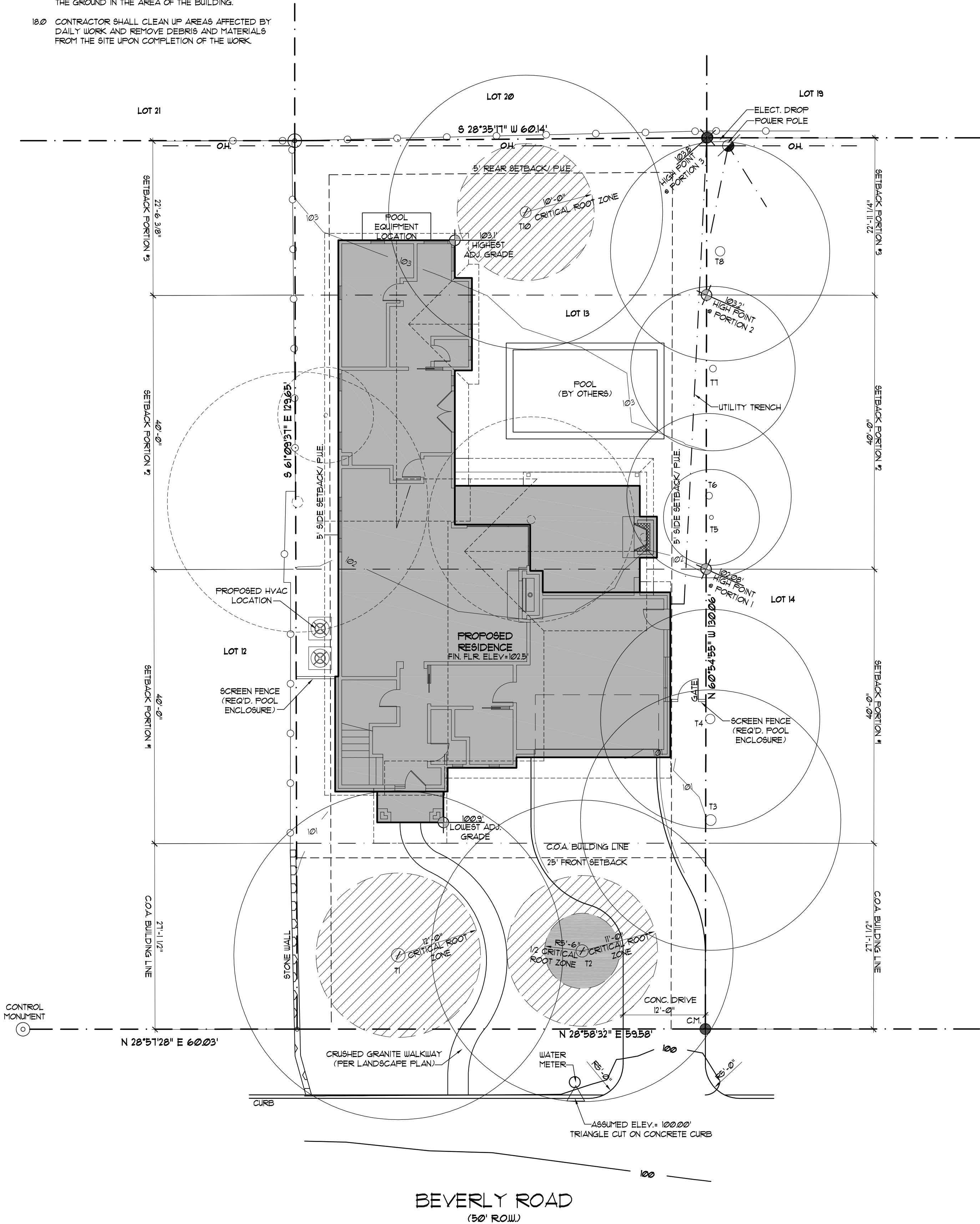


GENERAL SITE NOTES:

- 1.0 BUILDER TO RESCULPTURE 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 APPROXIMATE- 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

	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
1ST FLOOR AREA	0#	1,115#	1,115#
GARAGE/CARPORT	0#	502#	502#
ACCESSORY BUILDING(S) (DETACHED)	0#	0#	0#
COVERED PATIOS	0#	0#	0#
COVERED PORCHES	0#	435#	435#
TOTAL BUILDING COVERAGE	0#	2,112#	2,112#
TOTAL LOT AREA			1,113#

(2,112#/1,113#) x 100 = 34.3% PERCENTAGE OF LOT
ALLOWABLE BUILDING COVERAGE: 1,113# x 40% = 3,109#

CITY OF AUSTIN - IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
TOTAL BUILDING COVERAGE	0#	2,112#	2,112#
DRIVEWAY	0#	632#	632#
SIDEWALKS/WALKWAYS	0#	0#	0#
UNCOVERED PATIOS	0#	0#	0#
UNCOVERED WOOD DECKS (50%)	0#	0#	0#
AC PADS	0#	10#	10#
OTHER (POOL COPING, RETAINING WALLS)	0#	110#	110#
TOTAL IMPERVIOUS COVER	0#	3,472#	3,472#
TOTAL LOT AREA			1,113#

