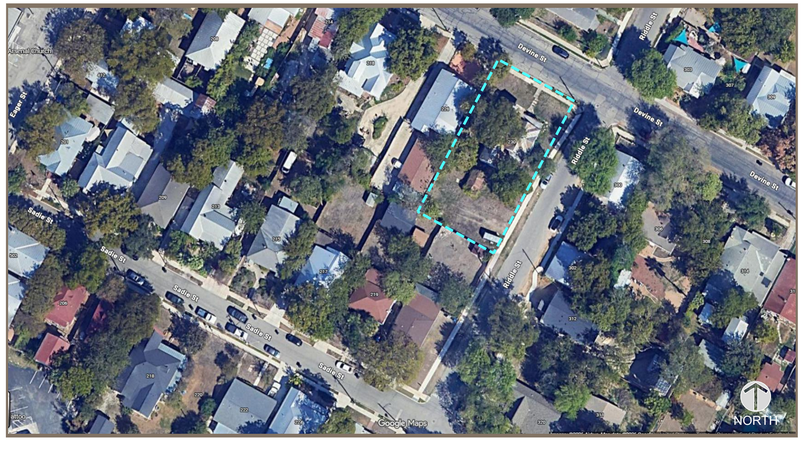
230 DEVINE RENOVATION + ADDITION
LAVACA HISTORIC DISTRICT
230 DEVINE ST. SAN ANTONIO TX 78210



AERIAL MAP
SCALE: 1"=20'

VICINITY MAP
SCALE: 1"=100'-0"

Year House Structure Built 1895

Legal Description:	NCB 727 BLK 9 LOT 8 & E 25.1 FT OF LOT 7
Zoning:	RM-4
Zoning Overlay:	H HS
Property ID:	108229
Neighborhood:	Lavaca Historic District
Relevance	Individual Landmark
Parcel Key:	4520
Property Area	0.2497 Acres
Existing Living Area	1681 sq.ft. (per BCAD)
Existing Area to be Demo	324 sq. ft.
Existing Porch	140 sq.ft.
Existing Shed to be Demo	200 sq. ft.
NEW ADDITION	200 sq. ft.

Sheet Index:

Square Footage Calculations:

Living Room	205	sf
Dining	150	sf
Kitchen	182	sf
Mud Room	40	sf
Utility Room	42	sf
Entry	50	sf
Office / Bedroom	110	sf
Office Storage / Closet	12	sf
Owner Suite	200	sf
-Owner's Walk-in closet	85	sf
-Owner's Bath	62	sf
-Owner's Shower	24	sf
-Owner's W/C	17	sf
Bedroom #2	157	sf
-Closet	30	sf
Bedroom #3	143	sf
-Closet	17	sf
Bath	40	sf
Hallway	120	sf
Misc. (wall thickness)	189	sf
LIVING	1,875	SF
Front Porch	140	sf
FOOTPRINT	2,015	sf
Rear Patio Concrete Deck	120	sf
Garage	912	sf

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CARRASCO HOUSE RENOVATION + ADDITION
LAVACA HISTORIC DISTRICT
230 DEVINE ST. SAN ANTONIO, TX 78210

OHP Review

POTEET HOMES
COMFORTABLE AFFORDABLE RELIABLE

Vinny&Britney
CARRASCO
HISTORIC HOME
230 Devine
San Antonio, TX 78210

Project No.	192-26
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Description
–COVER SHEET–
INDEX SHEET
SQ. FT. TABULATION

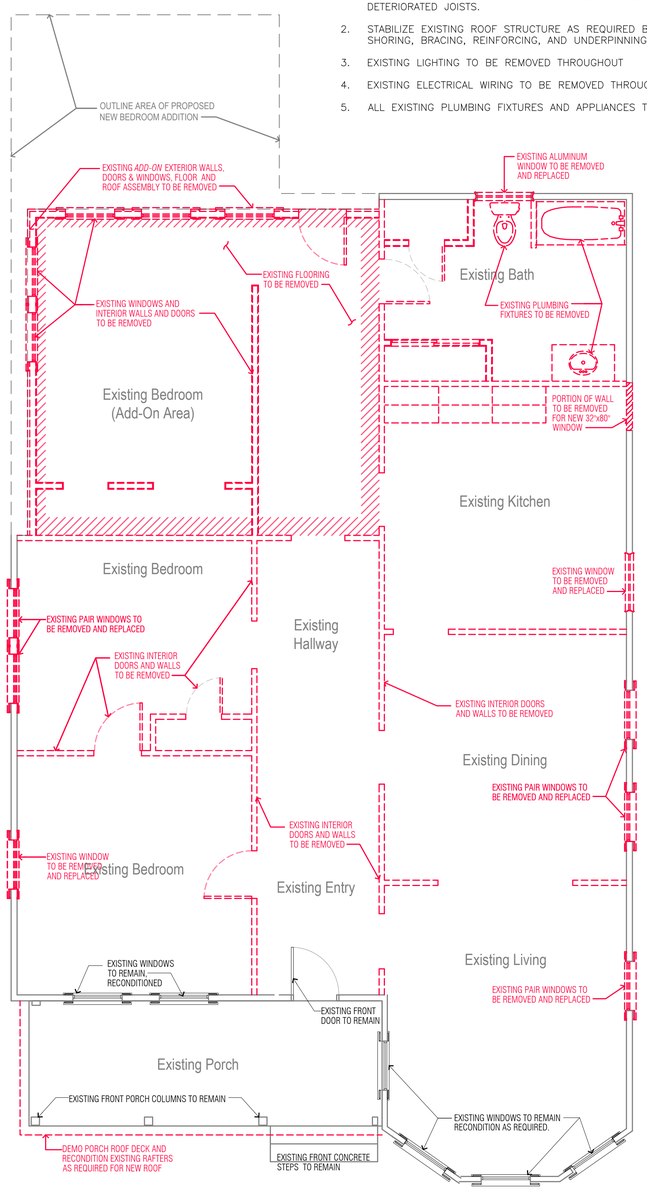
Reference Sheet Number:
COVER
1 of 12

DEMOLITION NOTES

1. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE, AND DELIVER TO OWNER READY FOR REUSE. INCLUDE FASTENERS OR BRACKETS NEEDED FOR REATTACHMENT.
2. PRE-DEMOLITION PHOTOGRAPHS: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS. SUBMIT BEFORE WORK BEGINS.
3. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
4. MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.
5. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
6. REFRIGERANT: REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT TO BE SELECTIVELY DEMOLISHED ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
7. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
8. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUST PROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
9. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
10. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.
11. REQUIREMENTS FOR BUILDING REUSE: MAINTAIN EXISTING BUILDING STRUCTURE (INCLUDING STRUCTURAL FLOOR AND ROOF DECKING) AND ENVELOPE (EXTERIOR SKIN AND FRAMING, EXCLUDING WINDOW ASSEMBLIES AND NONSTRUCTURAL ROOFING MATERIAL) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
12. MAINTAIN EXISTING INTERIOR NON-STRUCTURAL ELEMENTS (INTERIOR WALLS, DOORS, FLOOR COVERINGS, AND CEILING SYSTEMS) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
13. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
14. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL. DO NOT BURN DEMOLISHED MATERIALS.
15. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

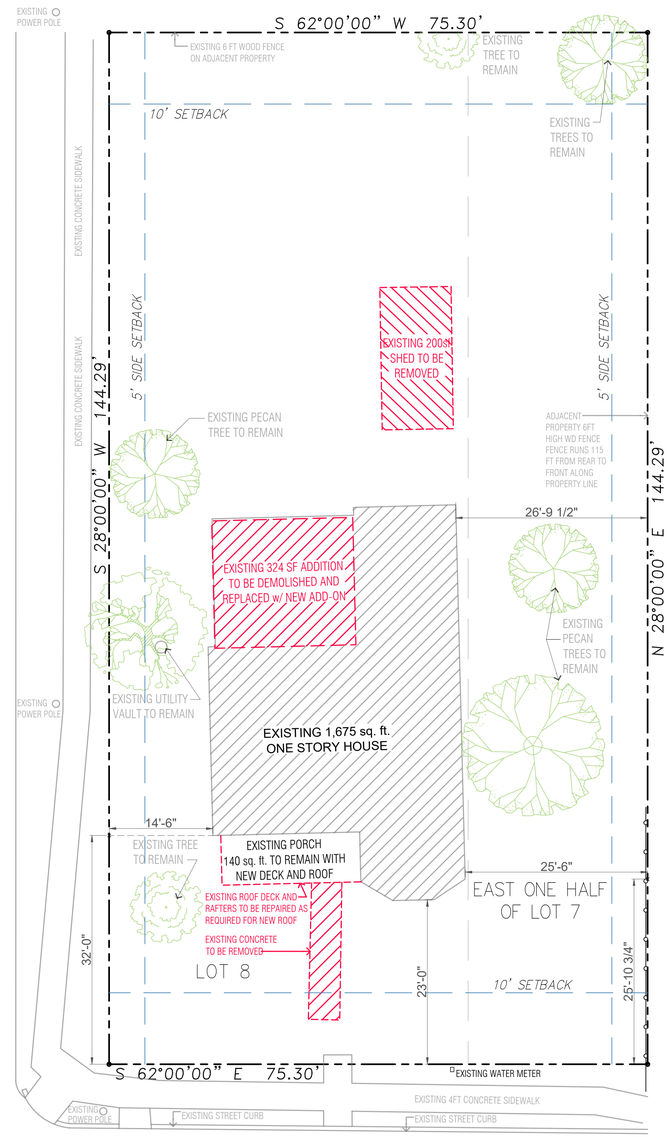
NOTES:

1. REINFORCE EXISTING CEILING JOIST BY MEANS NECESSARY TO SECURE FRAMING. REPLACE ROTTED JOISTS, PROVIDE *SISTERING* AND SUPPLEMENTAL FRAMING BY ATTACHING NEW MEMBERS DIRECTLY TO DETERIORATED JOISTS.
2. STABILIZE EXISTING ROOF STRUCTURE AS REQUIRED BY WAY OF SHORING, BRACING, REINFORCING, AND UNDERPINNING OF EXISTING
3. EXISTING LIGHTING TO BE REMOVED THROUGHOUT
4. EXISTING ELECTRICAL WIRING TO BE REMOVED THROUGHOUT
5. ALL EXISTING PLUMBING FIXTURES AND APPLIANCES TO BE REMOVED



2 DEMO FLOOR PLAN

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



1 DEMO SITE PLAN

SCALE: 1:10

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Description: DEMOLITION FLOOR PLAN AND SITE PLAN

Reference Sheet Number: **D-1**

3 of 12

STANDING SEAM METAL ROOF GENERAL NOTES:

1. ROOF SYSTEM:
   PROVIDE FACTORY FORMED STANDING SEAM METAL ROOF PANELS, CONCEALED FASTENER TYPE, MINIMUM 24 GA STEEL WITH PVDF (KYNAR 500) FINISH.

2. PANEL PROFILE:
   1.5" MECHANICAL LOCK SEAM (180° DOUBLE LOCK).
   PANEL WIDTH: 16" NOMINAL.
   PANELS SHALL BE CONTINUOUS FROM EAVE TO RIDGE UNLESS OTHERWISE NOTED.

3. SUBSTRATE:
   INSTALL OVER SOLID ROOF DECK (MINIMUM 5/8" PLYWOOD).
   PROVIDE SYNTHETIC UNDERLAYMENT OVER ENTIRE DECK.
   PROVIDE ICE AND WATER SHIELD AT EAVES, VALLEYS, AND ALL PENETRATIONS.

4. CLIPS & FASTENERS:
   USE MANUFACTURER APPROVED FLOATING CLIPS ALLOWING THERMAL MOVEMENT.
   CLIP SPACING: 24" O.C. UNLESS OTHERWISE REQUIRED BY WIND DESIGN.
   FASTENERS SHALL BE CORROSION RESISTANT, STAINLESS OR COATED.

5. SLOPE REQUIREMENTS:
   MINIMUM ROOF SLOPE: ¼:12 FOR MECHANICALLY FASTEN PANELS

6. FLASHINGS & TRIM:
   PROVIDE MFG STANDARD EAVE, RAKE, VALLEY, RIDGE, END WALL, AND SIDEWALL FLASHINGS. ALL FLASHINGS SHALL BE FABRICATED FROM MATCHING 24 GA STEEL WITH PVDF FINISH. PROVIDE Z CLOSURES AT RIDGE, END WALL, AND TRANSITIONS.

7. PANEL ENDS:
   HEM PANEL ENDS AT EAVES.
   PROVIDE BOXED OR Z CLOSURE TERMINATION AT RIDGE.
   FIELD FORM CLOSURES AS REQUIRED; FACTORY END CAPS ARE NOT PERMITTED.

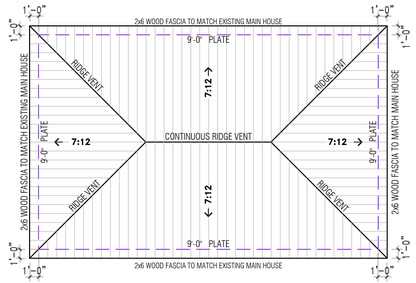
8. PENETRATIONS:
   USE WELDED OR MFG. APPROVED METAL BOOTS FOR ROUND PENETRATIONS.
   PROVIDE COUNTER FLASHING AT ALL CURBS AND VERTICAL TRANSITIONS.
   SEAL ALL PENETRATIONS WITH BUTYL TAPE AND POLYURETHANE SEALANT.

9. THERMAL MOVEMENT:
   PANELS EXCEEDING 30FT REQUIRE FLOATING CLIP SYSTEM AND SLOTTED FASTENERS.
   PROVIDE EXPANSION JOINTS WHERE REQUIRED BY MANUFACTURER.

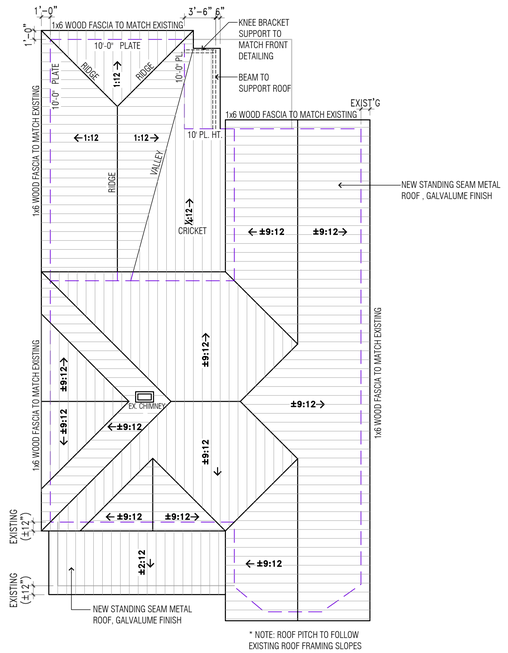
10. WIND & UPLIFT:
    ROOF SYSTEM SHALL COMPLY PER WIND LOAD REQUIREMENTS FOR PROJECT LOCATION
    PANELS AND ATTACHMENT SHALL MEET UL580 AND UL1897 UPLIFT TESTING STANDARDS.

11. COLOR & FINISH:
    PROVIDE MANUFACTURER'S STANDARD PVDF COLOR AS SELECTED BY OWNER.
    MINIMUM 20 YEAR FINISH WARRANTY.

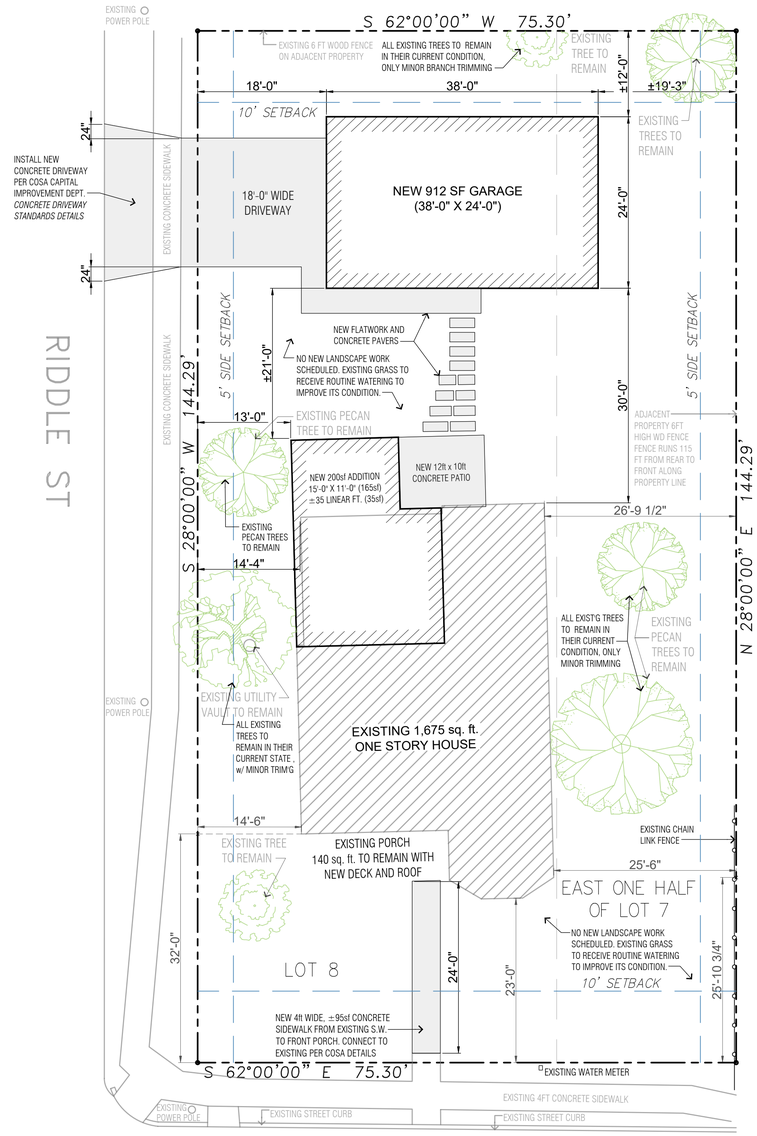
12. INSTALLATION:
    INSTALL PER MANUFACTURER'S PUBLISHED INSTRUCTIONS AND SMACNA STANDARDS.
    PROVIDE STRAIGHT, UNIFORM SEAMS; OIL CANNING MITIGATION MEASURES SHALL BE USED WHERE APPLICABLE.



