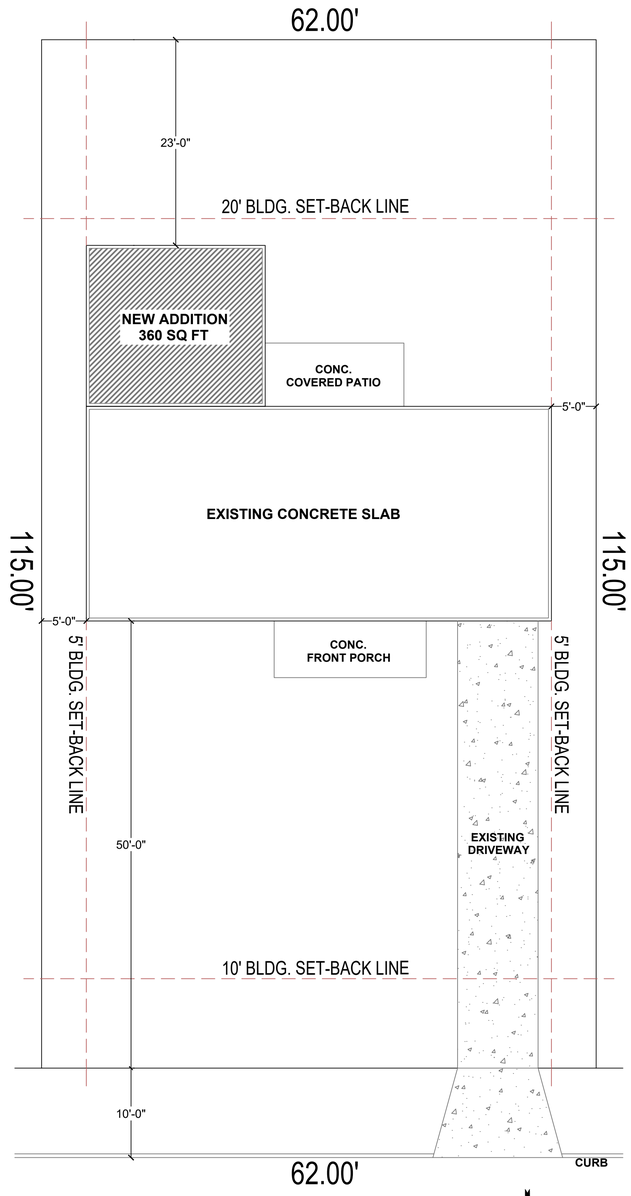


4130 MOANA DR.
SAN ANTONIO TX 78218

SITE PLAN

SCALE: 1/8" = 1'

GENERAL CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, DIMENSIONS, HEIGHTS, QUANTIES, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL AND THE INTENDED QUALITY.
2. CONTRACTORS SHALL SUPPLY ALL LABOR MATERIALS SCAFFOLDING APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL ASS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES , FEES AND BONDS FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE AND PROPER AND LAWFUL USE AND MAINTENANCE OF SAME.
CONTRACTORS SHALL FURTHER PERFORM IN THE MOST COMPLETE AND BEST WORKMANLIKE MANNER ALL WORK COVERED WITH THESE DOCUMENTS, PROPERLY INCIDENTAL THERETO OF REASONABLY IMPLIED INCLUDING ALL MECHANICAL AND ELECTRICAL WORK.
3. ALL BIDS SHALL QUALIFIED IF NECESSARY TO REFLECT THE INTEND AND REQUIREMENTS OF THESE PLANS AND ALL CLARIFICATION ITEMS DISCUSSED WITH OWNER AND AGREED TO BE FURNISHED. SUBMIT ADEQUATE SUPPLEMENTAL BID DATA AND SCHEDULE OF VALUE TO OWNER TO SUBSTANTIATE BIDS AND ALL PRICES. THE PARTIES MAY ELECT TO REVIEW AND CLARIFY SPECIFIC ITEMS PRIOR TO ENTERING AN AGREEMENT.
4. ALL SUPPLEMENTARY ITEMS, TRIMS, MOLDINGS, FITTING GROUNDS, ANCHORS, CAULKING, SEALANTS, WATERPROOFING, FRAMING, CONNECTIONS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE EACH ITEM OF WORK SHALL BE PROVIDED IN A COMPLETE MANNER BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF REASONABLY IMPLIED AND IS A COMMON TRADE PRACTICE FOR SUPERIOR WORK IN THIS AREA.
5. COORDINATE AND CLARIFY WITH OWNER ALL ALLOWANCE, CONTINGENCIES, POTENTIAL EXTRAS AND OPTIONAL ITEMS WITH BID SUBMITTAL. SUBMIT A LIST OF EQUIPMENT, FIXTURES, MATERIALS, TRIM, ETC., PROPOSED THAT NOT IS CLEARLY SPELLED OUT IN PLAN AND SPECS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS, NATIONAL ELECTRIC CODE AND BEST TRADE PRACTICES.
7. SUBMIT PLAN TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL (OR VERIFY APPROVAL HAS BEEN OBTAINED) IF APPLICABLE. NOTIFY OWNER OF BUILDING PERMIT "NOTATIONS" AND RELATED INSPECTOR PROBLEMS DURING CONSTRUCTION. VERIFY THAT ALL PERMITS HAVE BEEN PROPERLY OBTAINED.
8. FOUNDATION CONTRACTOR MUST COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL PLANS OF THE JOB. GENERAL CONTRACTOR SHALL MAKE SURE THIS IS DONE SPECIALLY DROPS, LUGS, DIMENSIONS, CURBS, WATERPROOFING, GRADES, ETC. MASONRY LUGS WILL BE LOWERED TO A DESIGNATED MAXIMUM DISTANCE ABOVE FINISH GRADES AND MUST BE "DROPPED" AS REQUIRED.

GENERAL PLANS NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADE PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.
2. ALL EXTERIOR WALLS TO BE 2X4 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 AT 16 O.C. UNLESS OTHERWISE NOTED, (ALL SOUTHERN YELLOW PINE #2 MIN.)
3. ALL INTERIOR GYP BD. CEILING TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 1/2" GYM BD., TAPE, FLOAT, TEXTURE AND PAINT UNLESS NOTED OTHERWISE, BASE BID ICI PAINT. BASE BID I COAT OF PRIMER AND TWO FINISH COATS.
4. CONTRACTOR TO PROVIDED WATERPROOF CEMENT BACKER BOARD AT ALL WET AREAS.
5. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

