

MASONRY NOTE: the National Park Service publishes Preservation Briefs that give advice for different historic building types and materials. Reference:
Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
to learn about best practices for dealing with masonry issues.



1806 TRAVIS HEIGHTS BLVD REMODEL/ADDITION

LEGAL DESCRIPTION:
LOT 11 BLK 21
TRAVIS HEIGHTS

ZONING: SF-3-NP

PROJECT SUMMARY:

TOTAL SITE: 6,847 SF

REMODEL AREA: 1,160 SF
ADDITION AREA: 708 SF
NEW DECK (100%): 721 SF

ZONING: SF-3-NP
WATERSHED: BLUNN CREEK
FLOODPLAIN: NO

BUILDING AREA

BLDG COVERAGE: 1,160 SF
NEW BLDG CVRG: 1,278 SF
18.67%

ALLOWABLE FAR: 2,739 SF

EXISTING FAR: 1,160 SF
EXISTING % FAR: 16.94 %

PROPOSED FAR: 1,868 SF
PROPOSED % FAR: 27.28 %

IMPERVIOUS COVER

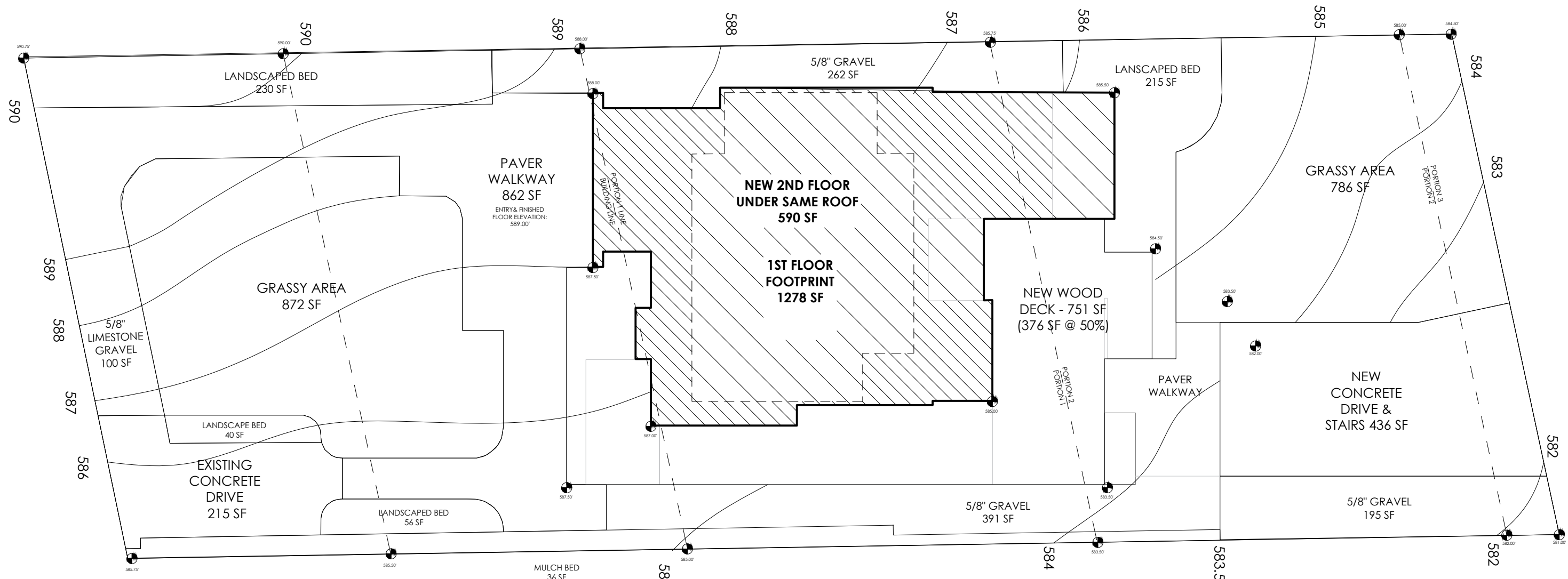
ALLOWABLE I.C.: 3,081 SF

EXISTING I.C.: 2,502 SF
36.54%

PROPOSED I.C.: 2,601 SF
37.98 %

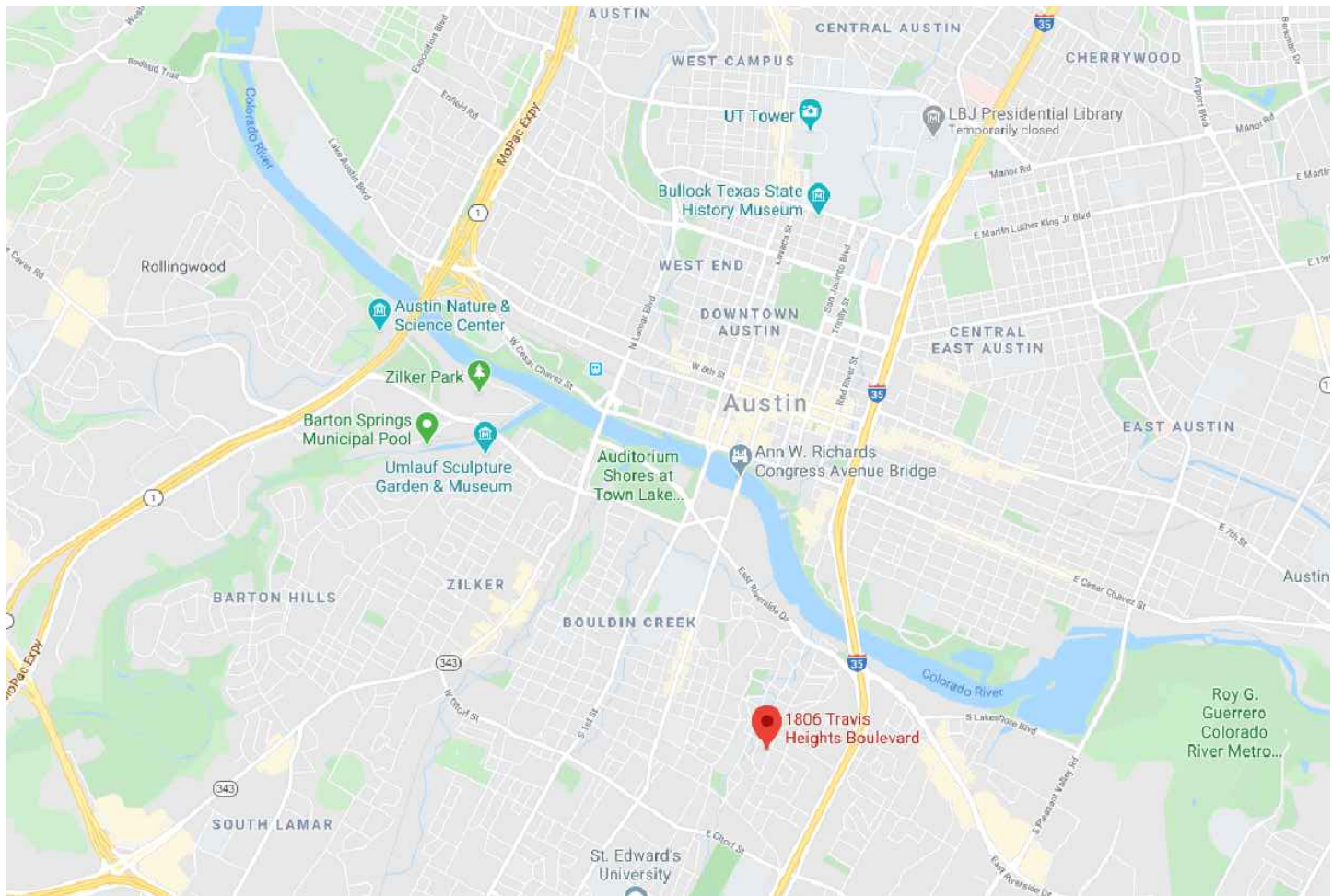
EXISTING FOOTPRINT: 1,160 SF
ADTL. FOOTPRINT: 118 SF
CONC. DRIVE/STAIRS: 636 SF
NEW DECK 754SF@50% 377 SF
SET STONE WALL/EDGE 192 SF
EXISTING CONC. WALL 100 SF
2 AC PADS: 18 SF

NEW IMPERVIOUS: 2,601 SF



SITE SUMMARY

SCALE: 1" = 10'-0"



LOCATION MAP

SCALE: N/A

NOTES:

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01 RENDERINGS

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SP3 FRONT YARD TOTALS

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S4.1 TRUSS DETAILS
S5.0 BRACING/DECKING
S5.1 HEADER/STUD DTLS

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL FULLY COMPLY WITH THE LOCAL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWLEDGE PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, & REGULATIONS. THE GC SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GC SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPANCY THAT THEY MAY IDENTIFY OR ANY ITEM REQUIRING FURTHER ATTENTION.

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SAFETY GLAZING: ALL HAZARDOUS GLASS MUST BE IN ACCORDANCE WITH 2015 IRC SECTION R608.4. (NOTED LOCATIONS: GLASS IN DOORS, WINDOWS 24" OR LESS FROM DOOR JAMB, GLAZING LESS THAN 5'-0" ABOVE THE FLOOR, AND SHOWER OR TUB ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PART OF MECHANICAL AIR FLOW. PER NFPA 72 CHAPTER 11.

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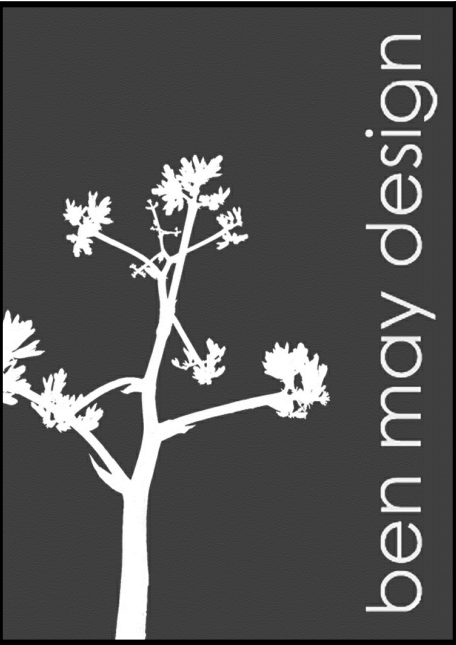
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INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE 3/4" FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



**hollingsworth
pack
austin**

DATE 8 / 14 / 20
REV1 11 / 5 / 20

SCALE

SHEET NAME

00

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PROVIDE SUE FENCING AND/OR
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RB ARCHITECT, PLLC



hollingsworth
pack
austin

PROJECT TEAM:

DATE 8 / 14 / 20

REVI 11 / 5 / 20

SCALE

SHEET NAME

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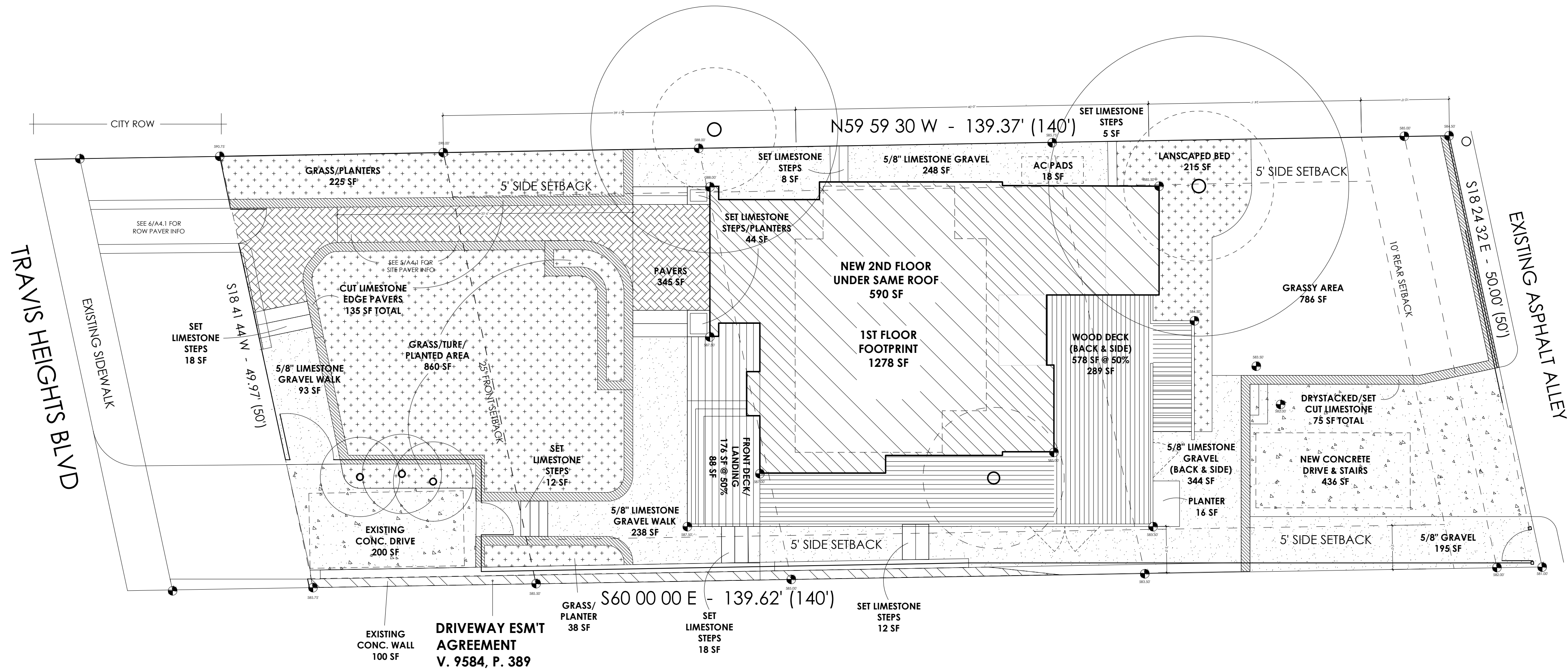
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NEW SITE PLAN - PERVIOUS / IMPERVIOUS COVER

SCALE: 1/8" = 1'-0"

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RB ARCHITECT, PLLC



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pack
austin**

PROJECT TEAM:

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1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

