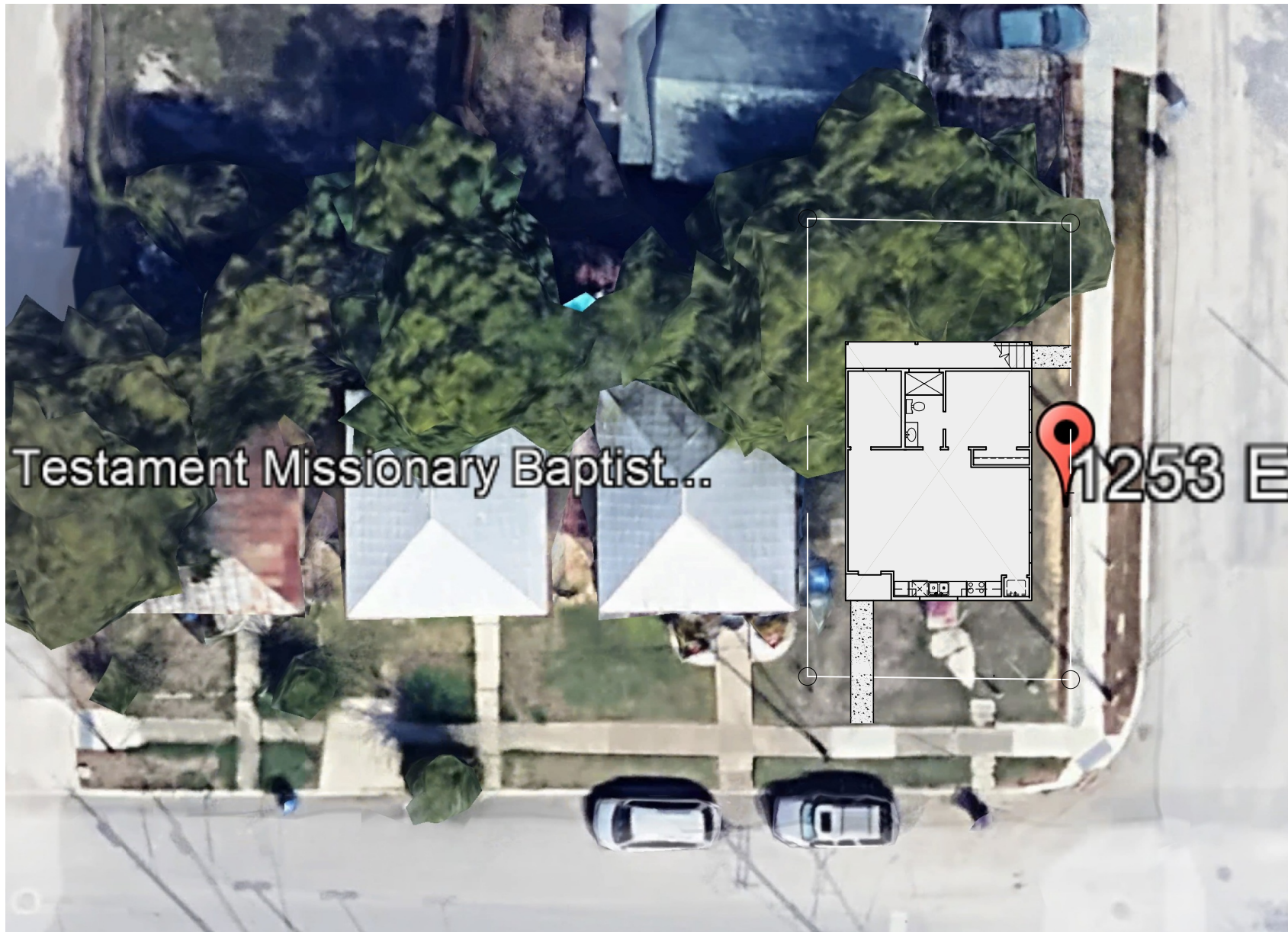


CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO McCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

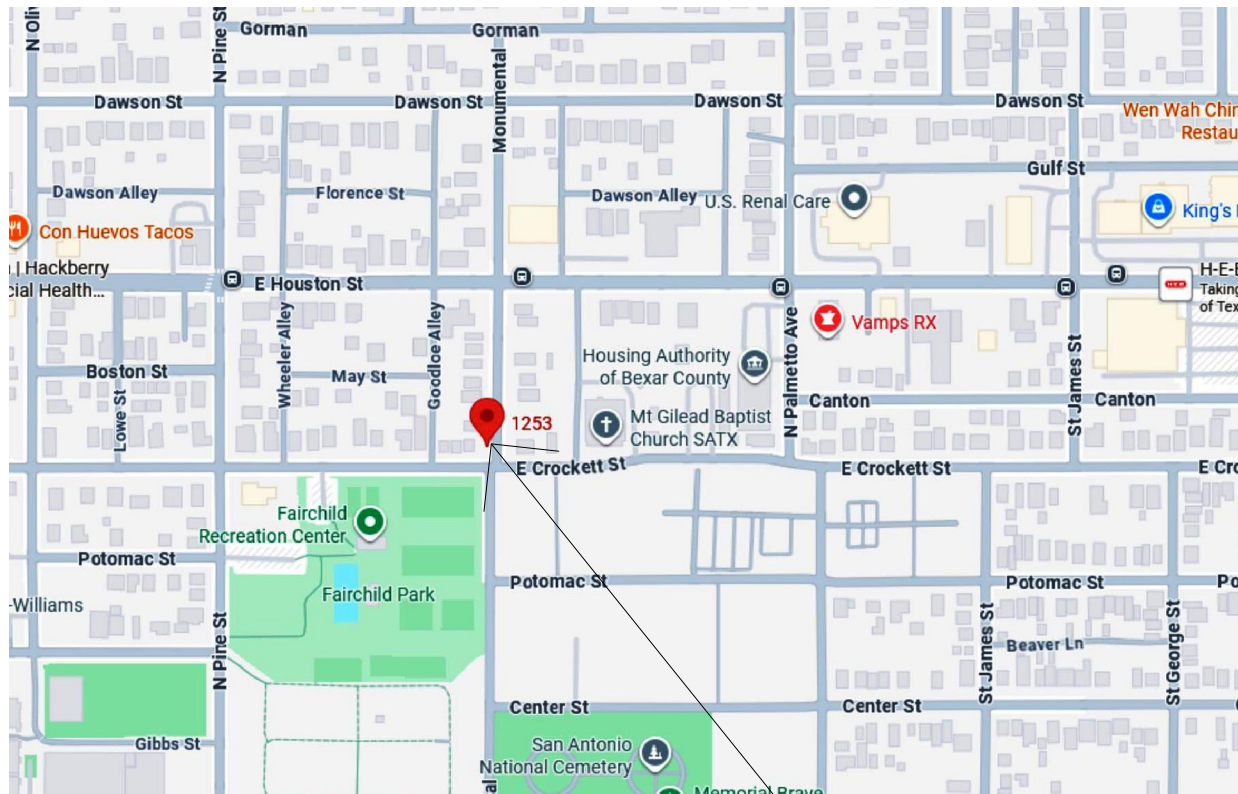
- 1st AND 2nd FLOOR PLATES AT 8'-0" AFF.
- WINDOWS HDR AT 6'-8" AFF.
- EACH UNIT TO HAVE DUAL ZONES MINISPLITS A/C UNITS.



AERIAL VIEW

N.T.S.

A NEW DUPLEX
BEING A PORTION OF LOTS 37 & 38,
BLOCK I, NEW CITY BLOCK 1373,
0.0474 AC.
1253 E. CROCKETT ST.
SAN ANTONIO, TEXAS.

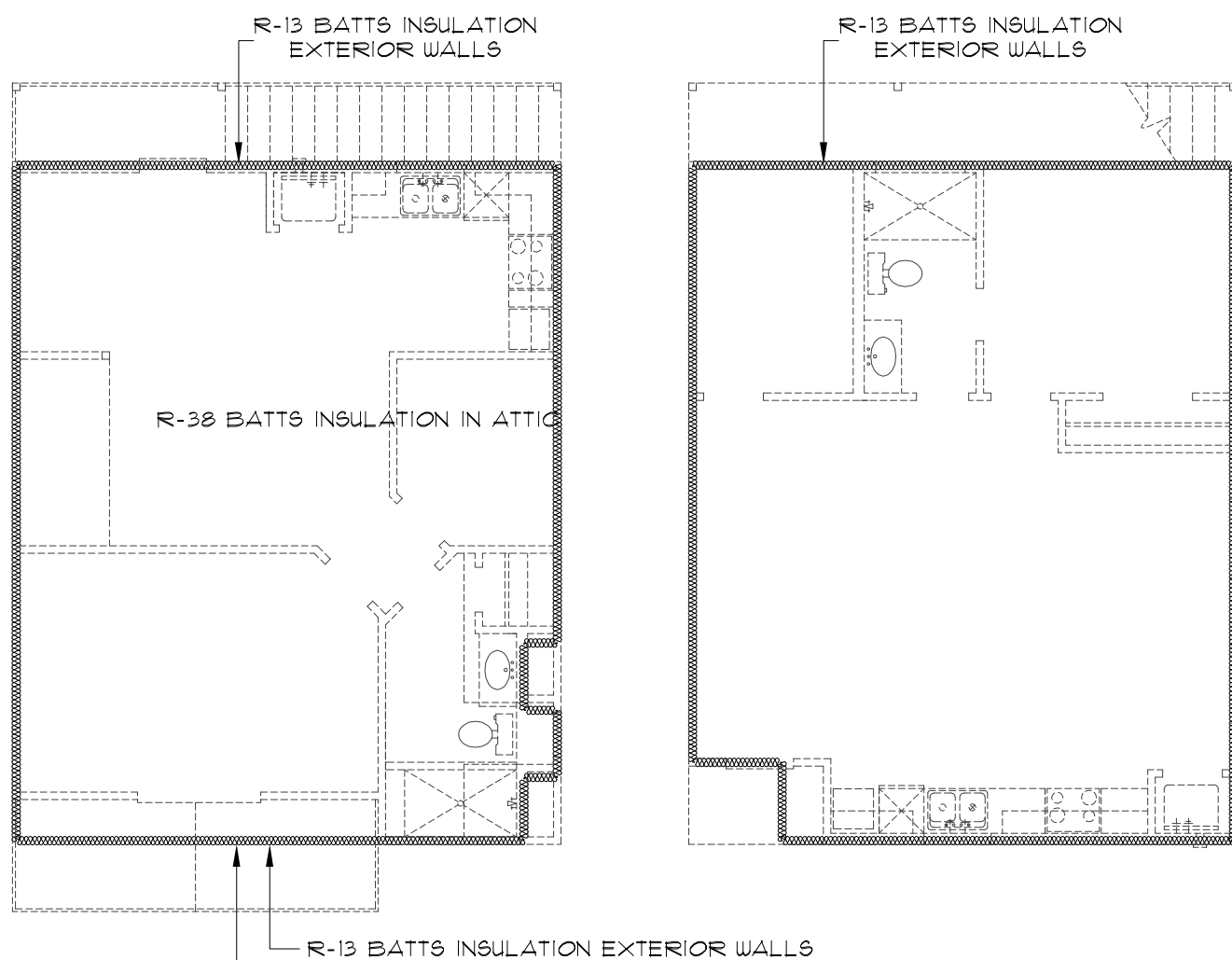


LOCATION MAP

N.T.S.

