MASONRY NOTE: the National Park Service publishes Preservation Briefs that give advice for

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.

different historic building types and materials. Reference:

## 1806 TRAVIS HEIGHTS BLVD

REMODEL/ADDITION

LEGAL DESCRIPTION:

LOT 11 BLK 21 TRAVIS HEIGHTS

ZONING: SF-3-NP

PROJECT SUMMARY:

6,847 SF REMODEL AREA: 1,160 SF ADDITION AREA: NEW DECK (100%): 721 SF ZONING:

WATERSHED: BLUNN CREEK

**BUILDING AREA** 

FLOODPLAIN:

BLDG COVERAGE: 1,160 SF NEW BLDG CVRG: 1,278 SF **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** 

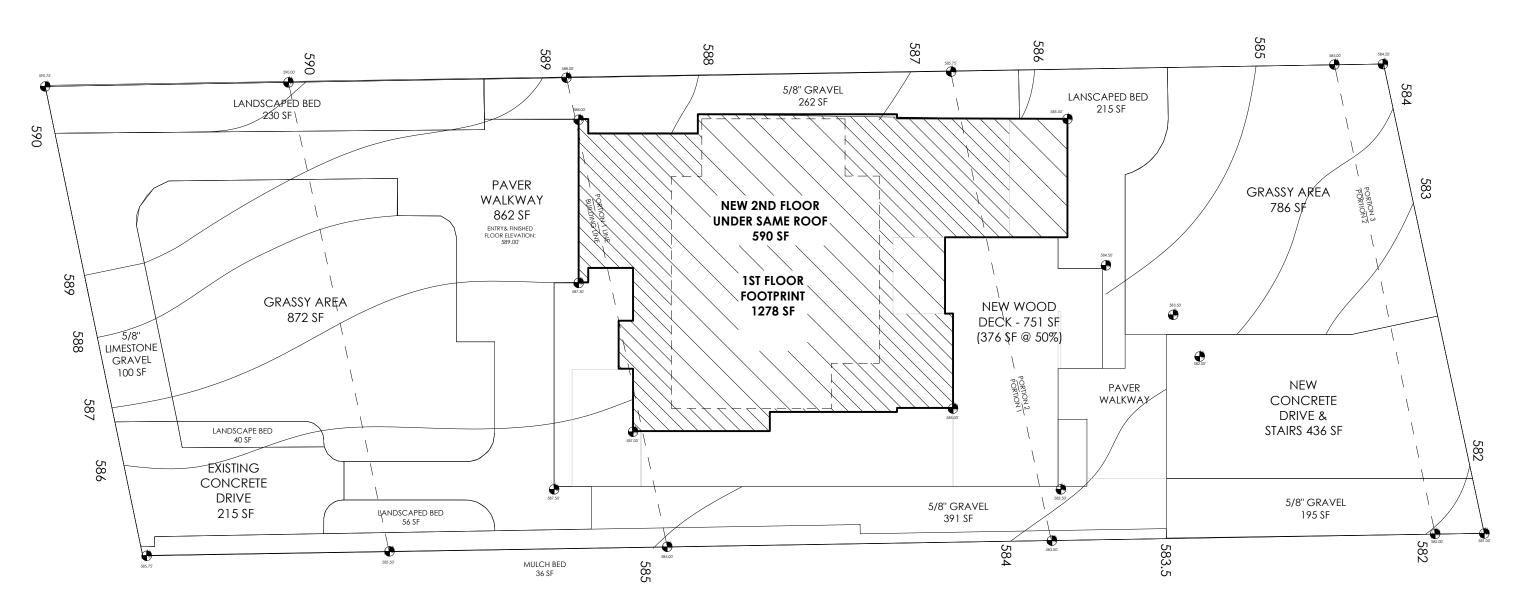
**ALLOWABLE I.C:** 3,081 SF EXISTING I.C. 2,502 SF 36.54%

PROPOSED I.C. 2,601 SF 37.98 %

EXISTNG FOOTRPINT: 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:

NEW IMPERVOUS: 2,601 SF





SITE SUMMARY

SCALE: 1" = 10'-0"

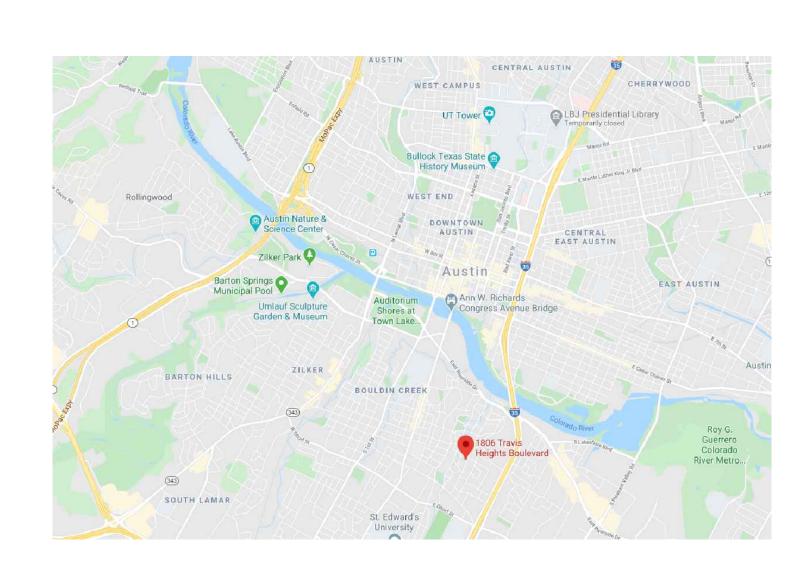
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LOCATION MAP

SCALE: N/A

SHEET INDEX:

A.1.0

A1.1

A1.2

A1.3

A1.4

A1.5

A1.6

A1.7

00 LOCATION/SUMMARY RENDERINGS

SP1 EXIST/NEW SITEPLAN SP2 SITE AREA TOTALS SP3 FRONT YARD TOTALS

> DEMO PLAN FLOOR PLANS **ROOF PLAN** FLOORING CEILING MTRLS LIGHTING POWER HVAC WINDOWS

A1.8 A1.9 DOORS A2.1 EXTERIOR ELEVS A2.2 EXTERIOR ELEVS A3.1 INTERIOR ELEVS A3.2 INTERIOR ELEVS A3.3 INTERIOR ELEVS A3.4 INTERIOR ELEVS A3.4 INTERIOR ELEVS A4,1 DETAILS

SO.0 STRUCTURAL NOTES \$1.0 FOUNDATION S1.1 2ND/ROOF FRAMING DORMER FRAMING FRAMING DETAILS ROOF DETAILS TRUSS DETAILS \$3.0 \$4.0 \$5.0 BRACING/DECKING S5.1 HEADER/STUD DTILS

### **GENERAL**

THE GENERAL CONTRACTOR (GC) SHALL GOVERNING CODES, INCLUDING ALL ADDITIONAL STATE AND LOCAL CODE

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 THEMSELF WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF OR ANY ITEM NEEDING FURTHER ATTENTION. DIMENSIONS SHOWN ARE TO FACE OF FINISHED MATERIALS.

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

SMOKE DETECTOR SYSTEM: GENERAL

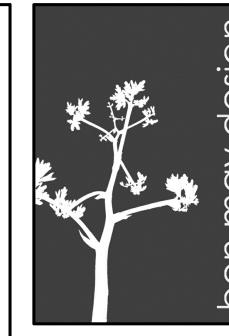
GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW.

CARBON MONOXIDE ALARM: THE GENERAL CONTRACTOR IS RESPONSIBLE THAT THE DWELLING UNIT BE EQUIPPED WITH AN APPROVED CARBON MONOXIDE ALARM

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

A MINIMUM OF 60" ABOVE FINISHED FLOOR. INSULATE MEP LINES FOR SOUND CONTROL.

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

**CONTRACTOR NOTES:** 

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ACCORDANCE WITH 2015 IRC SECTION R315.

WATERPROOF ALL WATER/SPLASH AREAS TO

EXHAUST ALL VENTS AND FANS DIRECTLY

8 / 14 / 20

11 / 5 / 20

**NEW REMODEL** 

AUSTIN, TX 78704

1806 TRAVIS HEIGHTS BLVD



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### 1806 TRAVIS HEIGHTS BLVD

REMODEL/ADDITION

#### LEGAL DESCRIPTION:

LOT 11 BLK 21 TRAVIS HEIGHTS

ZONING: SF-3-NP

#### PROJECT SUMMARY:

TOTAL SITE:	6,847
	•

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

ZONING: WATERSHED: BLUNN CREEK FLOODPLAIN:

#### **BUILDING AREA**

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

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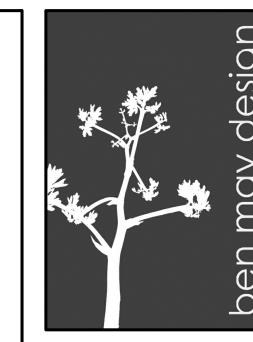
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RB ARCHITECT, PLLC



hollingsworth pack austin

#### PROJECT TEAM:

\$5.1 HEADER/STUD DTILS

# **CONTRACTOR NOTES:**

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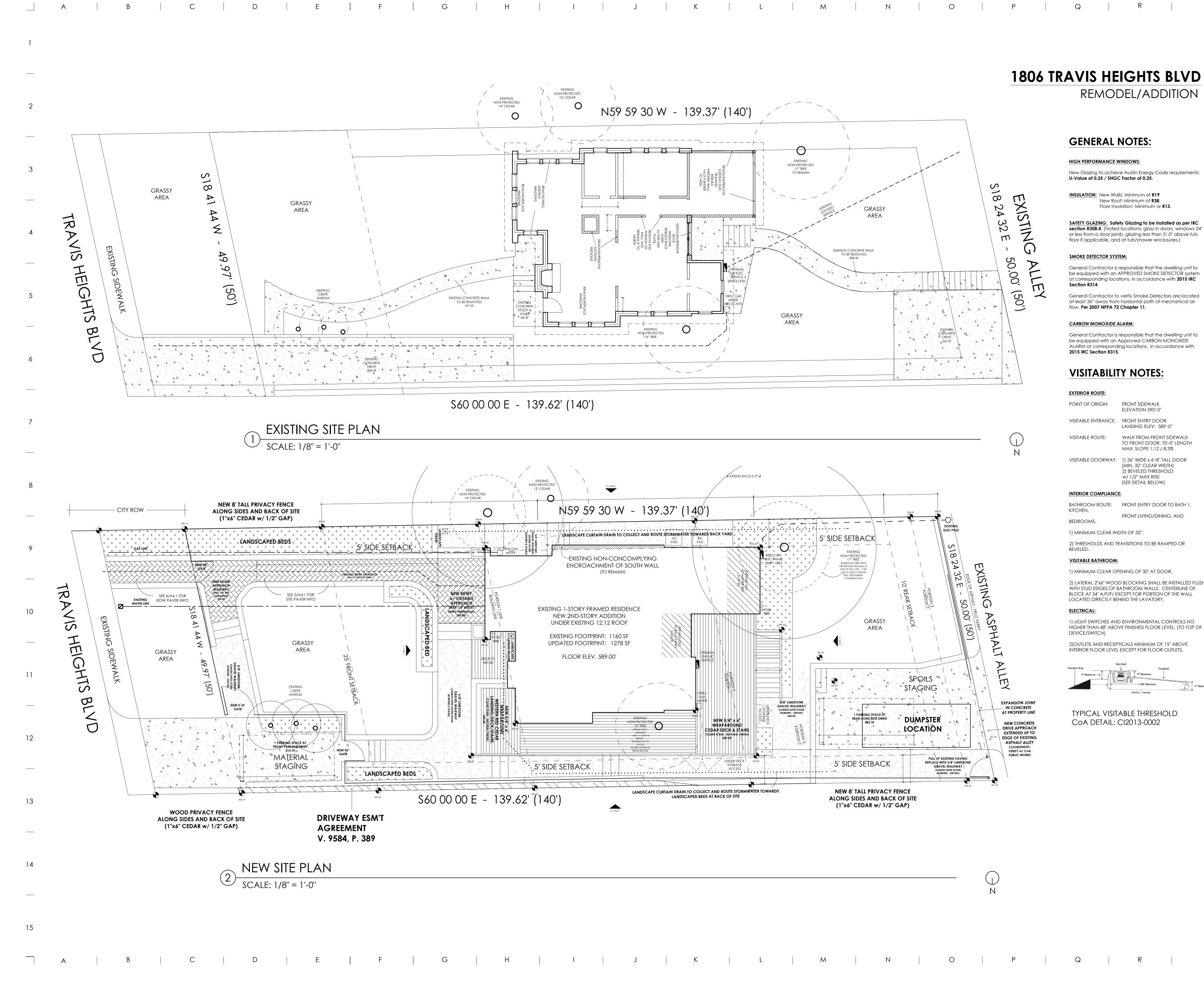
**NEW REMODEL** 

