

AREAS:		
TOTAL LIVING AREA	-	4,000 SQFT.
PORCH	-	1000 SQFT.
COVERED PATIO	-	668 SQFT.
GARAGE / STORAGE	-	956 SQFT.
TOTAL GROSS	-	5,124 SQFT.

GENERAL NOTES:

- BUILDER TO MEET ALL 2018 IRC & LOCAL CODES.
- ALLOW FOR 6" PLUMB WALL W/C SIDE WHERE NECESSARY.
- ALLOW FOR DUAL A/C'S IN ATTIC AS REQUIRED.
- MINIMUM 10'-0" PLATE HEIGHT UNLESS OTHERWISE NOTED
- USE ROUNDED SHEETROCK CORNERS THROUGHOUT HOUSE.
- BLOCK & WIRE FOR CEILING FANS & ALL BEDROOMS.
- ALLOW WIRING FOR SECURITY SYSTEM.
- VERIFY PLACEMENT OF FULLDOWN STAIRS & JOB SITE.
- VERIFY PLACEMENT OF SMOKE DETECTORS SHOWN ON PLANS.
- VENT DRYER THRU WALL.
- ALLOW FOR 3 GRAVITY ROOF VENTS AWAY FROM FRONT.
- ALLOW FOR CONNS & PLATFORMS FOR WHYS IN GARAGE.
- VERIFY PLACEMENTS OF A/C PADS SHOWN ON PLAN.
- ALL BEDROOM PLUGS TO BE ARC FAULT CIRCUIT INTERRUPTERS.
- BEAMS & FLOOR FRAMING TO COMPLY W/ 2018 IRC CODE (TABLE R602.13(2) & R602.4)

CONTRACTOR'S NOTES

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH DAY WORK (ORDERING MATERIALS). THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL MEASUREMENTS ON SITE. CONTRACTOR SHOULD REPORT ANY DISCREPANCIES AND/OR OVERSIGHTS FROM THE WORKING DRAWINGS OR SPECIFICATIONS, IF PROVIDED, AND IF CONTRACTOR BE IN DOUBT AS TO THEIR MEANING, THEN SHOULD AT ONCE NOTIFY THE DESIGNER OF THE PROBLEM, AND WRITTEN INSTRUCTIONS WILL BE SENT TO SAID CONTRACTOR. DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ORAL VARIATIONS.
DETAILS AND DRAWINGS ARE BUILDERS TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE "THE DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO PROBLEMS AT IN REFERENCE OF SAID WORKING DRAWINGS AND/OR SPECIFICATIONS, IF PROVIDED.

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2018 IRC AND IECC GENERAL NOTES:

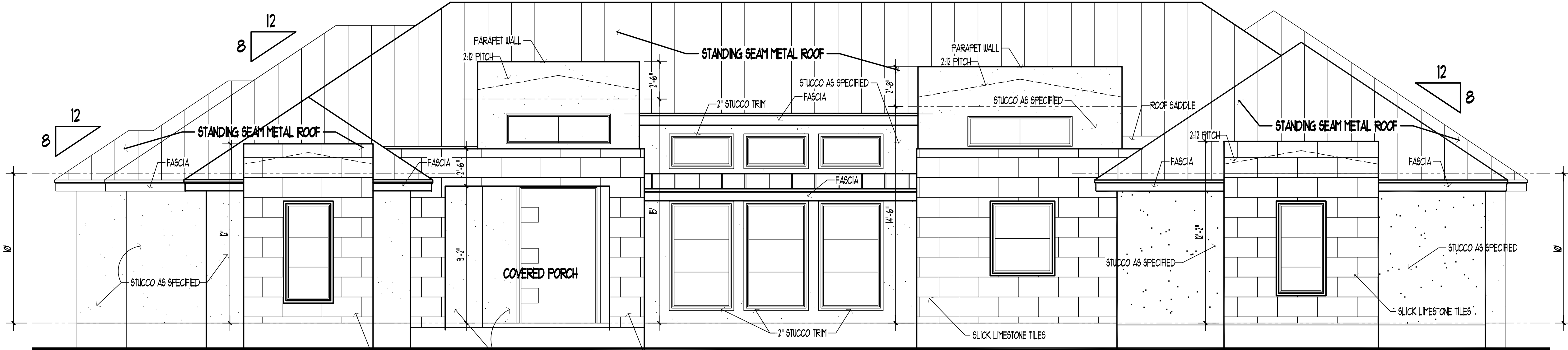
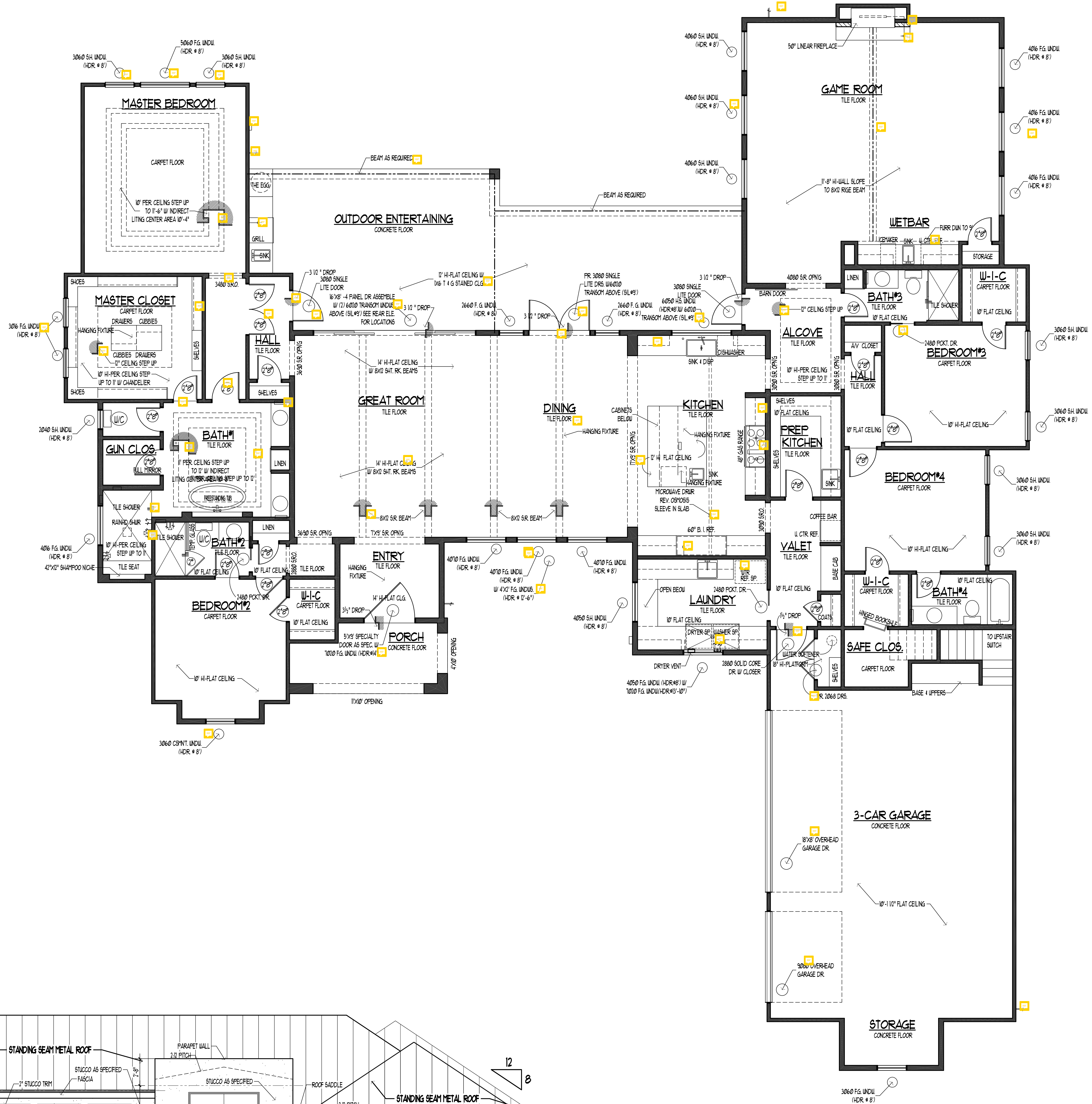
IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO MEET ALL 2018 IRC AND IECC. ALL STRUCTURAL AND FRAMING NEEDS TO MEET 15 MPH WIND CRITERIA AS PER SEC. R302.1 AND FIGURE R302.1(4). ALL TREATED WOODS TOUCHING SLAB FOUNDATION SILL AND SLEEPERS TO MEET SEC. R301.1 IRC. ALL TREATED WOOD FASTENERS TO BE HOT DIPPED GALVANIZED STEEL, SILICON BRONZE OR OR COPPER AS PER R301.3 (2018 IRC). PROVIDE HANDRAILS AT ALL STAIRS, STEPS WITH A MINIMUM OF FOUR RISERS AS PER SEC. R311.1 (MINIMUM STAIR TREAD OF 10", MAX RISER 1 3/4") SEC. R311.4 (IRC 2018). MASONRY VENEER TO BE ANCHORED AT 24" HORIZONTALLY AND 24" VERTICALLY AS PER SEC. R103.1(4) AND WEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SECTION R103.1(6) (2018 IRC). R602.10(4) BRACED WALL PANEL LOCATION BRACED WALL PANELS SHALL BE LOCATED IN ACCORDANCE WITH FIGURE R602.10(4) (1). BRACED WALL PANELS SHALL BE LOCATED NO MORE THAN 25 FEET (7620 MM) ON CENTER AND SHALL BE PERMITTED NO MORE THAN 125 FEET (3810 MM) FROM THE END OF THE BRACED WALL LINE IN ACCORDANCE WITH SECTION R602.10(1) AND FIGURE R602.10(4)(2). BRACED WALL PANELS MAY BE OFFSET OUT-OF-PLANE UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE PROVIDED THAT THE TOTAL OUT-TO-OUT OFFSET OF BRACED WALL PANELS IN A BRACED WALL LINE IS NOT MORE THAN 8 FEET (2439 MM) IN ACCORDANCE WITH FIGURES R602.10(4) (3) AND R602.10(4)(4). ALL BRACED WALL PANELS WITHIN A BRACED WALL LINE SHALL BE PERMITTED TO BE OFFSET FROM THE DESIGNATED BRACED WALL LINE UNLESS AS PER CITY OF SAN ANTONIO 2018 IRC). ATTIC A/C UNIT-PROVIDE OVERFLOW PAN AS PER 19413.1(2018 IRC).

ENGINEERING GENERAL NOTES:

FS ALVAREZ & ASSOCIATES INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. IT IS NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WIND BRACING, OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WIND BRACING, AND THE FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WIND BRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. FSALVAREZ & ASSOCIATES INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER, OR FORM IF ANY PROBLEMS MAY ARISE.

2018 IRC AND IECC THERMAL ENVELOPE NOTE:

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE THROUGH R402.4.5. AIR SEAL COMPLIANCE WITH IECC TO BE R 402.4.1



NOTE* ALLOW FOR METAL CAPS @ ALL PARAPET WALLS

FRONT ELEVATION

SCALE 1/4" = 1'-0"