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1481

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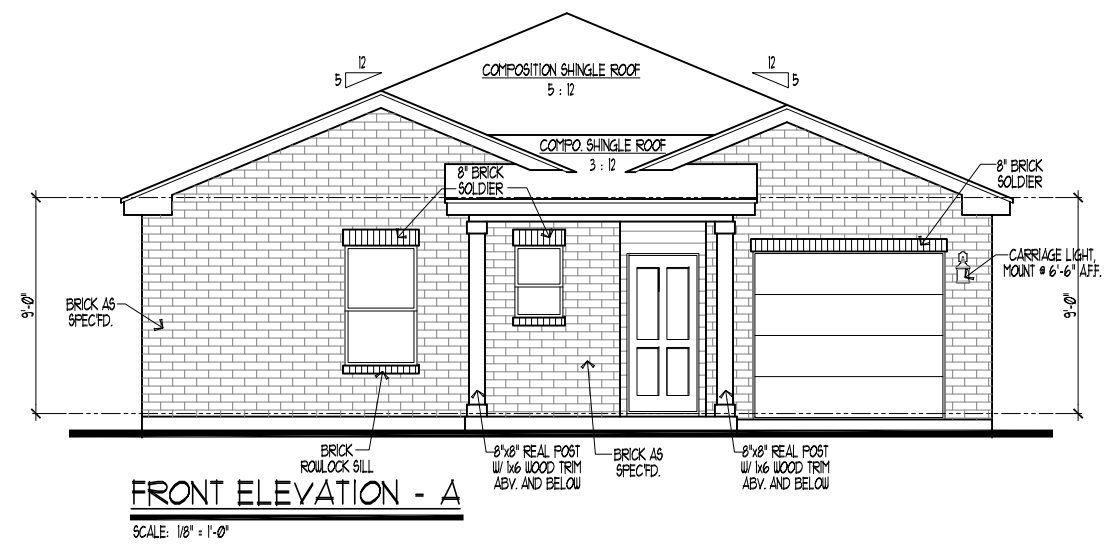
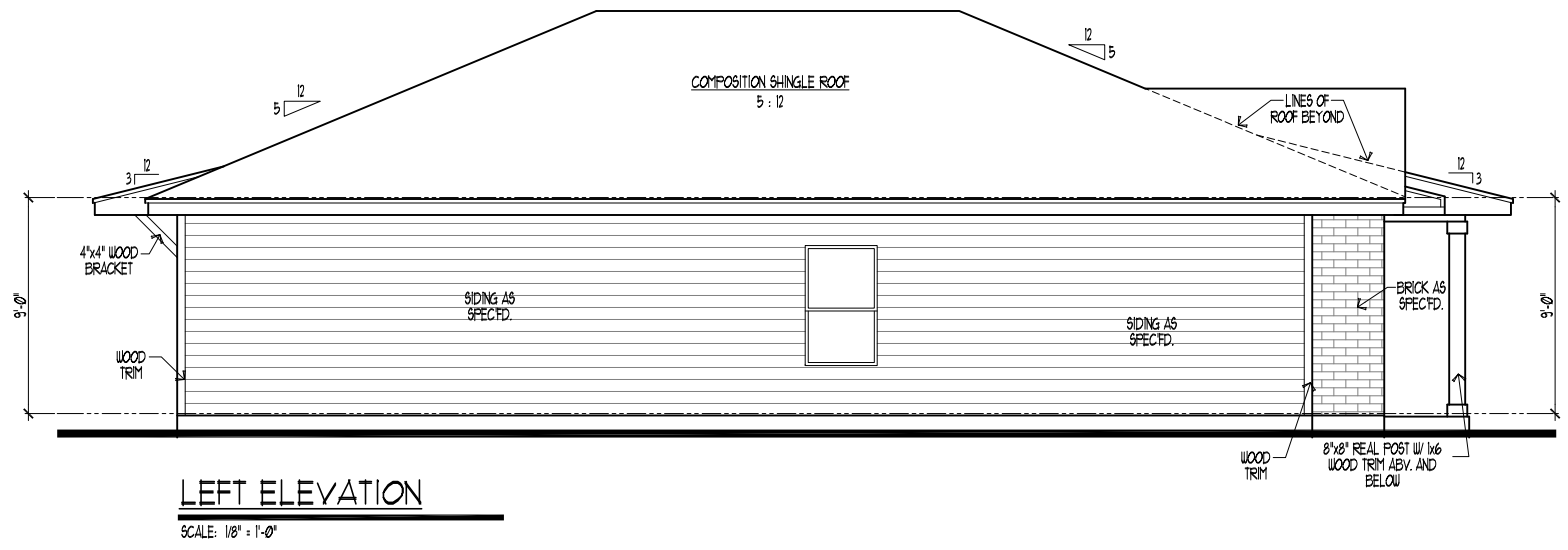
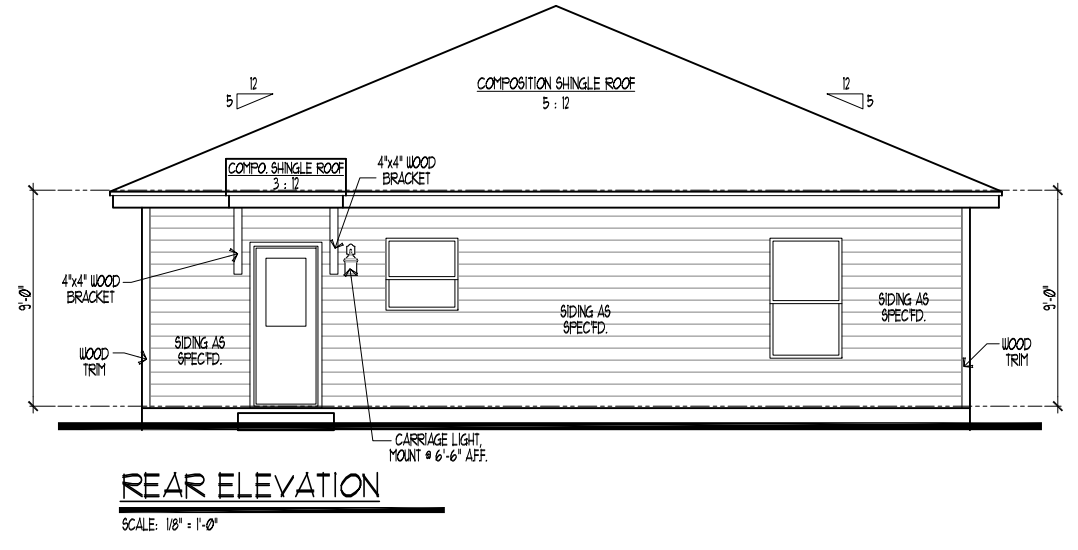
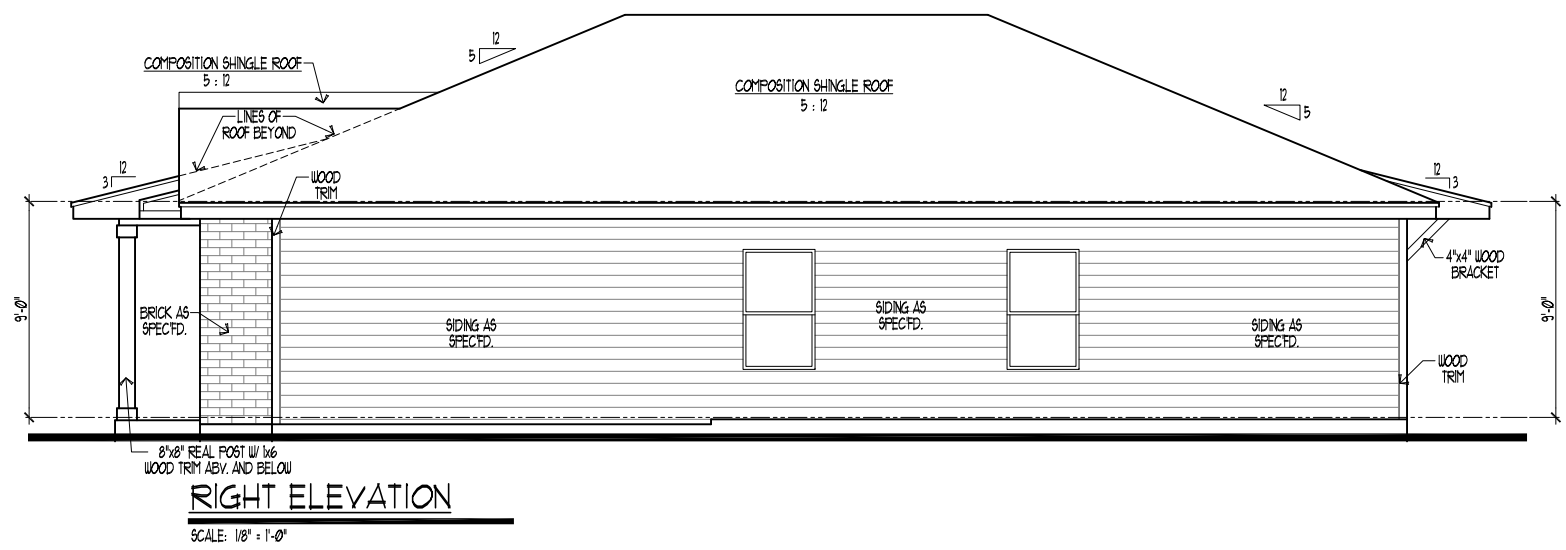
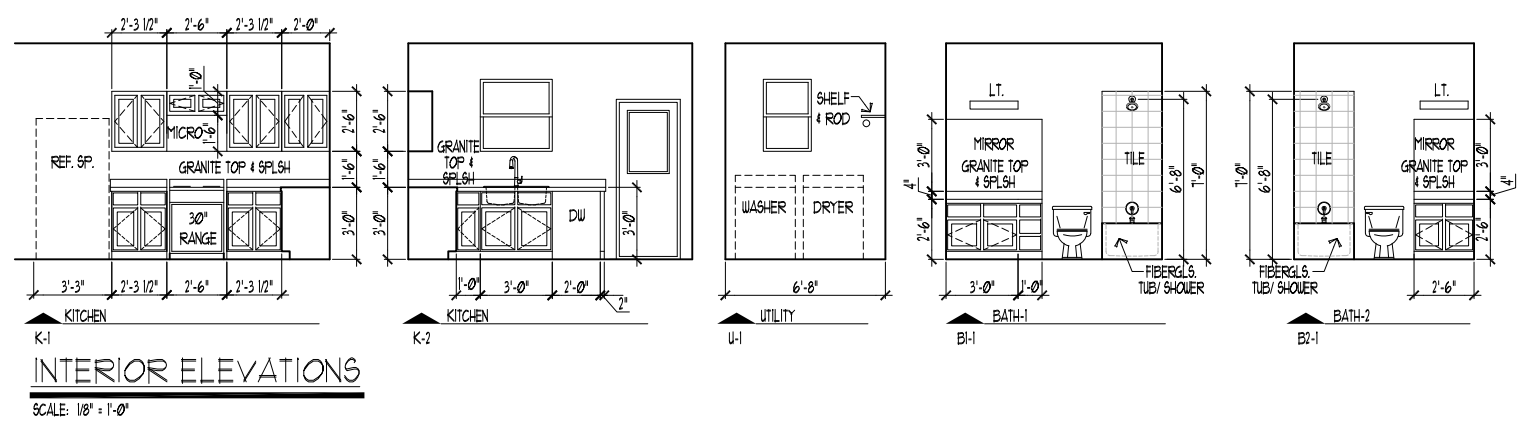
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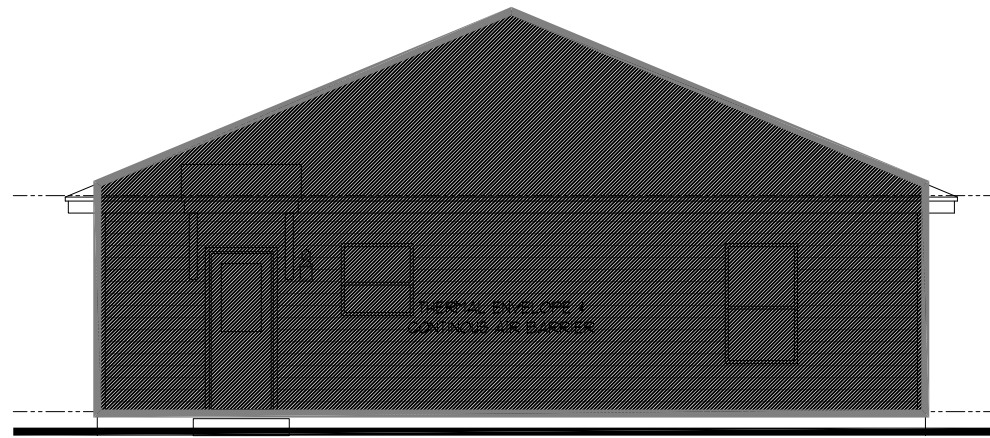
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01/26/2021

