

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

**HDRC CASE NO:** 2023-341  
**ADDRESS:** 211 WICKES  
**LEGAL DESCRIPTION:** NCB 938 BLK 1 LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Elaine Lutton/Lutton Properties LLC  
**OWNER:** LUTTON PROPERTIES LLC  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** July 13, 2023  
**60-DAY REVIEW:** September 11, 2023  
**CASE MANAGER:** Claudia Espinosa

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 653-square-foot rear addition

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

## A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## FINDINGS:

- a. The primary structure located at 211 Wickes is a 1-story, single-family residential structure constructed circa 1910 and it first appears on the 1912 Sanborn maps. The structure is vernacular in style and features a hip composition shingle roof with a full-width front porch with square columns, wood lap and board and batten siding, two brick chimneys that mirror each other on either side of the structure, and four-over-four windows with window screens. The structure is contributing to the King William Historic District. The applicant is proposing to construct an addition at the rear of the property. The existing windows will be retained and used on the rear enclosure to maintain the fenestration openings. The applicant has proposed to use board and batten siding to match the existing siding.
- b. **LOT COVERAGE** – The applicant has proposed to construct an approximately 653-square-foot, rear addition to the west (rear) of the property. According to the Historic Design Guidelines, the building footprint

- for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building-to-lot ratio. A building footprint should respond to the size of the lot. Staff finds that the size of the proposed addition is generally appropriate.
- c. **MASSING AND FOOTPRINT** – The existing primary structure is a single-family structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that the building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimized. Staff finds the proposal generally appropriate.
- d. **ROOF** – The applicant has proposed to elongate the existing shed roof on the rear porch enclosure. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the applicant should propose a roofline that will be a complimentary of the existing roofline such as a hip roof from.
- e. **ROOF MATERIAL** – The applicant has proposed to install a standing seam metal roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched in terms of form and materials. Staff finds the proposal consistent with the Guidelines.
- f. **REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the reuse of four (4) existing four-over-four sashed wood windows on the rear addition. There are currently no windows on the south (left) elevation where the addition is proposed. According to Guideline Additions3.C.i., salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal generally consistent with the guidelines.
- g. **NEW WINDOWS: SIZE AND PROPORTION** – The applicant has proposed to install windows with traditional proportions on the north (right) and west (rear) elevations. The applicant has proposed to install two salvaged windows on the north (right), two salvaged ganged windows and a one over one window on the west (rear) elevation, and no windows on the south (left) elevation. New windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal appropriate, however, the applicant should explore adding one window on the left elevation.
- h. **ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Per the elevation drawings, the south (left) elevation does not have a window pattern. Staff finds the proposed fenestration pattern generally appropriate, however, the applicant should explore adding one window on the left elevation.
- i. **MATERIALS: WINDOWS AND DOORS**: The applicant has proposed to retain the existing windows and doors for reuse on the rear addition. Per the Guidelines for Additions, 3.C.i, salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds this request to be consistent with the guidelines.
- j. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install board and batten siding to match the existing material on the primary structure. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds this request to be consistent with the guidelines.
- k. **ADDITION: ARCHITECTURAL DETAILS** – The applicant has proposed to construct a rear addition. Guideline 4.A.ii for Additions states that additions should 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. The applicant has proposed fascia that is not symmetrical to the structure on the rear addition. Staff finds the applicant should

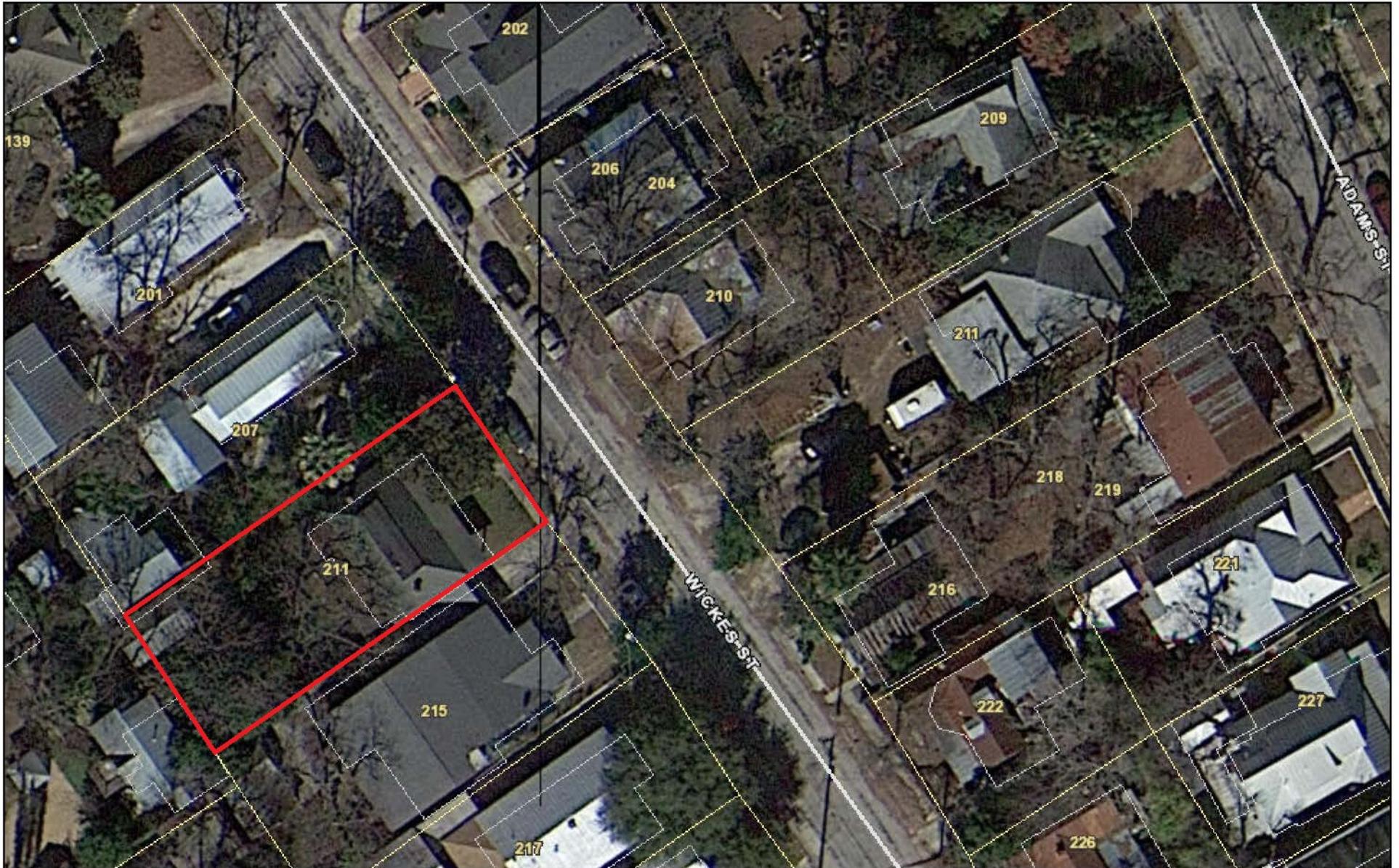
explore a hip roof and align the fascia on the rear addition consistent with the primary structure to provide symmetry to the structure.

**RECOMMENDATION:**

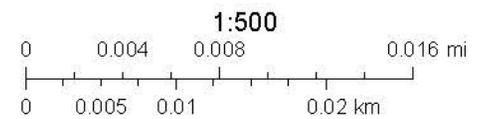
Staff recommends approval based on findings b through k with the following stipulations:

- i. That the south (left) elevation have a window introduced into that portion of the addition base on finding g, and that the applicant submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant modifies the roof form to a form that is more complementary to the structure based on finding d and k, and that the applicant submits updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That the applicant explore a hip roof and align the fascia on the rear addition consistent with the primary structure to provide symmetry to the structure.

# City of San Antonio One Stop



September 1, 2023





211

211

Property of  
City of San Antonio



City of

AN ANTONIO

Property of  
City of San Antonio









211

58276323

FLS 41022

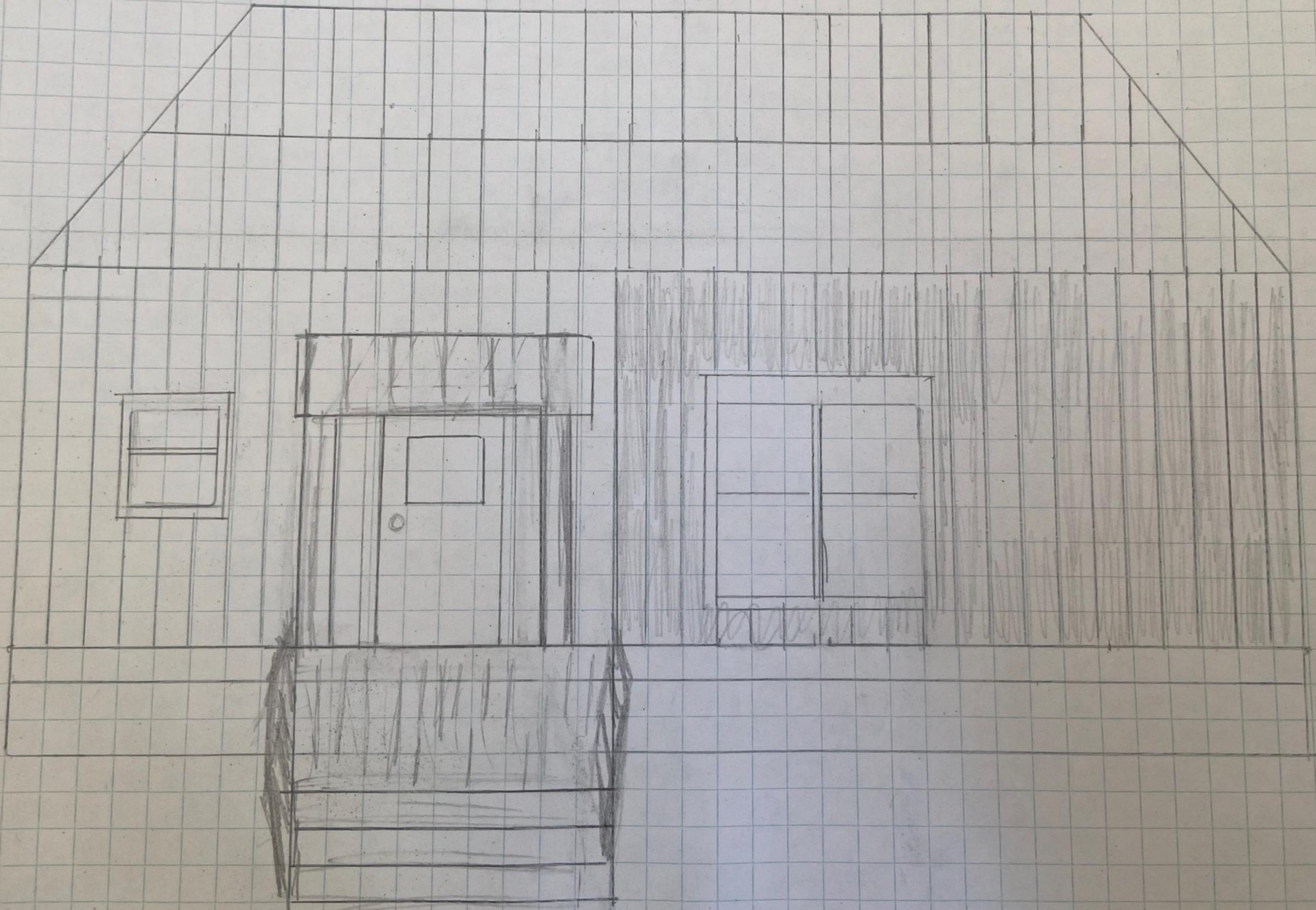




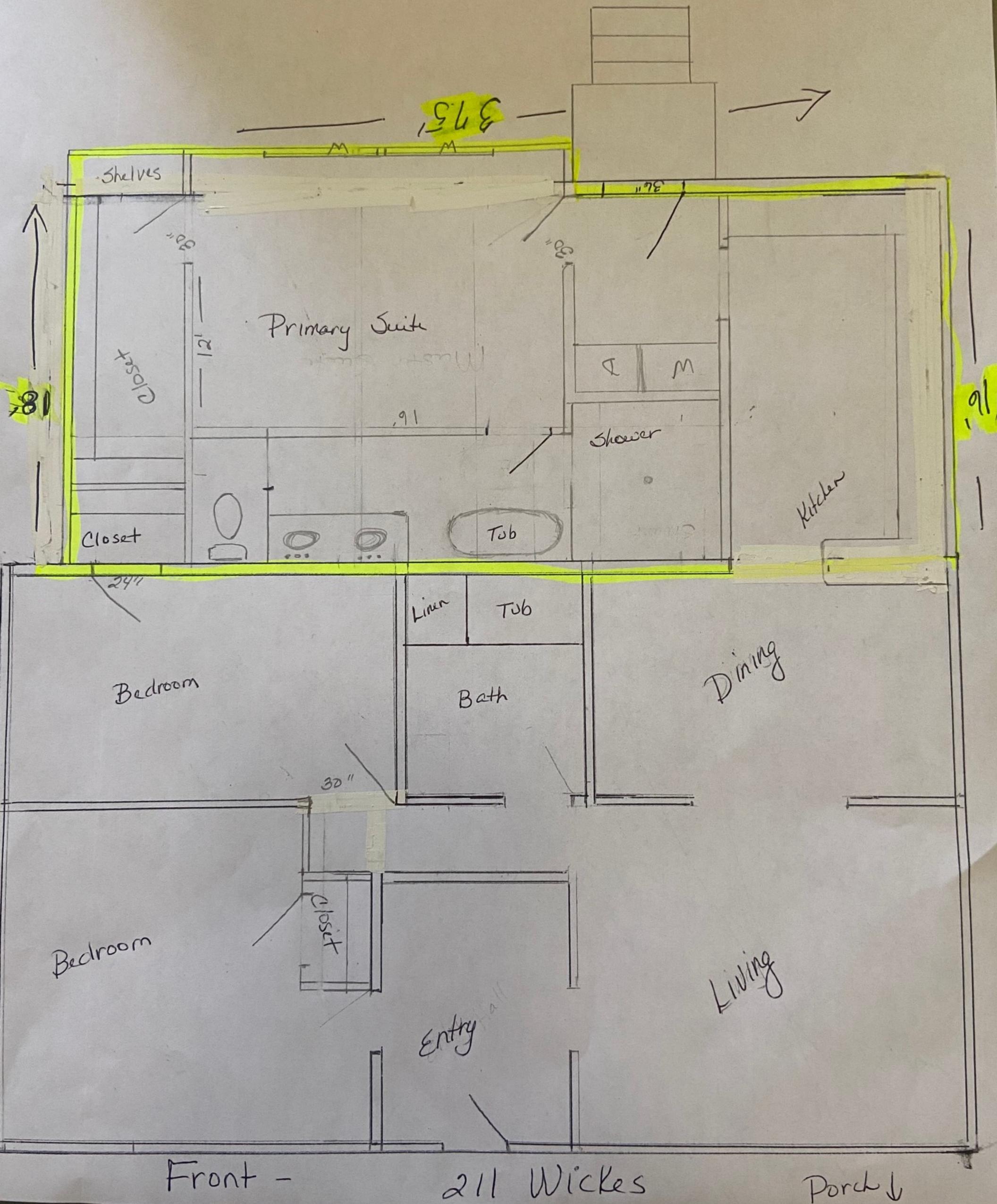


New Rear View  
Addition

211 Wickes St



37' across rear



211 Wickes St, San Antonio, TX. 78210  
Specification of Materials

Engineer's plans to be followed for materials and design. There are in process now, and she will be involved throughout the job.

Pier and beam concrete footings, 18" x 2' deep

Floor beams and framing as described by engineer

Exterior cement board and batten to match existing

Standing seam metal roof, meeting historical required standards

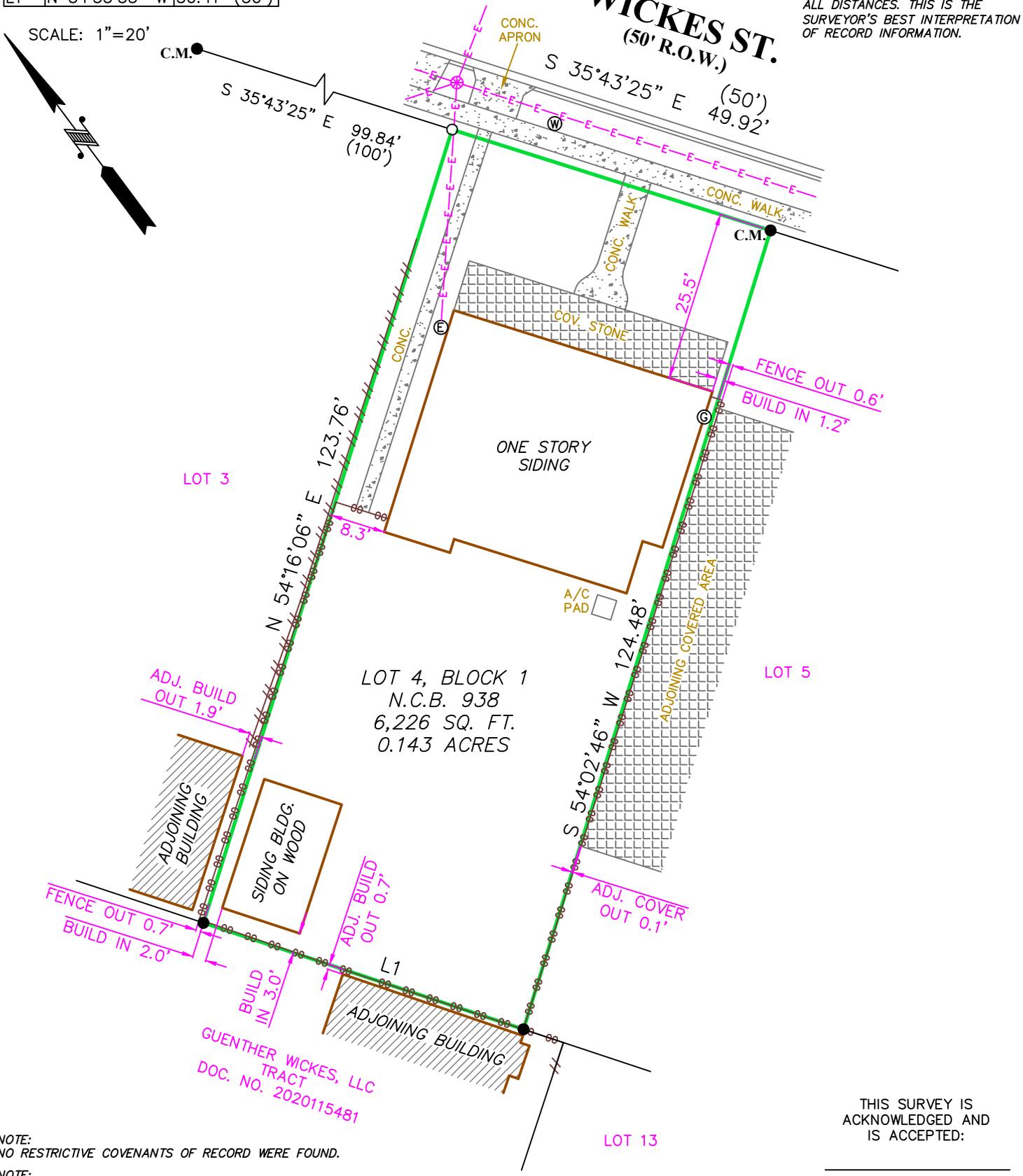
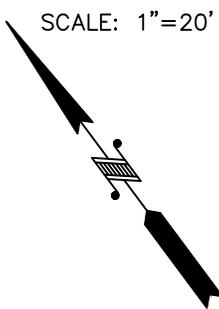
Treated pine flooring on 8x10' rear porch with pine painted handrails

Four original windows will be removed from interior of house leading to the current screen porch, and used in this addition

Interior floors will be tile and hard wood, with sheetrock walls.

LINE	BEARING	DISTANCE
L1	N 34°53'55" W	50.41' (50')

NOTE:  
THE ORIGINAL MAP OR PLAT OF RECORD IS WITHOUT BEARINGS AND ALL DISTANCES. THIS IS THE SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.



NOTE:  
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:  
BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

THIS SURVEY IS  
ACKNOWLEDGED AND  
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 9/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portal>.



Property Address:  
211 WICKES ST.

Property Description:

LOT 4, BLOCK 1, NEW CITY BLOCK 938, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN THE DEED RECORDED IN VOLUME 4077, PAGE 125, DEED RECORDS, BEXAR COUNTY, TEXAS.

Owner:  
LUTTON PROPERTIES, LLC

FIRM REGISTRATION NO.  
1011700

**Westar Alamo**  
LAND SURVEYORS, LLC.  
P.O. BOX 1645 BOERNE, TEXAS 78006  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FOUND 1/2" IRON ROD
  - = SET 1/2" IRON ROD CAPPED WALS
  - ( ) = RECORD INFORMATION
  - C.M. = RECORD DIGNITY MONUMENT
  - ⊕ = POWER POLE
  - ⊖ = OVERHEAD ELECTRIC
  - ⊙ = WATER METER
  - ⊕ = GAS METER
  - ⊖ = ELECTRIC METER
  - ⊘ = WOOD FENCE
  - ⊘ = CHAIN LINK FENCE



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

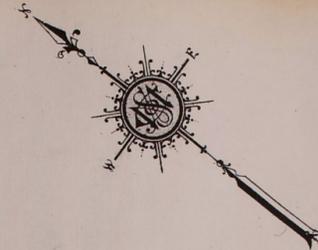
*Mark J. Ewald*  
MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

DWG: TW RVD: CC



361

358



352

WICKES

FORCKE ST.

MACADAMIZED

937

938

STIEREN

E. GUENTHER

MACADAMIZED

S. ALAMO

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CROFTON

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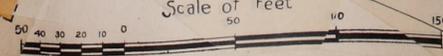
San Antonio River

941

380

380

Scale of Feet



Original located at San Antonio Public Library Special Collections



Original located at the Dolph Briscoe Center for American History, University of Texas at Austin



THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5708 SOUTH WOODLAND AVENUE  
CHICAGO, ILLINOIS 60637  
TEL: 773-936-3700  
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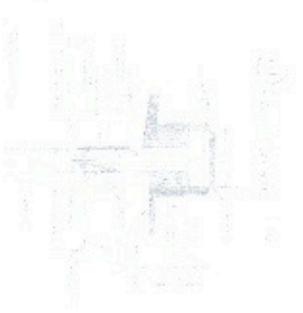
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MA. S. LIGONAVELE ENGINEERING CONSULTANTS

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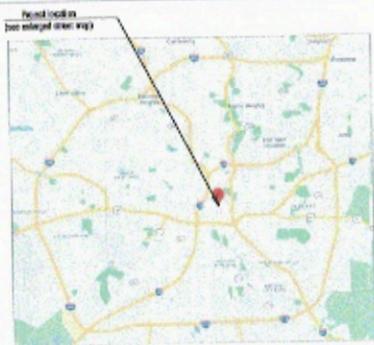








### LOCATION MAP



SAN ANTONIO MAP



STREET MAP

Source: Mapbox, Google, OpenStreetMap



AERIAL MAP

File Date: Jun 2022

### MODEL CODE ORGANIZATIONS

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

The IPC 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 IPC, those aspects require an engineered design. Many houses will require design for certain specific portions.

While the majority of the construction can be built prescriptively using the IPC, 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 IPC.

