

REMODEL & ADDITION

ADAMS ST

SAN ANTONIO TEXAS, 78210

PROJECT DESIGNER:

IDEA STUDIO
4703 SHAVANO OAK
SUITE 101
SAN ANTONIO, TEXAS 7849

C5 COVER SHEET.
A1.0 SITE PLAN
A2.0 FLOOR PLAN
A3.0 LIGHTING PLAN
A4.0 EXTERIOR ELEVATIONS
A4.1 EXTERIOR ELEVATIONS
A5.0 ROOF PLAN & WALL SECTION

AIR BARRIER INSTALLATION, AIR SEALING AND INSULATION INSTALLATION

General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed. The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	Air-permeable insulation shall not be used as a sealing material. The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Ceiling/soffit	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Walls	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Windows, skylights and doors	Rim joists shall include an exterior air barrier. ³ The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board. ³
Rim joists	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Floors, including cantilevered floors and floors above garages	Exposed earth in unvented crawl spaces shall be covered with a Class 1 vapor retarder/air barrier in accordance with Section N1102.2.10. Penetrations through concrete foundation walls and slabs shall be air sealed. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R102.7.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section N1102.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section N1102.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section N1102.2.10.
Basement, crawl space, and slab foundations	Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
Shafts, penetrations	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Narrow cavities	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections N101.10-N1101.12 and N1102.2.7.
Garage separation	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section N1102.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Recessed lighting	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Plumbing, wiring or other obstructions	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub. The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	Exterior walls adjacent to showers and tubs shall be insulated.
Showertub on exterior wall	HVAC supply and return register boots that penetrate building thermal envelopes shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Electrical/phone box on exterior walls	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—
HVAC register boots	Concealed sprinklers	—

BUILDING CODE INFO

LOCATION
ADAMS ST
NCB 943
LOT 1 BLK 12
SAN ANTONIO, 78210
BEXAR COUNTY

APPLICABLE CODE:

2024 INTERNATIONAL RESIDENTIAL CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
UNIFIED DEVELOPMENT CODE

BUILDING INFO

AREAS

MAIN HOUSE

1ST FLOOR LIVING AREA = 1,708 SF
2ND FLOOR LIVING AREA = 1,051 SF
FRONT PORCH = 160 SF
REAR PORCH = 410 SF
2ND FLOOR PORCH = 171 SF

TOTAL LIVING AREA = 2,759 SF



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CONSTRUCTION GENERAL NOTES

- ALL DIMENSION ARE TO THE FACE OF WOOD STUDS, FACE OF C.M.U., EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.
- PROVIDE SOLID WOOD BLOCKING AT ALL DRYWALLS BEHIND PLUMBING FIXTURES, ACCESS DOORS, HANDRAILS, GRAB BARS, WOOD SHELVING, ELECTRIC DRINKING FOUNTAINS, ETC. AS REQUIRED TO RIGIDLY ANCHOR EACH ITEM. CONTRACTOR SHALL VERIFY & COORDINATE BLOCKING.
- INCREASE WALL THICKNESS AS REQUIRED AT PLUMBING CHASES, MECHANICAL & ELECTRICAL PANELS.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED. ALL DIMENSION ARE BASED UPON EXISTING CONDITIONS, SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.
- CONTINUE WALL TYPE AND FINISHES ABOVE ALL DOORS AND WINDOWS.
- ALL WOOD STUDS ARE AT 16" O.C. TYPICALLY
- THE EXTERIOR ENVELOPE SHALL BE FILLED WITH INSULATION AS SPECIFIED AS WELL AS ANY WALL THAT HAS INSULATION INDICATED ON PLANS, SECTIONS OR DETAILS.
- ALL GYPSUM WALL BOARD OCCURRING FULL HEIGHT ABOVE THE CEILINGS ARE TO BE TAPED AND FLOATED, IN ORDER TO BE REDUCE SOUND TRANSMISSION.
- ALL FOAM PLASTICS USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH U.B.C. STANDARD #42-1.
NOTE: OR IN ADDITION TO ANY OTHER APPLICABLE PROVISIONS IN GOVERNING CODES.
- WOOD STUDS ANCHORAGE.
A. ALL METAL RUNNERS FOR WOOD STUDS WALLS SHALL BE ANCHORED TO THE FLOOR SLAB WITH POWER DRIVEN ANCHORS .0177 MINIMUM SHANK DIAMETER SPACED 16" O.C. WITH A MINIMUM PENETRATION OF 1-7/16" INTO CONCRETE.
B. ANCHOR STUDS TO RUNNERS WITH #10-HH SCREWS ON EACH SIDE.
- EXIT SIGNS LOCATIONS SHALL BE VERIFIED WITH THE BUILDING INSPECTOR DURING CONSTRUCTION AND WITH BUILDING CODE. SEE ELECTRICAL DRAWING FOR LOCATIONS.
- DOOR REMARKS:
A. CAULK BOTH SIDES OF ALL DOOR FRAMES AND GLASS FRAMES, WINDOWS AND LOUVERS.
B. COORDINATE DOOR DETAILS, WALL TYPES, AND WALL FINISHES FOR JAMB THICKNESS AND WALL MATERIALS.
C. PANIC HARDWARE IS REQUIRED AT ALL EXIT DOORS IN ACCORDANCE WITH LOCAL BUILDING CODE. SEE SPECIFICATIONS FOR ACTUAL HARDWARE SPECS.
- SEAL ALL OPENINGS THROUGH WALLS OF MECHANICAL ROOMS AND EXIT CORRIDORS INCLUDING BOTH SIDES OF COLUMNS, UNDER DECK CORRUGATIONS, PIPE CHASES, ETC.
- BUILDING INSULATION NOTE:
ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWLS PACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD #42-2.
- MAKE ALLOWANCE FOR HORIZONTAL AND VERTICAL MOVEMENT WHEREVER INTERIOR PARTITIONS COME IN CONTACT WITH EXTERIOR WALLS OR STRUCTURAL COLUMNS.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

