

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-038
ADDRESS: 903 LABOR ST
LEGAL DESCRIPTION: NCB 734 BLK 7 LOT A17 & A18
ZONING: IDZ, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: david sanchez
OWNER: mario gonzalez/SOUTHTOWN ONE LTD
TYPE OF WORK: Relocation of designated structure, construction of an addition
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Relocate the historic structure currently located at 903 Labor Street, in the Lavaca Historic District to 1211 S Gevers. A request is on the Historic and Design Review Commission Agenda for February 2, 2022, to zone the vacant lot at 1211 S Gevers, historic.
2. Perform exterior and fenestration modifications to the historic structure including the removal of the front porch and the removal of multiple, original window openings.
3. Construct an addition to be located at the left rear of the historic structure.

APPLICABLE CITATIONS:

Unified Development Code, Section 35-613 – Relocation of a Landmark of Property Located in a Historic District

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

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.

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.

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.

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—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.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details

that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

- a. Relocate the historic structure currently located at 903 Labor Street, in the Lavaca Historic District to 1211 S Gevers. A request is on the Historic and Design Review Commission Agenda for February 2, 2022, to zone the vacant lot at 1211 S Gevers, historic.
- b. **PREVIOUS REVIEW** – A previous request to relocate the historic structure at 903 Labor to the Mission Historic District was approved by the Historic and Design Review Commission in April of 2020. A second request for relocation to a vacant lot at 234 Yucca was approved by the HDRC on October 6, 2021. Between the two requests, the Design Review Committee reviewed requests for partial demolition and demolition with the salvaging of materials from the historic structure.
- c. **RELOCATION** – The UDC Section 35-613 provides guidance for the relocation of a historic structure. Per this section, the Historic and Design Review Commission shall be guided by the following considerations: 1) the historic character and aesthetic interest the building contributes its present setting; 2) whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be; 3) whether the building can be moved without significant damage to its physical integrity; 4) whether the proposed relocation area is compatible with the historical and architectural character of the building; and 5) balancing the contribution of the property to the character of the historic district with the special merit of the application.
- d. **RELOCATION** – As noted in finding a, the applicant has proposed to relocate the historic structure from the Lavaca Historic District to a vacant lot outside of the district. Staff finds that the historic context of the block no longer exists, and that the relocation of the historic structure is appropriate. Staff finds that relocation within the Lavaca Historic District would be most appropriate.
- e. **SETBACK** – This block of S Gevers currently features an established setback. Staff finds that the relocated structure should feature a setback that is generally consistent with the existing setbacks on the block.

- f. EXTERIOR MODIFICATIONS – The historic structure currently features a centered, front porch and door flanked by two groups of two windows on each side. The side facades currently feature groups of ganged windows, single windows, and a screened in rear, corner porch, which will be removed as part of the addition. The applicant has proposed new fenestration patterns on each façade, as well as the removal of the front and rear porch elements. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines. Additionally, the Guidelines for Exterior Maintenance and Alterations 7. notes that porches should remain open. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds the proposed removal of the front porch to be inappropriate and inconsistent with the Guidelines.
- g. ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition's height, massing and roof form to be appropriate. While the addition will feature massing to the side of the historic structure, the addition will be located toward the rear, and will extend only six (6) feet from the historic side façade.
- h. MATERIALS – The applicant has proposed materials that include composite siding and a shingled roof. Staff finds the use of these materials to be appropriate; however, composite siding should feature a smooth finish and an exposure of four (4) inches.
- i. MATERIALS (Windows) – The applicant has not specified window materials at this time. Staff finds that a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction and additions should be used.

RECOMMENDATION:

1. Staff recommends approval of item #1, relocation from 903 Labor to 1211 S Gevers based on finding a through e with the stipulation that the structure maintain its existing foundation height and that the setback be consistent with those found historically on this block of S Gevers.
2. Staff does not recommend approval of item #2, the removal of both the front and rear porches and the removal of multiple, original window openings. Staff recommends that the front porch be preserved and that all original windows openings not in the location of the proposed addition be preserved.
3. Staff recommends approval of item #2, the construction of an addition based on findings f through h with the following stipulations:
 - i. That the proposed composite siding feature a smooth finish and an exposure of four (4) inches.
 - ii. That a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction and additions be used.
 - iii. That fenestration is added to the right elevation on the proposed addition.

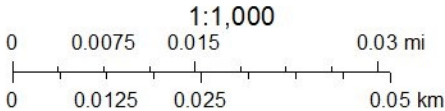
City of San Antonio One Stop



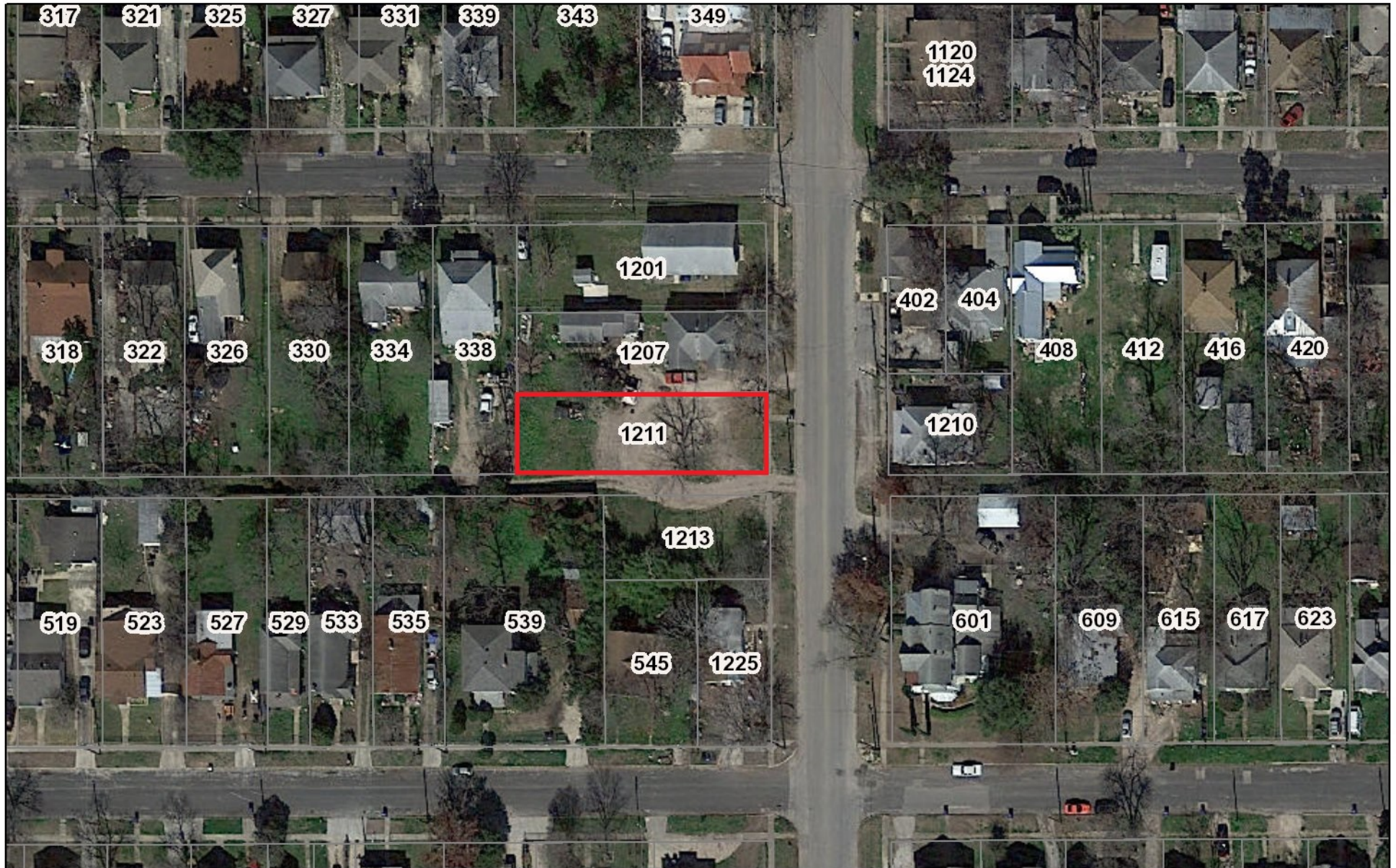
January 28, 2022

- CoSA Addresses
- Community Service Centers
- ⦿

 Pre-K Sites
- CoSA Parcels
- BCAD Parcels



City of San Antonio One Stop



January 28, 2022

CoSA Addresses

● Community Service Centers

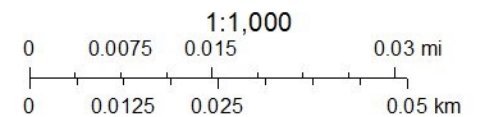


Pre-K Sites



CoSA Parcels

BCAD Parcels



903 LABOR - EXISTING EXTERIOR



WEST ELEVATION

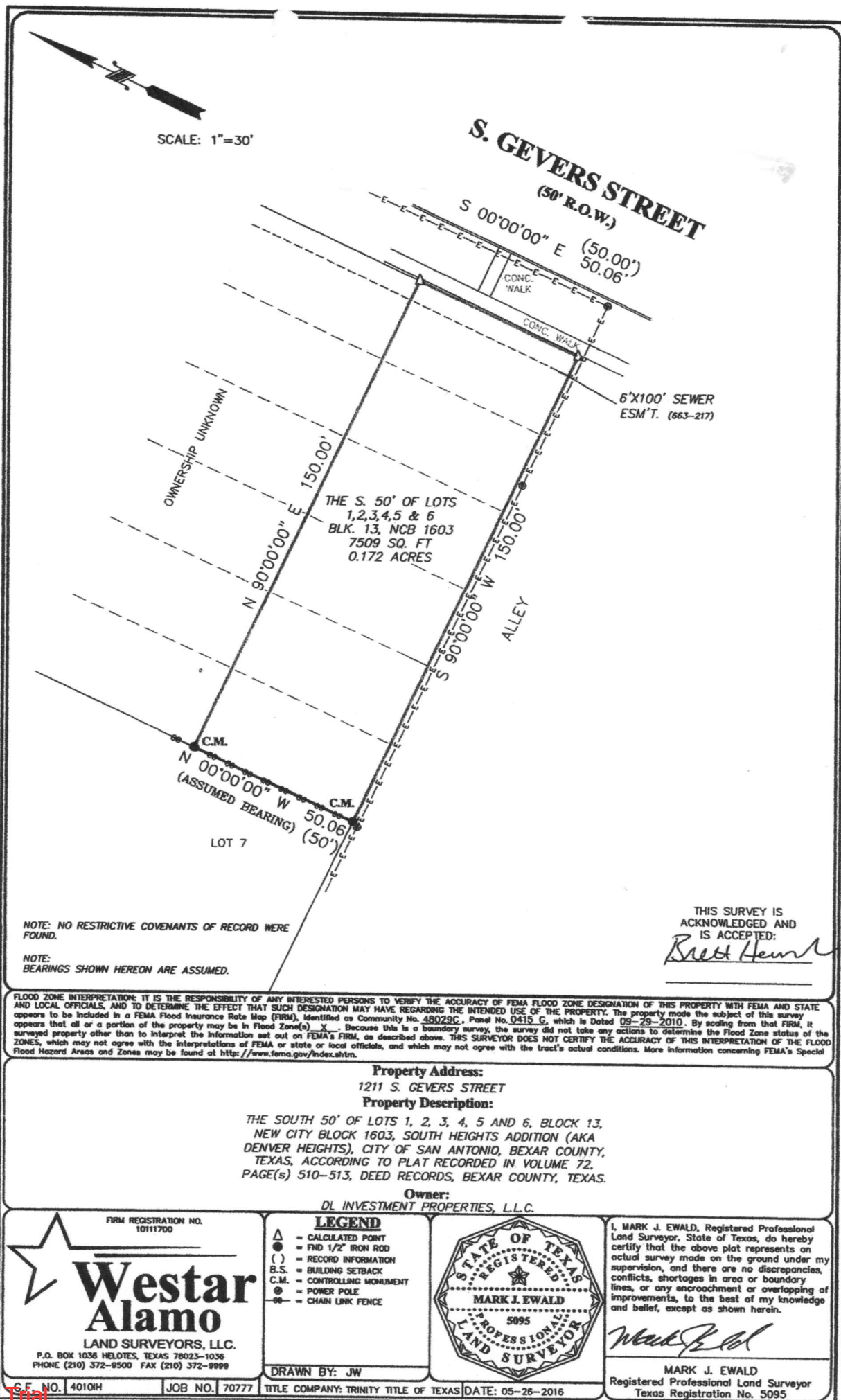
903 LABOR - EXISTING EXTERIOR



NORTH ELEVATION



EAST ELEVATION



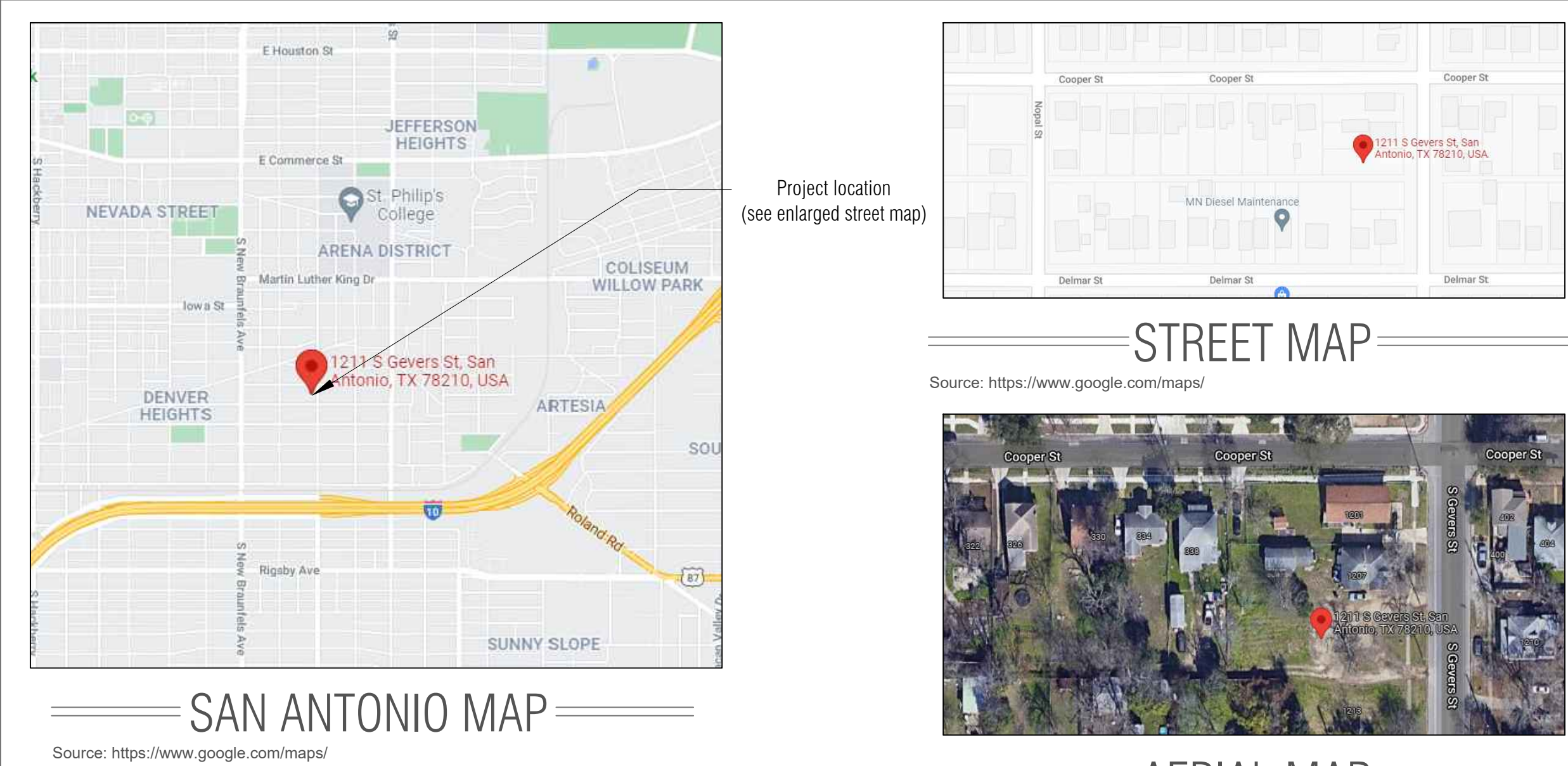
Specific Materials To Be Used:

All New Materials shall be to San Antonio City Codes
(see Arch Drawing sheets for additional information)

All Exterior materials shall match, as closely as possible, original existing materials, so as to keep with the original design of home.

