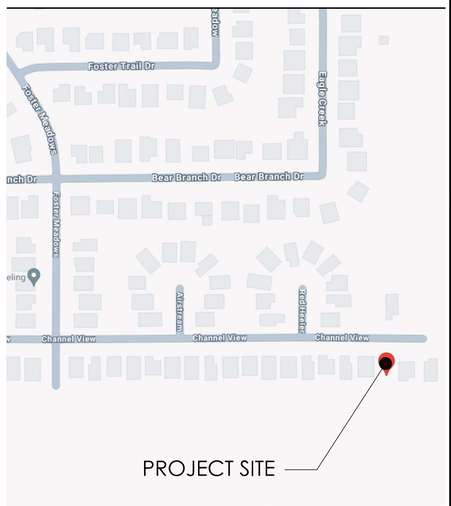
CHANNEL RESIDENCE
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222, BEXAR COUNTY

18	VICINITY MAP
NTS	



17	KEY PLAN
NTS	

1. "ANY INVITED CONTRACTOR USING A PLANNING HOUSE, 'BID CLERK', DATA HOUSE OR ANY OTHER AGENCY TO ASSIST IN THEIR BIDDING PROCESS WILL HAVE THEIR BID DISQUALIFIED IMMEDIATELY. SEPHORA RESERVES THE RIGHT TO KEEP ITS BUSINESS PRIVATE AND CONFIDENTIAL AND DOES NOT ALLOW OUR FUTURE LOCATIONS TO BE KNOWN TO THE PUBLIC UNTIL WE DEEM NECESSARY."

14	GENERAL NOTES

13	CODE REVIEW INFORMATION

1. PROJECT NAME: CHANNEL VIEW RESIDENCE
2. PROJECT DESCRIPTION: NEW CONSTRUCTION RESIDENTIAL
3. PROJECT LOCATION: 6338 CHANNEL VIEW
   SAN ANTONIO, TEXAS 78222
   BEXAR COUNTY
4. GROSS AREA OF LEASED PREMISES: 1,767 SQ.FT.
5. CONSTRUCTION TYPE:
6. OCCUPANCY TYPE:
7. OCCUPANCY CALCULATIONS:
   TOTAL OCCUPANCY

PROJECT INFORMATION

SCOPE OF WORK	
LIVING AREA	1,285 SQ. FT.
FRONT PORCH	76 SQ.FT.
BACK PORCH	92 SQ.FT.
CAR GARAGE	314 SQ.FT.
TOTAL	1,767 SQ.FT.
FIRE ALARM SYSTEM	SMOKE DETECTORS
BUILDING CODE CRITERIA	
BUILDING CODE	INTERNATIONAL RESIDENTIAL CODE IRC 2021
LOCAL AMENDMENTS	2021 CHAPTER 10 BUILDING RELATED CODES & CHAPTER 11 IFC
FIRE CODE	INTERNATIONAL FIRE CODE 2021
ENERGY CODE	INTERNATIONAL ENERGY & CONSERVATION CODE 2021
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE 2021
FUEL GAS CODE	INTERNATIONAL FUEL GAS CODE 2021
PLUMBING CODE	INTERNATIONAL PLUMBING CODE 2021
ELECTRICAL CODE	NATIONAL ELECTRICAL CODE 2021

9	CODE DATA

OWNER

PROJECT CONTACT: GENE BARGAS
NEIGHBORHOOD HOUSING SERVICES
851 STEVES AVE.
SAN ANTONIO, TX 78210

(210) 274-2966
gbargas@nhs-satx.org

ARCHITECT

PROJECT CONTACT: HOMER A PEREZ

HOMER A PEREZ, AIA
772 BRUSSELS
SAN FRANCISCO, CA 94134

(415) 535-9406
homerinsf@gmail.com

STRUCTURAL ENGINEER

PROJECT CONTACT: ALAN LOPEZ, PE
AJL ENGINEERING
9862 LORENE LN
SAN ANTONIO, TX 78216

(210) 633-1255
alopez@ajl-engineering.com

5	PROJECT DIRECTORY

DELTA

ARCHITECTURAL

STRUCTURAL

1	DRAWING INDEX

6338 Channel View,
San Antonio Texas,
78222

Homer A Perez | NCARB, AIA, NCMA, LEED AP BD+C
Principal | Perez Architecture, Inc.
CA License # C33301 | TX License # 33856
772 Brussels, San Francisco, CA 94134
415.535.9406

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	03/01/2024	ISSUE FOR PERMIT		
1	07/10/2024	RESUBMITTAL		
2	07/19/2024	RESUBMITTAL		
3	08/07/2024	RESUBMITTAL		
4	08/16/2024	RESUBMITTAL		

SEAL/SIGNATURE

PROJECT NAME

CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER

XXXXXXXXX

COVER SHEET

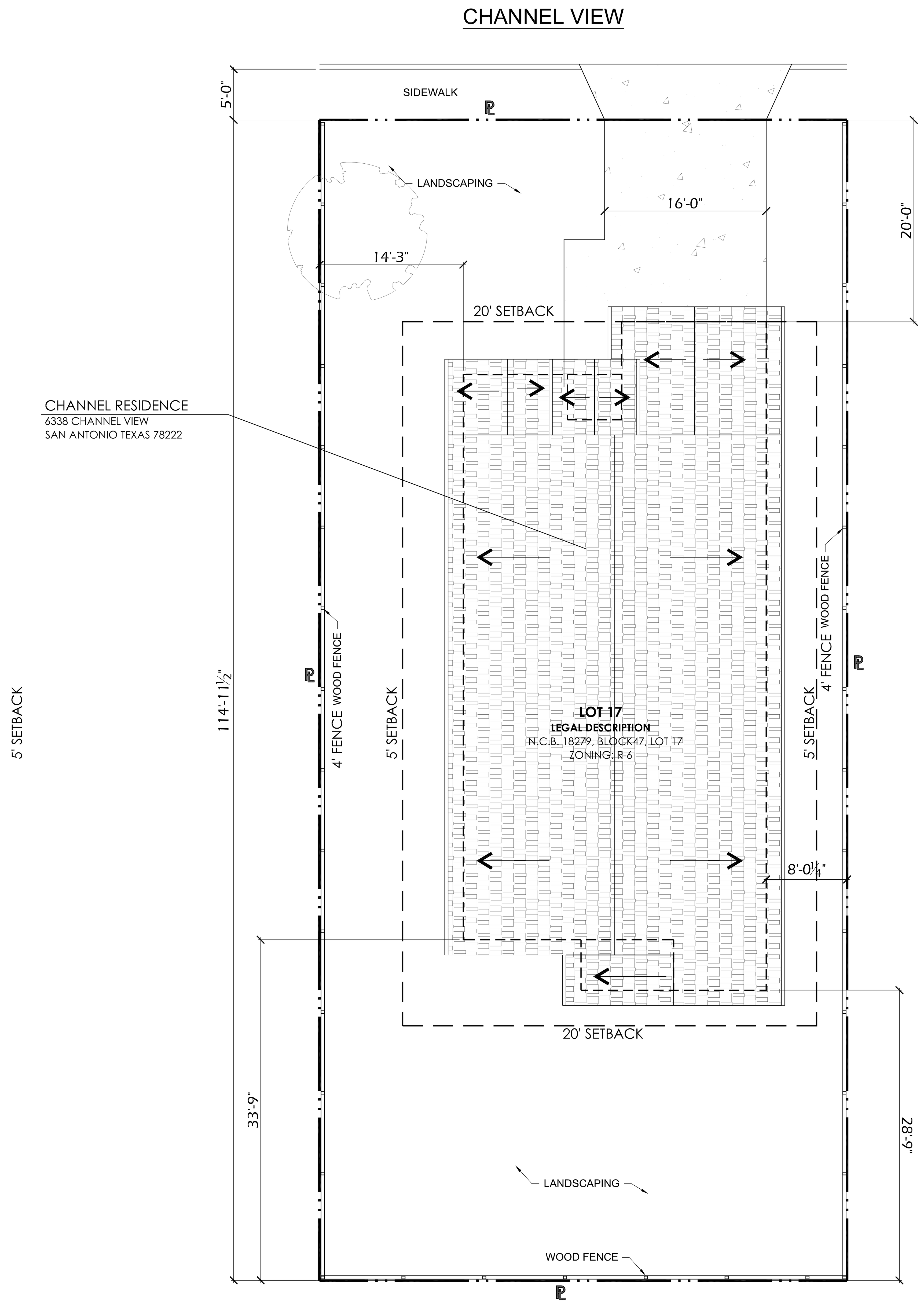
DRAWING DESCRIPTION

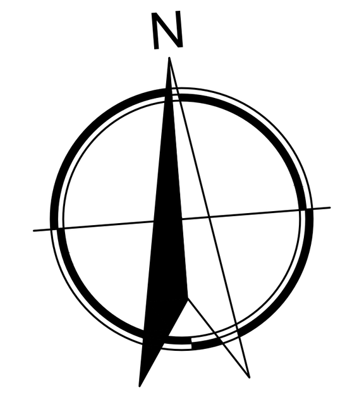
SCALE

A0.0

TREE SCHEDULE

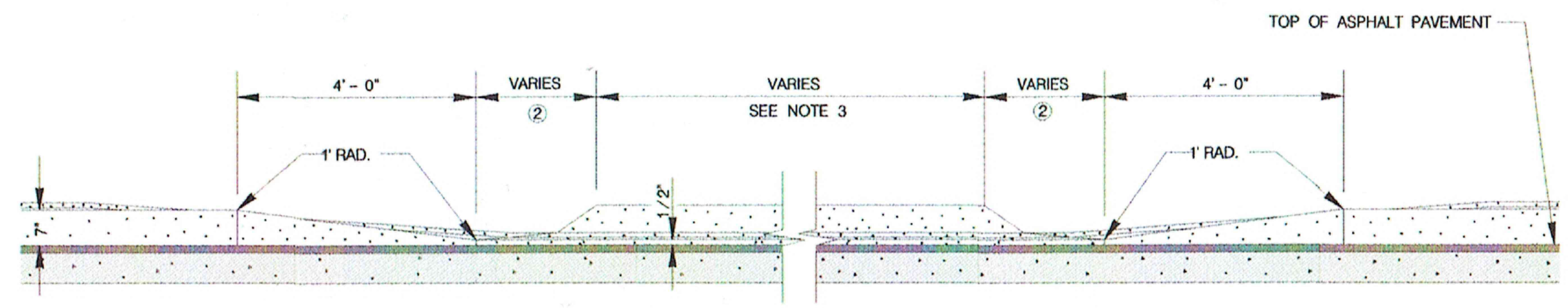
DESIGNATION	SPECIE	DIAMETER
1	CEDAR ELM	1.5" MIN





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.

1 SITE PLAN
1/8"=1'-0"

6338 Channel View,
San Antonio Texas,
78222

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415-535-9406.

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CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER
XXXXXXXXXX

CIVIL PLAN
DRAWING DESCRIPTION

SCALE

C.1

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"	1	Interior Holow core Door (HC)
	2'-8" x 6'-8"	5	6 Panel Interior Holow core Door (HC)
	2'-4" x 6'-8"	6	Interior Holow core Door (HC)
	2'-0" x 6'-8"	2	Interior Holow core Door (HC)
NOTE:	53.5" x 24"	1	Attic Access With pull down stairs

WINDOW SCHEDULE

Designation	Window Size	Qty.	Style Line	Operation	Notes
	3'-0" x 6'-0"	10	Vinyl	Single Hung	Insulated Glass
	3'-0" x 5'-0"	0	Vinyl	Single Hung	Insulated Glass
	3'-0" x 3'-0"	0	Vinyl	Single Hung	Insulated Glass

