

CONSTRUCTION DOCUMENTS FOR: **907 HACKBERRY**

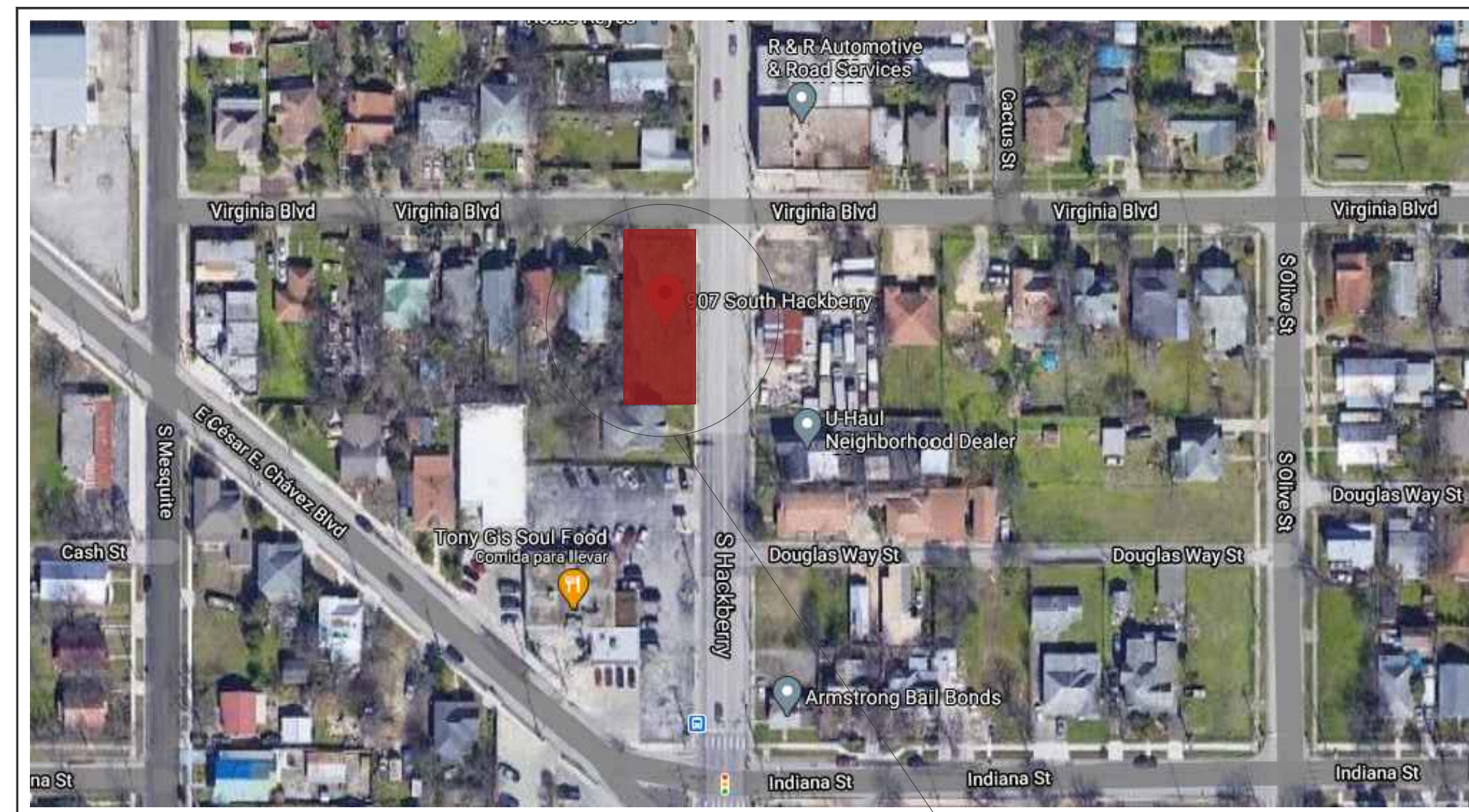
907 S HACKBERRY SAN ANTONIO, TEXAS 78247

DUPLEX 1



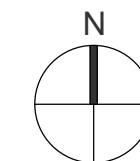
MODEL 3D
N.T.S.

PROJECT LOCATION MAP



AERIAL LOCATION MAP
N.T.S.

PROJECT
LOCATION

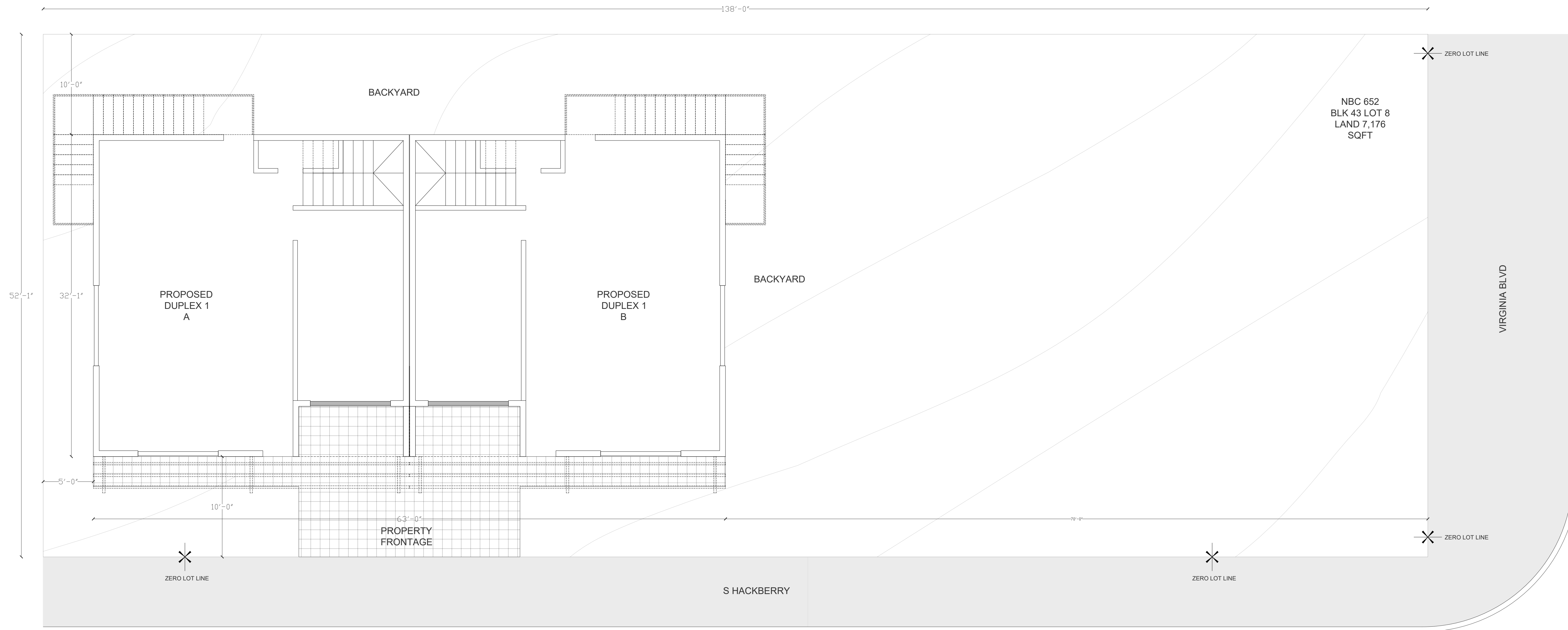


INDEX OF DRAWINGS

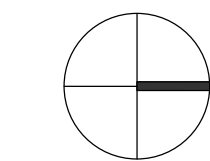
SHEET NO.	DRAWING CLASSIFICATION	DRAWING TITLE
G0.0	GENERAL	COVER SHEET
A1.0	ARCHITECTURAL	SITE PLAN
A2.0	ARCHITECTURAL	TREE PLAN
A3.0	ARCHITECTURAL	AREA PLAN
A4.0	ARCHITECTURAL	FIRST FLOOR PLAN
A4.1	ARCHITECTURAL	SECOND FLOOR PLAN
A4.2	ARCHITECTURAL	CEILING PLAN
A4.3	ARCHITECTURAL	ELEVATIONS PLAN
A4.4	ARCHITECTURAL	SECTIONS PLAN
A5.0	ARCHITECTURAL	WINDOWS AND DOORS PLAN
A6.0	ARCHITECTURAL	AIR BARRIER PLAN
A7.0	ARCHITECTURAL	THERMAL ENVELOPE PLAN
A8.0	ARCHITECTURAL	FLOORING PLAN
A9.0	ARCHITECTURAL	FIRE BARRIER PLAN
A10.0	ARCHITECTURAL	WALL SECTIONS PLAN
A11.0	ARCHITECTURAL	STAIRS DETAILS PLAN
E1.0	ELECTRICAL	ELECTRICAL PLAN
P1.0	PLUMBING	PLUMBING (SANITARY) PLAN
P2.0	PLUMBING	PLUMBING (WATER) PLAN

THE CITY OF SAN ANTONIO ADOPTED CODES:
2018 INTERNATIONAL BUILDING CODE, IBC
2018 INTERNATIONAL EXISTING BUILDING CODE, IEBC
2018 SAN ANTONIO PROPERTY MAINTENANCE CODE
(BASED ON THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE)

NOTES:



01 SITE PLAN
A1.0 3/16" = 1'-0"



NOTES:

907 HACKBERRY
907 S HACKBERRY
SAN ANTONIO, TEXAS 78247

SITE PLAN

SHEET NO.

A1.0

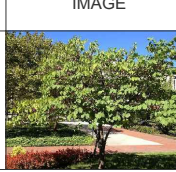
NOTES:

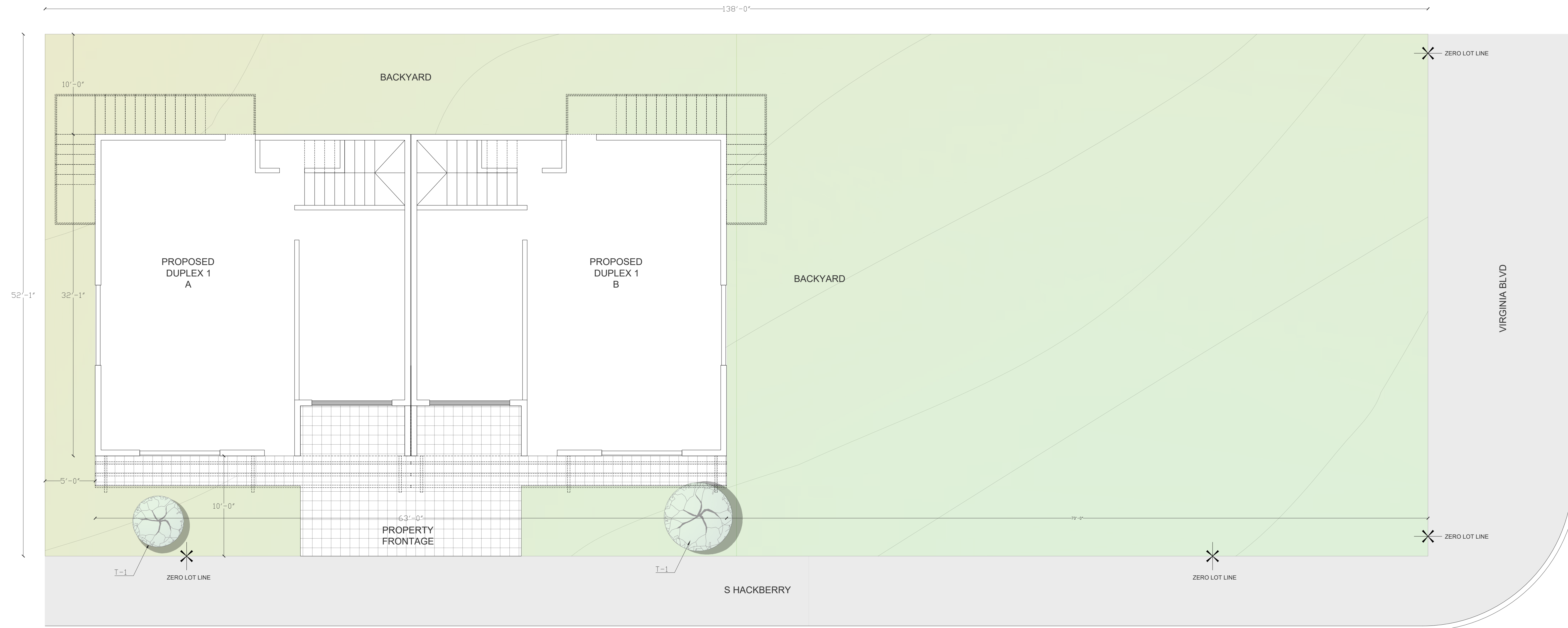
907 HACKBERRY
907 S HACKBERRY
SAN ANTONIO, TEXAS 78247

TREE PLAN

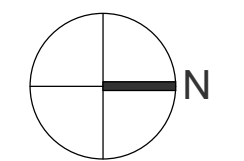
SHEET NO.

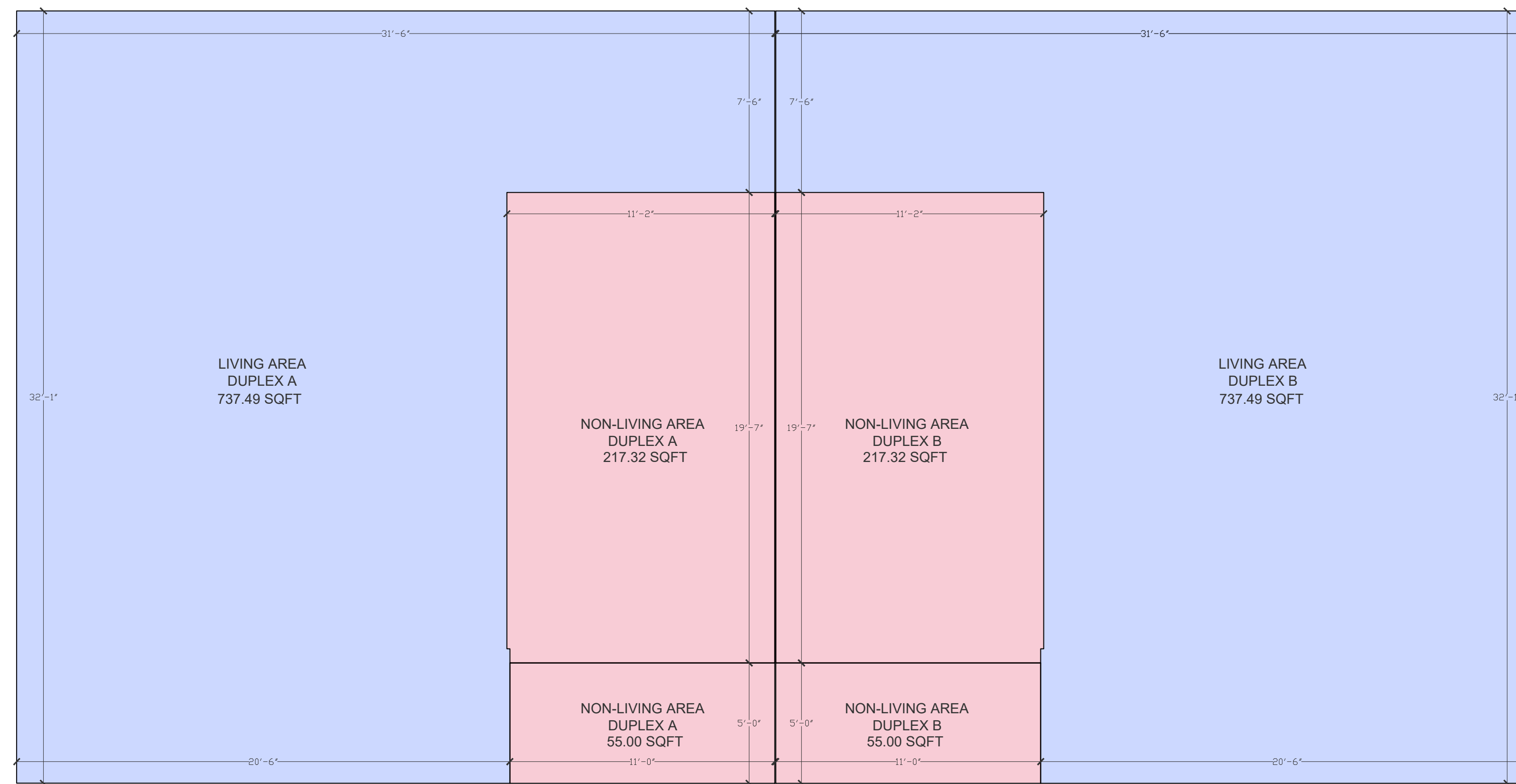
A2.0

REFL. LEGEND			
TAG	DESCRIPTION	QUANTITY	IMAGE
T-1	TEXAS REDBUD 552 52FT SHADE (ADD NEW TREES SEE PROPOSED LOCATION)	2	

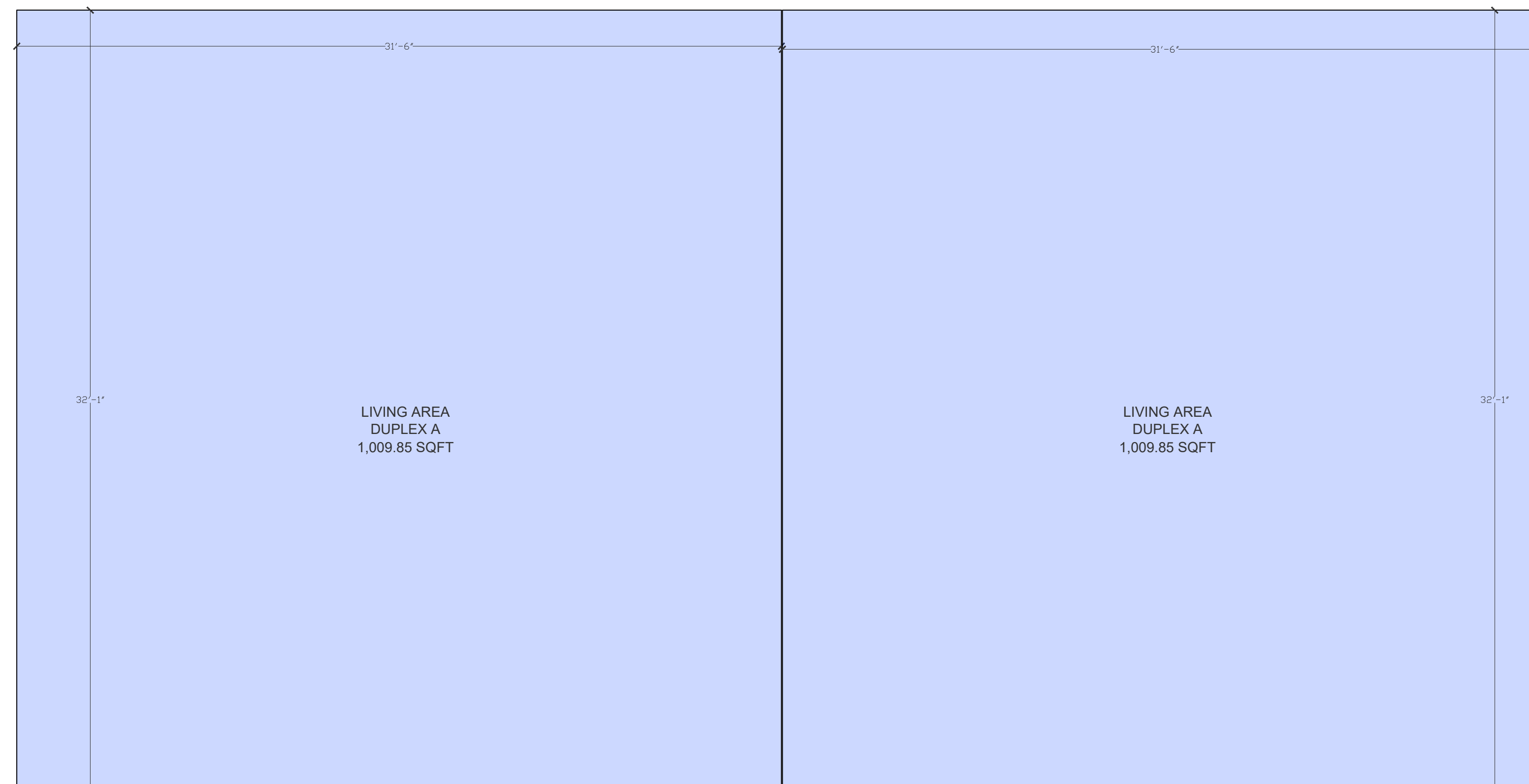


01 TREE PLAN
A2.0 3/16" = 1'-0"





01 AREA PLAN FIRST FLOOR
A3.0
1/4" = 1'-0"

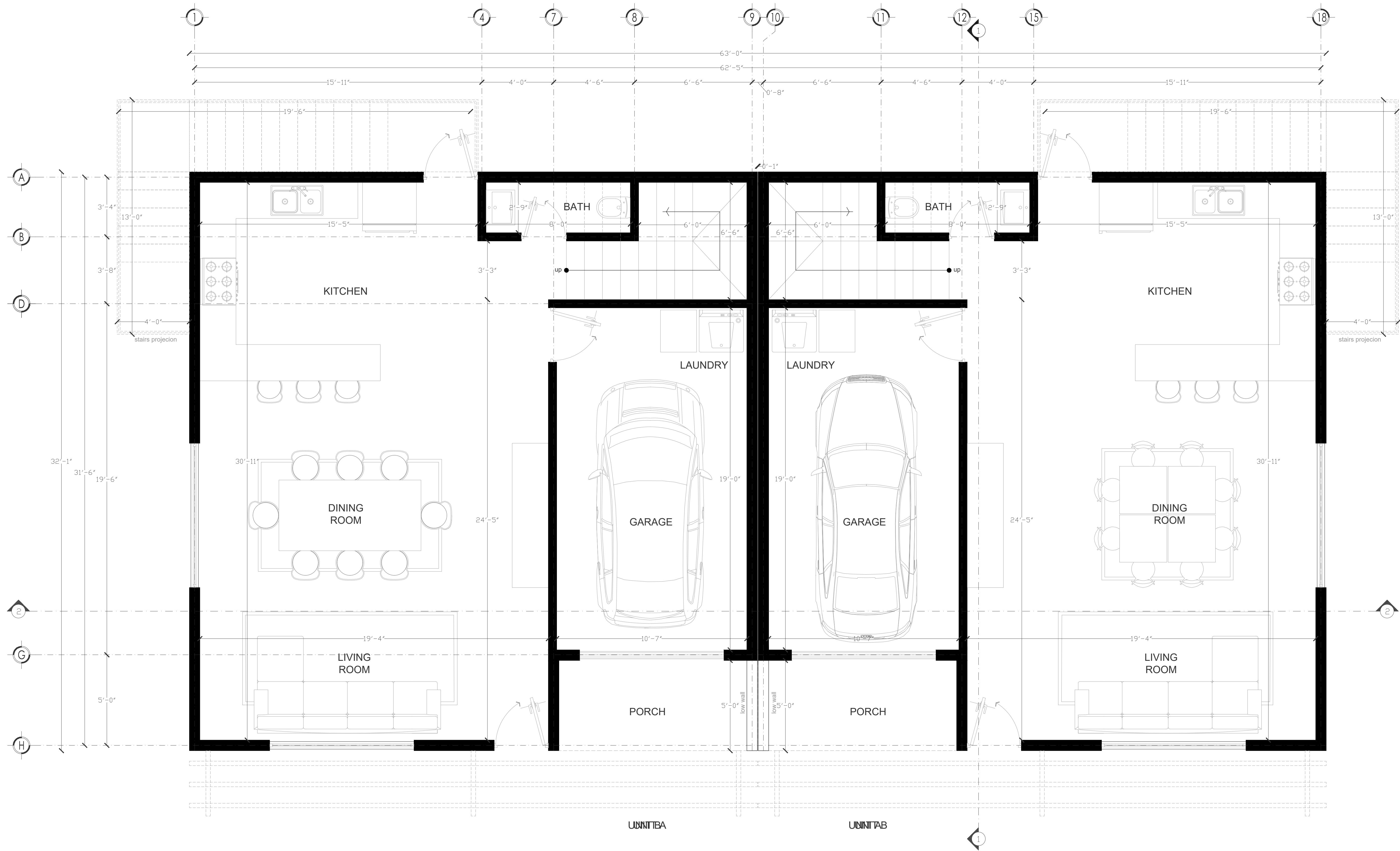


02 AREA PLAN SECOND FLOOR
A3.0
1/4" = 1'-0"

SQUARE FEET OF AREAS

DUPLEX 1		DUPLEX 2	
UNIT A	UNIT B	UNIT A	UNIT B
LIVING	1,747.34 sqft	LIVING	1,747.34 sqft
NON-LIVING	272.32 sqft	NON-LIVING	272.32 sqft
TOTAL UNIT A	2,019.66 sqft	TOTAL UNIT B	2,019.66 sqft
TOTAL DUPLEX 1 4,039.32 SQFT		TOTAL DUPLEX 2 4,039.32 SQFT	

