



Development SERVICES DEPARTMENT

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

Residential Interior Remodel Permit Application

Property Information

Project Address: <u>3104 GLENVIEW AVE.</u>	Tax Parcel ID#:
Legal Description: <u>Lot 7 BIK 7</u>	Fees from Escrow? Y <u>N</u> Escrow Account Row ID:
Zoning District:	Lot Size (sq ft): <u>7806.1</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <u>N</u> (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 <u>N</u> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <u>N</u> (If yes, approval through Aviation is required if project proposes exterior modifications)	
Is this property within 200 feet of a hazardous pipeline? Y <u>N</u> (If yes, Fire review is required)	
Does this site have a septic system? Y <u>N</u> (If yes, OSSF review is required)	
Is this property within 100 feet of the 100 year floodplain? Y <u>N</u> (Proximity to floodplain may require additional review time)	
Is there a protected sized tree on this lot or adjacent lot(s)? <u>Y</u> N (If yes, application for a tree permit with the City Arborist is required) (Note: Include tree location(s) on plot plan)	

Description of Work

Is Total Remodeled Floor Area > 5,000 Sq Ft? Y <u>N</u> (If yes, construction material recycling is required per LDC 25-11-39)	
Land Use: <u>Single-Family Residential</u> Duplex Residential <u>Two-Family Residential</u> Other: _____	
Is a "change of use" within the scope of this project? Y <u>N</u> If yes, what is the existing use? _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <u>N</u> (Note: Removal of all or part of a structure requires a Demolition Permit Application)	
# baths existing: <u>3</u> # baths upon completion: <u>3</u> # bedrooms existing: <u>4</u> # bedrooms upon completion: <u>4</u> Total Remodeled Floor Area: <u>1,000</u> sq ft.	

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

Demolition siding, windows, baths, and interior walls per plan
Repair hole house
Demolition electrical and redo per plan
Insulate exterior per plan Frame open/closed cell
Install new siding, kitchen, bath, windows and doors
build per plan

Trades Permits Required:
(circle as applicable)

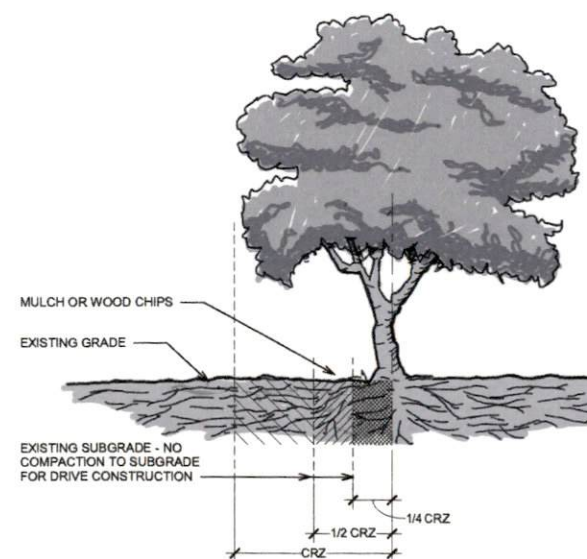
Electric

Plumbing

Mechanical (HVAC)

