

February 19, 2025

HDRC CASE NO: 2025-022
ADDRESS: 116 W SUMMIT AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT E 35 FT OF 5 & W 25 FT OF 6
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Austen Kernodle/HiWorks
OWNER: Charles Kirbo/KIRBO CHARLES G & REBECCA A
TYPE OF WORK: Construction of a rear addition and an outdoor pavilion within the rear yard
APPLICATION RECEIVED: January 28, 2025
60-DAY REVIEW: March 29, 2025
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 1-story, rear addition to feature a footprint of 400 square feet. The proposed addition will feature an asphalt shingle, board and batten siding, wood windows, and a brick wainscoting. The proposed addition will also feature an open-air porch, which will feature a footprint of approximately 150 square feet.
2. Construct an outdoor, open-air pavilion at the rear of the lot.

APPLICABLE CITATIONS:

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*— Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district. B.

SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

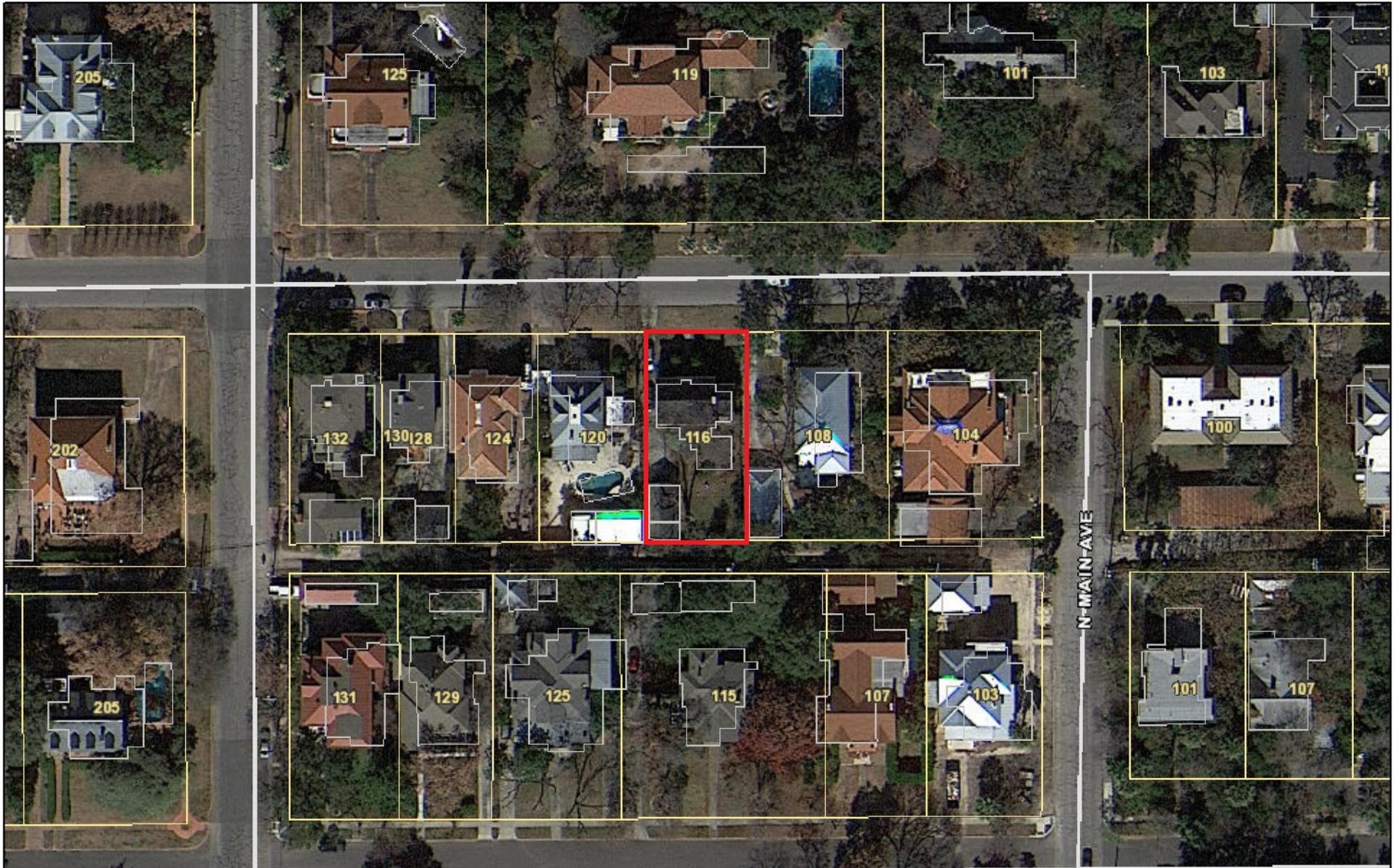
- a. The primary structure located at 116 W Summit is a 2-story, single-family home constructed circa 1930 in the Colonial Revival style. The structure features a side gable composition shingle roof, brick cladding, a front gable front porch surround, and eight-over-eight, true divided lite wood windows. The property is contributing to the Monte Vista Historic District.
- b. REAR ADDITION – The applicant has proposed to construct a 1-story, rear addition to feature a footprint of 400 square feet. The proposed addition will feature an asphalt shingle, board and batten siding, wood windows, and a brick wainscoting. The proposed addition will also feature an open-air porch, which will feature a footprint of approximately 150 square feet.
- c. ADDITION (Footprint & Massing) – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure’s footprint. Staff finds the proposed addition’s footprint and massing to be subordinate to that of the primary historic structure and consistent with the Guidelines.
- d. ADDITION (Materials) – The applicant has proposed materials that include wood board and batten siding, wood windows, an asphalt shingle roof, and brick wainscoting. The proposed materials match those that are existing on site. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. The proposed windows are noted to match the existing windows in the primary historic structure. Staff finds this to be appropriate.
- e. ADDITION (Porch) – At the rear of the proposed addition, the applicant has proposed to construct an open-air porch to feature a footprint of approximately 150 square feet. The proposed porch will feature a painted wood trellis, painted wood beams, painted wood columns with capital and base trim and brick steps. Staff finds the proposed porch to be appropriate.
- f. ARCHITECTURAL DETAILS – Generally, staff finds the addition’s and porch’s proposed architectural details to be architecturally appropriate and consistent with the Guidelines.
- g. REAR PAVILION (Footprint & Massing) – At the rear of the lot, the applicant has proposed to construct an outdoor, open-air pavilion. The proposed pavilion will feature an outdoor cooking area. The applicant has proposed for the pavilion to feature a footprint of approximately 330 square feet and an overall height of 16’ – 6”. Generally, staff finds the proposed pavilions massing and footprint to be appropriate and consistent with the Guidelines.
- h. REAR PAVILION (Materials) – The applicant has proposed materials that include wood trim columns, an asphalt shingle roof, brick masonry and stone veneer. Generally, staff finds the proposed materials to be appropriate.
- i. REAR PAVILION (Architectural Details) – Generally, staff finds the proposed pavilion’s architectural details to be appropriate and consistent with the details and materials found historically within the Monte Vista Historic District.

RECOMMENDATION:

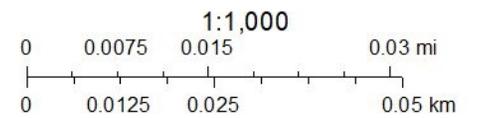
1. Staff recommends approval of item #1, the construction of a rear addition based on finding b through f, as submitted.

2. Staff recommends approval of item #2, the construction of a rear pavilion, as submitted, based on findings g through i.

City of San Antonio One Stop



February 11, 2025





HIWORKS

116 W Summit Avenue

Existing Conditions



North Facade (Unaltered)



West Facade (Unaltered)



East Facade (Unaltered)



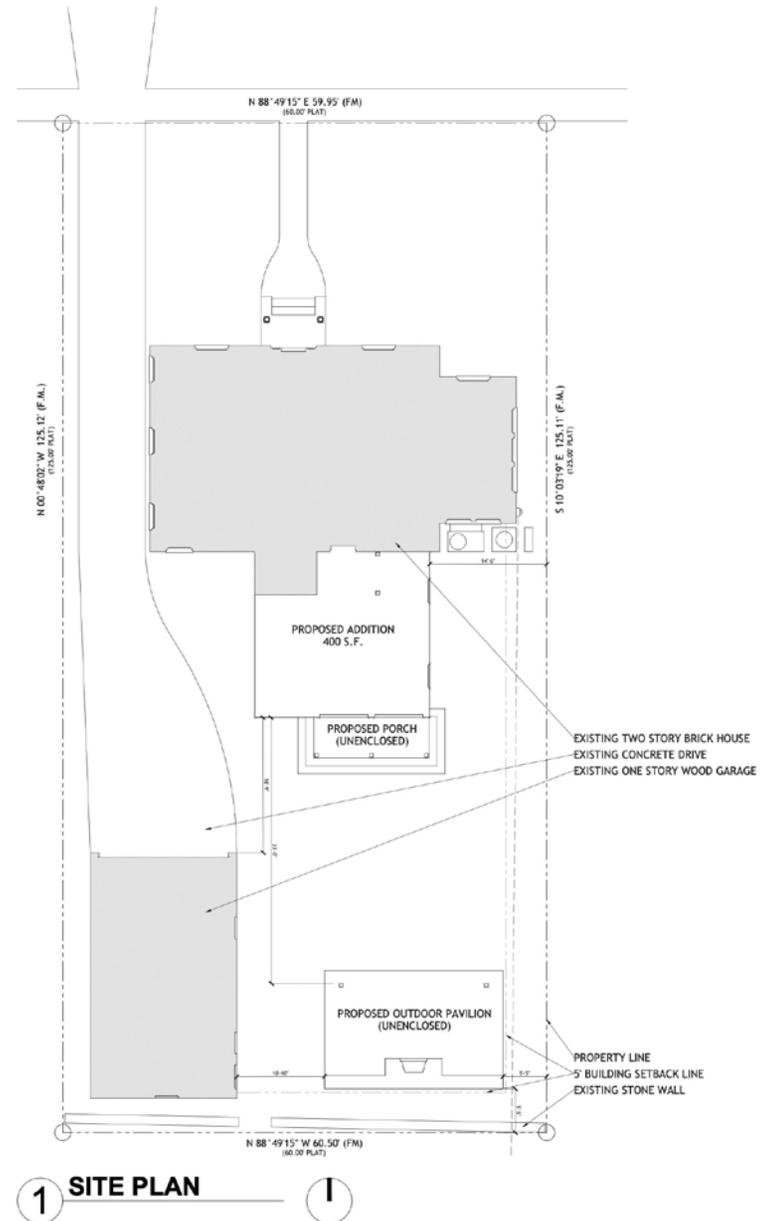
South Facade (Alterations proposed)

Project Description

This project proposes an outdoor pavilion as well as a single story 400 square foot addition to the rear of an existing two story brick house at 116 West Summit Avenue in San Antonio, Texas. The addition provides an accessible office / guest suite on the ground floor. In an effort to minimize the visual impact of the addition from the street, the project has been set back from the side facades and limited to a single story. The materials selected match the existing house. The brick of the addition will match the brick on the existing house while the stone of the pavilion will match and existing stone wall at the rear of the property.

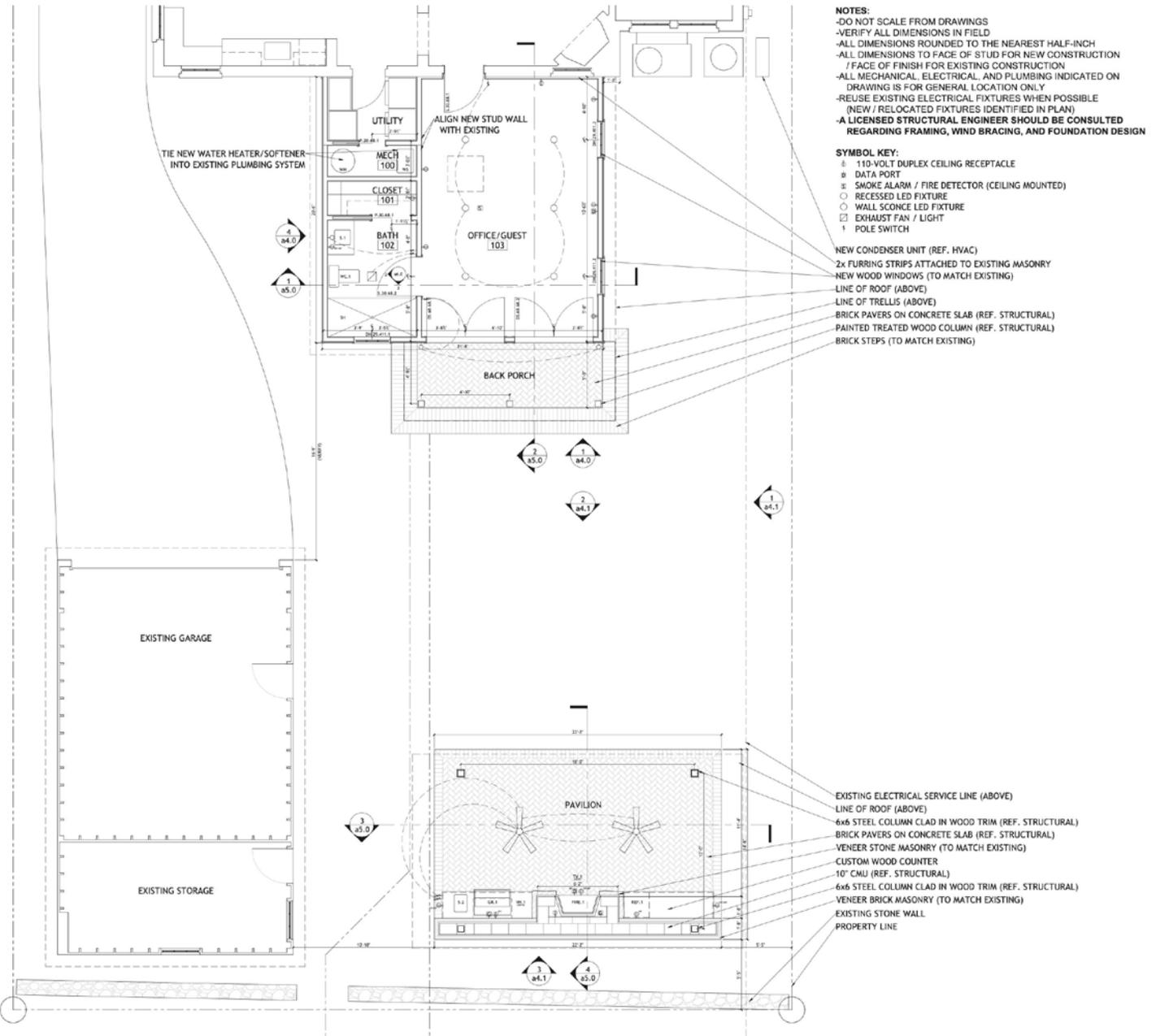
Proposed Site Plan

- referenced from drawing set
- not to scale



Proposed Plan

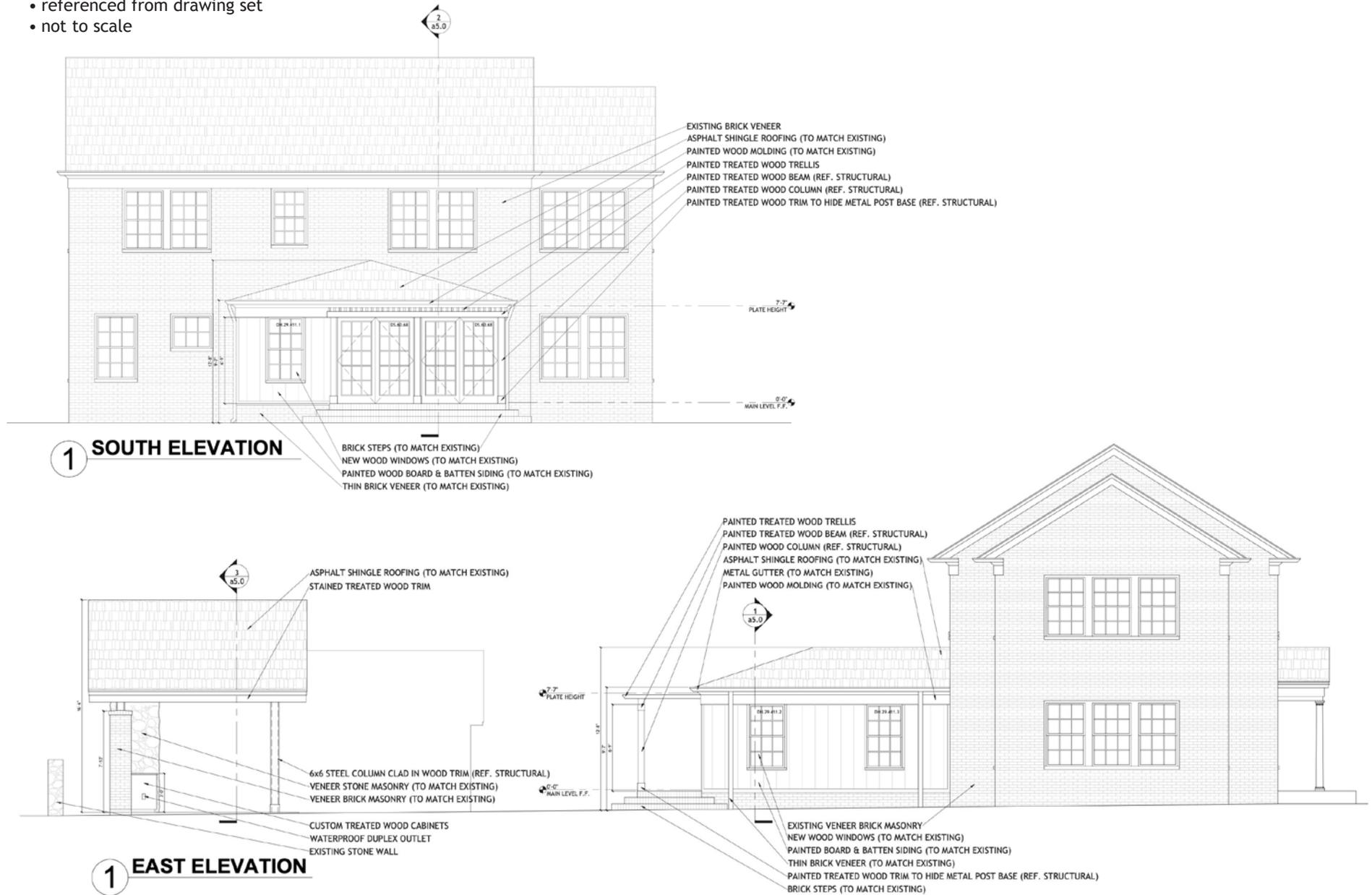
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1 FLOOR PLAN 1

