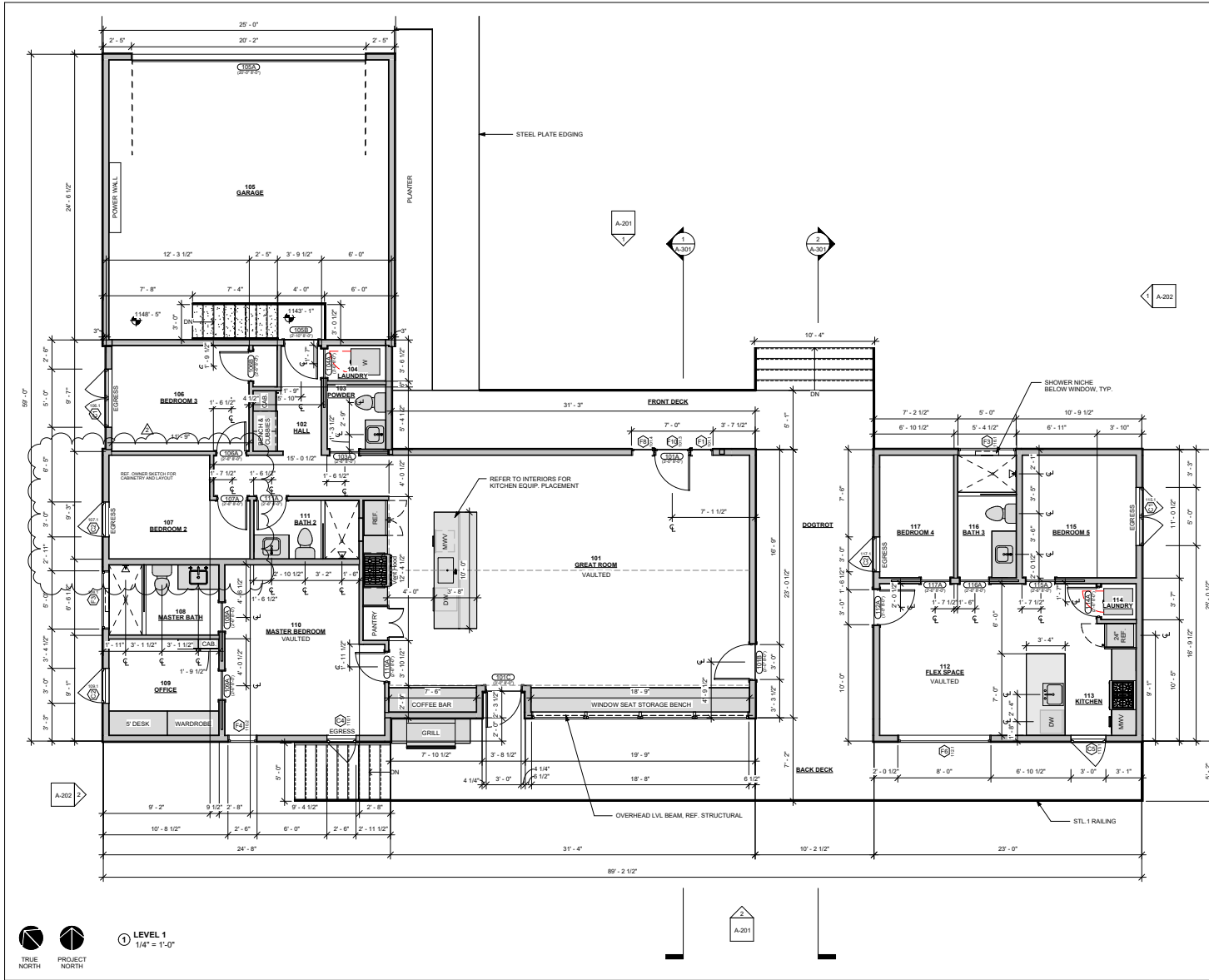




① LEVEL 1
1/4" = 1'-0"

FULL SCALE IS 22X34 SHEET | HALF SCALE IS 11X17 SHEET



GENERAL NOTES - FLOOR PLAN

1. WALL INSULATION TO BE MINIMUM R-20 OR OTHERWISE COMPLIANT W/ 2015IECC TABLE C402.1.3.
2. ROOF INSULATION TO BE MINIMUM OF R-30 OR OTHERWISE COMPLIANT W/ 2015IECC TABLE C402.1.3. CLOSED CELL SPRAY FOAM RECOMMENDED WITH CODE COMPLIANT THERMAL FIRE BARRIER. R-38 BATT REQUIRES 1" CAVITY. CONTRACTOR TO PROVIDE FURRING IF BATT INSULATION IS CHOSEN.
3. FLOORS OVER UNCONDITIONED SPACE TO BE R-30 OR OTHERWISE COMPLIANT W/ 2015IECC TABLE C402.1.3.
4. WINDOWS TO HAVE MAXIMUM SHGC OF 0.20.
5. ALL INTERIOR WALL DIMENSIONS TO FACE OF STUD UN O.
6. INTERIOR GYPSUM WALL BOARD TO BE 5/8" ON ALL EXTERIOR WALLS. 1/2" GYPSUM IS ACCEPTABLE FOR INTERIOR PARTITIONS.
7. BUILDING ENVELOPE, VAPOR BARRIER, WATER PROOFING AND FLASHING TO BE COMPLIANT WITH 2015 IRC.
8. VAPOR BARRIER AT ALL EXTERIOR WALLS, TAPE BEAMS AND ALL DOOR AND WINDOW OPENINGS. SELF-ADHERING SHEET AIR BARRIER RECOMMENDED BY CARLSLE CON-705 TDS OR SIMILAR.
9. SMOKE DETECTORS MARKED "SD" TO BE COMPLIANT WITH CITY OF AUSTIN REQUIREMENTS. IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OUTSIDE OF EACH SLEEPING ROOM, DEVICES SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP. REF. R314 LOCAL AMENDMENT.
10. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA, AND IN THE IMMEDIATE VICINITY OF BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND DWELLING UNITS HAVING ATTACHED GARAGES. REF. R315.1 LOCAL AMENDMENT.
11. PROVIDE SOLID PINE 1X6 WALL BASE, PNT.
12. PROVIDE SOLID PINE 1X6 DOOR TRIMS, PNT.
13. PROVIDE SOLID PINE 1X6 WINDOW SILLS, PNT.
14. 1/8" FLOOR DECKING TO BE USED UNO.
15. LIGHT SWITCHES AND CONTROLS MAX 48" A.F.F.
16. OUTLETS MIN. 18" A.F.F. EXCEPT FLOOR OUTLETS.
17. ALL INTERIOR PARTITIONS ARE 4" WOOD STUDS W/ 1/2" GYP. BD. EACH SIDE UNO, WITH "X" TAG INDICATING A 9" WOOD STUD.
18. ALL FLOORS OVER ENCLOSED PARKING AREAS TO BE 1 HR. FIRE RATED PER 2015 IRC.
19. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - a. CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUD OR STAGGERED STUDS, VERTICALLY AT CEILING AND FLOOR LEVELS, HORIZONTALLY AT INTERVALS NOT EXCEEDING 10' - 0".
 - b. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS & COVE CEILINGS.
 - c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - d. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - e. FOR THE FIREBLOCKING OF CHIMNEYS AND PREPLACES, SEE SECTION R303.10.
 - f. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.



PEDERNALES RESIDENCE

299 RIVER PLACE, JOHNSON CITY, TX 78636

ANNAGAE LI & EDDIE HO

No.	Description	Date
1	OWNER VE REVISIONS	11-19-21
2	WINDOW UPDATE	01-05-22



CA
Project # 21.02 PEDERNALES
Date 01.05.2022

LEVEL 1 PLAN

A-102