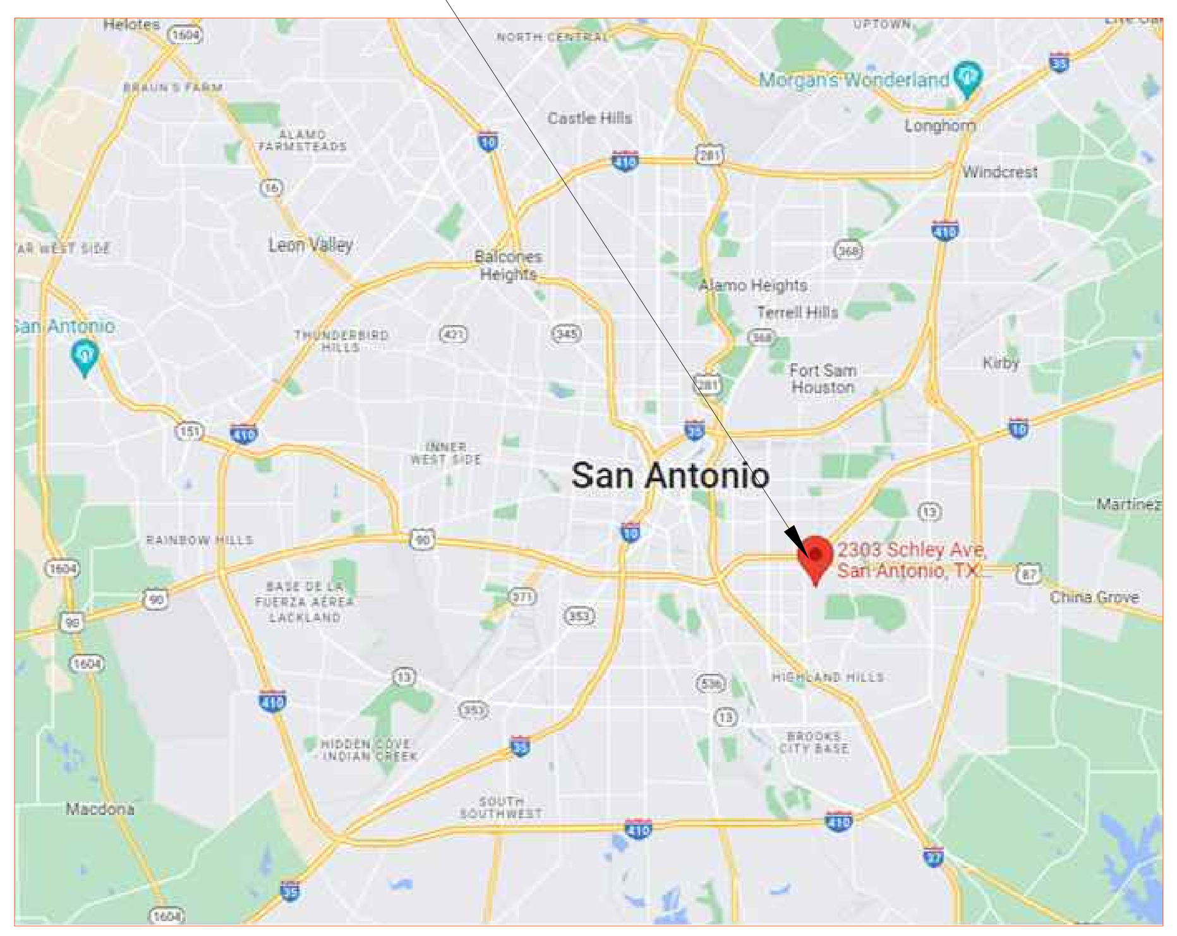
LOCATION MAP



SAN ANTONIO MAP

Source: https://www.google.com/maps/

STREET MAP

Source: https://www.bcad.org/

AERIAL MAP

Source: https://www.sanantonio.gov/dsd

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 3201 BLK 26 LOT 20 & 21
ZONING: R-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:

LIVING SPACE AREA: 1,208 SQ FT
LOT AREA: 5,850 SQ FT

CONSTRUCTION TYPE:

TYPE IIA

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
BO= 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 example
EGC= 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
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)
lb = 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
O.C. = on center
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	
WINDOW TYPE	
HEIGHT KEY	0'-0" TO STRUCTURE
ROOM NAME	R - ( )
CEILING HEIGHT	0' - 0"
ROOF PITCH	4 - 12
REVISION CLOUD	X-X
SLOPE DIRECTION	
GRADE DROP MARKER	1-1/2" DROP

GENERAL INFORMATION

1.- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.

2.- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.

3.- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.

4.- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO 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.

6.- 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 OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF 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.

7.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.

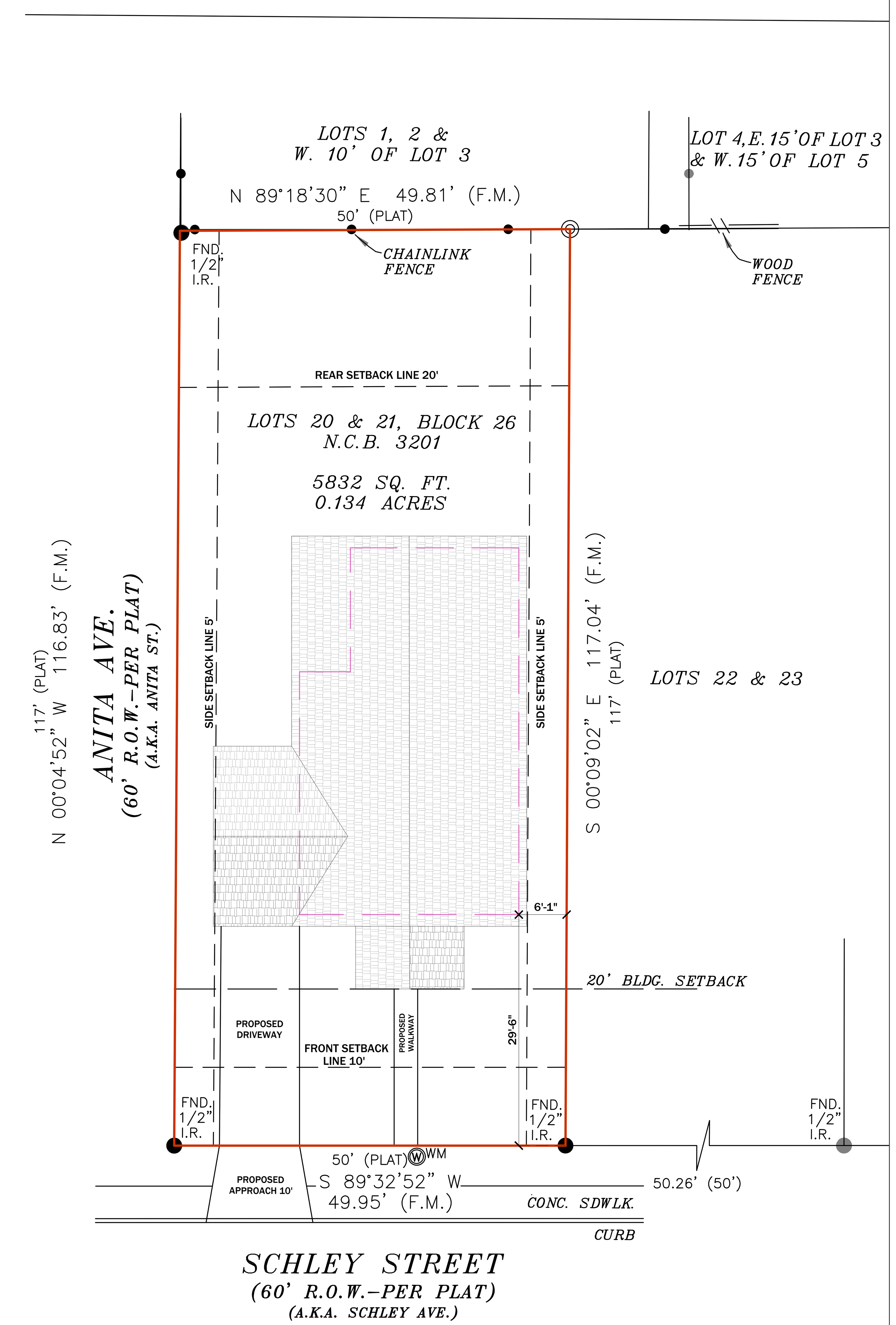
8.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

9.- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

INDEX

SITE PLAN LEGEND

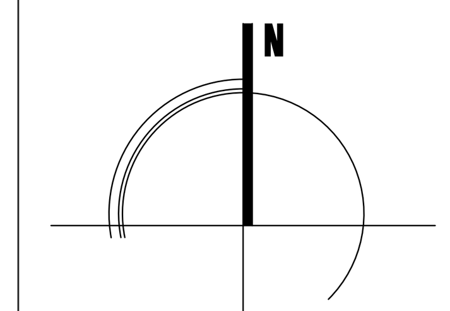
	BOUNDARY LINE
	WOOD FENCE
	CHAINLINK FENCE
	SET BACKLINE
	SET IRON ROD
	FOUND IRON ROD
	WATER METER
(PLAT)	RECORDED ON PLAT
(F.M.)	FIELD MEASURED



A-001

SITE PLAN

Scale: 3/32"=1'-0"



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PROJECT

2303 SCHLEY AVENUE

San Antonio, TX. 78210

DATE: 07/07/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 1,208 SQFT

SITE PLAN

SCALE: 3/32"=1'-0"

A.001

PLAN No:

JULY 2022

AIR BARRIER

Thermal Envelope

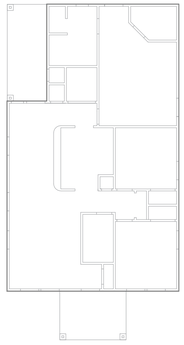
TABLE R402.4.1.1
AIR BARRIER and INSULATION INSTALLATION

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 plates 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.

