

## = MODEL CODE ORGANIZATIONS :

ICC = The International Code Council IAPMO = International Association of Pluming and Mechanical Officials

NFPA = National Fire Protection Association

The IRC is a prescriptive guide to residential construction. it is intended primarily for conventional wood-frame construction within prescribed height limits and areas of wind and seismic design

When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require a engineered design. Many houses will require design for certain specific portions, while the majority

of the construction can be built prescriptively using the IRC. Some projects might be in wind, snow

or seismic areas that require all of the structural aspects be built to the international Building Code

(IBC), while the nonstructural aspects are built to the IRC.

## LEGAL DESCRIPTION

NOTE:

LEGAL DESCRIPTION:

NCB 1553 BLK 14 LOT 9 RM-4

## CODE ANALYSIS

## SCOPE OF WORK:

SINGLE-FAMILY

### **GOVERNING CODES:**

ALL WORKS SHALL BE IN CONFIRMATION WHIT, BUT NO LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING, AN ANY OTHER FEDERAL, STATE OR LOCAL CODE, LAWS AND ORDINANCES THAT APPLY

BUILDING - 2018 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS MECHANICAL - 2018 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS ELECTRICAL - 2017 NATIONAL ELECTRICAL CODE W/AMENDMENTS

### AREA:

TYPE IIA

LIVING SPACE AREA: 1,208 SQ FT LOT AREA: 7,500 SQ FT

**CONSTRUCTION TYPE:** 

## **ABBREVIATIONS**

A = amps (s) )ex: a15A breaker) ABS = acrylonitrile-butadiene-styrene plastic pipe ACCA = Air Conditioning Contractors of America ACH=air changes per hour AHJ=authority having jurisdiction

AMI=in accordance with manufacturer's instructions ASCE = American Society of Civil Engineers

ASTM=American Society for Testing & Materials AWG = American Wire Gauge

B0 = building official

Btu= British thermal unit

BWL=braced wall line

BWP = braced wall panel

CATV= cable television

cfm= cubic feet per minute

CMU= concrete masonry unit

CPVC = chlorinated polyvinyl chloride plastic pipe

CSST = corrugated stainless steel tubing cu = cubic (ex: 24cu. ft.)

Cu=copper

DFU = drainage fixture unit (s)

DW=dishwasher

DWV = drain, waste & vent

e.g = for exampleEGC = equipment grounding conductor

EMT = electrical metallic tubing

ex= example

FLR=flood level rim FAU= forced air unit (central furnace)

ft (after number) = foot. feet (ex: 5ft) FVIR= flammable vapor ignition resistant 0.C. = on center

galv= galvanized

GB= gypsum board

GEC = grounding electrode conductor

ICF = insulating concrete forms IMC = intermediate metal conduit

in (after number) = inch

IS = IAMPO installation standard

kw = kilowatt

L&L = listed and labeled

lav = lavatory (sink)

Ib = poud

LFMC = liquidtight flexible metal conduit LFNC = liquidtight flexible nonmetallic conduit

LL= lot line dividing one lot from another

or from a street manu = manufacturer

max = maximum

min = minimum

mph = miles per hour

n/a = not applicable

NM = nonmetallic sheathed cable

PEX = cross linked polyethylene plastic pipe (water pipe)

psf = pounds per square foot

psi = pound per square inch

psig = pounds per square inch gage

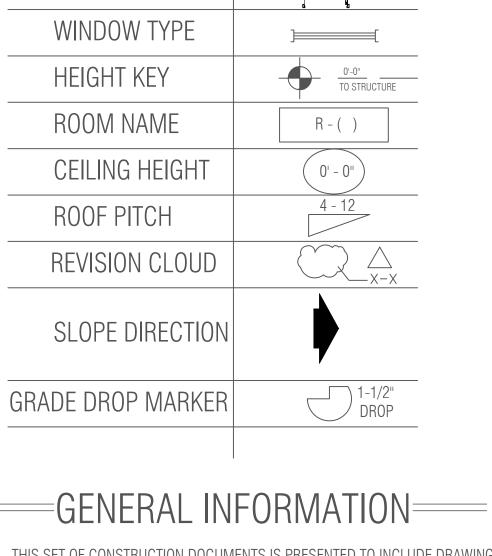
PT = preservative treated (wood)

PVC = polyvinyl chloride plastic water pipe or electrical conduit

recep = receptacle outlet (electrical) RMC = rigid metal conduit

SDC = Seismic Design Category

SE = service entrance



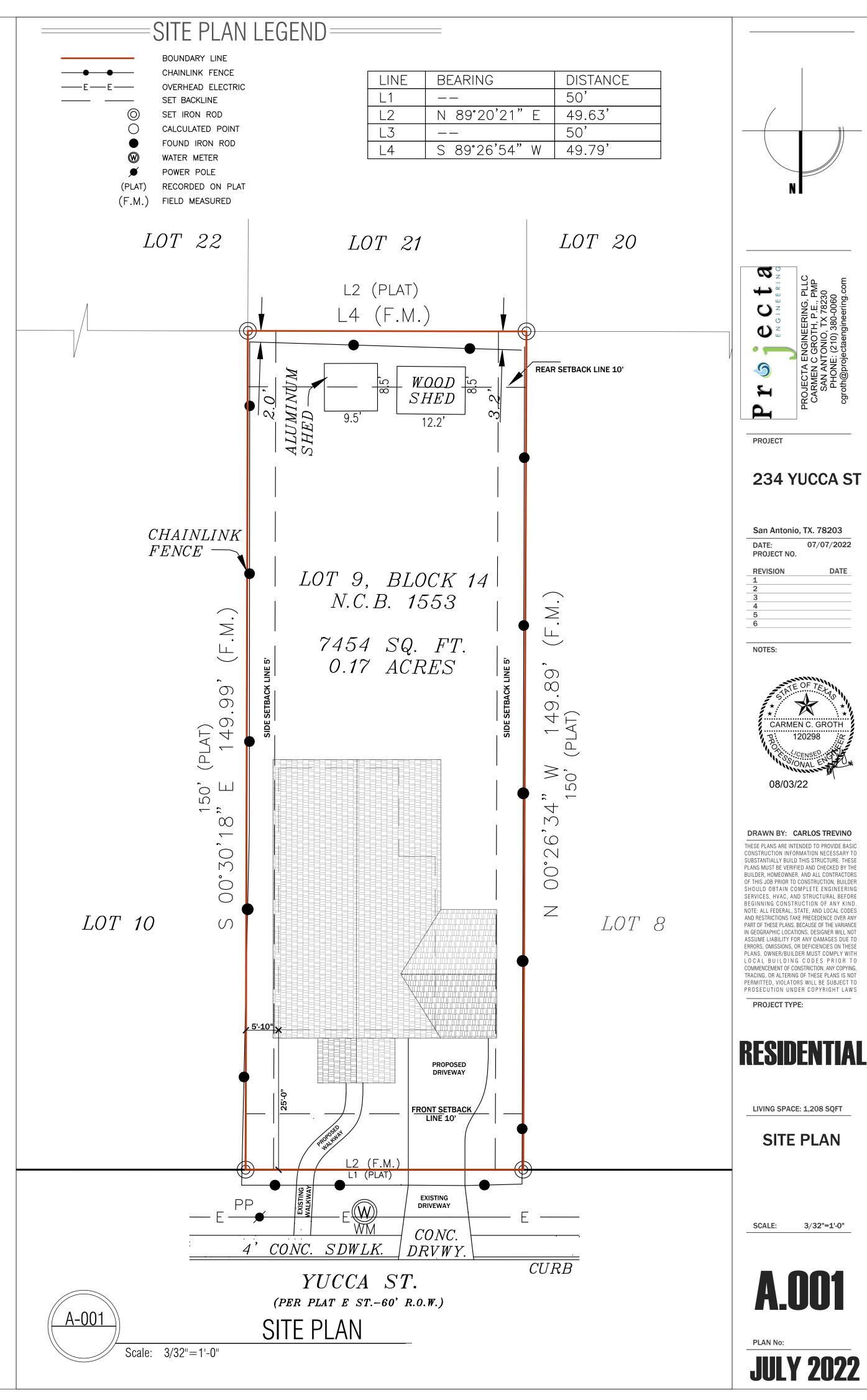
SYMBOLS

DOOR SYMBOL

- 1.- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEN
- FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCINI CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION
- 5.- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS. SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN **ANTONIO**

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	COVER SHEET, TITLE, NOTES, LOCATION MAP
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71 00 1	LEEV/THONO/HOOF FE/TIV
S_1	ROOF FRAME/WIND BRACE/FRAMING PLAN
<del>0-1</del>	INOUT THAIVIL/WIND DHAOL/THAIVIING LAIN
S-2	FOUNDATION PLAN



07/07/2022

3/32"=1'-0"

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400

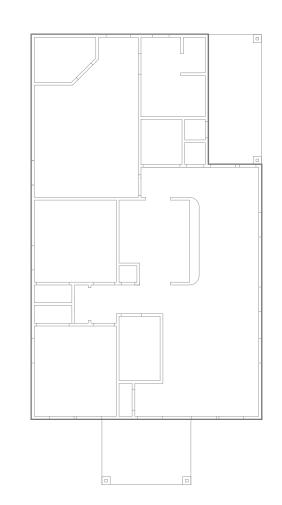
TABLE R402.4.1.1 AIR BARRIER and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA		
General requirements	A continuous air barrier shall be installed in the building envelope. Ederior 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/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed.  Access openings, drop down stair 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 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 of R-3 per inch minimum.  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 window/door jambs and framing and skylights and framing shall be sealed.			
Rim Joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.		
Floors (including above-garage and cantilevered floors)	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 the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends 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.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.		
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.			
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by 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 drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.		
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.		
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.		
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.			
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.			
	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealarts shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.			

