

HA Architecture
2125 East Cesar Chavez
Austin, TX 78702
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HA-Architecture.com

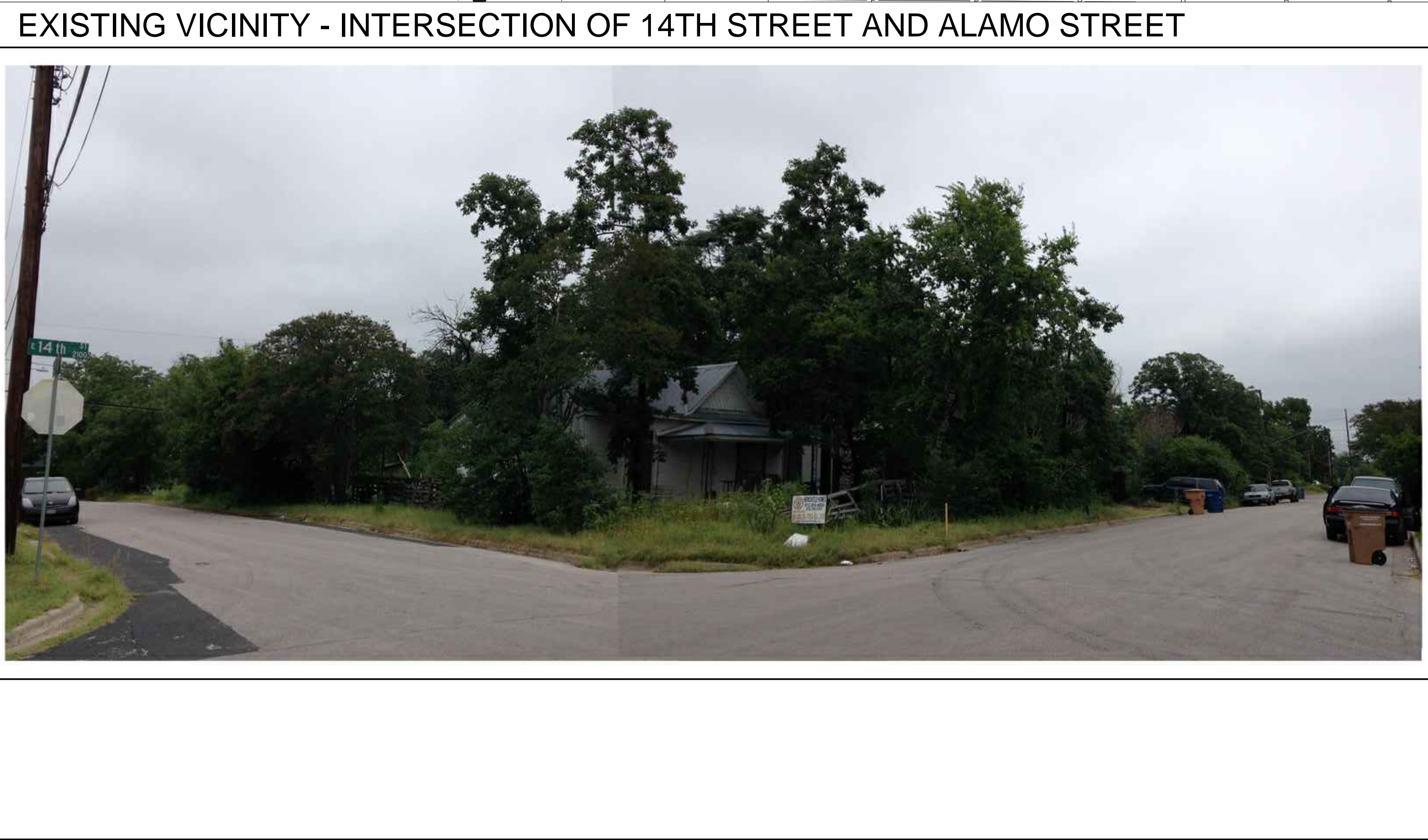
Lillie Scott Residence
2100 E. 14th Street
Austin, TX 78702

A project for:
Newcastle Homes

REVISIONS		
No.	Date	Description

NOT for regulatory review,
permit or construction.
TBAE # 21562
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DRAWING NAME:
SITE PLAN &
INFORMATION
PROJECT NUMBER:
14-***
DATE:
07.21.14
SHEET NUMBER:
SK-0