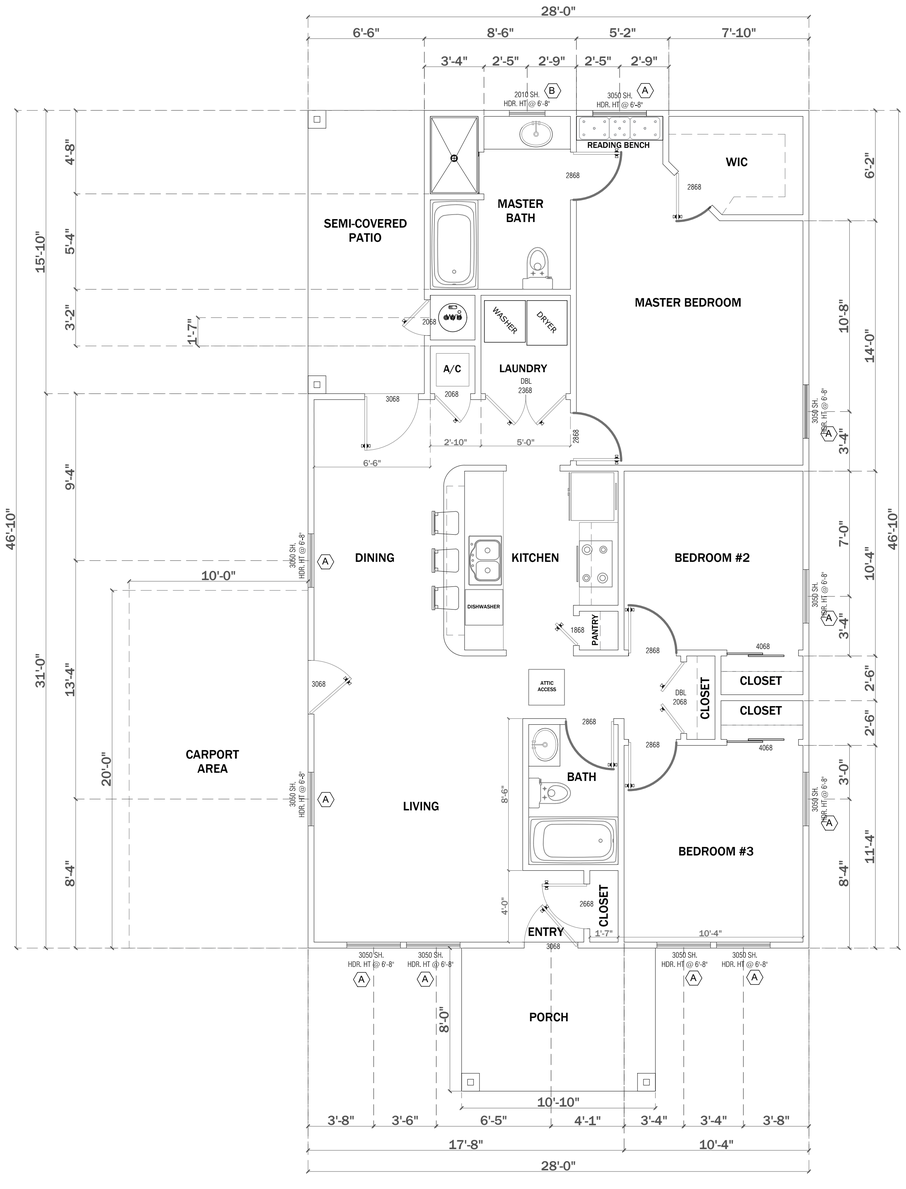
GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
3. 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.



THERMAL ENVELOPE N.T.S.

TYP WALL SECTION N.T.S.



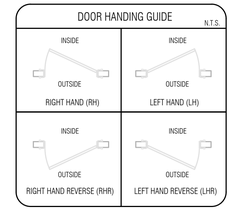
WINDOW SCHEDULE

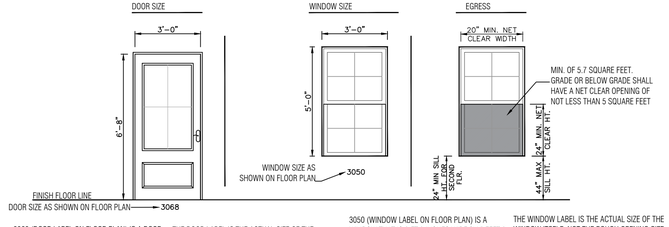
SYMBOL	FRAME	SIZE	TYPE	GLAZING	QTY.
A	VINYL	3'-0" X 5'-0"	OPERABLE	DBL. PANE	10
B	VINYL	2'-0" X 1'-0"	OPERABLE	DBL. PANE	1

DOOR SCHEDULE

DESCRIPTION	ID	WIDTH	HEIGHT	QTY
EXT.DOOR SWING	3068	3'-0"	6'-8"	3
INT. DOOR SWING	2868	2'-8"	6'-8"	6
INT. DOOR SWING	2368	2'-3"	6'-8"	2
INT. DOOR SWING	2068	2'-0"	6'-8"	4
INT. DOOR SWING	1668	1'-6"	6'-8"	1

DOOR HANDING GUIDE N.T.S.





3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

SCALE: N.T.S. DOOR / WINDOW NOTES

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 1/2 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 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 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.

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PROJECT

2303 SCHLEY AVENUE

San Antonio, TX. 78210

DATE: 07/07/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

MAIN LEVEL FLOOR PLAN

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

A.002

PLAN No:

JULY 2022

A-002

FLOOR PLAN

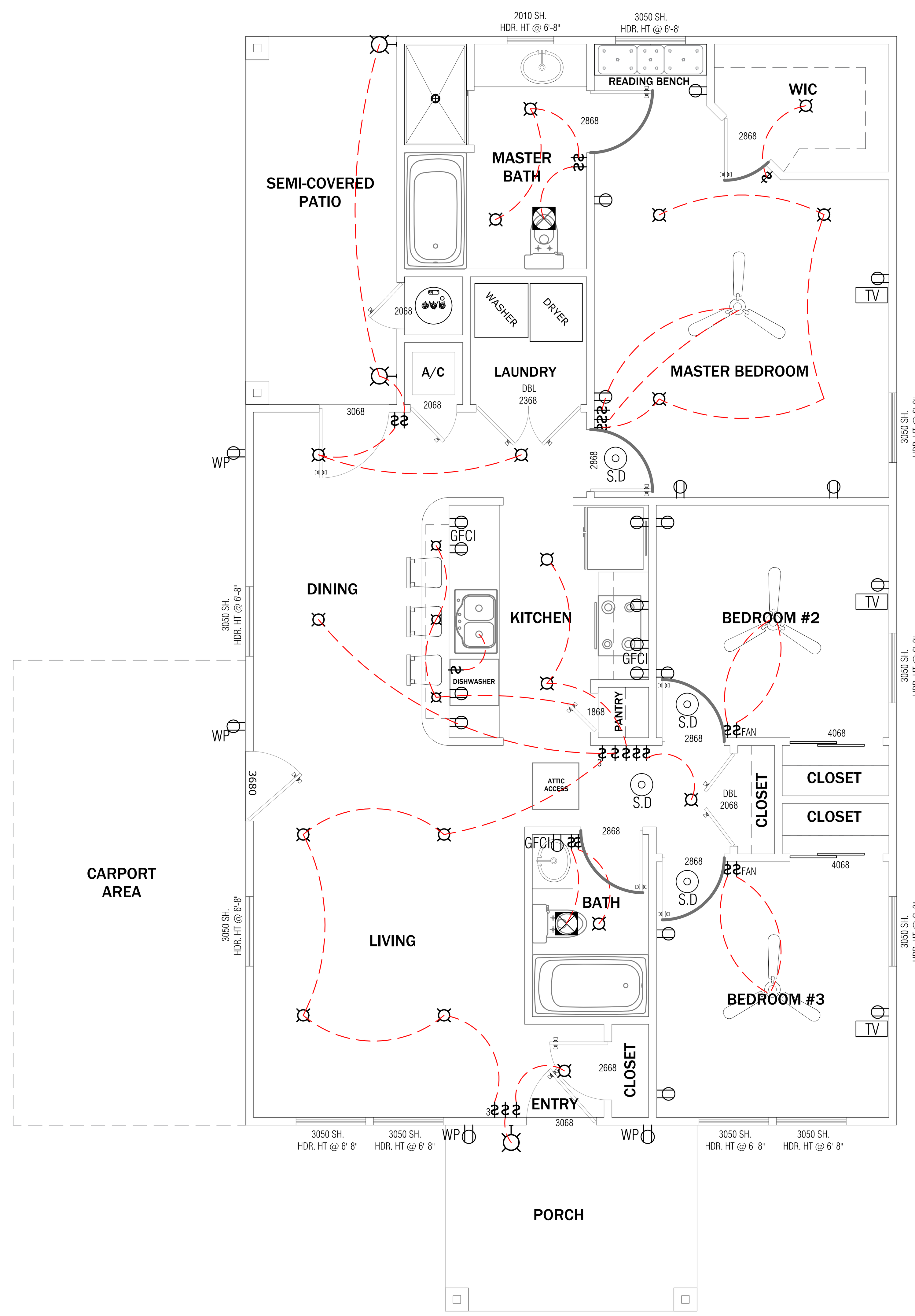
Scale: 1/4"=1'-0"

ELECTRICAL LEGEND

- CEILING MOUNT LIGHT
- WALL MOUNT LIGTH
- CEILING FAN
- FLUORESCENT LIGHT FIXTURE
- SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4WAY
- 110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
- 220V RECEPTACLES
- SMOKE DETECTOR
- EXHAUST VENT / LIGTH / HEATER COMBO
- VOICE / DATA OUTLET
- TV
- 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 CODE.
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.



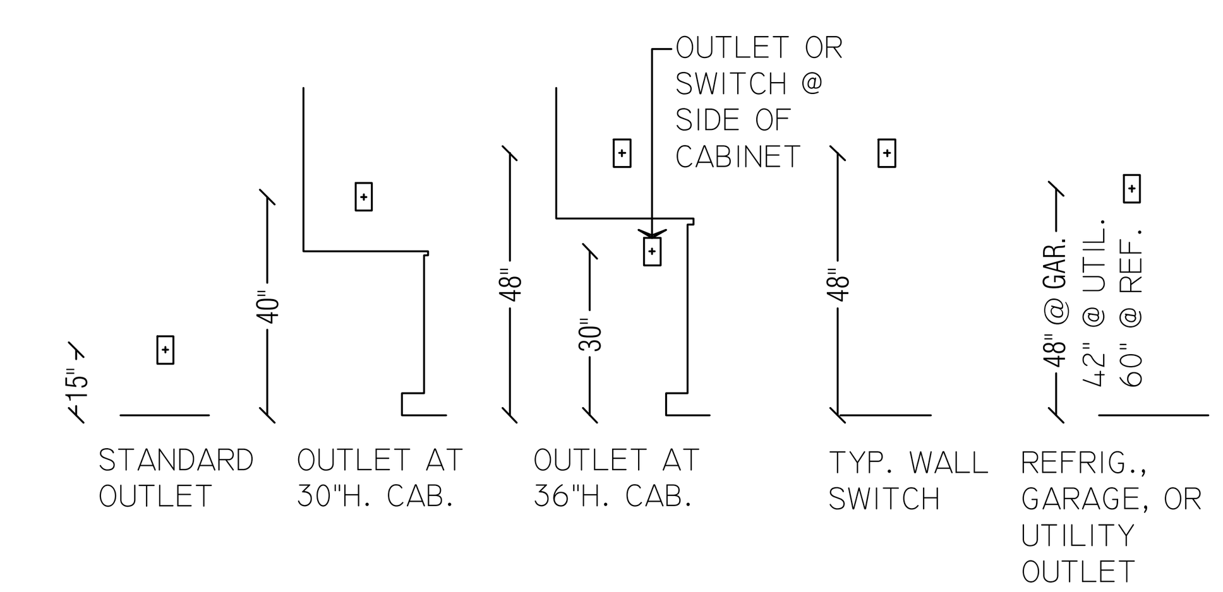
A-003

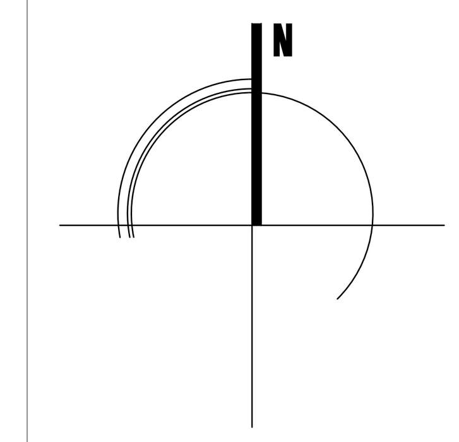
ELECTRICAL PLAN

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

ELECTRIC FIXTURE HEIGHTS

(UNLESS NOTED OTHERWISE)





