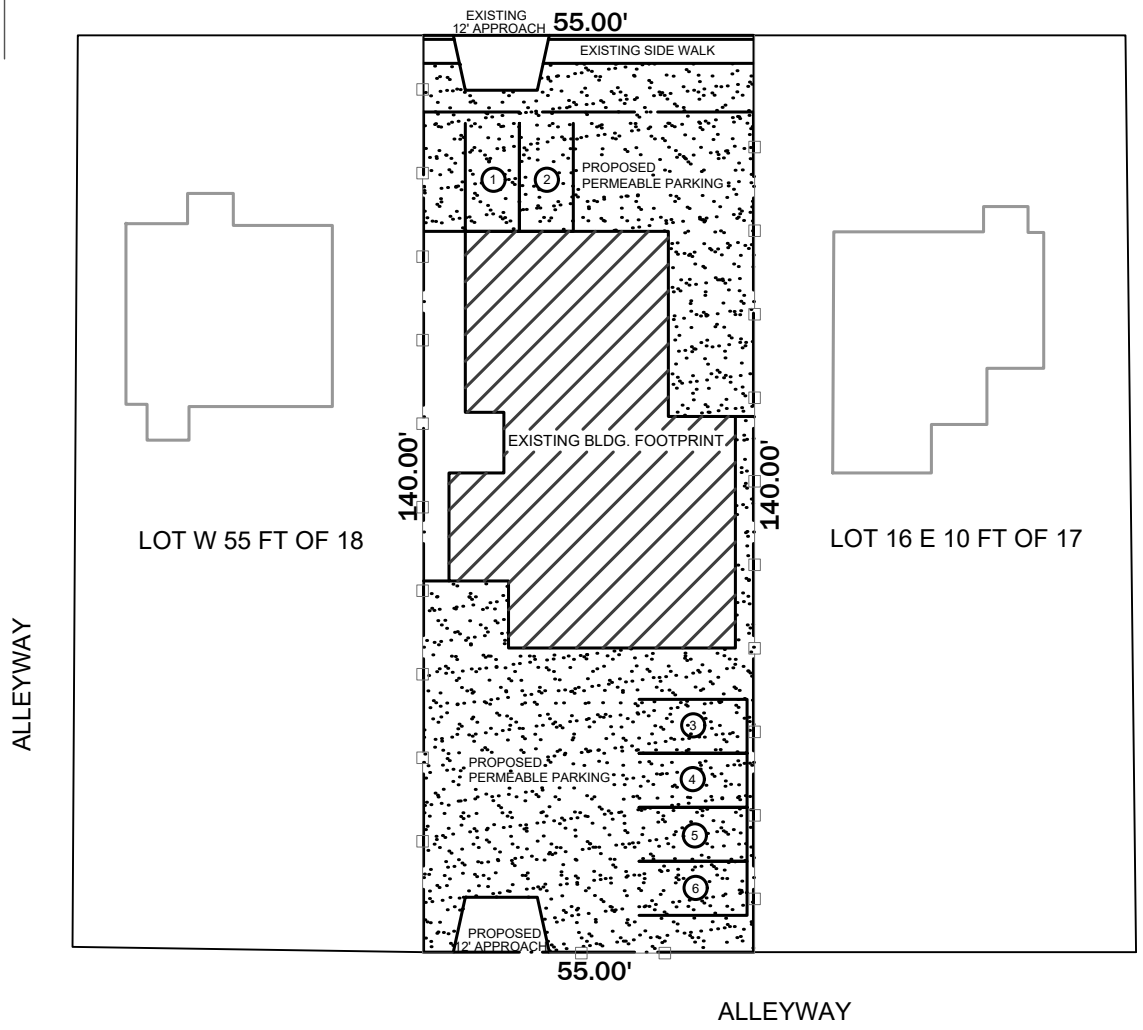
VERNE ST

"I Maria C. Fuentes , the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits



Z2022-10700049 CD

From: R-6

To: R-6 CD for four (4) dwelling units

TABULATION	
LOT	7,700 SQFT
BUILDING FOOT PRINT	2,685 SQFT
PERMEABLE PARKING	4,782 SQFT

LEGAL DESCRIPTION: NCB 9321 (618 VERNE STREET SUBD),BLOCK 21 LOT 19

ZONING: *R-6*

OWNER: *MARIANA C FUENTES*

SQFT: *7,700*

CASE No:

C:\Users\arqca\Downloads\PDF Images\609 STURGEON-S19686.png

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

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

SITE PLAN

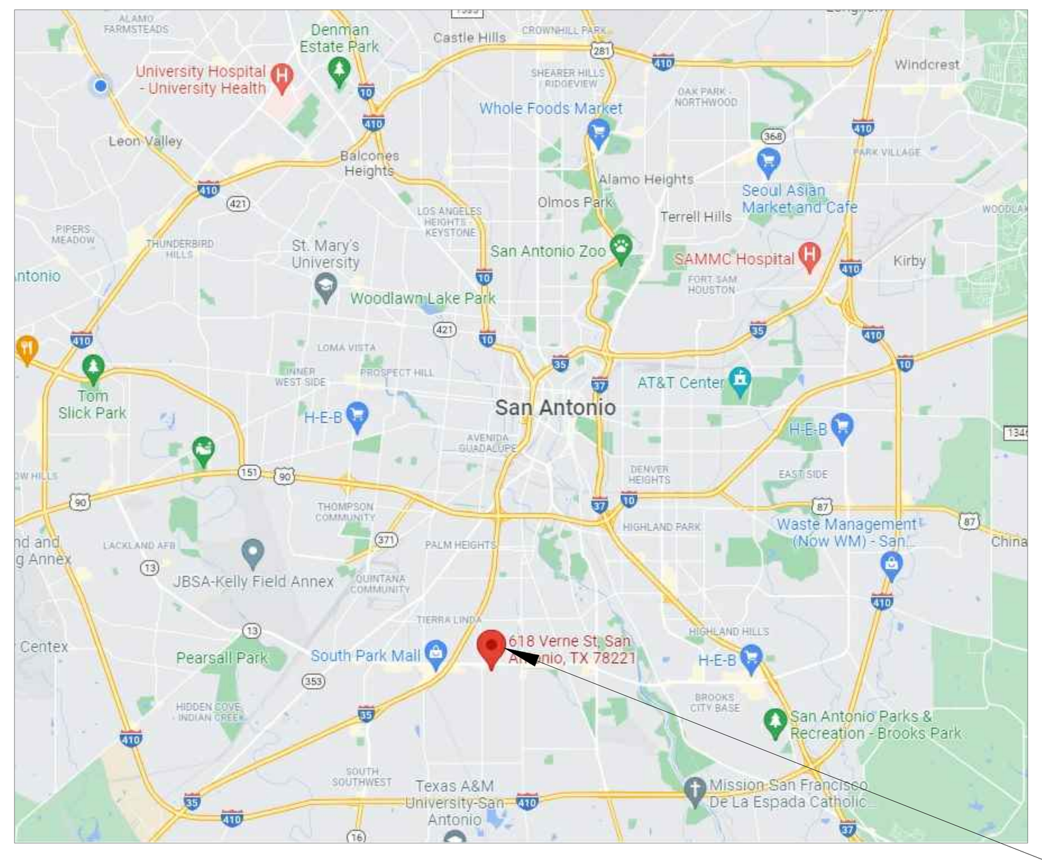
618 Verne St. San Antonio, TX. 78221

A.04

PLAN No:

