



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

Property Information

Project Address: 1707 Wethersfield Road Tax Parcel ID: 01-1304-0534-0000
Legal Description: Lot 23 Enfield F
Zoning District: SF-3-NP Lot Size (sq ft): 5986
Neighborhood Plan Area (if applicable): Old Enfield Historic District (if applicable): N/A

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☒ N ☐ (If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.) Does project have a Green Building requirement? Y ☒ N ☐ (If yes, contact Austin Energy for Green Building Rating requirements)

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 3600 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, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

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 water/wastewater taps and/or service extension request.)
wastewater availability? ☒ Y ☐ N

Are there existing water/waste water 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 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 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

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.)

of existing bedrooms: 1 # of bedrooms upon completion: 3 # of baths existing: 2 # of baths upon completion: 3

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

Remove rear portion of existing structure and expand building footprint to add new family room, screened porch additional bedrooms and master suite at second floor. New fixtures, finishes, appliances, cabinetry at addition.

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

Job Valuation		
Total Job Valuation: \$ 412,920.04 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 of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 224,793.67	Amount of Total Job Valuation dedicated to all Remodel/Repair: \$ 188,126.37
	Amount for Primary Structure: \$ 224,793.67 Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Bldg: \$ 123,803.27 Elec: \$ 32,788.10
	Amount for Accessory Structure: \$ N/A Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	Plmbg: \$ 22,035.00 Mech: \$ 9,500.00

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 <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1101	125	396	-125	1497	0
b) 2 nd Floor conditioned area	0	0	809	0	809	0
c) 3 rd Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)	0	0	222	0	222	0
f) Covered patio, deck, porch, and/or balcony area(s)	0	0	285	0	285	0
g) Other covered or roofed area	121	0	0	0	121	0
h) Uncovered wood decks	10	0	-10	0	0	0
Total Building Area (total a through h)	1232	125	1702	-125	2934	0
i) Pool						
j) Spa						

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):	2125 % of lot size: 35.5%

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):	2530 % of lot size: 42.3%

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)	<input checked="" type="radio"/> Y <input type="radio"/> N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	<input checked="" type="radio"/> Y <input type="radio"/> N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)	<input type="radio"/> Y <input checked="" type="radio"/> N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: 25 ft Number of Floors: 2	# of spaces required: 3 # of spaces provided: 3

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353)	<input type="radio"/> Y <input checked="" type="radio"/> 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?	<input type="radio"/> Y <input checked="" type="radio"/> N
Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): N/A ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required)	<input type="radio"/> Y <input checked="" type="radio"/> N

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
1 st Floor	1101	396			1497
2 nd Floor	0	809			809
3 rd Floor	0	0			0
Area w/ ceilings > 15'	0	0	Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	0	285	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	-200	85
Basement			Must follow article 3.3.3B, see note below		
Attic	273	0	Must follow article 3.3.3C, see note below	-273	0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		
Carport**: (check article utilized)	Attached	0	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***	-222	0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)	125	-125			0
Totals	1499	1587			2391
TOTAL GROSS FLOOR AREA (add Total Sq Ft column) <u>2391</u> (Total Gross Floor Area ÷ lot area)x100 = <u>39.94</u> Floor-To-Area Ratio (FAR)					
Is a sidewall articulation required for this project?				Y	<input checked="" type="radio"/> 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")?				<input checked="" type="radio"/> 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.					

Contact Information			
Owner	Sarah & Michael Holland	Applicant/Agent	Sam Ramsey, RisherMartin, LLC
Mailing Address	1707 Wethersfield Road, Austin, TX 78703	Mailing Address	4524 Burnet Road, Austin, Texas 78756
Phone		Phone	512-495-9090 x3
Email	sarah.r.holland@gmail.com	Email	sam@risherMartin.com
General Contractor	Same as applicant	Design Professional	Hugh Jefferson Randolph Architects
Mailing Address		Mailing Address	1009 W. 6th St. # 201
Phone		Phone	512-740-8595
Email		Email	carolyn@austinchitect.com

Authorization

☒ 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 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. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

☒ 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 site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

☒ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov. This initiates the septic system permitting requirement needed to proceed with the development review process.

☒ 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.

