

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	1,702.00	938.00			2,640.00
2 nd Floor		441.00			441.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	91.00	178.00	☒ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	269.00	0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached		☐ 200 sq ft (3.3.2 B 2b)		0.00
			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached	213.00	☒ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***	213.00	0.00
			☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	1,793.00	1,770.00			3,081.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 39

Floor-To-Area Ratio (FAR)

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,081.00

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.

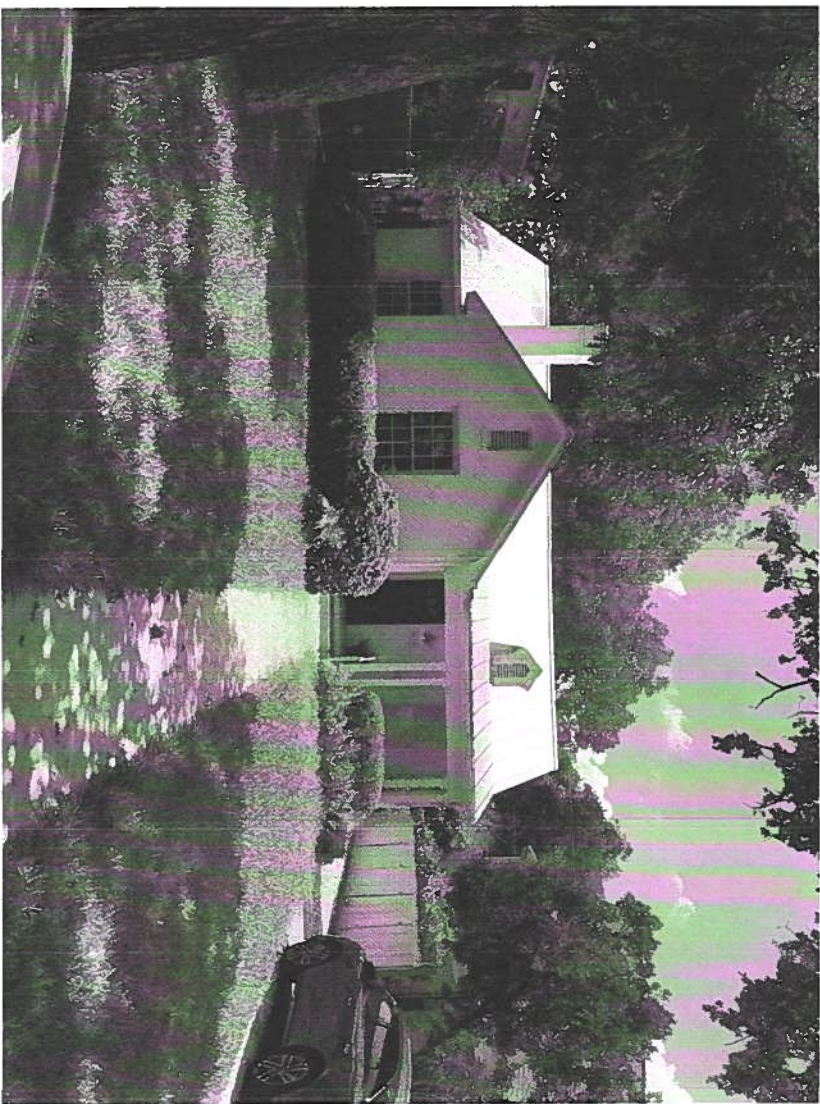
**Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square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

Corman Residence
1412 Westover Rd. Austin, TX 78703









Drawn by Author
Checked by Checker

CORMAN RESIDENCE
1412 Westover Rd., Austin, Texas 78703



PROJECT DESCRIPTION

A 2-STORY ADDITION AND REMODEL OF AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE IN THE CITY OF AUSTIN

LEGAL DESCRIPTION

LOT 8, BLOCK 3, EDGEMONT ADDITION, A SUBDIVISION IN AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT HEREOF RECORDED IN VOLUME 3 PAGE 131 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (TDDO PARCEL #11608)

