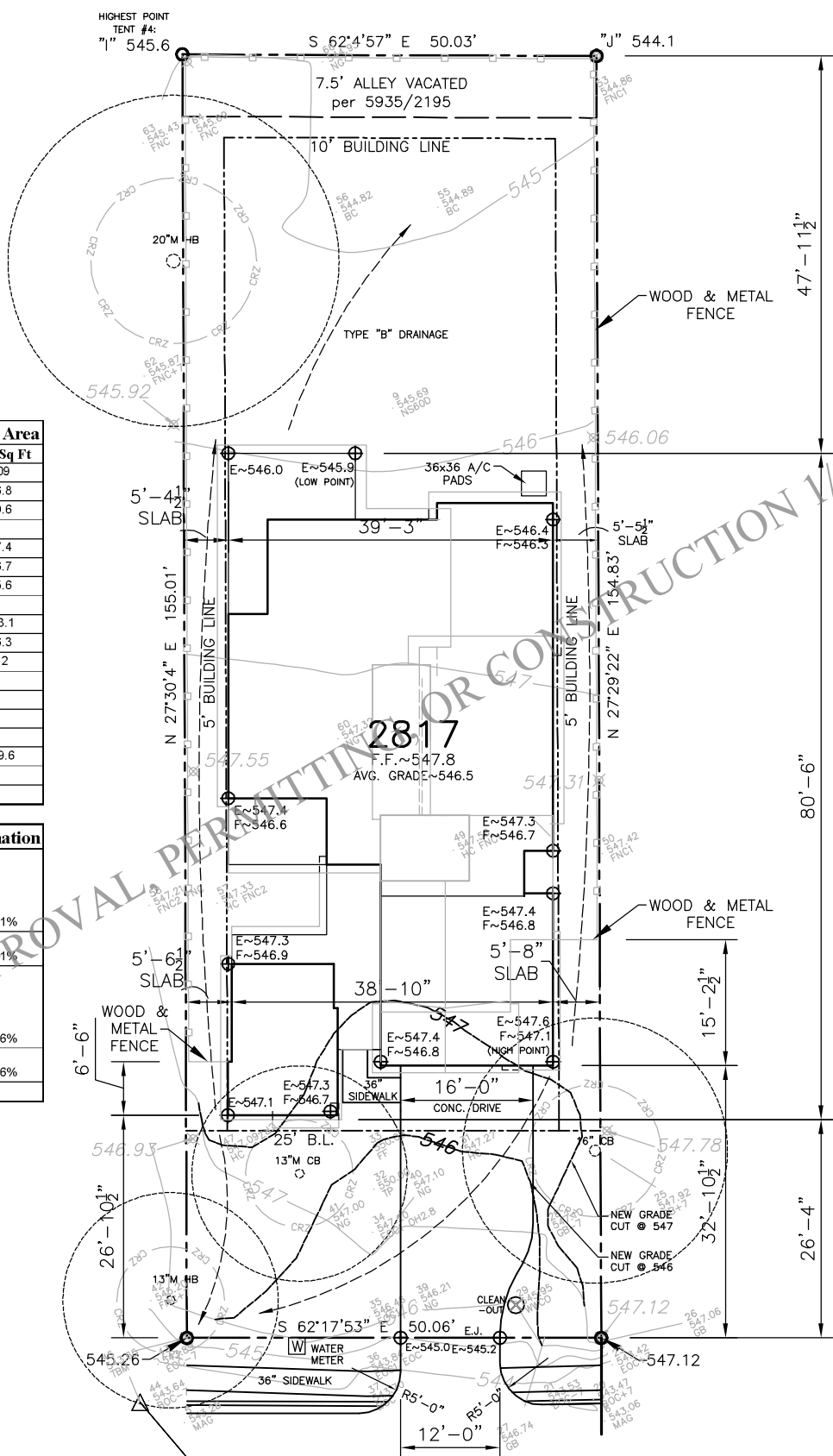


Building Coverage Information		Site Development Information	
Total Lot Square Footage:	7752		
Existing Building Coverage (sq ft):	2683.1	% of lot size:	34.61%
Proposed Building Coverage (sq ft):	2683.1	% of lot size:	34.61%
Impervious Coverage Information			
Existing Impervious Coverage (sq ft):	3229.6	% of lot size:	41.66%
Proposed Impervious Coverage (sq ft):	3229.6	% of lot size:	41.66%

T.B.M. - MARKED TRIANGLE
ON TOP OF CONCRETE CURB
ELEVATION - 543.65'



1806 WEST 10th STREET

[illegible]