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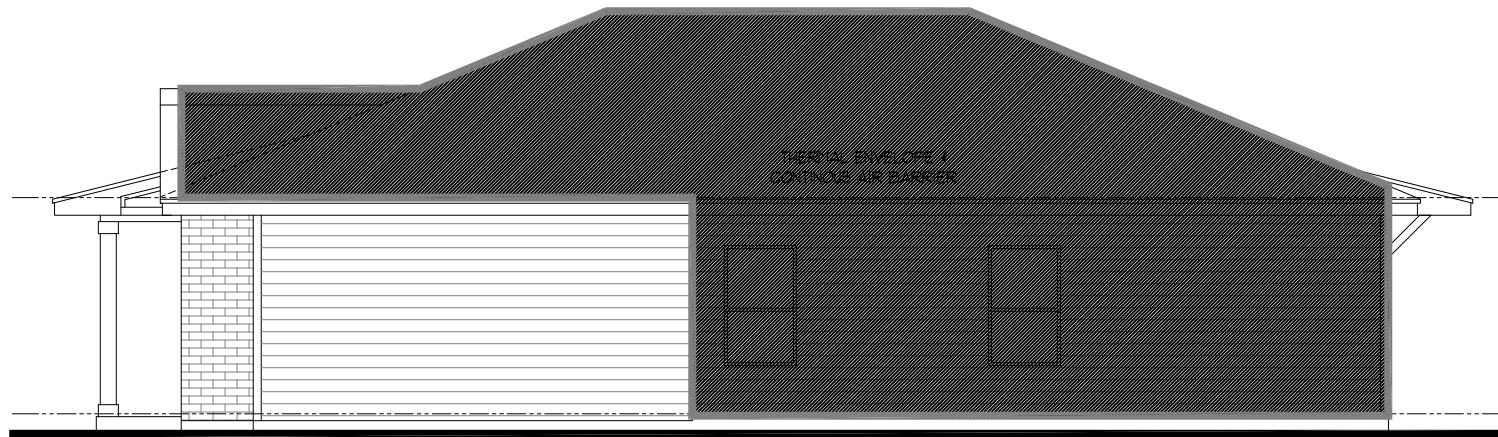
**REAR ELEVATION**