AUSTIN, TX 78704

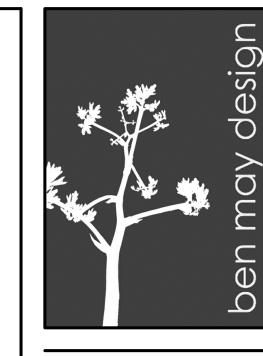
1806 TRAVIS HEIGHTS BLVD

© BEN MAY DESIGN 2020

8 / 14 / 20



NOTES:



RB ARCHITECT, PLLC



hollingsworth pack austin

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1806 TRAVIS HEIGHTS BLVD

AUSTIN, TX 78704

DATE 8 / 14 / 20

REV1 11 / 5 / 20

SCALE

SHEET NAME

SP1
© BEN MAY DESIGN 2020

#### 1806 TRAVIS HEIGHTS BLVD REMODEL/ADDITION N59 59 30 W - 139.37' (140') - CITY ROW +LANSCAPED\_BED+ SET LIMESTONE 5/8" LIMESTONE GRAVEL AC PADS +215\_SF\_+ STEPS GRASS/PLANTERS+ 5' \$IDE SETBACK 8 SF + **\_ 225**+ **SF**+ \_ + + <sup>†</sup>5'<sup>†</sup>SIDE<sup>†</sup>SETBAGK+ SET LIMESTONE SEE 6/A4.1 FOR ROW PAVER INFO STEPS/PLANTERS 44.SF 石 **NEW 2ND FLOOR** PAVERS UNDER SAME ROOF AVIS HEIGHTS +CUT LIMESTONE" GRASSY AREA 590 SF EDGE PAVERS. \* †135 SF TOTAL 1ST FLOOR LIMESTONE GRASS/TURF/ (BACK & SIDE) +PLANTED AREA 578 SF @ 50% 1278 SF 5/8" LIMESTONE GRAVEL WALK DRYSTACKED/SET CUT LIMESTONE 75 SF TOTAL BLV 5/8" LIMESTONE GRAVEL NEW CONCRETE (BACK & SIDE) DRIVE & STAIRS PLANTER 5/8" LIMESTONE 16 SF GRAVEL WALK EXISTING 238 SF 5/8" GRAVEL 5' SIDE SETBACK CONC. DRIVE 195∖SF 200 SF ▷ △ GRASS/ S60 00 00 E \- 139.62' (140') SET LIMESTONE DRIVEWAY ESM'T 38 SF LIMESTONE 12 SF STEPS **AGREEMENT** CONC. WALL 18 SF V. 9584, P. 389 NEW SITE PLAN - PERVIOUS / IMPERVIOUS COVER

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

**NOTES:** 

**PROJECT SUMMARY:** 

NEW DECK (100%): 721 SF

WATERSHED: BLUNN CREEK

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

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SF-3-NP

18.67%

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NO

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ZONING:

FLOODPLAIN:

**BUILDING AREA** 

**EXISTING FAR:** 

EXISTING % FAR:

IMPERVIOUS COVER

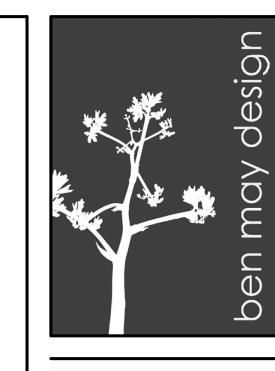
EXISTING I.C.

PROPOSED I.C.

2 AC PADS:

REMODEL AREA:

ADDITION AREA:



RB ARCHITECT, PLLC



hollingsworth pack austin

PROJECT TEAM:

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SHEET NAME

**NEW REMODEL** 

**AUSTIN, TX 78704** 

1806 TRAVIS HEIGHTS BLVD

8 / 14 / 20

SET **LIMESTONE LIMESTONE** FRONT DECK/ STEPS/PLANTERS **STEPS** LANDING 44 SF 18 SF 176 SF @ 50% 88 SF 1806 TRAVIS HEIGHTS BLVD REMODEL/ADDITION 5/8" LIMESTONE PAVERS **GRAVEL WALK** 5/8" LIMESTONE 345 SF 38 SF FRONT YARD SUMMARY: **GRAVEL WALK** 238 SF TOTAL FRONT YARD: 2,626 SF 40% ALLOWABLE GRASS/TURF IMPERVIOUS COVER: 1,050 SF 38 SF PERVIOUS COVER: SET GRASS/TURF AREA: 1,126 SF LIMESTONE 345 SF STONE PAVERS: **STEPS** 218 SF LIMESTONE EDGE: 12 SF **GRAVEL WALKS:** 369 SF 2,146 SF TOTAL PERVIOUS: IMPERVIOUS COVER: EXISTING DRIVE: 200 SF GRASS/TURF EXISTING 225-SF+ EXIST. CONC. WALL: 100 SF CONC. WALL 100 SF SET LIMESTONE STEPS: 92 SF + + + + + + FRONT DECK: @ 50% 88 SF + + **TOTAL IMPERVIOUS:** 480 SF **EXISTING** CONC. TOTAL I.C.% 18% **DRIVE** 200 SF + + + 1 A A + + + 5/8" LIMESTONE **GRAVEL WALK** 93 SF SET **LIMESTONE STEPS** 18 SF FRONT YARD LAYOUT SCALE: 1/4" = 1'-0"

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NOTES:



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PROJECT TEAM:

OWNERS

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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. NEW REMODEL

1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

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

SCALE

SHEET NAME

SP3

DEMOLISH/REMOVE EXISTING STUD FRAMING REBUILD WESTERN WALL +6'-0" FURTHER TO WEST DEMOLISH/REMOVE BACK **WINDOWS** REBUILD BACK AS PER NEW PLANS \*\* SAVE ALL USABLE MATERIAL - INCLUDING CABINETS, DOORS, REMOVE THIS FRAMING, WINDOWS, COUNTERS, FIXTURES, AND EQUIPMENT. PORTION OF WALL AND REBUILD 3" TO \*\* ALLOW OWNER OPPORTUNITY TO ASSESS DEMO/REMOVED NORTH MATERIAL PRIOR TO THROWING AWAY OR DISPOSING OF. 2'-6"-\*\* VERIFY ALL GAS LOCATIONS PRIOR TO DEMO \*\* PROVIDE TEMPORARY BRACING AS NEEDED (RE: STRUCTURAL) DEMOLISH/REMOVE \*\* STACK MATERIAL NEATLY IN AN ORGANIZED MANNER. HATCHED REGIONS \*\* CLEAN UP / STRAIGHTEN SITE AT END OF EACH WORK DAY. REMOVE/REPLACE WINDOWS REMOVE/INFILL EXISTING **WINDOWS** REMOVE/REPLACE WINDOWS 1ST FLOOR PLAN :: EXISTING / DEMO

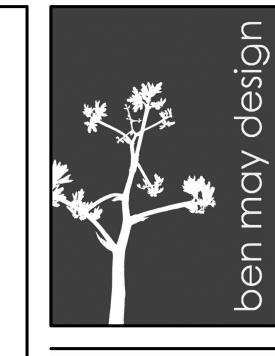
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NOTES:



RB ARCHITECT, PLLC



hollingsworth pack austin

#### **PROJECT TEAM:**

OWNERS:

### 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.

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DIMENSIONS SHOWN ARE TO FACE OF

FINISHED MATERIALS.

THE GC SHALL VERIFY AND IS 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

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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 JAMB, GLAZING LESS THAN 5'-0" ABOVE TUB FLOOR, AND SHOWER OR TUB ENCLOSURES.

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INSTALL POLYISOCYANURATE FOAM TYPE

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PER NFPA 72 CHAPTER 11.

WATERPROOF ALL WATER/SPLASH AREAS TO A MINIMUM OF 60" ABOVE FINISHED FLOOR.

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1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

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

SHEET NAME

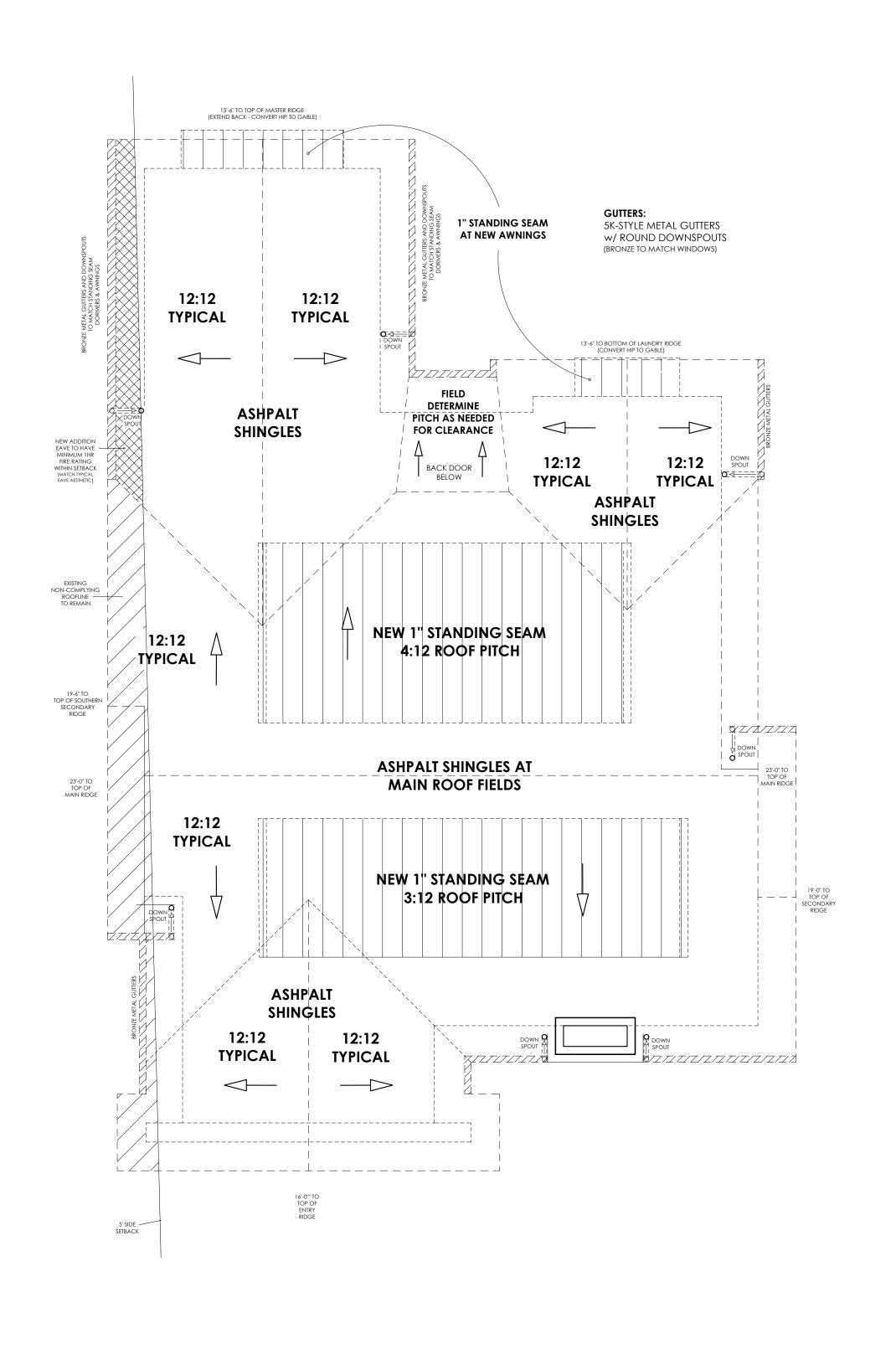


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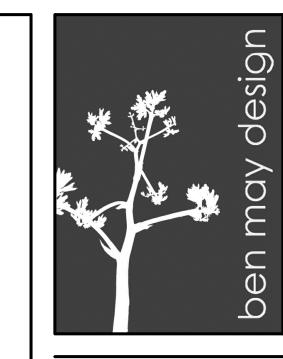
ROOF PLAN

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

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



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hollingsworth pack austin

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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.

