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If provided, contractor/subcontractor to review Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction. Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, deed restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations. DO NOT SCALE FROM DRAWINGS. Contractor/subcontractor shall confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:
PLANS MEET 2021 IRC

- No changes shall be made without consulting the designer first.
- All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
- Floors to be finished floor.
- All doors to be 8'0" tall unless noted otherwise
- All exterior doors to be blocked out 1 1/2" at slab and installed with recessed 2x6 below threshold.
- 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
- 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
- Garage walls and ceiling to be textured, standard trim
- All load bearing walls over 10'6" high to be 2x6 balloon framing.
- Verify egress requirements w/window manufacturer

ELEVATION NOTES:

- Masonry material to within 12" of the finished grade or terrace
- All roof stacks and flashing must be painted to match roof color
- All windows to be trimmed with 2x material at siding/stucco locations
- Provide flashing surround at all windows and exterior doors.
- Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
- All masonry ledges to be 5 1/2"
- All masonry projections to be 3/4" u.n.o.
- Provide Masonry expansion joints every 20' and within 10' of edge of house
- Vent Attic thru Ridge Vent on Metal Roof (Verify)

ELECTRICAL NOTES:

- Breaker box to be located on interior wall in garage- see plan
- All plugs and smoke detectors per local codes and located on plan.
- Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
- All smoke detectors should be in an area accessible by 16' extension ladder or a 6' step ladder.
- Plug for irrigation at 60" AFF in garage
- Exterior Garage coach lights to be at 7'-0" AFF
- Block and wire for fan/ lights at all bedrooms and game room
- Prewire for low voltage OH door opener, opener button to be at 5'-0" AFF
- Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
- Bath vanity plugs to be at 41 1/2" AFF
- Install GFCI plugs at all vanities and kitchen counter tops
- Kitchen countertop plugs and switches to be 4'-4" AFF to the top of the box
- Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
- Walk-in closet lights to be 18" from shelf
- HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
- Recessed lighting fixtures to be installed as required by IECC 502.13
- Provide electric conduit in slab for island and floor plugs- per plan
- Soffit plugs to be exterior rated and switched as shown on plan
- All landscape lighting to be powered by timer per plan
- Mechanicals to be located in attic and accessible per plan
- Dimmer Switch locations per homeowner
- Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner's specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
- Provide switch to Pool Lighting (if applicable).
- Verify Electrical/Plumbing requirements with pool contractor.
- All light switches to be "rocker" type, Switches and plugs to be White Decora.

ROOF FRAMING NOTES:

- All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
- All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
- Transfer all load bearing points to foundation unless noted otherwise.
- Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the 2021 IRC
- All rafter splices shall be braced
- Purlins to be same depth of rafters they are supporting unless noted otherwise.
- U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
- All exterior openings to be load bearing.
- Provide collar ties at 4'-0" o.c. on all ridges.
- Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
- Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
- Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

SMOKE DETECTORS:

Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with 2021 IRC Sec R314

CARBON MONOXIDE ALARMS:

Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the 2021 Sec R315

PROVIDE PERIMETER FENCING DURING CONSTRUCTION

107 W. Johanna St.
Austin, TX 78704

DUPLEX

CODE REFERENCES

IRC	PLAN COMPLIES WITH 2021 IRC
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SHEET NUMBER	SHEET NAME
G00	COVER
AD100	EXISTING SITE
AS100	SITE PLAN
AS101	TREE PLAN
AS102	VISITABLE SITE
A100	FLOORPLAN
A101	FLOORPLAN
A102	FLOORPLAN
A200	ELEVATIONS
A201	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A500	DETAILS
A600	ROOF PLAN
A700	VISITABLE PLAN
S100	SLAB PLAN

UNIT A AREA CHART	
NAME	AREA
UNIT A - FIRST FLOOR	835 SF
UNIT A - SECOND FLOOR	907 SF
UNIT A - THIRD FLOOR	16 SF
UNIT A	1,759 SF
HEATED	1,759 SF
UNIT A - GARAGE	368 SF
UNIT A - C. PORCH 1	47 SF
UNIT A - C. PORCH 2	128 SF
UNIT A - C. PORCH 3	53 SF
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UNIT A - C. THIRD FLOOR DECK	252 SF
UNIT A - UC. THIRD FLOOR DECK	168 SF
UNIT A	1,115 SF
UNHEATED	1,115 SF
TOTAL AREA:	2,874 SF

UNIT B AREA CHART	
NAME	AREA
UNIT B - FIRST FLOOR	825 SF
UNIT B - SECOND FLOOR	991 SF
UNIT B	1,816 SF
HEATED	1,816 SF
UNIT B - GARAGE	373 SF
UNIT B - C. PORCH 1	26 SF
UNIT B - C. PORCH 2	139 SF
UNIT B - C. PORCH 4	62 SF
UNIT B - C. THIRD FLOOR DECK	183 SF
UNIT B - UC. PORCH 3	66 SF
UNIT B - UC. THIRD FLOOR DECK	230 SF
UNIT B	1,078 SF
UNHEATED	1,078 SF
TOTAL AREA:	2,894 SF



Felicia Foster, Principal, Assoc. AIA, CPBD
512.637.4426
barroncustomdesign.com
info@barroncustomdesign.com

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



9.8.23

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4.15.22	BLOCK OUT
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3.22.23	ENGINEERING
4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

DRAWN BY:	LC
CHECKED BY:	
9.8.23	
G00	



Felicia Foster, Principal, Assoc. AIA, CPBD
512.637.4426
barroncustomdesign.com
info@barroncustomdesign.com

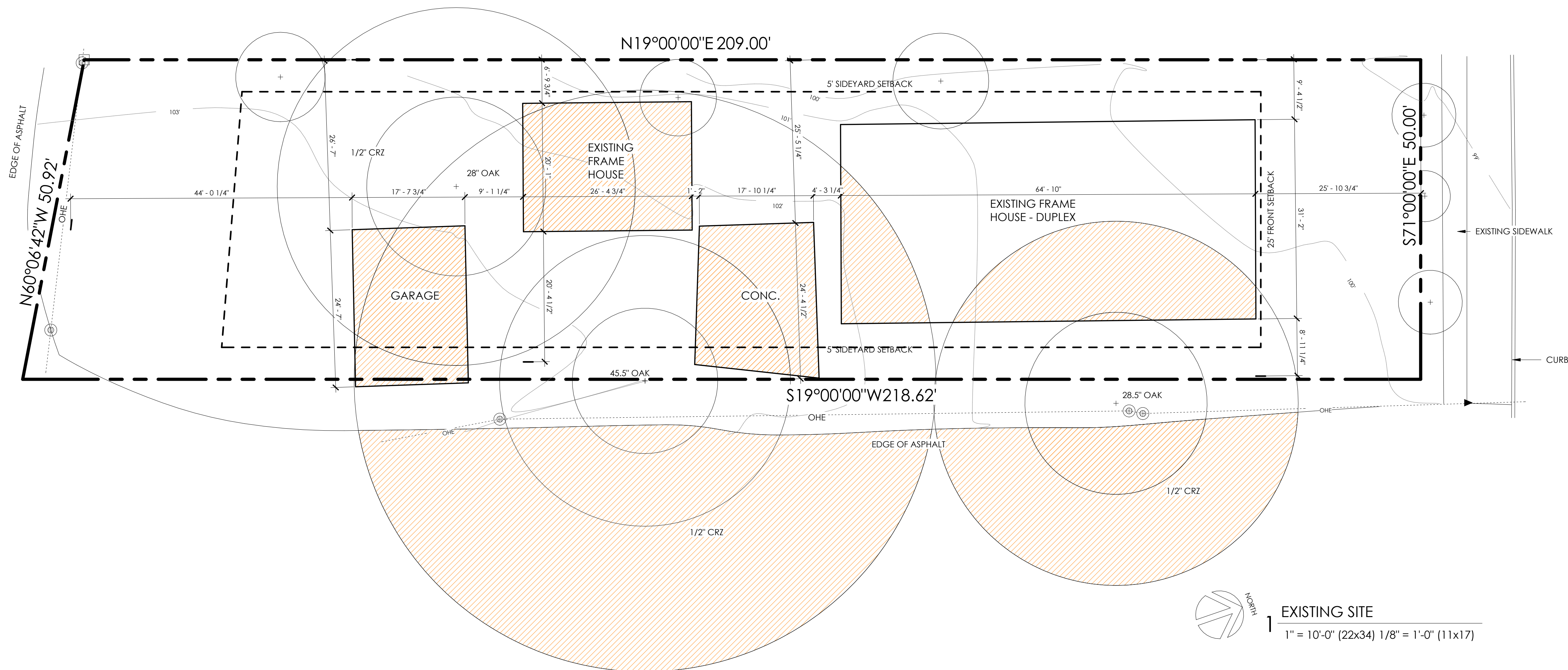
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LOT SIZE: 10,690.55 SF
FAR LIMIT: 4,276.22 SF

LOT 6 BLOCK B7



107 WEST JOHANNA

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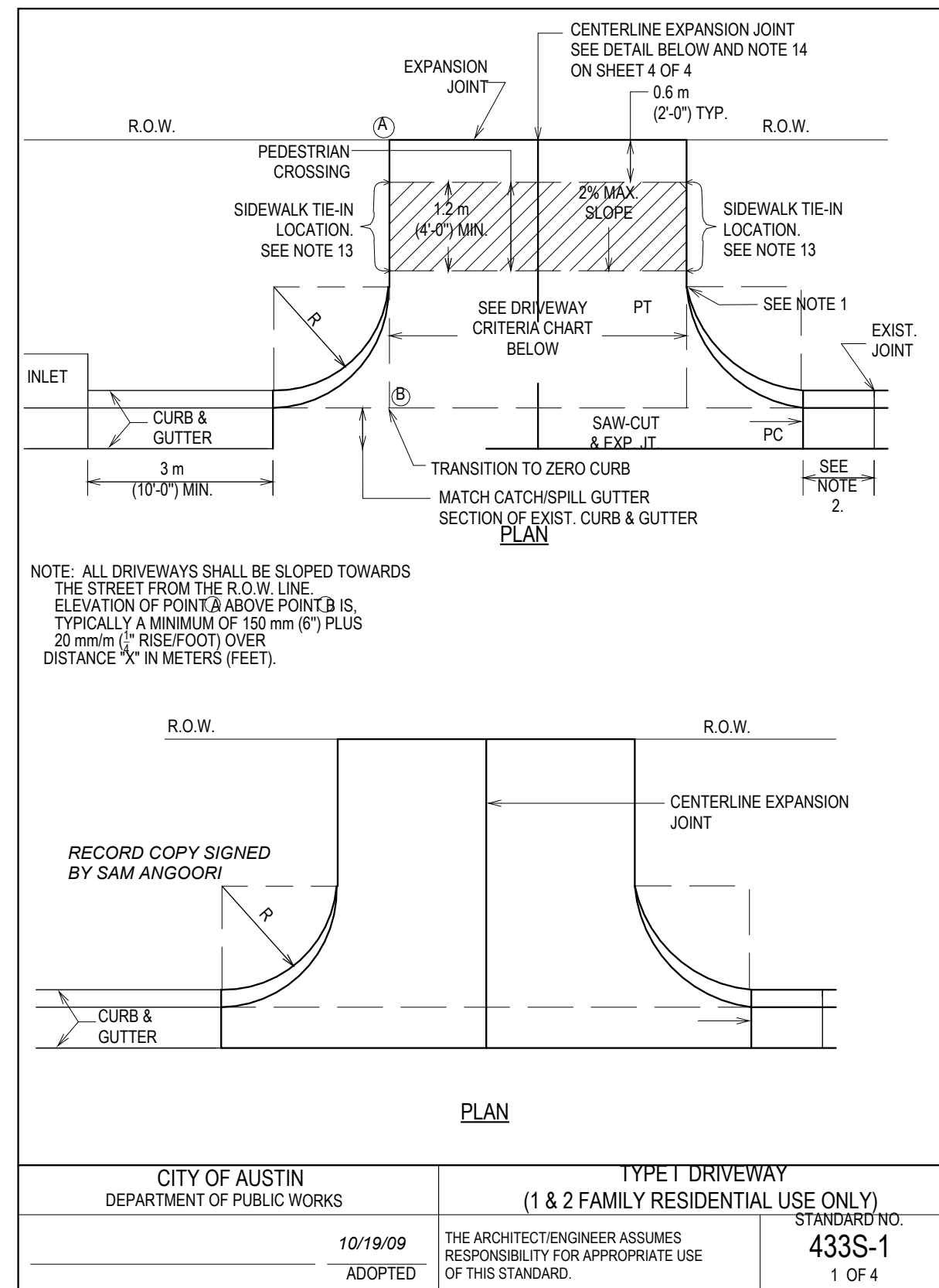
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DRAWN BY: LC
CHECKED BY:

9.8.23

AD100

NORTH
1 EXISTING SITE
1" = 10'-0" (22x34) 1/8" = 1'-0" (11x17)



