

# 602 Harthan Street



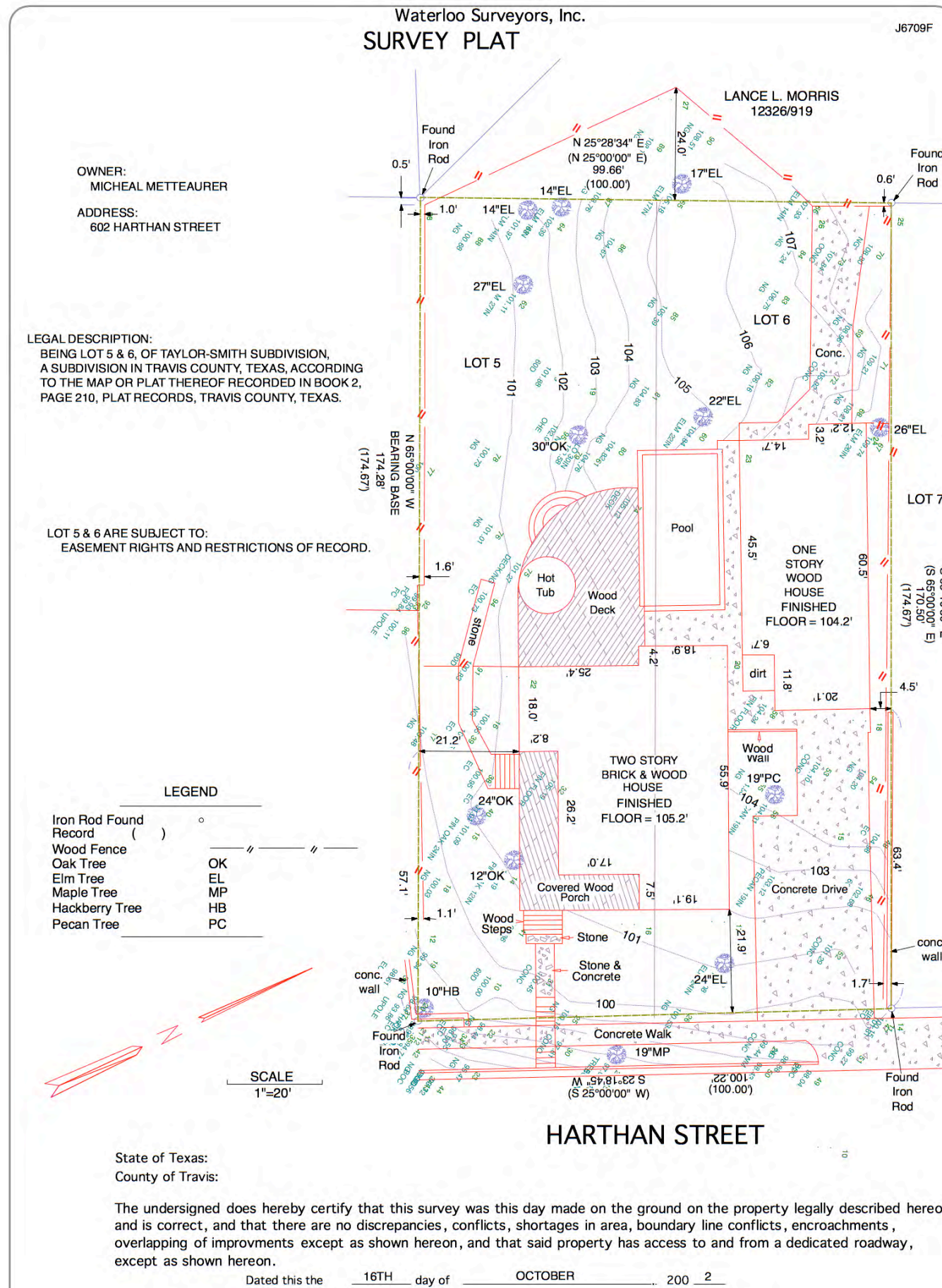


Harthan Street  
Before 2005





Harthan Street  
**Before 2005**





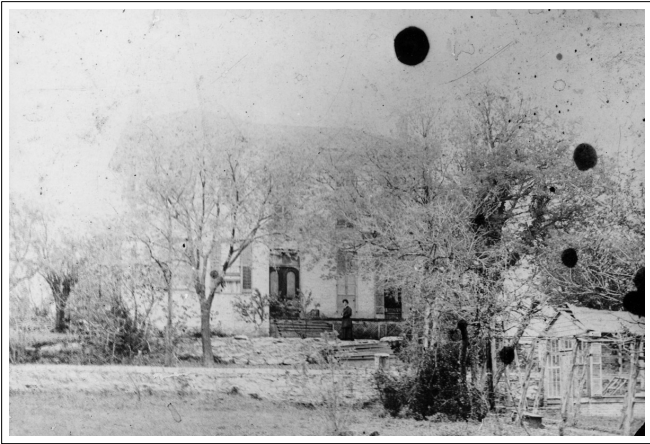
Harthan Street

Neighborhood Context





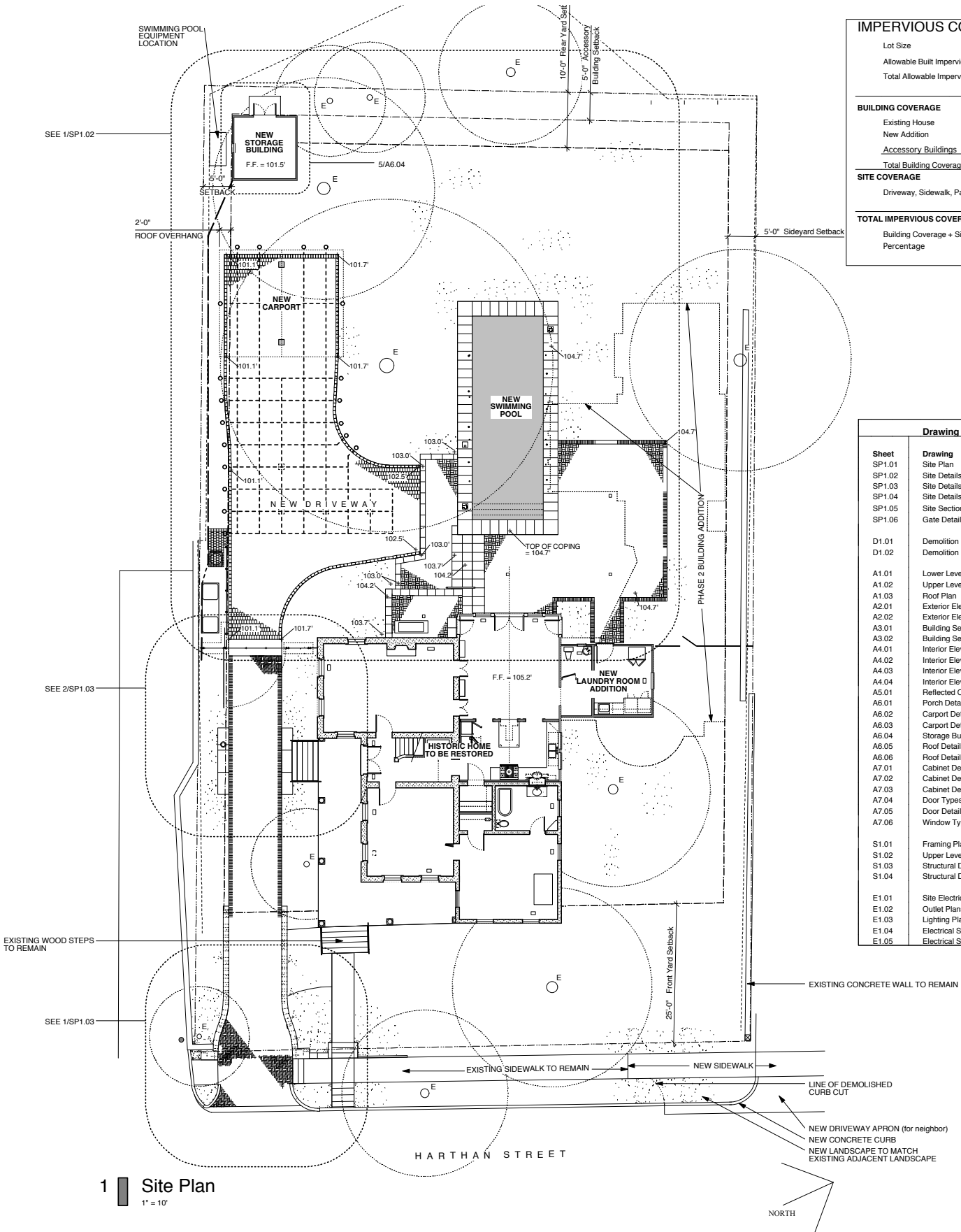
Harthan Street  
2005



19th Century view, undated, A. J. Jernigan House. The house was built in 1875. The view is looking north, towards the south elevation of the house. PICH 01952, Austin History Center, Austin Public Library.



20th Century view, about 1975, A. J. Jernigan House/Las Ventanas. The view is looking west, towards the east elevation of the house. A portion of a late 1880's masonry addition is shown on the right. The covered porch was added in 1912 along with a wood frame addition to the northwest corner, by Charles Capron, the second owner of the house. PICH 08793, Austin History Center, Austin Public Library.



IMPERVIOUS COVER	
Lot Size	17,224 sq. ft.
Allowable Built Impervious Cover (50%)	8,612
Total Allowable Impervious Cover (55%)	9,473

BUILDING COVERAGE	
Existing House	2338 sq. ft.
New Addition	206
Accessory Buildings	200
Total Building Coverage on Lot	2744 sq. ft.

SITE COVERAGE	