3 Garage Roof Plan
SCALE: 1/8"=1'-0"



2 ROOF PLAN
SCALE: 1/8"=1'-0"



SITE PLAN GENERAL NOTES

A. DIMENSIONS ON SITE PLANS ARE TO PROPERTY LINE TO FACE OF BUILDING OR EDGE OF SLAB.
B. CONTRACTOR WILL NOTIFY ARCHITECT IMMEDIATELY WITH ANY DIMENSIONAL DISCREPANCIES.
C. CONTRACTOR TO INSTALL EXTERIOR LIGHTING IN COORDINATION WITH OWNER
D. CONTRACTOR TO VERIFY HOSE BIBB LOCATION WITH OWNER AT NEW GARAGE AND EXISTING HOUSE.
E. NO LANDSCAPING WORK WILL BE FOR THIS PROJECT. ALL EXISTING TREES, GRASS, AND VEGETATION WILL REMAIN IN PLACE. ONLY MINOR TRIMMING OF LOW HANGING TREE BRANCHES.

1 SITE PLAN
SCALE: 1:10

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Description
—SITE PLAN—
—ROOF PLAN—

Reference Sheet Number:
A-1
4 of 12

Door Schedule

Door #	Location	Type	Door Size	Hardware	Description
D1	Entry	SC	2'-8" x 6'-8"	Entry	Existing 1/2 Pane, Solid Wd
D2	Office	SC	3'-0" x 6'-8"	Fixed Handles	Exist. Refurbished Barn Dr
D3	Office	HC	Pair 2'-0" x 6'-8"	Closet Set	2-Panel, MDF, Pre-Primed
D4	Bath	HC	2'-6" x 6'-8"	Bath	2-Panel, MDF, Pre-Primed
D5	Bedroom #1	HC	2'-8" x 6'-8"	Privacy	2-Panel, MDF, Pre-Primed
D6	BR#1 - Closet	HC	2'-0" x 6'-8"	Closet Set	2-Panel, MDF, Pre-Primed
D7	Owner BedRm	HC	3'-0" x 6'-8"	Privacy	2-Panel, MDF, Pre-Primed
D8	Owner WIC	HC	Pair 2'-0" x 6'-8"	Closet Set	2-Panel, MDF, Pre-Primed
D9	Owner Bath	HC	2'-6" x 6'-8"	Bath	2-Panel, MDF, Pre-Primed
D10	Owner W/C	HC	2'-6" x 6'-8"	Bath	2-Panel, MDF, Pre-Primed
D11	Guest BdRm	HC	2'-8" x 6'-8"	Privacy	2-Panel, MDF, Pre-Primed
D12	Guest Closet	HC	Pair 2'-8" x 8'-0"	Closet Set	2-Panel, MDF, Pre-Primed
D13	Utility Rm	HC	2'-8" x 6'-8"	Passage	2-Panel, MDF, Pre-Primed
D14	Hall Back Dr	SC	3'-0" x 6'-8"	Privacy	Full Glass Panel-Tempered
D15	Garage Entry	SC	3'-0" x 6'-8"	Entry	Metal Clad Slab Door
D16	Garage	STEEL	8'-0" W x 8'-0" H	Built-in Handle	Sectional Long Panel
D17	Garage	STEEL	8'-0" W x 8'-0" H	Built-in Handle	Sectional Long Panel

SC - SOLID CORE
HC - HOLLOW CORE
FG - FIBERGLASS
MTL - METAL

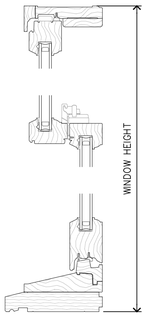
* Door glass window U-factors to be in accordance with the NFRC test procedure.

Window Schedule

Wdw #	Location	Type	Window Size	Header Hgt.	Description
E-W1	Office	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
E-W2	Office	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
E-W3	Living	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
E-W4	Living	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
E-W5	Living	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
E-W6	Living	SH	2'-9" x 6'-6" (Exist.)	8'-8" A.F.F.	Existing to be Reconditioned
W7	Living	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W8	Dining	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W9	Dining	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W10	Kitchen	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W11	Guest Bd Rm	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W12	Utility	FX	2'-8" x 2'-8"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W13	Owner Bath	FX	2'-0" x 2'-0"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W14	Owner Shwr	FX	2'-0" x 2'-0"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W15	Owner Bd Rm	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W16	Owner Bd Rm	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W17	Makenna BR	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W18	Makenna BR	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd
W19	Office	SH	2'-8" x 6'-6"	8'-8" A.F.F.	Pella Reserve, Pine Wd, Ptd

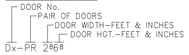
SH - SINGLE HUNG FX - FIXED

* Window U-factors to be in accordance with the NFRC test procedure.
** Fenestration to be listed and labeled as meeting AAMA /WDMA/CSA 101/ I.S.2 /A440 or has infiltration rates per NFRC 400 that do not exceed code limits.

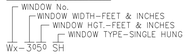


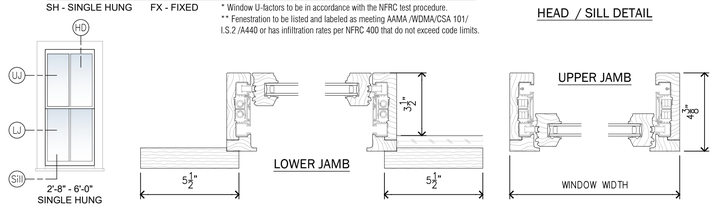
HEAD / SILL DETAIL

Door Tag Description



Window Tag Description



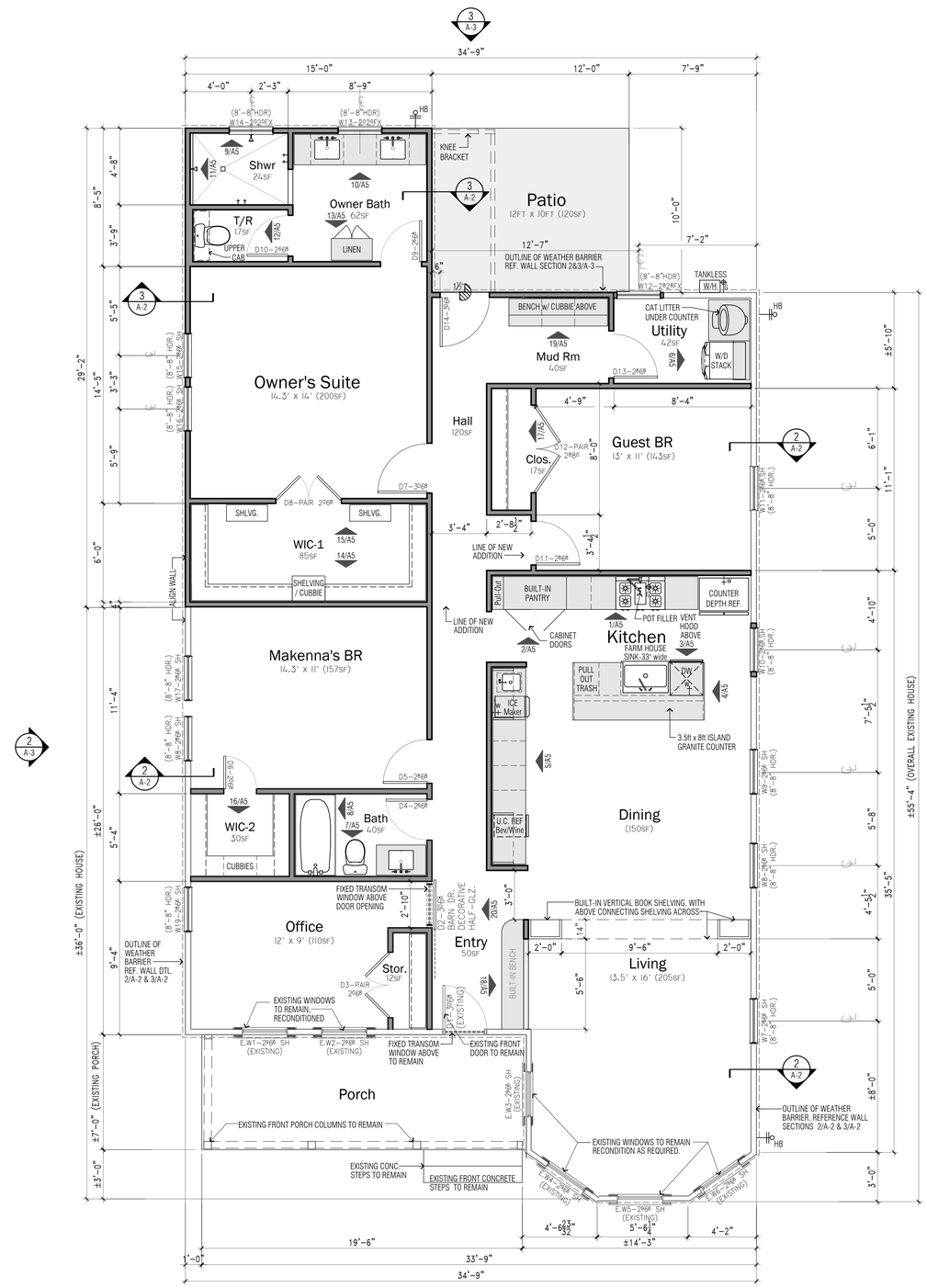


Abbreviations

AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AW	AWNING
BLDR	BUILDER
CT	CERAMIC TILE
CA	CASEMENT
CJ	CONTROL JOINT
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
DTL	DETAIL
GYP	GYPSUM
GYP.BD	GYPSUM BOARD
EJ	EXPANSION JOINT
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EQ	EQUAL
EXT	EXTERIOR
FIN	FINISH
FF	FINISH FLOOR
FX	FIXED
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HS	HORIZONTAL SLIDE
KD	KNOCK DOWN
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
℄	CENTER LINE
±	PLUS OR MINUS
℗	PROPERTY LINE
MECH	MECHANICAL
MICRO	MICROWAVE
MTD	MOUNTED
MTL	METAL
OC	ON CENTER
OPCI	OWNER PROVIDED, CONTRACTOR INSTALL
OP	ORANGE PEEL
OSB	ORIENTED STRAND BD.
PDL	PULL DOWN LADDER
PTD	PAINTED
PSI	lbs per SQUARE INCH
REF	REFERENCE
SCHED	SCHEDULE
SH	SINGLE HUNG
SHT	SHEET
SS	STAINLESS STEEL
STN	STAIN
THK	THICK
TYP	TYPICAL
UC	UNDER COUNTER
WD	WOOD
WS	WATER SOFTENER
WOLM	WOLMANIZED

2 Wall Section at Main House
SCALE: 3/4"=1'-0"

3 Wall Section at Garage
SCALE: 3/4"=1'-0"



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

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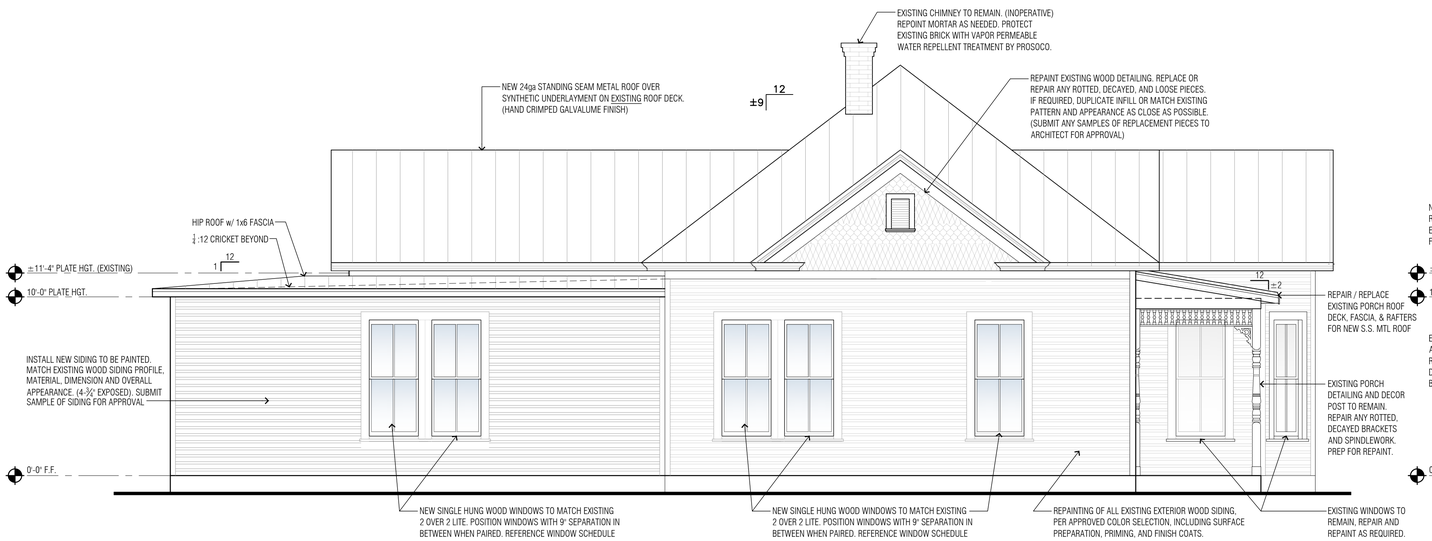
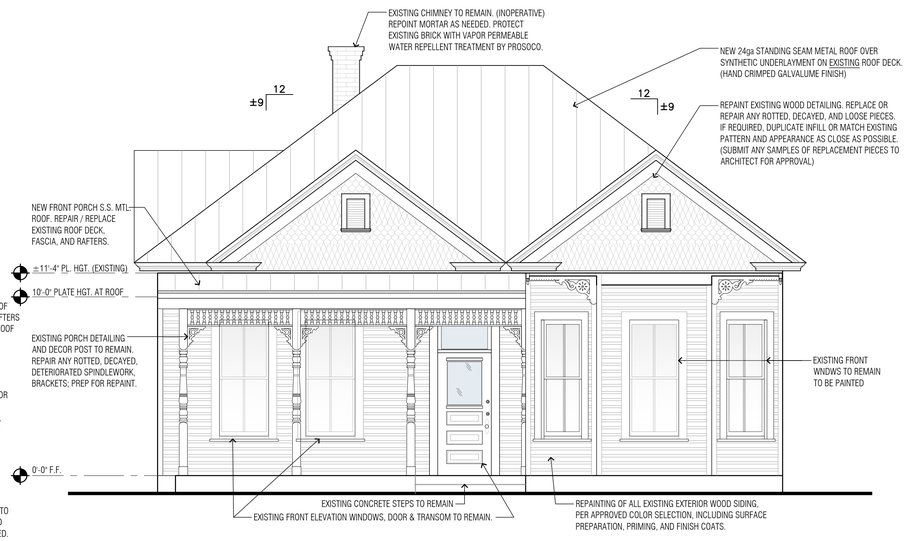
Description
FLOOR PLAN
-ROOF PLAN-
-D&W SCHEDULES-

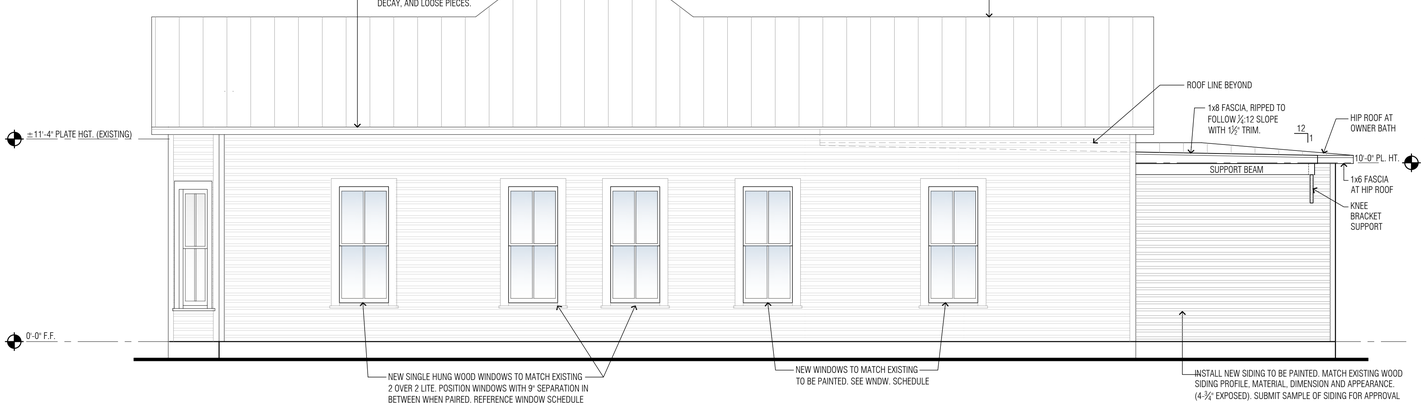
Reference Sheet Number:
A-2
5 of 12



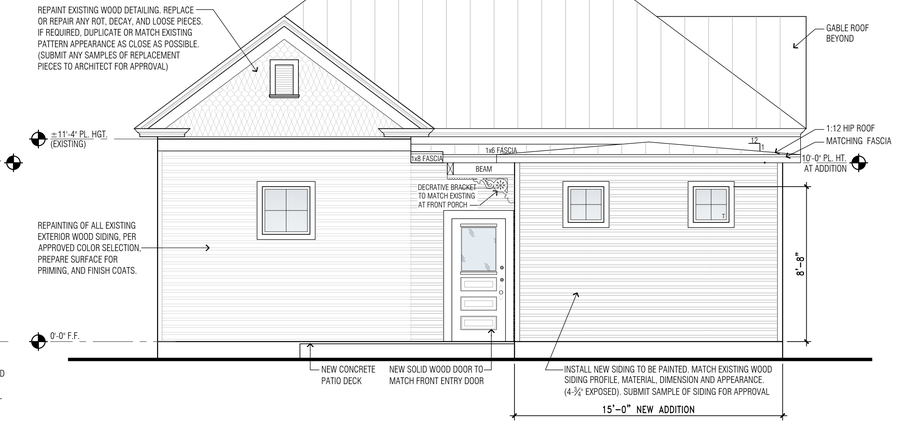
2 Side Elevation
SCALE: 1/4"=1'-0"



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



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



3 Front Elevation
SCALE: 1/4"=1'-0"

GENERAL EXTERIOR PAINT NOTES:

1. INSPECT SIDING FOR ROT, DECAY, LOOSE BOARDS, OR STRUCTURAL FAILURE.
2. NOTIFY OWNER OF ANY UNSOUND OR DETERIORATED WOOD REQUIRING REPLACEMENT.
3. REMOVE LOOSE, PEELING, OR FLAKING PAINT BY SCRAPING, SANDING, OR WIRE BRUSHING.
4. WASH SURFACES TO REMOVE DIRT, MILDEW, CHALKING, AND CONTAMINANTS.
5. REPAIR HOLES, CRACKS, AND DAMAGED AREAS WITH APPROVED FILLER.
6. REPLACE WOOD THAT IS SEVERELY DECAYED, PUNKED, OR STRUCTURALLY COMPROMISED.
7. SPOT-PRIME ALL BARE WOOD AREAS WITH EXTERIOR WOOD PRIMER.
8. PRIME PATCHED AREAS AND ANY EXPOSED END GRAIN AREAS.
9. APPLY FULL-COAT PRIMER IF MORE THAN 25% OF SURFACE IS BARE.
10. APPLY TWO (2) UNIFORM FINISH COATS OF EXTERIOR ACRYLIC LATEX.


