







504











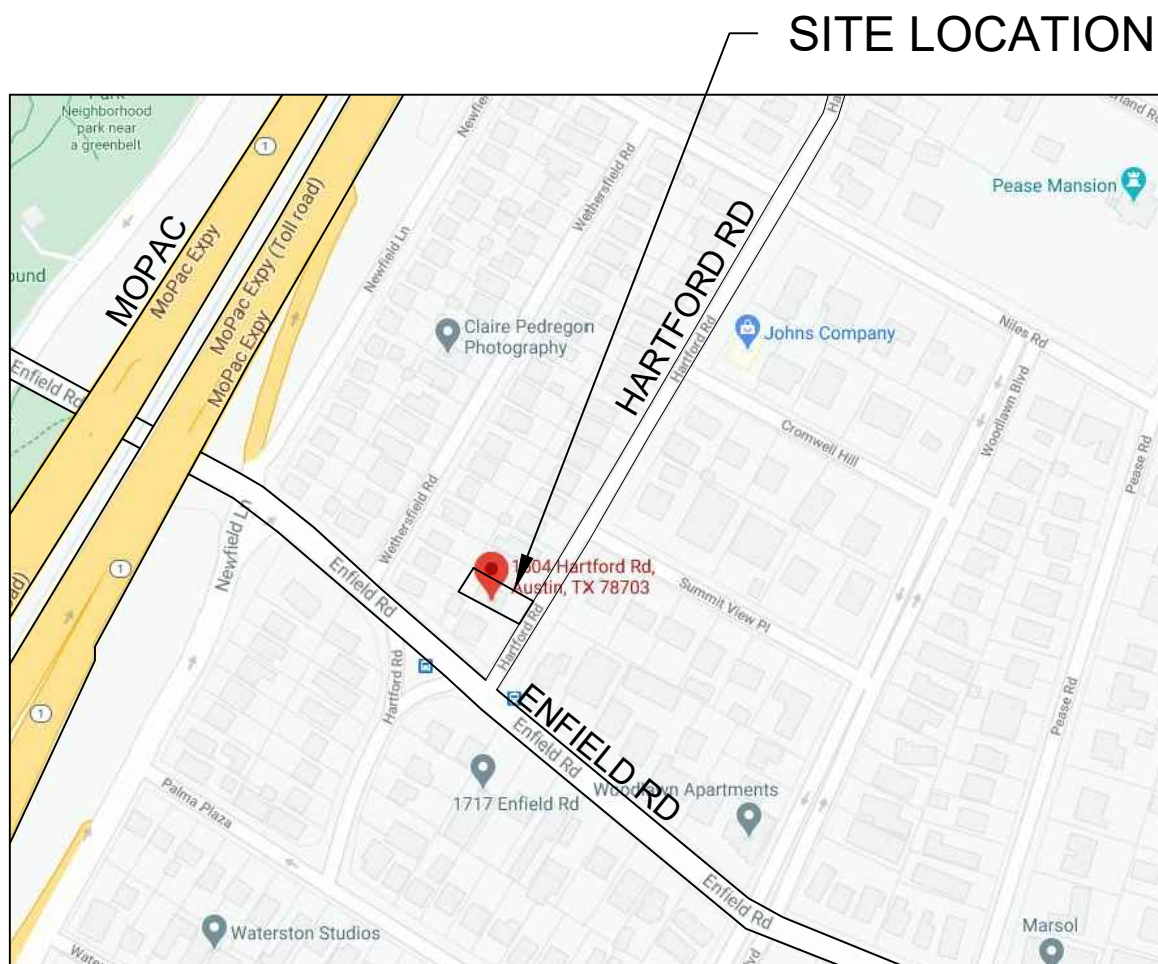




DRAWING INDEX	ISSUE				
		● NEW	○ NO CHANGE		
		● REVISED	× ELIMINATED		
	SHEET NUMBER	02/05/2021	02/12/2021	06/04/2021	
		PROGRESS PRINT	PRICING SET	PRICING SET UPDATE	PERMIT SET
ARCHITECTURAL					
TITLE SHEET & SITEPLAN	A0.00	●	●	○	
SURVEY & GENERAL NOTES	A0.01	●	●	○	
DEMOLITION PLAN	D2.00	●	●	○	
CONSTRUCTION PLAN & ROOF PLAN	A2.00	●	●	○	
FINISH FLOOR & POWER PLAN	A2.10	●	●	○	
REFLECTED CEILING PLAN	A2.20	●	●	○	
BUILDING ELEVATIONS	A3.00	●	●	○	
BUILDING ELEVATIONS	A3.01	●	●	○	
WINDOW & DOOR ELEVATIONS, & SCHEDULES	A6.00	●	●	○	
INTERIOR ELEVATIONS:	A7.00	●	●	○	
INTERIOR ELEVATIONS:	A7.01	●	●	○	
INTERIOR ELEVATIONS:	A7.02	●	●	○	
STRUCTURAL					
GENERAL NOTES	S0			●	
FOUNDATION PLAN AND DETAILS	S1			●	
FRAMING / LATERAL BRACING PLANS	S2			●	
FRAMING DETAILS	S3			●	
LATERAL BRACING DETAILS	S3.1			●	