Driveway, Sidewalk, Patios, Pool, Other	4600

TOTAL IMPERVIOUS COVERAGE	
Building Coverage + Site Coverage	7344 sq. ft.
Percentage	42.6 %

Drawing Index	
Sheet	Drawing
SP1.01	Site Plan
SP1.02	Site Details
SP1.03	Site Details
SP1.04	Site Details
SP1.05	Site Sections
SP1.06	Gate Details
D1.01	Demolition Site Plan
D1.02	Demolition Floor Plans
A1.01	Lower Level Plan
A1.02	Upper Level Plan
A1.03	Roof Plan
A2.01	Exterior Elevations
A2.02	Exterior Elevations
A3.01	Building Section
A3.02	Building Section
A4.01	Interior Elevations
A4.02	Interior Elevations
A4.03	Interior Elevations
A4.04	Interior Elevations
A5.01	Reflected Ceiling Plans
A6.01	Porch Details
A6.02	Carport Details
A6.03	Carport Details
A6.04	Storage Building Details
A6.05	Roof Details
A6.06	Roof Details
A7.01	Cabinet Details
A7.02	Cabinet Details
A7.03	Cabinet Details
A7.04	Door Types & Schedule
A7.05	Door Details
A7.06	Window Types & Schedule
S1.01	Framing Plans
S1.02	Upper Level Floor Framing Plan
S1.03	Structural Details
S1.04	Structural Details
E1.01	Site Electrical Plan
E1.02	Outlet Plans
E1.03	Lighting Plans
E1.04	Electrical Schedule
E1.05	Electrical Schedule

Limbacher & Godfrey  
Architects, Inc.

