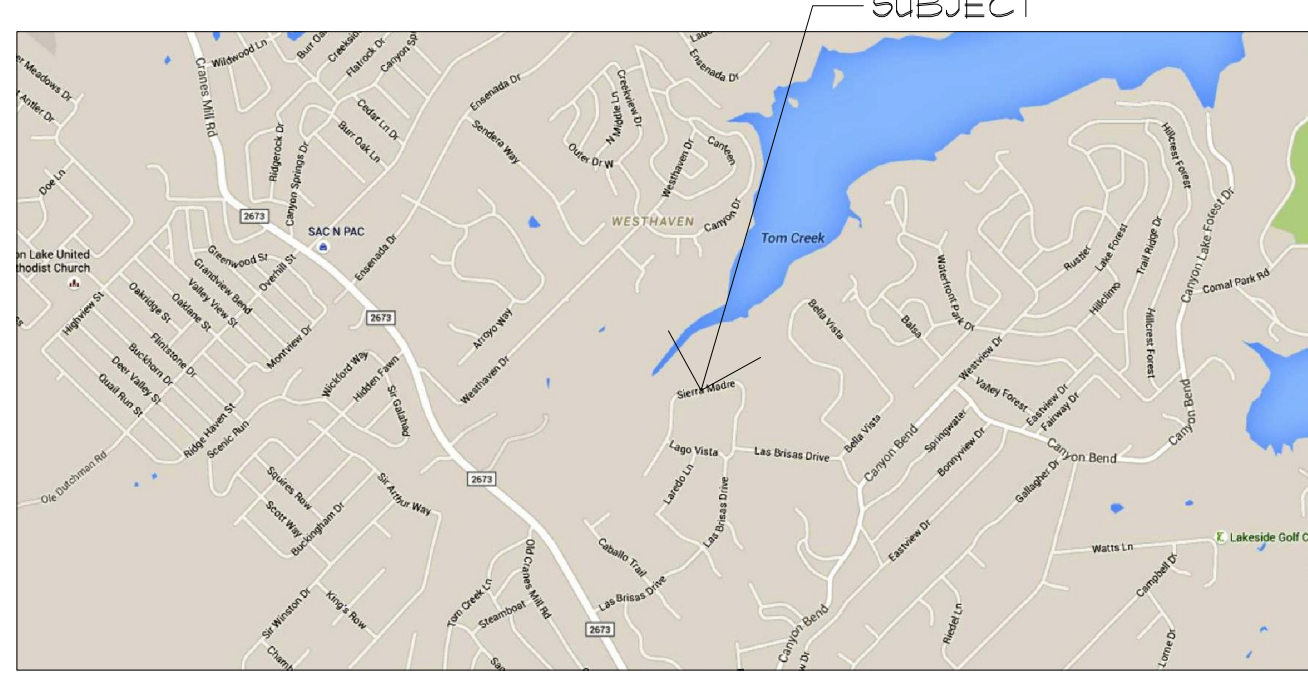


# A NEW HOME

LOT 120, BLOCK 29,  
2163 SIERRA MADRE.  
ENSENADA SHORES, SUBDIVISION.  
COMAL COUNTY, TEXAS.



LOCATION MAP N.T.S.

GENERAL NOTES:  
APPLICABLE CODES:  
2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFIED DEVELOPMENT CODE  
2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2016 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2016 INTERNATIONAL ENERGY CONSERVATION CODE

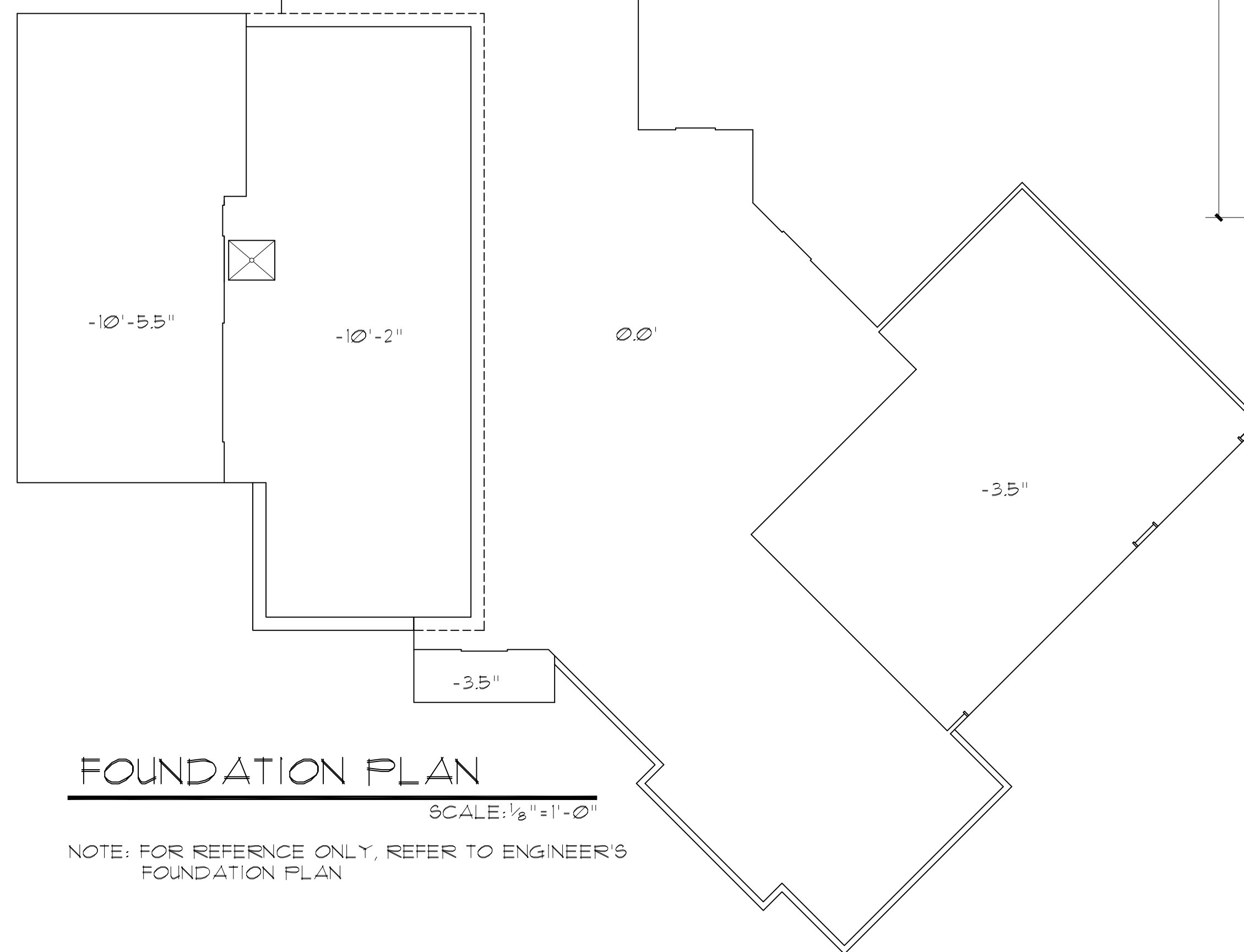
1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 1805.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20" HEIGHT 24") 34" MINIMUM HEIGHT OF BILL TO FLOOR 44" IRC SECTION 310.4
3. DWELLING GARAGE SEPARATION - REQUIRE 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL 5' AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER, DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 307.4, EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) CODE 220.6, GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS, ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(G) OF THE 2016 NEC, ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430.14
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND HEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS, AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED Louvers OR SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR, THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.2

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, HERBY NOTICES BOTH OWNER AND CONTRACTOR THAT HE, THE DESIGNER, RELIEVES HIMSELF OF ALL 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 HIS SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