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San Antonio, TX. 78210

DATE: 07/07/2022

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NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

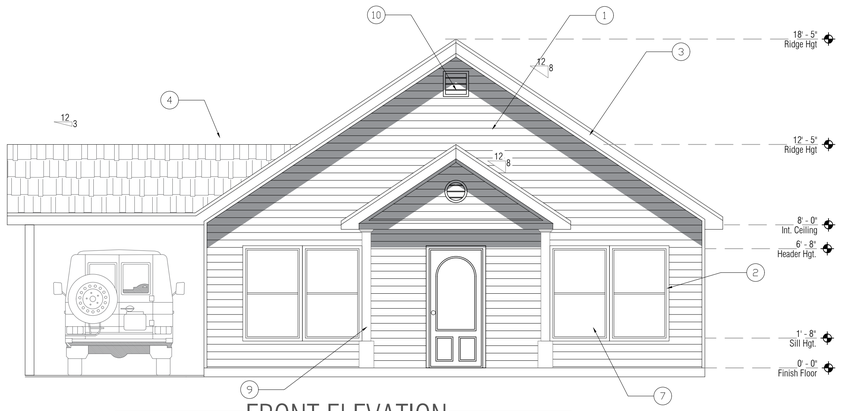
MAIN LEVEL ELECTRICAL PLAN

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

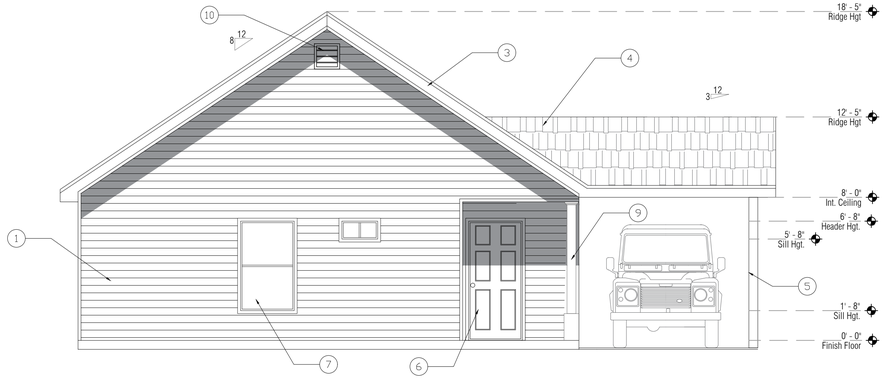
A.003

PLAN No:

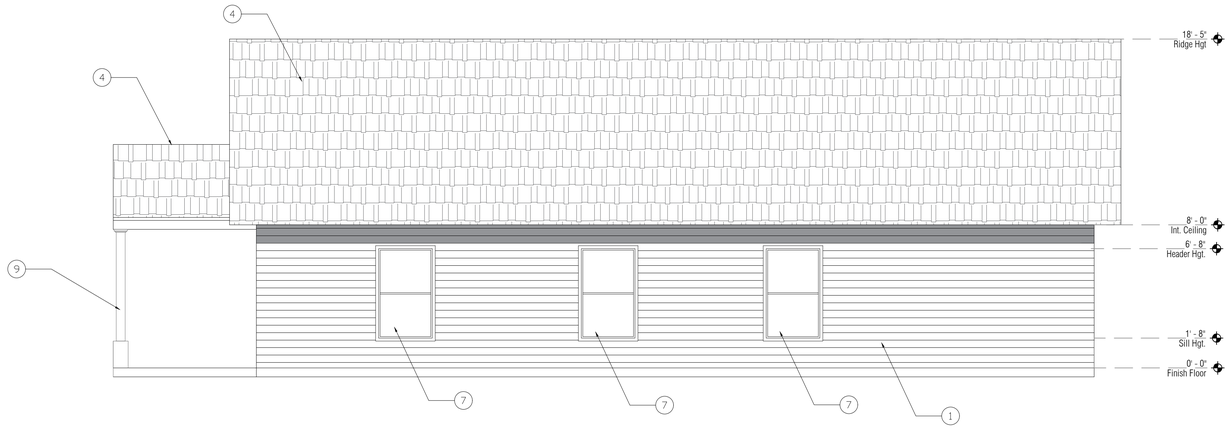
JULY 2022



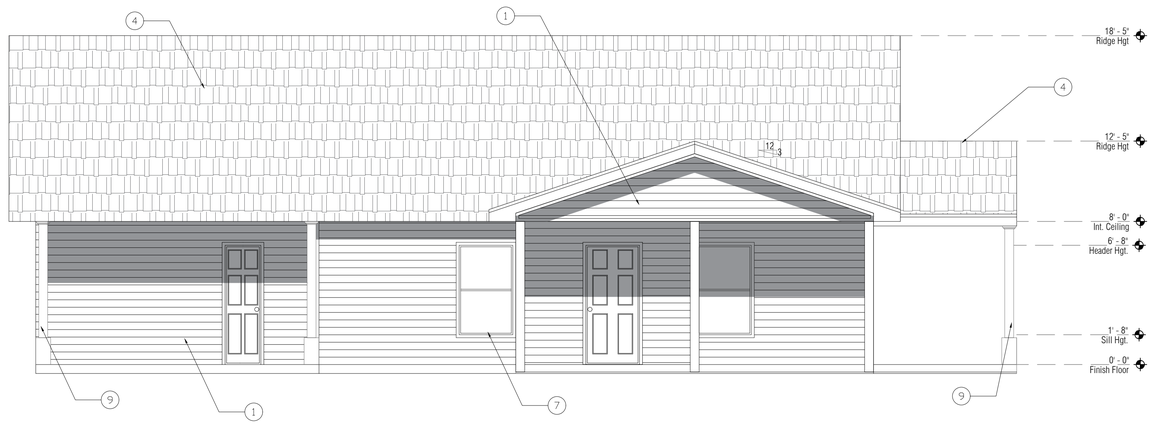
FRONT ELEVATION



REAR ELEVATION



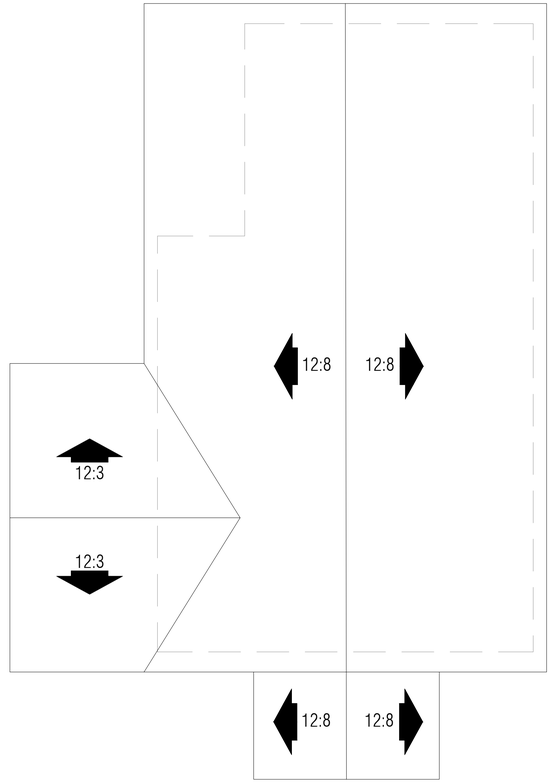
RIGHT ELEVATION



LEFT ELEVATION

KEY NOTES (X)

1) CEMENT FIBER SIDING, PAINTED
2) CEMENT FIBER BOARD TRIM, PAINTED
3) CEMENT FIBER FASCIA
4) COMPOSITION SHINGLES ROOF
5) CARPORT
6) EXTERIOR DOOR
7) WINDOW SINGLE - HUNG LOW E
8) WINDOW SLIDING
9) DRES-UP 4X4 COLUMN POST
10) WOOD ATTIC VENT



A-004

ELEVATION PLAN

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

A-004

ROOF PLAN

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

PROJECTA ENGINEERING, PLLC
CARMEN C GROTH, P.E., PMP
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PROJECT

2303 SCHLEY AVENUE

San Antonio, TX. 78210

DATE: 07/07/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED
PROFESSIONAL ENGINEER

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

ELEVATION PLAN
ROOF PLAN

SCALE: INDICATED

A.004

PLAN No:

JULY 2022

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

TALL WALL NOTES:

1.- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
2.- SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3.- ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END
4.- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS
5.- EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH $\frac{1}{2}$" 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 THE PLATE
6.- 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

2. DESIGN LOADS

DEAD LOADS
ROOF 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 CORNERS

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

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 EQUAL

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

LVL'S = 2,600 PSI
PSL'S = 2,900 PSI
GLULAMS = 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 SUPPORTS

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 NAILS

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 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 TESTING.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

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

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

NOTE:
FRAMER TO INSTALL CRICKETS AND DIVERTERS AS NEEDED TO PREVENT WATER TRAPS, MINIMUM ROOF PITCH IS 1:12

2018 IRC (International Residential Code)TABLE R802.4.1 (1) RAFTER SPANS FOR COMMON LUMBER SPECIES

(Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 10 psf				
		2" X 4"	2" X 6"	2" X 8"	2" X 10"	2" x 12"
		MAXIMUM CEILING JOIST SPANS				
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	SOUTHERN PINE #2	10' - 4"	15' - 7"	19' - 8"	23'-5"	Note b
16	SOUTHERN PINE #2	9' - 0"	13' - 6"	17' - 1"	20' - 3"	23'-10"
19.2	SOUTHERN PINE #2	8' - 2"	12' - 3"	15' - 7"	18' - 6"	21'-9"
24	SOUTHERN PINE #2	7' - 4"	11' - 0"	13' - 11"	16' - 6"	19'-6"

b. Span exceeds 26 feet in length

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

(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 5 psf			
		2" X 4"	2" X 6"	2" X 8"	2" X 10"
		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"

a. Span exceeds 26 feet in length

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

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-92)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. STUDS TO BE 2X4's @16" O.C. #2 SYP BLOCKING AT MID SPANS FOR WALLS GREATER THAN 9' HIGH.
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 PRESSURE TREATED LUMBER.
5. ALL BEAMS, JOIST, RAFTERS AND HEADERS TO BE #2 YSP

