

Subchapter F					
Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 <sup>st</sup> Floor	978.00	556.00			1,534.00
2 <sup>nd</sup> Floor		619.00			619.00
3 <sup>rd</sup> Floor		29.00			29.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch <sup>1</sup> (check article utilized)			<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)		0.00
Basement <sup>4</sup>			Must follow article 3.3.3B, see note below		0.00
Attic <sup>5</sup>			Must follow article 3.3.3C, see note below		0.00
Garage <sup>2</sup> (check article utilized)	Attached		<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		0.00
	Detached	450.00	<input checked="" type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)	450.00	0.00
Carport <sup>2</sup> (check article utilized)	Attached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) <sup>3</sup>		0.00
	Detached		<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	1,428.00	1,204.00	TOTAL GROSS FLOOR AREA		2,182.00
(Total Gross Floor Area ÷ Lot Area) x 100 = <u>0.35</u> Floor-To-Area Ratio (FAR)					

Site Development Information						
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 <sup>st</sup> Floor conditioned area	978.00		556.00		1,534.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area	0.00		619.00		619.00	0.00
c) 3 <sup>rd</sup> Floor conditioned area			29.00		29.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	298.00				298.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	75.00		75.00		150.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	1,351.00	0.00	1,279.00	0.00	2,630.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	350.00				350.00	0.00
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.						
Building Coverage Information						
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)						
Total Building Coverage (sq ft):		1,982.00		% of lot size: 31.90		
Impervious Cover Information						
Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)						
Total Impervious Cover (sq ft):		2,746.00		% of lot size: 44.20		

Calculation Aid				
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 <sup>st</sup> floor conditioned area		978.00	556.00	1,534.00
b) 2 <sup>nd</sup> floor conditioned area		0.00	619.00	619.00
c) 3 <sup>rd</sup> floor conditioned area		0.00	29.00	29.00
d) Basement		0.00	0.00	0.00
e) Attached Covered Parking (garage or carport)				0.00
f) Detached Covered Parking (garage or carport)		298.00		298.00
g) Covered Wood Decks (counted at 100%)				0.00
h) Covered Patio		75.00	75.00	150.00
i) Covered Porch				0.00
j) Balcony				0.00
k) Other – Specify:				0.00
Total Building Area (TBA) (add: a through k)		1,351.00	1,279.00	2,630.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A)	1,351.00	631.00	(B) 1,982.00
l) Driveway			677.00	677.00
m) Sidewalks			87.00	87.00
n) Uncovered Patio				0.00
o) Uncovered Wood Decks (counted at 50%)		0.00	0.00	0.00
p) AC pads and other concrete flatwork				0.00
q) Other (Pool Coping, Retaining Walls)				0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C)	2,115.00	631.00	(D) 2,746.00
r) Pool		0.00	0.00	0.00
s) Spa		0.00	0.00	0.00

<b>Building Coverage Information</b> <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>	
Lot Area (sq. ft.): <u>6,211.00</u>	
Existing Building Coverage (see above <u>A</u> , sq. ft.): <u>1,351.00</u>	
Existing Coverage % of lot ( <u>A</u> ÷ Lot Area) x 100 : <u>22.00</u> %	
Final Building Coverage (see above <u>B</u> , sq. ft.): <u>1,982.00</u>	
Final Coverage % of lot ( <u>B</u> ÷ Lot Area) x 100 : <u>31.90</u> %	
<b>Impervious Cover Information</b> <small>Note: Impervious cover is the total horizontal area of covered spaces including all building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)</small>	
Existing Impervious Coverage (see above <u>C</u> , sq. ft.): <u>2,115.00</u>	
Existing coverage % of lot ( <u>C</u> ÷ Lot Area) x 100 : <u>34.00</u> %	
Final Impervious Coverage (see above <u>D</u> , sq. ft.): <u>2,746.00</u>	
Final coverage % of lot ( <u>D</u> ÷ Lot Area) x 100 : <u>44.20</u> %	



**OWNER**  
LUKE WHORTON  
4308 DUVAL ST  
AUSTIN, TX 78751

**CONTRACTOR**  
TBD

**ARCHITECT**  
PLURAL OFFICE LLC  
2124 E 6TH ST #415  
AUSTIN, TX 78702

TBAE# BR 3976

**ENGINEER**  
TBD

#### PROJECT SUMMARY

PROJECT ADDRESS: 4308 DUVAL ST, AUSTIN TX 78751

GROSS ACREAGE: .143 ACRES (6,211 SQ FT)  
ZONING: SF-3-HD-NCCD-NP

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS/ORDINANCES):

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL ENERGY CODE (IECC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 UNIFORM PLUMBING CODE (UPC)
- 2021 UNIFORM MECHANICAL CODE (UMC)
- 2020 NATIONAL ELECTRICAL CODE (NEC)

PROJECT DESCRIPTION:  
ADDITION TO EXISTING RESIDENCE, ADDING 1 BEDROOM AND TWO BATHS. PARTIAL DEMOLITION OF EXISTING STRUCTURE LESS THAN 50% OF EXTERIOR WALLS.

SHEET INDEX	
ID	NAME
A0.00	Cover
A0.01	Renderings
A0.02	Existing Photography
A0.03	General Notes
A0.04	Tree Protection Standards
A1.01	Survey
A1.10	Plot Plan
A1.10	Demolition Site Plan
A1.11	Coverage Site Plan
A1.13	FAR and Visiblity Plans
A1.14	Tree 501 Protection
A2.10	Demolition Plan
A2.20	Foundation Plan
A2.20	First Floor Plan
A2.21	Second Floor Plan
A2.22	Roof Plan
A3.10	Building Elevations
A3.11	Building Elevations
A3.20	Building Sections
A8.10	Window and Door Schedule
A8.20	Assemblies and Wall Section

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#### LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT:

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

#### SCOPE DOCUMENT:

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

Architect of Record

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Project

**WHORTON ADDITION**  
4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

#### Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

**ARCHITECT:** PLURAL OFFICE LLC

**CLIENT:** LUKE WHORTON

**ADDRESS:** 4308 DUVAL ST  
AUSTIN, TX 78751

**PROJECT NO:** 2204LWA

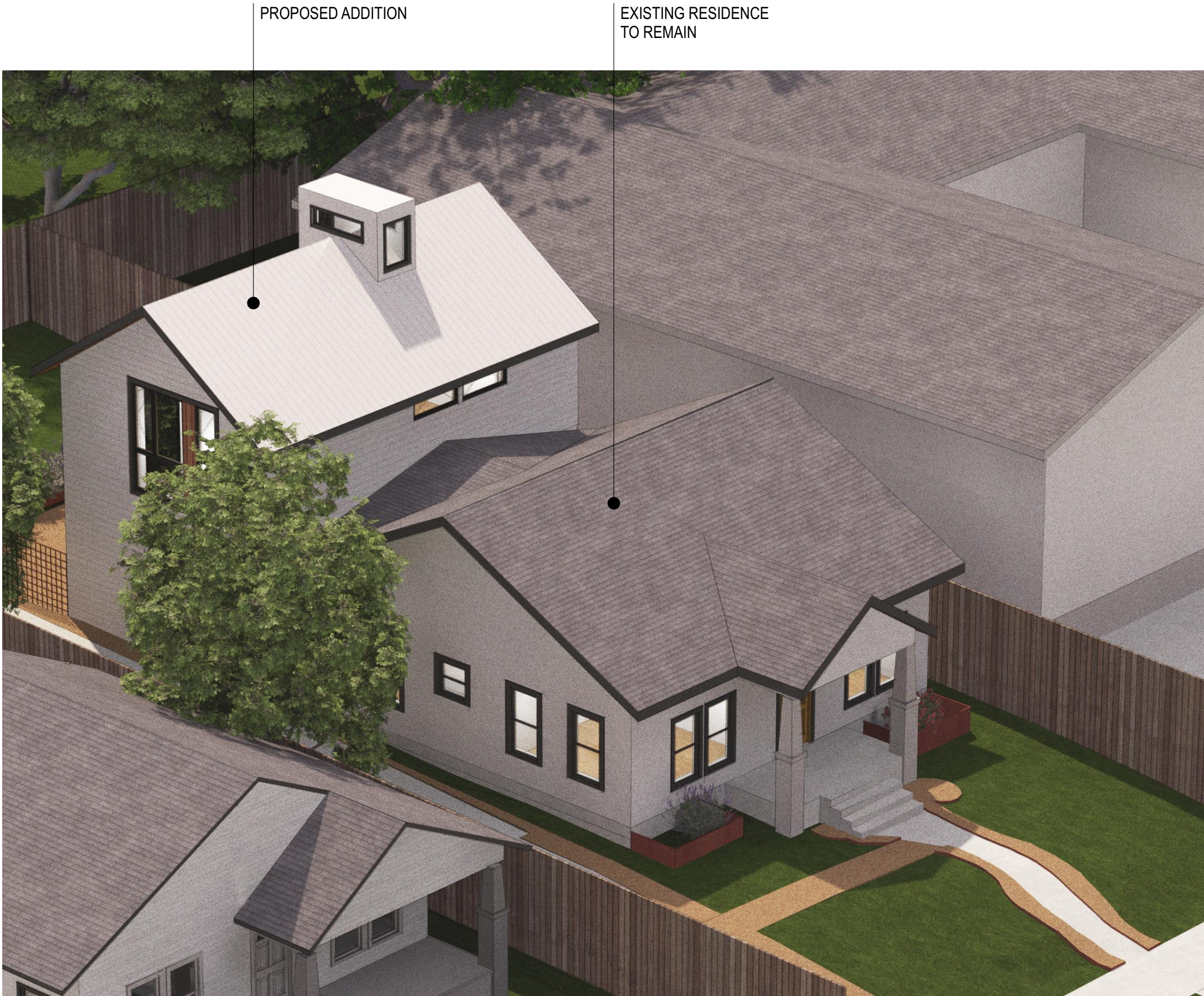
**DATE:** 10/24/22

**SCALE:**  
If printed on 22x34 or 24x36 sheet, the scale is as indicated.  
If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

Cover

**A0.00**





4 AXONOMETRIC RENDERING  
NOT TO SCALE



3 RENDERING OF THE PROPOSED REAR FACADE  
NOT TO SCALE



2 RENDERING OF THE PROPOSED SOUTH FACADE  
NOT TO SCALE



1 RENDERING FROM DUVAL STREET  
NOT TO SCALE

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ADDRESS: 4308 DUVAL ST  
AUSTIN, TX 78751

PROJECT NO: 2204LWA

DATE: 10/24/22

SCALE:  
If printed on 22x34 or 24x36 sheet,  
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If printed on an 11x17 or 12x18 sheet,  
the scale is reduced by half.

Renderings

**A0.01**





4 EXISTING NORTH FACADE  
SCALE: 1:2.50



3 EXISTING EAST FACADE  
SCALE: 1:2.50



2 EXISTING SOUTH FACADE  
SCALE: 1:2.50



1 EXISTING WEST FACADE  
SCALE: 1:2.50

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Existing  
Photography

**A0.02**



GENERAL NOTES

01 GENERAL CONDITIONS

A. The word "Contractor" or "Trade Partner" refers to any contractor responsible for a certain portion of work.

B. All construction shall be in full compliance with applicable local, state and federal codes and requirements, including current energy requirements.

C. ***Do not scale drawings.***

D. Contractor is responsible for reviewing documents prior to -construction and reporting any discrepancies to Plural Office LLC prior to commencement of work. During construction, Plural Office LLC is to be advised of any dimensional, material, or any other discrepancies that appear prior to Contractor proceeding with work.

E. Contractor shall review all items in documents noted "Verify in Field" and report to Plural Office LLC if dimension/condition varies from the dimensions/ conditions scoped in the design documents.

F. Contractor is responsible for supervising that all work performed is based on the most current set of drawings and sketches and that said drawings and sketches are on site at all times.

G. Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Plural Office LLC of any potentially hazardous materials or products recommended, selected, or specified prior to purchasing and/or installing.

H. Contractor to provide proper ventilation, clearances, and fire protection for all ovens, water heaters, furnaces, vents and flues as required by the drawings, specifications, and applicable codes.

I. The Construction Documents provide the scoping of the design for the homes and do not include all details for construction and installation of all systems. Contractor to abide by industry standards and all manufacturers' requirements regarding installation and systems must be adhered to. In the case of any discrepancies between the Construction Documents and the manufacturer's recommendations/instruction, Contractor to notify Plural Office LLC.

J. All contractors to use porta-potties in lieu of indoor restrooms. No shoes to be worn on finished floors. No tools or standing on finish countertops. Contractor to protect their work and not damage the work of others. Contractor accepts conditions once work is initiated. No radios or music on job site. No pets or minors on job site.

K. Provide code required vertical and horizontal draft stopping within the wall cavity, at joist systems and horizontal to vertical chases at a maximum of 10' on center.

L. Plural Office LLC provides and calls out egress windows where required on the drawings. Window supplier to notify Plural Office LLC if window that is called out as egress window cannot meet the minimum code requirements of egress.

M. At attic openings and passage to the air handler furnace, the finish opening must be 30"x30" minimum, or 22"x30" minimum if largest piece of equipment can be removed from this opening.

N. Provide access into accessible spaces create by roof over framing per code requirements.

03 CONCRETE

Refer to Structural drawings for all structural concrete specifications. All concrete flatwork to conform with local code requirements and industry standards. All concrete at exterior of home to be sloped 1/4" per foot minimum. Protect all concrete floors that will be stained from spray foam insulation during spray foam installation. For areas to be stained, coordinate sealer and stain compatibility with any mix additives. Permanent chalk not to be used.

04 MASONRY

Refer to DRAWINGS for full scope of masonry walls. Refer to Structural drawings for all masonry reinforcing required/lintels and bolt connections/patterns. Provide expansion and control joints vertically and horizontally as shown on drawings and as required per masonry industry standards. Review placement of these joints with Plural Office LLC prior to commencement of work. Mason responsible for providing industry standard weeps and at all locations where required. See DRAWINGS for all flashing details.

05 METALS

All dissimilar metals shall be effectively isolated from each other to avoid molecular breakdown.  
See Structural Engineering Drawings for any structural steel / lintel information / rebar information.

06 WOOD, PLASTICS, AND COMPOSITES

ROUGH CARPENTRY: All dimensions on the drawings are framing dimensions unless noted otherwise. Trade Partner is responsible for laying out the framing and coordinating all MEP shafts with the MEP trades and reviewing the Design/Build designs with the Plural Office LLC design team prior to commencing work. Provide adequate blocking for all first floor bathroom future cabinets, handrails, and other accessories listed in Construction Documents or Construction Specifications. Framing to be coordinated with locations of MEP work to avoid conflicts with equipments, fixtures, or diffuser locations. Refer to Structural Drawings for all Framing Information.

07 THERMAL AND MOISTURE PROTECTION

THERMAL INSULATION:

REFER TO TONER HOME MATTERS SPECIFICATIONS FOR ALL INSULATION REQUIREMENTS. For Open Cell, Spray Foam Insulation: Applicators to abide by all manufacturer recommendations, including but not limited to, climate (temperature and humidity) during installation, storage of material and handling of material, as well as spraying methodology. Spray foam contractor to coordinate scheduling of insulation with the staining of the concrete floors and drywall installation. Concrete floors must be fully covered and protected prior to any spray foam installation.

STANDING SEAM COATED SHEET STEEL ROOF:

Roofing to be installed per manufacturer's recommendations, including, but not limited to, weather requirements, substrate requirements, penetration requirements and any flashing requirements. Ice and water shield underlayment to be provided per DRAWINGS details and manufacturer's recommendations.

JOINT SEALANTS:

Provide joint sealants that establish and maintain airtight and water-resistant continuous joint seals without staining or deteriorating joint substrates. Sealants required to be of a type compatible with the adjoining surfaces.

WATER-RESISTIVE BARRIER:

Refer to product data sheets and installation instructions for proper storage, installation, and protection of product. Use manufacturer's recommended accessories (tape, etc.) to ensure proper installation. It is the recommendation and the preferred application for the water-resistive barrier to be installed prior to the installation of the windows and doors. Refer to DRAWINGS for additional detail information.

1. Installer shall have experience with installation of similar weather barrier assemblies under similar conditions.

2. Installation shall be in accordance with manufacturer's installation guidelines and recommendations.

3. Source Limitations: Provide water-resistive barrier and accessory materials produced by single manufacturer.

4. At all wall penetrations, including exhaust vents and utility panels, flashing that is compatible with water-resistive barrier product and manufacturer to be installed per manufacturer's installation Requirements.

SIDING:

At termination to vertical trim, provide an 1/8" gap and install a permanently flexibly caulking. Field cut edges to be primed prior to installation. At termination above grade provide a minimum of 4" clearance to finish grade and 2" to hardscape. Locate siding splice over studs or solid backing. At field splices, provide a 1/8" gap and install permanently flexible caulk. If pneumatic nail gun is used, it must be equipped with flush mount attachment.

Nails to be double hot dipped galvanized with molten zinc in compliance with ASTM report #A153 or stainless steel. Siding and trim to be factory pre-primed and all field cut edges to be field primed prior to installation. Composite trim is not appropriate for exposed caps and horizontal elements. At horizontal siding, the water-resistive barrier shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2". Where vertical joints occur, paper shall be lapped not less than 6"

08 OPENINGS

DOORS

See DOOR SCHEDULE and PLANS in DRAWINGS for door sizes locations and door handedness.

GLAZING

Tempered Safety Glazing required at all locations per applicable codes.

WINDOWS:

See WINDOW SCHEDULE for window sizing and information.

WINDOWS to meet all applicable codes, including energy codes, etc. Window supplier to determine which windows to be tempered based on all applicable codes.

09 FINISHES

GYP SUM AND CEMENTITIOUS BOARDS:

Provide boards in longest lengths and widths available that will minimize the joints in each area that correspond with the support system. Remove and replace panels that become wet, moisture damaged, or mold damaged.

COUNTERS:

Install counters in largest pieces feasible in order to minimize visible seams. Protect counters after installation.

RESIDENTIAL CASEWORK:

All cabinetry in the DRAWINGS are for scoping purposes only. Final dimensions/layout, including construction tolerance (ie: filler strips) shall be the responsibility of the fabricator, contingent upon field measurements and submitted and approved shop drawings to Plural Office LLC. Final location and coordination of carpentry, plumbing, ventilation, and electrical to be coordinated with approved layout.  
See DRAWINGS for all cabinetry dimensions and locations

22 PLUMBING

All work and materials shall be in accordance with local, state and federal codes, and applicable industry standards. All piping shall be concealed within the structure, ceiling spaces, or walls unless otherwise noted. Any exceptions are to be reviewed with Plural Office LLC. Piping shall be properly secured to framing.

23 HVAC

REFER TO MECHANICAL DRAWINGS  
All work and materials shall be in accordance with local, state and federal codes, and applicable industry standards.

All work to conform to the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE), Sheet Metal and Air Conditioning Contractors National Assoc. (SMACNA) and all other applicable industry standards.

REQUIRED SUBMITTALS

CONTRACTOR TO SUBMIT INFORMATION ON THE FOLLOWING PRODUCTS. SUBMITTAL SHALL INCLUDE, WHERE APPLICABLE: MODEL NAME, MODEL NUMBER, FINISH, DIMENSIONAL INFORMATION, ASSOCIATED HARDWARE (IF APPLICABLE)

REGARDLESS WHETHER THE ARCHITECT AND OWNER HAVE PREVIOUSLY APPROVED SUBMITTED PRODUCTS, THE CONTRACTOR SHALL SUBMIT THIS INFORMATION IN A CONCISE FORMAT FOR THE ARCHITECT AND OWNER'S RECORDS.

CONTRACTOR TO PROVIDE THIS INFORMATION TO ARCHITECT AND OWNER FOR APPROVAL. ARCHITECT AND OWNER SHALL BE ALLOWED 10 BUSINESS DAYS TO REVIEW AND RESPOND TO SUBMITTAL.