For : Historic Structure currently located at 903 Labor St., 78210

LOCATION MAP



SYMBOLS

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

GENERAL INFORMATION

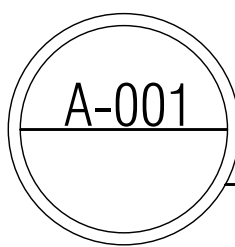
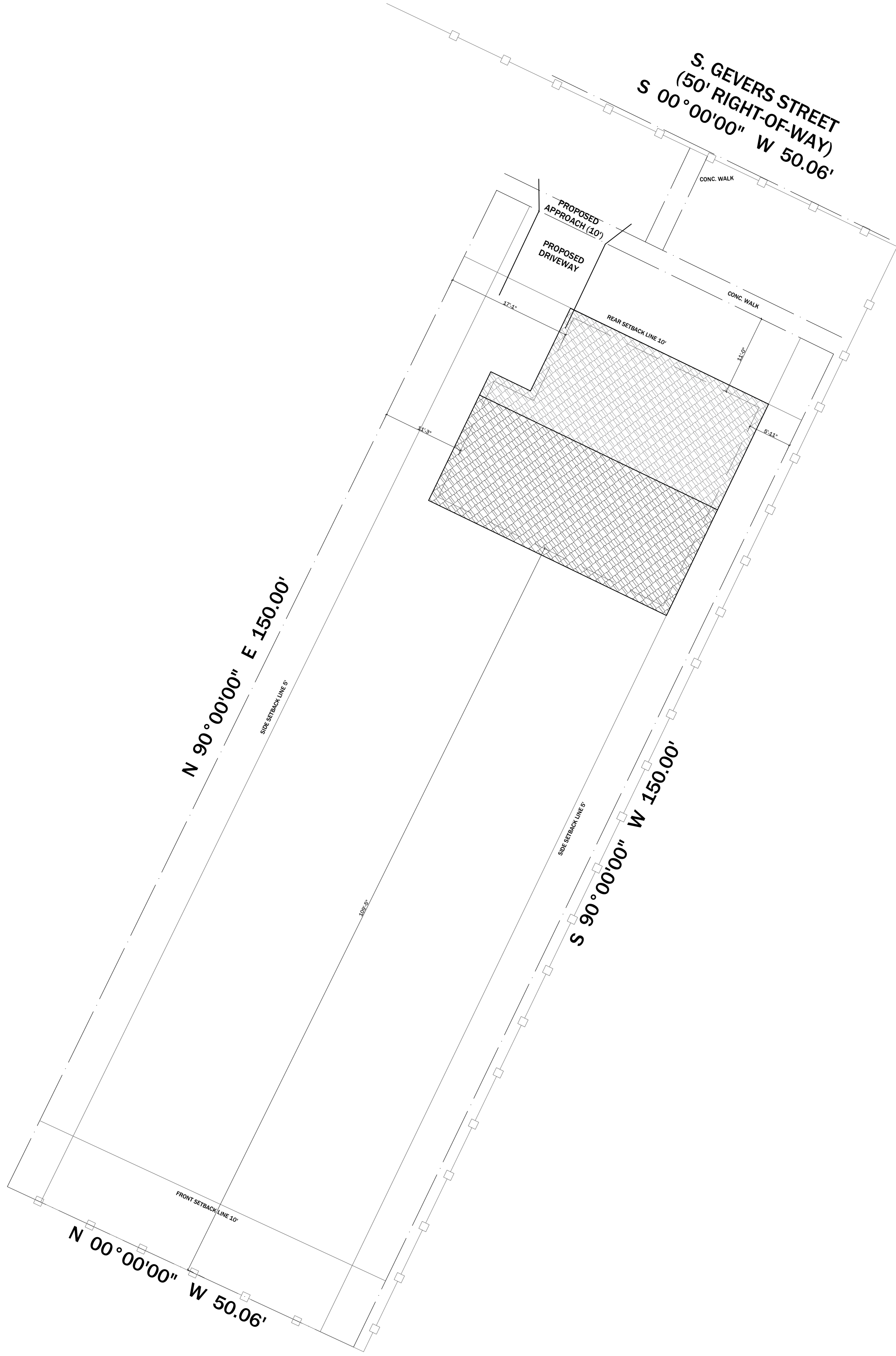
- 1.- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- 2.- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- 3.- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- 4.- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- 5.- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- 6.- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
- 7.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- 8.- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- 9.- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

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A-003	ELECTRICAL PLAN
A-004	ELEVATIONS/ROOF PLAN
S-1	ROOF FRAME, FRAMING AND WIND PLAN
S-2	FOUNDATION PLAN FLOOR JOIST

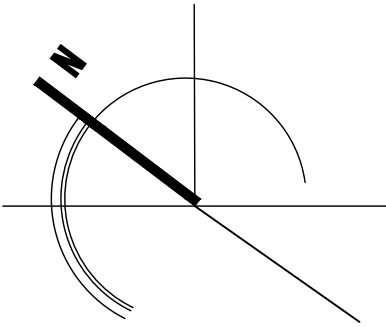
SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	



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

SITE PLAN



PROJECT

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

1211 S. Gevers

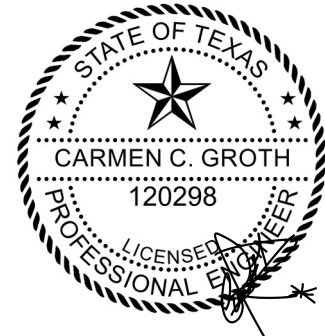
San Antonio, TX, 78210

DATE: 12/30/2021

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:



01/04/22

DRAWN BY: MARIEL DE OBALDIA

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

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

SITE PLAN

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

A.001

PLAN No:

JAN 2021

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
- IMC = intermediate metal conduit
- in (after number) = inch
- IS = IAMPO installation standard
- kw = kilowatt
- L&L = listed and labeled
- lav = lavatory (sink)
- Ib = poud
- LFMC= liquidtight flexible metal conduit
- LFNC = liquidtight flexible nonmetallic conduit

- LL = lot line dividing one lot from another or from a street
- manu = manufacturer
- max = maximum
- min = minimum
- mph = miles per hour
- n/a = not applicable
- NM = nonmetallic sheathed cable
- O.C. = on center
- PEX = cross linked polyethylene plastic pipe (water pipe)
- psf = pounds per square foot
- psi = pound per square inch
- psig = pounds per square inch gage
- PT = preservative treated (wood)
- PVC = polyvinyl chloride plastic water pipe or electrical conduit
- recep = receptacle outlet (electrical)
- RMC = rigid metal conduit
- SDC = Seismic Design Category
- SE = service entrance

LEGAL DESCRIPTION

NOTE:

LEGAL DESCRIPTION: LOT
ZONING: RM-4

CODE ANALYSIS

SCOPE OF WORK:

SINGLE-FAMILY

GOVERNING CODES:

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

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

AREA:

LIVING SPACE AREA: 994 SQ FT
LOT AREA: 7,509 SQ FT

CONSTRUCTION TYPE:

TYPE IIA

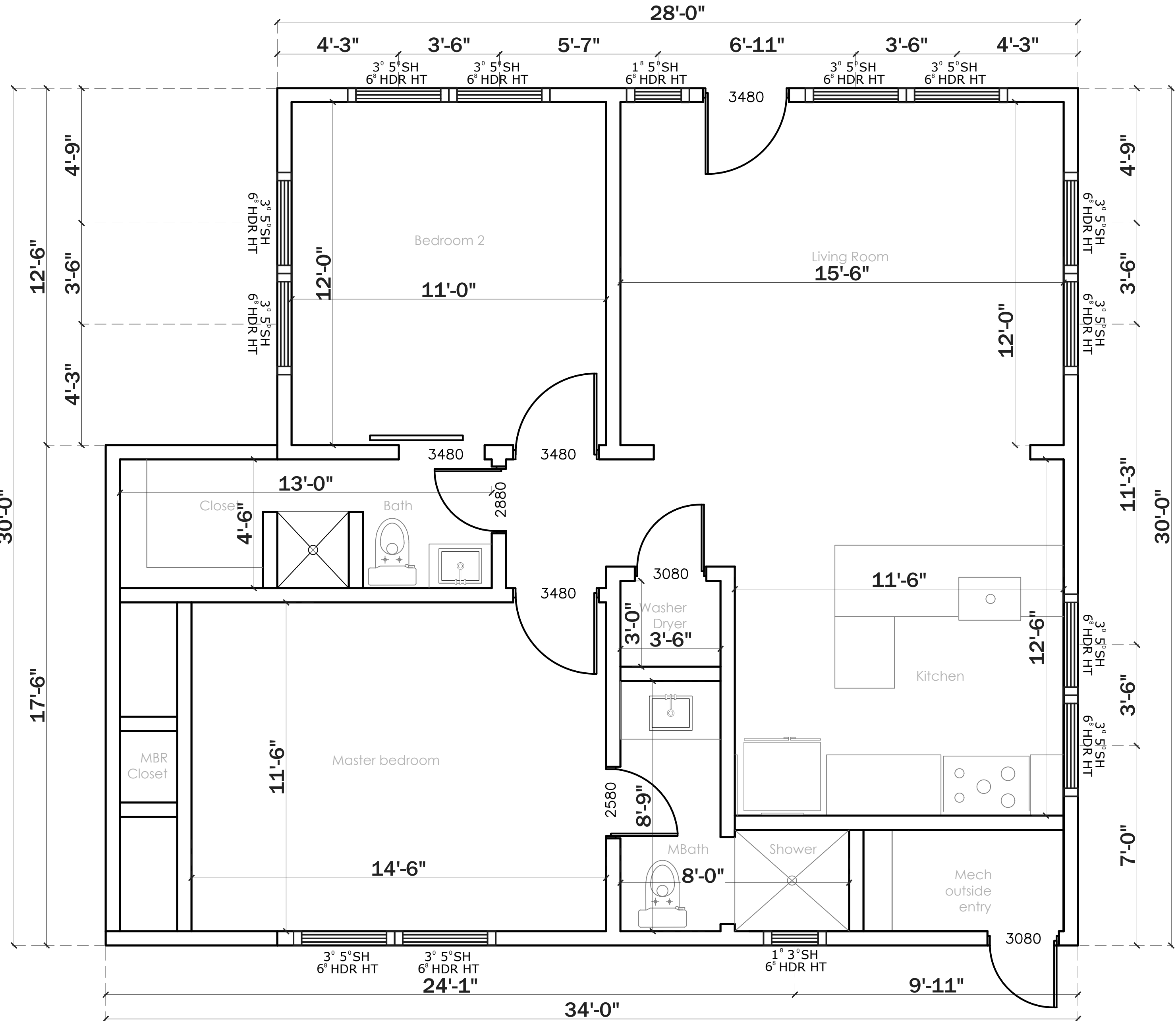
AIR BARRIER

Thermal Envelope

TABLE R022.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	An airtightness barrier shall be installed in the building envelope. Air permeable construction air barrier or joints in the air barrier shall be sealed.	An permeable insulation shall not be used as a sealing system.
Ceiling/joints	The air barrier in any dropped ceiling/joint shall be aligned with the insulation and top plate. In the air barrier shall be sealed. Access openings, 3/8" down stair or knee wall doors to conditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/joint shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Above walls shall be sealed.	Caution within corners and headjoints of frame walls shall be installed by completely filling the cavity with a material having a thermal resistance of R-2 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in continuous contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door profile and framing and profiles and framing shall be sealed.	
Rim joists	The joints shall be sealed for air barrier.	Rim joists shall be insulated.
Floors (including above garage and conditioned floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the surface flooring or floor framing cavity insulation shall be provided to be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of perimeter floor framing members.
Ceiling Space walls	Exposed walls in unvented ceiling spaces shall be covered with Class 1 vapor retarder with perforating joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the ceiling space walls.
Shafts, penetrations	Door shafts, utility penetrations, and fire shafts passing through or around conditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be fully insulated. Batts in cavities shall conform to the available cavity space.
Garage separation	An sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building barrier envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building barrier envelope shall be sealed to the drywall.
Plumbing and wiring		Seal penetrations shall be sealed to prevent air leakage and plumbing in exterior walls, or insulation that is installed within cavities to prevent air leakage shall extend behind piping and wiring.
Downsloak on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall extend down from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/telephone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or at least extend shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the exterior of drywall.	
Concealed sprinklers	After required to be sealed, concealed fire sprinklers shall be sealed in a manner that is recommended by the manufacturer. Gaskets or other adhesive seals shall be used for each seal. The seals between the partition cover plates and walls or ceilings.	

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, WHIRLPOLDS, 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-19.
- ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.

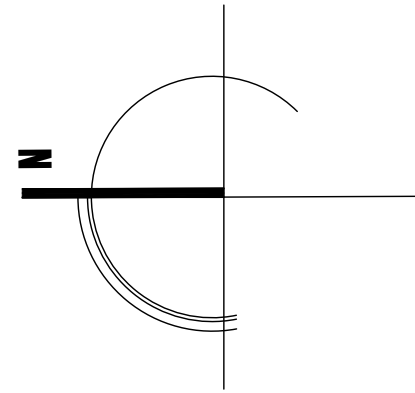


FIRST FLOOR

A-002

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

FLOOR PLAN



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PROJECT

1211
S. Gevers

San Antonio, TX. 78210

DATE: 12/30/2021

PROJECT NO.

REVISION	DATE
1	
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5	
6	

NOTES:

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

MAIN LEVEL
FLOOR PLAN



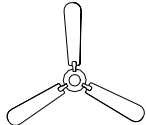
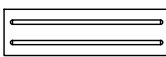
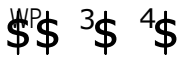








SCALE: 3/8"=1'-0"

A.002

PLAN No:

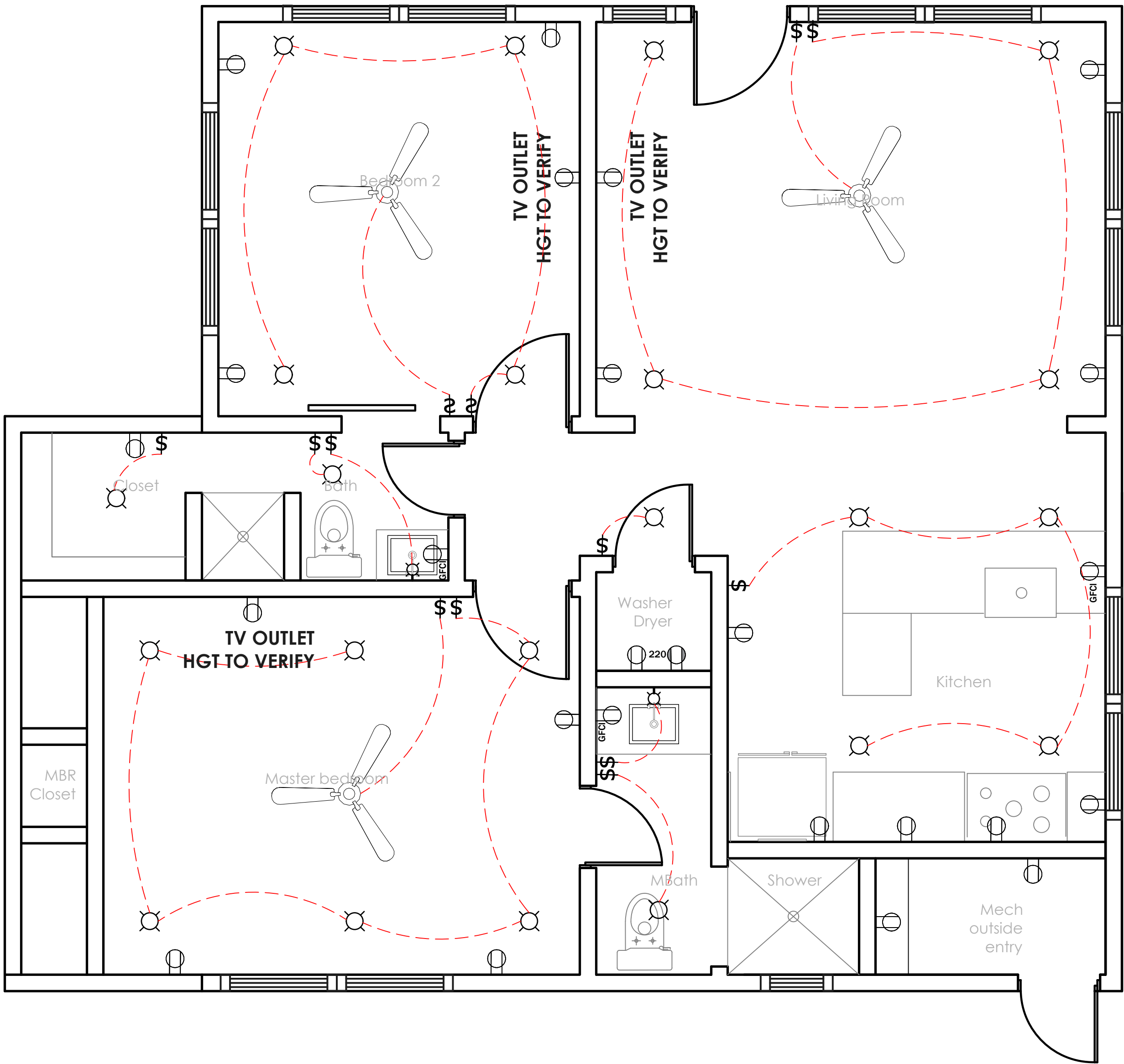
JAN 2021

ELECTRICAL LEGEND

-  CEILING MOUNT LIGHT
-  WALL MOUNT LIGH
-  CEILING FAN
-  FLUORESCENT LIGHT FIXTURE
-  SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4WAY
-  110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
-  220V RECEPTACLES
-  SMOKE DETECTOR
-  EXHAUST VENT / LIGH
-  VOICE / DATA OUTLET
-  TV
-  E.P.
-  ELECTRIC PANEL

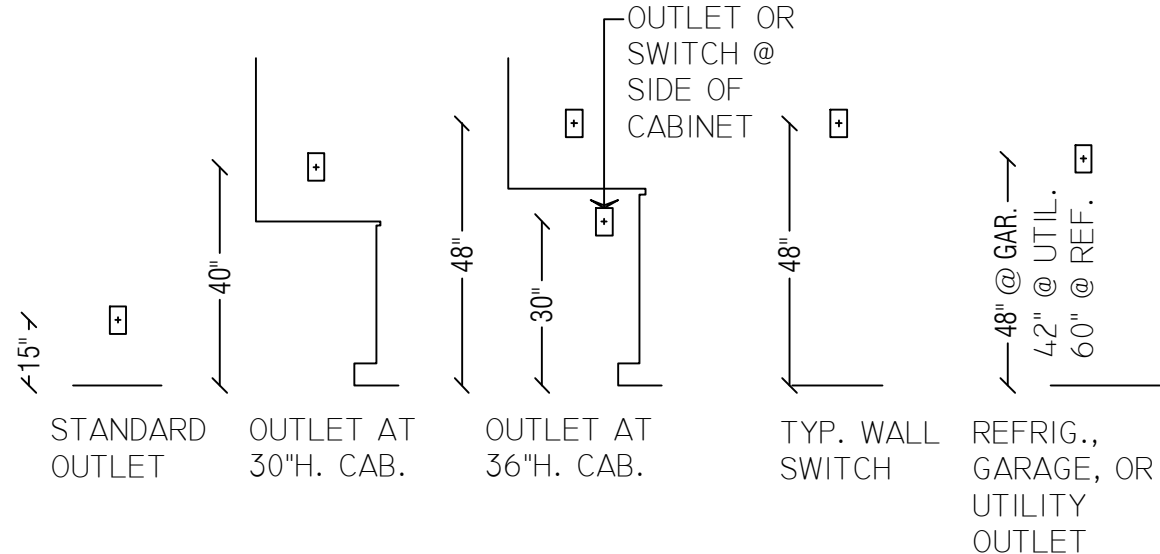
ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK COMPLY WITH THE STANDARD OF THE NATIONAL ELECTRICAL CODE.
2. PERFORMANCE STANDARDS CONFORM ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. PROVIDE A MINIMUM OF ONE SEPARATE 20AMP CIRCUIT TO LAUNDRY APPLIANCES.
4. PROVIDE A MINIMUM OF TOW SEPARATE 20AMP CIRCUIT TO THE KITCHEN APPLIANCES
5. SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. A SMOKE DETECTORS WITH CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON LIVING ROOM, BEDROOMS.HALL WAYS, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW, CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.
7. BLUE PVC BOXES SUCH AS 18cu Single box, 32cu double box AND 44cu triple box SHALL BE INSTALLED AND USED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
8. SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE RECEPTACLE, WATER PROOF OUTLETS AND LED LIGHTS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
9. PANEL BOARDS AND EXHAUST FANS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
10. REFRIGERATOR OUTLET HAVE IT'S OWN DEDICATED CIRCUIT AS REQUIRED BY CODE.
11. ALL COVER PLATES FOR ALL DEVICES SHALL BE PROVIDE IN THE COORDINATED COLOR TO MATCH SURROUNDINGS.
12. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
13. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
14. 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE REQUIREMENTS.
15. THE CONTRACTOR SHALL WIRE SEPARATE DEDICATED CIRCUITS FOR REQUIRED NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA
16. BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.



