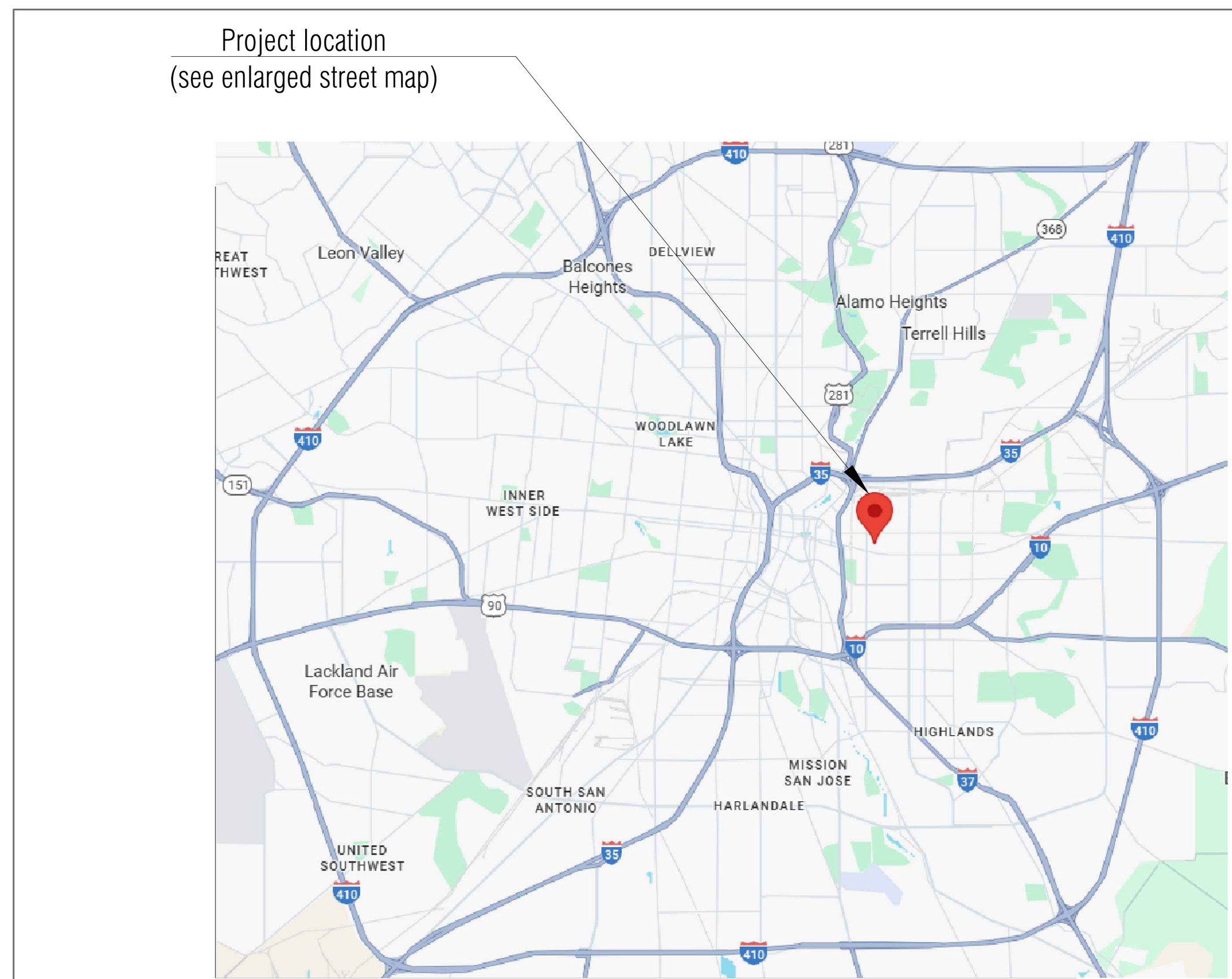
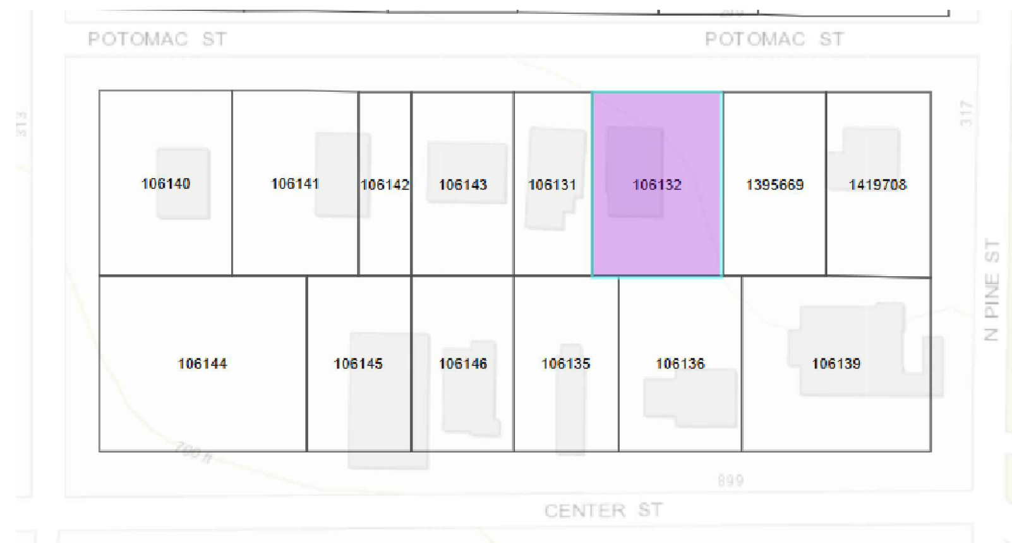
LOCATION MAP



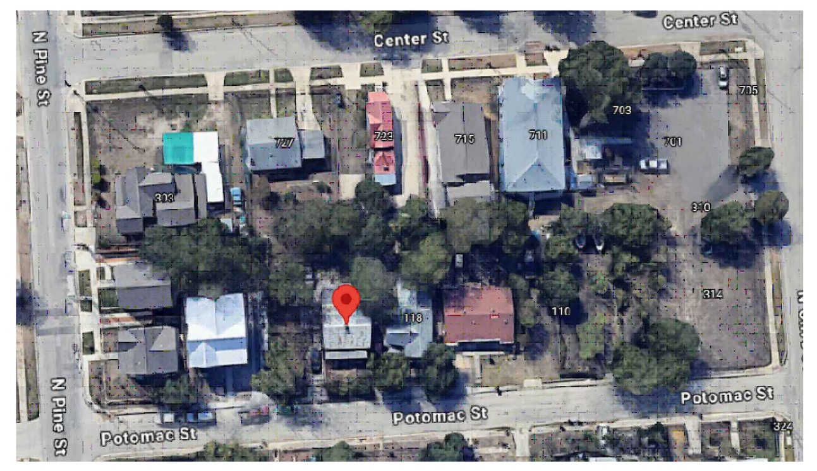
SAN ANTONIO MAP

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



STREET MAP

Source: https://bcad.org/



AERIAL MAP

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

SYMBOLS

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

MODEL CODE ORGANIZATIONS

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

The IRC is a prescriptive guide to residential construction. it is intended primarily for conventional wood-frame construction within prescribed height limits and areas of wind and seismic design

When a project has aspects that exceed the prescriptive limits of the IRC, those aspects require a engineered design. Many houses will require design for certain specific portions, while the majority of the construction can be built prescriptively using the IRC. Some projects might be in wind, snow or seismic areas that require all of the structural aspects be built to the international Building Code (IBC), while the nonstructural aspects are built to the IRC.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: NCB 585 BLK 3 LOT 6 & E 13.46 FT OF 5 (ARB TRACTS 5B, 6B & 6C)
ZONING: RM-4

CODE ANALYSIS

SCOPE OF WORK:

Living space addition / deck patio addition

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

- 2024 International Building Code
- 2024 International Existing Building Code
- 2024 International Plumbing Code
- 2024 International Fire Code
- 2024 International Residential Code
- 2024 International Mechanical Code
- 2024 International Fuel Gas Code
- 2021 International Energy Conservation Codes
- 2020 National Electric Code

AREA:

EXISTING LIVING SPACE AREA:	1,037.10 SQFT
ADDITION LIVING SPACE AREA:	153.83 SQFT
PORCH LANDING:	168.45 SQFT
PATIO	120.00 SQFT
LOT AREA:	6,364.12 SQFT

CONSTRUCTION TYPE:

TYPE VB

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.

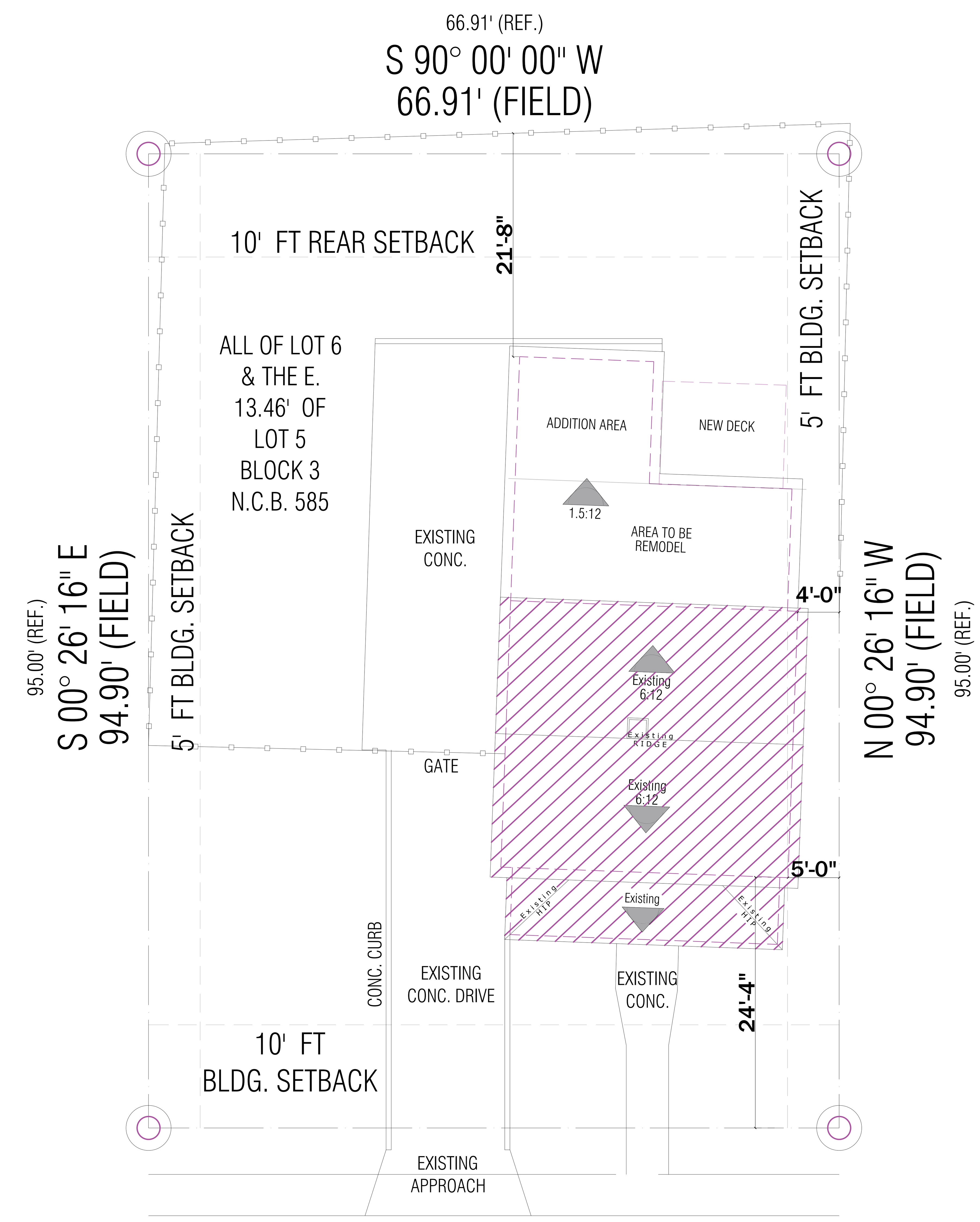
ABBREVIATIONS

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

INDEX

SITE PLAN LEGEND

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



Potomac Street

(61.26' R.O.W. (REF.) ASPHALT PAVMENT)
(REF. AS: POTOMAC ST.)

A-01 SITE PLAN
Scale: 1/8"=1'-0"

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

PROJECT

122 Potomac St.

San Antonio, TX. 78202

DATE: 10/28/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE :	1,189.21 SQFT
ADDITION LIVING SPACE:	153.83 SQFT
EXISTING PORCH:	168.45 SQFT
NEW PATIO:	120.00 SQFT

SITE PLAN

SCALE: INDICATED

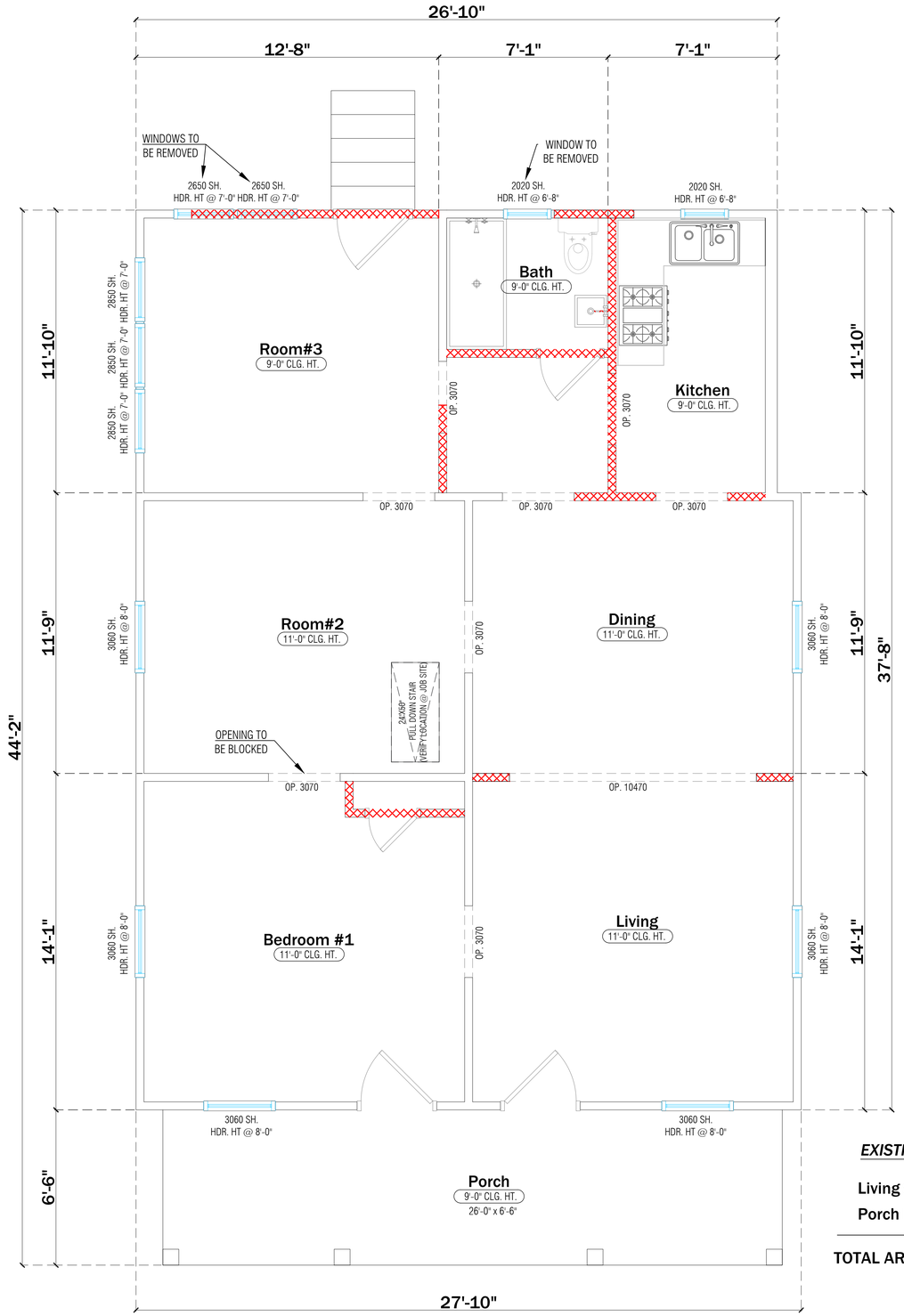
A-01

PLAN No:

OCT 2025

DEMO PLAN GENERAL NOTES

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



EXISTING FLOOR PLAN

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

WALL LEGEND

- EXISTING WALL
- PROPOSED WALL
- DEMO WALL

EXISTING TABULATION AREA

Living Space Area.....1,037.10 SQFT
Porch Landing.....168.45 SQFT

TOTAL AREAS.....1,205.55 SQFT

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PROJECT

122 Potomac St.

San Antonio, TX. 78202

DATE: 10/28/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE :	1,189.21 SQFT
PORCH AREA:	168.45 SQFT
PATIO:	120.00 SQFT

EXISTING FLOOR PLAN

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

A-02

PLAN No:

OCT 2025

AIR BARRIER

Thermal Envelope

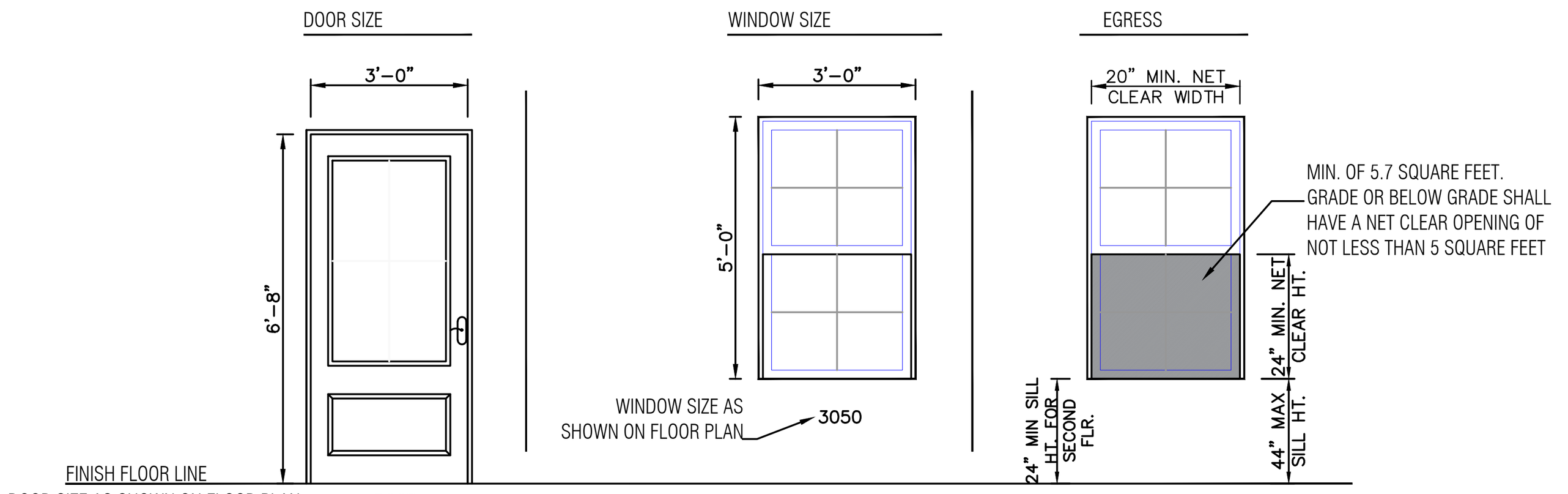
TABLE R402.4.1.1
AIR BARRIER, AIR SEALING and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance *R-Value* of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim Joists	Rim joists shall include the air barrier. The junction of the rim board to sill plate and the rim board and the subfloor shall be sealed.	Rim Joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board
Floors (including cantilevered floors and floors above garages)	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 sub-floor decking, Alternatively, floor framing cavity insulation to 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
Basement, crawl spaces and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air brrier in accordance with section R402.2.10. Penetrations through concrete foundation walls and slabs shall be air sealed. Class I Vapor retarders shall not be use as an air barrier on below-grade walls and shall be installed in accordance whit Section R702.7 of IRC	Crawl space insulation, where provided instead of floor shall be installed in accordance with section R402.2.10. Conditioned basement foundation wall insulation shall be installed in accordance whit section R402.2.8.1. Slab On grade floor insulation shall be installed in accordance whit section R402.2.10
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain R-value
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled whit insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be insatlled in accordance whit section R303 and R402.2.7
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance whit section R402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated and shall be buried or surrounded whit insulation
Plumbing and wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions unless the R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstruction.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes. Alternatively air-sealed boxes shall be installed	
HVAC register boots	HVAC supply and return register boost that penetrates building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. inspection of log walls shall be in accordance with the provisions of ICC-400.
b. Air barrier and insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joist

GENERAL NOTES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. M OUNT AS LOW AS POSSIBLE.
4. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
5. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
6. 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.
7. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
8. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
9. 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.
10. 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.
11. 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.
12. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING. TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
13. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
14. PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-13.
15. ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.



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

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

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

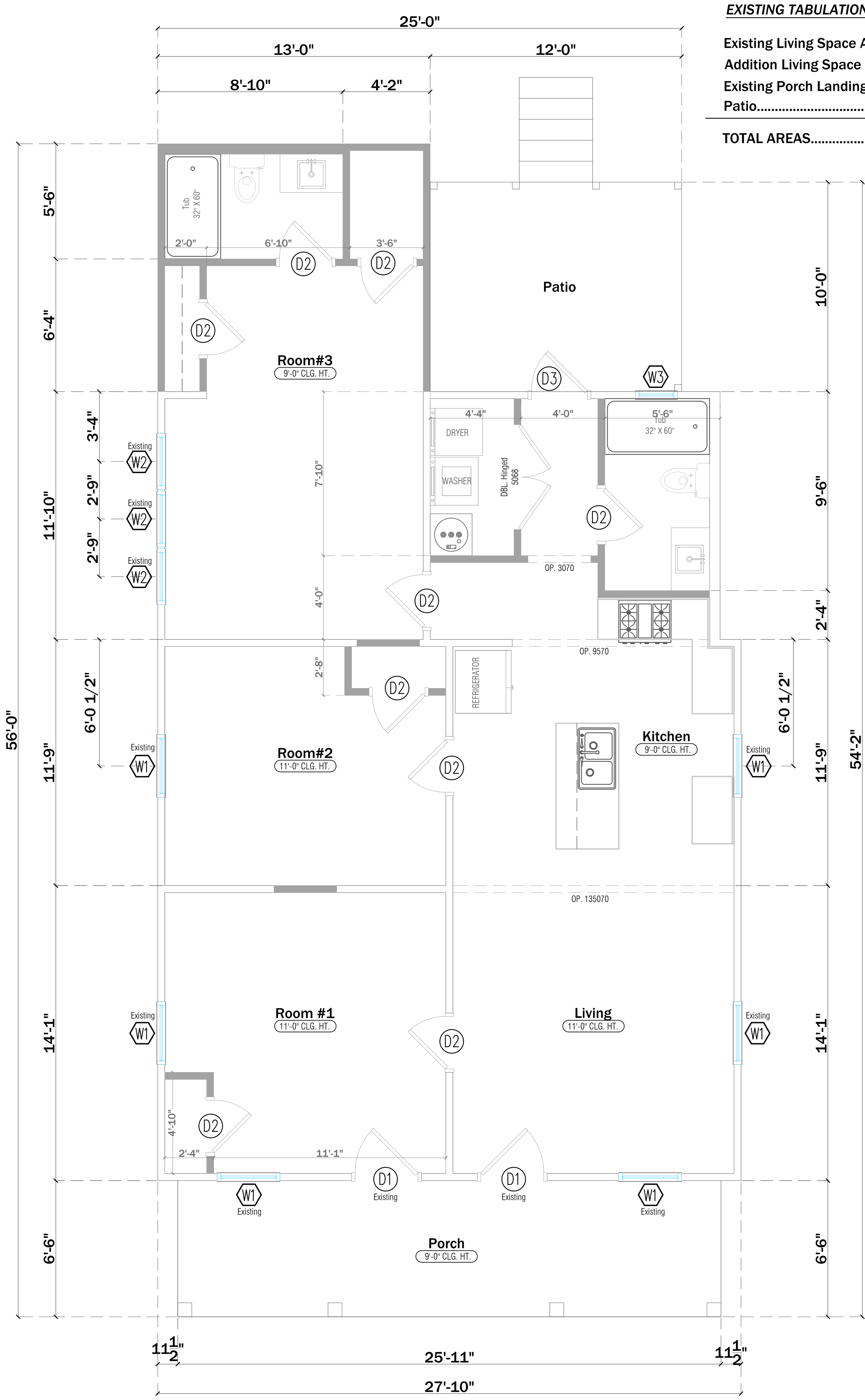
THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

DOOR / WINDOW NOTES

SCALE: N.T.S.

EXISTING TABULATION AREA

Existing Living Space Area	**1,037.10 SQFT**
Addition Living Space Area	**153.83 SQFT**
Existing Porch Landing	**168.45 SQFT**
Patio	**120.00 SQFT**
TOTAL AREAS	**1,479.38 SQFT**



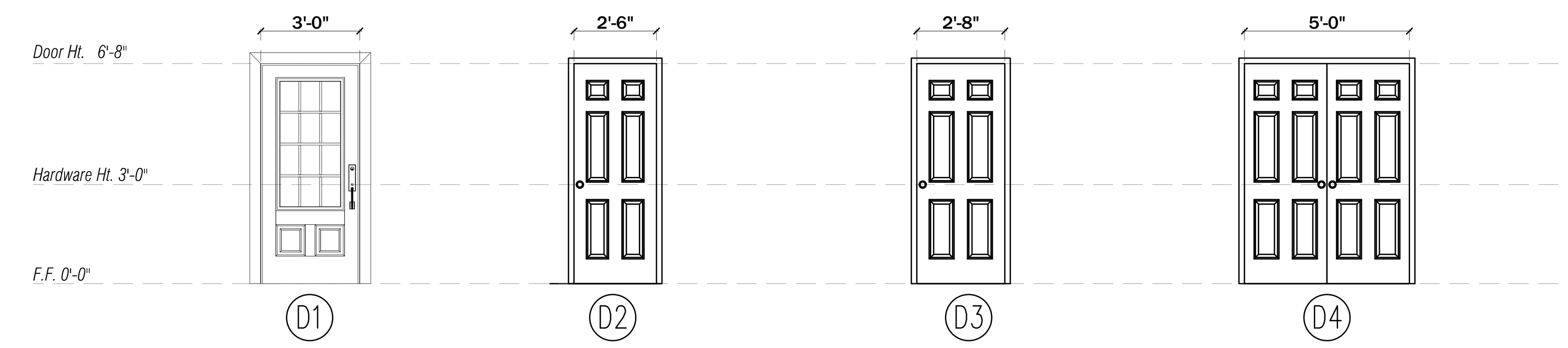
PROPOSED FLOOR PLAN

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

WALL LEGEND

EXISTING WALL
PROPOSED WALL
DEMO WALL

Door Type :



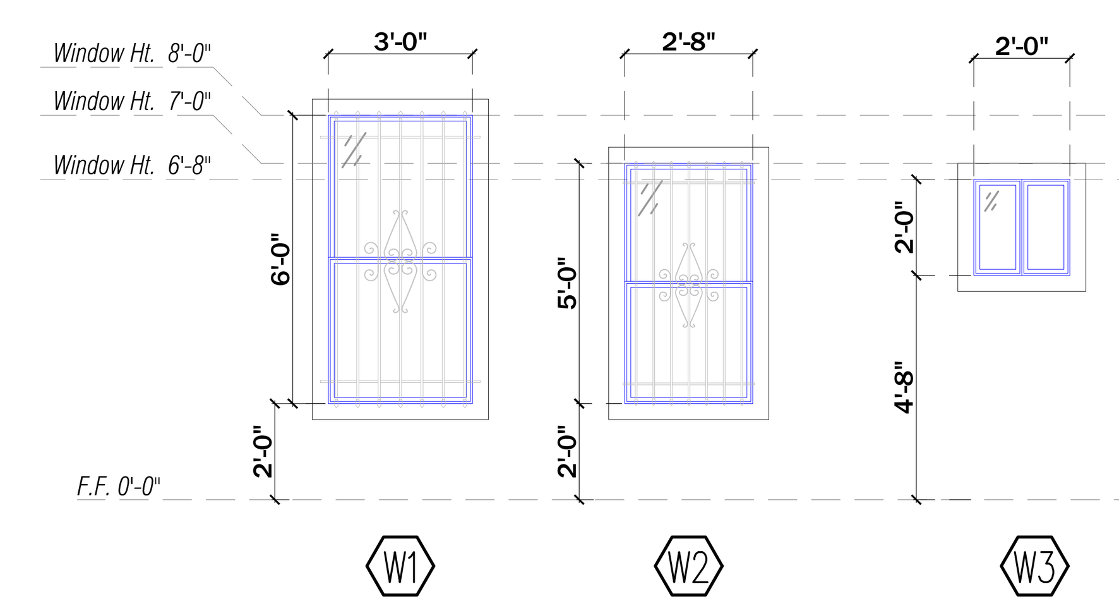
D1 – Exterior Wood Door 36 in. x 80 in. x 1-3/4" (3068), 6-Panel Design Hollow Core, Factory painted, Electronic combination lockset