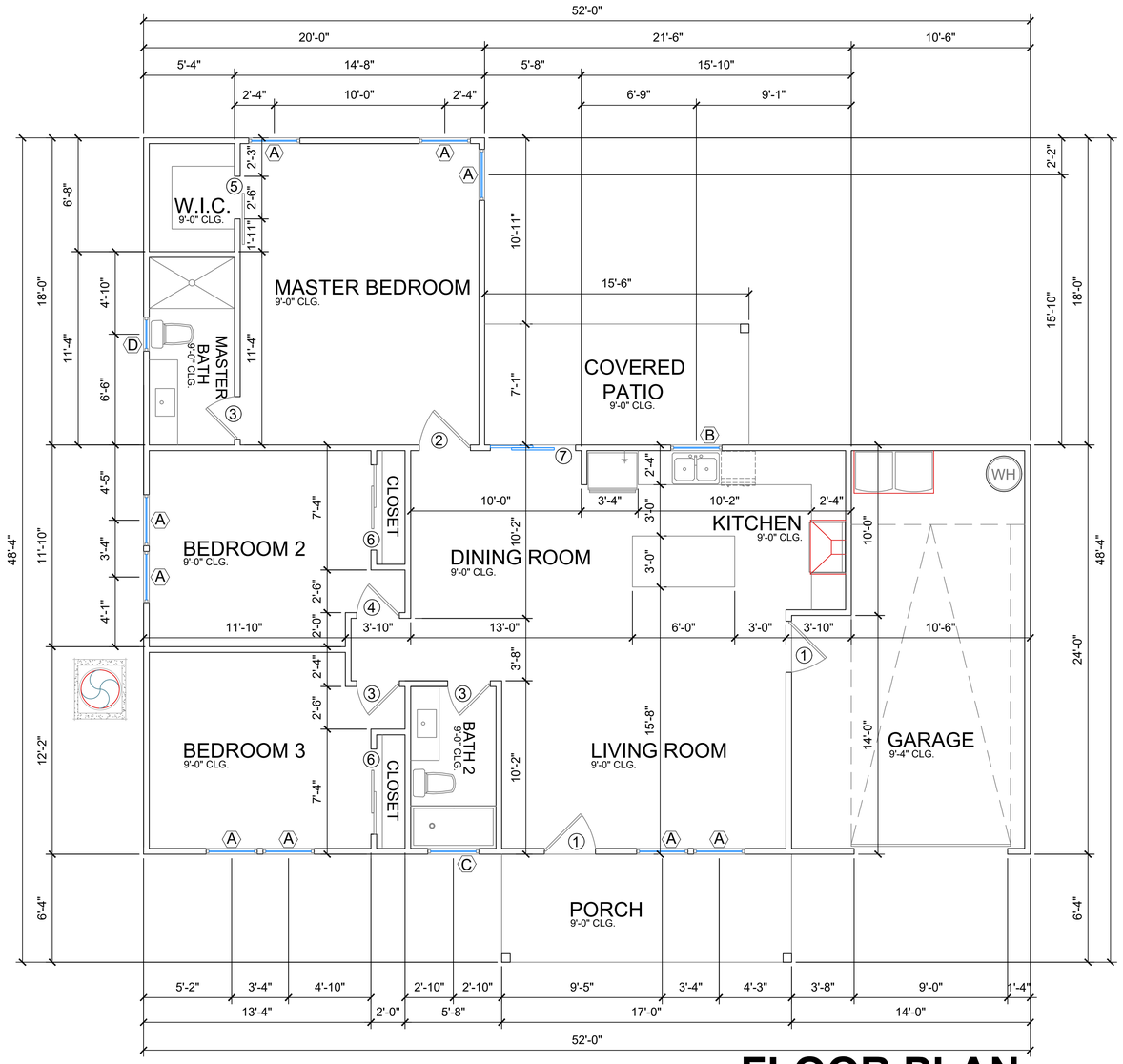
DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-1

SITE PLAN & GENERAL NOTES



FLOOR PLAN

SCALE: 1/4" = 1'

WINDOW SCHEDULE

SYM	SIZE	TYPE	REMARK	QTY.	NOTES
A	3'-0" X 5'-0"	VINYL, WINDOW	PR 3050 SINGLE HUNG HEADER @ 4'-0" AFF.	9	INSULATED GLASS
B	3'-0" X 3'-0"	VINYL, WINDOW	PR 3030 SINGLE HUNG HEADER @ 4'-0" AFF.	1	INSULATED GLASS
C	3'-0" X 2'-0"	VINYL, WINDOW	PR 3020 SLIDING W. HEADER @ 4'-0" AFF.	1	INSULATED GLASS
D	2'-0" X 2'-0"	VINYL, WINDOW	PR 2020 SLIDING W. HEADER @ 3'-0" AFF.	1	INSULATED GLASS

NOTE: INSTALL ANDERSEN DOUBLE-HUNG WINDOW OPENING CONTROL DEVICE KIT ON ALL WINDOWS WHICH COMPLY W/ ASTM F2090 PER IRC SECTION R312.2.2

DOOR SCHEDULE

SYM	SIZE	TYPE	REMARK	QTY.	NOTES
1	3'-0" X 6'-8" X 1 3/4"	EXT. FULL VIEW DOOR L.H.	3068 L.H. EXT FULL VIEW DR.	9	
2	3'-0" X 6'-8" X 1 3/4"	INTERIOR R.H	INTERIOR WOOD 3080 R.H. DR	1	
3	2'-6" X 6'-8" X 1 3/8"	INTERIOR L.H	INTERIOR WOOD 2668 L.H. DR	3	
4	2'-6" X 6'-8" X 1 3/8"	INTERIOR R.H	INTERIOR WOOD 2668 R.H. DR	1	
5	B.D. 3'-0" X 6'-8" X 1 3/8"	INTERIOR BARN D.	INTERIOR WOOD 3068 BARN DOOR	1	
6	S.D. 5'-0" X 6'-8" X 1 3/8"	INTERIOR S.D.	INTERIOR WOOD 3068 SLIDING DOOR	2	
7	6'-0" X 6'-8" X 1 3/8"	EXTERIOR S.D.	EXTERIOR VINYL/ALUMINUM 5068 SLIDING DR	1	INSULATED GLASS

NOTES:

ALL FEDERAL STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC...
FOR ALL TRADES SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS &
DRAWINGS FOR THIS BUILDING & SHALL TAKE PREFERENCE OVER ANYTHING
SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCE OCCUR
SUB-CONTRACTORS SHALL VERIFY ALL CONDITIONS / DIMENSIONS IN BIDDING
ON JOB SITE, NOTIFY GENERAL CONTRACTOR / DESIGNER IMMEDIATELY OF
ANY DISCREPANCIES BEFORE BEGINNING OR CONTINNING ANY WORK
SUB-CONTRACTORS SHALL CONFORM TO RELATED DRAWINGS & SPECIFICATIONS. ALL DEVIATIONS SHALL BE GENERAL CONTRACTOR
APPROVED. THE LACK OF GENERAL CONTRACTOR APPROVAL WILL BE
SUFFICIENT CAUSE TO REFUSE ACCEPTANCE OF THE WORK
ANY ITEM OF WORK NOT SPECIFICALLY COVERED IN THE DRAWINGS &
RELATED SPECIFICATIONS SHALL BE PREFORMED IN A MANNER DEEMED
GOOD PRACTICE OF THE TRADE INVOLVED.
DO NOT SCALE DRAWINGS - FOLLOW DIMENSIONS INDICATED, DIMENSIONS
ARE: STUD - TO - STUD, STUD - TO - BRICK & BRICK - BRICK
THE FRAMING SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING
AND INSTALLING TEMPORARY SAFETY BARRIERS AND RAILS AS REQUIRED
DURING CONSTRUCTION BY O.S.H.A. AND LOCAL AUTHORITIES.

NOTES:

ALL BEDROOMS WINDOWS SHALL MEET INGRESS / EGRESS REQUIREMENTS AS PER CODE
VERIFY ALL DOORS AND WINDOWS SIZE, TYPE AND LOCATIONS W/ GENERAL CONTRACTOR

AREA:

LIVING AREA: 1,307 SQ FT

PORCH: 107.5 SQ FT
COVERED PATIO: 111 SQ FT
GARAGE: 301 SQ FT

TOTAL: 1,826.5 SQ FT

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

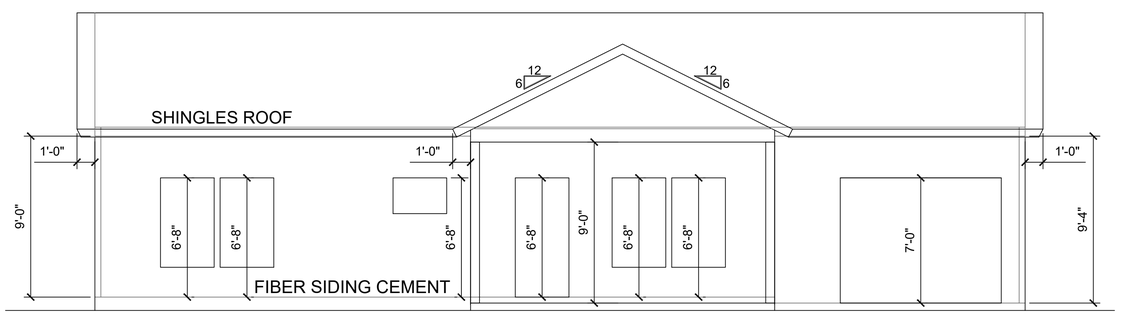
DATE: AUGUST / 2022

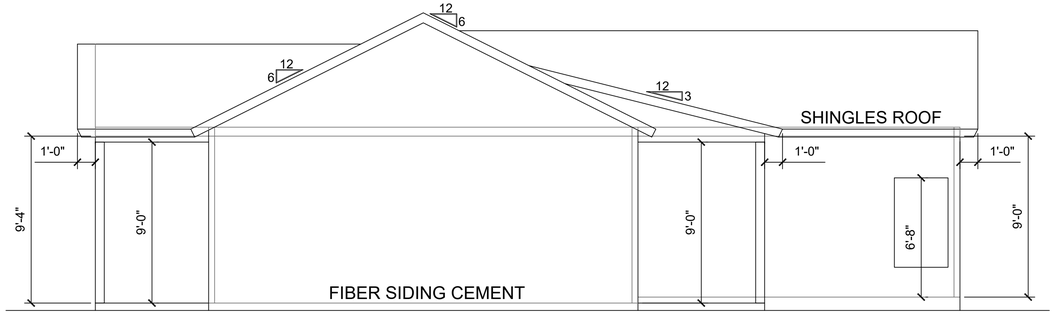
REVISIONS:

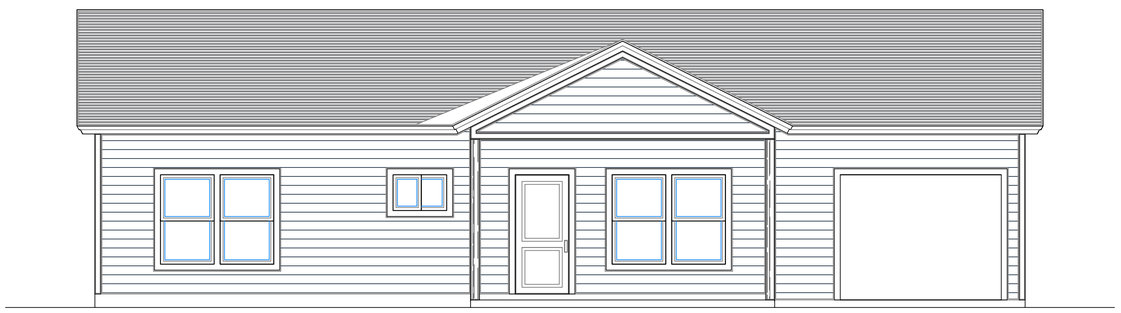
JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-2

FLOOR PLAN &

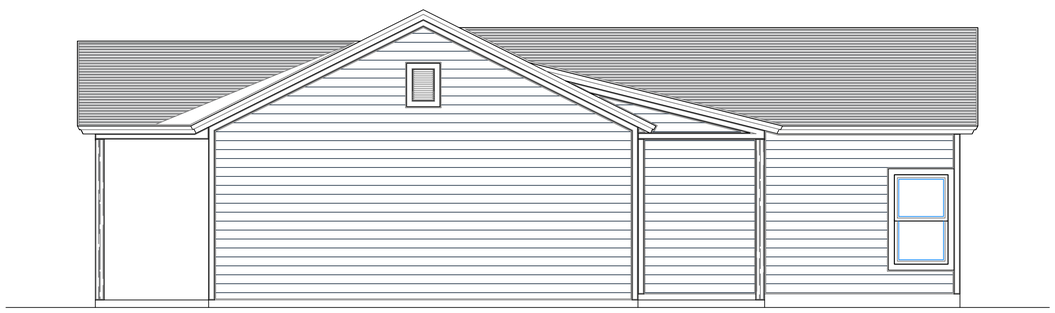






FRONT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/4" = 1'

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

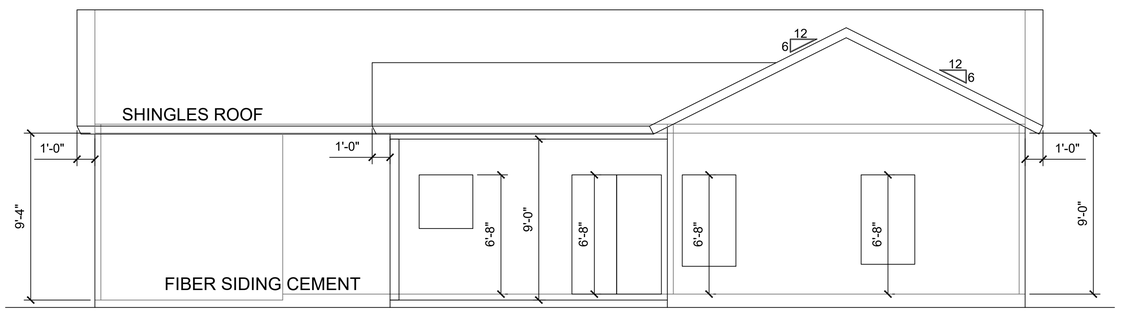
DATE: AUGUST / 2022

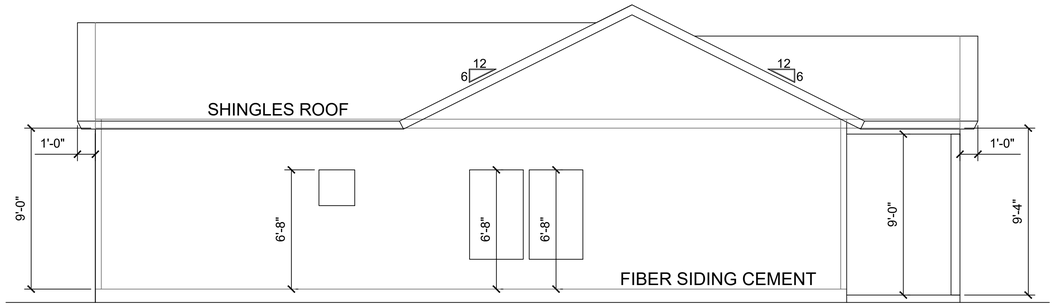
REVISIONS:

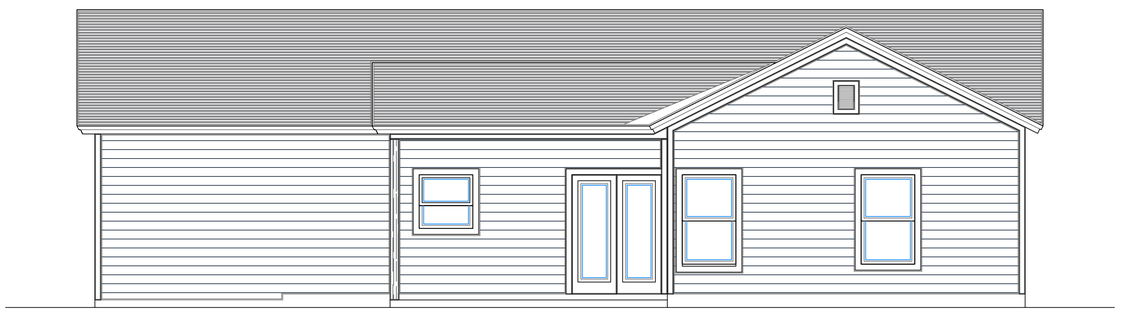
JES
SANTANA'S CONSTRUCTION
& REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-3

FRONT & RIGHT
ELEVATIONS

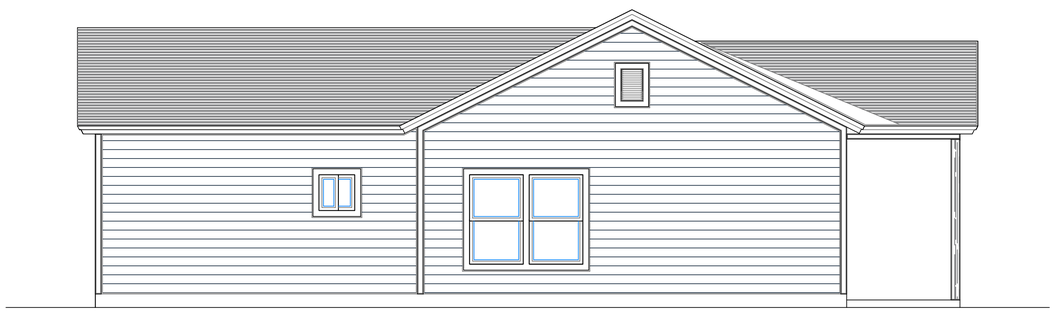






REAR ELEVATION

SCALE: 1/4" = 1'



LEFT ELEVATION

SCALE: 1/4" = 1'

