

MODEL "A" SINGLE HOME

AT

8880 HEATH CIRCLE

8880 Heath Circle Drive San Antonio Texas 78250
N.C.B. 14788 LOT 80 BLOCK 37

PROJECT DESCRIPTION

NEW CONSTRUCTION OF ONE STORY SINGLE HOME RESIDENCE.



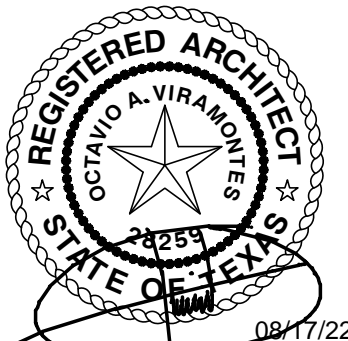
ADELANTUS INC

110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205
(210) 832-9600 - (210) 832-9615 FAX
THE FIRM REGISTRATION #98703

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OCTAVIO A. VIRAMONTES

ARCHITECT
809 LEMON CV.
SAN ANTONIO, TX
210.464.8120

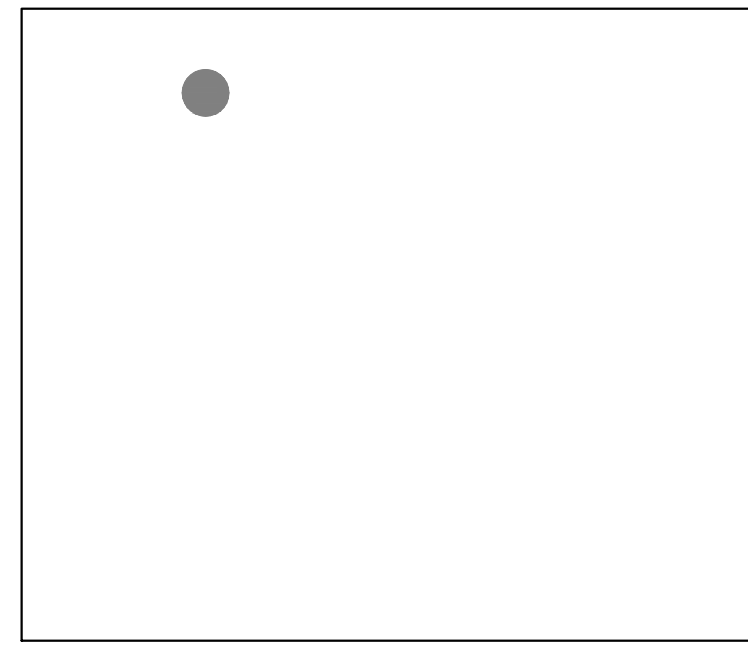


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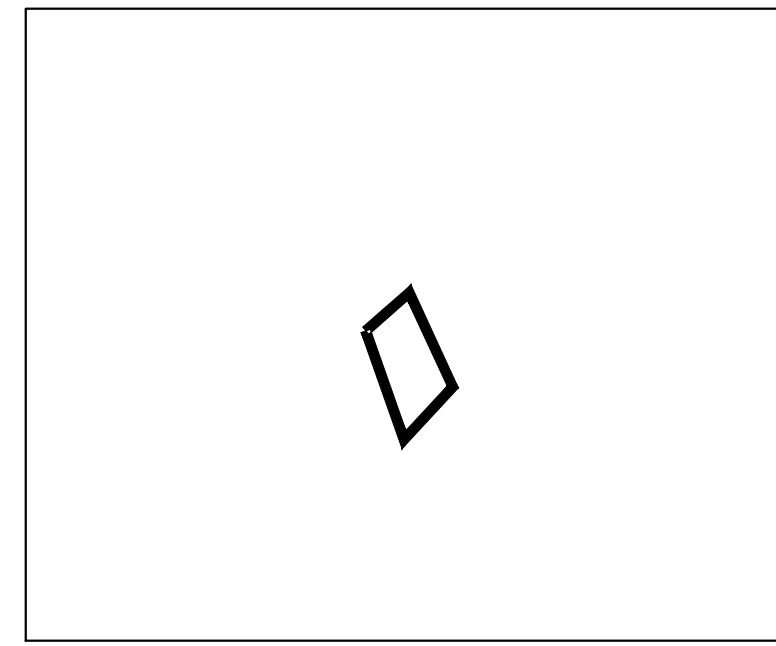
AREAS CHART	
LIVING SPACE	1,835.00 SF
GARAGE	450.00 SF
BACK PATIO	210.00 SF
FRONT PORCH	25.00 SF
TOTAL BUILT	2,520.00 SF



LOCATION MAP



VICINITY MAP



AERIAL MAP



ZONING MAP



NORTH

CONSTRUCTION DRAWINGS ORGANIZATION

ARCHITECTURAL DRAWINGS ORGANIZATION:

ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLAN/S
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. SECTIONS
- A8. INTERIOR ELEVATIONS, CABINETWORK
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

CONSULTANT DRAWINGS ORGANIZATION:

DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE / IRRIGATION
- C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

INDEX OF DRAWINGS

ARCHITECTURAL

- A1.0 COVER SHEET, GENERAL NOTES
- A2.0 SITE PLAN
- A3.0 GENERAL FLOOR PLANS
- A4.0 REFLECTED CEILING & ELECTRIC
- A5.0 ROOF
- A6.0 ELEVATIONS
- A7.0 SECTIONS
- A8.0 SCHEDULES
- A9.0 DETAILS
- A10.0 ENVELOPE PLAN & CONST. DETAILS

STRUCTURAL

- S1.0 FOUNDATION
- S2.0 BRACING
- S3.0 FRAMING

LANDSCAPE

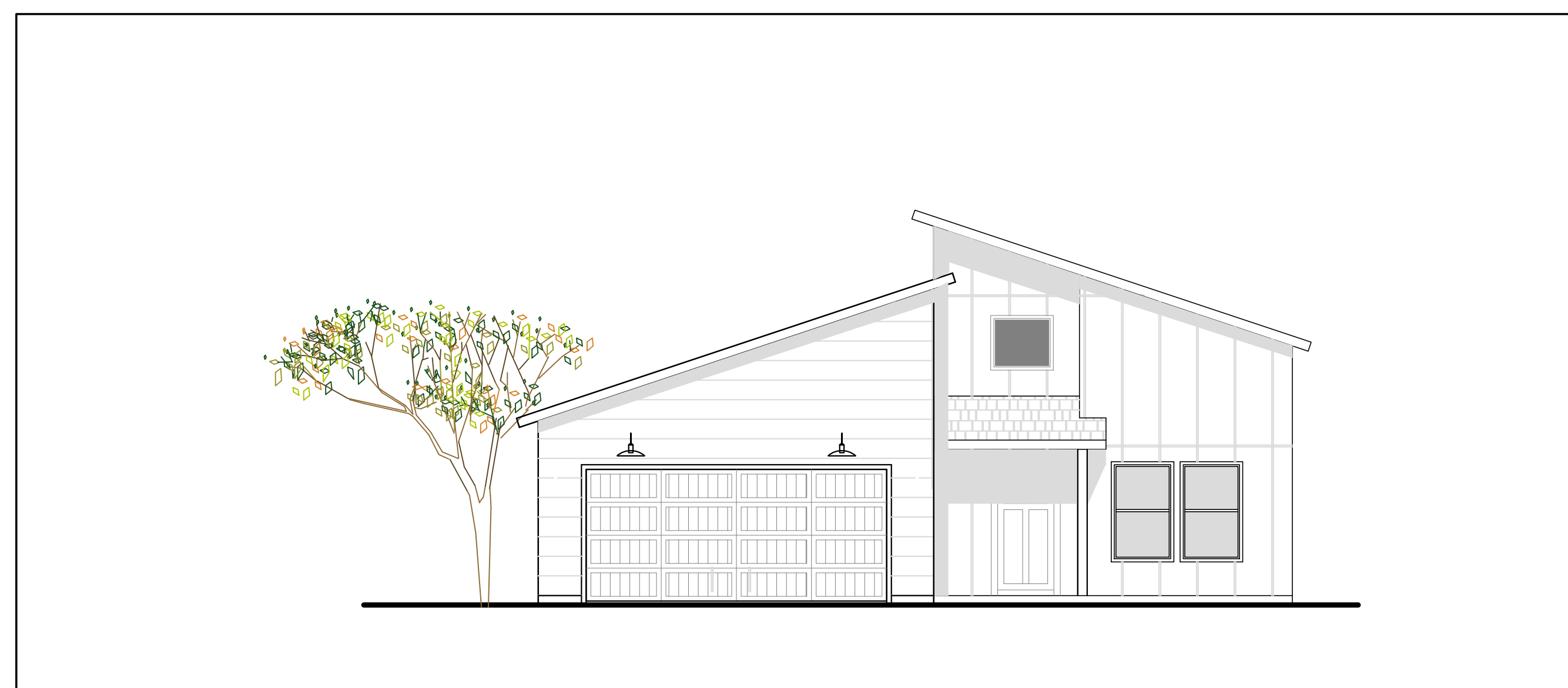
- NONE

CIVIL

- NONE

MEP

- NONE



PROJECT ELEVATION

CODE & BUILDING SUMMARY

PROJECT DATA		3.00 CLASSIFICATION OF BUILDING	
PROJECT TITLE:	Single Family Home	3.01 CLASSIFICATION OF OCCUPANCY	
LOCATION:	TBD		
OWNER:	TBD		
LAND DATA:		OCCUPANT LOAD	
LEGAL DESCRIPTION:	x x x		
1.01 CITY SAN ANTONIO, TX.		TOTAL	
CURRENT UNIFORM DEVELOPMENT CODE			
CODE 2018 INTERNATIONAL RESIDENTIAL CODE			
CODE 2018 INTERNATIONAL MECHANICAL CODE			
CODE 2017 NATIONAL ELECTRIC CODE			
CODE 2018 INTERNATIONAL PLUMBING CODE			
CODE 2018 INTERNATIONAL FIRE CODE			
As adopted by the City of San Antonio, for the purposes of local fire fighting only.			
CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE			
1.02 HANDICAPPED CODE		3.02 TYPE OF CONSTRUCTION -	
STATE OF TEXAS ACCESSIBILITY TO THE STANDARDS AND SPECIFICATIONS ACT.		TYPE V-B	
2.00 ZONING		3.03 FLOOR AREA:	
2.01 ZONING CLASSIFICATION		BUILDING	TOTAL GFA
ZONING	RM-4		4,568.00 SF
2.02 BUILDING SETBACKS:	FRONT 10' SIDE 5' REAR 10'		
2.03 BUILDING HEIGHT/AREA:	MAX. BLDG. HGT. 20'-0"		
MAX. BLDG. AREA/FLR.			
2.04 PARKING/LOADING:	2 SPOTS		
2.05 REQUIRED PLUMBING FIXTURES		FIRE RESIS. RATING	
		BUILDING ELEMENT	