CODE ANALYSIS


APPLICABLE CODES AND STANDARDS:
CITY OF AUSTIN LAND DEVELOPMENT CODE, CHAPTERS 25-2 & 25-12-241
2012 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2012 INTERNATIONAL ENERGY CONSERVATION CODE

CONSTRUCTION TYPE:
V-B (NON-SPRINKLED) 602.5/602.2

OCCUPANCY CLASSIFICATION:
GROUP R-RESIDENTIAL

PROPOSED HEIGHT:
2 STORY / APPROXIMATELY 28'-5" AT HIGHEST PART OF ROOF

PROPOSED AREA:
SEE AREA CALCULATIONS, THIS SHEET



PROJECT INFORMATION

PROJECT ADDRESS: 2100 E. 14th Street, Austin, TX 78702
ZONING: SF-3, NP (Chestnut)
LEGAL DESCRIPTION: LOT 1, BLOCK 11 | OUTLOT 34, DIVISION B
LOT SQ. FOOTAGE: 7,820 S.F.

GENERAL SUMMARY

REQUEST: BOARD OF ADJUSTMENT VARIANCE TO ALLOW FOR LARGER DETACHED SECONDARY DWELLING ON EXISTING LOT.

PROJECT INCLUDES RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE WITH A PROPOSED TWO STOREY ADDITION TO REAR OF EXISTING HOUSE AND A NEW TWO-STOREY HOME ADJACENT TO ALLEY.

EXISTING HOUSE & ADDITION
CONSTRUCTION OF EXISTING HOUSE AND ADDITION IS PIER & BEAM FOUNDATION SUPPORTING WOOD FRAME. PROPOSED EXTERIOR FINISH MATERIALS INCLUDE CEMENTITIOUS SIDING, WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, AND METAL ROOF.

NEW RESIDENCE
CONSTRUCTION OF THE NEW RESIDENCE IS CONCRETE SLAB ON GRADE SUPPORTING WOOD FRAME. EXTERIOR FINISH MATERIALS INCLUDE CEMENTITIONS SIDING, WOOD, ALUMINUM (CLAD) WINDOWS AND DOORS, AND METAL ROOF (SIMILAR TO EXISTING HOUSE).

EXISTING FLOOR PLAN

NOTE: DUE TO THE EXTENSIVE FOUNDATION, ROOF AND EXTERIOR SHEATHING REPAIR REQUIRED OF THIS PROJECT FOR PRESERVATION OF THIS HISTORIC HOME. THE EXTERIOR APPEARANCE, INCLUDING ROOF ELEMENTS, WINDOW PLACEMENT AND SIGNIFICANT EXTERIOR DETAILS WILL BE MAINTAINED, REPAIRED AND REPLACED AS REQUIRED. THE INTERIOR OF THE HOME AS SHOWN WILL BE RECONFIGURED TO ALLOW FOR REHABILITATION AND USE OF THIS PROPERTY AS WELL AS TO PROVIDE ACCESS TO STRUCTURAL ELEMENTS REQUIRING REPAIR. PLEASE REFER TO ENCLOSED CONCEPTUAL PLAN AND RENDERING FOR REFERENCE.



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DRAWING NAME:
AS-BUILT
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EXISTING FLOOR PLAN