FIRST FLOOR

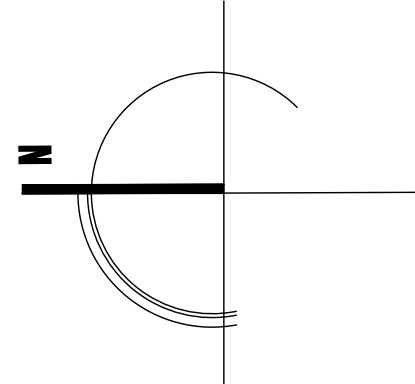
ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)



A-003

ELECTRICAL PLAN

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



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PROJECT	
1211 S. Gevers	
San Antonio, TX. 78210	
DATE:	12/30/2021
PROJECT NO.	
REVISION	DATE
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NOTES:

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

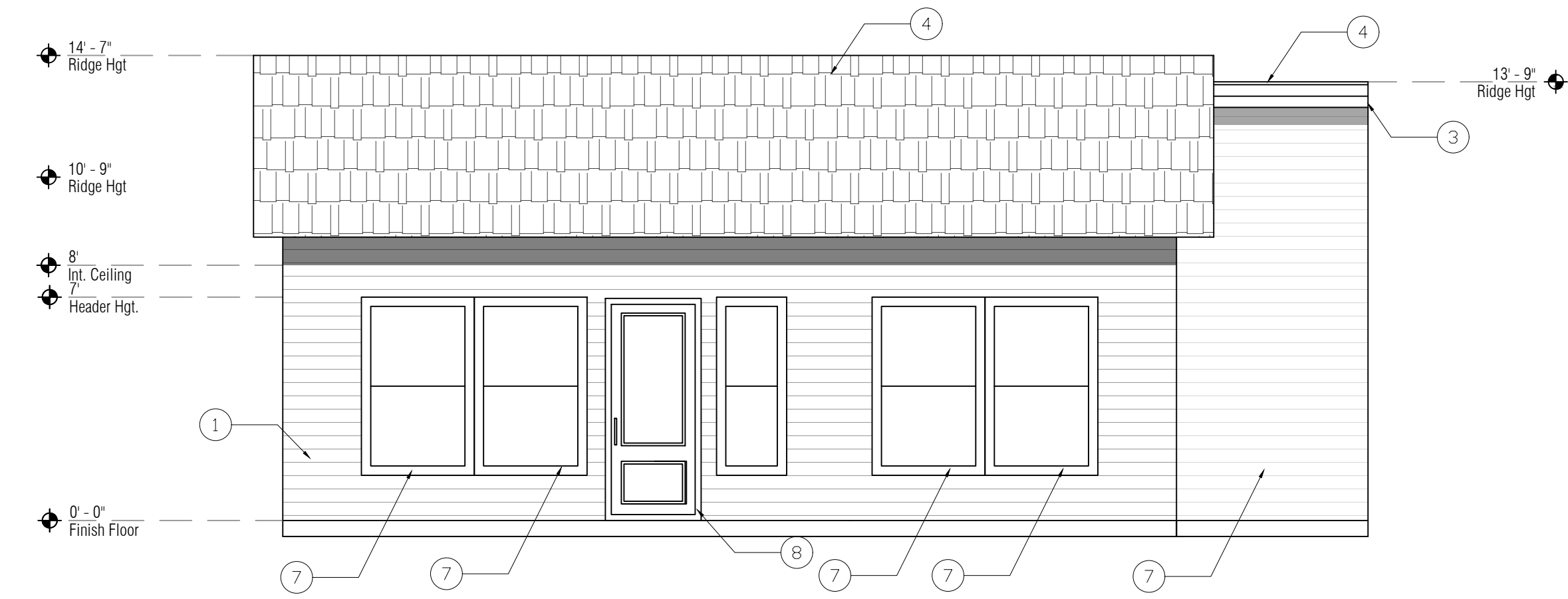
MAIN LEVEL ELECTRICAL PLAN

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

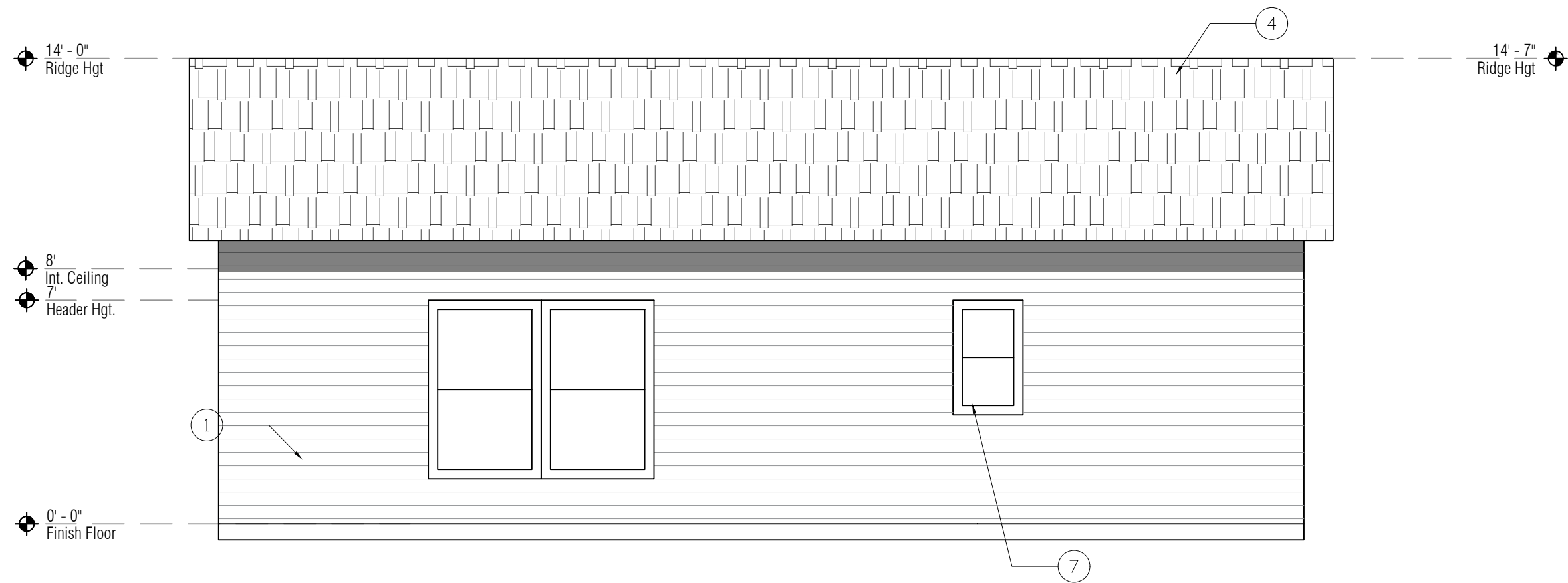
A.003

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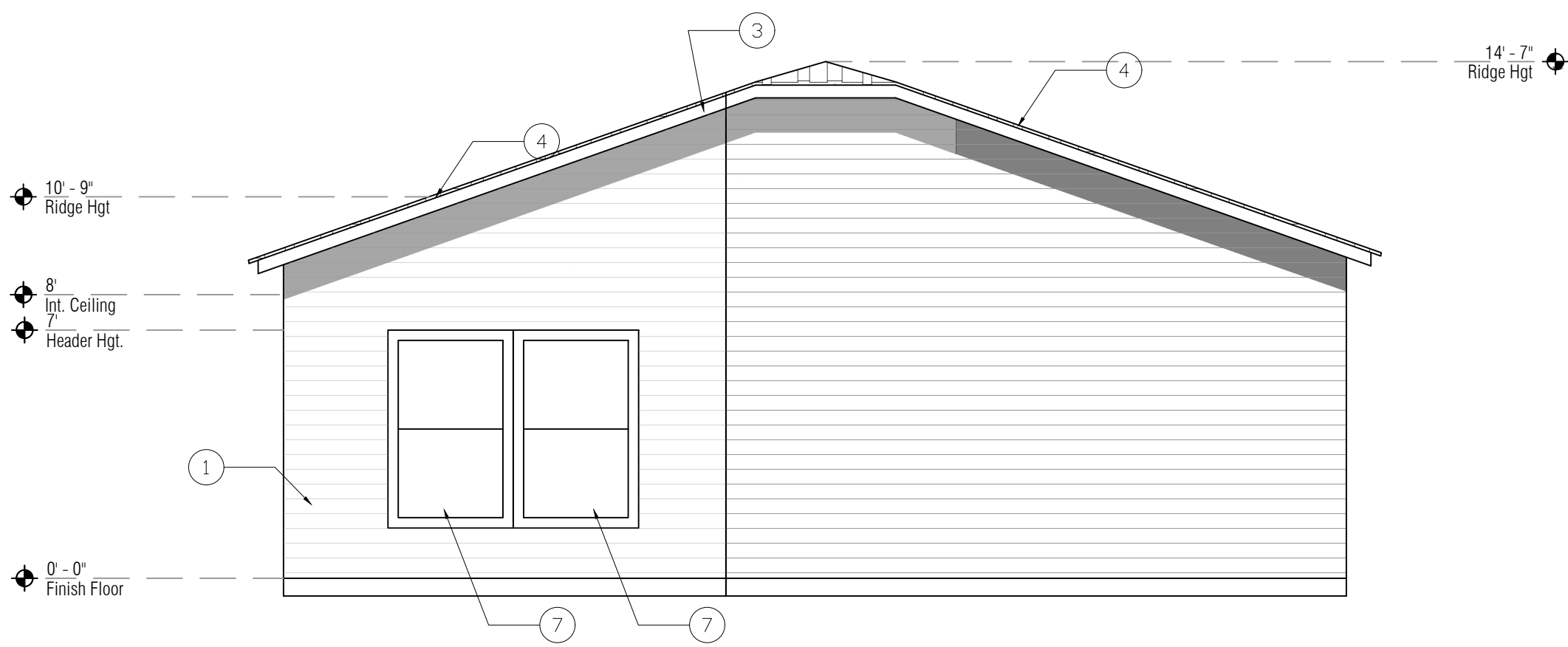
JAN 2021



FRONT ELEVATION



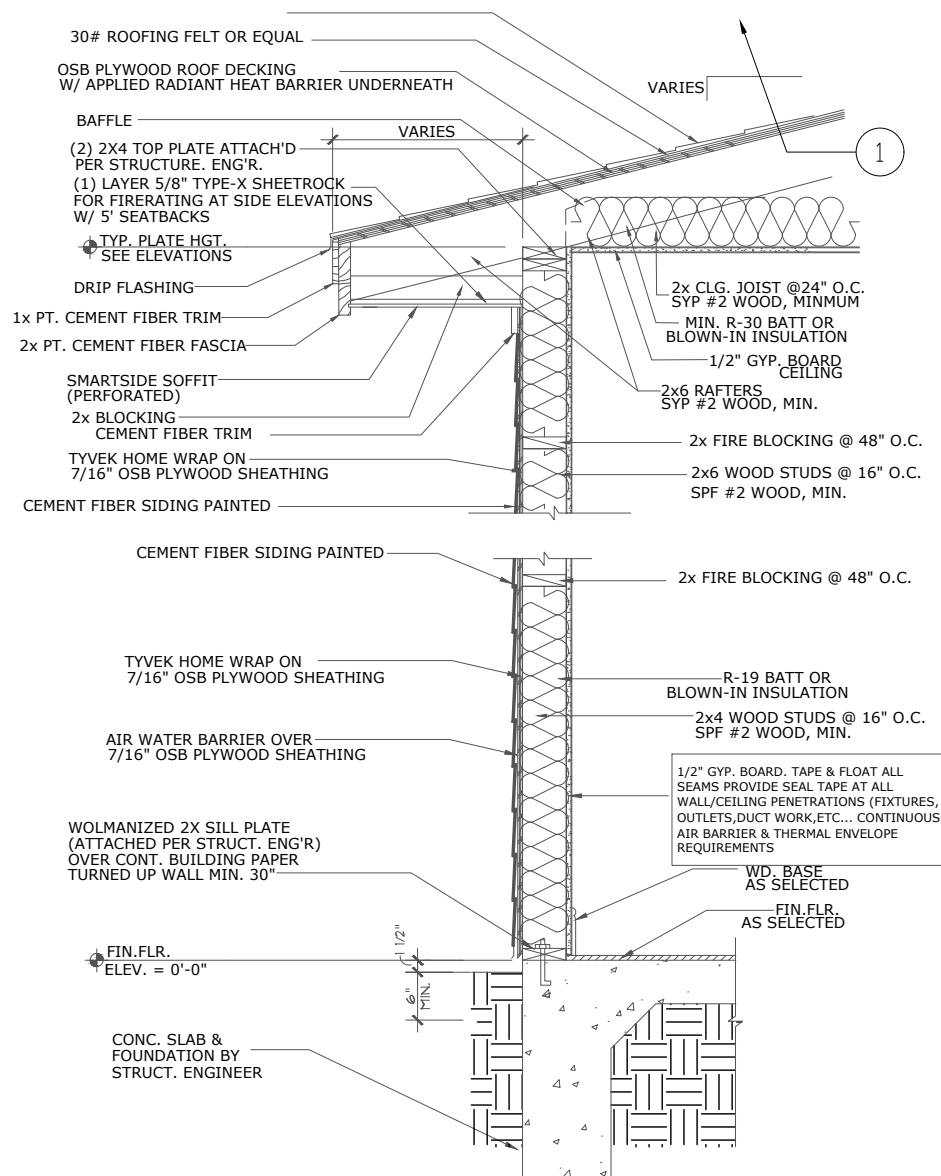
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

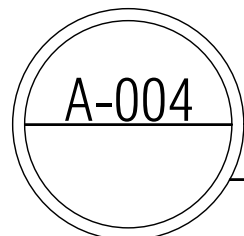


TYP WALL SECTION

N.T.S.

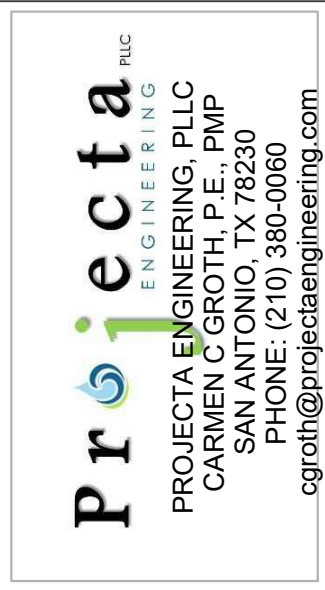
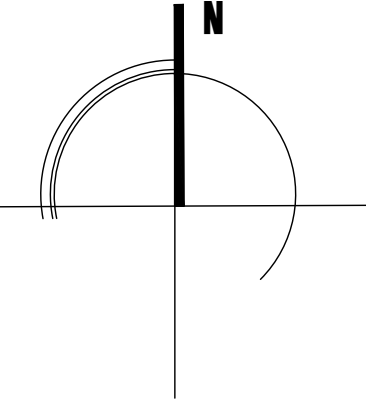
KEY NOTES (X)

- 1) CEMENT FIBER SIDING, PAINTED
- 2) CEMENT FIBER BOARD TRIM, PAINTED
- 3) CEMENT FIBER FASCIA
- 4) COMPOSITION SHINGLES ROOF
- 5) PICTURE TEMPERED
- 6) WINDOW SLIDING
- 7) WINDOW SINGLE - HUNG LOW E
- 8) EXTERIOR DOOR
- 9) PANORAMIC DOOR



ELEVATION PLAN

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



PROJECT

1211
S. Gevers

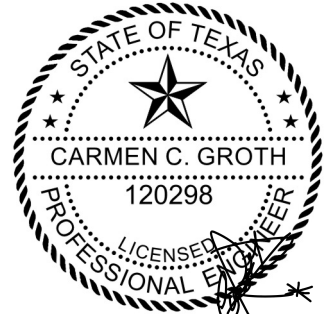
San Antonio, TX. 78210

DATE: 12/30/2021

PROJECT NO.

