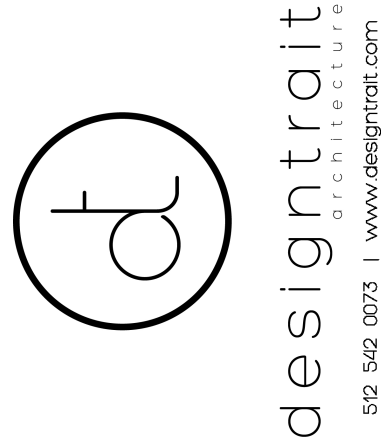


HIGHLAND RESIDENCE

703 HIGHLAND AVE
AUSTIN, TX 78702

HISTORIC LANDMARK COMMISSION | DECEMBER 10, 2018



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Becky Jeanes - Texas Architect
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(current date)
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Tray Tongate - Texas Architect
Registration #21509
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Highland Residence
701 Highland Ave
Austin, TX 78703

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11/21/18 Certificate of Appropriateness
12/10/18 Historic Landmark Commission

SHEET TITLE

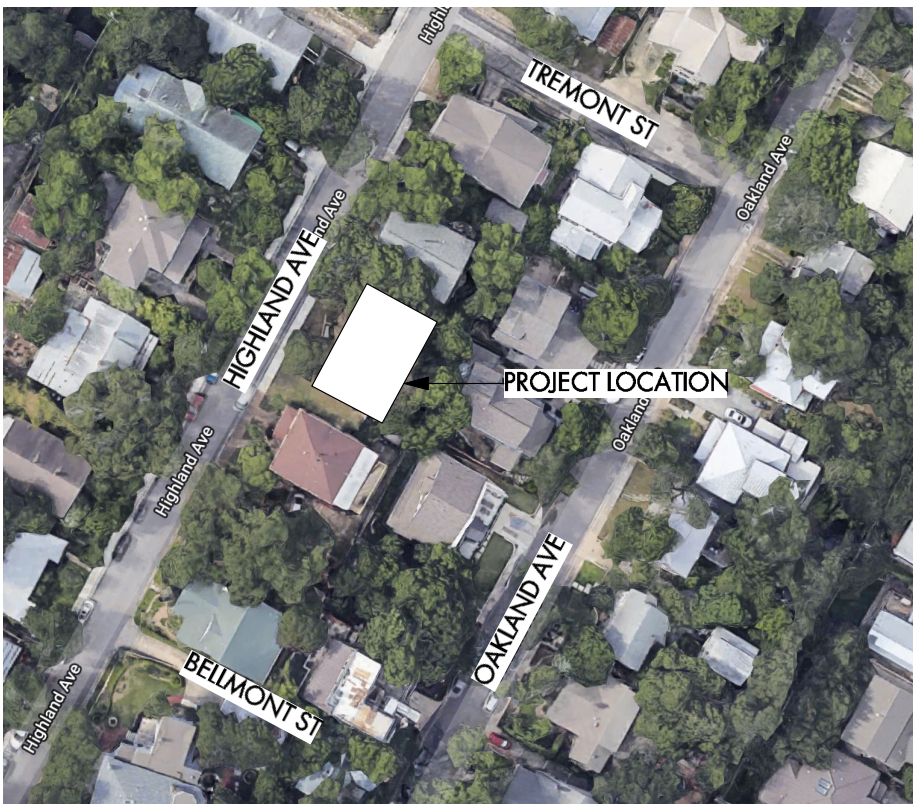
Cover Sheet

SHEET

A0.0

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PROJECT LOCATION | PROXIMITY MAP



PROJECT DATA

LOT SIZE:
9051.75 S.F.

TOTAL AIR CONDITIONED AREA:
3672 S.F.

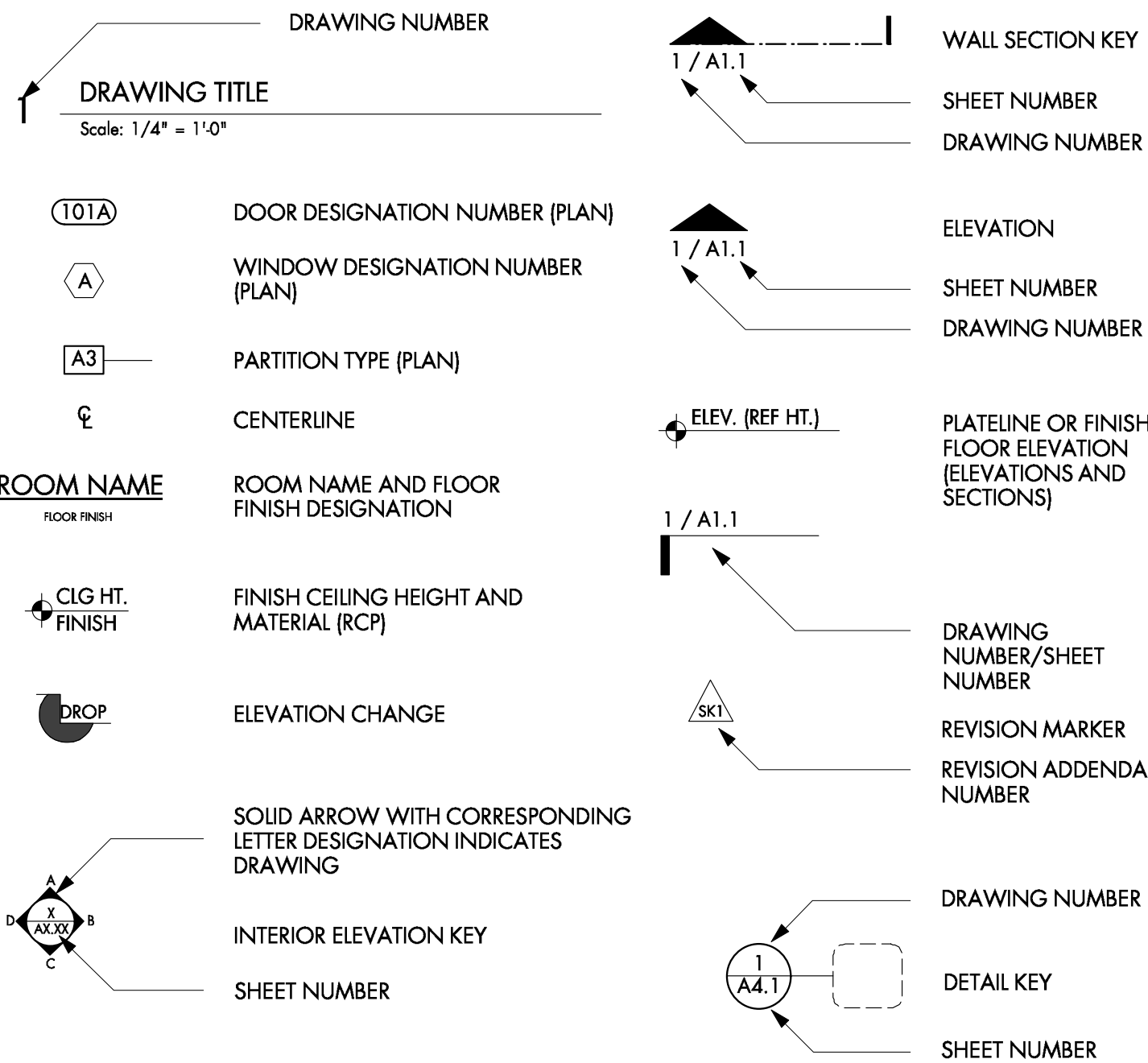
HOUSE SQUARE FOOTAGE:
FIRST FLOOR 1401 S.F.
SECOND FLOOR 1802 S.F.
THIRD FLOOR 257 S.F.
TOTAL 3460 S.F.

COVERED PATIO
73 S.F.

PORTE COCHERE:
495 SF

DRIVEWAY:
177 S.F.

ARCHITECTURAL SYMBOLS



PRELIMINARY PROJECT PRICING SPEC

EXTERIOR MATERIALS
COORDINATE ALL ALTERNATES WITH ARCHITECT

WOOD SIDING: 6" PTD. HARDIE BOARD LAP SIDING,
MAIN ENTRY DOOR: EXISTING

EXT. DOORS: PAINTED WOOD W/ MULTIPLE LIGHTS. VERIFY W/ OWNER

DECKS: EXTERIOR GRADE WOOD DECKING, IPE OR SIMILAR.