ZONING

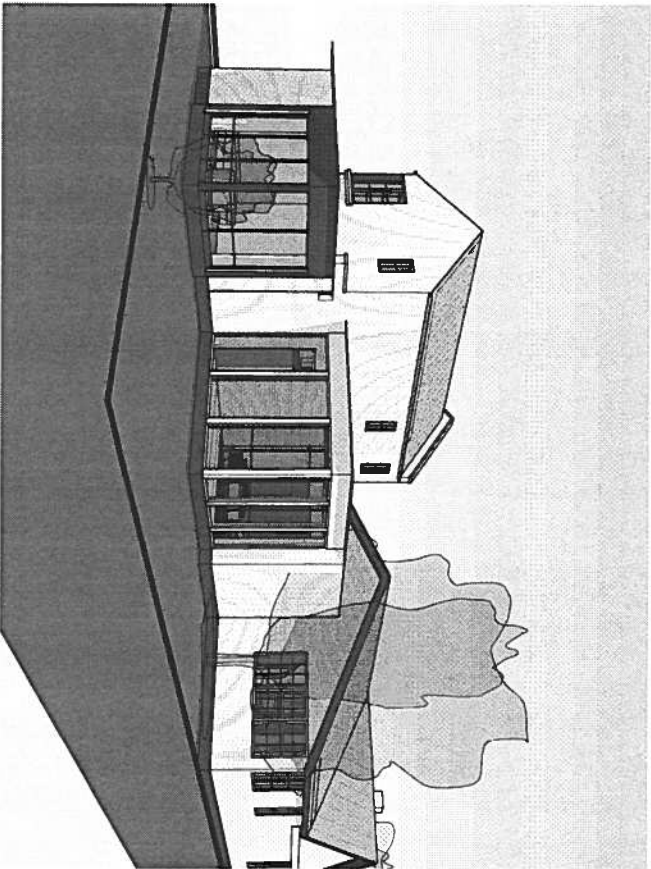
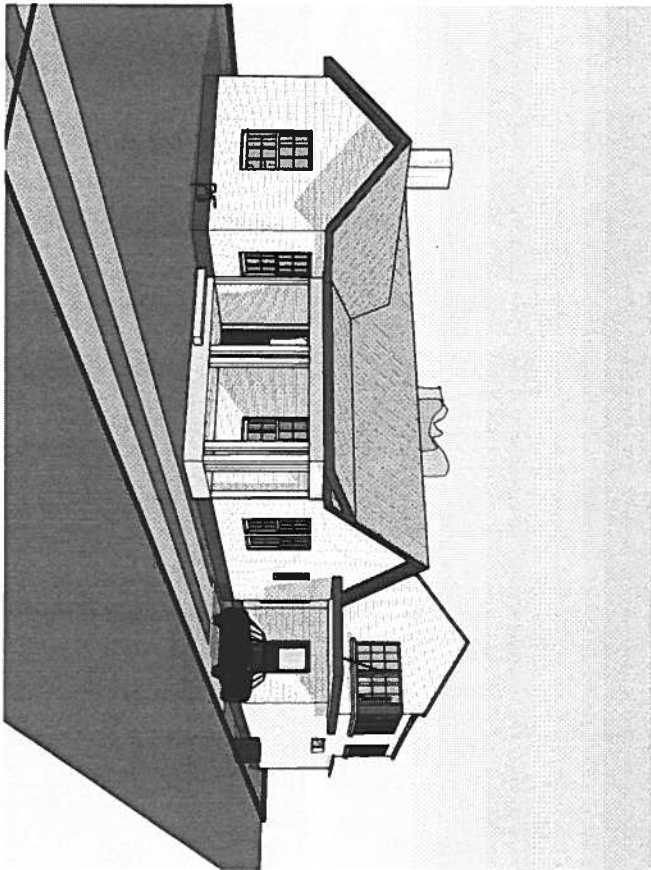
SF-3-MP - SINGLE-FAMILY RESIDENTIAL
RESIDENTIAL DESIGN STANDARDS (MCMANISON)
WINDSORCENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD GROUP

GENERAL PROJECT NOTES

PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES
DO NOT SCALE DRAWING, CONTACT ARCHITECT FOR DISCOVERY OF MISSING INFORMATION OR COMPLETIONS IN DRAWINGS
STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS PROVIDED BY OTHERS, MAY REQUIRE COORDINATION WITH ARCHITECT
MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS, MAY REQUIRE COORDINATION WITH ARCHITECT
VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START

