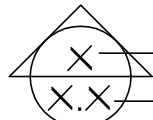
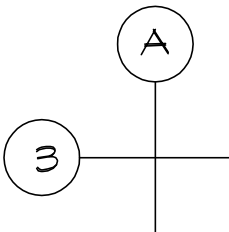
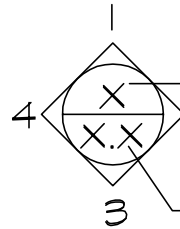

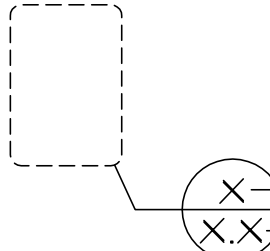


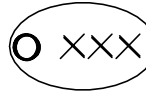

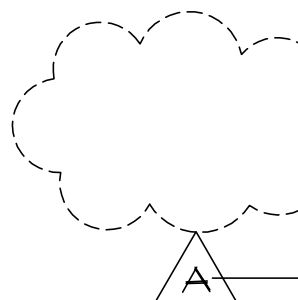

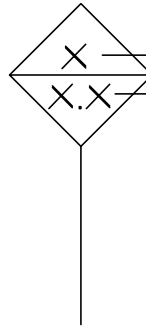
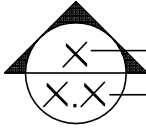



806 BAYLOR STREET
AUSTIN, TEXAS

PROJECT TITLE								SCALE	6
								N/A	
& < @ ⊕ O ⊥ # (E)	And Angle At Centerline Diameter or Round Perpendicular Number Existing	D. DBL. DET. D.F. DIA. DIM. DISP. DN. D.O. DR. DRY D.S. D.S.P. D.W. DWG. DWR.	Deep, Depth Double Detail Drinking Fountain Diameter Dimension Dispenser Down Door Opening Door Dryer Downspout Dry Standpipe Dishwasher Drawing Drawer	GA. GALV. G.B. G.I. GL. GND. GR. GYP. BD	Gauge Galvanized Grab Bar Galvanized Iron Glass, Glazing Ground Grade Gypsum Board	N. N.I.C. NO. NOM. N.S. N.T.S.	North Not in Contract Number Nominal No Scale Not to Scale	SHR. SHT. SIM. SLDG. SPEC. SQ. S.S. S.S.K. STD. STL. STOR. STRUCT. SUSP. SW. SYM. SYS.	Shower Sheet Similar Sliding Specification Square Stainless Steel Service Sink Standard Steel Storage Structural Suspended Switch Symmetrical System
A.A.P.E. A.B. A/C A.C. A.C.T. ACOUS. ADJ. A.E.F.F. A.F.F. ALT. ALUM. ANOD. A.P. APPROX ARCH. ASPH.	Abv. Approved Pad Elev. Anchor Bolt Air Condition(ing) Asphaltic Concrete Acoustical Tile Acoustical Adjustable Abv. Exterior Finished Flr. Above Finish Floor Alter or Alternate Aluminum Anodized Access Panel Approximately Architectural Asphalt	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.O.S. EQ. EQUIP. E.W. E.W.C. EXIST. EXP. EXT.	East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Edge of Slab Equal Equipment Each way Electric Water Heater Existing Expansion Exposed Exterior	H. H.B. H.C. HCP. HDWD. HDWR. H.M. H.P. HORIZ. HR. HT. HVAC. H.W.	High Hose Bib Hollow Core Handicapped Hardwood Hardware Hollow Metal High Point Horizontal Hour Height Heating, Ventilation and Air Conditioning Hot Water	O/ O.A. OBSC. O.C. O.D. O.D. O.F.C.I. OFF. O.H. OVHD. OV. OPNG. OPP. O.T.S.	Over Overall Obscure On Center Outside Diameter Overflow Drain (Roof Plan) Owner Furnish-Contract Installed Office Overhang Overhead Oven Opening Opposite Off the Shelf	T.B. T&G T.C. T.D. T.P. TEL. TEMP. TER. THK. THR. TOIL. THR. PT. T.P. T.O.S. T.P. T.P.D. TRASH T.S. T.V. T.W. TYP.	Towel Bar Tongue & Groove Top of Curb Top of Drain Top of Pavement Telephone Tempered, Temperate Terrazzo Thick, Thickness Threshold Toilet Through Put Toilet Paper Dispenser Top Of Pad Top Of Sheathing Top of Pavement Trash Compactor Tube Steel Television Top of Wall Typical
BD. BITUM. BLDG. BLK. BLKG. BM. BOT. B.R. BSMT. B.U.R.	Board Bituminous Building Block Blocking Beam Bottom Bedroom Basement Built Up Roofing	F. A. F.D. FDN. F.E. F.E.C. F.F. F.G. F.H.C. FIN. FLASH. FLR. FLUOR. F.O.C. F.O.F. F.O.M. F.O.P. F.O.S. FPRF. FR. FS. FT. FTG. FURR. FUT.	Fire Alarm Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Finish Floor Finish Grade Fire Hose Cabinet Finish Flashing Floor Fluorescent Face of Concrete Face of Finish Face of Masonry Face of Plywood Face of Stud Fireproof Frame Full Size Foot, Feet Footing Furring, Furred Future	JAN. JST. JT. KIT. LAM. LAV. L.F. L.H. LKR. L.R. LT. LVR.	Janitor Joist Joint Kitchen Laminate Lavatory Lineal Foot Left Hand Locker Living Room Light Louver	RI. RAD. R.D. REF. REFR. REINF. REQ. RESIL. REV. RFG. R.H. RM. R.O. RWD.	Riser Radius Roof Drain Reinforced or Reinforcing Reference Refrigerator Required Resilient Revised Roofing Right Hand Room Rough Opening Redwood	UNF. U.O.N. UR. U.S.P. VERT. VEST. VOL. W. W/ WASH W.H. W/O W.C. WD. WP. WPM. WSC.T. W.S.P. WT.	Unfinished Unless Otherwise Noted Urinal Under Separate Permit Vertical Vestibule Volume West With Washer Water Heater Without Water Closet Wood Waterproof Waterproof Membrane Wainscot Wet Stand Pipe Weight
CAB. CARP. C.B. CEM. CER. C.I. CLG. CLO. CLR. C.M.U. CNTR. COL. CONC. COND. CONN. CONST. CONT. CONTR. CORR. C.T. CTR. CTSK. C.W.	Cabinet Carpet Catch Basin Cement Ceramic Cast Iron Ceiling Closet Clear Concrete Masonry Unit Counter Column Concrete Condition Connection Construction Continuous Contractor Corridor Ceramic Tile Center Countersunk Cold Water	MUL. MISC. MTD. MUL.	Mullion Miscellaneous Mounted Mullion	S. S.C. SCHED. SECT. SEP. SH.	South Solid Core Schedule Section Separation, Separate Shelf				

ABBREVIATIONS				SCALE	7
				N/A	
<div><div>DETAIL DETAIL NO. SHEET NO.</div></div>	<div><div>BUILDING GRID LINES</div></div>	<div><div>INTERIOR ELEVATION GRID SPACE NO. ELEVATION NO. SHEET NO.</div></div>	<div><div>WORK POINT CONTROL POINT OR DATUM POINT</div></div>		
<div><div>AREA DETAIL DETAIL NO. SHEET NO.</div></div>	<div><div>WINDOW SYMBOL</div><div>DOOR SYMBOL</div><div>OPENING SYMBOL</div></div>	<div><div>SECTION SECTION NO. SHEET NO.</div></div>	<div><div>REVISION CLOUD REVISION NO.</div></div>		
<div><div>EXT. ELEVATION ELEVATION NO. SHEET NO.</div></div>	<div><div>DETAIL NO. SHEET NO. CONSTRUCTION TYPE SYMBOL</div></div>	<div><div>WALL SECTION REFERENCE NORTH SECTION NO. SHEET NO.</div></div>	<div><div>TRUE NORTH NORTH ARROW</div></div>		
PROJECT SYMBOLS				SCALE	8
				N/A	

PROJECT DATA		SCALE	5
		N/A	
<p>ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.</p>			
VICINITY MAP		SCALE	4
		N/A	
PROJECT STATISTICS			
<p>PROJECT ADDRESS 806 Baylor Street, Austin, TX</p>			

PROJECT DATA		SCALE	5
		N/A	
<p>ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.</p>			
VICINITY MAP		SCALE	4
		N/A	
PROJECT STATISTICS			
<p>PROJECT ADDRESS 806 Baylor Street, Austin, TX</p>			

DRAWING INDEX		SCALE	1
		N/A	
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VICINITY MAP		SCALE	4
		N/A	
PROJECT STATISTICS			
<p>PROJECT ADDRESS 806 Baylor Street, Austin, TX</p>			