AWNING FASCIA: PTD. WOOD

AWNING SOFFIT: PTD. WOOD, EXPOSED PTD. RAFTER TAILS

ROOF: SHINGLE

GUTTERS: 4" - 1/2 ROUND PRE-FINISHED MTL. GUTTERS (as req'd)

COLUMNS: TREATED WOOD, PTD.

INTERIOR FINISHES

FLOOR: WOOD MATCH EXISTING FLOOR; EXTERIOR GRADE DECKING @ OUTDOOR DECKS

MASTER BATH FLOOR: TILE, VERIFY W/ OWNER

MASTER BATH WALL TILE: TILE, VERIFY W/ OWNER

GYP BOARD WALLS & CEILING: LEVEL 5 FINISH

BASE BOARD: 1" x 4" TYP. PTD. WOOD.

CASING: 1" x 4" TYP. PTD. WOOD & 1" x 2" PTD. WOOD.

TYPICAL INTERIOR DOORS: PAINT GRADE STYLE AND RAIL W/FLUSH PANEL

TYPICAL CABINETS: CUSTOM PAINT GRADE. DOOR FRONTS TO BE SHAKER STYLE W/EUROPEAN HINGES, OWNER TO MAKE FINAL SELECTION

TYPICAL KITCHEN COUNTERS: SILESTONE OR SIMILAR

TYPICAL BATH COUNTERS: STONE SLAB

KITCHEN WALL TILE: \$30/SF ALLOWANCE

BATH WALL TILE: TBD

DECORATIVE LIGHTS: TBD

PLUMBING FIXTURES: TBD

KITCHEN APPLIANCES: VERIFY WITH CLIENT

AIR REGISTERS: MATCH EXISTING

ALL SHOWERS SHOULD HAVE A LINEAR DRAIN & NO CURB

GENERAL NOTES

- CONTRACTOR TO COORDINATE STAGING AREAS
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- COORDINATE MECHANICAL PLUMBING, FIRE SPRINKLERS AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- THE DRAWINGS, SPECIFICATIONS, AND IDEAS CONTAINED HEREIN ARE THE INTELLECTUAL AND MATERIAL PROPERTY OF THE ARCHITECT, AND SHALL NOT BE REUSED, REPRODUCED, OR ALTERED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. FAILURE TO OBTAIN PERMISSION VIOLATES UNITED STATES COPYRIGHT LAWS AND SUBJECTS THE VIOLATOR TO LEGAL PROSECUTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
- THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY OR GREATER QUANTITY SHALL BE PERFORMED OR FURNISHED.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS, ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SHALL BE SUBJECT TO DAMAGE OR THEFT.
- PROVIDE AND PAY FOR ALL COST FOR TEMPORARY FACILITIES AND SERVICES REQUIRED FOR THE PROPER AND EXPEDITIOUS PROSECUTION OF THE CONTRACT WORK, INCLUDING JOB SITE TELEPHONE. MAKE ALL TEMPORARY CONNECTIONS TO EXISTING UTILITIES IN LOCATIONS ACCEPTABLE TO LOCAL AUTHORITIES HAVING JURISDICTION THEREOF. PAY ALL COSTS FOR TEMPORARY ELECTRICAL POWER, WATER AND HEATING.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
- A COMPLETE SET OF AS-BUILTS SHALL BE FURNISHED TO THE ARCHITECT AT COMPLETION OF THE PROJECT. THE CLOSE OUT PACKAGE IN A FORM OF A HARD BINDER, INDEXED, LABELED AND DIVIDERS FOR THE CLIENT INCLUDES COPIES OF PERMITS AND THE CERTIFICATE OF OCCUPANCY, A LIST OF SUB-CONTRACTOR AND PHONE NUMBERS, ALL WARRANTIES AND MANUALS, ETC. LIST OF PAINT TYPES AND FORMULAS. ONE COPY SHOULD GO DIRECTLY TO THE OWNER. PROVIDE PAINT COLORS AND FORMULAS OF ALL PAINTS.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT HIS BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
- ALL WORK DESCRIBED BY THESE DOCUMENTS SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES AS MANDATED BY ALL GOVERNING JURISDICTIONS.
- CONSTRUCTION DRAWINGS AND DOCUMENTS ARE GENERAL IN NATURE AND DO NOT INCLUDE OR ANTICIPATE EVERY CONDITION POSSIBLE. CONTRACTOR & SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DRAWINGS THOROUGHLY AND MAKE A DETAILED SITE VISIT TO REVIEW EXISTING FIELD CONDITIONS. ANY INCONSISTENCY, DISCREPANCY, AMBIGUITY, OR ANY OTHER QUESTIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND/OR OWNER FOR CLARIFICATION AND RESOLUTION PRIOR TO THE DELIVERY OF ANY BID AND PRIOR TO PROCEEDING WITH THE WORK IN QUESTION AND/OR OTHER RELATED WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS AND SHALL RELIEVE THE ARCHITECT FROM ANY CONSEQUENCES THEREBY ARISING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED FOR CONSTRUCTION.
- ALL DESIGN OF STRUCTURAL COMPONENTS INCLUDING THE FOUNDATION, BEAMS, POSTS, STRUCTURAL FRAMING, CONNECTORS, AND FASTENERS ARE NOT IN THE ARCHITECT'S SCOPE AND MUST BE PROVIDED BY OTHERS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE WORK, ALL OF WHICH SHALL BE PROVIDED IN FULL ACCORDANCE WITH AND REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS.
- DRAWINGS AND NOTES TO DRAWINGS, INCLUDING THOSE OF THE ENGINEER OR CONSULTANT, ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE INTENT AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
- WRITTEN DIMENSIONS SHALL GOVERN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE SCALED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTOR'S EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND SUBCONTRACTORS TO PROVIDE COMPLETE WORKING SYSTEMS THROUGHOUT PROJECT.
- CONTRACTOR TO SUBMIT ALL REQUIRED SHOP DRAWINGS TO ARCHITECT AND/OR OWNER BEFORE PROCEEDING WITH THE WORK RELATED TO THE SHOP DRAWINGS.
- ALL WORK NOTED "BY OTHERS" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE A PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTORS AS REQUIRED AND SHALL PROVIDE ACCESS TO THE PROJECT AS NEEDED.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL FURNISH THE ARCHITECT AND/OR OWNER A SCHEDULE OF VALUES THAT INCLUDES A DETAILED LIST OF ENTIRE SCOPE OF WORK AND THE MATERIAL QUANTITIES INVOLVED IN THE PROJECT AND THEIR RESPECTIVE CONTRACT DOLLAR AMOUNTS, INCLUDING A SEPARATE COLUMN FOR SALES TAX.
- CONTRACTOR SHALL FURNISH THE ARCHITECT AND/OR OWNER A PUNCH LIST INCLUDING ALL THE ITEMS TO BE COMPLETED PRIOR TO THE PROJECT'S SUBSTANTIAL COMPLETION. ARCHITECT AND/OR OWNER SHALL REVIEW CONTRACTOR'S PUNCH LIST AND PROVIDE ADDITIONAL ITEMS TO BE INCLUDED IN THE PUNCH LIST.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR CODE OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL DRAWINGS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL, OR OPPOSITE HAND DETAILS.
- STORE AND HANDLE ALL MATERIALS IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. PROTECT ALL MATERIALS FROM DAMAGE, WEATHER, EXCESSIVE TEMPERATURES, AND CONSTRUCTION OPERATIONS.
- REQUESTS TO SUBSTITUTE ANY PRODUCT OR MATERIAL SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND/OR OWNER FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- CONTRACTOR SHALL REVIEW ALLOWANCES AND NOTIFY THE ARCHITECT AND/OR OWNER OF AMOUNTS THAT SEEM INSUFFICIENT OR NOT ACCURATE. ALLOWANCE AMOUNTS INCLUDE ONLY THE COST OF MATERIAL, DELIVERY, AND SALES TAX.
- ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR THE GREATER OF THE MANUFACTURER'S WARRANTY OR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF THE OWNER'S PROPERTY, SITE VEGETATION, AND ALL TREES THAT ARE TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE ON A DAILY BASIS FOR SITE CLEAN UP AND REMOVAL OF ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
- PROVIDE CONSTRUCTION WASTE MANAGEMENT INCLUDING THE SEPARATION OF REUSABLE OR RECYCLABLE MATERIALS INTO SEPARATE CONTAINERS.