REFERENCE SYMBOLS

- BUILDING/WALL SECTION
SECTION NUMBER
DRAWING NUMBER
- FACE OF CONCRETE GRID LINE
UNLESS OTHERWISE NOTED
- COLUMN, BEAM, AND/OR CENTER OF WALL GRID LINE
- DOOR NUMBER
REFERENCE DOOR SCHEDULE
- DETAIL REFERENCE
DETAIL NUMBER
DRAWING NUMBER
- REFERENCE OR DATUM
- ELEVATION REFERENCE
DETAIL NUMBER
DRAWING NUMBER
- CENTER LINE
- NORTH REFERENCE
- REVISION REFERENCE
- ADDENDUM REFERENCE
- REFERENCE TO WINDOW TYPE
- INDICATES STEP

MATERIALS LEGEND

- EARTH
- BRICK
- C.M.U.
- CONCRETE
- STEEL
- ROUGH WOOD
- ALUMINUM
- SHEET METAL
- GYP. BD.
- RIGID INSULATION
- BATT INSULATION
- GLASS
- PLYWOOD
- CEMENT, GROUT, OR SAND
- GYP. SHEATHING
- CEILING TILE OR CERAMIC TILE
- MILLED WOOD
- GRAVEL

LIST OF ABBREVIATIONS

- A.B. ANCHOR BOLT
- ACOUS. ACOUSTICAL
- ADDL. ADDITIONAL
- A.F.F. ASSUMED FINISHED FLOOR ABOVE FINISHED FLOOR
- ALUM./ALUMINUM
- ANOD. ANODIZED
- BLK.G. BLOCKING BEAM
- CG CORNER GUARD
- CS COUNTRY INNS & SUITES
- C.J. CONTROL JOINT
- CLG. CEILING
- CLOS. CLOSET
- CMU. CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONF. CONFERENCE
- CONST. CONSTRUCTION
- CONT. CONTINUOUS
- CORR. CORRIDOR
- CPT. CARPET
- CT CERAMIC TILE
- DIMS. DIMENSIONS
- DN. DOWN
- DWC DRYWALL CHANNEL
- DWG'S. DRAWINGS
- EA. EACH
- ELEC. ELECTRICAL
- ELEV. ELEVATION
- EQ. EQUAL
- EQUIP. EQUIPMENT
- ENGRD. ENGINEERED
- EXIST. EXISTING
- EXP. EXPANSION
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.F. FINISHED FLOOR
- F.F. FIRE EXTINGUISHER
- FE. FIRE EXTINGUISHER CABINET
- FIN. FINISH
- FLR. FLOOR
- FLASHG. FLASHING
- FR./FRM. FRAME
- FR.T. FIRE RETARDANT TREATMENT
- FTG. FOOTING
- FURN. FURNISHED
- FURR.G. FURRING
- GA. GAUGE
- G.C. GENERAL CONTRACTOR
- G.I. GALVANIZED IRON
- GL. GLASS
- GYP. BD. GYPSUM BOARD
- H.M. HOLLOW METAL
- HR. HOUR
- INSUL. INSULATION, INSULATED
- JAN. JANITOR
- JOINT JOINT
- MECH. MECHANICAL
- MGR. MANAGER
- MIN. MINIMUM
- MNT. MOUNT
- MTL. METAL
- MFR. MANUFACTURER
- NO. NUMBER
- O.C. ON CENTER
- PAINT. PAINT
- P.C. PORTLAND CEMENT
- PLAS. LAM. PLASTIC LAMINATE
- PLYWD. PLYWOOD
- PMEJ. PREMOLDED EXPANSION JOINT
- PRESERV. PRESERVATIVE
- P.P.T. PRESSURE TREATMENT
- PT. PAINT
- RCP. REFLECTED CEILING PLAN
- RE. REFERENCE
- RECP. RECEPTION
- REINF. REINFORCING
- RESIL. RESILIENT
- RET. RETAINING
- REQ'D. REQUIRED
- SAT. SUSPENDED ACOUSTICAL TILE
- SCHED. SCHEDULE
- SEC. WD. SOLID CORE WOOD
- SECT. SECTION
- SECTY. SECRETARY
- SHT. SHEET
- SGB. SUSPENDED GYPSUM BOARD
- STL. STEEL
- STN. STAIN
- STO./STOR. STORAGE
- STRUCT. STRUCTURAL
- SUSP. SUSPENDED
- TELE. TELEPHONE
- TEMP. TEMPERED
- T.G. TOP OF GRATE
- TWC. TOP OF LIGHTWEIGHT CONCRETE
- T.V. TELEVISION
- T.W. TOP OF WALL
- TYP. TYPICAL
- UNDRWRITERS LABORATORIES UNLESS NOTED OTHERWISE
- U.N.O. UPRIGHT
- VERT. VERTICAL
- VEST. VESTIBULE
- VCT. VINYL COMPOSITION TILE
- VWC. VINYL WALL COVERING
- WJ. WITH
- WD. WOOD

PROJECT GENERAL NOTES

- THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS, SEGAMAD RO_KROW EHT GNITUCEXE ESQHT YB SNOISSIMO DNA SRORRE MORF AND/OR CHANGES NOT APPROVED IN WRITING TO THE ARCHITECT.
- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
- WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS, ELBISPOF SA NOOS SA JICETHCRA ROJ RENWO EHT TCATNOC LLAS ROTCARTNOC
- CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.
- ENGINEER, THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, YB DELIPUS CTE SEITILITU FO SNOITACOL SNOISNEMID E.J. SNOIHNOG GNSIXE AND CHANGES RESULTING FROM INCORRECT INFORMATION.
- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) EHT DETIVS SAH EHT TAHT STNARRAW DNA SEERGA REDDOB EHT DIB A GNITIMBUS YB AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS TO BE FABRICATED AT THE MANUFACTURER'S FACILITY. MATERIALS TO BE FABRICATED AT THE MANUFACTURER'S FACILITY. MATERIALS TO BE FABRICATED AT THE MANUFACTURER'S FACILITY.
- USE ONLY SKILLED AND EXPERIENCED PERSONNEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO BE DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES. EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.
- ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.
- ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.
- SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.
- NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.
- G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT.

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

M.E.P.

