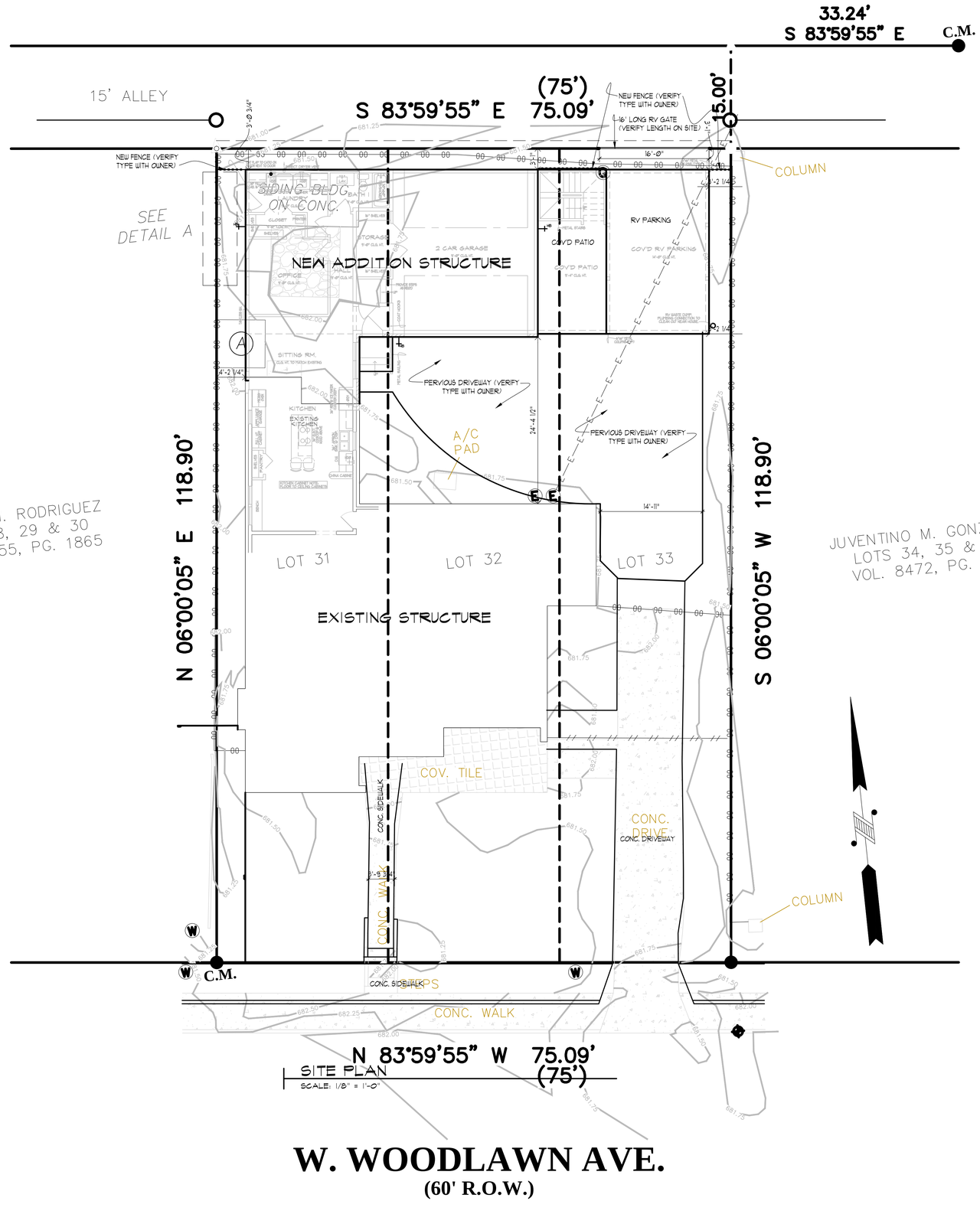

W. WOODLAWN AVE.
(60' R.O.W.)

Advent Building Design
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Email: edmonreal@hotmail.com

Janelle & Ian Chase Remodel

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San Antonio, Tx. 78201

DATE: REVISIONS:

DATE: 4-8-25
JOB # 2506A

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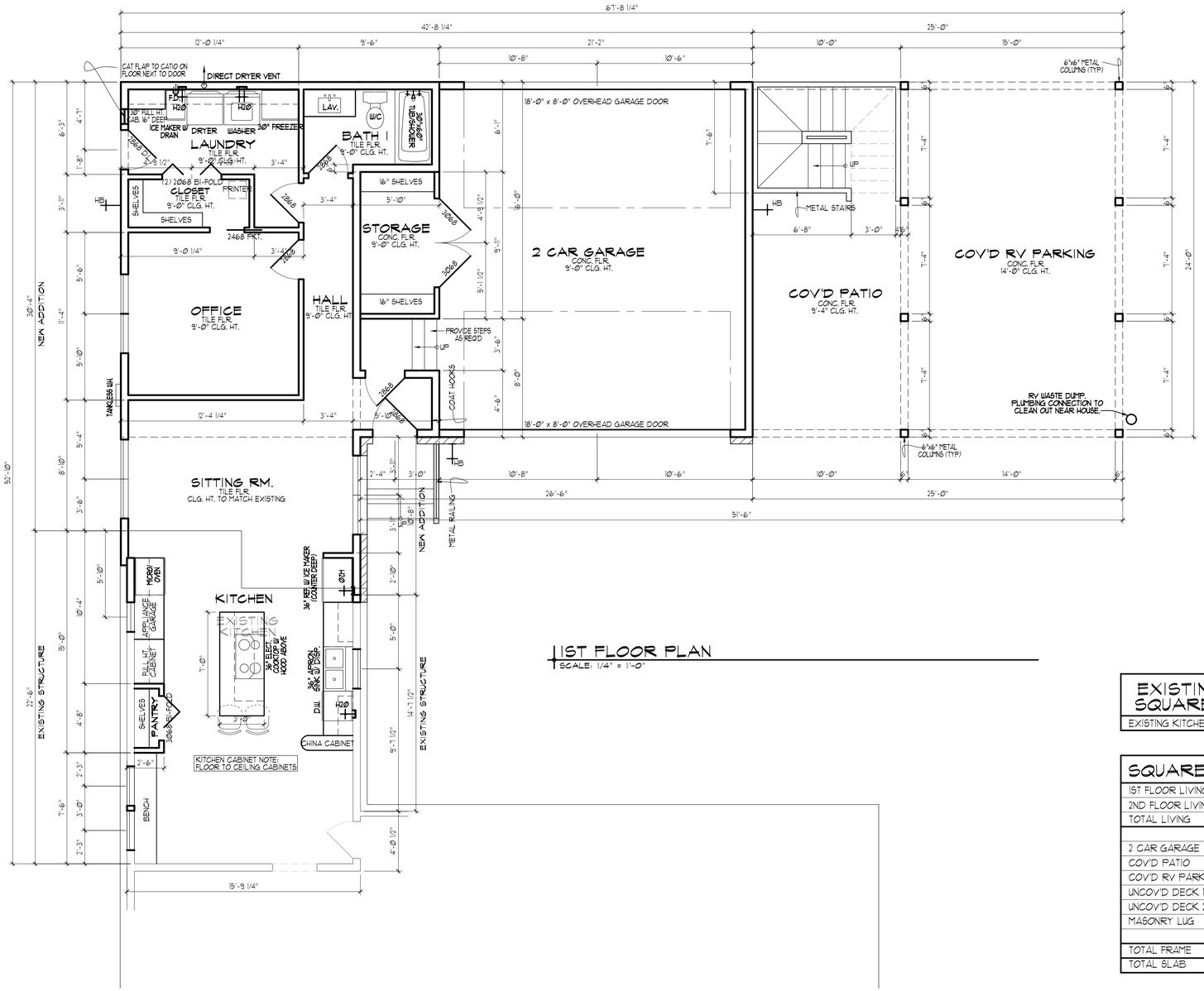

EXISTING KITCHEN SQUARE FOOTAGE	
EXISTING KITCHEN	303. SQ. FT.

