

DRIVEWAY TYPE I - NOTES

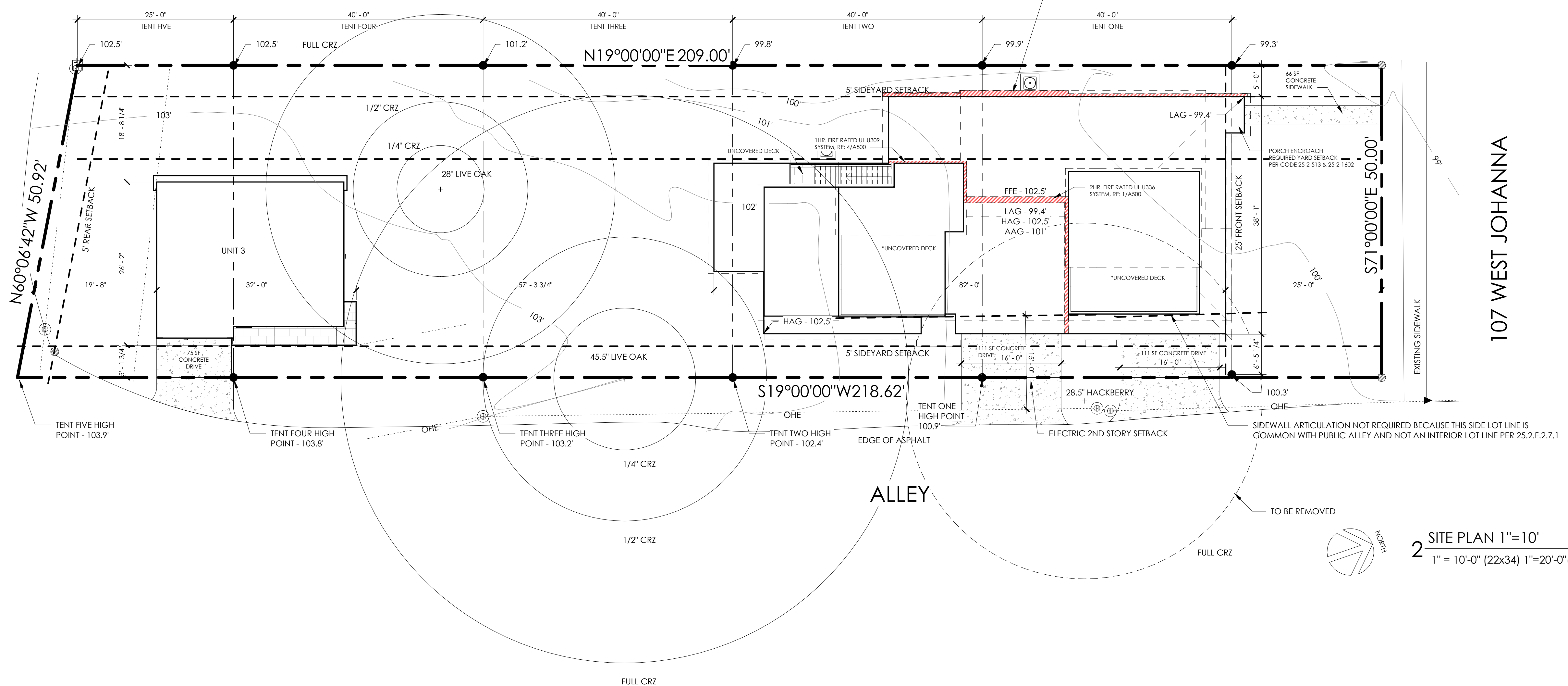
- "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST, THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE.
- IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
- IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
- ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB.
- DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE.
- TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET) WHICHEVER IS LESS.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
- WHEN TWO DRIVEWAYS ARE USED (ONE PER UNIT; TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
- WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%. "G1" PLUS "D" SHOULD NOT EXCEED 15%.
- SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
- USE 12MM (1/2") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
- THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
- PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
- WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

IMPERVIOUS COVER

SLAB	3,492 SF
DRIVEWAY	270 SF
SIDEWALK	66 SF
A/C PADS	24 SF
FLATWORK	28 SF
TOTAL	3,880 SF

LOT SIZE:	10690.55 SF	*SURVEY PER PLAT
IMP. COVER:	36.29%	

LEGAL DESCRIPTION: LOT 6, BLOCK B7, RL SWEETMAN'S ADDITION A SUBDIVISION OF RECORD IN VOLUME 1 PAGE 58 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS, SITUATED IN TRAVIS COUNTY TEXAS



DUPLEX

360 Construction

107 W. Johanna St.
Austin, TX 78704

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REVISED

4.15.22	BLOCK OUT
9.16.22	PRELIMINARY
11.8.22	REDLINES
3.22.23	ENGINEERING
4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT
9.26.23	EXP. PERMIT REVIEW

DRAWN BY:	LC
CHECKED BY:	
10.5.23	
AS100	

AREA CHART	
NAME	AREA
THIRD FLOOR LIVING	542 SF
FIRST FLOOR LIVING	519 SF
SECOND FLOOR LIVING	718 SF
HEATED	1,236 SF
GARAGE	216 SF
COVERED PATIO	16 SF
COV. PORCH 3	67 SF
COV. PORCH 2	38 SF
UNHEATED	337 SF
TOTAL AREA:	2,115 SF



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These Plans have been Prepared by Felicia B. Foster, CPBD # 44-719 Stamp and Signature Provided in Blue on originals for Regulatory Submittals.

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Comerford

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Austin, TX 78704

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REVISED

10.23.23	Preliminary
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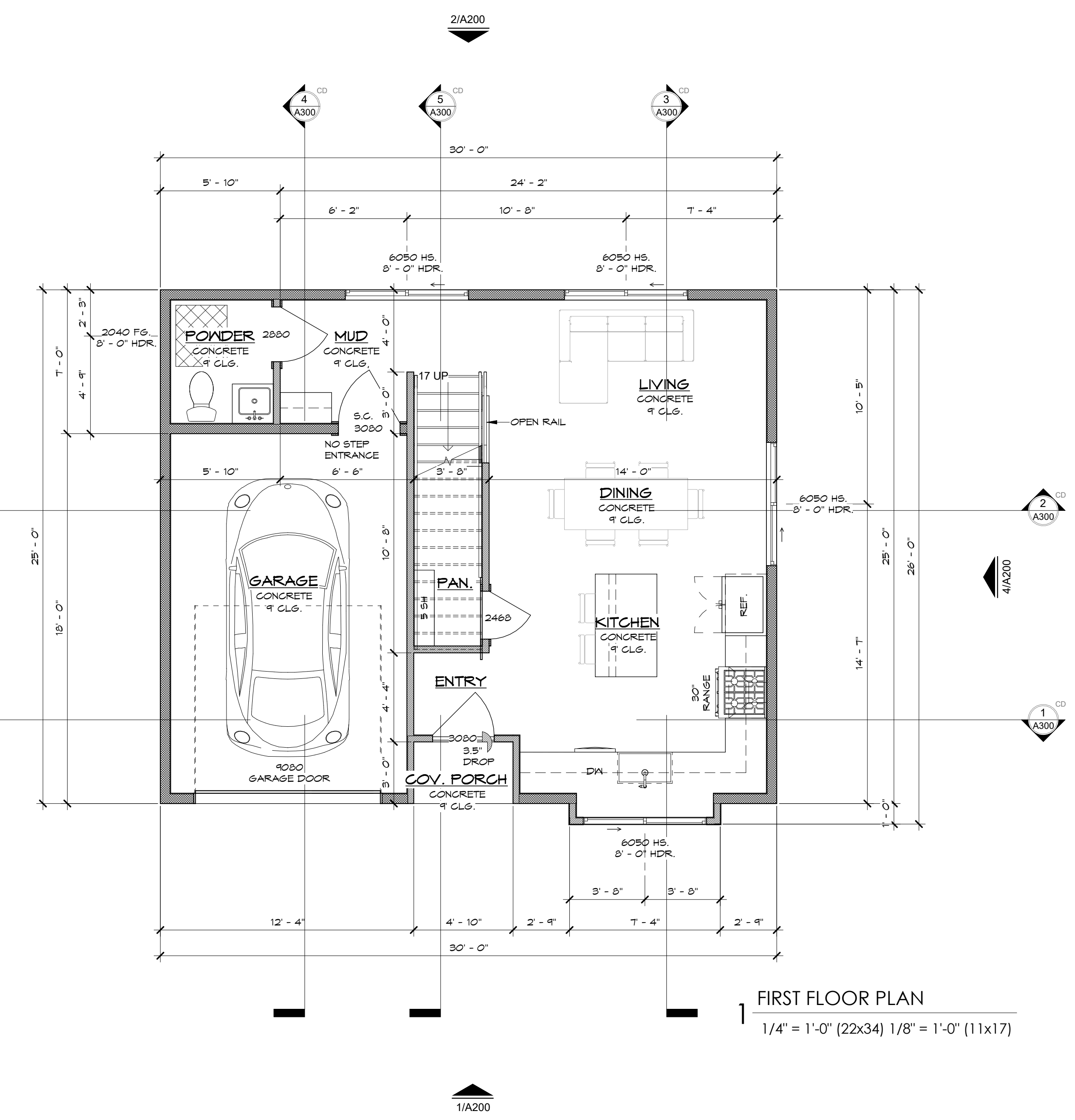
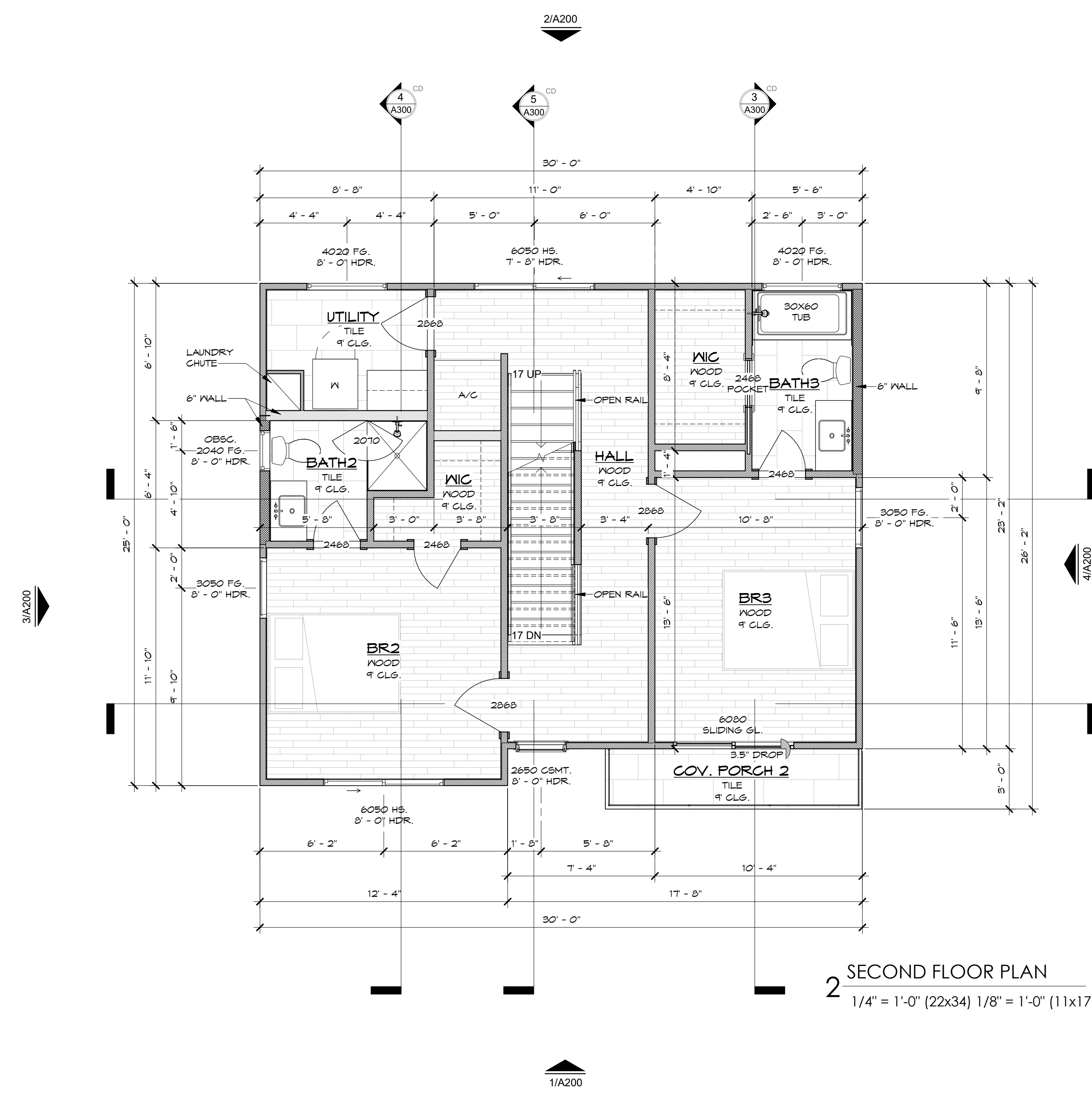
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CHECKED BY: CH

10/20/2023

FLOORPLAN

A100



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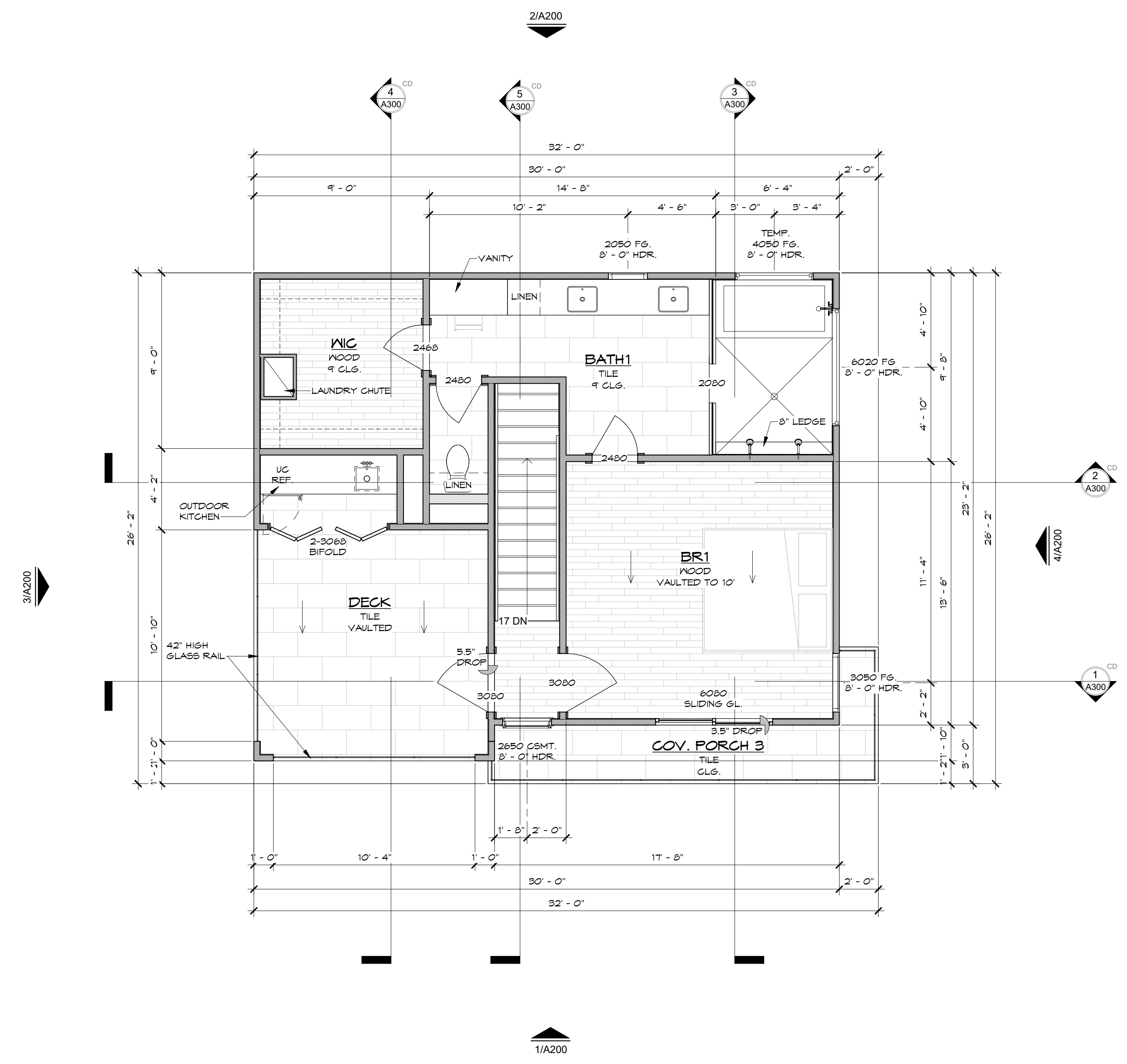
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10/20/2023