CIVIL

STRUCTURAL

LANDSCAPE

MODEL A SINGLE HOME

AT

8880 HEATH CIRCLE

8880 Heath Circle Drive San Antonio Texas 78250

REVISIONS

DATE

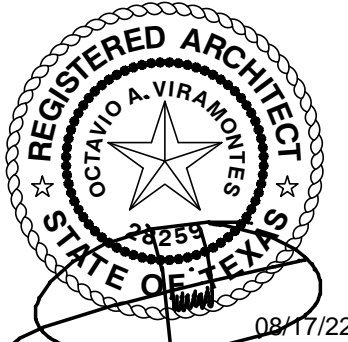
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CHECKED BY: OAV
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ARCHITECT
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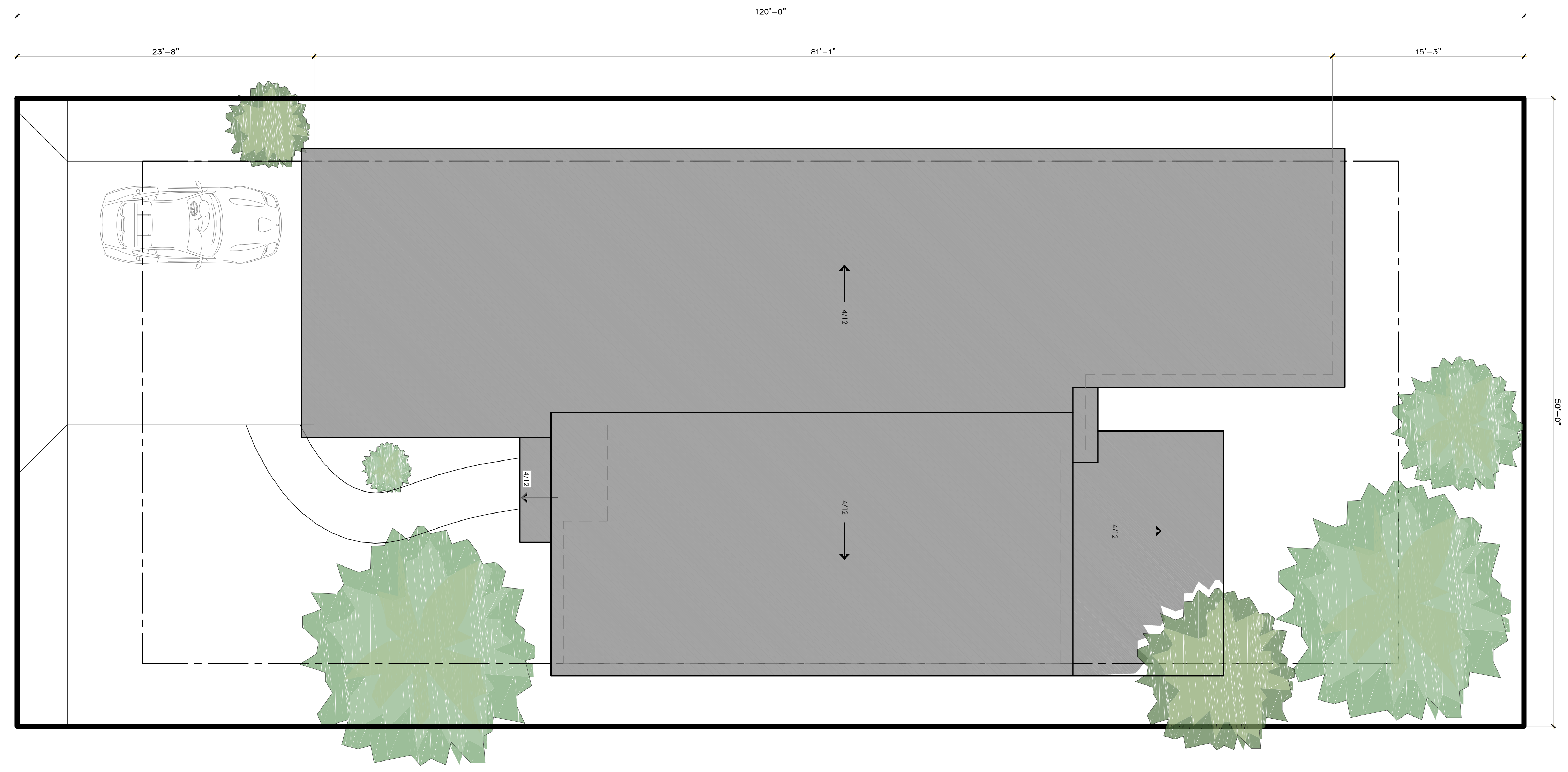
M.E.P.	CIVIL
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REVISIONS	
DATE	CONCEPT

PROJECT # 20-05
 DATE: 04/10/2022
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1 Site & Landscape Plan
 SCALE: 3/16"=1'-0"

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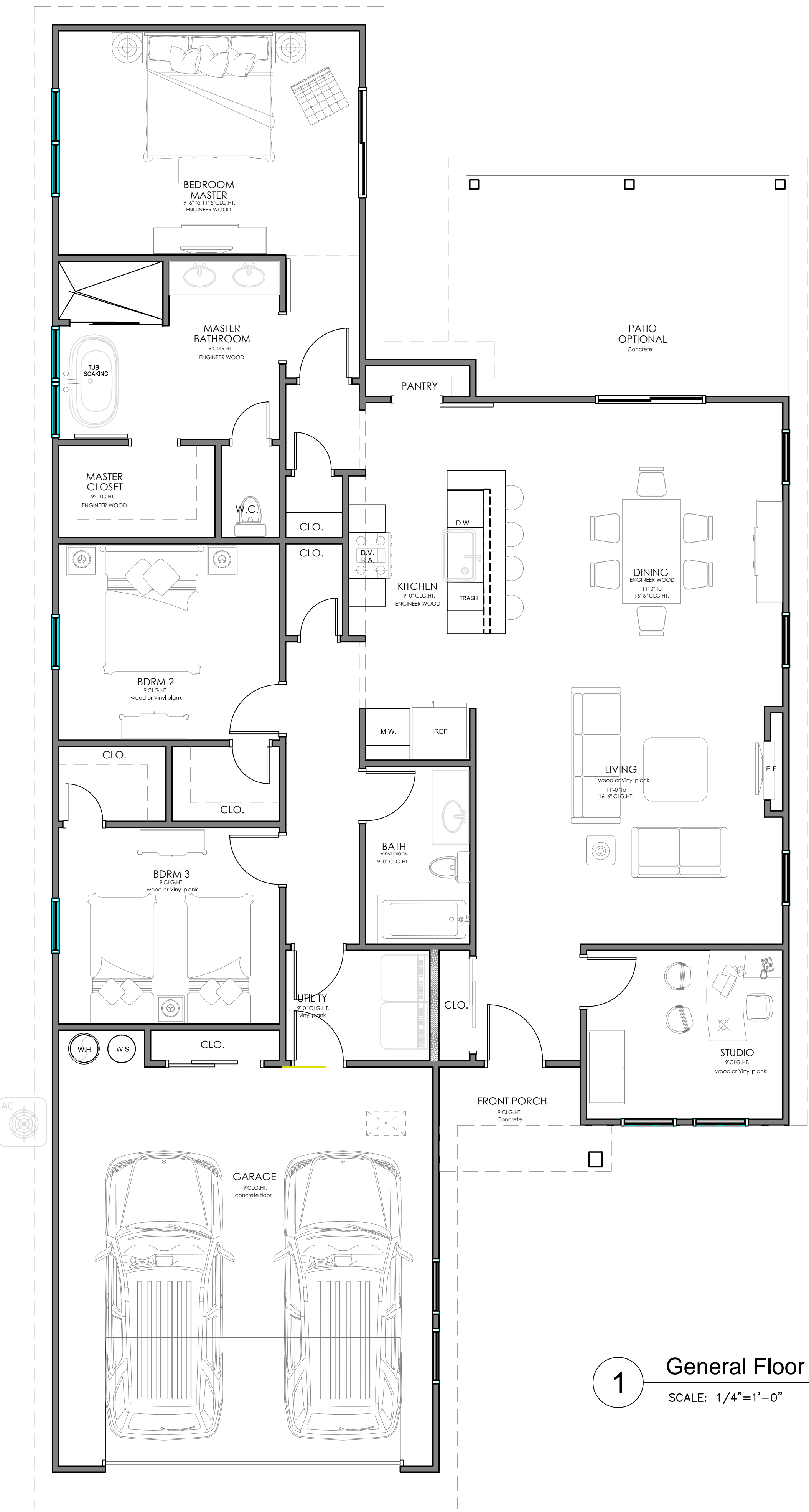
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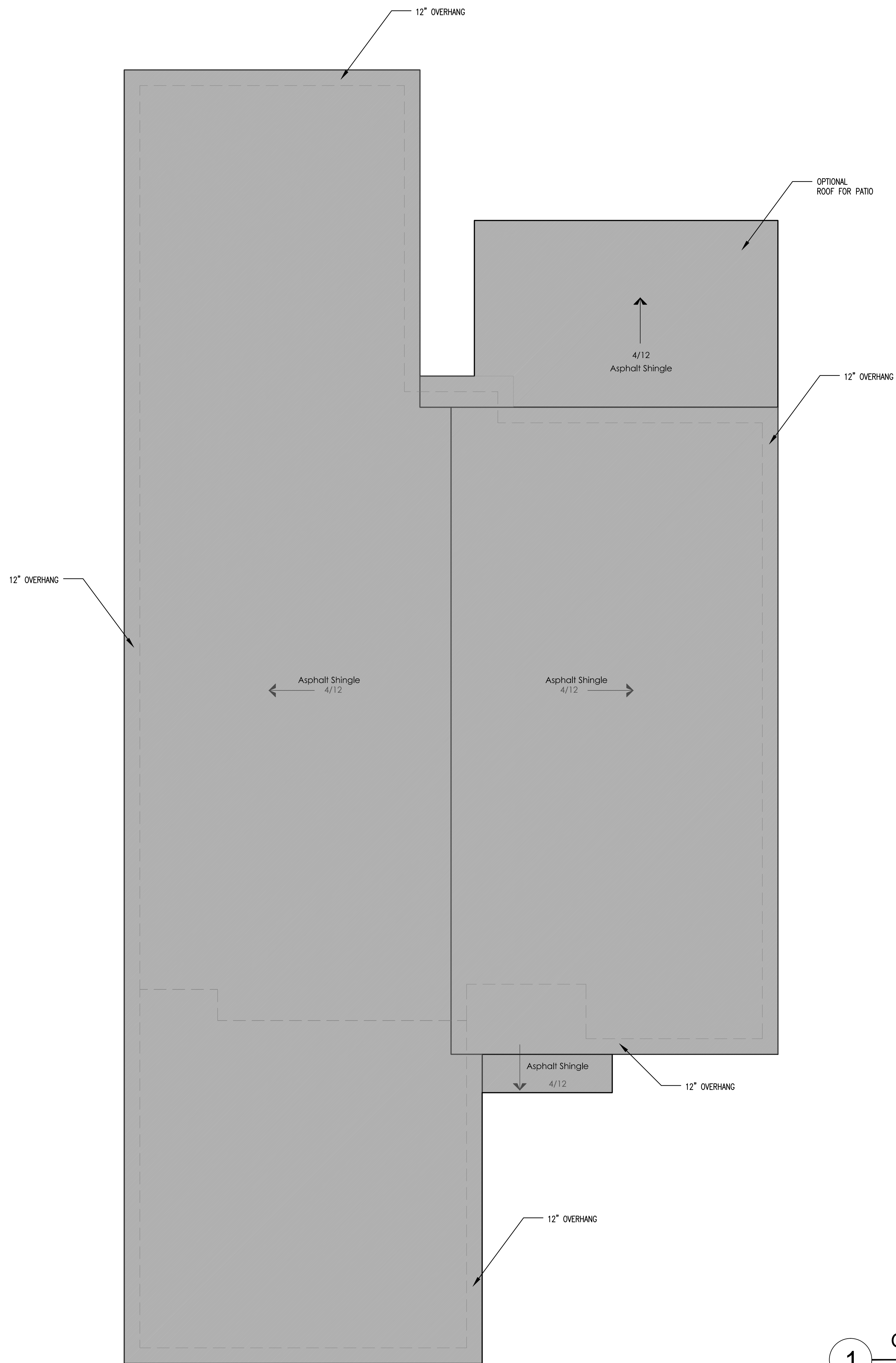
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LIVING SPACE	1,835.00 SF
GARAGE	450.00 SF
BACK PATIO	210.00 SF
FRONT PORCH	25.00 SF
TOTAL BUILT	2,520.00 SF



