

S L I C

DESIGN

# GOODWIN DUPLEX

3302 Goodwin Ave. Austin, TX 78702



Project:  
Goodwin Duplex  
3302 Goodwin AVE. | AUSTIN, TX | 78702

Revisions:  
No. 1 Issue Permit Set Date 08/31/2020  
No. 2 Issue Permit Update Date 11/11/2020

## LEGAL DESCRIPTION:

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78 X 141 FT OLT 55 DIVISION A

## AREA CALCULATIONS:

LOT SIZE = 10980 SF

CONDITIONED AREA  
UNIT A - FIRST FLOOR: 1128 SF  
UNIT A - SECOND FLOOR: 1050 SF  
UNIT A - GARAGE: 254 SF

UNIT B - FIRST FLOOR: 1108 SF  
UNIT B - SECOND FLOOR: 1032 SF  
UNIT A - CARPORT: 236 SF

COA BUILDING COVERAGE = 3296 SF 30%  
(MAX ALLOWABLE 40% = 4392 SF)

COA IMPERVIOUS COVER = 4819 SF 44%  
(MAX ALLOWABLE: 45% = 4941 SF)

COA GROSS FLOOR AREA = 4372 SF 40%  
(MAX ALLOWABLE = 4392 SF)

## SHEET LIST

NUMBER	NAME
ARCHITECTURE	
A0.0	COVER SHEET
A0.1	SURVEY
A0.2	SITE PLAN
A0.3	SETBACK PLANE EXHIBIT
A0.4	TREE PROTECTION PLAN
A0.5	TREE NOTES
A0.6	AREA PLAN
A0.7	LANDSCAPE PLAN
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS

Notes:

## WINDOW SCHEDULE

ROOM NAME	Mark	Window Type	Rough Opening		ALL WINDOWS ARE MEASURED FROM TOP OF SLAB ON FIRST FLOOR AND TOP OF SUBFLOOR ON SECOND FLOOR		
			Rough Width	Rough Height	*SEE MANUFACTURER'S SPECS FOR NOMINAL DIMENSIONS*		
					HEAD HT.	NOTES	SAFETY GLAZING
DINING	A1	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A1, A2, A3	
DINING	A2	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A1, A2, A3	
DINING	A3	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A1, A2, A3	
ENTRY	A4	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A5	
ENTRY	A5	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A5	
LIVING	A6	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A6, A7, A8	
LIVING	A7	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A6, A7, A8	
LIVING	A8	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A6, A7, A8	
DINING	A9	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A9, A10, A11	
DINING	A10	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A9, A10, A11	
DINING	A11	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A9, A10, A11	
LIVING	A12	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A12, A13, A14	
LIVING	A13	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A12, A13, A14	
LIVING	A14	Aluminum Fixed	4'-0 1/2"	7'-0 1/2"	9'-0"	MULLED A12, A13, A14	
POWDER ROOM	B1	Aluminum Fixed	6'-0 1/2"	2'-0 1/2"	8'-0"		
BEDROOM1	B2	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
BATHROOM	B3	Aluminum Fixed	4'-0 1/2"	2'-0 1/2"	8'-0"		
MASTER BATHROOM	B4	Aluminum Fixed	4'-0 1/2"	2'-0 1/2"	7'-6"		
MASTER BATHROOM	B5	Aluminum Fixed	5'-0 1/2"	2'-0 1/2"	7'-6"		
STAIR	B6	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
STAIR	B7	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
DINING	B8	Aluminum Fixed	5'-6 1/2"	2'-0 1/2"	9'-0"		
POWDER ROOM	B9	Aluminum Fixed	5'-0 1/2"	2'-0 1/2"	9'-0"		
BEDROOM 1	B9	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
BATHROOM 1	B10	Aluminum Fixed	4'-0 1/2"	2'-0 1/2"	8'-0"		
MASTER BATHROOM	B11	Aluminum Fixed	4'-0 1/2"	2'-0 1/2"	8'-0"		
MASTER BATHROOM	B12	Aluminum Fixed	5'-0 1/2"	2'-0 1/2"	8'-0"		
STAIR	B13	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
STAIR	B14	Aluminum Fixed	8'-0 1/2"	2'-0 1/2"	8'-0"		
BEDROOM 1	C1	Aluminum Casement	3'-0 1/2"	6'-0 1/2"	8'-0"	MULLED D1	
BEDROOM 2	C2	Aluminum Casement	3'-0 1/2"	5'-0 1/2"	8'-0"	MULLED E1	
MASTER BEDROOM	C3	Aluminum Casement	3'-0 1/2"	6'-0 1/2"	8'-0"	MULLED F1	
BEDROOM 1	C4	Aluminum Casement	3'-0 1/2"	6'-0 1/2"	8'-0"	MULLED D2	
BEDROOM 2	C5	Aluminum Casement	3'-0 1/2"	5'-0 1/2"	8'-0"	MULLED E2	
MASTER BEDROOM	C6	Aluminum Casement	3'-0 1/2"	6'-0 1/2"	8'-0"	MULLED F2	
BEDROOM 1	D1	Aluminum Fixed	4'-0 1/2"	6'-0 1/2"	8'-0"	MULLED C1	
BEDROOM 1	D2	Aluminum Fixed	4'-0 1/2"	6'-0 1/2"	8'-0"	MULLED C4	
BEDROOM 2	E1	Aluminum Fixed	3'-0 1/2"	5'-0 1/2"	8'-0"	MULLED C2	
BEDROOM 2	E2	Aluminum Fixed	3'-0 1/2"	5'-0 1/2"	8'-0"	MULLED C5	
MASTER BEDROOM	F1	Aluminum Fixed	5'-0 1/2"	6'-0 1/2"	8'-0"	MULLED C3	
MASTER BEDROOM	F2	Aluminum Fixed	5'-0 1/2"	6'-0 1/2"	8'-0"	MULLED C6	
ROOF	S1	VELUX SKYLIGHT	2'-0"	4'-0"			
ROOF	S2	VELUX SKYLIGHT	2'-0"	4'-0"			

