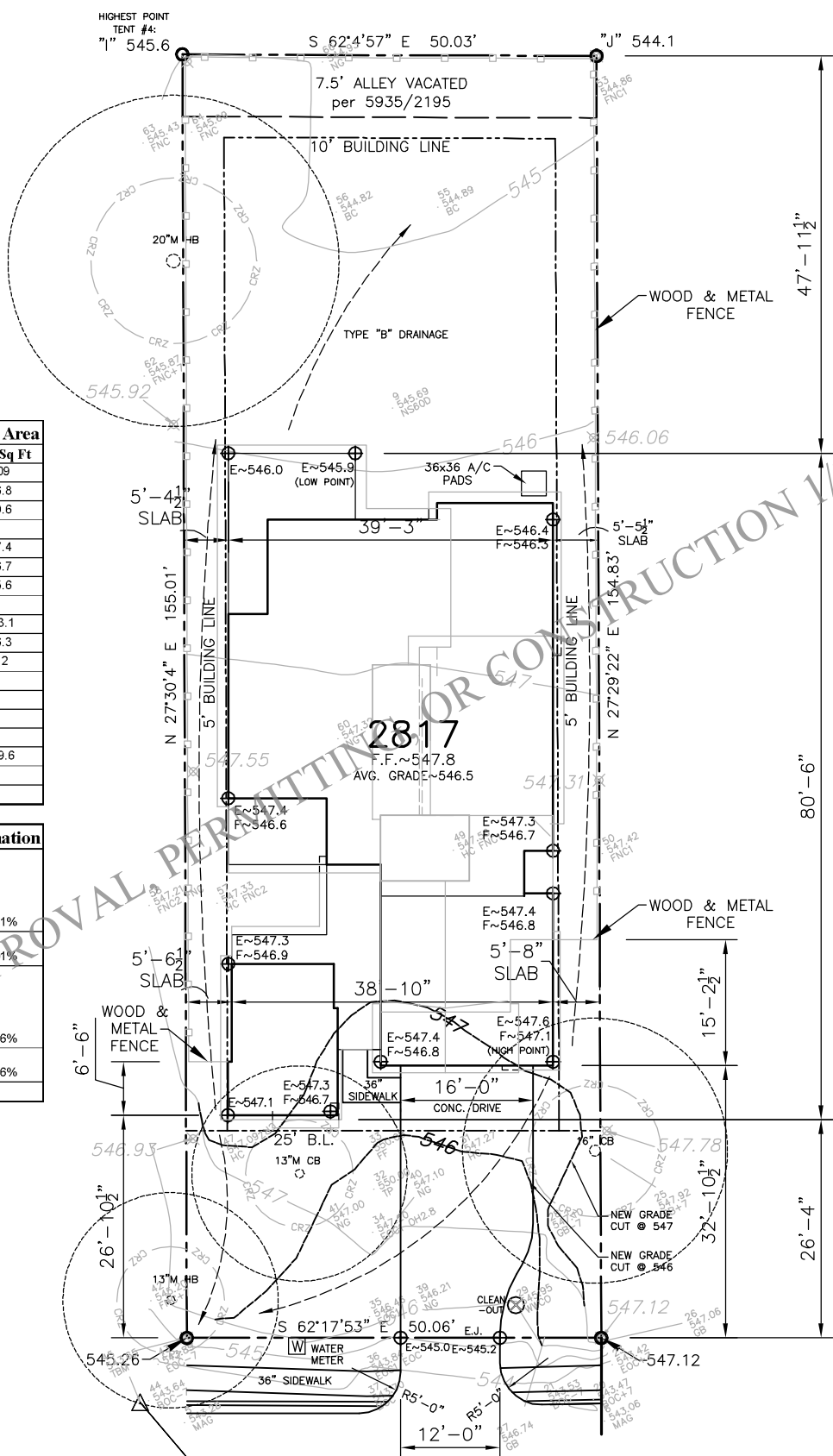


Building Coverage Information		Site Development Information	
<b>Total Lot Square Footage:</b>	7752		
Existing Building Coverage (sq ft):	2683.1	% of lot size:	34.61%
Proposed Building Coverage (sq ft):	2683.1	% of lot size:	34.61%
<b>Impervious Coverage Information</b>			
Existing Impervious Coverage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

