

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 23 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0066
Clarksville
1607 W. 10th Street**

PROPOSAL

Demolish a contributing house and construct a 2,100 sq. ft. two-story house.

RESEARCH

The existing house was constructed c. 1950 and its first occupants were Charlie Williams, a laborer and his wife Essie, who only lived in the house for one year. Next Charles Edward Baylor and his wife Mary Frances Freeman Baylor resided there for approximately 10 years starting in 1953. Charles Baylor worked for the Missouri and Pacific Railroad as a porter and trucker. After the Baylors, Mrs. Nancy Chambers, a widow, resided at the house.

PROJECT SPECIFICATIONS

The existing c. 1950 house is a 528 sq. ft., one-story cottage with a side gable roof and centered, projecting, covered porch with a front facing gabled roof supported by squared columns with simple capitals. The house is clad with narrow horizontal siding, with wide siding in the gable ends. The windows are 4:4, double hung, wood sash.

The applicant proposes to demolish the house and construct a 2,142 sq. ft. two-story house. The house will have a cross gabled roof with a side facing clipped gable, and horizontal siding. To the side of the centered entry will be a triple set of double-hung windows with four-lite windows above. Other windows will be predominately double-hung with 1:1 sash. To the other side of the entry will be an inset carport.

STANDARDS FOR REVIEW

The existing property is contributing to the Clarksville National Register Historic District. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on

accurate duplications of features, substantiated by historical, physical, or pictorial evidence.

- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The demolition of the existing house will render the property no longer contributing to the National Register Historic District so does not meet the general design guidelines. However, the applicant took into consideration the Historic Preservation Office staff's comments regarding scale, form and materials to develop a design for the new house that would be more compatible to the character of the neighborhood than what was initially proposed.

STAFF RECOMMENDATION

Release the permit with the recommendation that the applicant consider a design that allows for the adaptive reuse of the existing house, and require a City of Austin documentation package be submitted prior to release of the demolition permit.

PHOTOS

1607 W. 10th Street



Properties adjacent to and across from 1607 W. 10th Street:





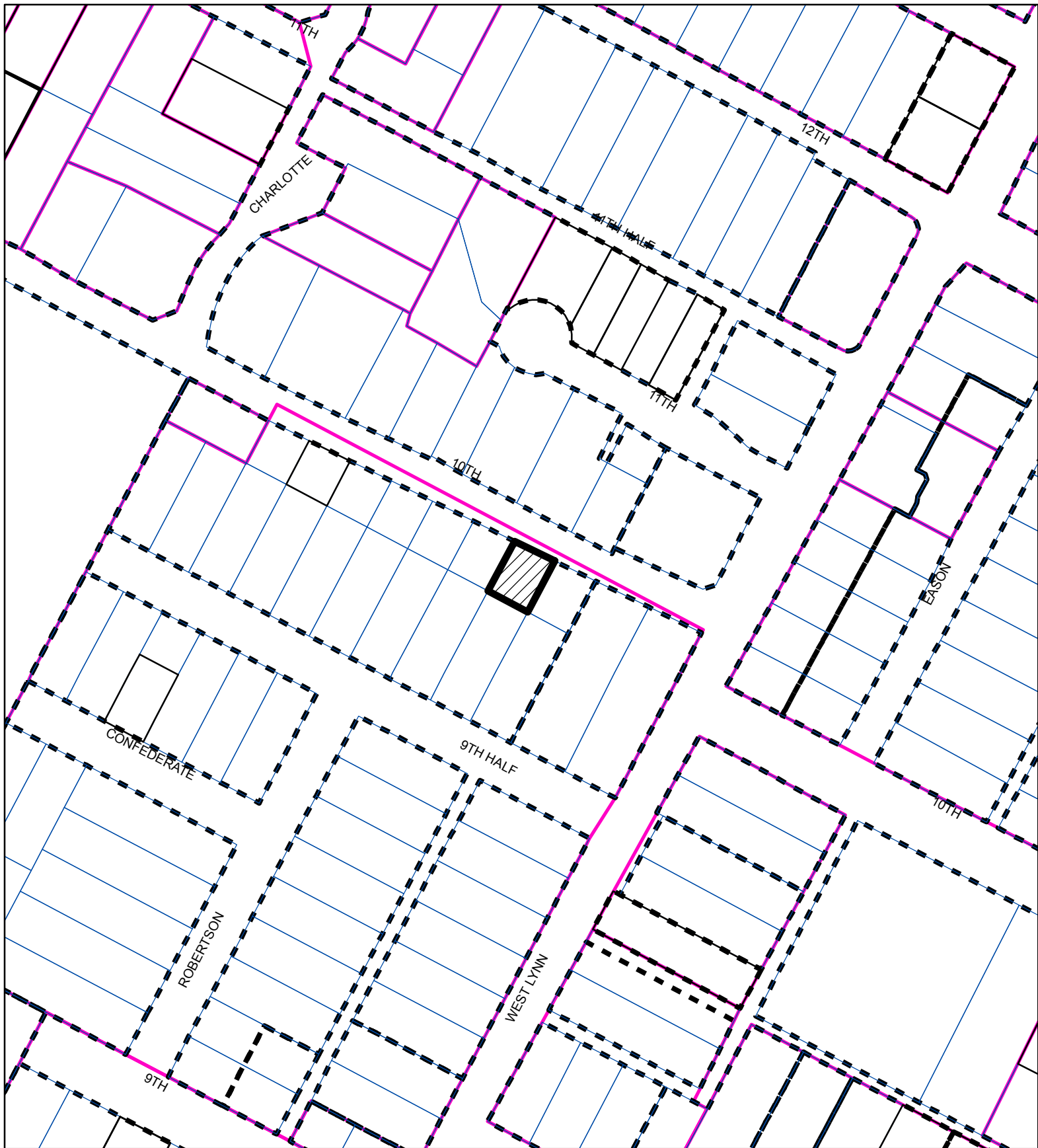


OCCUPANCY HISTORY
1607 W. 10th Street

From City Directories, Austin History Center

City of Austin Historic Preservation Office
August 2013

1973	Nancy Chambers, widow of Mart Chambers, retired
1969	Nancy Chambers, widow of Mart Chambers, retired
1966	Nancy Chambers, not listed in names directory
1963	Charles E. Baylor, Porter, Missouri & Pacific & Mary F.
1961	Charles E. Baylor, Porter, Missouri & Pacific & Mary F.
1959	Charles E. Baylor, Porter, Missouri & Pacific & Mary F.
1957	Charles E. Baylor, Trucker, Missouri & Pacific Lines & Mary F.
1955	Charles E. Baylor, Trucker, Missouri & Pacific Lines & Mary F.
1953	Charles E. Baylor, porter & Mary F.
1952	Charlie Williams, laborer & Essie
	Note: Charles and Mary Baylor are listed at 1606 W. 10 th Street
1949	No listing for 1607 W. 10 th Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0066
LOCATION: 1607 W 10th Street



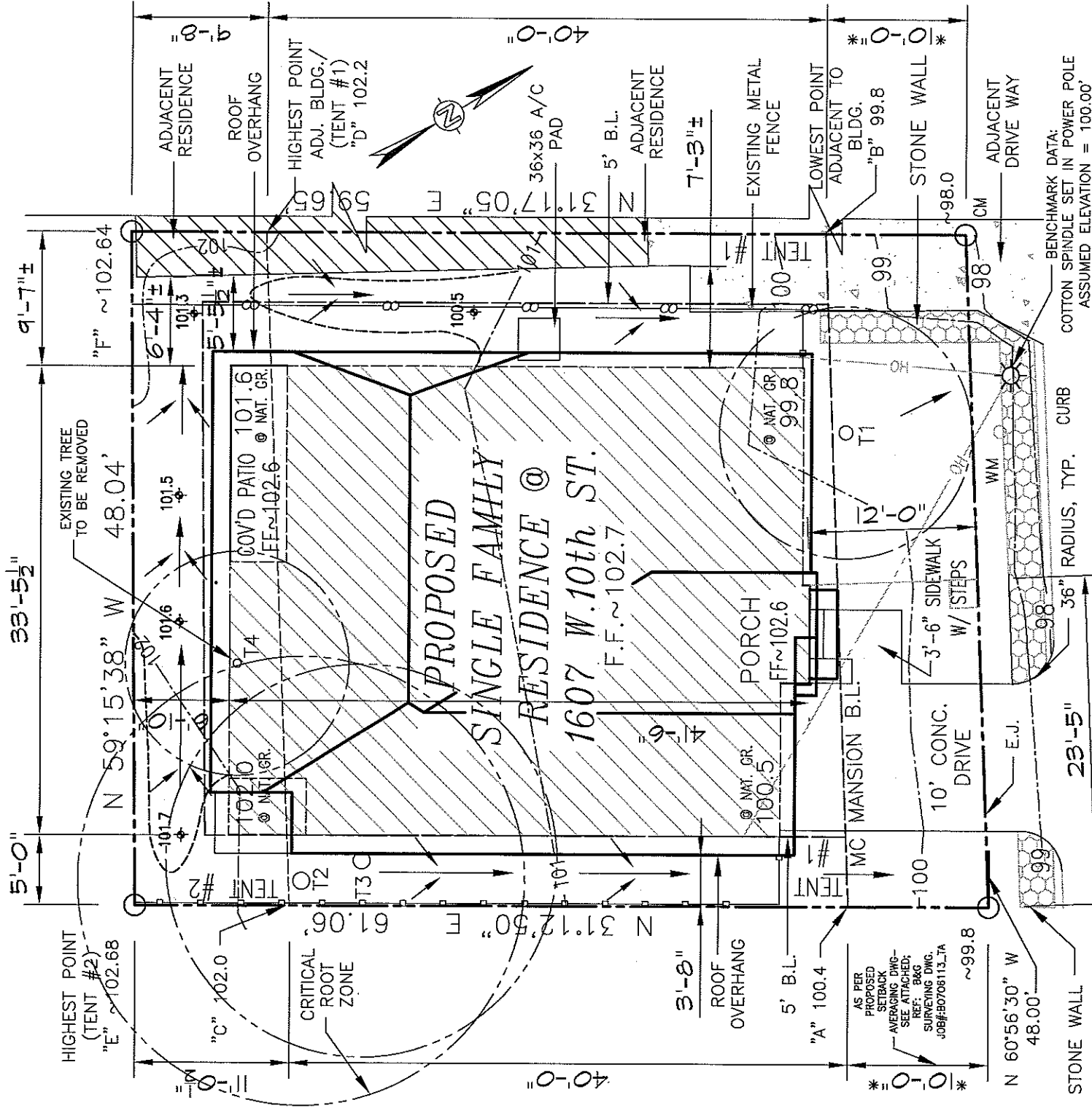
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

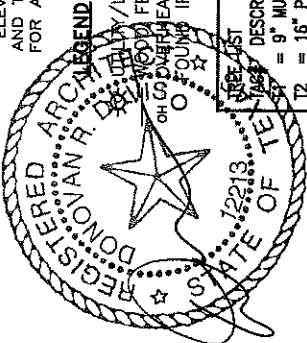
1607 WEST 10th Street AUSTIN, TEXAS 78703

* = LEGAL DESCRIPTION:

BEING A 0.067 OF AN ACRE, PORTION OF LOT 21, BLOCK 1, WESTRIDGE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 2143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO CHARLES DOUGLAS WALKER IN DOCUMENT NUMBER 2006089216, 2006089217, AND 2006089218, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A PORTION OF A 539 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 6301, PAGE 1410 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.067 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



NOTES: IN ORDER TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF .5' FOR A DISTANCE OF AT LEAST 10 FEET AND .1' FOR EACH 10' THEREAFTER TO CORNER OF LOT.