SQUARE FOOTAGES	
1ST FLOOR LIVING	578. SQ. FT.
2ND FLOOR LIVING	1,024. SQ. FT.
TOTAL LIVING	1,602. SQ. FT.
2 CAR GARAGE	579. SQ. FT.
COV'D PATIO	240. SQ. FT.
COV'D RV PARKING	360. SQ. FT.
UNCOV'D DECK 1	165. SQ. FT.
UNCOV'D DECK 2	360. SQ. FT.
MASONRY LUG	16. SQ. FT.
TOTAL FRAME	2,781. SQ. FT.
TOTAL SLAB	1,773. SQ. FT.

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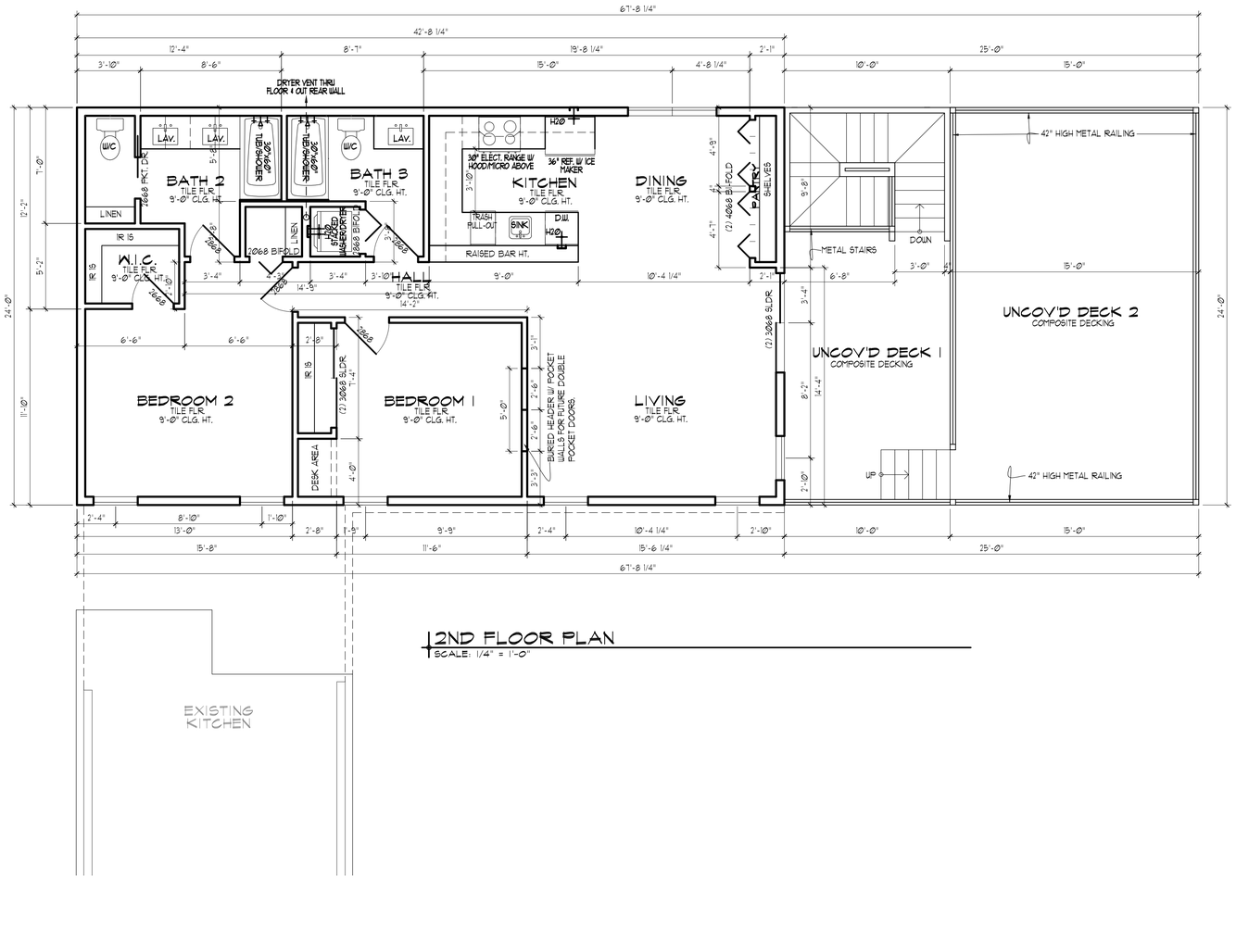

2ND FLOOR PLAN

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

EXISTING KITCHEN SQUARE FOOTAGE	
EXISTING KITCHEN	303. SQ. FT.

SQUARE FOOTAGES	
1ST FLOOR LIVING	578. SQ. FT.
2ND FLOOR LIVING	1Ø24. SQ. FT.
TOTAL LIVING	16Ø2. SQ. FT.
2 CAR GARAGE	579. SQ. FT.
COV'D PATIO	24Ø. SQ. FT.
COV'D RV PARKING	36Ø. SQ. FT.
UNCOV'D DECK 1	165. SQ. FT.
UNCOV'D DECK 2	36Ø. SQ. FT.
MASONRY LUG	16. SQ. FT.
TOTAL FRAME	2,781. SQ. FT.
TOTAL SLAB	1,773. SQ. FT.

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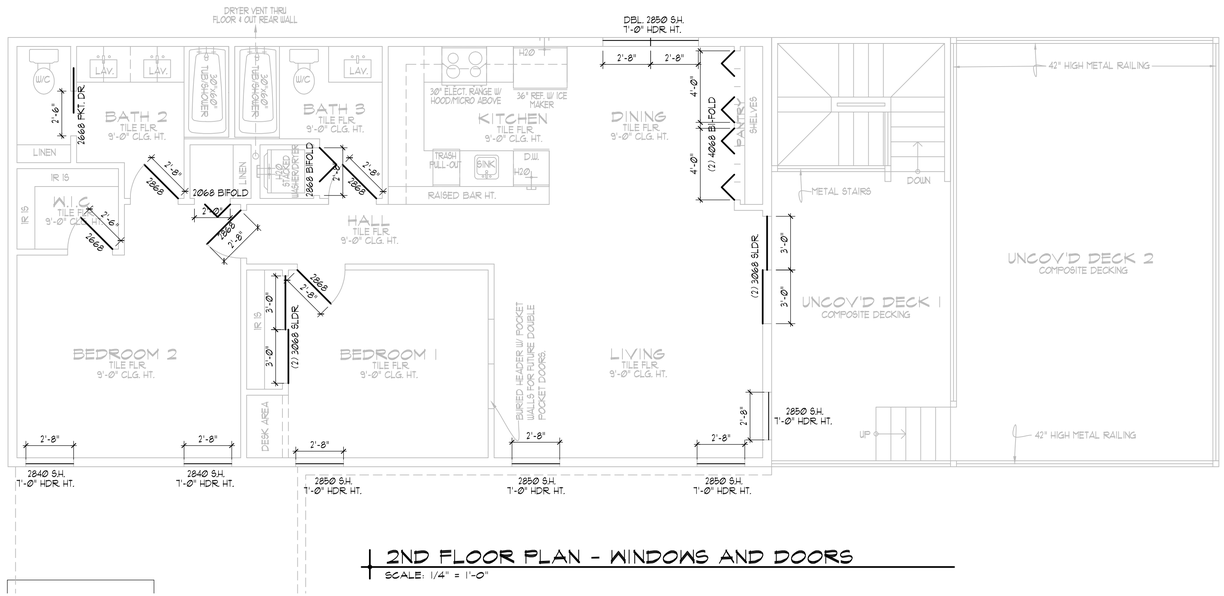
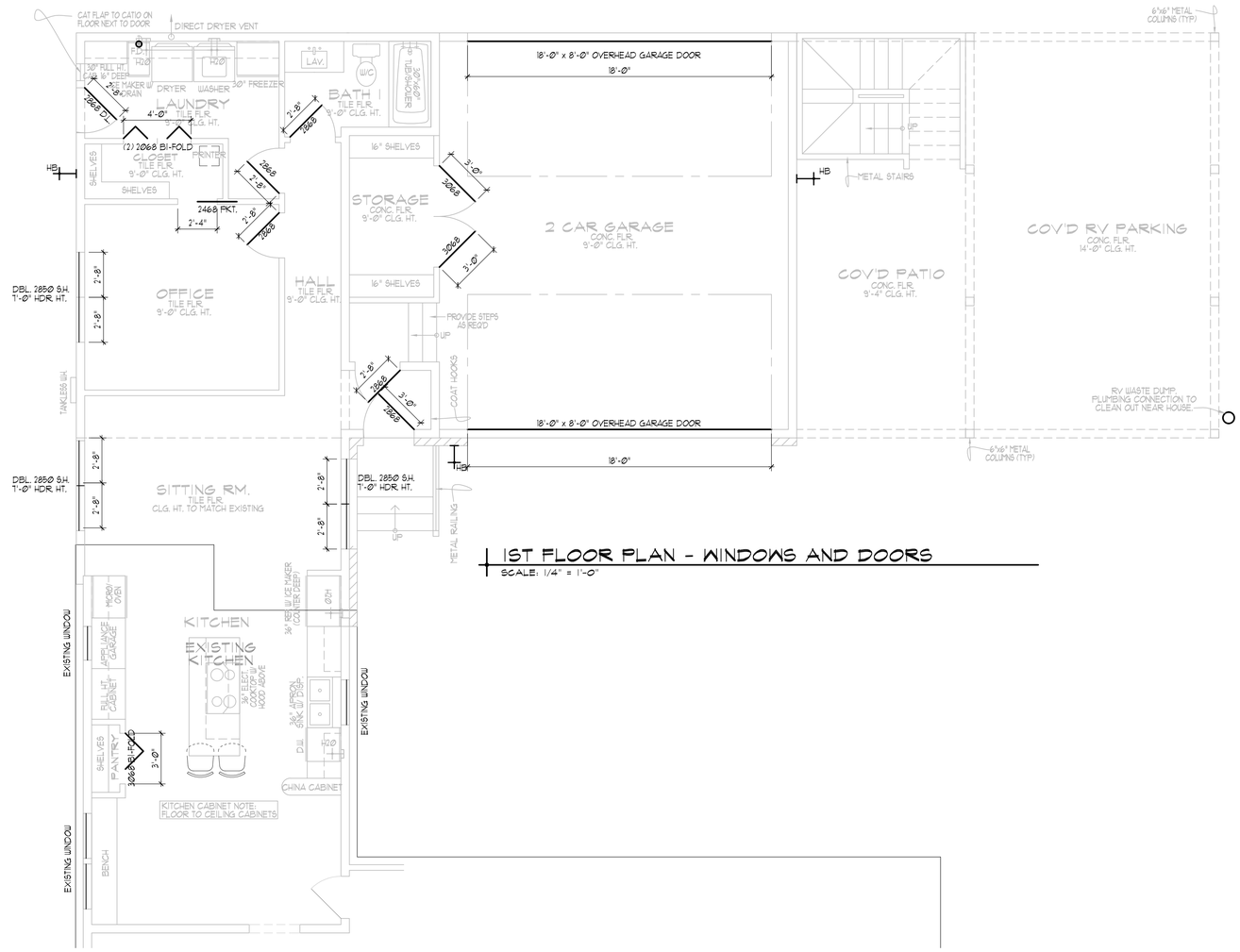