6338 Channel View,
San Antonio Texas,
78222

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REGISTERED ARCHITECT R. A. PANDE 13651 STATE OF TEXAS

PROJECT NAME

CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER

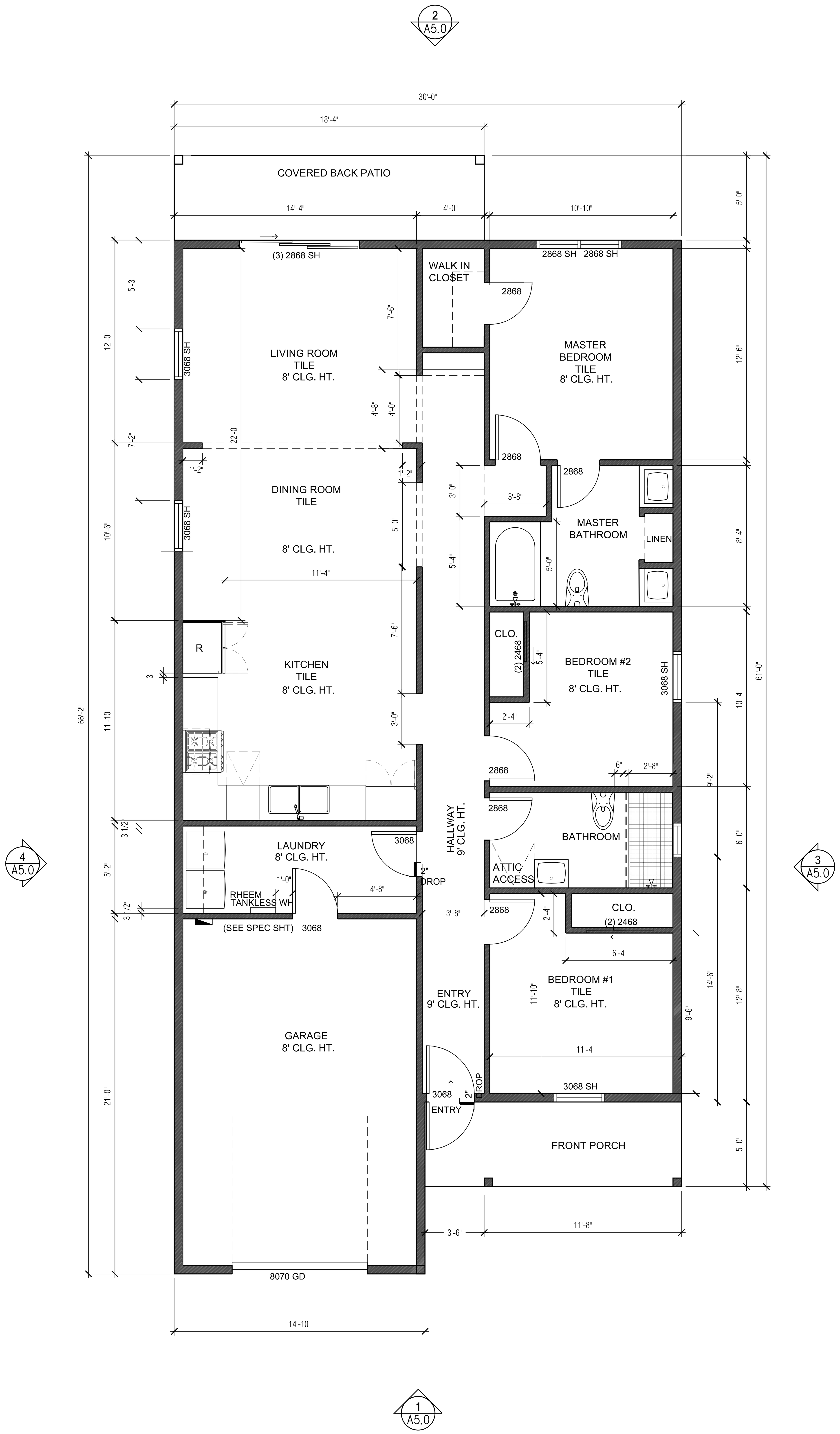
xxxxxxxxxx

NOTES AND SCHEDULES

DRAWING DESCRIPTION

SCALE

A1.0



1	FLOOR PLAN
1/4"=1'-0"	

6338 Channel View,
San Antonio Texas,
78222

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3 07/19/2024	RESUBMITTAL		

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6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER
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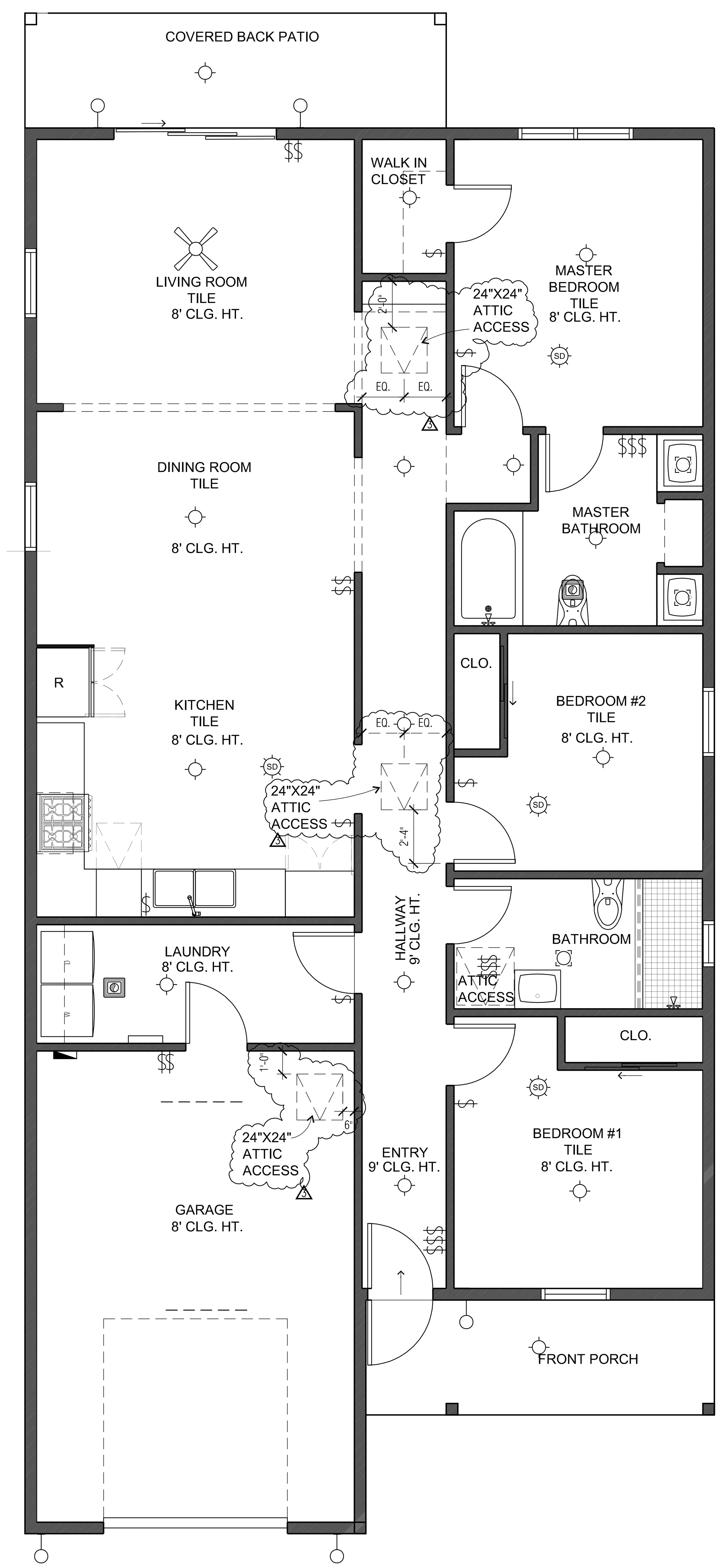
FLOOR PLAN AND STANDARDS
DRAWING DESCRIPTION

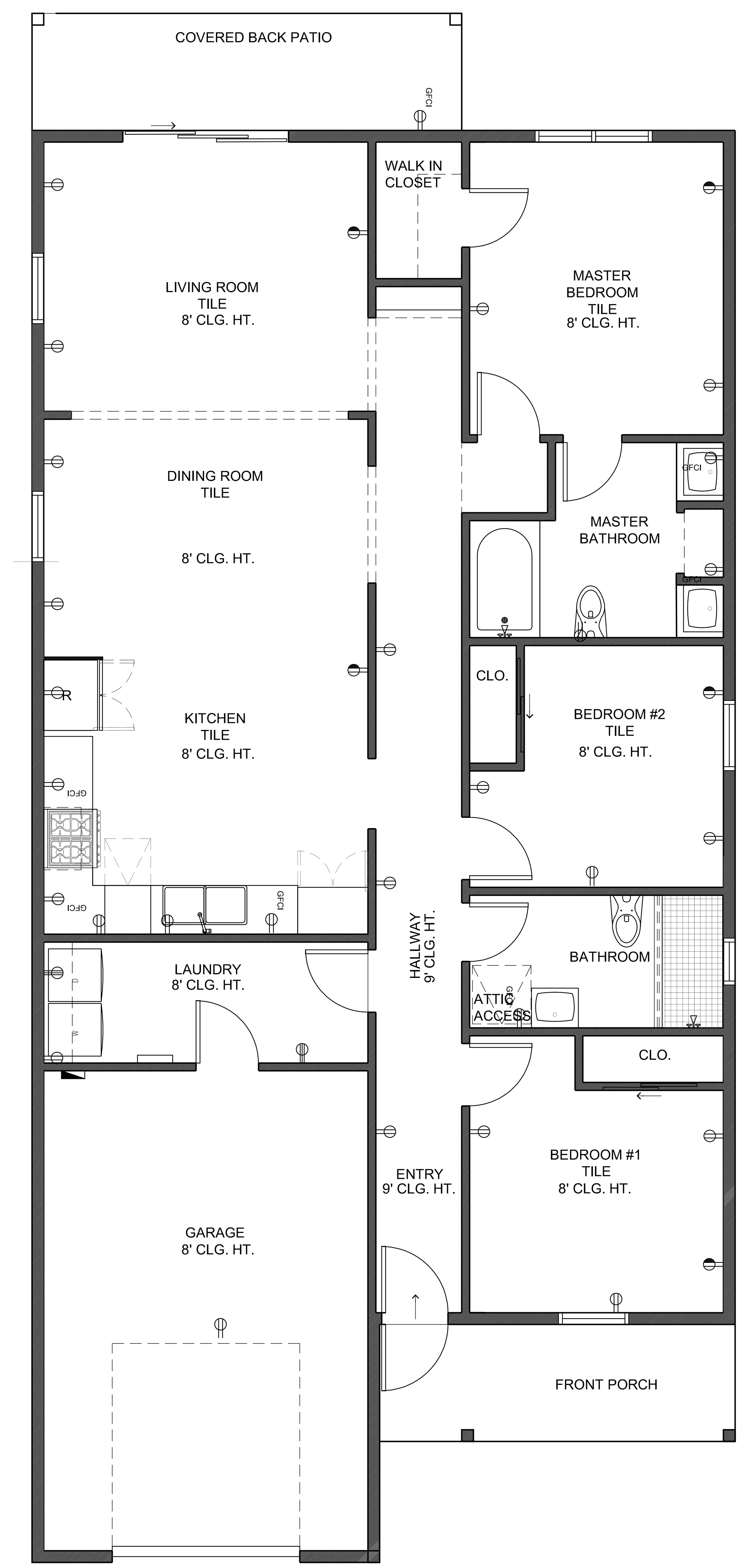
SCALE

A2.0

6338 Channel View,
San Antonio Texas,
78222



2	REFLECTED CEILING PLAN
1/4"=1'-0"	



1	POWER PLAN
1/4"=1'-0"	

MARK	DESCRIPTION
	DUPLEX OUTLET (+MOUNTING HT)
	DUPLEX W/ GROUND FAULT CIRCUIT INTERRUPTER
	SWITCH-CONTROLLED DUPLEX
	QUAD OUTLET
	220 V OUTLET
	JUNCTION BOX
	SWITCH
	LED STRIP LIGHTING
	THERMOSTAT
	SENSOR: CARBON MONOXIDE
	RECESSED DOWNLIGHT
	CEILING MOUNTED PENDANT LIGHT
	WALL MOUNTED SCONCE LIGHT
	CEILING FAN
	CEILING EXHAUST/LIGHT COMBO
	SMOKE DETECTOR
	ELEC PANEL
	TRACK LIGHTING

1	LEGEND
NTS	

DATE	ISSUE DESCRIPTION	BY	CHECK
03/01/2024	ISSUE FOR PERMIT		

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6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

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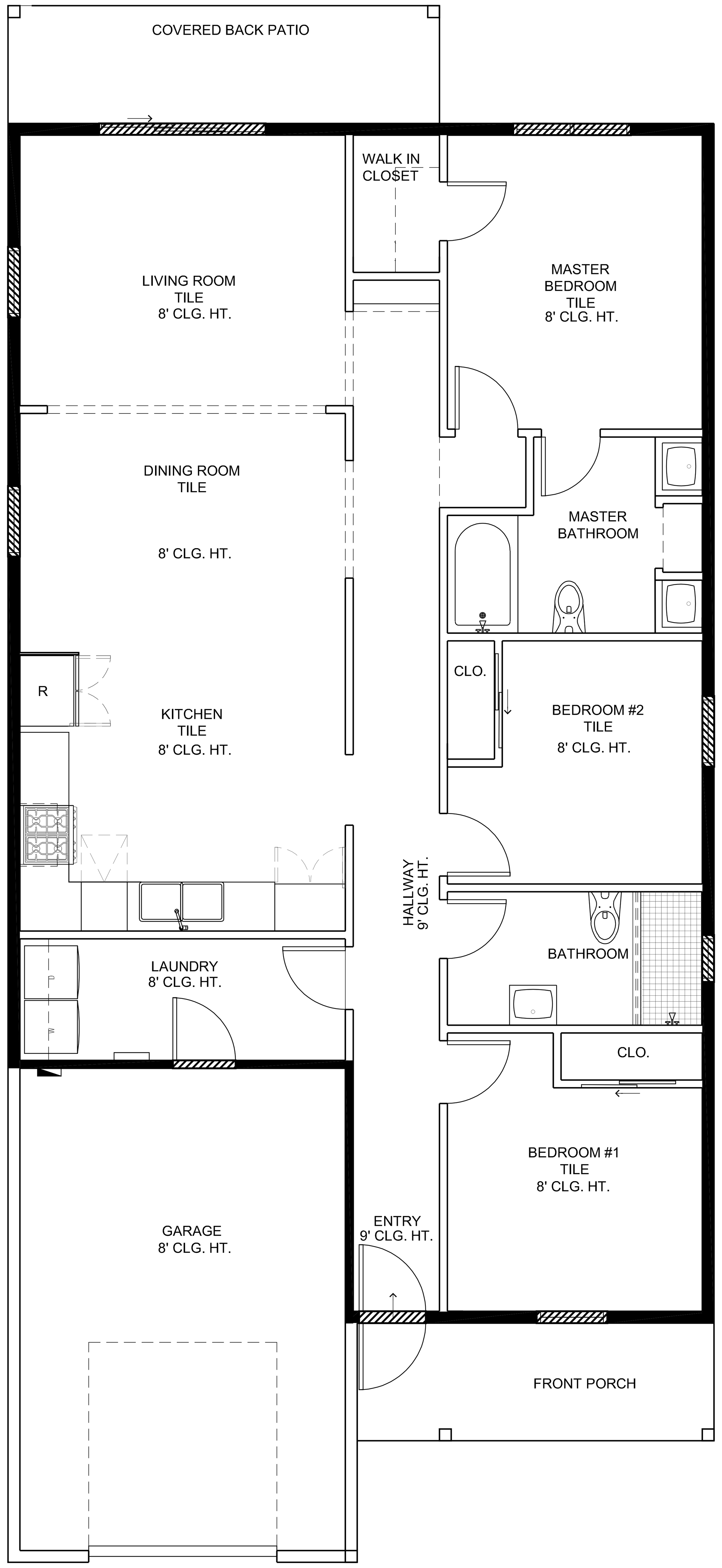
XXXXXXXXXX

