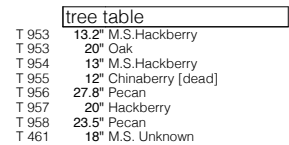




**1500 HARTFORD ROAD
REMODEL / BATHROOM ADDITION**

p. 1



proposed site plan
 scale on full size sheet: 1" = 10'
 scale on reduced sheet: 1" = 20'

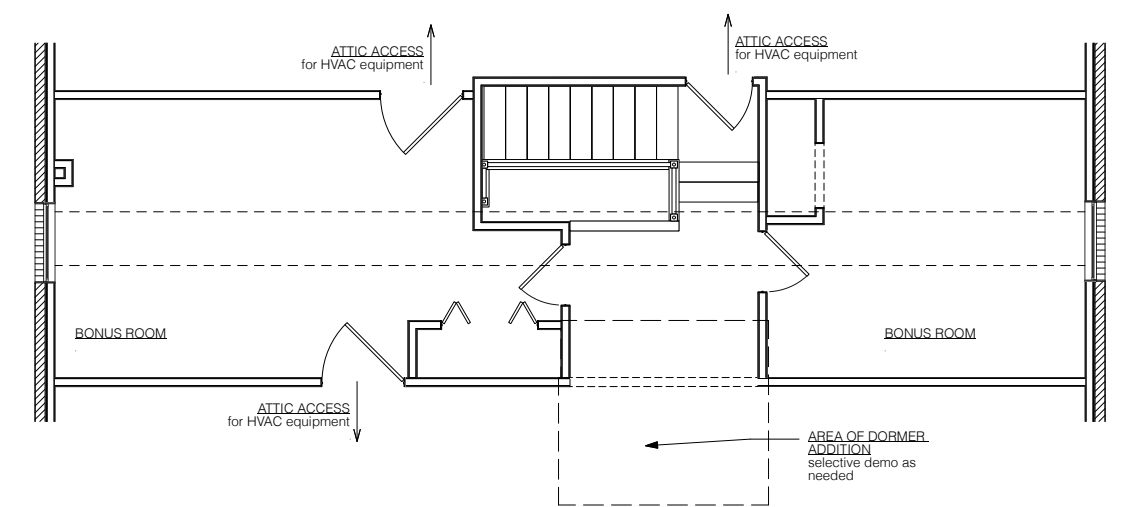
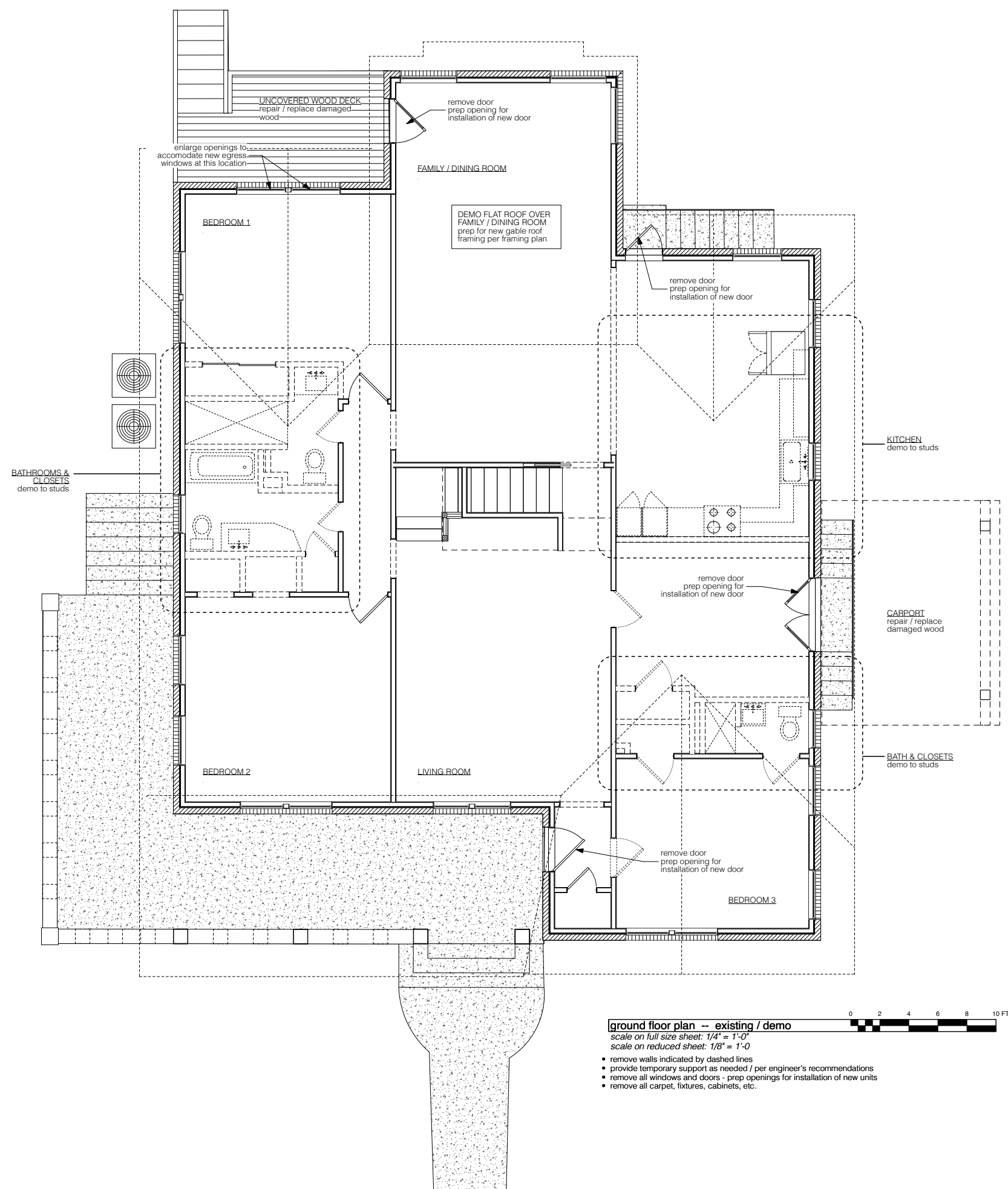
zoning: SF-3
legal description: Lot 1 Enfield 'F'
tax ID: 112746
geographic ID: 0113040518
lot size: 9,790 s.f., per survey dated 06.01.2021 provided by owner

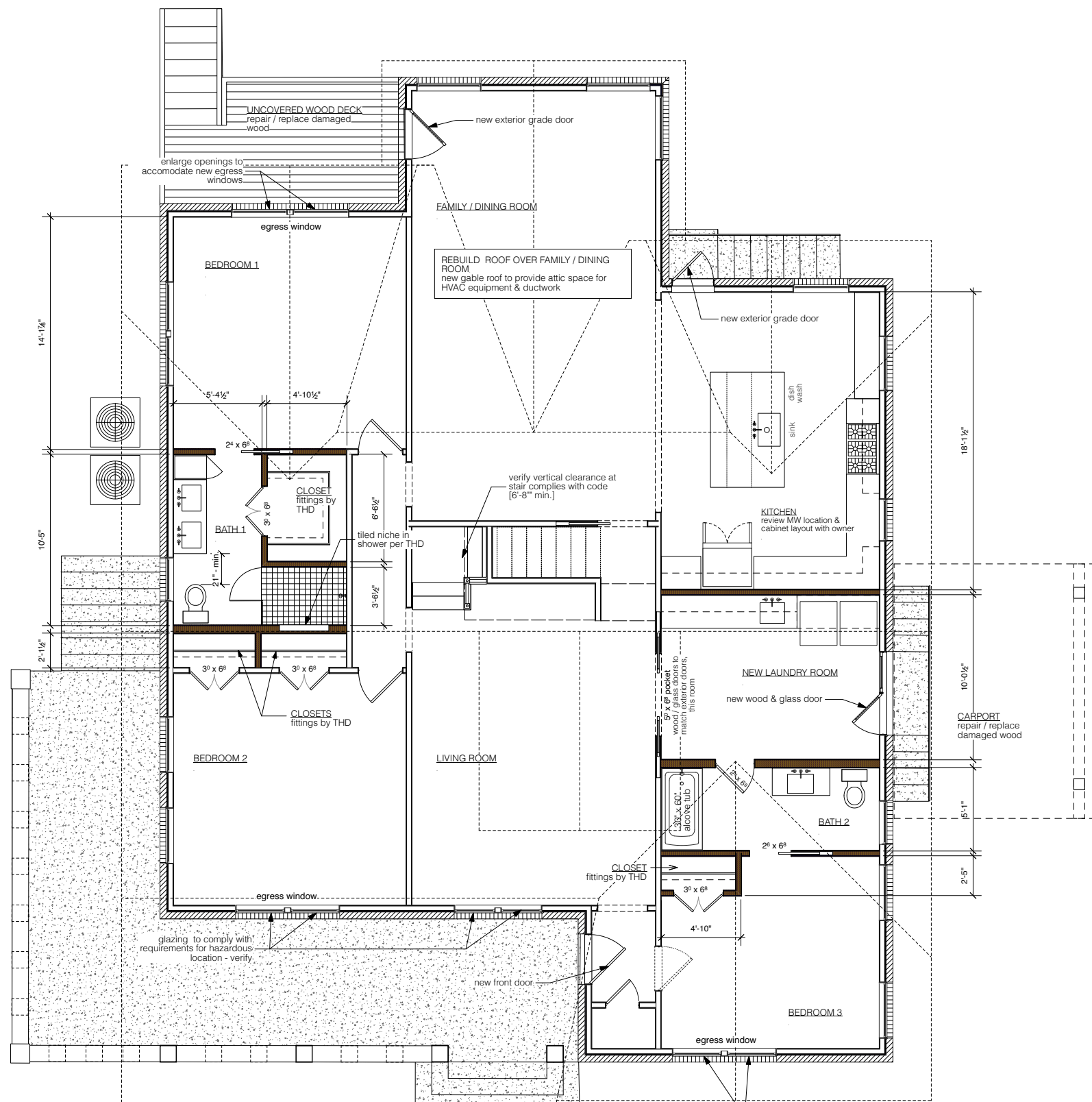
site calculations	
areas	
ground floor house:	2218
2nd floor house:	562
2nd floor addition under new dormer:	44
covered front porch:	230
uncovered front porch & steps:	260
concrete walkway & steps in front yard:	164
attached carport in north yard:	190
uncovered concrete stoop & steps:	30
uncovered wood deck & steps:	132
ground floor detached garage:	408
ground floor accessory dwelling unit:	218
2nd floor accessory dwelling unit:	626
metal stair:	64
uncovered concrete driveway:	1142
portion of sidewalk at southeast corner:	40
AC pad [3]:	18
building coverage	3264 (33.34%)
house:	2218
covered front porch:	230
attached carport in north yard:	190
ground floor detached garage:	408
ground floor accessory dwelling unit:	218
impervious coverage	5048 (51.56%)
building coverage:	3264
uncovered front porch & steps:	260
concrete walkway & steps in front yard:	164
uncovered concrete stoop & steps:	30
uncovered wood deck & steps:	66 [counted at 50%]
metal stairs:	64
uncovered concrete driveway:	1142
portion of sidewalk at southeast corner:	40
AC pad [3]:	18
gross floor area	3668 (37.47%)
house:	2218
2nd floor house:	562
2nd floor addition under new dormer:	44
covered front porch:	0 [230 sf exempted]
attached carport in north yard:	0 [190 sf exempted]
ground floor detached garage:	0 [408 sf exempted]
ground floor accessory dwelling unit:	218
2nd floor accessory dwelling unit:	626