PROJECT DESCRIPTION

New construction of home in Smoot/Terrace Park Historic District.

ASSOCIATED PERMITS & DOCUMENTS

City of Austin SP-2017-0455C

PROJECT TEAM

CLIENT
701 Hl AVENUE GP, LLC
CONTACT: PATRICK O'SHAUGHNESSY
805 WINFLO DR
AUSTIN, TX 78703
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EMAIL: patrick@onestardevelopmentpartners.com

ARCHITECT
DESIGNTRAIT
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AUSTIN, TX 78704
PH: (512) 542-0073
EMAIL: becky@designtrait.com

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET
A0.1 SURVEY

A1.0 ARCHITECTURAL SITE PLAN
A1.1 FLOOR PLAN - LEVEL 1
A1.2 FLOOR PLAN - LEVEL 2
A1.3 FLOOR PLAN - LEVEL 3
A1.4 ROOF PLAN

A2.0 BUILDING ELEVATIONS

A3.0 BUILDING SECTIONS
A3.1 BUILDING SECTIONS

GRAPHIC LEGEND

2X NEW STUD WALL

2X PARTIAL HEIGHT WALL

AREA DRAIN
○

DROP
●

HOSE BIB
HBI

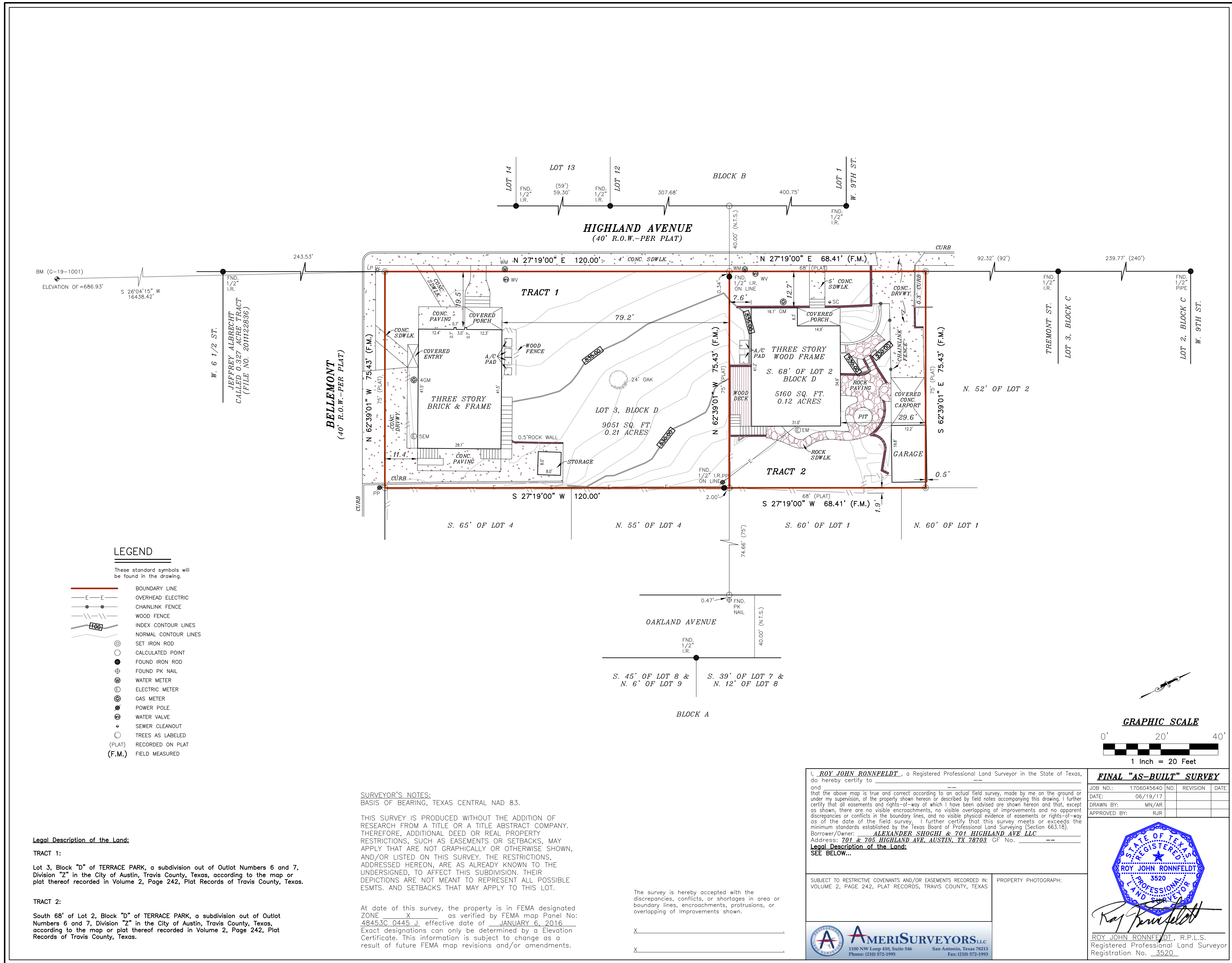
TREE TRUNKS
●

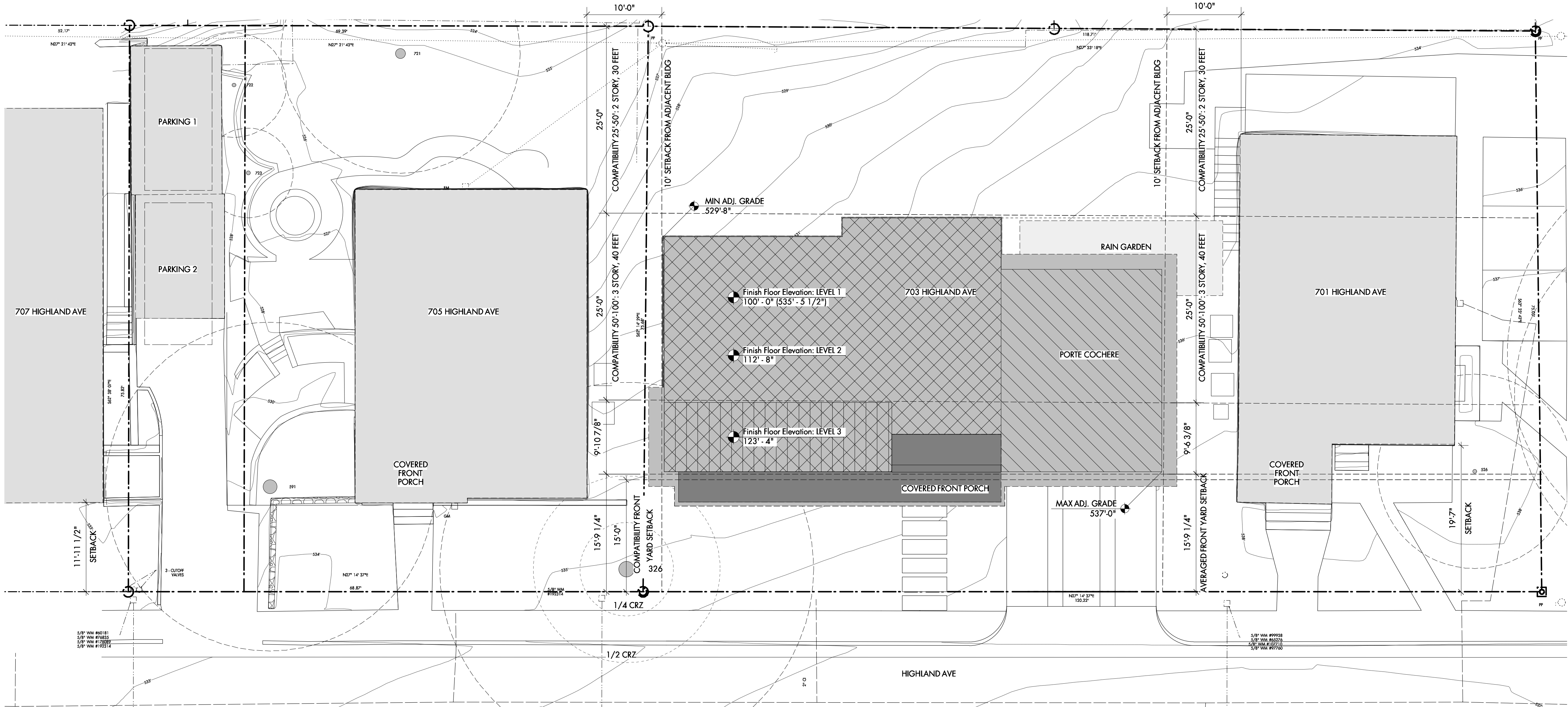
NOTES:

- FOR INTERIOR WALL FINISHES REVIEW INTERIOR ELEVATIONS

- FOR EXTERIOR WALL FINISH- SEE EXTERIOR ELEVATIONS

- VERIFY ALL DIMENSIONS IN FIELD





GENERAL NOTES | ARCHITECTURAL SITE PLAN

- The design illustrated in these documents is furnished by the architect under a limited scope services agreement with the Owner and are therefore provided as a "builder's set" for general intent only. All products and the detailing of their installation, including flashing, underlayments, and weather resistive barriers, should be installed in strict compliance with manufacturer's recommendations and in compliance with all applicable codes as mandated by all governing jurisdictions.
- Tree protection must remain in place through the landscaping and sprinklers need to be placed to stay out of the 1/4 CRZ with a preferred drip system in the 1/2 / full CRZ if possible.
- Tree protection fencing is required for all trees within the limits of construction. Fencing should be indicated to protect the entire Critical Root Zone (CRZ) area or as much of the CRZ as is practical. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing cannot incorporate the entire 1/2 Critical Root Zone, an eight inch layer of mulch within the entire available root zone area is required for all trees which have any disturbance indicated within any portion of the Critical Root Zone.
- Foot traffic is considered a root zone disturbance, as well. 2x4 or greater size planks (6" tall minimum) are required to be strapped securely around protected trees trunks and root flares when protective fencing does not incorporate the entire 1/2 CRZ for any reason at any time in the project.

KEY NOTES | ARCHITECTURAL SITE PLAN

- French drain, verify in field.
- Demo existing shed.
- Proposed material staging area. Dumpster and spoils placement cannot be located within the 1/2 CRZ of any protected trees. Use existing driveway as an access route.
- Area designated for portable toilet and concrete washout - these cannot be within the full CRZ of any protected trees.
- 8" inch layer of mulch within the entire available root zone area is required for all trees which have any disturbance indicated within any portion of the Critical Root Zone.

SITE PLAN LEGEND

---	WOOD FENCE
---	UTILITY LINE
---	A/C UNIT
---	GAS METER
---	IRON ROD FND.
---	NAIL FND.
---	PIPE FND.
---	UTILITY POLE
---	METER POLE

KEY | PLOT PLAN

---	FIRST FLOOR	---	ROOF
---	SECOND FLOOR	---	PATIO
---	THIRD FLOOR	---	ADJACENT BUILDING

TREE LEGEND

TREE #	SIZE & SPECIES	NOTES
326	25" WHITE OAK	HERITAGE
331	23.5" WHITE OAK	TO BE REMOVED
421	6", 6", 5", 5", 5" Crape Myrtle	NOT CLASSIFIED AS A TREE
526	9", 8" Crape Myrtle	NOT CLASSIFIED AS A TREE
591	22" Pecan	
721	16" Pecan	
722	7" Palm	NOT CLASSIFIED AS A TREE
723	6" Palm	NOT CLASSIFIED AS A TREE

CONCRETE FOUNDATION NOTES:

*Concrete line pump: Wrap connections of concrete line pump with plastic to prevent concrete slurry from leaching into ground and near roots of trees.

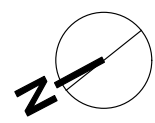
*Concrete truck: If heavy equipment of any kind will be rolling over any area of the full CRZ of protected trees, provide 3/4" plywood over 2x4 lumber over 12" layer of mulch to bridge over the roots and prevent soil/root compaction. After construction is completed, spread mulch around site to leave a max layer of 3" within root zones.

NOTE:

Tree protection must remain in place through the landscaping and sprinklers need to be placed to stay out of the 1/4 CRZ with a preferred drip system in the 1/2 / full CRZ if possible.

NOTE:

The design illustrated in these documents is furnished by the architect under a limited scope services agreement with the Owner and are therefore provided as a "builder's set" for general intent only. All products and the detailing of their installation, including flashing, underlayments, and weather resistive barriers, should be installed in strict compliance with manufacturer's recommendations and in compliance with all applicable codes as mandated by all governing jurisdictions.

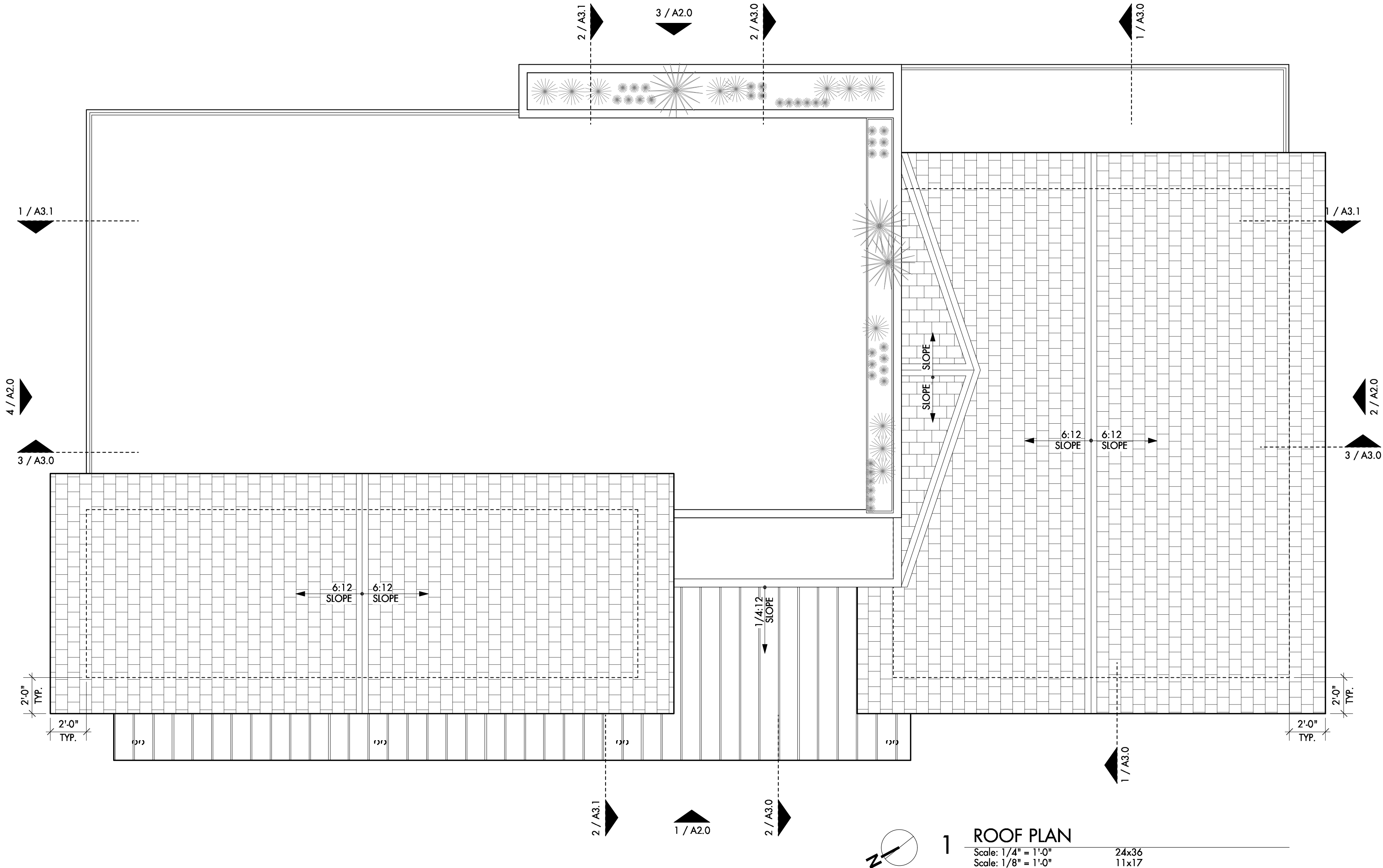


1

ARCHITECTURAL SITE PLAN

Scale: 1/8" = 1'-0"
Scale: 1/16" = 1'-0"

24x36
11x17



GENERAL NOTES | ROOF PLAN

1. Do not scale the drawings. If a specific dimension is not given, contact Designtrail for clarification.
2. Dimensions are to face of frame or centerline of frame as noted.
3. Keynotes located on this sheet are for this sheet only.
4. Window and door types indicate rough sizes only. GC shall field verify the appropriate glazing and leaf sizes in the field prior to ordering. For any questions contact Designtrail.
5. Verify final finishes with owner.