MALCOLM GRAHAM RESUBDIVISION

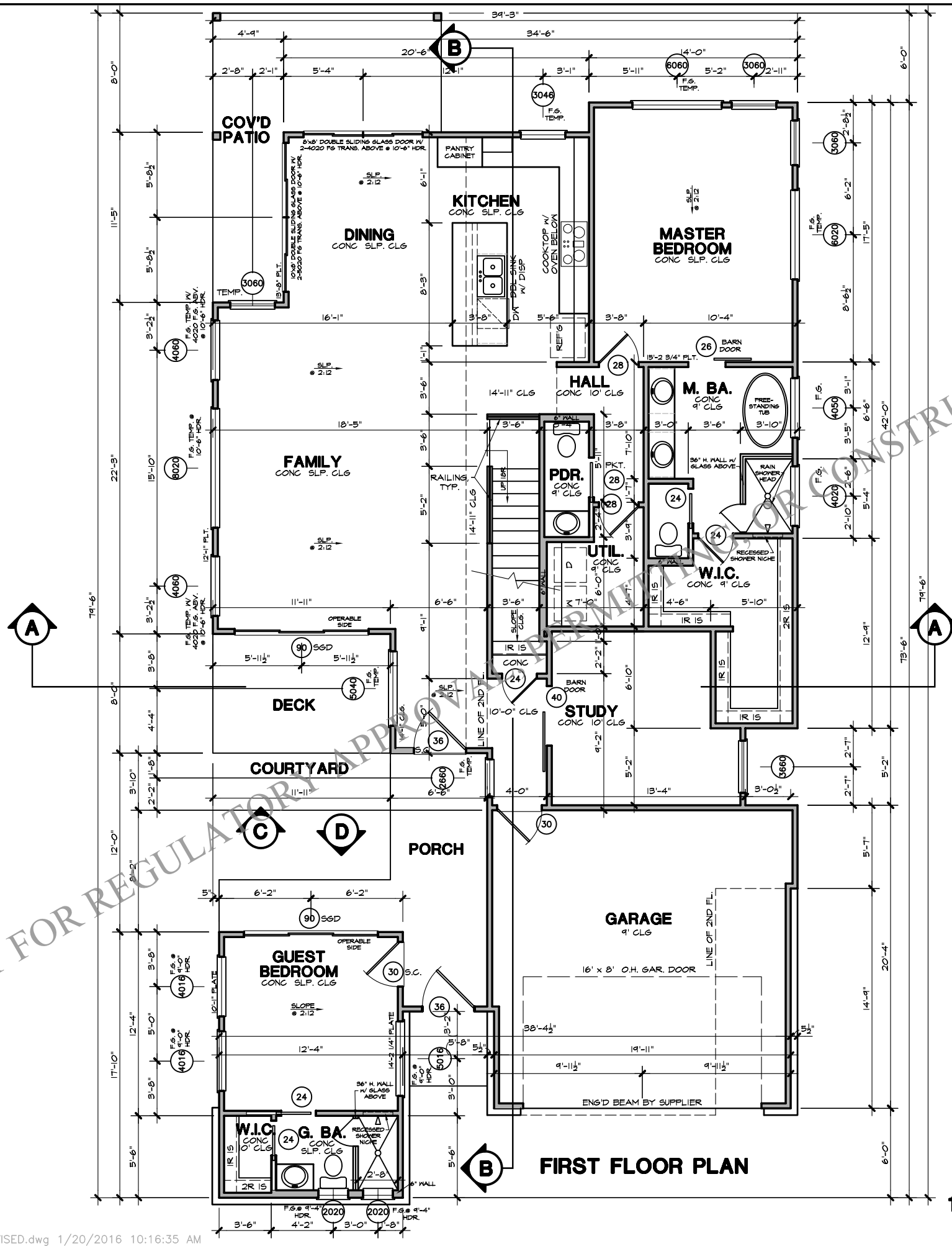
OLD WEST AUSTIN

PLAN: **2817**
ADDRESS: **1806 WEST 10TH STREET**
LOT: **11 & 12**
BLOCK: **13**
Austin, TX



PECAN VALLEY CUSTOM HOMES

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NOTES:
ALL FIRST FLOOR DOORS TO BE 8'-0" UNLESS NOTED OTHERWISE.
FLOOR FINISHES TO BE DETERMINED BY BUILDER/CLIENT.
WATER RESISTANT FLOORING @ ALL WET AREAS
ON DEMAND WATER HEATERS TO BE USED IN BOTH UNITS.