scope of work
House:
interior remodel - new bathrooms, laundry room & kitchen
new finishes throughout
new windows throughout
add bathroom under new dormer roof upstairs
ADU
interior remodel - new bathrooms & kitchen
new finishes throughout
new windows throughout
Upgrade plumbing to meet current code and execute scope-of-work
Upgrade electrical service to meet current code and execute scope-of-work
Upgrade mechanical service to meet current code and execute scope-of-work

notes
<p>These drawings represent architectural intent ONLY. Structural design and specification to be performed by others</p> <p>All finish, detailing and materials selections by Owner</p> <p>Lot Survey was performed under separate contract by Owner</p>

<p>codes</p> <ul style="list-style-type: none"> City of Austin Land Development Code 2021 International Residential Code + local amendments 2017 National Electrical Code + local amendments 2015 Uniform Plumbing Code + local amendments 2015 Uniform Mechanical Code + local amendments 2015 International Fire Code + local amendments 2015 International Energy Conservation Code + local amendments
--

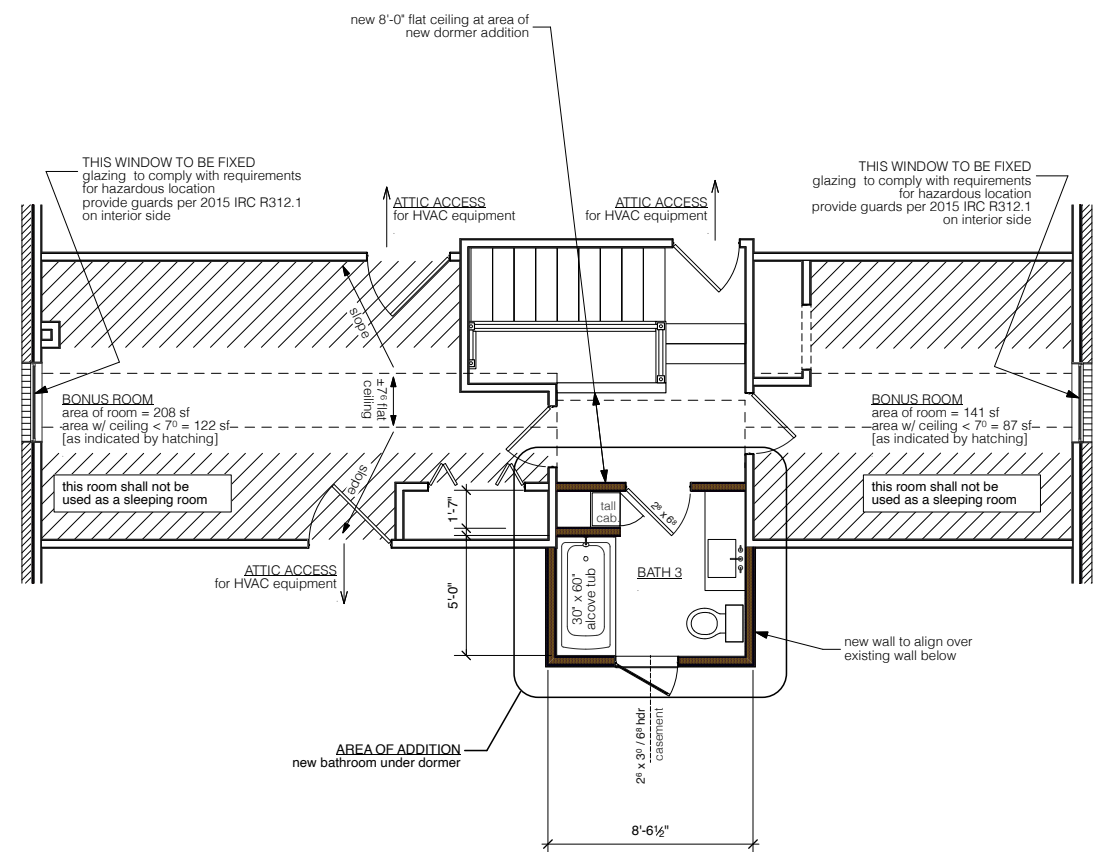




ground floor plan -- proposed

scale on full size sheet: 1/4" = 1'-0"
scale on reduced sheet: 1/8" = 1'-0"