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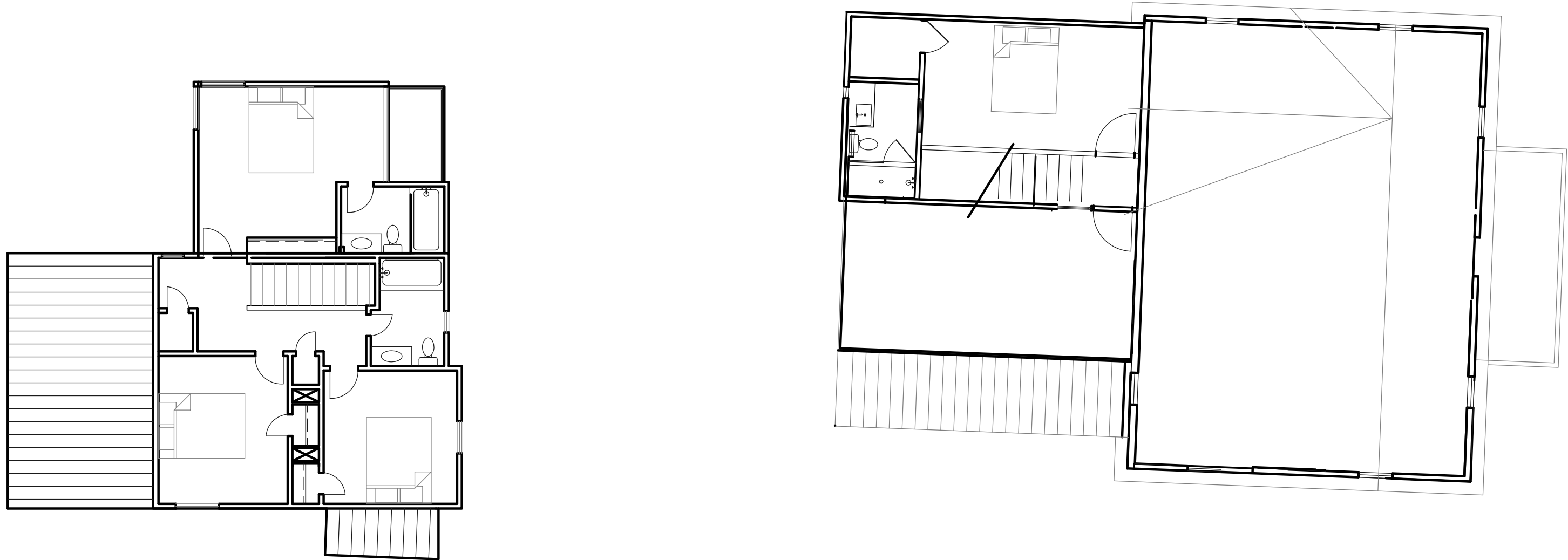
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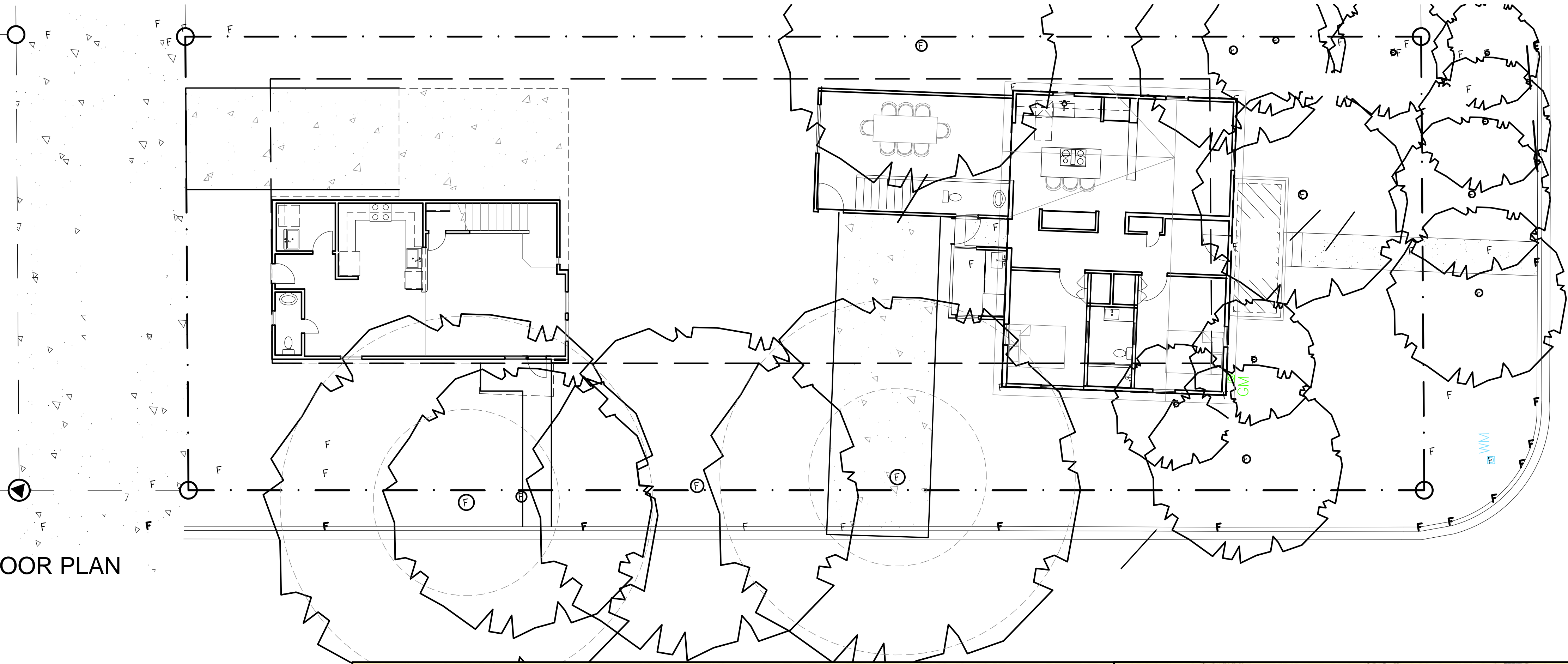
DRAWING NAME:
FLOOR PLAN &
RENDERING
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PROPOSED SECOND FLOOR PLAN