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

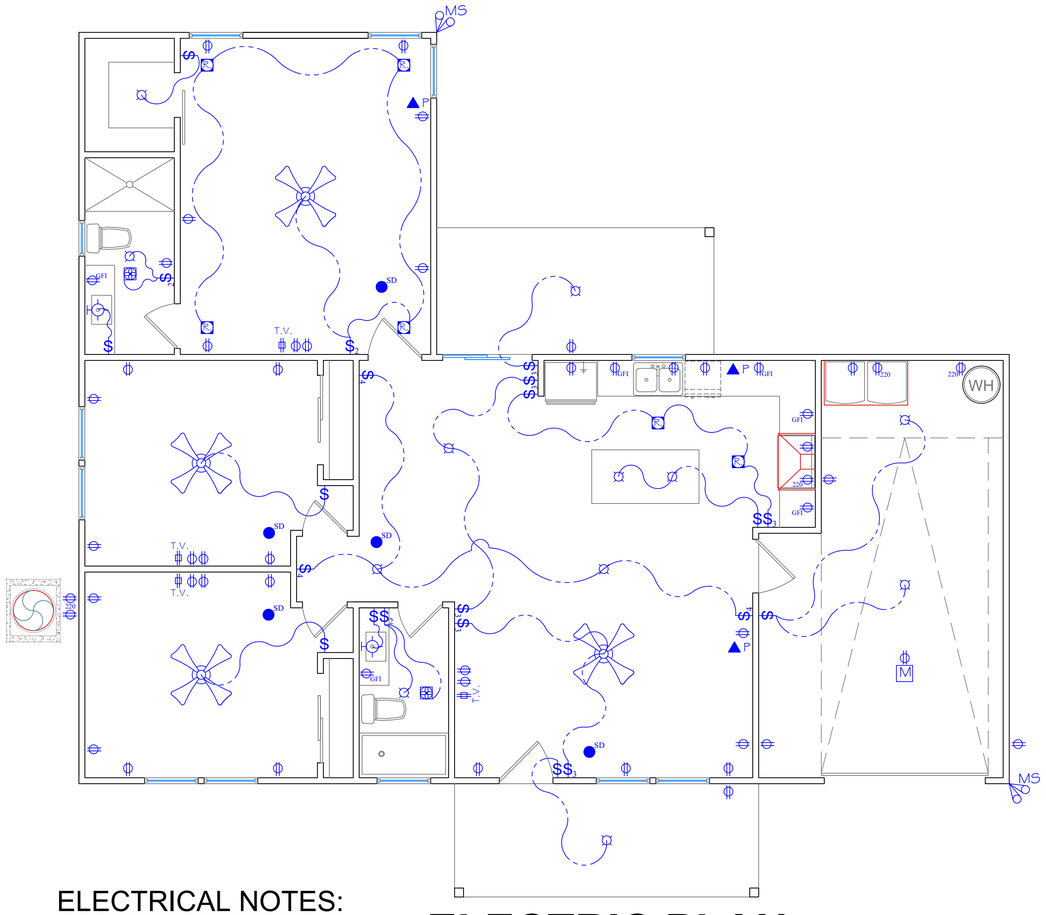
DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION
& REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

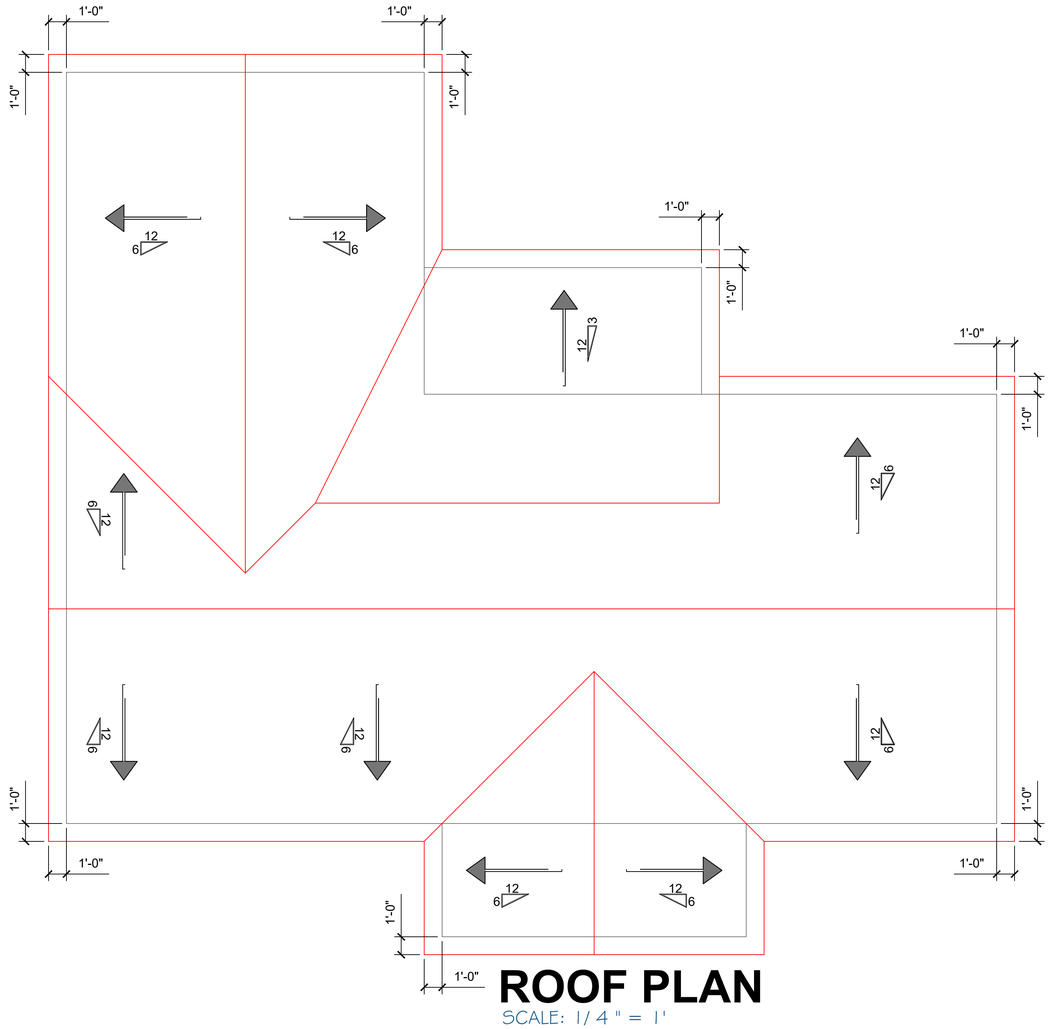
A-4

REAR & LEFT
ELEVATIONS



ELECTRIC PLAN

SCALE: 1/4" = 1'



ROOF PLAN

SCALE: 1/4" = 1'

ELECTRICAL NOTES:

1. ALL GARAGE AND EXTERIOR PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
2. ALL KITCHEN PLUGS AND LIGHT FIXTURES TO BE ON GFCI CIRCUIT.
3. PROVIDE A SEPARATE CIRCUIT FOR MICROWAVE OWNER VERIFYED.
4. PROVIDE A SEPARATE CIRCUIT FOR PERSONAL COMPUTER.VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
5. VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER.
6. EXTERIOR SPOTLIGHTS TO BE ON PHOTO-ELECTRIC CELL W/ TIMER.
7. ALL RECESSED LIGHTS TO EXTERIOR CEILINGS TO BE INSULATED COVER RATED.
8. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON RECEPTACLE, SWITCH, AND ANY OTHER BOXES IN EXTERIOR WALL.
9. PROVIDE THERMOSTATICALLY CONTROLLED FAN IN ATTIC WITH MANUAL OVERIDE (VERIFY LOCATION W/ OWNER.)
10. ALL FANS TO VENT TO OUTSIDE AIR. ALL FAN DUCTS TO HAVE AUTOMATIC DAMPERS.
11. HOT WATER TANKS TO BE INSULATED TO R-11 MINIMUM.
12. INSULATE ALL HOT WATER LINES TO R-4 MINIMUM. PROVIDE AN ALTERNATE BID TO INSULATE ALL PIPES FOR NOISE CONTROL.
13. PROVIDE 6 SQ.FT. OF VENT FOR COMBUSTION AIR TO OUTSIDE AIR FOR FIREPLACE CONNECTED DIRECTLY FIREBOX PROVIDE FULLY CLOSEABLE AIR INLET.
14. ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM.