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DATE 8 / 14 / 20

REV1 11 / 5 / 20

SCALE

SHEET NAME

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WOOD FLOORING (DIRECTION INDICATED) \_ - <del>/</del> - - - - - - <del>/</del> - - - ¬ r----BEDROOM CARPET MASTER/GUEST BATH TILE **PANTRY/LAUNDRY TILE** NEW WOOD FLOOR\$ TO MATCH \_\_\_\_\_\_ 100000 LAUNDRY CONCRETETTLE 1-1"|PLY |c≥===K DECKING \_ \_ \_ \_ \_ \_ \_ \_ \_ \_ (3/4" MIN) TO COURSE OUT
WITH TILE FLOOR
(or CENTER WITHIN TILE) 1-\frac{1}{8}" PLY
DECKING (3/4" MIN) **UPSTAIRS BATH** 1-<sup>1</sup>/<sub>8</sub>" PLY DECKING NEW WOOD FLOORS TO MATCH (3/4" MIN) -**REFINISH EXISTING** POWDER TILE BED 2 Z/Z/Z/Z/Z DECKING (3/4" MIN) OPEN TO L - - - -

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2ND FLOOR MATERIALS

594 SF

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

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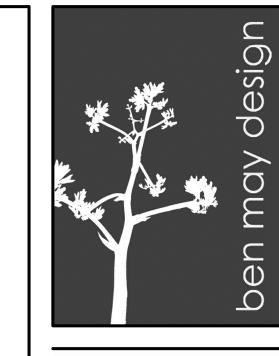
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1ST FLOOR MATERIALS

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

NOTES:



RB ARCHITECT, PLLC



hollingsworth pack austin

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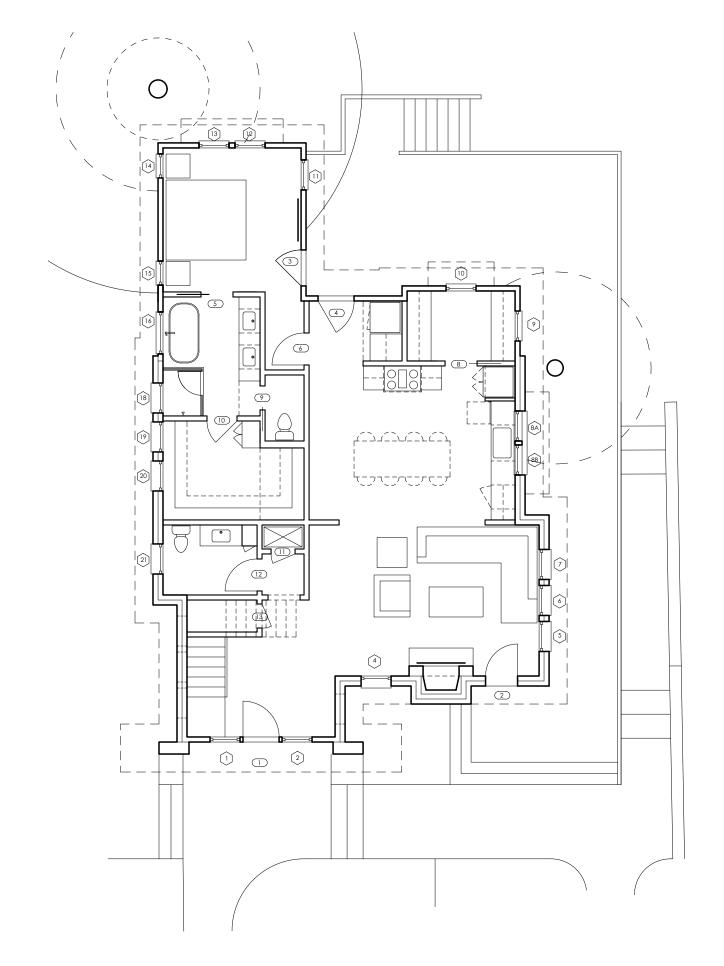
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1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

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REV1	11/5/2
SCALE	

SHEET NAME

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## 1ST FLOOR LOCATIONS

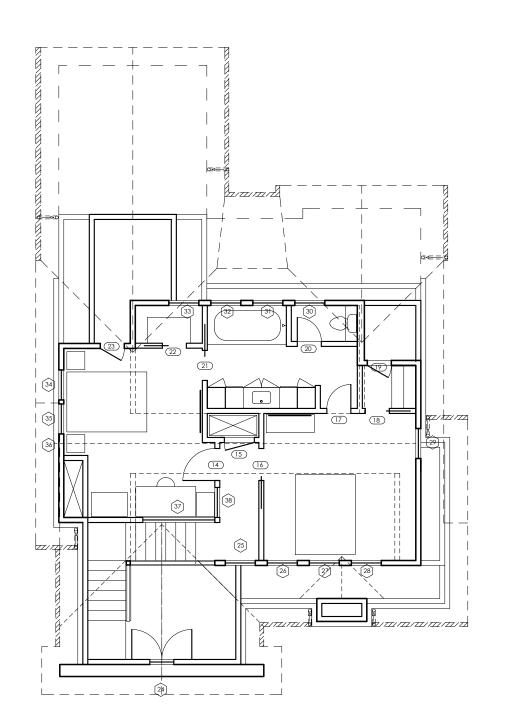
SCALE: 1/16" = 1'-0"

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Mark	Туре	Location	Width	Height	Sill Height	Tempered	SHGC	U-Value	Comments
	, , , , , , , , , , , , , , , , , , ,					•			I
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.	Х	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.	Х	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.	Х	0.25	0.35	
8B	DOUBLE-HUNG	KITCHEN	2' - 6''	3' - 0"	3' - 6" A.F.F.	Х	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.	Х	0.25	0.35	FLUTED or ETCHED GLASS
20	FIXED	MASTER CLOSET	2' - 6"	2' - 6"	4' - 6" A.F.F.	Х	0.25	0.35	FLUTED or ETCHED GLASS
21	AWNING	BATHROOM	2' - 6"	2' - 6"	4' - 6" A.F.F.	Х	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.	Х	0.25	0.35	
26	AWNING	BEDROOM 2	2' - 6"	2' - 0''	5' - 6" A.F.F.	Х	0.25	0.35	
27	AWNING	BEDROOM 2	2' - 6"	2' - 0''	5' - 6" A.F.F.	Х	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.	Х	0.25	0.35	
32	FIXED	UPPER BATH	2' - 6"	2' - 0''	5' - 6" A.F.F.	Х	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" ह	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 DESIR
38	FIXED	BEDROOM 1	2' - 6"	3' - 6"	3' - 2" A.F.F.	X	0.25	0.35	CAN BE SINGLE-PANE IF DESIR

\*\* TEMPER ALL UNITS AS PER IRC 2015 \*\*

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- \*\* 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)

#### 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

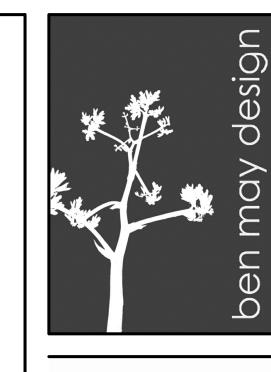
INTERIOR TRIM: SEE MATERIAL NOTES - VERIFY W OWNER

HARDWARE: MATTE BLACK

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.)

<u>SECOND FLOOR WINDOWS:</u> 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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hollingsworth pack austin

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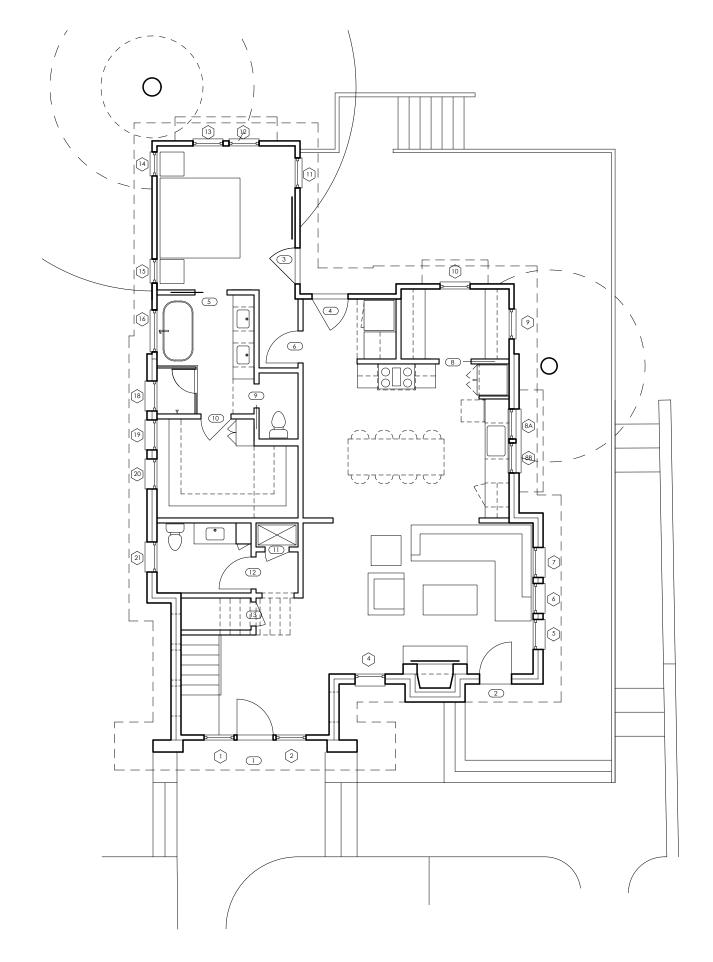
AUSTIN, TX 78704

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SHEET NAME

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### 1ST FLOOR LOCATIONS

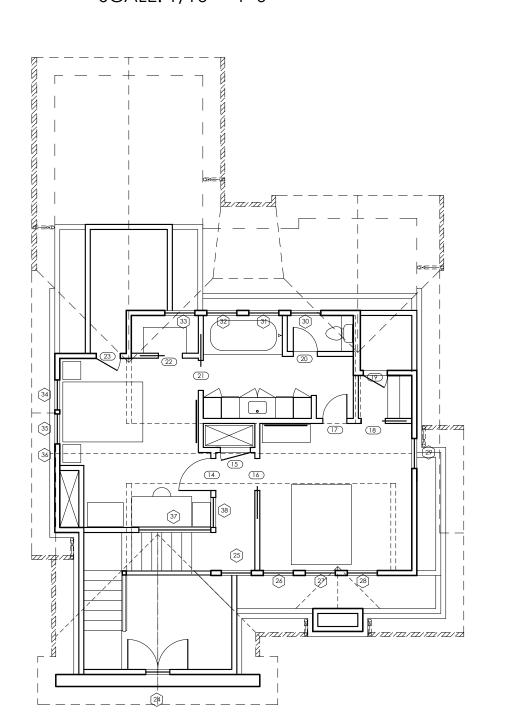
SCALE: 1/16" = 1'-0"

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2ND FLOOR LOCATIONS

SCALE: 1/16" = 1'-0"

DOOR	SCHEDULE						
Mark	Туре	Location	Width	Height	Description	SC / HC	Comments

1	RIOR WOOD w GLASS LITE	MAIN ENTRY at STAIRS	3' - 0"	6' - 8''	SEE ELEVATIONS	TEMPERED	
1							
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	
INTE	RIOR						
5	3-Panel Intr 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 Intr Pocket	PANTRY	2' - 8''	6' - 8"		SC	
9	3-Panel Intr 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 Intr Pocket	BEDROOM 2	2' - 6"	6' - 8''		SC	
17	3-Panel Interior	BEDROOM 2 INTO BATH	2' - 0''	6' - 8''		SC	
18	3-Panel Intr Pocket	BEDROOM 2 CLOSET	2' - 0''	<b>б'</b> - 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 Intr 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 \*\*

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

- \*\* 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)

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.)

**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.

ALTERNATE: SIERRA PACIFIC DOORS

ALUMINUM CLAD WOOD - ASPEN INSWING

**SCREENS:** BETTERVUE FLEXSCREEN

**DIVIDED LITES:** 5/8" PUTTY

HARDWARE: MATTE BLACK

COLOR STAY COLLECTION

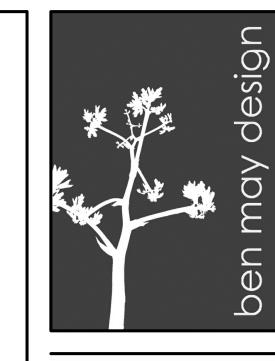
**EXTERIOR:** BATTLESHIP GRAY or BRONZE - VERIFY w OWNER

**EXTERIOR TRIM:** SEE MATERIAL NOTES - VERIFY w OWNER

INTERIOR FINISH: PAINTED INTERIOR - ULTRA-COAT WHITE

INTERIOR TRIM: SEE MATERIAL NOTES - VERIFY W OWNER

NOTES:



RB ARCHITECT, PLLC



hollingsworth pack austin

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OWNERS:

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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

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INSULATE MEP LINES FOR SOUND CONTROL.

OUTSIDE VIA METAL DUCTS.