D2 – Interior Wood Door, 30" x 80" x 1-3/8" (2668), 6-Panel Hollow Core, Factory-Primed, Standard Passage Lockset Prep

D3 – Interior Wood Door, 32" x 80" x 1-3/8" (2868), 6-Panel Hollow Core, Factory-Primed, Standard Passage Lockset Prep

D4 – Interior Wood Door Bi-Fold, 60" x 80" x 1-3/8" (2-2668), 6-Panel Hollow Core, Factory-Primed

Window Type :

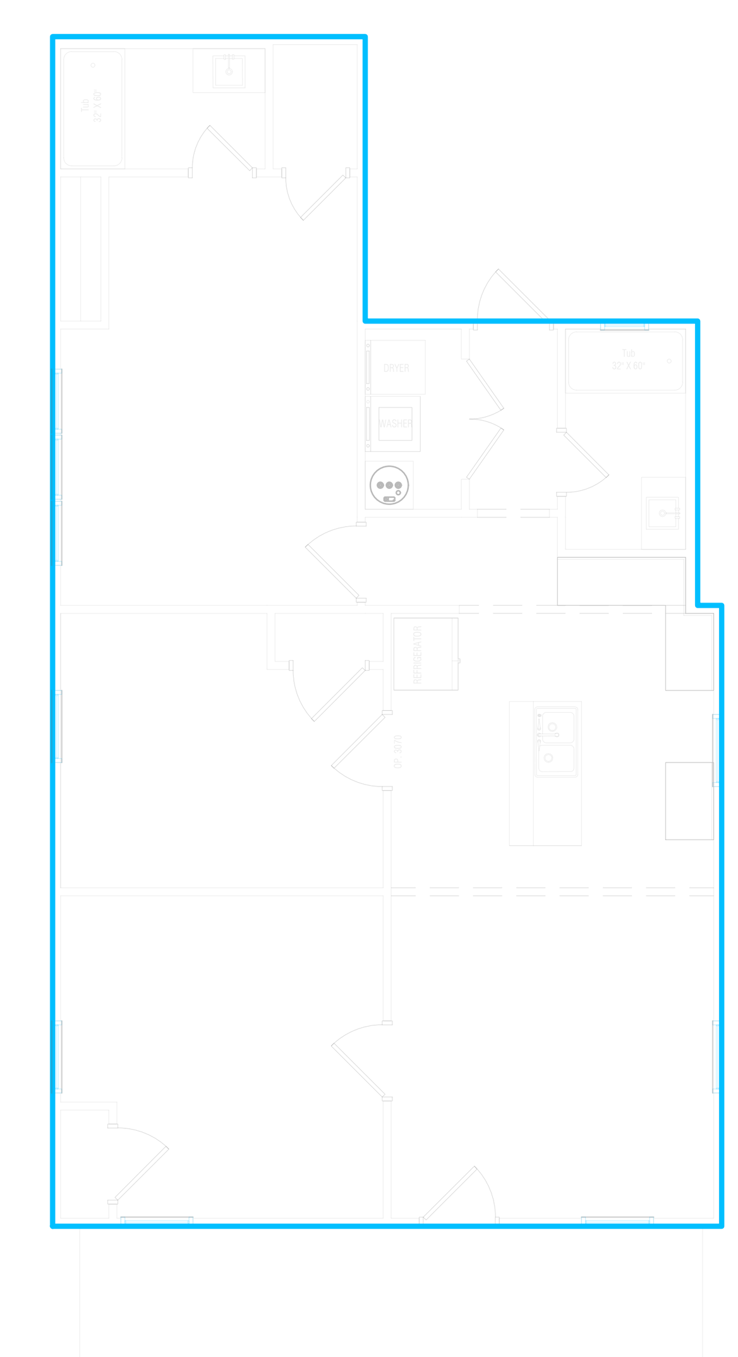


W1
- 3'-0" X 6'-0"
- WOOD FRAME
- SINGLE HUNG
- CLEAR GLAZING
- SINGLE PANE
- IRON WINDOW BARS

W2
- 2'-8" X 5'-0"
- WOOD FRAME
- SINGLE HUNG
- CLEAR GLAZING
- SINGLE PANE
- IRON WINDOW BARS

W3
- 2'-0" X 2'-0"
- WOOD FRAME
- SINGLE HUNG
- CLEAR GLAZING
- SINGLE PANE
- IRON WINDOW BARS

WINDOW SCHEDULE				
WINDOW ID	WINDOW TYPE	WIDTH	HEIGHT	MATERIAL
W1	SINGLE-HUNG	3'-0"	6'-0"	WOOD/GLASS
W2	SINGLE-HUNG	2'-8"	5'-0"	WOOD/GLASS
W3	SINGLE-HUNG	2'-0"	2'-0"	WOOD/GLASS



THERMAL ENVELOPE PLAN

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

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PROJECT

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San Antonio, TX. 78202

DATE: 10/28/2025
PROJECT NO.

REVISION	DATE
1	
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NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE :	1,189.21 SQFT
PORCH AREA:	168.45 SQFT
PATIO:	120.00 SQFT

PROPOSED FLOOR PLAN

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

A-02.1

PLAN No:

OCT 2025

LEGEND

ELECTRICAL

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

PLUMBING

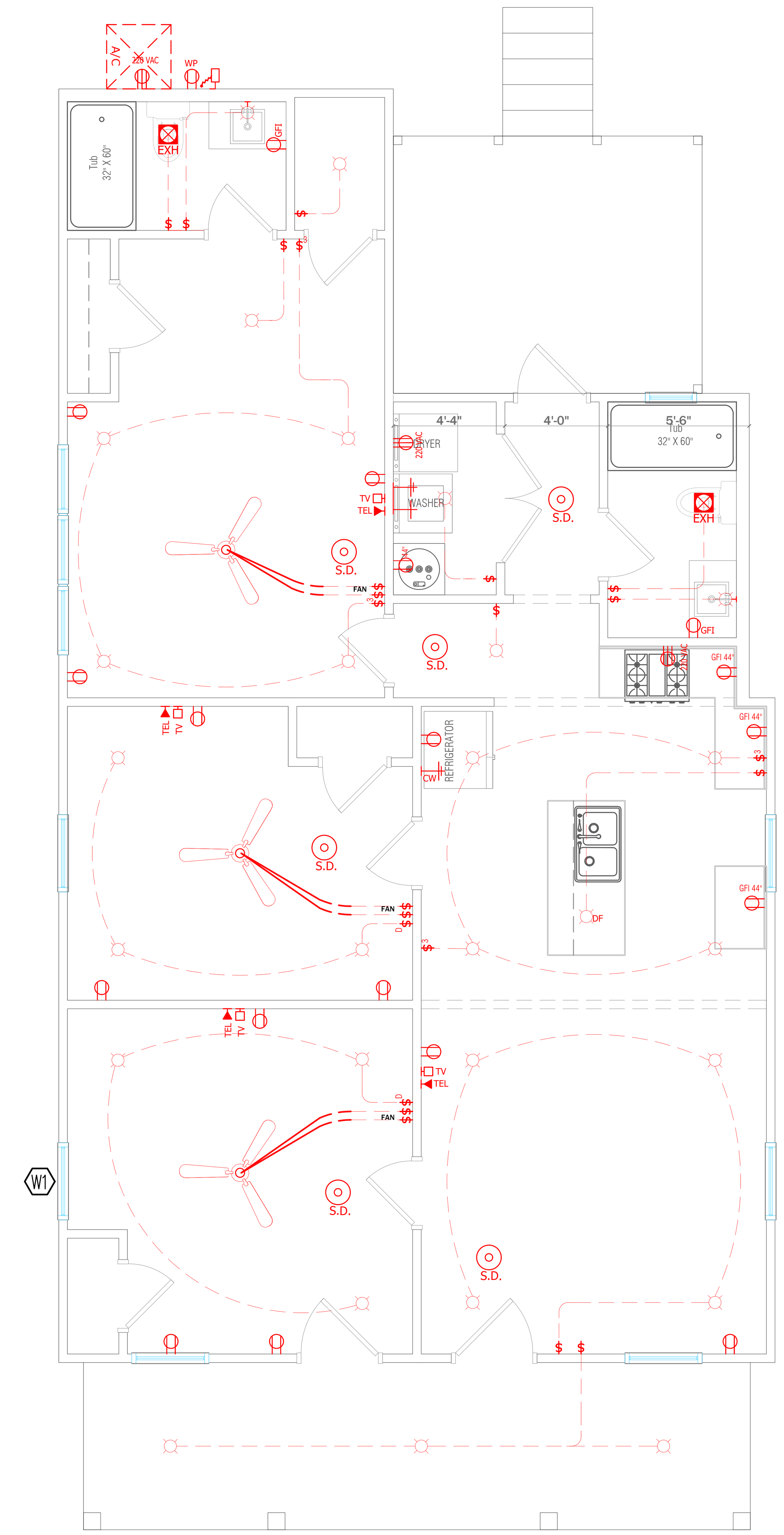
WATER HEATER	HOT & COLD WATER
SHOWER HEAD	RAIN HEAD SHOWER
HOSE BIB/FAUCET	GAS KEY (ON/OFF) VALVE
COLD WATER TO REF.	TANKLESS WATER HEATER

ELECTRICAL NOTES

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.
17. SMOKE & CO-MONOXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS PROVIDE A.F.C.I. RECEPTACLES IN ALL BEDROOMS.

A-03 ELECTRICAL PLAN

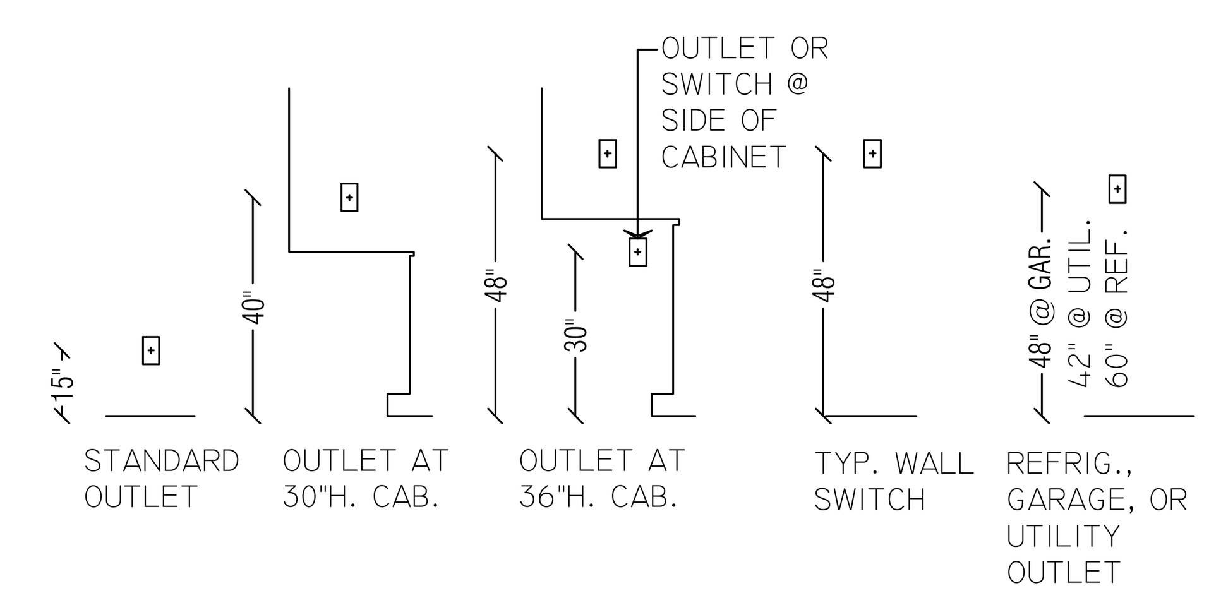
Scale: 1/4"=1'-0"

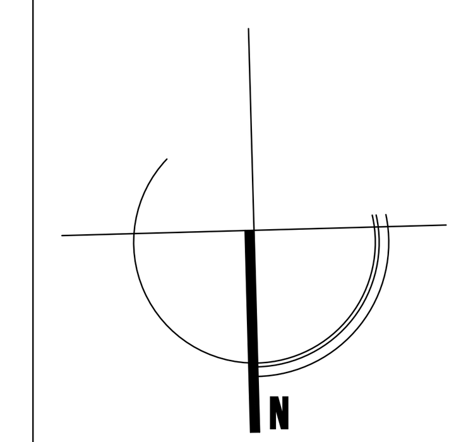


PROPOSED ELECTRICAL PLAN

ELECTRIC FIXTURE HEIGHTS

(UNLESS NOTED OTHERWISE)





PROJECTA ENGINEERING, PLLC
CARMEN C GROTH, P.E., PMP
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PROJECT

122 Potomac St.

San Antonio, TX. 78202

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ADDITION LIVING SPACE:	153.83 SQFT
EXISTING PORCH:	168.45 SQFT
NEW PATIO:	120.00 SQFT

ELECTRICAL PLAN

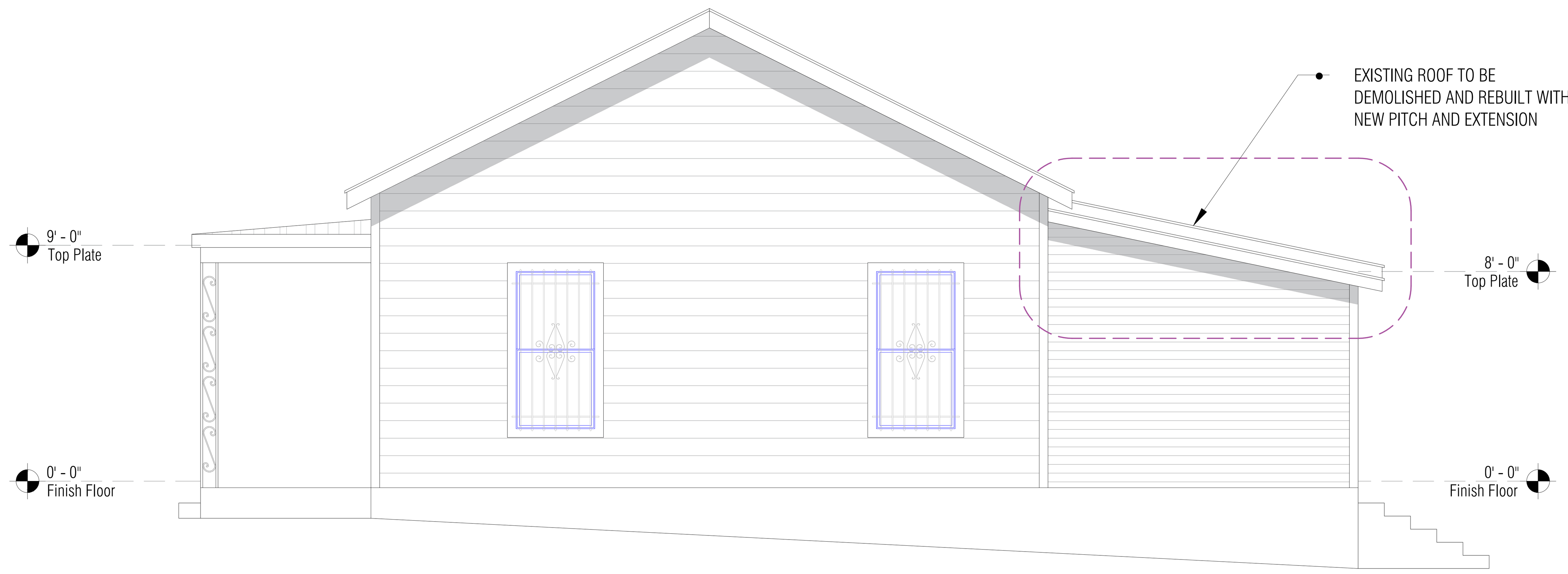
SCALE: 3/8"=1'-0"

A-03

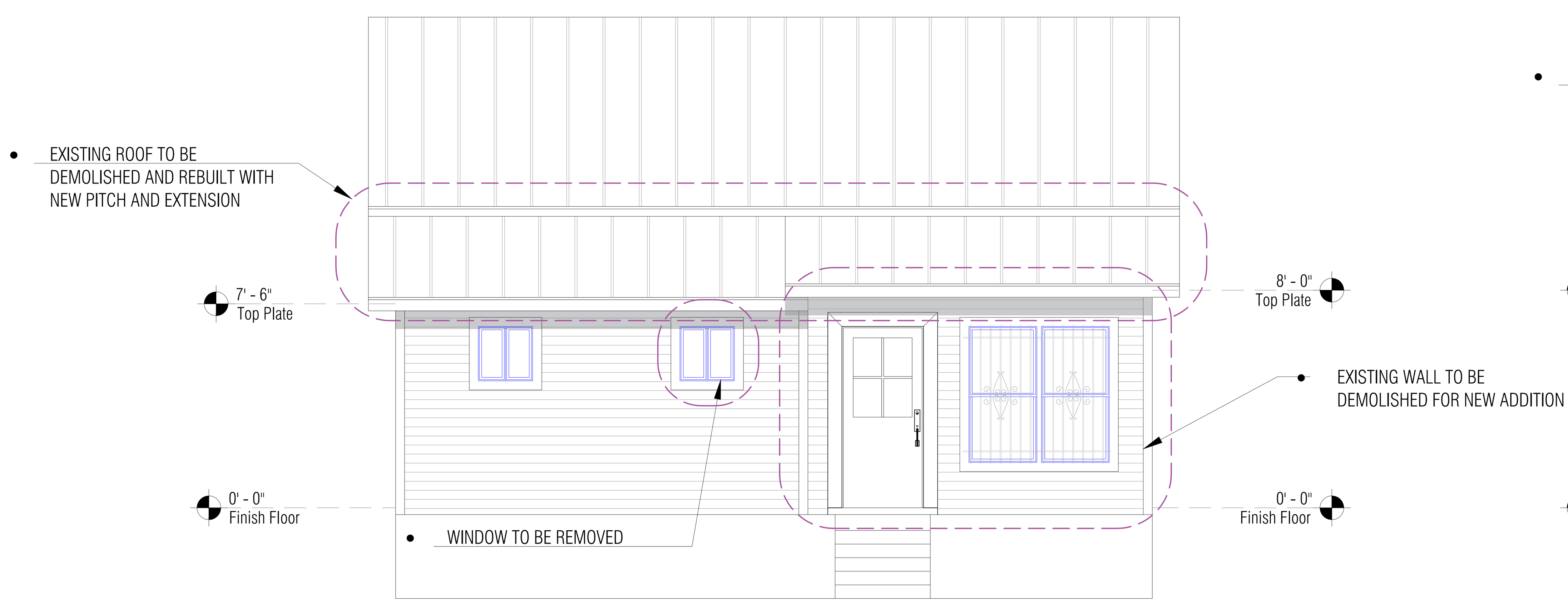
PLAN No:

OCT 2025

FRONT ELEVATION



RIGHT ELEVATION



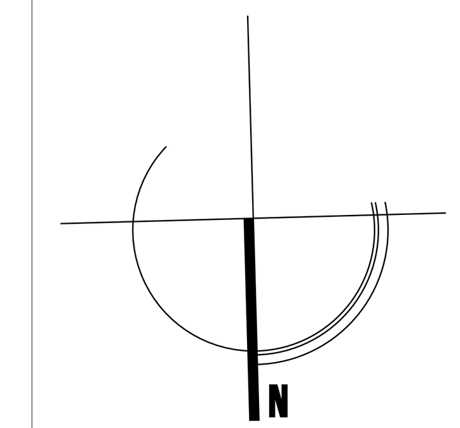
REAR ELEVATION

LEFT ELEVATION

A-04

EXISTING ELEVATIONS

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



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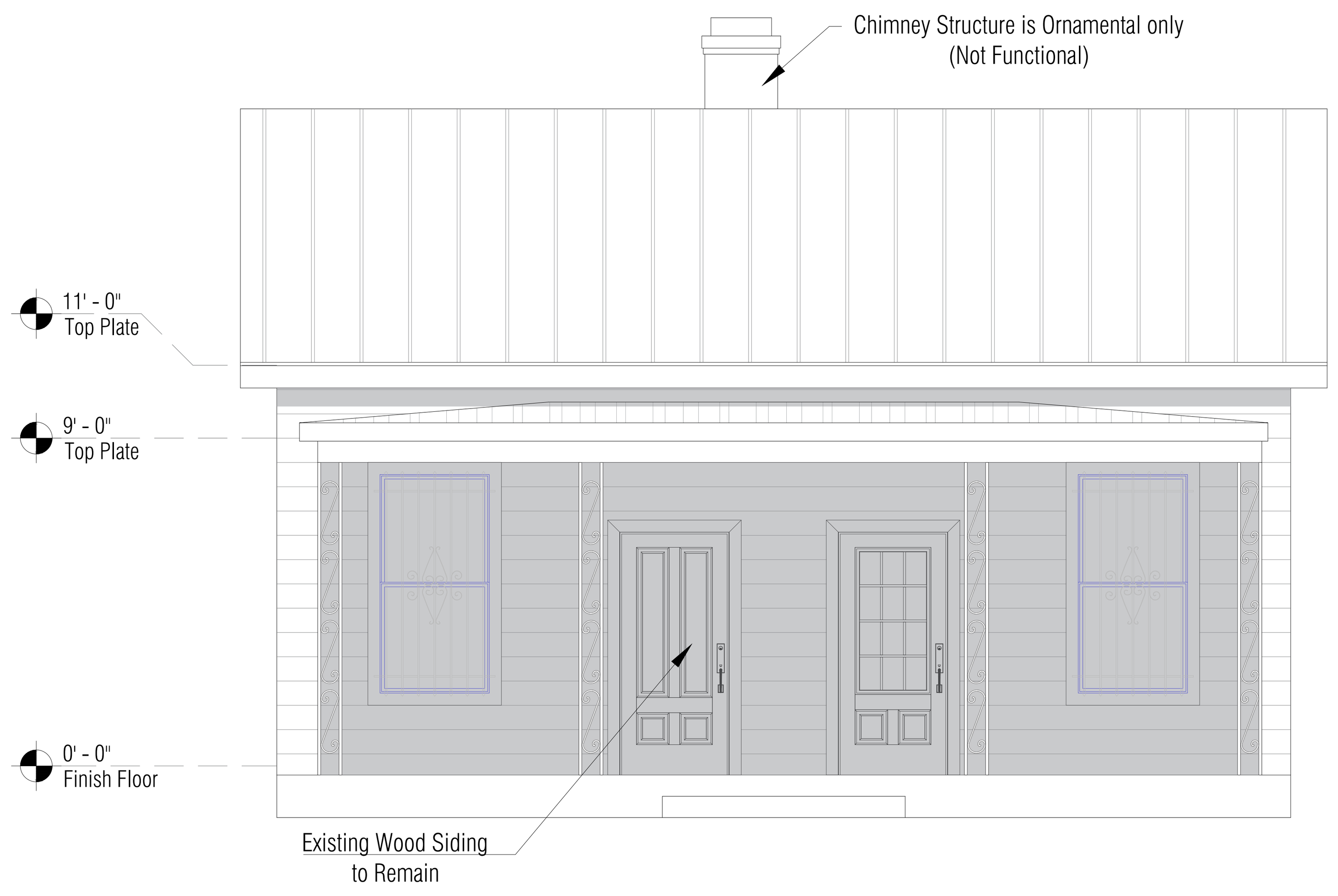
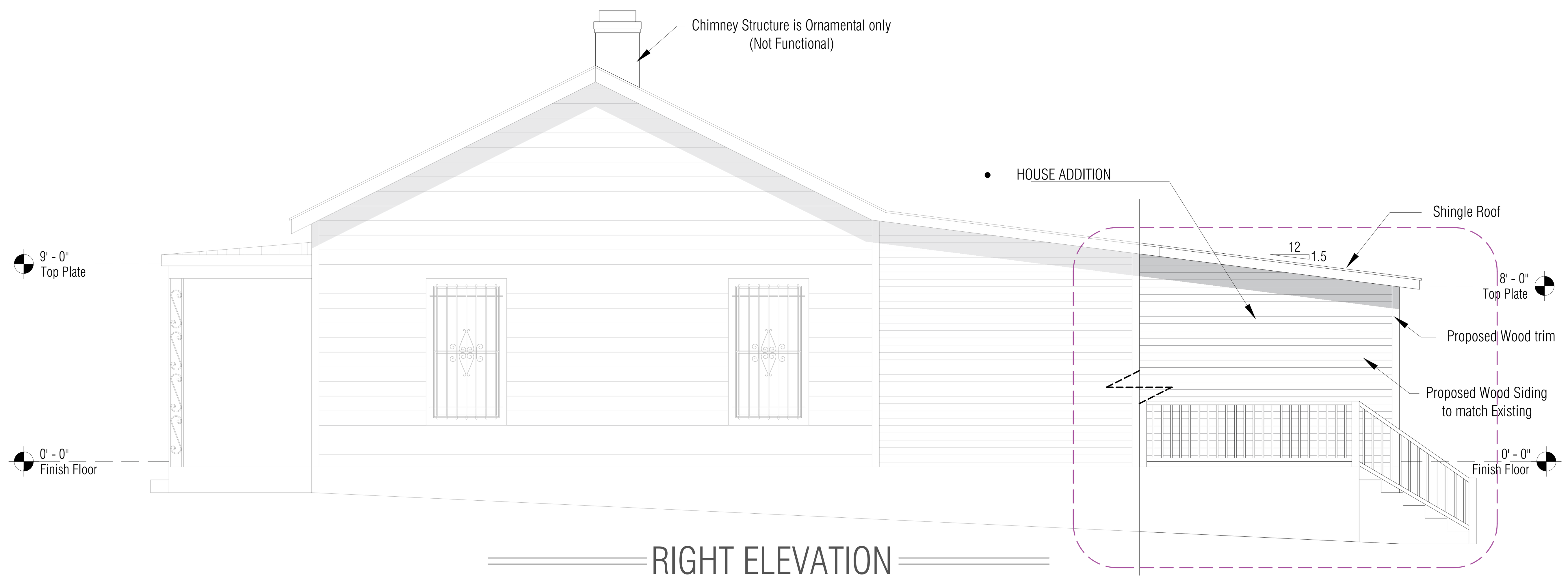
A.04

PLAN No:

OCT 2025



FRONT ELEVATION



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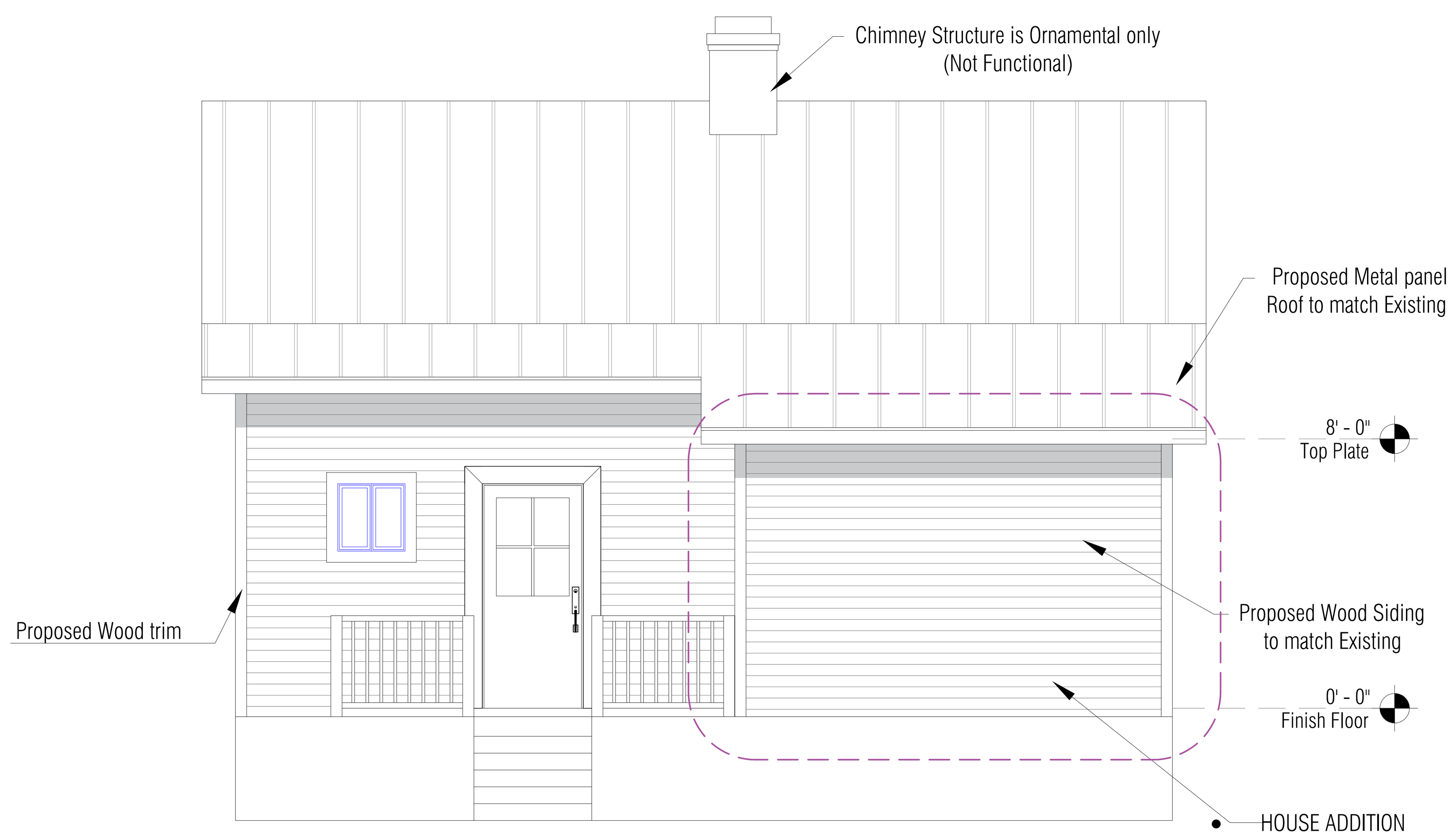
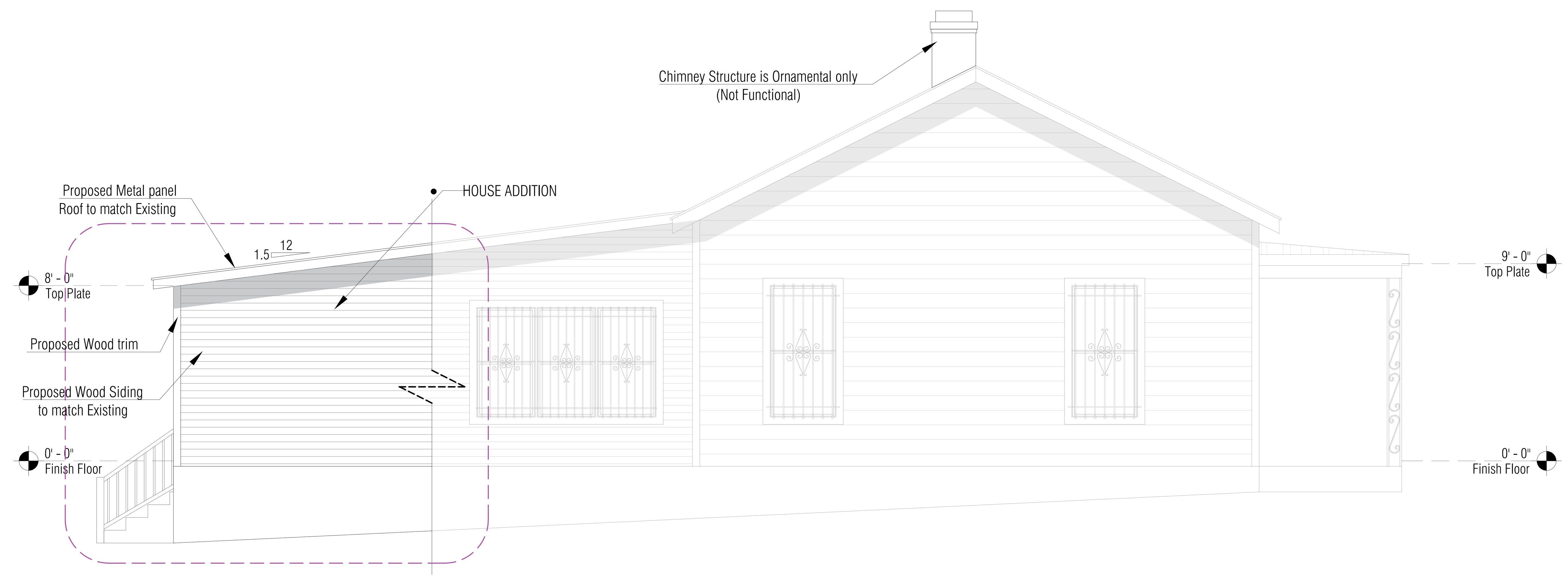
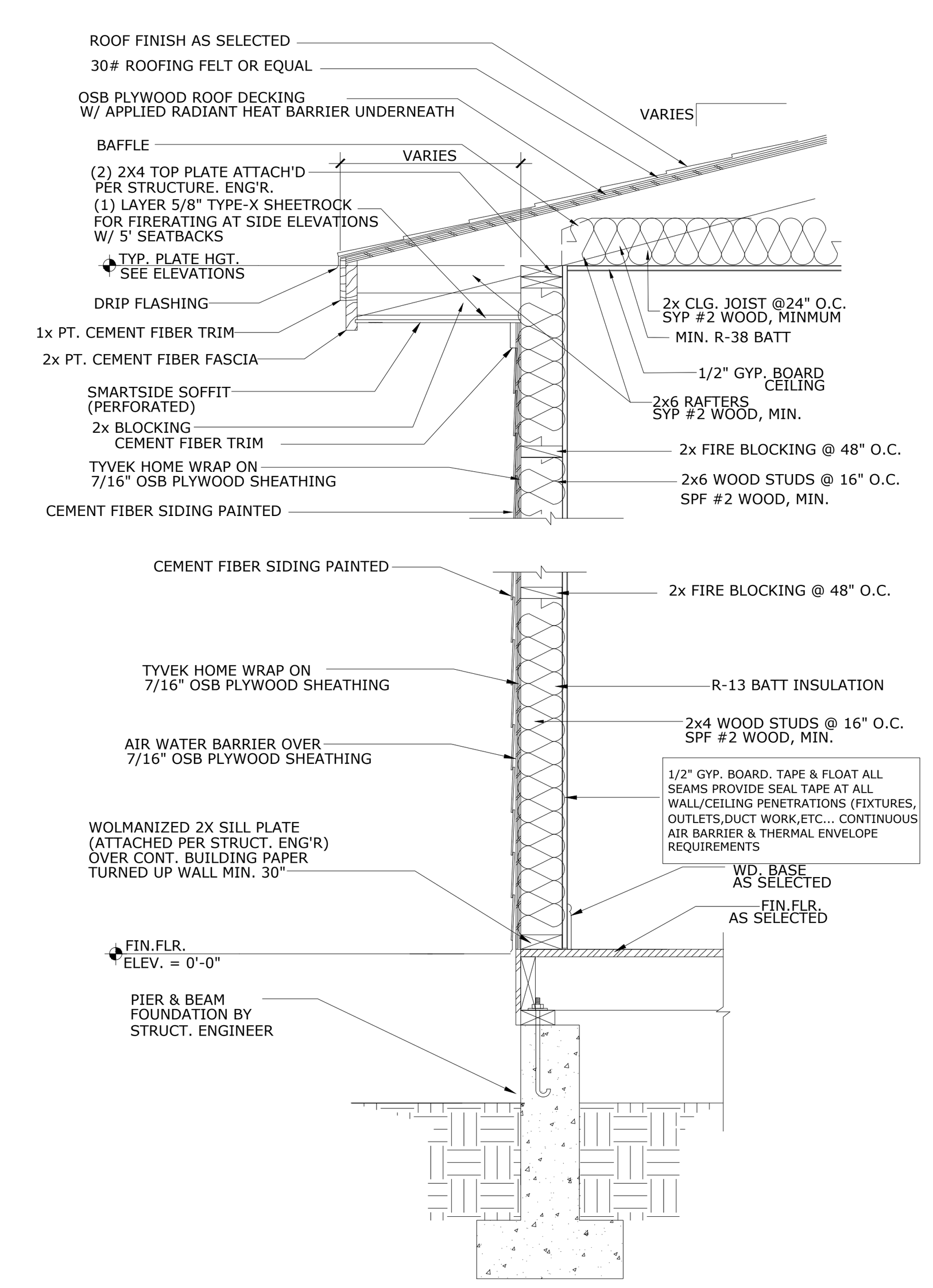


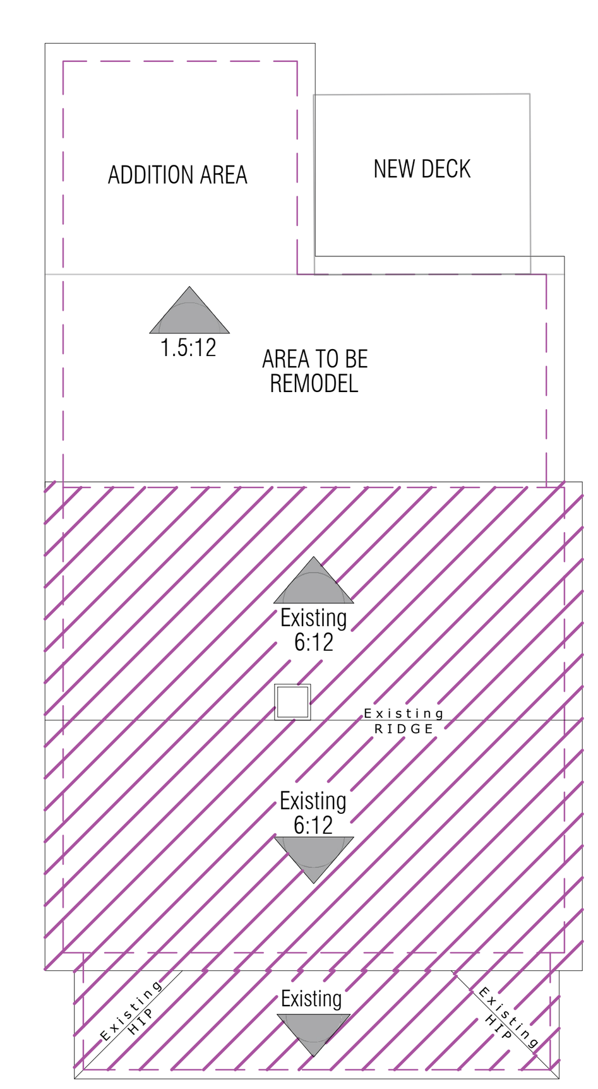
REAR ELEVATION



LEFT ELEVATION



TYP WALL SECTION
N.T.S.



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

A-04.1
PROPOSED ELEVATIONS
Scale: 1/4"=1'-0"

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TALL WALL NOTES:

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

DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2024

2. DESIGN LOADS
DEAD LOADS:
SHINGLE ROOF.....20 PSF
WALL.....6 PSF
FLOOR.....12 PSF
LIVE LOADS:
ROOF.....20 PSF
FLOOR.....40 PSF
ATTIC.....10 PSF

3. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II
1.0 EXPOSURE "B"
4. SEISMIC: SEISMIC CATEGORY "A"

ROUGH CARPENTRY NOTES

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

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

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

CONSTRUCTION NOTES:

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

ADDITIONAL FRAMING NOTES:

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

NOTE:
ALL RAFTERS 2X6 @ 16" 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.)

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

ROOF FRAMING:

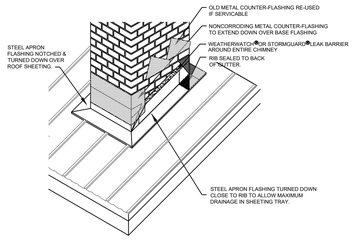
1. THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6's DOWN TO LOAD BEARING WALLS @48" O.C.. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES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

HEADERS SCHEDULE AS FOLLOWS

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

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

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



NOTES:
1.) INSTALL SELF-ADHERED ICE & WATER SHIELD (MIN. 16") AROUND ALL SIDES OF THE CHIMNEY UNDER METAL PANELS. USE PRODUCTS COMPATIBLE WITH METAL ROOFING.

2.) ALL METAL FLASHING (APRONS, COUNTER-FLASHING, SIDE-WALL AND BACK-PAN FLASHING) SHALL BE A MINIMUM OF .019"-.024" THICK ALUMINUM, 26-24 GAUGE GALVANIZED STEEL, OR 16 OZ. COPPER, PER MANUFACTURER'S REQUIREMENTS.

3.) EXTEND METAL APRON FLASHING A MINIMUM OF 4" PAST THE CHIMNEY ON THE FRONT AND SIDES. BACK-PAN FLASHING SHALL EXTEND A MINIMUM OF 12"-16" UPSLOPE.

4.) INSTALL A CRICKET (SADDLE FLASHING) BEHIND ALL CHIMNEYS EXCEEDING 24" IN WIDTH OR WHEN LOCATED ON ROOF SLOPES STEEPER THAN 6:12. CONSTRUCTED WITH METAL PANELS COMPATIBLE WITH THE MAIN ROOF SYSTEM.

5.) ENSURE ALL FLASHING IS FULLY SEALED TO METAL ROOF RIBS AND PANELS USING MANUFACTURER-APPROVED SEALANTS AND FASTENERS.

6.) COUNTER-FLASHING SHALL BE EMBEDDED INTO MASONRY JOINTS A MINIMUM OF 1" AND LAP OVER APRON FLASHING PER SMACNA AND METAL ROOFING MANUFACTURER GUIDELINES.

7.) ALL FASTENERS SHALL BE CORROSION-RESISTANT AND DESIGNED FOR METAL ROOF APPLICATIONS.

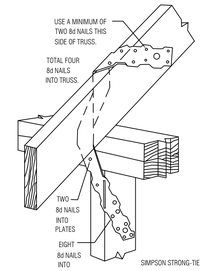
D-01 N.T.S. CHIMNEY FLASHING DETAIL

2024 IRC (International Residential Code)TABLE R802.4.1 (1)
RAFTER SPANS FOR COMMON LUMBER SPECIES

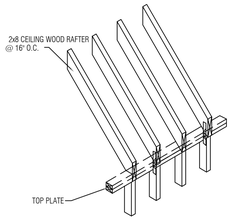
(Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 10 psf				
		2" X 4"	2" X 6"	2" X 8"	2" X 10"	2" x 12"
		MAXIMUM CEILING JOIST SPANS				
		(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

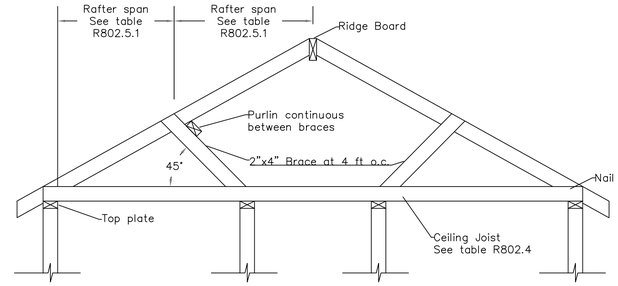


D-01 N.T.S. BEAM & RAFTER TIE DETAIL

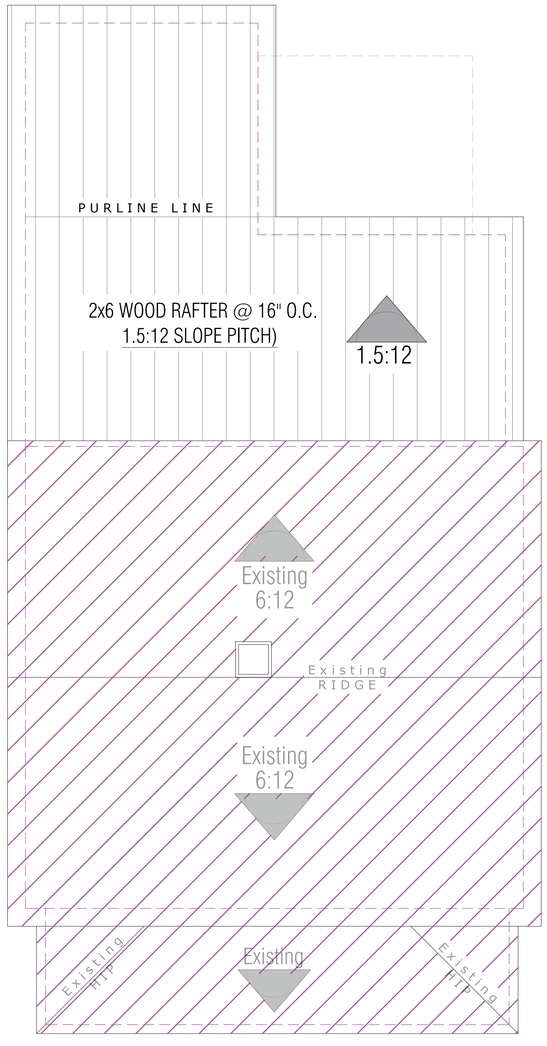


D-02 N.T.S. RAFTER DETAIL

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.