ROOF GALVALUME FINISH

BENJAMIN MOORE
CHANTILLY LACE
FIELD COLOR BM-OC-65


MATCH EXISTING SIDING

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OHP Review

POTEET HOMES
COMFORTABLE . AFFORDABLE . RELIABLE

Vinny&Britney
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Project No.	
192-26	
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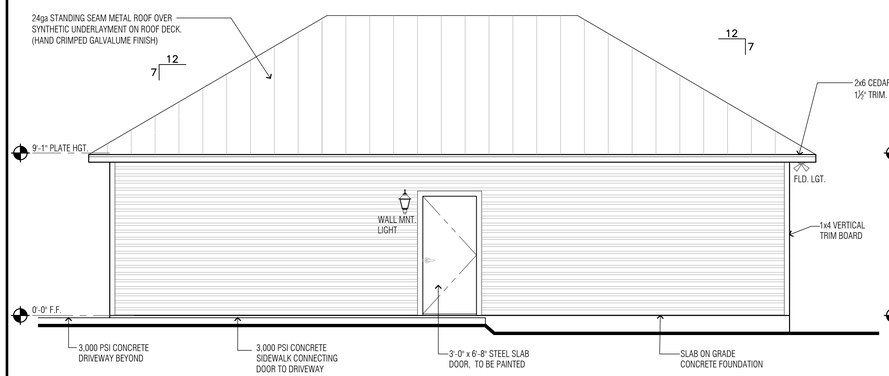
Description
EXTERIOR ELEVATIONS

Reference Sheet Number:
A-3
6 of 12



2 Garage Elevation

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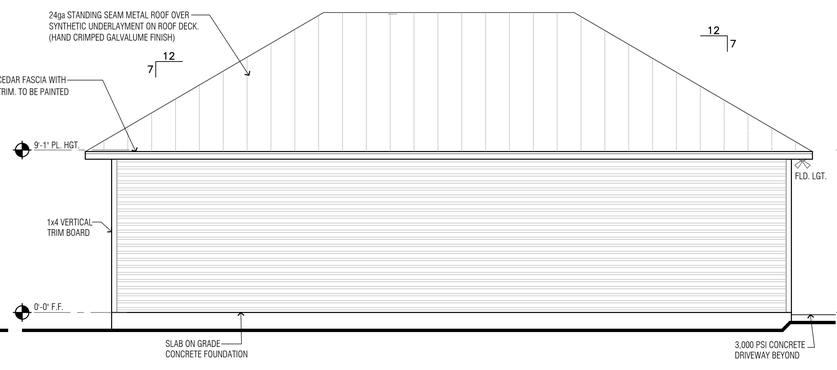

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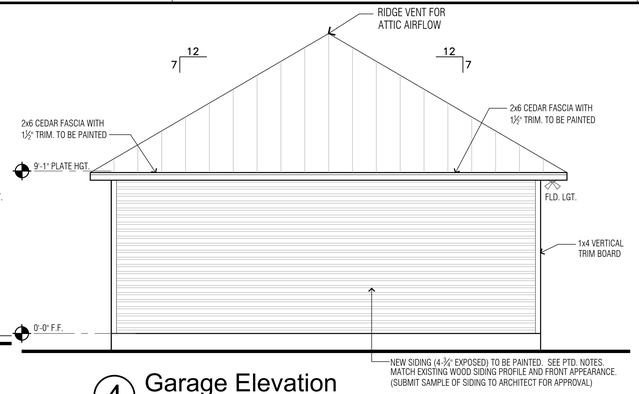

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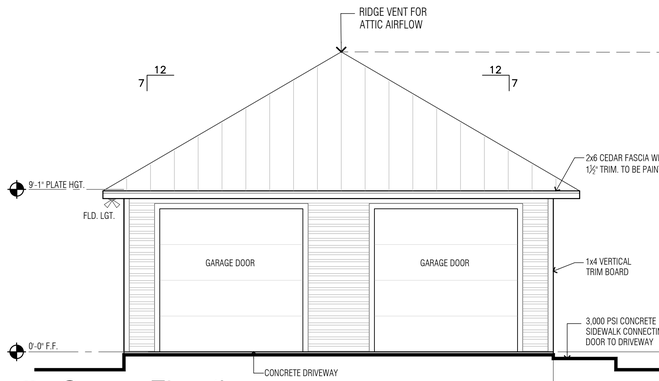

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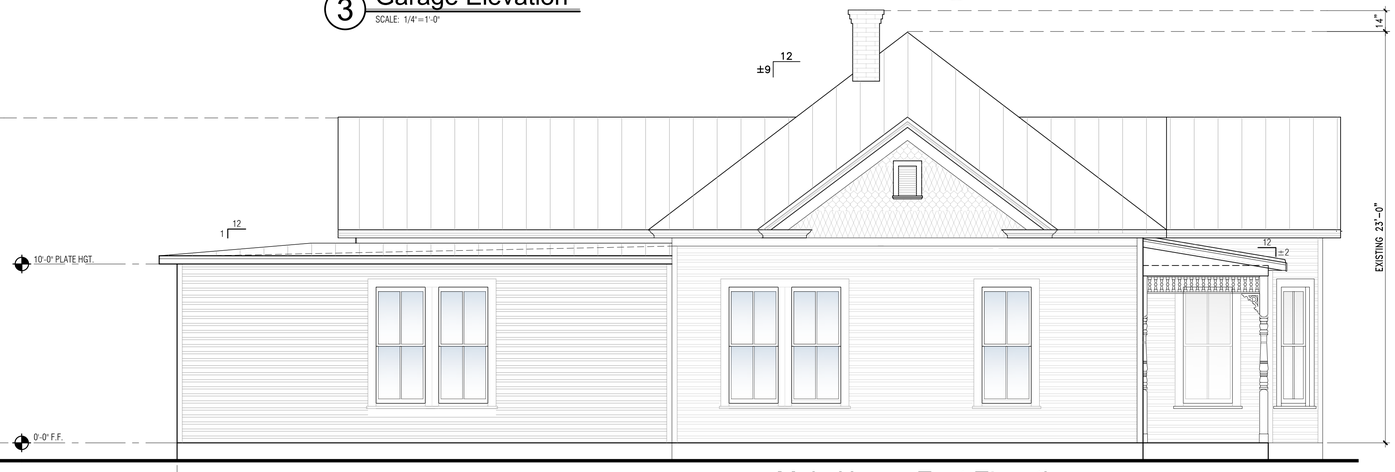

Main House East Elevation

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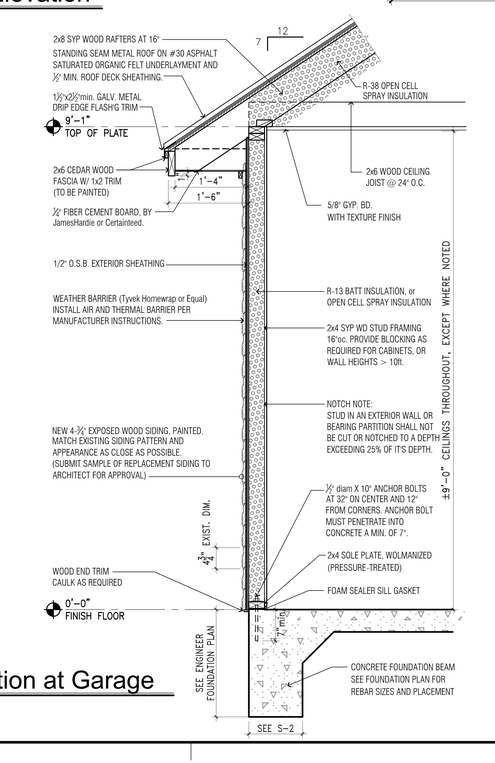

6 Wall Section at Garage

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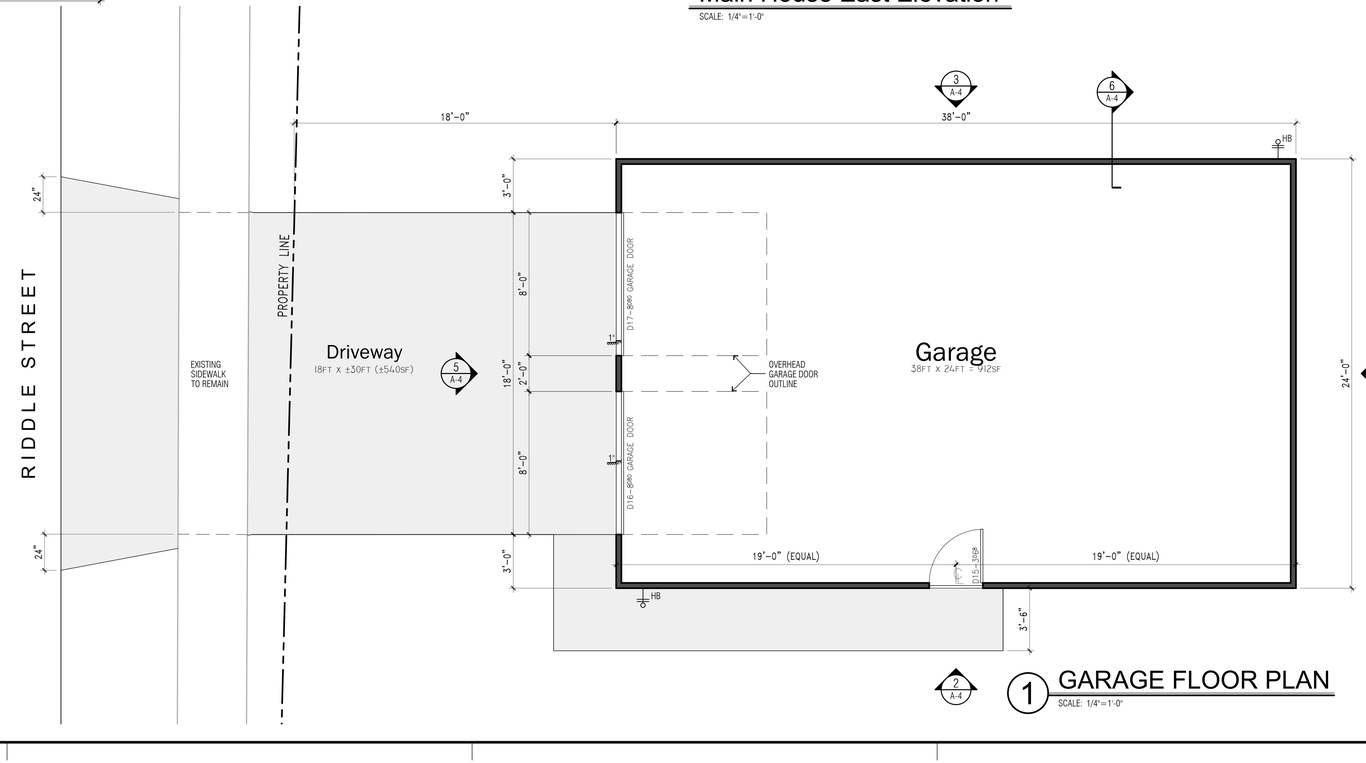

1 GARAGE FLOOR PLAN

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

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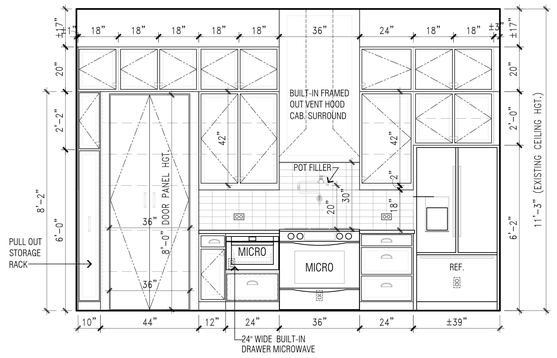
Description
FLOOR PLAN
–ROOF PLAN–
–D&W SCHEDULES–

Reference Sheet Number:
A-4
7 of 12



1 Kitchen
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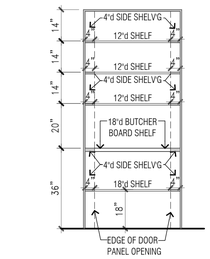

2 Pantry Shelv'g
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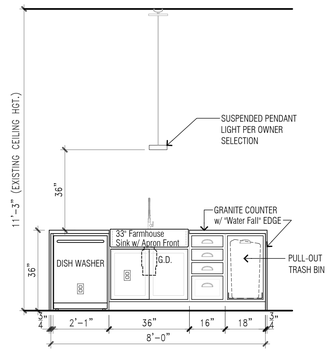

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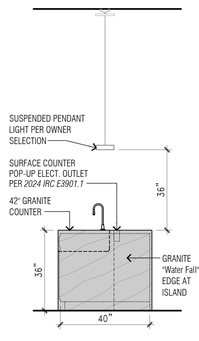

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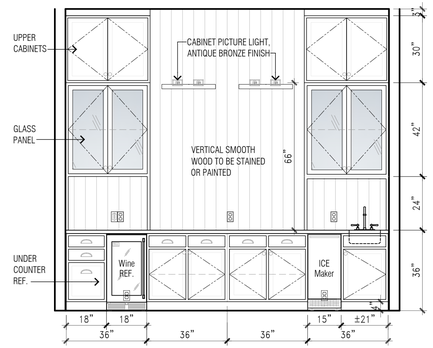

5 Dining
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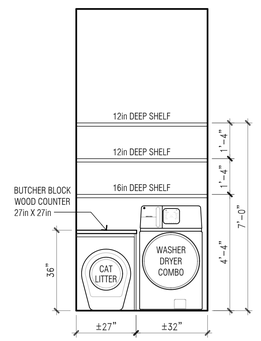

6 Utility Rm
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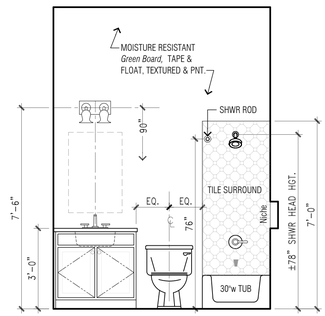

7 Bath
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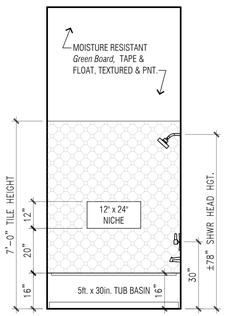

8 Bath Tub
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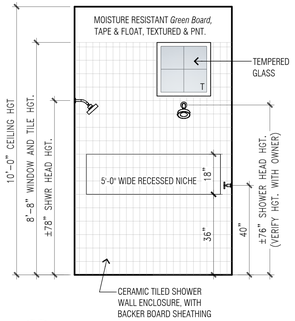

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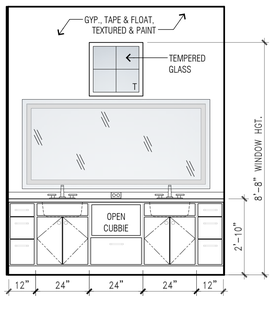

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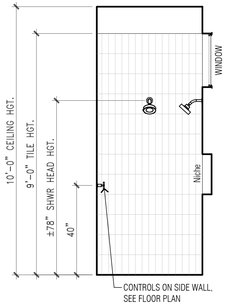

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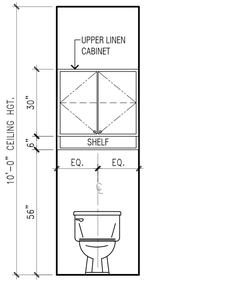

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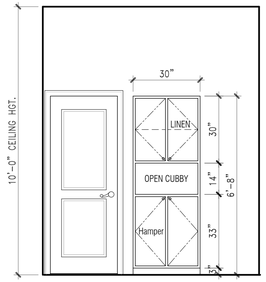

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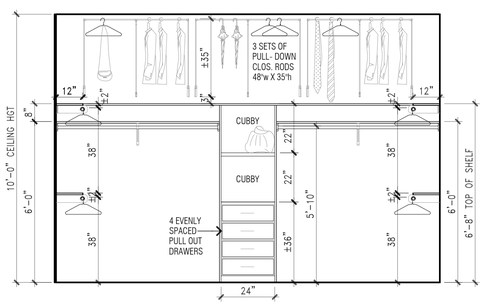
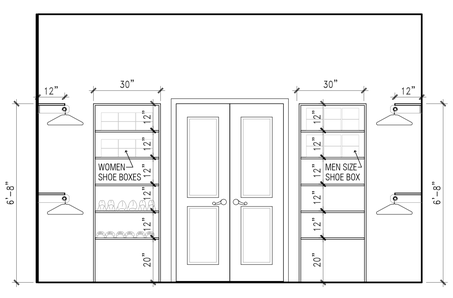
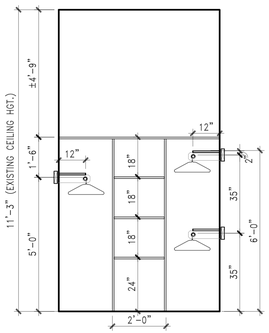


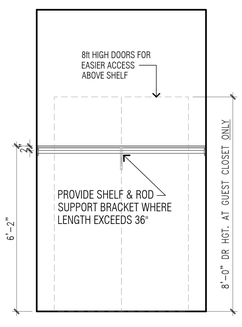
14 Owner Walk-in Closet
SCALE: 3/8"=1'-0"



15 Owner Walk-in Closet
SCALE: 3/8"=1'-0"



16 Maken Closet
SCALE: 3/8"=1'-0"



17 Guest Closet
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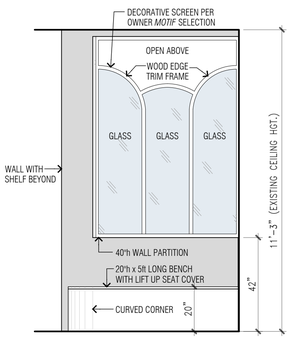

18 Entrance
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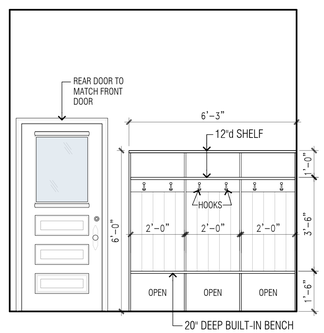

19 Mudroom
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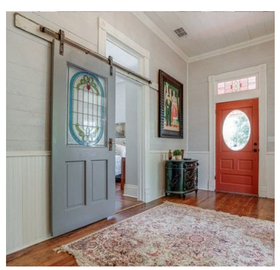
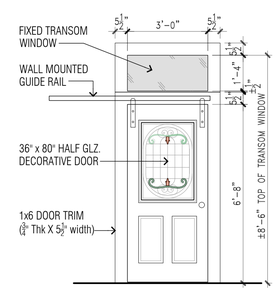


CONCEPT

20 Entry / Hall
SCALE: 3/8"=1'-0"



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Description
INTERIOR ELEVATIONS

Reference Sheet Number:
A-5
8 of 12

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 VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL ENGINEER OF RECORD 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 RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW 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 A SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 10 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 THE 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 CHLORIDE SHALL BE USED. CONTRACTOR SHALL 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 STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 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 WHEN BEARING ON SOLID UNFRAGMENTED ROCK. ROUGHEN THE ROCK SURFACE A MINIMUM OF 3" AND MAINTAIN A MINIMUM OF 8" ABOVE THE GRADE. FOR DOWNSLOPING EXTERIOR BEAMS MORE THAN 5% GRADE, REMOVE A 10" DIAMETER BOULDER EVERY 4' TO PROVIDE ADDITIONAL ROUGHNESS AND ENGAGEMENT TO THE HILL.
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. IF THE EXTERIOR GRADE BEAMS EXCEED 8-FEET IN DEPTH, SEE DETAIL 16 PER THIS DRAWING.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES PER TABLE 1 THIS SHEET
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 REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 14, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 13.
F. STIRRUP ANCHOR HOOKS SHALL NEVER BE CUT WITHOUT THE AUTHORIZATION OF THE ENGINEER. IF STIRRUPS ARE TOO LONG, THEY MAY BE BENT IN THE DIRECTION OF THE BEAM.