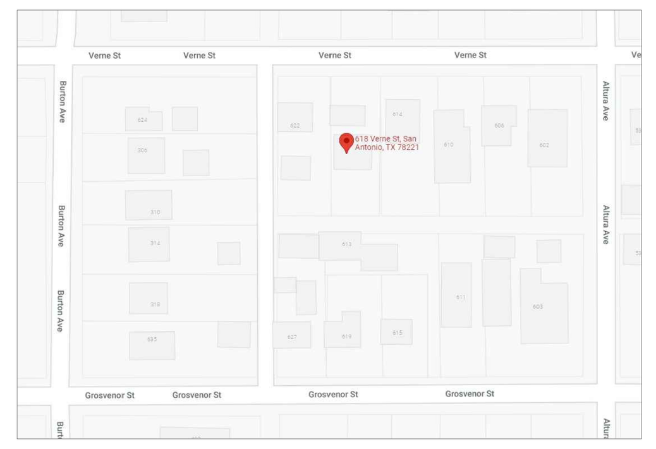
FEB 2022

LOCATION MAP



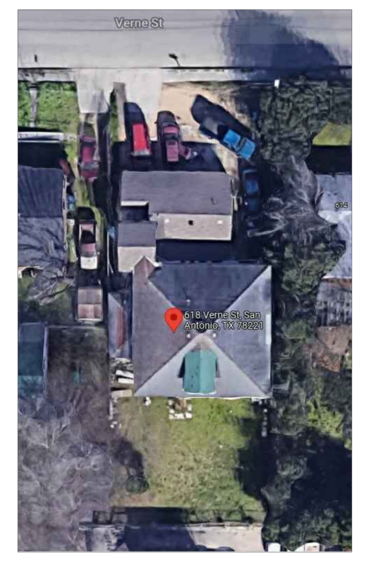
SAN ANTONIO MAP

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



STREET MAP

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



Project location
(see enlarged street map)

AERIAL MAP

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

MODEL CODE ORGANIZATIONS

ICC = The International Code Council
IAPMO = International Association of Pluming and Mechanical Officials
NFPA = National Fire Protection Association

The IRC is a prescriptive guide to residential construction. it is intended primarily for conventional wood-frame construction within prescribed height limits and areas of wind and seismic design
When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require a engineered design. Many houses will require design for certain specific portions, while the majority of the construction can be built prescriptively using the IRC. Some projects might be in wind, snow or seismic areas that require all of the structural aspects be built to the international Building Code (IBC), while the nonstructural aspects are built to the IRC.

LEGAL DESCRIPTION

NOTE:

LEGAL DESCRIPTION: NCB 9321 (618 VERNE STREET SUBD), BLK 21 LOT 19
ZONING: R-6

CODE ANALYSIS

SCOPE OF WORK:
REMODEL

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

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

AREA:
LIVING SPACE ADDITION AREA: 4,658 SQ FT
LOT AREA: 7,700 SQ FT

CONSTRUCTION TYPE:
TYPE IIA

ABBREVIATIONS

A= amps (s))ex: a15A breaker)
ABS= acrylonitrile-butadiene-styrene plastic pipe
ACCA= Air Conditioning Contractors of America
ACH=air changes per hour
AHJ=authority having jurisdiction
AMI=in accordance with manufacturer's instructions
ASCE= American Society of Civil Engineers
ASTM=American Society for Testing & Materials
AWG= American Wire Gauge
BO= building official
Btu= British thermal unit
BWL=braced wall line
BWP= braced wall panel
CATV= cable television
cfm= cubic feet per minute
CMU= concrete masonry unit
CPVC=chlorinated polyvinyl chloride plastic pipe
CSST= corrugated stainless steel tubing
cu= cubic (ex: 24cu. ft.)
Cu=copper
DFU= drainage fixture unit (s)
DW=dishwasher
DWV = drain, waste & vent
e.g = for example
EGC= equipment grounding conductor
EMT= electrical metallic tubing
ex= example
FLR=flood level rim
FAU= forced air unit (central furnace)
ft (after number)= foot. feet (ex: 5ft)
FVIR= flammable vapor ignition resistant
galv= galvanized
GB= gypsum board
GEC= grounding electrode conductor
ICF = insulating concrete forms
IMC = intermediate metal conduit
in (after number) = inch
IS = IAMPO installation standard
kw = kilowatt
L&L = listed and labeled
lav = lavatory (sink)
lb = poud
LFMC= liquidtight flexible metal conduit
LFNC = liquidtight flexible nonmetallic conduit
LL= lot line dividing one lot from another or from a street
manu = manufacturer
max = maximum
min = minimum
mph = miles per hour
n/a = not applicable
NM = nonmetallic sheathed cable
O.C. = on center
PEX = cross linked polyethylene plastic pipe (water pipe)
psf = pounds per square foot
psi = pound per square inch
psig = pounds per square inch gage
PT = preservative treated (wood)
PVC = polyvinyl chloride plastic water pipe or electrical conduit
recep = receptacle outlet (electrical)
RMC = rigid metal conduit
SDC = Seismic Design Category
SE = service entrance

SYMBOLS

DOOR SYMBOL	
WINDOW TYPE	
HEIGHT KEY	0'-0" TO STRUCTURE
ROOM NAME	R - ( )
CEILING HEIGHT	0' - 0"
ROOF PITCH	4 - 12
REVISION CLOUD	X-X
SLOPE DIRECTION	
GRADE DROP MARKER	1-1/2" DROP

GENERAL INFORMATION

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

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

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

4.- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

5.- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

6.- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.

