

**HISTORIC LANDMARK COMMISSION
NOVEMBER 18, 2013
CERTIFICATE OF APPROPRIATENESS
HDP-2013-0696
907 W. 18th Street
Proposed Old Judges Hill Local Historic District**

PROPOSAL

Exterior repairs and revisions and increase roof height on a proposed contributing house.

PROJECT SPECIFICATIONS

The existing house is a 1939, two-story, with gable end roof and a projecting gabled one-story wing, which was originally a garage. The house reflects the Monterey style of architecture with stucco cladding, shutters, and ornamental iron railing and columns on the second floor balcony.

The applicant proposes to repair the stucco, ornamental railings, front windows, and shutters, and replace the windows on the side and rear elevations. On the projecting garage, the original front automobile access will be reopened and a new doorway will be created on the side wall. Additionally the applicant proposes to raise the ridge line of the main house roof almost 2 feet and install dormers on the rear slope to provide attic living space.

STANDARDS FOR REVIEW

The existing house is located within the boundaries of the proposed Old Judges Hill Local Historic District (rezoning initiated August 6, 2013). The application for the District proposes the house as a contributing property. City Code Section 25-11-212 requires a certificate of appropriateness to, “change, alter, remove or demolish an exterior architectural or site feature of a structure for which designation is pending...” The proposed Old Judges Hill LHD Design Standards have not yet been adopted, however, they are based upon the Secretary of the Interior’s Standards so the following standards should be applied for review of the proposed work:

- 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.

- Surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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 installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.

The repair of materials, especially those on the front elevation meets the guidelines, as does recreating the garage opening. The replacement of side and rear windows, the creation of a doorway on the side wall of the garage, and installation of rear dormers has minimal impact on the house's appearance, especially from the street. The increase in roof height is minimal and maintains a medium slope roof profile, typical of the house's architectural style, so maintains its contributing status.

STAFF RECOMMENDATION

The proposed design is a good solution for providing additional living space in the attic and maintaining the property's historic appearance. Approve as presented.

STAFF RECOMMENDATION

Approve as presented.

PHOTOS



907 W. 18th Street



SUBJECT TRACT



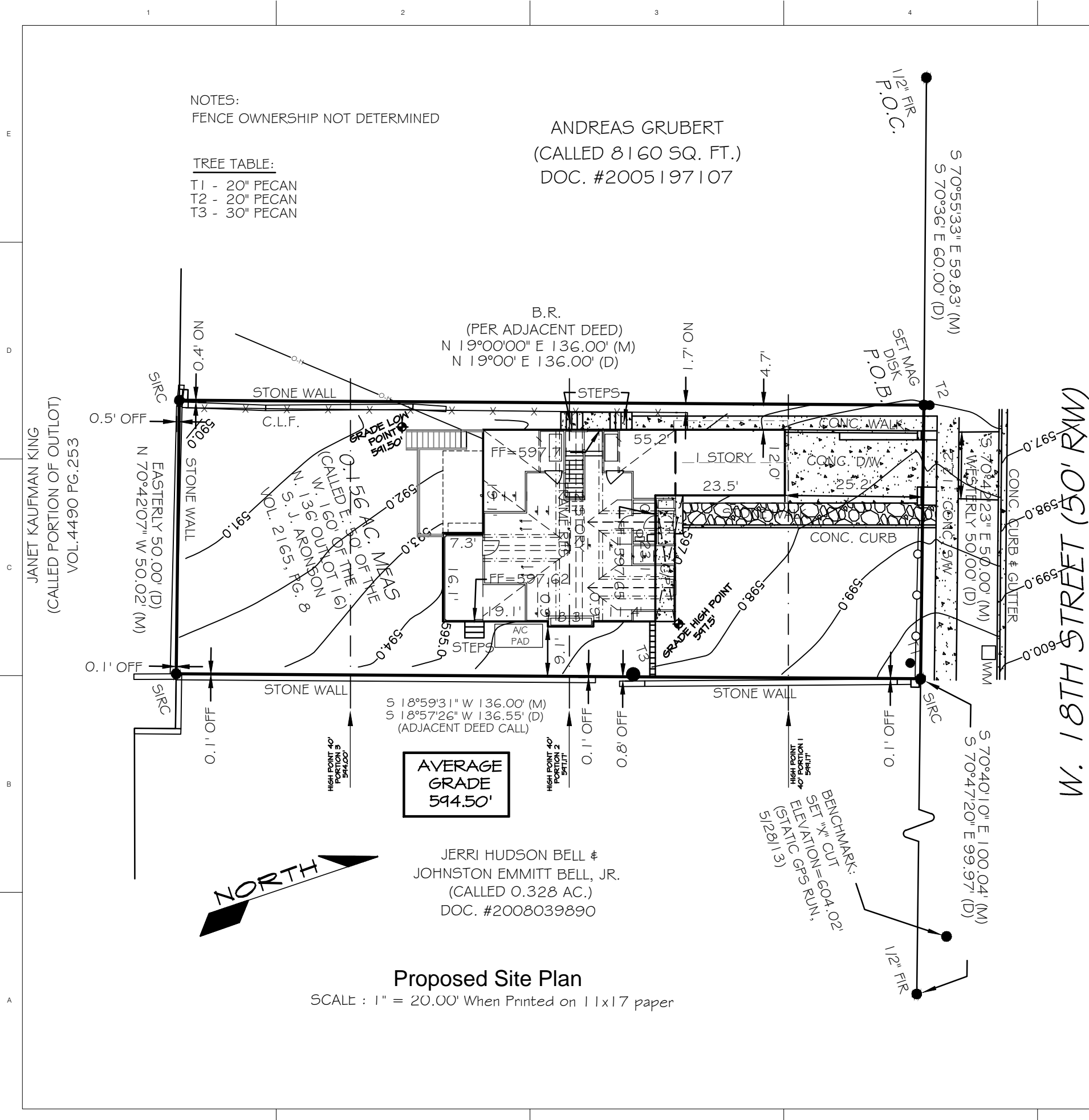
ZONING BOUNDARY

CASE#: HDP-2013-0696
LOCATION: 907 W 18th 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.



NOTES:
FENCE OWNERSHIP NOT DETERMINED

TREE TABLE:
T1 - 20" PECAN
T2 - 20" PECAN
T3 - 30" PECAN

ANDREAS GRUBERT
(CALLED 8160 SQ. FT.)
DOC. #2005197107

GENERAL SHEET NOTES

- A. DO NOT SCALE DRAWINGS.
- B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- C. VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF OWNER.
- D. PROVIDE PROTECTIVE FENCING TO SCREEN LANDSCAPING FROM CONSTRUCTION ACTIVITY. COORDINATE WITH OWNER.
- E. PROVIDE PORT A CAN AND REGULAR MAINTENANCE.
- F. COORDINATE STAGING AREAS WITH OWNER.
- G. COORDINATE CONSTRUCTION VEHICLE PARKING WITH OWNER.
- I. ALL DELIVERIES TO BE WITHIN NORMAL WORKING HOURS.

SHEET KEYNOTES

- 1. EXISTING TWO STORY RESIDENCE WITH ONE STORY DEN
- 2. EXISTING MECHANICAL ROOM AND DECK
- 3. NEW GARAGE AND SECOND FLOOR ADDITION
- 4. NEW WOOD DECK AND STEPS.
- 5. NEW CONCRETE.