ROOF FRAMING:

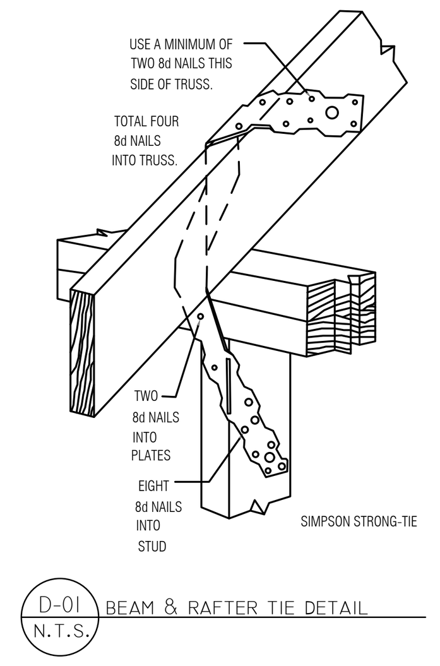
1. THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6's DOWN TO LOAD BEARING WALLS @48" O.C.. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48" O.C. IN UPPER THIRD OF RAFTERS.
2. ROOF LIVE LOAD =20 PSF.
3. ROOF DECKING SHALL BE 7/16" O.S.B.(EXPOSURE 1)
4. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS. UNLESS OTHERWISE
5. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

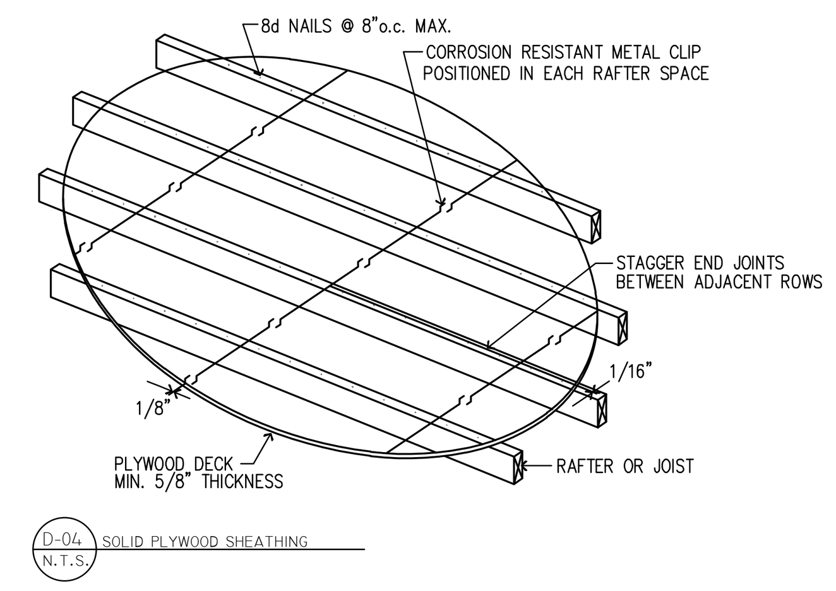
HEADERS SCHEDULE AS FOLLOWS

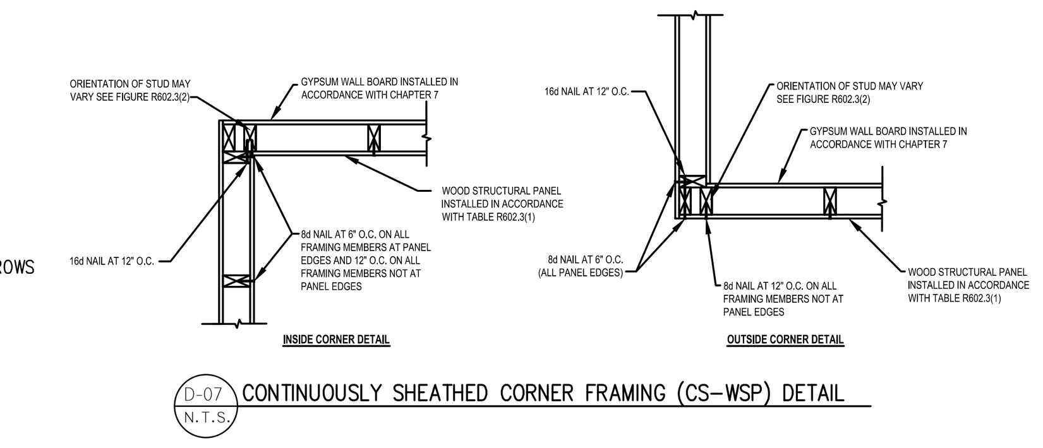
1. (2-2X12's WITH 7/16"O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2-2X6	4'-7"	2-2X10	7'-6"
2-2X8	6'-0"	2-2X12	9'-0"

2. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
3. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
4. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
5. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC.







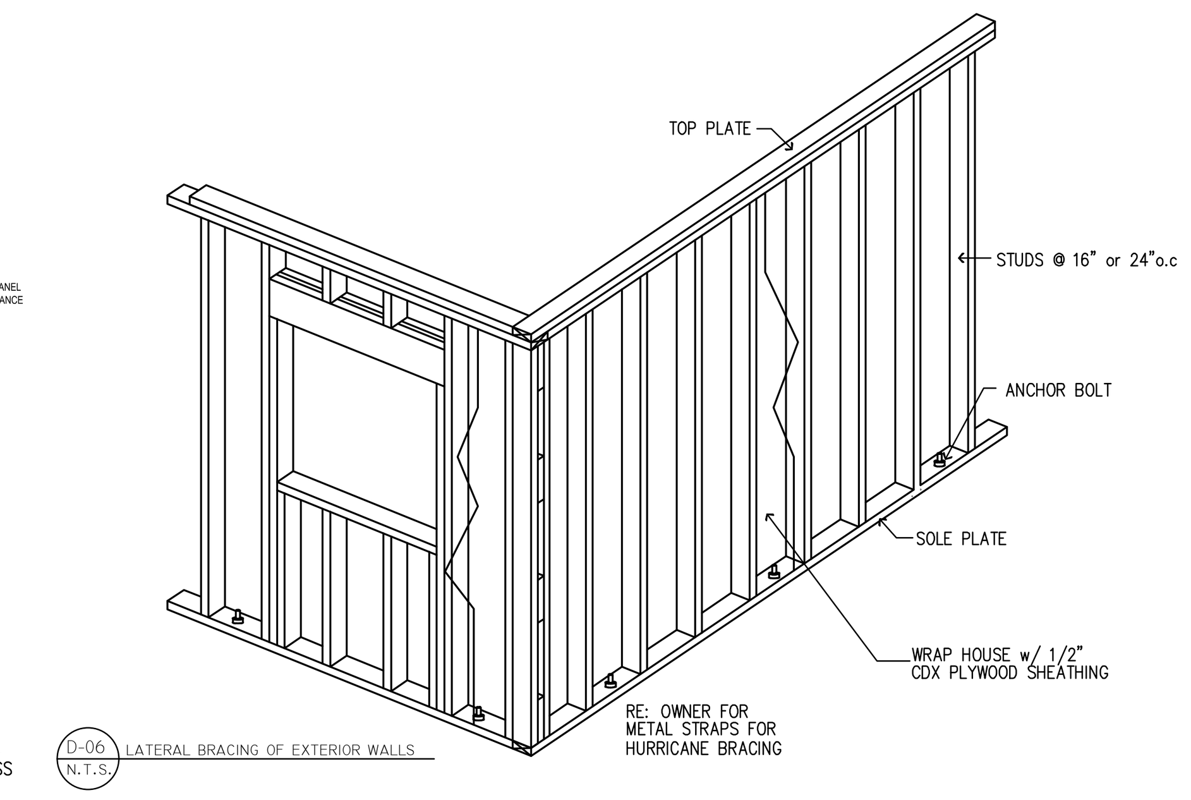
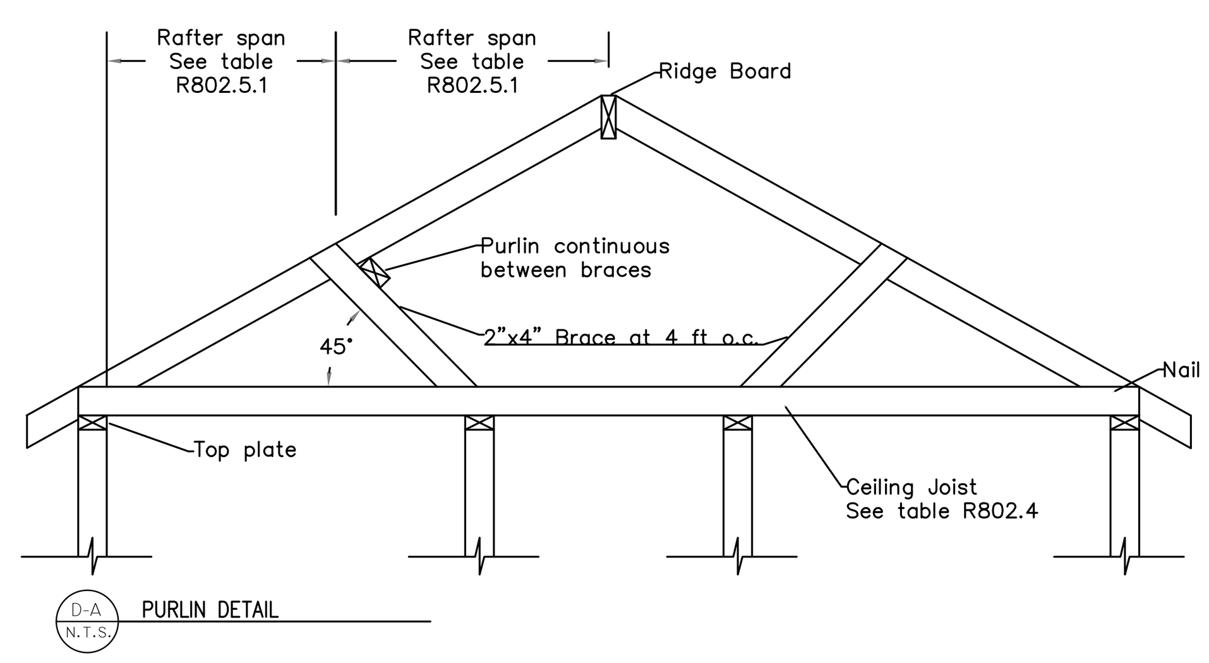
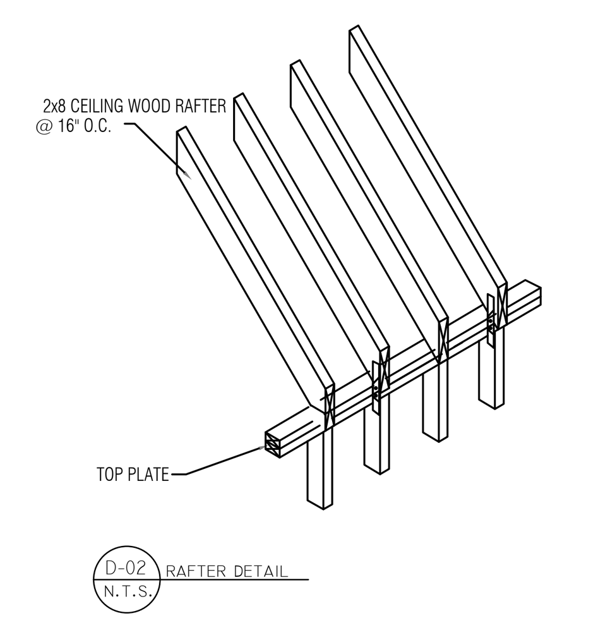
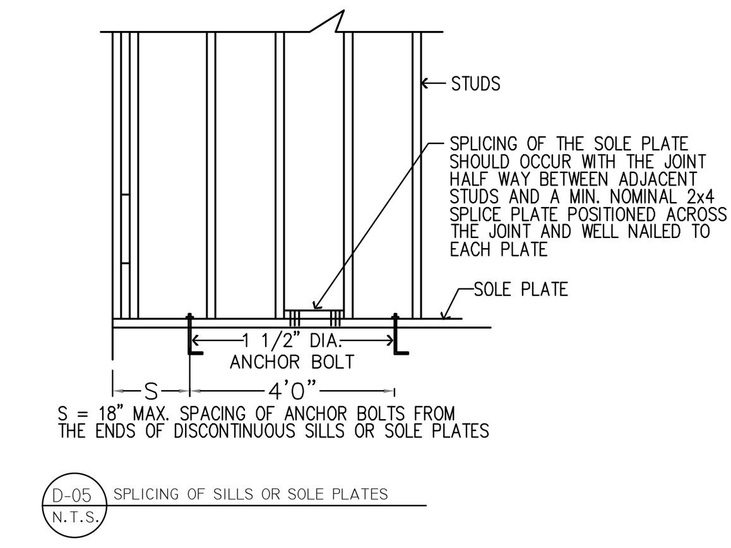
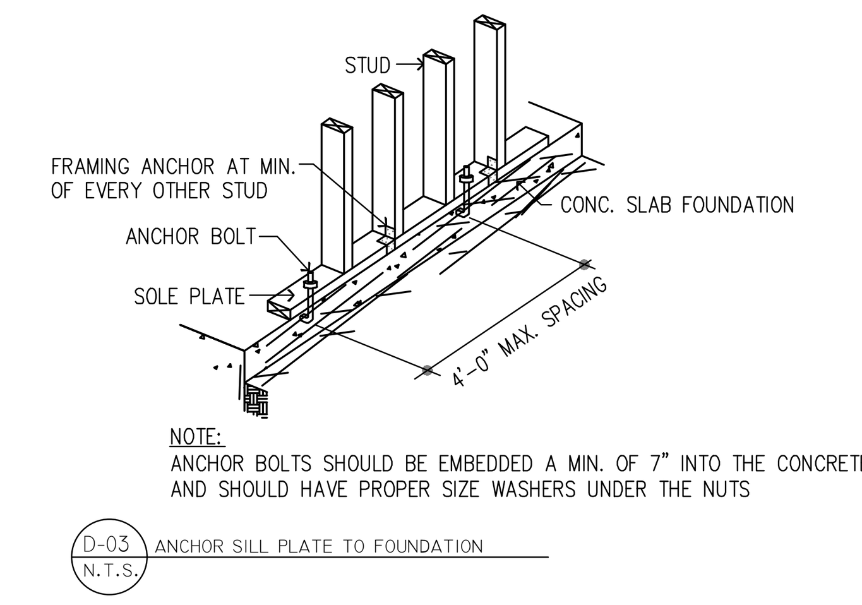