### LEGAL DESCRIPTION

NOTE:  
LEGAL DESCRIPTION: NORTH 3 1/4 LOT 4  
20850

### CODE ANALYSIS

SCOPE OF WORK:  
Shales and Water between 4000 or distance south or 500' east

GOVERNING CODES  
ALL WORKS SHALL BE A COMPLIANCE AND NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING, AN ANNOTATED FEDERAL, STATE, MUNICIPAL, CODE, LAWS AND ORDINANCES THAT APPLY:  
BUILDING - 2021 INTERNATIONAL RESIDENTIAL CODE AMENDMENTS  
MECHANICAL - 2021 INTERNATIONAL MECHANICAL CODE AMENDMENTS  
ELECTRICAL - 2021 NATIONAL ELECTRICAL CODE AMENDMENTS

AREA:  
EXISTING LIVING SPACE AREA 1,072.18 SQ FT  
NEW TOTAL LIVING SPACE AREA 1,080.70 SQ FT  
LOT AREA 5,363.00 SQ FT

### CONSTRUCTION TYPE

TYPE 4D

### ABBREVIATIONS

- A = amper (sq) (ok at 6A breaker)
- ABS = acrylonitrile-butadiene-styrene plastic pipe
- ACCA = Air Conditioning Contractors of America
- ACH = air changes per hour
- AHU = 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
- cw = cubic (ex: 24cu ft)
- Cu = copper
- DFU = drainage fixture unit (d)
- DW = dishwasher

- DWV = drain, waste & vent
- e.g. = for example
- EGC = equipment grounding conductor
- EMT = electrical metallic tubing
- ex = exterior
- FLR = flood level rim
- FNU = forced air unit (central furnace)
- ft (after number) = foot, feet (ex: 5')
- PVR = flammable vapor (ignition resistant)
- gal = gallon
- GB = gypsum board
- GEC = grounding electrode conductor
- ICF = insulating concrete forms
- IMC = intermediate metal conduit
- in (after number) = inch
- IS = IWFO installer standard
- kw = kilowatt
- L&L = listed and labeled
- lav = lavatory (sink)
- lb = pound
- LFMC = liquid tight flexible metal conduit
- LFNC = liquid tight flexible non-metallic conduit

- L = lot line dividing one lot from another
- lf = 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
- ps = pound per square inch
- psig = pounds per square inch gauge
- PT = preservative treated (wood)
- PVC = polyvinyl chloride plastic water pipe or electrical conduit
- rocp = rooftop outlet (electrical)
- RMC = rigid metal conduit
- SDC = Seismic Design Category
- SE = serv or entrance

### SYMBOLS

DOOR SYMBOL	
WINDOW TYPE	
HEIGHT KEY	
ROOM NAME	
CILING HEIGHT	
ROOF PITCH	
REVISION CLOUD	
SLOPE DIRECTION	
GRADE DROP MARKER	

### GENERAL INFORMATION

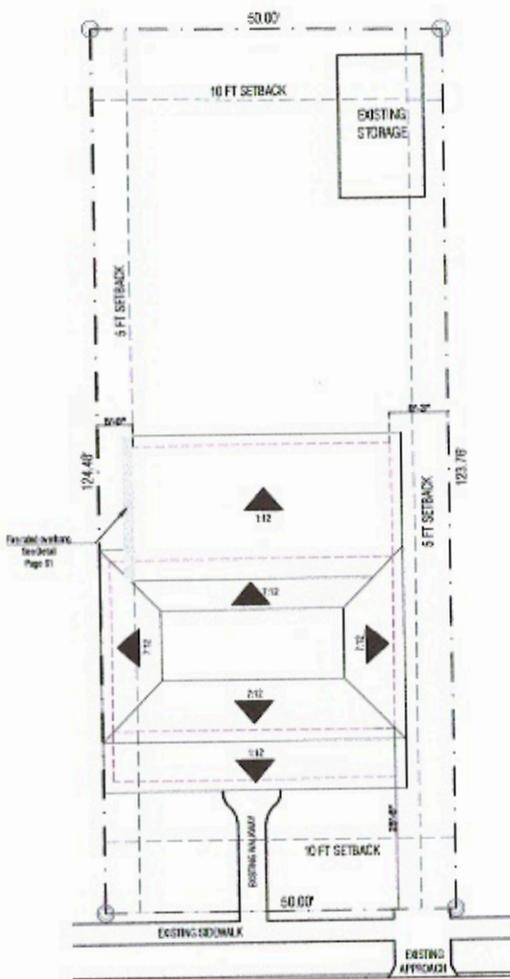
1. A SET OF CONSTRUCTION DOCUMENTS SPECIFIED TO INCLUDE DRAWINGS OF 10 SHEETS.
2. FOR ANY TRADES WORK IN THE CONTRACT DOCUMENTS THAT IS CONSIDERED TO BE AN INHERENT PART OF THE SYSTEM, THE CONTRACTOR SHALL VERIFY ALL OTHER COMPONENTS IN THE WORK SHALL BE DESIGNED WITH THE CONTRACTOR AND FULL OPERATIONAL PERFORMANCE OF THE SYSTEM.
3. ALL INFORMATION REGARDING CONDITIONS AND SUPPLIES TO THE DESIGN TEAM IN THE OWNER CONTRACTOR AGREEMENT IS REQUIRED TO BE REVIEWED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND MUST BE READ TOGETHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - AND TO BE USED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
6. THE CONTRACTOR SHALL VERIFY THE FIELD AND COORDINATE WITH THE TRADES. CONTRACTOR SHALL MAKE AWARE OF ALL CONFLICTS WITH THE ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - AND TO BE USED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY THE FIELD AND COORDINATE WITH THE TRADES. CONTRACTOR SHALL MAKE AWARE OF ALL CONFLICTS WITH THE ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - AND TO BE USED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY THE FIELD AND COORDINATE WITH THE TRADES. CONTRACTOR SHALL MAKE AWARE OF ALL CONFLICTS WITH THE ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - AND TO BE USED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.

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A-02 EXISTING FLOOR PLAN
A-03 PROPOSED FLOOR PLAN
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A-99 PROPOSED ELEVATIONS
A-100 EXISTING ELEVATIONS

### SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING EDGE LINE
- EXISTING FENCE



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

### SITE PLAN



**Projecta**  
PROFESSIONAL ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PLUMBING, MECHANICAL, ELECTRICAL, AND PIPING CONSULTANTS  
10000 N. LOOP WEST, SUITE 1000  
DALLAS, TEXAS 75243  
www.projecta.com

211 Wickes Street

SAN ANTONIO, TEXAS  
DATE: PROJECT NO.: APPROVED BY:  
REVISION: DATE:



DESIGN BY: DAVID M. GARCIA  
CHECKED BY: DAVID M. GARCIA  
DATE: 06/20/22  
PROJECT NO.: 22-0001  
SHEET NO.: A-01  
SHEET TOTAL: 100

### RESIDENTIAL

SCALE: AS SHOWN

### SITE PLAN

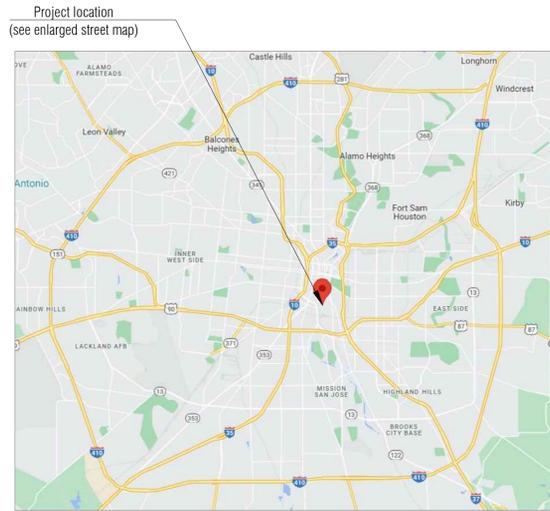
DATE: 06/20/22

### A.01

DATE: 06/20/22

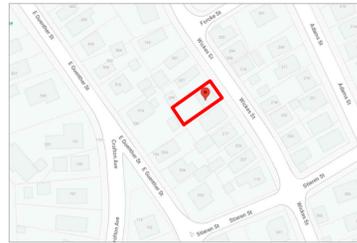
08/2023

## LOCATION MAP



## SAN ANTONIO MAP

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



## STREET MAP

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



## AERIAL MAP

Photo date: June 2023

## SYMBOLS

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

## GENERAL INFORMATION

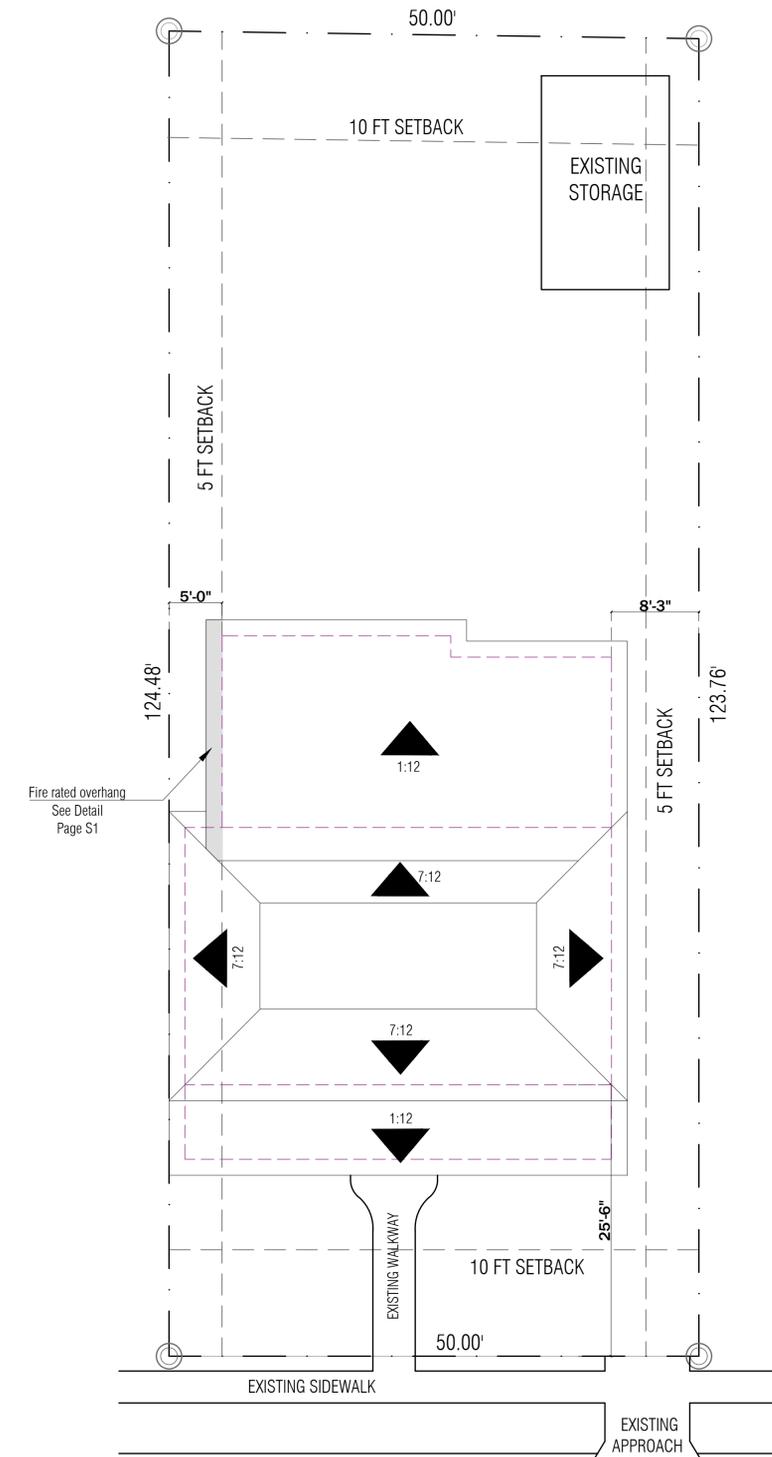
- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- 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.
- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

## INDEX

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	COVER SHEET, TITLE, NOTES, LOCATION MAP
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A-022	PROPOSED FLOOR PLAN
A-003	ELECTRICAL PLAN
A-004	EXISTING ELEVATIONS
A-041	ELEVATIONS/ROOF PLAN
A-005	INTERIOR ELEVATIONS
S-1	ROOF FRAME RAFTERS
S-2	FRAME PLAN CEILING JOIST
S-3	EXISTING WIND BRACING PLAN
S-4	FOUNDATION PLAN

## SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	



Wickes St.

## SITE PLAN



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

## MODEL CODE ORGANIZATIONS

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- IAPMO = International Association of Plumbing 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 938 BLK 1 LOT 4  
ZONING: RM-4

## CODE ANALYSIS

### SCOPE OF WORK:

Kitchen and Master bedroom Addition total area addition 588 sqft

### GOVERNING CODES:

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

BUILDING - 2021 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS  
MECHANICAL - 2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS  
ELECTRICAL - 2021 NATIONAL ELECTRICAL CODE W/AMENDMENTS

### AREA:

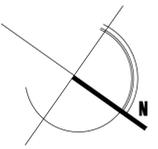
EXISTING LIVING SPACE AREA: 1,072.70 SQFT  
NEW TOTAL LIVING SPACE AREA: 1,603.84 SQFT  
LOT AREA: 5,950 SQFT

### CONSTRUCTION TYPE:

TYPE VB

## ABBREVIATIONS

A = amps (s) (ex: a15A breaker)	DWV = drain, waste & vent	LL = lot line dividing one lot from another
ABS = acrylonitrile-butadiene-styrene plastic pipe	e.g = for example	or from a street
ACCA = Air Conditioning Contractors of America	EGC = equipment grounding conductor	manu = manufacturer
ACH = air changes per hour	EMT = electrical metallic tubing	max = maximum
AHJ = authority having jurisdiction	ex = example	min = minimum
AMI = in accordance with manufacturer's instructions	FLR = flood level rim	mph = miles per hour
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AWG = American Wire Gauge	FVIR = flammable vapor ignition resistant	O.C. = on center
BO = building official	galv = galvanized	PEX = cross linked polyethylene plastic pipe (water pipe)
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BWL = braced wall line	GEC = grounding electrode conductor	psi = pound per square inch
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cu = cubic (ex: 24cu. ft.)	lav = lavatory (sink)	SE = service entrance
Cu = copper	lb = pound	
DFU = drainage fixture unit (s)	LFMC = liquidtight flexible metal conduit	
DW = dishwasher	LFNC = liquidtight flexible nonmetallic conduit	



**Projecta**  
ENGINEERING  
PROJECT ENGINEERING, PLLC  
CARMEN C. GROTH, P.E., PMP  
SAN ANTONIO, TX 78201  
PHONE: (210) 380-0050  
cgroth@projectaengineering.com

211 Wickes Street

SAN ANTONIO, TX. 78210

DATE: 08/04/2023

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:



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 DEFERENCES 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**

NEW TOTAL AREAS: 1,603.84 SQFT

## SITE PLAN

SCALE: INDICATED

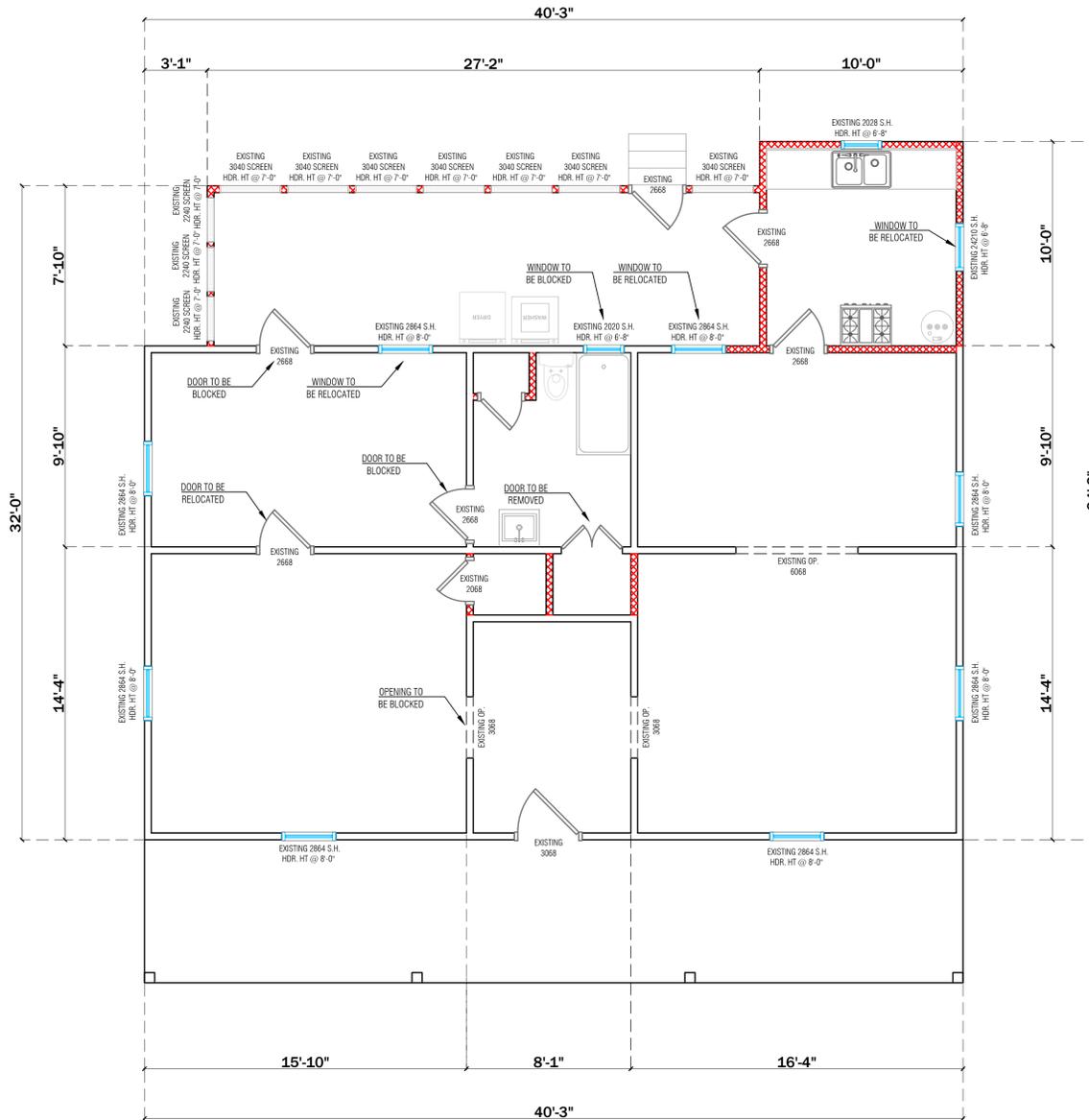
**A.01**

PLAN No:

**AUG 2023**

# GENERAL NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
- REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN IN PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED AND THE PROTECTION OF ITEMS TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.
- IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT / ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
- PATCH OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION WORK. PATCH WITH MATCHING MATERIALS AND CONSTRUCTION UNLESS NOTED OTHERWISE.
- THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
- CUT OPENINGS IN FLOOR AND ROOF STRUCTURE FOR NEW MECHANICAL AND ELECTRICAL DUCTWORK, PIPING AND CONDUIT.
- REINFORCE OPENINGS AS REQUIRED. SAW CUT AND PATCH EXISTING FLOOR SLABS AS REQUIRED FOR NEW PIPING.
- REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.
- DEMOLITION OF EXISTING UTILITIES SHALL BE MADE SO THAT SERVICE TO OTHER AREAS UTILIZED BY THE OWNER ARE NOT INTERRUPTED. PROVIDE TEMPORARY UTILITIES, ISOLATION VALVES, DISCONNECTS, ETC. WHERE REQUIRED DURING DEMOLITION AND NEW CONSTRUCTION.
- WHERE EXISTING ELECTRICAL DEVICES ARE INDICATED TO BE REMOVED, REPAIR WALL AS REQUIRED TO MATCH EXISTING (TO REMAIN) WALL RATING. PATCH WALL AS REQUIRED TO RECEIVE NEW FINISHES FOR A SMOOTH, FLUSH APPEARANCE.
- REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVES AND WALL BASE WHERE NEW FLOOR FINISH IS REQUIRED.
- PROVIDE DUST BARRIERS AS REQUIRED TO PREVENT MIGRATION TO AREAS TO BE OCCUPIED BY OWNER. PROTECT ALL EQUIPMENT TO REMAIN. COORDINATE PROTECTION OF EXISTING EQUIPMENT WITH OWNER.
- COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
- PROTECT EXISTING FINISHES WHICH ARE TO REMAIN.
- REFER TO STRUCTURAL DRAWINGS FOR SCOPE OF STRUCTURAL DEMOLITION WORK.
- CONDUCT DEMOLITION ACTIVITIES CLEAN, COMPLETE AND IN A MANNER SUITABLE FOR NEW FINISHES.
- WHILE DEMOLITION IS OCCURRING, SENSITIVE OWNER ACTIVITIES WILL BE PROCEEDING IN ADJACENT AREAS. MINIMIZE NOISE AND DUST LEVELS AND TEMPORARILY SUSPEND DEMOLITION AS REQUESTED BY THE OWNER.
- PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO CONFINE PEDESTRIAN ACTIVITY TO OCCUPIED SPACES MAINTAIN REQUIRED MEANS OF EGRESS AND SIGNAGE FOR EGRESS.
- WHERE DEMOLITION ACTIVITY DAMAGES OR REMOVES ANY APPLIED FIREPROOFING OR CONSTRUCTION INSTALLED AS PART OF A RATED ASSEMBLY, REPLACE FIREPROOFING AND CONSTRUCTION MATERIALS TO ACHIEVE AND MAINTAIN APPROPRIATE ASSEMBLY RATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP COST FOR DUST AND DEBRIS WHICH MIGRATE INTO EXISTING, ADJACENT SPACES.
- PATCH ALL FLOOR PENETRATIONS RESULTING FROM REMOVAL OF EXISTING DUCTWORK, PIPING ELECTRICAL RACEWAYS, ETC. FILL PENETRATION WITH CONCRETE. FULL FLOOR THICKNESS AND MAINTAIN FIRE-RESISTIVE RATING OF FLOOR SYSTEM. FINISH CONCRETE IN MANNER SUITABLE FOR NEW FLOOR FINISHES.
- PATCH ALL WALL INTERSECTIONS AND PENETRATIONS RESULTING FROM THE REMOVAL OF EXISTING WALLS, DUCTWORK, PIPING, ELECTRICAL RACEWAYS, ETC. IN THE INTERIOR WALLS TO REMAIN. THE PENETRATIONS SHALL BE FILLED FLUSHED WITH AND OF THE SAME MATERIALS AS THE SURROUNDING WALLS

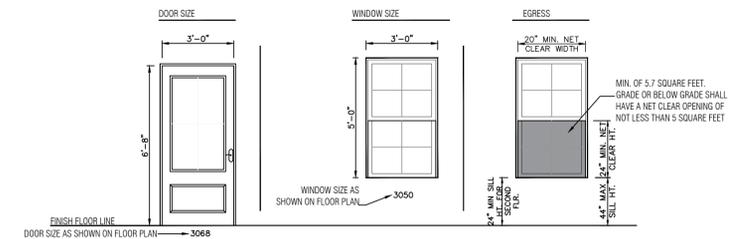


**WALL LEGEND**

EXISTING WALL	
PROPOSED WALL	
DEMO WALL	

**EXISTING FLOOR PLAN AREA TABULATION**

FIRST FLOOR	1,072.70 SQFT
SCREEN ROOM	212.73 SQFT
<b>TOTAL AREAS</b>	<b>1,285.43 SQFT</b>



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

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

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

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

MIN. OF 5.7 SQUARE FEET. GRADE OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

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

A-02 EXISTING FLOOR PLAN  
Scale: 1/4" = 1'-0"



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211 Wickes Street

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
1	
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NOTES:

DRAWN BY: CARLOS TREVINO

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,603.84 SQFT

EXISTING FLOOR PLAN

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

**A.02**

PLAN NO:  
**AUG 2023**



# LEGEND

## ELECTRICAL

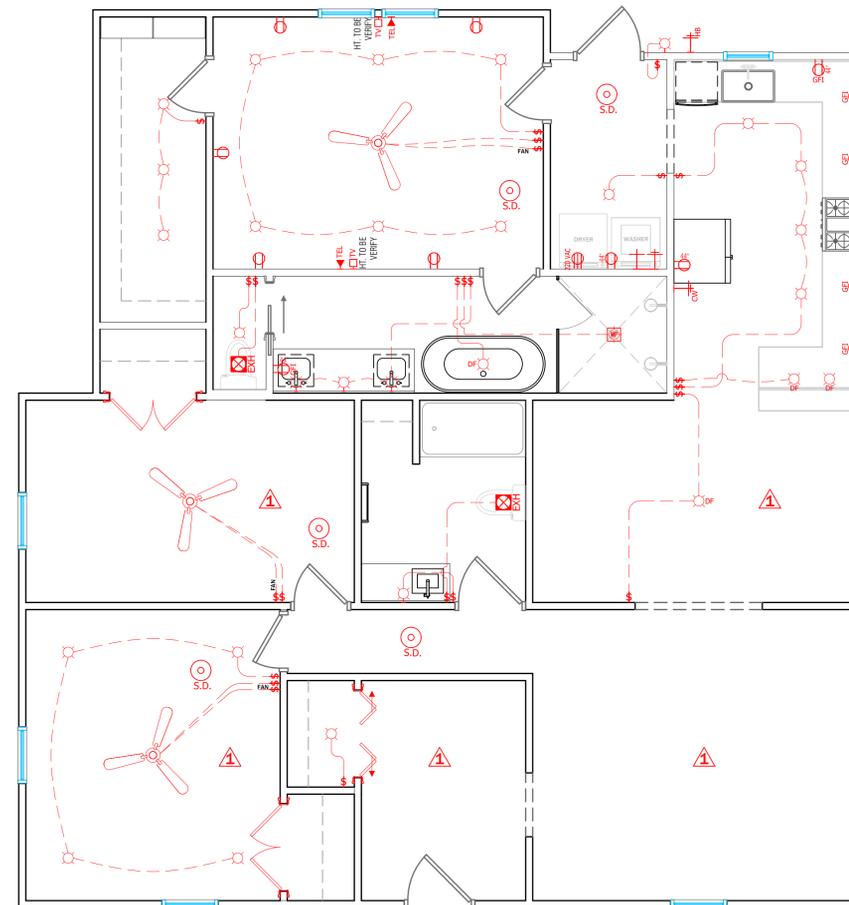
- |  |   |  |   |
|--|---|--|---|
|  | SWITCH                                      |  | CIRCULAR RECESSED LIGHT                 |
|  | DIMMER SWITCH                               |  | SURFACE MOUNT CLG FIXTURE (WATER PROOF) |
|  | THREE WAY SWITCH                            |  | LED LINEAR LIGHT                        |
|  | FOUR WAY SWITCH                             |  | CHANDELIER                              |
|  | DUPLEX OUTLET                               |  | TRACK-MOUNT FIXT                        |
|  | FLOOR OUTLET                                |  | FLOOD LIGHT                             |
|  | CEILING OUTLET                              |  | DECORATIVE PENDANT L.T. FIXTURE         |
|  | DUPLEX OUTLET WITH GROUND FAULT INTERRUPTOR |  | PICTURE LIGHT (as selected)             |
|  | 220 VAC DUPLEX OUTLET                       |  | RECESSED EYEBALL SPOTLIGHT              |
|  | WATERPROOF DUPLEX OUTLET                    |  | CEILING MOUNT EXHAUST FAN               |
|  | TELEPHONE OUTLET                            |  | WALL MOUNT EXHAUST FAN                  |
|  | TELEVISION OUTLET                           |  | EMERGENCY DISCONNECT                    |
|  | SMOKE DETECTOR                              |  | THERMOSTAT                              |
|  | ELECTRICAL PANEL BOX                        |  | SMOKE & CO2 DETECTOR                    |
|  | SURFACE MOUNT CLG. FIXTURE                  |  | BUZZER                                  |
|  | WALL MOUNT FIXTURE                          |  | WALL MOUNT - INTERCOM                   |
|  | FLUORESCENT LIGHT                           |  | CEILING FAN W/LT                        |
|  | PULL CHAIN LIGHT                            |  |   |

## PLUMBING

- |  |                    |  |                        |
|--|--------------------|--|------------------------|
|  | WATER HEATER       |  | HOT & COLD WATER       |
|  | SHOWER HEAD        |  | RAIN HEAD SHOWER       |
|  | HOSE BIB/FAUCET    |  | GAS KEY (ON/OFF) VALVE |
|  | COLD WATER TO REF. |  | TANKLESS WATER HEATER  |

## ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK COMPLY WITH THE STANDARD OF THE NATIONAL ELECTRICAL CODE.
- PERFORMANCE STANDARDS CONFORM ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20AMP CIRCUIT TO LAUNDRY APPLIANCES.
- PROVIDE A MINIMUM OF TOW SEPARATE 20AMP CIRCUIT TO THE KITCHEN APPLIANCES
- SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- A SMOKE DETECTORS WITH CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON LIVING ROOM, BEDROOMS,HALL WAYS, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW, CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.
- BLUE PVC BOXES SUCH AS 18cu Single box, 32cu double box AND 44cu triple box SHALL BE INSTALLED AND USED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE RECEPTACLE, WATER PROOF OUTLETS AND LED LIGHTS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- PANEL BOARDS AND EXHAUST FANS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- REFRIGERATOR OUTLET HAVE IT'S OWN DEDICATED CIRCUIT AS REQUIRED BY CODE.
- ALL COVER PLATES FOR ALL DEVICES SHALL BE PROVIDE IN THE COORDINATED COLOR TO MATCH SURROUNDINGS.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL WIRE SEPARATE DEDICATED CIRCUITS FOR REQUIRED NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA
- BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.
- SMOKE & CO-MONOXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS PROVIDE A.F.C.I. RECEPTACLES IN ALL BEDROOMS.



**NOTE: EXISTING ELECTRICAL WIRING AND SWITCH FUNCTION TO BE VERIFY @ SITE**

### PROPOSED FLOOR PLAN

### AREA TABULATION

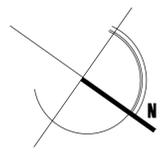
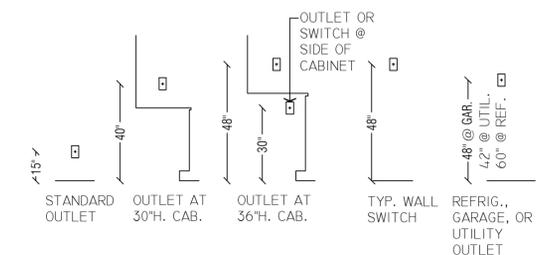
FIRST FLOOR.....972.70 SQFT

TOTAL AREAS .....1,560.70 SQFT

Electrical Plan

## ELECTRIC FIXTURE HEIGHTS

(UNLESS NOTED OTHERWISE)



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## RESIDENTIAL

NEW TOTAL AREAS: 1,603.84 SQFT

## ELECTRICAL PLAN

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

**A.03**

PLAN No:

**AUG 2023**



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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,603.84 SQFT

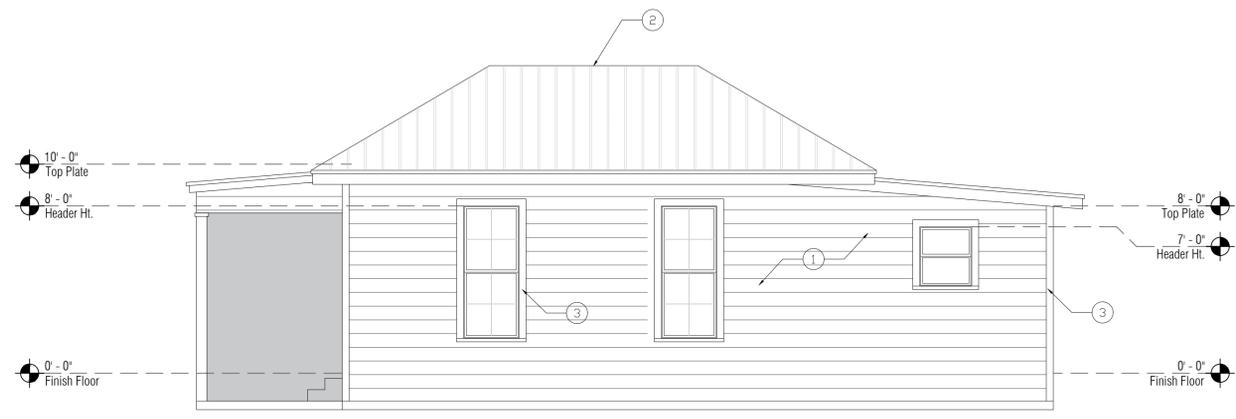
EXISTING ELEVATION

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

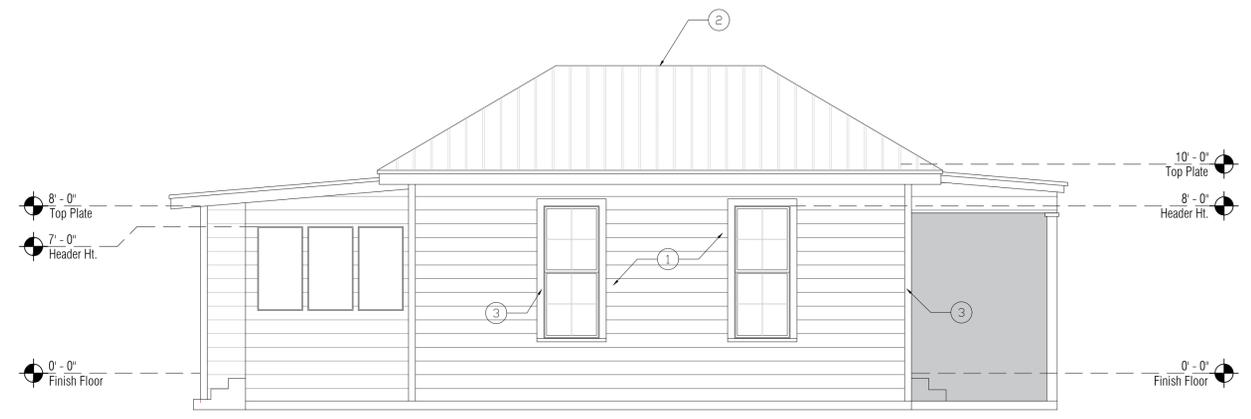
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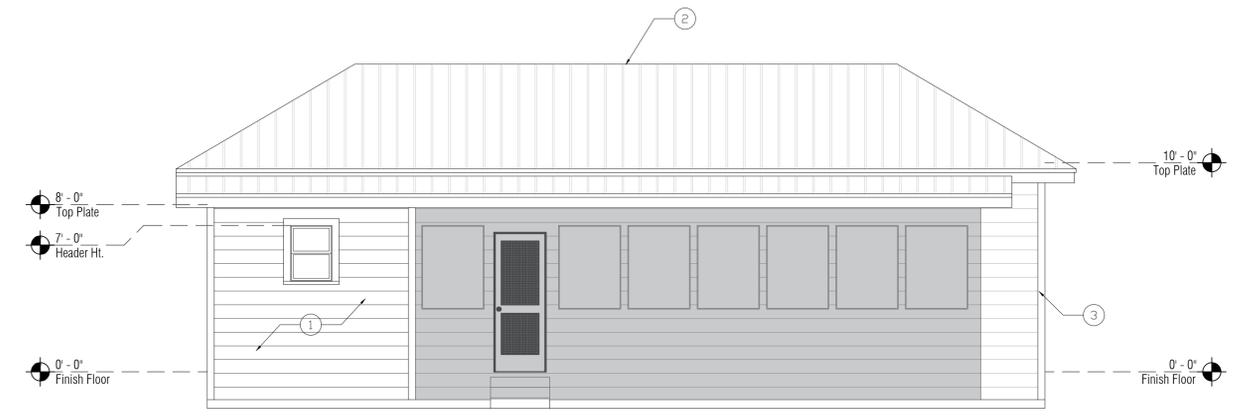
**AUG 2023**



RIGHT ELEVATION



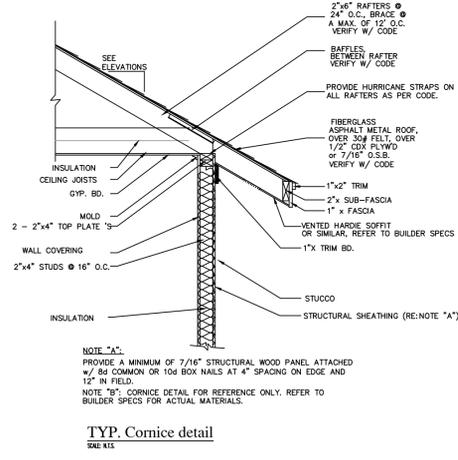
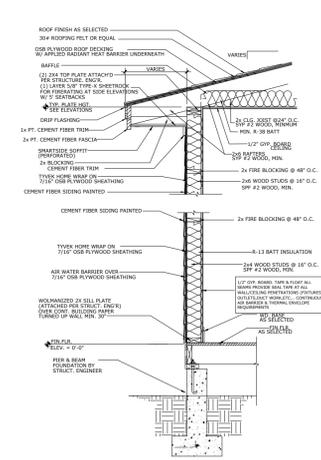
LEFT ELEVATION



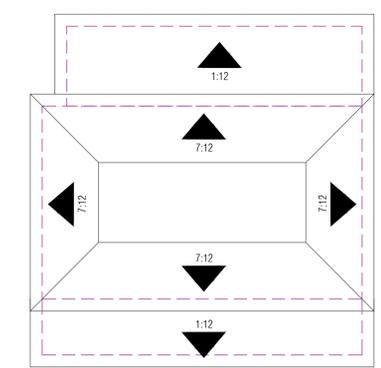
REAR ELEVATION

KEY NOTES (X)

- 1) FIBER CEMENT SIDING
- 2) METAL ROOF PANEL
- 3) FIBER CEMENT TRIM



TYP WALL SECTION N.T.S.



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

A-04

EXISTING ELEVATIONS

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

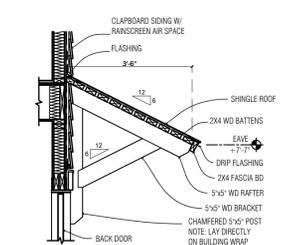
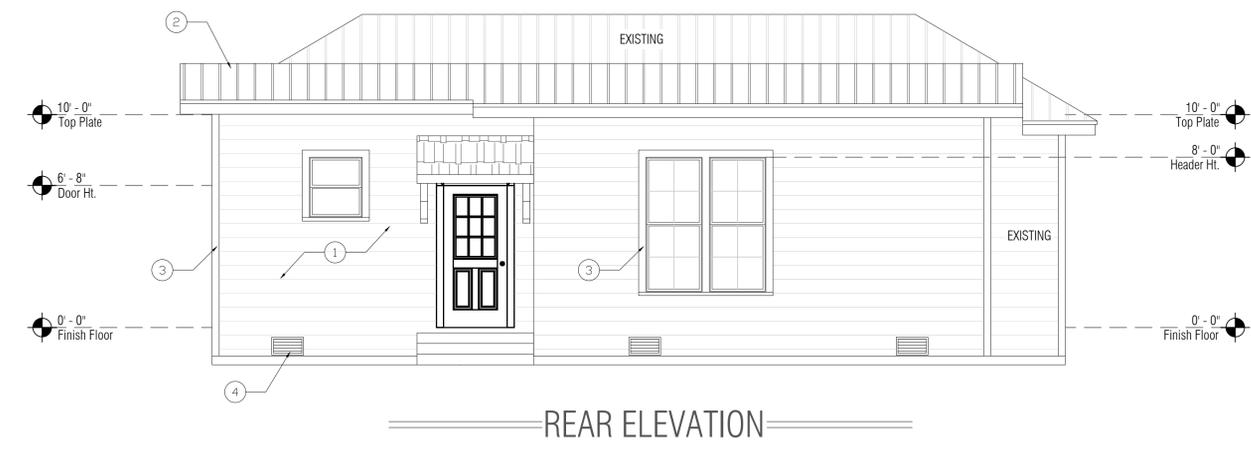
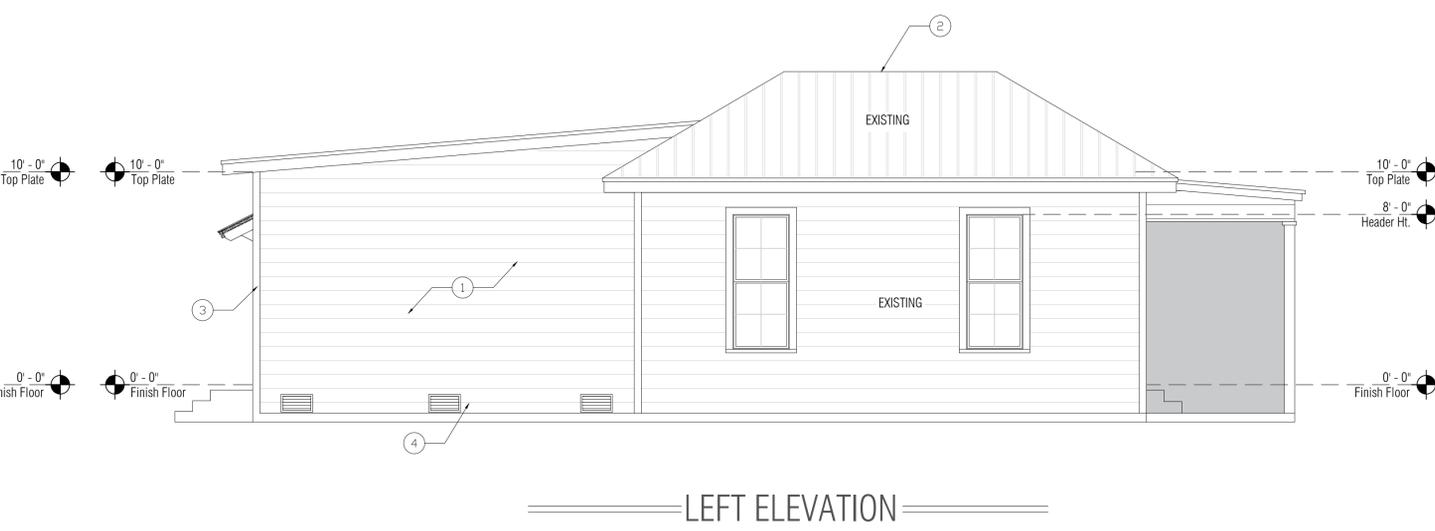
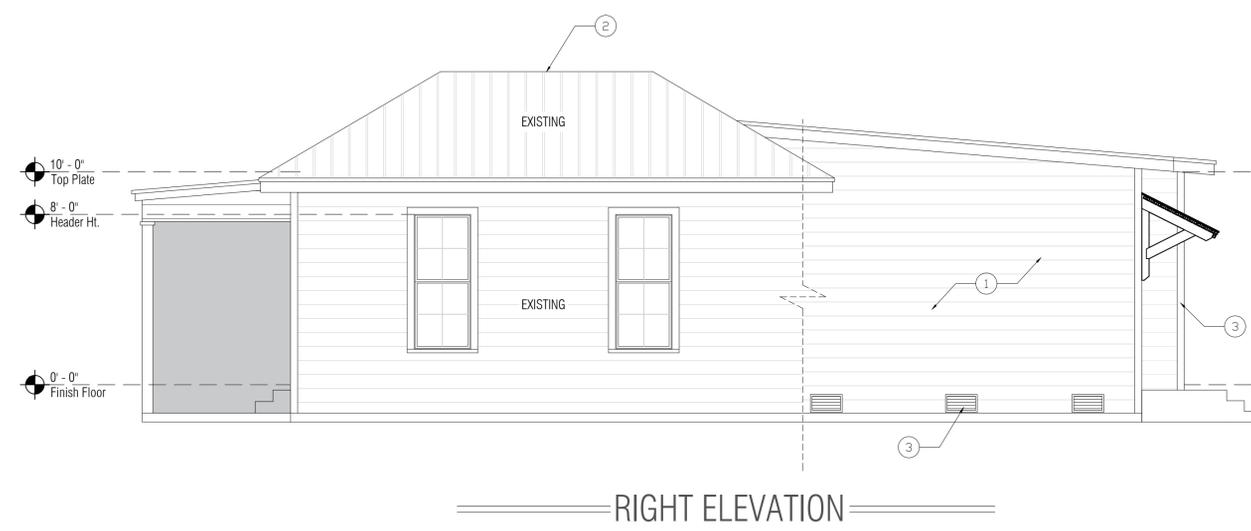


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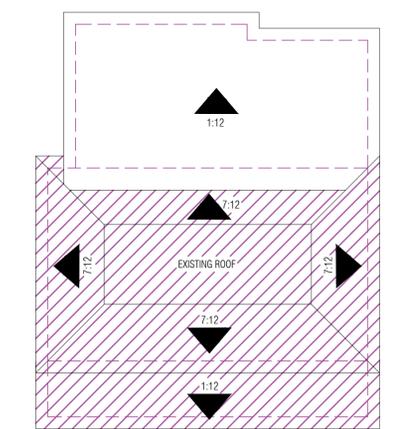
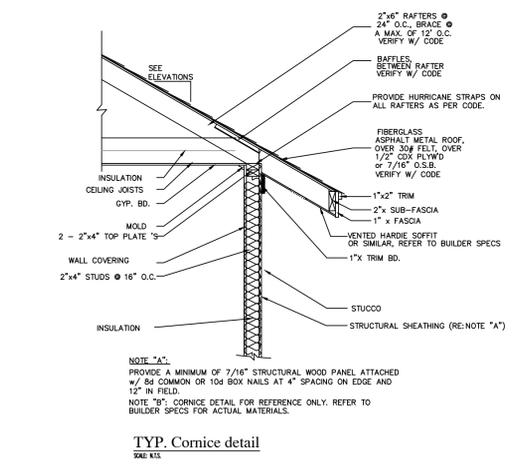
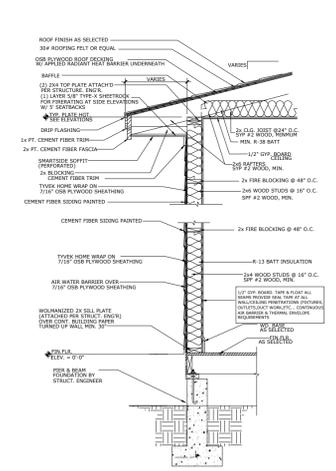
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N.T.S.

KEY NOTES (X)

- 1) BOARD
- 2) METAL ROOF PANEL
- 3) BATTEN
- 4) FOUNDATION AIR VENT



RESIDENTIAL

NEW TOTAL AREAS: 1,603.84 SQFT

ELEVATION PLAN

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

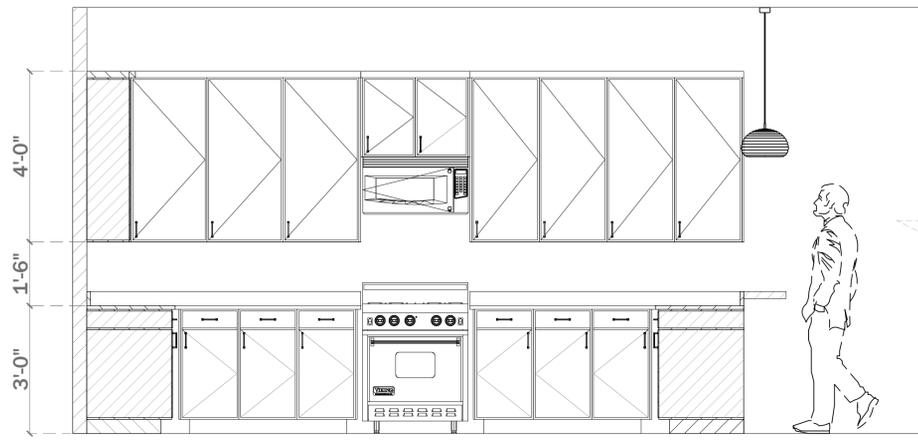
A.4.1

PLAN No:

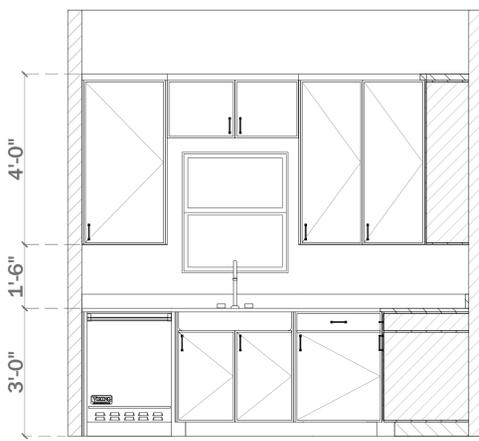
AUG 2023

## NOTES

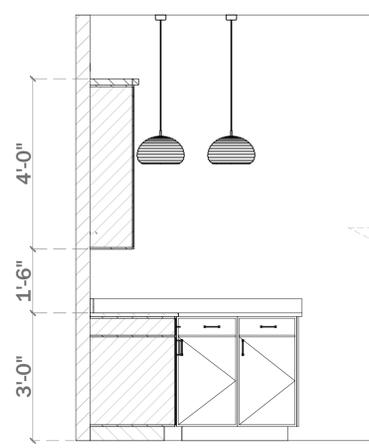
- CABINET ELEVATIONS SHOWN AS SCHEMATIC ONLY. REFER TO CLIENT FOR CABINETS STYLES AND CONFIGURATIONS. SEE SHOP DRAWINGS BY CABINET MANUFACTURER FOR EXACT SIZES AND DETAILS.
- TRIM AND MOULDINGS AS SCHEMATIC ONLY. REFER TO CLIENT FOR SIZES AND PROFILES.