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



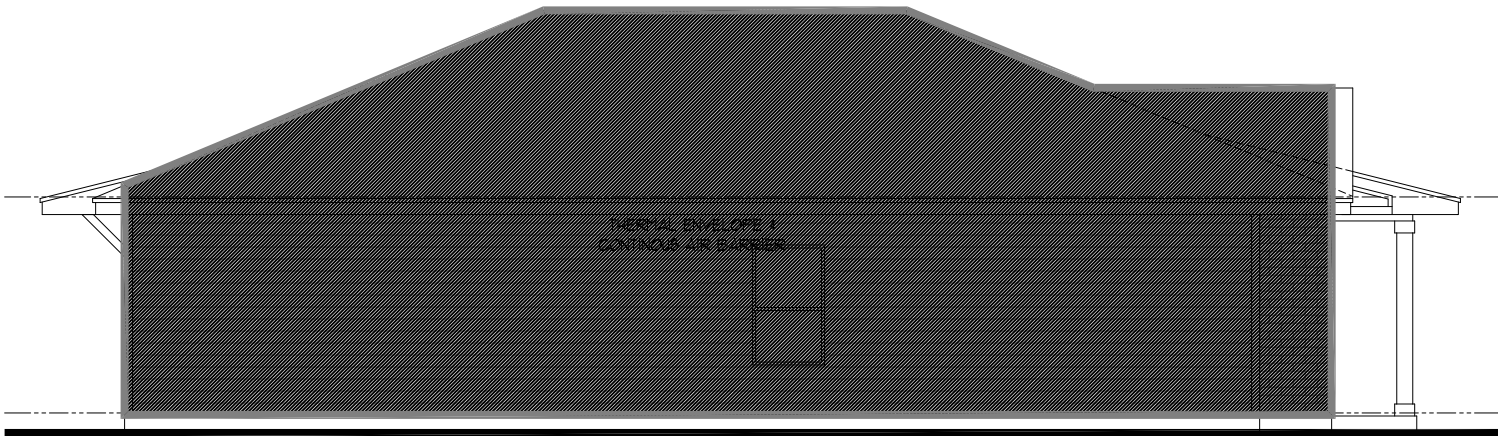
**FRONT ELEVATION**

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



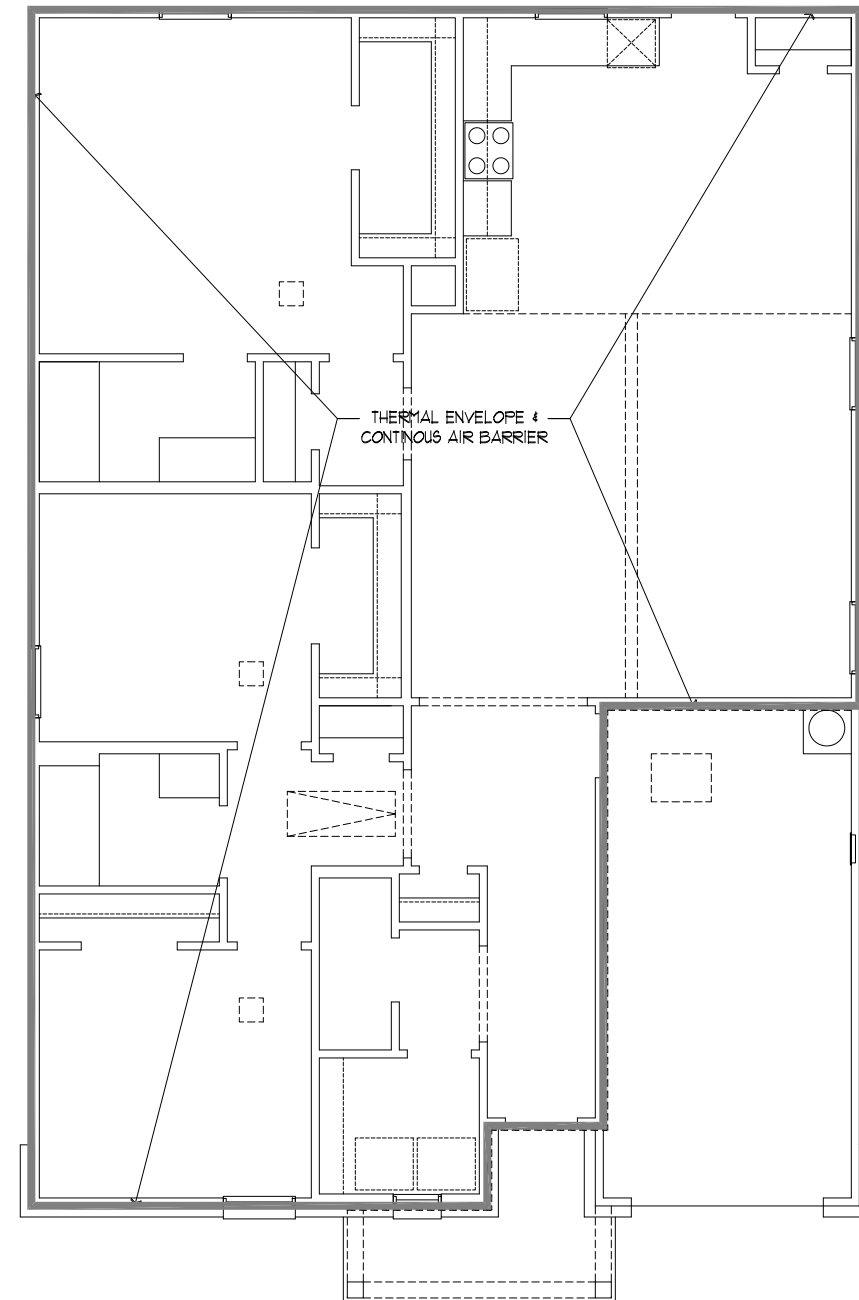
**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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



**FLOORPLAN**

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

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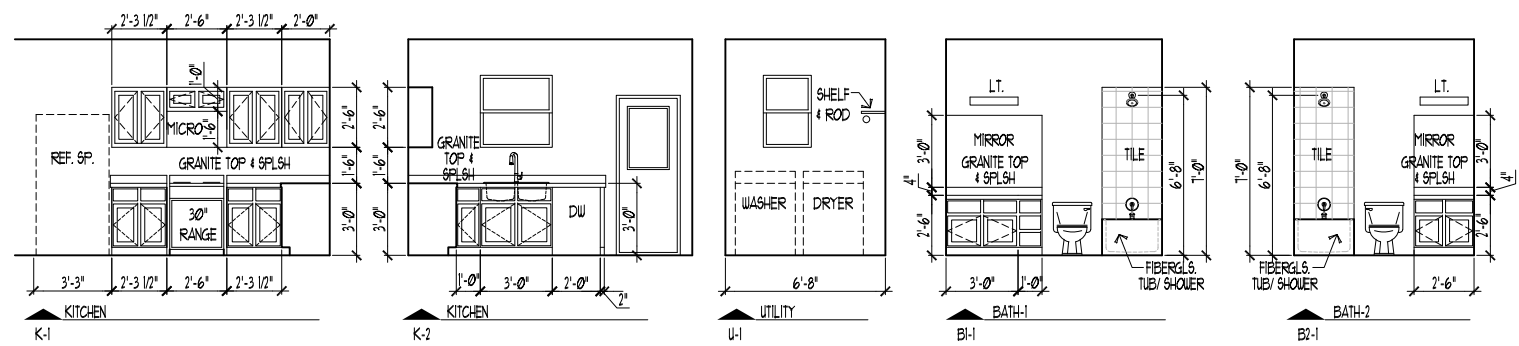
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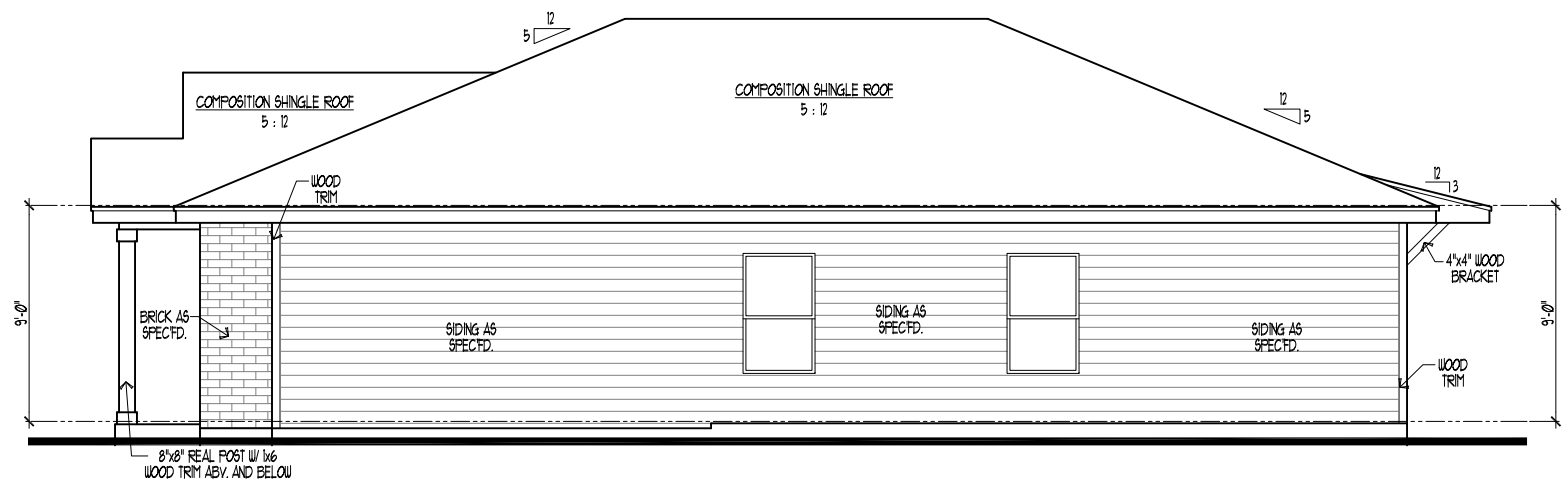
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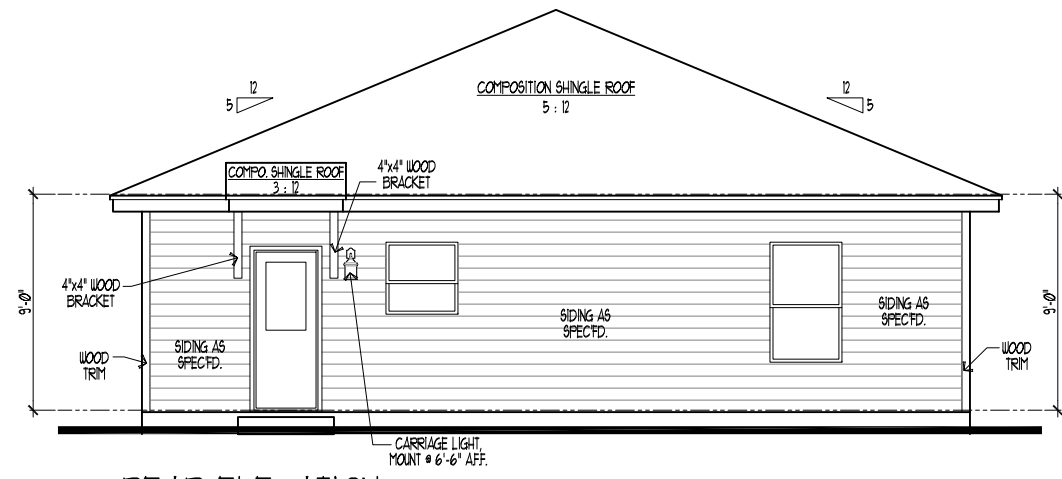
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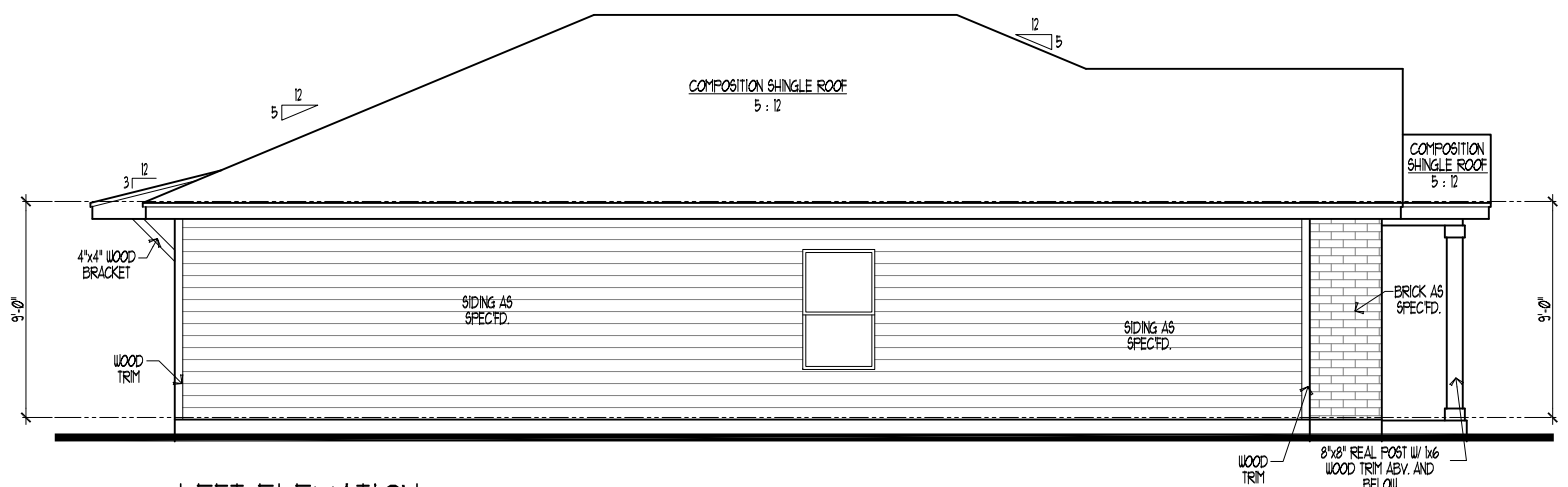
**INTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"