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NEW REMODEL

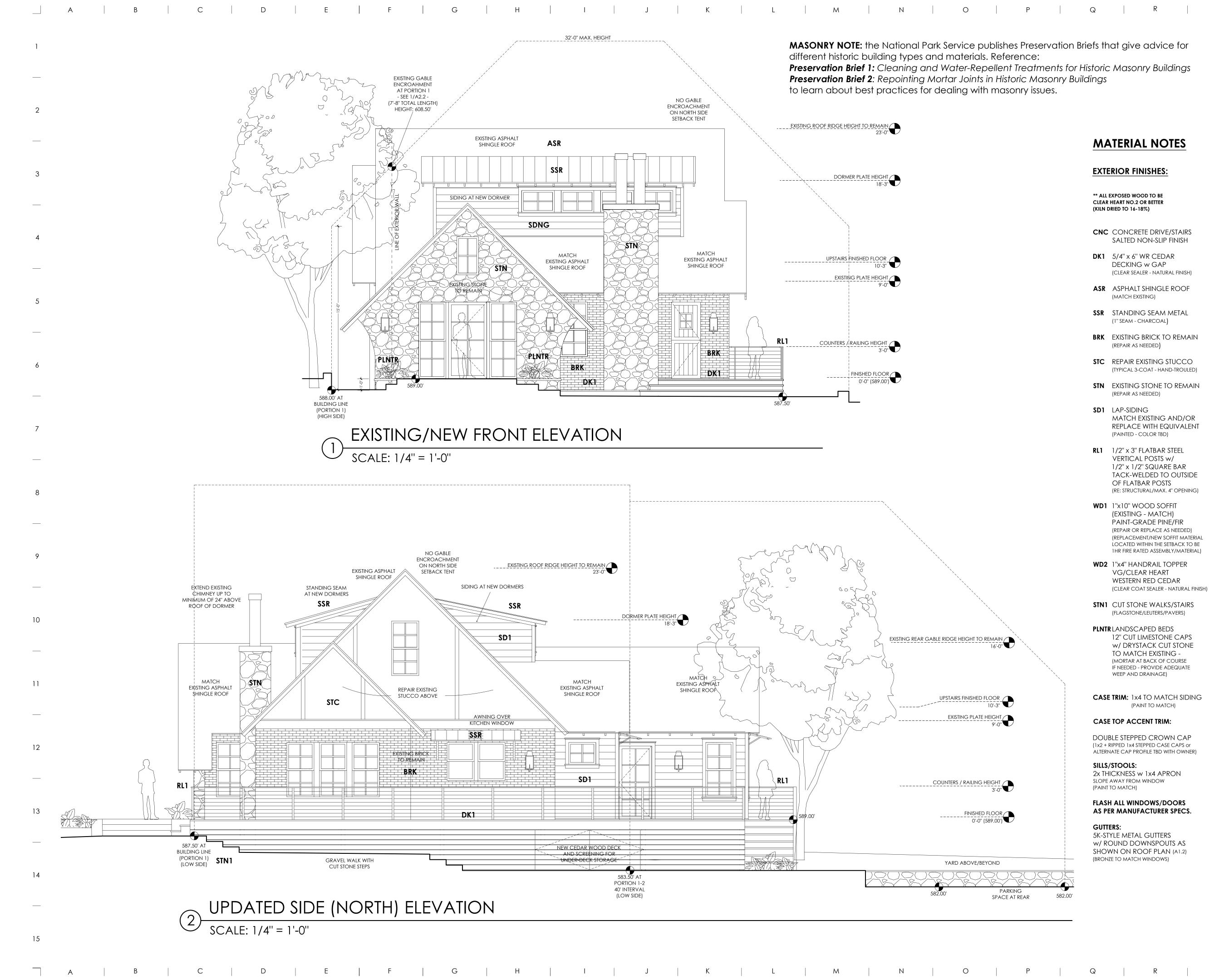
1806 TRAVIS HEIGHTS BLVD
AUSTIN, TX 78704

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

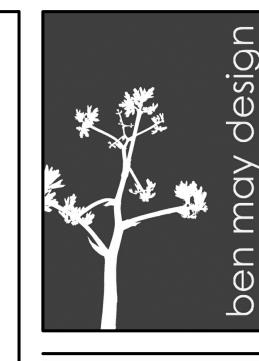
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DATE 8 / 14 / 20
REV1 11 / 5 / 20

SCALE

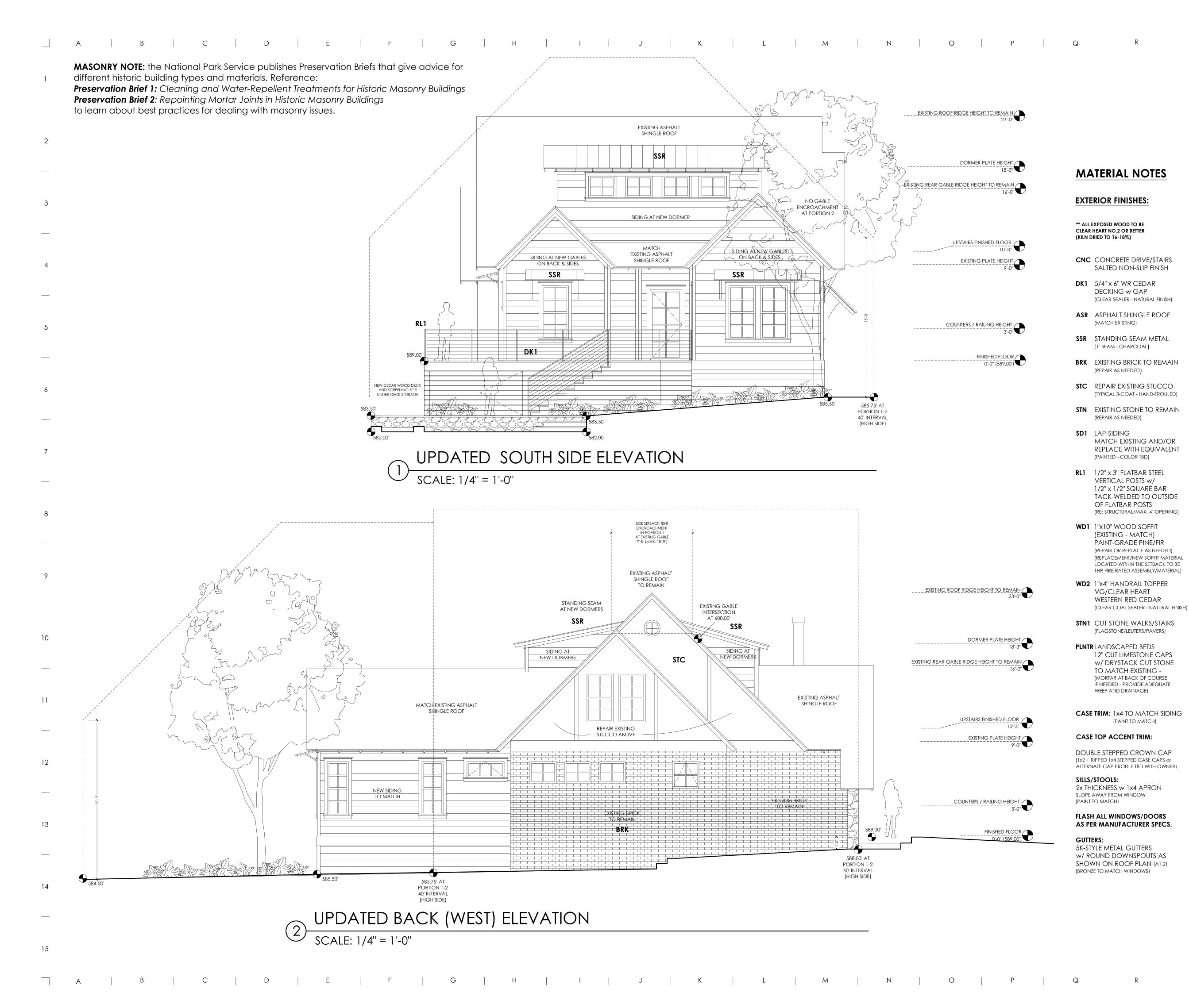
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AUSTIN, TX 78704

1806 TRAVIS HEIGHTS BLVD

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#### NOTES:



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NEW REMODEL 1806 TRAVIS HEIGHTS BLVD AUSTIN, TX 78704

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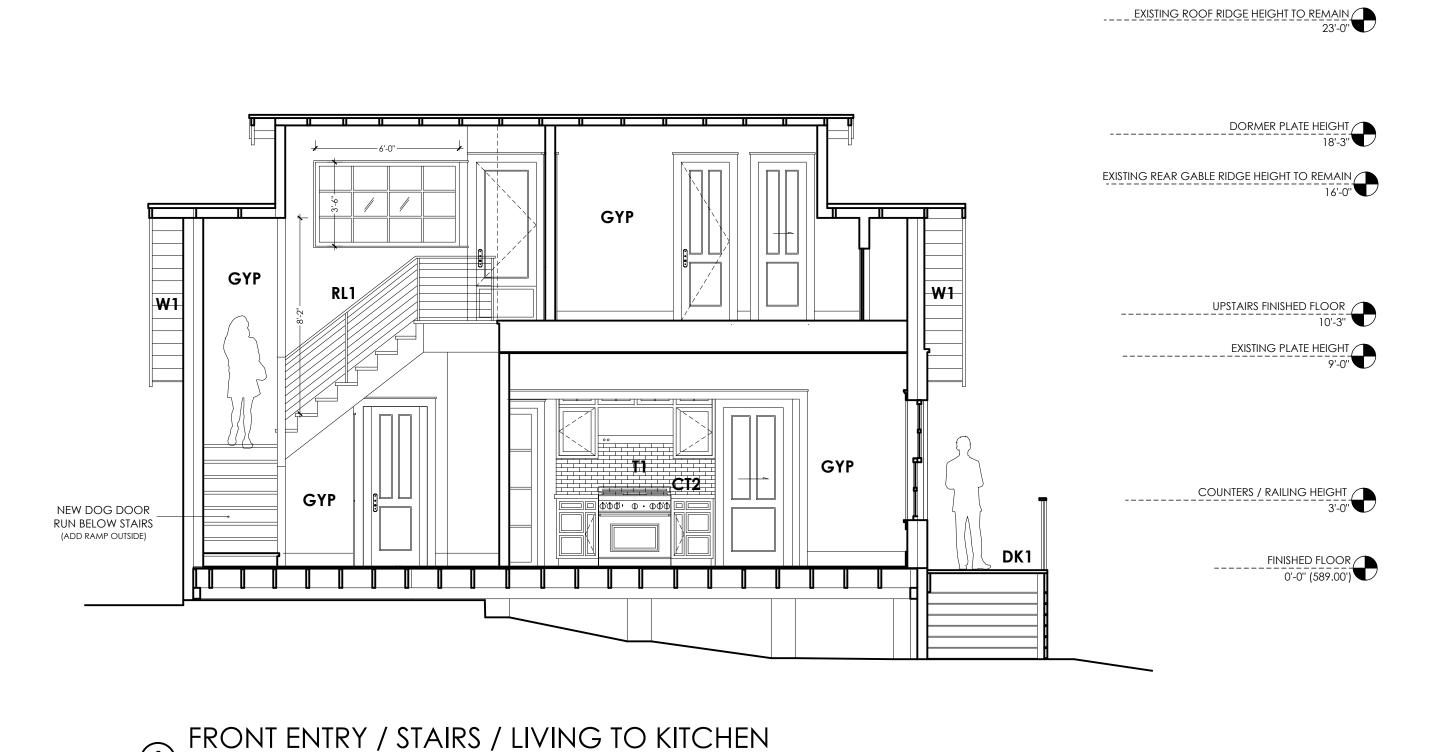
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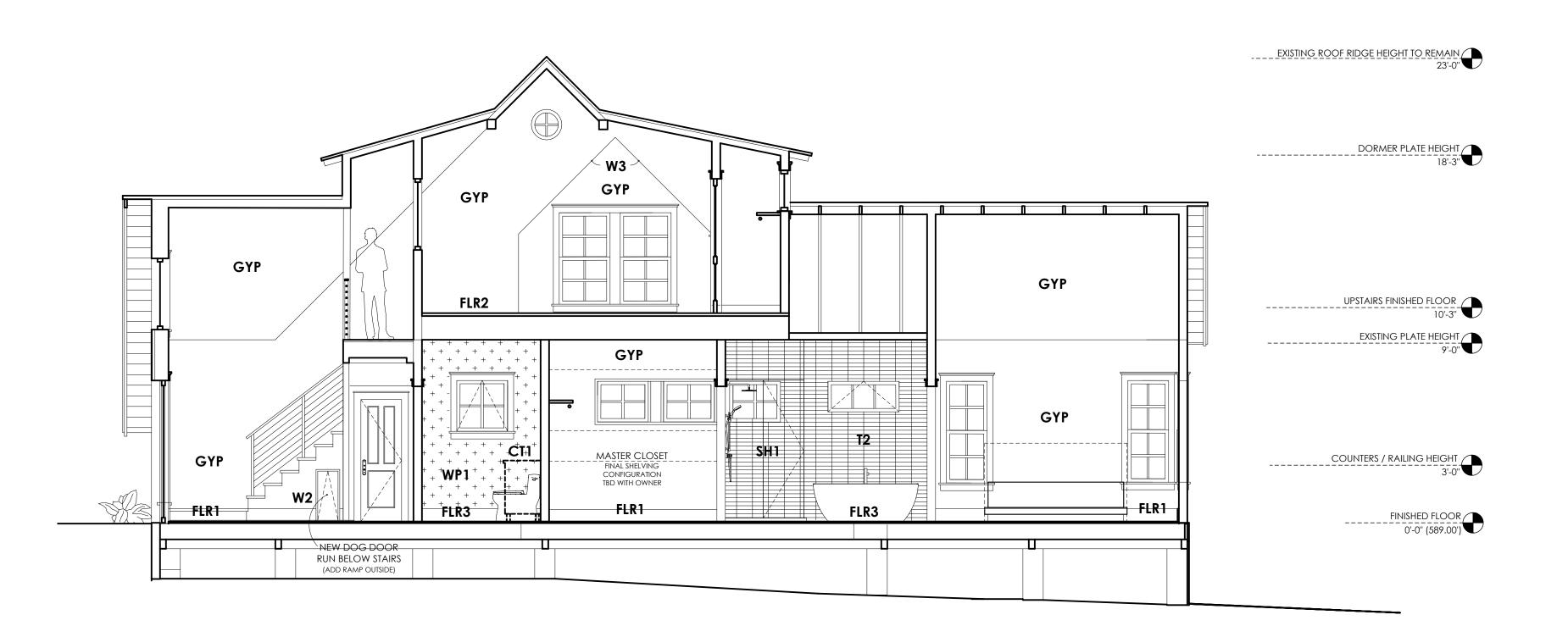
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SCALE: 1/4" = 1'-0"



