

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0063
1600 Ethridge Avenue
Old West Austin**

PROPOSAL

Construct a new 3,919 sf single-family home on vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new 3,919 sf house on an existing vacant lot. The new 2-story building is a contemporary design with a front-facing garage and multiple, low-slope, hipped roofs with deep eaves. The proposed exterior wall materials are masonry on the first level and stucco on the second, with small areas of horizontal wood siding. Numerous, non-symmetrical windows will have multiple panes with both fixed and casement sashes.

STAFF COMMENTS

The property is located in the Old West Austin National Register District. A c. 1939 house was approved for demolition in 2002.

The Old West Austin National Register Historic District has no design guidelines for new construction. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

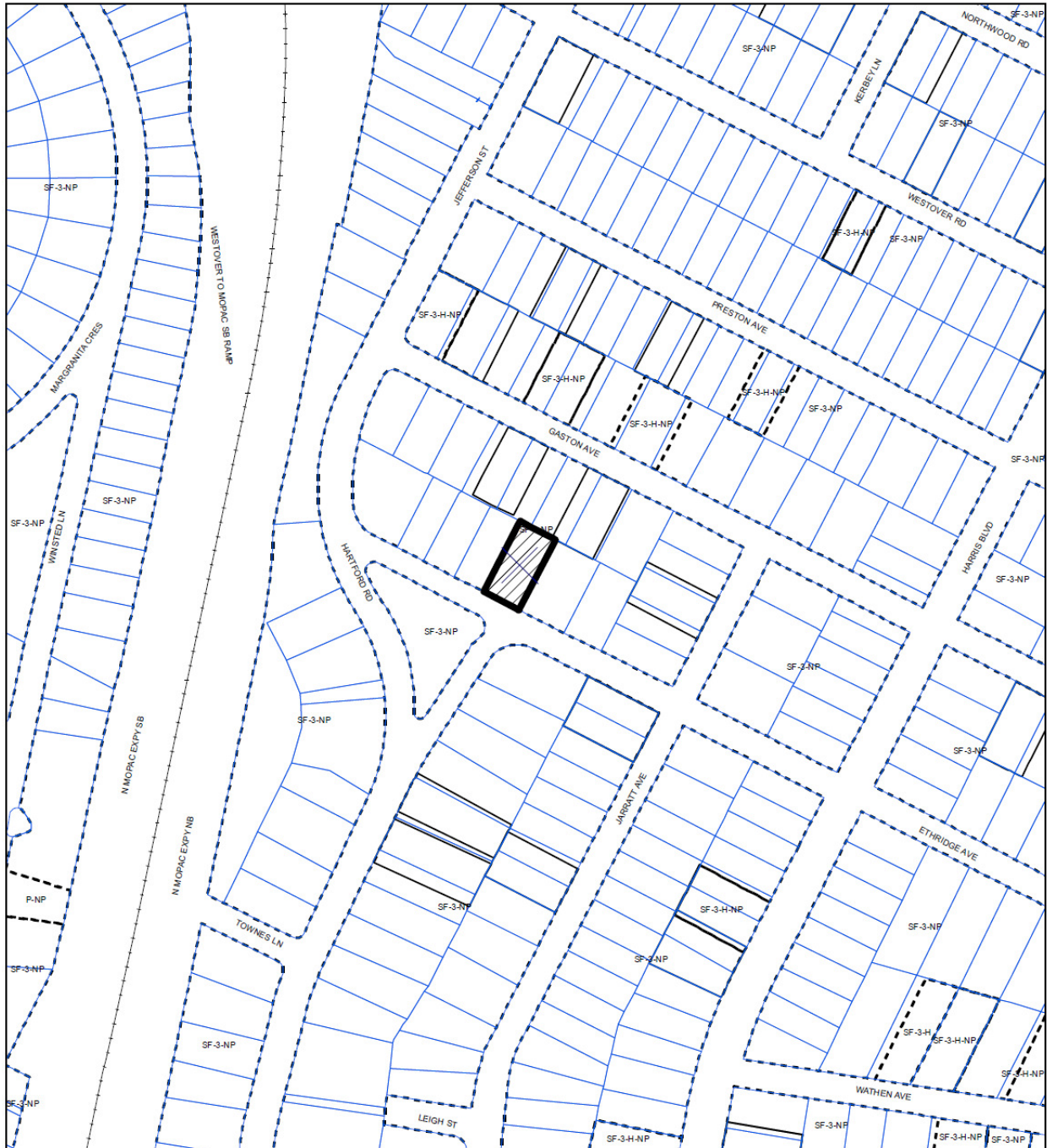
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The other buildings on Ethridge mainly date from 1940-1950, however, many are non-contributing to the district. The styles and sizes vary, but most are 2-story.

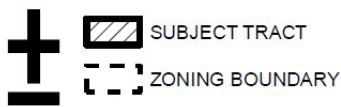
STAFF RECOMMENDATION

Although of contemporary design, the project as proposed is of similar size and scale with the other buildings on the block. Staff recommends approving the release of the permit with the recommendation that the applicant consider altering the design so the front of the garage is set further back from the main façade of the house to be more in keeping with the character of other properties in the Old West Austin National Register District

Location Map



NATIONAL REGISTER DISTRICT



CASE#: NRD-2011-0063
 LOCATION: 1600 ETHRIDGE AVE
 GRID: H24
 MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

PHOTOS & PLANS



1600 Ethridge Avenue

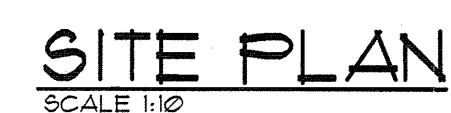


View of adjacent building

	EXISTING	NEW/
II. 1ST FLOOR GROSS AREA		
A. 1ST FLOOR AREA	0*	2711*
B. 1ST FLOOR AREA W/ CEILINGS OVER 15'-0"	0*	28*
C. TOTAL	0*	2739*
III. 2ND FLOOR GROSS AREA		
D. 2ND FLOOR AREA	0*	1243*
E. 2ND FLOOR AREA W/ CEILINGS OVER 15'-0"	0*	0*
F. TOTAL	0*	1243*
III. 3RD FLOOR GROSS AREA		
G. 3RD FLOOR AREA	0*	0*
H. 3RD FLOOR AREA W/ CEILINGS OVER 15'-0"	0*	0*
I. TOTAL	0*	0*
IV. BASEMENT GROSS AREA		
J. BASEMENT FLOOR AREA	0*	0*
V. GARAGE		
K. ATTACHED	0*	417*
L. DETACHED	0*	0*
VI. CARPORT FLOOR AREA		
M. CARPORT FLOOR AREA	0*	0*
VII. TOTALS	0*	3,915*
TOTAL GROSS FLOOR AREA		
ADD EXISTING + NEW FROM VII. ABOVE		3,915*
GROSS AREA OF LOT		3,135*
FLOOR TO AREA RATIO		
GROSS FLOOR AREA / GROSS AREA OF LOT		98.995%