TABLE R802.5.1 Purlins. Purlins are permitted to be installed to reduce the span of rafters as shown in DETAIL "A". Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2"x4" braces installed to bearing walls at a slope not less than 45° (degrees) from the horizontal. The braces shall be spaced not more than 4 feet on center and the unbraced length of braces shall not exceed 8 feet.









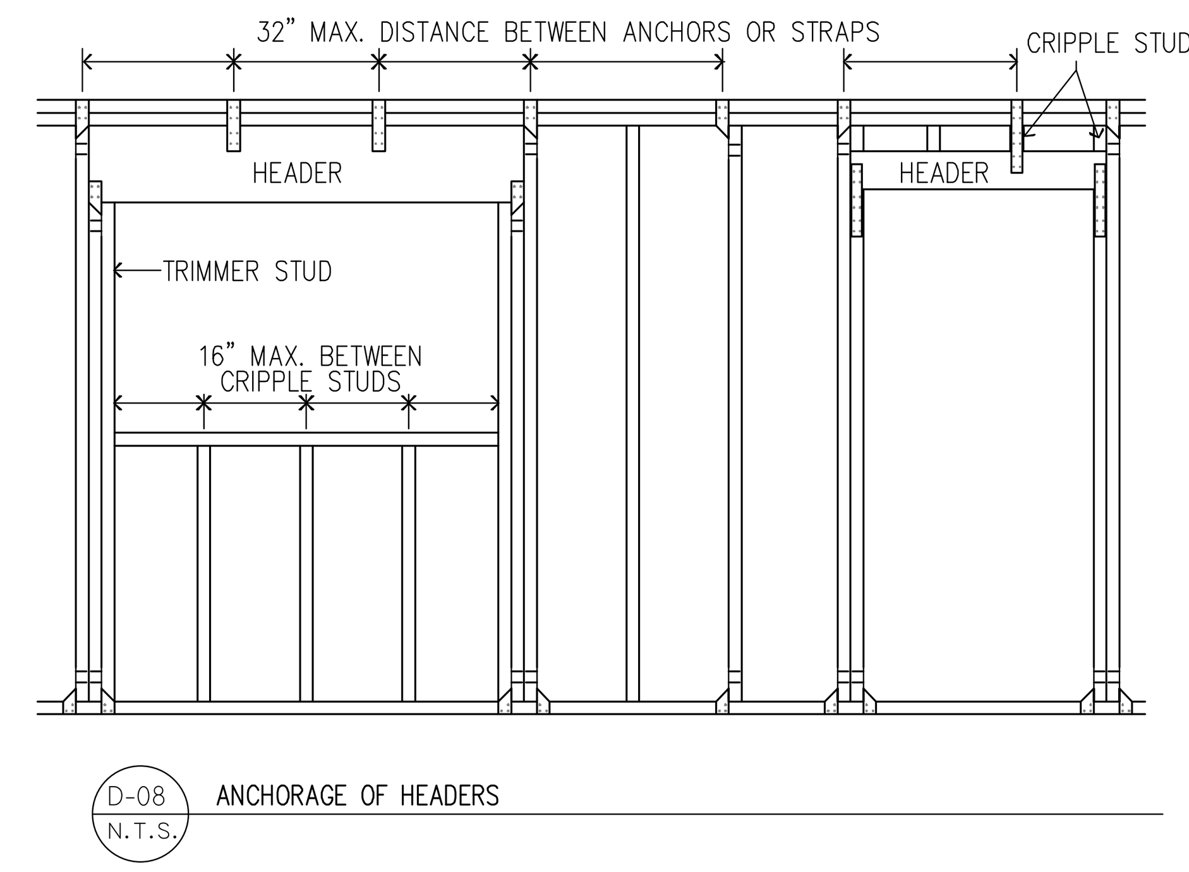


TABLE R602.7(2)
GIRDER SPANSa AND HEADER SPANSa FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-firb and required number of jack studs)

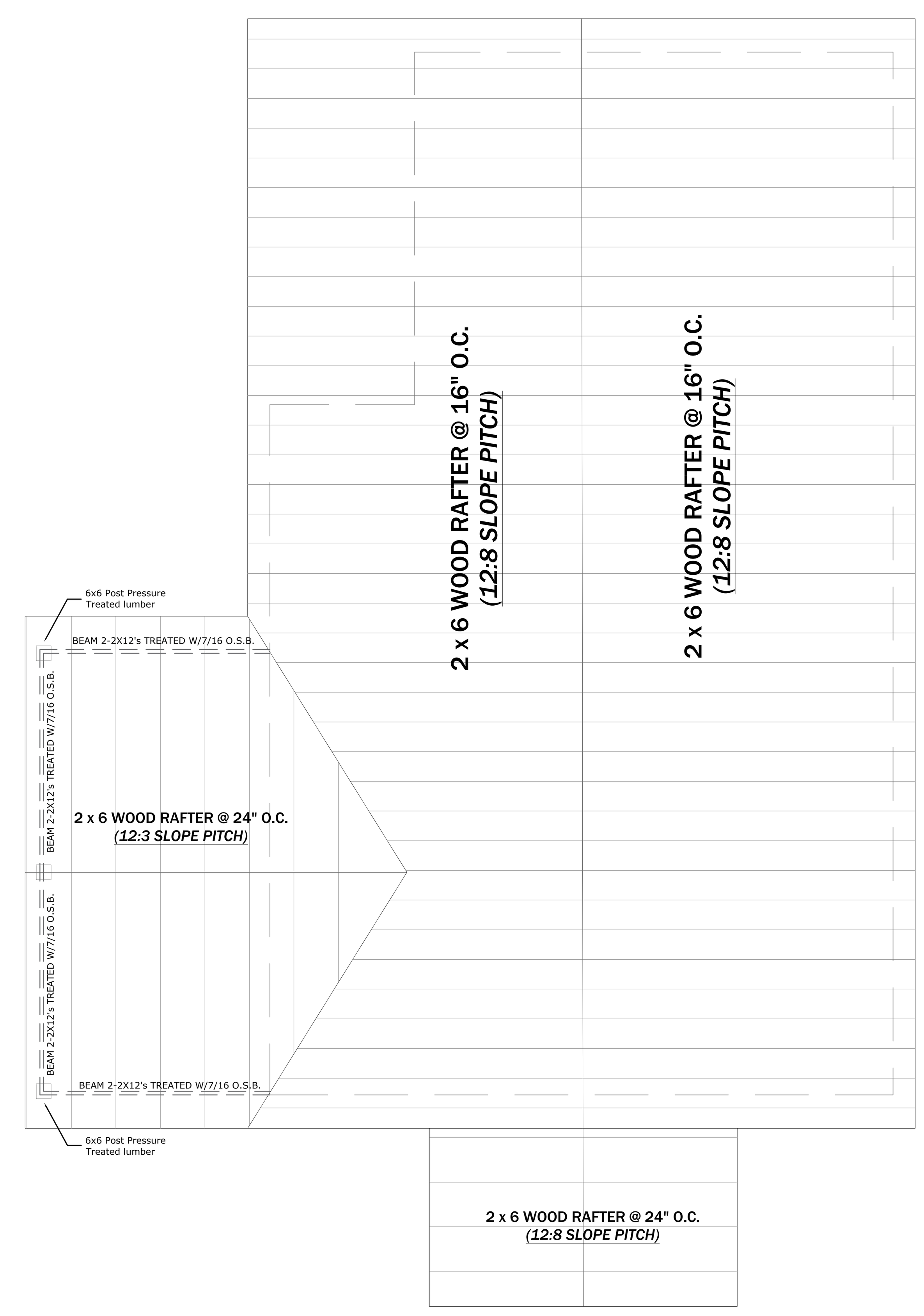
HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING Widthc(feet)					
		12		24		36	
		Spane	NJd	Spane	NJd	Spane	NJd
One floor only	2-2 × 4	4-1	1	2-10	1	2-4	1
	2-2 × 6	6-1	1	4-4	1	3-6	1
	2-2 × 8	7-9	1	5-5	1	4-5	2
	2-2 × 10	9-2	1	6-6	2	5-3	2
	2-2 × 12	10-9	1	7-7	2	6-3	2
	3-2 × 8	9-8	1	6-10	1	5-7	1
	3-2 × 10	11-5	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
Two floors	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
	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.
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 the header or girder shall be designed.