Austin, TX



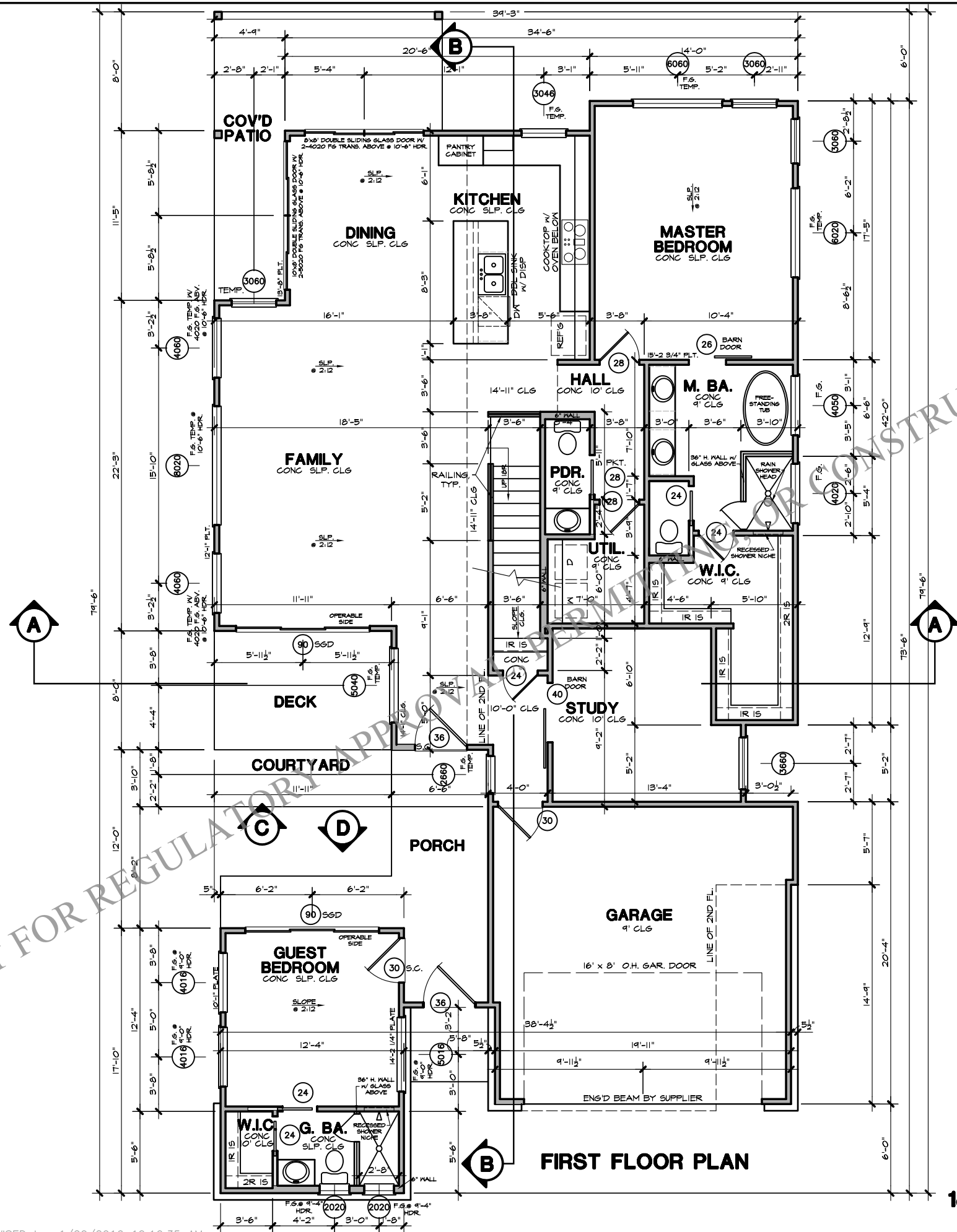
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## NOTES:

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.



