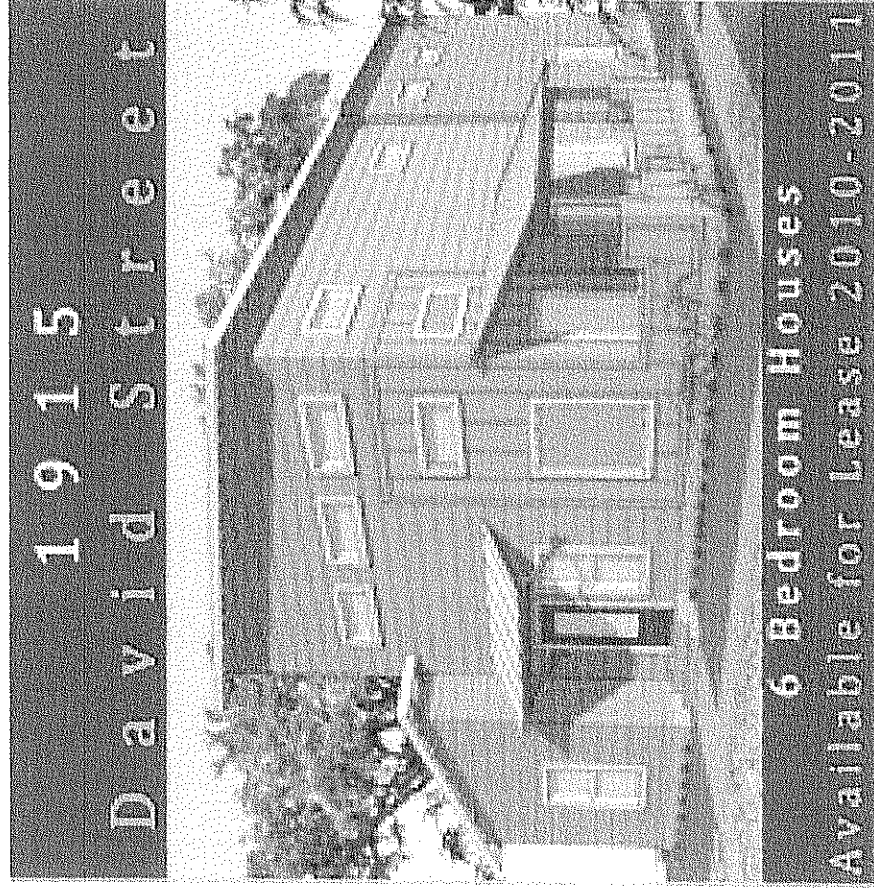
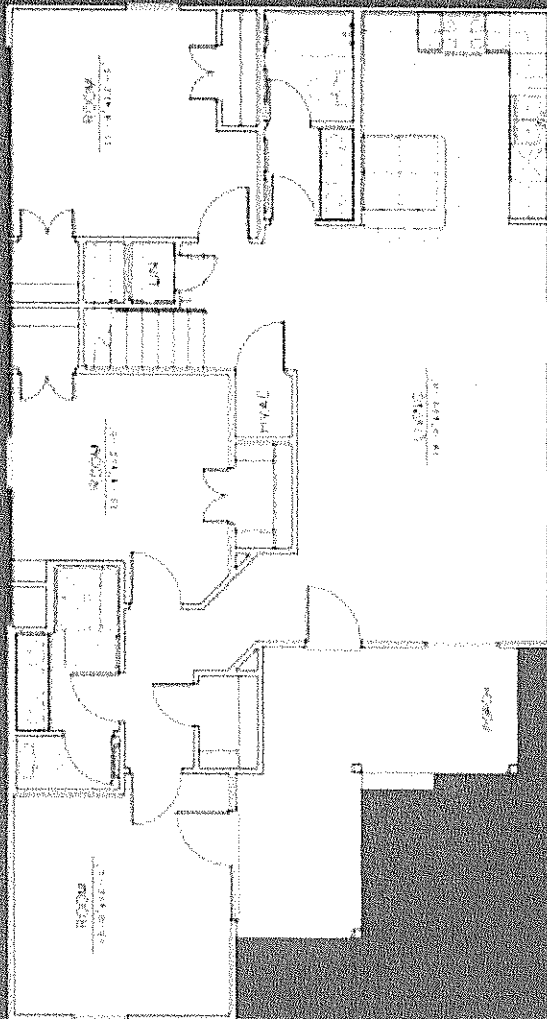


6 Bedroom Houses



Stealth Bedrooms

Home Availability Finishes Forms Contact Us



1915 - A
Level 1
Level 2

Rental Rate: \$4,250/mo.