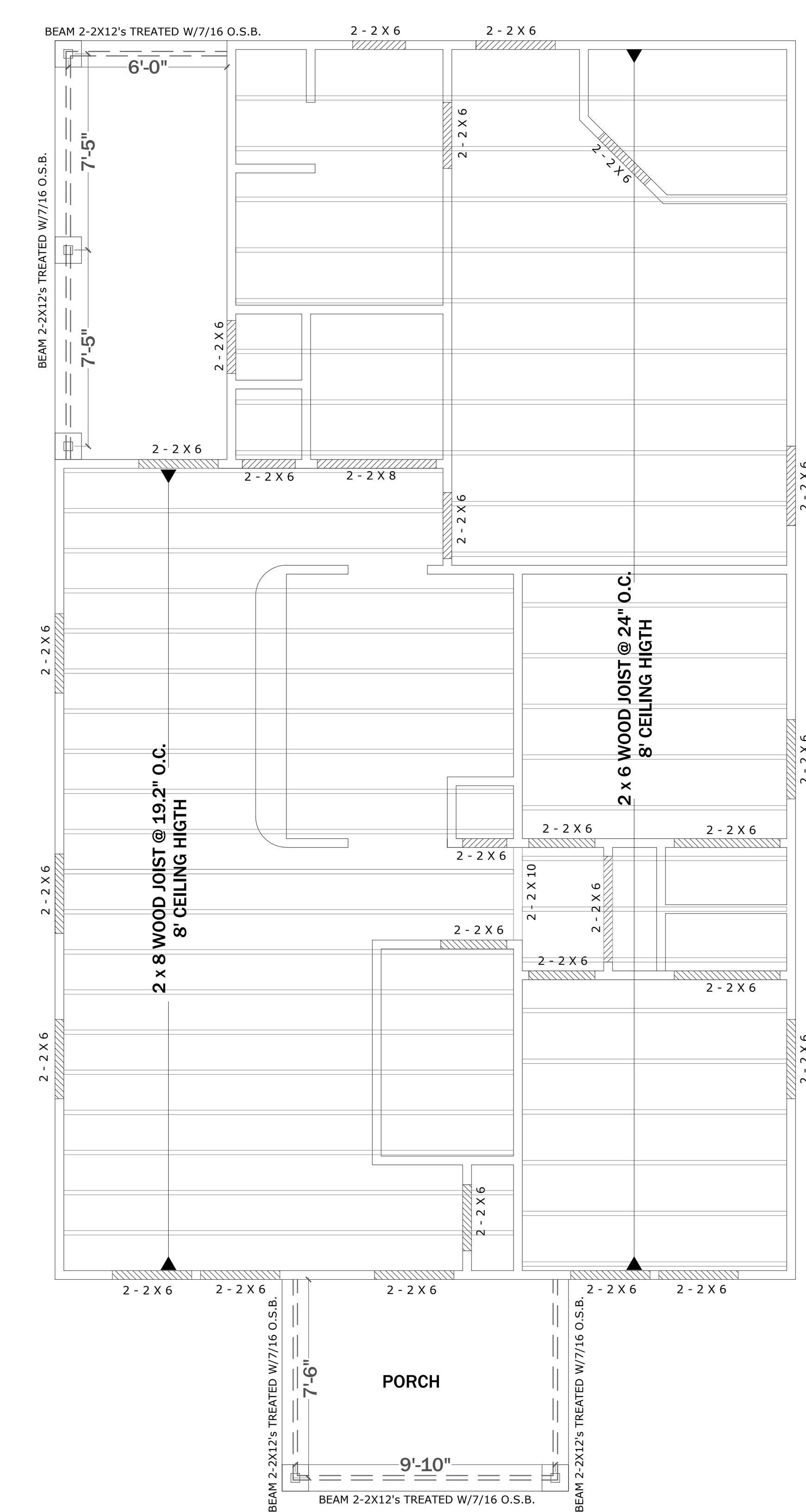
TABLE R602.7(3)
GIRDER AND HEADER SPANSa FOR OPEN PORCHES
(Maximum span for Douglas fir-larch, hem-fir, Southern pine and spruce-pine-firb)

SIZE	SUPPORTING ROOF						SUPPORTING FLOOR	
	GROUND SNOW LOAD (psf)							
	30		50		70			
	DEPTH OF PORCHc(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.
a. Spans are given in feet and inches.
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 load is less than 30 psf and the roof live load is equal to or less than 20 psf.
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.



S-001 B ROOF FRAME PLAN (RAFTERS)
Scale: 3/16"=1'-0"



S-001 C CEILING JOIST PLAN
Scale: 3/16"=1'-0"

S-001 ROOF FRAME/WIND BRACE/FRAMING PLAN
Scale: INDICATED

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PROJECT

2303 SCHLEY AVENUE

San Antonio, TX. 78210

DATE: 07/07/2022
PROJECT NO.

REVISION	DATE
1	
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NOTES:

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

ROOF FRAME/WIND BRACE/FRAMING PLAN

SCALE: INDICATED

S.001

PLAN No:

JULY 2022

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 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

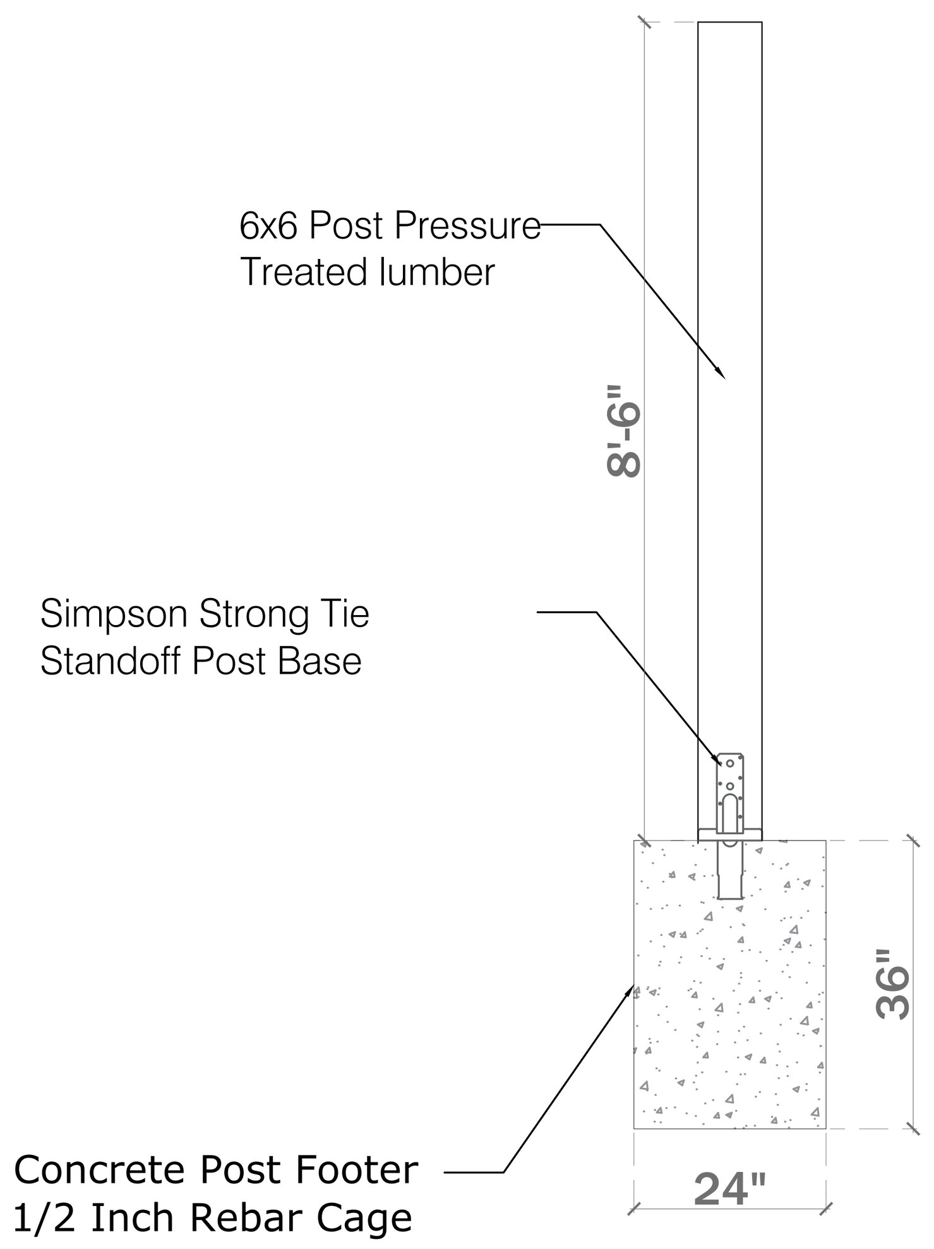
3.) ALL REBAR SHALL BE ASTM A–615 GRADE 60

