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# PflugerHaus

## 112 West Pecan Street Pflugerville, Texas



PflugerHaus  
112 WEST PECAN STREET

PFLUGERVILLE, TX 78660  
PROJECT PHONE #: 512/476-3636

BRAD PFLUGER  
209 E. Riverside Drive  
Austin, Texas 78704

PHONE #: 512/476-3636  
FAX #: 512/476-4289



PROJECT NO. 06-00PH  
DATE 09/25/08  
REVISIONS  
1 10.28.08  
2 11.04.08

CVR

DRAWN BY: M. WISS

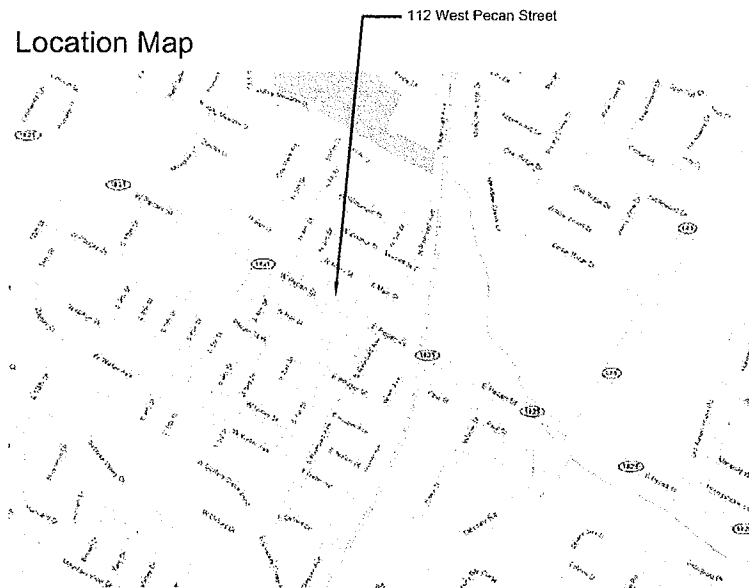


APPROVED

### SHEET INDEX

- CVR COVER SHEET
- A.1 SITE PLAN/LANDSCAPE & LIGHTING PLANS
- A.2 FLOOR PLANS

### Location Map



DELIVERED VIA EMAIL

October 23, 2008

Brad Pfluger  
209 E. Riverside Drive  
Austin, TX 78704  
(512) 476-3636  
(512) 476-4289 (FAX)

RE: Board of Adjustment Record of Action - Pfluger Haus (Case# BOA-08-0122)

Dear Mr. Pfluger:

Please be aware that the City of Pflugerville Board of Adjustment considered your Variance request at the October 22, 2008 Board of Adjustment meeting. The Board approved your Variance request to Section 155.1201 (C)(1)(e) of the Site Development Code, Subchapter B, concerning the Build-To Line standard and allow for a 6' sidewalk and Section 155.1201 (G) to reduce the number of required parking spaces from 21 to 15 with the acknowledgment that 1 to 2 parking spaces may need to be used for a future dumpster for property located at 112 W. Pecan Street.

If you have questions please feel free to contact the City of Pflugerville Planning Department at (512) 990-4370.

Sincerely,

Erin Sellers, Planner I  
City of Pflugerville  
(512) 990-4370  
esellers@cityofpflugerville.com



DELIVERED VIA EMAIL

October 28, 2008

Brad Pfluger  
209 E. Riverside Drive  
Austin, TX 78704  
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(512) 476-4289 (FAX)

RE: Architectural Review Board - Pfluger Haus # ARB-08-0124

Dear Mr. Pfluger:

Please be aware that the Architectural Review Board considered your request for a final proposal for the exterior remodeling of the building located at 112 West Pecan Street at the October 22, 2008 Architectural Review Board meeting. The Architectural Review Board approved the final proposal to include the following improvements:

1. Replace the existing asphalt shingles with new 30-year shingle roofing with ridge vents
2. Replace the existing wood lap siding with cementitious (Hardiplank) lap siding with alternating exposures of approximately 4 and 8 inches.
3. Replace the existing underpinning with steel underpinning.
4. Replace the deteriorated windows with similar timber sash windows.
5. Addition of an ADA compliant accessibility ramp
6. Extend the roof line to incorporate a gabled porch on the north elevation (rear facade)

Please do not hesitate to contact us if you have any questions, (512) 990-4370.