AREA DESCRIPTION		TOTAL SQ. FT.	
1st FLR. HEATED AREA	1026	SQ. FT.	1026
2nd FLR. HEATED AREA	214	SQ. FT.	214
COV'D PARKING (GARAGE/CARPORT)	56	SQ. FT.	56
COV'D PATIO, DECK, PORCH DRIVEWAY	174	SQ. FT.	174
SIDEWALK	24	SQ. FT.	24
A/C PAD	4	SQ. FT.	4
RETAINING WALL	24	SQ. FT.	24
AREA LOT	2847	SQ. FT.	2847
PROPOSED BLDG COVERAGE	1312	SQ. FT.	1312
TOTAL FLATWORK	241	SQ. FT.	241
EXISTING ADJACENT RESIDENCE	218	SQ. FT.	218
TOTAL IMPERVIOUS COVER	1771	SQ. FT.	1771

TYPE	TEST	DESCRIPTION
T1	9"	MULTI-STEM MAGNOLIA
T2	16"	PECAN
T3	14"	PECAN
T4	8"	HACKBERRY

FLOOR AREA RATIO (40 TO 1.0)	
TOTAL LOT	2897
ALLOWED GFA	1883.0 65.0%
FRAME (Sq. Ft.)	1029
MASONRY (Sq. Ft.)	1037
1ST FLOOR GFA	1029
2ND FLOOR GFA (INCL. STAIR)	1086
CAR PORT	218
GARAGE CREDIT (open on 2 slides)	200
TOTAL GROSS FLOOR AREA	2136 Frame w/ Masonry
Total Percentage	73.7% FRAME 74.2% MAS.

1607 WEST 10th STREET (R.O.W. VARIES)

PAVED STREETS W/ CONC. CURB
SEWER APPROX. 3' BELOW GRADE

168034		
REVISIONS		
DATE	SUBINT	DESC
06/18/13	00	JD PLOT

GRAPHIC SCALE: 1" INCH = 10' FT.



SCALE: 1" = 10'

ADDRESS: 1607 WEST 10th St.
LOT: 21
BLOCK: 1
Austin, TX.

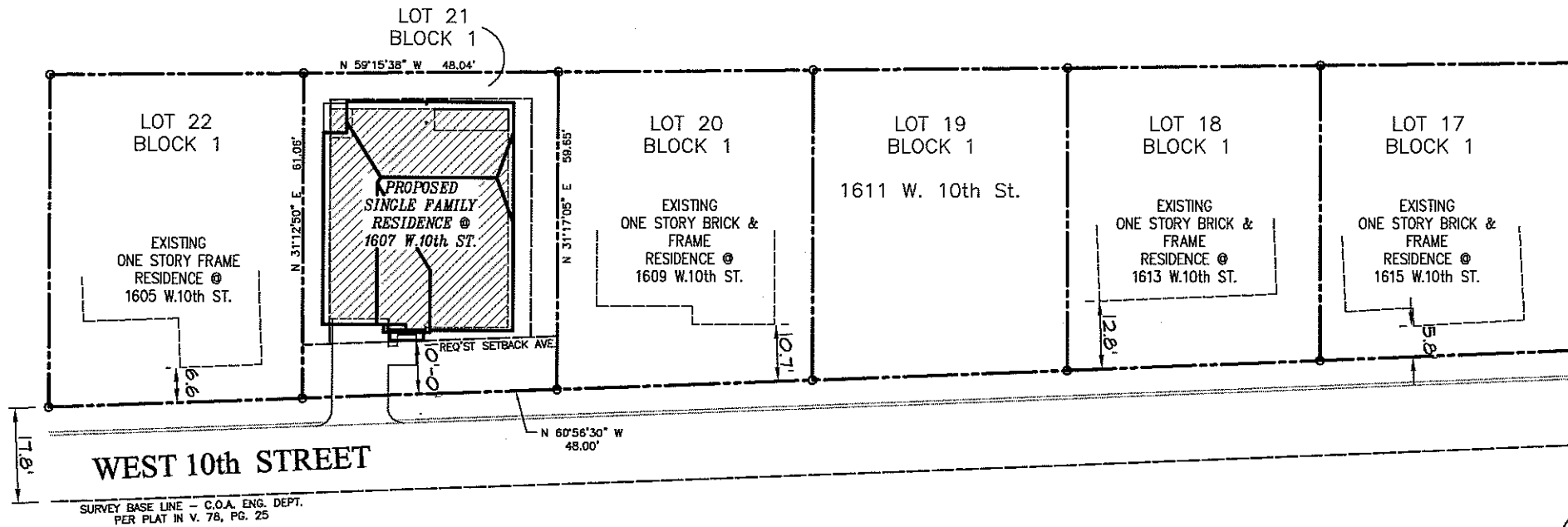
DANZE & DAVIS ARCHITECTS, INC.
4701 Spicewood Springs Rd., Suite 200 Austin, Texas 78759
512/343-0714 512/343-0718 (fax) www.danze-davis.com

PARKSIDE HOMES

PROPOSED SETBACK AVERAGE

@

1607 WEST 10th Street AUSTIN, TEXAS 78703



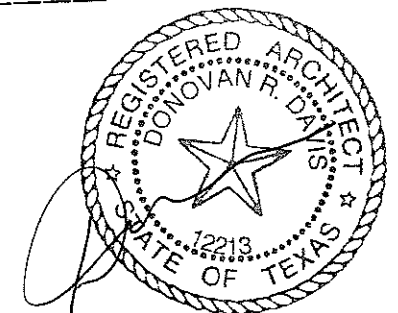
* SETBACK AVERAGING OF 4 NEAREST
STRUCTURES ON SAME BLOCK FACE PER
SUBCHAPTER F, SECTION 2.3 *

1605 W. 10th. St.-LOT 22 BLK 1=	6.6'
1609 W. 10th. St.-LOT 20 BLK 1=	10.7'
1613 W. 10th. St.-LOT 18 BLK 1=	12.8'
1615 W. 10th. St.-LOT 17 BLK 1=	5.8'
	=35.9' / 4
AVERAGE SETBACK	= 8.9'
PROPOSED AVERAGE SETBACK	= 10.0'

GRAPHIC SCALE: 1" INCH = 30' FT.



SCALE: 1" = 30'



AUG 27 2013

PROPOSED SETBACK
Scale: 1" = 30' (8 1/2"x14")
Scale: NTS (any other size)
2114_L

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st Floor conditioned area		1037	1037
2nd Floor conditioned area		1086	1086
3rd Floor conditioned area			
Basement			
Covered Parking (garage or carport)		219	219
Covered Patio, Deck, or Porch		56	56
Balcony			
Other			
Total Building Coverage (exclude b.c. & d. from total)		1312	1312
Driveway		179	179
Sidewalk		29	29
Uncovered Patio			
Uncovered Wood Deck (counts as 50%)			
AC pads		9	9
Other (Pool Coping, Retaining Walls)		24	24
Total Site Coverage		241	241
Pool			
Spa			

Site Development Information			
Building Coverage Information			
Note: Building Coverage is the area of a lot covered by building or roofed area, but excludes ground-level parking, landscaping, open recreational facilities, incidental projecting signs, balconies, and similar features. Fences, ponds, and structures are not included in this measurement. (LDC 12-1-1)			
Existing Building Coverage (sq ft)		% of lot size	
Proposed Building Coverage (sq ft)	1312	% of lot size	49.2
Impervious Coverage Information			
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The area includes pools, ponds, structures, and areas with ground placed over porous surfaces that are used only for landscaping or by pedestrians. (LDC 12-1-2)			
Existing Impervious Coverage (sq ft)		% of lot size	
Proposed Impervious Coverage (sq ft)	1553 (+218adj) residence=1771	% of lot size	61.1

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 Table 15-1 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
1st Floor		1037	1037
2nd Floor		1086	1086
3rd Floor			
Basement			
Attic			
Garage (attached)			
(detached)			
Carport (attached)		219	200
(detached)			19
Accessory Building(s)			
(detached)			
TOTAL GROSS FLOOR AREA			2142
(Total Gross Floor Area / lot size) x 100 = 73.9 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 sidewalk or other required for this project? Y ☐ N ☐

Does any portion of the structure extend beyond a setback plane? Y ☐ N ☐

PLAN # 2114 SQUARE FOOTAGE ELEVATION				
	FRAME	FRONT MAS.	3 SIDES MAS.	4 SIDES MAS.
1st FLR. HEATED AREA	1028.4	1028.4	1031.0	1031.0
2nd FLR. HEATED AREA	1085.5	1085.5	1085.5	1085.5
TOTAL HEATED AREA	2114.4	2114.4	2122.4	2122.4
CAR PORT	218.8	218.8	218.8	218.8
PORCH	18.7	18.7	18.7	18.7
TOTAL COVERED AREA	N/A	2351.4	2360.0	2360.0
COVERED PATIO	56.0	56.0	56.0	56.0
TOTAL SLAB AREA	1322.4	1322.4	1330.5	1330.5

Note: Subcontractors are responsible for confirming and correlating dimensions at the job site. The Architect is not responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs related to the project construction.

PARKSIDE HOMES RESERVES THE RIGHT TO CHANGE PLANS, SPECIFICATIONS, AND PRICES WITHOUT NOTICE.

1ST FLOOR CEILING @ 10'-0" HEIGHT
1ST FLR. WDW. HEADERS @ 7'-11" HEIGHT
UNLESS NOTED OTHERWISE

IF APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 7'-11" HEIGHT
UNLESS NOTED OTHERWISE

SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

C.O.A. VISIBILITY NOTE:
ONE 1ST FLOOR BATHROOM REQUIRES MINIMUM 32" DOOR & 2x6 MIN. BLOCKING, FOR GRAB BARS, CENTERLINE OF BLOCKING @ 34" A.F.F.

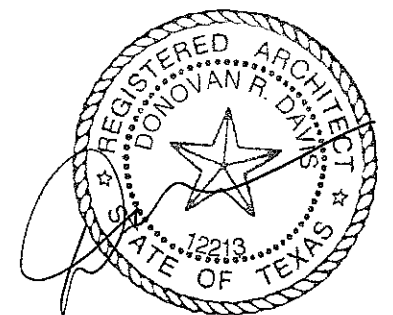
220V/GAS PER SPECS @ W.H., A.C., RANGE & DRYER

MAX. SILL HGT. @ BEDRM. WDWs. TO BE 43" FROM FIN. FLR.