OWNER;
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512-306-1148

LOCAL DESIGNER;
JEFF OVERMAN
11512 Rinity Hill Dr.
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512-627-0746

LOT INFORMATION

PARCEL ID #0211010403
ZONING - SF3
LOT
ALLOWABLE F.A.R. 40%
6800 SQ.FT. (TCAD)
2720 SQ.FT.

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ZOOK RESIDENCE
AUSTIN, TEXAS

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Original Designed by: Barbara Zook

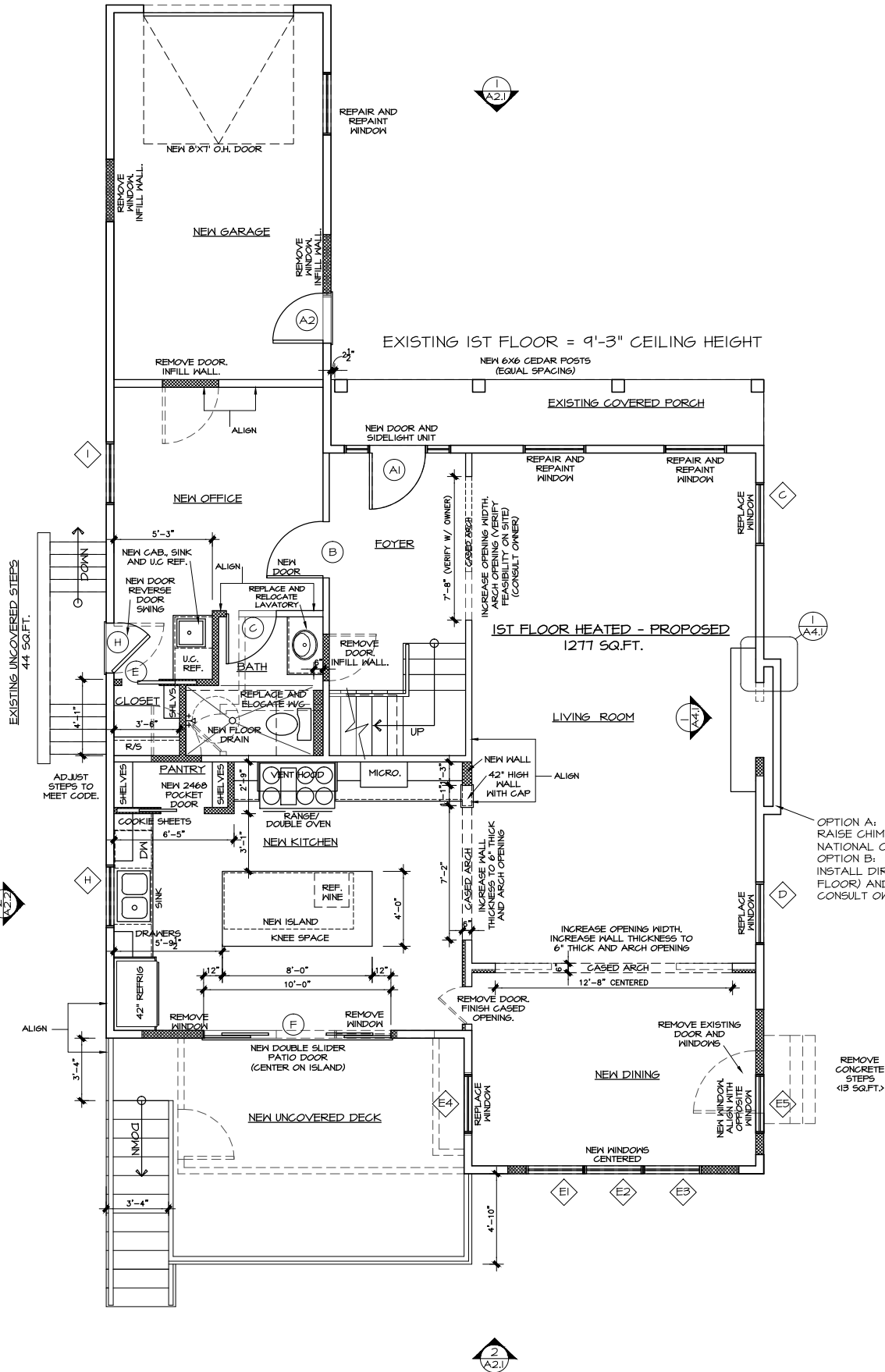
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S1.2

SHEET OF

FIRST FLOOR FINISH SCHEDULE

ROOM	CEILING	WALL	FLOOR	REMARKS
Existing foyer	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Tile over wood Install new tile Seal grout joints	Install new wood framed segmental arch opening to Living, trimmed with 1 x 6 trim. Verify trim detail with Owner. Install new sound proof door with trim Paint all trim with semi-gloss finish
Existing Stairs	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinished, stained and sealed wood	Sand and refinish stair treads. Repaint wooden railing, walls and wood baseboards. Paint all trim with semi-gloss finish
New Bath	New GNB Orange Peel Texture Eggshell Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	Tile over wood Install new tile Seal grout joints	Tile new shower pan, curb, three sides to ceiling. Install shower fixture at 7' ht. Install tempered frameless glass shower partition and door. Glass to ceiling. Provide allowance for fixtures, mirror, accessories and cabinets. Install new toilet. Install new door and trim. Install new baseboard trim Paint all trim with semigloss finish. Install fan/light fixture to ventilate space per code.
Existing Living Room	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinished, stained and sealed wood	Install new trim, reusing original trim and detailing for surround and sill. Paint with semi-gloss paint Reinstall wood baseboard and cornice trim, paint with semigloss paint Provide allowance to install and paint with semigloss new wood fireplace surround, tile around opening and hearth Install wood framed segmental arch between Living and Dining. Trim with 1 x 6 trim. Verify detail with Owner. Paint with semigloss paint (see new floor plan for dimension)
New Dining Room	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Clean, polish and seal existing tile.	Install new trim, with new trim matching the original Living Room trim and detailing for surround and sill. Paint with semi-gloss paint Reinstall wood baseboard and cornice trim, paint with semigloss paint Infill original door and windows on the east wall to new window opening size with wood frame. Infill original window opening to new window opening size with wood frame. Install wood framed segmental arch between Living and Dining. Trim both sides with 1 x 6 trim. Verify detail with Owner. Paint with semigloss paint (see new floor plan for dimension) Open up east doorway to be an arched opening. No new wood trim this opening.
New Dining Room	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Clean, polish and seal existing tile.	Install new windows and trim, with new trim matching the original Living Room trim and detailing for surround and sill. Paint with semi-gloss paint Reinstall wood baseboard and cornice trim, paint with semigloss paint Infill original door and windows on the east wall to new window opening size with wood frame. Infill original window opening to new window opening size with wood frame. Install wood framed segmental arch between Living and Dining. Trim both sides with 1 x 6 trim. Verify detail with Owner. Paint with semigloss paint (see new floor plan for dimension) Open up east doorway to be an arched opening. No new wood trim this opening.
New Garage	New GNB Orange Peel Texture Eggshell Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	Cement	Pressure wash cement Infill west window with wood frame, width to match existing. Infill east towards the north for new exterior door. Refer to door schedule for size and type. repair and repaint east window add new door and trim to match original trim of Main Entrance Door. Paint trim with semigloss paint. Stain and seal door. Install new garage door, balance door and install automatic chain drive garage door opener. Install exterior and interior trim to match original
New Kitchen	New GNB Orange Peel Texture Eggshell Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	Refinished, stained and sealed wood	Install new wood framed segmental arch opening to Living, trimmed with 1 x 6 trim e.s. Verify trim detail with Owner, paint with semigloss paint. Install new 10'-foot Jeld-Ken wood clad four panel slider in new opening on south wall. Trim to match Living Room trim. Install new cabinets and counter. Provide an allowance for cabinets, backsplash and counter. Cabinets will go to the ceiling. Backsplash will be from counter to under cabinet full height. Install new sink and faucets. Install new door to pantry closet. Provide an allowance for shelving. Install new 3' refrigerator, 3' gas stove, dishwasher, microwave, and below the counter wine cooler. Provide an appliance package allowance. Paint all trim with semi-gloss finish
New Office	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Install and refinish new hardwood floor to match existing hardwood flooring	Install new door in existing opening east wall. Install new frame plumbing wall on east for new Pullman kitchen. Open new door to bath, install door and install new door and trim to match Living Room. Paint walls of Pullman kitchen area with eggshell paint. Install new exterior door to match new front and new garage door. Install new trim. Stain and seal door. Paint trim semigloss. Install new Pullman kitchen. Provide allowance for cabinets and counter. Paint east wall with eggshell paint finish. Frame wall on south and frame new sliding pocket door. See Door Schedule for type and size. Install trim to match Living Room Trim. Install wire shelf and wood pole. Provide allowance for new sink and fixtures. Provide appliance allowance for undercounter refrigerator and microwave. Install new sound proof door with trim painted into new Office Install baseboard trim and paint all trim with semi-gloss finish
Front Porch	T & G Cedar smooth sawn wood	Hardboard Colonial siding Smooth Surface Siding 6A exposure.	Cement	Pressure wash cement. Seal. Provide sample for Owner approval. Apply per mfrg specifications over Tyvek. Install Tyvek per mfrg recommendations.
Rear Deck and Railing			Cedar 2 x 6 decking.	Install new cedar wood decking, framing and posts. See structural drawings. Seal.