Subchapter F - 'McMansion'			
	Existing	New	Exemption
1st Floor:		1809	1809
2nd Floor:		936.8	936.8
3rd Floor:		109.6	109.6
Basement:			0
Attic:			0
Garage (attached):		427.4	200
(detached):			0
Carport (attached):			0
(detached):			0
Accessory Building(s):			0
(detached):			0
Ceilings over 15':		12.1	12.1
TOTAL GROSS FLOOR AREA:			3094.9
Total G.F.A. / Total Lot Sq. Ft.		7,752 x 100	39.923%
		Floor-To-Area Ratio (FAR)	

220097 REVISIONS			
DATE	SUB	INT.	DES.
9.11.15	00	SEM	NEW PLAN

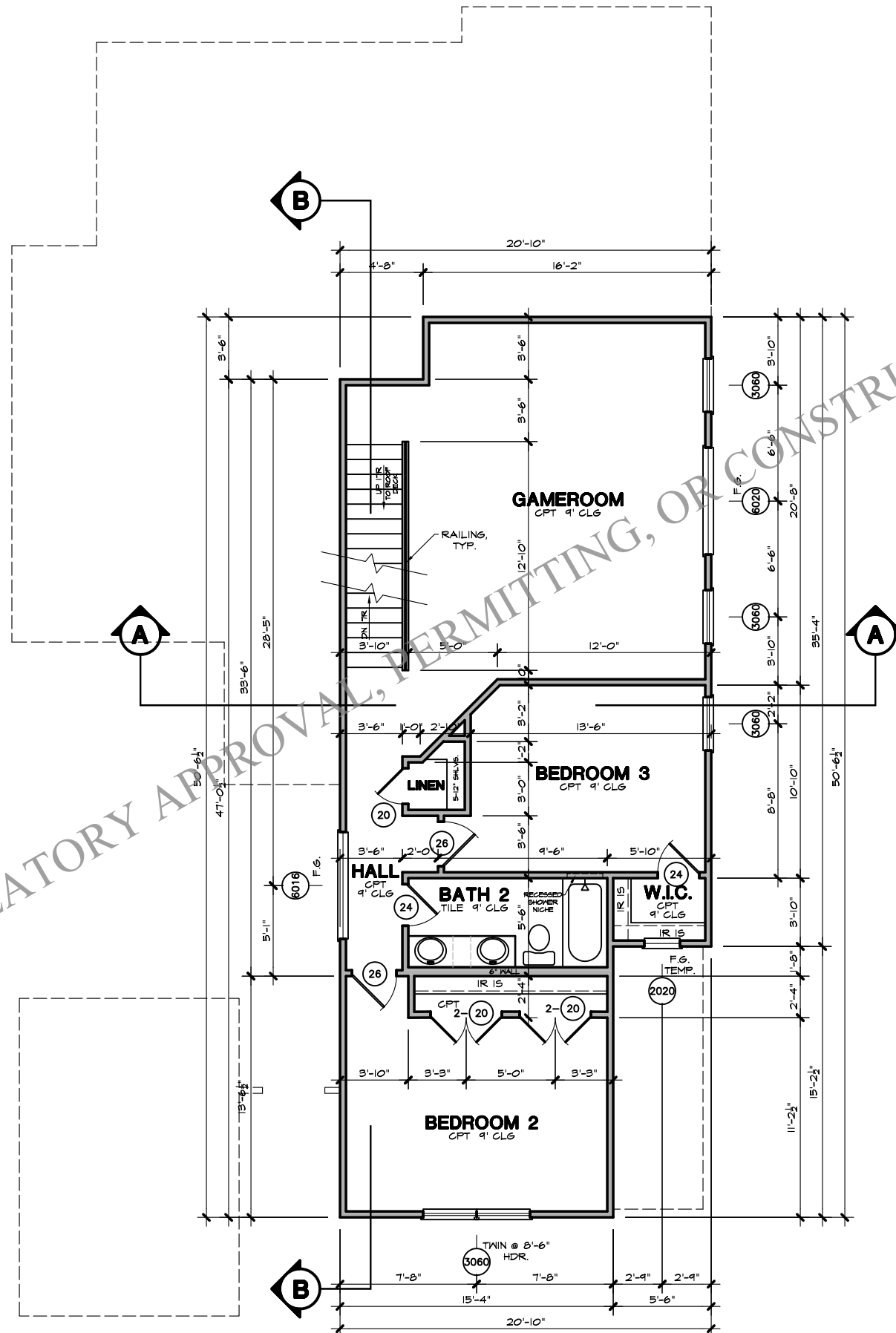
1ST FLOOR CEILING @ 10'-0" HEIGHT U.N.O.
1ST FLR. WDW. HEADERS @ 8'-0" HEIGHT UNLESS NOTED OTHERWISE
IF APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR. WDW. HEADERS @ 8'-0" HEIGHT UNLESS NOTED OTHERWISE
SEE DETAIL SHEETS FOR CURRENT ADOPTED BUILDING CODES