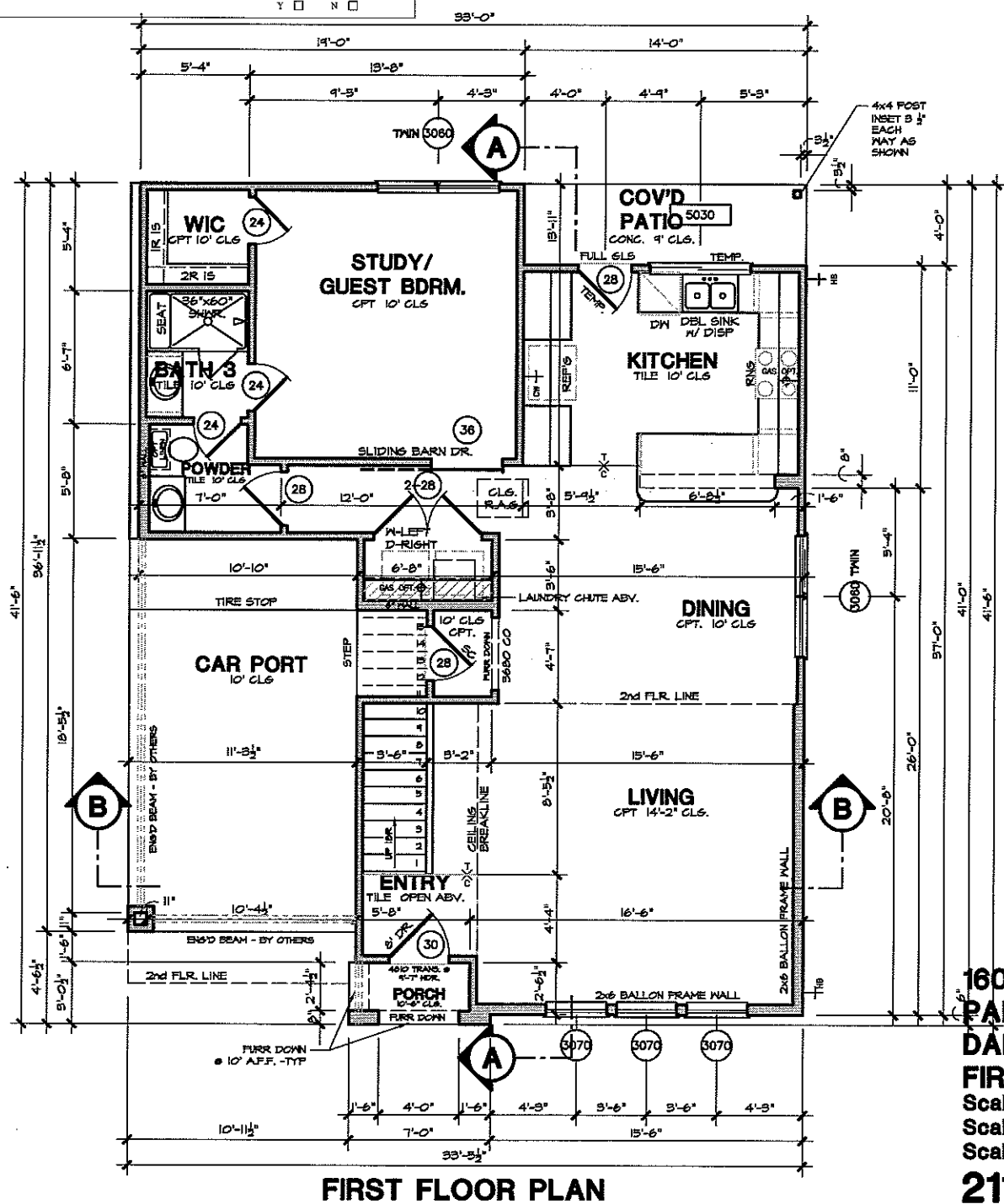
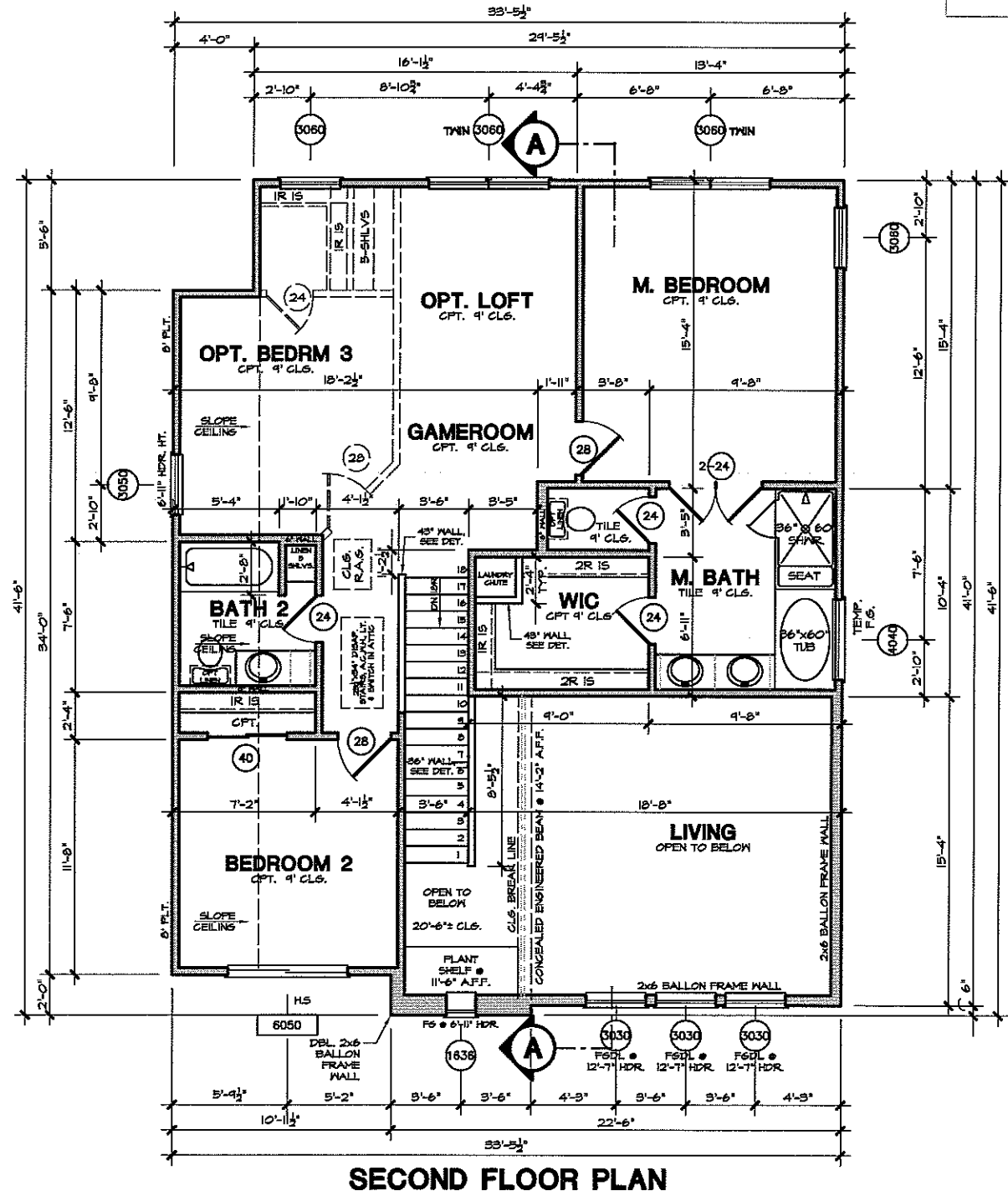
CABINET BLOCKING (CONC. FLR. TO BOTTOM OF BLOCK)
VANITY 28"/32"
WALL 55" & 80 1/2"
BASE 32"

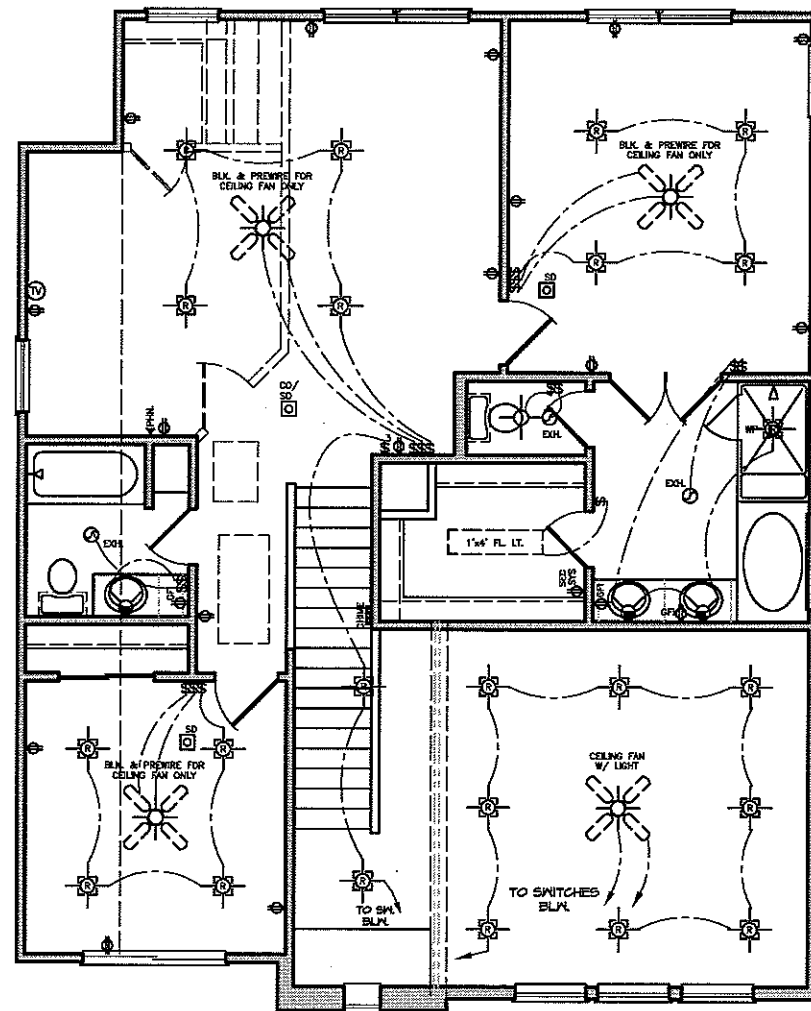
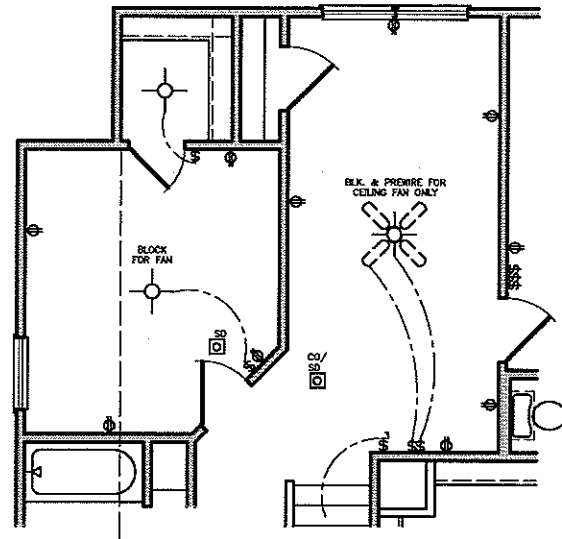
HEADER SCHEDULE	
OPN'G.	HEADER SIZE
3" (MAX.)	2-2X6's
4" (MAX.)	2-2X8's
5" (MAX.)	2-2X10's
6" (MAX.)	2-2X12's
ABOVE 6"	ENG'D. BEAM/SEE PLANS

188034 REVISIONS			
DATE	SUB INT.	DES.	NEW PLAN
7/1/13	00	JD	PER C.O.A.
8/23/13	00	JD	

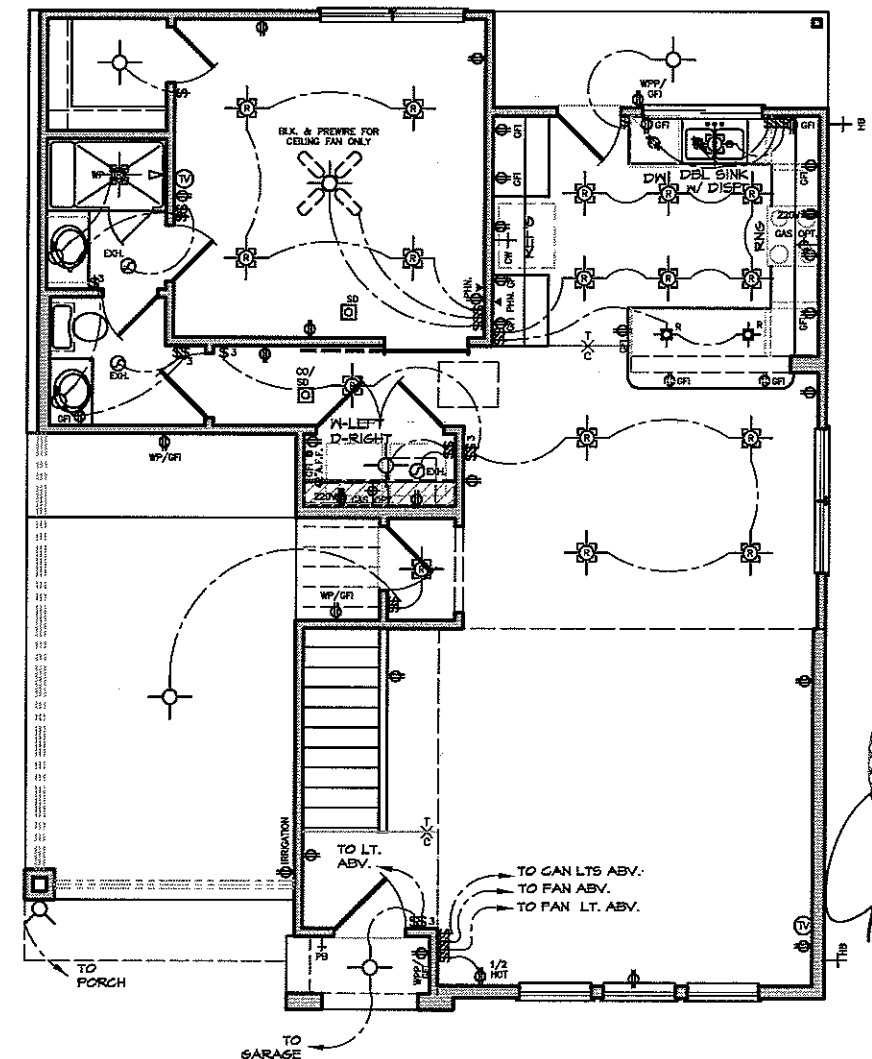


AUG 27 2013
1607 WEST 10th ST.
PARKSIDE HOMES
DANZE & DAVIS ARCHITECTS
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0" (on 24"x36")
Scale: 1/8" = 1'-0" (on 11"x17")
Scale: NTS (any other size)
2114_L

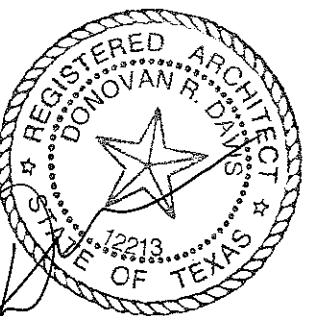




SECOND FLOOR PLAN
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 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)

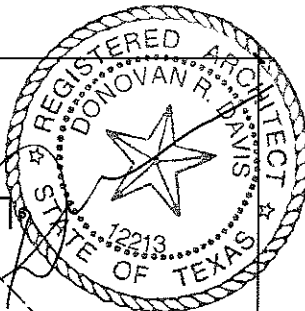
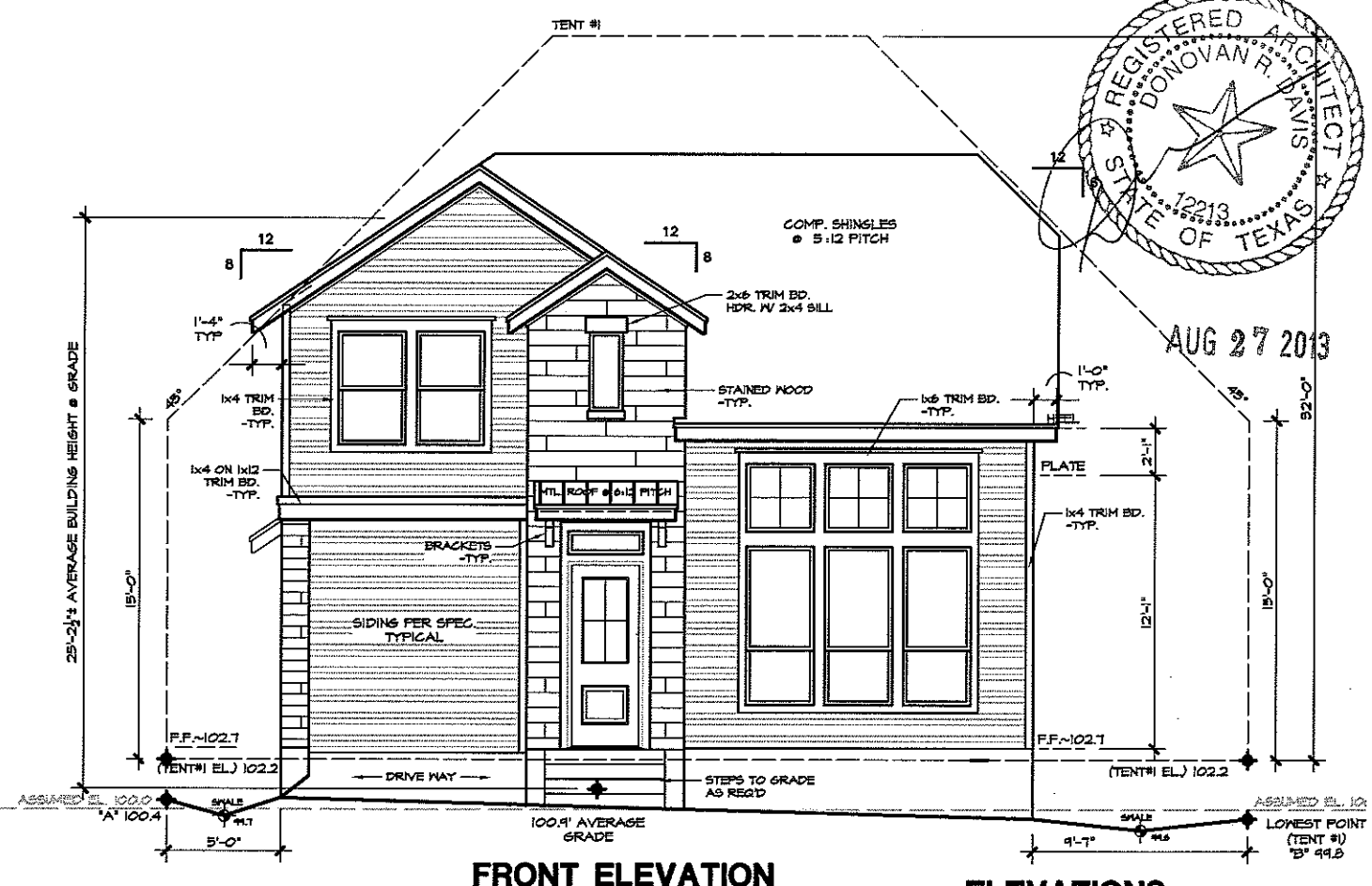
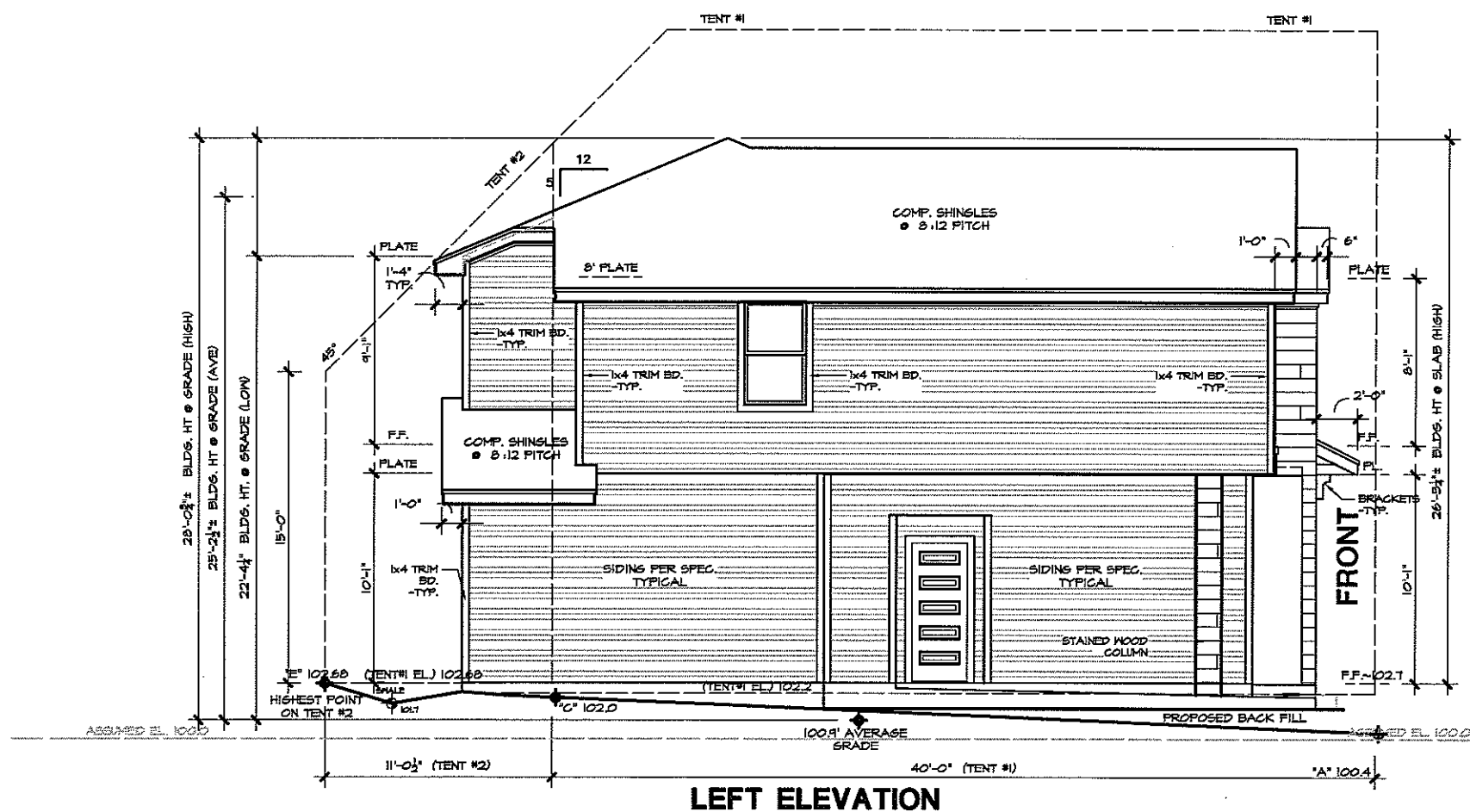
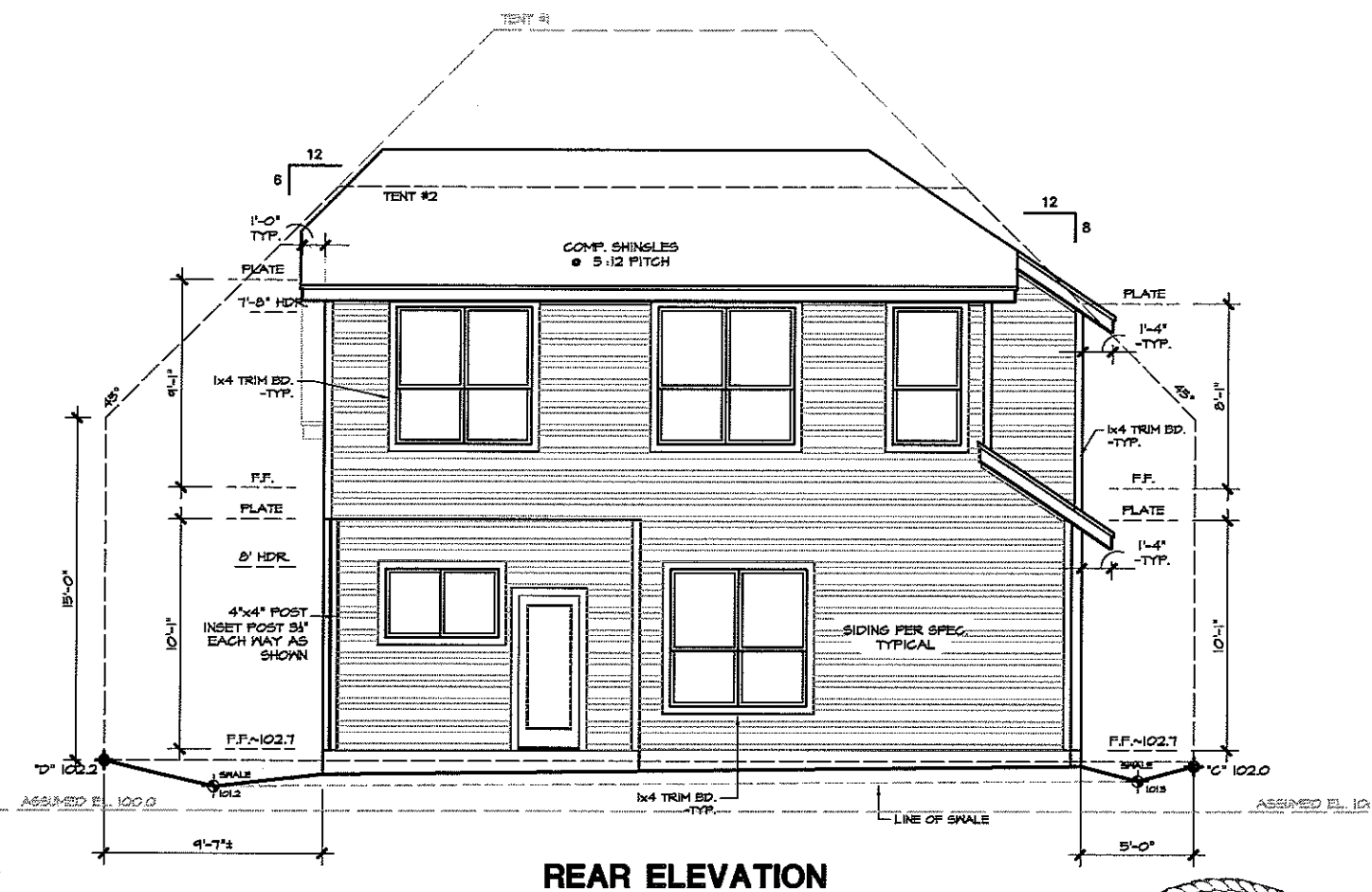
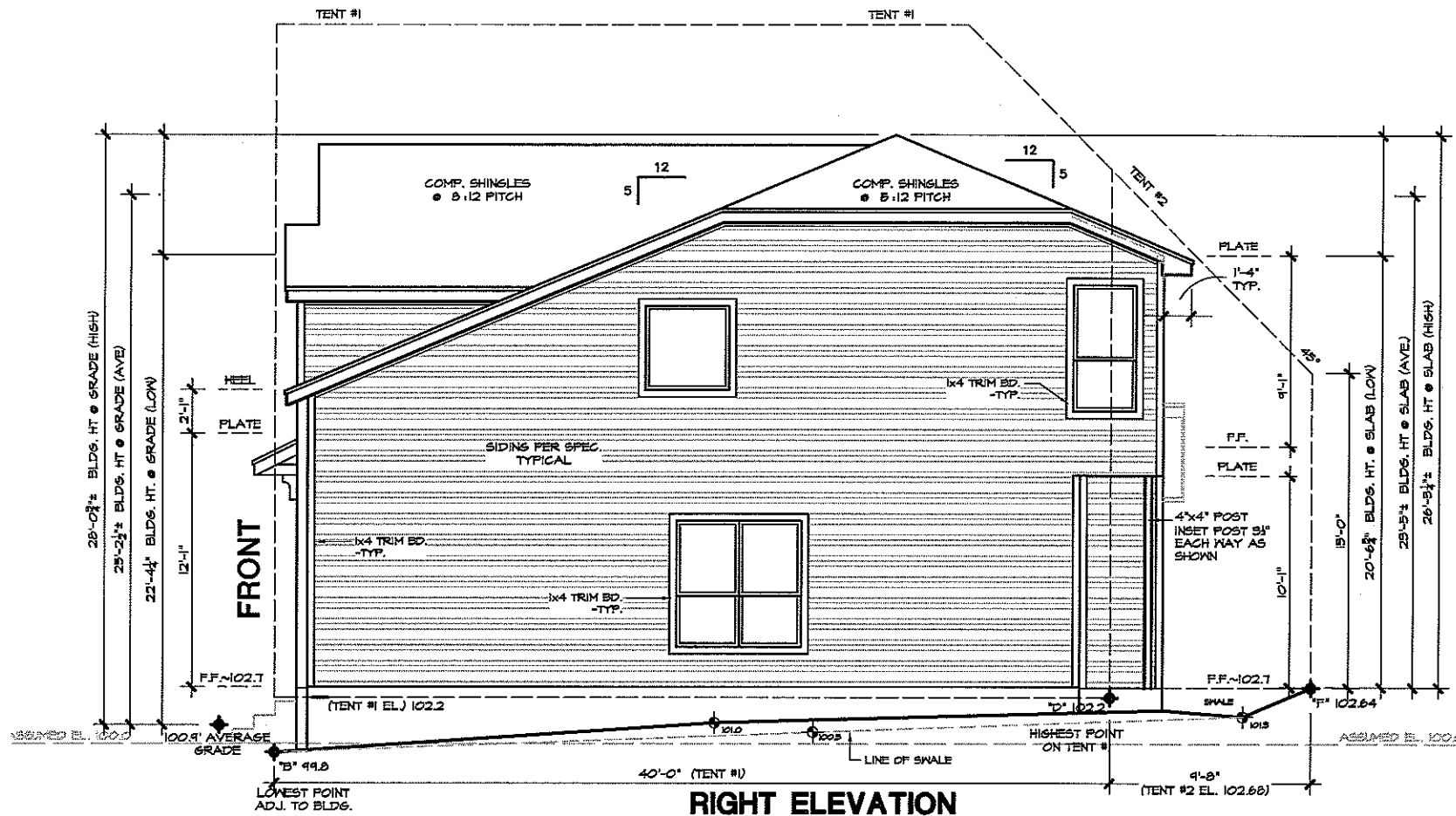


FIRST FLOOR PLAN
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 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)



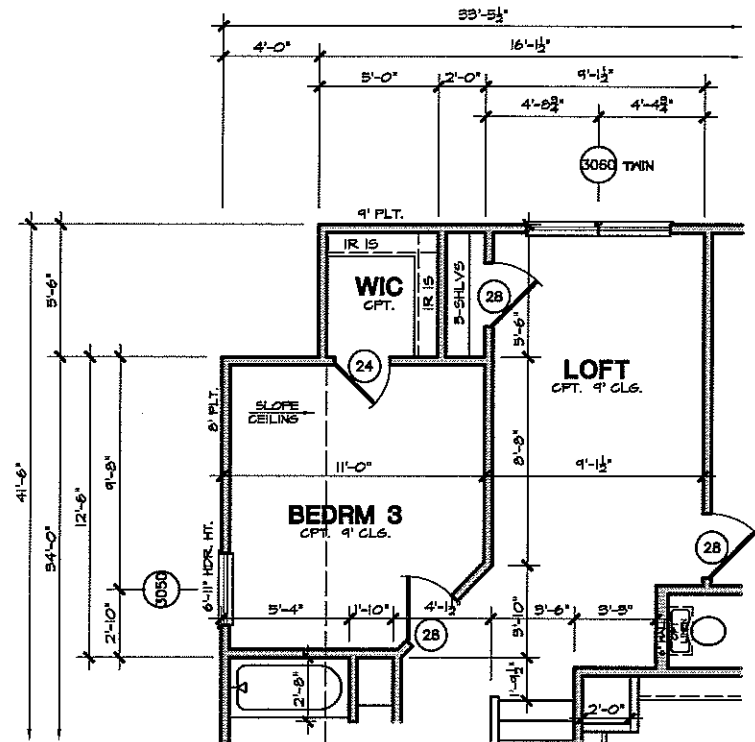
AUG 27 2013

ELECTRICAL PLAN
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
2114_L



NOTE: INSTALL STUCCO
EXPANSION/CONTROL JOINTS PER
MANUFACTURER'S
RECOMMENDATIONS AND LOCAL
CODE REQUIREMENTS

ELEVATIONS
Scale: 1/4" = 1'-0" (on 24"x36")
Scale: 1/8" = 1'-0" (on 11"x17")
Scale: NTS (any other size)
2114_L



BEDROOM 3 OPTION
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)

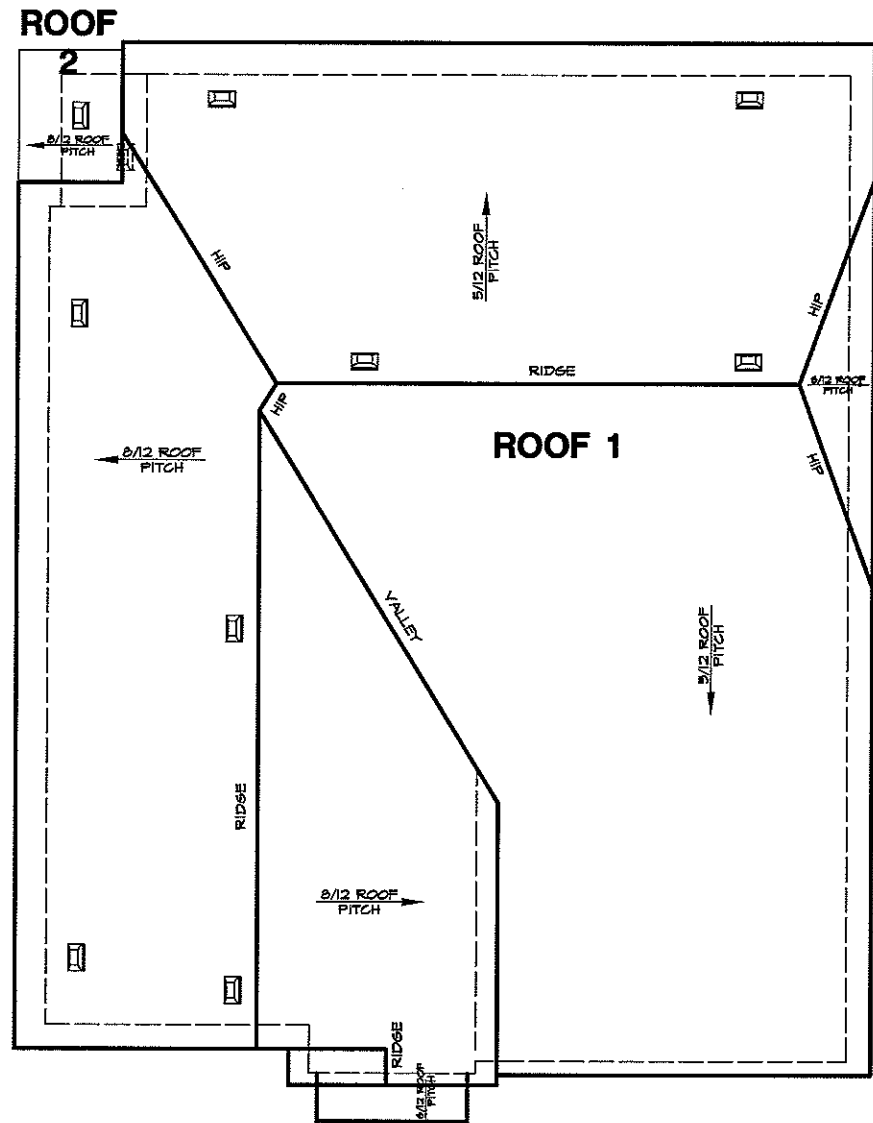
GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1305.1.3 Appliances in attics. Attics containing appliances shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

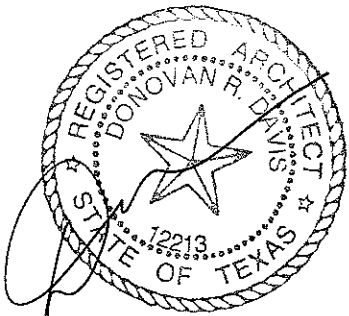
Exceptions:

1. The passageway and level service space are not required where the appliance can be serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not more than 50 feet (15240 mm) long.

M1305.1.3.1 Electrical requirements. A luminaires controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39.



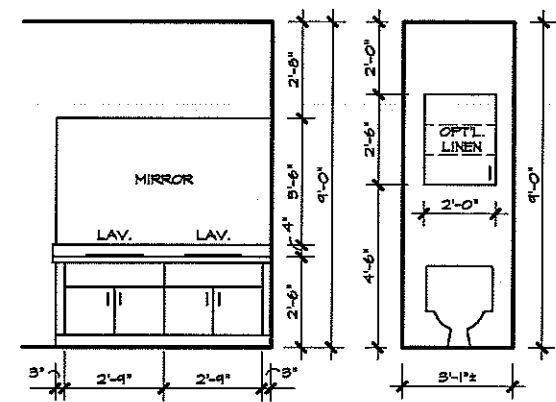
NOTE:
 HVAC TO BE LOCATED IN ATTIC



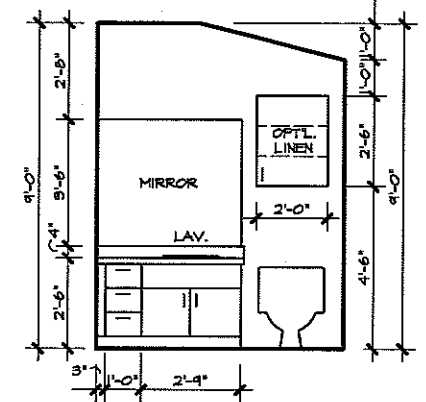
AUG 27 2013

Plan #	Elevation	Roof Area Type	Area Square footage (square feet)	Per unit area @ 1/300 (square inches)	High Ventilation @ 50% (square inches)	Required 12" Air Bricks @ 100 sq. in. each (count)	Low Ventilation @ 50% (square inches)	Required 12" Air Bricks @ 100 sq. in. each (count)
1607W, 10b	A	Roof 1 - ALL OPTS	1377.00	660.96	330.48	4	330.48	4
		Roof 2 - ALL OPTS	19.00	9.13	4.56	1	4.56	1

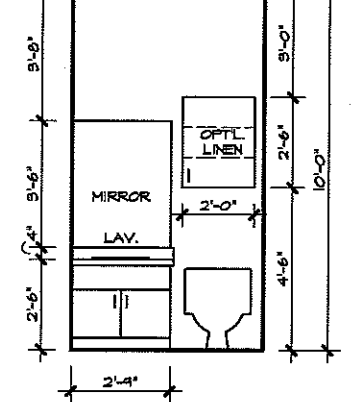
ROOF PLAN
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 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)
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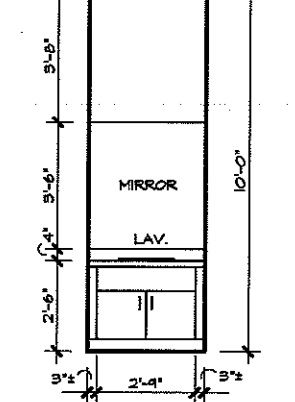
MASTER BATH



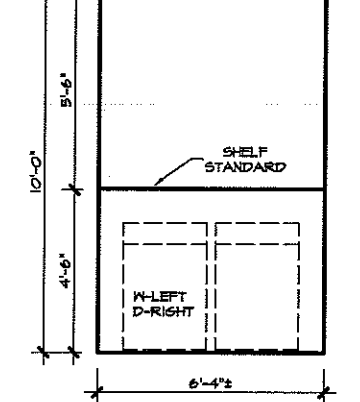
BATH 2



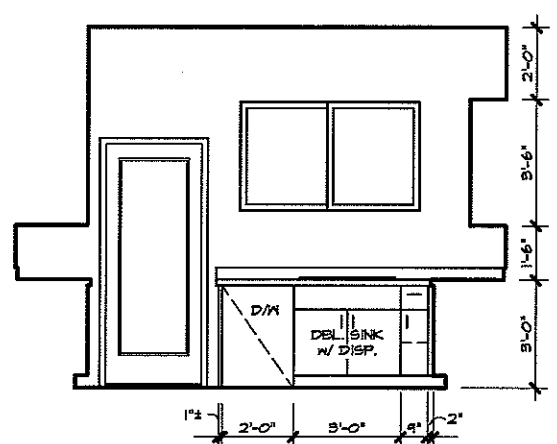
POWDER



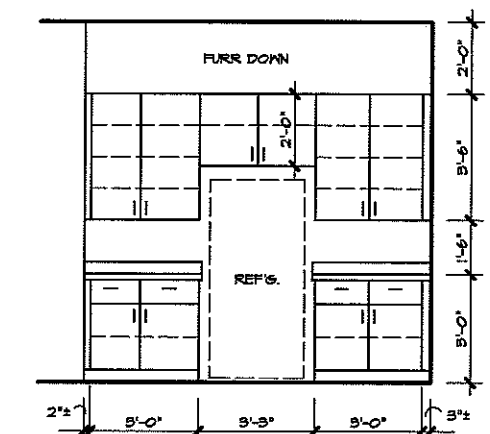
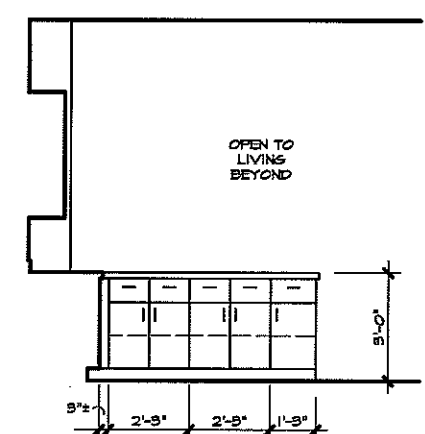
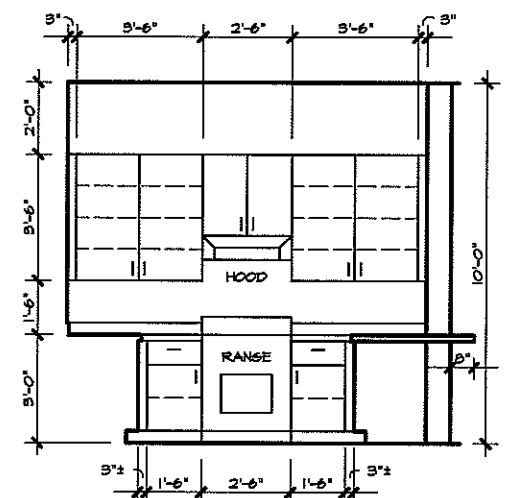
BATH 3



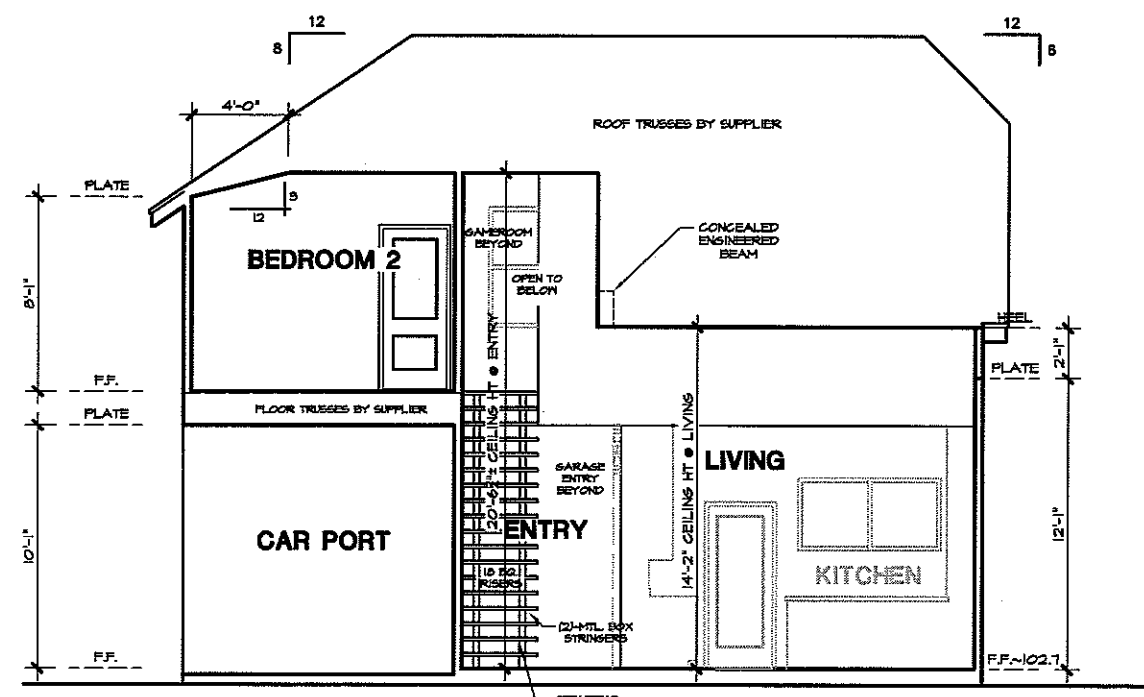
UTILITY



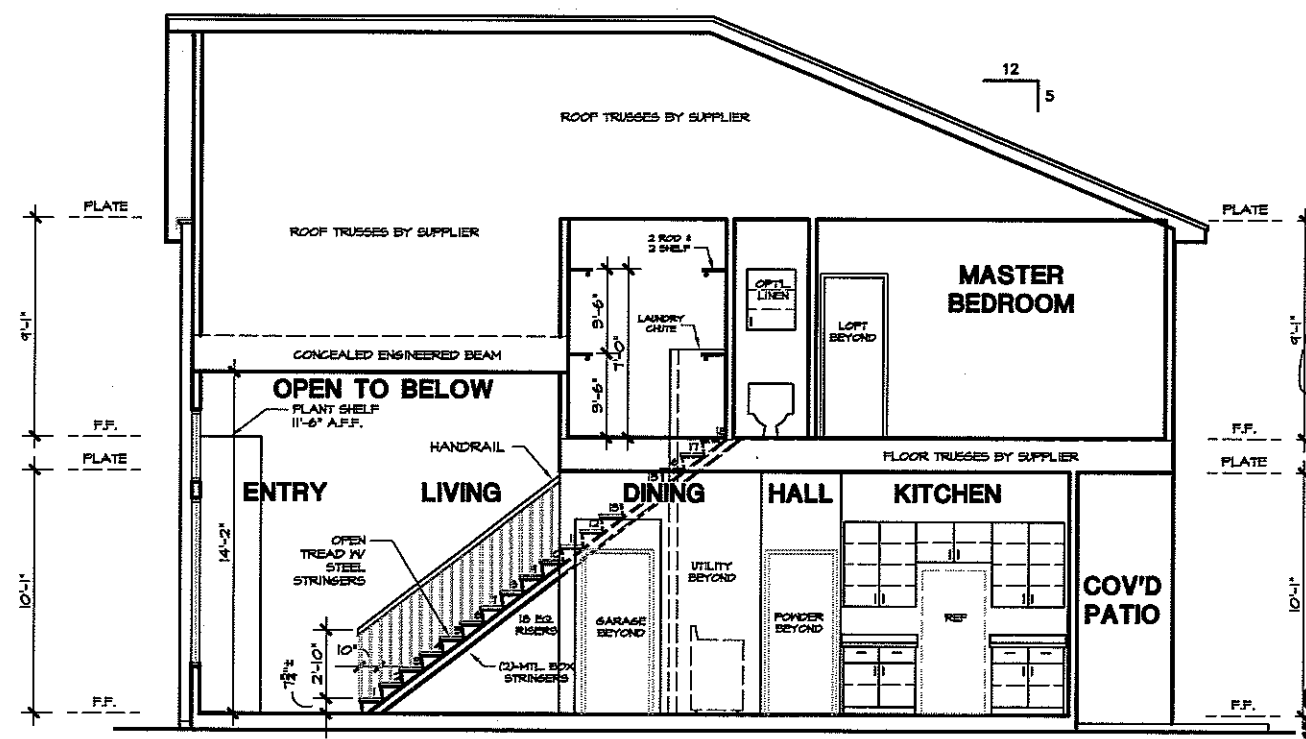
KITCHEN



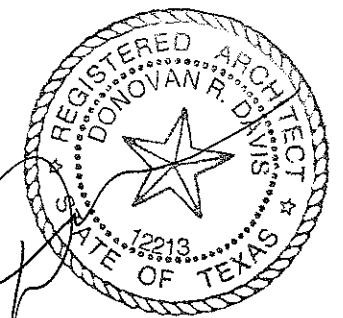
CABINETS ELEVATIONS
 Scale: 3/8" = 1'-0" (on 24"x36")
 Scale: 3/16" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)



SECTION B-B
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)



SECTION A-A
 Scale: 1/4" = 1'-0" (on 24"x36")
 Scale: 1/8" = 1'-0" (on 11"x17")
 Scale: NTS (any other size)