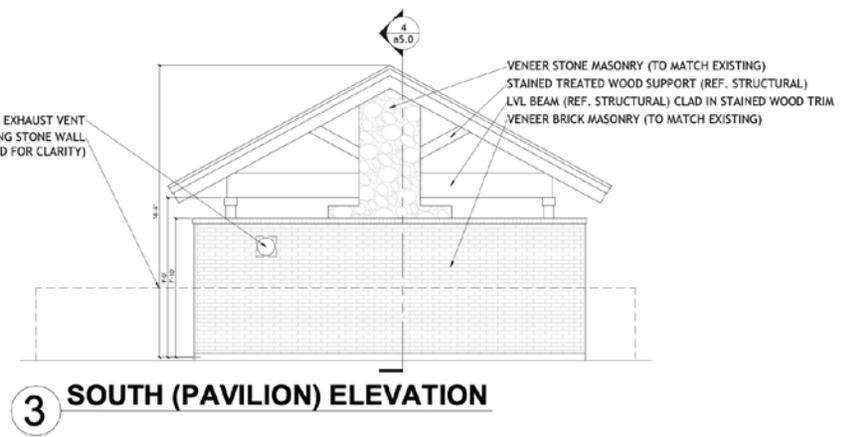
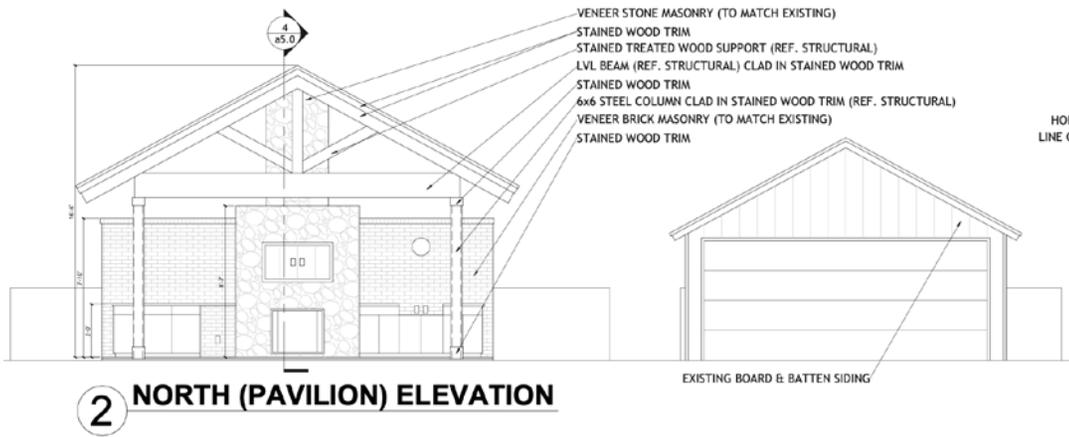
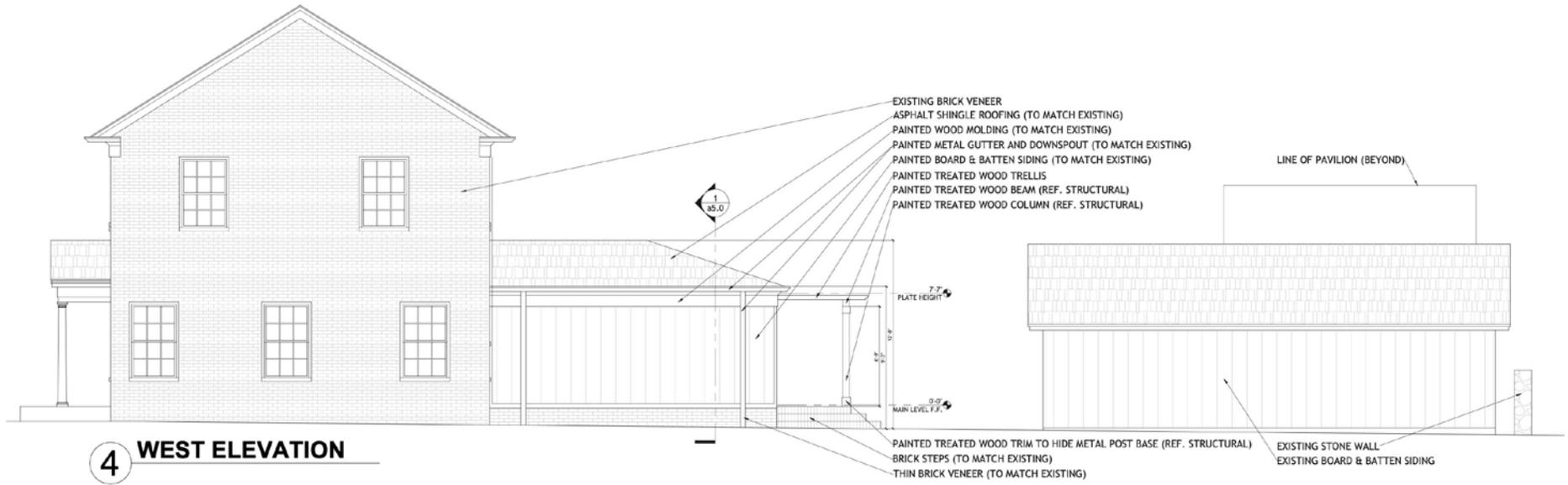
Proposed Elevations

- referenced from drawing set
- not to scale



Proposed Elevations

- referenced from drawing set
- not to scale



Materials + Windows + Doors

Pella® Reserve™ Traditional Wood & Clad/Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



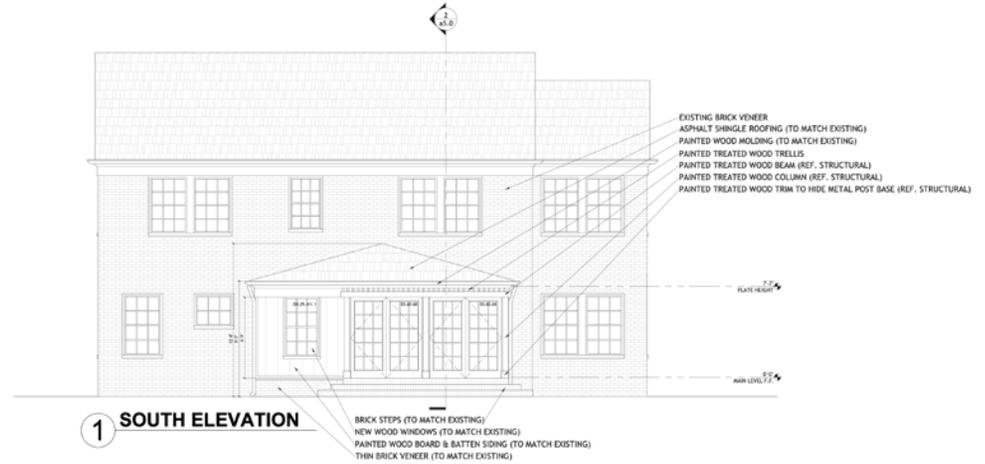
- Easy-to-learn Pella Steady Set™ interior installation system**
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows. The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- Historical Details**
 Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.
- Authentic hardware**
 Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.
- Architectural Interest**
 Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.
- Virtually unlimited customization**
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Intentional innovation**
 The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.
- Durable interiors and extruded aluminum exteriors**
 To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified³**
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**
 All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.
- Best limited lifetime warranty⁴**
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

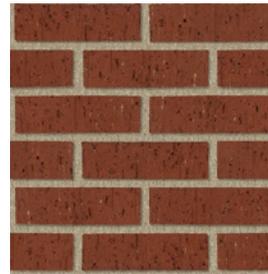
^{1,2,3,4} See back cover for disclosures.



Color match



200 Scratch Texture
Kansas Brick & Tile



530 Dark Velour
Kansas Brick & Tile



Red Paver 4x8
Kansas Brick & Tile



01.13.2025

**KIRBO
ADDITION/
PAVILION**

116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212

CHARLIE & BECKY KIRBO
116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212
210.722.6296
owner

HIWORKS
8546 BROADWAY, # 232
SAN ANTONIO, TX 78217
210.390.3930
architect



HIWORKS

KIRBO ADDITION
project title

PERMIT SET
release

RESIDENTIAL
building use

ADDITION (enclosed)
ADDITION (covered)
PAVILION (covered)
project size

400 SQ FT
100 SQ FT
320 SQ FT

ARCHITECTURAL

- a0.0 COVER
- a0.1 NOTES
- a1.0 SITE PLAN / SCHEDULES
- a2.0 PLANS
- a2.1 PLANS
- a2.2 PLANS
- a4.0 ELEVATIONS
- a4.1 ELEVATIONS
- a5.0 SECTIONS

STRUCTURAL

- s-01 ROOF FRAME PLAN RAFTERS (addition)
- s-02 FRAMING PLAN CEILING JOIST (addition)
- s-03 WIND BRACE PLAN (addition)
- s-04 FOUNDATION PLAN (addition)
- s-05 ROOF FRAME PLAN RAFTERS (pavilion)
- s-06 FOUNDATION PLAN (pavilion)

2409
project number

PERMIT SET
JANUARY 13, 2025
release

a0.0
COVER



01.13.2025

KIRBO ADDITION/ PAVILION

116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212

CHARLIE & BECKY KIRBO
116 WEST SUMMIT AVENUE
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210.722.6296
owner

HIWORKS
8546 BROADWAY, # 232
SAN ANTONIO, TX 78217
210.390.3930
architect

GENERAL PROJECT REQUIREMENTS

DRAWINGS

If instructions or drawings are inconsistent, unclear or if a piece of information is omitted, **THE ARCHITECT SHALL BE CONTACTED for clarification before Contractor proceeds with construction.** The Owner agrees that the Architect is not responsible for any delays or additional costs due to Owner and Contractor's failure to contact the Architect for such clarifications.

Numerical dimensions shall take precedence over scaled dimensions. All dimensions are to face of studs or stone masonry unless otherwise shown or noted.

The Contractor is responsible for making sure that the following items are maintained on the job site premises at all times during the pendency of the project: (1) a current Builder's Set; and (2) a notebook containing all change orders and addendums as they are issued.

The Architect is not responsible for, and shall be held harmless from, any changes, to or variances or departures from, these drawings and specifications. All changes, variances or departures to or from these drawings and specifications are prohibited without express, written notification approval by the Architect.

All mechanical, electrical, and plumbing indicated on drawings is simply to aid the Contractor with respect to general locations. The Contractor is solely responsible for locating all electrical, plumbing and mechanical lines, ensuring proper sizing, and adhering to all respective statutes, ordinances and codes. The Owner agrees, notwithstanding anything contained in these drawings or specifications, the Architect does not make any representations or warranties regarding the size, location or condition of any mechanical, electrical or plumbing with respect to the Project, and the Architect is not liable for any damage related to any of the foregoing.

The Architect is not qualified or licensed to provide, and does not provide, any engineering services or designs for structural framing, wind bracing or foundations. A licensed professional engineer should be contracted and consulted immediately regarding all items that require the attention of a licensed engineer, including, but not limited to, framing, wind bracing and the foundation design. Should an engineer's seal be present on these drawings, the "engineer of record" shall bear all responsibility for all engineering aspects of the project, including, but not limited to, the structure, wind bracing and foundation designs for this project. The Owner agrees that the Architect shall not be responsible or liable for any problems or damages related, in any way, to the structural design of the Project.

This plan and the designs contained herein are the property of the Architect and may not be reproduced, in whole or in part, without prior written consent of the Architect.

SITE

The Owner shall ensure that the Contractor examines the site, verifies all dimensions and grade of existing and new work, and notifies the Architect of any errors, discrepancies, or conflicts that could affect the design of the Project prior to proceeding with the work.

Before construction, the Owner shall require the Contractor to have the house, property lines, corners and setbacks located and staked by a registered public survey engineer.

The Contractor shall be responsible for the final location of all utilities and services per local code requirements. Locations shall be submitted to the Architect for review and approval, but the Owner agrees that the Architect shall not be responsible or liable for any problems or damages related, in any way, to the location or condition or utilities.

CONSTRUCTION

The Owner shall ensure that the Contractor and all subcontractors observe all local, state, and national governing codes and ordinances and shall seek in a timely fashion all permits, inspections, and approvals required for the work.

The Owner shall ensure that all work, labor, services and materials provided by the Contractor comply in every respect with all applicable city, county, and state statutes, codes, ordinances, local regulations and the direction of the building inspector. Regulations and directions are to be considered as part of these specifications and drawings except where exceeded herein.

The Owner shall ensure that openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" thick, solid or honeycomb core steel doors not less than 1 3/8" thick, or 20 minute fire-rated doors. The garage shall be separated from the residence and its attic area by not less than 5/8" gypsum board applied to the garage side. Where the separation is a floor ceiling assembly the structure supporting the separation shall also be protected by not less than 5/8" gypsum board or equivalent.

No construction is allowed over, across or on easements or rights-of-way unless agreed in writing by the controlling individual, entity or agency. The Owner is responsible for determining whether such agreement is necessary and securing such agreement.

The Owner shall ensure that electrical-ground fault circuit interrupters (GFI) are installed on all exterior outlets, all kitchen counter outlets, all bathroom outlets, inclusive of those serving spa tubs, all garage outlets except those serving dedicated space equipment, and all outlets at wet bars.

The Owner shall ensure that all chimneys extend vertically at least 2' higher than any portion of a building within 10' horizontally, but are not less than 3' above the point where the chimney passes through the roof. Factory built fireplaces and chimneys to comply with manufacturer's specifications. Any portion of a masonry chimney located in the interior of the building or within the exterior of the building shall have a minimum air space clearance to combustible materials of 2". Hearth dimensions shall extend at least 16" in front of and at least 8" beyond each side of the fireplace opening. Woodwork or other combustible materials shall not be placed within 6" of a fireplace opening. Combustible material within 12" of the fireplace opening shall not project more than 1/8" for each 1" distance from such opening.

The Owner shall ensure that all framing members comply with all applicable codes and regulations for spans and materials, also for loads and weights. Header beams over garages, and roof and floor trusses to be engineered. Structure spans exceeding 24' require engineering of such members and all supporting members. At the time of framing inspection, the Owner shall obtain a complete set of engineered truss loading design plans and truss layout plans for all truss applications. The Owner shall ensure that all framing and structural design complies with 90 miles per hour wind criteria.

The Owner shall ensure that porches, balconies or raised floor surfaces located more than 30" above the floor or grade below have guardrails not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height measured vertically from the nose of the treads. Guards shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

The Owner shall ensure that approved numbers or addresses are provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background and shall be a minimum of 4" in height.

The Owner shall ensure that single and multiple-station smoke alarms are installed in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements and cellars but not including, uninhabitable spaces. In dwellings or dwelling units with split-levels and without an intervening door between the adjacent levels, a smoke alarm installed in the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. When more than one smoke alarm is required to be installed within an individual dwelling, the alarm devices will activate independently of one another. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. All smoke alarms shall be hard-wired in series with battery backup and installed in accordance with all applicable codes.

