

KEYED NOTES

- 1] PARKING PLACE, TYP.  
2] EXISTING SIDEWALK AND STEPS TO HOUSE.  
3] NEW DRIVEWAY TO BE PEBBLE FINISH TO MATCH EXISTING, 3000 PSI, 4" THICK WITH 6"x 6" W.W.J. OVER 10 MIL. POLY, TYPICAL AT ALL CONCRETE DRIVEWAY AREAS.  
4] NEW CONCRETE FLATWORK TO BE FLUSH TO EXISTING SIDEWALK.  
5] NOT USED  
6] NEW SIDEWALK TO BE LARGE STONE (FLAT SURFACE) PAV. WITH A SAND BASE BELOW. TYP. USE SMALL SMOOTH AGGREGATE RIVER GRAVEL FOR FINISH. USE 10 MIL. POLY. UNDER EACH SIDE OF WALKWAY PAVES. TYP.  
7] NEW BUFFER WALL AT A/C CONDENSER UNIT TO BE CONSTRUCTED WITH 4"x 4" CEDAR POST AT CORNERS AND HORIZONTAL 1"x 4" CEDAR PLANKS WITH 1" GAP TYP. AT THREE SIDES.  
8] NEW CONCRETE STEP TO BE 22'-0" LONG.  
9] CONCRETE DECK TO BE 4" THICK, 3000 PSI, WITH GALV. 6"x6" W.W.J. ON CHAIRS (IN THE MIDDLE OF SLAB) OVER 10 MIL. POLY. OVER 10 MIL. FINISH. ON EXISTING CONCRETE DECK. TYP. FINISH COAT IS TO BE FLOOR DECK ON AREAS SHOWN ON THE PLAN.  
10] 3" P.C. SLABES TO BE INSTALLED UNDER THE NEW DRIVEWAY APPROX. 5'0" FROM THE HOUSE TO THE SOUTHWEST CORNER OF THE PROPERTY FOR ADEQUATE DRAINAGE.  
11] NOT USED

Imperious Cover Calculations

Lot Area	18,420.00	100%
Allowable Imperious Cover	N/A	
Imperious Cover		
Building Area	5,107.00	
Residence Footprint	5,107.00	
Sub-Total Building Areas	5,107.00	
Site Area	1,002.00	
Driveway	1,67.00	
Open Deck	229.00	
Entry Porches	183.00	
Sidewalks	478.00	
Covered Patio	2,040.00	
Sub-Total Site Areas	7,147.00	
Total Imperious Cover	12,254.00	66.5%

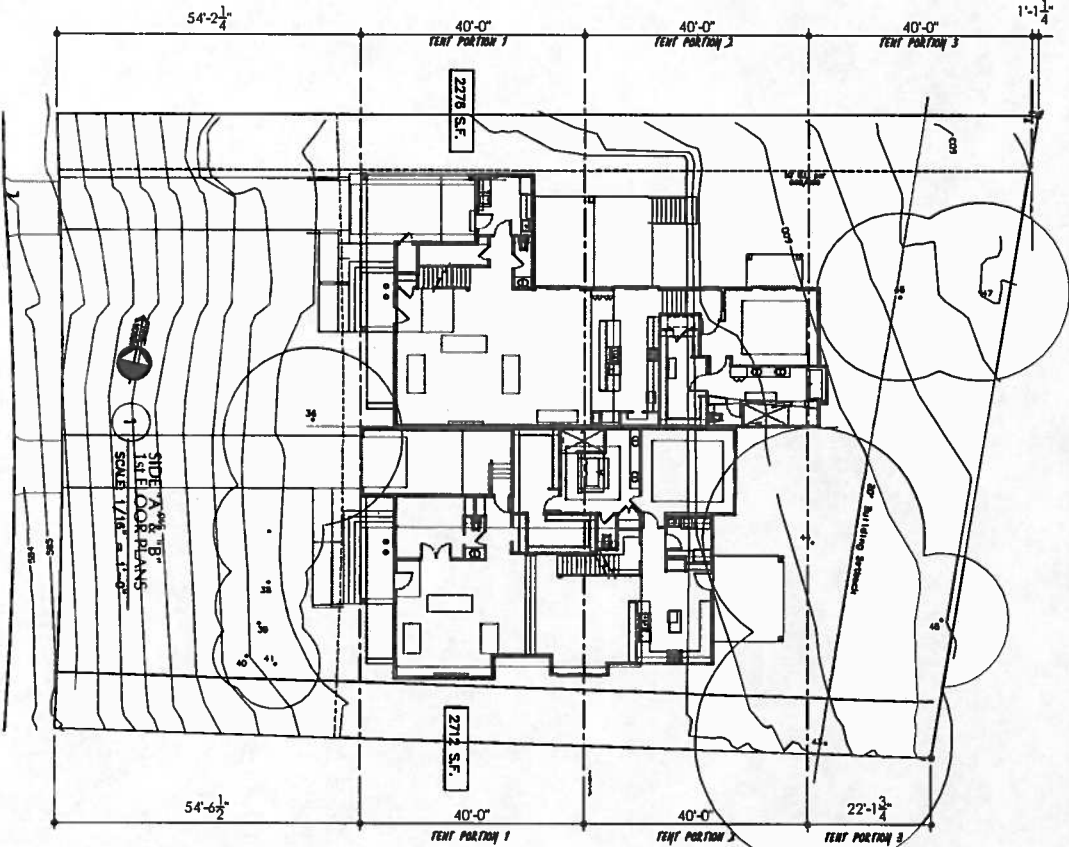
LEGEND

- LIMITS OF CONSTRUCTION.  
PROPOSED NEW CONCRETE FOR DRIVEWAYS  
EXISTING HOME - NO WORK PROPOSED

GENERAL NOTES

CONTRACTOR IS TO USE ALL STANDARD CONSTRUCTION PRACTICES DURING THE BUILDING OF THIS PROJECT. IF ANY DIMENSIONAL DISCREPANCY ARE NOTICED ON THE PLANS OF THIS PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. IF ANY UNUSUAL SITE CHARACTERISTICS APPEAR THAT IS CONTRARY TO WHAT IS SHOWN IN THE ARCHITECT'S PLAN, PLEASE CONSULT THE ARCHITECT OR A STRUCTURAL ENGINEER.  
FLAT WORK IS TO BE 4" THK., 3000 PSI CONCRETE SLAB WITH 6x6 W.W.J. AT CENTER, OVER 10 MIL. MIN. VAPOR BARRIER, SLOPE IS NOT TO EXCEED 1:12 PITCH OR 30" IN ONE CONSECUTIVE SLOPE WITHOUT INTERUPTION, SEE AOA SHEET FOR MORE INFO.

2276 S.F.  
+ 1420 S.F.  
3696 S.F.



3647 S.F. TOTAL  
3769 S.F. TOTAL  
7416 S.F. SIDE "A" & "B" TOTAL

2712 S.F.  
+ 1692 S.F.  
3789 S.F. TOTAL

HARTFORD ROAD (60')



NEW DUPLEX DWELLING  
for:  
- BLACKWELL & EIX -  
2415 HARTFORD RD.  
Austin, Texas 78703

SOWARD & ASSOCIATES, PLLC  
- ARCHITECTS -

3101 Crestvale Dr.  
Austin, Texas 78704  
Tel.: (512)-497-4629

DRAWN: CHECKED:  
R.C. S.S.

DATE: 03-26-14

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

JOB NO.:

SHEET

A1.1

KEYED NOTES

- 1 LOW PROFILE THRESHOLD, TYP.
- 2 TURNDOWN SLAB AT PATIO, TYP. (SEE STRUCT. DRAWINGS)
- 3 CONCRETE STAIRS - SEE STRUCTURAL
- 4 BAL. TRAP COLUMN OF 27x4.5, 12" WIDE x 12" DEEP
- 5 8" DIA. PIPE COLUMN, TYP. @ FRONT OF BOTH HOUSES
- 6 UPPER CABINET, TYP.
- 7 NEW BUFFER WALL AT A/C CONDENSER UNIT TO BE CONSTRUCTED WITH 4"x4" CEDAR POST AT CORNERS AND HORIZONTAL 1"x4" CEDAR PLANKS WITH 3" GAP TYP. AT THREE SIDES.
- 8 5 EQUAL SPACED SHELVES, TYP.
- 9 COOKTOP/OVEN COMBINATION w/PIPE EXHAUSTED VENT HOOD, TYP.
- 10 METAL RAILING @ STAIRS, TYP.
- 11 CLOSET SHELF AND ROD, TYP.
- 12 MICROWAVE UNDER COUNTER TOP, TYP.
- 13 1'-0" H.T. POP UP CEILING
- 14 SINKER TUB
- 15 BUILT-IN BENCH SEAT
- 16 SKYLIGHT SHIRT TO ROOF WITH CLEARESTORY WINDOWS
- 17 DOORLESS SHOWER - WALK-IN WITH SUNKEN FLOOR
- 18 RECESSED SHELF @ SHOWER, TYP.
- 19 DOUBLE SHOWER HEAD, TYP.

FRP Area Calculations (SF)			
Unf Area	18,430.0	100%	
FRP Allowable Area	7,452	40%	
Conditioned Area			
Living Area (Main Level)	2,255		
Living Area (Upper Level)	2,255		
Sub-total Conditioned Area	4,510		
Non-Conditioned Area (Covered)			
Unfinished Storage/Mechanical	83		
Covered Garages	331		
Sub-total Non-Conditioned Area (Covered)	414		
TOTAL FRAME & GROSS COVERED AREA	7,718	37%	

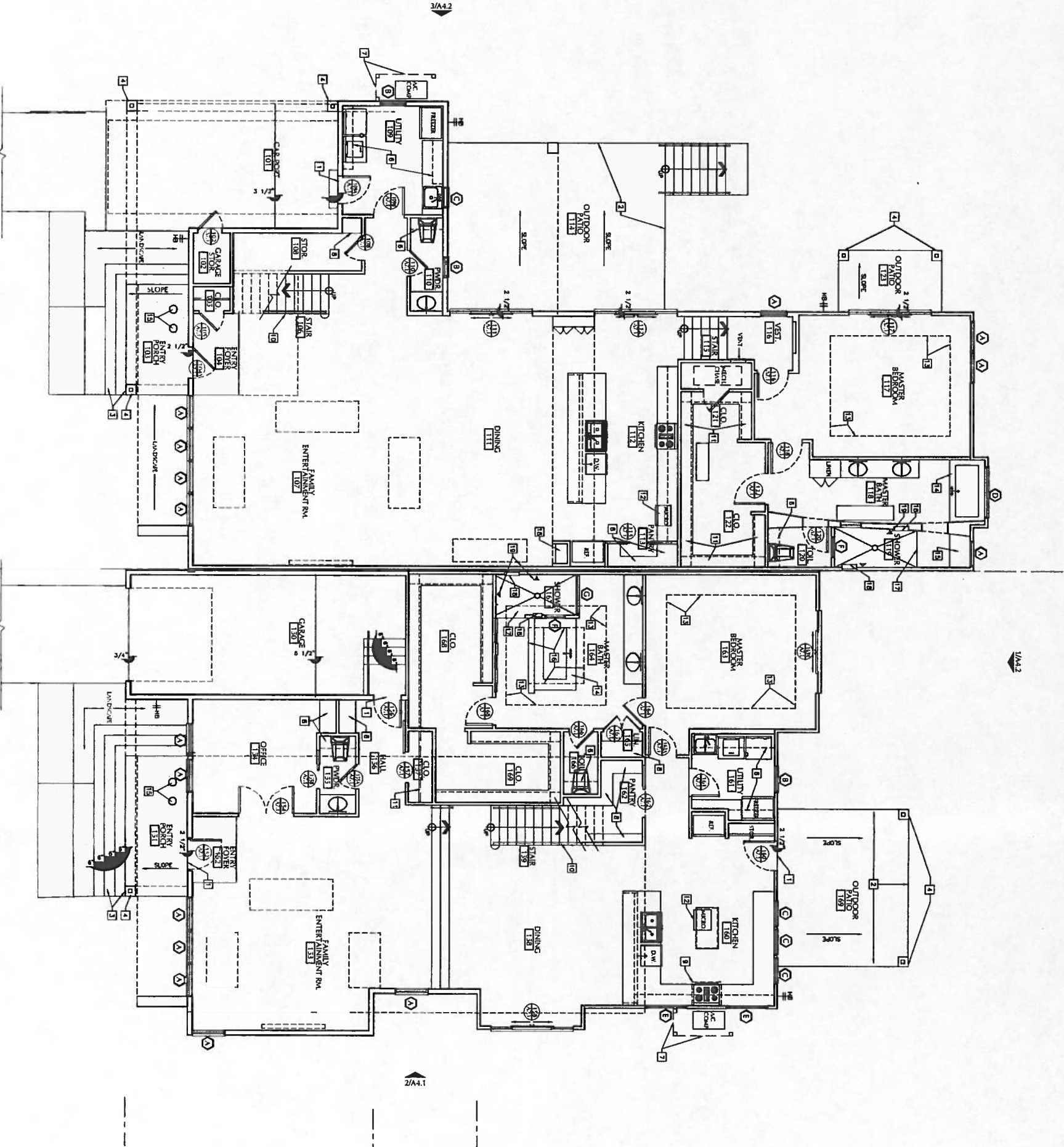
Area Calculations (SF)			
Conditioned Area			
Living Area (Main Level)	2,255		
Living Area (Upper Level)	2,255		
Sub-total Conditioned Area	4,510		
Non-Conditioned Area (Covered)			
Unfinished Storage/Mechanical	83		
Covered Garages	331		
Covered Decks	579		
Sub-total Non-Conditioned Area (Covered)	1,234		
TOTAL FRAME & GROSS COVERED AREA	8,120		

LEGEND

- LIMITS OF CONSTRUCTION.
- PROPOSED NEW CONCRETE FOR DRIVEWAYS
- EXISTING HOME - NO WORK PROPOSED

GENERAL NOTES

1. CONTRACTOR IS TO USE ALL STANDARD CONSTRUCTION PRACTICES DURING THE BUILDING OF THIS PROJECT. ANY DEVIATIONS FROM THE STANDARD PRACTICES ARE TO BE NOTICED ON THE PLANS OR BEFORE THE FIELD WORK BEGINS AND THE PLANS, NOTIFY THE ARCHITECT.
2. OWNER/ CONTRACTOR IS TO REFER TO FOUNDATION PLAN AND CONCRETE STRUCTURAL NOTES. IF ANY UNUSUAL SITE CHARACTERISTICS APPEAR THAT IS CONTRARY TO WHAT IS SHOWN IN THE ARCHITECT'S PLAN, PLEASE CONSULT THE ARCHITECT OR A STRUCTURAL ENGINEER.
3. FLAT WORK IS TO BE 4" THK., 3000 PSI CONCRETE SLAB WITH 6X6 W/W, AT CENTER, OVER TO BAL. WALK, W/DOOR BARRIER, SLOPE IS NOT TO EXCEED 1:12 PITCH OR 30" IN ONE CONSECUTIVE SLOPE WITHOUT INTERRUPTION. SEE ADA SHEET FOR MORE INFO.
- 4.
- 5.
- 6.



1  
SIDE "A"  
1ST FLOOR PLAN  
SCALE: 1/16" = 1'-0"



1  
SIDE "B"  
1ST FLOOR PLAN  
SCALE: 1/16" = 1'-0"

00-00-00	J.F.C.
NO DATE	REVISION
00-00-00	REVISION

SOWARD & ASSOCIATES, PLLC  
- ARCHITECTS -  
3101 Crestvale Dr.  
Austin, Texas 78704  
Tel.: (512)-497-4629

NEW DUPLEX DWELLING  
for:  
- BLACKWELL & EIX -  
2415 HARTFORD RD.  
Austin, Texas 78703

TOTAL BASIC	000000
1	000000
1	000000

DRAWN	CHECKED
R.G.	S.S.

DATE: 03-26-14  
SCALE: 3/16" = 1'-0"  
JOB NO.:

SHEET  
A2.2

#### KEYED NOTES

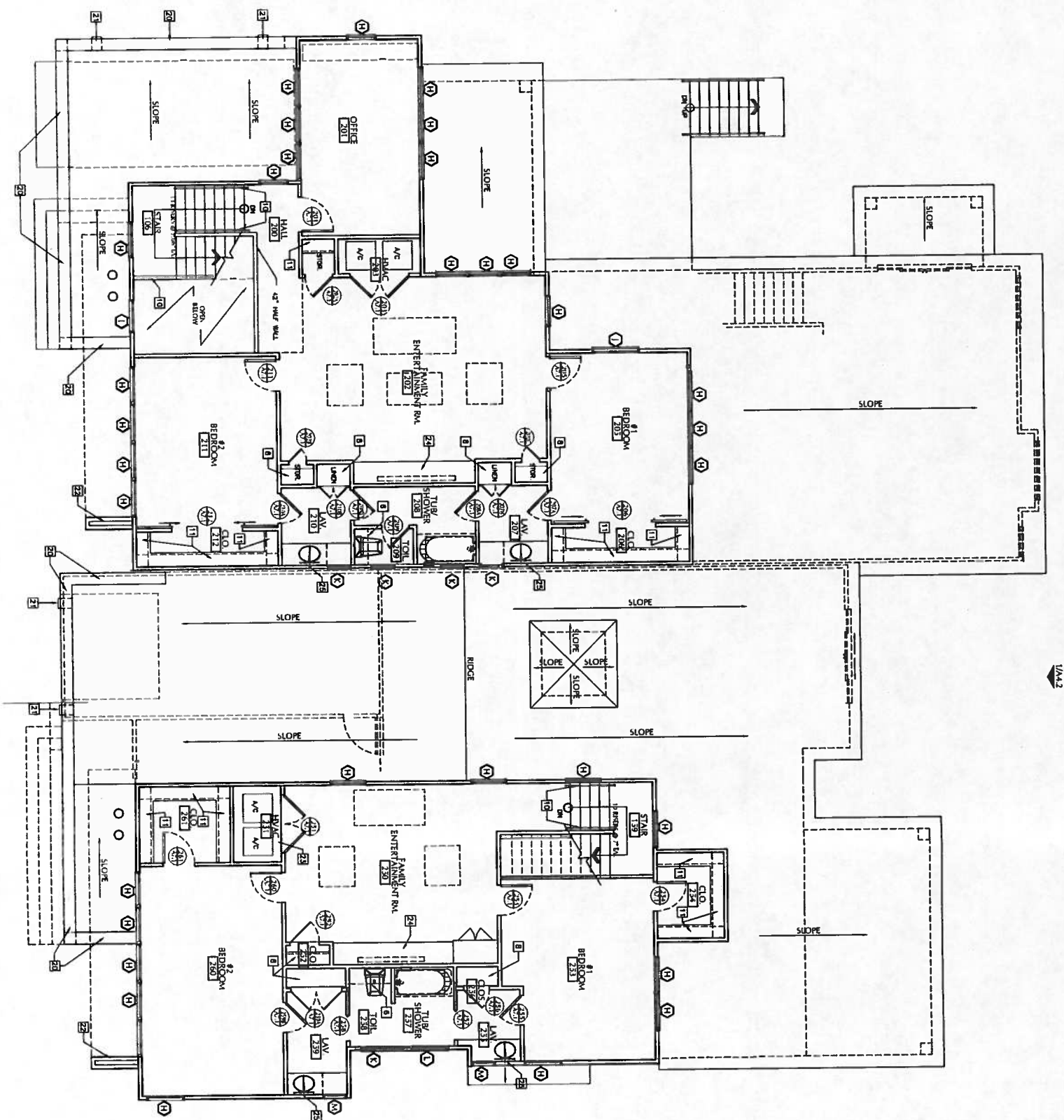
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- 11 CLOSET SHELF AND ROD, TYP.
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- 14 SINKER TUB
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- 17 DOORLESS SHOWER - WALK-IN WITH SUNKEN FLOOR
- 18 RECESSED SHELF @ SHOWER, TYP.
- 19 DOUBLE SHOWER HEAD, TYP.
- 20 PAPERBET
- 21 TROUGH/WALL SCUPPER - TYP. AT FLAT ROOF
- 22 2X6 WALL @ 16" O.C., TYP.
- 23 PLATFORM FOR A/C UNITS, TYP.
- 24 BUILT-IN SHELF 16" HT.
- 25 MIRROR

#### LEGEND

- LIMITS OF CONSTRUCTION.
- PROPOSED NEW CONCRETE FOR DRIVEWAYS
- EXISTING HOLE- NO WORK PROPOSED

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- 4.
- 5.
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3/A4.2

1/A4.2

2/A4.1



1  
SIDE "A"  
2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1  
SIDE "B"  
2ND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



•	00-00-00	I.F.C.
NO	DATE	REVISION
△	00-00-00	REVISION

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-	TDL 6504	(HARD)
1	Weg 6504	000000

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R.G.	S.S.
DATE: 03-26-14	
SCALE: 1/8" = 1'-0"	
JOB NO.:	

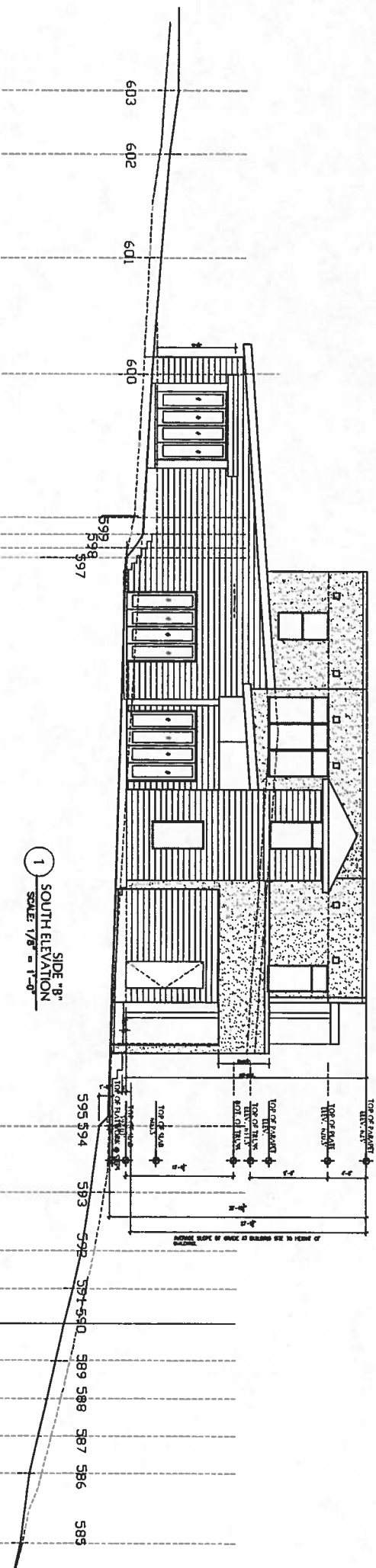
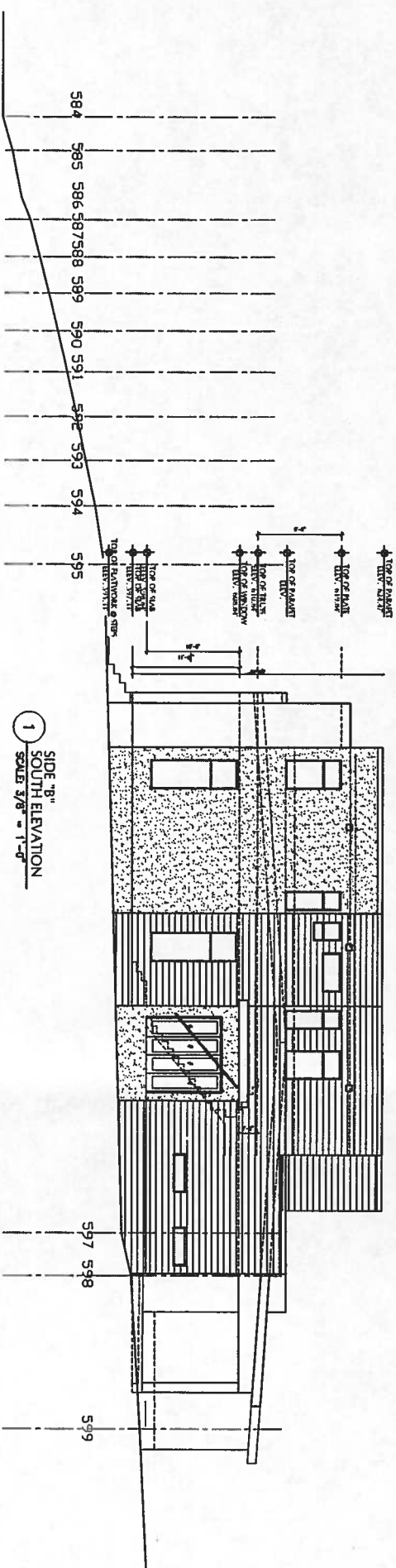
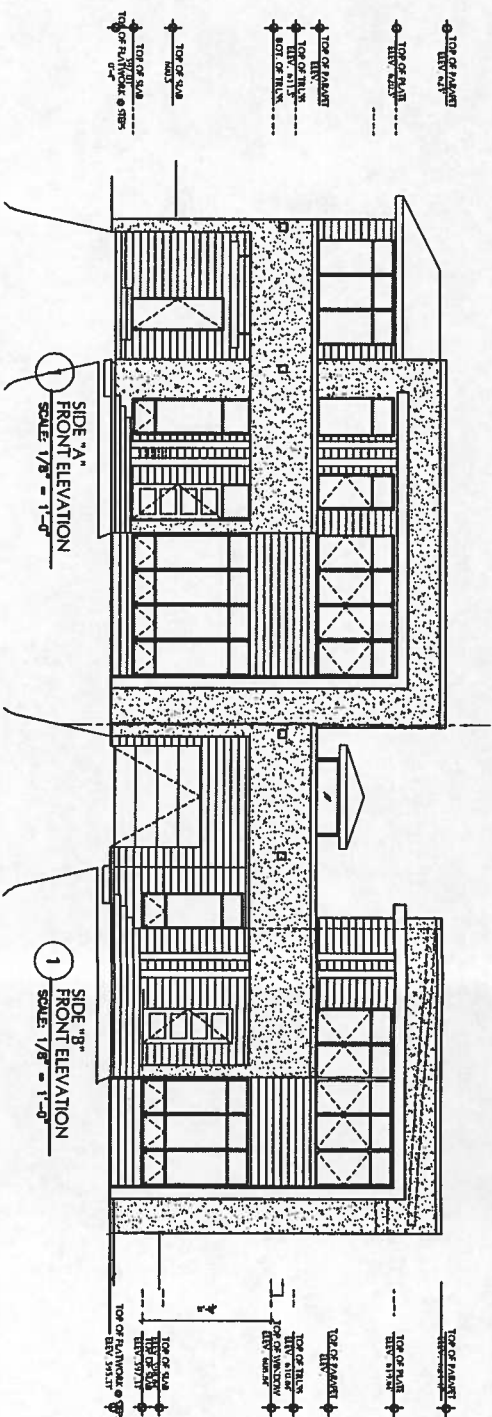
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- [7] NEW BUTTERF WALL AT A/C CONDENSERS UNIT TO BE CONSTRUCTED WITH 4"x4" CEDAR POST JOINT CAP TOP AT THREE SIDES.  
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- [8] NEW CONCRETE STEP TO BE 22"-9" LONG.
- [9] CONCRETE DECK TO BE 4" THICK, 3000 PSI, WITH GALLY, 6"x6" W.W.J. ON CHAIRS (IN THE MIDDLE OF SLAB) OVER 10 MIL POLY., ON .5% PROCTOR DENSITY, UNWEIGHT LUMESTONE BASE, TYP., FINISH ON 2" MIN. CONC. DECK ON ROOF SHOWN ON THE PLAN.
- [10] 4" THICK CONC. DECK UNDER THE NEW DRIVEWAY APPROX. SLOPE TO BE SPREADDOW TO THE SOUTHWEST FOR ADEQUATE DRAINAGE.
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## LEGEND

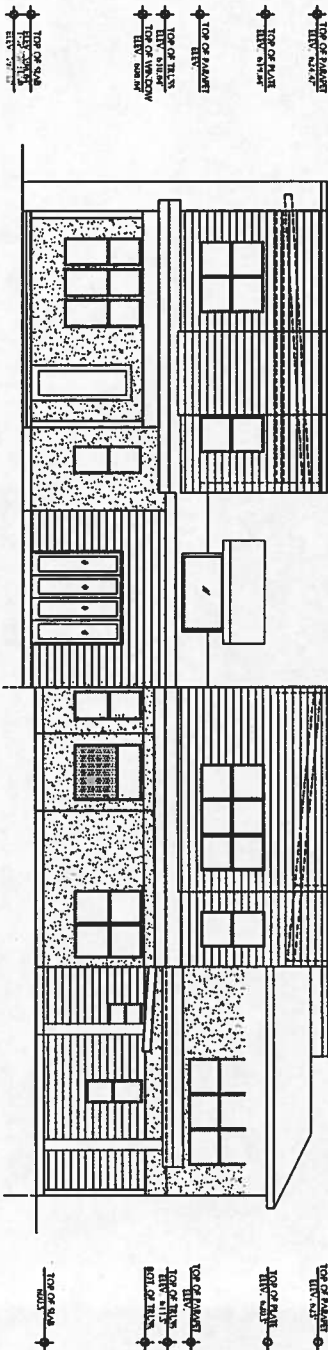
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|---|---|---|
|  |  |  |

## GENERAL NOTES

[illegible]

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9 CONCRETE DECK TO BE 4" THICK, 3000 PSI, WITH GALV. 6"x6" W.W.M. ON CHAIRS (IN THE MIDDLE OF SLAB) OVER 10 MILL POLY, ON 35% PROCTOR DENSITY, TAMPED LIMESTONE BASE, TYP.. FINISH COAT IS TO BE KOOL DECK ON AREAS SHOWN ON THE PLAN.  
10 3" PVC SLEAVES TO BE INSTALLED UNDER THE NEW DRIVEWAY ADDITION, SLOPE PVC PIPE TOWARD THE SOUTHSIDE OF THE PROPERTY FOR ADEQUATE DRAINAGE.  
11 NOT USED



SIDE "B"  
REAR ELEVATION  
1  
SCALE: 1/8" = 1'-0"

SIDE "A"  
REAR ELEVATION  
1  
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WITHOUT INTERRUPTION. SEE ADA SHEET FOR MORE INFO.

00-00-00	L.F.C.
NO DATE	REVISION
000000	REVISION

SOWARD & ASSOCIATES, PLLC  
- ARCHITECTS -

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2415 HARTFORD RD.  
Austin, Texas 78703

TOTAL SHEET	000000
1	000000

DRAWN: R.G.	CHECKED: S.S.
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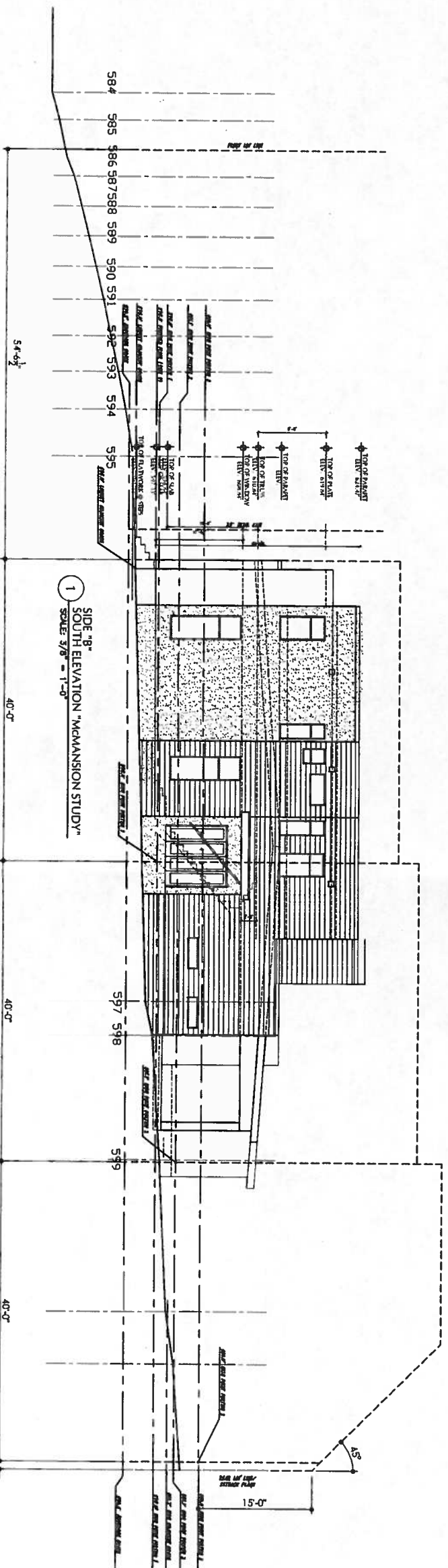
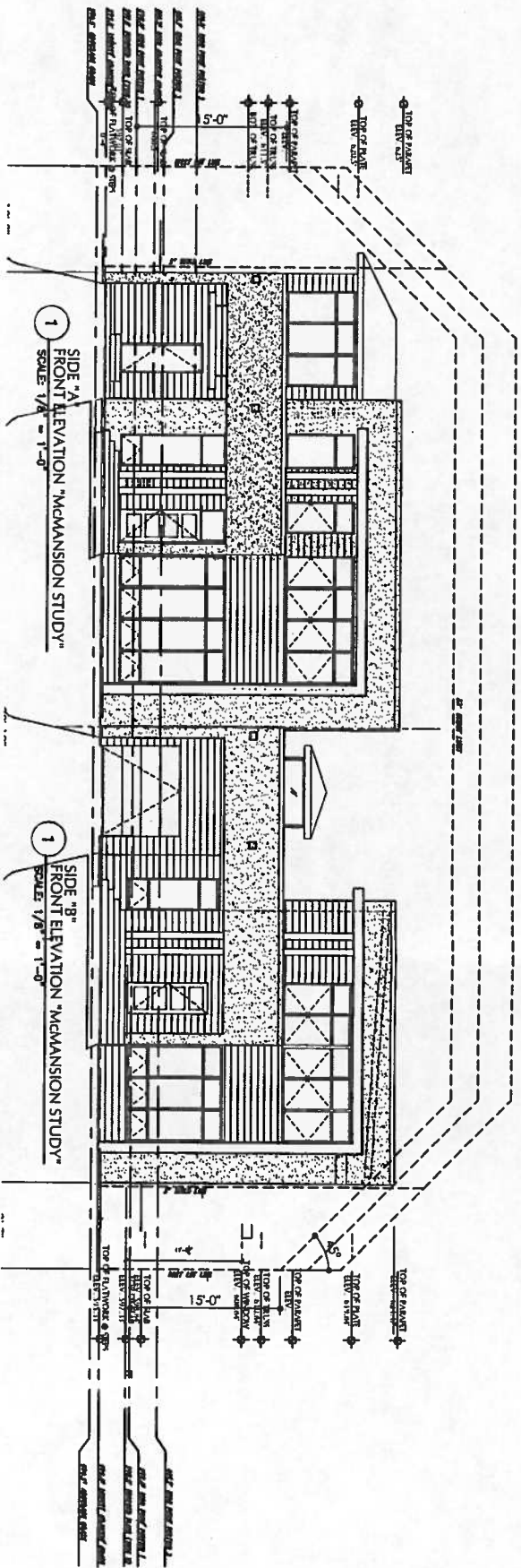
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TDR ISSUE	000000
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