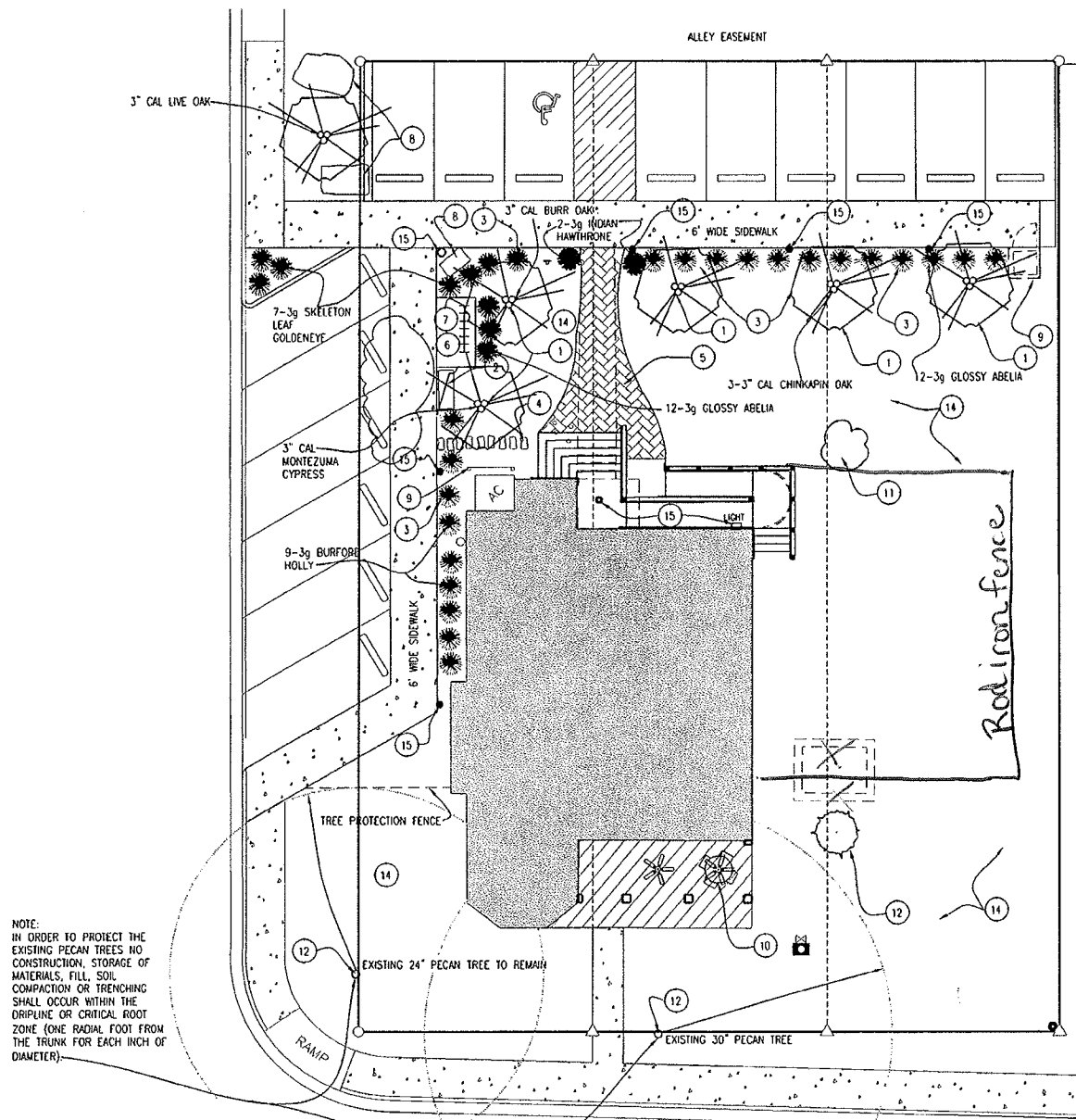
Sincerely,

Erin Sellers, Planner I  
City of Pflugerville  
(512) 990-4370  
esellers@cityofpflugerville.com

IMPERVIOUS COVER:	
EXISTING (S.F.)	PROPOSED (S.F.)
ONSITE: 2193 SF	ONSITE: 5240 SF
OFFSITE (WITHIN CURB): 1160 SF	OFFSITE (WITHIN CURB): 1881 SF
LEGAL DESCRIPTION:	
LOTS 7, 8, AND 9, BLOCK 2, TOWN OF PFLUGERVILLE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE (S) 156 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.	