SCALE: 1/2"=1'-0" KITCHEN

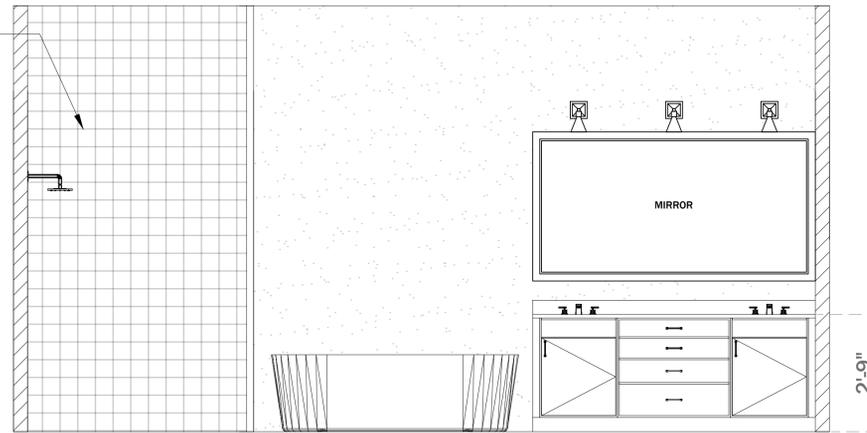


SCALE: 1/2"=1'-0" KITCHEN

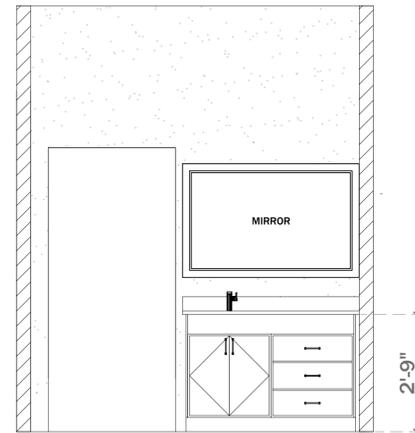


SCALE: 1/2"=1'-0" KITCHEN

- Clear tempered glass Shower door 2468 W/ two tempered glass panels (T.B.D.)
- Shower heads (model T.B.D. by owner)
- Tile on shower and tub walls (color T.B.D. by owner)



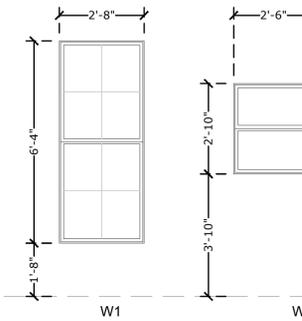
SCALE: 1/2"=1'-0" M. BATH



SCALE: 1/2"=1'-0" BATHROOM

## WINDOW SCHEDULE

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



- ID 2864 - W1 - 2'-8" X 6'-4" OPERABLE WINDOW WOOD FRAME LOW-E-GLAZING INSULATED GLASS
- ID 26210 - W2 - 2'-6" X 2'-10" OPERABLE WINDOW WOOD FRAME WOOD SHUTTER LOW-E-GLAZING INSULATED GLASS



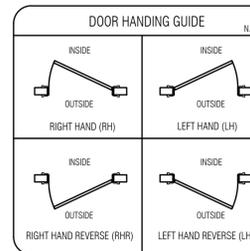
- 0' - 0" Finish Floor

WINDOW SCHEDULE					
SYMBOL	FRAME	SIZE	TYPE	GLAZING	QTY.
W1	WOOD	2'-8" X 6'-4"	OPERABLE WINDOW	DBL. PANE	1
W2	WOOD	2'-6" X 2'-10"	OPERABLE SHUTTER WINDOW	DBL. PANE	1

### WINDOWS NOTES:

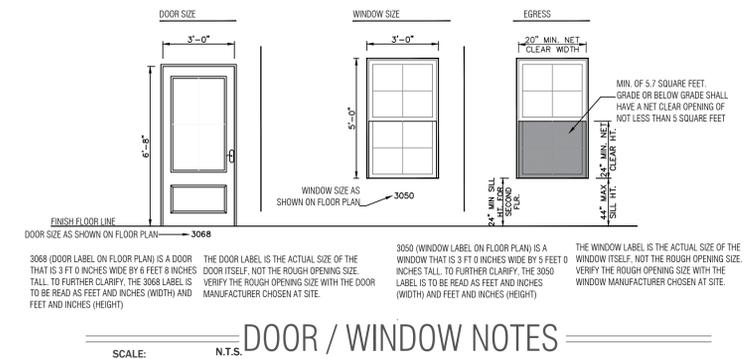
- ALL OPERABLE WINDOWS SHALL HAVE SCREENS
- OPERABLE WINDOWS AT ACCESSIBLE LOCATIONS SHALL REQUIRE A MAXIMUM FORCE OF 5LBS TO OPERATE.
- MINIMUM EGRESS REQUIREMENTS NET CLEAR OPENING 5.7 SQFT, WIDTH 32" AND MINIMUM HEIGHT 24"
- ENERGY REQUIREMENTS: U FACTOR < .35 SHGC FACTOR < .20
- WINDOWS ADJACENT TO DOORS TO BE TEMPERED PER IBC.

DOOR SCHEDULE				
DESCRIPTION	ID	WIDTH	HEIGHT	QTY.
EXT. DOOR IH SWING	3068 IH	3'-0"	6'-8"	1
INT. DOOR RH SWING	2668 RH	2'-6"	6'-8"	5
INT. DOOR LH SWING	2668 LH	2'-6"	6'-8"	1
INT. POCKET DOOR	2468	2'-4"	6'-8"	1
INT. DOUBLE DOOR	4068	4'-0"	6'-8"	1
INT. FOLDING DOOR	4068	4'-0"	6'-8"	1



### DOOR NOTES:

- DOOR SWINGS EASILY WITH NO CLOSER OR WITH A TIME DELAY CLOSER. FORCE TO OPEN A DOOR IS LIMITED TO 5LBS. FOR INTERIOR AND 8.5LBS FOR EXTERIOR DOORS.
- ALL DOORS AND FRAMES INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- VERIFY ALL DOOR SWINGS PER PLAN.
- ALL DOORS SHALL CONFORM TO THE 2021 IBC AND THE STATE OF TEXAS ACCESSIBILITY STANDARDS.



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

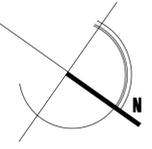
THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE MANUFACTURER CHOSEN AT SITE.

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

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

SCALE: N.T.S.

## DOOR / WINDOW NOTES



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PROJECT  
**211 Wickes Street**

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### NOTES:

DRAWN BY: CARLOS TREVIÑO

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,603.84 SQFT

**INTERIOR ELEVATIONS**

SCALE: 1/2"=1'-0"

**A.05**

PLAN No:

**AUG 2023**

A-05

**INTERIOR ELEVATIONS**

Scale: 1/2"=1'-0"

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SFP
  - SINGLE BOTTOM PLATE DOUBLE TOP PLATE
  - ATTACH HEADERS TO FRAMING W/ MIN. (8) 12# 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 # ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 4 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) 12# 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  
SNOW LOAD 5 PSF  
WIND LOAD 115 mph APPLIED PER IRC - IRC - CATEGORY II  
1 EXPOSURE "C"  
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 GAUG NAIL
- 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 = 2,800 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
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8# 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 8# 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 SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED GARDEN GRASSES SHALL NOT EXCEED 3% (1/4") 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.
- GRASSSED 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 NOT 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 90% 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 wall beneath
- Contractor to install 2" x 6" wall blocking @ upper kitchen cabinet areas

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

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

**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
- ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

**HEADERS SCHEDULE AS FOLLOWS**

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

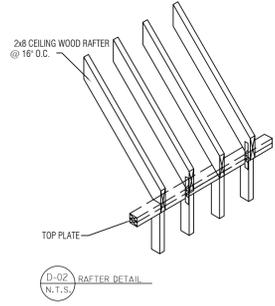
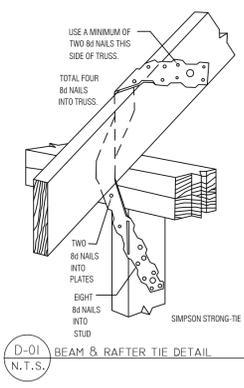
- STUD WALLS 12" OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL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

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

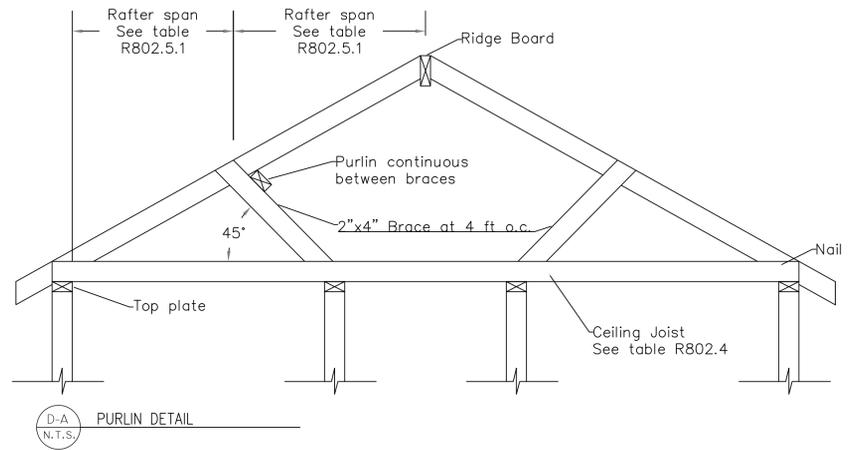
(Roof live load = 20 psf, ceiling not attached to rafters, L/A = 180)

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



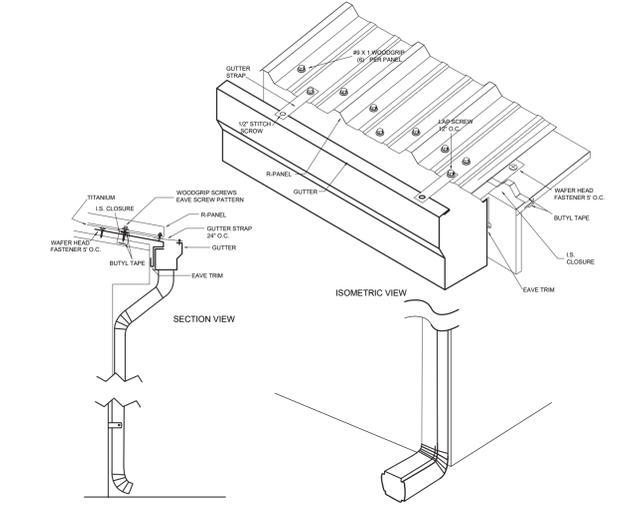
**TABLE R802.5.1 Purlins.** Purlins are permitted to be installed to reduce the span of rafters as shown in DETAIL "A". Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2"x4" braces installed to bearing walls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



**STANDARD EAVE TRIM INSTALLATION WITH GUTTER**

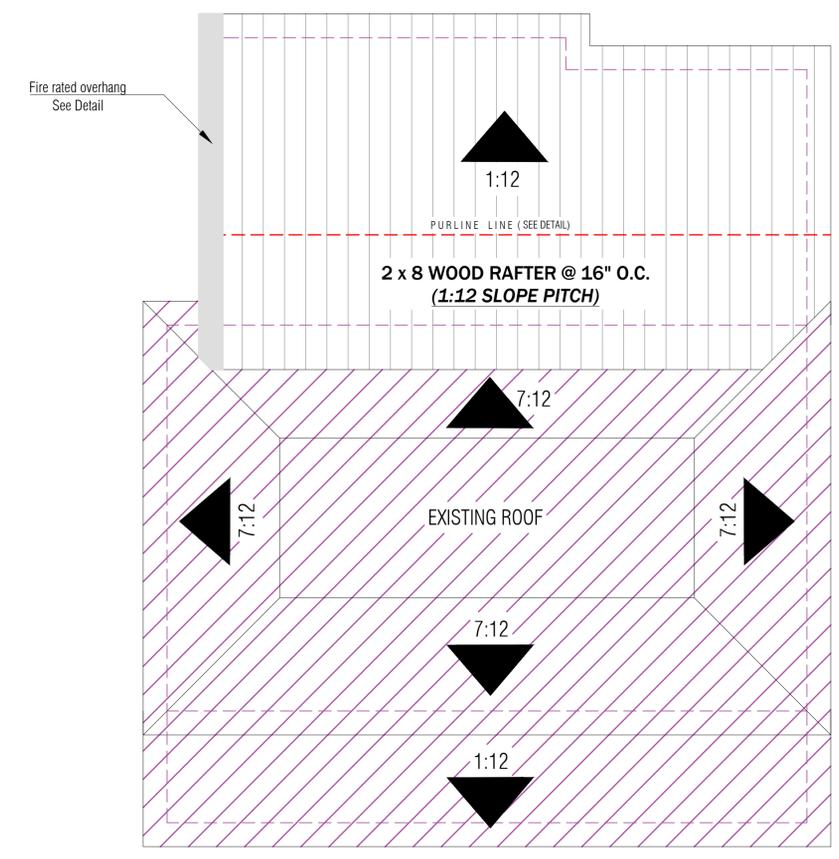
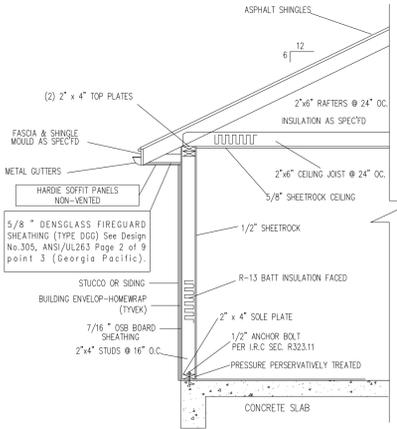
- Install the eave trim to the substrate with wafer head fasteners at 5" O.C.
- Position the roof panel so that the down slope end matches the dimension called for on the erection drawings.
- Attach the roof panel with #9 x 1" woodgrip screw. (Refer to screw placement table).
- Attach the roof panels at the eave with (6) #9 x 1" woodgrip screws - (6) per panel.
- Attach the gutter with #14 x 7/8" lapleaks @ 24" O.C.
- Install the gutter strap at alternate 24" with #14 x 7/8" lapleaks on the sheet end of strap, and stitch screws, pop rivets, or lap screws on gutter end of the strap.

**NOTE:** Alternate trim profiles are acceptable using the screw pattern shown.  
**OPTION:** The overhang illustrated below may be increased to extend up to 4' past the eave trim.



**NOTE: USE GUTTERS AT EAVES ENDS**

**1 HR RATED WOOD FRAME OVERHANG** UL DESIGN U305 N.T.S.



**NOTE: ALL EXISTING RAFTERS 2 X 4 @ 16" O.C., EXISTING CEILING JOIST 2 X 6 @ 16" O.C., EXISTING RIDGE 2 X 6, EXISTING VALLEY 2 X 6, EXISTING HIP 2 X 6, TO BE REMAINED**

**Projecta ENGINEERING**  
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PHONE: (210) 380-0060  
cgroth@projectaengineering.com

**211 Wickes Street**

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO. 1

REVISION	DATE
1	
2	
3	
4	
5	
6	

**NOTES:**

08/10/23

**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 REVISIONS ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**RESIDENTIAL**

NEW TOTAL AREAS: 1,603.84 SQFT

**ROOF FRAME PLAN RAFTERS**

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

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SFP.
  - SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
  - ATTACH HEADERS TO FRAMING W/ MIN. (8) 120 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 F ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHER SHALL BE TIGHTENED ON EACH SIDE OF THE PLATE.
  - ATTACH STUDS TOP AND BOTTOM PLATES WITH MIN. OF (4) 120 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  
SNOW LOAD 5 PSF  
WIND LOAD 115 mph APPLIED PER IRC - CATEGORY II
- 1.0 EXPOSURE 'C'  
2.0 SEISMIC SEISMIC CATEGORY 'A'

**ROUGH CARPENTRY NOTES:**

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 10% 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, GULAIMS, PNL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:  
LVL'S = 2,400 PSI  
PSL'S = 2,900 PSI  
GULAIMS = 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, CABINETS, 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 GLED AND NAILED AT 6" O.C. WITH 8d NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.
- NOTICING 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 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 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.
- GRASSSED 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 NOT TO BE LIMITED TO NORMAL WORKING HOURS. AND THE CONTRACTOR SHALL, DESIGN, IDENTIFY 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 OR HOLE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SHADDED 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 4" strong backs for stud filler soffits, set a top load bearing wall beneath.
- Contractor to install 2" x 4" 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/D = 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:**

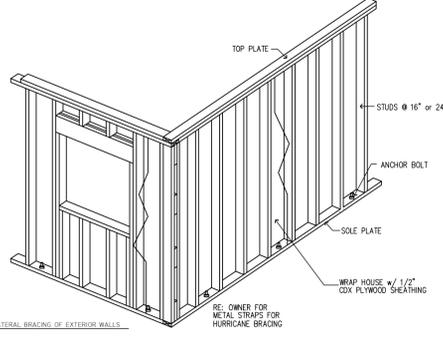
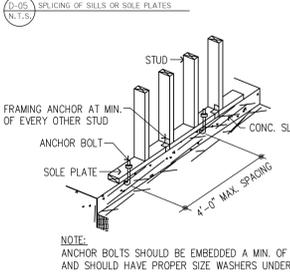
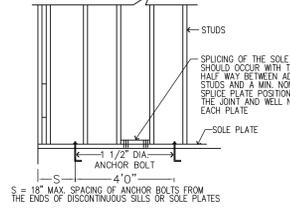
- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6'S DOWN TO LOAD BEARING WALES @48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48" 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 SPECIFIED.
- ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

**HEADERS SCHEDULE AS FOLLOWS:**

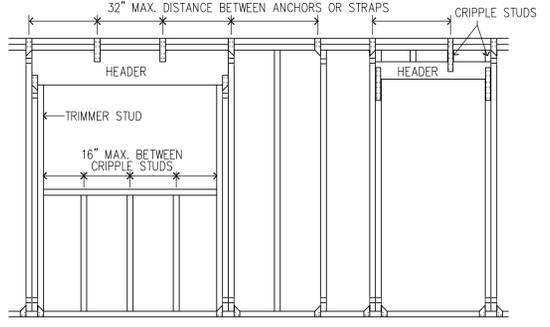
- (2-2X12'S WITH 7/16" O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

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

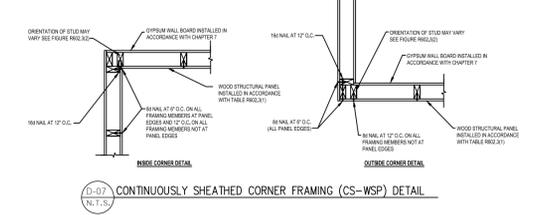
- STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL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



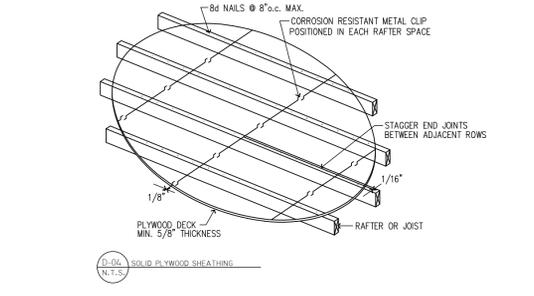
D-08 LATERAL BRACING OF EXTERIOR WALLS  
N.T.S.



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



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

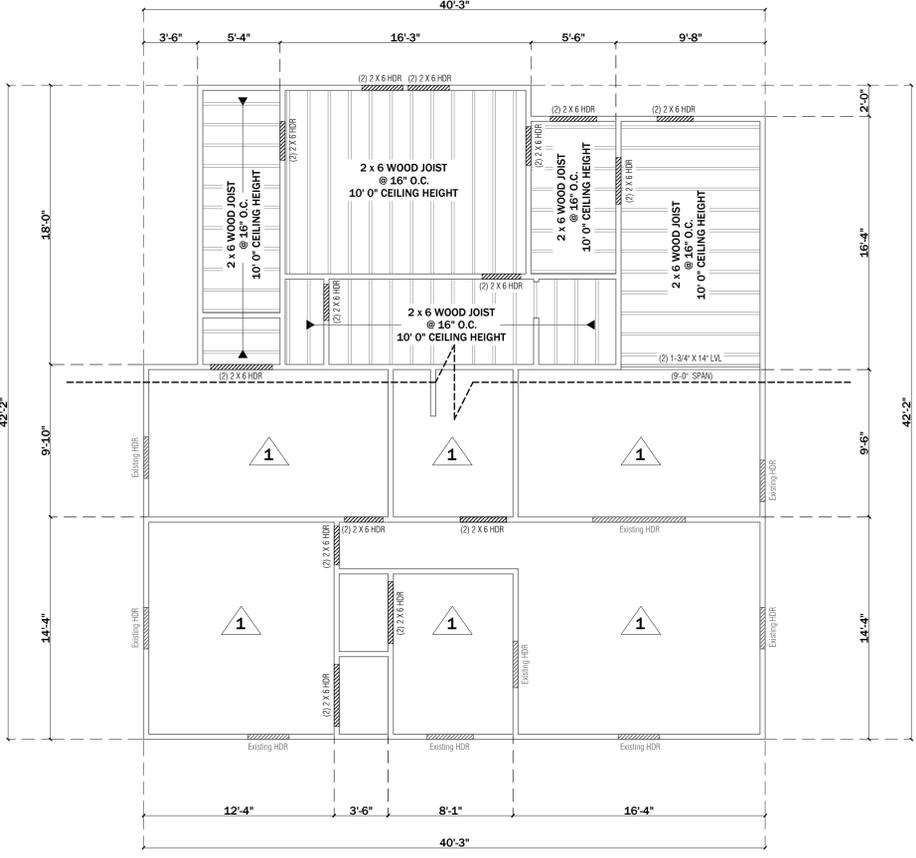


D-06 SOLID PLYWOOD SHEATHING  
N.T.S.

**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/D = 360)

JOIST SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 20 psf			
		2" X 6"	2" X 8"	2" X 10"	2" X 12"
		(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



1 NOTE: EXISTING 2x6 WOOD JOIST @ 16" O.C. WILL BE REMAIN WITHOUT MODIFICATIONS

REVISION	DATE
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LEGEND	
	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 18" or 1.34' height at 6" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
	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

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 SPP.
  - 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 6 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

**DEAD LOADS**

ROOF	10 PSF - COMPOSITION SHINGLE
ROOF	20 PSF
CEILING JOIST	10 PSF
SNOW LOAD	5 PSF
WIND LOAD	115 mph APPLIED PER IBC - IRC - CATEGORY II
SEISMIC	SEISMIC CATEGORY "A"

**ROUGH CARPENTRY NOTES:**

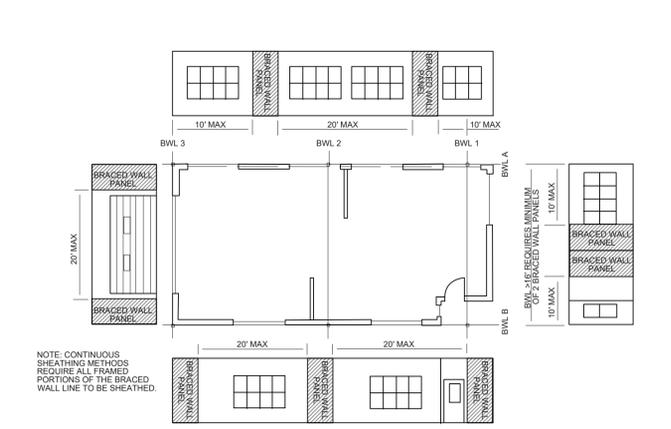
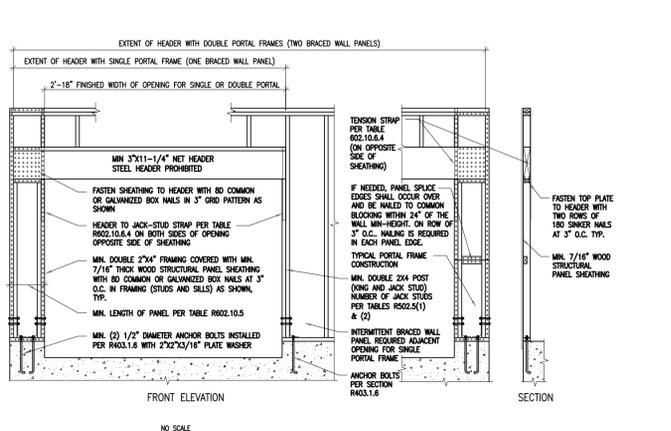
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE 2" SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET 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 "SMIPSON STRONG TIE" OR APPROVED EQUAL.
- PREFABRICATE LVL'S, GULLEMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL, MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:  
LVL'S = 2,400 PSI  
PSL'S = 2,400 PSI  
GULLEMS = 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 10" 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 FEET 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 GLEUED 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 SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. MATCH EXISTING SHALL BE UNDERSTOOD TO GOVERN 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 UNDERLID 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.
- GRASSSED 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 NOT 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% 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 4" strong backs for roof rafter burlins, set a top load bearing walls beneath.
- Contractor to install 2" x 4" wall blocking @ upper kitchen cabinet areas.