FIRE PROTECTION

THIS PROJECT DOES NOT EXCEED 3,600 SF AND THEREFORE IS NOT REQUIRED TO BE REVIEWED BY THE FIRE DEPARTMENT



C o r m a n R e s i d e n c e

1412 Westover Rd., Austin, Texas 78703

PERMIT SHEET LIST

NO.	SHEET NAME
A0.0	COVER SHEET
A1.0	SITE PLAN AND AREA CALCULATIONS
A2.0	DEMOLITION PLAN
A2.1	ENTRY LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	ROOF PLAN
A3.1	EXTENSION ELEVATIONS
A3.2	EXTENSION ELEVATIONS
A4.0	WINDOW AND DOOR SCHEDULES
S1.0	GENERAL NOTES
S2.0	FOUNDATION PLAN
S2.1	LOWER LEVEL CEILING FRAMING PLAN
S2.2	UPPER LEVEL CEILING FRAMING PLAN
S2.3	ROOF FRAMING PLAN
S3.0	DETAILS
S4.0	LATERAL BRACING PLAN

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STRUCTURAL ENGINEER

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MIKE BATTAGLIA

GENERAL CONTRACTOR

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CAROLYN VAN METER

ARCHITECT

hugh jefferson randolph architects

Date: 11.07.17
Issue: PERMIT SET
Revision:

A0.0

COVER SHEET

1 OF 9

BUILDING AREA AND COVERAGE					
SITE AREA	EXISTING SF		ADDED SF		TOTAL SF
	BLDG. 1	BLDG. 2	BLDG. 1	BLDG. 2	BLDG. 2
1ST FLOOR CONDITIONED*	1702	0	838	0	2540
2ND FLOOR CONDITIONED	0	0	441	0	441
3RD FLOOR CONDITIONED	0	0	0	0	0
BASEMENT	0	0	0	0	0
COVERED PARKING*	0	0	213	0	213
COVERED WOOD DECKS (100%)*	91	0	178	0	269
COVERED PATIO OR PORCH	0	0	0	0	0
BALCONY	1793	0	1776	0	3569
TOTAL BUILDING AREA	0	0	0	0	3569
TOTAL BUILDING COVERAGE*	1793	0	1328	0	3121
PERCENTAGE OF SITE (40% MAX.)	33.87%				

IMPERVIOUS COVER				
SITE AREA SF	COMBINED		COMBINED	
	EXISTING SF	ADDED SF	EXISTING SF	TOTAL SF
AREA				
BUILDING COVERAGE	1793	0	1328	3121
DRIVEWAY	0	0	367	367
WALKS	0	0	0	0
UNCOVERED PATIOS	0	0	0	0
WOOD DECKS (99%)	0	0	0	0
OVERHANGS + 2'-0"	0	0	9	9
OTHER (RETAINING WALLS, AC PAD, ETC.)	0	0	0	0
TOTAL IMPERVIOUS COVER	1793	0	1705	3498
PERCENTAGE OF SITE (45% MAX.)	44.8%			

FLOOR AREA RATIO					
SITE AREA	EXISTING		PROPOSED		TOTAL
	BLDG. 1	BLDG. 2	BLDG. 1	BLDG. 2	BLDG. 2
1ST FLOOR CONDITIONED	1702	0	838	0	2540
2ND FLOOR CONDITIONED	0	0	441	0	441
3RD FLOOR CONDITIONED	0	0	0	0	0
CEILING OVER 16 FT	0	0	100.00%	0	0
GROUND FLOOR PORCH	178	0	0	0	178
BASEMENT	0	0	0	0	0
ATTIC	0	0	0	0	0
GARAGE (ATTACHED/DETACHED)	0	0	213	0	213
CARPORT (ATTACHED/DETACHED)	0	0	450	0	450
ACCESSORY BUILDINGS	0	0	0	0	0
TOTAL F.A.R.	1702	0	1776	0	3478
PERCENTAGE OF SITE (40% MAX.)	33.87%				