03/02/2021

LEGAL DESCRIPTION
LOT 2, ENFIELD F SUBDIVISION, VOL. 3, PG. 194 T.C.P.R., TRAVIS COUNTY, TEXAS



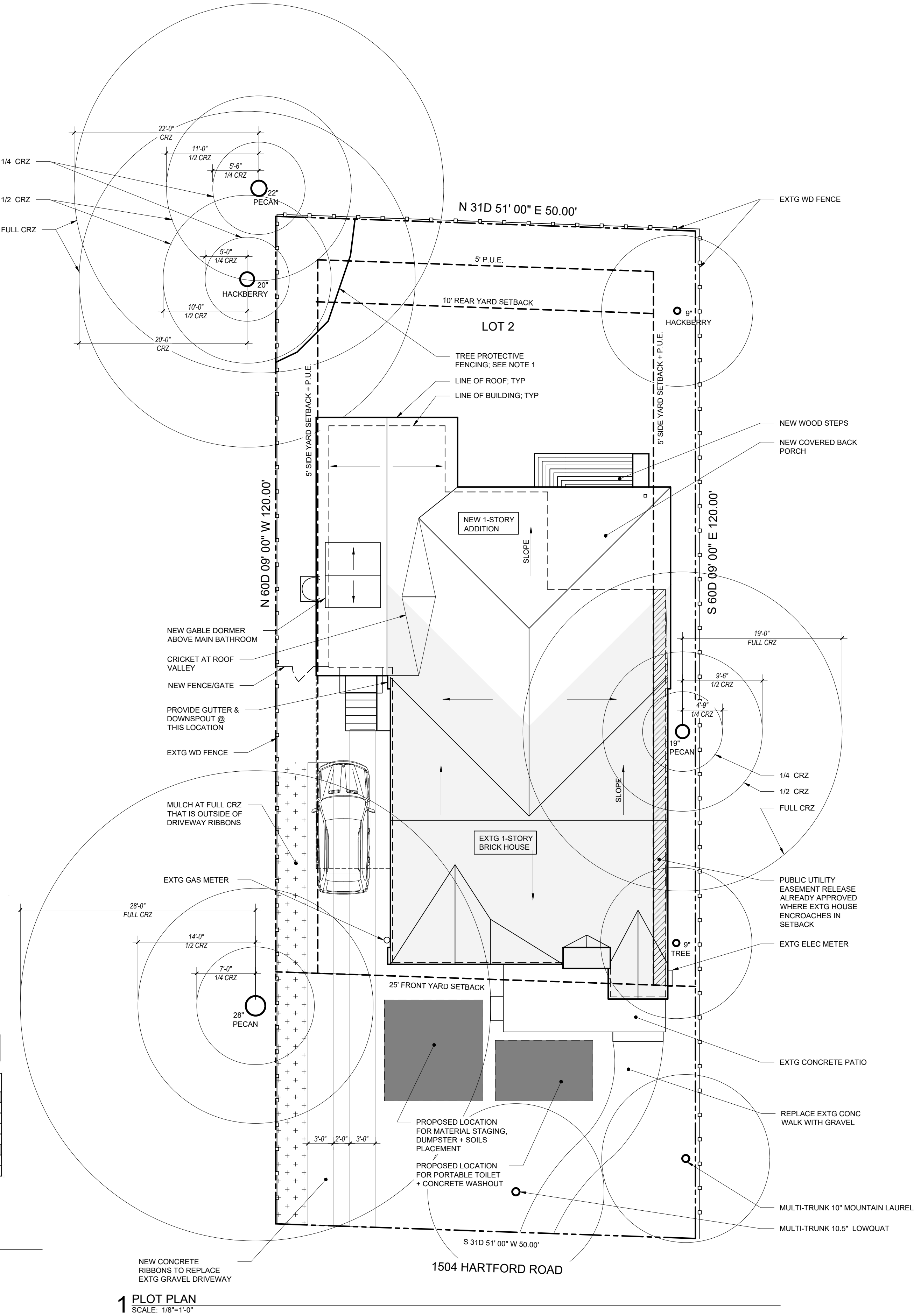
LOCATION MAP - NTS


1504 HARTFORD RD, AUSTIN TX 78703

# HARTFORD REMODEL

IMPERVIOUS CHART: HARTFORD RESIDENCE				
DESCRIPTION	EXTG (SF)	NEW (SF)	TOTAL (SF)	PERCENT %
MAIN HOUSE FOOTPRINT	1475.0	0.0	1475.0	24.6%
NEW HOUSE ADDITION	0.0	483.0	483.0	8.1%
UNCOVERED ENTRY CONC PORCH	140.0	0.0	140.0	2.3%
DRIVEWAY CONCRETE RIBBONS	0.0	343.0	343.0	5.7%
COVERED WOOD DECK	0.0	142.0	142.0	5.4%
WOOD STEPS @ 50%	0.0	27.0	27.0	0.5%
A/C PADS	9.0	0.0	9.0	0.2%
SIDE YARD CONCRETE PAD + STEPS	0.0	27.8	27.8	0.5%
TOTAL IMPERVIOUS COVERAGE	1624.0	1022.8	2646.8	44.1%
TOTAL LOT SIZE			5996.0	100.0%
MAXIMUM COVERAGE=45% OF LOT			2698.2	45.0%

FAR CALCULATIONS CHART. HARTFORD RESIDENCE					
DESCRIPTION	EXTG (SF)	NEW (SF)	EXCEPTION ALLOWED (SF)	TOTAL (SF)	PERCENT %
1ST FLOOR CONDITIONED SPACE	1475.0	483.0	0.0	1958.0	32.7%
FRONT PORCH	140.0	0.0	140.0	0.0	0.0%
COVERED BACK PORCH	0.0	142.0	142.0	0.0	0.0%
TOTAL BUILT AREA	1615.0	625.0	282.0	1958.0	32.7%
TOTAL LOT SIZE				5996.0	100.0%






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LEGEND

NOTES  
1. PROVIDE 5' HIGH TREE PROTECTION FENCING AT 1/2 CRITICAL ROOT ZONE (CRZ). PROVIDE 4" OF MULCH WITHIN FENCED AREAS.  
2. GUTTERS TO BE ADDED @ NEW + EXISTING ROOFS

ISSUE  
PROGRESS PRINT 02/09/21  
PRICING SET 02/12/21  
PRICING SET UPDATES 03/02/21  
PERMIT SET 06/04/21



06/04/21

**HARTFORD REMODEL**  
1504 HARTFORD ROAD  
AUSTIN, TX 78703

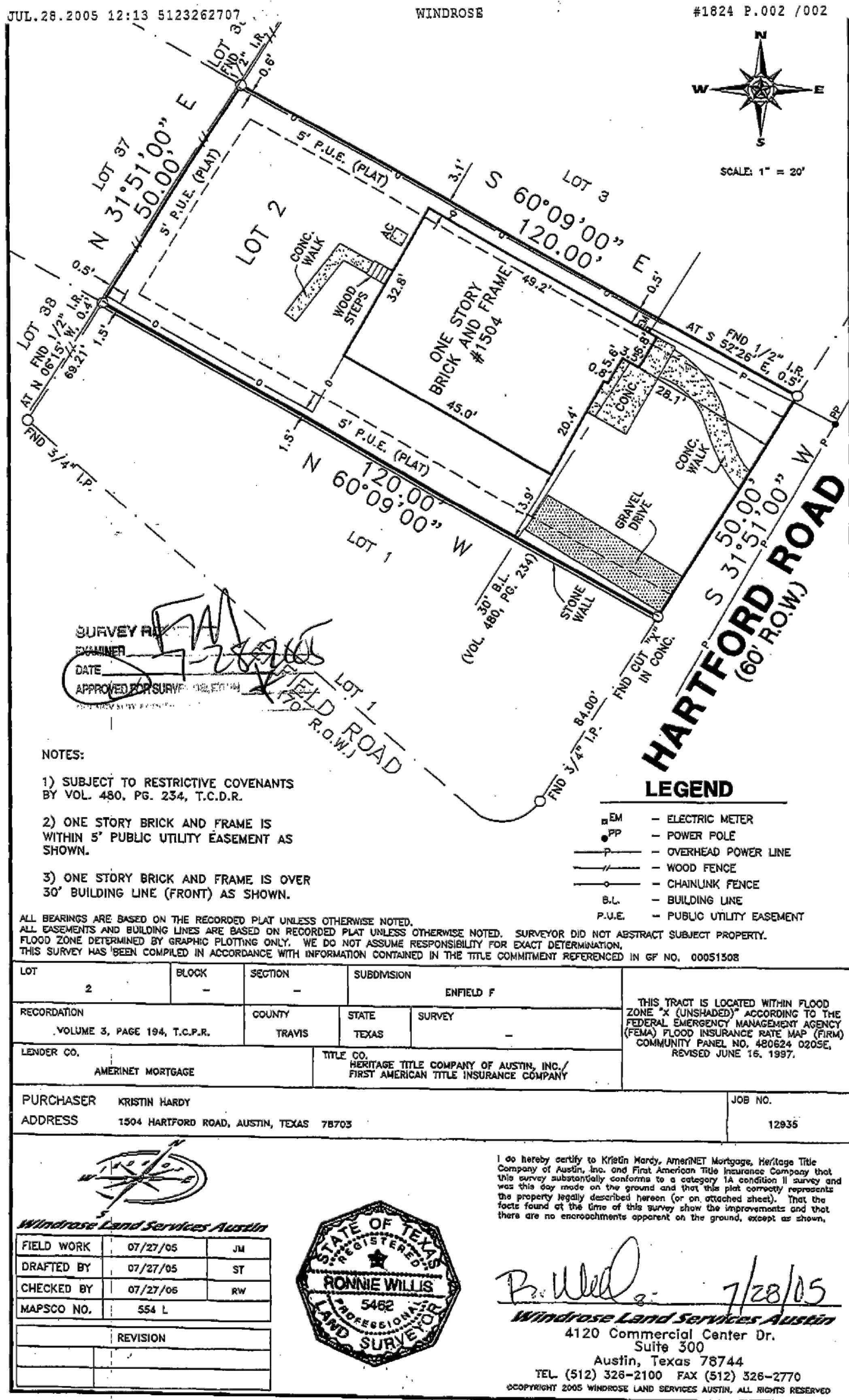
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**A0.00**  
TITLE SHEET & PLOT PLAN

SCALE: AS NOTED  
DATE: 02/02/2021  
PROJECT NO: 2042



## EXISTING SURVEY



## DEMOLITION NOTES

1. ALL PREPARATION, DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE PERFORMED IN ACCORDANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODES AND ALL THE AUTHORITIES HAVING JURISDICTION.
2. PROVIDE INSURANCE, PRIOR TO COMMENCEMENT OF ANY WORK, AS REQUIRED BY OWNER. ALL INSURANCE TO CLEARLY AND COMPLETELY INDEMNIFY THE ARCHITECTS AND THE ENGINEERS FROM ALL CLAIMS (WHICH ARISE FROM THE PERFORMANCE OF ALL WORK RELATED TO THIS CONTRACT.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST SAFETY PRACTICES. USE ONLY LABORERS EXPERIENCED IN THIS WORK. ALL REMOVALS AND CAPPING OF EXISTING UTILITY SERVICES, (ELECTRIC, PLUMBING, GAS, ETC.) TO BE DONE BY LICENSED TRADESMEN. THE HIGHEST DEGREE OF CARE AND PRECAUTION SHALL BE EXERCISED FOR ALL WORK RELATED TO THIS CONTRACT TO PREVENT PERSONAL INJURIES, DAMAGES TO PROPERTY AND DAMAGES TO EXISTING ACTIVE UTILITY SERVICES.
4. DEMOLITION PLAN IS TO BE USED IN CONJUNCTION WITH ALL ARCHITECTURAL AND ENGINEER'S DRAWINGS. ALL WORK IS TO BE COORDINATED WITH THE RESPECTIVE TRADES.
5. THE CONTRACTOR SHALL CAREFULLY INSPECT ALL EXISTING CONDITIONS PRIOR TO BIDDING AND INCLUDE ALL REMOVALS AS NECESSARY TO ACCOMPLISH THE NEW CONSTRUCTION. THE PLAN IS TO DESIGNATE THE GENERAL SCOPE OF REMOVALS.
6. THE CONTRACTOR SHALL ISOLATE WORK AREAS, SO AS TO PROVIDE A DUST FREE ENVIRONMENT IN OCCUPIED AREAS. ALL STRUCTURES AND FIXTURES IN THE IMMEDIATE VICINITY OF WORK TO BE PROPERLY PROTECTED PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR TO PROVIDE AND TO MAINTAIN NECESSARY COVERINGS THROUGHOUT COURSE OF WORK, AND REMOVE AND DISPOSE OF THESE UPON COMPLETION OF EACH PHASE OF CONSTRUCTION, WHEREIN THE SITE SHALL BE LEFT ORDERLY AND BROOM SWEEP. ANY DAMAGE RESULTING FROM CONTRACTOR'S IMPROPER PROTECTION OF EXISTING OR NEW CONSTRUCTION, FIXTURES OR FURNITURE IS TO BE REPAIRED OR REPLACED (AS REQUIRED) BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
7. ALL DEBRIS RESULTING FROM THE OPERATION UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
8. THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION, ALL AREAS OF NEW CONSTRUCTION, AS WELL AS THE PATH OF ACCESS, SHALL BE KEPT CLEAN AND FREE OF DEBRIS, UNUSED EQUIPMENT, DISCARDED MATERIALS AND GARBAGE.
9. REPAIR ALL SURFACES AT POINTS OF REMOVAL, DEMOLITION OR NEW CONSTRUCTION, INCLUDING FLOORING, BASE, PAINT, ETC. WHERE IT IS POSSIBLE TO MATCH THE EXISTING FINISH TO THE SATISFACTION OF THE ARCHITECT, THE CONTRACTOR SHALL PROVIDE A NEW FINISH IN DESIGNATED AREAS.
10. ALL MEASUREMENTS ARE TO BE VERIFIED IN FIELD AND ANY DISCREPANCIES THEREOF BROUGHT TO THE ATTENTION OF THE ARCHITECT.

## GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
4. STRUCTURAL DRAWINGS GOVERN SIZES, SPACING AND CONNECTIONS OF ALL STRUCTURAL MATERIALS AND MEMBERS. IN CASE OF DISCREPANCIES CONSULT WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
5. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL BOARDS, METERS, FIXTURES, FLUES, VENTS ETC SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATION OF EXISTING STRUCTURES OR EQUIPMENT WHICH MAY AFFECT HIS WORK. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR ANY EXPENSE TO WHICH HE MAY BE PUT INTO DUE TO FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICT OR OMISSIONS, ETC SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO VARIATION BETWEEN ACTUAL MEASUREMENTS AND DIMENSIONS INDICATED ON THE DRAWINGS.
8. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATION TO EXISTING FACILITIES. WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF THE WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS, SHALL BE PERFORMED BY HIM AND INCLUDED IN HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
9. ITEMS OF WORK INDICATED ON THE DRAWINGS AS N.I.C. (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED OR LET UNDER SEPARATE CONTRACT BY THE OWNER. THE CONTRACTOR SHALL COORDINATE HIS WORK ACCORDINGLY AS REQUIRED FOR A SMOOTH WORK SCHEDULE.
10. IT SHALL BE CONSTRUED THAT EACH SUBCONTRACT IS AN INTEGRAL PART OF THE GENERAL CONTRACT AND CONTRACTOR SHALL PROVIDE AND MAINTAIN IN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT A SUFFICIENT CREW OF LABORERS, MECHANICS AND FOREMAN TO PROSECUTE THE WORK WITH DISPATCH.
11. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE COURSE OF THE JOB. HE SHALL MAINTAIN CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE COURSE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT INVOLVED IN HIS OPERATIONS AT THE CONCLUSION OF INSTALLATION. ALL FIXTURES AND REUSABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.



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### LEGEND

## NOTES

## SSUE

PROGRESS PRINT	02/05/21
PRICING SET	02/12/21
PRICING SET UPDATES	03/02/21
PERMIT SET	06/04/21



06/04/21

# HARTFORD REMODEL

1504 HARTFORD ROAD  
AUSTIN, TX 78703

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# A0.01

## SURVEY & GENERAL NOTES

SCALE: \_\_\_\_\_ NTS

DATE: \_\_\_\_\_

PROJECT NO: 2047





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LEGEND  
 WINDOW TAG

NOTES  
1. ALL EXISTING WINDOWS TO BE REPLACED  
EXCEPT FOR DINING ROOM

ISSUE	
PRICING SET	02/12/21
PRICING SET UPDATES	03/02/21
PERMIT SET	06/04/21



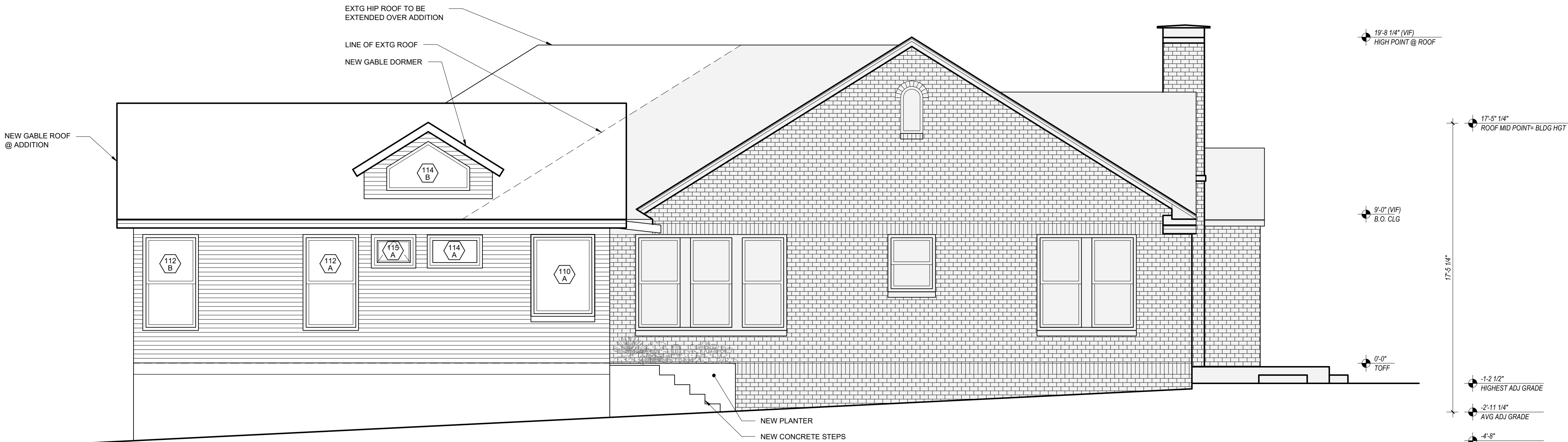
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REMODEL**  
1504 HARTFORD ROAD  
AUSTIN, TX 78703

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**A3.00**  
EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"  
DATE: 02/02/2021  
PROJECT NO: 2042



2 SIDE ELEVATION




1 FRONT ELEVATION





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LEGEND  
 WINDOW TAG

NOTES  
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ISSUE	
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PRICING SET UPDATES	03/02/21
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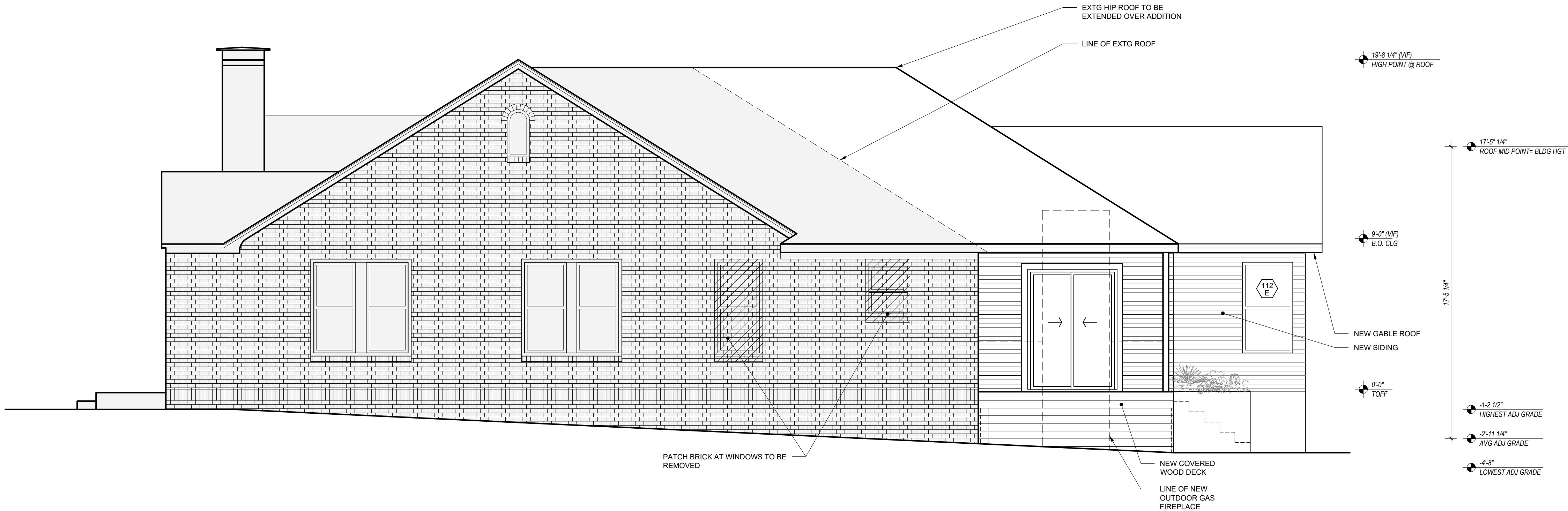


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REMODEL**  
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**A3.01**  
EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"  
DATE: 02/02/2021  
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2 SIDE ELEVATION



1 REAR ELEVATION





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LEGEND  
 WINDOW TAG

NOTES

ISSUE	
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06/04/21

## HARTFORD REMODEL

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# A6.00

DOOR & WINDOW  
SCHEDULE & ELEVATIONS

SCALE: 1/4"=1'-0"  
DATE: 02/01/2021  
PROJECT NO: 2042

### DOOR SCHEDULE: Hartford

DOOR SCHEDULE							
DOOR NO.	ROOM NAME	INT/ EXT	DOOR TYPE	LEAF SIZE		HARDWARE TYPE	NOTES
				WIDTH	HEIGHT		
First Floor							
110.1	Laundry/Mud	EXT		3'-0"	7'-0"		
112.1	Main Bedroom	INT		2'-8"	6'-8" (V.I.F.)		re-use extg doors for swing doors
113.1	Main WIC	INT		2'-6"	6'-8" (V.I.F.)		Pocket door
114.1	Main Bathroom	INT		3'-0" (V.I.F.)	6'-8" (V.I.F.)		re-use extg doors for swing doors
114.2	Main Bathroom	INT		2'-0"	TBD		Tempered glass shower
115.1	Main Toilet	INT		2'-0" (V.I.F.)	6'-8" (V.I.F.)		re-use extg doors for swing doors
116.1	Hall	EXT		5'-0"	7'-0"		Sliding glass

\* CHECK SIZES OF EXTG DOOR OPENINGS