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SCALE

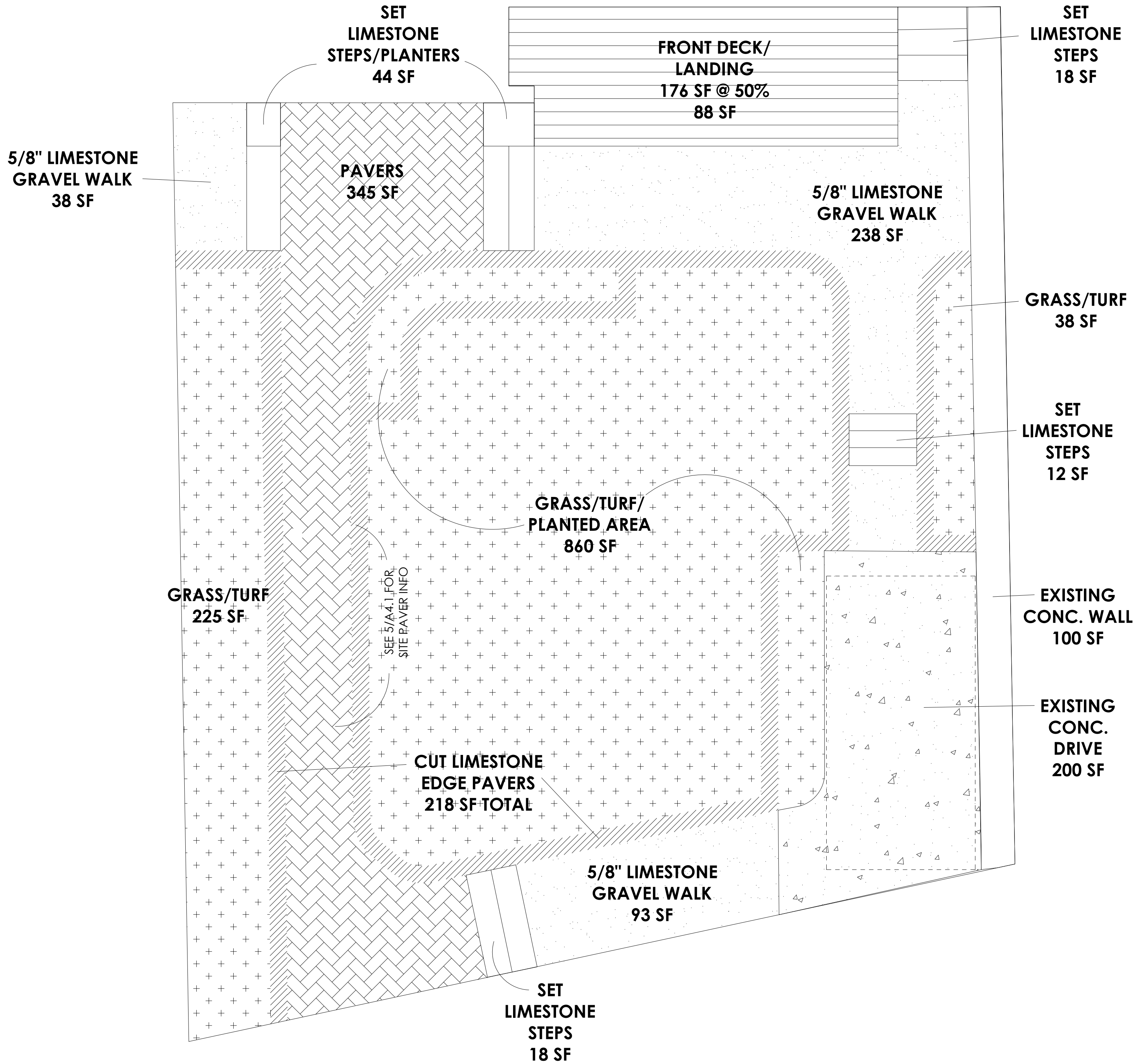
SHEET NAME

SP2

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1 FRONT YARD LAYOUT
SCALE: 1/4" = 1'-0"

1806 TRAVIS HEIGHTS BLVD
REMODEL/ADDITION

FRONT YARD SUMMARY:

TOTAL FRONT YARD: 2,626 SF

40% ALLOWABLE
IMPERVIOUS COVER: 1,050 SF

PERVIOUS COVER:

GRASS/TURF AREA:	1,126 SF
STONE PAVERS:	345 SF
LIMESTONE EDGE:	218 SF
GRAVEL WALKS:	369 SF
TOTAL PERVIOUS:	2,146 SF

IMPERVIOUS COVER:

EXISTING DRIVE:	200 SF
EXIST. CONC. WALL:	100 SF
SET LIMESTONE STEPS:	92 SF
FRONT DECK: @ 50%	88 SF
TOTAL IMPERVIOUS:	480 SF

TOTAL I.C.% 18%

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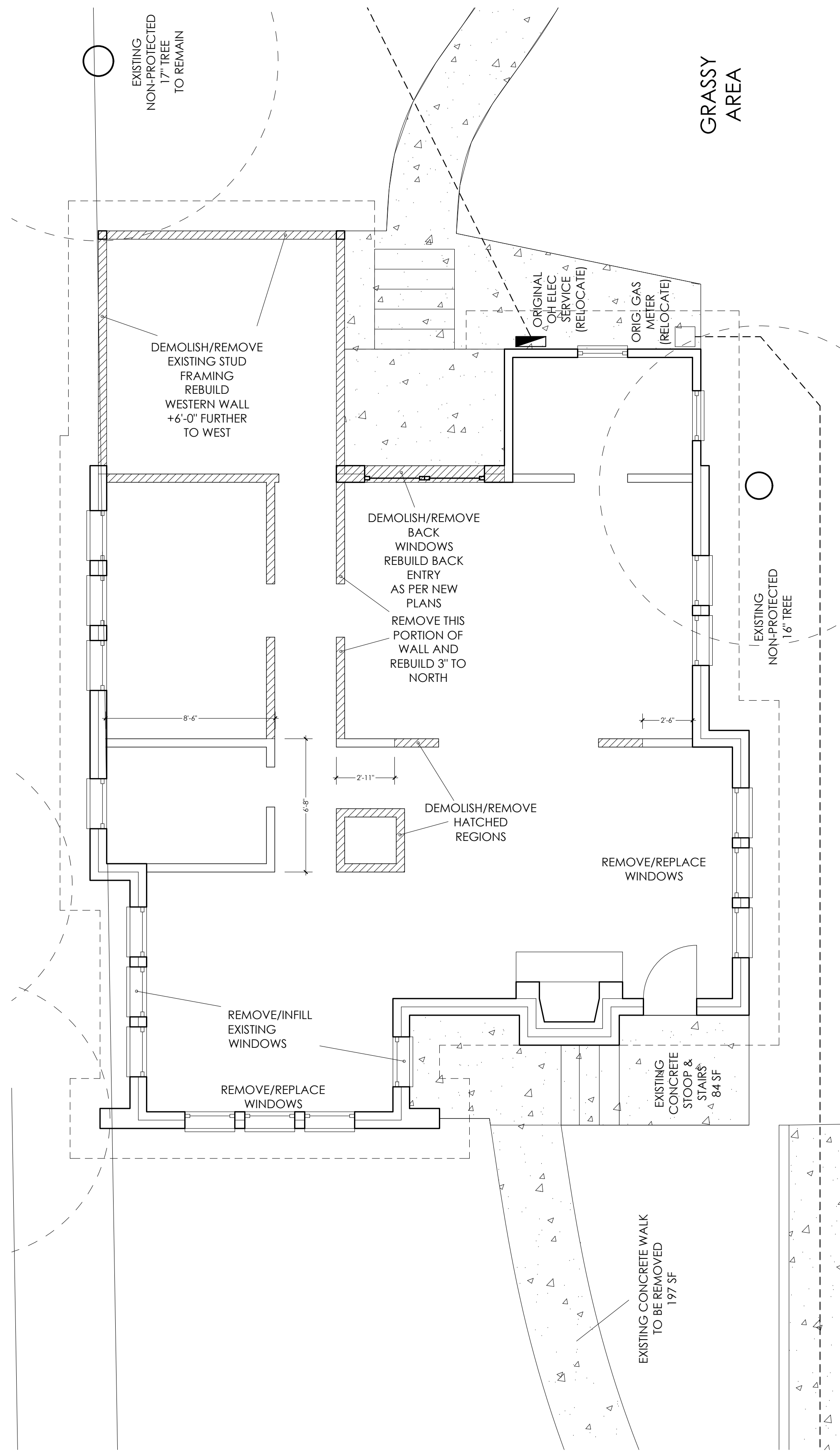
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1ST FLOOR PLAN :: EXISTING / DEMO

SCALE: 1/4" = 1'-0"

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GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW, PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

WATERPROOF ALL WATER/SLASH AREAS TO A MINIMUM OF 6" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL. EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE Silt FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



**hollingsworth
pack
austin**

PROJECT TEAM:

OWNERS:

NEW REMODEL

1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20

REV1 11 / 5 / 20

SCALE

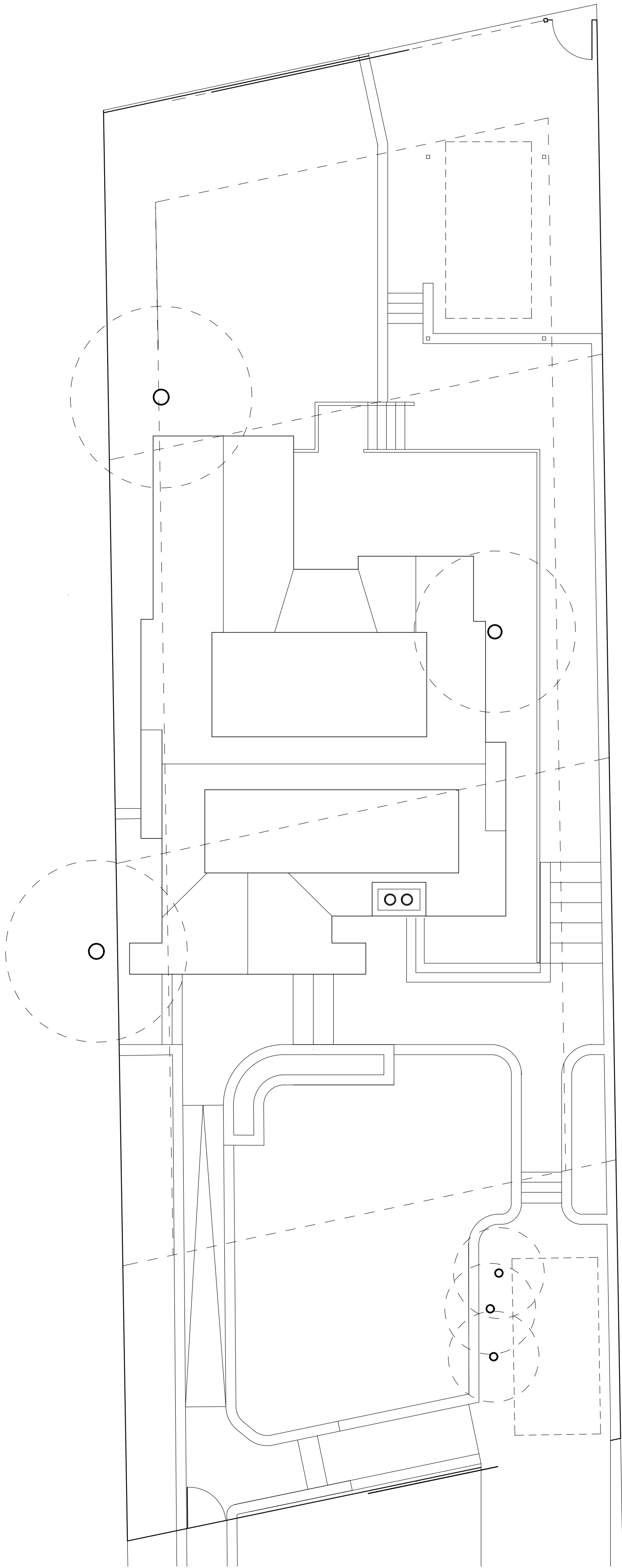
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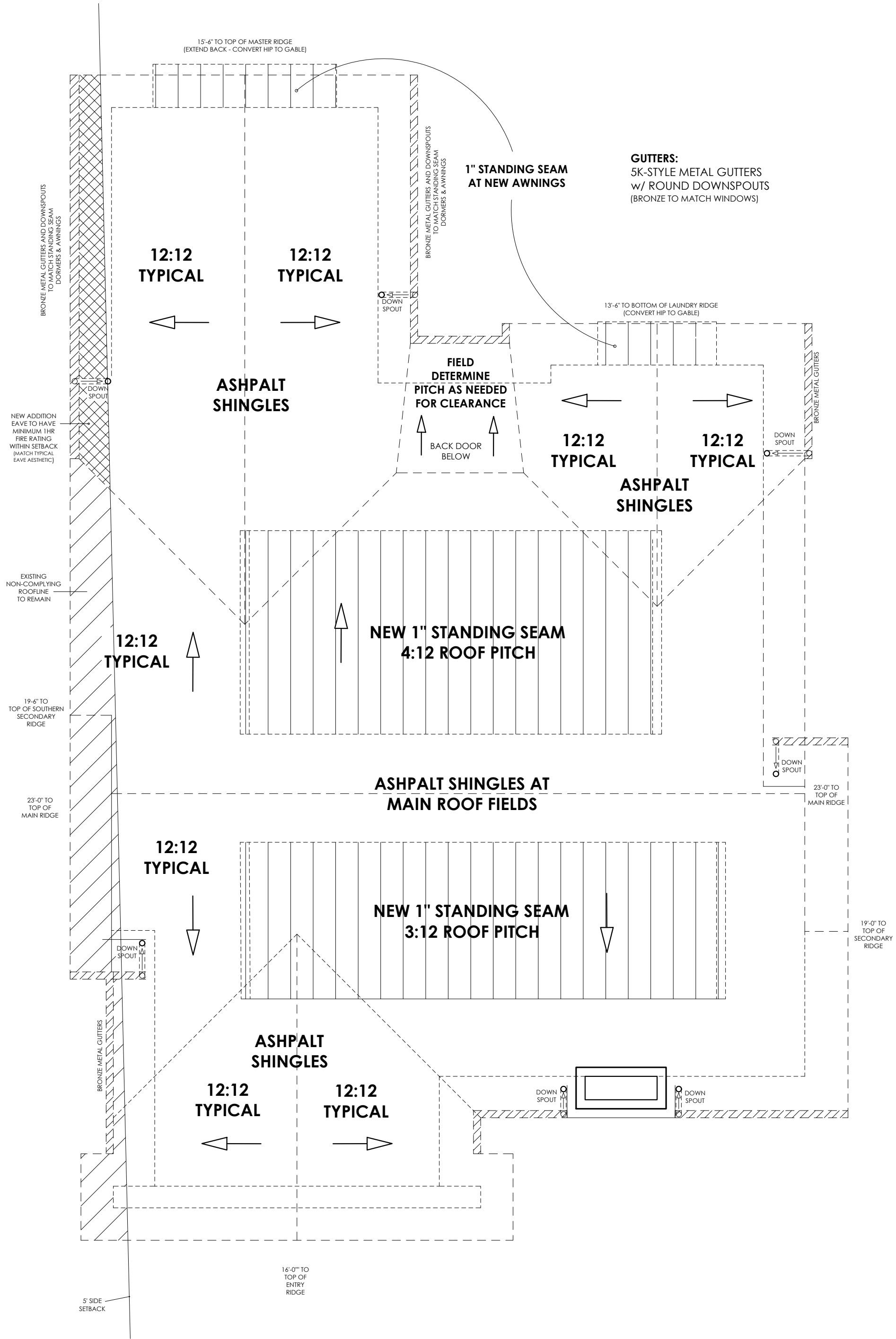
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2 ROOF SITE
SCALE: 1/8" = 1'-0"



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTES:

