

1403 W. 9TH STREET, AUSTIN, TEXAS 78703
SF-3 ZONING

LEGAL DESCRIPTION:

ACR .3127 OF LOT 3, DIVISION Z, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN

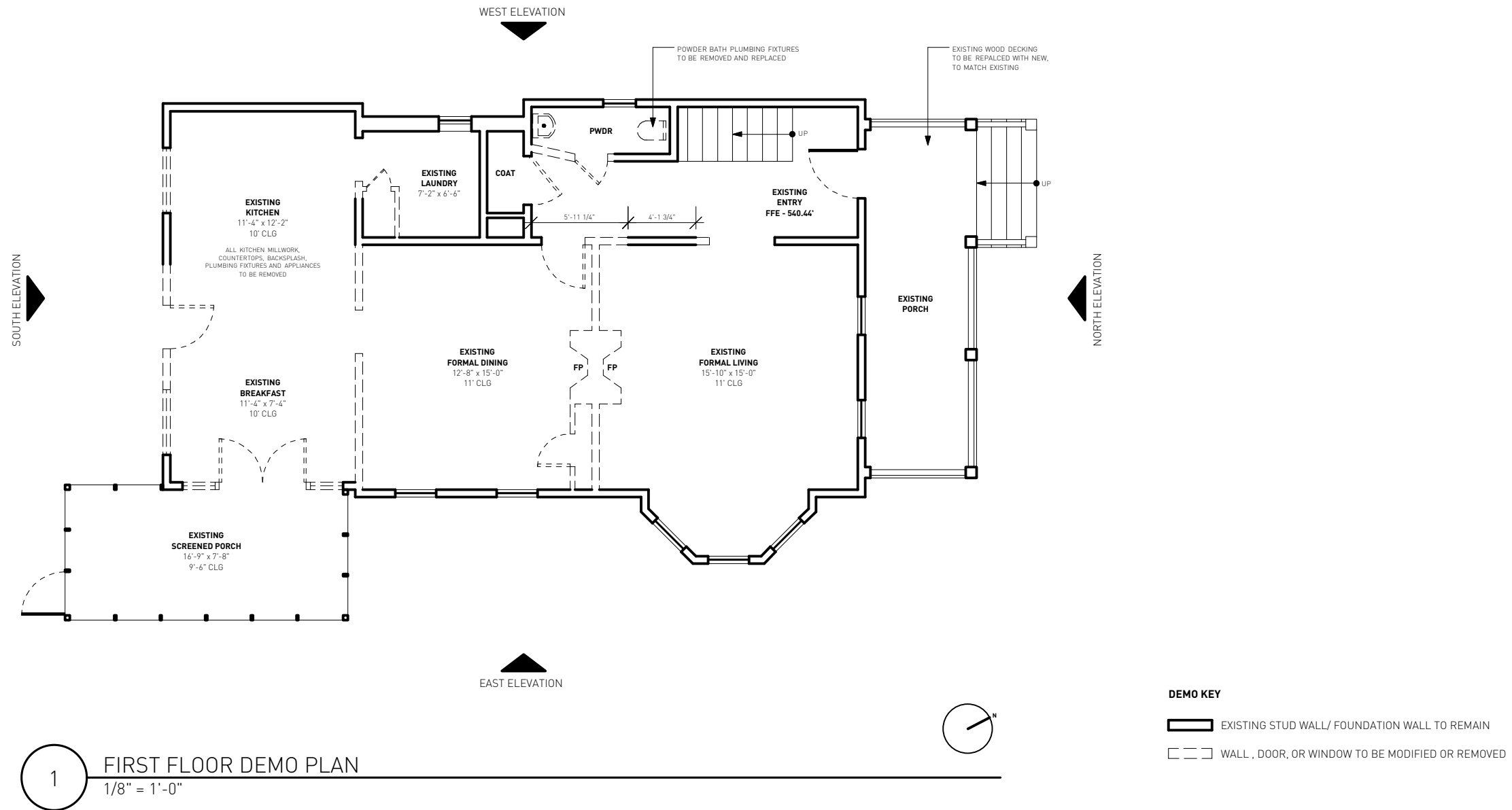
NOTES:

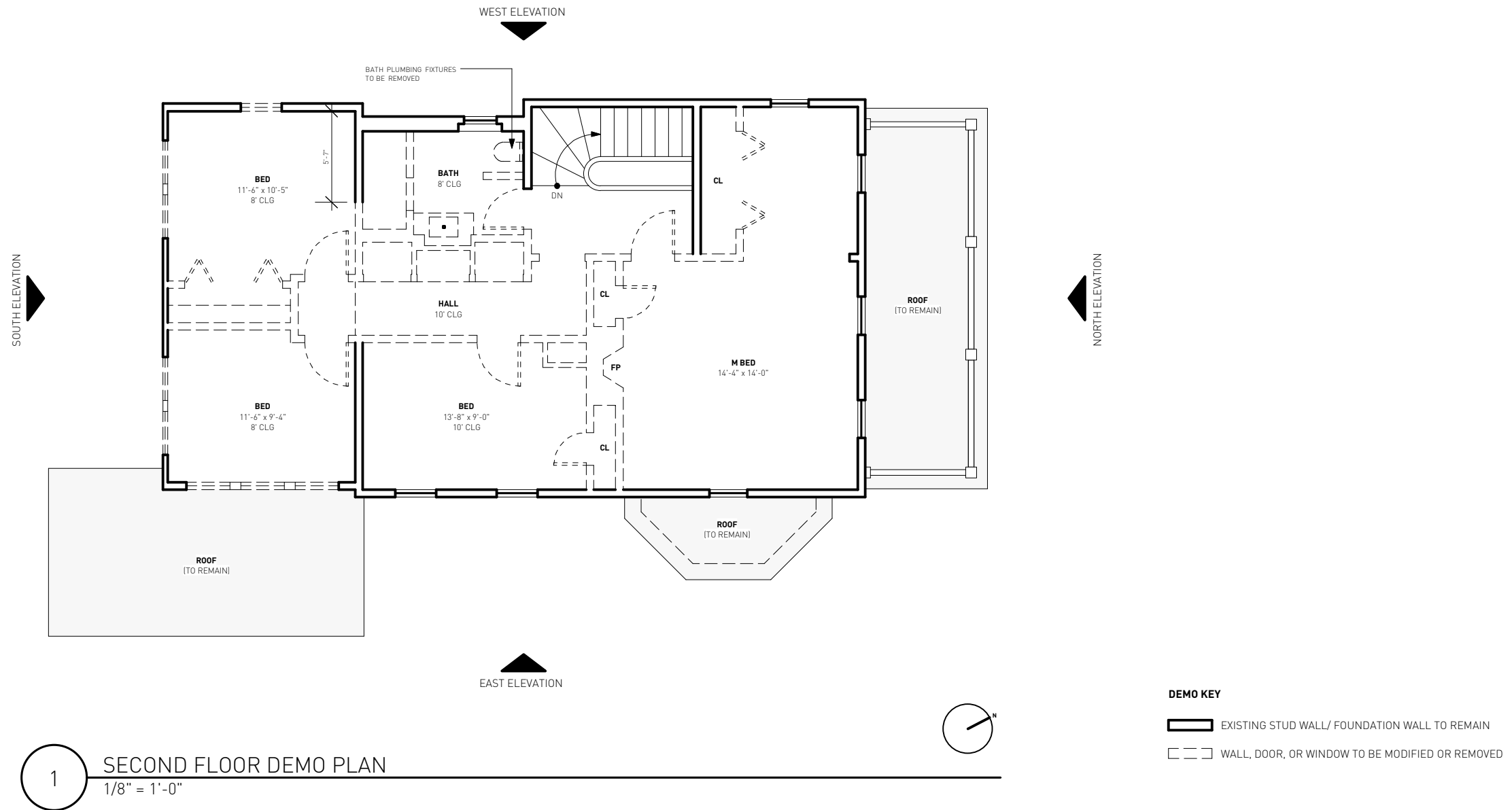
1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2015 IRC R310, R311, AND R312
2. ALL SMOKE DETECTORS TO BE LOCATED AND WIRED IN COMPLIANCE WITH 2015 IRC R314
3. APPROVED CO ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 2015 IRC R315
4. GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW, PER NFPA 72 CHAPTER 1
5. ALL BATHROOMS TO HAVE EXHAUST SYSTEMS PER 2015 IRC R303.3
6. PWDR TO HAVE WALL BLOCKING FOR GRAB BARS PER CITY CODE SEC. 25-12-243 R320.2
7. ALL GLAZING IN DOORS AND WINDOWS TO COMPLY WITH THE COMPLETE SECTION OF 2015 IRC R308
8. PLUMBING FIXTURE CLEARANCES TO COMPLY WITH 2015 IRC R307.1 AND 2015 UPC.
9. LANDINGS AT EXTERIOR DOORS TO COMPLY WITH 2015 IRC R311.3