DRIVEWAY TYPE I - NOTES

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

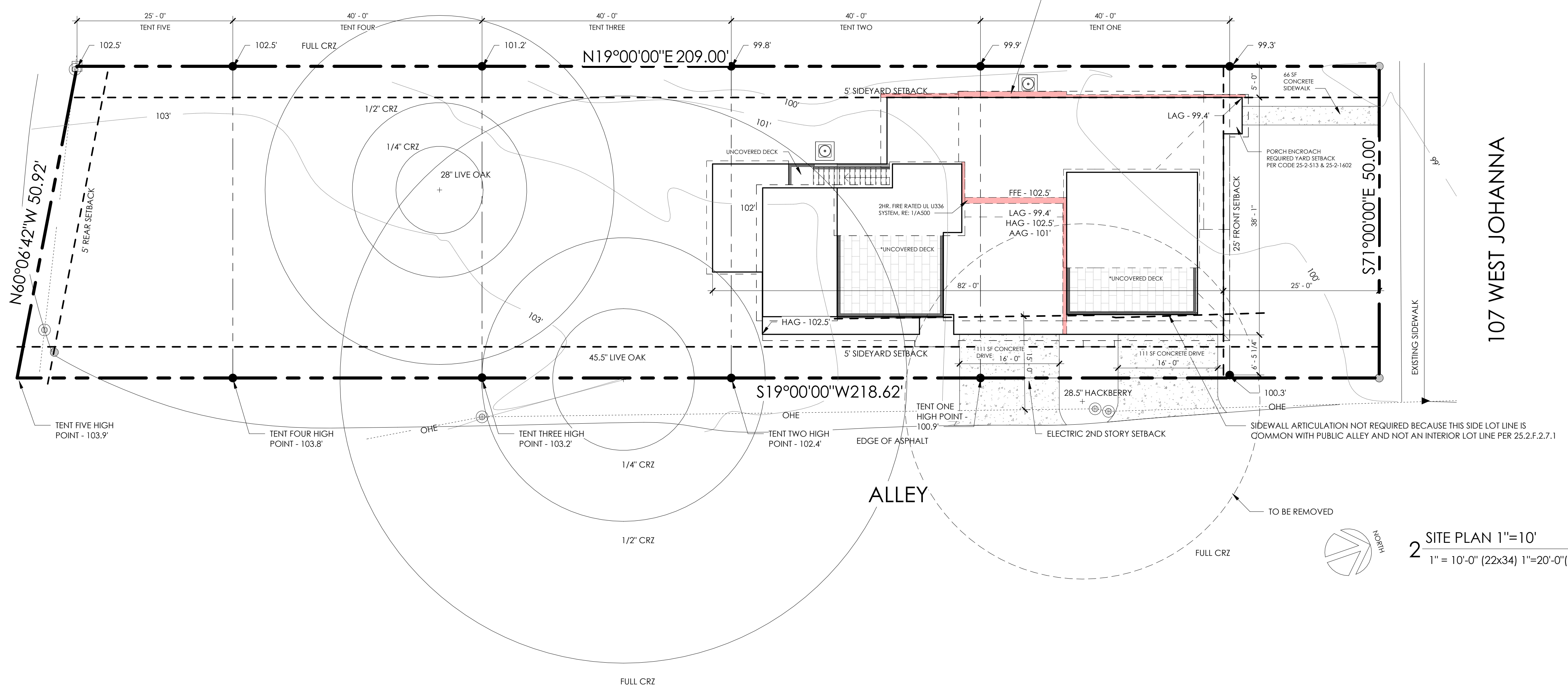
IMPERVIOUS COVER

SLAB	2,741 SF
DRIVEWAY	195 SF
SIDEWALK	66 SF
A/C PADS	24 SF
FLATWORK	28 SF
TOTAL	3,054 SF

LOT SIZE: 10690.55 SF *SURVEY PER PLAT

IMP. COVER: 30.21%

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



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AS100

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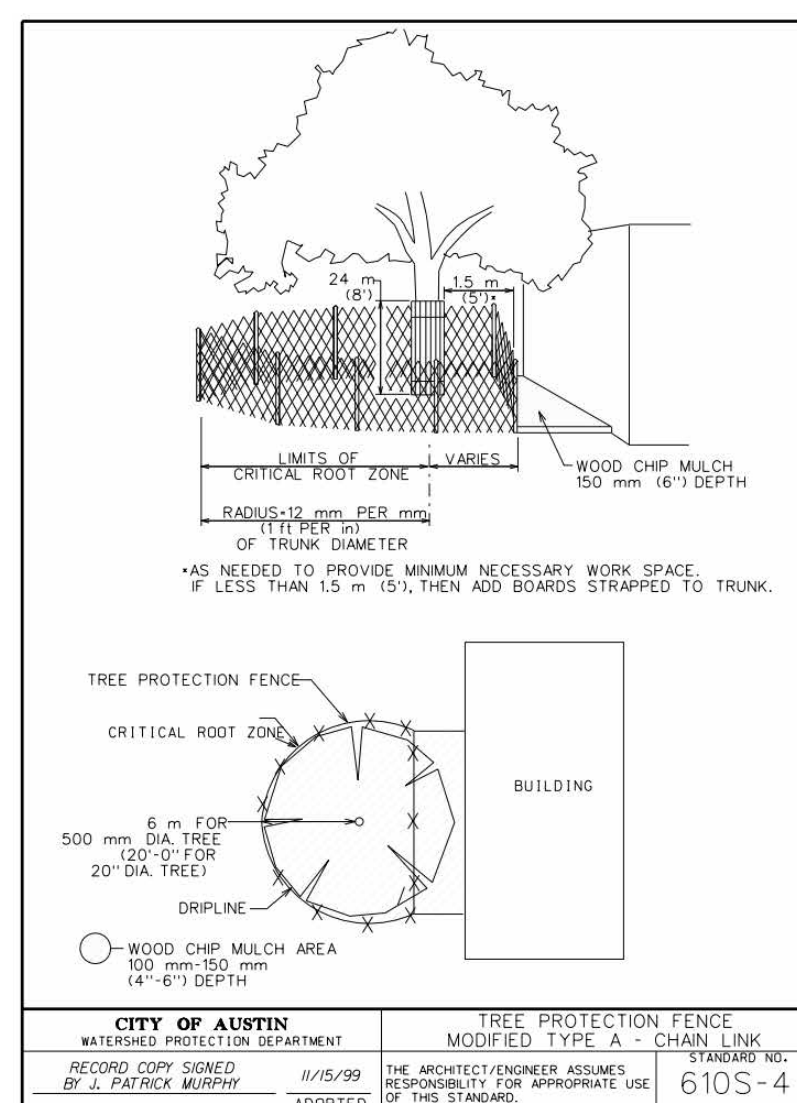
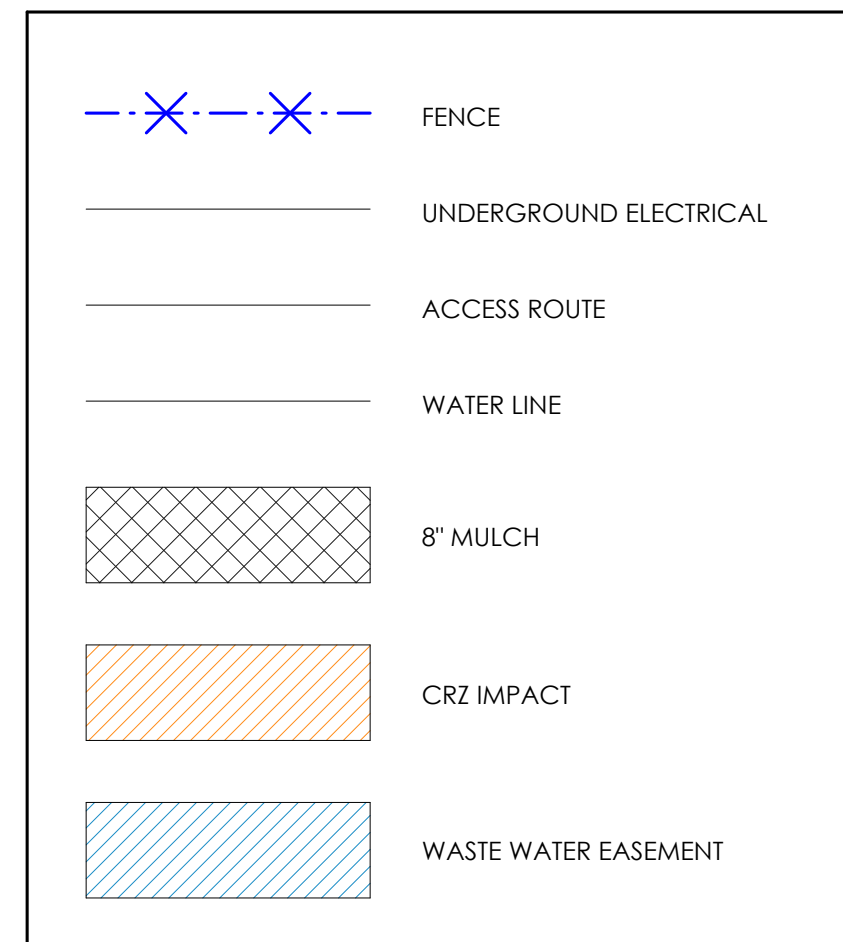
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AS101

DRAWING LEGEND



TREE NOTES

1. PROTECTED TREES NOTED AS 19" DIAMETER OR GREATER, HERITAGE TREES AS 24" DIAMETER OR GREATER ON LOT OR ON NEIGHBORING LOTS IF ENCRDACHING
2. PROTECTED TREE SPECIES AS LISTED
3. 1/4 CRITICAL ROOT ZONE, 1/2 CRITICAL ROOT ZONE AND CRITICAL ROOT ZONE AS DEPICTED FOR PROTECTED AND HERITAGE TREES ONLY
4. PROPOSED UTILITY TRENCHING, STAGING, DUMPSTER AND SPOILS SHOWN IF IN PROXIMITY TO A PROTECTED OR HERITAGE TREE BUT NOT WITHIN ALLOWED 1/2 CRZ OF PROTECTED OR HERITAGE TREE
5. UTILITY ROUTES SHOWN OR NOTED AS NO NEW UTILITY ROUTES OR TRENCHING
6. ANY ANTICIPATED GRADING WITHIN TREE PROXIMITY SHOWN
7. NO TRENCHING/UTILITY THRU CRZ
8. STAGING AND CONSTRUCTION ACCESS FROM EXISTING DRIVE
9. CONCRETE WASHOUT AND PAINT WASHOUT CANNOT OCCUR IN THE CRZ.
10. PORTABLE TOILET CANNOT BE PLACED IN THE CRZ.

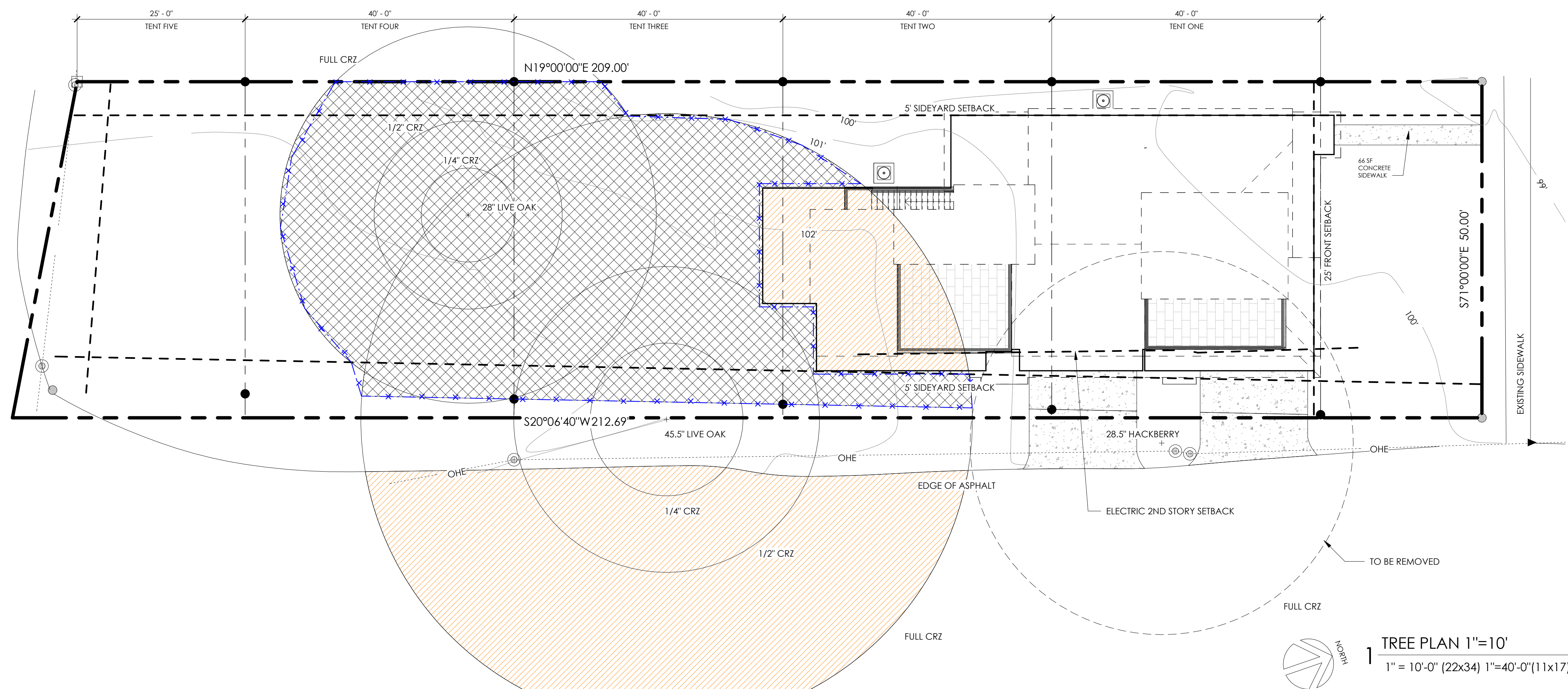
CRITICAL ROOT ZONE PRESERVATION PER ENVIRONMENTAL CRITERIA MANUAL 3.5.2

1. A MINIMUM OF 50% OF THE CRZ MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.
2. NO CUT OR FILL GREATER THAN 4" WILL BE LOCATED CLOSER TO THE TREE TRUNK THAN THE 1/2 THE CRZ RADIUS DISTANCE.
3. NO CUT OR FILL WITHIN THE DISTANCE FROM THE TREE WHICH IS 3 TIMES THE TRUNK DIAMETER (ALSO CAN BE DETERMINED BY CALCULATING THE 1/4 CRZ). FOR EXAMPLE, NO CUT IS ALLOWED WITHIN 60 INSHED OF A TREE WHICH HAS A 20 INCH DIAMETER TRUNK
4. NO DEMOLITION HAPPENING IN THE 1/4 OR 1/2 CRZ.