## GENERAL NOTES =

- 1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS
- 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. M OUNT AS LOW AS POSSIBLE.
- 4. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS. 5. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- 6. 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.
- 7. 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.
- 8. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- 9. 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
- 10. 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.
- 11. 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.
- 12. 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.
- 13. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- 14. PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-19.
- 15. ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.

FLOOR PLAN



=THERMAL ENVELOPE  $_{\scriptscriptstyle{\sf N.T.S.}}$ 

ROOF FINISH AS SELECTED \_\_\_\_\_ 30# ROOFING FELT OR EQUAL \_\_\_\_\_ OSB PLYWOOD ROOF DECKING
W/ APPLIED RADIANT HEAT BARRIER UNDERNEATH

2'-9" , 2'-5" , 2'-9" , 2'-5" , 3'-4" HDR. HT @ 6'-8" MASTER BATH SEMI-COVERED **PATIO MASTER BEDROOM** LAUNDRY BEDROOM #2 **KITCHEN** DINING CLOSET CLOSET \_\_\_ CARPORT AREA LIVING

SEC. 6-300. UNIVERSAL DESIGN AND CONSTRUCTION REQUIREMENTS. IF A PERSON RECEIVES FINANCIAL ASSISTANCE FROM CITY, STATE, OR FEDERAL FUNDS ADMINISTERED BY THE CITY OF SAN ANTONIO FOR THE CONSTRUCTION OF NEW SINGLE FAMILY HOMES, DUPLEXES, OR TRIPLEXES, THAT PERSON SHALL CONSTRUCT THE UNITS IN ACCORDANCE WITH ALL OTHER CITY CODES AND THE FOLLOWING REQUIREMENTS.

(a) AT LEAST ONE ENTRANCE SHALL HAVE A 36-INCH DOOR AND BE ON AN ACCESSIBLE ROUTE. (AN ACCESSIBLE ROUTE IS A CONTINUOUS. UNOBSTRUCTED PATH AT LEAST 36 INCHES WIDE CONNECTING ALL INTERIOR AND EXTERIOR ELEMENTS AND SPACES OF A HOUSE AND SITE INCLUDING CORRIDORS, PARKING, CURB RAMPS, CROSSWALKS AND SIDEWALKS AND SERVED BY A NO-STEP, FLAT ENTRANCE WITH A BEVELED THRESHOLD OF 12 INCH OR LESS).

all interior door shall be no less than 32 inches wide, except for a door that provides access to a CLOSET OF FEWER THAN 15 SQUARE FEET IN AREA.

(c) EACH HALLWAY SHALL HAVE A WIDTH OF AT LEAST 36 INCHES AND SHALL BE LEVEL WITH RAMPED OR BEVELED CHANGES AT EACH DOOR THRESHOLD.

(d) ALL BATHROOMS SHALL HAVE THE WALLS REINFORCED AROUND THE TOILET FOR POTENTIAL INSTALLATION OF GRAB BARS. WALLS AROUND THE SHOWER AND TUB SHALL BE REINFORCED FOR POTENTIAL INSTALLATION OF GRAB BARS OR A PRE-MANUFACTURED TUB AND SHOWER SURROUND MAY BE USED WHICH INCLUDES GRAB BAR(S) CERTIFIED TO

WALL REINFORCEMENTS SHALL COMPLY WITH THE STANDARDS SET FORTH IN REQUIREMENT 6, REINFORCED WALLS FOR GRAB BARS OF THE FAIR HOUSING ACT DESIGN AND CONSTRUCTION GUIDELINES: FEDERAL REGISTER/VOLUME 56 NO. 44/WEDNESDAY, MARCH 6, 1991/RULES AND REGULATIONS, A COPY OF WHICH IS ATTACHED HERETO AN INCORPORTED HEREIN FOR ALL PURPOSED AS ATTACHMENT

(e) EACH ELECTRICAL PANEL, LIGHT SWITCH OR THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48 INCHES ABOVE THE FLOOR. EACH ELECTRICAL PLUG OR OTHER RECEPTACLE SHALL BE AT LEAST 15 INCHES FROM THE FLOOR. (f) AN ELECTRICAL PANEL LOCATED OUTSIDE THE DWELLING UNIT MUST BE BETWEEN 18 INCHES AND 42 INCHES

MEET THE ADA REQUIREMENT TO BEAR A 250 POUND LOAD.

ABOVE THE GROUND AND SERVED BY AN ACCESSIBLE ROUTE.

(g) ALL HARDWARE INSTALLED TO OPEN/CLOSE DOORS AND OPERATE PLUMBING FIXTURES SHALL BE LEVER HANDLES.

WINDOW SCHEDULE

OPERABLE

OPERABLE

DOOR SCHEDULE

ID

3068

2368

2068

1668

INSIDE

OUTSIDE

RIGHT HAND (RH)

INSIDE

OUTSIDE

RIGHT HAND REVERSE (RHR)

CLEAR WIDTH

3050 (WINDOW LABEL ON FLOOR PLAN) IS A THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 WINDOW ITSELF, NOT THE ROUGH OPENING SIZE.

INCHES TALL. TO FURTHER CLARIFY, THE 3050 VERIFY THE ROUGH OPENING SIZE WITH THE

LABEL IS TO BE READ AS FEET AND INCHES

2868

3'-0" X 5'-0"

2'-0" X 1'-0"

GLAZING

DBL. PANE

DBL. PANE

WIDTH

3'-0"

2'-8"

2'-3"

2'-0"

1'-6"

DOOR HANDING GUIDE

HEIGHT

6'-8"

6'-8"

6'-8"

6'-8"

6'-8"

INSIDE

OUTSIDE

INSIDE

LEFT HAND REVERSE (LHR)

MIN. OF 5.7 SQUARE FEET. HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET

WINDOW MANUFACTURER CHOSEN AT SITE.

LEFT HAND (LH)

SYMBOL

VINYL

VINYL

DESCRIPTION

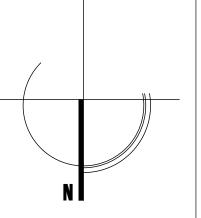
EXT.DOOR SWING

INT. DOOR SWING

INT. DOOR SWING

INT. DOOR SWING

INT. DOOR SWING



**PROJECT** 

234 YUCCA ST

San Antonio, TX. 78203 07/07/2022 PROJECT NO.

NOTES:

DRAWN BY: CARLOS TREVINO 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 DEFICIENCIES ON THESE

LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRICTION. ANY COPYING, TRACING. OR ALTERING OF THESE PLANS IS NOT PERMITTED, VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS PROJECT TYPE:

PLANS, OWNER/BUILDER MUST COMPLY WITH

# RESIDENTIAL

**MAIN LEVEL FLOOR PLAN** 

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

**JULY 2022** 

(WIDTH) AND FEET AND INCHES (HEIGHT) SCALE: N.T.S. DOOR / WINDOW NOTES =

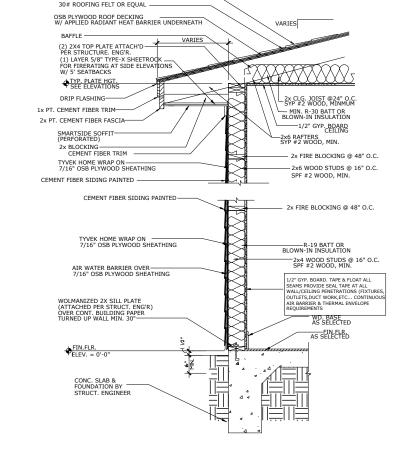
SHOWN ON FLOOR PLAN 3050 WINDOW SIZE AS

WINDOW SIZE

3'-0"

DOOR SIZE

3'-0"



TYP WALL SECTION N.T.S. FINISH FLOOR LINE DOOR SIZE AS SHOWN ON FLOOR PLAN → 3068 3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR 
THE DOOR LABEL IS THE ACTUAL SIZE OF THE THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES DOOR ITSELF, NOT THE ROUGH OPENING SIZE. TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS VERIFY THE ROUGH OPENING SIZE WITH THE DOOR TO BE READ AS FEET AND INCHES (WIDTH) AND MANUFACTURER CHOSEN AT SITE. FEET AND INCHES (HEIGHT)

3'-4"

ENTRY

PORCH

10'-10"

28'-0"

HDR. HT @ 6'-8" HDR. HT @ 6'-8"

 $|\langle A \rangle$ 

3'-6" 3'-8"

 $|\langle A \rangle|$ 

17'-8"

BEDROOM #3

10'-4"

HDR. HT @ 6'-8" HDR. HT @ 6'-8"

3'-4"

3050<sup>l</sup> SH.