2ND FLOOR PLAN - WINDOWS AND DOORS

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



1ST FLOOR PLAN - WINDOWS AND DOORS

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

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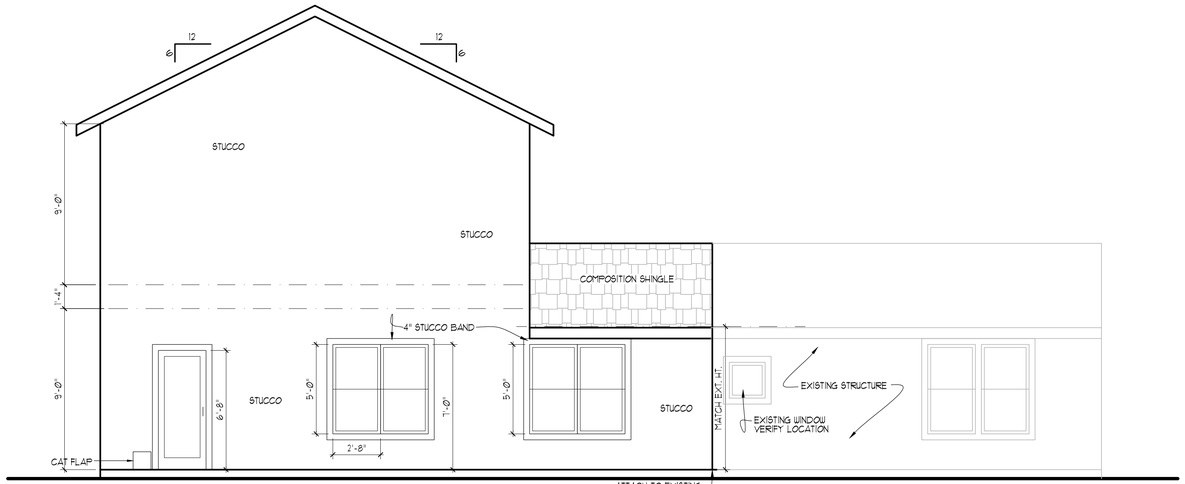
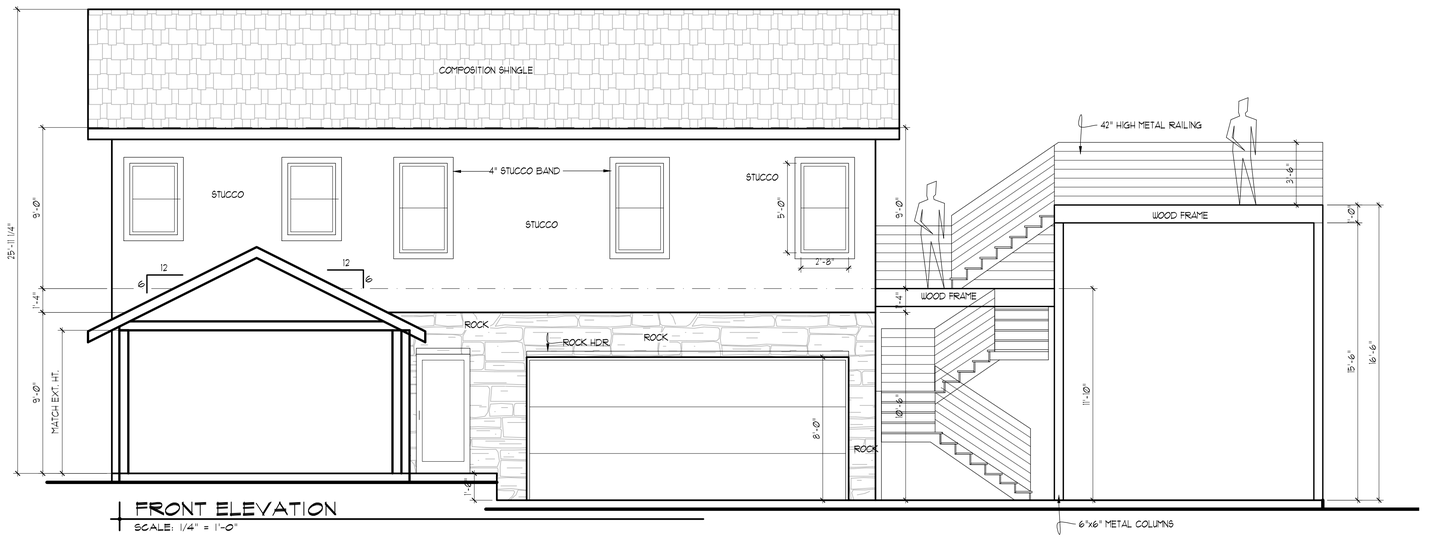
A2-2



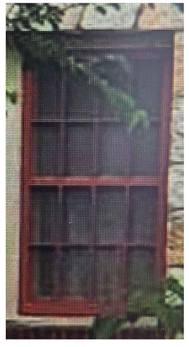
LEFT ELEVATION

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



FRONT ELEVATION

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



EXISTING WINDOW

NOT TO SCALE

WINDOW OPTION NOTE:
ADD MULLIONS (BURGLAR BARS) TO ALL NEW WINDOWS (VERIFY WITH OWNER)