ARCHITECTURAL DRAWINGS	
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A 21	ARCHITECTURAL SITE PLAN - NEW
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A 31	1st FLOOR PLAN
A 32	2nd FLOOR PLAN
A 33	ATTIC FLOOR PLAN
A 40	BASEMENT DIMENSION PLAN
A 41	1st FLOOR DIMENSION PLAN
A 42	2nd FLOOR DIMENSION PLAN
A 43	ATTIC DIMENSION PLAN
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A 52	2nd FLOOR REFLECTED CEILING PLAN
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A 80	EXTERIOR ARCHITECTURAL DETAILS
A 100	INTERIOR ELEVATIONS
A 101	INTERIOR ELEVATIONS
A 102	INTERIOR ELEVATIONS
A 103	INTERIOR ELEVATIONS
A 104	INTERIOR ELEVATIONS
A 110	INTERIOR ARCHITECTURAL DETAILS
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D 31	1st FLOOR DEMOLITION PLAN
D 32	2nd FLOOR DEMOLITION PLAN
D 33	ATTIC DEMOLITION PLAN
AE 30	BASEMENT ELECTRICAL PLAN
AE 31	1st FLOOR ELECTRICAL PLAN
AE 32	2nd FLOOR ELECTRICAL PLAN
AE 33	ATTIC ELECTRICAL PLAN
AE 40	BASEMENT LIGHTING PLAN
AE 41	1st FLOOR LIGHTING PLAN
AE 42	2nd FLOOR LIGHTING PLAN
AE 43	ATTIC LIGHTING PLAN

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W. M. HABLINSKI, AIA DATE
1/28/16

PROJECT TITLE AND ADDRESS:

806
BAYLOR STREET
AUSTIN, TEXAS

NOTES:

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REVISION DATE:

1/28/16

SHEET NAME AND SCALE: AS NOTED

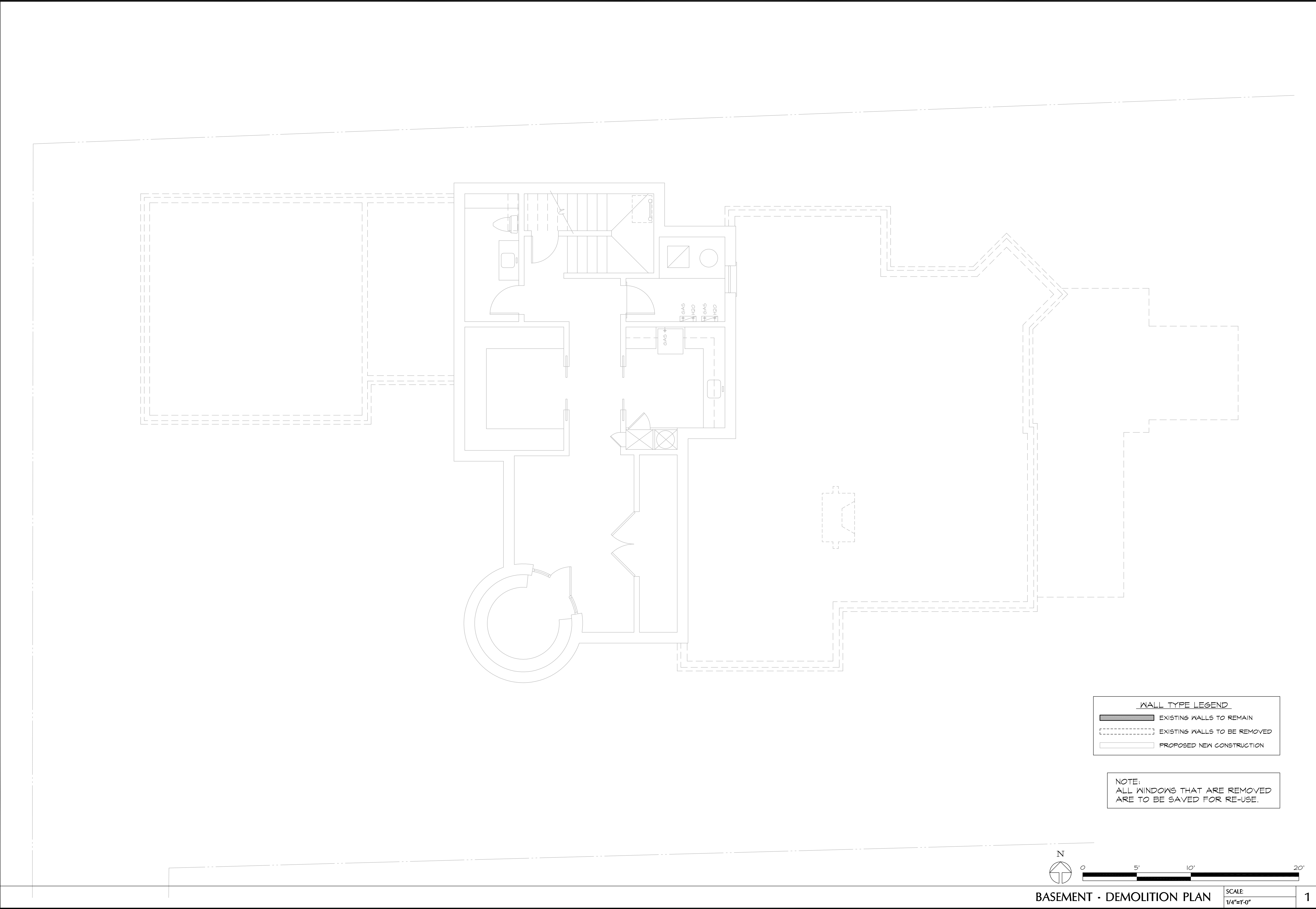
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DRAWING DATA:

PROJECT NO:	CHECKED:
ISSUE DATE:	DRAWN BY:

SHEET NUMBER:

A 1.0



WALL TYPE LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	PROPOSED NEW CONSTRUCTION

NOTE:
ALL WINDOWS THAT ARE REMOVED
ARE TO BE SAVED FOR RE-USE.

BASEMENT • DEMOLITION PLAN

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

1

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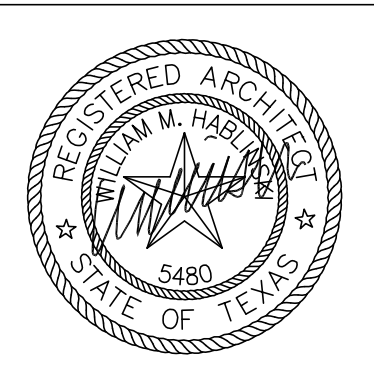


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REVISION DATE:

1/28/16

SHEET NAME AND SCALE: AS NOTED

BASEMENT
DEMOLITION PLAN

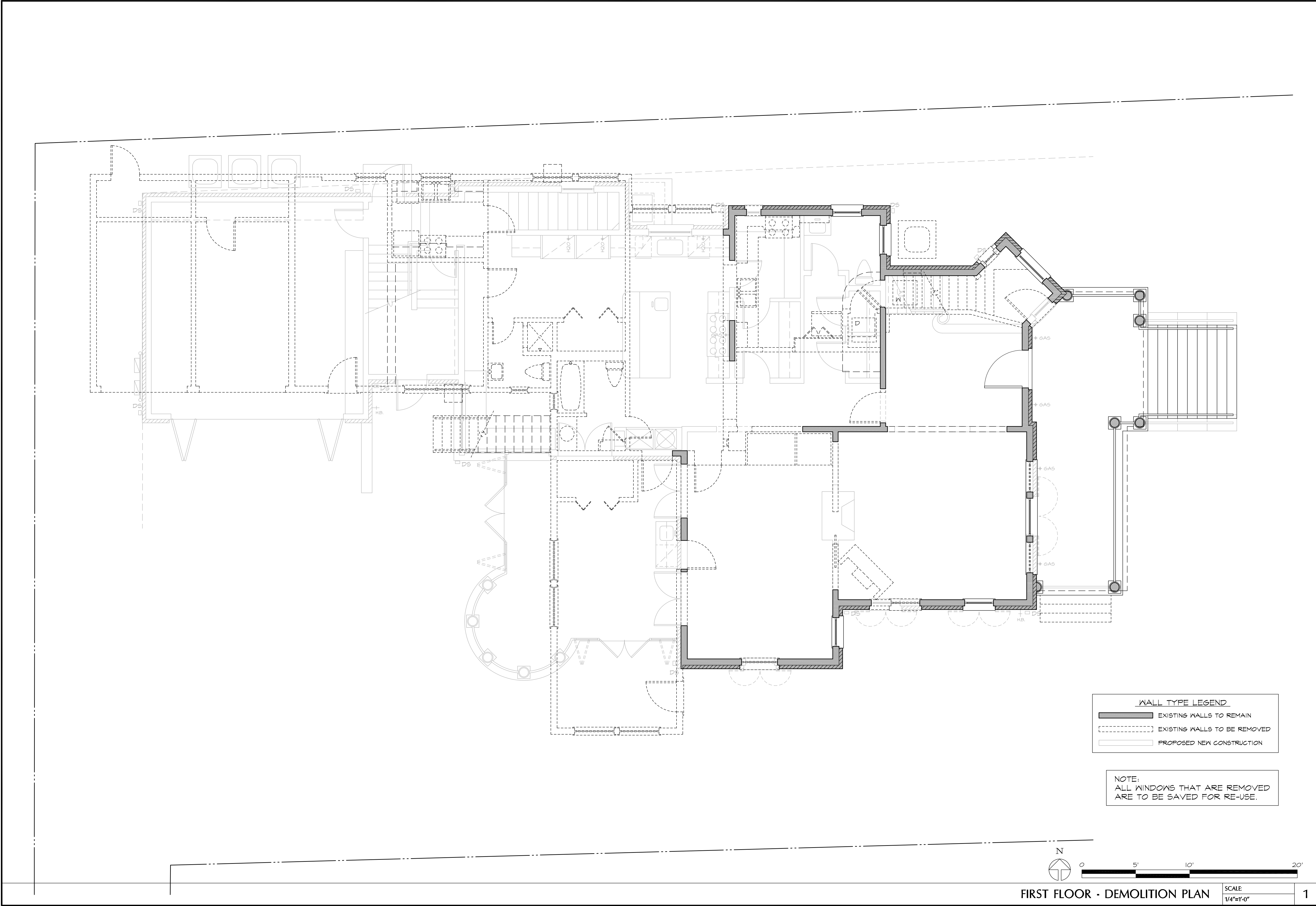
DRAWING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