MASONRY\_W.10th STREET 1806\_REVISED.dwg 1/20/2016 10:16:35 AM

1806 W. 10th STREET  
JOB #220097-01

**A-1 1st FLOOR PLAN**  
Scale: 1/8" = 1'-0" on 11"x17"  
Scale: 1/4" = 1'-0" on 24"x36"  
**2817**

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"

JOB NO.: 220097  
DRAWN BY: SEM  
CHECKED BY: -  
DATE: 9.11.15  
REVISD: -

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

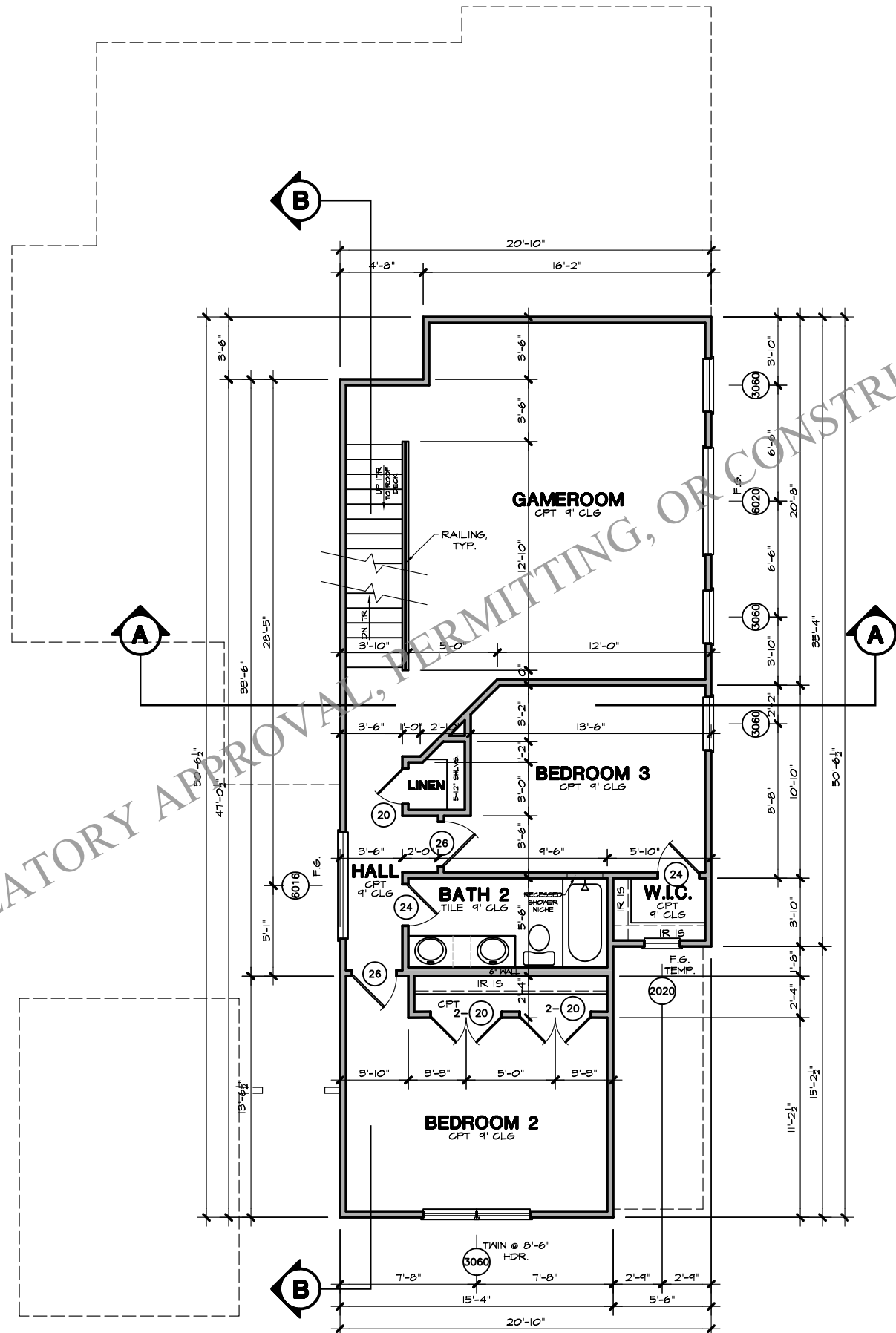


AUSTIN

PECAN VALLEY HOMES

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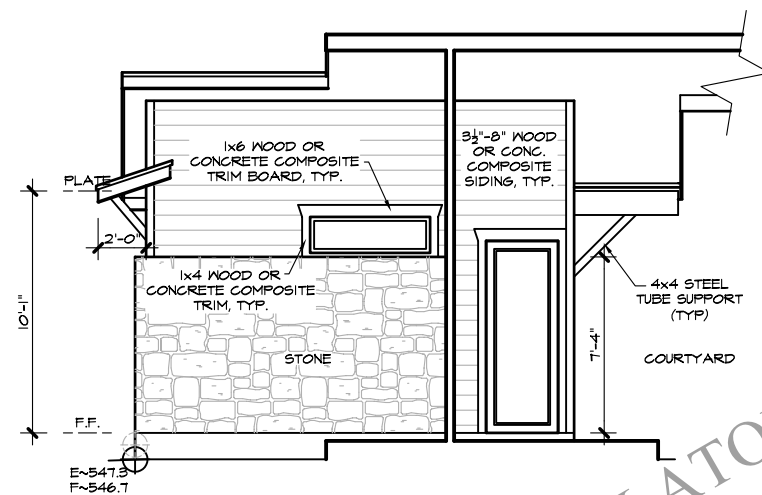


SECOND FLOOR PLAN

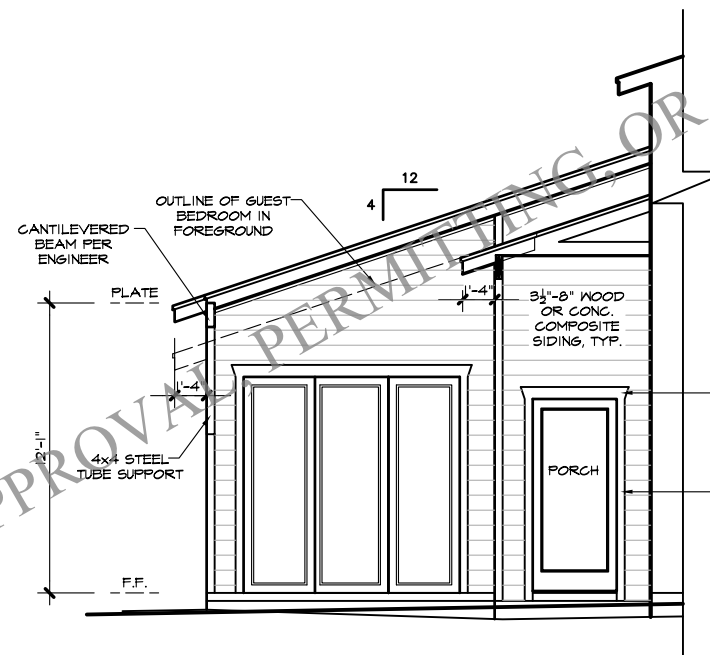
**A-2 2nd FLOOR PLAN**  
Scale: 1/8" = 1'-0" on 11"x17"  
Scale: 1/4" = 1'-0" on 24"x36"  
**1806 W. 10th STREET**  
**JOB #220097-01**  
**2817**