REVISION	DATE
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NOTES:



01/04/22

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

ELEVATION
PLAN
ROOF PLAN

SCALE: INDICATED

A.004

PLAN No:

JAN 2021

LEGEND	
CS - WSP	CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL
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 2018 IRC BOOK TABLE R602.10.4 BRACING METHODS	SHEATHED W/ 7/16" O.S.B. RED OR BLUE THERMO-PLY
PER IRC SECTION R602.10.8 HORIZONTAL JOINTS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1-1/2 INCH THICKNESS.	

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

- DESIGN CRITERIA NOTES:
- THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:
GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2018
 - DESIGN LOADS

- DEAD LOADS
- ROOF 10 PSF - COMPOSITION SHINGLE
- LIVE LOADS
- ROOF 20 PSF
- CEILING JOIST 10 PSF
- SHOW LOAD 5 PSF
- WIND LOAD: 115 mph APPLIED PER IRC - IRC = CATEGORY II
- 1.0 EXPOSURE 'B'
- SEISMIC: SEISMIC CATEGORY 'A'

- ROUGH CARPENTRY NOTES:
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER
 - ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS
 - ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER
 - ALL MULTIPLE 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 WALLS, GULLAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
LVLS = 2,600 PSI
PSLS = 2,500 PSI
GULLAMS = 2,400 PSI
 - ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED
 - INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC
 - ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE
 - INSTALL COLUMNS AT ALL 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 GUSED AND NAILED AT 6" O.C. WITH 8d 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 ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO VERIFY 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 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 CONTACT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
 - GRASS/DO 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 OBTAIN ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOUSE, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
 - WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SINKER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SLOADED 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" along backs for roof rafter purlins, set a top load bearing walls beneath
 - Contractor to install 2" x 4" wall blocking (3) upper section cabinet area

S-001 ROOF FRAME/WIND BRACE/FRAMING PLAN

Scale: INDICATED

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

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

CEILING JOIST 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"

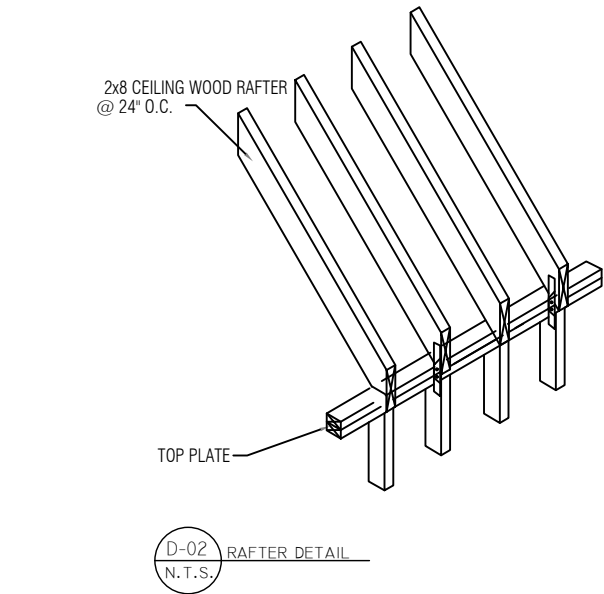
b. Span exceeds 26 feet in length

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

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

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



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

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

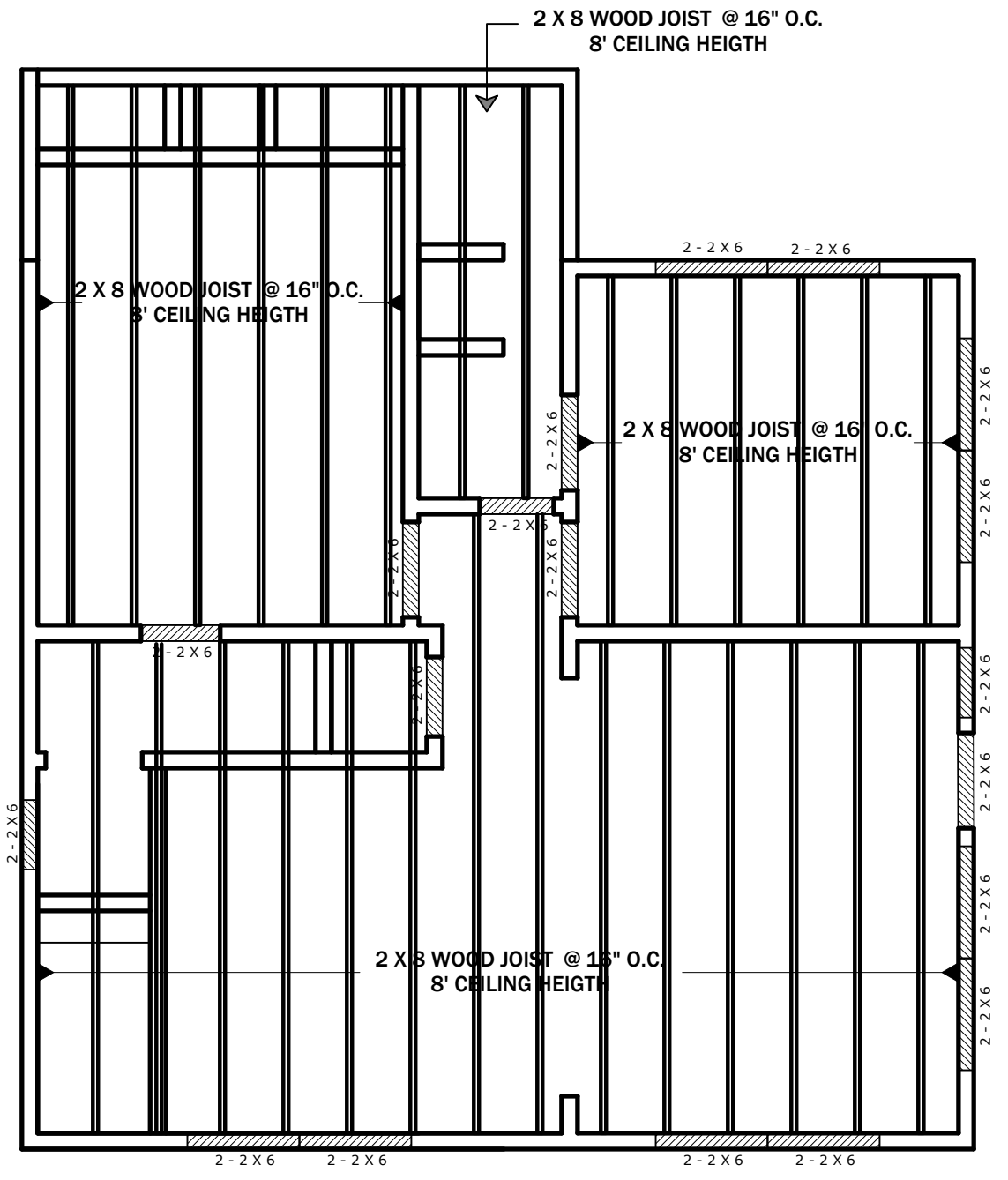
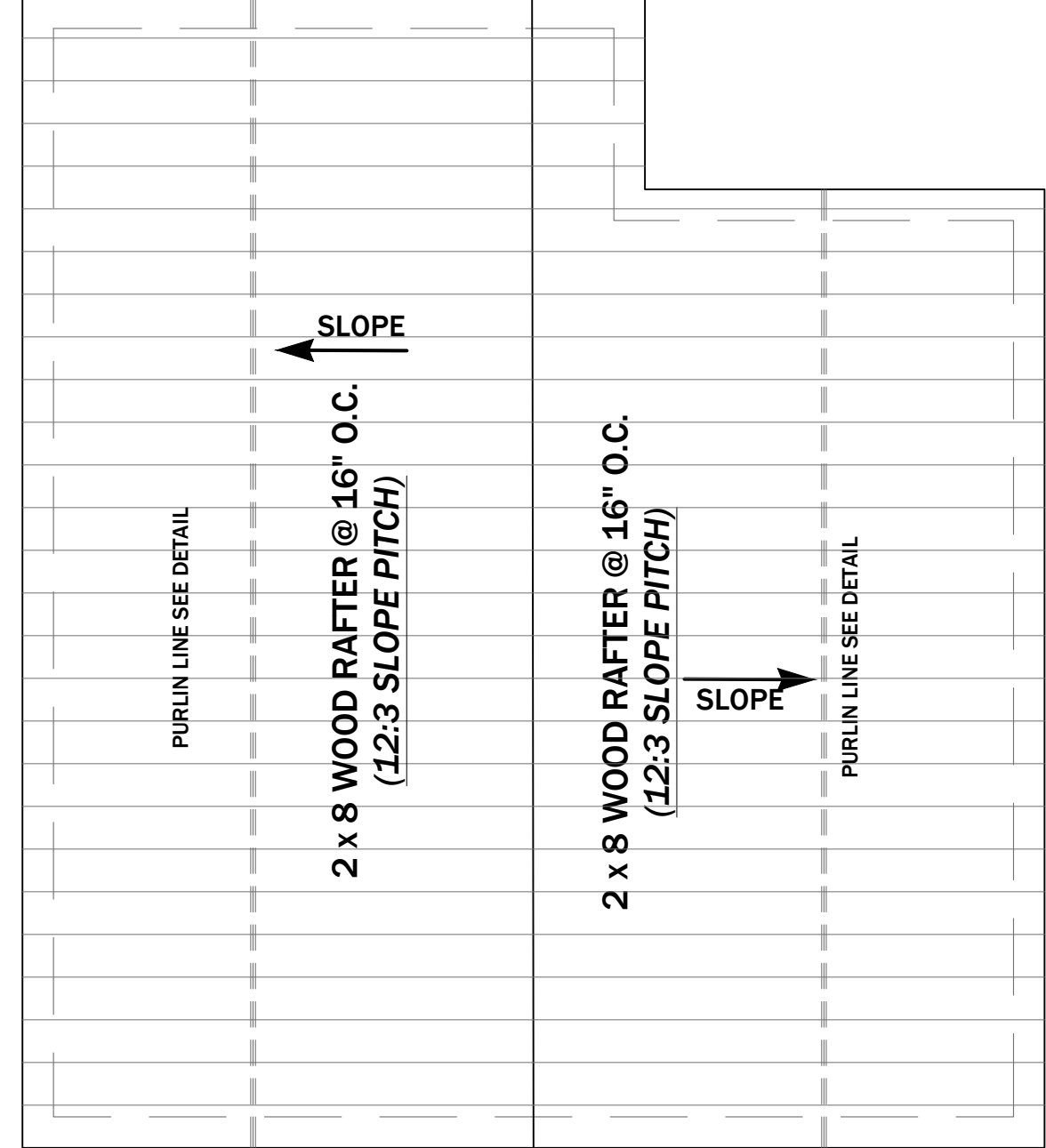
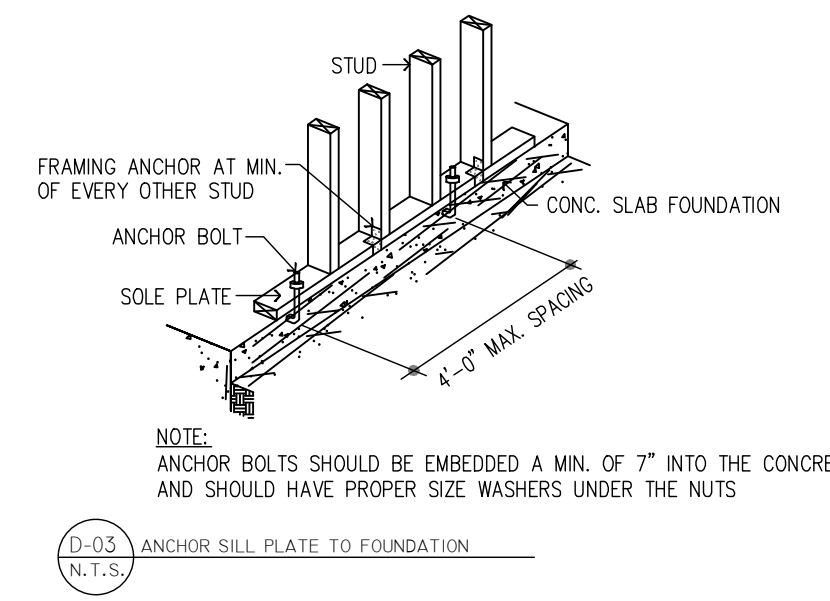
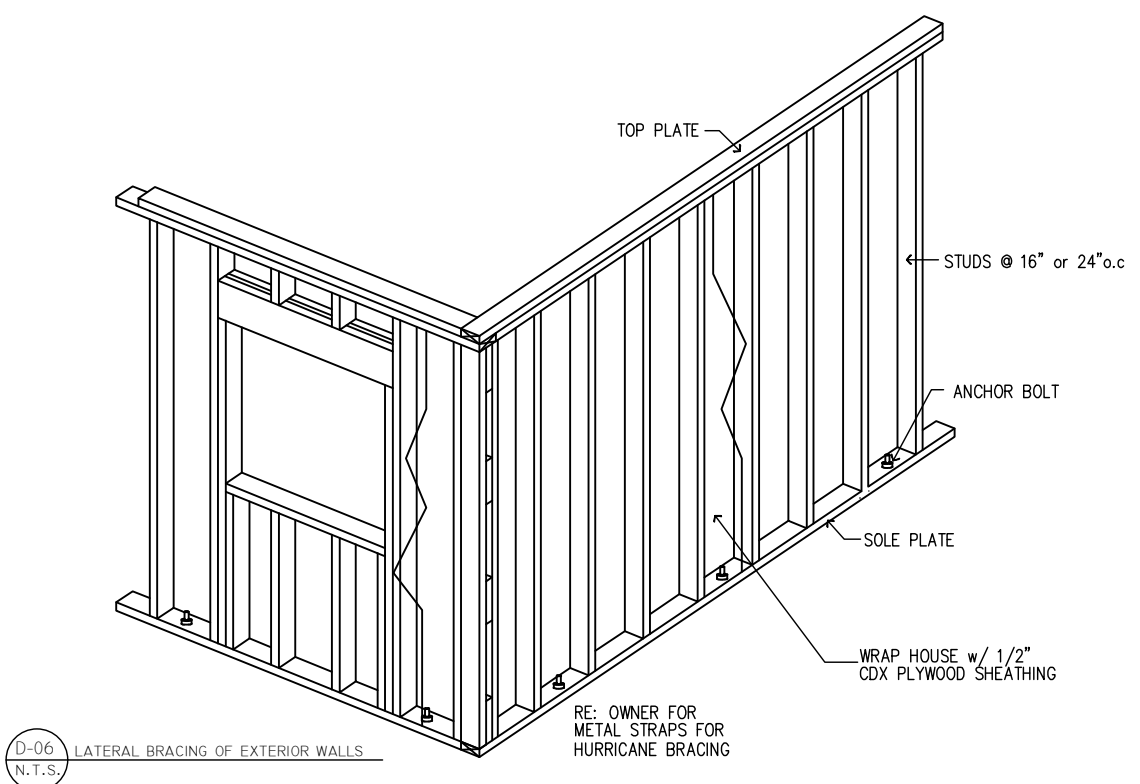
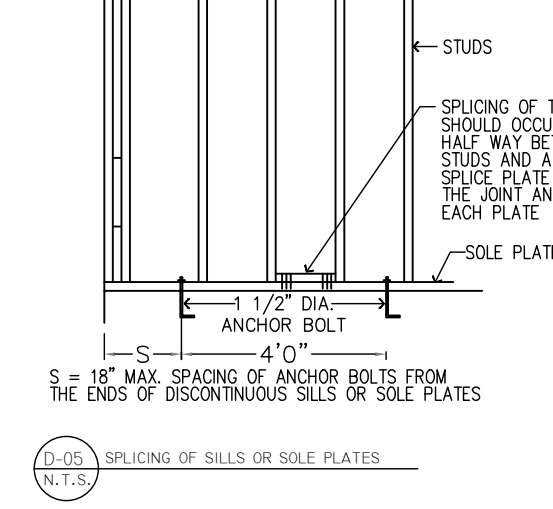
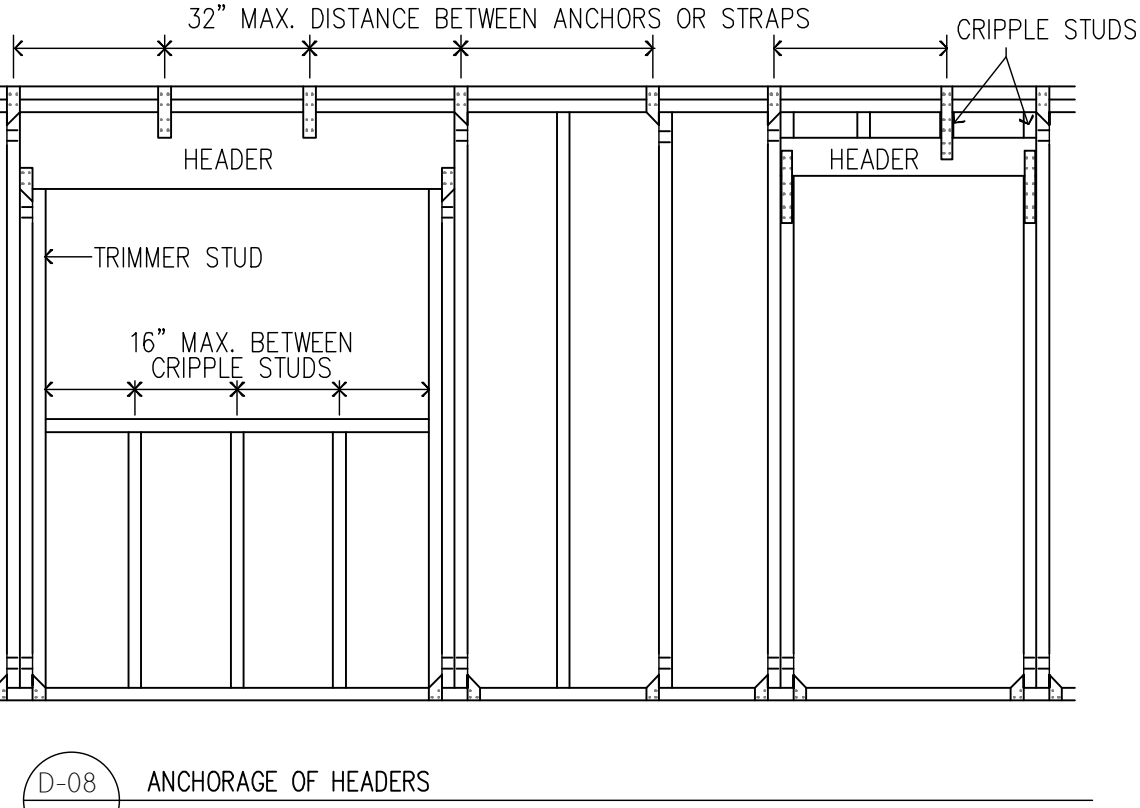
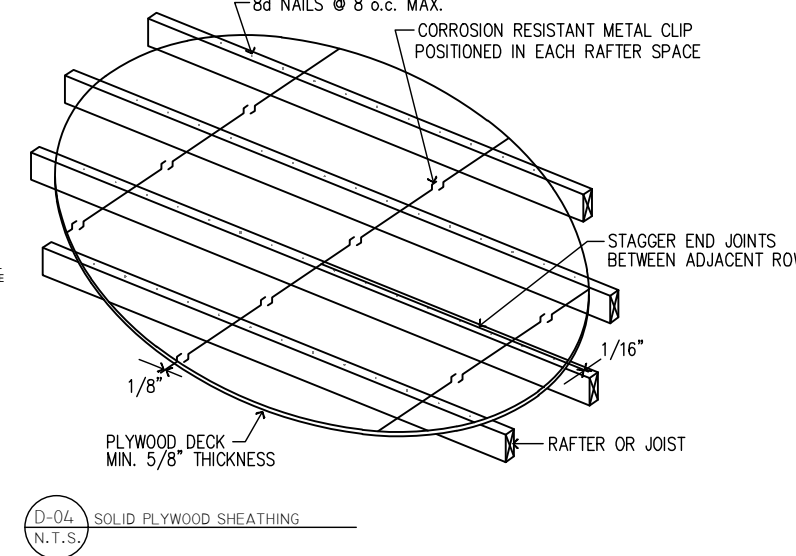
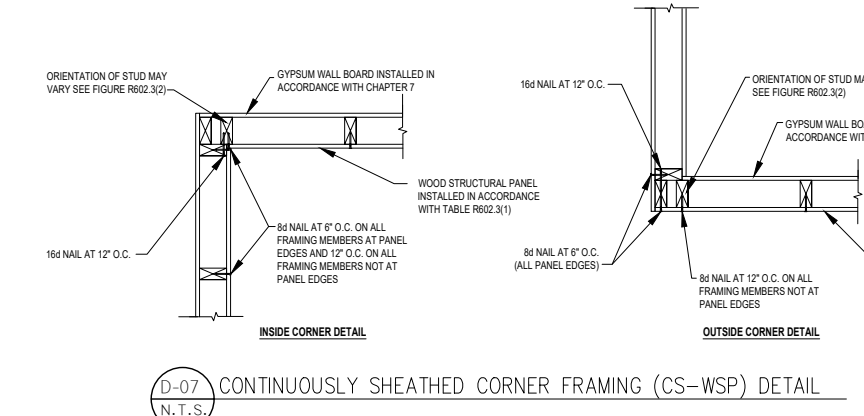
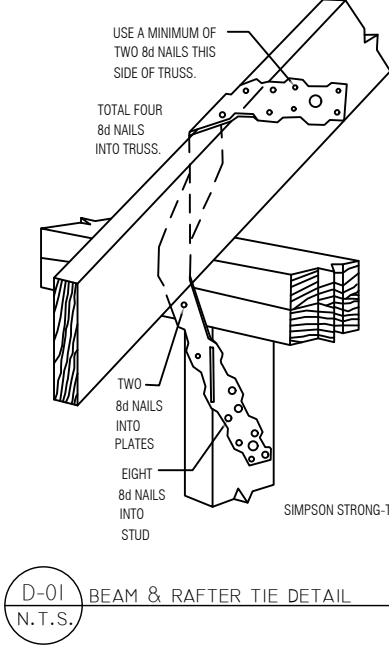
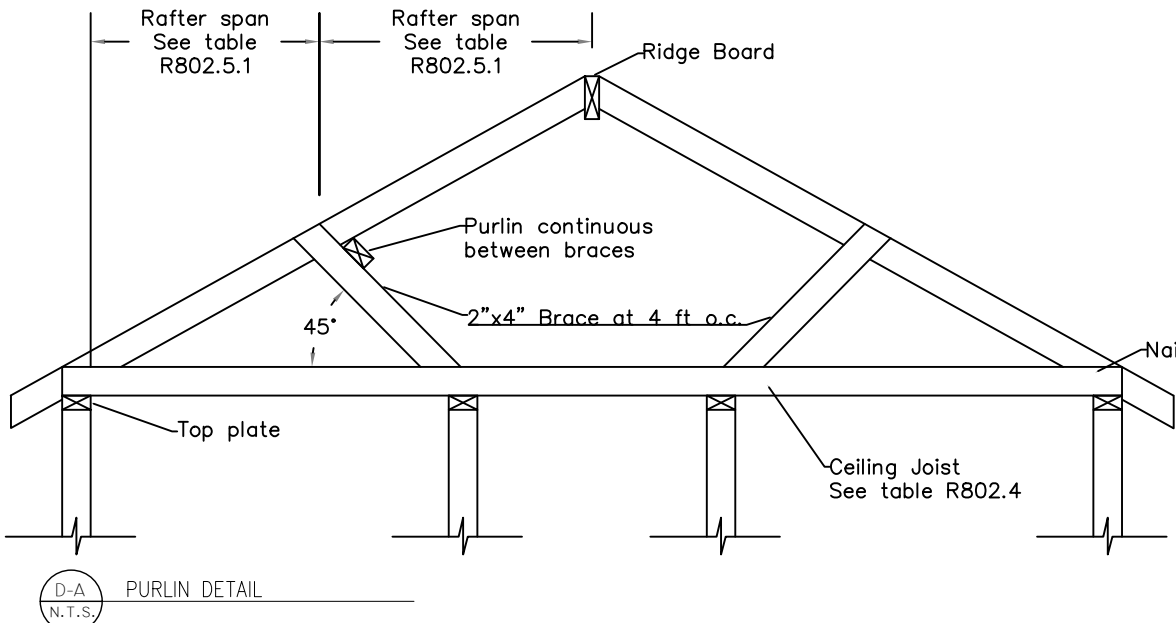
SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2-2X6	4'-7"	2-2X10	7'-6"
2-2X8	6'-0"	2-2X12	9'-0"