A.	1ST FLOOR CONDITIONED AREA	27118
B.	2ND FLOOR CONDITIONED AREA	12430
C.	3RD FLOOR CONDITIONED AREA	0
D.	ELEMENT	0
E.	GARAGE / CARPORT	0
	ATTACHED	4771
	DETACHED	0
F.	WOOD DECKS	0
G.	BREEZEWAYS	0
H.	COVERED PATIOS	4420
I.	COVERED PORCHES	73
J.	BALCONIES	0
K.	SWIMMING POOLS (POOL SURFACE AREA)	0
L.	OTHER BUILDING OR COVERED AREA	0
	SPECIFIC: MASONRY	38
TOTAL BUILDING AREA		45020
TOTAL BUILDING COVERED AREA ON LOT		32599/ 33%
(SUBTRACT B.O.C.P. 4 IF UNCOVERED)		

TOTAL BUILDING COVERAGE	3.25%
DRIVEWAY AREA	55%
SIDEWALK / WALKWAYS	40%
UNCOVERED PATIOS	0%
UNCOVERED WOOD DECKS	11% / 50% = 56%
A/C RAILS	1%
CONCRETE DECKS	0%
OTHER: MASONRY WALLS	34%
OTHER: EXTENDED OVERHANGS (OVER 24")	13%
OTHER: POOL COPING	12%
OTHER: POOL EQUIP. PAD	26%
IRRESPICIOUS COVER:	4.405%
TOTAL LOT SIZE:	5.758%
TOTAL PERCENTAGE OF LOT	44.95%



10. BUILDER TO RESCULPTURE TOP/OF FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
20. FINAL LOCATION OF PROPOSED RESERVES TO BE DETERMINED BY BUILDER.
30. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
40. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
50. UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
60. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
70. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
80. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
90. CONFIRM ALL DRIVEWAY, WALKWAY AND FV/L LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
100. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
110. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED FROM REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
120. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
130. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
140. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
150. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
160. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
170. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 2' BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.

<u>TREE TABLE</u>
471 - LIVE OAK 14"
472 - ELM 16"
473 - ELM 15"
474 - ELM 39"

NOTE: DRIPLINE CAL. 1' PER 1" OF TRUNK

EXIST. CHAIN LINK FENCE

EXIST. WOOD FENCE

**A CUSTOM RESIDENCE FOR:
JIM SINK & MEGAN O'FARRELL**
1600 ETHRIDGE AVE
AUSTIN, TX 78703

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REVISION:



**SINK/ O'FARRELL
RESIDENCE**

SHEET A-1

PROJECT NO.	11033
DRAWN BY:	JOH
DATE:	8/9/11
CHECKED BY:	JOH
PROJECT MGR:	JOH

CGA PARTNERS
A LIMITED LIABILITY PARTNERSHIP

CORNERSTONE GROUP ARCHITECTS

7000 BEE CAVES RD., SUITE 200 AUSTIN TX 78746
T (512) 329 0007 F (512) 329 0008
WWW.CGAPARTNERS.NET

GENERAL PLAN NOTES:

- ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR SPECS.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
- ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- WINDOW MANUFACTURER 4 BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE ELECTRIC FOR POOL 4/0R SPA EQUIP. 4 LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL 4/0R SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES 4 RELATED COMPONENTS.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
- CONTRACTOR TO PROVIDE A 3/4" FLYWOOD CATALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.
- IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS LESS THAN 9'-0", ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- PROVIDE WEATHERSEAL AND A DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVEING TO BE AS FOLLOWS:
LOWER 2 SHELVES TO BE 16" D. CLEAR
REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- ALL FIREPLACES TO HAVE 20" DEEP HEARTH 12" NON-COMBUSTIBLE SURROUND

LEGEND:
 ○ GAS KEY
 ○ SHOWER HEAD
 ○ HOSE BIBB

CITY OF AUSTIN - FLOOR TO AREA RATIO

	EXISTING	NEW/ ADDITION
I. 1ST FLOOR GROSS AREA		
A. 1ST FLOOR AREA	0	2711
B. 1ST FLOOR AREA W/ CEILING OVER 15'-0"	0	28
C. TOTAL	0	2739
II. 2ND FLOOR GROSS AREA		
D. 2ND FLOOR AREA	0	1243
E. 2ND FLOOR AREA W/ CEILING OVER 15'-0"	0	0
F. TOTAL	0	1243
III. 3RD FLOOR GROSS AREA		
G. 3RD FLOOR AREA	0	0
H. 3RD FLOOR AREA W/ CEILING OVER 15'-0"	0	0
I. TOTAL	0	0
IV. BASEMENT GROSS AREA		
J. BASEMENT FLOOR AREA	0	0
V. GARAGE		
K. ATTACHED	0	411
L. DETACHED	0	0
VI. CARPORT GROSS AREA		
M. CARPORT FLOOR AREA	0	0
VII. TOTALS	0	3351
TOTAL GROSS FLOOR AREA		3391
ADD EXISTING 4 FROM VII. ABOVE		9,788
GROSS AREA OF LOT		9,788
FLOOR TO AREA RATIO		34.99%

SQUARE FOOTAGE CALCS.

HEATED	2711
LOWER HEATED	1243
UPPER HEATED	344
TOTAL HEATED	4304
GARAGE	411
COVD. ENTRY	73
COVD. TERRACE	440
LOWER MASONRY	30
TOTAL AREA	4527
TOTAL IMPERVIOUS	325

SECOND FLOOR NOTES PLAN

SCALE 3/16" = 1'-0"

FIRST FLOOR NOTES PLAN

SCALE 3/16" = 1'-0"

GENERAL PROJECT NOTES

- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS 4/OR SPECS.
- PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAIN BY A REGISTERED ARCHITECT.
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING 4/OR WATERPROOFING.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
- ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANICAL ELECTRICAL AND PLUMBING SYSTEMS.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE SUPPLY AND INSTALL ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.

- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK. AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- IN CASE OF DISCREPANCIES OR CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

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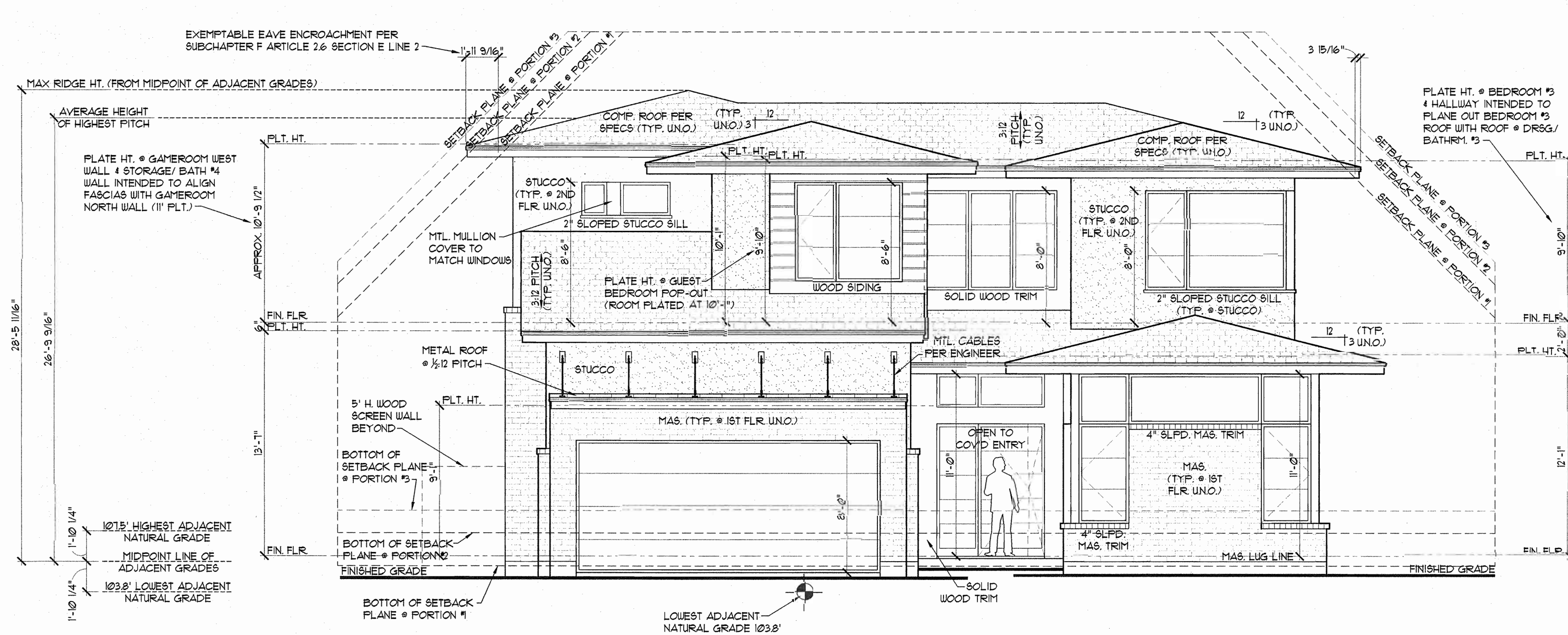
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SINK/ OFARRELL RESIDENCE