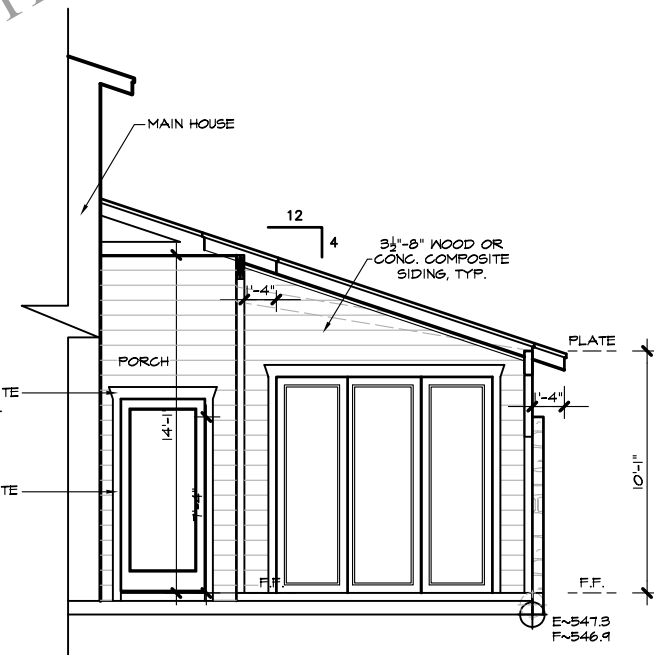
2817



**GUEST BEDROOM  
RIGHT ELEVATION**



**SECTION 'C'  
COURTYARD VIEW**



**SECTION 'D'  
COURTYARD VIEW**

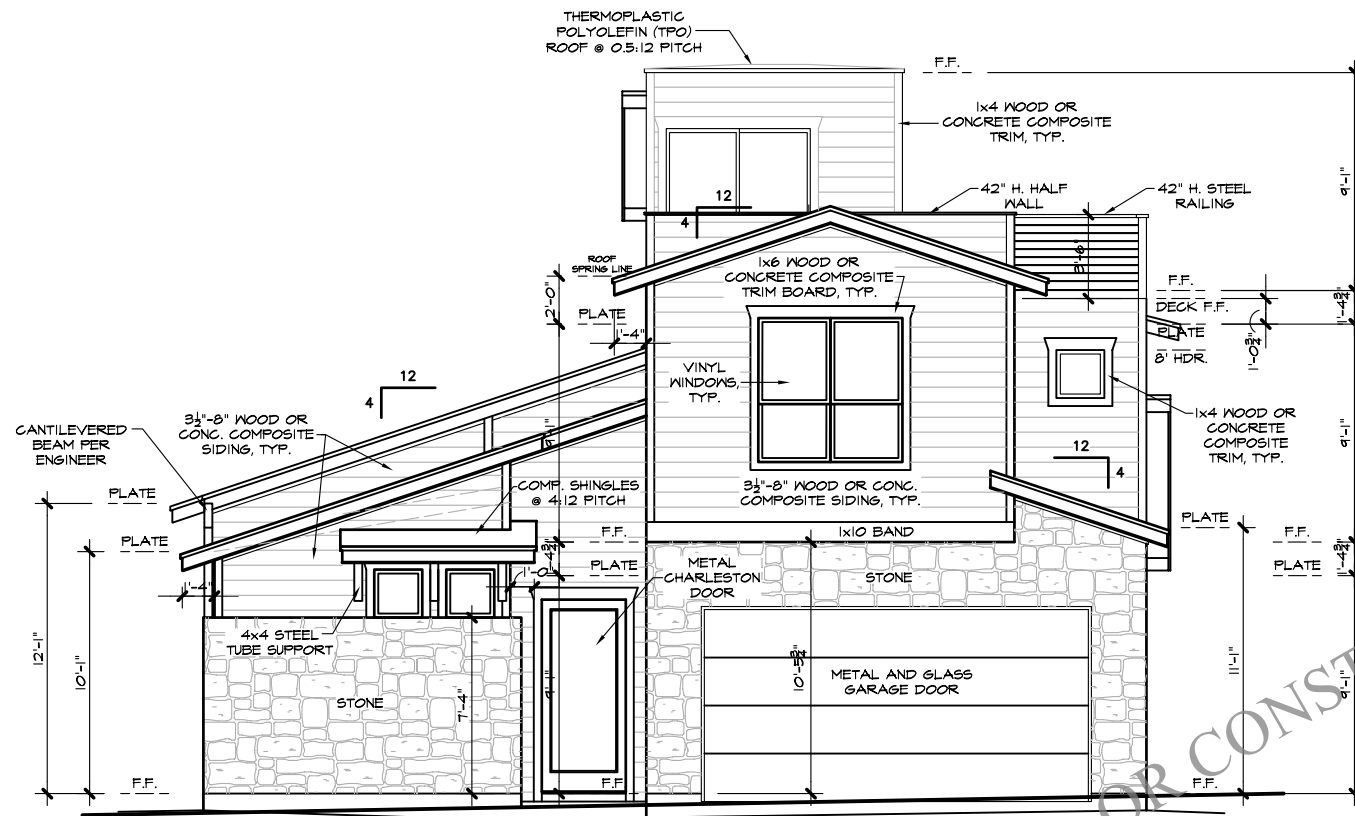
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**A-5 GUEST BEDROOM**

