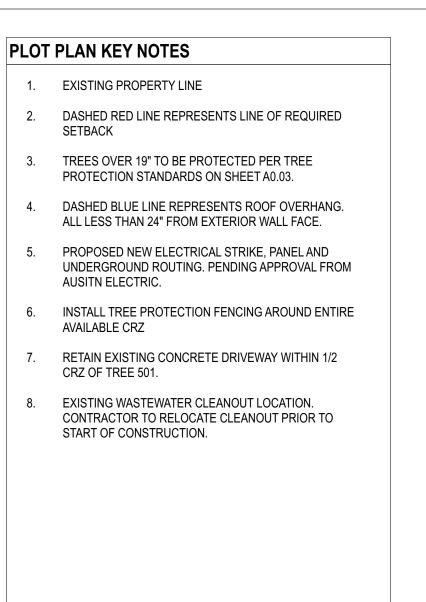
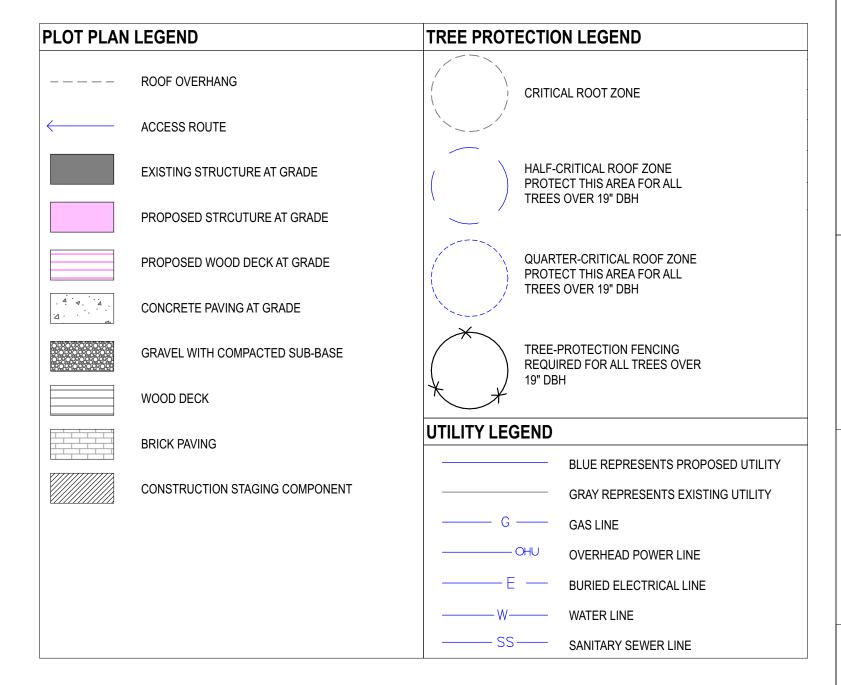


Legal Description of the Land:
A 0.143 ACRE TRACT LYING AND BEING SITUATED IN THE T. GRAY SURVEY NO. 10,

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





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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 7-3/4". 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. ALL CABINETS TO HAVE 2X12 BLOCKING @ 3'-0" O.C. AFF, 4'-6" 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. MIN	DELECTRICAL FIXTURES. IIMUM JAMB DIMENSION TO BE 4 AMED. SEE INTERIOR DETAILS	1 1/2",
F	Revision E	Block	
	ansmittal t ID	Transmittal Set Name	Date
01		BUILDING PERMIT	09.02.2022
AR	CHITECT:	PLURAL OFFI	CE LLC
CL	IENT:	LUKE WHORT	ON
AD	DRESS:	4308 DUVAL ST AUSTIN, TX 78751	
PR	OJECT NO	2204LWA	
DA	TE:	9/6/22	
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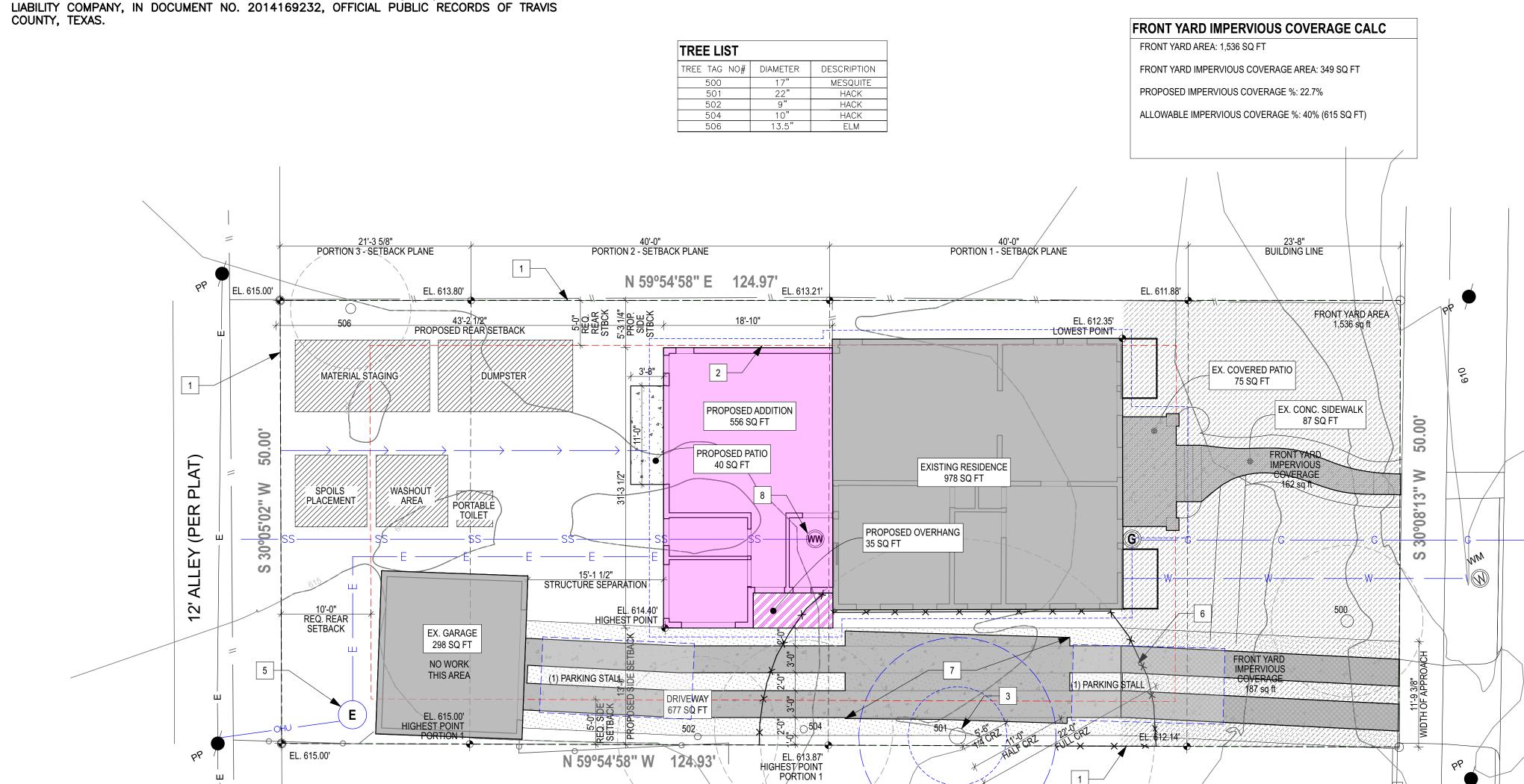
If printed on 22x34 or 24x36 sheet,