CONTRACTOR SHALL NOT ORDER MATERIALS PRIOR TO ARCHITECT & OWNER APPROVAL OF SUBMITTAL

-STRUCTURAL STEEL SHOP DRAWINGS  
-PRE-ENGINEERED WOOD TRUSS SHOP DRAWINGS  
-LIGHTING PACKAGE  
-MILLWORK SHOP DRAWINGS  
-PLUMBING FIXTURES  
-APPLIANCES  
-PAINT COLORS AND MANUFACTURER'S INFORMATION  
-ROOFING SYSTEM PRODUCTS, INCLUDING UNDERLAYMENT AND STANDING SEAM SYSTEM  
-CONCRETE, CONTROL JOINTS, & SCORING LAYOUT. LAYOUT PROVIDED BY ARCHITECT UPON -REQUEST  
-SOFFIT PANEL LAYOUT. LAYOUT PROVIDED BY ARCHITECT UPON REQUEST

REQUIRED SITE OBSERVATIONS BY ARCHITECT & OWNER

CONTRACTOR TO SCHEDULE WITH SITE VISIT WITH ARCHITECT AND OWNER MINIMUM 10 BUSINESS DAYS IN ADVANCE

-EXTERIOR CONCRETE STAIN & SCORING MOCK-UP  
-PRE-POUR OF FOUNDATION  
-FRAMING LAYOUT PRIOR TO ERECTION  
-STEEL FRAMING & WOOD FRAMING PRIOR TO BUILDING WRAP  
-INSULATION PRIOR TO INTERIOR FINISH  
-WINDOW & DOOR INSTALLATION  
-ROOF UNDERLAYMENT PRIOR TO STANDING SEAM INSTALLATION  
-4 ADDITIONAL SITE VISITS AT REGULAR INTERVALS DURING INTERIOR FINISH-OUT  
-FINAL PUNCH LIST  
-FINAL CLOSE-OUT

REQUIRED PRODUCTS (NO SUBSTITUTIONS ALLOWED)

EXTERIOR SHEATHING

HUBER ENGINEERED WOOD  
ZIP SYSTEM INSULATED R SHEATHING  
1 ½" THICKNESS

LIQUID FLASHING

HUBER ENGINEERED WOOD  
ZIP SYSTEM LIQUID FLASH

ROOF UNDERLAYMENT

CARLISLE WIP PRODUCTS  
WIP 300HT

WINDOWS

MARVIN WINDOWS  
SIGNATURE ULTIMATE

EXTERIOR DOORS

ENTRY DOOR- TRUSTILE  
PATIO DOORS- MARVIN  
SYSTEMS ROOM DOOR- THERMATRU OR APPROVED EQUAL

INTERIOR DOORS

TRUSTILE  
PANEL DOORS

SOFFIT PANEL

JAMES HARDIE  
HARDIESOFFIT NON-VENTED SMOOTH

REQUIRED MOCK-UPS

EXTERIOR CONCRETE STAIN

SUBMITTAL PROCEDURES

A. TRANSMIT EACH SUBMITTAL WITH A TRANSMITTAL COVER SHEET.

B. SEQUENTIALLY NUMBER THE TRANSMITTAL FORM. REVISE SUBMITTALS WITH ORIGINAL NUMBER AND A SEQUENTIAL ALPHABETIC SUFFIX.

C. IDENTIFY PROJECT, CONTRACTOR, SUBCONTRACTOR OR SUPPLIER; PERTINENT DRAWING AND DETAIL NUMBER, AND SPECIFICATION SECTION NUMBER, AS APPROPRIATE ON EACH COPY.

D. APPLY CONTRACTOR'S STAMP, SIGNED OR INITIALED CERTIFYING THAT REVIEW, APPROVAL, VERIFICATION OF PRODUCTS REQUIRED, FIELD DIMENSIONS, ADJACENT CONSTRUCTION WORK, AND COORDINATION OF INFORMATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORK AND CONTRACT DOCUMENTS.

E. DELIVER SUBMITTALS TO ARCHITECT AT JOSHUA@PLURALOFFICE.COM

G. FOR EACH SUBMITTAL FOR REVIEW, ALLOW 10 BUSINESS DAYS FOR ARCHITECT AND OWNER REVIEW.

H. IDENTIFY VARIATIONS FROM CONTRACT DOCUMENTS AND PRODUCT OR SYSTEM LIMITATIONS THAT MAY BE DETRIMENTAL TO SUCCESSFUL PERFORMANCE OF THE COMPLETED WORK.

I. PROVIDE SPACE FOR CONTRACTOR AND ARCHITECT REVIEW STAMPS.

J. WHEN REVISED FOR RESUBMISSION, IDENTIFY ALL CHANGES MADE SINCE PREVIOUS SUBMISSION.

K. DISTRIBUTE REVIEWED SUBMITTALS AS APPROPRIATE. INSTRUCT PARTIES TO PROMPTLY REPORT ANY INABILITY TO COMPLY WITH REQUIREMENTS.

REQUESTS FOR INFORMATION (RFI) PROCEDURES

A. ALL QUESTIONS DURING CONSTRUCTION, THAT PERTAIN TO ONE OR MORE OF THE BELOW, SHALL BE ASKED THROUGH A FORMAL RFI.

- ALL QUESTIONS THAT HAVE POTENTIAL COST IMPLICATIONS AND/OR COULD RESULT IN A CHANGE ORDER

- ALL QUESTIONS RELATING TO THE FOLLOWING TRADES:

- STRUCTURAL ELEMENTS

- WATERPROOFING

- INSULATION

- MECHANICAL SYSTEMS

- BUILDING PERFORMANCE SPECIFICATIONS

B. TRANSMIT EACH RFI WITH A TRANSMITTAL COVER SHEET.

C. SEQUENTIALLY NUMBER THE TRANSMITTAL FORM. REVISE SUBMITTALS WITH ORIGINAL NUMBER AND A SEQUENTIAL ALPHABETIC SUFFIX.

D. COPY OWNER AND ARCHITECT ON ALL RFIS.

E. DELIVER RFIS TO ARCHITECT AT JOSHUA@PLURALOFFICE.COM

F. LIMIT EACH RFI TO ONE QUESTION.

G. CLEARLY DEPICT QUESTIONS IN RFI WITH ALL REQUIRED INFORMATION INCLUDING PHOTOGRAPHS AND SKETCHES.

G. FOR EACH SUBMITTAL FOR REVIEW, ALLOW 7 BUSINESS DAYS FOR ARCHITECT AND OWNER REVIEW.

Architect of Record

PLURAL

Plural Office LLC

2235 E 6th St Austin TX, 78702

www.pluraloffice.com | office@pluraloffice.com

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Project

WHORTON ADDITION

4308 Duval St

Austin, TX 78751

Architect's Seal



City Approval Stamp

Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT:

PLURAL OFFICE LLC

CLIENT:

LUKE WHORTON

ADDRESS:

4308 DUVAL ST  
AUSTIN, TX 78751

PROJECT NO:

2204LWA

DATE:

10/24/22

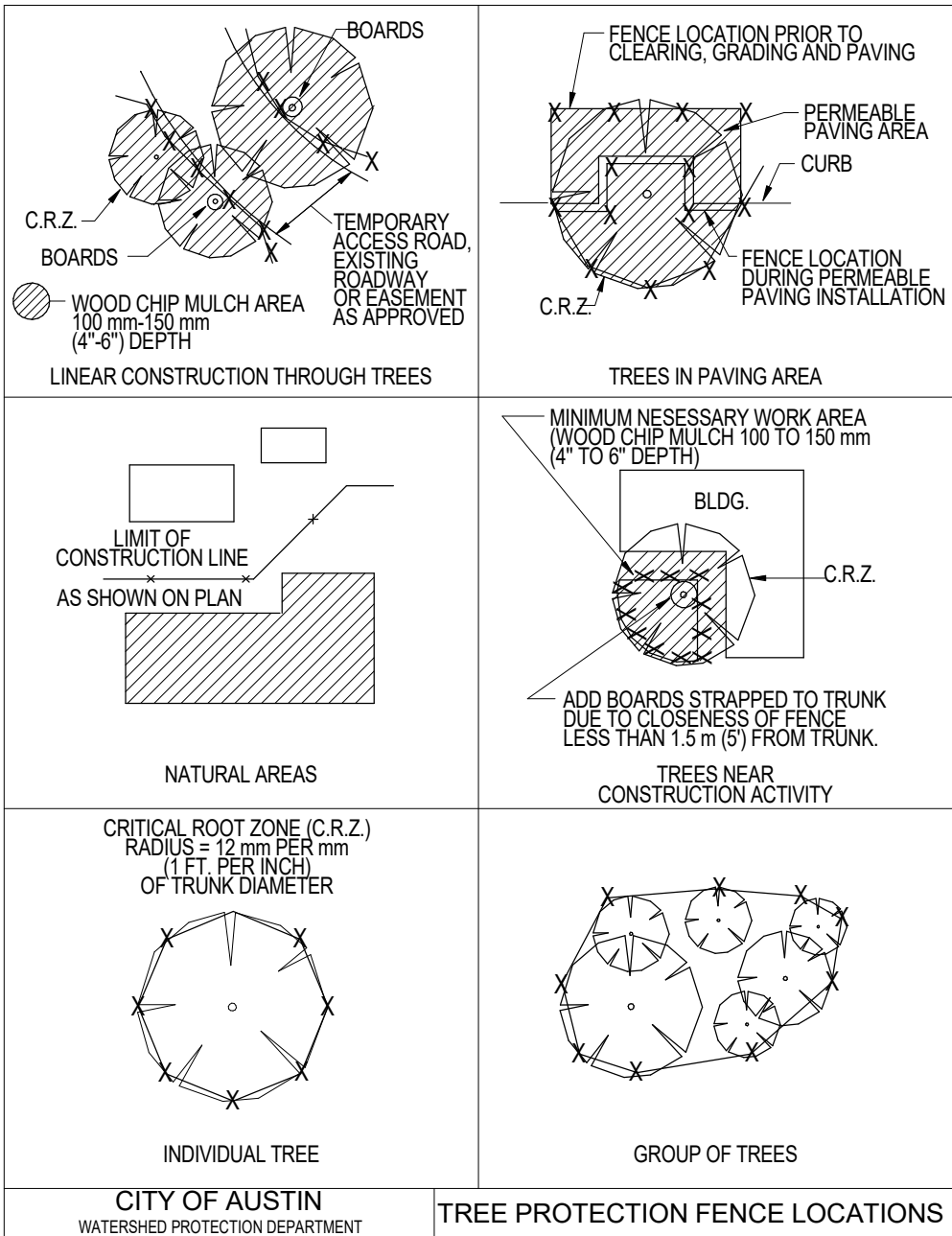
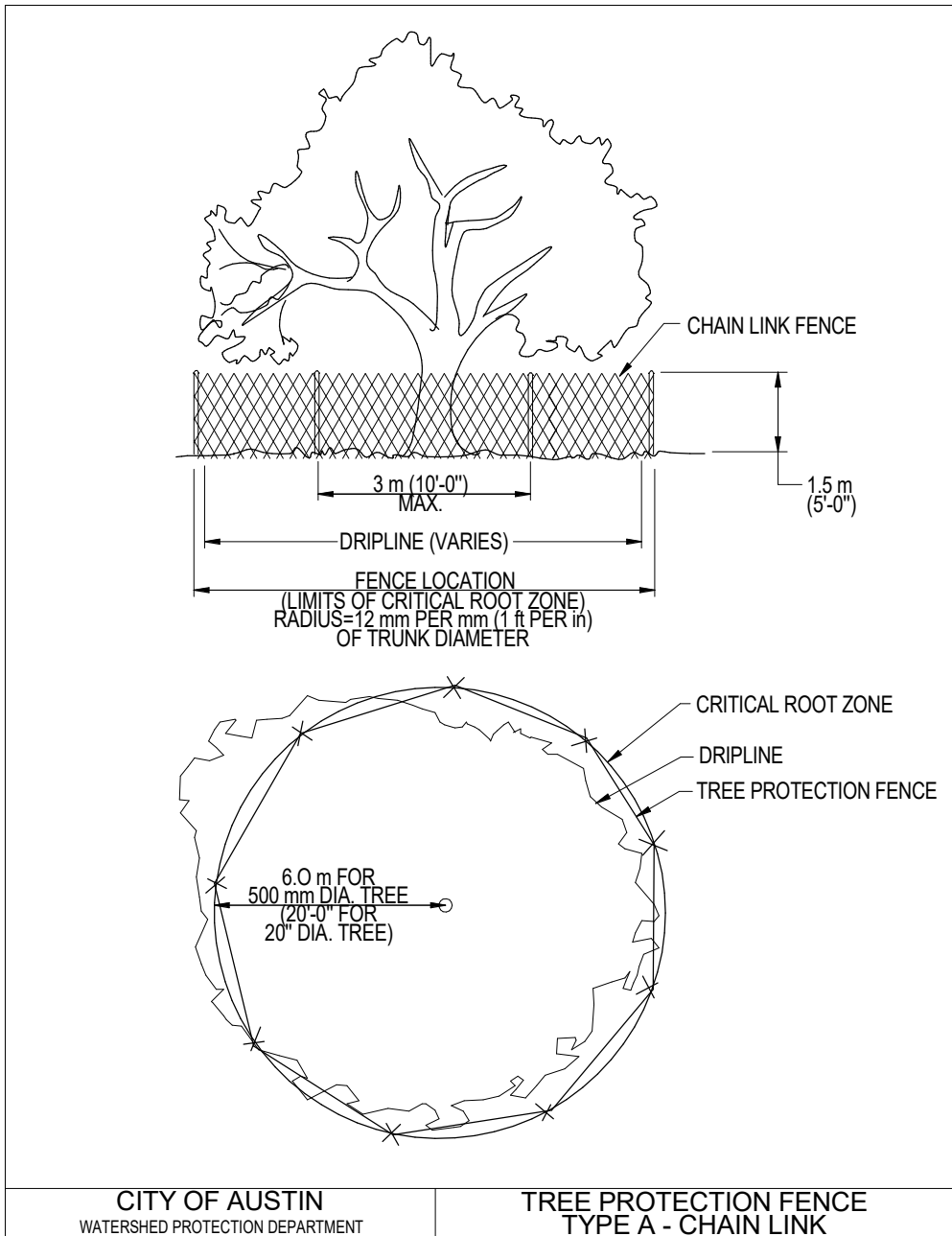
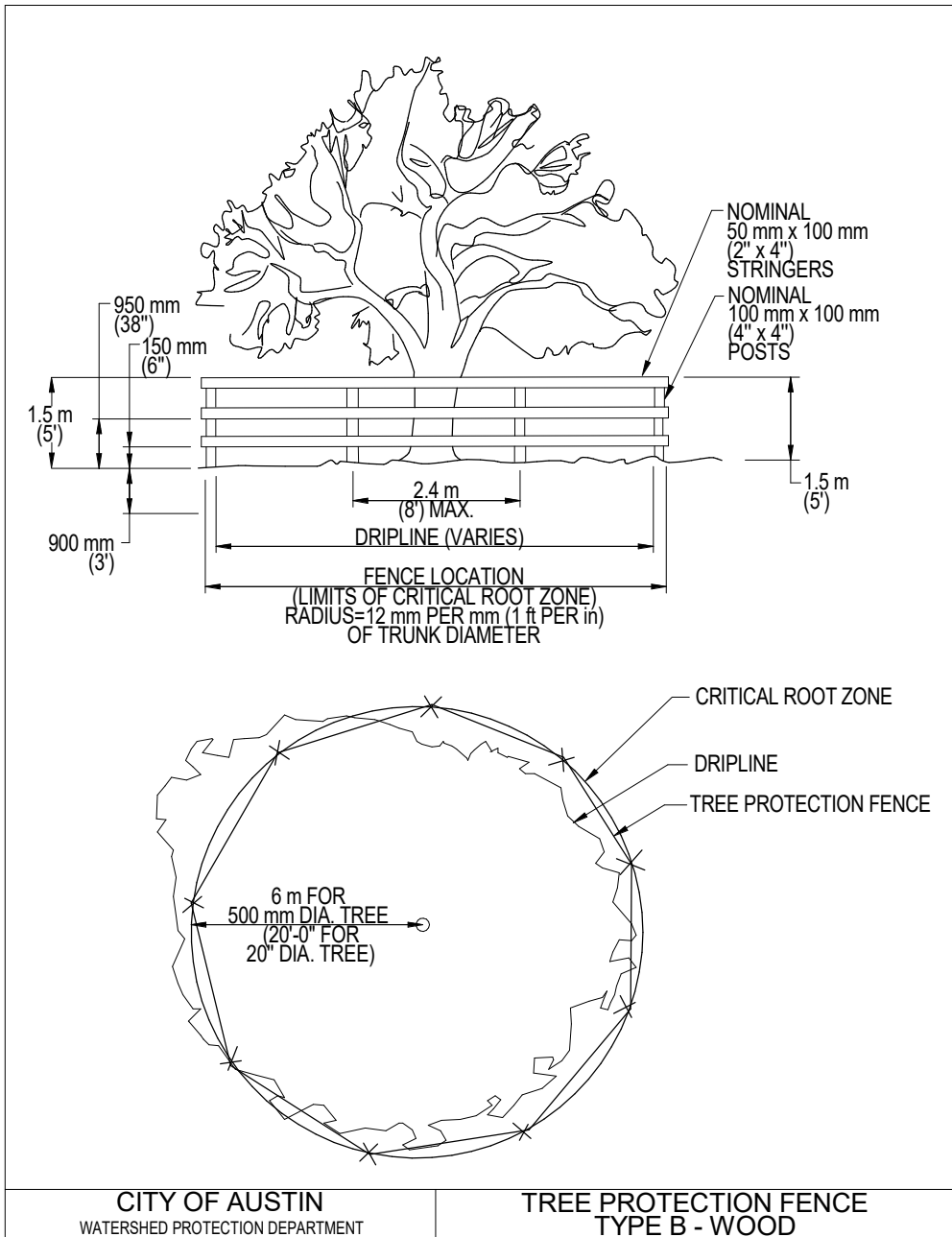
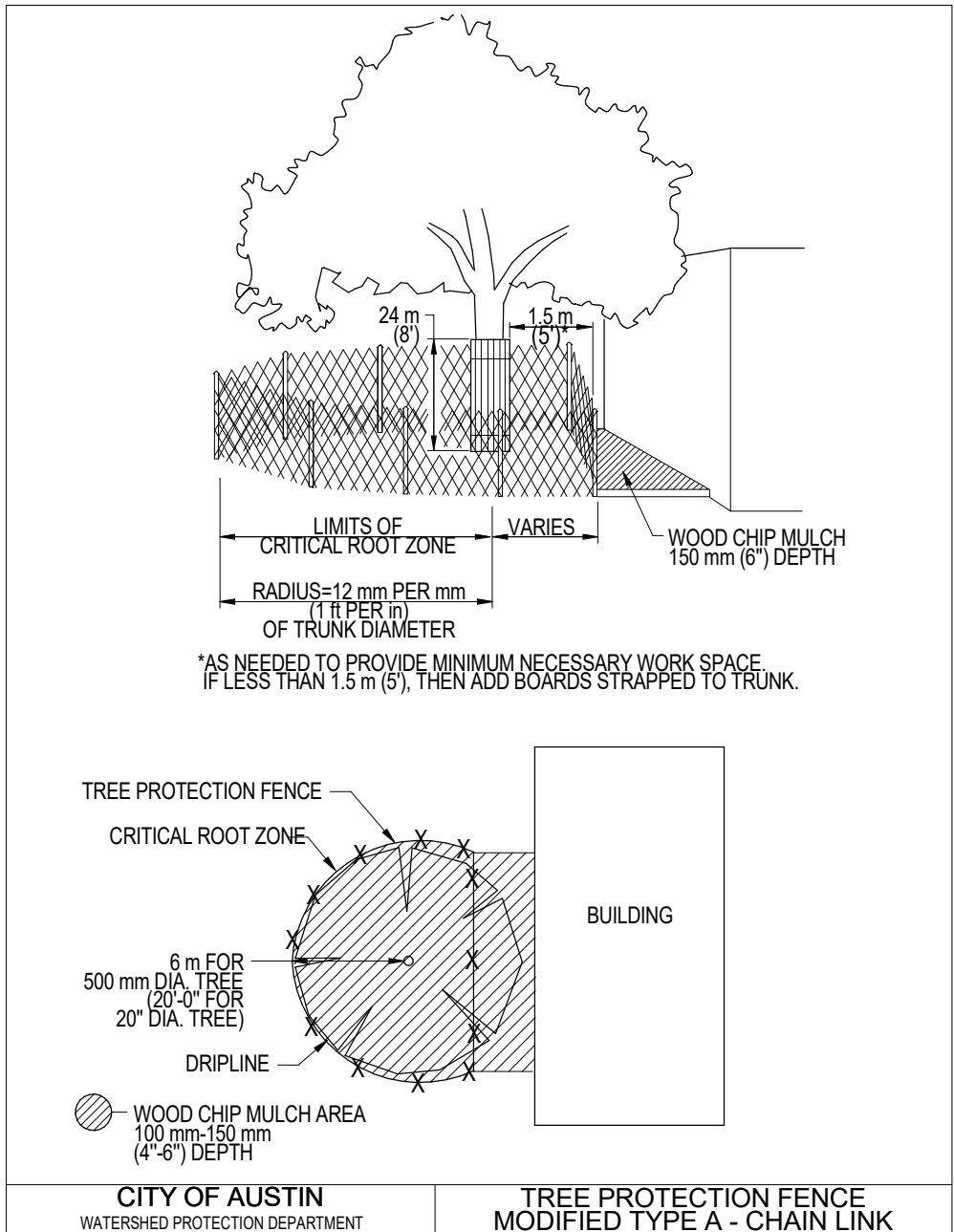
SCALE:

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If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

General Notes

A0.03





Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT: PLURAL OFFICE LLC

CLIENT: LUKE WHORTON

ADDRESS: 4308 DUVAL ST  
AUSTIN, TX 78751

PROJECT NO: 2204LWA

DATE: 10/24/22

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Tree Protection Standards

**A0.04**







SUBCHAPTER F COMPLIANCE	
2.1	MAXIMUM DEVELOPMENT PERMITTED PROPOSED FAR: .35 REFER TO SHEET A1.13 FOR FAR DIAGRAMS.
2.2	BUILDING HEIGHT PROPOSED BUILDING HEIGHT: 30'-8" REFER TO DRAWING 2/A3.10 FOR HEIGHT MEASUREMENT.
2.3	FRONT YARD SETBACK FRONT YARD SETBACK IS EXISTING REFER TO DRAWING 1/A1.10
2.4	REAR YARD SETBACK PROPOSED REAR YARD SETBACK: 43'-2" REFER TO DRAWING 1/A1.10
2.5	SIDE YARD SETBACKS PROPOSED SIDE SETBACKS EXCEED 5'-0" REFER TO DRAWING 1/A1.10
2.6	SETBACK PLANES REFER TO ELEVATIONS FOR SETBACK PLANE COMPLIANCE
2.7	SIDE WALL ARTICULATION EXEMPT FROM SIDE WALL ARTICULATION PER 2.7.2.B

PLOT PLAN INFORMATION	
PROPERTY ADDRESS:	4306 DUVAL ST AUSTIN, TX 78751
ZONING:	SF3-HD-NCCD-NP
SETBACKS	FRONT: 25'-0" REQUIRED, 23'-8" EXISTING REAR: 10'-0" REQUIRED, 43'-2" PROVIDED INTERIOR SIDES: 5'-0" REQUIRED, 5'-3" PROVIDED
REQUIRED PARKING:	2 STALLS REQUIRED
PROVIDED PARKING:	2 STALLS PROVIDED

AVERAGE GRADE CALCULATIONS	
HIGH POINT ADJACENT STRUCTURE:	614.4'
LOW POINT ADJACENT STRUCTURE:	612.35'
AVERAGE GRADE:	$(614.4 + 612.4) / 2 = 613.4'$

PLOT PLAN KEY NOTES	
1.	EXISTING PROPERTY LINE
2.	DASHED RED LINE REPRESENTS LINE OF REQUIRED SETBACK
3.	TREES OVER 19" TO BE PROTECTED PER TREE PROTECTION STANDARDS ON SHEET A0.03.
4.	DASHED BLUE LINE REPRESENTS ROOF OVERHANG. ALL LESS THAN 24" FROM EXTERIOR WALL FACE.
5.	PROPOSED NEW ELECTRICAL STRIKE, PANEL AND UNDERGROUND ROUTING. PENDING APPROVAL FROM AUSTIN ELECTRIC.
6.	INSTALL TREE PROTECTION FENCING AROUND ENTIRE AVAILABLE CRZ
7.	RETAIN EXISTING CONCRETE DRIVEWAY WITHIN 1/2 CRZ OF TREE 501.
8.	EXISTING WASTEWATER CLEANOUT LOCATION. CONTRACTOR TO RELOCATE CLEANOUT PRIOR TO START OF CONSTRUCTION.

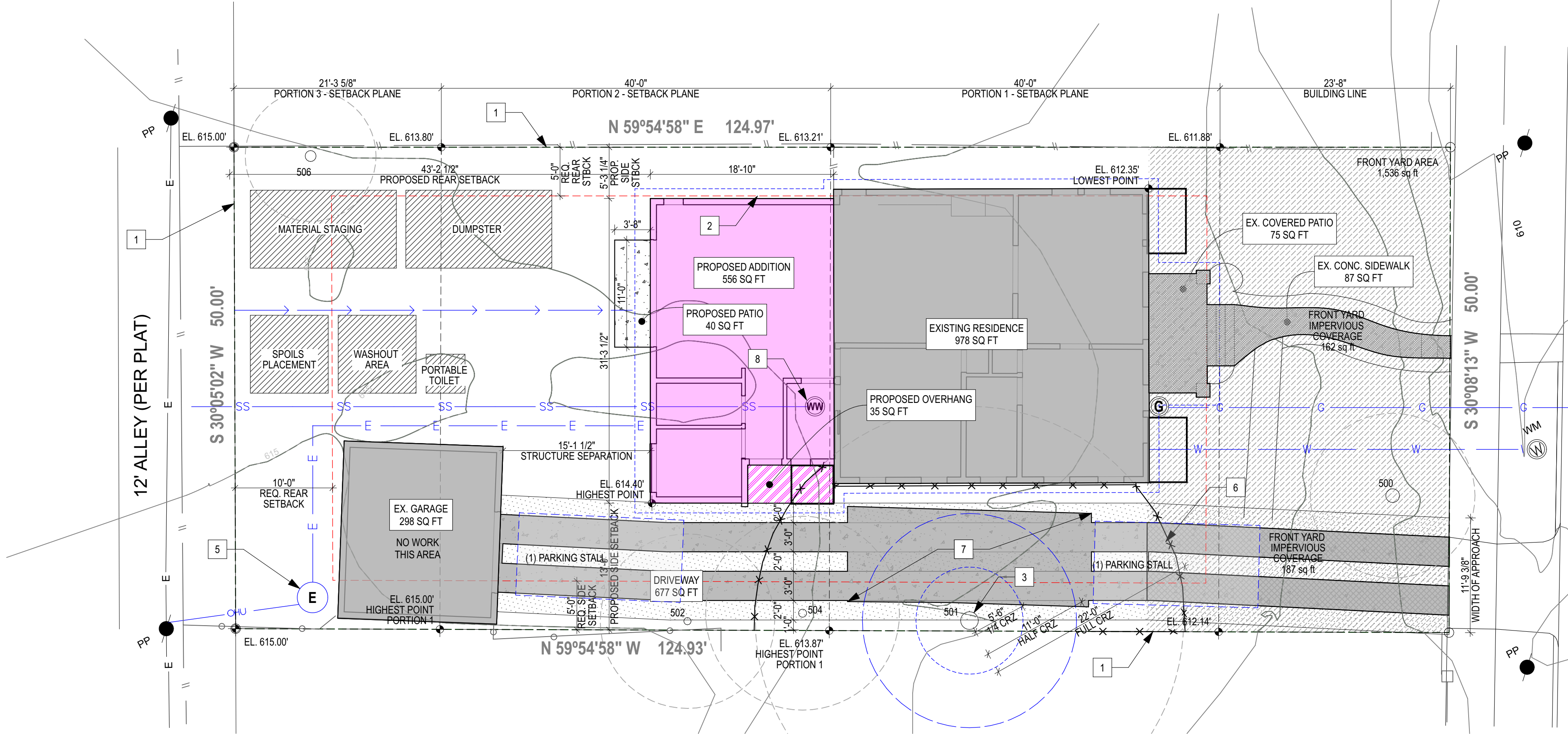
PLOT PLAN LEGEND	
	ROOF OVERHANG
	ACCESS ROUTE
	EXISTING STRUCTURE AT GRADE
	PROPOSED STRCUTURE AT GRADE
	PROPOSED WOOD DECK AT GRADE
	CONCRETE PAVING AT GRADE
	GRAVEL WITH COMPACTED SUB-BASE
	WOOD DECK
	BRICK PAVING
	CONSTRUCTION STAGING COMPONENT

TREE PROTECTION LEGEND	
	CRITICAL ROOT ZONE
	HALF-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
	QUARTER-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
	TREE-PROTECTION FENCING REQUIRED FOR ALL TREES OVER 19" DBH
UTILITY LEGEND	
	BLUE REPRESENTS PROPOSED UTILITY
	GRAY REPRESENTS EXISTING UTILITY
	G — GAS LINE
	O+U — OVERHEAD POWER LINE
	E — BURIED ELECTRICAL LINE
	W — WATER LINE
	SS — SANITARY SEWER LINE

**Legal Description of the Land:**  
A 0.143 ACRE TRACT LYING AND BEING SITUATED IN THE T. GRAY SURVEY NO. 10, ABSTRACT NO. 310, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THE CALLED 0.143 ACRE TRACT AS DESCRIBED IN A DEED TO 3423 HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN DOCUMENT NO. 2014169232, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TREE LIST			
TREE	TAG NO#	DIAMETER	DESCRIPTION
500	17"	17"	MESQUITE
501	22"	22"	HACK
502	9"	9"	HACK
504	10"	10"	HACK
506	13.5"	13.5"	ELM

FRONT YARD IMPERVIOUS COVERAGE CALC	
FRONT YARD AREA:	1,536 SQ FT
FRONT YARD IMPERVIOUS COVERAGE AREA:	349 SQ FT
PROPOSED IMPERVIOUS COVERAGE %:	22.7%
ALLOWABLE IMPERVIOUS COVERAGE %:	40% (615 SQ FT)



Architect of Record

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www.pluraloffice.com | office@pluraloffice.com  
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Project

**WHORTON ADDITION**  
4308 Duval St  
Austin, TX 78751

Architect's Seal

REGISTERED ARCHITECT  
JOSHUA KYLE CARR  
28342  
STATE OF TEXAS

City Approval Stamp

- GENERAL PLAN NOTES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7-3/4".
  - ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
  - VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
  - ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
  - ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
  - SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH MATERIALS, TRIM, AND ELECTRICAL FIXTURES.
  - MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS

Revision Block		
Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT:	PLURAL OFFICE LLC
CLIENT:	LUKE WHORTON
ADDRESS:	4308 DUVAL ST AUSTIN, TX 78751
PROJECT NO:	2204LWA
DATE:	10/24/22
SCALE:	If printed on 22x34 or 24x36 sheet, the scale is as indicated. If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

Plot Plan

**A1.10**





Know what's below.  
Call 811 before you dig.

NOTE:  
CONTRACTOR RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR DEMOLITION. CONTRACTOR RESPONSIBLE FOR ENSURING THAT NO UTILITIES OR OTHER SITE FEATURES ARE DAMAGED DURING DEMOLITION. CONTRACTOR TO CONTACT UTILITY COMPANIES AND THE CITY OF AUSTIN IN ORDER TO LOCATE AND PROTECT ALL UTILITIES BEFORE SITE DEMOLITION COMMENCES. CONTRACTOR TO NOTIFY OWNER AND ARCHITECT IF UTILITIES ARE IN THE PROXIMITY OF DEMOLITION PRIOR TO THE START OF WORK.

PLOT PLAN KEY NOTES	
D1.	REMOVE PORTION OF DRIVEWAY / SIDEWALK
D2.	REMOVE EXISTING CONCRETE PAVING
D3.	REMOVE EXISTING LAUNDRY ROOM
D4.	REMOVE EXISTING ELECTRICAL LINE AND PANEL

PLOT PLAN LEGEND	
	ROOF OVERHANG
	ACCESS ROUTE
	EXISTING STRUCTURE AT GRADE
	PROPOSED STRCUTURE AT GRADE
	PROPOSED WOOD DECK AT GRADE
	CONCRETE PAVING AT GRADE
	GRAVEL WITH COMPACTED SUB-BASE
	WOOD DECK
	BRICK PAVING
	CONSTRUCTION STAGING COMPONENT

TREE PROTECTION LEGEND	
	CRITICAL ROOT ZONE
	HALF-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
	QUARTER-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
	TREE-PROTECTION FENCING REQUIRED FOR ALL TREES OVER 19" DBH
UTILITY LEGEND	
	BLUE REPRESENTS PROPOSED UTILITY
	GRAY REPRESENTS EXISTING UTILITY
	GAS LINE
	OVERHEAD POWER LINE
	BURIED ELECTRICAL LINE
	WATER LINE
	SANITARY SEWER LINE

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Project

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4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

#### GENERAL PLAN NOTES

CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES

- DO NOT SCALE PLANS.
- V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7.31".
- ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
- ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
- ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
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AUSTIN, TX 78751

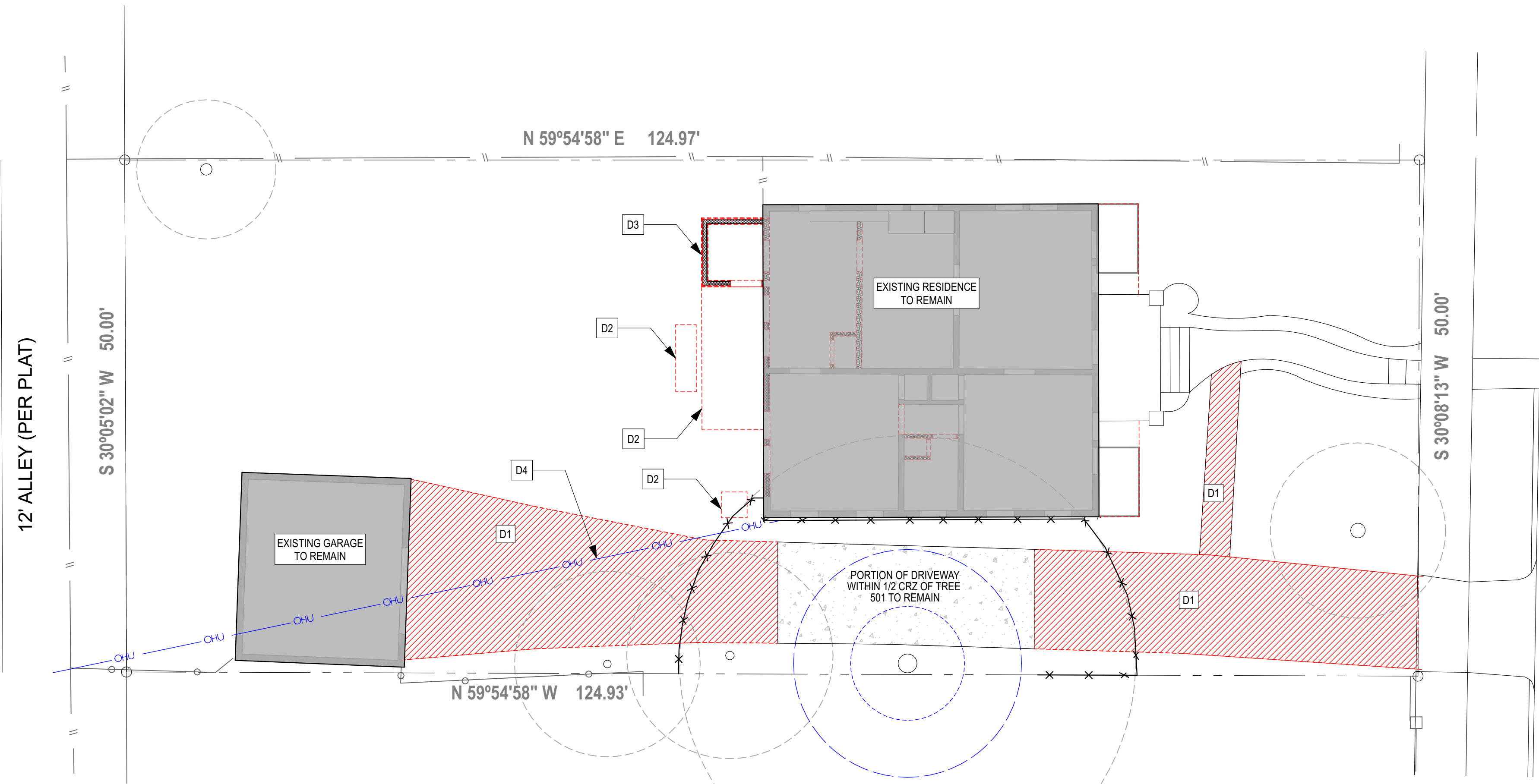
PROJECT NO: 2204LWA

DATE: 10/24/22

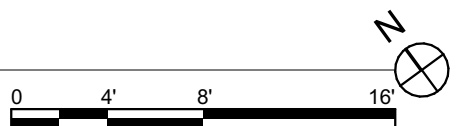
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**Demolition Site Plan**

**A1.10**



**1 DEMOLITION SITE PLAN**  
SCALE: 1/8" = 1'-0"





Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 <sup>st</sup> Floor conditioned area	978.00		556.00		1,534.00	0.00
b) 2 <sup>nd</sup> Floor conditioned area	0.00		619.00		619.00	0.00
c) 3 <sup>rd</sup> Floor conditioned area			29.00		29.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	298.00				298.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	75.00		75.00		150.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	1,351.00	0.00	1,279.00	0.00	2,630.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	350.00				350.00	0.00
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.						
Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>						
Total Building Coverage (sq ft): 1,982.00 % of lot size: 31.90						
Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)</small>						
Total Impervious Cover (sq ft): 2,746.00 % of lot size: 44.20						

Calculation Aid				
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft	New/Added Sq Ft		Total Sq Ft
a) 1 <sup>st</sup> floor conditioned area	978.00	556.00		1,534.00
b) 2 <sup>nd</sup> floor conditioned area	0.00	619.00		619.00
c) 3 <sup>rd</sup> floor conditioned area	0.00	29.00		29.00
d) Basement	0.00	0.00		0.00
e) Attached Covered Parking (garage or carport)				0.00
f) Detached Covered Parking (garage or carport)	298.00			298.00
g) Covered Wood Decks (counted at 100%)				0.00
h) Covered Patio	75.00	75.00		150.00
i) Covered Porch				0.00
j) Balcony				0.00
k) Other – Specify:				0.00
Total Building Area (TBA) (add: a through k)	1,351.00	1,279.00		2,630.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and i)	(A) 1,351.00	631.00	(B)	1,982.00
l) Driveway	677.00			677.00
m) Sidewalks	87.00			87.00
n) Uncovered Patio				0.00
o) Uncovered Wood Decks (counted at 50%)	0.00	0.00		0.00
p) AC pads and other concrete flatwork				0.00
q) Other (Pool Coping, Retaining Walls)				0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 2,115.00	631.00	(D)	2,746.00
r) Pool	0.00	0.00		0.00
s) Spa	0.00	0.00		0.00

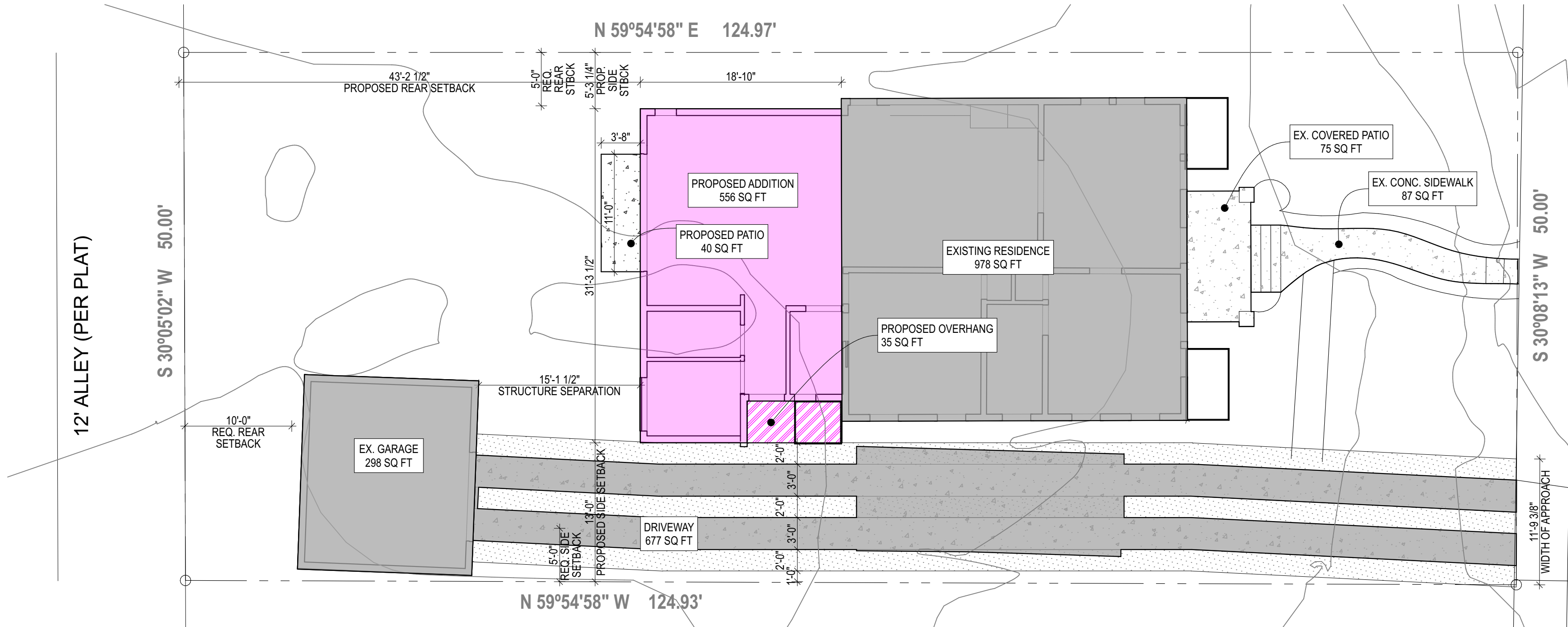
Building Coverage Information <small>Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)</small>				
Lot Area (sq. ft.): 6,211.00				
Existing Building Coverage (see above A, sq. ft.): 1,351.00 Existing Coverage % of lot (A ÷ Lot Area) x 100 : 22.00 %				
Final Building Coverage (see above B, sq. ft.): 1,982.00 Final Coverage % of lot (B ÷ Lot Area) x 100 : 31.90 %				

Impervious Cover Information <small>Note: Impervious cover is the total horizontal area of covered spaces including all building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)</small>				
Existing Impervious Coverage (see above C, sq. ft.): 2,115.00 Existing coverage % of lot (C ÷ Lot Area) x 100 : 34.00 %				
Final Impervious Coverage (see above D, sq. ft.): 2,746.00 Final coverage % of lot (D ÷ Lot Area) x 100 : 44.20 %				

IMPERVIOUS COVERAGE CALCULATION	
SITE AREA: .143 ACRES (6,211 sq ft) ALLOWABLE IMPERVIOUS COVERAGE PERCENTAGE: 45% ALLOWABLE IMPERVIOUS COVERAGE AREA: 2,795 sq ft PROPOSED IMPERVIOUS COVERAGE PERCENTAGE: 44.2% PROPOSED IMPERVIOUS COVERAGE AREA: 2,746 sq ft	
IMPERVIOUS COVERAGE SCHEDULE	
ELEMENT ID	AREA
DRIVEWAY	677
EX. CONC. SIDEWALK	87
EX. COVERED PATIO	75
EX. GARAGE	298
EXISTING RESIDENCE	978
PROPOSED ADDITION	556
PROPOSED OVERHANG	35
PROPOSED PATIO	40
	2,746 ft²

BUILDING COVERAGE CALCULATION	
SITE AREA: .143 ACRES (6,211 sq ft) ALLOWABLE BUILDING COVERAGE PERCENTAGE: 40% ALLOWABLE BUILDING COVERAGE AREA: 2,484 sq ft PROPOSED BUILDING COVERAGE PERCENTAGE: 31.9% PROPOSED BUILDING COVERAGE AREA: 1,982 sq ft	
BUILDING COVERAGE SCHEDULE	
ELEMENT ID	AREA
EX. COVERED PATIO	75
EX. GARAGE	298
EXISTING RESIDENCE	978
PROPOSED ADDITION	556
PROPOSED OVERHANG	35
PROPOSED PATIO	40
	1,982 ft²

PLOT PLAN LEGEND	TREE PROTECTION LEGEND
<div><div></div>ROOF OVERHANG</div> <div><div></div>ACCESS ROUTE</div> <div><div></div>EXISTING STRUCTURE AT GRADE</div> <div><div></div>PROPOSED STRCUTURE AT GRADE</div> <div><div></div>PROPOSED WOOD DECK AT GRADE</div> <div><div></div>CONCRETE PAVING AT GRADE</div> <div><div></div>GRAVEL WITH COMPACTED SUB-BASE</div> <div><div></div>WOOD DECK</div> <div><div></div>BRICK PAVING</div> <div><div></div>CONSTRUCTION STAGING COMPONENT</div>	<div><div></div>CRITICAL ROOT ZONE</div> <div><div></div>HALF-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH</div> <div><div></div>QUARTER-CRITICAL ROOF ZONE PROTECT THIS AREA FOR ALL TREES OVER 19" DBH</div> <div><div></div>TREE-PROTECTION FENCING REQUIRED FOR ALL TREES OVER 19" DBH</div>
UTILITY LEGEND	
<div><div></div>BLUE REPRESENTS PROPOSED UTILITY</div> <div><div></div>GRAY REPRESENTS EXISTING UTILITY</div> <div><div>G</div>GAS LINE</div> <div><div>CHU</div>OVERHEAD POWER LINE</div> <div><div>E</div>BURIED ELECTRICAL LINE</div> <div><div>W</div>WATER LINE</div> <div><div>SS</div>SANITARY SEWER LINE</div>	



- GENERAL PLAN NOTES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS, RISERS CANNOT EXCEED 7-3/4".
  - ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
  - VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
  - ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
  - ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
  - SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH MATERIALS, TRIM, AND ELECTRICAL FIXTURES.
  - MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS

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**SCALE:**  
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APPROVED THRESHOLD DETAIL

VISITABILITY NOTES

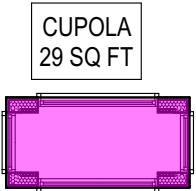
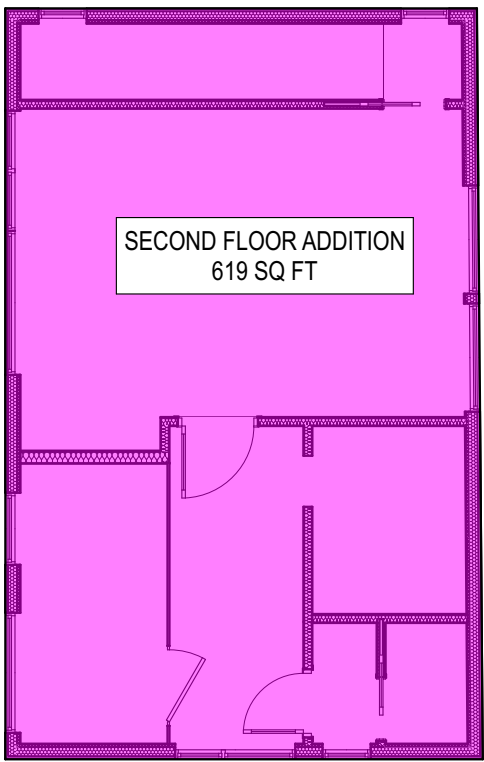
VISIBILITY ROUTE - 32\"/>

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48\"/>
- OUTLETS AND RECEPTACLES MINIMUM 15\"/>

FAR CALCULATION	
SITE AREA : .143 ACRES (6,211 sq ft) ALLOWABLE FAR PERCENTAGE: 40% ALLOWABLE FAR AREA: 2,484 sq ft PROPOSED FAR PERCENTAGE: 35% PROPOSED FAR AREA: 2,182 sq ft	
FAR SCHEDULE	
ELEMENT ID	AREA
CUPOLA	29
FIRST FLOOR ADDITION	556
FIRST FLOOR EXISTING	978
SECOND FLOOR ADDITION	619
	2,182 ft²

FAR PLAN LEGEND	
	PROPOSED FAR
	EXISTING FAR

Gross Floor Area					
This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.					
	Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 <sup>st</sup> Floor	978.00	556.00			1,534.00
2 <sup>nd</sup> Floor		619.00			619.00
3 <sup>rd</sup> Floor		29.00			29.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch <sup>1</sup> (check article utilized)			<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3.A.2)		0.00
Basement <sup>4</sup>			Must follow article 3.3.3B, see note below		0.00
Attic <sup>5</sup>			Must follow article 3.3.3C, see note below		0.00
Garage <sup>2</sup> (check article utilized)	Attached		<input type="checkbox"/> 200 sq. ft. (3.3.2.B.1)		0.00
	Detached	450.00	<input checked="" type="checkbox"/> 450 sq. ft. (3.3.2.A.1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2.B.2a / 2b)	450.00	0.00
Carport <sup>3</sup> : (check article utilized)	Attached		<input type="checkbox"/> 450 sq. ft. (3.3.2.A.3) <input type="checkbox"/> 200 sq. ft. (3.3.2.B.1) <sup>3</sup>		0.00
	Detached		<input type="checkbox"/> 450 sq. ft. (3.3.2.A.1)		0.00
Accessory Building(s) (detached)					0.00
Totals	1,428.00	1,204.00	TOTAL GROSS FLOOR AREA		2,182.00
(Total Gross Floor Area ÷ Lot Area) x 100 = <u>0.35</u> Floor-To-Area Ratio (FAR)					



2

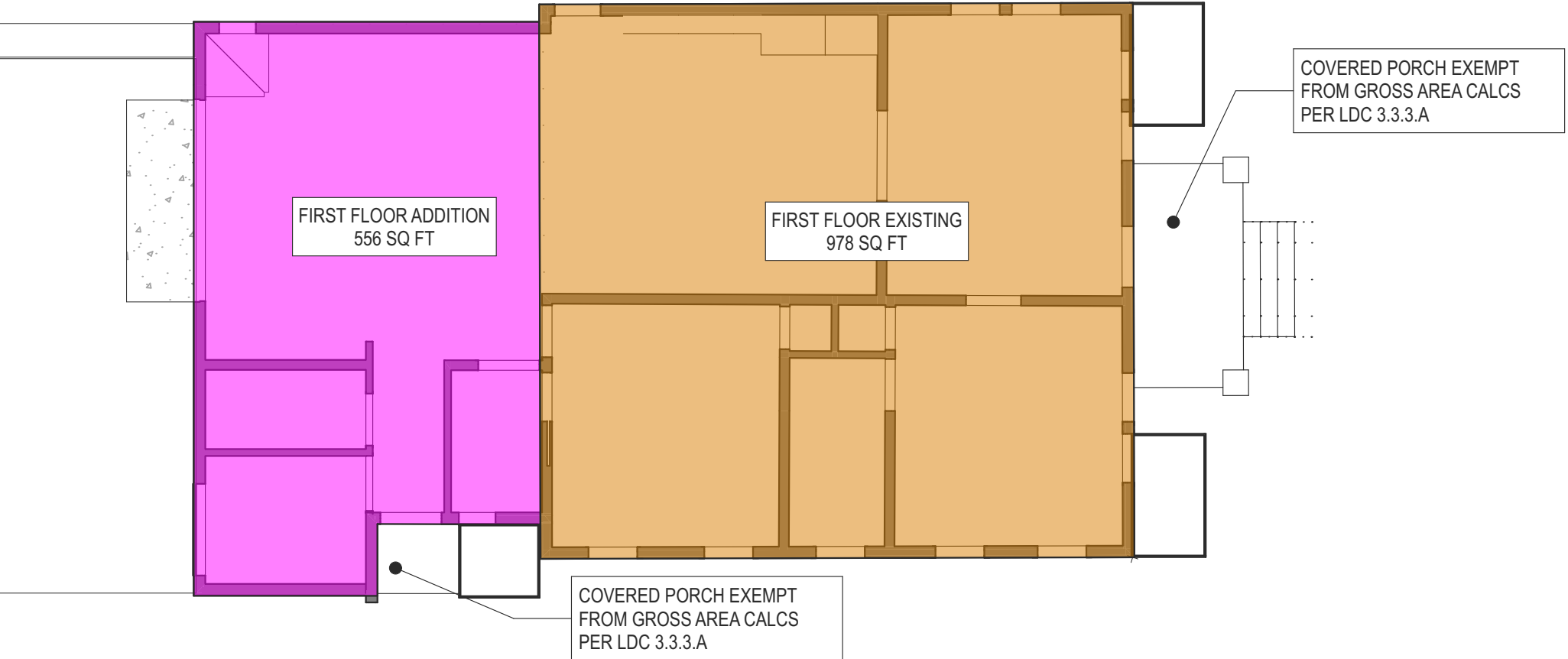
SECOND FLOOR FAR PLAN

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

3

CUPOLA FAR PLAN

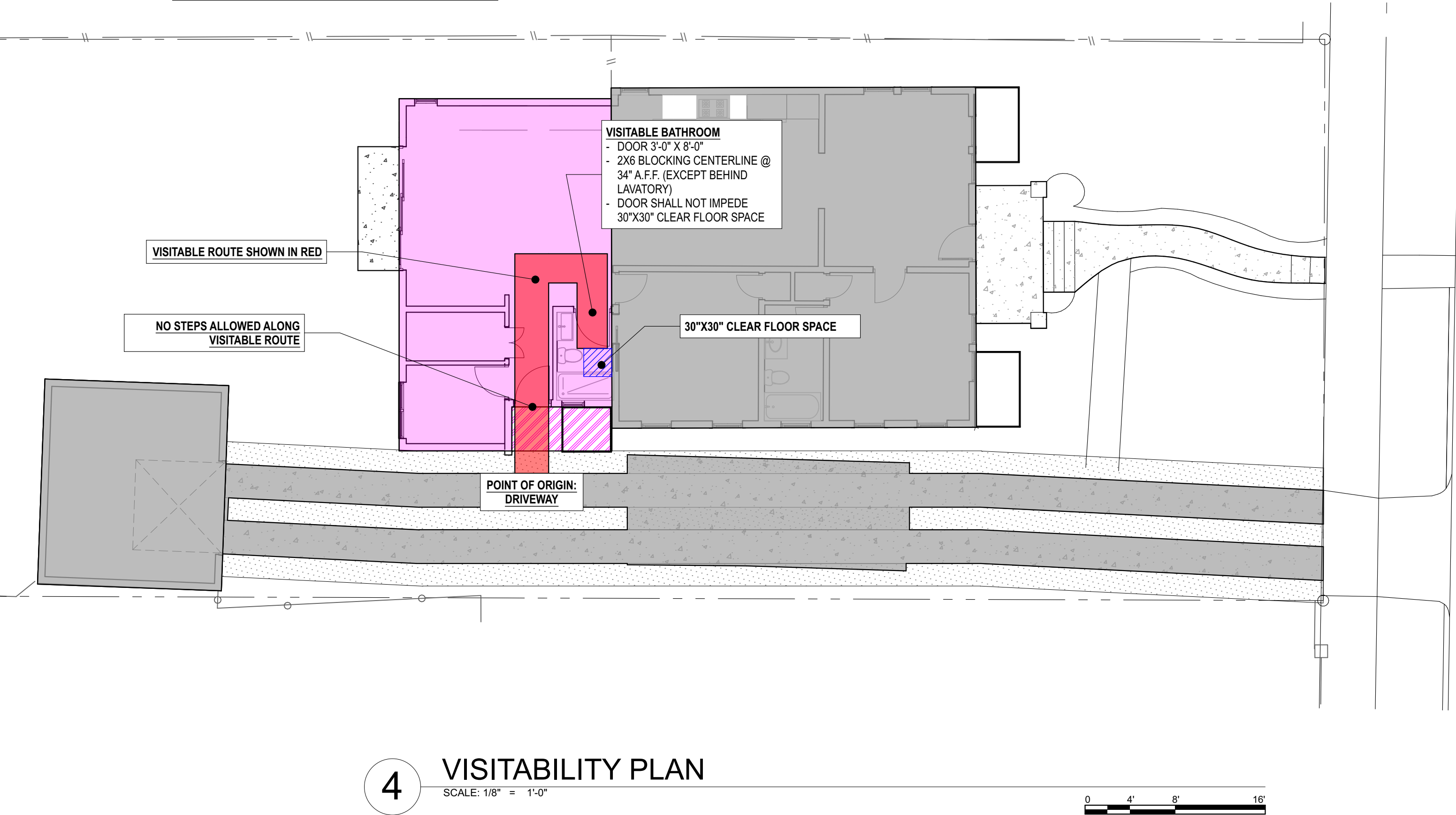
SCALE: 1/8" = 1'-0"



1

FIRST FLOOR FAR PLAN

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



4

VISITABILITY PLAN

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

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Plural Office LLC

2235 E 6th St Austin TX, 78702

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Project

WHORTON ADDITION

4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT:	PLURAL OFFICE LLC
CLIENT:	LUKE WHORTON
ADDRESS:	4308 DUVAL ST AUSTIN, TX 78751
PROJECT NO:	2204LWA
DATE:	10/24/22

SCALE:  
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FAR and Visitability Plans

A1.13



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Austin, TX 78751

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PLOT PLAN KEY NOTES

- NOTE: TREE PROTECTION SHALL BE EXTENDED TO THE FULL AVAILABLE CRITICAL ROOT ZONE OF ALL PROTECTED SIZE TREES THAT FALL IN OR NEAR THE LIMIT OF CONSTRUCTION. ANY AREA OF THE FULL CRITICAL ROOT ZONE THAT IS NOT FENCED SHALL BE ALLOCATED 8" OF MULCH.
- NOTE: NO GRADING SHALL IMPACT THE CRZS OF ANY PROTECTED TREES
- 8" LAYER OF MULCH TO BE INSTALLED IN ENTIRE AVAILABLE ROOT ZONE AREA. THIS INCLUDES AREAS OUTSIDE OF THE TREE PROTECTION FENCE THAT ARE WITHIN THE FULL CRZ
  - INSTALL TREE PROTECTION FENCING PER TREE PROTECTION STANDARDS ON SHEET A0.03. FENCING TO BE CHAIN LINK MESH AT A MINIMUM HEIGHT OF 5 FEET.

PLOT PLAN LEGEND

- ROOF OVERHANG
- ACCESS ROUTE
- EXISTING STRUCTURE AT GRADE
- PROPOSED STRCUTURE AT GRADE
- PROPOSED WOOD DECK AT GRADE
- CONCRETE PAVING AT GRADE
- GRAVEL WITH COMPACTED SUB-BASE
- WOOD DECK
- BRICK PAVING
- CONSTRUCTION STAGING COMPONENT

TREE PROTECTION LEGEND

- CRITICAL ROOT ZONE
- HALF-CRITICAL ROOT ZONE  
PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
- QUARTER-CRITICAL ROOT ZONE  
PROTECT THIS AREA FOR ALL TREES OVER 19" DBH
- TREE-PROTECTION FENCING  
REQUIRED FOR ALL TREES OVER 19" DBH
- 8" OF MULCH INSTALLED IN ENTIRE AVAILABLE ROOT ZONE AREA. THIS INCLUDES AREAS OUTSIDE OF THE TREE PROTECTION FENCE THAT ARE WITHIN THE FULL CRZ

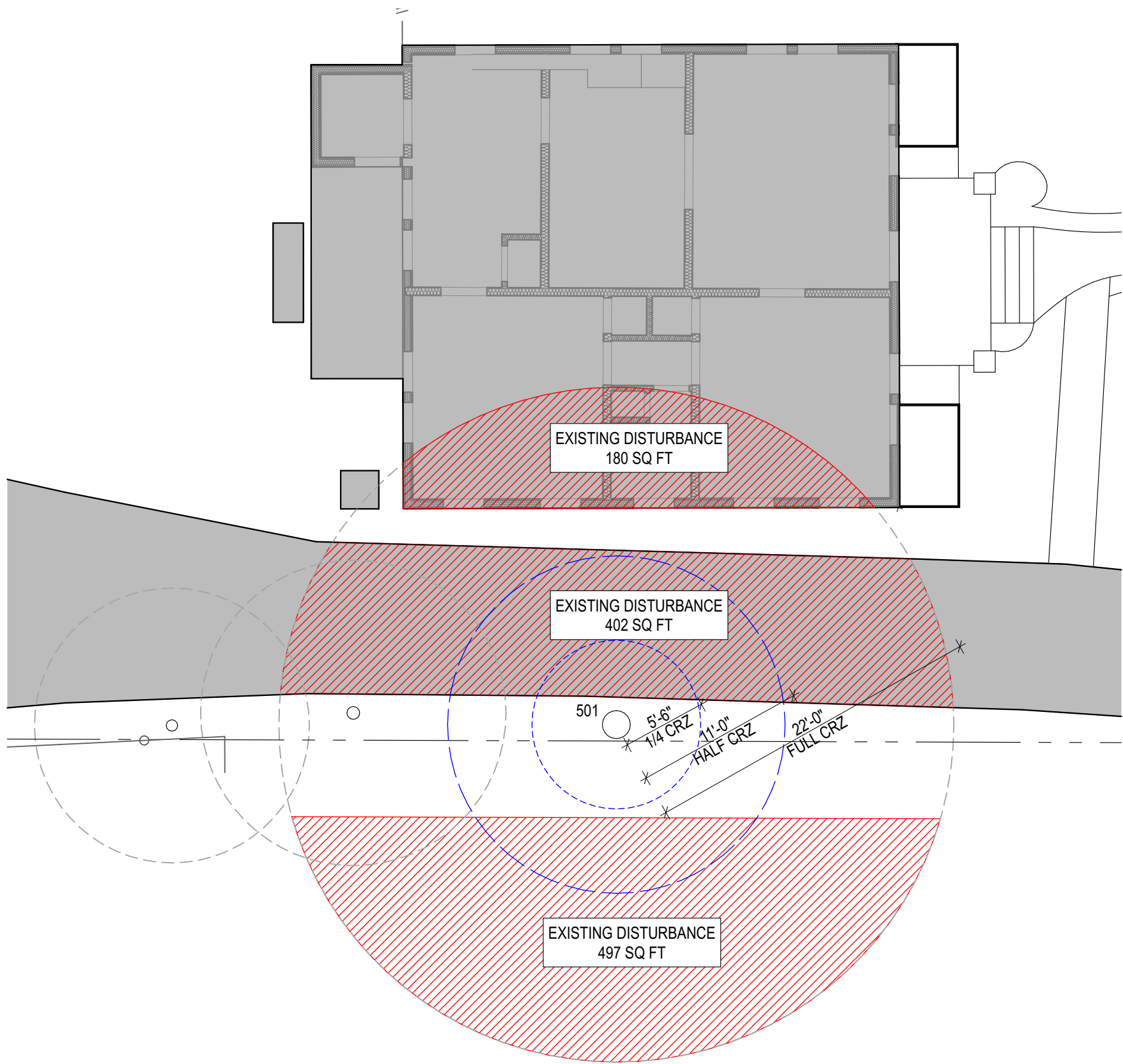
TREE LIST

TREE TAG NO#	DIAMETER	DESCRIPTION
500	17"	MESQUITE
501	22"	HACK
502	9"	HACK
504	10"	HACK
506	13.5"	ELM

TREES > 19" DBH FULL ROOT ZONE IMPACTS

TREES >19" DBH				EXISTING ROOT ZONE DISTURBANCE		PROPOSED ROOT ZONE DISTURBANCE		UNDISTURBED ROOT ZONE
TAG NO.	TYPE	DBH (in)	AREA	SQ FT	%	SQ FT	%	%
501	HACKBERRY	22	1,521	1079	71.0%	1020	67.1%	32.9%

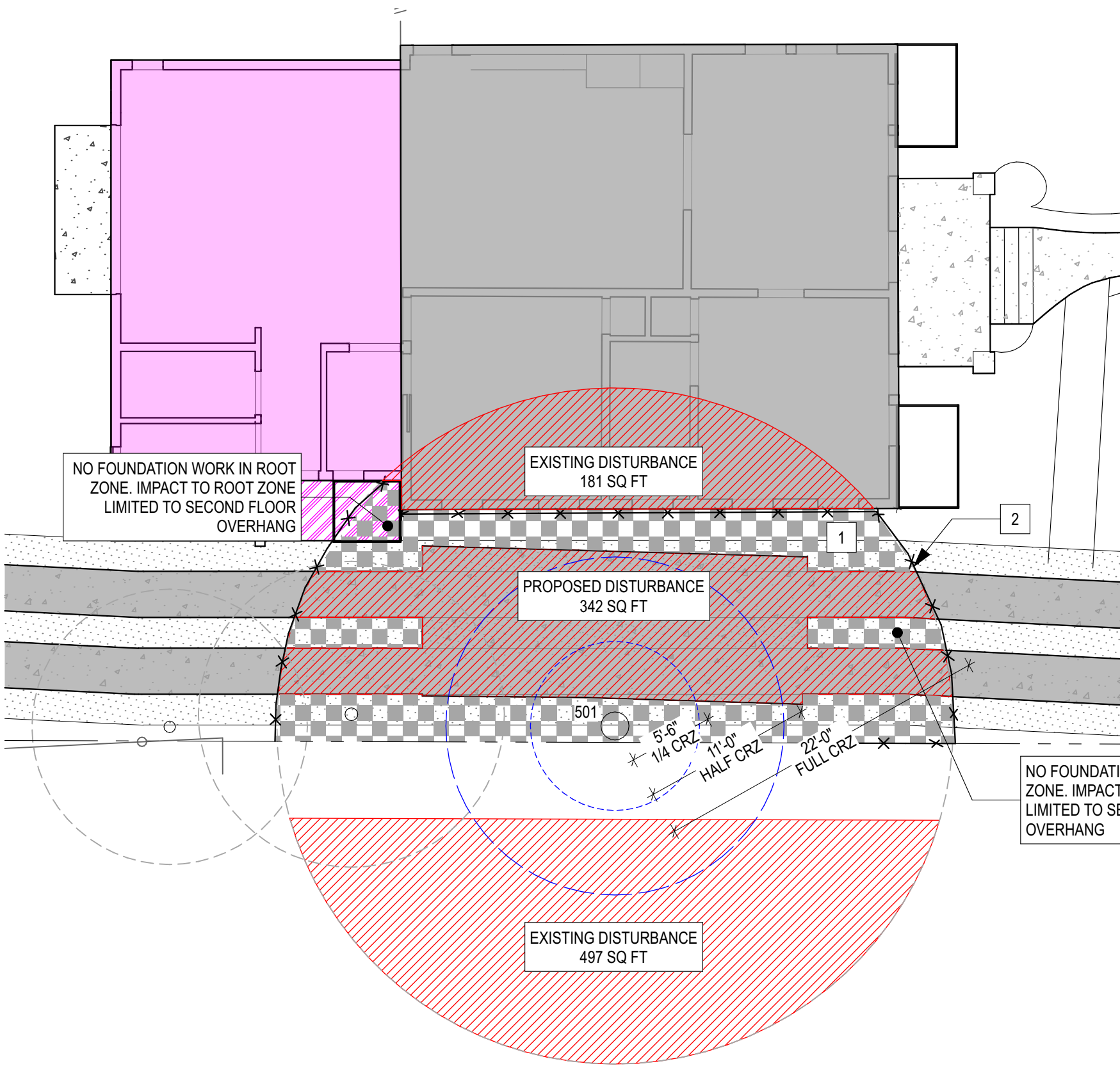
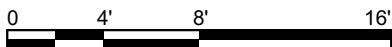
ALTHOUGH THE FULL CRZ DISTURBANCE AREA FOR TREE 501 IS OVER 50%, WE ARE REDUCING THE AMOUNT OF IMPACT TO THE TREE COMPARED TO THE EXISTING DISTURBANCE.



2

TREE 501 EXISTING DISTURBANCE

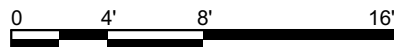
SCALE: 1/8" = 1'-0"



1

TREE 501 PROPOSED DISTURBANCE

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



Revision Block

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02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT: PLURAL OFFICE LLC

CLIENT: LUKE WHORTON

ADDRESS: 4308 DUVAL ST  
AUSTIN, TX 78751

PROJECT NO: 2204LWA

DATE: 10/24/22

SCALE:  
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the scale is reduced by half.

Tree 501  
Protection

A1.14

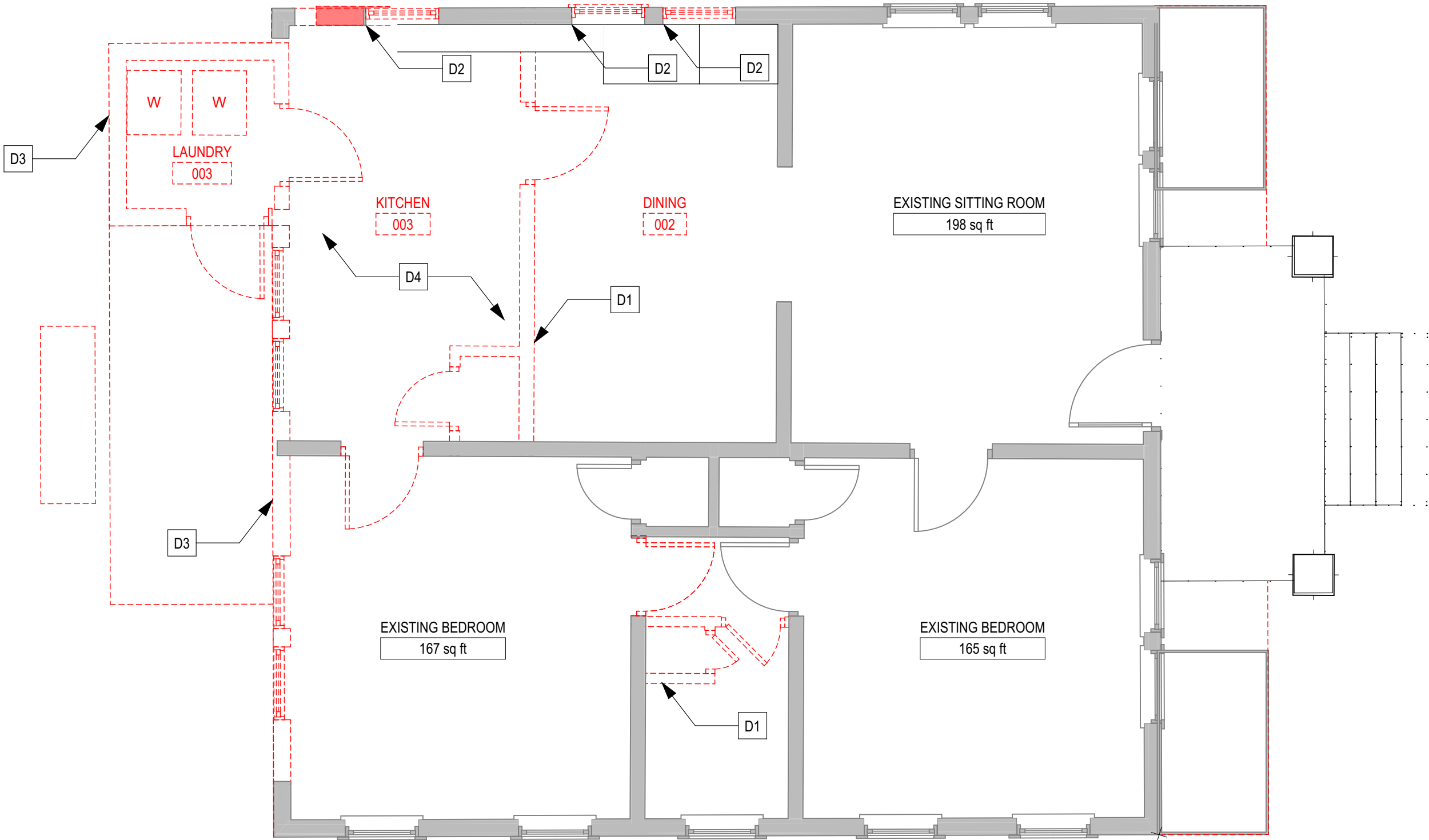


DEMOLITION FLOOR PLAN KEY NOTES

- D1. REMOVE PORTION OF INTERIOR WALL EXISTING WALL
- D2. REMOVE EXISTING WINDOWS AND ASSOCIATED TRIM.
- D3. REMOVE EXISTING EXTERIOR WALL
- D4. REMOVE ALL KITCHEN APPLIANCES

DEMOLITION PLAN LEGEND

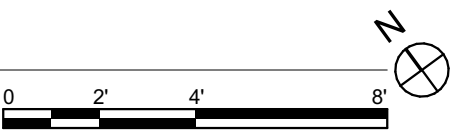
- EXISTING WALL TO REMAIN
- ELEMENT TO BE REMOVED



1

DEMOLITION FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



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Project

WHORTON ADDITION  
4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

GENERAL PLAN NOTES

CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES

1. DO NOT SCALE PLANS.
2. V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7-3/4".
3. ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
4. VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
5. ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
6. ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
7. SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH MATERIALS, TRIM, AND ELECTRICAL FIXTURES.
8. MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS

Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

ARCHITECT:	PLURAL OFFICE LLC
CLIENT:	LUKE WHORTON
ADDRESS:	4308 DUVAL ST AUSTIN, TX 78751
PROJECT NO:	2204LWA
DATE:	10/24/22

SCALE:  
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Demolition Plan

A2.10



FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

PROPOSED ELEMENT

XX1

MATERIAL, APPLIANCE, FIXTURE TAG.  
REFERENCE SCHEDULES IN A8 SERIES

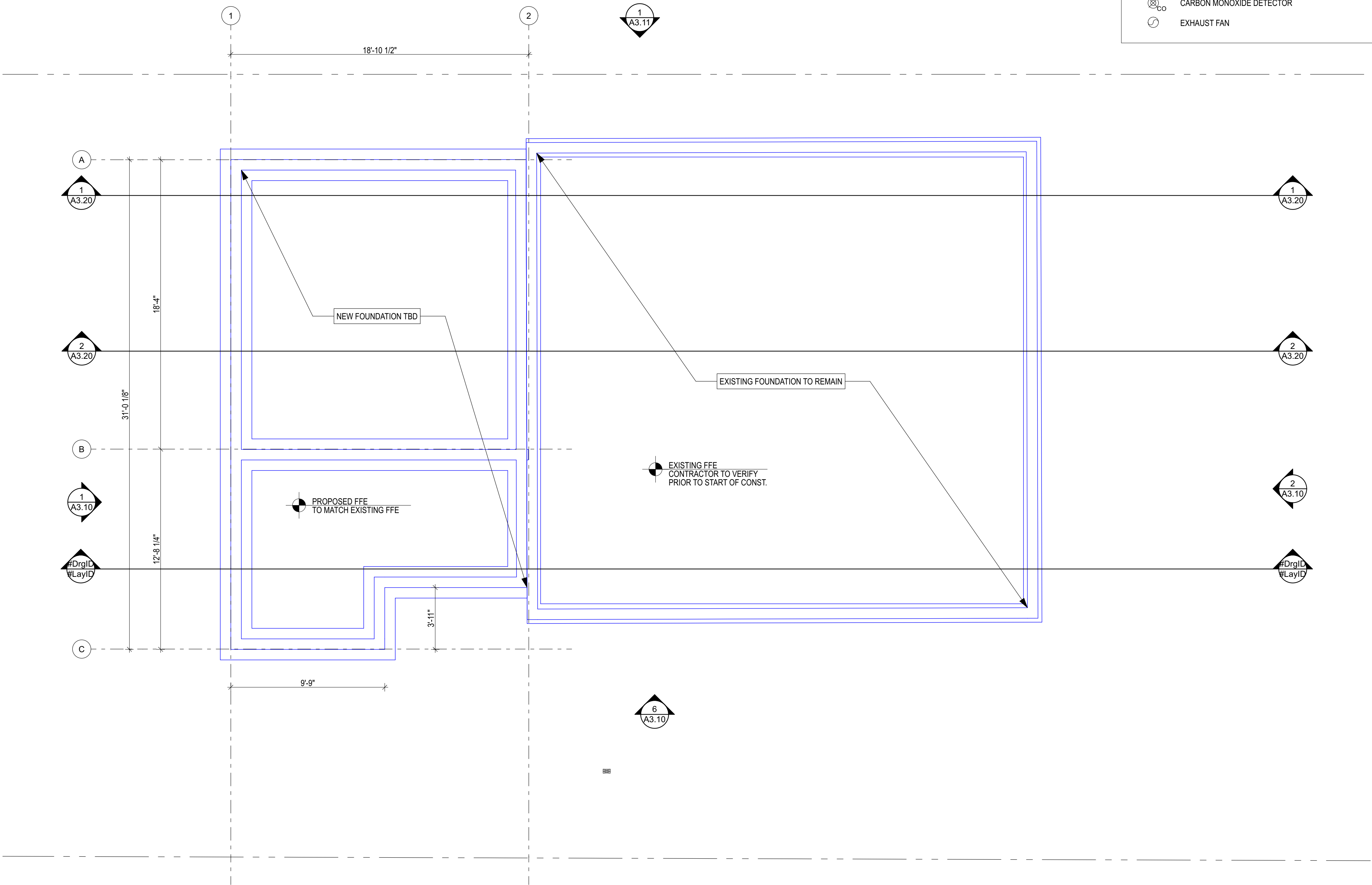
X.1

X

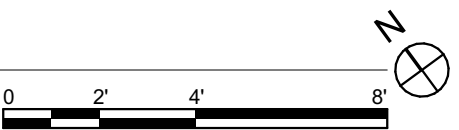
1

SD

CO



1 PROPOSED FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



City Approval Stamp

- GENERAL PLAN NOTES**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7.31".
  - ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
  - VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
  - ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
  - ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
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PROJECT NO:	2204LWA
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**GENERAL PLAN NOTES**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7-3/4".
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<b>ARCHITECT:</b>	PLURAL OFFICE LLC
<b>CLIENT:</b>	LUKE WHORTON
<b>ADDRESS:</b>	4308 DUVAL ST AUSTIN, TX 78751
<b>PROJECT NO:</b>	2204LWA
<b>DATE:</b>	10/24/22
<b>SCALE:</b>	If printed on 22x34 or 24x36 sheet, the scale is as indicated. If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

**First Floor Plan**

**A2.20**

**FLOOR PLAN KEY NOTES**

- NEW WINDOW. REUSE EXISTING OPENING
- PROVIDE GUARDRAIL AT MIN. 36" A.F.F., OPENING SHALL BE 4" MAX.
- PROVIDE HANDRAIL AT 36" ABOVE TREAD NOSING. 1 1/4" GRASP DIMENSION MIN. 2" MAX. TYP. HANDRAIL SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL OR RETURN AT WALL PER IRC 307.8.7.2.
- PROVIDE 6'-8" MIN. VERTICAL CLEARANCE AT ALL STAIRS PER SRC 311.7.2, TYP
- PROVIDE WINDER TREADS PER IRC R311.7.5.2
- PROVIDE NEW FIXTURES IN EXISTING RESTROOM.
- PROVIDE 1 HR FIRE RATING UNDER STAIRS.
- PROVIDE ZERO-THRESHOLD SHOWER
- DROP IN TUB WITH TILE SURROUND.
- SHOWER GLASS
- PROVIDE ROOF CRICKET
- NO STEPS ALLOWED ALONG VISITABLE ROUTE. REFER TO A1.13

**FLOOR PLAN LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED ELEMENT
- XX1 MATERIAL, APPLIANCE, FIXTURE TAG. REFERENCE SCHEDULES IN A8 SERIES
- X.1 DOOR TAG. REFERENCE DOOR SCHEDULE
- X WINDOW TAG. REFERENCE WINDOW SCHEDULE
- 1 KEY NOTE. REFERENCE KEY NOTES
- ELEVATION TAG. REFERENCE ELEVATIONS SHEETS
- SECTION TAG. REFERENCE ELEVATIONS SHEETS
- DETAIL TAG. REFERENCE DETAIL SHEETS
- DETAIL SECTION TAG. REFERENCE DETAIL SHEETS
- STEP / CHANGE IN ELEVATION
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN

**NOTE: ALL INTERIOR WALLS TO BE ASSEMBLY TYPE W21 UNLESS NOTED OTHERWISE**

**GUARD REQUIREMENTS**

**GUARD REQUIREMENTS PER IRC SECTION R312**

A. HEIGHT: GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 IN. MEASURED VERTICALLY. WHERE THE TOP OF THE GUARD SERVES THE HANDRAIL, GUARDS SHALL BE 34 TO 38 IN. IN HEIGHT MEASURED VERTICALLY.

B. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 IN. IN DIAMETER.

**HANDRAIL REQUIREMENTS**

**HANDRAIL REQUIREMENTS PER IRC SECTION R311.7.8**

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

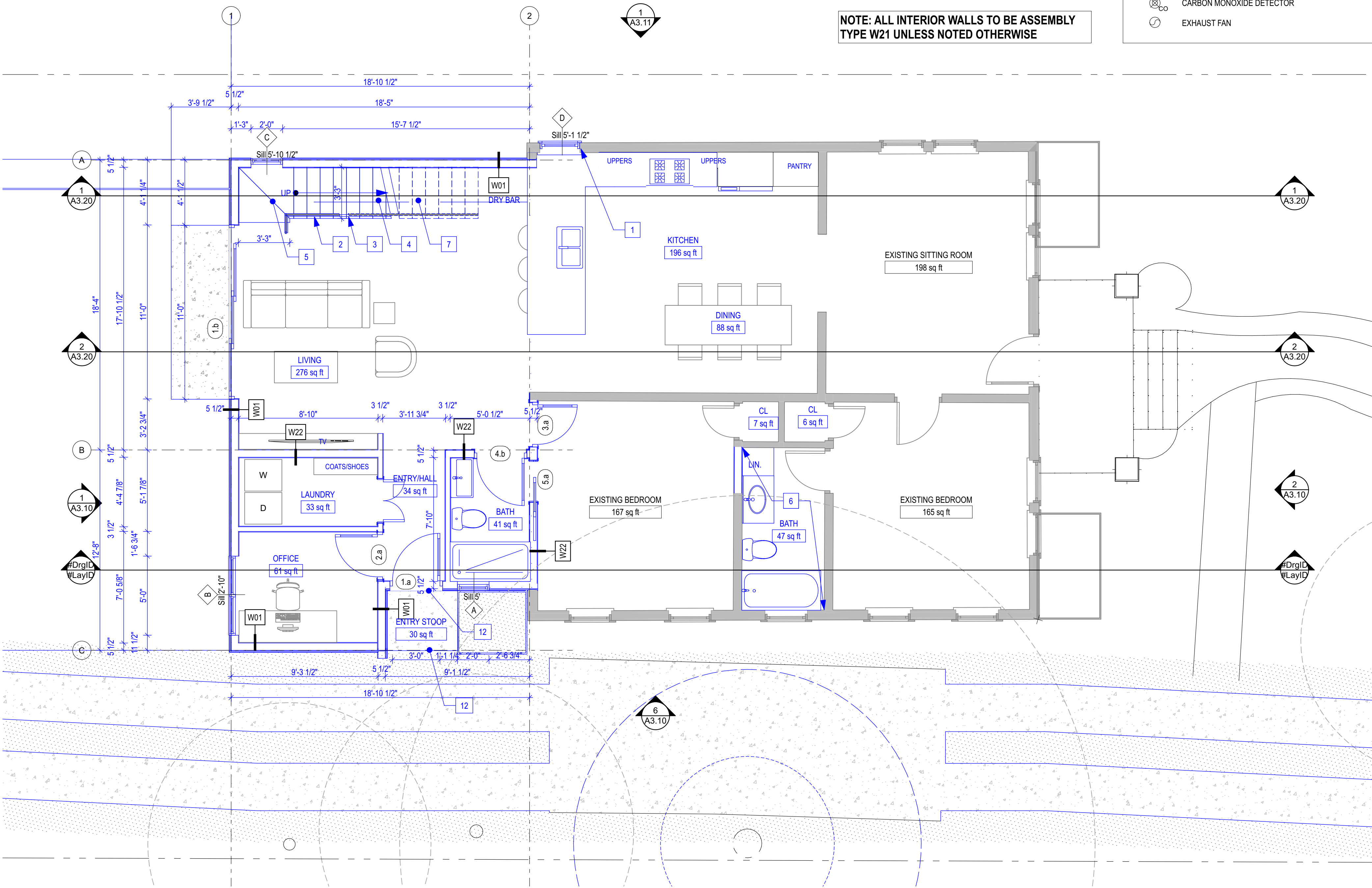
R311.7.8.2 CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS: 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

R311.7.8.3 GRIP-SIZE: REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

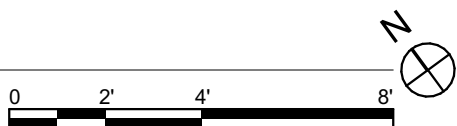
TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).



1

**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"







**GENERAL PLAN NOTES**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7.31".
  - ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
  - VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
  - ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
  - ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
  - SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH MATERIALS, TRIM, AND ELECTRICAL FIXTURES.
  - MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS.

**Revision Block**

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

<b>ARCHITECT:</b>	PLURAL OFFICE LLC
<b>CLIENT:</b>	LUKE WHORTON
<b>ADDRESS:</b>	4308 DUVAL ST AUSTIN, TX 78751
<b>PROJECT NO:</b>	2204LWA
<b>DATE:</b>	10/24/22
<b>SCALE:</b>	If printed on 22x34 or 24x36 sheet, the scale is as indicated. If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

**Second Floor Plan**

**A2.21**

**FLOOR PLAN KEY NOTES**

- NEW WINDOW. REUSE EXISTING OPENING
- PROVIDE GUARDRAIL AT MIN. 36" A.F.F., OPENING SHALL BE 4" MAX.
- PROVIDE HANDRAIL AT 36" ABOVE TREAD NOSING. 1 1/4" GRASP DIMENSION MIN. 2" MAX. TYP. HANDRAIL SHALL BE CONTINUOUS OR TERMINATE AT NEWEL POSTS OR SAFETY TERMINAL OR RETURN AT WALL PER IRC 307.8.7.2.
- PROVIDE 6'-8" MIN. VERTICAL CLEARANCE AT ALL STAIRS PER SRC 311.7.2, TYP
- PROVIDE WINDER TREADS PER IRC R311.7.5.2
- PROVIDE NEW FIXTURES IN EXISTING RESTROOM.
- PROVIDE 1 HR FIRE RATING UNDER STAIRS.
- PROVIDE ZERO-THRESHOLD SHOWER
- DROP IN TUB WITH TILE SURROUND.
- SHOWER GLASS
- PROVIDE ROOF CRICKET
- NO STEPS ALLOWED ALONG VISITABLE ROUTE. REFER TO A1.13

**NOTE: ALL INTERIOR WALLS TO BE ASSEMBLY TYPE W21 UNLESS NOTED OTHERWISE**

**FLOOR PLAN LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED ELEMENT
- XX1 MATERIAL, APPLIANCE, FIXTURE TAG. REFERENCE SCHEDULES IN A8 SERIES
- X.1 DOOR TAG. REFERENCE DOOR SCHEDULE
- X WINDOW TAG. REFERENCE WINDOW SCHEDULE
- 1 KEY NOTE. REFERENCE KEY NOTES
- ELEVATION TAG. REFERENCE ELEVATIONS SHEETS
- SECTION TAG. REFERENCE ELEVATIONS SHEETS
- DETAIL TAG. REFERENCE DETAIL SHEETS
- DETAIL SECTION TAG. REFERENCE DETAIL SHEETS
- STEP / CHANGE IN ELEVATION
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN

**GUARD REQUIREMENTS**

**GUARD REQUIREMENTS PER IRC SECTION R312**

A. HEIGHT: GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 IN. MEASURED VERTICALLY. WHERE THE TOP OF THE GUARD SERVES THE HANDRAIL, GUARDS SHALL BE 34 TO 38 IN. IN HEIGHT MEASURED VERTICALLY.

B. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 IN. IN DIAMETER.

**HANDRAIL REQUIREMENTS**

**HANDRAIL REQUIREMENTS PER IRC SECTION R311.7.8**

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

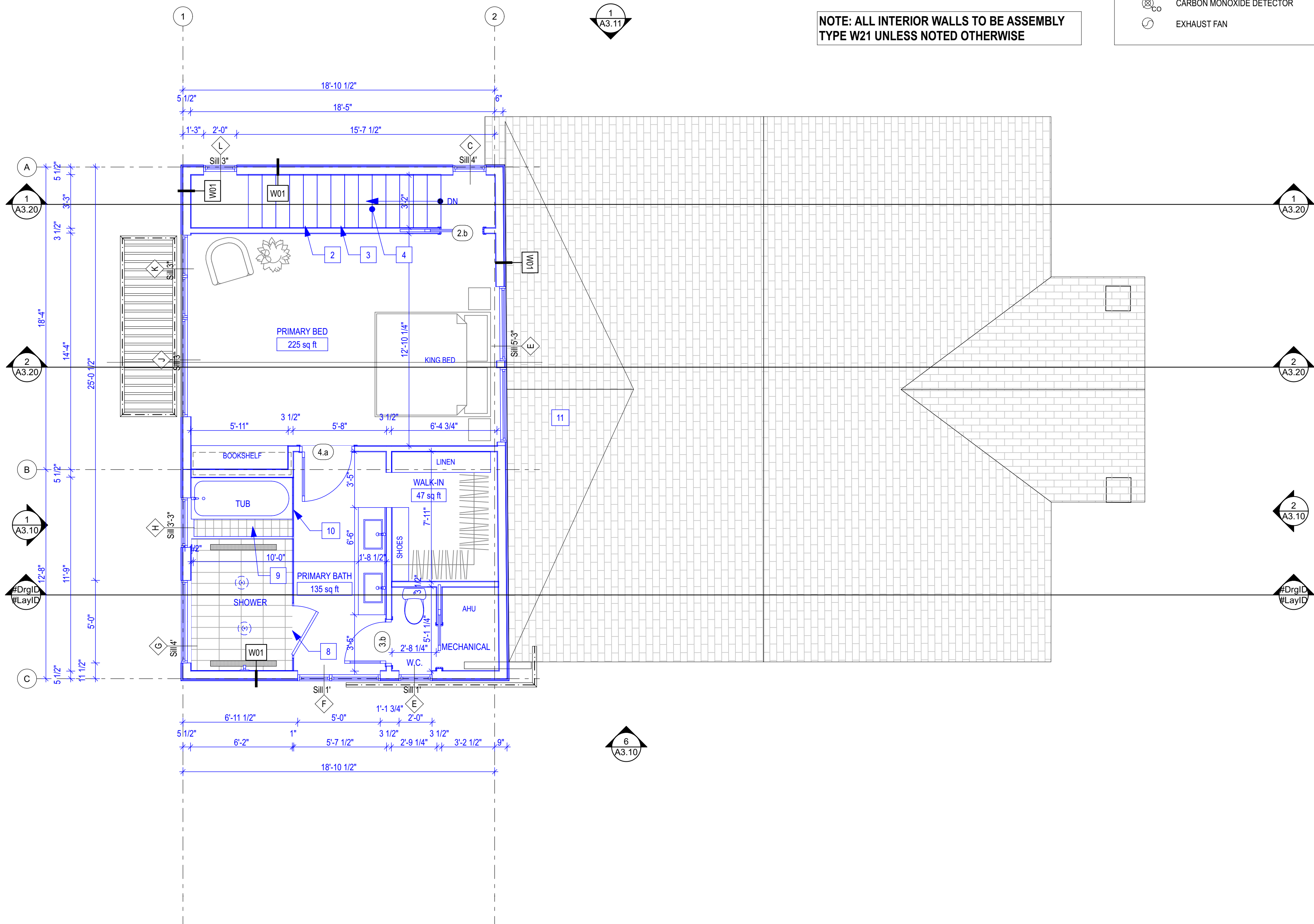
R311.7.8.2 CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS: 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.

R311.7.8.3 GRIP-SIZE: REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A CROSS SECTION OF DIMENSION OF NOT MORE THAN 2-1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

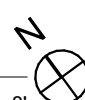
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1

**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"







**GENERAL PLAN NOTES**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES
- DO NOT SCALE PLANS.
  - V.I.F. ALL STAIR RISER HEIGHTS. RISERS CANNOT EXCEED 7.31".
  - ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE.
  - VERIFY ALL WINDOW R.O. DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO FRAMING AND CONTACT ARCHITECT IN CASE OF DISCREPANCY.
  - ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-8" O.C. AFF AND 8'-0" O.C. AFF IS REQUIRED.
  - ALL C.I.P. CONCRETE FLOORING TO BE FINISHED AS FINAL FLOORING ON THE GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY.
  - SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH MATERIALS, TRIM, AND ELECTRICAL FIXTURES.
  - MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS.

**Revision Block**

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

<b>ARCHITECT:</b>	PLURAL OFFICE LLC
<b>CLIENT:</b>	LUKE WHORTON
<b>ADDRESS:</b>	4308 DUVAL ST AUSTIN, TX 78751
<b>PROJECT NO:</b>	2204LWA
<b>DATE:</b>	10/24/22
<b>SCALE:</b>	If printed on 22x34 or 24x36 sheet, the scale is as indicated. If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

**Roof Plan**

**A2.22**

**ROOF PLAN KEY NOTES**

- R1. PROVIDE STRUCTURE PER STRUCTURAL DRAWINGS
- R2. PROVIDE ROOFING PER CLIENT
- R3. PROVIDE BOX GUTTER AND DOWNSPOUTS AND ROUTE TO DRAIN. EXTEND DOWNSPOUT OUTLETS BEYOND EXTENTS OF WOOD DECK.

**FLOOR PLAN LEGEND**

- EXISTING WALL TO REMAIN
- PROPOSED ELEMENT
- XX1 MATERIAL, APPLIANCE, FIXTURE TAG. REFERENCE SCHEDULES IN A8 SERIES
- X.1 DOOR TAG. REFERENCE DOOR SCHEDULE
- X WINDOW TAG. REFERENCE WINDOW SCHEDULE
- 1 KEY NOTE. REFERENCE KEY NOTES
- ELEVATION TAG. REFERENCE ELEVATIONS SHEETS
- SECTION TAG. REFERENCE ELEVATIONS SHEETS
- DETAIL TAG. REFERENCE DETAIL SHEETS
- DETAIL SECTION TAG. REFERENCE DETAIL SHEETS
- STEP / CHANGE IN ELEVATION
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN

**NOTE: ALL INTERIOR WALLS TO BE ASSEMBLY TYPE W21 UNLESS NOTED OTHERWISE**

**GUARD REQUIREMENTS**

**GUARD REQUIREMENTS PER IRC SECTION R312**

A. HEIGHT: GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 IN. MEASURED VERTICALLY. WHERE THE TOP OF THE GUARD SERVES THE HANDRAIL, GUARDS SHALL BE 34 TO 38 IN. IN HEIGHT MEASURED VERTICALLY.

B. OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 IN. IN DIAMETER.

**HANDRAIL REQUIREMENTS**

**HANDRAIL REQUIREMENTS PER IRC SECTION R311.7.8**

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

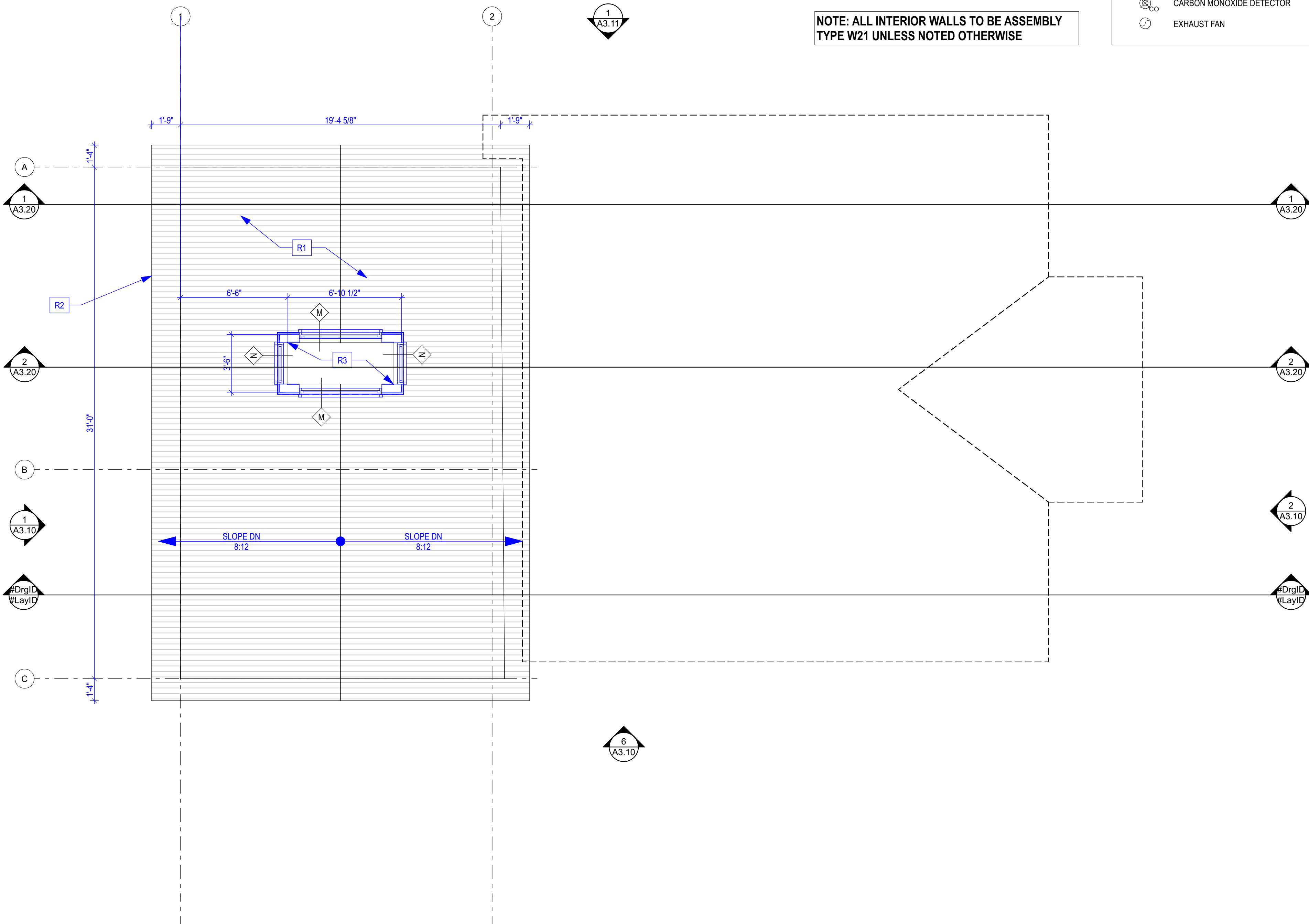
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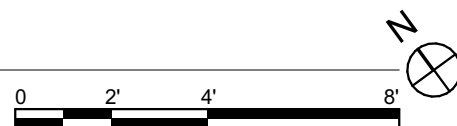
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1

**PROPOSED ROOF PLAN**

SCALE: 1/4" = 1'-0"





Architect of Record

**PLURAL**  
Plural Office LLC  
2235 E 6th St Austin TX, 78702  
www.pluraloffice.com | office@pluraloffice.com  
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Project

**WHORTON ADDITION**  
4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

**GENERAL PLAN NOTES**

CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES

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01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

**ARCHITECT:** PLURAL OFFICE LLC

**CLIENT:** LUKE WHORTON

**ADDRESS:** 4308 DUVAL ST  
AUSTIN, TX 78751

**PROJECT NO:** 2204LWA

**DATE:** 10/24/22

**SCALE:**

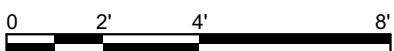
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**Building Elevations**

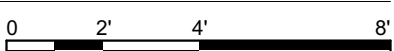
**A3.10**



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



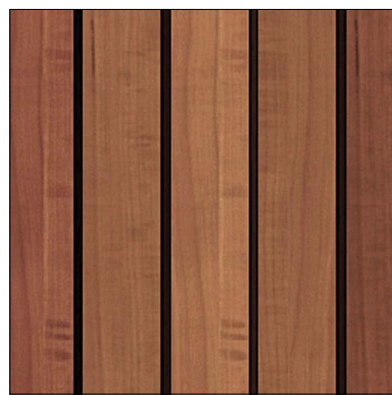
**MATERIAL LEGEND**



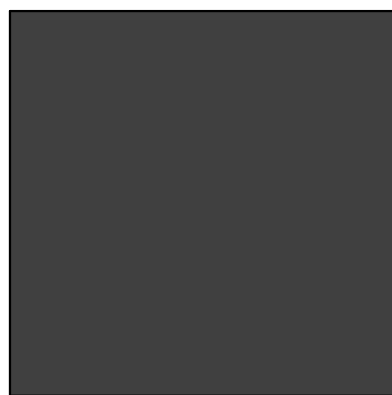
**MATERIAL A:**  
EXISTING WOOD SIDING  
PAINT SW SNOWBOUND 7004



**MATERIAL B:**  
5 1/2" WOOD RAINSCREEN SIDING  
PAINT SW SNOWBOUND 7004



**MATERIAL C:**  
5 1/2" WOOD RAINSCREEN SIDING  
WESTERN RED CEDAR  
CLEAR STAIN AND SEAL



**MATERIAL D:**  
EXISTING AND PROPOSED WOOD TRIM  
PAINT SW IRON ORE 7069

**ELEVATION/SECTION KEY NOTES**

- RETAIN MATERIAL A. PATCH AND REPAIR AS NECESSARY
- INSTALL MATERIAL B PER ELEVATIONS.
- INSTALL MATERIAL C PER ELEVATIONS.
- INSTALL MATERIAL D AROUND SELECT WINDOWS, DOORS, AND AT FASCIA.
- INSTALL STEEL FRAMED CANOPY. PAINT MATTE BLACK.
- INSTALL STANDING SEAM METAL ROOF. GALVALUME FINISH.
- BLACK ALUMINUM CLAD WINDOWS. MARVIN ELEVATE OR APPROVED SIMILAR.
- PROVIDE CUPOLA
- PROVIDE ROOF CRICKET BETWEEN NEW AND EXISTING





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**PROJECT NO:** 2204LWA

**DATE:** 10/24/22

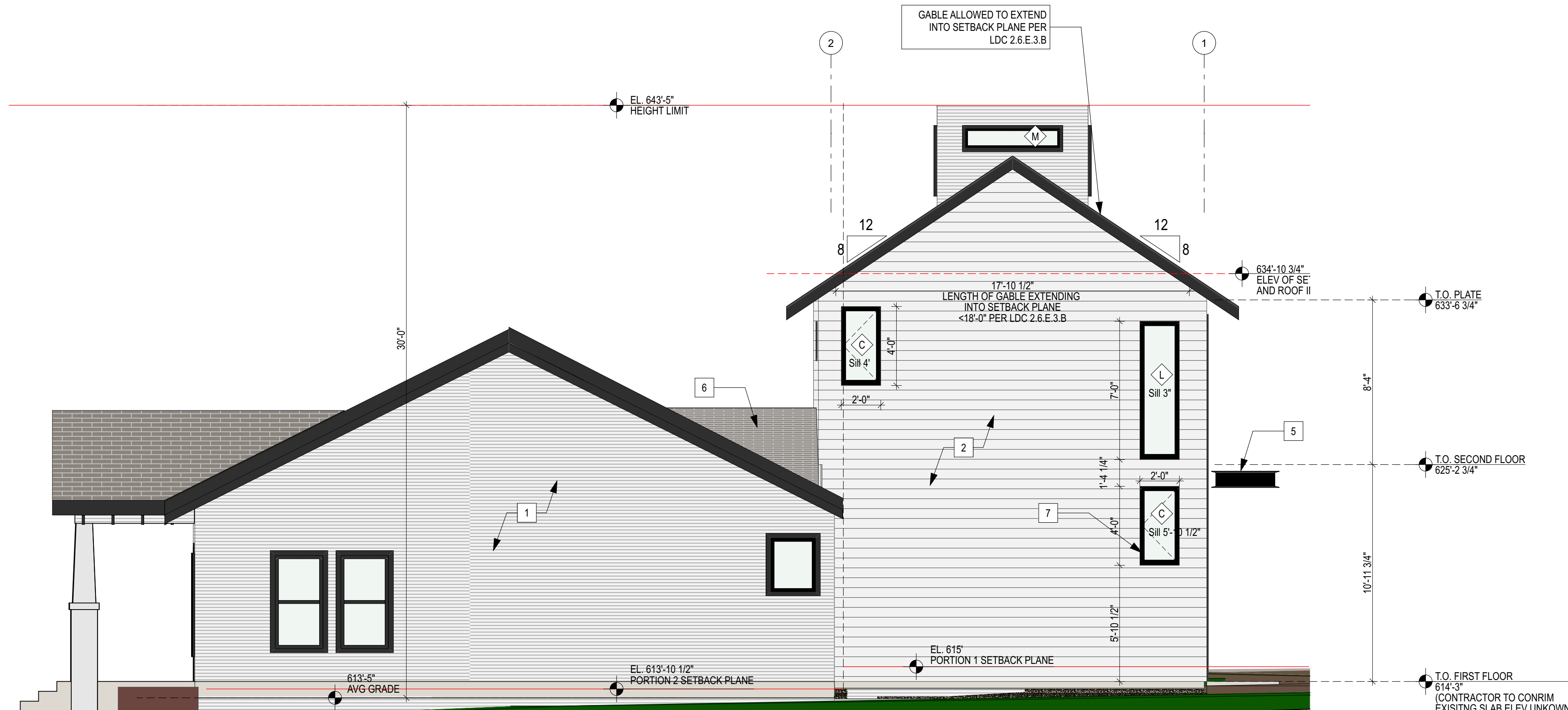
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**Building Elevations**

**A3.11**



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**MATERIAL LEGEND**



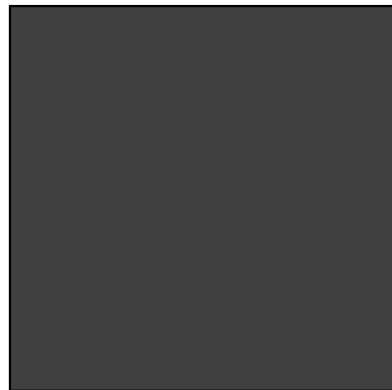
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Architect of Record

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Project

WHORTON ADDITION

4308 Duval St  
Austin, TX 78751

Architect's Seal



City Approval Stamp

Revision Block

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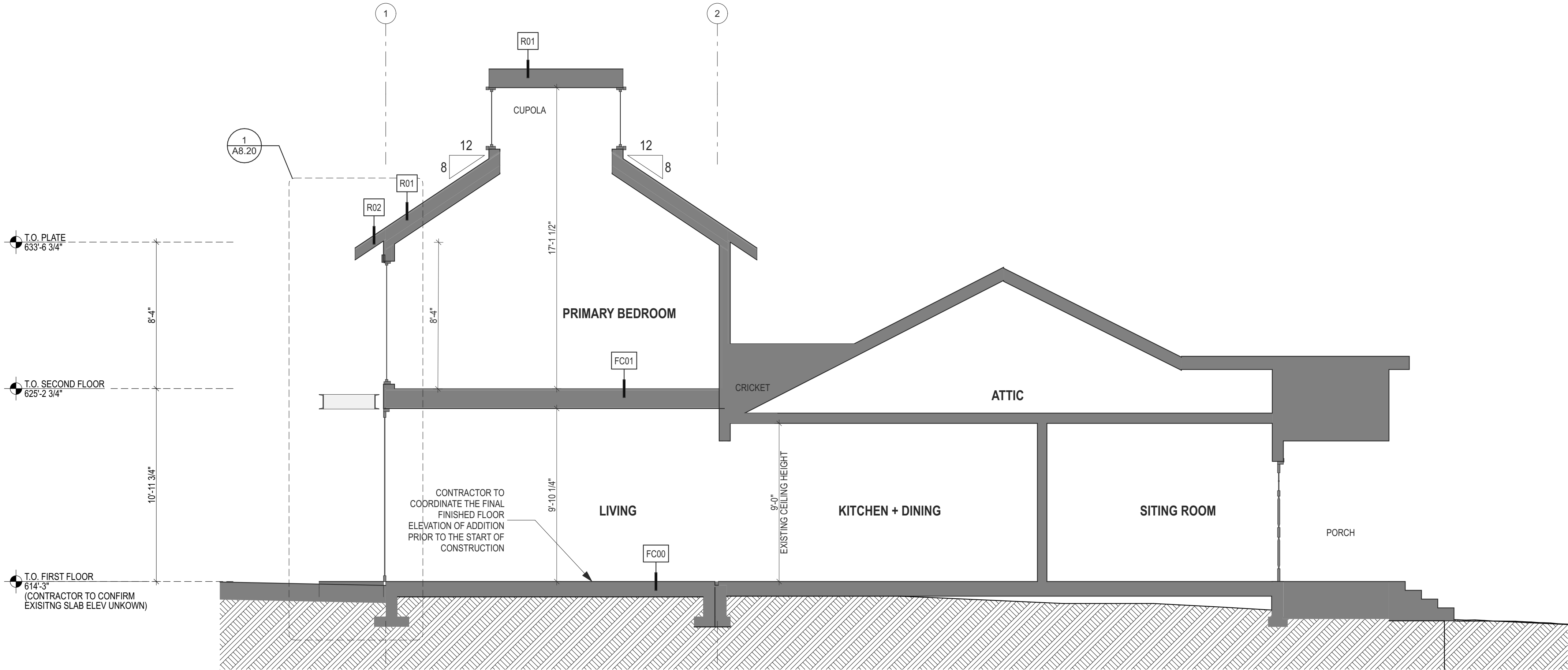
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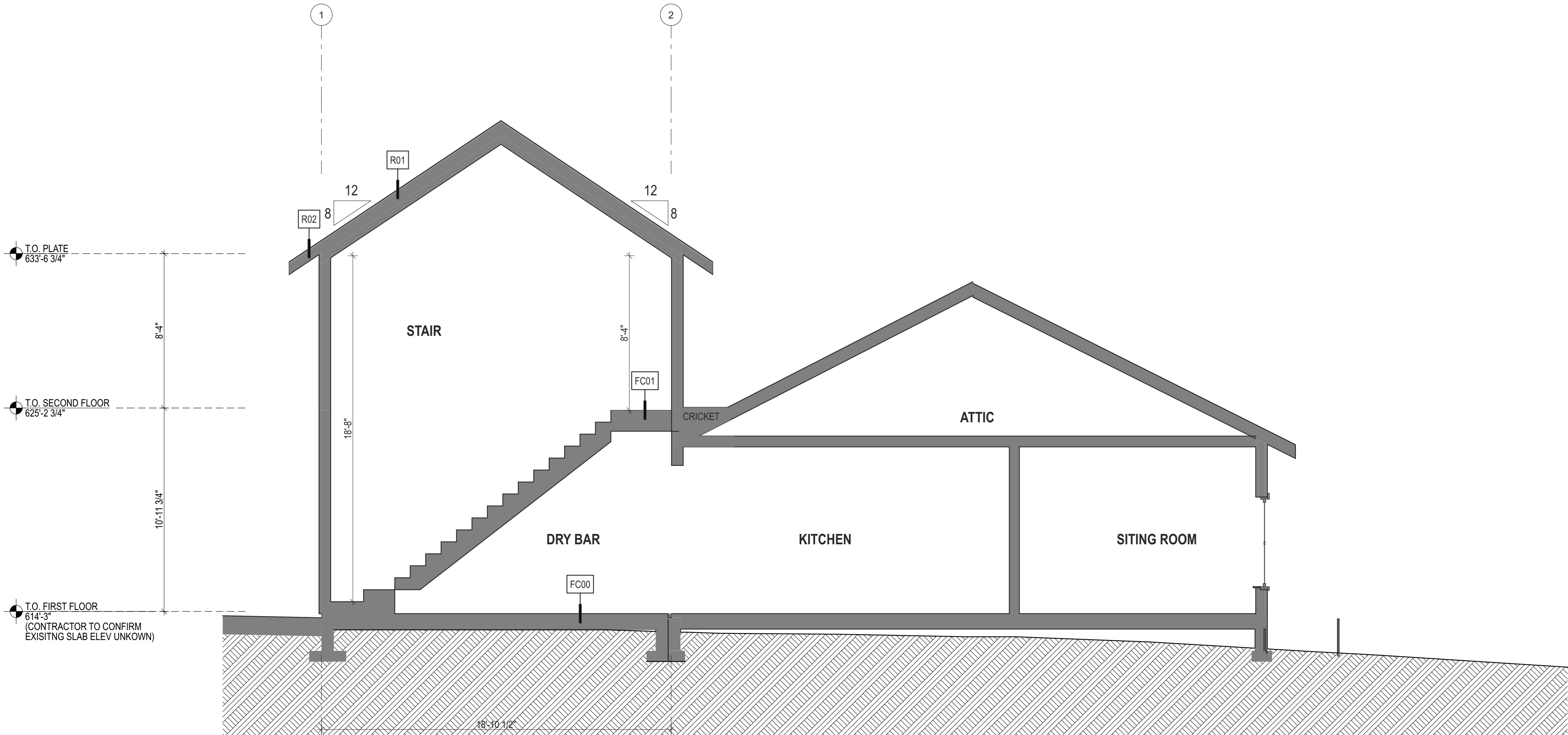
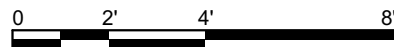
Building Sections

A3.20



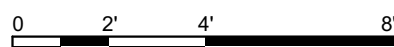
2 LONGITUDINAL SECTION CUPOLA

SCALE: 1/4" = 1'-0"



1 LONGITUDINAL SECTION STAIR

SCALE: 1/4" = 1'-0"





WINDOW SCHEDULE													
WINDOW NUMBER	A	B	C	E	E	F	G	H	J	K	L	M	N
QUANTITY	1	1	2	1	2	1	1	1	1	1	1	2	2
ELEVATION													
DIMENSIONS	2'-0"×3'-0"	5'-0"×7'-0"	2'-0"×4'-0"	2'-0"×8'-0"	4'-6"×2'-0"	5'-0"×8'-0"	5'-0"×3'-3"	3'-0"×3'-0"	6'-0"×7'-0"	5'-0"×7'-0"	2'-0"×7'-0"	5'-0"×1'-3"	2'-6"×3'-6"
WINDOW FUNCTION	CASEMENT	COMBI	CASEMENT	COMBI	AWNING	COMBI	AWNING	AWNING	FIXED	COMBI	FIXED	FIXED	FIXED
WINDOW MANUFACTURER	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - CORNER GLAZE	MARVIN - CORNER GLAZE
EXT FINISH	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM	BLACK ALUM
INT FINISH	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE	UNFINISHED PINE
U-VALUE	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX	0.30 MAX
SHGC	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX	0.25 MAX

DOOR SCHEDULE											
DOOR TYPE	1.a	1.b	2.a	2.b	3.a	3.b	4.a	4.b	5.a	5.a	5.b
QUANTITY	1	1	1	1	1	1	1	1	1	1	1
ELEVATION											
LEAF DIMENSIONS	3'-0"×8'-0"	10'-8"×9'-8"	2'-8"×8'-0"	2'-6"×6'-8"	2'-6"×6'-8"	2'-6"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	2'-6"×6'-8"	2'-8"×6'-8"	2'-6"×6'-8"
TYPE	SWING DOOR	SLIDING	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR	SWING DOOR
DOOR MANUFACTURER	MARVIN	MARVIN	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE	MARVIN TRUSTILE
DOOR MODEL	ULTIMATE	ULTIMATE	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL	TS1000 - "C" PANEL
INTERIOR DOOR FINISH	UNFINISHED PINE	UNFINISHED PINE	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
EXTERIOR DOOR FINISH	BLACK ALUM	BLACK ALUM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
FRAME FINISH	BLACK ALUM	BLACK ALUM	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
HANDING	RIGHT HAND	RIGHT HAND	RIGHT HAND	POCKET	LEFT HAND	LEFT HAND	RIGHT HAND	LEFT HAND	POCKET	POCKET	POCKET
DOOR MATERIAL	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF	SOLID CORE MDF
HARDWARE	ENTRY	ENTRY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY
U-VALUE	0.30 MAX	0.30 MAX	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SHGC	0.25 MAX	0.25 MAX	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

DOOR SCHEDULE NOTES	
1.	SEE ARCHITECTURAL PLANS AND ELEVATIONS FOR HINGE DIRECTIONS.
2.	SWING ESTABLISHED FACING HINGE SIDE OF DOOR (CONTRACTOR TO VERIFY SWING DIRECTION).
3.	ALL WIDTHS AND HEIGHTS DENOTE DOOR LEAF SIZES, EXCEPT DOUBLE DOOR UNITS WHICH ARE NOTED AS DOUBLE LEAF SIZE. U.N.O. IN KEY NOTES.
4.	ALL DOORS WITH GLAZING TO HAVE LOW-E, INSULATED TEMPERED SAFETY GLASS.
5.	EGRESS DOORS NOTED IN KEYNOTES.
6.	U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
7.	ALL EXTERIOR DOORS TO BE KEYED THE SAME.
8.	VERIFY KEYING REQUIREMENTS FOR ALL INTERIOR DOORS WITH OWNER.

WINDOW SCHEDULE NOTES	
1.	ALL WINDOW SIZES DENOTE ROUGH OPENING. CONTRACTOR TO VERIFY ROUGH OPENING WITH WINDOW MANUFACTURER REQUIREMENTS.
2.	CONTRACTOR IS RESPONSIBLE FOR ORDERING THE CORRECT WINDOW SIZES. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS DURING CONSTRUCTION.
3.	SEE BUILDING ELEVATIONS FOR HINGE LOCATIONS AND DIRECTIONS.
4.	ALL GLAZING TO BE LOW-E, INSULATED GLAZING, U.O.N.
5.	U-FACTORS SHALL BE LABELED AND NFRC CERTIFIED.
6.	ALL EMERGENCY ESCAPE AND RESCUE OPENINGS FOR EGRESS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
7.	HAZARDOUS GLAZING LOCATIONS: <div><div>1.</div><div>GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.</div><div>2.</div><div>GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.</div><div>3.</div><div>GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:<div><div>a.</div><div>THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET; AND</div><div>b.</div><div>THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND</div><div>c.</div><div>THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND</div><div>d.</div><div>ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.</div></div></div><div>4.</div><div>ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE</div><div>5.</div><div>GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.</div><div>6.</div><div>GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.</div><div>7.</div><div>GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.</div></div>
WINDOW ABBREVIATIONS	
S.G. = SAFETY GLAZING REQUIRED DUE TO WINDOW BEING LOCATED IN A HAZARDOUS LOCATION	

Architect of Record

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Project

WHORTON ADDITION

4308 Duval St

Austin, TX 78751

Architect's Seal

City Approval Stamp

Revision Block		
Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

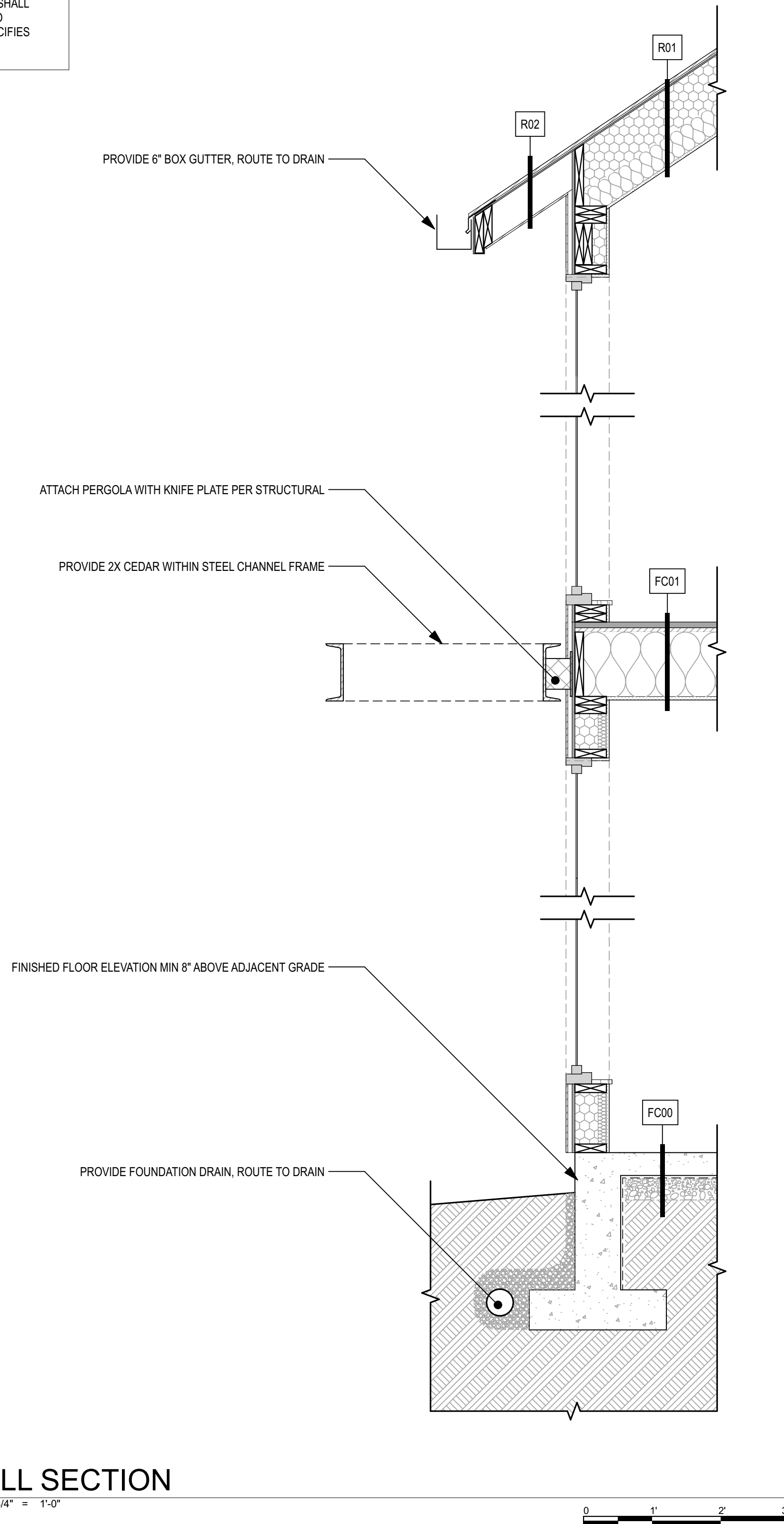
ARCHITECT:	PLURAL OFFICE LLC
CLIENT:	LUKE WHORTON
ADDRESS:	4308 DUVAL ST AUSTIN, TX 78751
PROJECT NO:	2204LWA
DATE:	10/24/22
SCALE:	If printed on 22x34 or 24x36 sheet, the scale is as indicated. If printed on an 11x17 or 12x18 sheet, the scale is reduced by half.