The Owner shall ensure that enclosed accessible spaces under stairs have walls, and that all under stair surface and any soffits are protected on the enclosed side with 5/8" gypsum board. Ceiling heights for habitable rooms, hallways, corridors, bathrooms, toilet rooms and basements shall comply with all applicable codes.

The Owner shall ensure that Bathtub and shower floors, and walls above bathtubs with installed showerheads and in-shower compartments, are finished with a nonabsorbent surface. Water-resistant gypsum backing board shall be utilized as a base for adhesive application of ceramic tile, or other nonabsorbent finish material. Water-resistant gypsum backing board shall be permitted on ceilings where the framing spacing does not exceed 12" on center for 1/2" thick or 16" on center for 5/8" thick gypsum board. All cut or exposed edges shall be sealed as recommended by the manufacturer.

The Owner shall ensure that the Contractor uses an approved species and grade of lumber for all wood joists or the bottom of wood structural floors when the foregoing are closer than 18" (or wood girders when closer than 12") to any exposed ground in crawl space or similar area located within the periphery of the building.

The Owner shall ensure that the Contractor installs all appliances as selected in strict accordance with the manufacturer's written specifications and instructions, and sets equipment level, plumb, accurately and securely. The Owner shall also ensure that the Contractor does not scratch adjacent surfaces upon installation. The Owner shall also ensure that the Contractor provides the Owner with warranty information and operating instructions.

STANDARDS AND REGULATIONS

All applicable standards of construction industry and building codes have the same force and affect on performance of the work as if copied directly into these contract documents. Governing regulations have precedence over non-referenced standards, insofar as different standards may contain overlapping or conflicting requirements. The Owner and the Contractor shall comply with all local buildings codes and industry standards. The Owner agrees and acknowledges that the Contractor, and not the Architect, is responsible for adhering to all applicable standards and regulations and for obtaining all construction permits.

The Owner shall ensure that the garage is separated from the residence and its attic area by not less than 5/8" gyp. board and from habitable rooms above garage by 5/8" type X gyp. board. The Owner shall also ensure that the Project complies with IRC SEC R302.

The Owner shall ensure that escape/rescue windows from sleeping areas have a minimum of 5.1 square feet clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20." The Owner shall also ensure that the finished sill height is a maximum of 44" above the floor and complies with IRC SEC 310.

The Owner shall ensure that the Contractor provides and/or adheres to each of the following:

1. Provides steel lintels above all openings with masonry above.
2. One-hour rated gypsum board shall be installed under stairs.
3. Provides cross ventilation at enclosed attic per IRC R806.
4. The Contractor's electrical contractor shall locate 110v GFI outlet within 25'-0" of A/C compressor.
5. Fireplace chimney shall be 2'-0" higher than any structure within 10'-0" with a 3'-0" minimum height.
6. Factory built fireplaces shall be installed in accordance w/ IRC section R1004 and shall be tested in accordance w/ UL 127.
7. Smoke alarms shall be hard wired in series with battery backup power as per IRC SEC. R314.
8. Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC SEC R311.
9. All horizontal guardrails shall be a minimum of 36" in height and comply with IRC SEC R312.
10. Walls shall be braced in accordance of IRC SEC R602.10.
11. Glazing shall comply with IRC SEC. R308.
12. Roof overhangs shall not extend into any utility easements.
13. In areas under IRC 2006 or later, projections less than 5' from the property line shall have a 1-hour minimum fire resistance rating on the underside and shall not extend to within 4' of property line per R302 and table 302.1.
14. In C.O.S.A., vents in garage per C.O.S.A. amendments to IRC.
15. The Contractor and any subcontractors shall install all manufactured items, materials and equipment in strict accordance with manufacturer's latest written specifications and instructions.
16. All footings shall be founded into natural undisturbed soil as per local building codes.
17. The Contractor shall be responsible for a complete and proper waterproofing of the project.

LIMITATION OF LIABILITY AND DEFENSE AND INDEMNITY OBLIGATION. The Owner acknowledges and agrees that the Architect shall not be responsible or liable for any acts, omissions, FAILURES and/or errors of the Owner or the Contractor with respect to any RESPONSIBILITIES, obligations or duties of the Owner or the CONTRACTOR herein. **THE OWNER IS SOLELY RESPONSIBLE FOR ANY DELAYS, ADDITIONAL COSTS OR DAMAGES ATTRIBUTABLE TO THE FOREGOING.** the owner agrees to defend, indemnify and hold the architect harmless from and against any and all claims, causes of action, damages, judgments, costs and expenses (including attorneys' fees) arising out of, related to, or caused, in whole or in part, by any acts, omissions, FAILURES and/or errors of the Owner or the Contractor with respect to any RESPONSIBILITIES, obligations or duties of the Owner or the CONTRACTOR.

2409
project number

PERMIT SET
JANUARY 13, 2025
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a0.1

NOTES



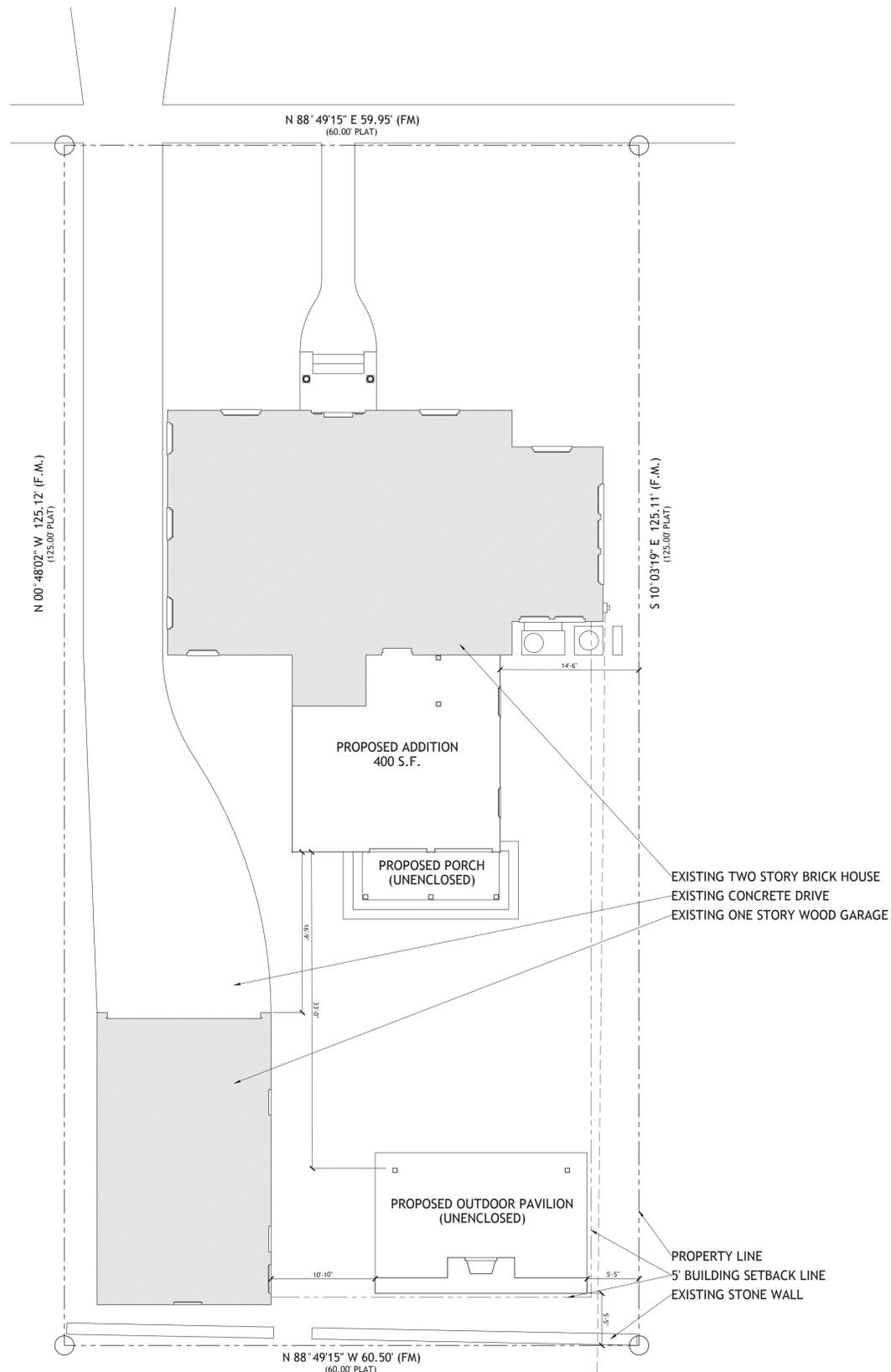
01.13.2025

KIRBO ADDITION/ PAVILION

116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212

CHARLIE & BECKY KIRBO
116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212
210.722.6296
owner

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210.390.3930
architect



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

ROOM FINISH		wall						
tag	name	north	east	south	west	ceiling	floor	
100	MECH	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	TRAVERTINE TILE (TO MATCH EXISTING)	
101	CLOSET	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	TILE	
102	BATH	M.R.GYP.	TILE / M.R.GYP.	TILE	TILE	M.R.GYP.	TILE	
103	OFFICE / GUEST	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	PAINTED GYP.	WOOD (TO MATCH EXISTING)	

2 ROOM FINISH SCHEDULE
NO SCALE

DOORS					
tag	type	dimensions		notes	series
		width	height		
S.30.68.1	S	3'-0"	6'-8"	INTERIOR WOOD SWING DOOR (TO MATCH EXISTING)	
S.30.68.2	S	3'-0"	6'-8"	INTERIOR WOOD SWING DOOR (TO MATCH EXISTING)	
P.20.68.1	P	2'-0"	6'-8"	INTERIOR WOOD POCKET DOOR (TO MATCH EXISTING)	
P.30.68.1	P	3'-0"	6'-8"	INTERIOR WOOD POCKET DOOR (TO MATCH EXISTING)	
DS.30.68.3	DS	6'-0"	6'-8"	EXTERIOR WOOD DOUBLE SWING FRENCH DOOR (PELLA RESERVE TRADITIONAL #7281)	
DS.30.68.3	DS	6'-0"	6'-8"	EXTERIOR WOOD DOUBLE SWING FRENCH DOOR (PELLA RESERVE TRADITIONAL #7281)	

3 DOOR SCHEDULE
NO SCALE

WINDOWS				
tag	type	dimensions		notes
		width	height	
DH.29.411.1	DH	2'-9"	4'-11"	WOOD DOUBLE HUNG (PELLA RESERVE TRADITIONAL #3350)
DH.29.411.2	DH	2'-9"	4'-11"	WOOD DOUBLE HUNG (PELLA RESERVE TRADITIONAL #3350)
DH.29.411.3	DH	2'-9"	4'-11"	WOOD DOUBLE HUNG (PELLA RESERVE TRADITIONAL #3350)

4 WINDOW SCHEDULE
NO SCALE

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project number

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a1.0
SITE PLAN / SCHEDULES



01.13.2025

KIRBO ADDITION/ PAVILION

116 WEST SUMMIT AVENUE
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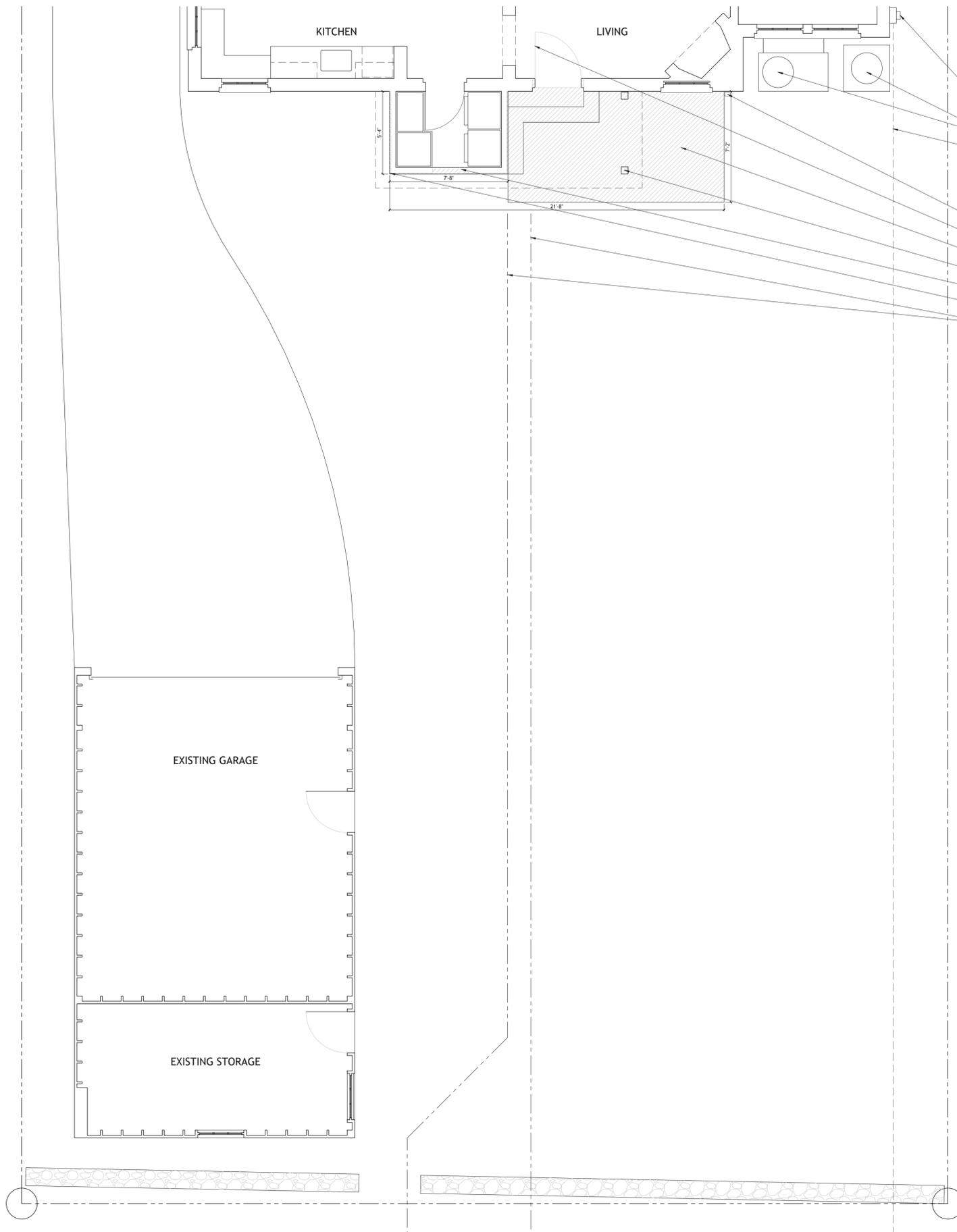
CHARLIE & BECKY KIRBO
116 WEST SUMMIT AVENUE
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owner

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SAN ANTONIO, TX 78217
210.390.3930
architect

NOTES:
-DO NOT SCALE FROM DRAWINGS
-ADEQUATELY SHORE STRUCTURE BEFORE DEMOLITION

EXISTING ELECTRICAL SERVICE
EXISTING CONDENSER UNITS
OVERHEAD SERVICE WIRE (ABOVE / VERIFY)

RELOCATE EXISTING DOWNSPOUT (AS REQUIRED)
REMOVE EXISTING (EXTERIOR) DOOR
REMOVE EXISTING CONCRETE PATIO
REMOVE EXISTING WOOD COLUMNS AND ROOF (ABOVE)
CUT OPENING FOR NEW DOOR
REMOVE EXISTING (HORIZONTAL) WOOD SIDING
LOCATE EXISTING GAS/SEWER LINES (ASSUMED)