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

SCALE:

Plot Plan

A1.10



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.
1st Floor		978.00	556.00			1,534.00
2 nd Floor			619.00			619.00
3 rd Floor			29.00			29.00
Area w/ cei	lings > 15'			Must follow article 3.3.5		0.00
Ground Flo	01 1 01 011			☐ Full Porch sq. ft. (3.3.3.A)		0.00
Basement ⁴				200 sq. ft. (3.3.3 A 2) Must follow article 3.3.3B, see note below		0.00
Attic ⁵				Must follow article 3.3.3C, see note below		0.00
Garage ² (check	Attached			☐ 200 sq. ft. (3.3.2 B 1)		0.00
article utilized)	Detached	450.00		■ 450 sq. ft. (3.3.2 A 1 / 2a) □ 200 sq. ft. (3.3.2 B 2a / 2b)	450.00	0.00
Carport ² : (check	Attached			☐ 450 sq. ft. (3.3.2 A 3) ☐ 200 sq. ft. (3.3.2 B 1) ³		0.00
article utilized)	Detached			☐ 450 sq. ft. (3.3.2 A 1)		0.00
Accessory (detached)	Building(s)					0.00
Totals		1,428.00	1,204.00	TOTAL GR	OSS FLOOR AREA	2,182.00

(Total Gross Floor Area \div Lot Area) x $100 = \underline{0.35}$ Floor-To-Area Ratio (FAR)

Area Description Note: Provide a separate calculation for each distinct area. Attach	Existing Rem	-	New/Add	ed sq. ft.	d sq. ft. Total sq. ft.	
additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1st Floor conditioned area	978.00		556.00		1,534.00	0.00
b) 2 nd Floor conditioned area	0.00		619.00		619.00	0.00
c) 3 rd 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 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	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area	978.00	556.00	1,534.00
b) 2 nd floor conditioned area	0.00	619.00	619.00
c) 3 rd 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)	(<u>A</u>) 1,351.00	631.00	(<u>B</u>) 1,982.00
1) 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 I through q)	(<u>C</u>) 2,115.00	631.00	(<u>D</u>) 2,746.00
r) Pool	0.00	0.00	0.00
s) Spa	0.00	0.00	0.00

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)

Lot Area (sq. ft.): <u>6,211.00</u>

Existing Building Coverage (see above A, sq. ft.): 1,351.00

Existing Coverage (see above $\underline{\mathbf{A}}$, sq. 1t.): $\underline{}$ Existing Coverage % of lot ($\underline{\mathbf{A}} \div \mathbf{Lot} \, \mathbf{Area}$) x 100 : $\underline{}$ 22.00 %

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> %

Impervious Cover Information

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)

Existing Impervious Coverage (see above $\underline{\mathbf{C}}$, sq. ft.): $\underline{2,115.00}$

Existing coverage % of lot ($\underline{\mathbf{C}} \div \mathbf{Lot} \mathbf{Area}$) x 100 : $\underline{\mathbf{34.00}}$ %

Final Impervious Coverage (see above <u>D</u>, sq. ft.): <u>2,746.00</u>

Final coverage % of lot ($\underline{\mathbf{D}} \div \mathbf{Lot} \mathbf{Area}$) x 100 : $\underline{\mathbf{44.20}}$ %

WHORTON ADDITION

ADDRESS: 4308 DUVAL ST AUSTIN, TX 78751 **BUILDING PERMIT SUBMISSION**09/02/2022



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 Visitability 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		

OWNER
LUKE WHORTON
4308 DUVAL ST
AUSTIN. TX 78751

CONTRACTOR

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

ENGINEER

TBAE# BR 3976

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.

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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.

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Project

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ERED ARC

SUN KYLE

28342

28342

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Revision Block

Transmittal Set ID

O1

BUILDING PERMIT

09.02.2022

CLIENT: LUKE WHORTON

PLURAL OFFICE LLC

ADDRESS: 4308 DUVAL ST AUSTIN, TX 78751

PROJECT NO: 2204LWA

DATE:

ARCHITECT:

SCALE:

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the scale is as indicated.

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9/6/22

Cover

A0.00













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Revision Block					
Transmittal Set ID	Transmittal Set Name	Date			
01	BUILDING PERMIT	09.02.2022			
ARCHITECT:	PLURAL OFFI	CE LLC			
CLIENT:	LUKE WHORT	ON			
ADDRESS:	4308 DUVAL S AUSTIN, TX 75				
PROJECT NO): 2204LWA				

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Renderings

SCALE:

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EXISTING EAST FACADE SCALE: 1:2.50



EXISTING WEST FACADE
SCALE: 1:2.50

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Revision Block				
Transmittal Set ID	Transmittal Set Name	Date		
01	BUILDING PERMIT	09.02.2022		
ARCHITECT:	PLURAL OFFI	CE LLC		
CLIENT:	LUKE WHORT	TON		

4308 DUVAL ST AUSTIN, TX 78751 ADDRESS:

PROJECT NO: 2204LWA

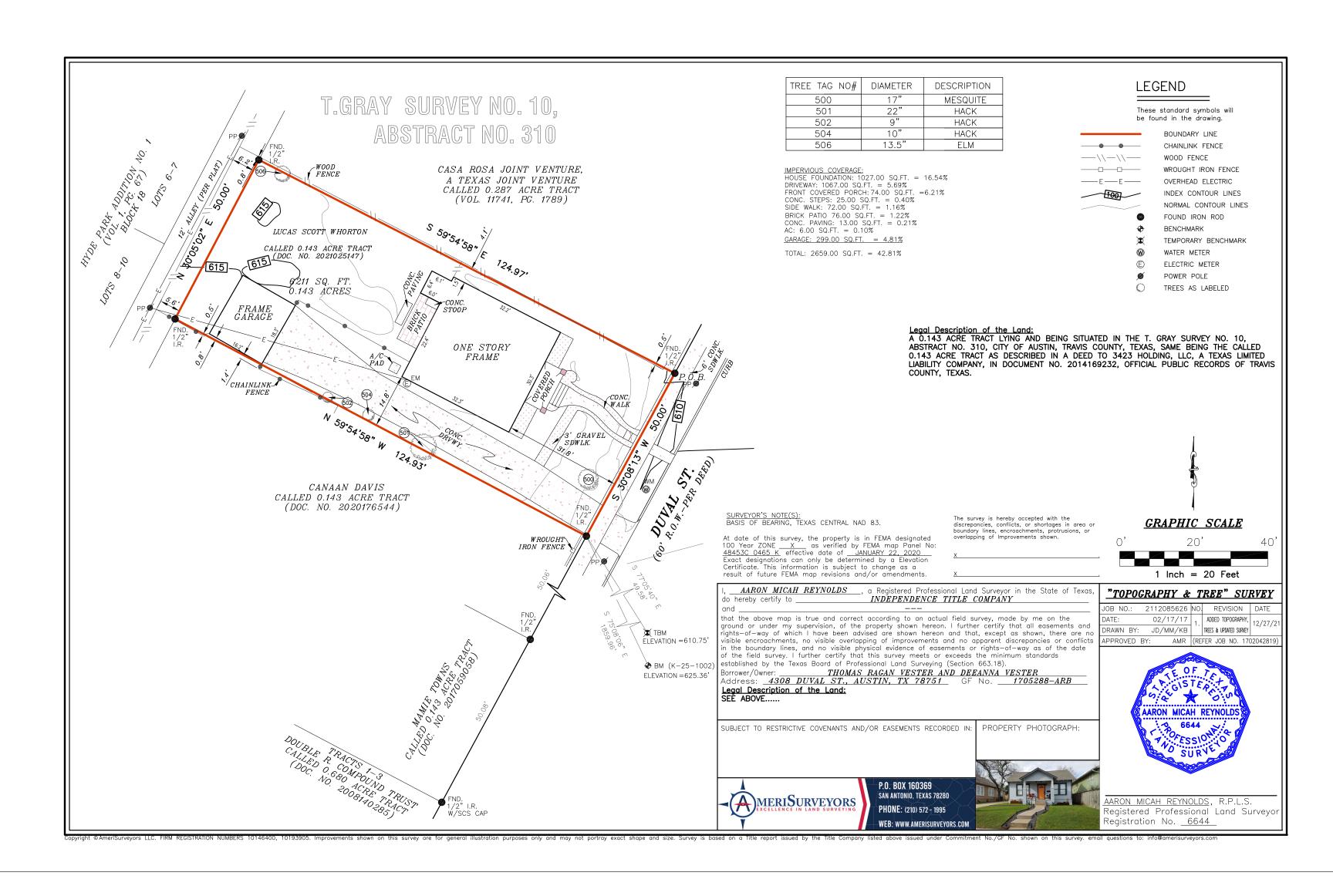
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Existing Photography

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Project

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4308 Duval St Austin, TX 78751

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RED ARC

KYLE

28312

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Revision E Transmittal	Block Transmittal Set Name	Date
Set ID	Transmillar set Name	Date
01	BUILDING PERMIT	09.02.2022
ARCHITECT:	ECT: PLURAL OFFIC	

CLIENT: LUKE WHORTON

ADDRESS: 4308 DUVAL ST AUSTIN, TX 78751 PROJECT NO: 2204LWA

ATE: 9/6/22

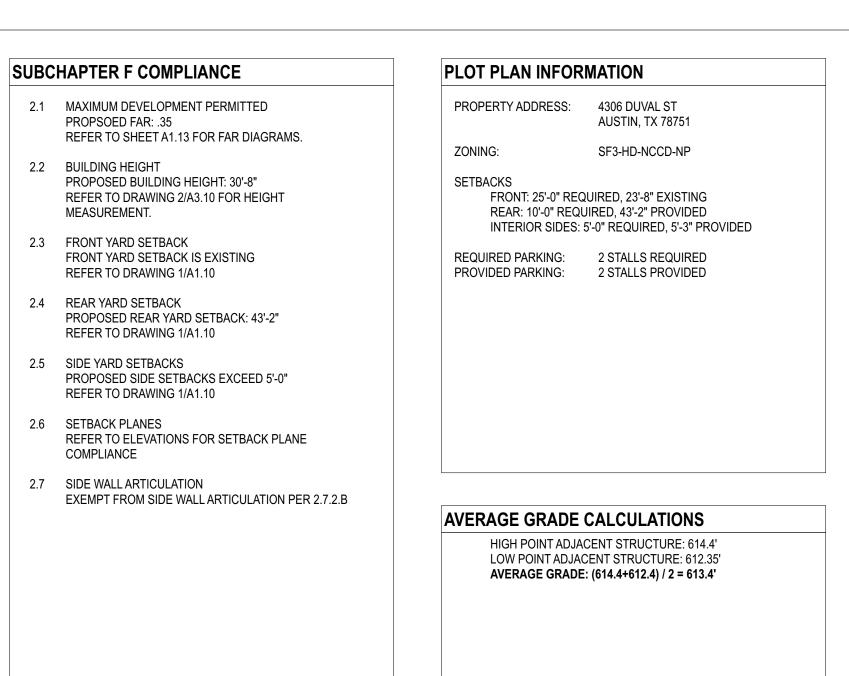
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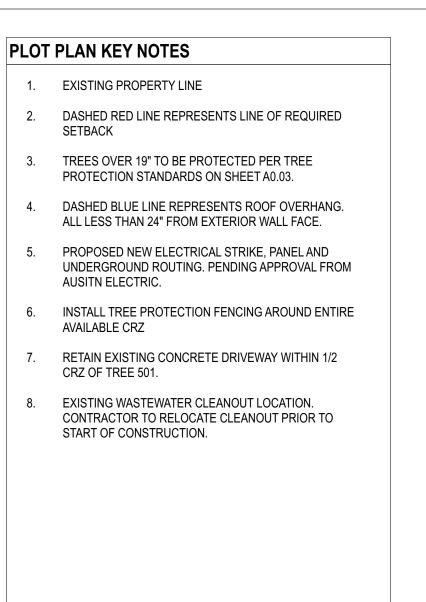
Survey

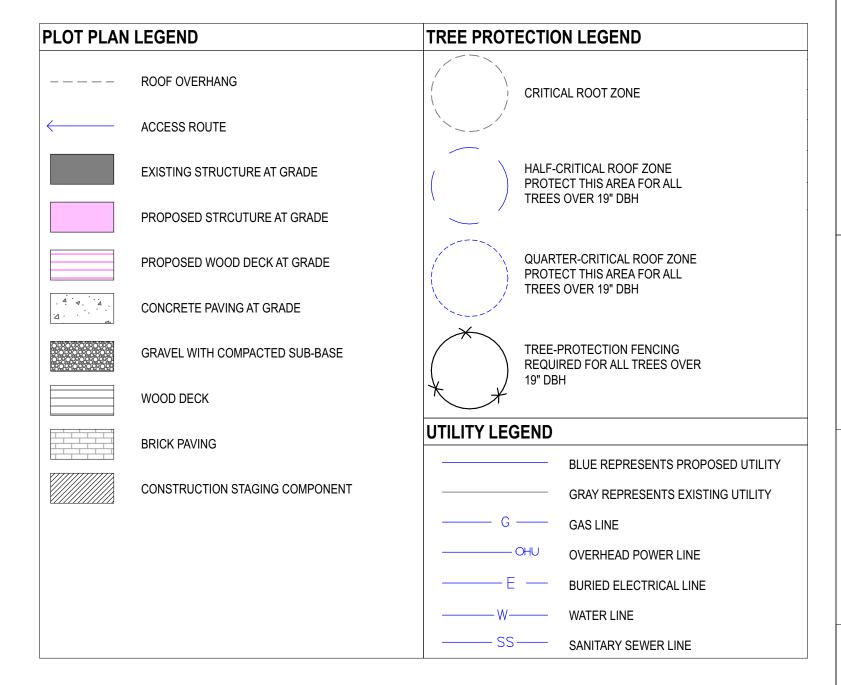
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ABSTRACT NO. 310, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THE CALLED 0.143 ACRE TRACT AS DESCRIBED IN A DEED TO 3423 HOLDING, LLC, A TEXAS LIMITED





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GENERAL PLAN NOTES

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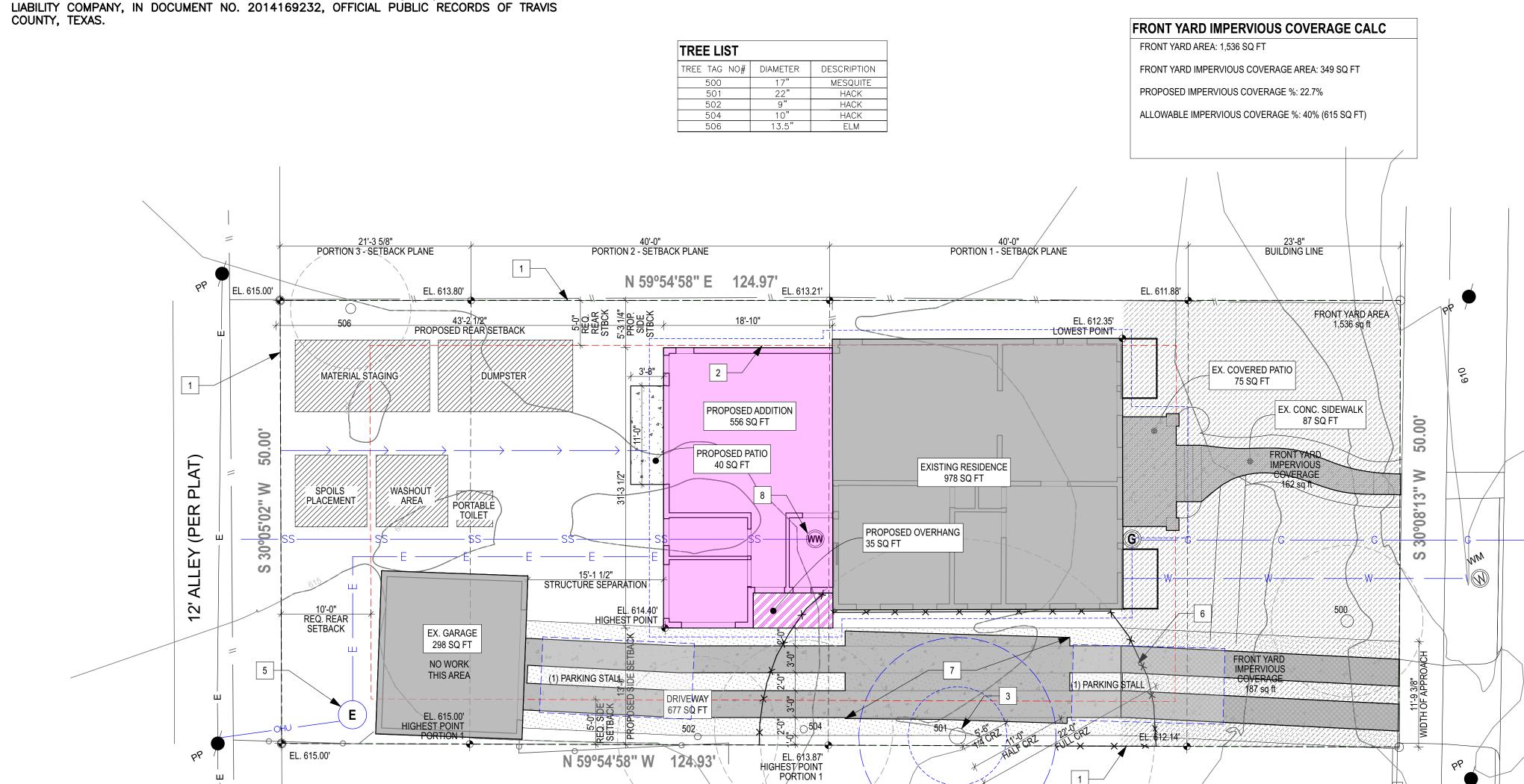
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SCALE:

Plot Plan

A1.10



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 (X.1) DOOR TAG. REFERENCE DOOR SCHEDULE IRC 307.8.7.2. 4. PROVIDE 6'-8" MIN. VERTICAL CLEARANCE AT ALL STAIRS PER SRC 311.7.2, TYP 5. PROVIDE WINDER TREADS PER IRC R311.7.5.2 6. PROVIDE NEW FIXTURES IN EXISTING RESTROOM. 7. PROVIDE 1 HR FIRE RATING UNDER STAIRS. 8. PROVIDE ZERO-THRESHOLD SHOWER 9. DROP IN TUB WITH TILE SURROUND. DETAIL TAG. REFERENCE DETAIL SHEETS 10. SHOWER GLASS 11. PROVIDE ROOF CRICKET 12. NO STEPS ALLOWED ALONG VISITABLE ROUTE. REFER TO A1.13 NOTE: ALL INTERIOR WALLS TO BE ASSEMBLY TYPE W21 UNLESS NOTED OTHERWISE 18'-10 1/2" **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. (2.b)

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).

HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF

EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE

R311.7.8.2 CONTINUITY:

HANDRAIL REQUIREMENTS

HANDRAIL REQUIREMENTS PER IRC SECTION R311.7.8

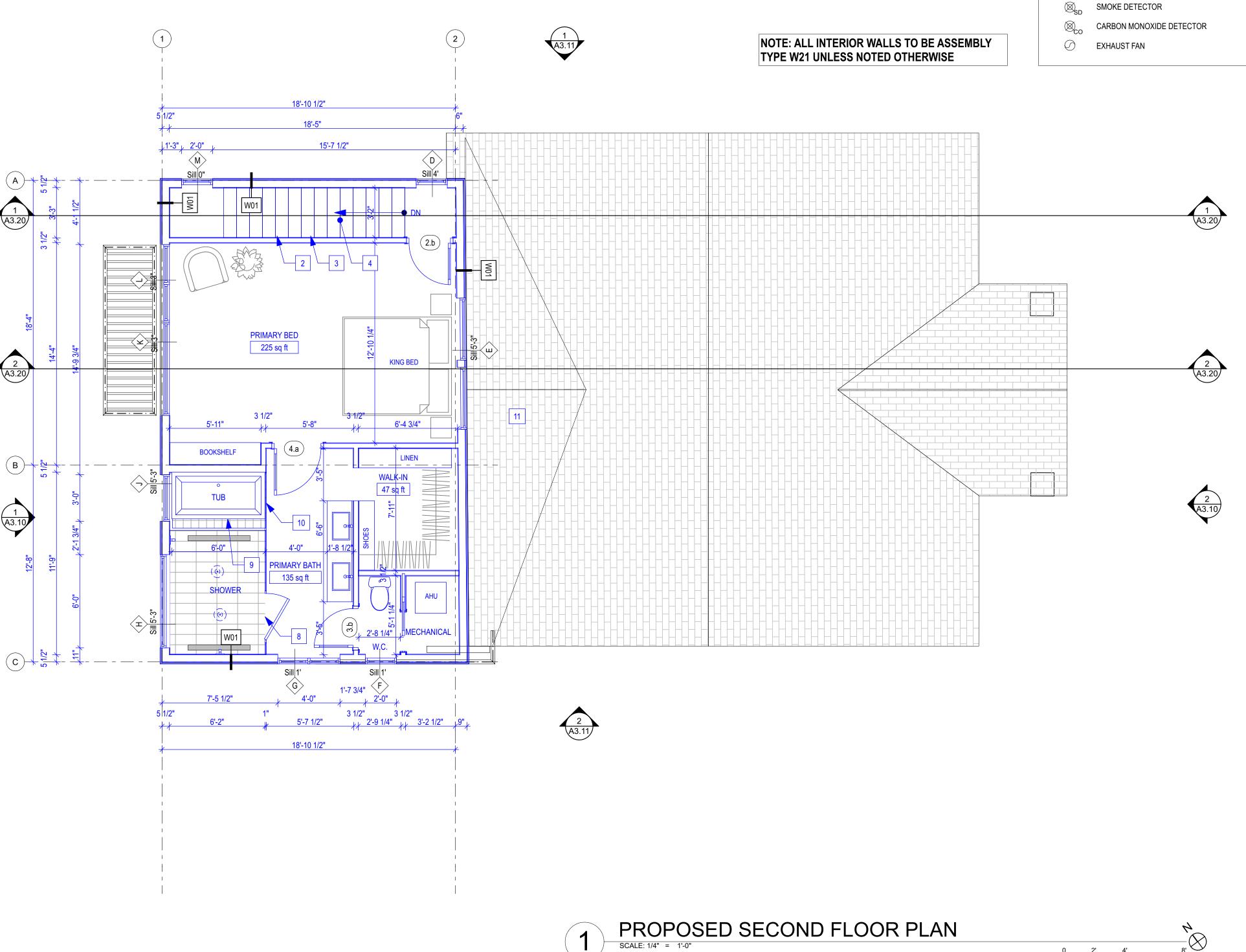
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 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 11/4 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 61/4 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 11/4 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).



Architect of Record

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FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

MATERIAL, APPLIANCE, FIXTURE TAG.