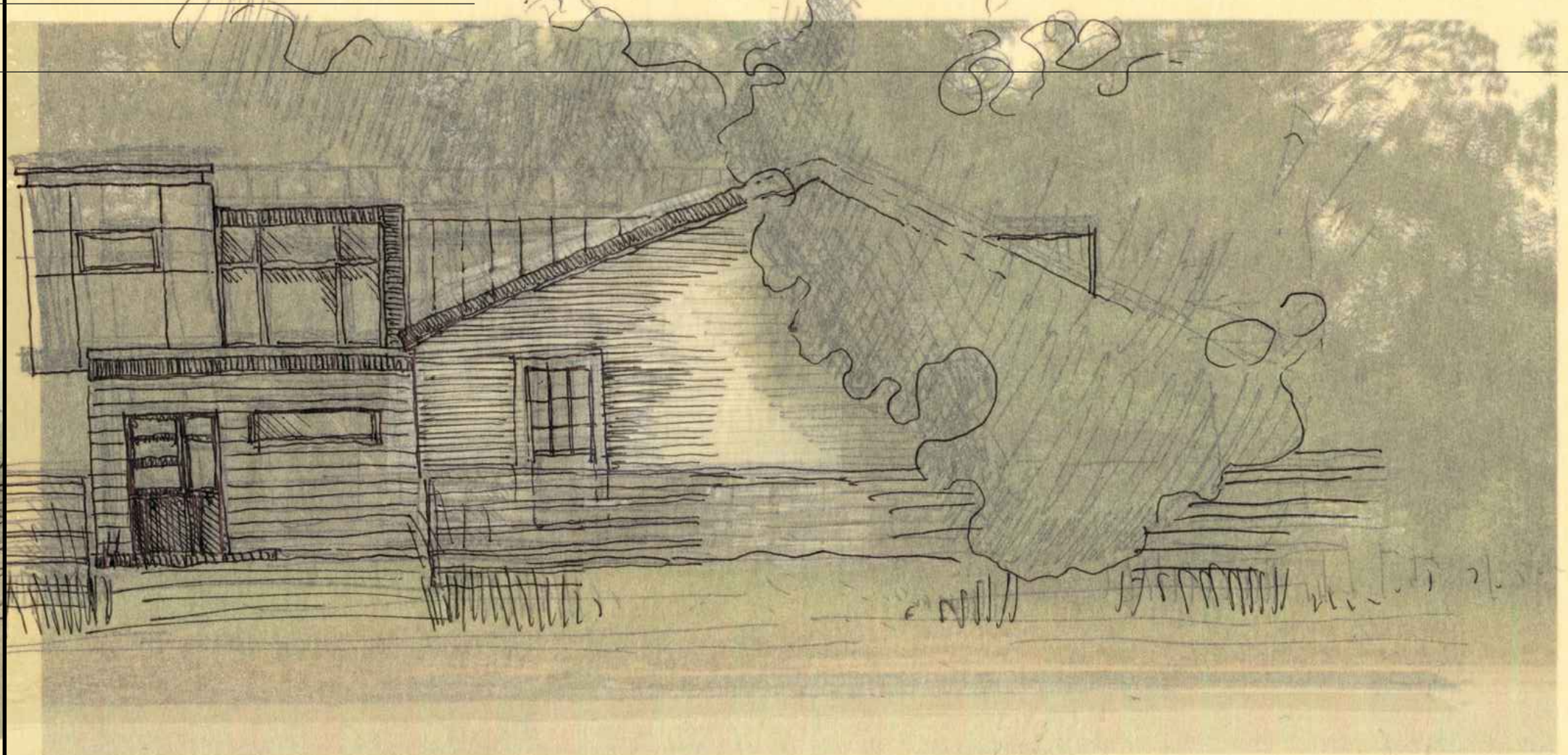
PROPOSED FIRST FLOOR PLAN



PROPOSED DESIGN AND CONCEPT RENDERING

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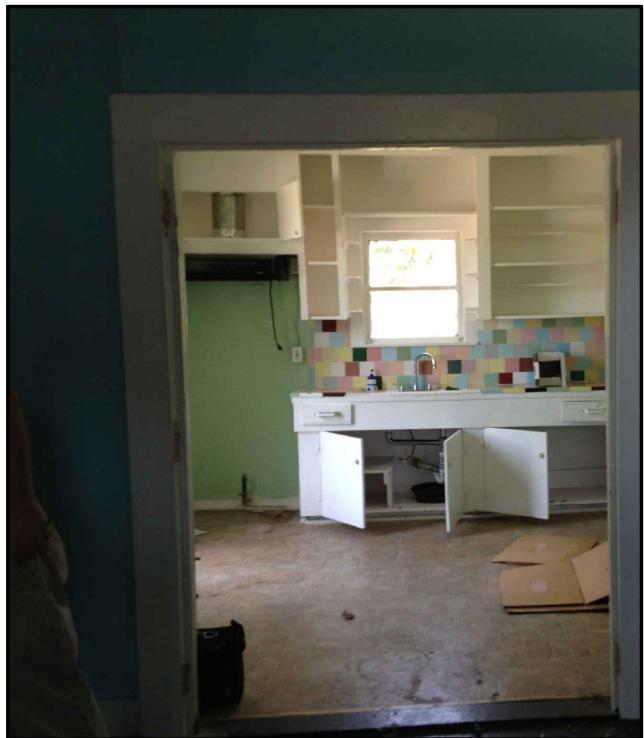
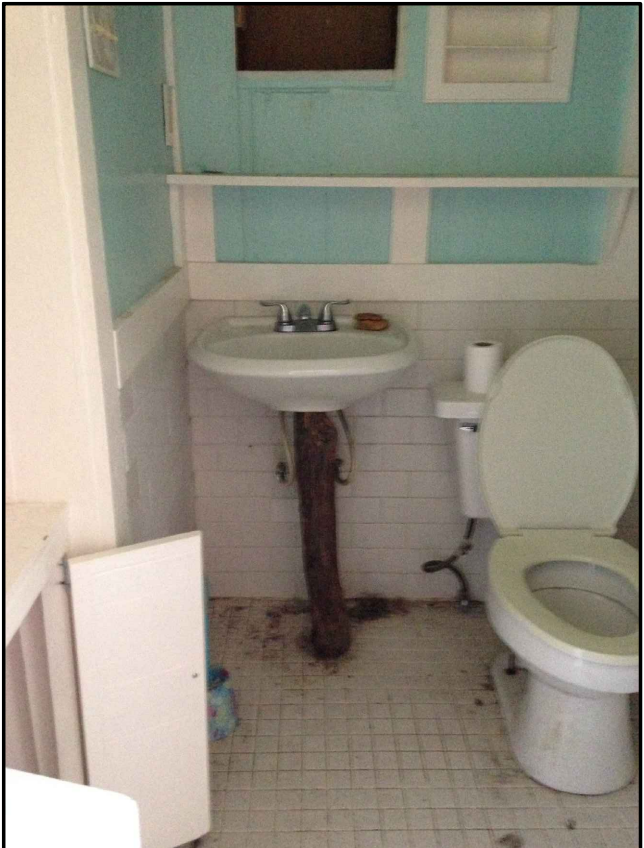
PROJECT INCLUDES RENOVATION AND PRESERVATION OF EXISTING ONE STORY RESIDENCE. THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE CHARACTER OF THE HISTORIC SINGLE STORY HOME WILL BE MAINTAINED AT THE CORNER OF 14TH AND ALAMO STREETS AS ILLUSTRATED BY THE RENDERING. NOTABLY THE ADDITION TO THE HOME WILL BE ON THE NORTH EAST CORNER (FARTHEST) FROM THE CORNER. THE ADDITION WILL UTILIZE SIMILAR EXTERIOR MATERIALS IN TERMS OF SIDING AND METAL ROOF, HOWEVER THE APPLICATION OF THESE WILL BE SET APART AS PER THE SECRETARY OF INTERIORS STANDARDS SO AS NOT TO CONFUSE THE HISTORIC PORTION PRESERVED AND THE MODERN ADDITION. LIKEWISE THE MODERN ADDITION SERVES AS A VISUAL BRIDGE TO THE SECONDARY DWELLING ON THE PROPERTY -- UTILIZING SIMILAR MATERIAL PALETTE, FORM AND DETAILS. .





