

**HISTORIC LANDMARK COMMISSION
MAY 21, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0042
Old West Austin
2105 Hartford Road**

PROPOSAL

Demolish existing c. 1959 house and construct a new 2,763 sq. ft. home.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1959 as a duplex. It is one-story, with a flat roof, wide eaves, wide horizontal siding, and 2:2 windows with horizontally oriented panes. Per City permit records, significant additions appear to have been constructed in 1977.

The applicant proposes to demolish the house and build a new 2,763 sq. ft. home. Historic Preservation Office staff administratively approved demolition of the existing house due to it being non-contributing to the National Register District, however the demolition permit is being held pending review of new construction.

The new construction will be a two-story house with Tudor-revival design elements such as stucco cladding, a façade dominated by a steeply pitched cross gable roof, tall, multi-paned windows, a projecting covered entry with an arch and steeply pitched gable above, as well as an arched porch opening and front door. The design includes a front facing carport set approximately 5'-0" back from the covered entry. A 4'-0" high masonry screen wall is proposed surrounding the driveway with 4'-0" high by 16'-0" wide iron gates.

STANDARDS FOR REVIEW

The house is listed as non-contributing to the Old West Austin National Register Historic District. The Old West Austin National Register Historic District has no specific design guidelines for new construction. 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 Tudor design elements reference features found on many houses on Hartford Road, making the house stylistically compatible with the neighborhood. However, the front facing open carport set toward the front of the façade is not typical of the architectural character of the neighborhood, nor is the masonry screen wall and gates.

STAFF RECOMMENDATION

Release the permit with the following recommendations; 1) set the front of the carport further back from the front façade and add architecturally compatible garage doors, 2) eliminate the masonry screen wall and gates.