## DOOR SCHEDULE

ROOM	MA RK	SEE MANUFACTURER'S SPECS FOR ROUGH OPENING SIZE		Head Height	DOOR TYPE	Function	LOCKSET	COMMENTS	SAFETY GLAZING
		NOMINAL OPENING							
		WIDTH	HEIGHT						
ENTRY	1	3'-0"	9'-0"	9'-0"	ENTRY - FULL LITE	Exterior	ENTRY W/ DEADBOLT		Y
STORAGE	2	2'-6"	5'-0"	5'-0"	SOLID CORE PANEL	Interior	PASSAGE		
ENTRY CLOSET	3	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
PANTRY	4	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
GARAGE	5	3'-0"	8'-0"	8'-0"	SOLID CORE SLAB	Interior	PASSAGE		
POWDER ROOM	6	2'-8"	8'-0"	8'-0"	POCKET DOOR	Interior	PRIVACY		
LIVING	7	16'-0"	9'-0"	9'-0"	SLIDING DOOR	Exterior	LOCKSET		Y
GARAGE	8	9'-0"	9'-0"	9'-0"	GARAGE DOOR	Interior	GARAGE DOOR		
MASTER BEDROOM	9	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
HIS CLOSET	10	2'-6"	8'-0"	8'-0"	POCKET DOOR	Interior	PASSAGE		
HER CLOSET	11	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
MASTER BATHROOM	12	2'-6"	8'-0"	8'-0"	POCKET DOOR	Interior	PRIVACY		
MASTER BATHROOM	13	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 2	14	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 2	15	6'-0"	8'-0"	8'-0"	BYPASS DOOR	Interior	PASSAGE		
BATHROOM 1	16	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	17	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	18	6'-0"	8'-0"	8'-0"	BYPASS DOOR	Interior	PASSAGE		
LAUNDRY	19	3'-0"	8'-0"	8'-0"	POCKET DOOR	Interior	PASSAGE		
LAUNDRY	20	2'-4"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
GARAGE	21	9'-0"	9'-0"	9'-0"	GARAGE DOOR	Interior	GARAGE DOOR		
ENTRY	21	3'-0"	9'-0"	9'-0"	ENTRY - FULL LITE	Exterior	ENTRY W/ DEADBOLT		Y
STORAGE	22	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
ENTRY CL	23	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
PANTRY	24	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
GARAGE	25	3'-0"	8'-0"	8'-0"	SOLID CORE SLAB	Interior	PASSAGE		
POWDER ROOM	26	2'-8"	8'-0"	8'-0"	SOLID CORE SLAB	Interior	PASSAGE		
LIVING	27	16'-0"	9'-0"	9'-0"	SLIDING DOOR	Exterior	LOCKSET		Y
MASTER BEDROOM	28	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
HIS CLOSET	29	2'-6"	8'-0"	8'-0"	POCKET DOOR	Interior	PASSAGE		
HER CLOSET	30	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		
MASTER BATHROOM	31	2'-6"	8'-0"	8'-0"	POCKET DOOR	Interior	PRIVACY		
MASTER BATHROOM	32	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 2	33	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 2	34	6'-0"	8'-0"	8'-0"	BYPASS DOOR	Interior	PASSAGE		
BATHROOM 1	35	2'-6"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	36	2'-8"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PRIVACY		
BEDROOM 1	37	6'-0"	8'-0"	8'-0"	BYPASS DOOR	Interior	PASSAGE		
LAUNDRY	38	3'-0"	8'-0"	8'-0"	POCKET DOOR	Interior	PASSAGE		
LAUNDRY	39	2'-4"	8'-0"	8'-0"	SOLID CORE PANEL	Interior	PASSAGE		