3406 Glenview Ave.  
Suite 200  
Austin, Texas  
78703

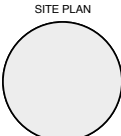
LIMBACHER & GODFREY  
ARCHITECTS



PRESERVATION AND ADDITIONS TO THE  
A. J. JERNIGAN HOUSE  
LAS VENTANAS  
PHASE ONE  
602 HARTHAN STREET AUSTIN, TEXAS 78703

CONSTRUCTION  
SET

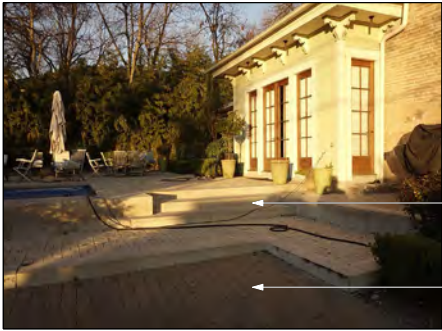
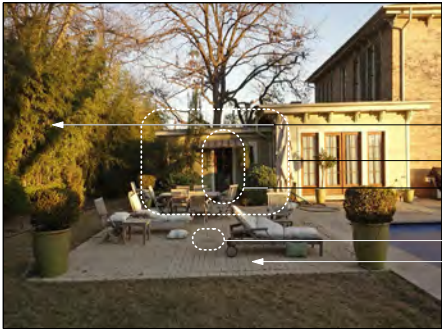
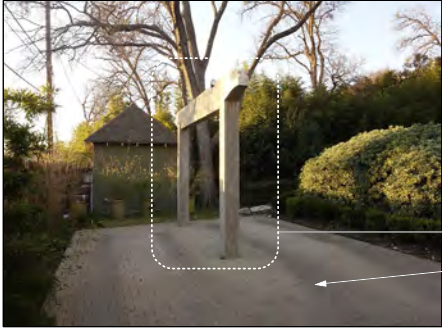
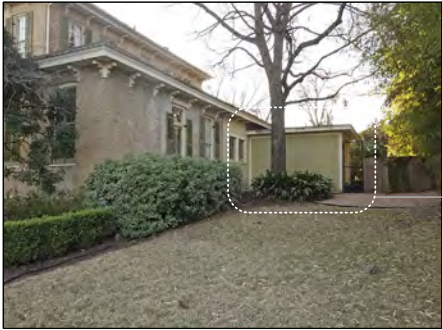
DATE: 04/11/06



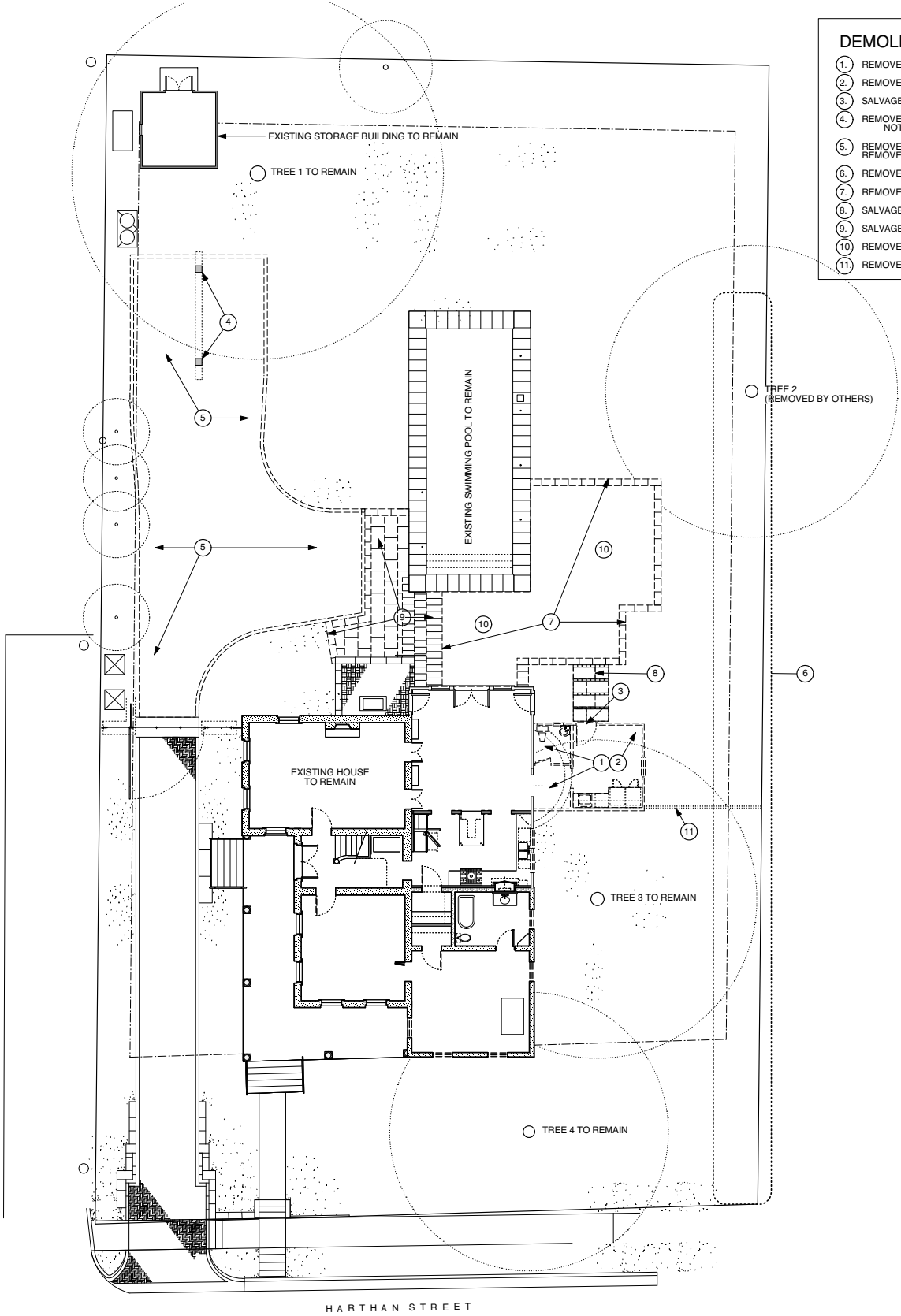








1 DEMOLITION PHOTOS  
Actual Size



- DEMOLITION NOTES**
- 1. REMOVE EXISTING LAUNDRY ROOM INCLUDING ROOF, WALLS AND FOUNDATION.
  - 2. REMOVE ALL PLUMBING FIXTURES, CABINETS AND ELECTRICAL DEVICES.
  - 3. SALVAGE DOOR FOR REUSE.
  - 4. REMOVE STRUCTURAL REMNANT OF EXISTING CARPORT.  
NOTE: REMOVE CONCRETE COLUMNS AND CONCRETE FOOTINGS.
  - 5. REMOVE ALL UNIT PAVERS. STOCKPILE GRAVEL SUBBASE. SALVAGE FOR REUSE.  
REMOVE UNDER-PAVING PERFORATED PIPING SYSTEM.
  - 6. REMOVE EXISTING BAMBOO.
  - 7. REMOVE BRICK PAVERS. SALVAGE FOR REUSE.
  - 8. SALVAGE EXISTING STONE AND BRICK PAVING.
  - 9. SALVAGE EXISTING STONE PAVING AND STEPS.
  - 10. REMOVE DRAIN GRATES AND BOOTS. SALVAGE FOR REUSE.
  - 11. REMOVE EXISTING FENCE.