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

SQUARE FOOTAGE CALCULATIONS		
	FRAME	MASONRY
1st FLR. HEATED AREA	1574.5	1574.5
GUEST SUITE HTD. AREA	219.1	234.5
2nd FLR. HEATED AREA	936.8	936.8
3rd FLR. HEATED AREA	109.6	109.6
TOTAL HEATED AREA	2840.8	2855.4
GARAGE	408.1	427.4
FRONT PORCH (COVERED)	174.5	174.5
REAR PATIO (COVERED)	176.9	176.9
TOTAL COVERED AREA	3695.6	3729.5
FRONT DECK (COVERED)	45.3	45.3
ROOF DECK (UNCOV'D)	365.6	365.6
TOTAL SLAB AREA	2649.2	2683.1

1st FLOOR DOOR HEIGHT - 8'-0"
2nd FLOOR DOOR HEIGHT - 6'-8"

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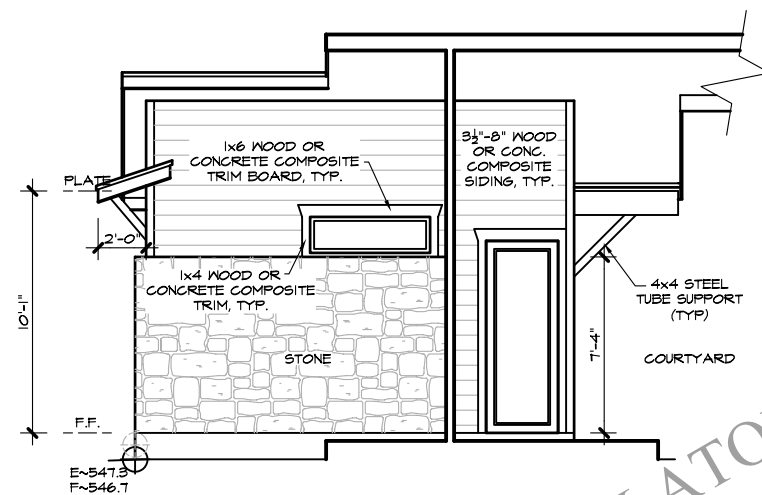
SECOND FLOOR PLAN

A-2 2nd FLOOR PLAN
Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 24"x36"
1806 W. 10th STREET
JOB #220097-01
2817

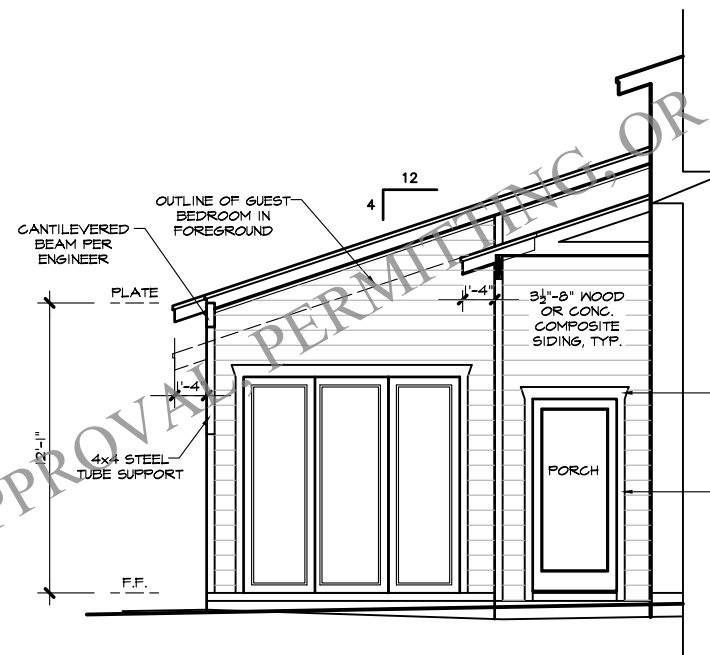


STRUCTURAL ENGINEER TO TAKE IN TO ACCOUNT HEAVY RAIN LOADS AND THE POSSIBILITY OF STANDING WATER IN THE EVENT OF ROOF DRAIN FAILURE.

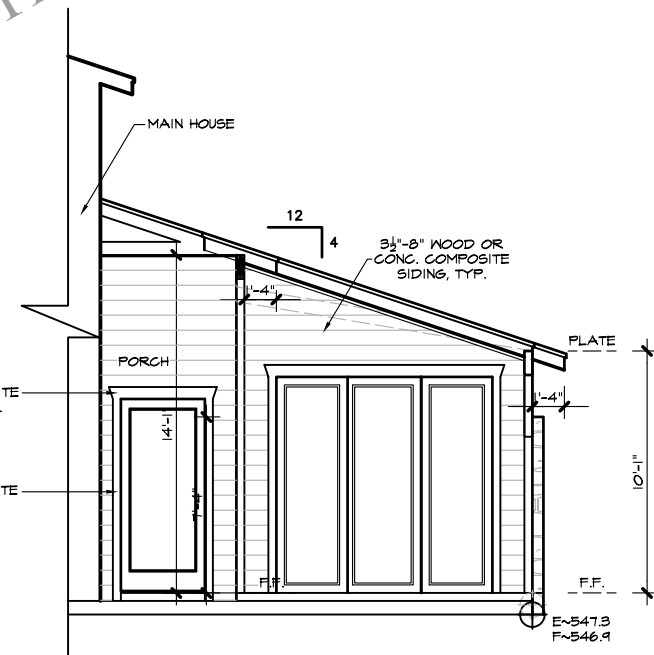
2817



**GUEST BEDROOM
RIGHT ELEVATION**



**SECTION 'C'
COURTYARD VIEW**



**SECTION 'D'
COURTYARD VIEW**

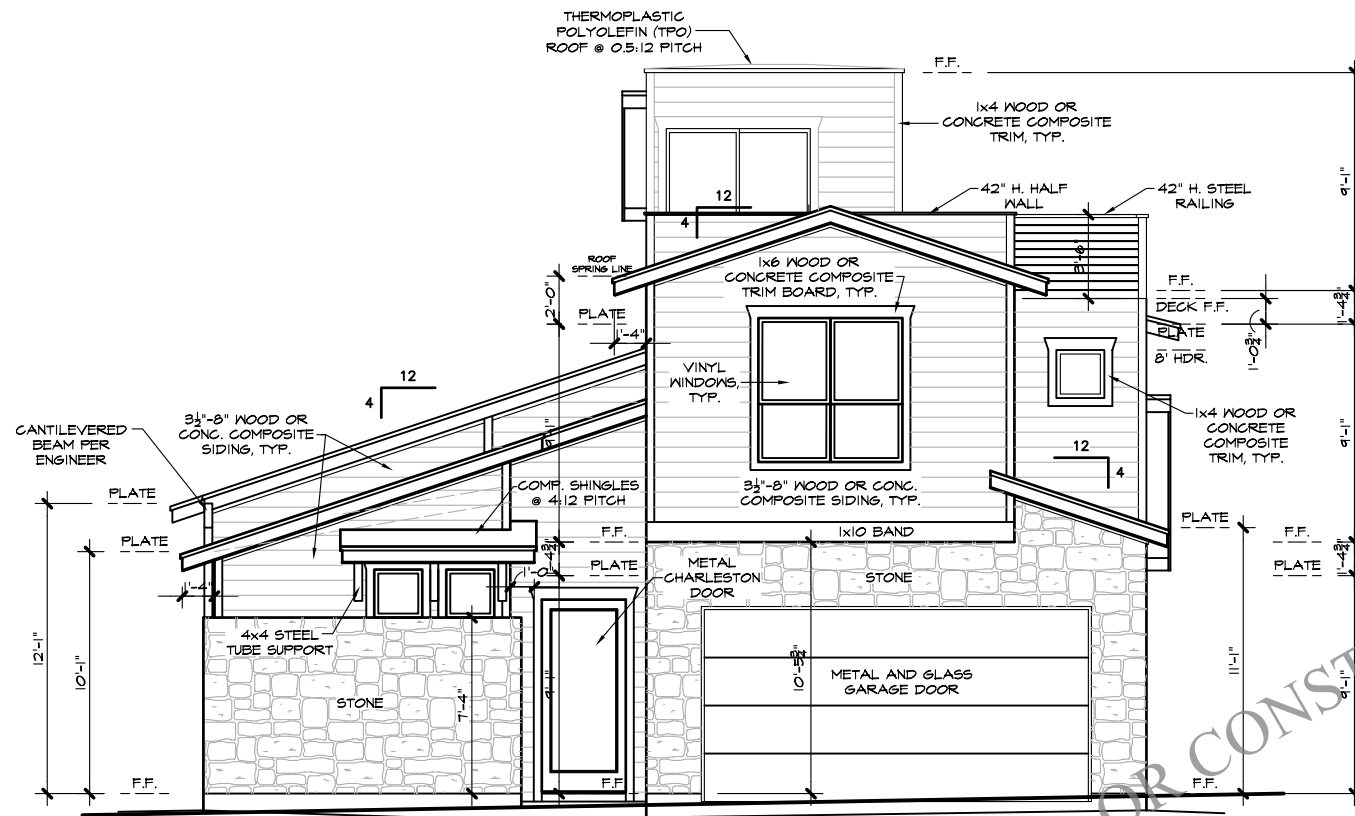
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A-5 GUEST BEDROOM

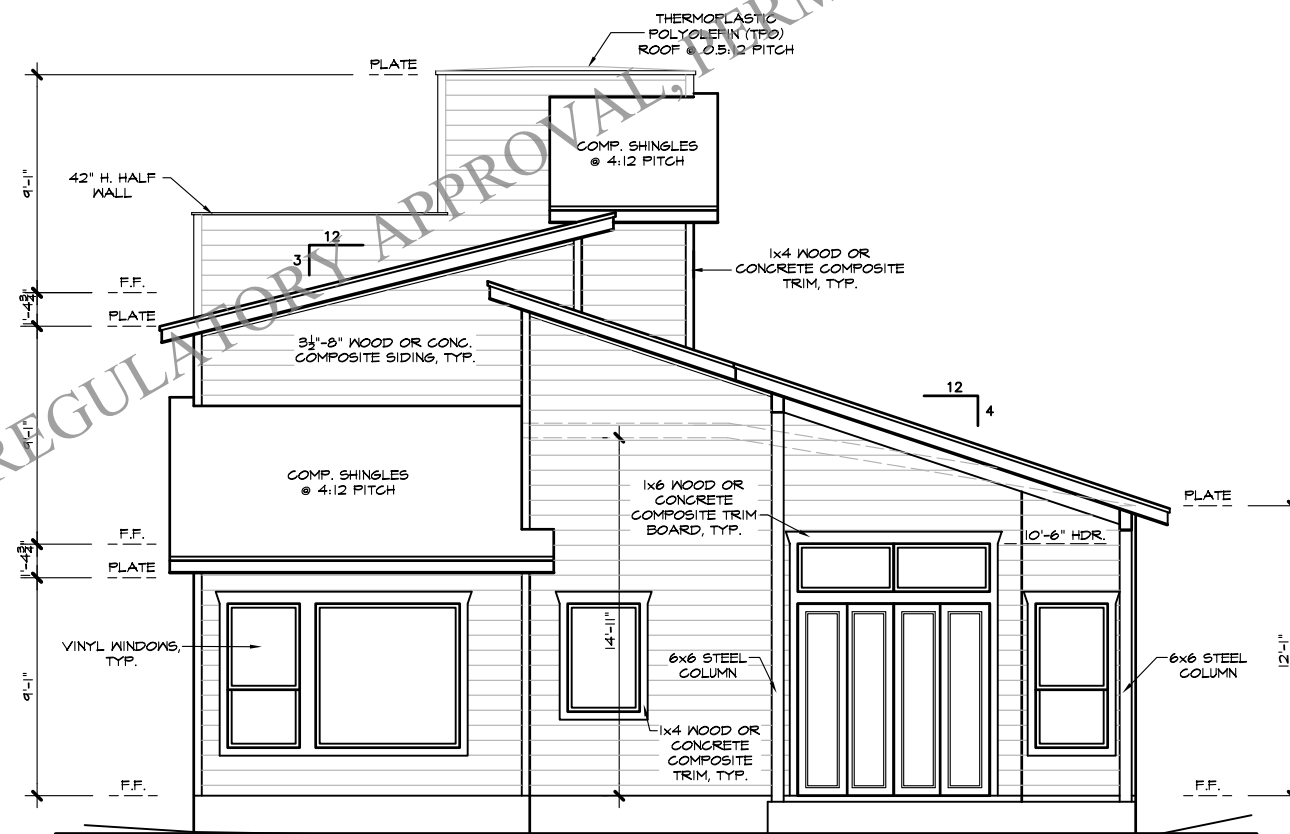
Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 24"x36"