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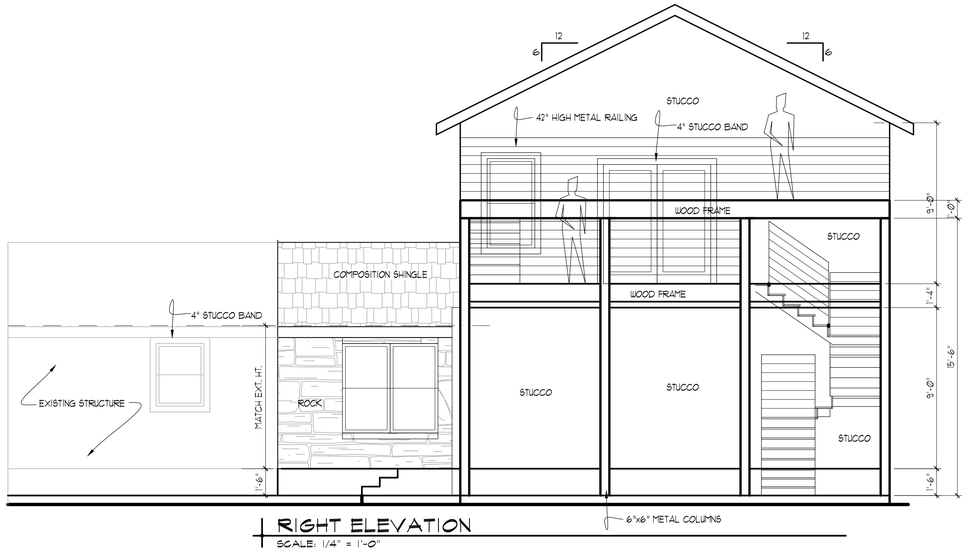
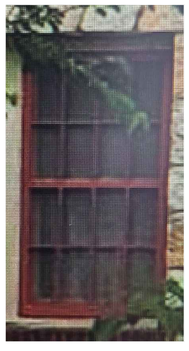
A3



RIGHT ELEVATION

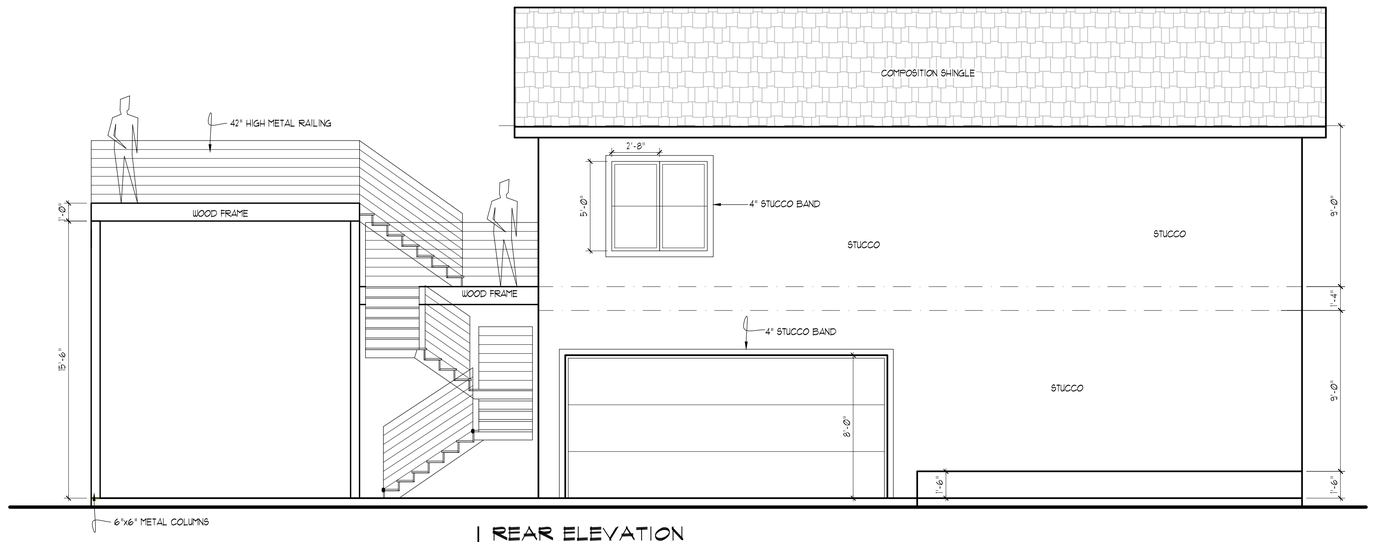
SCALE: 1/4" = 1'-0"



EXISTING WINDOW

NOT TO SCALE

WINDOW OPTION NOTE:
ADD MULLIONS (BURGLAR BARS) TO ALL NEW WINDOWS (VERIFY WITH OWNER)



REAR ELEVATION

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

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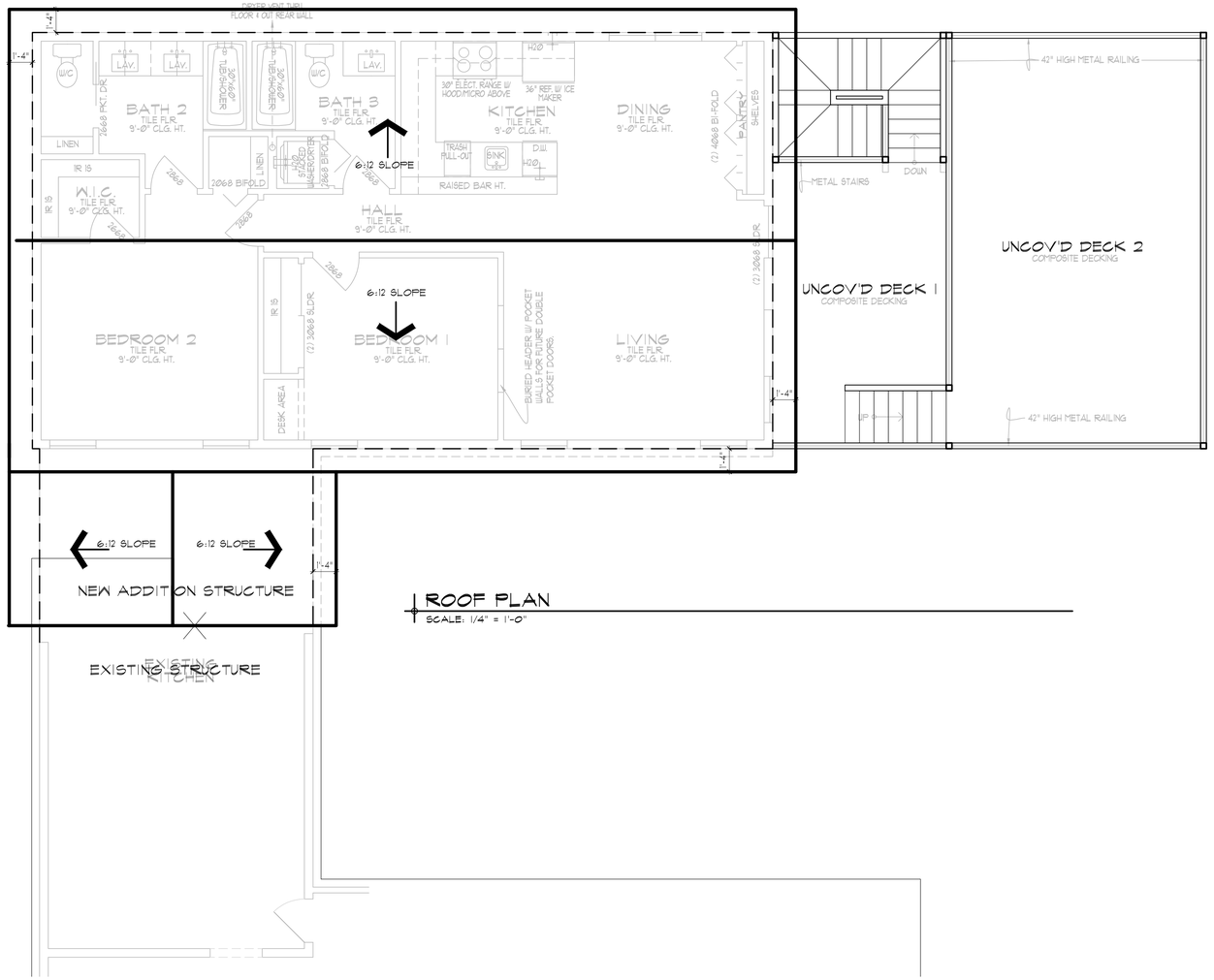