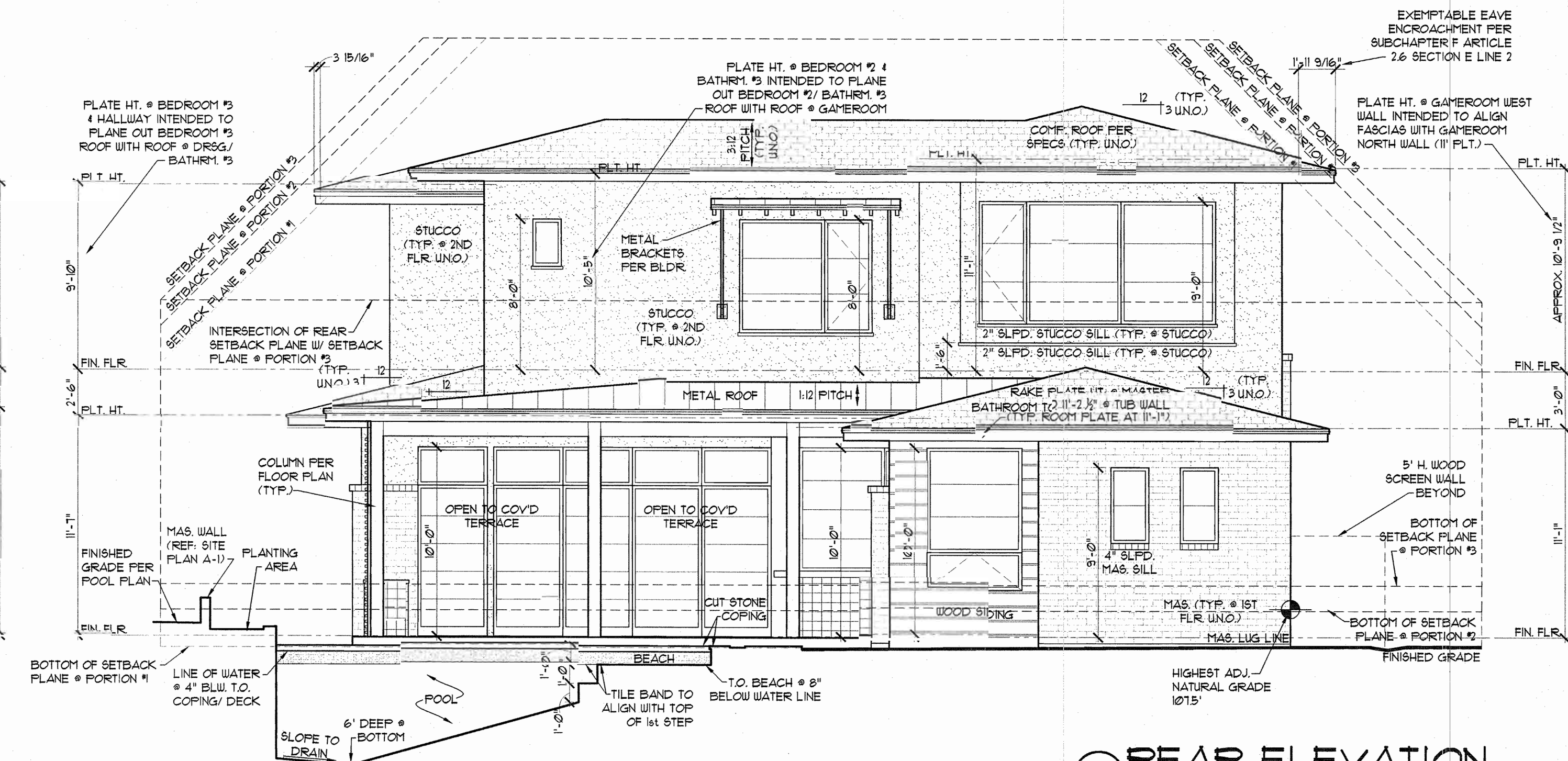
SHEET A-2

PROJECT NO. 11033
 DRAWN BY: JOH
 DATE: 8/9/11
 CHECKED BY: JOH
 PROJECT MGR: JOH

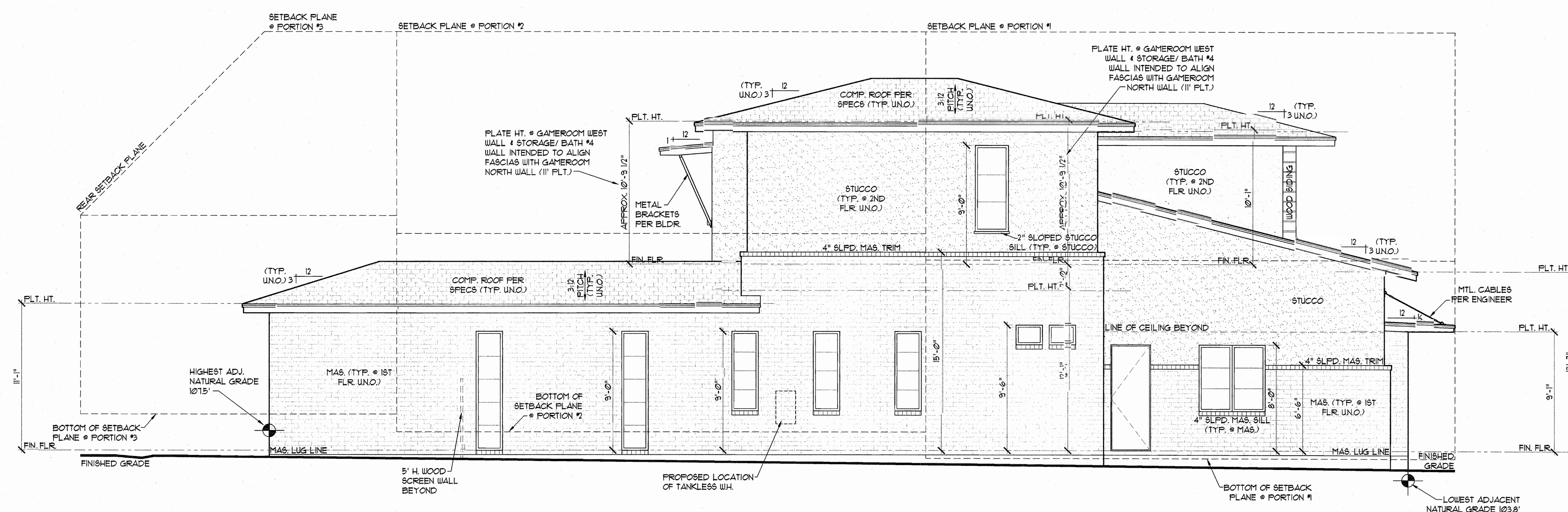




FRONT ELEVATION
SCALE 3/16" = 1'-0"



REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"

GENERAL ELEVATION NOTES

- 10 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 20 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
- 30 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