**1806 W. 10th STREET
JOB #220097-01**

2817



FRONT ELEVATION



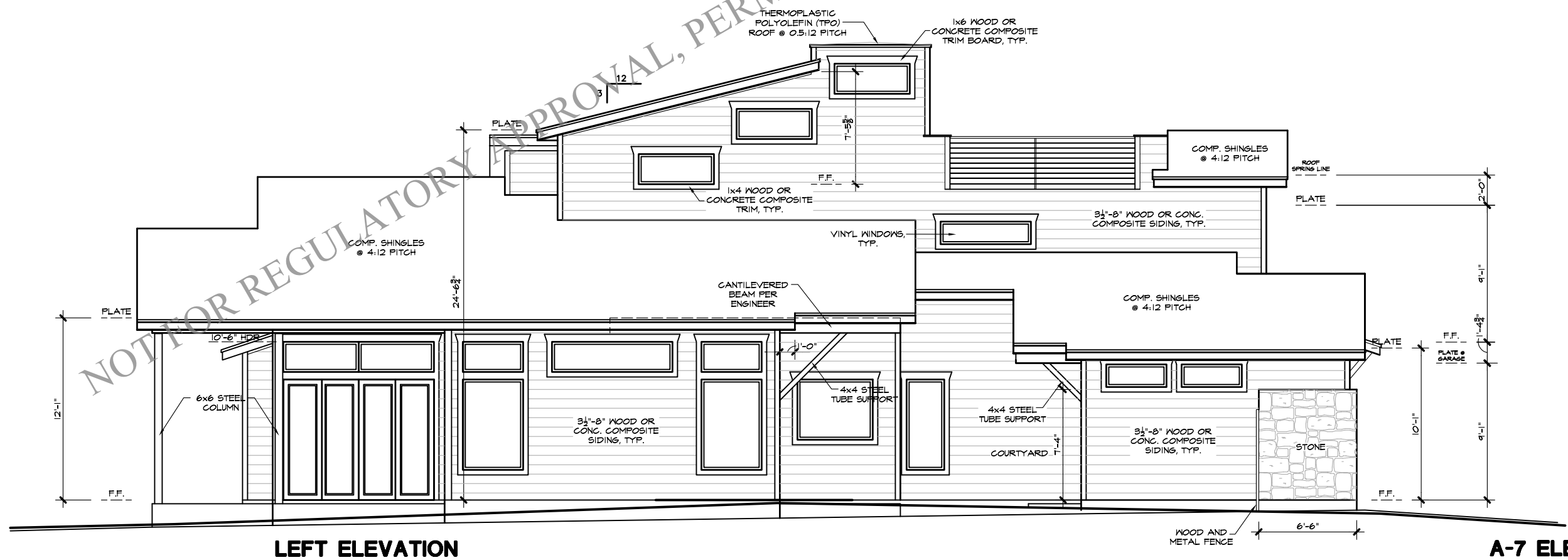
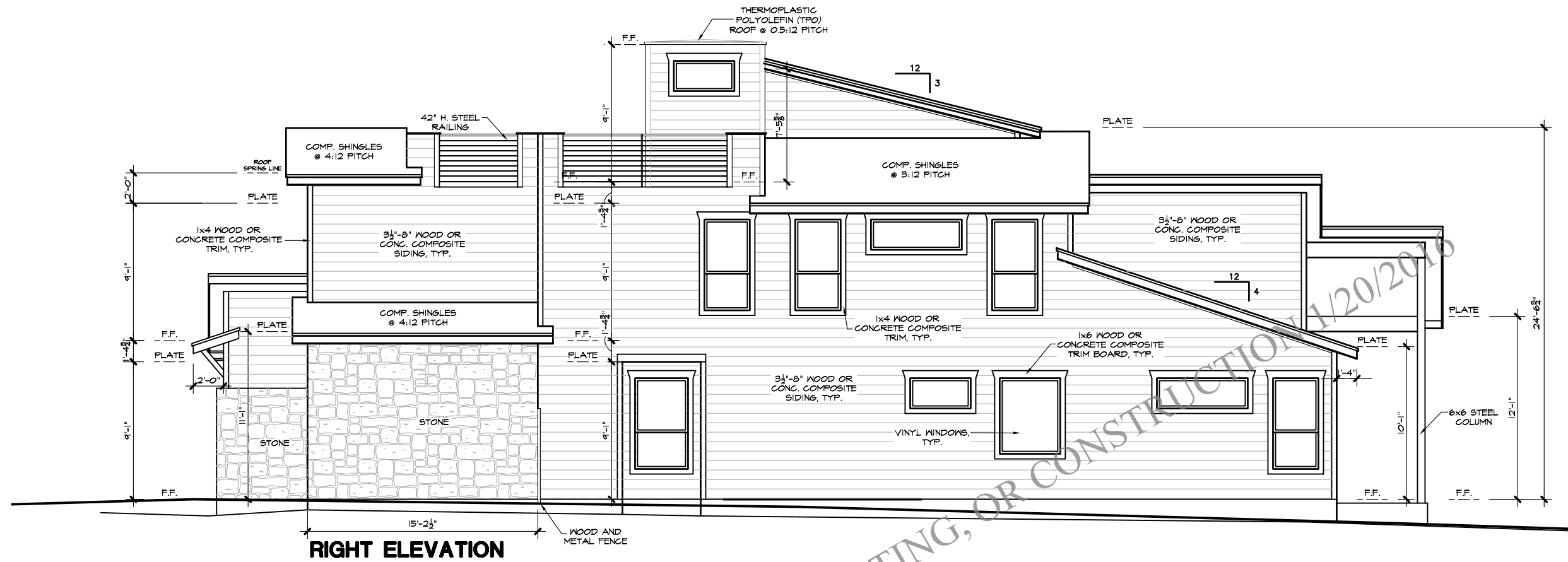
REAR ELEVATION

