

AIR BARRIER

Thermal Envelope

TABLE R602.4.1.1 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, including a continuous air barrier. Details at joints in the air barrier shall be sealed.	An permeable insulation shall not be used as a sealing material.
Ceilings/joints	The air barrier in any dropped ceiling/joint shall be sealed with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stage or knee wall doors in conditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/joint 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 top of exterior walls shall be sealed. Interior walls shall be sealed.	Caution within corners and headers of frame walls shall be installed by completely filling the cavity with a material having a thermal resistance of R-2 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in a continuous manner and continuous aligned with the air barrier.
Windows, skylights and doors	The space between window/door panels and framing and caulking and flashing shall be sealed.	
Roof joints	Roof joints shall be sealed with the air barrier.	Roof joints shall be sealed.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Roof framing walls insulation shall be installed in a manner and sealed with the exterior of the building envelope. In floor framing only insulation shall be permitted to be in contact with the top side of sheathing or continuous insulation installed at the exterior of floor framing and extends from the bottom to the top of perimeter floor framing members.
Crawl space walls	Exposed earth in uncrawled crawl spaces shall be covered with a Class I vapor retarder with a minimum vapor permeability of 1 perm.	When provided, spaces of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Seal shafts, utility penetrations, and floor shafts extending to exterior or conditioned space, including walls.	
Narrow cavities		Bath in narrow cavities shall be sealed to it, it is a narrow cavity and be sealed by insulation that is continuous with the cavity walls.
Garage separation	An airtight seal to be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building envelope shall be sealed to the exterior or interior.	Recessed light fixtures installed in the building envelope shall be sealed to the exterior or interior.
Plumbing and wiring		Not required shall be sealed with the exterior walling and plumbing in exterior walls, or insulation that is continuous with the cavity walls. Access spaces shall extend from piping and wiring.
Showers/bath on exterior wall	The air barrier shall be installed exterior walling adjacent to showers and baths shall extend from the top of the shower and bath.	Exterior walls adjacent to showers and baths shall be sealed.
Electrical/phone line on exterior wall	The air barrier shall be installed exterior walling adjacent to electrical/phone lines and extend from the top of the electrical/phone lines.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the exterior or interior. When required to be sealed, concealed fire penetrations shall be sealed to a minimum R-10 insulation. By the manufacturer. Caution: other effective methods shall not be used for walls between the perimeter cover plates and walls or ceilings.	
Concealed openings		