GENERAL NOTES

- SOME OF THE GENERAL NOTES BELOW ARE MAY NOT APPLY FOR RESIDENTIAL PROJECTS. CONTRACTOR MAY OMIT THOSE NOT APPLICABLE.
- ALL GENERAL NOTES BELOW APPLY TO COMMERCIAL PROJECTS. CONTRACTOR SHALL NOT OMIT ANY OF THEM.
- CONTRACTOR IS RESPONSIBLE TO SEE THAT ALL WORK IN FIELD IS DONE IN ACCORDANCE W/ ALL CURRENT APPLICABLE NATIONAL STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
- CONSTRUCTION MATERIAL, ASSEMBLIES AND PROCEDURES ARE TO COMPLY W/ LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE OR DESIGNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.
- THE G.C. SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING: BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, AND ENVIRONMENTAL HEALTH PERMITS. THE GENERAL CONTRACTOR SHALL PICK UP THESE PERMITS AND PAY FOR THE PERMIT FEES.
- THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS, AND CONTROLS OF ALL NEW AND MODIFIED AIR, WATER, AND ELECTRICAL SYSTEMS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR / SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT THE COMPLETION OF THE WORK. UNLESS STATED OTHERWISE, ALL OTHER PROCEDURES, TESTING, MATERIALS AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
- DRAWINGS SHALL NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
- CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- ANY CHANGES IN PLAN ARRANGEMENT OR DETAILING AND SPECIFIC INSTRUCTIONS FOR THE PROJECT WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY THE ENGINEER OF RECORD WILL VOID ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ENGINEER OF RECORD.
- IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC MATERIAL OR EQUIPMENT, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING AND ELECTRICAL.
- ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL COORDINATE W/ ROOFING CONTRACTOR TO INSURE ROOF WARRANTY.
- CONSTRUCTION SHALL COMPLY TO ALL ADA (AMERICAN DISABILITIES ACT) REQUIREMENTS AND GUIDELINES FOR BUILDING AND FACILITIES PER CURRENT CLEARANCES, ACCESSORIES, ETC. (NOT APPLICABLE FOR RESIDENTIAL)
- ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OR ATTACHMENT TO THE EXTERIOR FACADE SHALL FLASH, AND SEAL SUCH WORK TO INSURE WALL SYSTEM WARRANTY.
- DOOR HARDWARE HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL BE MOUNTED NO HIGHER THAN 38 INCHES ABOVE FINISH FLOOR AND HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5.0 LB. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE BUT ARE NOT LIMITED TO PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (NOT APPLICABLE FOR RESIDENTIAL)
- DOOR CLOSURES: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO A POINT OF APPROXIMATELY 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. (NOT APPLICABLE FOR RESIDENTIAL).
- DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS: THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE. WHICHEVER IS FARTHER FROM THE HINGE.