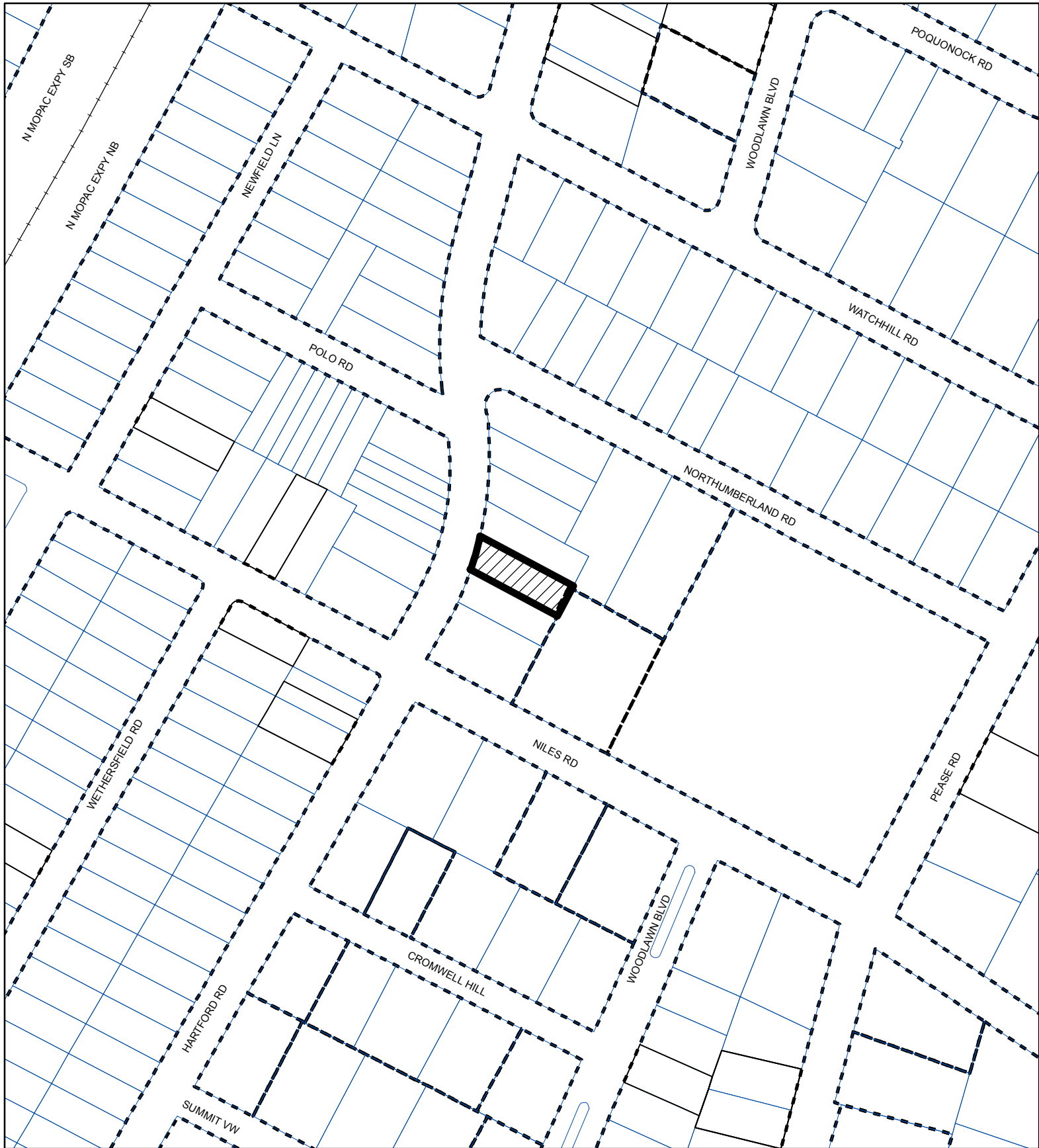
PHOTOS



2105 Hartford Road existing house to be demolished.



Other homes on Hartford Road with Tudor-style features.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0042
LOCATION: 2105 Hartford Road



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SCALE: 1"=20'

LEGEND P-01

- CHAIN LINK
- UTILITY LINE
- ⊙ GAS METER
- ⊙ WATER METER
- IRON ROD FND.
- ⊙ UTILITY POLE

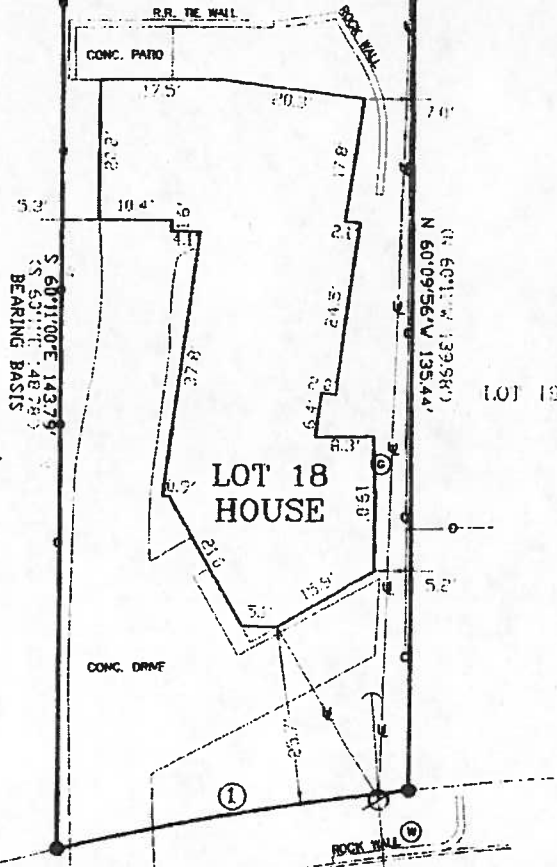
SAVE AND EXCEPT

REAR 5'

VOL. 3602, PG. 140

CS 29°52'W 50.05'
S 29°49'44"W 50.05'

LOT 17



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

ACCORDING TO GRACY TITLE COMMITMENT
LOT 18 IS SUBJECT TO THE ESMT. RIGHTS,
BUILDING LINES & RESTRICTIONS AS STATED IN:
VOL. 544, PG. 1
VOL. 544, PG. 140

ESMT. RESEARCH PERFORMED BY ALL POINTS
AND THE UNDERSIGNED SURVEYOR WAS LIMITED
TO INFORMATION SUPPLIED BY GRACY TITLE CO.
PER COMMITMENT G.F. #815083 ONLY.

ALL POINTS DOES NOT MAKE OR WARRANT ANY
FLOOD ZONE DETERMINATION.

2105 HARTFORD ROAD
(60' R.O.W.)

**SAVE AND EXCEPT REAR 5'

LOT No. 18**
SECTION 2
UNIT TRAVIS
CITY AUSTIN

BLOCK --
PHASE --
COUNTY, TEXAS

SUBDIVISION / ADDITION PEASE ESTATES
Book Volume 544 Page(s) 1 PLAT RECORDS
Street Address: 2105 HARTFORD ROAD

Reference: EDWARD EUGENE DUDLEY II AND EDWARD EUGENE DUDLEY III

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
GRACY TITLE COMPANY / INTEGRITY MORTGAGE

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on a record search by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon.



ALL POINTS SURVEYING

611 SOUTH CONGRESS AVENUE - SUITE 100
AUSTIN TX 78704

TEL: (512) 440-0071 FAX: (512) 440-0189

FIELD WORK	BY	DATE
CONTR	MM	08-22-06
FINAL CHECK		08-22-06
CORRECTIONS		
UP DATE		

DATE 08-22-06
TITLE CO. GRACY
Job No. 0827306
SCALE: 1"=20'



GENERAL PROJECT NOTES

- 1.0 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
- 2.0 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.
- 3.0 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.
- 4.0 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- 5.0 WHILE THESE DRAWINGS ARE INTENDED TO SHOW SOME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS 4/OR SPECS.
- 6.0 PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.
- 7.0 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.
- 8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING 4/OR WATERPROOFING.
- 9.0 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.