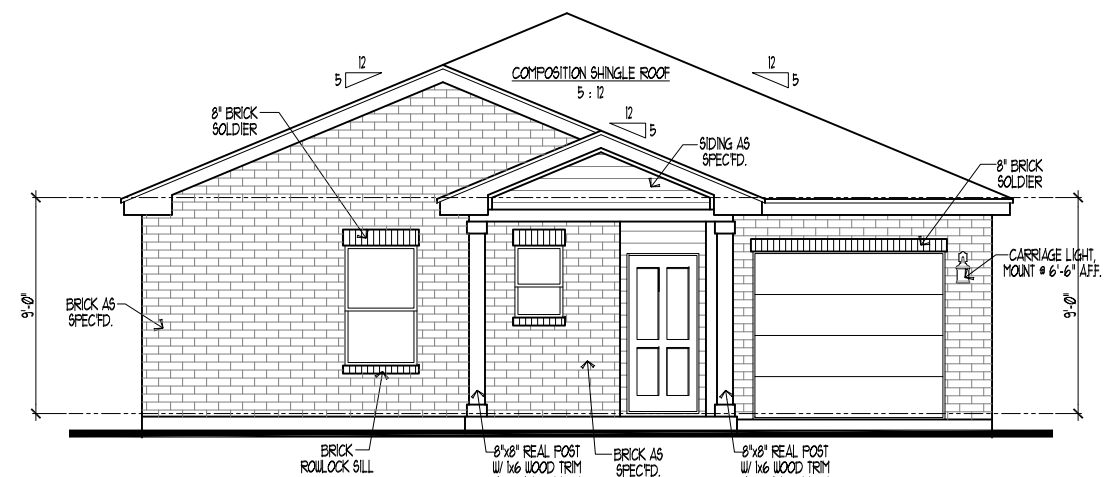
**RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**FRONT ELEVATION - B**  
SCALE: 1/8" = 1'-0"