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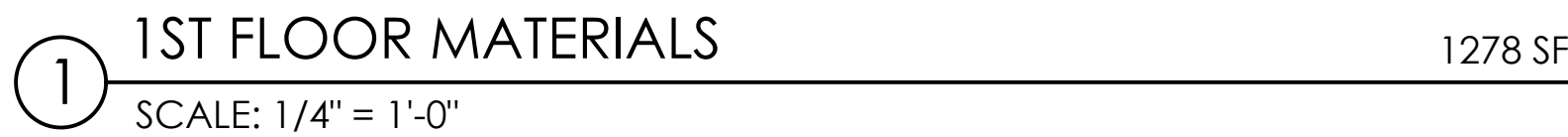
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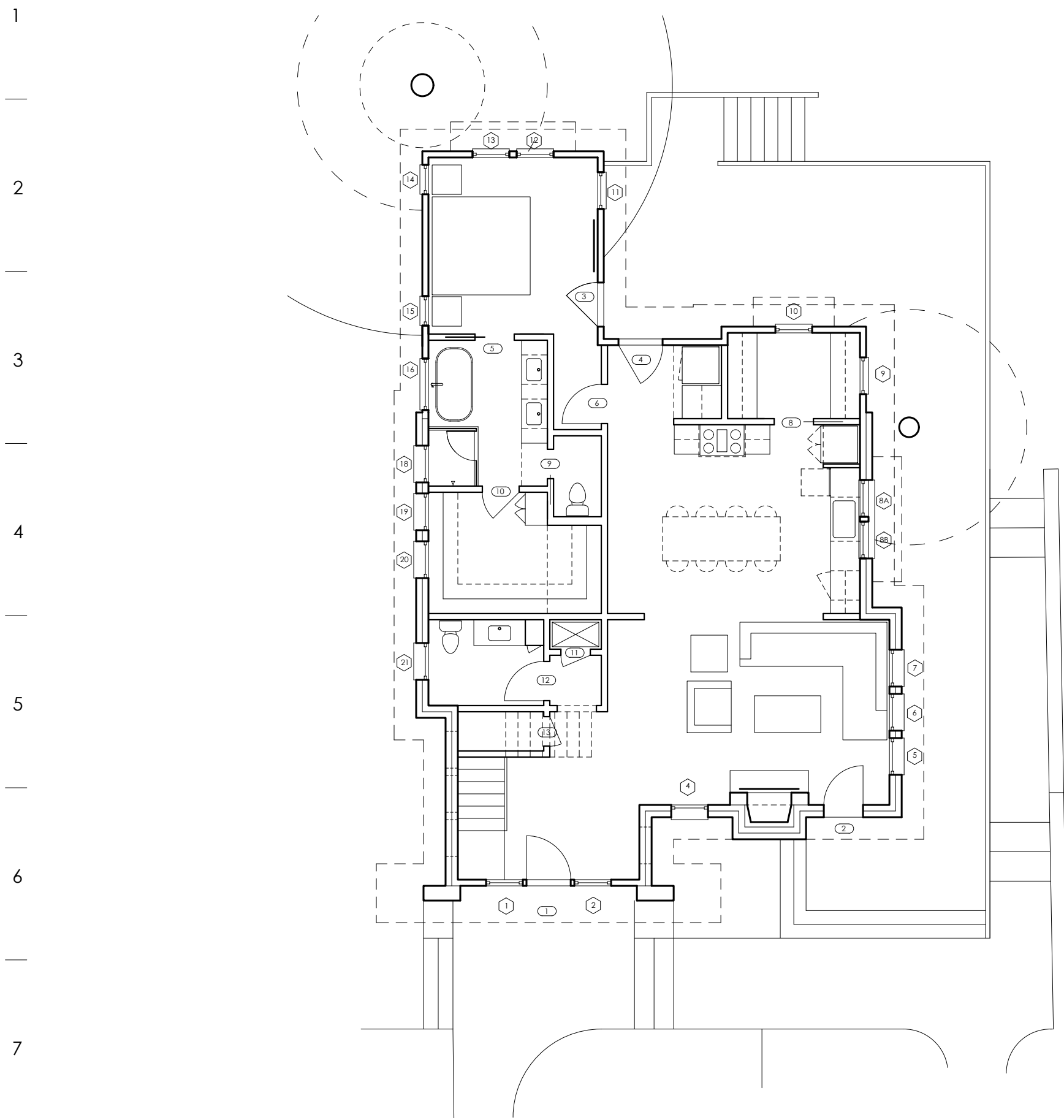
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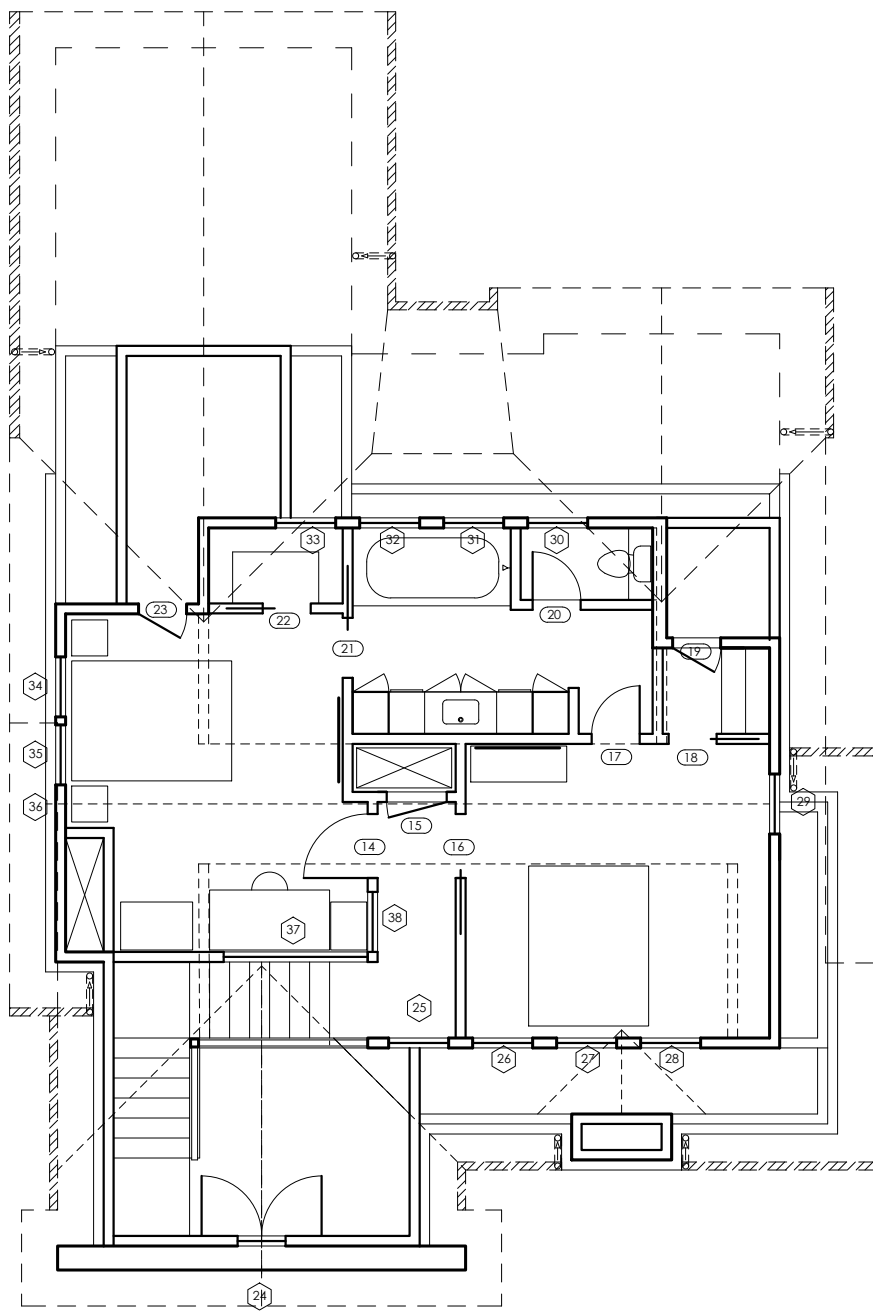
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1 1ST FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"



2 2ND FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"

WINDOW SCHEDULE									
Mark	Type	Location	Width	Height	Sill Height	Tempered	SHGC	U-Value	Comments
1	DOUBLE HUNG	FRONT ENTRY	2' - 6"	6' - 8"	0' - 0" A.F.F.	X	0.25	0.35	
2	DOUBLE HUNG	FRONT ENTRY	2' - 6"	6' - 8"	0' - 0" A.F.F.	X	0.25	0.35	
3									
4	DOUBLE HUNG	E WALL LIVING	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
5	DOUBLE HUNG	N WALL LIVING	2' - 6"	5' - 0"	2' - 0" A.F.F.	X	0.25	0.35	
6	DOUBLE HUNG	N WALL LIVING	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
7	DOUBLE HUNG	N WALL LIVING	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
8A	DOUBLE-HUNG	KITCHEN	2' - 6"	3' - 0"	3' - 6" A.F.F.	X	0.25	0.35	
8B	DOUBLE-HUNG	KITCHEN	2' - 6"	3' - 0"	3' - 6" A.F.F.	X	0.25	0.35	
10	DOUBLE HUNG	PANTRY	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
11	DOUBLE HUNG	MASTER BEDROOM	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
12	DOUBLE HUNG	MASTER BEDROOM	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
13	DOUBLE HUNG	MASTER BEDROOM	2' - 6"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
14	DOUBLE HUNG	MASTER BEDROOM	2' - 0"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
15	DOUBLE HUNG	MASTER BEDROOM	2' - 0"	5' - 0"	2' - 0" A.F.F.		0.25	0.35	
16	AWNING	MASTER BATH	3' - 6"	1' - 6"	6' - 6" A.F.F.		0.25	0.35	FLUTED or ETCHED GLASS
17									
18	FIXED	SHOWER	2' - 6"	2' - 6"	4' - 6" A.F.F.	X	0.25	0.35	FLUTED or ETCHED GLASS
19	FIXED	MASTER CLOSET	2' - 6"	2' - 6"	4' - 6" A.F.F.	X	0.25	0.35	FLUTED or ETCHED GLASS
20	FIXED	MASTER CLOSET	2' - 6"	2' - 6"	4' - 6" A.F.F.	X	0.25	0.35	FLUTED or ETCHED GLASS
21	AWNING	BATHROOM	2' - 6"	2' - 6"	4' - 6" A.F.F.	X	0.25	0.35	
22									
23									
24	DOUBLE HUNG	FOYER GABLE	2' - 0"	3' - 6"	9' - 0" A.F.F.		0.25	0.35	
25	DOUBLE HUNG	UPPER HALL	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
26	AWNING	BEDROOM 2	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
27	AWNING	BEDROOM 2	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
28	FIXED	BEDROOM 2	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
29	FIXED	BEDROOM 2	2' - 0"	5' - 0"	3' - 6" A.F.F.		0.25	0.35	
30	FIXED	UPSTAIRS TOILET CLOSET	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
31	AWNING	UPPER BATH	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
32	FIXED	UPPER BATH	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
33	FIXED	BEDROOM 1 CLOSET	2' - 6"	2' - 0"	5' - 6" A.F.F.	X	0.25	0.35	
34	DOUBLE HUNG	BEDROOM 1	2' - 6"	4' - 6"	1' - 0" A.F.F.	X	0.25	0.35	
35	DOUBLE HUNG	BEDROOM 1	2' - 6"	4' - 6"	1' - 0" A.F.F.	X	0.25	0.35	
36	FIXED	BEDROOM 1	24" ROUND MIN. REPLACE VENT				0.25	0.35	
37	FIXED	BEDROOM 1	6' - 0"	3' - 6"	3' - 2" A.F.F.	X	0.25	0.35	CAN BE SINGLE-PANE IF DESIRED
38	FIXED	BEDROOM 1	2' - 6"	3' - 6"	3' - 2" A.F.F.	X	0.25	0.35	CAN BE SINGLE-PANE IF DESIRED

** TEMPER ALL UNITS AS PER IRC 2015 **
** VERIFY FIRE / EGRESS CLEARANCES AND OPENINGS PRIOR TO ORDERING **
** ENSURE ADEQUATE WATERPROOFING FOR UNITS PLACED AT FINISHED FLOOR LEVEL **

KOLBE & KOLBE WINDOWS

ULTRA SERIES - TRADITIONAL (WOOD + ALUM CLAD.)

EXTERIOR: COAL BLACK or LUNAR - VERIFY w OWNER
FLUOROPOLYMER COLOR

INTERIOR FINISH: PAINTED INTERIOR - BRIGHT WHITE (or WHITE w EXPOSED GRAIN)

ALTERNATE INTERIOR FINISH: PINE WITH (BRIGHT WHITE PAINTED)

DIVIDED LITES: 5/8" BEVELED
GLAZING BEADS: BEVELED

HARDWARE: OIL RUBBED (RUSTIC UMBER ALTERNATE)

SAFETY GLAZING: Safety Glazing to be installed as per IRC section R308.4. (Noted locations: glass in doors, windows 24" or less from a door jamb, glazing less than 5'-0" above tub floor if applicable, and at tub/shower enclosures.)

ALTERNATE: SIERRA PACIFIC

ALUMINUM CLAD WOOD

EXTERIOR: BATTLESHIP GRAY or BRONZE - VERIFY w OWNER
COLOR STAY COLLECTION

SCREENS: BETTERVUE FLEXSCREEN

DIVIDED LITES: 5/8" PUTTY

EXTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

INTERIOR FINISH: PAINTED INTERIOR - ULTRA-COAT WHITE

INTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

HARDWARE: MATTE BLACK

SECOND FLOOR WINDOWS: Any operable window with a sill height less than 24" must be equipped with **window guards or window opening control devices (WOCDs)** that comply with ASTM F2090-17. The WOCD must limit the initial opening of the window to no more than 4 inches, but must also be releasable with no more than 15 pounds of force to open more fully with two single actions or one dual action and must reset automatically once closed. The intent of this later provision is to permit windows that are equipped with WOCDs to also be used to meet the EERO requirements of the 2018 IRC.

NOTES:

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SMOKE DETECTOR SYSTEM: GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT TO BE EQUIPPED WITH AN APPROVED SMOKE DETECTOR SYSTEM AT CORRESPONDING LOCATIONS, IN ACCORDANCE WITH 2015 IRC SECTION K314.