For St: 1 foot = 304.8 mm.

**FIGURE R602.10.2.2 LOCATION OF BRACED WALL PANELS**

**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		
	SDC A, B and C	16	18	20	Note e		Note e
CS-PF	SDC D0, D1 and D2					Actualb	

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.

NP = Not Permitted.

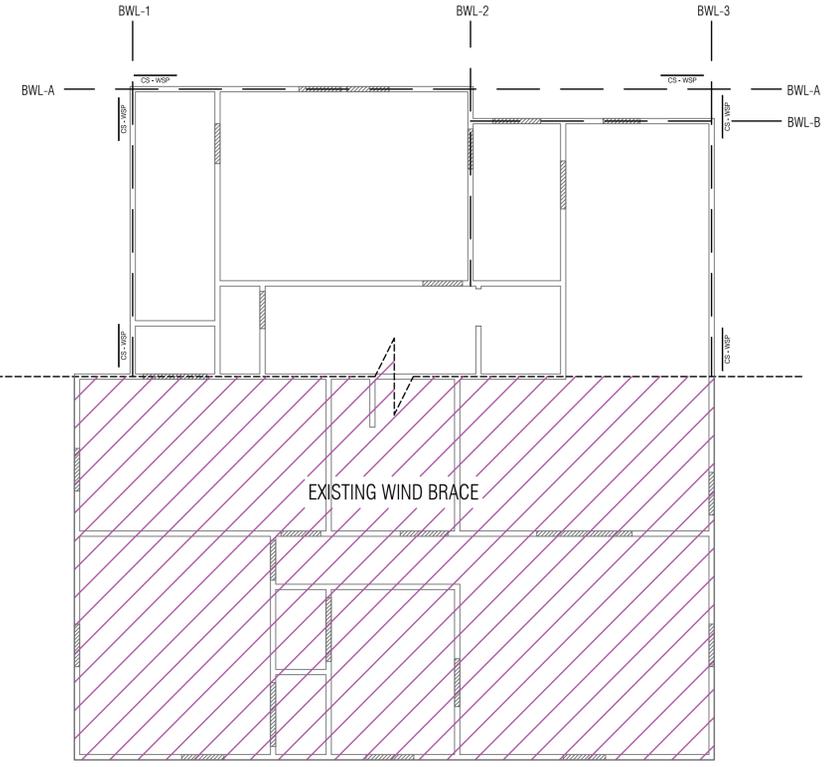
a. Linear interpolation shall be permitted.  
b. Use the actual length where it is greater than or equal to the minimum length.  
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.  
d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.  
e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

**TABLE R602.10.4—Continued BRACING METHODS**

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

**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 LINEa			
			Method LIBB	Method GB	Methods DBW, WSP, SFB, PBS, PCP, HPS, BVWSP, 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



Wind Brace Plan

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SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
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NOTES:

**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 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**

NEW TOTAL AREAS: 1,603.84 SQFT

**WIND BRACE PLAN**

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

**S.003**

PLAN No:  
**AUG 2023**

**FOUNDATION NOTES:**

1. THIS FOUNDATION HAS BEEN ENGINEERED AS A SOIL SUPPORTED BEAM STIFFENED SLAB-ON-GRADE, AND AS SUCH, WILL MOVE WITH THE SUPPORTING SOILS.
2. DO NOT SCALE THIS DRAWING. THE BUILDER SHALL VERIFY ALL DIMENSIONS, SLAB DROP DEPTH AND LOCATIONS, BRICK-LEDGE DEPTH AND LOCATIONS, SLOPES, AND ALL OTHER NOTED ITEMS WITH THE ARCHITECT/DESIGNER AND PROJECTA ENGINEERING, PLLC. BUILDER SHALL NOTIFY IN WRITING OF ANY DISCREPANCY AND FOR DIRECTIONS TO RESOLVE THE DISCREPANCY.
3. IT IS THE RESPONSIBILITY OF THE BUILDER TO INFORM THE HOMEOWNER OF THE IMPORTANCE TO MAINTAIN PROPER DRAINAGE AWAY FROM FOUNDATION, AND TO WATER (DO NOT OVER-WATER) THE AREAS SURROUNDING THE FOUNDATION DURING DRY PERIODS.
4. THE AREA TO BE OCCUPIED BY THE FOUNDATION SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL, ROOTS, BOULDERS, AND OTHER OBSTRUCTIONS TO A POINT FIVE FEET BEYOND THE FOUNDATION PERIMETER.
5. PROVIDE 6" MINIMUM OF SELECT FILL MATERIAL UNDER THE FOUNDATION SLAB, ABOVE UNDISTURBED SOIL.
6. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8" ABOVE THE FINISH GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6" IN THE FIRST FIVE FEET.
7. CONCRETE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. MAXIMUM SLUMP OF 5 1/2", TO MINIMIZE SHRINKAGE CRACKS, EXPOSE CONCRETE SURFACE AREAS (GARAGE/PORCHES) SHOULD HAVE A SLUMP OF 5" OR LESS.
8. ALL STEEL SHALL BE SUPPORTED IN THE FORMS OR SLABS WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
9. CORNER REINFORCING BARS. 2 CORNER BARS (ONE TOP AND ONE BOTTOM) SHALL BE PROVIDED AT EACH PERIMETER CORNER AND 2 CORNER BARS BOTH AT BOTTOM OF EACH "TEE" INTERSECTION.

**KEY NOTES:**

- 1.) 5" THICK 3,000 PSI CONCRETE SLAB PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER
- OVER 6'-0" SELECT FILL. REINFORCED W/ #4's @ 12" O.C.E.W.
- 2.) END OF WATERPROOFING MEMBRANE TO BE INSTALLED 6-INCH FROM BOTTOM OF BEAM
- 3.) ALL REBAR SHALL BE ASTM A-615 GRADE 60
- 4.) ALL BEAMS SHALL BE 12" WIDE X 30" DEEP (UNO). REINFORCED W/ (2) #6's T&B & #3 TIES @ 18" O.C.
- 5.) CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND OR ARCHITECTURAL PLANS, THE ARCHITECTURAL SHALL CONTROL. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS.
- 6.) ALL BAR SPLICES TO OVERLAP A MINIMUM OF 30 DIAMETERS OF THE BAR BUT NOT LESS THAN 12"
- 7.) INSTALL FIRST STIRRUP 2" FROM INSIDE BEAM. INSTALL STIRRUPS VERTICALLY. ANGLED STIRRUPS ARE NOT PERMITTED

**STRUCTURAL DESIGN CRITERIA**

1. THE 2021 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE DOCUMENTS.

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:

FLOOR LIVE LOADS: Pier and Wd Beams = 100 PSF  
FLOOR DEAD LOADS: Wood Deck = 20 PSF

ROOF LIVE LOADS: N/A  
ROOF DEAD LOADS: N/A

GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (I) = 1.0

DEAD LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)

- D
- D + L
- D + L + (Lr or S or R)
- D + (W or 0.7E) + L + (Lr or S or R)
- 0.6D + W
- 0.6D + 0.7E

**WIND LOADS**

ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60 FT.

BASIC WIND SPEED (3 SEC. GUST) = 115 MPH, BASIC WIND PRESS. = 16 PSF.

STRUCTURE TYPE = BUILDING  
STRUCTURE CLASSIFICATION CATEGORY II, EXPOSURE CATEGORY B.

TOPOGRAPHIC EFFECTS (Kzt) = 1.0, GUST EFFECT FACTOR (G) = 0.85,

RIGID STRUCTURE.  
ENCLOSURE CLASSIFICATION: ENCLOSED

UPLIFT: 7 PSF

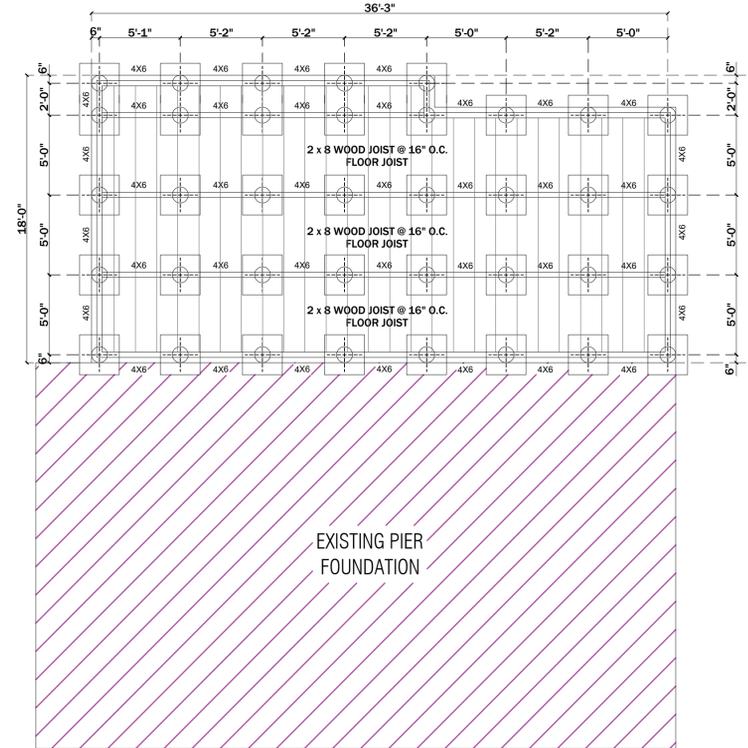
**SEISMIC LOADS**

SEISMIC USE GROUP I  
SHORT DURATION Ss = 0.104  
ONE SECOND DURATION Sd1 = 0.031

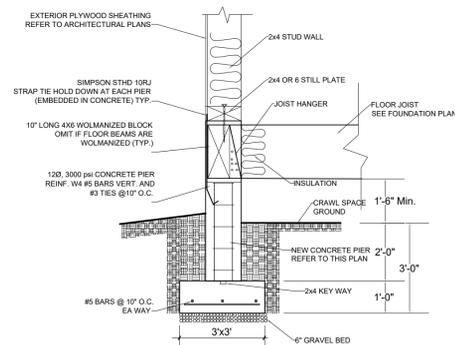
SITE CLASS = C  
SEISMIC DESIGN CATEGORY = A  
BASIC SEISMIC-FORCE-RESISTING SYSTEM = ORDINARY STEEL MOMENT FRAME  
ANALYSIS PROCEDURE = SIMPLIFIED

SOIL DESIGN PARAMETERS: (ASSUMED)  
THE SOIL SUPPORTING THE FOUNDATION ARE EXPANSIVE WITH AN EFFECTIVE PLASTICITY INDEX (PI) > 15

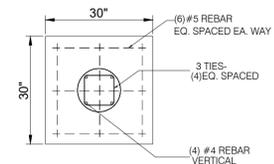
MINIMUM EXTERIOR PIER DEPTH BELOW FINAL GRADE = 24"  
SOIL UNCONFINED COMPRESSION qu = 2800 - 3000 PSF  
SOIL CLIMATIC RATING (Cw) = 17 (SAN ANTONIO AREA)



PIER FOUNDATION



D1 FOOTING DETAIL HOUSE N.T.S.



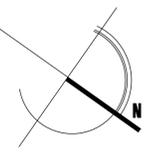
D2 PIER DETAIL N.T.S.

**2018 IRC (International Residential Code) TABLE R502.3.1 (1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES**

(Residential sleeping areas, live load = 30 psf, L/Δ = 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



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SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
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NOTES:

08/10/23

DRAWN BY: CARLOS TREVIÑO

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,603.84 SQFT

**PIER FOUNDATION PLAN**

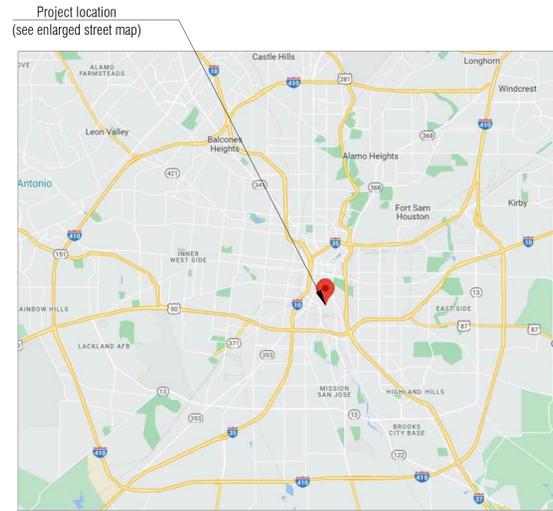
SCALE: 3/16"=1'-0"

**S.04**

PLAN No:

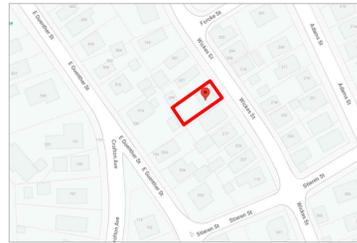
**AUG 2023**

## LOCATION MAP



## SAN ANTONIO MAP

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



## STREET MAP

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



## AERIAL MAP

Photo date: June 2023

## SYMBOLS

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

## GENERAL INFORMATION

- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE 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.
- 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.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- 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.
- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

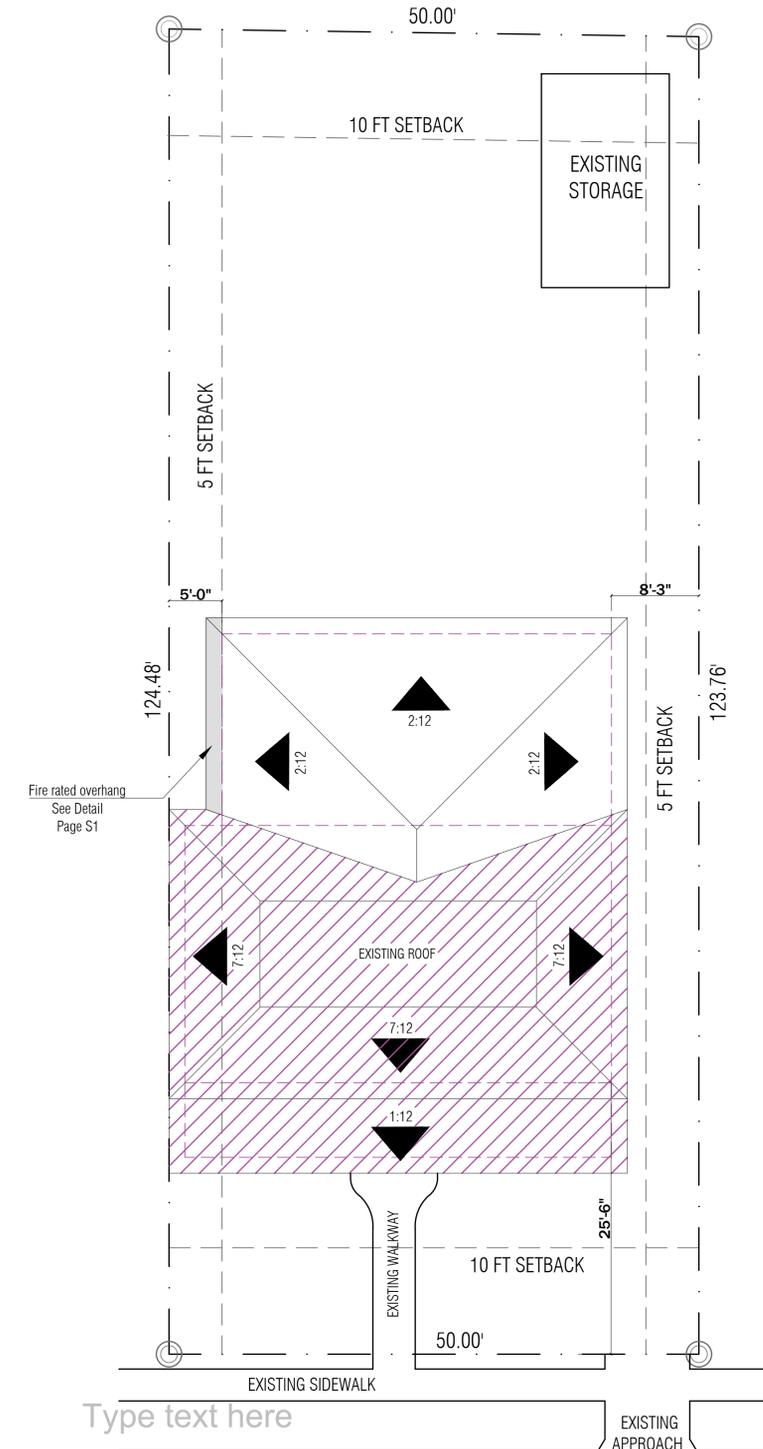
## INDEX

A-001	SITE PLAN
	COVER SHEET, TITLE, NOTES, LOCATION MAP
A-002	EXISTING FLOOR PLAN
A-021	PROPOSED FLOOR PLAN
A-022	PROPOSED FLOOR PLAN
A-003	ELECTRICAL PLAN
A-004	EXISTING ELEVATIONS
A-041	ELEVATIONS/ROOF PLAN
A-005	INTERIOR ELEVATIONS
S-1	ROOF FRAME RAFTERS
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S-3	EXISTING WIND BRACING PLAN
S-4	FOUNDATION PLAN

## SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	

Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.



Type text here

Wickes St.

## SITE PLAN



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

## MODEL CODE ORGANIZATIONS

ICC = The International Code Council  
IAPMO = International Association of Plumbing 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.

## 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  
in (after number) = inch  
IS = IAMPO installation standard  
kw = kilowatt  
L&L = listed and labeled  
lav = lavatory (sink)  
lb = pound  
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

## LEGAL DESCRIPTION

### NOTE:

LEGAL DESCRIPTION: NCB 938 BLK 1 LOT 4  
ZONING: RM-4

## CODE ANALYSIS

### SCOPE OF WORK:

Kitchen and Master bedroom Addition total area addition 588 sqft

### GOVERNING CODES:

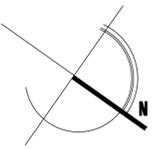
ALL WORKS SHALL BE IN CONFIRMATION WITH, BUT NO LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING, AN ANY OTHER FEDERAL, STATE OR LOCAL CODE, LAWS AND ORDINANCES THAT APPLY  
BUILDING - 2021 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS  
MECHANICAL - 2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS  
ELECTRICAL - 2021 NATIONAL ELECTRICAL CODE W/AMENDMENTS

### AREA:

EXISTING LIVING SPACE AREA: 1,072.70 SQFT  
NEW TOTAL LIVING SPACE AREA: 1,634.16 SQFT  
LOT AREA: 5,950 SQFT

### CONSTRUCTION TYPE:

TYPE VB



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211 Wickes Street

SAN ANTONIO, TX. 78210

DATE: 08/04/2023

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVIÑO

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

SITE PLAN

SCALE: INDICATED

**A.01**

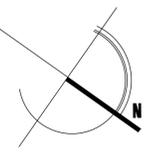
PLAN NO:

**AUG 2023**

# GENERAL NOTES

- FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT / ENGINEER IMMEDIATELY OF ANY DISCREPANCIES THAT EXIST.
- REMOVE EXISTING CONSTRUCTION AS NOTED AND WHERE SHOWN IN PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION REQUIRED AND THE PROTECTION OF ITEMS TO REMAIN.
- CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION THAT IS NOT SHOWN ON DEMOLITION DRAWINGS BUT IS REQUIRED FOR NEW CONSTRUCTION.
- IF CONTRACTOR BECOMES AWARE OF ANY LOAD BEARING POINTS WITHIN DEMOLITION NOT NOTED ON THE DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT / ENGINEER PRIOR TO REMOVING THE CONSTRUCTION.
- PATCH OPENINGS IN WALLS, CEILINGS AND FLOORS RESULTING FROM DEMOLITION WORK. PATCH WITH MATCHING MATERIALS AND CONSTRUCTION UNLESS NOTED OTHERWISE.
- THE OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS REMOVED DURING DEMOLITION INCLUDING FURNISHINGS.
- CUT OPENINGS IN FLOOR AND ROOF STRUCTURE FOR NEW MECHANICAL AND ELECTRICAL DUCTWORK, PIPING AND CONDUIT.
- REINFORCE OPENINGS AS REQUIRED. SAW CUT AND PATCH EXISTING FLOOR SLABS AS REQUIRED FOR NEW PIPING.
- REFER TO ELECTRICAL PLANS AND SPECIFICATIONS FOR REMOVAL/RELOCATION/REROUTING OF EXISTING UTILITIES.
- DEMOLITION OF EXISTING UTILITIES SHALL BE MADE SO THAT SERVICE TO OTHER AREAS UTILIZED BY THE OWNER ARE NOT INTERRUPTED. PROVIDE TEMPORARY UTILITIES, ISOLATION VALVES, DISCONNECTS, ETC. WHERE REQUIRED DURING DEMOLITION AND NEW CONSTRUCTION.
- WHERE EXISTING ELECTRICAL DEVICES ARE INDICATED TO BE REMOVED, REPAIR WALL AS REQUIRED TO MATCH EXISTING (TO REMAIN) WALL RATING. PATCH WALL AS REQUIRED TO RECEIVE NEW FINISHES FOR A SMOOTH, FLUSH APPEARANCE.
- REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVES AND WALL BASE WHERE NEW FLOOR FINISH IS REQUIRED.
- PROVIDE DUST BARRIERS AS REQUIRED TO PREVENT MIGRATION TO AREAS TO BE OCCUPIED BY OWNER. PROTECT ALL EQUIPMENT TO REMAIN. COORDINATE PROTECTION OF EXISTING EQUIPMENT WITH OWNER.
- COORDINATE DEMOLITION WITH SEQUENCING OF THE WORK.
- PROTECT EXISTING FINISHES WHICH ARE TO REMAIN.
- REFER TO STRUCTURAL DRAWINGS FOR SCOPE OF STRUCTURAL DEMOLITION WORK.
- CONDUCT DEMOLITION ACTIVITIES CLEAN, COMPLETE AND IN A MANNER SUITABLE FOR NEW FINISHES.
- WHILE DEMOLITION IS OCCURRING, SENSITIVE OWNER ACTIVITIES WILL BE PROCEEDING IN ADJACENT AREAS. MINIMIZE NOISE AND DUST LEVELS AND TEMPORARILY SUSPEND DEMOLITION AS REQUESTED BY THE OWNER.
- PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO CONFINE PEDESTRIAN ACTIVITY TO OCCUPIED SPACES MAINTAIN REQUIRED MEANS OF EGRESS AND SIGNAGE FOR EGRESS.
- WHERE DEMOLITION ACTIVITY DAMAGES OR REMOVES ANY APPLIED FIREPROOFING OR CONSTRUCTION INSTALLED AS PART OF A RATED ASSEMBLY, REPLACE FIREPROOFING AND CONSTRUCTION MATERIALS TO ACHIEVE AND MAINTAIN APPROPRIATE ASSEMBLY RATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP COST FOR DUST AND DEBRIS WHICH MIGRATE INTO EXISTING, ADJACENT SPACES.
- PATCH ALL FLOOR PENETRATIONS RESULTING FROM REMOVAL OF EXISTING DUCTWORK, PIPING ELECTRICAL RACEWAYS, ETC. FILL PENETRATION WITH CONCRETE. FULL FLOOR THICKNESS AND MAINTAIN FIRE-RESISTIVE RATING OF FLOOR SYSTEM. FINISH CONCRETE IN MANNER SUITABLE FOR NEW FLOOR FINISHES.
- PATCH ALL WALL INTERSECTIONS AND PENETRATIONS RESULTING FROM THE REMOVAL OF EXISTING WALLS, DUCTWORK, PIPING, ELECTRICAL RACEWAYS, ETC. IN THE INTERIOR WALLS TO REMAIN. THE PENETRATIONS SHALL BE FILLED FLUSHED WITH AND OF THE SAME MATERIALS AS THE SURROUNDING WALLS

Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.