FOR SLIDING OR FOLDING DOORS:
THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.

A. EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF. LIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.
B. FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE.
- CONTROLS AND OPERATING MECHANISMS.

A. GENERAL ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS ELECTRICAL OUTLETS, ETC.

B. HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEIPT AND OTHER OPERABLE SHALL BE MOUNTED 12 INCHES (MIN) ABOVE THE FLOOR.

C. OPERATION, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 8.0 LBF.
- PROVIDE WOOD BLOCKING AT ALL SCHEDULED CHALK AND TACK BOARDS, WALL SHELVING, PLUMBING, FIXTURES, ACCESS DOORS, HANDRAILS AND GRAB BARS, ALL WOOD BLOCKING AND FURRING TO BE FIRE RETARDANT.
- CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL WIRING AND CONNECTION SPECIFICATIONS, CIRCUITING, SWITCHING AND LIGHT FIXTURE RELOCATION.
- REFER TO MECHANICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING DUCTWORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, FIRE DAMPERS, ETC. OR ANY OTHER ITEMS MECHANICALLY RELATED.

COVER SHEET

REMODEL & ADDITION

214 ADAMS ST
SAN ANTONIO, TEXAS 78210

DESCRIPTION	DATE	No.

DRAWN CV
CHECKED JJ
DATE 5/14/26
PROJECT REMODELING
JOB NO. 24078
SHEET

CS

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SITE PLAN
REMODEL & ADDITION
214 ADAMS ST
SAN ANTONIO, TEXAS 78210

DESCRIPTION

DATE

No.

