESIGNER'S SELECTION
SPECIFICATIONS.

Ademski Residence

1305 Bradwood Rd Austin, TX

<u>DIMENSIONS:</u> DO NOT SCALE DRAWINGS - WRITTEN DIMENSION SHALL GOVERN.

ONTRACTOR SHALL CHECK VERIFY & MAINTAIN ALL DIMENSIONS, SRADES, LEVELS & OTHER CONDITIONS BEFORE PROCEEDING WITH ABRICATION & CONSTRUCTION.

TILE IMALL VIRNOOW ROUGH OPENINGS
SHOWERBATH STALL WINDOW WILL HAVE TILE RETURNS, ADJUST ROUGH OPENING DIMENSION TO ACCOMMODATE THE TILE THICKNESS. VERIFY FINAL TILE SELECTION

CONTRACTOR SHALL WITHOUT DELAY & PRURE TO FABRICATION NISTALLATION, BRINGE TO THE ATTERTION OF THE RECHITECT AN THER WANNER OF THE RECHITECT AN THE WANNER OF THE RECHITECT AND THE RECHITECT AND THE RECHITECT AND THE RECHITECT OF THE RECHITECT OF THE RECHITECT OF THE RESPONSIBILITY OF THE RETSON MAKING SUCH CHANGES. TO PLANS BY THE PERSON MAKING SUCH CHANGES.

MITERIAL MOVEMENT CONTRACTOR SHALL PROVIDE ALL ANCHORS, FASTENERS & COESSORIES REQUIRED FOR A COMPLETE INSTALLATION, ALLOW CORTHERMAL EXPANSION, CONTRACTION & BUILDING MOVEMENT.

WORK, MATERIALS AND EQUIPMENT SHALL MEET THE LATEST OURSEMENTS OF APPLICABLE STATE & LOCAL BUILDING CODES, SULATIONS, THE REQUIREMENTS OF THE AUTHORITIES HAVING RISDICTION.

<u>VITING AND PATCHING:</u>
VICLUDE ALL CUTTING S PATCHING FOR PENETRATIONS THROUGH
VICLUDE ALL CUTTING S PENTONS ON NOT CUT OR NOTCH ANY
LOORS, WALLS, CELLINGS AND ROOPS, DO NOT CUT OR NOTCH ANY
TRUCTURAL MEMBER TO REDUCE ITS LOAD CAPACITY.

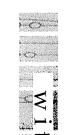
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SKE SEEN COMPLETION. THE WORRANTY SHALL STATE ALL
THAN OF TOOLMENTS, APPLICABLE CODES, AND ENFORCING
HEACT DOCUMENTS, APPLICABLE CODES, AND ENFORCING
HORNITES AND THAT ALL WORK IS FREE FROM DEFECTS OF
ERIAL AND WORKMANISHIP.



<u>"ERMITS;</u> THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR ALL REQUIRED PERMITS, INSPECTIONS, ETC.