1253 E. CROCKETT ST.
0.0474 AC.
BEING A PORTION OF LOTS 37 & 38,
BLOCK I, NEW CITY BLOCK 1373,
SAN ANTONIO, TEXAS.

CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATES SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER WALLS SHALL BE SEALED. SERVICE PENETRATIONS ARE SEALED AND AIR SEALING IS IN PLACE BEHIND OR AROUND SHOWER/TUB ENCLOSURES ELECTRICAL BOXES, SWITCHES AND OUTLETS ON EXTERIOR WALLS. SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING IS SEALED.



INSULATION ENVELOPE

N.T.S.

MECHANICAL NOTES:
1. CLIMATE ZONE: 3
2. GLAZED PENETRATION: 9402.4.3.0

8402.4.1.1 Installation

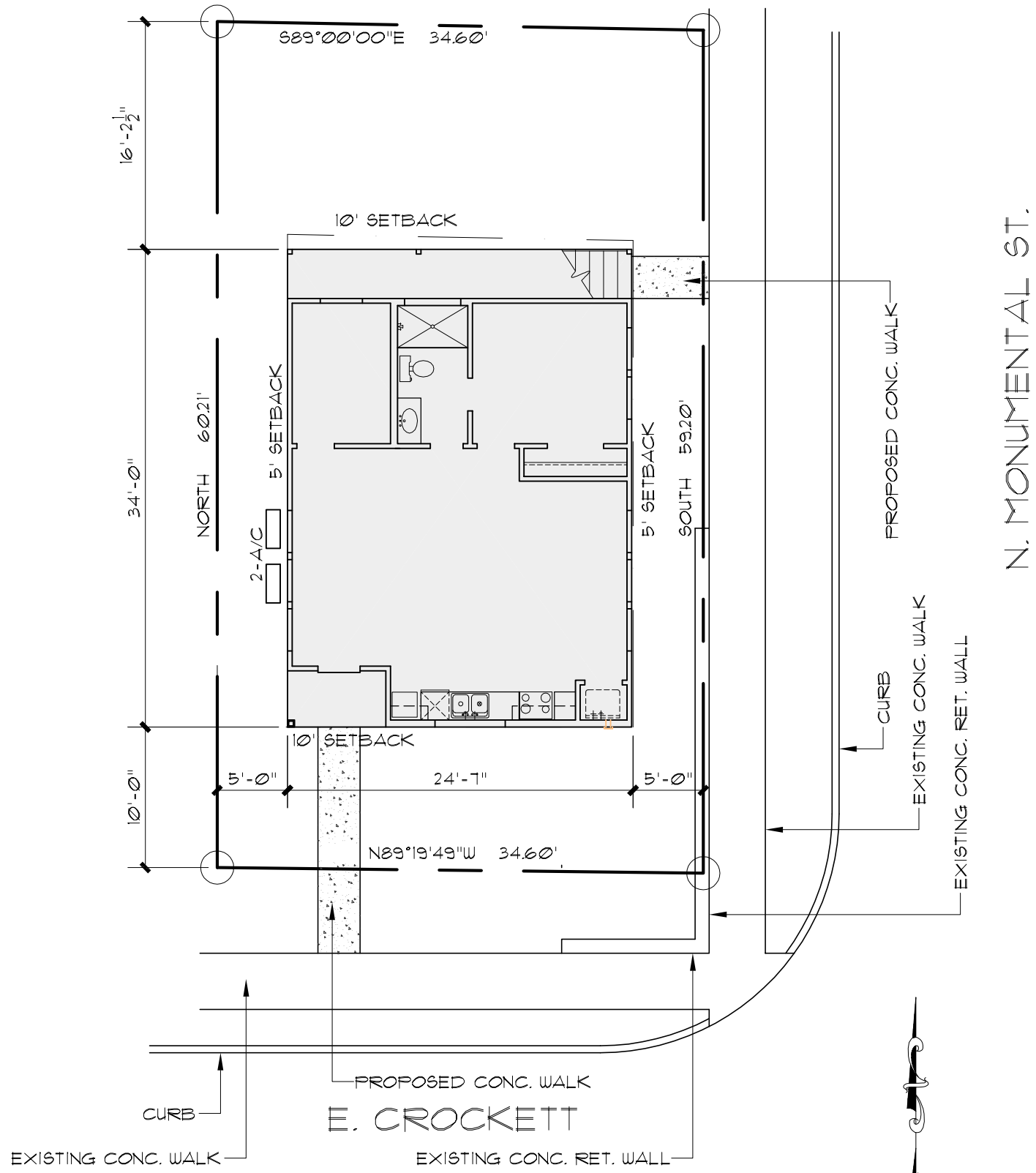
The components of the building thermal envelope as indicated in Table 8402.4.1.1 shall be installed in accordance with the manufacturers' instructions and the criteria indicated in Table 8402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third-party shall inspect all components and verify compliance.

TABLE 8402.4.1.1

COMPONENT	AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION ^a	
	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
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 ducts 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 ceilings/soffits shall be aligned with the air barrier.
Ceilings:	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. Water walls shall be sealed.	Caulks 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 5.0 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and sills/sillpits, and the joints of windows and doors, shall be sealed.	---
Rim joints	Rim joints shall include an exterior air barrier? The junction of the rim board to the sill plate and the rim board and the exterior shall be sealed.	Rim joints shall be insulated so that the insulation maintains permanent contact with the exterior rim board. ^c
Floors, including conditioned floors and floors above garages	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 exterior of exterior framing. 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.
Basement: crawl space and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/barrier in accordance with Section 8402.2.10.5. Class I vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section 8402.7 of the International Residential Code. Duct and flue shafts 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 vibrations.	Conditioned basement foundation wall insulation shall be installed in accordance with Section 8402.2.8.1. Below-grade floor insulation shall be installed in accordance with Section 8402.2.1. Insulation shall be fitted tightly around utility 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.
Garage separation	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 8402 and 8402.2.7.

Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section 8402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring plumbing or other obstructions in the air barrier assembly shall be air sealed. The air barrier installed on exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	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. Exterior walls adjacent to showers and tubs shall be insulated.
Shower/tub on exterior wall	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air sealed boxes shall be installed.	---
Electrical/phone box on exterior walls	HVAC supply and return register boxes that penetrate building thermal envelope shall be sealed to the subfloor; wall covering or ceiling penetrated by the box.	---
HVAC register boxes	Where required to be sealed, convulsed 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.	---
Convulsed sprinklers	---	---

- a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joints.



SITE PLAN

SCALE: 1"=10'-0"

RICARDO McCULLOUGH
Residential Design



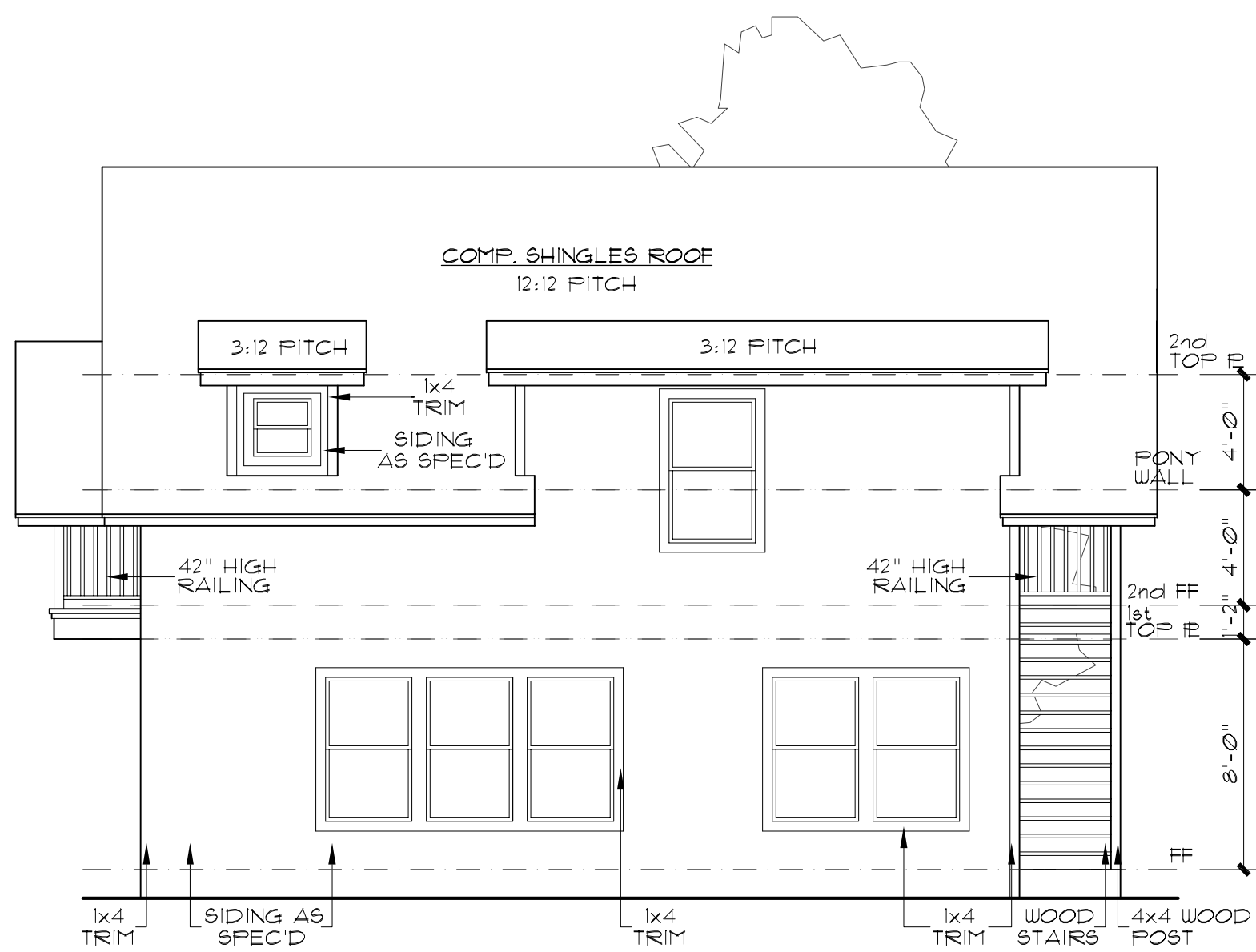
84 N. E. Loop 410, Ste. 231, San Antonio, Texas, 78216. 210-843-1632