- 10.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
- 11.0 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 MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
- 12.0 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.

- 13.0 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.
- 14.0 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.
- 15.0 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.
- 16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

- 17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
- 18.0 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.
- 19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
- 20.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.
- 21.0 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.

CITY OF AUSTIN - FLOOR TO AREA RATIO

I. 1ST FLOOR GROSS AREA	EXISTING	NEW/ ADDITION
A. 1ST FLOOR AREA	0*	13029*
B. 1ST FLOOR AREA W/ CEILINGS OVER 15'-0"	0*	0*
C. TOTAL	0*	13029*
II. 2ND FLOOR GROSS AREA		
D. 2ND FLOOR AREA	0*	8544*
E. 2ND FLOOR AREA W/ CEILINGS OVER 15'-0"	0*	0*
F. TOTAL	0*	8544*
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*	0*
L. DETACHED	0*	0*
VI. CARPORT GROSS AREA		
M. CARPORT FLOOR AREA	0*	427*
VII. TOTALS	0*	21634*
TOTAL GROSS FLOOR AREA		
ADD EXISTING 4 NEW FROM VII. ABOVE		
GROSS AREA OF LOT		
21634*		
6,360*		
FLOOR TO AREA RATIO		
GROSS FLOOR AREA / GROSS AREA OF LOT		
39.1%		

ALL POINTS SURVEYING

1114 FORTVIEW ROAD - SUITE 200 AUSTIN TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0093

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT BOUNDARY. AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 18.

TREE LEGEND

83	20" HACKBERRY	40' CRZ
84	13" HACKBERRY	
85	11" HACKBERRY	
86	11" HACKBERRY	
87	14" ELM	
88	6" PECAN	
92	32" SPANISH OAK	64' CRZ
98	2" ELM	
105	11" PECAN	
110	13" HACKBERRY	
119	10" HACKBERRY	
122	31" LIVE OAK	62' CRZ
123	22" HACKBERRY	44' CRZ
128	6" UNKNOWN	
129	8" UNKNOWN	
131	8" ELM	
141	26" PECAN	42' CRZ
144	10" UNKNOWN	
150	7" HACKBERRY	

(REMOVE)

(REMOVE)

GENERAL SITE NOTES:

- 1.0 BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
- 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
- 3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
- 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
- 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES. GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
- 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
- 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
- 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
- 13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
- 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
- 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
- 16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
- 17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- 18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

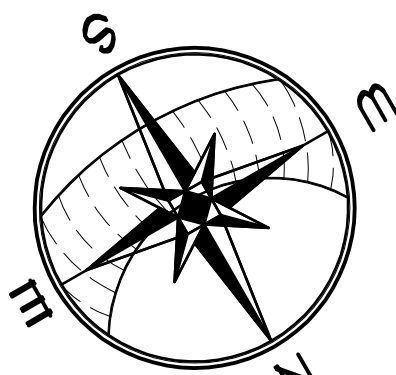
CITY OF AUSTIN - BUILDING COVERAGE

A. 1ST FLOOR CONDITIONED AREA	13029*
B. 2ND FLOOR CONDITIONED AREA	8544*
C. 3RD FLOOR CONDITIONED AREA	0*
D. BASEMENT	0*
E. GARAGE / CARPORT	
F. ATTACHED	427*
G. DETACHED	0*
H. WOOD DECKS	0*
I. BRIDGEWAYS	0*
J. COVERED PATIOS	281*
K. COVERED PORCHES	153*
L. BALCONIES	0*
M. SWIMMING POOLS (POOL SURFACE AREA)	0*
N. OTHER BUILDING OR COVERED AREA	0*
TOTAL BUILDING AREA	
3630*	
TOTAL BUILDING COVERAGE ON LOT	
(SUBTRACT B.C.D.K. 4 F IF UNCOVERED)	
21164/ 39.9%	

CITY OF AUSTIN - IMPERVIOUS COVERAGE

TOTAL BUILDING COVERAGE	21164*
DRIVEWAY AREA	267*
SIDEWALK / WALKWAYS	0*
UNCOVERED PATIOS	0*
UNCOVERED WOOD DECKS	0*
A/C PADS	18*
CONCRETE DECKS	0*
OTHER : MASONRY WALLS	31*
RETAINING WALLS	40*
IMPERVIOUS COVER:	3137*
TOTAL LOT SIZE:	6360*
TOTAL PERCENTAGE OF LOT	49.2%

LEGAL DESCRIPTION:
LOT 18 PEASE ESTATES SEC. 2
AUSTIN, TX 78703
TRAVIS COUNTY



SITE PLAN

SCALE 1/8"

A CUSTOM RESIDENCE FOR:
2105 HARTFORD ROAD
LOT 18 PEASE ESTATES SECTION 2
AUSTIN, TX 78703

COPYRIGHT © 2012. ALL RIGHTS RESERVED.
THESE DESIGNS AND DRAWINGS ARE THE SOLE
PROPERTY OF CORNERSTONE GROUP
ARCHITECTS AND MAY NOT BE
REPRODUCED IN ANY FORM BY ANY
METHOD, FOR ANY PURPOSE WITHOUT
PREVIOUS WRITTEN PERMISSION.