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

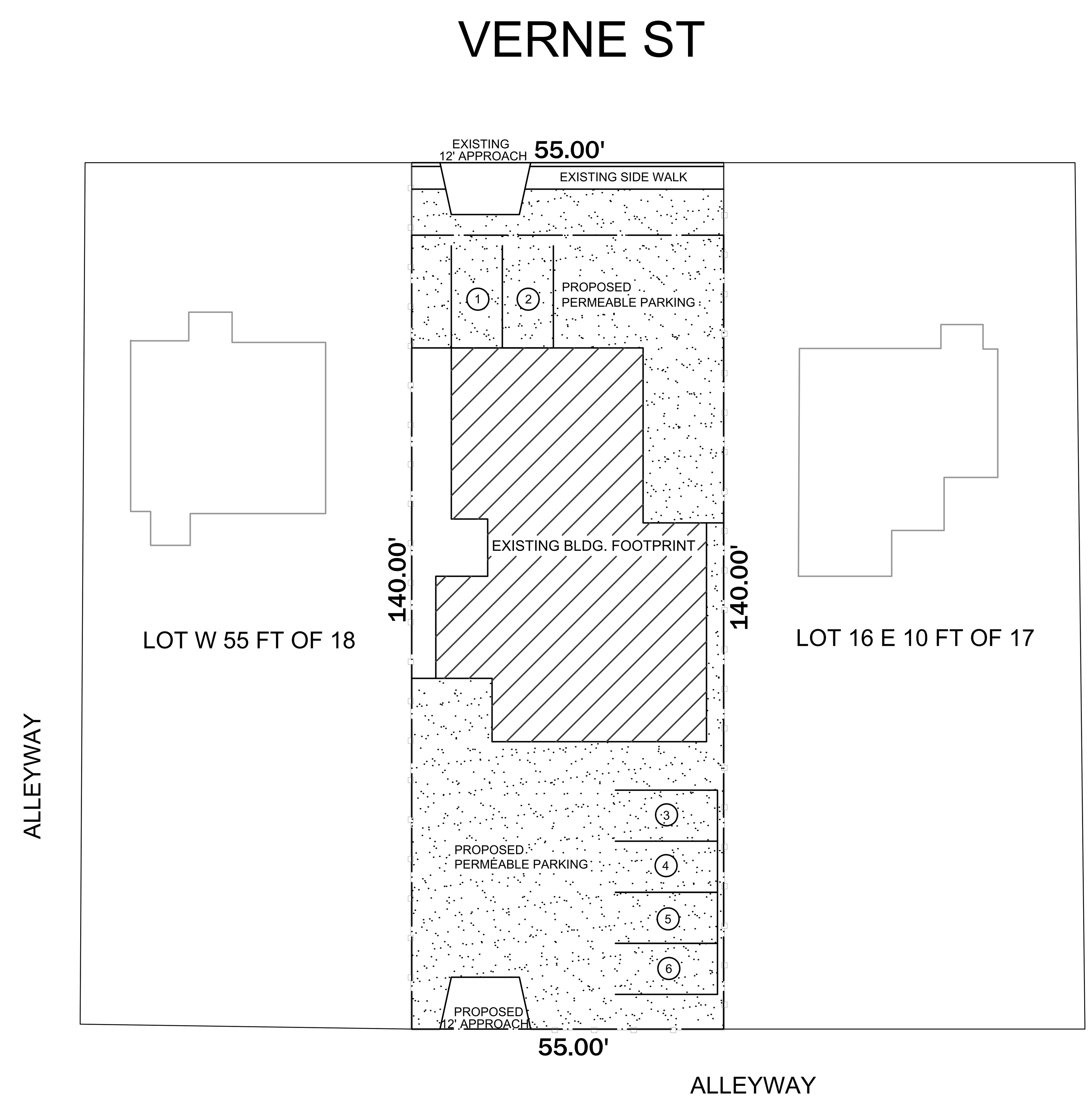
8.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

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

INDEX

SITE PLAN LEGEND

PROPERTY LINE
SETBACK LINE
BUILDING EDGE LINE
EXISTING FENCE



A-001
SITE PLAN
Scale: 1/16"=1'-0"

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

PROJECT
618 VERNE ST.
San Antonio, TX. 78221

DATE: 02/16/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE ADDITION AREA: 627.5 SQ FT
GARAGE ADDITION AREA: 627.5 SQ FT

SITE PLAN

SCALE: INDICATED

A.001

PLAN No:

DEC 2021

AIR BARRIER

Thermal Envelope

TABLE R402.4.1.1
AIR BARRIER and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim Joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

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

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
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12. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
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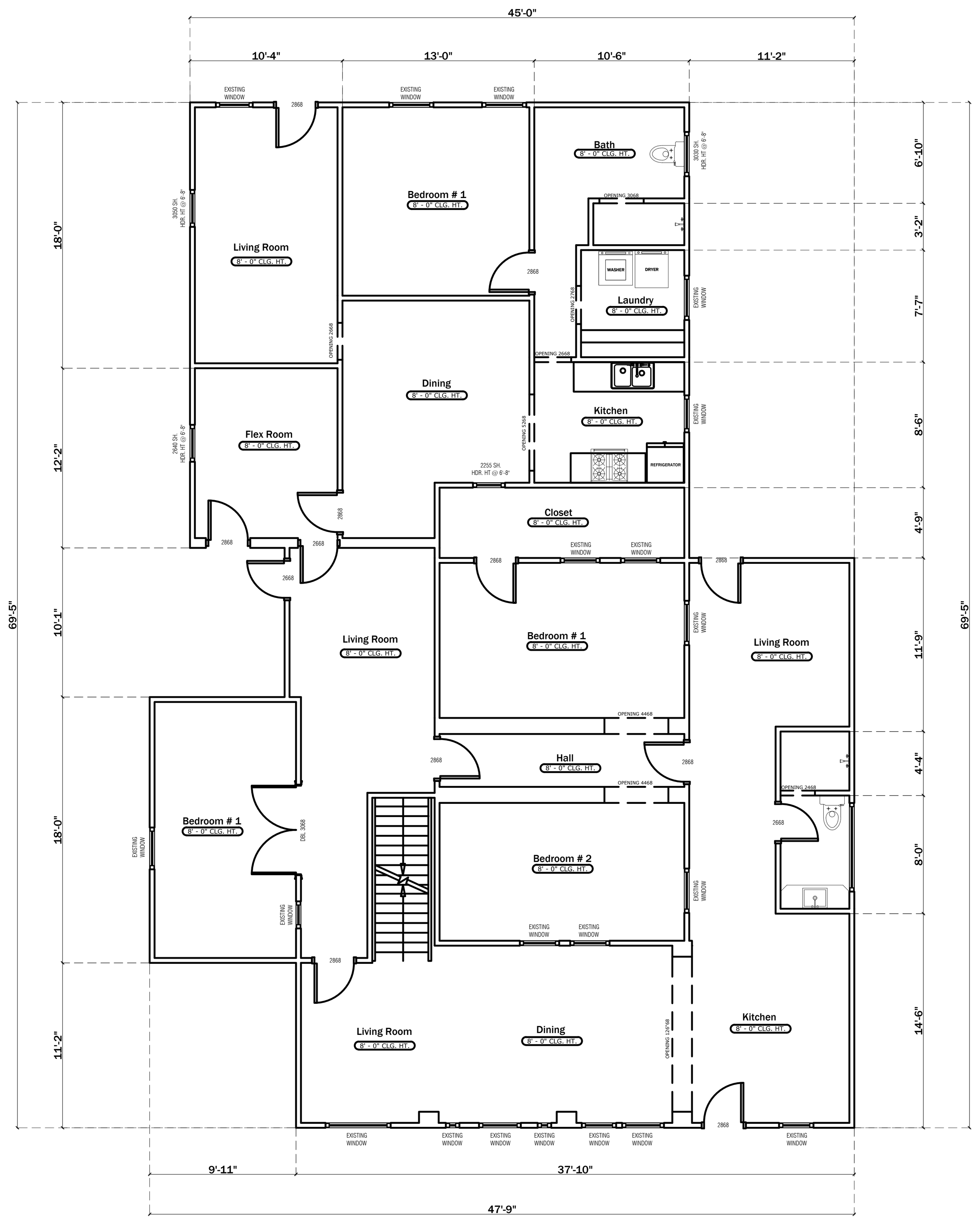