NOTE: ALL ELECTRICAL INSTALLATIONS AS PER 2018 NEC

ELECTRICAL LEGEND:

	WIRLESS DOORBELL	SD	SMOKE/CARBON MONOXIDE DETECTOR
D	ELECTRIC DOOR OPENER		WALL MOUNTED LIGHTS
CH	DOORBELL CHIME	TV	CABLE T.V. OUTLET
CB	WALL-MOUNTED CIRCUIT BREAKER	PC	PERSONAL COMPUTER CONNECTION
	SWITCHES LEG	T	THERMOSTAT
	FAN & LIGHT	M	MOTOR
	YARD LIGHT	$	SINGLE-POLE SWITCH
	DUPLEX CONVENIENCE OUTLET (WALL OUTLET)	$2	DOUBLE-POLE SWITCH
GFI & WP	GROUND-FAULT CIRCUIT & WEATHERPROOF OUTLET	$3	THREE WAY SWITCH

GFI	GROUND-FAULT INTERRUPTER/ RECEPTACLE CIRCUIT	$4	FOUR WAY SWITCH
S	SOFFIT OUTLET		CEILING-MOUNTED LIGHT
220	220-VOLT OUTLET		WATER LIGHT
MS	MOTION SENSOR LIGHT		WALL-MOUNTED LIGHT
P	PHONE		WATER PUMP
	RECESSED LIGHTS		FLOOD LIGHTS
EM	ELECTRIC METER		CEILING SURFACE-MOUNT FLOURECENT LIGHT
SD	WALL MOUNTED SMOKE DETECTOR		FAN
	INDIRECT LIGHTS		ELECTRIC PANEL

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-5

ELECTRIC & ROOF PLAN

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFI ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH JAIME GONZALEZ SERNA P.E..
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL JAIME GONZALEZ SERNA. P.E.. HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL JAIME GONZALEZ SERNA. P.E.. IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF THE ITEMS 2C AND 2D BELLOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED. IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDED SHALL BE USED. CONTRACTOR SHAL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGHT TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 7" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEDDING 4-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

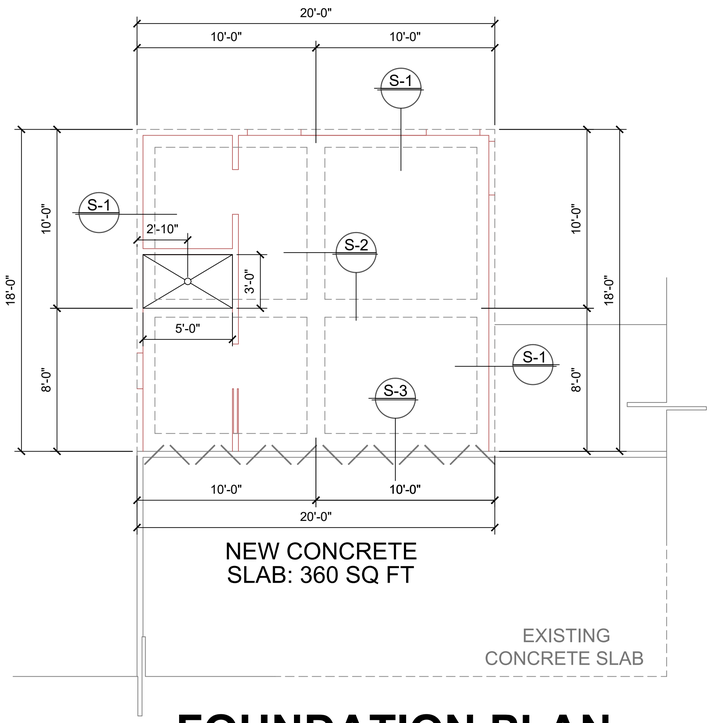
4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO-#4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL.

5. REIFORCING STEEL:
A. REIFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REIFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REIFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL,

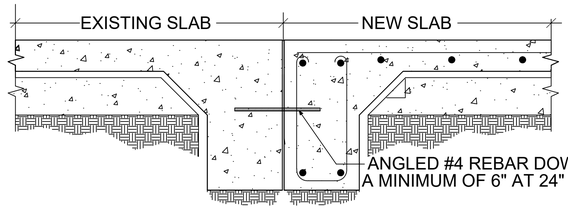
6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FOR FOUNDATION. SOLID WALL PIPE WAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING.
1. INTERIOR GRADE BEAMS MAY BE DEPPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELLOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
3. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

BEAM AND SLAB INFORMATION

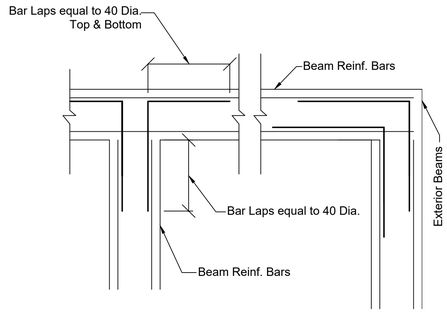
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAP TICKNESS
12"MIN.	36"MIN.	18"MIN.	24"MIN.	2-#5 TOP 2-#5 BOT.	#3 @16" O.C.	#3 @16" O.C.	#4 @12" O.C.	4"



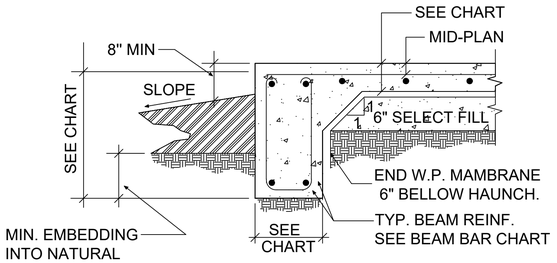
FOUNDATION PLAN
SCALE: 1/4" = 1'



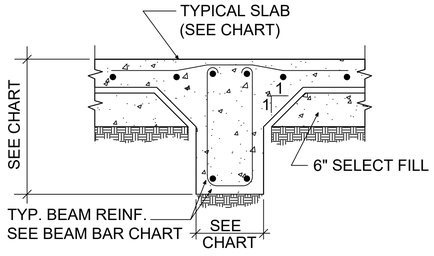
3 SECTION N.T.S.
FOUNDATION SLABS CONNECTION



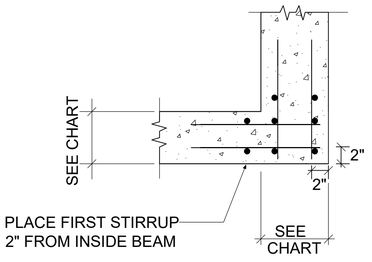
TYPICAL CORNER BAR DETAILS
N.T.S.



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



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



STIRRUP INSTALLATION
CORNER / INTERSECTIONS N.T.S.

STATE OF TEXAS
JAIME GONZALEZ SERNA
75214
LICENSED
PROFESSIONAL ENGINEER
F- 13536
31 August 2022
JAGON, LLC
JAIME GONZALEZ SERNA
4907 BELLE ELLEN DR.
SAN ANTONIO TX 78229
PHONE: 210-632-0329