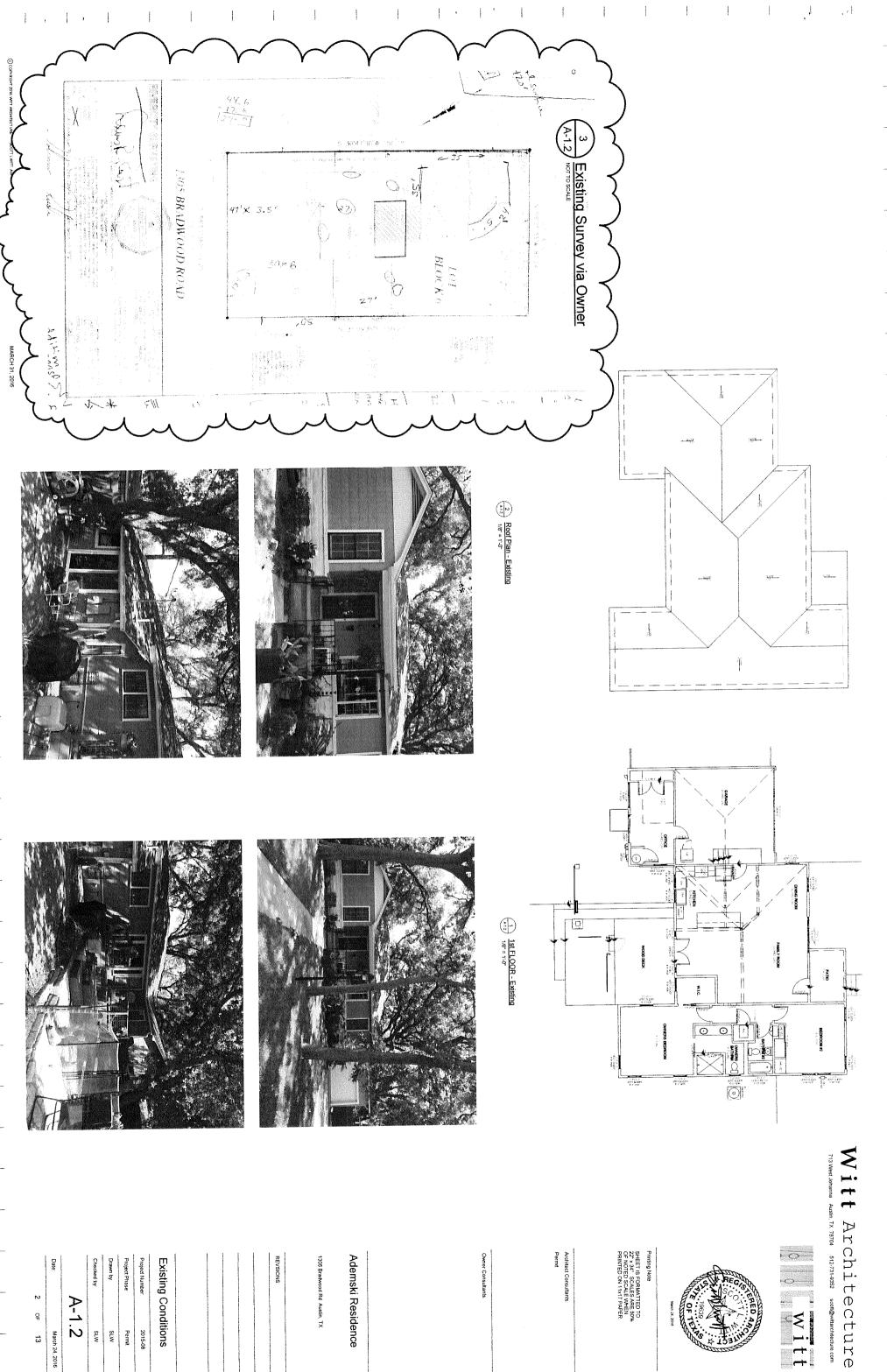
JURANCE.
CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT &
CONTRACTORS & ALL SUB-CONTRACTORS SHALL TAKE OUT &
NT AN WORKMAYS COMPENSATION INSTRANCE, AND PUBLIC
BILITY & PROPERTY DAMAGE INSTRANCE ACCEPTABLE TO THE
WHER AND THE AUTHORITIES HANNIG JURISDICTION



Austin, TX 78704 Architecture 512-731-9352

APR 08 2015

AUSTIN WATER UTILITY



Witt Architecture Austin, TX 78704 512-731-9352 scott@wittarchitecture.com



Ademski Residence

Project Phase **Existing Conditions** Permit SLW SLW 2015-08

A-1.2

읶 March 24, 2016



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EXISTING GAS METER

1/2 CRZ + 6"

NEW COVERED PORCH

DETERMINE WIDTH IN FIELD BASED ON EXACT TREE LOCATION

A31

NEW COLUMN TO MATCH EXISTING

Bedroom-1

Printing Note:
SHEET IS FORMATTED TO
22" x 34". SCALES ARE 50%
OF NOTED SCALE WHEN
PRINTED ON 11x17 PAPER.