ENTRY / POWDER / MASTER SUITE

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

### **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 MARBLEDCT2 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

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 APRV'D BY OWNER \*\* THOROUGHLY SEAL - MATTE \*\*
(RUN FLUSH INTO SHOWER & TOILET,
NO THRESHOLD, SLOPE TO DRAIN)

FLR4 8" HEX TILE @LAUNDRY/PANTRY (FINAL SELECTION APRV'D BY OWNER)

#### INSULATION:

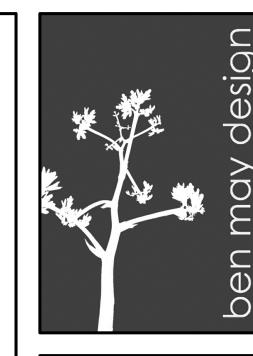
CLOSED CELL BLOWN IN FOAM INSULATION AT EXTR WALLS /ROOF R19 IN WALLS / R30+ IN ROOF

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

SOUND BATT INSULATION IN ALL WALLS BETWEEN KITCHEN/LIVING AREAS AND BEDROOMS

SOUND BATT INSULATION IN FLOOR/CEILING CAVITY BETWEEN 1ST AND 2ND FLOORS

#### NOTES:



RB ARCHITECT, PLLC



hollingsworth pack austin

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**NEW REMODEL** 

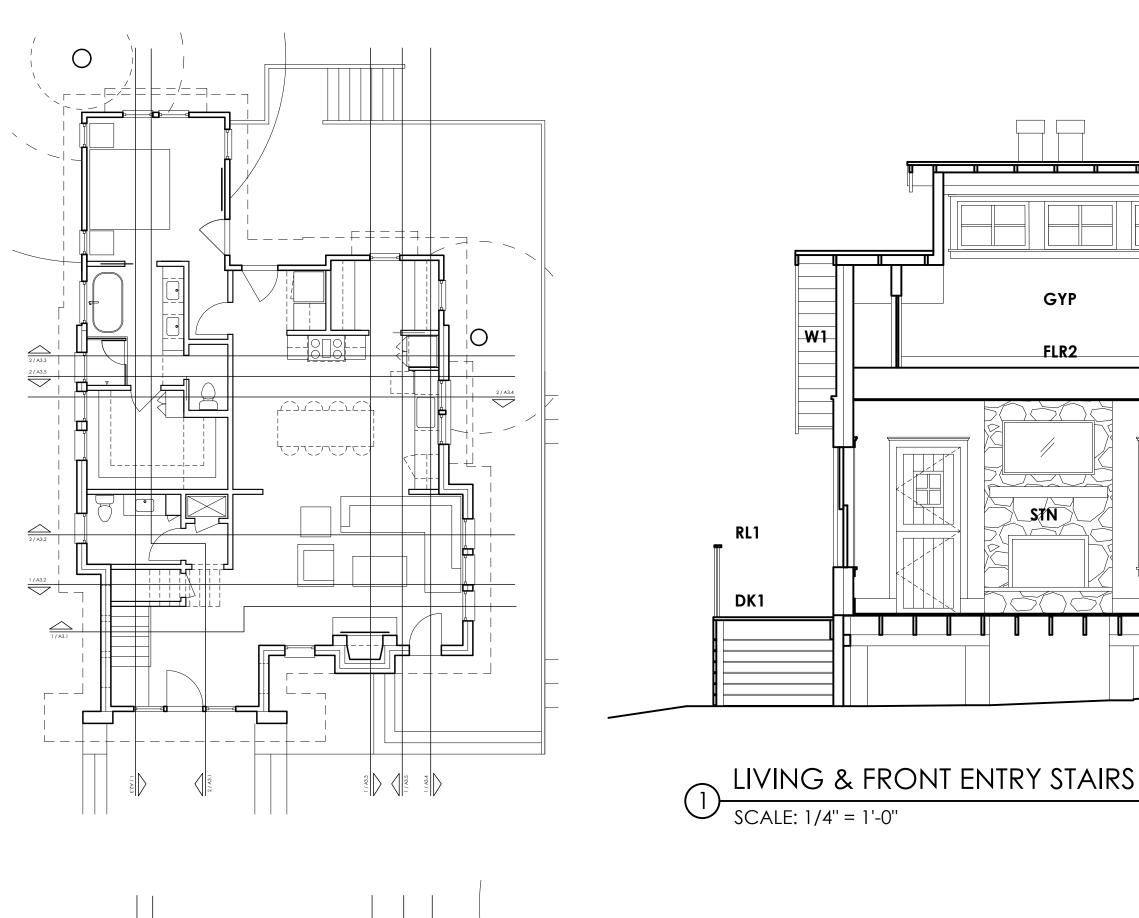
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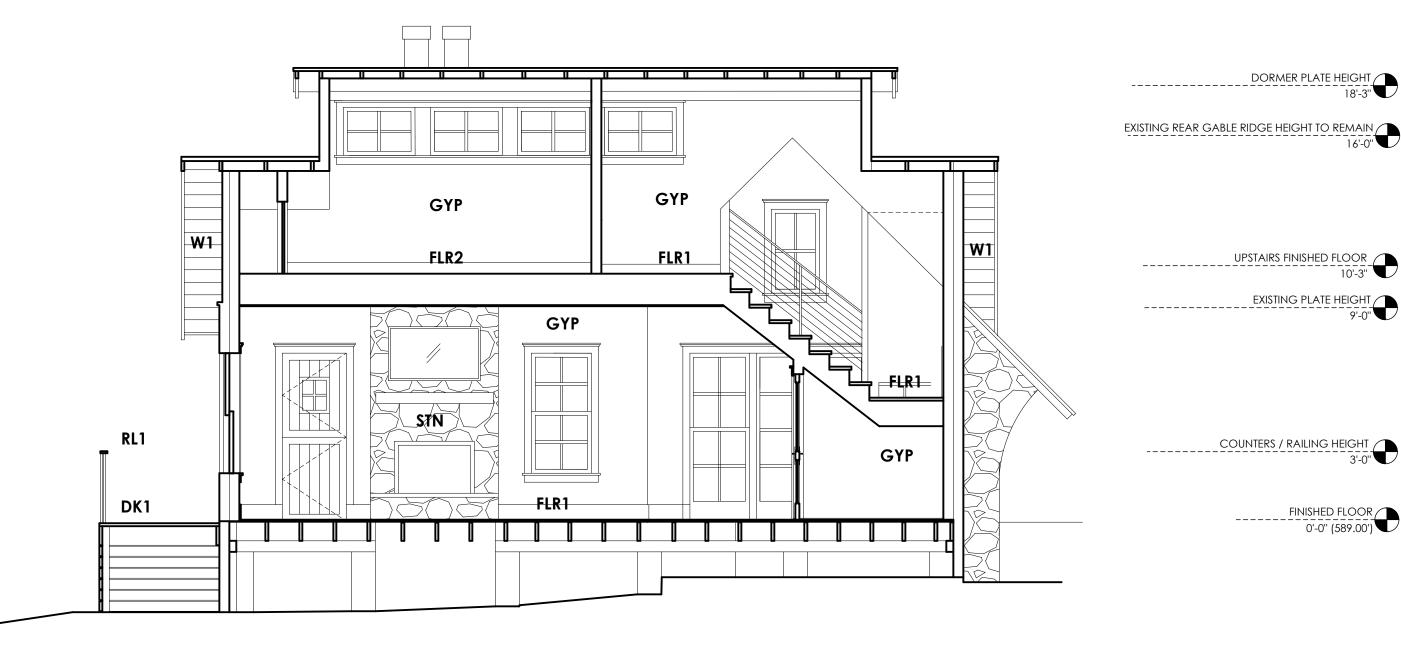
1806 TRAVIS HEIGHTS BLVD

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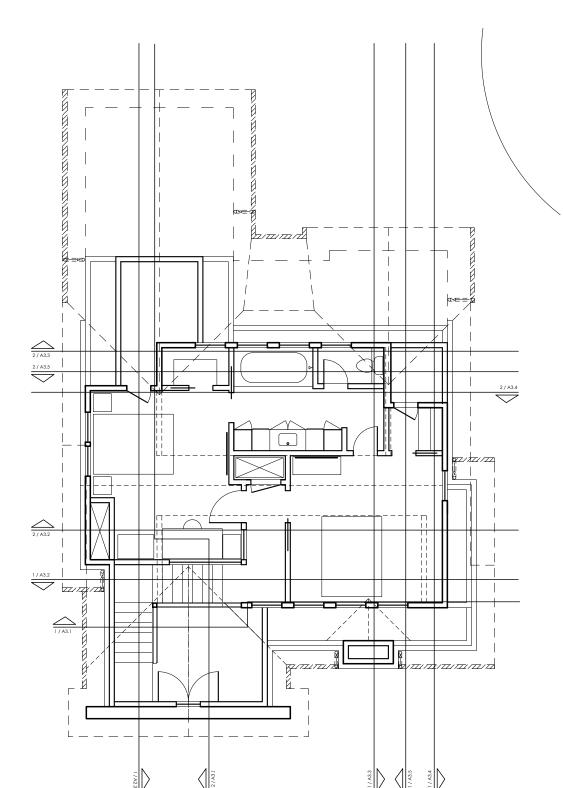
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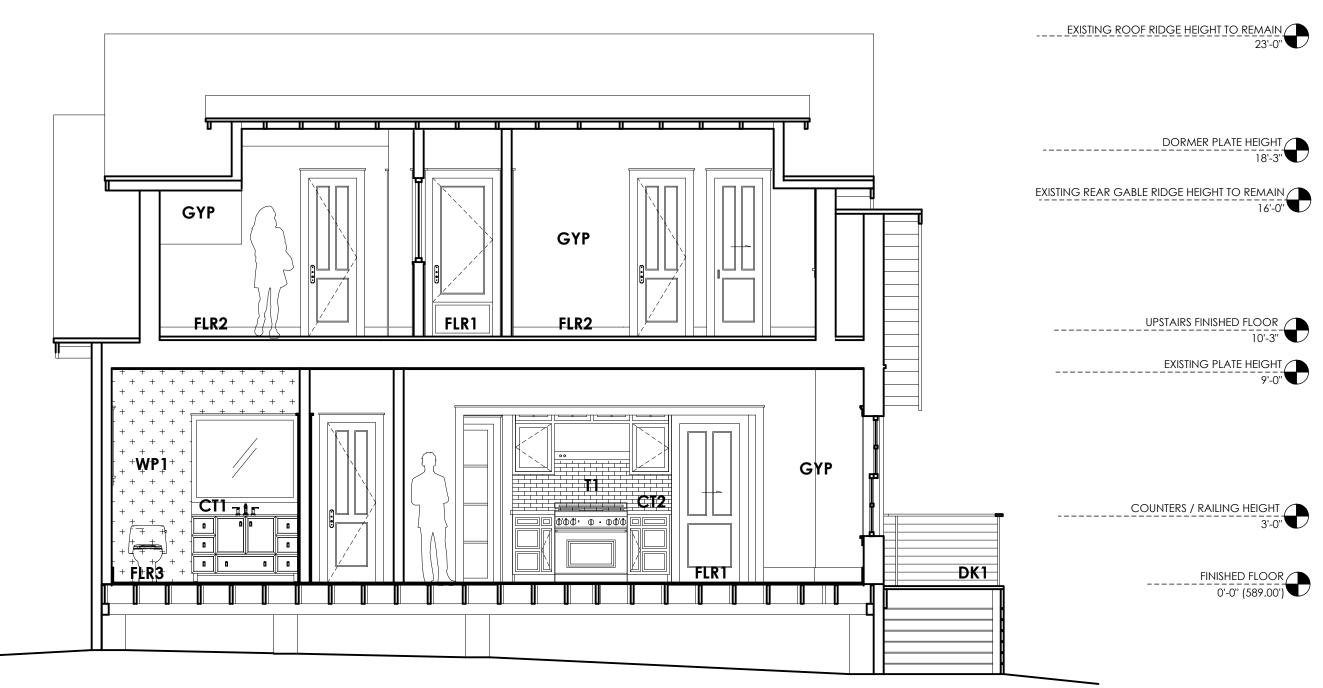