NOTES:



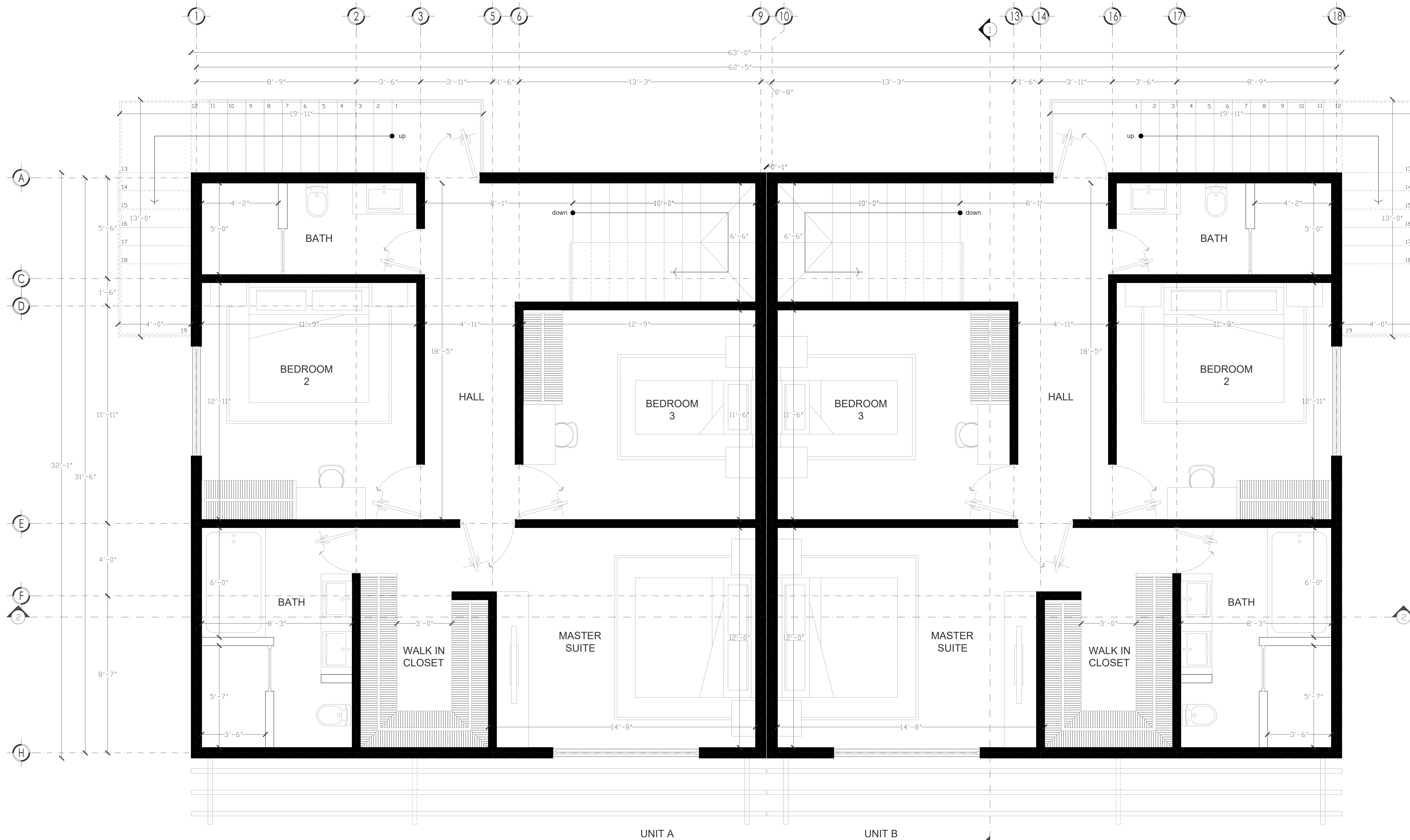
01 FIRST FLOOR PLAN ARCHITECTURE
 44.0 3/8" = 1'-0"

NOTES:

907 HACKBERRY
 907 S HACKBERRY
 SAN ANTONIO, TEXAS 78247
 FIRST FLOOR PLAN DUPLEX 01

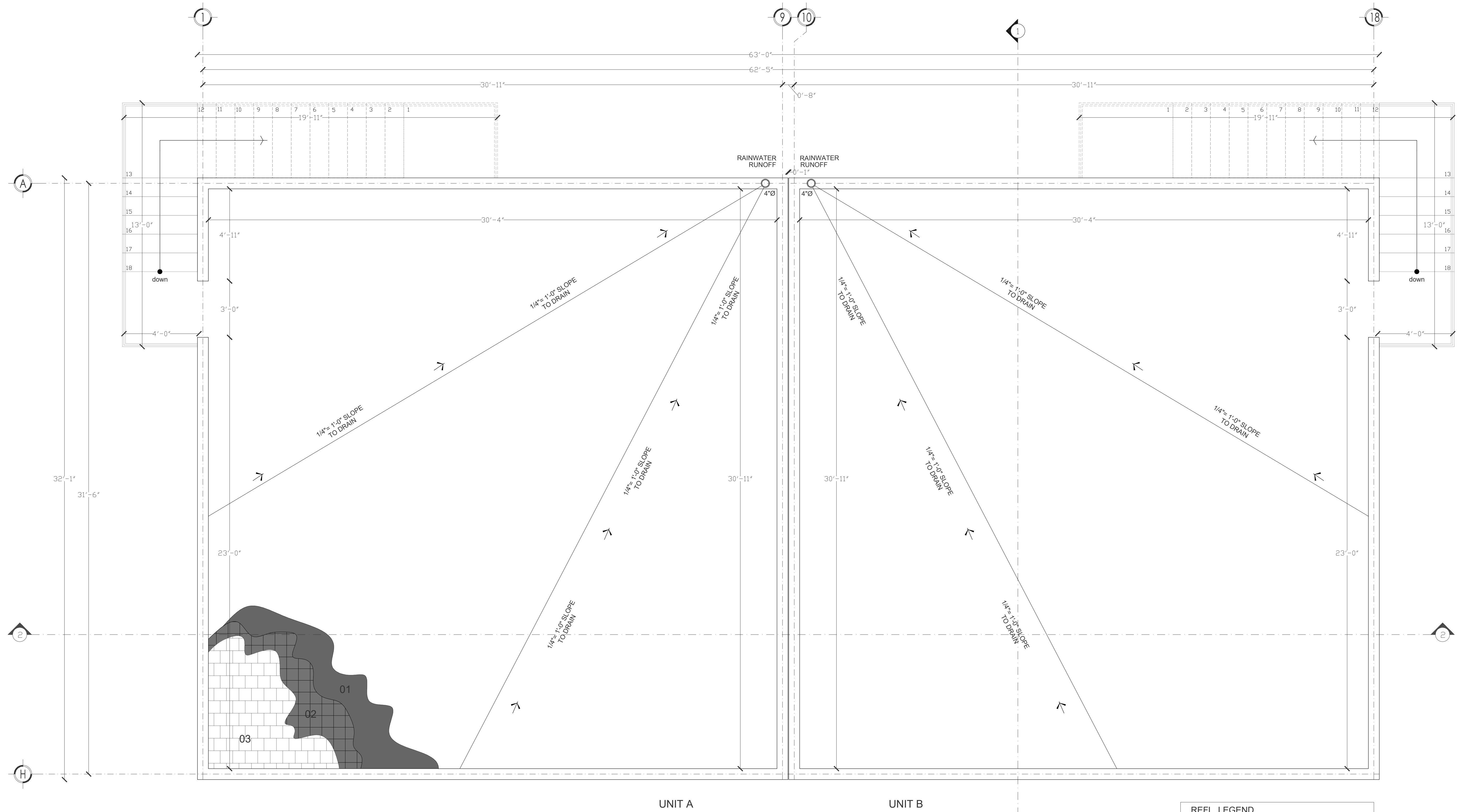
SHEET NO.

A4.0



01 SECOND FLOOR PLAN ARCHITECTURE
 44.1 3/8" = 1'-0"

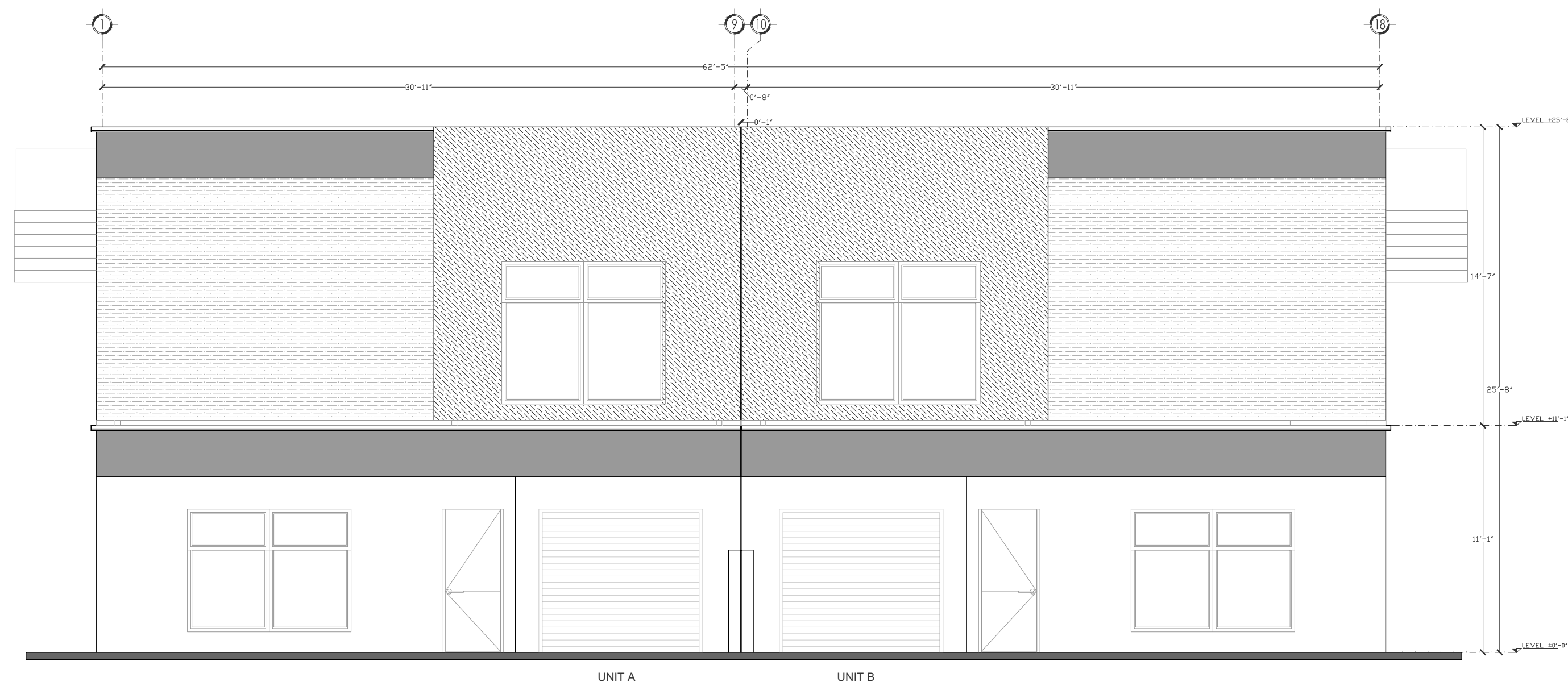
NOTES:



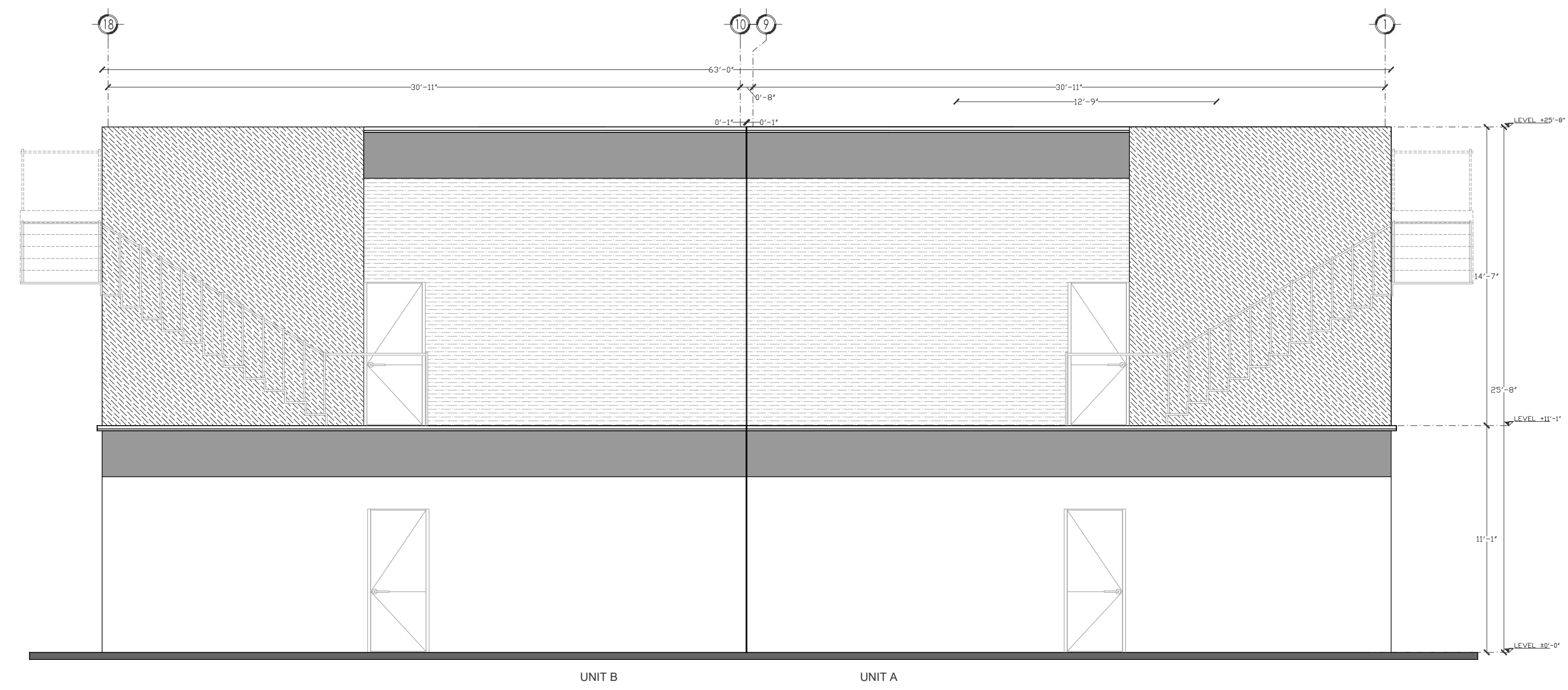
REFL. LEGEND			
ID	MEMBER	SIZE	TYPE
01	SHEATHING	7/16\" X4\" X8'	OSB RADIANT BARRIER
02	FELT	N°30	ASPHALT
03	ASPHALT SHINGLES	STANDARD	25 YEARS

01
A4.2 CEILING PLAN ARCHITECTURE
3/8\" = 1\"=0'

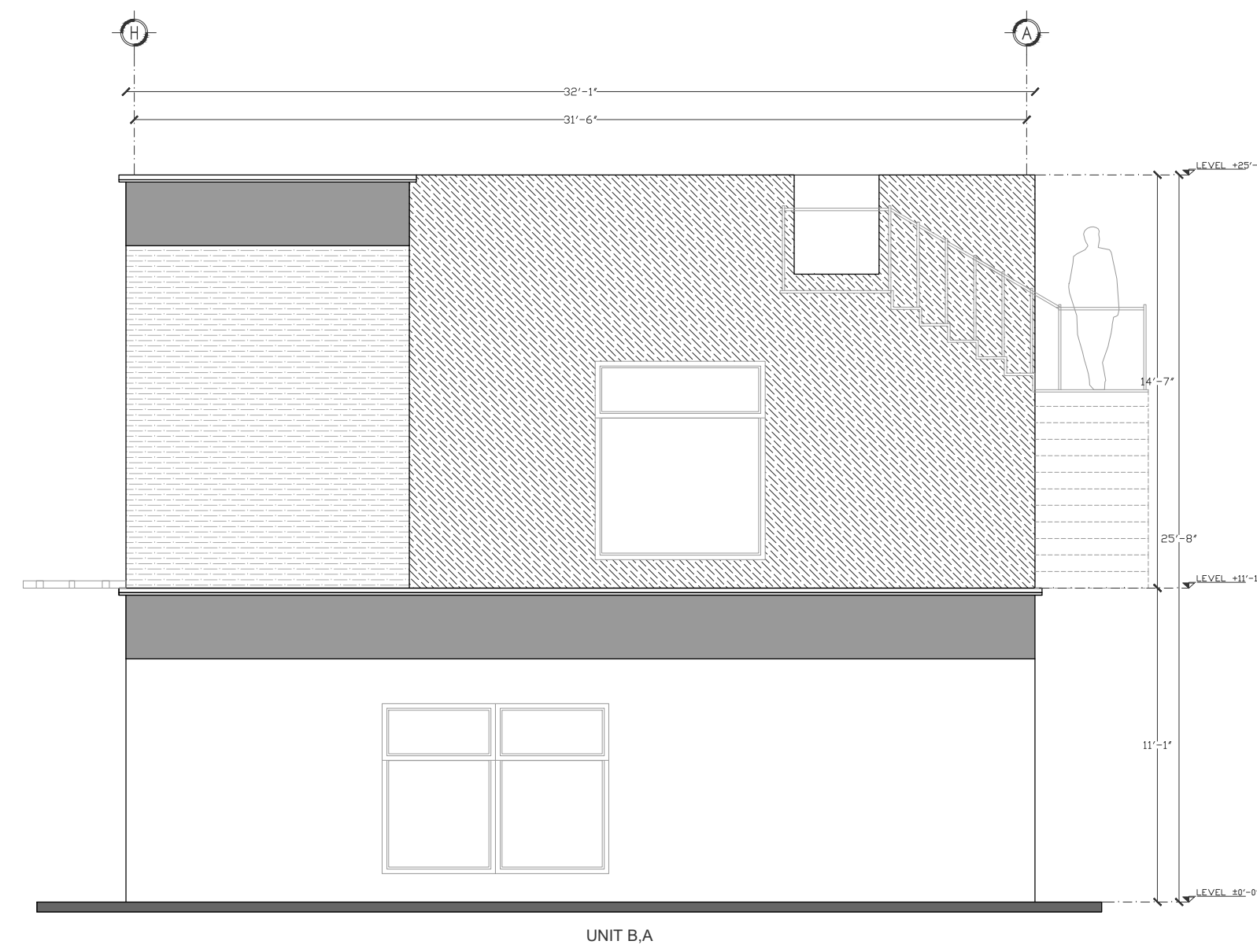
NOTES:



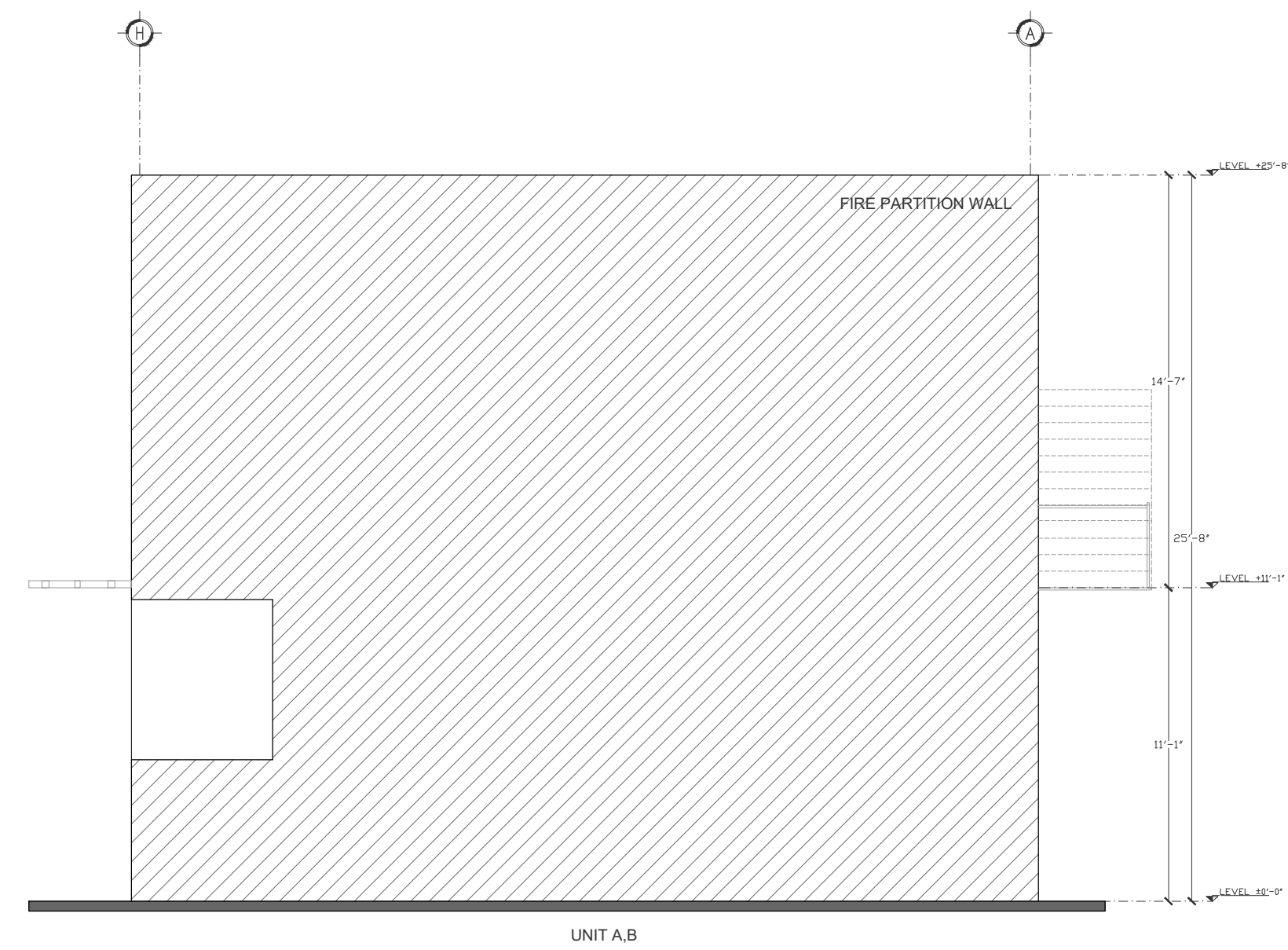
01 FRONT ELEVATION ARCHITECTURE
A4.3 3/16" = 1'-0"



02 BACK ELEVATION ARCHITECTURE
A4.3 3/16" = 1'-0"

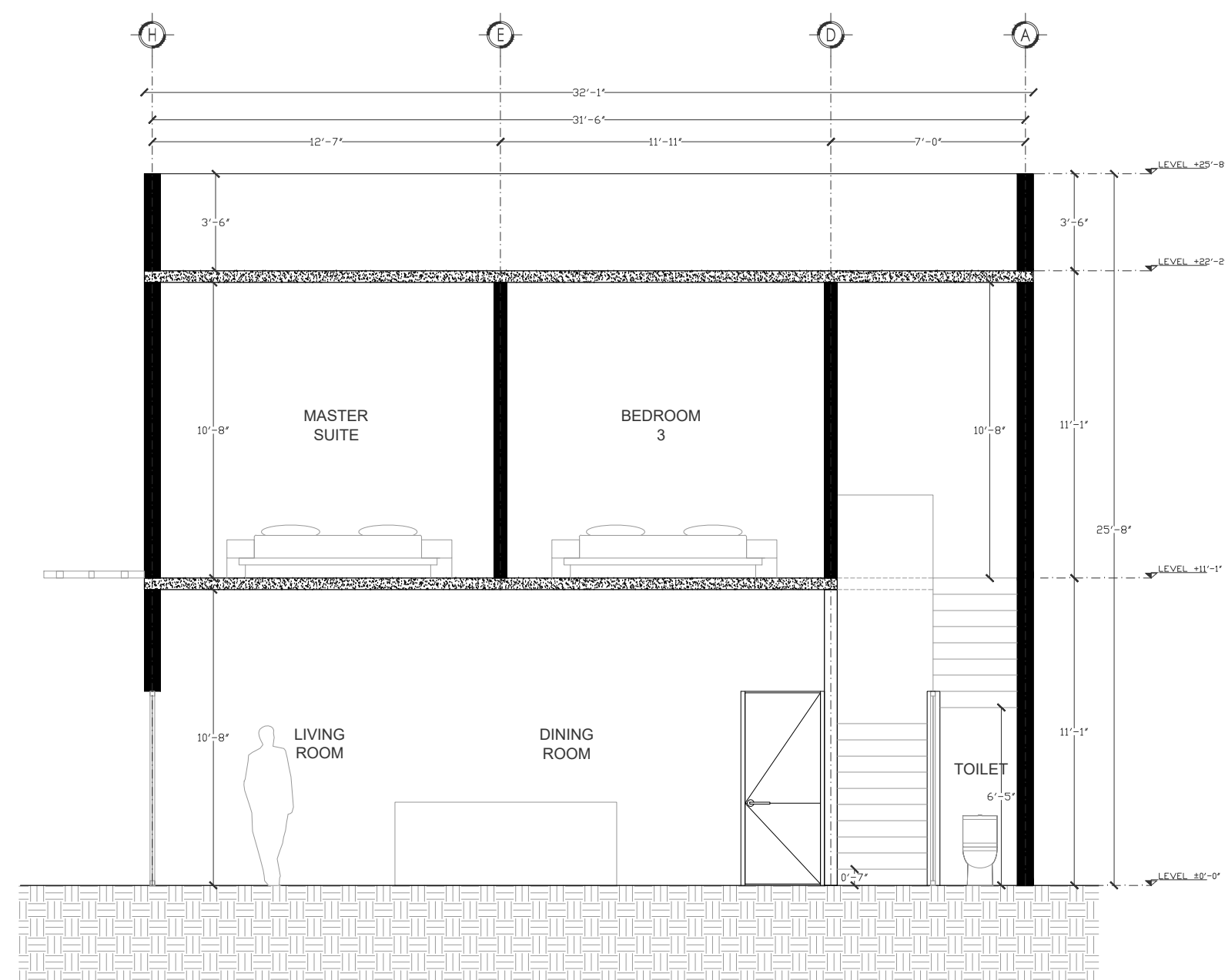


03 RIGHT-LEFT SIDE ELEVATION ARCHITECTURE
A4.3 3/16" = 1'-0"

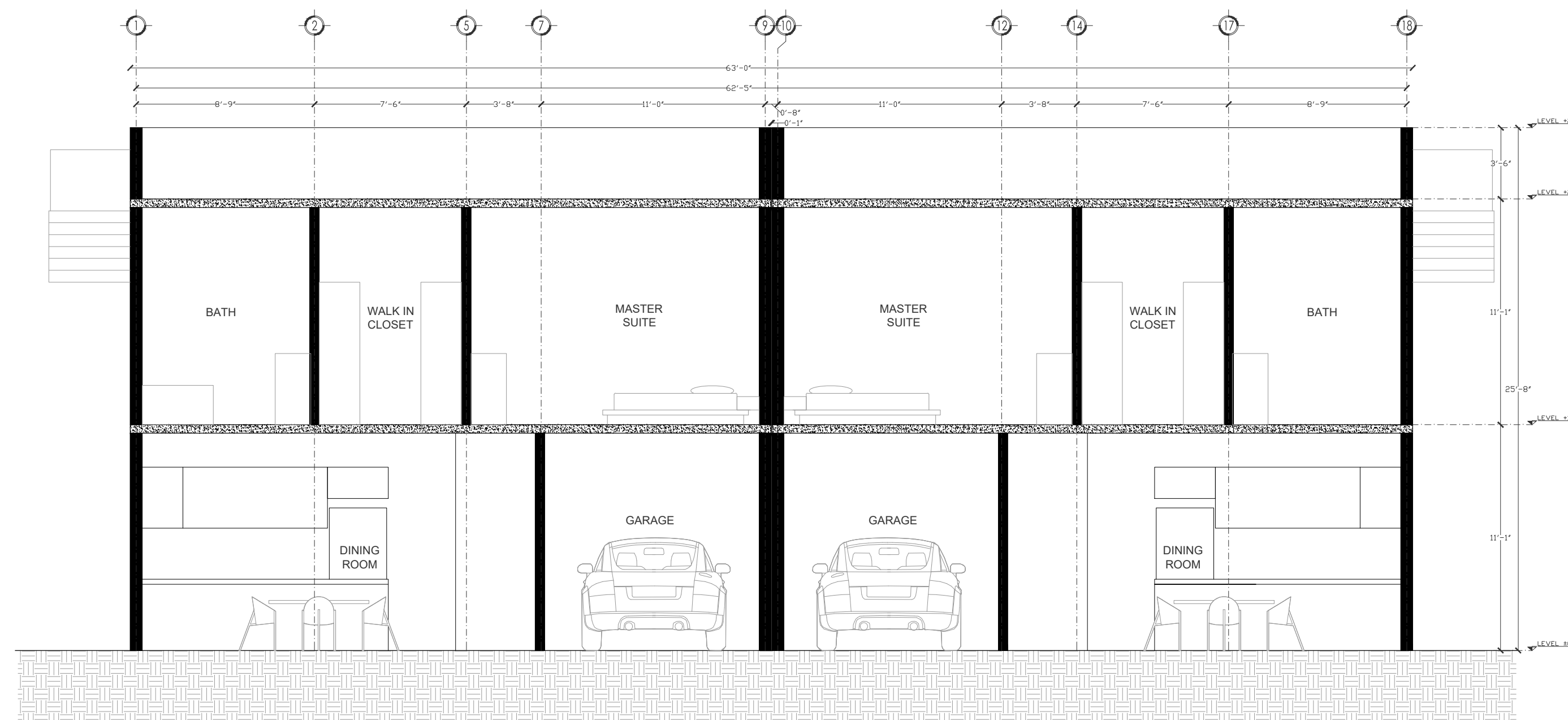


04 LEFT-RIGHT SIDE ELEVATION ARCHITECTURE
A4.3 3/16" = 1'-0"

NOTES:

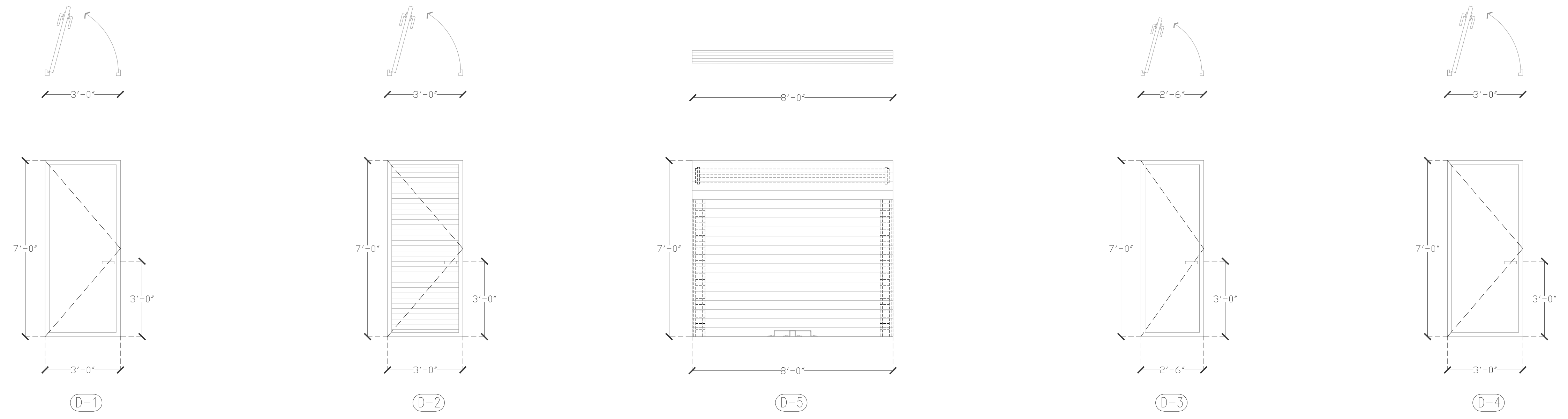


01 SECTION 1 ARCHITECTURE
A4.4 3/16" = 1'-0"



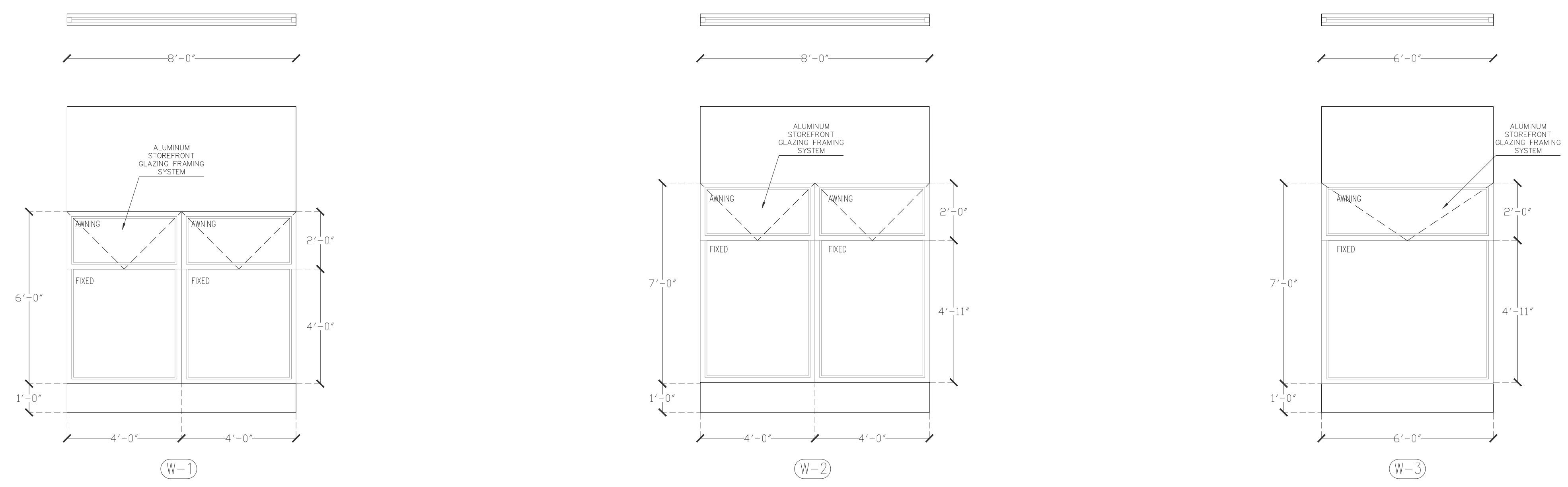
02 SECTION 2 ARCHITECTURE
A4.4 3/16" = 1'-0"

NOTES:

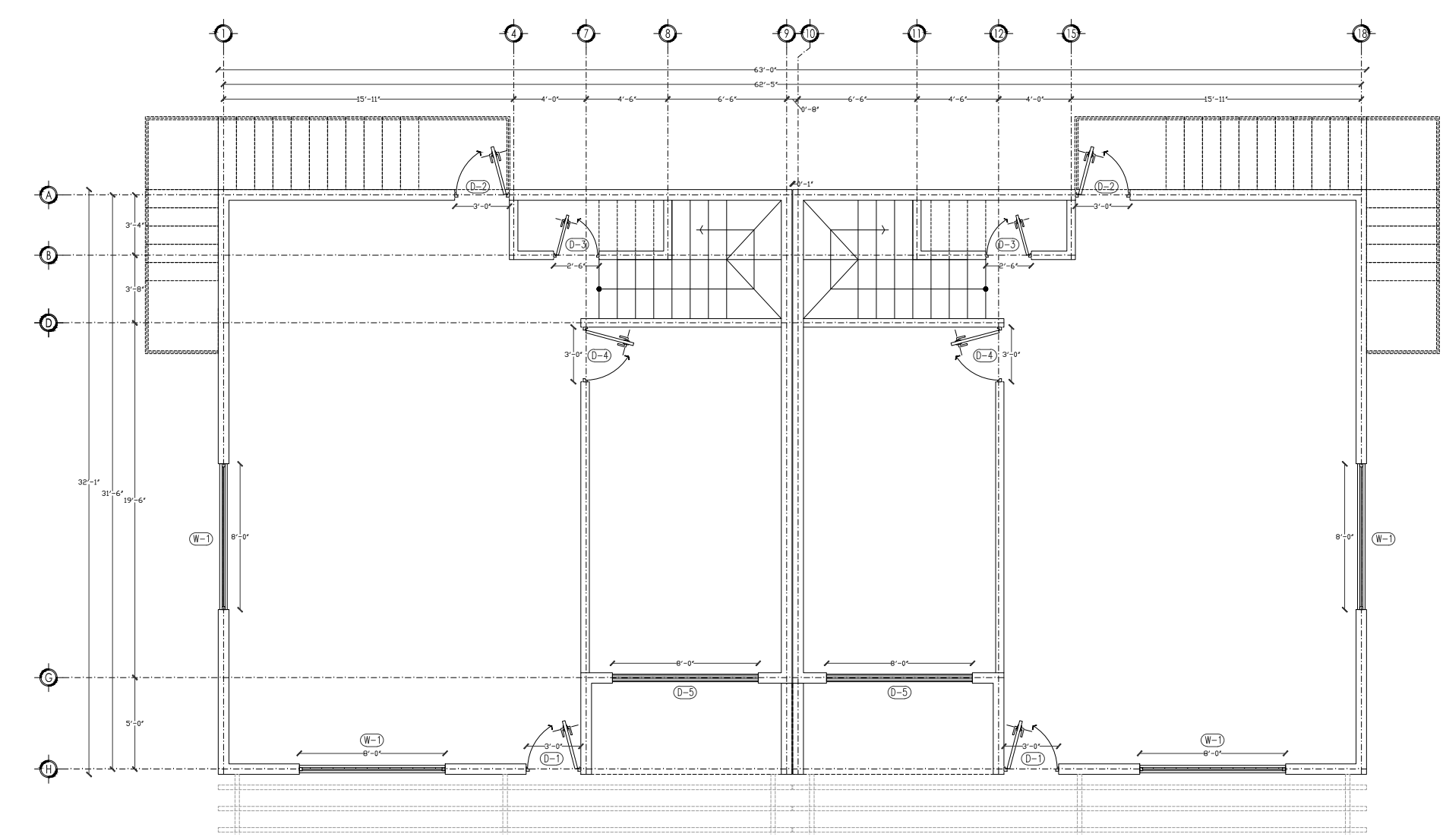


01
A5.0 EXTERIOR DOORS
3/8" = 1'-0"

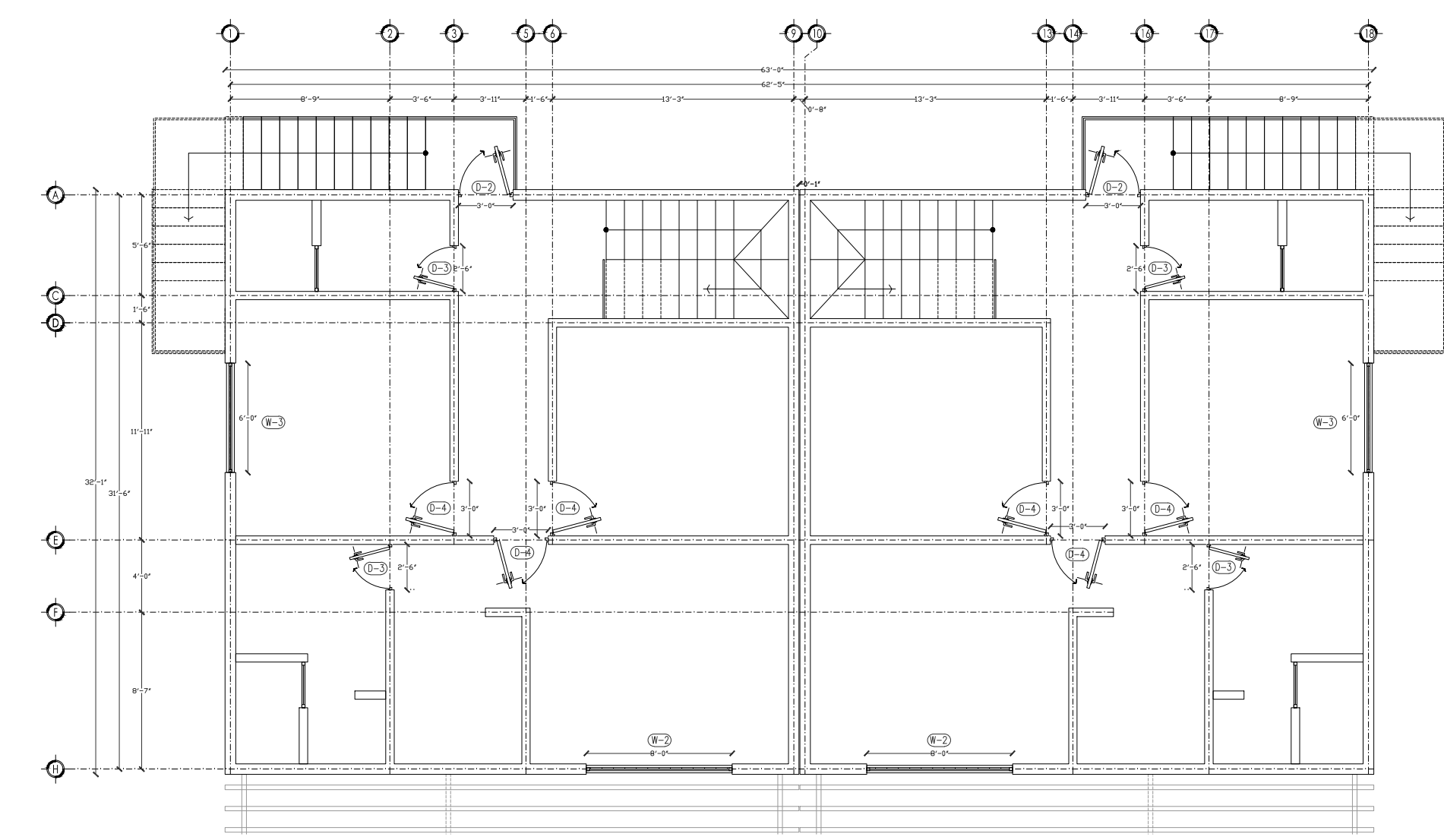
02
A5.0 INTERIOR DOORS
3/8" = 1'-0"



