

REVIEWED

SEP 25 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AVERAGE GRADE HT 100.00'

- Legend
- Iron Rod Foundation noted
 - Iron Pipe Found
 - Square Head Bolt Found
 - Hex Nail Found
 - Chiseled 'X' Found
 - Calculated Point
 - Wire Fence
 - Wood Board Fence
 - Overhead Utility Line
 - (Record Bearing and Distance)

Temporary Benchmark
chiseled triangle cut
on top of curb
NAVD 1988 Elevation: 100.00 ft.

2517 HARTFORD ROAD

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SITE PLAN

SCALE: 1"=30'-0"

AE APPROVED

SEP 25 2015

208-214

JGM

S 62°16'44" E 76.50'
(S 60° E 55')

N 27°10'21" E 189.00'
(N 30° E 55')

S 27°10'21" W 189.00'
(N 30° W 55')

N 62°43'20" W 76.50'
(N 60° W 55')

FRONT YARD PERCENTAGE	
AREA	4972
SIDEWALK	82
DRIVEWAY	366
TOTAL	468
AREA PERCENTAGE	9%

IMPERVIOUS	
DRIVEWAY	1465
SIDEWALK	82
AC PADS	32
FOUNDATION	4101
TOTAL	5680

AREA'S	
FIRST FLOOR	2813
SECOND FLOOR	1419
TOTAL LIVING	4232
TWO STORY AREA	151
GARAGE	583
PORCHES	705
TOTAL COVERED	5671

LOT 14,458.50
IMPER. 6506
FAR 5783

RECEPTACLES AND ENVIRONMENTAL
R.320.4 VISITABLE LIGHT SWITCHES

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE
10 FEET MIN. AND SPACED ABOVE THE INTERIOR FLOOR
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 18 INCHES
ABOVE THE INTERIOR FLOOR. SPACED FOR 100% COVERAGE

R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6
MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS-SLOPE
OF 1:12 TO THE INTERIOR OF THE DWELLING. THE ROUTE MUST BE
A MINIMUM OF 36 INCHES WIDE AND 66 INCHES HIGH. A RAMP
INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH
THE ACCESSIBLE CODE

R.302.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATCHES, INCLUDING BY 3/4 INCH OR LARGER NOMINAL
DOORS OF BATHROOM WALLS, AND
3. THE CONTINUING OF THE RE-ENTRY MUST BE AT LEAST
THE MINIMUM CLEARANCE OF 30 INCHES
EXCEPT FOR THE PORTION OF THE WALL LOCATED
DIRECTLY BEHIND THE VANITY

R.320.6 VISITABLE DWELLING ENTRANCE

1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE MONOTONIC
ENTRANCE WITH A MINIMUM CLEARANCE OF 36 INCHES AND 66 INCHES
HIGH. THE ENTRANCE MUST BE LOCATED AT THE FRONT PORCH OR SIDE
OR IN THE GARDEN OR COURTYARD OF THE DWELLING.

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR
CURB UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR
CURB UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR
CURB UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR
CURB UNLESS OTHERWISE NOTED.

