NEW RESIDENCE TO

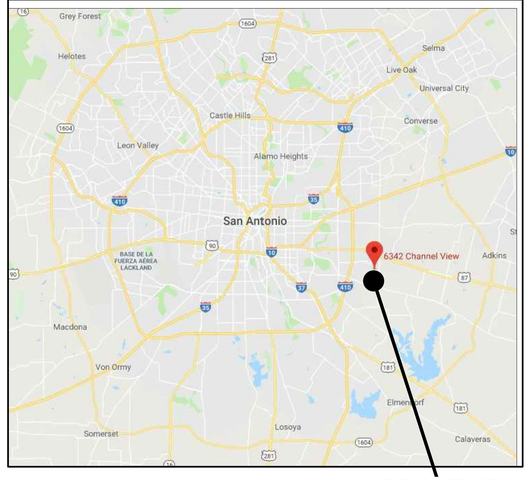
CHANNEL RESIDENCE

6338 CHANNEL VIEW . SAN ANTONIO TEXAS, 78222.

LOCATION PLAN

N

LOCATION PLAN



INDEX OF DRAWINGS

PROJECT INFORMATION

SCOPE OF WORK	
LIVING AREA	1,272.00 Sq-ft
FRONT PORCH	100.50 Sq-ft
BACK PORCH	35.00 Sq-ft
CAR GARAGE	257.33 Sq-ft
TOTAL	**1,664.83 Sq-ft**
FIRE ALARM SYSTEM	SMOKE DETECTORS
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2018
LOCAL AMENDMENTS	2018 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC
FIRE CODE	INTERNATIONAL FIRE CODE 2018
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2018
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2018
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2018
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2018
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2018

GENERAL NOTES

1. **Job Site.** Prior to submitting bid, contractor shall visit job site and notify owner of any conditions not included in these documents which require corrective or additional actions. No changes to plans to be made without written approval by the Architect/Designer/Engineer . Report any discrepancies to the Architect/Designer/Engineer.

2. **Dimensions.** All dimensions Need to be Verify by the Contractor prior to Construction. Report any discrepancies to the Architect/Designer/Engineer.

3. **Changes or Modifications to Plans.** Any minor or required changes or modifications to this plan do not reduce or void the copyrights covering this set of plans in any way. Modifications to this plan, for any reason, should be attempted by an Architect/Engineer/ Designer only. Architect/Designer/Engineer accepts no responsibility for the quality and completeness of any changes attempted. Please remember that even a simple change to one area of a home can greatly affect many other areas in the home and only a qualified professional is equipped to fully understand the ramifications of any change or modification.

DESIGN TEAM

PROFESSIONAL ENGINEER

PROJECTA ENGINEERING, PLLC
CARMEN C GROTH, P.E., PMP
SAN ANTONIO, TX 78230
PHONE: (210) 380-0060
cgroth@projectaengineering.com

LEGAL DESCRIPTION

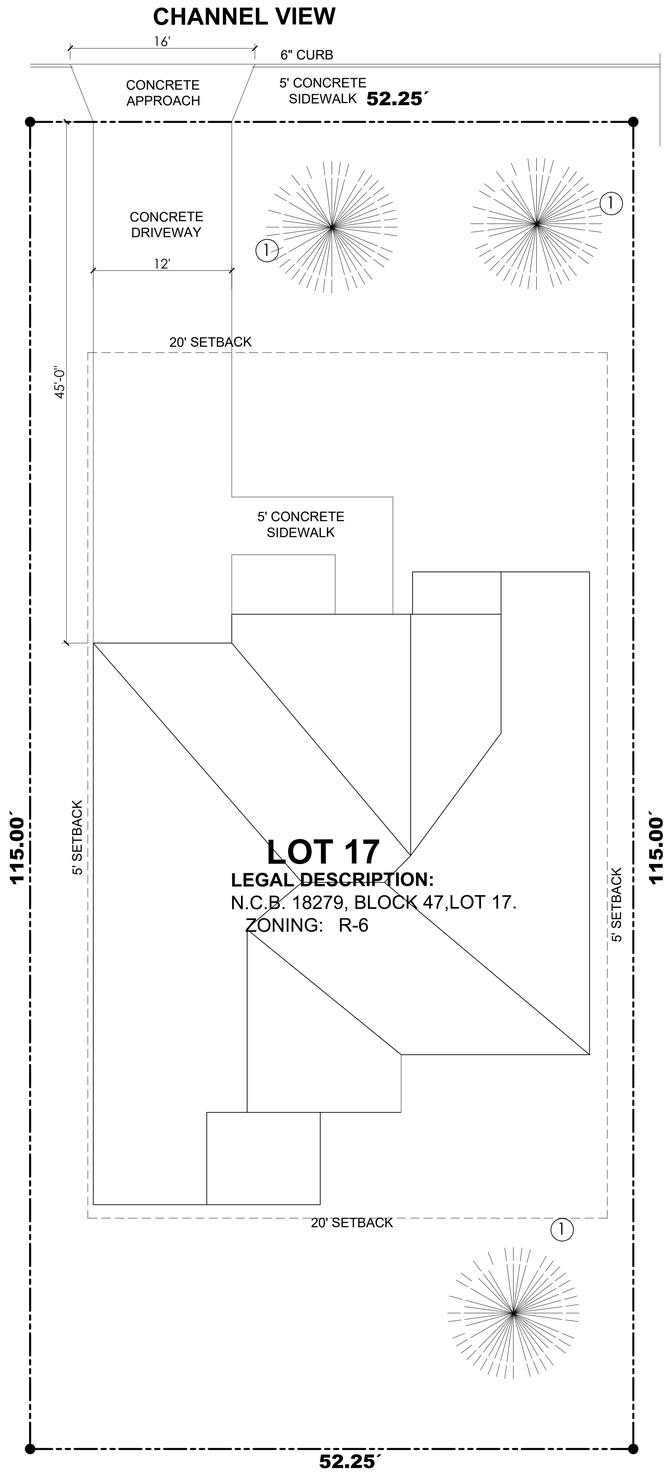
NCB 18279 BLK 47
LOT 17
ZONING: R-6

STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED
PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: COVER PAGE
drawn number: **A-100**



1 SITE PLAN
SCALE: 3/16"=1'-0"

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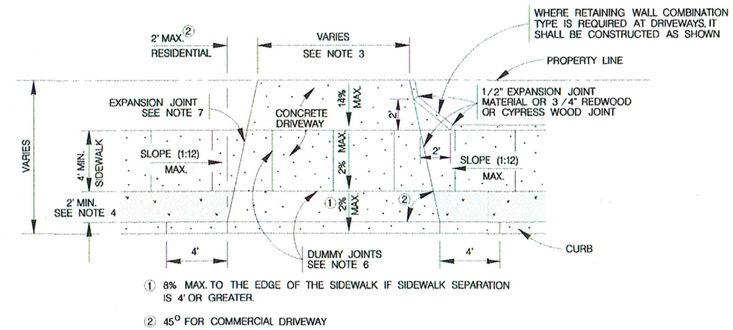
TREE SCHEDULE		
DESIGNATION	SPECIE	DIAMETER
1	CEDAR ELM	1.5" MIN

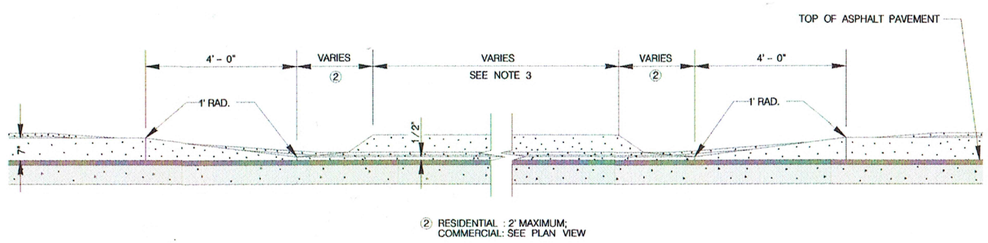


① 8% MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

② 45° FOR COMMERCIAL DRIVEWAY

TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK SEPARATED FROM CURB

TYPICAL DRIVEWAY PLAN VIEW
WITH SIDEWALK ABUTTING CURB



② RESIDENTIAL : 2' MAXIMUM;
COMMERCIAL: SEE PLAN VIEW

CONCRETE DRIVEWAY NOTES

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.1 OR 503.2.
   B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503.4 AND SHALL INCLUDE A MINIMUM OF 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503.5 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE

2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.

3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 2' FROM THE BACK OF CURB.

5. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 2' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.

6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.

7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3 /8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.

8. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

9. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

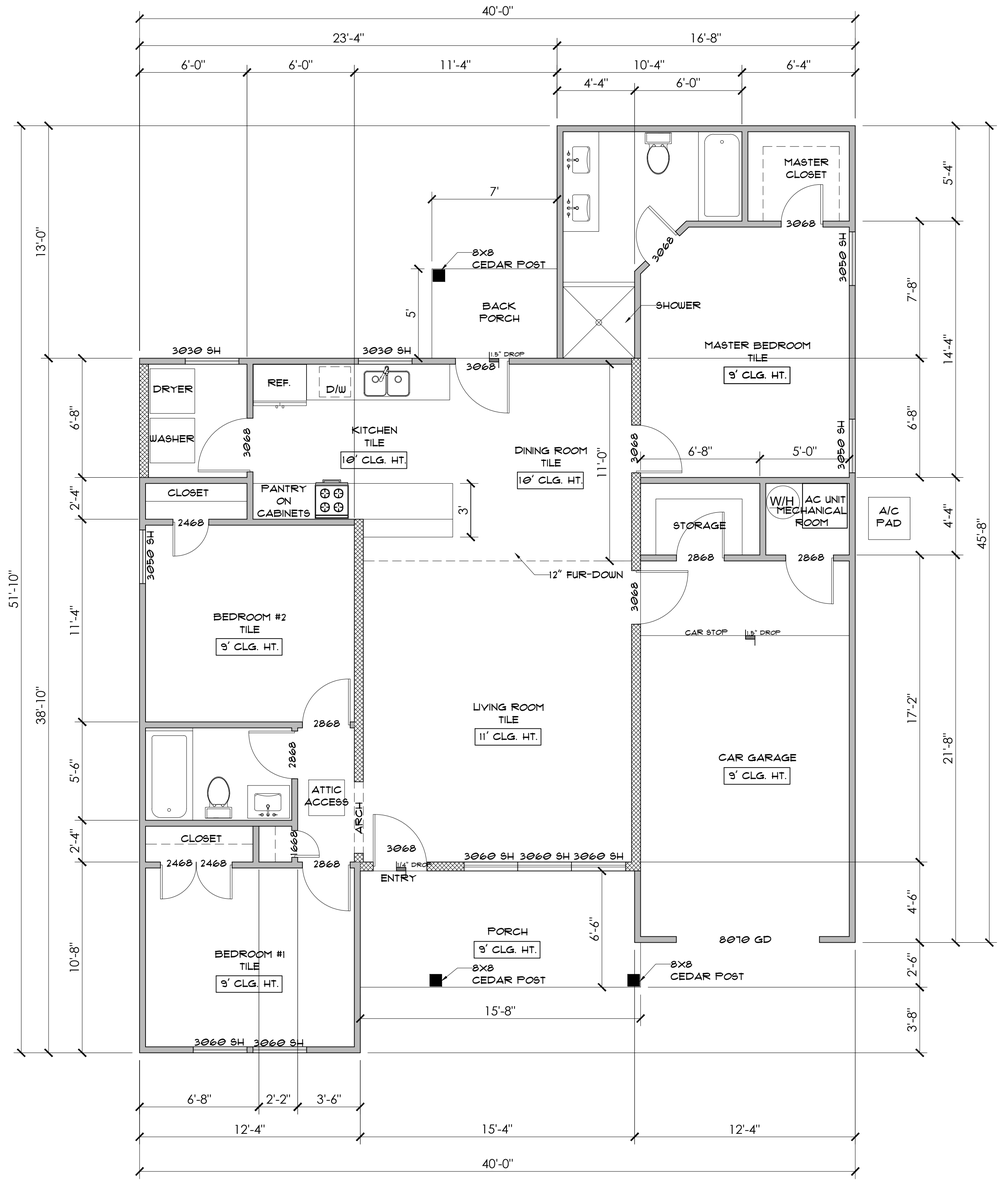
STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: SITE PLAN
drawn number: C-1



1 FLOOR PLAN

SCALE: ¼"=1'-0"

LEGEND

- 4" STUD WALLS
- 6" STUD WALLS

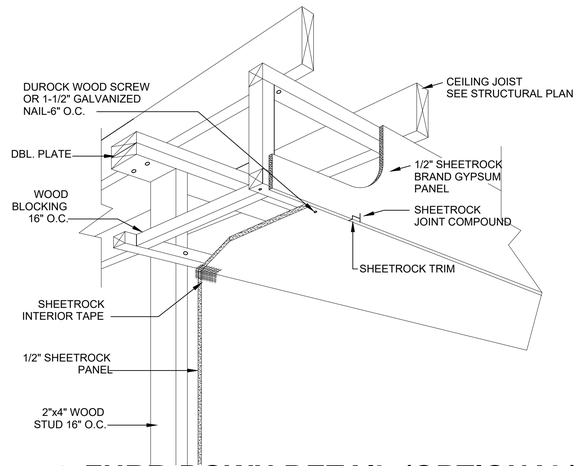
SPECIAL NOTE:

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). (b) 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 MEET THE ADA REQUIREMENT TO BEAR A 250 POUND LOAD.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 INCORPORATED 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 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.

DOOR SCHEDULE			
	Door Size	Qty.	Description
	3'-0" x 6'-8"	3	6-Panel Primed Steel Door
	3'-0" x 6'-8"	4	Interior Holow core Door (HC)
	2'-8" x 6'-8"	4	6 Panel Interior Holow core Door (HC)
	2'-4" x 6'-8"	4	Interior Holow core Door (HC)
	1'-6" x 6'-8"	1	Interior Holow core Door (HC)
NOTE:	53.5" x 24"	1	Attic Access

WINDOW SCHEDULE					
Designation	Window Size	Qty.	Style Line	Operation	Notes
	3'-0" x 6'-0"	5	Vinyl	Single Hung	Insulated Glass
	3'-0" x 5'-0"	3	Vinyl	Single Hung	Insulated Glass
	3'-0" x 3'-0"	2	Vinyl	Single Hung	Insulated Glass



2 FURR-DOWN DETAIL (OPTIONAL)

SCALE: N.T.S.

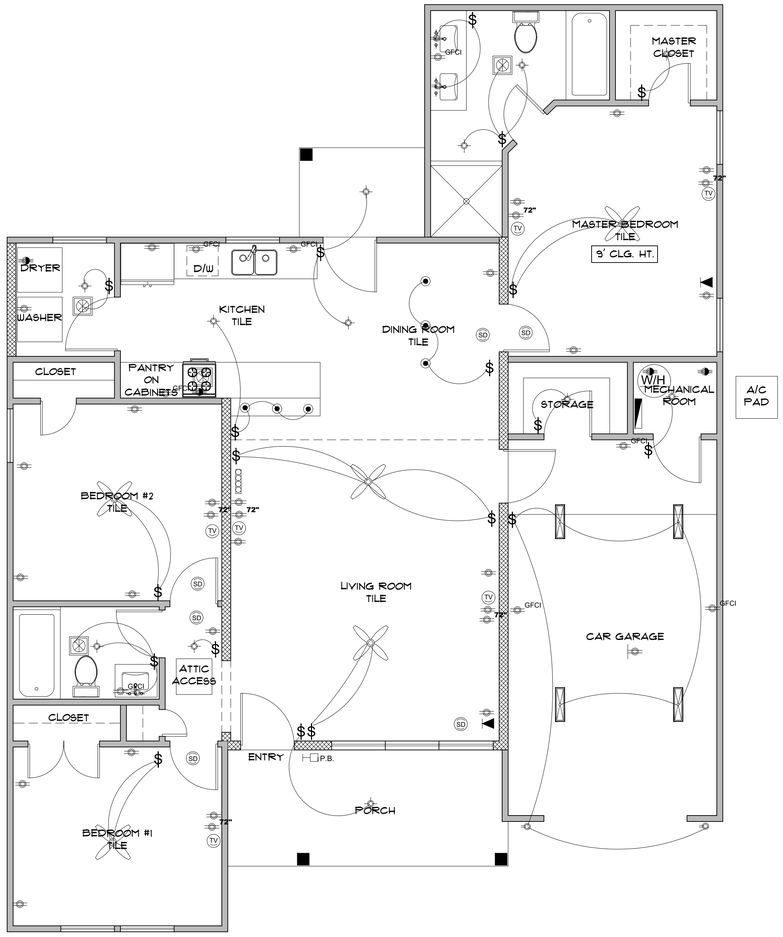
STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: FLOOR PLAN
drawn number: A-101