11/6/2008  
Planning Director Signature

ST 2008-30  
Permit Number

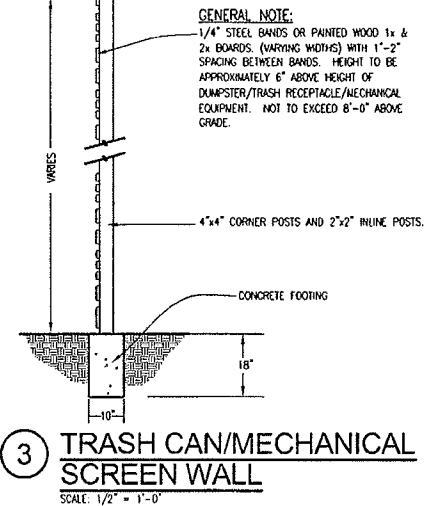


NOTE:  
IN ORDER TO PROTECT THE EXISTING PECAN TREES NO CONSTRUCTION, STORAGE OF MATERIALS, FILL, SOIL COMPACTION OR TRENCHING SHALL OCCUR WITHIN THE DRILLING OR CRITICAL ROOT ZONE (ONE RADIAL FOOT FROM THE TRUNK FOR EACH INCH OF DIAMETER)

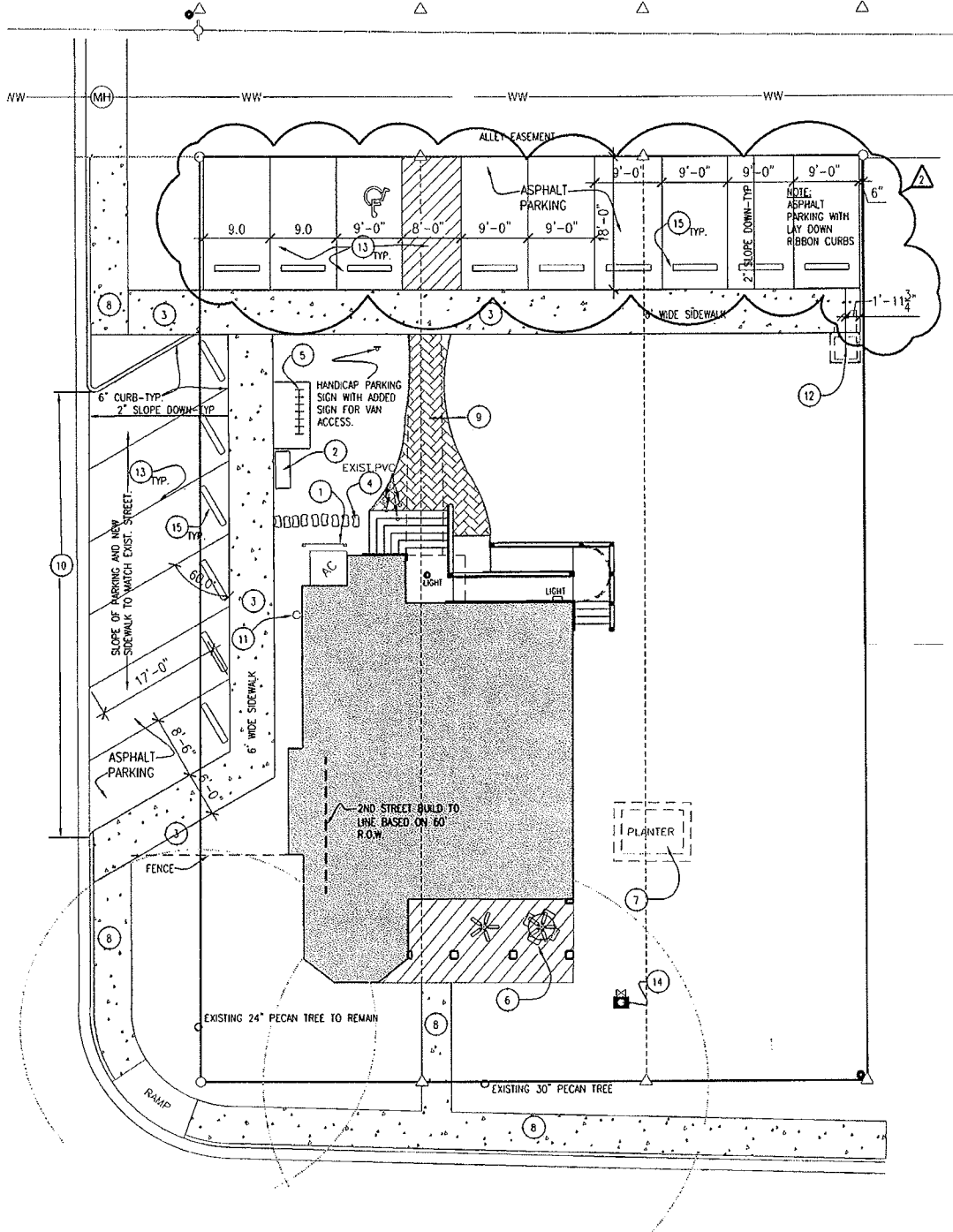
**2 LANDSCAPE & LIGHTING PLAN**  
SCALE: 1/10"