1 General Floor Plan
 SCALE: 1/4"=1'-0"



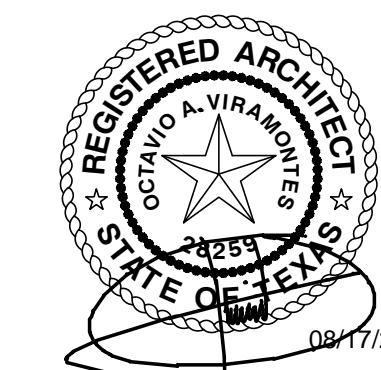
1 General Roof Plan
SCALE: 1/4"=1'-0"



ADELANTUS INC
110 E Houston St. 7th Floor, SAN ANTONIO, TEXAS 78205
(210) 822-8628 • (210) 822-8613 FAX
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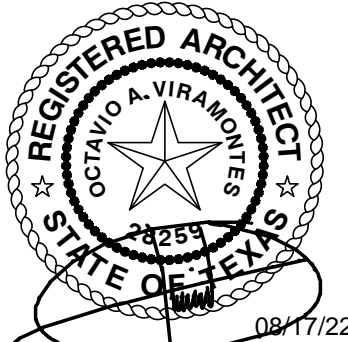
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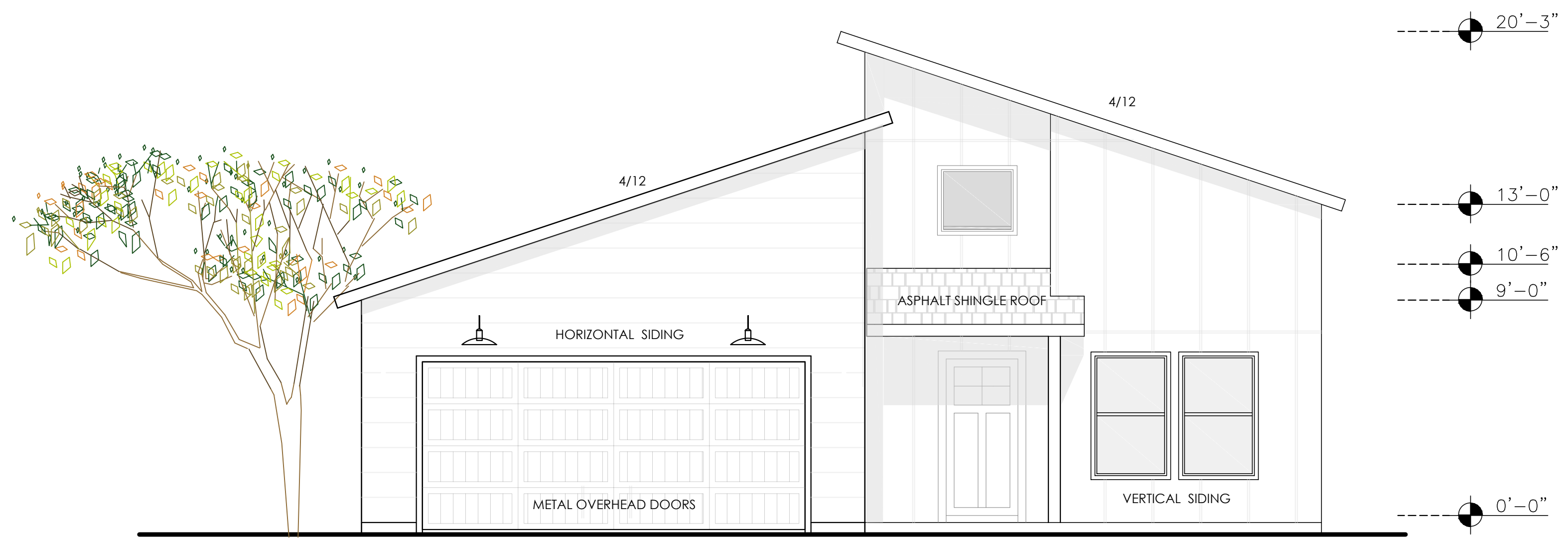
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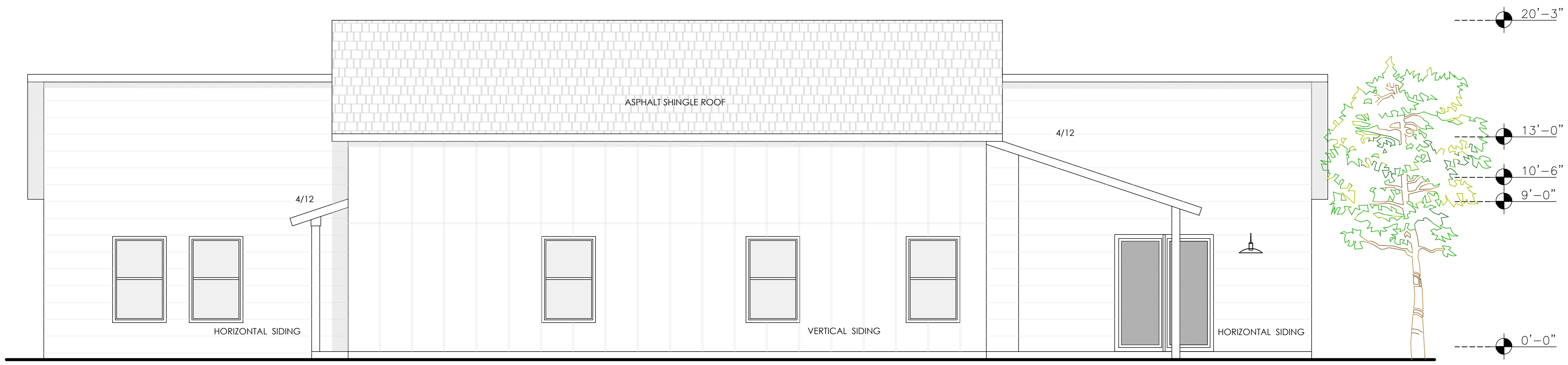


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M.E.P.	CIVIL
STRUCTURAL	LANDSCAPE



2 Main Elevation
 SCALE: 1/4"=1'-0"



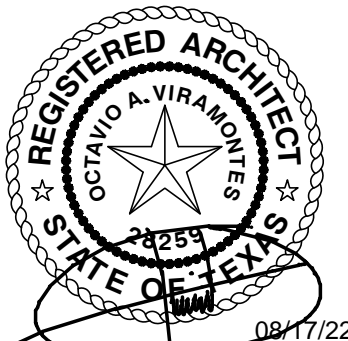
1 North Side Elevation
 SCALE: 1/4"=1'-0"