ROOF PLAN

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

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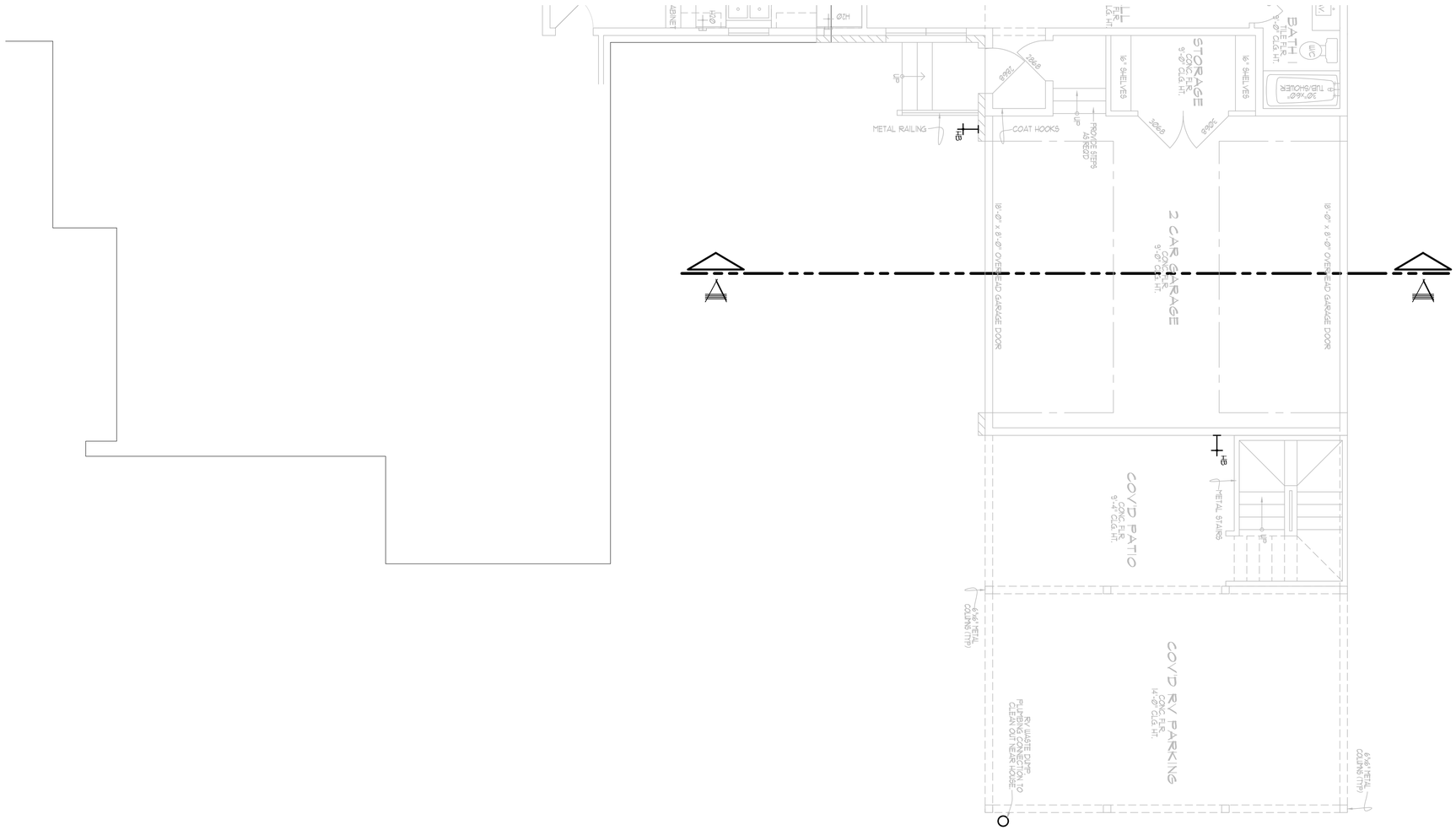

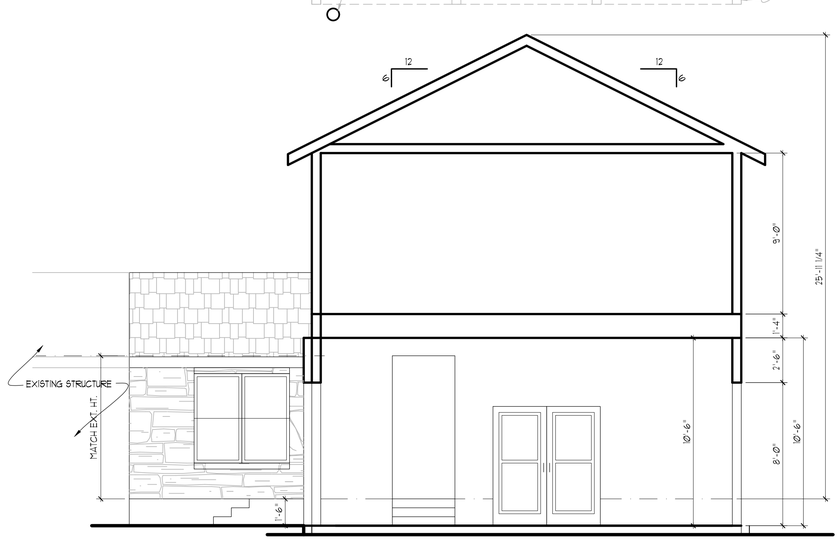

BUILDING SECTION - A
SCALE: 1/4" = 1'-0"

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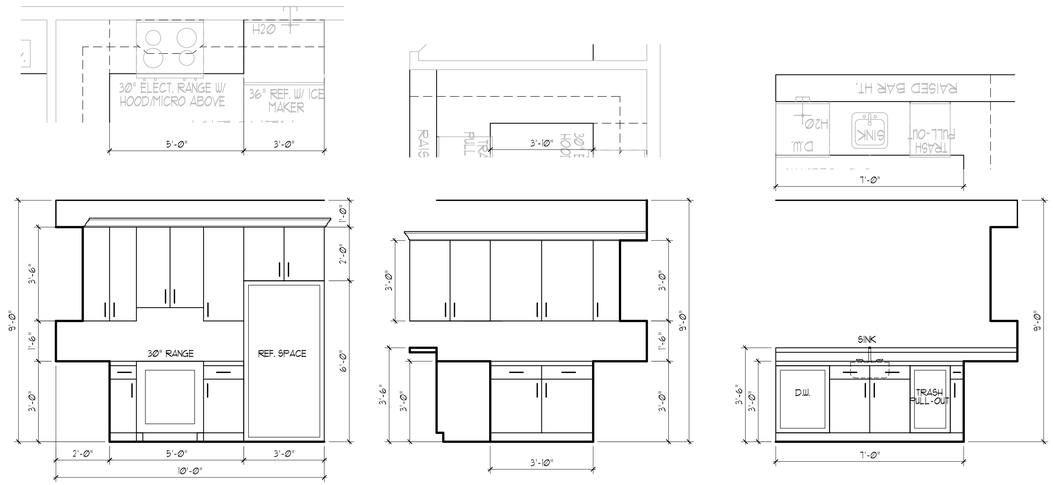


ADU KITCHEN

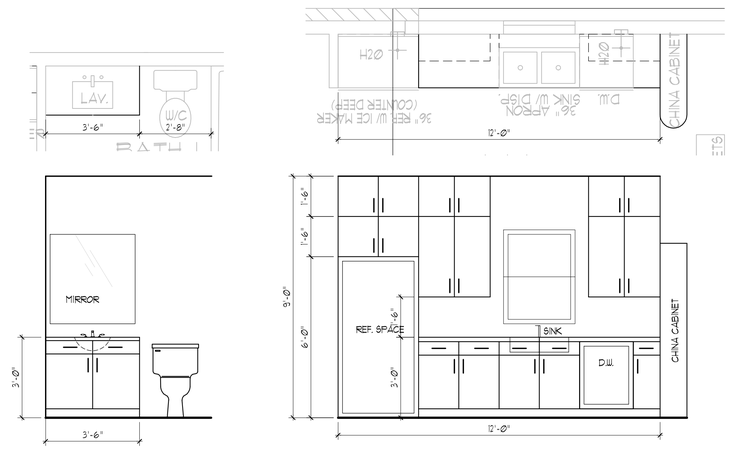
SCALE: 3/8" = 1'-0"

BATH 2

SCALE: 3/8" = 1'-0"

BATH 3

SCALE: 3/8" = 1'-0"



BATH 1

SCALE: 3/8" = 1'-0"

MAIN KITCHEN

SCALE: 3/8" = 1'-0"

LAUNDRY

SCALE: 3/8" = 1'-0"

CABINET NOTES:

1. VERIFY WITH OWNER ALL CABINET HEIGHTS.

2. CABINET DRAWINGS ARE FOR BIDDING PURPOSES. CABINET MAKER IS TO PROVIDE FULL CABINET DRAWINGS FOR CUSTOMER APPROVAL AND CONSTRUCTION.