101 180 SF Family

106 40 SF Bath-1

REMOVE CONCRETE FLAT WORK ADJACENT TO GARAGE

NEW DOOR

A-32 2

ADD EXTENDED COUNTER

UP (15) RISERS -3

DN (3) 6" RISERS

24" DEEP PUIL OUT DRAWERS BELOW STAIR STRINGER +/-5'-9" KNEE WALL

タン・ファイン STRUCTURAL COLU

NEW CLOTHES CLOSET

108 198 SF Bedroom-2 7

REFRG. 104 161 SF Kitchen

107 82 SF Bath-2

ADD NEW TALL CABINET REMOVE DOOR

109 351 SF **Garage** ?

Owner Consultants:

EXISTING HVAC CONDENSER

2 A-3.1

NEW CONDENSER FOR SECOND FLOOR UNIT

Ademski Residence

1305 Bradwood Rd Austin, TX

REVSIONS:

EXISTING ELEC. PANEL & METER EXISTING PHONE & CABLE BOXES

PLOOR POCHE INDICATES
NEW FLOOR CONSTRUCTION

DARK POCHE INDICATES
NEW WALL FRAMING

(205)

⟨₹⟩

ALIGN NEW EXTERIOR WALL WITH EXISTING EXTERIOR WALL

ALIGN NEW EXTERIOR WALL WITH EXISTING WALL

**(B)** 

⟨₹⟩

A-3.2

(F)

(B)

LOCKERS

Drawn by: 1st Floor Plan Project Phase: MTS Permit 2015-08

A-2.1 March 3, 2016

NORTH
NORTH

(\*\*2)

1st FLOOR - Remodel

(\*\*2)

1u\* = 1-0\*

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A3.1



Printing Note:
SHEET IS FORMATTED TO
22" x 34", SCALES ARE 50%
OF NOTED SCALE WHEN
PRINTED ON 11x17 PAPER.

Architect Consultants: Permit

1

Owner Consultants:

1 to 5

A-3.2 2

2 A-3.1

Ademski Residence

- NEW EXTERIOR WALL AT SECOND FLOOR EDGE OF UPPER ROOF

1305 Bradwood Rd Austin, TX

REVSIONS:

Roof Plan

Drawn by: Project Phase: Project Number: MJS Permit 2015-08

6\* HALF ROUND GUTTER WITH
GUTTER-GUARD COVER
GUTTER FLOW DIRECTION ——

A32

March 3, 2016

A-2.3

MTS

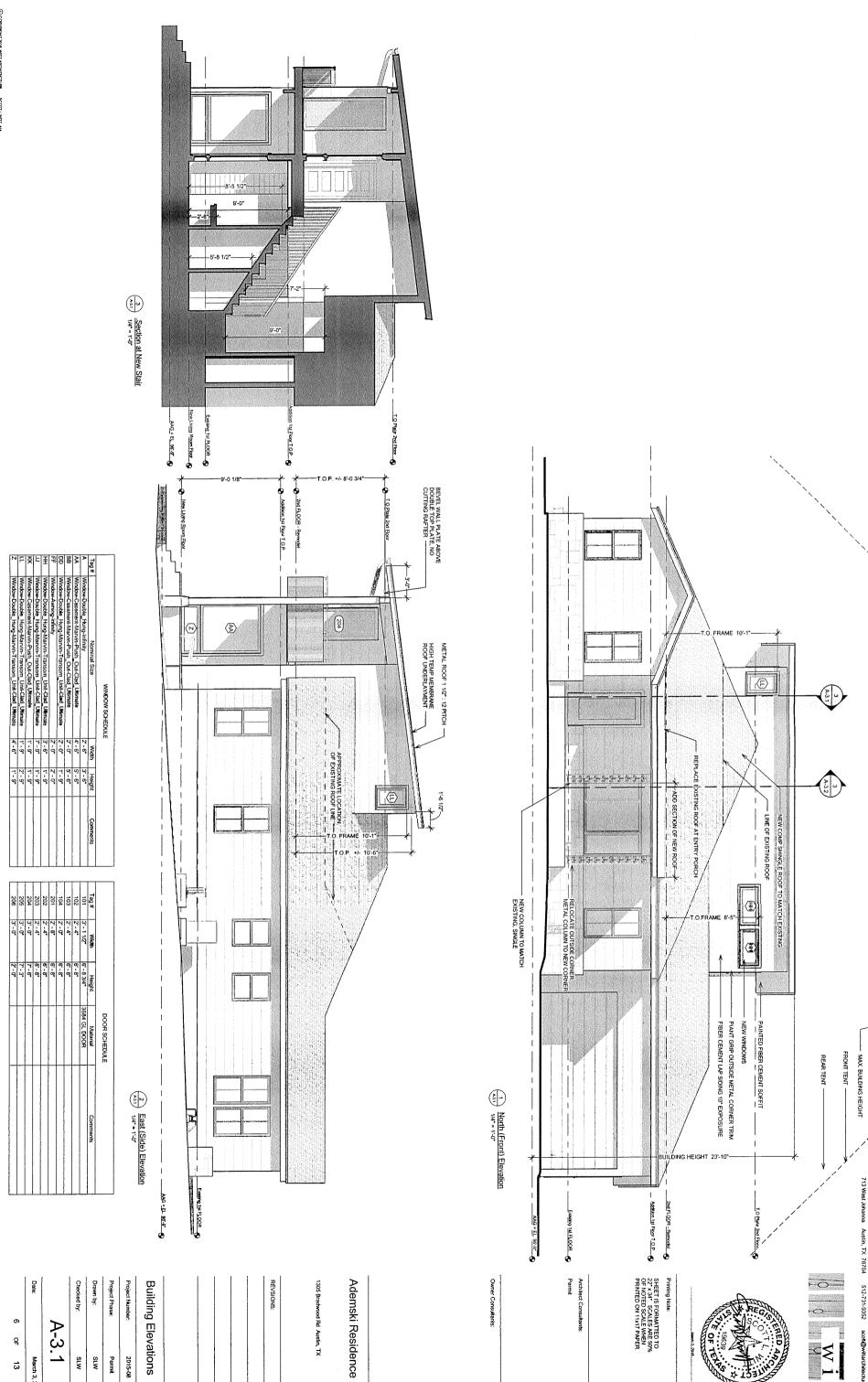
Date:

NORTH
NORTH

ROOF PLAN

A222 114" = 1'-0"

5 유 3



Witt

Witt Architecture

713 West Johanna Austin, TX 78704 512-731-9352 scott@wittarchilecture.com

SLW 2015-08 Permit

March 3, 2016

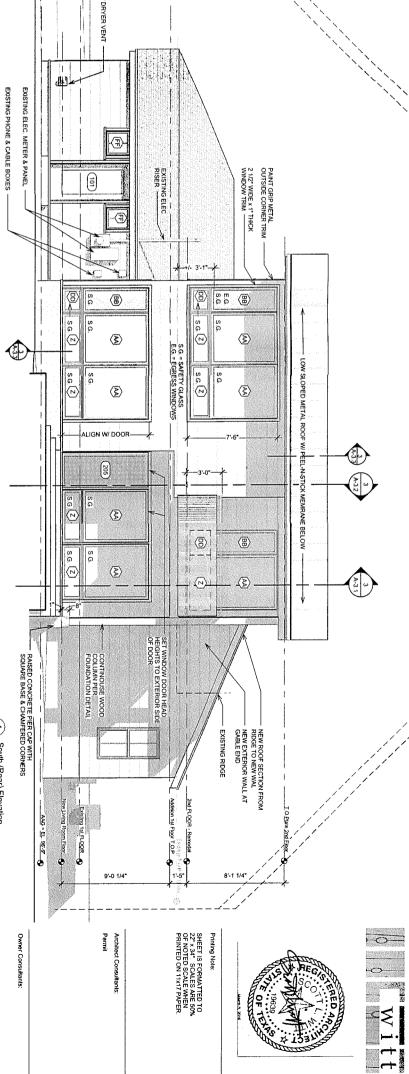
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EXISTING CRAWL SPACE

Section at Living Room
1/4" = 1'-0"



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SHEET IS FORMATTED TO 27 × 34" SCALES ARE 50% OF NOTED SCALE WHEN PRINTED ON 11×17 PAPER. Printing Note:

Architect Consultants: Permit

Owner Consultants:

South (Rear) Elevation

Ademski Residence

TO Plade 2nd Floor

NEW ROOF OVERFRAME ABOVE EXISTING

NEW STAIRWELL SHAFT WALL ---

ATTIC ABOVE CLOSET FOR MINI-SPLIT HVAC UNIT

8'-1 1/4"