☒ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

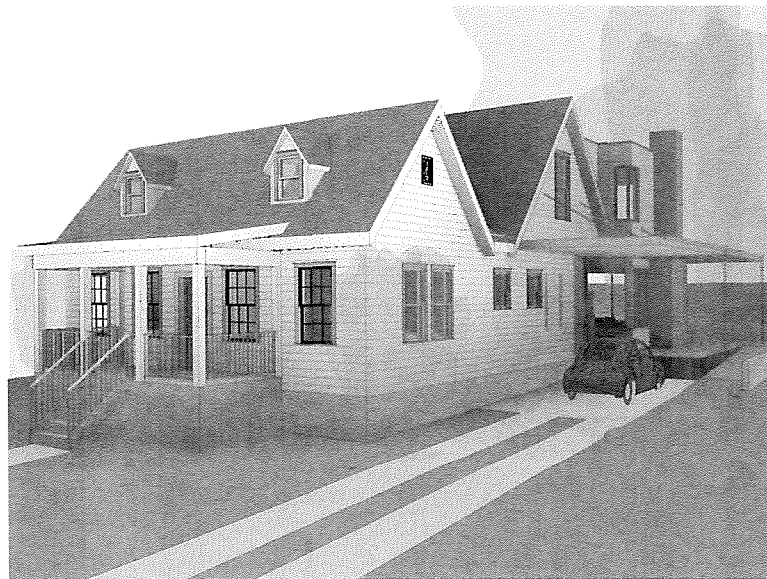
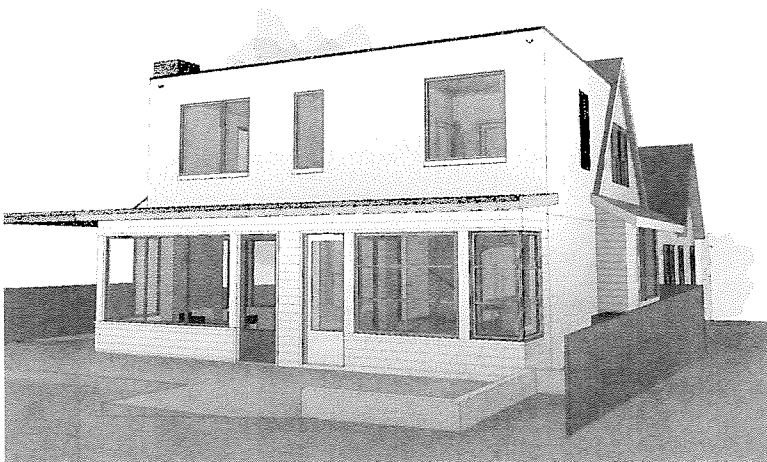
Owner's signature: Sam Holland Date: 1/25/16

Applicant's signature: Sam Ramsey Date: 1/28/2016

Design Professional's signature: [Signature] Date: 1/25/16

General Contractor's signature: _____ Date: _____

HOLLAND RESIDENCE



ARCHITECT
HUGH JEFFERSON RANDOLPH ARCHITECTS
1009 W. 6TH STREET, SUITE 201
AUSTIN, TEXAS 78703

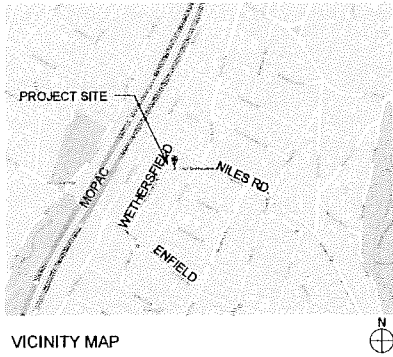
CONTACT: HUGH JEFFERSON RANDOLPH
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T: 512.796.4001
OR
CAROLYN VAN METER
CAROLYN@AUSTINARCHITECT.COM
T: 512.740.8595

GENERAL CONTRACTOR
RISHERMARTIN FINE HOMES
4524 BURNET RD.
AUSTIN, TEXAS 78756

CONTACT: CHRIS RISHER
CHRIS@RISHERMARTIN.COM
T: 512.495.9090

STRUCTURAL ENGINEER
JM STRUCTURAL ENGINEERING
2400 E. CESAR CHAVEZ STREET, SUITE 302
AUSTIN, TEXAS 78702

CONTACT: JAVIER MARTIN, P.E.
JMARTIN@JMSTRUCTURAL.COM
T: 512.505.8533



BUILDING COVERAGE				
AREA	EXISTING	REMOVED	ADDED	TOTAL
1ST FLOOR CONDITIONED	1101	0	396	1497 SQ FT
ACCESSORY BUILDINGS	125	-125	0	0 SQ FT
COVERED PARKING	0	0	222	222 SQ FT
COVERED ENTRY	121	0	0	121 SQ FT
COVERED PATIO, DECK OF PORCH	0	0	285	285 SQ FT
TOTAL GROSS BUILDING AREA	1347	-125	903	2125 SQ FT
SITE AREA				5986 SQ FT
PERCENTAGE OF SITE (MAX. 40%)				35.5 % OF LOT