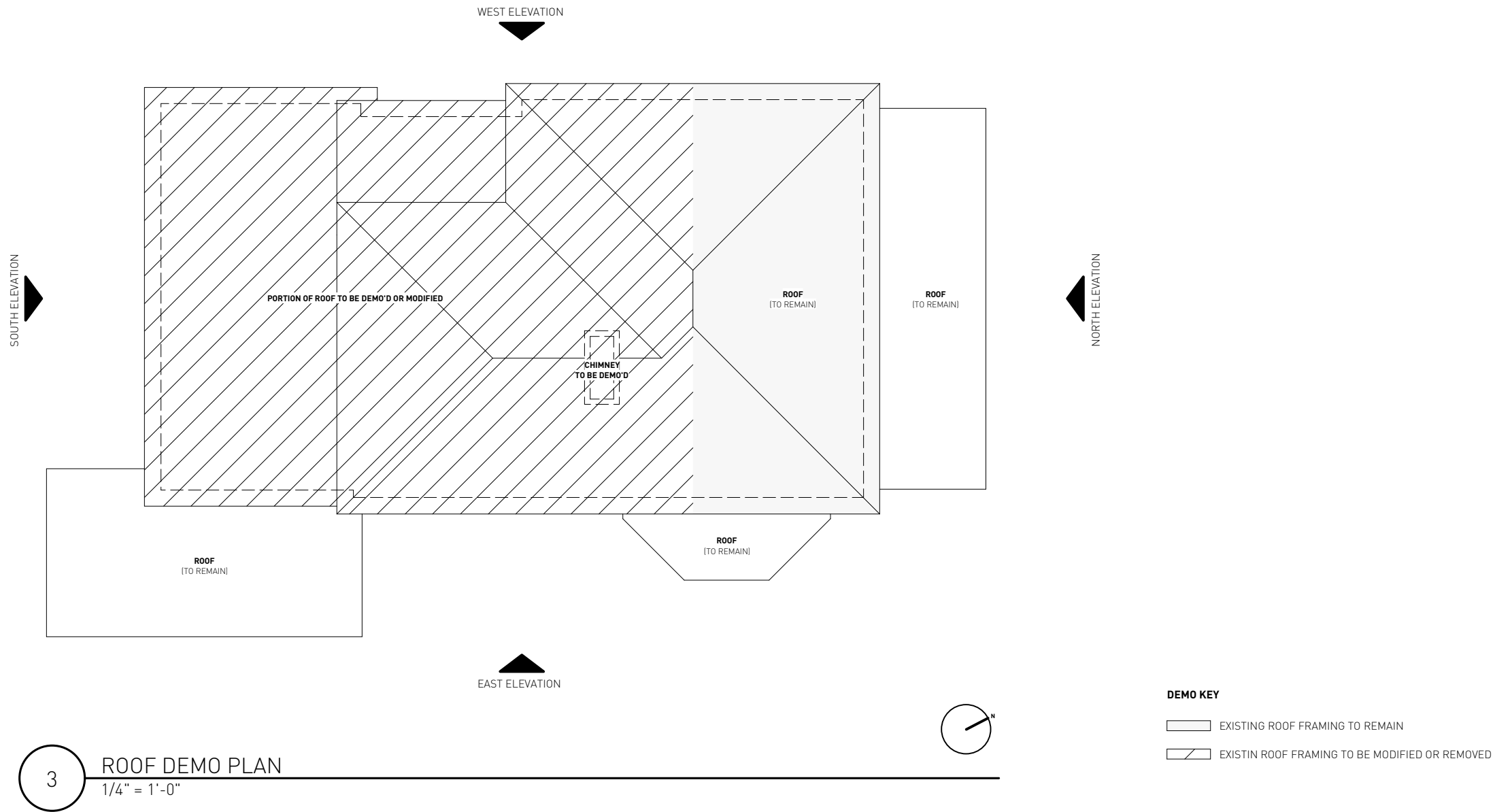
BUILDING COVERAGE CALCULATIONS	
SITE AREA	12,888 SF
FIRST FLOOR	1,055 SF
SECOND FLOOR (NOT IN CALC)	1,030 SF
DETACHED GARAGE (ADU)	621 SF
ADU FIRST FLOOR	436 SF
ADU SECOND FLOOR (NOT IN CALC)	713 SF
COVERED ENTRY PORCH	153 SF
COVERED SCREENED PORCH	138 SF
TOTAL	2,403 SF
BUILDING COVER %	18.6%
ALLOWED (SF-3)	40.0%