D-A N.T.S. PURLIN DETAIL



S-01 ROOF FRAME RAFTERS
Scale: 1/4"=1'-0"

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PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE :	1,189.21 SQFT
ADDITION LIVING SPACE:	153.83 SQFT
EXISTING PORCH:	168.45 SQFT
NEW PATIO:	120.00 SQFT

ROOF FRAME PLAN RAFTERS

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

S-01

PLAN No:

OCT 2025

TALL WALL NOTES:

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

DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2024

2. DESIGN LOADS
DEAD LOADS:
SHINGLE ROOF...............20 PSF
WALL..............................6 PSF
FLOOR...........................12 PSF
LIVE LOADS:
ROOF............................20 PSF
FLOOR..........................40 PSF
ATTIC............................10 PSF

3. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II
1.0 EXPOSURE "B"
4. SEISMIC: SEISMIC CATEGORY "A"

ROUGH CARPENTRY NOTES

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

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

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

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6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOUSE; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% BE SUBJECT TO DENSITY TESTING.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

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

2024 IRC (International Residential Code)TABLE R802.5.1 (1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES

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

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

a. Span exceeds 26 feet in length

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

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

ROOF FRAMING:

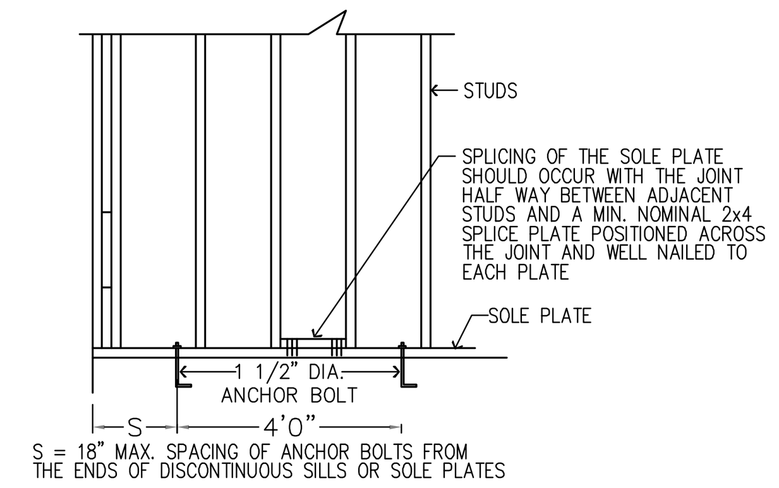
1. THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7", RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PERLIN BRACED WITH 2X6's DOWN TO LOAD BEARING WALLS @48" O.C.. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 8'. PROVIDE 2X6 COLLAR TIES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

HEADERS SCHEDULE AS FOLLOWS

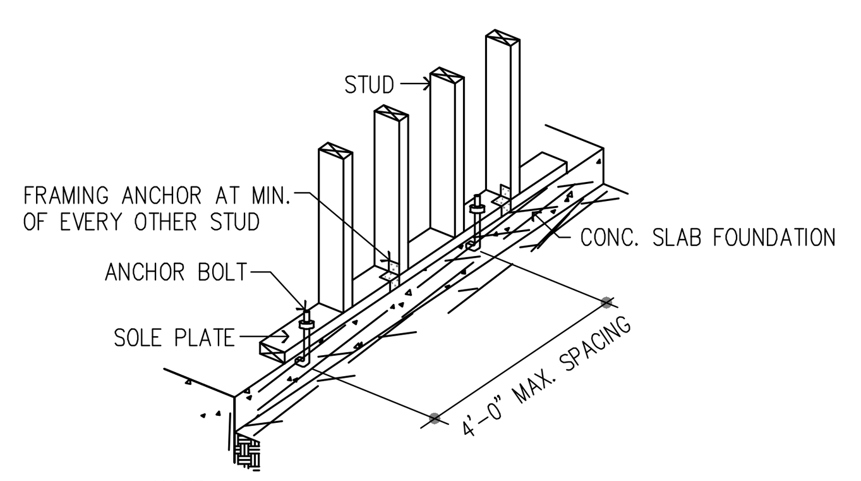
1. (2-2X12's WITH 7/16"O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

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

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

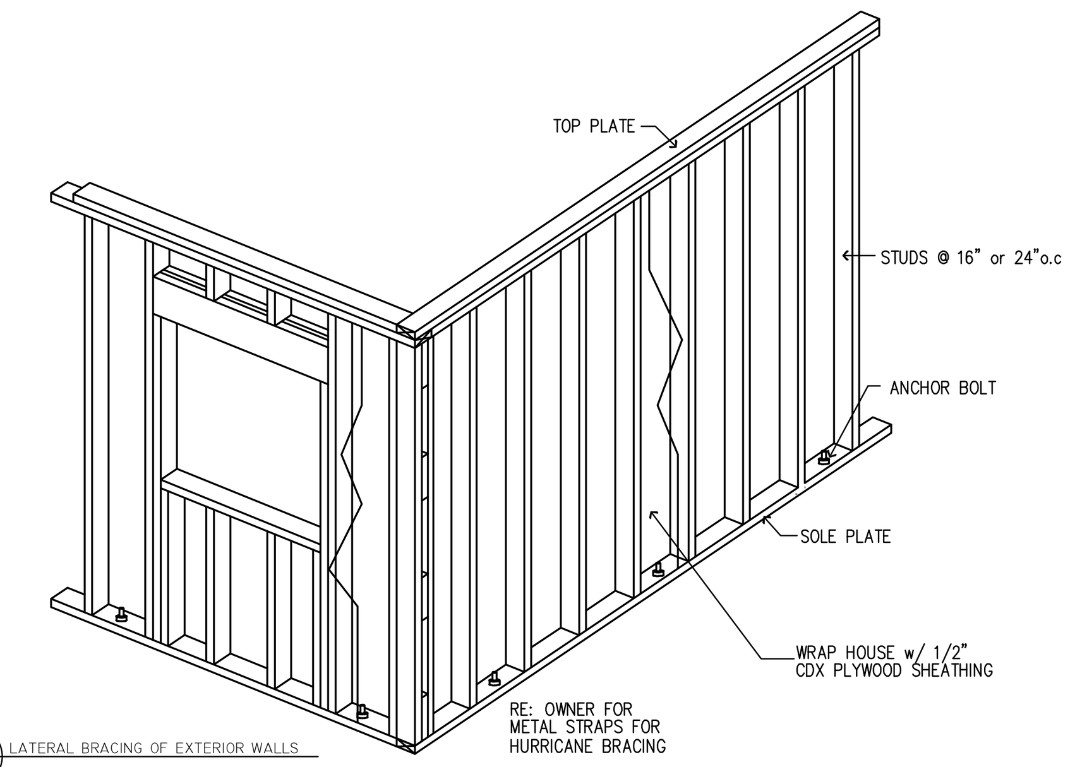


D-05 N.T.S. SPLICING OF SILLS OR SOLE PLATES

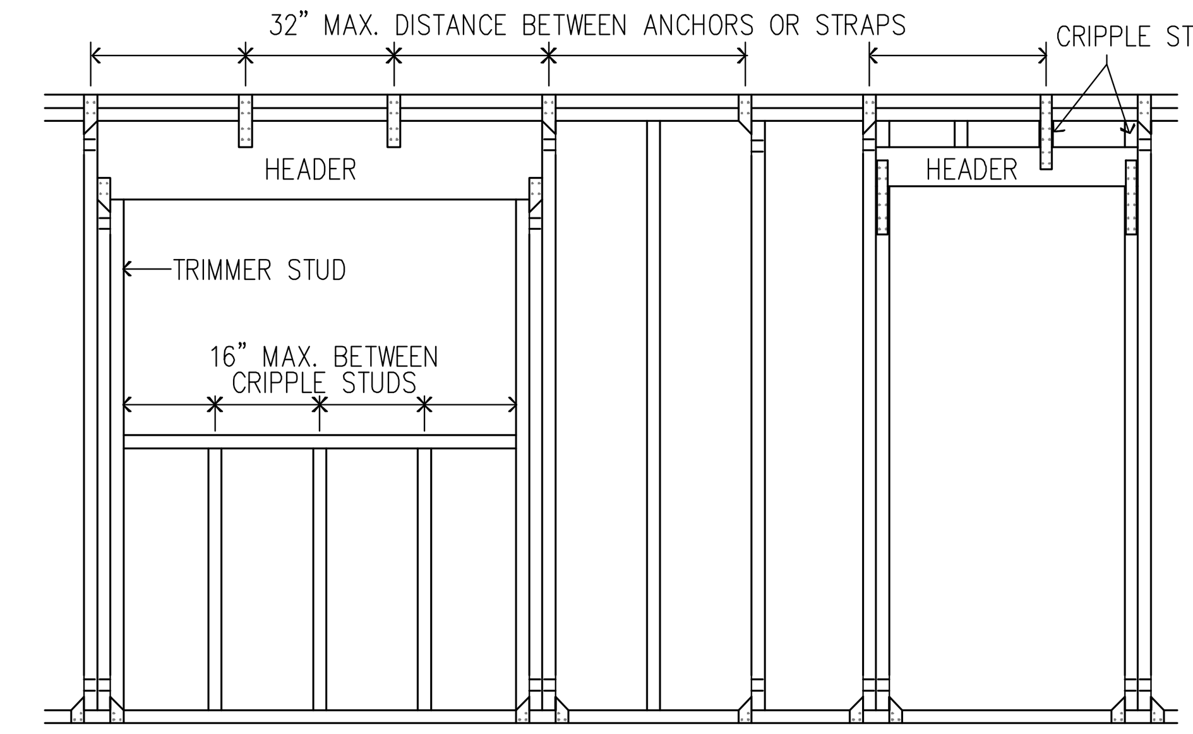


NOTE:
ANCHOR BOLTS SHOULD BE EMBEDDED A MIN. OF 7" INTO THE CONC AND SHOULD HAVE PROPER SIZE WASHERS UNDER THE NUTS

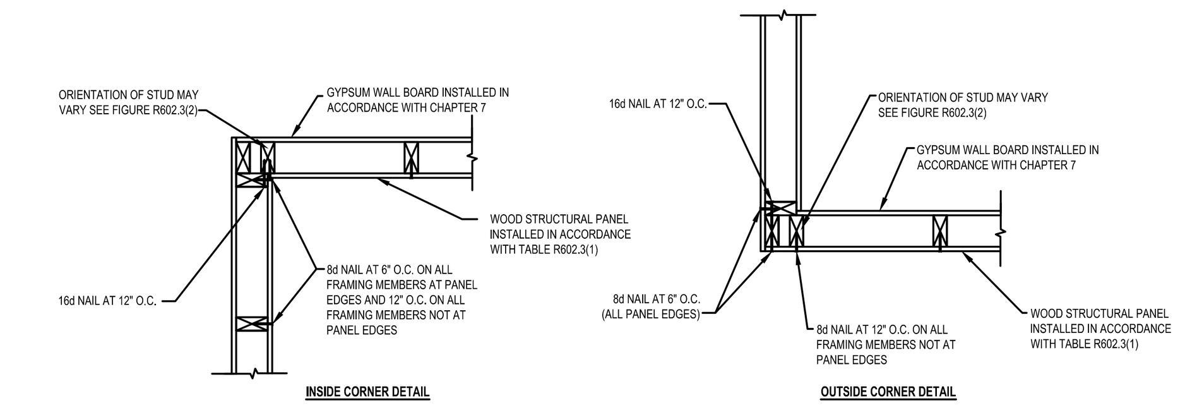
D-03 N.T.S. ANCHOR SILL PLATE TO FOUNDATION



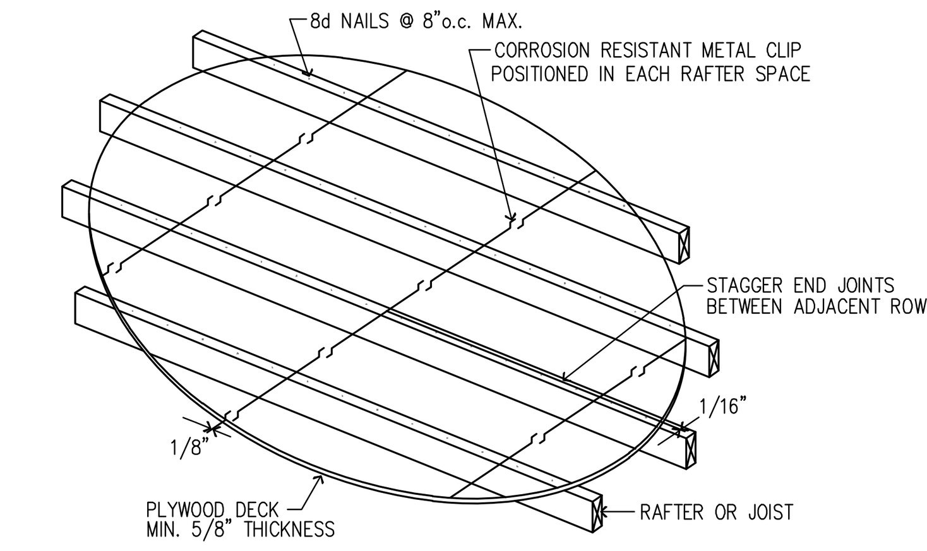
D-06 N.T.S. LATERAL BRACING OF EXTERIOR WALLS