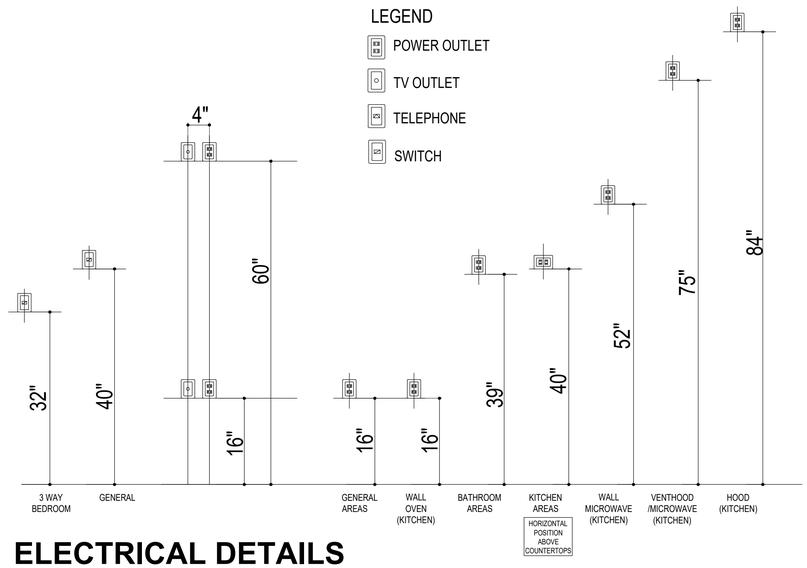


1 ELECTRICAL PLAN

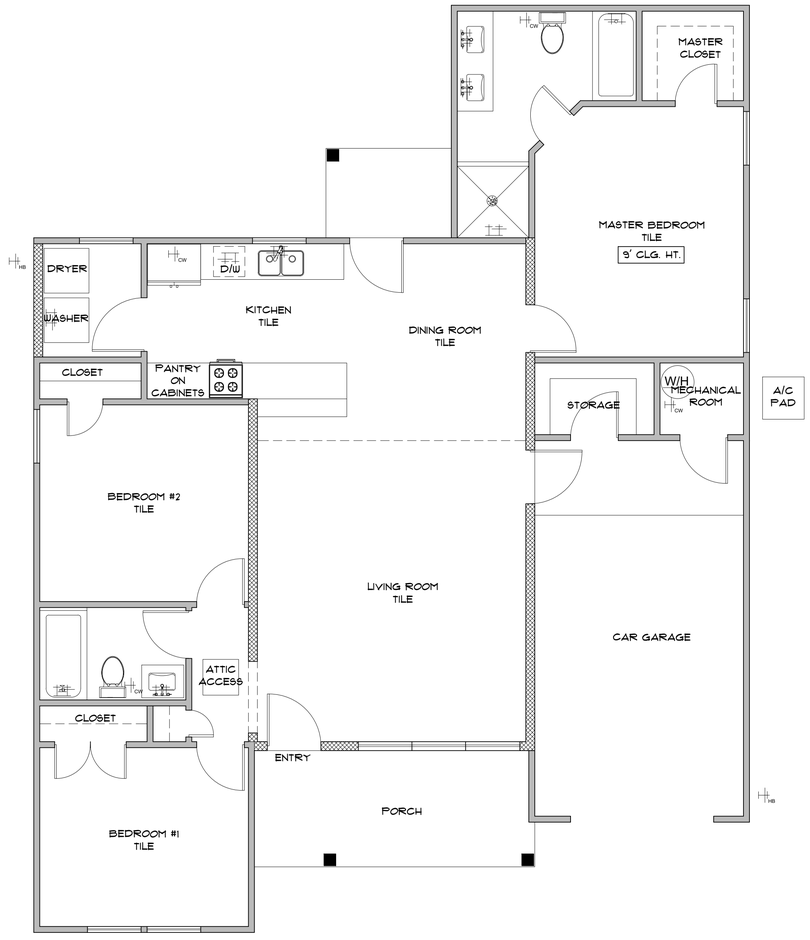
SCALE: ¼"=1'-0"

ELECTRICAL LEGEND

Symbol	Descriptions	Notes/Remarks
	110V Wall duplex outlet	Mount at 12" AFF
72"	110V Wall duplex outlet	Mount at 72" AFF
	220V Wall outlet	
	Floor duplex outlet	
	Ceiling mounted outlet	
GFCI	Duplex outlet w/Ground fault circuit interrupter	Mount at 42" AFF
	Surface mounted incandescent fixture	
	Wall mounted incandescent fixture	
	Recessed 6" dia. incandescent	
	Pendant light fixture	
	Fluorescent light fixture	
$	Single pole light switch	
$3	3-Way light switch	
$D	Single pole light switch with dimmer	
	Circuit	
	Ceiling fan with light fixture	
SD	Smoke detector	
TV	TV. antenna / Cable / Dish	
	RECESSED DOWNLIGHTS	
	Telephone plug	
	Electrical panel	
	Electrical meter	
TV	TV. antenna / Cable / Dish	
	Ceiling Exhaust Bath Fan	
	Ring Bell	
P.B.	PUSH BUTTON DOORBELL	
	PUSH BUTTON SWITCH CHIMES	



ELECTRICAL DETAILS



2 PLUMBING PLAN

SCALE: ¼"=1'-0"

PLUMBING LEGEND

W/H WATER HEATER	CW COLD WATER TO REF.	SD SECURITY SYSTEM PANEL	
	HOT & COLD WATER		
HB SHOWER HEAD HOSE BIB/FAUCET	FD FLOOR DRAIN	VAC VACUUM SYSTEM OUTLET	
	GAS GAS LINE		
	GK GAS KEY (ON & OFF) VALVE	CEILING SHOWER RAIN	

date 7/14/2022

CHANNEL RESIDENCE

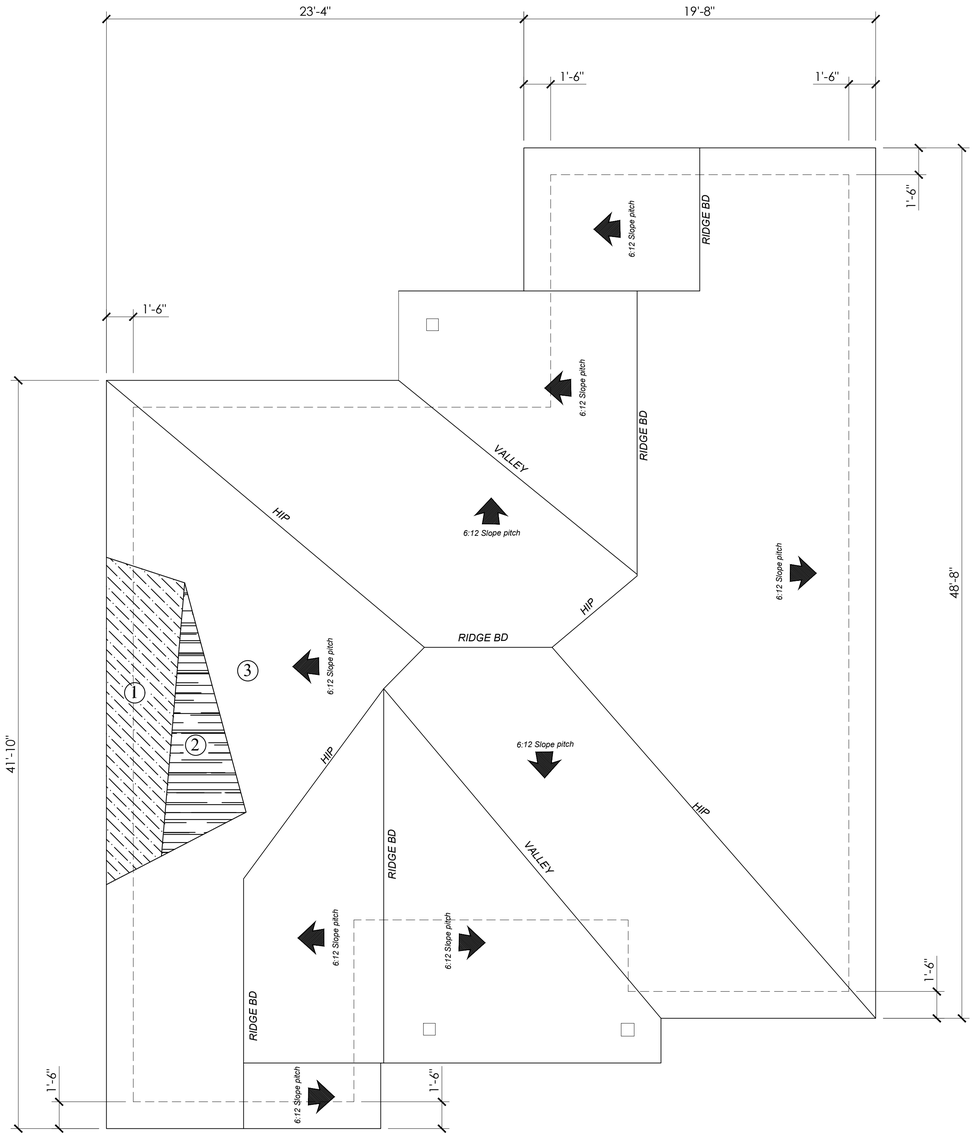
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022

drawn by: LR

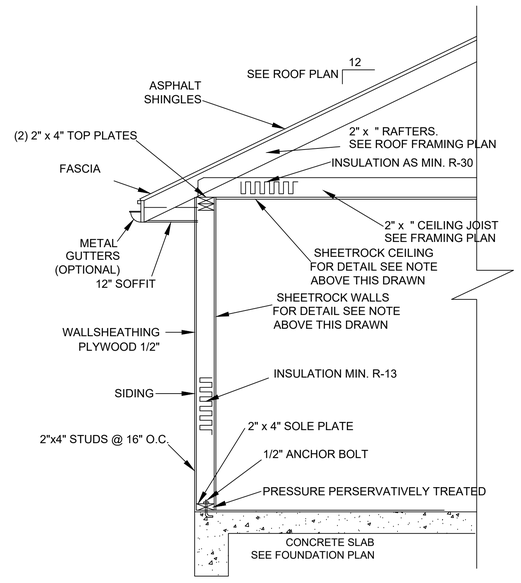
drawing title: **ELECTRICAL PLAN & PLUMBING PLAN**