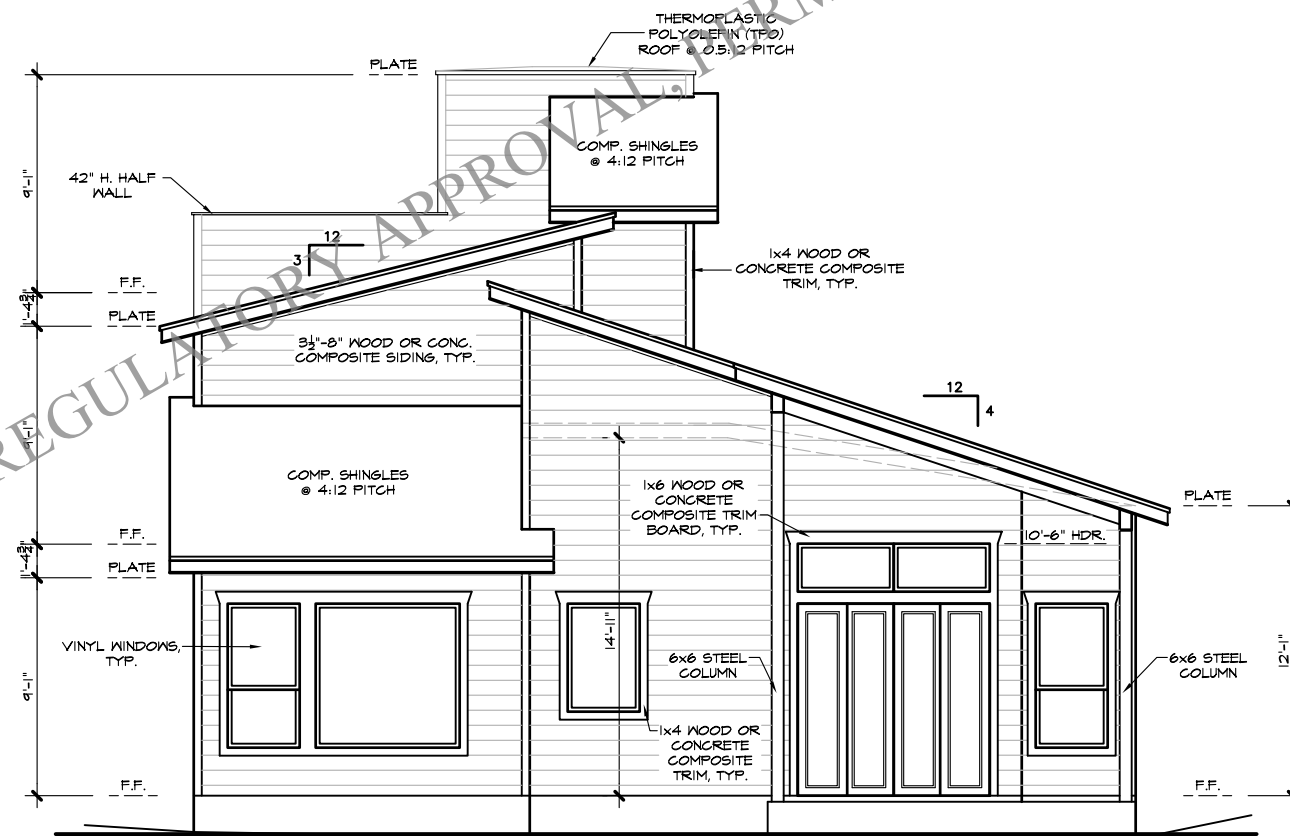
Scale: 1/8" = 1'-0" on 11"x17"  
Scale: 1/4" = 1'-0" on 24"x36"