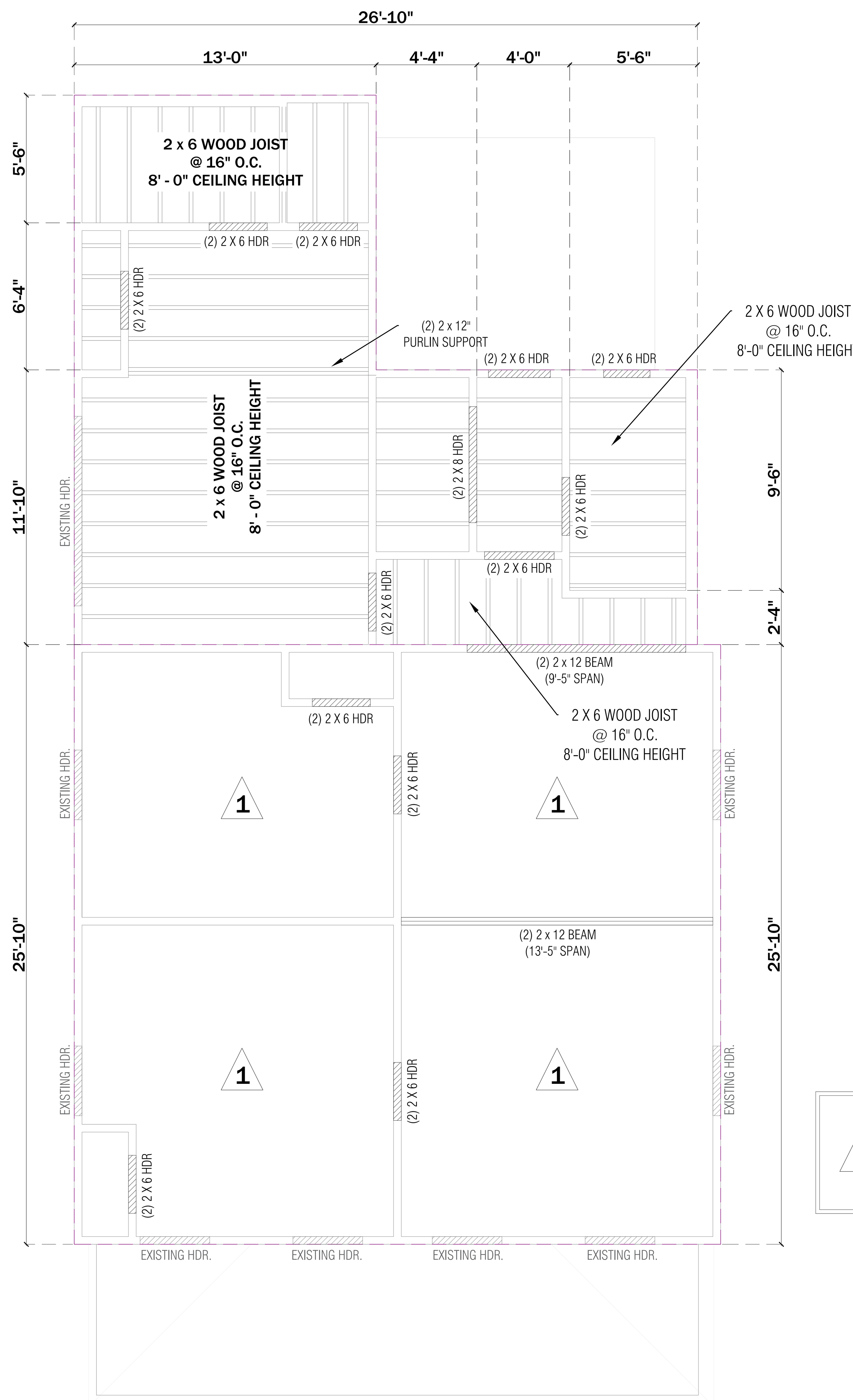
D-08 N.T.S. ANCHORAGE OF HEADERS



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



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



1 NOTE: EXISTING CEILING / SECOND FLOOR JOIST FRAME TO REMAIN WITHOUT MODIFICATIONS

S-02 FRAMING PLAN CEILING JOIST
Scale: 1/4"=1'-0"

N

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

PROJECT

122 Potomac St.

San Antonio, TX. 78202

DATE: 10/28/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE : 1,189.21 SQFT
ADDITION LIVING SPACE: 153.83 SQFT
EXISTING PORCH: 168.45 SQFT
NEW PATIO: 120.00 SQFT

FRAMING PLAN CEILING JOIST

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

S-02

PLAN No:

OCT 2025

LEGEND

CS - WSP	CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
CS - PF	CONTINUOUS SHEATHING PORTAL FRAME
(solid line)	1/2" MIN. INTERIOR GYPSUM CONTINUOUSLY SHEATHED AS SHOWN ON PLANS, Reference Architectural Plans for all dimensions information.

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

REFER TO 2024 IRC BOOK
TABLE R602.10.4
BRACING METHODS

PER IRC SECTION R602.10.8 HORIZONTAL JOINTS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1-1/2 INCH THICKNESS.

TALL WALL NOTES:

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

DESIGN CRITERIA NOTES

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GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE EDITION 2024

2. DESIGN LOADS
DEAD LOADS:
SHINGLE ROOF...............20 PSF
WALL..............................6 PSF
FLOOR..........................12 PSF
LIVE LOADS:
ROOF...........................20 PSF
FLOOR.........................40 PSF
ATTIC...........................10 PSF

3. WIND LOAD: 115 mph APPLIED PER IBC - IRC = CATEGORY II
1.0 EXPOSURE "B"
4. SEISMIC: SEISMIC CATEGORY "A"

ROUGH CARPENTRY NOTES

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13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION
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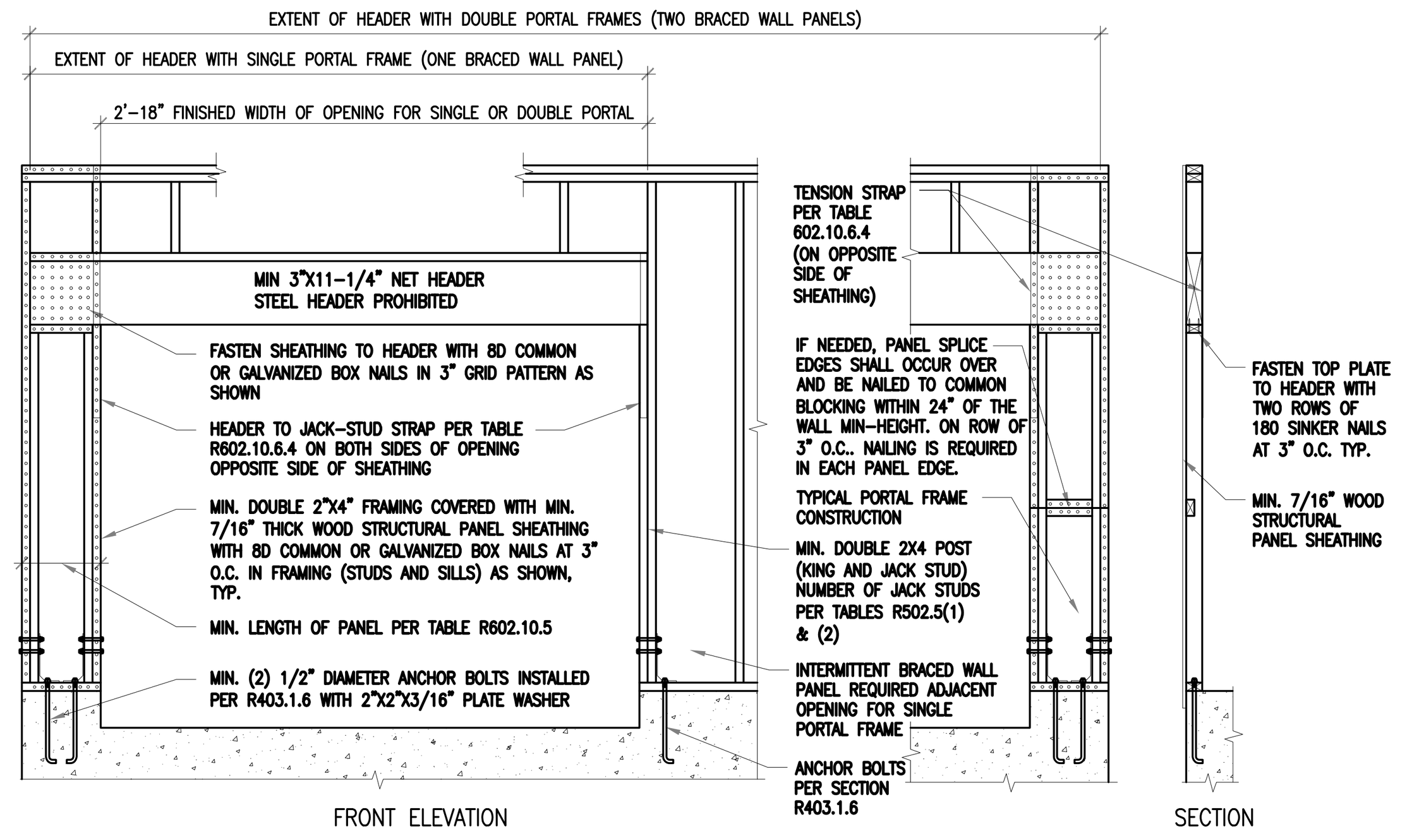
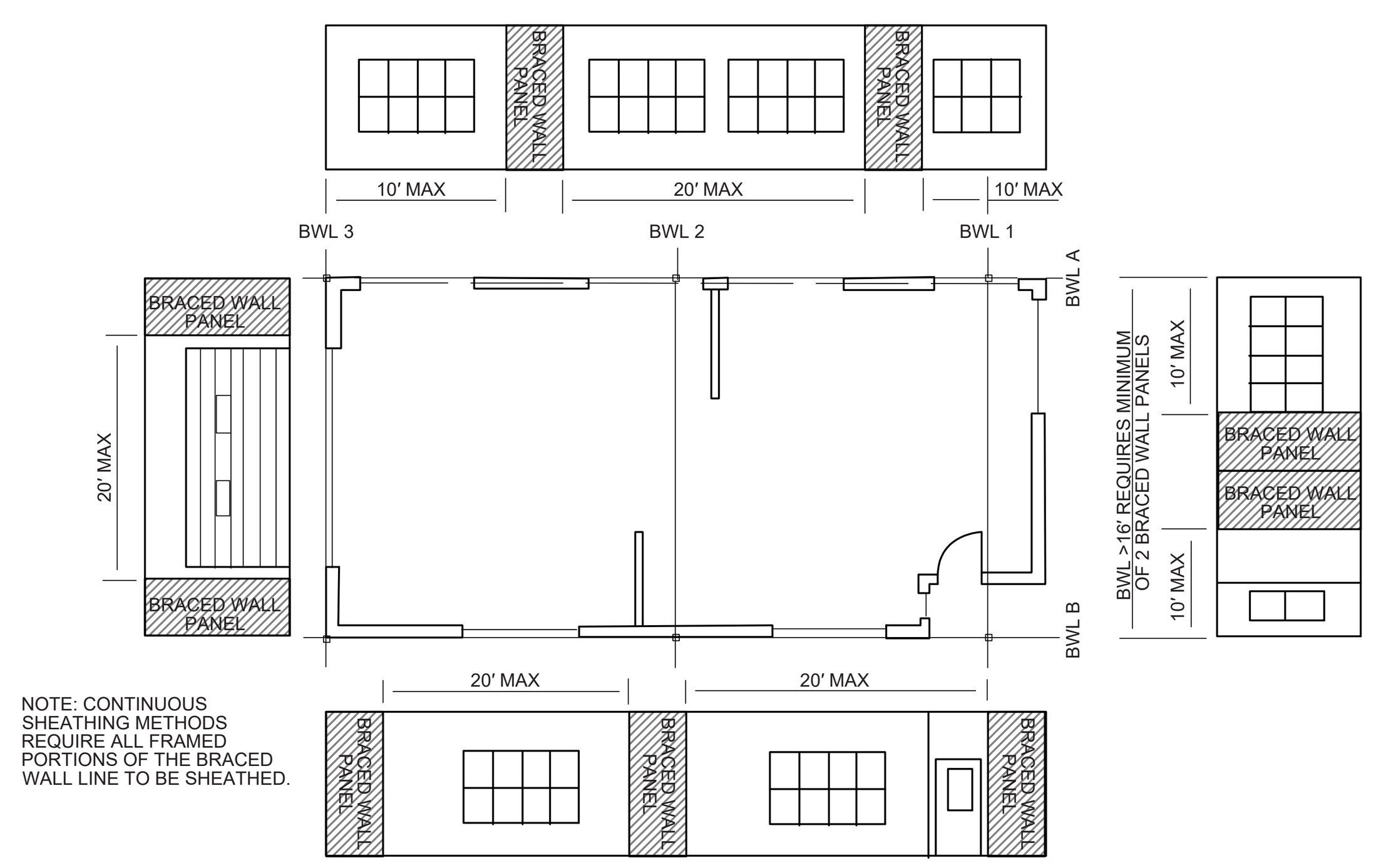


NO SCALE

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

- EXPOSURE CATEGORY B
- 30-FOOT MEAN ROOF HEIGHT
- 10-FOOT WALL HEIGHT
- 2 BRACED WALL LINES

Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacingc (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINEa: Method LIBb	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, ABW, PFH, PFC, CS-SFB	Methods CS-WSP, CS-G, CS-PF
≤ 115		10	3.5	3.5	2.0	2.0
		20	6.5	6.5	3.5	3.5
		30	9.5	9.5	5.5	4.5
		40	12.5	12.5	7.0	6.0
		50	15.0	15.0	9.0	7.5
		60	18.0	18.0	10.5	9.0
		10	7.0	7.0	4.0	3.5
		20	12.5	12.5	7.5	6.5
		30	18.0	18.0	10.5	9.0
		40	23.5	23.5	13.5	11.5
		50	29.0	29.0	16.5	14.0
		60	34.5	34.5	20.0	17.0
		10	NP	10.0	6.0	5.0
		20	NP	18.5	11.0	9.0
		30	NP	27.0	15.5	13.0
		40	NP	35.0	20.0	17.0
		50	NP	43.0	24.5	21.0
		60	NP	51.0	29.0	25.0



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.2.2
LOCATION OF BRACED WALL PANELS

TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (See Table R602.10.4)		MINIMUM LENGTHa (inches) Wall Height: 8 feet	9 feet	10 feet	11 feet	12 feet	CONTRIBUTING LENGTH (inches)
GB		48	48	48	53	58	Double sided = Actual Single sided = 0.5 × Actual
CS-WSP, CS-SFB	Adjacent clear opening height (inches)						
	≤ 64	24	27	30	33	36	Actualb
	68	26	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	38	35	33	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	—	44	40	38	38	
	104	—	49	43	40	39	
	108	—	54	46	43	41	
	112	—	—	50	45	43	
	116	—	—	55	48	45	
	120	—	—	60	52	48	
	124	—	—	—	56	51	
	128	—	—	—	61	54	
	132	—	—	—	66	58	
	136	—	—	—	—	62	
	140	—	—	—	—	66	
	144	—	—	—	—	72	
METHOD (See Table R602.10.4)		Portal header height: 8 feet	9 feet	10 feet	11 feet	12 feet	
CS-PF	SDC A, B and C	16	18	20	Note e	Note e	1.5 × Actualb
	SDC D0, D1 and D2	16	18	20	Note e	Note e	Actualb

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Use the actual length where it is greater than or equal to the minimum length.
c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height shall be permitted to be increased to 12 feet with pony wall.
d. Maximum header height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height shall be permitted to be increased to 12 feet with pony wall.
e. Maximum header height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height shall be permitted to be increased to 12 feet with pony wall.