03
A5.0 WINDOWS, FIRST & SECOND FLOOR
3/8" = 1'-0"



05
A5.0 FIRST FLOOR WINDOWS AND DOORS LOCATION
1/8" = 1'-0"



06
A5.0 SECOND FLOOR WINDOWS AND DOORS LOCATION
1/8" = 1'-0"

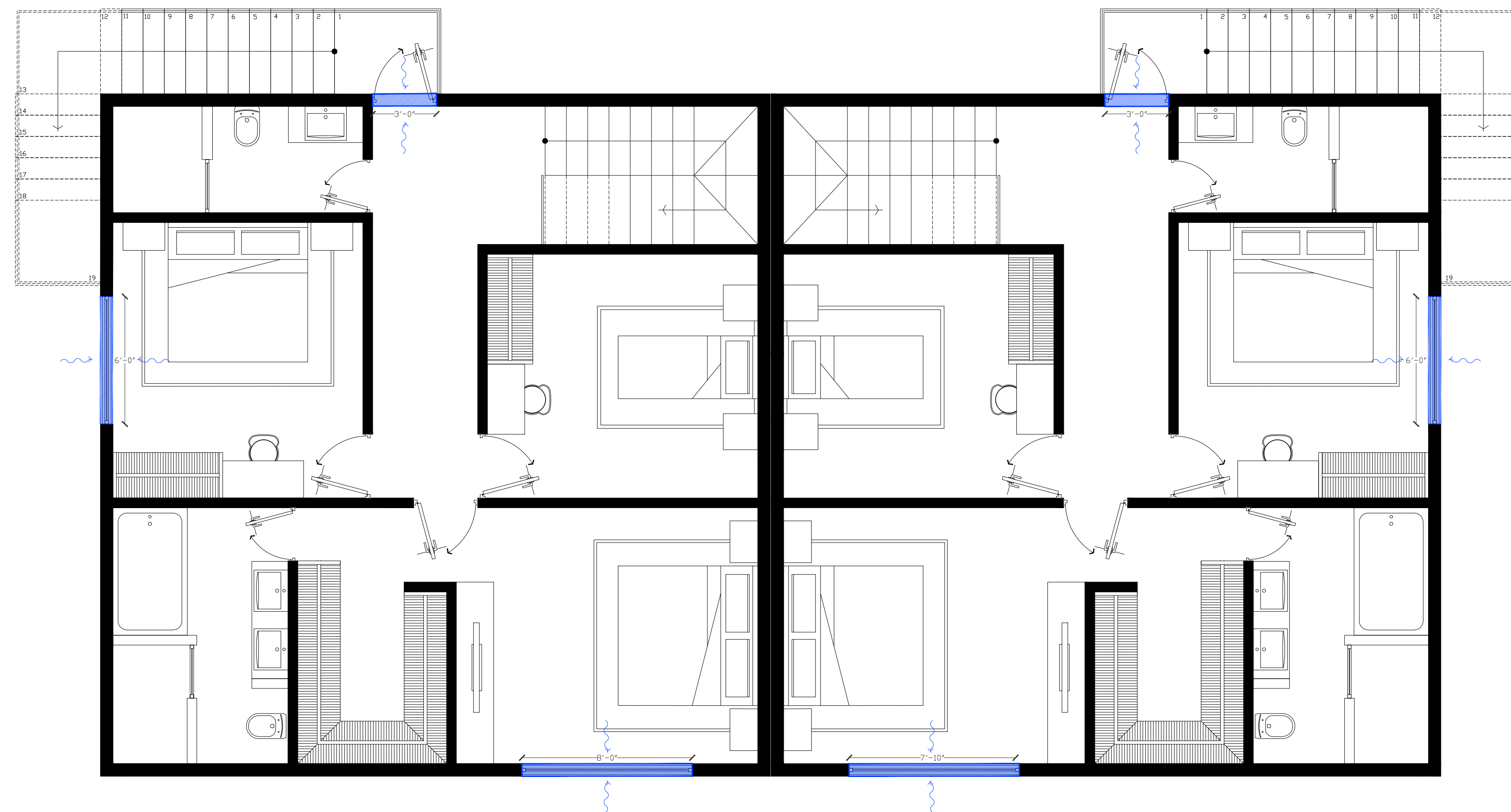
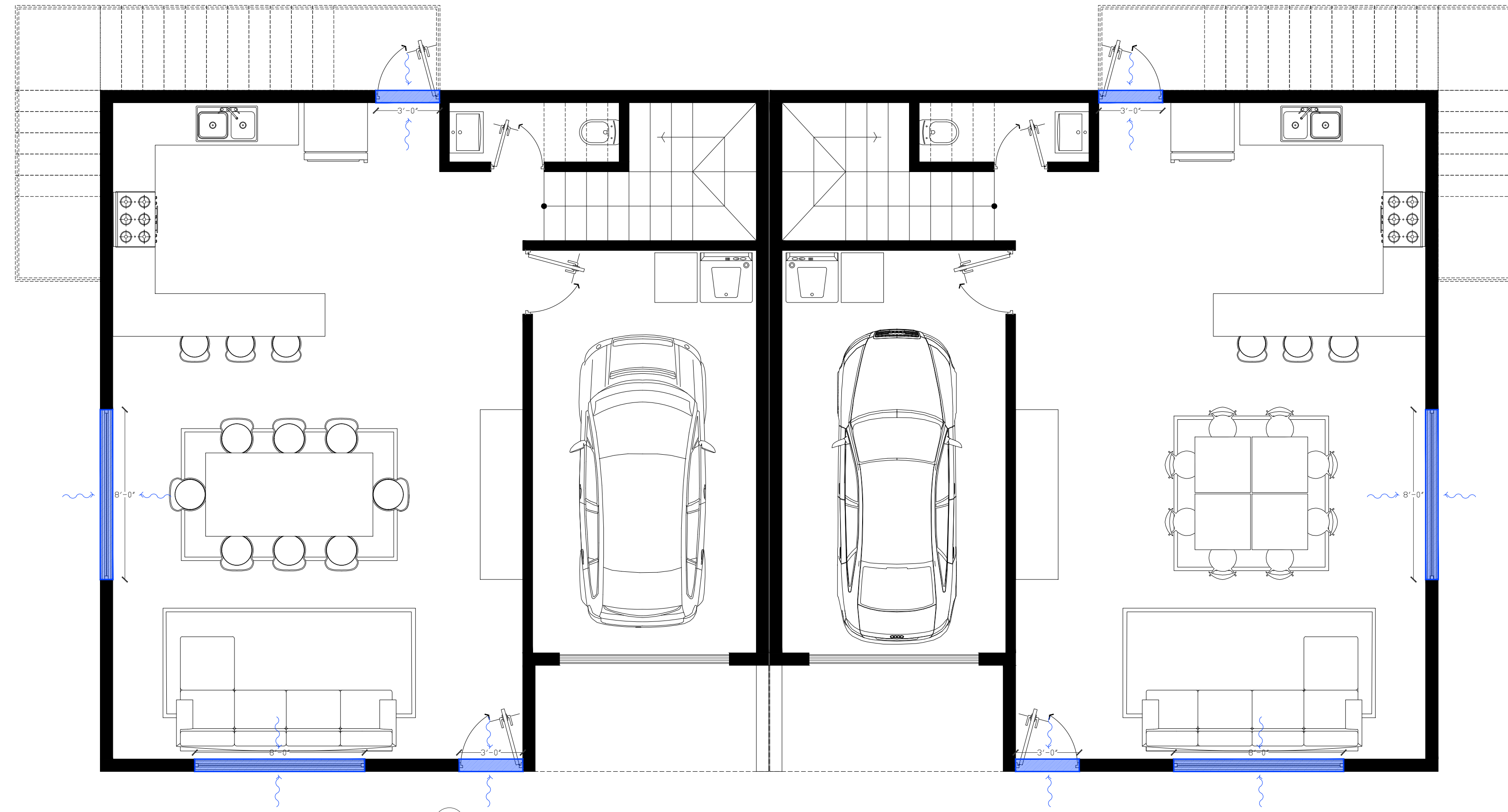
DOORS REFL. LEGEND

TYPE	FROM ROOM	WIDTH	HEIGHT	MATERIAL	QUANTITY FOR UNIT A	QUANTITY FOR UNIT B	TOTAL QUANTITY
D-1	ENTRANCE EXTERIOR	3'-0"	7'-0"	WOOD	1	1	2
D-2	EXTERIOR	3'-0"	7'-0"	ALUM.	2	2	4
D-3	BATH INTERIOR	2'-6"	7'-0"	WOOD	3	3	6
D-4	ROOMS INTERIOR	3'-0"	7'-0"	WOOD	4	4	8
D-5	GARAGE EXTERIOR	8'-0"	7'-0"	ALUM.	1	1	2

WINDOWS REFL. LEGEND

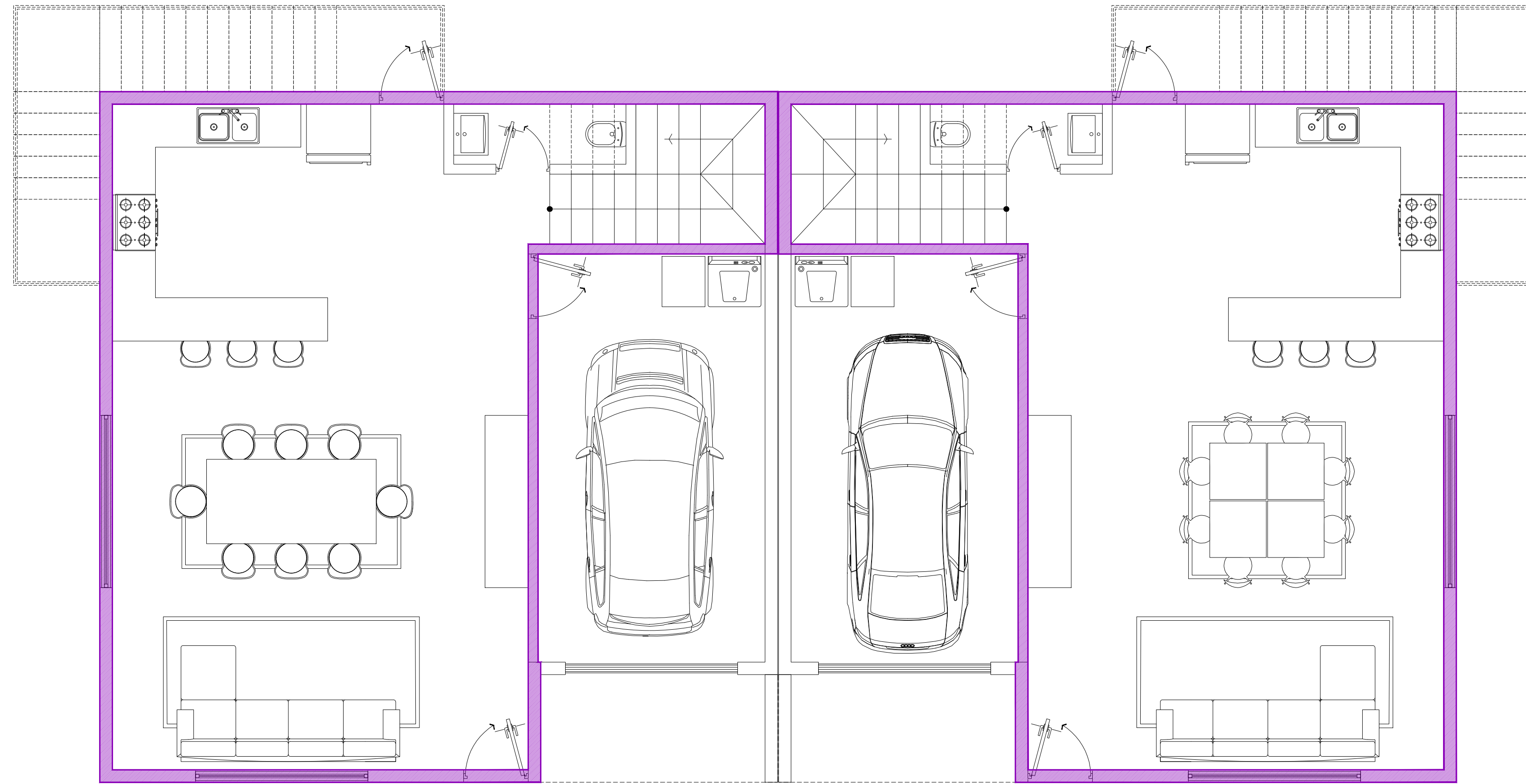
TYPE	FROM ROOM	WIDTH	HEIGHT	THICKNESS	MATERIAL	DESCRIPTION	QUANTITY FOR UNIT A	QUANTITY FOR UNIT B	TOTAL QUANTITY
W-1	FLOOR LEVEL	8'-0"	6'-0"	0'-2"	ALUM.	FRAME MEASUREMENTS: 4'-0" x 2'-0" (SOME 4'-0" x 1'-0" (SOME 6'-0" x 1'-0")	2	2	4
W-2	SECOND LEVEL	8'-0"	7'-0"	0'-2"	ALUM.	FRAME MEASUREMENTS: 4'-0" x 2'-0" (SOME 4'-0" x 1'-0" (SOME 6'-0" x 1'-0")	1	1	2
W-3	SECOND LEVEL	8'-0"	7'-0"	0'-2"	ALUM.	FRAME MEASUREMENTS: 4'-0" x 2'-0" (SOME 4'-0" x 1'-0" (SOME 6'-0" x 1'-0")	1	1	2

NOTES:

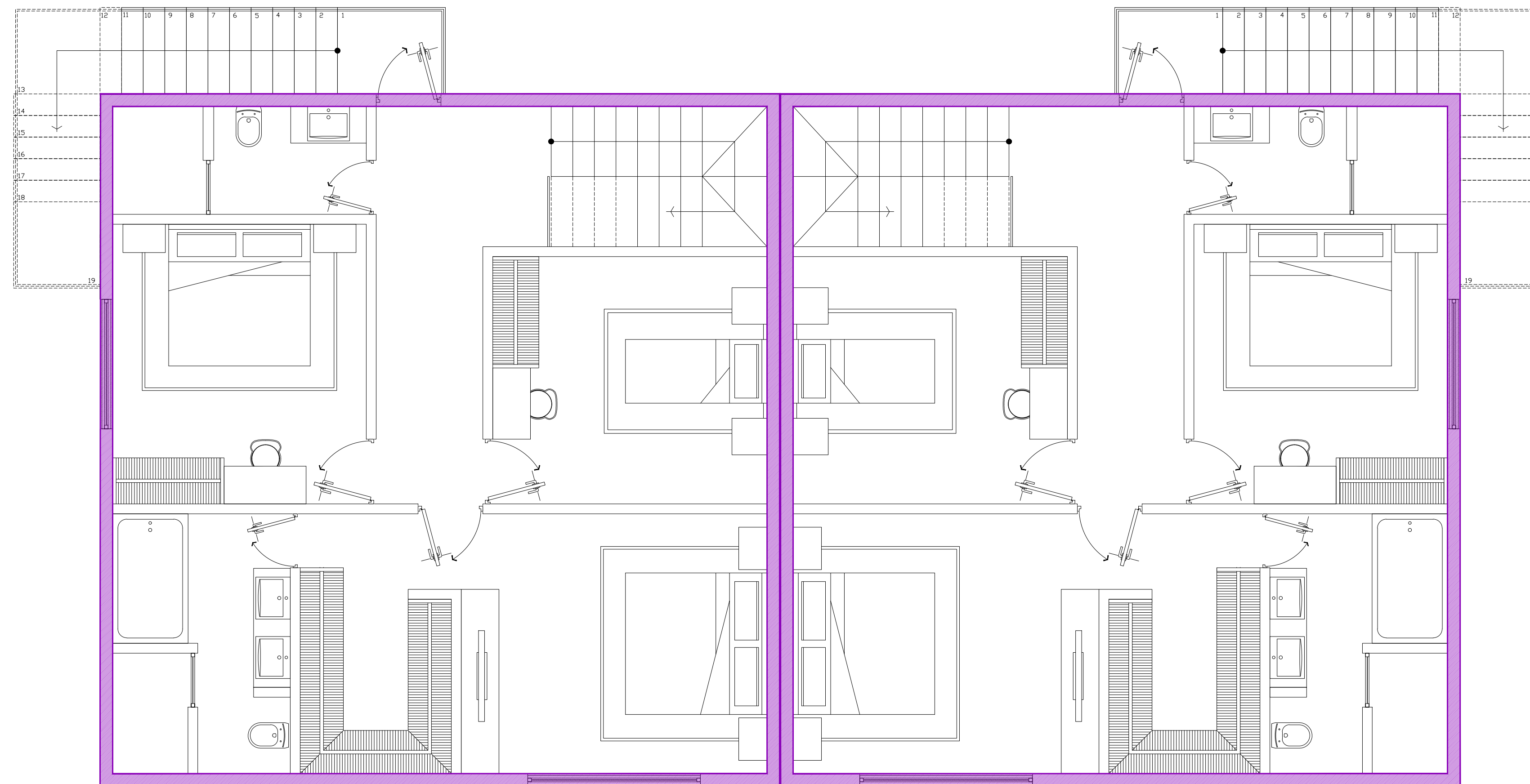


AIR BARRIER

NOTES:



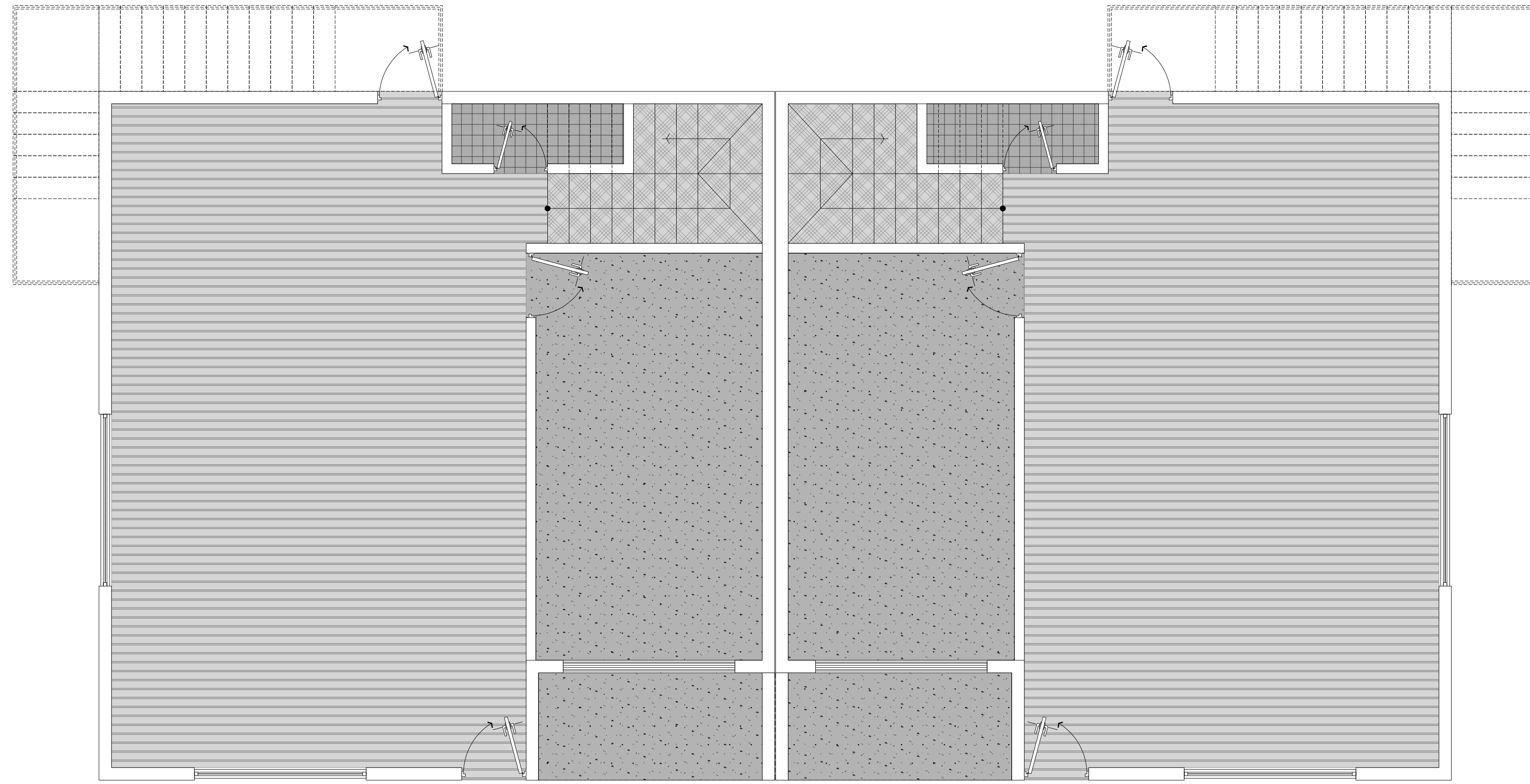
01 AIR BARRIER FIRST FLOOR PLAN
1/4" = 1'-0"



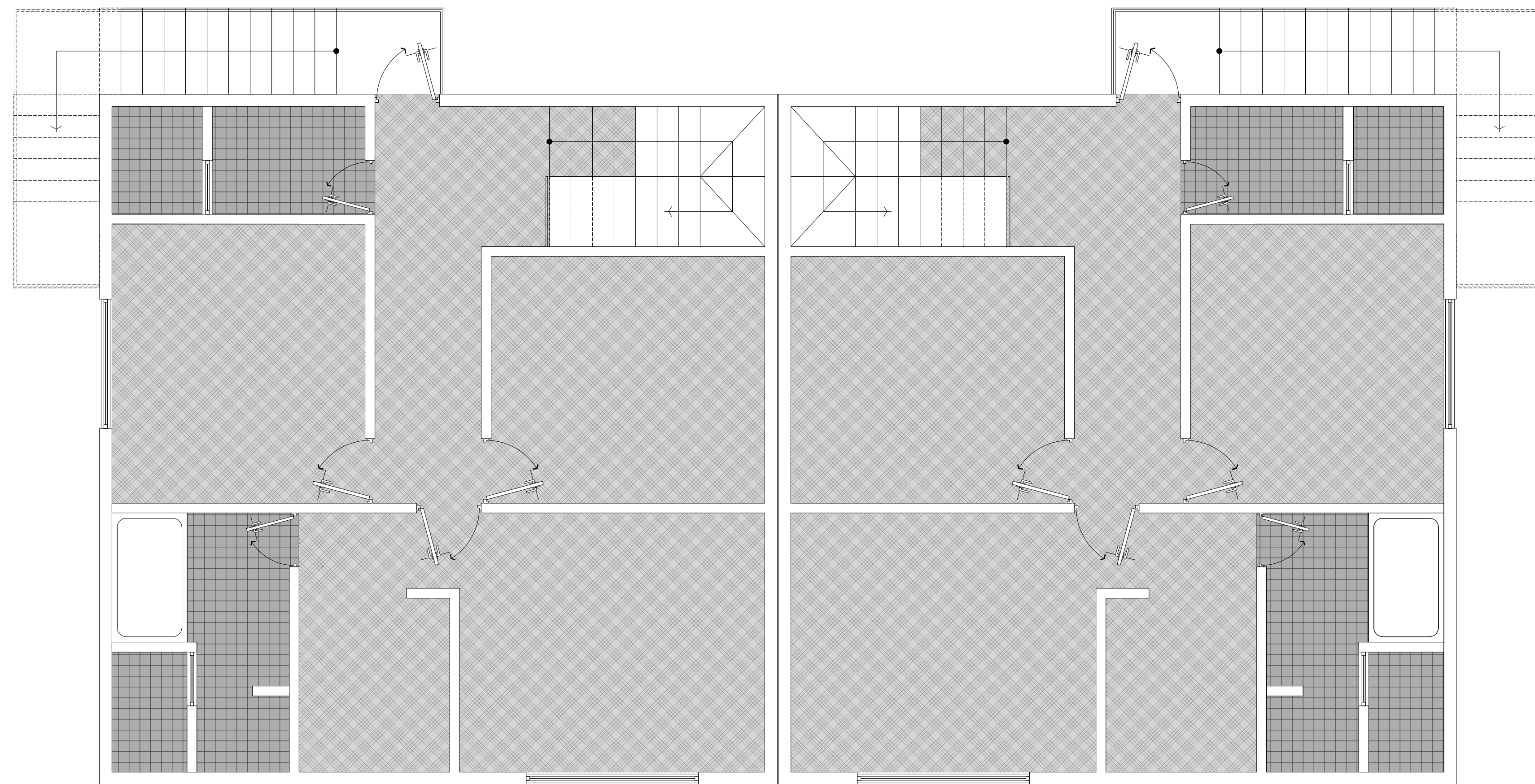
02 AIR BARRIER SECOND FLOOR PLAN
1/4" = 1'-0"

THERMAL ENVELOPE

NOTES:



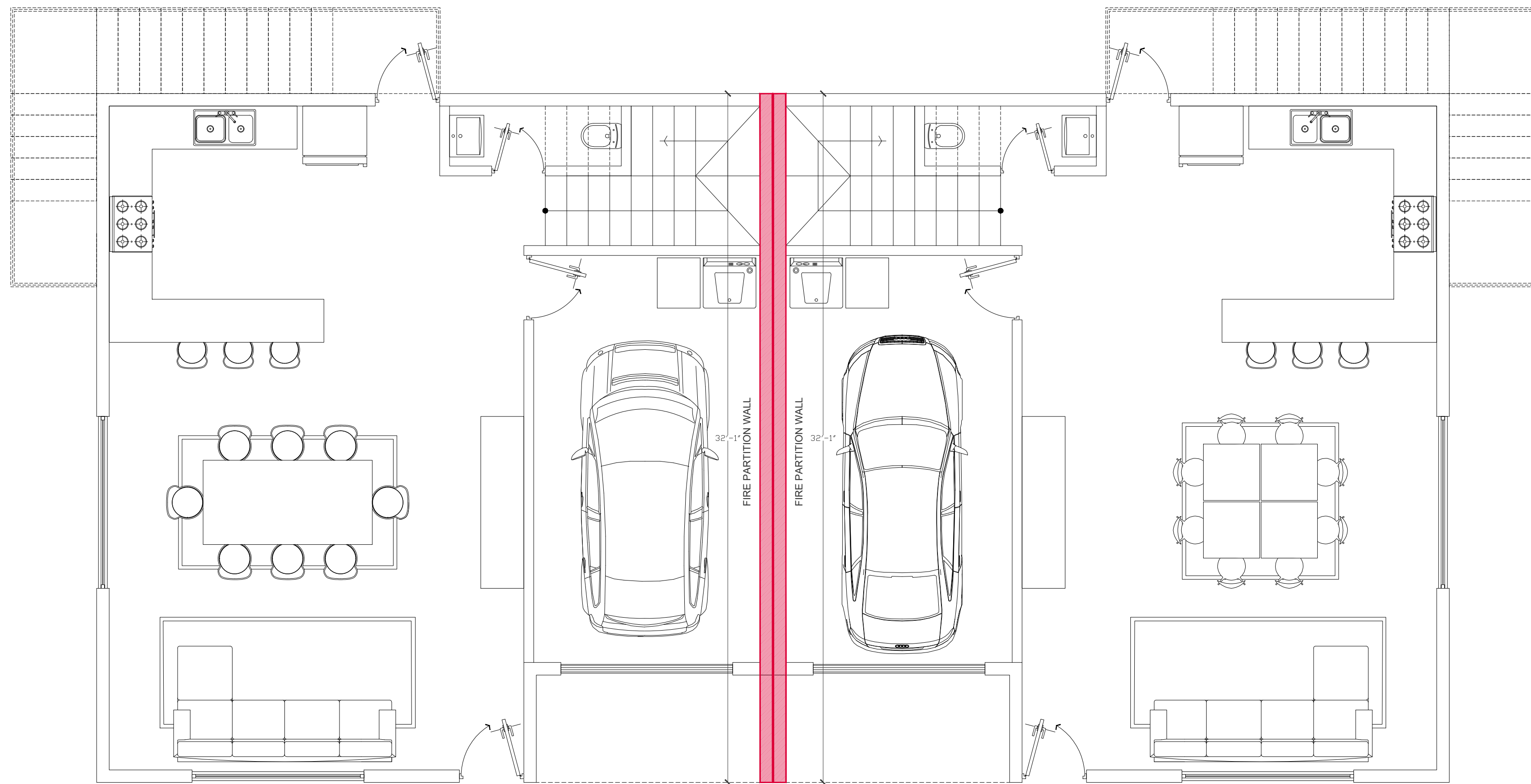
01 FLOORING, FIRST FLOOR PLAN
1/4" = 1'-0"



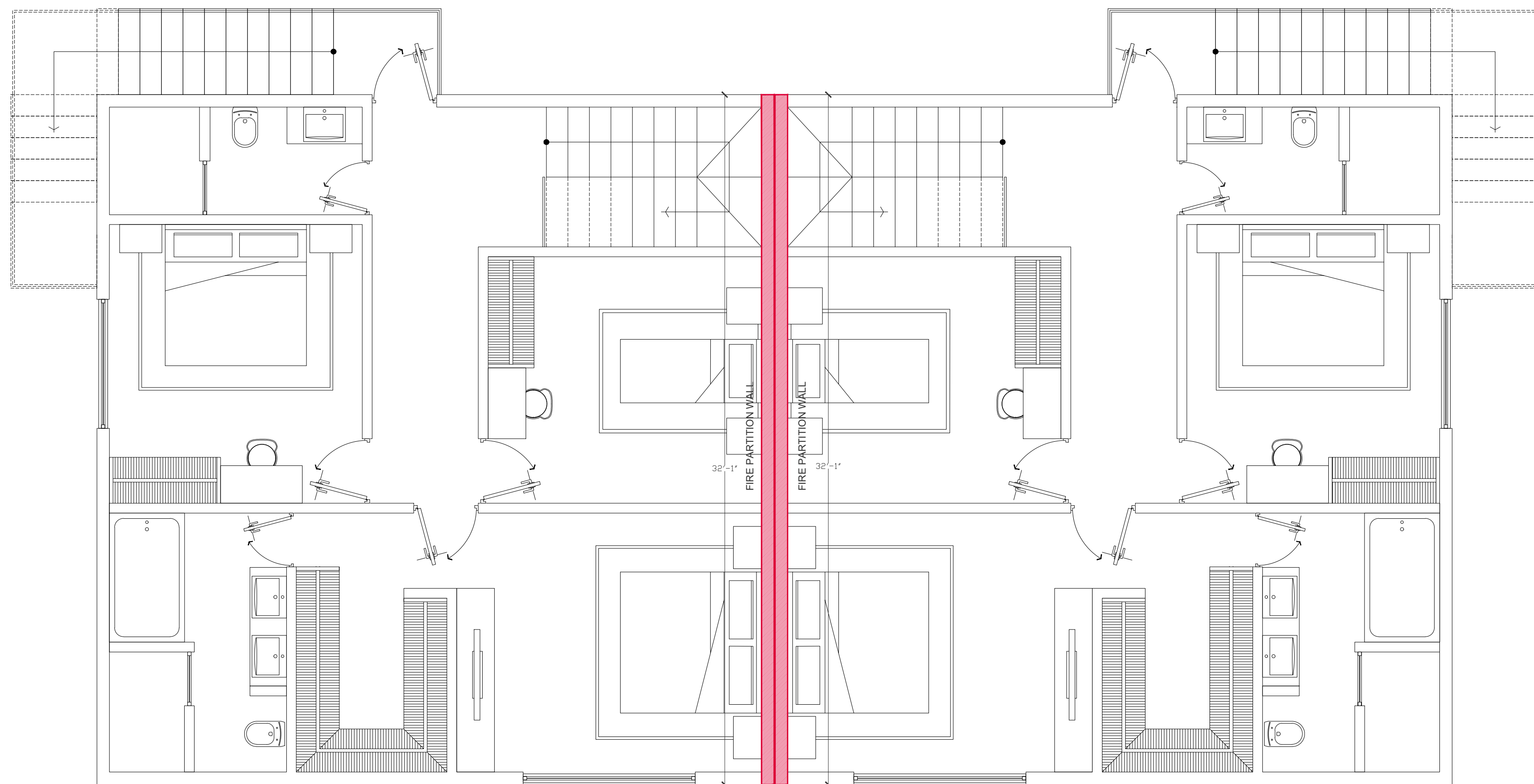
02 FLOORING, SECOND FLOOR PLAN
1/4" = 1'-0"

REFL. LEGEND			
DESCRIPTION	QUANTITY UNIT A	QUANTITY UNIT B	QUANTITY TOTAL
CONCRETE	254	254	508
LAMINATE	992	992	1984
TILE	155	155	310
CARPET	736	736	1472

NOTES:

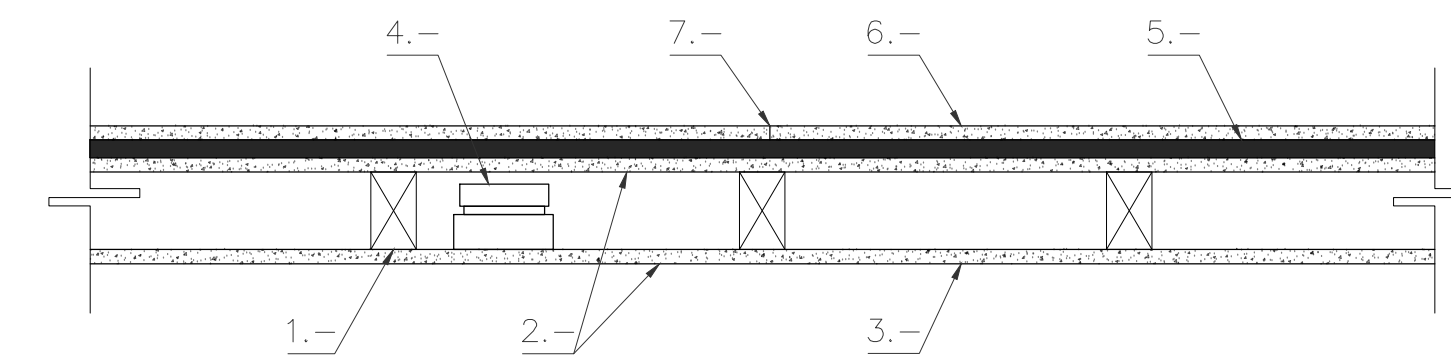


01
A9.0 FIRE BARRIER FIRST FLOOR PLAN
1/4" = 1'-0"



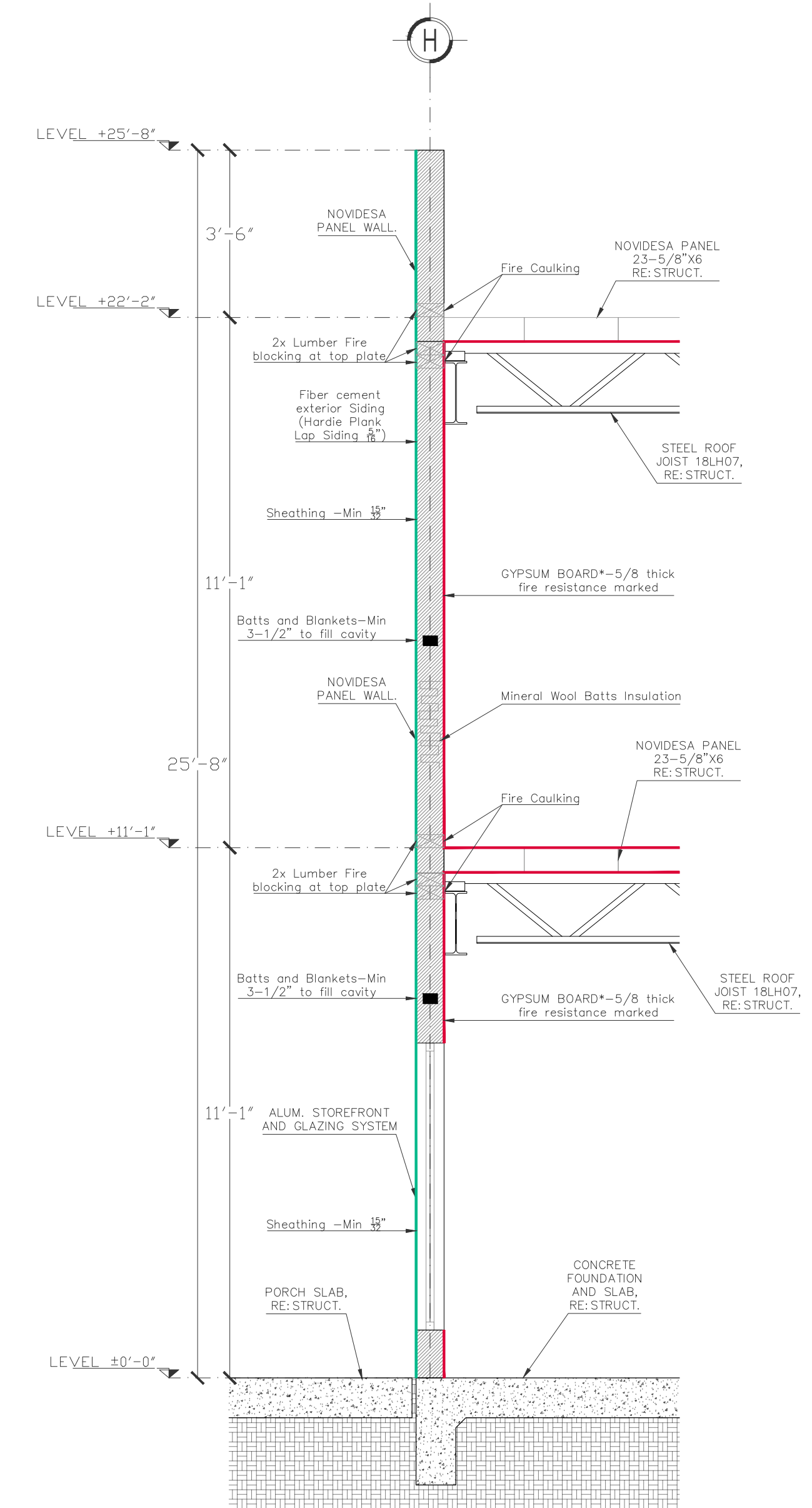
02
A9.0 FIRE BARRIER SECOND FLOOR PLAN
1/4" = 1'-0"

1 HOUR FIRE WALL DETAIL Exterior Wall Type A (N.T.S) JH/FCS 60-02



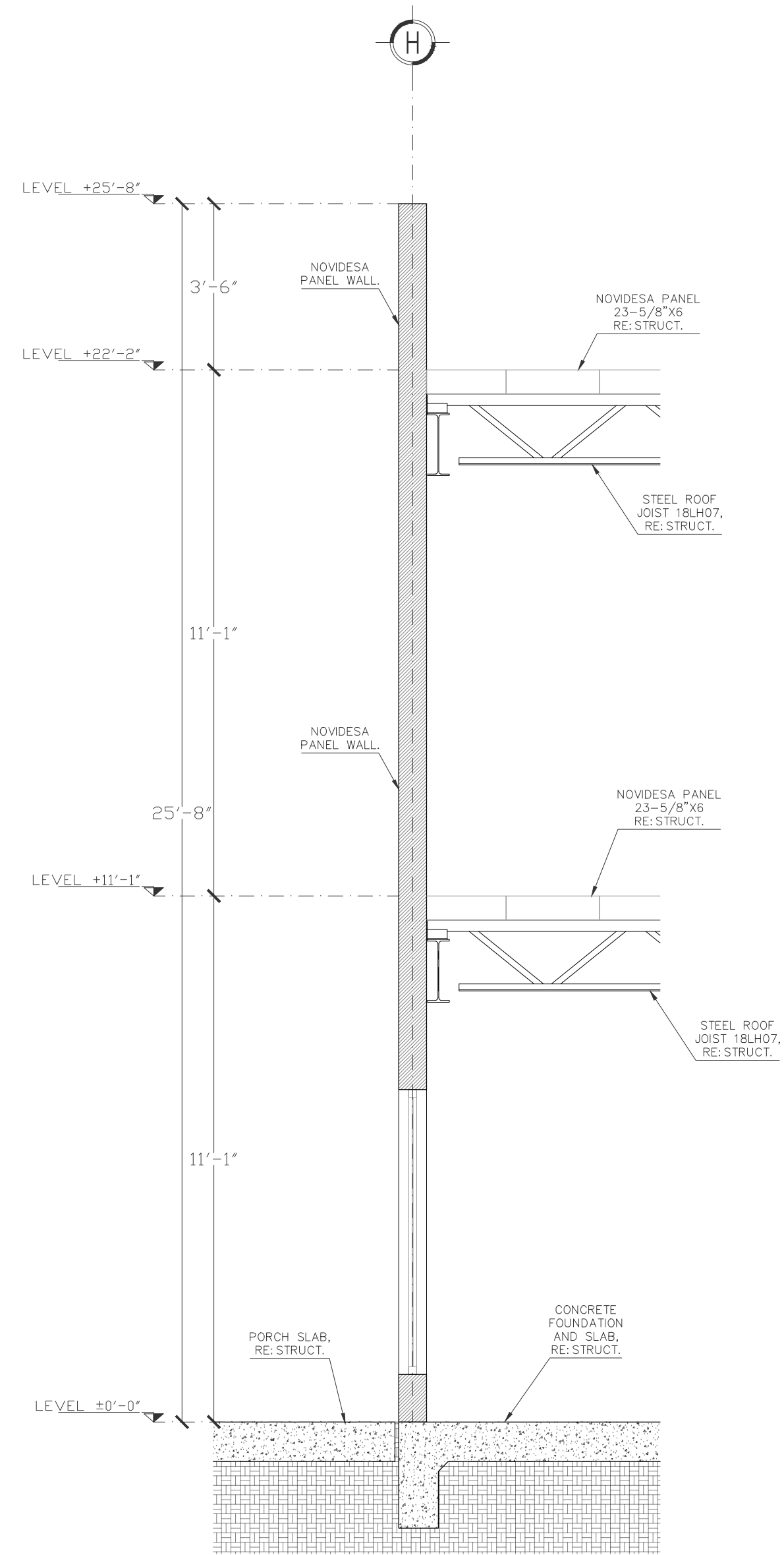
- 1.- Wood Studs-Nom 2 by 4 spaced 16" O.C effectively cross-braced.
- 2.- Gypsum Board* - 5/8" thick Fire resistance marked
- 3.- Joints
- 4.- Batts and Blankets-Min. 3- 1/2" to fill cavity
- 5.- Sheathing-Min 1/8"
- 6.- Fiber Cement Exterior Siding - 5/16" or 1/8" thick
- 7.- Joints Cement board joints need not to be treated
- 8.- Vapor Retarded, Water Barrier or Weather Resistive Barrier (Optional, Not shown)

FIRE BARRIER

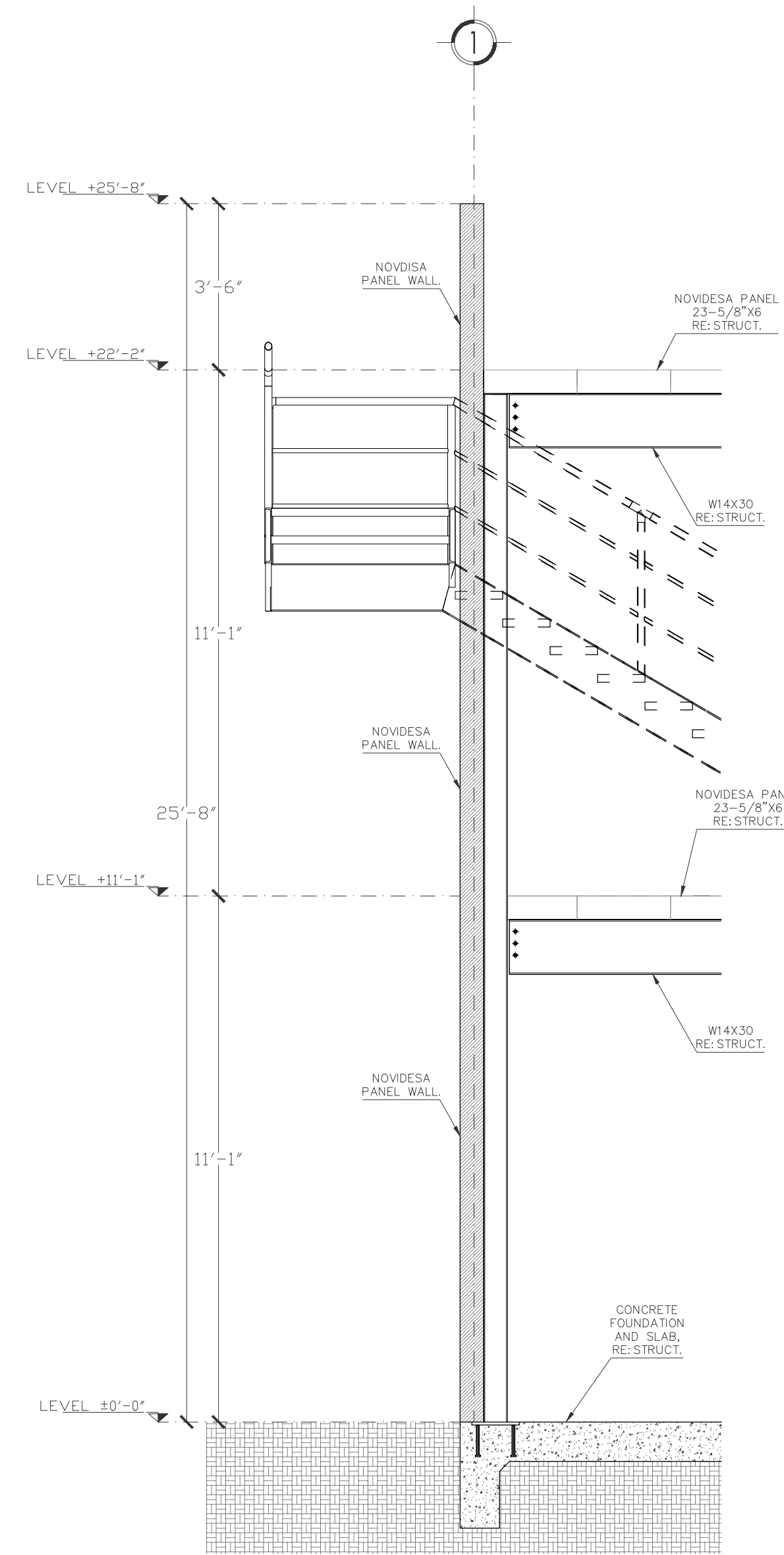


03
A9.0 FIRE BARRIER WALL SECTION
1/4" = 1'-0"

NOTES:



01 WALL SECTION (AXIS 1)
A10.0 3/8" = 1'-0"



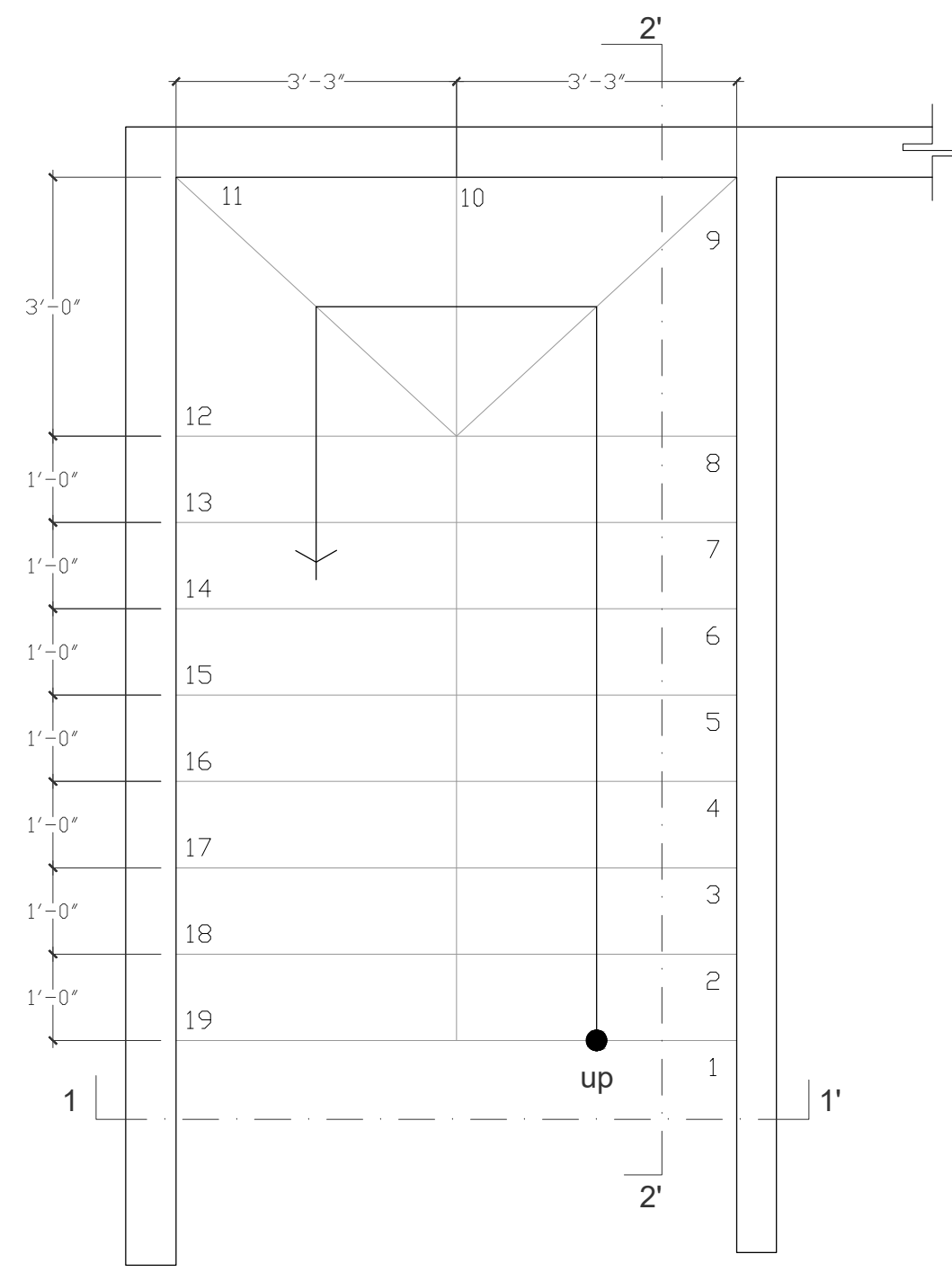
02 WALL SECTION (AXIS 1)
A10.0 3/8" = 1'-0"