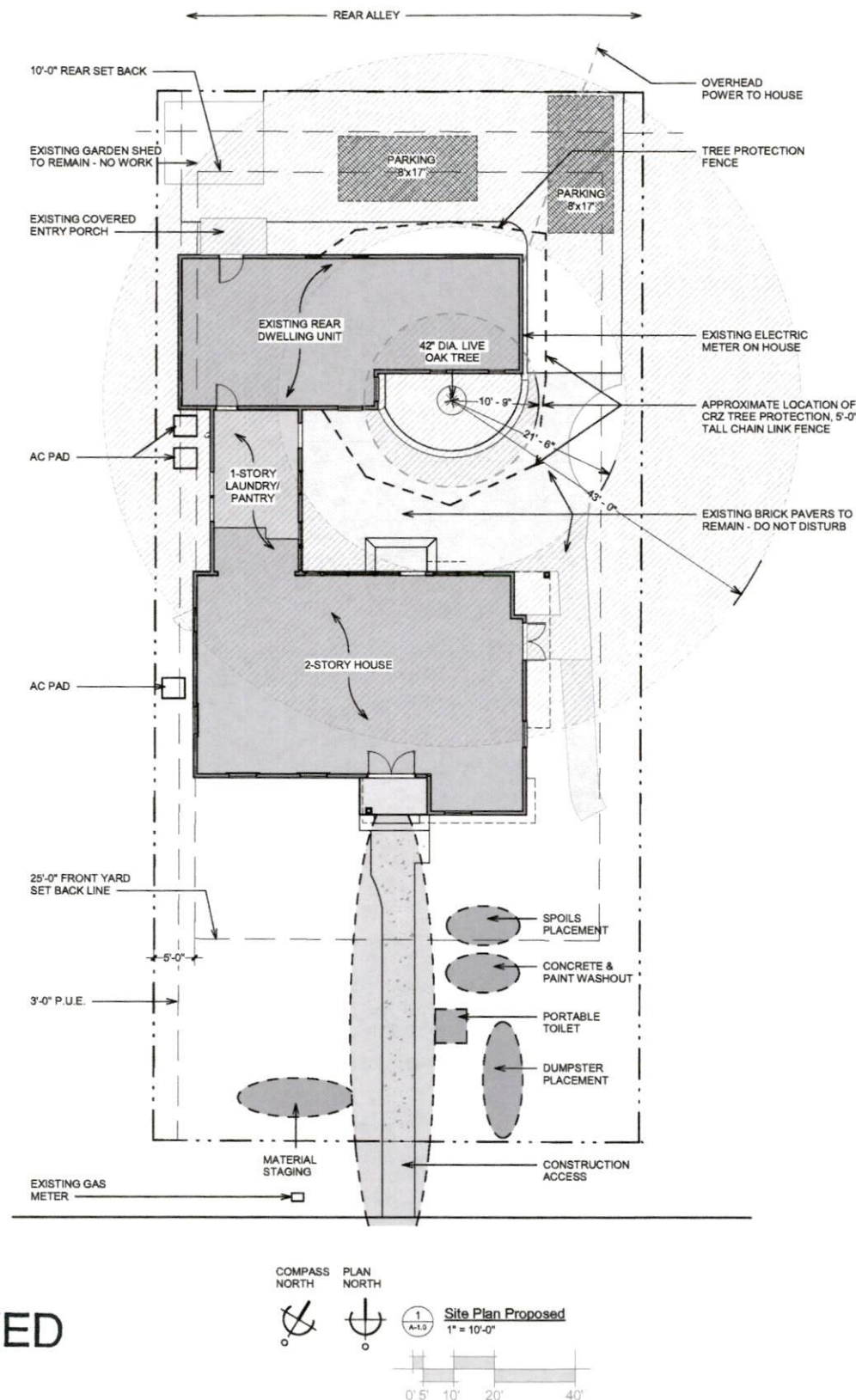
Concrete (R.O.W.)

via Survey		LOT SIZE	7806.1	Project		Jana Brodnax Remodel					
		45%	% IMPERVIOUS COVERAGE MAXIMUM	3,512.75	Location		3104 Glenview				
		40%	% FAR MAXIMUM	3,122.44	Date		12/06/18				
		40%	% BUILDING COVERAGE MAXIMUM	3,122.44	Legal						
				Neighborhood							
				Neighborhood							
				IMPERVIOUS COVERAGE			FAR			BLDG COVERAGE	
Phase	Cover \$	Area Name	Area	incl	%	Amount	incl	Adjustment	FAR	incl	Amount
		Existing									
	1107	House - First Floor Conditioned	1,107.00	x		1,107.00	x		1,107.00	x	1,107.00
	1115	House - Second Floor Conditioned	1,115.00				x		1,115.00		
	229	House - Rear Sun Room Conditioned	229.00	x			x		229.00	x	229.00
	681	Apt - First Floor Conditioned	681.00	x		681.00	x		681.00	x	681.00
	38	Front Porch	38.00	x		38.00				x	38.00
	37	Apt Porch	37.00	x		37.00				x	37.00
	124	Garden Shed	124.00	x		124.00				x	124.00
											0.00
		Front Entry Walk	182.00	x		182.00				x	182.00
		Side Entry Walk	141.00	x		141.00					
		Rear Brick Terrace	789.00	x		789.00					
		Rear Concrete Drive	984.00	x		984.00					
		AC Pad - 3x	20.00	x		20.00					
	3132	Total Conditioned									
	3331	Total under roof				Total			Total		Total
		MAXIMUM ALLOWED				3,512.75			3,122.44		3,122.44
		ACTUAL SQUARE FOOTAGE				4,103.00			3,132.00		2,398.00
		ACTUAL PERCENTAGE				52.56%			40.12%		30.72%
		SQUARE FOOT DIFFERENCE				-590.26			-9.56		724.44