D 3.0



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REVISION DATE:

1/28/16

SHEET NAME AND SCALE: AS NOTED

FIRST FLOOR
DEMOLITION PLAN

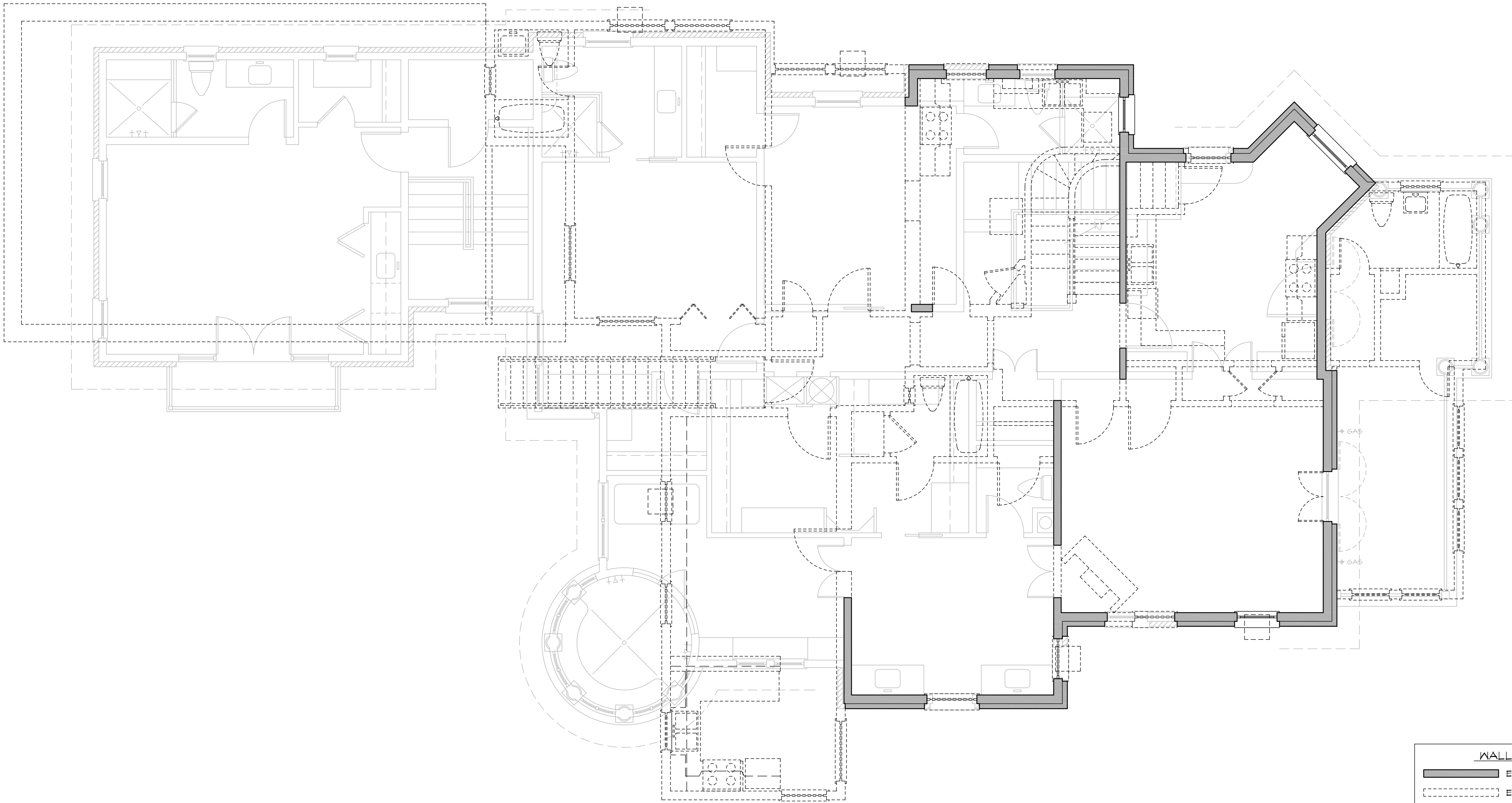
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PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

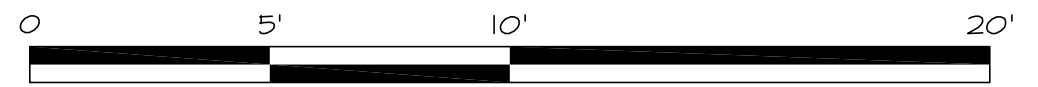
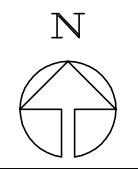
SHEET NUMBER:

D 3.1



WALL TYPE LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	PROPOSED NEW CONSTRUCTION

NOTE:
ALL WINDOWS THAT ARE REMOVED
ARE TO BE SAVED FOR RE-USE.



SECOND FLOOR • DEMOLITION PLAN

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

1

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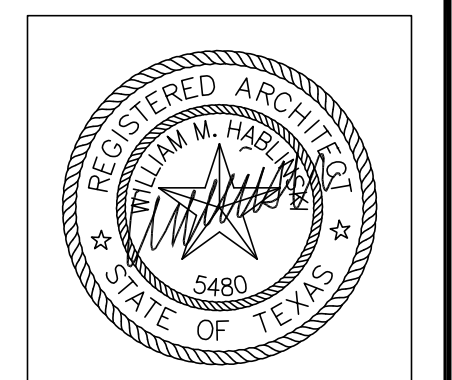
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W. M. HABLINSKI, AIA DATE
1/28/16

PROJECT TITLE AND ADDRESS:

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AUSTIN, TEXAS

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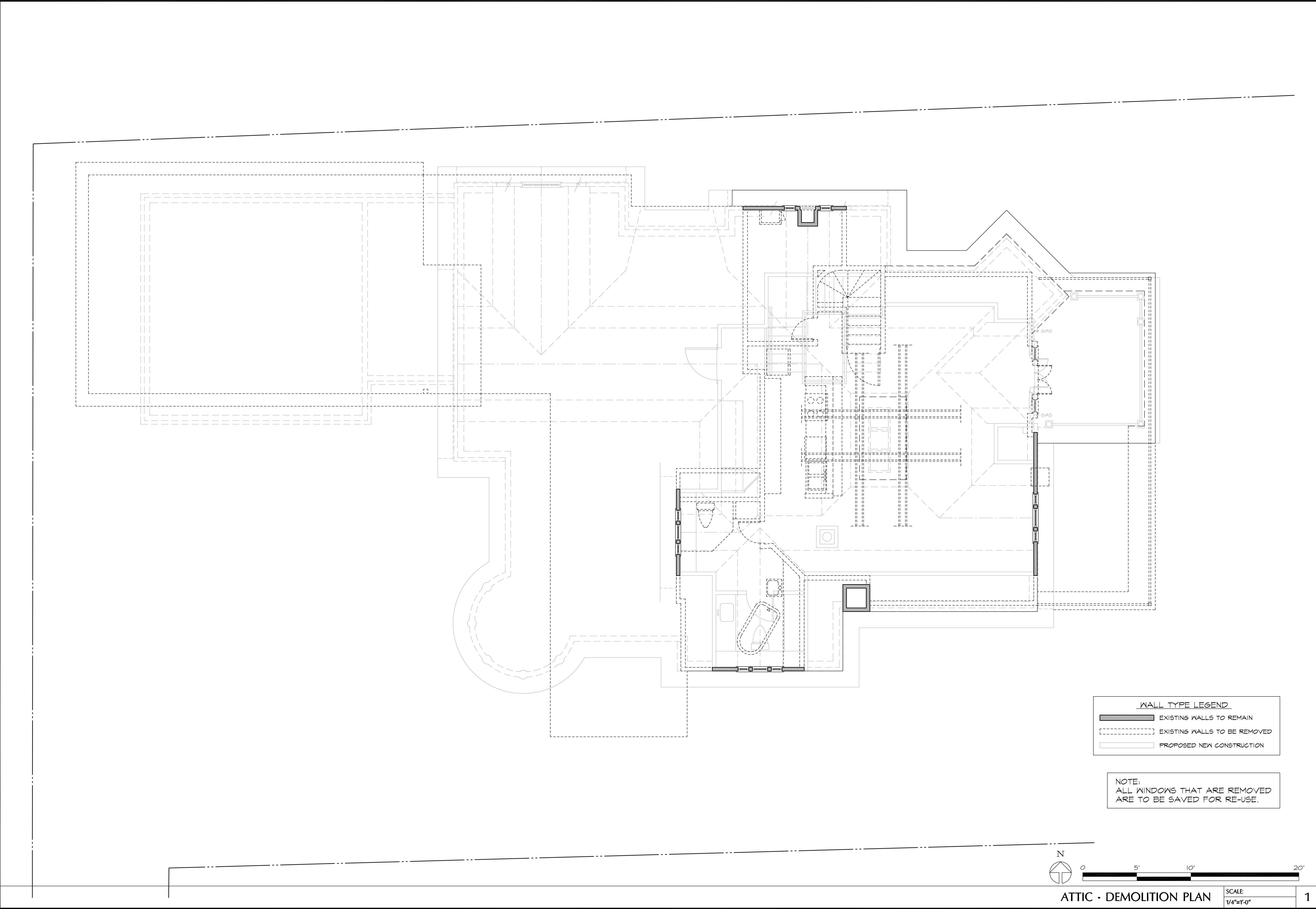
SHEET NAME AND SCALE: AS NOTED

SECOND FLOOR
DEMOLITION PLAN

DRAWING DATA:

PROJECT NO:	CHECKED:
ISSUE DATE:	DRAWN BY:
SHEET NUMBER:	

D 3.2



WALL TYPE LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	PROPOSED NEW CONSTRUCTION

NOTE:
ALL WINDOWS THAT ARE REMOVED
ARE TO BE SAVED FOR RE-USE.

0 5' 10' 20'

ATTIC - DEMOLITION PLAN

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

1

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AUSTIN, TX 78746
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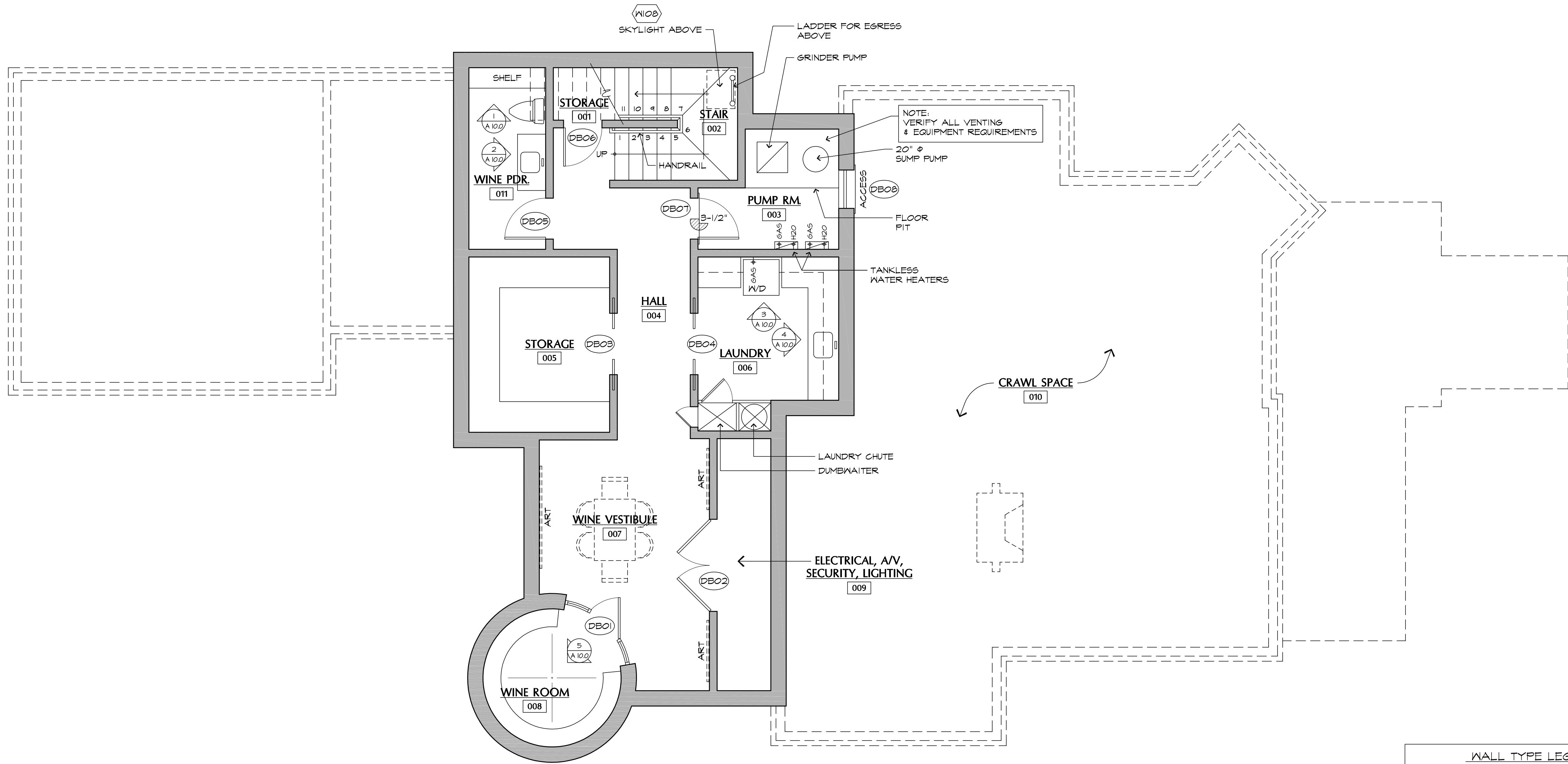
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SHEET NAME AND SCALE: AS NOTED

ATTIC
DEMOLITION PLAN

DRAWING DATA:
PROJECT NO: CHECKED:
ISSUE DATE: DRAWN BY:
SHEET NUMBER:

D 3.3



WALL TYPE LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

BASEMENT HEATED & COOLED-	912 S.F.
1st FLOOR HEATED & COOLED-	1906 S.F.
2nd FLOOR HEATED & COOLED-	2074 S.F.
ATTIC HEATED & COOLED-	857 S.F.
GUEST SUITE	600 S.F.
TOTAL HEATED & COOLED-	6,409 S.F.
FRONT ENTRY PORCH	261 S.F.
SCREEN PORCH	320 S.F.
GARAGE	460 S.F.
2nd FLOOR COVERED PORCH	136 S.F.
2nd FLOOR EAST BALCONY	122 S.F.
2nd FLOOR WEST BALCONY	35 S.F.
3rd FLOOR BALCONY	113 S.F.

NOTE:
S.F. CALCS ARE TO OUTSIDE OF MASONRY WALLS.

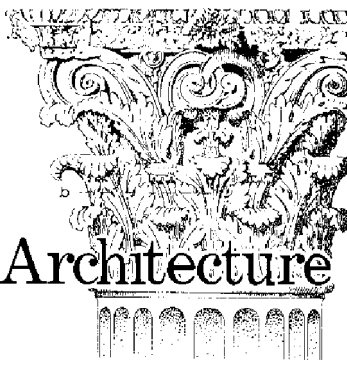


BASEMENT FLOOR PLAN

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

1

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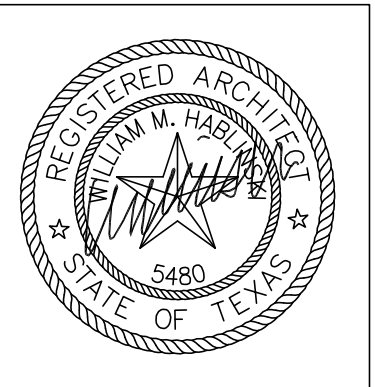


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REPLACEMENT AT THE EXPENSE OF THE
GENERAL CONTRACTOR.