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ENTRY / POWDER / MASTER SUITE

**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:

EXISTING ROOF RIDGE HEIGHT TO REMAIN 23'-0"

DORMER PLATE HEIGHT

UPSTAIRS FINISHED FLOOR

EXISTING PLATE HEIGHT

COUNTERS / RAILING HEIGHT

FINISHED FLOOR
0'-0" (589.00')

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)

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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 APRV'D BY OWNER -\*\* THOROUGHLY SEAL - MATTE \*\* (RUN FLUSH INTO SHOWER & TOILET, NO THRESHOLD, SLOPE TO DRAIN)

FLR4 8" HEX TILE @LAUNDRY/PANTRY (FINAL SELECTION APRV'D BY OWNER)

#### INSULATION:

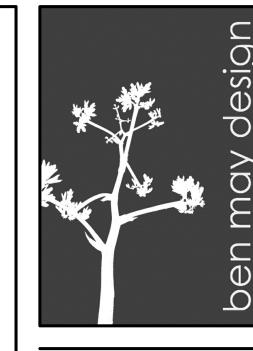
**CLOSED CELL** BLOWN IN FOAM INSULATION AT EXTR WALLS /ROOF R19 IN WALLS / R30+ IN ROOF

**SOUND BATT** INSULATION TO BE PLACED IN ALL WALLS BETWEEN BATHROOMS/UTILITY ROOMS AND LIVING ROOMS OR BEDROOMS

**SOUND BATT** INSULATION IN ALL WALLS BETWEEN KITCHEN/LIVING AREAS AND BEDROOMS

**SOUND BATT** INSULATION IN FLOOR/CEILING CAVITY BETWEEN 1ST AND 2ND FLOORS

**NOTES:** 



RB ARCHITECT, PLLC



hollingsworth pack austin

#### PROJECT TEAM:

OWNERS:

\_\_\_\_

GENERAL **CONTRACTOR NOTES:** 

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THE GC SHALL ASSUME FULL RESPONSIBILITY

CONTRARY TO SUCH LAWS, ORDINANCES, &

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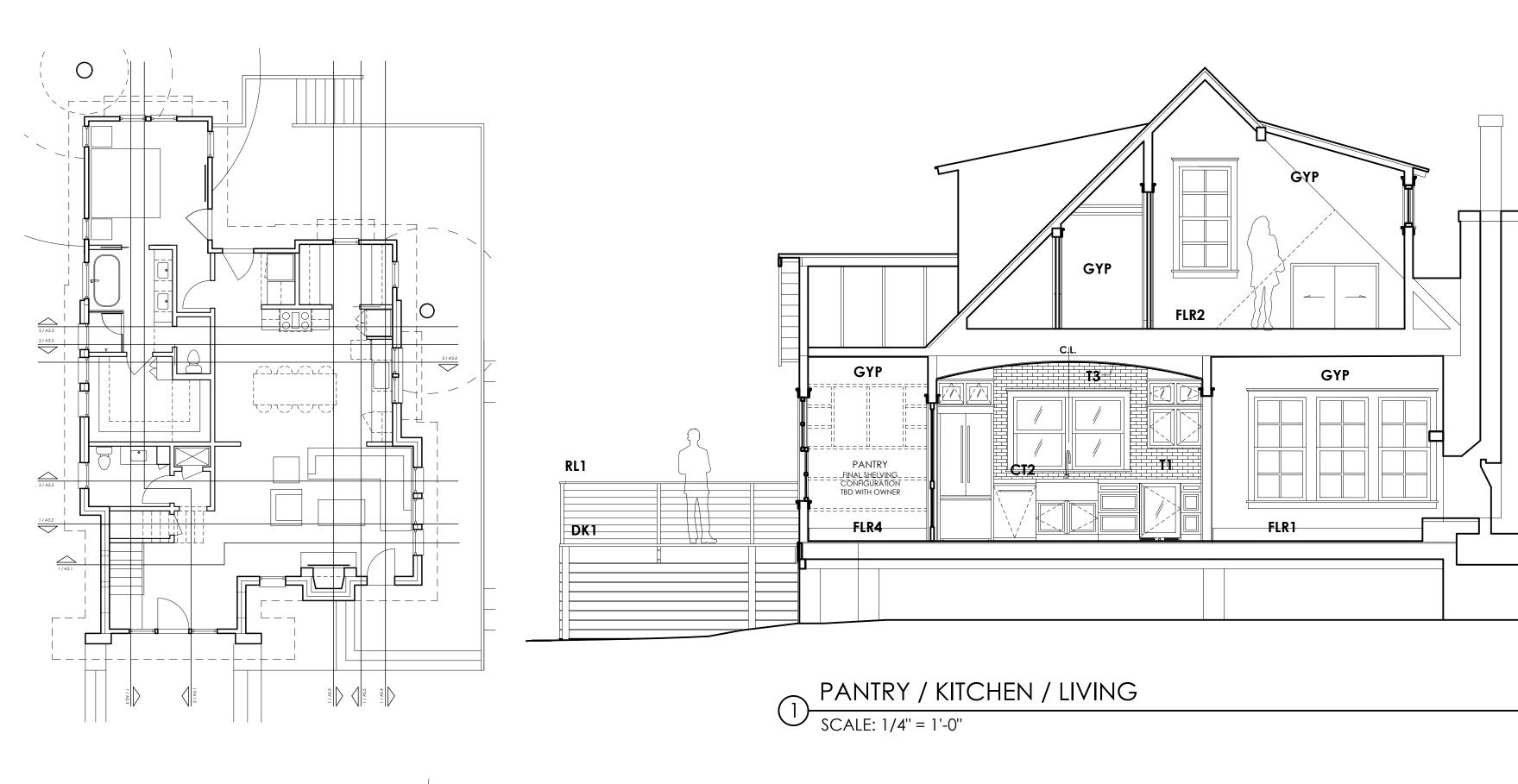
SHEET NAME

**NEW REMODEL** 

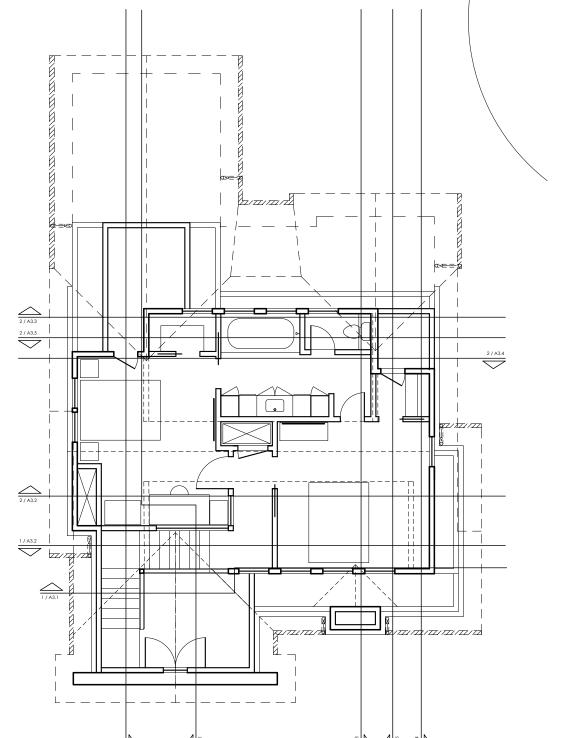
AUSTIN, TX 78704

1806 TRAVIS HEIGHTS BLVD

8 / 14 / 20



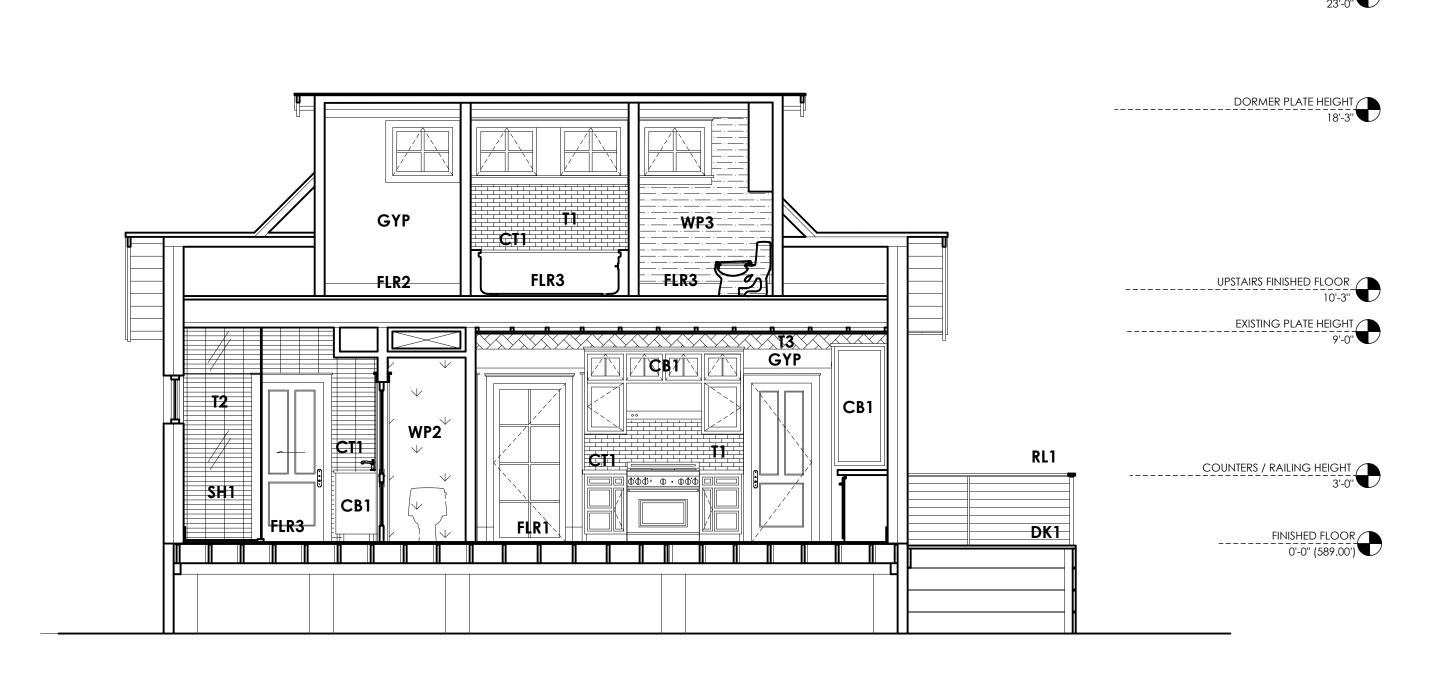
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MASTER BATH / KITCHEN / UPPER BATH SCALE: 1/4" = 1'-0"

**MATERIAL NOTES** 

**INTERIOR FINISHES:** 

BASE TRIM 1ST FLOOR:

BASE TRIM 2ND FLOOR:

CASE ACCENT:

CASE TRIM: 1x4 PAINT GRADE

(PROFILE TO BE 1x2 + 1x3 STEPPED)

**SILLS:** 2x PAINT GRADE

WET RATED MATERIAL

CABINETS/BUILT-INS:

( SATIN FINISH)

WALLS/CEILING:

**W2** 1x12 LAP & GAP

VERTICALLY RUN

(BATTENS OPTIONAL)

(PAINT WHITE - MATTE)

**W3** 1x8 LAP & GAP AT CEILING

**WP1** POWDER BATH WALLPAPER

WP2 MASTER WC WALLPAPER

WP3 UPSTAIRS WC WALLPAPER

WHITE MATTE (NO BEVEL)

**T2** MASTER BATH TILE (TBD)

- ALIGNED SET -

**T3** 4"x12" CEILING TILE

(NEUTRAL - SEMI/MATTE)

1/3 OFFSET AT MAIN FIELD

IRREGUALR or 1/3 OFFSET

(ANTIQUE WHITE - MATTE (NO BEVEL)

T1 3"x12" SUBWAY TILE

(PAINT WHITE - MATTE)

STEPPED 1x PROFILES PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR

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**BT1** PAINT-GRADE BUILT-INS

**CB1** PAINT-GRADE SHAKER CABS

COUNTERS: (SEAL AS PER MNFCTR SPECS)

CT1 QUARTZ - WHITE MARBLED

**W1** 1x10 LAP & GAP AT EAVE

HORIZONTALLY RUN

(PAINT WHITE - MATTE)

CT2 CARRERA MARBLE TOP

1x8 PAINT GRADE

1x6 PAINT GRADE

EXISTING ROOF RIDGE HEIGHT TO REMAIN

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

DORMER PLATE HEIGHT

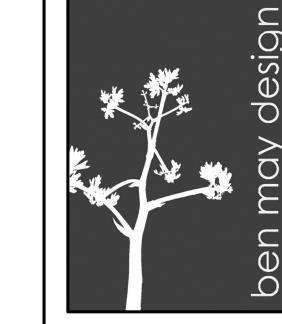
UPSTAIRS FINISHED FLOOR

EXISTING PLATE HEIGHT
9'-0"