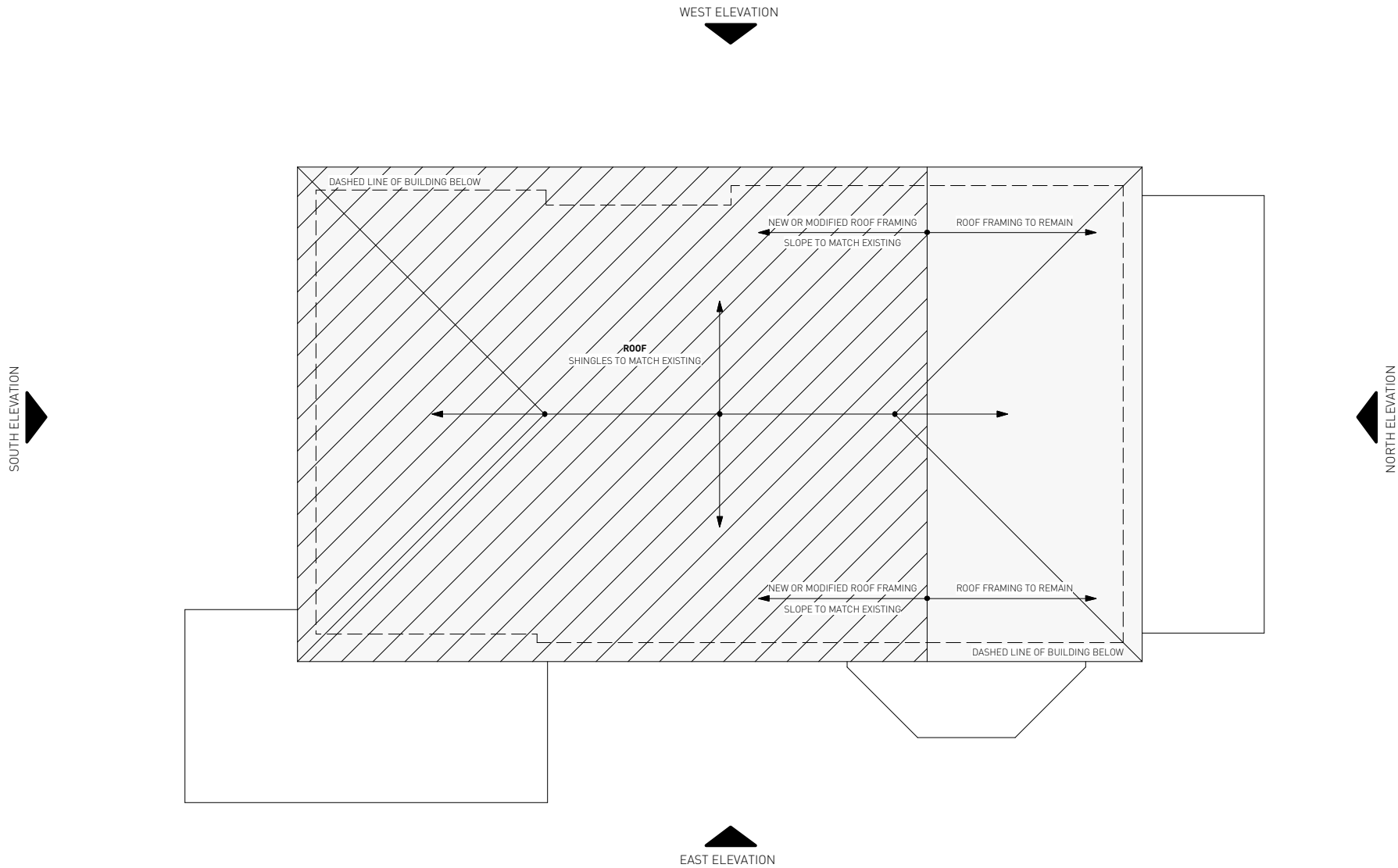
BUILDING COVERAGE CALCULATIONS	
BUILDING COVERAGE	2,403 SF
WOOD ENTRY STEPS	22 SF
BRICK WALKWAY, STEPS, RETAINING WALLS	185 SF
CONCRETE DRIVEWAY	1,024 SF
A/C PADS	20 SF
TOTAL	3,654 SF
BUILDING COVER %	28.4%
ALLOWED (SF-3)	45.0%