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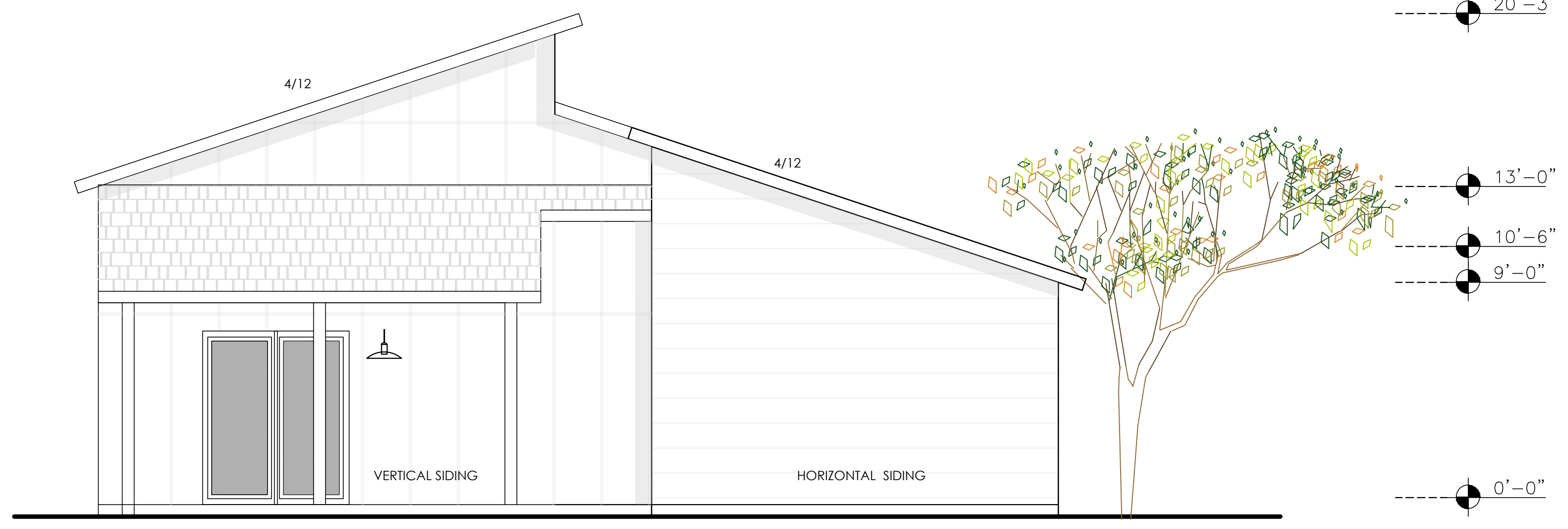
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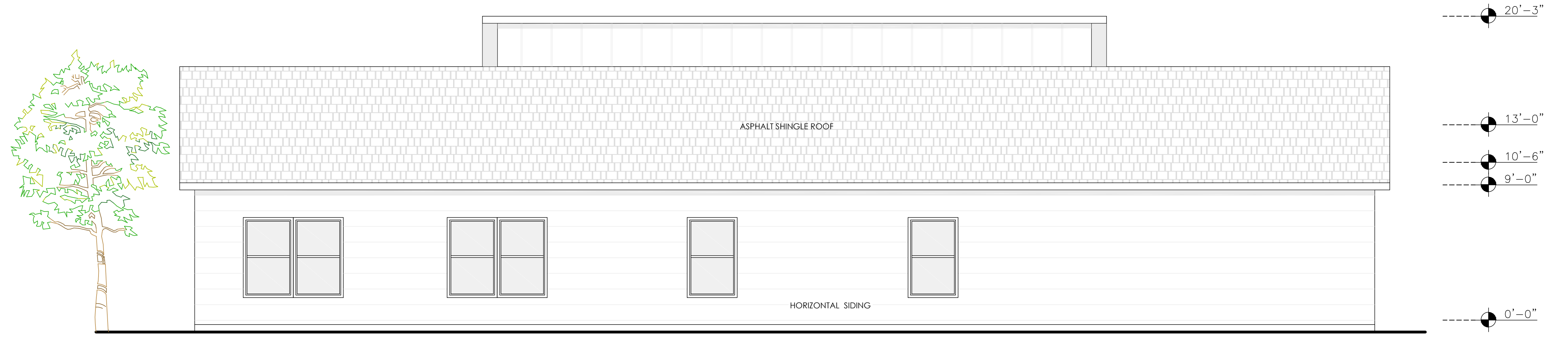
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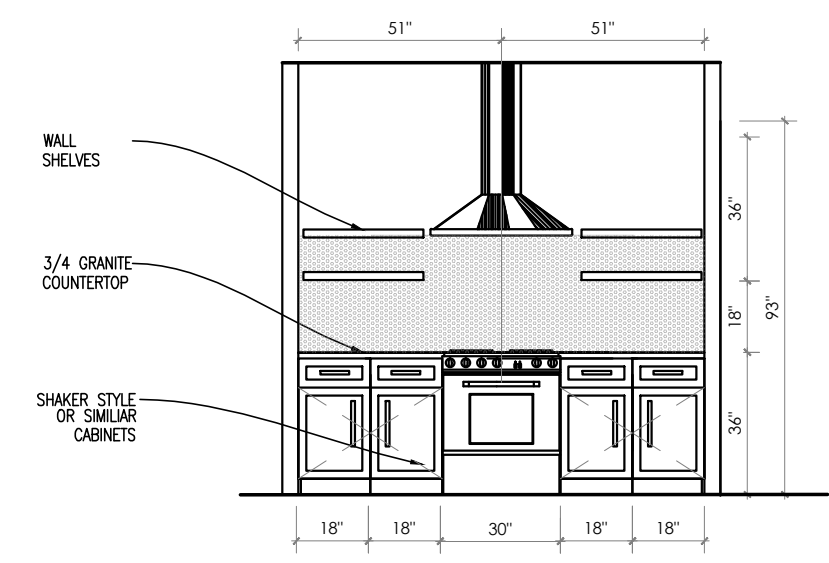
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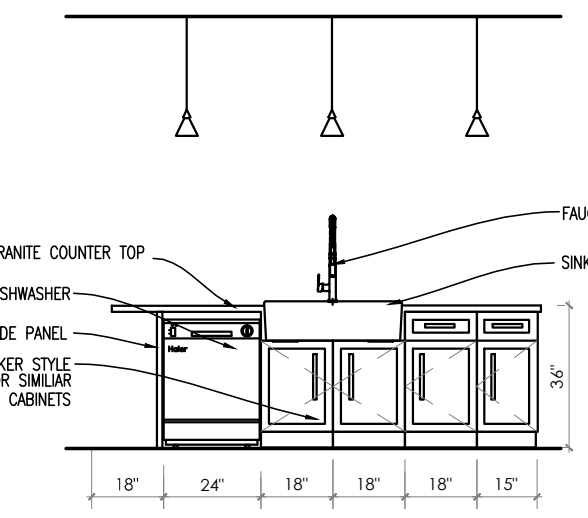
2 South Side Elevation
 SCALE: 1/4"=1'-0"



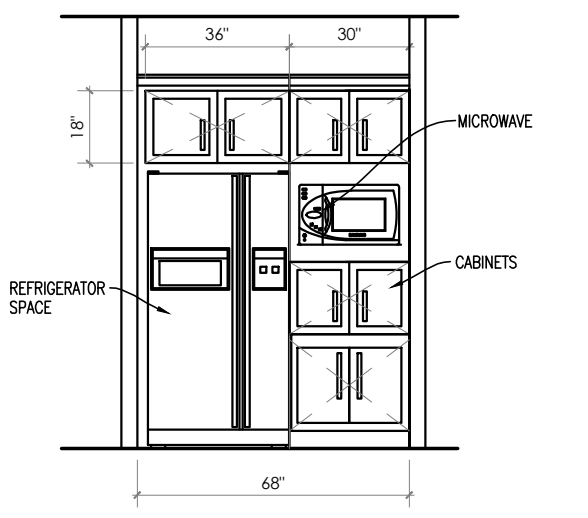
1 Rear Elevation
 SCALE: 1/4"=1'-0"



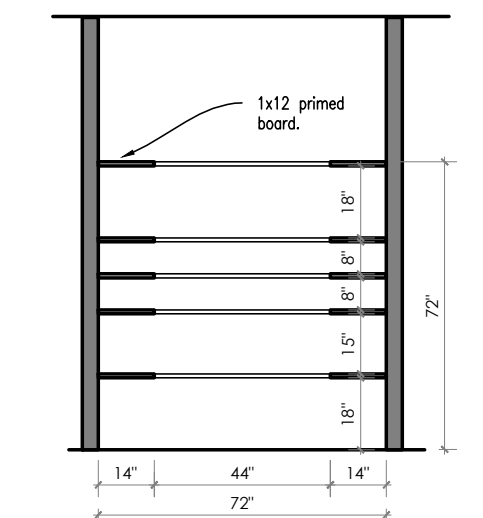
1 KITCHEN
14'4" x 11'-0"



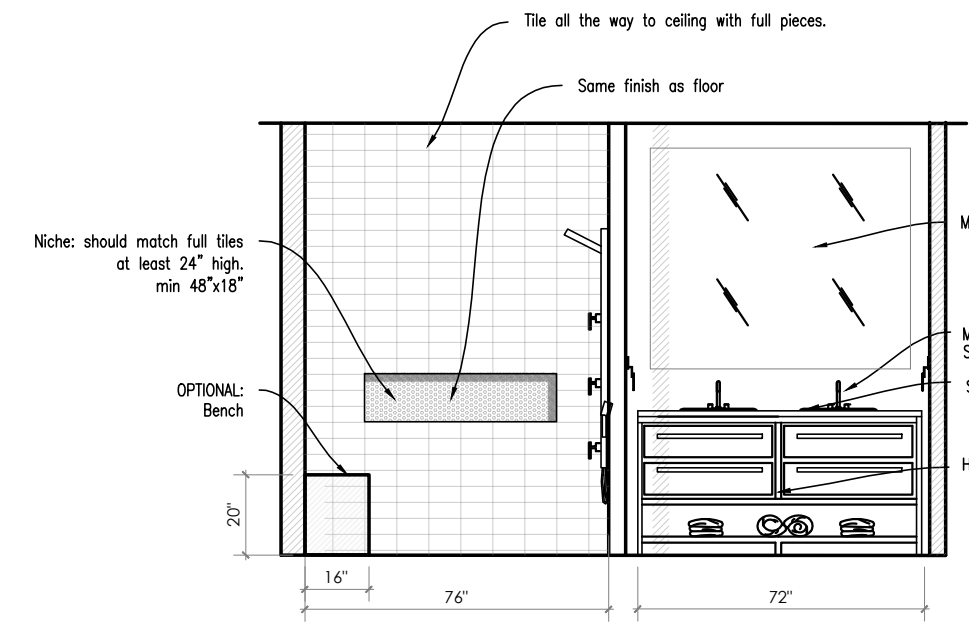
2 KITCHEN
14'4" x 11'-0"



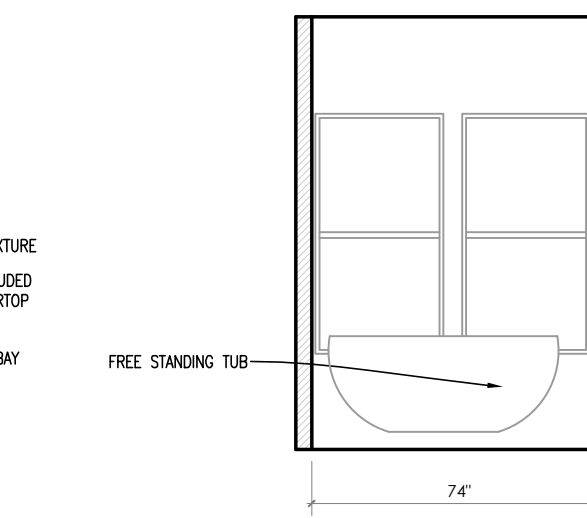
3 KITCHEN
14'4" x 11'-0"



