

- ## GENERAL NOTES FOR 2021 IRC AND IECC
- * LIGHTING TO BE PROVIDED DIRECTLY OVER EACH STAIRWAY AS, AS PER SECTION R303.07 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS, AS PER SECTION R303.07.
 - * SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R314.3
 - * WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN CONFORMANCE WITH SECTION R314.3, THE ALARM CIRCUIT SHALL BE DISCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM PER SECTION R314.4.
 - * CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R316.2
 - * WATER HEATERS HAVING AN IGNITION SOURCE SHALL BE ELUVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR. EXCEPTION: ELEVATION OF THE IGNITION SOURCE IS NOT REQUIRED FOR APPLIANCES THAT ARE LISTED AS FLAMMABLE VAPOR IGNITION-RESISTANT. CHAPTER 28 SECTION P180.7
 - * LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING & A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M305.13
 - * ATTIC A/C UNIT - PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQ. FT. OF PLYWOOD DECKING.
 - * ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE. PER SECTION M305.1

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- ¹ ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 15 MPH WIND CRITERIA AS PER SEC. R302.1 AND TABLE R302.1 (5).
 - ² PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SKILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC. R404.2
 - ³ PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ALLOY AS PER SEC. 404.2
 - ⁴ HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R311.8 (MIN STAIR TREAD 10", MAX RISER 7 1/4", SEC. R311.5
 - ⁵ MASONRY VENEER TO BE ADJUSTABLE WALL TIES AT 24" HORIZONTALLY AND 16" VERTICALLY AS PER SEC. R103.8.11 AND WEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC. R103.8.6
 - ⁶ INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION - SECTION R602.101 BRACED WALL PANEL INFORMATION SECTION 602.102
 - ⁷ OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.51
 - ⁸ ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. AS PER SECTION R302.6 AND TABLE R302.6
 - ⁹ ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SECTION R302.7
 - ¹⁰ AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE TOP AS PER SEC. R312.1
 - ¹¹ TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2" AS PER SECTION 312.8.5
 - ¹² IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. (SEC. R 312.2)
 - ¹³ AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IRC TABLE R402.4.11
 - ¹⁴ BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE E103.2.1

<u>FOOTAGES:</u>	
TOTAL LIVING	430
PORCH-1	16
PORCH-2	9
GARAGE	627
MECH CLOSET	21
TOTAL COVERED	1103

NOTE:
 MINI A/C SPLIT UNIT
 PROVIDE REQ. ELECTRICAL &
 VERIFY LOCATOR W/ OWNER

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MINI A/C SPLIT UNIT
PROVIDE REQ. ELECTRICAL
VERIFY LOCATON W/ OWNER

REMODEL ADDITION
DADY RESIDENCE

PLAN No.:
GARAGE

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A circular seal for the American Institute of Building Design Engineers (AIBD). The outer ring contains the text "AMERICAN INSTITUTE OF BUILDING DESIGN ENGINEERS". Inside the ring, there are four quadrants containing the letters "A", "I", "B", and "E". In the center, it says "BD". Below the seal, it reads "P.O. Box 335" and "P.B.D. No. TX 335".

Check Set: 02-27-24
Final Set:
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PAGE No.:
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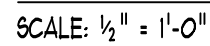
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REMODEL ADDITION
DADY RESIDENCE

SUBDIVISION: 434 ADAMS STREET
ADDRESS:
LOT: 10 & 12 BLOCK: 4 NCB: 2879

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b. AIR BARRIER AND INSULATION FULL ENCLOSURE IS NOT REQUIRED IN UNCONDITIONED/ VENTILATED ATTIC SPACES AND AT RIM JOIST



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