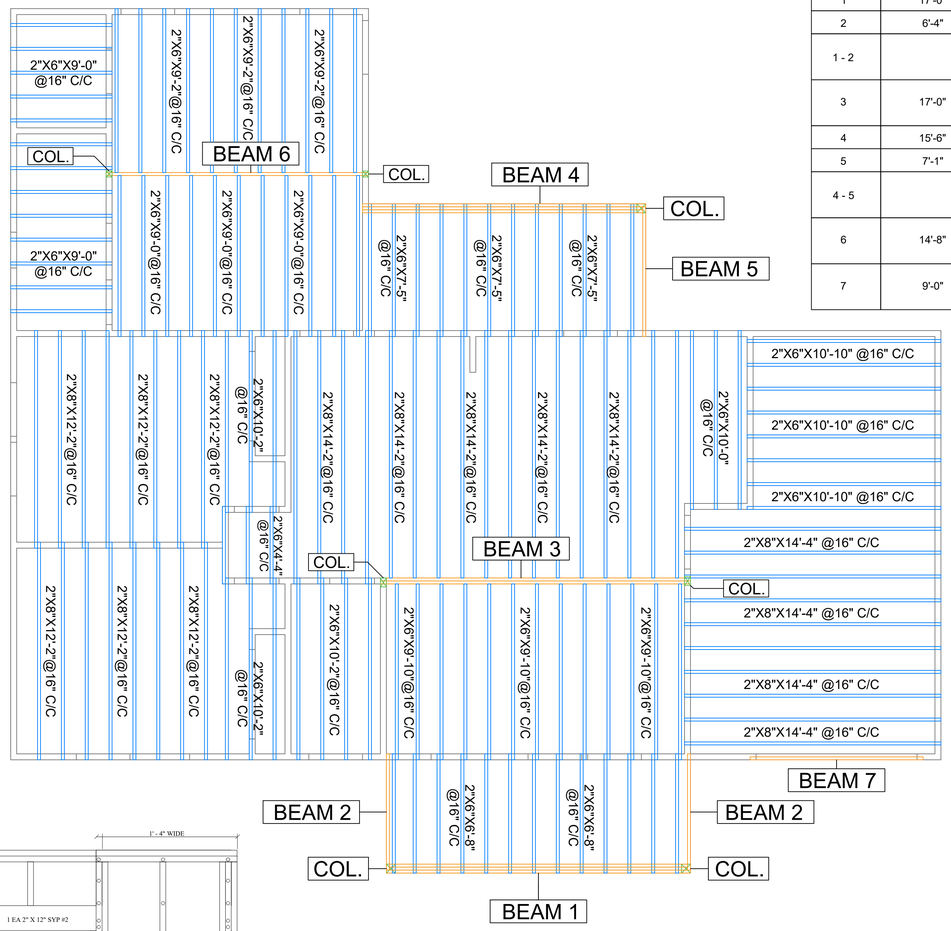
NEW ADDITION
4130 MOANA DR
SAN ANTONIO, TX 78218

DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-6
FOUNDATION PLAN



CEILING BEAM JOISTS

BEAM #	CLEAR SPAN	COLUMN SIZE	MINIMUM BEARING	BEAM SIZE
1	17'-0"		1"	3 EA - 2" X 10" # 2 SYP
2	6'-4"		1"	1 EA - 2" X 10" # 2 SYP
1 - 2		6" X 6" X 9'-0" SYP # 2 (TREATED)		
3	17'-0"	4" X 6" X 9'-0" SYP # 2 (TREATED)	2"	2 EA - 1.75 X 11.875 LVL BOISE CASCADE, VERSA LAM 3100 Fb OR EQUAL
4	15'-6"		2"	3 EA - 2" X 12" # 2 SYP
5	7'-1"		1"	1 EA - 2" X 12" # 2 SYP
4 - 5		4" X 4" X 9'-0" SYP # 2 (TREATED)		
6	14'-8"	4" X 4" X 9'-0" SYP # 2 (TREATED)	1-3/4"	1 EA - 1.75 X 11.875 LVL BOISE CASCADE, VERSA LAM 3100 Fb OR EQUAL
7	9'-0"	2 ea - 2" X 4" SYP #2	1"	1 EA - 2" X 12" # 2 SYP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADE PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.
2. ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X4 AT 16 O.C. UNLESS OTHERWISE NOTED, (ALL SOUTHERN PINE #2 MIN.) ALL PLUMBING WALLS TO BE 2X6.
3. ALL INTERIOR GYP BD. CEILING TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 1/2" GYM BD., TAPE, FLOAT, TEXTURE AND PAINT UNLESS NOTED OTHERWISE, BASE BID ICI PAINT. BASE BID I COAT OF PRIMER AND TWO FINISH COATS.
4. CONTRACTOR TO PROVIDED WATERPROOF CEMENT BACKER BOARD AT ALL WET AREAS.
5. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.
6. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ.FT. CLEAR NET OPENING AND MIN.CLEAR OPENING WITH OF 20"FINISHED SILL HGT. SHALL BE 20"
7. CROSS VENTILATION AT ENCLOSED ATTICS.
8. ELECTRICAL CONTRACTOR TO LOCATED 110V OUTLET WITH IN 25'-0" OF AC COMPRESSOR (GFI IF NOT SOFFIT)
9. HVAC PLATFORM IN ATTIC TO BE MIN. 1" TONGUE AND GROVE SUB FLOORING.
10. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USE AT 19% MAX. MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.
11. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
12. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
13. ALL MULTIPLE GIRDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
14. ALL FRAMING EXPOSE TO WEATHER OR IN CONTACT WITH CONCRETE OR MISSOURI SHALL BE PRESSURE TREATED.
15. ALL PLATE, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
16. INSTALL ALL BLOCKING NECESSARY FOR ATTACHED ALL FINISHED, GYPSUM WALL BOARD, CABINETRY, ETC.
17. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS, EQUAL TO THE WIDTH OF THE BEAM . ALL MEMBERS WITH SPANS LESS THAN 4 FOOT SHALL HAVE SINGLE JACK STUDS.
18. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8D NAILS AT 12" O.C INTERMEDIATE SUPPORTS AND 6" O.C EDGE SUPPORT.
19. TJI/OPEN WEB JOIST TRUSS SHALL BE SECURED FROM AN APPROVED SUPPLIER AND DESIGNER. ALL DETAILS AND NAILING SHALL CONFORM TO THE PRODUCT SUPPLIER SPECIFICATIONS.
20. ALL BORES AND NOTCHING SHALL BE LIMITED AS SHOWN TJI/OPEN WEB JOIST TRUSS LITERATURE. AT NO TIME SHALL A TOP OR BOTTOM CHORD BE NOTCHED OR CUT.

BRACING

CS-WSP AS PER R602.12
CONTINUOUSLY SHEATHED
WOOD STRUCTURAL PANEL

MARK
WALL CONSTRUCTION
7/16" STRUCTURAL PANEL PLYWOOD ON FACE OF ALL WALLS W/ 8D NAILS @ 6 O.C ALONG PANEL EDGES & 12" FIELD

TABLE #1

NAILING SCHEDULE

CONNECTION	NAILING
JOIST OR TRUSS BEARING ON SILL OR GIRDER, TOENAIL	(3) 8d
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16"o.c.
TOP PLATE TO STUD, END NAIL TO EACH STUD	(2) 16d
STUD TO SOLE PLATE	(4) 8d TOENAIL OR (2) 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16"o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16"o.c. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER OR TRUSS TO PLATE, TOE NAIL	(3) 8d
BUILT-UP CORNER STUDS	16d AT 24"o.c.

NOTES:
1. MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDED UNLESS OTHERWISE NOTED ON DETAILS OR STRUCTURAL NOTES.
2. COMMON OR BOX NAILS MAY BE USED. 16d NAILS MAY BE EITHER COMMON OR SINKER.

TABLE #2

STRUCTURAL SHEATHING / DECKING

STRUCTURAL SYSTEM	SHEATHING TYPE	EXPOSURE CATEGORY	THICKNESS (MIN.)	SPAN RATING	NAILING PATTERN	
					EDGE SUPPORT	INTERIOR SUPPORT
FLOOR DECKING	APA RATED STURD I-FLOOR	EXP. 1	3/4" / 1 1/8"	24 oc / 48 oc	10d @ 6" O.C.	10d @ 12" O.C.
WALL SHEATHING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	10d @ 6" O.C.	10d @ 12" O.C.
ROOF DECKING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	8d @ 6" O.C.	8d @ 12" O.C.

NOTES:

1. STRUCTURAL PANELS SHALL BE LABELED / STAMPED WITH APA APPROVED MARKINGS AND LABELS SHOWING CONFORMANCE WITH SPECIFICATIONS.
2. ALL PANELS SHALL BE LAID OUT / ORIENTATED TO BE PERPENDICULAR TO SUPPORTS.
3. STAPLES MAY NOT BE SUBSTITUTED FOR NAILS.
4. BLOCK EDGES OF ALL WALL, ROOF, AND FLOOR SHEATHING PANELS.