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

**2817**



**FRONT ELEVATION**



**REAR ELEVATION**

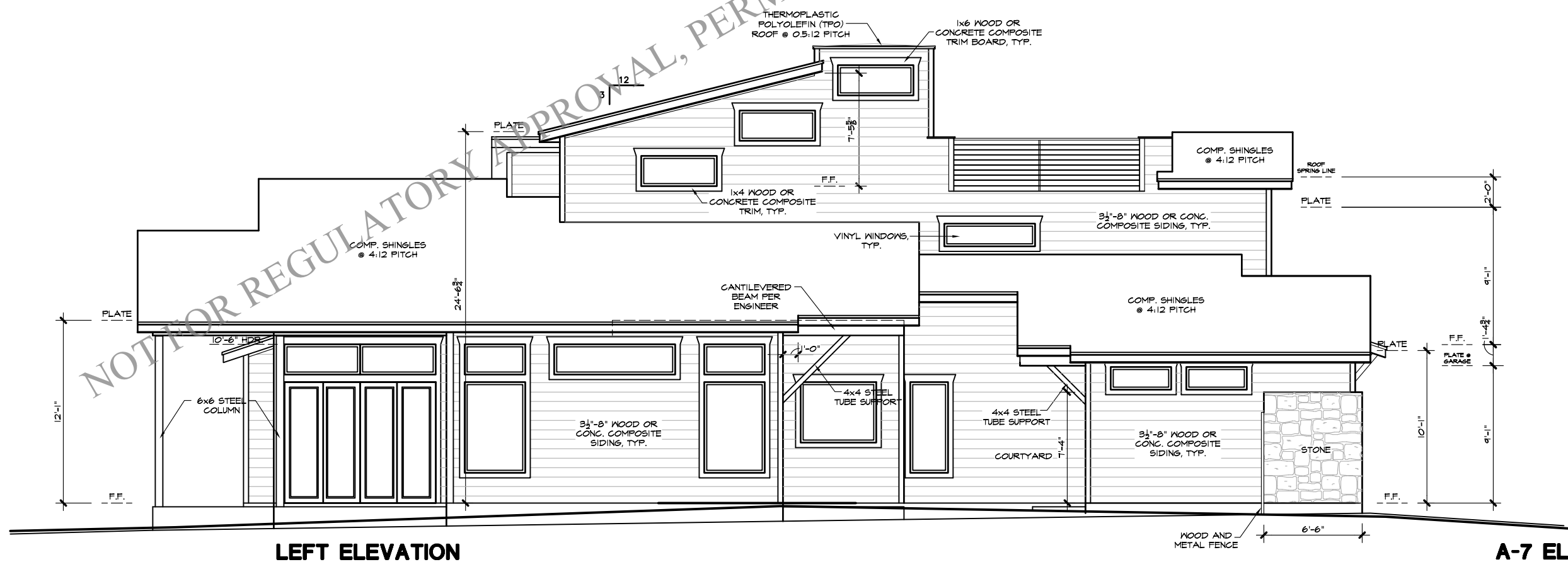
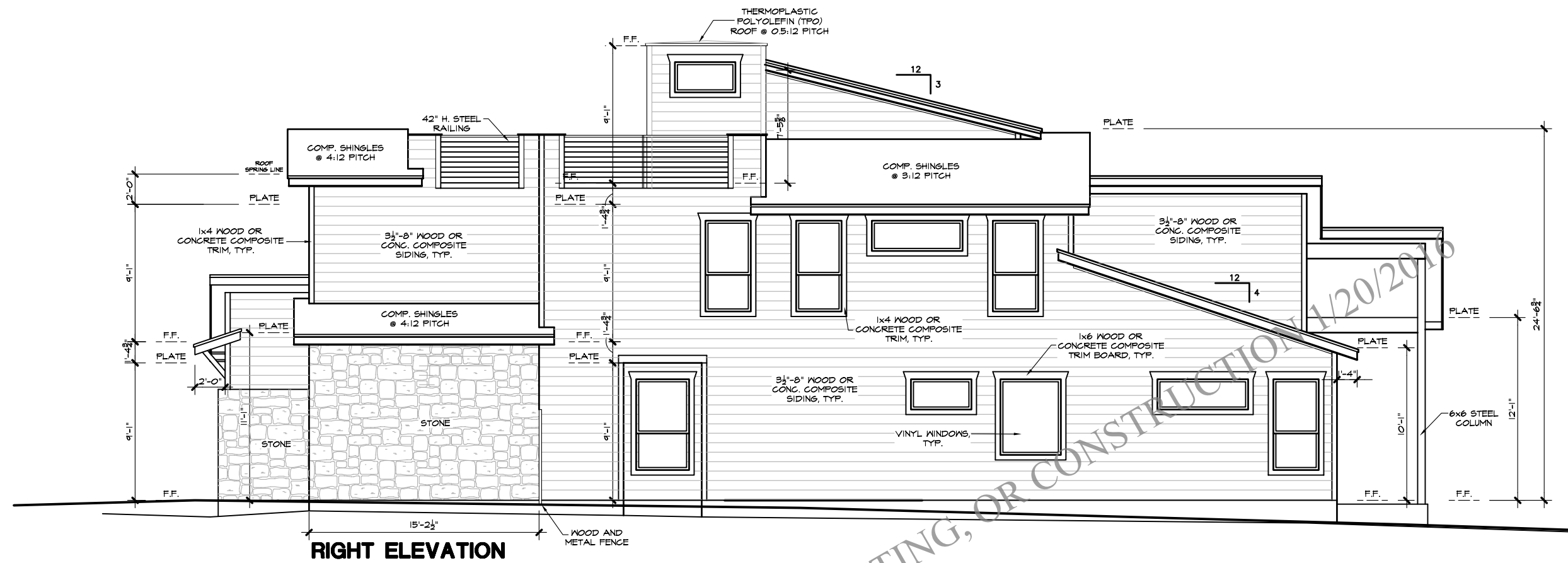
**A-6 ELEVATIONS**