drawn number: **A-102**



1 ROOF PLAN

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

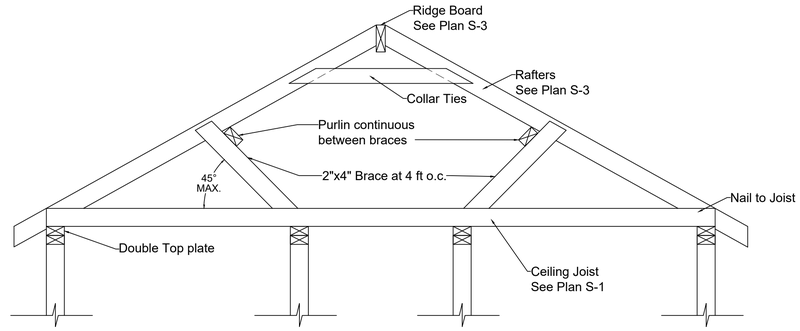


SPECIAL NOTES:

SHEETROCK: ALL INTERIOR (WALL & CEILING) DRYWALL TO BE STANDARD 1/2". GARAGE DRYWALL (CEILING & WALLS) TO BE 5/8"

2 TYPICAL WALL SECTION

SCALE: N.T.S.



3 ROOF, CEILING DETAIL

SCALE: N.T.S.

ID	MEMBER	SIZE	TYPE
1	SHEATHING	5/8" x 4' x 8'	OSB RADIANT BARRIER
2	FELT	No.30	ASPHALT
3	ASPHALT SHINGLES	STANDARD	25 YEARS

STATE OF TEXAS
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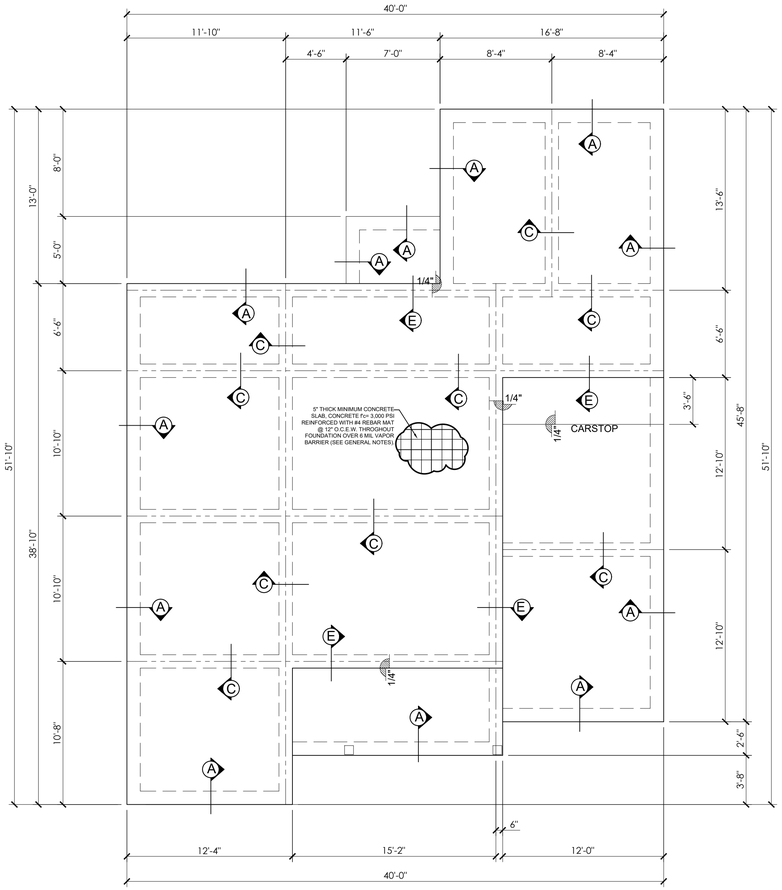
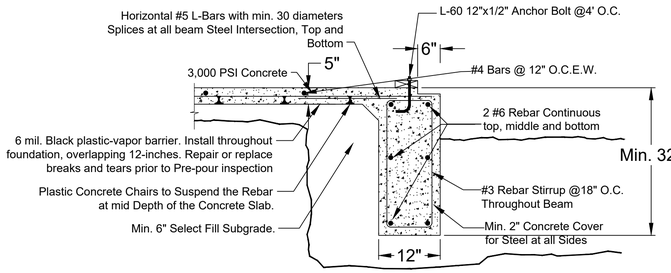
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: ROOF PLAN & WALL SECTION
drawn number: A-103



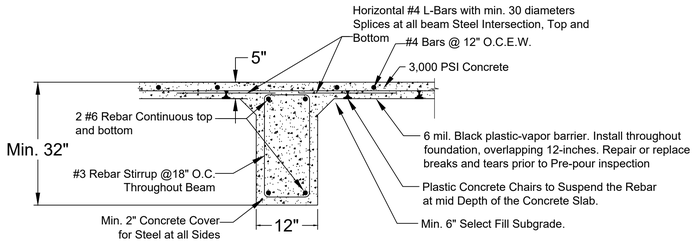
1 FOUNDATION PLAN

SCALE: 3/16"=1'-0"



B EXTERIOR BEAM SECTION AT STONE OR BRICK VENEER

N.T.S.



C INTERIOR BEAM SECTION

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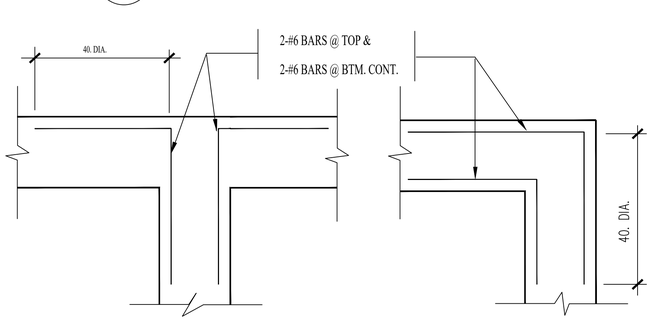
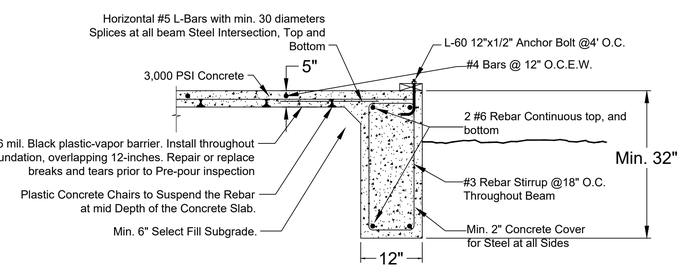


D DETAIL- CORNERS & INTERSECTIONS

N.T.S.



A EXTERIOR BEAM SECTION

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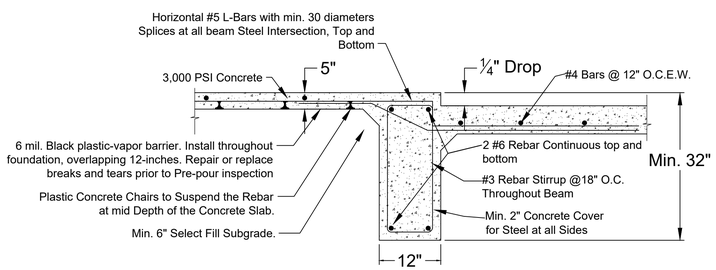
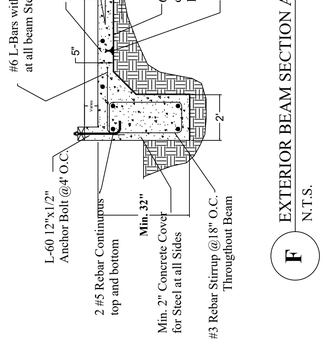


E EXTERIOR BEAM SECTION WITH DROP

N.T.S.



F EXTERIOR BEAM SECTION AT GARAGE

N.T.S.