Window and Door Schedule

A8.10



1. SPRAY FOAMS SHALL HAVE A FLAME SPREAD OF LESS THAN 25 AND SMOKE-DEVELOPED INDEX OF LESS THAN 450.
2. SPRAY FOAMS SHALL NOT BE INSTALLED AT THICKNESSES GREATER THAN 4" UNLESS TESTED FOR ACTUAL END-USE CONFIGURATIONS AND SPECIFIED BY AN ICC EVALUATION REPORT OR SIMILAR.
3. ALL SPRAY FOAM SHALL BE SEPARATED FROM THE INTERIOR OF THE STRUCTURE BY MIN. 1/2" GYPSUM WALLBOARD OR MIN. 23/32" WOOD STRUCTURAL PANEL.
4. SPRAY FOAM IN ATTIC INSTALLATIONS SHALL HAVE AN APPROVED IGNITION BARRIER APPLIED UNLESS THE ICC ESR OR SIMILAR REPORT SPECIFIES OTHERWISE.
5. SPRAY FOAM IN CRAWL SPACE INSTALLATIONS SHALL HAVE AN APPROVED IGNITION BARRIER APPLIED UNLESS THE ICC ESR OR SIMILAR REPORT SPECIFIES OTHERWISE.

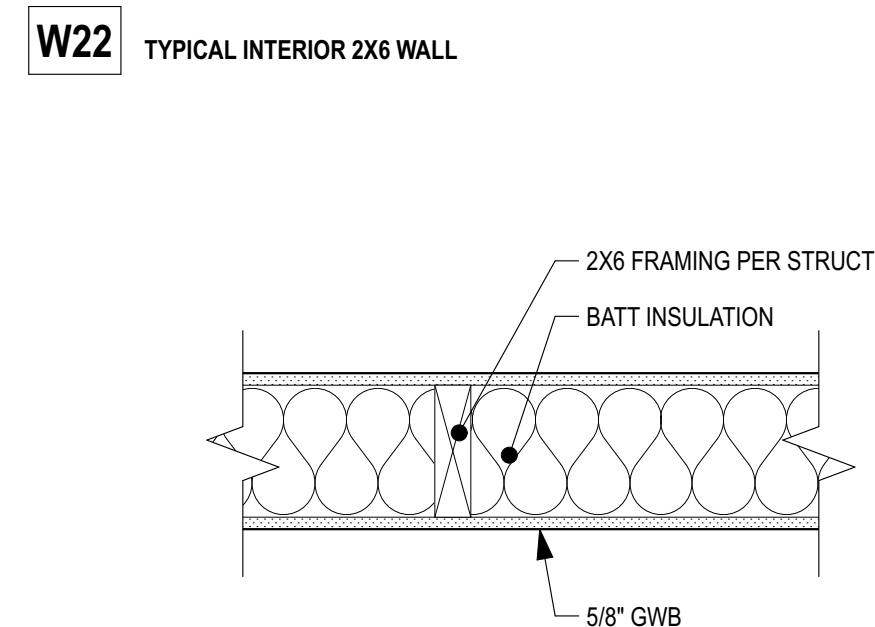
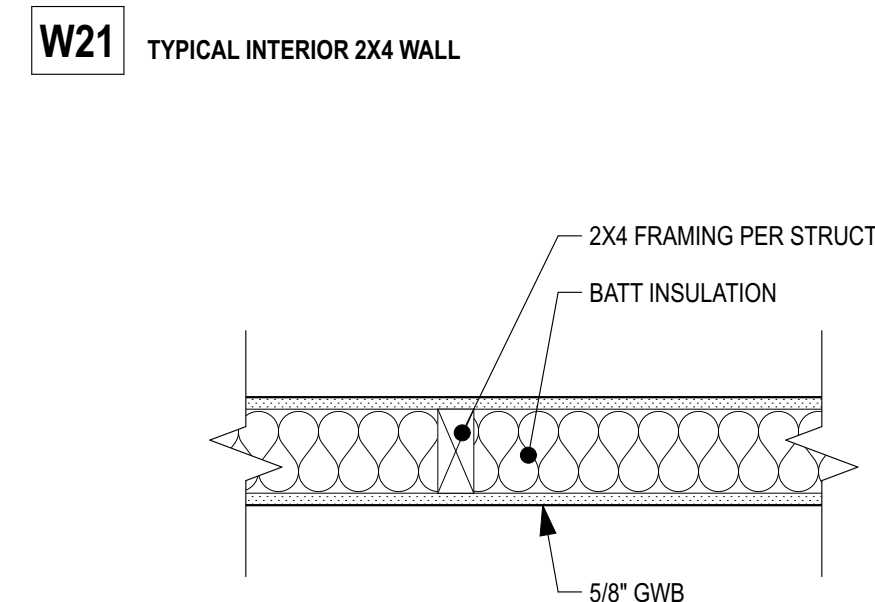
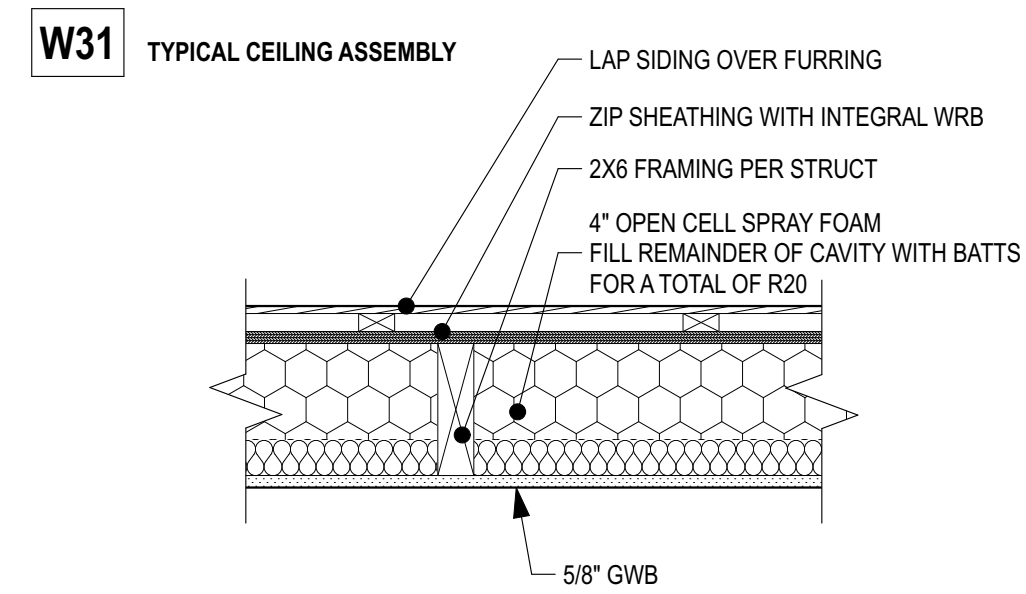
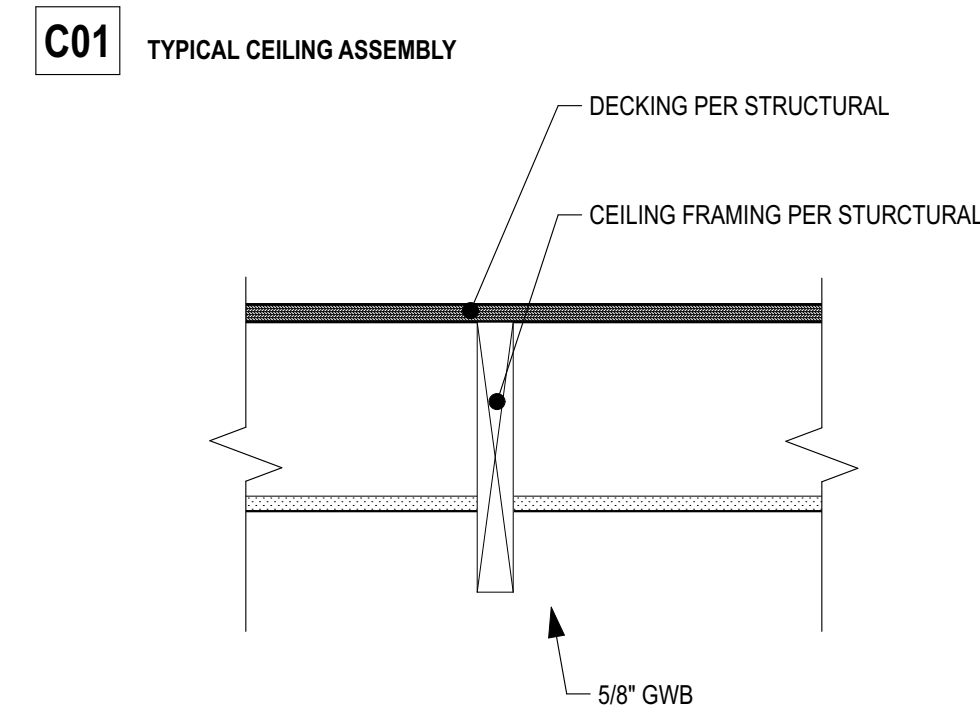
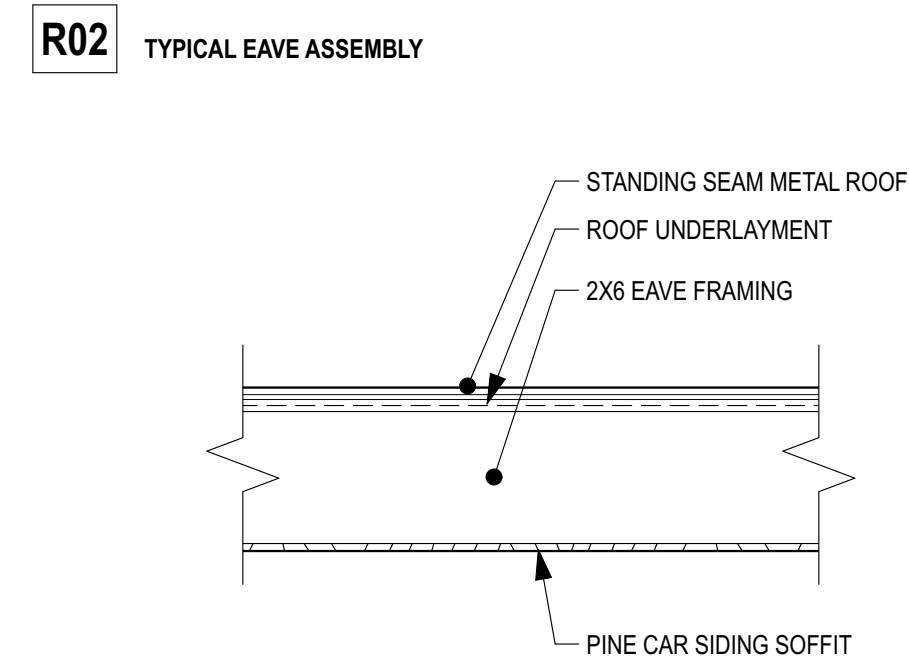
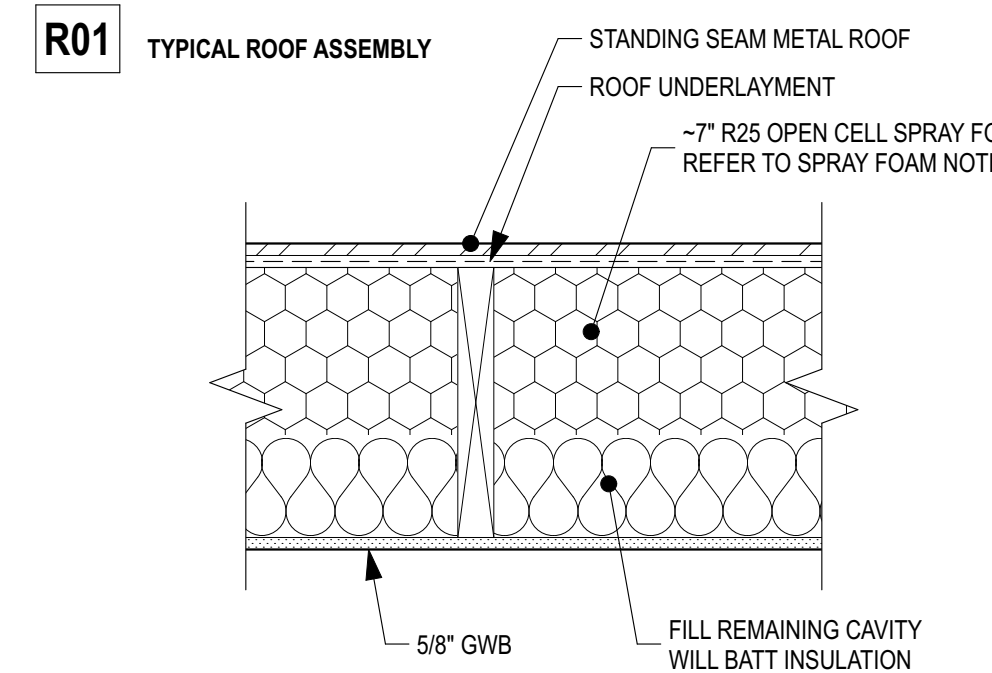
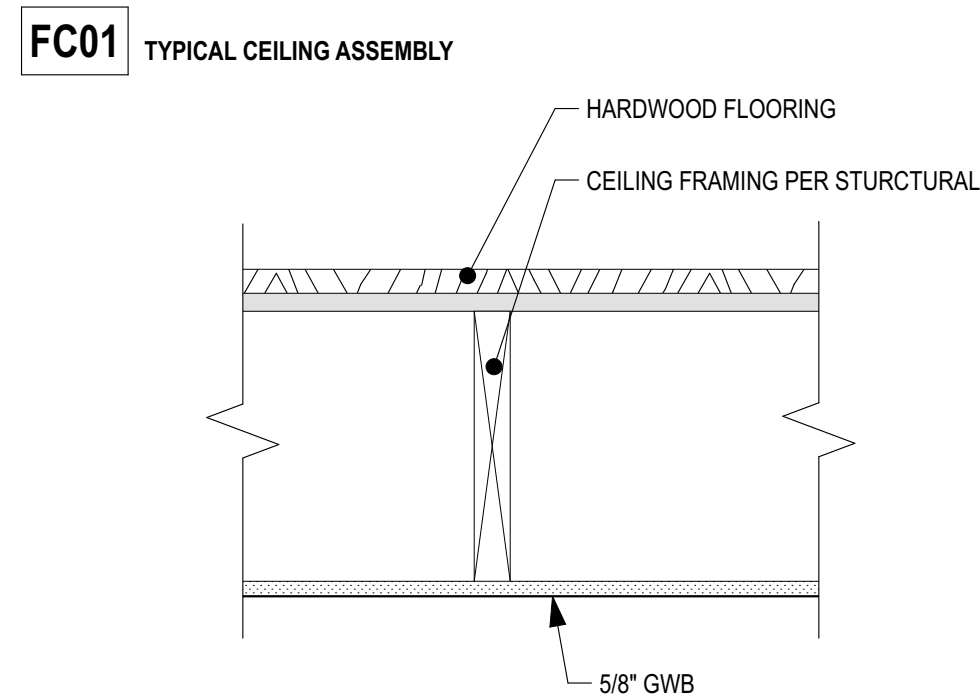
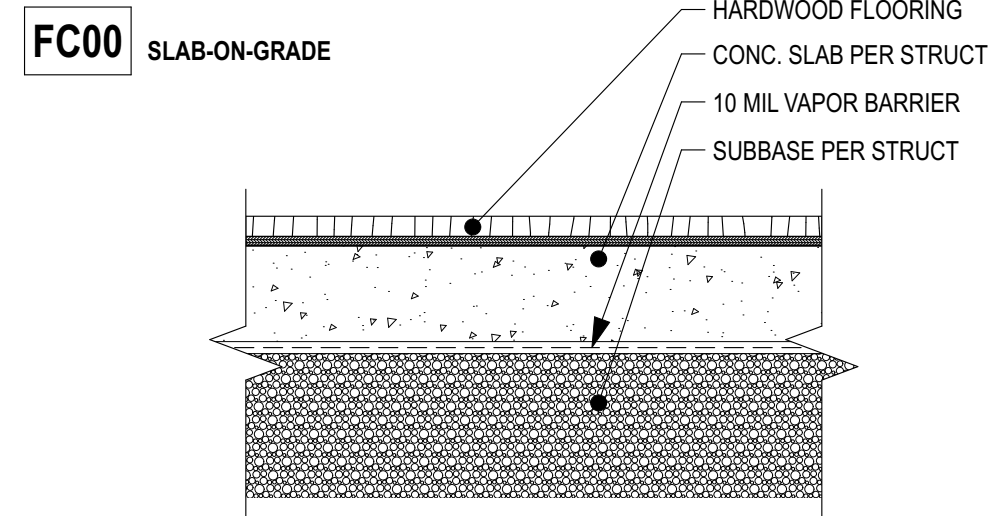


# 1 WALL SECTION

SCALE: 3/4" = 1'-0"



## ASSEMBLY TYPES



Architect of Record

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Project

**WHORTON ADDITION**  
4308 Duval St  
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Architect's Seal



City Approval Stamp

## Revision Block

Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
02	HISTORIC REVIEW UPDATE	10.24.2022

**ARCHITECT:** PLURAL OFFICE LLC

**CLIENT:** LUKE WHORTON

**ADDRESS:** 4308 DUVAL ST  
AUSTIN, TX 78751

PROJECT NO: 2204LWA

DATE: 10/24/22

**SCALE:**  
If printed on 22x34 or 24x36 sheet,  
the scale is as indicated.  
If printed on an 11x17 or 12x18 sheet,  
the scale is reduced by half.

## Assemblies and Wall Section

## A8.20