FRONT YARD IMPERVIOUS COVER	
FRONT YARD AREA	1375
FRONT YARD IMPERVIOUS COVER	150
PERCENTAGE OF YARD (40% MAX.)	10.9%

SITE PLAN LEGEND	
	EXISTING TO BE REMODELED
	NEW ADDITION
	PROPERTY LINE
	SETBACK LINE
	MCNANSION INTERVAL LINE
	OUTLINE OF ROOF

- SITE PLAN NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
 - BUILD TO REGRADE TO 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 1" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN WITH CRITICAL ROOT ZONE DISCLOSED
 - PAYMENT MADE IN LIEU OF REQUIRED SIDEWALK INSTALLATION

- TREE LIST**
- | | |
|----|--------------------|
| 19 | 23' ELM TREE |
| 12 | 24' PECAN TREE |
| 13 | 26' PECAN TREE |
| 14 | 6' DECORATIVE TREE |

- TREE PROTECTION NOTES**
- ALL TREES & NATURAL AREAS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION
 - TREE #3 - THERE WILL BE NO EXCAVATION WITHIN 50% CRZ. PERIMETER BEAM WILL REST ON TOP OF GRADE AND NOT BELOW.

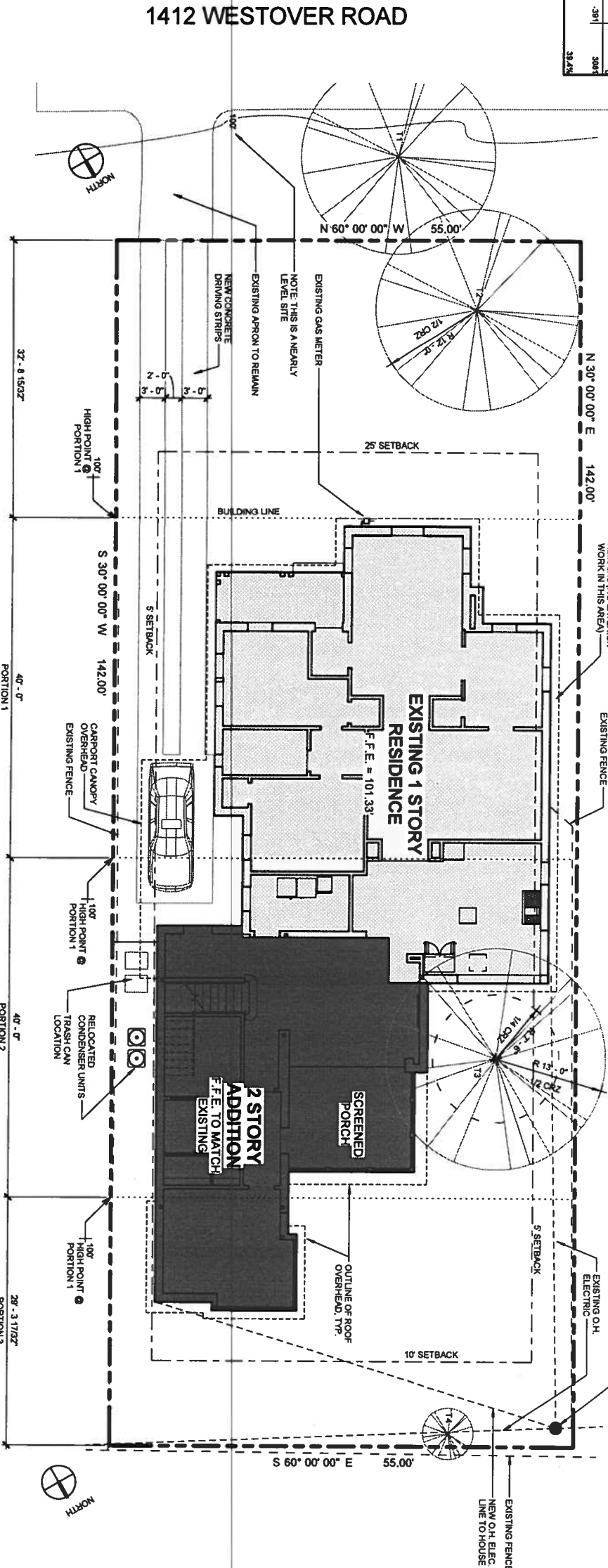
All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED

333-519

NOV 29 2017

MCP



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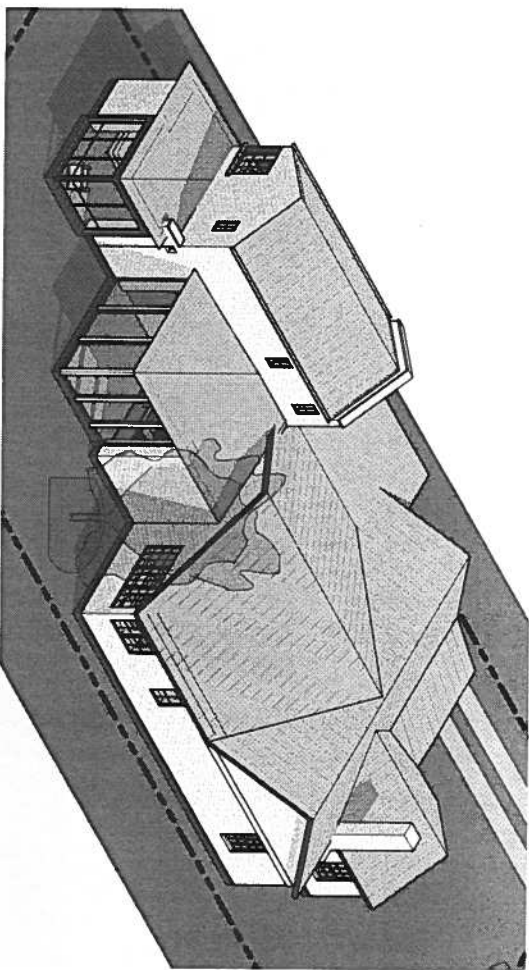
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CORMAN RESIDENCE
1412 Westover Rd., Austin, Texas 78703

High Jefferson Randolph Architects

Date: 11.07.17
Issue: PERMIT SET
Revision:

A1.0
SITE PLAN AND
AREA
CALCULATIONS
2 OF 9



ROOF LEGEND

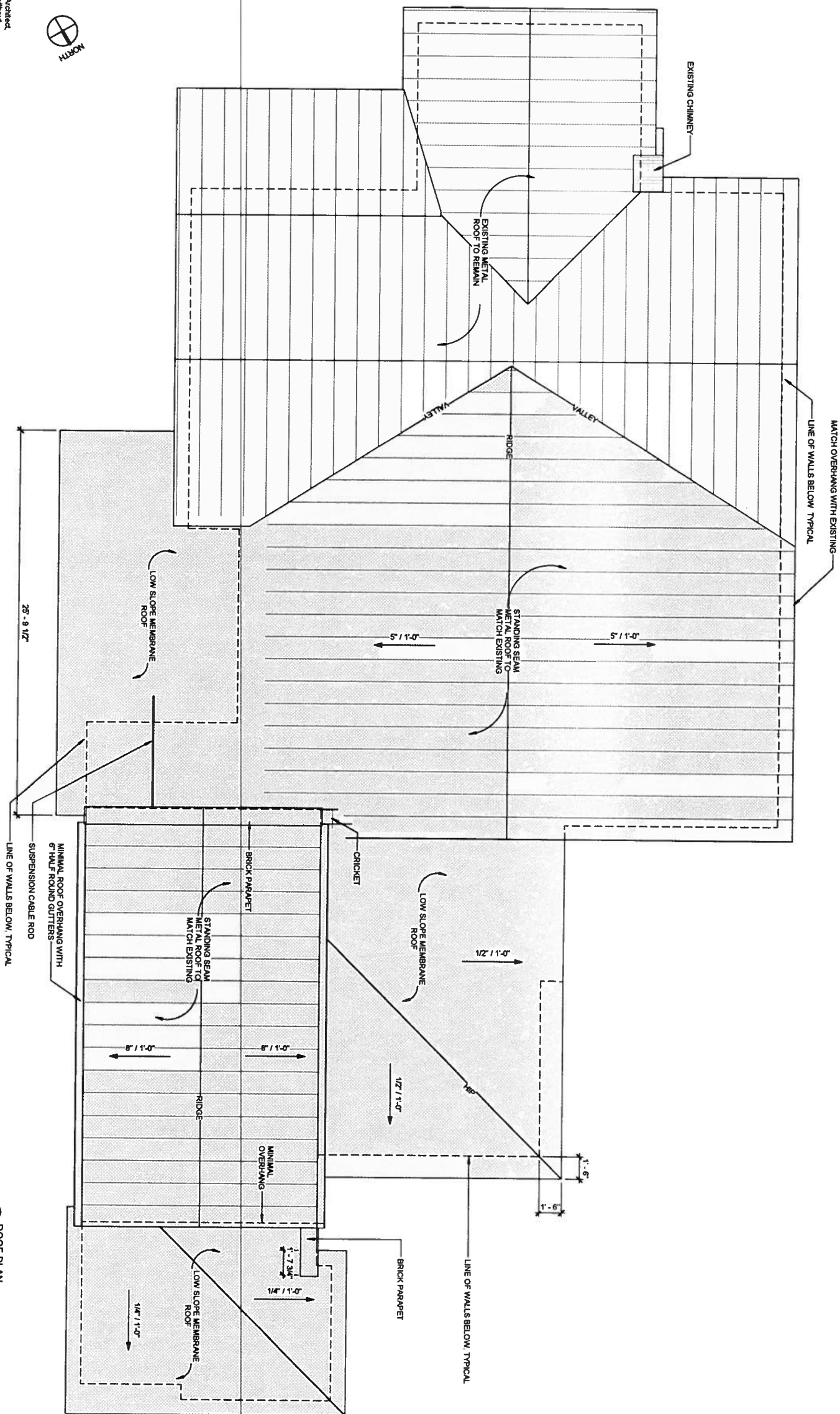
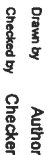