 $\langle A \rangle$ 

3'-8"

3050 SH.

 $\langle A \rangle$ 

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

## ELECTRICAL LEGEND

CEILING MOUNT LIGHT

WALL MOUNT LIGTH



**CEILING FAN** 

FLUORESCENT LIGHT FIXTURE

\$ WP\$ 3\$ 4\$ SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4WAY

P wp GFCI 110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI

SMOKE DETECTOR

EXHAUST VENT / LIGTH / HEATER COMBO

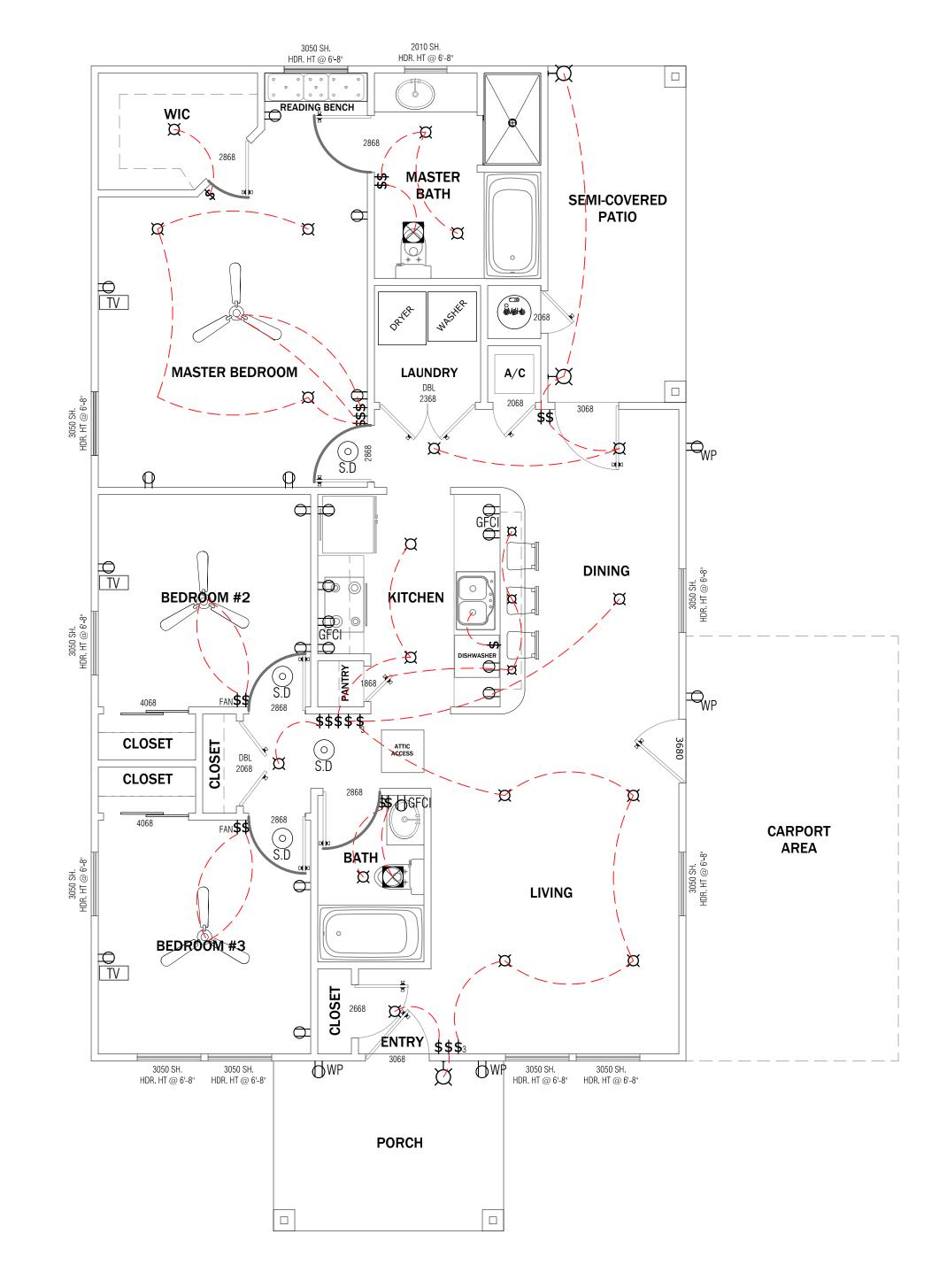
▼ VOICE / DATA OUTLET

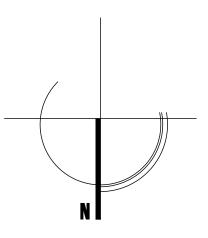
TV

E.P. 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
- 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.





Projectaengineering.

PROJECT

234 YUCCA ST

San Antonio, TX. 78203

DATE: 07/07/2022
PROJECT NO.

REVISION DATE

1
2
3
4
5
6

NOTES:

DRAWN BY: CARLOS TREVINO

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## **RESIDENTIAL**

MAIN LEVEL ELECTRICAL PLAN

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

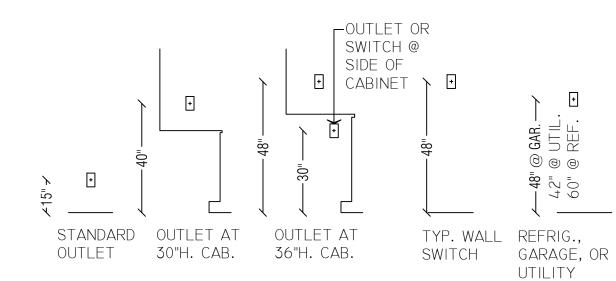
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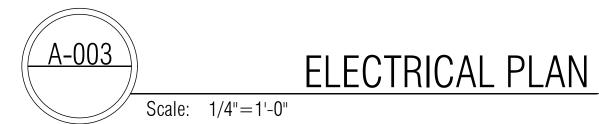
JULY 2022

OUTLET

ELECTRIC FIXTURE HEIGHTS

(UNI ESS NOTED OTHERWISE)







N



234 YUCCA ST

San Antonio, TX. 78203

DATE: 07/07/2022
PROJECT NO.

REVISION DATE
1
2
3
4
5

CARMEN C. GROTH
P. 120298

08/03/22

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 STRUCTION 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 DEFICIENCIES ON THESE PLANS, OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRICTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED, VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

RESIDENTIAL

PROJECT TYPE:

ELEVATION PLAN ROOF PLAN

SCALE: INDICATED

A.004

JULY 2022

PER IRC SECTION R602.10.8 HORIZONTAL JOINTS SHALL OCCUR OVER AND BE ASTENED TO COMMON BLOCKING OF A MINIMUM 1-1/2 INCH THICKNESS.