- LEGEND: (LIGHT LEVEL TABLE)
- 10-1/2" TALL PEDESTRIAN LIGHTING (BLACK) LIGHT LEVEL (FOOT CANDLES) 0.2 MIN., 0.8 AVG. & 5.0 MAX.
  - LIGHTING WALL MOUNTED WITH SHIELDED LIGHT SOURCE. LIGHT LEVEL-FOOT CANDLES 1.0 MIN., 5.0 AVG. & 15.0 MAX.
  - PORCH LIGHTING (CEILING FAN) LIGHT LEVEL (FOOT CANDLES) 1.0 MIN., 5.0 AVG. & 15.0 MAX.
  - SURFACE MOUNTED LIGHTING RECESSED INTO CANOPY VAULT. LIGHT LEVEL (FOOT CANDLES) 1.0 MIN., 5.0 AVG. & 15.0 MAX.
  - 12"-15" TALL BLACK METAL PEDESTRIAN/PARKING LIGHT SIMILAR TO LIGHT LOCATED ON 2ND STREET.

- LANDSCAPE KEYNOTES:
1. TYPE "A" TREE
  2. 5' METAL BENCH (BLACK)
  3. MIN. 3 GALLON SHRUB
  4. STEPPING STONES (APPROXIMATELY 18"x24")
  5. RAISE EXIST. BRICK SIDEWALK & EXTEND BOUNDARIES OF PAVERS AS INDICATED. SLOPE OF SIDEWALK TO BE LESS THAN 1:20 SLOPE WITH NO MORE THAN 2% CROSS SLOPE
  6. CRUSHED GRANITE WITH STEEL EDGING
  7. METAL BIKE RACK (BLACK)
  8. DECORATIVE BOULDER
  9. ADD SCREEN WALL AND SHRUBS TO SCREEN VIEW OF HVAC UNIT AND TRASH CAN. (SEE DETAIL 3/A.1)
  10. OUTDOOR TABLE AND CHAIRS
  11. EXISTING ROSE BUSH TO REMAIN
  12. EXISTING TREE TO REMAIN
  13. REMOVE EXISTING HACK BERRY TREES AND BUSH IN THIS AREA
  14. TURF GRASS
  15. OUTDOOR LIGHTING
- GENERAL NOTE:  
INSTALL IRRIGATION SYSTEM AND LANDSCAPE METER FOR ALL EXISTING AND NEW TURF GRASS AND LANDSCAPE AREAS PER CITY OF PFLUGERVILLE REQUIREMENTS. AT TREE LOCATIONS DRIP IRRIGATION OR LEAKY PIPE SYSTEM WITH BUBBLERS WILL BE USED IN ACCORDANCE W/156.1206(c)(2)