A. In addition, inspection of top walls shall be in accordance with the provisions of R602.4.02.

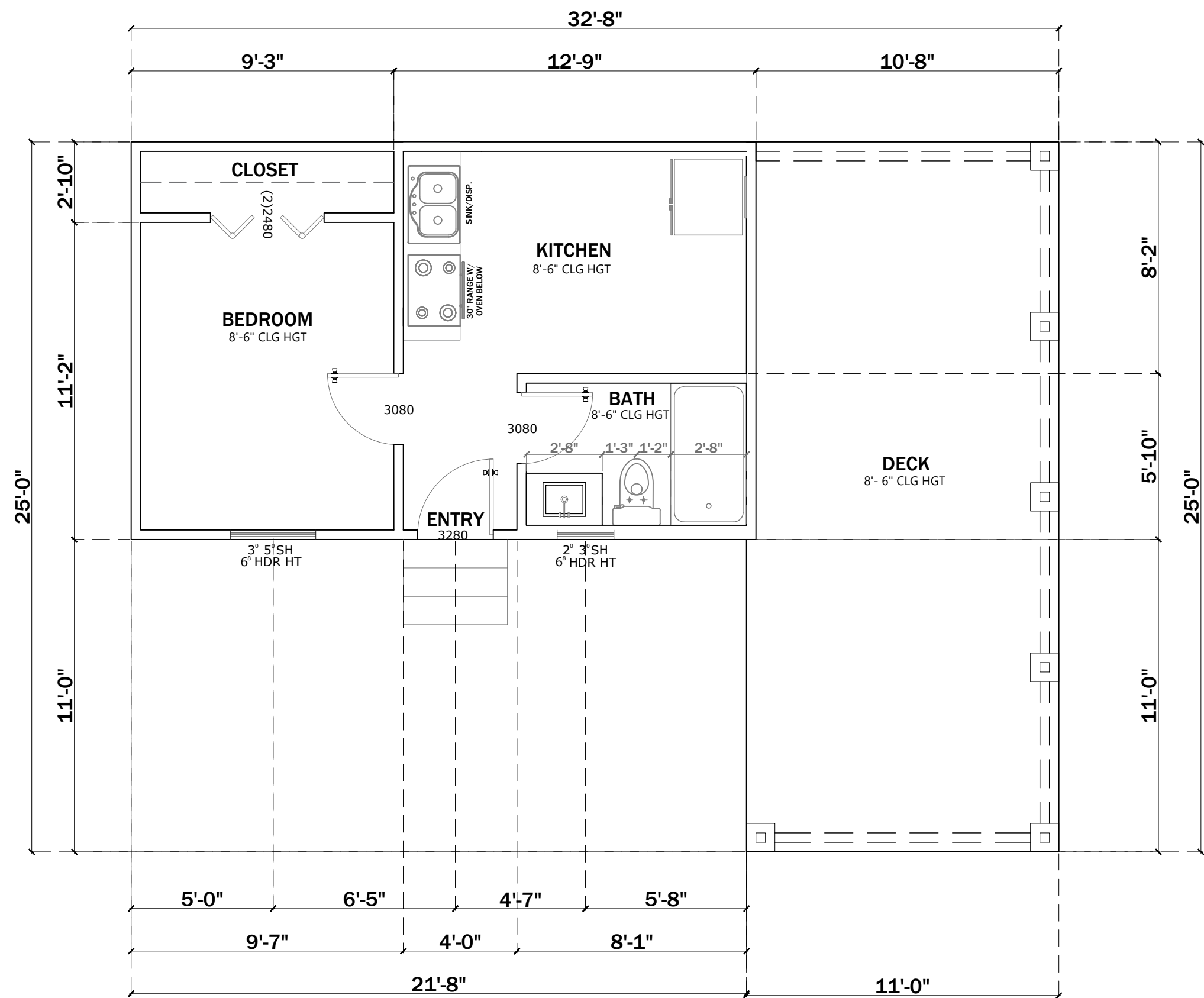
GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQFT A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 40 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-19.
- ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.