#### TALL WALL NOTES:

ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE. ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END

- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1" ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6FEET
- ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF - ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.
- DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS

- GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2018 DESIGN LOADS
- DEAD LOADS 10 PSF - COMPOSITION SHINGLE
- LIVE LOADS ROOF
- CEILING JOIST 10 PSF 3. SNOW LOAD: 5 PSF

SEISMIC: SEISMIC CATEGORY "A"

4. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II 1.0 EXPOSURE "B"

#### ROUGH CARPENTRY NOTES

GLULAMS = 2,400 PSI

- 1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT, ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER
- 2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT
- 3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET
- 4. ALL MULTIPLE GIRDERS, BEAMS AND JOIST SHALL BE GANG NAILED 5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY
- SHALL BE PRESSURE TREATED
- OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED PREFABRICATE LVL'S, GLULAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND

- BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS: PSL'S = 2,900 PSI
- 8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED
- 9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC
- 10. ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE
- 11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS
- 12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE
- 13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION
- 14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d
- 15. TAPERED END CUTS SHALL MEET MANUFACTURES REQUIREMENTS
- 16. NOTCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED, WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS

#### CONSTRUCTION NOTES:

1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIEY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE. 2.ANY EXISTING IMPROVEMENT OR UTILITY REMOVED. DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED LITILITY AT THE CONTRACTOR'S EXPENSE 3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS. LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. 4. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDING AT THE CONTRACTOR'S EXPENSE. 5. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION. 6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOUSE; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER. 7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED

8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% BE SUBJECT TO DENSITY 9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

## DDITIONAL FRAMING NOTES:

Framing contractor to install temporary wind bracing while main structure frame is being constructed Contractor to use 2" x 6" strong-backs for roof rafter purlins, set a top load bearing walls beneath Contractor to install 2" x 6" wall blocking @ upper kitchen cabinet areas

#### ALL RAFTERS 2X8 @ 24" O.C. UNLESS NOTED OTHERWISE (SEE PLAN) ALL HIP, VALLEY & RIDGE 2X8

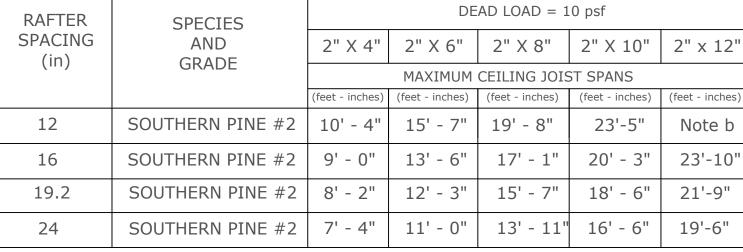
FRAMER TO INSTALL CRICKETS AND DIVERTERS AS NEEDED TO

PREVENT WATER TRAPS, MINIMUM ROOF PITCH IS 1:12

### **SPECIES**

RAFTER SPANS FOR COMMON LUMBER SPECIES

(Roof live load = 20 psf, ceiling not attached to rafters,  $L/\Delta = 180$ )  $DEAD\ LOAD = 10\ psf$ AND GRADE MAXIMUM CEILING JOIST SPANS 12 SOUTHERN PINE #2 15' - 7' 10' - 4" 19' - 8" 23'-5" 13' - 6" 17' - 1" 20' - 3" SOUTHERN PINE #2 |



b. Span exceeds 26 feet in length

(Uninhabitable attics without storage, live load = 10 psf,  $L/\Delta$  = 240)

#### 2018 IRC (International Residential Code )TABLE R802.5.1 (1) **CEILING JOIST SPANS FOR COMMON LUMBER SPECIES**

FRAMING NOTES (UNLESS NOTED OTHERWISE: U.N.O.)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN

2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR

3. STUDS TO BE 2X4's @16" O.C. #2 SYP BLOCKING AT MID

4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH

1X4 LET-IN AT EACH END. AND AT 25' MAX SPACING

BETWEEN WALL ENDS. ALL FIRST FLOOR PLATES TO BE

5. ALL BEAMS, JOIST, RAFTERS AND HEADERS TO BE #2 YSP

SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY

CONTINUOUS 2X6 PERLIN BRACED WITH 2X6's DOWN TO

LOAD BEARING WALLS @48" O.C.. MAXIMUM ANGLE FOR

2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM

UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE

1. THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER

2X6 COLLAR TIES @48" O.C. IN UPPER THIRD OF

ROOF DECKING SHALL BE 7/16" O.S.B.(EXPOSURE 1)

4. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY

5. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY

1. (2-2X12's WITH 7/16"O.S.B. BETWEEN FOR ALL FIRST

A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

SIMPSON U JOIST METAL HANGERS. UNLESS OTHERWISE

MAXIMUM SPAN SIZE MAXIMUM SPAN

ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS

4. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO

5. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT

SPANS FOR WALLS GREATER THAN 9' HIGH.

TABLES (12-15-92)

PRESSURE TREATED LUMBER.

ROOF LIVE LOAD =20 PSF.

**HEADERS SCHEDULE AS FOLLOWS** 

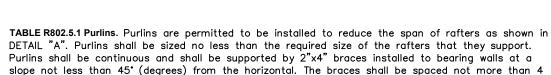
FLOOR HEADERS U.N.O.)

OR REVISIONS IF NECESSARY.

LOCAL CODES AND OSHA GUIDELINES.

2018 IRC (International Residential Code )TABLE R802.4.1 (1)

	CEILING	SPECIES	DEAD LOAD = 5 psf					
JOIST SPACING	AND	2" X 4"	2" X 6"	2" X 8"	2" X 10"			
	SPACING (in)	GRADE	MAXIMUM CEILING JOIST SPANS					
	,		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)		
	12	SOUTHERN PINE #2	11' - 10"	18' - 8"	24' - 7"	Note a		
	16	SOUTHERN PINE #2	10' - 9"	16' - 11"	21' - 7"	25' - 7"		
	19.2	SOUTHERN PINE #2	10' - 2"	15' - 7"	19' - 8"	23' - 5"		
	24	SOUTHERN PINE #2	9' - 3"	13' - 11"	17' - 7"	20' - 11"		

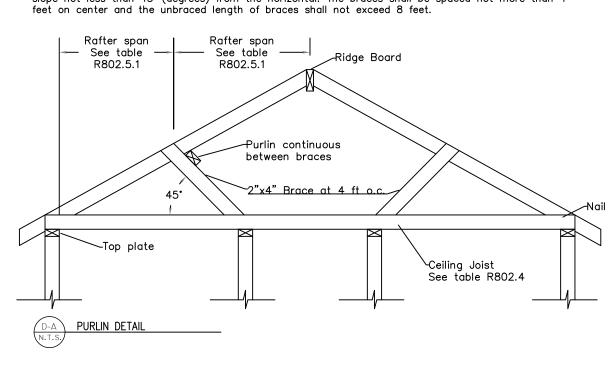


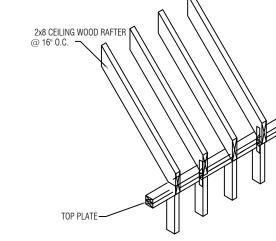
TWO 8d NAILS THIS

D-01 BEAM & RAFTER TIE DETAIL

SIDE OF TRUSS.

TOTAL FOUR





CORROSION RESISTANT METAL CLIP

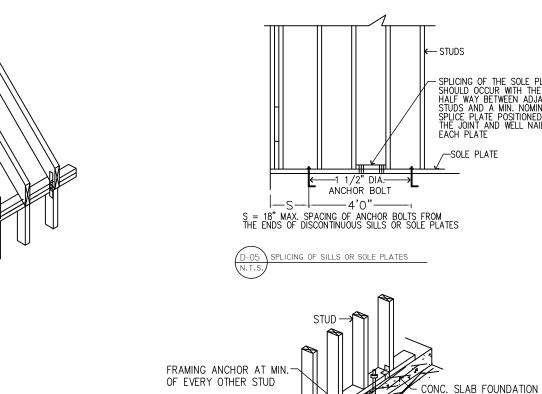
POSITIONED IN EACH RAFTER SPACE

-STAGGER END JOINTS BETWEEN ADJACENT ROWS

─8d NAILS @ 8"o.c. MAX.

PLYWOOD DECK —/ MIN. 5/8" THICKNESS

D-04 SOLID PLYWOOD SHEATHING

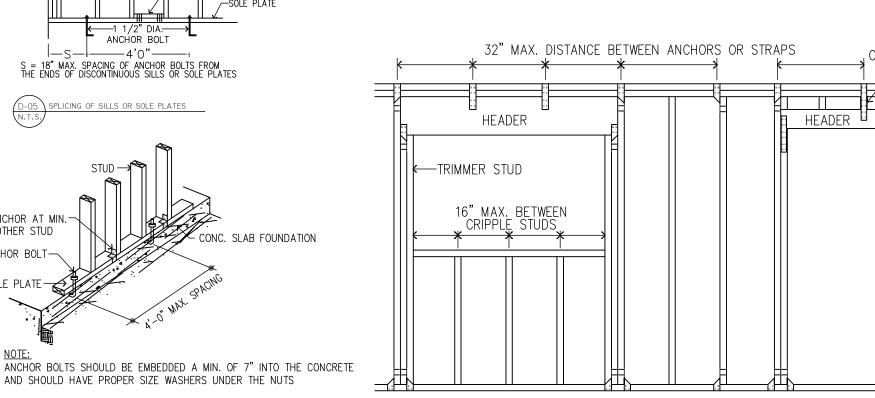


ANCHOR BOLT

CONTINUOUSLY SHEATHED CORNER FRAMING (CS-WSP) DETAIL

AND SHOULD HAVE PROPER SIZE WASHERS UNDER THE NUTS

0-03 ANCHOR SILL PLATE TO FOUNDATION



LATERAL BRACING OF EXTERIOR WALLS

D-08 \ ANCHORAGE OF HEADERS

— STUDS @ 16" or 24"o.c

PROJECT

234 YUCCA ST

San Antonio, TX. 78203

CARMEN C. GROTH

DRAWN BY: CARLOS TREVINO

THESE PLANS ARE INTENDED TO PROVIDE BASIC

CONSTRUCTION INFORMATION NECESSARY TO

SUBSTANTIALLY BUILD THIS STRUCTURE. THESE

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 DEFICIENCIES ON THESE

PLANS, OWNER/BUILDER MUST COMPLY WITH

LOCAL BUILDING CODES PRIOR TO

COMMENCEMENT OF CONSTRICTION. ANY COPYING,

TRACING. OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO

PROSECUTION UNDER COPYRIGHT LAWS

RESIDENTIAL

ROOF

FRAME/WIND

BRACE/FRAMING

**PLAN** 

INDICATED

SCALE:

PROJECT TYPE:

PLANS MUST BE VERIFIED AND CHECKED BY THE

PROJECT NO.

