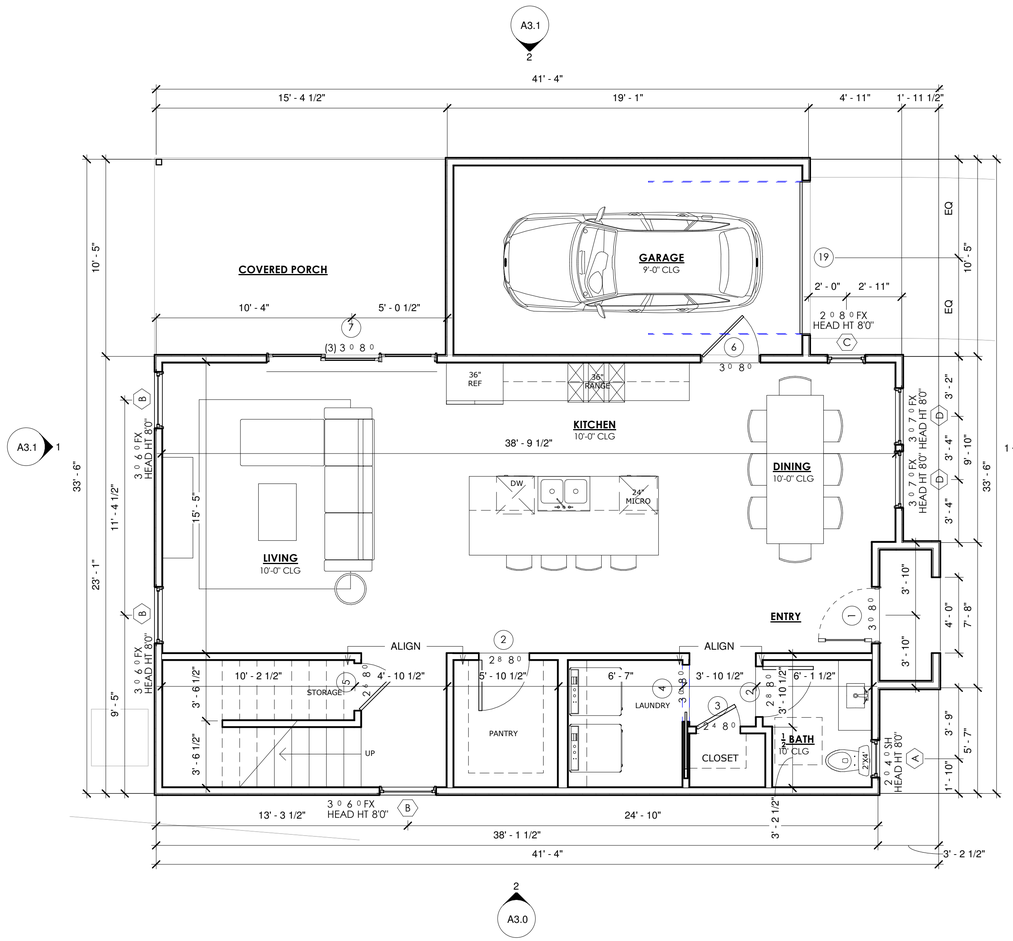
GENERAL NOTES

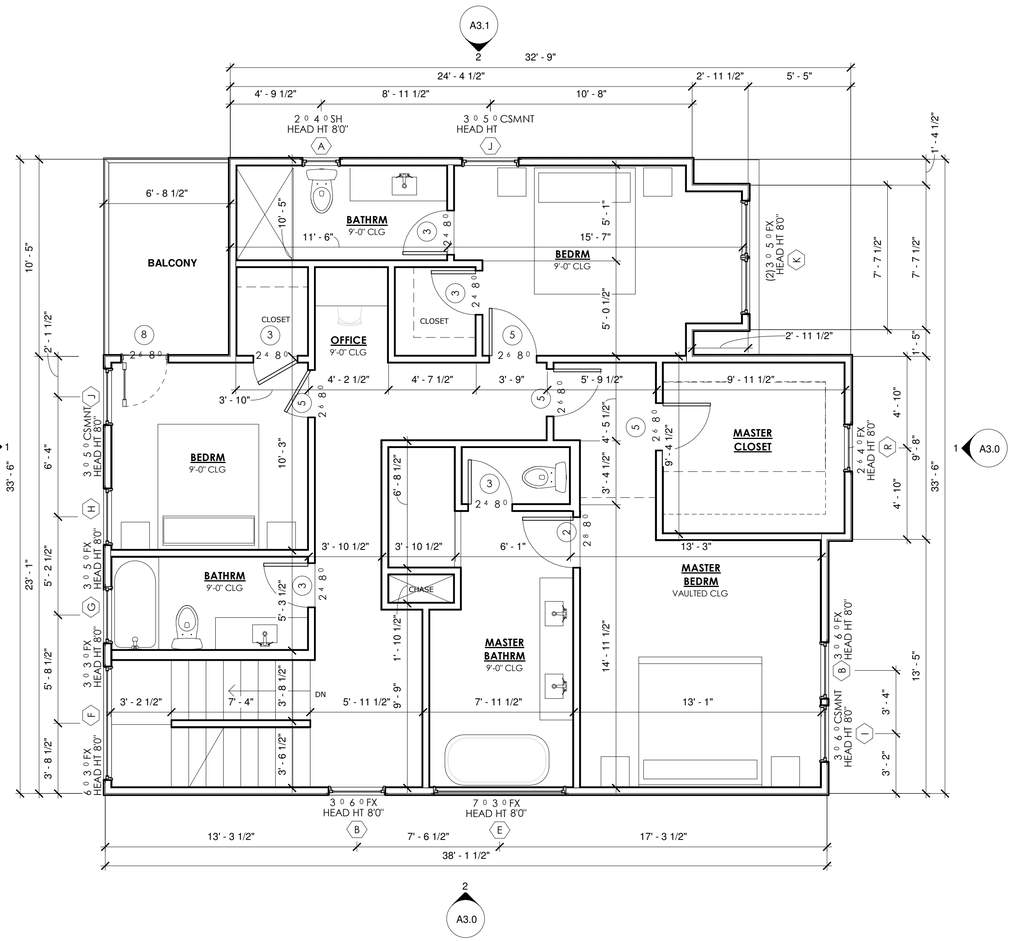
1. REFER TO STRUCTURAL FOR ALL FRAMING
2. 5/8" GYPSUM BOARD THROUGHOUT
3. GREEN BOARD IN SHOWERS AND WET AREAS
4. SHOOT ALL PLATES W/ 2X RAMSET W/IN 6" OF CUT

PLAN NOTES

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2024 IRC R319.1, R318.2, R321.2
2. STAIRS TO COMPLY WITH 2024 IRC R318.5
3. HANDRAILS SHALL BE INSTALLED PER 2024 IRC R320
4. GUARDRAILS SHALL BE INSTALLED PER 2024 IRC R321
5. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISITABILITY STANDARDS UNDER CITY CODE SECTION 25-12-243, R320. VISITABILITY ITEMS ARE REFERENCED ON FLOOR PLANS
6. OPENING PROTECTIONS SHALL COMPLY WITH 2024 IRC R302.5.1 U.N.O. PEDESTRIAN DOOR SHALL BE 20" MIN RATED FOR APPLICATION WITH SELF-CLOSING HINGE
7. GARAGE FIRE SEPARATION SHALL COMPLY WITH 2024 IRC R302.6. WALLS AND CEILINGS SHALL BE 5/8" TYPE X.



2 FIRST FLOOR - BUILDING 1
1/4" = 1'-0"



1 SECOND FLOOR - BUILDING 1
1/4" = 1'-0"

PROJECT

3103 GARWOOD ST.

OWNER

REVISIONS

NO	ISSUE	DATE
1	PERMIT	

NOTES

SEAL & SIGNATURE

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Ryan Rodenberg
CERTIFICATION NO. 44-769

DESIGNER

RODENBERG DESIGN
AUSTIN, TX 78704
512-796-5995
RYAN@RODENBERGDESIGN.COM

SHEET TITLE

FLOOR PLANS - BUILDING 1

TRUE NORTH

PLAN NORTH

CITY OF AUSTIN
APPROVED
Date 11/10/2025
FOUNDED 1839
REVIEWED FOR CODE COMPLIANCE

SHEET NUMBER

A2.0

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