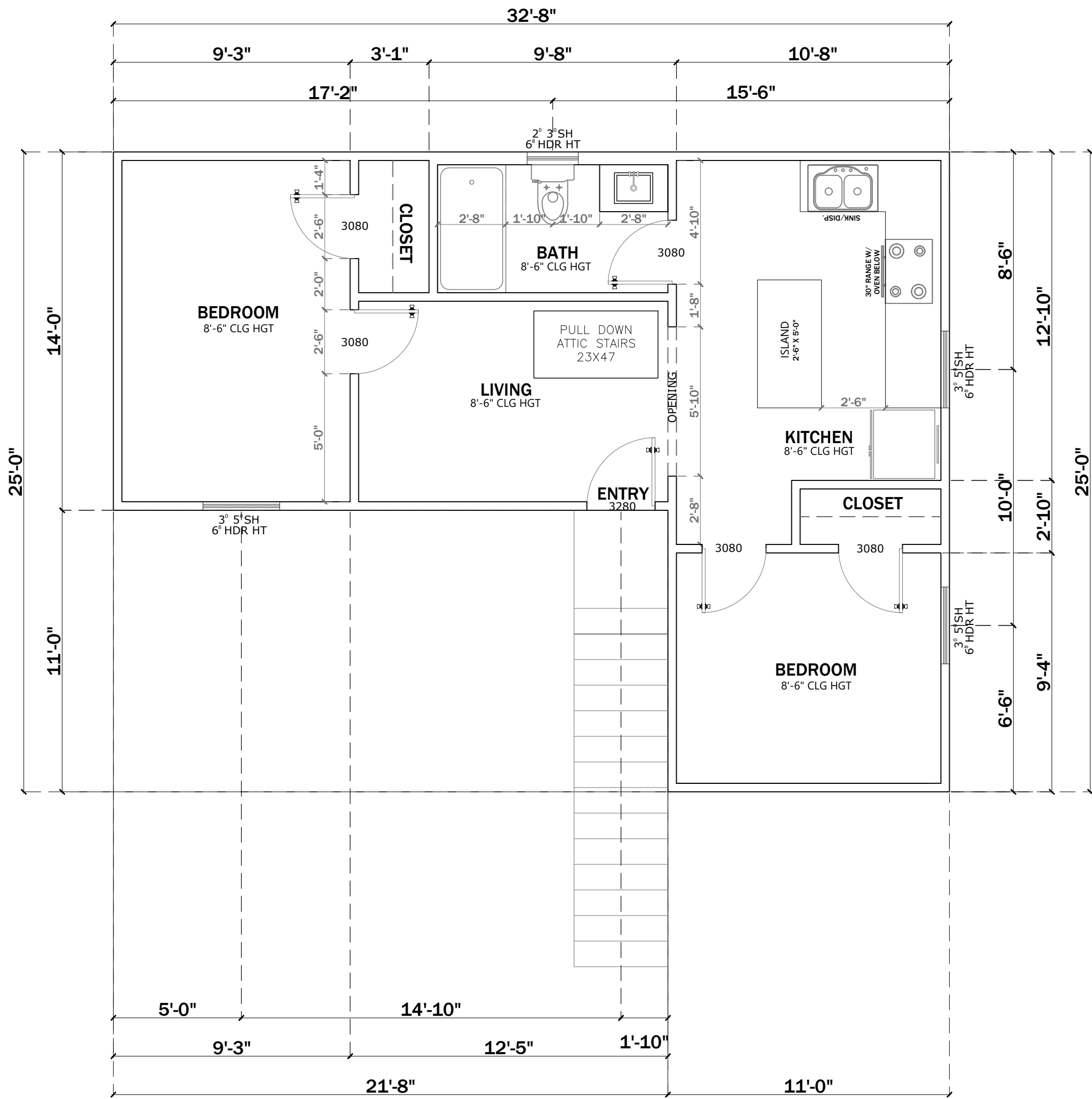
Z-2022-10700290 CD

From: "R-6" Residential Single-Family District

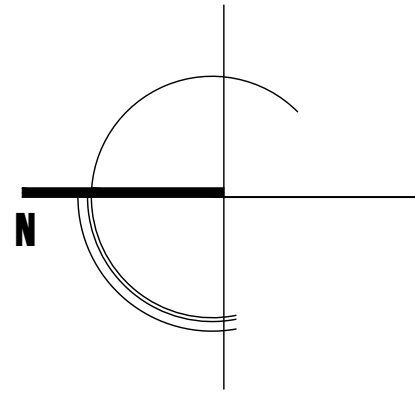
To: "R-6 CD" Residential Single-Family District with a Conditional Use for Two (2) Dwelling Units



FIRST FLOOR  
(Unit 1)



SECOND FLOOR  
(Unit 2)



PROJECTA INC.  
ENGINEERING  
PROJECTA ENGINEERING, PLLC  
TEXAS REGISTERED ENGINEERING  
FIRM F-17675  
CARMEN C GROTH, P.E., PMP  
SAN ANTONIO, TX 78230  
PHONE: (210) 360-0060  
cgroth@projectaengineering.com

PROJECT

105  
TERREL AVE.

San Antonio, TX, 78214

DATE: 08/16/2022  
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CLAUDIA GONZALEZ

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR MISREPRESENTATIONS IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 823 SQFT

FLOOR  
PLAN

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

A.002

PLAN No:

AGO 2022

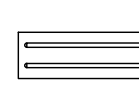
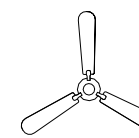
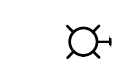

A-002

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

FLOOR PLAN














ELECTRICAL LEGEND

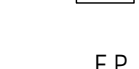
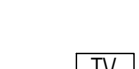
- 
- CEILING MOUNT LIGHT

WALL MOUNT LIGTH

CEILING FAN

FLUORESCENT LIGHT FIXTURE
- 
- SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4WAY
- 
- 110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
- 
- 220V RECEPTACLES