- 40 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
- 50 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAU FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
- 60 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

CCPARTNERS
A LIMITED LIABILITY PARTNERSHIP

CORNERSTONE GROUP ARCHITECTS

17477
STATE OF TEXAS

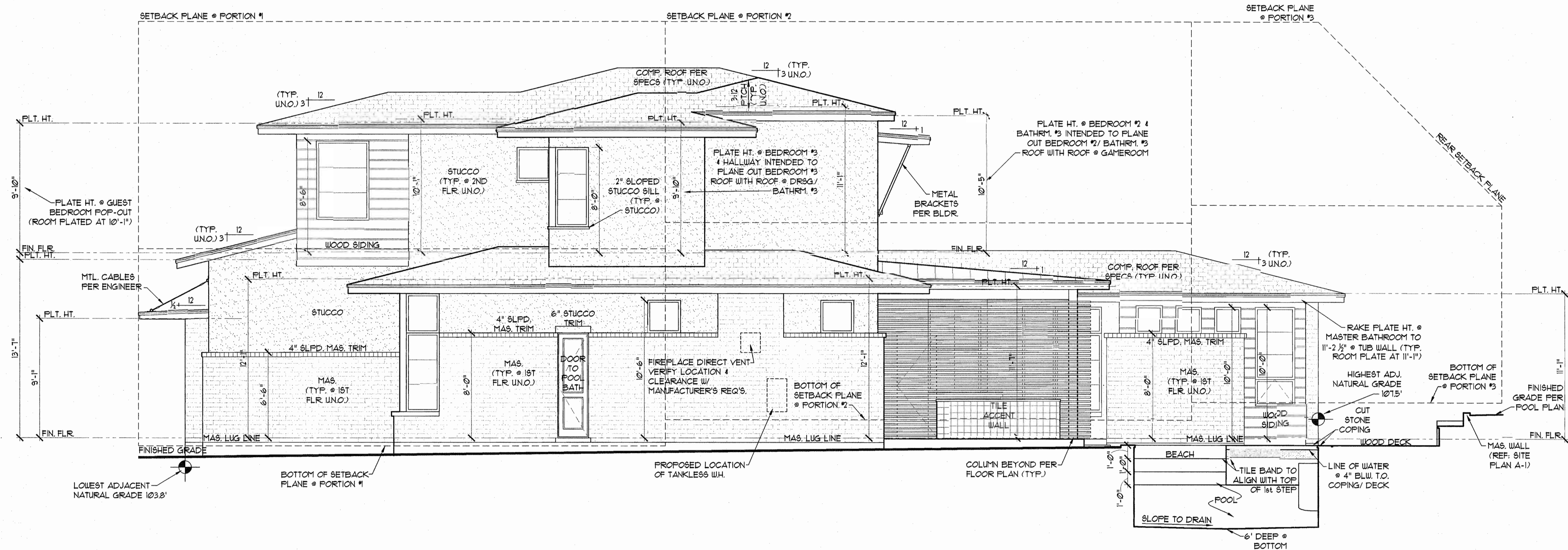
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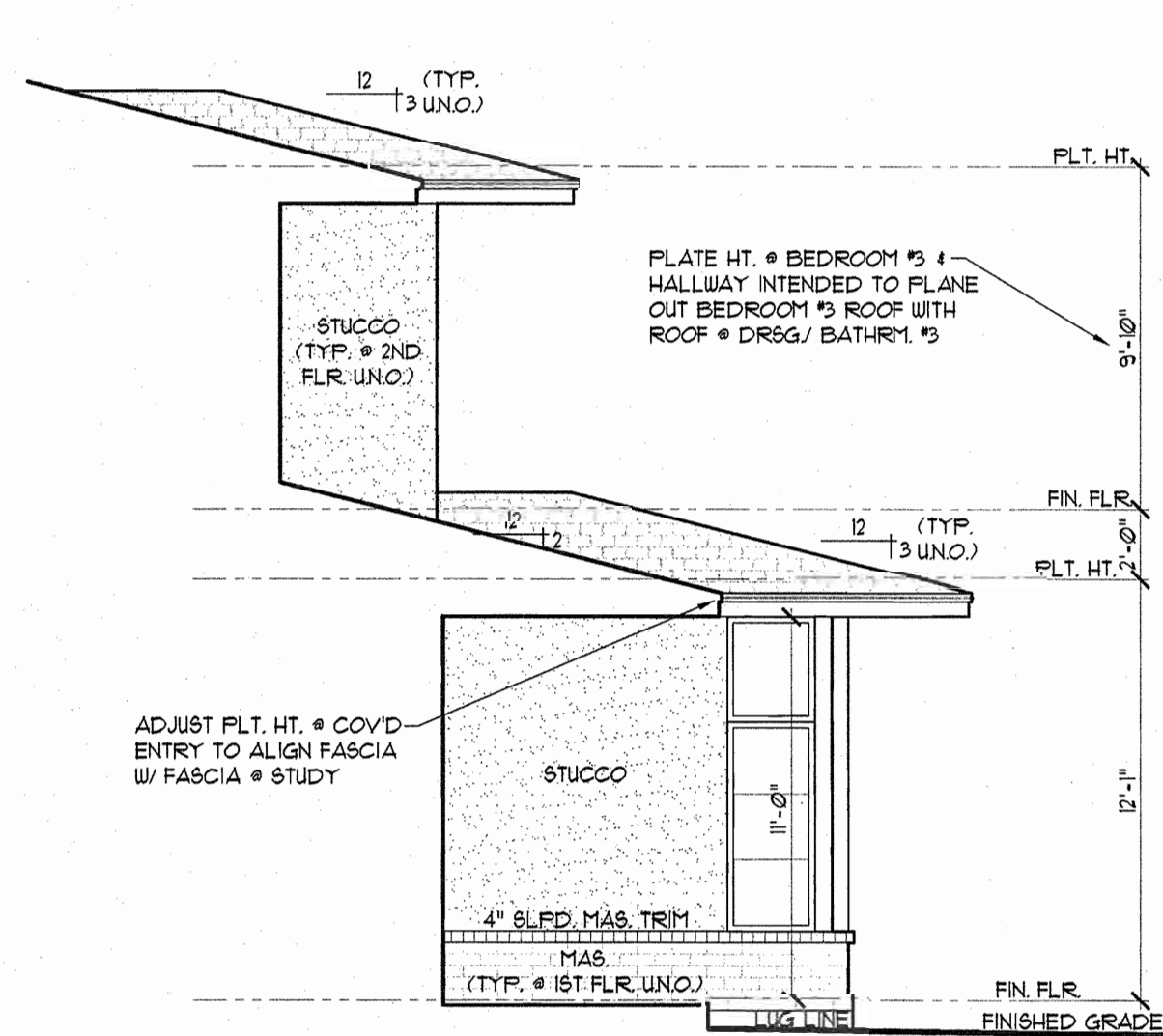
A-4