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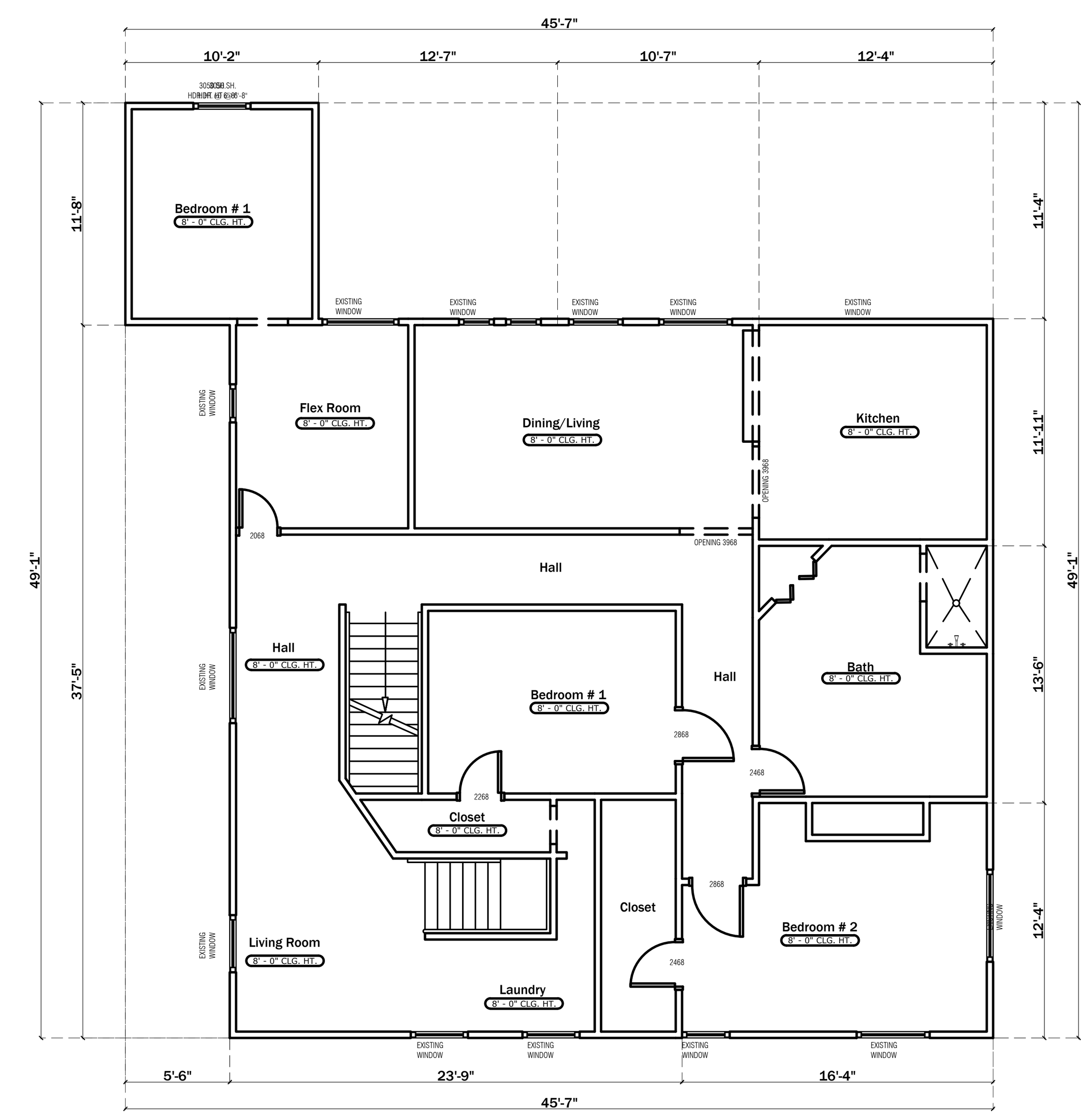

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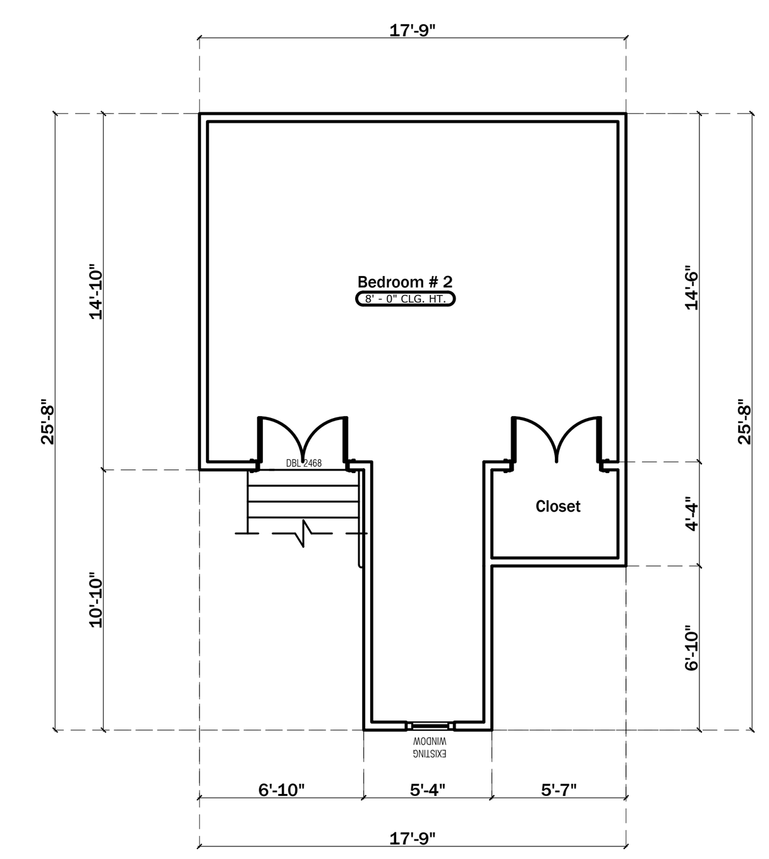
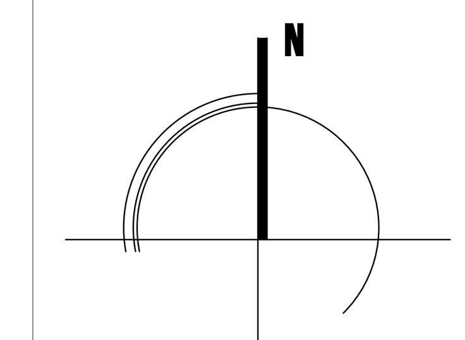


THIRD FLOOR

A-002

EXISTING FLOOR PLAN

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



PROJECTA ENGINEERING, PLLC
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cgroth@projectaengineering.com

PROJECT

618 VERNE ST.

San Antonio, TX. 78221

DATE: 02/16/2022

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

EXISTING FLOOR PLAN

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

A.002

PLAN No:

FEB 2022

AIR BARRIER

Thermal Envelope

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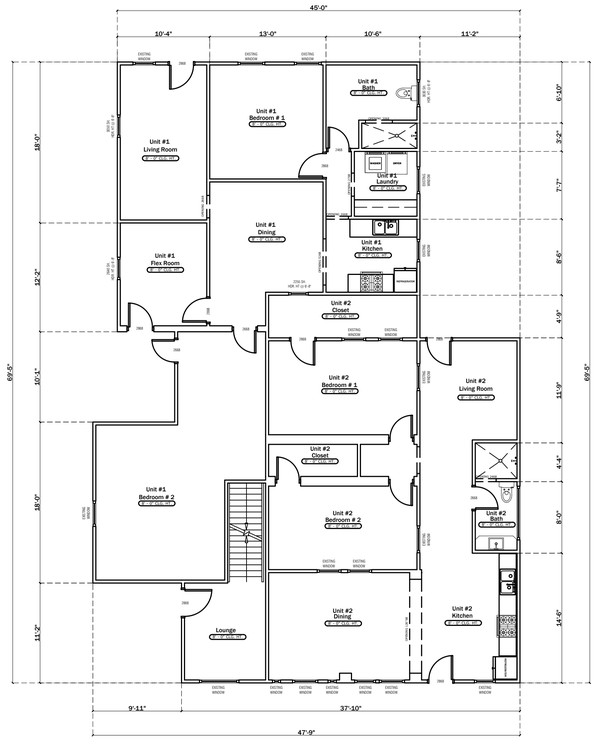
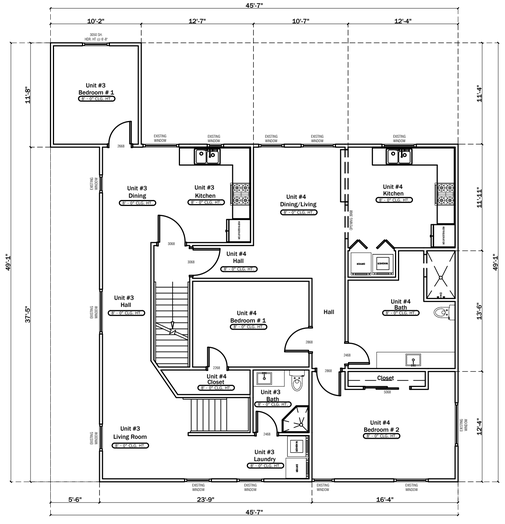
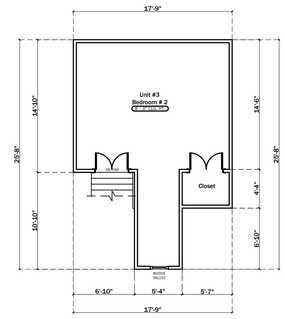


FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

A-003

PROPOSED FLOOR PLAN

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

PROJECTA ENGINEERING, PLLC
CARMEN C GROTH, P.E., PMP
PHONE: (210) 380-0660
cgroth@projectaengineering.com

PROJECT

618 VERNE ST.

San Antonio, TX. 78221

DATE: 02/16/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

PROPOSED FLOOR PLAN

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

A.003

PLAN No:

FEB 2022

1.- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SPF.
2.- SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3.- ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END
4.- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS
5.- EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE
6.- ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.

TALL WALL NOTES:

DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2018

2. DESIGN LOADS

DEAD LOADS
ROOF 10 PSF - COMPOSITION SHINGLE
LIVE LOADS
ROOF 20 PSF
CEILING JOIST 10 PSF
3. SNOW LOAD: 5 PSF
4. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II
1.0 EXPOSURE "B"
5. SEISMIC: SEISMIC CATEGORY "A"

ROUGH CARPENTRY NOTES

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

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

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

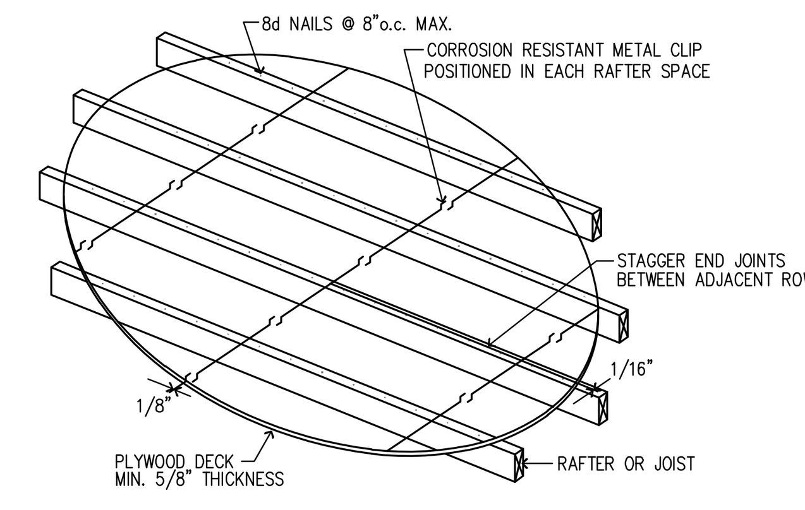
CONSTRUCTION NOTES:

1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
2.ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
4. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDING AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOUSE; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% BE SUBJECT TO DENSITY TESTING.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

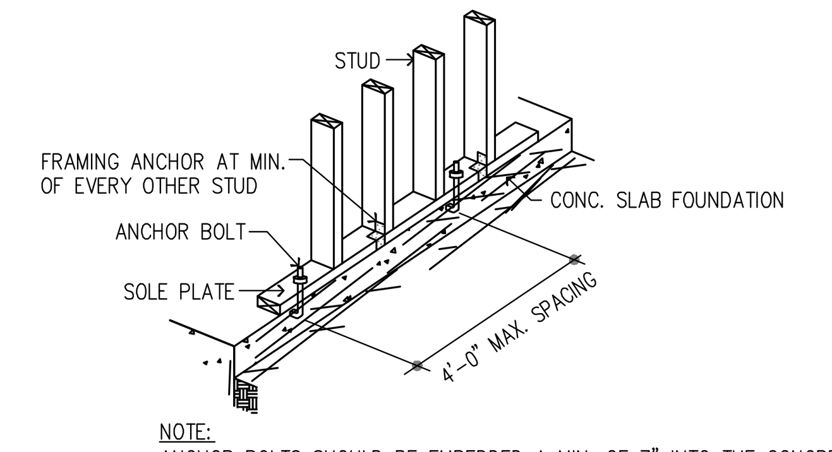
2018 IRC (International Residential Code)TABLE R802.5.1 (1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

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

a. Span exceeds 26 feet in length

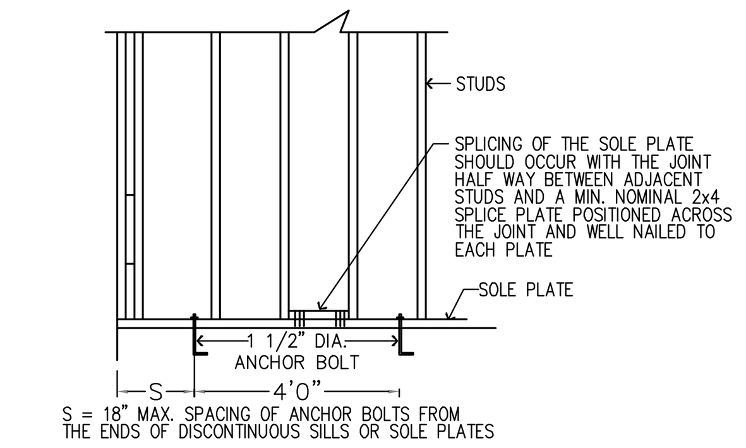


D-04 N.T.S. SOLID PLYWOOD SHEATHING



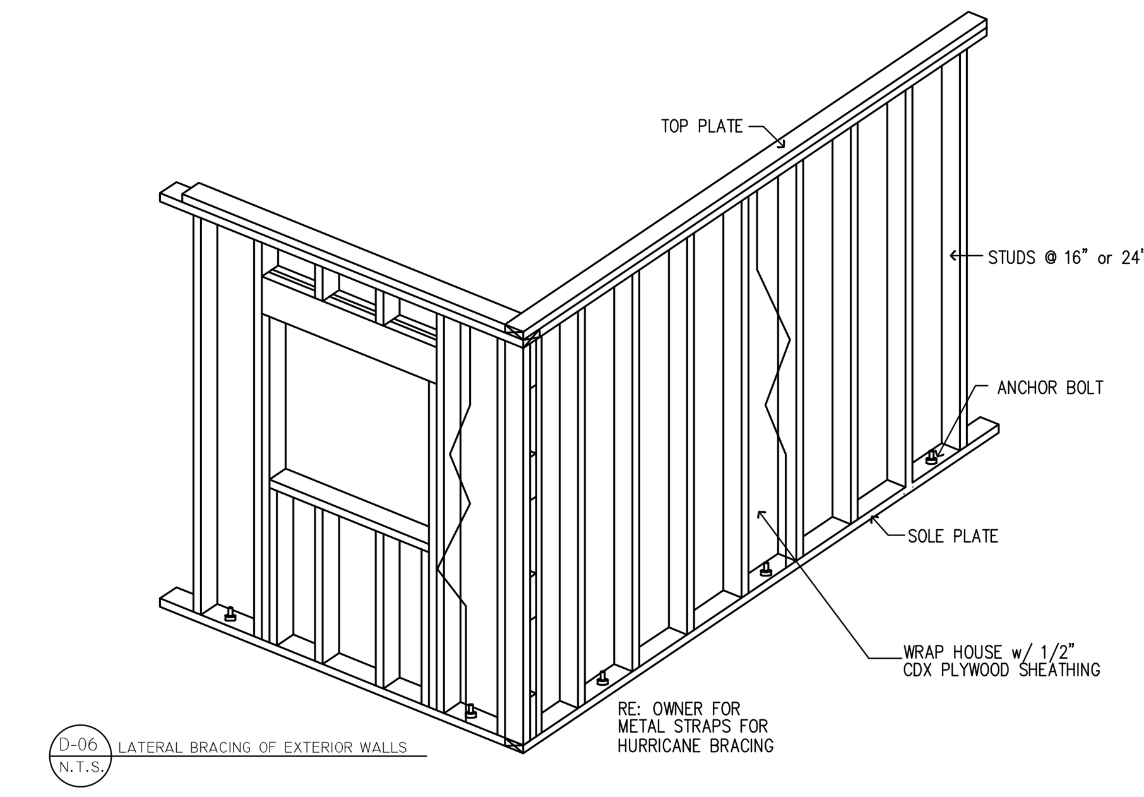
NOTE:
ANCHOR BOLTS SHOULD BE EMBEDDED A MIN. OF 7" INTO THE CONCRETE AND SHOULD HAVE PROPER SIZE WASHERS UNDER THE NUTS

D-03 N.T.S. ANCHOR SILL PLATE TO FOUNDATION

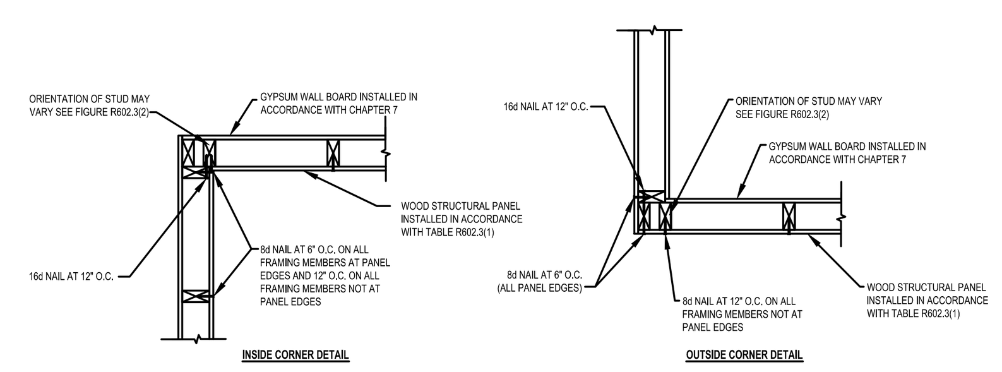


S = 18" MAX. SPACING OF ANCHOR BOLTS FROM THE ENDS OF DISCONTINUOUS SILLS OR SOLE PLATES

D-05 N.T.S. SPLICING OF SILLS OR SOLE PLATES



D-06 N.T.S. LATERAL BRACING OF EXTERIOR WALLS



D-07 N.T.S. CONTINUOUSLY SHEATHED CORNER FRAMING (CS-WSP) DETAIL

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

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-92)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. STUDS TO BE 2X4's @16" O.C. #2 SYP BLOCKING AT MID SPANS FOR WALLS GREATER THAN 9' HIGH.
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END. AND AT 25' MAX SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL BEAMS, JOIST, RAFTERS AND HEADERS TO BE #2 YSP

ROOF FRAMING:

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

HEADERS SCHEDULE AS FOLLOWS

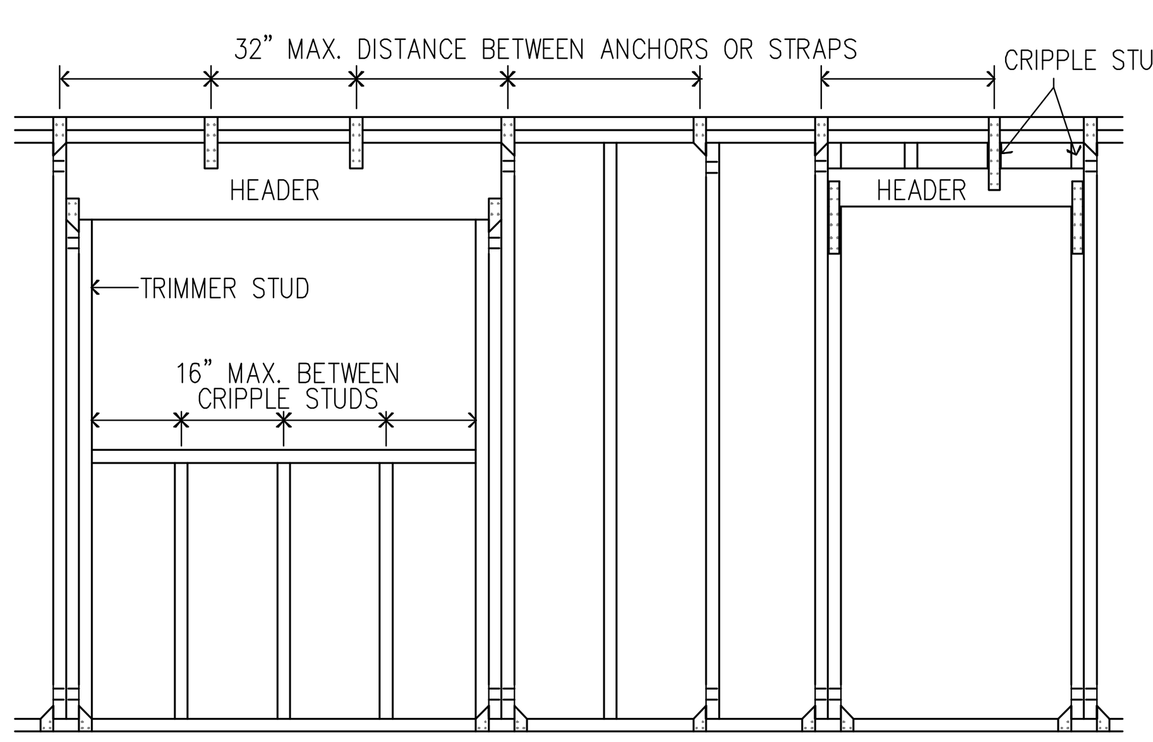
1. (2-2X12's WITH 7/16"O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