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

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

**2817**

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



## A-7 ELEVATIONS

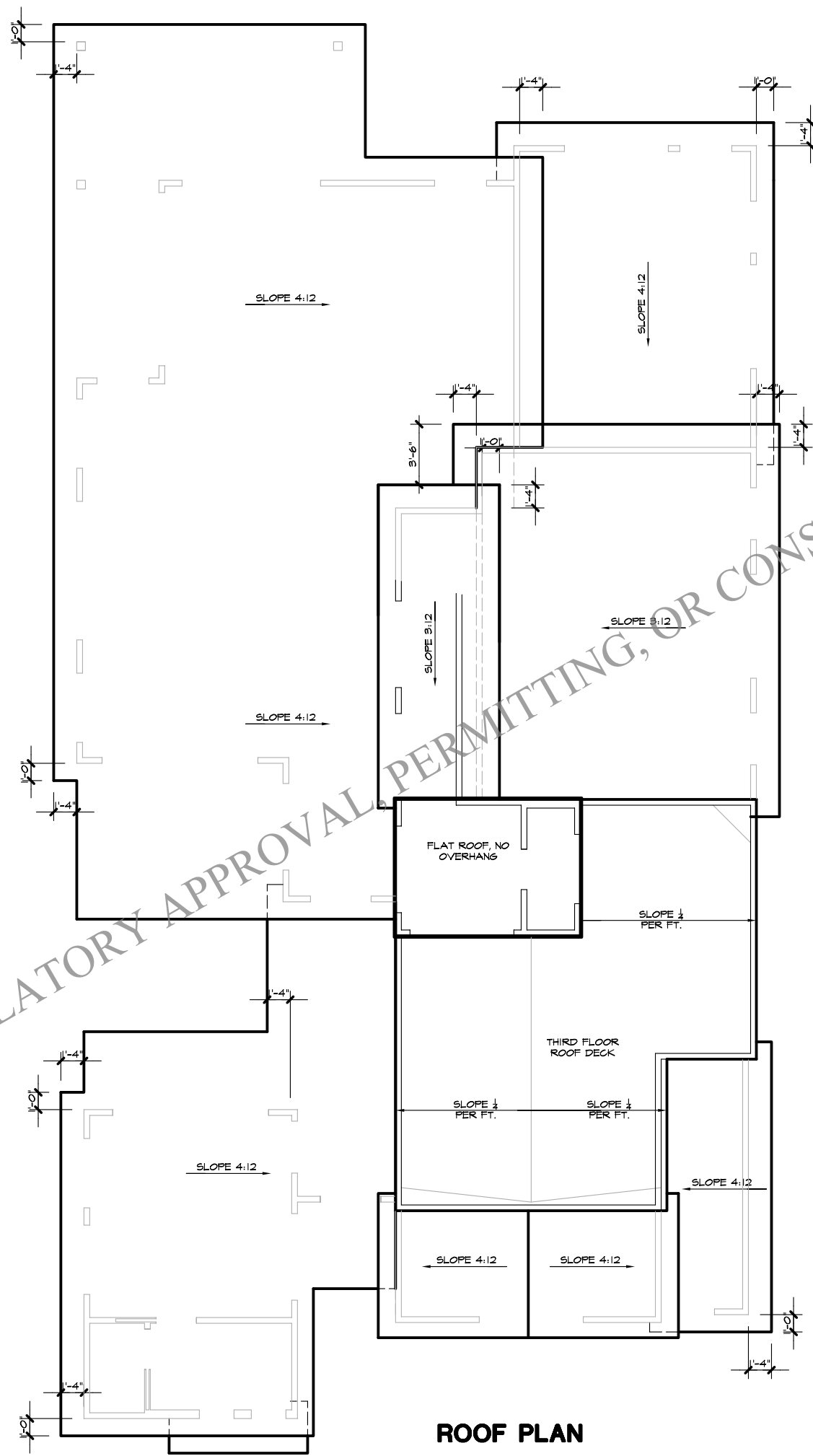
**Scale: 1/8" = 1'-0" on 11"x17"**

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

2817

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

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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**