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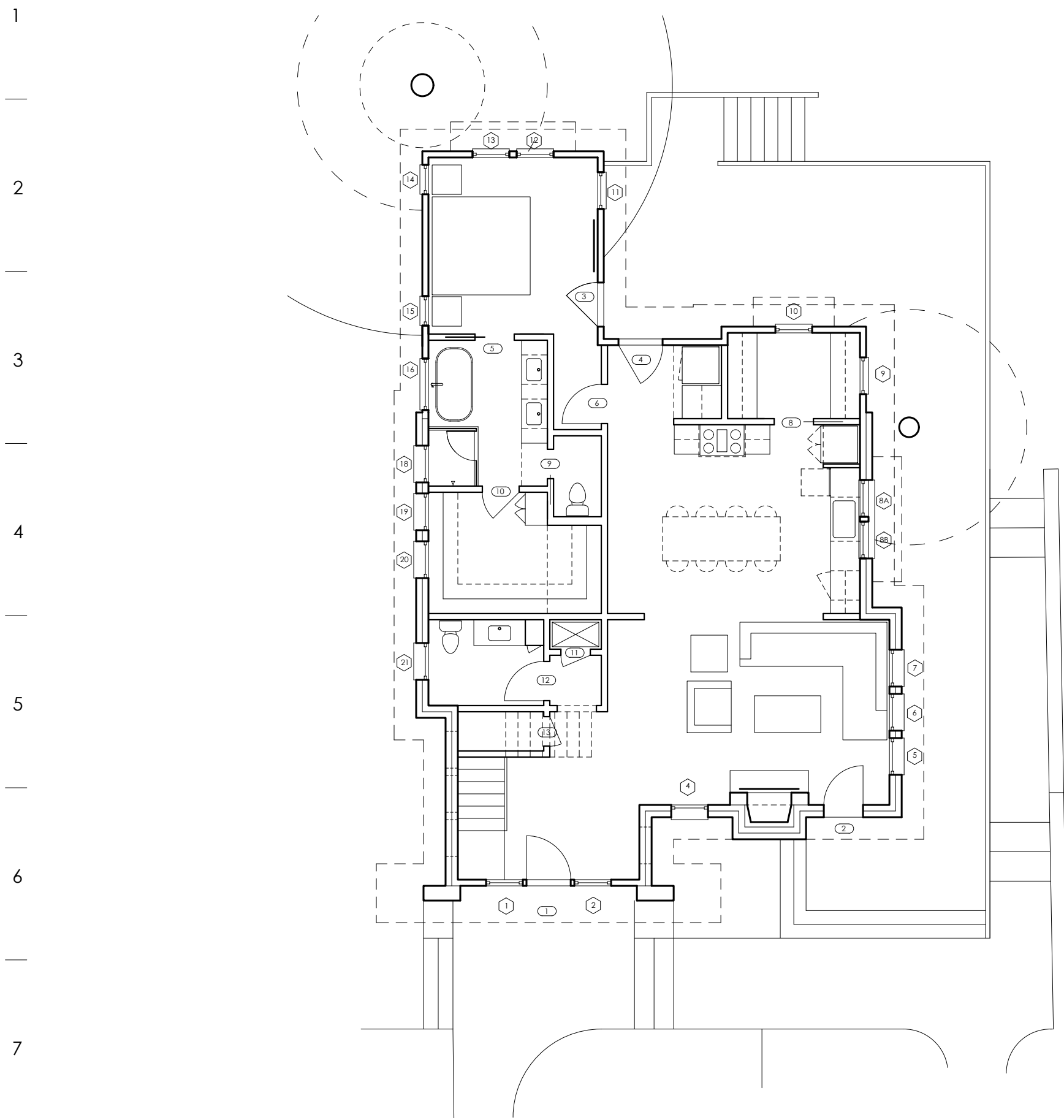
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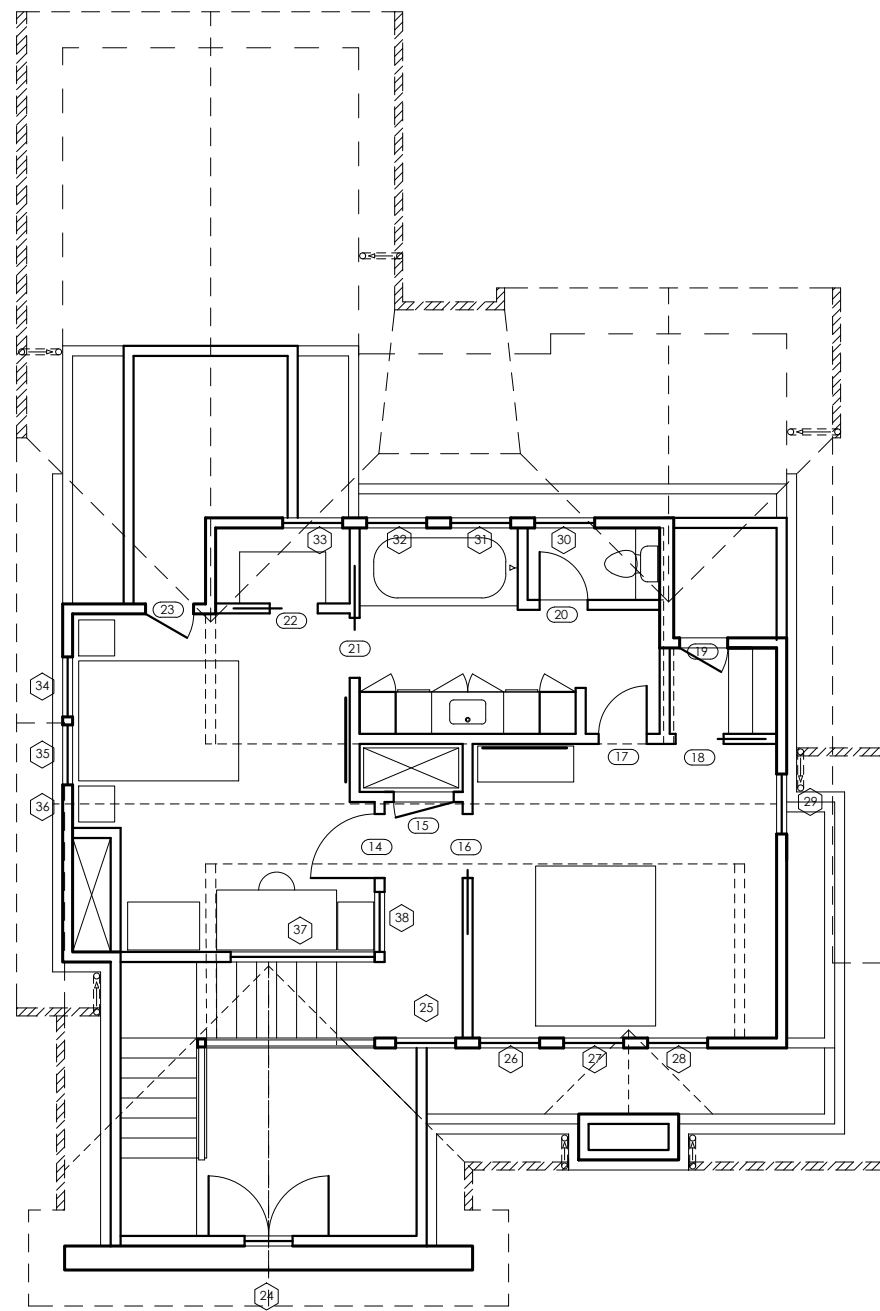
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1 1ST FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"



2 2ND FLOOR LOCATIONS
SCALE: 1/16" = 1'-0"

DOOR SCHEDULE							
Mark	Type	Location	Width	Height	Description	SC / HC	Comments
EXTERIOR							
1	WOOD w GLASS LITE	MAIN ENTRY at STAIRS	3' - 0"	6' - 8"	SEE ELEVATIONS	TEMPERED	
2	WOOD w GLASS LITE	LIVING ROOM	2' - 8"	6' - 8"	DUTCH w SMALL UPPER LITE	TEMPERED	
3	WOOD w GLASS LITE	MASTER BED ENTRY	3' - 0"	6' - 8"	SEE ELEVATIONS (MATCH ADJACENT)	TEMPERED	
4	WOOD w GLASS LITE	BACK DECK ENTRY	3' - 0"	6' - 8"	SEE ELEVATIONS (MATCH ADJACENT)	TEMPERED	
INTERIOR							
5	3-Panel Intrr Pocket	MASTER BATH	2' - 8"	6' - 8"		SC	
6	3-Panel Interior	MASTER BEDROOM	2' - 8"	6' - 8"		SC	
7	3-Panel Interior	LAUNDRY	2' - 8"	6' - 8"		SC	
8	3-Panel Intrr Pocket	PANTRY	2' - 8"	6' - 8"		SC	
9	3-Panel Intrr Pocket	MASTER TOILET	2' - 0"	6' - 8"		SC	
10	3-Panel Interior	MASTER CLOSET	2' - 6"	6' - 8"		SC	
11	3-Panel Interior	DOWNSTAIRS HVAC	2' - 0"	6' - 8"		SC	
12	3-Panel Interior	POWDER BATH	2' - 8"	6' - 8"		SC	
13	3-Panel Interior	COAT CLOSET STAIRS	2' - 0"	6' - 0"		SC	
14	3-Panel Interior	BEDROOM 1	2' - 8"	6' - 8"		SC	
15	3-Panel Interior	UPSTAIRS HVAC	2' - 0"	6' - 8"		SC	
16	3-Panel Intrr Pocket	BEDROOM 2	2' - 6"	6' - 8"		SC	
17	3-Panel Interior	BEDROOM 2 INTO BATH	2' - 0"	6' - 8"		SC	
18	3-Panel Intrr Pocket	BEDROOM 2 CLOSET	2' - 0"	6' - 8"		SC	
19	3-Panel Interior	BEDROOM 2 ATTIC	2' - 0"	6' - 0"		SC	
20	3-Panel Interior	UPSTAIRS TOILET CLOSET	2' - 0"	6' - 8"		SC	
21	3-Panel Intrr Pocket	BEDROOM 1 INTO BATH	2' - 6"	6' - 8"		SC	
22	3-Panel Interior	BEDROOM 1 CLOSET	2' - 0"	6' - 8"		SC	
23	3-Panel Interior	BEDROOM 1 ATTIC	2' - 0"	3' - 6"		SC	

** ALL DOOR GLASS TO BE TEMPERED **
** VERIFY CLEARANCES AND OPENINGS PRIOR TO ORDERING **
** ENSURE ADEQUATE WATERPROOFING FOR UNITS PLACED AT FINISHED FLOOR LEVEL **

KOLBE & KOLBE DOORS

ULTRA SERIES - TRADITIONAL (WOOD + ALUM CLAD.)

EXTERIOR: COAL BLACK or LUNAR - VERIFY w OWNER
FLUOROPOLYMER COLOR

INTERIOR FINISH: PAINTED INTERIOR - BRIGHT WHITE (or WHITE w EXPOSED GRAIN)

ALTERNATE INTERIOR FINISH: PINE WITH (BRIGHT WHITE PAINTED)

DIVIDED LITES: 5/8" BEVELED

GLAZING BEADS: BEVELED

HARDWARE: OIL RUBBED (RUSTIC UMBER ALTERNATE)

INTERIOR DOORS:

SOLID CORE WOOD - 3-PANEL (SEE SECTS/ELEVS)

ALTERNATE: SIERRA PACIFIC DOORS

ALUMINUM CLAD WOOD - ASPEN INSWING

EXTERIOR: BATTLESHIP GRAY or BRONZE - VERIFY w OWNER
COLOR STAY COLLECTION

SCREENS: BETTERTVUE FLEXSCREEN

DIVIDED LITES: 5/8" PUTTY

EXTERIOR TRIM: SEE MATERIAL NOTES - VERIFY w OWNER

INTERIOR FINISH: PAINTED INTERIOR - ULTRA-COAT WHITE

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WATERPROOF ALL WATER/SPASH AREAS TO A MINIMUM OF 6" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE AWAY FROM THE STRUCTURE & FOUNDATION. PROVIDE SIX FENCING AND/OR MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



**hollingsworth
pack
austin**

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NEW REMODEL
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AUSTIN, TX 78704

DATE 8 / 14 / 20
REV1 11 / 5 / 20

SCALE

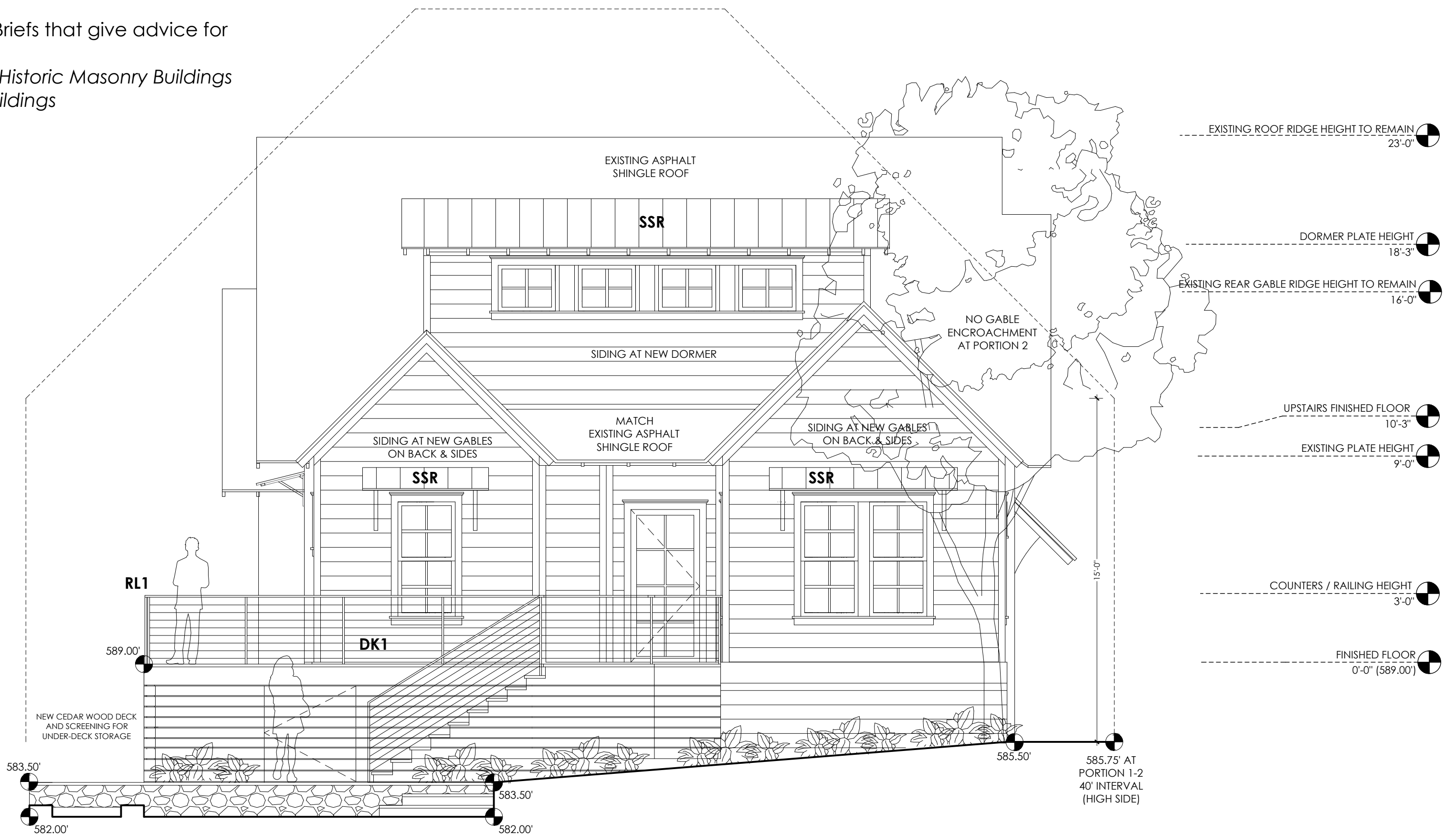
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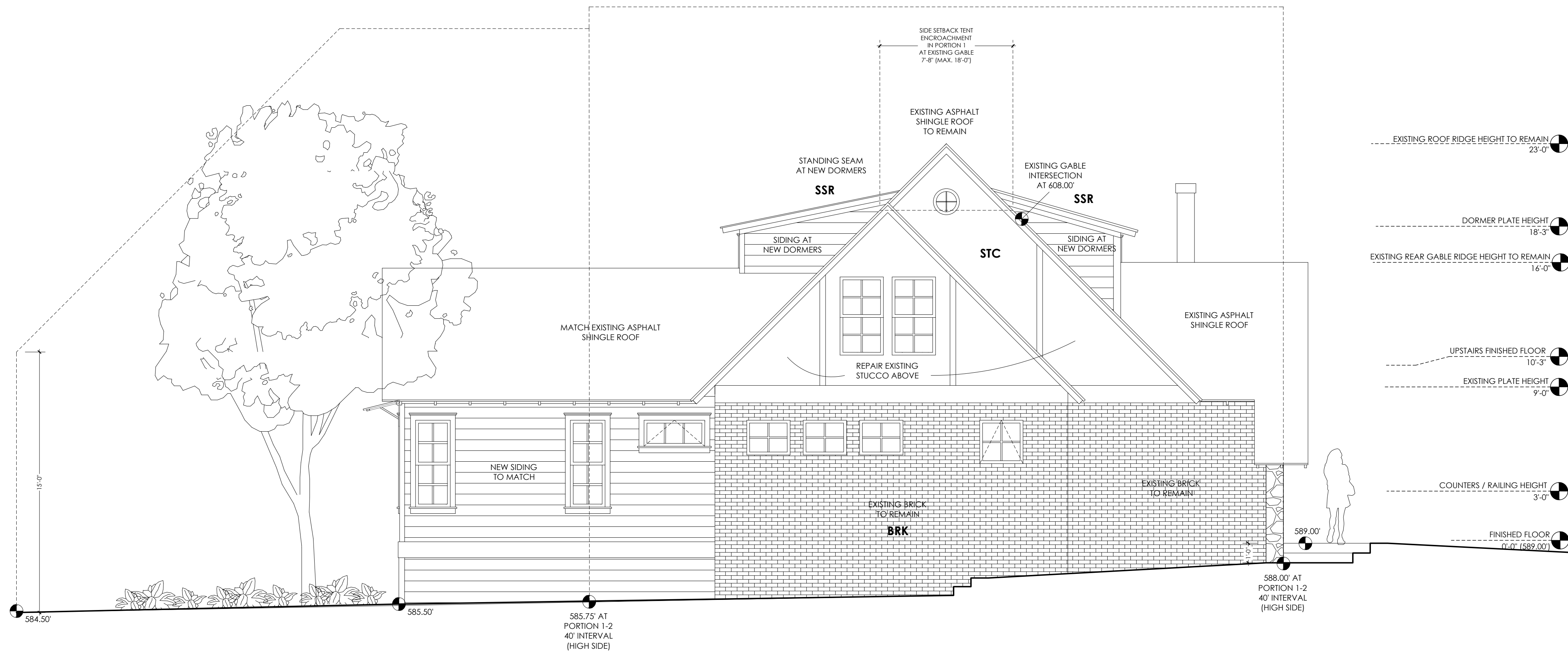
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MASONRY NOTE: the National Park Service publishes Preservation Briefs that give advice for different historic building types and materials. Reference:
Preservation Brief 1: *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
Preservation Brief 2: *Repointing Mortar Joints in Historic Masonry Buildings*
to learn about best practices for dealing with masonry issues.