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

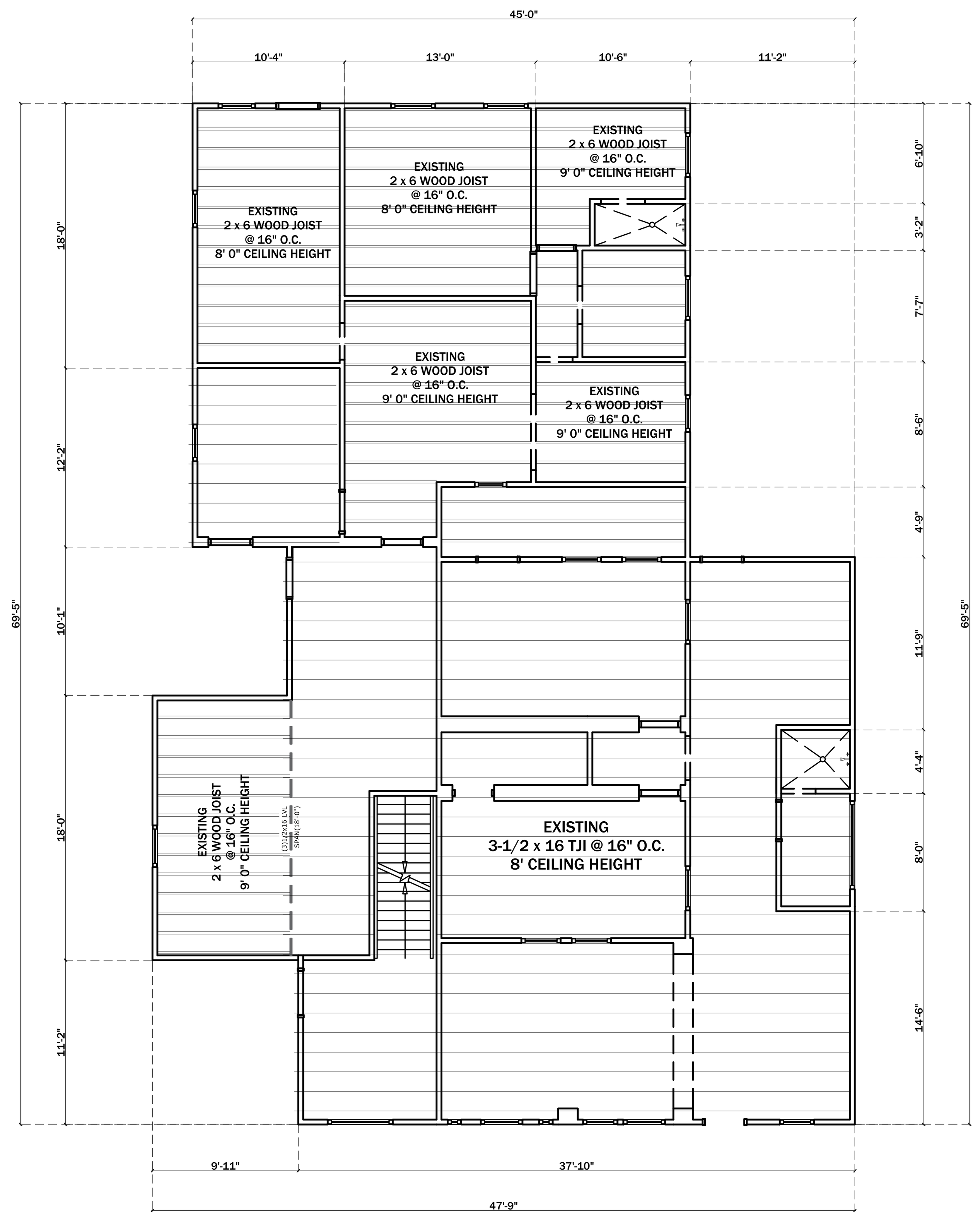
2. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
3. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
4. ALL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

ADDITIONAL FRAMING NOTES:

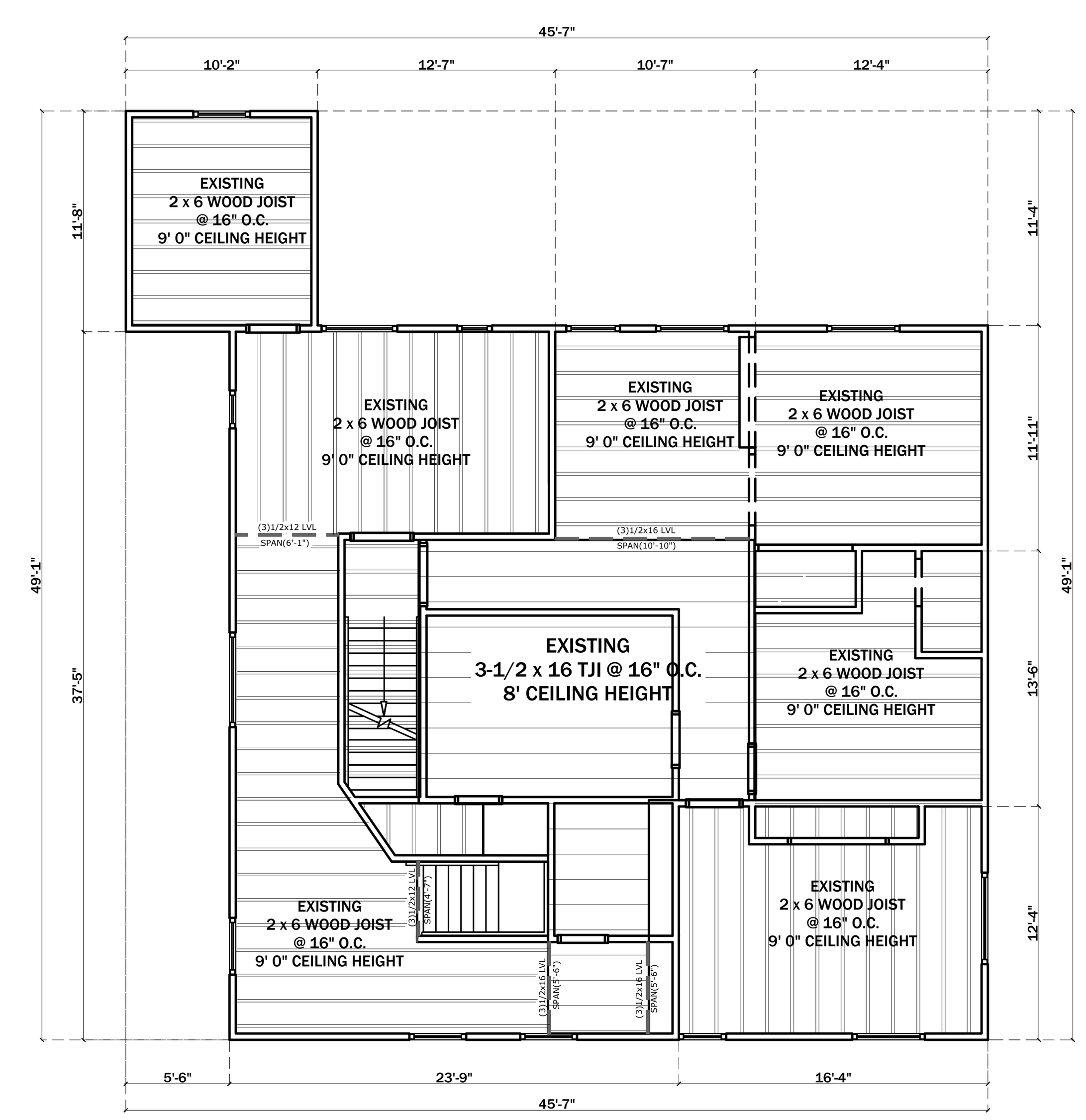
1. Framing contractor to install temporary wind bracing while main structure frame is being constructed
2. Contractor to use 2" x 6" strong-backs for roof rafter purlins, set a top load bearing walls beneath
3. Contractor to install 2" x 6" wall blocking @ upper kitchen cabinet areas