TABLE #3

ROOF FRAMING SCHEDULE

MEMBER	SIZE	GRADE
COMMON RAFTER	2 X 6 AT 1'4" O.C.	SYP #2
HIP RIDGE	2 X 8	SYP #2
GABLE RIDGE	2 X 8	SYP #2
OUTRIGGERS	2 X 4 AT 2'-0" O.C.	SYP #2

TABLE #4

HEADER SCHEDULE

SPAN	HEADER	SPECIES	JACK STUDS
3'-0" - 5'-0"	(2) 2 X 6	SYP #2	(1) SPF #2
6'-0" - 8'-0"	(2) 2 X 8	SYP #2	(1) SPF #2
9'-0" - 11'-0"	(2) 2 X 12	SYP #2	(1) SPF #2

TABLE #5

WALL FRAMING SCHEDULE

1st FLOOR WALLS	2 X 6 AT 1'4" O.C.	SPF #2
1st FLOOR BOTTOM PLATE	2 X 6 TREATED	SPF #2
1st FLOOR TOP PLATE	(2) 2 X 6	SPF #2
2nd FLOOR WALLS	2 X 6 AT 1'4" O.C.	SPF #2
2nd FLOOR BOTTOM PLATE	2 X 6	SPF #2
2nd FLOOR TOP PLATE	(2) 2 X 6	SPF #2

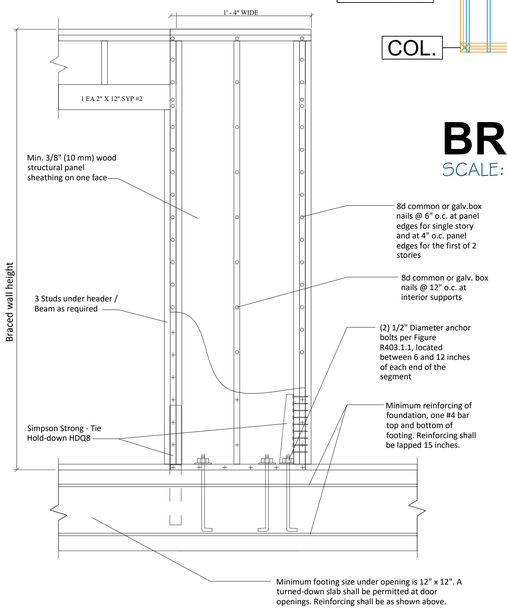
TABLE #6

FLOOR JOIST SCHEDULE

1st FLOOR JOISTS	OPEN WEB JOISTS	SPF #2

BRACING PLAN

SCALE: 1/4" = 1'



GARAGE BRACE WALL PANEL

NO SCALE

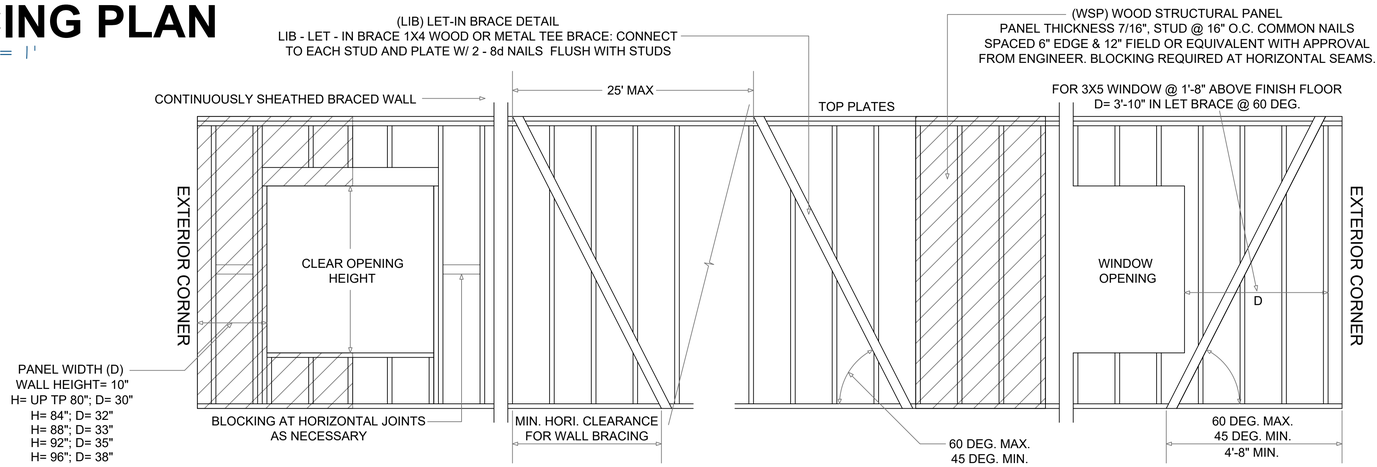


PLATE HT.	HORI. DIST.
8'	56"
9'	63"
10'	70"
12'	84"

F- 13536

31 August 2022

JAGON, LLC
JAIME GONZALEZ SERNA
4907 BELLE ELLEN DR.
SAN ANTONIO TX 78229
PHONE: 210-632-0329

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

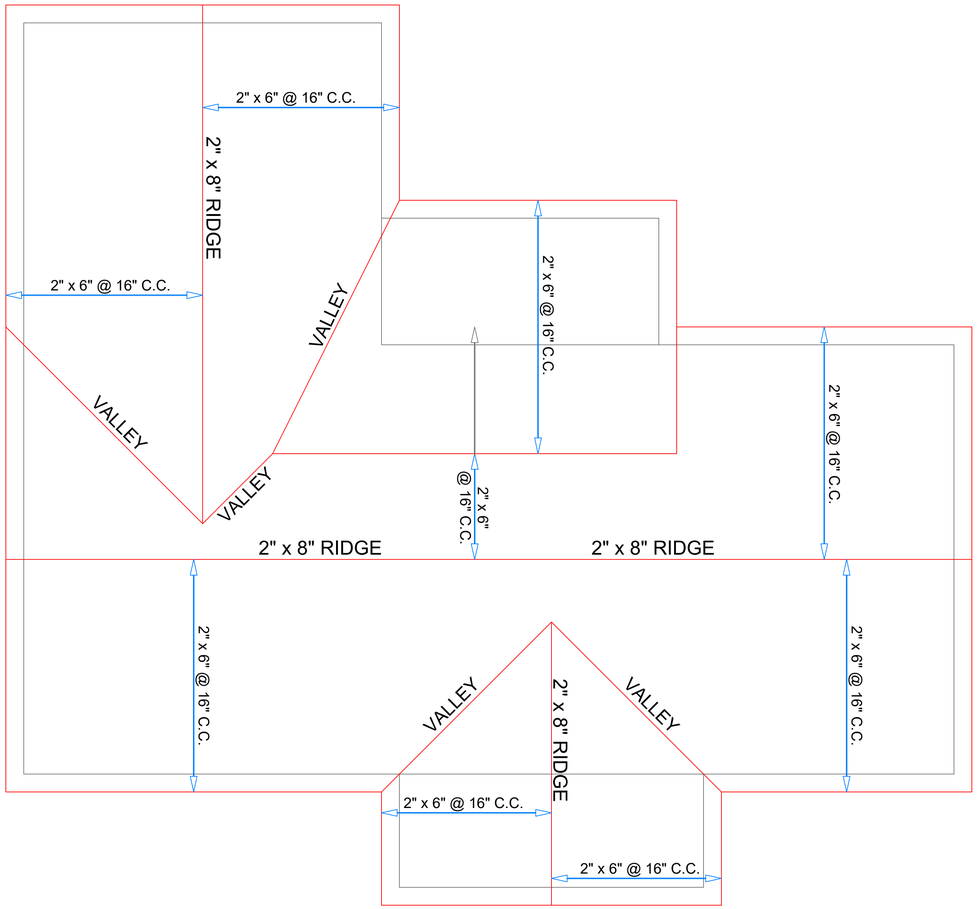
DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