1
UPDATED SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
UPDATED BACK (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |

MATERIAL NOTES

EXTERIOR FINISHES:

** ALL EXPOSED WOOD TO BE
CLEAR HEART NO.2 OR BETTER
(KILN DRIED TO 16-18%)

CNC CONCRETE DRIVE/STAIRS
SALTED NON-SLIP FINISH

DK1 5/4" x 6" WR CEDAR
DECKING w/ GAP
(CLEAR SEALER - NATURAL FINISH)

ASR ASPHALT SHINGLE ROOF
(MATCH EXISTING)

SSR STANDING SEAM METAL
(1" SEAM - CHARCOAL)

BRK EXISTING BRICK TO REMAIN
(REPAIR AS NEEDED)

STC REPAIR EXISTING STUCCO
(TYPICAL 3-COAT - HAND-TROULED)

STN EXISTING STONE TO REMAIN
(REPAIR AS NEEDED)

SD1 LAP-SIDING
MATCH EXISTING AND/OR
REPLACE WITH EQUIVALENT
(PAINTED - COLOR TBD)

RL1 1/2" x 3" FLATBAR STEEL
VERTICAL POSTS w/
1/2" x 1/2" SQUARE BAR
TACK-WELDED TO OUTSIDE
OF FLATBAR POSTS
(RE: STRUCTURAL/MAX. 4" OPENING)

WD1 1"x10" WOOD SOFFIT
(EXISTING - MATCH)
PAINT-GRADE PINE/FIR
(REPAIR OR REPLACE AS NEEDED)
(REPLACEMENT/NEW SOFFIT MATERIAL
LOCATED WITHIN THE SETBACK TO BE
1HR FIRE RATED ASSEMBLY/MATERIAL)

WD2 1"x4" HANDRAIL TOPPER
VG/CLEAR HEART
WESTERN RED CEDAR
(CLEAR COAT SEALER - NATURAL FINISH)

STN1 CUT STONE WALKS/STAIRS
(FLAGSTONE/LEUTERS/PAVERS)

PLNTR LANDSCAPED BEDS
12" CUT LIMESTONE CAPS
w/ DRYSTACK CUT STONE
TO MATCH EXISTING -
(MORTAR AT BACK OF COURSE
IF NEEDED - PROVIDE ADEQUATE
WEEP AND DRAINAGE)

CASE TRIM: 1x4 TO MATCH SIDING
(PAINT TO MATCH)

CASE TOP ACCENT TRIM:

DOUBLE STEPPED CROWN CAP
(1x2 + RIPPED 1x4 STEPPED CASE CAPS OR
ALTERNATE CAP PROFILE TBD WITH OWNER)

SILLS/STOOLS:
2x THICKNESS w/ 1x4 APRON
SLOPE AWAY FROM WINDOW
(PAINT TO MATCH)

FLASH ALL WINDOWS/DOORS
AS PER MANUFACTURER SPECS.

GUTTERS:
5K-STYLE METAL GUTTERS
w/ ROUND DOWNSPUTS AS
SHOWN ON ROOF PLAN (A1.2)
(BRONZE TO MATCH WINDOWS)

NOTES:

GENERAL CONTRACTOR NOTES:

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SAFETY GLAZING: ALL HAZARDOUS GLASS
MUST BE IN ACCORDANCE WITH 2015 IRC,
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ABOVE 1ST FLOOR, AND SHOWER OR TUB
ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL
CONTRACTOR IS RESPONSIBLE THAT THE
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ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR
SMOKE DETECTORS TO BE LOCATED AT LEAST
30" AWAY FROM HORIZONTAL PATH OF
MECHANICAL AIR FLOW
PER NFPA 72 CHAPTER 11.

CARBON MONOXIDE ALARM: THE GENERAL
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ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE
INSULATION - OR EQUIVALENT - AT FLOOR
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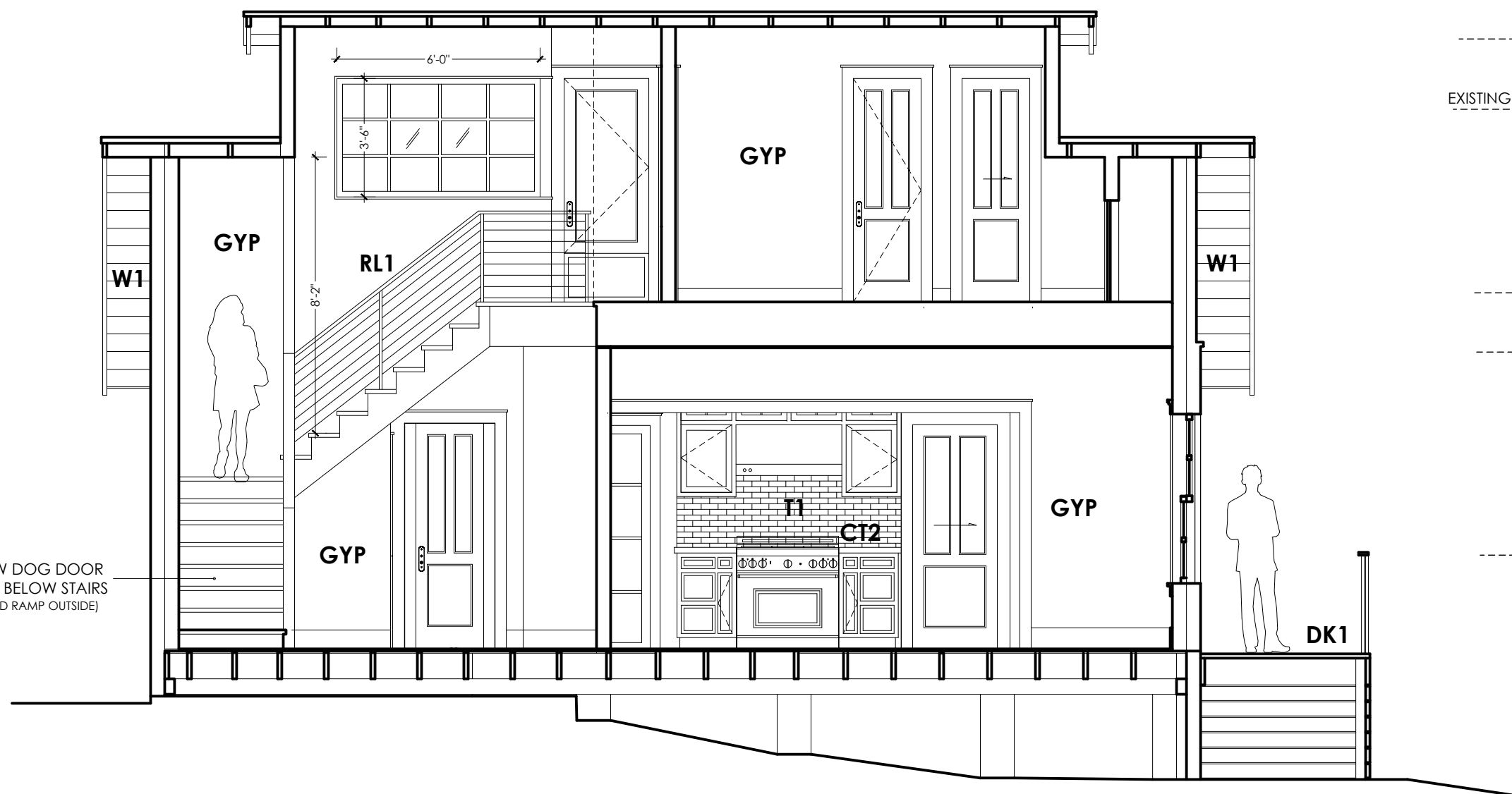
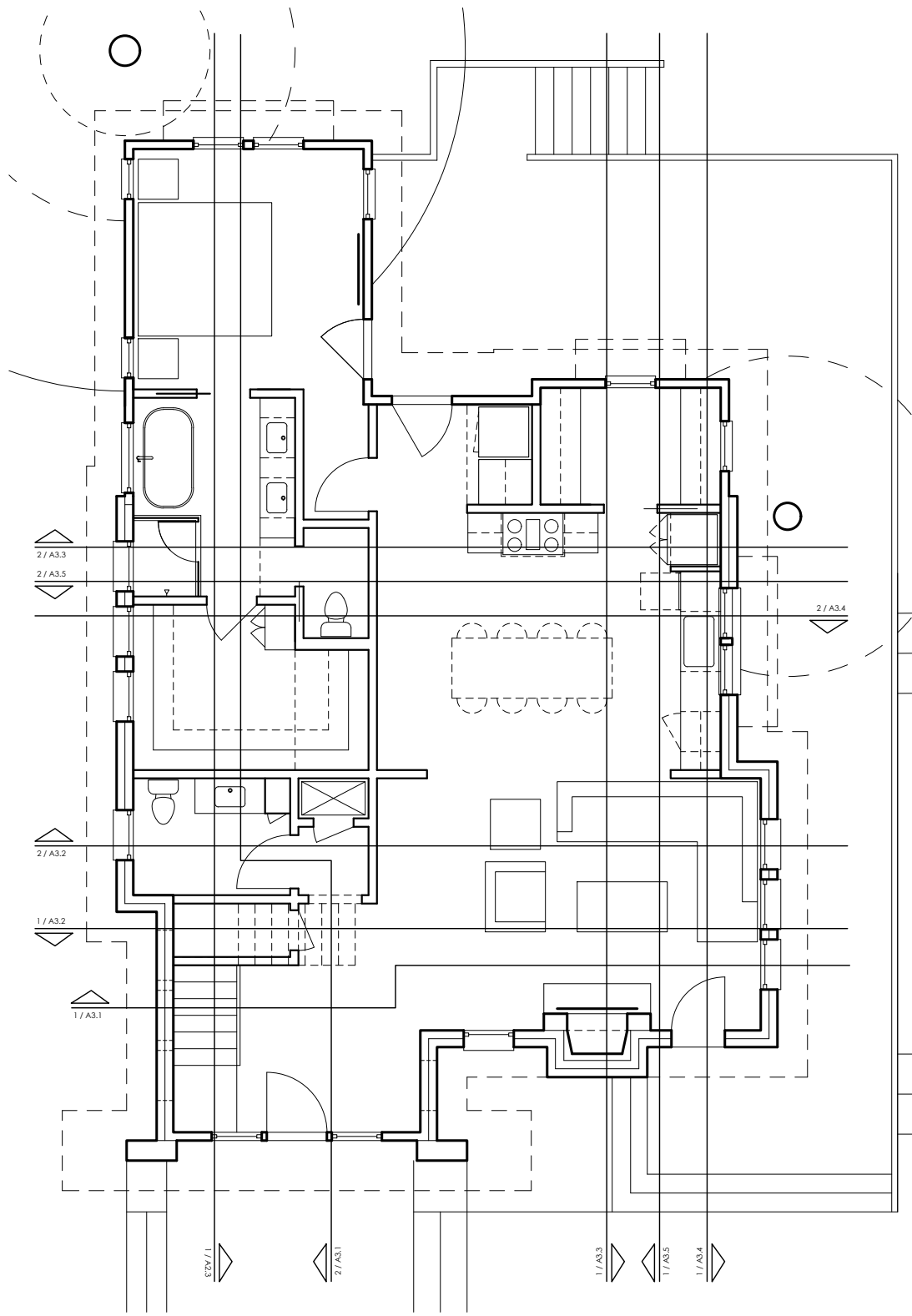
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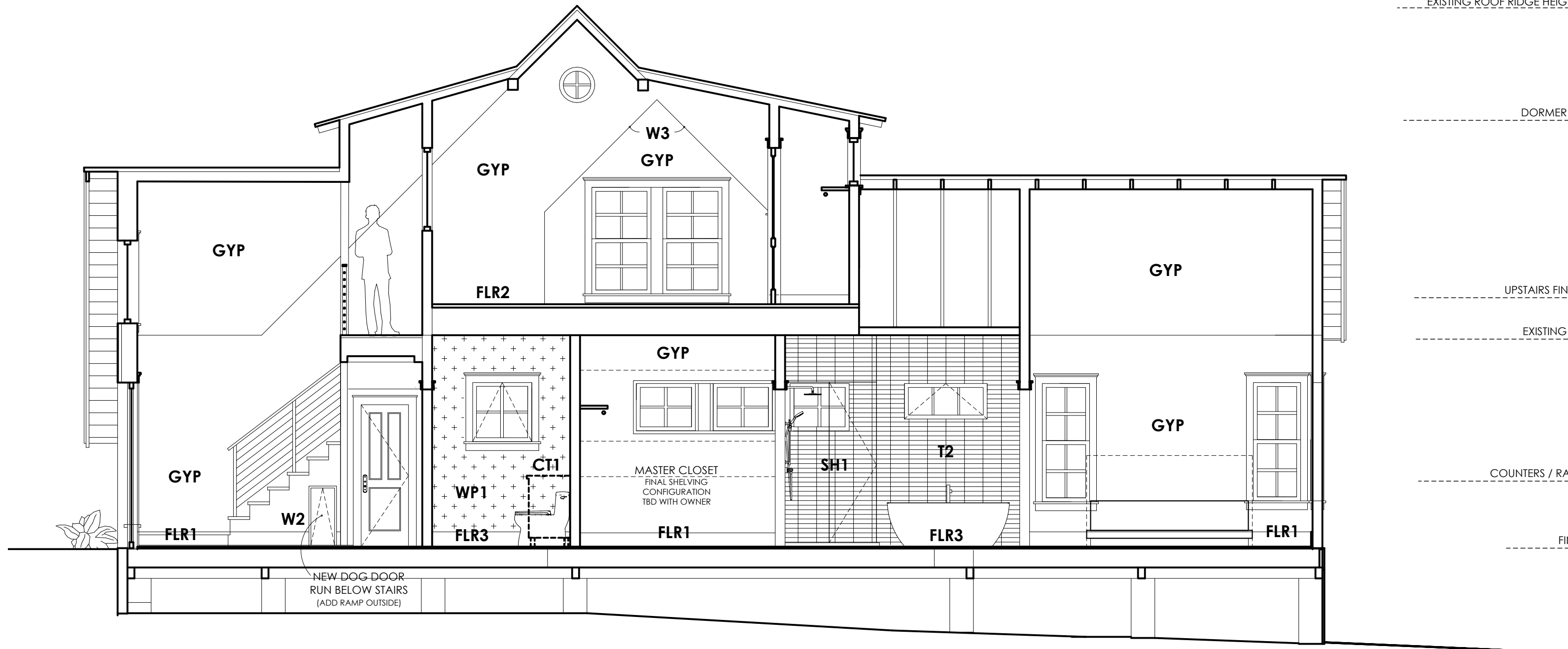
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1 FRONT ENTRY / STAIRS / LIVING TO KITCHEN
SCALE: 1/4" = 1'-0"