AUG 27 2013

CABINETS / SECTION
 Scale: 1/4" = 1'-0" (on 24"x36")
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 Scale: NTS (any other size)
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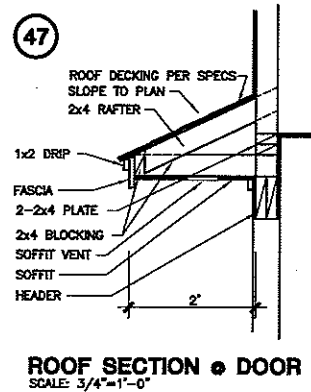
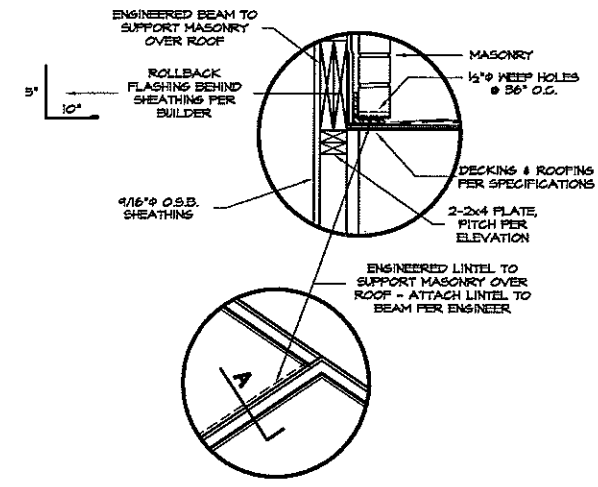
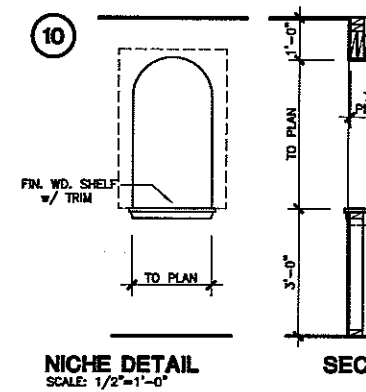
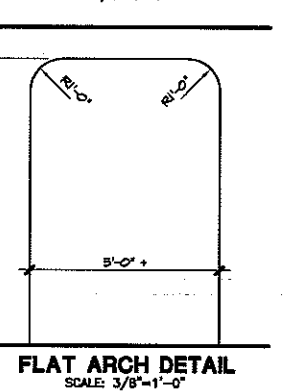
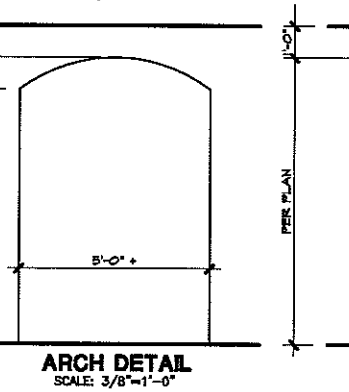
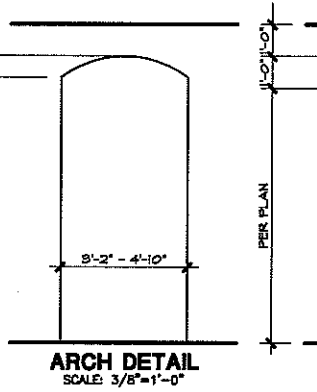
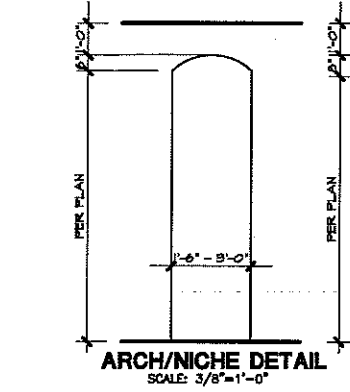
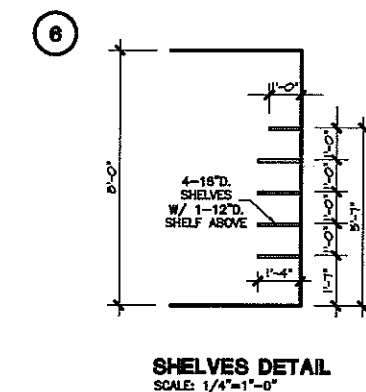
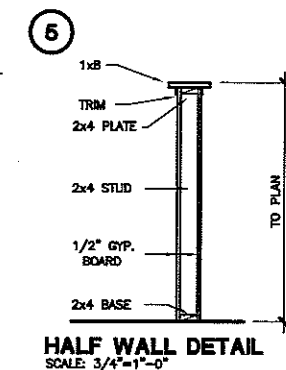
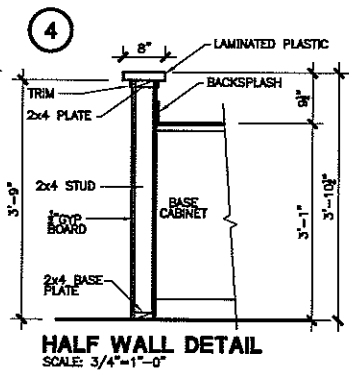
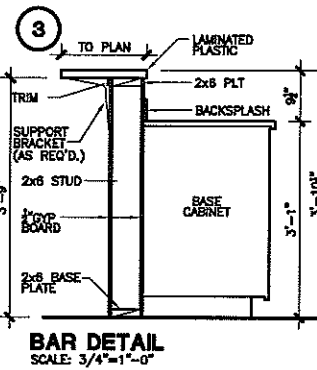
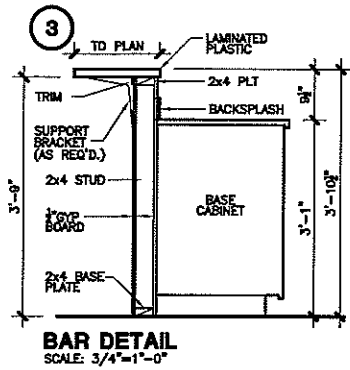
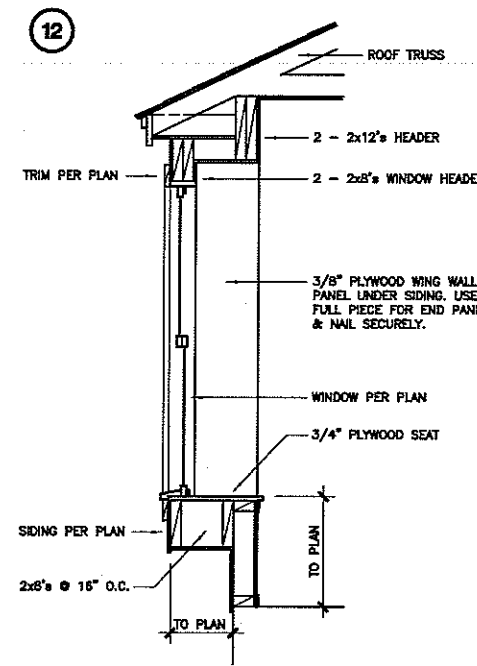
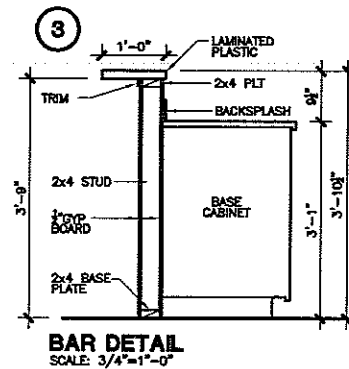
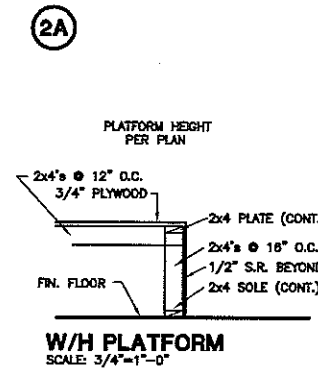
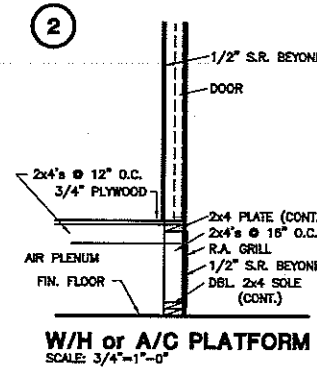
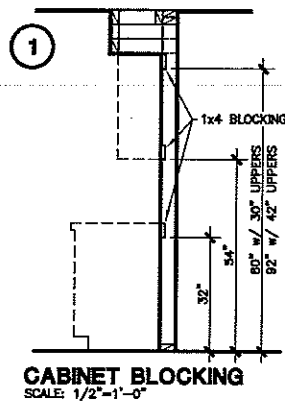
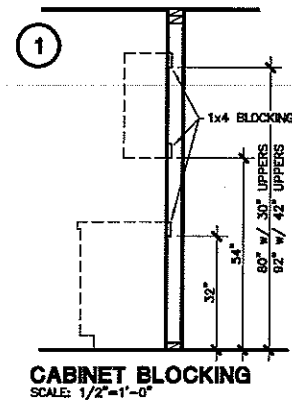


TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and stairs	Not less than 1/2-inch gypsum board or equivalent applied on the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

Tables R302.1
Excerpted from the 2009 International Residential Code, Copyright 2009.

Tables R302.6
Sections R302.1, R302.6, R315.1, R602.3, R602.3(1), R602.3(2), R612.2, R612.3, R612.4, M1305.1.1, M1305.1.3, M1305.1.3.1, M1502.4.4.1
Excerpted from the 2009 International Residential Code, Copyright 2009.

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THESE PLANS ARE TO COMPLY WITH THE FOLLOWING CODES:
2009 INTERNATIONAL RESIDENTIAL CODE,
2009 INTERNATIONAL ENERGY CONSERVATION CODE,
2009 INTERNATIONAL PLUMBING CODE,
2009 INTERNATIONAL MECHANICAL CODE,
2008 NATIONAL ELECTRICAL CODE.

Rechecks WILL REQUIRE TO BE OF THE 2009 ENERGY CODES AND REQUIRE CERTIFICATION OF COMPLIANCE BY FINAL

"R302.1 EXTERIOR WALLS. CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1." EXCEPTIONS: SEE CODE

"R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL."

"R315.1 CARBON MONOXIDE ALARMS. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES."

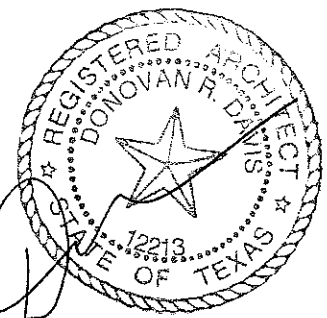
WIND BRACING
"R602.3 DESIGN AND CONSTRUCTION. EXTERIOR WALLS OF WOOD FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS." SEE CODE FOR CONTINUATION OF THIS SECTION. AS ALTERNATIVE, PROVIDE ENGINEERED DESIGN. EXCEPTION: SEE CODE

R612.2 WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.

EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH SECTION R612.3
3. OPENINGS THAT ARE PROVIDED WITH FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
4. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R612.4

"M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 8 INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17." EXCEPTION: SEE CODE

"M1502.4.4.1 SPECIFIED LENGTH. THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE 25 FEET FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE M1502.4.4.1."



AUG 27 2013

GENERAL NOTES:
NO CHANGES SHALL BE MADE WITHOUT APPROVAL FROM PLAN REVIEW.

MIN. 2-1/2" INSULATION UNDER FLOOR OVER GARAGE AREA.

GLASS IN SHOWER DOORS TO BE SAFETY GLASS.

GLASS IN DOORS TO BE SAFETY GLASS IF GLASSER THAN 3/4" DIAMETER OR WITHIN 5 FT. OF DOOR OPENING.

GLASS IN FULL WINDOWS AT TURN TO BE SAFETY GLASS.

RAILS AT STAIRS MAX. 36 IN. HIGH.

RAMPABLES TO BE 30 TO 34 IN. ABOVE STAIR ROUNDS & GULCH RAILS AT 36 IN. MAX.

MIN. 40 LB. PER SQ. FT. PLANKS 2 IN. THICK (2ND FLOOR) FOR SEPARATION FROM 1ST FLOOR. MIN. 40 LB. PER SQ. FT. PLANKS 2 IN. THICK (1ST FLOOR) FOR SEPARATION FROM 2ND FLOOR. MIN. 40 LB. PER SQ. FT. PLANKS 2 IN. THICK (2ND FLOOR) FOR SEPARATION FROM 3RD FLOOR.

ROOF/CEILING/CHIMNEY CONSTRUCTION SHALL COMPLY WITH IRC 2009 OR LATEST ENGINEERED SPEC. OR PER PERMITS OFFICIAL'S REVIEW.

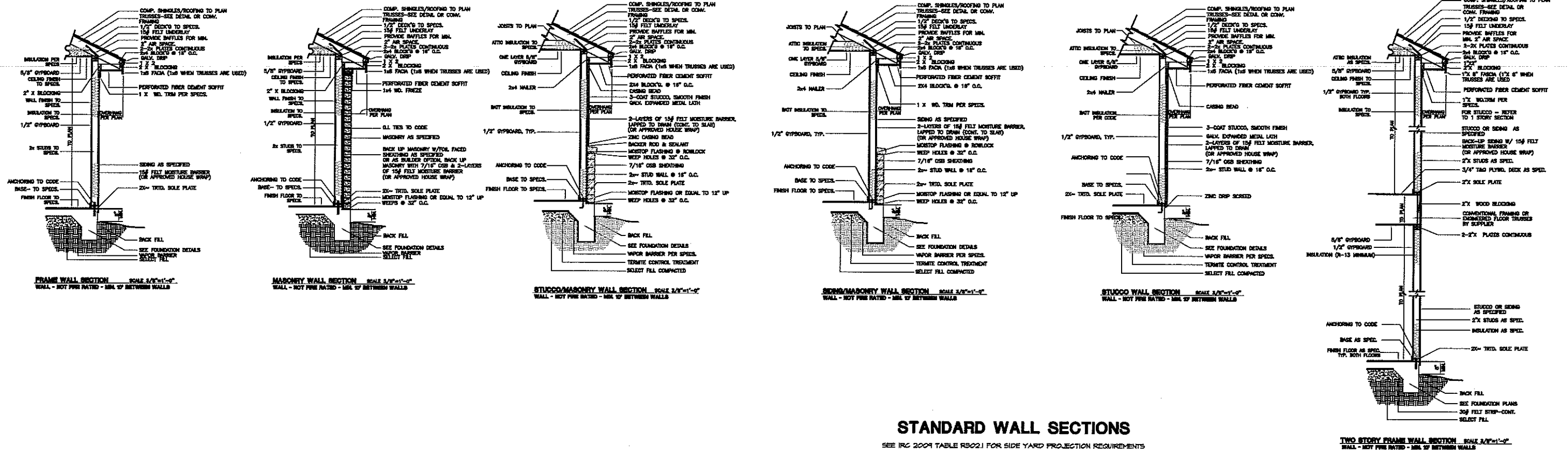
FOUNDATION CONSTRUCTION SHALL COMPLY WITH IRC 2009 OR LATEST ENGINEERED SPEC. OR PER PERMITS OFFICIAL'S REVIEW.