Request More Information

Name

Phone

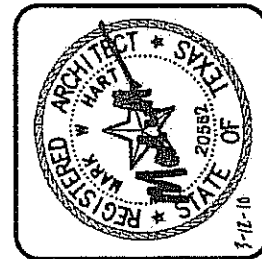
Email

Submit

More Information
512.476.1976

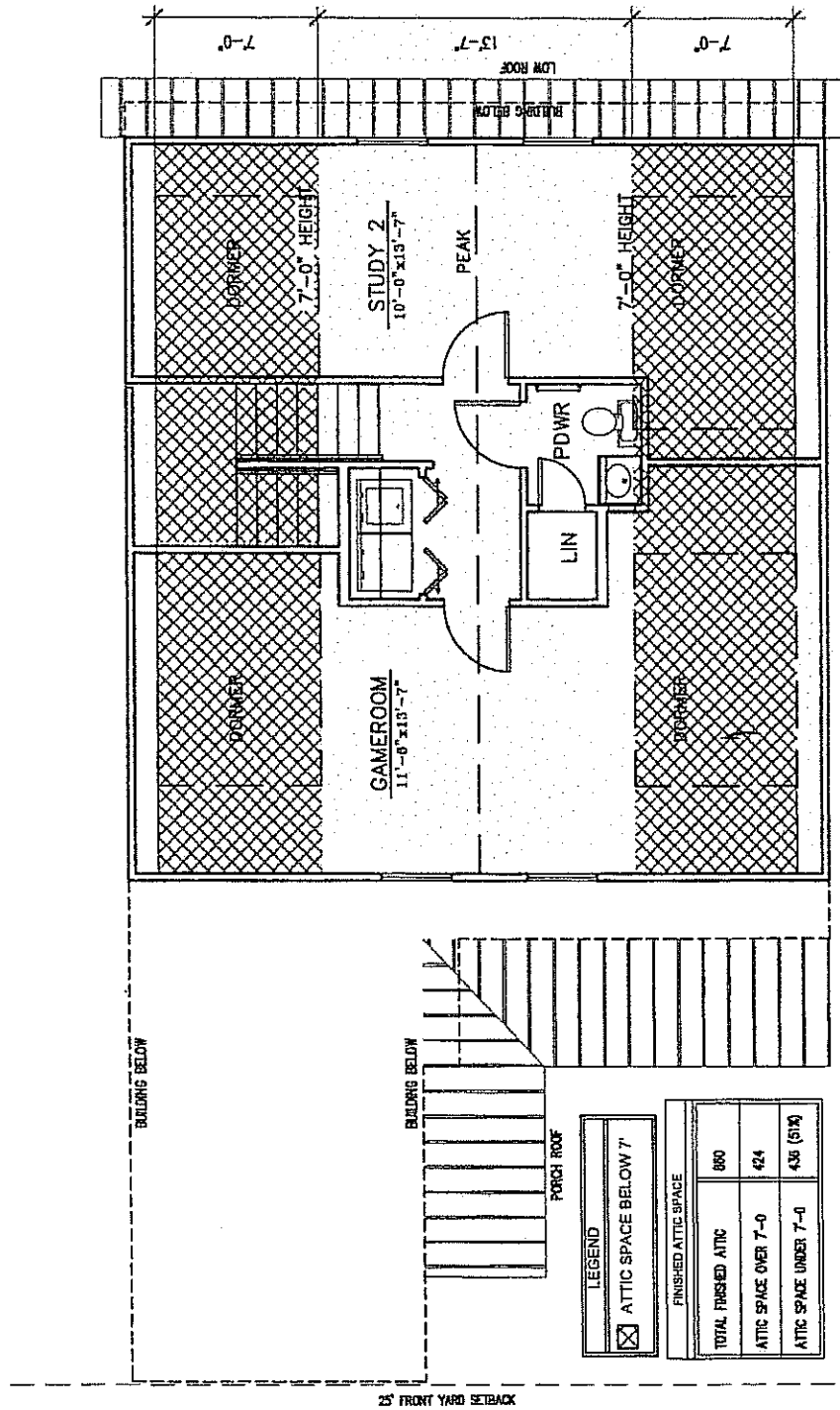
1915 David St

512.476.1976



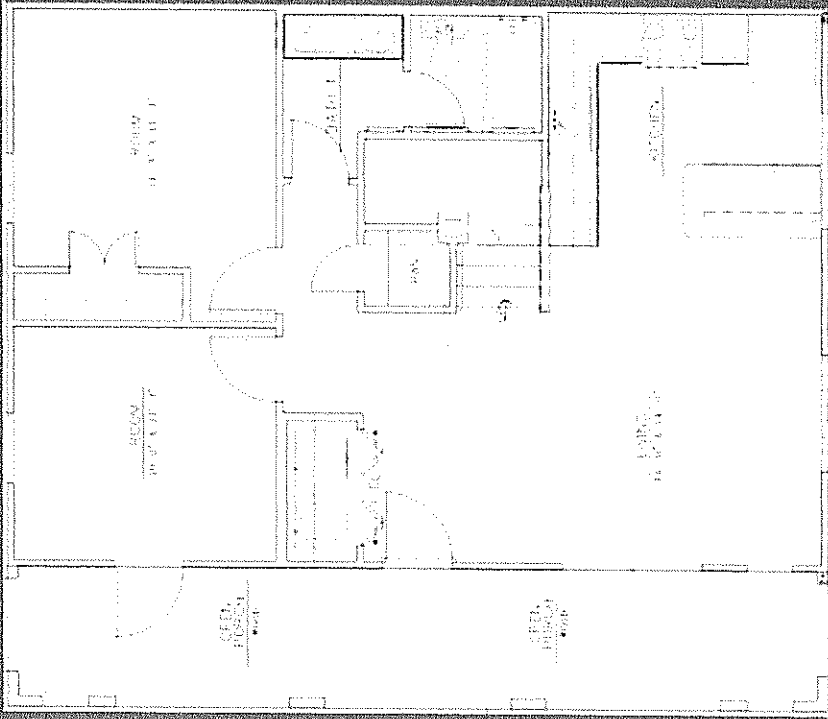
RESERVED FOR ZONING ONLY

SECOND FLOOR PLAN
SCALE: 3/16"



Stealth Bedrooms

[Home](#)[Availability](#)[Finishes](#)[Forms](#)[Contact Us](#)



Floor plan of Level 1 showing various rooms including bedrooms, a living area, and a kitchen.

1915 - B

Level 1

Level 2

Rental Rate: \$4,950/mo.

Request More Information

Name

Phone

Email

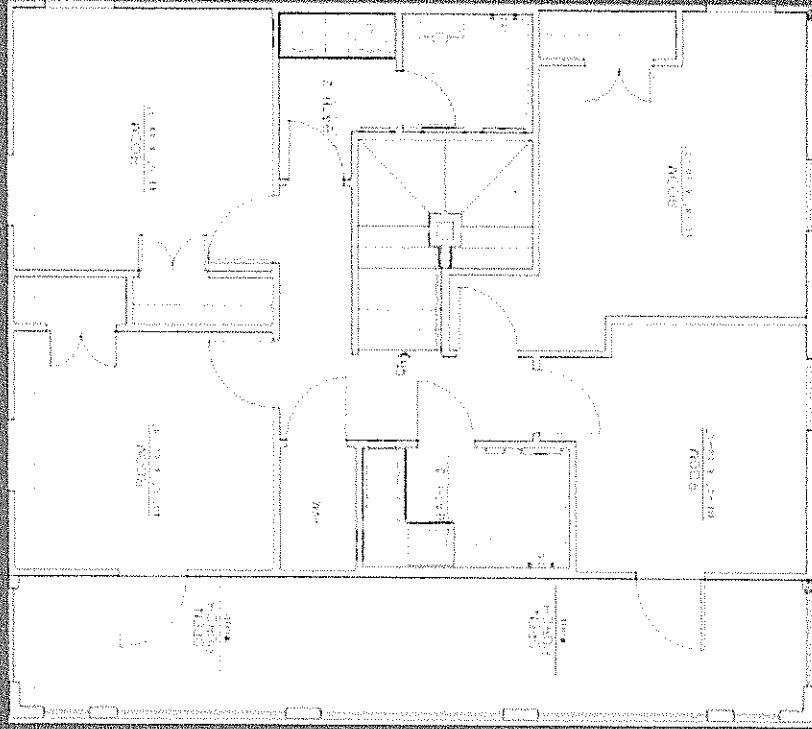
Submit

More Information
512.476.1976

1915 David St512.476.1976

Stealth Bedrooms

Home Availability Finishes Forms Contact Us



1915-B
Level 1
Level 2

Rental Rate: \$4,950/mo.

Request More Information

Name

Phone

Email

Submit

More Information
512.476.1976

1915 David St

512.476.1976

Proposed Development

	Bedrooms	Studies	Gamerooms	Closets	Lav's	Fixtures
--	----------	---------	-----------	---------	-------	----------

• "A"	2	2	1	5	5	12
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• "B"	4	2	0	4	6	13
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• Total	6	4	1	9	11	25
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• Total "Rooms"	11	=	\$ 9,200	rent per month
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City is Abetting Unsafe Development

- R102.7.1 2006 International Residential Code: Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.”
- Stealth bedrooms cannot be inspected for safety features like egress or smoke detectors. Unsuspecting tenants and future owners will not be safe in case of a fire, or forced evacuation.

For the purposes of interpreting 25-2-511 - A BEDROOM
could reasonably be defined as any room that meets:

- the definition for habitable space under the IRC 2006 Section R202 (space to be used for living, eating, cooking and sleeping)
AND
- the minimum area requirements per IRC 2006 Section 304 (70 square feet, minimum 7' dimension) AND
- that is a private space or can be made private by the addition of a partition wall and/or door (most likely to be achieved without a permit) AND
- has outside doors/and/or windows which may provide for emergency escape and rescue.

Correct Interpretations

- 1) An occupancy limit of 12 was never intended and cannot be grandfathered per Board of Adjustment ruling April 14, 2003 so the OCCUPANCY LIMIT is 6 unrelated adults for the site for all SF-3 uses.
- 2) When grandfathering occupancy through 25-2-511, new rooms meeting the provided criteria, must be acknowledged to be BEDROOMS and will trigger the occupancy limit of 6 unrelated adults per site in Section 25-2-511 (A) (3).