NEW FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE : 1/8" = 1'-0" When Printed on 11X17 Paper

GENERAL SHEET NOTES

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B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
C. VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF OWNER.

SHEET KEYNOTES

1. NEW 6 X 6 CEDAR MILLED ON 2" CONCRETE BASE. PROVIDE DETAIL FOR OWNER APPROVAL.
2. NEW CEDAR DECK WITH 2 X 6 CEDAR DECKING. APPLY HEAVY BODIED OPAQUE OIL BASED STAIN PER OWNER. SEE STRUCTURAL.
3. NEW WINDOWS TO BE INSTALLED PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
4. INSTALL NEW DOORS PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
5. INSTALL NEW CEDAR STEPS PER CODE. STAIN WITH HEAVY BODIED OPAQUE OIL BASED STAIN.
6. INSTALL NEW CEDAR RAILING PER CODE. STAIN WITH HEAVY BODIED OPAQUE OIL BASED STAIN.
7. PATCH OR REPLACE GNB AS REQUIRED FOR NEW ELECTRICAL. IF PATCHING MATCH EXISTING GNB THICKNESS. NEW GNB WILL BE 1/4". NEW FINISH WILL BE ORANGE PEEL TEXTURE THROUGHOUT. PAINT WALLS WITH PREMIUM GRADE PAINT.
8. REINSTALL WOOD BASEBOARD AND CORNICE TRIM TO MATCH EXISTING.
9. INSULATE ALL PARTITION AND NEW EXTERIOR WALLS WITH 6" FIBERGLASS BATT INSULATION.
10. NEW APPLIANCES BY OWNER.
11. PROVIDE PLUMBING FIXTURE ALLOWANCE.
12. PROVIDE CLOSET SHELF/POLE ALLOWANCE.
13. PROVIDE KITCHEN CABINET ALLOWANCE.
14. PROVIDE KITCHEN COUNTER ALLOWANCE.
15. PROVIDE ACCESSORY ALLOWANCE.

LEGEND

- NEW 2X6 FRAME WALL OR MATCH EXISTING WALL WIDTH FOR INFILL OR WIDTH AS NOTE
WALLS TO BE REMOVED

Review Date: 08.06.2013 11.05.2013 07.16.2013 10.31.2013 03.12.2013 08.26.2013

Project No.
Drawn NW
UPDATED JDO
Phase
Date 11.05.2013
Permit
Revisions

New First Floor Plan

A 1.1

SHEET OF

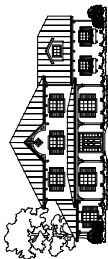
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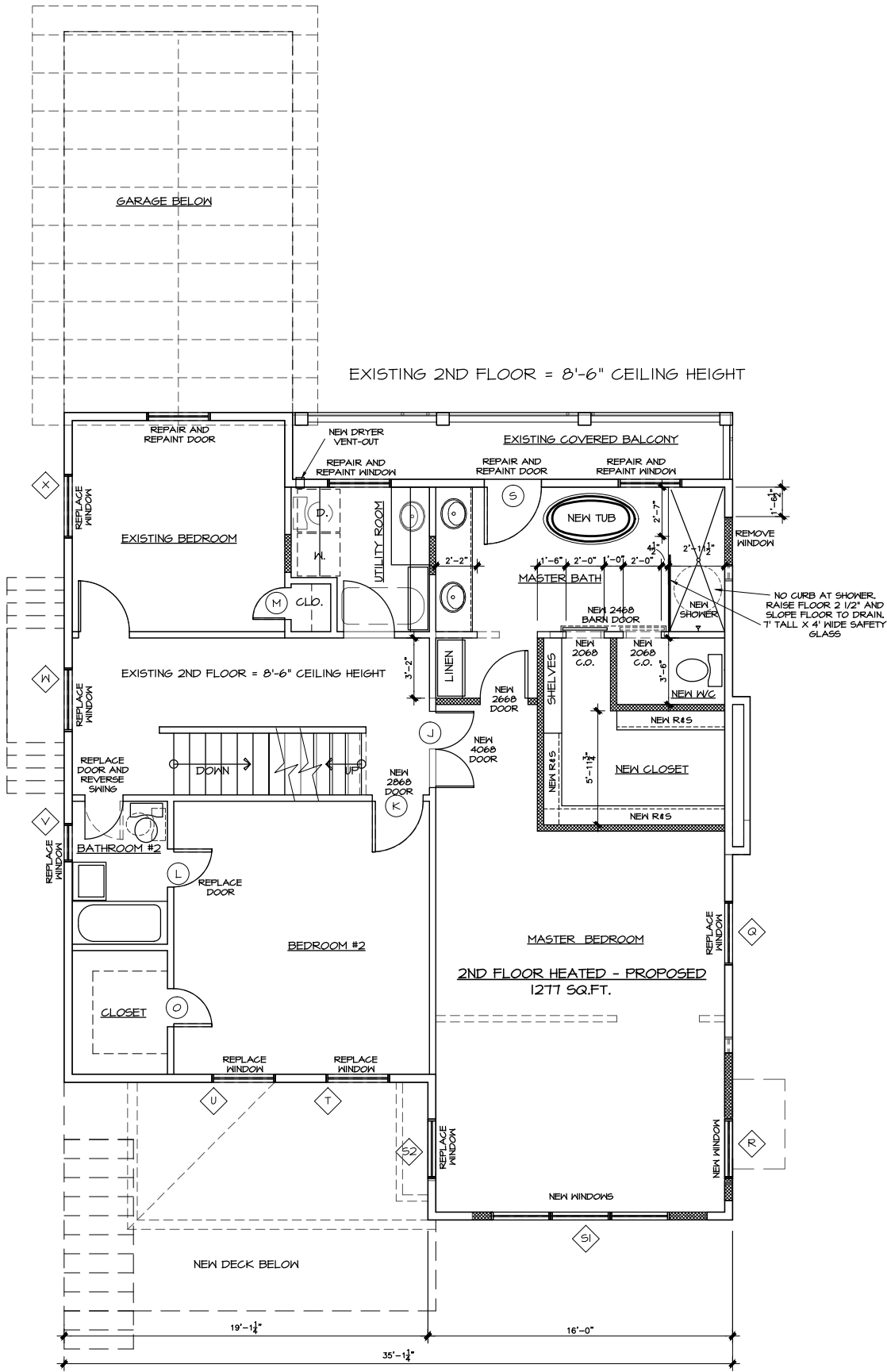
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SECOND FLOOR FINISH SCHEDULE