SHEET

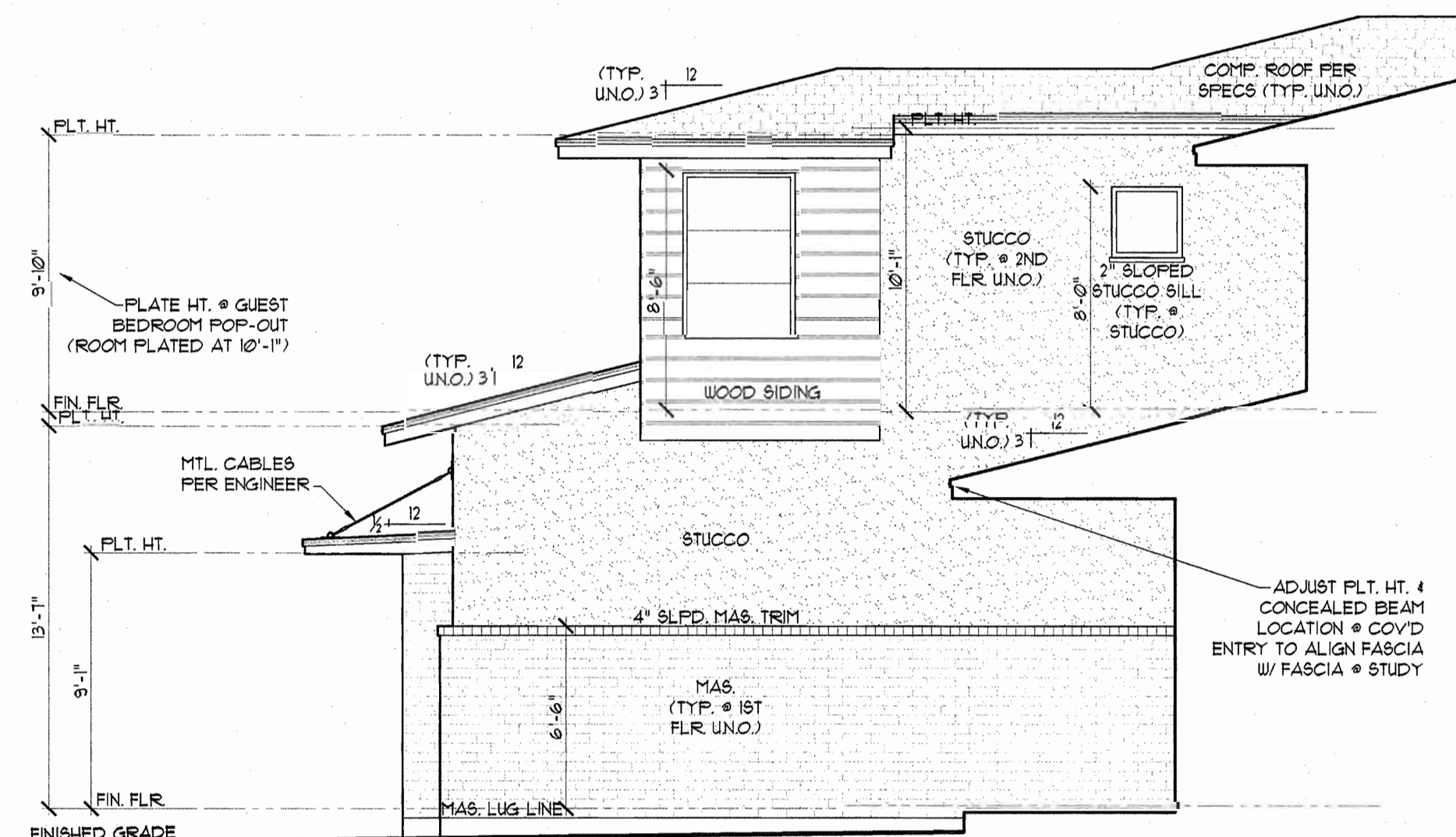
PROJECT NO. 11033
DRAWN BY: JOH
DATE: 8/9/11
CHECKED BY: JOH
PROJECT MGR: JOH



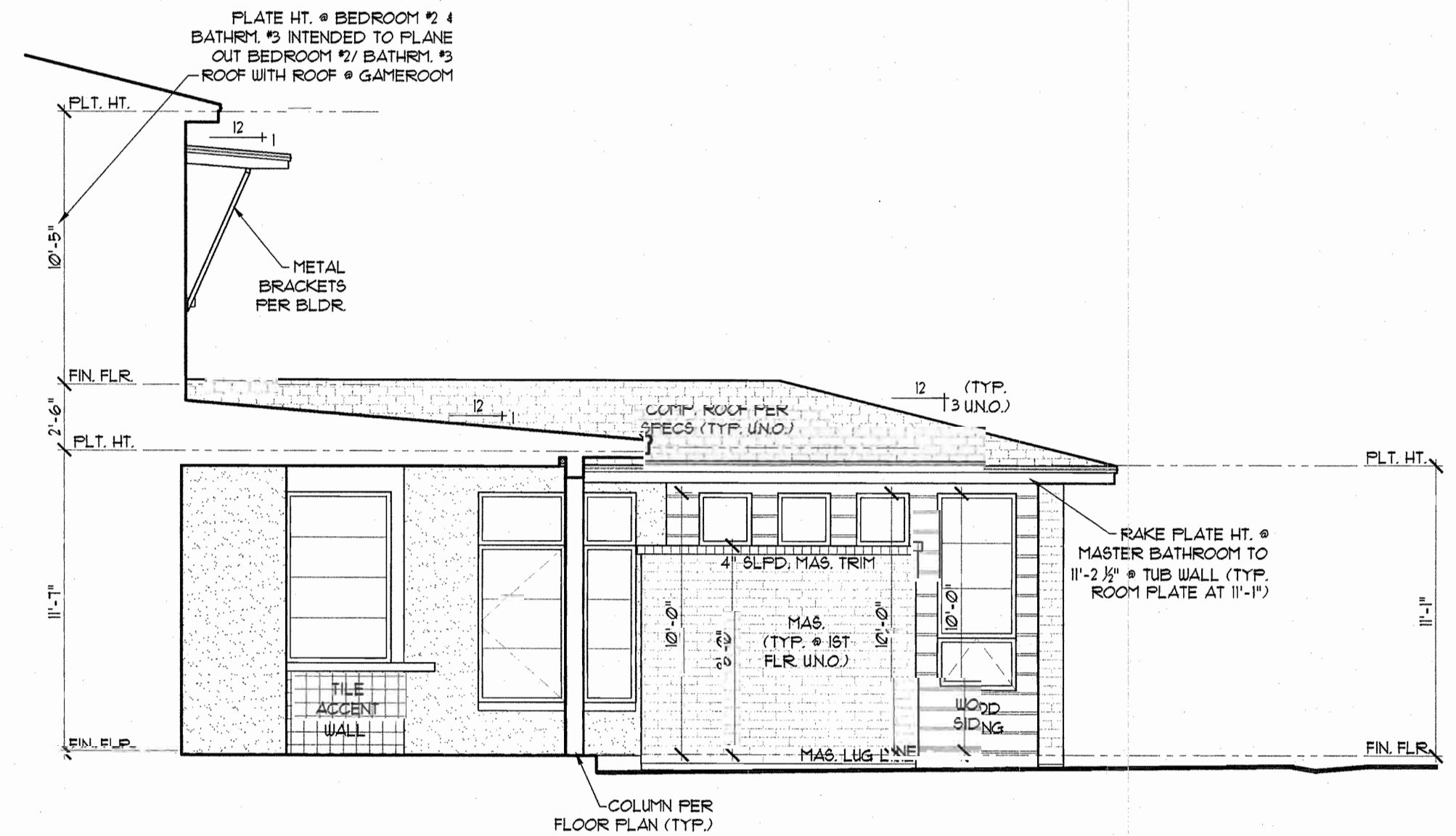
D RIGHT ELEVATION
SCALE 3/16" = 1'-0"



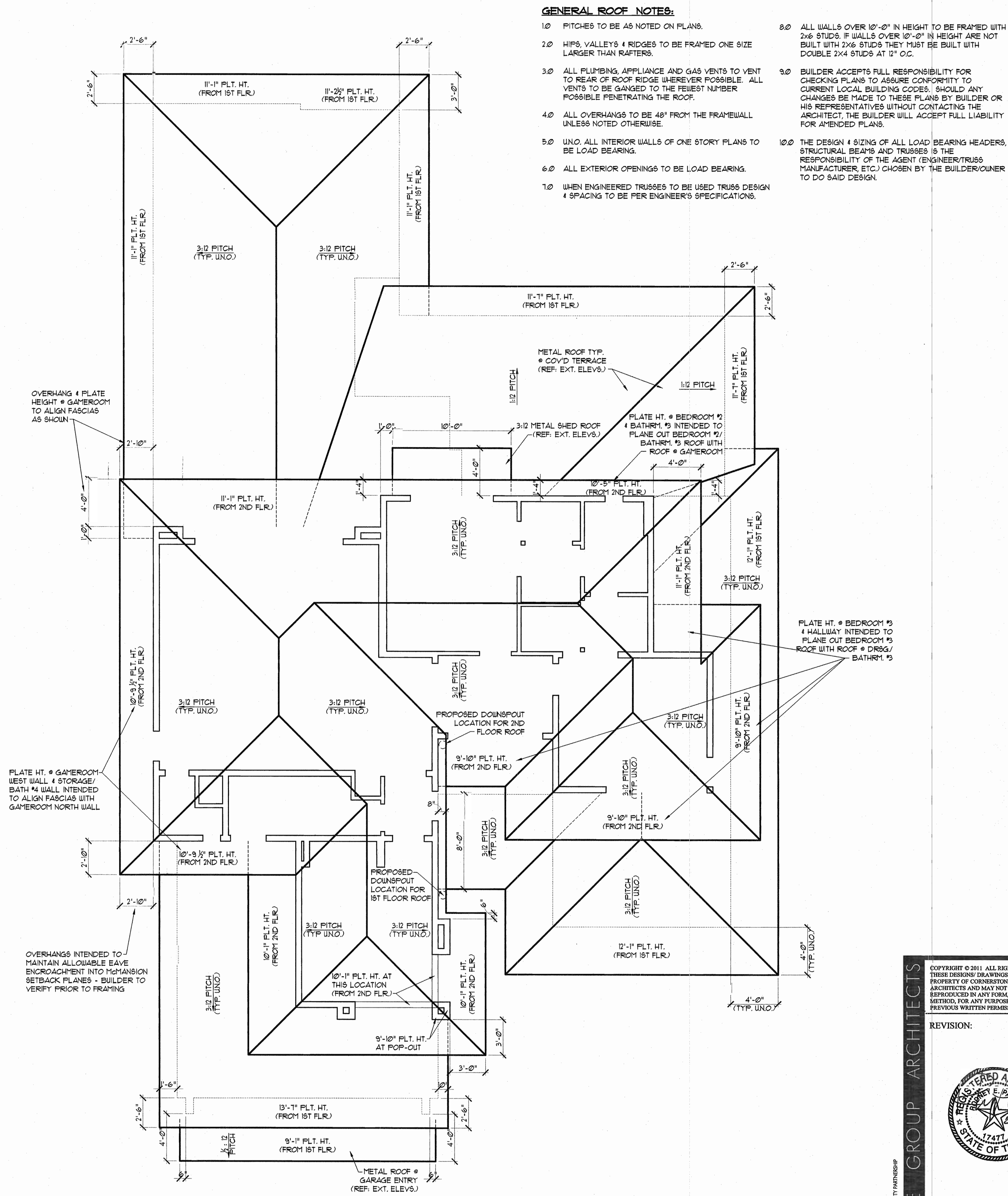
E PARTIAL LEFT ELEVATION
SCALE 3/16" = 1'-0"