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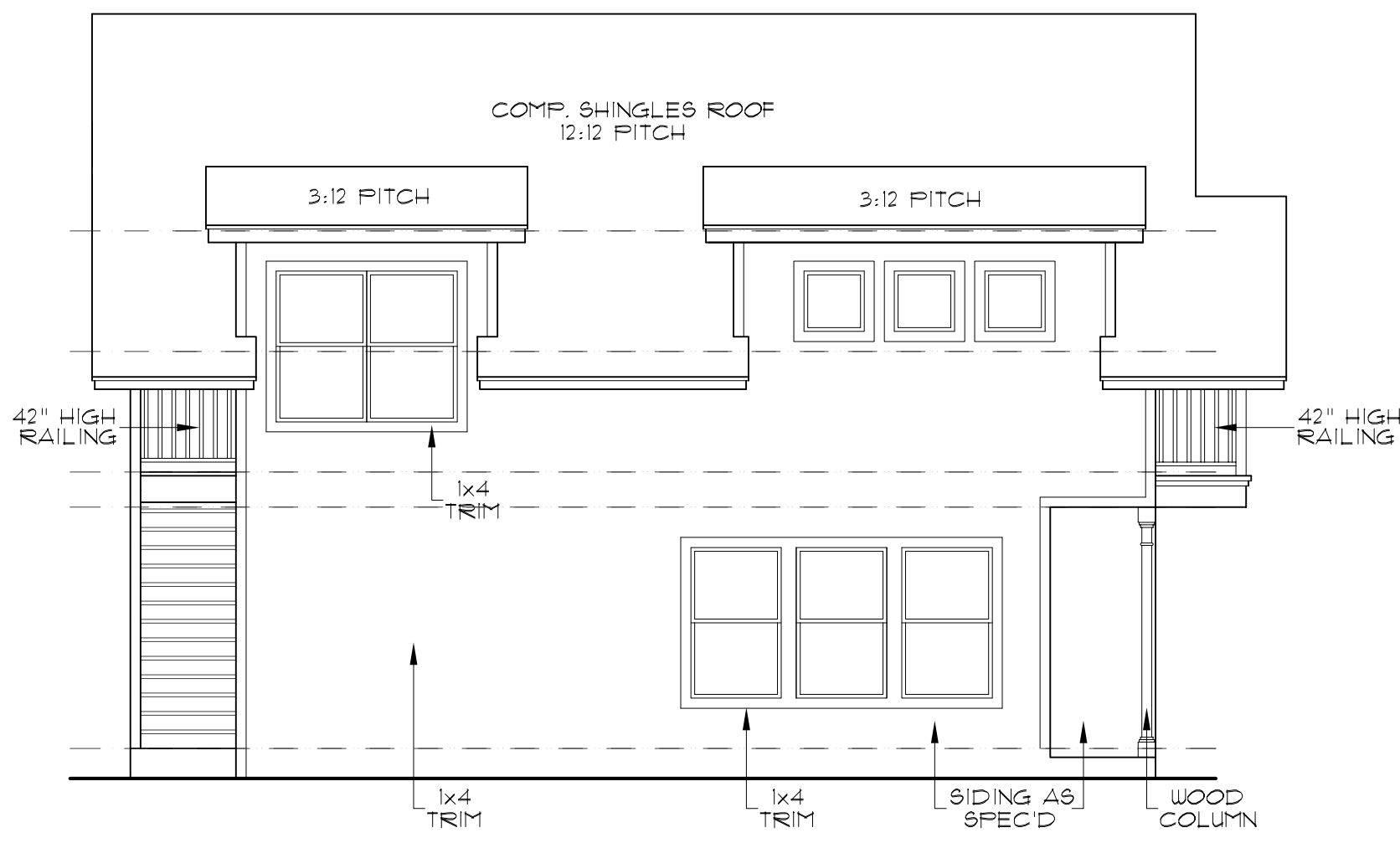
A NEW DUPLEX
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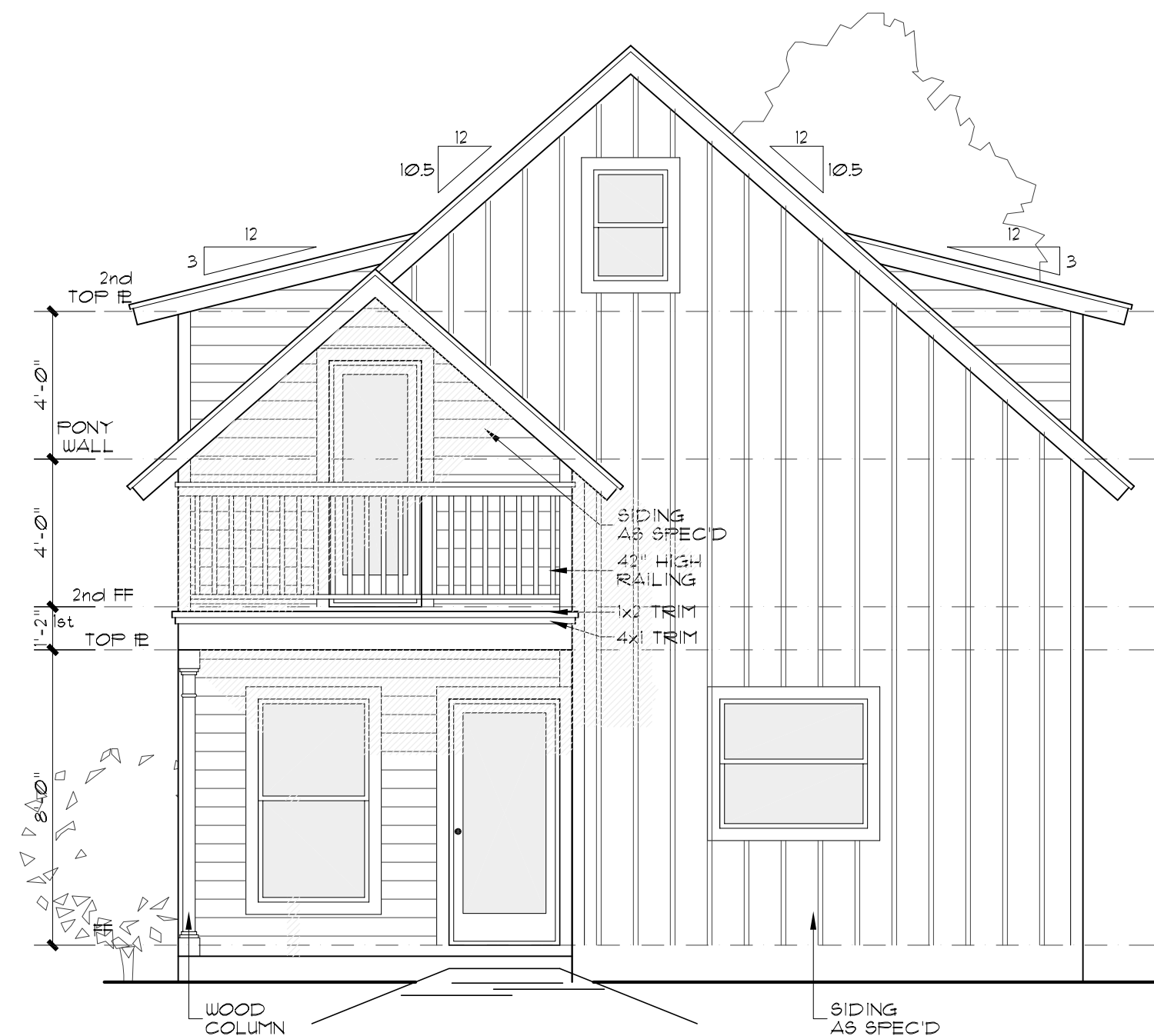
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	PROJECT No:
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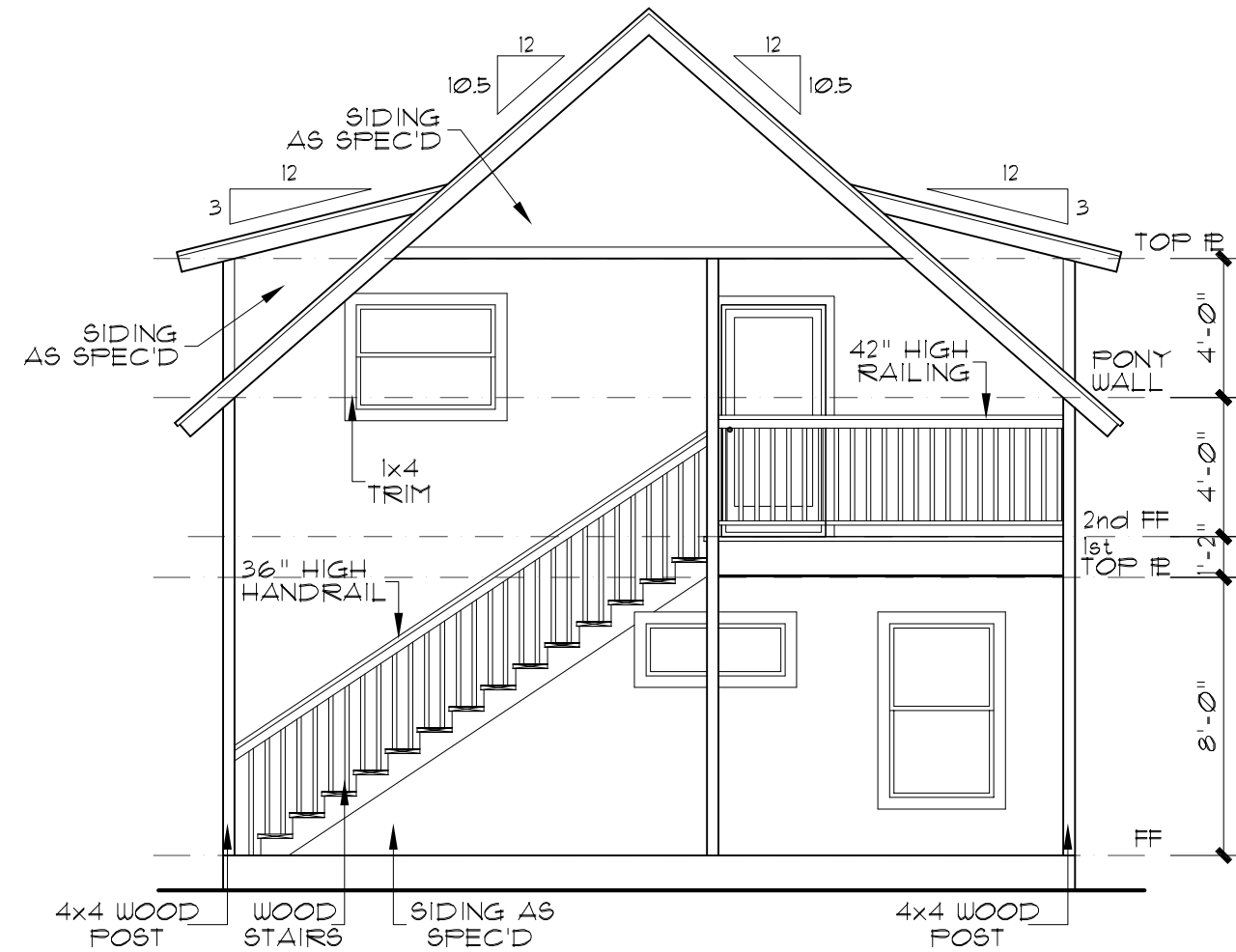
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