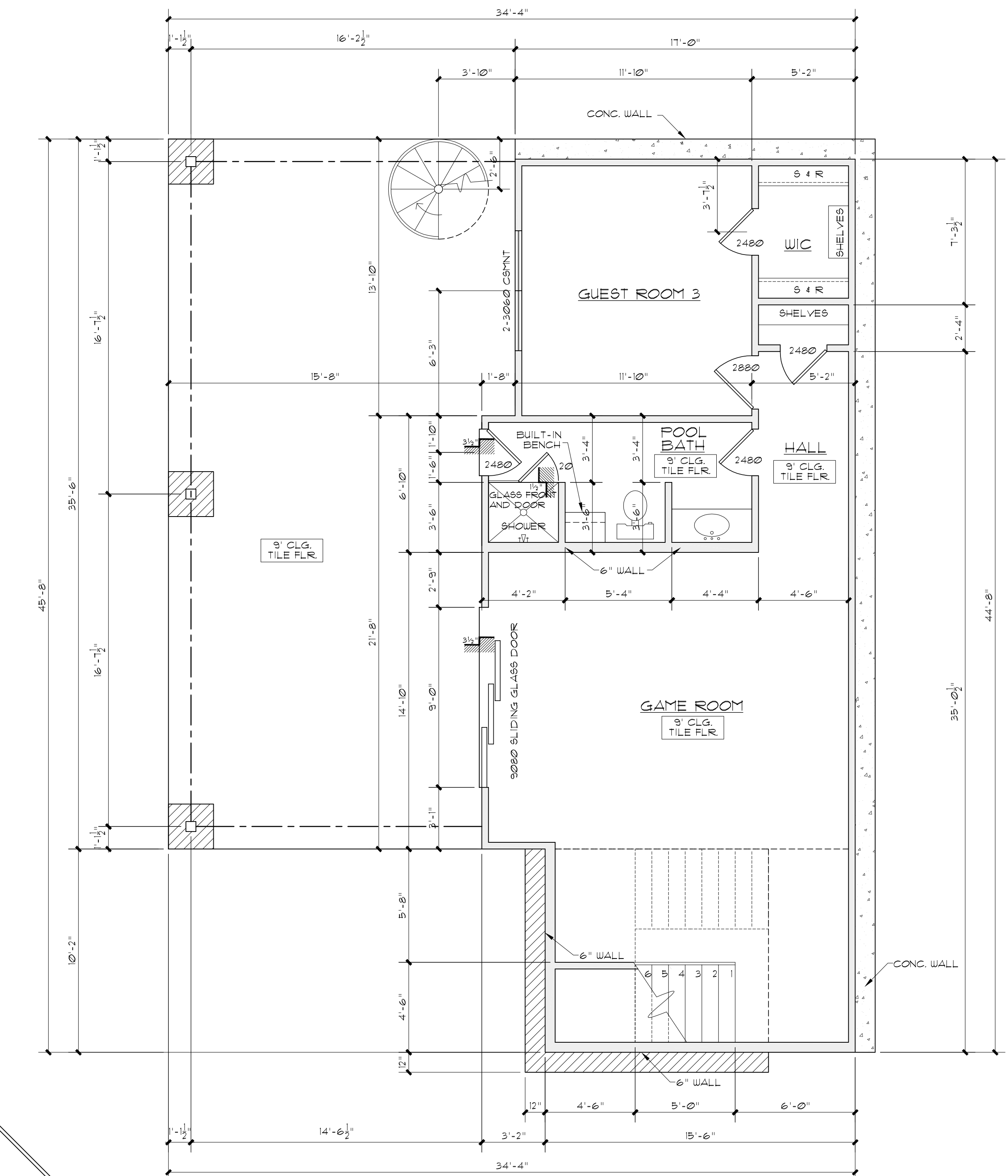
NOTES:

1. BASEMENT FLOOR PLATE AT 9'-0" MAIN FLOOR AT 10'-0" 2nd FLOOR AT 9'-0" AFF
2. 3" A/C UNIT IN ATTIC, PROVIDE 220V AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINES, PROVIDE SUBFLOOR WALKWAY TO AND AROUND EACH UNIT CONFORMING TO APPLICABLE CODE, VERIFY LOCATION OF EACH UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
3. BASEMENT AND MAIN FLOOR WINDOWS HEADER HT. AT 8'-0" 2nd FLOOR AT 1'-6" AFF, UNLESS OTHERWISE NOTED.



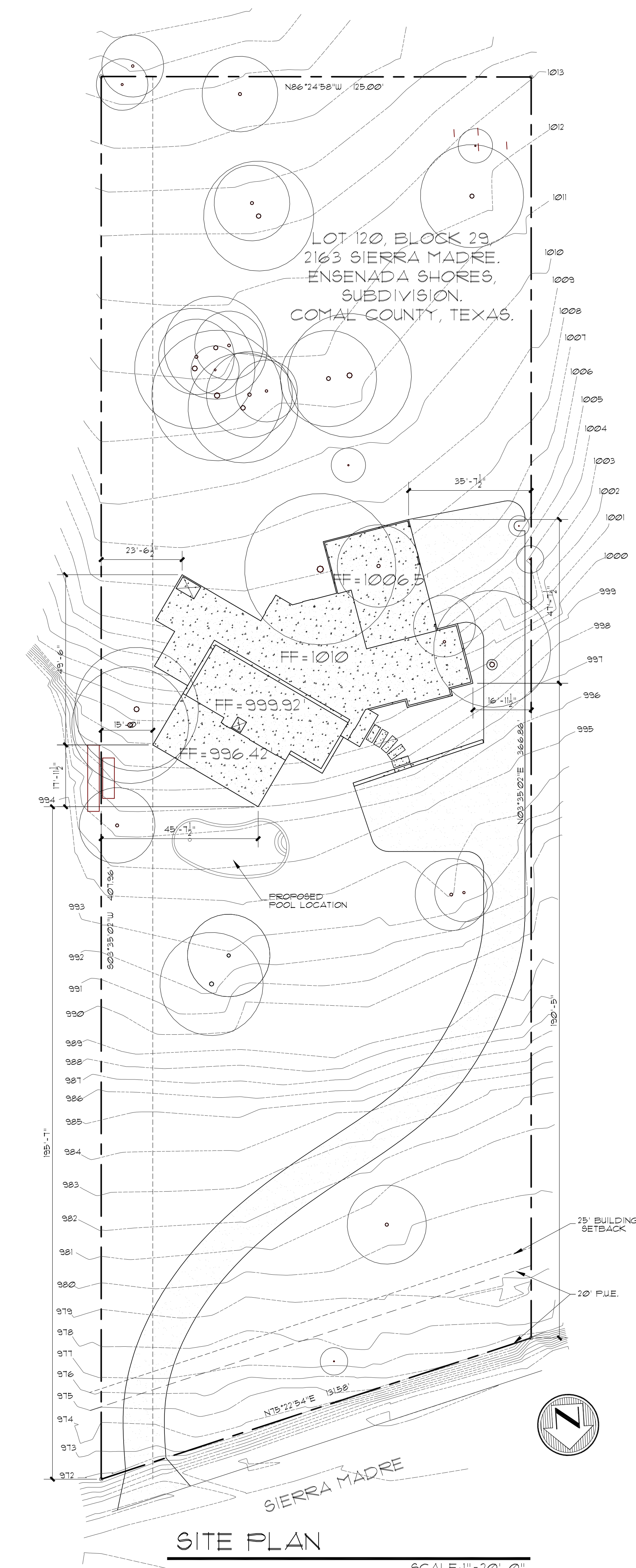
FOUNDATION PLAN  
SCALE: 1/8"=1'-0"

NOTE: FOR REFERENCE ONLY, REFER TO ENGINEER'S FOUNDATION PLAN



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

AREAS	
BASEMENT	667#
MAIN FLOOR	2617#
2nd FLOOR	861#
TOTAL LIVING	4,145#
PORCH	43#
GARAGE	803#
COVERED PATIO	519#
TERRACE	109#
MAS. LUG	49#
TOTAL BUILDING	6,328#
TOTAL SLAB	4,221#
REAR PATIO	393#



SITE PLAN  
SCALE: 1"=20'-0"