(3,472#/1,113#) x 100 = 44.1% PERCENTAGE OF LOT
ALLOWABLE IMPERVIOUS COVERAGE: 1,113# x 45% = 3,491#

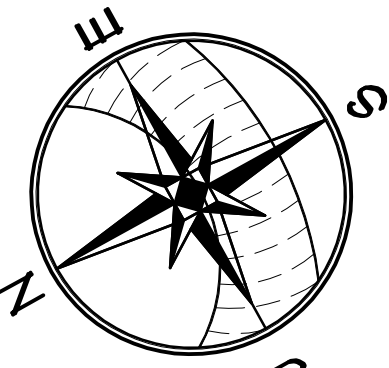
WINDSOR ROAD NEIGHBORHOOD GROUP
- FRONT YARD IMPERVIOUS COVERAGE

AREA	EXISTING/ REMODELED	NEW/ ADDITION	TOTAL
DRIVEWAY AREA	0#	354#	354#
SIDEWALKS/WALKWAYS	0#	0#	0#
TOTAL IMPERVIOUS COVER	0#	354#	354#
TOTAL FRONT YARD AREA			1,491#

(354#/1,491#) x 100 = 23.1% PERCENTAGE OF LOT
ALLOWABLE FRONT YARD IMP. CVR: 1,491# x 40% = 596#

TAG NO.	TREE DESCRIPTION
1	24" SYCAMORE
2	22" SYCAMORE
3	18" CYPRESS
4	16" CYPRESS
5	1" OAK
6	2" TALLOW
7	12" ELM
8	16" ELM
9	15" SYCAMORE
10	20" OAK
11	1" PECAN
12	19" HACKBERRY

LEGAL DESCRIPTION:
3205 BEVERLY ROAD
LOT 13, BLOCK 4
BRYKER WOODS "E"
AUSTIN, TX 78703
TRAVIS COUNTY



SITE PLAN
SCALE 1/10

A CUSTOM RESIDENCE FOR:

JIM AND TERRY DEFOE

3205 BEVERLY ROAD
AUSTIN, TX 78703

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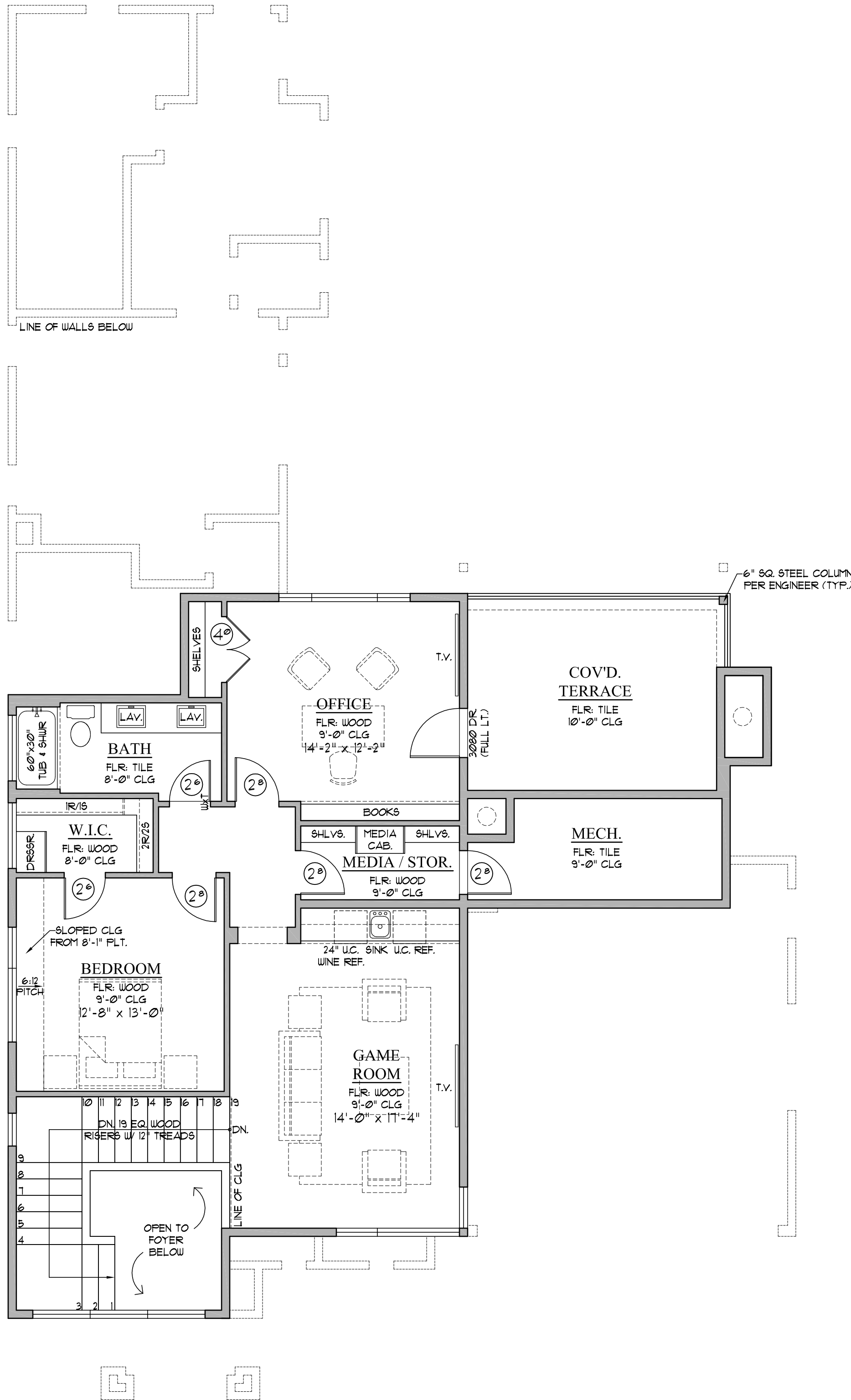
WWW.CGAPARTNERS.NET