REVISION:

NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION

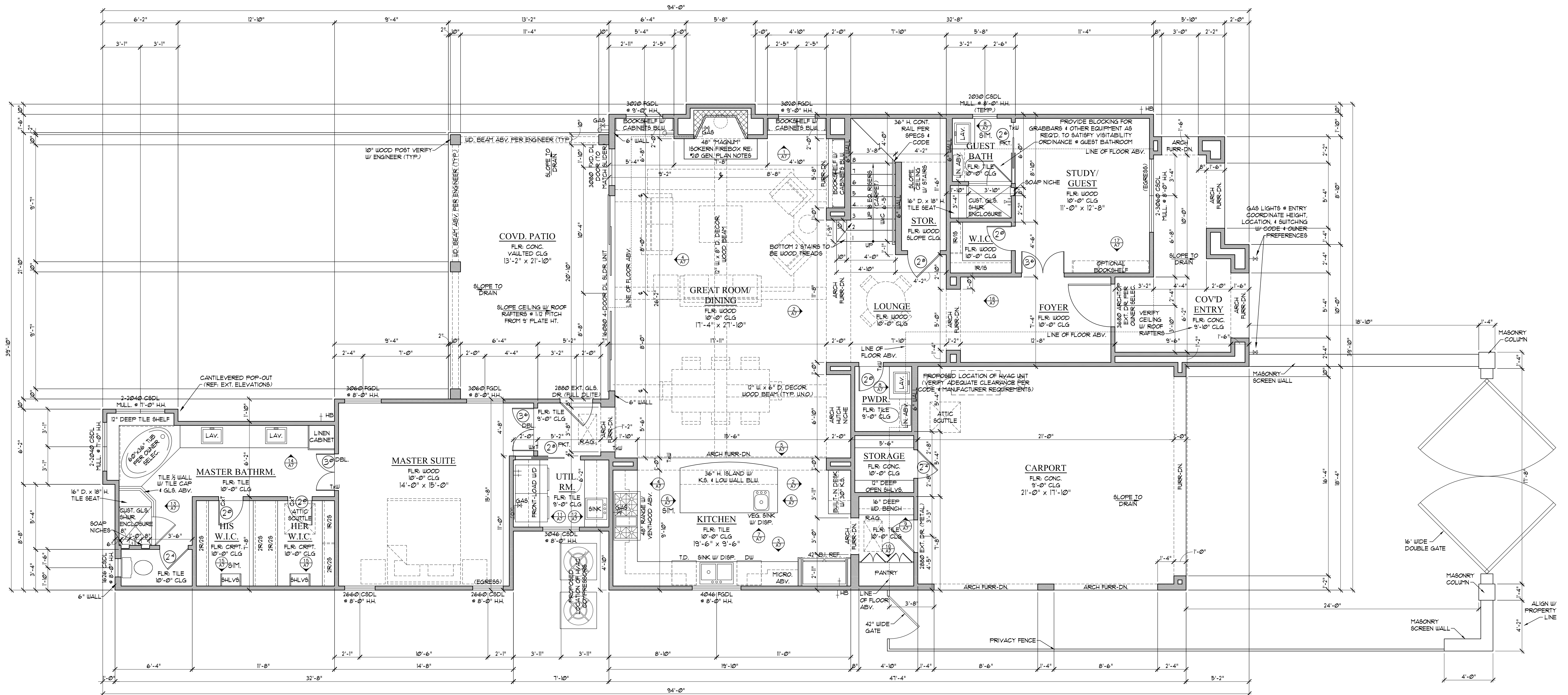
McMANUS RESIDENCE

SHEET

A-1
1 OF 9

PROJECT NO. 11110
DRAWN BY: JH
DATE: 03/09/12
CHECKED BY: JH
PROJECT MGR: JH

CGAPARTNERS
A LIMITED LIABILITY PARTNERSHIP
CORNERSTONE GROUP ARCHITECTS
7000 BEE CAVES RD, SUITE 200 AUSTIN TX 78746
T (512) 323 0007 F (512) 323 0008 WWW.CGAPARTNERS.NET



GENERAL PLAN NOTES:

- 10 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
- 20 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.
- 30 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHS/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 40 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

- 50 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- 60 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 70 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 80 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- 90 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 100 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

- 110 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 120 IF PLATE HEIGHT IS 10'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 1'-0" HT. DOOR IS USED ADJUST WINDOWS TO 1'-0" HEADER HT.
- 130 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.
- 140 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

- 150 PROVIDE WEATHERSEAL AND A 3/4" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 160 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.
- 170 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.
- 180 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

- 190 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 200 ALL FIREPLACES TO HAVE 30" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

LEGEND:

⊕ GAS KEY ⊕ GAS ⊕ SHOWER HEAD ⊕ HOSE BIBB

McMANUS SPEC SQUARE FOOTAGE CALCS.