ATTN: BY A/C UNIT SHALL BE LOCATED WITHIN 50 FT. OF THE SERVICE OPENING.

3/4" OPERABLE SHALL BE LOCATED MIN. 10 FT. FROM ANY GAS FIRED APPLIANCE OR ITS EXHAUST'S OPENING.

CONSULT LOCAL BUILDING OFFICIAL FOR REQUIREMENTS REGARDING FIRE RATINGS.

DETAILS
Scale: AS NOTED



STANDARD WALL SECTIONS

SEE IRC 2004 TABLE R302.1 FOR SIDE YARD PROJECTION REQUIREMENTS

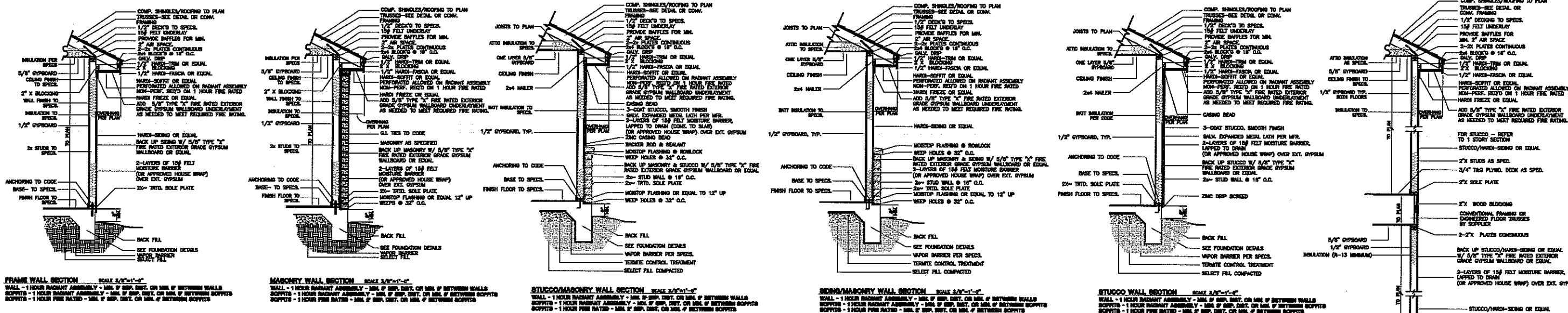


TABLE R302.1 (City of Austin Amended)
EXTERIOR WALLS AND SOFFITS

WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls (Fire-resistance rated)	1 hour with exposure from both sides	0 feet
(Radiant assembly)	Radiant exposure	3 feet
(Not fire-resistance rated)	0 hours	5 feet
Projections (Fire-resistance rated)	1 hour on the underside	2 feet
(Radiant assembly)	Radiant exposure	3 feet
(Not fire-resistance rated)	0 hours	5 feet
Openings	Not allowed	< 3 feet
25% Maximum of Wall Area	Radiant exposure	3 feet
Unlimited	0 hours	5 feet
Penetrations	All	< 5 feet
	Comply with Section R317.3	< 5 feet
	None required	5 feet

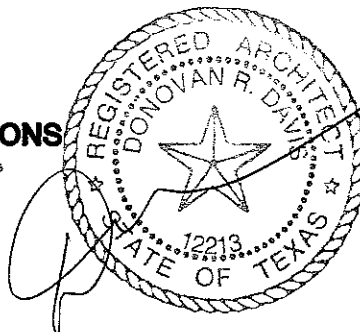
NA = Not Applicable

R302.4 Radiant exposure protection assembly design. Design assemblies for radiant and duplex family dwellings shall comply with this section and serve as radiant assembly barriers.

1. Exterior surfaces, including siding, soffits and trim materials, shall be of non-combustible materials such as masonry, brick, or cement fiberboard (e.g. Hardi-Siding®).
2. The underlayment for the exterior masonry or siding shall be Type X fire-rated exterior grade gypsum wallboard.
3. Windows shall be dual pane low-E glazing.
4. Doors shall be solid core doors and door frames when provided shall be dual pane low-E glazing.
5. Dryer vents and hose bibs shall be permitted, but dryer vent tubing shall not be installed in direct contact with wood framing members.

RADIANT ASSEMBLY - WALL SECTIONS

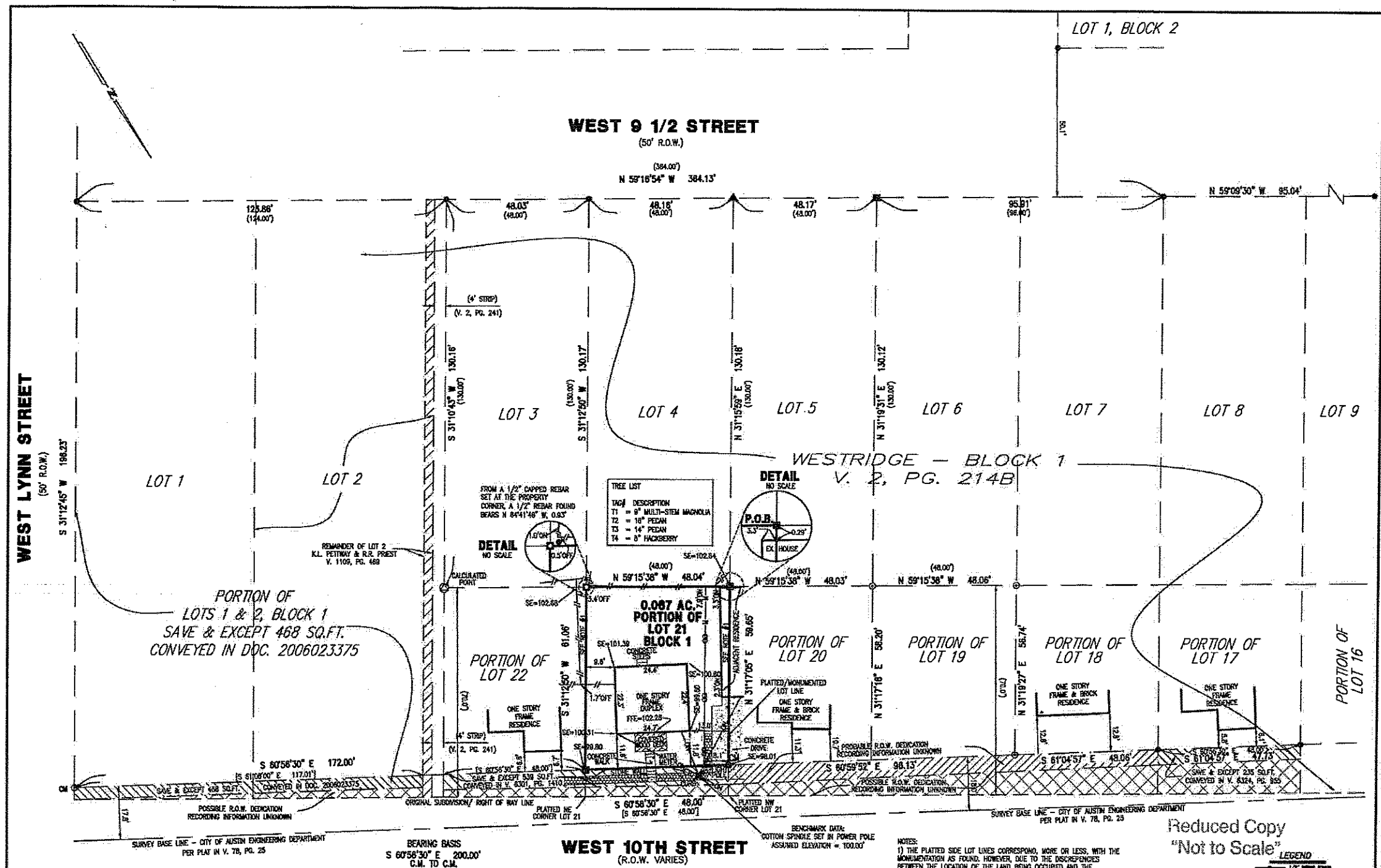
SEE IRC 2004 TABLE R302.1 FOR SIDE YARD PROJECTION REQUIREMENTS



AUG 27 2013

DETAILS
Scale: AS NOTED

CONSULT LOCAL BUILDING OFFICIAL
FOR REQUIREMENTS REGARDING
FIRE RATINGS.



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

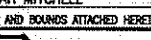
NOTES:
1) THE PLATTED SIDE LOT LINES CORRESPOND, MORE OR LESS, WITH THE MONUMENTATION AS FOUND. HOWEVER, DUE TO THE DISCREPANCIES BETWEEN THE LOCATION OF THE LAND BEING OCCUPIED AND THE PLATTED/MONUMENTED LOT LINES, IT IS RECOMMENDED BY THE UNDERSIGNED THAT THE OWNER OF THIS TRACT OF LAND PURSUE BOUNDARY LINE AGREEMENTS WITH ADJOINING PROPERTY OWNERS.

• = LEGAL DESCRIPTION:

BEING A PORTION OF ONE ACRE PORTION OF LOT 21, BLOCK 1, WESTBRIDGE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 2145 OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND REFERRED TO CHAS. DOUGLAS WALKER IN DOCUMENT NUMBER 2000083216, 7000089217, AND 2000084217, ALL OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, SAYE AND EXCEPT A PORTION OF A 538 SQUARE FOOT TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN IN VOLUME 6301, PAGE 1410 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS; SAYE 0.07 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FLUKE CERTIFICATION

THIS AREA IS NOW DEPICTED AS BEING A SPECIAL FLOOD HAZARD AREA FOR FLOOD INSURANCE RATE MAP 14 0461 H, DATED 06/01/89. IT IS REPRESENTED AS ZONE "X". HOWEVER, AT THE PRESENT TIME NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON THE MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED HEREON AND DOES NOT Warrant THAT THE PROPERTY AND/OR ITS STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS <u>1607 W. 10TH STREET</u>		CITY <u>AUSTIN</u>	COUNTY <u>TRAVIS</u>	STATE OF TEXAS												
LMT. PORTION OF LOT 21* BLOCK 1 <u>SUNNYVIEW</u>		WESTRIDGE		VIL/CD 2 PG#18 2148 PLAT 322220												
REFERENCE NAME <u>SARAH MITCHELL</u>																
* FURTHER DESCRIBED IN METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.																
G.F. # <u>201203103</u>																
B & G SURVEYING, INC. DEWEY H. BURRIS & ASSOCIATES, INC. Surveyed by: <u>B & G Surveying, Inc.</u> WWW.BANDGOSURVEY.COM 1404 West North Loop Blvd., Austin, Texas 78750 Office 512-458-6988, Fax 512-458-6645																
		JOB # B0706113-TA DATE: 12/07/12 SCALE 1" = 20'														
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[Signature]

TO THE UNDERSIGNED AND / OR PRESENT OWNER OF THE PREMISES SURVEYED AND TO
HERITAGE TITLE COMPANY
ALLIANT NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE SAID LENDER HEREIN THAT THE SAID DEED WAS FILED ON MY DATE ON THE UNDERSIGNED, WHICH IS IMPERIAL COUNTY OF THE PROPERTY USUALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE COMPANIES' STANDARD FORMS AND THAT THE SAME ARE IN FULL COMPLIANCE WITH THE COMPLETE, COMPREHENSIVE OBLIGATIONS OF SURETYPING, OR RECORD IN PLACE, EXCEPT AN ORDER PRESENT.

A circular professional seal for Michael J. Lancaster, a Registered Professional Land Surveyor in the State of Texas. The seal features a five-pointed star in the center. The text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and "PROFESSIONAL LAND SURVEYOR" is at the bottom. The name "MICHAEL J. LANCASTER" and the number "5529" are prominently displayed in the middle. There is some faint, illegible text on the left side of the seal.

[illegible]