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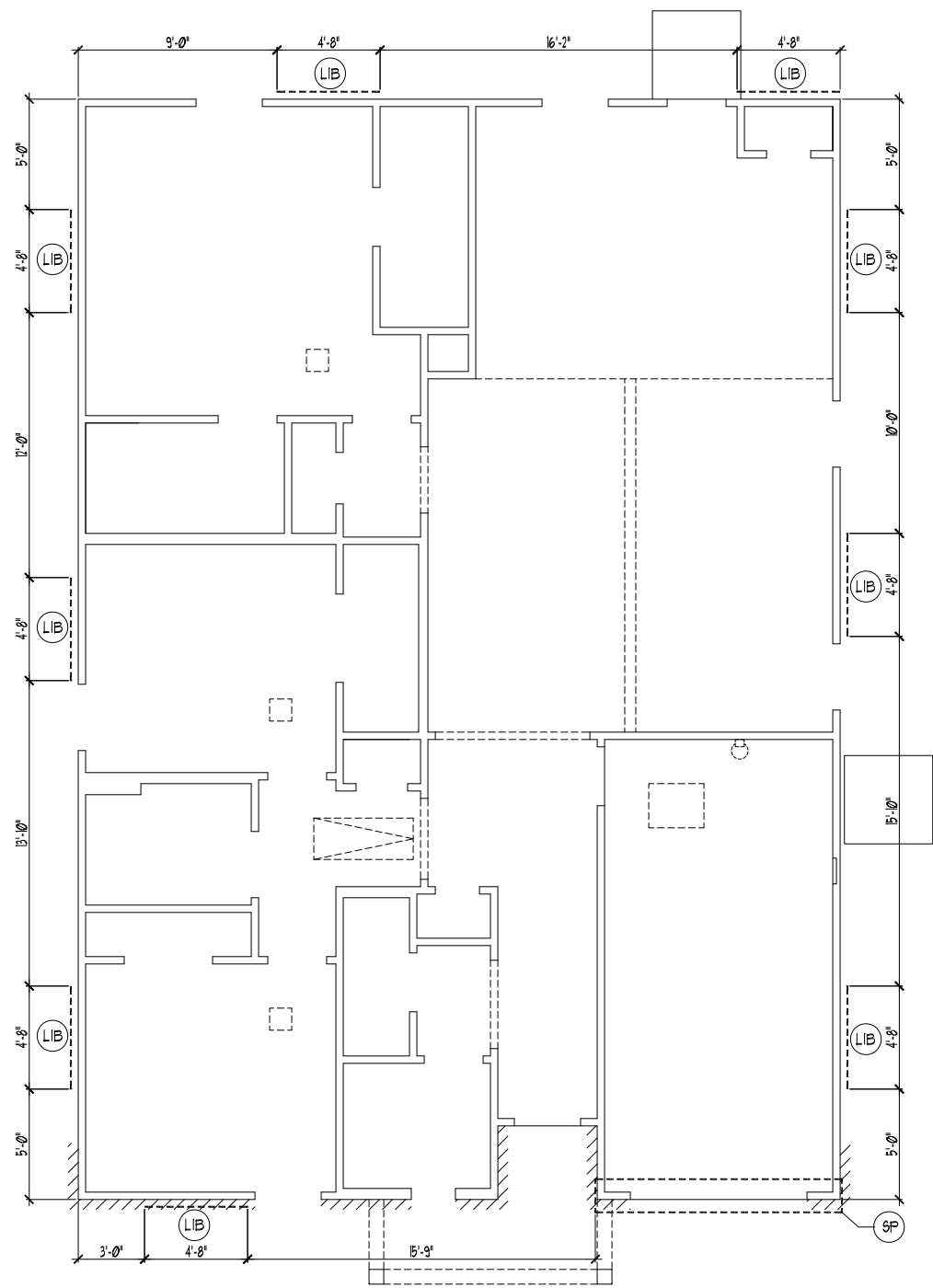
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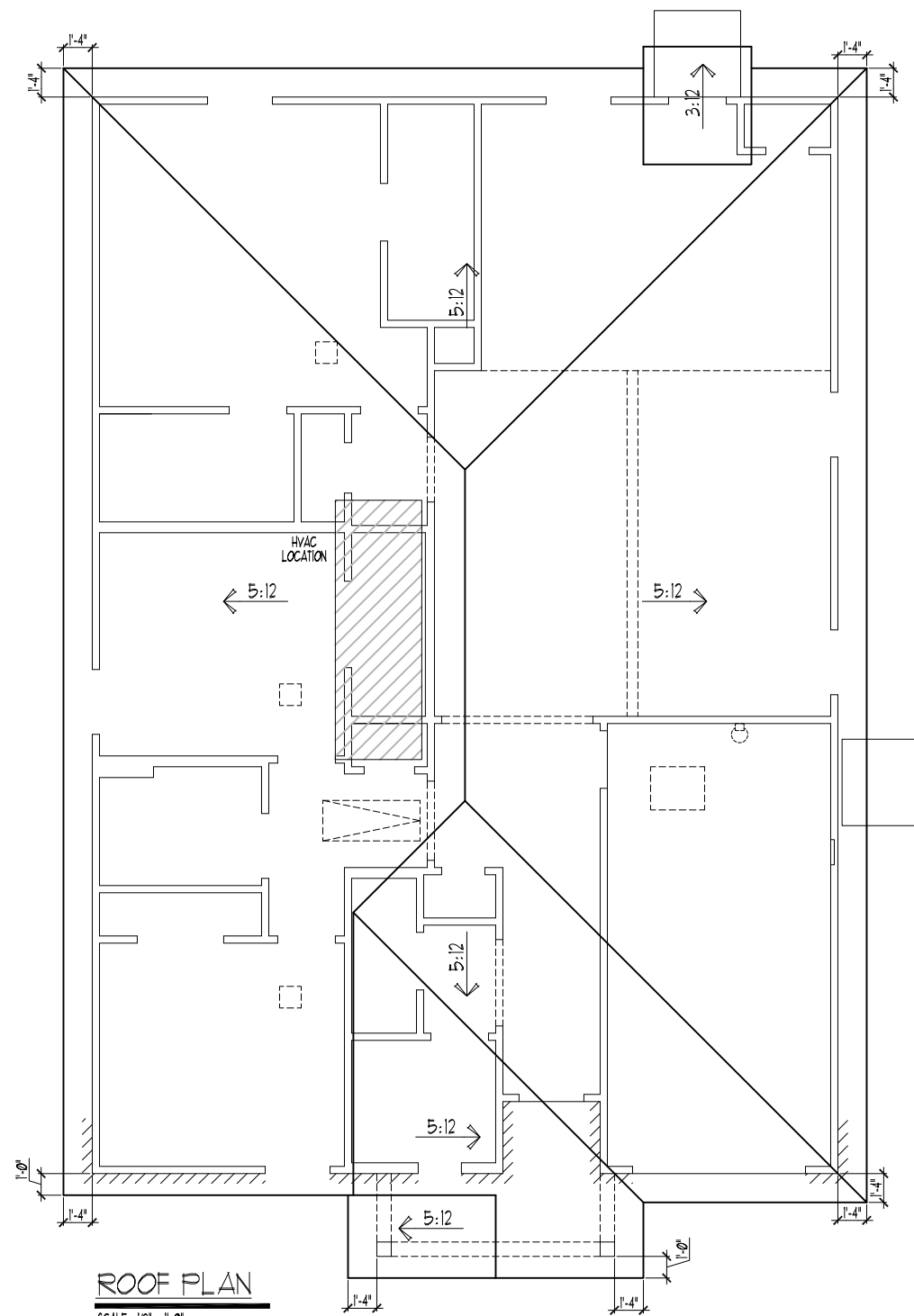


**CEILING & WALL BRACE PLAN**

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

LIB = LIB (LET IN BRACE)  
WALL BRACING METHOD LIB PER  
2015 IRC SECTION 602.10

SP = SINGLE PORTAL  
16" PORTAL FOR SINGLE STORY  
24" PORTAL FOR TWO STORY  
(SEE DETAIL SHEET)



**ROOF PLAN**

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

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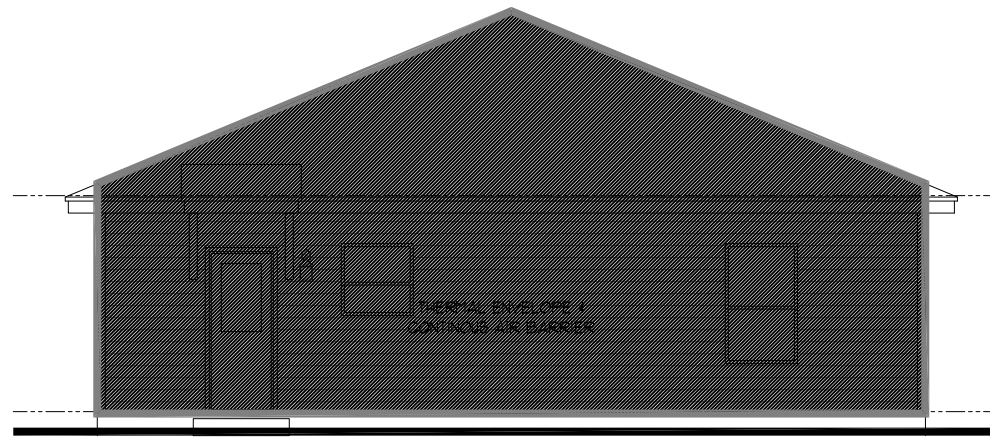
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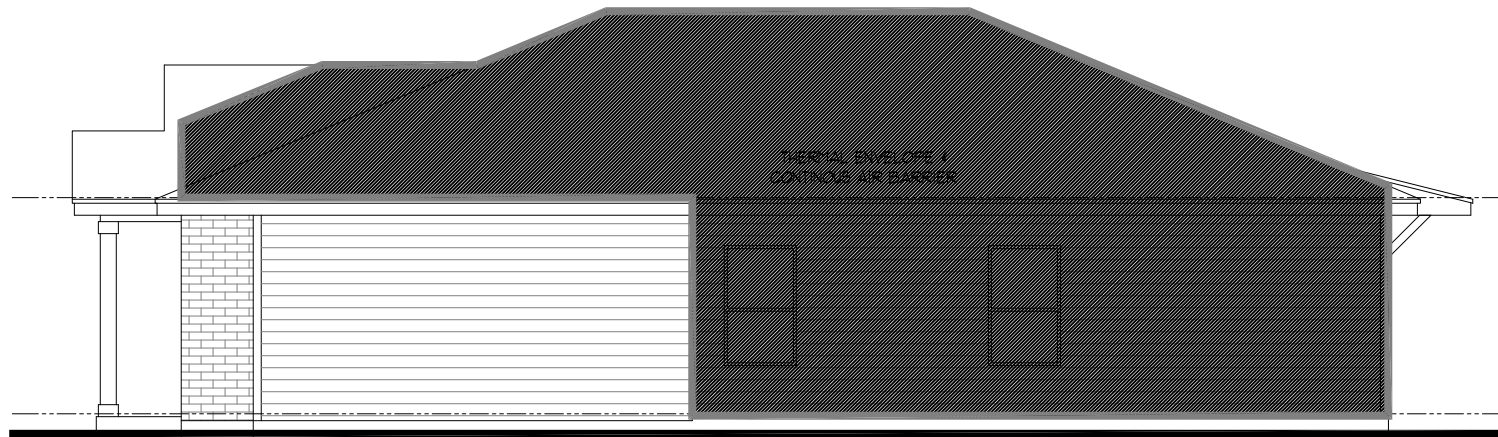
**REAR ELEVATION**