O.D.S.

ROOF LEGEND

ROOF PLAN NOTES

1. VENT ALL MECH PLUMBING FIXTURES
2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
3. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING
4. FLASHING, UNDERLAMENT AND FASTENING DETAILS PER ROOF MANUFACTURER. INSTALLER TO VERIFY WITH ARCHITECT
5. HALF ROUND GALVANIZED GUTTERS, CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION



architects

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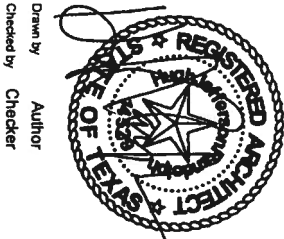


① ROOF PLAN
1/4" = 1'-0" (24x36)
1/8" = 1'-0" (11x17)

1/4" = 1'-0" (24x36)
1/8" = 1'-0" (11x17)

A2.3
ROOF PLAN
6 OF 9

ELEVATION NOTES
1. GRADE LINES SHOWN ON ELEVATIONS ARE REPRESENTATIONAL ONLY. BUILDER TO VERIFY FINISH GRADE IN FIELD.



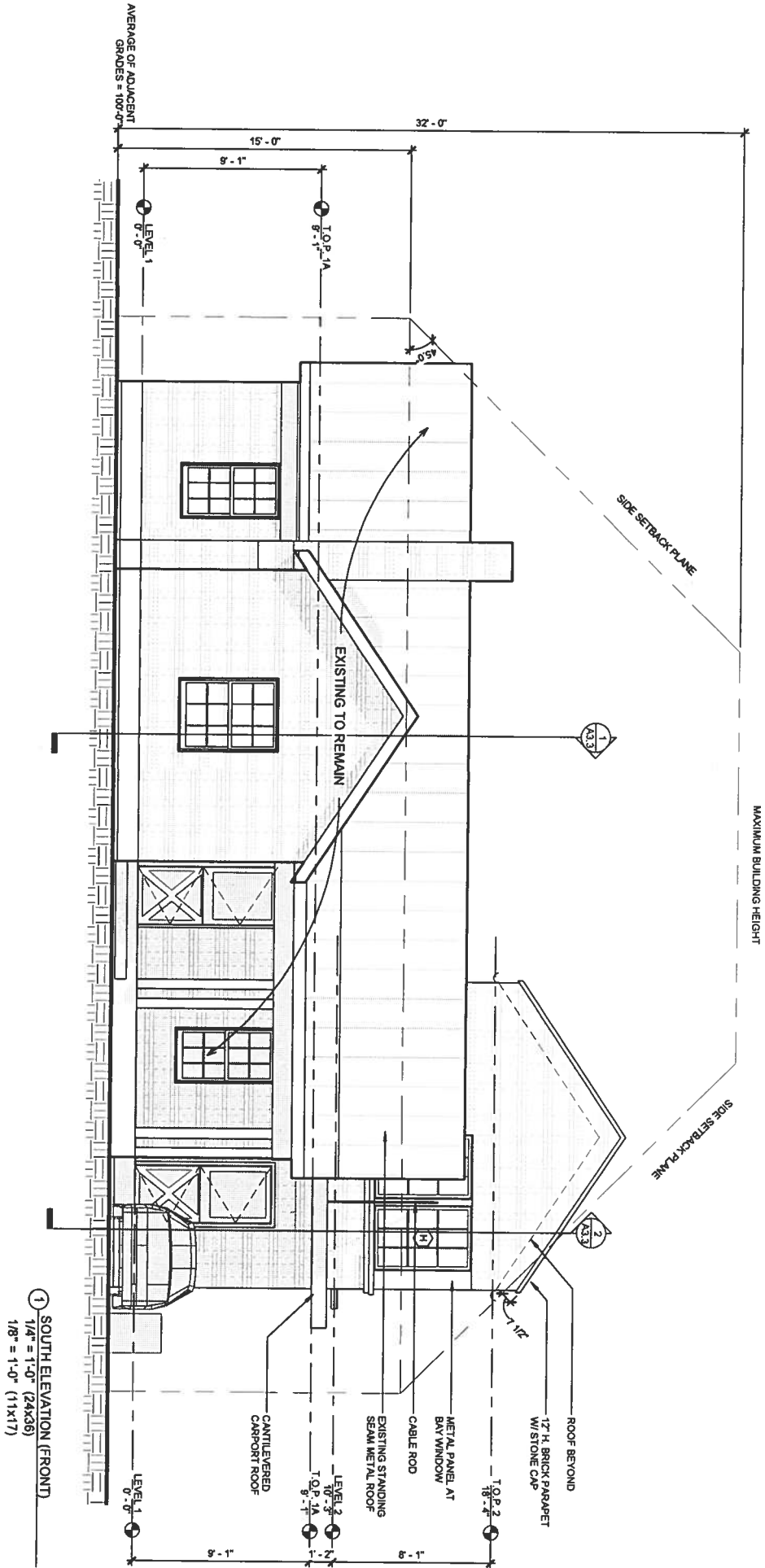
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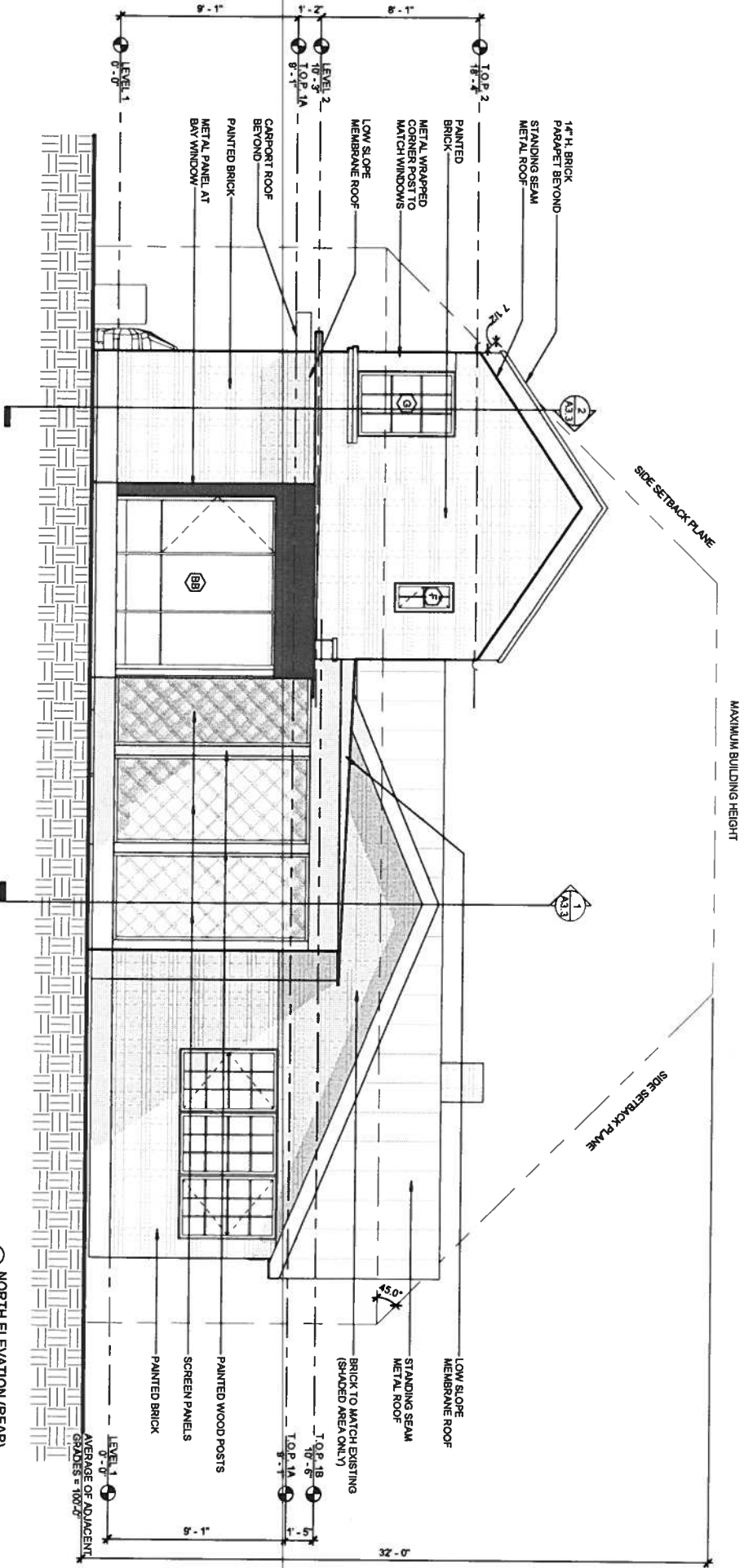
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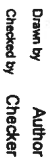
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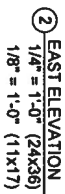
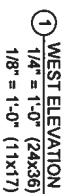
1 SOUTH ELEVATION (FRONT)
1/4" = 1'-0" (24x36)
1/8" = 1'-0" (11x17)