SMOKE DETECTOR
- 
- EXHAUST VENT / LIGTH / HEATER COMBO

VOICE / DATA OUTLET
- 
- TV

ELECTRIC PANEL

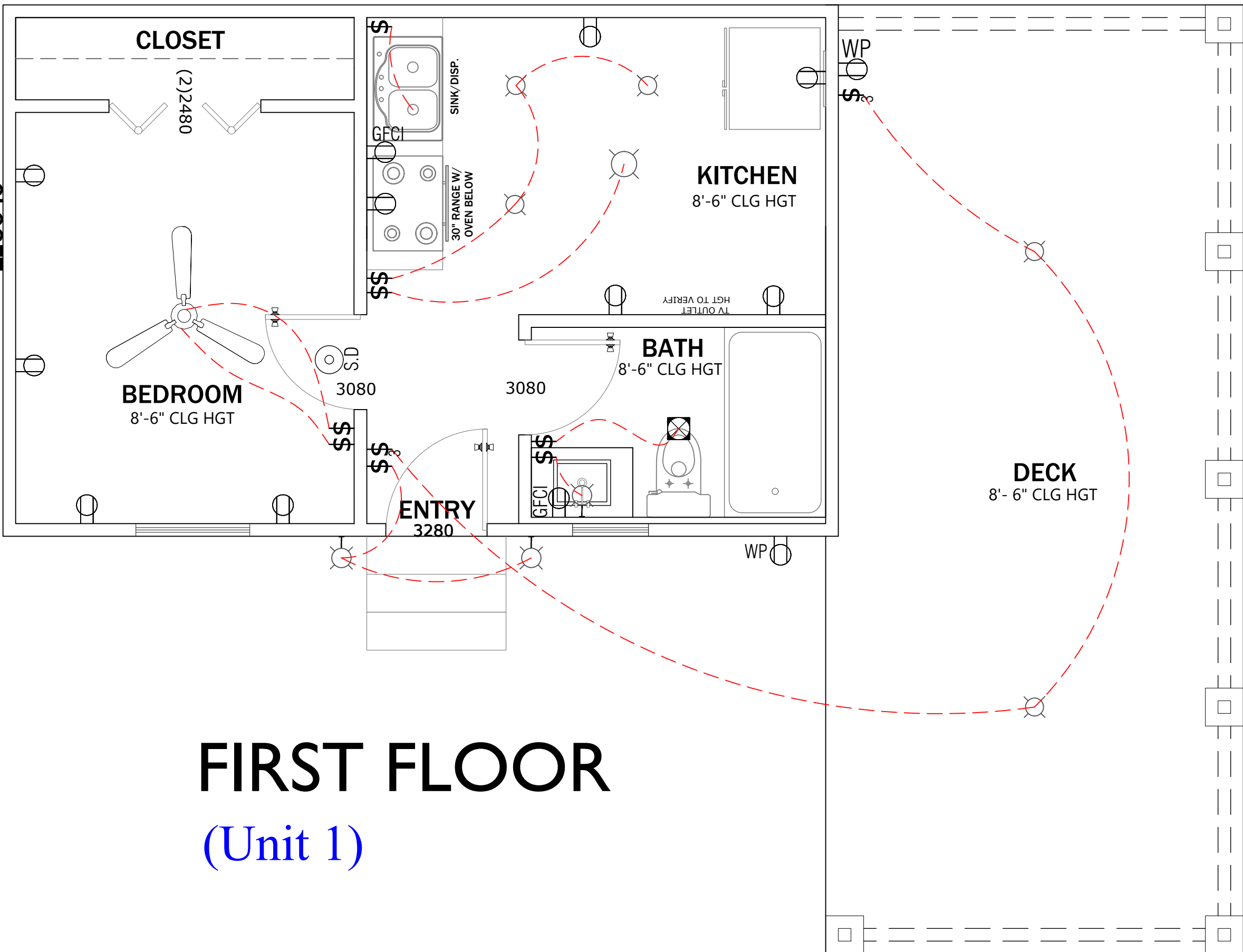
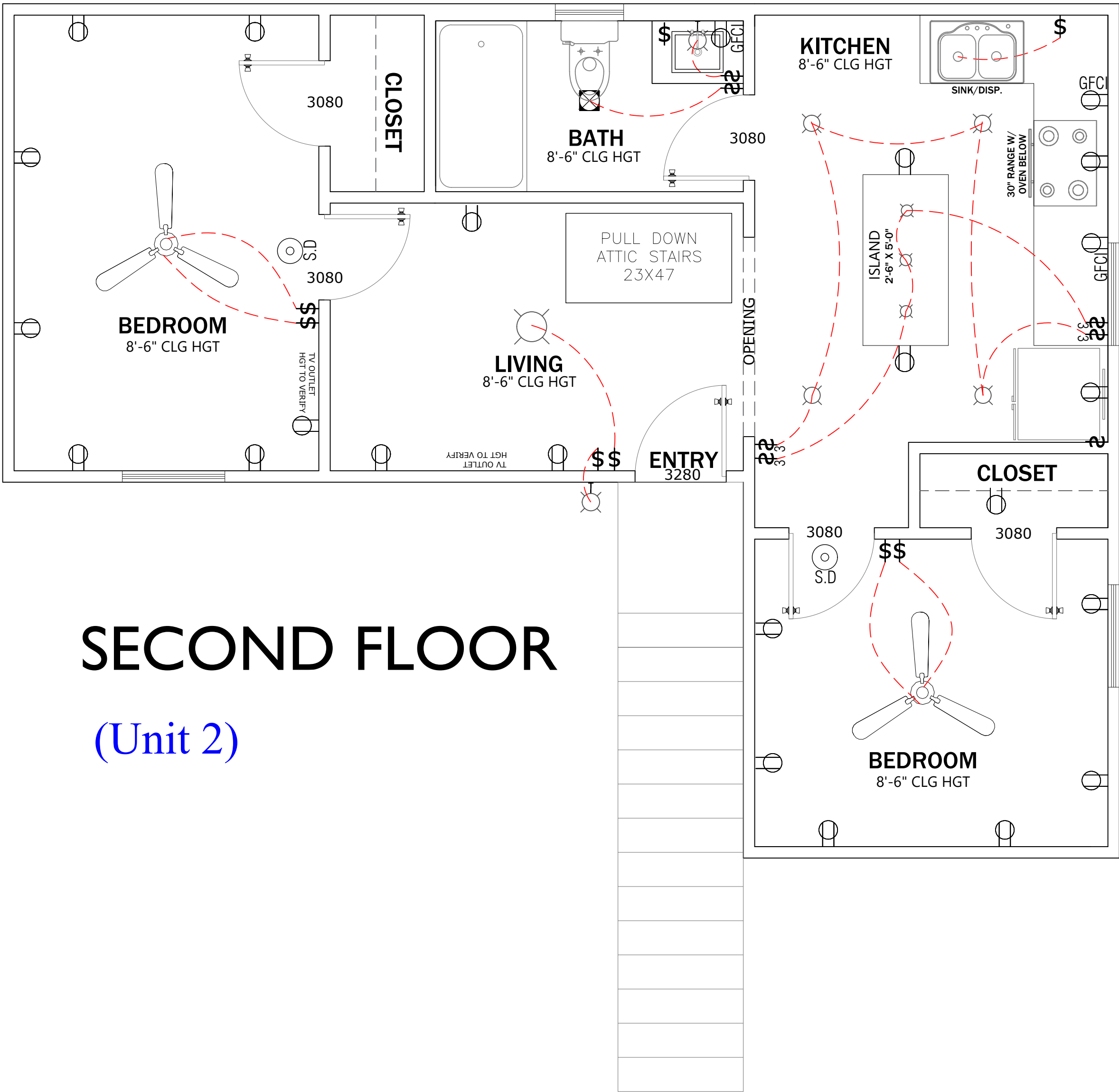
ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK COMPLY WITH THE STANDARD OF THE NATIONAL ELECTRICAL CODE.
2. PERFORMANCE STANDARDS CONFORM ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. PROVIDE A MINIMUM OF ONE SEPARATE 20AMP CIRCUIT TO LAUNDRY APPLIANCES.
4. PROVIDE A MINIMUM OF TOW SEPARATE 20AMP CIRCUIT TO THE KITCHEN APPLIANCES
5. SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. A SMOKE DETECTORS WITH CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON LIVING ROOM, BEDROOMS,HALL WAYS, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW. CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.
7. BLUE PVC BOXES SUCH AS 18cu Single box, 32cu double box AND 44cu triple box SHALL BE INSTALLED AND USED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
8. SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE RECEPTACLE, WATER PROOF OUTLETS AND LED LIGHTS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
9. PANEL BOARDS AND EXHAUST FANS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
10. REFRIGERATOR OUTLET HAVE IT'S OWN DEDICATED CIRCUIT AS REQUIRED BY CODE.
11. ALL COVER PLATES FOR ALL DEVICES SHALL BE PROVIDE IN THE COORDINATED COLOR TO MATCH SURROUNDINGS.
12. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
13. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
14. 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE REQUIREMENTS.
15. THE CONTRACTOR SHALL WIRE SEPARATE DEDICATED CIRCUITS FOR REQUIRED NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA
16. BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.