A-6 ELEVATIONS

Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 24"x36"

**1806 W. 10th STREET
JOB #220097-01**

2817



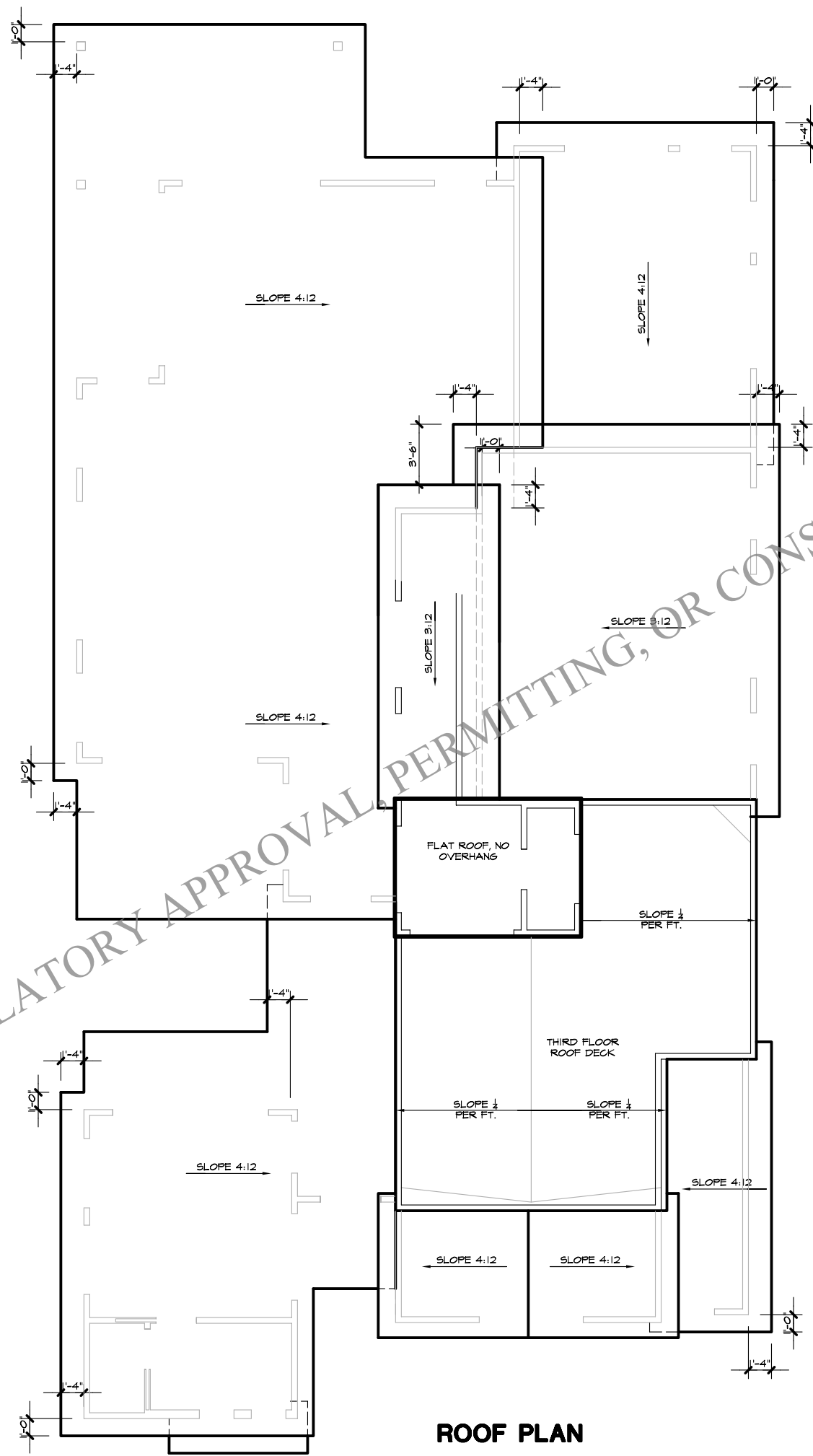
A-7 ELEVATIONS

Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 24"x36"

1806 W. 10th STREET
JOB #220097-01

2817

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ROOF PLAN

NOTE:
OPEN CELL SPRAY FOAM INSULATION PER
MANUFACTURER SPECIFICATIONS FOR ATTIC AND
DECK ASSEMBLIES TO CREATE CONDITIONED AND
UN-VENTED SPACES - TYPICAL

A-13 ROOF PLAN
Scale: 1/8"= 1'-0" on 11"x17"
Scale: 1/4"= 1'-0" on 24"x36"
2817

1806 W. 10th STREET
JOB #220097-01