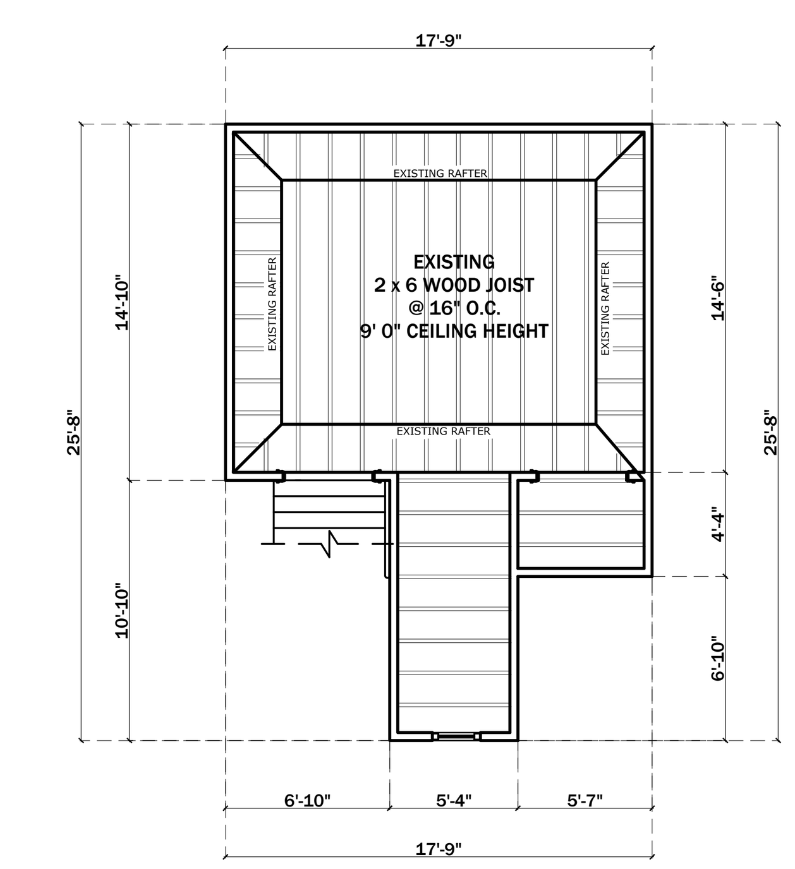
D-08 N.T.S. ANCHORAGE OF HEADERS



FIRST FLOOR

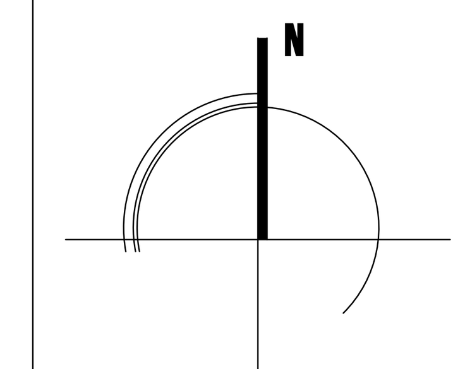


SECOND FLOOR



THIRD FLOOR

S-001 FRAMING PLAN
Scale: 1/8"=1'-0"



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

PROJECT
618
VERNE ST.

San Antonio, TX. 78221

DATE: 02/16/2022
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

FRAMING PLAN

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

S.001

PLAN No:

FEB 2022

618 VERNE ST

February 16, 2022

User drawn lines

CoSA Addresses

Community Service Centers

Pre-K Sites

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

Bexar CAD

Property Search > 1149804 FUENTES MARINA C for Year 2022

Tax Year: 2022 - Values not available

Property

Account

Property ID:	1149804	Legal Description:	NCB 9321 (618 VERNE STREET SUBD), BLOCK 21 LOT 19
Geographic ID:	09321-021-0191	Zoning:	R-6
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	618 VERNE ST SAN ANTONIO, TX 78221	Mapsco:	650C7
Neighborhood:	HARLANDALE SW	Map ID:	
Neighborhood CD:	95307		

Owner

Name:	FUENTES MARINA C	Owner ID:	2643785
Mailing Address:	618 VERNE ST SAN ANTONIO, TX 78221-1552	% Ownership:	100.0000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: FUENTES MARINA C
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	N/A	N/A	N/A	N/A
08	SA RIVER AUTH	N/A	N/A	N/A	N/A
09	ALAMO COM COLLEGE	N/A	N/A	N/A	N/A
10	UNIV HEALTH SYSTEM	N/A	N/A	N/A	N/A
11	BEXAR COUNTY	N/A	N/A	N/A	N/A
21	CITY OF SAN ANTONIO	N/A	N/A	N/A	N/A
53	HARLANDALE ISD	N/A	N/A	N/A	N/A
CAD	BEXAR APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: Residential **State Code:** A1 **Living Area:** 1072.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - AB		1945	991.0
LA2	Living Area 2nd Level	F - AB		1945	81.0

Improvement #2: Residential **State Code:** A1 **Living Area:** 3040.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	A - HP		2004	494.0
LA2	Living Area 2nd Level	A - HP		2004	1520.0
LA1	Additional Living Area	A - HP		2004	1026.0
UTL	Attached Utility	A - NO		2004	81.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	0.1768	7700.00	55.00	140.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	$238,410	$32,190	0	270,600	$8,064	$262,536
2020	$242,970	$24,640	0	267,610	$6,844	$260,766
2019	$230,150	$19,330	0	249,480	$3,989	$245,491
2018	$192,680	$19,330	0	212,010	$2,239	$209,771

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/4/2010	PLAT	Recorded Plat			9614	0134	20100098321

2022 data current as of Feb 15 2022 1:28AM.
2021 and prior year data current as of Feb 4 2022 6:58AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.33 Database last updated on: 2/15/2022 1:28 AM