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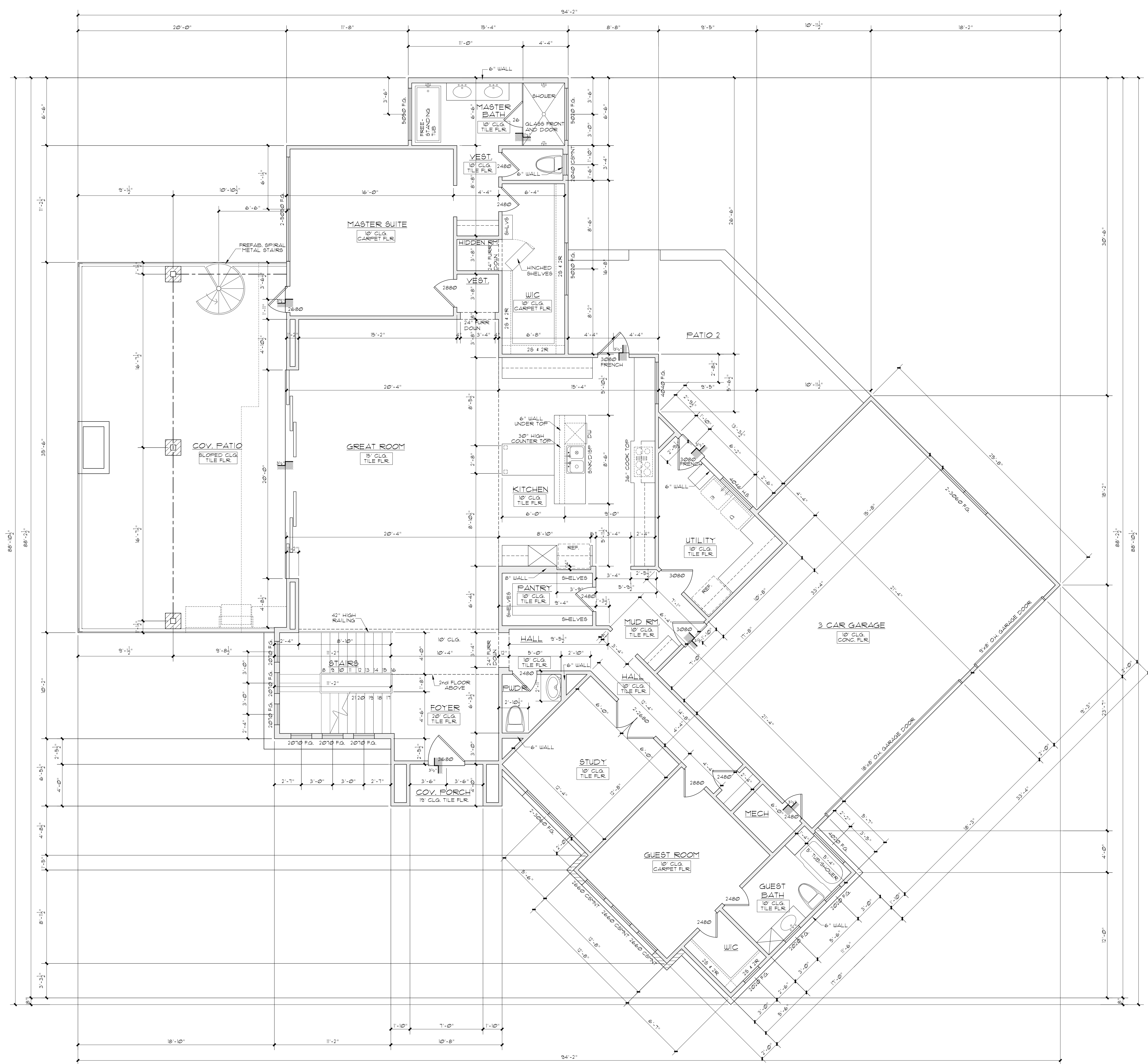
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CHECKED BY: RAMC  
SCALED: AS NOTED  
DATE: 02.05.2016  
PROJECT No:





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

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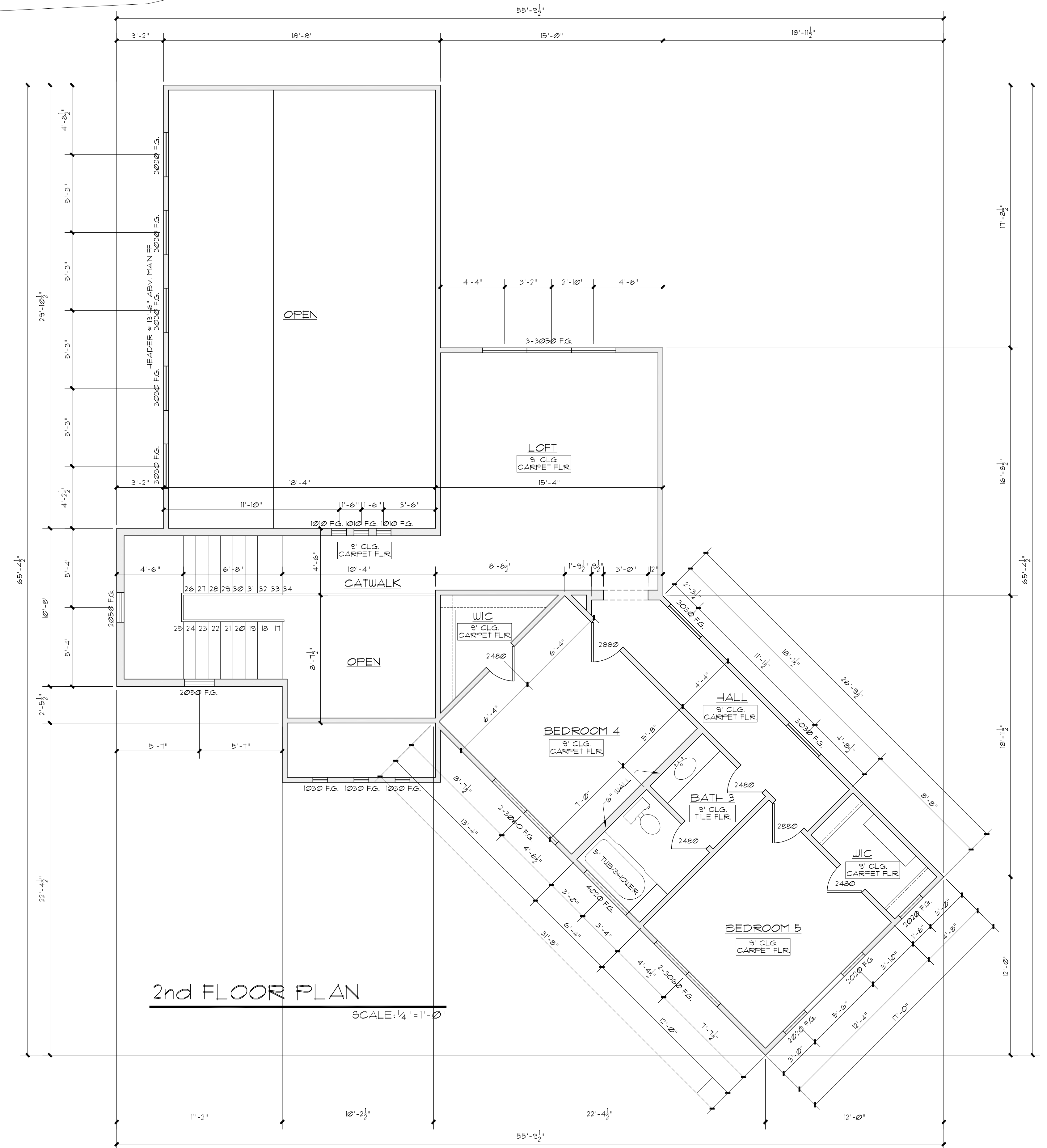
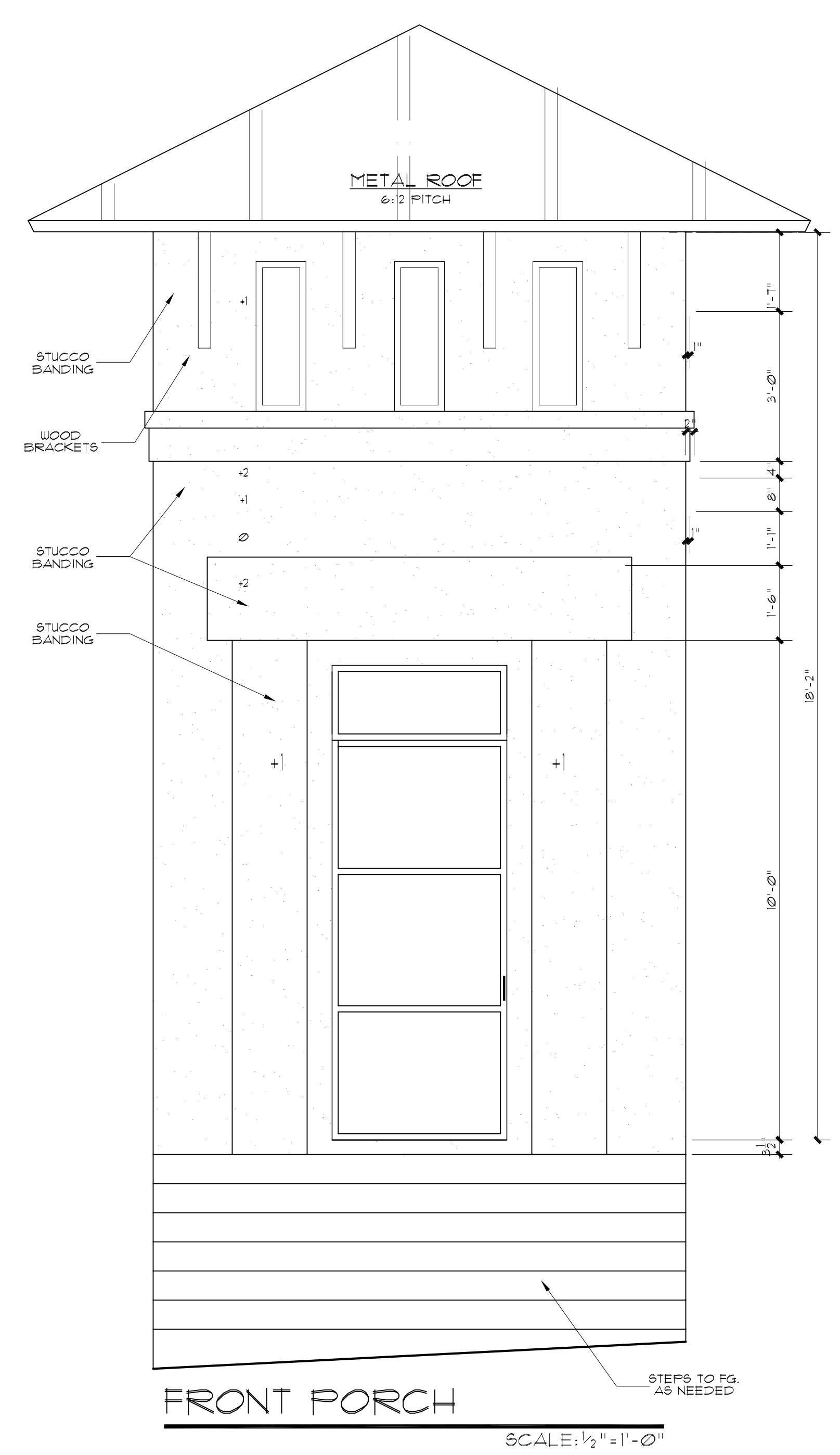
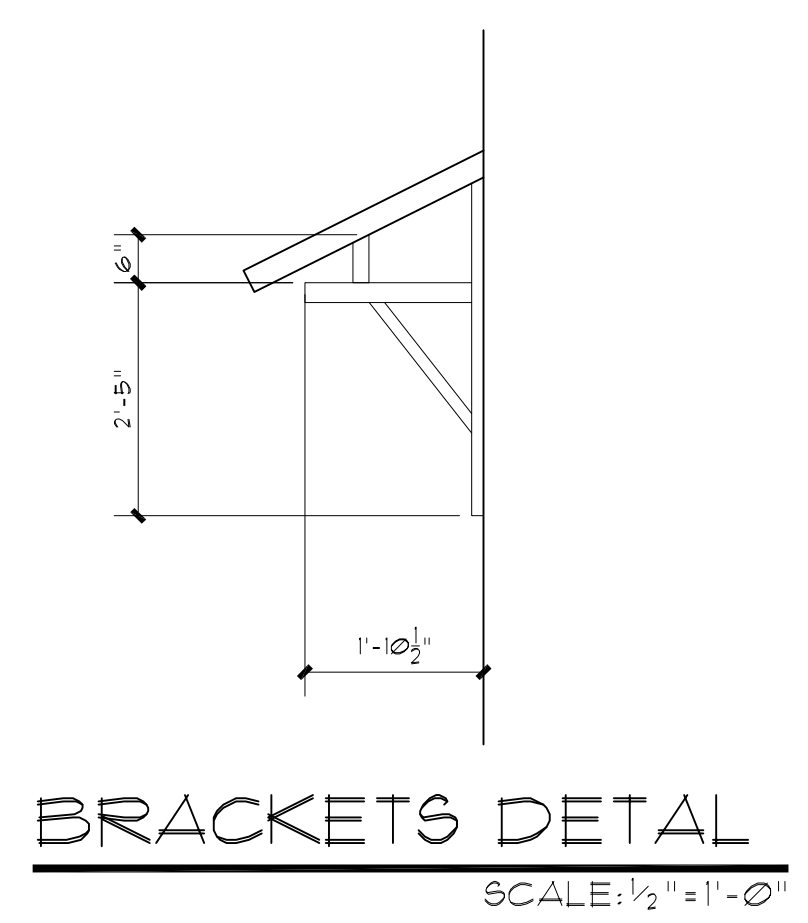