NOTES:

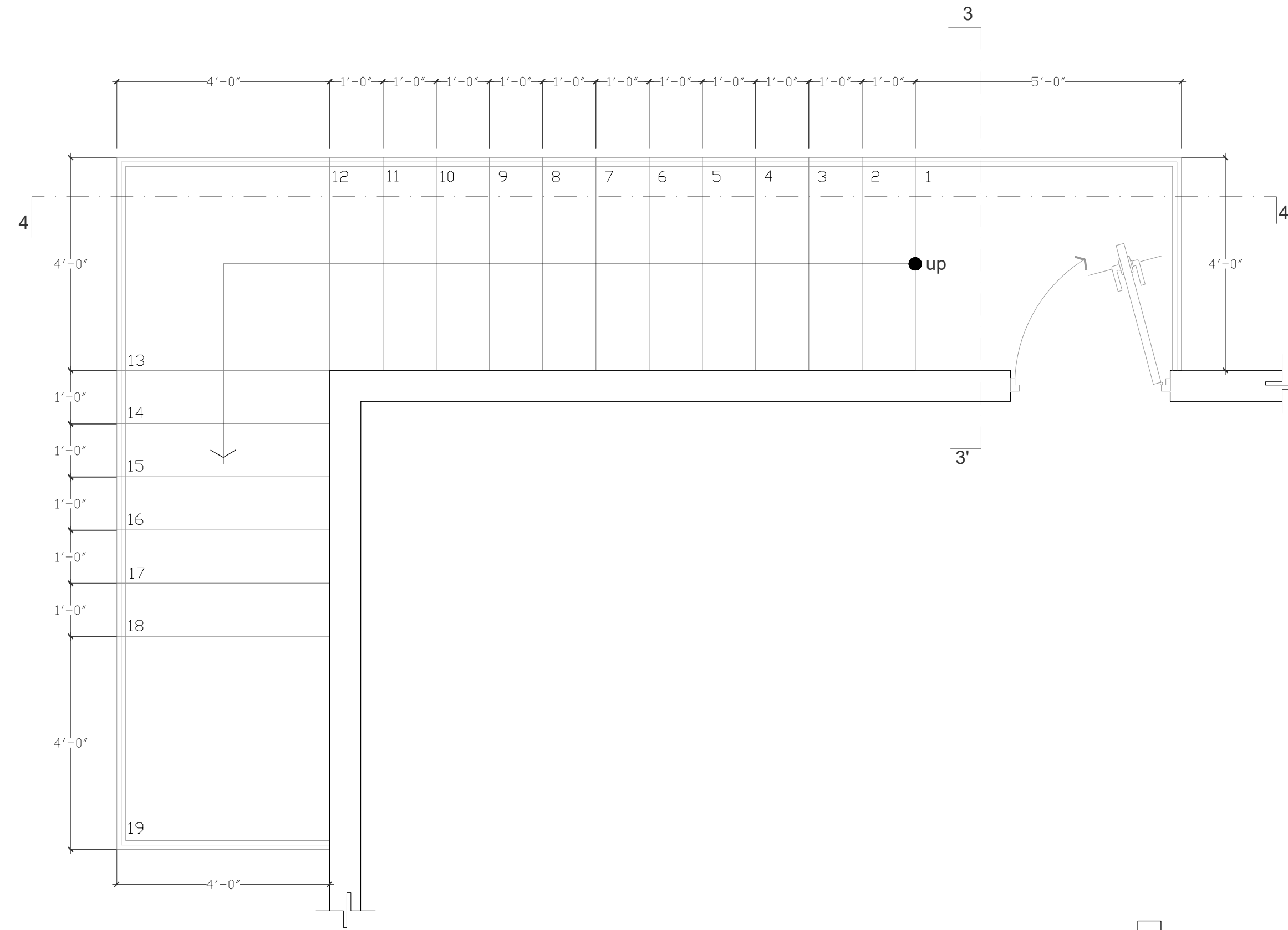
907 HACKBERRY
907 S HACKBERRY
SAN ANTONIO, TEXAS 78247
WALL SECTION PLAN

SHEET NO.

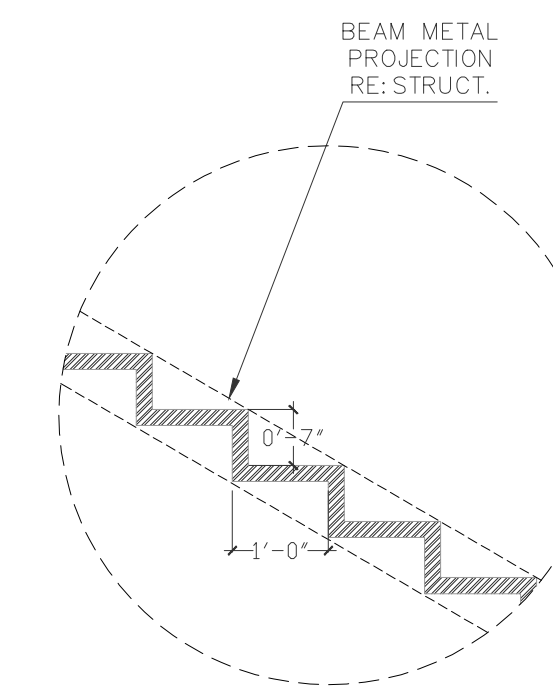
A10.0



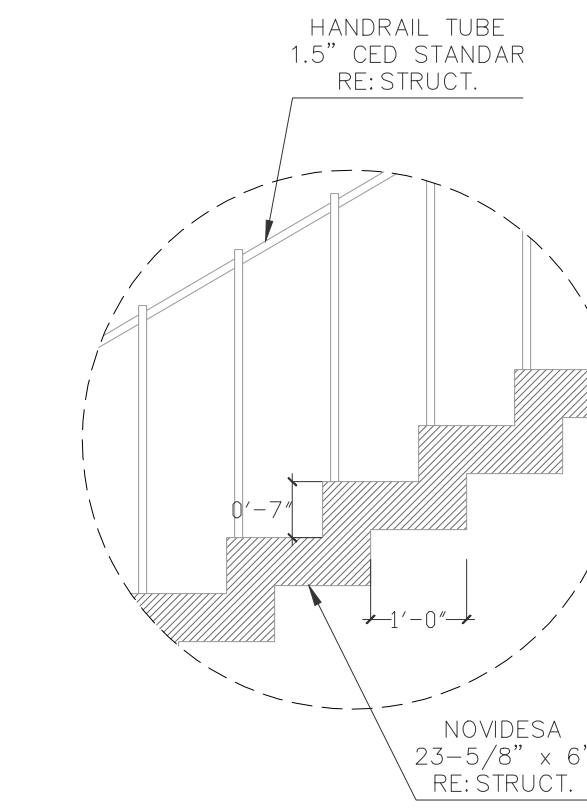
01 INTERIOR STAIR FLOOR
1/2" = 1'-0"



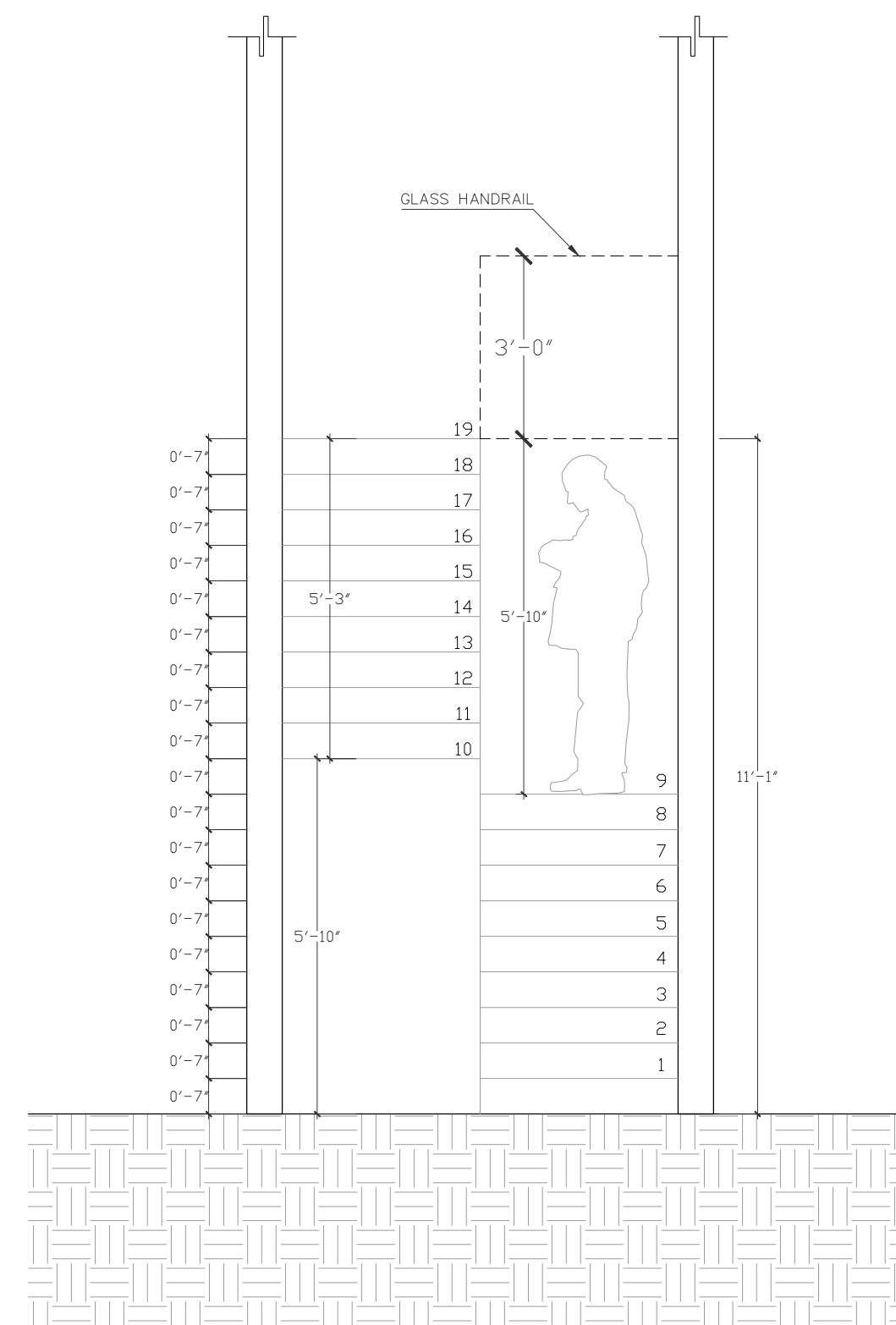
02 EXTERIOR STAIR FLOOR
1/2" = 1'-0"



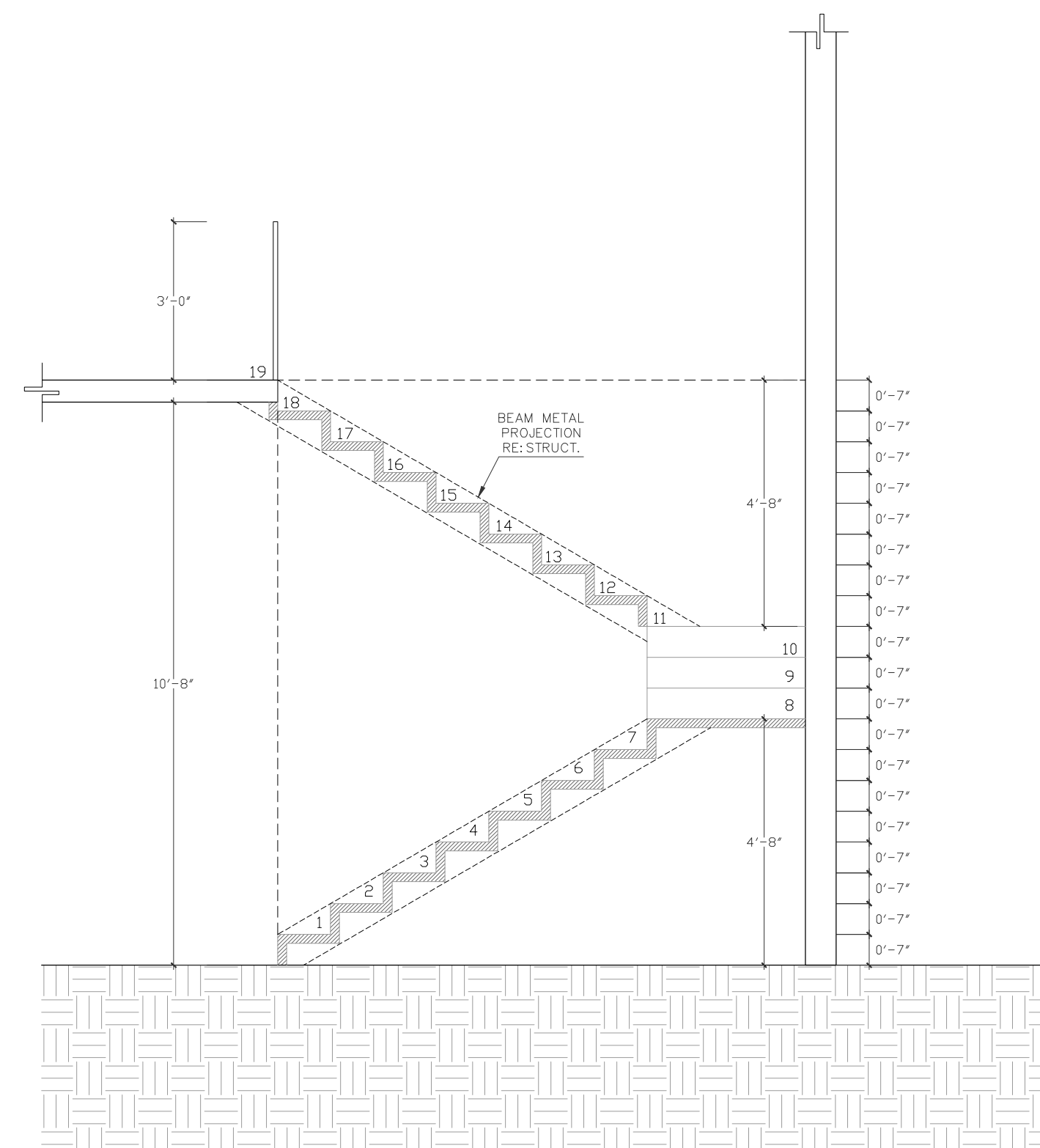
03 INTERIOR STAIR DETAIL
1/2" = 1'-0"



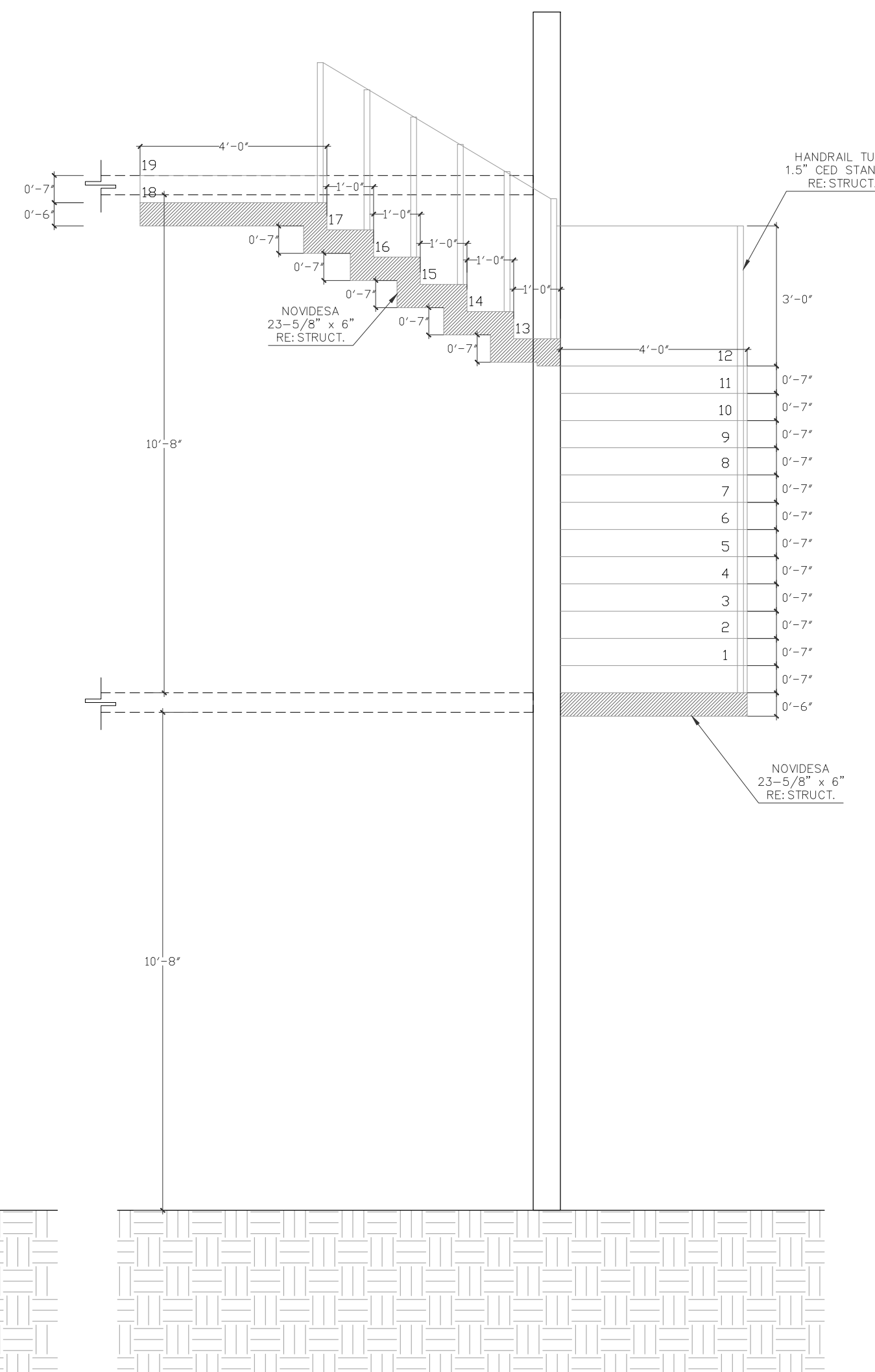
04 EXTERIOR STAIR DETAIL
1/2" = 1'-0"



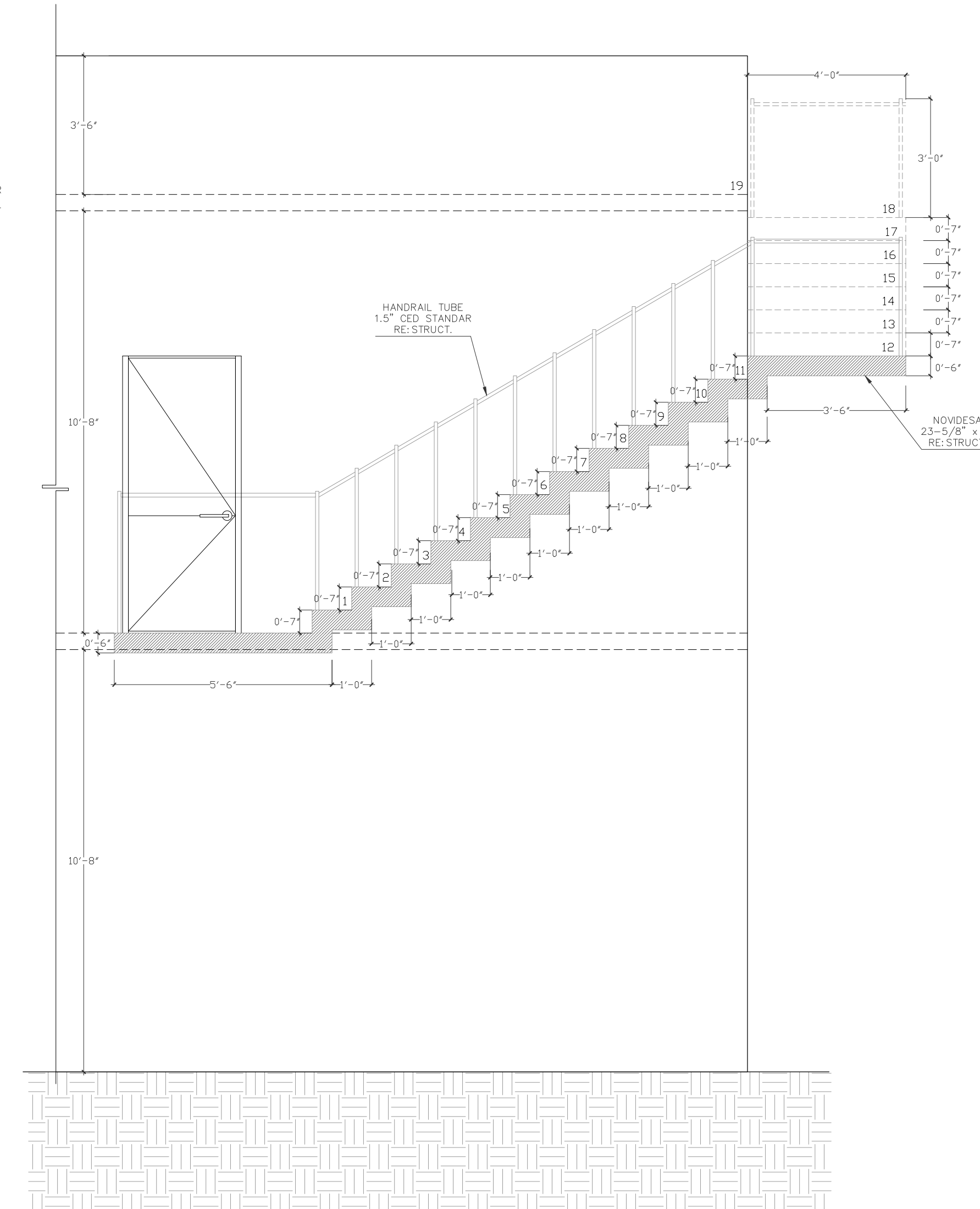
05 SECTION 1-1' INTERIOR STAIR
3/8" = 1'-0"



06 SECTION 2-2' INTERIOR STAIR
3/8" = 1'-0"



07 SECTION 3-3' EXTERIOR STAIR
3/8" = 1'-0"



08 SECTION 4-4' EXTERIOR STAIR
3/8" = 1'-0"

NOTES:

907 HACKBERRY
907 S HACKBERRY
SAN ANTONIO, TEXAS 78247
STAIRS DETAILS PLAN

SHEET NO.