IMPERVIOUS COVER				
AREA	EXISTING	REMOVED	ADDED	TOTAL
BUILDING COVERAGE	1347	-125	903	2125
DRIVEWAY	708	-708	302	302
WALKS	69	0	0	69 SQ FT
UNCOVERED PORCHES	0	0	0	0
WOOD DECK (50%)	10	-10	0	0 SQ FT
OTHER (RETAINING WALLS, AC PAD)	6.25	-6.25	34	34 SQ FT
TOTAL IMPERVIOUS COVER	2140.25	-849.25	1239	2530 SQ FT
SITE AREA				5986 SQ FT
PERCENTAGE OF SITE (MAX. 45%)				42.3 % OF LOT

FLOOR AREA RATIO					
AREA	EXISTING	REMOVED	ADDED	EXEMPTION	TOTAL
1ST FLOOR CONDITIONED	1101	0	396		1497 SQ FT
2ND FLOOR CONDITIONED	0	0	809		809
3RD FLOOR CONDITIONED	0	0	0		0
BASEMENT	0	0	0		0
ATTIC	273	0	0	-273	0
COVD PORCH W/ HABITABLE SPACE ABV	0	0	285	-200	85
GARAGE (ATTACHED)	0	0	0		0
GARAGE (DETACHED)	0	0	0		0 SQ FT
CARPORT (ATTACHED)	0	0	222	-222	0
CARPORT (DETACHED)	0	0	0		0
ACCESSORY BUILDINGS	125	-125	0		0 SQ FT
CEILINGS OVER 15 FT	0	0	0		0 SQ FT
TOTAL FAR	1499	-125	1712	-695	2391 SQ FT
SITE AREA					5986 SQ FT
PERCENTAGE OF SITE (MAX. 40)					39.94 % OF LOT

PROJECT DESCRIPTIONS	
REMODEL AND ADDITION TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AND FINISHED ATTIC. FIRST FLOOR ADDITION OF A KITCHEN, FAMILY ROOM AND SCREENED PORCH. SECOND STORY ADDITION OF 2 BEDROOMS AND A MASTER SUITE.	
LEGAL DESCRIPTION	
LOT 23, ENFIELD F, A SUBDIVISION IN AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 194 OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS. (TCAD PARCEL #112763)	
ZONING	
SF - 3	
NEIGHBORHOOD	
OLD ENFIELD NEIGHBORHOOD ASSOCIATION	
GENERAL PROJECT NOTES	
PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES	
DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS	
STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS	
MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT	
VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START	

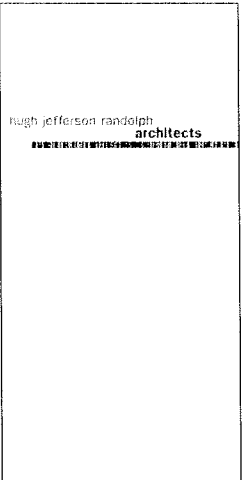
SHEET LIST - PERMIT SET	
NO.	SHEET NAME
A0.0	TITLE SHEET
A0.1	SITE PLAN
A0.2	DEMOLITION PLANS
A1.1	LEVEL 1 PLAN
A1.2	LEVEL 2 PLAN
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS & ATTIC AREA DIAGRAM
A3.2	BUILDING SECTIONS
A6.1	SCHEDULES
S0.0	GENERAL NOTES
S1.0	FOUNDATION PLAN
S2.0	FRAMING PLAN
S3.0	ROOF FRAMING PLAN
S3.1	WIND BRACING PLAN
S4.0	FOUNDATION DETAILS
S5.0	FRAMING DETAILS
S5.1	BRACING DETAILS

REVIEWED

FEB 04 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

HOLLAND RESIDENCE
1707 WETHERSFIELD STREET, AUSTIN, TX



Date: 1.25.16
Issue:
Revision:

A0.0
TITLE SHEET



Drawn by
Checked by

Author
Checker

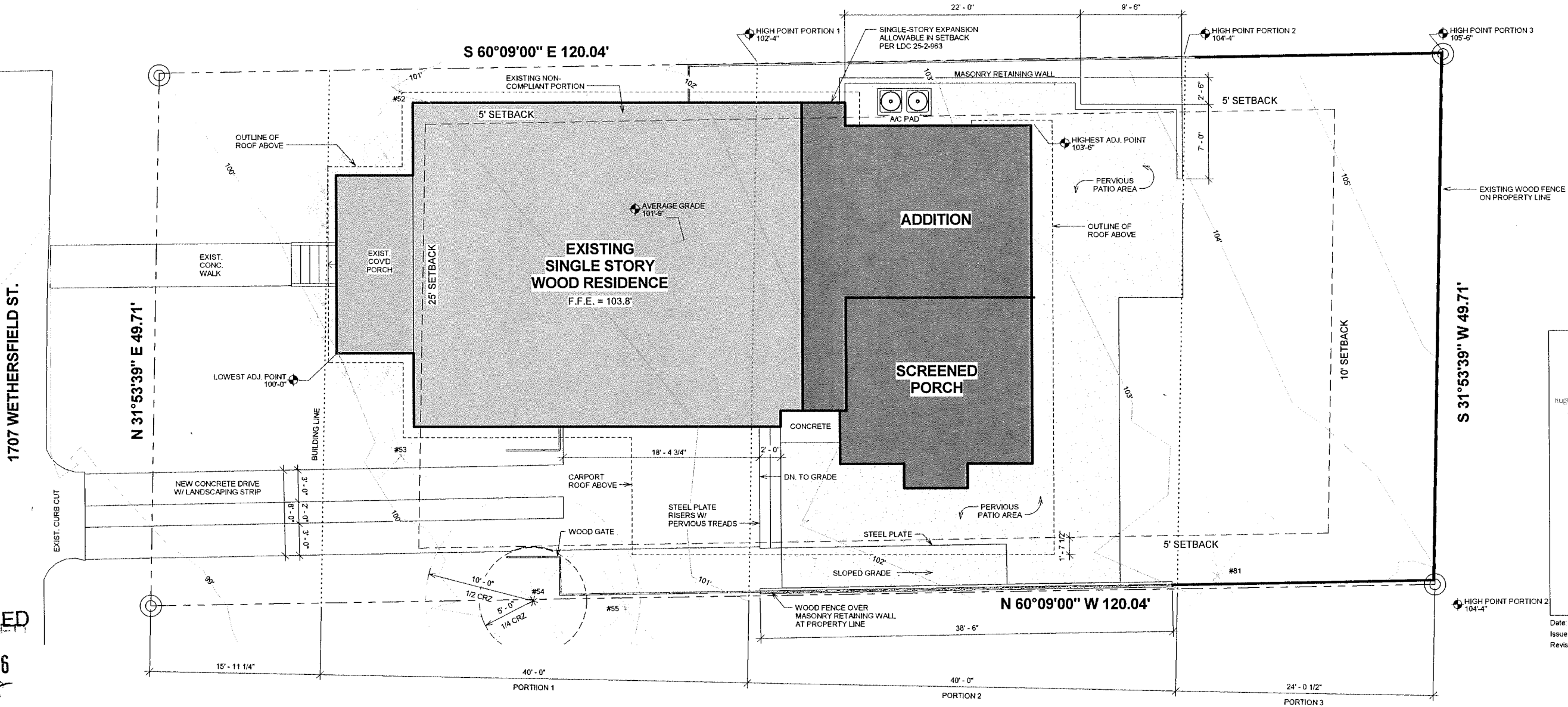
TREE LIST	
52	6" TREE UNKNOWN
53	4"7/4" TREE UNKNOWN
54	20" HACKBERRY
55	14" HACKBERRY
61	15" HACKBERRY

- TREE PROTECTION NOTES**
- ALL TREES & NATURAL AREAS TO REMAIN, TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION.
 - AT TREE #54: NEW DRIVEWAY TO BE CLEAR OF 1/4 CRITICAL ROOT ZONE. CUT OR FILL NOT TO EXCEED 4" IN 1/2 CRITICAL ROOT ZONE.