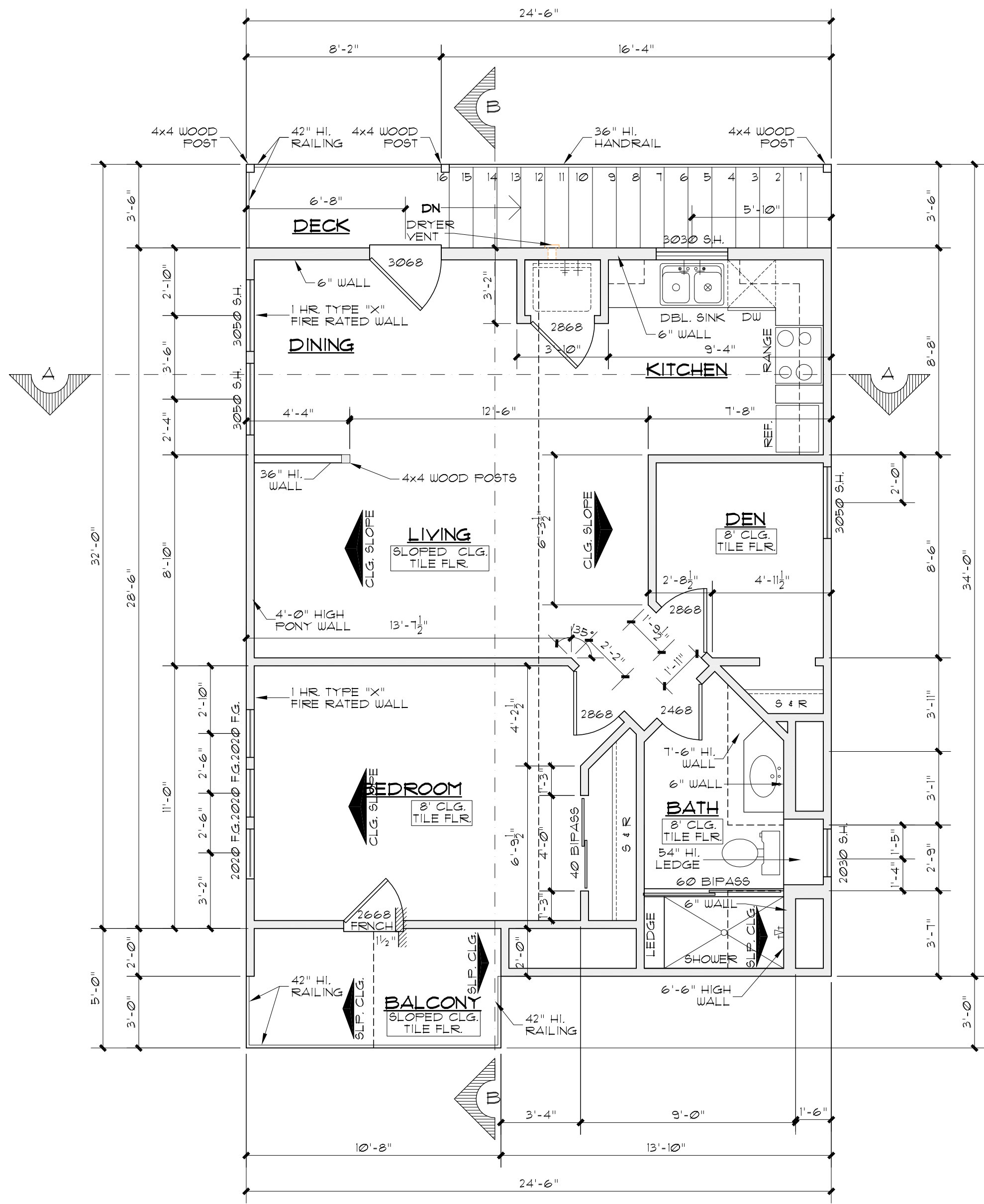
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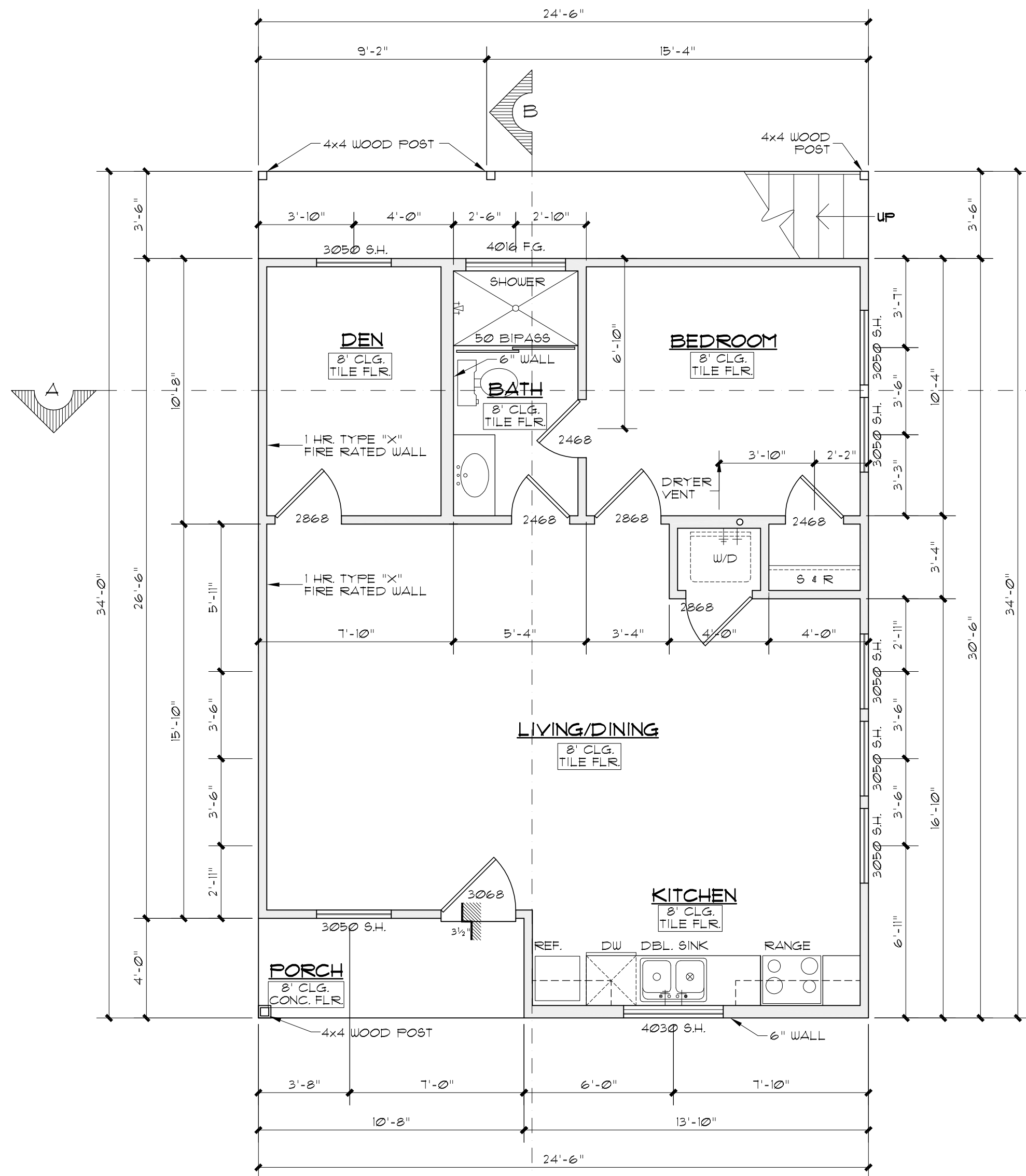
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