KEYNOTES | ROOF PLAN

1. Shingle roof.
2. 4 1/2" Prefinish metal gutter.
3. Prefinished metal downspout to match scupper.
4. Dashed line of framing below.
5. Dashed line of column below.
6. Cap Sheet roof

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PROJECT
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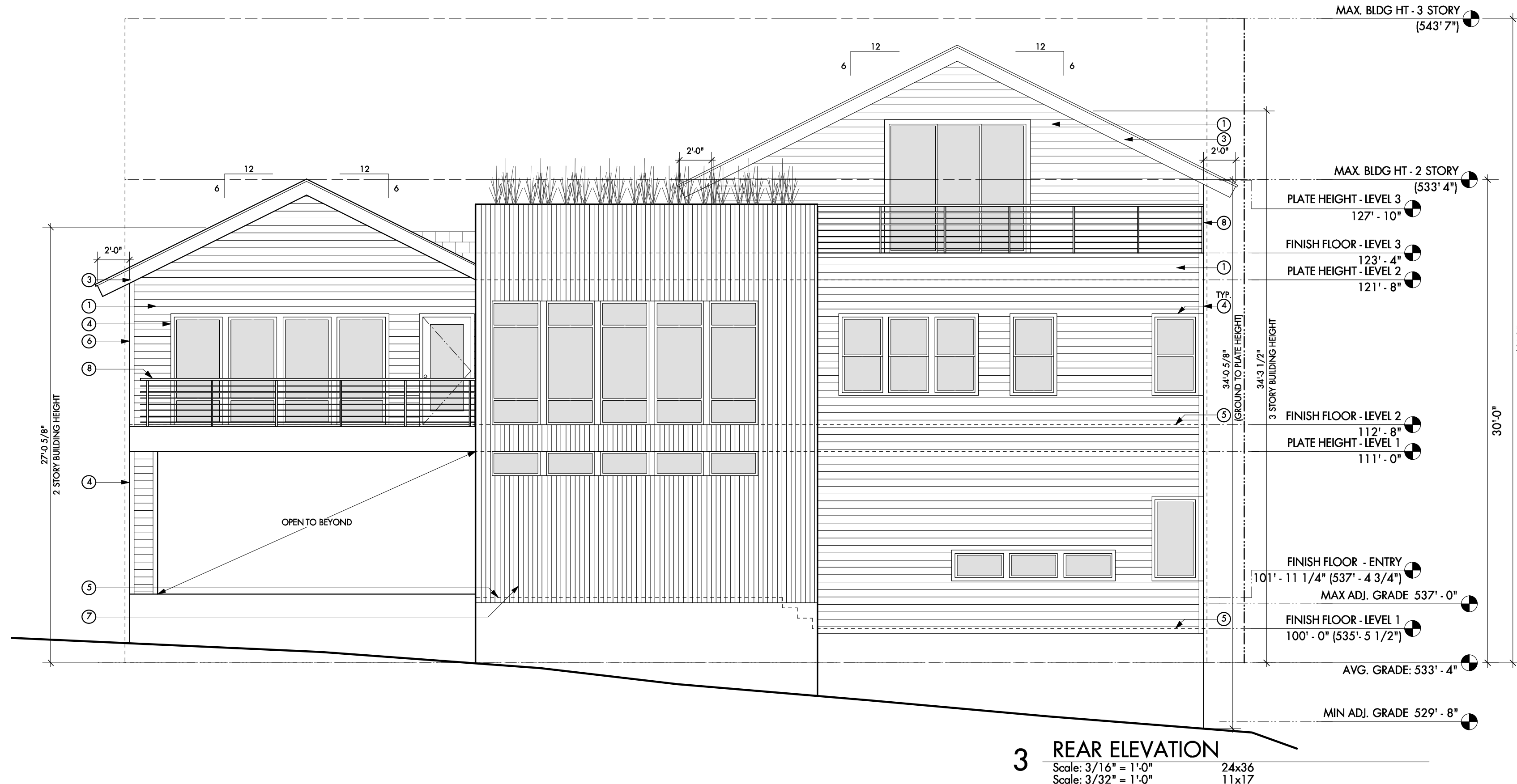
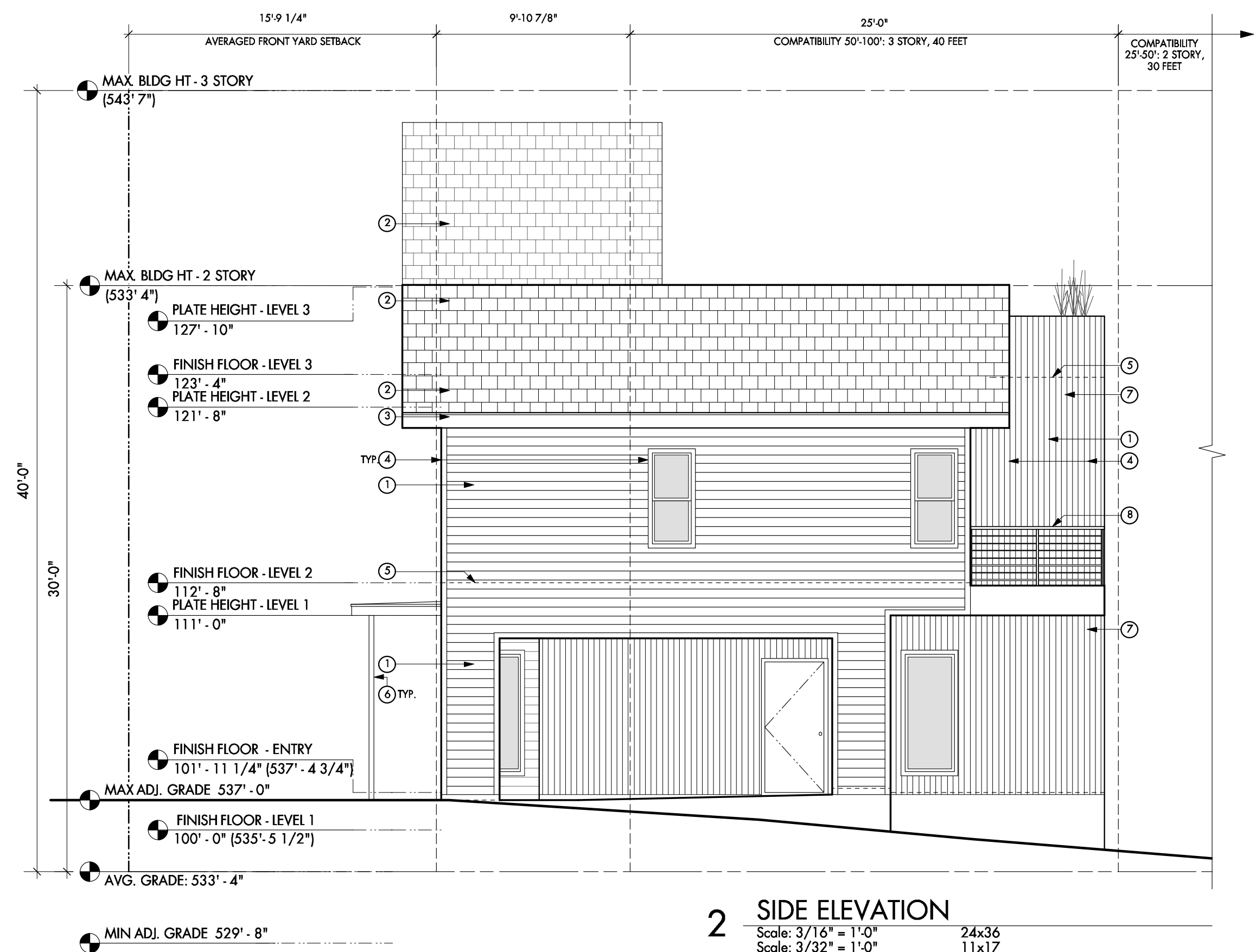
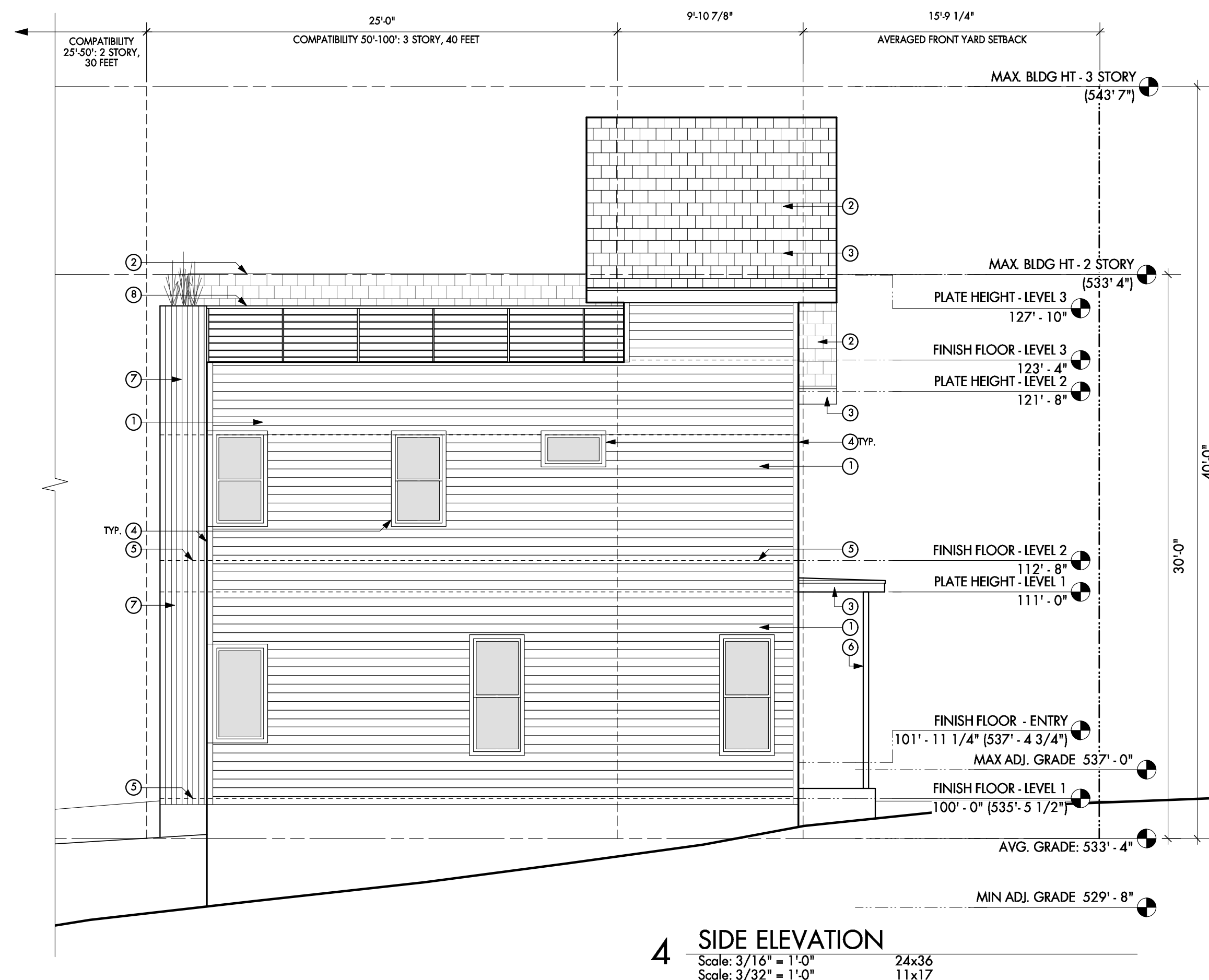
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SHEET TITLE
Roof Plan

SHEET
A1.4

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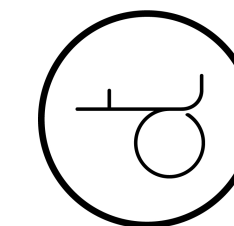


GENERAL NOTES | ELEVATIONS

1. See Sheet AX for door/window schedule and door and frame types.
2. Do not scale drawings. If a specific dimension is not given, contact Designtrait for clarification.
3. Keynotes located on this sheet are for this sheet only.
4. Refer to exterior finish schedule for finishes.

KEYNOTES | ELEVATIONS

1. Hardie ship lap siding
2. Shingle/wood shingle roof
3. Pld. wood fascia
4. Pld. wood trim
5. Dashed line of floor beyond
6. Pld. column per structural
7. Stain grade wood siding
8. Pld. metal railing
9. Light fixture. Refer to Reflected ceiling plan and lighting schedule.



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PROJECT
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Austin, TX 78703

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SHEET TITLE

**Building
Elevations**

SHEET

A2.0

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PROJECT
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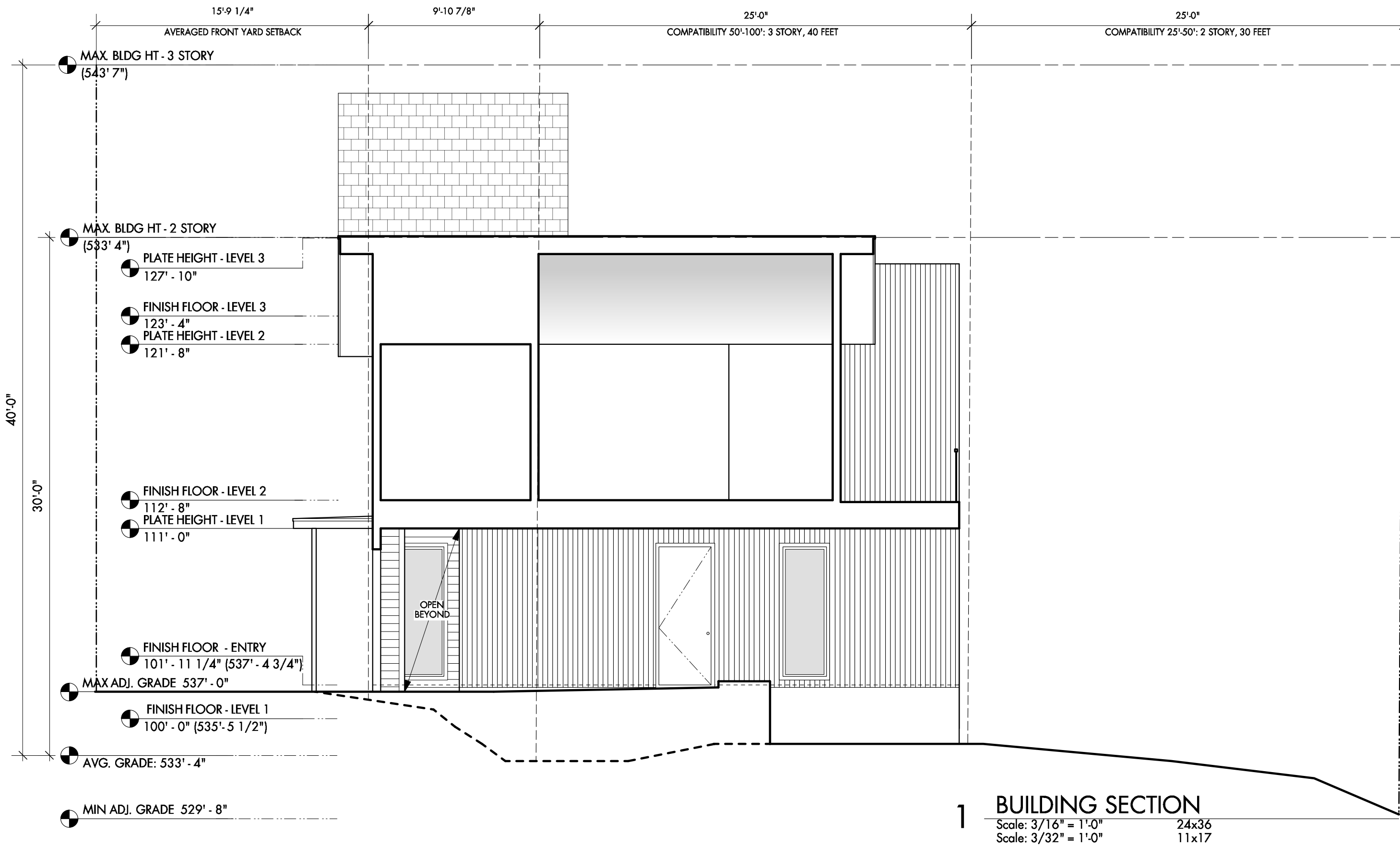
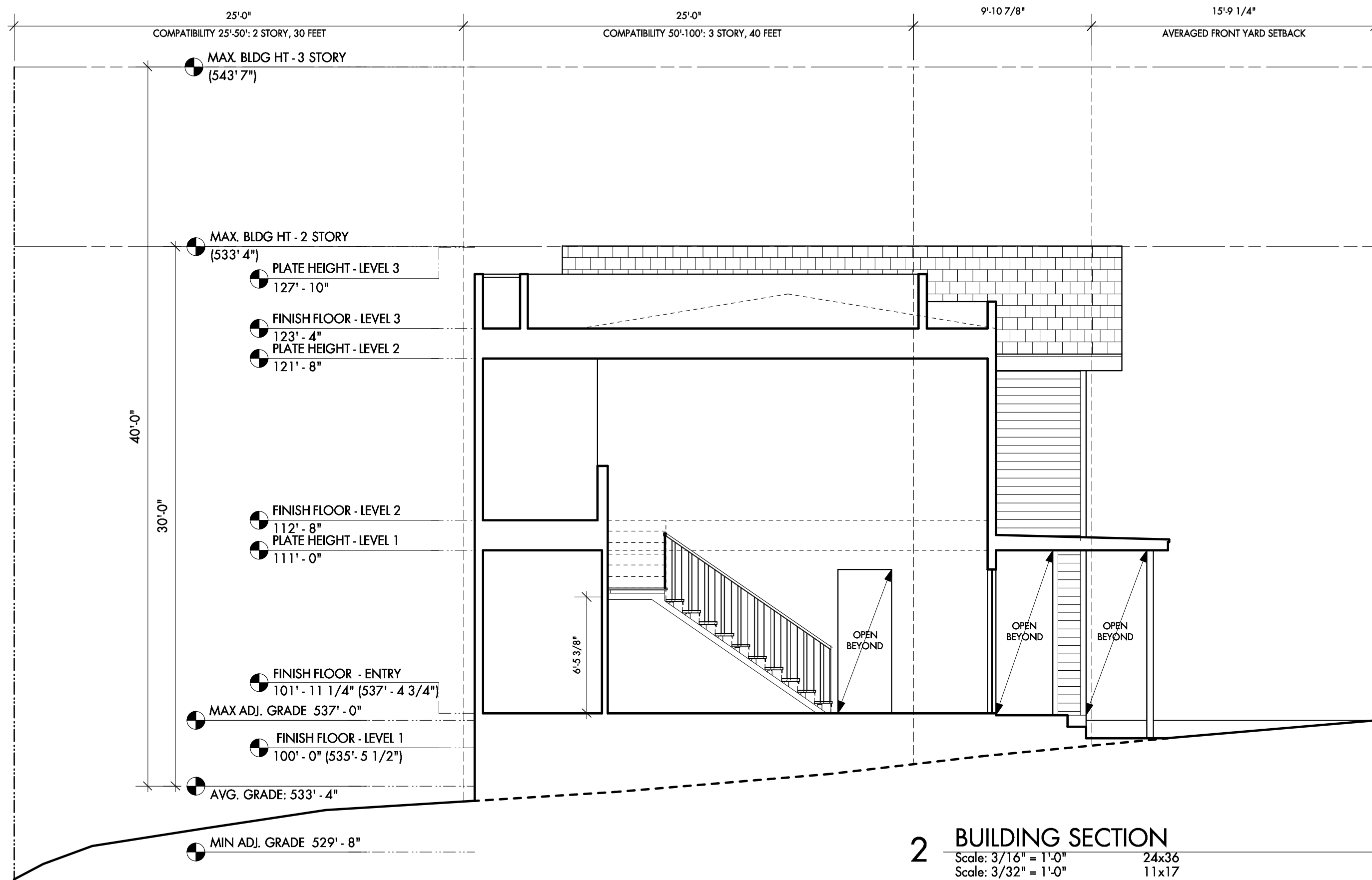
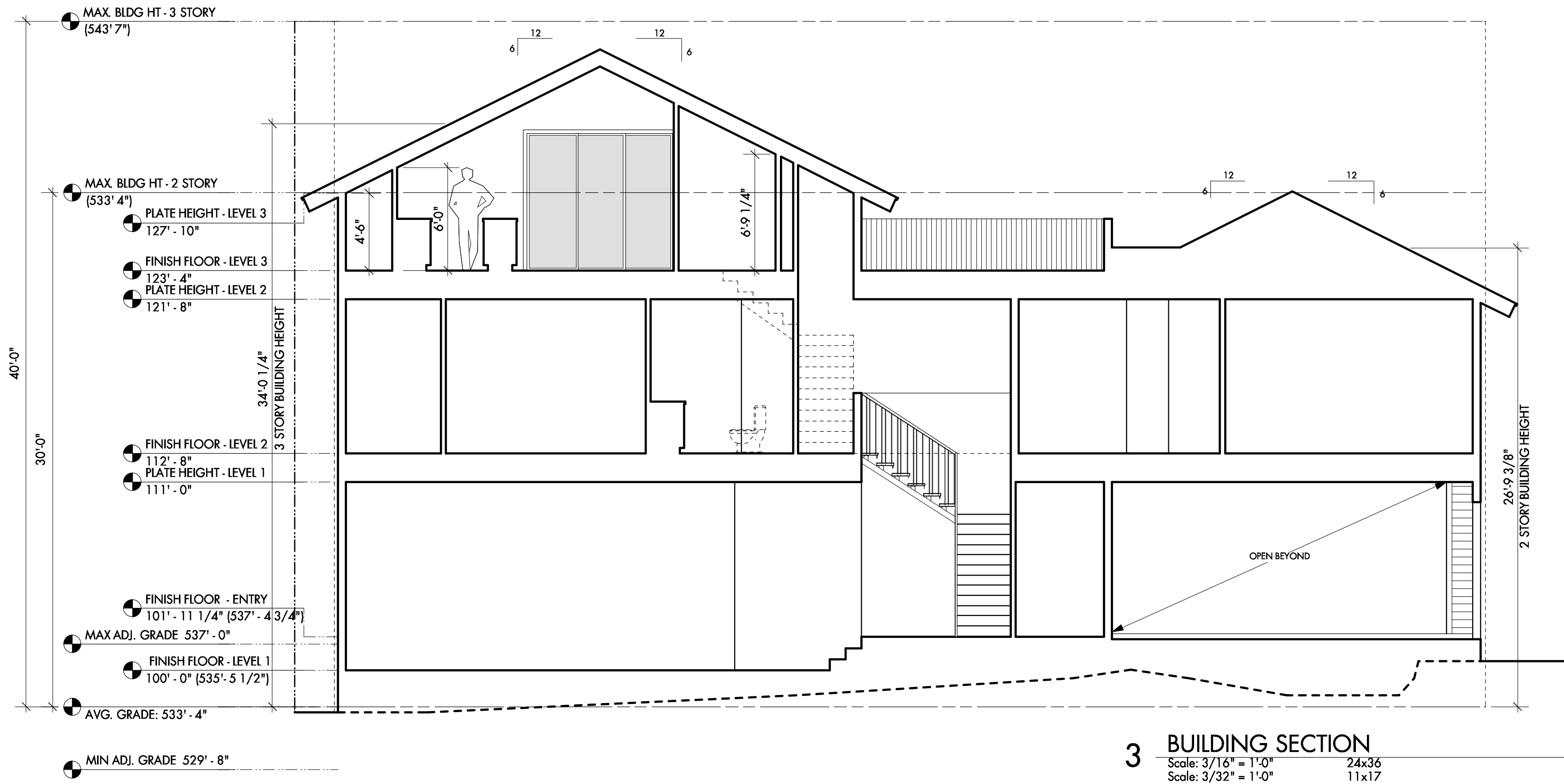
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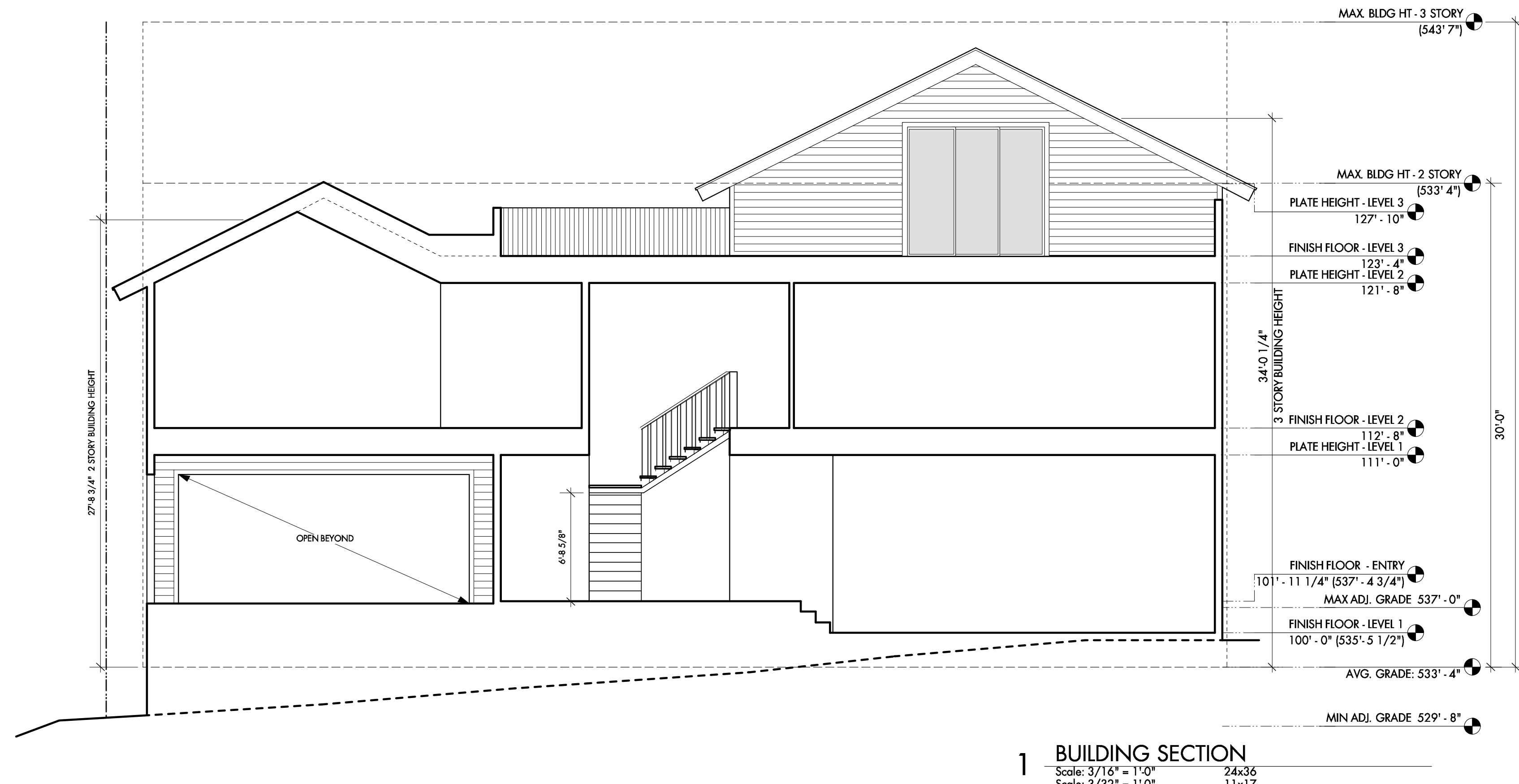
Building
Sections

SHEET

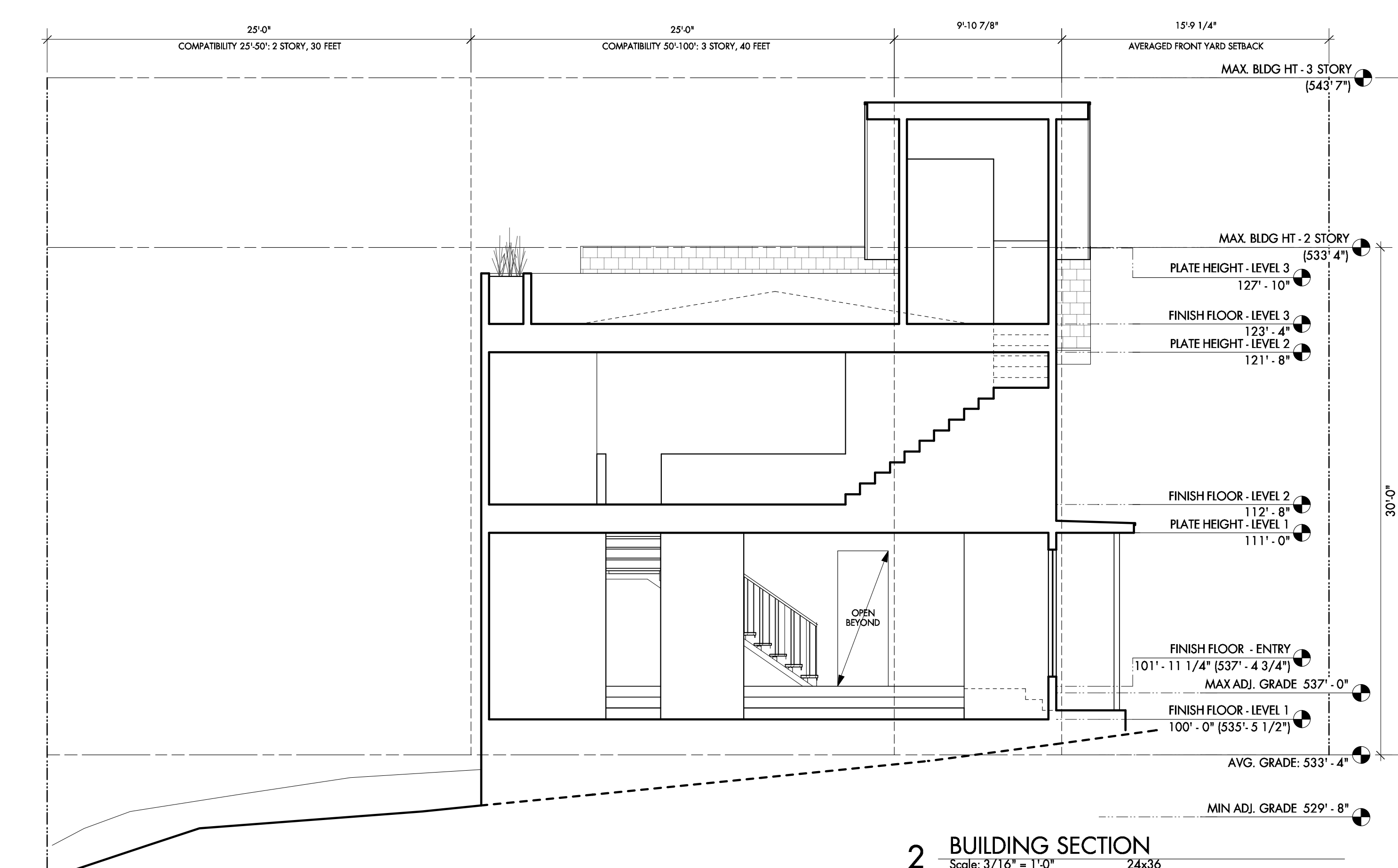
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1 BUILDING SECTION
Scale: 3/16" = 1'-0"
Scale: 3/32" = 1'-0"



2 BUILDING SECTION
Scale: 3/16" = 1'-0"
Scale: 3/32" = 1'-0"

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Austin, TX 78703

DRAWN BY
bri. bj

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SHEET TITLE
**Building
Sections**

SHEET
A3.1

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