REVISION DATE:

1/28/16

SHEET NAME AND SCALE: AS NOTED

BASEMENT
FLOOR PLAN

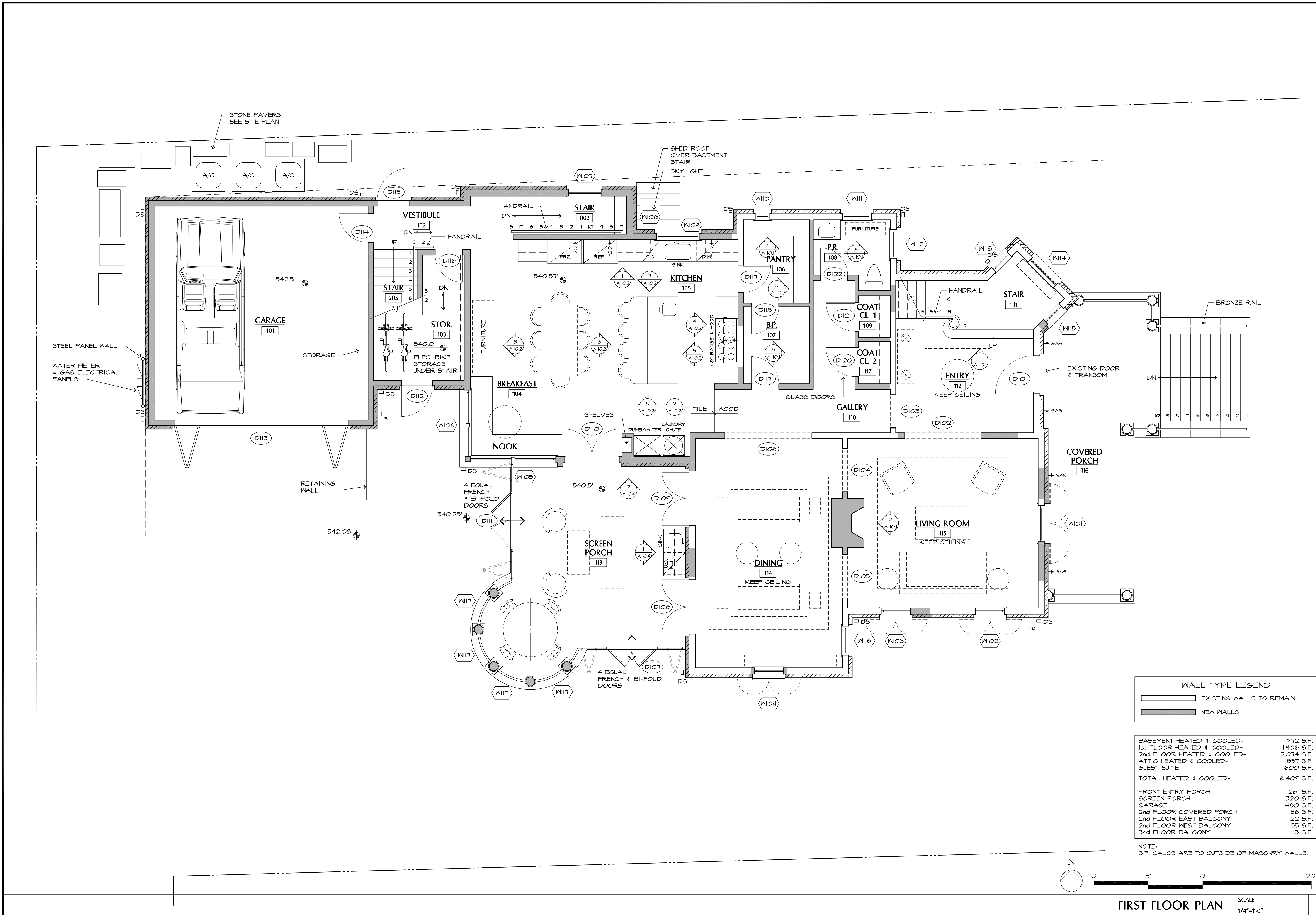
DRAWING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 3.0



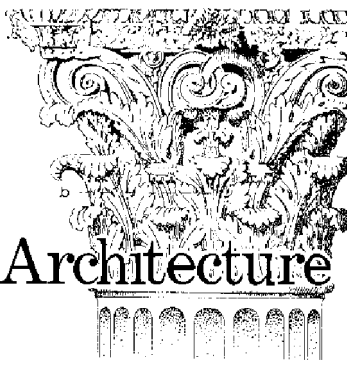
WALL TYPE LEGEND	
[Line Style]	EXISTING WALLS TO REMAIN
[Line Style]	NEW WALLS

BASEMENT HEATED & COOLED-	912 S.F.
1st FLOOR HEATED & COOLED-	1906 S.F.
2nd FLOOR HEATED & COOLED-	2074 S.F.
ATTIC HEATED & COOLED-	857 S.F.
GUEST SUITE	600 S.F.
TOTAL HEATED & COOLED-	6,409 S.F.
FRONT ENTRY PORCH	261 S.F.
SCREEN PORCH	320 S.F.
GARAGE	460 S.F.
2nd FLOOR COVERED PORCH	136 S.F.
2nd FLOOR EAST BALCONY	122 S.F.
2nd FLOOR WEST BALCONY	35 S.F.
3rd FLOOR BALCONY	113 S.F.

NOTE:
S.F. CALCS ARE TO OUTSIDE OF MASONRY WALLS.

FIRST FLOOR PLAN

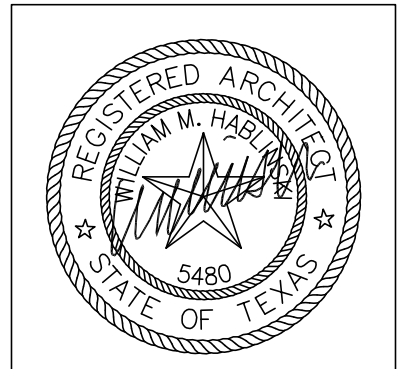
SCALE:
1/4"=1'-0"



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ARCHITECTURE, INC.

AUSTIN OFFICE
2905 WESTLAKE COVE
AUSTIN, TX 78746
TEL: (310) 600-6940



W. M. HABLINSKI, AIA DATE
1/28/16

PROJECT TITLE AND ADDRESS:

806
BAYLOR STREET
AUSTIN, TEXAS

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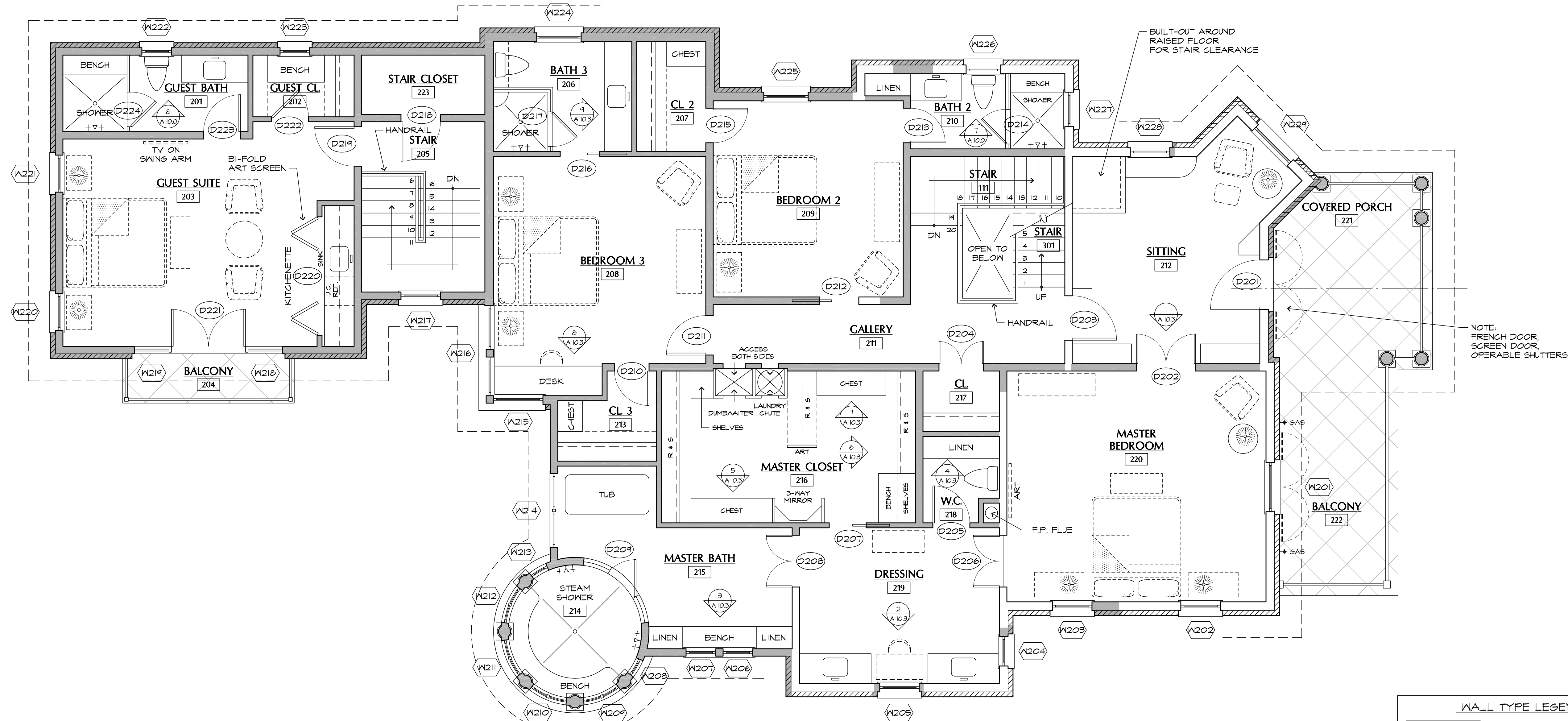
FIRST FLOOR PLAN