NOTES:

07/07/2022

- ANCHOR BOLT

TABLE R602.7(2)
GIRDER SPANSa AND HEADER SPANSa FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-firb and required number of jack studs)

GIRDERS	SIZE 12		2	2	36		
SUPPORTING		Spane	NJd	Spane	NJd	Spane	NJd
	2-2 × 4	4-1	1	2-10	1	2-4	1
	2-2 × 6	6-1	1	4-4	1	3-6	1
	2-2 × 8	7-9	1	5-5	1	4-5	2
	2-2 × 10	9-2	1	6-6	2	5-3	2
	2-2 × 12	10-9	1	7-7	2	6-3	2
One floor only	3-2 × 8	9-8	1	6-10	1	5-7	1
	3-2 × 10	11-5	1	8-1	1	6-7	2
	3-2 × 12	13-6	1	9-6	2	7-9	2
	4-2 × 8	11-2	1	7-11	1	6-5	1
	4-2 × 10	13-3	1	9-4	1	7-8	1
	4-2 × 12	15-7	1	11-0	1	9-0	2
	2-2 × 4	2-7	1	1-11	1	1-7	1
	2-2 × 6	3-1	1	12-11	2	2-5	2
	2-2 × 8	5-0	1	3-8	2	3-1	2
	2-2 × 10	5-11	2	4-4	2	3-7	2
	2-2 × 12	6-11	2	5-2	2	4-3	3
Two floors	3-2 × 8	6-3	1	4-7	2	3-10	2
	3-2 × 10	7-5	1	5-6	2	4-6	2
	3-2 × 12	8-8	2	6-5	2	5-4	2
	4-2 × 8	7-2	1	5-4	1	4-5	2
	4-2 × 10	8-6	1	6-4	2	5-3	2
	4-2 × 12	10-1	1	7-5	2	6-2	2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm. a. Spans are given in feet and inches.

the header or girder shall be designed.

**HEADERS AND** 

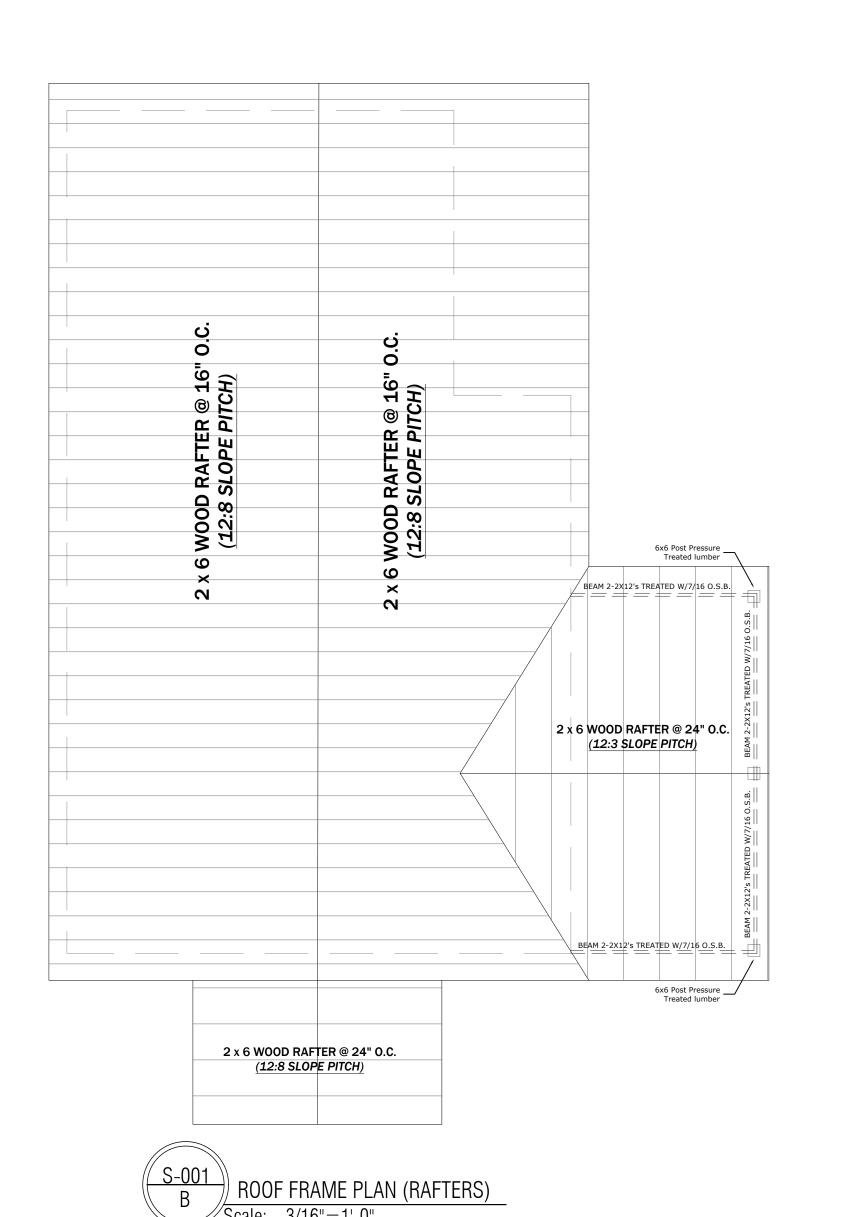
- b. Spans are based on minimum design properties for No. 2 grade lumber of Douglas fir-larch, hem-fir, Southern pine, and spruce-pine-fir.
- c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated. d. NJ = Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.
- e. Spans are calculated assuming the top of the header or girder is laterally braced by perpendicular framing. Where the top of the header or girder is not laterally braced (for example, cripple studs bearing on the header), tabulated spans for headers consisting of 2 × 8, 2 × 10, or 2 × 12 sizes shall be multiplied by 0.70 or

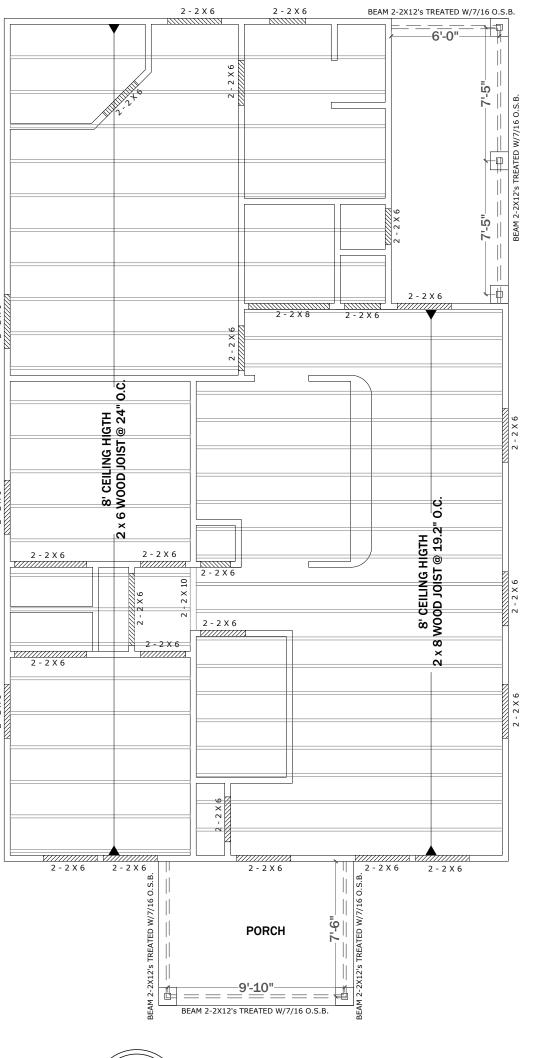
#### GIRDER AND HEADER SPANSA FOR OPEN PORCHES

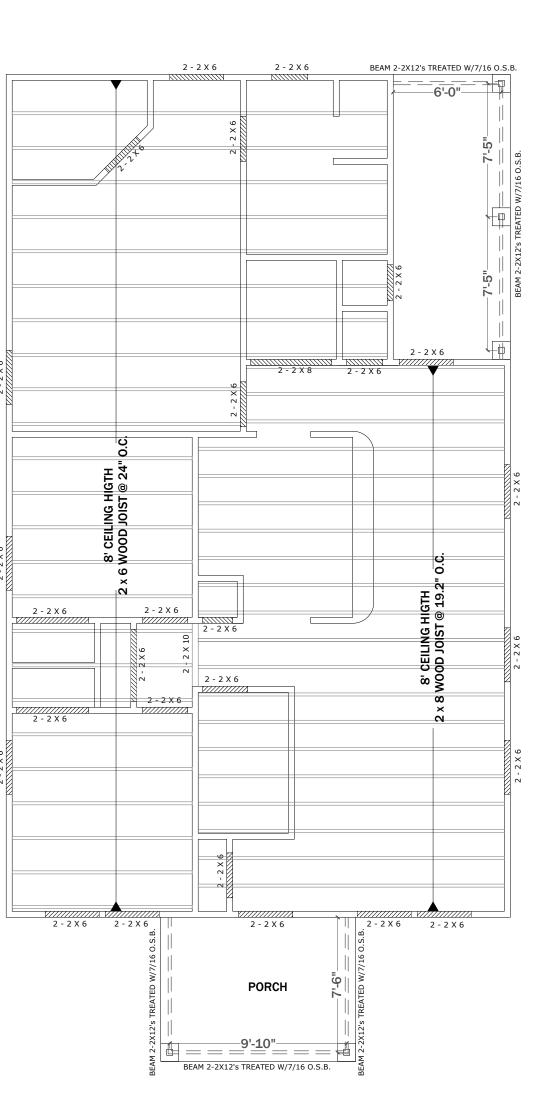
		(Maximum spai	n for Douglas fir-l	arch, hem-fir, Soi	ithern pine and s	pruce-pine-firb)		
			SUPPORT	ING ROOF				
		SUPPORTING FLOOR						
SIZE	3	0	50 70				SUPPORTING FLOOR	
			DEPTH OF P	ORCHc (feet)	•			
	8	14	8	14	8	14	8	14
2-2 × 6	7-6	5-8	6-2	4-8	5-4	4-0	6-4	4-9
2-2 × 8	10-1	7-7	8-3	6-2	7-1	5-4	8-5	6-4
2-2 × 10	12-4	9-4	10-1	7-7	8-9	6-7	10-4	7-9
2-2 × 12	14-4	10-10	11-8	8-10	10-1	7-8	11-11	9-0

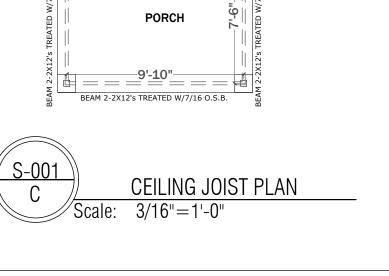
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

- 2. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 b. Tabulated values assume No. 2 grade lumber, wet service and incising for refractory species. Use 30 psf ground snow load for cases in which ground snow OR 4X4 STUDS @ 16" O.C. load is less than 30 psf and the roof live load is equal to or less than 20 psf. 3. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND
- c. Porch depth is measured horizontally from building face to centerline of the header. For depths between those shown, spans are permitted to be interpolated. DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER











#### **FOUNDATION NOTES:**

1.THIS FOUNDATION HAS BEEN ENGINEERED AS A SOIL SUPPORTED BEAM STIFFENED SLAB-ON-GRADE; AND AS SUCH, WILL MOVE WITH THE SUPPORTING SOILS

2. DO NOT SCALE THIS DRAWING. THE BUILDER SHALL VERIFY ALL DIMENSIONS, SLAB DROP DEPTH AND LOCATIONS, BRICK-LEDGE DEPTH AND LOCATIONS, SLOPES, AND ALL OTHER NOTED ITEMS WITH THE ARCHITECT/DESIGNER AND PROJECTA ENGINEERING, PLLC, BUILDER SHALL NOTIFY IN WRITING OF ANY DISCREPANCY AND FOR DIRECTIONS TO RESOLVE THE DISCREPANCY.

3. IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE HOMEOWNER OF THE IMPORTANCE TO MAINTAIN PROPER DRAINAGE AWAY FROM FOUNDATION, AND TO WATER (DO NOT OVER—WATER) THE AREAS SURROUNDING THE FOUNDATION DURING DRY PERIODS.

4. THE AREA TO BE OCCUPIED BY THE FOUNDATION SHALL BE

4. THE AREA TO BE OCCUPIED BY THE FOUNDATION SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOTS, BOULDERS, AND OTHER OBSTRUCTIONS TO A POINT FIVE FEET BEYOND THE FOUNDATION PERIMETER.

5. PROVIDE 6" MINIMUM OF SELECT FILL MATERIAL UNDER THE FOUNDATION SLAB, ABOVE UNDISTURBED SOIL.

6. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8" ABOVE THE FINISH GRADE, THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6" IN THE FIRST FIVE FEET.

7. CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. MAXIMUM SLUMP OF 5 1/2", TO MINIMIZE SHRINKAGE CRACKS, EXPOSE CONCRETE SURFACE AREAS (GARAGE/PORCHES) SHOULD HAVE A SLUMP OF 5" OR LESS.

8. ALL STEEL SHALL BE SUPPORTED IN THE FORMS OR SLABS WITH CHAIRS OR WIRE BOLSTERS , AND SHALL BE TIED AT EVERY OTHER INTERSECTION

9. CORNER REINFORCING BARS. 2 CORNER BARS (ONE TOP AND ONE BOTTOM) SHALL BE PROVIDED AT EACH PERIMETER CORNER AND 2 CORNER BARS BOTH AT BOTTOM OF EACH "TEE" INTERSECTION.

#### KEY NOTES:

1.) 5" THICK 3,000 PSI CONCRETE SLAB PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER

OVER 6'-0" SELECT FILL. REINFORCED W/ #4's @ 12" O.C.E.W.

2.) END OF WATERPROOFING MEMBRANE TO BE INSTALLED 6-INCH FROM BOTTOM OF BEAM

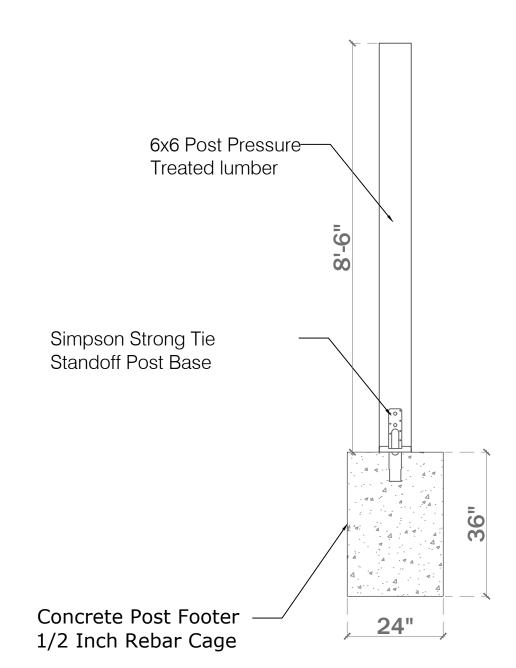
3.) ALL REBAR SHALL BE ASTM A-615 GRADE 60

4.) ALL BEAMS SHALL BE 12" WIDE X 30" DEEP (UNO). REINFORCED W/(2) #6's T&B & #3 TIES @ 18" O.C.