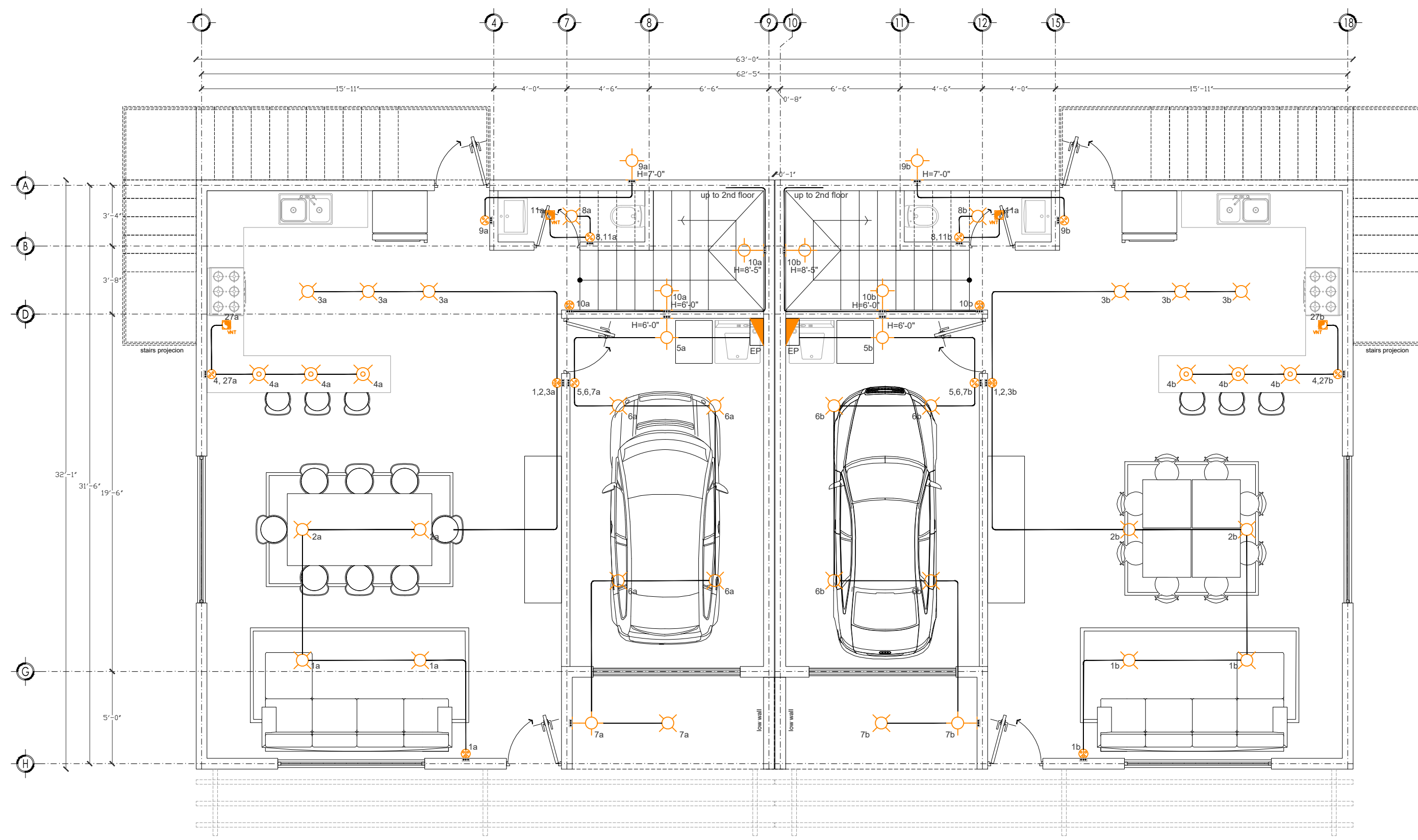
A11.0

NOTES:

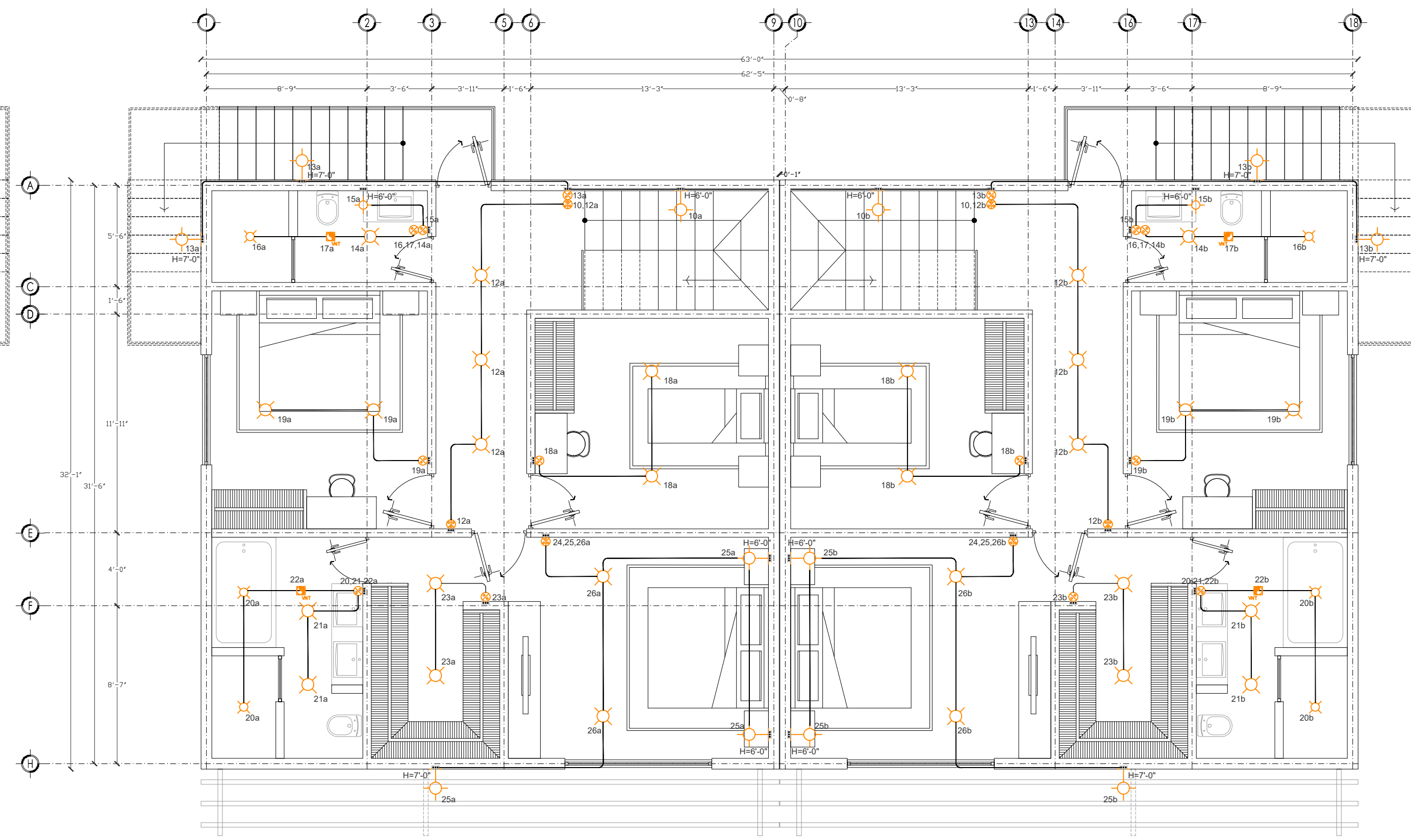
907 HACKBERRY
 907 S HACKBERRY
 SAN ANTONIO, TEXAS 78247
ELECTRICAL PLAN

SHEET NO.

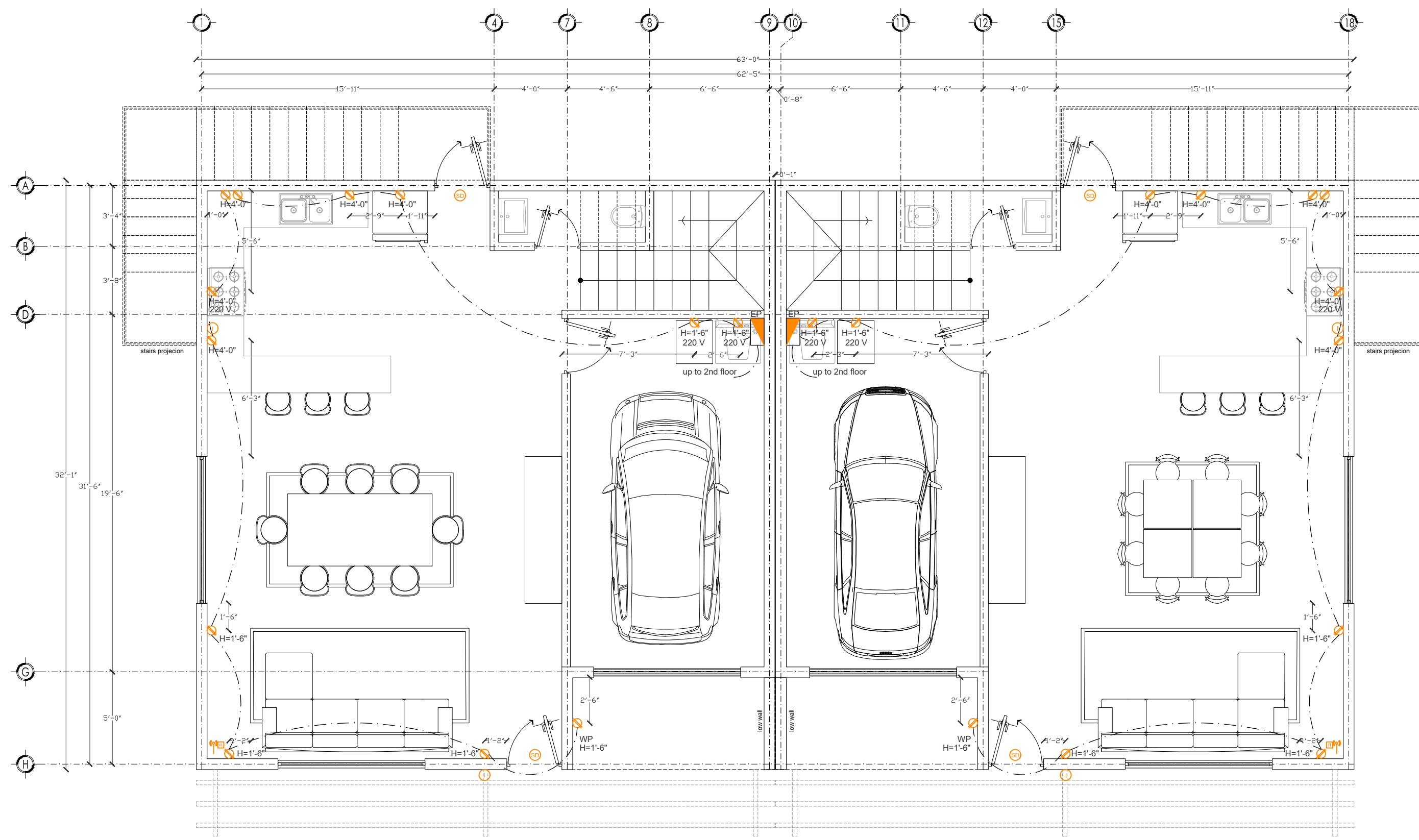
E1.0



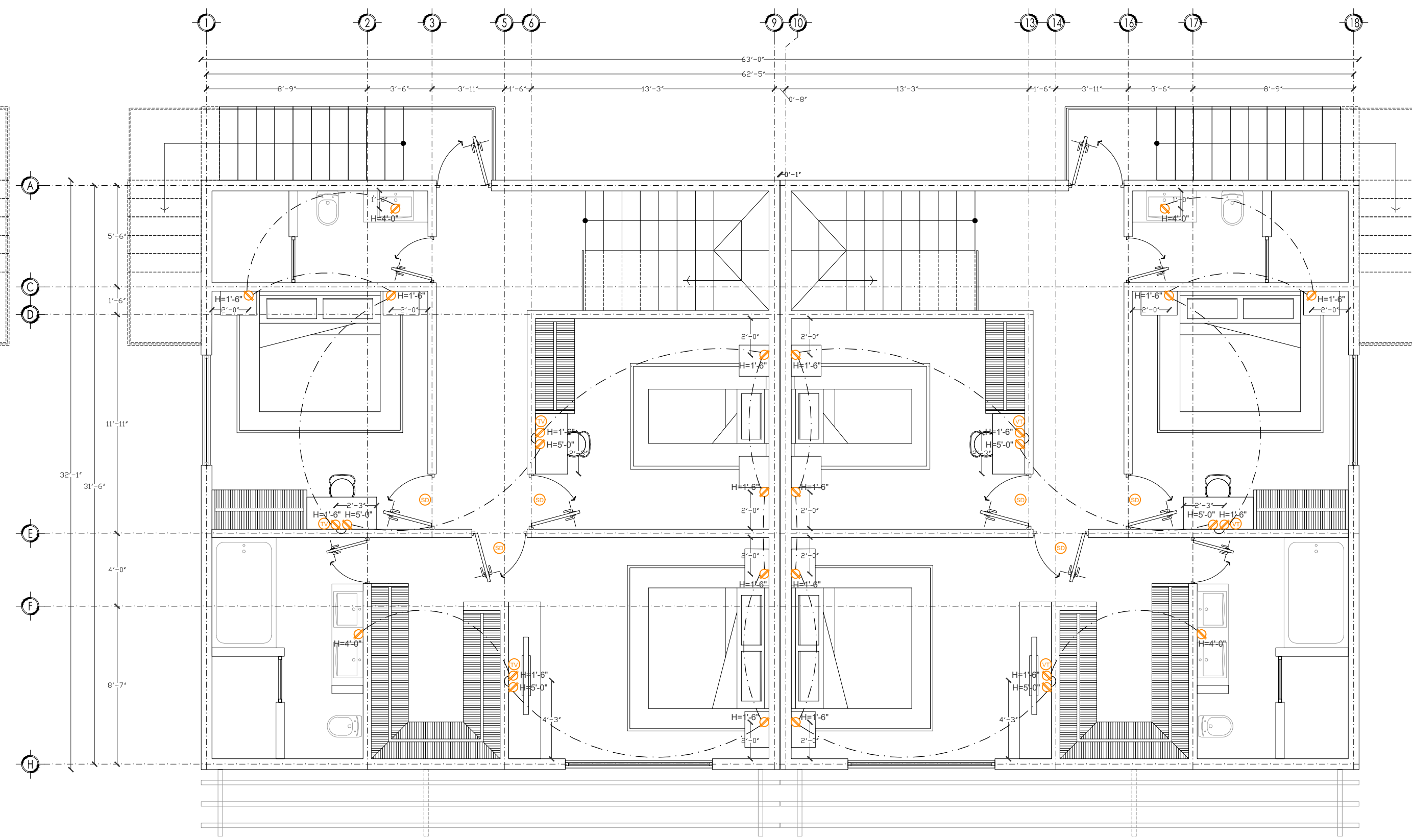
01 LIGHTING ELECTRICAL FIRST FLOOR PLAN
 3/16" = 1'-0"



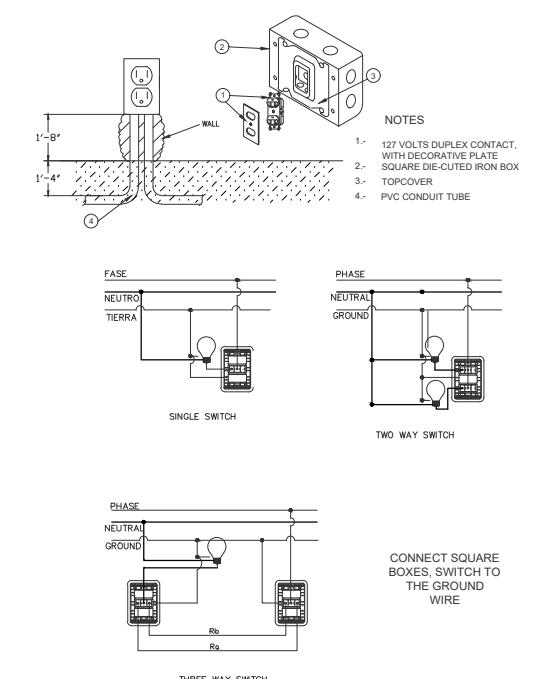
02 LIGHTING ELECTRICAL SECOND FLOOR PLAN
 3/16" = 1'-0"



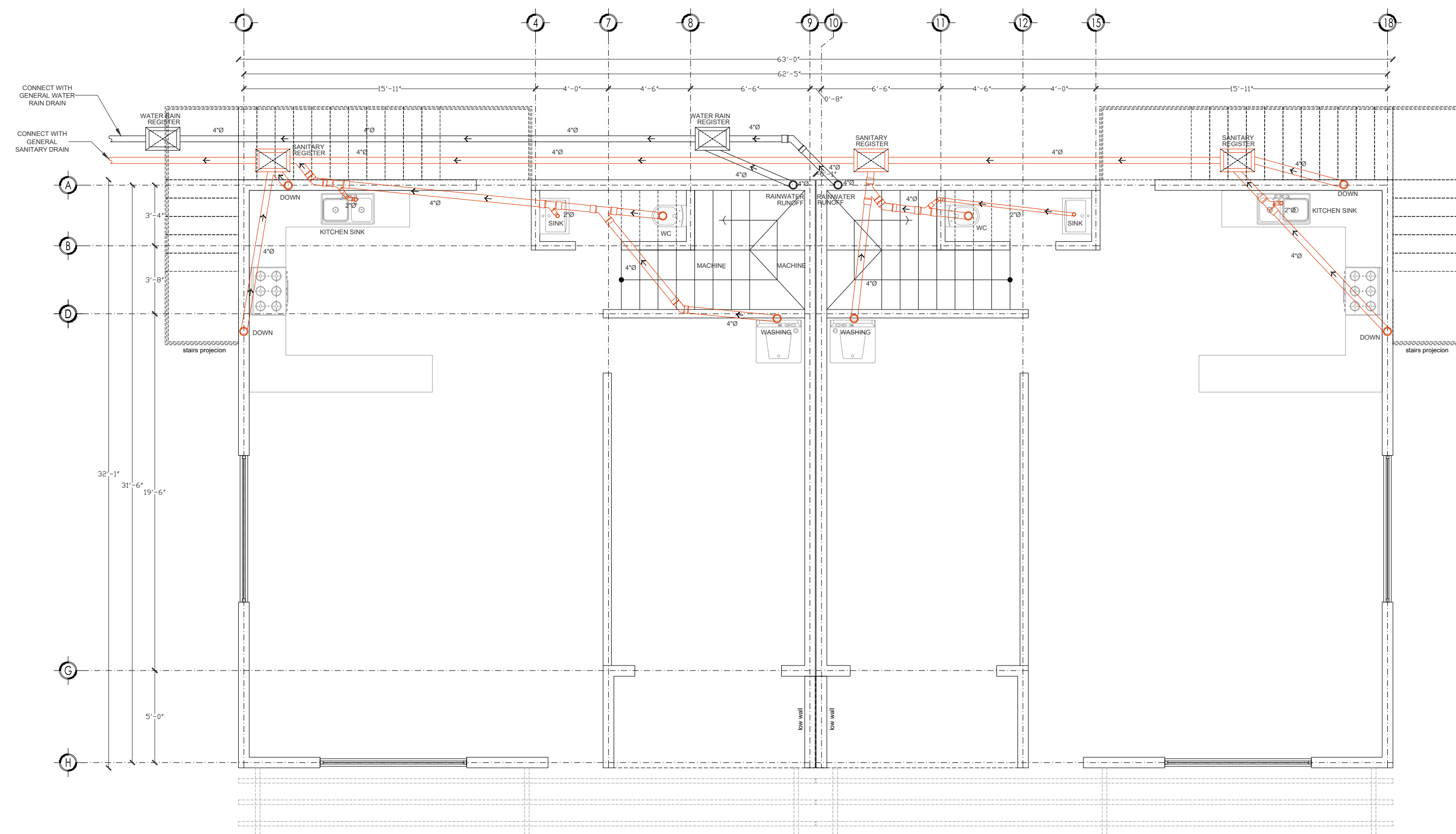
03 POWER ELECTRICAL FIRST FLOOR PLAN
 3/16" = 1'-0"



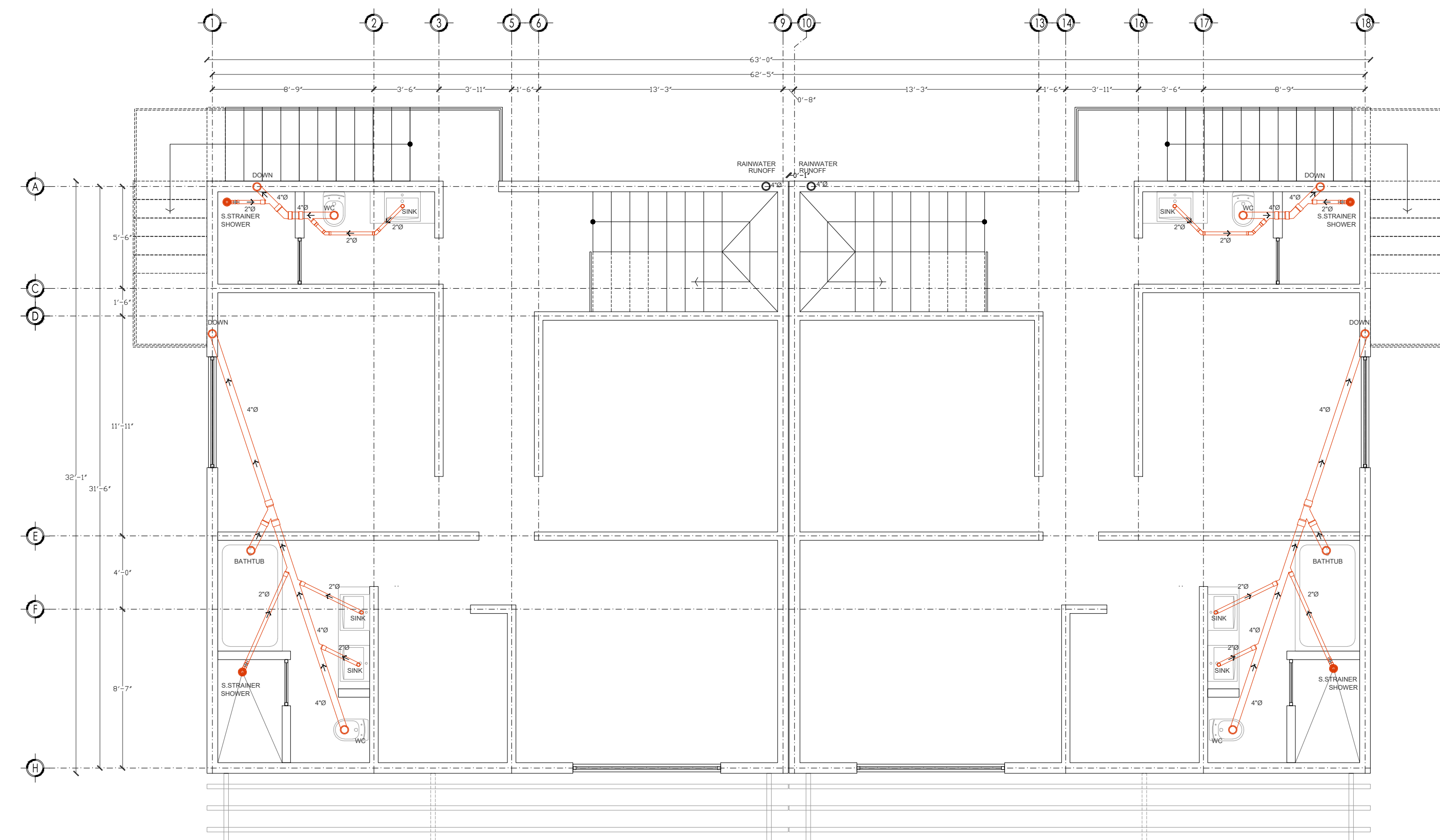
04 POWER ELECTRICAL SECOND FLOOR PLAN
 3/16" = 1'-0"