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



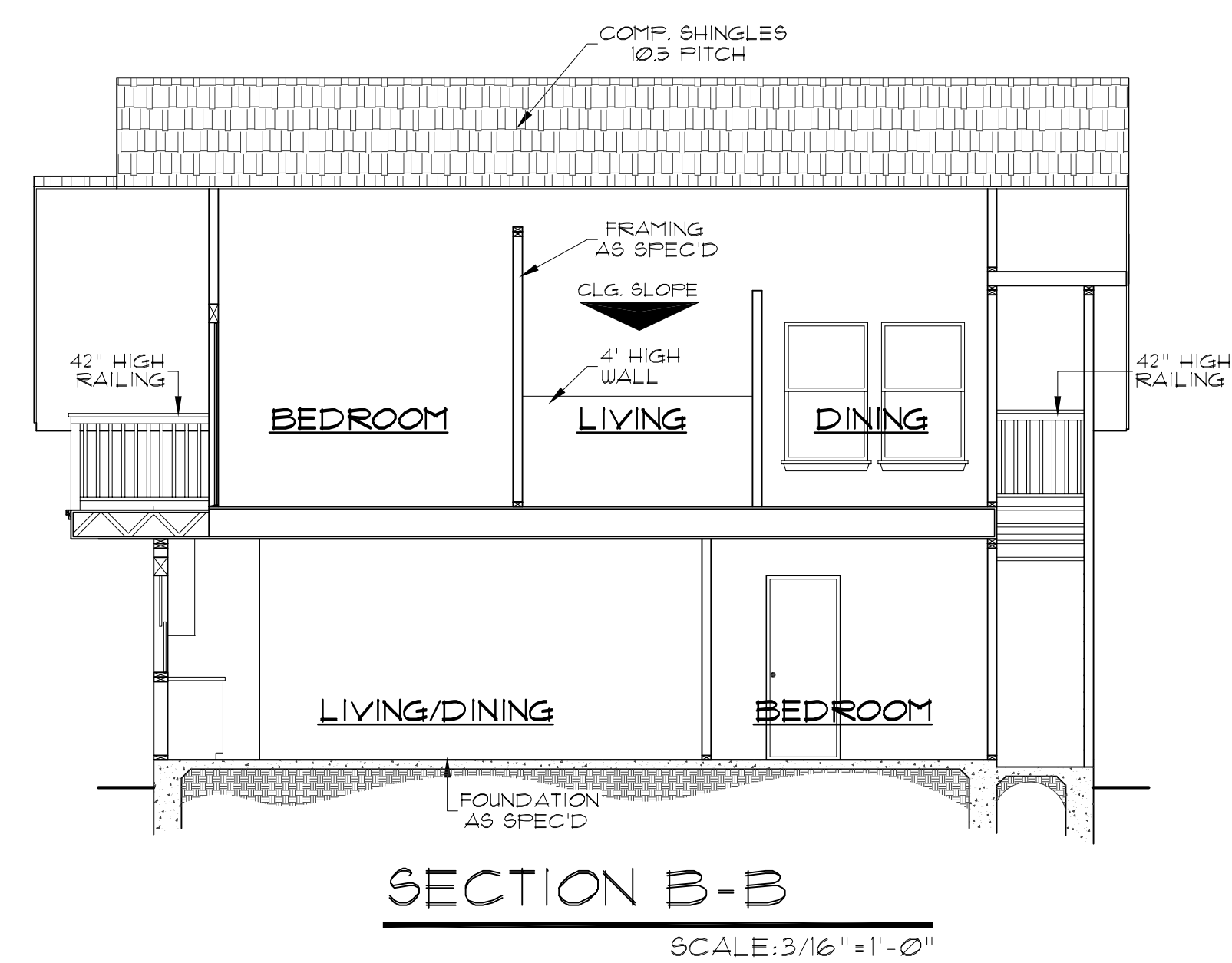
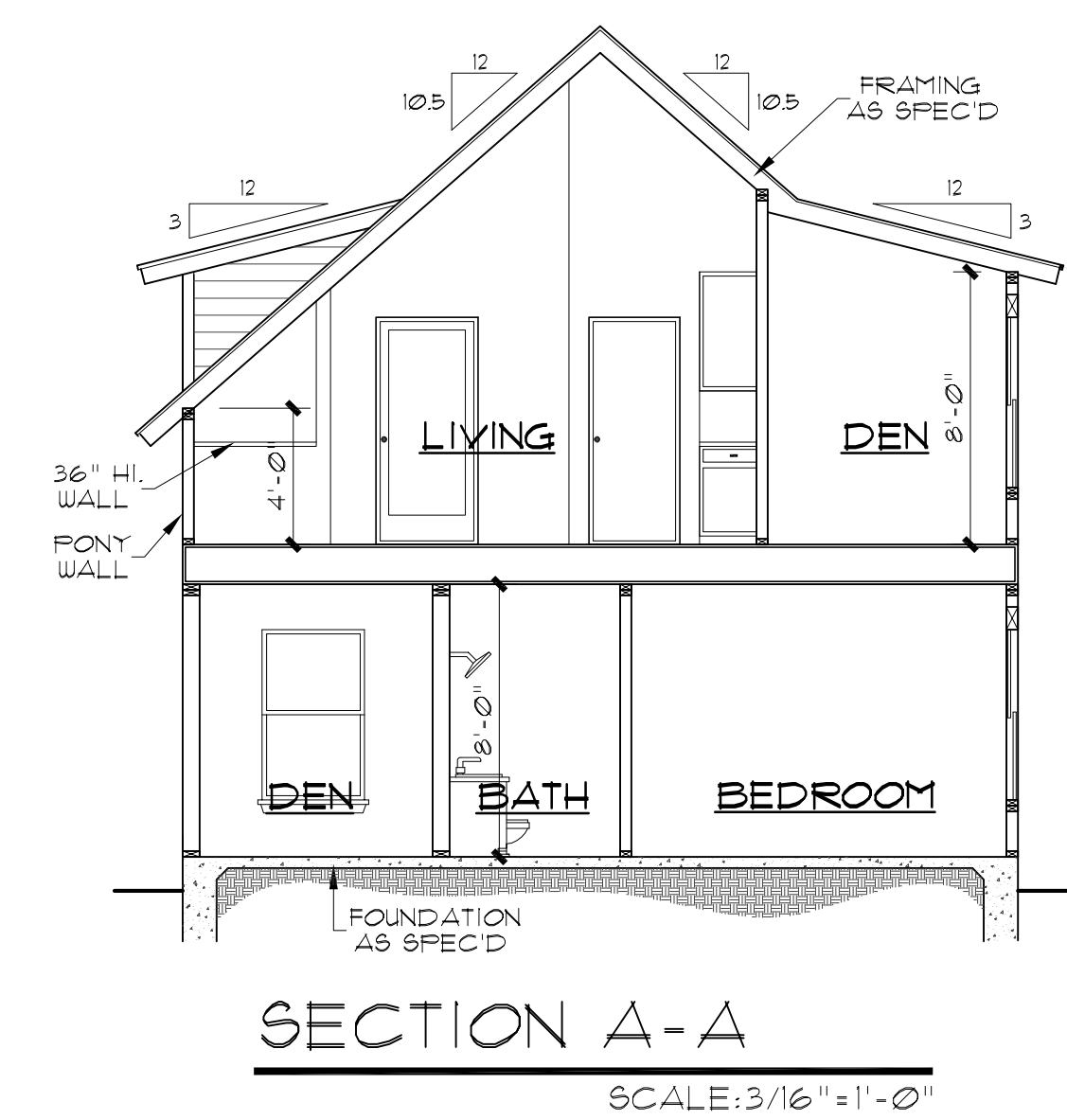
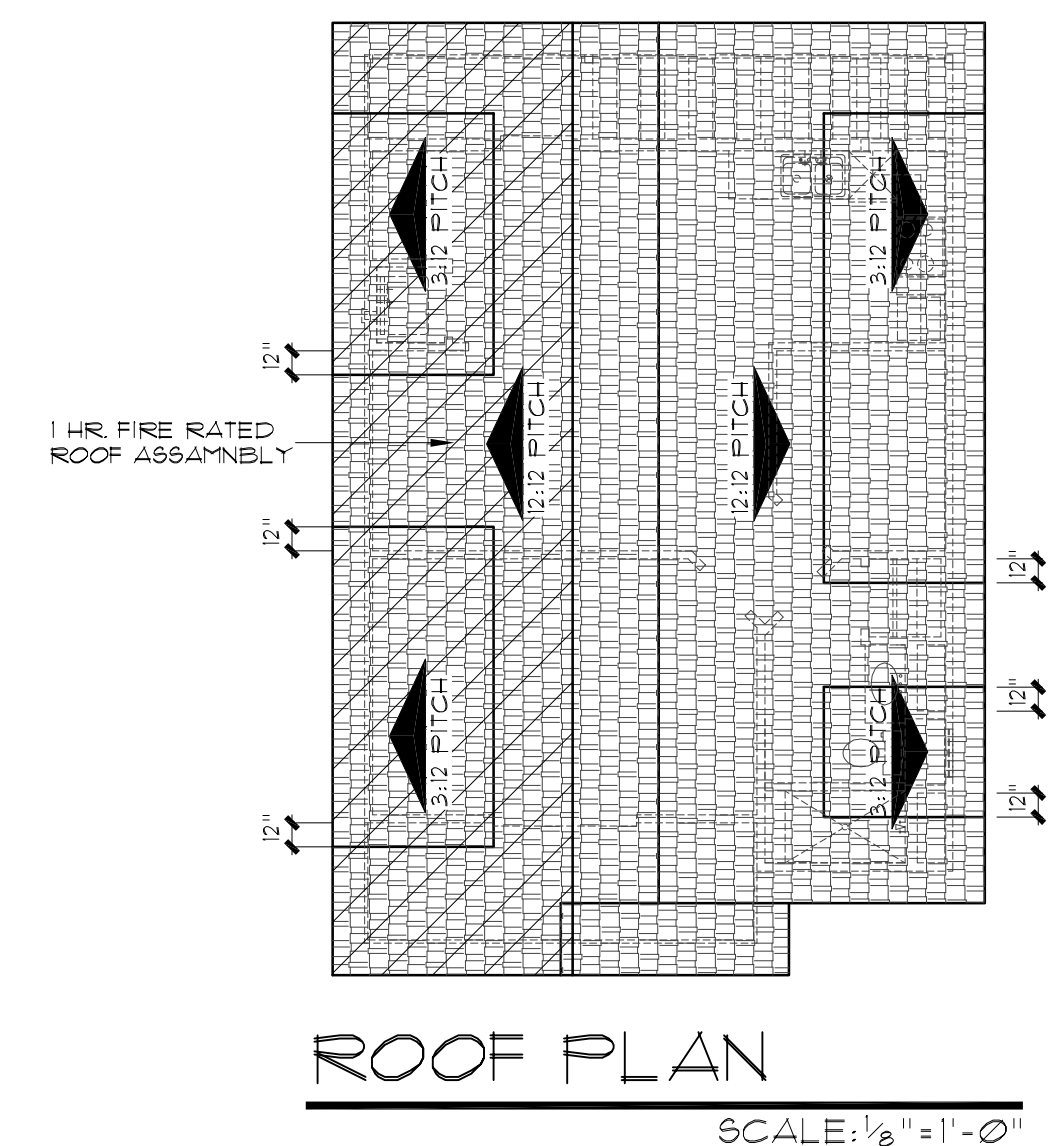
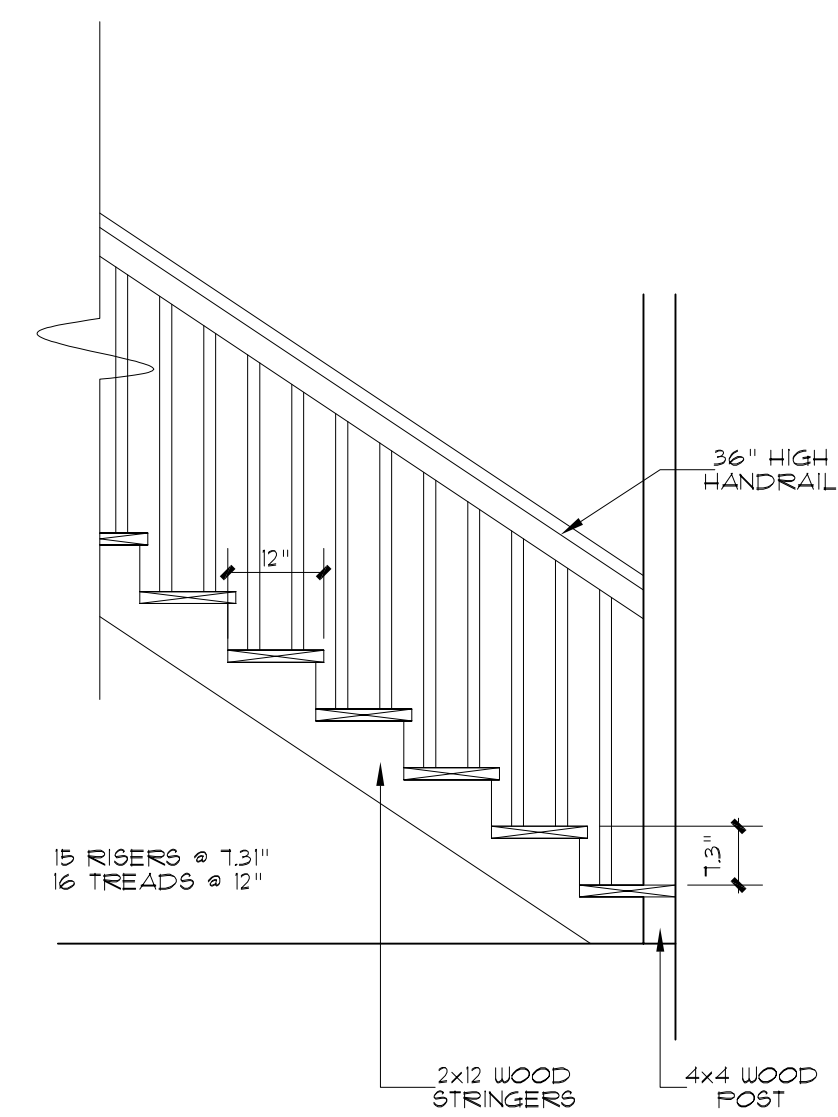
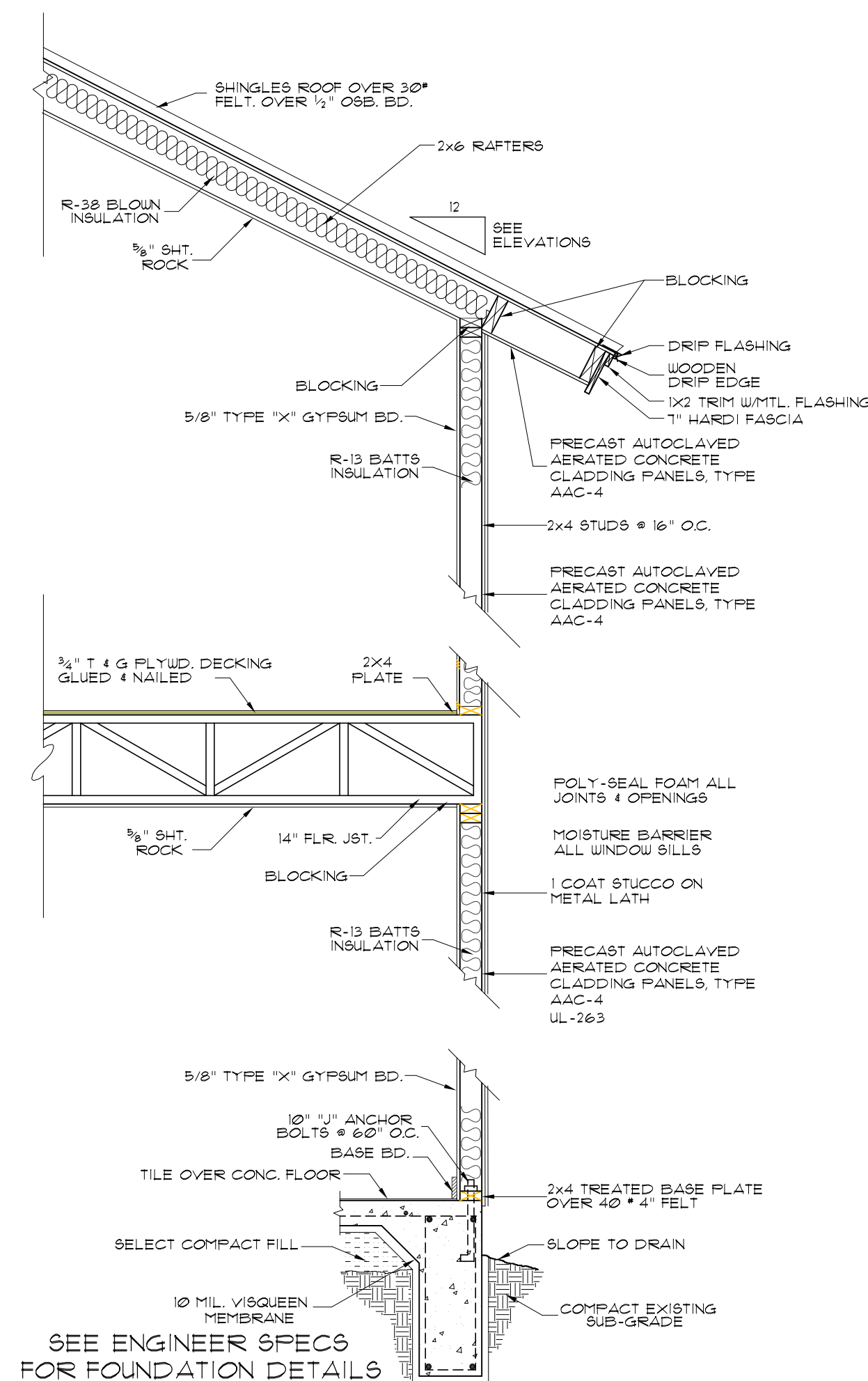
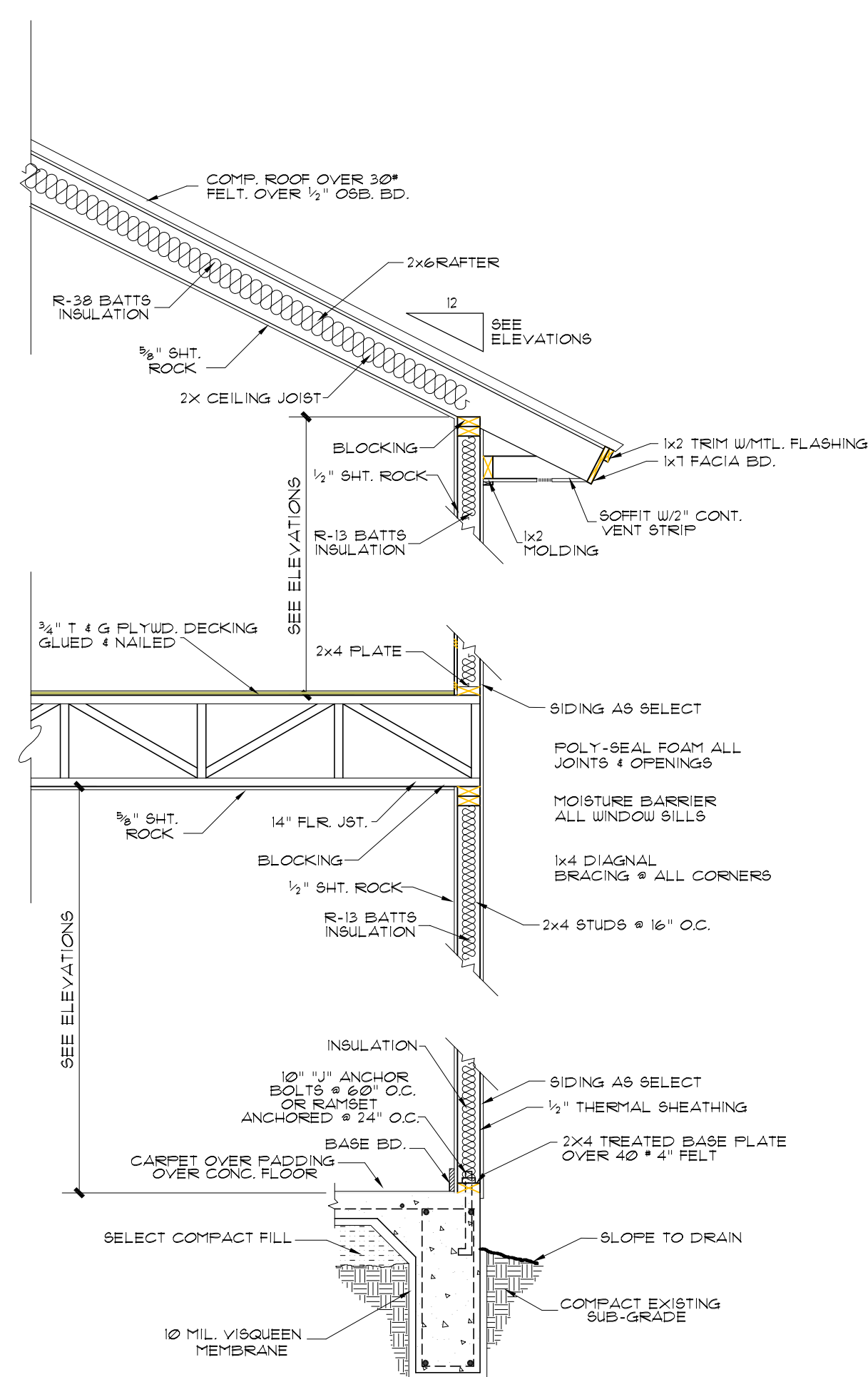
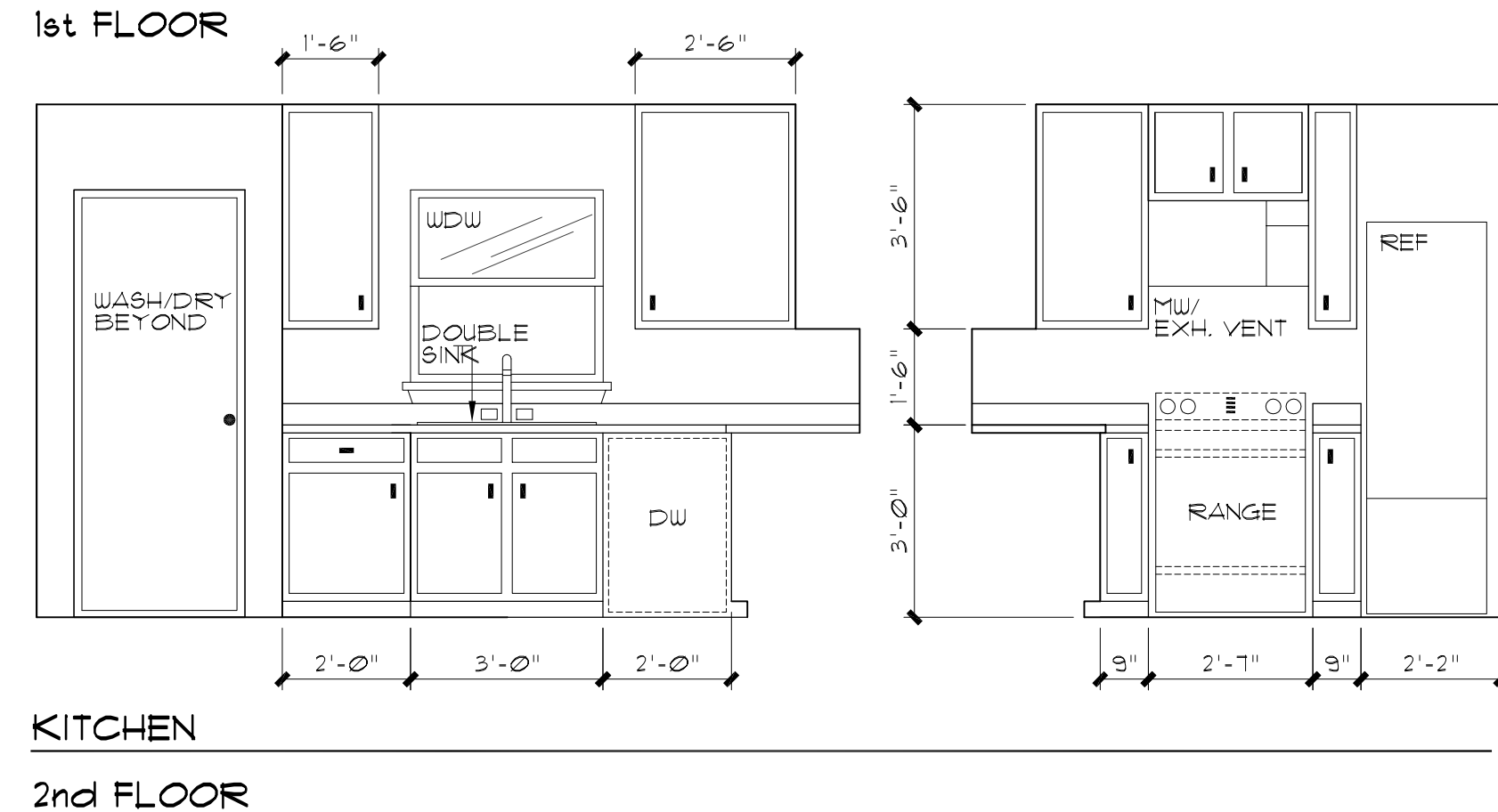
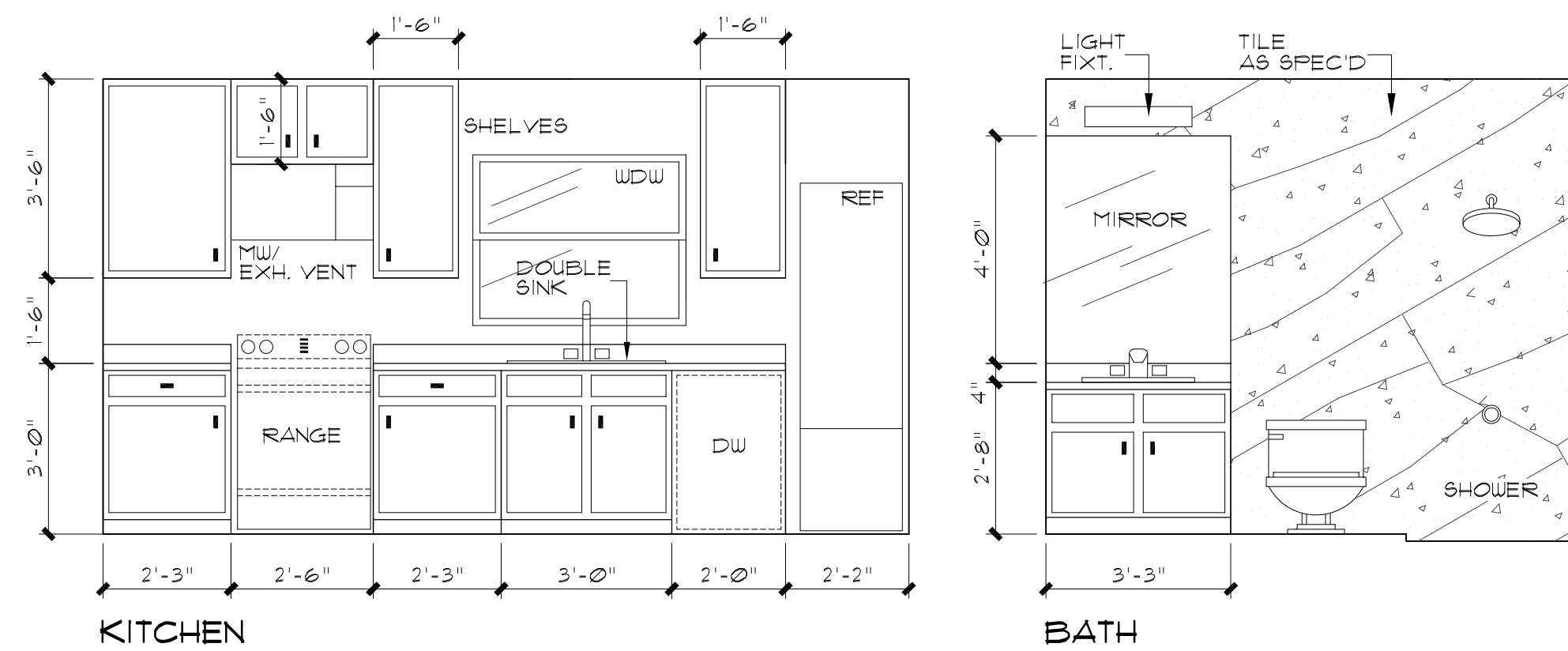
1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