REFLECTED CEILING & POWER PLAN
DRAWING DESCRIPTION

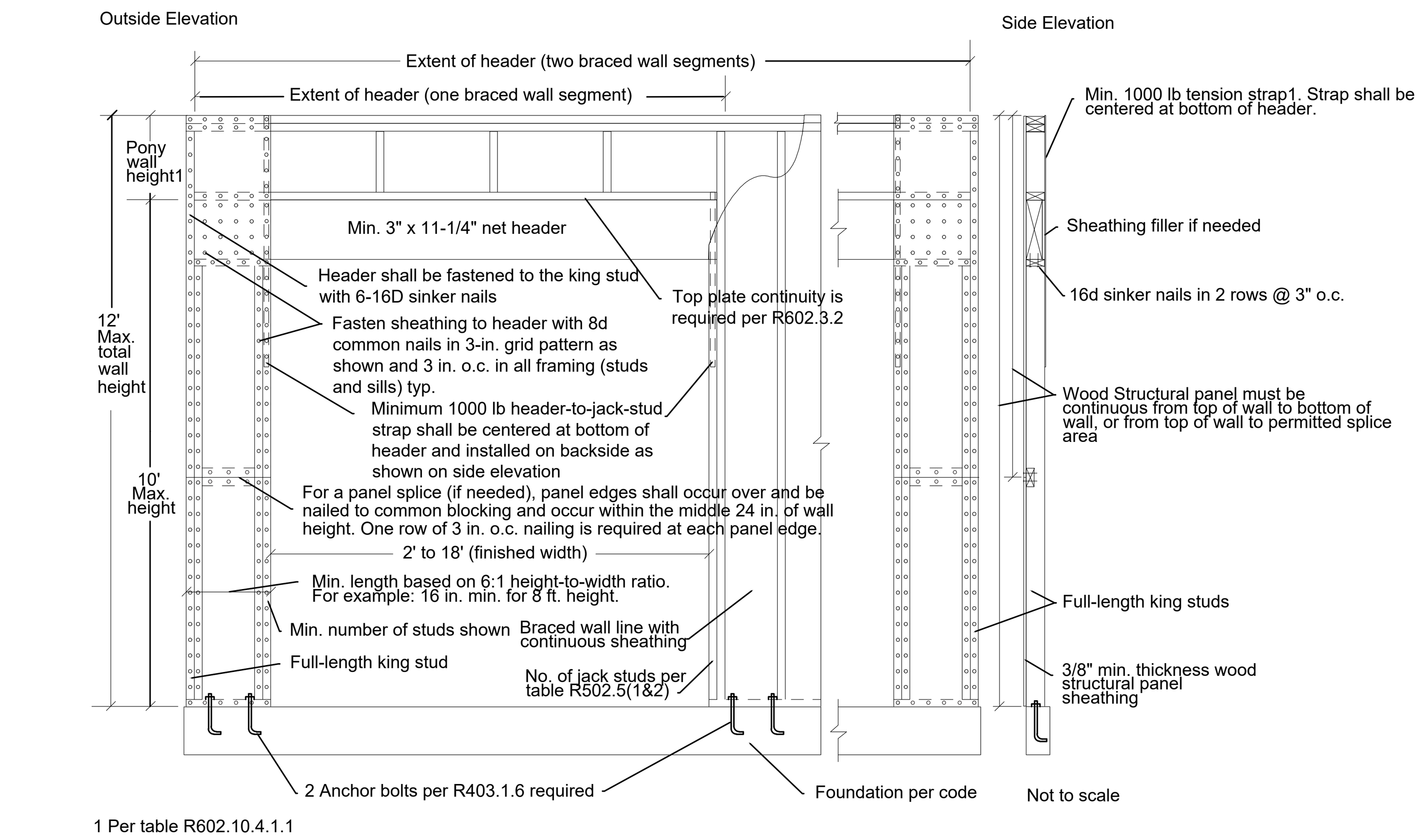
SCALE

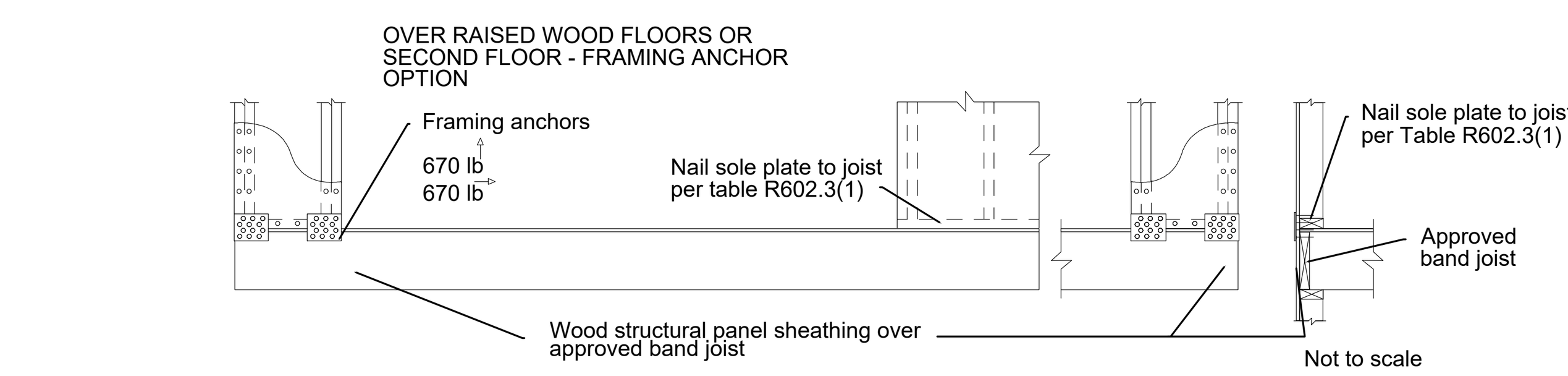
A3.0

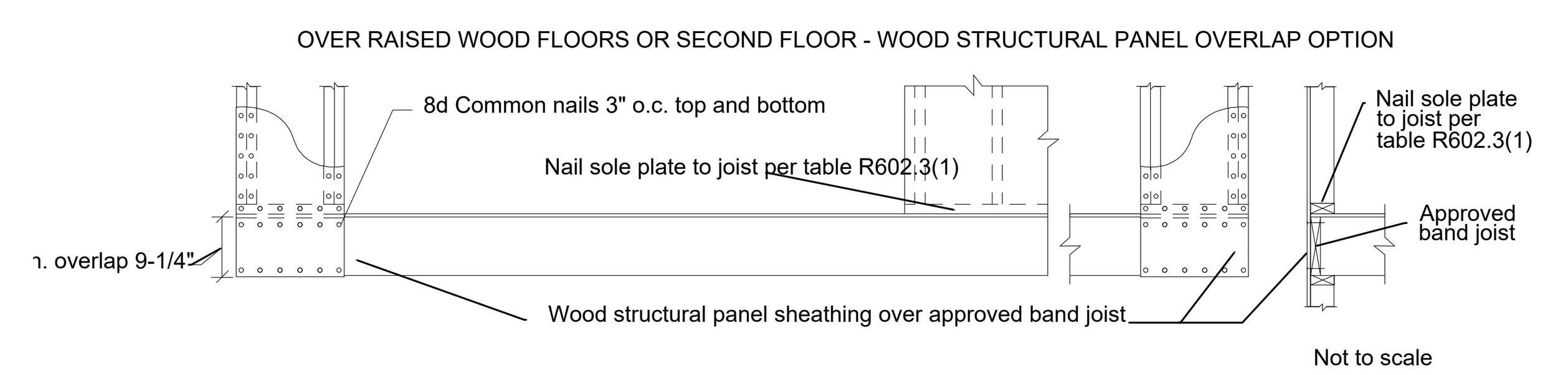


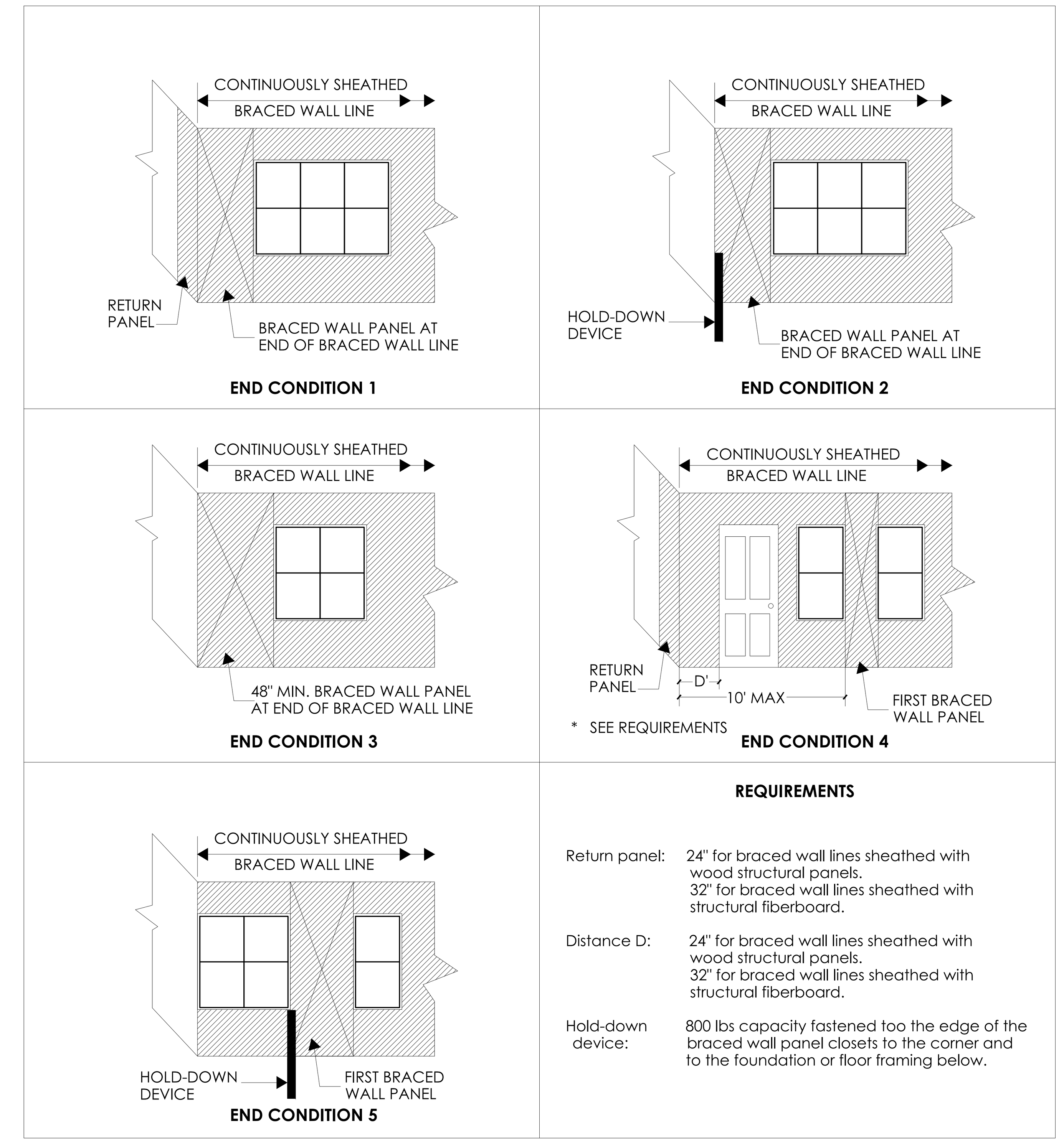
1 THERMAL ENVELOPE & AIR BARRIER

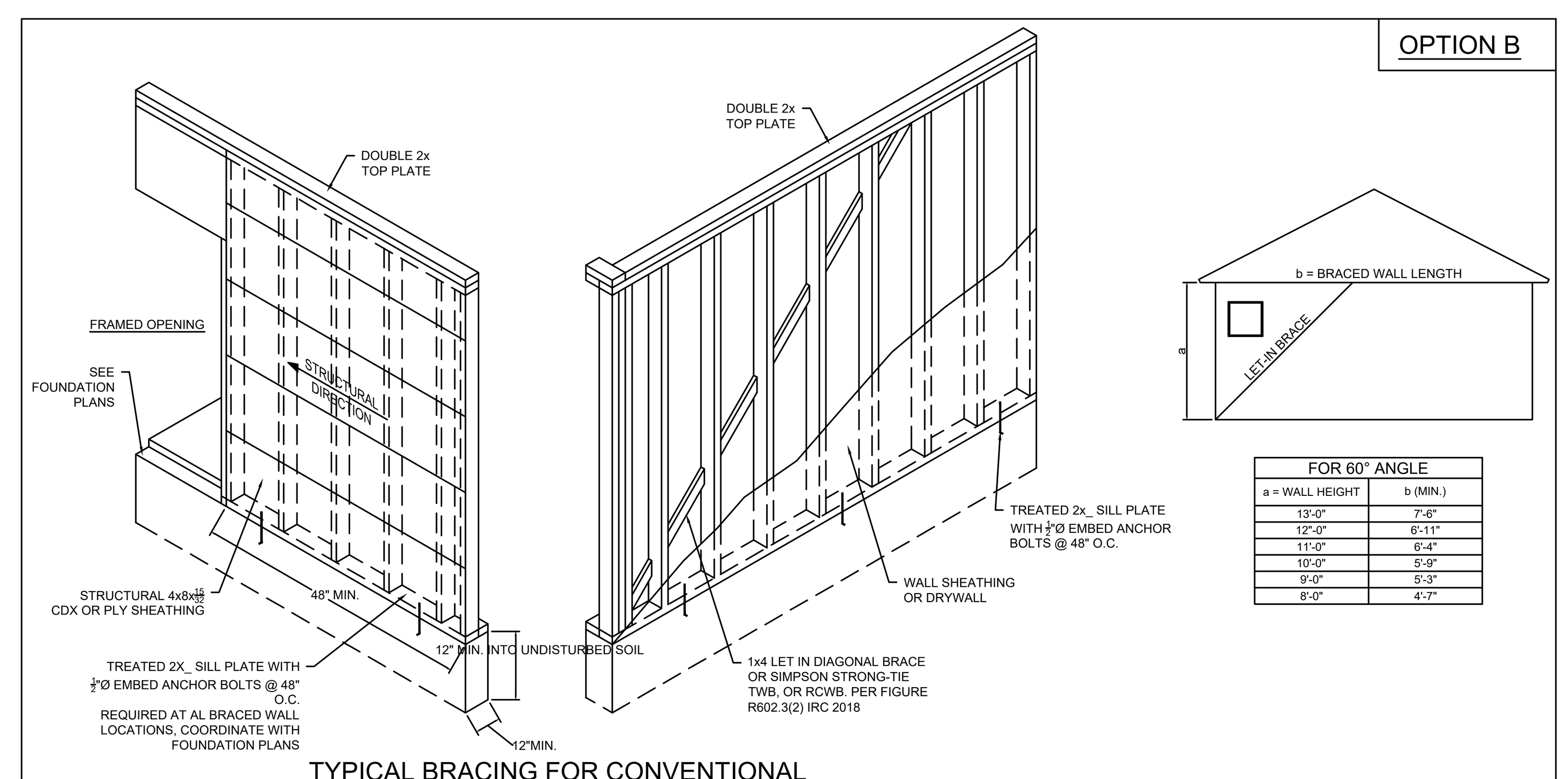
1/4"=1'-0"











TYPICAL BRACING FOR CONVENTIONAL RESIDENTIAL CONSTRUCTION IRC 2021

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.

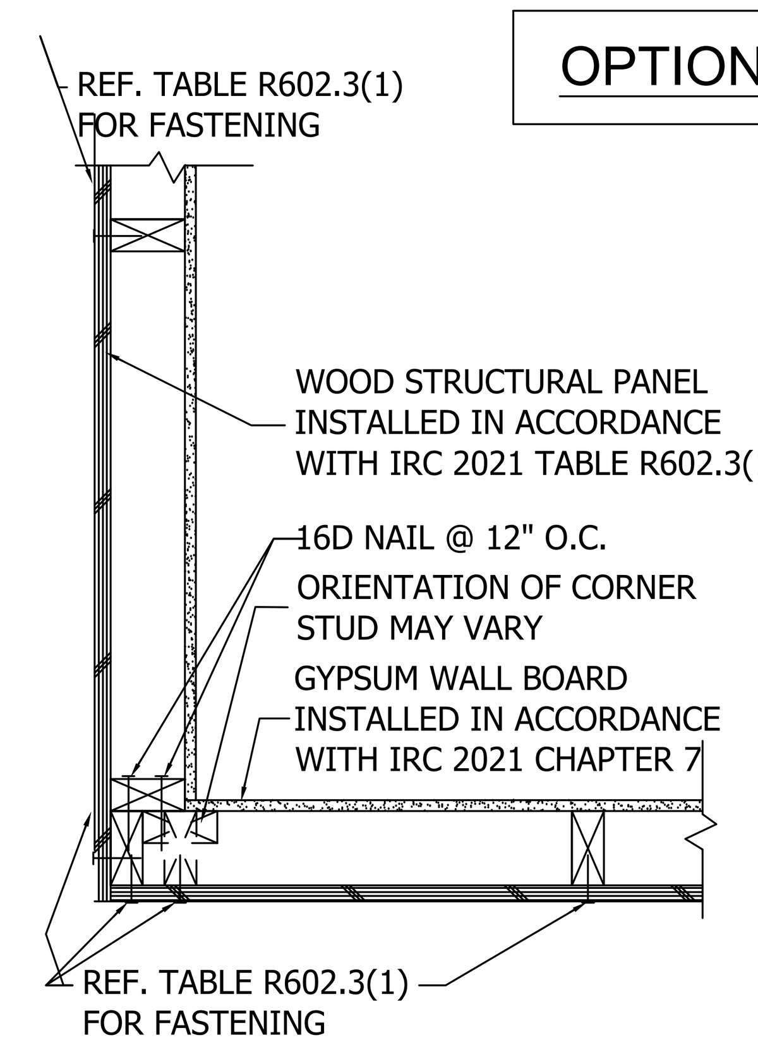
NOTE:

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.