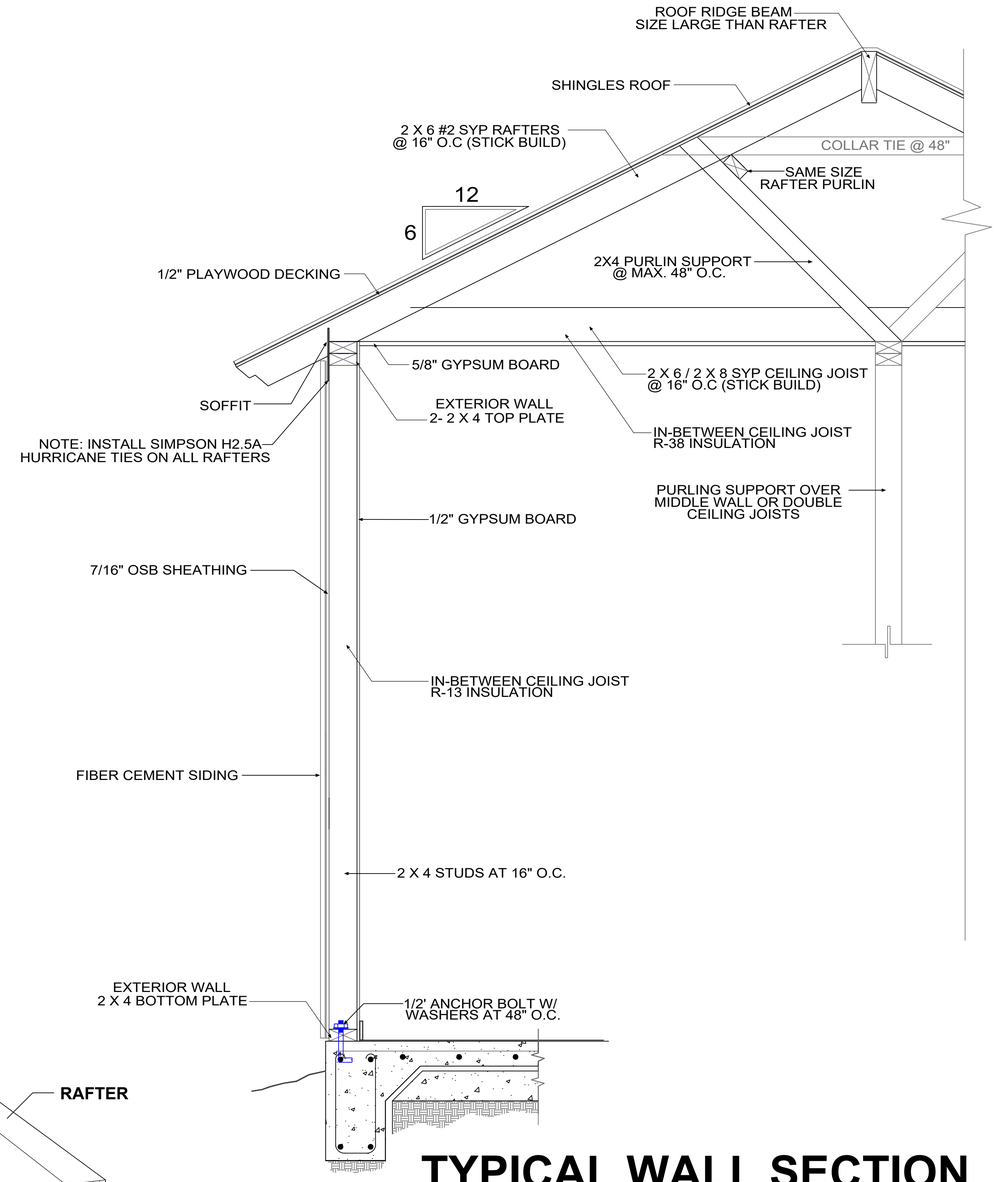
A-7

BRACING PLAN



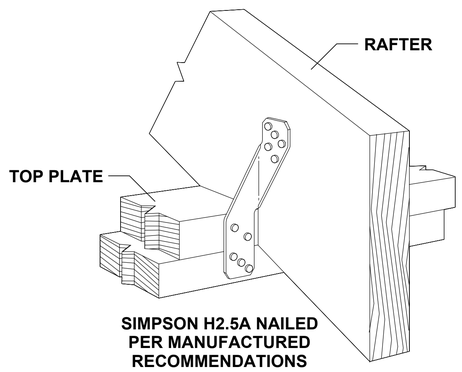
BRACING PLAN

SCALE: 1/4" = 1'



TYPICAL WALL SECTION

NO SCALE



RAFTER EXTERIOR WALL DETAIL

NO SCALE

STATE OF TEXAS
JAIME GONZALEZ SERNA
75214
LICENSED
PROFESSIONAL ENGINEER
F- 13536
31 August 2022
JAGON, LLC
JAIME GONZALEZ SERNA
4907 BELLE ELLEN DR.
SAN ANTONIO TX 78229
PHONE: 210-632-0329

NEW ADDITION

4130 MOANA DR
SAN ANTONIO, TX 78218

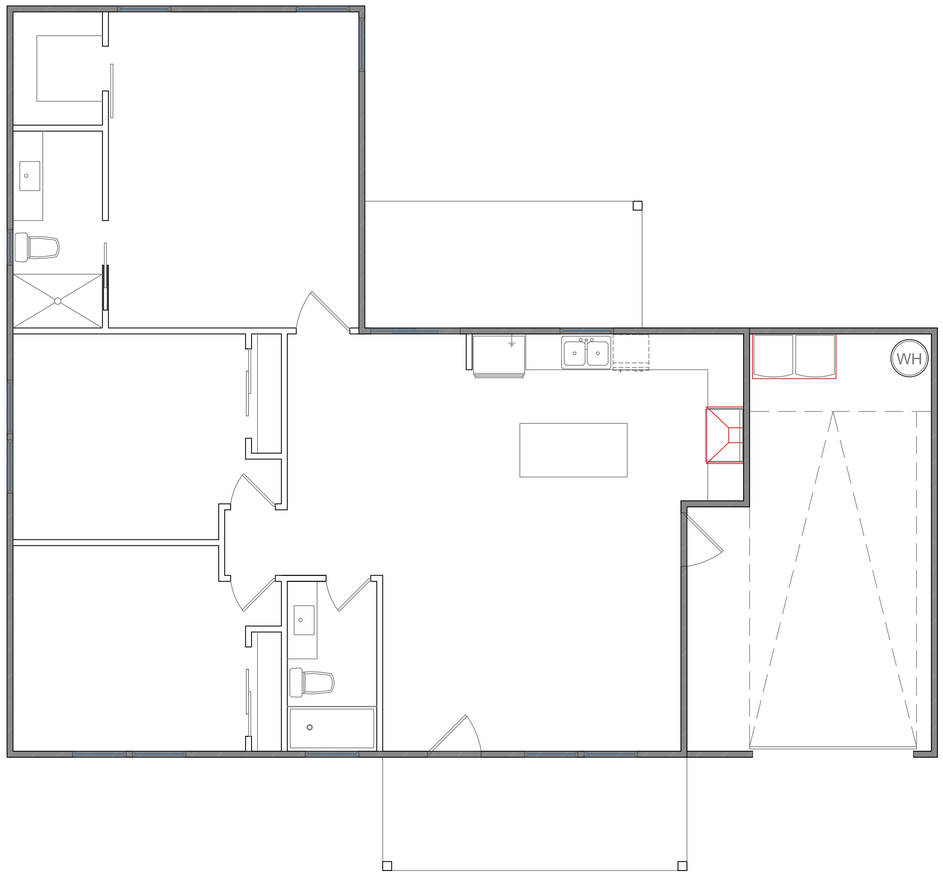
DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION
& REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-8

RAFTERS PLAN



THERMAL ENVALOPE

SCALE: 1/4" = 1'

AREA	
HEATED/COOLED (SF)	TOTAL AREA (SF)
1,268 SF	1,268 SF

MATERIAL USED TO ESTABLISH THERMAL ENVELOPE

WALLS- 1/2" STRUCTURAL SHEATHING PLYWOOD, TYVEC AIR BARRIER, R-13 WALL INSULATION, 1/2" SHEETROCK

CEILING- R-38 CEILING INSULATION, 5/8" SHEETROCK.

EXTERIOR DOORS- SOLID DOORS AND ONE SLIDING DOOR 6068 TEMPERED INSULATED GLASS

WINDOWS- VINYL/FIBER GLASS FRAME: DOUBLE PANE

NOTE - AIR BARRIER AND INSULATION INSTALLATION AS PER IECC TABLE R402.4.1.1

TABLE N1102.4.1.1 (402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION

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

NEW ADDITION
4130 MOANA DR
SAN ANTONIO, TX 78218

DATE: AUGUST / 2022

REVISIONS:

JES
SANTANA'S CONSTRUCTION & REMODELING
210-683-5127
santana918@gmail.com
12703 George Rd,
San Antonio, TX 78230

A-9
THERMAL ENVALOPE