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BUILDING COVERAGE 3150 SF

FLOOR AREA RATIO SF	
	FRAME W/ EXTERIOR MATERIALS
MAIN HOUSE 1ST FLOOR	1981
MAIN HOUSE 2ND FLOOR	818
MAIN HOUSE ATTIC OVER 5' CLG	7
MAIN HOUSE GROUND FLR PORCHES/ PATIOS	339
GUEST HOUSE 1ST FLOOR	101
GUEST HOUSE 2ND FLOOR	543
MAIN HOUSE DET GARAGE	411
GUEST HOUSE CARPORT	240
MAIN-GUEST HOUSE TOTAL	4518
GARAGE EXEMPTION ATTACHED 3.3.2.A)	-450
GARAGE EXEMPTION ATTACHED 3.3.2.B.1)	-200
GROUND FLR PORCHES/ PATIOS EXEMPTION 3.3.3.A	-339
TOTAL	3529
LOT AREA	13,226
40 % LOT AREA	5,290
	3,519/13,226
FAR %	26.68%

- 1) STAIRWAY AREA(S) ARE INCLUDED IN EACH LEVEL'S FAR AREA P.D.U. - OVER 15' (89 SQ FT) A.D.U. - OVER 15' (24 SQ FT)
- 2) 1" IS ADDED TO THE FRAME DIMENSION FOR EXTERIOR FINISH OF SIDING
- 3) GUEST HOUSE PER LDC 25-2-893(D)

Main House Square Footage Chart		
	FRAME	FRAME W/ FINISH MATERIALS
1 ST FLOOR	1934	1981
2 ND FLOOR	719	129
TOTAL LIVING	2653	2116
PORCH	130	129
PORCH 2	18	18
CVRD PATIO	195	192
TOTAL	2936	3055

- NOTES:
1. STAIRWAY AREA IS EXCLUDED IN TOPMOST LEVEL SQUARE FOOTAGE AREA.
 2. 2ND LEVEL STAIRWAY = 89 SQ. FT.

Detached Garage / Guest House Square Footage Chart		
	FRAME	FRAME W/ FINISH MATERIALS
1 ST FLOOR	104	101
2 ND FLOOR	511	519
TOTAL LIVING	615	626
GARAGE	472	471
CARPORT	240	240
TOTAL	1327	1343
UNCOVERED DECK	136	136

- NOTES:
1. STAIRWAY AREA IS EXCLUDED IN TOPMOST LEVEL SQUARE FOOTAGE AREA.
 2. 2ND LEVEL STAIRWAY = 24 SQ. FT.
 - 3) GUEST HOUSE PER LDC 25-2-893(D)

2416 Hartford Road



04/22/20

2416 HARTFORD RD
PLAN 2696 RD

TS BUILDERS
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Date
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A-001

TSB-0045-COVER.DWG 04/22/20

R101.1 RESIDENTIAL SOLAR READY: NEW RESIDENTIAL BUILDINGS MUST HAVE A SOLAR-READY ZONE. A SOLAR-READY ZONE IS A SECTION OR SECTIONS OF THE ROOF OR BUILDING STRUCTURE DESIGNATED AND RESERVED FOR FUTURE INSTALLATION OF A SOLAR PHOTOVOLTAIC OR SOLAR THERMAL SYSTEM. THE SOLAR-READY ZONE MUST NOT INCLUDE AREAS SHADED BY PARTS OF THE BUILDING OR OTHER OBSTRUCTIONS.

R101.2 CONSTRUCTION DOCUMENT REQUIREMENTS FOR SOLAR-READY ZONE: CONSTRUCTION DOCUMENTS MUST INDICATE THE SOLAR-READY ZONE ON A ROOF PLAN.

R101.3 OBSTRUCTIONS: SOLAR-READY ZONES MUST BE FREE FROM AND NOT SHADED BY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, PARAPETS AND ROOF-MOUNTED EQUIPMENT.

R101.5 ONE-FAMILY AND TWO-FAMILY DWELLINGS: NEW DETACHED ONE-FAMILY OR TWO-FAMILY DWELLINGS MUST HAVE A TOTAL SOLAR-READY ZONE AREA OF NOT LESS THAN 240 SQUARE FEET (22.3 M²) PER DWELLING, EXCLUSIVE OF REQUIRED ACCESS OR SETBACK AREAS. THE SOLAR-READY ZONE MUST BE ORIENTED BETWEEN 90 AND 300 DEGREES OF TRUE NORTH. THE SOLAR-READY ZONE MUST COMPRISE AREAS NOT LESS THAN SIX FEET (1.83 M) ON ONE SIDE AND AT LEAST ONE AREA OF NOT LESS THAN 100 SQUARE FEET (9.29 M²) EXCLUSIVE OF ANY REQUIRED ACCESS OR SET BACK AREAS.

EXCEPTIONS:

1. A BUILDING WITH LESS THAN 800 SQUARE FEET (74.32 M²) OF ROOF AREA PER DWELLING UNIT.
2. A BUILDING WITH A SOLAR-READY ZONE THAT IS SHADED BY TREES OR ADJACENT STRUCTURES FOR MORE THAN 50 PERCENT OF ANNUAL DAYLIGHT HOURS.
3. A BUILDING SITE ON WHICH THE APPLICANT HAS DEMONSTRATED, THROUGH DOCUMENTATION, COMPLIANCE.
4. NEW RESIDENTIAL BUILDINGS WITH A PERMANENTLY INSTALLED ON-SITE RENEWABLE ENERGY SYSTEM WITH AN OUTPUT OF NOT LESS THAN ONE WATT PER SQUARE FOOT (0.93 M²) OF CONDITIONED FLOOR AREA, OR AN ON-SITE RENEWABLE ENERGY SYSTEM WITH A TOTAL OUTPUT OF AT LEAST TWO KILOWATTS.

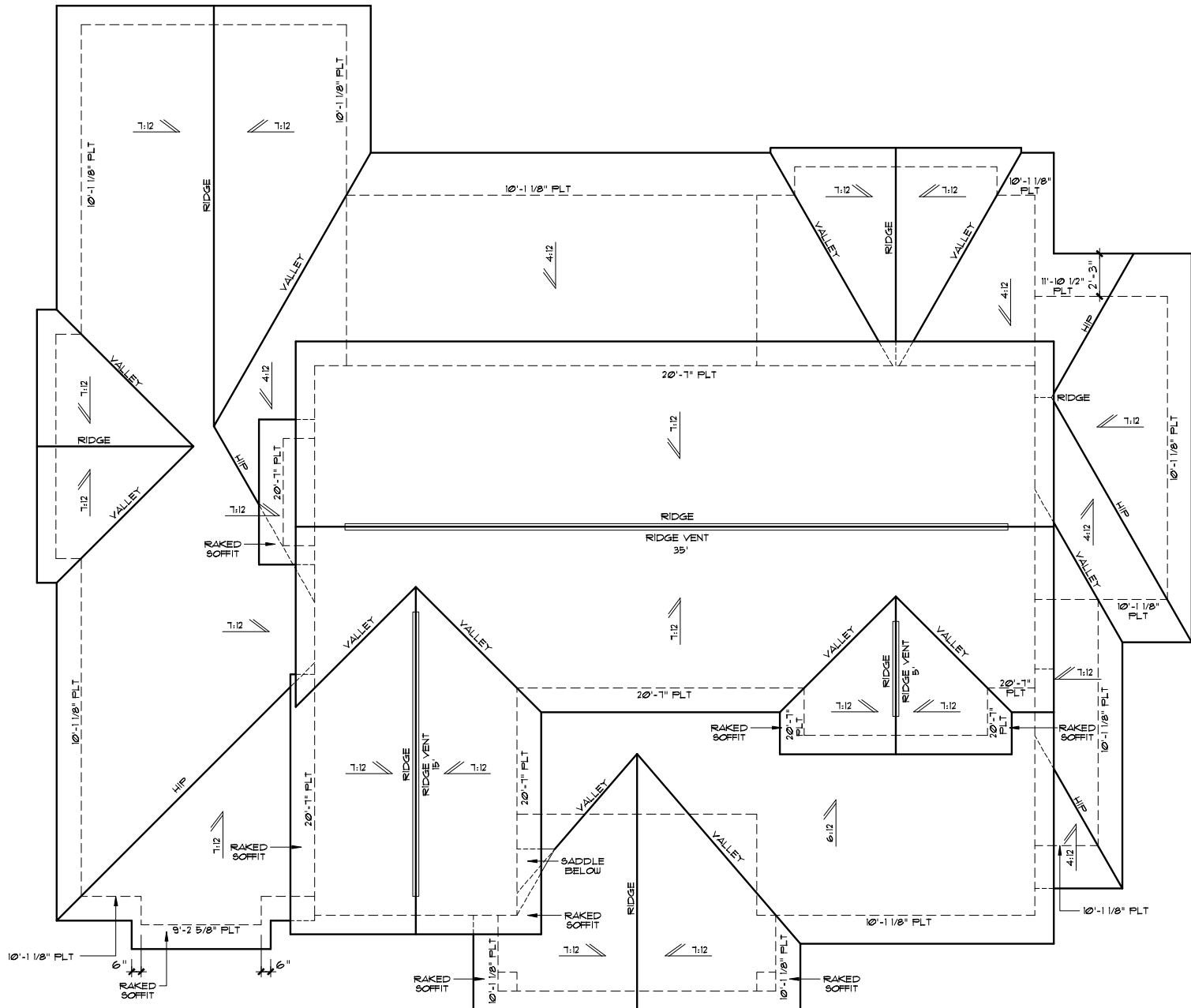
R304.2 ROOF ACCESS POINTS: ROOF ACCESS POINTS SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES, OR SIGNS.

R304.122 HIP ROOF LAYOUTS: CLEAR ACCESS PATH- WAY NOT LESS THAN 3' IN WIDTH FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

R304.123 SINGLE RIDGE ROOF LAYOUTS: 2 CLEAR ACCESS PATH-WAYS NOT LESS THAN 3' IN WIDTH FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

R304.124 ROOFS WITH HIP AND VALLEYS: PANELS AND MODULES SHALL NOT BE LOCATED LESS THAN 18" FROM A HIP OR VALLEY WHERE THEY ARE TO BE PLACED ON BOTH SIDES OF A HIP OR VALLEY.

R304.125 ALLOWANCE FOR SMOKE VENTILATION OPERATIONS: PANELS AND MODULES INSTALLED ON DWELLINGS SHALL NOT BE LOCATED LESS THAN 3" BELOW THE RIDGE.



ROOF PLAN

SCALE 1/8"=1'-0"

NOTES:

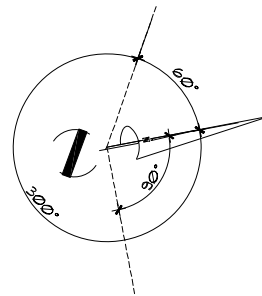
- ALL 4:12 PITCHES TO HAVE 2'-3" OVERHANGS FROM FRAME WALL UNO.
- ALL 6:12 PITCHES TO HAVE 1'-6" OVERHANGS FROM FRAME WALL UNO.
- ALL 1:12 PITCHES TO HAVE 1'-3 1/2" OVERHANGS FROM FRAME WALL UNO.
- ALL GABLE ENDS TO HAVE 1'-0" OVERHANGS FROM FRAME WALL UNO.

ALL FASCIAS TO BE PLUMB CUT SEALED ATTIC PER BUILDER

BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS

ALL ROOF PITCHES 4:12 AND UNDER PROVIDE DOUBLE UNDERLAYMENT AS REQUIRED

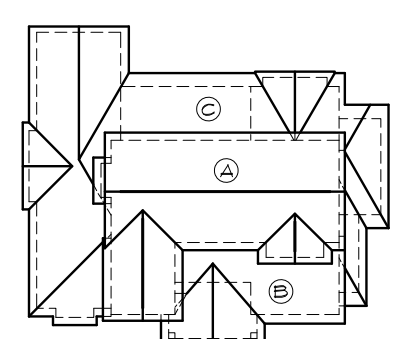
VENT AS REQUIRED



VENT CALCULATIONS

ENCLOSED ATTIC AREA SF.	MIN. NFVA SF.
A 798	5.32
B 363	2.42
C 1111	7.41

NFVA = ENCL. ATTIC / 150



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MAIN HOUSE
2416 HARTFORD RD
PLAN 2696 RD

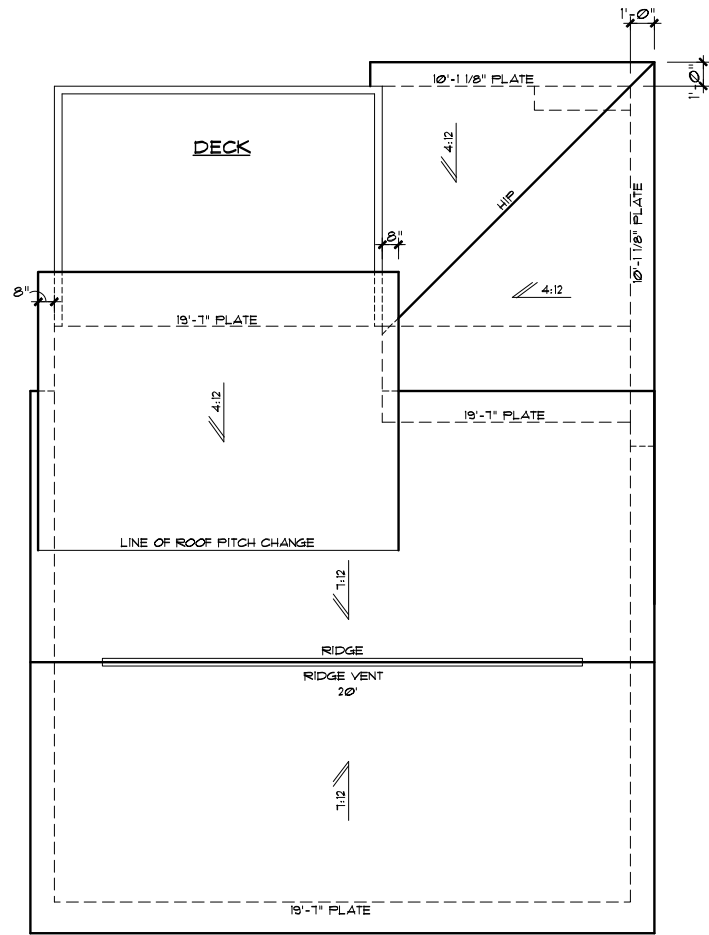
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11776 Jollyville Rd., Suite 100 Austin, Texas 78759
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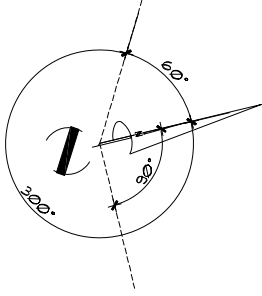
TSB-0045-701.DWG 04/22/20



ROOF PLAN
SCALE 1/8"=1'-0"

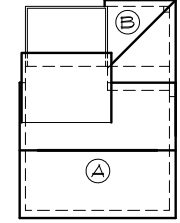
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- VENT AS REQUIRED



VENT CALCULATIONS	
ENCLOSED ATTIC AREA SF.	MIN. NFVA SF.
A 535	3.51
B 145	0.91

NFVA = ENCL. ATTIC / 150



SOLAR READY CITY OF AUSTIN

SCALE 1/8"=1'-0"
NOTES:

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R304.1.2.2 HIP ROOF LAYOUTS: CLEAR ACCESS PATH- WAY NOT LESS THAN 3' IN WIDTH FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

R304.1.2.3 SINGLE RIDGE ROOF LAYOUTS: 2 CLEAR ACCESS PATHWAYS NOT LESS THAN 3' IN WIDTH FROM THE EAVE TO THE RIDGE ON EACH ROOF SLOPE WHERE PANELS AND MODULES ARE LOCATED.

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R304.1.2.5 ALLOWANCE FOR SMOKE VENTILATION OPERATIONS: PANELS AND MODULES INSTALLED ON DWELLINGS SHALL NOT BE LOCATED LESS THAN 3' BELOW THE RIDGE.

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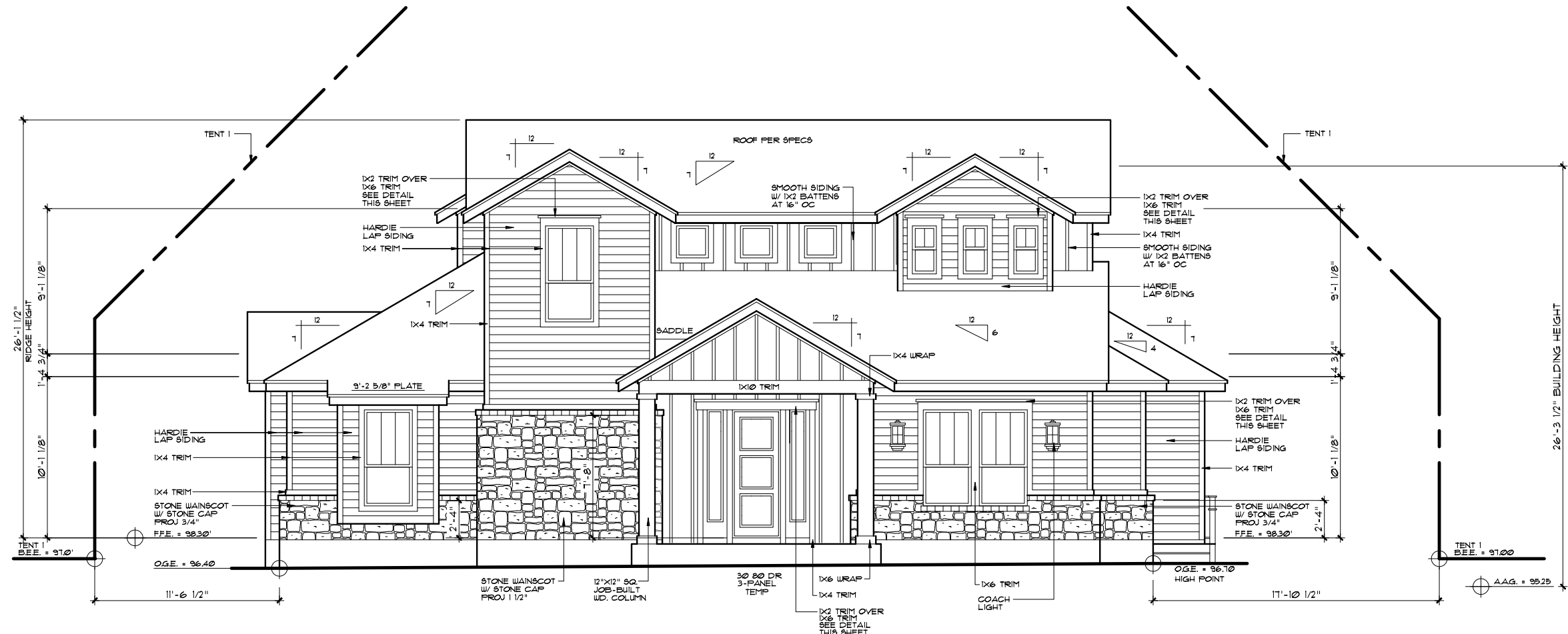
GUEST HOUSE
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PLAN 2696 RD

TS BUILDERS
2416 HARTFORD ROAD

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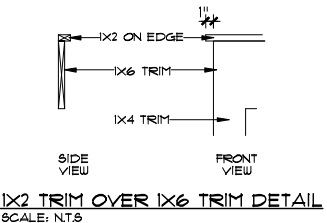
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MAIN HOUSE FRONT ELEVATION
SCALE 1/8"=1'-0"

- NOTES:**
- 1st FLOOR PLATE HGTS. TO BE 10'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
 - 2nd FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
 - PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY, AS REQ'D.
 - PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
 - BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVER-HANGS
 - RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS
 - SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS

ABBREVIATIONS	
FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAG:	AVERAGE ADJACENT GRADE
OG.E:	ORIGINAL GRADE ELEVATION
FG.E:	FINISHED GRADE ELEVATION



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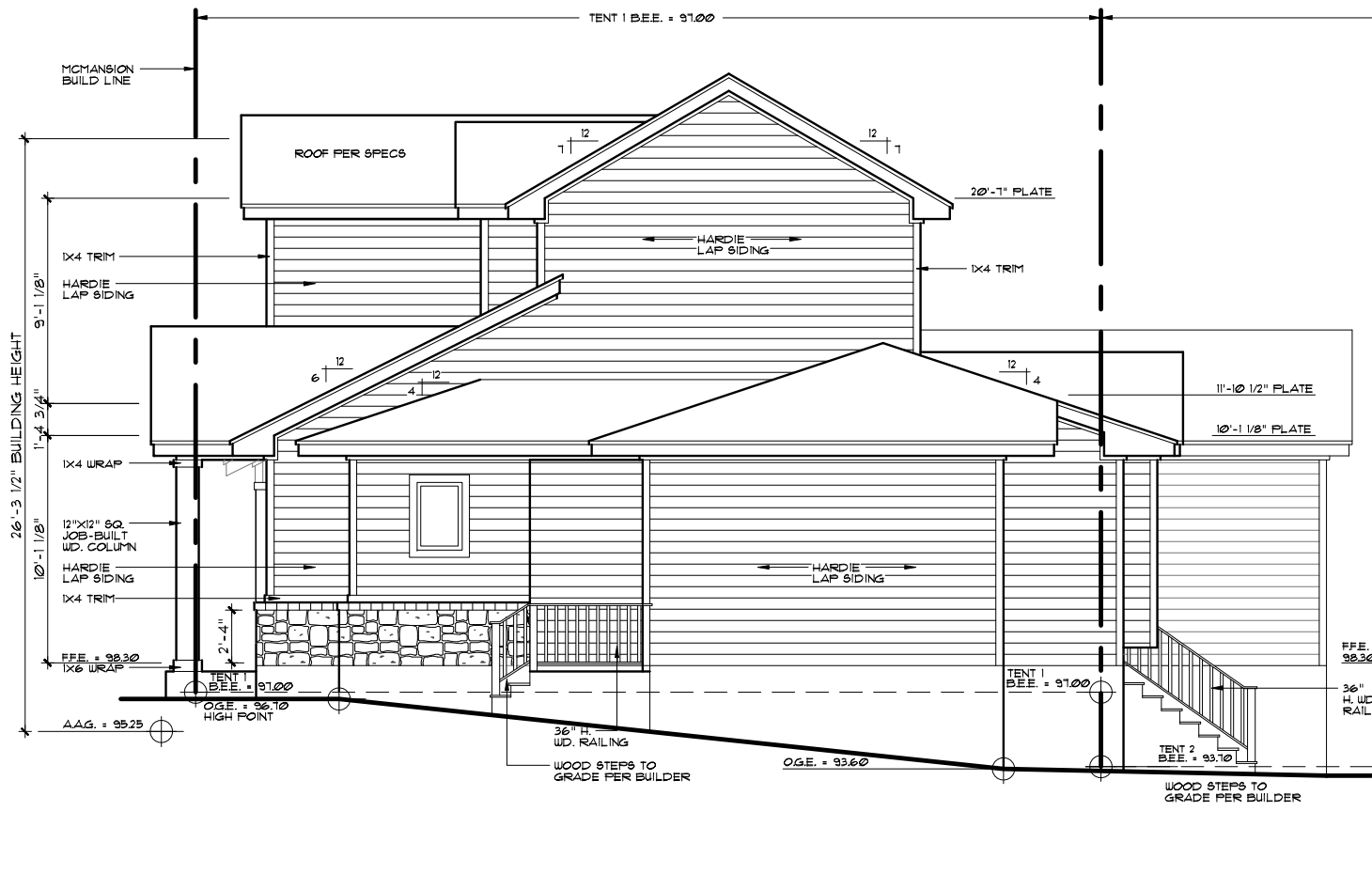
MAIN HOUSE
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PLAN 2696 RDA

TS BUILDERS
2416 HARTFORD ROAD

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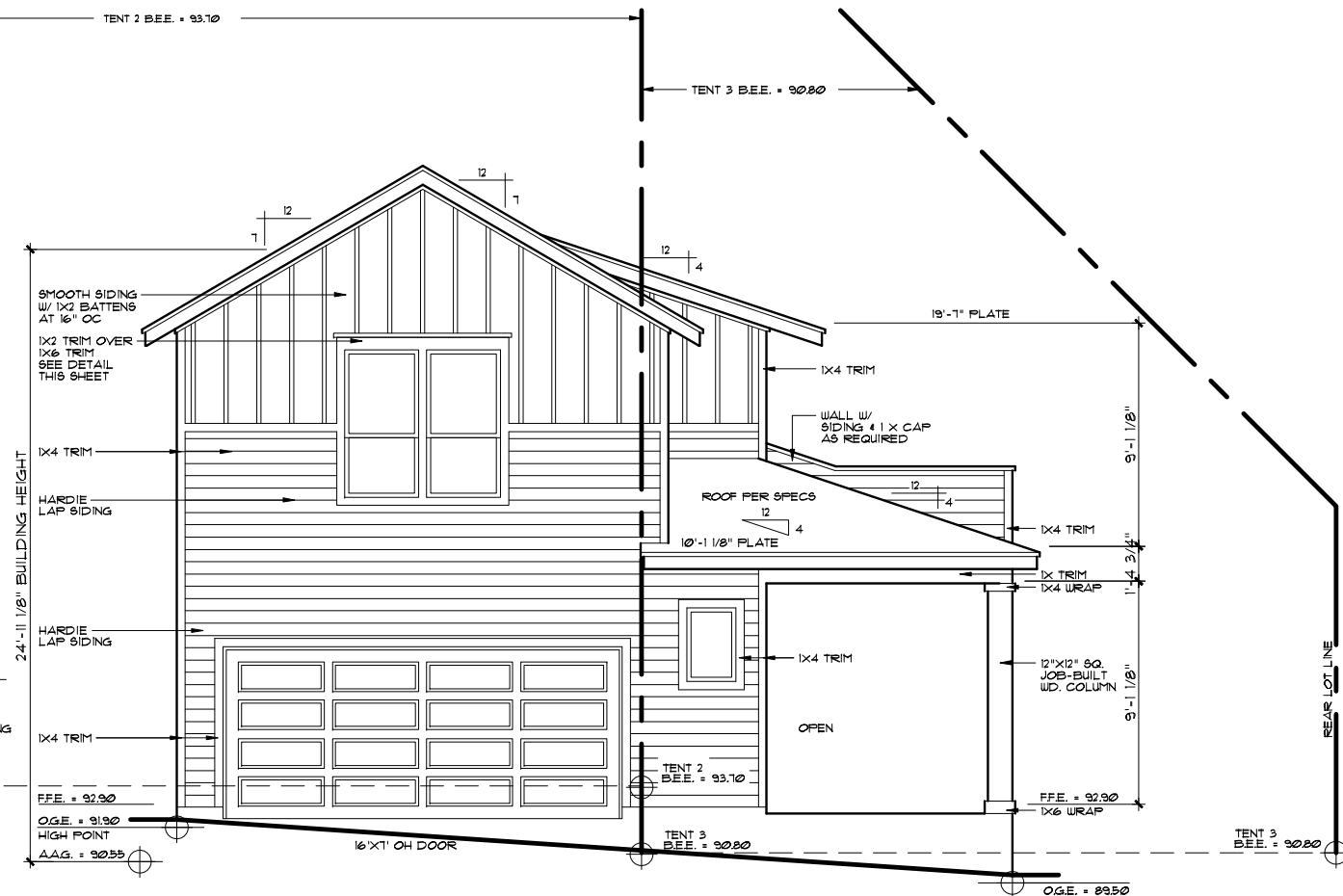
MAIN HOUSE RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1st FLOOR PLATE HGTS. TO BE 10'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
2nd FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.

PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY, AS REQ'D.
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GUEST HOUSE RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

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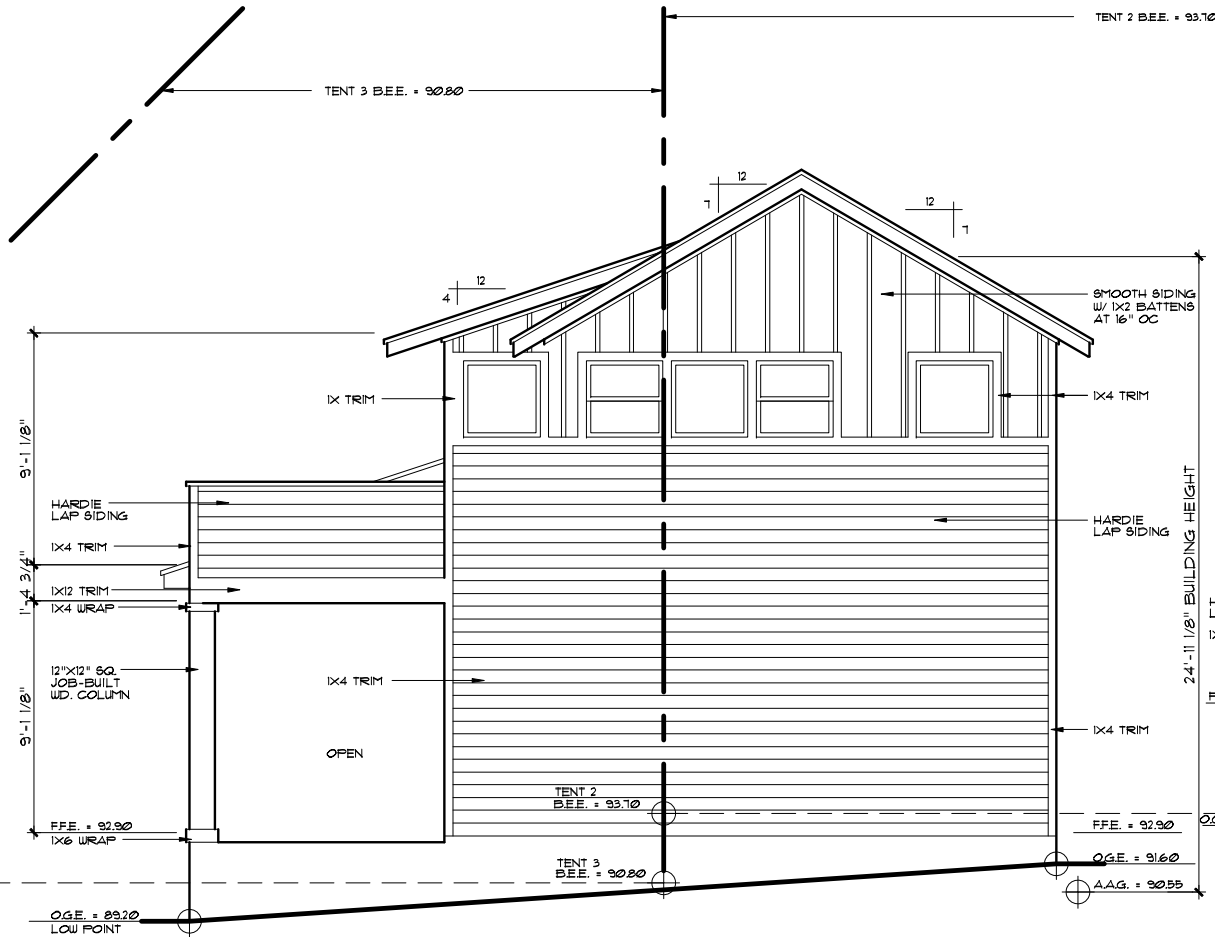
MAIN AND GUEST HOUSE
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TSB-0045-703A.DWG 04/22/20



GUEST HOUSE LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

NOTES:

1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.

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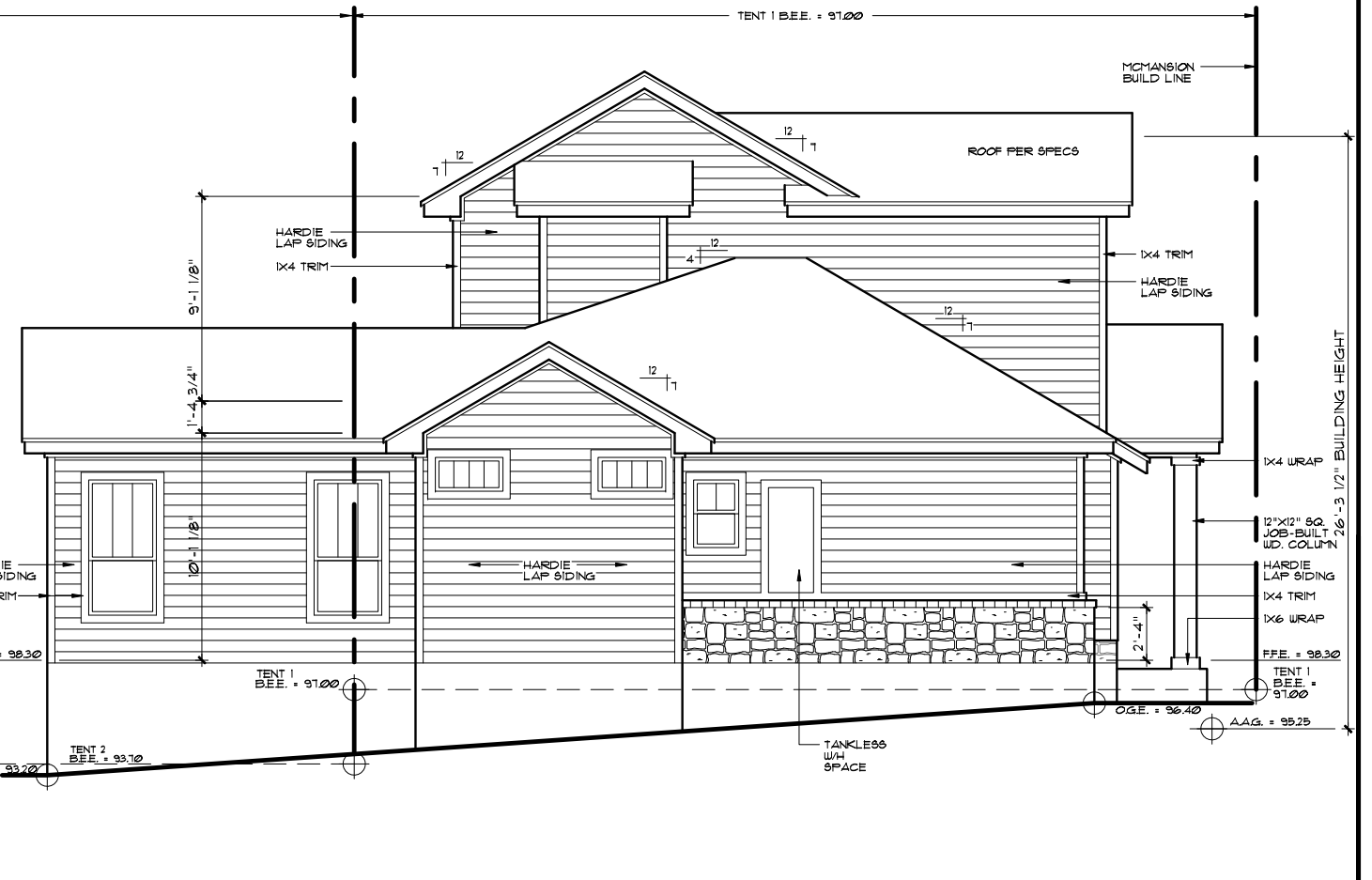
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FGE:	FINISHED GRADE ELEVATION



MAIN HOUSE LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

NOTES:

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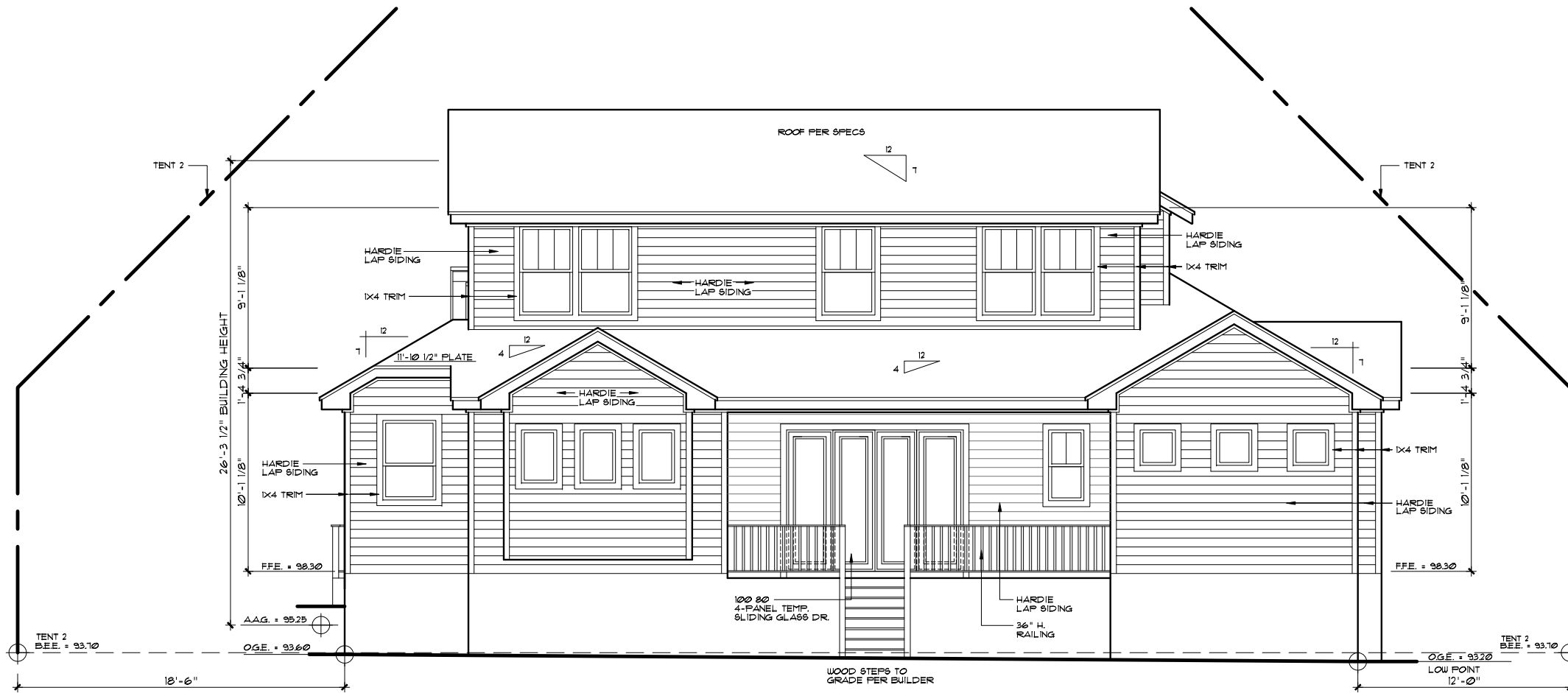
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MAIN HOUSE REAR ELEVATION
SCALE 1/8"=1'-0"

NOTES:
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AAG:	AVERAGE ADJACENT GRADE
OGE:	ORIGINAL GRADE ELEVATION
FGE:	FINISHED GRADE ELEVATION

2416 Hartford Road

04/22/20

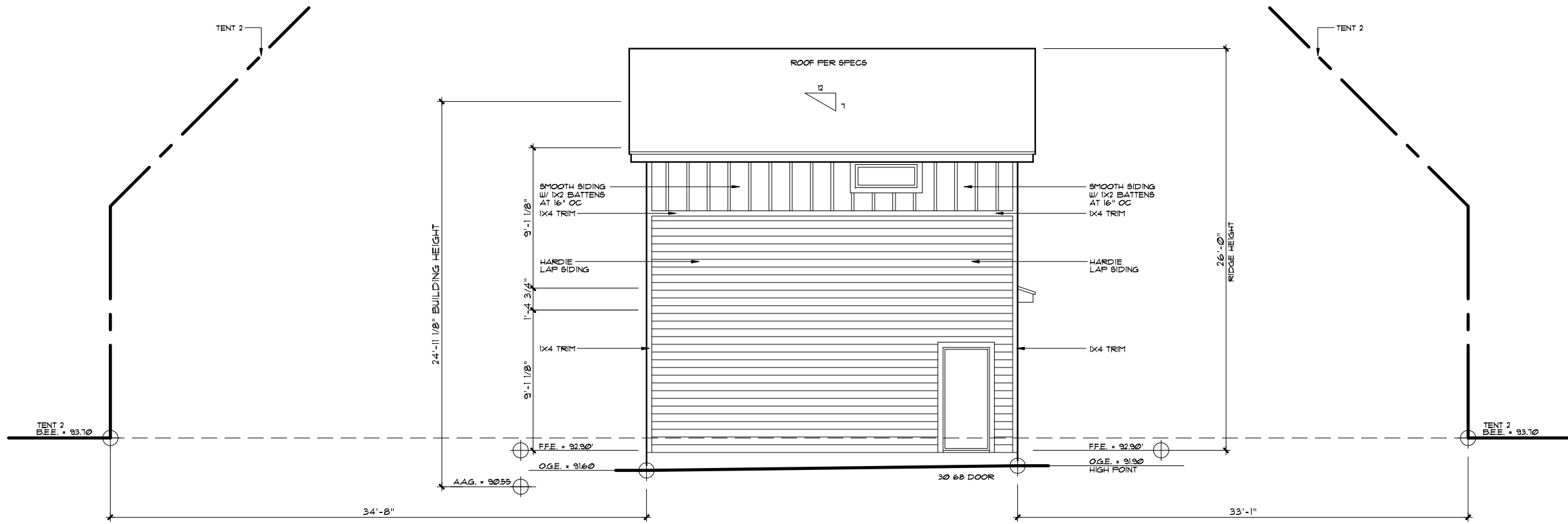
MAIN HOUSE
2416 HARTFORD RD.
PLAN 2696 RD

TS BUILDERS
2416 HARTFORD ROAD

Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or his representatives, builder assumes full liability for amended plans and specifications.

KIPP FLORES ARCHITECTS
ARCHITECTS
© (612) 335-5477 Fax (612) 335-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd., Suite 100 Austin, Texas 78758

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Date
2/6/20
Sheet
A-204



GUEST HOUSE FRONT ELEVATION
SCALE 1/8"=1'-0"

NOTES:
1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
2nd FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY, AS REQ'D.
PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS

ABBREVIATIONS	
FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAG:	AVERAGE ADJACENT GRADE
OGE:	ORIGINAL GRADE ELEVATION
FGE:	FINISHED GRADE ELEVATION

2416 Hartford Road



04/22/20

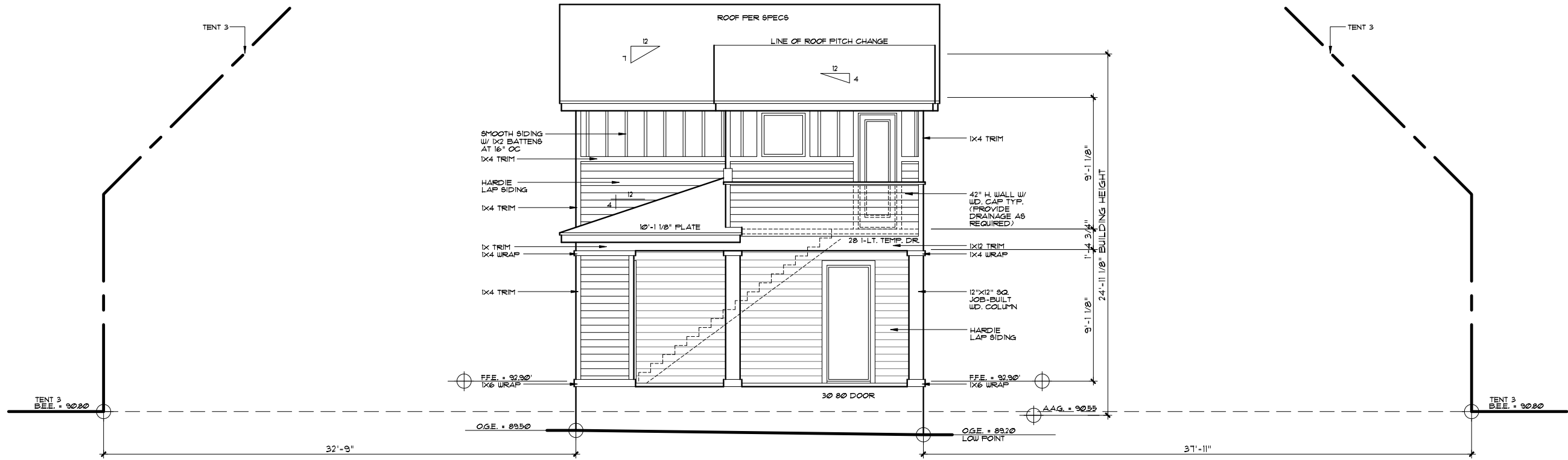
GUEST HOUSE
2416 HARTFORD RD.
PLAN 2696 RD

TS BUILDERS
2416 HARTFORD ROAD

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GUEST HOUSE REAR ELEVATION

SCALE 1/8"=1'-0"

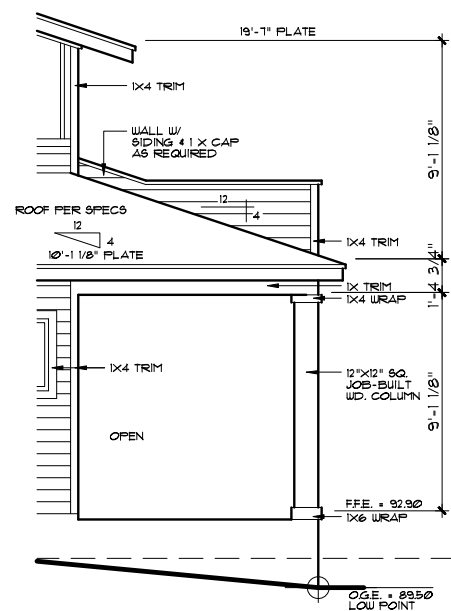
NOTES:

- 1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- 2nd FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- PROVIDE STEEL LINTELS ABOVE ALL OPENINGS W/ MASONRY AS REQ'D.
- PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.

- BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.
- RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.
- SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

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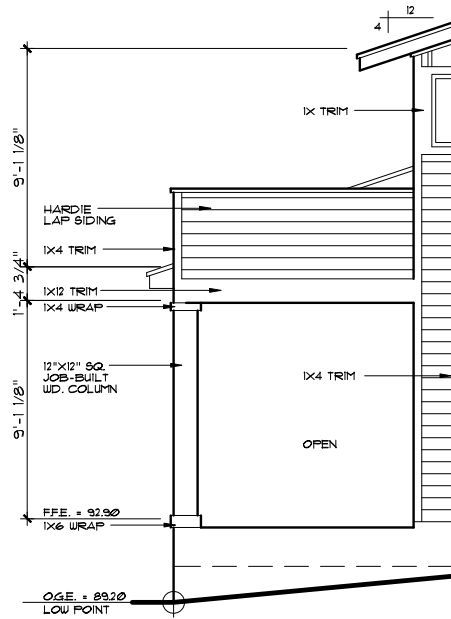
GUEST HOUSE RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

101 SQ. FT. TOTAL WALL AREA
81 SQ. FT. OPEN AREA IN WALL
81 / 101 = 80% OPEN AREA

CARPORT AREA CALCS

SCALE: N.T.S.



GUEST HOUSE LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

101 SQ. FT. TOTAL WALL AREA
81 SQ. FT. OPEN AREA IN WALL
81 / 101 = 80% OPEN AREA

CARPORT AREA CALCS

SCALE: N.T.S.

2416 Hartford Road



04/22/20

GUEST HOUSE
2416 HARTFORD RD.
PLAN 2696 RD

TS BUILDERS
2416 HARTFORD ROAD

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