*Signage stays the same.*



**1 SITE PLAN**  
SCALE: 1/10"

- GENERAL KEYNOTES:
1. A/C SCREEN
  2. 5' METAL BENCH (BLACK)
  3. NEW 6' SIDEWALK, TO MATCH EXISTING STREET SLOPE.
  4. STEPPING STONES
  5. METAL BIKE RACK (BLACK)
  6. OUTDOOR TABLE & CHAIRS
  7. REMOVE EXISTING PLANTER
  8. EXISTING SIDEWALK
  9. RAISE EXISTING BRICK SIDEWALK & EXTEND BOUNDARIES OF PAVERS AS INDICATED. SLOPE OF SIDEWALK TO BE LESS THAN 1:20 SLOPE WITH NO MORE THAN 2% CROSS SLOPE
  10. SAW CUT EXISTING CURB FOR TRANSITION INTO STREET SIDE PARKING
  11. EXISTING GAS METER
  12. CONCRETE PAD WITH SCREEN WALL & SELF CLOSING GATE FOR TRASH CAN
  13. PAINT ALL PARKING AREAS AND DISABLED ACCESSIBILITY AISLES W/PAVEMENT PAINT.
  14. EXISTING WATER VALVE.
  15. PROVIDE CONCRETE CURB STOP AT EACH PARKING SPACE.
- GENERAL NOTE:  
ALL SLOPES & CROSS SLOPES OF NEW SIDEWALKS AND PARKING SHALL BE CONSTRUCTED TO MEET TEXAS ACCESSIBILITY STANDARDS

PARKING REQUIREMENTS

SQUARE FOOTAGE	USE	RATIO	REQUIRED SPACES	NUMBER OF SPACES PROVIDED	REMARKS
LEVEL ONE: 1,687	GENERAL COMMERCIAL USE	1:300	5.62	MIN. 7	4 ON SITE
ATTC SPACE: 369			1.23	MAX. 15 SPACES	3 OFF SITE REQUIRED
TOTAL:			6.85		

SQUARE FOOTAGE	USE	RATIO	REQUIRED SPACES	NUMBER OF SPACES PROVIDED	REMARKS
LEVEL ONE: 1,687	RESTAURANT	1:100	16.87	15	MAY REQUIRE VARIANCE. HOWEVER ADDITIONAL PARKING IS AVAILABLE WITHIN 200' OFF SITE ALONG MAIN STREET.
ATTC SPACE: 369			3.69		
TOTAL:			20.56		

NOTE:  
THE CITY ENGINEER HAS REQUESTED THE OPTION OF BUILDING ADDITIONAL PARKING ALONG 2ND STREET. THE MINIMUM NUMBER OF OFF STREET SPACES REQUIRED WOULD BE 3 THEREFORE THE CITY WOULD BE RESPONSIBLE FOR THE COST OF THE ADDITIONAL 3 SPACES ALONG 2ND STREET.

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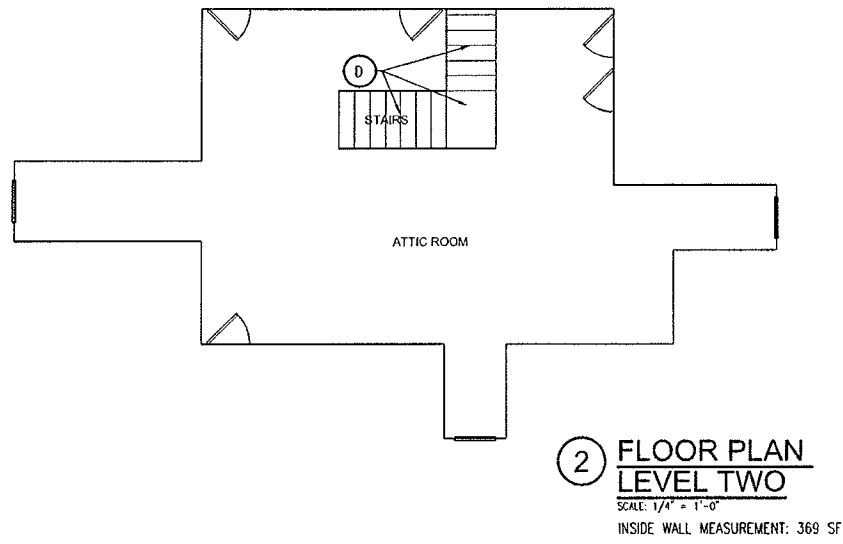
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A.1  
DRAWN BY: M WEISS