FLOORPLAN

A101



1 THIRD FLOOR PLAN
 1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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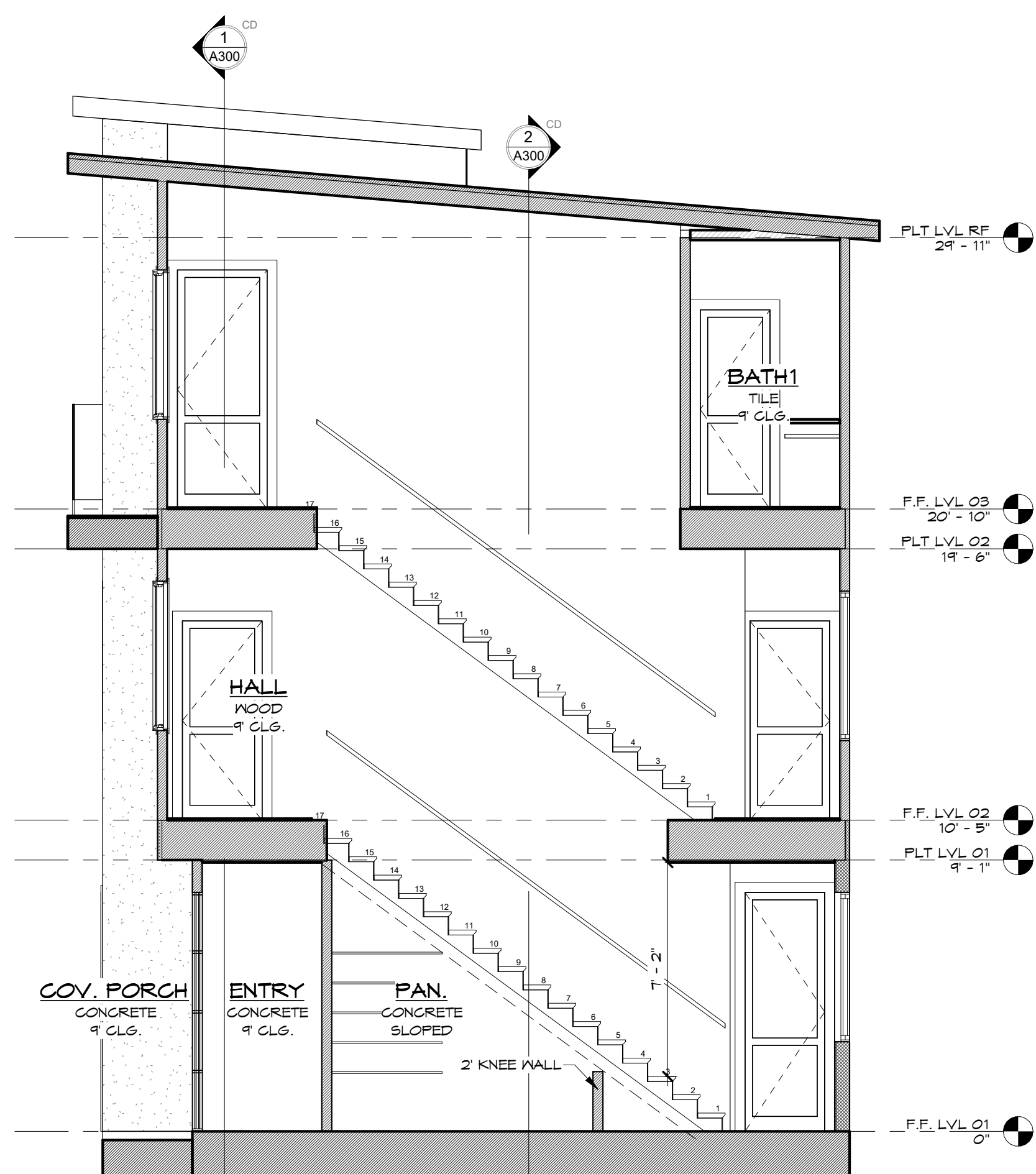
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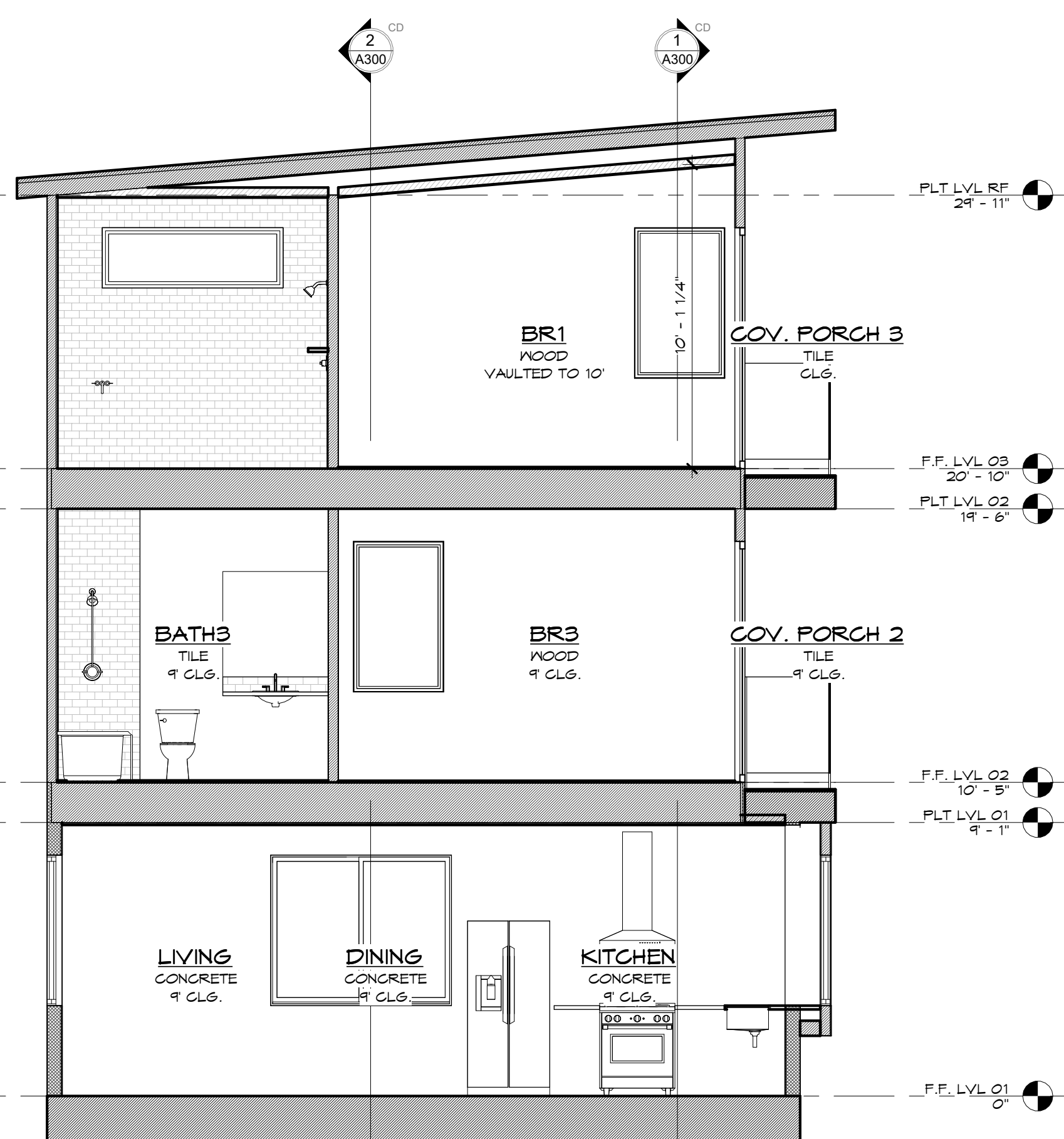
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SECTIONS

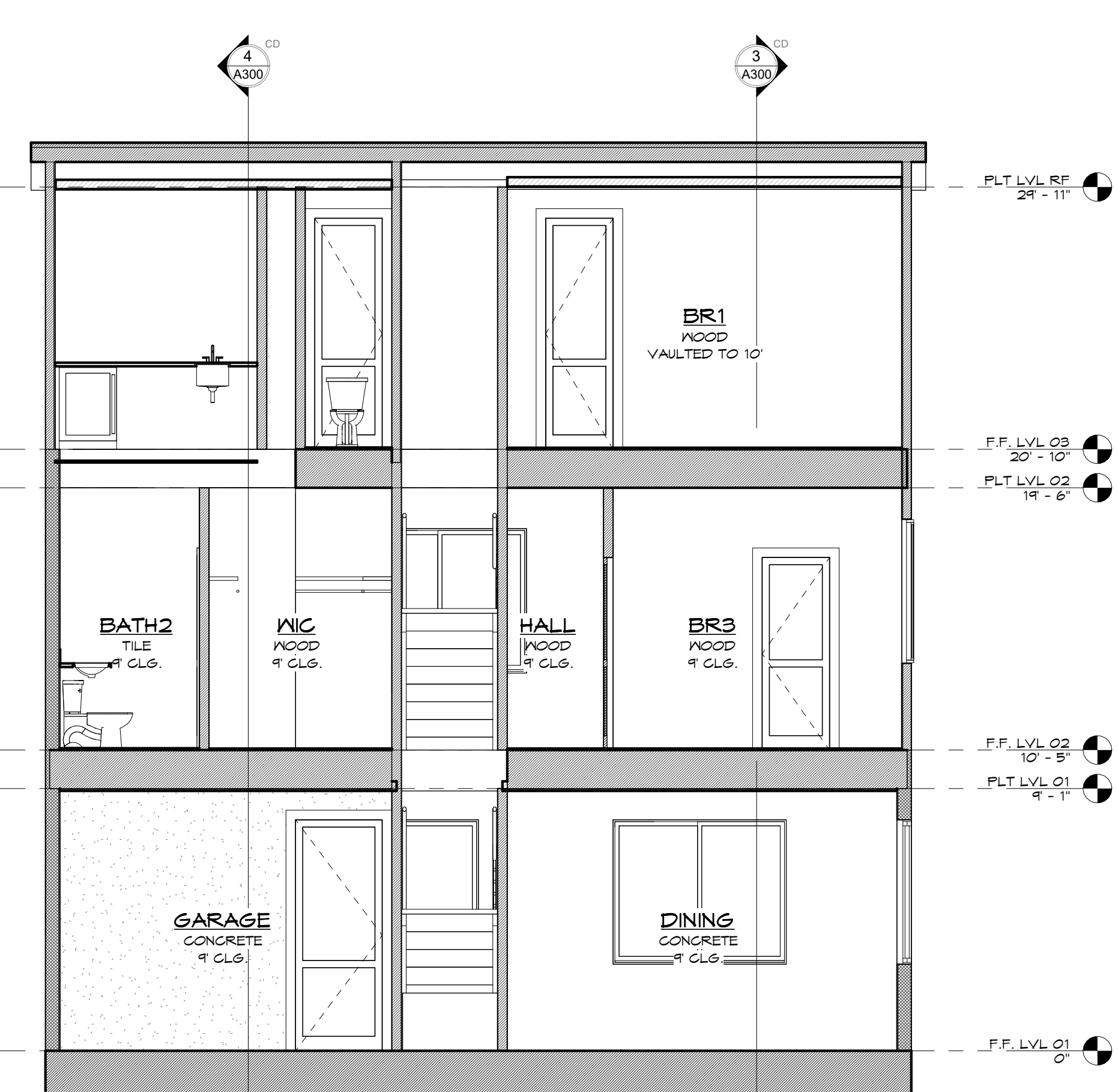
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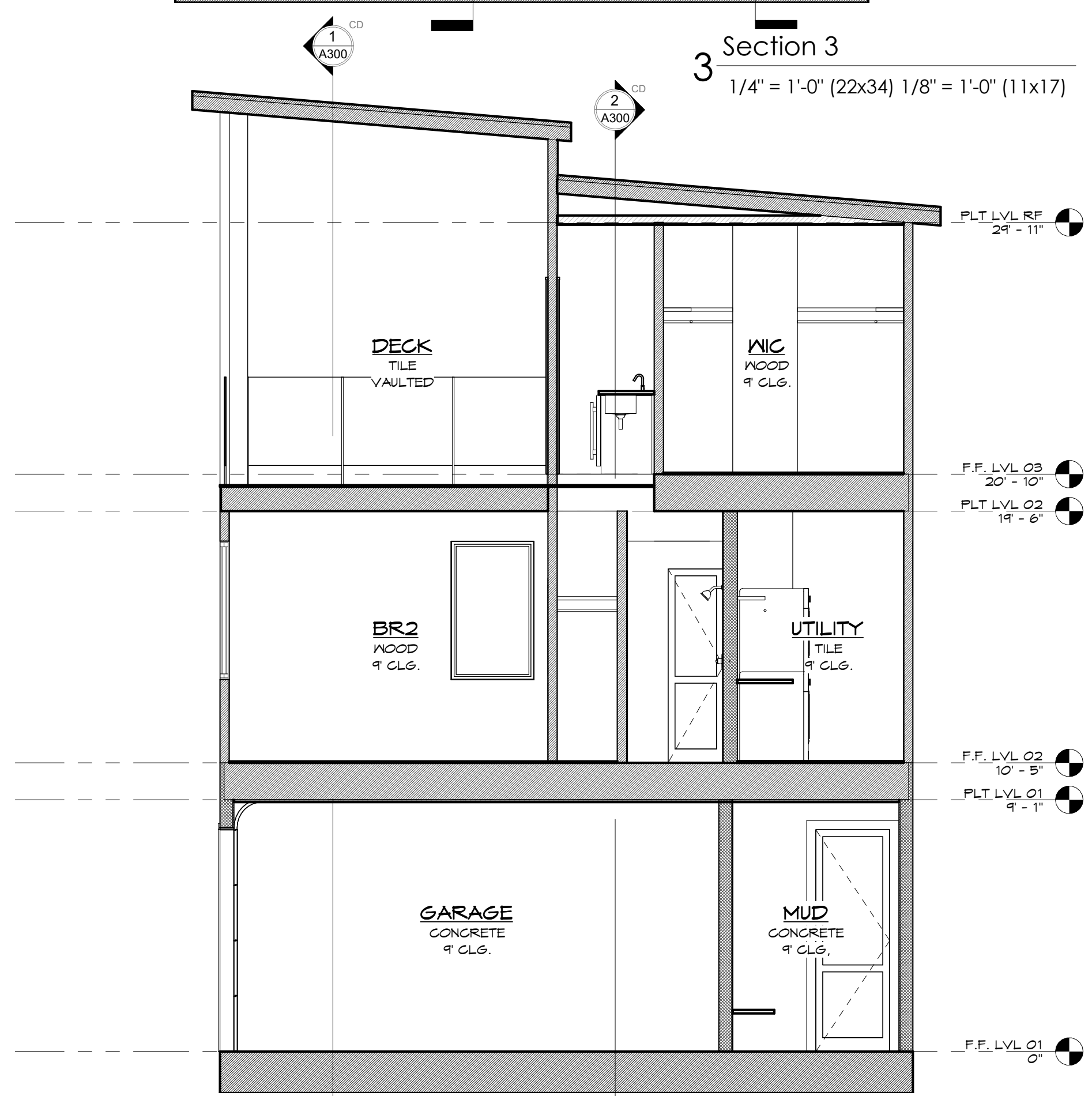
5 Section 5
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 Section 3
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