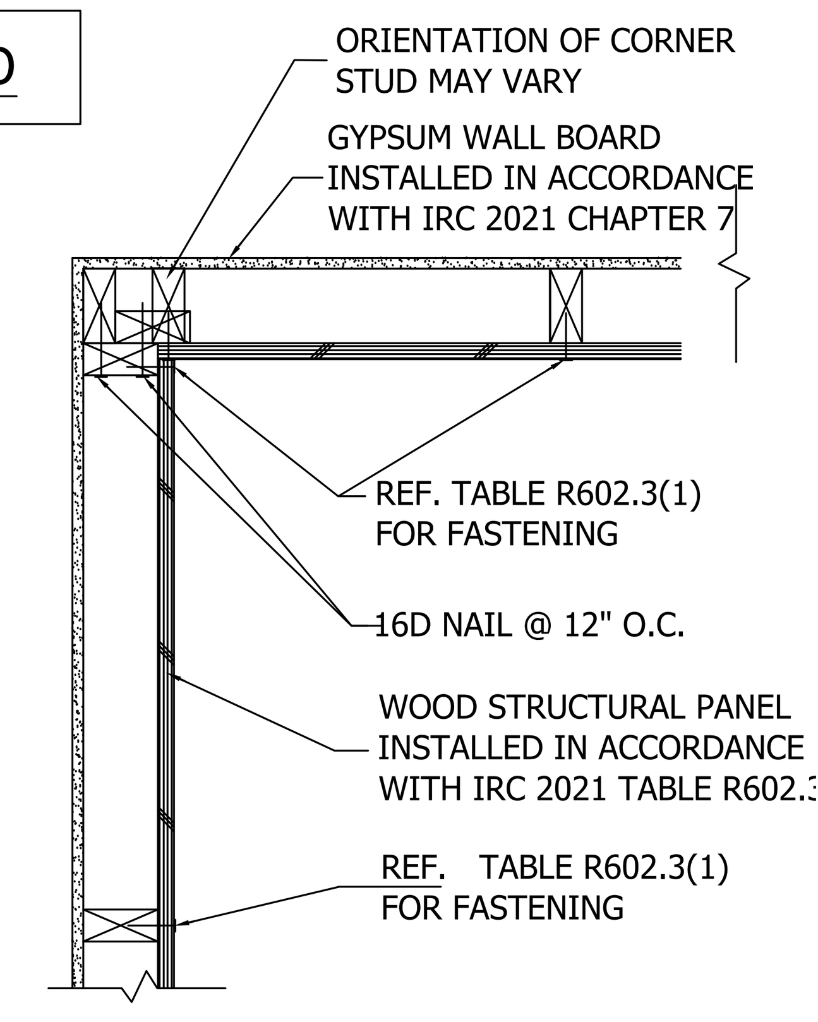
NOTE:

THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL WALL AND PONY WALL PLATE HEIGHTS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.

OPTION D



OUTSIDE CORNER DETAIL
N.T.S.



INSIDE CORNER DETAIL
N.T.S.

CONTINUOUS SHEATHING WALL BRACING LEGEND:

Building Code	**International Residential code 2021 Edition. Section R602.10**
WALL BRACING LEGEND	
CS-WSP	**Continuous wood structural panel sheathing.** 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.**

6338 Channel View, San Antonio Texas, 78222

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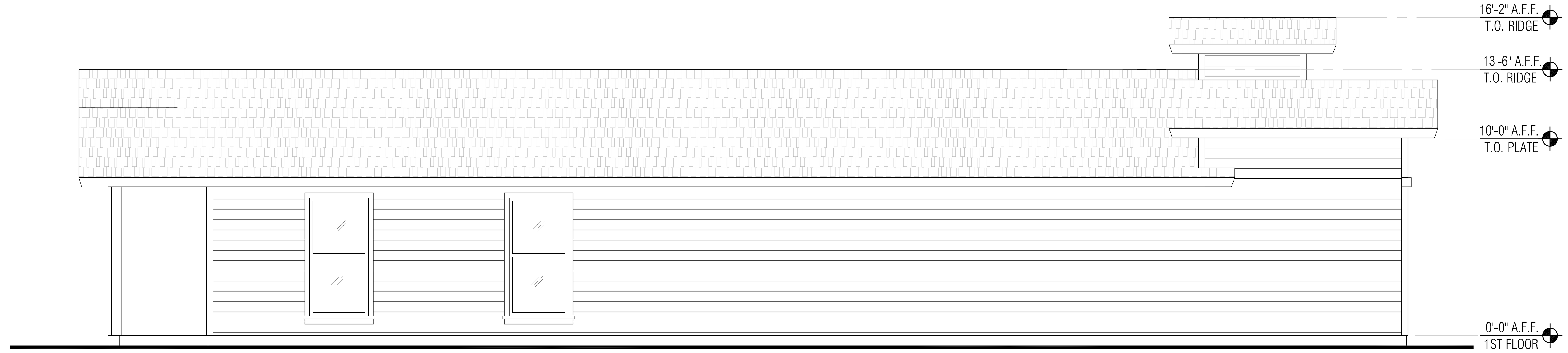
THERMAL AIR BARRIER PLAN
DRAWING DESCRIPTION

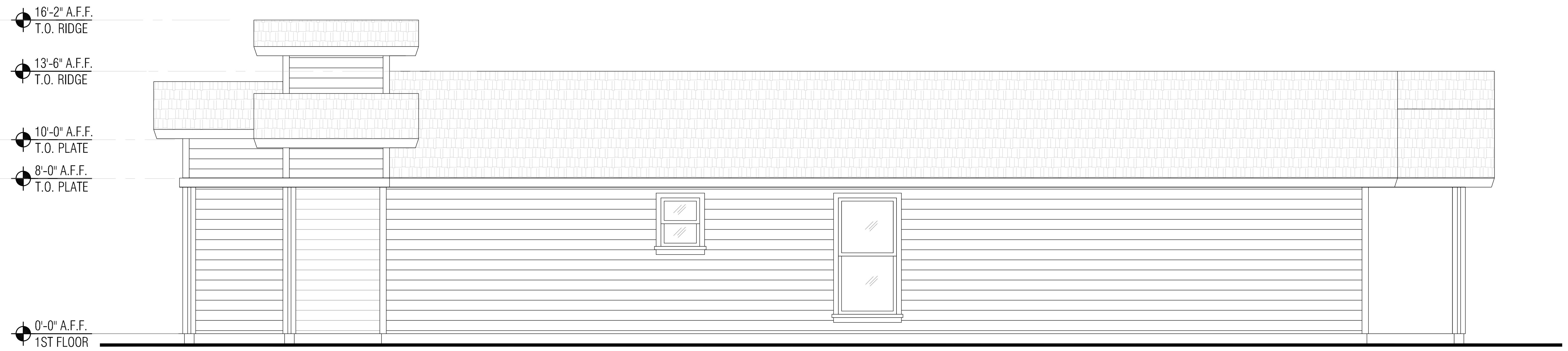
SCALE

A4.0



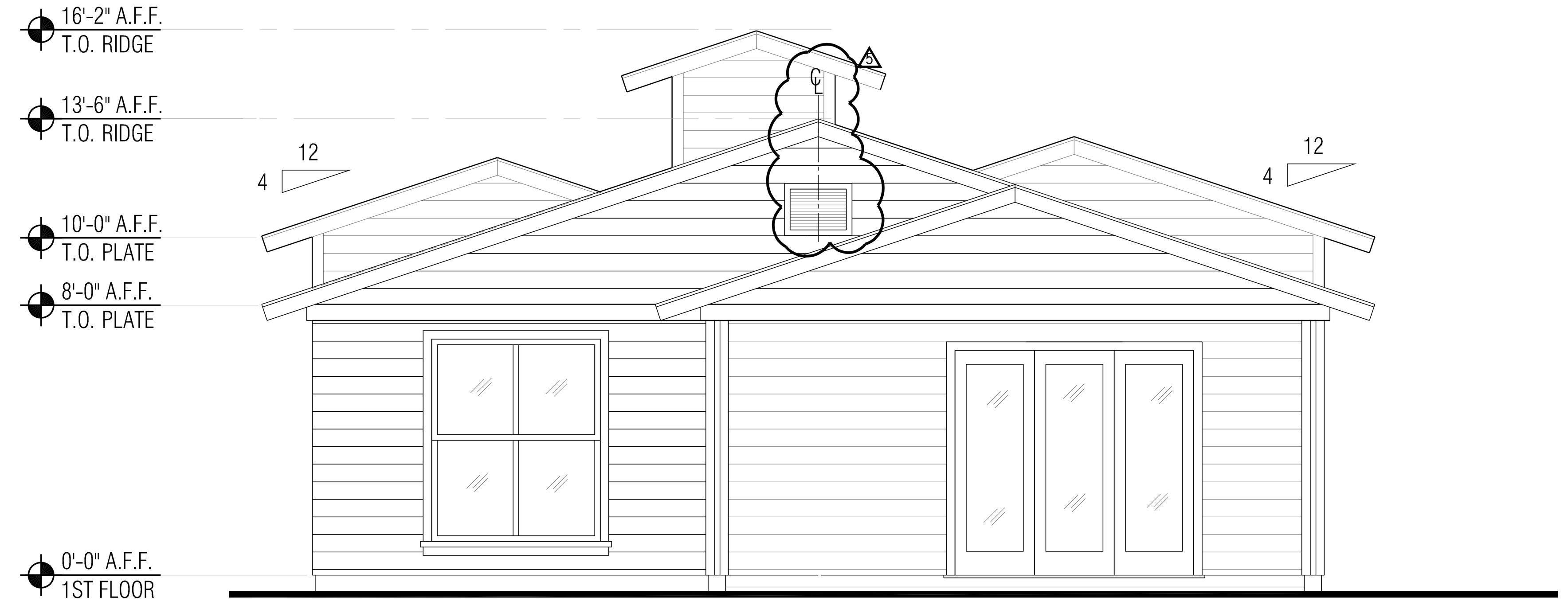
4 LEFT SIDE ELEVATION

1/4"=1'-0"



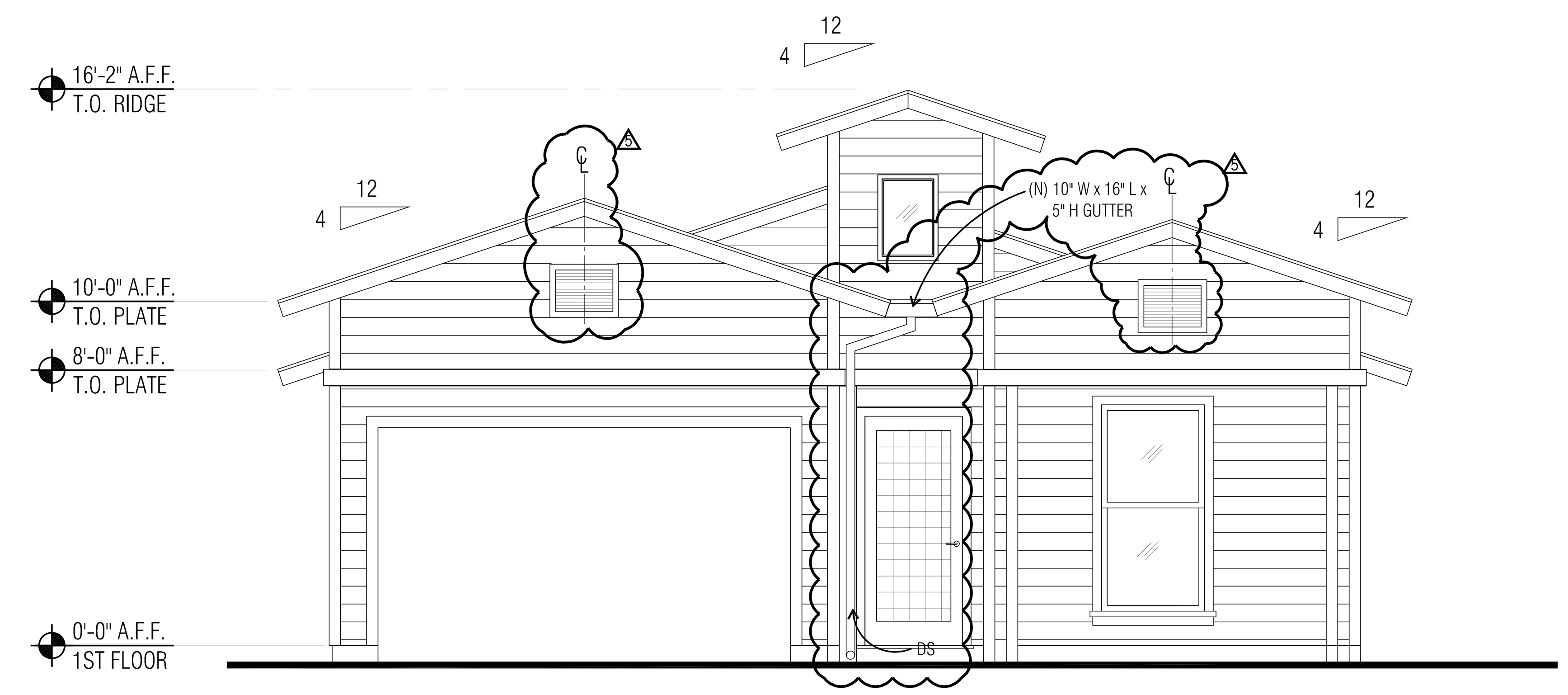
3 RIGHT SIDE ELEVATION

1/4"=1'-0"



2 REAR ELEVATION

1/4"=1'-0"



1 FRONT ELEVATION

1/4"=1'-0"

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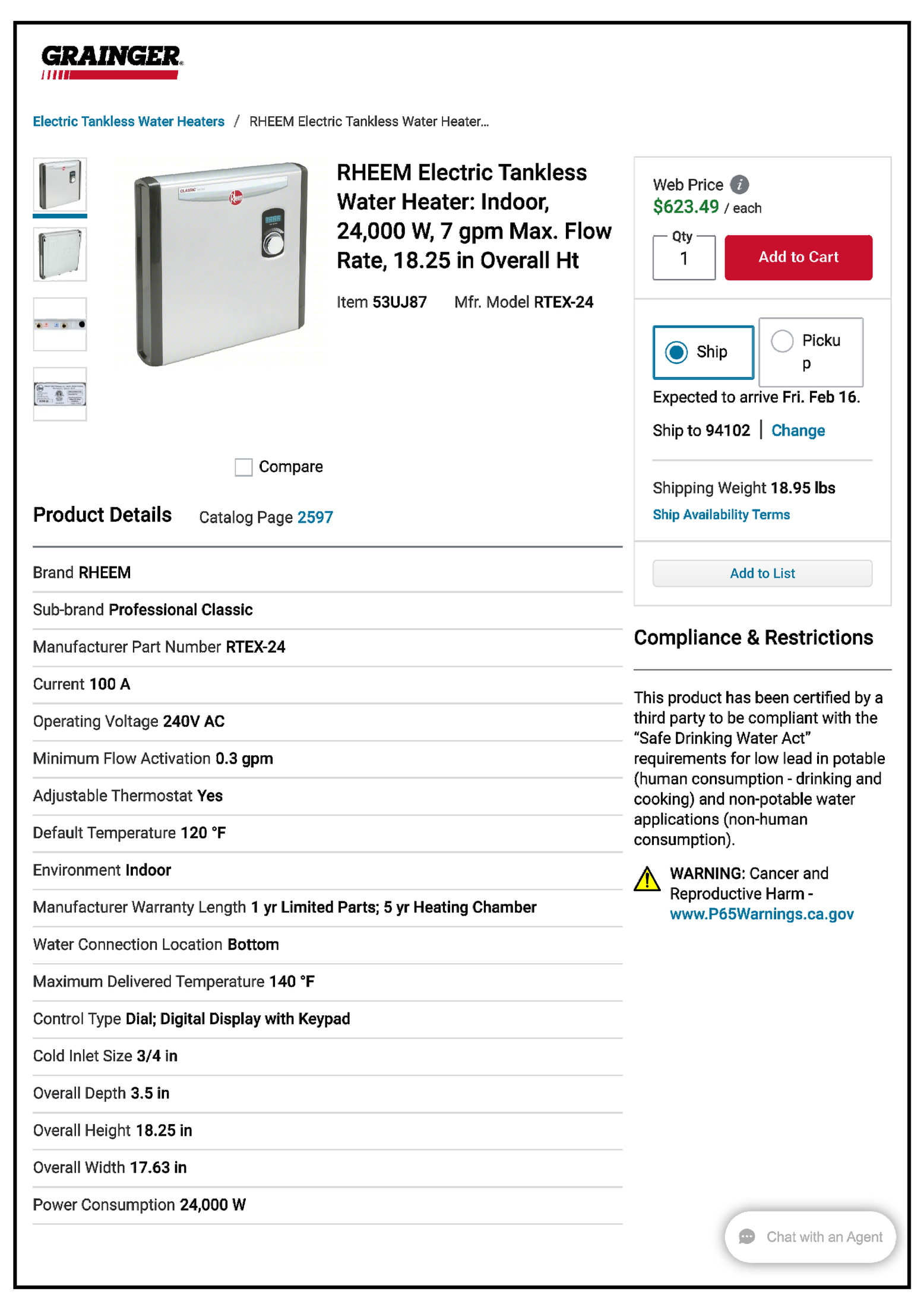
ELEVATIONS

DRAWING DESCRIPTION

SCALE

A5.0



GRAINGER

Electric Tankless Water Heaters / RHEEM Electric Tankless Water Heater...