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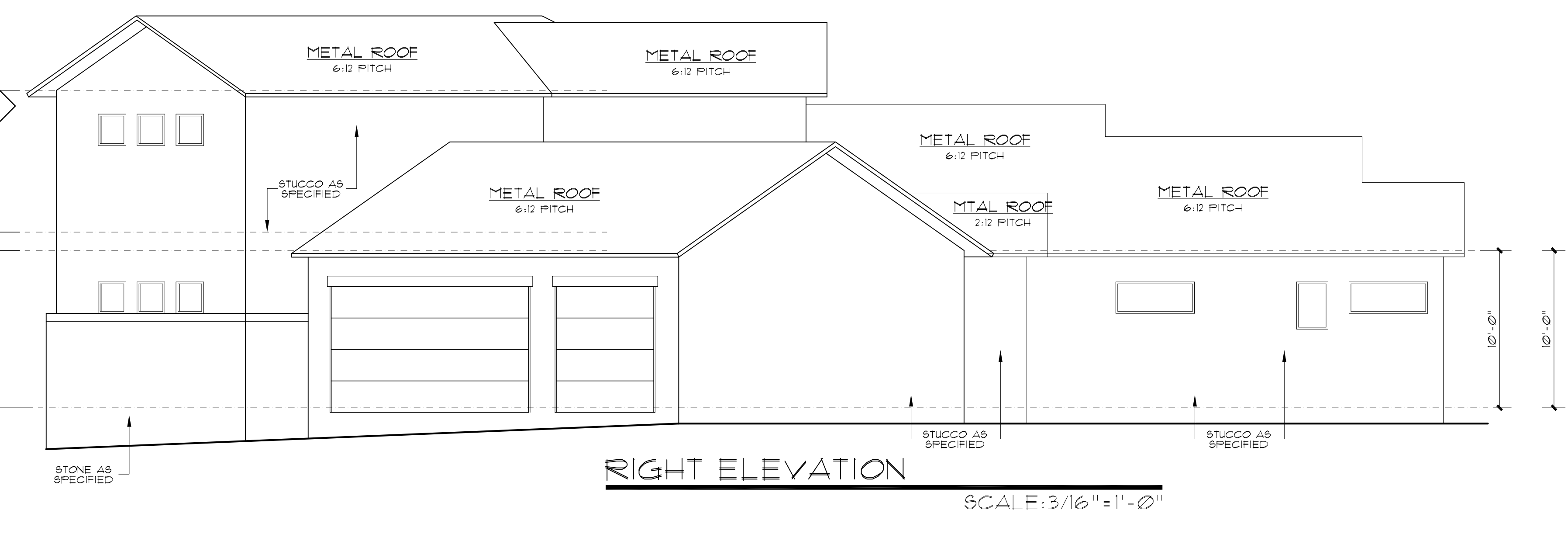
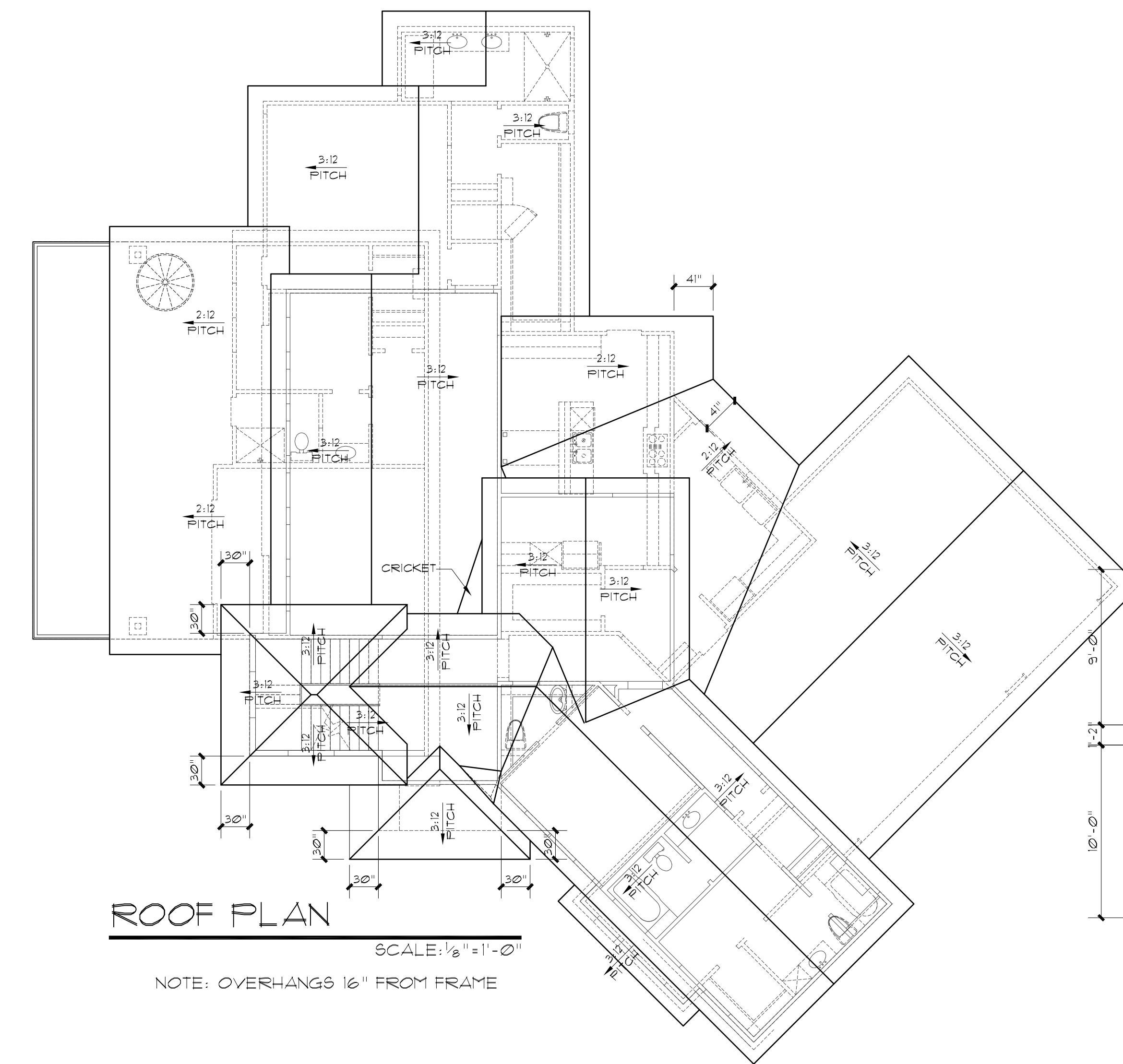
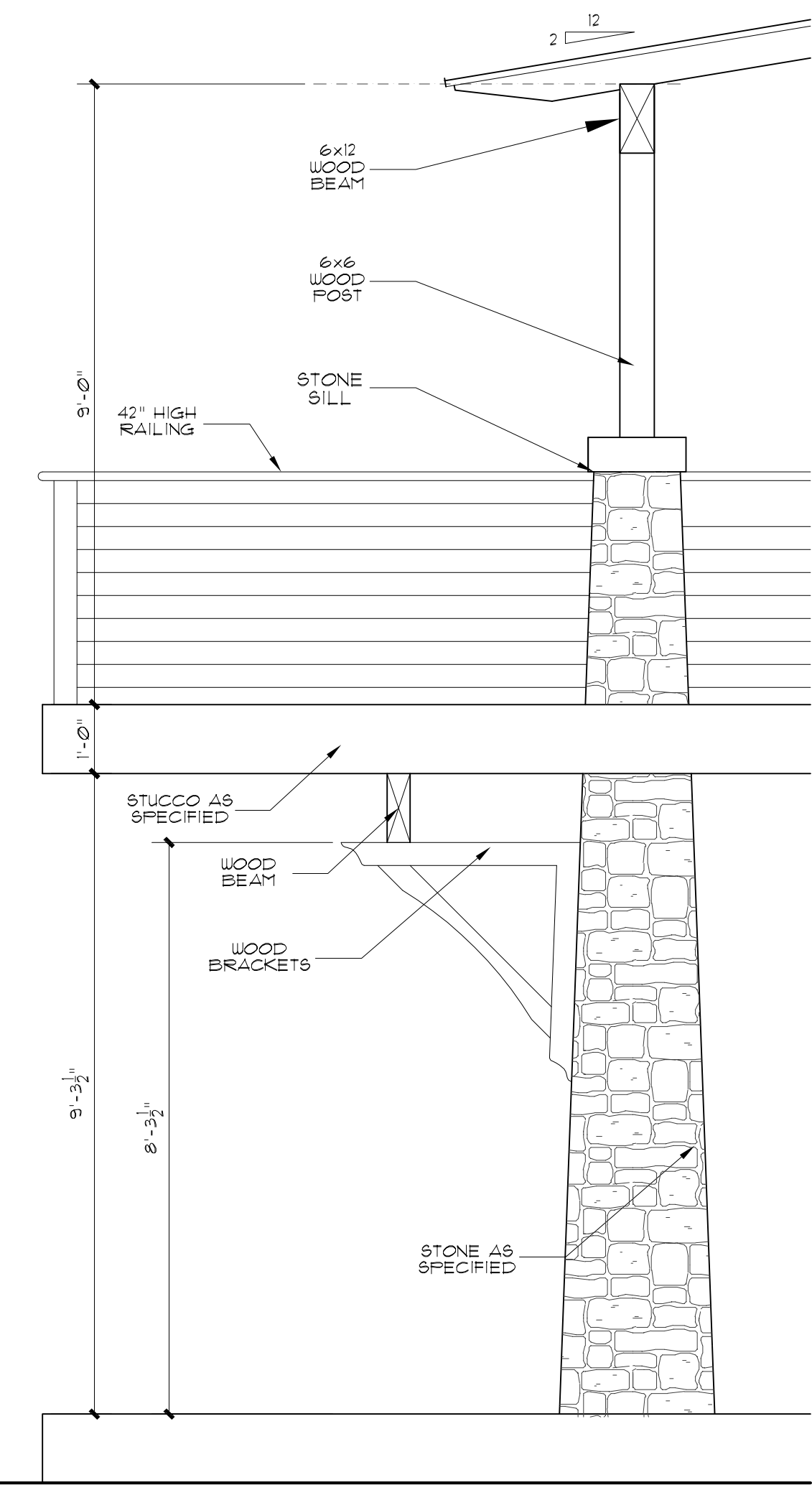