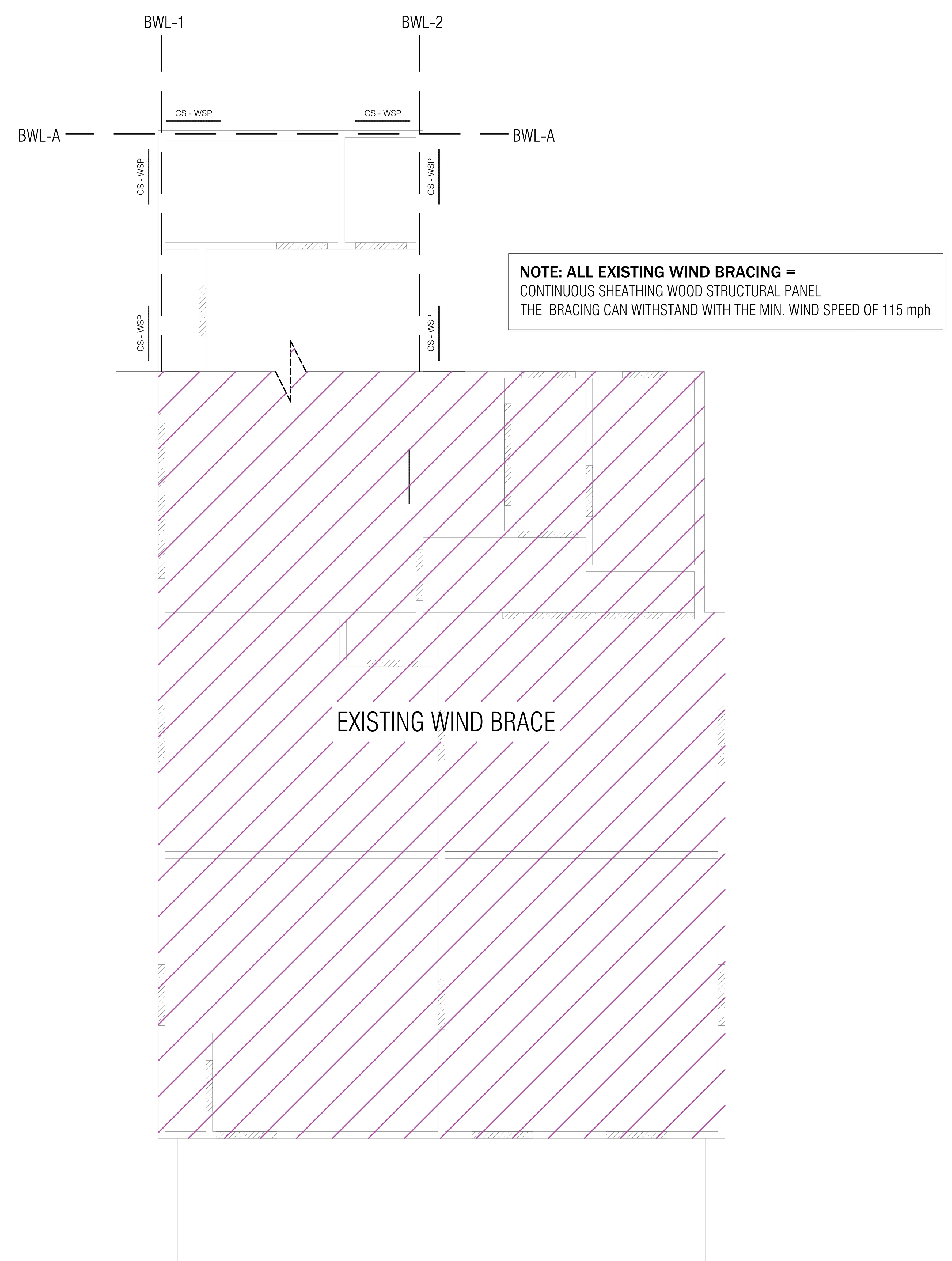
TABLE R602.10.4—continued
BRACING METHODS

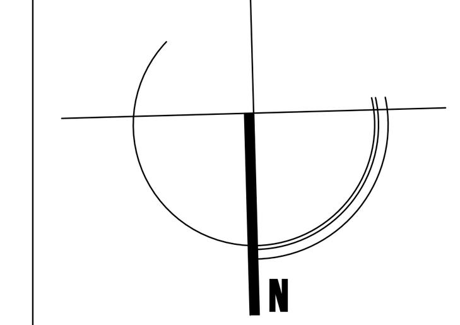
METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIAa: Fasteners	Spacing
Continuous Sheathing Methods	**CS-WSP** Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener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

S-03

WIND BRACE PLAN

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





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PROJECT

122
Potomac St.

San Antonio, TX. 78202

DATE: 10/28/2025
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: CARLOS TREVINO

PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE : 1,189.21 SQFT
ADDITION LIVING SPACE: 153.83 SQFT
EXISTING PORCH: 168.45 SQFT
NEW PATIO: 120.00 SQFT

WIND BRACE PLAN

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

S-03

PLAN No:

OCT 2025

GENERAL NOTES FOR PIER AND BEAM FOUNDATION

CONSTRUCTION STANDARDS
- ALL WORK AND MATERIALS SHALL COMPLY WITH THESE PLANS AND SPECIFICATIONS, THE CITY REQUIREMENTS, AND THE MOST RECENT INTERNATIONAL RESIDENTIAL CODE (IRC).
- ALL WORK SHALL CONFORM TO THE CURRENT BUILDING CODES AND ENGINEERING STANDARDS APPLICABLE TO THE PROJECT LOCATION.

PERMITS AND SAFETY
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE STARTING WORK.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY, INCLUDING IDENTIFYING AND AVOIDING UNDERGROUND AND OVERHEAD UTILITIES.

MATERIAL SPECIFICATIONS
- CONCRETE FOR PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- CONCRETE PIERS SHALL HAVE A MINIMUM DIAMETER OF 10"

- PIERS SHALL HAVE 4 - #4 REBAR RUNNING VERTICALLY.
- REINFORCE FOOTINGS WITH #5 REBAR PLACED AS SHOWN IN PLANS.

EXCAVATION AND SOIL PREPARATION
- ALL PIER LOCATIONS SHALL BE EXCAVATED TO UNDISTURBED, LOAD-BEARING SOIL
- SOIL COMPACTION AROUND PIERS SHALL MEET ENGINEER-APPROVED STANDARDS.
- FILL SHALL BE PLACED IN LIFTS NO LESS THAN 6" IN THICKNESS AND COMPACTED TO A MINIMUM OF 85% RELATIVE DENSITY.
- SOAK FILL, LEAVE OVERNIGHT TO SET, AND RETURN TO COMPACT A SECOND TIME TO ENSURE STABILITY.

PIER CONSTRUCTION
- PIERS SHALL BE INSTALLED AT THE LOCATIONS AND DEPTHS SHOWN IN THE PLAN.

BEAMS AND JOISTS
- WOOD OR STEEL BEAMS SHALL BE INSTALLED AS PER THE STRUCTURAL DETAILS PROVIDED.
- JOIST SPACING AND BEAM CONNECTIONS MUST ADHERE TO THE ENGINEERED DESIGN.
- ALL BEAMS IN CONTACT WITH CONCRETE OR SOIL SHALL BE TREATED.

CONNECTIONS AND ANCHORS
- ALL CONNECTIONS BETWEEN PIERS, BEAMS, AND JOISTS MUST USE ENGINEER-SPECIFIED HARDWARE AND FASTENERS.
- BOLTS, ANCHORS, AND CONNECTORS MUST MEET THE MINIMUM STRENGTH REQUIREMENTS NOTED IN THE PLANS.

DRAINAGE AND SITE WASTE
- ADEQUATE SITE DRAINAGE MUST BE PROVIDED TO PREVENT WATER ACCUMULATION NEAR THE FOUNDATION.
- GROUND SLOPE ADJACENT TO THE FOUNDATION AND SITE DRAINAGE SHALL COMPLY WITH CODE.
- ALL WASTE MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR AT A LOCAL GOVERNMENT-APPROVED SITE.

INSPECTION AND TESTING
- ALL CONCRETE, REINFORCEMENT, AND STRUCTURAL MEMBERS MUST BE INSPECTED AND APPROVED BY A LICENSED ENGINEER PRIOR TO PLACEMENT AND AFTER INSTALLATION.
- ANY DEVIATIONS FROM THE PLAN MUST BE APPROVED BY THE PROJECT ENGINEER.

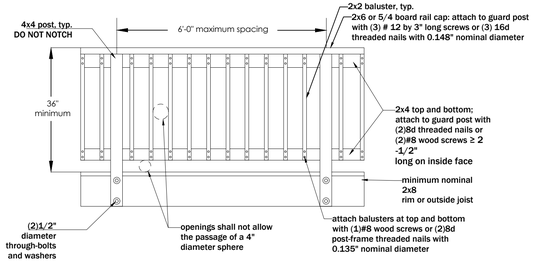
ADJUSTMENTS AND TOLERANCES
- ANY ADJUSTMENTS TO PIER HEIGHTS OR BEAM LEVELS MUST BE MADE PER ENGINEER SPECIFICATIONS.

SAFETY AND COMPLIANCE
- CONTRACTOR SHALL FOLLOW ALL OSHA SAFETY REGULATIONS DURING CONSTRUCTION.
- ALL MATERIALS AND METHODS SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

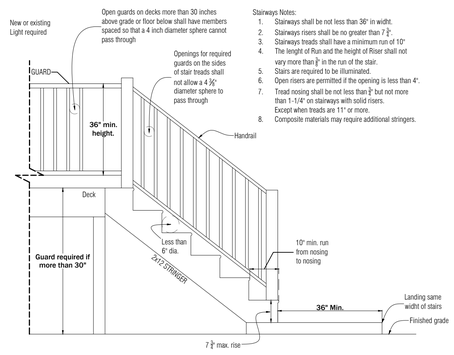
2024 IRC (International Residential Code)TABLE R502.3.1 (1)
FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
(Residential sleeping areas, live load = 30 psf, L/Δ = 360)

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

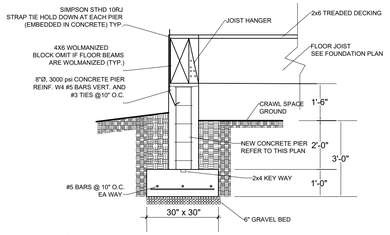
a. Span exceeds 26 feet in length



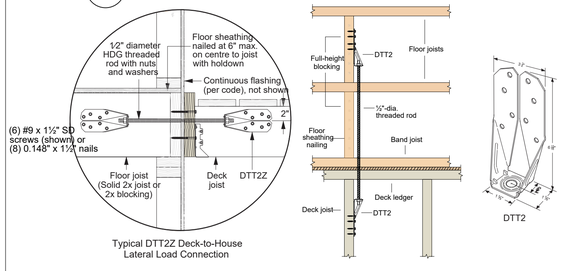
GUARDRAIL DETAIL SCALE: N.T.S.



STAIR DETAILS SCALE: N.T.S.

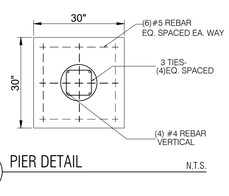


D1 FOOTING DETAIL DECK N.T.S.

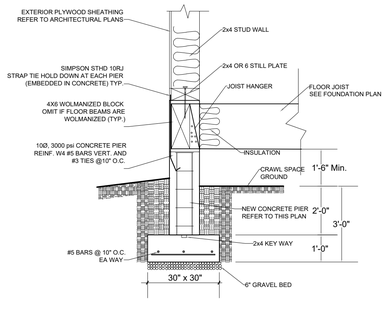


Typical DTT2Z Deck-to-House Lateral Load Connection

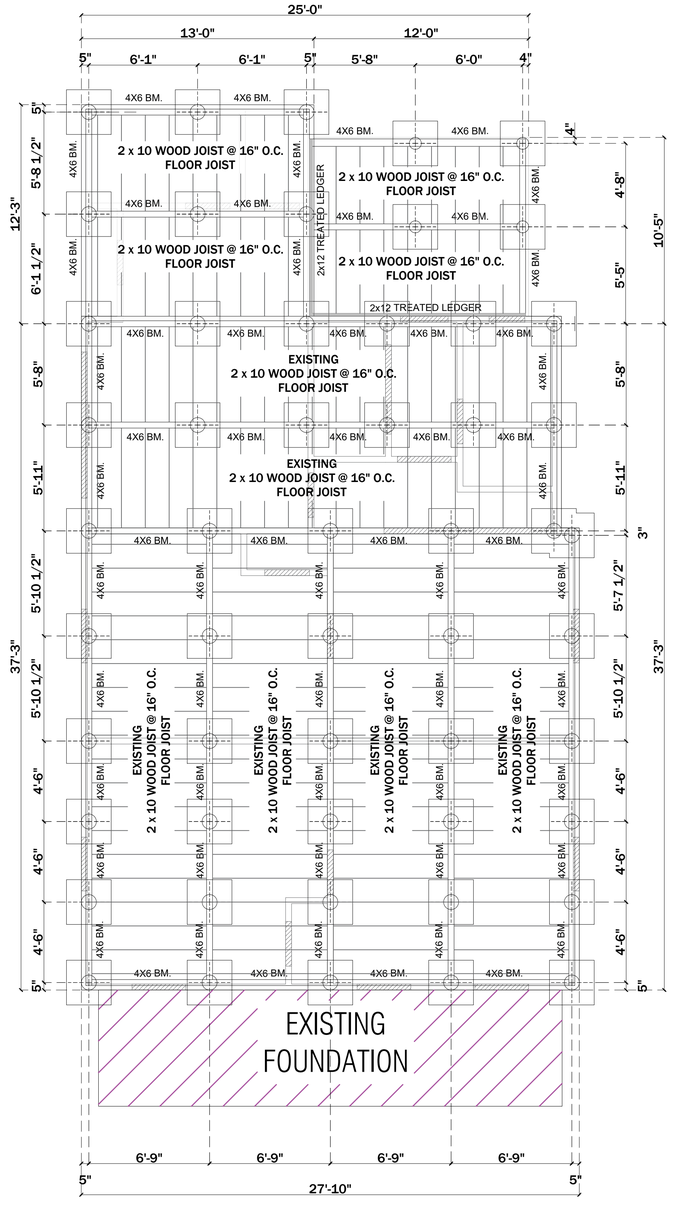
LATERAL LOAD CONNECTION DETAILS
DTT2 — 1,500 lb. Assembly



D2 PIER DETAIL N.T.S.



D3 FOOTING DETAIL HOUSE N.T.S.



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PIER FOUNDATION PLAN

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

S-04

PLAN No:

OCT 2025