RHEEM Electric Tankless Water Heater: Indoor, 24,000 W, 7 gpm Max. Flow Rate, 18.25 in Overall Ht

Item **53UJ87** Mfr. Model **RTEX-24**

Web Price $623.49 / each

Qty 1 Add to Cart

Ship Pickup

Expected to arrive **Fri. Feb 16.**

Ship to **94102** | Change

Shipping Weight **18.95 lbs**

Ship Availability Terms

Add to List

Compare

Product Details Catalog Page 2597

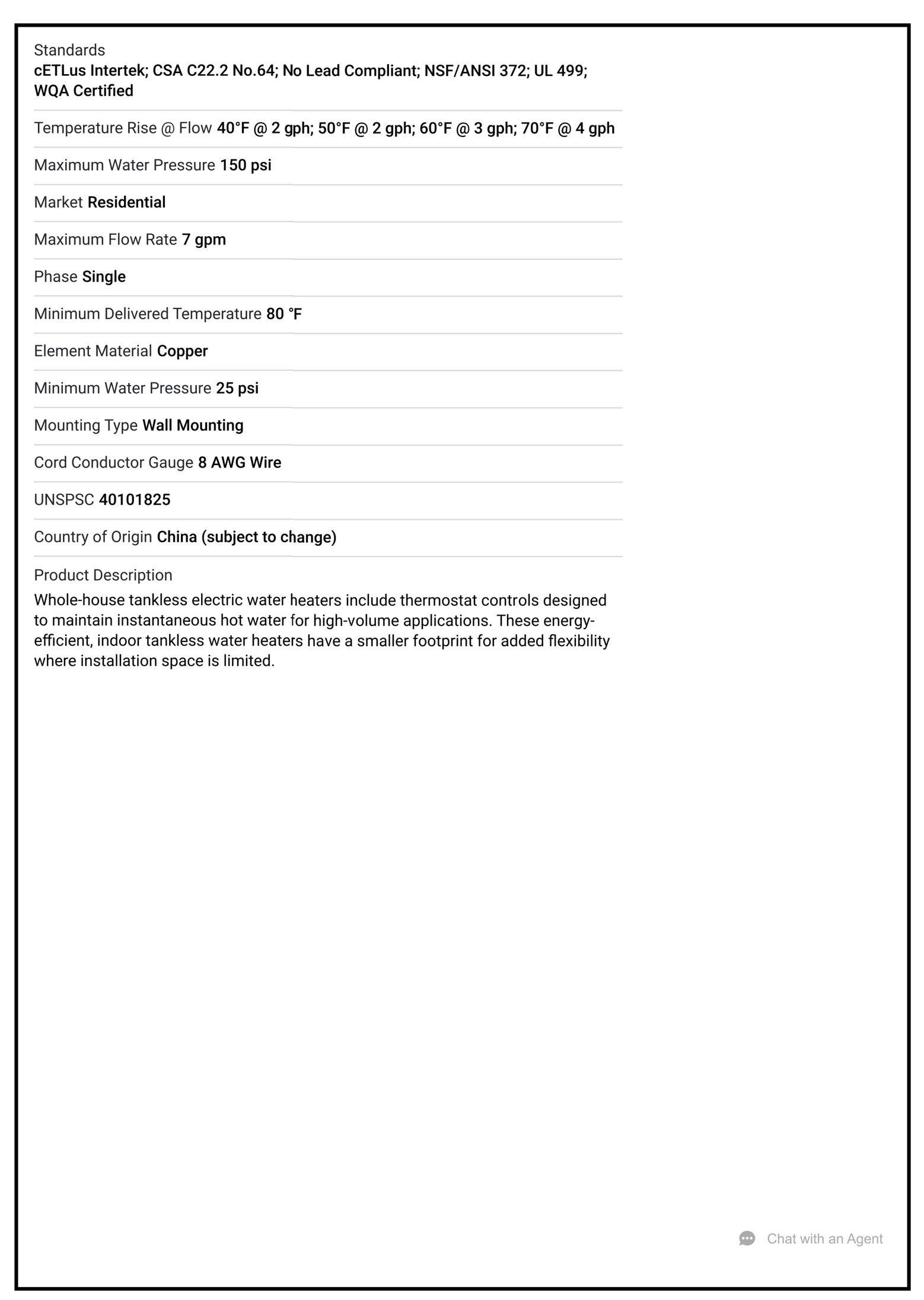
Brand	**RHEEM**
Sub-brand	**Professional Classic**
Manufacturer Part Number	**RTEX-24**
Current	**100 A**
Operating Voltage	**240V AC**
Minimum Flow Activation	**0.3 gpm**
Adjustable Thermostat	**Yes**
Default Temperature	**120 °F**
Environment	**Indoor**
Manufacturer Warranty Length	**1 yr Limited Parts; 5 yr Heating Chamber**
Water Connection Location	**Bottom**
Maximum Delivered Temperature	**140 °F**
Control Type	**Dial; Digital Display with Keypad**
Cold Inlet Size	**3/4 in**
Overall Depth	**3.5 in**
Overall Height	**18.25 in**
Overall Width	**17.63 in**
Power Consumption	**24,000 W**

Compliance & Restrictions

This product has been certified by a third party to be compliant with the "Safe Drinking Water Act" requirements for low lead in potable (human consumption - drinking and cooking) and non-potable water applications (non-human consumption).

WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

Chat with an Agent



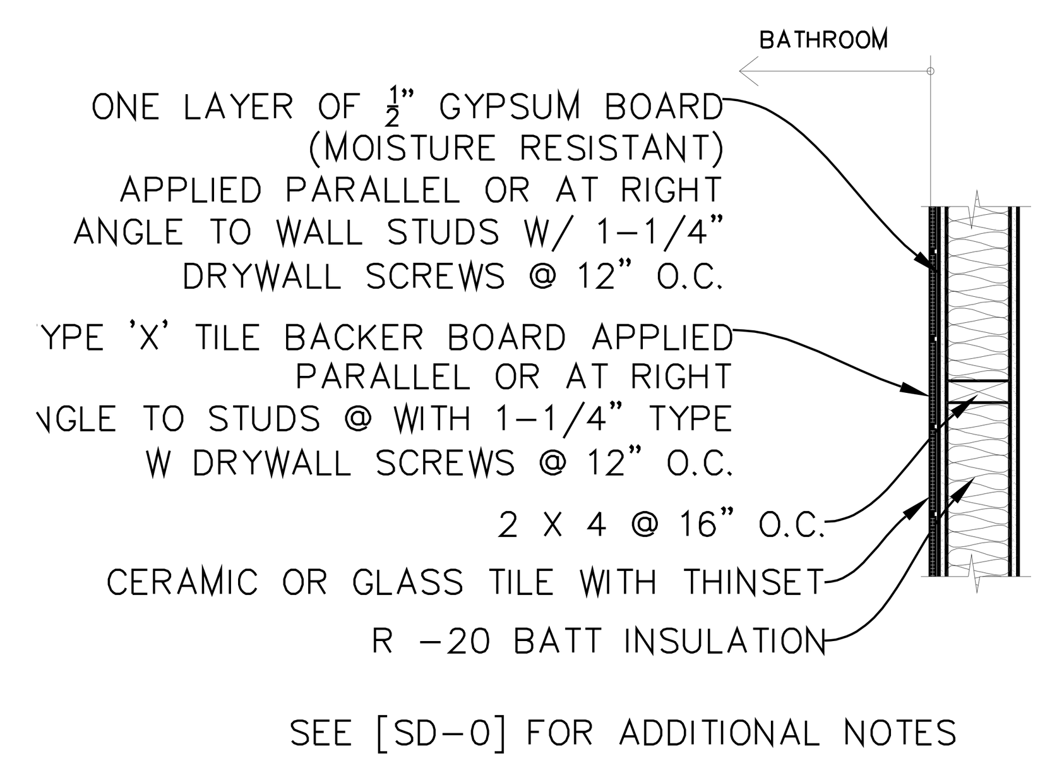
Standards	**cETLus Intertek; CSA C22.2 No.64; No Lead Compliant; NSF/ANSI 372; UL 499; WQA Certified**
Temperature Rise @ Flow	**40°F @ 2 gph; 50°F @ 2 gph; 60°F @ 3 gph; 70°F @ 4 gph**
Maximum Water Pressure	**150 psi**
Market	**Residential**
Maximum Flow Rate	**7 gpm**
Phase	**Single**
Minimum Delivered Temperature	**80 °F**
Element Material	**Copper**
Minimum Water Pressure	**25 psi**
Mounting Type	**Wall Mounting**
Cord Conductor Gauge	**8 AWG Wire**
UNSPSC	**40101825**
Country of Origin	**China (subject to change)**

Product Description

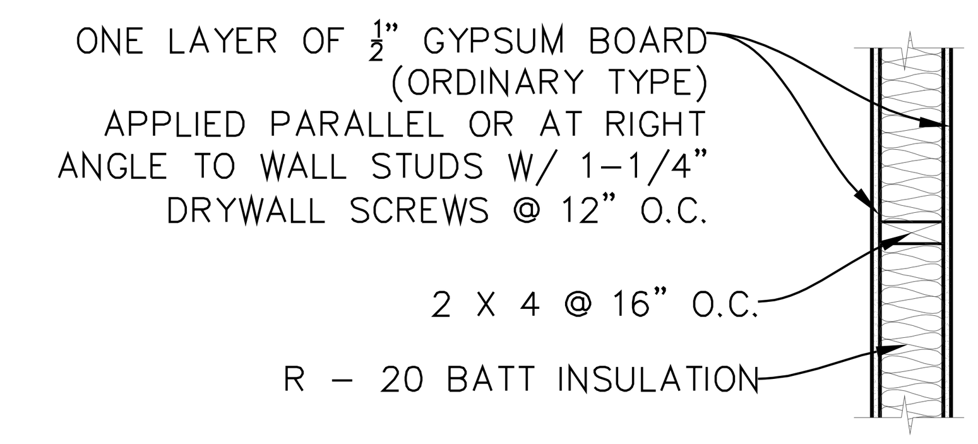
Whole-house tankless electric water heaters include thermostat controls designed to maintain instantaneous hot water for high-volume applications. These energy-efficient, indoor tankless water heaters have a smaller footprint for added flexibility where installation space is limited.