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home design center

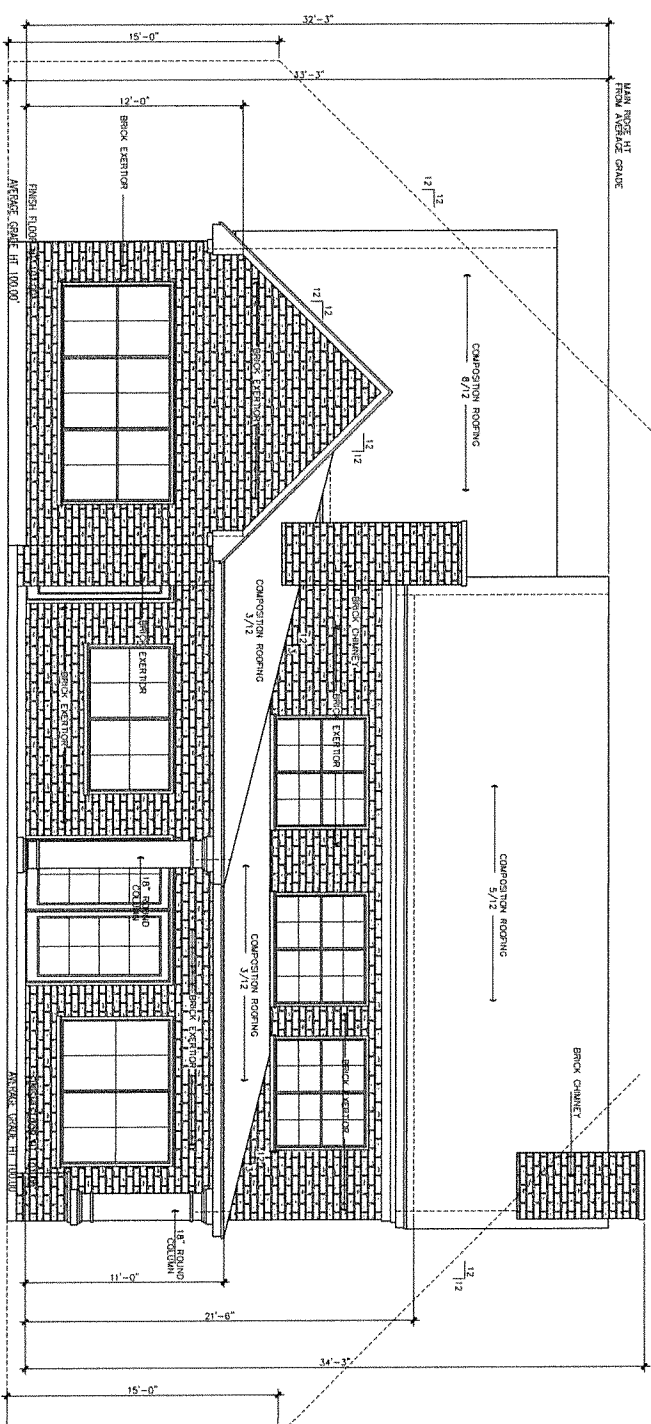
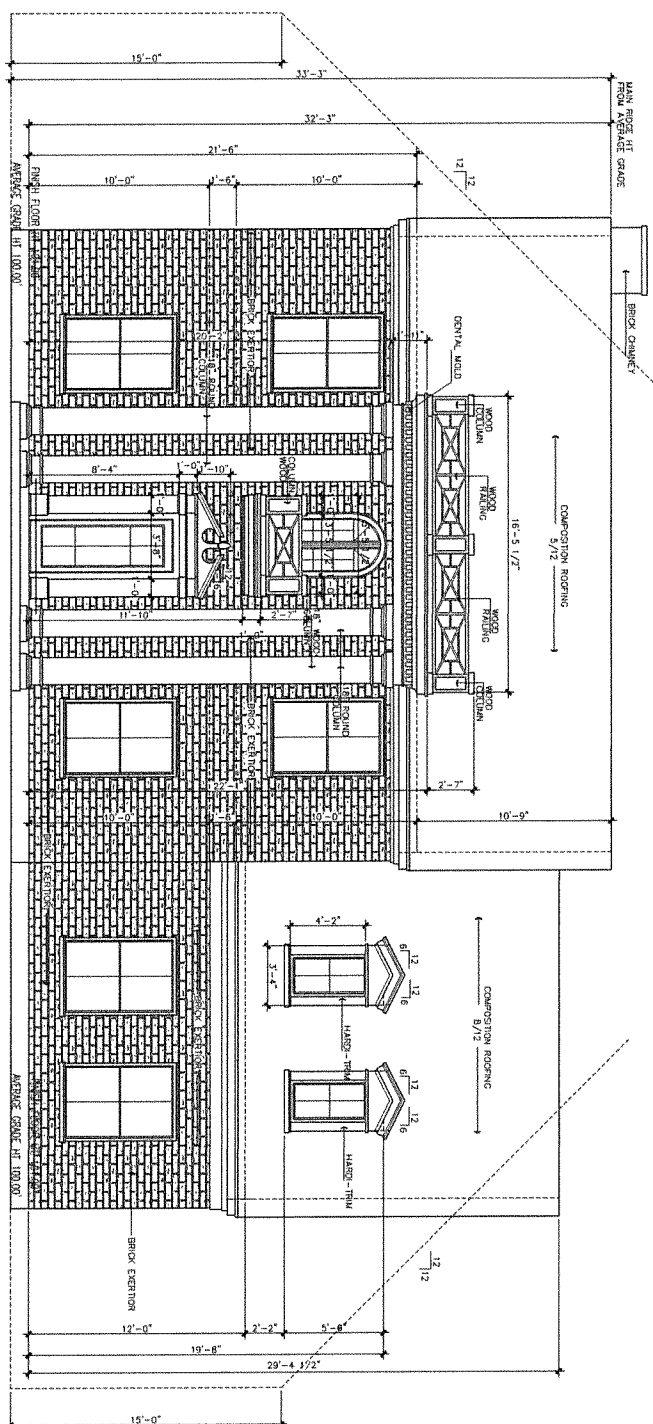
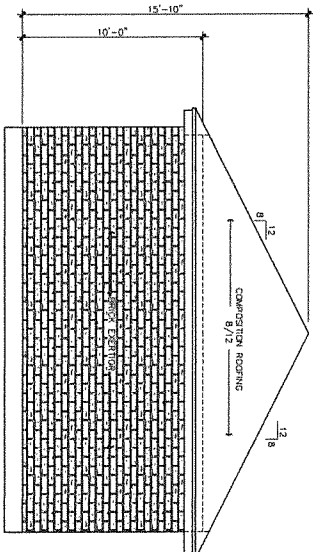
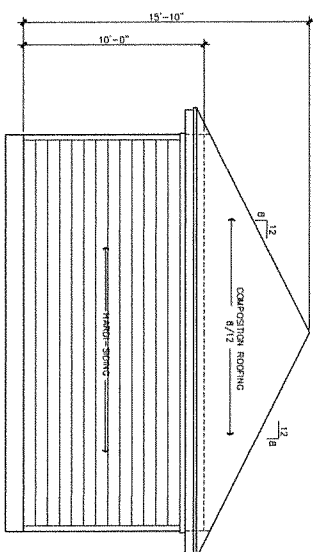
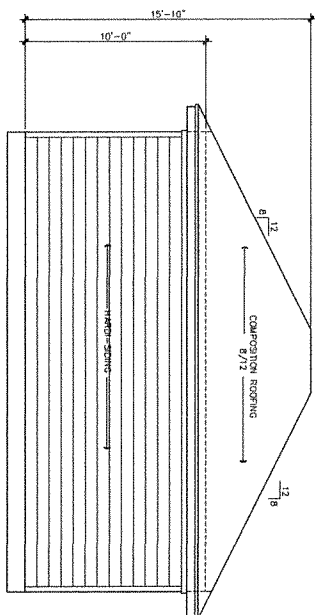
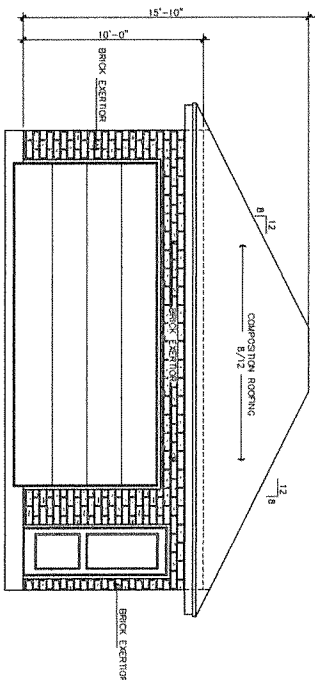
16713 HWY 190, STE. 100
ALBUQUERQUE, NM 87112
OFFICE: 505.265.1175