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



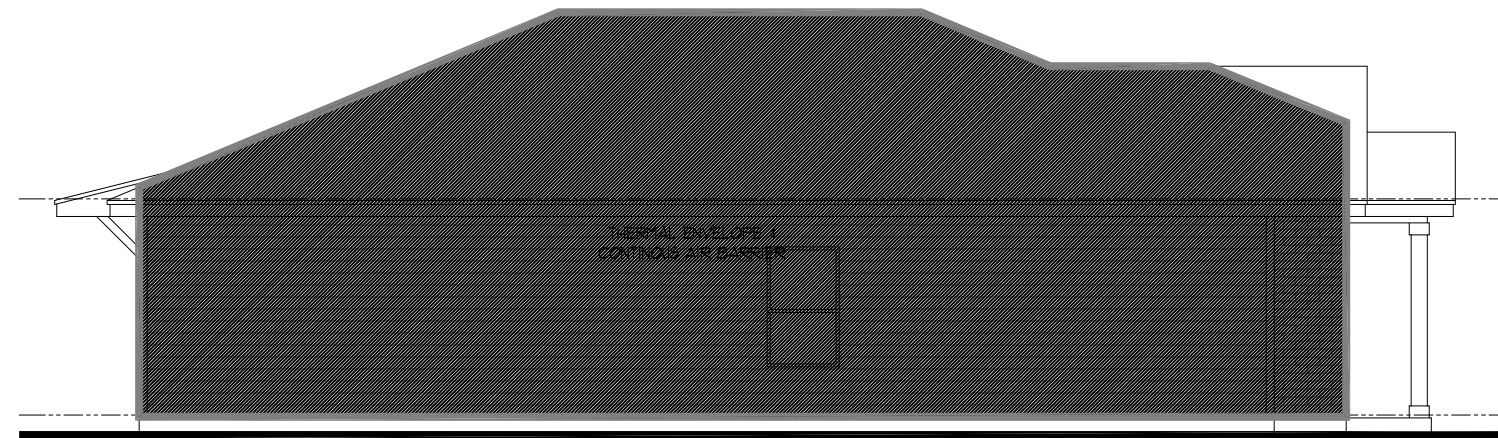
**FRONT ELEVATION**

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



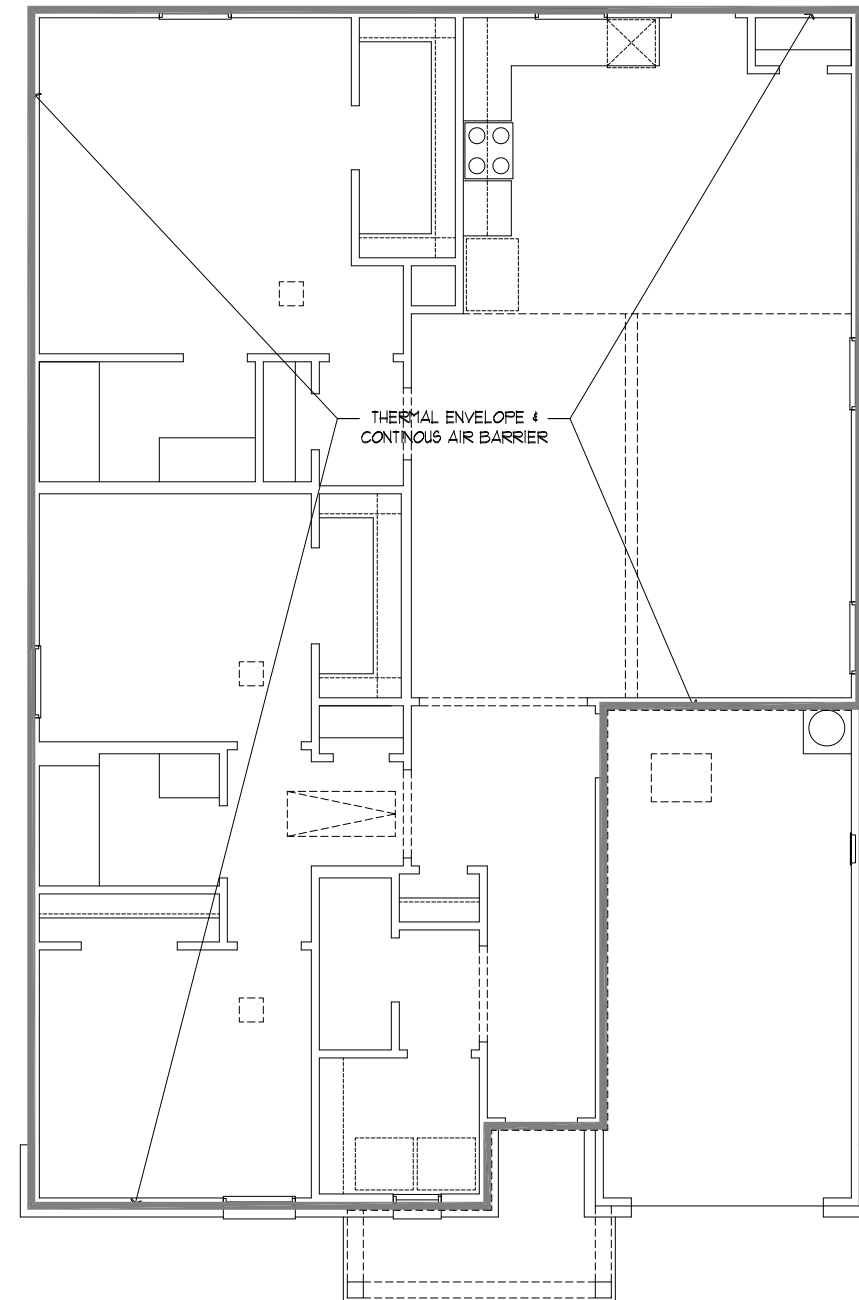
**RIGHT ELEVATION**

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



**LEFT ELEVATION**

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



**FLOORPLAN**

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

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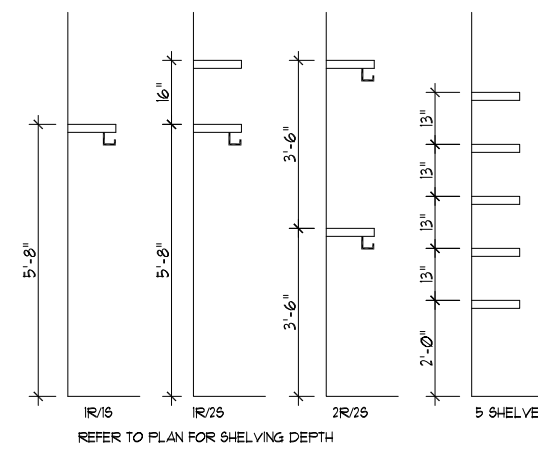
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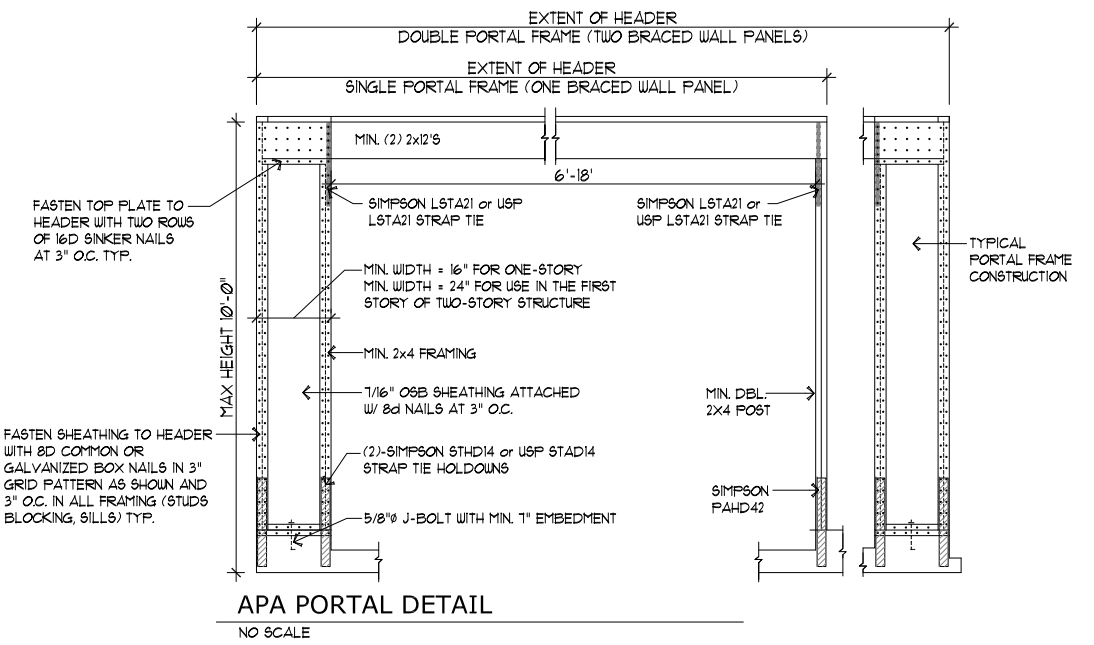
OF 3