Chat with an Agent

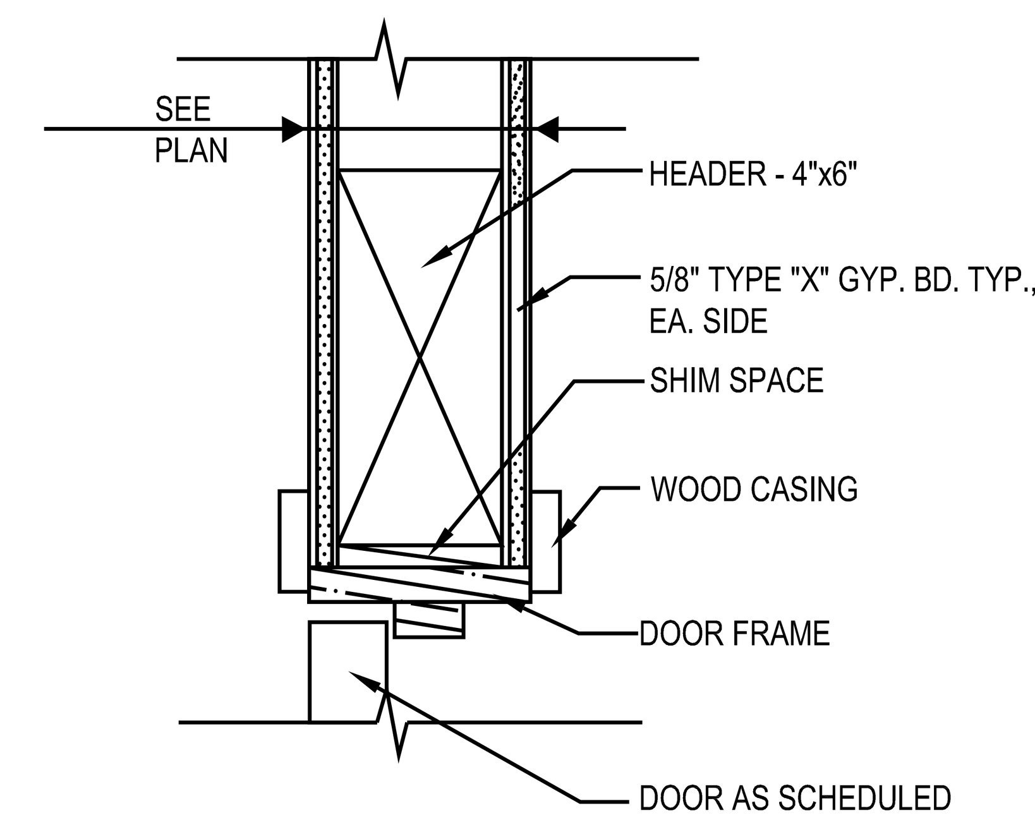
2 TANKLESS WATER HEATER SPECS



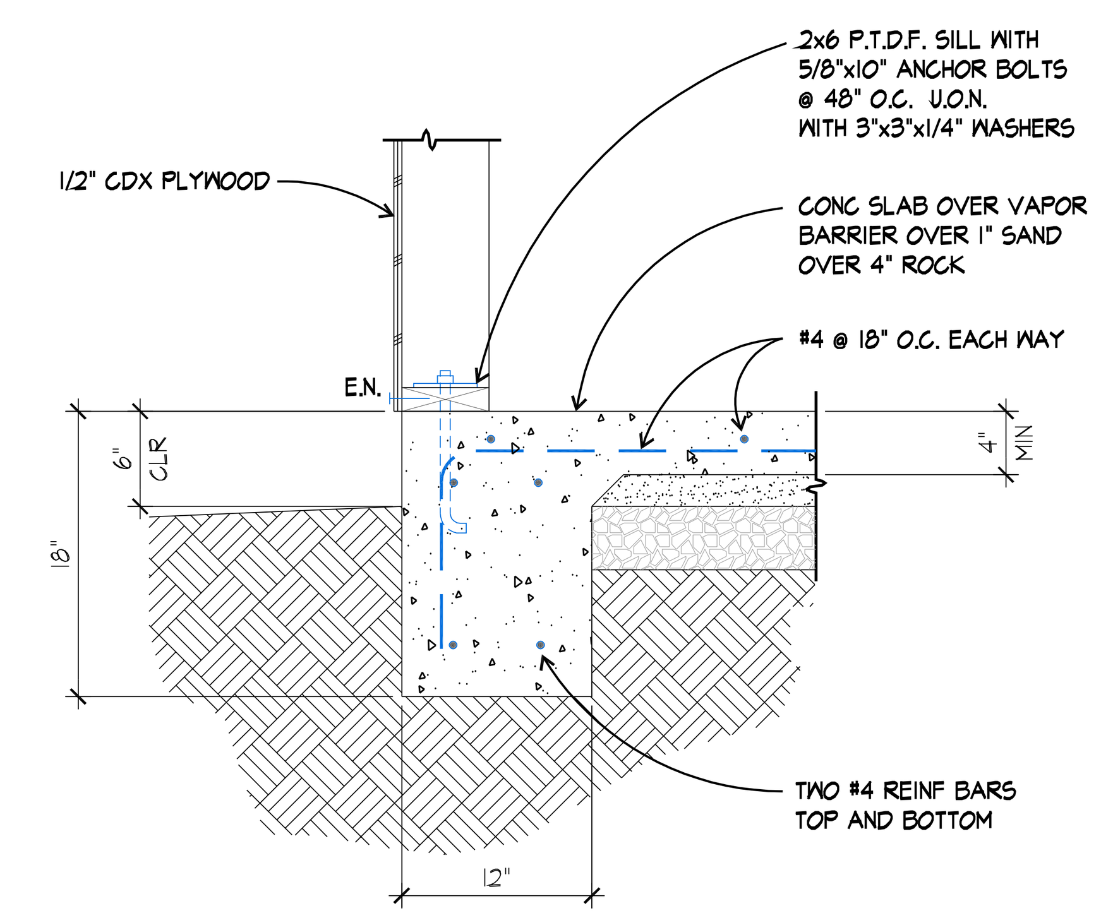
7 TYP. INTERIOR PARTITION DET. W/ TILE



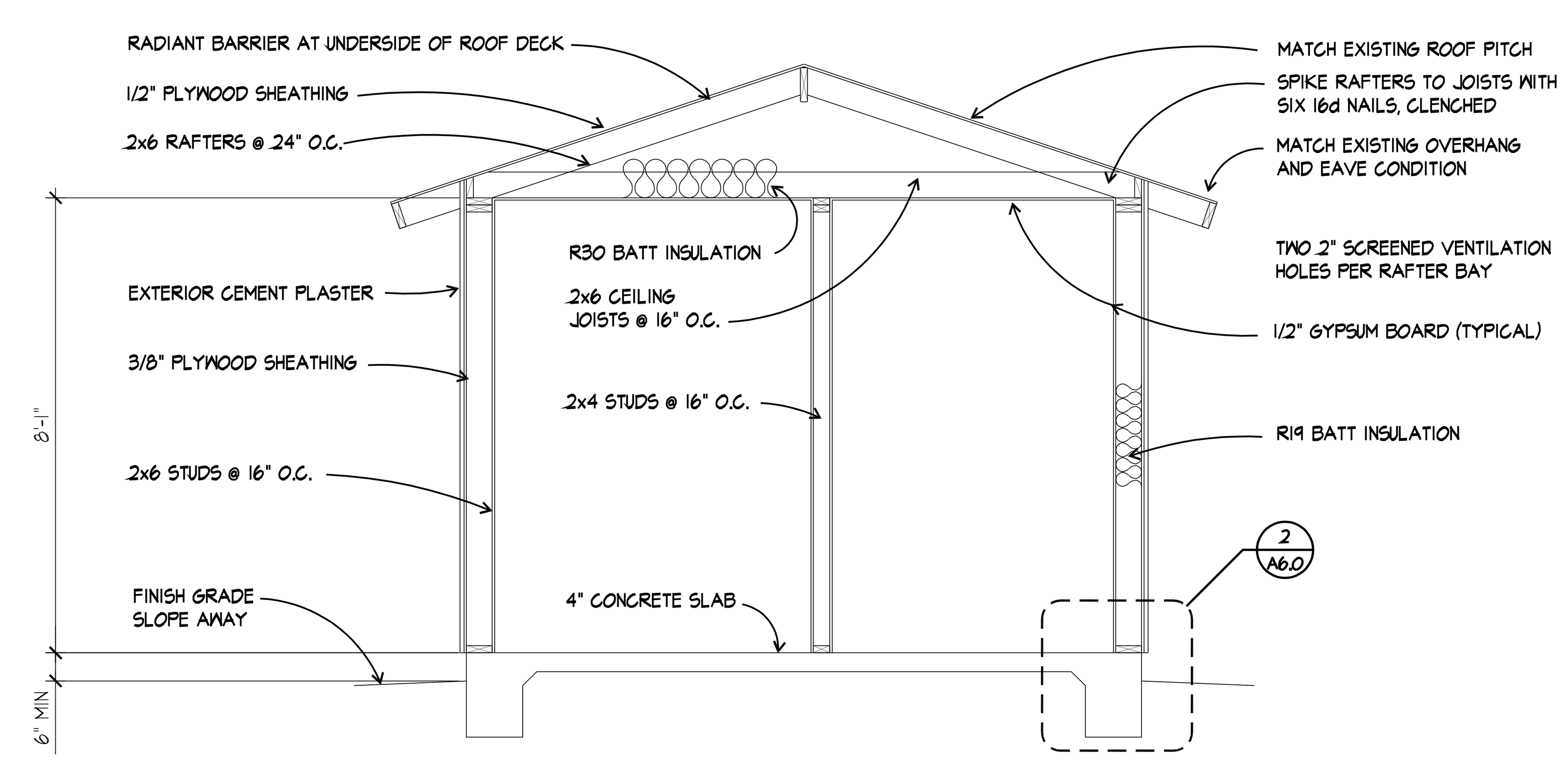
3 TYPICAL ENTERIOR PARTITION DETAIL



6 HEAD/JAMB INTERIOR DETAIL



2 TYPICAL EXTERIOR FOOTING DETAIL



1 TYPICAL SECTION

6338 Channel View, San Antonio Texas, 78222

DATE	ISSUE DESCRIPTION	BY	CHECK
03/01/2024	ISSUE FOR PERMIT		

SEAL/SIGNATURE

PROJECT NAME

CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER

XXXXXXXXXX

BUILDING SECTIONS AND DETAILS

DRAWING DESCRIPTION

SCALE

A6.0

TABLE R802.4.1(2)
RAFTER SPANS FOR COMMON LUMBER SPECIES (Roof live load = 20 psf, ceiling attached to rafters, L/Δ = 240)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf 2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	DEAD LOAD = 20 psf 2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a] (feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)
	Douglas fir-larch	SS	10-5	16-4	21-7	Note b	Note b	10-5	16-4	21-7	Note b	Note b
	Douglas fir-larch	#1	10-0	15-9	20-10	Note b	Note b	10-0	15-4	19-5	23-9	Note b
	Douglas fir-larch	#2	9-10	15-6	20-5	26-0	Note b	9-10	14-7	18-5	22-6	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10	23-0	7-7	11-1	14-1	17-2	19-11
	Hem-fir	SS	9-10	15-6	20-5	Note b	Note b	9-10	15-6	20-5	Note b	Note b
	Hem-fir	#1	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-2	23-5	Note b
	Hem-fir	#2	9-2	14-5	19-0	24-3	Note b	9-2	14-2	17-11	21-11	25-5
	Hem-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
12	Southern pine	SS	10-3	16-1	21-2	Note b	Note b	10-3	16-1	21-2	Note b	Note b
	Southern pine	#1	9-10	15-6	20-5	Note b	Note b	9-10	15-6	19-10	23-2	Note b
	Southern pine	#2	9-5	14-9	19-6	23-5	Note b	9-0	13-6	17-1	20-3	23-10
	Southern pine	#3	8-0	11-9	14-10	18-0	21-4	6-11	10-2	12-10	15-7	18-6
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5	Note b	9-8	15-2	19-11	25-5	Note b
	Spruce-pine-fir	#1	9-5	14-9	19-6	24-10	Note b	9-5	14-4	18-2	22-3	25-9
	Spruce-pine-fir	#2	9-5	14-9	19-6	24-10	Note b	9-5	14-4	18-2	22-3	25-9
	Spruce-pine-fir	#3	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Douglas fir-larch	SS	9-6	14-11	19-7	25-0	Note b	9-6	14-11	19-7	25-0	Note b
	Douglas fir-larch	#1	9-1	14-4	18-11	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#2	8-11	14-1	18-5	22-6	26-0	8-7	12-7	16-0	19-6	22-7
	Douglas fir-larch	#3	7-7	11-1	14-1	17-2	19-11	6-7	9-8	12-2	14-11	17-3
	Hem-fir	SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-6	23-8	Note b
	Hem-fir	#1	8-9	13-9	18-1	23-1	Note b	8-9	13-1	16-7	20-4	23-7
	Hem-fir	#2	8-4	13-1	17-3	21-11	25-5	8-4	12-3	15-6	18-11	22-0
	Hem-fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
	Douglas fir-larch	SS	9-6	14-11	19-7	25-0	Note b	9-6	14-11	19-7	25-0	Note b
	Douglas fir-larch	#1	9-1	14-4	18-11	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#2	8-11	14-1	18-5	22-6	26-0	8-7	12-7	16-0	19-6	22-7
	Douglas fir-larch	#3	7-7	11-1	14-1	17-2	19-11	6-7	9-8	12-2	14-11	17-3
	Hem-fir	SS	8-11	14-1	18-6	23-8	Note b	8-11	14-1	18-6	23-8	Note b
	Hem-fir	#1	8-9	13-9	18-1	23-1	Note b	8-9	13-1	16-7	20-4	23-7
	Hem-fir	#2	8-4	13-1	17-3	21-11	25-5	8-4	12-3	15-6	18-11	22-0
	Hem-fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
16	Southern pine	SS	9-4	14-7	19-3	24-7	Note b	9-4	14-7	19-3	24-7	Note b
	Southern pine	#1	8-11	14-1	18-6	23-2	Note b	8-11	13-7	17-2	20-1	23-10
	Southern pine	#2	8-7	13-5	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
	Spruce-pine-fir	SS	8-9	13-9	18-1	23-1	Note b	8-9	13-9	18-1	23-0	Note b
	Spruce-pine-fir	#1	8-7	13-5	17-9	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-pine-fir	#2	8-7	13-5	17-9	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-pine-fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
16	Southern pine	SS	9-4	14-7	19-3	24-7	Note b	9-4	14-7	19-3	24-7	Note b
	Southern pine	#1	8-11	14-1	18-6	23-2	Note b	8-11	13-7	17-2	20-1	23-10
	Southern pine	#2	8-7	13-5	17-1	20-3	23-10	7-9	11-8	14-9	17-6	20-8
	Southern pine	#3	6-11	10-2	12-10	15-7	18-6	6-0	8-10	11-2	13-6	16-0
	Spruce-pine-fir	SS	8-9	13-9	18-1	23-1	Note b	8-9	13-9	18-1	23-0	Note b
	Spruce-pine-fir	#1	8-7	13-5	17-9	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-pine-fir	#2	8-7	13-5	17-9	22-3	25-9	8-6	12-5	15-9	19-3	22-4
	Spruce-pine-fir	#3	7-5	10-10	13-9	16-9	19-6	6-5	9-5	11-11	14-6	16-10
	Douglas fir-larch	SS	8-11	14-0	18-5	23-7	Note b	8-11	14-0	18-5	23-0	Note b
	Douglas fir-larch	#1	8-7	13-6	17-9	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Douglas fir-larch	#2	8-5	13-3	16-10	20-7	23-10	7-10	11-6	14-7	17-10	20-8
	Douglas fir-larch	#3	6-11	10-2	12-10	15-8	18-3	6-0	8-9	11-2	13-7	15-9
	Hem-fir	SS	8-5	13-3	17-5	22-3	Note b	8-5	13-3	17-5	22-3	25-9
	Hem-fir	#1	8-3	12-11	17-1	21-5	24-10	8-2	12-0	15-2	18-6	21-6
	Hem-fir	#2	7-10	12-4	16-3	20-0	23-2	7-8	11-2	14-2	17-4	20-1
	Hem-fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5
19.2	Southern pine	SS	8-9	13-9	18-2	23-1	Note b	8-9	13-9	18-2	23-1	Note b
	Southern pine	#1	8-5	13-3	17-5	21-2	25-2	8-4	12-4	15-8	18-4	21-9
	Southern pine	#2	8-1	12-3	15-7	18-6	21-9	7-1	10-8	13-6	16-0	18-10
	Southern pine	#3	6-4	9-4	11-9	14-3	16-10	5-6	8-1	10-2	12-4	14-7
	Spruce-pine-fir	SS	8-3	12-11	17-1	21-9	Note b	8-3	12-11	17-1	21-0	24-4
	Spruce-pine-fir	#1	8-1	12-8	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4
	Spruce-pine-fir	#2	8-1	12-8	16-7	20-3	23-6	7-9	11-4	14-4	17-7	20-4
	Spruce-pine-fir	#3	6-9	9-11	12-7	15-4	17-9	5-10	8-7	10-10	13-3	15-5
24	Southern pine	SS	8-1	12-9	16-10	21-6	Note b	8-1	12-9	16-10	20-10	24-8
	Southern pine	#1	7-10	12-3	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	13-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
	Spruce-pine-fir	SS	7-8	12-0	15-10	20-2	24-7	7-8	12-0	15-4	18-9	21-9
	Spruce-pine-fir	#1	7-6	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#2	7-6	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the adjustment factors in Table R802.4.1(9).
b. Span exceeds 26 feet in length.