HEATED	
LOWER HEATED	1909#
UPPER HEATED	854#
TOTAL HEATED	2763#
HABITABLE ATTIC SPACE	245#
CARPORT	421#
COVID ENTRY	153#
COVID PATIO	281#
TOTAL AREA	3818#
TOTAL IMPERVIOUS	2716#

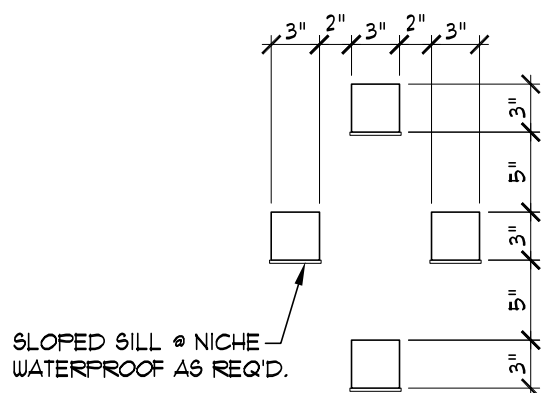
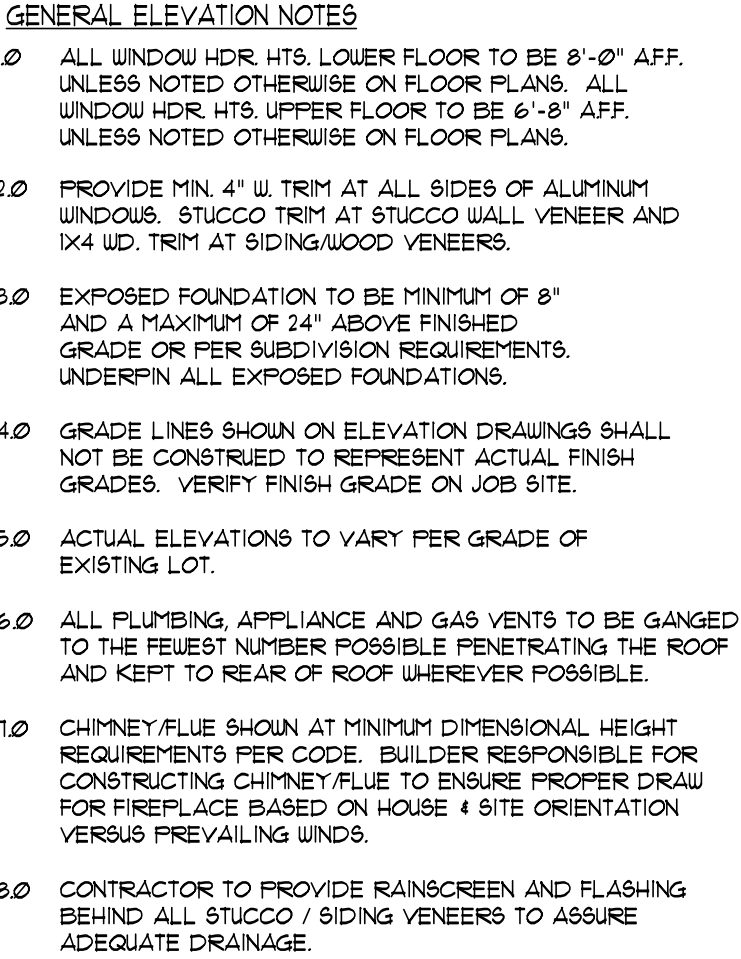
CITY OF AUSTIN - FLOOR TO AREA RATIO

	EXISTING	NEW/ ADDITION
I. 1ST FLOOR GROSS AREA		
A. 1ST FLOOR AREA	0#	1309#
B. 1ST FLOOR AREA W/ CEILINGS OVER 15'-0"	0#	0#
C. TOTAL	0#	1309#
II. 2ND FLOOR GROSS AREA		
D. 2ND FLOOR AREA	0#	854#
E. 2ND FLOOR AREA W/ CEILINGS OVER 15'-0"	0#	0#
F. TOTAL	0#	854#
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#	0#
L. DETACHED	0#	0#
VI. CARPORT GROSS AREA		
M. CARPORT FLOOR AREA	0#	421#
		(-450# CREDIT)
VII. TOTALS	0#	2763#
TOTAL GROSS FLOOR AREA		2763#
ADD EXISTING & NEW FROM VII. ABOVE		6360#
FLOOR TO AREA RATIO		39.1%
		GROSS FLOOR AREA / GROSS AREA OF LOT