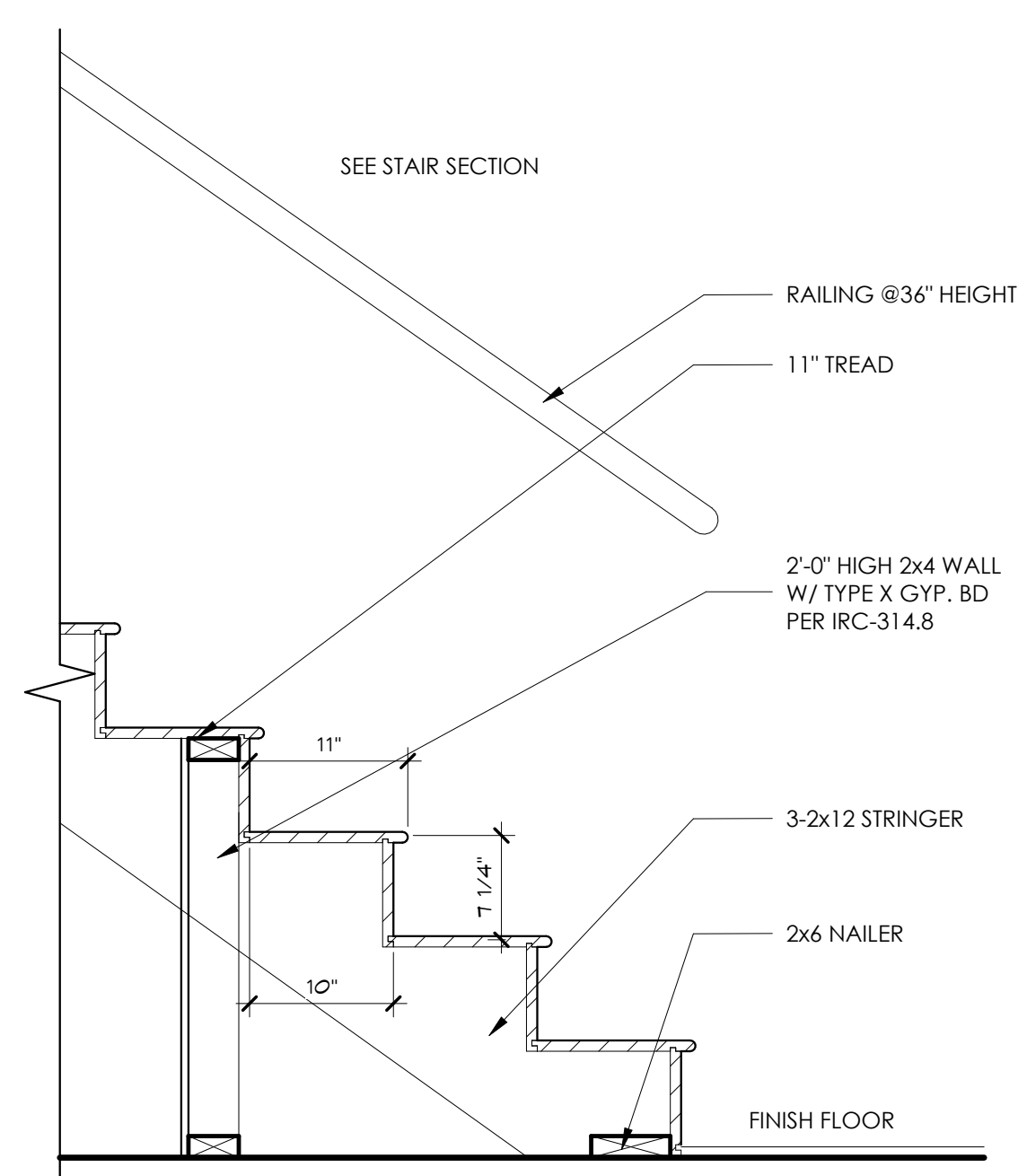
2 Section 2.
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



4 Section 4
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 Section 1
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



6 STAIRS DETAIL
1" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