F PARTIAL RIGHT ELEVATION
SCALE 3/16" = 1'-0"



G PARTIAL RIGHT ELEVATION
SCALE 3/16" = 1'-0"



ROOF PLAN
SCALE 3/16" = 1'-0"

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REVISION:

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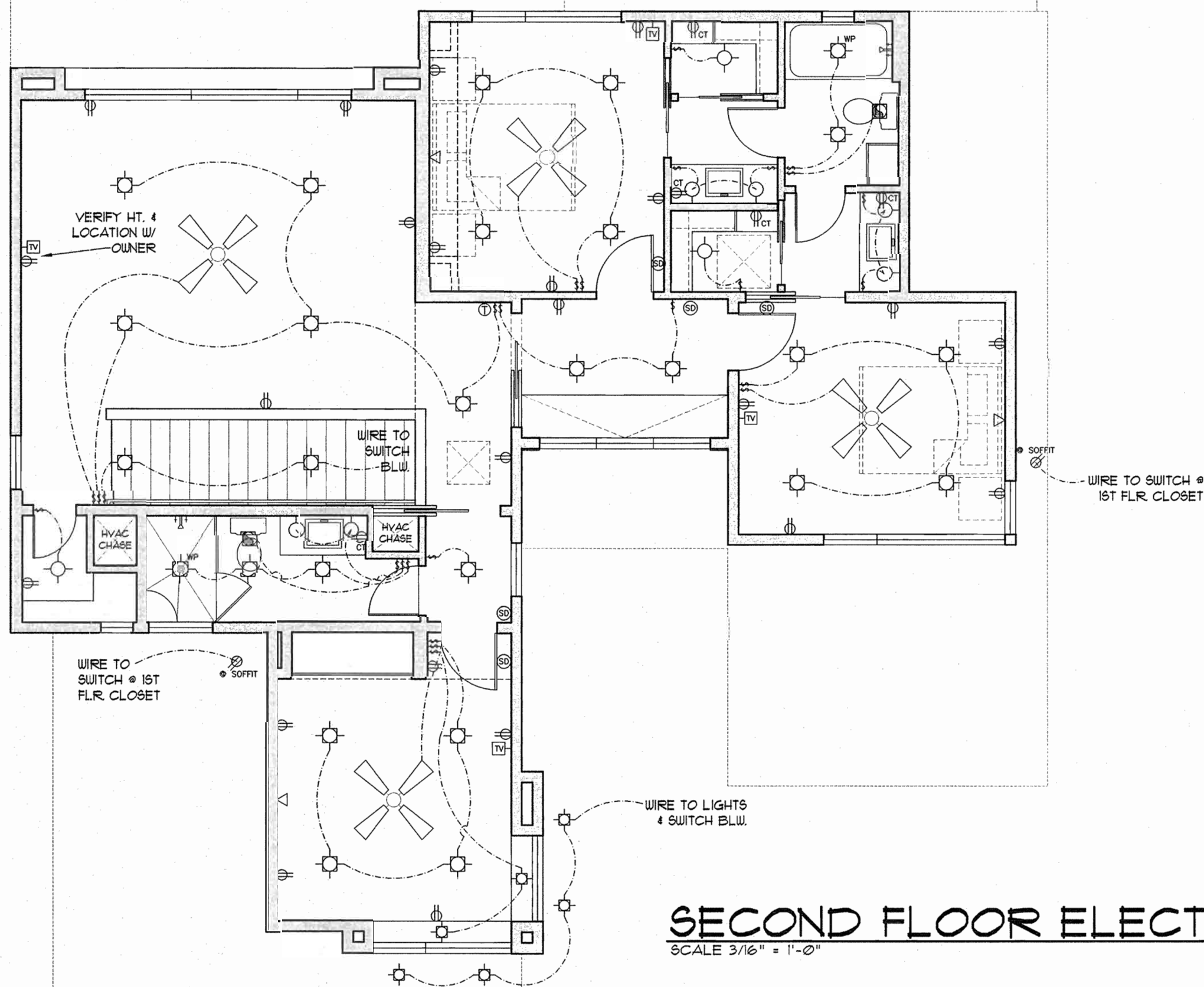
SHEET **A-6**