R O O M	C E I L I N G	W A L L	F L O O R	R E M A R K S
New Master Bedroom	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new wall for new master closet. Baseboard trim to match existing. Paint with semigloss paint. Install new windows, and trim. Paint with semigloss paint
New Master Bath	New GNB Orange Peel Texture Eggshell Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	New tile over existing wood	Refinish tub Install new wall for towel shelving. Provide an allowance for shelving. Provide allowance for new sinks, cabinet, toilet and hardware Infill west door with wood frame matching the wall in width Install new wall with door at entrance to Master Bath. Install new doors for new toilet room and new closet. Trim to be 1 x 6. Paint with semigloss paint Install new tiled curb and drain for new shower. See new floor plan for dimensions. Install new tempered glass shower enclosure floor to ceiling with frameless door. Install new shower head at T'. Include faucets and shower head in allowance.
New Master Closet	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new shelf, pole and shelves. Paint with semigloss paint. Provide allowance.
Existing Bedroom #2	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new windows and trim, reuse existing trim, paint with semi-gloss paint
Stairs	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	Refinish, stain and seal wood	Sand and repaint railing with semigloss paint
Existing Bath #2	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	New tile over existing wood	Refinish tub, install new r.c., and sink with cabinet Install new accessories, provide allowance Install new tile around tub to ceiling. Install new hardware, provide allowance Install new door, hardware and trim, paint with semigloss paint
Bed #2 Closet	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new door, hardware and trim, paint with semigloss paint Install new shelf and pole, provide allowance
New Bath #3	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Eggshell Wall Paint	New tile over existing wood	Refinish tub, install new r.c., and sink with cabinet Install new accessories, provide allowance Install new tile around tub to ceiling. Install new hardware, provide allowance Install new door, hardware and trim, paint with semigloss paint
New Bonus Room Closet	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new door, hardware and trim. Paint with semigloss paint Install new shelf and pole, provide allowance
New Bonus Room	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	Refinish, stain and seal wood	Install new 8'4" north wall between Bonus Room and Utility Room
New Bedroom #3	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	New wood to match existing, stain and seal wood	Install new door, hardware and trim, paint with semigloss paint Install new closet with new shelf and pole, provide allowance
New Utility Room	New GNB Orange Peel Texture Flat Wall Paint	New GNB Orange Peel Texture Flat Wall Paint	New wood to match existing, stain and seal wood	Install new door, hardware and trim, paint with semigloss paint Install new upper cabinets, counter and lower cabinet, provide allowance Repair and repaint window and trim. Paint with semigloss paint
Porch	Wood and Screen	Plaster	Wood	Install new 6'4" T&G smooth sawn cedar over existing vents. Install new eave vent entire length. Provide sample of vent for Owner's approval. Install new wood deck to match existing with smooth sawn cedar Install new posts and rails per structural. Paint with exterior paint. Verify paint type with Owner. Clean tile of Virgin with vinegar and water.



NEW SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE : 1/8" = 1'-0" When Printed on 11X17 Paper

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF OWNER.
- NEW FINISH

SHEET KEYNOTES

- NEW WINDOWS TO BE INSTALLED PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
- INSTALL NEW DOORS PER MFGR SPECIFICATIONS. TRIM TO BE TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
- REFINISH TUB. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
- PATCH OR REPLACE GNB AS REQUIRED FOR NEW ELECTRICAL. IF PATCHING MATCH EXISTING THICKNESS. NEW GNB WILL BE 1/2". NEW FINISH WILL BE ORANGE PEEL TEXTURE THROUGHOUT. PAINT WALLS WITH PREMIUM GRADE PAINT.
- REINSTALL WOOD BASEBOARD AND CORNICE TRIM TO MATCH EXISTING. PAINT WITH PREMIUM GRADE PAINT.
- INSULATE ALL PARTITION AND NEW EXTERIOR WALLS WITH 6" FIBERGLASS BATT INSULATION.
- INSTALL NEW CEDAR DECKING TO MATCH EXISTING. STAIN WITH PREMIUM GRADE EXTERIOR OPAQUE STAIN. SEE STRUCTURAL.
- INSTALL NEW CEDAR RAILING AND 6 X 6 CEDAR POSTS PER CODE. STAIN WITH PREMIUM GRADE EXTERIOR OPAQUE STAIN. SEE STRUCTURAL FOR FRAMING SIZES.
- NEW APPLIANCES BY OWNER
- PROVIDE PLUMBING FIXTURE ALLOWANCE.
- PROVIDE CLOSET SHELF/POLE ALLOWANCE
- PROVIDE ACCESSORY ALLOWANCE.