KEY NOTE. REFERENCE KEY NOTES

STEP / CHANGE IN ELEVATION

REFERENCE SCHEDULES IN A8 SERIES

WINDOW TAG. REFERENCE WINDOW SCHEDULE

ELEVATION TAG. REFERENCE ELEVATIONS SHEETS

SECTION TAG. REFERENCE ELEVATIONS SHEETS

DETAIL SECTION TAG. REFERENCE DETAIL SHEETS

PROPOSED ELEMENT

FLOOR PLAN KEY NOTES

1. NEW WINDOW. REUSE EXISTING OPENING

2. PROVIDE GUARDRAIL AT MIN. 36" A.F.F., OPENING SHALL

WHORTON ADDITION

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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".
- 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
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- GROUND FLOOR. PROTECT CONCRETE ACCORDINGLY. 7. SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINIS
- AND ELECTRICAL FIXTURES. MINIMUM JAMB DIMENSION TO BE 4 1/2", FRAMED. SEE INTERIOR DETAILS

Revision Block Transmittal ransmittal Set Name Set ID BUILDING PERMIT 09.02.2022

ARCHITECT: PLURAL OFFICE LLC

LUKE WHORTON

9/6/22

CLIENT:

4308 DUVAL ST AUSTIN, TX 78751 ADDRESS:

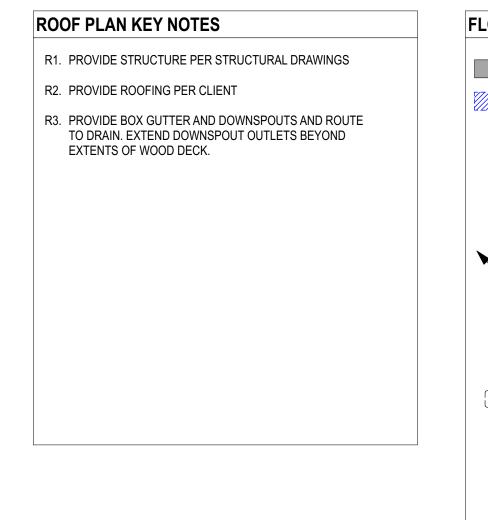
PROJECT NO: 2204LWA

SCALE:

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Second Floor Plan

A2.21



FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

PROPOSED ELEMENT

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

(X.1) DOOR TAG. REFERENCE DOOR SCHEDULE



KEY NOTE. REFERENCE KEY NOTES

SECTION TAG. REFERENCE ELEVATIONS SHEETS

ELEVATION TAG. REFERENCE ELEVATIONS SHEETS

DETAIL TAG. REFERENCE DETAIL SHEETS DETAIL SECTION TAG. REFERENCE DETAIL SHEETS

STEP / CHANGE IN ELEVATION

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

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

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:

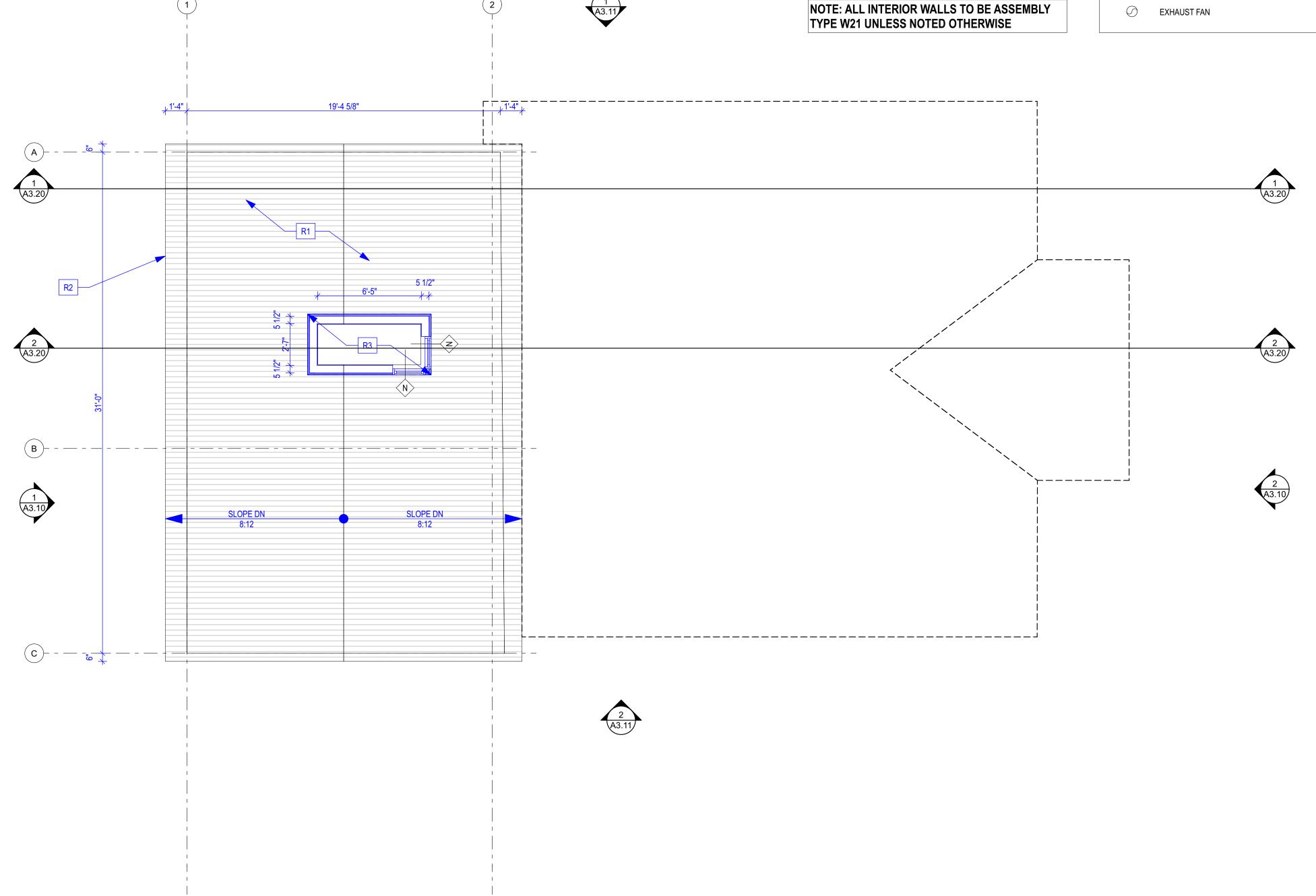
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 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 11/4 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 61/4 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 11/4 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).



PROPOSED ROOF PLAN

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

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WHORTON ADDITION

4308 Duval St Austin, TX 78751

Architect's Seal

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GENERAL PLAN NOTES

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

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- ACCORDINGLY. 7. SEE SHEET G002 FOR ALL MOUNTING HEIGHTS FOR ALL FINISH
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Transmittal Set ID	Transmittal Set Name	Date
01	BUILDING PERMIT	09.02.2022
ARCHITECT:	PLURAL OFF	FICE LLC

CLIENT: LUKE WHORTON

4308 DUVAL ST AUSTIN, TX 78751 PROJECT NO: 2204LWA

9/6/22

SCALE:

ADDRESS:

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Roof Plan

A2.22



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Project

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Revision Block				
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ARCHITECT:	PLURAL OFFI	CE LLC		
CLIENT:	LUKE WHORT	ГОИ		
ADDRESS:	4308 DUVAL S AUSTIN, TX 7	ST 8751		
PROJECT NO): 2204LWA			

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Building Elevations

A3.10



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2204LWA

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Building Elevations

						WINDOW	SCHEDULE					
WINDOW NUMBER	А	В	С	D	Е	F	G	Н	J	К	L	М
QUANTITY	1	2	1	3	2	1	1	1	1	1	1	1
ELEVATION	S.G. 2'-0"		3'-0"	S.G. 2'-0"	4'-0"	## 10-12 FROST S.G. 2'-0"	S.G. S.G. FROST S.G. 4'-0"	6'-0"	3'-0"	S.G.	S.G. 5'-0"	S.G.
DIMENSIONS	2'-0"×3'-0"	6'-0"×3'-0"	3'-0"×3'-0"	2'-0"×4'-0"	4'-0"×2'-0"	2'-0"×8'-0"	4'-0"×8'-0"	6'-0"×2'-0"	3'-0"×2'-0"	6'-0"×7'-0"	5'-0"×7'-0"	2'-0"×7'-0"
WINDOW FUNCTION	CASEMENT	AWNING	AWNING	CASEMENT	AWNING	COMBI	COMBI	AWNING	AWNING	FIXED	COMBI	FIXED
WINDOW MANUFACTURER	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE N	MARVIN - SIG. ULTIMATE	MARVIN - SIG. UI TIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE	MARVIN - SIG. ULTIMATE N	MARVIN - SIG. ULTIMATE MA
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
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
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
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

				DOOR SCHE	DULE					
DOOR TYPE	1.a	1.b	2.a	2.b	3.a	3.b	4.a	4.b	5.a	5.b
QUANTITY	1	1	1	2	1	1	1	1	1	1
ELEVATION	3'-0"	11'-0"	2'-8"		2'-6"		3'-0"	"D-18	>	[
LEAF DIMENSIONS	3'-0"×8'-0"	10'-8"×7'-10"	2'-8"×8'-0"	2'-8"×8'-0"	2'-6"×6'-8"	2'-6"×8'-0"	3'-0"×8'-0"	3'-0"×8'-0"	2'-6"×6'-8"	2'-6"×6'-8"
TYPE	SWING DOOR	SLIDING	SWING DOOR							
DOOR MANUFACTURER	MARVIN	MARVIN	MARVIN TRUSTILE							
DOOR MODEL	ULTIMATE	ULTIMATE	TS1000 - "C" PANEL							
INTERIOR DOOR FINISH	UNFINISHED PINE	UNFINISHED PINE	PAINTED							
EXTERIOR DOOR FINISH	BLACK ALUM	BLACK ALUM	N/A							
FRAME FINISH	BLACK ALUM	BLACK ALUM	PAINTED							
HANDING	RIGHT HAND	RIGHT HAND	RIGHT HAND	LEFT HAND	LEFT HAND	LEFT HAND	RIGHT HAND	LEFT HAND	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
HARDWARE	ENTRY	ENTRY	PRIVACY	PASSAGE	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY	PRIVACY
U-VALUE	0.30 MAX	0.30 MAX	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.
- 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:

- 1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- 2. 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.
- 3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - a. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET; AND b. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
 - c. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
- d. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. 4. ALL GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
- 5. GLAZING IN ENCLOSURES FOR OR WALLS FACING BATHTUBS AND SHOWERS WHERE THE EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED

GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

- VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. 6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE
- 7. 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.

WINDOW ABBREVIATIONS

S.G. = SAFETY GLAZING REQUIRED DUE TO WINDOW BEING LOCATED IN A HAZARDOUS LOCATION

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Revision E	Block					
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01	BUILDING PERMIT	09.02.2022				
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ADDRESS:	4308 DUVAL AUSTIN, TX	4308 DUVAL ST AUSTIN, TX 78751				
PROJECT NO): 2204LWA					
DATE:	9/6/22					

Schedule

Window and Door

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