1 DEMOLITION PLAN  
1" = 10 ft



PLAN NORTH

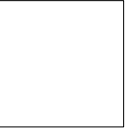


**LIMBACHER & GODFREY**  
**ARCHITECTS**  
2124 East 6th Street #102 Austin, Texas 78702  
512.450.1516



3/14/2016

ADDITIONS TO THE  
A. J. JERNIGAN HOUSE  
**LAS VENTANAS**  
602 HARTHAN STREET  
AUSTIN, TEXAS 78703



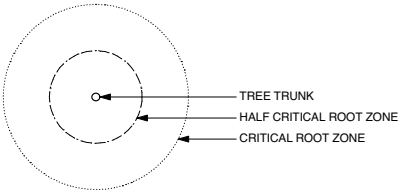
DATE ISSUED FOR  
03.14.16 HLC APPROVAL

DEMOLITION PLAN

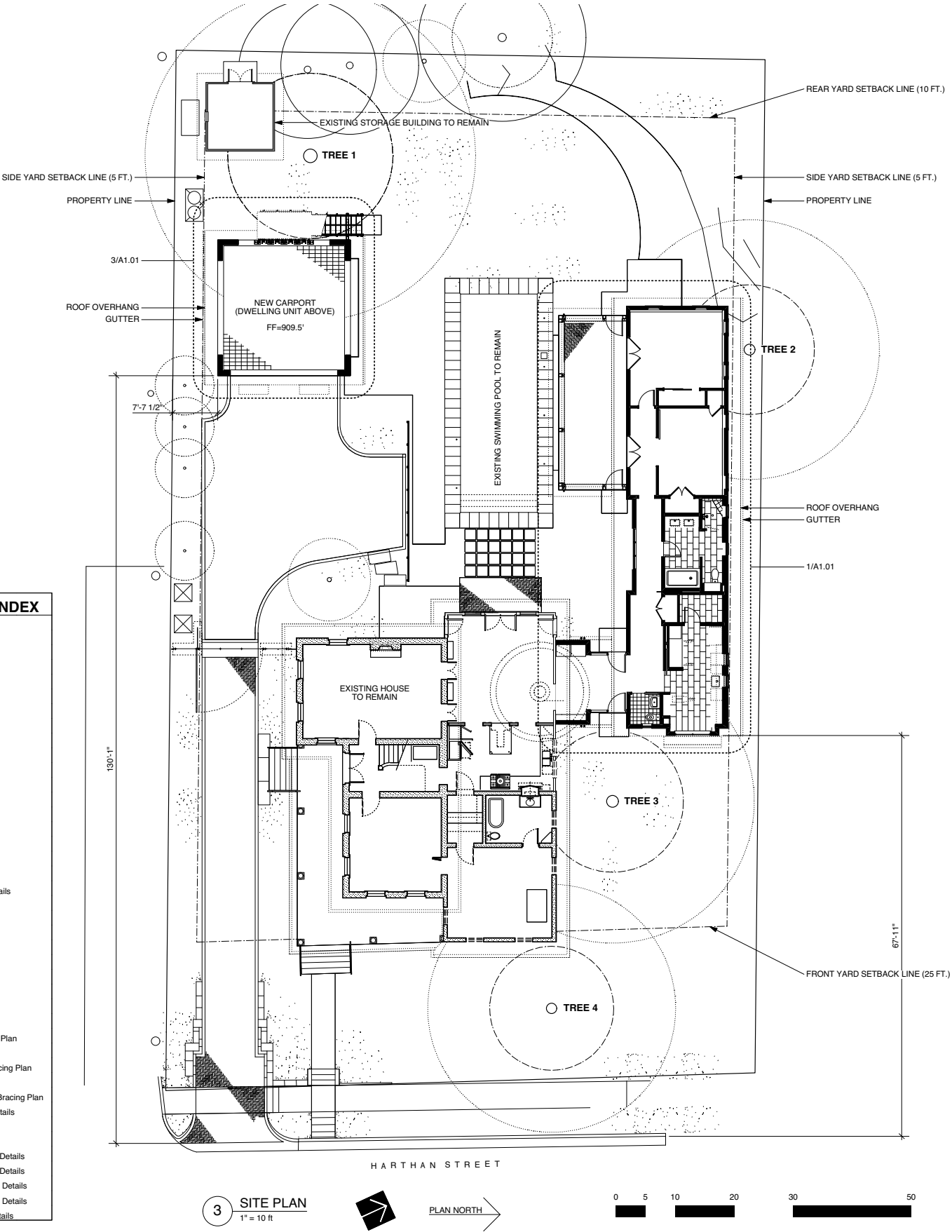
D1.01



TREE SCHEULE					
NUMBER	DIAMETER	SPECIES	STATUS	DISPOSITION	NOTES
1	28"	CEDAR ELM	HERITAGE	TO BE RETAINED	SEE NOTE 1
2	21.5"	CEDAR ELM	PROTECTED	TO BE REMOVED	
3	24"	PECAN	HERITAGE	TO BE RETAINED	
4	21"	PECAN	PROTECTED	TO BE RETAINED	
NOTE 1: SEE APPROVED TREE REMOVAL PERMIT DATED 6.29.2015					