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

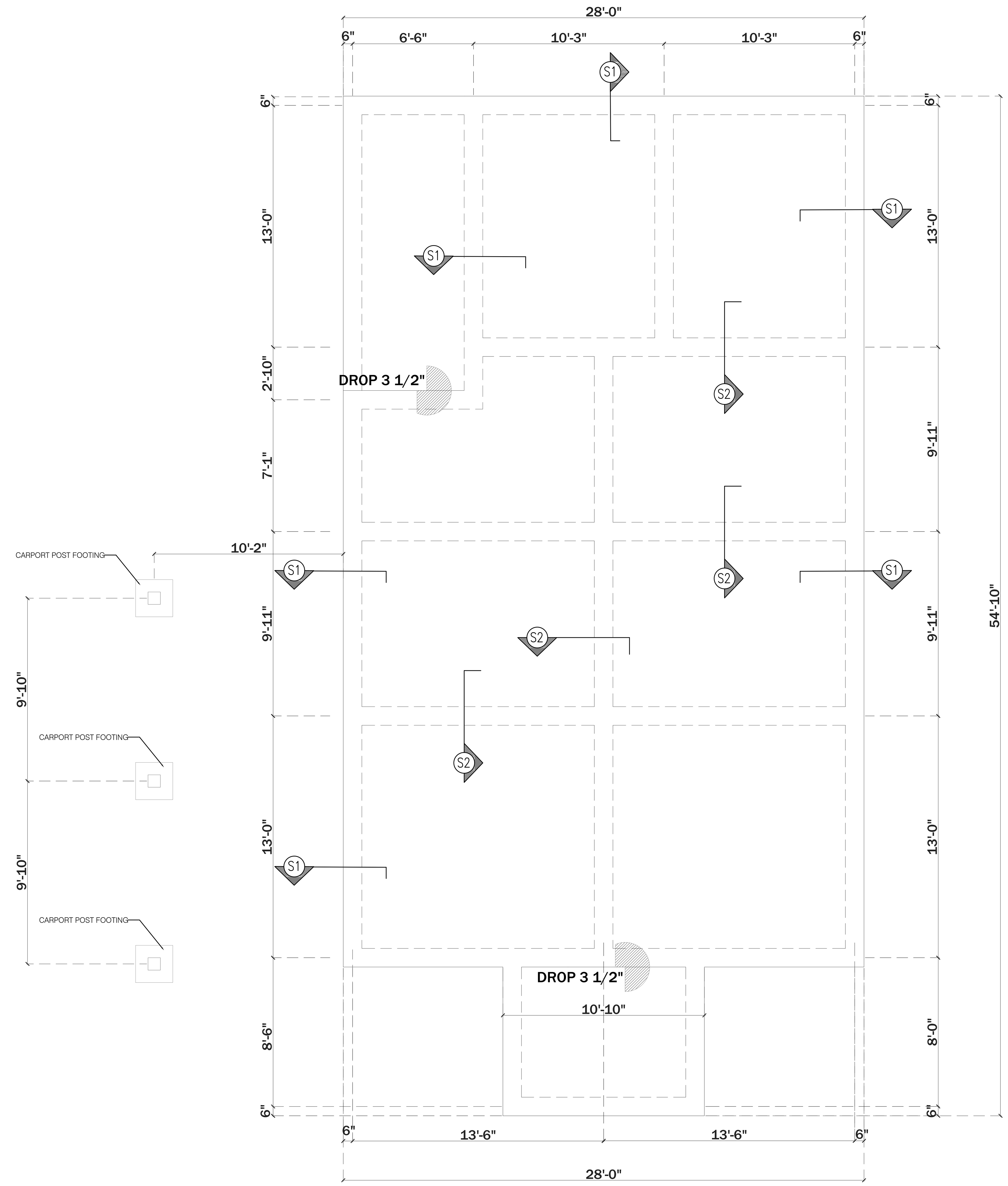
5.) CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND OR ARCHITECTURAL PLANS, THE ARCHITECTURAL SHALL CONTROL. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS.

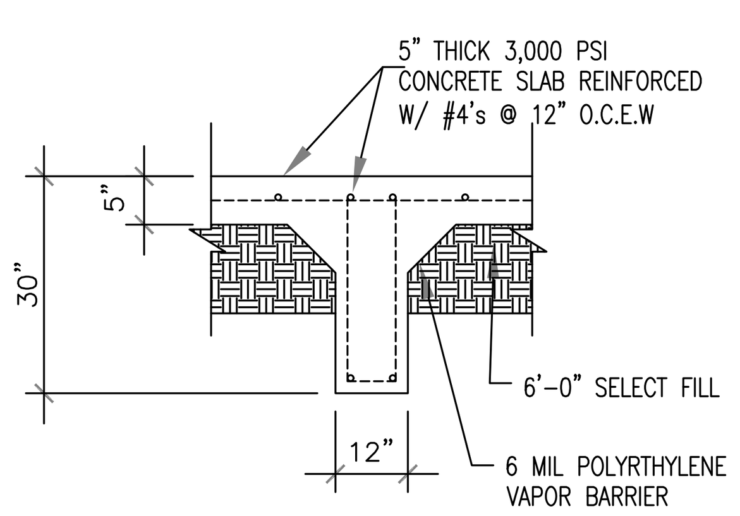
6.) ALL BAR SPLICES TO OVERLAP A MINIMUM OF 30 DIAMETERS OF THE BAR BUT NOT LESS THAN 12"

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



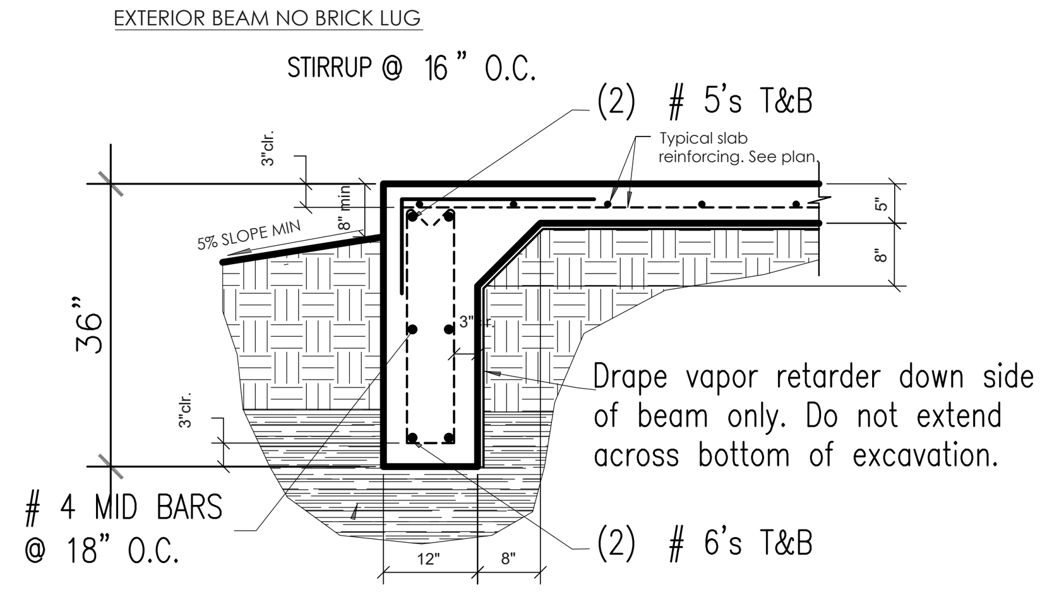
3 POST COLUMN DETAIL
1/2" = 1'-0"



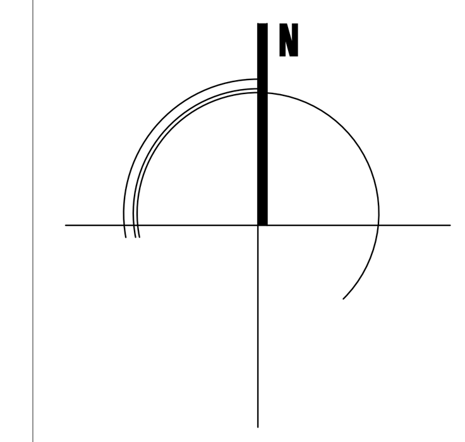


S2 INTERIOR BEAM
1/2" = 1"

EXTERIOR BEAM NO BRICK LUG



S1 EXTERIOR BEAM
1" = 1'-0"



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PROJECT

2303 SCHLEY AVENUE

San Antonio, TX. 78210

DATE: 07/07/2022

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED
PROFESSIONAL ENGINEER

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

FOUNDATION PLAN

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

S.002

PLAN No:

JULY 2022

LEGEND

CS - WSP	CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL 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 SHEATHING PORTAL FRAME
(heavy line)	1/2" MIN. INTERIOR GYPSUM CONTINUOUSLY SHEATHED AS SHOWN ON PLANS, Reference Architectural Plans for all dimensions information.

SHEATHED W/ 7/16" O.S.B.,

REFER TO 2018 IRC BOOK
TABLE R602.10.4
BRACING METHODS

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

TALL WALL NOTES:

1.- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
2.- SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3.- ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END
4.- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS
5.- EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH $\frac{1}{2}$" 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 THE PLATE
6.- 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

2. DESIGN LOADS

DEAD LOADS
ROOF 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 CORNERS
3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER
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 EQUAL
7. PREFABRICATE LVL'S, GLULAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL, MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LVL'S = 2,600 PSI
PSL'S = 2,900 PSI
GLULAMS = 2,400 PSI