- STUD WALLS 12" OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 0.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.

S-001 A WIND BRACING PLAN

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

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.

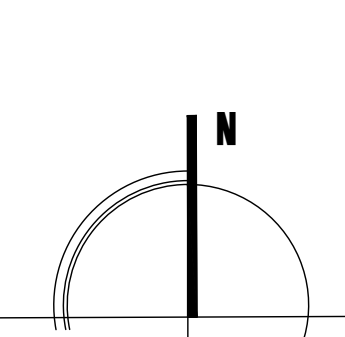


S-001 B ROOF FRAME PLAN (RAFTERS)

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

S-001 C CEILING JOIST PLAN

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



PROJECT

1211 S. Gevers

San Antonio, TX. 78210

DATE: 12/30/2021

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	



01/04/22

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

LIVING SPACE: 994 SQFT

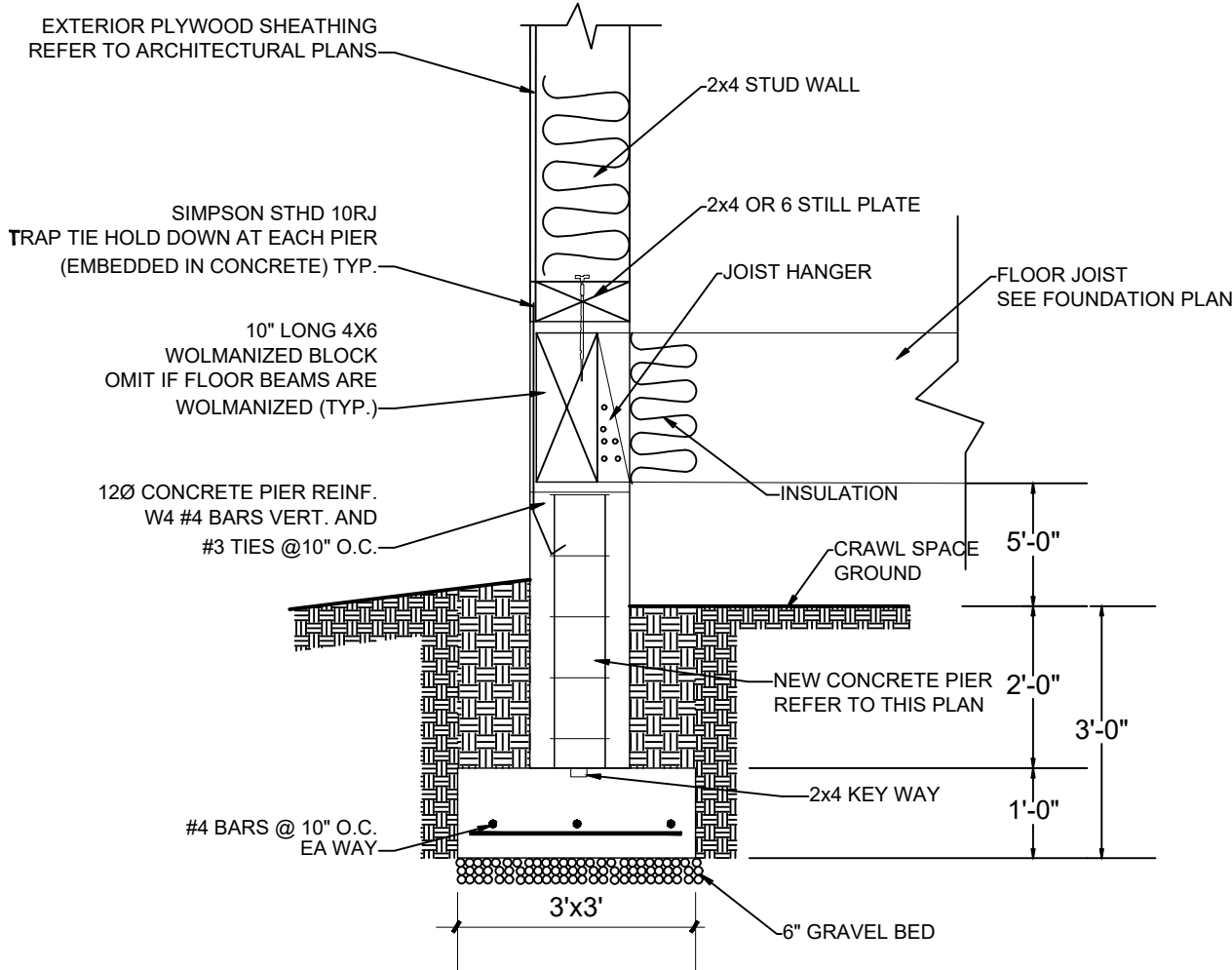
ROOF FRAME

SCALE: INDICATED

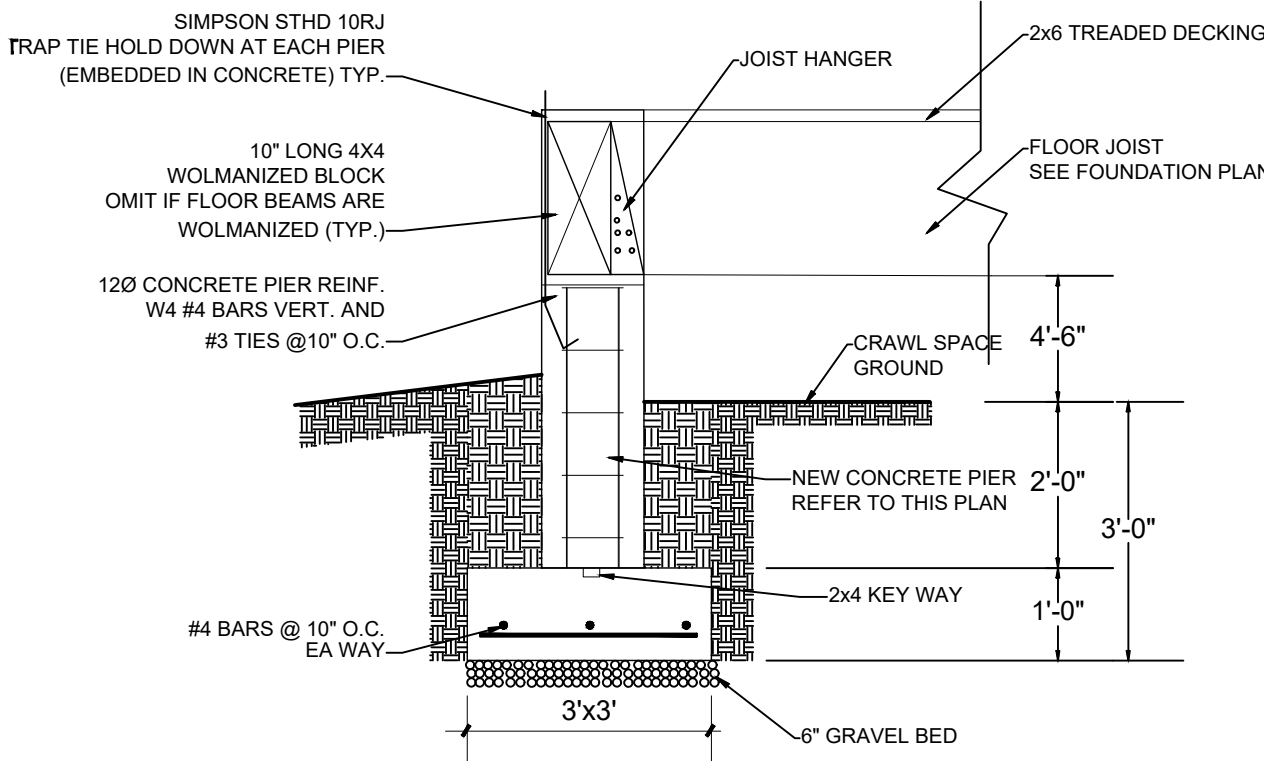
S.001

PLAN No:

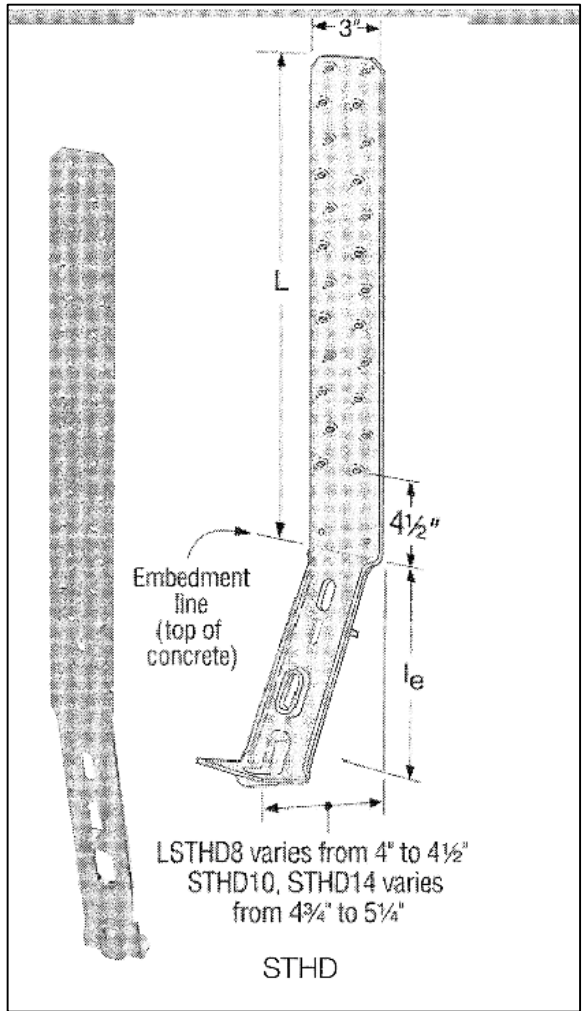
JAN 2021



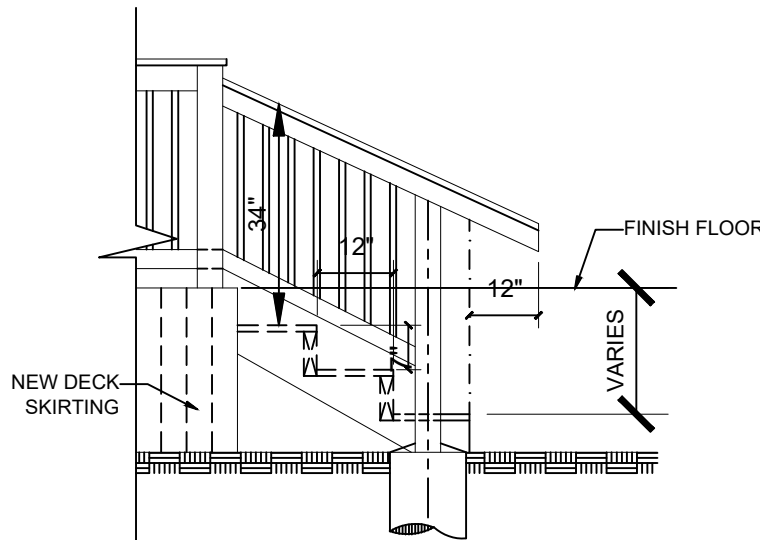
2 FOOTING DETAIL HOUSE
SCALE: N.T.S.