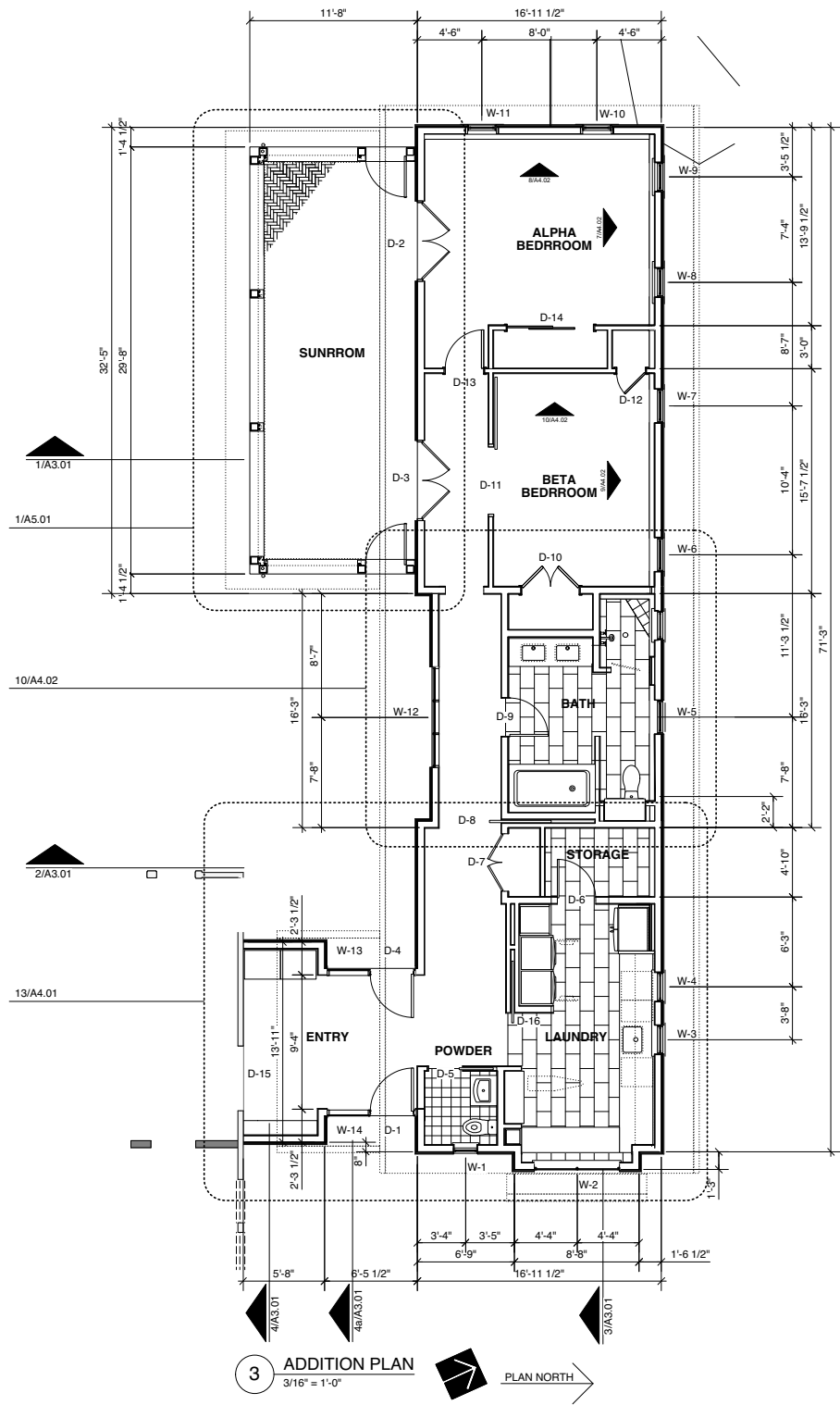
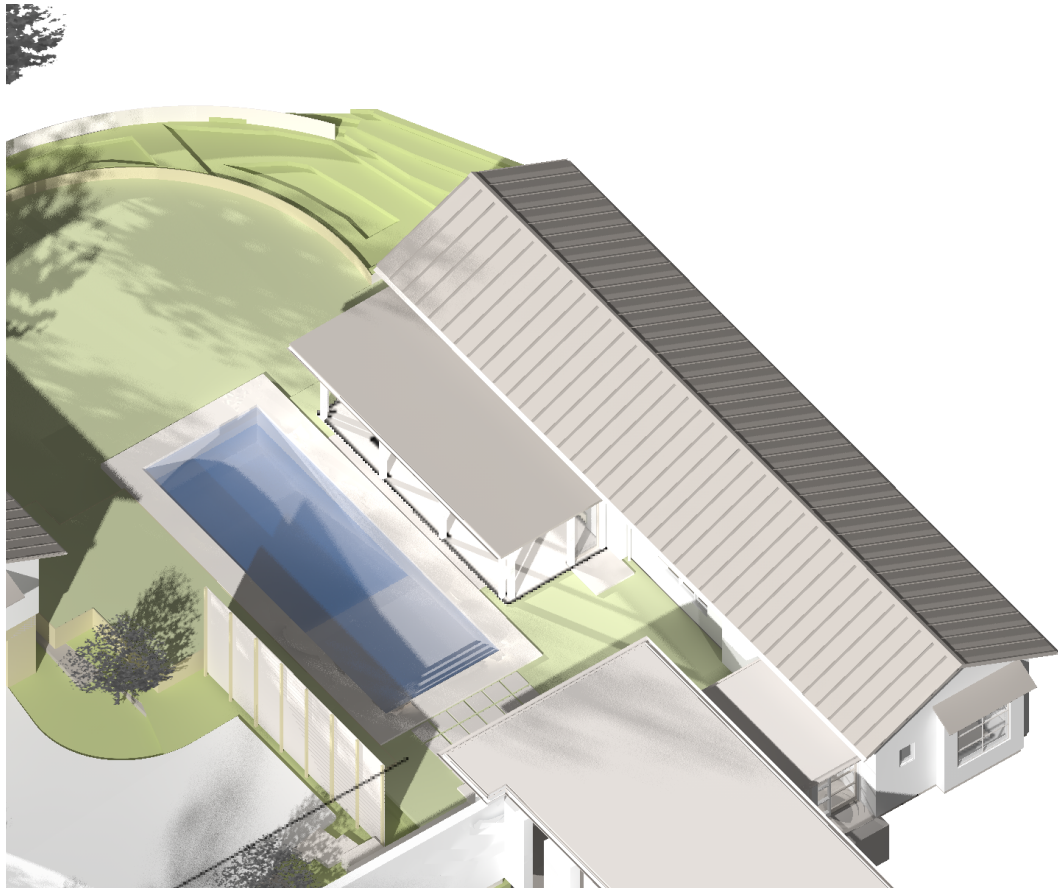


DRAWING INDEX	
Sheet	Drawing
SP1.01	Site Plan
SP1.02	Partial Site Plan
D1.01	Demolition Plan
A1.01	Floor Plans
A1.02	Roof Plans
A2.01	Exterior Elevations
A2.02	Exterior Elevations
A3.01	Building Sections
A4.01	Interior Elevations
A4.02	Interior Elevations
A4.03	Interior Elevations
A5.01	Exterior Elevations
A5.02	Exterior Elevations
A5.03	Exterior Elevations
A6.01	Doors and Windows
A6.02	Door and Window Details
E1.01	Electrical Plans
E1.02	Electrical Plans
E1.03	Electrical Schedules
S0.0	Structural Notes
S0.1	Structural Notes
S0.2	Structural Notes
S1.0	Foundation Plan
S1.0a	Foundation Holddown Plan
S2.0	Second Floor Framing
S2.0a	First Floor Lateral Bracing Plan
S2.1	Roof Framing Plan
S2.1a	Second Floor Lateral Bracing Plan
S3.0	Typical Foundation Details
S3.1	Foundation Details
S3.2	Foundation Details
S4.0	Typical Steel Framing Details
S4.1	Typical Steel Framing Details
S5.0	Typical Wood Framing Details
S5.1	Typical Wood Framing Details
S5.2	Typical Shear Wall Details



DATE	ISSUED FOR
03.14.16	HLC APPROVAL

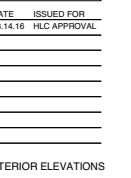








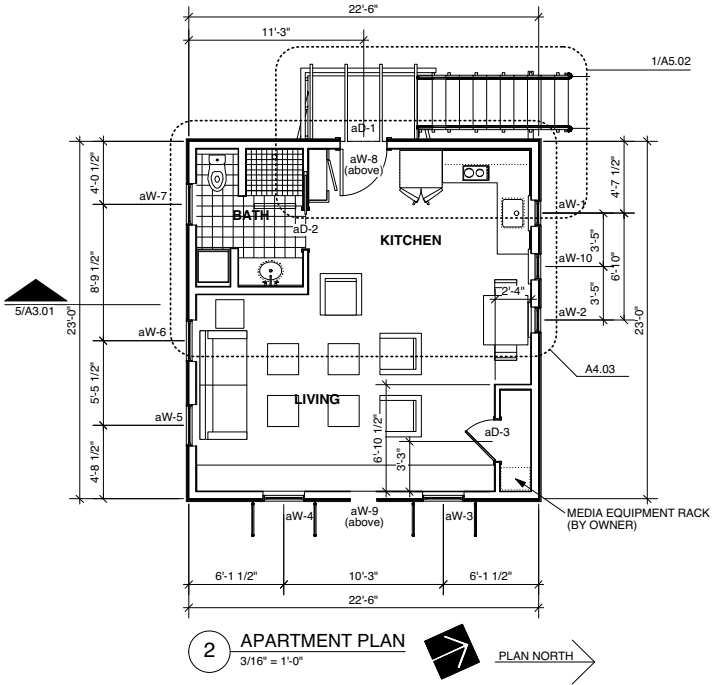
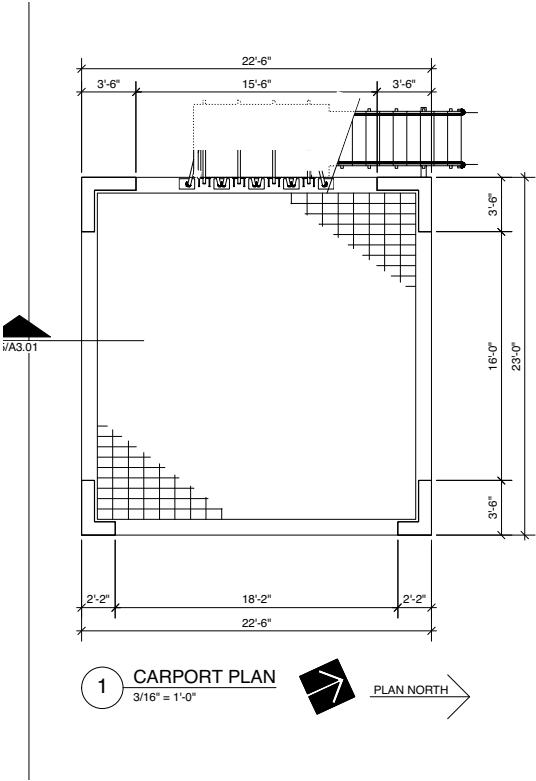
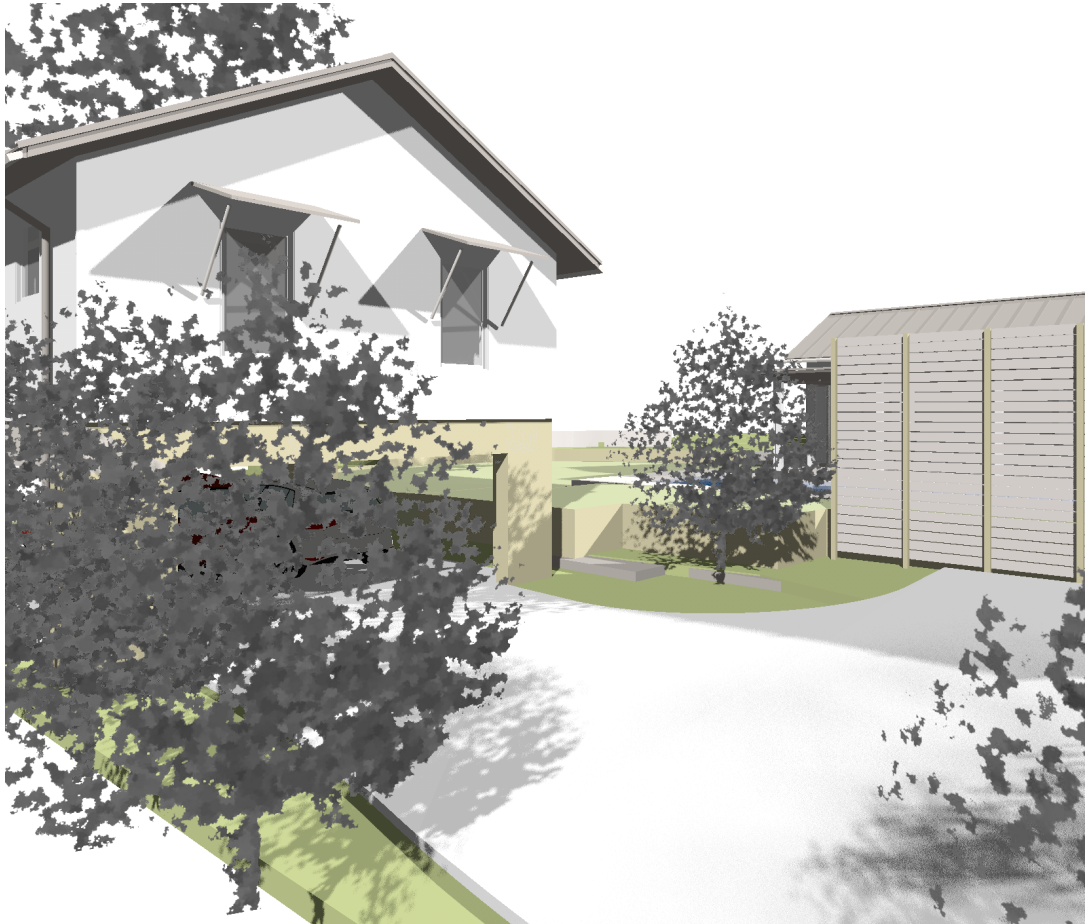




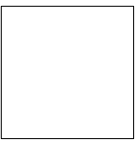
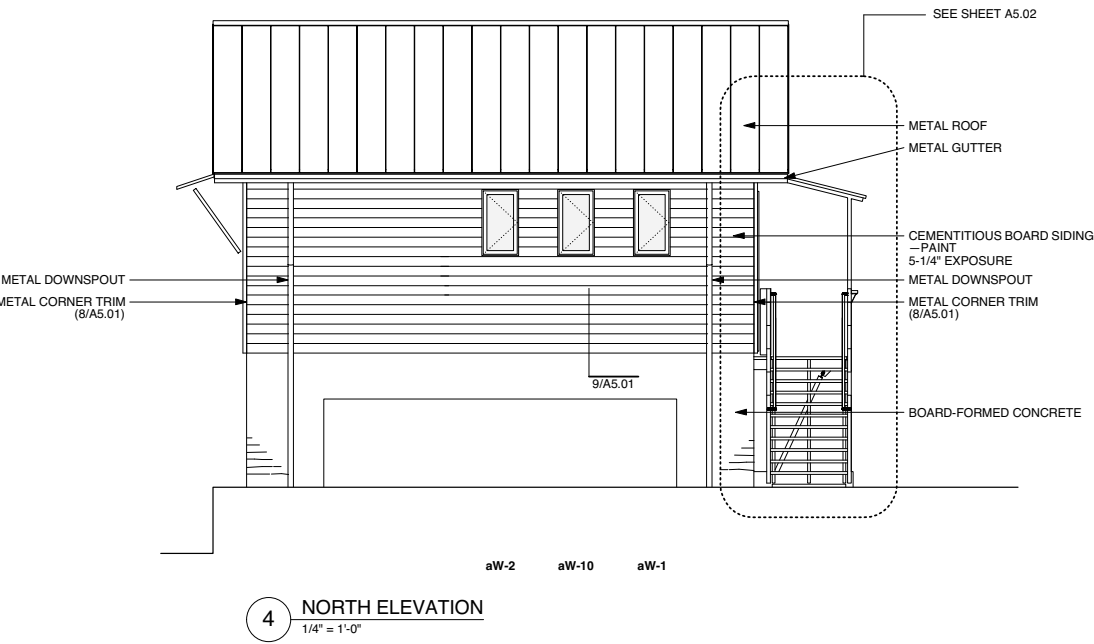
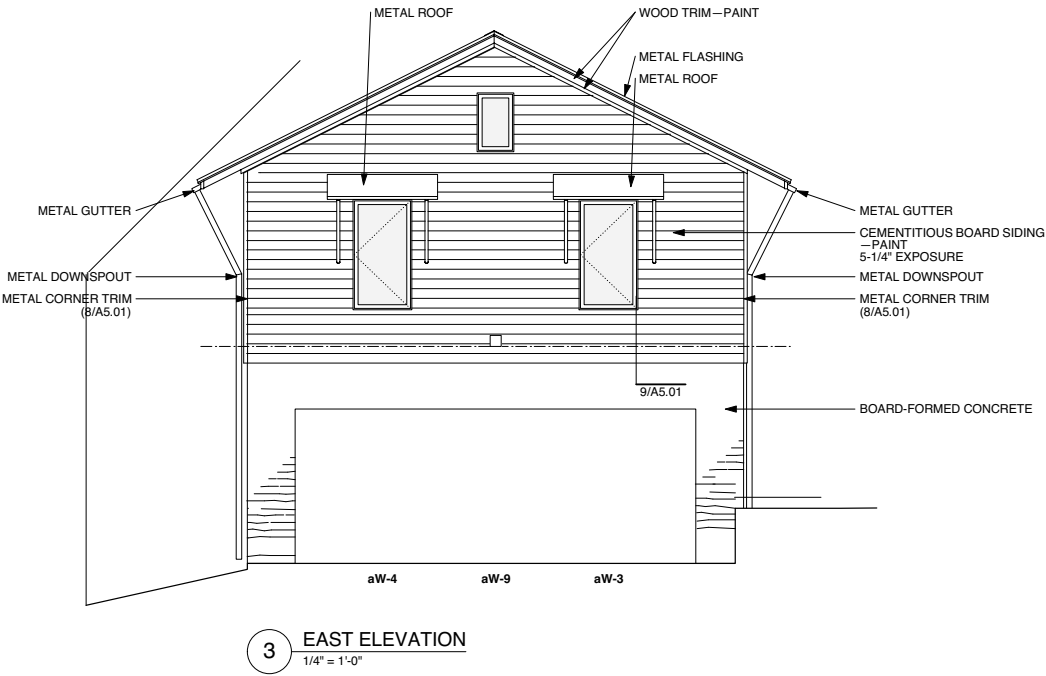
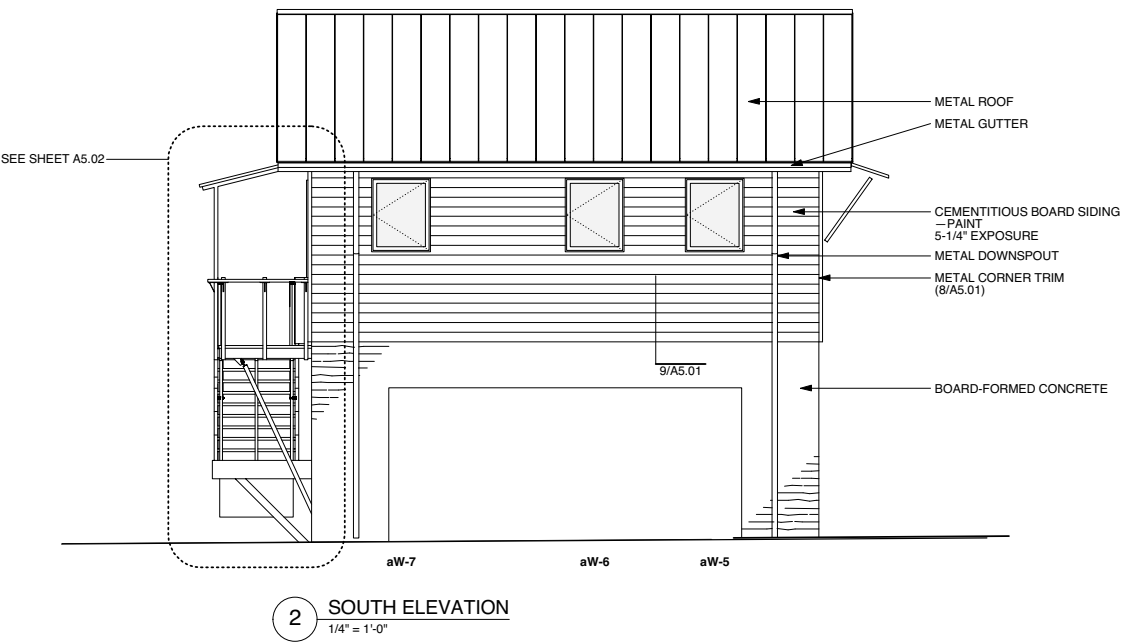
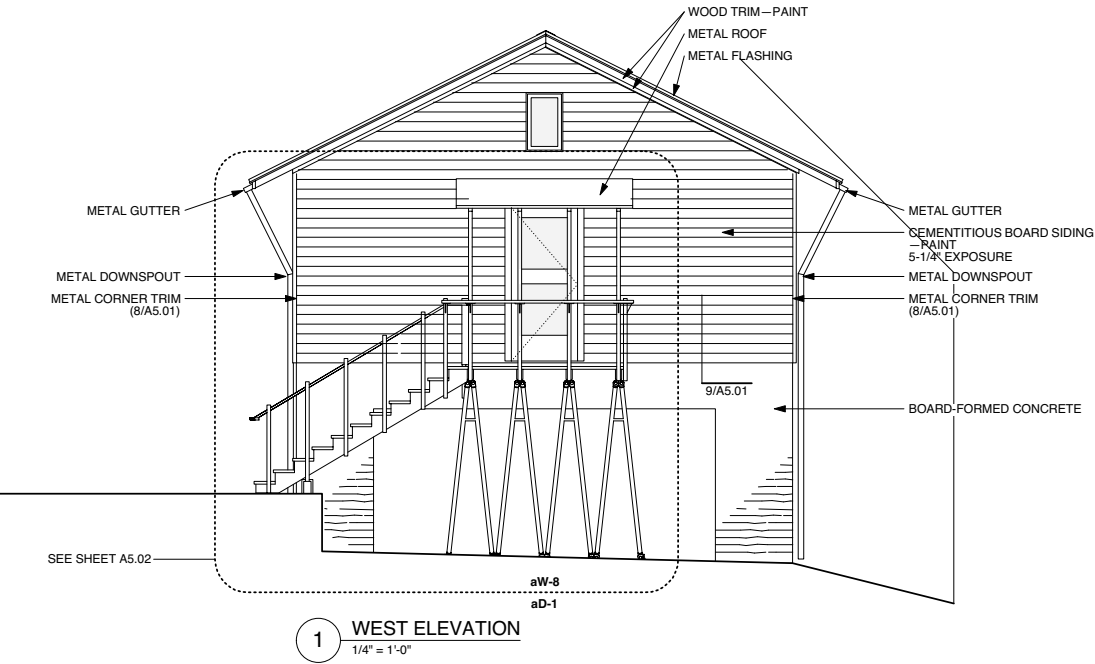














Finishes and Materials

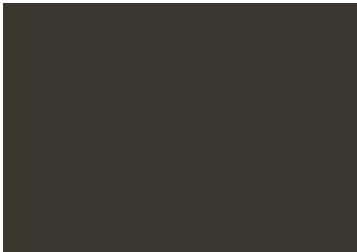


INDIAN WHITE  
WOOD EAVE TRIM COLOR

IVY LANE  
CEMENTITIOUS BOARD SIDING



PAINT GRIP  
ROOF, GUTTER, DOWNSPOUT Color



BRONZE  
MARVIN INTEGRITY Window Color



UMBRA GREY  
MHB Steel Window Color