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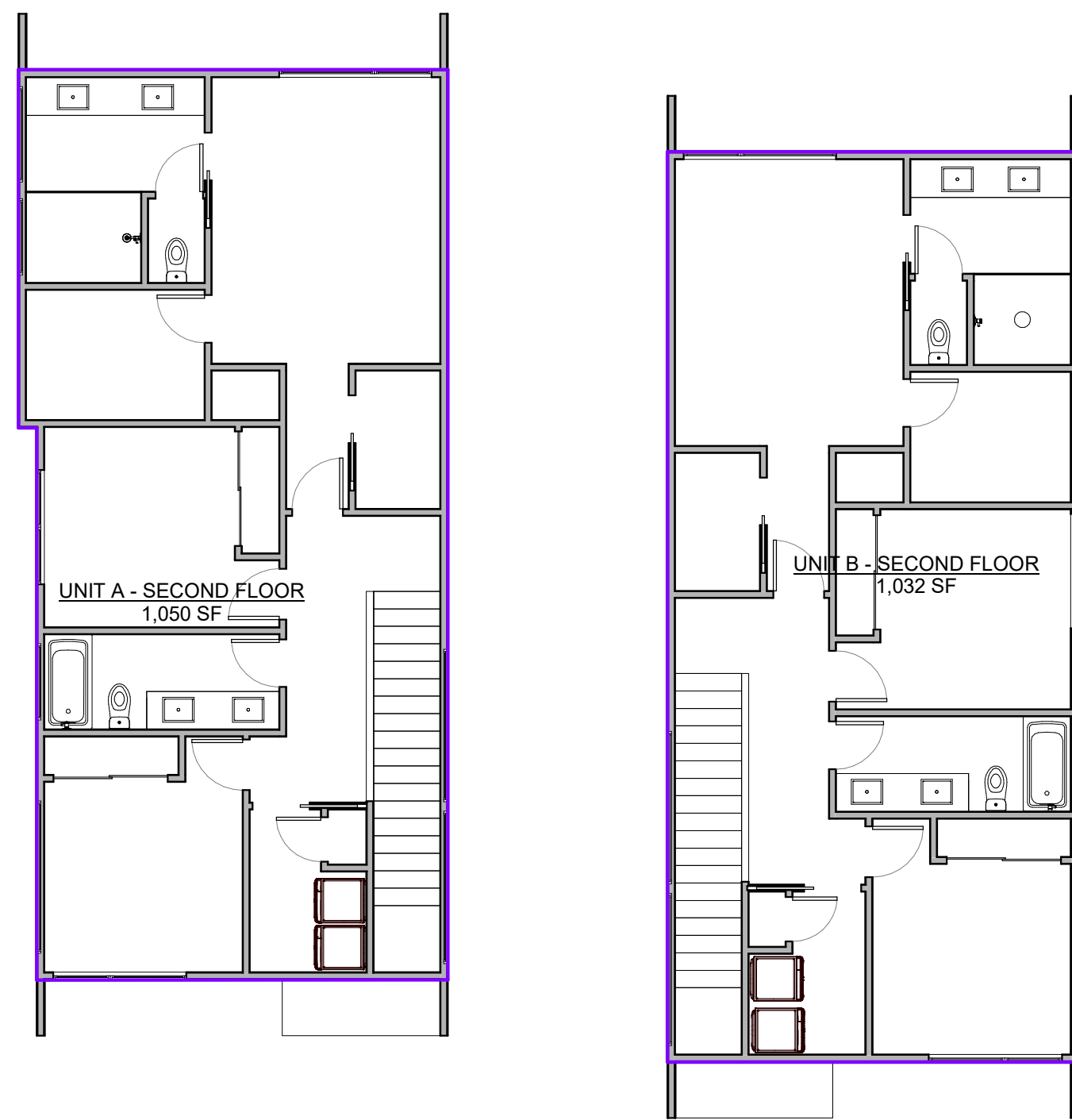
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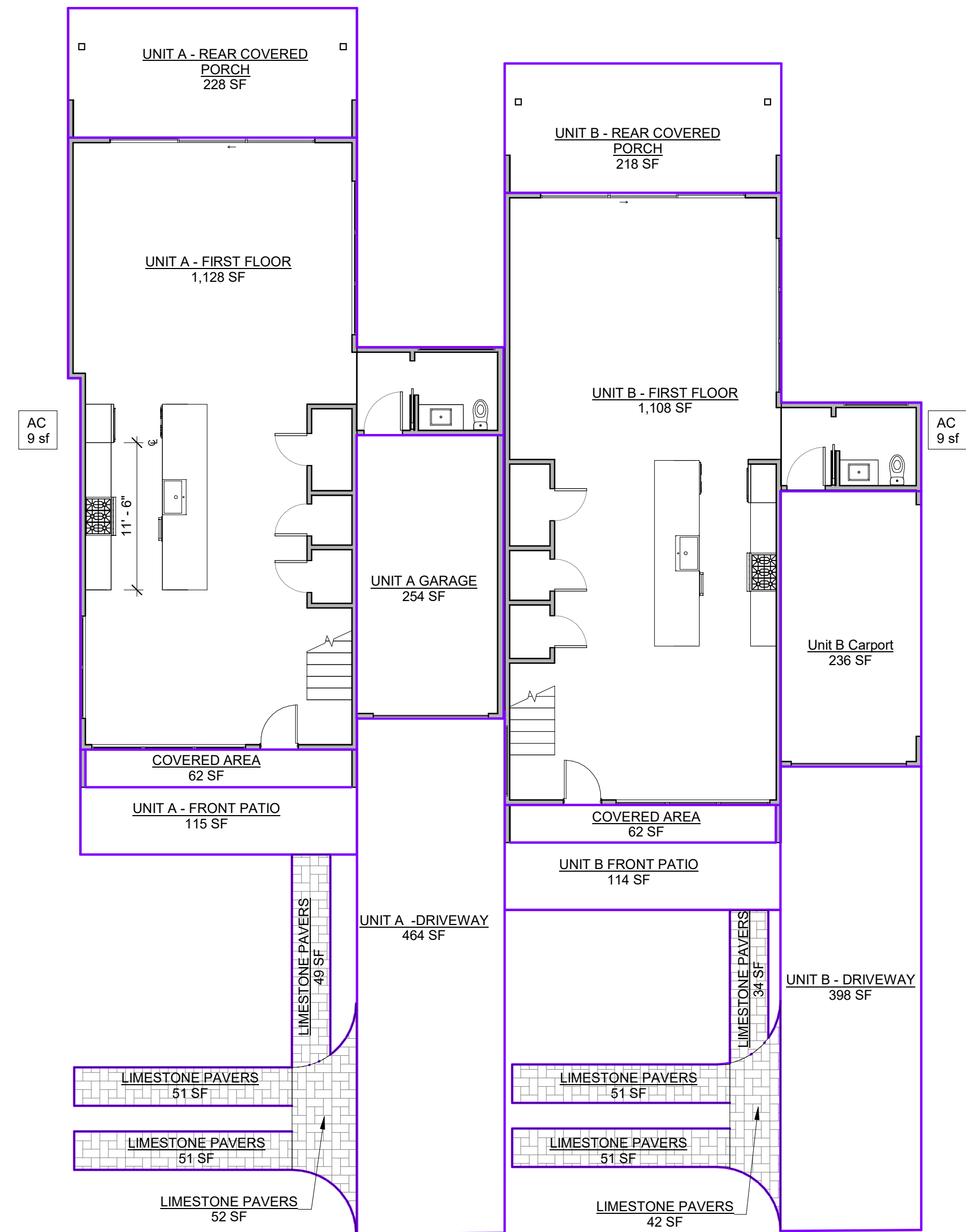
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Revisions:		
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Notes:




**2 SECOND FLOOR AREA PLAN**
1/8" = 1'-0" @ 22X34




**1 FIRST FLOOR AREA PLAN**
1/8" = 1'-0" @ 22X34

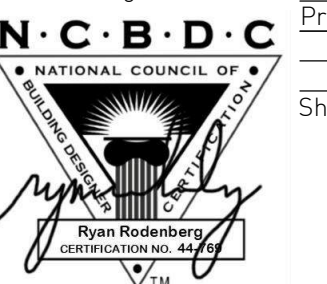
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Sheet Title:  
 AREA PLAN

Seal and signature	Date	8/31/2020
	Project No:	xx
	Sheet No:	

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## INTERIOR FINISHES

PAINT COLORS



BM DECORATOR'S WHITE FLAT ON WALLS & CEILINGS,  
EGGSHELL IN BATHROOMS & SATIN TRIM/CABINETS

INTERIOR DOORS + HARDWARE



WHITE SLAB DOORS AND BLACK KWIKSET MILAN ROUND LEVERS

TRIM



1X2 DOOR TRIM & 1X4 BASEBOARDS

CEILING FAN



MINKA-AIRE  
52" ROTO - COAL

STAIR RAILING



VERTICAL 1X2 WOOD OR METAL SLATS  
4" ON CENTER FOR OPEN STAIRS

EXTERIOR SCONCE AND DOOR HARDWARE



## DESIGN SCHEME

SCHEME 1: FLOORING



5" WIRE BRUSHED IVORY WHITE OAK  
\$4.29/SQFT

SCHEME 1: KITCHEN INSPO



**KITCHEN SCHEME**



**BACK UPPER & LOWER CABINETS: SW Snowbound**  
**VENT HOOD CABINET: Black**  
**ISLAND CABINETS: Black**  
**BACK COUNTERTOPS: 3CM White Quartz**  
**ISLAND COUNTERTOP: 3 CM Cement Gray Quartz**  
**BACKSPLASH: Triangle, 8" x 9" (light grey grout)**  
**LIGHTING: Ginestra Pendant 20", Black**  
**HARDWARE: Berenson Metro 9" Pull - Modern Bronze**

KITCHEN BACKSPLASH TILE INSTALLED



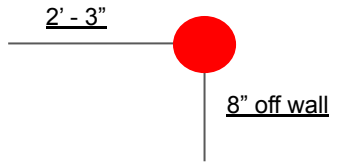
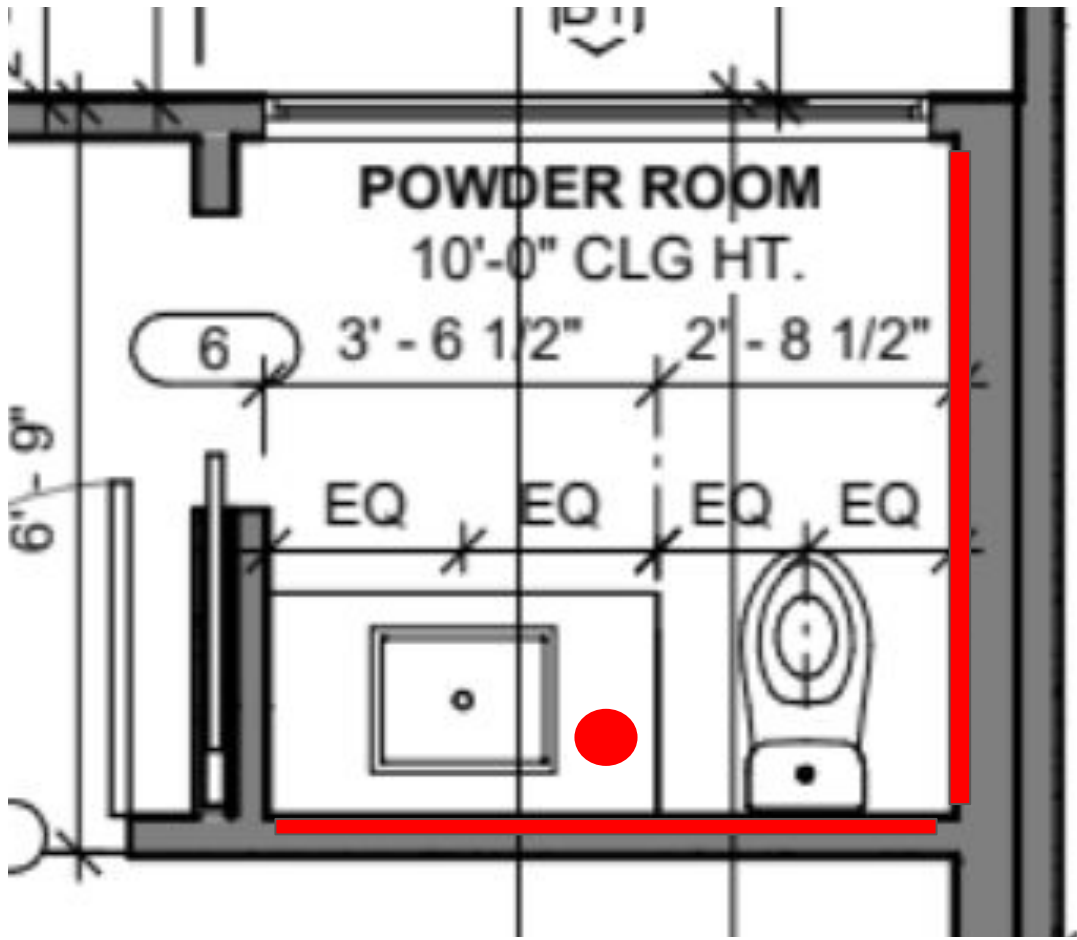
KITCHEN ISLAND DETAIL



KITCHEN PLUMBING



POWDER BATH

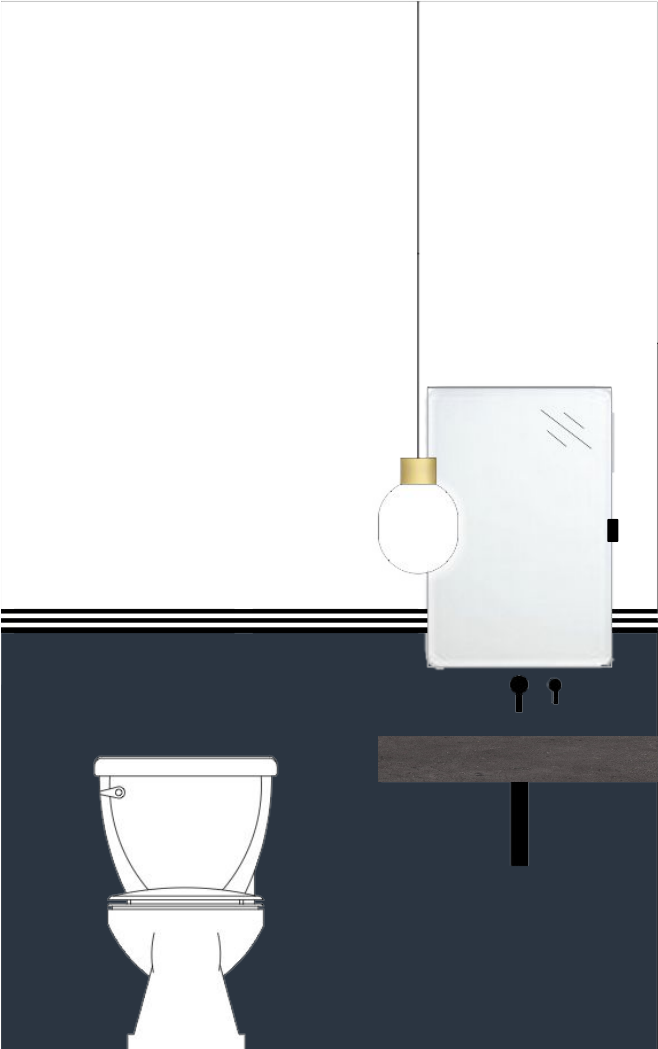


POWDER BATH SCHEME

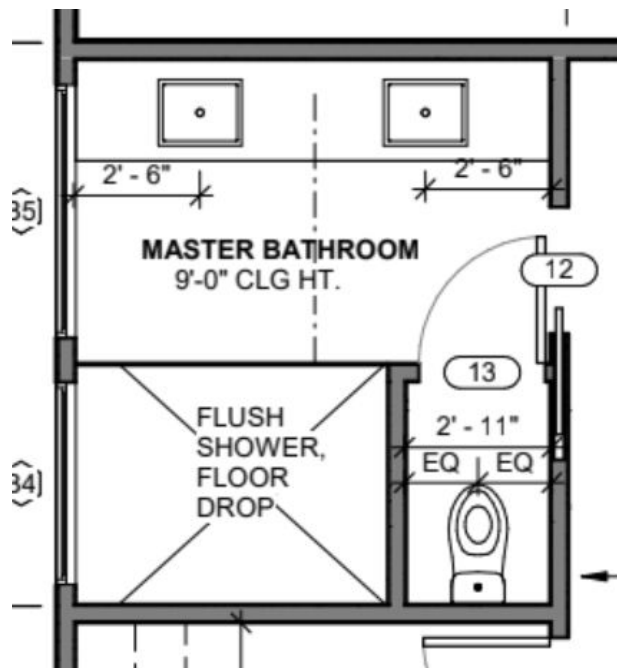
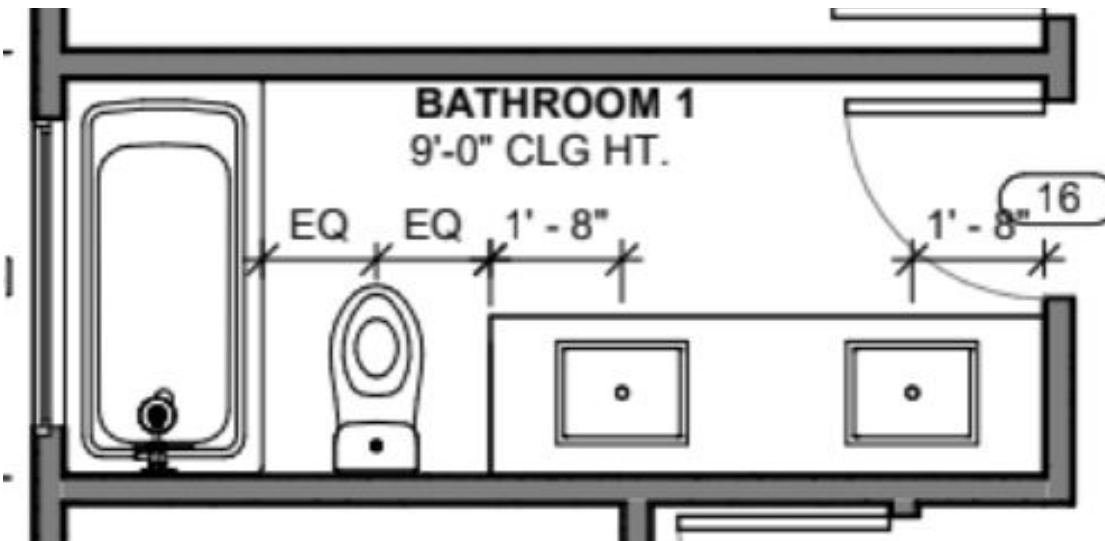


SINK: Pitch "P.B3" - Wall Mount Kast Concrete, Black  
MIRROR: Yaquina Frameless Pivot Mirror  
PENDANT: Menu JWDA Pendant  
CHAIR RAIL: 48" SW 9179, flushed to top of sink  
DETAIL: 1 X 2 BLACK (48" AFF 1/2 inch a part, 3 rows)

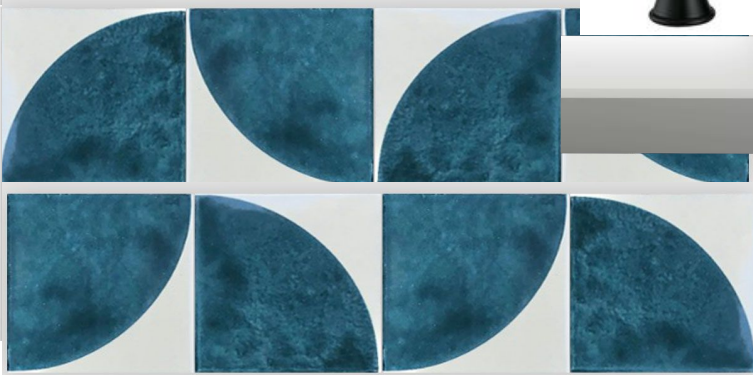
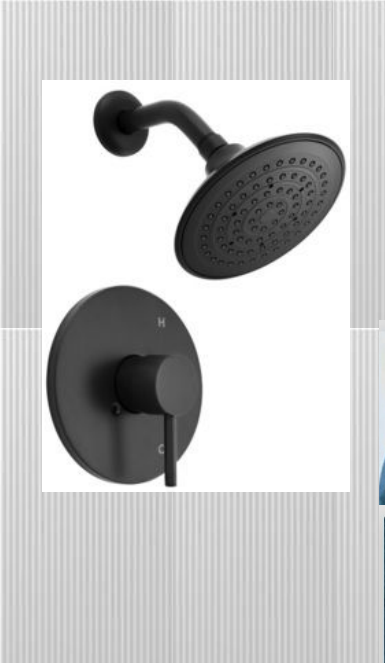
POWDER BATH SCHEME



MASTER AND SECONDARY BATH

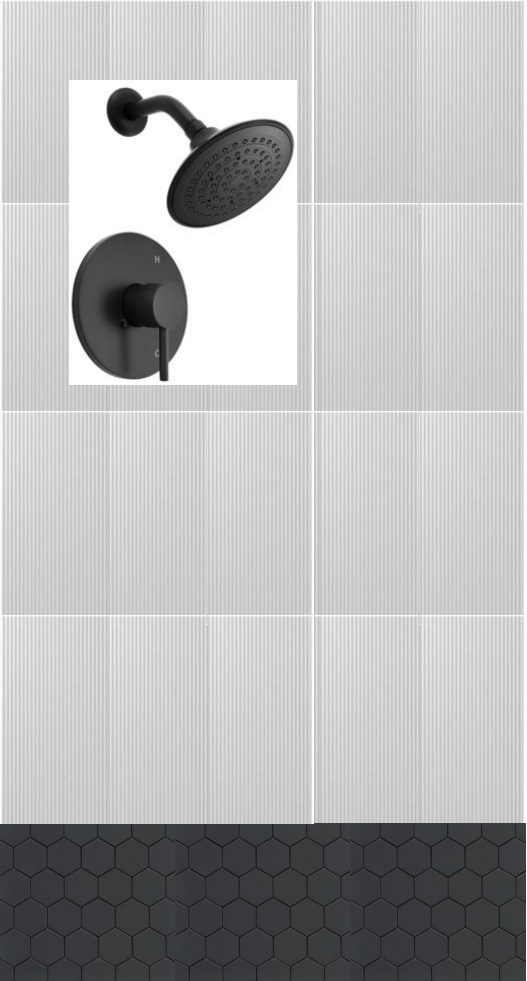


MASTER BATH



CABINETS: Black  
HARDWARE: Berenson 6" Tab Pulls in Matte Black  
COUNTERTOPS: 3CM White Quartz  
SHOWER WALL: Daltile - Aviano, White  
SHOWER FLOOR: Black Hexagon Mosaic Tile  
FLOOR TILE: Clay Imports Encaustic Quarter Circle Clay  
MIRROR: Infinity Rectangle Mirror  
LIGHTING: Edendale Articulating Sconce, Smoked Glass

MASTER BATH



MIRROR DETAIL

MASTER BATH FLOOR TILE INSTALLED



## SECONDARY BATH



CABINETS: SW 9179, Anchor Aweigh

HARDWARE: Berenson 6" Tab Pulls in Matte Black

COUNTERTOPS: 3CM White Quartz

SHOWER WALL: Matte White 4x10 Stack Lay Offset

FLOOR TILE: Gray Hexagon Tile with Matching Grout

MIRROR: Black Frame 30" round

PENDANT: Black & Brass Globe Sconce