2 ENTRY / POWDER / MASTER SUITE
SCALE: 1/4" = 1'-0"

A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R |

MATERIAL NOTES

INTERIOR FINISHES:

BASE TRIM 1ST FLOOR:
1x8 PAINT GRADE
BASE TRIM 2ND FLOOR:
1x6 PAINT GRADE

CASE TRIM: 1x4 PAINT GRADE

CASE ACCENT:

STEPPED 1x PROFILES PAINT GRADE
(PROFILE TO BE 1x2 + 1x3 STEPPED)

SILLS: 2x PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR
WET RATED MATERIAL

ALL TRIM (PAINTED - SEMI-GLOSS FINISH)

CABINETS/BUILT-INS:

BT1 PAINT-GRADE BUILT-INS

CB1 PAINT-GRADE SHAKER CABS
(SATIN FINISH)

COUNTERS: (SEAL AS PER MNFCTR SPECS)

CT1 QUARTZ - WHITE MARBLED
CT2 CARRERA MARBLE TOP

WALLS/CEILING:

W1 1x10 LAP & GAP AT EAVE
HORIZONTALLY RUN
(PAINT WHITE - MATTE)

W2 1x12 LAP & GAP
VERTICALLY RUN
(BATTENS OPTIONAL)
(PAINT WHITE - MATTE)

W3 1x8 LAP & GAP AT CEILING
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WP1 POWDER BATH WALLPAPER

WP2 MASTER WC WALLPAPER

WP3 UPSTAIRS WC WALLPAPER

T1 3"x12" SUBWAY TILE
1/3 OFFSET AT MAIN FIELD
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GYP LEVEL 4 DRYWALL
(PAINTED - SATIN FINISH)

PLSTR PLASTER FINISH

SH1 FRAMELESS GLASS SHOWER

FLOORS:

FLR1 REFINISH / MATCH EXISTING
WOOD FLOORS
(STAIN / SEAL)

FLR2 2ND FLR - WOOD FLOORS
(STAIN / SEAL)

FLR3 PAINTED CONCRETE TILE -
PATTERN APRVD BY OWNER -
** THOROUGHLY SEAL - MATTE **
[RUN FLUSH INTO SHOWER & TOILET,
NO THRESHOLD, SLOPE TO DRAIN]

FLR4 8" HEX TILE @LAUNDRY/PANTRY
(FINAL SELECTION APRVD BY OWNER)

INSULATION:

CLOSED CELL BLOWN IN FOAM
INSULATION AT EXTR WALLS /ROOF
R19 IN WALLS / R30+ IN ROOF

SOUND BATT INSULATION TO BE
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SOUND BATT INSULATION IN ALL WALLS
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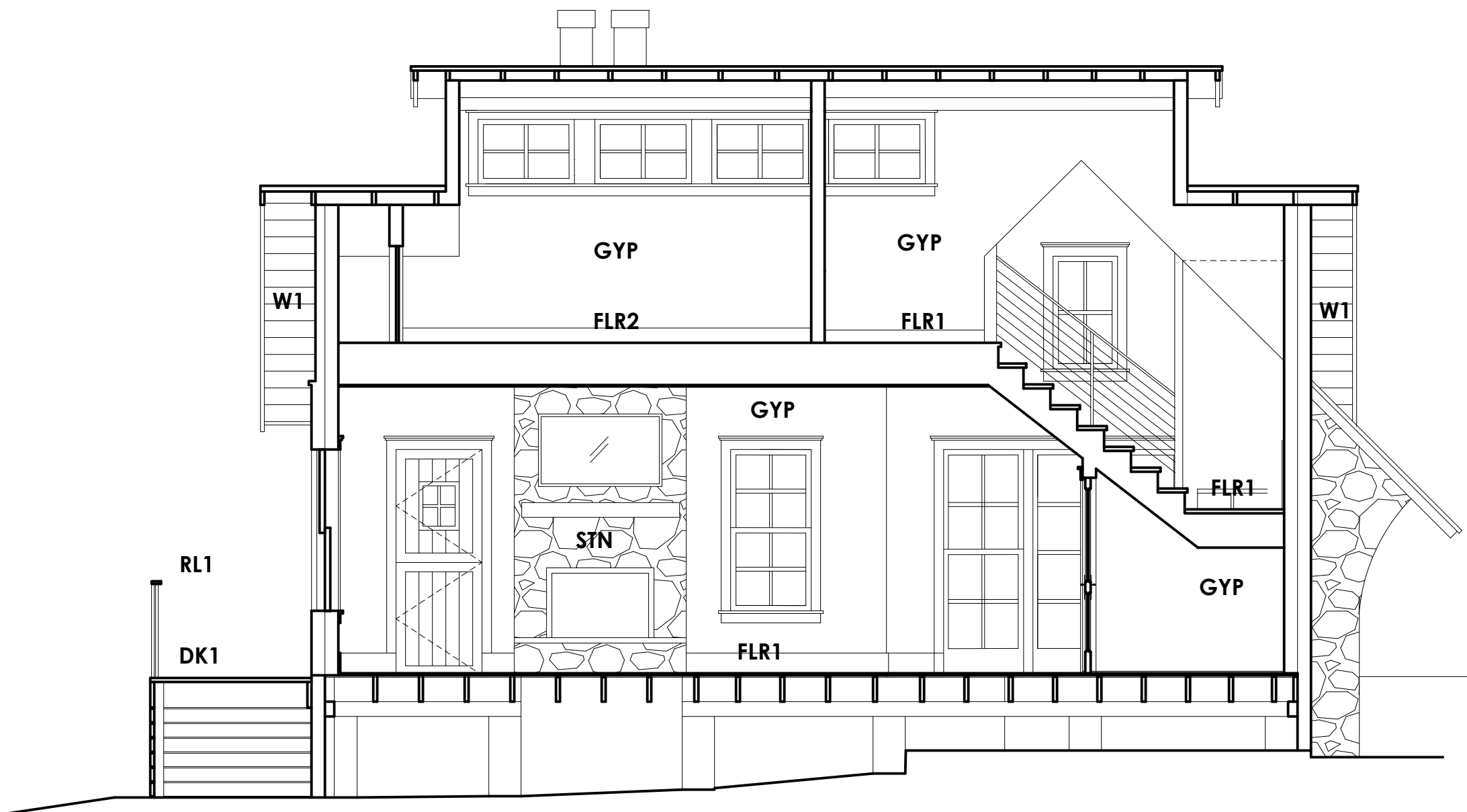
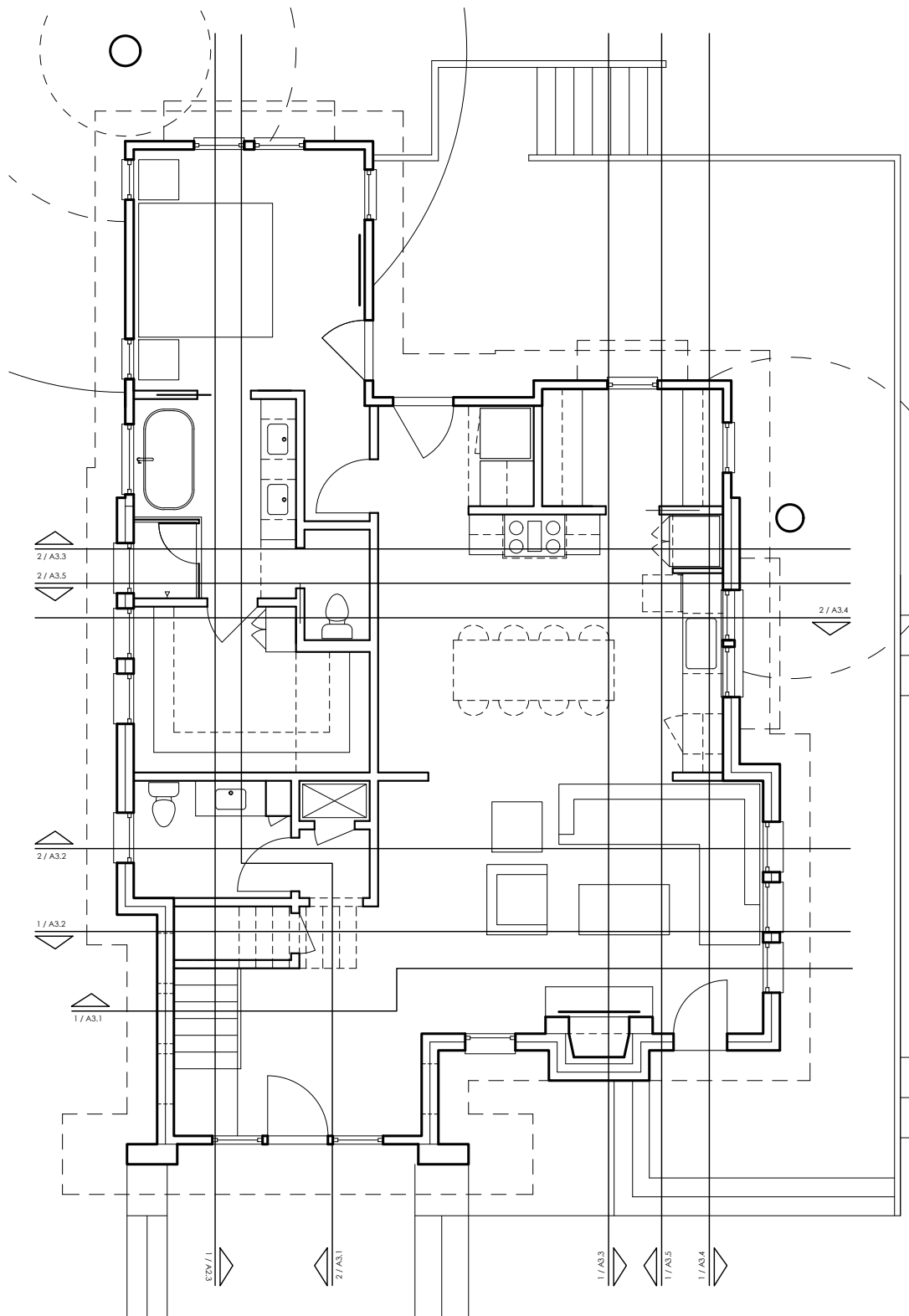
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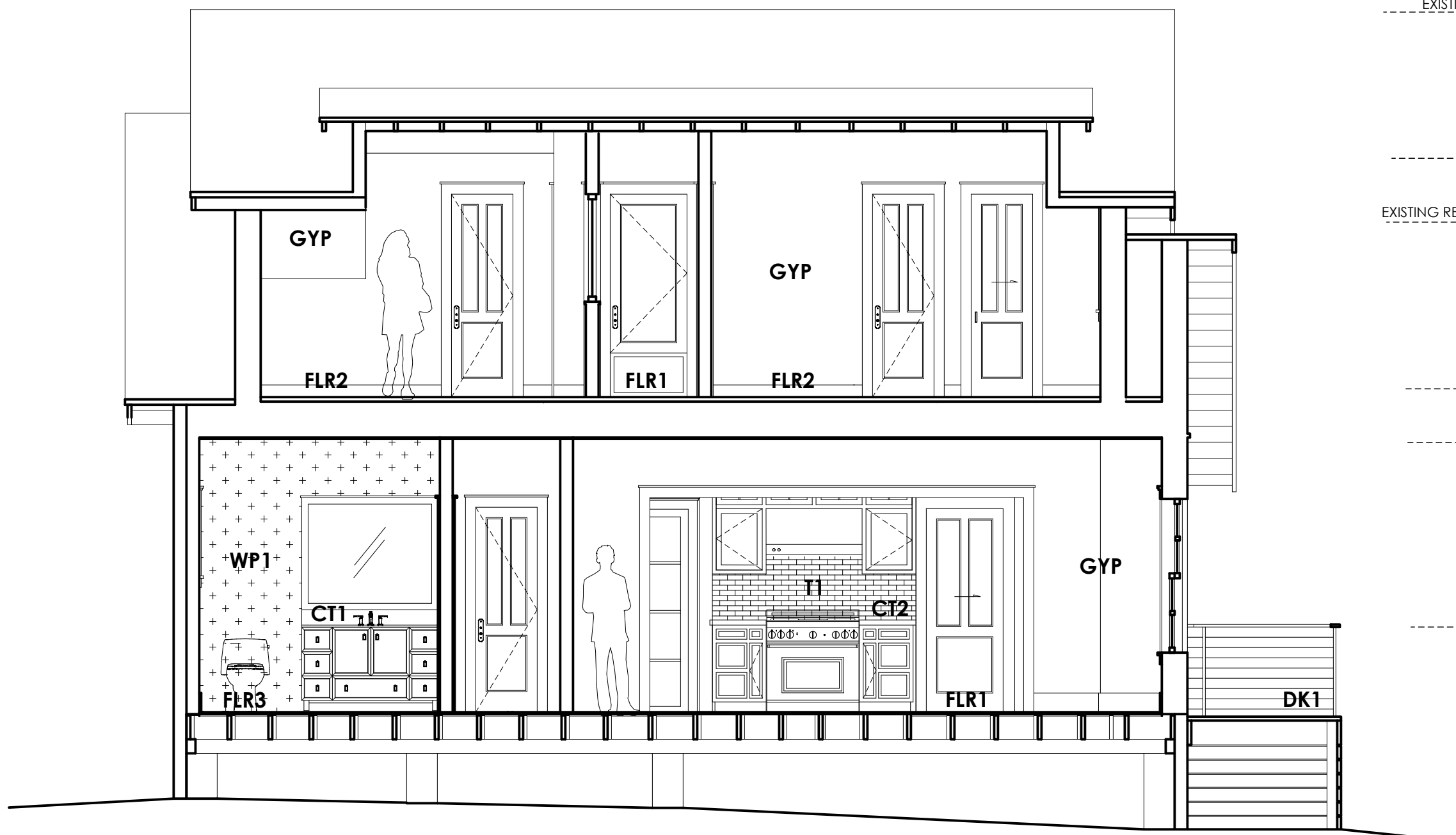
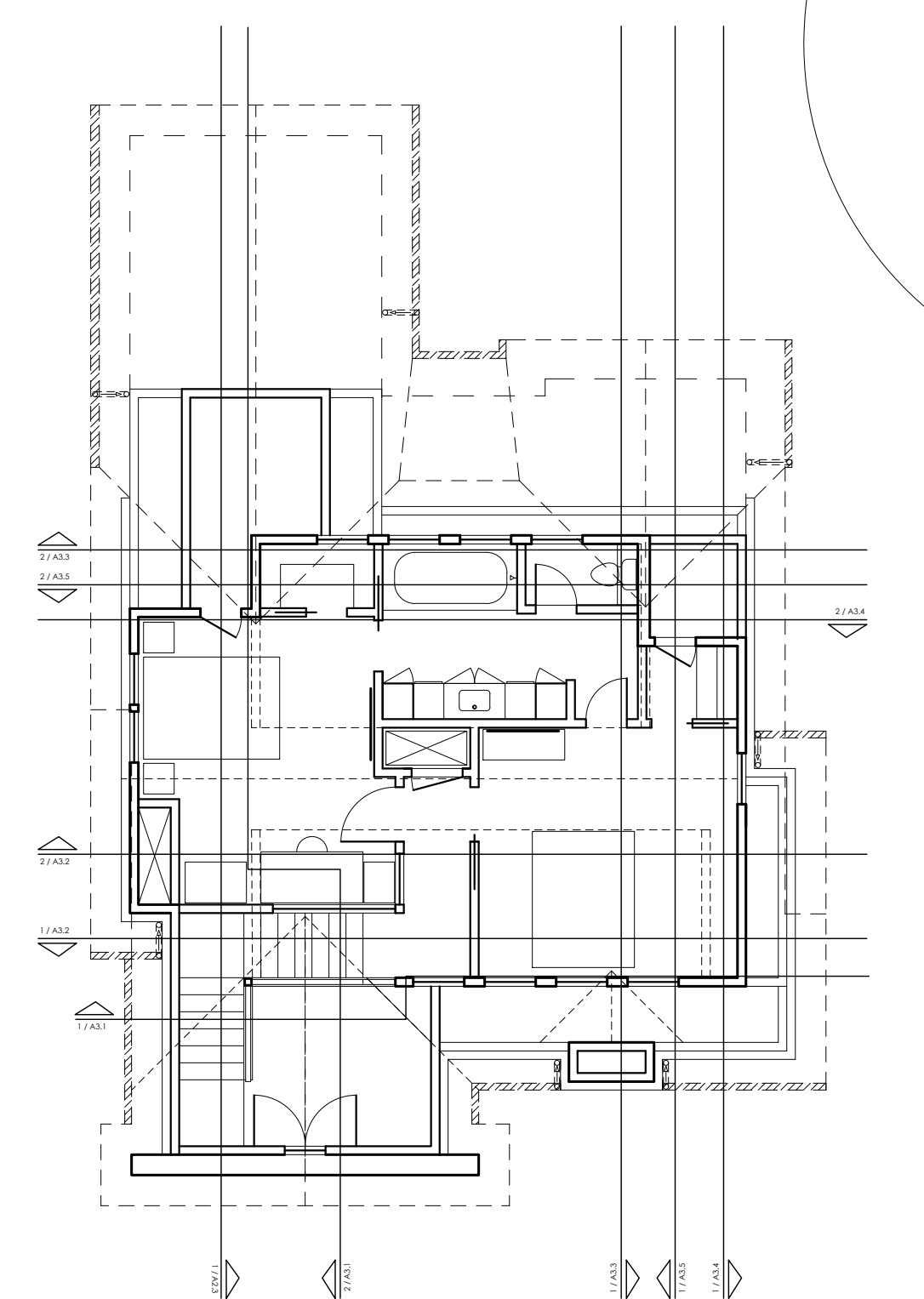
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① LIVING & FRONT ENTRY STAIRS
SCALE: 1/4" = 1'-0"