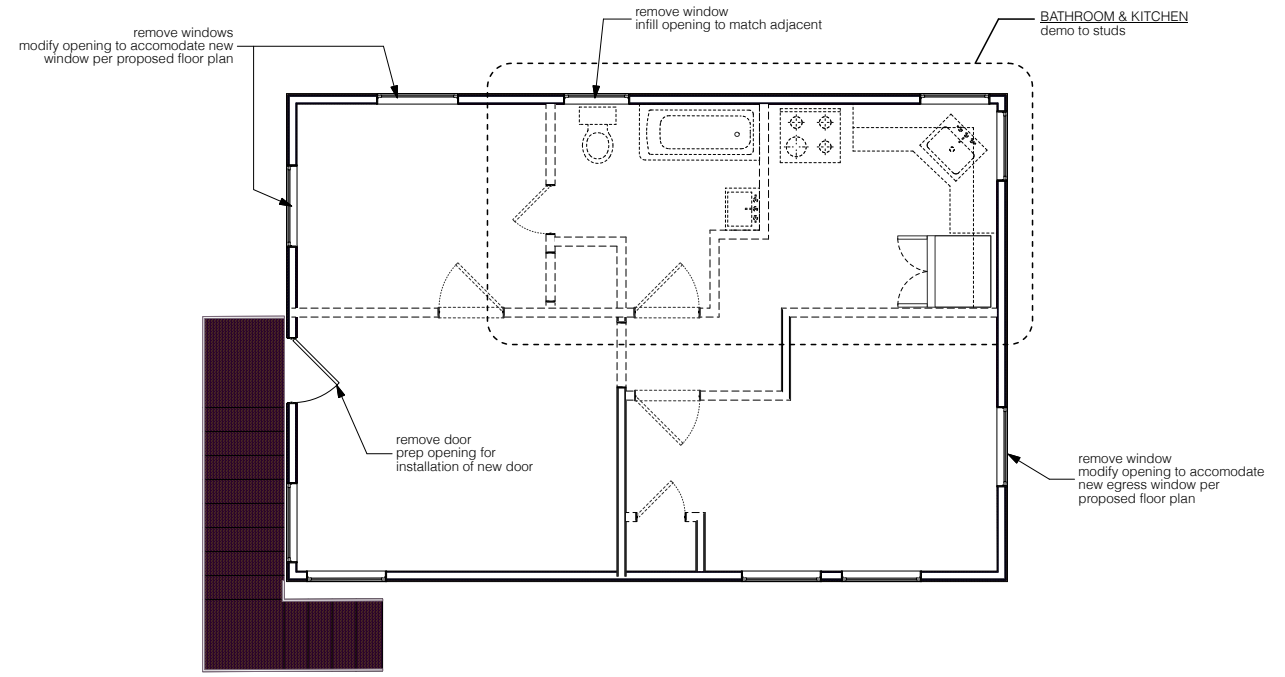
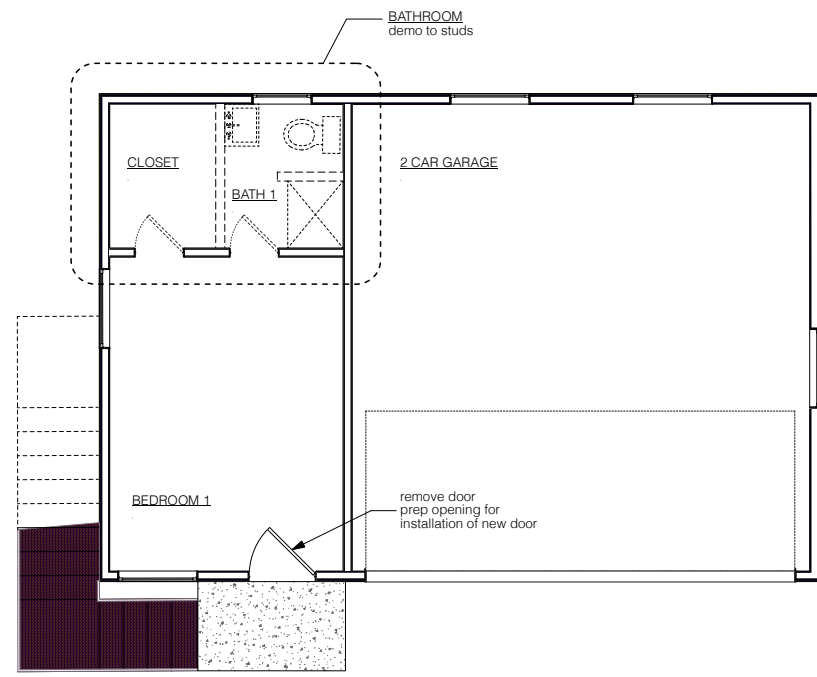
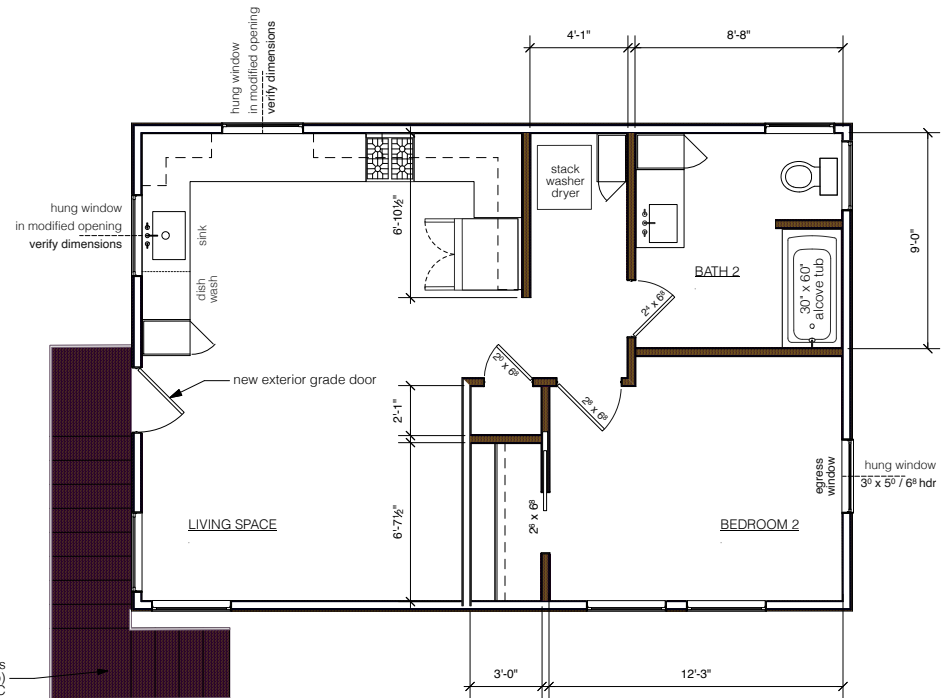
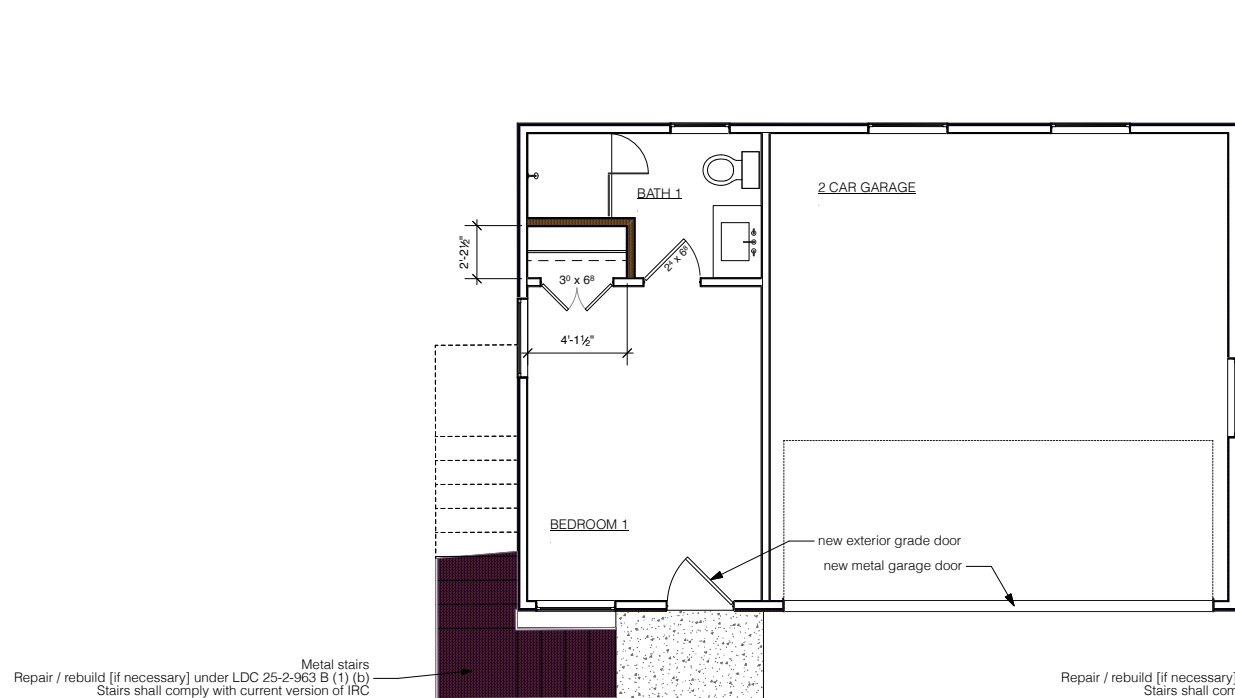
- VERIFY DIMENSIONS & EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION as-built plans were prepared by others
- in general, dimensions are given to framing
- ALL finish specifications, cabinet layouts, selections, etc. to be provided by Triple Heart Design
- replace all windows - size-for-size except as noted otherwise
- provide hard wired smoke detectors per 2021 IRC R314
- provide carbon monoxide alarms per 2021 IRC R315
- provide ventilation in bathrooms per 2021 IRC R303.4
- Upgrade plumbing service as necessary to meet current code and execute scope of work
- Upgrade electrical service as necessary to meet current code and execute scope of work. Final electrical and lighting layout & fixture selection by Owner or THD
- Upgrade mechanical service as necessary to meet current code and execute scope of work.