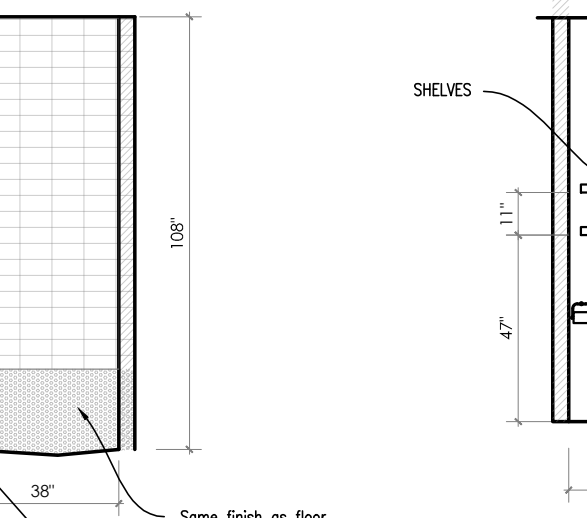
4 PANTRY
14'4" x 11'-0"



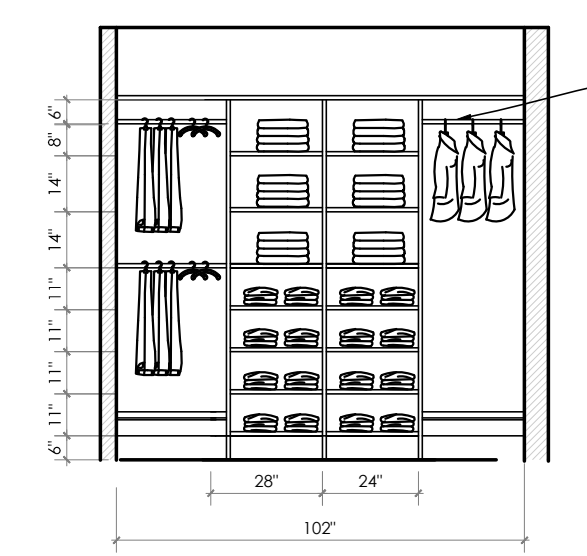
5 M BATH
14'4" x 11'-0"



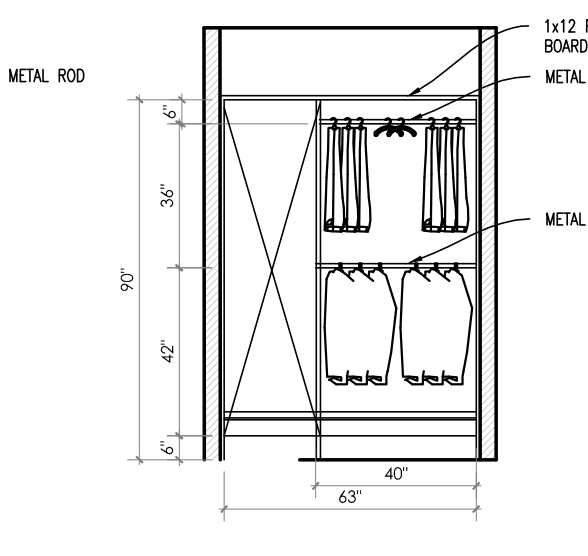
6 M BATH
14'4" x 11'-0"



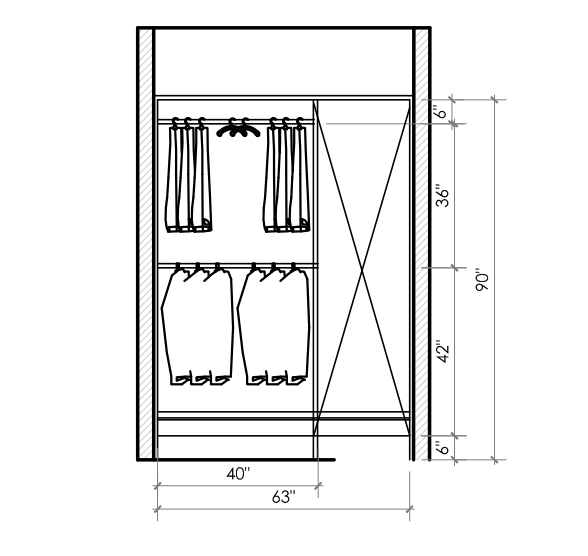
7 BATH
14'4" x 11'-0"



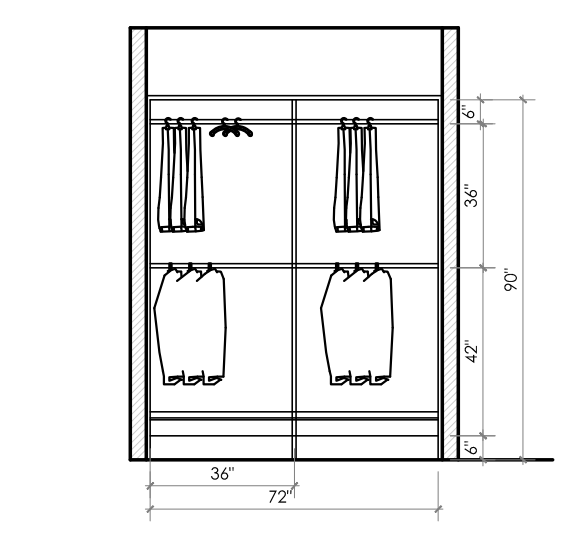
8 CLOSET
14'4" x 11'-0"



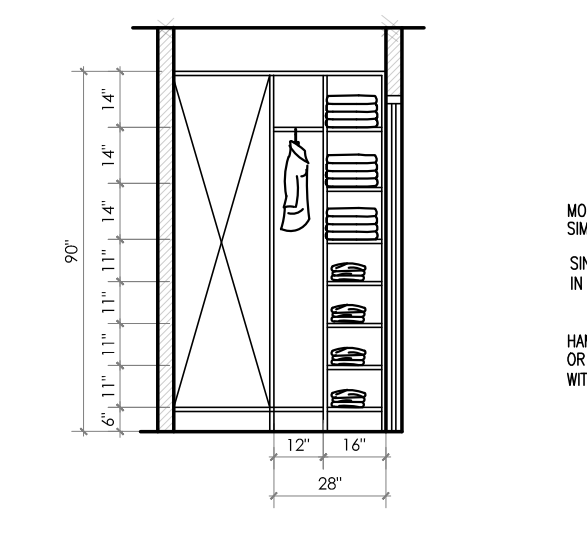
9 CLOSET
14'4" x 11'-0"



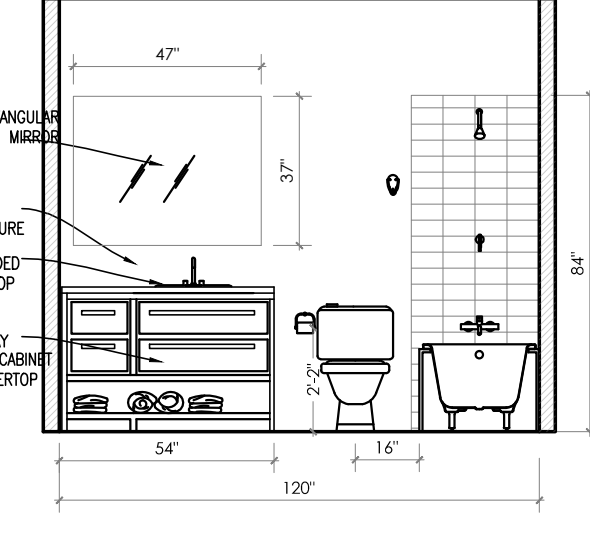
10 CLOSET
14'4" x 11'-0"



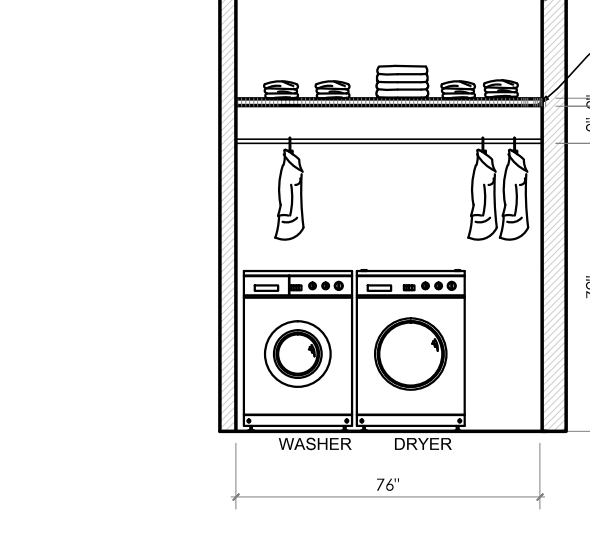
11 CLOSET
14'4" x 11'-0"
DIRECTION AND ROOM DIMENSIONS MAY VARY



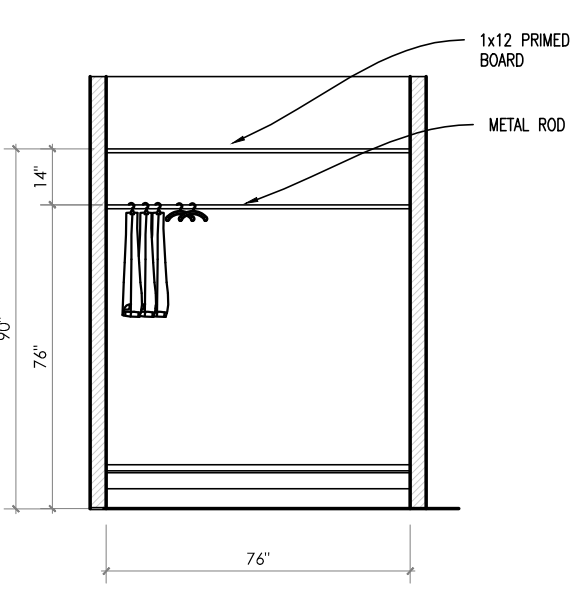
12 CLOSET
14'4" x 11'-0"
DIRECTION AND ROOM DIMENSIONS MAY VARY