3 FOOTING DETAIL DECK
SCALE: N.T.S.



4 TYP. HOLDDOWN
SCALE: 1/4\"=1'-0\"



5 VIEW PLAN-STAIRS TYP.
SCALE: N.T.S.

STRUCTURAL DESIGN CRITERIA

1. THE 2018 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

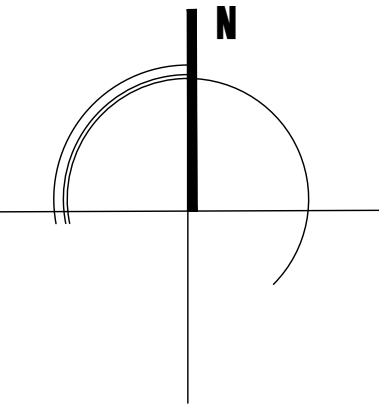
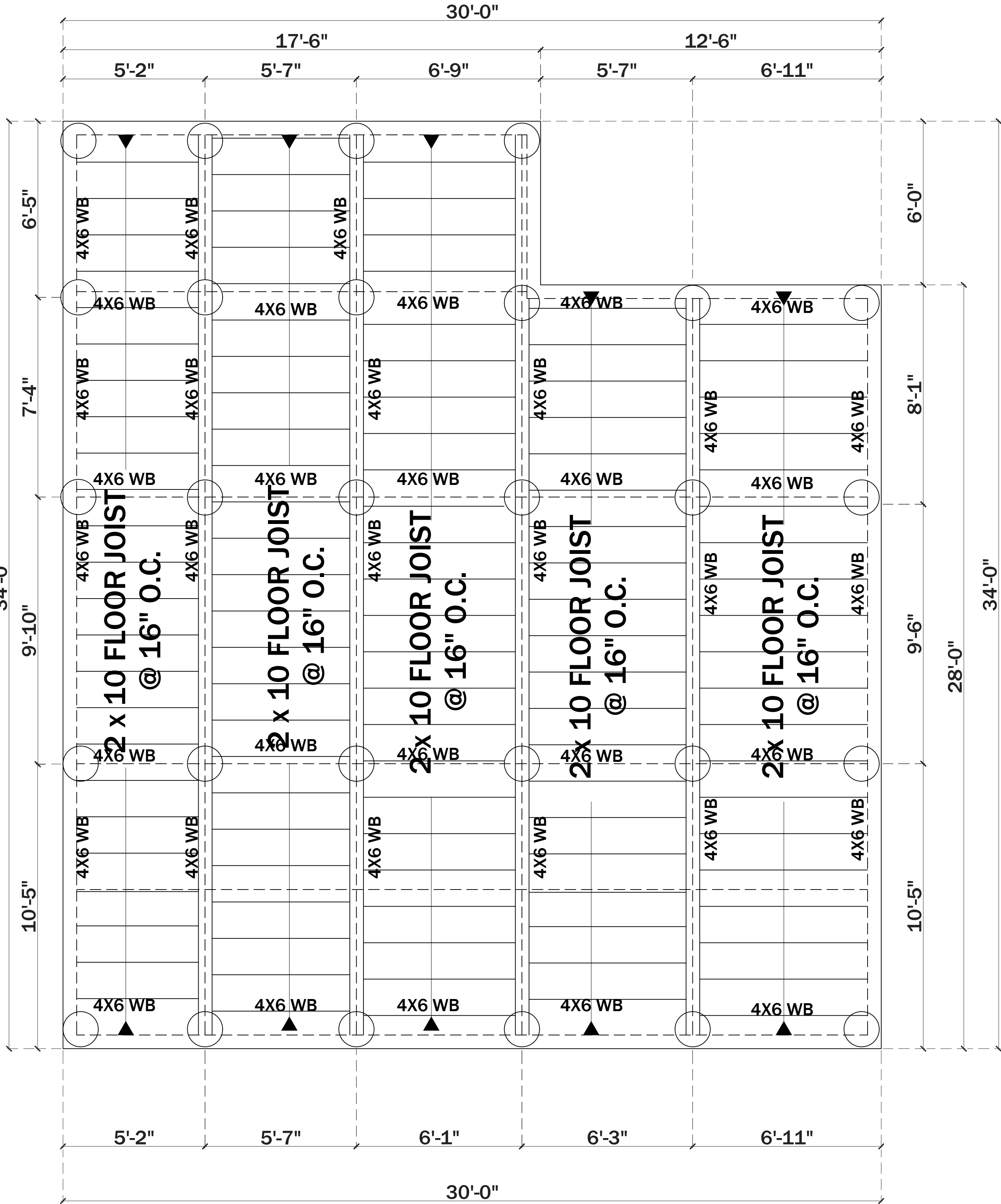
WIND LOADS
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60 FT.

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)



Projecta ENGINEERING, LLC
PROJECTA ENGINEERING, LLC
CARMEN C. GRIFFIN, P.E.
SAN ANTONIO, TX 78201
PHONE (210) 380-0060
cgriffin@projectaengineering.com

PROJECT	
1211 S. Gevers	
San Antonio, TX. 78210	
DATE: 12/30/2021	
PROJECT NO.	
REVISION	DATE
1	
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NOTES:

01/04/22

DRAWN BY:MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

FOUNDATION PLAN
FLOOR JOIST

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

S.002

PLAN No:

JAN 2021

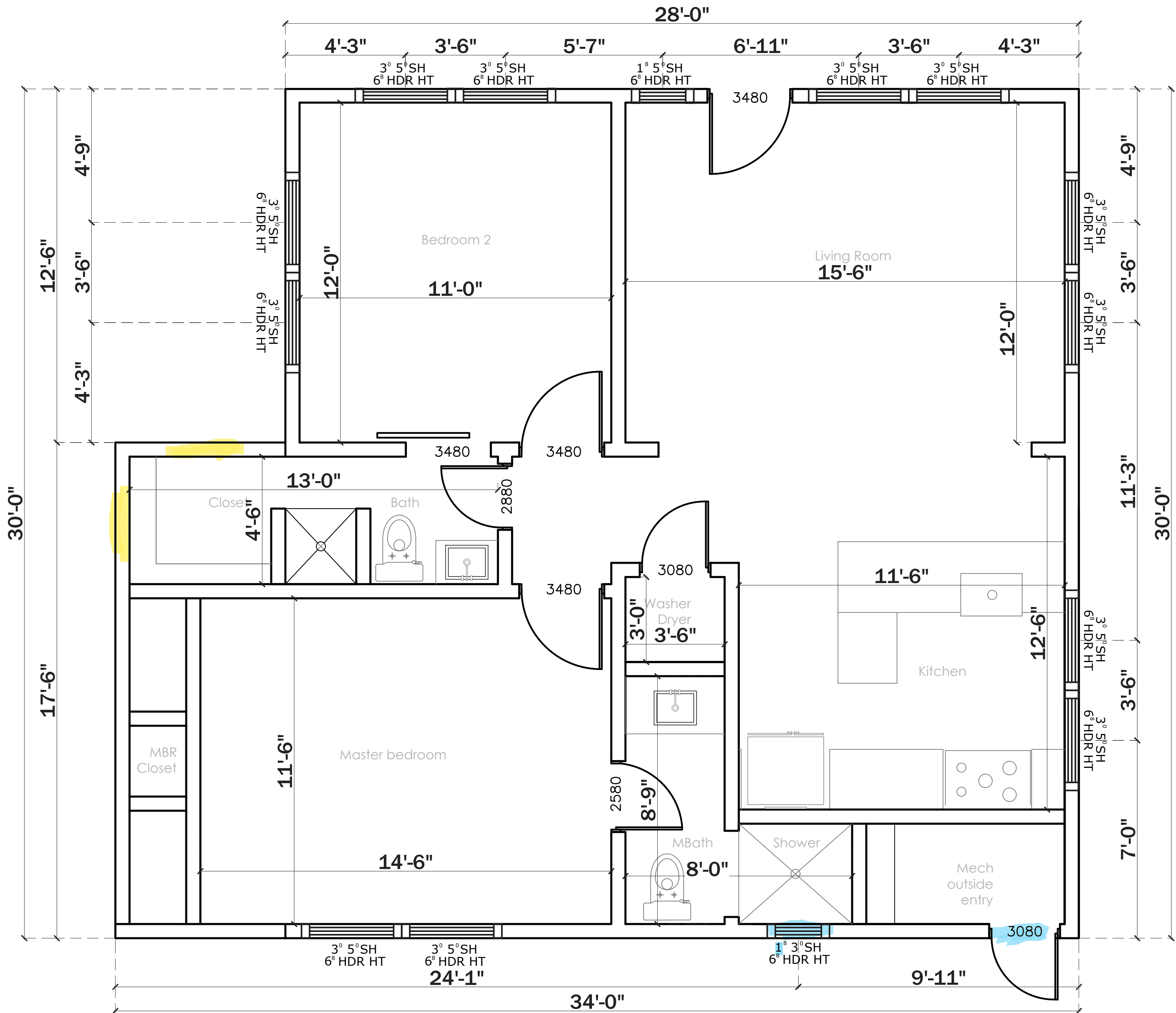
AIR BARRIER

Thermal Envelope

TABLE R022.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Air barrier materials shall be installed in accordance with the manufacturer's instructions. Air barrier materials shall be installed in accordance with the manufacturer's instructions.	An permeable insulation shall not be used in a building envelope.
Ceiling/joints	The air barrier in any dropped ceiling/joint shall be aligned with the insulation and top plate. The air barrier shall be sealed. Access openings, like down rods or knee wall doors to conditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/joint shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Above walls shall be sealed.	Caution within corners and headlines of frame walls shall be installed by completely filling the cavity with a material having a thermal resistance of R-2 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in accordance with the manufacturer's instructions and shall be aligned with the air barrier.
Windows, skylights and doors	The space between window/door profile and framing and caulking and caulking shall be sealed.	Frame joints shall be sealed.
Rim joists	The joints shall be sealed for air barrier.	Frame joints shall be sealed.
Floors (including above garage and conditioned floors)	The air barrier shall be installed at any exposed edge of insulation.	Flame barriers (such as insulation) shall be installed to maintain permanent contact with the underside of the surface flooring or the framing. Such insulation shall be provided to be in contact with the top side of the surface or continuous insulation installed on the underside of the floor framing and extends from the bottom to the top of the permanent floor framing members.
Cover Space walls	Exposed walls in covered cover spaces shall be covered with Class 1 gypsum board with waterproofing joint tape.	Where provided, instead of floor insulation, insulation shall be permanently attached to the cover space walls.
Shafts, penetrations	Door shafts, utility penetrations, and fire shafts passing through the air barrier shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that is installed to conform to the available cavity space.
Garage separation	An existing shall be provided between the garage and conditioned spaces.	
Recessed lighting	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.
Plumbing and wiring		But insulation shall not be applied to prevent wiring and plumbing in exterior walls, or insulation that is installed in exterior walls shall not be applied to prevent wiring and plumbing in exterior walls.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall extend from the shower and tubs.	Exterior walls adjacent to showers and tubs shall be sealed.
Electrical/telephone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or at least extend from the wall.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the building's exterior.	
Concealed sprinklers	When required to be sealed, concealed the sprinklers shall be sealed to a cover that is recommended by the manufacturer. Caution or other adhesive agents shall be used to seal the walls between the sprinkler cover plates and walls or ceilings.	

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, WHIRLPOLDS, 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-19.
- ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.

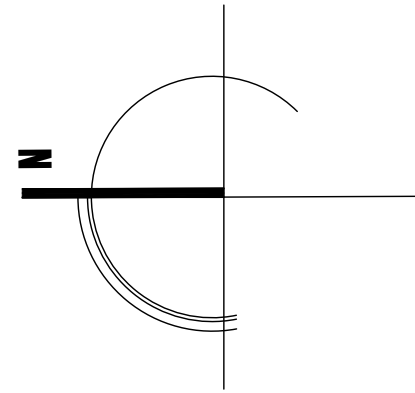


FIRST FLOOR

A-002

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

FLOOR PLAN



Projecta

ENGINEERING

PROJECTA ENGINEERING, LLC

CASPER, WY 82401

SAN ANTONIO, TX 78201

PHONE (210) 380-0050

cgr@projectaengineering.com

PROJECT

1211
S. Gevers

San Antonio, TX. 78210

DATE: 12/30/2021

PROJECT NO.

REVISION	DATE
1	
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NOTES:

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 994 SQFT

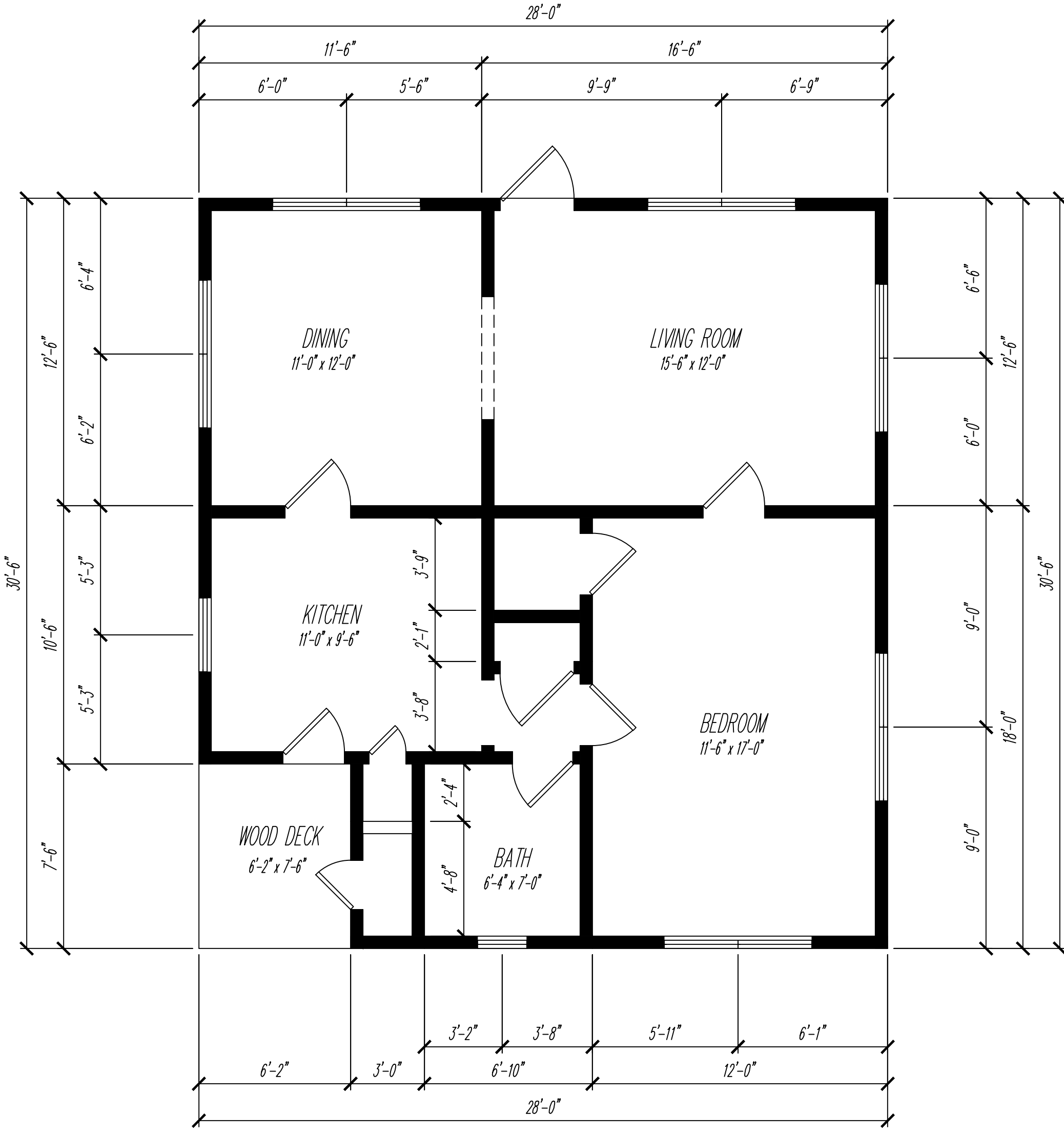
MAIN LEVEL
FLOOR PLAN

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

A.002

PLAN No:

JAN 2021



Living Area : 806 SQ. FT.
Wood Deck Area : 46 SQ. FT.

Residence for :
Subdivision :
Street Address :

*1211 S Gevers
HVAC Load Calculations*

for

David Sanchez



Prepared By:

Carmen C Groth
Projecta Engineering, PLLC
13066 N Hunters Circle
San Antonio, Texas 78230
210-380-0060
Tuesday, January 4, 2022

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.