(512) 329 0007

7000 BEE CAVES RD., SUITE 200 AUSTIN TX 78746

GENERAL PROJECT NOTES

- 1.0 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.
- 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 ANY CHANGES.
- 4.0 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.
- 5.0 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.
- 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 OR 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.

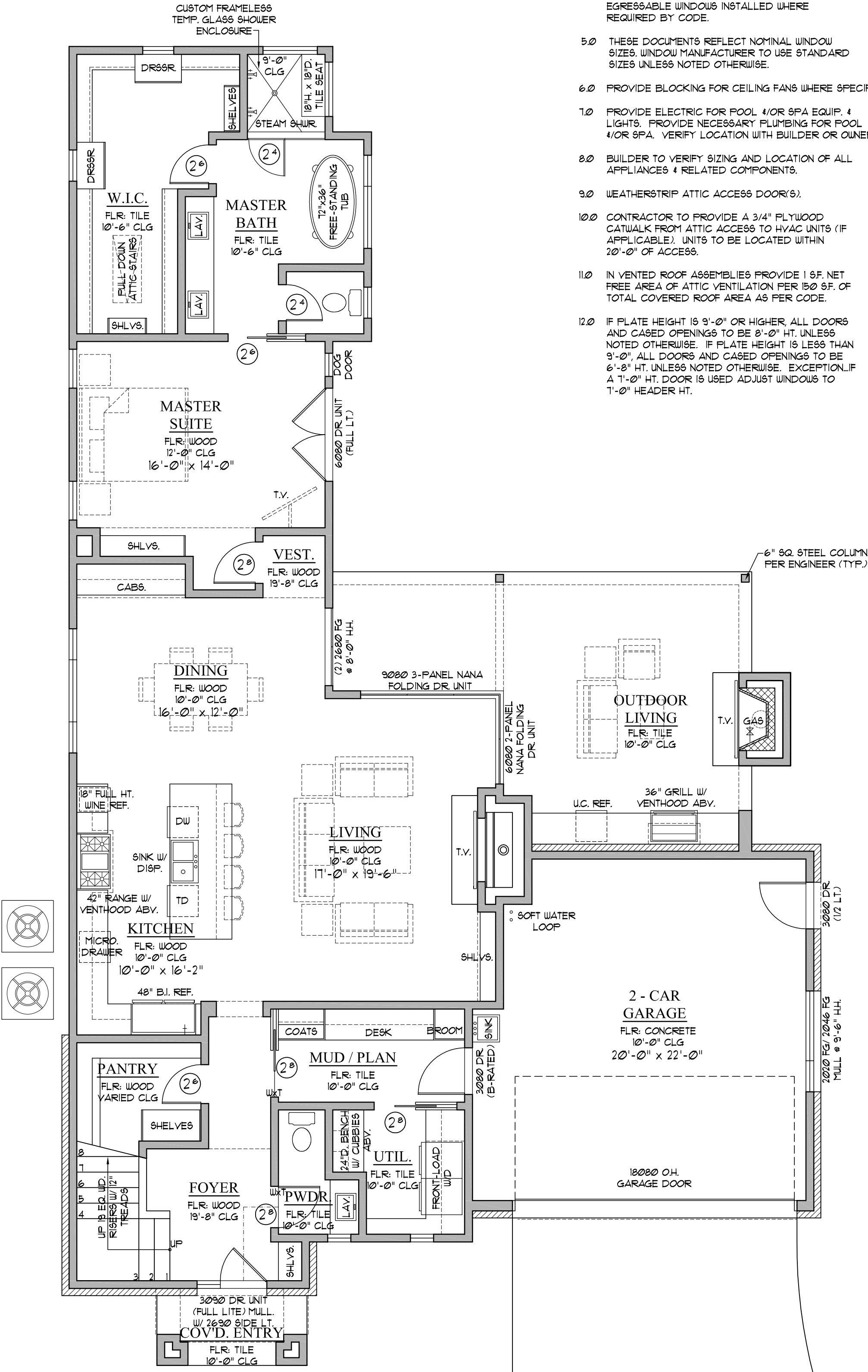


SECOND FLOOR NOTES PLAN
SCALE 3/16\"/>

GENERAL PLAN NOTES:

- 1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR SPECS.
- 2.0 ALL WINDOWS WITHIN 24\"/>
- 3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
- 4.0 WINDOW MANUFACTURER 4 BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
- 5.0 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
- 6.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- 7.0 PROVIDE ELECTRIC FOR POOL 4/OR SPA EQUIP. 4 LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL 4/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
- 8.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES 4 RELATED COMPONENTS.
- 9.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).
- 10.0 CONTRACTOR TO PROVIDE 4 3/4\"/>
- 11.0 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.
- 12.0 IF PLATE HEIGHT IS 9\"/>
- 13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANSED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- 14.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- 15.0 PROVIDE WEATHERSEAL AND A DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
- 16.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVEING TO BE AS FOLLOWS:
LOUDEST 2 SHELVEING TO BE 16\"/>
- 17.0 ALL WALLS OVER 10\"/>
- 18.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2\"/>
- 19.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7\"/>
- 20.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 21.0 ALL FIREPLACES TO HAVE 20\"/>

LEGEND:
○ GAS KEY
✕ GAS
1/1 SHOWER HEAD
1/2 HOSE BIBB



SQUARE FOOTAGE CALCS.

HEATED	
LOWER HEATED	1737*
UPPER HEATED	857*
TOTAL HEATED	2594*
GARAGE	502*
COVID ENTRY	52*
OUTDOOR LIVING	383*
COVID TERRACE	200*
MECHANICAL/ ATTIC	95*
LOWER MASONRY	38*
TOTAL AREA	3868*
TOTAL IMPERVIOUS	2713*

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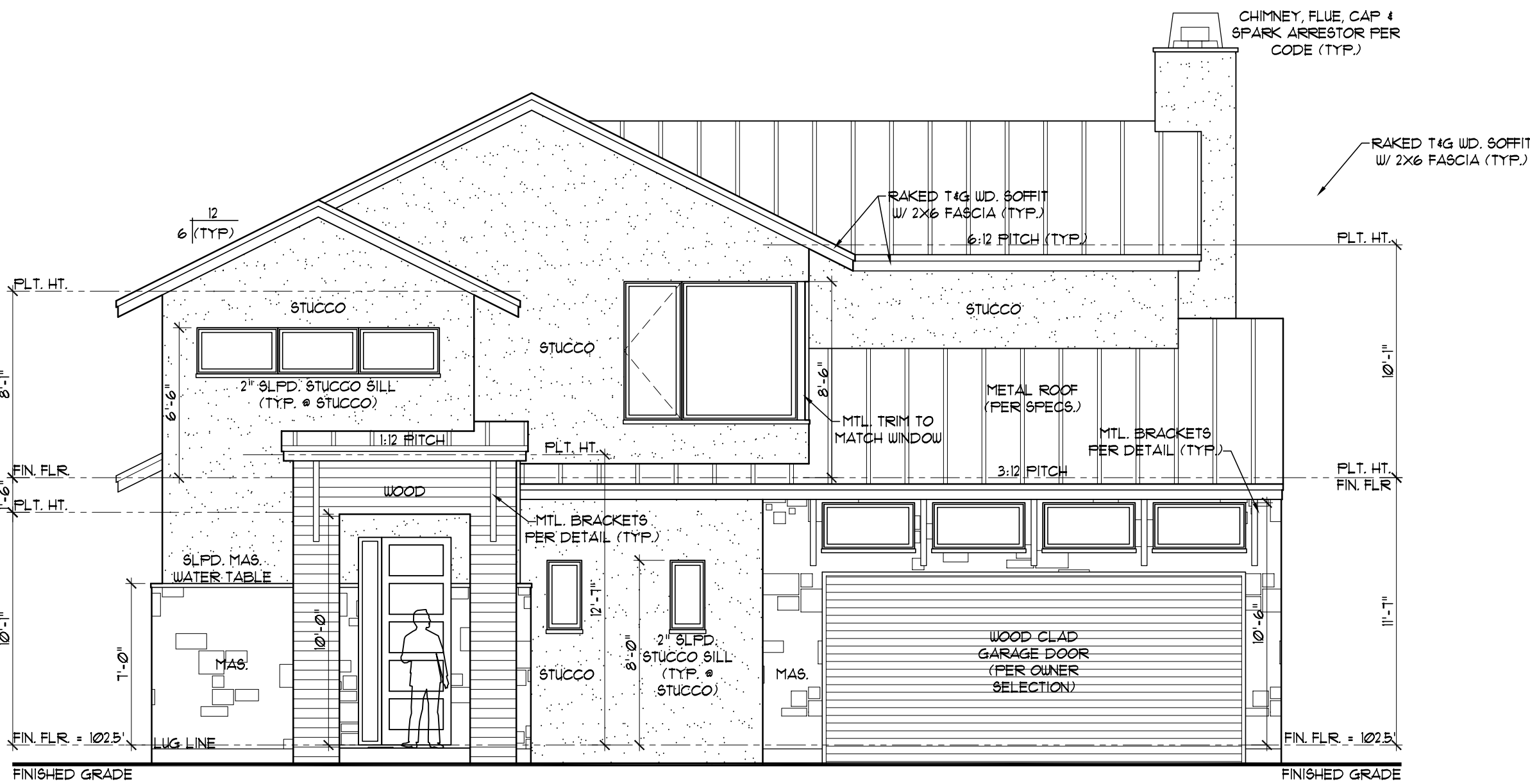
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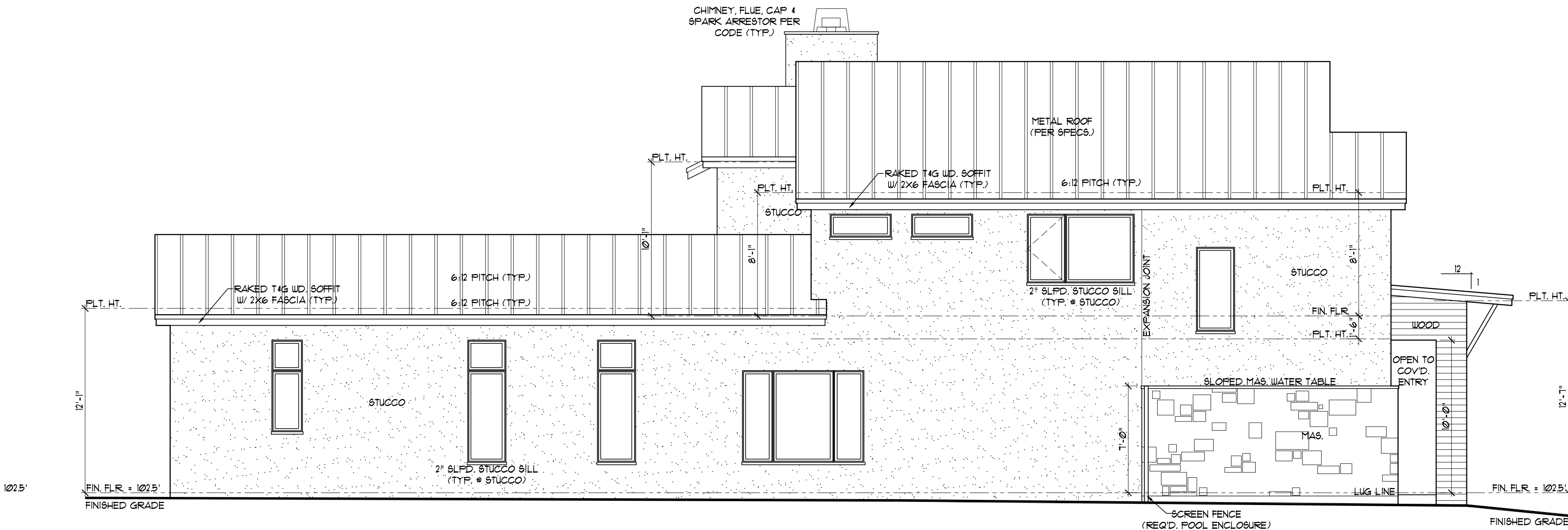
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FIRST FLOOR NOTES PLAN
SCALE 3/16\"/>