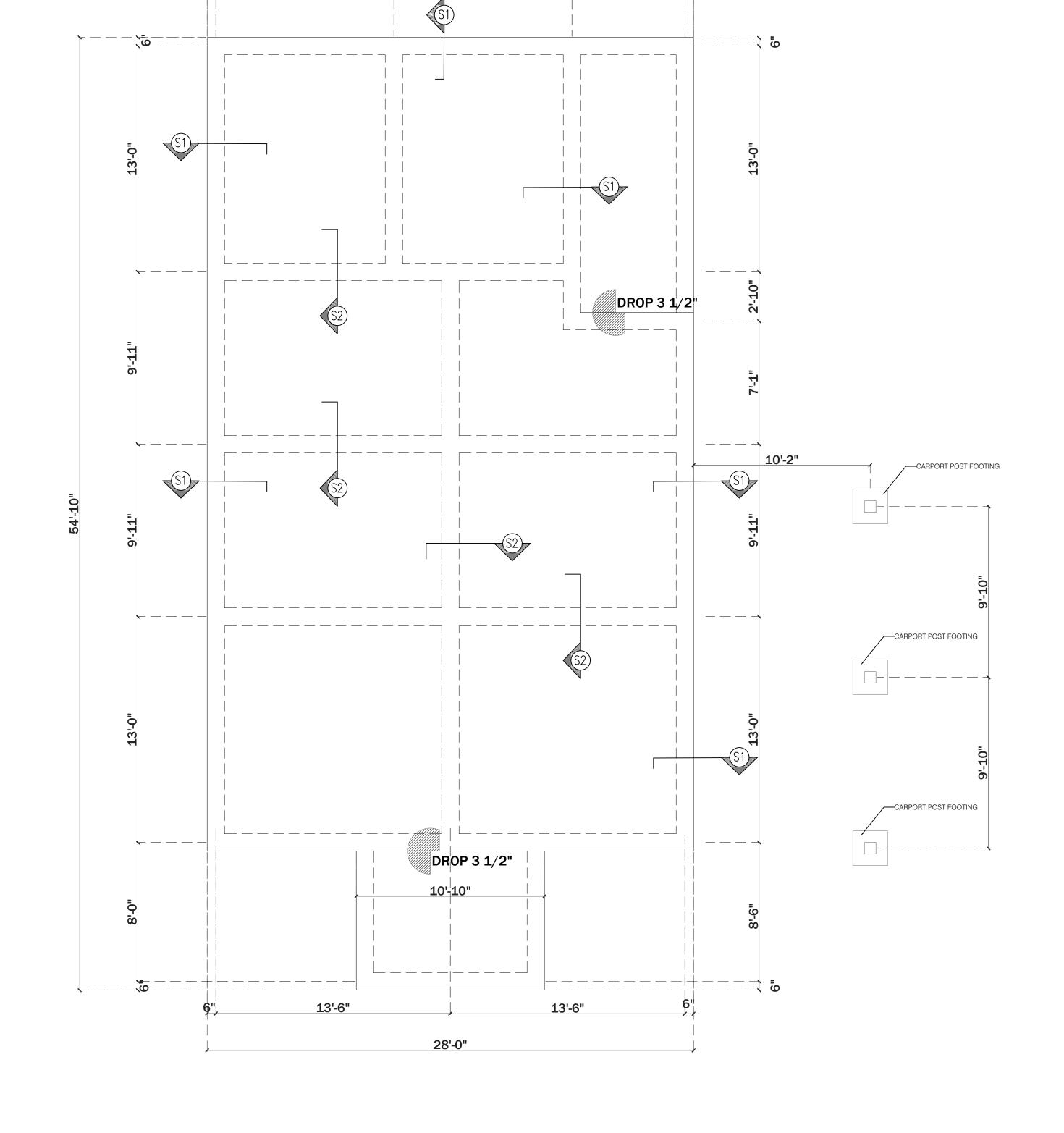
5.) CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND OR ARCHITECTURAL PLANS, THE ARCHITECTURAL SHALL CONTROL. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS.

6.) ALL BAR SPLICES TO OVERLAP A MINIMUM OF 30 DIAMETERS OF THE BAR BUT NOT LESS THAN 12"

7.) INSTALL FIRST STIRRUP 2" FROM INSIDE BEAM, INSTALL STIRRUPS VERTICALLY. ANGLED STIRRUPS ARE NOT PERMITTED



3 POST COLUMN DETAIL 1/2" = 1'-0"

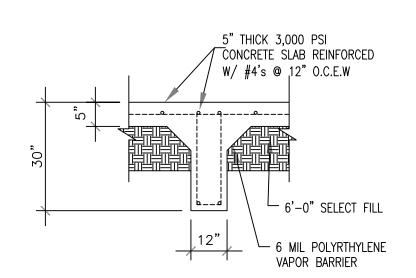


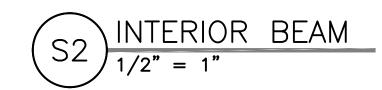
28'-0"

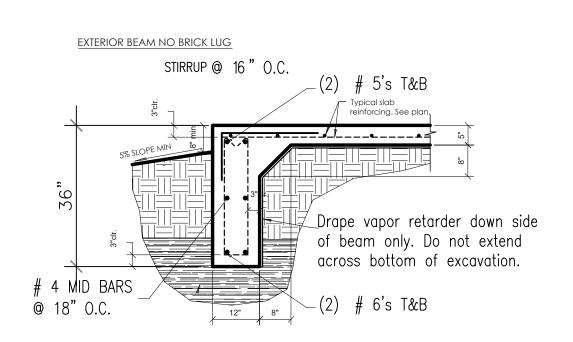
10'-3"

10'-3"

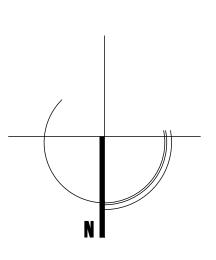
6'-6"













PROJECT

### 234 YUCCA ST

San Antonio, TX. 78203

DATE: 07/07/2022
PROJECT NO.

REVISION DATE
1
2
3
4
5

NOTES:



08/03/22

### DRAWN BY: CARLOS TREVINO

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 DEFICIENCIES ON THESE PLANS, OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRICTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED, VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS PROJECT TYPE:

# **RESIDENTIAL**

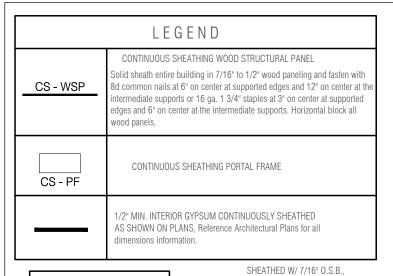
FOUNDATION PLAN

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

**S.002** 

PLAN No:

**JULY 2022** 



REFER TO 2018 IRC BOOK TABLE R602.10.4

PER IRC SECTION R602.10.8 HORIZONTAL JOINTS SHALL OCCUR OVER AND BE BLOCKING OF A MINIMUM 1-1/2 INCH THICKNESS.

BRACING METHODS

#### TALL WALL NOTES:

ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.

ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END - ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE

AND BELOW OPENINGS - EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1" ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM

- ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF

#### DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2018

DESIGN LOADS DEAD LOADS

10 PSF - COMPOSITION SHINGLE

LIVE LOADS ROOF 20 PSF CEILING JOIST 10 PSF

3. SNOW LOAD: 5 PSF 4. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II

1.0 EXPOSURE "B" 5. SEISMIC: SEISMIC CATEGORY "A"

## ROUGH CARPENTRY NOTES

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER

2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT

3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET

4. ALL MULTIPLE GIRDERS, BEAMS AND JOIST SHALL BE GANG NAILED

5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED

7. PREFABRICATE LVL'S, GLULAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL, MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

PSL'S = 2,900 PSIGLULAMS = 2.400 PSI

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED

9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC

10. ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE

11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM

ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS 12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE

13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION

15. TAPERED END CUTS SHALL MEET MANUFACTURES REQUIREMENTS

16. NOTCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED, WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS

14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d

CONSTRUCTION NOTES: 1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE. 2.ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTOR'S EXPENSE. 3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. 4. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDING AT THE CONTRACTOR'S EXPENSE. 5. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOUSE; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER. 7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY. THE CONTRACTOR

WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE. 8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% BE SUBJECT TO DENSITY

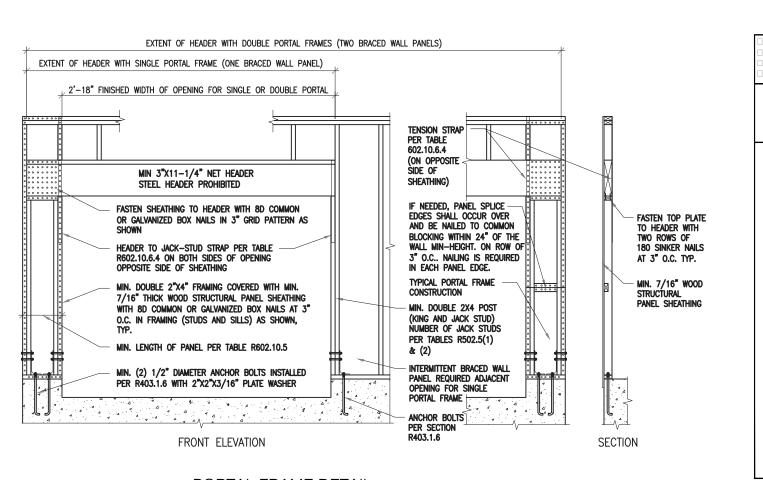
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS

INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

#### ADDITIONAL FRAMING NOTES:

Framing contractor to install temporary wind bracing while main structure frame is being constructed