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 FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY 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 DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 15.
3. 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.
4. 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 INSTALLATION 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.

SOILS INFORMATION

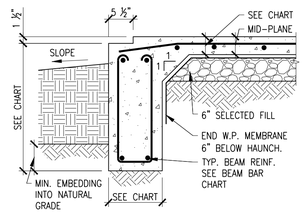
DESIGN LEVEL	SOIL TYPE	P.I.	BY	DATE
E	CLAY	---		

BEAM AND SLAB INFORMATION

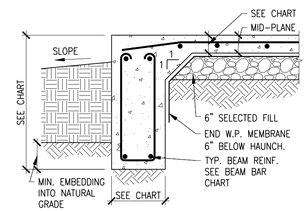
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12"MIN.	36"MIN.	12"MIN.	30"MIN.	2-#6 TOP 2-#6 BOT.	#3 @18"O.C.	#3 @18"O.C.	#3 @12"O.C.	4"

TABLE 1 REBAR SPLICE DISTANCES (INCHES) FOR 3000 PSI CONCRETE		
BAR SIZE	BEAM TOP BARS	OTHER BARS
3	22	17
4	29	22
5	36	28
6	43	33
7	63	48
8	72	55
9	81	62

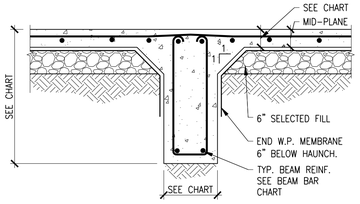
FOUNDATIONS ON EXPANSIVE CLAY SUBGRADES ARE SUBJECT DIFFERENTIAL SETTLEMENT AND MOVEMENT WITH CHANGES TO MOISTURE CONTENT OF THE SOILS UNDER THE FOUNDATION. THESE MOVEMENTS ARE EXPECTED TO STAY WITHIN INDUSTRY ACCEPTED RANGES. HOWEVER, SOIL IMPROVEMENT BY REMOVAL OF THE TOP 5' OF SOIL, TO 5' OUT FROM THE BUILDING PERIMETER AND REPLACING IT WITH LOW PLASTICITY SELECT FILL CAN MITIGATE SOME OF THE FOUNDATION MOVEMENT.



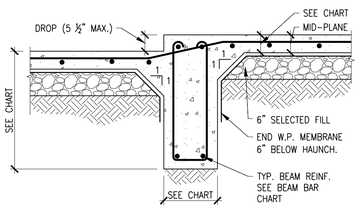
1 SECTION — SCALE: 3/4"=1'-0"
EXTERIOR BEAM W/BRICK LUG



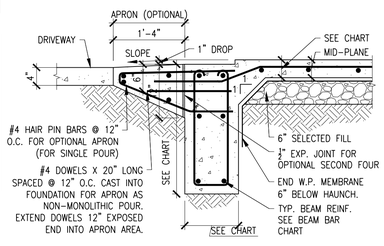
2 SECTION — SCALE: 3/4"=1'-0"
EXTERIOR BEAM - NO BRICK LUG



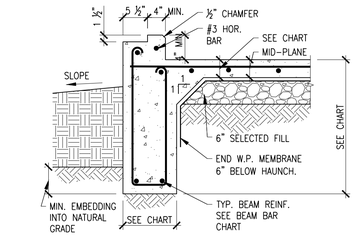
3 SECTION — SCALE: 3/4"=1'-0"
TYPICAL INTERIOR BEAM DETAIL



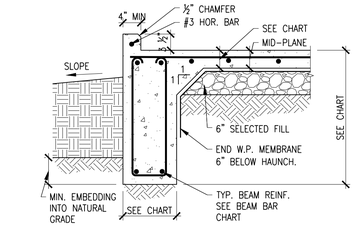
4 SECTION — SCALE: 3/4"=1'-0"
DROPS 5 1/2" OR SMALLER



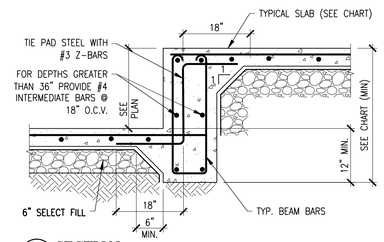
5 SECTION — SCALE: 3/4"=1'-0"
GARAGE RAMP DETAIL



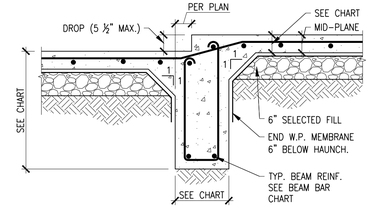
6 SECTION — SCALE: 3/4"=1'-0"
EXTERIOR BEAM W/BRICK LUG



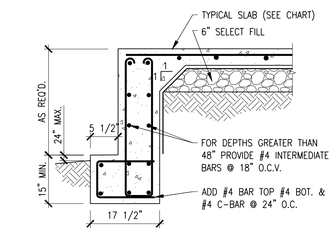
7 SECTION — SCALE: 3/4"=1'-0"
EXTERIOR BEAM W/BRICK LUG



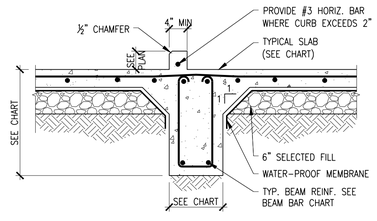
8 SECTION — SCALE: 3/4"=1'-0"
FOR DROPS 6"-35 1/2"



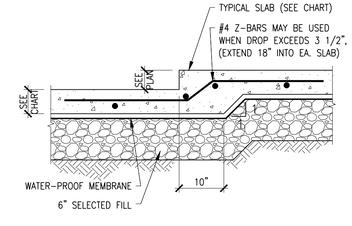
9 SECTION — SCALE: 3/4"=1'-0"
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER



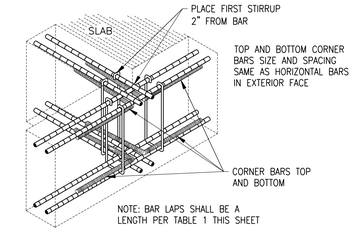
10 TYP. DROP LUG — SCALE: 3/4"=1'-0"
EXTERIOR DROP BRICK/ROCK LUGS



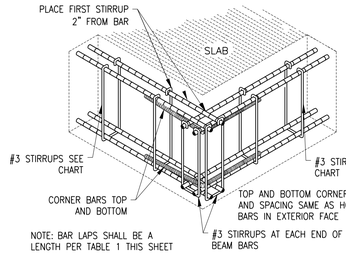
11 SECTION — SCALE: 3/4"=1'-0"
CURB @ BEAM



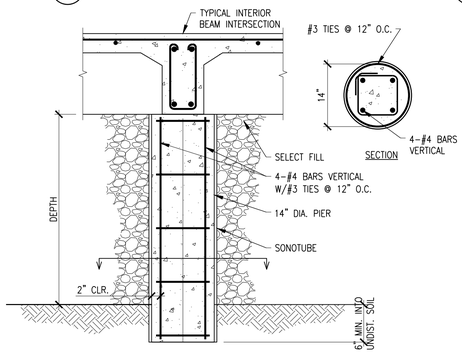
12 SECTION — SCALE: 3/4"=1'-0"
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER



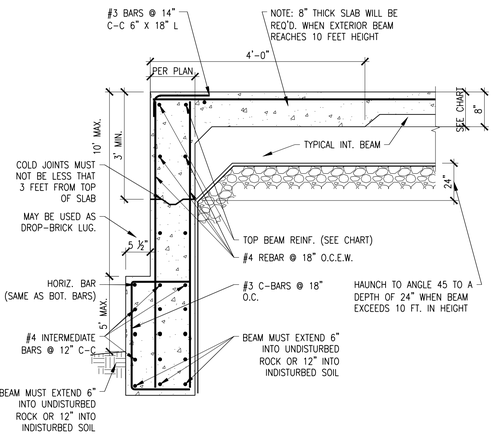
13 DETAIL — SCALE: 3/4"=1'-0"



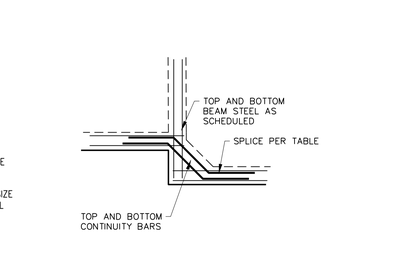
14 DETAIL — SCALE: 3/4"=1'-0"



15 TYP. BEAM INTERSECT PIER — SCALE: 3/4"=1'-0"
REQUIRED WHEN DEPTH EXCEEDS 2'-0"



16 TYP. DEEP BEAM — SCALE: 3/4"=1'-0"
DEEP BEAMS 10-15 FEET DEEP



17 SECTION — SCALE: 3/4"=1'-0"
CANTILEVER DETAIL

18 PLAN — SCALE: 1/4"=1'-0"
STRESS CONTINUITY EXTENSION BARS

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

SEAL:

STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED
PROFESSIONAL ENGINEER

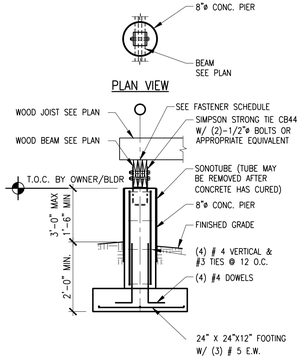
Villarreal Design Group, LLC
Jose@VillarrealDesign.com
Texas Firm 12109
(210) 725-6100

SHEET TITLE: FOUNDATION DETAILS

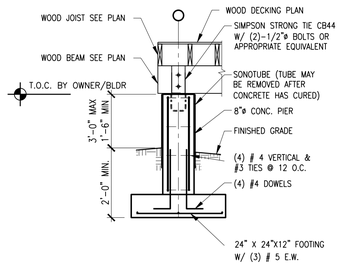
RESIDENCE ADDITION
230 DEVINE ST.
SAN ANTONIO, TX

JOB NO:	26-204
DATE:	6/25/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

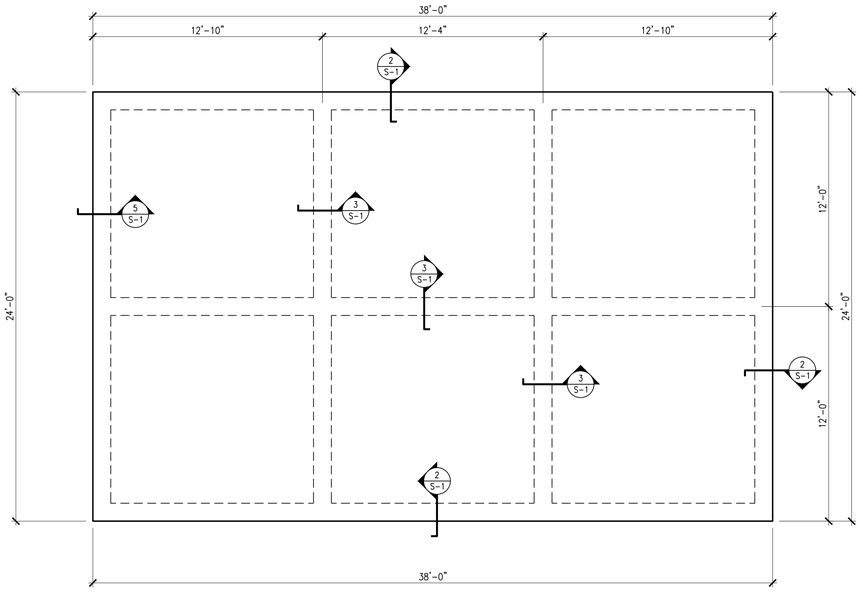
SHEET:
S-1
OF 2



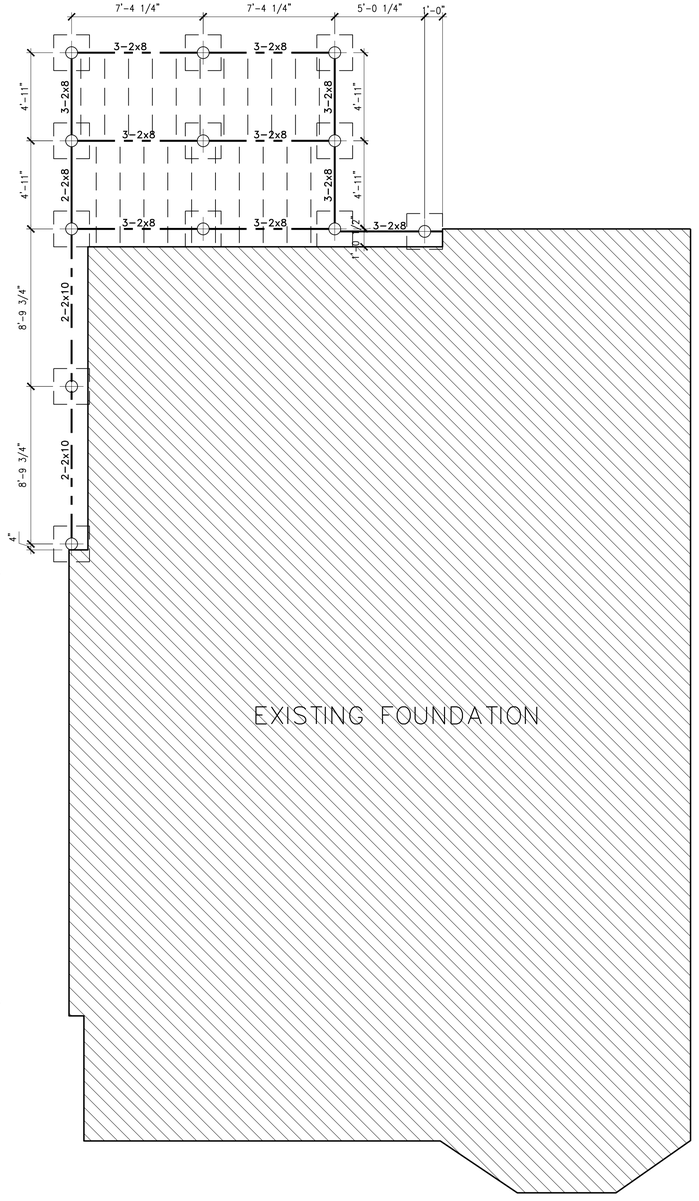
1 DETAIL PIER DETAIL NTS



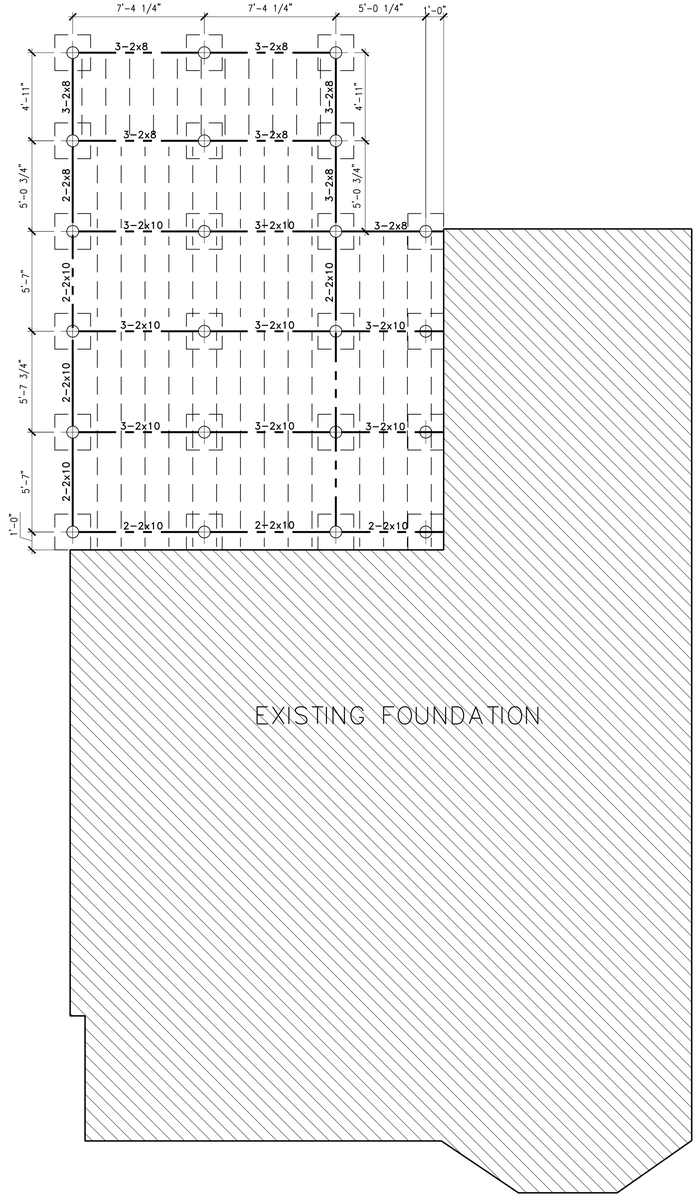
2 DETAIL PIER DETAIL NTS



GARAGE FOUNDATION PLAN
Scale: 1/4"= 1'-0"



FOUNDATION PLAN
Scale: 1/4"= 1'-0"
ALL JOISTS TO BE PT 2X8" @ 16" O.C.