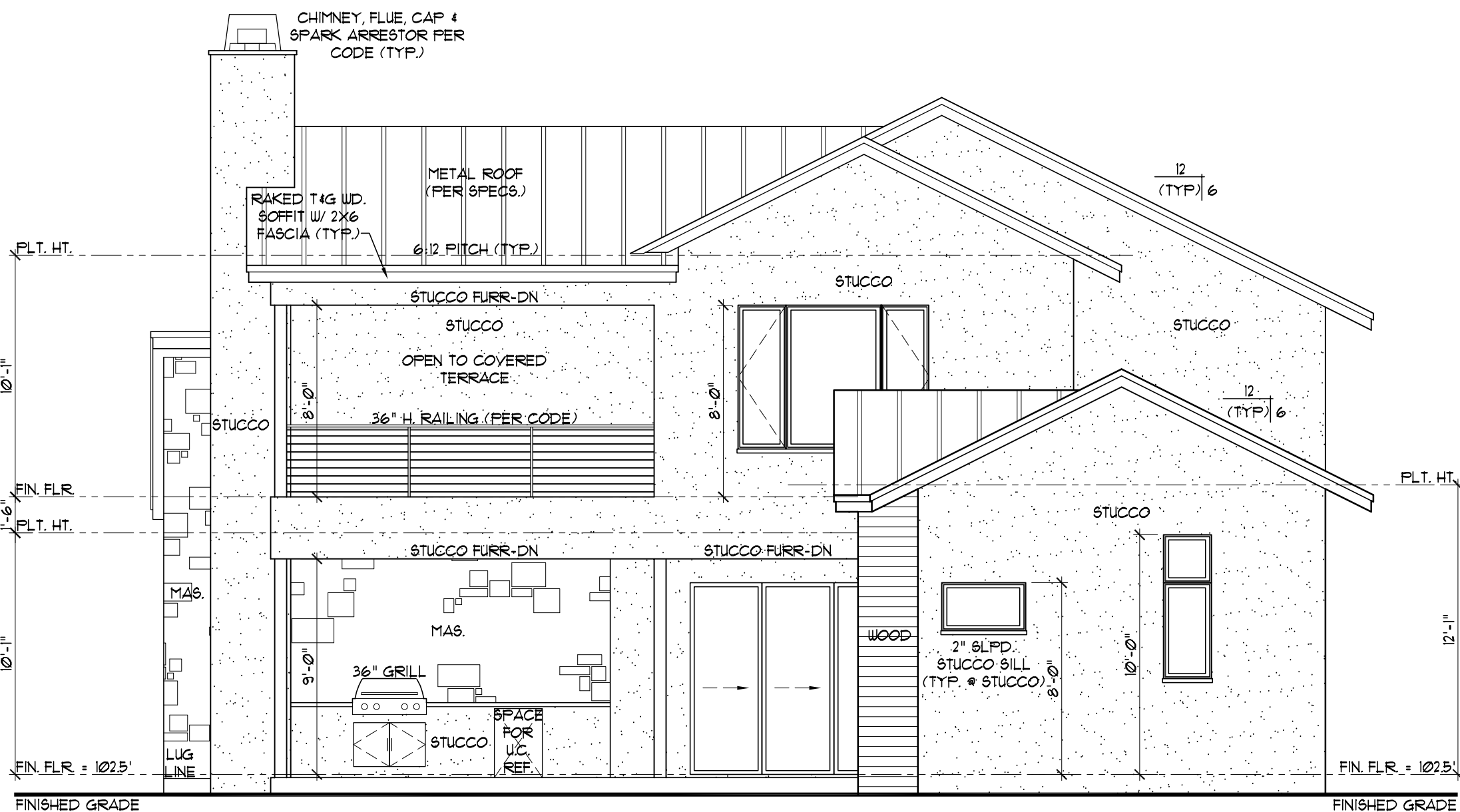
- GENERAL ELEVATION NOTES
- 10 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
 - 20 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 WD. TRIM AT SIDING/WOOD VENEERS.
 - 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 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.
 - 50 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
 - 60 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.
 - 70 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
 - 80 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.