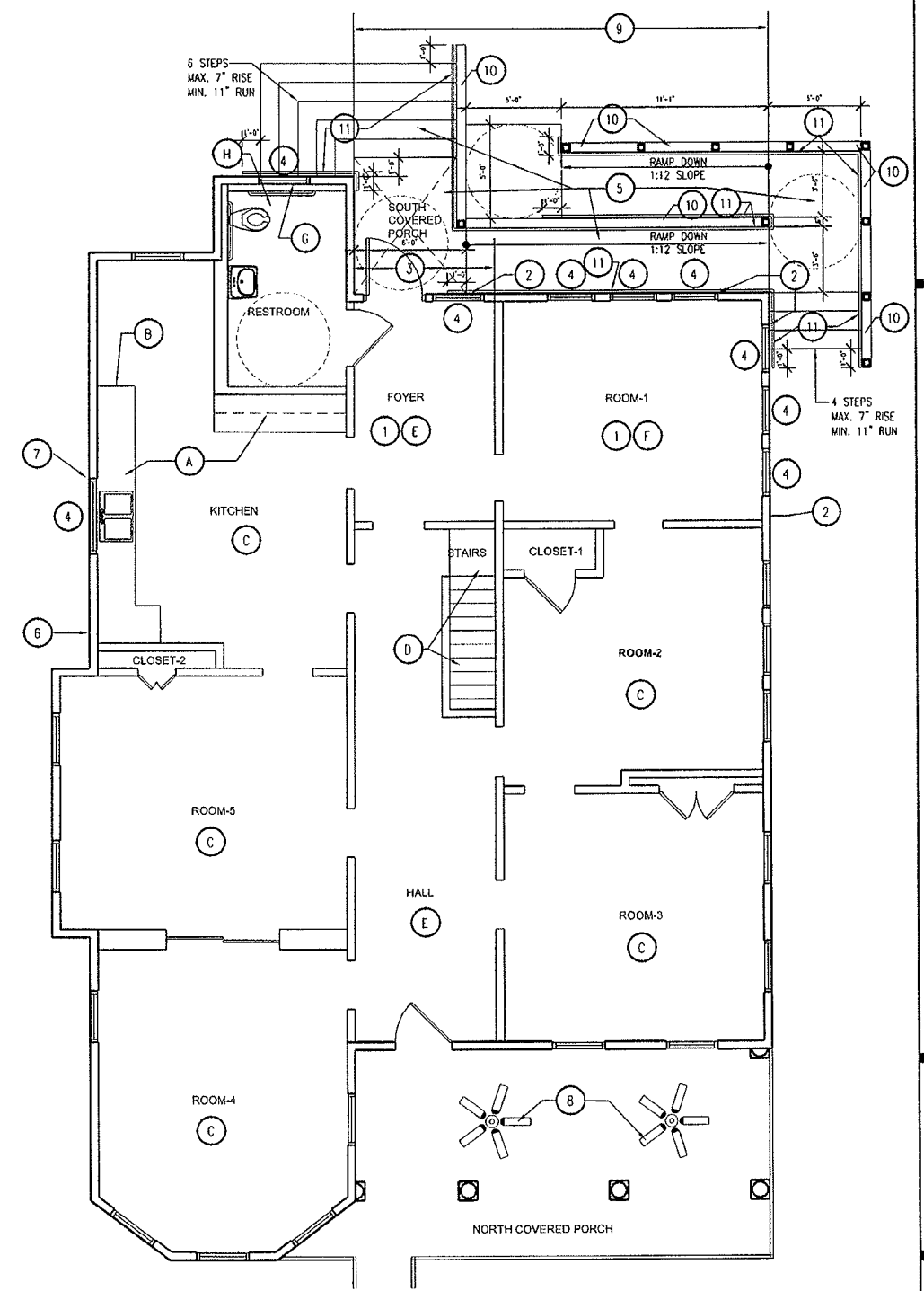


- INTERIOR KEYNOTES:**
- A. REPLACE EXISTING BASE AND UPPER CABINETS WITH NEW STAIN GRADE CABINETS, PLASTIC LAMINATE COUNTERTOPS AND 4" SPLASH. REUSE EXISTING SINKS, PLUMBING AND FIXTURES.
  - B. REMOVE METAL STRAP FROM FLOOR AT BASE OF CABINET.
  - C. REFINISH HARDWOOD FLOORS THROUGHOUT.
  - D. REFINISH STEPS & LANDINGS. SAND & STRIP WOOD, STAIN AND VARNISH.
  - E. INSTALL THINSET QUARRY TILE IN HALL AND FOYER AREA.
  - F. INSTALL NEW CARPET SQUARES IN ROOM-1.
  - G. INSTALL 1X STAINED WOOD CAP. TRIM ABOVE WAINSCOT.
  - H. INSTALL EXHAUST FAN IN RESTROOM THRU ROOF WITH SWITCH.

- INTERIOR GENERAL NOTES:**
- REMOVE AND REPLACE SHEET ROCK DAMAGED BY HOUSE LEVELING. TAPE & FLOAT IN PREPARATION FOR TEXTURE AND PAINTING.
  - INSTALL NEW FLOOR TO WALL BASE TRIM IN ALL ROOMS.
  - REMOVE WALL & CEILING TEXTURE AS NEEDED TO TAPE AND FLOAT CRACKS IN SHEETROCK.
  - RE-TEXTURE ALL WALLS AND CEILINGS FOR UNIFORM APPEARANCE.
  - PAINT ALL WALLS AND CEILINGS. COLOR TO MATCH EXISTING.
  - STRIP PAINT OFF ALL INTERIOR DOORS, PRIME, PAINT AND REINSTALL.
  - REPLACE ALL ROTTEN OR LOOSE WOOD, FILL HOLES AND CRACKS WITH FILLER AND CAULK, SAND DOWN UNEVEN SURFACES, PRIME AND REPAINT ALL TRIMS, BASEBOARDS, WAINSCOT, STAIR RAILS AND POSTS, DOORS, WINDOWS, FRAMES ETC.