1 DEMOLITION PLAN 1/4" = 1' 0"

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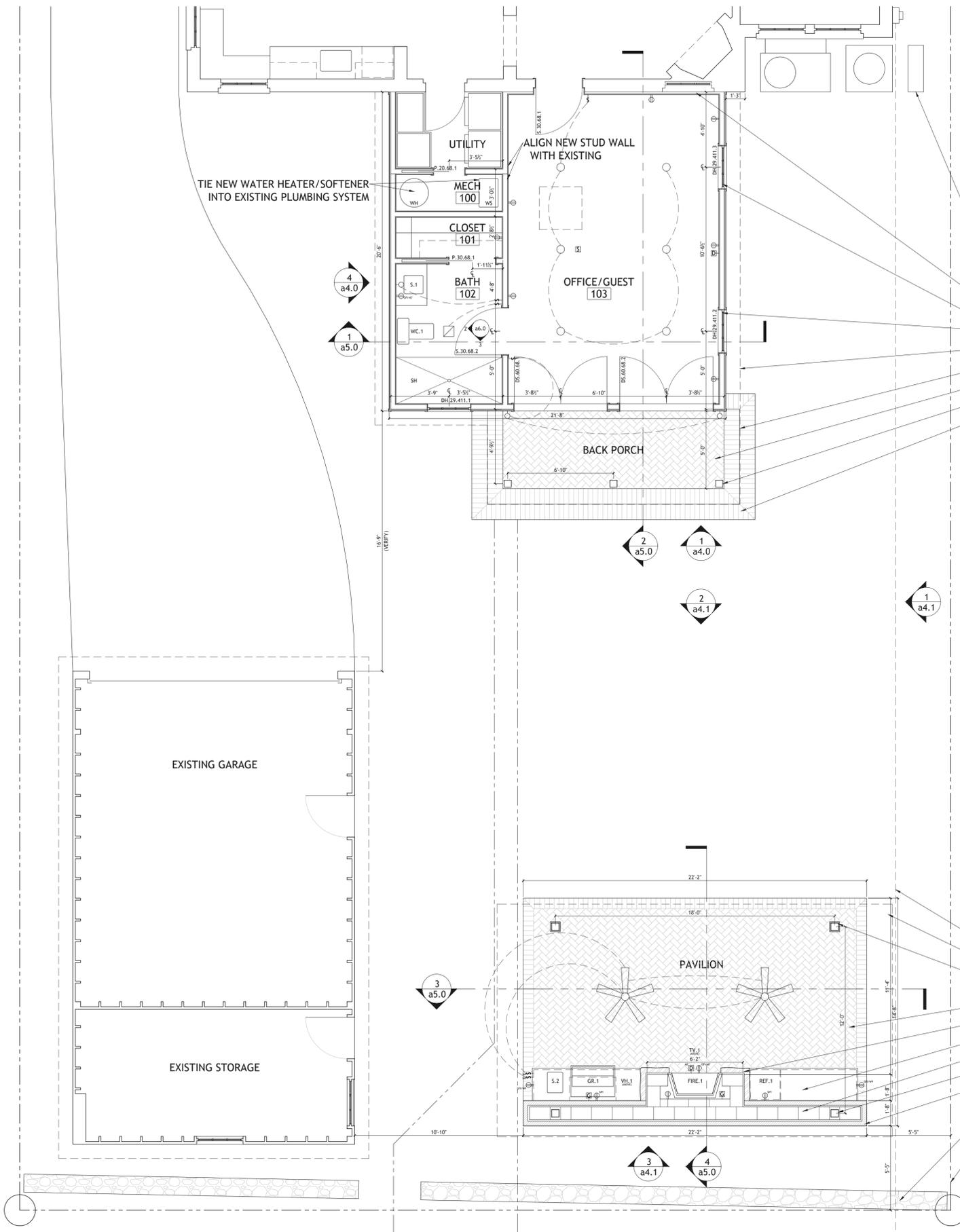
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architect

- NOTES:**
- DO NOT SCALE FROM DRAWINGS
 - VERIFY ALL DIMENSIONS IN FIELD
 - ALL DIMENSIONS ROUNDED TO THE NEAREST HALF-INCH
 - ALL DIMENSIONS TO FACE OF STUD FOR NEW CONSTRUCTION / FACE OF FINISH FOR EXISTING CONSTRUCTION
 - ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWING IS FOR GENERAL LOCATION ONLY
 - REUSE EXISTING ELECTRICAL FIXTURES WHEN POSSIBLE (NEW / RELOCATED FIXTURES IDENTIFIED IN PLAN)
 - A LICENSED STRUCTURAL ENGINEER SHOULD BE CONSULTED REGARDING FRAMING, WIND BRACING, AND FOUNDATION DESIGN

- SYMBOL KEY:**
- ⊕ 110-VOLT DUPLEX CEILING RECEPTACLE
 - ⊕ DATA PORT
 - ⊕ SMOKE ALARM / FIRE DETECTOR (CEILING MOUNTED)
 - RECESSED LED FIXTURE
 - WALL SCONCE LED FIXTURE
 - ⊠ EXHAUST FAN / LIGHT
 - ⊥ POLE SWITCH

- NEW CONDENSER UNIT (REF. HVAC)
- 2x FURRING STRIPS ATTACHED TO EXISTING MASONRY
- NEW WOOD WINDOWS (TO MATCH EXISTING)
- LINE OF ROOF (ABOVE)
- LINE OF TRELIS (ABOVE)
- BRICK PAVERS ON CONCRETE SLAB (REF. STRUCTURAL)
- PAINTED TREATED WOOD COLUMN (REF. STRUCTURAL)
- BRICK STEPS (TO MATCH EXISTING)

- EXISTING ELECTRICAL SERVICE LINE (ABOVE)
- LINE OF ROOF (ABOVE)
- 6x6 STEEL COLUMN CLAD IN WOOD TRIM (REF. STRUCTURAL)
- BRICK PAVERS ON CONCRETE SLAB (REF. STRUCTURAL)
- VENEER STONE MASONRY (TO MATCH EXISTING)
- CUSTOM WOOD COUNTER
- 10" CMU (REF. STRUCTURAL)
- 6x6 STEEL COLUMN CLAD IN WOOD TRIM (REF. STRUCTURAL)
- VENEER BRICK MASONRY (TO MATCH EXISTING)
- EXISTING STONE WALL
- PROPERTY LINE



1 FLOOR PLAN

1/4" = 1' 0"



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a2.1

PLANS



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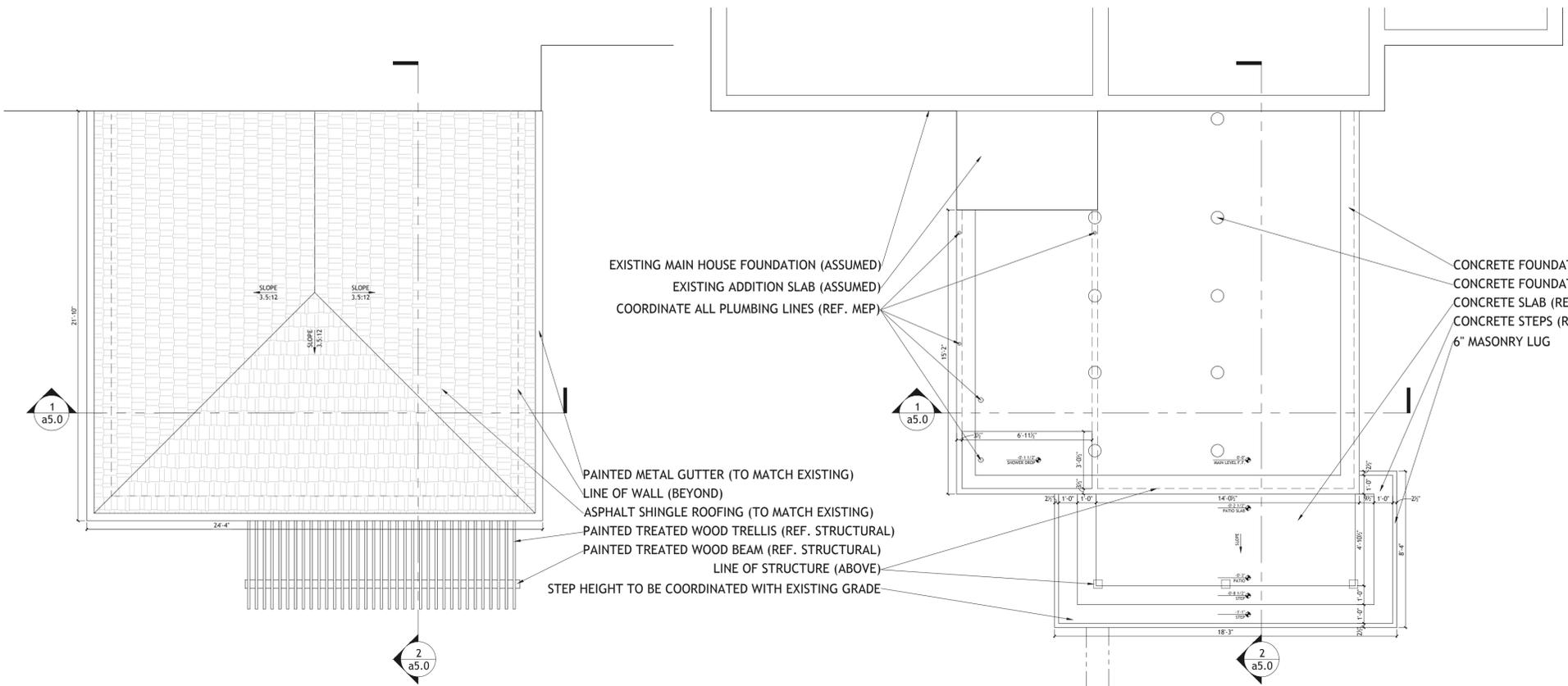
KIRBO ADDITION/ PAVILION

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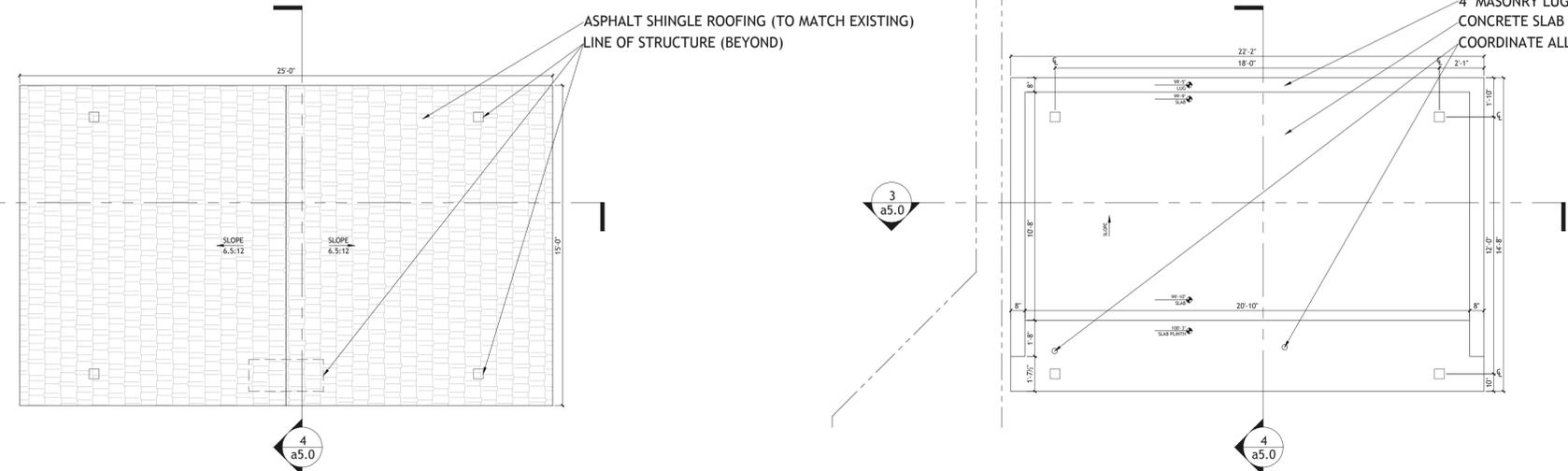
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SAN ANTONIO, TX 78217
210.390.3930
architect

- NOTES:**
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 - ALL DIMENSIONS ROUNDED TO THE NEAREST HALF-INCH
 - ALL DIMENSIONS TO FACE OF CONCRETE
 - A LICENSED STRUCTURAL ENGINEERING DRAWINGS REGARDING FRAMING, WIND BRACING, AND FOUNDATION DESIGN



1 ROOF PLAN
1/4" = 1' 0"

2 FOUNDATION PLAN
1/4" = 1' 0"



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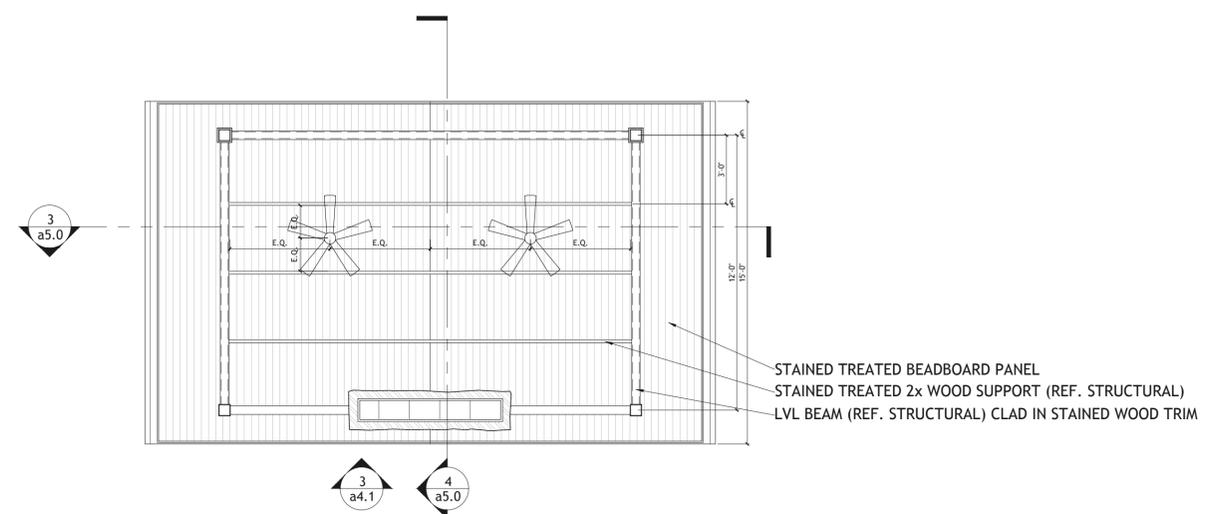
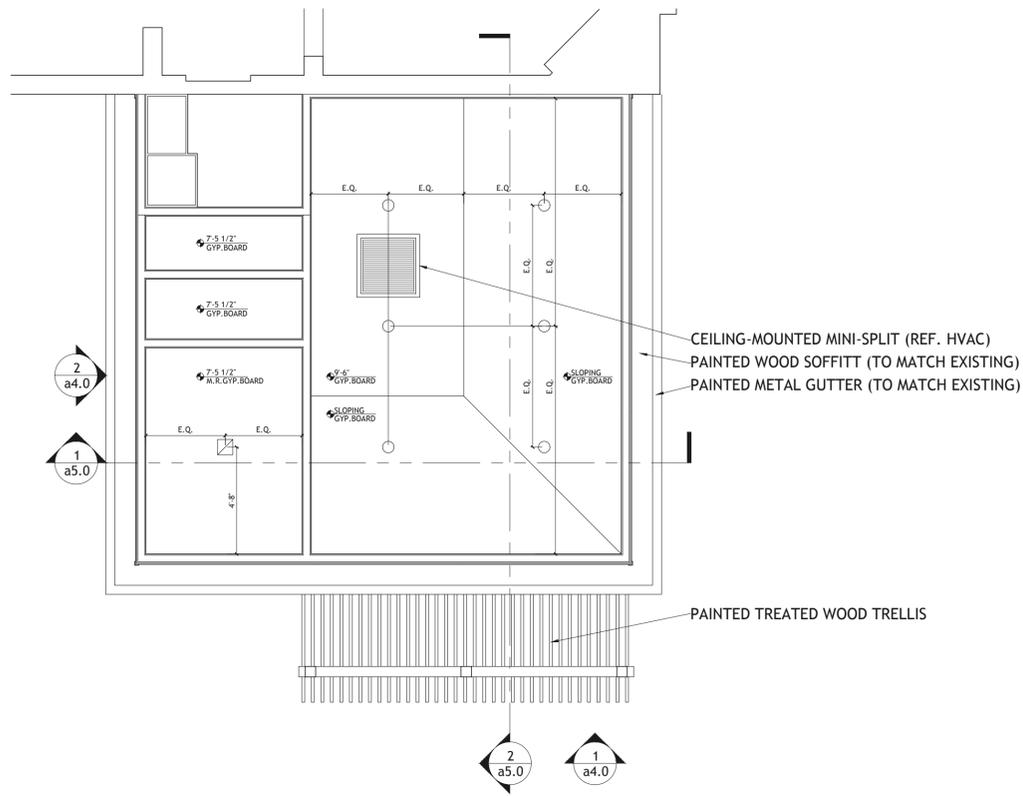
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1 REFLECTIVE CEILING PLAN
1/4" = 1' 0"