- SITE PLAN NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
 - BUILDER TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING
 - CIVIL ENGINEERING & LANDSCAPING BY OTHERS
 - SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER
 - ONLY TREES 19" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN WITH CRITICAL ROOT ZONE DIAGRAMS
 - PAYMENT IN LIEU OF SIDEWALK INSTALLATION
 - CONTRACTOR REMOVE EXISTING IRRIGATION SYSTEM AS REQUIRED PER ADDITION. VERIFY LOCATION AND LAYOUT IN FIELD

SITE PLAN LEGEND	
	EXISTING TO BE REMODELED
	NEW ADDITION
	PROPERTY LINE
	SETBACK LINE
	McMANSION TENT LINE
	OUTLINE OF ROOF

HOLLAND RESIDENCE
1707 WETHERSFIELD STREET, AUSTIN, TX



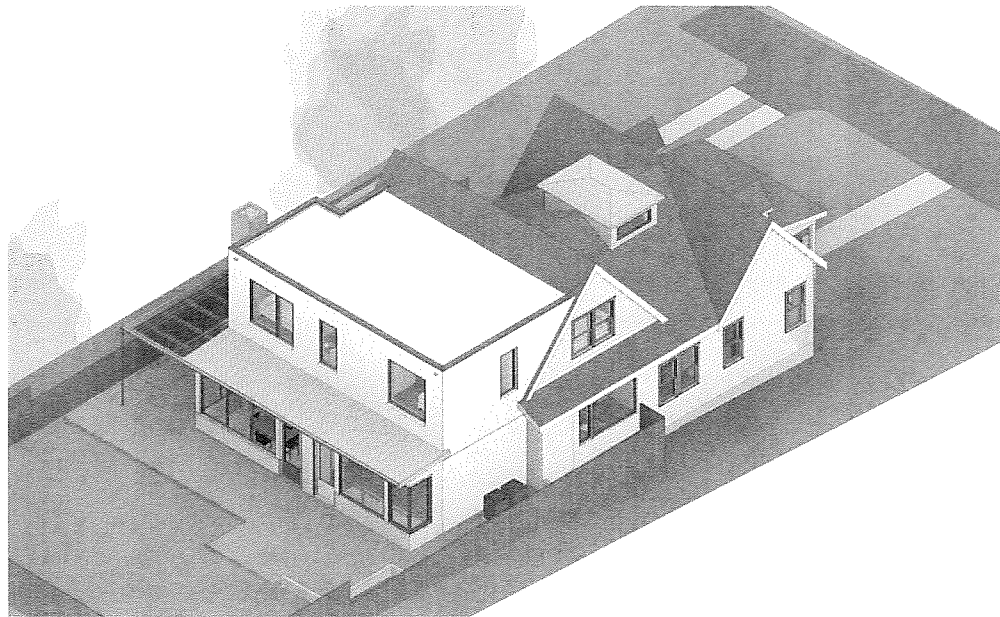
AE APPROVED
FEB 03 2016
34-128
CDC

hugh jefferson randolph
architects
5000 E. 12TH STREET, SUITE 100, AUSTIN, TEXAS 78704
512.453.1234

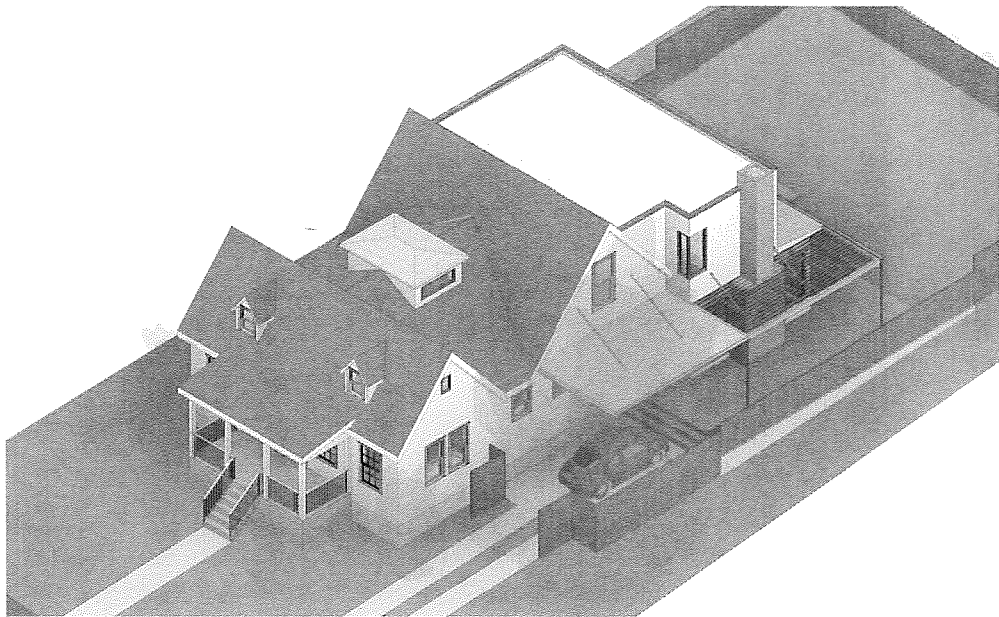
Date: 1.25.16
Issue:
Revision:

- ① SITE PLAN
3/16" = 1'-0" (22X34)
3/32" = 1'-0" (11X17)

A0.1
SITE PLAN

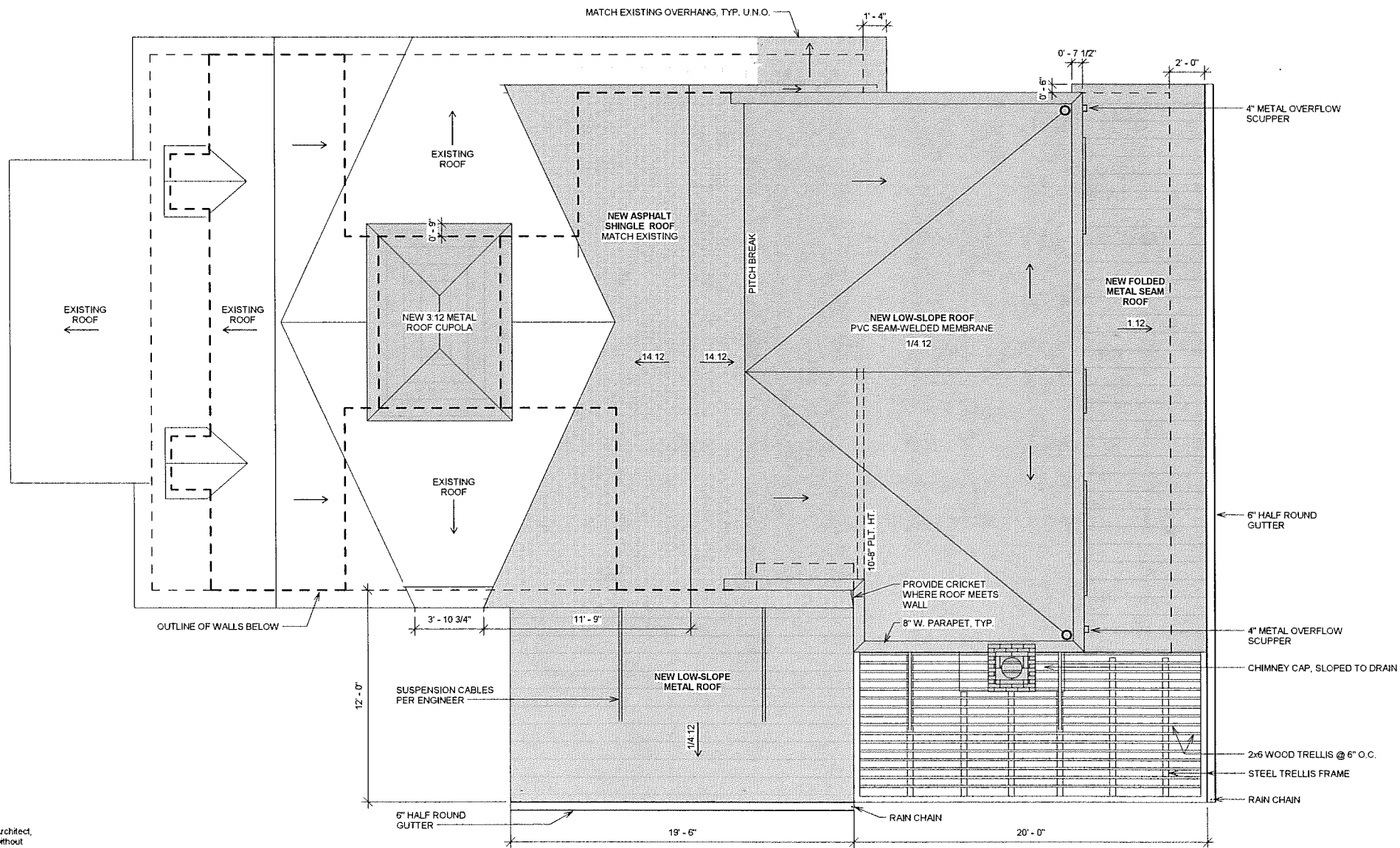


ISOMETRIC ROOF VIEWS
FOR REFERENCE ONLY



Drawn by Author
Checked by Checker

HOLLAND RESIDENCE
1707 WETHERSFIELD STREET, AUSTIN, TX



ROOF LEGEND	
	EXISTING ROOF TO REMAIN
	NEW ROOF
	OUTLINE OF WALLS BELOW
	LOW-SLOP ROOF DRAINS WITH DRAINAGE ARROWS

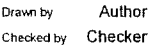
- | ROOF PLAN NOTES |
|---|
| 1. VENT ALL MECH/ PLUMBING FIXTURES
ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR |
| 2. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING |
| 3. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER. INSTALLER TO VERIFY WITH ARCHITECT |
| 4. NEW ROOF SHALL BE AN UNVENTED FLAT ROOF SYSTEM |
| 5. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION |



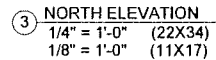
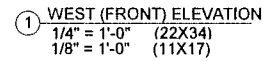
Date: 1.25.16
Issue:
Revision:

A1.3
ROOF PLAN

1 ROOF PLAN
1/4" = 1'-0" (22X34)
1/8" = 1'-0" (11X17)



1707 WETHERSFIELD STREET, AUSTIN, TX



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hugh jefferson randolph

Date: 1.25.16
Issue:
Revision:

A2.1

EXTERIOR ELEVATIONS



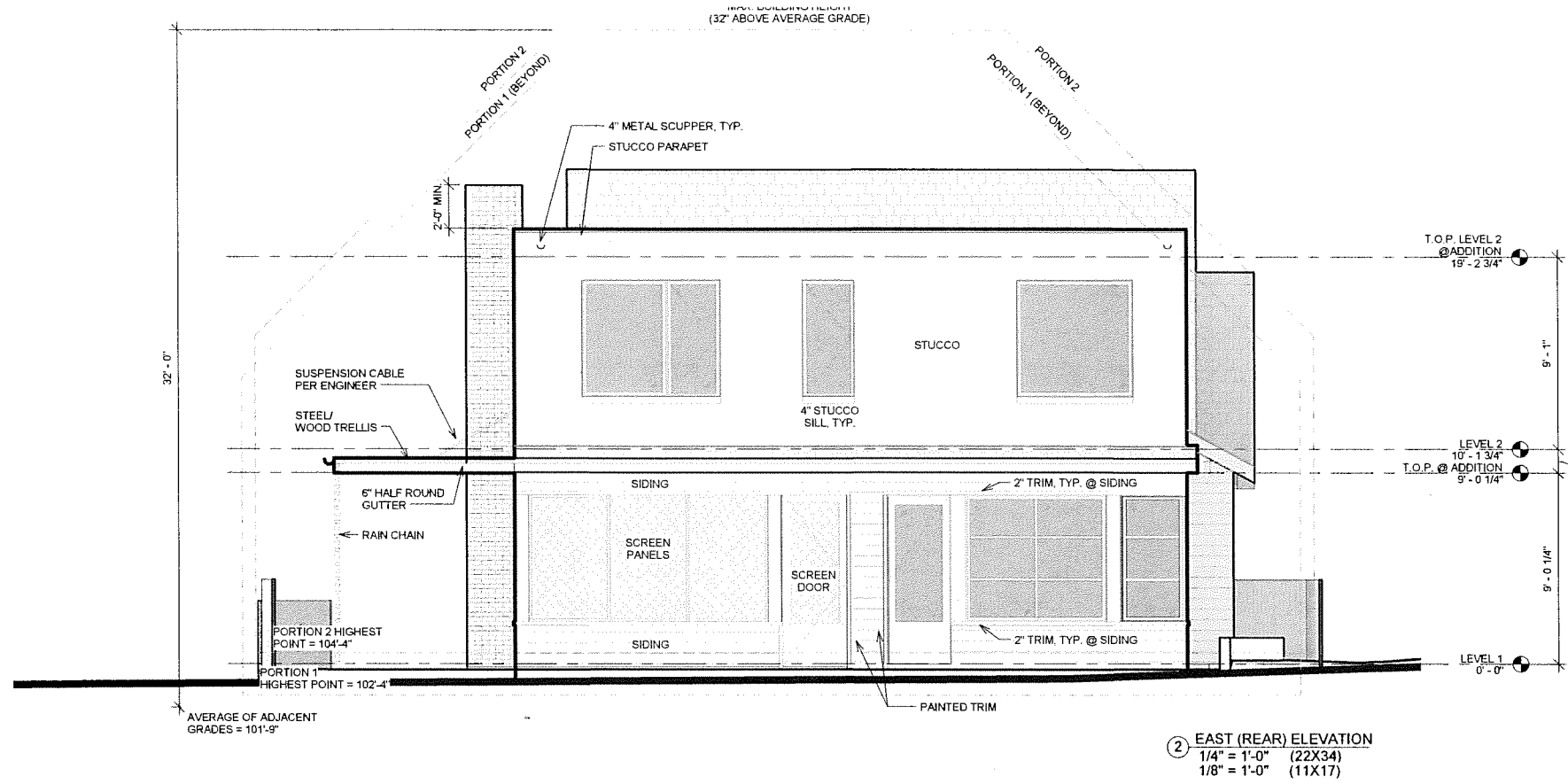
Drawn by Author
Checked by Checker

HOLLAND RESIDENCE
1707 WETHERSFIELD STREET, AUSTIN, TX

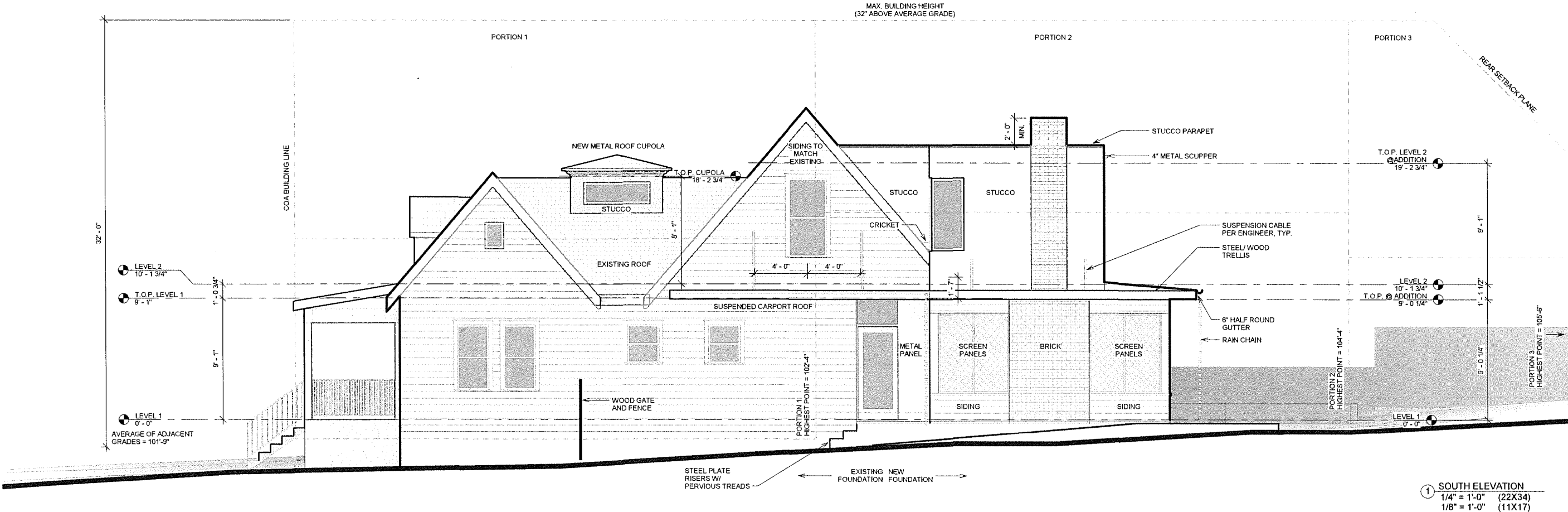
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architects

Date: 1.25.16
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Revision:

A2.2
EXTERIOR
ELEVATIONS



② EAST (REAR) ELEVATION
1/4" = 1'-0" (22X34)
1/8" = 1'-0" (11X17)



① SOUTH ELEVATION
1/4" = 1'-0" (22X34)
1/8" = 1'-0" (11X17)