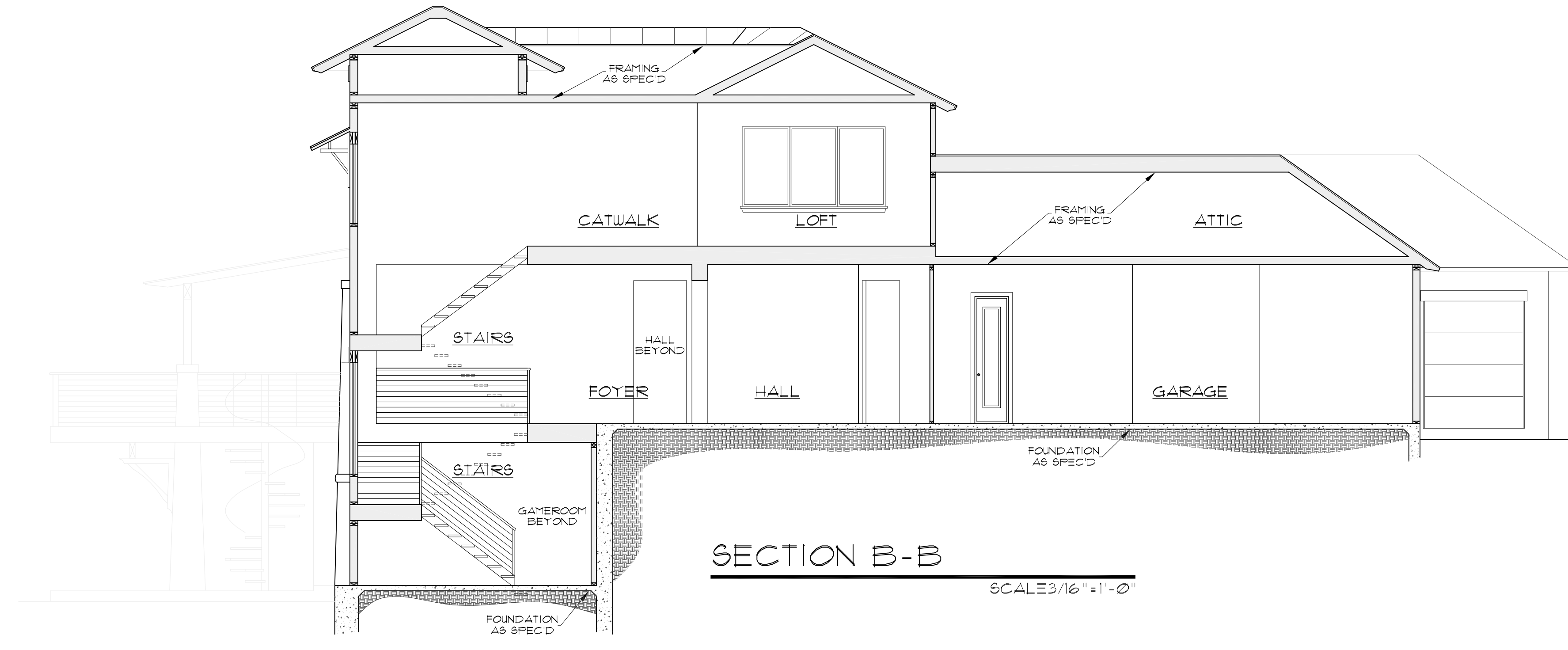
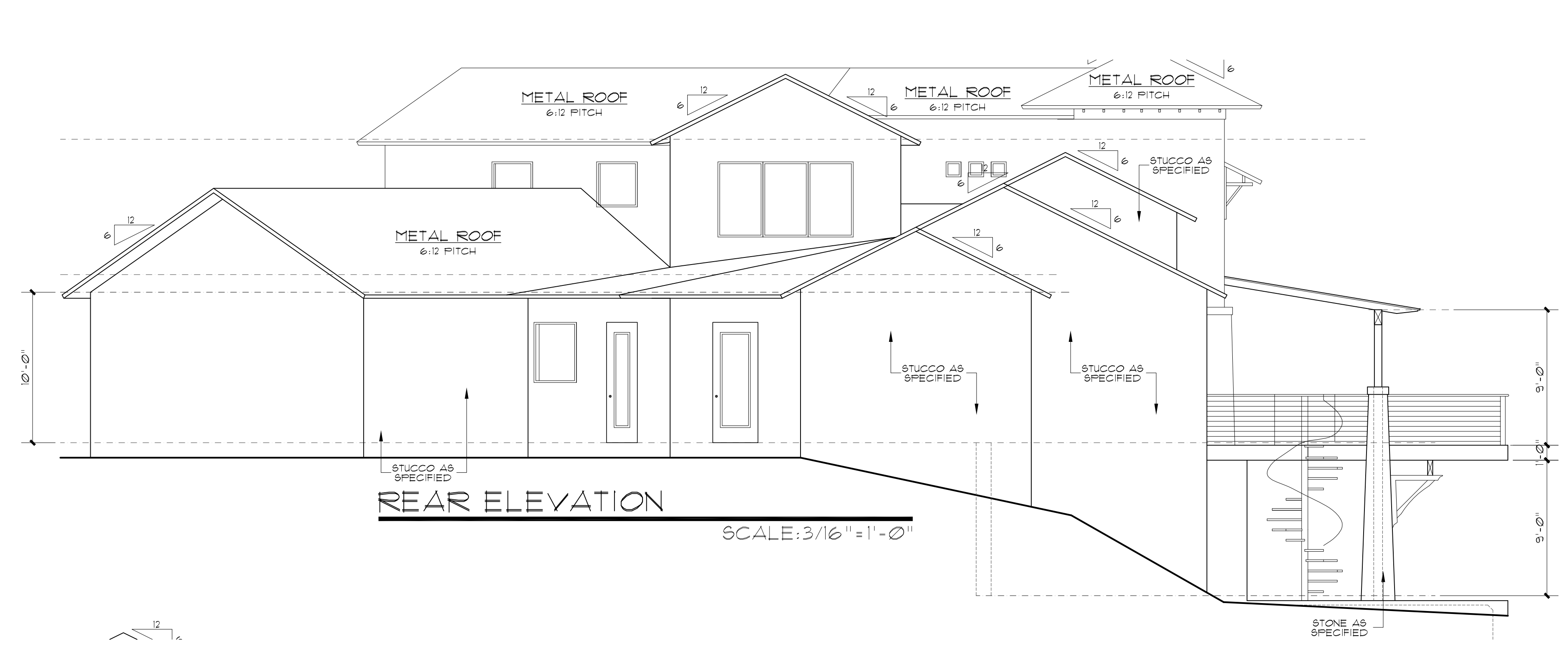
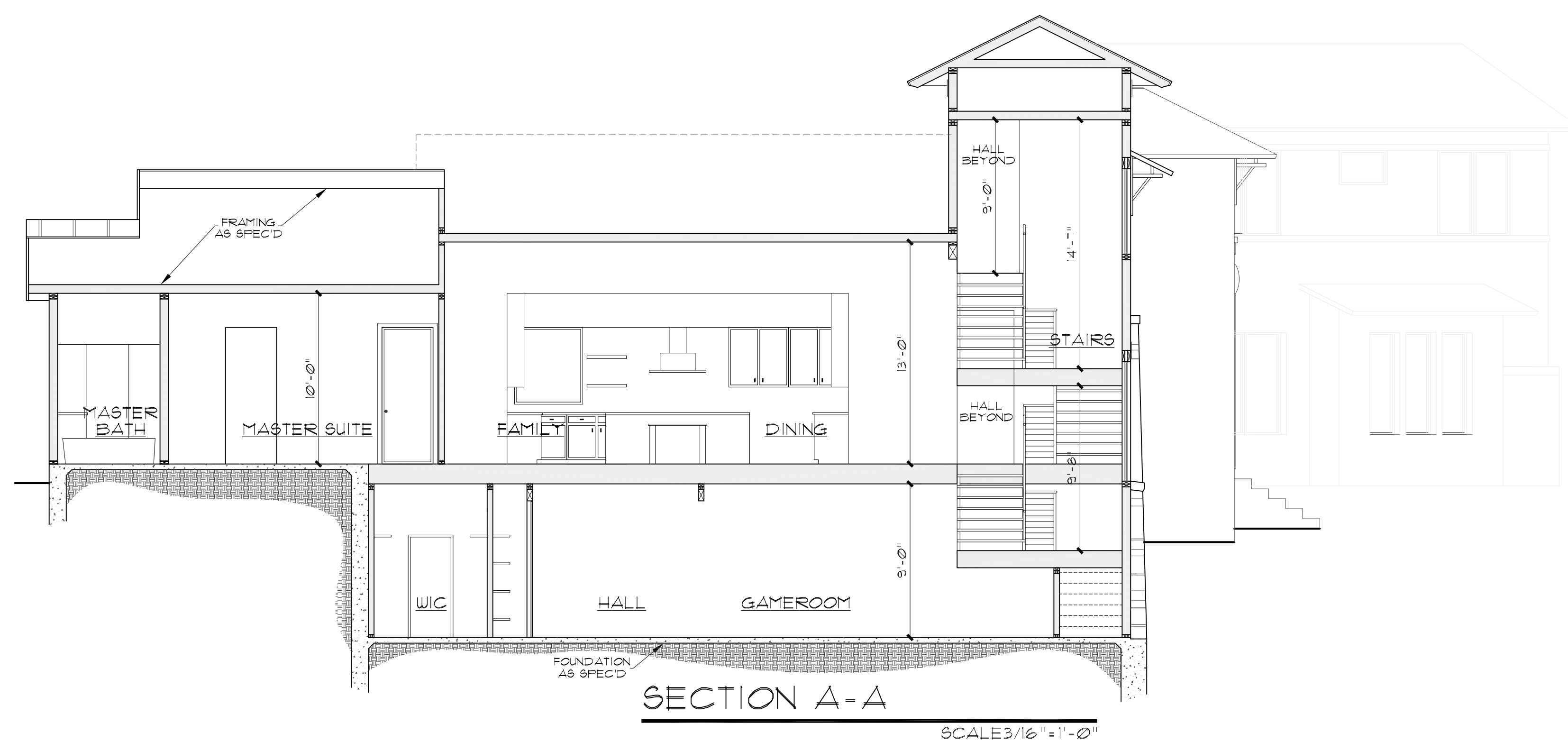
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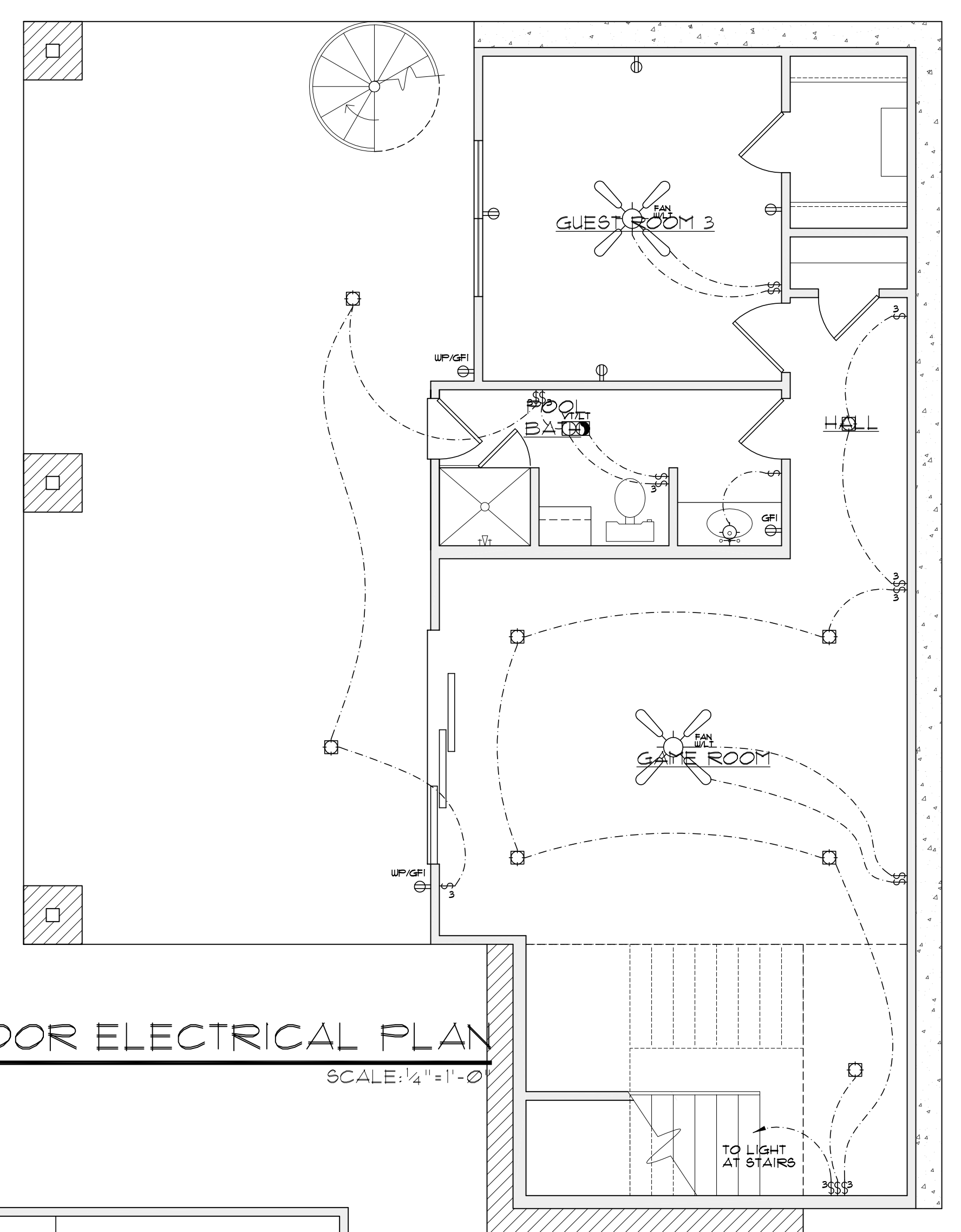
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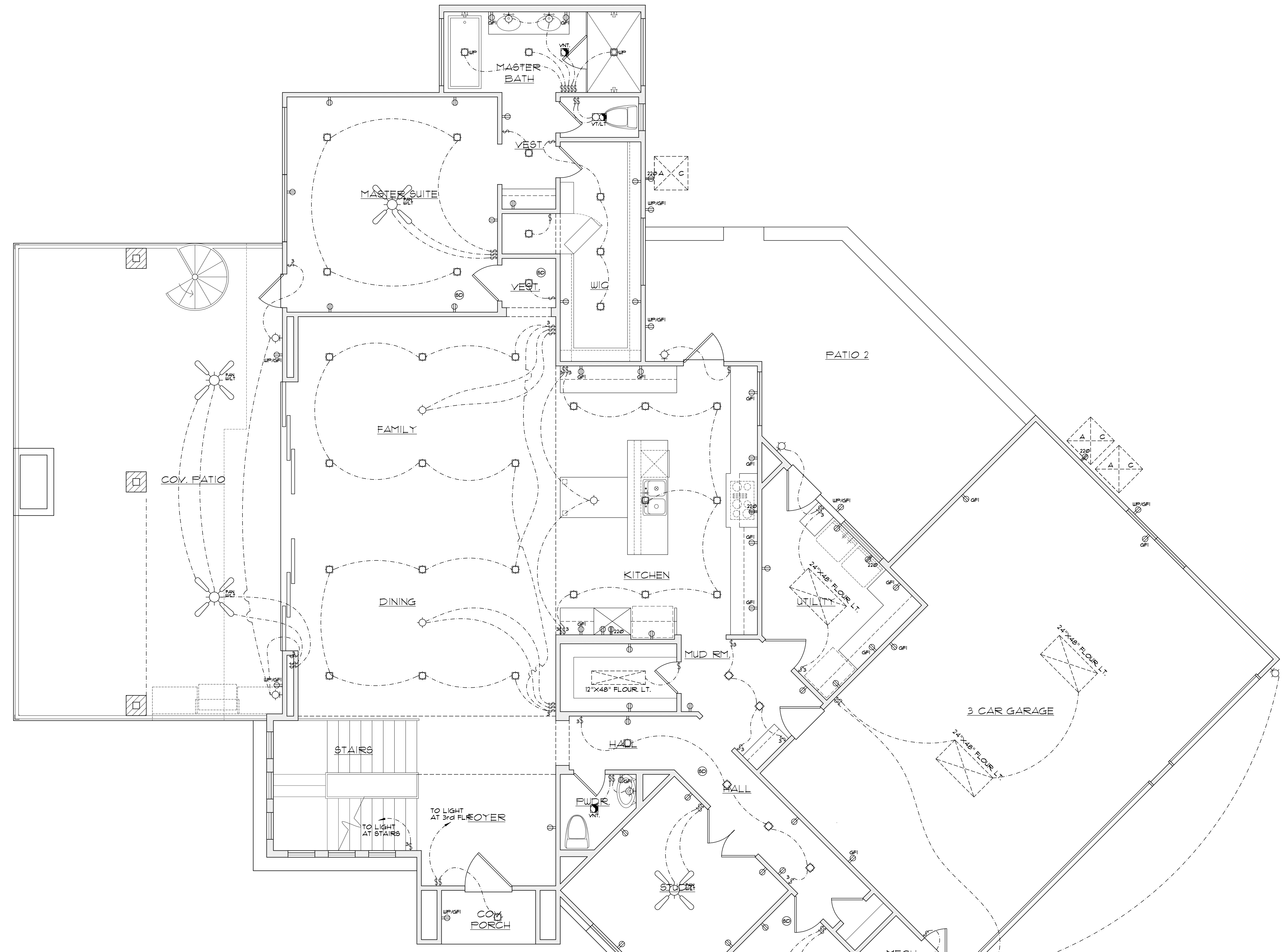
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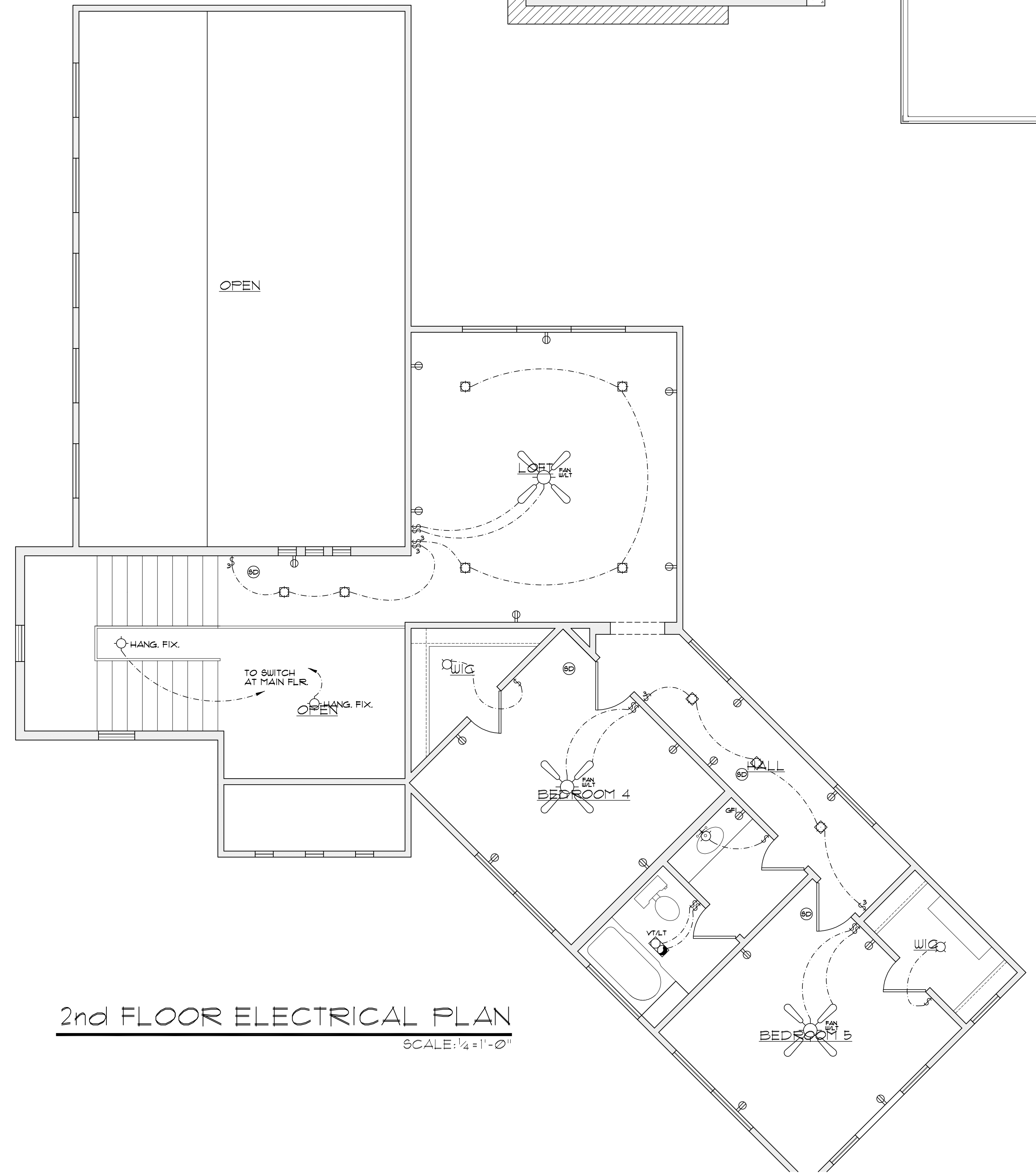
**BASEMENT FLOOR ELECTRICAL PLAN**