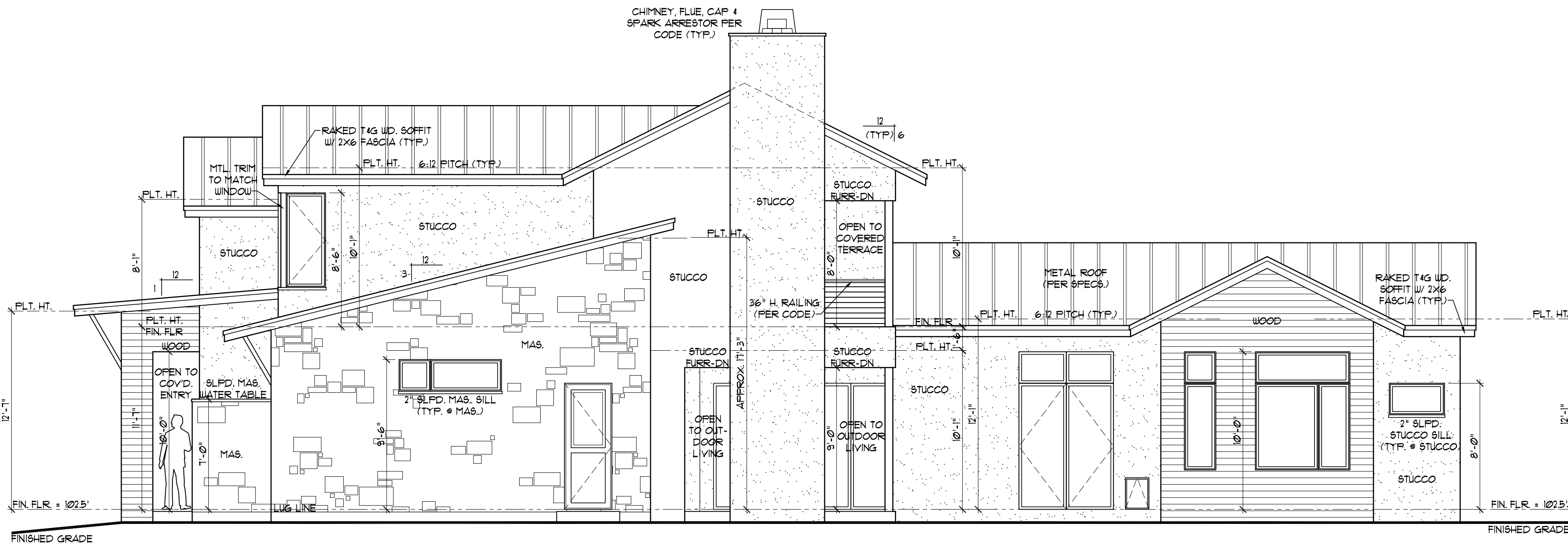
FRONT ELEVATION
SCALE 3/16" = 1'-0"