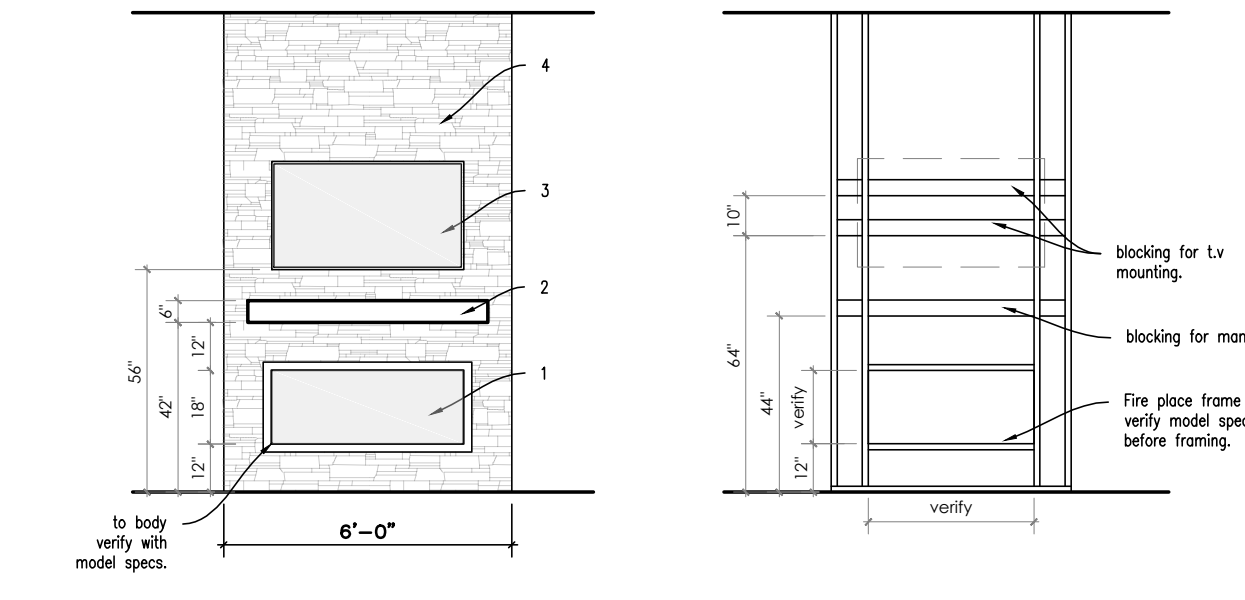
13 BATH
14'4" x 11'-0"



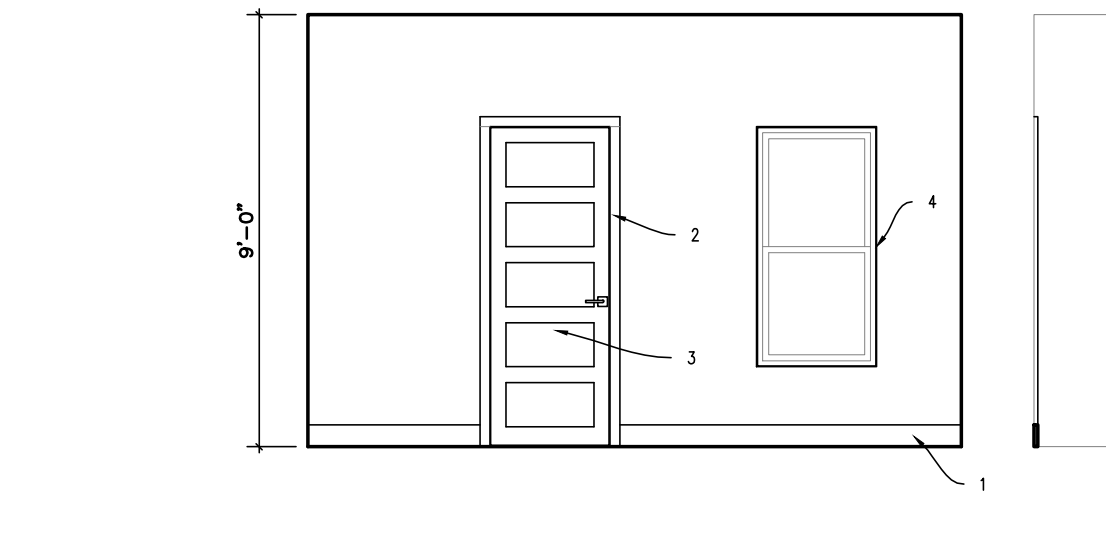
14 UTILITY
14'4" x 11'-0"



15 CLOSET
14'4" x 11'-0"



16 FIRE PLACE DETAIL
14'4" x 11'-0"



17 TRIM DETAILS
14'4" x 11'-0"

1	Dimplex Sierra 4777 BTU / 1400W 48 inch Wide Vent-Free Electric Fireplace with Interchangeable Media Options and Touch-Screen Controls or similar.
2	Dogberry 60-in W x 5.5-in H x 9-in D Aged Oak Poplar Wood Modern Fireplace Mantel or similar.
3	T.V. screen height
4	ClipStone ProStack Flats 5-sq ft Ash Manufactured Stone Veneer or similar.

1	1 in. x 6 in. White Finger-Joint Square Edge Primed Pine Base Board, Pure white enamel finish.
2	1 in. x 3 in. White Finger-Joint Square Edge Primed Pine trim, invisible horizontal joint, Pure white enamel finish.
3	White 5-Panel Shaker Solid Core Wood Interior Door Slab, Pure white enamel finish.
4	Dry walled taped and floated corners, no window sill or trim.

ELECTRICAL & CEILING PLAN LEGEND

	RECESSED LIGHT Size Shape Type		110 VOLT DUPLEX OUTLET
	PENDANT LIGHT		220 VOLT DUPLEX OUTLET
	SURFACE MOUNTED LIGHT		GROUND FAULT/WATERPROOF DUPLEX OUTLET
	WALL MOUNTED LIGHT		GROUND FAULT/WATERPROOF EXTERIOR DUPLEX OUTLET
	WALL MOUNTED VANITY LIGHT		APPLIANCE OUTLET
	UNDER CABINET		GARBAGE DISPOSAL SWITCH
	EXHAUST FAN		ONE-WAY SWITCH
	EXHAUST FAN W/ LIGHT COMBO		TWO-WAY SWITCH
	CEILING FAN WITH LIGHT KIT		DIMMER SWITCH
			DOOR SWITCH
			THERMOSTAT
			DOORBELL
			ELECTRICAL PANEL
			METER
			SMOKE & CARBON MONOXIDE DETECTOR
			DATA WALL OUTLET

REVISIONS	
DATE	CONCEPT

PROJECT # 20-05
 DATE: 04/10/2022
 DRAWN: SV
 CHECKED BY: OAV

SHEET #
A8.0
 OF SHTS.

MODEL A SINGLE HOME
 AT
8880 HEATH CIRCLE
 8880 Heath Circle Drive San Antonio Texas 78250

M.E.P. CIVIL
 STRUCTURAL LANDSCAPE

R402.4.1 Building thermal envelope.
The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

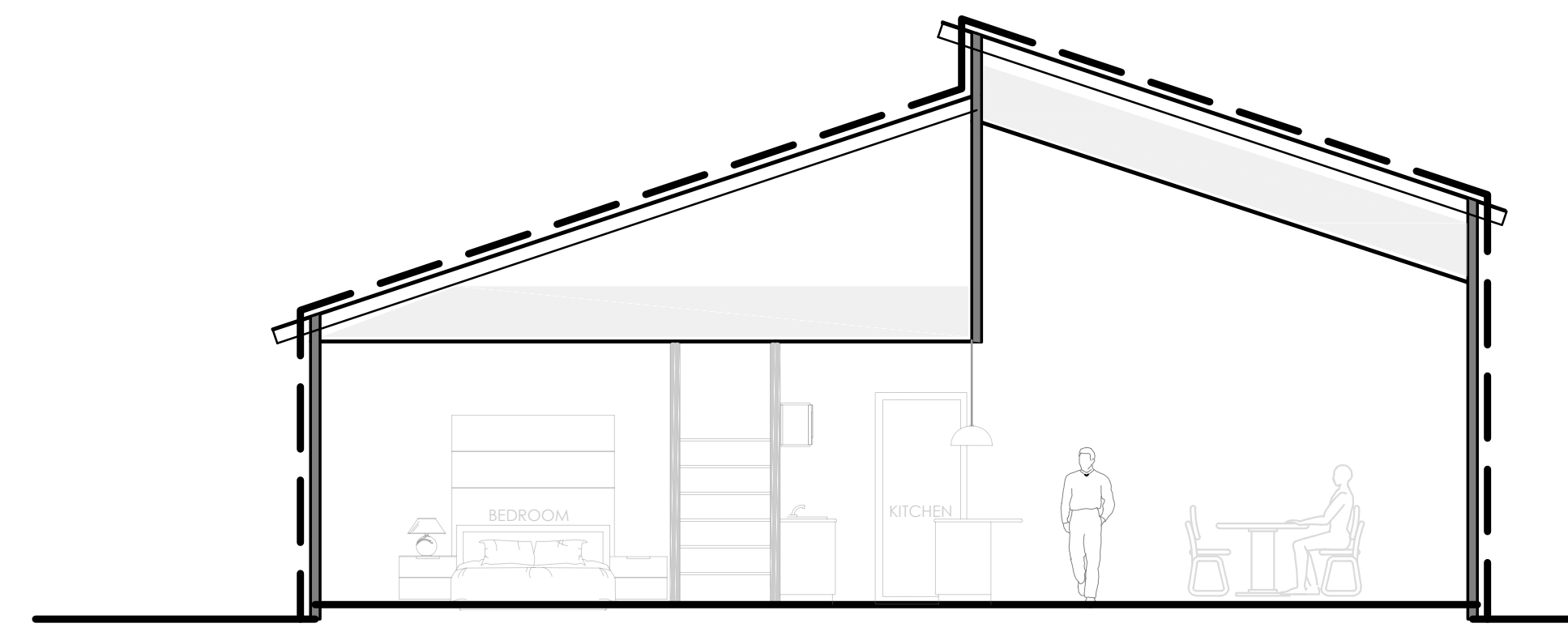
R402.4.1.1 Installation.
The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