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



**MAIN FLOOR ELECTRICAL PLAN**

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



**2nd FLOOR ELECTRICAL PLAN**

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

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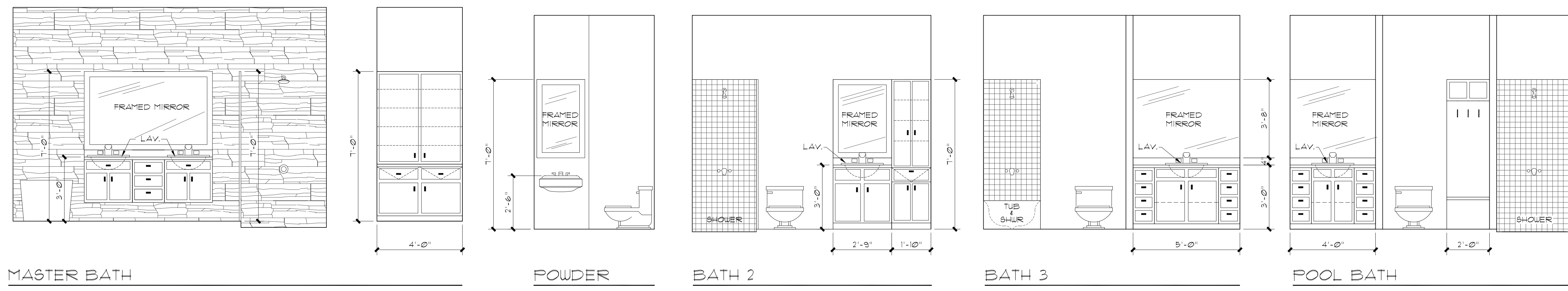
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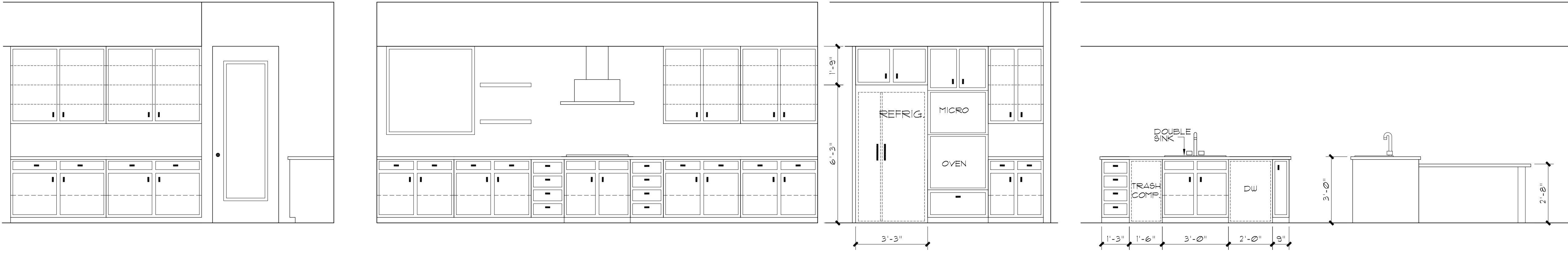
MASTER BATH

POWDER

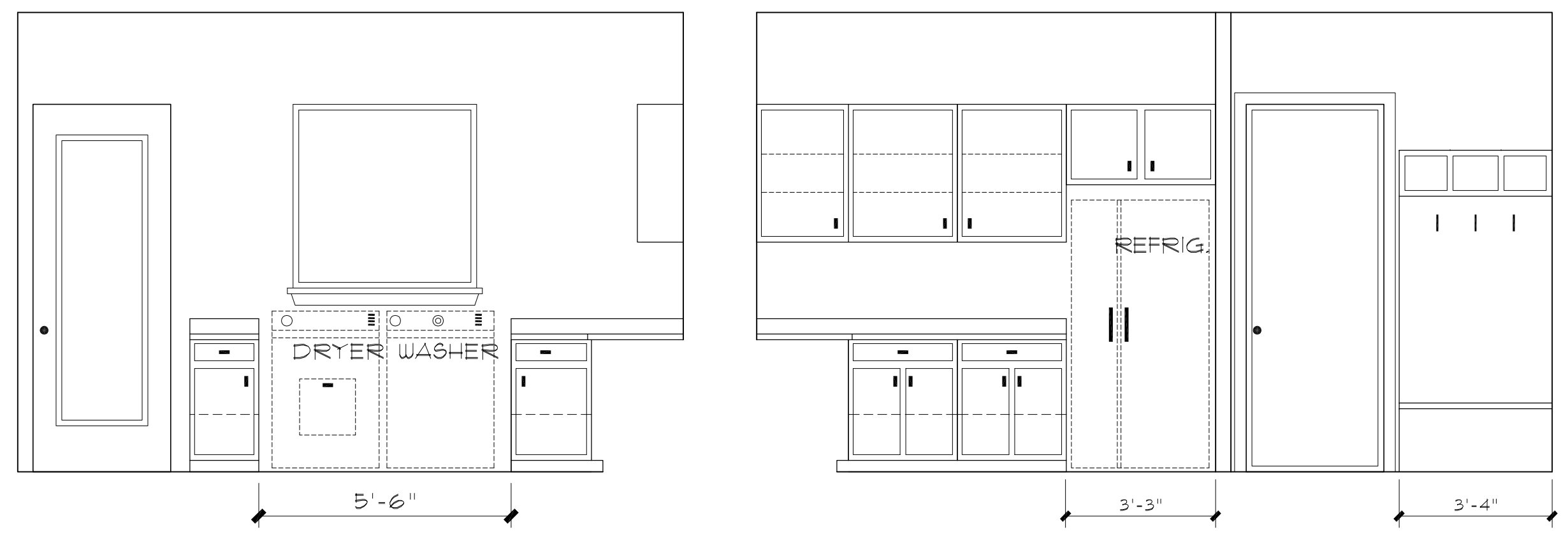
BATH 2

BATH 3

POOL BATH



MASTER BATH



UTILITY

INTERIOR ELEVATIONS

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

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