ALTERNATE FOUNDATION PLAN
Scale: 1/4"= 1'-0"
ALL JOISTS TO BE PT 2X8" @ 16" O.C.

APPROXIMATE HORIZONTAL AREA: 912 + 436 SF

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

SEAL:
STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED PROFESSIONAL ENGINEER

Villarreal Design Group, LLC
Jose@VillarrealDesign.com
Texas Firm 12109
(210) 725-6100

SHEET TITLE: FOUNDATION PLAN

RESIDENCE ADDITION
230 DEVINE ST.
SAN ANTONIO, TX

JOB NO:	26-204
DATE:	6/25/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-2
OF 2

2024 TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING AND LOCATION
	ROOF		
1	Blocking between ceiling joists or rafters or trusses to top plate or other framing below	4-8d common (2 ½" × 0.113"); or 3-8d common (2 ½" × 0.131") ; or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d box (2 ½" × 0.113") or 2-3" × 0.131" nails	Each end toe nail
		2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	End nail
	Flat blocking to truss and web filler	16d common (3 ½" × 0.162"); or 3-3" × 0.131" nails	6" o.c. face nail
2	Ceiling joists to top plate	4-8d box (2 ½" × 0.113") or 3-8d common (2 ½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.5.2 and Table R802.5.2(1)]	4-10d box (3" × 0.128"); or 3-16d common (3 ½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Sections R802.5.2 and Table R802.5.2(1)]	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3" × 0.128"); or 3-10d common (3" × 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 ½" × 0.135"); or 3-10d common nails (3"× 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss i
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3½" × 0.135"); or 3-10d common nails (3½"× 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box nails (3½" × 0.135"); or 2-16d common nails (3½"× 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	WALL		
8	Stud to stud (not at braced wall panels)	16d common (3 ½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 ½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3 ½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½ " spacer)	16d common (3 ½" × 0.162")	16" o.c. each edge face nail
		16d box (3 ½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 ½"× 0.113"); or 4-8d common (2 ½"× 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Adjacent full-height stud to end of header	4-16d box (3½" x 0.135") or 3-16 common (3½" x 0.162); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	End nail
13	Top plate to top plate	16d common (3 ½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
14	Double top plate splice for SDCs A-D2 with seismic braced wall line spacing < 25'	8-16d box (3 ½ " × 0.162"); or 12-16d common (3 ½ " × 0.135"); or 2-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
	Double top plate splice SDCs D_0, D_1 , D_2 ; and braced wall line spacing <25'	12-16d (3 ½" × 0.135")	
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ½ " × 0.162")	16" o.c. face nail
		16d box (3 ½" × 0.135"); or	12" o.c. face nail
16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 ½ " × 0.135"); or 2-16d box (3 ½" × 0.162"); or 4-3" × 0.131" nails	16" o.c. face nail
17	Top or bottom plate to stud	4-8d box (2 ½" × 0.113"); or 3-16d box (3 ½" × 0.135"); or 4-8d common (2 ½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3 ½" × 0.135"); or 2-8d common (3 ½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
18	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3 ½" × 0.162"); or 3-3" × 0.131" nails	Face nail
19	1" brace to each stud and plate	3-8d box (2 ½" × 0.113"); or 2-8d common (2 ½" × 0.131"); or 2-(3" x 0.131"); or 2-10d box (3" × 0.128")	Face nail
20	1" × 6" sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16ga., 1¾" long	Face nail
21	1" × 8" and wider sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or 3-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16ga., 1¾" long	Face nail
		Wider than 1" x 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16ga., 1¾" long	
	FLOOR		
22	Joist to sill, top plate or girder	4-8d box (3 ½" × 0.113"); or 3-8d common (3 ½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
		8d box (2 1/2" × 0.113")	4" o.c. toe nail
23	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2 1/2" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
24	1" × 6" subfloor or less to each joist	3-8d box (2 1/2" × 0.113"); or 2-8d common (2 1/2" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16ga., 1¾" long	Face nail
25	2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	Blind and face nail
26	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" × 0.135"); or 2-16d common (3 1/2" × 0.162")	At each bearing, face nail
27	Band or rim joist to joist	3-16d box (3 1/2" × 0.162"); or 4-10 box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail
28	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides
		And; 2-20d common (4" x 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
29	Ledger strip supporting joists or rafters	4-16d box (3 1/2 × 0.135"); or 3-16d common (3 1/2 × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
30	Bridging or blocking to joist, rafters or truss	2-10d (3" x 0.128"); or 2-8d common (2 1/2" × 0.131"); or 2-3" x 0.131" nails	Each end, toe nail

For SI:1 inch = 25.4 mm, 1 foot = 304.8 mm,
1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

PROPOSED SCOPE OF WORK COMPLIES WITH IRC 2024, SECTION R602.12 SIMPLIFIED WALL BRACING

R602.12 Simplified Wall Bracing.
Buildings meeting all of the conditions listed below shall be permitted to be braced in accordance with this section as an alternative to the requirements of Section R602.10. The entire building shall be braced in accordance with this section; the use of other bracing provisions of R602.10, except as specified herein, shall not be permitted.

1. There shall be no more than **three** stories above the top of a concrete or masonry foundation or basement wall. Permanent wood foundations shall not be permitted.
There is only one story above finish concrete foundation

2. Floors shall not cantilever more than 24 inches beyond the foundation or bearing wall below.
Floor will not cantilever within project scope of work.

3. Wall height shall not be greater than 10 feet (2743 mm).
Plate height for the referenced structure are below 10 feet.
Per roof plan 2/A-1 and elevations on sheet A-3.

4. The building shall have a roof eave-to-ridge height of 15 feet (4572 mm) or less.
Roof eave height for this project is at 8ft-2in.

5. Exterior walls shall have gypsum board with a minimum thickness of 1/2 inch (12.7 mm) installed on the interior side fastened in accordance with Table R702.3.5.
All exterior walls to have ½" gypsum board throughout interior side.
See wall section detail 4/A-2

6. The structure shall be located where the ultimate design wind speed is less than or equal to 130 mph (40 m/s), and the exposure category is B or C.
Proposed dwelling structure is located within exposure category 'B', and basic wind speed below 130 mph. (110mph per figure R301.2.1.1)

7. The structure shall be located in Seismic Design Category A, B or C for detached one- and two-family dwellings or Seismic Design Category A or B for townhouses.
Proposed home is located in seismic category (A), Per Fig. R301.2.2.1(1).

8. Cripple walls shall not be permitted in three-story buildings.
There are no cripple walls within project scope of work.

R602.12.1 Circumscribed Rectangle.
The bracing required for each building shall be determined by circumscribing a rectangle around the entire building on each floor as shown in Figure R602.12.1. The rectangle shall surround all enclosed offsets and projections such as sunrooms and attached garages. Open structures, such as carports and decks, shall be permitted to be excluded. The rectangle shall have no side greater than 60 feet (18 288 mm), and the ratio between the long side and short side shall be a maximum of 3:1.
Long side to Short side ratio for project is 38ft / 24ft = 1.58:1 < 3:1 ratio

R602.12.2 Sheathing Materials.
The following sheathing materials installed on the exterior side of exterior walls shall be used to construct a bracing unit as defined in Section R602.12.3. Mixing materials is prohibited.
1. Wood structural panels with a min thickness of 3/8in fastened in accordance with Table R602.3(3)
installation of ⅜" sheathing per wall section 4/A-2. apply througout exterior, full height with ⅜" thick o.s.b. (oriented strand board) sheathing.

2. Structural fiberboard sheathing with a min. thickness of 1/2 inch fastened in accordance with Table R602.3(1). There is no fiberboard sheathing (mdf) within project scope of work.

R602.12.3 Bracing unit.
A bracing unit shall be a full-height sheathed segment of the exterior wall without openings or vertical or horizontal offsets and a minimum length as specified herein. Interior walls shall not contribute toward the amount of required bracing. Mixing of Items 1,2 is prohibited on same story.
1. Where all framed portions of all exterior walls are sheathed in accordance with Section R602.12.2, including wall areas between bracing units, above and below openings and on gable end walls, the minimum length of a bracing unit shall be 3 ft.
2. Where the exterior walls are braced with sheathing panels in accordance with Section R602.12.2 and areas between bracing units are covered with other materials, the min. length of a bracing unit shall be 4 ft.
Per Detail 4/A-2, ⅜" o.s.b. sheathing to be installed full height of exterior wall with no other material will be applied between bracing units

R602.12.3.1 Multiple bracing units.
Segments of wall compliant with Section R602.12.3 and longer than the minimum bracing unit length shall be considered as multiple bracing units. The number of bracing units shall be determined by dividing the wall segment length by the minimum bracing unit length. Full-height sheathed segments of wall narrower than the minimum bracing unit length shall not contribute toward a bracing unit except as specified in Section R602.12.6.
Per Table R602.12.3.1, min. bracing unit length is 3ft. most segments are 4ft to ensure min. length requirements. See bracing plan on this sheet.

R602.12.4 Number of bracing units.
Each side of the circumscribed rectangle, as shown in Figure R602.12.1, shall have, at a min. the number of bracing units in accordance with Table R602.12.4 placed on the parallel exterior walls facing the side of the rectangle. Bracing units shall then be placed using the distribution requirements specified in Section R602.12.5.
See "Simplified Bracing Plan" on this sheet, indicating min. bracing units required Per Table R602.12.4.

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c	SPACING OF FASTENERS	
			Edges h (inches)	Intermediate supports c,g (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
31	3/8" - 1/2"	6d common or deformed (2" × 0.113" x 0.266" head); or 2⅜" x 0.113" x 0.266" head nail (subfloor, wall)	6	6 f
		8d common (2 ½" × 0.131" x 0.281" head nail (roof); or RSRS-01 (2 ⅜" x 0.113" x 0.281" head) nail roof) d	6	6 f
32	7/16" - ¾"	8d common nail (2 ½" × 0.131") nail (subfloor, wall)	6	12
		8d common nail (2 ½" × 0.131" x 0.281" head) nail (roof); or RSRS-01 (2 ⅜" x 0.113" x 0.281" head) nail roof)	6	6 f
33	⅞" - 1 ¼"	Deformed 2⅜" x 0.113"x 0.266" head (wall or subfloor)	6	12
		10d common (3" × 0.148") nail; or (2½" x .131" x .281" head) deformed nail	6	12
	Other wall sheathing g			
34	½" structural cellulosic fiberboard sheathing	1½" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1½" long 16ga. staple with 7/16" or 1" crown	3	6
35	25/32" structural cellulosic fiberboard sheathing	1½" x 0.120" galvanized roofing nail, 7/16" head diameter, or 1½" long 16ga. staple with 7/16" or 1" crown	3	6
36	½" gypsum sheathing d	1 ½" x 0.120" galvanized roofing nail; 7/16" head diameter, or 1 ¼" long 16ga.; staple galvanized, 1½" long; 7/16" or 1" crown or 1¼" screws, Type W or S	7	7
37	⅝" gypsum sheathing d	1¾" x 0.120" galvanized roofing nail; 7/16" head diameter, or 1 ½" long 16ga.; staple galvanized, 1½" long; 7/16" or 1" crown or 1¼" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
38	¾" and less	Deformed (2" x 0.113") or Deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6	12
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail; or Deformed (2 ½" × 0.131"); or Deformed (2 1/2" x 0.120") nail	6	12
40	1 ⅛" - 1 ¼"	10d common (3" × 0.148") nail; or Deformed (2 ½" x 0.131"); or Deformed (2 ½" x 0.120") nail	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbn steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section R104.11
b. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C. Fastener spacing applies where roof framing specific gravity is 0.42 or larger. Where roof framing specific gravity is greater than or equal to 0.35 but less than 0.42 in accordance with AWC NDS, fastening of roof sheathing shall be with RSRS-03 (2 ½" x 0.131" x 0.281" head) nails.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with ASTM C1280 or GA 253. Fiberboard sheathing shall conform to ASTM C 208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

R602.10.4 Construction Methods for Braced Wall Panels

Intermittent and continuously sheathed *braced wall panels* shall be constructed in accordance with this section and the methods listed in Table R602.10.4.

TABLE R602.10.4 BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Intermittent Bracing Methods	**HPS** Hardboard panel siding	7/16" for maximum 16" stud spacing		0.092" dia., 0.225" dia. head nails with length to accommodate 1 1/2" penetration into studs	4" edges 8" field
	ABW Alternate braced wall	3/8"		See Section R602.10.6.1	See Section R602.10.6.1
	PFH Portal frame with hold-downs	3/8"		See Section R602.10.6.2	See Section R602.10.6.2
	PFG Portal frame at garage	7/16"		See Section R602.10.6.3	See Section R602.10.6.3
	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

R602.12.5 Distribution of Bracing Units
The Placement of bracing units on exterior walls shall meet all of the following requirements as shown in Figure R602.12.5
1. A bracing unit shall begin no more than 12 feet (3658) from any wall corner.
See "Simplified Bracing Plan" on this sheet, depicting bracing locations will not begin more than 12 feet from any corner wall.

2. The distance between adjacent edges of bracing units shall be no greater than 20 feet.
See "Simplified Bracing Plan" on this sheet; bracing locations does not exceed 20 feet span between bracing units.

3. Segments of wall greater than 8 feet in length shall have not less than one bracing unit
See "Simplified Bracing Plan" on this sheet, bracing distribution complying per figure R602.12.5.

R602.12.6 Narrow Panels.
The bracing methods referenced in Section R602.10 and specified in Sections R602.12.6.1 through R602.12.6.3 shall be permitted when using simplified wall bracing.
Proposed scope of work will (2) narrow panels each at 3ft. used for wall bracing tabulation requirements.
In accordance to Table R602.10.5 Minimum Length of Braced Wall Panels

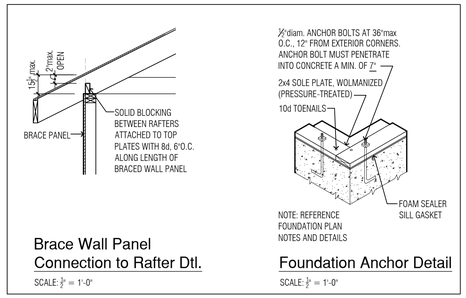
R602.12.6.1 Method CS-G.
Braced wall panels constructed as Method CS-G in accordance with Tables R602.10.4 and R602.10.5 shall be permitted for one-story garages when all framed portions of all exterior walls are sheathed with wood structural panels. Each CS-G panel shall be equivalent to 0.5 of a bracing unit. Segments of wall which include CS-G panel shall meet the requirements of Sec. R602.10.4.2.
Method CS-G will not be utilized for this project. There is no attached enclosed garage within work scope.

R602.12.6.2 Method CS-PF.
Braced wall panels constructed as Method CS-PF in accordance with Section R602.10.6.4 shall be permitted when all framed portions of all exterior walls are sheathed with wood structural panels. Each CS-PF panel shall equal 0.5 bracing units. Not more than four CS-PF panels shall be permitted on all segments of walls parallel to each side of the circumscribed rectangle. Segments of wall that include a Method CS-PF panel shall meet the requirements of Section R602.10.4.2.
Method CS-PF will not be used for this project. no portals in project.

R602.12.6.3 Methods ABW, PFH, and PFG.
Braced wall panels constructed as Method PFH and PFG shall be permitted when bracing units are constructed using wood structural panels applied either continuously or intermittingly. Each ABW and PFH panel shall equal one bracing unit and each PFG panel shall be equal to 0.75 units.
Method ABW, PFH or PFG will not be utilized for this project.

R602.12.7 Lateral Support.
For bracing units located along the eaves, the vertical distance from the outside edge of the top wall plate to the roof sheathing above shall not exceed 9.25 inches (235 mm) at the location of a bracing unit unless lateral support is provided in accordance with Section R602.10.8.2.
Per 7:12 roof pitch per Roof Plan Detail 2 Sheet A-1; vertical distance from outside of edge of top wall plate to roof sheathing is 8 inches. Distance does not exceed 9.25 inches.

R602.12.8 Stem Walls.
Masonry stem walls with a height and length of 48 inches or less supporting a bracing unit or a Method CS-G, CS-PF or PFG braced wall panel shall be constructed in accordance with Figure R602.10.9. Concrete stem walls with a length of 48 inches or less, greater than 12 inches tall and less than 6 inches thick shall be reinforced sized and located in accordance with Figure R602.10.9.
There is no Masonry Stem walls within project scope of work.