Chapter 8 Roof-Ceiling Construction

Fullscreen Le

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans (feet-inches)	(feet-inches)	(feet-inches)	(feet-inches)
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
16	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3
19.2	Douglas fir-larch	SS	11-3	17-8	23-3	Note a
	Douglas fir-larch	#1	10-10	17-0	22-5	Note a
	Douglas fir-larch	#2	10-7	16-8	21-4	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10
	Hem-fir	SS	10-7	16-8	21-11	Note a
	Hem-fir	#1	10-4	16-4	21-6	Note a
	Hem-fir	#2	9-11	15-7	20-6	25-3
	Hem-fir	#3	8-7	12-6	15-10	19-5
	Southern -pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-5
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-5
	Southern pine	#3	8-0	11-9	14-10	18-0
	Spruce-pine-fir	SS	10-4	16-4	21-6	Note a
	Spruce-pine-fir	#1	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#2	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#3	8-7	12-6	15-10	19-5
24	Douglas fir-larch	SS	10-5	16-4	21-7	Note a
	Douglas fir-larch	#1	10-0	15-9	20-1	24-6
	Douglas fir-larch	#2	9-10	15-0	19-1	23-3
	Douglas fir-larch	#3	7-10	11-6	14-7	17-9
	Hem-fir	SS	9-10	15-6	20-5	Note a
	Hem-fir	#1	9-8	15-2	19-10	24-3
	Hem-fir	#2	9-2	14-5	18-6	22-7
	Hem-fir	#3	7-8	11-2	14-2	17-4
	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-5	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4

Check sources for availability of lumber in lengths greater than 20 feet.
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
a. Span exceeds 26 feet in length.

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

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.

IRC 2021-TABLE R602.7(2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FEET) 20 SPAN	NJ	28 SPAN	NJ	36 SPAN	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:

THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL WALL & WALL AND PONY WALL PLATE HEIGHTS, CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF WORK.

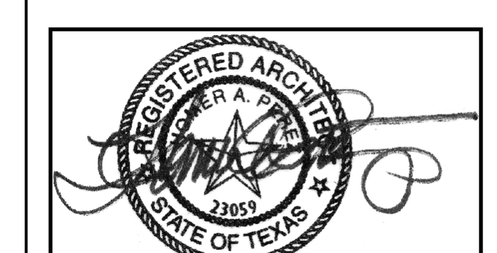
1 FRAMING NOTES AND TABLES
1/4"=1'-0"

6338 Channel View, San Antonio Texas, 78222

Homer A Perez | NCARB, AIA, NOMA, LEED AP BD+C
Architect + Green Building Consultant
CA License # C33351 | TX License # 23059
772 Brussels, San Francisco, CA 94134
415-535-9406

DATE	ISSUE DESCRIPTION	BY	CHECK
03/01/2024	ISSUE FOR PERMIT		
1 07/10/2024	RESUBMITTAL		
4 08/06/2024	RESUBMITTAL		

SEAL/SIGNATURE



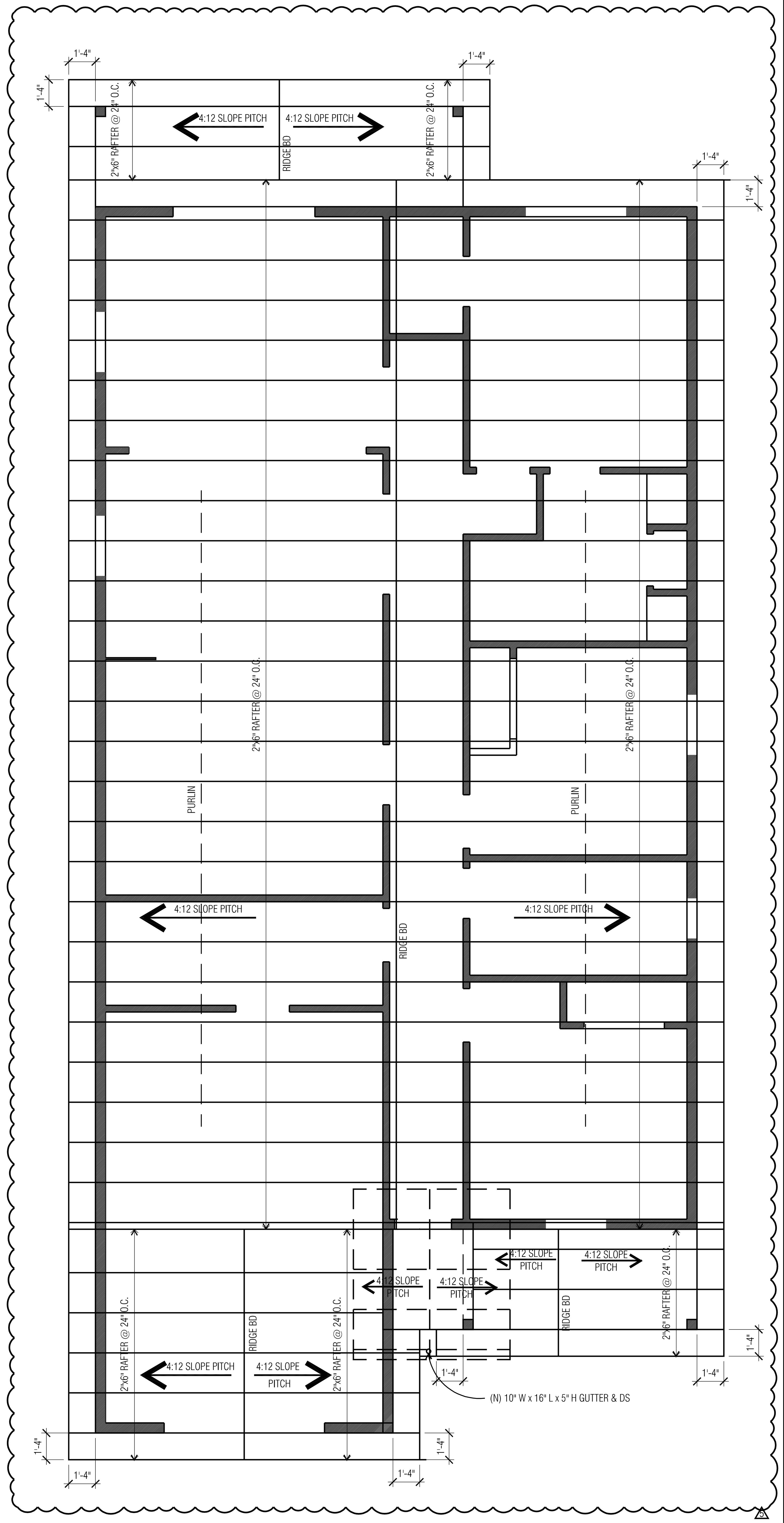
PROJECT NAME
CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN ANTONIO TEXAS, 78222

PROJECT JOB NUMBER
XXXXXXXXX

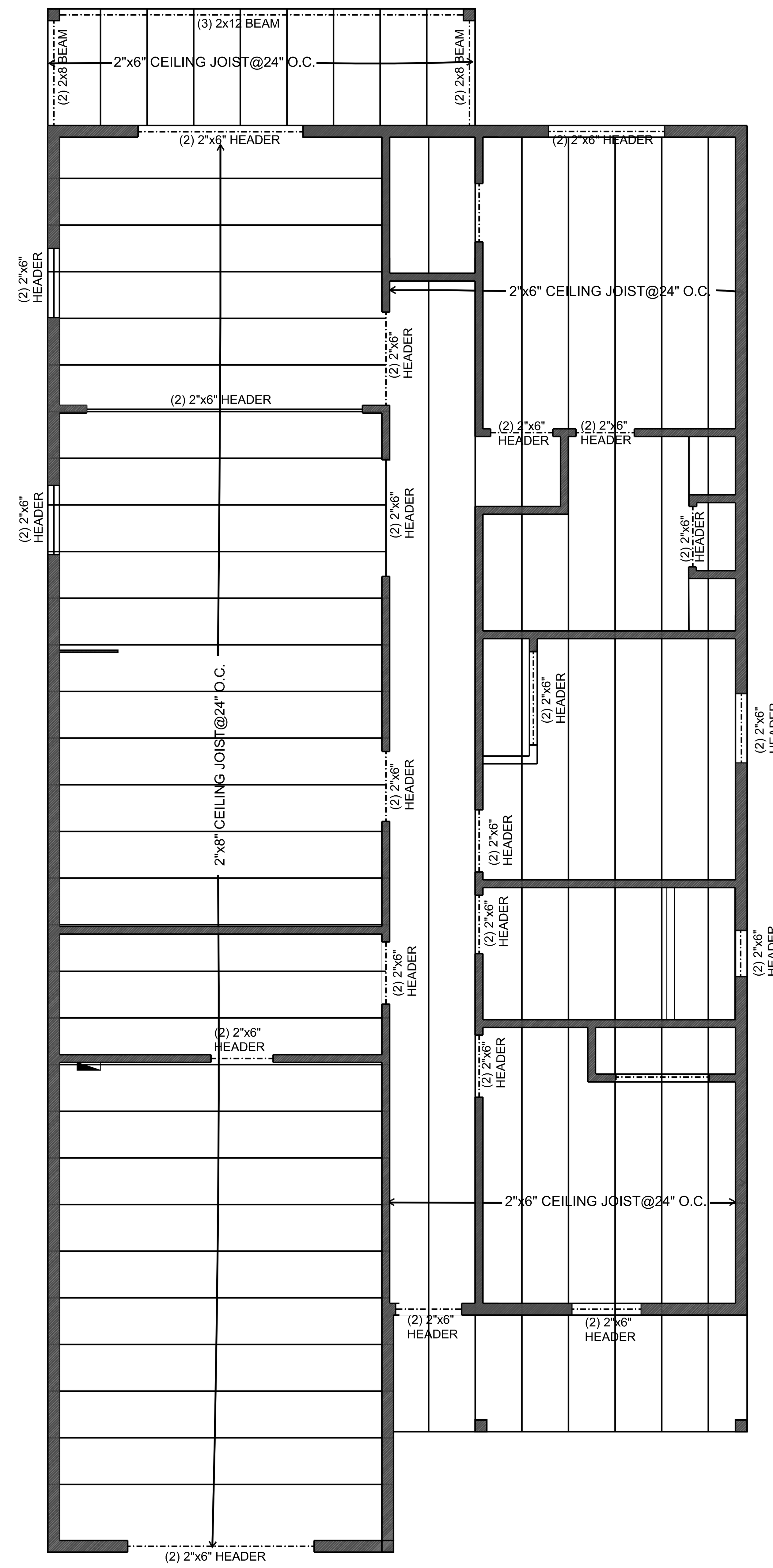
FRAMING NOTES AND TABLES
DRAWING DESCRIPTION

SCALE

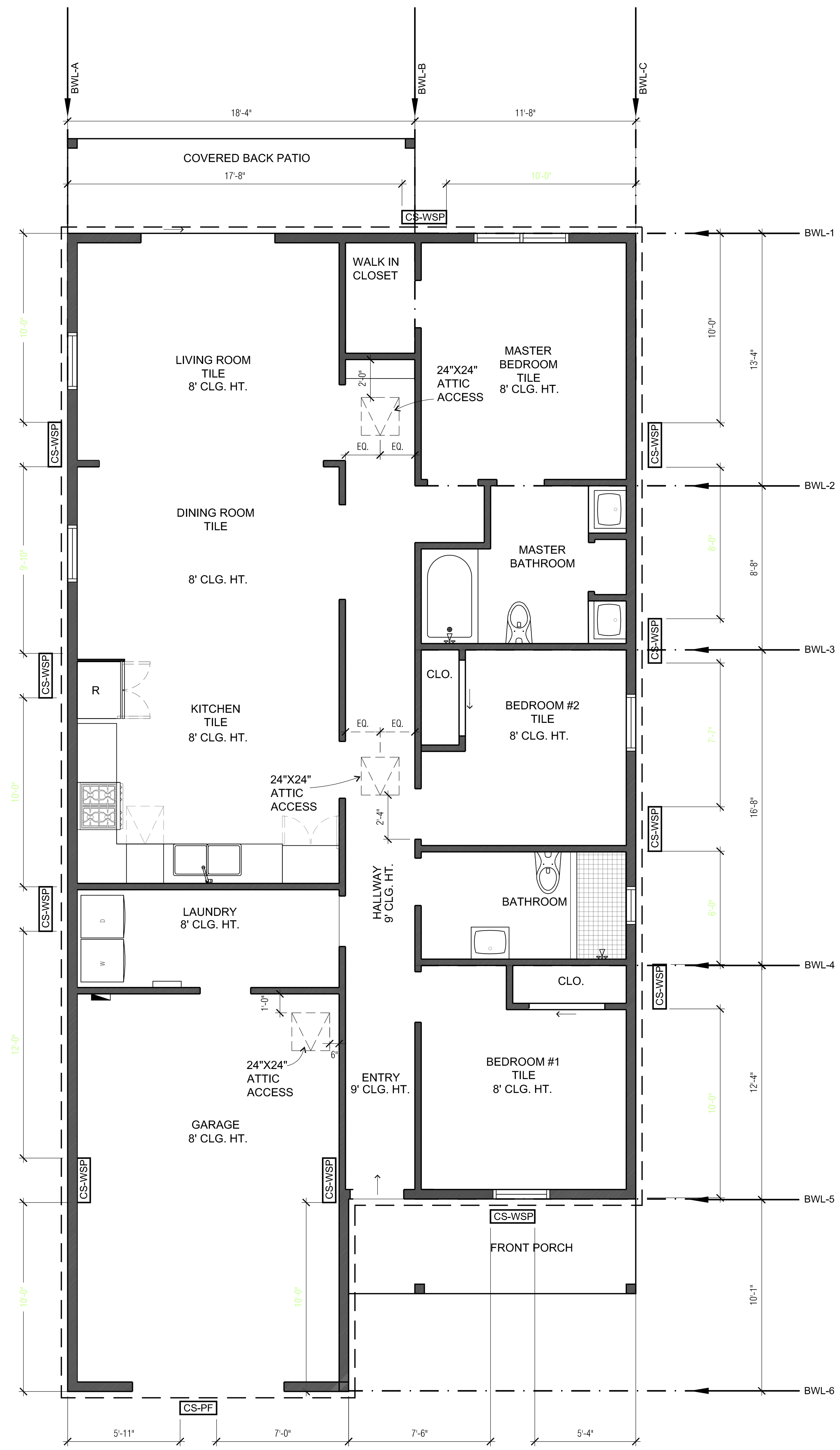
A7.0



3	RAFTER FRAMING PLAN
1/4"=1'-0"	



2	CEILING FRAMING PLAN
1/4"=1'-0"	



1	WIND BRACING PLAN
1/4"=1'-0"	

6338 Channel View,
San Antonio Texas,
78222

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1	07/10/2024	RESUBMITTAL		
4	08/06/2024	RESUBMITTAL		
5	08/16/2024	RESUBMITTAL		

SEAL/SIGNATURE

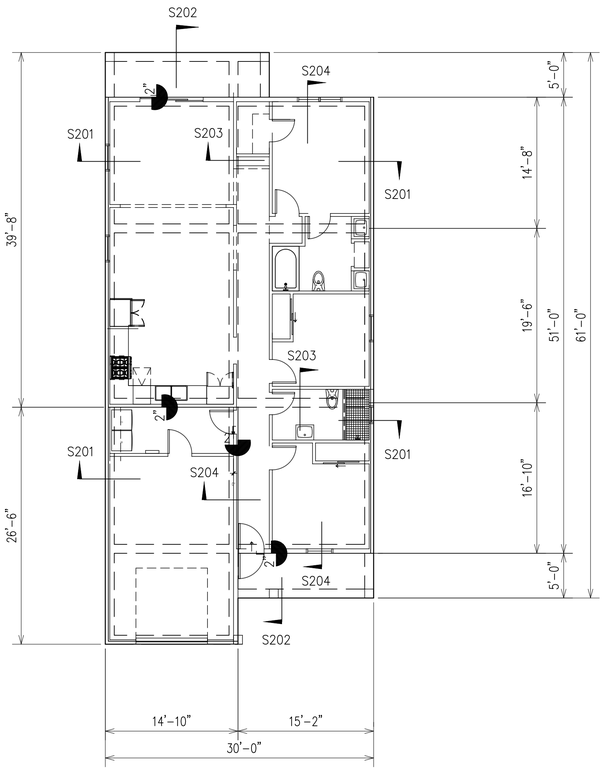
PROJECT NAME
CHANNEL RESIDENCE
6338 CHANNEL VIEW, SAN
ANTONIO TEXAS, 78222

PROJECT JOB NUMBER
XXXXXXXXXX

WIND BRACING PLAN,
CEILING FRAMING, AND
RAFTER FRAMING PLAN
DRAWING DESCRIPTION

SCALE

A8.0



FOUNDATION FRAMING PLAN

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

FOUNDATION PLAN NOTES:

1. 5" THICK CONCRETE SLAB ON COMPACTED FILL. REINF. SLAB WITH # 4 @ 12" CTRS. EACH WAY IN CENTER OF SLAB. COVER PREPARED GRADE WITH 10 MIL POLYETHYLENE SHEETING PRIOR TO PLACING CONCRETE.
2. SEE ARCHL. DRAWINGS FOR FINISHED GRADE AND FINISH FLOOR ELEVATIONS. COORDINATE PERIMETER GRADE BEAM DEPTHS WITH FINISHED FLOOR AND FINISHED GRADE ELEVATIONS.
3. SEE ARCHL. DRAWINGS FOR LOCATIONS OF ALL FLOOR DROPS, FLOOR SLOPES AND FINISH FLOOR ELEVATIONS.
4. VERIFY ALL DIMENSIONS WITH ARCHL. PLANS PRIOR TO CASTING CONCRETE.
5. COORDINATE THE LOCATION OF ALL FLOOR DRAINS WITH THE ARCHL. DRAWINGS. SLOPE SLAB TOWARD DRAINS.