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project number
PERMIT SET
JANUARY 13, 2025
release

a2.3
PLANS



01.13.2025

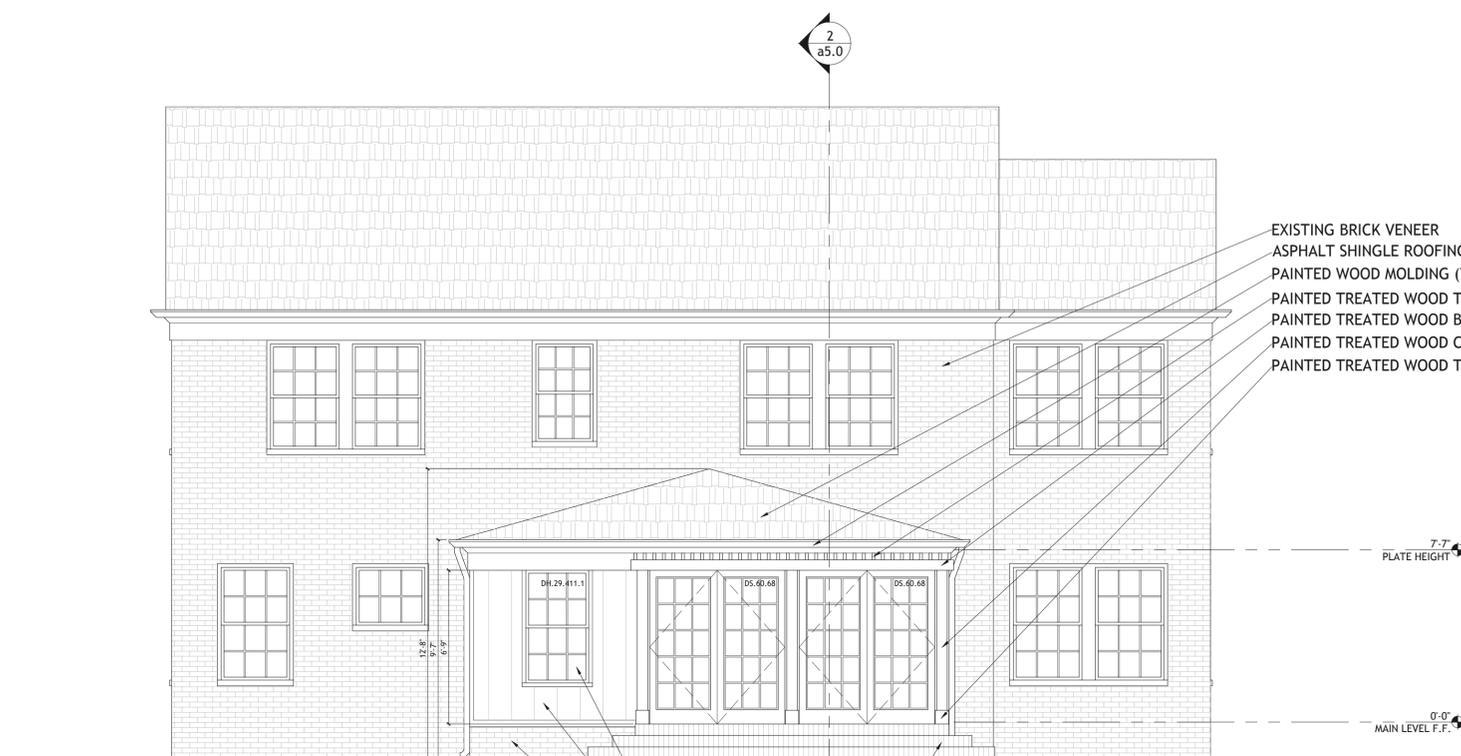
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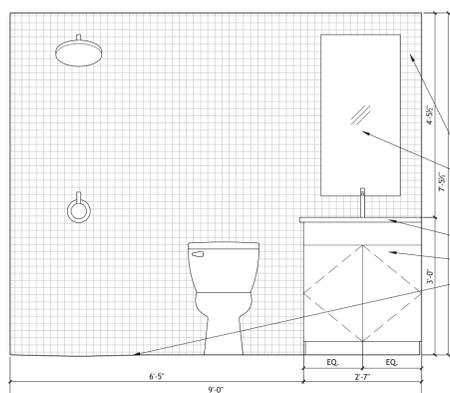
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 - A LICENSED STRUCTURAL ENGINEER SHOULD BE CONSULTED REGARDING FRAMING, WIND BRACING, AND FOUNDATION DESIGN



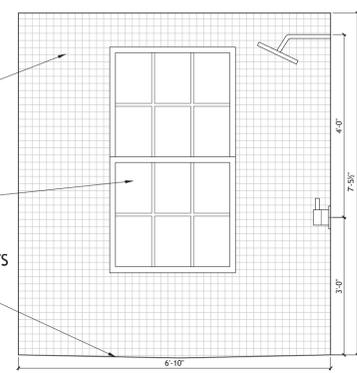
1 SOUTH ELEVATION
1/4" = 1' 0"

- BRICK STEPS (TO MATCH EXISTING)
- NEW WOOD WINDOWS (TO MATCH EXISTING)
- PAINTED WOOD BOARD & BATTEN SIDING (TO MATCH EXISTING)
- THIN BRICK VENEER (TO MATCH EXISTING)

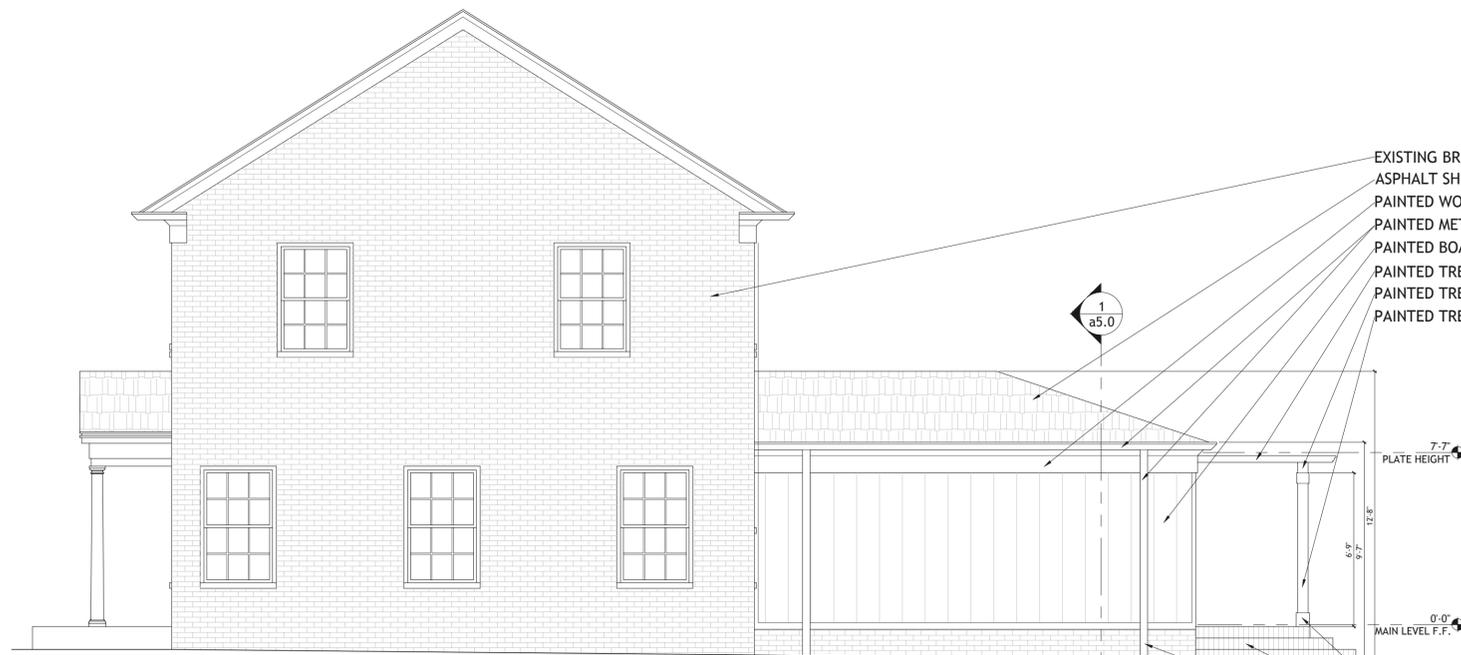


2 BATH - W
1/2" = 1' 0"

- TILE
- MIRROR
- APPLY TRANSLUCENT FILM TO WINDOW (AS SCHEDULED)
- SOLID SURFACE COUNTER
- PAINTED WOOD BASE CABINETS
- SLOPE FLOOR TO DRAIN



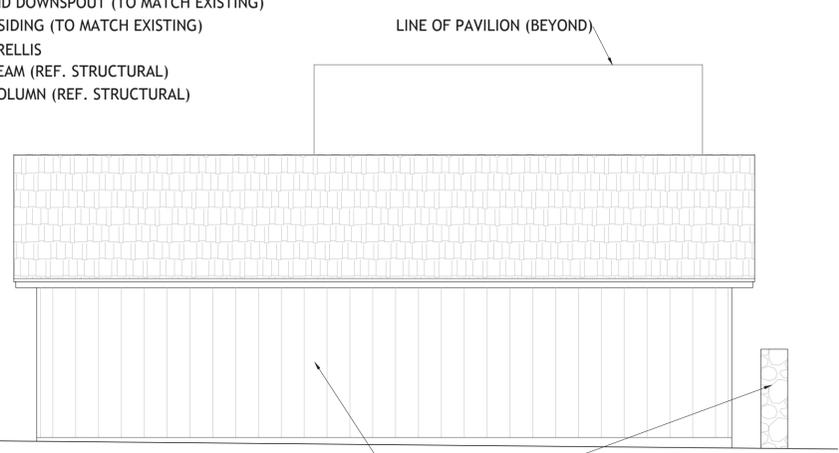
3 BATH - S
1/2" = 1' 0"



4 WEST ELEVATION
1/4" = 1' 0"

- EXISTING BRICK VENEER
- ASPHALT SHINGLE ROOFING (TO MATCH EXISTING)
- PAINTED WOOD MOLDING (TO MATCH EXISTING)
- PAINTED METAL GUTTER AND DOWNSPOUT (TO MATCH EXISTING)
- PAINTED BOARD & BATTEN SIDING (TO MATCH EXISTING)
- PAINTED TREATED WOOD TRELLIS
- PAINTED TREATED WOOD BEAM (REF. STRUCTURAL)
- PAINTED TREATED WOOD COLUMN (REF. STRUCTURAL)

- PAINTED TREATED WOOD TRIM TO HIDE METAL POST BASE (REF. STRUCTURAL)
- BRICK STEPS (TO MATCH EXISTING)
- THIN BRICK VENEER (TO MATCH EXISTING)



LINE OF PAVILION (BEYOND)

EXISTING STONE WALL
EXISTING BOARD & BATTEN SIDING



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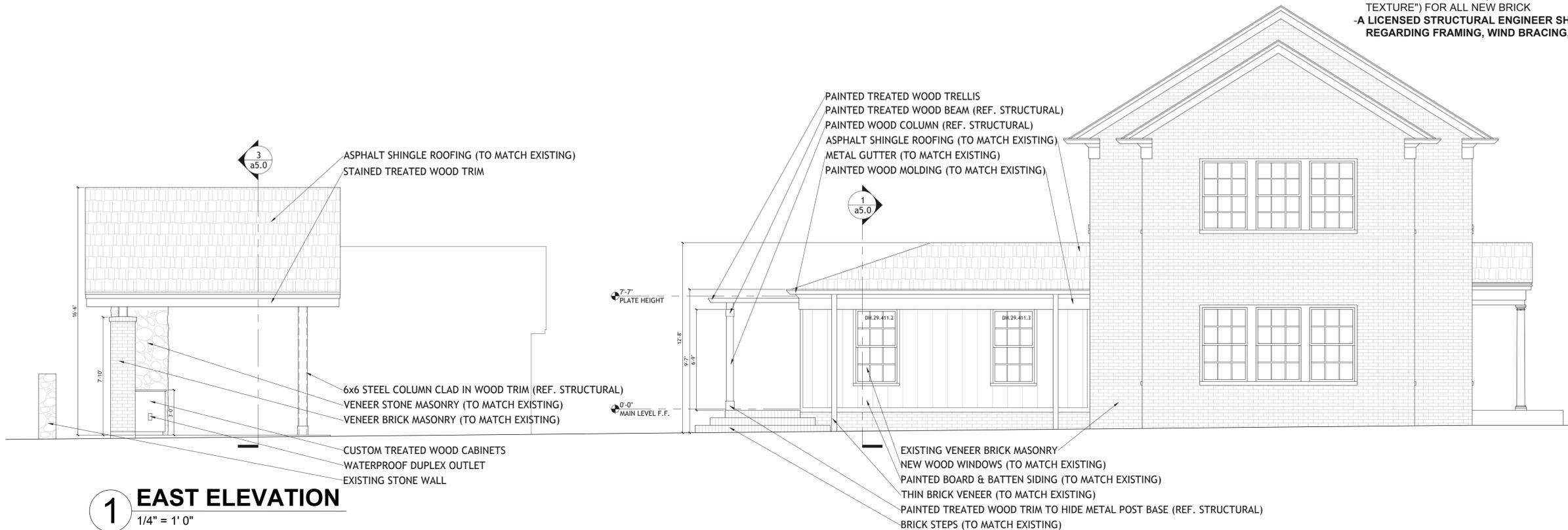
KIRBO ADDITION/ PAVILION

116 WEST SUMMIT AVENUE
SAN ANTONIO, TX 78212

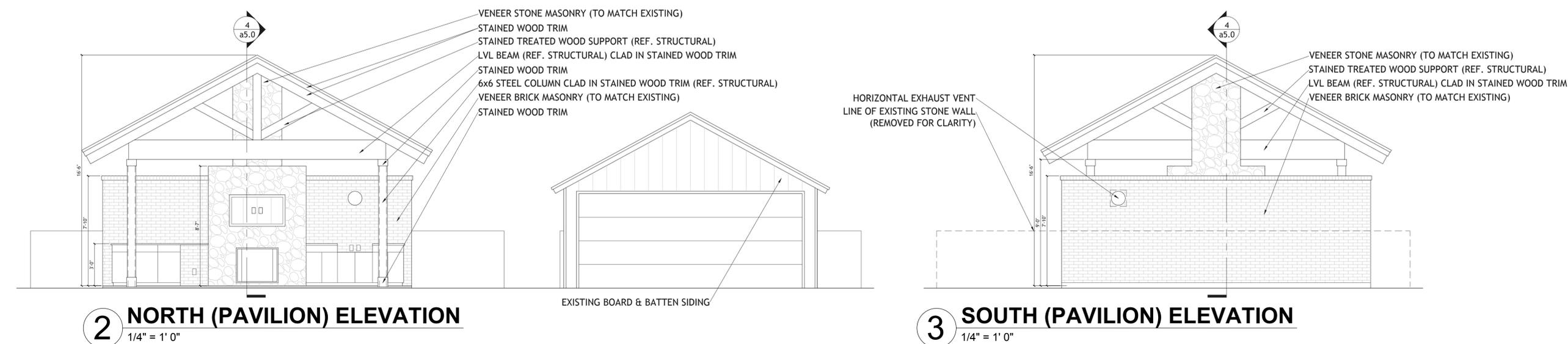
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1 EAST ELEVATION
1/4" = 1' 0"



2 NORTH (PAVILION) ELEVATION
1/4" = 1' 0"

3 SOUTH (PAVILION) ELEVATION
1/4" = 1' 0"

2409
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a4.1
ELEVATIONS



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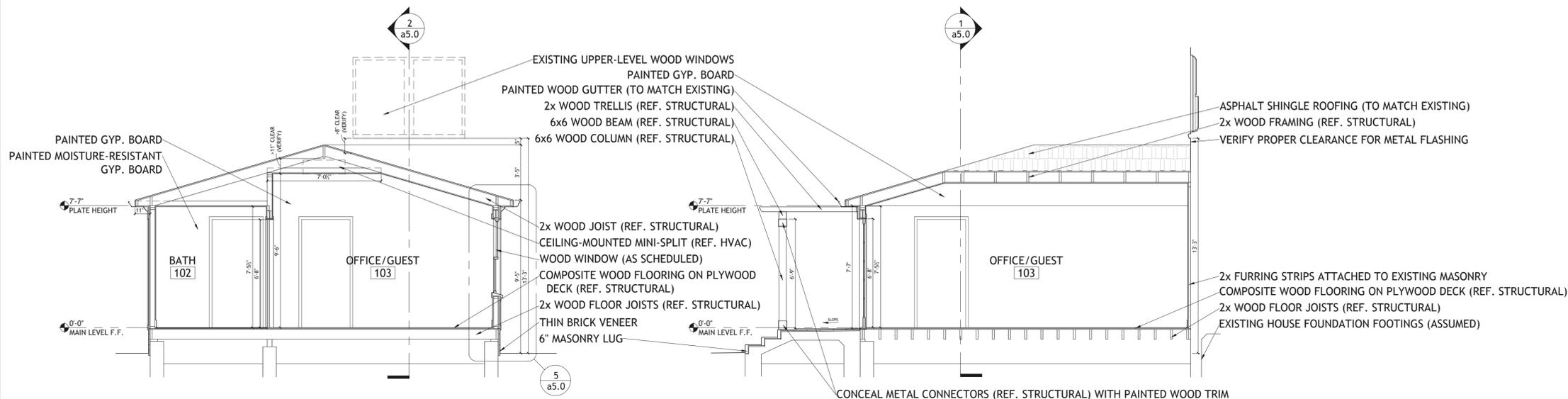
KIRBO ADDITION/ PAVILION