EXISTING ROOF NEW ROOF UP TO NEW

€

**(** 

€

1 1/2:12 ROOF PITCH

33333333333

(E)

1305 Bradwood Rd Austin, TX

REVSIONS:

CASEMENT EGRESS WINDOW FIBER CEMENT SIDING

S.G. L

Addition 1st Elect T.O.P

2nd FLOOR - Remodel •

Project Phase: **Building Elevations** Project Number: SLW Permit 2015-08

8

(8)

Drawn by: A-3.2 SLW

CRAWL SPACE ACCESS DOOR

STUCCO UNDERPINNING WITH SEALED CRAWL SPACE

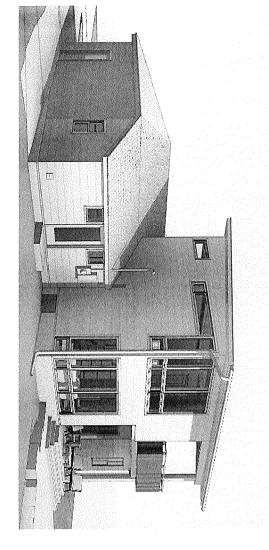
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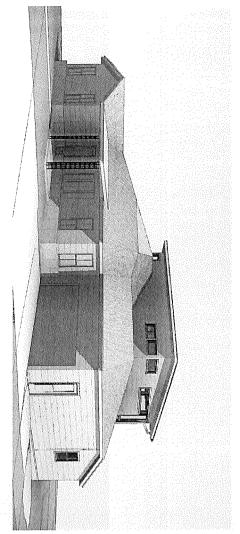
New Living Room Floor Existing 1st FLOOR

West (Side) Elevation

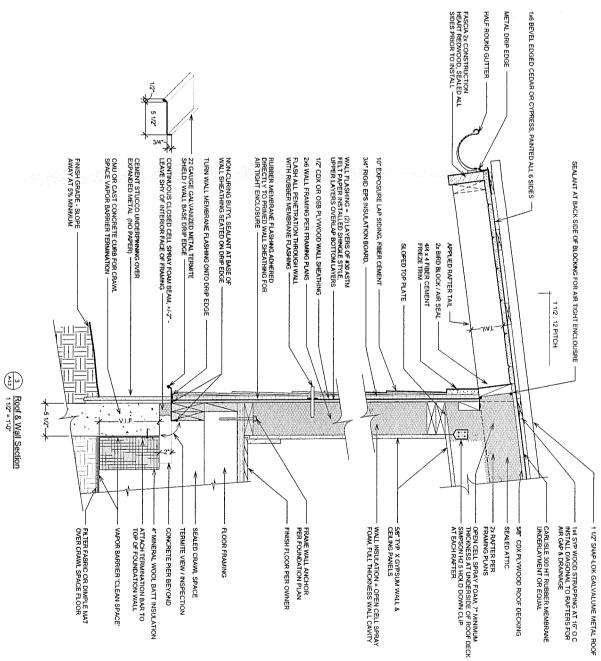
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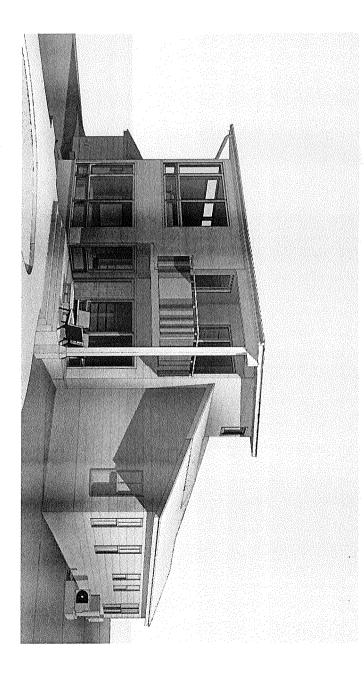
Date:











# Witt Architecture

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Witt



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Printing Note:

Ademski Residence

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REVSIONS:

Drawn by: Project Phase: Project Number: Exterior Views MTS Permit 2015-08

March 3, 2016

A-3.3

SLW

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