FIRST FLOOR NOTES PLAN

SCALE 1/4" = 1'-0"

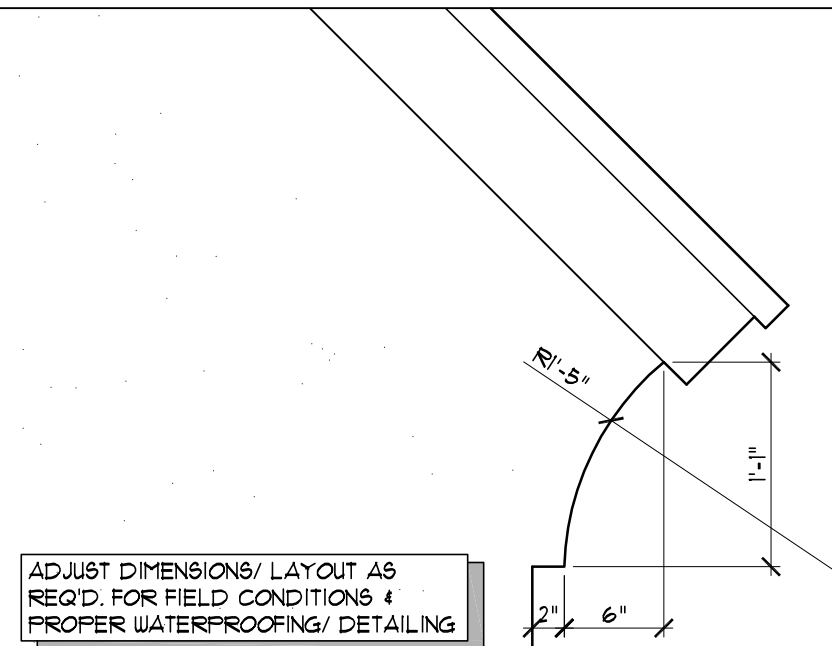




ADJUST DIMENSIONS/ LAYOUT AS
REQ'D. FOR FIELD CONDITIONS &
PROPER WATERPROOFING/ DETAILING

STUCCO ACCENTS

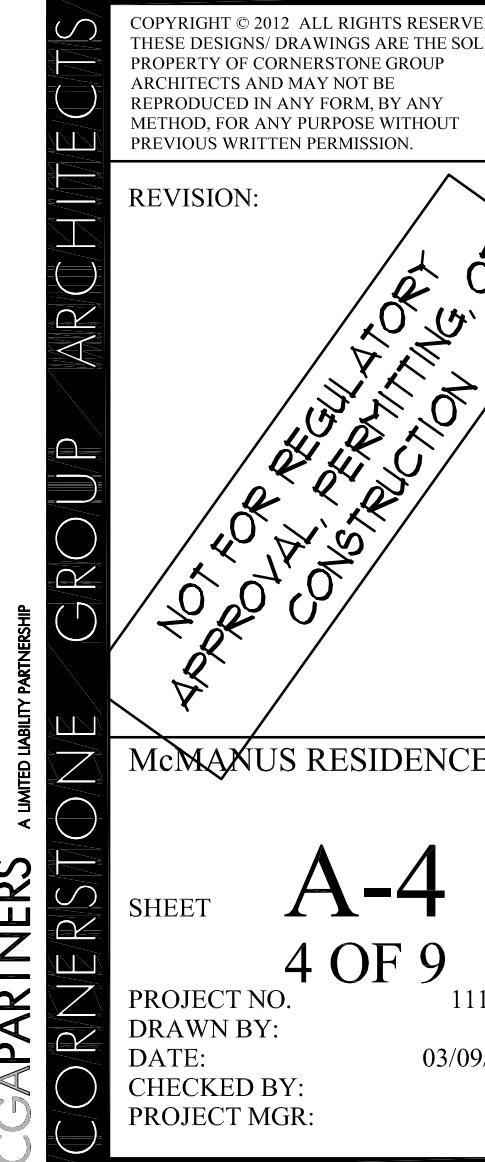
SCALE 1" = 1'-0"