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S61°55'06"E	45.95'	(S57°40'30"E 45.93')
L2	S63°27'17"E	2.08'	(S59°04'37"E 2.07')
L3	S63°23'33"E	54.39'	(S59°04'37"E 54.45')
L4	S27°03'24"W	125.40'	(S31°20'00"W 125.36')
L5	S26°45'52"W	49.78'	(S31°05'42"W 49.83')
L6	N63°42'11"W	102.72'	(N59°24'10"W 102.73')
L7	N27°00'49"E	50.08'	(N31°17'41"E 50.06')
L8	N27°05'42"E	126.85'	(N31°21'45"E 126.81')
L9	S63°32'25"E	102.50'	(S59°15'46"E 102.51')





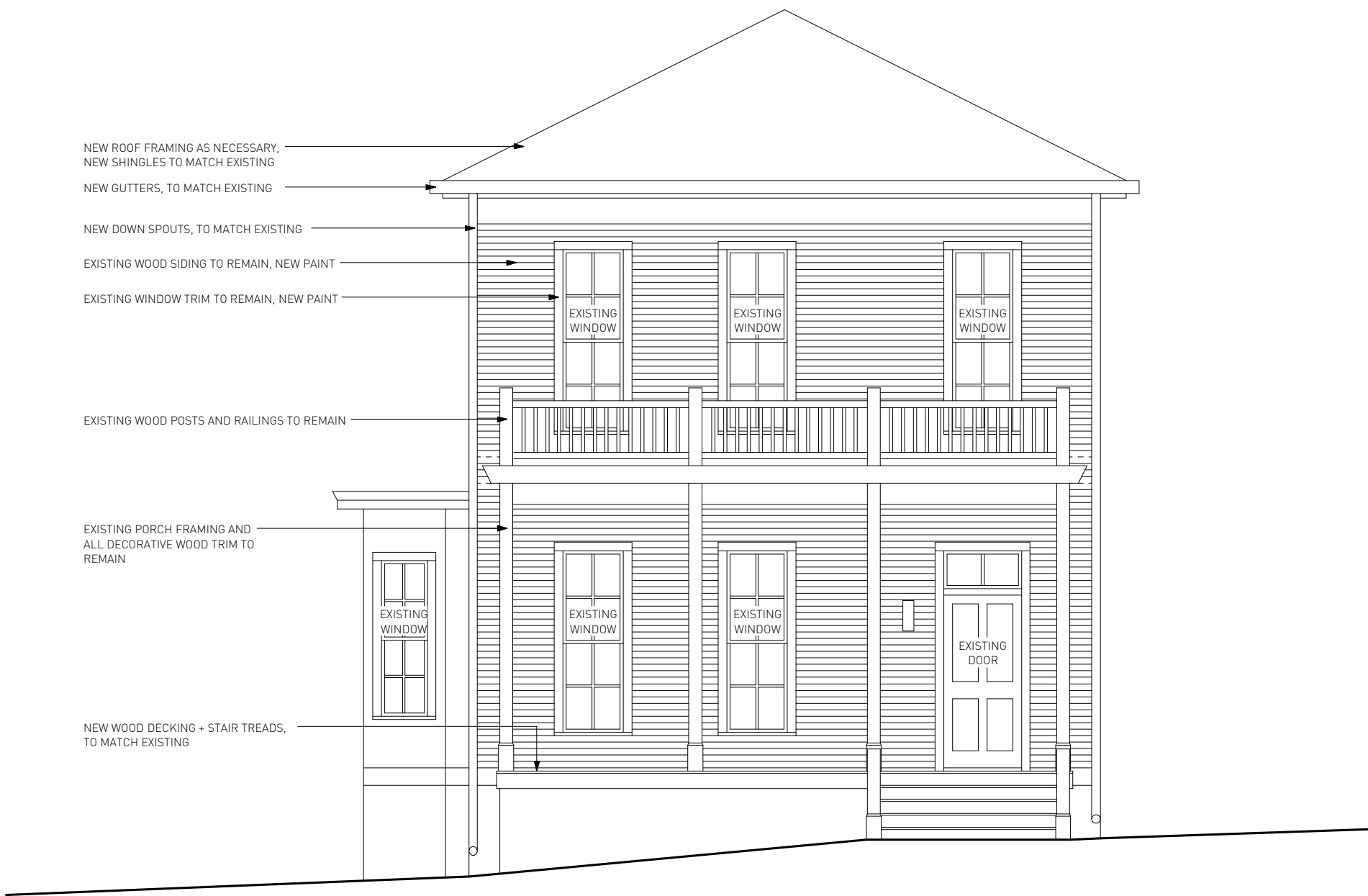




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ROOF PLAN

1/8" = 1'-0"



1 FRONT ELEVATION (NORTH)
3/16" = 1'-0"



1 SIDE ELEVATION (EAST)
3/16" = 1'-0"



1 REAR ELEVATION (SOUTH)
3/16" = 1'-0"



1

SIDE ELEVATION (WEST)
3/16" = 1'-0"

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PROJECT
WEST 9TH REMODEL
1403 W. 9TH STREET
AUSTIN, TEXAS 78703

TITLE
WEST ELEVATION
DATE
SEPTEMBER 17 2018

Proposed paint color for siding
1403 W. 9th Street

Decorator's White
CC-20