**AIR BARRIER AND INSULATION INSTALLATION**  
TABLE R402.4.1.1 PER 2018 IECC SECT 402 BUILDING THERMAL ENVELOPE

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 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 door	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
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 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 conditioned spaces.	—
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. In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Plumbing and wiring	—	Exterior walls adjacent to showers and tubs shall be insulated.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	—
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	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.	—



**Closet Shelving Configurations**  
SCALE: 1/4"=1'-0"

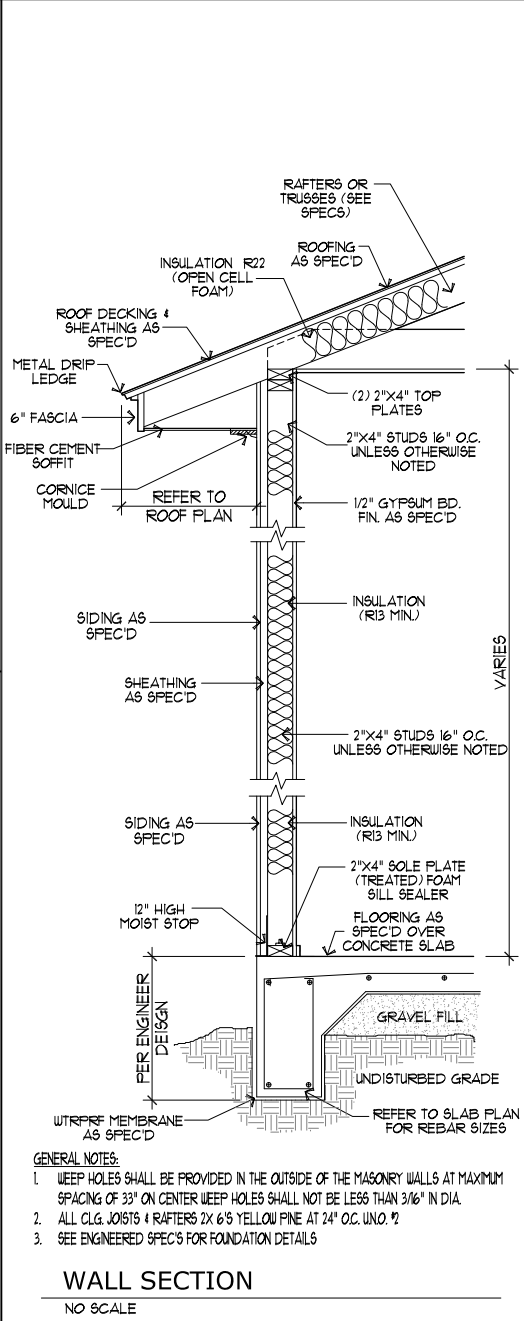


**APA PORTAL DETAIL**  
NO SCALE

**ANCHOR/FASTENING NOTES**  
PER 2015 IRC SECT 403.1.6

**NOTE:**  
WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MIN 1/2" DIA. ANCHOR BOLTS SPACED A MAX OF 6' O.C. OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIA. ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 1" INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN (7) BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS (REFER TO NOTE A)

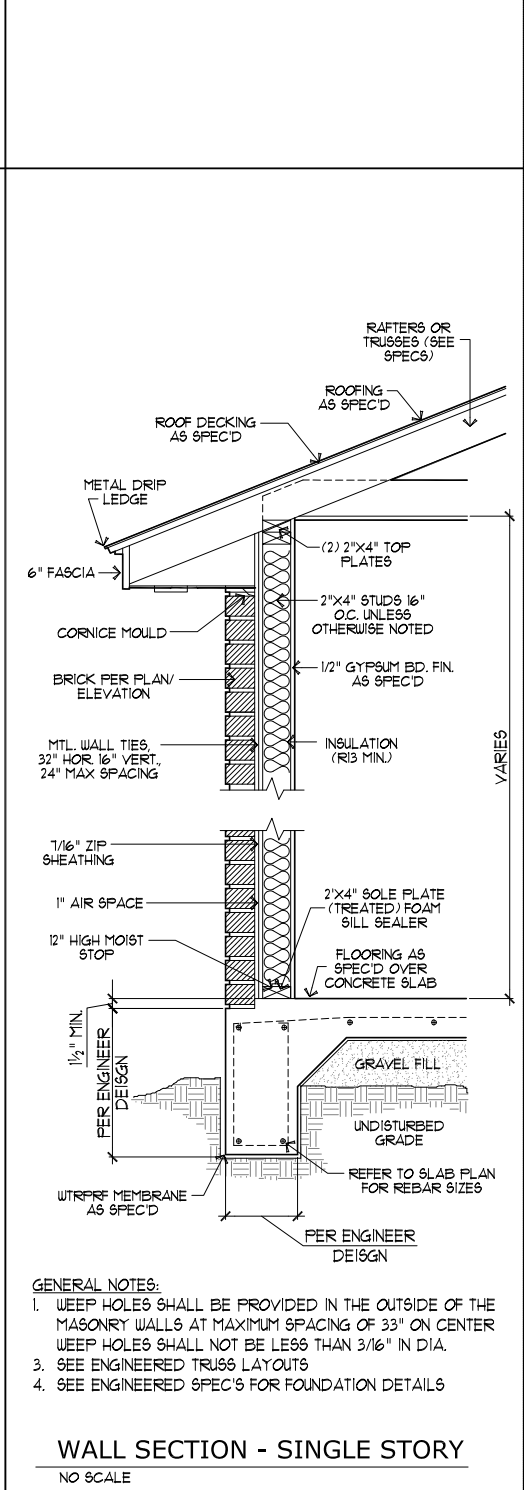
**NOTE A :**  
RAMBET POWER-ACTUATED FASTENERS 1524 9DP (REF. E9R-2690). THE 1524 9DP FASTENERS ARE POWER-ACTUATED FASTENERS USED FOR ATTACHMENT OF EXTERIOR AND INTERIOR WALL, NATURALLY DURABLE WOOD SILL PLATES TO UNCRACKED, NORMAL-WEIGHT CONCRETE FOUNDATIONS. ATTACHMENT SHALL BE AS FOLLOWS FOR INTERIOR LOAD BEARING WALLS AT 16" O.C. INTERIOR NON-LOAD BEARING WALLS AT 36" O.C. AND WITHIN 12" OF ALL CORNERS AND SPLICES.



