

PARK CUSTOM RESIDENCE

915 E CROCKETT ST
SAN ANTONIO, TX 78202
ARCHITECTURAL PLANS

GENERAL NOTES

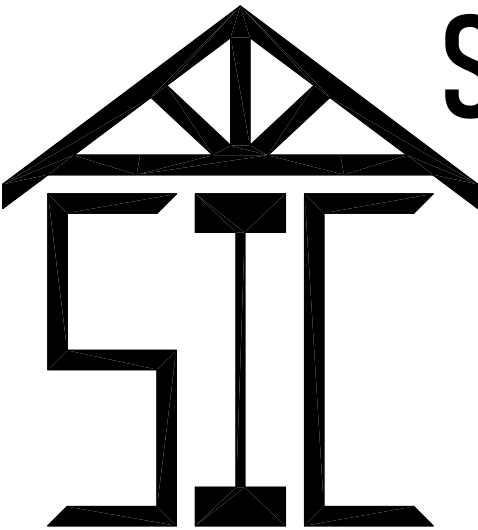
- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 130 M.P.H. WIND CRITERIA AS PER SEC. R301.2.1 AND TABLE R301.2 (5).
- PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC R404.2
- PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC 404.2
- HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC R311.7.8 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC R311.7.5
- INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION SECTION R602.10.1 BRACED WALL PANEL INFORMATION SECTION 602.10.2
- 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 STOP AS PER SEC. R311.2
- TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" " AND NOT GREATER THAN 2" AS PER SECTION 311.7.8.5
- 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 312.2.1
- AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IRC TABLE R402.4.1.1
- BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R103.2.1
- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC R303.7 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC R303.7.
- 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 ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION 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 SEC R314.4.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R315.2
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER 2018 IRC CHAPTER 28 SECTION 28.01.7.
- A 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 M1305.1.3.1
- 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 IRC SECTION M1305.1

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PREPARED FOR:
JENNY PARK

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SHEET INDEX

SHEET DESCRIPTION	SHEET NO.
COVER SHEET	A0.00
PLOT PLAN	A1.00
FLOORPLAN	A2.00
ELEVATIONS	A3.00
ROOF - DETAILS	A4.00
ELECTRICAL PLAN	E1.00

TOTAL FOOTAGES

FIRST FLOOR LIVING: 1,096 SF
SECOND FLOOR LIVING: 602 SF

TOTAL LIVING: 1,698 SF

PORCH: 87 SF
PATIO: 78 SF
WATER HEATER CLOSET: 9 SF

TOTAL COVERED: 1,872 SF

(1) Attic A/C unit provide req. elec. And/or gas w/overflow pan to outside on (32) sq. ft. of plywd. Decking. Install as per local code.