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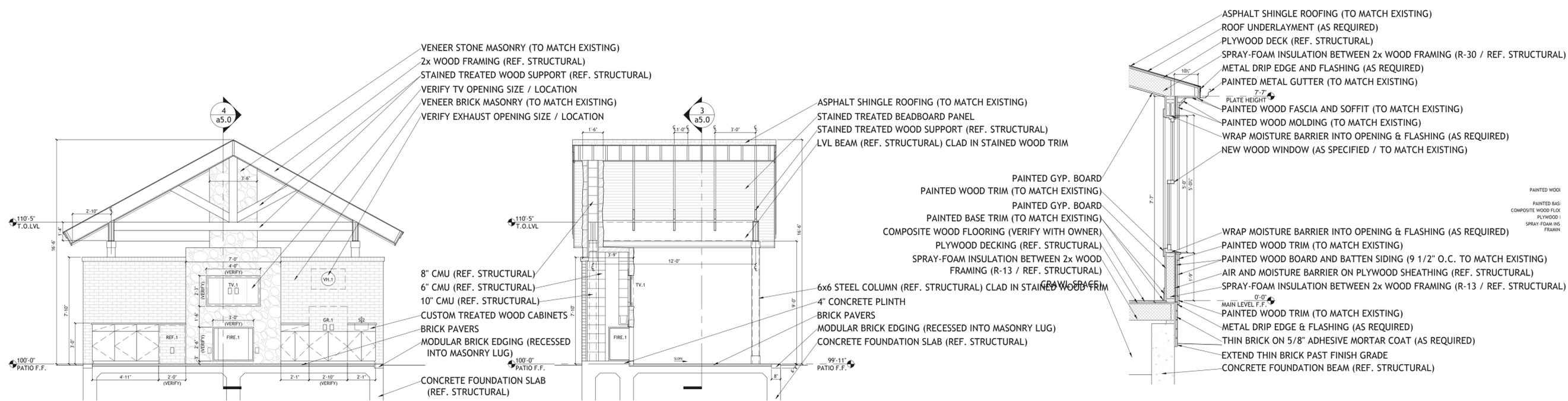
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1 SHORT ADDITION SECTION
1/4" = 1' 0"

2 LONG ADDITION SECTION
1/4" = 1' 0"



3 LONG PAVILION SECTION
1/4" = 1' 0"

4 SHORT PAVILION SECTION
1/4" = 1' 0"

5 WALL SECTION
1/2" = 1' 0"

TALL WALL NOTES:

- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
- SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
- ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
- EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 2 ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 8 FEET 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.
- ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

DESIGN CRITERIA NOTES:

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

GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2021

2 DESIGN LOADS:

DEAD LOADS:

SHINGLE ROOF 20 PSF
WALL 8 PSF
FLOOR 12 PSF

LIVE LOADS:

ROOF 20 PSF
FLOOR 40 PSF
ATTIC 10 PSF

- WIND LOAD: 115 mph APPLIED PER IRC - IRC = CATEGORY II

1.0 EXPOSURE 'B'

4. SEISMIC: SEISMIC CATEGORY 'A'

ROUGH CARPENTRY NOTES:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE ORDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.

- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY 'SIMPSON STRONG TIE' OR APPROVED EQUAL.
- PREFABRICATE L.V.S., G.L.U.L.A.M.S., P.S.L. HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

L.V.S. = 2,600 PSI
P.S.L.S. = 2,900 PSI
G.L.U.L.A.M.S. = 2,400 PSI

- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- 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.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND @ 6" O.C. EDGE SUPPORTS.

- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM SEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT @ 6" O.C. WITH 8d NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS.
- NOTHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION NOTES:

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIMPLY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EXISTING GRADES SHALL NOT EXCEED 3:1 (90%) SLOPE.
- 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.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
- GRASS/SED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- 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 HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 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.
- 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.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

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

NOTE:
ALL RAFTERS 2X8 @ 16" O.C. **UNLESS NOTED OTHERWISE (SEE PLAN)** ALL HIP, VALLEY & RIDGE 2X10

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

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

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

ROOF FRAMING:

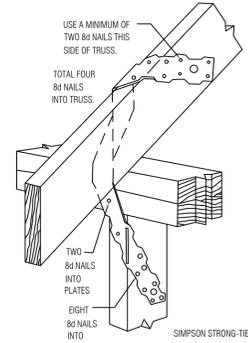
- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6'S DOWN TO LOAD BEARING WALLS @48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48"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

HEADERS SCHEDULE AS FOLLOWS:

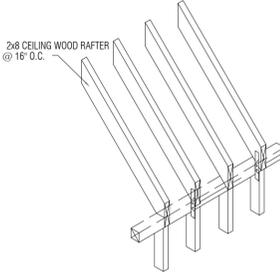
- (2-2X12's WITH 7/16" O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.).

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

- 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.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC.



D-01 BEAM & RAFTER TIE DETAIL
N.T.S.



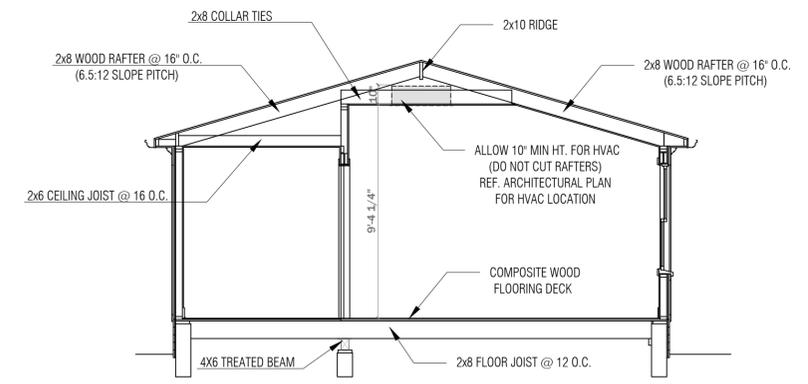
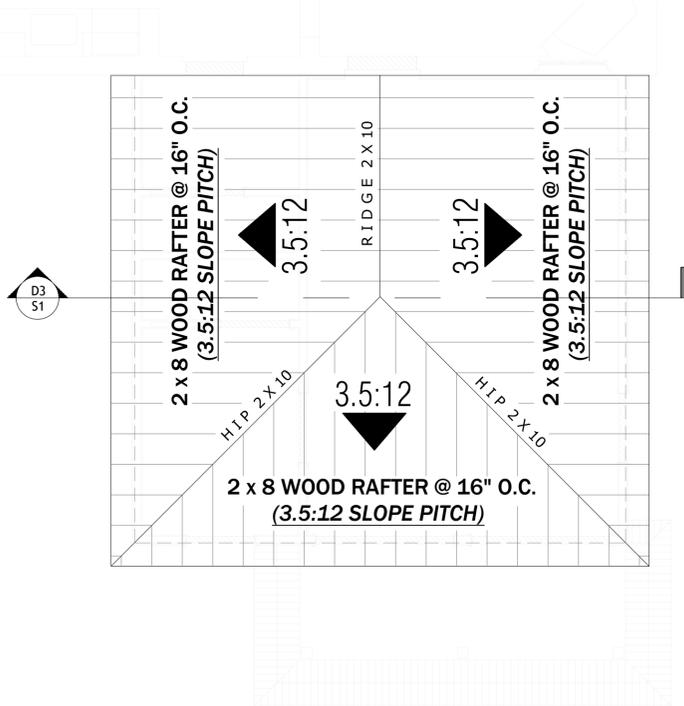
D-02 RAFTER DETAIL
N.T.S.

2021 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/DΔ = 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"
		(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

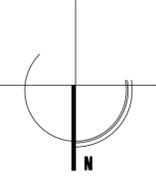


D3 SECTION DETAIL
SCALE: 1/4"=1'-0"

S-01

ROOF FRAME RAFTERS

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



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KIRBO ADDITION

116 West Summit Avenue
San Antonio, TX. 78212

DATE: 01/08/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	



DRAWN BY: CARLOS TREVIÑO

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT TYPE:

RESIDENTIAL

ADDITION (enclosed)..... 400 SOFT
ADDITION (covered)..... 100 SOFT

ROOF FRAME PLAN RAFTERS

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

S-01

PLAN NO:

JAN 2025

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
 - SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
 - ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
 - ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
 - EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 2 ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. SOIL SPACING SHALL BE A MAXIMUM OF 8 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.
 - ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2021

2 DESIGN LOADS

DEAD LOADS:

SHINGLE ROOF 20 PSF
WALL 8 PSF
FLOOR 12 PSF

LIVE LOADS:

ROOF 20 PSF
FLOOR 40 PSF
ATTIC 10 PSF

- WIND LOAD: 115 mph APPLIED PER IRC - WIC - CATEGORY II
- 1.0 EXPOSURE 'B'
- SEISMIC: SEISMIC CATEGORY 'A'

ROUGH CARPENTRY NOTES

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE GRIDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY 'SIMPSON STRONG TIE' OR APPROVED EQUAL.
- PREFABRICATE LVJ'S, GULLAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
LVJ'S = 2,600 PSI
PSL'S = 2,800 PSI
GULLAMS = 2,400 PSI
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- INSTALL COLUMNS AT ALL LEVELS. BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 6d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLEUD AND NAILED AT 6" O.C. WITH 6d NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.
- NOTCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

CONSTRUCTION NOTES

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SHOW BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (HV) SLOPE.
- ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
- GRADED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- 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 HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 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 SINKER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
- 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.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES

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

2021 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/A = 240)

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

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

ROOF FRAMING:

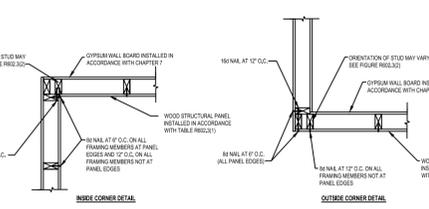
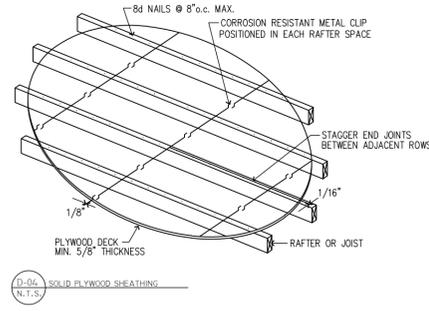
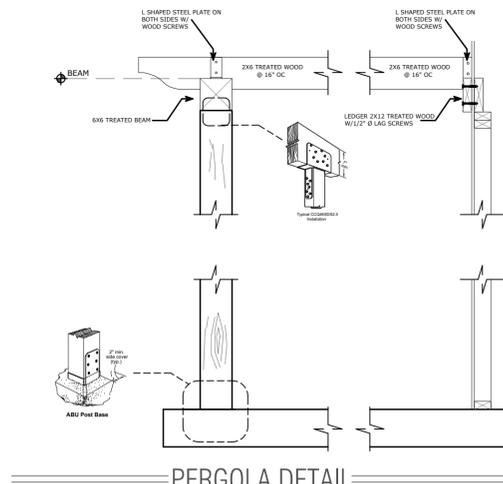
- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6'S DOWN TO LOAD BEARING WALLS @48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48"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

HEADERS SCHEDULE AS FOLLOWS

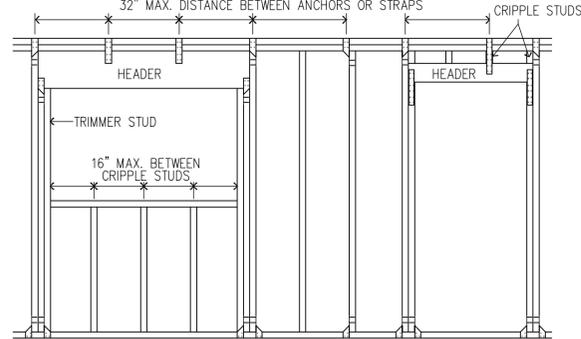
- (2-2X12'S WITH 7/16" O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

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

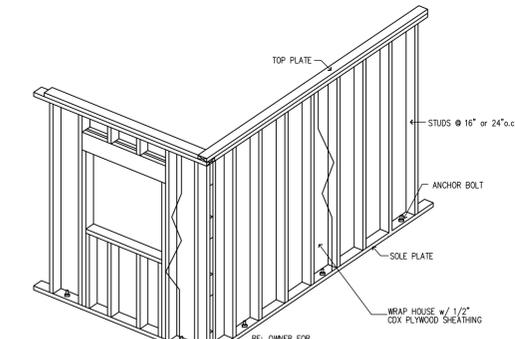
- STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL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



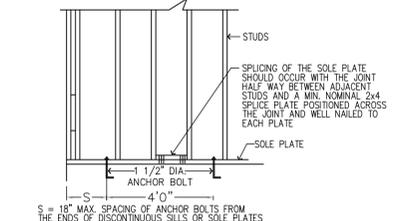
D-07 CONTINUOUSLY SHEATHED CORNER FRAMING (CS-WSP) DETAIL



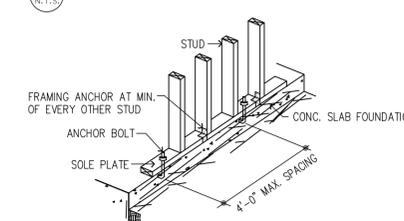
D-08 ANCHORAGE OF HEADERS



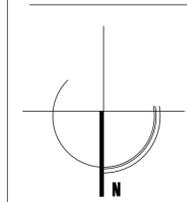
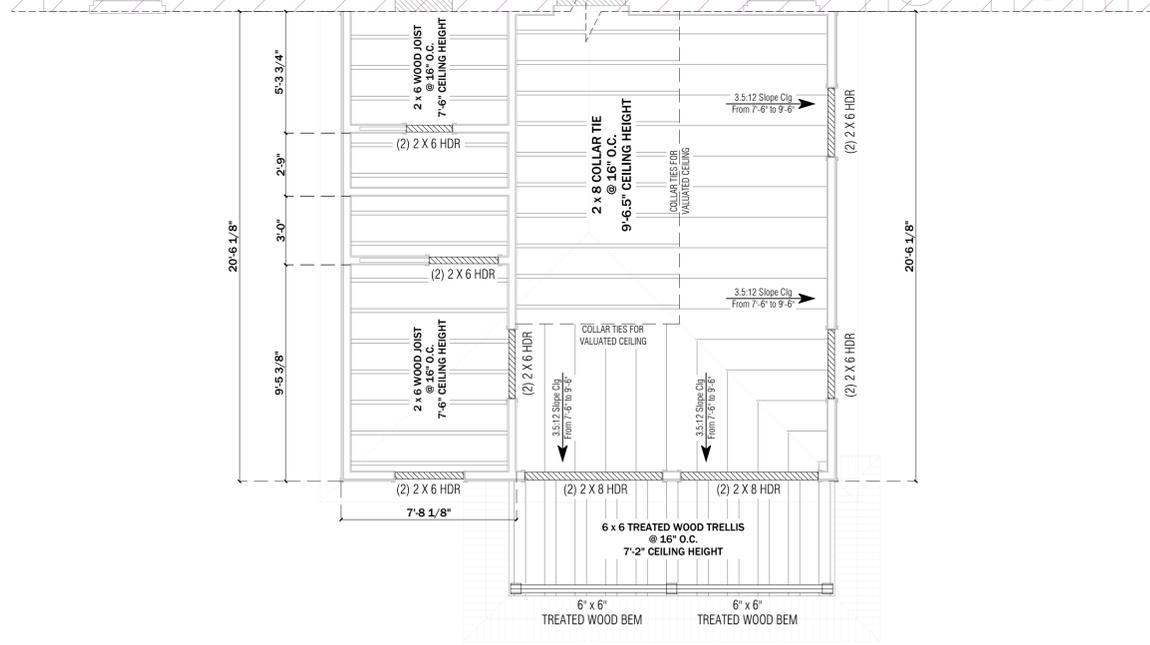
D-06 LATERAL BRACING OF EXTERIOR WALLS



D-05 SPLICING OF SILLS OR SOLE PLATES



D-03 ANCHOR SILL PLATE TO FOUNDATION



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KIRBO ADDITION

116 West Summit Avenue
San Antonio, TX. 78212

DATE: 01/08/2025

PROJECT NO. 120258

REVISION	DATE
1	
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DRAWN BY: CARLOS TREVINO

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNERS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT TYPE:

RESIDENTIAL

ADDITION (enclosed)..... 400 SQFT
ADDITION (covered)..... 100 SQFT

FRAMING PLAN CEILING JOIST

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

S-02

PLAN No:

JAN 2025



FRAMING PLAN CEILING JOIST

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

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. 1/4" 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 1/2" MIN. INTERIOR GYPSUM CONTINUOUSLY SHEATHED AS SHOWN ON PLANS. Reference Architectural Plans for all dimensions information.