LEGEND

- NEW 2X6 FRAME WALL OR MATCH EXISTING WALL WIDTH FOR INFILL OR WIDTH AS NOTE
- WALLS TO BE REMOVED

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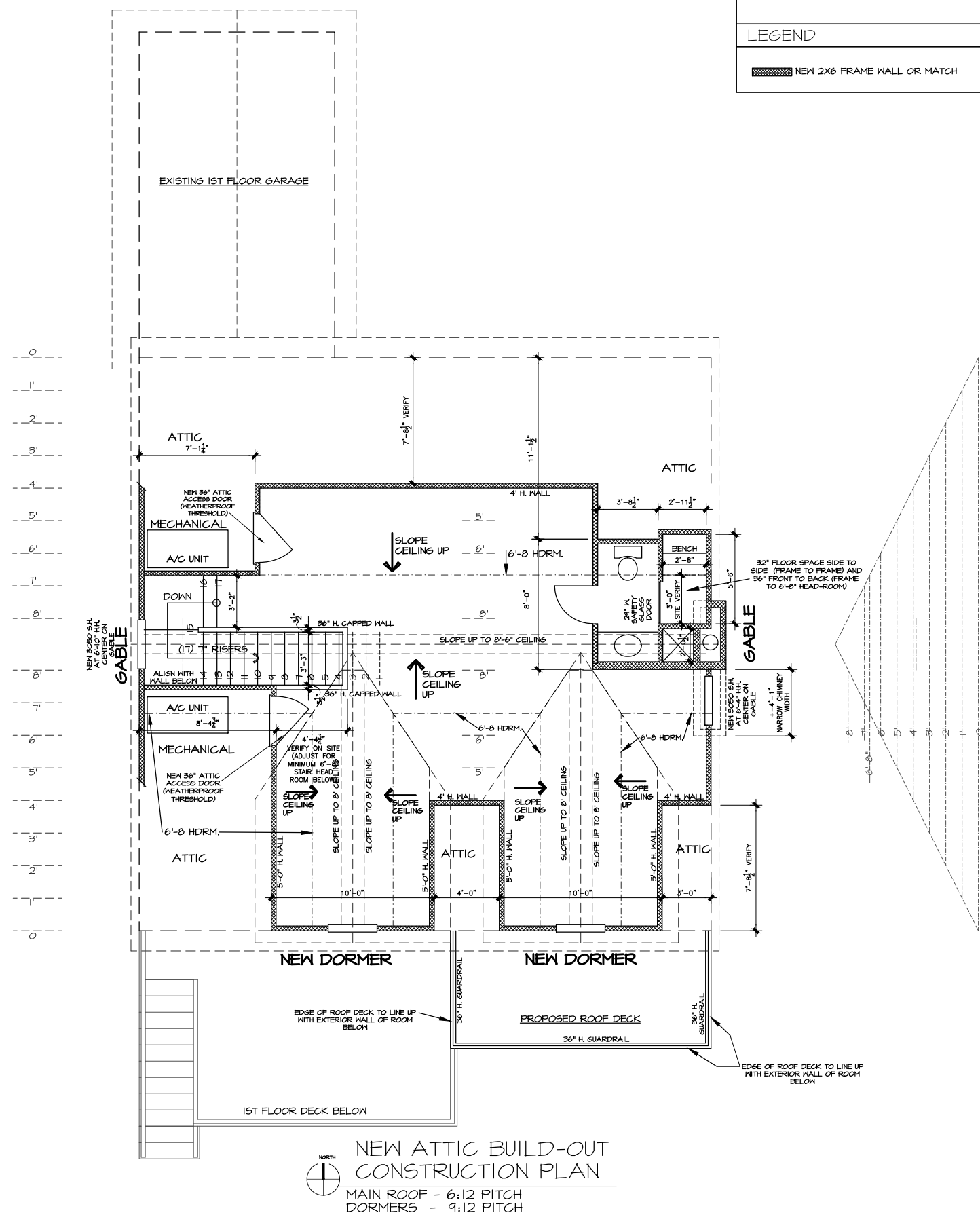
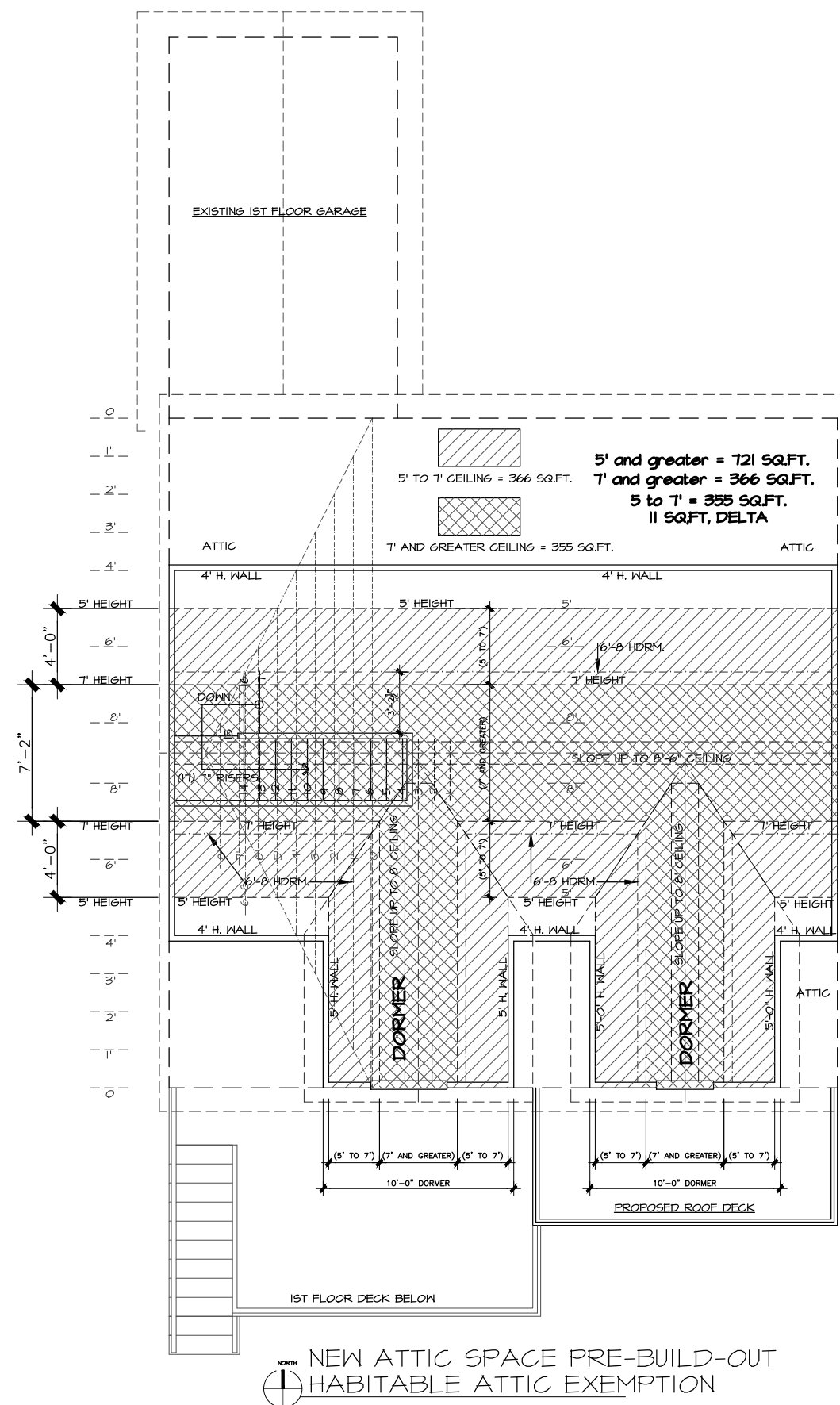
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Original Designed by: Barbara Zook

Project No.
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UPDATED JDO
Phase ...
Date 11.05.2013
Permit ...
Revisions ...