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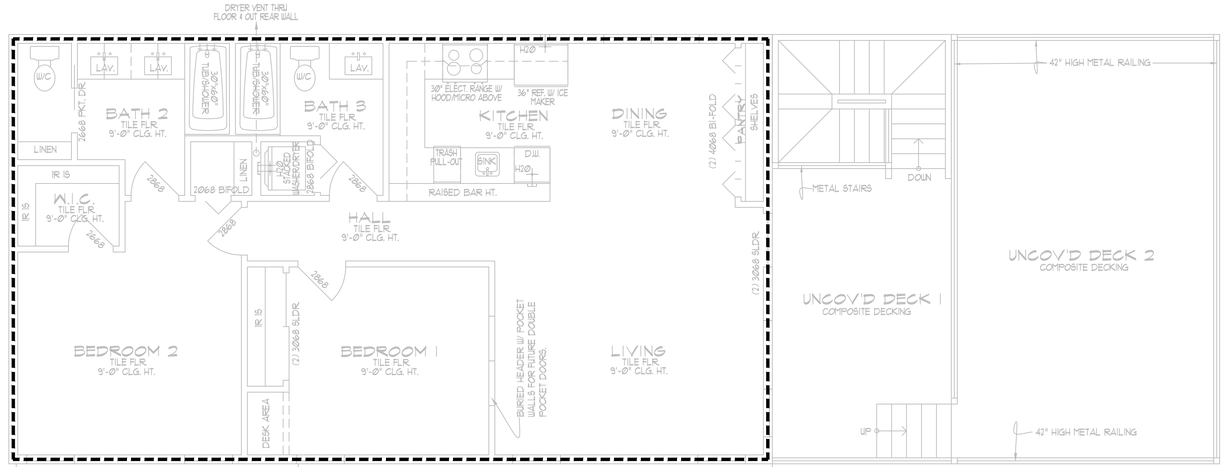


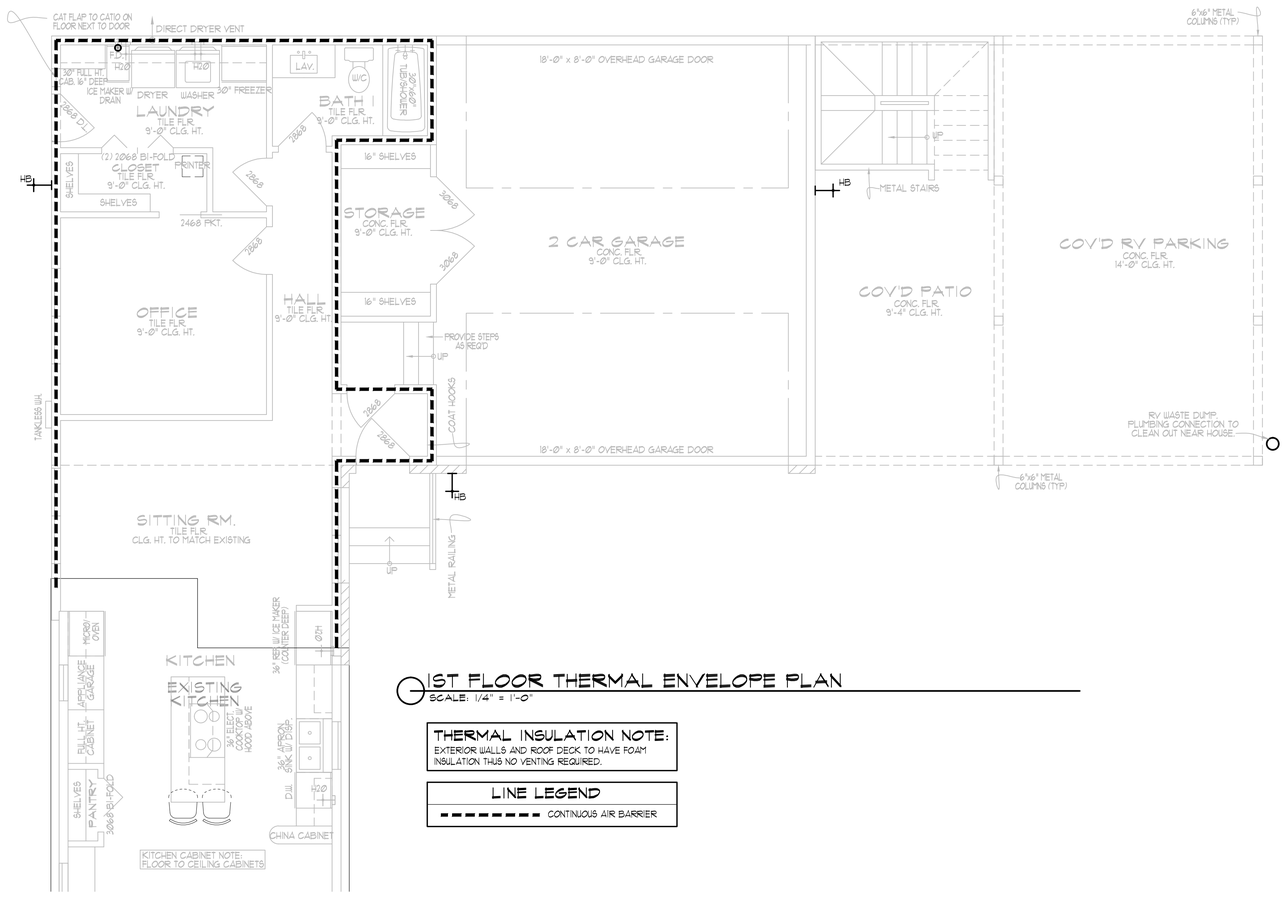
2ND FLOOR THERMAL ENVELOPE PLAN

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

THERMAL INSULATION NOTE:
EXTERIOR WALLS AND ROOF DECK TO HAVE FOAM INSULATION THUS NO VENTING REQUIRED.

LINE LEGEND

- - - - - - - - CONTINUOUS AIR BARRIER



1ST FLOOR THERMAL ENVELOPE PLAN

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

THERMAL INSULATION NOTE:
EXTERIOR WALLS AND ROOF DECK TO HAVE FOAM INSULATION THUS NO VENTING REQUIRED.

LINE LEGEND

- - - - - - - - CONTINUOUS AIR BARRIER

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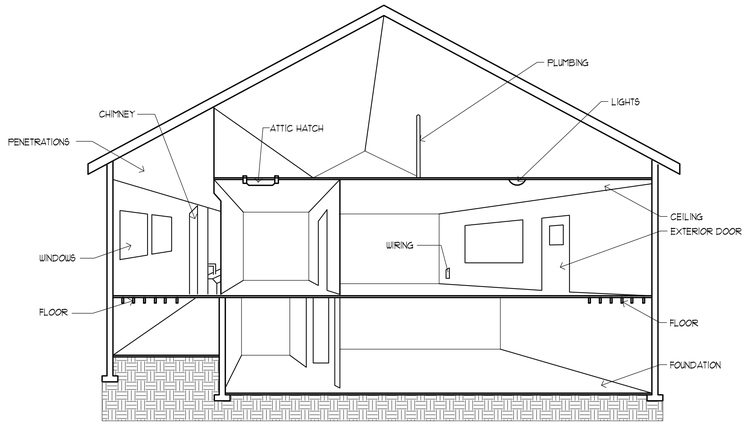
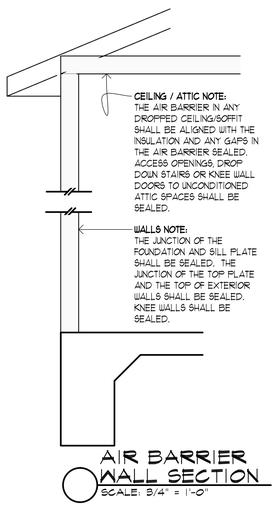