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A NEW DUPLEX
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00474 AC.
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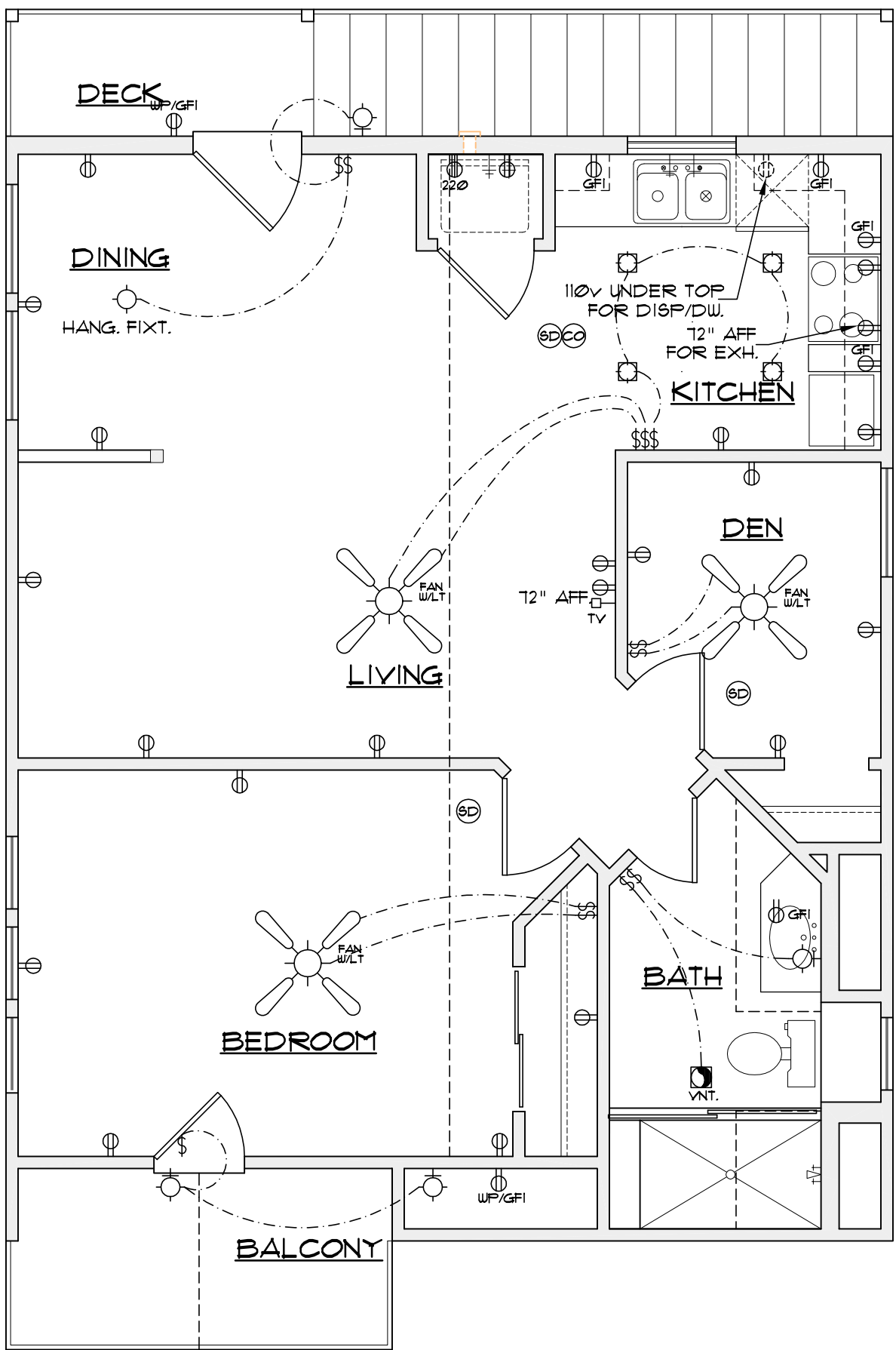
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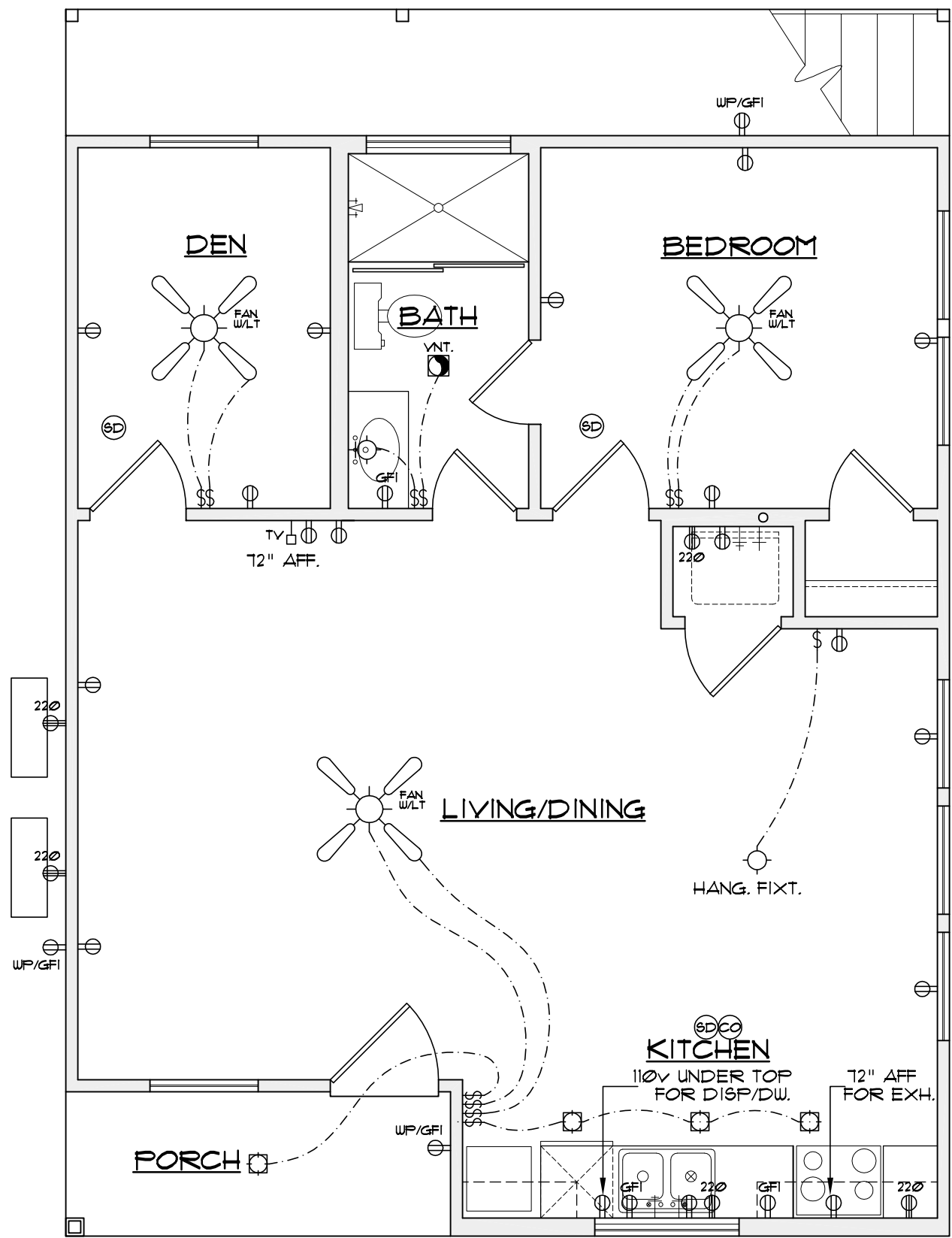