DRAWING DATA:

PROJECT NO: CHECKED:

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WALL TYPE LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS

BASEMENT HEATED & COOLED-	912 S.F.
1st FLOOR HEATED & COOLED-	1,906 S.F.
2nd FLOOR HEATED & COOLED-	2,074 S.F.
ATTIC HEATED & COOLED-	857 S.F.
GUEST SUITE	600 S.F.
TOTAL HEATED & COOLED-	6,409 S.F.
FRONT ENTRY PORCH	261 S.F.
SCREEN PORCH	320 S.F.
GARAGE	460 S.F.
2nd FLOOR COVERED PORCH	136 S.F.
2nd FLOOR EAST BALCONY	122 S.F.
2nd FLOOR WEST BALCONY	35 S.F.
3rd FLOOR BALCONY	113 S.F.

NOTE:
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SECOND FLOOR PLAN

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



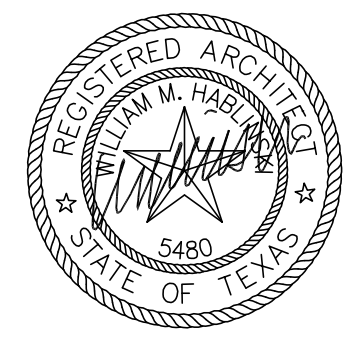
Architecture

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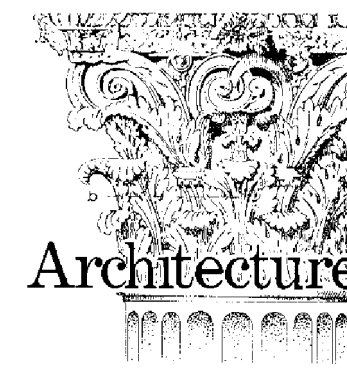
SECOND FLOOR PLAN

DRAWING DATA:

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ISSUE DATE: DRAWN BY:

SHEET NUMBER:



A circular professional engineer seal for the State of Texas. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars. Inside the ring, the name "WILLIAM M. HABIBI" is written in a curved path. In the center is a five-pointed star with the number "5480" below it. A signature is written across the star.

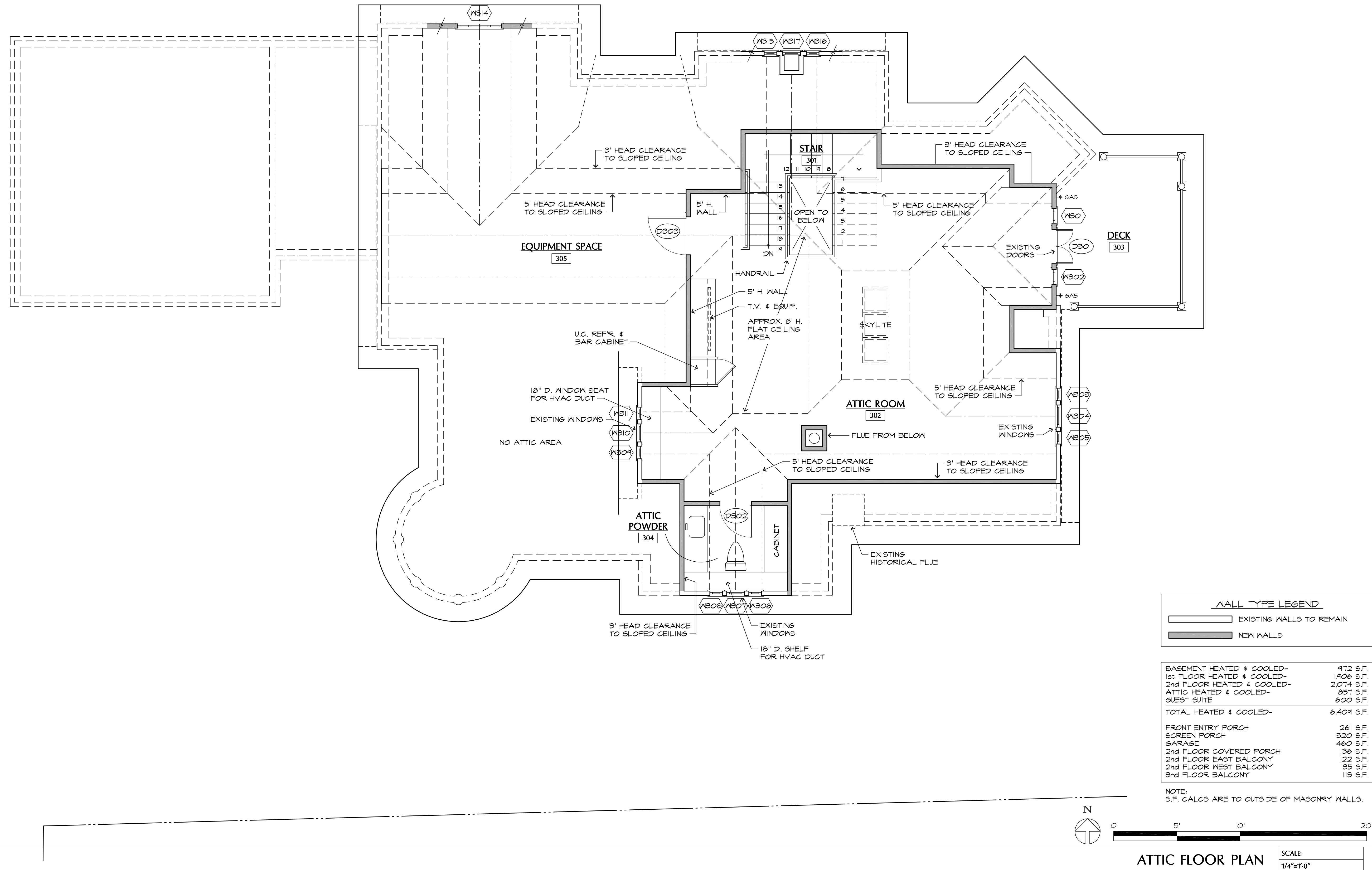
006
BAYLOR STREET
AUSTIN, TEXAS

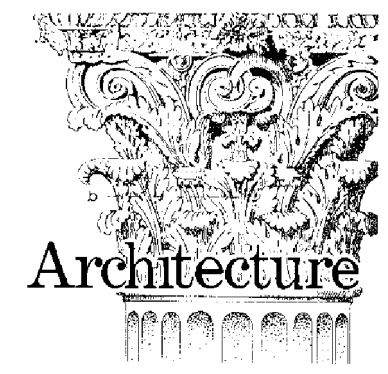
28/16

ATTIC FLOOR PLAN

SHEET NUMBER: _____

A 3.3

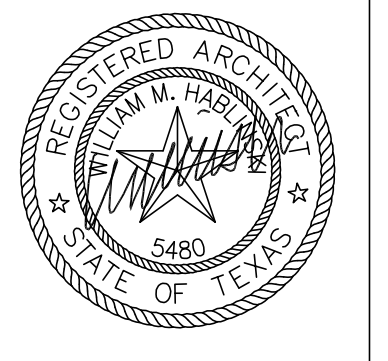




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SHEET NAME AND SCALE: AS NOTED