New Second Floor Plan

A 1.2
SHEET OF



SCALE : 1/4" = 1'-0" When Printed on 24X36 Paper
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08.06.2013 11.05.2013
07.16.2013 10.31.2013
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New Second Floor Plan

A 1.3

SHEET OF

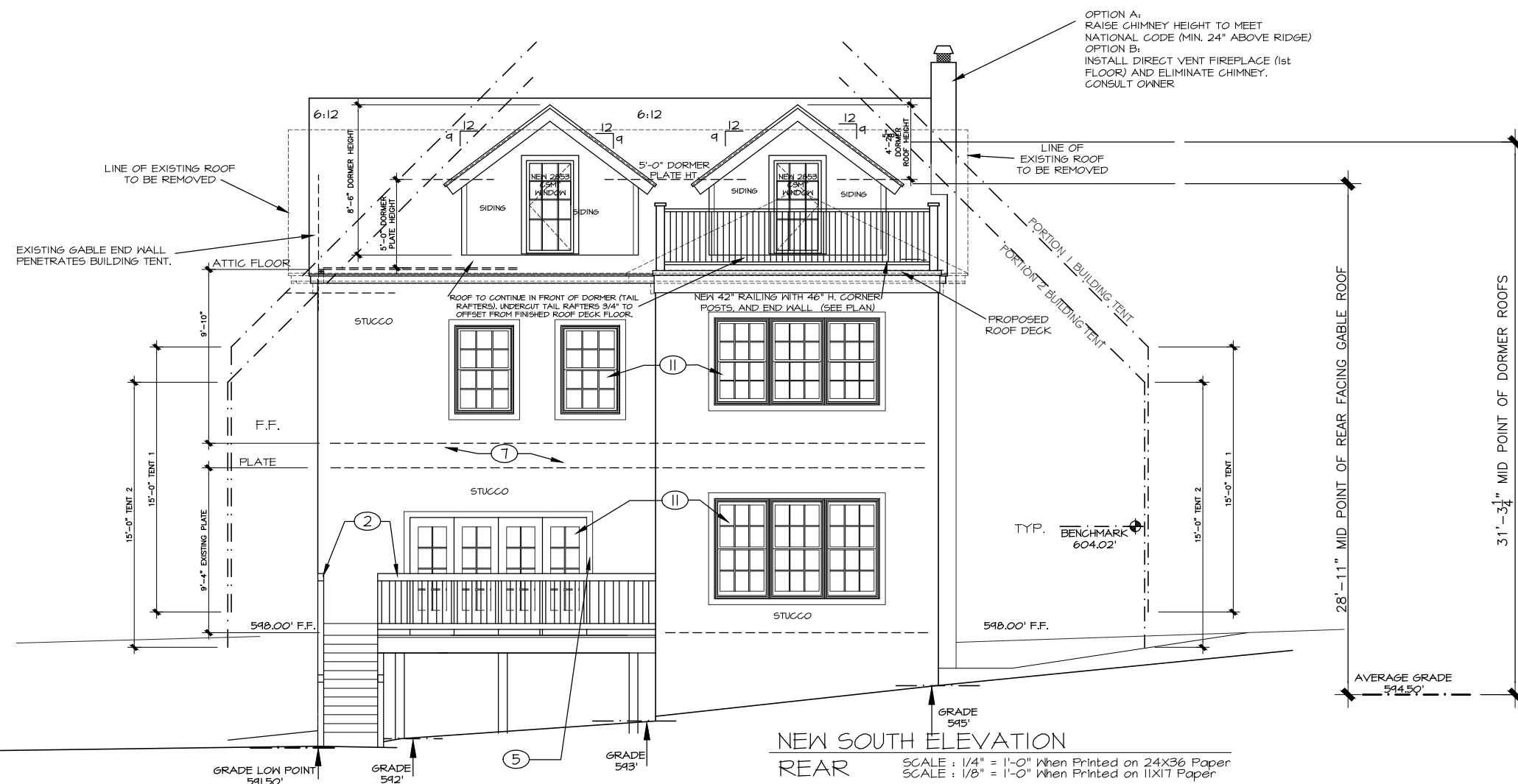
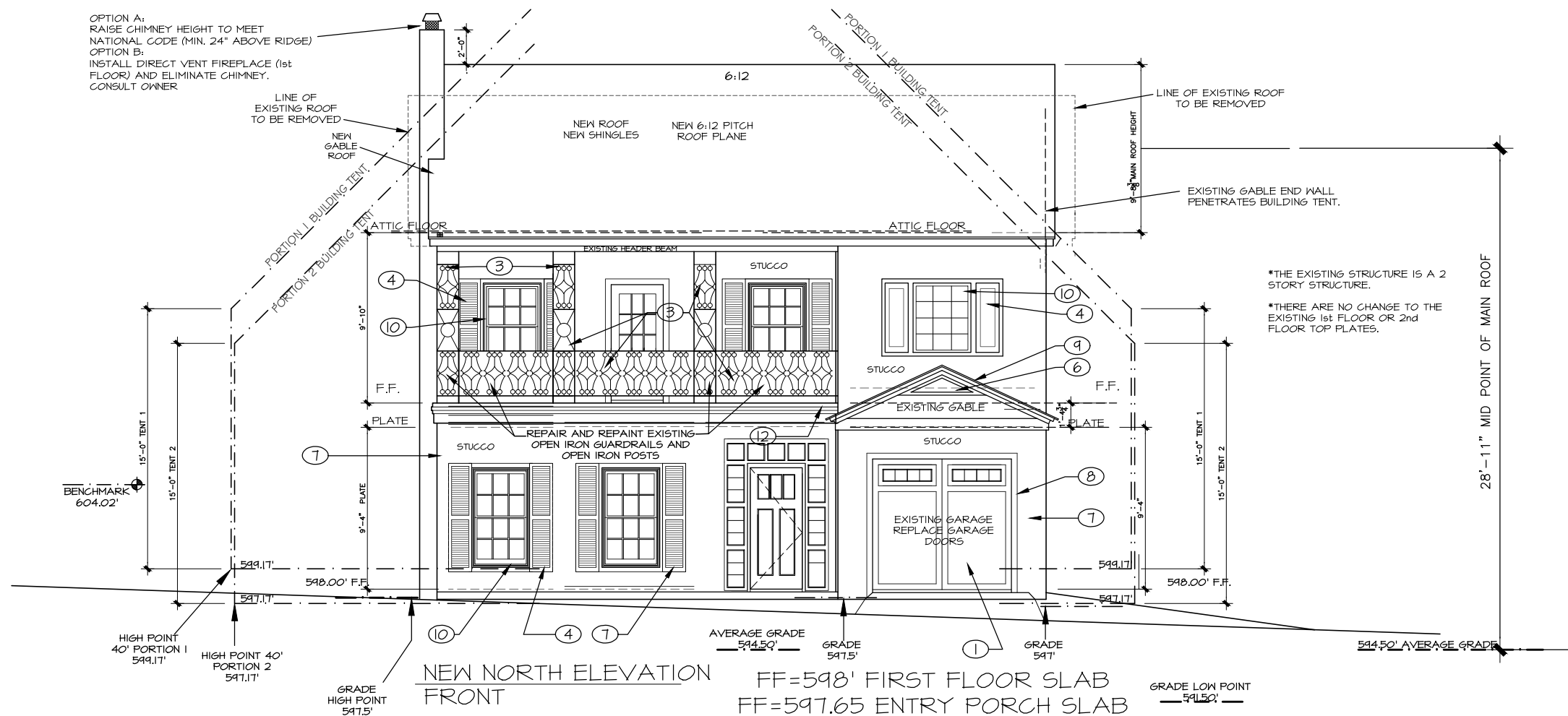


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GENERAL SHEET NOTES

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B. CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
C. BUILDING OFF SET FROM EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF OWNER.