REFER TO 2021 IRC BOOK TABLE R602.10.4 BRACING METHODS

SHEATHED W/ 7/16" O.S.B., RED OR BLUE THERMO-PLY

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:
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SFB
 - SINGLE BOTTOM PLATE, DOUBLE TOP PLATE
 - ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END
 - ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW GREENHUSES
 - EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 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 WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE
 - ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. (4) 12d NAILS.

- DESIGN CRITERIA NOTES
- THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:
GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2021
 - 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 IRC - IBC - CATEGORY II 1.0 EXPOSURE 'B'
5. SEISMIC: SEISMIC CATEGORY 'A'

- ROUGH CARPENTRY NOTES
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER
 - ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS
 - ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER
 - ALL MULTIPLE GIRDERS, BEAMS AND JOIST SHALL BE GANG NAILED
 - ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED
 - PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL
 - PREFABRICATE LVL'S, GUILAMS, 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
GUILAMS = 2,400 PSI
 - ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED
 - INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC
 - ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE
 - 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
 - ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS
 - THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION
 - ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS
 - TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS
 - NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

- CONSTRUCTION NOTES:
- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVIVOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS 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
 - 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
 - THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION
 - GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE
 - CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION
 - 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
 - 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
 - ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 6" LIFTS, COMPACTED TO 95% BE SUBJECT TO DENSITY TESTING
 - REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

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

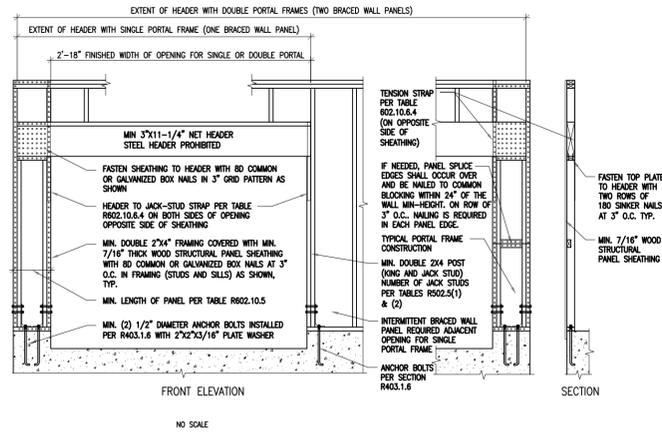


TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)	MINIMUM LENGTHS (inches)					CONTRIBUTING LENGTH (inches)	
	Wall Height						
	8 feet	9 feet	10 feet	11 feet	12 feet		
GB	48	48	48	53	58	Double sided = Actual Single sided = 0.5 x Actual	
CS-WSP, CS-SFB	Adjacent clear opening height (inches)					Actualb	
	≤ 64	24	27	30	33		36
	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					1.5 x Actualb	
	8 feet	9 feet	10 feet	11 feet	12 feet		
CS-PF	SDC A, B and C					Actualb	
	SDC D0, D1 and D2	16	18	20	Note e		Note e
	SDC D0, D1 and D2					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 CRITERIA ^a	
			Fasteners	Spacing
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel		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
CS-PF Continuously sheathed portal frame	7/16"		See Section R602.10.6.4	See Section R602.10.6.4

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

Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE ^a			
			Method Libb	Method GB	Methods DWB, WSP, SFB, PFS, PFP, HFS, 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
≤ 115		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
≤ 115		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

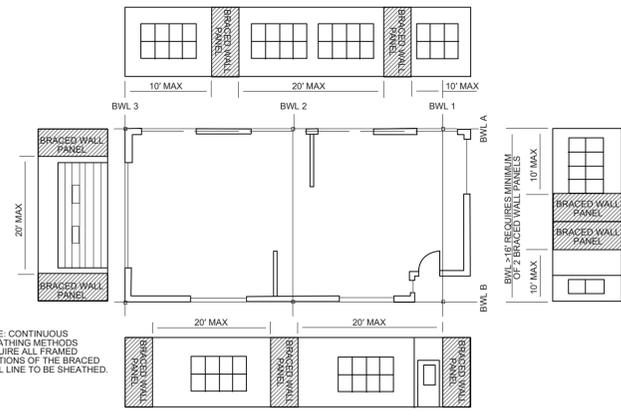
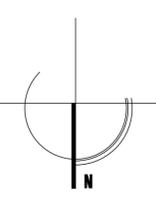


FIGURE R602.10.2.2 LOCATION OF BRACED WALL PANELS
 For SI: 1 foot = 304.8 mm.



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KIRBO ADDITION

116 West Summit Avenue
 San Antonio, TX. 78212

DATE: 01/08/2025
 PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	



DRAWN BY: CARLOS TREVINO

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT TYPE:

RESIDENTIAL

ADDITION (enclosed)..... 400 SQFT
 ADDITION (covered)..... 100 SQFT

WIND BRACE PLAN

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

S-03

PLAN No:

JAN 2025

NOTE:

THIS PIER AND BEAM FOUNDATION WAS DESIGNED TO PROVIDE SUPPORT TO THE NEW ADDITION AREA OF HOME DUE TO RENOVATIONS. PROJECTA ENGINEERING, PLLC, MAKES NOT PREDICTIONS ABOUT THE CONDITION OR PERFORMANCE OF THE EXISTING PIERS

DESIGN CRITERIA

DEAD LOADS:
SHINGLE ROOF = 20 PSF
WALL = 6 PSF
FLOOR = 12 PSF

LIVE LOADS:
ROOF = 20 PSF
FLOOR = 40 PSF
ATTIC = 10 PSF

SOIL SUPPORTING THE FOUNDATION IS KNOWN TO BE EXPANSIVE AN ALLOWABLE BEARING PRESSURE OF 1800 WAS USED. (NO GEOTECHNICAL REPORT AVAILABLE FOR THIS SITE)

CRAWL SPACE VENTILATION REQUIREMENTS:

TOTAL SQ. FT. OF CRAWL SPACE AREA = 355 SQ. FT.
TOTAL VENTILATION 355 / 150 = 2.36 SQ. FT. = 339.84 SQ. IN. REQUIRED

(SIZE OF OPENING IS I.E. 6" X 16" = 96 SQ. IN. OF VENTILATION)
A MECHANICAL VENTILATION SYSTEM COULD BE USE IN LIEU OFF (MECHANICAL SPECIFICATIONS NOT PART OF THE SCOPE OF WORK)

NUMBER OF VENTILATION OPENING 339.84 SQ. IN. / 96 SQ. IN. =4 REQUIRED PER IRC R408

THE INSTALLATION OF CLASS 1 VAPOR RETARDER MATERIAL TO COVER THE GROUND SURFACE (EARTH) UNDER THE BUILDING IS SUGGESTED

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

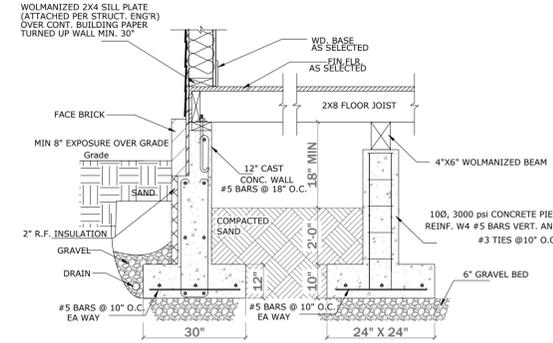
THE CONTRACTOR MUST VERIFY THAT THE NEW FOUNDATION PIERS DO NOT CAUSE DAMAGE TO ANY EXISTING ELEMENTS WITHIN THE INTERIOR OF THE EXISTING RESIDENCE. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER, ARCHITECT, AND ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2021 IRC (International Residential Code)TABLE R502.3.1 (1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES

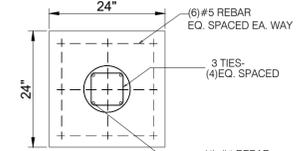
(Residential sleeping areas, live load = 30 psf, L/A = 360)

JOIST SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 20 psf			
		2" X 6"	2" X 8"	2" X 10"	2" X 12"
		MAXIMUM FLOOR JOIST SPANS			
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	SOUTHERN PINE #2	10' - 9"	13' - 8"	16' - 2"	19' - 1"
16	SOUTHERN PINE #2	9' - 4"	11' - 10"	14' - 0"	16' - 6"
19.2	SOUTHERN PINE #2	8' - 6"	10' - 10"	12' - 10"	15' - 1"
24	SOUTHERN PINE #2	7' - 7"	9' - 8"	11' - 5"	13' - 6"

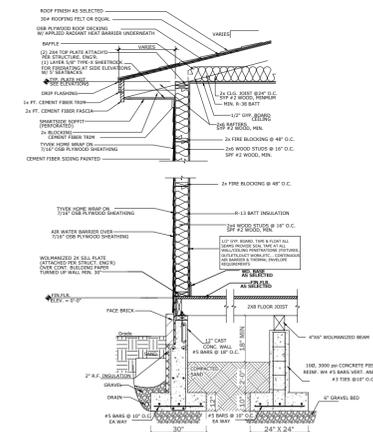
a. Span exceeds 26 feet in length



D1 FOOTING DETAIL HOUSE N.T.S.



D2 PIER DETAIL N.T.S.



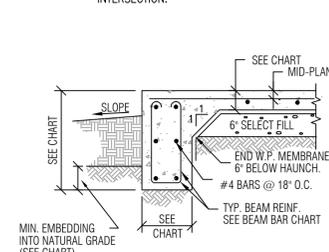
D3 FOUNDATION WALL DETAIL N.T.S.

FOUNDATION NOTES:

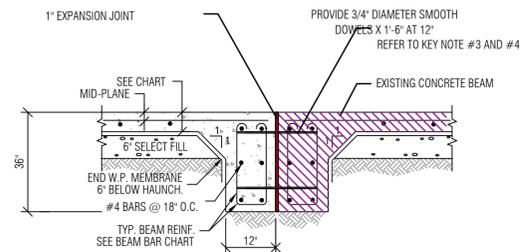
- THIS FOUNDATION HAS BEEN ENGINEERED AS A SOIL SUPPORTED BEAM STIFFENED SLAB-ON-GRADE; AND AS SUCH, WILL MOVE WITH THE SUPPORTING SOILS
- DO NOT SCALE THIS DRAWING. THE BUILDER SHALL VERIFY ALL DIMENSIONS, SLAB DROP DEPTH AND LOCATIONS, BRICK-LEDGE DEPTH AND LOCATIONS, SLOPES, AND ALL OTHER NOTED ITEMS WITH THE ARCHITECT/DESIGNER AND PROJECTA ENGINEERING, PLLC, BUILDER SHALL NOTIFY IN WRITING OF ANY DISCREPANCY AND FOR DIRECTIONS TO RESOLVE THE DISCREPANCY.
- 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.
- 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.
- PROVIDE 6" MINIMUM OF SELECT FILL MATERIAL UNDER THE FOUNDATION SLAB, ABOVE UNDISTURBED SOIL.
- 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.
- 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.
- ALL STEEL SHALL BE SUPPORTED IN THE FORMS OR SLABS WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION
- 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:

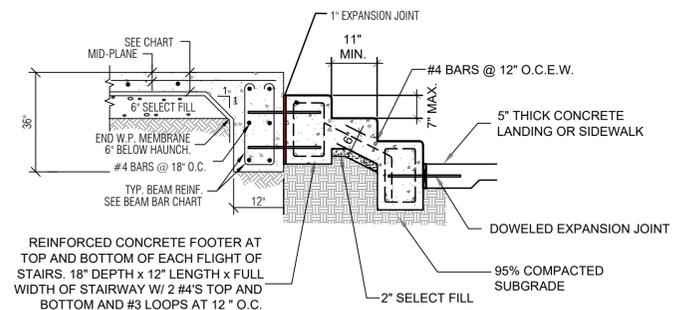
- 5" THICK 3,000 PSI CONCRETE SLAB PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER
- OVER 6'-0" SELECT FILL. REINFORCED W/ #4'S @ 12" O.C.E.W.
- END OF WATERPROOFING MEMBRANE TO BE INSTALLED 6-INCH FROM BOTTOM OF BEAM
- ALL REBAR SHALL BE ASTM A-615 GRADE 60
- ALL BEAMS SHALL BE 12" WIDE X 30" DEEP (UNO). REINFORCED W/ (2) #6'S 18" & #3 TIES @ 18" O.C.
- 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.
- ALL BAR SPICES TO OVERLAP A MINIMUM OF 30 DIAMETERS OF THE BAR BUT NOT LESS THAN 12"
- INSTALL FIRST STIRRUP 2" FROM INSIDE BEAM, INSTALL STIRRUPS VERTICALLY. ANGLED STIRRUPS ARE NOT PERMITTED



2 SECTION N.T.S.
EXTERIOR BEAM - NO BRICK LUG



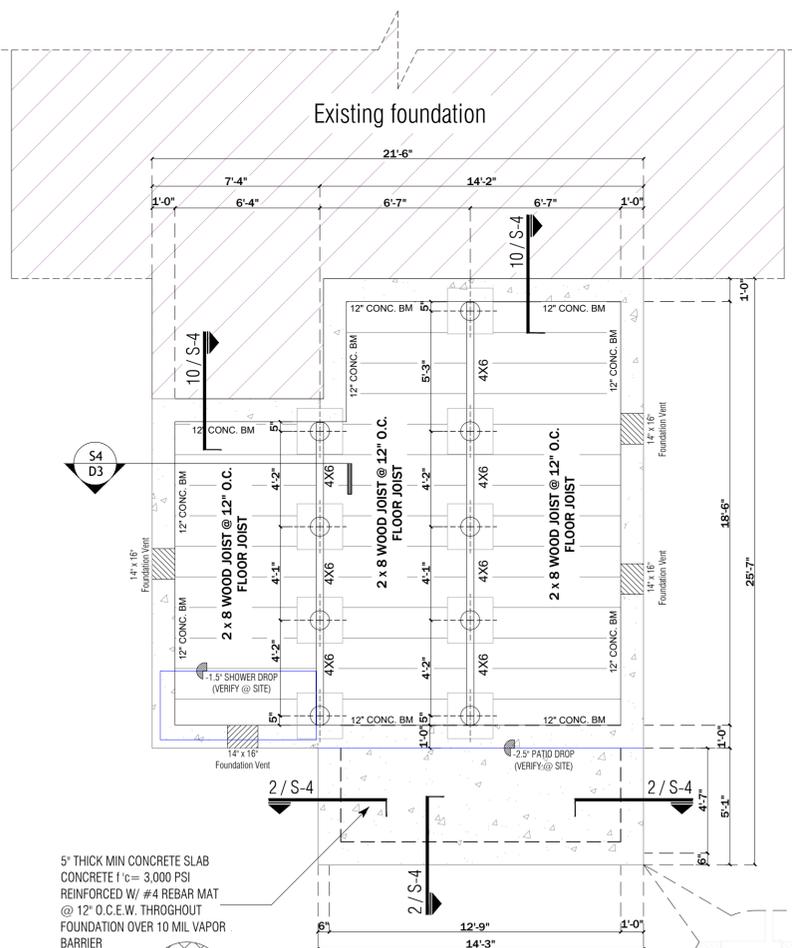
10 SECTION N.T.S.
EXTERIOR BEAM - NO BRICK LUG



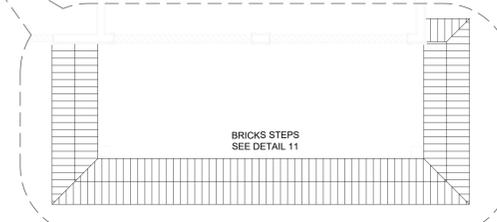
11 STEP DETAIL N.T.S.

REINFORCED CONCRETE FOOTER AT TOP AND BOTTOM OF EACH FLIGHT OF STAIRS. 18" DEPTH X 12" LENGTH X FULL WIDTH OF STAIRWAY W/ 2 #4'S TOP AND BOTTOM AND #3 LOOPS AT 12" O.C.

BEAM AND SLAB INFORMATION							
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS
12" MIN.	36" MIN.	24" MIN.	30" MIN.	2-#5 TOP 2-#4 MID 2-#5 BOT.	#3 @ 16" O.C.	#3 @ 16" O.C.	#4 @ 12" O.C.