FOUNDATION NOTES:

1. REMOVE AT LEAST 6" OF TOP SOIL, VEGETATION, DEBRIS, ETC. AND EXISTING FILL, FROM THE PROPOSED BUILDING AREA TO A DISTANCE OF 4'-0" OUTSIDE THE BUILDING LINE.
2. REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE.
3. FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIRED BELOW.
4. GRADE ADJUSTMENTS WITHIN CONSTRUCTION LIMITS SHOULD BE ACCOMPLISHED WITH A SELECT SOIL HAVING A MINIMUM LIQUID LIMIT (LL) OF 28 AND A PLASTICITY INDEX (PI) BETWEEN 10 AND 20, CRUSHED LIMESTONE MEETING THE REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TEXDOT) 1993 STANDARD SPECIFICATIONS ITEM 247, TYPE A, GRADE 2 OR 3, OR A CLAYEY GRAVEL WITH THE CLAY PORTION EXHIBITING A MAXIMUM LIQUID LIMIT OF 40 AND A PLASTICITY INDEX BETWEEN 10 AND 20 AND CONTAINING NO STONES LARGER THAN THREE INCHES IN THEIR GREATEST DIMENSION. SELECT FILL SHOULD BE FREE OF ORGANICS AND DEBRIS.
5. ALL STRUCTURAL FILL SHALL BE PLACED ON PREPARED SURFACES IN LIFTS NOT TO EXCEED 8 INCHES LOOSE MEASURE, WITH COMPACTED THICKNESS NOT TO EXCEED 6 INCHES. ALL FILL SHALL BE COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. SELECT FILL SHALL BE COMPACTED AT A MOISTURE CONTENT RANGING BETWEEN -2 AND +3 PERCENT OF OPTIMUM MOISTURE CONTENT.
6. THE ENGINEER DOES NOT HAVE INFORMATION OF THE GEOTECHNICAL REPORT.

CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE SPECIFICATION, A.C.I. #301 AND BUILDING CODE REQUIREMENTS, A.C.I. #318, LATEST EDITION.
2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315, LATEST EDITION.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH AT 28 DAYS AS FOLLOWS: 3000 PSI FOR ALL CONCRETE, BUT NOT LESS THAN 5 SACKS OF CEMENT SHALL BE USED PER CUBIC YARD OF CONCRETE REGARDLESS OF STRENGTHS OBTAINED, NOT OVER 7.5 GALLONS OF WATER PER SACK OF CEMENT AND NOT OVER 5 INCH SLUMP. FURNISH MIX DESIGN FOR ALL CLASSES OF CONCRETE.
4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING AT ASTM A615, GRADE 60.
5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE A MINIMUM OF 1 1/2 INCHES.
6. AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. MAKE ALL HORIZONTAL WALL STEEL CONTINUOUS AROUND CORNERS.
7. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", A.C.I. #315 LATEST EDITION. ACCESSORIES FOR EXPOSED CONCRETE SOFFITS SHALL HAVE PLASTIC COATED FEET.
8. VERTICAL CONSTRUCTION JOINTS IN FLOOR SLABS ARE TO BE AS SHOWN ON PLANS. NO HORIZONTAL JOINTS WILL BE PERMITTED IN SLABS OR BEAMS UNLESS OTHERWISE NOTED.
9. ALLOW 200 LBS. OF REINFORCING BARS #4 OR LARGER TO BE USED AS DIRECTED IN FIELD FOR SPECIAL CONDITIONS (LABOR FOR PLACING SAME TO BE INCLUDED).
10. MAINTAIN A MINIMUM OF ONE BAR DIAMETER (BUT NOT LESS THAN 1") BETWEEN ALL REINFORCING BARS (INCLUDING LAPS) ON ALL SLABS.
11. SHOP DRAWINGS SHALL BE PREPARED FOR ALL REINFORCING STEEL AND SUBMITTED FOR REVIEW BY ENGINEER. ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS.
12. THE FIRST STIRRUP SHALL BE PLACED A DISTANCE FROM THE FACE OF THE SUPPORT EQUAL TO 1/2 OF THE SPACING LISTED.
13. WELDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY ENGINEER.

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
08/03/22

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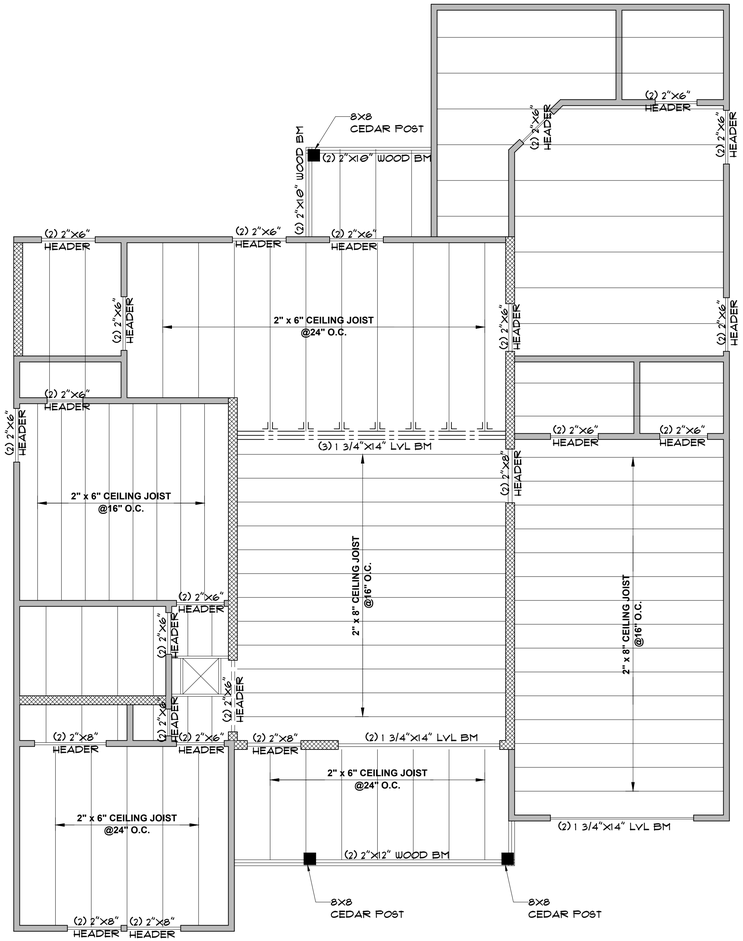
CHANNEL RESIDENCE

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: STRUCTURAL PLAN
drawn number: S-1



1 CEILING FRAMING PLAN

SCALE: ¼"=1'-0"

LEGEND

- 2x4 STUD WALLS @ 16" O.C.
- 2x6 STUD WALLS @ 16" O.C.
- AREA OF 2ND FLOOR
- OUTLINE OF 2ND FLOOR
- CEILING JOISTS
- FLOOR JOISTS
- RAFTER
- BEAM
- HEADER
- PURLIN
- PURLIN SUPPORT
- SUPPORT
- JOIST HANGER (SEE SCHEDULE)
- HANGER (SEE SCHEDULE)
- SOLID BLOCKING
- RAFTER STRAP

IRC 2018-TABLE R602.7(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FEET) 20 SPAN	20 NJ	28 SPAN	28 NJ	36 SPAN	36 NJ
ONE FLOOR ONLY	2-2X4	3'-1"	1	2'-8"	1	2'-5"	1
	2-2X6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2X8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2X10	7'-0"	2	6'-1"	2	5'-5"	2
	2-2X12	8'-1"	2	7'-0"	2	6'-3"	2
	3-2X8	7'-2"	1	6'-3"	1	5'-7"	2
	3-2X10	8'-9"	1	7'-7"	2	6'-9"	2
	3-2X12	10'-2"	2	8'-10"	2	7'-10"	2
	4-2X8	9'-0"	1	7'-8"	1	6'-9"	1
	4-2X10	10'-1"	1	8'-9"	1	7'-10"	2
	4-2X12	11'-9"	1	10'-2"	2	9'-1"	2
TWO FLOORS	2-2X4	2'-2"	1	1'-10"	1	1'-7"	1
	2-2X6	3'-2"	2	2'-9"	2	2'-5"	2
	2-2X8	4'-1"	2	3'-6"	2	3'-2"	2
	2-2X10	4'-11"	2	4'-3"	2	3'-10"	3
	2-2X12	5'-9"	2	5'-0"	3	4'-5"	3
	3-2X8	5'-1"	2	4'-5"	2	3'-11"	2
	3-2X10	6'-6"	2	5'-4"	2	4'-10"	2
	3-2X12	7'-2"	2	6'-3"	2	5'-7"	3
	4-2X8	6'-1"	1	5'-3"	2	4'-8"	2
	4-2X10	7'-2"	2	6'-2"	2	5'-6"	2
	4-2X12	8'-4"	2	7'-2"	2	6'-5"	2

CONSTRUCTION NOTES:

PRIOR TO CONSTRUCTION, THE BUILDER SHALL VERIFY ALL DIMENSIONS, LINES, GRADES, ELEVATIONS AND SIDE SPECIFIC CONSTRUCTION REQUIREMENTS WITH THE PLANS PREPARED BY RESPONSIBLE ARCHITECT OR DESIGNER. IN THE EVENT OF ERROR OR INCONSISTENCIES, FAILURE TO DO SO SHALL BE CONSIDERED CAUSE FOR THE ENGINEER'S VOIDANCE OF THE ASSOCIATED FRAMING PLANS AND DETAILS.