  - CLEAN EXISTING AND NEW PAINT OFF DOOR AND CABINET HARDWARE.

- EXTERIOR KEYNOTES:**
1. IN SHADED AREA -REPLACE ROOF DECKING AND FRAMING AS NEEDED TO LEVEL ROOF. INSTALL ICE AND WATER SHIELD OVER DECKING PRIOR TO INSTALLING NEW SHINGLES TO MATCH NEW SHINGLE ROOF ON REMAINDER OF HOUSE. INSULATE CEILING SPACE FROM ROOF SIDE PRIOR TO COVER UP.
  2. INSTALL FASCIA BOARD AND SOFFIT TO MATCH REMAINDER OF HOUSE.
  3. REMOVE AND REBUILD SECTION OF WALL WITH NEW 3"x6"-8" WIDE DOOR, FRAME AND WINDOW. LEVEL TRANSITION TO DECK FOR ACCESSIBILITY. HARDWARE TO MEET TEXAS ACCESSIBILITY STANDARDS.
  4. REPLACE EXISTING WINDOWS WITH NEW DOUBLE PANE WOOD WINDOWS WITH EXTERNAL CLADDING. RESIZE WINDOWS TO ALIGN SILL TRIM ON EXTERIOR EAST SIDE.
  5. REMOVE EXISTING WOOD PORCH AND STEPS. RE BUILD NEW PORCH WITH COVERED AREA, RAMP AND STEPS. (DECKING MATERIAL TO BE SIMULATED COMPOSITE WOOD WITH HIDDEN FASTENERS.)
  6. REMOVE AND DISPOSE OF SATELLITE DISH FROM ROOF AREA PRIOR TO RE-ROOFING.
  7. MOVE VENT PIPE TO WITHIN WALL.
  8. INSTALL EXTERIOR CEILING FANS WITH LIGHTS.
  9. INSTALL GALVANIZED GUTTER DOWNSPOUTS AND STRAPS AT BACK PORCH/RAMP.
  10. 42" GUARDRAIL
  11. 1-1/2" DIA. GALV. STEEL PIPE HANDRAILS, BRACKETS. 36" o.c.