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DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
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NOTES:

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

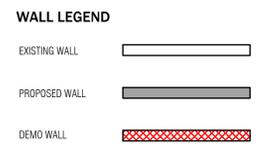
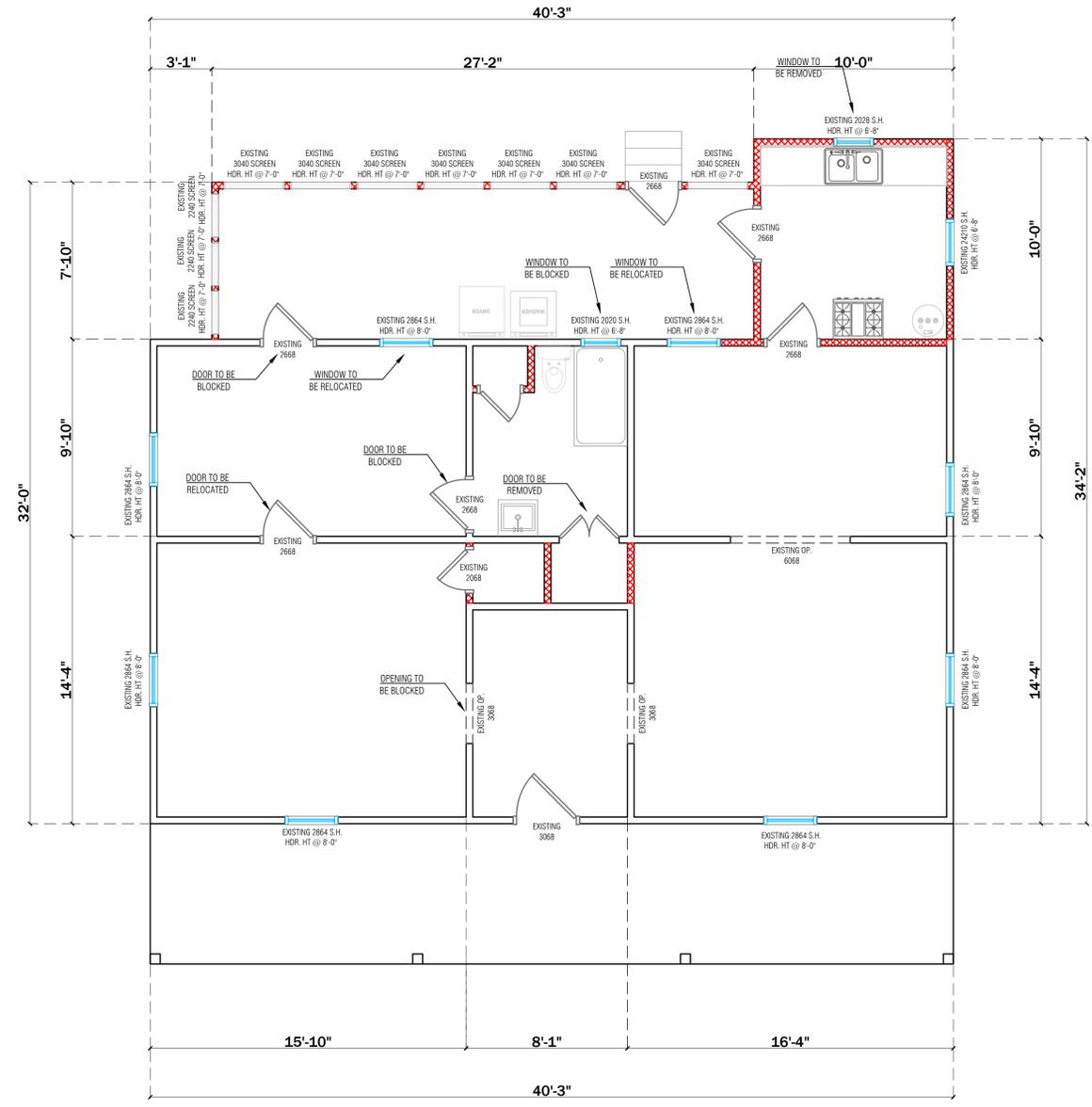
**EXISTING FLOOR PLAN**

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

**A.02**

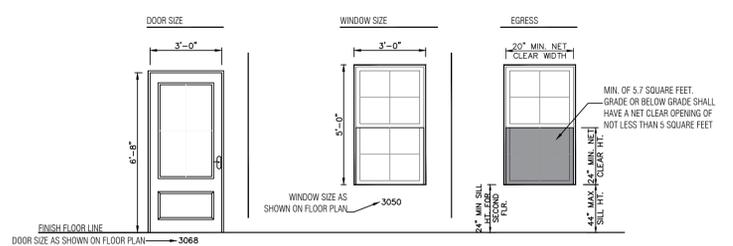
PLAN NO:

**AUG 2023**



**EXISTING FLOOR PLAN AREA TABULATION**

FIRST FLOOR	1,072.70 SQFT
SCREEN ROOM	212.73 SQFT
<b>TOTAL AREAS</b>	<b>1,285.43 SQFT</b>



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

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

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

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

MIN. OF 5.7 SQUARE FEET. GRADE OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

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

A-02 **EXISTING FLOOR PLAN**  
Scale: 1/4" = 1'-0"

# AIR BARRIER

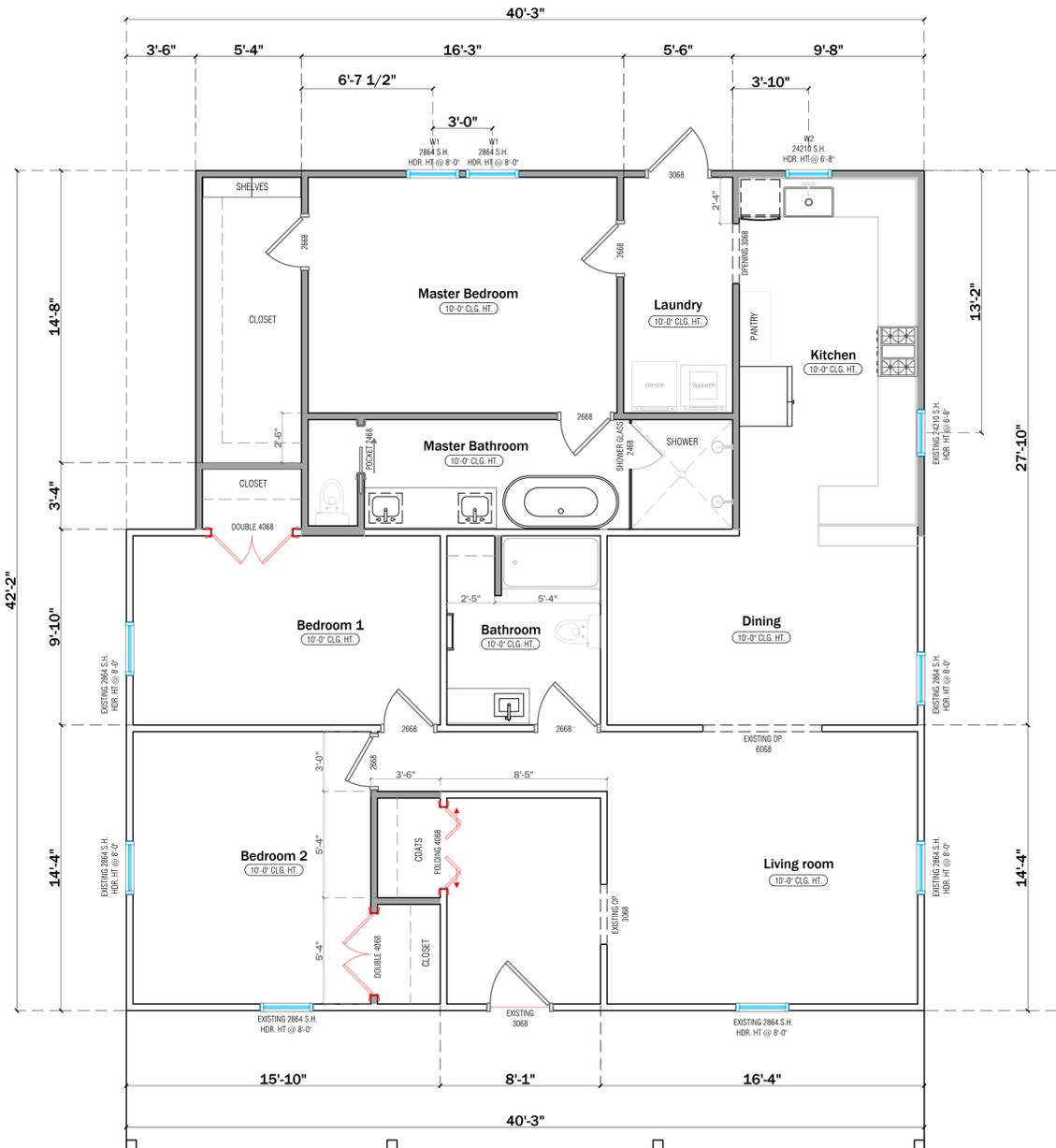
Thermal Envelope

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
<b>General requirements</b>	A continuous air barrier shall be installed in the building envelope. Sealing materials, including sealants, caulks, gaskets, tapes, and membranes, shall be installed in accordance with the manufacturer's instructions. The barrier shall be installed in a manner that does not create a thermal bridge.	Air permeability shall not be used as a sealing method.
<b>Ceilings</b>	The air barrier on any dropped ceiling shall be installed in a manner that does not create a thermal bridge. The barrier shall be installed in a manner that does not create a thermal bridge. The barrier shall be installed in a manner that does not create a thermal bridge.	The insulation in any dropped ceiling shall be designed with the air barrier.
<b>Walls</b>	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. The junction of the top plate and top of exterior walls shall be sealed.	Caution shall be taken to ensure that there is no thermal bridging at the junction of the wall and the ceiling. The barrier shall be installed in a manner that does not create a thermal bridge.
<b>Windows, skylights and doors</b>	The space between window frames and lintels and sills shall be sealed. The space between window frames and lintels and sills shall be sealed.	Non-vented doors shall be installed.
<b>Roof areas</b>	The air barrier shall be installed at every exposed edge of a roof area.	Non-vented doors shall be installed.
<b>Floors (including above-garage and cantilevered floors)</b>	The air barrier shall be installed at every exposed edge of a floor area.	Non-vented doors shall be installed.
<b>Crack space walls</b>	Crack space walls in unvented crawl spaces shall be covered with a Class I vapor barrier in accordance with the manufacturer's instructions.	When present, control of floor insulation, insulation shall be permanently attached to the concrete walls.
<b>Shafts, penetrations</b>	Shaft walls, utility penetrations, and floor slabs shall be sealed with a continuous air barrier. The barrier shall be installed in a manner that does not create a thermal bridge.	
<b>Narrow cavities</b>	Batts in narrow cavities shall be cut to fit. It is not permitted to use batts in narrow cavities unless the manufacturer's instructions specify otherwise.	
<b>Garage separation</b>	All sealing shall be provided between the garage and conditioned spaces.	
<b>Recessed lighting</b>	Recessed light fixtures installed in the building envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building envelope shall be sealed to the drywall.
<b>Plumbing and wiring</b>	Plumbing and wiring shall be sealed to the building envelope. The barrier shall be installed in a manner that does not create a thermal bridge.	
<b>Showertubs on exterior wall</b>	The air barrier shall be installed on exterior walls adjacent to shower tubs. The barrier shall be installed in a manner that does not create a thermal bridge.	Exterior walls adjacent to showers and tubs shall be sealed.
<b>Electrical phone lines on exterior walls</b>	The air barrier shall be installed around electrical and communication lines on exterior walls. The barrier shall be installed in a manner that does not create a thermal bridge.	
<b>HVAC register boots</b>	HVAC register boots shall provide a continuous air barrier. The barrier shall be installed in a manner that does not create a thermal bridge.	
<b>Connected operators</b>	Connected operators shall be sealed. The barrier shall be installed in a manner that does not create a thermal bridge.	

A-02.1 (continued) Inspection of top walls shall be in accordance with the provisions of ICC-905.

# GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQFT A MINIMUM NET CLEAR OPENABLE WIDTH OF 20", A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 40 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- 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.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-13.
- ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.



**WALL LEGEND**

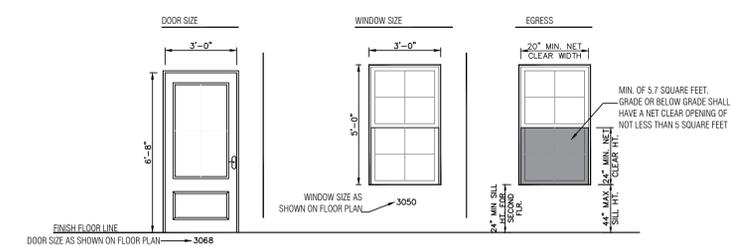
EXISTING WALL	[Line style]
PROPOSED WALL	[Line style]
DEMO WALL	[Line style]

**PROPOSED FLOOR PLAN AREA TABULATION**

FIRST FLOOR.....	972.70 SQFT
ADDITION.....	661.46 SQFT
<b>TOTAL AREAS .....</b>	<b>1,634.16 SQFT</b>

Proposed Floor Plan

Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.



**DOOR / WINDOW NOTES**

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

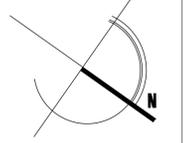
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MIN. OF 5.7 SQUARE FEET. GRADE OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

**A-02.1**  
**PROPOSED FLOOR PLAN**  
Scale: 1/4" = 1'-0"



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**PROJECT**  
**211 Wickes Street**  
SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO. 1  
REVISION DATE  
1  
2  
3  
4  
5  
6

**NOTES:**

**DRAWN BY: CARLOS TREVIÑO**

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**PROJECT TYPE:**

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**PROPOSED FLOOR PLAN**

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

**A.02.1**

PLAN NO:

**AUG 2023**

# LEGEND

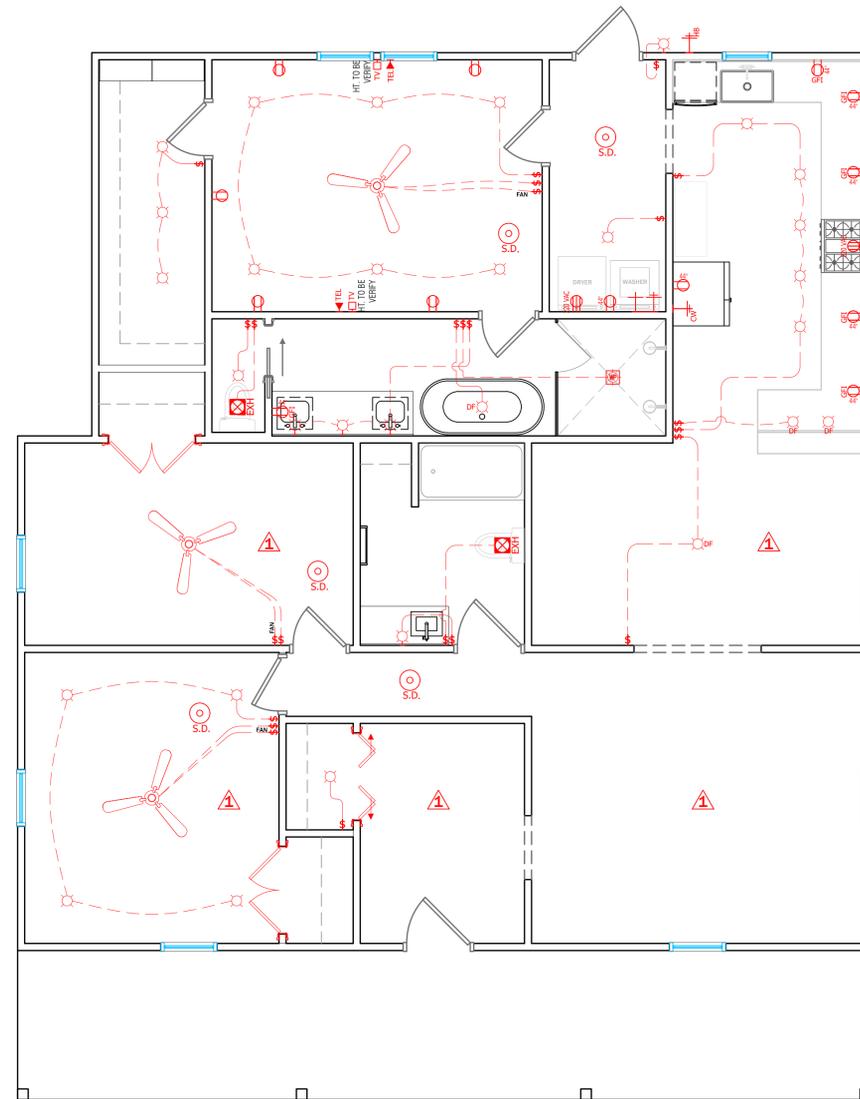
## ELECTRICAL

- |  |   |  |   |
|--|---|--|---|
|  | SWITCH                                      |  | CIRCULAR RECESSED LIGHT                 |
|  | DIMMER SWITCH                               |  | SURFACE MOUNT CLG FIXTURE (WATER PROOF) |
|  | THREE WAY SWITCH                            |  | LED LINEAR LIGHT                        |
|  | FOUR WAY SWITCH                             |  | CHANDELIER                              |
|  | DUPLEX OUTLET                               |  | TRACK-MOUNT FIXT                        |
|  | FLOOR OUTLET                                |  | FLOOD LIGHT                             |
|  | CEILING OUTLET                              |  | DECORATIVE PENDANT L.T. FIXTURE         |
|  | DUPLEX OUTLET WITH GROUND FAULT INTERRUPTOR |  | PICTURE LIGHT (as selected)             |
|  | 220 VAC DUPLEX OUTLET                       |  | RECESSED EYEBALL SPOTLIGHT              |
|  | WATERPROOF DUPLEX OUTLET                    |  | CEILING MOUNT EXHAUST FAN               |
|  | TELEPHONE OUTLET                            |  | WALL MOUNT EXHAUST FAN                  |
|  | TELEVISION OUTLET                           |  | EMERGENCY DISCONNECT                    |
|  | SMOKE DETECTOR                              |  | THERMOSTAT                              |
|  | ELECTRICAL PANEL BOX                        |  | SMOKE & CO2 DETECTOR                    |
|  | SURFACE MOUNT CLG. FIXTURE                  |  | BUZZER                                  |
|  | WALL MOUNT FIXTURE                          |  | WALL MOUNT - INTERCOM                   |
|  | FLUORESCENT LIGHT                           |  | CEILING FAN W/LT                        |
|  | PULL CHAIN LIGHT                            |  |   |
- 
- |                 |                    |  |                        |
|-----------------|--------------------|--|------------------------|
| <b>PLUMBING</b> |                    |  | HOT & COLD WATER       |
|                 | WATER HEATER       |  | RAIN HEAD SHOWER       |
|                 | SHOWER HEAD        |  | GAS KEY (ON/OFF) VALVE |
|                 | HOSE BIB/FAUCET    |  | TANKLESS WATER HEATER  |
|                 | COLD WATER TO REF. |  |                        |

## ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK COMPLY WITH THE STANDARD OF THE NATIONAL ELECTRICAL CODE.
- PERFORMANCE STANDARDS CONFORM ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20AMP CIRCUIT TO LAUNDRY APPLIANCES.
- PROVIDE A MINIMUM OF TOW SEPARATE 20AMP CIRCUIT TO THE KITCHEN APPLIANCES
- SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- A SMOKE DETECTORS WITH CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON LIVING ROOM, BEDROOMS,HALL WAYS, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW, CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.
- BLUE PVC BOXES SUCH AS 18cu Single box, 32cu double box AND 44cu triple box SHALL BE INSTALLED AND USED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE RECEPTACLE, WATER PROOF OUTLETS AND LED LIGHTS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- PANEL BOARDS AND EXHAUST FANS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
- REFRIGERATOR OUTLET HAVE IT'S OWN DEDICATED CIRCUIT AS REQUIRED BY CODE.
- ALL COVER PLATES FOR ALL DEVICES SHALL BE PROVIDE IN THE COORDINATED COLOR TO MATCH SURROUNDINGS.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL WIRE SEPARATE DEDICATED CIRCUITS FOR REQUIRED NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA
- BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.
- SMOKE & CO-MONOXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS PROVIDE A.F.C.I. RECEPTACLES IN ALL BEDROOMS.

Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.



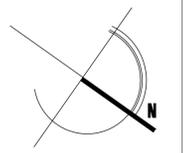
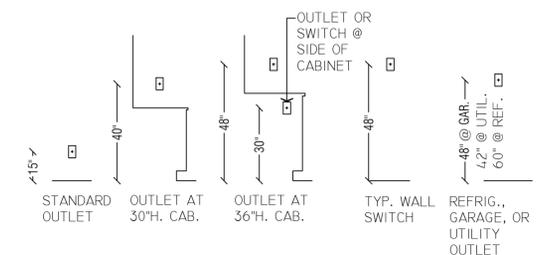
**NOTE: EXISTING ELECTRICAL WIRING AND SWITCH FUNCTION TO BE VERIFY @ SITE**

### PROPOSED FLOOR PLAN AREA TABULATION

FIRST FLOOR.....	972.70 SQFT
<hr/>	
TOTAL AREAS .....	1,634.16 SQFT

Electrical Plan

### ELECTRIC FIXTURE HEIGHTS (UNLESS NOTED OTHERWISE)



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211 Wickes Street

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
1	
2	
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NOTES:

**PROPOSED FLOOR PLAN  
AREA TABULATION**

FIRST FLOOR.....972.70 SQFT

---

TOTAL AREAS .....1,634.16 SQFT

**DRAWN BY: CARLOS TREVIÑO**

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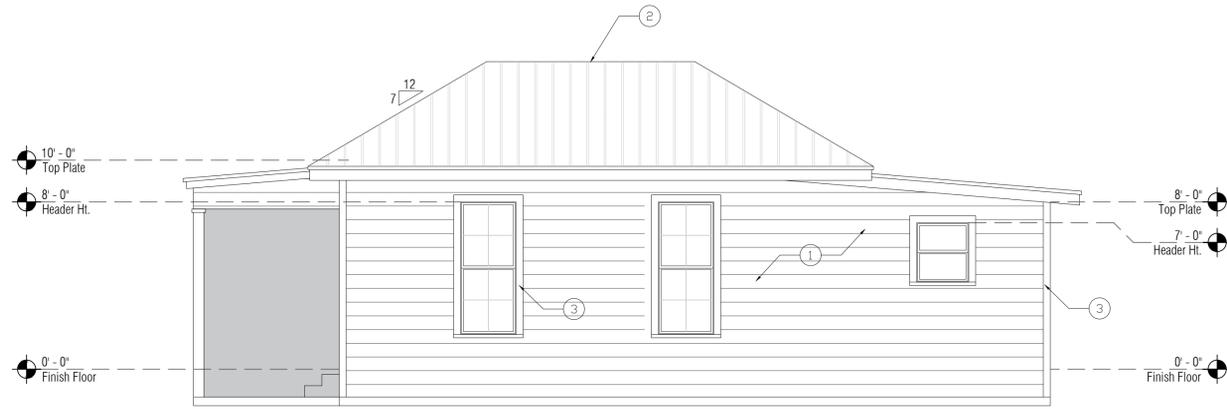
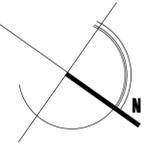
## RESIDENTIAL

NEW TOTAL AREAS: 1,634.16 SQFT

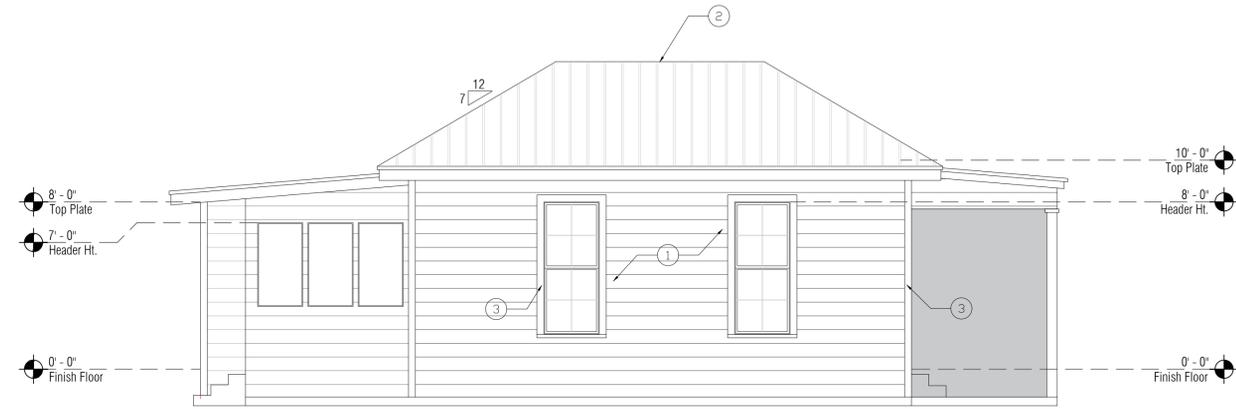
### ELECTRICAL PLAN

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

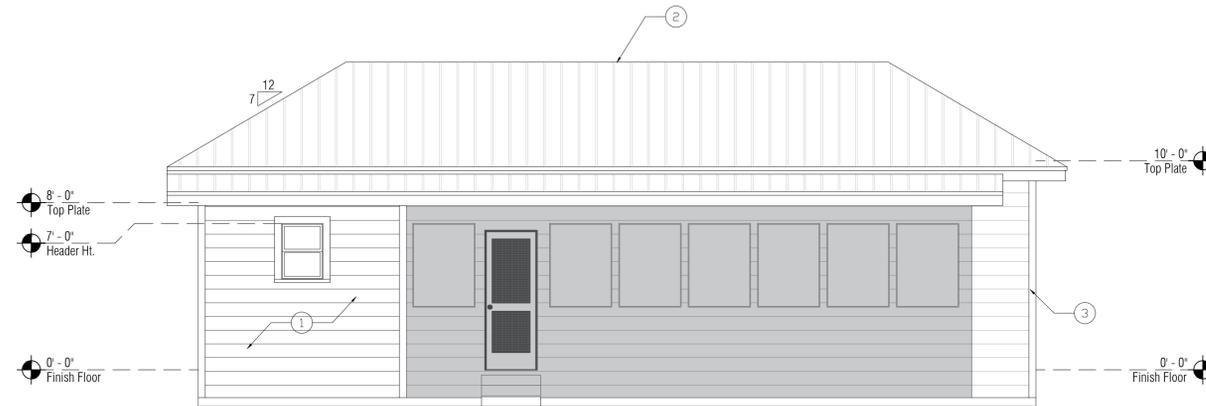
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RIGHT ELEVATION



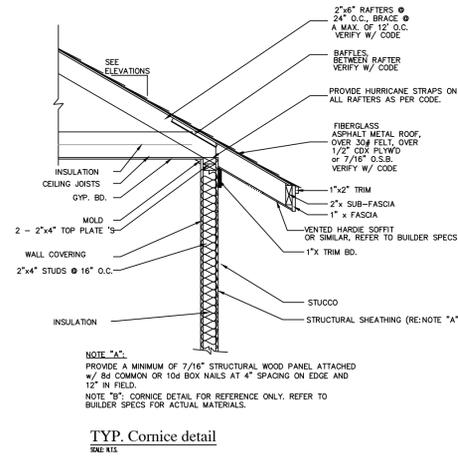
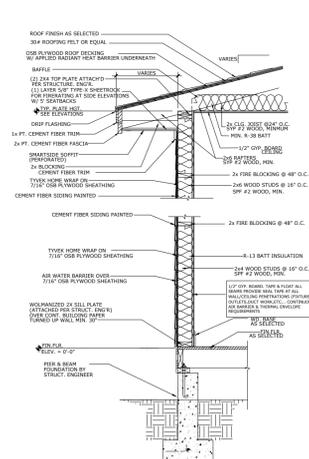
LEFT ELEVATION



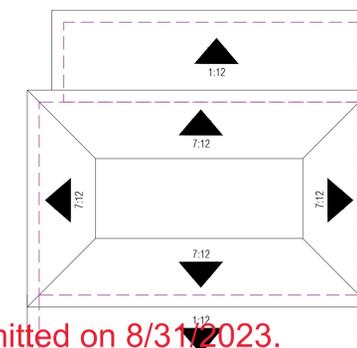
REAR ELEVATION

KEY NOTES (X)

- 1) FIBER CEMENT SIDING
- 2) METAL ROOF PANEL
- 3) FIBER CEMENT TRIM



TYP WALL SECTION N.T.S.



EXISTING ROOF

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PROJECT  
**211 Wickes Street**

SAN ANTONIO, TX, 78210  
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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

EXISTING ELEVATION

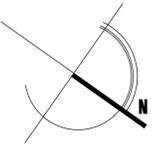
SCALE: 1/4"=1'-0"

**A.04**

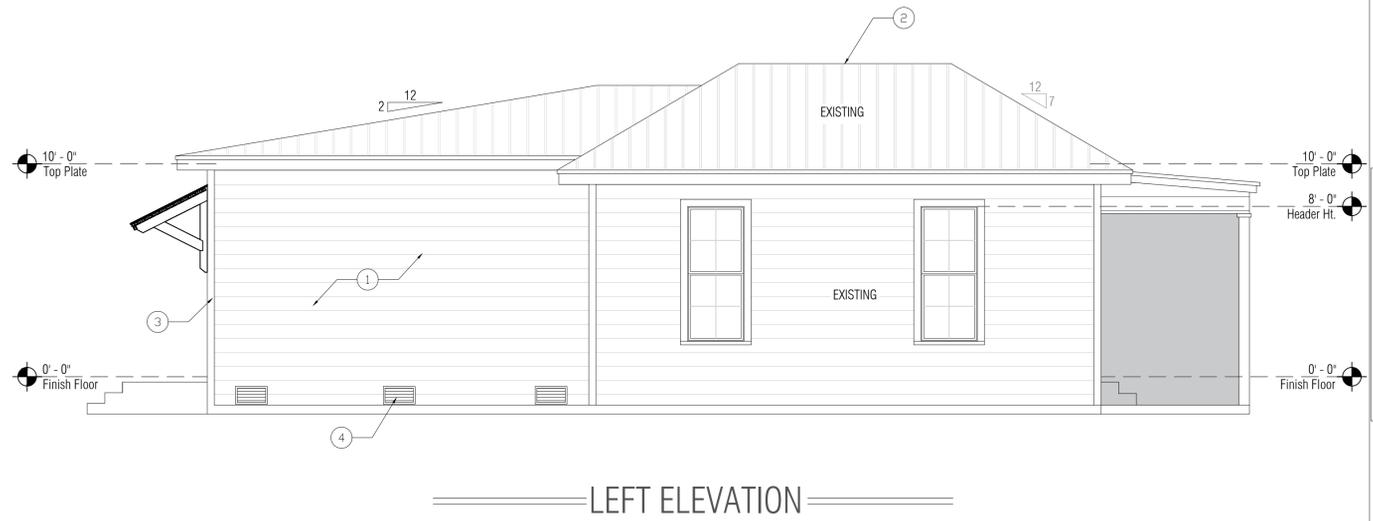
PLAN No:

**AUG 2023**

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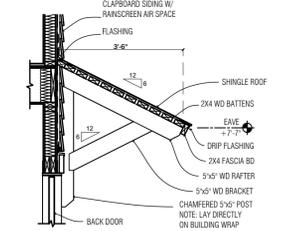
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

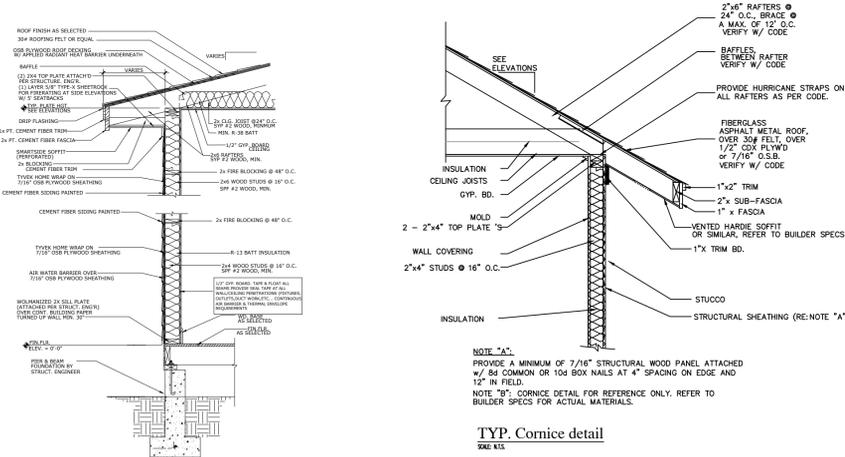


BACK DOOR AWNING

N.T.S.

KEY NOTES (X)

- 1) FIBER CEMENT SIDING
- 2) METAL ROOF PANEL
- 3) FIBER CEMENT TRIM
- 4) FOUNDATION AIR VENT

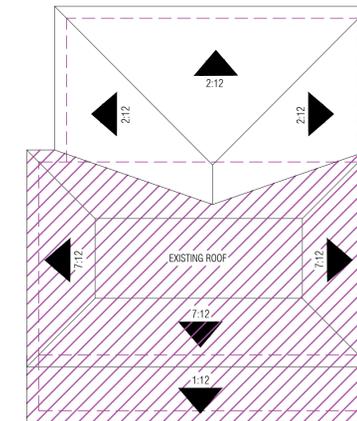


TYP. Cornice detail

SEE A11

TYP WALL SECTION

N.T.S.



PROPOSED ROOF

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

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PROJECT  
**211 Wickes Street**  
SAN ANTONIO, TX. 78210  
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DRAWN BY: CARLOS TREVIÑO  
DRAWING NO. 211 WICKES ST. 08/04/23

PROJECT TYPE:  
**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**ELEVATION PLAN**

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

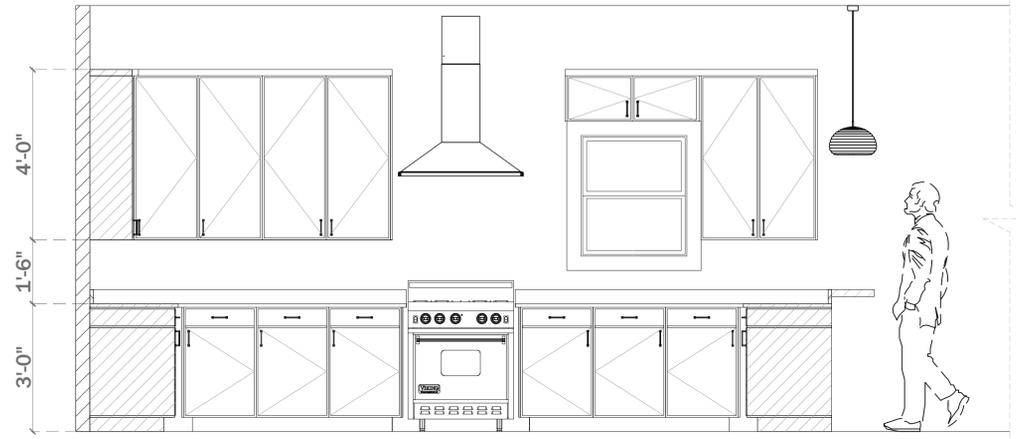
**A.4.1**

PLAN NO:

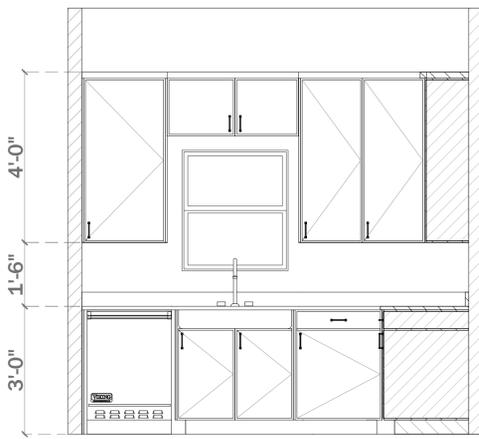
**AUG 2023**

**NOTES**

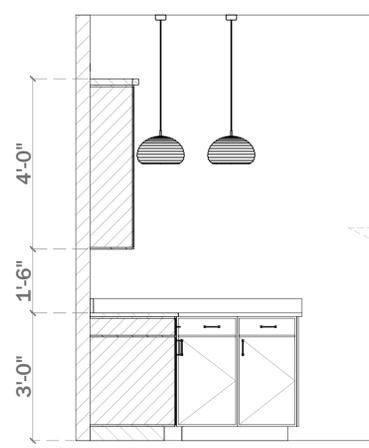
- CABINET ELEVATIONS SHOWN AS SCHEMATIC ONLY. REFER TO CLIENT FOR CABINETS STYLES AND CONFIGURATIONS. SEE SHOP DRAWINGS BY CABINET MANUFACTURER FOR EXACT SIZES AND DETAILS.
- TRIM AND MOULDINGS AS SCHEMATIC ONLY. REFER TO CLIENT FOR SIZES AND PROFILES.



SCALE: 1/2"=1'-0" **KITCHEN**

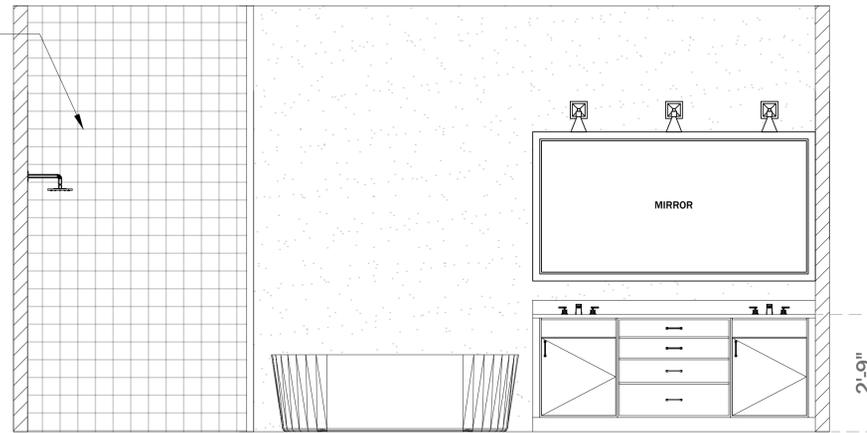


SCALE: 1/2"=1'-0" **KITCHEN**

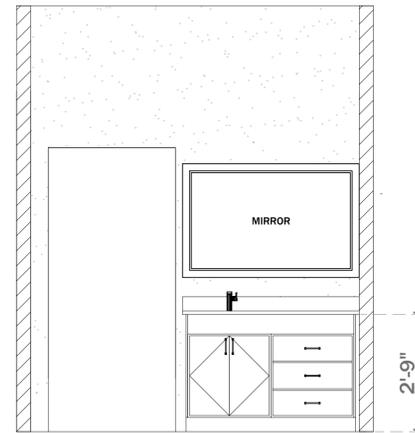


SCALE: 1/2"=1'-0" **KITCHEN**

- Clear tempered glass Shower door 2468 W/ two tempered glass panels (T.B.D.)
- Shower heads (model T.B.D. by owner)
- Tile on shower and tub walls (color T.B.D. by owner)



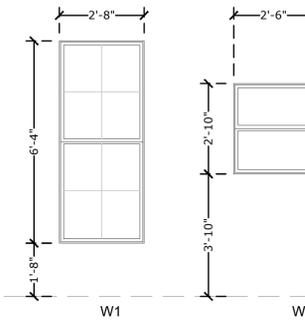
SCALE: 1/2"=1'-0" **M. BATH**



SCALE: 1/2"=1'-0" **BATHROOM**

**WINDOW SCHEDULE**

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



- ID 2864 - W1 - 2'-8" X 6'-4" OPERABLE WINDOW WOOD FRAME LOW-E-GLAZING INSULATED GLASS
- ID 26210 - W2 - 2'-6" X 2'-10" OPERABLE WINDOW WOOD FRAME WOOD SHUTTER LOW-E-GLAZING INSULATED GLASS

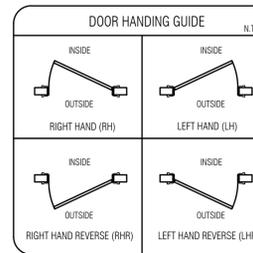


WINDOW SCHEDULE					
SYMBOL	FRAME	SIZE	TYPE	GLAZING	QTY.
W1	WOOD	2'-8" X 6'-4"	OPERABLE	DBL. PANE	1
W2	WOOD	2'-6" X 2'-10"	OPERABLE SHUTTER WINDOW	DBL. PANE	1

**WINDOWS NOTES:**

- ALL OPERABLE WINDOWS SHALL HAVE SCREENS
- OPERABLE WINDOWS AT ACCESSIBLE LOCATIONS SHALL REQUIRE A MAXIMUM FORCE OF 5LBS TO OPERATE.
- MINIMUM EGRESS REQUIREMENTS NET CLEAR OPENING 5.7 SQFT, WIDTH 32" AND MINIMUM HEIGHT 24"
- ENERGY REQUIREMENTS: U FACTOR < .35 SHGC FACTOR < .20
- WINDOWS ADJACENT TO DOORS TO BE TEMPERED PER IBC.

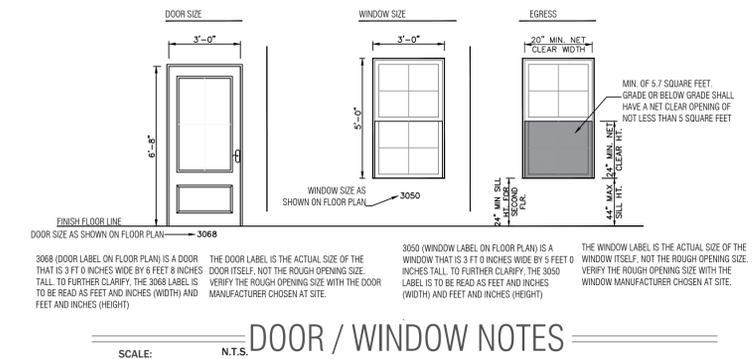
DOOR SCHEDULE				
DESCRIPTION	ID	WIDTH	HEIGHT	QTY.
EXT.DOOR IH SWING	3068 IH	3'-0"	6'-8"	1
INT. DOOR RH SWING	2668 RH	2'-6"	6'-8"	5
INT. DOOR LH SWING	2668 LH	2'-6"	6'-8"	1
INT. POCKET DOOR	2468	2'-4"	6'-8"	1
INT. DOUBLE DOOR	4068	4'-0"	6'-8"	1
INT. FOLDING DOOR	4068	4'-0"	6'-8"	1



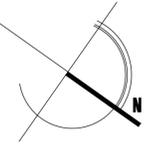
**DOOR NOTES:**

- DOOR SWINGS EASILY WITH NO CLOSER OR WITH A TIME DELAY CLOSER. FORCE TO OPEN A DOOR IS LIMITED TO 5LBS. FOR INTERIOR AND 8.5LBS FOR EXTERIOR DOORS.
- ALL DOORS AND FRAMES INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
- VERIFY ALL DOOR SWINGS PER PLAN.
- ALL DOORS SHALL CONFORM TO THE 2021 IBC AND THE STATE OF TEXAS ACCESSIBILITY STANDARDS.

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Staff recommendation is not reflective of these plans.



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



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PROJECT  
**211 Wickes Street**

SAN ANTONIO, TX. 78210  
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**PROJECT TYPE:**

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**INTERIOR ELEVATIONS**

SCALE: 1/2"=1'-0"

**A.05**

PLAN No:  
**AUG 2023**

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SFP
  - SINGLE BOTTOM PLATE DOUBLE TOP PLATE
  - ATTACH HEADERS TO FRAMING W/ MIN. (8) 12# NAILS IN EACH END
  - ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW SPINDS
  - EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH # ANCHOR BOLTS SHALL HAVE MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 48" 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) 12# 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  
SNOW LOAD 5 PSF  
WIND LOAD 115 mph APPLIED PER IRC - IRC - CATEGORY II  
1 EXPOSURE "C"  
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 GAUG 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 = 2,800 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, CABINETS, 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
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH #4 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 #4 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 SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED GARDEN GRASSES SHALL NOT EXCEED 3% (1%) 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.
- GRASSSED 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 NOT 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 8" LIFTS, COMPACTED TO 90% 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

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

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

**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
- ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

**HEADERS SCHEDULE AS FOLLOWS**

- 2-(2-2X12'S WITH 7/16" O.S.B. 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"

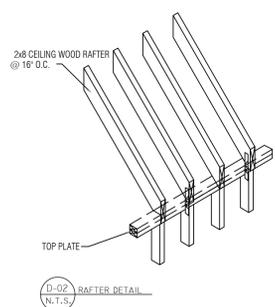
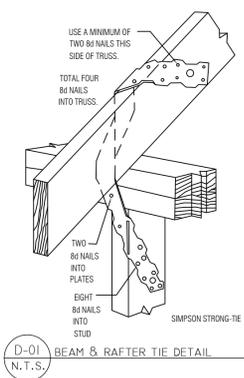
- STUD WALLS 12" OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ O.C. TWO FLOORS ABOVE SHALL BE 2X6 2-2X4 OR 4X4 STUDS @ 16" O.C.
- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL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

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

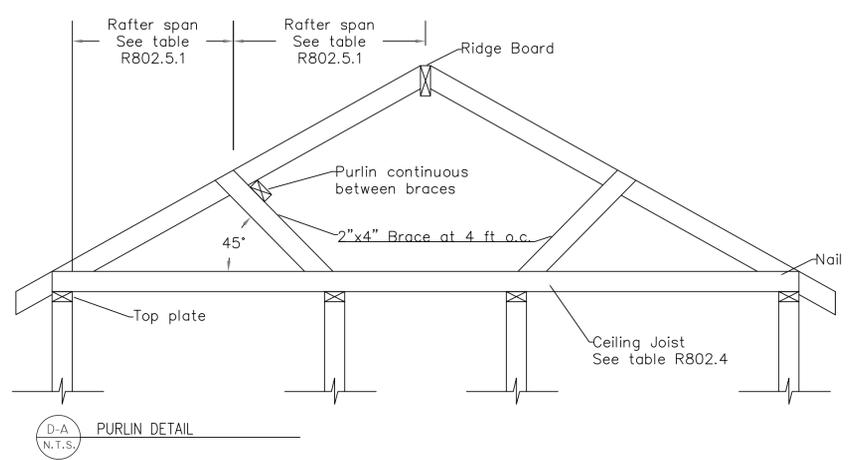
(Roof live load = 20 psf, ceiling not attached to rafters, L/A = 180)

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



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

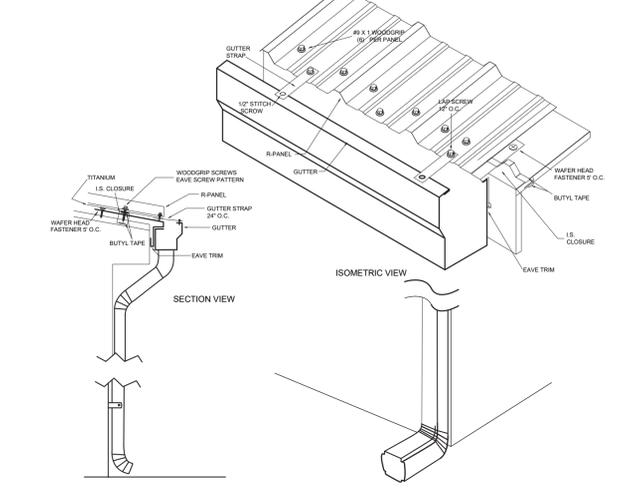


**STANDARD EAVE TRIM INSTALLATION WITH GUTTER**

- Install the eave trim to the substrate with wafer head fasteners at 5" O.C.
- Position the roof panel so that the down slope end matches the dimension called for on the erection drawings.
- Attach the roof panel with #9 x 1" woodgrip screw. (Refer to screw placement table).
- Attach the roof panels at the eave with (6) #9 x 1" woodgrip screws - (6) per panel.
- Attach the gutter with #14 x 7/8" lapleaks @ 24" O.C.
- Install the gutter strap at alternate 24" with #14 x 7/8" lapleaks on the sheet end of strap, and stitch screws, pop rivets, or lap screws on gutter end of the strap.

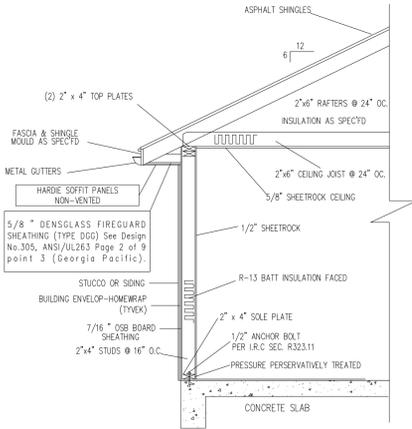
**NOTE:** Alternate trim profiles are acceptable using the screw pattern shown.