NOTE:

CONTRACTOR SHALL EXAMINE THE WALL BRACING DRAWINGS AND BECOME FAMILIAR WITH THE WALL BRACING DETAILS. VERIFY ALL TALL WALL FRAMING AND PORTAL FRAME WALLS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK

NOTE:

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FRAMING NOTES:

CEILING JOIST SHALL BE 2x6 S.Y.P. #2 @ 24" O.C., UNLESS NOTED OTHERWISE.(SEE THE CEILING FRAMING PLAN).

RAFTER SHALL BE 2x8 S.Y.P. #2 @ 16" O.C., UNLESS NOTED OTHERWISE (SEE THE ROOF FRAMING PLAN).

ALL HIP, VALLEY AND 2x10 RIDGE MEMBERS SHALL BE 2x10 S.Y.P. #2 UNLESS NOTED OTHERWISE & SUPPORTED @ ±8'-0" O.C., U.N.O. (SEE THE ROOF FRAMING PLAN).

PROVIDE 2x4 COLLAR TIES @ 4'-0" O.C. MAX. AT RAFTERS.

VERIFY ROOF PITCH ON SITE..

PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE @ 4'-0" O.C. MAX.

EXTERIOR FACE WALL STUDS SHALL AS PER TABLE R602.3.1. UNLESS NOTED OTHERWISE.
*DOUBLE WALL STUDS INTERLACED WITH DIAGONALS MAY BE PERMITTED IN LIEU OF THE SCHEDULED SIZES ABOVE. CONTACT ENGINEER FOR OPTIONS AVAILABLE FOR SPECIFIC LOCATIONS.

SEE ATTACHED "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS. SEE SHEET SF2.

NAIL 2-PY AND 3-PLY LVL'S TOGETHER WITH (3)-ROWS OF 16d BOX NAILS AT 12" CENTERS, AT BOTH SIDES. DO NOT USE PNEUMATIC NAILER.

BOLT 4-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 12" CENTERS.

BOLT 5-PLY LVL'S TOGETHER WITH (2)-ROWS OF 1/2"Ø BOLTS AT 6" CENTERS.

DRILL 9/16"Ø (MAX) HOLES FOR BOLTS.

RESIDENTIAL FRAMING NOTES & SPECIFICATIONS

GENERAL:

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

GENERAL	INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION
WOOD	NDS 2005
WOOD TRUSSES	ANSI/TPI 1-2002

2. DESIGN LOADS

DEAD LOADS:	
FLOORS	10 PSF
ROOF	10 PSF, SHINGLE
CEILING	5 PSF, 10 PSF GARAGE
LIVE LOADS:	
FLOORS	40 PSF
ROOF	20 PSF
CEILING JOIST	10 PSF, 20 PSF GARAGE

ROUGH CARPENTRY:

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, NO. 2 OR BETTER.
2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND SHALL BE LAPPED AND NAILED AT CORNERS.
3. ALL PARTITIONS SHALL BE LATERALLY BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
4. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED IN ACCORDANCE WITH IRC 2015 WALL FRAMING SPECIFICATIONS.
5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE", OR APPROVED EQUAL.
7. PREFABRICATED LSL, LVL, GLULAM AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "ILEVEL BY WEYERHAEUSER", OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LSL: Fb = 2,325 PSI	Fv = 310 PSI	E = 1,550,000 PSI
LVL: Fb = 2,600 PSI	Fv = 285 PSI	E = 1,900,000 PSI
PSL: Fb = 2,900 PSI	Fv = 290 PSI	E = 2,000,000 PSI
GLULAM: Fb = 2,400 PSI	Fv = 300 PSI	E = 1,700,000 PSI

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
10. ATTACH EXTERIOR WOOD PLATES TO FOUNDATIONS WITH ½" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE LENGTH, BEGINNING 1'-0" MAXIMUM FROM ALL CORNERS.
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, U.N.O.
12. ALL SHEATHING SHALL BE A.P.A. RATED SHEATHING AND SHALL CONFORM TO N.E.R.-108. OSB SHALL BE OF THE FOLLOWING THICKNESS AND RATINGS SHOWN BELOW. ALL SHEATHING SHALL BE ATTACHED TO SUPPORTS AT PANEL EDGES WITH 8d NAILS @ 6" O.C. AND TO INTERMEDIATE SUPPORTS WITH 8d NAILS @ 12" O.C.. FLOOR SHEATHING SHALL BE TONGUE AND GROOVE AND SHALL BE GLUED TO SUPPORTING MEMBERS WITH CONSTRUCTION ADHESIVE IN ADDITION TO THE SPECIFIED NAILING.

ROOF:	15/32" MIN. - (24/16 RATING)
FLOORS:	23/32" MIN. - (48/24 RATING)
WALLS:	3/8" MIN. - (24/16 RATING)

13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
15. TAPERED END CUTS OF PREFABRICATED JOISTS AND LAMINATED WOOD PRODUCTS SHALL MEET MANUFACTURERS REQUIREMENTS.
16. NOTCHING OF PREFABRICATED SOLID WEB TJI JOISTS SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. ALL REQUIRED NAILING AND ATTACHMENT OF STRUCTURAL MEMBERS SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), U.N.O.
18. UNLESS AN ENGINEERED WALL BRACING PLAN IS PROVIDED BY THIS OFFICE, THIS FRAMING DESIGN ASSUMES THAT ALL WALL BRACING WILL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R602.10.

STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE

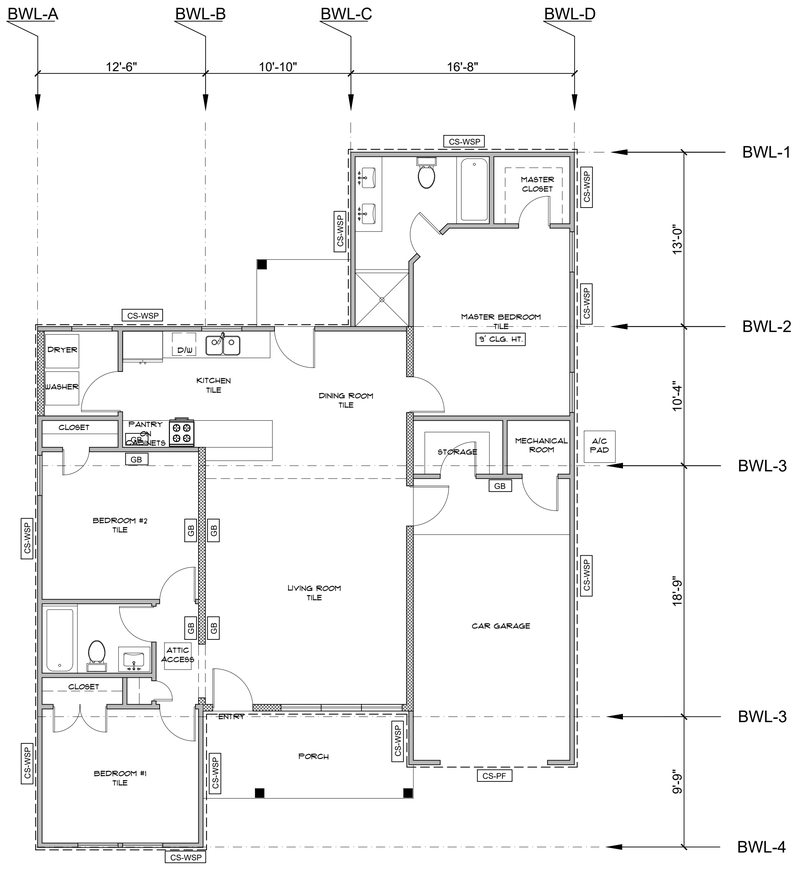
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022

drawn by: LR

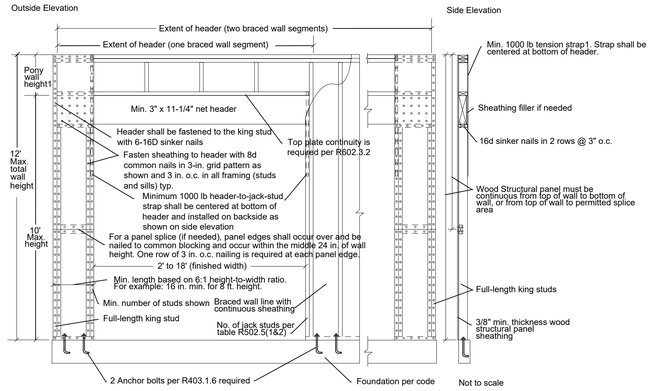
drawing title: **CEILING FRAMING PLAN**

drawn number: **S-2**



1 WIND BRACING PLAN

SCALE: 3/16"=1'-0"



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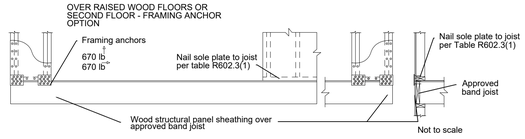