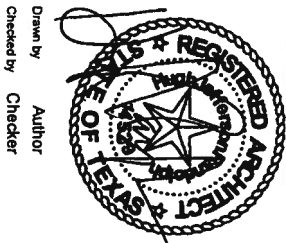


2 NORTH ELEVATION (REAR)
1/4" = 1'-0" (24x36)
1/8" = 1'-0" (11x17)



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TILE TAKEOFFS	
FLOOR TILE:	
KITCHEN/LIVING	608 SF
BATHS	88 SF
PORCH	203 SF
TOTAL	1,010 SF
WALL TILE:	
KITCHEN	45 SF
LAUNDRY	8 SF
M. BATH	226 SF
G. BATH	56 SF
BATH#1	87 SF
TOTAL	433 SF

DOOR SCHEDULE					
KEY	WIDTH	HEIGHT	MATERIAL	FINISH	COMMENTS
101	3'-6"	7'-0"			
102	2'-6"	7'-0"			
103	2'-6"	7'-0"			
104	2'-6"	7'-0"			
105	2'-8"	7'-0"			
106	2'-6"	7'-0"			
107	2'-0"	7'-0"			
108	3'-0"	7'-0"	PANELED		
109	3'-0"	7'-2"			CONCEALED HINGES
110	13'-8 29/32"	10'-6"			
111	3'-0"	7'-0"			
112	3'-0"	7'-0"			
113	3'-0"	7'-0"			
114	3'-0"	7'-0"			
115	2'-0"	6'-8"			
116	2'-0"	6'-8"			
117	2'-0"	6'-8"			
148	3'-0"	5'-6"			
152	2'-10"	6'-10"			
155	3'-0"	6'-8"			
181	3'-0"	7'-0"			
188	3'-0"	7'-0"			
201	2'-8"	6'-8"			
202	2'-6"	6'-8"			
203	2'-4"	6'-8"			

DOOR SCHEDULE NOTES: