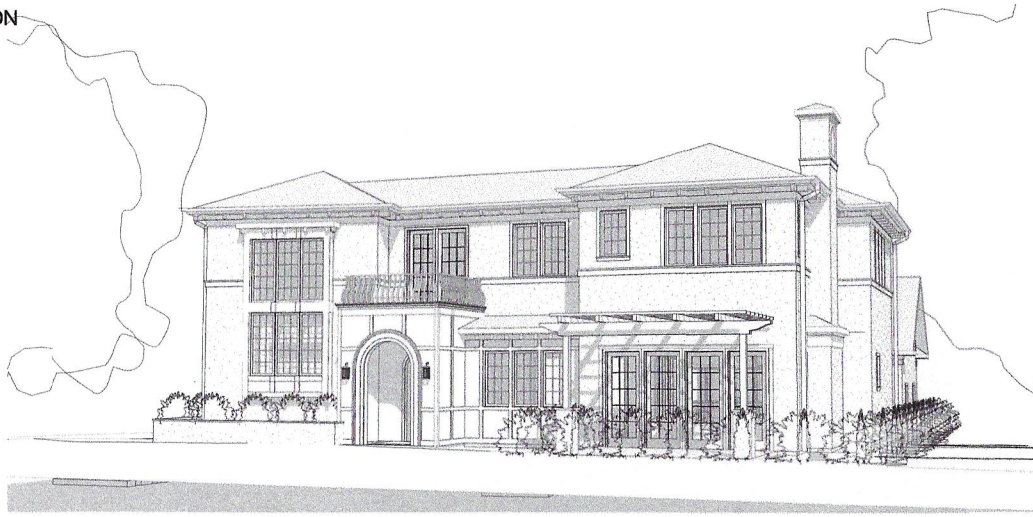


700 E. Monroe Street Overview
Present to Historic Landmark Commission on 2-28-22
By Fergie Time, LLC

- Existing structure is 1,160 sf duplex with mirrored 2 BR/1 bath built in 1956
 - Realtor listed as “Great for a new build. Duplex is in very poor condition.”
 - Appraiser would not attribute any value to the building
 - Cracked foundation from large tree abutting house was removed in summer 2021 (permit 2021-119526 TP)
 - Prevented us from considering utilizing this as an option
 - Front of structure also sits within 25’ of setback
- Purchased for the setting
 - Located right off Stacy Park with Blunn Creek backdrop behind
 - Corner lot open on 3 sides (Sunset Lane runs along the side & back)
 - Two large heritage trees in front and back to take advantage of
- Travis Heights a neighborhood of Eclectic & Traditional
 - Many examples of Spanish/French/Gothic style
 - Stone, brick and/or stucco
 - Arched doorways & windows
 - Tile, slate or darker shingled roofs
 - Above include 1404/1705/1711/1815 Travis Heights, 1314/1316/1814 Alta Vista, 806/809 Rutherford, 1818 Kenwood, 1114 Gillespie, and Hotel San Jose
 - New builds tend to steer towards modern farmhouse (board & batten siding with metal or dark shingle roofs) or contemporary (“boxy” with stucco & flat roofs)
 - Modern Mediterranean @ 1602 Alta Vista an exception
- Proposed build appeals to buyer looking for a traditional, yet modern home
 - Spanish/Mediterranean look from the street
 - Arched doorways & windows w/muntin “soften” the modern
 - Small balcony & pea gravel courtyard out front
 - Grey toned tile helps make roof disappear in the setting
 - U-shaped house frames in large tree & view to creek behind
- Continues eclectic feel amongst neighboring homes
 - Properties directly to east traditional, older homes
 - 705 A/B Monroe modern farmhouse with white B&B siding
 - 1601 Sunset a yellow, southern style home with wrap-around porch
 - 1503 Sunset rock with dark roof


50% CONSTRUCTION DOCUMENTS
ISSUED:
NOT FOR CONSTRUCTION



DWG. NO.	DRAWING NAME	ISSUE DATE	REVISION DATE
ARCHITECTURE			
A000	EXISTING SITE PLAN	09/09/20	
A010	SITE PLAN	01/11/22	
ARCHITECTURE			
A011	FLOOR AREA RATIO	01/11/22	
A015	PERIST PERIMETER COVER SITE PLAN and STABILITY DIAGRAM	01/11/22	
A101	FIRST FLOOR PLAN	01/11/22	
A020	SECOND FLOOR PLAN	01/11/22	
A111	FIRST and SECOND FLOOR REFLECTED CEILING PLANS	01/11/22	
A001	EXTERIOR ANOMOMETRIC VIEWS	01/11/22	
A022	EXTERIOR ELEVATIONS	01/11/22	
A003	EXTERIOR ELEVATIONS	01/11/22	
A004	EXTERIOR ELEVATIONS	01/11/22	
A005	SKYLINE DETACHED ANOMOMETRIC VIEWS	01/11/22	
A001	BUILDING SECTIONS	01/11/22	07/06/21
A020	BUILDING SECTIONS	01/11/22	
A003	BUILDING SECTIONS	01/11/22	
A001	FOUNDATION DETAILS	01/11/22	
A001	DOOR SCHEDULES and DETAILS	01/11/22	
A701	MAIN RESIDENCE INTERIOR ELEVATIONS	01/11/22	
A702	MAIN RESIDENCE & CASITA INTERIOR ELEVATIONS	01/11/22	
STRUCTURAL			
S0.0	STRUCTURAL NOTES	05/01/21	
S1.0	POOL FOUNDATION PLAN	05/01/21	
S1.1	POOL FOUNDATION DETAILS	05/01/21	
S1.2	WOOD DECK PATIO FRAMING PLAN	05/01/21	
S1.3	MAIN HOUSE - FOUNDATION PLAN	05/01/21	
S2.0	FOUNDATION DETAILS	05/01/21	07/06/21
S2.1	POOL AND DECK DETAILS	05/01/21	
S2.0	MAIN HOUSE - 1ST FLOOR - CEILING FRAMING	05/01/21	
S2.1	MAIN HOUSE - 1ST FLOOR - CEILING FRAMING	05/01/21	07/06/21
S4.0	MAIN HOUSE - ROOF FRAMING PLAN	05/01/21	07/06/21
S5.0	MAIN HOUSE - 1ST FLOOR WIND DRIVING PLAN	05/01/21	
S5.1	MAIN HOUSE - 2ND FLOOR WIND DRIVING PLAN	05/01/21	
S6.0	FRAMING DETAILS	05/01/21	
S6.1	FRAMING DETAILS	05/01/21	
S6.2	FRAMING DETAILS	05/01/21	

USE OF ARCHITECT'S DOCUMENTS

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BAIZER
 *from your perspective*
ARCHITECTURE

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LIBERTY HILL, TX 75642
512.785.8448

[illegible]

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GENERAL CONSTRUCTION: GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS IN FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- DIMENSIONS ARE TO FINISHED CONSTRUCTION, F/C CONCRETE, CENTERLINE OF STRUCTURE, F/STUD, CENTER OF OPENING, OR CENTER OF PICTURE, UNLESS NOTED OTHERWISE.
- ALL OVERALL DIMENSIONS ARE "V" THE GIVEN DIMENSION. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DIMENSIONS AND WALL SECTIONS FOR UPPER WALL ALIGNMENT.
- WHERE A COLUMN IS SHOWN WITHIN A FRAMED WALL, LOCATE WALL TO CENTER THE FRAMING ON THE COLUMN LINE, UNLESS DIMENSIONED OTHERWISE.
- CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO, BUT NOT LIMITED TO, PLUMBING, PIPING, ELECTRICAL, COMPONENTS, AND DUCTING TO MAKE THE WORK COMPLETE AND OPERATIONAL.
- MINOR ITEMS OF WORK SUCH AS CUTTING, BLOCKING, TRIM, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE DRAWINGS OR NOT.
- PROVIDE BLOCKING TO SUPPORT PICTURES, EQUIPMENT, SHELING, MILLWORK, AND SIMILAR WALL MOUNTED CONSTRUCTION AS REQUIRED FOR STABLE INSTALLATION. FIELD VERIFY ALL SUCH LOCATIONS.
- WHERE NO SPECIFIC PRODUCT IS SPECIFIED, CONTRACTOR SHALL PROVIDE PRODUCTS THAT MEET THE INDUSTRY STANDARD AND ARE COMPATIBLE WITH ALL ADJACENT AND ASSOCIATED CONSTRUCTION. WHERE THERE IS AESTHETIC IMPACT, THE CONTRACTOR SHALL SUBMIT THE PROPOSED PRODUCT FOR ARCHITECT'S APPROVAL.

FIRE / SMOKE / CARBON MONOXIDE NOTES

- PROVIDE SMOKE ALARMS HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS IF APPLICABLE. ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, IN ACCORDANCE WITH 2018 IRC R315.
- PROVIDE CARBON MONOXIDE ALARMS HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-BURNING APPLIANCE ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE, IN ACCORDANCE WITH 2018 IRC R315.
- REFER TO REFLECTED CEILING PLANS FOR LOCATIONS.

STAIR CODE NOTES

- STAIRS PROVIDE GRASPABLE HANDRAIL IN ACCORDANCE WITH 2018 IRC R311 AND 2018 IRC R312.
- STAIR TREAD RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4".
- STAIR TREAD DEPTH SHALL BE NOT LESS THAN 10".
- STAIRWAYS SHALL BE NOT LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. GUARDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES AND WITHOUT OPENINGS FROM THE WALKING SURFACE WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER, IN ACCORDANCE WITH 2018 IRC R311 AND 2018 IRC R312.

SOLAR READY GUIDELINES:

- PROVIDE RESIDENTIAL SOLAR READY PER COA GUIDELINES.
- THE TOTAL SOLAR-READY ZONE AREA SHALL BE NOT LESS THAN 240 SQUARE FEET PER DWELLING UNIT WITH AT LEAST ONE OF THE ZONES NOT LESS THAN 100 SQUARE FEET, EXCLUSIVE OF ACCESS OR SETBACK REQUIRED BY THE FIRE CODE. THE SOLAR-READY ZONE MUST BE NOT LESS THAN SIX FEET ON A SIDE.

HOUSE GSE	SE
1ST FLOOR GSF	1,969
2ND FLOOR GSF	1,907
TOTAL	3,876
COVERED ENTRY	80
FRONT BALCONY	85
COVERED BALCONY	23
ROOF DECK	88
GARAGE	484
TOTAL BUILT	4,233

USE OF ARCHITECT'S DOCUMENTS
THIS DOCUMENT PREPARED BY THE ARCHITECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

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LIBERTY, TX 77942
512-765-8448

700 E MONROE

AUSTIN, TEXAS 78704

No. | Description | Date

PROJECT	DATE	DESCRIPTION
Project Number	2121	
Drawn by	TRJ/PJ	
Checked by	BB	
Date	02.11.22	
29x34 SHEET - SCALE AS NOTED 11x17 SHEET - 1/2" SCALE AS NOTED		

FIRST FLOOR
PLAN

A101

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