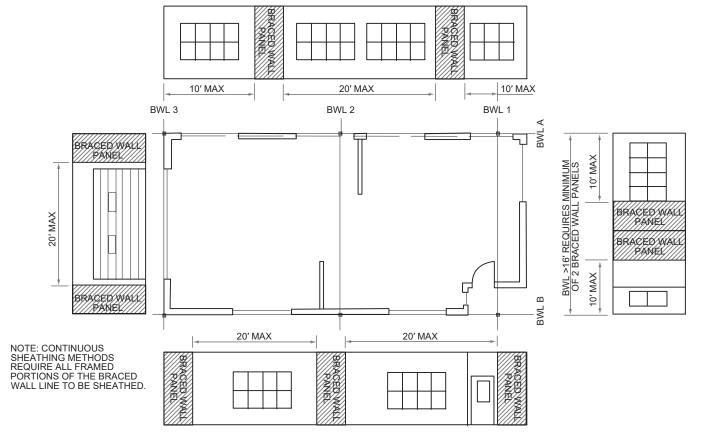
Contractor to use 2" x 6" strong-backs for roof rafter purlins, set a top load bearing walls beneath Contractor to install 2" x 6" wall blocking @ upper kitchen cabinet areas



EXPOSURE CATEGORY B 30-FOOT MEAN ROOF HEIGHT MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS 10-FOOT WALL HEIGHT REQUIRED ALONG EACH BRACED WALL LINEa 2 BRACED WALL LINES DWB, WSP, SFB, **Braced Wall Line Design Wind** Spacingc (feet) PBS, PCP, HPS, CS-WSP, CS-G, CS-PF Method GB Story Location Method LIBb BV-WSP. ABW. PFH. PFC, CS-SFB 2.0 2.0 3.5 3.5 9.5 5.5 4.5 9.5 12.5 12.5 7.0 6.0 40 15.0 15.0 9.0 7.5 18.0 18.0 10.5 9.0 7.0 3.5 4.0 12.5 12.5 7.5 6.5 18.0 18.0 10.5 9.0 ≤ 115 23.5 23.5 13.5 11.5 29.0 29.0 16.5 14.0 34.5 34.5 20.0 17.0 10.0 6.0 5.0 NP 11.0 18.5 9.0 NP 27.0 15.5 13.0 35.0 20.0 17.0 43.0 24.5 21.0 51.0 29.0 25.0

TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON WIND SPEED

## PORTAL FRAME DETAIL



For SI: 1 foot = 304.8 mm.

## **LOCATION OF BRACED WALL PANELS**

FIGURE R602.10.2.2

### TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

M	MINIMUM LENGTHa (inches) Wall Height					CONTRIBUTING LENGTH (inches)	
METHOD (See Table R602.10.4)							
-			9 feet	10 feet	11 feet	12 feet	
	GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actua
	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	
	68	26	27	30	33	36	
	72	27	27	30	33	36	1
	76	30	29	30	33	36	1
	80	32	30	30	33	36	1
	84	35	32	32	33	36	1
	88	38	35	33	33	36	1
	92	43	37	35	35	36	1
	96	48	41	38	36	36	1
CS-WSP, CS-SFB	100	_	44	40	38	38	1
	104		49	43	40	39	Actualb
	108	_	54	46	43	41	
	112	_	_	50	45	43	1
	116		_	55	48	45	
	120	_	_	60	52	48	
	124	_	_	_	56	51	1
	128		_	_	61	54	
	132	_	_	_	66	58	
	136	_	_	_	_	62	1
	140	_	_	_	_	66	1
	144	_	_	_	_	72	
	THOD			rtal header h			
(See Ta	ble R602.10.4)	8 feet	9 feet	10 feet	11 feet	12 feet	
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actualb
0011	SDC D0, D1 and D2	16	18	20	Note e	Note e	Actualb

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s. NP = Not Permitted.

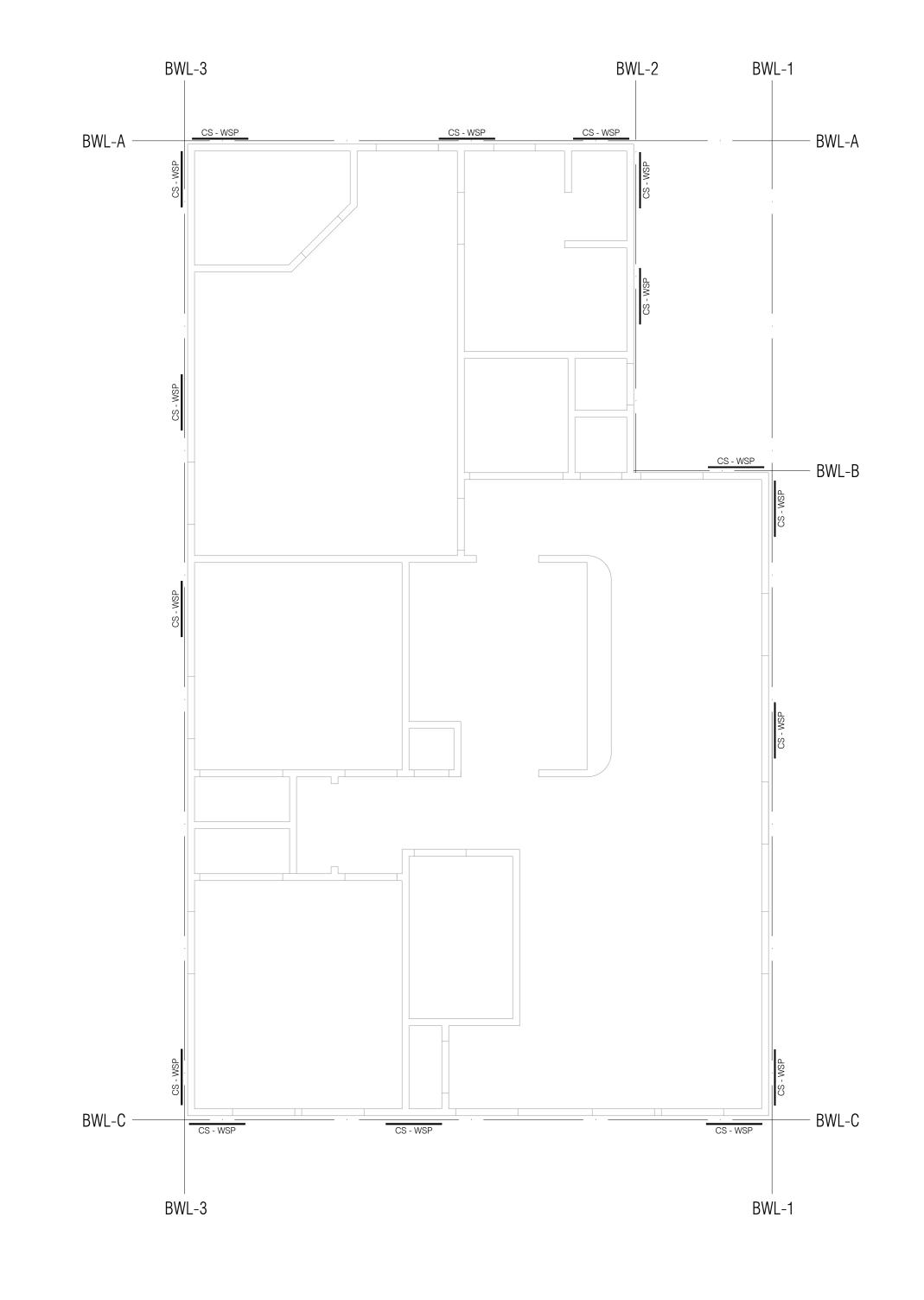
a. Linear interpolation shall be permitted. b. Use the actual length where it is greater than or equal to the minimum length.

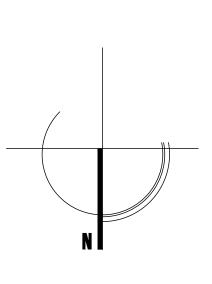
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.

d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall. e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

### TABLE R602.10.4—continued BRACING METHODS

METHODS MATERIAL		MINIMUM TURKUTOR	FIGURE	CONNECTION CRITERIAa		
	METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	Fasteners	Spacing	
Methods	CS-WSP Continuously sheathed	2.2"		Exterior sheathing per Table R602.3(3)	6" edges 12" field	
	wood structural panel	3/8"		Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener	
nous Sheathing	CS-Gb, c Continuously sheathed wood structural panel adjacent to garage openings	3/8"	-	See Method CS-WSP	See Method CS-WSP	
Continuo	CS-PF Continuously sheathed portal frame	7/16"		See Section R602.10.6.4	See Section R602.10.6.4	





 $\omega_0^{z}$ **PROJECT** 

234 YUCCA ST

San Antonio, TX. 78203 07/07/2022 DATF: PROJECT NO. REVISION

CARMEN C. GROTH

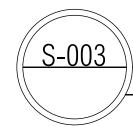
NOTES:

DRAWN BY: CARLOS TREVINO

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 DEFICIENCIES ON THESE PLANS, OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRICTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED, VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS PROJECT TYPE:

WIND BRACE **PLAN** 

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



WIND BRACE PLAN