- EXTERIOR GENERAL NOTES:**
- RE-ROOF ENTIRE HOUSE. AT FRONT PORCH USE COLORED MODIFIED BITUMEN ROOFING. EVERYWHERE ELSE USE GAF/ELK 30-YEAR, 320 LB (MIN.) LAMINATED TIMBERLINE ARCHITECTURAL GRADE ASPHALT SHINGLE OVER SOLB FELT. REPLACE WOOD SHINGLE ROOF ACCENTS WITH NEW FIRE RETARDANT WOOD SHINGLES. REPLACE ALL FLASHING AND EDGE TRIM. INSTALL ADDITIONAL FLASHING AS REQUIRED FOR COMPLETE WATERTIGHT ROOFING SYSTEM. REMOVE ATTIC VENTILATORS, PATCH HOLES AND RE-ROOF. INSTALL NEW CONTINUOUS RIDGE VENTS WITH SHINGLE COVERS AT ALL RIDGES.
  - INSULATE ALL CEILING, WALL AND FLOOR AREAS AS FOLLOWS:  
ATTIC/ROOF AREAS: R-30 BLOW IN INSULATION  
WALLS: MIN R-13 UNFACED BATT INSULATION  
FLOORS (LEVEL ONE ONLY): R-13 UNFACED BATT INSULATION
  - REPLACE EXTERIOR WOOD SIDING AND PLASTER UNDER PINNING FROM GROUND TO DRIP LINE BOARD (APPROXIMATELY 1'-3" ABOVE GRADE) WITH MANUFACTURED STONE BASE AND METAL SHELF FLASHING FOR TRANSITION BETWEEN WALL SIDING AND STONE WAINSCOT. INSTALL CRAWL SPACE METAL ACCESS DOORS ON NORTH, EAST AND SOUTH SIDES.
  - REPLACE WOOD SIDING FROM TOP OF STONE WAINSCOT TO BOTTOM OF SOFFIT AROUND ENTIRE HOUSE WITH FIBER CEMENT LAP SIDING (HARDIE BOARD). SIDING EXPOSURE WIDTH TO BE ALTERNATING 4" AND 10-3/4" PATTERN. REPLACE ALL TRIM WITHIN SIDING SYSTEM, AROUND DOORS AND WINDOWS, VENTS, ETC. WITH FIBER CEMENT TRIM. PROFILES AND DETAILS TO MATCH EXISTING. CAULK ALL JOINTS BETWEEN SIDING, TRIM & OTHER SURFACES.
  - REPLACE PAINTED PLYWOOD SOFFITS W/ 1x6 V-TONGUE & GROVE STAINED WOOD. LENGTH OF BOARD TO RUN PARALLEL TO FASCIA WITH STAGGERED JOINTS.
  - ABOVE SOFFIT LEVEL REPLACE ALL ROTTEN WOOD TRIM, SHINGLE SIDING, FASCIAS ETC. SAND DOWN ALL REMAINING PAINTED SURFACES TO REMOVE PAINT, AND ROUGH TEXTURE DOWN TO WOOD. CAULK, PRIME AND REPAINT ALL WOOD SURFACES FOR NEAT FINISHED APPEARANCE.
  - PRIME AND PAINT ALL NEW AND EXISTING EXTERIOR SIDING, TRIM, DOORS, WINDOWS, FASCIAS, PANEL BOARDS, EXPOSED PIPES AND CONDUITS, RAILINGS, COLUMNS, BEAMS ETC. FOR A NEAT FINISHED APPEARANCE. COLORS AS SELECTED BY OWNER.



**1 FLOOR PLAN LEVEL ONE**  
SCALE: 1/4" = 1'-0"  
OUTSIDE WALL MEASUREMENT: 1687 SF

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**11.11.08**

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PROJECT LIST:

PROJECT NO.	08-00PH
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1	10.28.08
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**A.2**

DRAWN BY: M. WEISS