**WALL SECTION**  
NO SCALE

**CITY OF SAN ANTONIO REQUIREMENTS**

- 2018 International Building Code, IBC
- 2018 International Existing Building Code, IEBC
- 2018 International Residential Code, IRC
- 2018 International Fire Code, IFC
- 2018 International Mechanical Code, IMC
- 2018 International Plumbing Code, IPC
- 2018 International Fuel Gas Code, IFGC
- 2018 International Energy Conservation Code, IECC
- 2017 National Electrical Code, NEC
- 2018 San Antonio Property Maintenance Code (based on the 2018 International Property Maintenance Code)



**WALL SECTION - SINGLE STORY**  
NO SCALE

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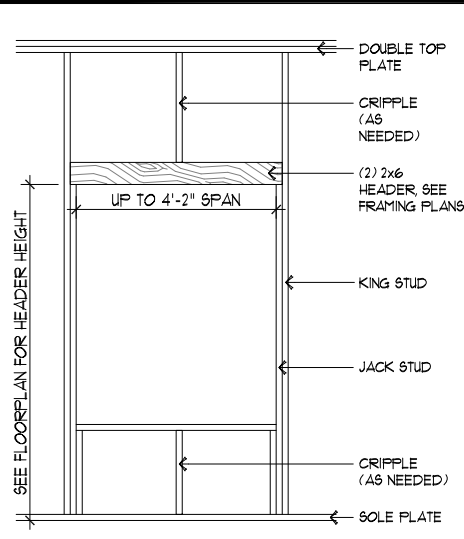
TYPICAL DETAILS

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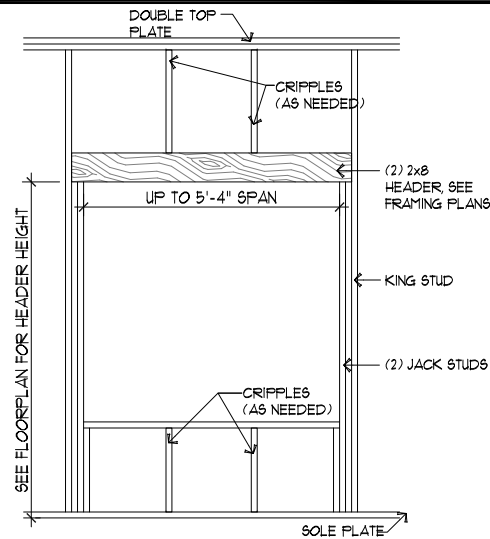
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SHEET NO.:  
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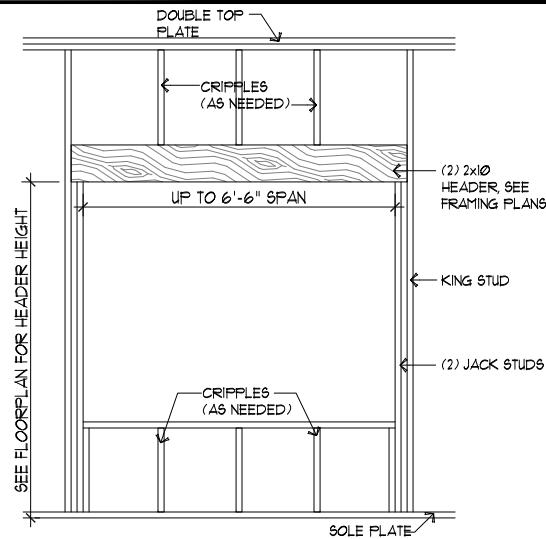
(2) 2x6 HEADER DETAIL

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



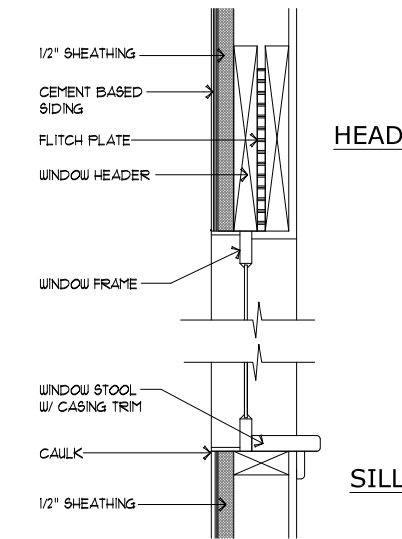
(2) 2x8 HEADER DETAIL

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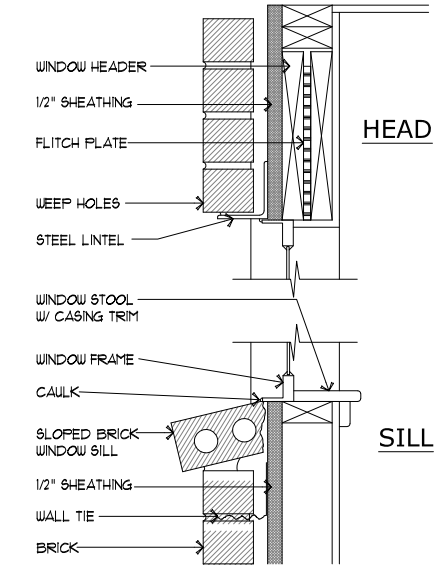


(2) 2x10 HEADER DETAIL

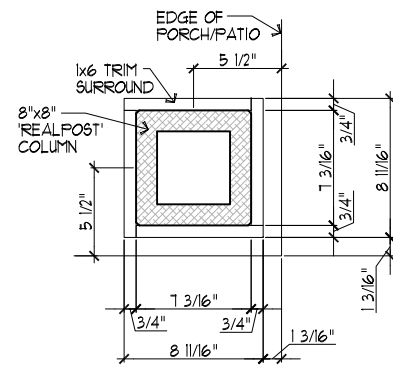
SCALE: 1/4"=1'-0"



WINDOW SECTION W/O MASONRY

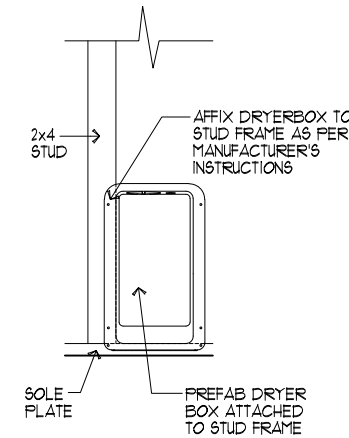


WINDOW SECTION W/ MASONRY



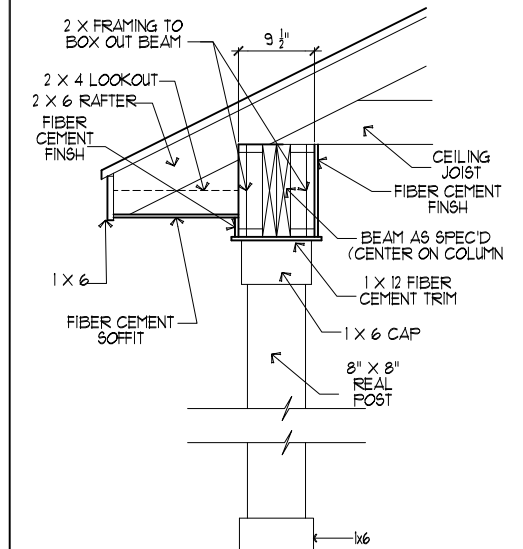
'REALPOST' COLUMN DETAIL

SCALE: 1"=1'-0"



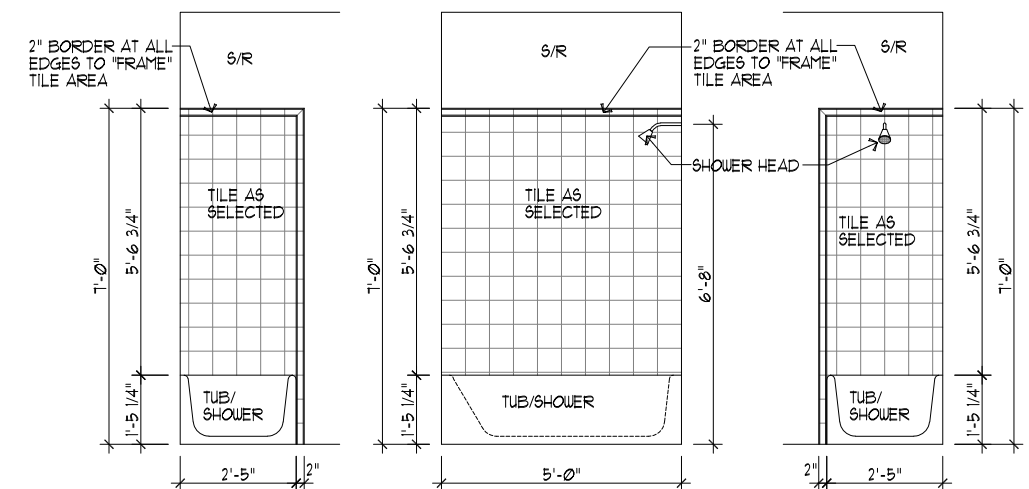
DRYER BOX DETAIL

NO SCALE



BEAM DETAIL (w/PAINTED WOOD COLUMN)

NO SCALE



STANDARD TUB/SHOWER DETAIL

NO SCALE

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TYPICAL  
DETAILS

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