5" THICK MIN CONCRETE SLAB CONCRETE f'c = 3,000 PSI REINFORCED W/ #4 REBAR MAT @ 12" O.C.E.W. THROUGHOUT FOUNDATION OVER 10 MIL VAPOR BARRIER



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KIRBO ADDITION
116 West Summit Avenue
San Antonio, TX. 78212
DATE: 01/08/2025
PROJECT NO.
REVISION DATE
1
2
3
4
5
6
NOTES:
STATE OF TEXAS
CARMEN C. GROTH
120298
LICENSED PROFESSIONAL ENGINEER
01/09/25

DRAWN BY: CARLOS TREVINO
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNERS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEPENDENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT TYPE:
RESIDENTIAL
ADDITION (enclosed)..... 400 SQFT
ADDITION (covered)..... 100 SQFT

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

S-04
PLAN No:
JAN 2025

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
 - SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
 - ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
 - ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
 - EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 4 ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 8 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.
 - ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

DESIGN CRITERIA NOTES

- THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:
GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2021
- DESIGN LOADS
DEAD LOADS:
SHINGLE ROOF _____ 20 PSF
WALL _____ 9 PSF
FLOOR _____ 12 PSF
- LIVE LOADS:
ROOF _____ 20 PSF
FLOOR _____ 40 PSF
ATTIC _____ 10 PSF
- WIND LOAD: 115 mph APPLIED PER IRC - ICC - CATEGORY II
1.0 EXPOSURE 'B'
- SEISMIC: SEISMIC CATEGORY 'A'

ROUGH CARPENTRY NOTES

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE ORDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY 'SIMPSON STRONG TIE' OR APPROVED EQUAL.
- 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
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- 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.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND @ 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM SEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS.
- NOTHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION NOTES

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIMPLY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED GROUND GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
- 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.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
- GRASSLESS AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- 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 HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- 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.
- 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.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES

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

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

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

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

ROOF FRAMING:

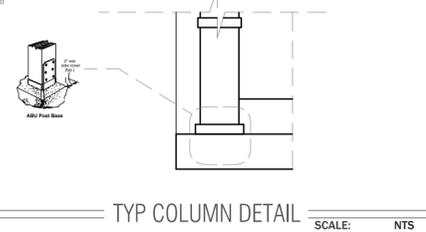
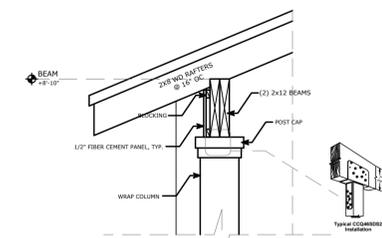
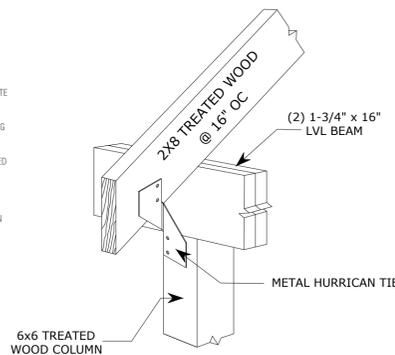
- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6'S DOWN TO LOAD BEARING WALLS @48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48"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

HEADERS SCHEDULE AS FOLLOWS

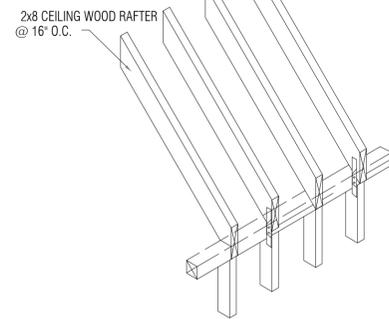
- (2-2X12's WITH 7/16" O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

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

- 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.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC.



TYP COLUMN DETAIL SCALE: N.T.S.



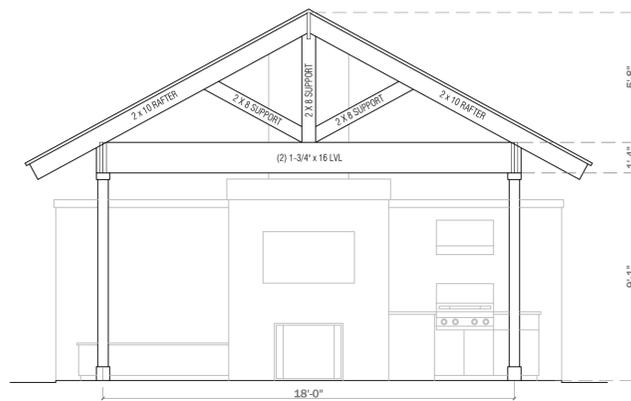
D-02 RAFTER DETAIL N.T.S.

2021 IRC (International Residential Code)TABLE R802.4.1 (1) RAFTER SPANS FOR COMMON LUMBER SPECIES

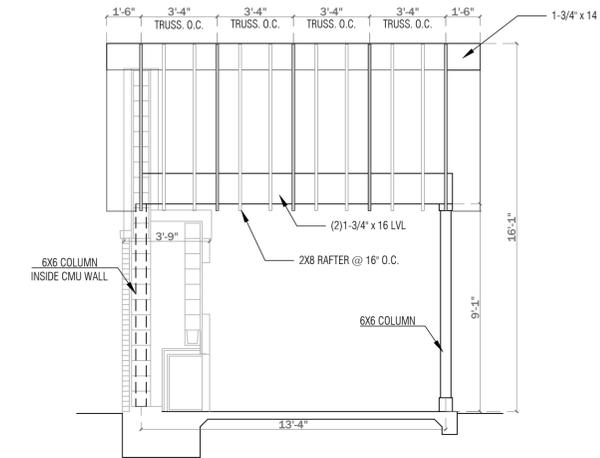
(Roof live load = 20 psf, ceiling not attached to rafters, L/D = 180)

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"
		(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"

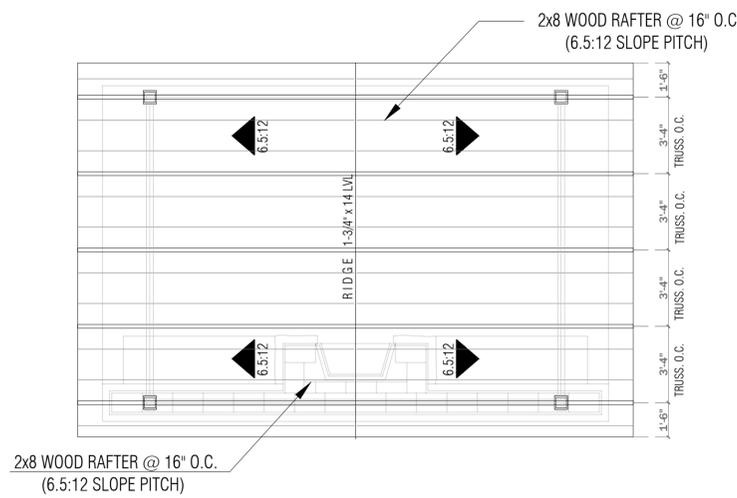
b. Span exceeds 26 feet in length



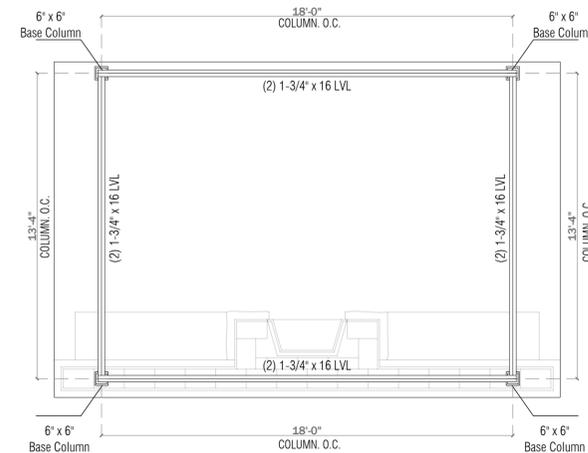
FRONT DETAIL SCALE: 1/4"=1'-0"



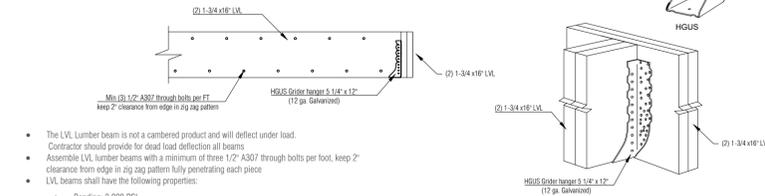
LEFT SIDE DETAIL SCALE: 1/4"=1'-0"



RAFTER / TRUSS PLAN SCALE: 1/4"=1'-0"

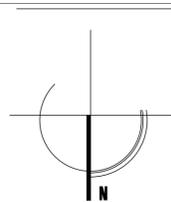


LVL BEAM AND COLUMN PLAN SCALE: 1/4"=1'-0"



- The LVL Lumber beam is not a cambered product and will deflect under load. Contractor should provide for dead load deflection all beams.
- Assemble LVL member beams with a minimum of three 1/2" A307 through bolts per foot, keep 2" clearance from edge in zig zag pattern fully penetrating each piece
- LVL beams shall have the following properties:
 - Bending: 2,900 PSI
 - Compression perpendicular to grain: 1,365 PSI
 - Compression parallel to grain: 5107 PSI
 - Vertical Shear: 530 PSI
 - Modulus of Elasticity: 2,000,000 PSI

GIRDER DETAILS N.T.S.



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KIRBO ADDITION

116 West Summit Avenue
San Antonio, TX. 78212

DATE: 01/08/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	



DRAWN BY: CARLOS TREVINO

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNERS WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRADING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

PROJECT TYPE:

RESIDENTIAL

PATIO 325.11 SOFT

ROOF FRAME PLAN RAFTERS

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

S-05

PLAN No:

JAN 2025

S-05

ROOF FRAME RAFTERS

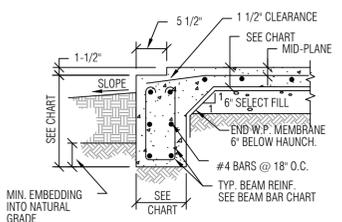
Scale: 3/8"=1'-0"

FOUNDATION NOTES:

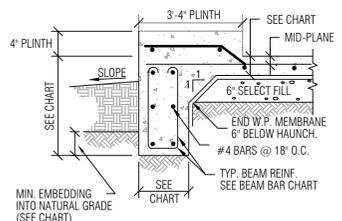
1. THIS FOUNDATION HAS BEEN ENGINEERED AS A SOIL SUPPORTED BEAM STIFFENED SLAB-ON-GRADE; AND AS SUCH, WILL MOVE WITH THE SUPPORTING SOILS.
2. DO NOT SCALE THIS DRAWING. THE BUILDER SHALL VERIFY ALL DIMENSIONS, SLAB DROP DEPTH AND LOCATIONS, BRICK-LEDGE DEPTH AND LOCATIONS, SLOPES, AND ALL OTHER NOTED 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:

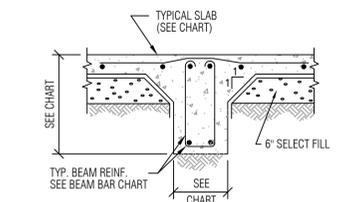
- 1.) 5" THICK 3,000 PSI CONCRETE SLAB PLACED OVER 10 MIL POLYETHYLENE VAPOR BARRIER
- 2.) END OF WATERPROOFING MEMBRANE TO BE INSTALLED 6-INCH FROM BOTTOM OF BEAM
- 3.) ALL REBAR SHALL BE ASTM A-615 GRADE 60
- 4.) ALL BEAMS SHALL BE 12" WIDE X 30" DEEP (UNO), REINFORCED W/ (2) #6'S T&B & #3 TIES @ 18" 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



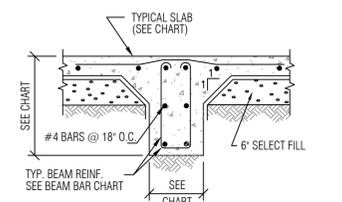
1 SECTION N.T.S.
EXTERIOR BEAM W/ BRICK LUG



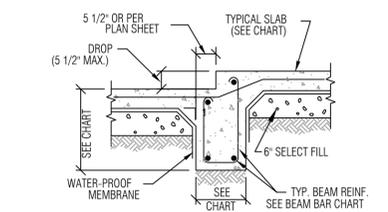
2 SECTION N.T.S.
EXTERIOR BEAM



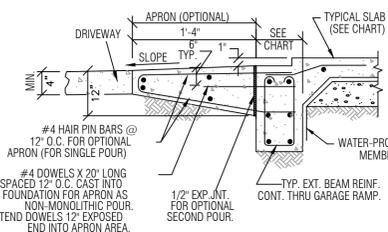
3 SECTION N.T.S.
TYP. INT. BEAM DETAIL



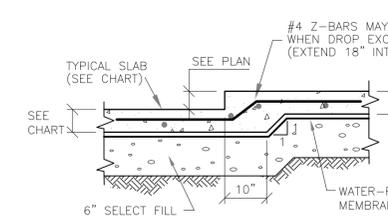
3.1 SECTION N.T.S.
TYP. INT. BEAM DETAIL



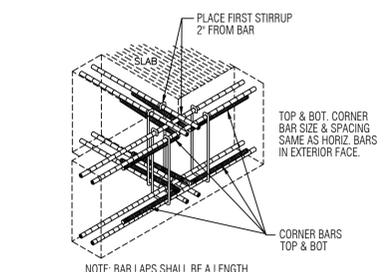
5 SECTION N.T.S.
DROPS IN BEAM AREA UP TO 5 1/2"



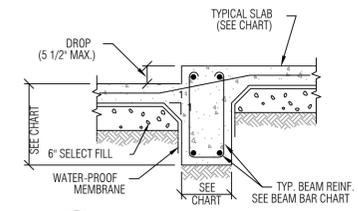
6 SECTION N.T.S.
GARAGE RAMP DETAIL



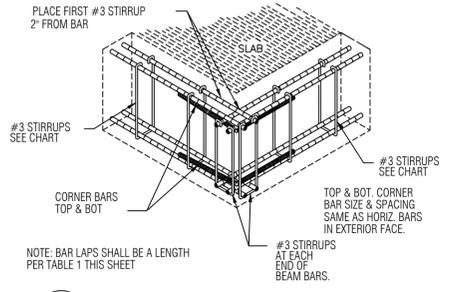
7 TYP DROP SLAB N.T.S.
FOR DROPS 5 1/2" OR LESS



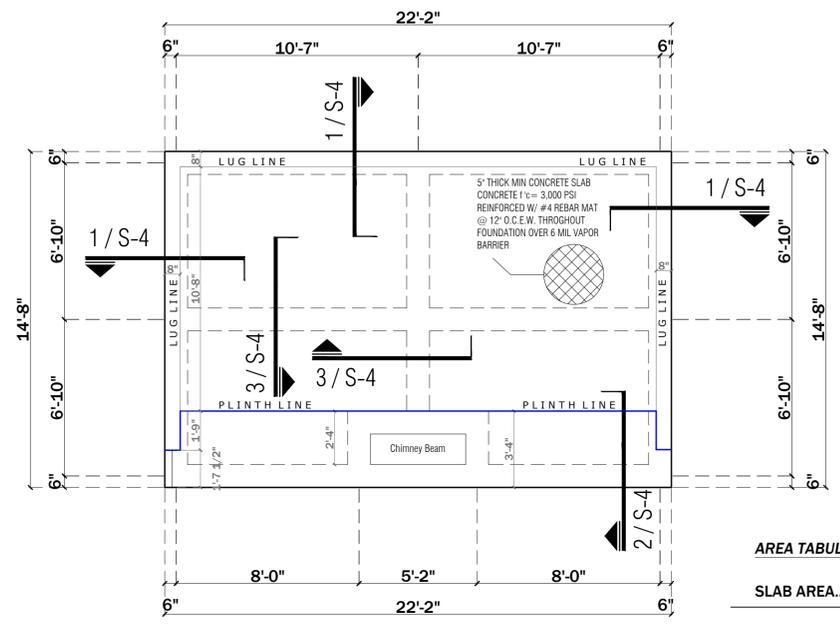
8 DETAIL N.T.S.



4 SECTION N.T.S.
DROPS 5 1/2" OR SMALLER



9 DETAIL N.T.S.



AREA TABULATION
SLAB AREA.....325.11 SQFT

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PROJECT NO.
REVISION DATE
1
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6

NOTES:
STATE OF TEXAS
CARMEN C. GROTH
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LICENSED PROFESSIONAL ENGINEER
09/25

DRAWN BY: CARLOS TREVINO
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PROJECT TYPE:
RESIDENTIAL

PATIO 325.11 SQFT

FOUNDATION PLAN

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

S-06

PLAN No:
JAN 2025

BEAM AND SLAB INFORMATION								
BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12"MIN.	36"MIN.	24"MIN.	30"MIN.	2-#5 TOP 2-#4 MID 2-#5 BOT.	#3 @16"O.C.	#3 @16"O.C.	#4 @12"O.C.	5"