2517 HARTFORD
ROAD

DATE: 09/25/15
REVISION:
DRAWN BY: JGM

JD HUNT
Construction

16713 HWY 190, STE. 100
ALBUQUERQUE, NM 87112
OFFICE: 505.265.1175



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FRONT/REAR ELEVATION

SCALE: 3/32"=1'-0"

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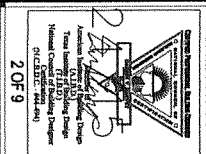
Jason Hunt
OFFICE (312) 998-HUNT
CELL (312) 273-5816

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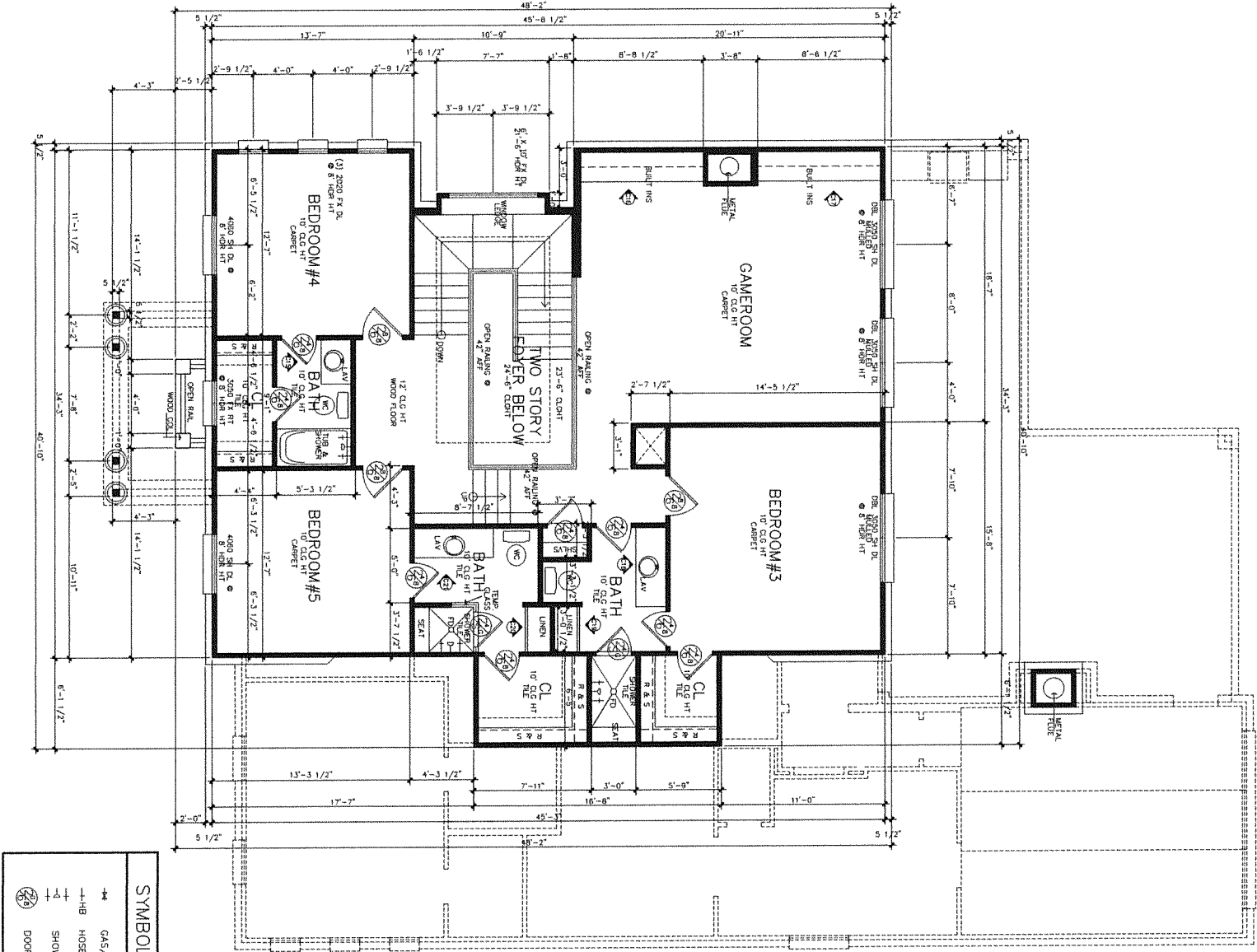
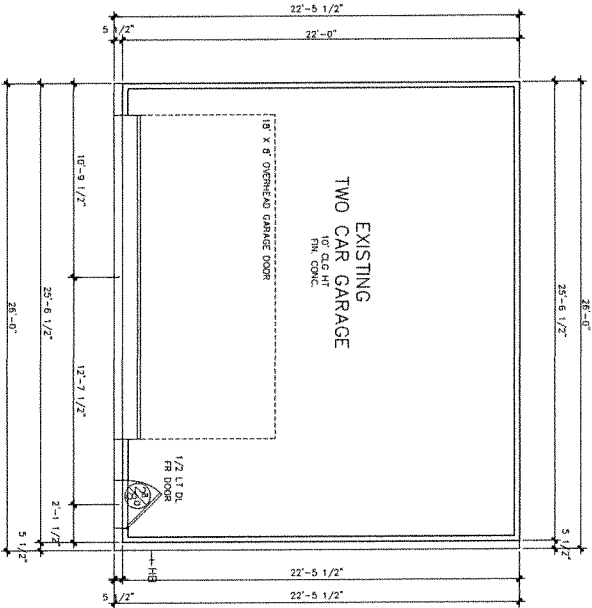
10713 RIVINGTON 620, STE. 515
AUSTIN, TX. 78728
OFFICE (512) 331-1775