SHEET KEYNOTES

1. NEW MODEL 311 T GARAGE DOOR
2. LEFT BLANK
3. REPAIR AND REPAINT EXISTING OPEN IRON GUARDRAILS AND OPEN IRON POSTS.
4. INSTALL NEW WOOD SHUTTERS TO MATCH EXISTING. PAINT WITH PREMIUM SEMI-GLOSS EXTERIOR PAINT. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
5. INSTALL NEW CEDAR TRIM TO MATCH EXISTING. PAINT WITH PREMIUM EXTERIOR PAINT. VERIFY FINISH WITH OWNER.
6. INSTALL NEW GABLE END VENT. PROVIDE EXAMPLE FOR OWNERS APPROVAL.
7. CLEAN, REPAIR AND REPAINT STUCCO. NEW STUCCO TEXTURE AND FINISH TO MATCH EXISTING STUCCO TEXTURE AND FINISH. PAINT WITH PREMIUM EXTERIOR PAINT.
8. INSTALL NEW TRIM AT GARAGE DOORS TO MATCH EXISTING DOORS
9. ENSURE THAT ALL EXISTING DECKING IS SOUND AND REPAIR DETERIORATED DECKING TO MATCH EXISTING. INSTALL AN OWENS CORNING TRU DEFINITION DURATION DESIGNER SERIES ROOF OR EQUAL. INSTALL PER MFGR SPECIFICATIONS. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
10. FRONT FACING WINDOWS (INCLUDING GARAGE LEFT SIDE WINDOW) REPAIR AS NEEDED AND REPAINT.
11. REAR AND SIDE WINDOWS ONLY. INSTALL ALL NEW WINDOWS PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
12. INSTALL NEW DOORS PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
13. INSTALL NEW FASCIA TO MATCH EXISTING. PAINT WITH PREMIUM EXTERIOR GRADE PAINT.

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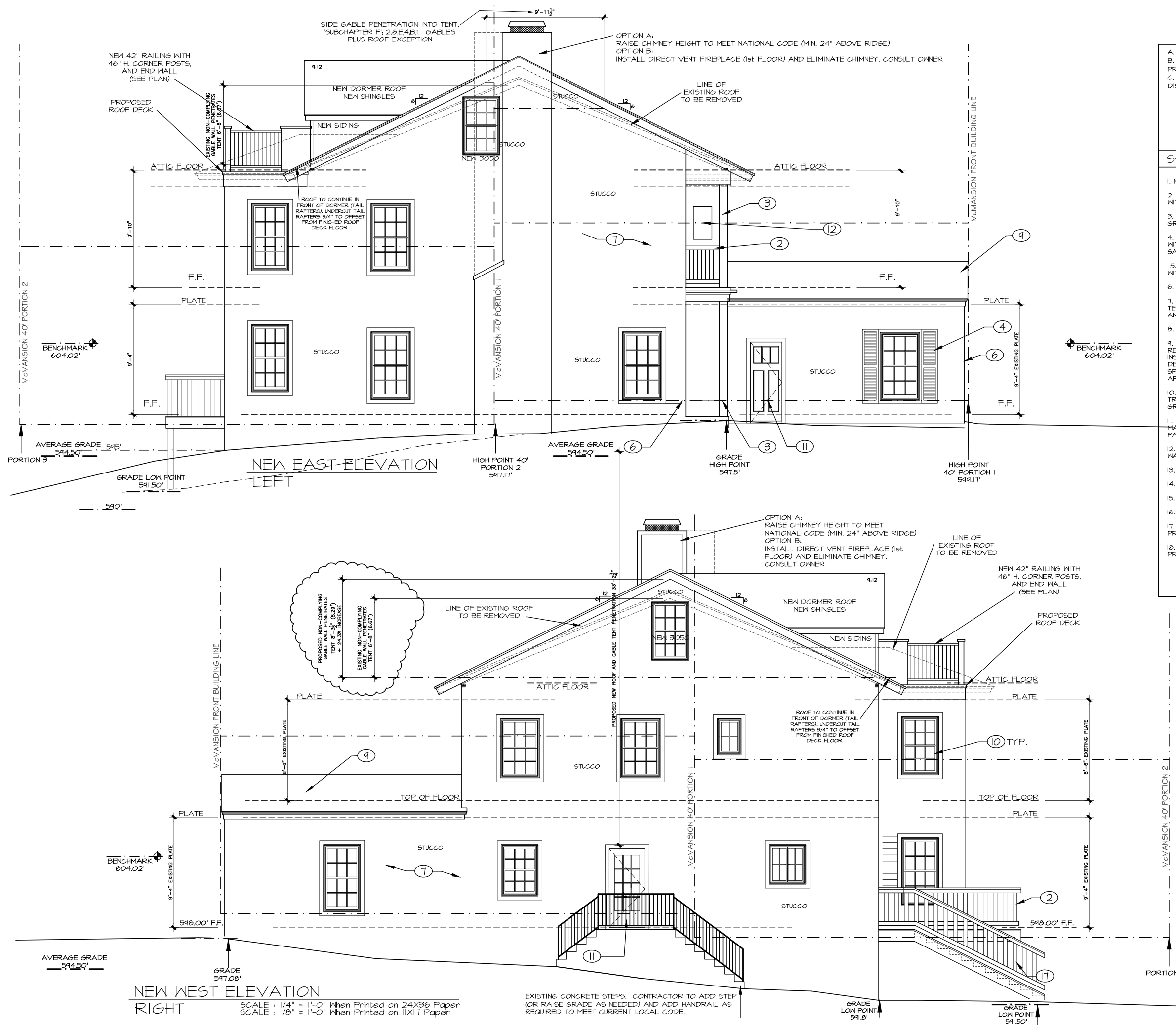
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New North & South Elevations

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SHEET _____ OF _____

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C. VERIFY EXISTING CONDITIONS IN FIELD, BRING DISCREPANCIES TO ATTENTION OF OWNER.
- SHEET KEYNOTES**
1. NOT USED
 2. NEW CEDAR RAILING PER CODE. SEE STRUCTURAL. PAINT WITH PREMIUM EXTERIOR GRADE PAINT.
 3. NEW 6 X 6 CEDAR POSTS. PAINT WITH PREMIUM EXTERIOR GRADE PAINT.
 4. INSTALL NEW WOOD SHUTTERS TO MATCH EXISTING. PAINT WITH PREMIUM SEMI-GLOSS EXTERIOR PAINT. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
 5. INSTALL NEW CEDAR TRIM TO MATCH EXISTING. PAINT WITH PREMIUM EXTERIOR PAINT. VERIFY FINISH WITH OWNER.
 6. NOT USED
 7. CLEAN, REPAIR AND REPAINT STUCCO. NEW STUCCO TEXTURE AND FINISH TO MATCH EXISTING STUCCO TEXTURE AND FINISH. PAINT WITH PREMIUM EXTERIOR PAINT.
 8. NOT USED
 9. ENSURE THAT ALL EXISTING DECKING IS SOUND AND REPAIR DETERIORATED DECKING TO MATCH EXISTING. INSTALL AN OWENS CORNING TRU DEFINITION DURATION DESIGNER SERIES ROOF OR EQUAL. INSTALL PER MFGR SPECIFICATIONS. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
 10. INSTALL ALL NEW WINDOWS PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
 11. INSTALL NEW DOORS PER MFGR SPECIFICATIONS. TRIM TO MATCH EXISTING. PAINT ALL TRIM WITH PREMIUM GRADE PAINT.
 12. CLEAN VIRGIN OF GUADELOUPE TILES WITH VINEGAR AND WATER.
 13. PRESSURE WASH EXISTING CEMENT.
 14. INSTALL SPARK ARRESTOR
 15. NOT USED
 16. NOT USED.
 17. INSTALL NEW CEDAR DECK FRAMING. APPLY PRESERVATIVE. SEE STRUCTURAL.
 18. INSTALL NEW FASCIA TO MATCH EXISTING. PAINT WITH PREMIUM EXTERIOR GRADE PAINT.