② ENTRY / POWDER / MASTER SUITE
SCALE: 1/4" = 1'-0"

MATERIAL NOTES

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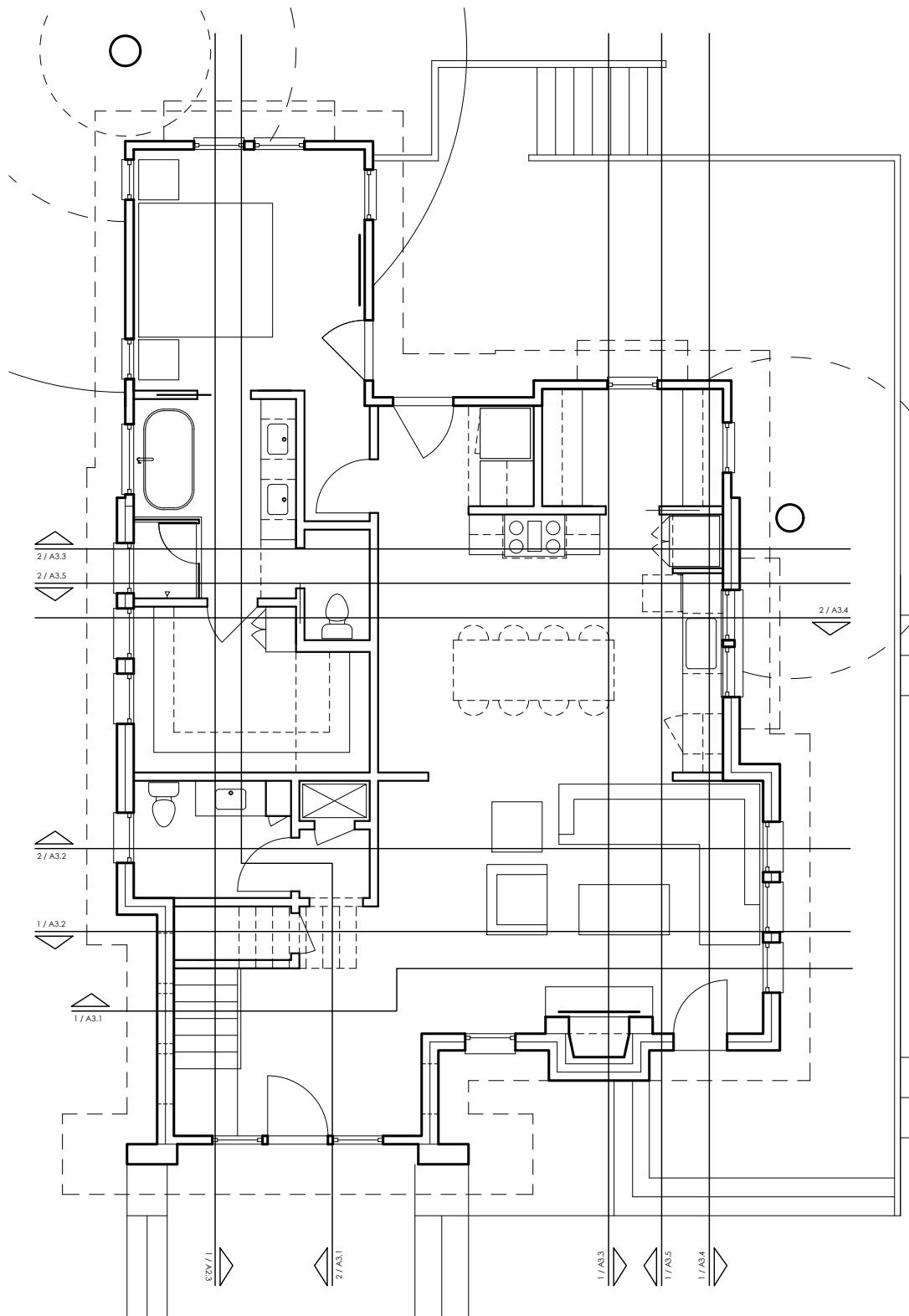
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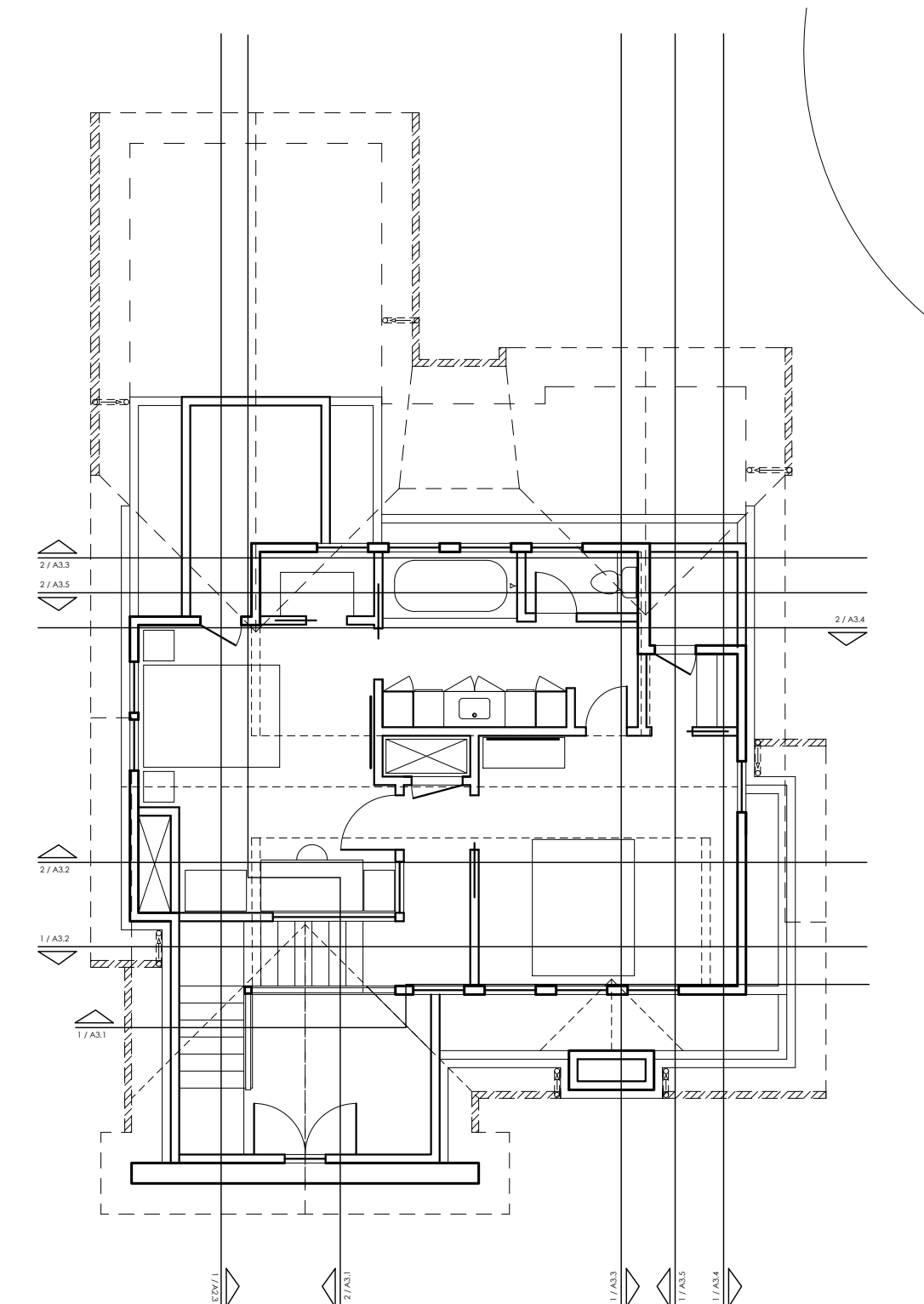
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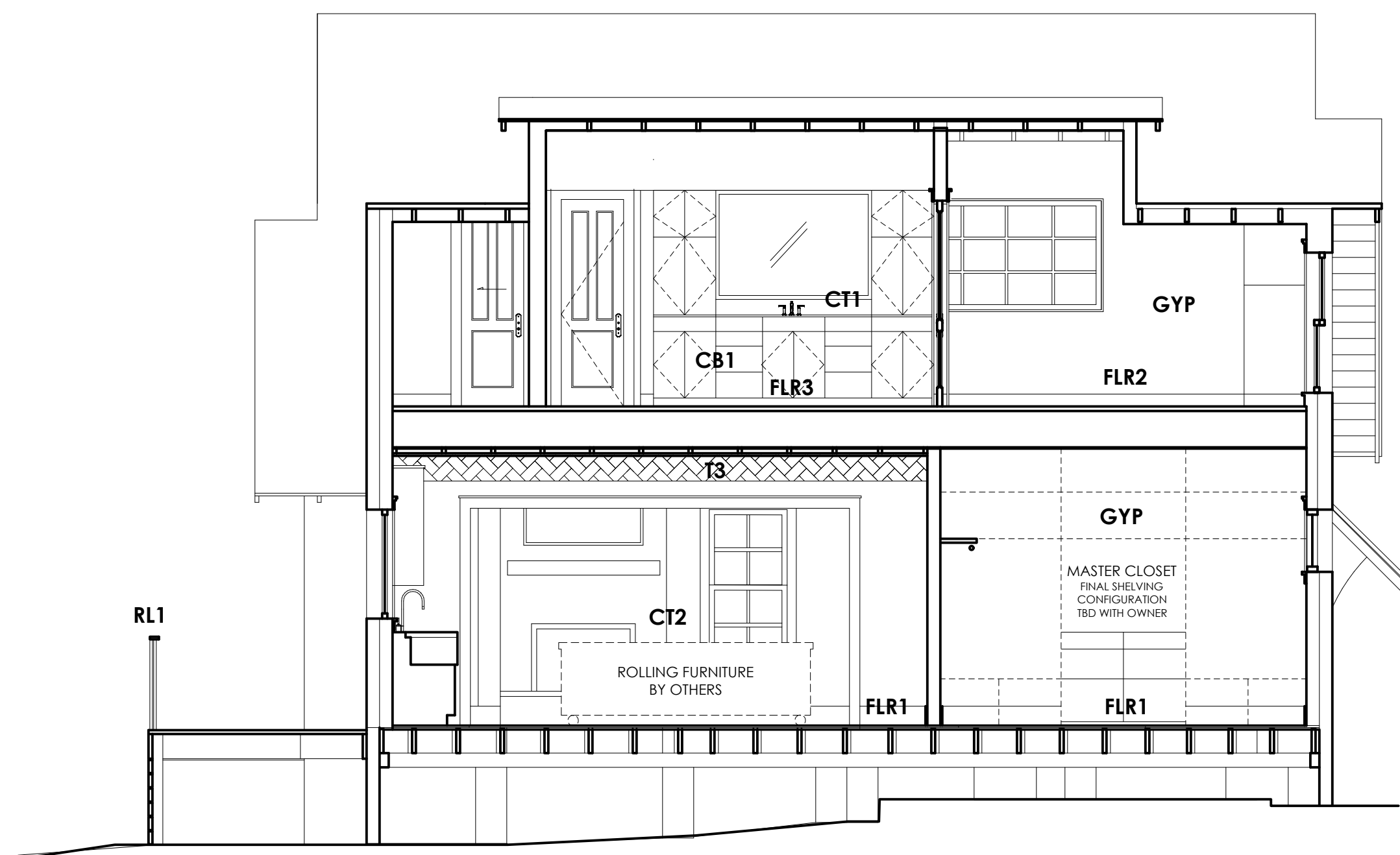
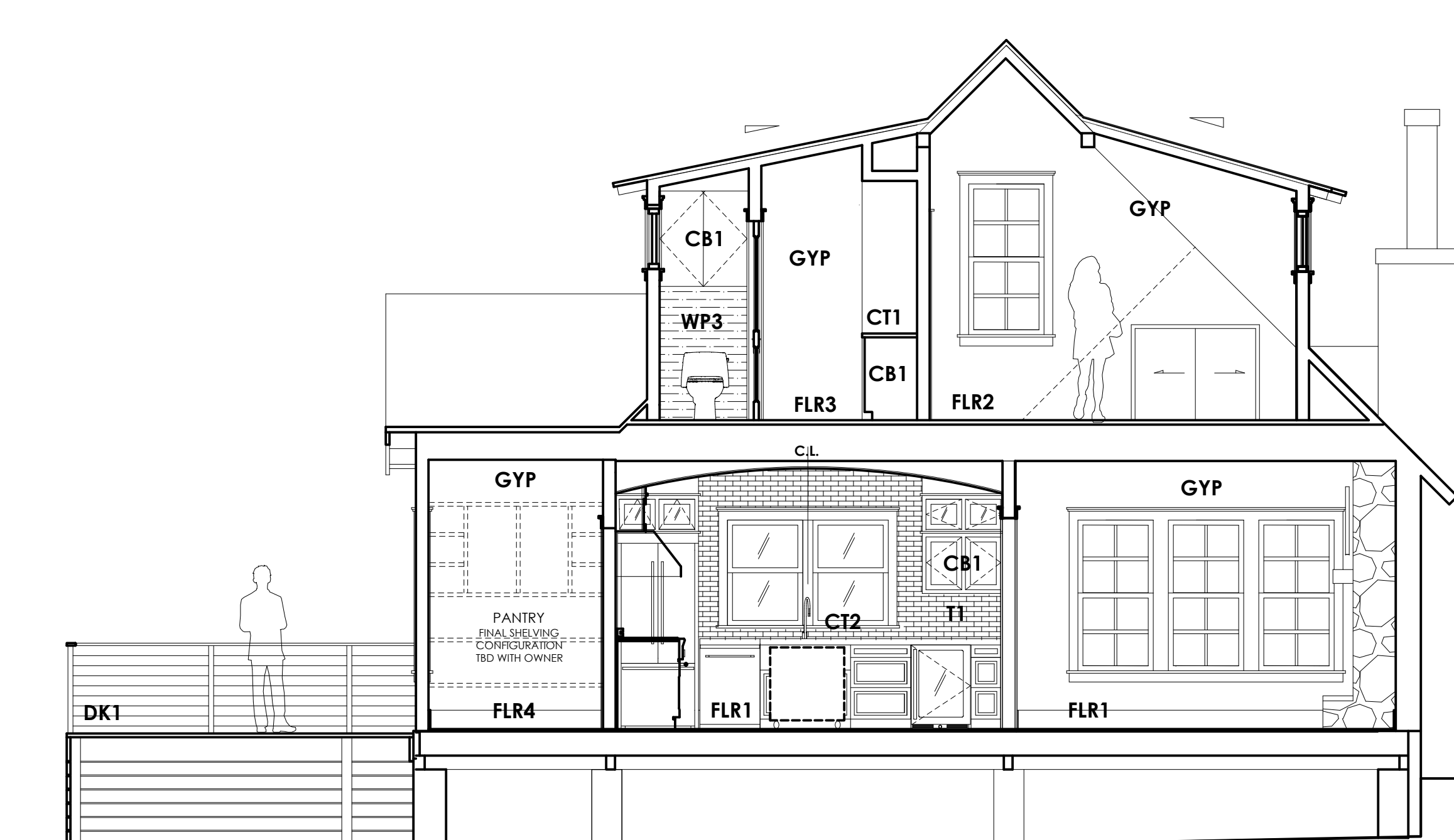
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1 PANTRY / KITCHEN / LIVING
SCALE: 1/4" = 1'-0"



2 MASTER BATH / KITCHEN / UPPER BATH
SCALE: 1/4" = 1'-0"



EXISTING ROOF RIDGE HEIGHT TO REMAIN
23'-0"

DORMER PLATE HEIGHT
18'-3"

EXISTING REAR GABLE RIDGE HEIGHT TO REMAIN
16'-0"

UPSTAIRS FINISHED FLOOR
10'-3"

EXISTING PLATE HEIGHT
9'-0"

COUNTERS / RAILING HEIGHT
3'-0"

FINISHED FLOOR
0'-0" (589.00')

EXISTING ROOF RIDGE HEIGHT TO REMAIN
23'-0"

DORMER PLATE HEIGHT
18'-3"

UPSTAIRS FINISHED FLOOR
10'-3"

EXISTING PLATE HEIGHT
9'-0"

COUNTERS / RAILING HEIGHT
3'-0"

FINISHED FLOOR
0'-0" (589.00')

MATERIAL NOTES

INTERIOR FINISHES:

BASE TRIM 1ST FLOOR:
1x8 PAINT GRADE

BASE TRIM 2ND FLOOR:
1x6 PAINT GRADE

CASE TRIM: 1x4 PAINT GRADE

CASE ACCENT:

STEPPED 1x PROFILES PAINT GRADE
(PROFILE TO BE 1x2 + 1x3 STEPPED)

SILLS: 2x PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR
WET-RATED MATERIAL

ALL TRIM (PAINTED - SEMI-GLOSS FINISH)

CABINETS/BUILT-INS:

BT1 PAINT-GRADE BUILT-INS

CB1 PAINT-GRADE SHAKER CABS
(SATIN FINISH)

COUNTERS: (SEAL AS PER MNFCTR SPECS)

CT1 QUARTZ - WHITE MARBLED

CT2 CARRERA MARBLE TOP

WALLS/CEILING:

W1 1x10 LAP & GAP AT EAVE
HORIZONTALLY RUN
(PAINT WHITE - MATTE)

W2 1x12 LAP & GAP
VERTICALLY RUN
(BATTENS OPTIONAL)
(PAINT WHITE - MATTE)

W3 1x8 LAP & GAP AT CEILING
(PAINT WHITE - MATTE)

WP1 POWDER BATH WALLPAPER

WP2 MASTER WC WALLPAPER

WP3 UPSTAIRS WC WALLPAPER

T1 3"x12" SUBWAY TILE
1/3 OFFSET AT MAIN FIELD
WHITE MATTE (NO BEVEL)

T2 MASTER BATH TILE (TBD)
- ALIGNED SET -
(NEUTRAL - SEMI/MATTE)

T3 4"x12" CEILING TILE
IRREGUALR or 1/3 OFFSET
(ANTIQUE WHITE - MATTE (NO BEVEL)

GYP LEVEL 4 DRYWALL
(PAINTED - SATIN FINISH)

PLSTR PLASTER FINISH

SH1 FRAMELESS GLASS SHOWER

FLOORS:

FLR1 REFINISH / MATCH EXISTING
WOOD FLOORS
(STAIN / SEAL)

FLR2 2ND FLR - WOOD FLOORS
(STAIN / SEAL)

FLR3 PAINTED CONCRETE TILE -
PATTERN APRVD BY OWNER -
** THOROUGHLY SEAL - MATTE **
(RUN FLUSH INTO SHOWER & TOILET,
NO THRESHOLD, SLOPE TO DRAIN)

FLR4 8" HEX TILE @LAUNDRY/PANTRY
(FINAL SELECTION APRVD BY OWNER)

INSULATION:

CLOSED CELL BLOWN IN FOAM
INSULATION AT EXTR WALLS / ROOF
R19 IN WALLS / R30+ IN ROOF

SOUND BATT INSULATION TO BE

NOTES:

GENERAL CONTRACTOR NOTES:

THE GENERAL CONTRACTOR (GC) SHALL
FULLY COMPLY WITH THE LOCAL
GOVERNING CODES, INCLUDING ALL
ADDITIONAL STATE AND LOCAL CODE
REQUIREMENTS.

THE GC SHALL ASSUME FULL RESPONSIBILITY
FOR ANY WORK KNOWINGLY PERFORMED
CONTRARY TO SUCH LAWS, ORDINANCES, &
REGULATIONS. THE GC SHALL ALSO
PERFORM COORDINATION WITH ALL UTILITIES
AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS
SHALL HAVE PRECEDENCE OVER SCALED
DIMENSIONS. THE GC SHALL FAMILIARIZE
ITSELF WITH THE CONSTRUCTION
DOCUMENTS AND NOTIFY THIS OFFICE OF
ANY DISCREPANCY THAT THEY MAY IDENTIFY
OR ANY ITEM NEEDING FURTHER ATTENTION.

DIMENSIONS SHOWN ARE TO FACE OF
FINISHED MATERIALS.

THE GC SHALL VERIFY AND BE RESPONSIBLE
FOR ALL DIMENSIONS (INCLUDING ROUGH
OPENINGS) AND CONDITIONS ON THE JOB
AND MUST NOTIFY THIS OFFICE OF ANY
VARIATIONS FROM THESE DRAWINGS.

THE GC IS RESPONSIBLE FOR THE DESIGN AND
PROPER FUNCTION OF PLUMBING, HVAC,
AND ELECTRICAL SYSTEMS. THE GC SHALL
NOTIFY THIS OFFICE WITH ANY PLAN
CHANGES REQUIRED FOR DESIGN AND
FUNCTION OF PLUMBING, HVAC, AND
ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR
CONSTRUCTION MEANS AND METHODS,
ACTS OR OMISSIONS OF THE CONTRACTOR
OR SUBCONTRACTOR, OR FAILURE OF ANY
OF THIS TO CARRY OUT WORK IN
ACCORDANCE WITH THE CDS. ANY DEFECT
OR DISCREPANCY FOUND WITH THE CDS
SHALL BE BROUGHT TO THE ATTENTION OF THIS
OFFICE BY WRITTEN NOTICE PRIOR TO
PROCEEDING WITH WORK. REASONABLE
TIME NOT ALLOWED THIS OFFICE TO
CORRECT THE DEFECT SHALL PLACE THE
BURDEN OF COST AND LIABILITY FROM SUCH
DEFECT UPON THE GC.

SAFETY GLAZING: ALL HAZARDOUS GLASS
MUST BE IN ACCORDANCE WITH 2015 IRC
SECTION R308.4. (NOTED LOCATIONS: GLASS
IN DOORS, WINDOWS 24" OR LESS FROM
DOOR JAMS, GLAZING LESS THAN 6" OF
ABOVE TUB FLOOR, AND SHOWER OR TUB
ENCLOSURES.

SMOKE DETECTOR SYSTEM: GENERAL
CONTRACTOR IS RESPONSIBLE THAT THE
DWELLING UNIT TO BE EQUIPPED WITH AN
APPROVED SMOKE DETECTOR SYSTEM AT
CORRESPONDING LOCATIONS, IN
ACCORDANCE WITH 2015 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR
SMOKE DETECTORS TO BE LOCATED AT LEAST
36" AWAY FROM HORIZONTAL PATH OF
MECHANICAL AIR FLOW.
PER NFPA 72 CHAPTER 11.

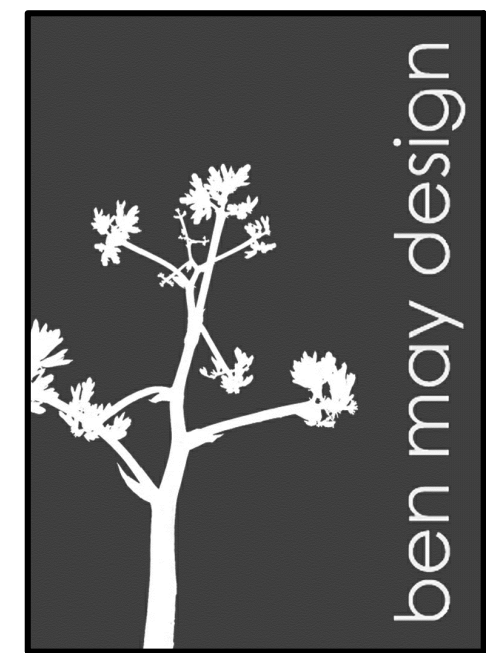
CARBON MONOXIDE ALARM: THE GENERAL
CONTRACTOR IS RESPONSIBLE THAT THE
DWELLING UNIT BE EQUIPPED WITH AN
APPROVED CARBON MONOXIDE ALARM
AT CORRESPONDING LOCATIONS, IN
ACCORDANCE WITH 2015 IRC SECTION R315.

INSTALL POLYISOCYANURATE FOAM TYPE
INSULATION - OR EQUIVALENT - AT FLOOR
AND PLATE LINES, OPENINGS IN PLATES,
CORNER STUD CAVITIES AND ANCHOR
DOOR AND WINDOW ROUGH OPENING
CAVITIES.

WATERPROOF ALL WATER/SPASH AREAS TO
A MINIMUM OF 6" ABOVE FINISHED FLOOR.

INSULATE MEP LINES FOR SOUND CONTROL.
EXHAUST ALL VENTS AND FANS DIRECTLY
OUTSIDE VIA METAL DUCTS.

ALL LANDSCAPING TO PROMOTE DRAINAGE
AWAY FROM THE STRUCTURE & FOUNDATION.
PROVIDE SILL FENCING AND/OR
MULCH SOCKS AT PERIMETER OF SITE.



RB ARCHITECT, PLLC



**hollingsworth
pack
austin**

PROJECT TEAM:

OWNERS:

NEW REMODEL
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

DATE 8 / 14 / 20
REV1 11 / 5 / 20

SCALE

SHEET NAME

A3.4

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SOUND BATT INSULATION TO BE PLACED IN ALL WALLS BETWEEN BATHROOMS/UTILITY ROOMS AND

A3.5

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