DRAWN

CHECKED

DATE

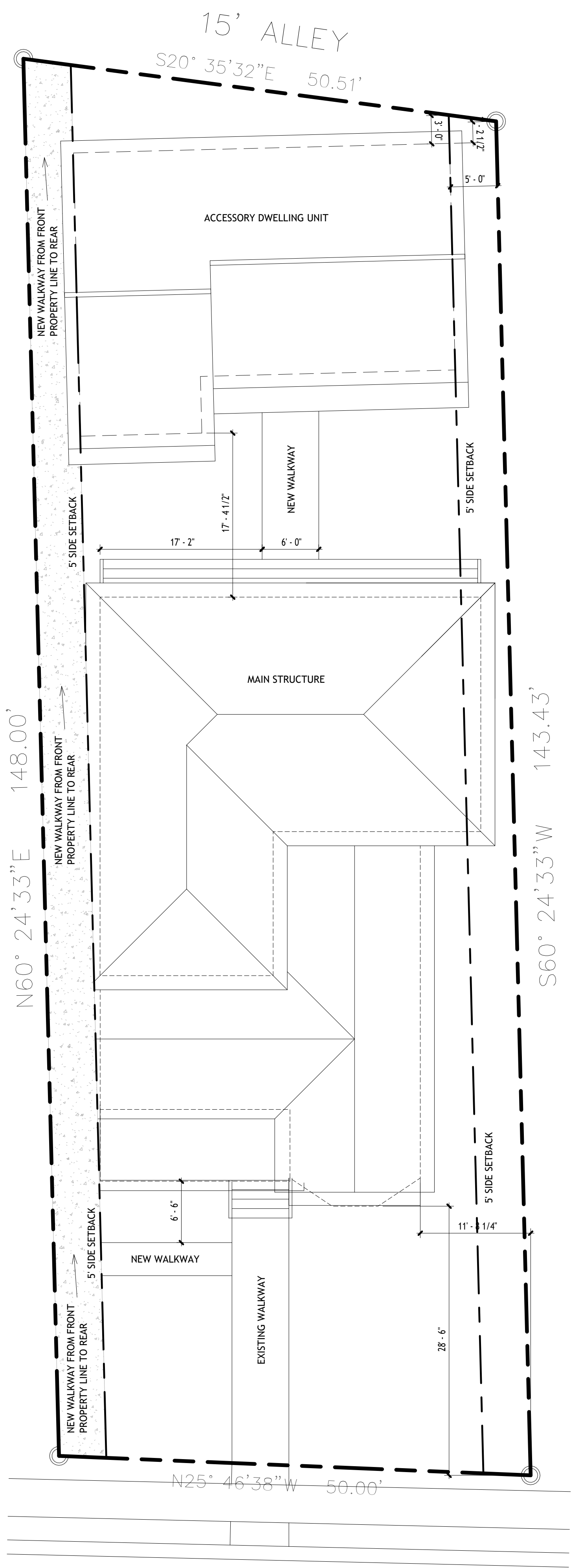
PROJECT

REMODELING

JOB. NO.

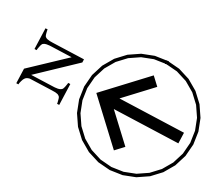
SHEET

A1.0



ADAMS ST
(55.6' R.O.W.)

① SITE PLAN
1/8" = 1'-0"

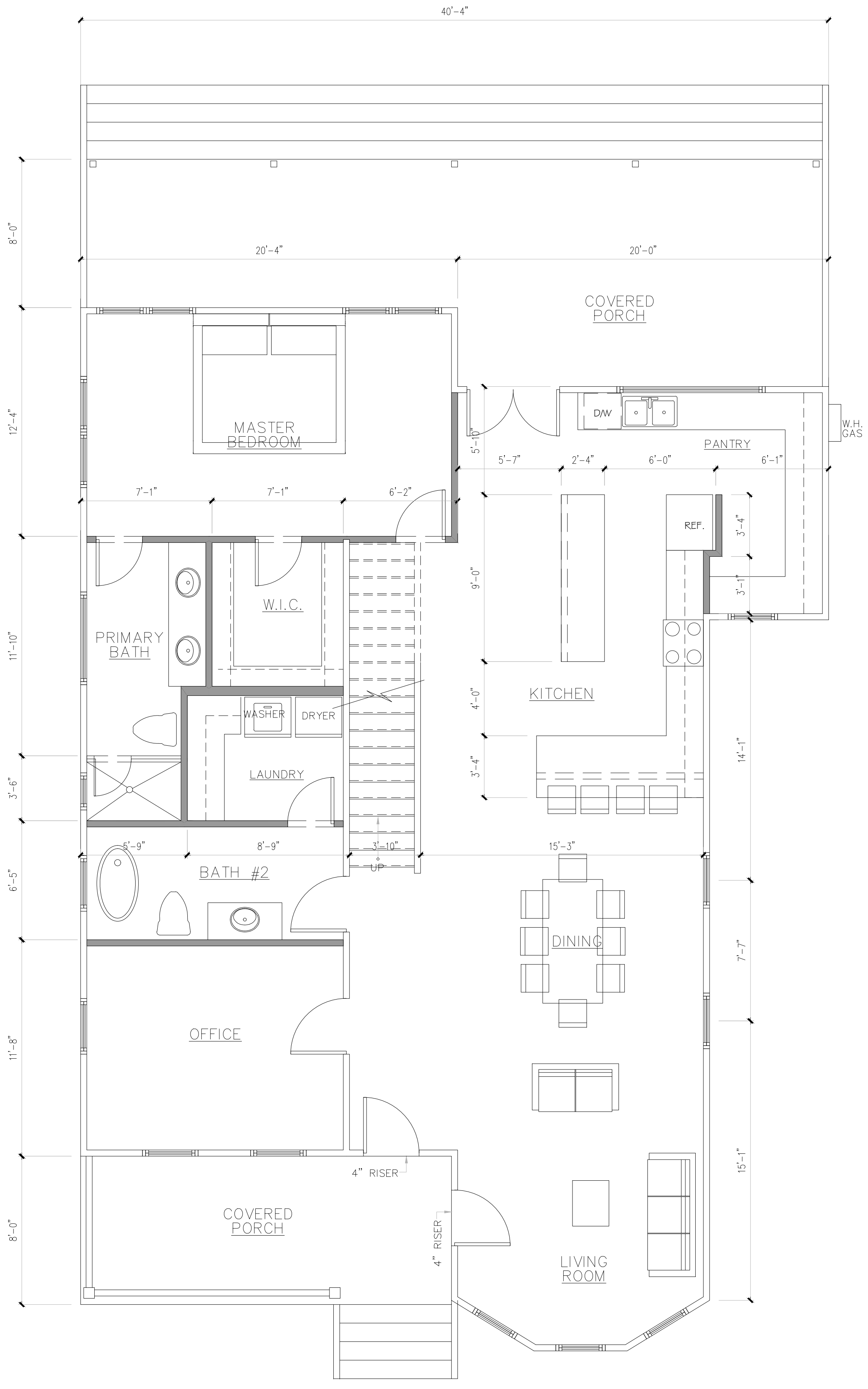


GENERAL NOTES:

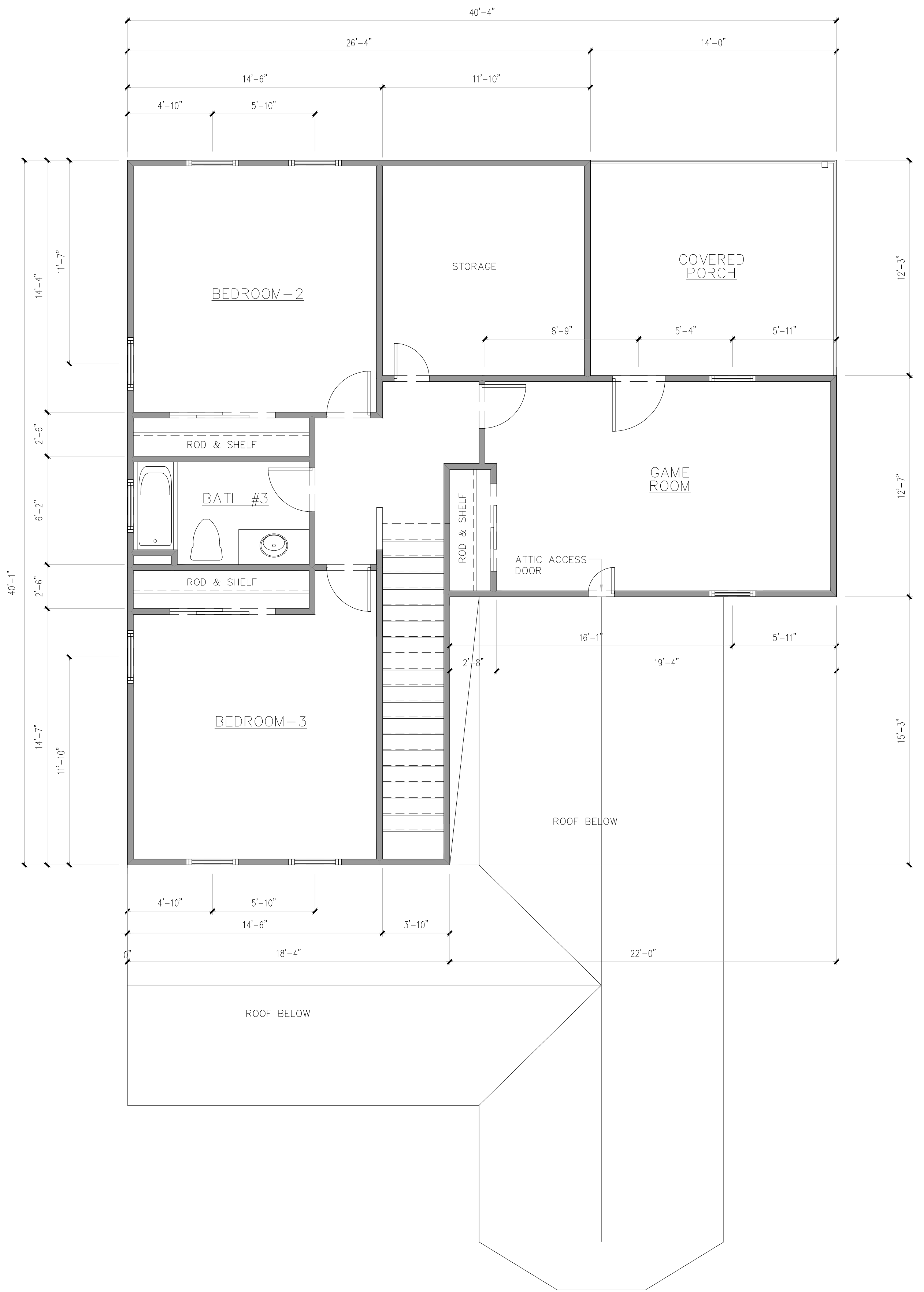
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY DESIGNER OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS OF EXISTING HOUSE.
3. SUPPLY AND RETURN DUCTS IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R4.2 WHERE LESS THAN 3" IN DIAMETER.