2517 HARTFORD
ROAD

JOB # A9665
DATE: 9-24-15
REVISION:
DRAWN BY: JCD/MSC



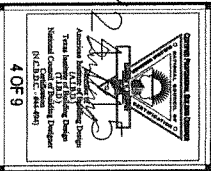
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SYMBOL LEGEND	
—HV	GAS/PROPANE VALVE
—HB	HOSE BIB
—T	SHOWER HEAD @ 80" AFF
⊙	DOOR SIZE TAC

- RECEPTACLES AND ENVIRONMENTAL**
R.320.4 VISITABLE LIGHT SWITCHES
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR.
 2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS.
- R.320.7 VISITABLE DWELLING ROUTE**
1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R.320.6 MUST BE PROVIDED FOR EACH DWELLING UNIT. THE ROUTE MUST BE A MINIMUM OF 36 INCHES WIDE AND 66 INCHES HIGH. THE ROUTE MUST BE A MINIMUM OF 36 INCHES WIDE AND 66 INCHES HIGH. THE ROUTE MUST BE A MINIMUM OF 36 INCHES WIDE AND 66 INCHES HIGH. THE ROUTE MUST BE A MINIMUM OF 36 INCHES WIDE AND 66 INCHES HIGH.
- R.320.3 VISITABLE BATHROOMS**
1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED.
 2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL DIMENSIONED DOORS MUST BE PROVIDED FOR EACH BATHROOM. THE DOORS MUST BE PROVIDED FOR EACH BATHROOM. THE DOORS MUST BE PROVIDED FOR EACH BATHROOM.
 3. THE ENTRANCE OF THE BATHROOM MUST BE 34 INCHES WIDE AND 66 INCHES HIGH. THE ENTRANCE MUST BE 34 INCHES WIDE AND 66 INCHES HIGH. THE ENTRANCE MUST BE 34 INCHES WIDE AND 66 INCHES HIGH.
- R.320.6 VISITABLE DWELLING ENTRANCE**
1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE MONSTER ENTRANCE WHICH BEHIND THE MONSTER OF ONE INCH OR MORE. THE ENTRANCE MUST BE 34 INCHES WIDE AND 66 INCHES HIGH. THE ENTRANCE MUST BE 34 INCHES WIDE AND 66 INCHES HIGH. THE ENTRANCE MUST BE 34 INCHES WIDE AND 66 INCHES HIGH.

SECOND FLOOR/GARAGE
SCALE: 3/32"=1'-0"
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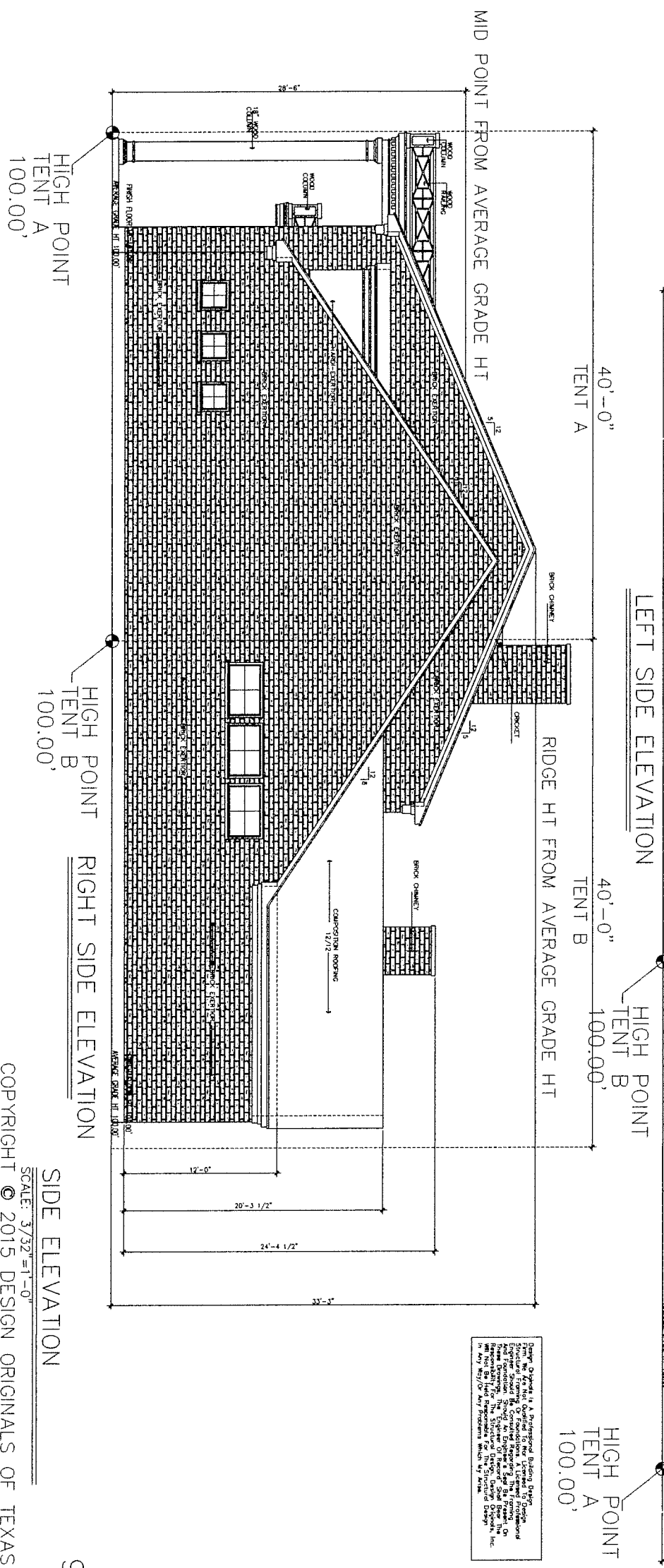
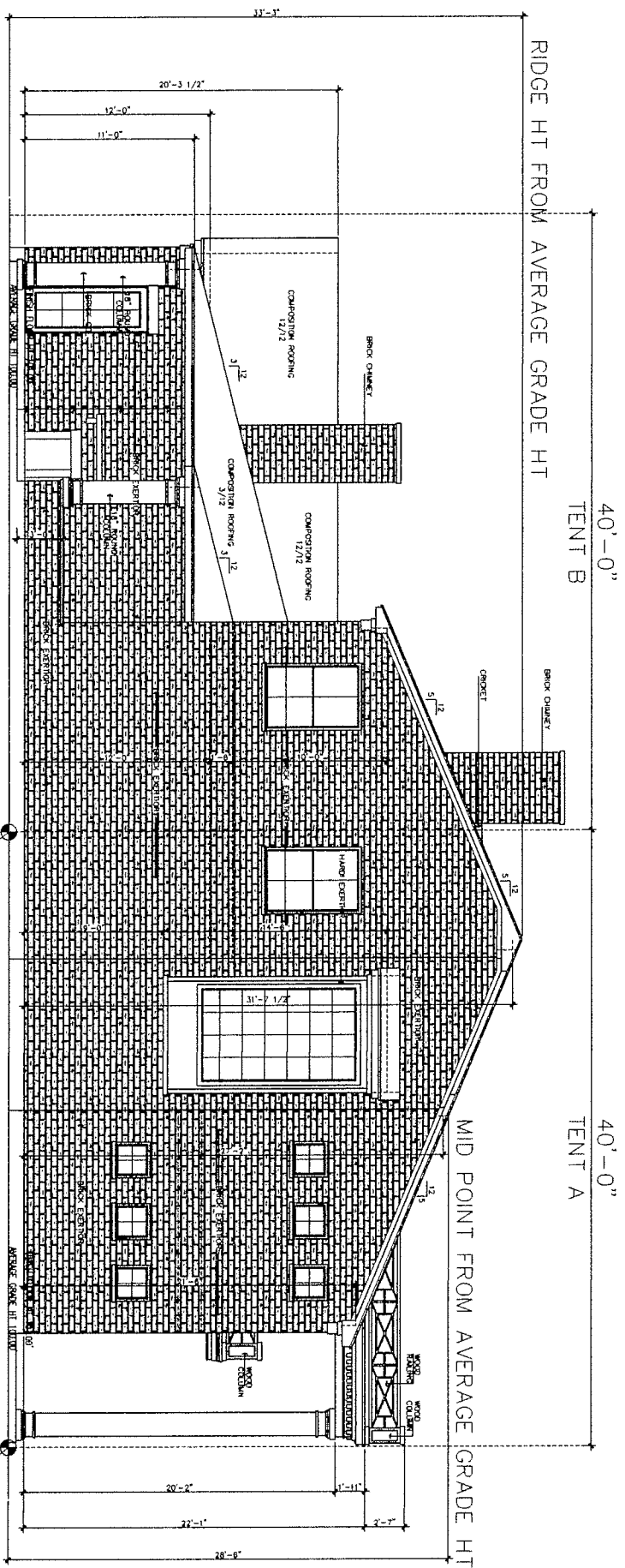


JOB # 14865
DATE: 5-24-15
REVISION:
DRAWN BY: JCDMSD

2517 HARTFORD ROAD

DESIGN ORIGINALS of Texas
home design center
10743 RTH RD, STE. 515
DALLAS, TX 75243
OFFICE (812) 331-1775

JD HUNT Construction
Jason Hunt
OFFICE (512) 808-HUNT
CELL (512) 275-5816



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JD HUNT
Construction

James Hunt
OFFICE (812) 866-1617
CELL (312) 275-0816


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home design center
10713 RIM RD., STE. 610
AUSTIN, TX. 78750
OFFICE (512) 331-1775

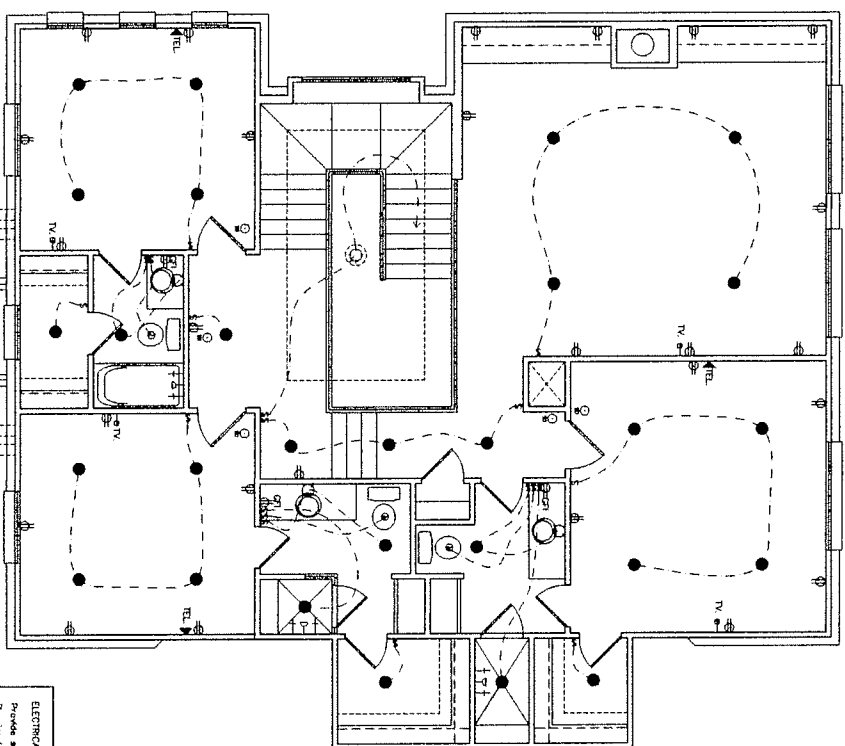
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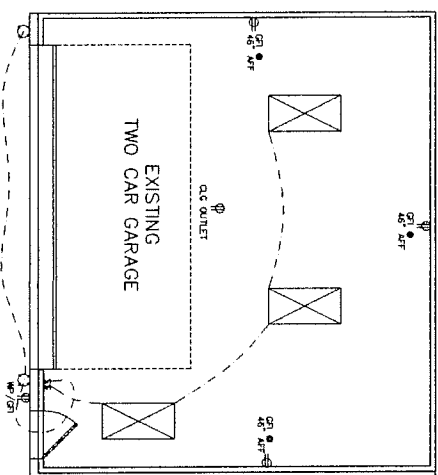
Creating Performance, Building Success
 • **ANALYTICAL, CREATIVE, AND**
TECHNICAL SKILLS
 • **PROFESSIONAL ATTITUDE**
 • **TEAMWORK**

Architectural Engineering Degree
 (A.E.D.)
 7 Year Program
 71 E.D.
 National Council of Building Design
 Engineers
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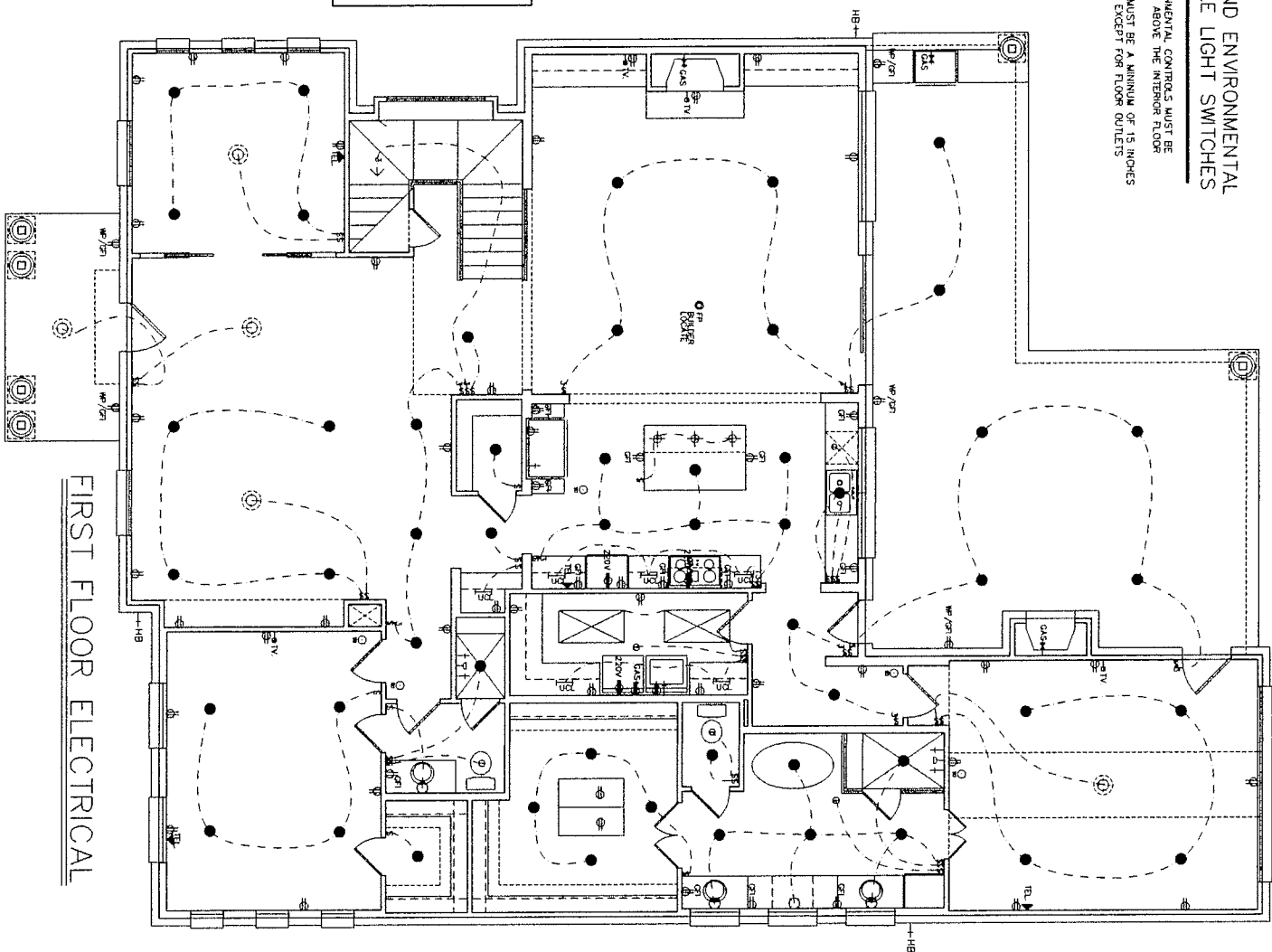


SECOND FLOOR ELECTRICAL



EXISTING GARAGE ELECTRICAL

- RECEPTACLES AND ENVIRONMENTAL
R.320.4 VISITABLE LIGHT SWITCHES**
-
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR
 2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS



FIRST FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND

	SMOKE DETECTOR		RECESSED LIGHT
	SINGLE POLE SWITCH		RECESSED CEILING LIGHT
	3 WAY SWITCH		VENT
	4 WAY SWITCH		OVER COUNTER LIGHT
	DIMMER SWITCH		FLUOR. DAY FLUORESC.
	ELECTRICAL JUNCTION BOX		DOOR SWING
	WALL OUTLET		DOUBLE FLOOR LIGHTS
	FLEX WALL OUTLET		WALL W/td. PHONE OUTLET
	FLOOR PLUG		W/td. AND CABLE T.V. OUTLET
	WATER PRESSURE OUTLET		STEREO SPEAKER JACK (W/td. ONLY)
	220 OUTLET		ANTENNA
	SPEAKER		COMPUTER DATA TERMINAL
	HAZARDOUS LIGHT		DOOR BELL
	SPACE MOUNT LIGHT		DOOR DOOR CHIME
	WALL MOUNT LIGHT		DOOR DOOR CHIME
	CARPET MOUNTED DETECTOR		DOOR DOOR CHIME

ELECTRICAL NOTES:

- Provide inside detectors per code.
- Provide for security system as spec.
- Detectors within 0-10' of exit or doorway to be on C or F.I. control.
- Central signal room indicated.
- Provide alarm system as spec.
- Back for ceiling fans in all bedrooms, living, family and breakfast room.
- Supply 220V and 110V to gas and 110V to HVAC unit(s) in attic (fuel storage).
- Provide light near HVAC unit(s) in attic.

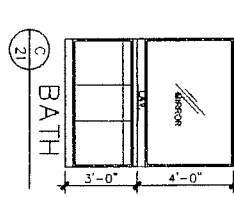
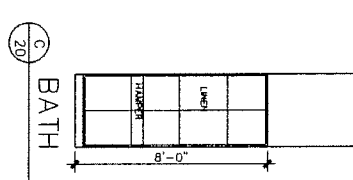
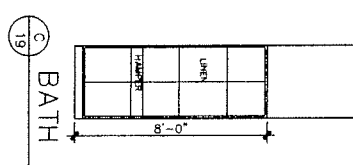
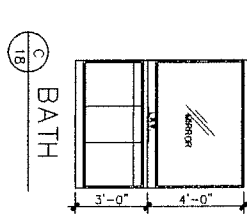
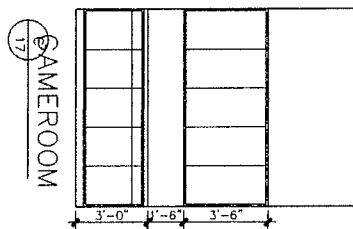
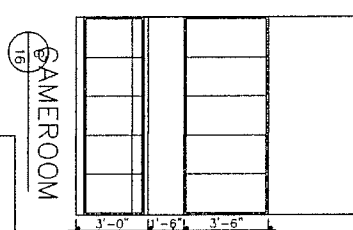
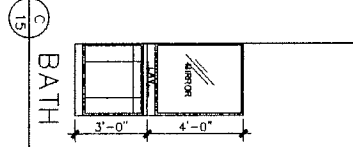
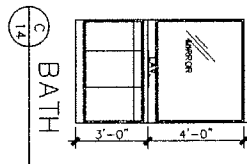
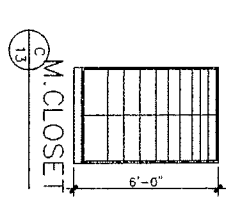
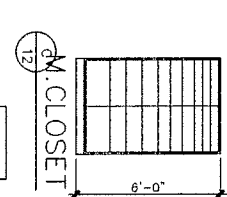
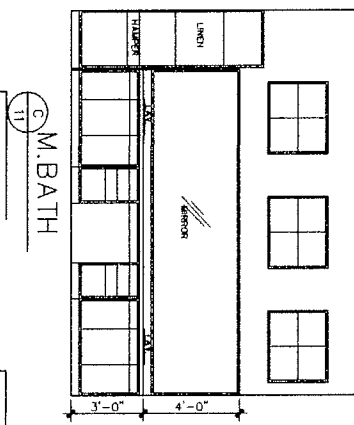
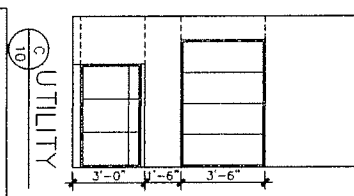
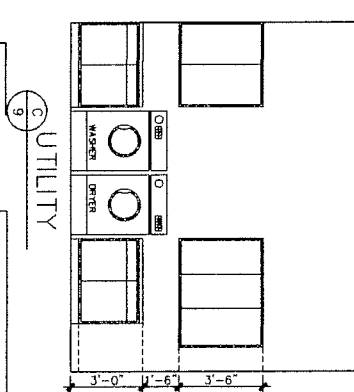
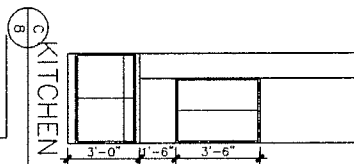
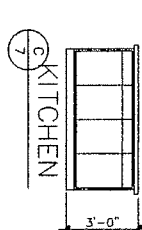
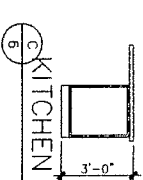
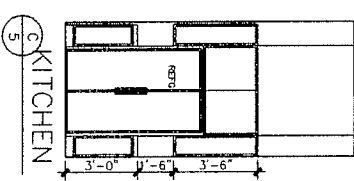
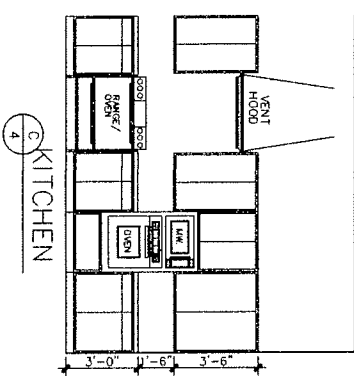
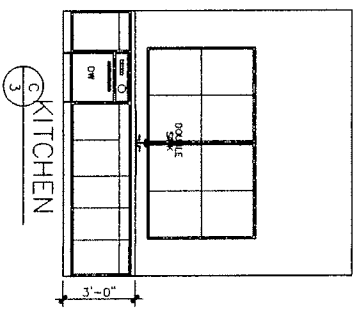
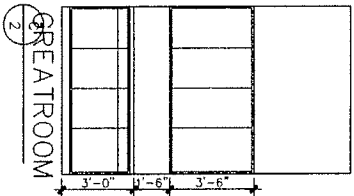
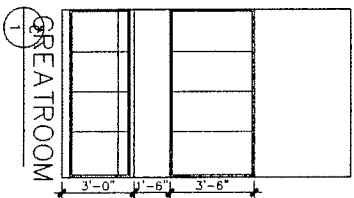
Any discrepancies in plans are to be brought to the attention of the designer immediately.

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ELECTRICAL PLANS

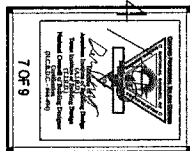
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- GENERAL NOTES
- 1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE TO FACE UNLESS NOTED OTHERWISE.
 - 2.0 STANDARD CHIPS BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
 - 3.0 STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DOOR & DRAWER PROFILES.
 - 4.0 SINKS ARE SPACED TO MATCH SINKS NOTED.
 - 5.0 ALL HEIGHTS OF UNITS ARE STANDARD. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
 - 6.0 LAMINATES AND FINISHES SHOWN DO NOT REPRESENT EXACT SIZE AND SHAPE.
 - 7.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

CABINET ELEVATIONS
SCALE: 1/8"=1'-0"
9/24
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JOB # 14006
DATE: 08-14-15
REVISION:
DRAWN BY: J20480

2517 HARTFORD ROAD

DESIGN ORIGINALS of Texas
home design center
10713 FM 14 RD. STE. 815
AUSTIN, TX 78754
OFFICE (512) 381-1778

JD HUNT CONST.
OWNER: Mr. & Mrs. J. & M. Hunt
CALL: (512) 381-1778