COUNTERS / RAILING HEIGHT

EXISTING ROOF RIDGE HEIGHT TO REMAIN

FINISHED FLOOR 0'-0" (589.00')



RB ARCHITECT, PLLC



hollingsworth pack austin

#### PROJECT TEAM:

OWNERS:

GENERAL

**NOTES:** 

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FLR4 8" HEX TILE @LAUNDRY/PANTRY

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8 / 14 / 20 11 / 5 / 20

**NEW REMODEL** 

AUSTIN, TX 78704

1806 TRAVIS HEIGHTS BLVD

SHEET NAME

**INSULATION:** 

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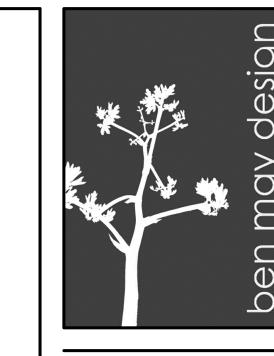
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\_\_ A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q |

**NOTES:** 



RB ARCHITECT, PLLC



hollingsworth pack austin

#### PROJECT TEAM:

OWNERS:

\_\_\_\_

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**NEW REMODEL** 1806 TRAVIS HEIGHTS BLVD AUSTIN, TX 78704

> 8 / 14 / 20 11 / 5 / 20

SHEET NAME

**SOUND BATT** INSULATION TO BE

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

A B C D E F G H I J K L M N O

EXISTING ROOF RIDGE HEIGHT TO REMAIN 23-0"

EXISTING REAR GABLE RIDGE HEIGHT TO REMAIN

DORMER PLATE HEIGHT

UPSTAIRS FINISHED FLOOR
10'-3"

COUNTERS / RAILING HEIGHT

EXISTING ROOF RIDGE HEIGHT TO REMAIN 23'-0" WALLS/CEILING:

EXISTING PLATE HEIGHT

COUNTERS / RAILING HEIGHT

DORMER PLATE HEIGHT

18'-3"

W2

1x12 LAP & GAP

VERTICALLY RUN

UPSTAIRS FINISHED FLOOR WP2 MASTER WC WALLPAPER

MATERIAL NOTES

1x8 PAINT GRADE

1x6 PAINT GRADE

**INTERIOR FINISHES:** 

BASE TRIM 2ND FLOOR:

CASE ACCENT:

FINISHED FLOOR SILLS: 2x PAINT GRADE

CASE TRIM: 1x4 PAINT GRADE

(PROFILE TO BE 1x2 + 1x3 STEPPED)

<del>WET RA</del>TED MATERIAL

CABINETS/BUILT-INS:

( SATIN FINISH)

STEPPED 1x PROFILES PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR

ALL TRIM (PAINTED - SEMI-GLOSS FINISH)

**BT1** PAINT-GRADE BUILT-INS

**CB1** PAINT-GRADE SHAKER CABS

**COUNTERS:** (SEAL AS PER MNFCTR SPECS)

CT1 QUARTZ - WHITE MARBLED

CT2 CARRERA MARBLE TOP

W1 1x10 LAP & GAP AT EAVE

HORIZONTALLY RUN

VERTICALLY RUN

(PAINT WHITE - MATTE)

(BATTENS OPTIONAL)

(PAINT WHITE - MATTE)

**W3** 1x8 LAP & GAP AT CEILING

(PAINT WHITE - MATTE)

**WP1** POWDER BATH WALLPAPER

WP3 UPSTAIRS WC WALLPAPER

3"x12" SUBWAY TILE

WHITE MATTE (NO BEVEL)

**T2** MASTER BATH TILE (TBD)

(NEUTRAL - SEMI/MATTE)

- ALIGNED SET -

**T3** 4"x12" CEILING TILE

GYP LEVEL 4 DRYWALL

**PLSTR** PLASTER FINISH

FLOORS:

(PAINTED - SATIN FINISH)

**SH1** FRAMELESS GLASS SHOWER

FLR1 REFINISH / MATCH EXISTING

FLR2 2ND FLR - WOOD FLOORS

FLR3 PAINTED CONCRETE TILE -PATTERN APRV'D BY OWNER -

\*\* THOROUGHLY SEAL - MATTE \*\*

(RUN FLUSH INTO SHOWER & TOILET,

NO THRESHOLD, SLOPE TO DRAIN)

FLR4 8" HEX TILE @LAUNDRY/PANTRY (FINAL SELECTION APRV'D BY OWNER)

**WOOD FLOORS** 

(STAIN / SEAL)

(STAIN / SEAL)

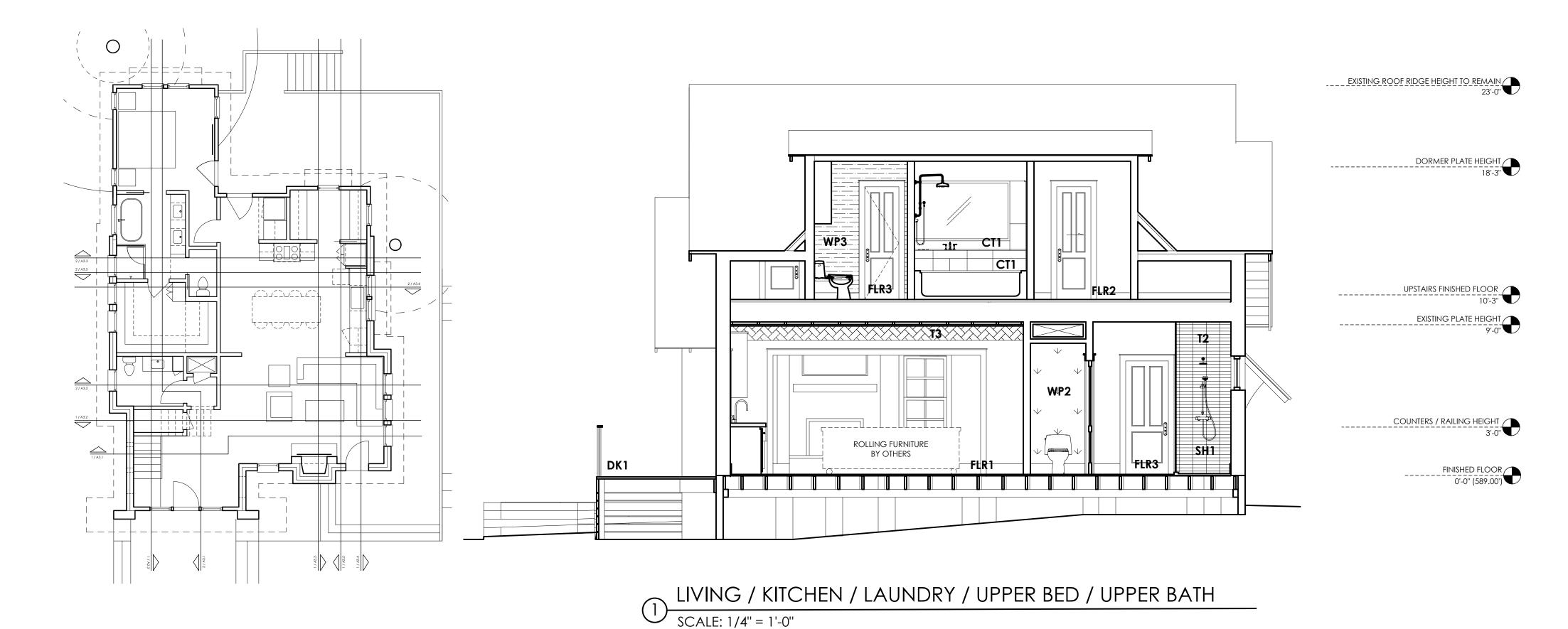
1/3 OFFSET AT MAIN FIELD

IRREGUALR or 1/3 OFFSET

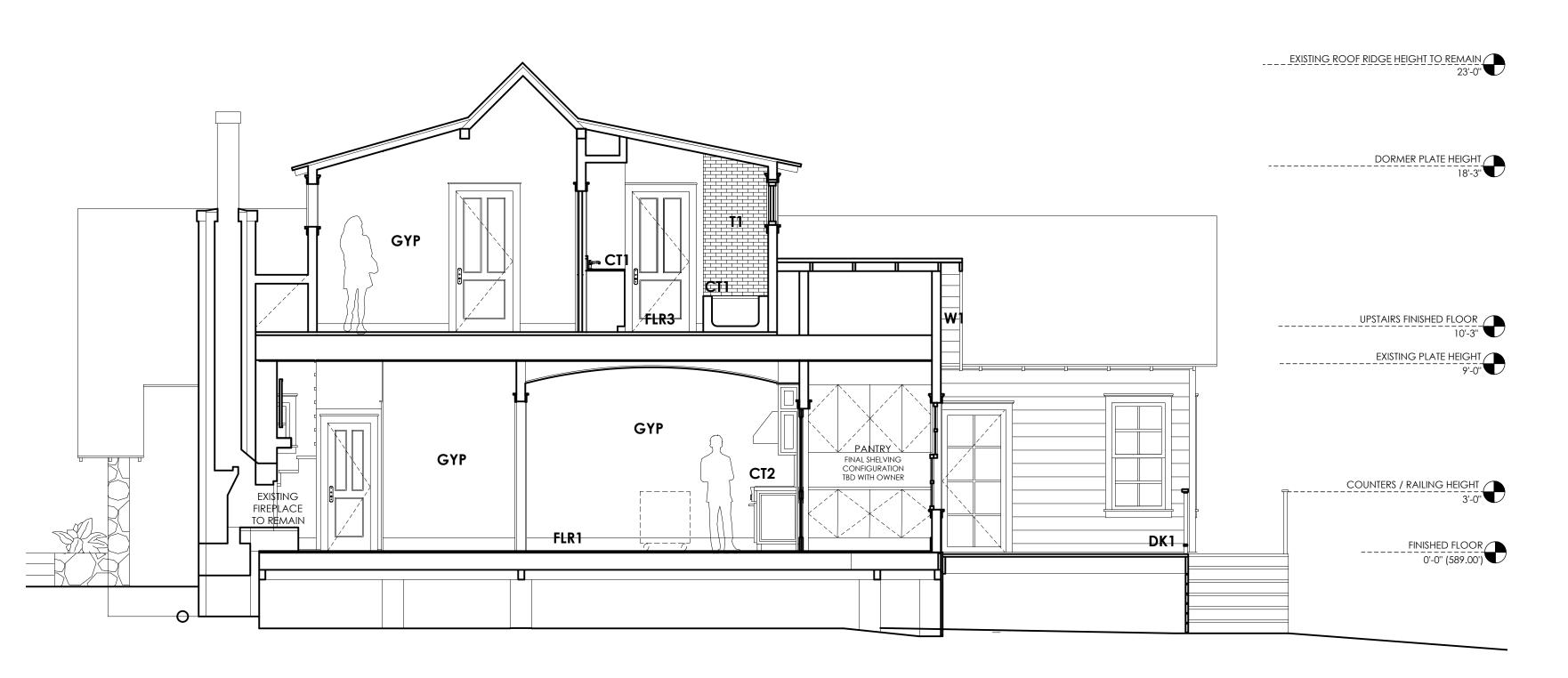
(ANTIQUE WHITE - MATTE (NO BEVEL)

EXISTING PLATE HEIGHT BASE TRIM 1ST FLOOR:

**INSULATION:** 



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



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

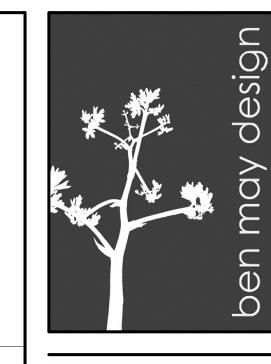
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**NOTES:** 



RB ARCHITECT, PLLC



hollingsworth pack austin

#### PROJECT TEAM:

OWNERS:

\_\_\_\_

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INSTALL POLYISOCYANURATE FOAM TYPE INSUATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING WATERPROOF ALL WATER/SPLASH AREAS TO

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8 / 14 / 20 11 / 5 / 20

**NEW REMODEL** 

**AUSTIN, TX 78704** 

1806 TRAVIS HEIGHTS BLVD

SHEET NAME

**INSULATION:** 

CLOSED CELL BLOWN IN FOAM INSUI<sup>Q</sup> ION AT EXTR WAL<sup>R</sup> /ROOF

PLACED IN ALL WALLS BETWEEN

AND SYYOUR ALIMIN SYYOURHAR

**BT1** PAINT-GRADE BUILT-INS **CB1** PAINT-GRADE SHAKER CABS ( SATIN FINISH)

**COUNTERS:** (SEAL AS PER MNFCTR SPECS)

**MATERIAL NOTES** 

**INTERIOR FINISHES:** 

**BASE TRIM 1ST FLOOR:** 

BASE TRIM 2ND FLOOR:

CASE ACCENT:

**CASE TRIM:** 1x4 PAINT GRADE

(PROFILE TO BE 1x2 + 1x3 STEPPED)

**SILLS:** 2x PAINT GRADE

WET RATED MATERIAL

**CABINETS/BUILT-INS:** 

STEPPED 1x PROFILES PAINT GRADE

TRIM IN WET AREAS TO BE HARDI OR

ALL TRIM (PAINTED - SEMI-GLOSS FINISH)

1x8 PAINT GRADE

1x6 PAINT GRADE

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

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

GYP LEVEL 4 DRYWALL (PAINTED - SATIN FINISH)

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

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

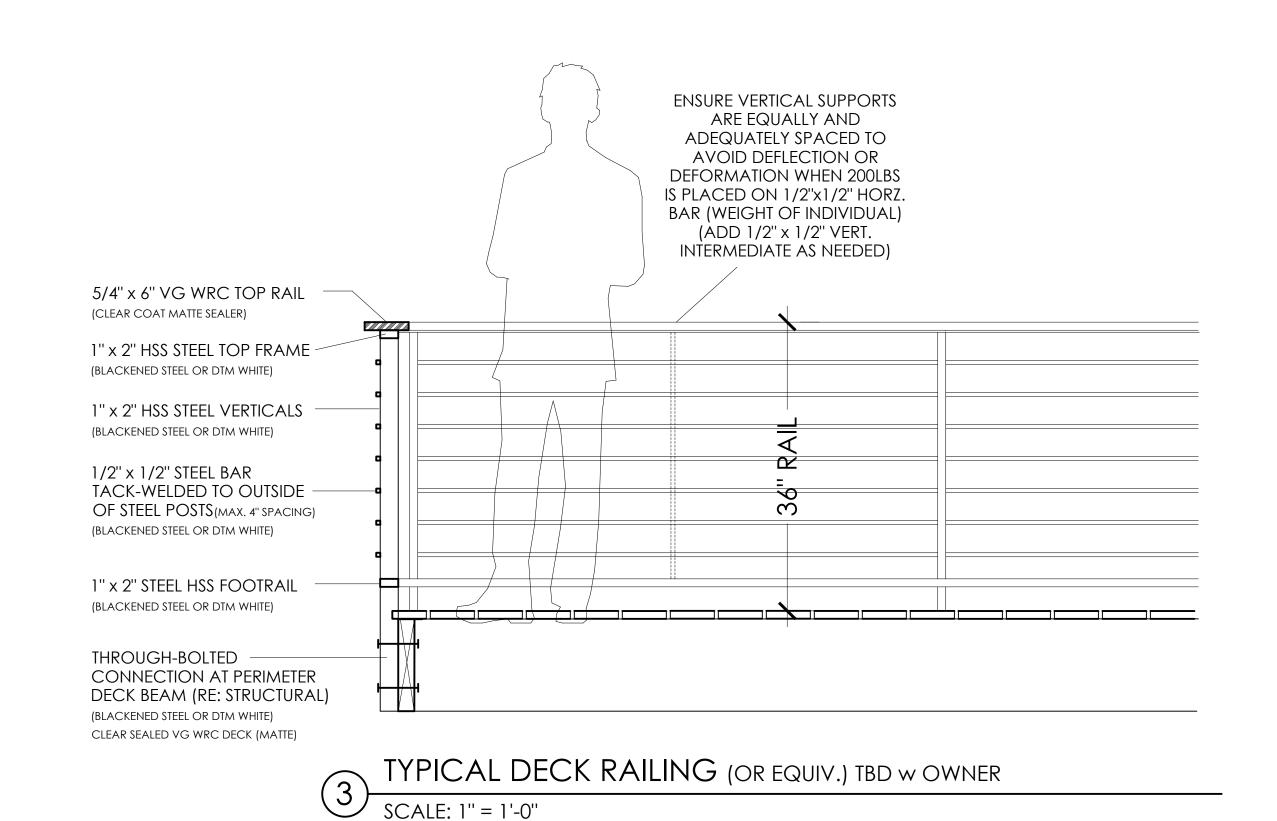
FLR4 8" HEX TILE @LAUNDRY/PANTRY (FINAL SELECTION APRV'D BY OWNER)

R19 IN WALLS / R30+ IN ROOF

**SOUND BATT** INSULATION TO BE

\_\_ A B C D E F G H I J K L M N O P

TYPICAL EXPOSED EAVE (TO MATCH - OR EQUIV.) SCALE: 1" = 1'-0"



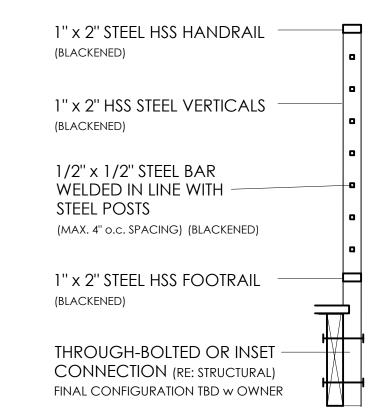
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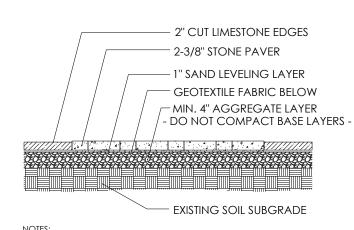
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2'-0'' 1" STANDING SEAM -(PAINT GRIP) 1/4" PLATE 1"x2" STEEL TUBE STIFFENER FRAME 1/2" x 2" FLATBAR \*\* RE: STRUCTURAL FOR FINAL SIZING



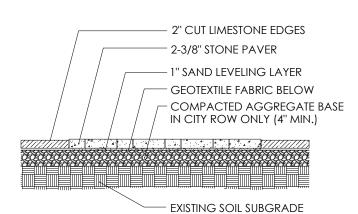


### TYPICAL STAIR RAIL (OR EQUIV.) TBD w OWNER



- THICKNESS OF AGGREGATE BASE WILL VARY WITH EXISTING GRADE - CUT STONE TO BE PLACED AT FACE OF RISERS AT STEPS - STACK CUT STONE EDGING AS NEEDED (MAX. 3 COURSES) AT STEPS DRY SET/STACK STONE - NO MORTARED JOINTS

# TYPICAL PAVER WALKWAY ON SITE



- THICKNESS OF AGGREGATE BASE WILL VARY WITH EXISTING GRADE - CUT STONE TO BE PLACED AT FACE OF RISERS AT STEPS
- STACK CUT STONE EDGING AS NEEDED (MAX. 3 COURSES) AT STEPS
- DRY SET/STACK STONE - NO MORTARED JOINTS

TYPICAL PAVER WALKWAY IN ROW

**INTERIOR FINISHES:** 

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

**CASE TRIM:** 1x4 PAINT GRADE

CASE ACCENT:

**MATERIAL NOTES** 

**EXTERIOR FINISHES:** 

\*\* ALL EXPOSED WOOD TO BE

CLEAR HEART NO.2 OR BETTER

**CNC** CONCRETE DRIVE/STAIRS

DECKING W GAP

**DK1** 5/4" x 6" WR CEDAR

(MATCH EXISTING)

**SSR** STANDING SEAM METAL

(1" SEAM - CHARCOAL)

(REPAIR AS NEEDED)

(REPAIR AS NEEDED)

(PAINTED - COLOR TBD)

VERTICAL POSTS w/

OF FLATBAR POSTS

(EXISTING - MATCH)

**WD2** 1"x4" HANDRAIL TOPPER

VG/CLEAR HEART

**STN1** CUT STONE WALKS/STAIRS

PLNTR LANDS CAPED BEDS

(FLAGSTONE/LEUTERS/PAVERS)

12" CUT LIMESTONE CAPS

w/ DRYSTACK CUT STONE

TO MATCH EXISTING -

WEEP AND DRAINAGE)

CASE TOP ACCENT TRIM:

SILLS/STOOLS:

(PAINT TO MATCH)

**GUTTERS**:

DOUBLE STEPPED CROWN CAP

(1x2 + RIPPED 1x4 STEPPED CASE CAPS or

2x THICKNESS w 1x4 APRON

SLOPE AWAY FROM WINDOW

5K-STYLE METAL GUTTERS

(BRONZE TO MATCH WINDOWS)

w/ ROUND DOWNSPOUTS AS

SHOWN ON ROOF PLAN (A1.2)

ALTERNATE CAP PROFILE TBD WITH OWNER)

(MORTAR AT BACK OF COURSE

IF NEEDED - PROVIDE ADEQUATE

(PAINT TO MATCH)

WESTERN RED CEDAR

PAINT-GRADE PINE/FIR

(REPAIR OR REPLACE AS NEEDED)

(REPLACEMENT/NEW SOFFIT MATERIAL

LOCATED WITHIN THE SETBACK TO BE

1HR FIRE RATED ASSEMBLY/MATERIAL)

WD1 1"x10" WOOD SOFFIT

1/2" x 1/2" SQUARE BAR

TACK-WELDED TO OUTSIDE

(RE: STRUCTURAL/MAX. 4" OPENING)

**RL1** 1/2" x 3" FLATBAR STEEL

**SD1** LAP-SIDING

**BRK** EXISTING BRICK TO REMAIN

**STC** REPAIR EXISTING STUCCO

**STN** EXISTING STONE TO REMAIN

(TYPICAL 3-COAT - HAND-TROULED)

MATCH EXISTING AND/OR

REPLACE WITH EQUIVALENT

SALTED NON-SLIP FINISH

(KILN DRIED TO 16-18%)

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 (CLEAR SEALER - NATURAL FINISH) ( SATIN FINISH)

**ASR** ASPHALT SHINGLE ROOF **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)

(PAINT WHITE - MATTE)

**WP1** POWDER BATH WALLPAPER

**W3** 1x8 LAP & GAP AT CEILING

**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)

(CLEAR COAT SEALER - NATURAL FINISH) GYP LEVEL 4 DRYWALL (PAINTED - SATIN FINISH)

**PLSTR** PLASTER FINISH

**SH1** FRAMELESS GLASS SHOWER

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

CASE TRIM: 1x4 TO MATCH SIDING **FLR2** 2ND FLR - WOOD FLOORS (STAIN / SEAL)

> FLR3 PAINTED CONCRETE TILE -PATTERN APRV'D BY OWNER -\*\* THOROUGHLY SEAL - MATTE \*\*

(RUN FLUSH INTO SHOWER & TOILET, NO THRESHOLD, SLOPE TO DRAIN) FLR4 8" HEX TILE @LAUNDRY/PANTRY

**CLOSED CELL** BLOWN IN FOAM FLASH ALL WINDOWS/DOORS INSULATION AT EXTR WALLS /ROOF AS PER MANUFACTURER SPECS. R19 IN WALLS / R30+ IN ROOF

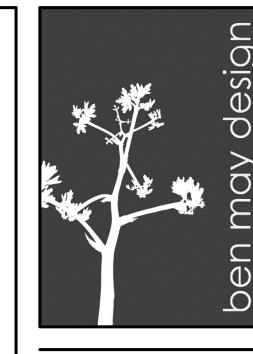
> **SOUND BATT INSULATION TO BE** PLACED IN ALL WALLS BETWEEN BATHROOMS/UTILITY ROOMS AND LIVING ROOMS OR BEDROOMS

(FINAL SELECTION APRV'D BY OWNER)

**SOUND BATT INSULATION IN ALL WALLS** BETWEEN KITCHEN/LIVING AREAS AND BEDROOMS

**SOUND BATT INSULATION IN** FLOOR/CEILING CAVITY BETWEEN 1ST AND 2ND FLOORS

**NOTES:** 



RB ARCHITECT, PLLC



hollingsworth pack austin

**PROJECT TEAM:** 

OWNERS:

\_\_\_\_

**GENERAL CONTRACTOR NOTES:** 

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

THE GC SHALL ASSUME FULL RESPONSIBILITY 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 THEMSELF WITH THE CONSTRUCTION DOCUMENTS AND NOTIFY THIS OFFICE OF ANY DISCREPENCY THAT THEY MAY IDENTIF OR ANY ITEM NEEDING FURTHER ATTENTION. DIMENSIONS SHOWN ARE TO FACE OF

FINISHED MATERIALS. THE GC SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB

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.

AND MUST NOTIFY THIS OFFICE OF ANY

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CD'S. ANY DEFECT OR DISCREPENCY FOUND WITH THE CD'S SHALL BE BROUGT 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 JAMB, GLAZING LESS THAN 5'-0" 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

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 NSTALL POLYISOCYANURATE FOAM TYPE

INSUATION - OR EQUIVALENT - AT FLOOR AND PLATE LINES, OPENINGS IN PLATES CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING WATERPROOF ALL WATER/SPLASH AREAS TO A MINIMUM OF 60" 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.

**NEW REMODEL** 

**AUSTIN, TX 78704** 

1806 TRAVIS HEIGHTS BLVD

SHEET NAME

8 / 14 / 20