PROJECT NO. 11033
DRAWN BY: JOH
DATE: 8/9/11
CHECKED BY: JOH
PROJECT MGR: JOH

ELECTRICAL LEGEND

SWITCH	220V OUTLET - 220V	DOORBELL CHIMES	LIGHT - RECESSED W/ WALLWASH TRIM or ADJ. APERTURE	LIGHT - FLUORESCENT
SWITCH - DIMMER	JUNCTION BOX	THERMOSTAT	LIGHT - PENDANT	LIGHT - UNDER CABINET (TYPE PER SPECS)
SWITCH - WATERPROOF	OUTLET - CAT5 CONNECTION	SMOKE DETECTOR	LIGHT - RECESSED PIN SPOT	LIGHT - TRACK
SWITCH - PUSH BUTTON	OUTLET - PHONE	HEAT DETECTOR	LIGHT - WALLWASH FIXTURE	LIGHT - RECESSED IN RISER
OUTLET - 110V DUPLEX	OUTLET - FLOOR PHONE	CARBON MONOXIDE DETECTOR	LIGHT - MINI FLOOD	EXHAUST / VENT
OUTLET - ABOVE COUNTER (VERIFY HEIGHT)	OUTLET - TELEVISION	INTERCOM / SPEAKER	LIGHT - LOW VOLTAGE UPLIGHT	HEAT LAMP
OUTLET - 110V WATERPROOF	OUTLET - COMBINATION MEDIA	LIGHT - CEILING MOUNT	LIGHT - LOW VOLTAGE HALOGEN	VENT / LIGHT COMBO
OUTLET - 110V SET BELOW COUNTERTOP	GAS BIB	LIGHT - WALL MOUNT	LIGHT - LOW VOLTAGE DIRECTIONAL SPOT	VENT / LIGHT / HEAT COMBO
OUTLET - 110V SPLIT WIRE SWITCH TOP PLUG ONLY	GAS SHUT-OFF KEY	LIGHT - RECESSED CAN	CEILING FAN (WITHOUT LIGHT)	CEILING FAN W/ LIGHT KIT
OUTLET - 110V QUADPLEX	MOTION DETECTOR	LIGHT - RECESSED DIRECTIONAL		
LED STRIP	KEYPAD / AUTOMATION CONTROL PAD	LIGHT - RECESSED CAN WATERPROOF		
	ELECTRICAL SERVICE PANEL	LIGHT - MINI RECESSED CAN		

OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.

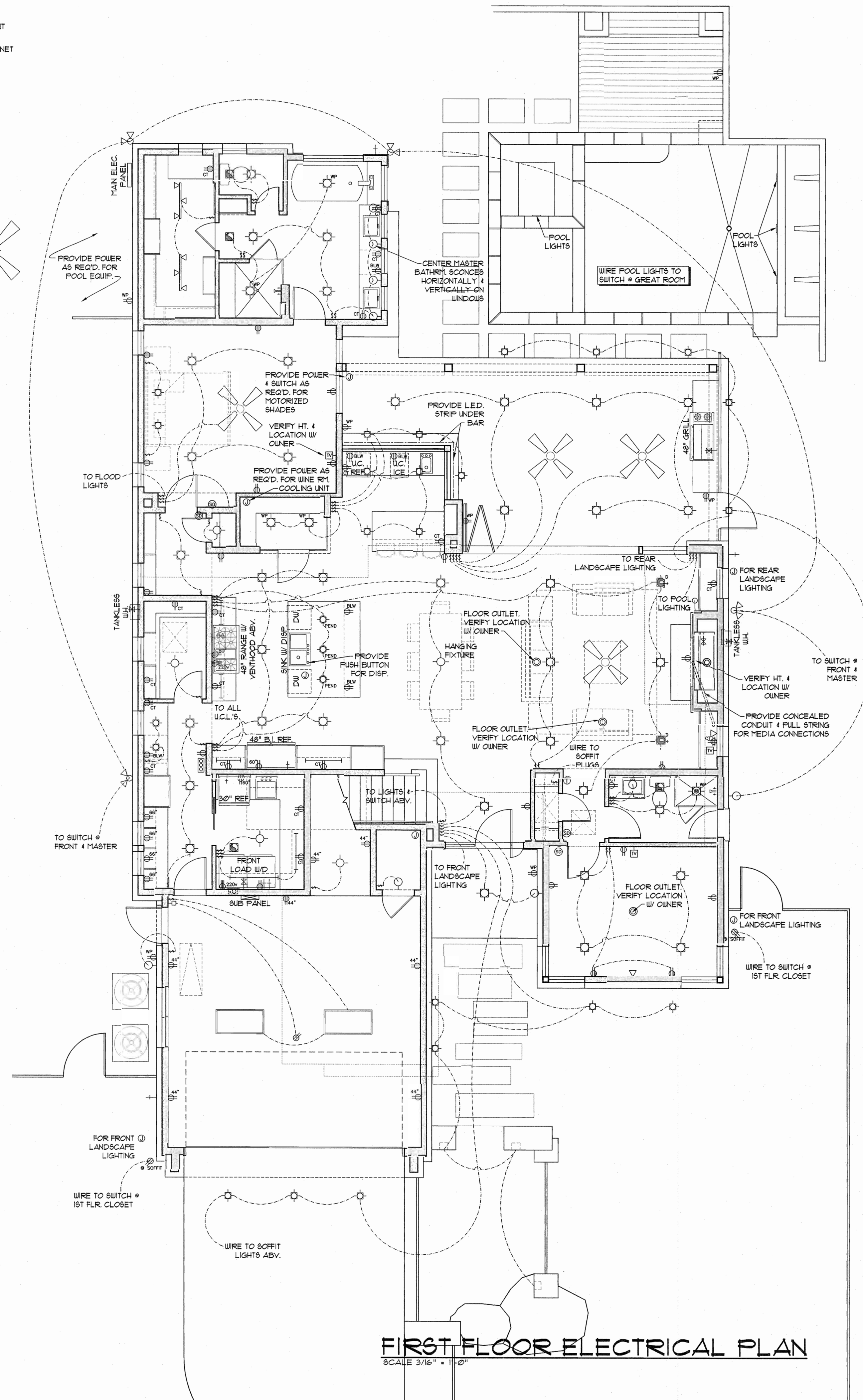


SECOND FLOOR ELECTRICAL PLAN
SCALE 3/16" = 1'-0"

GENERAL ELECTRICAL NOTES:

- ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
- ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.
- ALL SWITCHES TO BE # 3'-0" AFF. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
- PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- VERIFY LOCATION, HEIGHT & TYPE OF POWER TO ALL APPLIANCES. COORDINATE WITH MILLWORK, OWNER, & INTERIOR DESIGNER.
- OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A GFI CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.
- NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.

- HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL UNLESS NOTED OTHERWISE.
- LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.
- PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.
- NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.
- SUPPLY 220V & 110V OR GAS & 110V TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.
- PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
- OUTLET HEIGHTS AT ALL VANITIES, BASE CABINETS AND OTHER MILLWORK TO BE DETERMINED BY OWNER OR INTERIOR DESIGNER SO AS NOT TO INTERFERE WITH ANY DECORATIVE SPLASH MATERIALS OR DESIGNS.
- PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTERTAINMENT CENTERS, MEDIA CENTERS & OR AUDIO/VIDEO CENTERS.
- MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.
- PROVIDE ELECTRIC FOR POOL & OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
- SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.



FIRST FLOOR ELECTRICAL PLAN
SCALE 3/16" = 1'-0"

CGAPARTNERS
A LIMITED LIABILITY PARTNERSHIP

CORNERSTONE GROUP ARCHITECTS

REVISION:

SINK / OFARRELL RESIDENCE

SHEET A-9

PROJECT NO. 11033
DRAWN BY: JOH
DATE: 8/9/11
CHECKED BY: JOH
PROJECT MGR: JOH

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