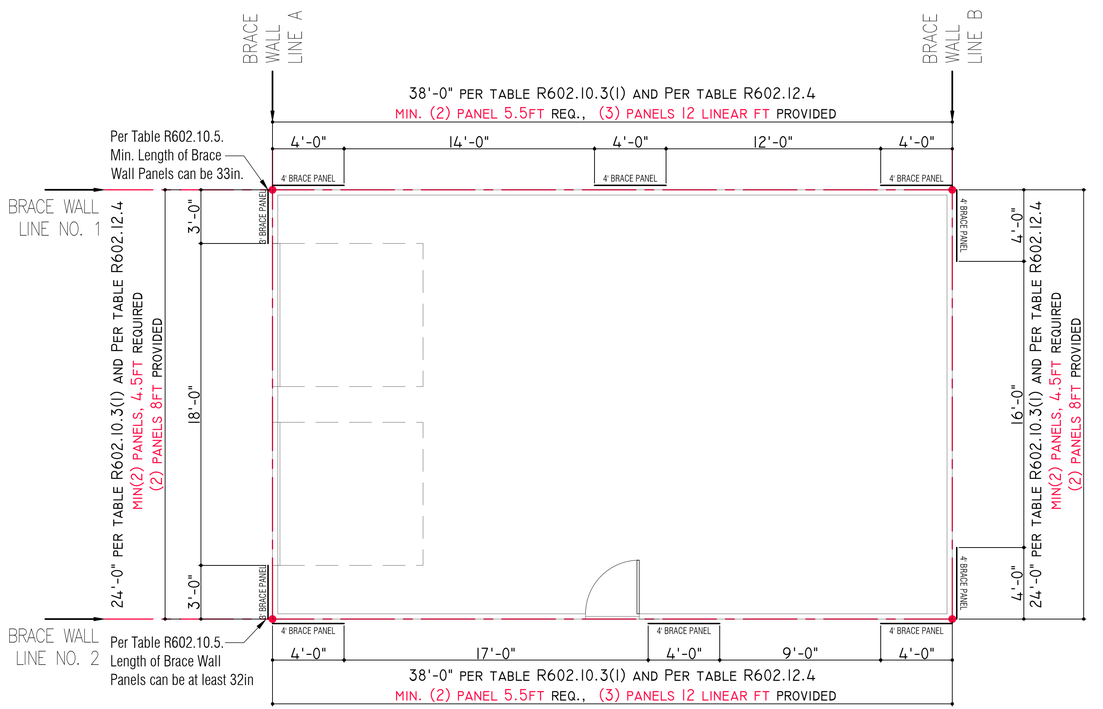


Brace Wall Panel Connection to Rafter Dtl.

SCALE: 3" = 1'-0"

Foundation Anchor Detail

SCALE: 3/4" = 1'-0"



BRACING PLAN UTILIZING CS-WSP METHOD

NOTE:
1. ALL WALLS TO BE FULLY SHEATHED WITH PLYWOOD OR OSB PER TYPICAL WALL SECTION.
2. ENSURE ALL BRACING UNIT AREAS ALONG BRACE WALL IS FASTEN IN ACCORDANCE WITH TABLE R206.3.(1)

ALL BRACING UNITS TO BE UTILIZING CS-WSP METHOD (Continuous Sheathed Wall Structural Panel) PER TABLE R602.10.4

REGISTERED ARCHITECT
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OHP Review

POTEET HOMES
COMFORTABLE . AFFORDABLE . RELIABLE

Vinny&Britney
CARRASCO
HISTORIC HOME
230 Devine
San Antonio, TX 78210

Project No.	192-26
Issued	
OHP Revw	WED JULY 8, 2026

Description
BRACING PLAN
BRACING PLAN

Reference Sheet Number:
BP
9 of 12

Division 15 - Plumbing

P15.01 PLUMBING FIXTURES
Shower heads, lavatory faucets and sinks shall comply with efficiency standards of the code. Install all plumbing items in accordance with Mfg. installation guidelines and requirements. Verify all field dimensions with floor plan before installation.

P15.02 PIPING
Hot water pipes are insulated to ≥ inch of insulation.Circulating service hot water systems shall have automatic or accessible manual controls ,
and pipes are insulated to ≥R-2.

P15.03 WATER HEATER
Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermossyphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists. Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing, to maintain the desired water temperature in the piping. Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe must have a demand recirculation water system. Ensure pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.

P15.04 WATER RECOVERY UNITS
Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units <3 psi for individual units connected to one or two showers. Potable waterside pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.

P15.05 FUEL LAMPS
Fuel gas lighting systems must have NO continuous pilot light.

Division 15 - Mechanical-HVAC

M15.01 HEATING, VENTILATION AND AIR CONDITIONING
Air conditioning installer shall verify to the Owner for approval engineered design proposal for equipment and duct locations, layout sizes for complete summer and winter air conditioning system. All work shall conform to the requirements of all applicable codes. The air handling duct system shall be constructed, installed, sealed and insulated as required by code. Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official. Air handler leakage designated by manufacturer at ≤ 2% of design air flow. Building envelope tightness entry blower door test results of ≤7 ACH at Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during insulation inspection

M15.02 AIR REGISTERS AND FILTERS
All supply and return air grille and register locations shall be presented to the Owner and/or Builder for review and approval.

M15.03 EQUIPMENT LOCATIONS
All equipment shall be set in suitable locations and shall be suspended with vibration insulating straps. Equipment outside shall be set on min. 4" concrete slab foundations.

M15.04 THERMOSTATS
Submit thermostat locations to the Owner and Contractor for approval prior to installation. Thermostatically controlled heating and coiling shall have a programmable automatic thermostat with a clock mechanism, which the Owner can manually control 24 hours. Programmable thermostats systems are required to be initially set by mfg to code specification

M15.05 REFRIGERANT
A complete charge of refrigerant and oil shall be maintained throughout the warranty period.

M15.06 HVAC PIPING
HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3. Protect of insulation on HVAC piping.

M15.07 DUCTS
The air duct system shall be constructed, installed, sealed and insulated as required by Mechanical code. Duct systems are design and sized in accordance with ACCA Manual D. Limit all flex duct runs to 10'-0".
Duct tightness test result of ≤ 8 cfm to outdoors, or ≤ 12 cfm across the system. Or rough-in test results of ≤ 6 cfm across systems or ≤ 4cfm without air handler. For rough-in tests, verification may need to occur during Framing Inspection.
Ducts are pressure tested to determine air leakage with either:
Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the mfg air handler enclosure if installed at time of test.
Post-construction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.
Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter. Use insulated duct board for longer runs. Run flex ducts as straight as possible. Building cavities are not used as ducts or plenums. Use proper length for each run. Do not try to fit a long section into a short span. Do not allow the ducts to sag between supports. All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are to be sealed per industry standards that meets Mech. Code.

M15.08 MAINTENANCE INSTRUCTIONS
A maintenance label shall be affixed to all equipment requiring preventative maintenance instructions and manuals shall be provided for the Owner's use.

M15.09 INTAKE AND EXHAUST DAMPERS
Automatic or gravity dampers are installed on all outdoor air intakes and exhaust for mechanical ventilation systems.
Fan systems exhausting air from the house shall be provided with backdraft dampers.

M15.10 EQUIPMENT EFFICIENCY
HVAC equipment shall be 16.0 SEER minimum.

M15.11 FURNACES (Not Applicable)
Programmable thermostats installed on forced air furnaces.

M15.12 GARAGE VENTS
Private garage which are constructed in conjunction with any Group R-1 and R-3 occupancy and which have openings into such buildings shall be equipped with fixed louvers or screened openings or exhaust ventilation to the outside with exhaust openings located withing 6" of the floor. The clear area of the louvers opening or of the openings into exhaust ducts shall be not less than 60 square inches per car stored in such private garage.

M15.13 VENTS/ VENTILATION
Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of operable exterior openings with an area not less than 1/20 of the floor area of such rooms with a minimum of 1-½ square feet. In lieu of required exterior openings for natural ventilation in bathrooms containing a bath tub or shower or combination thereof, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided.

M15.14 ENVIRONMENTAL AIR DUCTS
Ducts used for domestic kitchen range ventilation and domestic clothes dryers shall be of metal and shall have smooth interior surfaces. Exception: Approved flexible duct connectors not more than 6' in length may be used in connection with domestic dryer exhausts. Flexible duct connectors shall NOT be concealed within construction.

M15.15 FIREPLACES (Not Applicable)

M15.16 WARRANTY
After the system has been completely installed, provide necessary testing, adjusting and operating to place system in satisfactory operating condition. After final inspection and approval, system shall be guaranteed against defective workmanship and materials for a period of one year minimum.

END OF SECTION

Division 16 - Electrical

16.00 - GENERAL
Furnish all materials, equipment, and labor required to complete the entire electrical installation, from service to the most remote outlet, including service entrance wiring, service switches, receptacles, fixtures conduit, wire cables, etc.

16.01 - LIGHTING
100% of lamps in permanent fixtures or 100% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting. Exterior lighting ≥30 watts shall have the following controls: manual on/off switch with automatic shut-off,automatic shut-off in daylight hours, and controls that override automatic shut off that returns to automatic control within 24 hours. All recessed light fixtures sealed at housing/interior finish and labeled to indicate less than 2.0 cfm leakage at 75Pa.
Electrician shall coordinate with the framer in locating light fixtures. Framer must adjust framing as required to accommodate light fixture locations. Attempt to install fixture as close as possible per plans

16.02 - PERMIT AND INSPECTIONS
All electrical wiring for which a permit is required shall be inspected and approved by the local building & safety department before being concealed, energized, or used. It is the electrical contractor's responsibility to make the request for inspections and means for inspection.

16.03 - CODE COMPLIANCE
All appliances, or equipment for electric wiring shall be installed per local governing codes.

16.04 - EQUIPMENT LOCATIONS
In order that all outlets shall come in proper relation to ceiling designs, centers of panel work, pilasters, columns, etc., the contractor shall familiarize himself with the drawing details of these spaces and set outlets properly. Where no dimensions are given, consult with Owner.

16.05 - GROUND FAULT CIRCUIT INTERRUPTERS
To comply with the National Electrical Code (NEC)/City Electrical Code. Ground fault interrupters required on exterior front/rear outlets. Also, in bathroom lavatories, garages and all electrical plugs intended to serve small appliances at kitchen counter tops, inclusive of island counters. Electrical convenience outlets serving kitchen shall comply with the spacing requirements of Article 210-52(C) of the 2014 NEC. Access doors shall be provided for hydro massage tub motors.

16.06 - DISTRIBUTION PANEL
Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.
Recessed Breaker Type, with space for at least 6 spare 30 AMP breakers.

16.07 - COORDINATION WITH OTHER WORK
Electrical contractor shall connect all motors furnished by the HVAC, Plumber, and General contractors.

16.08 - WALL PLUG and LIGHT SWITCH LOCATIONS
Wall plugs shall be installed 12" above finish floor, or horizontally along baseboard, where applicable. Switches and dimmers shall be 'typical' rocker or type as mfg. by Cooper, Diva, or approved equal. Install light switches 48" above finish floor unless noted otherwise.

6.09 - OUTLETS ON KITCHEN ISLAND
Outlets are optional, Not Required. The 2023 NEC allows for flexibility. You are not obligated to install outlets on kitchen islands or peninsulas. If you choose to install outlets, they should be on or above the counter top (no more than 20 inches high). In the counter top (using pop-up outlets).

16.10 NO BELOW-COUNTER OUTLETS:
Outlets below the counter top are no longer permitted due to safety concerns related to extension cords and potential hazards. If you choose not to initially install outlets, you must still provide for their future addition. This typically involves installing a junction box in the island or peninsula, or running wiring to a location where an outlet could be installed later.

16.11 - WEATHERPROOF TRIM and GFI's
Use exterior weatherproof trims on exterior phone/cable jacks. All outlet plugs within 6ft reaching distance of wet areas shall be GFCI.

16.12 - LIGHTS FOR MECHANICAL ROOM
A lighting outlet shall be provided adjacent to each HVAC unit or water heater installed in attic spaces.

16.13 - SWITCH LEGS
The contractor shall provide individual switch legs for fixture groups as indicated on the lighting plan. Switch legs for exterior lighting are to originate from a single electrical sub-panel to allow for timers or photo cells installation.

16.14 - WIRE
No wire smaller than #12 awg shall be used for power or lighting circuits. Wires ≥#6 must be standard.

16.15 - NON-METALLIC SHEATHED CABLE
Non-metallic sheathed cable shall be an approved type "nm" or "nmc". Type "nm" may be installed for concealed work in normally dry locations. It may not be used embedded in masonry, concrete, fill or plaster, nor run in shallow chases in masonry or concrete and covered with plaster or similar finish. Type "nmc" may be used for concealed work in dry, moist or corrosiv loactions and walls of masonry construction. Where embedded in plaster or run in shallow chases it shll be covered by a corrosion resistant steel plate at least 1/16" in thickness and ¾" wide. Non-metallic sheathed cable shall be secured by approved staple at intervals not exceeding 52 inches and within 12 inches of every box.
Non-metallic sheathed cable may be installed exposed only in attic areas and under floor areas. The cable shall closely follow the surface of the building finish or on running boards. Where exposed or concealed cables are installed through bored holes in studs, joists or similar wood members, holes shall be bored at the approximate centers of wood members or atleast 1¼" from the nearest edge where practical. Where there is no objection because of weakening of building structure, non-metallic sheathed cable may be laid in notches in the studding or joist when the cable at those points is protected against the driving of nails into it be having the notch covered with a steel plate atleast 1/16" in thickness before the building/house finish is applied. All splices are required to be made up on rough inspections. When a cable is used for switch legs the ungrouded conductor (colored) shall be used as the return conductor from the switch to the outlet. The identified (white) conductor may be used as an underground circuit conductor of the exposed portion is primed a color other than white or green.
Non-metallic boxes may be used with non-metallic sheathed cable. Metallic boxes shall be grounded.
Non-metallic sheathed cable shall be secured to non-metallic boxes if other than single gang box.
Non-metallic cable shall be secured to all metallic boxes.

16.16 - AUDIO/VISUAL EQUIPMENT and WIRING
Audio/visual equipment shall be provided by the Owner. Contractor to schedule with the owner for installer to pre-wire for speakers, audio, volume controls, etc. when indicated. Provide wiring for cable/TV as shown on the plan. Cable/TV wire to be RG-6.

16.17 - SECURITY SYSTEM
Owner verify placement of security alarm components for visual impact on design.

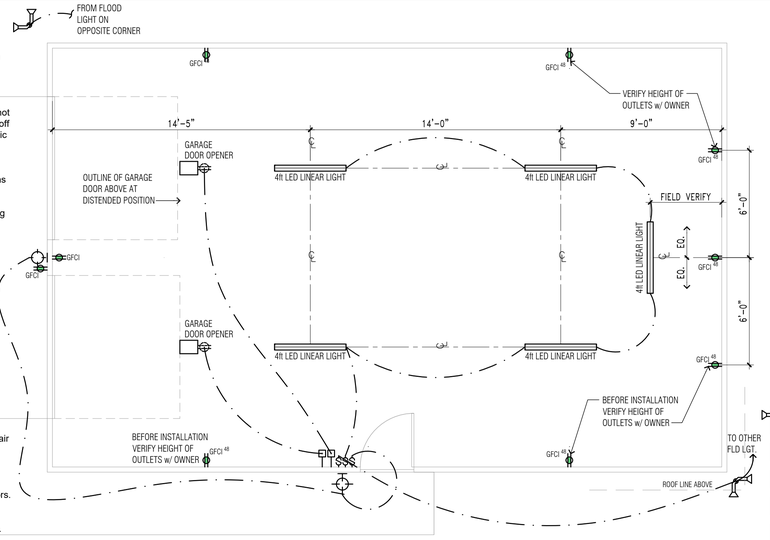
16.18 - PAINTING ELECTRICAL LIGHT TRIMS/FLANGES.
Verify with Owner if flanges / trim rings on all recessed light fixtures shall be painted to match the adjacent clng.

16.19 - SMOKE DETECTORS and ALARMS
Provide 'Hard-Wired' smoke detectors and fire alarms with battery backup as required by local code (IRC sec.R317, U.L. Listed 120V/1-phase), as shown on the drawings. Provide compliant UL217 smoke detectors as manufactured by 'First Alert' or approved equal.
Dwelling units shall be provided with a smoke detector in all sleeping areas and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. Smoke detectors shall receive their primary power from the house source and be equipped with a battery backup, unless approved by Owner to install battery powered detectors.

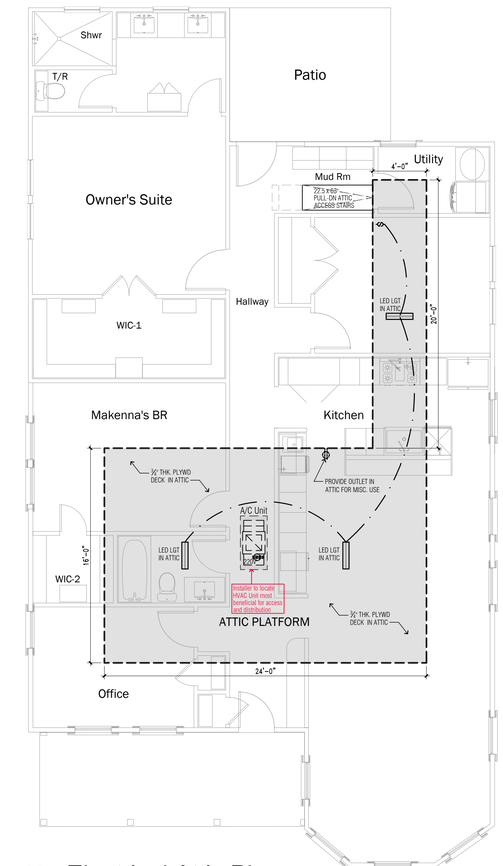
16.20 - CO2 DETECTORS / CARBON MONOXIDE ALARMS
Install Carbon Monoxide detectors as required where fuel-fired appliance are installed, and/or an attached garage with an opening that communicates with the dwelling unit exist.
Per IRC R315.1.1, carbon monoxide alarms shall be listed in accordance with UL 2034.
Carbon monoxide and smoke alarms shall be listed in accordance with UL 217 and UL 2034.
Per IRC R315.3, carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedrm
Per IRC R315.4, combination carbon monoxide-smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.
Per IRC R315.5, Where more than one csrbon monoxide alarm is required to be installed within an individual dwelling unit in accordanance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all the alarms in the individual dwelling unit. Physical interconnection pf carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
Does not apply to alterations and repairs, where interior wall finishes will have to be removed.

16.22 - DOOR BELL
Provide a door bell chime system with light push button.