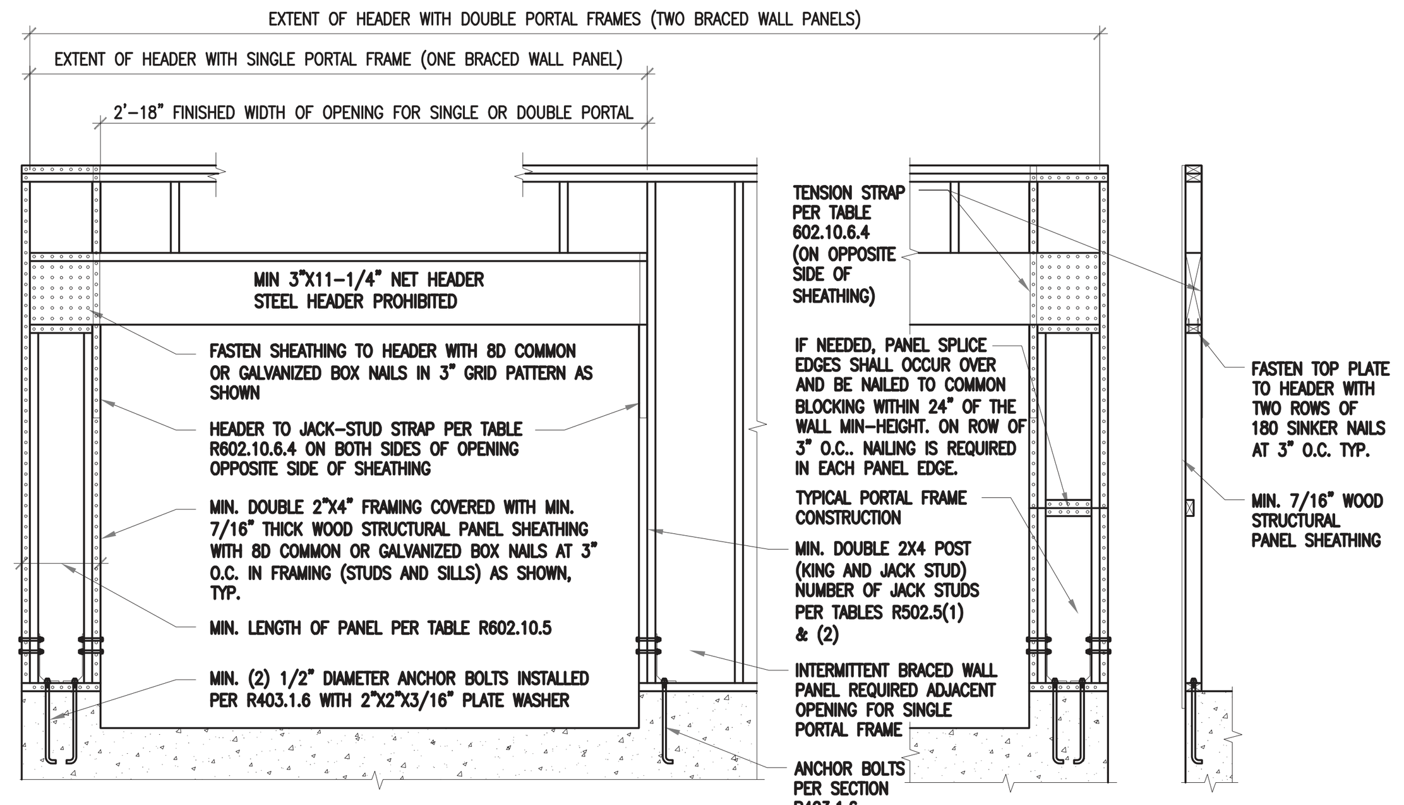
8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED
9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC
10. ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING 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 SUPPORTS
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 NAILS
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:

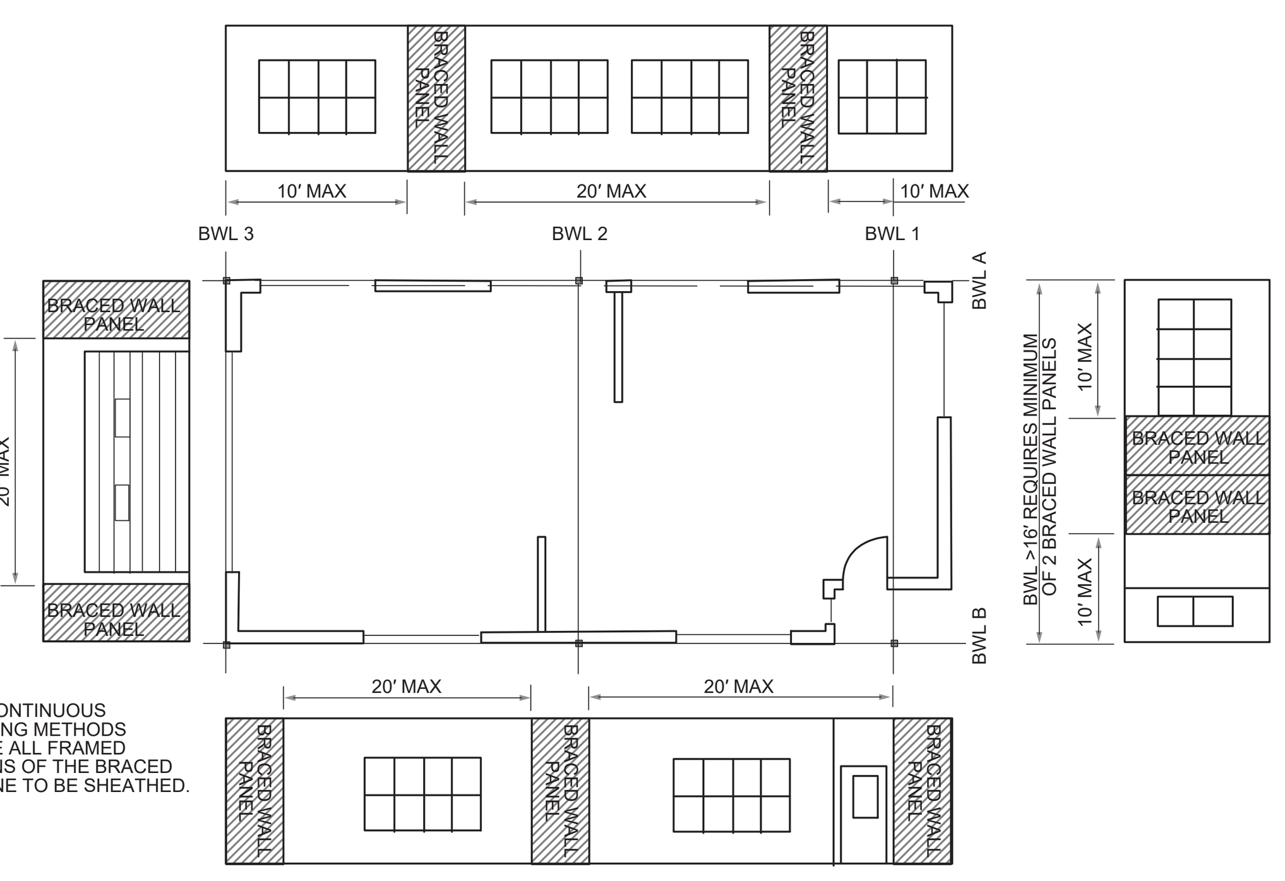
1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
2.ANY EXISTING 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 TESTING.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

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



PORTAL FRAME DETAIL
NO SCALE



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.2.2
LOCATION OF BRACED WALL PANELS

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

EXPOSURE CATEGORY B 30-FOOT MEAN ROOF HEIGHT 10-FOOT WALL HEIGHT 2 BRACED WALL LINES			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINEa			
Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacingc (feet)	Method LIBb	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PFC, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

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

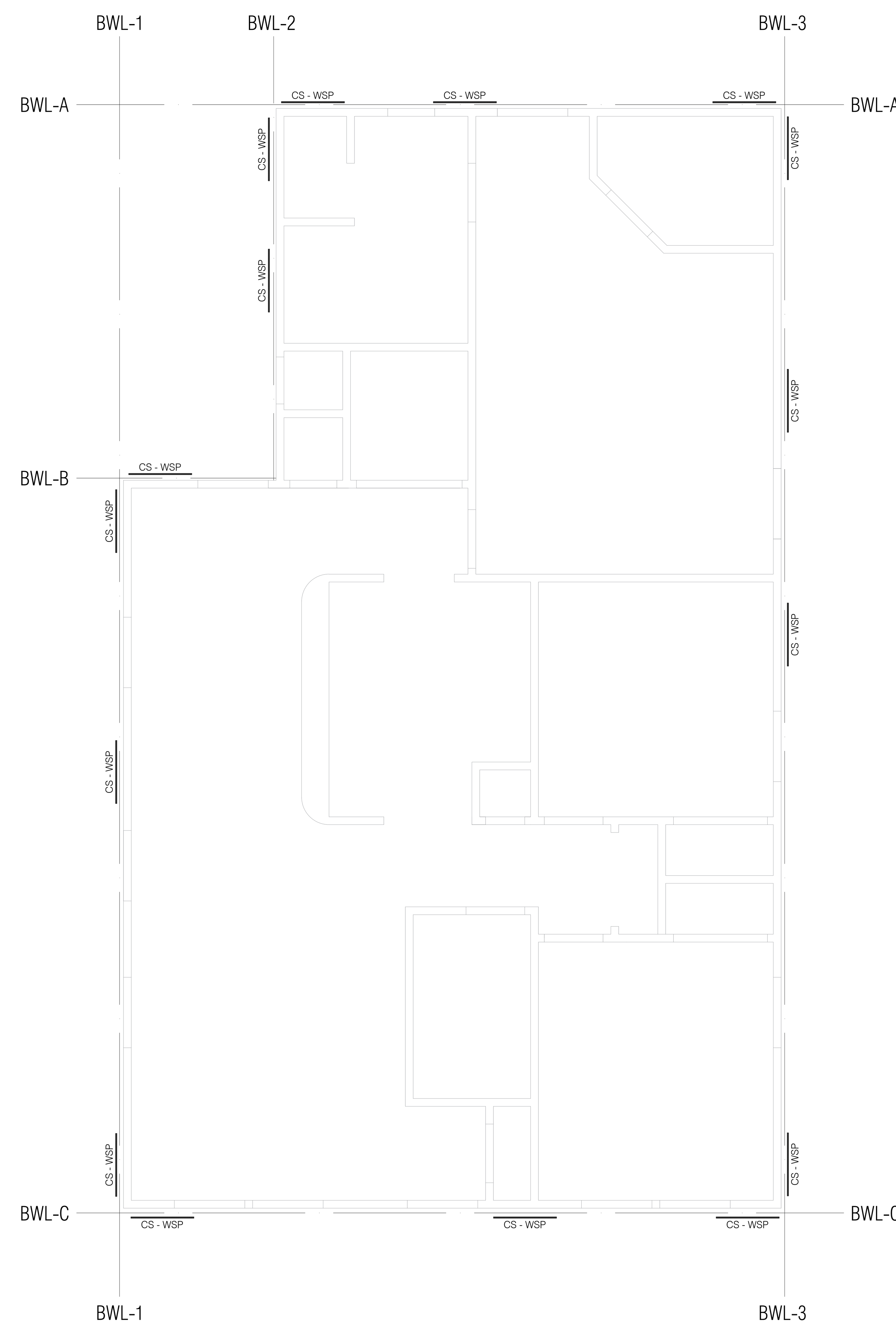
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Use the actual length where it is greater than or equal to the minimum length.
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, 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.

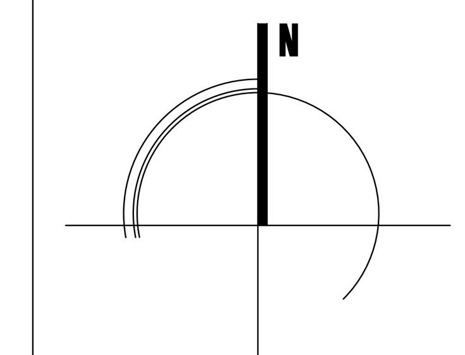
TABLE R602.10.4—continued
BRACING METHODS

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

S-003

WIND BRACE PLAN
Scale: 1/4"=1'-0"





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NOTES:

STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

08/03/22

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

WIND BRACE PLAN

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

S.003

PLAN No:

JULY 2022