New East and West Elevations

Jeff Overman CPD
11512 Trinity Hill Drive
Austin, Texas 78753
(512) 472-0975

OvermanCustomDesign.Com
Original Designed by: Barbara Zook

Project No.
Drawn <u>NW</u>
UPDATED <u>JDO</u>
Phase
Date <u>11.05.2013</u>
Permit
Revisions

JOHN + HELEN ZOOK
3821 Rue De St. Rafael
Austin, Texas 78746
512-306-1148

ZOOK RESIDENCE
907 W. 18TH STREET, AUSTIN, TEXAS

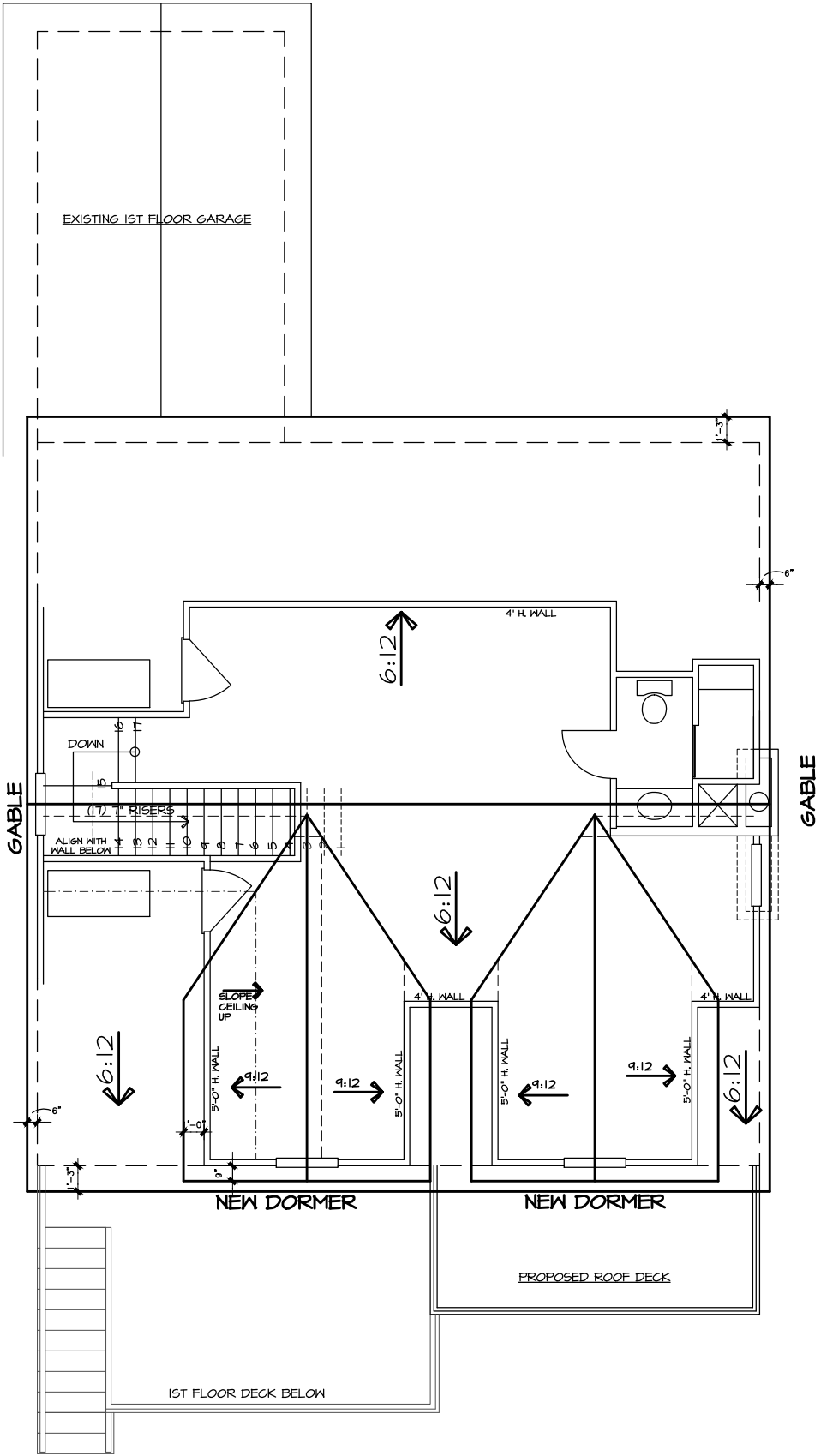
E

D

C

B

A



NEW ROOF PLAN

SCALE : 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE : 1/8" = 1'-0" When Printed on 11X17 Paper

MAIN ROOF - 6:12 PITCH
DORMERS - 9:12 PITCH

GENERAL SHEET NOTES

- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE ALL DRAWINGS PRIOR TO CONSTRUCTION.
- VERIFY EXISTING CONDITIONS IN FIELD. BRING DISCREPANCIES TO ATTENTION OF OWNER.

SHEET KEYNOTES

- THE EXISTING DECKING WILL BE REPLACED TO MATCH EXISTING WHERE DETERIORATED
- REMOVE 2ND FLOOR ROOF. INSTALL NEW FLOOR TRUSSED ABOVE 2ND FLOOR AND ADD NEW ROOF AND DORMERS TO ALLOW FOR HABITABLE ATTIC. INSTALL NEW WOOD FASCIA TO MATCH EXISTING. PAINT WITH PREMIUM GRADE EXTERIOR SEMI-GLOSS PAINT.
- NEW INSULATION WILL BE ADDED TO EXISTING AND NEW ROOF TO ACHIEVE MAXIMUM RESULT (UP TO R=30).
- INSTALL NEW GABLE END VENT. PROVIDE EXAMPLE FOR OWNER'S APPROVAL.
- INSTALL NEW PRE-FINISHED SEAMLESS GUTTERS AND DOWNSPOUTS.
- PROVIDE GALVANIZED METAL FLASHING AT ALL PENETRATIONS. (AT FIREPLACE)
- INSTALL NEW DECKING TO MATCH FIRST FLOOR PORCH ROOF. INSTALL EAVE VENTS PER CODE. PROVIDE SAMPLE FOR OWNER'S APPROVAL.
- ENSURE THAT ALL EXISTING DECKING IS SOUND AND REPAIR DETERIORATED DECKING TO MATCH EXISTING. INSTALL AN OWENS CORNING TRU DEFINITION DURATION DESIGNER SERIES ROOF OR EQUAL. INSTALL PER MFR SPECIFICATIONS. PROVIDE SAMPLE FOR OWNER'S APPROVAL.

LEGEND

→ ROOF SLOPE

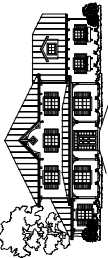
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New Roof Plan

A 1.4

SHEET ___ OF ___

08.06.2013 11.05.2013
07.16.2013 10.31.2013
05.12.2013 08.26.2013

Review Date: