

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 BASE, TYP.. FINISH COAT IS TO BE WOOD DECK ON AREAS SHOWN ON THE PLAN.
- 10] 3" P.C. SLICES TO BE INSTALLED UNDER THE NEW DRIVEWAY APPROX. 5' LONG TO BE LOCATED UNDER 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		
Residence Footprint	5,107.00	
Sub-Total Building Areas	5,107.00	
Site Area		
Driveway	1,002.00	
Open Deck	149.00	
Entry Porches	229.00	
Sidewalks	183.00	
Covered Patio	478.00	
Sub-Total Site Areas	2,040.00	
Total Imperious Cover	7,147.00	38.3%

LEGEND

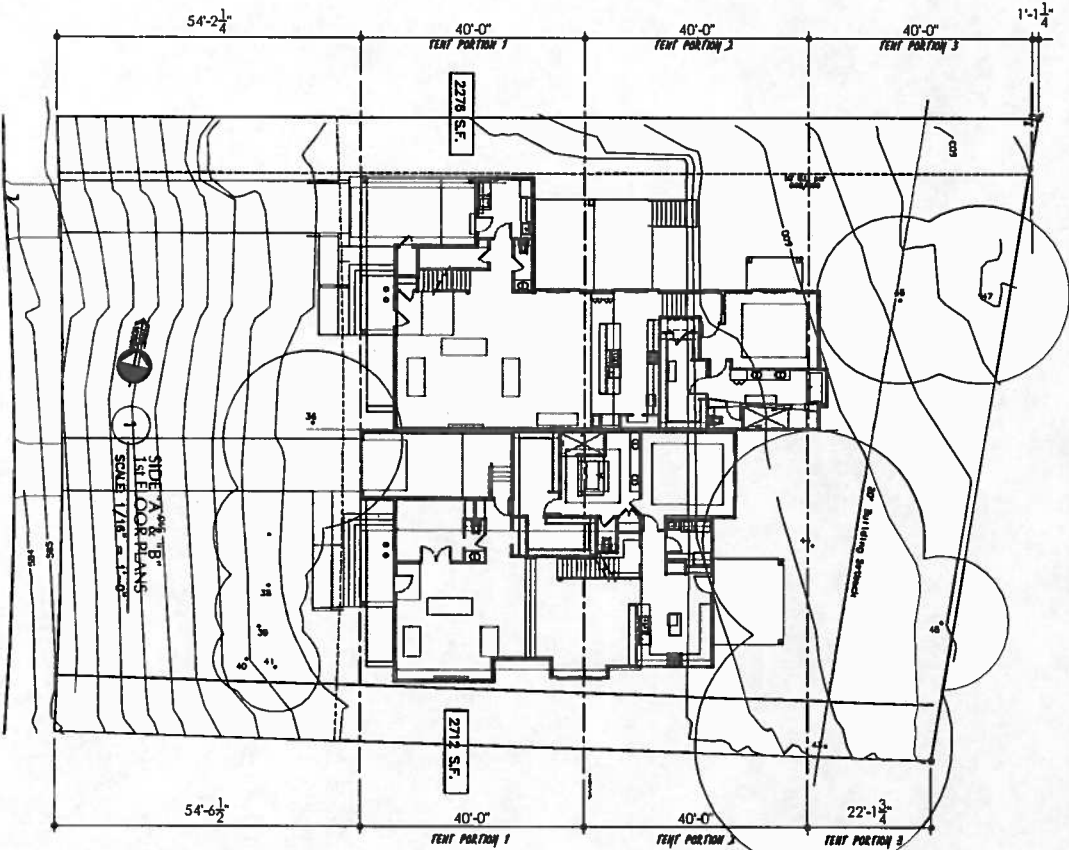
- LIMITS OF CONSTRUCTION.
- PROPOSED NEW CONCRETE FOR DRIVEWAYS
- EXISTING HOME - NO WORK PROPOSED

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.

2278 S.F.  
+ 1420 S.F.  
3698 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



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

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

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

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TOTAL BASIC	000000
1	000000
1	000000

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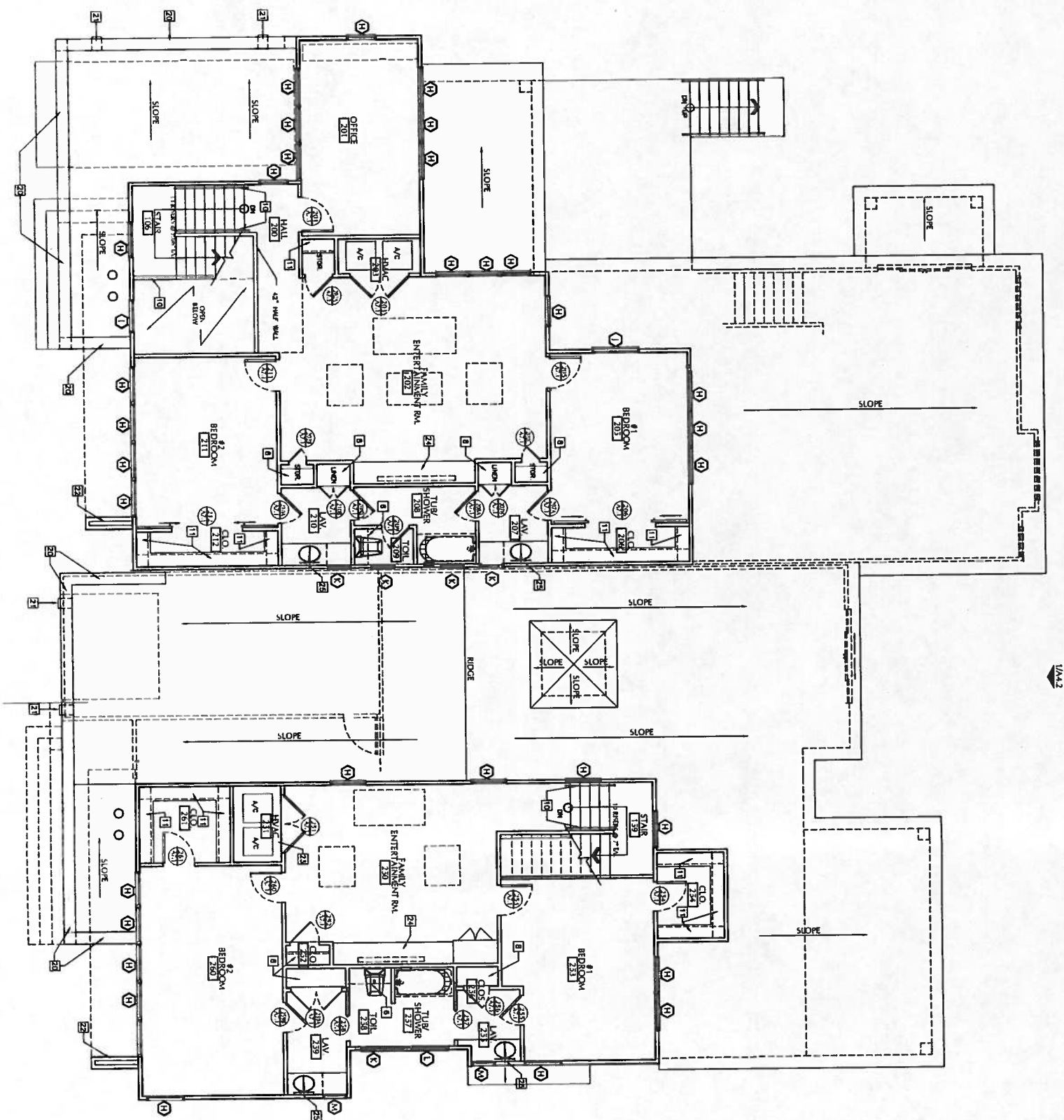
- 1 LOW PROFILE THRESHOLD, TYP.
- 2 TURNDOWN SLAB AT PATIO, TYP. (SEE STRUCT. DRAWINGS)
- 3 CONCRETE STAIRS - SEE STRUCTURAL
- 4 BAL. TRAP COLUMN OF 2"x4.5, 12" WIDE x 12" DEEP
- 5 8" DIA. PIPE COLUMN, TYP. @ FRONT OF BOTH HOUSES
- 6 UPPER CABINET, TYP.
- 7 NEW BUFFER WALL AT A/C CONDENSER UNIT TO BE CONSTRUCTED WITH 4"x4 CEDAR POST AT CORNERS AND HORIZONTAL 1"x4" CEDAR PLANKS WITH 1" CAP 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" HT. POP UP CEILING
- 14 SINKER TUB
- 15 BUILT-IN BENCH SEAT
- 16 SKYLIGHT SHAFT TO ROOF WITH CLEARESTORY WINDOWS
- 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

## GENERAL NOTES

1. CONTRACTOR IS TO USE ALL STANDARD CONSTRUCTION PRACTICES DURING THE BUILDING OF THIS PROJECT. IF ANY DIMENSIONAL DISCREPANCY ARE NOTICED ON THE PLANS OR BETWEEN THE FIELD MEASUREMENTS AND THE PLANS, NOTIFY THE ARCHITECT OWNER BEFORE PROCEEDING WITH THE WORK.
2. OWNER/CONTRACTOR IS TO REFER TO FOUNDATION PLAN AND CONCRETE STRUCTURAL NOTES. ANY CHANGES TO THE FOUNDATION SHALL BE THE RESPONSIBILITY OF THE ARCHITECT OR A STRUCTURAL ENGINEER.
3. FLAT WORK IS TO BE 4" THK. 3000 PSI CONCRETE SLAB WITH 6X6 WALK AT CENTER OVER 10' MIN. WALK VAPOR 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.



3/4"1.2

1/4"1.2

2/4"1.1



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



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

A2.2



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NO	DATE	REVISION
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-	TDJL BSJUC	(ARCJCU)
1	Ing.º SSJUC	0403000

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SCALE: 1/8" = 1'-0"	
JOB NO.:	

## KEYED NOTES

- [1] PARKING PLACE TYP..
- [2] EXISTING SIDEWALK AND STEPS TO HOUSE.
- [3] NEW DRIVEWAY TO BE REPAIR FINISH TO MATCH EXISTING, 3000 PSI, 4" THICK WITH 6"x6" W.W.M. OVER 10 MILL POLY. TYPICAL ALL CONCRETE DRIVEWAY AREAS.
- [4] NEW CONCRETE FLATWORK TO BE FURSH TO EXISTING SIDEWALK.
- [5] NOT USED
- [6] NEW SIDEWALK TO BE LARGE STONE (FLAT SURFACE) PATH, WITH A SAND BASE BELOW, TOP USE SMOOTH AGGREGATE RIVER ROCK FOR IN/FILL BETWEEN WALL STONES; USE METAL EDGING AT EACH SIDE OF WALKWAY PAVES. TYP..
- [7] NEW BUTTERF WALL AT A/C CONDENSERS UNIT TO BE CONSTRUCTED WITH 4"x4" CEDAR POUL JOI' CAP TOP, AT THREE SIDES.  
CEDAR PLAINS WITH 1" GAP TOP, AT THREE SIDES.
- [8] NEW CONCRETE STEP TO BE 22"-Ø LONG.
- [9] CONCRETE DECK TO BE 4" THICK, 3000 PSI, WITH GALLV. 6"x6" W.W.M. ON CHAIRS (IN THE MIDDLE OF SLAB) OVER 10 MIL. POLY., ON .5% PROCTOR DENSITY, UNWEIGHT LUMESTONE BASE, TYP., FINISH ON 1" MIN. CONC. DECK ON ROUGH SHOWN ON THE PLAN.
- [10] 4" THICK CONCR. DECK UNDER THE NEW DRIVEWAY APPROX. SLOPE TO BE SPREADDOW TO THE SOUTHWEST FOR ADEQUATE DRAINAGE.
- [11] NOT USED

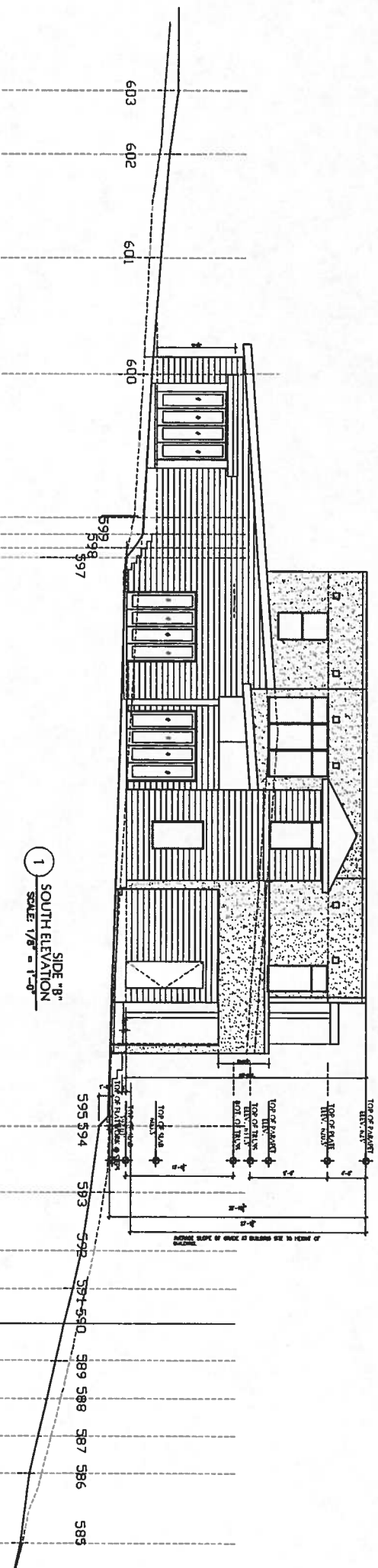
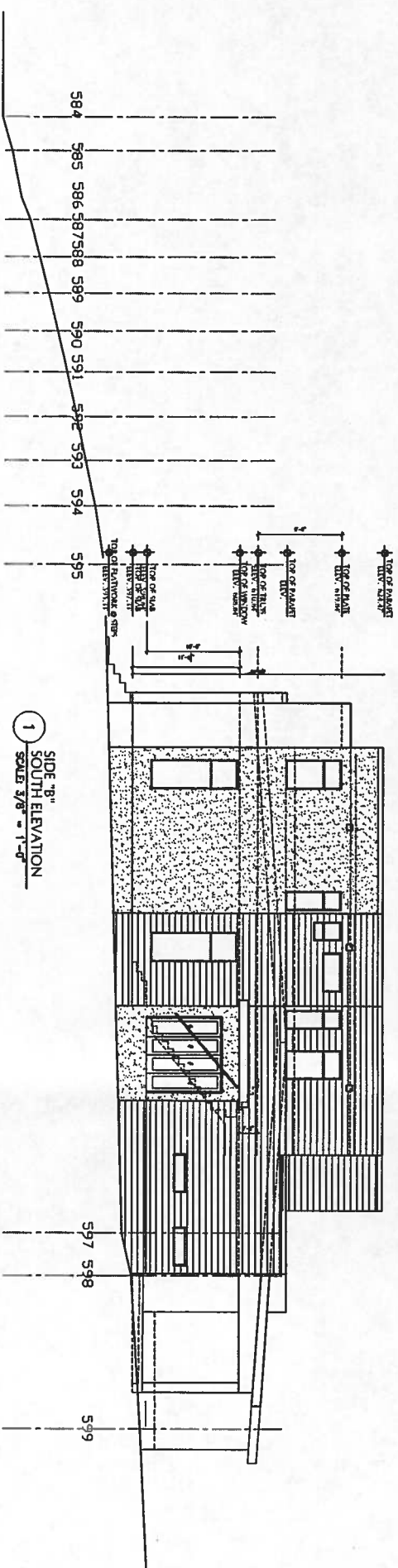
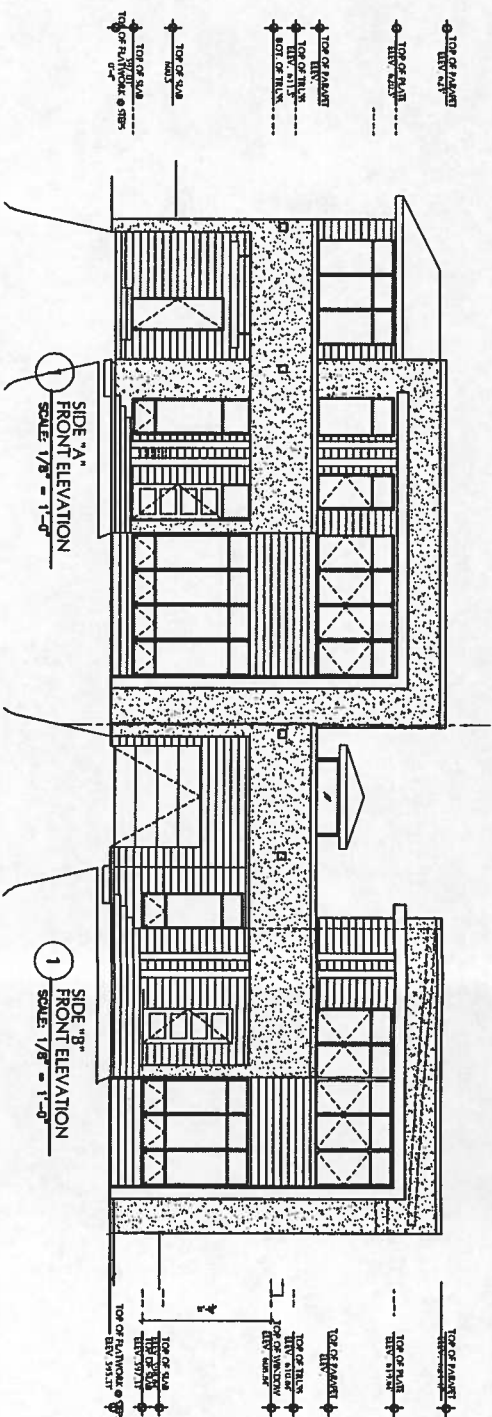
## LEGEND

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

## GENERAL NOTES

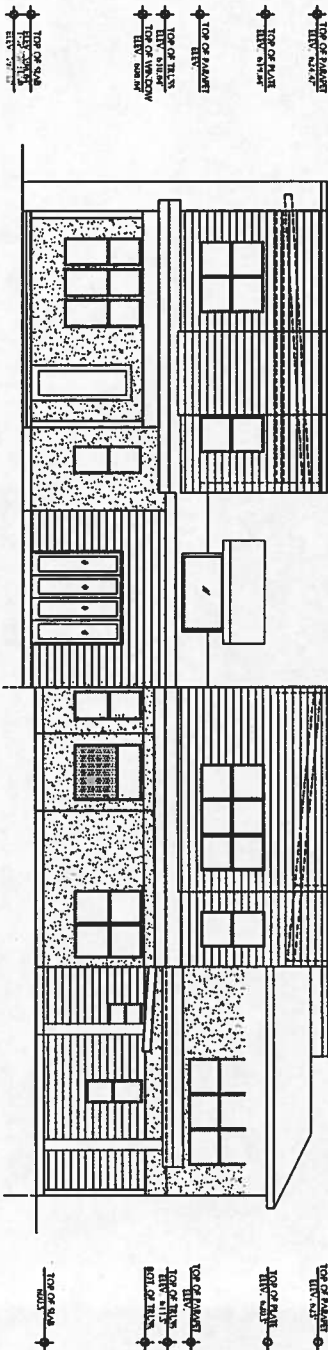
CONTRACTOR IS TO USE ALL STANDARD CONSTRUCTION PRACTICES DURING THE BUILDING OF THIS PROJECT. IF ANY DISCREPANCY OR DISCREPANCY ARE NOTICED ON THE PLANS OR ANY OTHER RECORDS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. IF ANY UNUSUAL SITE CHARACTERISTICS APPEAR THAT IS CONTRARY TO WHAT IS SHOWN IN THE ARCHITECT'S PLAN, PLEASE CONSULT THE ARCHITECT OR A STRUCTURAL ENGINEER.

PLANK WORK IS TO BE 2" THK. 3000 PSI CONCRETE SLAB WITH 8#6 REINFORCING BARS. THE REINFORCING BARS SHALL BE PLACED AT 12" ON CENTER. DO NOT EXCEED 1:12 PITCH OR 3" IN ONE CONSECUTIVE SLOPE WITHOUT INTERPOLATION. SEE ADA SHEET FOR MORE INFO.



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- 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% W.M.M. OVER 10 MILL 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) PAVING WITH A SAND BASE BELOW. TYP. USE SMALL SMOOTH AGGREGATE FINER EACH SIDE OF WALKWAY PATHS, TYP..  
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8 NEW CONCRETE STEP TO BE 22'-0" LONG.  
9 CONCRETE DECK TO BE 4" THICK, 3000 PSI, WITH GALV. 6"x6" W.M.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  
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WITHOUT INTERRUPTION. SEE ADA SHEET FOR MORE INFO.

00-00-00	L.F.C.
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TOTAL ISSUED	000000
1	000000

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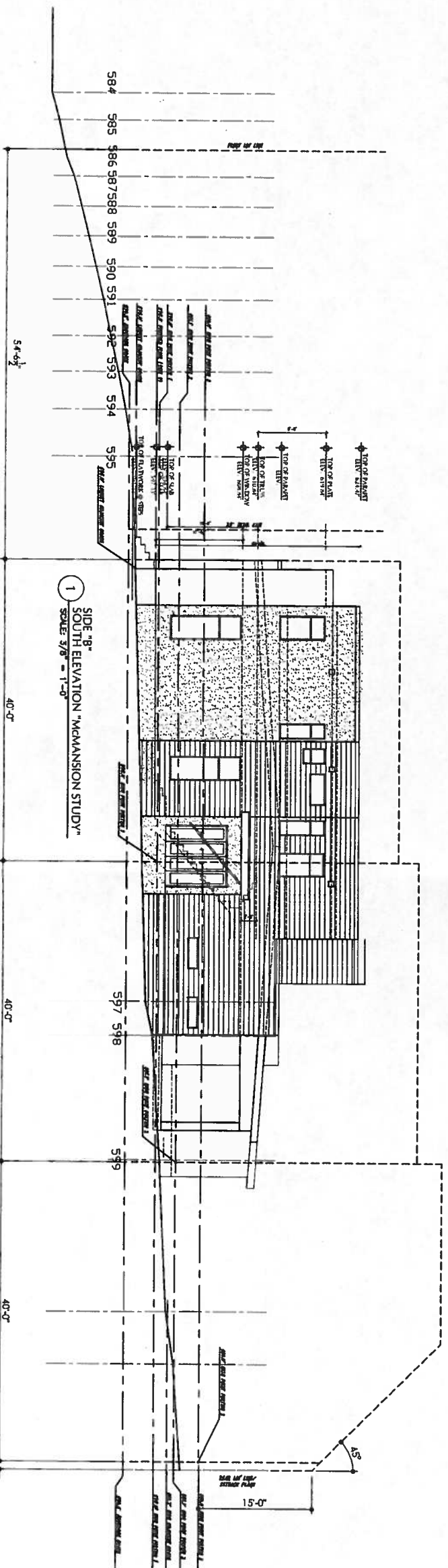
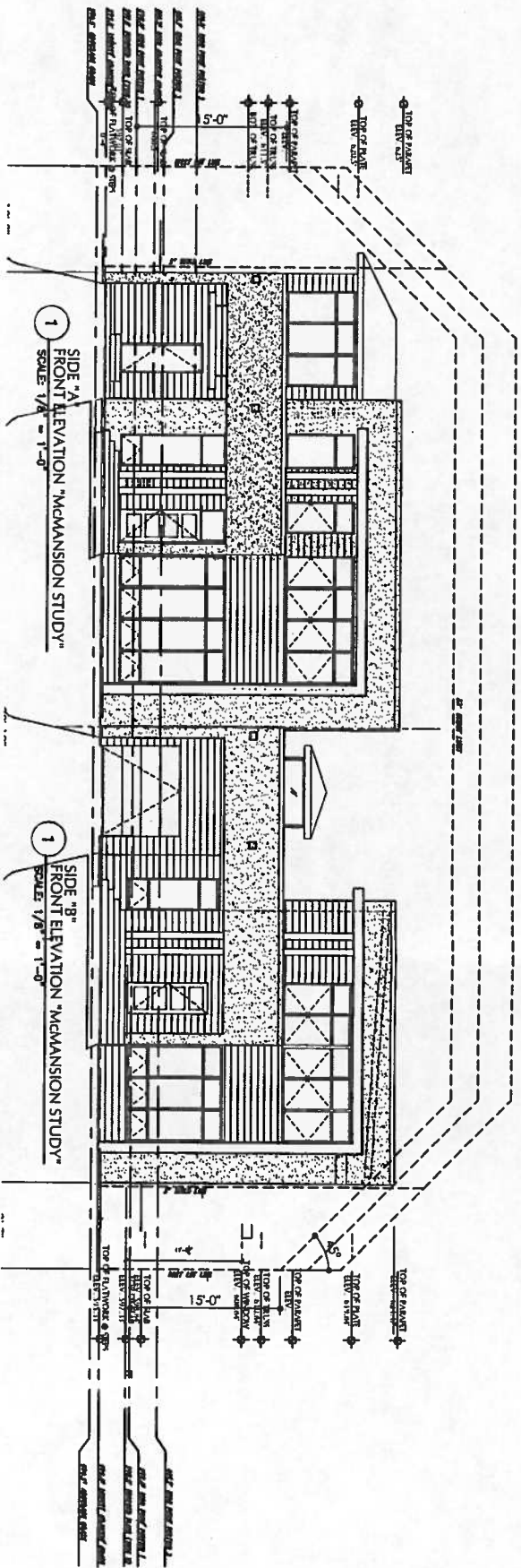
DATE: 03-26-14

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A4.2



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TDR ISSUE	000000
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