PRESERVE PERIOD SPECIFIC FRONT ELEVATION

NOTE: THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE PERIOD SPECIFIC SHINGLE DETAIL ABOVE THE PORCH WILL BE MAINTAINED. WOOD ELEMENTS WILL BE DOCUMENTED, REPAIRED AND REPLACED TO MATCH AT THIS AREA. ADDITIONALLY, DECORATIVE METAL PORCH SUPPORTS THAT ARE FAILING WILL BE REPAIRED AND/OR REPLACED WITH SIMILAR DESIGN ELEMENT. OBSERVED CONCRETE SPALLING AND SEPARATION OF STRUCTURAL ELEMENTS THIS LOCATION AFFECTING PORCH CANOPY AS WELL AS ENTRY FOR SAFETY. ELEMENTS WILL BE REMOVED AND REPLACED WITH DESIGN ELEMENTS SIMILAR TO EXISTING CHARACTER TO PRESERVE APPEARANCE. EXISTING CONDITIONS OF INTERIOR ARE PROVIDED FOR REFERENCE ONLY.



PRESERVE APPEARANCE OF EXTERIOR WITH REPAIRS TO FOUNDATION, EXTERIOR AND ROOF

NOTE THIS WORK WILL BE GUIDED BY THE SECRETARY OF INTERIOR STANDARDS FOR PRESERVATION OF HISTORIC BUILDINGS AND STRUCTURES. THE CHARACTER OF THE HISTORIC SINGLE STORY HOME WILL BE MAINTAINED HOWEVER, THE EXTERIOR OF THE HOME REQUIRES SUBSTANTIAL REPAIR AND REPLACEMENT OF ELEMENTS DUE TO FOUNDATION FAILURES, ROOF FAILURES AND ENVELOPE (EXTERIOR SIDING) FAILURES. OBSERVED ROOF ELEMENTS SEPARATING FROM STRUCTURE OF HOME ALLOWING WATER PENETRATION, ETC. OBSERVED NUMEROUS LOCATIONS AT BUILDING PERIMETER WITH INTERNAL WATER DAMAGE AFFECTING SIDING AND INTERNAL FRAMING OF EXTERIOR WALLS NOTE THESE CONDITIONS WERE ALSO OBSERVED FROM THE INTERIOR. OBSERVED FOUNDATION ELEMENTS (PIER AND BEAM SPANS ARE FAILING IN SEVERAL LOCATIONS. NOTE NOT ALL FOUNDATION ELEMENTS WERE REVIEWED, HOWEVER THOSE INSPECTED WERE DONE SO BY LICENSED STRUCTURAL ENGINEER..

LOCATION OF PROPOSED ADDITION (NORTHEAST CORNER)

NOTE THE NORTHEAST CORNER OF THE EXISTING HOME WILL SERVE AS THE LOCATION FOR THE PROPOSED ADDITION. THIS ALLOWS THE HISTORIC HOME TO MAINTAIN (AND PRESERVE) THE APPEARANCE FROM THE STREET CORNER. THE AREA AT THE REAR OF THE LOT WILL BE THE LOCATION FOR THE PROPOSED SECONDARY DWELLING WITH ALLEY ACCESS. NOTE IMAGE ABOVE IS VIEW FROM ALLEY TOWARD EXISTING HOME.



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PRESERVATION
DETAILS
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SK-3