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



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



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

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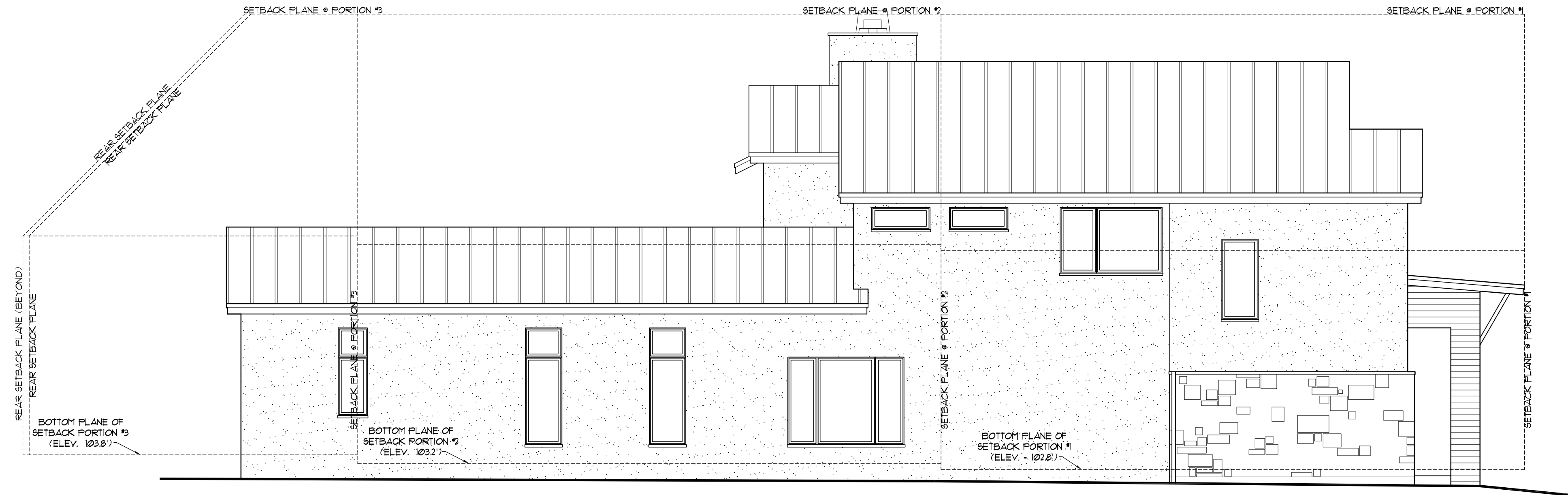
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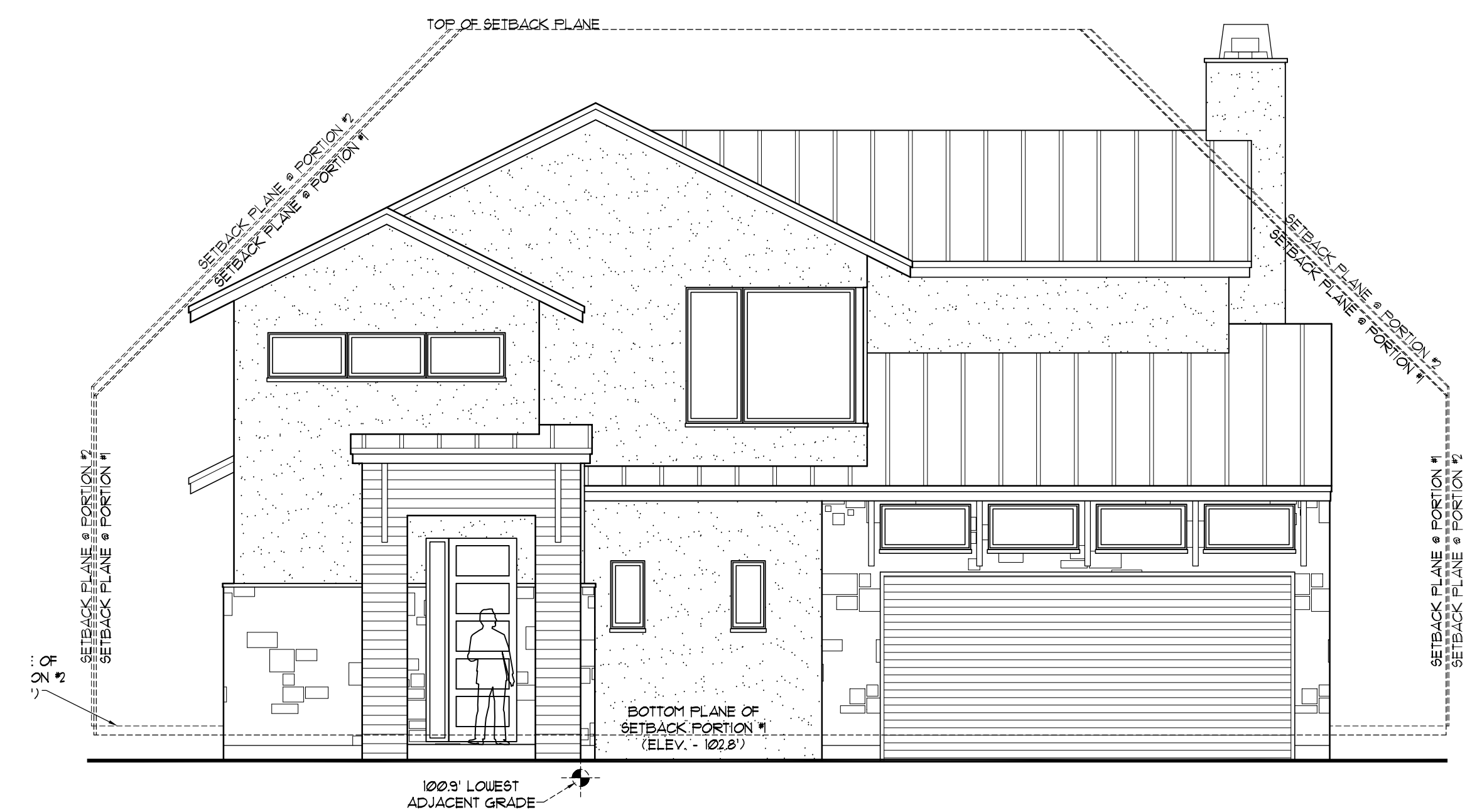
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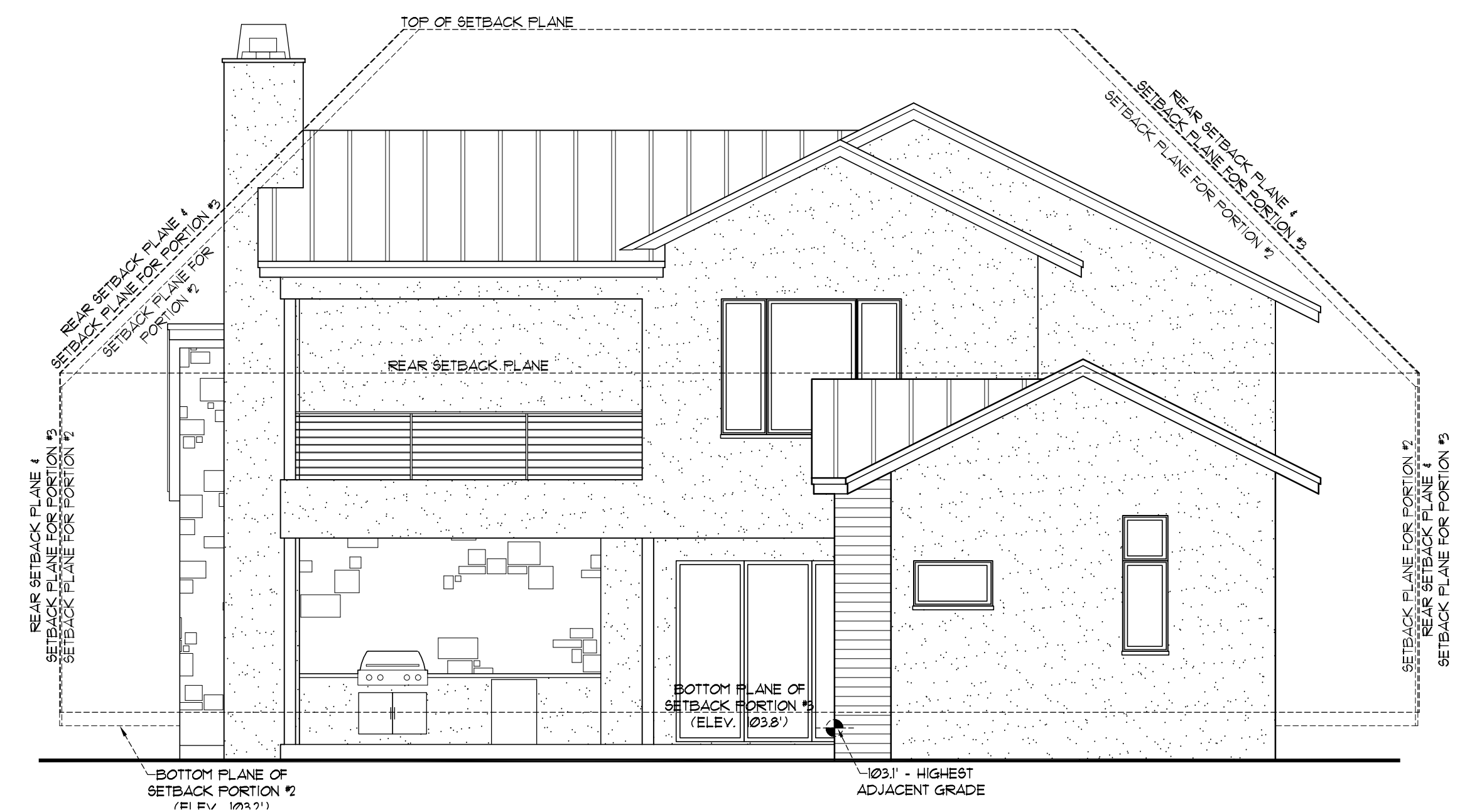
McMANSION LEFT ELEVATION
SCALE 3/16" = 1'-0"



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



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



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

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