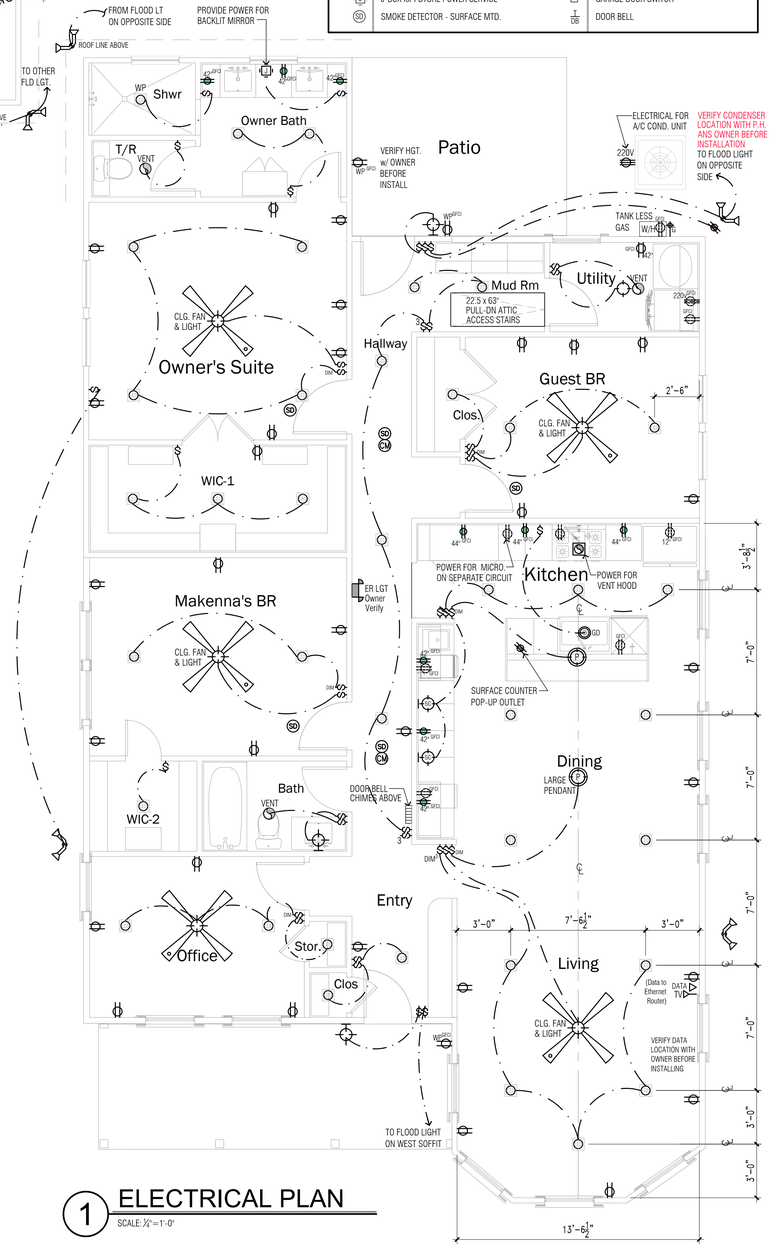
END OF SECTION



3 Garage Electrical Plan
SCALE: ¼"=1'-0"



2 Electrical Attic Plan
SCALE: 3/16"=1'-0"



1 ELECTRICAL PLAN
SCALE: ¼"=1'-0"

Electrical Legend

CEILING FAN WITH LIGHT FIXTURE	CARBON MONOXIDE DETECTOR
WALL SWITCH SINGLE POLE	THERMOSTAT
WALL SWITCH 3-WAY	FLR MOUNT OUTLET w/ COVER PLATE
WALL SWITCH ON DIMMER	LIGHT FIXTURE
DUPLEX RECEPTACLE OUTLET-110V	WALL MOUNTED LIGHT FIXTURE
DEDICATED 220V OUTLET-APPLIANCE	LED RECESSED FIXTURE - TYP. 6" (NO HOUSING TYPE)
FOURPLEX OUTLET	WEATHERPROOF LED REC. FIXTURE
DUPLEX RECEPTACLE OUTLET GRND FAULT CIRCUIT INTERRUPTER	UNDER CABINET LIGHT STRIP
WEATHERPROOF DUPLEX OUTLET	2ft LED FLUSH MOUNT LINEAR WRAP LITHONIA FMLWL 24 840 (ATTIC LIGHT)
OUTLET w/ HEIGHT AT FINISH FLOOR	4ft LED - LINEAR SHOP GARAGE 4,500 Lumen
OUTLET-CONCEALED FOR APPLIANCE	SUSPENDED PENDANT LIGHT
DUAL USB CHARGER WITH LED INDICATOR AND SINGLE OUTLET	EXTERIOR FLOOD LIGHTS
EXHAUST VENT	EMERGENCY LIGHT
EXHAUST VENT & LIGHT	TV OUTLET / COAX CABLE
GARBAGE DISPOSAL	DATA OUTLET
J-BOX for FUTURE POWER SERVICE	GARAGE DOOR OPENER
SMOKE DETECTOR - SURFACE MTD.	GARAGE DOOR SWITCH
	DOOR BELL

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CARRASCO HOUSE RENOVATION + ADDITION
LAVACA HISTORIC DISTRICT
230 DEVINE ST. SAN ANTONIO, TX 78210

OHP Review

POTEET HOMES
COMFORTABLE . AFFORDABLE . RELIABLE

Vinny&Britney
CARRASCO
HISTORIC HOME
230 Devine
San Antonio, TX 78210

Project No.	192-26
Issued	
OHP Revw	WED JULY 8, 2026

Description
ELECTRICAL PLAN

Reference Sheet Number:
E-1
12 of 12

Division 1 - General Information

1.01 COPYRIGHT: Ownership of plans, and related design ideas are the property of the Owner, and shall not be copied or reproduced without the express written consent by the Architect.

1.02 DIMENSIONS: Numerical dimensions shall take precedence over scaled dimensions. Dimensions are to face of studs or other structural materials or surfaces unless otherwise noted.

1.03 OBSERVE CODES: The Contractor and all subcontractors shall observe all local, state and national governing codes and ordinances and shall seek in a timely fashion all permits, inspections and approvals required to perform their work. All work and materials are to comply in every respect with the latest requirements of all applicable city, county and state codes, local regulations and the direction of the building inspector. If the project is outside of the jurisdiction of a building official, all work must comply with the latest edition of the IRC 2024 Residential Code.

1.04 INSTALLATION OF MANUFACTURED MATERIALS: Contractor and subcontractors shall install all manufactured items, materials and equipment in strict accordance with the manufacturer's written specifications and instructions.

1.05 SUBSTITUTIONS and CHANGES: No substitutions of materials for those specified shall be made without the Owner's approval. The Architect shall be held harmless for any variances to these drawings and specifications without written approval.

1.06 GENERAL WORKMANSHIP: The General Contractor or Home Builder shall be held responsible for the execution of a complete job of workmanship.

1.07 CLEANING: The contractor shall maintain neat premises and shall thoroughly clean all finished surfaces inside and outside of the project. Contractor shall control construction debris and prevent debris from going on to the public right of way or adjacent properties. Sub contractors shall clean and haul away debris caused by their own work.

1.08 EXECUTION AND PERFORMANCE: All sub-contractors are responsible for a complete job within their discipline and shall notify the contractor, Architect, or Owner of any items normally required for proper execution of their work, that is not specified in the drawings prior to submitting bid proposals.

1.09 UTILITIES: The Contractors shall be responsible for the location of all utilities and services to the house. Locate meters, panel, outlets, thru-roof penetrations, and all other such undesirable visual elements out of plain view. Locations shall be verified with the Owner.

1.10 PREMISE IDENTIFICATION: Physical address shall be provided for the construction project. Numbers to be 4" min. and be plainly visible and legible from the street or road fronting the property

1.11 EASEMENTS:
No construction allowed over easement unless written permission from controlling agency is issued. Fences over easement must provide full width access to easement.

All construction sites must be kept clean. trash and other debris associated with any construction may not be allowed to migrate to other lots, properties, or rights-of-way. each new construction site must have a solid-sided trash container of at least eight feet square and four feet high. the trash container must be removed and properly disposed of without allowing the container to be overfilled. all trash or debris that drifts or spills onto other lots, properties or rights-of-way must be picked up and securely placed in the trash container or otherwise properly disposed of on a daily basis. Concrete curbs and gutters within a street right-of-way that are removed to allow access to a lot shall be saw-cut at all construction joints or otherwise cut to produce a clean, even joint.

The area between the curb and the sidewalk shall be excavated or filled to provide a uniform grade comparable to the adjacent street grade and shall be located so that ground level at the right of way line is no more than two ft, or less than three inches, above or below the adjacent curb grade.

Expansion joint material shall be provided at intervals not to exceed fifty feet and where the new construction abuts the existing curbs or driveways. A minimum of two round dowel bars ($\frac{3}{8}$) inch in diameter and (18") in length shall be spaced eighteen inches apart at each expansion joint. One 9in end of the dowel shall be thoroughly coated with hot oil asphalt or rod lead, so that it will not bond to the concrete; approved types of slip joints may be used in lieu of coating the ends of the dowels.

Sidewalks required along all residential streets. They shall be located at the property line and protrude into the right of way. Sidewalks shall be constructed at the time the house is completed. Sidewalks shall be a minimum of 3 ½" thick with smooth, uniform and slip resistant finish.

Division 2 - Site Work
(SEE *SITE PLAN* SHEET FOR DIVISION 2 NOTES)

Division 3 - Concrete
SEE *FOUNDATION PLAN* NOTES & SPECIFICATIONS BY STATE LICENSE STRUCTURAL ENGINEER

Division 4 - Masonry (NOT APPLICABLE)

4.01 MASONRY UNITS
Concrete Masonry Units: ASTM C 90; Density Classification, Lightweight Medium Weight Normal Weight

4.02 MORTAR AND GROUT
Mortar: ASTM C 270, proportion specification.
Use [portland cement-lime] [or] [masonry cement] mortar. Do not use calcium chloride in mortar.
For masonry below grade or in contact with earth, use Type S mortar. For reinforced masonry, Type N.
For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls; for interior load-bearing walls; for interior non-load-bearing partitions, and for applications not indicated, use Type N
Grout: ASTM C 476 with a slump of 8 to 11 inches.

4.03 REINFORCEMENT, TIES, AND ANCHORS
Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60 (Grade 420).
Joint Reinforcement: ASTM A 951.
Coating: Hot-dip galvanized at both interior and exterior walls
Wire Size for Side Rods: [0.148-inch [0.187-inch (4.76-mm)] diameter. Wire Size for Cross Rods: 0.148-inch [0.187-inch] diameter. Wire Size for Veneer Ties: [0.148-inch [0.187-inch] diameter.
For single-wythe masonry, provide either ladder design or truss design.

CORRUGATED-METAL VENEER TIES:
Corrugated-Metal Veneer Anchors to be 7/8 inch wide and between .03-inch to .06-inch thick steel sheet galvanized after fabrication. Masonry Standards Joint Committee (MSJC) requires that corrugated metal ties be at least .03in thick and requires closer spacing for veneer ties less than .06in thick.

4.04 INSTALLATION
Cut masonry units with appropriate saw for cutting CMU. Install with cut surfaces and, where possible, cut edges concealed. Stopping and Resuming Work: Rack back units (stepped), do not tooth.
Tool exposed joints slightly concave when thumbprint hard unless otherwise indicated.
Keep cavities clean of mortar droppings and other materials during construction.

4.05 LINTELS
Install lintels where indicated. Minimum bearing of 8 inches at each jamb unless otherwise indicated.

4.06 FLASHING AND WEEP HOLES
Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to the downward flow of water in the wall, and where indicated on the drawings.
Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing before covering with mortar. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan. Trim wicking material used in weep holes flush with outside face of wall after mortar has set.

EMBEDDED FLASHING MATERIALS:
Sheet Metal Flashing: Copper, 10-oz./sq. ft. weight or 0.0135 inch thick for fully concealed flashing, 16-oz./sq. ft. weight or 0.0216 inch thick elsewhere. Laminated Flashing: Copper sheet 5 oz./sq. ft., bonded with asphalt between two layers of glass-fiber cloth. Use only where flashing is fully concealed.

4.07 PARGING
Parge masonry walls where indicated, in 2 uniform coats with a trowel finish. Cure parging for min 24 hrs.

4.09 MASONRY CLEANING
Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
Final Cleaning: After mortar is thoroughly cured, clean exposed masonry. Wet wall surfaces with water before applying acidic cleaner, then remove cleaner promptly by rinsing thoroughly with clear water.
Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.

4.10 REFRACTORY MORTAR FOR MASONRY BUILT FIREPLACES (Not Applicable)
Ground fireclay mortar or other refractory mortar that passes ASTM C 199 test. Set firebox brick in full bed of refractory mortar with full head joints. Make joints approximately 1/8 inch wide and tool smooth. Set clay flue liners in full beds of refractory mortar to comply with ASTM C 1283.

Division 5 - Metals (NOT APPLICABLE)

5.01 GENERAL
Refer to Structural drawings and specifications for metal frame buildings and structural steel fabrication. Furnish an install all structural steel work including post, angles, straps, clips, anchors, etc. required to complete the job. All steel shall be new from steel manufacturing company, or direct steel supplier. Shear and punch metals cleanly and accurately. Remove burrs and ease exposed edges. Form bent-metal corners to smallest radius possible without impairing work.

5.02 METAL PRODUCTS
Steel Floor Plate: ASTM A 786/A 786M; Steel Tubing: ASTM A 500; Steel Pipe: ASTM A 53, standard weight (Schedule 40), black finish. Round steel tubing and pipe are sized differently.
Tubing is designated by OD and wall thickness. Pipe is designated by NPS and weight or schedule number.

5.03 WELDING (If Applicable)
Weld corners and seams continuously. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals. At exposed connections, finish welds and surfaces smooth with contour of welded surface matching those adjacent. Welding to be performed by licensed fabricator, or certified welder in compliance with local regulations. All steel to be primed with the appropriate primer paint for ferrous metals and most non-ferrous metals.

5.04 BRAZING (If Applicable)
Comply with AWS for recommended practices in shop brazing. Braze behind finished surfaces without distorting or discoloring exposed side. Clean exposed brazed joints of flux, and exposed contact surfaces.

5.05 LINTEL FOR WINDOWS AND OPENINGS (If Applicable)
Fabricate loose lintels from steel angles and shapes. Size to provide bearing length at each side of openings equal to one-twelfth of clear span, but not less than 8 inches.

5.06 SLOTTED CHANNEL FRAMING (If Applicable)
Slotted Channel Framing: Cold-formed steel channels complying with MFMA-4 1$\frac{5}{8}$ X 1$\frac{5}{8}$ inches, .097 in (12gauge) minimum thickness, hot-dip galvanized after fabrication.

Division 6 - Wood and Plastics

6.01 GENERAL
Refer to Structural drawings and specifications.
All rough framing carpentry and finish carpentry work shall be erected plumb, level, true, and in accordance with details and the building code. Excessively scuffed, scratched, dented, or otherwise damaged wood must be replaced. Set wood framing accurately, brace well and nail securely as per all applicable codes, framing details and specifications.

All structural lumber shall be as specified and shall conform to the AIT code of standard practice, latest edition. Specifications by AITC shall govern those portions of work, fabrication and erection, of all structural wood.

Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber as to provide for air circulation within and around stacks and under temporary covering including polyethyllene and sinilar materials. For lumber and plywood pressure treated with waterborne chemicals, sticker between each course to provide air circulation.

Fit carpentry work to other work; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds ad similar supports to allow attachment of other work. Framing contractor shall adjust framing as required to accomodate locations of light fixture, air registers, stereo speakers and other such elements so that such elements are positioned in their designed location.

Nominal sizes are indicated, except as shown by detail dimensions. Provide actual sizes as required by PS 20 for moisture content specified for each use. Provide dressed lumber, S4S, unless otherwise indicated. Provide seasoned lumber with 19 percent maximum moisture content at time of dressing and shipment for sizes 2" or less in nominal thickness, unless otherwise indicted. For structural light framing (2" to 4" thick, 2" to 6" wide), provide the following grade and species:

- Select structural grade.
- No. 2 Grade.
- Douglas Fir or Douglas-Fir-Larch graded, respectively, under WCLIB or WWPA rules.
- Southern Pine graded under SPIB rules.
- Spruce-Pine-Fir graded under NCLGA rules.
- Redwood graded under RIS rules.

6.02 TYPICAL INTERIOR WALL CONSTRUCTION
2x4 finger - jointed wood studs at 16" on center (2x6's where indicated on the drawings.) Stud grade S-P-F kiln dried.

6.03 TYPICAL EXTERIOR WALL CONSTRUCTION
2x4 or 2x6 (as indicated on the floor plans) wood studs at 16"o.c. Stud grade S-P-F kiln dried. Exterior sheathing shall be 4'x8'x½" O.S.B. or plywood sheathing suitable for exterior application. Block all edges of sheathing. Attach sheathing to wood framing in accordance with code and the manufacturer's instructions. Provide ½" diameter anchor bolts at 48" o.c. typical at sole plate. Provide double plates at top sole.

SOLE PLATE
Bottom sole plate shall be pressure-treated with either Alkaline Copper Quaternary (ACQ), Copper Azole (CA), Micronized Copper Azole (MCA), or a Borate-based preservative. Absolutely NO CCA (Chromated Copper Arsenate) treated wood shall be used.
Approved pressure-treated wood materials:
- Wolmanized, Wolmanized L3, and SillBor, by Arch Chemical Inc.
- Weathershield, by Universal Forest Products
- Prowood Micro, MicroCA, ACQ, Borate, by Universal Forest Products
- MicroPro, Advance Guard, and HiBor, by Osmose Inc.
- DuraPine CA by Cox,

6.04 FRAMING
All framing members to comply with the local codes for spans, materials, and also for loads and weights. Roof and floor trusses to be engineered by truss manufacture. Structure spans exceeding 24'-0" require engineering of such members and all supporting members.

6.05 GLU-LAM BEAMS (GLUE LAMINATED-GL)
Shall consist of Glue Laminated Southern Pine having no less than an allowable bending stress (Fb) of 2,400psi, and an allowable shear stress of 165psi. Fabricate according to AITC. Fabricate with camber built-in for dead load deflections.

MICRO-LAM (ML) and VERSA-LAM (VL)
Shall consist of solid plywood beams manufactured by Louisisna Pacidfic or equavilant fabricator, and shall have no less than an allowable bending stress (Fb) of 2,800psi, allowable stress of 185psi or larger

6.06 ROOF FRAMING
Conventional framing or prefabricated wood trusses. Roof sheathing shall be $\frac{5}{8}$" Techshield" radiant barrier OSB exterior grade roof sheathing as manufactured by Louisiana Pacific or equal. Install radiant (foil) side face down to attic side when batt-insulation is installed. Not required for spray-foam applications. Attach sheathing to wood framing in accordance with code and manufacturer's instructions. Provide solid blocking at all edges. Secure roof framing securely to rafters per code nailing requirements.

6.07 CRICKET and SADDLE
Provide crickets with pitch to match adjacent roof pitch on ridge side of chimneys, and roof projections more than 30" measured perpendicular to slope roof. Flashing sheet metal to match roof when specify.

6.08 WOOD GROUNDS, NAILERS, NOTCHING, BLOCKING AND SLEEPERS:
Provide wherever shown and where required for screening or attachment of other work. Form to shapes as shown and cut as required for true line and level of work to be attached. Provide permanent grounds of preservative treated, key-beveled lumber not less than 1½" wide and of thickness required to bring face of ground to exact thickness required. Stud in an exterior wall or bearing partition shall not be cut or notched to a depth exceeding 25% of it's depth. Stud in an non-bearing partition shall not be notched to a depth exceeding 40% of a single stud length.