FIGURE N1102.4
TYPICAL SOURCES OF AIR LEAKAGE



AIR BARRIER
WALL SECTION
SCALE: 3/4" = 1'-0"

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION

COMPONENT	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.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	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.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	---
Rim joists	Rim joists shall include the air barrier. The junctions of the rim board to the sill plate and and 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.
Floors, including cantilevered 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 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.
Basement crawl space and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section R402.2.10. Penetrations through concrete foundation walls and slabs shall be air seals. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.10.
Shafts, penetrations	Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed to allow for expansion, contraction and mechanical vibration. 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.
Narrow cavities	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 Section R303 and R402.2.7.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed in accordance with Section R402.4.5.	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.	Insulation shall be installed to fill the available space and surrounding 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.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower and tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	---
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	---
Concealed sprinklers	When 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.	---

TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	> 7
	Airflow in CFM				
< 1,500.	30	45	60	75	90
1,501. - 3,000.	45	60	75	90	105
3,001. - 4,500.	60	75	90	105	120
4,501. - 6,000.	75	90	105	120	135
6,001. - 7,500.	90	105	120	135	150
> 7,500.	105	120	135	150	165

For SI: 1 square foot = 0.0929 m^2, 1 cubic foot per minute = 0.0004719 m^3/ s.

TABLE R403.6.1
MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIR FLOW RATE MIN. (CFM)	MIN. EFFICACY (CFM/WATT)	AIR FLOW RATE MAX. (CFM)
Range hoods	Any	2.8 cfm/watt	Any
In line fan	Any	2.8 cfm/watt	Any
Bathroom, utility room	10	1.4 cfm/watt	< 90
Bathroom, utility room	90	2.8 cfm/watt	Any

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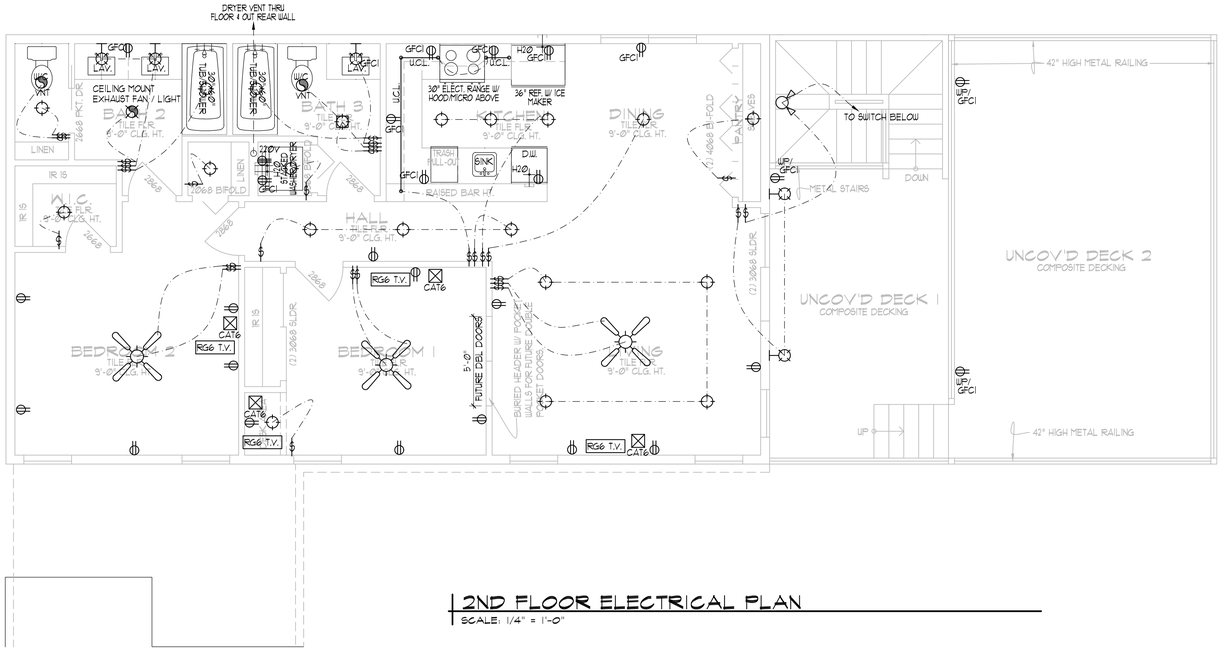


2ND FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

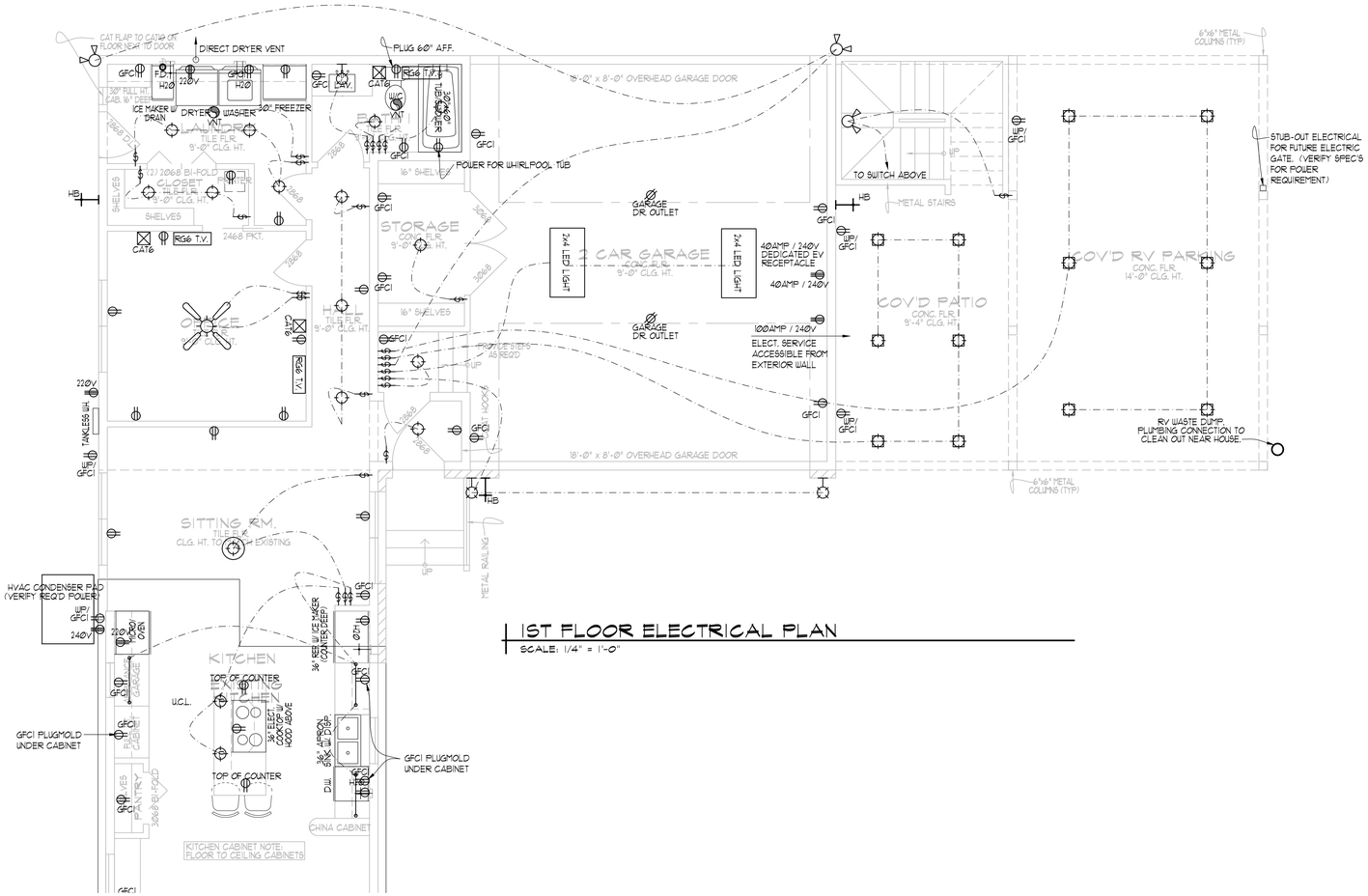
- SWITCH
- D DIMMER SWITCH
- 3 THREE WAY SWITCH
- 4 FOUR WAY SWITCH
- DUPLEX OUTLET
- GFCI DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
- WP/ GFCI WATER PROOF / GROUND FAULT INTERRUPTER
- EAVE PLG. SOFFIT PLG. EAVE OUTLET/ SOFFIT OUTLET
- CL/PLG. CEILING OUTLET
- 220V 220 VOLT DUPLEX OUTLET
- 40AMP / 240V 40AMP / 240V DEDICATED EV RECEPTACLE
- 42" DUPLEX OUTLET RAISED TO HEIGHT INDICATED
- WP WATERPROOF DUPLEX OUTLET
- GARAGE DR. OUTLET OUTLET FOR ELEC. GAR. DR. OPN'R
- 4 OUTLETS TWO DUPLEX (4 OUTLETS)
- JBOX JBOX DUPLEX OUTLET
- FLR. PLG. FLOOR OUTLET
- CM CARBON MONOXIDE
- SA SMOKE ALARM
- SA/ CM COMBINATION SMOKE ALARM / CARBON MONOXIDE
- SOFFIT LIGHT
- PENDANT LIGHT
- SURFACE MOUNT CLG. LIGHT FIXTURE
- WALL MOUNT LIGHT FIXTURE
- PUCK LIGHT FIXTURE
- V.P. RECESSED CEILING VAPOR PROOF LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- HANGING FIXTURE
- EYEBALL/SPOT LIGHT FIXTURE
- TRACK-MOUNT FIXT.
- U.C.L. UNDER CABINET LIGHT
- A.C.L. ABOVE CABINET LIGHT
- COVE LIGHT
- 2x4 LED LIGHT
- 1'x4' LED LIGHT
- 2x2 LED LIGHT
- E.P. ELECTRICAL PANEL BOX
- CEILING MOUNT EXHAUST FAN / LIGHT
- VNT CEILING MOUNT EXHAUST FAN
- VNT WALL MOUNT EXHAUST FAN
- T THERMOSTAT
- L.V.H. COMBINATION FIXT. LIGHT, VENT, HEAT
- L.V. COMBINATION FIXT. LIGHT, VENT
- FLOOD LIGHT
- CEILING FAN W/LT BLK. 4 WIRE FOR CLG. FAN
- SPRINKLER SYSTEM
- WIRE
- TO SWITCH BELOW TO SWITCH ABOVE