**OPTION:** The overhang illustrated below may be increased to extend up to 4' past the eave trim.

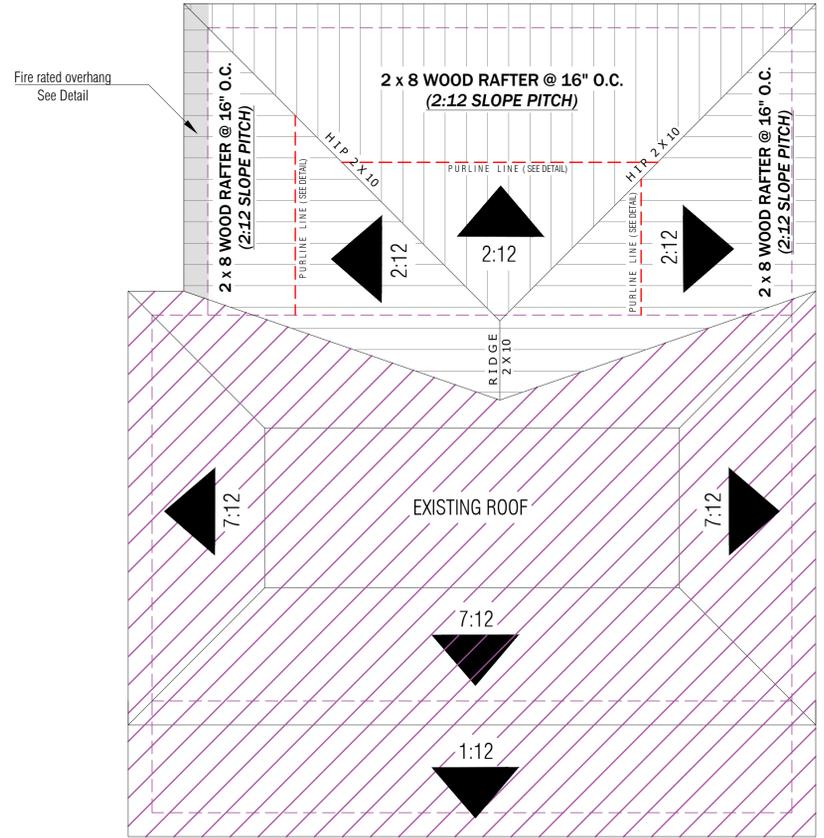


**NOTE: USE GUTTERS AT EAVES ENDS**

**1 HR RATED WOOD FRAME OVERHANG** UL DESIGN U305 N.T.S.



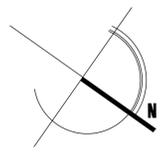
**Plans were submitted on 8/31/2023. Staff recommendation is not reflective of these plans.**



**NOTE: ALL EXISTING RAFTERS 2 X 4 @ 16" O.C., EXISTING CEILING JOIST 2 X 6 @ 16" O.C., EXISTING RIDGE 2 X 6, EXISTING VALLEY 2 X 6, EXISTING HIP 2 X 6, TO BE REMAINED**

**S-01**  
**ROOF FRAME RAFTERS**  
Scale: 3/16" = 1'-0"

Roof Frame Plan



**Projecta** ENGINEERING  
PROJECTA ENGINEERING, PLLC  
10010 W. LOOP WEST, SUITE 100  
SAN ANTONIO, TX 78250  
PHONE: (210) 380-0060  
cgrath@projectaengineering.com

**211 Wickes Street**

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

**NOTES:**

**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 REVISIONS ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

**PROJECT TYPE:**

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**ROOF FRAME PLAN RAFTERS**

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

**S.01**

PLAN No:

**AUG 2023**

- TALL WALL NOTES:**
- ALL STUDS TO BE MIN. 2X4 #2 SYP OR SFP.
  - 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 6 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**

ROOF	10 PSF - COMPOSITION SHINGLE
LIVE LOADS	
ROOF	20 PSF
CEILING JOIST	10 PSF
SNOW LOAD	5 PSF
WIND LOAD	115 mph APPLIED PER IRC - IRC - CATEGORY II
1.0 EXPOSURE 'C'	
SEISMIC	SEISMIC CATEGORY 'A'

**ROUGH CARPENTRY NOTES:**

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 10% 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 L.V.S. GULLIMS, P.N. HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:  
L.V.S. = 2,800 PSI  
P.N.S. = 2,900 PSI  
GULLIMS = 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, CABINETS, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 10" 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.
- NOTICING 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 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.
  - GRASSSED 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 NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL OBTAIN 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 OR PIPE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SHIELDED 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 4" strong backs for stud filler soffits, set a top load bearing walls beneath.
  - Contractor to install 2" x 4" 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/D = 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:**

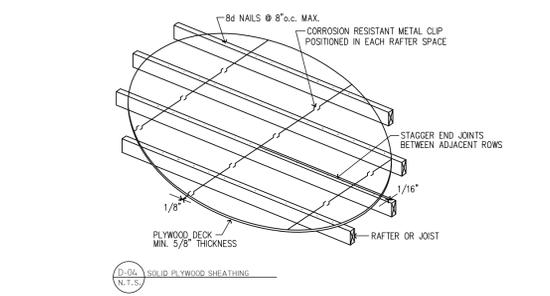
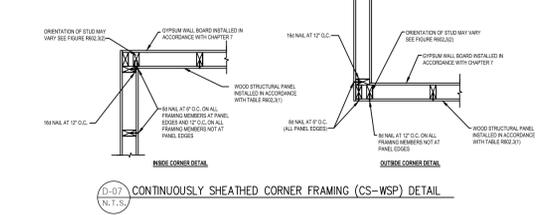
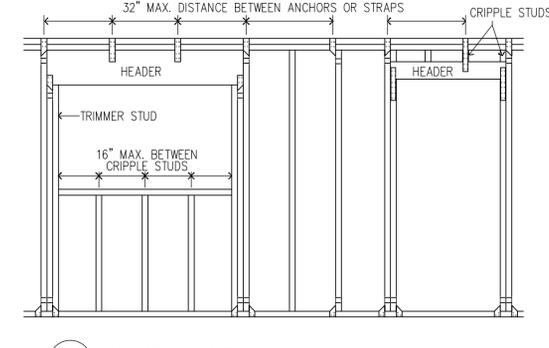
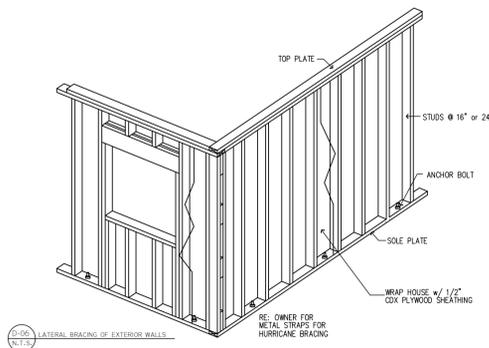
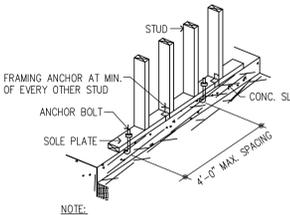
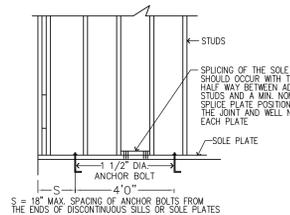
- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6'S DOWN TO LOAD BEARING WALES @48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES @48" 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 SPECIFIED.
- 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.

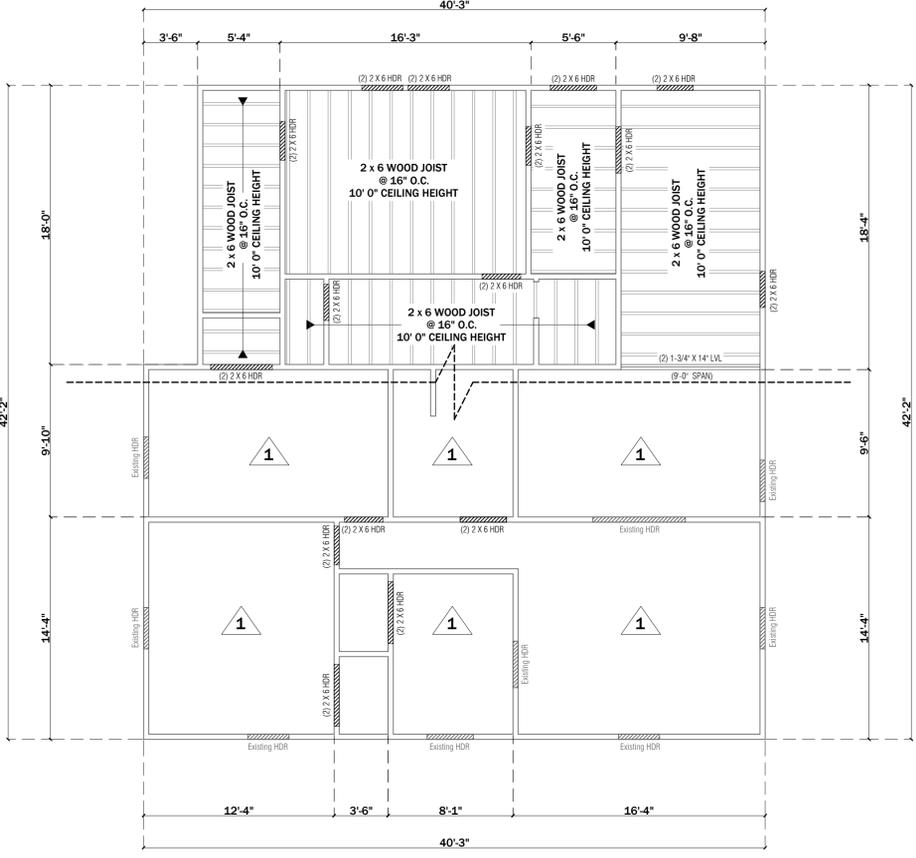


**2021 IRC (International Residential Code )TABLE R502.3.1 (1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES**

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

JOIST SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 20 psf			
		2" X 6"	2" X 8"	2" X 10"	2" X 12"
		(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



**1** NOTE: EXISTING 2x6 WOOD JOIST @ 16" O.C. WILL BE REMAIN WITHOUT MODIFICATIONS

S-002

**FRAMING PLAN CEILING JOIST**

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

Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.

**Projecta ENGINEERING**  
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211 Wickes Street

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
1	
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NOTES:

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, TRACKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**FRAMING PLAN CEILING JOIST**

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

**S.002**

PLAN NO:

**AUG 2023**

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 18" or 1 3/4" height at 6" 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

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 SPP.
  - 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 6 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  
ROOF 10 PSF - COMPOSITION SHINGLE  
LIVE LOADS  
ROOF 20 PSF  
CEILING JOIST 10 PSF  
SNOW LOAD 5 PSF  
WIND LOAD: 115 mph APPLIED PER IBC - IRC - CATEGORY II  
1.0 EXPOSURE "C"  
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 "SMIPSON STRONG TIE" OR APPROVED EQUAL.  
PREFABRICATE LVL'S, GULAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL, MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:  
LVL'S = 2,400 PSI  
PSL'S = 2,800 PSI  
GULAMS = 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 FEET 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 GLEUED 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 SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. MATCH EXISTING SHALL BE UNDERSTOOD TO GOVERN 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 UNDERLID 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.
  - GRASSSED 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 NOT 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% 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 4" strong backs for roof rafter burlins, set a top load bearing walls beneath.
  - Contractor to install 2" x 4" wall blocking @ upper kitchen cabinet areas.

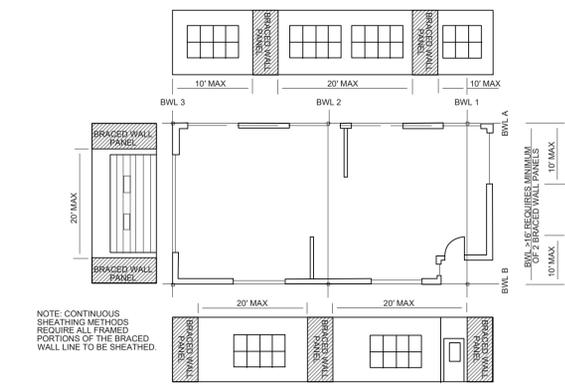
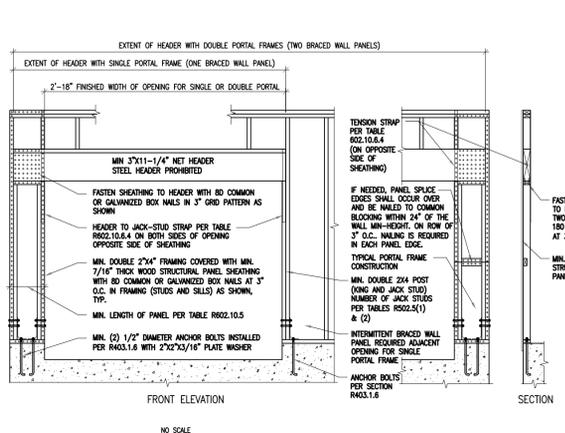


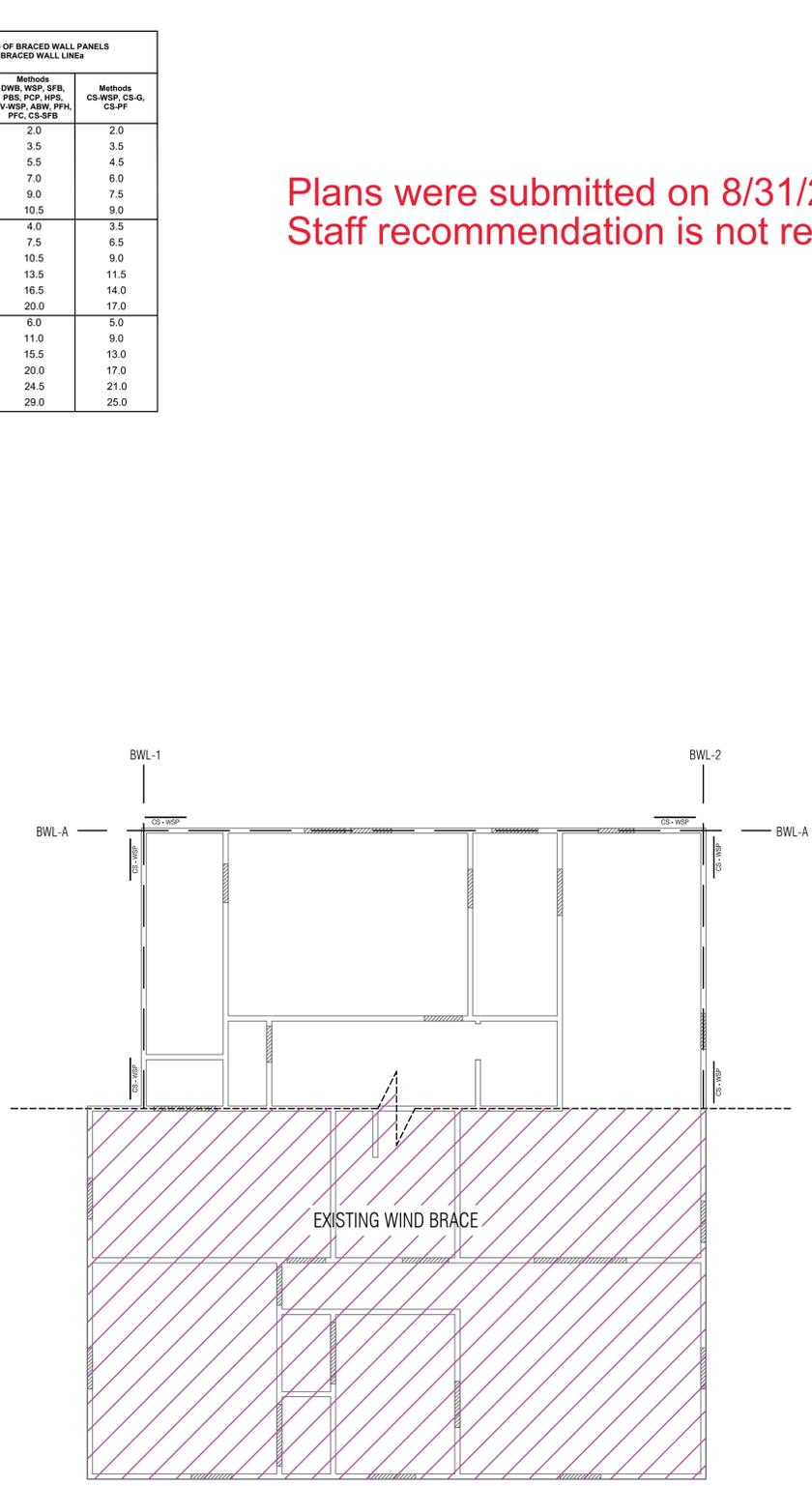
FIGURE R602.10.2.2 LOCATION OF BRACED WALL PANELS

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					
	68	26	27	30	33	
	72	27	27	30	33	
	76	30	29	30	33	
	80	32	30	30	33	
	84	35	32	32	33	
	88	38	35	33	33	
	92	43	37	35	35	
	96	48	41	38	36	
	100	—	44	40	38	
	104	—	49	43	40	
	108	—	54	46	43	
	112	—	—	50	45	
116	—	—	55	48		
120	—	—	60	52		
124	—	—	—	56		
128	—	—	—	61		
132	—	—	—	66		
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					

- For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
- NP = Not Permitted.
- Linear interpolation shall be permitted.
  - Use the actual length where it is greater than or equal to the minimum length.
  - 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.
  - 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.
  - 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.

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

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 LINEa			
			Method LIBB	Method GB	Methods DBW, WSP, SFB, PBS, PCP, HPS, BVWSP, 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



Plans were submitted on 8/31/2023.  
Staff recommendation is not reflective of these plans.

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**211 Wickes Street**

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO. 1  
REVISION DATE  
1  
2  
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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 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**

NEW TOTAL AREAS: 1,634.16 SQFT

**WIND BRACE PLAN**

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

**S.003**

PLAN No:

**AUG 2023**

**S-003**  
**WIND BRACE PLAN**  
Scale: 3/16"=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 6 MIL POLYETHYLENE VAPOR BARRIER
- OVER 6'-0" SELECT FILL. REINFORCED W/ #4's @ 12" O.C.E.W.
- 2.) END OF WATERPROOFING MEMBRANE TO BE INSTALLED 6-INCH FROM BOTTOM OF BEAM
- 3.) ALL REBAR SHALL BE ASTM A-615 GRADE 60
- 4.) ALL BEAMS SHALL BE 12" WIDE X 30" DEEP (UNO). REINFORCED W/ (2) #6's T&B & #3 TIES @ 18" O.C.
- 5.) CONTRACTOR SHALL VERIFY ALL ARCHITECTURAL FEATURES AND IS RESPONSIBLE FOR FIT AND FINISH. WHERE THERE IS A DISCREPANCY BETWEEN INFORMATION SHOWN HERE AND OR ARCHITECTURAL PLANS, THE ARCHITECTURAL SHALL CONTROL. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR OPENINGS.
- 6.) ALL BAR SPLICES TO OVERLAP A MINIMUM OF 30 DIAMETERS OF THE BAR BUT NOT LESS THAN 12"
- 7.) INSTALL FIRST STIRRUP 2" FROM INSIDE BEAM. INSTALL STIRRUPS VERTICALLY. ANGLED STIRRUPS ARE NOT PERMITTED

**STRUCTURAL DESIGN CRITERIA**

1. THE 2021 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE DOCUMENTS.

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:

FLOOR LIVE LOADS: Pier and Wd Beams = 100 PSF  
FLOOR DEAD LOADS: Wood Deck = 20 PSF

ROOF LIVE LOADS: N/A  
ROOF DEAD LOADS: N/A

GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (I) = 1.0

**DEAD LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)**  
D  
D + L  
D + L + (Lr or S or R)  
D + (W or 0.7E) + L + (Lr or S or R)  
0.6D + W  
0.6D + 0.7E

**WIND LOADS**  
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60 FT.

BASIC WIND SPEED (3 SEC. GUST) = 115 MPH, BASIC WIND PRESS. = 16 PSF.

STRUCTURE TYPE = BUILDING  
STRUCTURE CLASSIFICATION CATEGORY II, EXPOSURE CATEGORY B.

TOPOGRAPHIC EFFECTS (Kzt) = 1.0, GUST EFFECT FACTOR (G) = 0.85, RIGID STRUCTURE.

ENCLOSURE CLASSIFICATION: ENCLOSED  
UPLIFT: 7 PSF

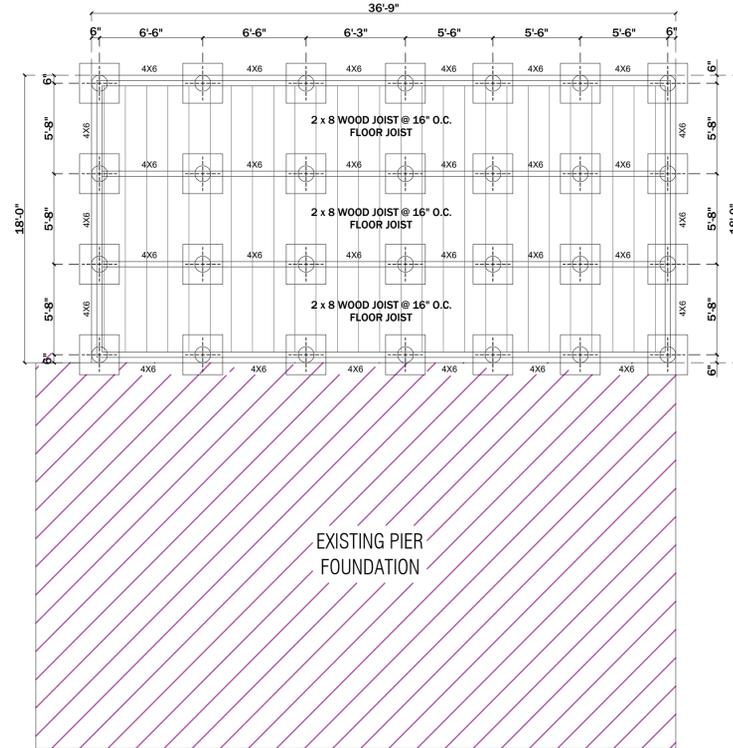
**SEISMIC LOADS**  
SEISMIC USE GROUP I  
SHORT DURATION Ss = 0.104  
ONE SECOND DURATION Sd1 = 0.031

SITE CLASS = C  
SEISMIC DESIGN CATEGORY = A  
BASIC SEISMIC-FORCE-RESISTING SYSTEM = ORDINARY STEEL MOMENT FRAME  
ANALYSIS PROCEDURE = SIMPLIFIED

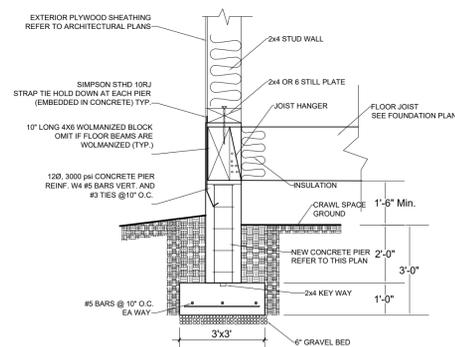
SOIL DESIGN PARAMETERS: (ASSUMED)  
THE SOIL SUPPORTING THE FOUNDATION ARE EXPANSIVE WITH AN EFFECTIVE PLASTICITY INDEX (PI) > 15

MINIMUM EXTERIOR PIER DEPTH BELOW FINAL GRADE = 24"  
SOIL UNCONFINED COMPRESSION qu = 2800 - 3000 PSF  
SOIL CLIMATIC RATING (Cw) = 17 (SAN ANTONIO AREA)

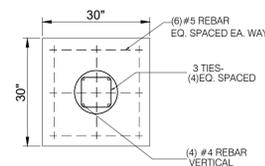
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Staff recommendation is not reflective of these plans.



PIER FOUNDATION



D1 FOOTING DETAIL HOUSE N.T.S.



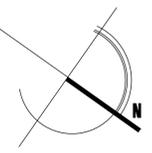
D2 PIER DETAIL N.T.S.

**2018 IRC (International Residential Code) TABLE R502.3.1 (1)  
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES**

(Residential sleeping areas, live load = 30 psf, L/Δ = 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



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211 Wickes Street

SAN ANTONIO, TX. 78210  
DATE: 08/04/2023  
PROJECT NO.

REVISION	DATE
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NOTES:

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PROJECT TYPE:

**RESIDENTIAL**

NEW TOTAL AREAS: 1,634.16 SQFT

**PIER FOUNDATION PLAN**

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

**S.04**

PLAN No:

**AUG 2023**