CRZ IMPACT

45.5' LIVE OAK CRZ AREA-	6,504 SF (100%)
EXISTING	
EXISTING STRUCTURES-	1548.43 SF (23.81%)
EXISTING ALLEY-	2562.60 SF (39.40%)
EXISTING IMPACT-	4,111.03 SF (63.21%)
PROPOSED	
NEW STRUCTURE-	603.16 SF (09.27%)
EXISTING ALLEY-	2562.60 SF (39.40%)
TOTAL PROPOSED IMPACT-	3,165.76 SF (48.67%)
28' LIVE OAK CRZ AREA-	2463 SF (100%)
EXISTING STRUCTURE-	691.64 SF (28.08%)
EXISTING IMPACT-	691.64 SF (28.08%)
PROPOSED	
NEW STRUCTURE-	0 SF (0%)
TOTAL PROPOSED IMPACT-	0 SF (0%)

- NO NEW UTILITY ROUTES OR TRENCHING



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AS102

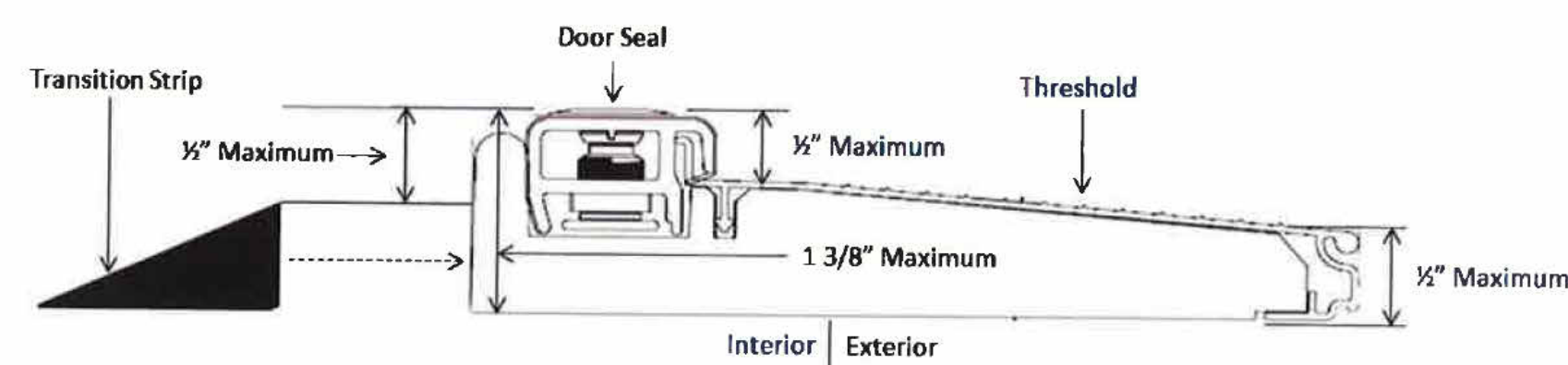
VISITABILITY NOTES:

VISITABLE BATHROOM ROUTE:
- A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

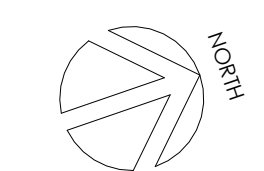
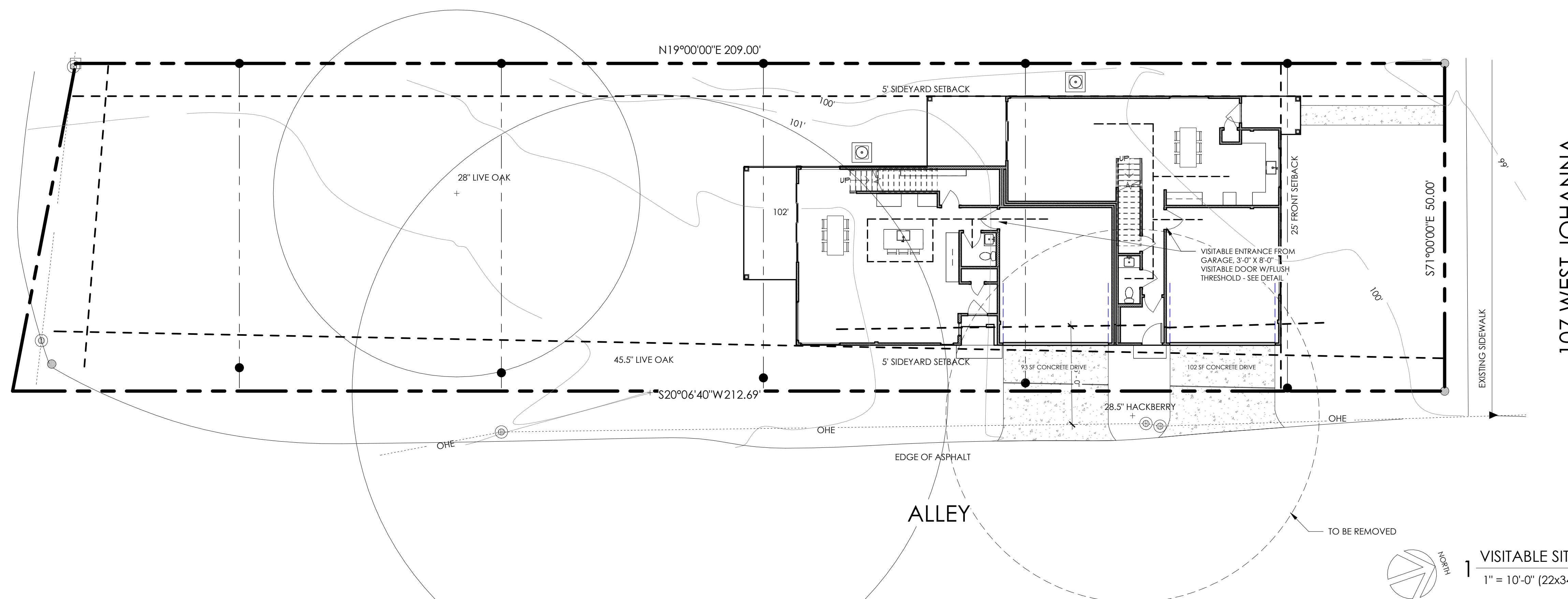
VISITABLE BATHROOMS:
- A MINIMUM CLEAR OPENING OF 30" IS REQUIRED;
- LATERAL 2"x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.



ACCEPTABLE THRESHOLD

NOT TO SCALE



1 VISITABLE SITE PLAN 1"=10'
1" = 10'-0" (22x34) 1/8" = 1'-0" (11x17)

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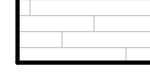
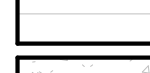
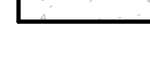
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CHECKED BY:

9.8.23

A100

DRAWING LEGEND

-  4" WALL
-  6" WALL
-  CARPET
-  WOOD
-  TILE
-  CONCRETE

UNIT A AREA CHART

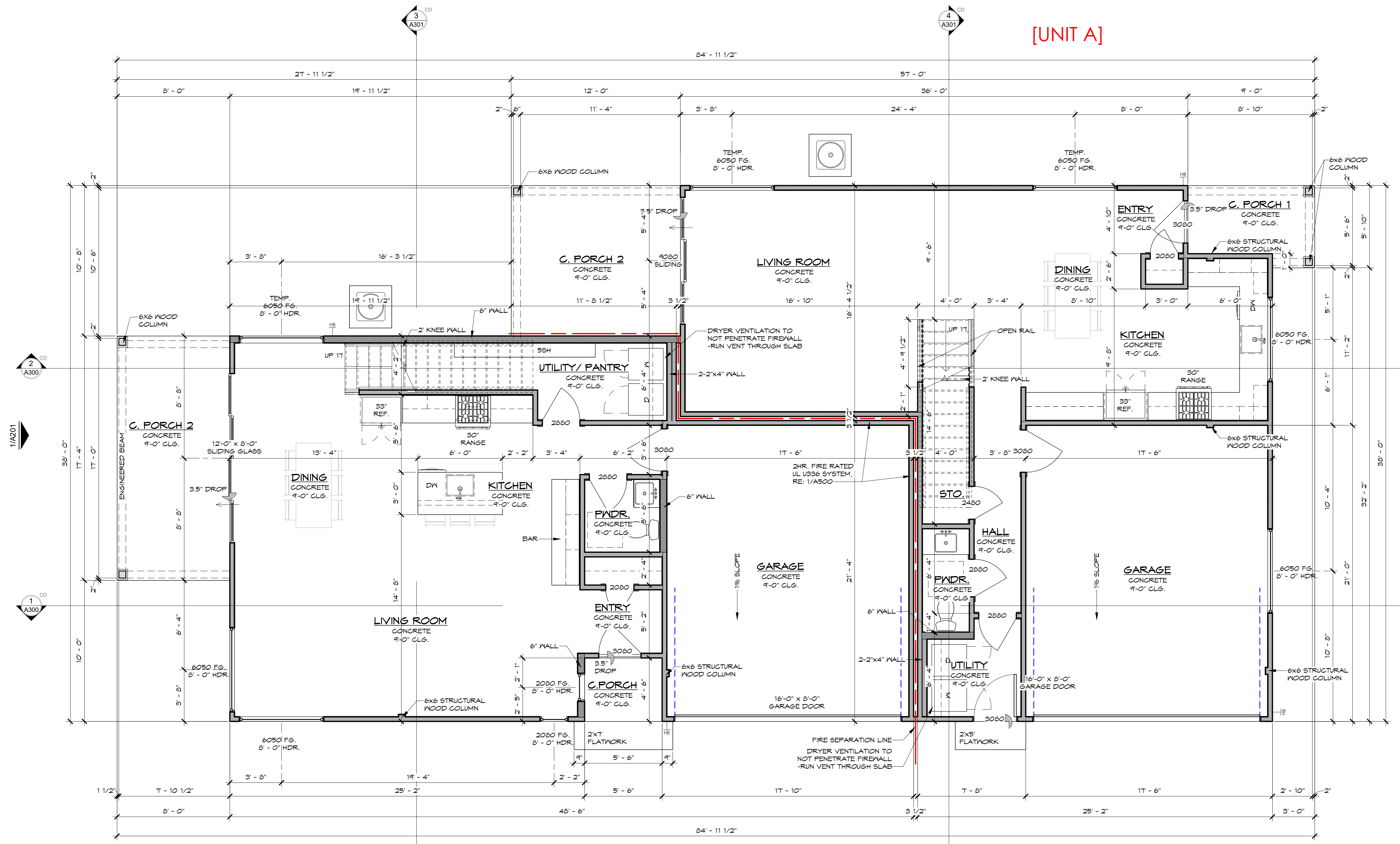
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UNIT B AREA CHART

NAME	AREA
UNIT B - FIRST FLOOR	825 SF
UNIT B - SECOND FLOOR	991 SF
UNIT B	1,816 SF
HEATED	1,816 SF
UNIT B - GARAGE	373 SF
UNIT B - C. PORCH 1	26 SF
UNIT B - C. PORCH 2	139 SF
UNIT B - C. PORCH 4	62 SF
UNIT B - C. THIRD FLOOR DECK	183 SF
UNIT B - UC. PORCH 3	66 SF
UNIT B - UC. THIRD FLOOR DECK	230 SF
UNIT B	1,078 SF
UNHEATED	1,078 SF
TOTAL AREA:	2,894 SF

[UNIT A]

[UNIT B]



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

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

DRAWN BY:	LC
CHECKED BY:	

DRAWING LEGEND

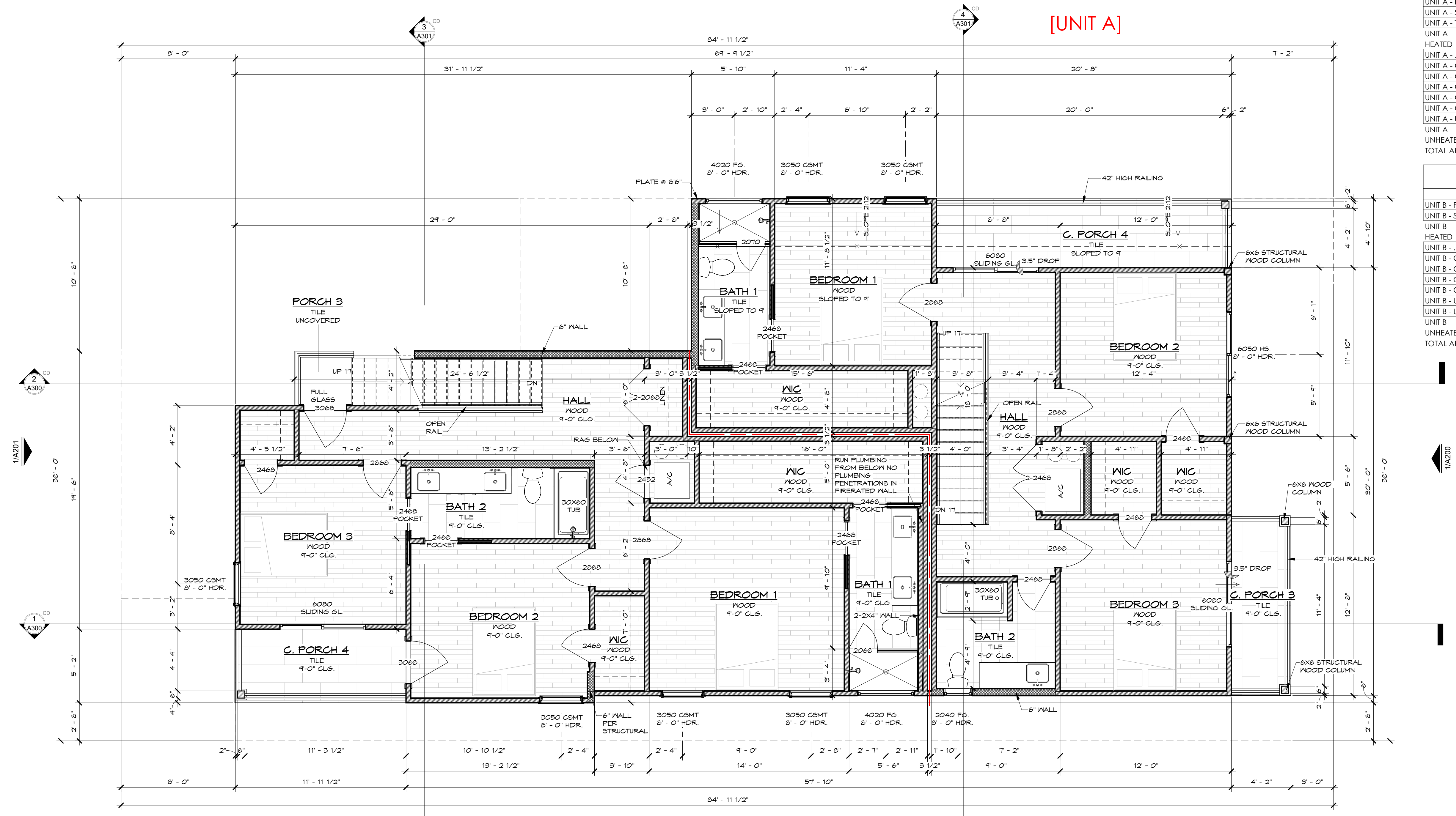
	4" WALL
	6" WALL
	CARPET
	WOOD
	TILE
	CONCRETE

UNIT A AREA CHART

NAME	AREA
UNIT A - FIRST FLOOR	835 SF
UNIT A - SECOND FLOOR	907 SF
UNIT A - THIRD FLOOR	16 SF
UNIT A	1,759 SF
HEATED	1,759 SF
UNIT A - GARAGE	368 SF
UNIT A - C. PORCH 1	47 SF
UNIT A - C. PORCH 2	128 SF
UNIT A - C. PORCH 3	53 SF
UNIT A - C. PORCH 4	100 SF
UNIT A - C. THIRD FLOOR DECK	252 SF
UNIT A - UC. THIRD FLOOR DECK	168 SF
UNIT A	1,115 SF
UNHEATED	1,115 SF
TOTAL AREA:	2,874 SF

UNIT B AREA CHART

NAME	AREA
UNIT B - FIRST FLOOR	825 SF
UNIT B - SECOND FLOOR	991 SF
UNIT B	1,816 SF
HEATED	1,816 SF
UNIT B - GARAGE	373 SF
UNIT B - C. PORCH 1	26 SF
UNIT B - C. PORCH 2	139 SF
UNIT B - C. PORCH 4	62 SF
UNIT B - C. THIRD FLOOR DECK	183 SF
UNIT B - UC. PORCH 3	66 SF
UNIT B - UC. THIRD FLOOR DECK	230 SF
UNIT B	1,078 SF
UNHEATED	1,078 SF
TOTAL AREA:	2,894 SF



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

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

DRAWN BY: LC

CHECKED BY:

9.8.23

A102

DRAWING LEGEND

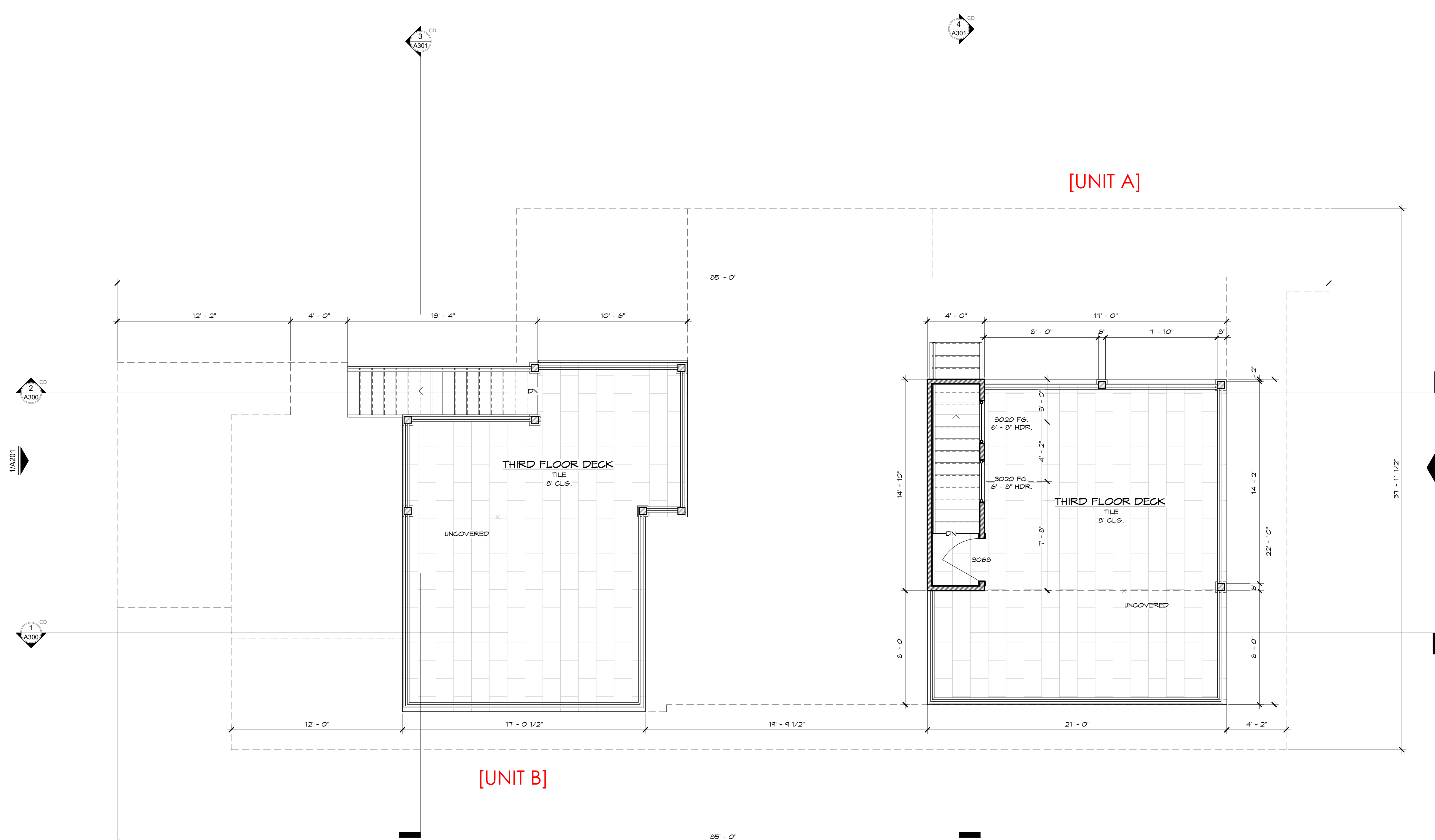
	4" WALL
	6" WALL
	CARPET
	WOOD
	TILE
	CONCRETE

UNIT A AREA CHART

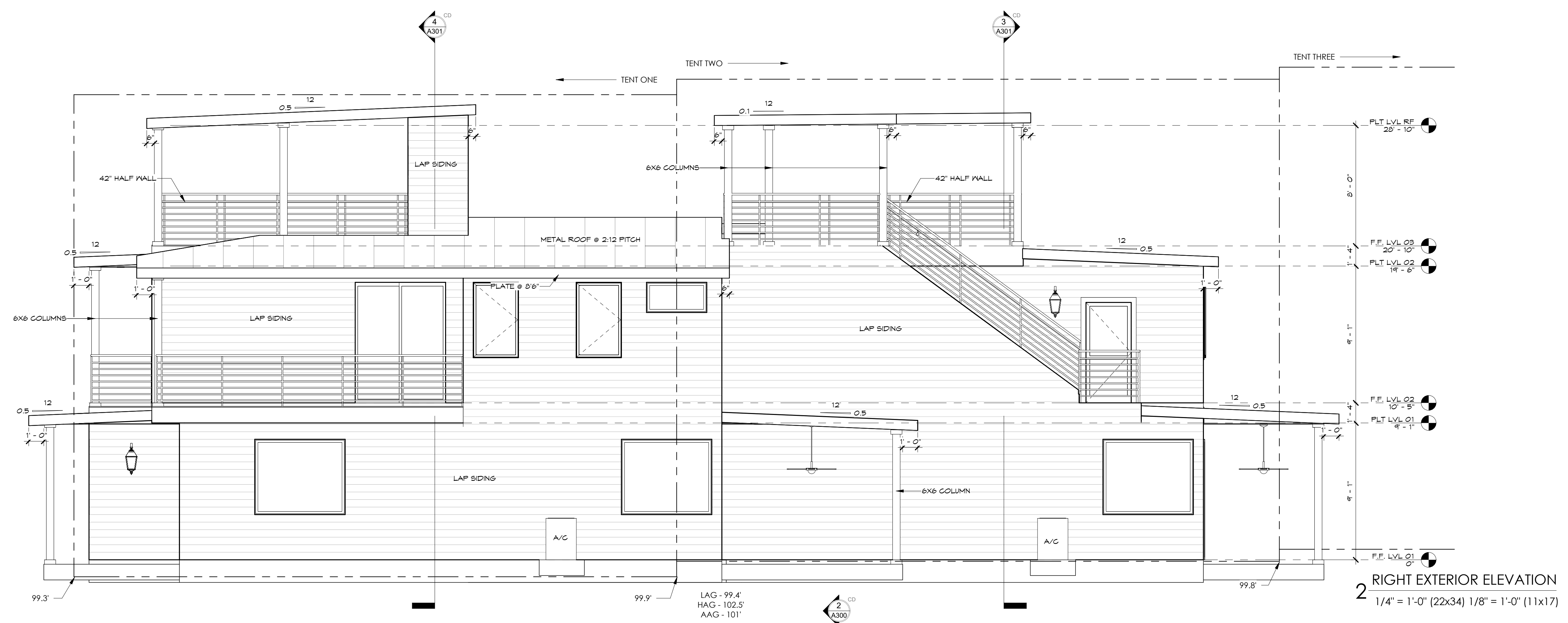
NAME	AREA
UNIT A - FIRST FLOOR	835 SF
UNIT A - SECOND FLOOR	907 SF
UNIT A - THIRD FLOOR	16 SF
UNIT A	1,759 SF
HEATED	1,759 SF
UNIT A - GARAGE	368 SF
UNIT A - C. PORCH 1	47 SF
UNIT A - C. PORCH 2	128 SF
UNIT A - C. PORCH 3	53 SF
UNIT A - C. PORCH 4	100 SF
UNIT A - C. THIRD FLOOR DECK	252 SF
UNIT A - UC. THIRD FLOOR DECK	168 SF
UNIT A	1,115 SF
UNHEATED	1,115 SF
TOTAL AREA:	2,874 SF

UNIT B AREA CHART

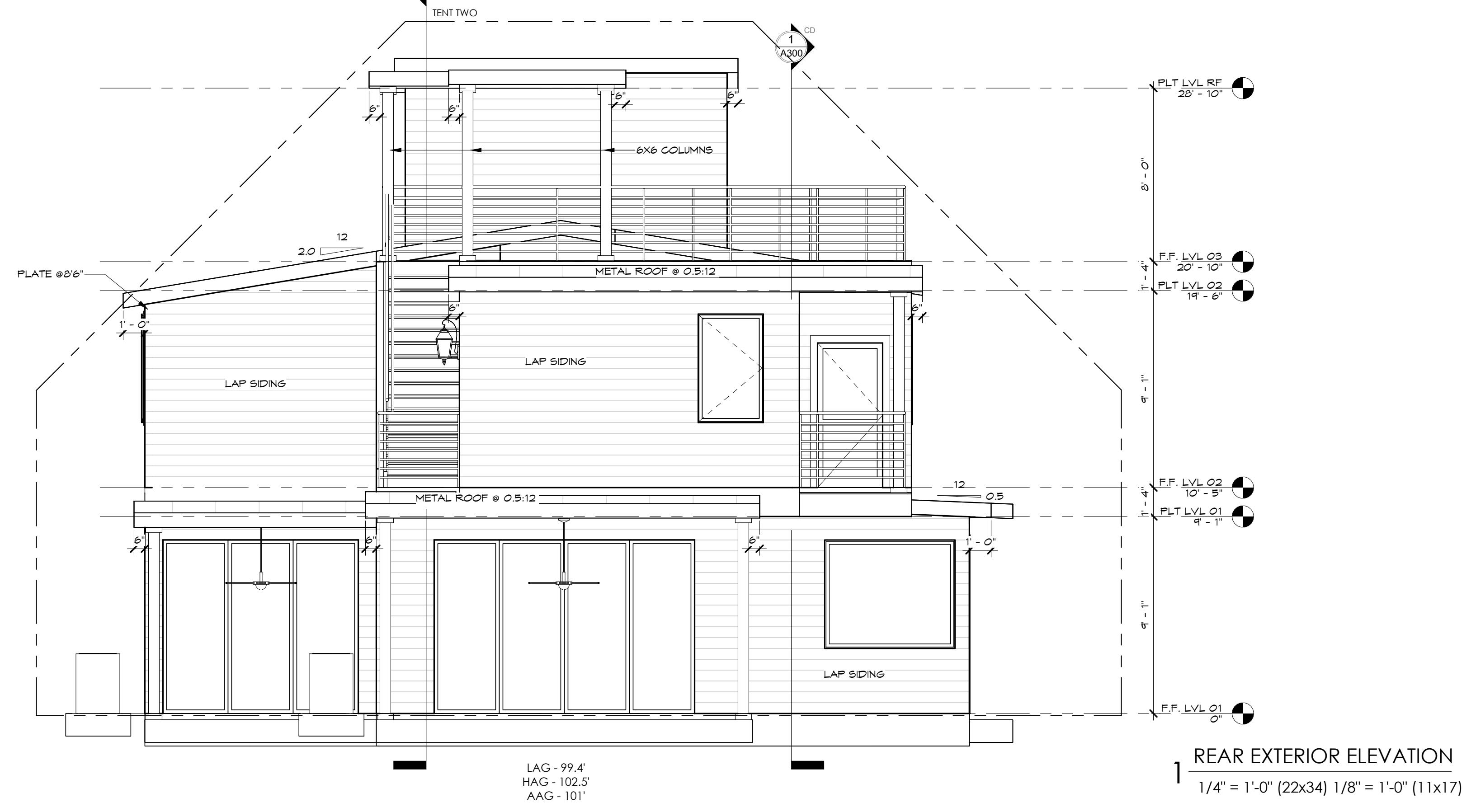
NAME	AREA
UNIT B - FIRST FLOOR	825 SF
UNIT B - SECOND FLOOR	991 SF
UNIT B	1,814 SF
HEATED	1,814 SF
UNIT B - GARAGE	373 SF
UNIT B - C. PORCH 1	26 SF
UNIT B - C. PORCH 2	139 SF
UNIT B - C. PORCH 4	62 SF
UNIT B - C. THIRD FLOOR DECK	183 SF
UNIT B - UC. PORCH 3	66 SF
UNIT B - UC. THIRD FLOOR DECK	230 SF
UNIT B	1,078 SF
UNHEATED	1,078 SF
TOTAL AREA:	2,894 SF



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



2 RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 REAR EXTERIOR ELEVATION
 1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



Felicia Foster, Principal, Assoc. AIA, CPBD
 512.637.4426
 barroncustomdesign.com
 info@barroncustomdesign.com

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



9.8.23

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REVISED

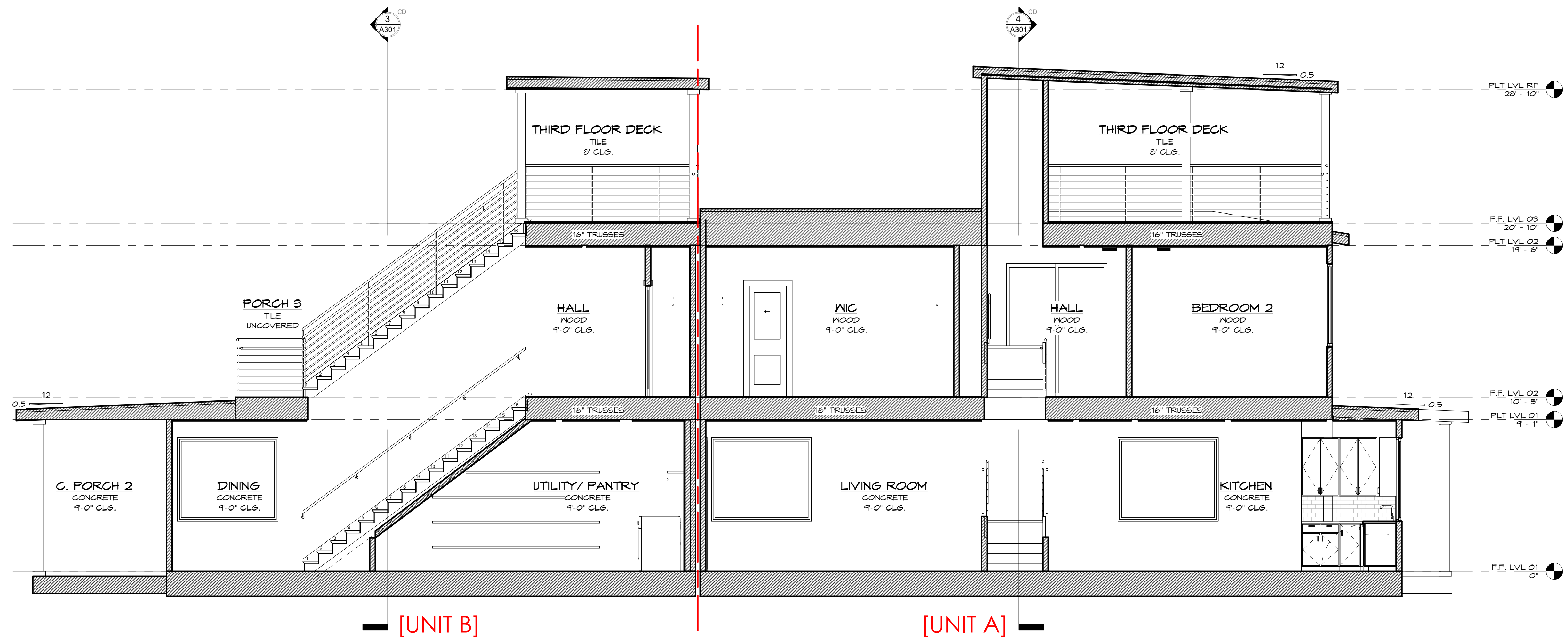
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9.16.22	PRELIMINARY
11.8.22	REDLINES
3.22.23	ENGINEERING
4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

DRAWN BY: LC

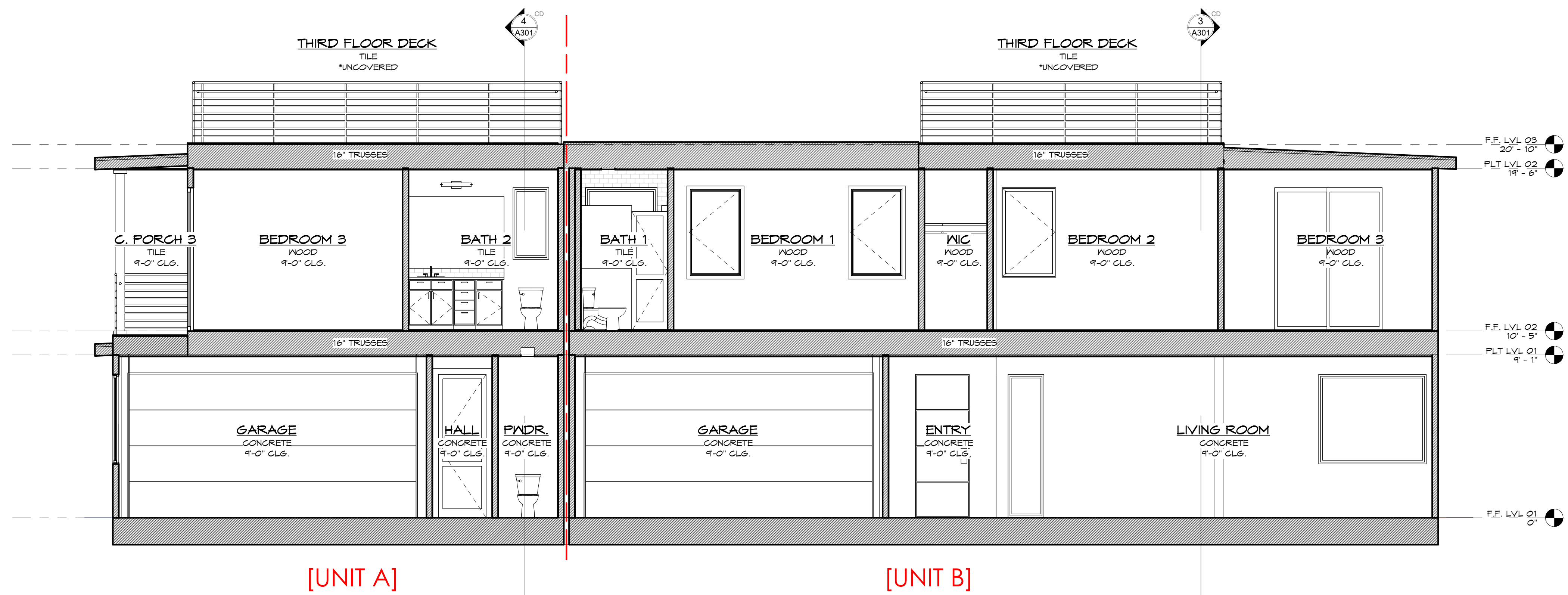
CHECKED BY:

9.8.23

A201



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



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



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REVISED

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

DRAWN BY: LC

CHECKED BY:

9.8.23

A300

9.8.23

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REVISED

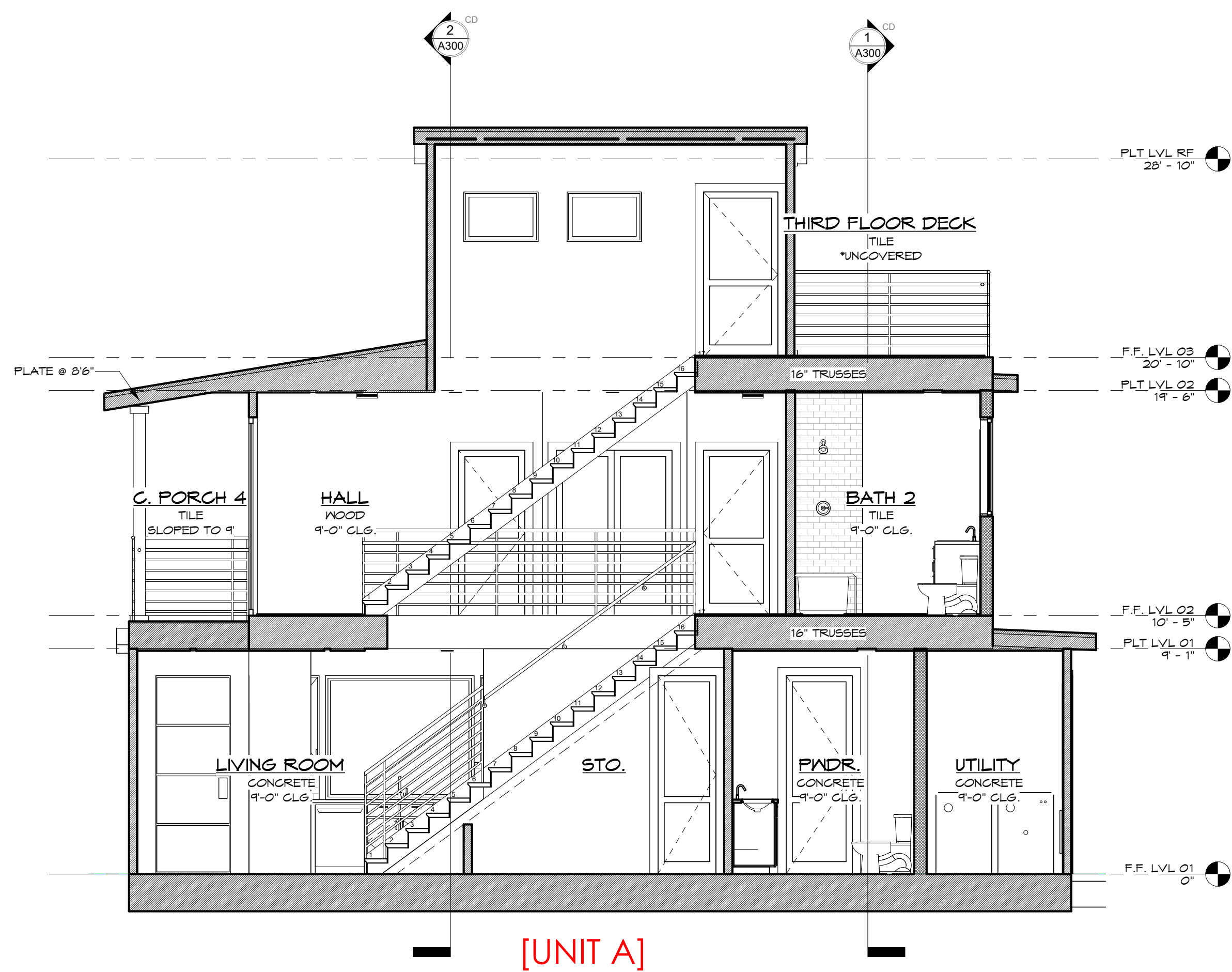
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9.16.22	PRELIMINARY
11.8.22	REDLINES
3.22.23	ENGINEERING
4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

DRAWN BY: LC

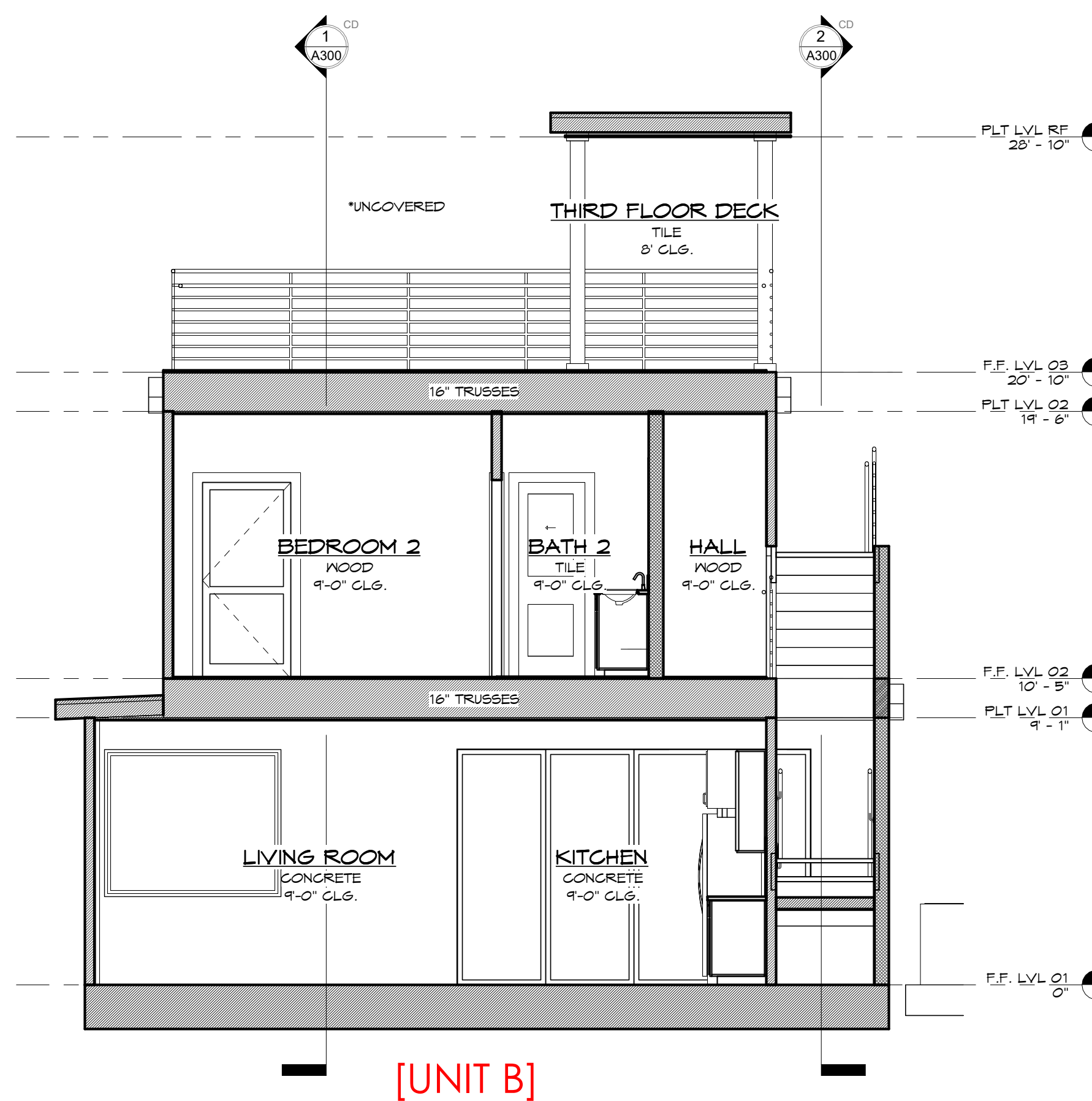
CHECKED BY:

9.8.23

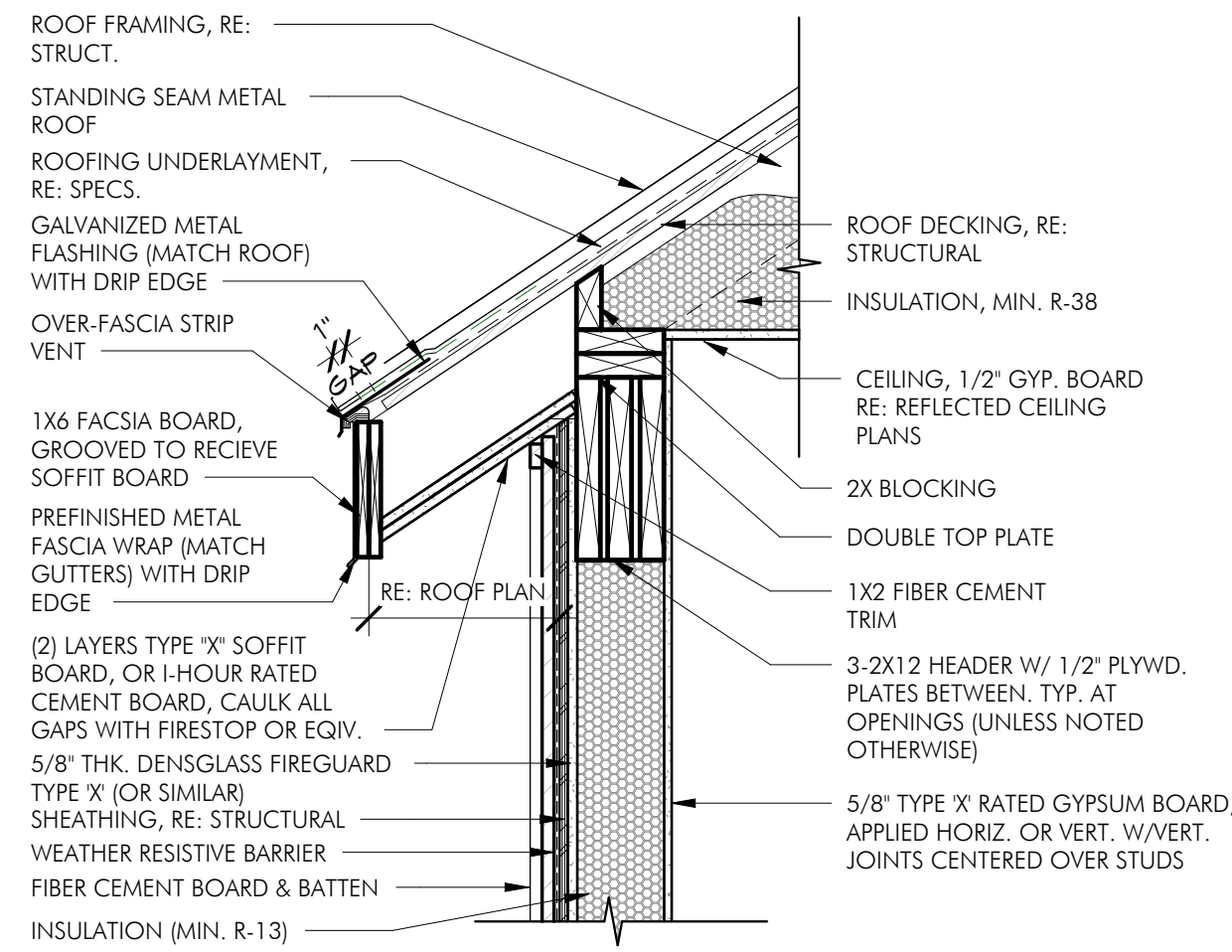
A301



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



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



NOTES:

INTERIOR DRYWALL FASTENERS PER U309: 1-7/8" LONG, 0.0915 IN. SHANK DIAM. AND 1/4 IN. DIAM HEADS SPACED 7 IN. O.C.

EXTERIOR WALLS & SOFFIT LESS THAN 5'-0" TO THE PROPERTY LINE WILL MEET FIRE RATING REQUIREMENTS OF IRC 2015 TABLE R302.1(1)

INTERIOR & EXTERIOR FIRE-RATED GYPSUM (OR SIMILAR) SHALL BE TIGHT FIT, AND SEALED PER U309

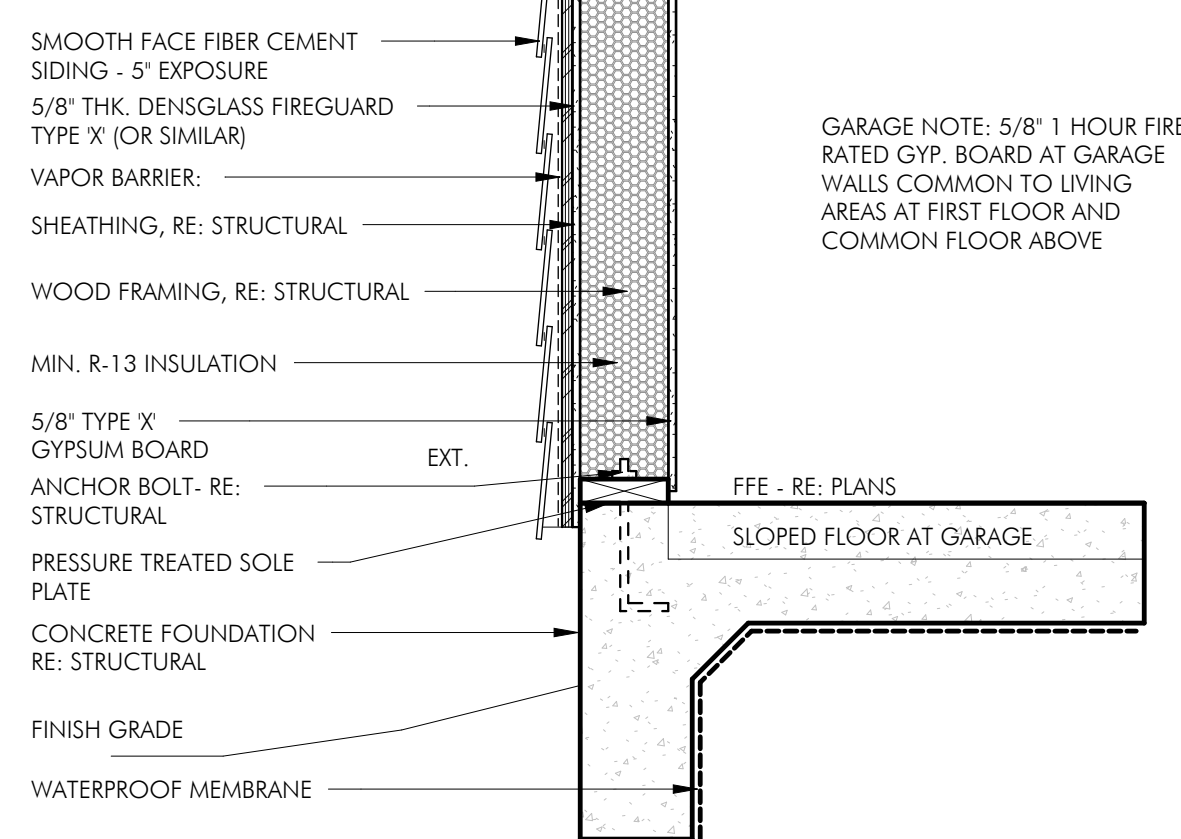
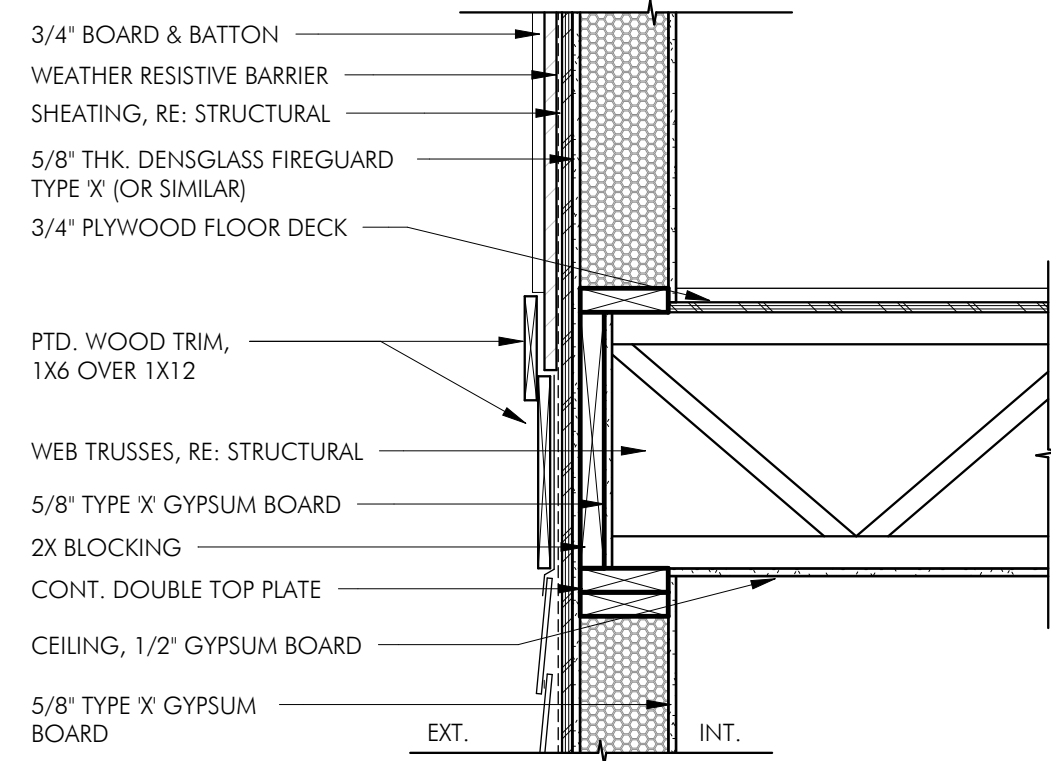
POST/PORCH/OVERHANG FIRE RATING TO BE COMPLIANT & INSPECTED IN FIELD

PER 2015 IRC TABLE R302.1(1), ROOF EAVE MAY HAVE 0 HR RATED WHEN FIREBLOCKED FROM WALL TOP PLATE TO UNDERSIDE OF ROOF DECK

EXTERIOR GLASS-MAT (OR SIMILAR) FASTENERS PER U309: 1-7/8" LONG, 0.0915 IN. SHANK DIAM. AND 1/4 IN. DIAM HEADS SPACED 7 IN. O.C. NAILING PATTERN FREQUENCY TO BE INCREASED IF REQUIRED BY WINDBRACE PLAN.

FOR GABLE ROOF FIREWALL DETAIL, 5/8 IN. TYPE 'X' GYP. BD. TO EXTEND TO ROOF DECKING ON INSIDE OF WALL IN ATTIC

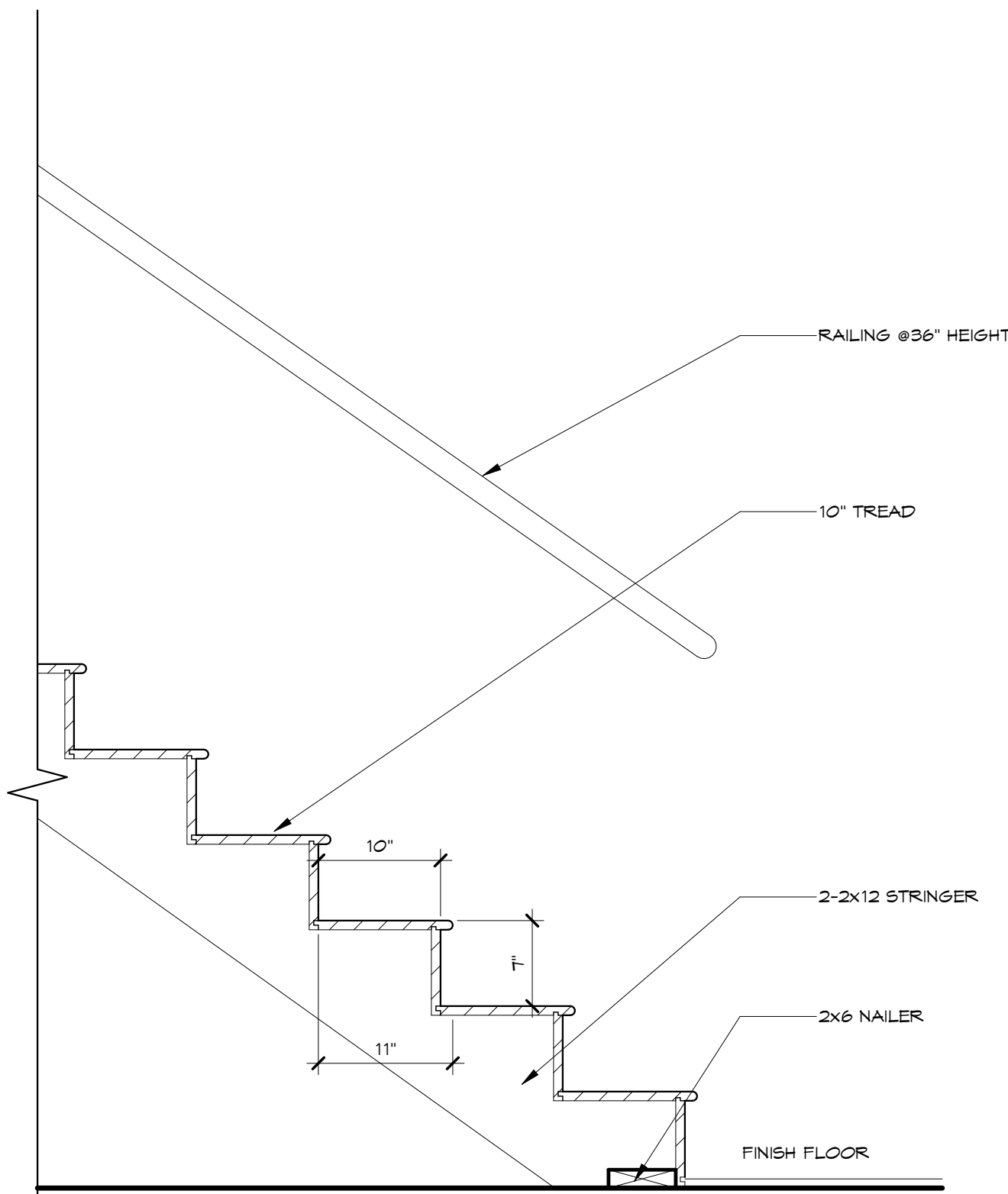
PENETRATIONS NOT ALLOWED WHEN SEPARATION DISTANCE IS <36". PENETRATIONS TO CONFORM TO IRC 2015 TABLE R302.1(1)



GARAGE NOTE: 5/8" 1 HOUR FIRE RATED GYP. BOARD AT GARAGE WALLS COMMON TO LIVING AREAS AT FIRST FLOOR AND COMMON FLOOR ABOVE

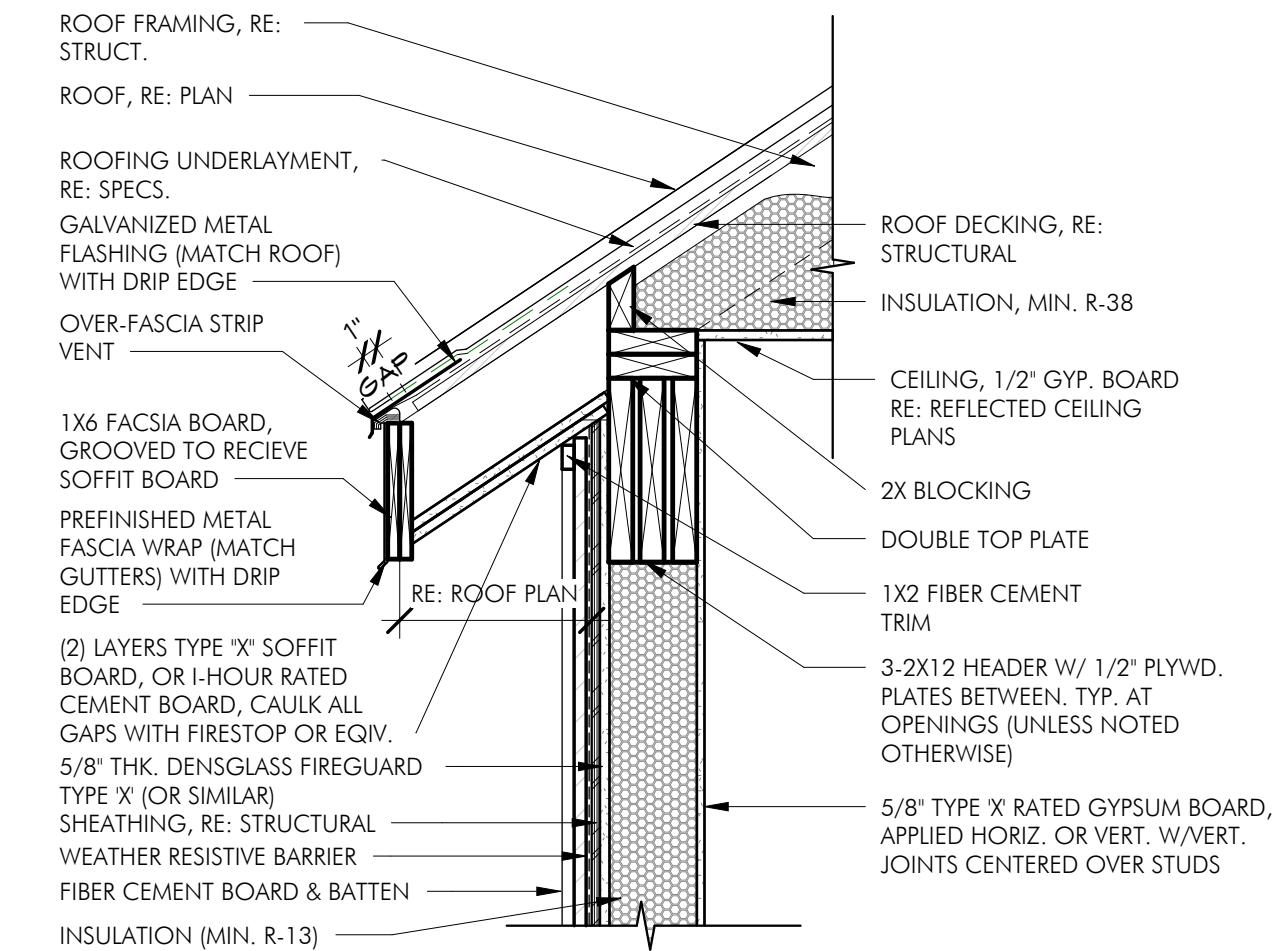
4 1 HR. FIRE RATED WALL SECTION

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



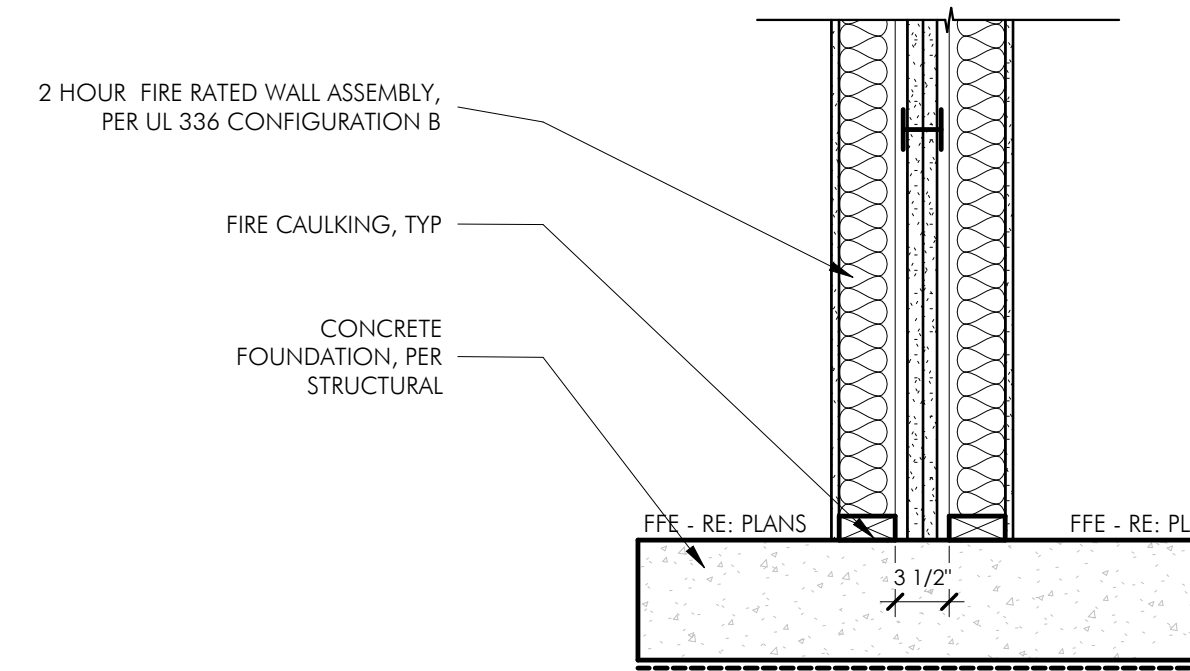
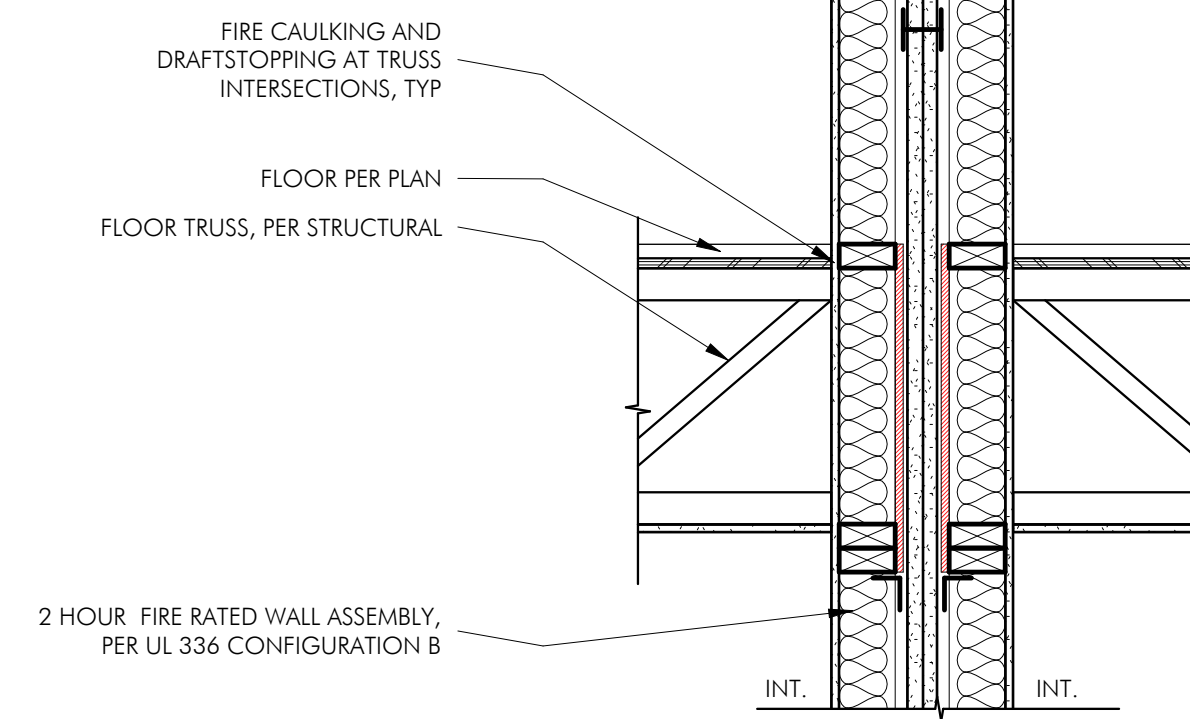
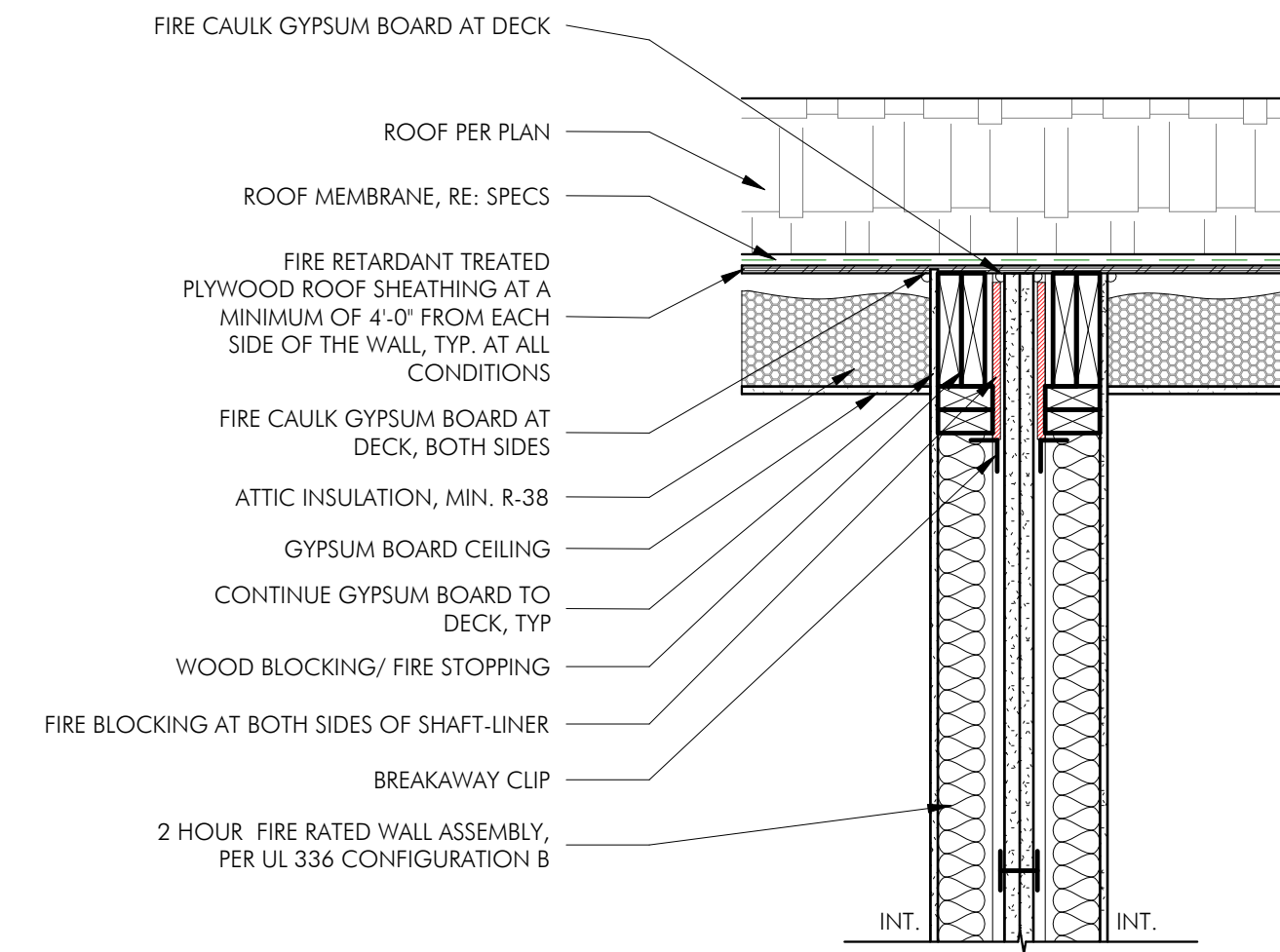
3 STAIRS DETAIL

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



2 1 HR. FIRE RATED SOFFIT

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



2 HR. FIRE RESISTANT RATED SHAFT LINER WALL ASSEMBLY -

1 UL U336 B
1" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

DETAILS
SCALE AS NOTED



Felicia Foster, Principal, Assoc. AIA, CPBD
512.637.4426
barroncustomdesign.com
info@barroncustomdesign.com

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REVISED

4.15.22	BLOCK OUT
9.16.22	PRELIMINARY
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4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

DRAWN BY: LC

CHECKED BY:

9.8.23

A500



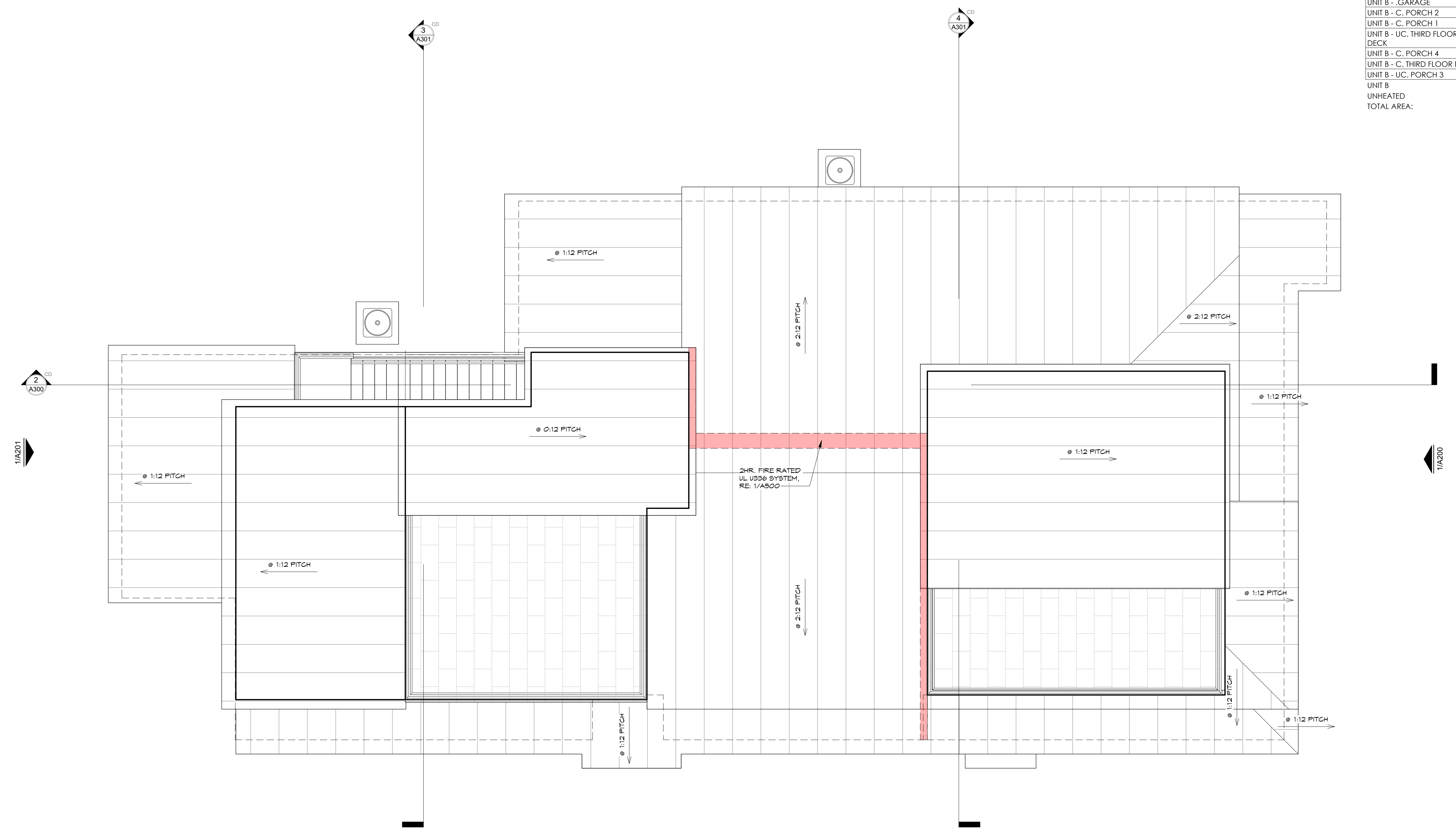
Felicia Foster, Principal, Assoc. AIA, CPBD
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barroncustomdesign.com
info@barroncustomdesign.com

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9.8.23

TOTAL AREA UNDER ROOF	
NAME	AREA
UNIT A - FIRST FLOOR	835 SF
UNIT A - SECOND FLOOR	907 SF
UNIT A - THIRD FLOOR	16 SF
UNIT A	1,759 SF
UNIT B - FIRST FLOOR	825 SF
UNIT B - SECOND FLOOR	991 SF
UNIT B	1,816 SF
HEATED	3,575 SF
UNIT A - C. PORCH 1	47 SF
UNIT A - .GARAGE	368 SF
UNIT A - C. PORCH 2	128 SF
UNIT A - C. PORCH 3	53 SF
UNIT A - UC. THIRD FLOOR DECK	168 SF
UNIT A - C. PORCH 4	100 SF
UNIT A - C. THIRD FLOOR DECK	252 SF
UNIT A	1,115 SF
UNIT B - .GARAGE	373 SF
UNIT B - C. PORCH 2	139 SF
UNIT B - C. PORCH 1	26 SF
UNIT B - UC. THIRD FLOOR DECK	230 SF
UNIT B - C. PORCH 4	62 SF
UNIT B - C. THIRD FLOOR DECK	183 SF
UNIT B - UC. PORCH 3	66 SF
UNIT B	1,078 SF
UNHEATED	2,193 SF
TOTAL AREA:	5,767 SF



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REVISED

4.15.22	BLOCK OUT
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4.24.23	PERMIT SET
5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

DRAWN BY: LC
CHECKED BY:

9.8.23

A600

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



Felicia Barron Foster
CERTIFICATION NO. 44-719

9.8.23

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REVISED

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

DRAWN BY: LC

CHECKED BY:

9.8.23

A700

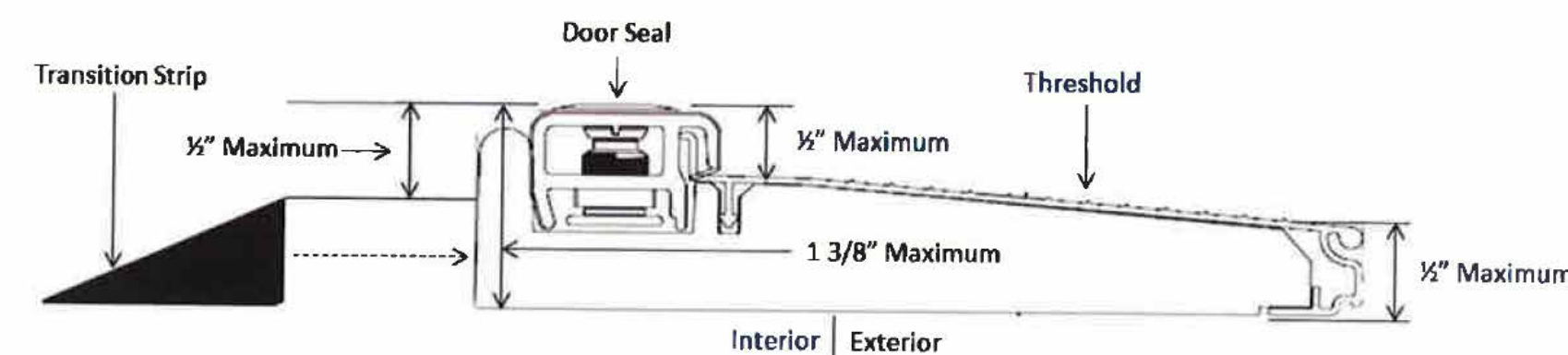
VISITABILITY NOTES:

VISITABLE BATHROOM ROUTE:
- A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAYBE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

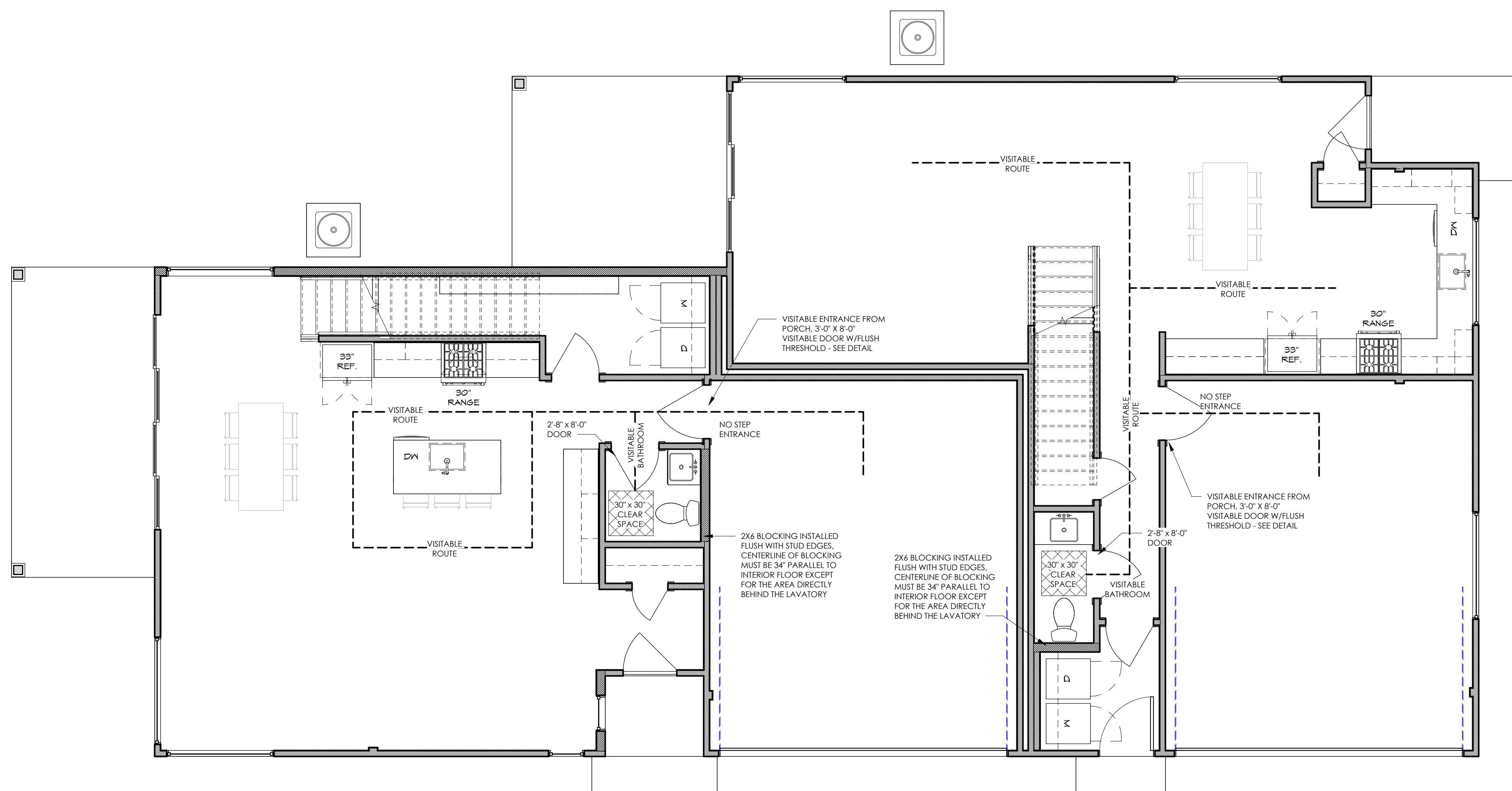
VISITABLE BATHROOMS:
- A MINIMUM CLEAR OPENING OF 30" IS REQUIRED;
- LATERAL 2"x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.



ACCEPTABLE THRESHOLD

NOT TO SCALE



1 VISITABLE FIRST FLOOR PLAN

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

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5.1.23	FINAL
7.17.23	FINAL CHECK
8.24.23	DEMO PERMIT
9.8.23	EXP. PERMIT

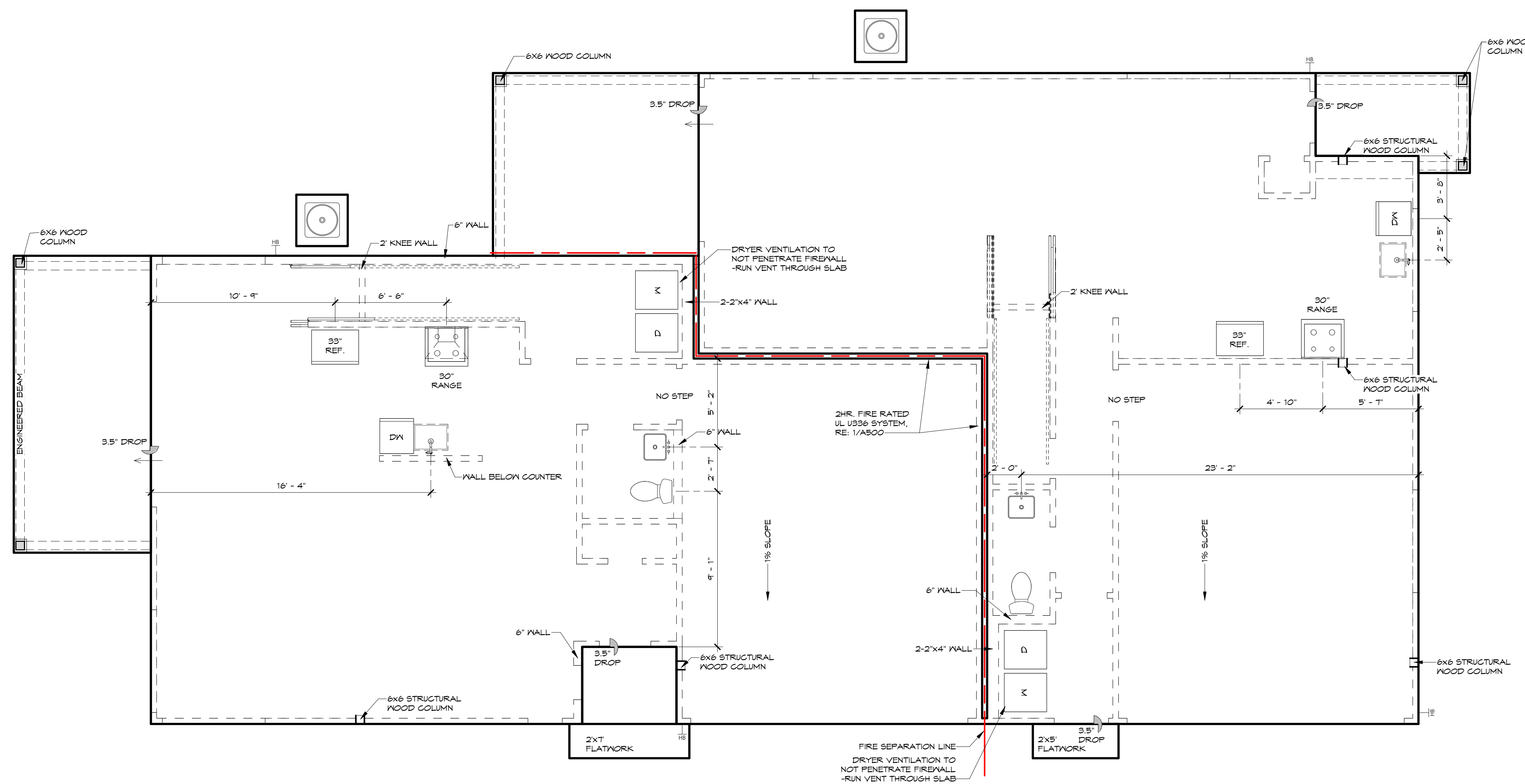
DRAWN BY: LC

CHECKED BY:

9.8.23

S100

[UNIT A]



[UNIT B]

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

1/4" = 1'-0"

1/8" = 1'-0"