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXTERIOR WALL - 2X4 WOOD STUDS & 1 1/2" O.C. WITH 1/2" GYPSUM BOARD INSIDE & 1/2" DENS GLASS GOLD SHEATHING OUTSIDE (OR SIMILAR).
- INTERIOR WALL - 2X4 WOOD STUDS & 1 1/2" O.C. WITH 1/2" GYPSUM BOARD ON BOTH SIDES.



01 FLOOR PLAN
SCALE: 1/4"=1'-0"



02 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR PLAN
REMODEL & ADDITION
 214 ADAMS ST
 SAN ANTONIO, TEXAS 78210

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01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 REAR ELEVATION
SCALE: 1/4"=1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS

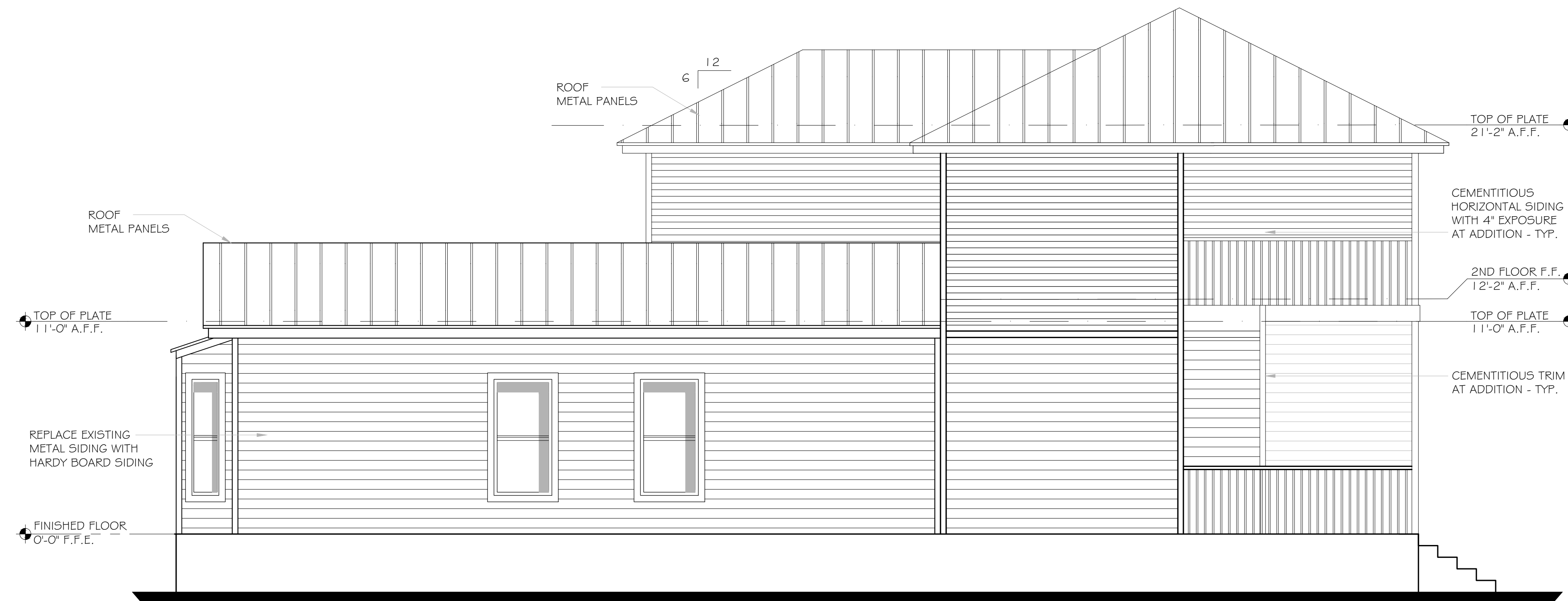
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01 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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