PLUMBING SYMBOLS

- WH WATER HEATER
- WS WATER SOFTNER
- SH SHOWER HEAD
- HB HOSE BIB/FAUCET
- I.M. ICE MAKER IN REF.
- W.S.L. WATER SOFTNER LOOP W/ DRAIN
- W/H WATER HEATER
- H2O WATER SOFTNER
- H2O SOFTNER LOOP WITH DRAIN
- H2O PLUMB FOR SOFTNER LOOP WITH DRAIN
- GFCI GAS TANKLESS W.H.
- GFCI 220V TANKLESS W.H.
- H2O HOT & COLD WATER
- H2O STUB OUT WATER LINE HOT & COLD
- H2O WATER LINE
- FD. FLOOR DRAIN
- GAS KEY GAS KEY (ON/OFF) VALVE
- GAS GAS LINE
- POT FILLER

LOW VOLTAGE SYMBOLS

- DATA / TEL. OUTLET
- DATA OUTLET
- RG6 T.V. TELEVISION OUTLET
- CAT6 ETHERNET/CABLE OUTLET
- TEL TELEPHONE OUTLET
- PB DR. BELL PUSH BUTTON DOORBELL
- CHIMES
- S SPEAKER
- CAM CAMERA
- SPEAKER WIRE
- R.P. GARAGE DR. KEY PAD
- GAR. OPN'R GARAGE DR. OPENER
- DATA CENTER



1ST FLOOR ELECTRICAL PLAN

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

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Janelle & Ian Chase

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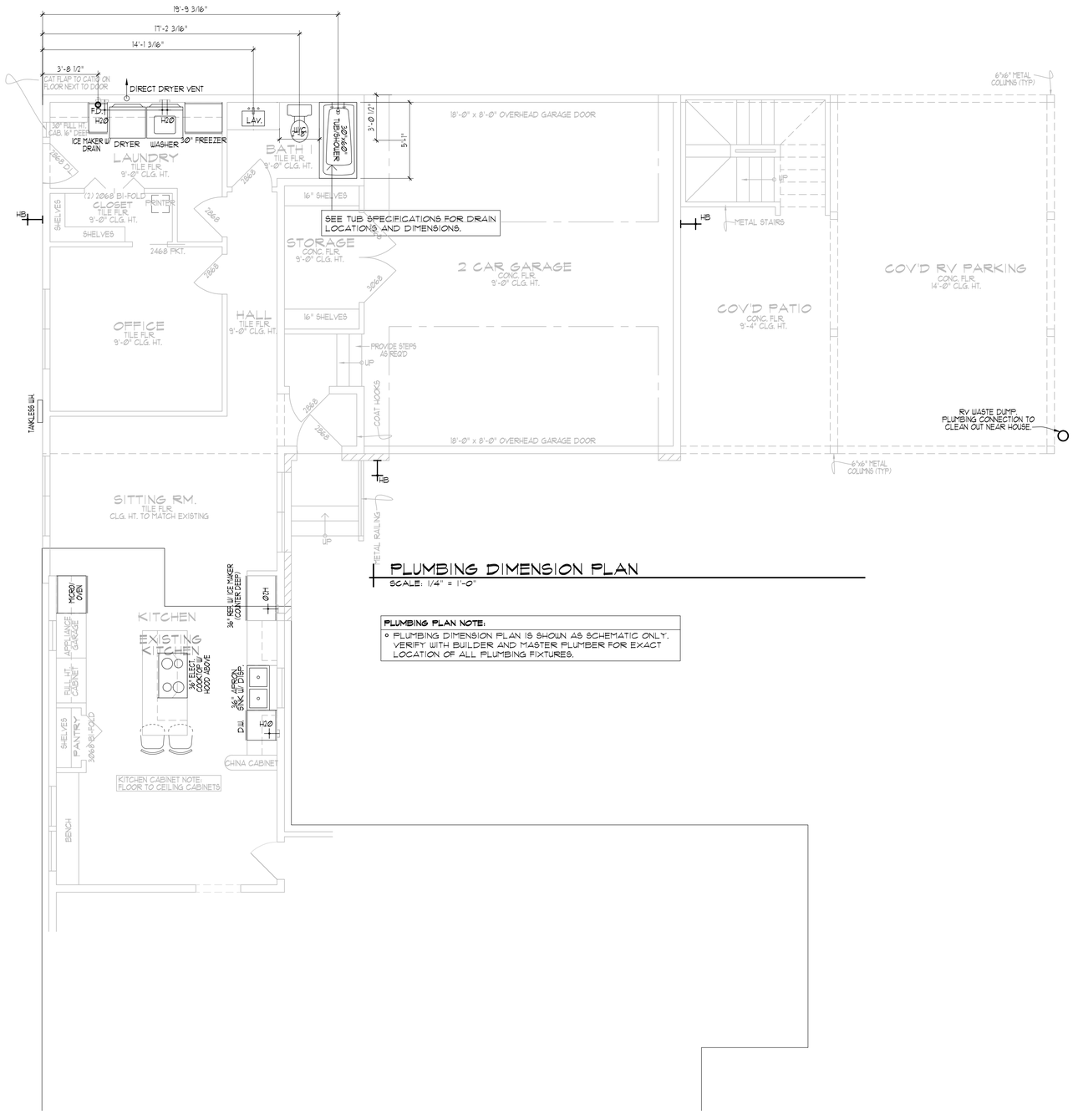

PLUMBING DIMENSION PLAN

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

PLUMBING PLAN NOTE:

- PLUMBING DIMENSION PLAN IS SHOWN AS SCHEMATIC ONLY. VERIFY WITH BUILDER AND MASTER PLUMBER FOR EXACT LOCATION OF ALL PLUMBING FIXTURES.

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