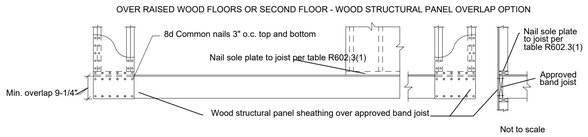

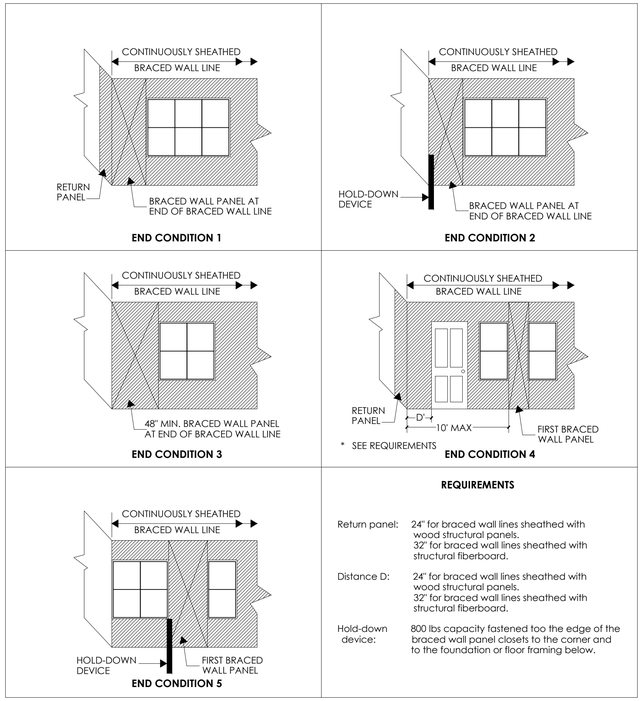

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NOTE:

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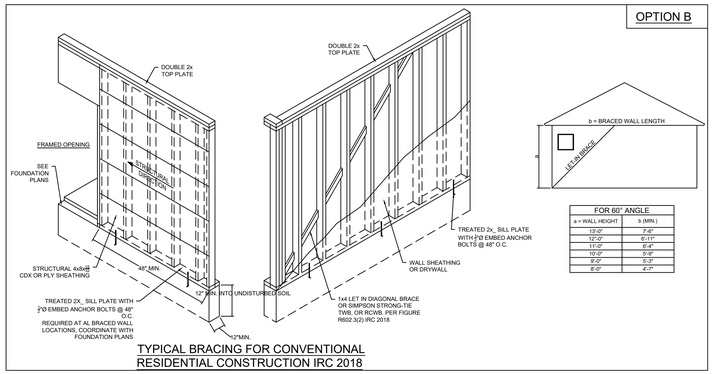
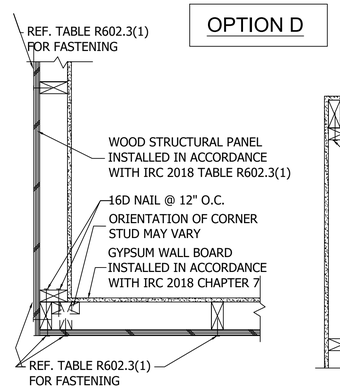
CONTINUOUS SHEATHING WALL BRACING LEGEND:	
Building Code	**International Residential code 2018 Edition. Section R602.10**
WALL BRACING LEGEND	
CS-WSP	**Continuous wood structural panel sheating. Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.**
CS-PF	**Continuous Sheathed portal frame.**

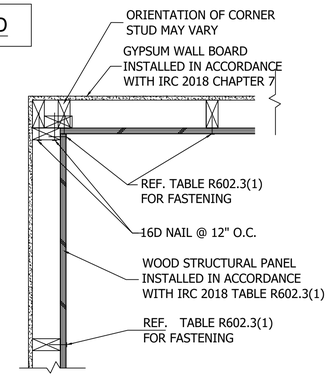


TYPICAL BRACING FOR CONVENTIONAL RESIDENTIAL CONSTRUCTION IRC 2018



OUTSIDE CORNER DETAIL

N.T.S.



INSIDE CORNER DETAIL

N.T.S.

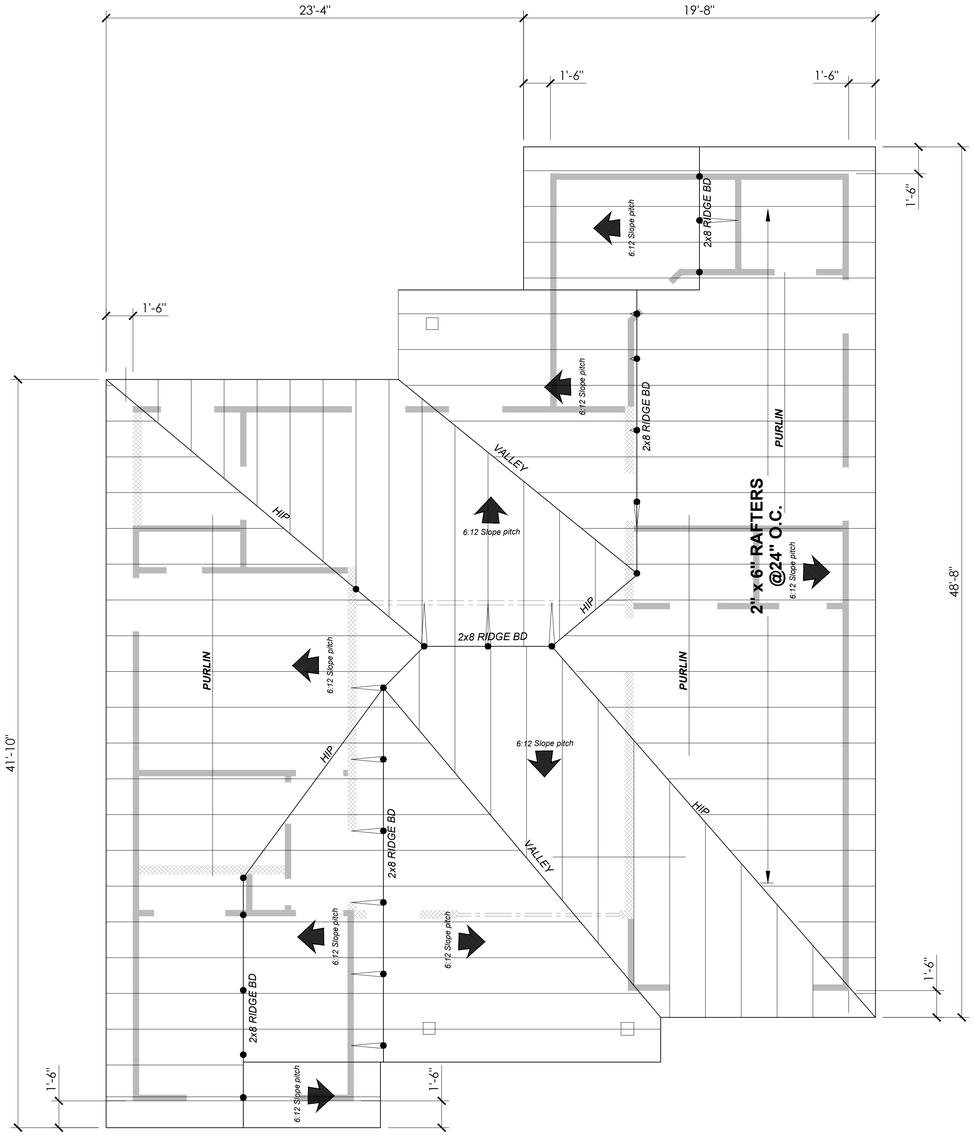
STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
08/02/22

date 7/14/2022

CHANNEL RESIDENCE

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022
drawn by: LR
drawing title: **WIND BRACING PLAN**
drawn number: **S-4**



1 ROOF FRAMING PLAN

SCALE: ¼"=1'-0"

LEGEND

- 2x4 STUD WALLS @ 16" O.C.
- 2x6 STUD WALLS @ 16" O.C.
- AREA OF 2ND FLOOR
- OUTLINE OF 2ND FLOOR
- CEILING JOISTS
- FLOOR JOISTS
- RAFTER
- BEAM
- HEADER
- PURLIN
- PURLIN SUPPORT
- SUPPORT
- JOIST HANGER (SEE SCHEDULE)
- HANGER (SEE SCHEDULE)
- SOLID BLOCKING
- RAFTER STRAP

IRC 2018-TABLE R602.7(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FEET) 20 SPAN	20 NJ	28 SPAN	28 NJ	36 SPAN	36 NJ
ONE FLOOR ONLY	2-2X4	3'-1"	1	2'-8"	1	2'-5"	1
	2-2X6	4'-6"	1	3'-11"	1	3'-6"	1
	2-2X8	5'-9"	1	5'-0"	2	4'-5"	2
	2-2X10	7'-0"	2	6'-1"	2	5'-5"	2
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	4-2X10	10'-1"	1	8'-9"	1	7'-10"	2
	4-2X12	11'-9"	1	10'-2"	2	9'-1"	2
TWO FLOORS	2-2X4	2'-2"	1	1'-10"	1	1'-7"	1
	2-2X6	3'-2"	2	2'-9"	2	2'-5"	2
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FLOORS:	23/32" MIN. - (48/24 RATING)
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STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE

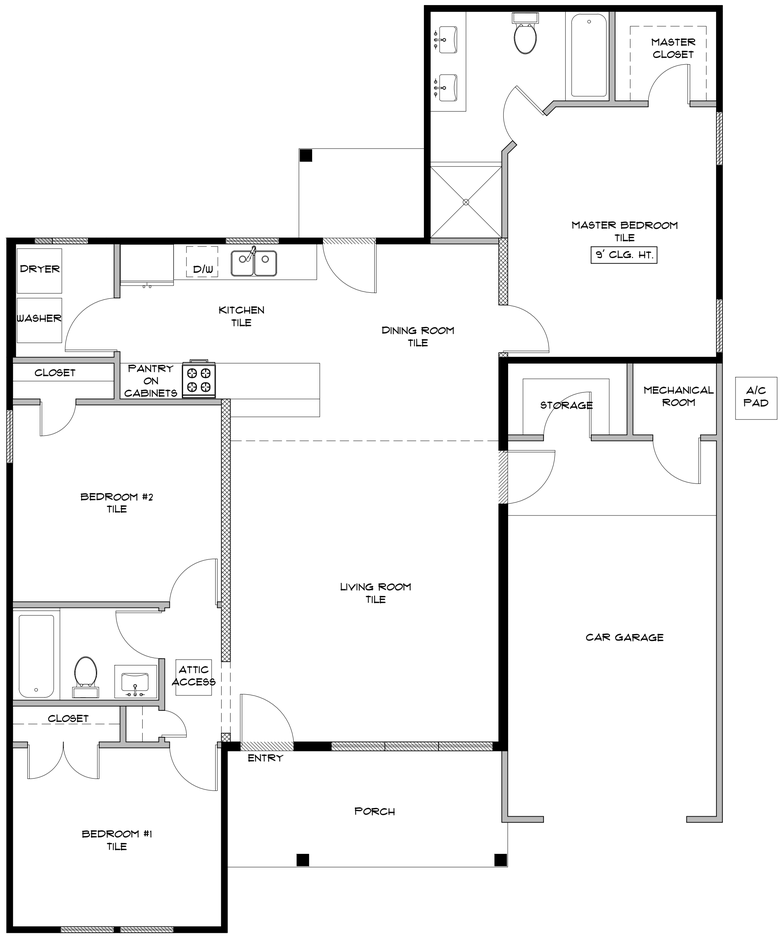
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022

drawn by: LR

drawing title: ROOF FRAMING PLAN

drawn number: S-3



1 THERMAL ENVELOPE & AIR BARRIER

SCALE: ¼ "=1'-0"

LEGEND:

AIR BARRIER

THERMAL ENVELOPE

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. 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/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.	
Concealed sprinklers	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 sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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

STATE OF TEXAS
CARMEN C. GROTH
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LICENSED
PROFESSIONAL ENGINEER
08/03/22

date 7/14/2022

CHANNEL RESIDENCE

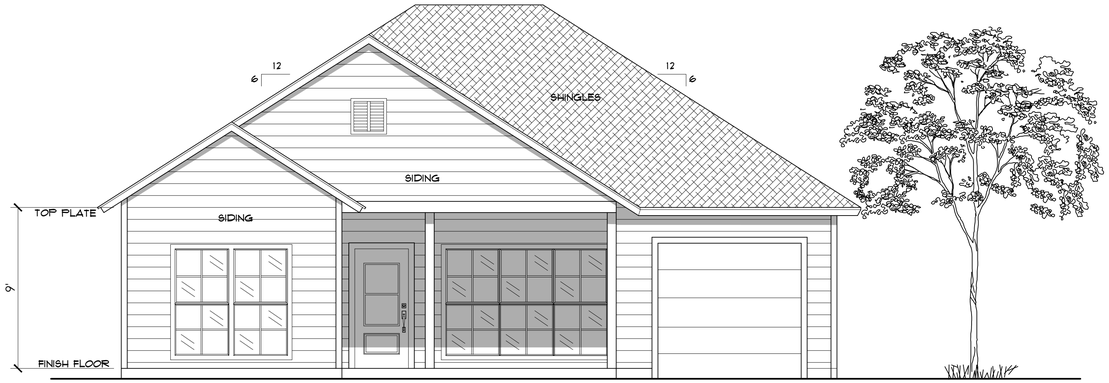
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022

drawn by: LR

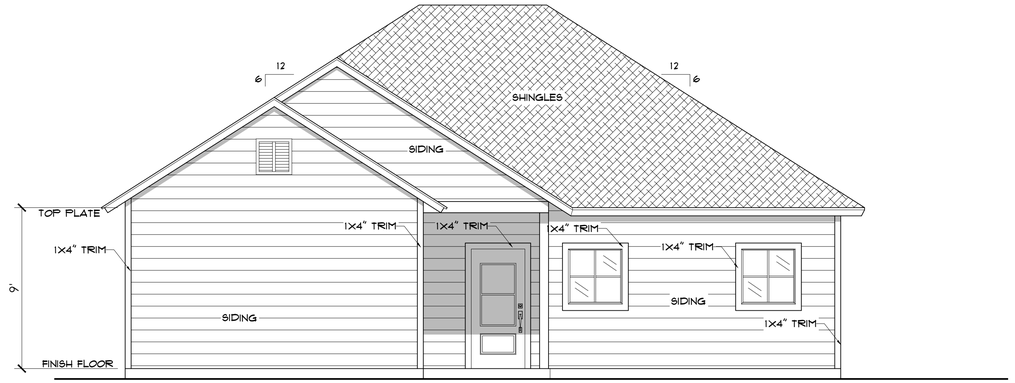
drawing title: THERMAL ENVELOPE & AIR BARRIER PLAN

drawn number: A-105



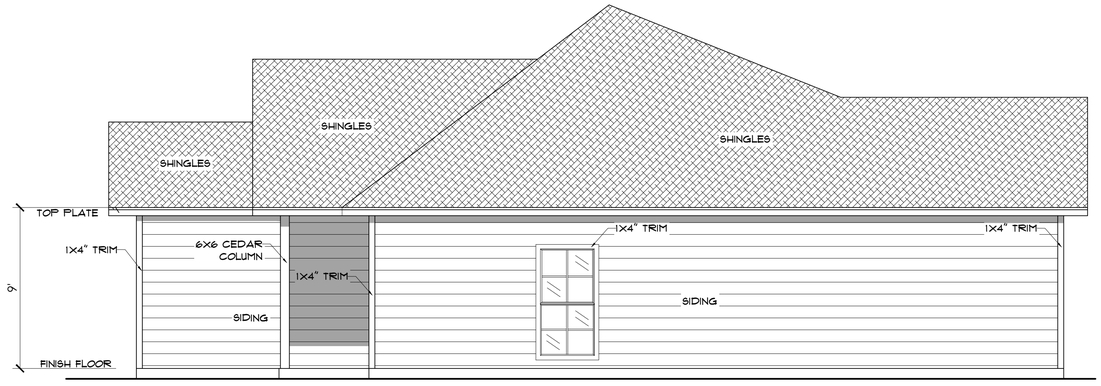
1 FRONT ELEVATION

SCALE: 3/16"=1'-0"



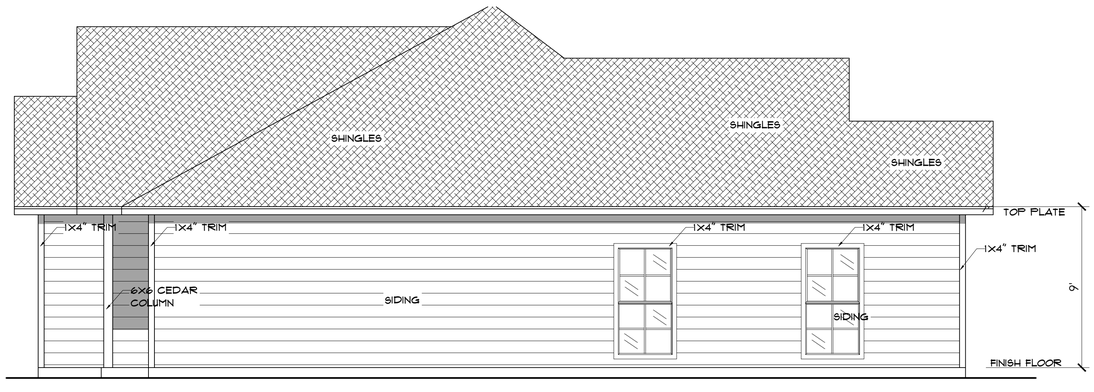
2 REAR ELEVATION

SCALE: 3/16"=1'-0"



3 LEFT ELEVATION

SCALE: 3/16"=1'-0"



4 RIGHT ELEVATION

SCALE: 3/16"=1'-0"

date 7/14/2022

CHANNEL RESIDENCE

6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

date: 7/14/2022

drawn by: LR

drawing title: **ELEVATIONS PLAN**

drawn number: **A-104**