second floor plan -- proposed

scale on full size sheet: 1/4" = 1'-0"
scale on reduced sheet: 1/8" = 1'-0"

- VERIFY DIMENSIONS & EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION as-built plans were prepared by others
- in general, dimensions are given to framing
- ALL finish specifications, cabinet layouts, selections, etc. to be provided by Triple Heart Design
- replace all windows - size-for-size except as noted otherwise
- provide hard wired smoke detectors per 2021 IRC R314
- provide carbon monoxide alarms per 2021 IRC R315
- provide ventilation in bathrooms per 2021 IRC R303.4
- Upgrade plumbing service as necessary to meet current code and execute scope of work
- Upgrade electrical service as necessary to meet current code and execute scope of work. Final electrical and lighting layout & fixture selection by Owner or THD
- Upgrade mechanical service as necessary to meet current code and execute scope of work.



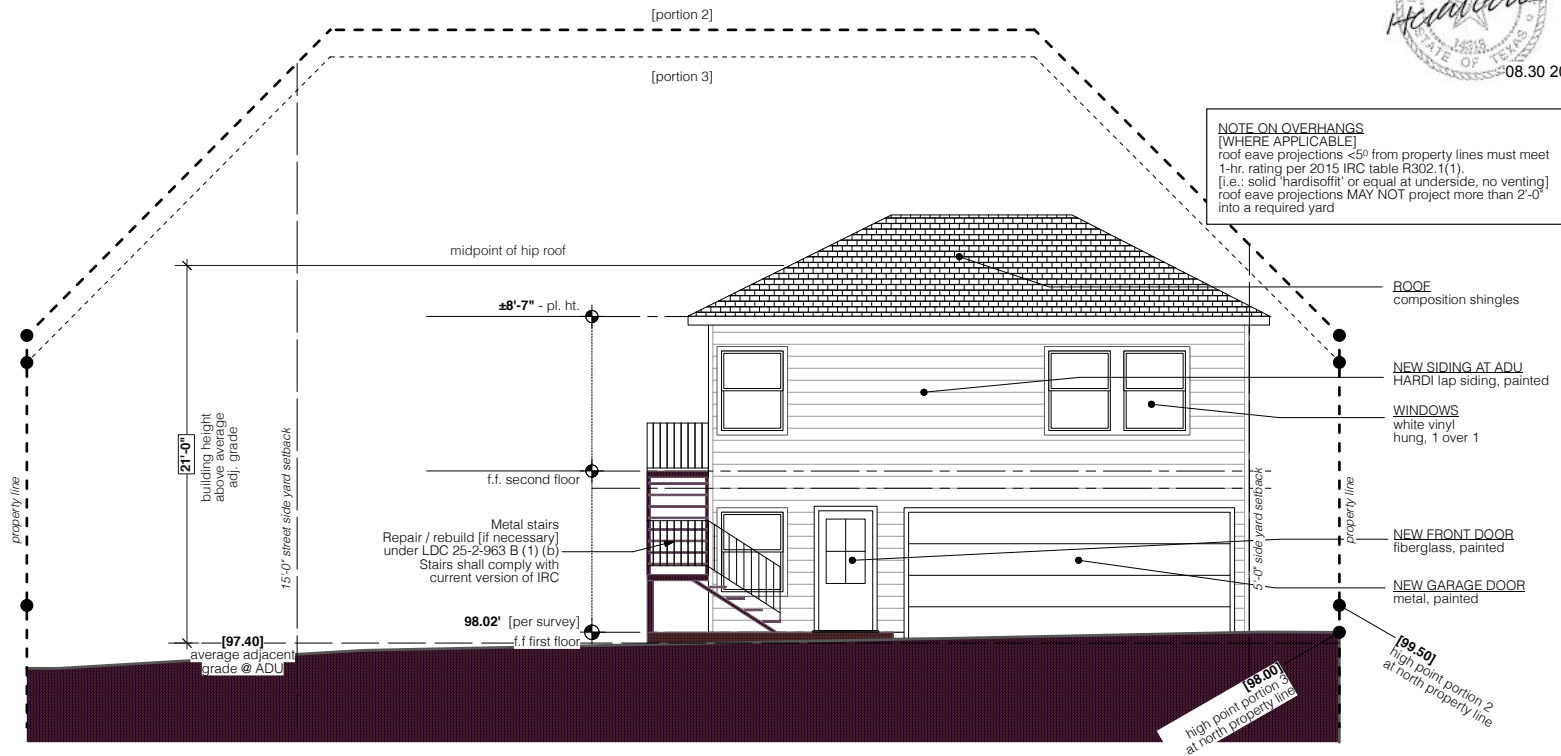
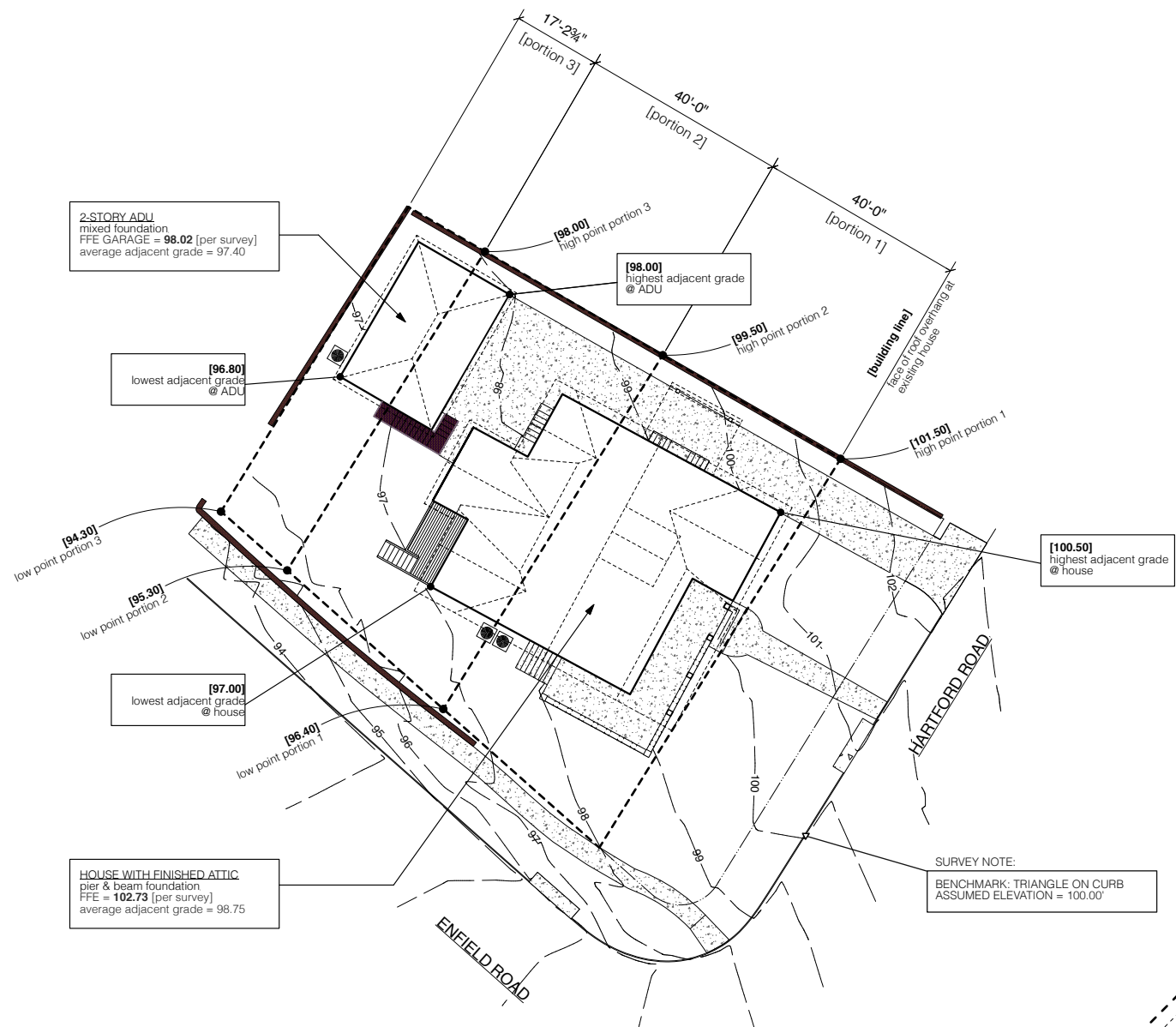
HEIDI GOEBEL ARCHITECT
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heidigoebel@tsghl.net