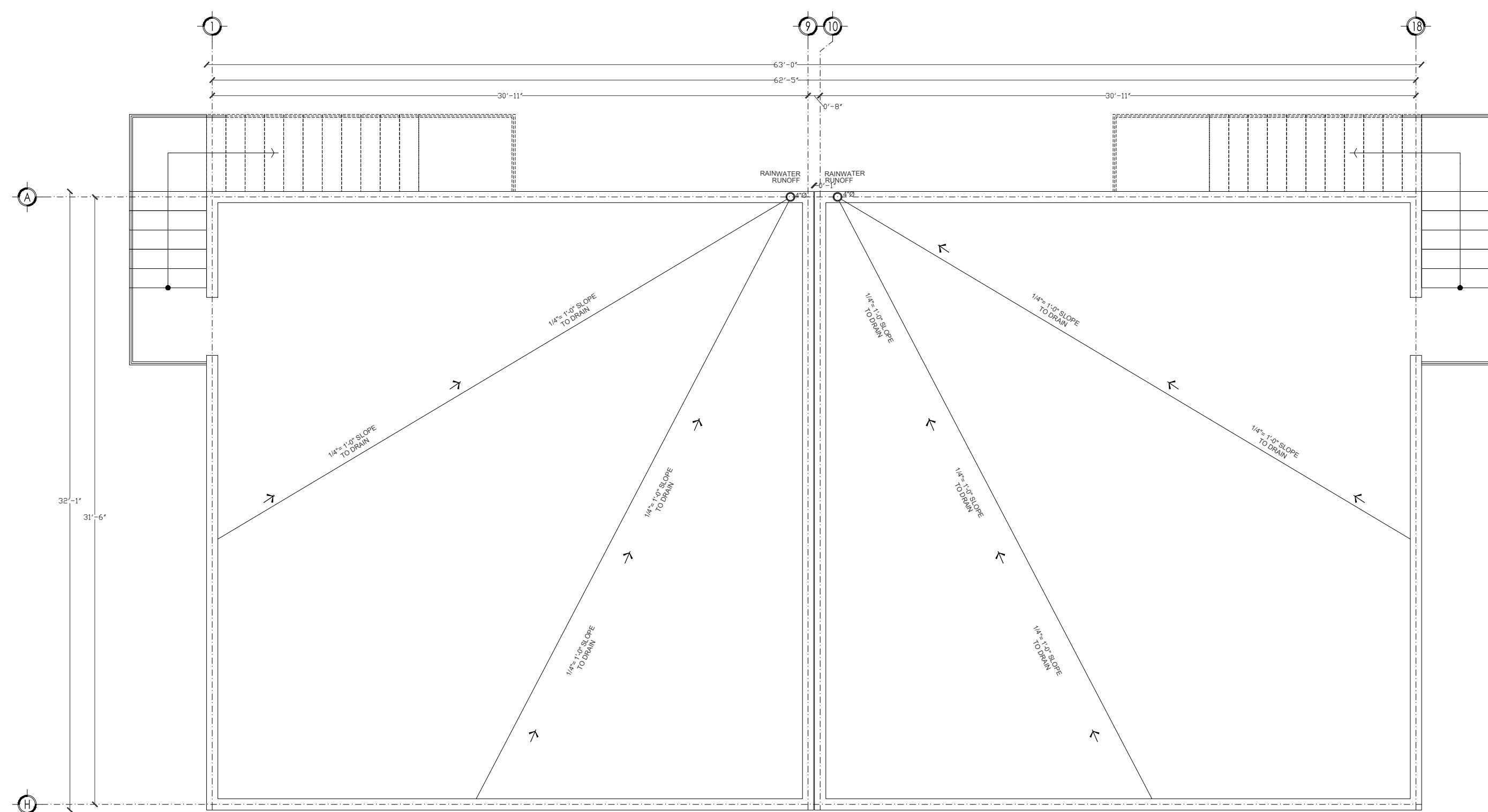
REFL LEGEND		
SYMB	DESCRIPTION	QUANTITY PER SQUARE FOOT
(Symbol)	CEILING LIGHTING OUTLET	30
(Symbol)	RECESSED LIGHTING FIXTURES	2
(Symbol)	OUTDOOR LIGHTING	4
(Symbol)	RECESSED LIGHTING	11
(Symbol)	CEILING RECESSED LIGHTING	1
(Symbol)	CEILING RECESSED LIGHTING	1
(Symbol)	SWITCHES	1
(Symbol)	THREE WAY SWITCH	11
(Symbol)	THREE WAY SWITCH	5
(Symbol)	RECESSED LIGHTING	14
(Symbol)	RECESSED LIGHTING	3
(Symbol)	PHONE INSTALLATION	1
(Symbol)	INTERPHONE INSTALLATION	1
(Symbol)	TV INSTALLATION	5
(Symbol)	SMOKE DETECTOR	10
(Symbol)	SMOKE DETECTOR FOR	1
(Symbol)	PHONE	1



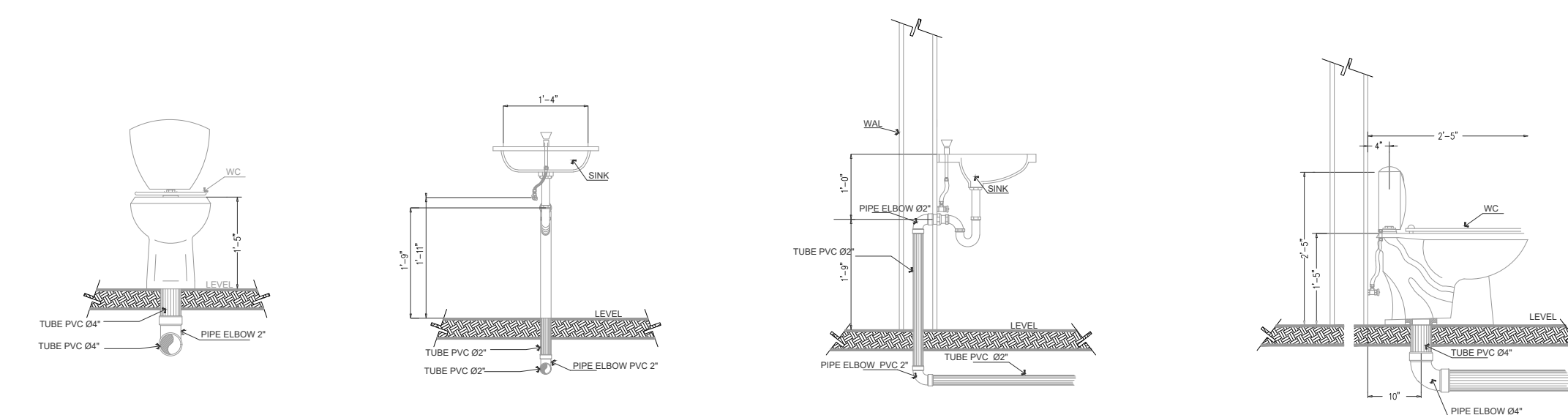
01
P1.0 SANITARY PLUMBING FIRST FLOOR PLAN
3/16" = 1'-0"



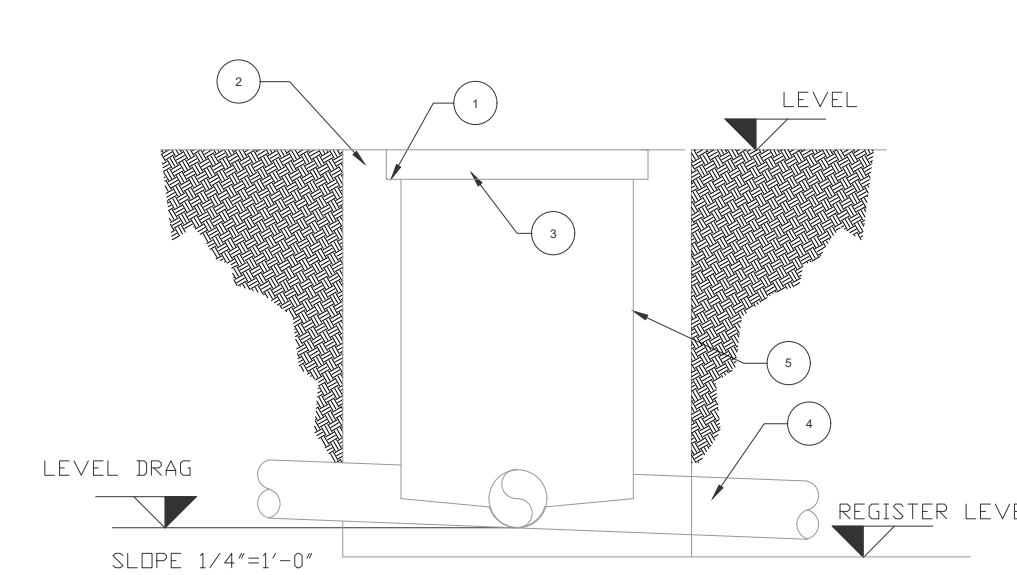
02
P1.0 SANITARY PLUMBING SECOND FLOOR PLAN
3/16" = 1'-0"



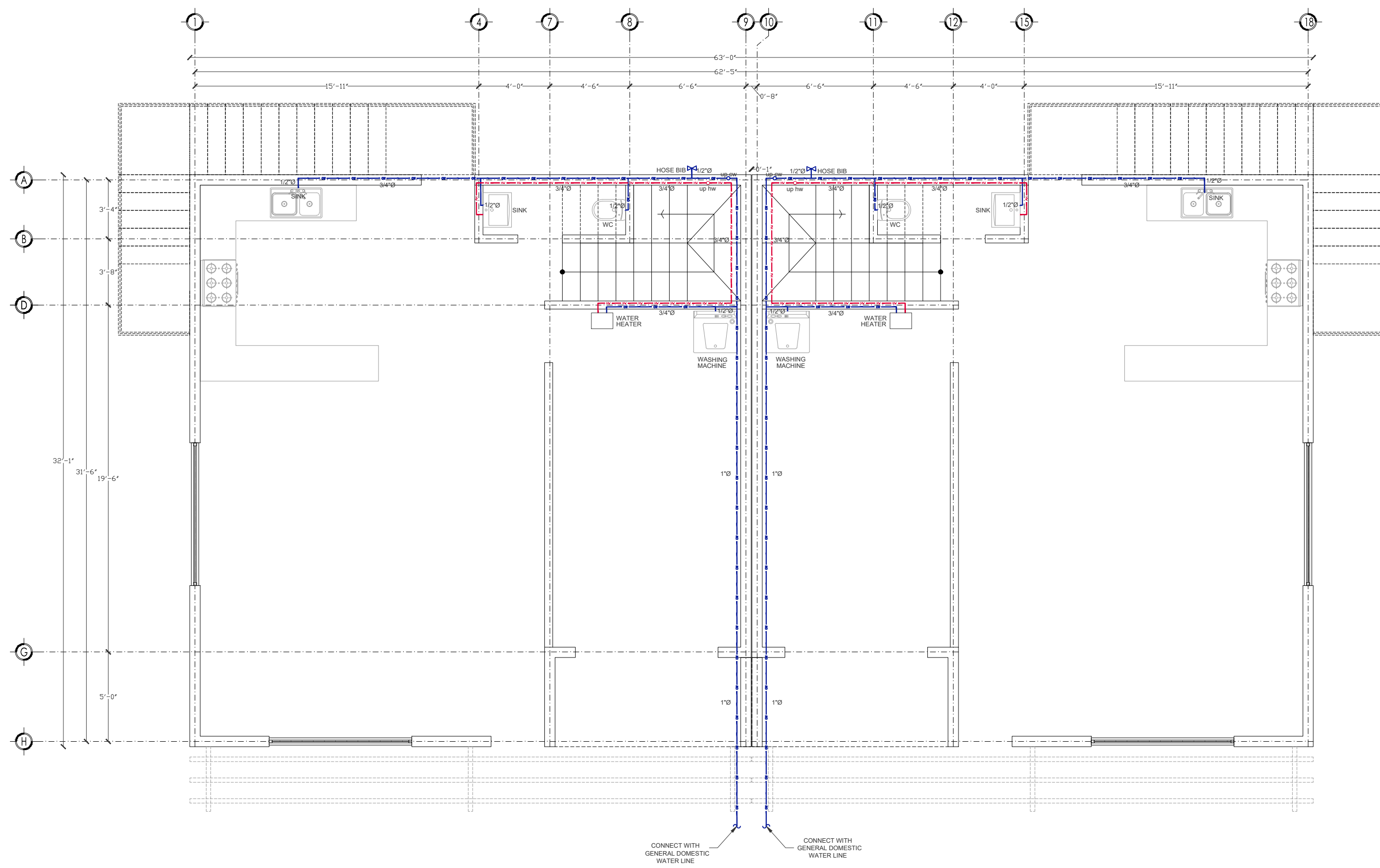
03
P1.0 SANITARY PLUMBING FIRST FLOOR PLAN
3/16" = 1'-0"



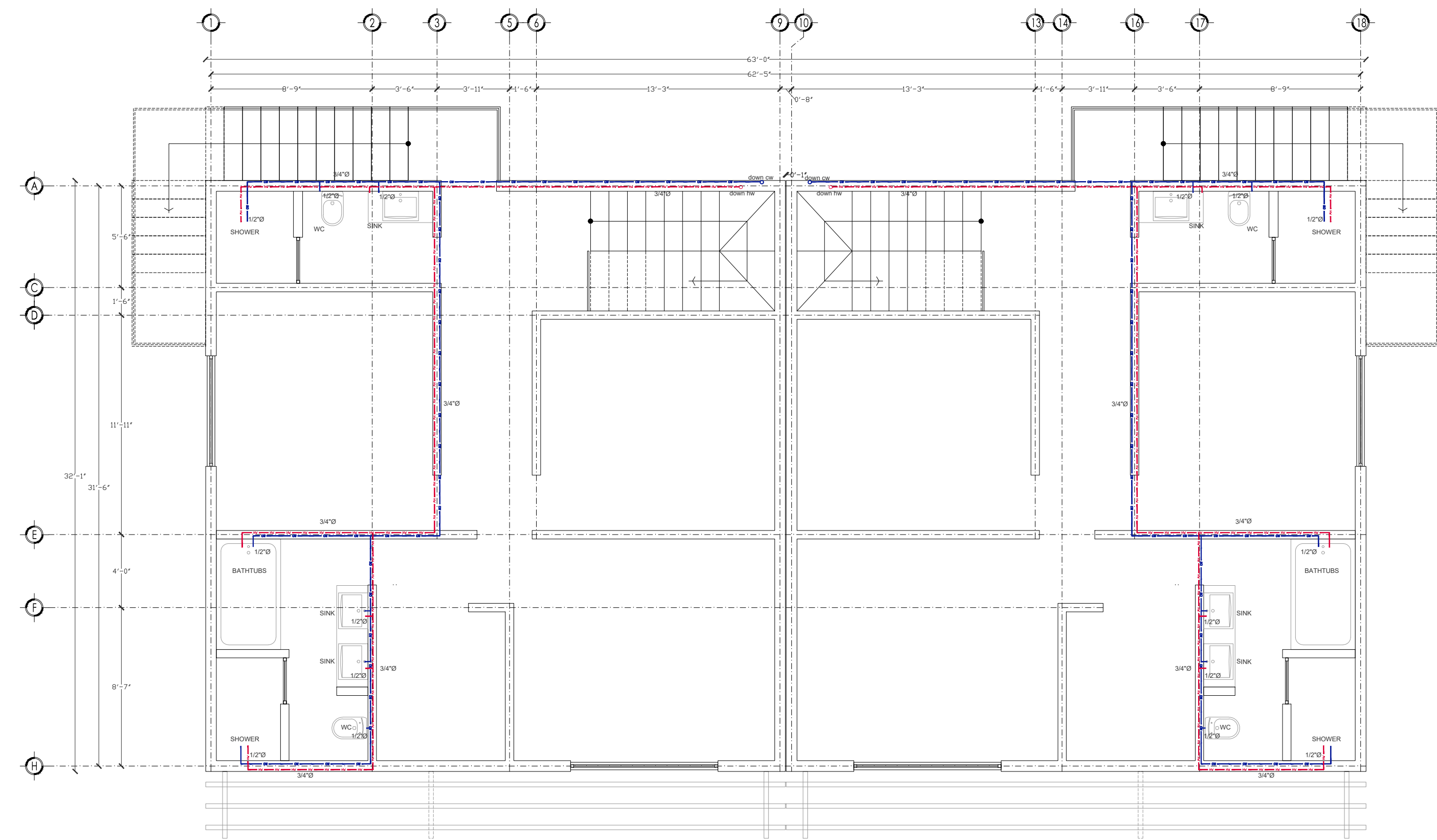
- ← WATER DIRECTION
- YEE Ø4" x 2" P.V.C.
- YEE Ø4" P.V.C.
- PIPE Ø4" P.V.C.
- PIPE Ø2" P.V.C.
- YEE Ø2" P.V.C.
- PIPE 45° x Ø4" P.V.C.
- PIPE 90° x Ø2" P.V.C.
- 4"Ø DOWN WATER (SANITARY)
- 4"Ø RAINWATER



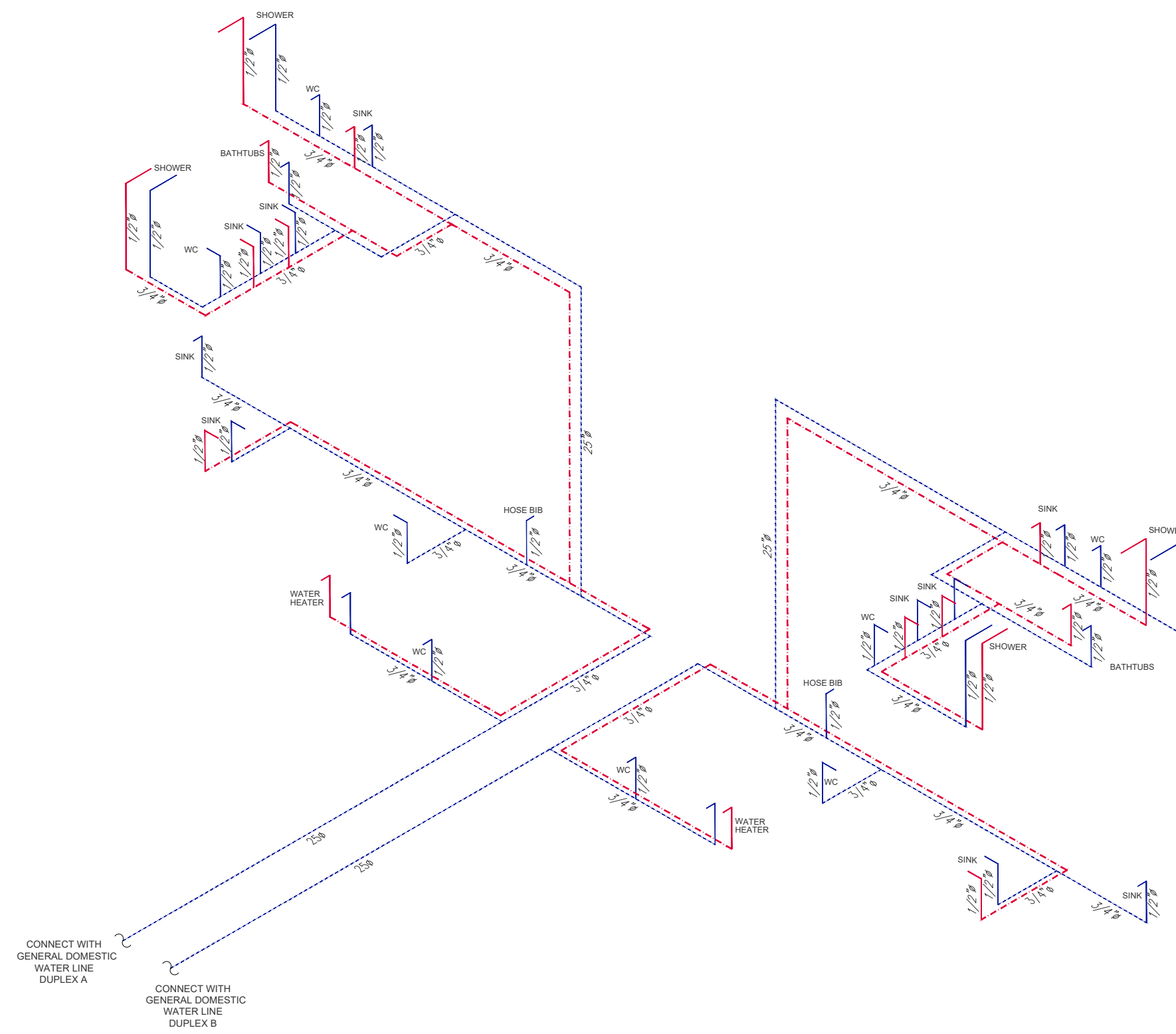
- REF. LEGEND
- 1- IRON FRAME
 - 2- ANGULAR IRON FRAME
 - 3- CONCRETE MANHOLE COVER
 - 4- SANITARY PVC TUBE
 - 5- WALLS



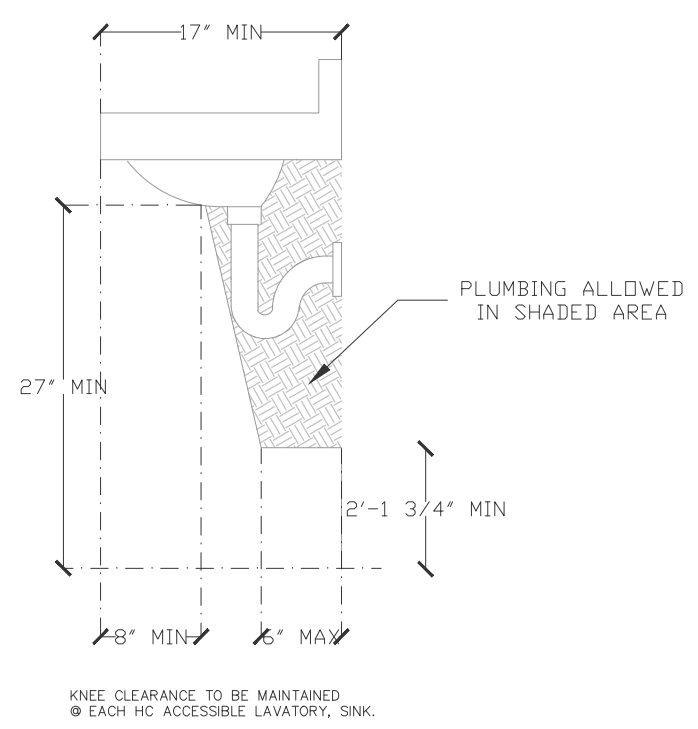
01 WATER PLUMBING FIRST FLOOR PLAN
3/16" = 1'-0"



02 WATER PLUMBING SECOND FLOOR PLAN
3/16" = 1'-0"



03 ISOMETRIC WATER_WASTE
NONE



NOTES:
LICENSED PLUMBER TO VERIFY WATER METER SIZING AND UPGRADE IF NECESSARY ACCORDING TO CODE.
ANY EXISTING PLUMBING TO BE CAPPED OFF ACCORDING TO CITY OF SAN ANTONIO ADOPTED CODES.