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



2nd FLR. ELEC. PLAN
SCALE: 1/4" = 1' - 0"

































1st FLR. ELEC. PLAN
SCALE: 1/4" = 1' - 0"

GRAPHIC SYMBOLS










ELECTRICAL

	SWITCH
	DIMMER SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX OUTLET
	DUPLEX OUTLET 1/2 BUTT FUSED
	FLOOR OUTLET
	110V 2 FLEX OUTLET
	CEILING OUTLET
	DUPLEX OUTLET WITH GROUND OUTLET INTERRUPTER
	20 AMP 110V DUPLEX
	20 AMP 110V DUPLEX
	WATERPROOF DUPLEX OUTLET
	J BOX DUPLEX OUTLET
	TELEPHONE OUTLET
	TELEPHONE FLOOR OUTLET





	TELEVISION OUTLET
	SATELLITE TELEVISION W/TELEPHONE LINE
	INTERCOM
	SPEAKER OUTLET
	SMOKE DETECTOR
	THERMOSTAT
	ELECTRICAL PANEL
	PUSH BUTTON SWITCH
	CAP
	CHIMES
	KEY SWITCH
	RECESSED POINT CLG. FIXTURE
	WALL MOUNT FUTURE
	FULL CHAN LIGHT
	RECESSED CEILING FIXTURE
	RECESSED EYEBALL FIXTURE
	HALOGEN RECESSED CEILING FIXTURE

	HALOGEN WALL MOUNTED FIXTURE
	CEILING MOUNT SPOT LIGHT
	FLUORESCENT LIGHT FIXTURE
	WALL MOUNT FLOOR LIGHT FIXTURE
	TRACK LT.
	UNDER CABINET LIGHT
	CEILING MOUNT EXHAUST FAN
	WALL MOUNT EXHAUST FAN
	HEAT LAMP
	HEAT LAMP
	COMBINATION FIXT. HEAT, VENT, LIGHT
	FLOOD LIGHT
	CEILING FAN W/ LT

PLUMBING

	WATER HEATER
	WATER SOFTENER
	SHOWER HEAD
	HOSE BIB FAUCET
	COLD WATER TO REF.
	HOT & COLD WATER
	FLOOR DRAIN
	GAS LINE
	GAS SET (W/GRV) VALVE

MISC.

	VACUUM SYSTEM
	VACUUM SYSTEM
	VACUUM SYSTEM
	VACUUM SYSTEM

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