TREE PROTECTION NOTES:

- All Heritage and Protected Trees are indicated on this plan.
 - Critical Root Zones (CRZ) at Protected and Heritage Trees are indicated on the plans
 - No Heritage or Protected trees are to be removed.
 - All construction and development complies with CRZ regulations as required by the City of Austin.
 - Retain Structural Foundation plan for additional information.
 - No new plants are within 5' of tree trunks.
 - Materials to be delivered and staged in designated areas as shown, not stored within any designated CRZ zones.
 - No new underground utility trenches allowed in the 1/2 CRZ.
 - No access, parking or material storage within limits of tree protection fencing.
 - No underground utility trenching within 12' of tree trunks.
 - Paving at the 1/2 CRZ areas is a low profile paver. Grading and disturbance installation not to exceed allowed 4" cut/fill amount.
 - All roots cut to be clean with no frayed edges.
 - Fertilize trees and provide irrigation during construction.
 - Install 5'-0" tall chain link fencing around the full CRZ of all protected trees. Install a 6" inch layer of mulch within the entire available root zone areas inside the fence.
 - NO CUT OR FILL ALLOWED IN 1/4 CRITICAL ROOT ZONE
 - NO CUT OR FILL GREATER THAN 4" IS ALLOWED IN 1/2 CRZ.
 - NO COMPACTION OF SUBGRADE WITHIN 1/4 OR 1/2 CRZ.
- REFERENCE CITY OF AUSTIN, APPENDIX V OF THE ENVIRONMENTAL CRITERIA MANUAL, FIGURE 3-13 LOW IMPACT DRIVEWAY DETAIL.



- No new interior Living area will be added. New small exterior porch to be created out of existing breezeway to comply with current FAR zoning requirement.
- **Foundation** will need repair and most likely additional piers where new point loads terminate at the first floor.
- **Crawl Space**: Rerouting of air sealing and installing a vapor barrier over existing crawl space floor. The Crawl space should be air tight and separate from the interior living space.
- **Framing**: Assume several new dropped LVL beams in the Living, Kitchen and Dining area ceilings.
- **Exterior Siding**: Replace all existing siding with new fiber cement lap siding that mimics existing shingles and horizontal siding. Recommend new siding be installed over a vented rain screen.
- **Exterior doors**: High quality solid wood exterior door "Mastermark" series by Simpson Doors or equivalent.
- **Windows**: replace all existing windows with new MARVIN "All Ultrix" fiberglass units. Glazing to meet Austin code requirements for SHGC and U-Value. Assume dark bronze exterior color and white interior, all hardware to be white.
- **Wall Flashing & Rough Opening**: Self-adhering rubberized sheet flashing system will be required at all windows, doors, roof and all other wall penetrations. Window sills to be flashed with DUPONT "Flex Wrap".
- **Exterior Trim**: all new door, window, corner board and flange trim to be BO.



Warning:

It is a violation of the law for any person, unless acting under the direction of a the licensed architect of record, to alter an item in any way on these plans.

Printing note

Sheet is formatted to 22" x 34". Scales are 50% of noted scale when printed on 11x17 paper.

Architect Consultants

Owner Consultants:

Brodnax Residence

3104 Glenview Ave. Austin, TX

REVISIONS:

Site Plan Proposed

Project Number: 2018-07

Project Phase:	Permit Set
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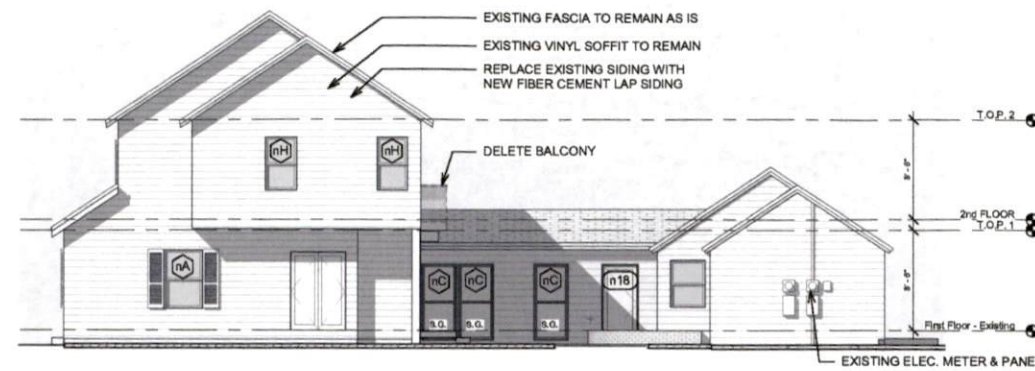
Drawn by: SLW

Checked by: _____

A-1.0

Date: Dec. 6, 2018

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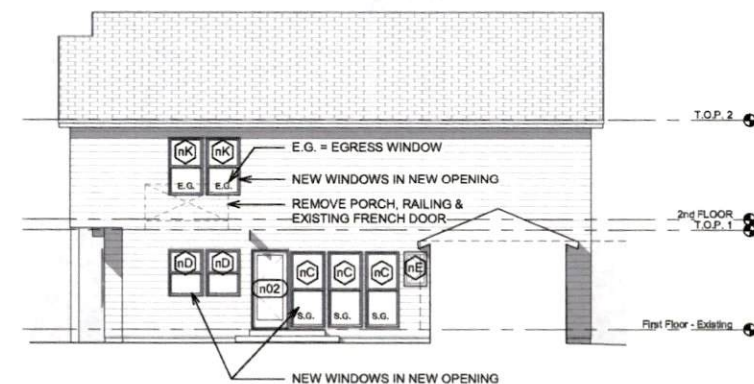
2 East (Side) Elevation
1/8" = 1'-0"



1 South (Front) Elevation
1/8" = 1'-0"



4 West (Side) Elevation
1/8" = 1'-0"



3 North (Rear) Elevation
1/8" = 1'-0"



NUM	WIDTH	HEIGHT	TYPE	STYLE	COMMENTS
n01	5' - 11"	6' - 10"			Wood Full Light Exterior Door
n02	3' - 1 1/2"	6' - 10"			Wood Full Light Exterior Door
n05	3' - 6"	6' - 8"			Barn Door
n07	2' - 0"	6' - 8"	SGL POCKET	SINGLE PANEL	
n08	2' - 8"	6' - 0"			
n10	2' - 8"	6' - 8"	SGL SWING	SINGLE PANEL	Barn Door
n11	2' - 6"	6' - 8"	SGL SWING	SINGLE PANEL	
n12	2' - 6"	6' - 8"	SGL POCKET	SINGLE PANEL	
n13	2' - 4"	6' - 8"	SGL SWING	SGL SWING	
n14	2' - 6"	6' - 8"	SGL SWING	SINGLE PANEL	
n15	2' - 6"	6' - 8"			
n16	2' - 4"	6' - 8"			
n17	4' - 8"	6' - 8"	DBL SWING	SINGLE PANEL	
n18	3' - 1 1/2"	6' - 10"			
n19	3' - 0"	6' - 8"	SGL POCKET	SINGLE PANEL	
n20	2' - 10"	6' - 8"			

NUM	OPERATION	WIDTH	HEIGHT	MATERIAL	COMMENTS
nA	Double Hung	3' - 4"	5' - 0"		
nB	Double Hung	3' - 4"	4' - 6"		
nC	Double Hung	2' - 11 1/2"	6' - 6"		
nD	Double Hung	2' - 11 1/2"	3' - 11 3/4"		
nE	Casement	1' - 11 1/2"	2' - 11 1/2"		
nF	Casement	2' - 11 1/2"	2' - 11 1/2"		
nG	Casement	2' - 11 1/2"	3' - 11 1/2"		
nH	Double Hung	2' - 8"	4' - 6"		
nJ	Double Hung	3' - 0"	3' - 10"		
nK	Double Hung	2' - 11 1/2"	5' - 0"		



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Owner Consultants:

Brodnax Residence

3104 Glenview Ave Austin, TX

REVISIONS:

Exterior Elevations & Schedules

Project Number: 2018-07

Project Phase: Permit Set

Drawn by: SLW

Checked by:

A-3.1

Date: Dec. 6, 2018

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