1500 HARTFORD ROAD
REMODEL / BATHROOM ADDITION

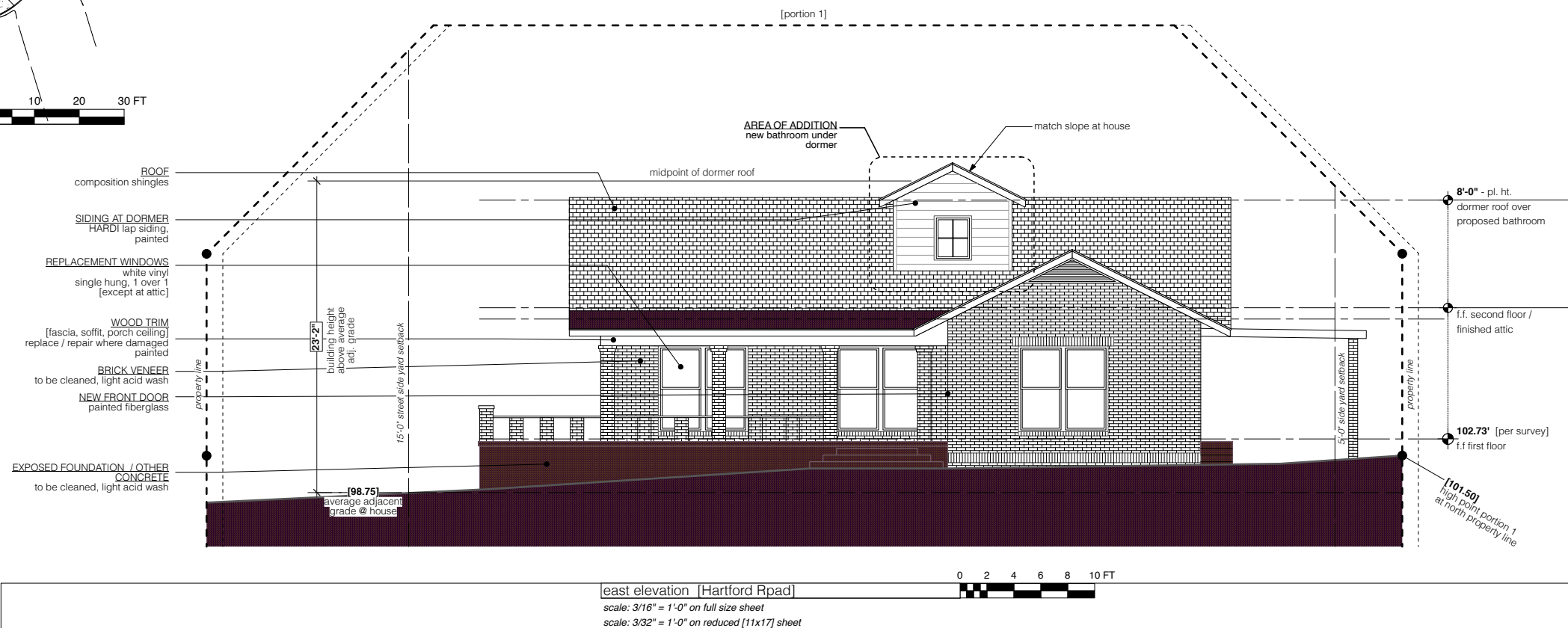
ISSUE FOR PERMIT

08.30.2021

p. 3



east elevation - ADU
scale: 3/16" = 1'-0" on full size sheet
scale: 3/32" = 1'-0" on reduced [11x17] sheet



east elevation [Hartford Rpad]
scale: 3/16" = 1'-0" on full size sheet
scale: 3/32" = 1'-0" on reduced [11x17] sheet



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1500 HARTFORD ROAD
REMODEL / BATHROOM ADDITION

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08.30.2021

p. 4a



1500 Hartford Road
east elevation - house
[facing Hartford Road]



1500 Hartford Road
south elevation - house
[facing Enfield Road]



1500 Hartford Road
west elevation - house



1500 Hartford Road
south elevation - ADU



1500 Hartford Road
east elevation - ADU
[facing Hartford Road]