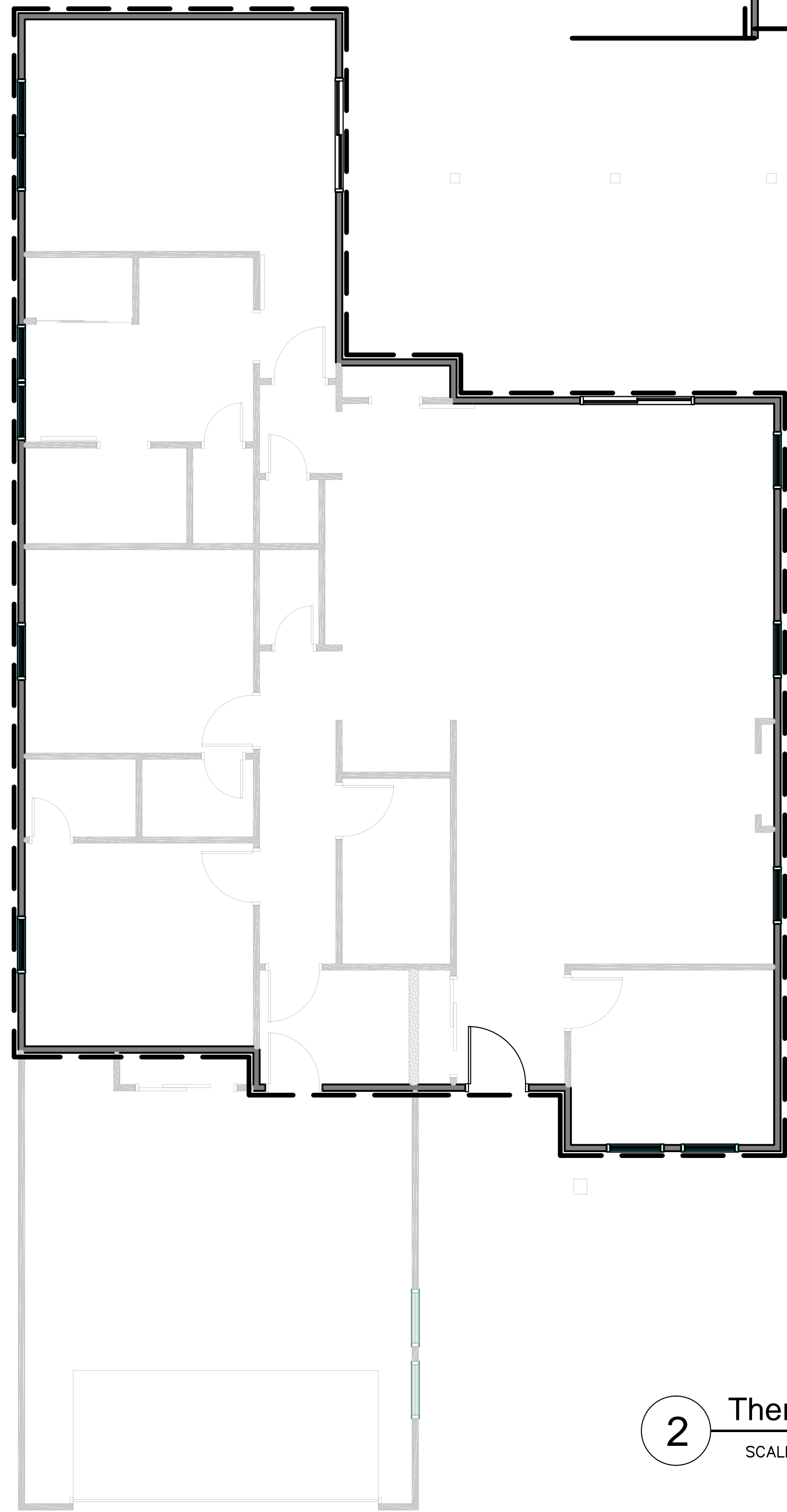
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling 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.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and all 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 framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Trim joints	Trim joints shall include the air barrier.	Trim joints shall be insulated.
Floors, including cantilevered floor and floor above garages	The air barrier shall be installed on any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of exterior 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 shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	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 main residence.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation that on installation readily conforms to available spaces, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed on exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electric/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	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.	—

THERMAL ENVELOPE LEGEND

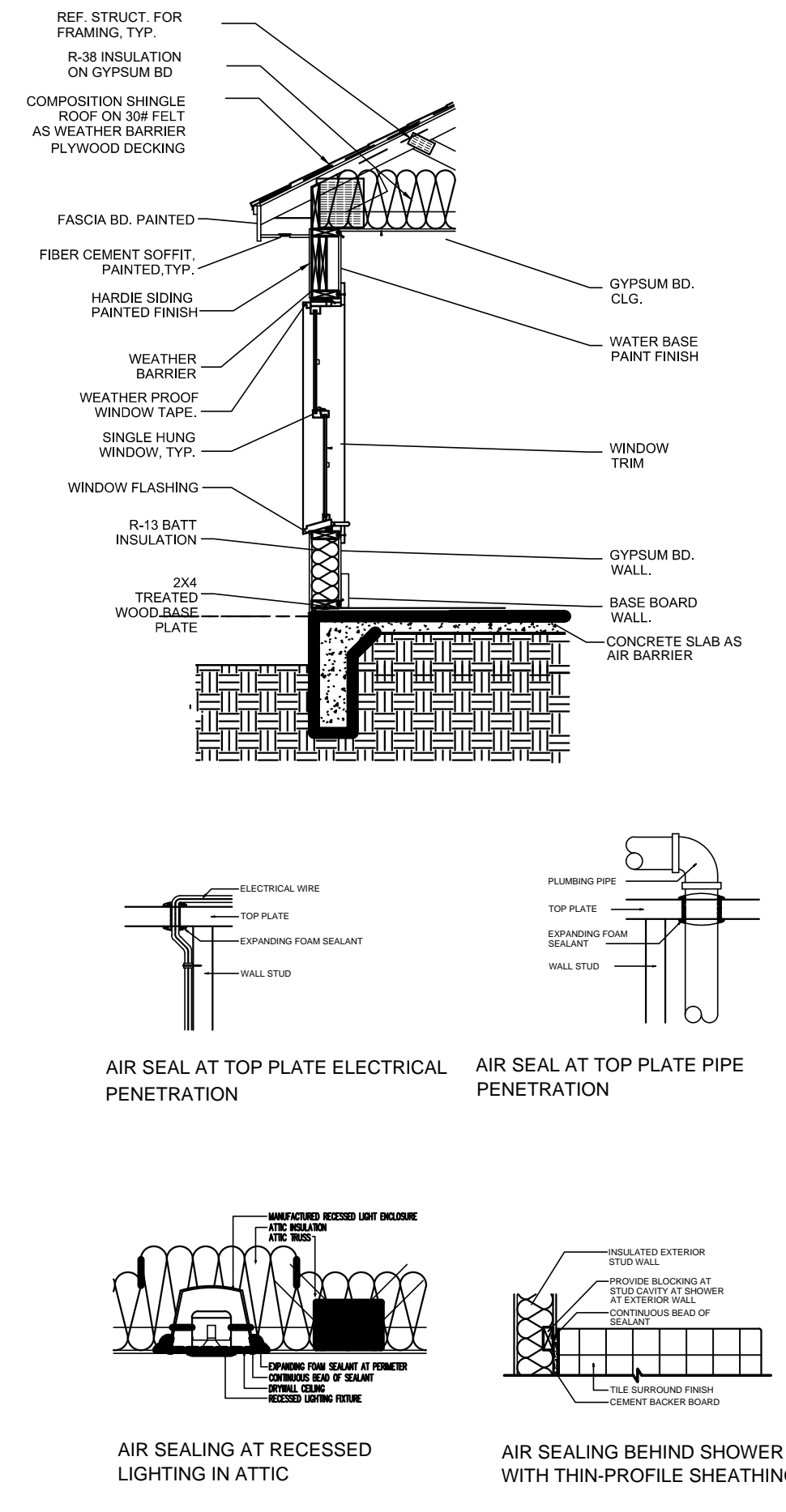
- INDICATES WEATHER BARRIER ACCORDING IECC R402.4
- █ INDICATES THERMAL INSULATION



1 Thermal Envelope Section
SCALE: 3/16"=1'-0"



2 Thermal Envelope Floor Plan
SCALE: 3/16"=1'-0"



3 Thermal Envelope Details
SCALE: NONE