A-003

ELECTRICAL PLAN

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



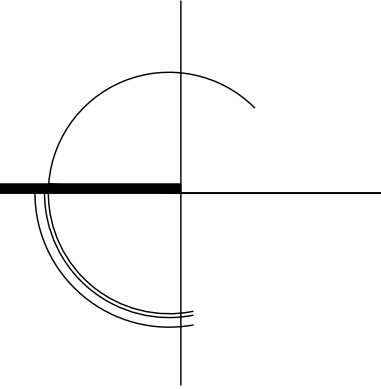
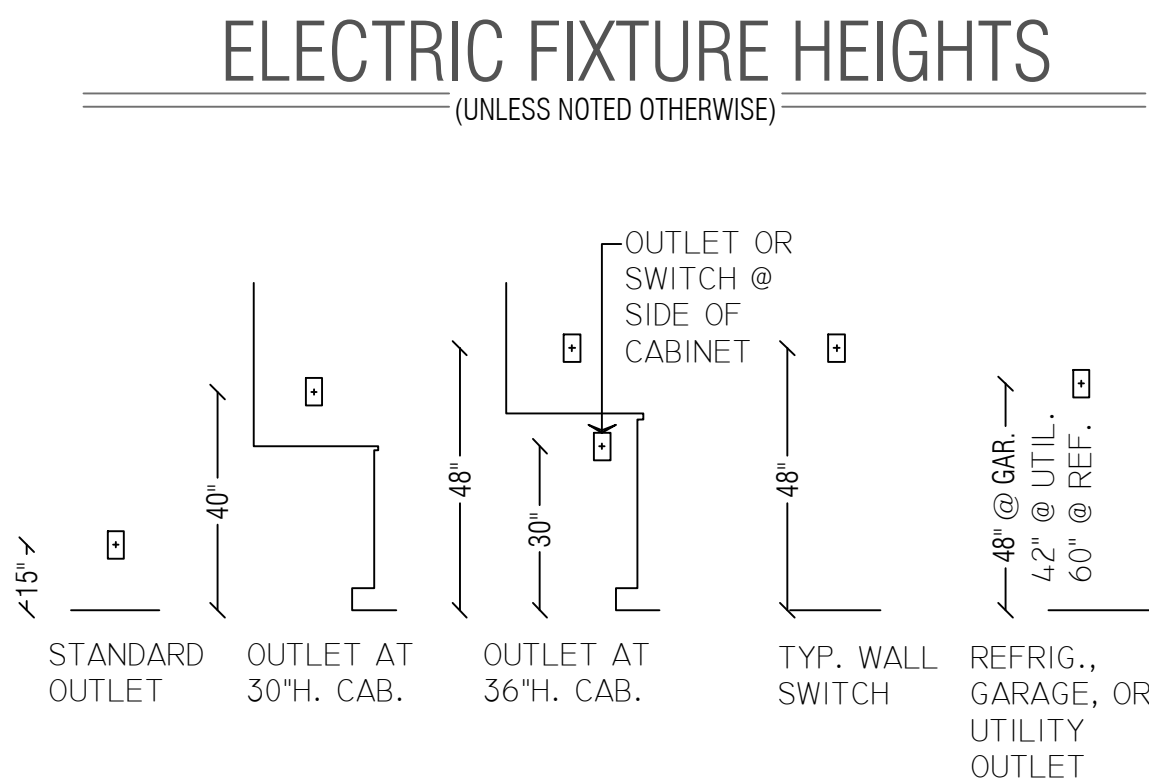
Z-2022-10700290 CD

From: "R-6" Residential Single-Family District

To: "R-6 CD" Residential Single-Family District with a Conditional Use for Two (2) Dwelling Units

I, Bryan Maldonado , the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

105 Terrell Avenue



Projecta

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PROJECT  
105 TERRELL AVE.

San Antonio, TX. 78214  
DATE: 08/16/2022  
PROJECT NO.

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ELECTRICAL PLAN

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

A.003

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