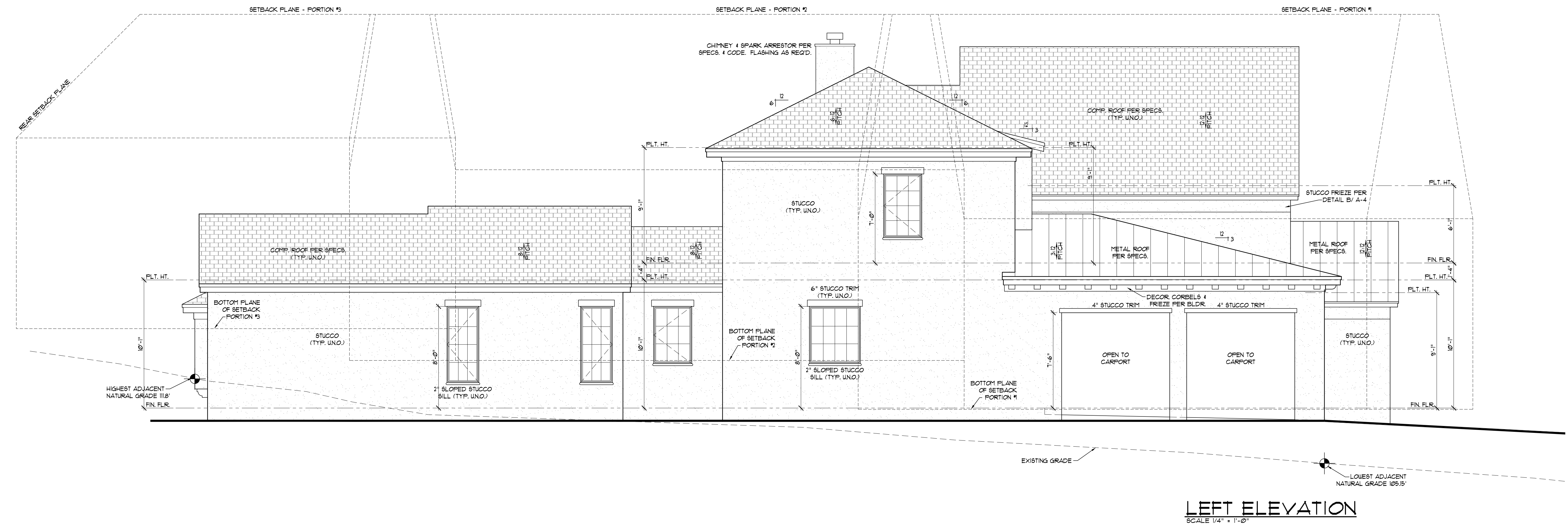
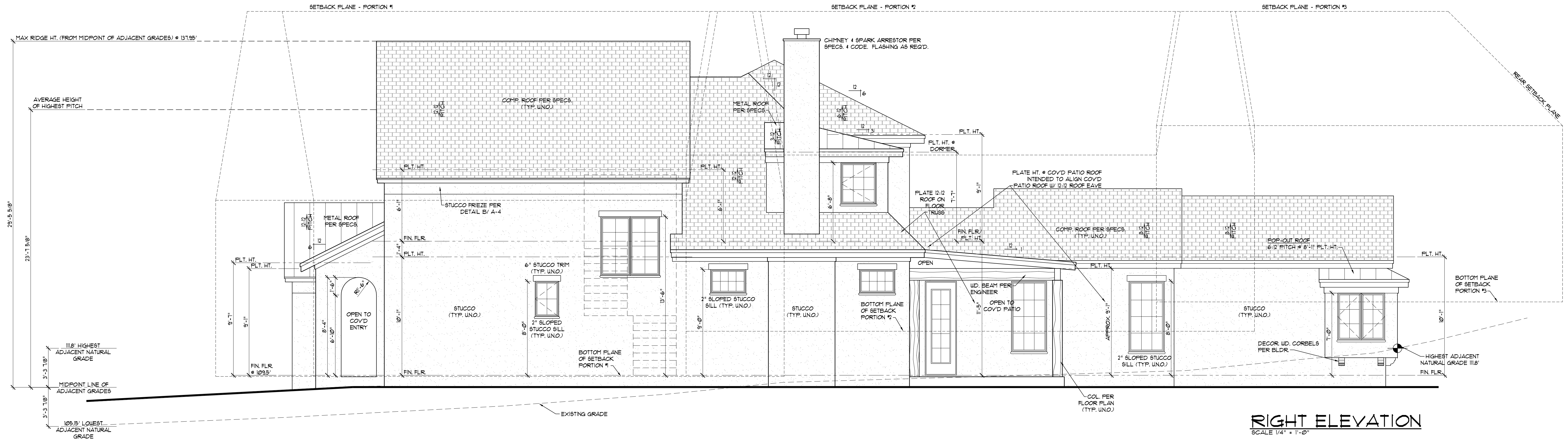