ROOF PLAN

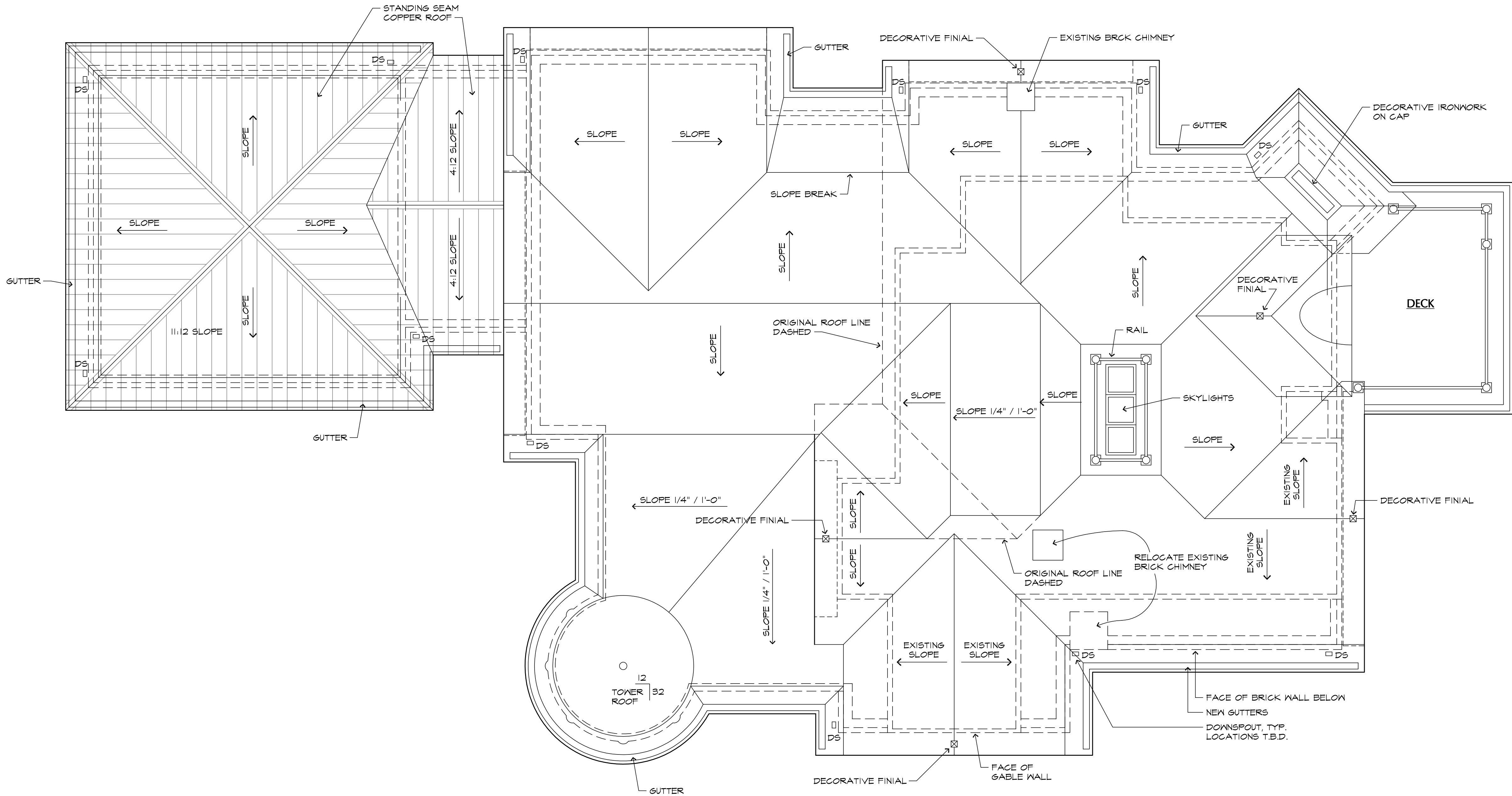
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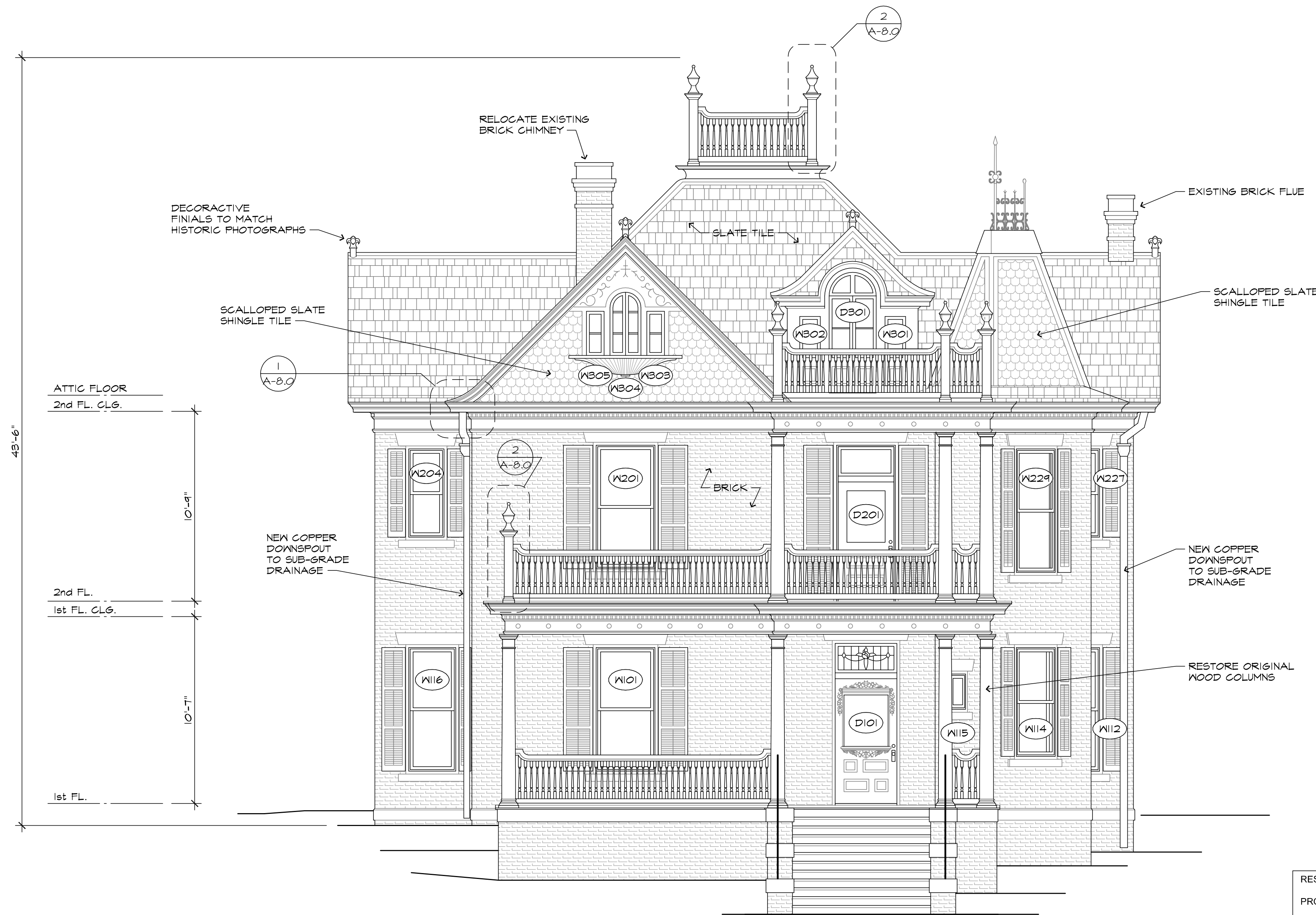
PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 5.4





RESTORATION SCOPE:

PROTECT:

Protect original features and finishes including original windows, front door, porch columns, slate shingles at gable ends, and distinctive ornamental metal work.
Protect all three heritage trees on site.

REMOVE:

Carefully remove non-original elements from the exterior including asphalt shingle roof, skylight, window air conditioners, lighting, concrete stairs, gutters and downspouts, metal handrails and porch infill (wood shingles, windows, framing).
Remove later additions to the west (rear) side of the house including the carport, metal stair, and apartments.
Remove invasive trees (not protected by the tree ordinance)

RESTORE:

Restore brick to original unpainted appearance by removing brick veneer and turning it around. Clean brick. Match original mortar in color, composition, texture and tooling.
Convert the front three-bay window back to its original single bay configuration, including a new stone lintel to match the original design.
Restore all stained glass windows at stairway and beyond.
Replace existing asphalt shingle roof with a new slate roof. Slates to match the character of the original squared and scalloped slate design as seen in photographs.
Reconstruct original roof details including finials of different types, iron cresting, copper ridge caps, and widows walk based upon evidence seen in historic photographs.
Reconstruction original porch balustrade of old growth cypress or approved equal.
Detailing to be complete with upturned ends at the upper rail, and turned balusters to match original design. New balustrade will be based upon physical evidence found on site.