GENERAL NOTES

GENERAL

GC-1 The contract structural documents represent the finished structure, and, except where specifically shown, do not indicate the method or means of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.

GC-2 The structure has been designed to resist design loads only as a completed structure. Applications of construction loads to the partially completed structure shall be considered by the Contractor and so included in the design of shoring, bracing, formwork, and any other supporting elements provided for construction of the structure. During erection and until all permanent connections are made, the Contractor must provide temporary bracing to brace the structure in all directions.

GC-3 The Engineer shall not have control or charge of, and shall not be responsible for, construction means, methods techniques, sequences, or procedures for safety precautions and programs in connection with the work, for the acts or omission of the Contractor, Subcontractor, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the contract documents.

GC-4 General Contractor shall check and verify all dimensions, grade conditions, (both new and existing) reporting any discrepancies to the Engineer before proceeding with any phase of the work as the Contractor will be responsible for all work fitting as intended by the construction documents.

STRUCTURAL DESIGN CRITERIA

SD-1 A. Live loads:
1. Typical Floor – 40 PSF
2. Combinations in accordance with IBC 1605.3.1

B. Ground Snow Load 5 PSF

C. Seismic Design Category A

SD-2 Future Loads: Unless specifically noted, there are no provisions made for future floors, roofs, or other loads.

SD-3 Applicable codes:
A. ~~Florida~~ 2021 INTERNATIONAL RESIDENTIAL CODE
B. ~~ASCE 7-16~~
C. ACI 318-14
D. AISC Fourteenth Edition 2011
E. AWS D1.1

SUBGRADE AND UNDERFLOOR FILL PREPARATION AT SLAB-ON-GRADE FOUNDATIONS

UF-1 The subgrade and underfloor fill shall be prepared to improve subgrade performance to limit the PVR to 1" or less. The subgrade and underfloor fill shall be prepared to a point that extends 3'-0" minimum beyond the limits of the foundation. Increase as needed to include all sidewalks/flatwork directly adjacent to the foundation.

UF-2 Perform all earthwork before trenching for grade beams or mechanical lines.

UF-3 The finish grading around the building shall be graded to ensure adequate drainage of surface water away from the building. All air conditioning condensate lines and roof gutter downspouts shall be directed to discharge a minimum of ten (10) feet away from the foundation for further removal from the site.

UF-5 Trenching of grade beams shall be excavated in order to provide the beam cross sections indicated. Beam and slab depths and widths as indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing (not shown) which shall be determined by the Engineer during construction review. All loose soil from sides and bottoms of trenches shall be removed.

UF-7 Drain exposed grade beams during construction in the event of inclement weather.

CONCRETE/REINFORCING:

CR-1 All concrete (shall test 3000 PSI at 28 days and shall be in accordance with ACI 301. Testing shall be the sole responsibility of the builder and any substandard strengths shall be reported to the Architect and Engineer.

CR-2 Flyash shall not exceed 20 percent.

CR-3 There shall be no horizontal construction joints in concrete pours except where shown on details. All construction joints shall be made in the center of spans with vertical bulkheads. The location of construction joints shall be as shown on the drawings.

CR-4 Bar support accessories shall be provided in accordance with the latest ACI manual of standard practice for detailing reinforced concrete structures, except that reinforcing shall be supported on bolsters spaced not more than 4 feet on center. Bar supports for concrete exposed to view shall have plastic coated legs or be hot dip galvanized after fabrication. Bar supports for concrete with a sandblast finish shall have stainless steel bar supports. Do not use half bricks for bar supports.

CR-5 Mechanical and electrical conduit in slabs shall run under top layer of slab reinforcing. Provide a minimum of 1-1/2" clear between conduits and between reinforcing and adjacent conduits parallel to reinforcing. If maximum size of conduit exceeds one third of the slab depth, additional framing or reinforcing may be necessary.

CR-6 All reinforcing steel shall be grade 60 and shall conform to the ASTM Specification A615. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual. Lap continuous unscheduled reinforcing bars 40 bar diameters at splices. All reinforcing steel to be welded shall conform to ASTM Specification A706. Tie wire shall be 18 gage annealed type. Rebar shall not be heated with a torch in the field.

CR-7 Provide 1-#6 x 4'-0" L-shaped bar top and bottom of exterior face of grade beams and spandrel beams at corners.

CR-8 Reinforcing steel coverage shall be as follows:

A. Grade Beams – 1-1/2" Top, 3" Bottom, 3" Sides
B. Footings – 3"

CR-9 Vapor barrier shall be 10 mil polyethylene film for below grade application with a permeance of less than 0.3 US perms (ASTM E96). Vapor barrier shall be continuous with joints lapped a minimum of 12 inches and taped. The vapor barrier shall be installed in accordance with ASTM E1643.

CR-10 Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117.

CR-11 Construct formwork to maintain tolerances outlined in ACI 347. Formwork shall extend a minimum of 6 inches below finished grade at perimeter beams.

APPLICABILITY OF TYPICAL DETAILS

TD-1 Typical Details shall apply to ALL such situations and conditions which are similar to the condition shown on the detail or verbally described in the title of the detail or notes on the detail.

TD-2 Typical Details shall apply regardless of whether or not the detail section mark is cut on the plans.

MISCELLANEOUS

M-1 See architectural/civil drawings for floor elevations, slopes, and the location of depressed floor areas.

M-2 The Contractor shall compare Structural sections with Architectural sections and report any discrepancy to the architect prior to fabrication or installing structural members.

M-3 Do not install plumbing pipes in beam trenches. Do not penetrate beams without Engineer's approval.

M-4 Changes shall not be made to the drawings without written approval of the Engineer.

SITE OBSERVATION BY THE STRUCTURAL ENGINEER

SV-1 Periodic site observations by field representatives of AJL Engineering are solely for the purpose of determining if the work of the Contractor is proceeding in general accordance with the structural contract documents. These limited site observations should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather periodic in an effort to guard the Owner against defects or deficiencies in the work of the Contractor.

SV-2 The Contractor shall notify the Engineer and Testing Lab 48 hours in advance of any concrete placement.

SV-3 The Contractor shall not place any concrete until all reinforcing steel placement has been reviewed by the Structural Engineer AND all corrections made by the Contractor. It is the Contractor's responsibility to ensure that all corrections have been made.

SV-4 Do not cover up structural framing until it has been reviewed by the Engineer.

REPRODUCTION NOTE

R-1 The use of reproductions of these contract drawings by any contractor, subcontractor, erector, fabricator, or material supplier in lieu of preparation of shop drawings signifies his acceptance of all information shown hereon as correct, and obligates himself to any job expense, real or implied, arising due to any errors that may occur hereon.

AJL ENGINEERING

STATE OF TEXAS
ALAN J. LOPEZ
100016
LICENSED
PROFESSIONAL ENGINEER

3/01/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALAN J. LOPEZ, P.E. # 100016 T.B.P.E. FIRM NO. 14387

AJL ENGINEERING
9862 LORENE LN
SAN ANTONIO, TEXAS 78216

FOUNDATION PLAN
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222

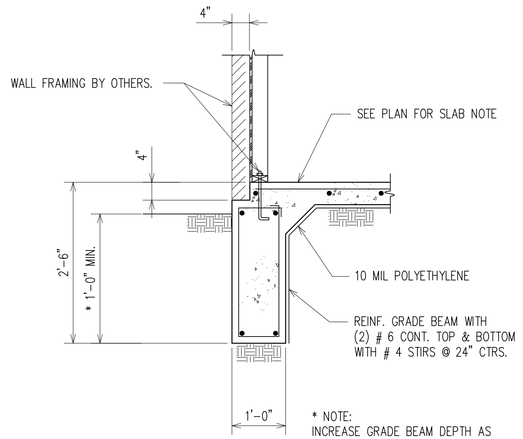
PROJECT NO.
24-007

DATE:
03/01/2024
1 08/06/2024 RESUBMITTAL

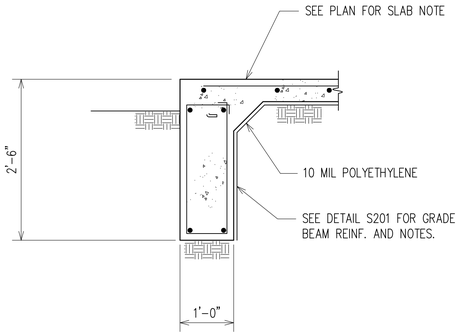
DESIGNED BY:
AJL

DRAWN BY:
AJL

SHEET NO.:
S1



TYPICAL PERIMETER GRADE BEAM DETAIL S201



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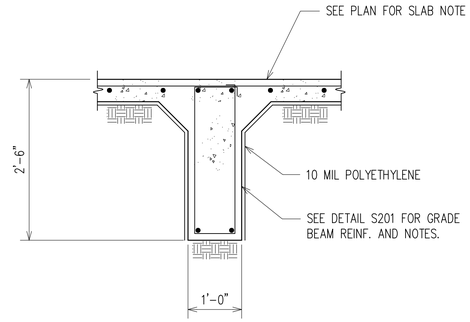
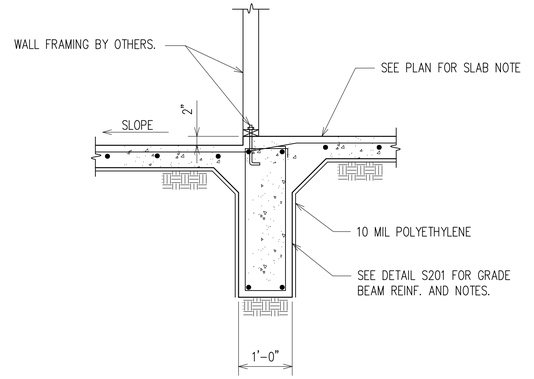
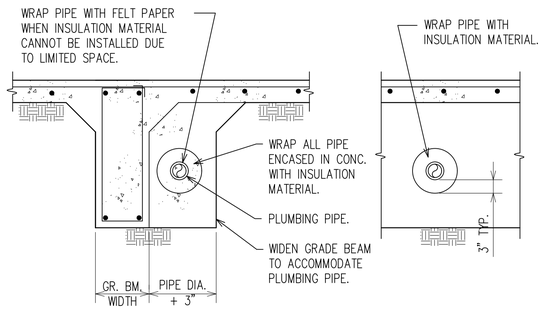


TYPICAL INTERIOR GRADE BEAM DETAIL S203

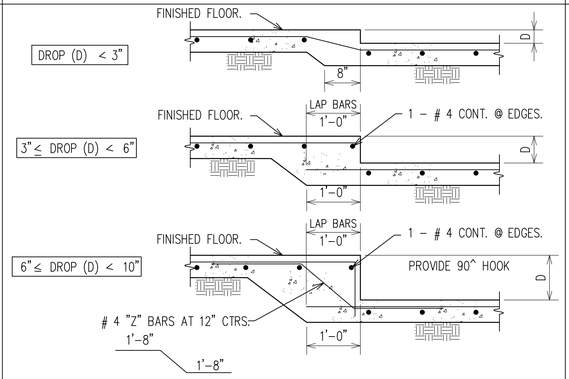


S204



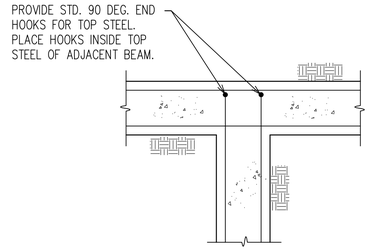
PARALLEL TO BEAM PERPENDICULAR TO BEAM

TYPICAL PIPE PENETRATION THROUGH GRADE BEAM DETAIL S205



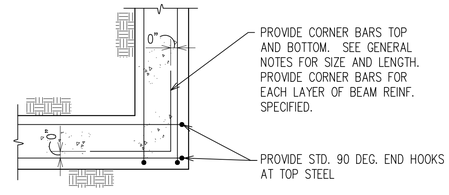
NOTES:
1. COORDINATE DEPTHS AND LOCATIONS OF ALL FLOOR DEPRESSIONS WITH ARCHITECTURAL DRAWINGS.
2. PROVIDE 1 - # 4 X 4'-0" TOP AT INTERIOR CORNERS OF ALL DEPRESSIONS.
3. SLAB DEPRESSIONS INDICATED ON PLAN AS SUCH:
4. SEE ARCHITECTURAL DRAWING FOR DEPRESSIONS.

TYPICAL DETAIL SLAB ON GRADE AT FLOOR DEPRESSIONS S206



NOTE:
GRADE BEAMS SHALL BE POURED MONOLITHICALLY AT INTERSECTIONS.

TYPICAL DETAIL GRADE BEAM "T" INTERSECTION TOP BAR PLACEMENT (PLAN VIEW) S207



NOTE:
GRADE BEAMS SHALL BE POURED MONOLITHICALLY AT INTERSECTIONS.

TYPICAL DETAIL GRADE BEAM CORNER DETAIL (PLAN VIEW) S208

AJL ENGINEERING
ENGINEERING

STATE OF TEXAS
ALAN J. LOPEZ
100016
LICENSED
PROFESSIONAL ENGINEER
03/01/2024
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T.B.P.E. FIRM NO. 14387

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FOUNDATION PLAN
6338 CHANNEL VIEW
SAN ANTONIO, TEXAS 78222

PROJECT NO.
24-007

DATE:
03/01/2024

DESIGNED BY:
AJL

DRAWN BY:
AJL

SHEET NO.:
S2