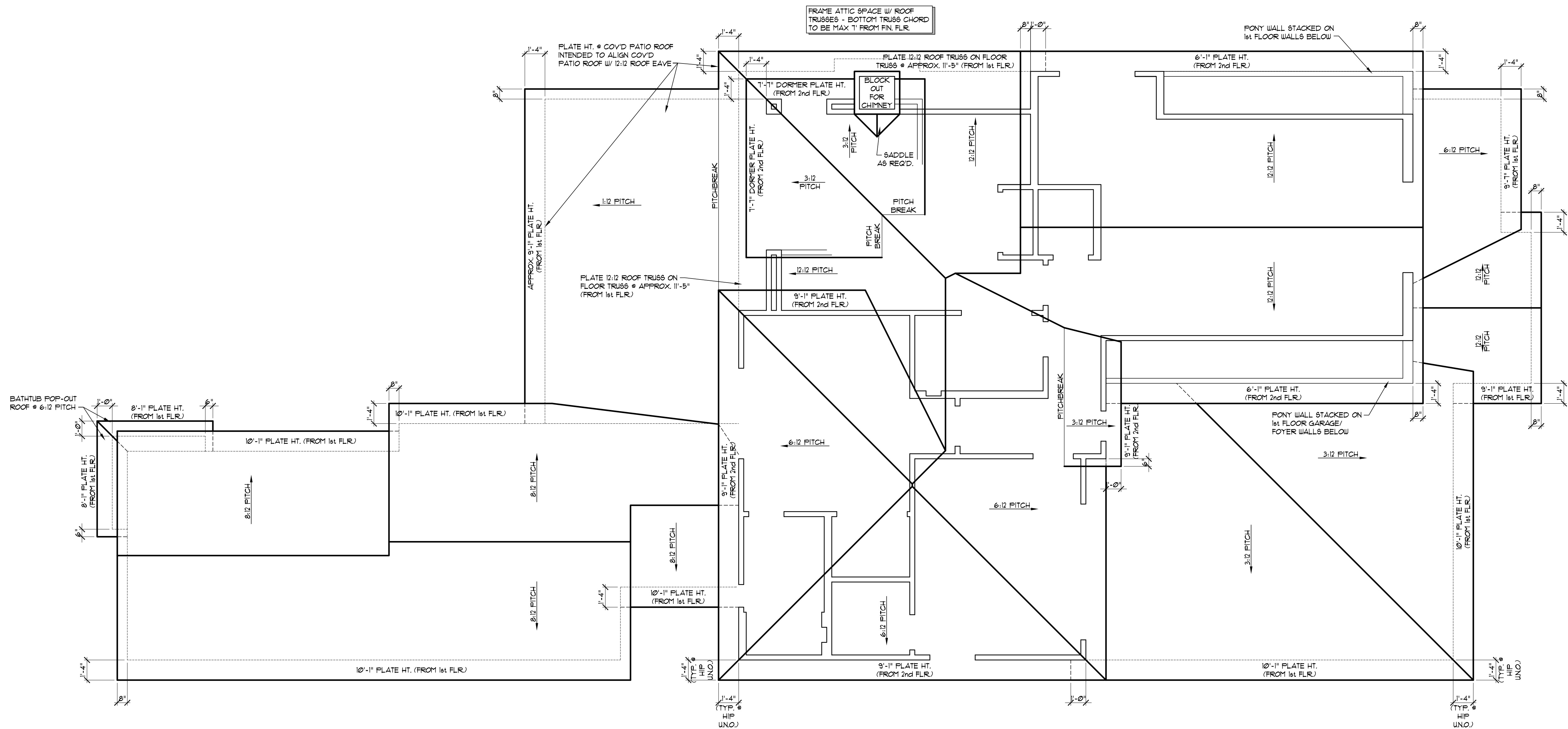
ADJUST DIMENSIONS/ LAYOUT AS
REQ'D. FOR FIELD CONDITIONS &
PROPER WATERPROOFING/ DETAILING

B STUCCO FRIEZE

SCALE 1" = 1'-0"







GENERAL ROOF NOTES:

- 10 PITCHES TO BE AS NOTED ON PLANS.
- 20 HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- 30 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.
- 40 UNO, ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- 50 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 60 WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
- 70 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.
- 80 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.
- 90 THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.

ROOF PLAN
SCALE 1/4" = 1'-0"

CG PARTNERS
A LIMITED LIABILITY PARTNERSHIP

CORNERSTONE GROUP ARCHITECTS

COPYRIGHT © 2012. ALL RIGHTS RESERVED.
THESE DESIGNS/ DRAWINGS ARE THE SOLE
PROPERTY OF CORNERSTONE GROUP
ARCHITECTS AND MAY NOT BE
REPRODUCED IN ANY FORM BY ANY
METHOD, FOR ANY PURPOSE WITHOUT
PREVIOUS WRITTEN PERMISSION.

REVISION:

**NOT FOR REGULATORY
APPROVAL PERMITTING, OR
CONSTRUCTION**

McMANUS RESIDENCE

SHEET **A-6**
6 OF 9

PROJECT NO. 11110
DRAWN BY: JH
DATE: 03/09/12
CHECKED BY: JH
PROJECT MGR: JH