SUPPLEMENT:

Improve the thermal performance of the building envelope by insulating the structural frame and installing an air barrier within the walls before relaying the brick veneer.
Construct a new addition to the west (rear) to include an attached two car garage, bedroom, and master bath suite. The addition will be set back 43' from the face of the front porch.

EAST ELEVATION

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

1

HABLINSKI

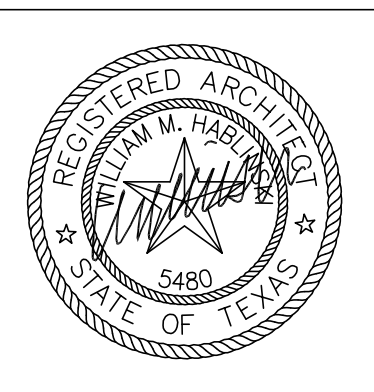


WILLIAM HABLINSKI
ARCHITECTURE

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W. M. HABLINSKI, AIA DATE
1/28/16

PROJECT TITLE AND ADDRESS:

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AUSTIN, TEXAS

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EAST ELEVATION

DRAWING DATA:

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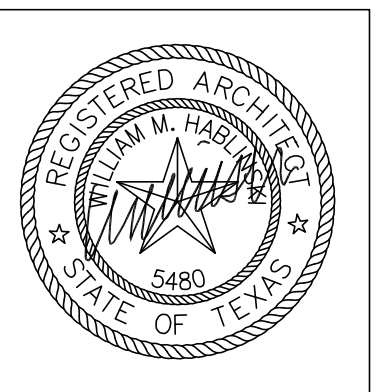
SHEET NUMBER:

A 7.0

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NORTH ELEVATION

DRAWING DATA:

PROJECT NO: CHECKED:

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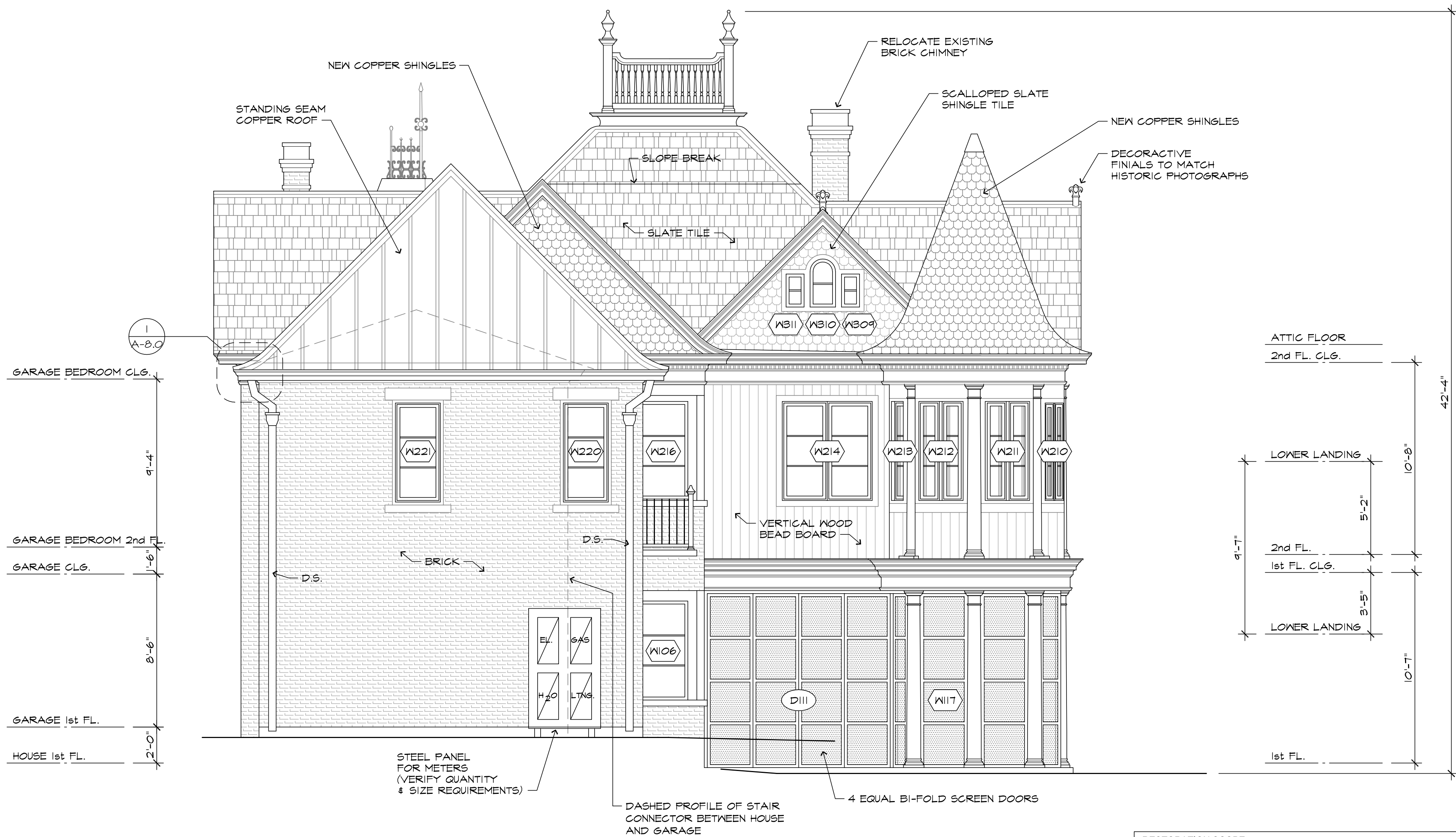
SHEET NUMBER:

NORTH ELEVATION

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

1

A 7.2



RESTORATION SCOPE:

PROTECT:
Protect original features and finishes including original windows, front door, porch columns, slate shingles at gable ends, and distinctive ornamental metal work.
Protect all three heritage trees on site.

REMOVE:
Carefully remove non-original elements from the exterior including asphalt shingle roof, skylight, window air conditioners, lighting, concrete stairs, gutters and downspouts, metal handrails and porch infill (wood shingles, windows, framing).
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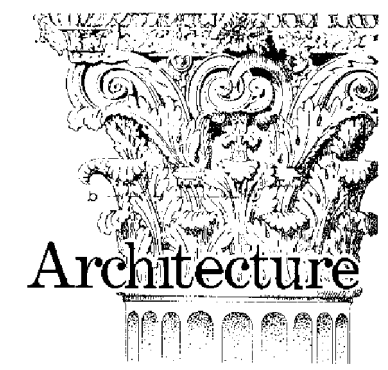
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WEST ELEVATION

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

1

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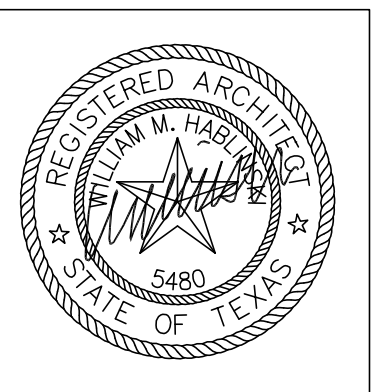


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WEST ELEVATION

DRAWING DATA:

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ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 7.3



NOTE:
WALLS ARE SHOWN 5" TO
DRYWALL, NOT FRAMING.
PLAN WAS FIELD MEASURED.
FIELD VERIFY BEFORE
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REVISION DATE:

6/9/15

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EAST ELEVATION
EXISTING

DRAWING DATA:

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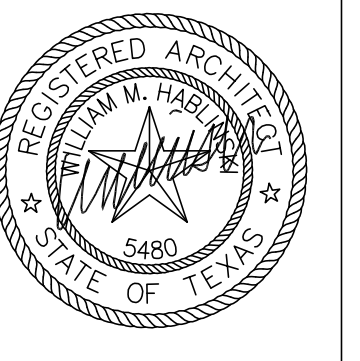


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SHEET NAME AND SCALE: AS NOTED

SOUTH ELEVATION
EXISTING

DRAWING DATA:

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ISSUE DATE: DRAWN BY:

SHEET NUMBER:

AB 7.1

SOUTH ELEVATION - EXISTING

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

1



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NORTH ELEVATION
EXISTING

DRAWING DATA:

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SHEET NUMBER:

NORTH ELEVATION - EXISTING

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

1

AB 7.2



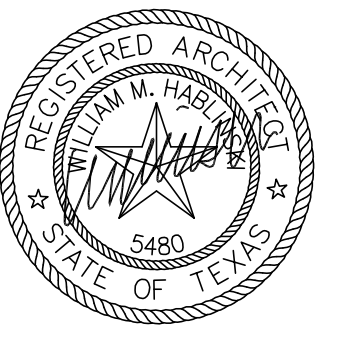
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WEST ELEVATION
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