Project Report

General Project Information

Project Title: 1211 S Gevers
Designed By: Carmen C Groth
Project Date: January 4, 2021
Client Name: David Sanchez
Company Name: Projecta Engineering, PLLC
Company Representative: Carmen C Groth
Company Address: 13066 N Hunters Circle
Company City: San Antonio, Texas 78230
Company Phone: 210-380-0060
Company E-Mail Address: cgroth@projectaengineering.com

Design Data

Reference City: San Antonio, Texas
Building Orientation: Front door faces North
Daily Temperature Range: Medium
Latitude: 29 Degrees
Elevation: 788 ft.
Altitude Factor: 0.972

	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel.Hum	Indoor Rel.Hum	Indoor Dry Bulb	Grains Difference
Winter:	30	27.99	n/a	n/a	70	n/a
Summer:	97	73	32%	50%	75	20

Check Figures

Total Building Supply CFM:	1,073	CFM Per Square ft.:	1.192
Square ft. of Room Area:	900	Square ft. Per Ton:	429
Volume (ft³):	7,202		

Building Loads

Total Heating Required Including Ventilation Air:	28,512 Btuh	28.512 MBH
Total Sensible Gain:	22,937 Btuh	91 %
Total Latent Gain:	2,257 Btuh	9 %
Total Cooling Required Including Ventilation Air:	25,193 Btuh	2.10 Tons (Based On Sensible + Latent)

Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.



Miscellaneous Report

System 1 System 1 Input Data	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel.Hum	Indoor Rel.Hum	Indoor Dry Bulb	Grains Difference
Winter:	30	27.99	80%	n/a	70	n/a
Summer:	97	73	32%	50%	75	20.48

Duct Sizing Inputs

	Main Trunk	Runouts
Calculate:	Yes	Yes
Use Schedule:	Yes	Yes
Roughness Factor:	0.00300	0.01000
Pressure Drop:	0.1000 in.wg./100 ft.	0.1000 in.wg./100 ft.
Minimum Velocity:	0 ft./min	0 ft./min
Maximum Velocity:	900 ft./min	750 ft./min
Minimum Height:	0 in.	0 in.
Maximum Height:	0 in.	0 in.

Outside Air Data

	Winter	Summer
Infiltration Specified:	0.450 AC/hr 54 CFM	0.230 AC/hr 28 CFM
Infiltration Actual:	0.450 AC/hr	0.230 AC/hr
Above Grade Volume:	X 7,202 Cu.ft. 3,241 Cu.ft./hr X 0.0167	X 7,202 Cu.ft. 1,656 Cu.ft./hr X 0.0167
Total Building Infiltration:	54 CFM	28 CFM
Total Building Ventilation:	0 CFM	0 CFM

---System 1---

Infiltration & Ventilation Sensible Gain Multiplier:	23.52 = (1.10 X 0.972 X 22.00 Summer Temp. Difference)
Infiltration & Ventilation Latent Gain Multiplier:	13.53 = (0.68 X 0.972 X 20.48 Grains Difference)
Infiltration & Ventilation Sensible Loss Multiplier:	42.76 = (1.10 X 0.972 X 40.00 Winter Temp. Difference)
Winter Infiltration Specified:	0.450 AC/hr (54 CFM), Construction: Average
Summer Infiltration Specified:	0.230 AC/hr (28 CFM), Construction: Average

Duct Load Factor Scenarios for System 1

No.	Type	Description	Location	Attic Ceiling	Duct Leakage	Duct Insulation	Surface Area	From [T]MDD
1	Supply		Attic	16B	0.12	6	486	No



Load Preview Report

Scope	Net Ton	ft. ² /Ton	Area	Sen Gain	Lat Gain	Net Gain	Sen Loss	Sys Htg CFM	Sys Clg CFM	Sys Act CFM	Duct Size
Building	2.10	429	900	22,937	2,257	25,193	28,512	381	1,073	1,073	
System 1	2.10	429	900	22,937	2,257	25,193	28,512	381	1,073	1,073	12x16
Supply Duct Latent					684	684					
Zone 1			900	22,937	1,573	24,510	28,512	381	1,073	1,073	12x16
1-Master Bath			71	882	44	926	1,724	23	41	41	1-5
2-Closet			35	426	37	463	2,030	27	20	20	1-4
3-Kitchen/Living/Dining Room/			403	12,186	507	12,693	10,638	142	570	570	6-6
4-Utility Room			29	333	30	363	1,598	21	16	16	1-4
5-Bath 2			59	662	227	889	1,505	20	31	31	1-4
6-Bedroom 2			138	5,538	261	5,799	6,007	80	259	259	3-6
7-Master Bedroom			167	2,910	467	3,377	5,010	67	136	136	2-6



Duct Size Preview

Room or Duct Name	Source	Minimum Velocity	Maximum Velocity	Rough. Factor	Design L/100	SP Loss	Duct Velocity	Duct Length	Htg Flow	Clg Flow	Act Flow	Duct Size
System 1												
Supply Runouts												
Zone 1												
1-Master Bath	Built-In	0	750	0.01	0.1		302.4		23	41	41	1-5
2-Closet	Built-In	0	750	0.01	0.1		228.6		27	20	20	1-4
3-Kitchen/Living/Dining Room/	Built-In	0	750	0.01	0.1		483.8		142	570	570	6-6
4-Utility Room	Built-In	0	750	0.01	0.1		178.4		21	16	16	1-4
5-Bath 2	Built-In	0	750	0.01	0.1		354.7		20	31	31	1-4
6-Bedroom 2	Built-In	0	750	0.01	0.1		439.7		80	259	259	3-6
7-Master Bedroom	Built-In	0	750	0.01	0.1		346.6		67	136	136	2-6
Other Ducts in System 1												
Supply Main Trunk	Built-In	0	900	0.003	0.1		804.6		381	1,073	1,073	12x16

Summary

System 1	
Heating Flow:	381
Cooling Flow:	1073



Total Building Summary Loads

Component Description	Area Quan	Sen Loss	Lat Gain	Sen Gain	Total Gain
1E-cm: Glazing-Double pane window, fixed sash, clear, metal frame no break, U-value 0.69, SHGC 0.69	3	83	0	100	100
1D-cm-o: Glazing-Double pane, operable window, clear, metal frame no break, U-value 0.87, SHGC 0.67	185	6,438	0	10,772	10,772
11D: Door-Wood - Solid Core, U-value 0.39	28	437	0	360	360
13CB-0ocw: Wall-Block, framing with R-13 in 2 x 4 stud cavity, open core, wood studs, U-value 0.083	341.2	1,132	0	537	537
13CA-0ocw: Wall-Block, framing with R-13 in 2 x 4 stud cavity, open core, wood studs, U-value 0.096	116	445	0	212	212
12C-0bw: Wall-Frame, R-13 insulation in 2 x 4 stud cavity, no board insulation, brick finish, wood studs, U-value 0.091	482.8	1,758	0	835	835
16B-38: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Vented Attic, No Radiant Barrier, Dark Asphalt Shingles or Dark Metal, Tar and Gravel or Membrane, R-38 insulation, U-value 0.026	497.2	517	0	738	738
16A-38: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Unvented Attic, No Radiant Barrier, Any Roofing Material, Any Roof Color, R-38 insulation, U-value 0.026	403	419	0	807	807
19A-0tp: Floor-Over enclosed crawl space, No insulation on exposed walls, sealed or vented space, passive, no floor insulation, tile or vinyl, U-value 0.368	474.2	2,271	0	1,250	1,250
22A-pm: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, heavy dry or light wet soil, U-value 1.18	88	4,153	0	0	0
Subtotals for structure:		17,653	0	15,611	15,611
People:	6		1,200	1,380	2,580
Equipment:			0	0	0
Lighting:	0			0	0
Ductwork:		8,549	684	5,297	5,980
Infiltration: Winter CFM: 54, Summer CFM: 28		2,310	373	649	1,022
Ventilation: Winter CFM: 0, Summer CFM: 0		0	0	0	0
Total Building Load Totals:		28,512	2,257	22,937	25,193

Check Figures

Total Building Supply CFM:	1,073	CFM Per Square ft.:	1.192
Square ft. of Room Area:	900	Square ft. Per Ton:	429
Volume (ft³):	7,202		

Building Loads

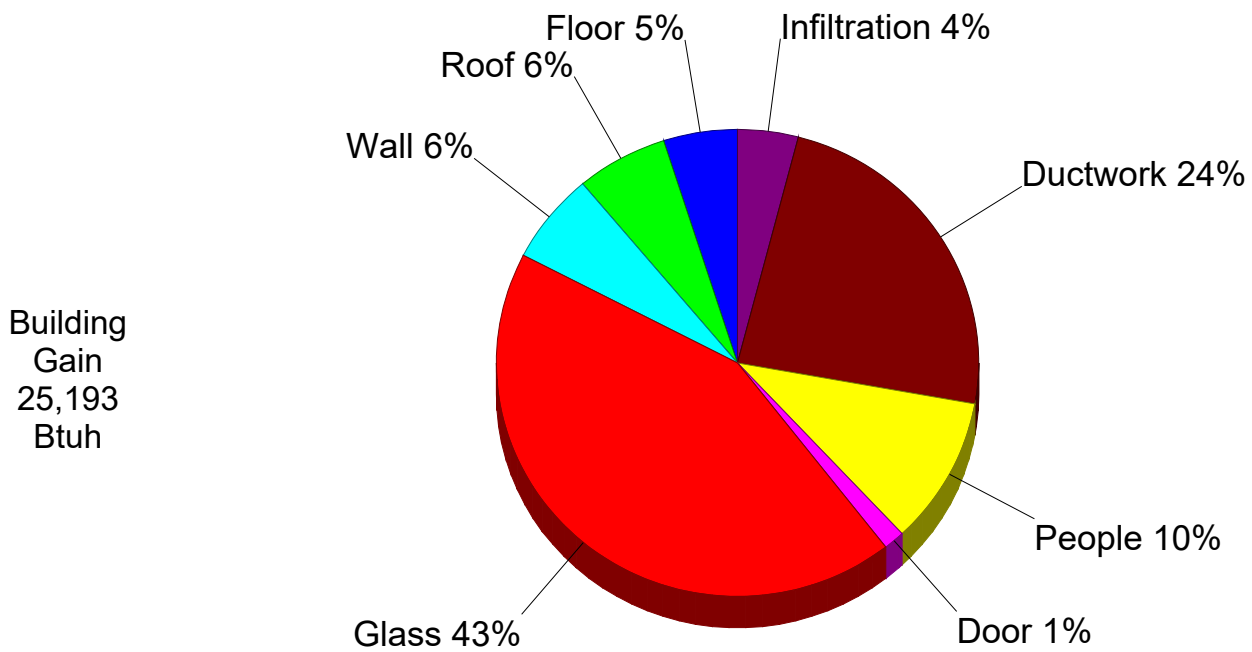
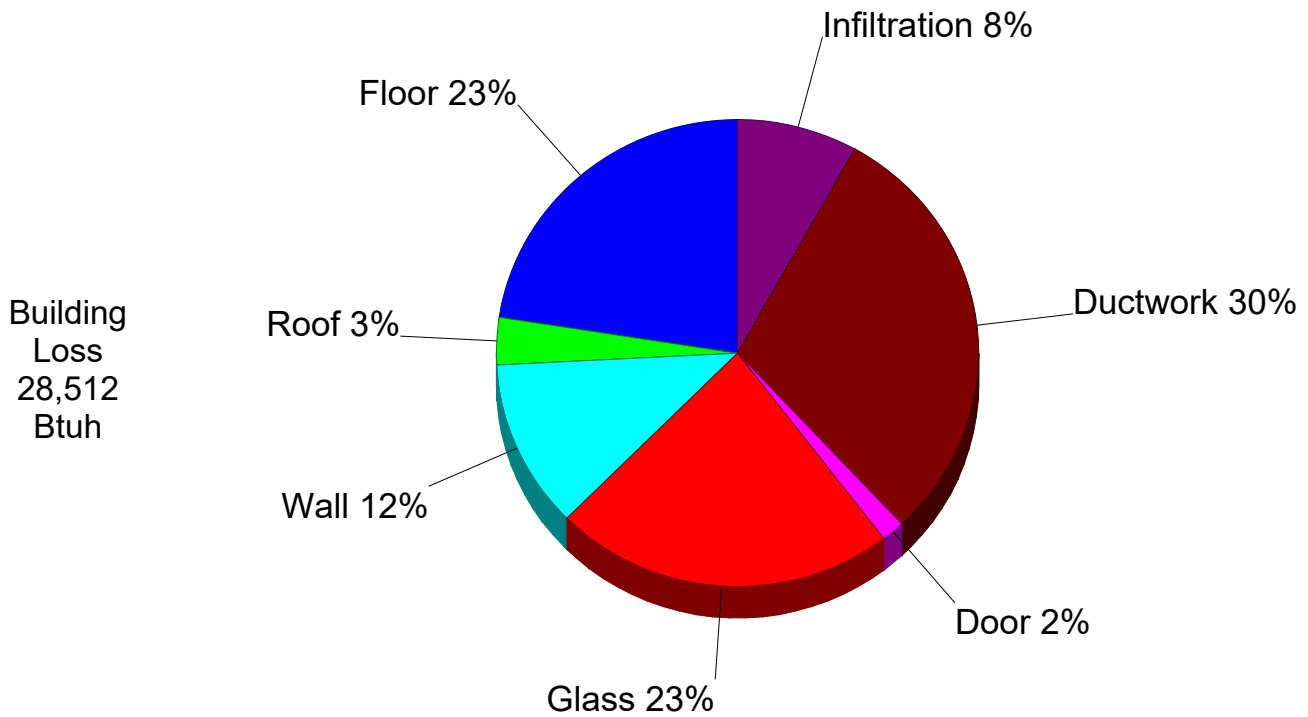
Total Heating Required Including Ventilation Air:	28,512 Btuh	28.512 MBH
Total Sensible Gain:	22,937 Btuh	91 %
Total Latent Gain:	2,257 Btuh	9 %
Total Cooling Required Including Ventilation Air:	25,193 Btuh	2.10 Tons (Based On Sensible + Latent)

Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
 Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.
 All computed results are estimates as building use and weather may vary.
 Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.



Building Pie Chart





Detailed Room Loads - Room 1 - Master Bath (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	8.0 ft.	System Number:	1
Room Width:	8.9 ft.	Zone Number:	1
Area:	71.2 sq.ft.	Supply Air:	41 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	4.3 AC/hr
Volume:	570 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	1	Actual Winter Vent.:	0 CFM
Runout Air:	41 CFM	Percent of Supply.:	0 %
Runout Duct Size:	5 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	302 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	302 ft./min.	Actual Winter Infil.:	6 CFM
Actual Loss:	0.075 in.wg./100 ft.	Actual Summer Infil.:	3 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
E -Wall-13CB-0ocw 8.9 X 8	71.2	0.083	3.3	236	1.6	0	112
S -Wall-13CB-0ocw 8 X 8	61	0.083	3.3	203	1.6	0	96
S -Gls-1E-cm shgc-0.69 0%S	3	0.690	27.6	83	33.3	0	100
UP-Ceil-16B-38 8 X 8.9	71.2	0.026	1.0	74	1.5	0	106
Floor-19A-0tp 8.9 X 8	71.2	0.368	4.8	341	2.6	0	188
Subtotals for Structure:				937		0	602
Infil.: Win.: 6.3, Sum.: 3.2	135		1.997	270	0.562	44	76
Ductwork:				517			204
Room Totals:				1,724		44	882



Detailed Room Loads - Room 2 - Closet (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	11.5 ft.	System Number:	1
Room Width:	3.0 ft.	Zone Number:	1
Area:	34.5 sq.ft.	Supply Air:	20 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	4.3 AC/hr
Volume:	276 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	1	Actual Winter Vent.:	0 CFM
Runout Air:	20 CFM	Percent of Supply.:	0 %
Runout Duct Size:	4 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	229 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	229 ft./min.	Actual Winter Infil.:	5 CFM
Actual Loss:	0.059 in.wg./100 ft.	Actual Summer Infil.:	3 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
W -Wall-13CA-0ocw 11.5 X 8	92	0.096	3.8	353	1.8	0	168
S -Wall-13CA-0ocw 3 X 8	24	0.096	3.8	92	1.8	0	44
UP-Ceil-16B-38 11.5 X 3	34.5	0.026	1.0	36	1.5	0	51
Floor-22A-pm 15 ft..Per.	15	1.180	47.2	708	0.0	0	0
Subtotals for Structure:				1,189		0	263
Infil.: Win.: 5.4, Sum.: 2.8	116		2.000	232	0.560	37	65
Ductwork:				609			98
Room Totals:				2,030		37	426



Detailed Room Loads - Room 3 - Kitchen/Living/Dining Room/ (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	26.0 ft.	System Number:	1
Room Width:	15.5 ft.	Zone Number:	1
Area:	403.0 sq.ft.	Supply Air:	570 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	10.6 AC/hr
Volume:	3,224 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	6	Actual Winter Vent.:	0 CFM
Runout Air:	95 CFM	Percent of Supply.:	0 %
Runout Duct Size:	6 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	484 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	484 ft./min.	Actual Winter Infil.:	16 CFM
Actual Loss:	0.146 in.wg./100 ft.	Actual Summer Infil.:	8 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
E -Wall-13CB-0ocw 26 X 8	120	0.083	3.3	398	1.6	0	189
N -Wall-13CB-0ocw 15.5 X 8	89	0.083	3.3	295	1.6	0	140
E -Door-11D 4 X 7	28	0.390	15.6	437	12.9	0	360
E -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
E -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
E -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
E -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
N -Gls-1D-cm-o shgc-0.67 100%S	15	0.870	34.8	522	33.1	0	497
N -Gls-1D-cm-o shgc-0.67 100%S	15	0.870	34.8	522	33.1	0	497
N -Gls-1D-cm-o shgc-0.67 100%S	5	0.870	34.8	174	33.2	0	166
UP-Ceil-16A-38 26 X 15.5	403	0.026	1.0	419	2.0	0	807
Floor-19A-0tp 15.5 X 26	403	0.368	4.8	1,930	2.6	0	1,062
Subtotals for Structure:				6,785		0	8,726
Infil.: Win.: 15.5, Sum.: 7.9	332		1.997	663	0.560	107	186
Ductwork:				3,190			2,814
People: 200 lat/per, 230 sen/per:	2					400	460
Room Totals:				10,638		507	12,186



Detailed Room Loads - Room 4 - Utility Room (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	8.0 ft.	System Number:	1
Room Width:	3.6 ft.	Zone Number:	1
Area:	28.8 sq.ft.	Supply Air:	16 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	4.1 AC/hr
Volume:	230 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	1	Actual Winter Vent.:	0 CFM
Runout Air:	16 CFM	Percent of Supply.:	0 %
Runout Duct Size:	4 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	178 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	178 ft./min.	Actual Winter Infil.:	4 CFM
Actual Loss:	0.037 in.wg./100 ft.	Actual Summer Infil.:	2 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
E -Wall-12C-0bw 3.6 X 8	28.8	0.091	3.6	105	1.7	0	50
S -Wall-12C-0bw 8 X 8	64	0.091	3.6	233	1.7	0	111
UP-Ceil-16B-38 8 X 3.6	28.8	0.026	1.0	30	1.5	0	43
Floor-22A-pm 12 ft..Per.	12	1.180	47.2	566	0.0	0	0
Subtotals for Structure:				934		0	204
Infil.: Win.: 4.3, Sum.: 2.2	93		1.994	185	0.560	30	52
Ductwork:				479			77
Room Totals:				1,598		30	333



Detailed Room Loads - Room 5 - Bath 2 (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	13.0 ft.	System Number:	1
Room Width:	4.5 ft.	Zone Number:	1
Area:	58.5 sq.ft.	Supply Air:	31 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	4.0 AC/hr
Volume:	468 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	1	Actual Winter Vent.:	0 CFM
Runout Air:	31 CFM	Percent of Supply.:	0 %
Runout Duct Size:	4 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	355 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	355 ft./min.	Actual Winter Infil.:	4 CFM
Actual Loss:	0.140 in.wg./100 ft.	Actual Summer Infil.:	2 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
W -Wall-12C-0bw 4.5 X 8	36	0.091	3.6	131	1.7	0	62
N -Wall-12C-0bw 6 X 8	48	0.091	3.6	175	1.7	0	83
UP-Ceil-16B-38 13 X 4.5	58.5	0.026	1.0	61	1.5	0	87
Floor-22A-pm 11 ft..Per.	11	1.180	47.2	519	0.0	0	0
Subtotals for Structure:				886		0	232
Infil.: Win.: 3.9, Sum.: 2.0	84		2.000	168	0.560	27	47
Ductwork:				451			153
People: 200 lat/per, 230 sen/per:	1					200	230
Room Totals:				1,505		227	662



Detailed Room Loads - Room 6 - Bedroom 2 (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	12.5 ft.	System Number:	1
Room Width:	11.0 ft.	Zone Number:	1
Area:	137.5 sq.ft.	Supply Air:	259 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	14.1 AC/hr
Volume:	1,100 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	3	Actual Winter Vent.:	0 CFM
Runout Air:	86 CFM	Percent of Supply.:	0 %
Runout Duct Size:	6 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	440 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	440 ft./min.	Actual Winter Infil.:	9 CFM
Actual Loss:	0.121 in.wg./100 ft.	Actual Summer Infil.:	4 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
W -Wall-12C-0bw 12.5 X 8	70	0.091	3.6	255	1.7	0	121
N -Wall-12C-0bw 11 X 8	58	0.091	3.6	211	1.7	0	100
W -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
W -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	83.5	0	1,252
N -Gls-1D-cm-o shgc-0.67 100%S	15	0.870	34.8	522	33.1	0	497
N -Gls-1D-cm-o shgc-0.67 100%S	15	0.870	34.8	522	33.1	0	497
UP-Ceil-16B-38 12.5 X 11	137.5	0.026	1.0	143	1.5	0	204
Floor-22A-pm 24 ft..Per.	24	1.180	47.2	1,133	0.0	0	0
Subtotals for Structure:				3,830		0	3,923
Infil.: Win.: 8.8, Sum.: 4.5	188		2.000	376	0.564	61	106
Ductwork:				1,801			1,279
People: 200 lat/per, 230 sen/per:	1					200	230
Room Totals:				6,007		261	5,538



Detailed Room Loads - Room 7 - Master Bedroom (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	11.5 ft.	System Number:	1
Room Width:	14.5 ft.	Zone Number:	1
Area:	166.8 sq.ft.	Supply Air:	136 CFM
Ceiling Height:	8.0 ft.	Supply Air Changes:	6.1 AC/hr
Volume:	1,334 cu.ft.	Req. Vent. Clg:	0 CFM
Number of Registers:	2	Actual Winter Vent.:	0 CFM
Runout Air:	68 CFM	Percent of Supply.:	0 %
Runout Duct Size:	6 in.	Actual Summer Vent.:	0 CFM
Runout Air Velocity:	347 ft./min.	Percent of Supply:	0 %
Runout Air Velocity:	347 ft./min.	Actual Winter Infil.:	10 CFM
Actual Loss:	0.076 in.wg./100 ft.	Actual Summer Infil.:	5 CFM

Item Description	Area Quantity	-U- Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
S -Wall-12C-0bw 14.5 X 8	86	0.091	3.6	313	1.7	0	149
W -Wall-12C-0bw 11.5 X 8	92	0.091	3.6	335	1.7	0	159
S -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	36.9	0	553
S -Gls-1D-cm-o shgc-0.67 0%S	15	0.870	34.8	522	36.9	0	553
UP-Ceil-16B-38 11.5 X 14.5	166.8	0.026	1.0	173	1.5	0	247
Floor-22A-pm 26 ft..Per.	26	1.180	47.2	1,227	0.0	0	0
Subtotals for Structure:				3,092		0	1,661
Infil.: Win.: 9.7, Sum.: 5.0	208		2.000	416	0.563	67	117
Ductwork:				1,502			672
People: 200 lat/per, 230 sen/per:	2					400	460
Room Totals:				5,010		467	2,910



System 1 Room Load Summary

Room No	Room Name	Area SF	Htg Sens Btuh	Min Htg CFM	Run Duct Size	Run Duct Vel	Clg Sens Btuh	Clg Lat Btuh	Min Clg CFM	Act Sys CFM
---Zone 1---										
1	Master Bath	71	1,724	23	1-5	302	882	44	41	41
2	Closet	35	2,030	27	1-4	229	426	37	20	20
3	Kitchen/Living/Dining Room/	403	10,638	142	6-6	484	12,186	507	570	570
4	Utility Room	29	1,598	21	1-4	178	333	30	16	16
5	Bath 2	59	1,505	20	1-4	355	662	227	31	31
6	Bedroom 2	138	6,007	80	3-6	440	5,538	261	259	259
7	Master Bedroom	167	5,010	67	2-6	347	2,910	467	136	136
Duct Latent								684		
System 1 total		900	28,512	381			22,937	2,257	1,073	1,073

System 1 Main Trunk Size: 12x16 in.
 Velocity: 805 ft./min
 Loss per 100 ft.: 0.094 in.wg

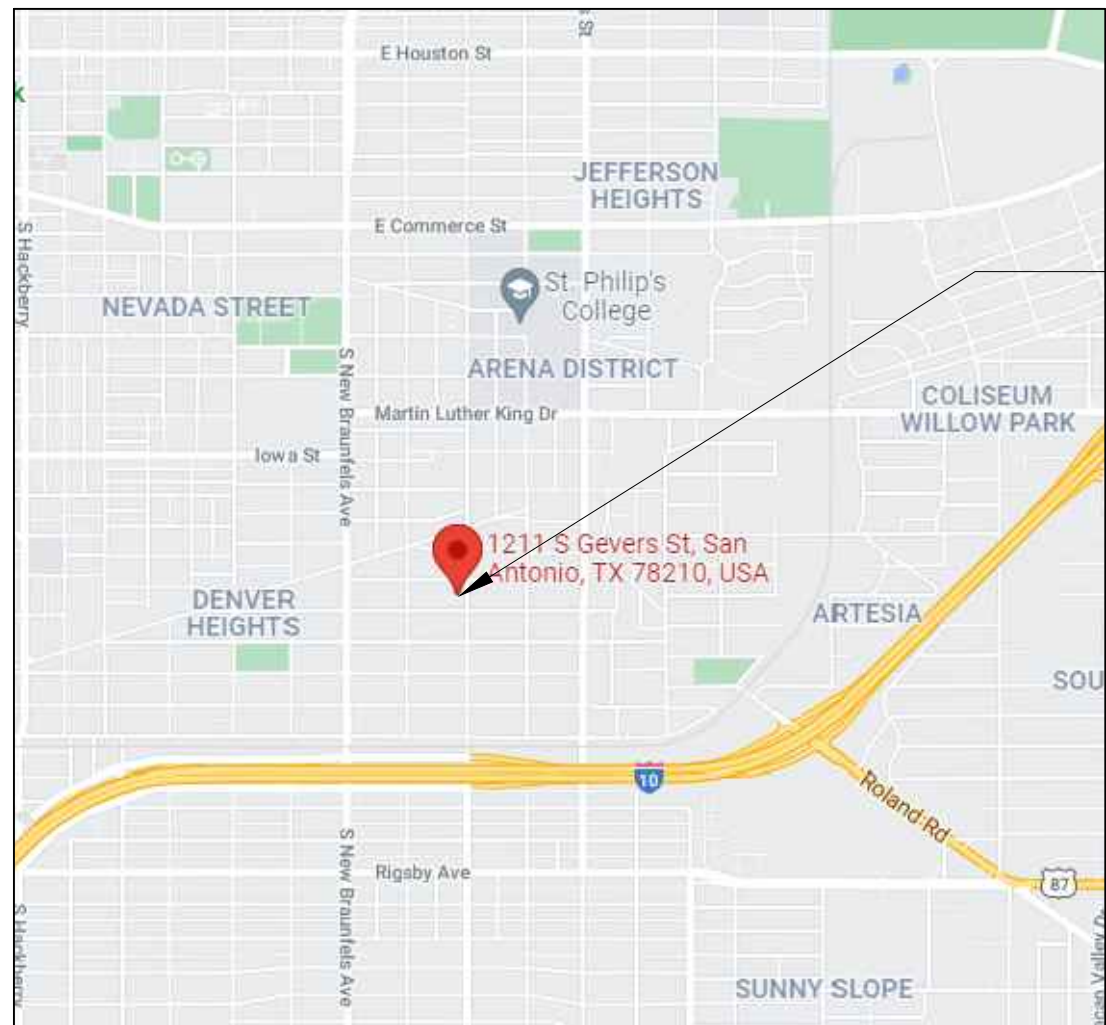
Cooling System Summary

	Cooling Tons	Sensible/Latent Split	Sensible Btuh	Latent Btuh	Total Btuh
Net Required:	2.10	91% / 9%	22,937	2,257	25,193
Actual:	1.50	75% / 25%	13,500	4,500	18,000

Equipment Data

	Heating System	Cooling System
Type:	Natural Gas Furnace	Standard Air Conditioner
Model:	QC-F24-S80-G	QC-C18
Indoor Model:		P14
Brand:	Quikcool FS Series	Quikcool AP Series
Description:	Standard Efficiency Furnace	Performance Efficiency Air Conditioner
Efficiency:	80 AFUE	14 SEER
Sound:	7.9	7.9
Capacity:	24,000 Btuh	18,000 Btuh
Sensible Capacity:	n/a	13,500 Btuh
Latent Capacity:	n/a	4,500 Btuh

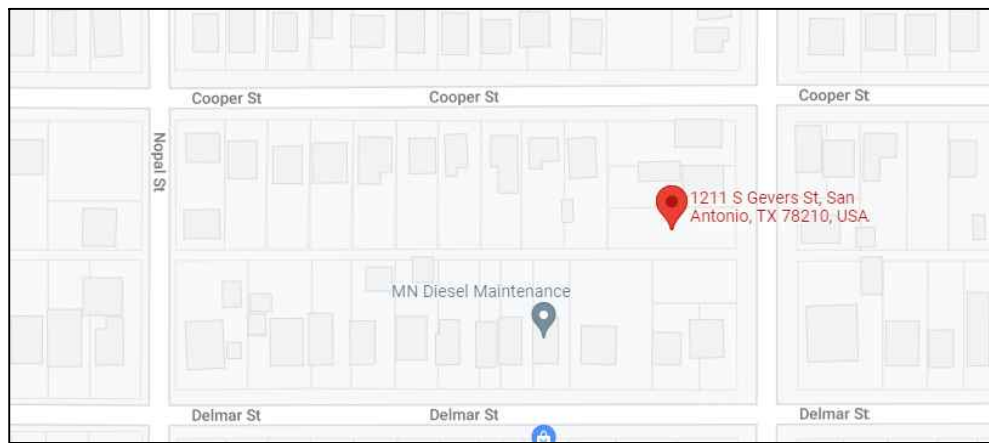
LOCATION MAP



SAN ANTONIO MAP

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

Project location
(see enlarged street map)



STREET MAP

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



AERIAL MAP

Source: <https://www.google.com/maps/> (Image Capture SEP-2021)

SYMBOLS

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

GENERAL INFORMATION

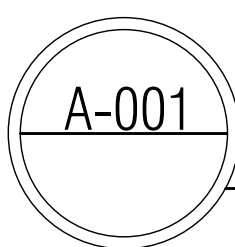
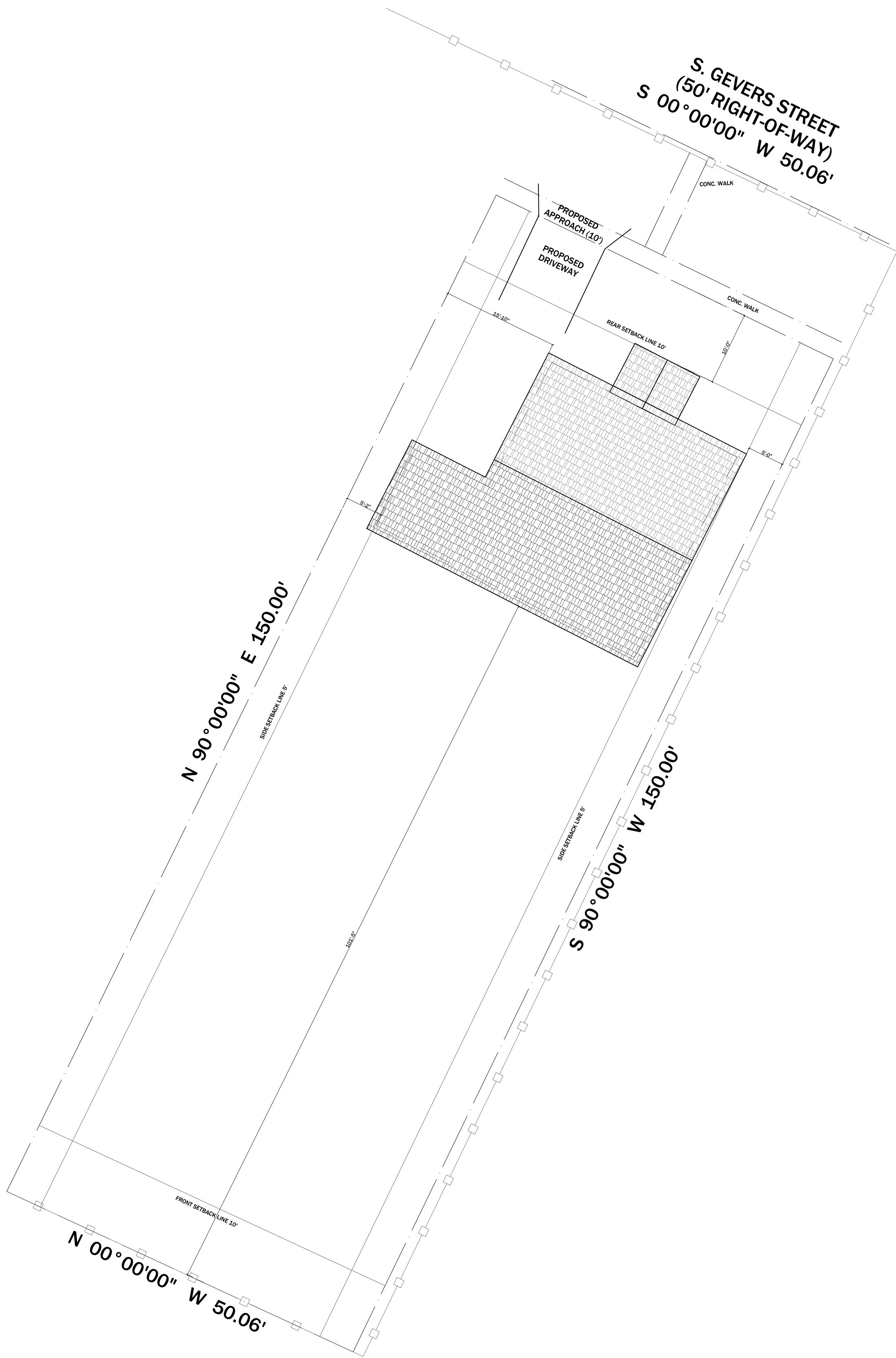
- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- 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.

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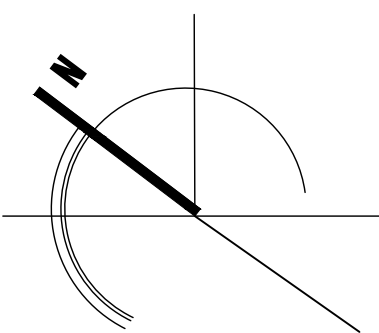
SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	



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

SITE PLAN



PROJECT

1211 S. Gevers

San Antonio, TX. 78210	
DATE:	12/30/2021
PROJECT NO.	
REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: MARIEL DE OBALDIA
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

LIVING SPACE: 994 SQFT

SITE PLAN

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

A.001

PLAN No:

DEC 2021

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
IMC = intermediate metal conduit
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