6.09 WOOD FLOOR FRAMING
2X? ceiling joists at 16" o.c. throughout, except 12" o.c. at HVAC unit location. Allowable spans for ceiling joists shall be in accordance with local building codes.

6.10 FIXED CLOSET SHELVING
¾" Birch plywood or MDF with solid wood nosing (paint). Depth of shelves shall be 12" unless noted otherwise on the drawings.

6.11 ADJUSTIBLE CLOSET SHELVING (If Applicable)
¾" Birch plywood or MDF with solid wood nosing (paint). Depth of shelves shall be 12" unless noted otherwise on the drawings. Provide "KV" (Knoight & Vaghn) standard to accept shelf support clips in standard areas. Provide wood pinhole type shelf supports in important areas or glass shelf areas such as the china cabinets.

6.12 WOOD TRIM
Refer to drawings and details.

Division 6 - Wood and Plastics (continued...)

6.13 SHOP BUILT CABINETS OR MANUFACTURED CABINETS

All cabinets are to be mill made locally by a local cabinet maker approved by the owner. provide adjustable shelves throughout. provide space for under cabinet lighting as shown on lighting plan. consult with owner as o special storage baskets, bins, lazy susan, etc.

TYPE:
shop built premium grade with flush inset doors and face frame as depicted in "architectural woodwork quality standards illustrated", 1999-page 138, 400-g-13.

DOOR AND DRAWER FRONTS:
Raised or Flat panel doors and drawers as indicated on interior elevations. upon request, provide sample doors and drawers to Owner for approval.

INTERIORS:
¾" interior finish grade plywood with solid wood nosing.
Alternate: Melamine Interiors (upon Owner's approval or request).

WOOD SPECIES AND FINISH:
Stain Grade: Match existing or as selected by Owner.
Paint Grade: Match existing or as selected by Owner

Hardware:
Full extension drawer glides, exposed hinges to be approved by Owner.
Door and drawer pulls and/or knobs to be selected by Owner.

6.14 FIRE AND DRAFT STOPS
All fire stopping shall consist of 2in. nominal lumber. Fire stopping and draft stopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, concealed roof spaces and floor/ceiling assemblies. The integrity of all fire and draft stops shall be maintained. Draft stopping shall be installed so that the areas of the concealed space does not exceed 1,000 sq.ft. and shall divide the concealed space into approximate equal areas.

6.15 BRACED WALLS
Walls shall be braced in accordance with the requirements of IRC 2024 602.10 Wall Bracing

6.16 CONNECTION HARDWARE
NAILS:use common wire nails, except as otherwise indicated. Use finishing type nails for finish work. Select fasteners of size that will not penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting of wood: pre-drill as required. Use galvinized fasteners in all carpentry related to roofing work.

SCREWS:
Standard domestic manufacturer, Type S, self-drilling, self-drilling, self-tapping anodized steel drywall screws of indicated lengths.

LAG SCREWS, SHEAR PLATES, SPLIT RING CONNECTORS:
As per National Forest Product Association. National Design Specification for Stress Grade Lumber and its Fastenings. Clips and Steel Assemblies to be installed per ASTM A36.

Power Driven Inserts: "Ramset" or as approvd by Architect and installed per mfg directions.
Power Actuated Fasteners: Federal Specification GGG-D-777 and install per mfg printed directions.
Charge shall be powerful enough to prevent concrete spalling.

6.17 ANCHOR BOLTS
½"Ø X 10" long steel "L" anchors securely embedded in the concrete 6'-0" on center maximum. Anchor bolts should be placed within 12 inches of the ends of each plate section. Ensure a minimum embedment depth of 7 inches into the concrete. There must be minimum 2 bolts per plate section.

6.18 COLUMNS and POST
Located on concrete masonry floors or decks exposed to the weather or to water splash which support permanent structure shall be supported by concrete piers or metal pedestals projecting above floors unless approved wood or natural resistance to decay or treated wood used. The pedestals shall project at least 6" above exposed earth and at least 1" above such floors. Individual concrete or masonry piers shall project at least 6" above exposed ground unless the columns/post which they support are of approved wood of natural decay resistance or approved pressure preservation treated wood.

6.19 DEAD LOAD
Wood members shall not be used to permanently support the dead load of any masonry, or concrete.

6.20 STAIRS (If Applicable)
Stairways shall not be less than 36" in width. The max. stair riser shall be 7¾" and a min. tread depth 10". Headroom clearance not less than 6'-8". Provide a floor landing at the top and bottom of each stairway. Enclose space under stair walls, stair surfaces and any soffit on the enclosed side with ½" gypsum brd.

HANDRAILS: Shall have a minimum and maximum height of 34"-38".

END OF DIVISION

Division 7 - Thermal and Moisture Protection

7.0 STANDING SEAM METAL ROOF

(A) GENERAL SUMMERY:
Provide factory-formed standing seam metal roof panels, concealed-fastener type, including clips, flashings, underlayment, sealants, accessories, and all related components required for a complete, weather-tight installation.

(B) REFERENCE:
ASTM A653 – Steel Sheet, Zinc-Coated. ASTM A792 – Steel Sheet, Aluminum-Zinc-Coated. ASTM E1592 – Structural Performance of Sheet Metal Roof Systems D. UL 580 – Tests for Uplift Resistance. UL 1897 – Uplift Tests for Roof Covering Systems. SMACNA-Architectural Sht. Mtl. Manual. ASCE 7 – Min Design Loads for Buildings and other Structures

(C) QUALITY ASSURANCE:
Min. 5 years installer experience installing standing seam systems of similar scope.
Minimum 10 years manufacturer experience producing structural standing seam panels.

(C) DELIVERY, STORAGE, AND HANDLING:
Store panels above grade, protected from moisture, deformation, and contact with corrosive materials. Handle panels to prevent oil canning, bending, or damage to finish.

(D) WARRANTY:
Finish Warranty: Minimum 20-year PVDF finish warranty.
Weather-Tightness Warranty: Provide manufacturer's warranty when required by Owner.

(E) MANUFACTURERS:
Standing seam metal roof panel system meeting requirements of this section.
Acceptable manufacturers include: MBCI, Berridge, or equal meeting performance criteria.

(F) PANEL MATERIALS
Minimum 24-ga steel, ASTM A653 or A792.
Finish: PVDF (Kynar 500), 70% resin.
Seam Height: 1.5 inches. Seam Type: Mechanical-lock, 180° double-lock. Panel Width: 16 inches nominal. Panel Length: Continuous from eave to ridge unless otherwise indicated.

(G) ACCESSORIES:
Clips: Floating type allowing thermal movement. Stainless steel or Mfg-approved coated steel.
Fasteners: Corrosion-resistant screws, stainless or coated. Sized per Mfg. requirements.
UNDERLAYMENT: Synthetic roofing underlayment. See 7.01B for underlayment requirements.
SEALANT: Butyl tape at seams and flashings. Polyurethane or butyl sealant at penetrations.
FLASHING & TRIM: Fabricated from matching 24-ga steel with PVDF finish. Provide eave, rake, valley, ridge, end wall, and sidewall flashings.

(H) PERFORMANCE REQUIREMENTS
Wind Uplift: Comply with ASCE 7 wind loads for project location.
Panels shall meet UL 580 and UL 1897 uplift testing.
Structural Performance: Comply with ASTM E1592.
Slope: Minimum ¼:12 for mechanical-lock panels.

(I) EXAMINATION: Verify substrate is smooth, dry, and properly sloped. Confirm deck thickness and fastening meet manufacturer requirements.

(J) INSTALLATION: Install panels per manufacturer's instructions and SMACNA standards. Provide straight, uniform seams; avoid oil canning through proper handling and fastening. Install floating clips at spacing required for wind design. Hem panel ends at eaves; provide Z-closures at ridge and end wall conditions. Seal all penetrations with butyl tape and polyurethane sealant. Provide expansion joints where required for long panel runs.

(K) FLASHING: Install flashings and trim to ensure weather-tightness. Provide counter flashing at all vertical transitions and curbs. Remove metal shavings and debris daily to prevent corrosion. Clean finished surfaces without damaging protective coatings.

(L) Protect completed roofing from construction traffic and damage until final acceptance.

Division 7 - Thermal and Moisture Protection (continued...)

7.01 ASPHALT SHINGLE ROOF CONSTRUCTION
Dimensional type asphalt shingle manufactured by Owens Corning, or equal. NO 3-tab asphalt shingle type. Shingles to be installed over drip edge max. of ¼". (Owner to provide color selection.)

7.01B UNDERLAYMENT
Non-perforated №30 asphalt saturated felt, or self adhered peel stick synthetic membrane roof underlayment. Fire Rating (UL 790) **Class A.** Install per manufacture installation instructions and recommendations.
Approved Manufacturers:
GAF Products (General Aniline & Film)
StormGuard® Synthetic Patterned Surface Roof Leak Barrier; 0.06in thk., asphalt, peel-n-stick
WeatherWatch® Mineral-Surfaced Roof Leak Barrier; 0.05in Thk, Granulated Asphalt, nail or peel-n-stick
FeltBuster® Synthetic Felt Roofing Underlayment; 0.06in Thk, nail application.
Owens Corning®
ProArmor Synthetic Underlayment, Polypropylene .008in, Nail application for asphalt shingle roofs.
WatherLock Mat, Polymeric asphalt .04in, Peel-n-stick application for ice / water leak barrier at roof eaves
WeatherLock Specialty Tile & Metal, Polyester .065in, Peel-n-stick application for Metal and Tile roofs.
GCP Applied Technologies (Grace Construction Products)
Grace Ice and Water Shield®, Asphalt .04in Thk., Peel-n-stick application for asphalt shingle roofs.
Grace Ice and Water Shield HT®, Resin .007in Thk., Peel-n-stick application for Metal roofs.
Dupont ™
Tyvek Protec 120®, Synthetic Polypropylene Fiber .009in Thk., Nailing application for asphalt shingle roofs.
Tyvek® Roof Protector™, Synthetic Polypropylene .01in Thk., Nailing application for shingle and metal roofs.
Stinger
EXO25, EXO35, Synthetic Polypropylene .276 Thk., Nailing application for asphalt shingle roofs.
EXO50 Synthetic Premium Polypropylene .433in Thk., Nailing application for asphalt shingle and metal roofs.
Everbilt - Synthetic Premium Grade, Polypropylene .010in Thk., Nailing application for asphalt shingle roofs.
CertainTeed - Roof Runner®, Polymer .007in Thk., Self adhered application for asphalt shingle roofs.
Grip-Rite ShingleLayment HT, Polypropylene 1.77in., Self adhered application for asphalt shingle and metal roofs.

DECKING: Install 4'x8' sheets, Exposure 1, $\frac{7}{16}$" Radiant Barrier OSB (orient strand board).
Provide Techshield® OSB radiant barrier roof sheathing by Louisiana Pacific Corp., or Thermostat® OSB radiant barrier roof sheathing by Georgia-Pacific Wood Products.

FASTENERS: Nails or Staples must be placed between and/or in line with the sealant dots and through the double thickness area of the shingle.

NAILS: Corrosive resistant, $\frac{3}{8}$" head, 12-gauge roofing nails.
STAPLES: Corrosive resistant, 16-ga. min., crown width must be min.$\frac{15}{16}$" and able to penetrate ¾" into decking.

7.02 FLASHING
ROOFING
Drip edge flashing to be minimum 1½"x2½", 24ga. galvanized metal should be applied on the eaves and rake edges. Apply the drip edge at the eaves directly to the wood deck and at the rake over the roof underlayment. (Felt 30) (galvalume, copper, or aluminum is accepteble upon approval from owner)
Do not butt lengths of drip edge to one another. Overlap ends 1½" min.
Use nails that can penetrate a min. of ¾" into roof deck, every 10" to 12".
Mfg: A Gibralter Industries Co., or approved equal.

7.03 INSULATION
Insulation shall be "Owens Corning" fiberglass batts as follows:
R-38: At all ceiling and dead spots.
R-13: At all 2x4 stud walls, plumbing walls, walls open to attic, skylight wells, garage walls and ceiling.
R-19: At all 2x6 exterior stud walls, plumbing walls, skylight wells, garage walls and ceiling.
R-11: At all interior partitions
R-19: At mid floors
Provide at least of 2 inches of air space between the insulation in the attic and the underside of roof deck

7.04 WEATHER-STRIPPING
Doors and windows between conditioned space and outside or unconditioned spaces such as garages and compartments (obtaining air from the outside) for central air gas furnaces and water heaters shall be fully weather-stripped and air tight. Exterior doors shall be fully weather-stripped by door mfg. All opening (doors and windows) shall be properly weather-stripped, certified and labeled.
The following openings in the structure envelope shall be caulked or otherwise sealed to limit infiltration.
A. Exterior joints around window and door frames; between wall, and between exterior wall panels.
B. Opening for plumbing, electricity and gas lines in walls, ceiling, and floors.
C. Opening in the attic floor.
D. All other such openings in the building envelope.

7.05 SEALANTS
Provide joint sealers and caulking that have been produced and installed to establish and maintain watertight and airtight continuous seals at all joints in the building exterior such as expansion joints and joints between window frames and stucco, metal, stone, flashing, etc. Use joint sealers that are designed for the specific application. Do not proceed with installation of joint sealers when ambient and substrate temperature conditions are outside the limits permitted by joint sealer manufacturers or when joint substrate are wet due to rain, frost, condensation or other causes.

7.06 ROOF VENTILATION
Roof Installer must meet minimum ventilation requirements per local codes.
A minimum guideline must be met of unobstructed areas of $\frac{1}{300}$th of the total insulated ceiling area for conventional roofs, and $\frac{1}{150}$ ratio for low slope roofs (1:6 thru 4:12) and cathedral ceilings. Venting should be distributed with 55% at the base of the roof (soffits) for air intake and 45% at the ridge for air outflow. Roof vents as mfg. by O'Hagen, or equal.

7.07 FIBER CEMENT REINFORCED SIDING
HARDIPLANK- FiberCement Lap siding from James Hardie® Building Products. Or CertainTeed Corporation 7-1/4" Rustic Cedar or Select Cedarmill texture finish.
BOARD-N-BATTEN - Hardie 2½"x ¾" vertical batten boards on HardiePanel smooth FiberCement siding.

END OF SECTION

Division 8 - Doors and Windows

8.01 DOORS
EXTERIOR DOORS:
Exterior doors shall be metal iron with filled polyurethane insulation core. Provide divided lite as shown on Door Schedule and drawings with fixed $\frac{5}{8}$" Low E Insulated glass. Threshold and Jamb to be same size. In and Out Design with 2" threshold gap.
Approved Manufactures:
1. Masonite International Corporation or approved equal, or per Owner selection
   · Glass Type - Decorative · Wood - Knotty Adler or similar
   · Finish - Clear · Handle - per selection by Owner
   · 5" Jamb · 3/4" or 1" Muntins for Divided Lite

BI-FOLD PANTRY DOORS: 3'-0" x 6'-8" panels
2. Custom Cabinet doors to match field color and type.

INTERIOR DOORS:
MDF doors shall be have color and finish as scheduled. Approved Manufactures:
3. Masonite, 1001 East Palm Avenue Tampa, FL 33605
4. Jeld-Wen, Charlotte North Carolina
5. Steves and Sons, 203 Humble Ave, San Antonio, TX 78225

BARN DOORS:
MDF doors shall be have color and finish as scheduled. Approved Manufactures:
1. Homacer, 1885 Beaver Ridge Circle, Suite A, Norcross, GA 30071
2. JuJuBon, 6692 Doolittle Ave. Riverside, CA 92503
3. Eight Doors, 409 NW 10th Terrace, Suite E-17 Hallandale Beach, FL 33009

or approved equal by Owner and Architect.

8.02 WINDOWS
Vinyl windows as manufactures by the following:
1. Atrium Windows
2. Plygem Windows
3. Jeld-Wen Windows
4. Pella Windows

Vinyl with nailing fin, Double Pane Low 'E' argon insulating glass with screens. 4$\frac{9}{16}$" jambs.
Concealed flashing shall be 24 ga. galvanized flashing. Apply self-adhering flashing at all exterior openings with *peel and stick waterproofing*, at head, jambs, and sill.

8.03 HARDWARE
All hardware items shall be stored, installed, adjusted, and cleaned by the Installer.
All butts, locks fronts, strikes, keepers, etc. shall be neatly and accurately mortise flush, properly placed and aligned to allow quiet and smooth operation without sticking, binding or rattling. All doors shall be hung with equal clearance at jambs and head. All finish hardware items not requiring paint shall be fitted and removed before painting and finishing is done and replaced as directed after painting has been completed. This procedure shall be followed for all doors, windows, cabinets, etc.

8.04 GLASS and SAFETY GLAZING
Safety glazing required in ingress and egress doors, sliding doors, storm doors and doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms and showers. Glazing in any portion of the building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet. Glazing fixed operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface. Glazing in walls enclosing stairway landing or within 60" of the bottom and top of stairways where the bottom edge of the glass is less than 60" above walking surface.

8.05 WINDOW EGRESS
Window egress shall have a min. net opening of 5.7sf. (5sf. at grade floor), and min. height and width of 24in., and sill height of 44in. above finish floor.

8.06 OVERHEAD GARAGE DOOR
Install per mfg. instructions by authorized installer. Provide Low Header Garage door where required. Provide 16 ga. perforated angle iron bracket supports for suspending garage operator in high ceilings. Provide from approved manufacture: Clopay, Overhead Door, Wayne Dalton, CHI, Amarr or equal.

Division 9 - Finishes

9.01 GYPSUM WALL BOARD
½" or $\frac{5}{8}$" Gypsum wallboard at all walls.½" or $\frac{5}{8}$" Type 'X' GWB at all ceilings and garage ceilings, and garage closets. Secure to framing with screws as per Gypsum Association Specifications.
Gypsum wall board as manufactured by:
G-P Gypsum Corporation http://www.gp.com/ (800-225-6119)
- National Gypsum Company, Gold Bond Building Products Division
- United States Gypsum Co http://www.usg.com/. (800-950-3839)
- CertainTeed Corporation http://www.certainteed.com,

or equalivent, as approved by Owner and Architect.
Install in strict accordance with manufacturer's latest published details and specs.

BACKER BOARD FOR TILED WALLS:
½" or $\frac{5}{8}$" 'Densshield' , or standard Cement Board by Georgia Pacific at all showers and tub areas. Other water-resistant wallboard manufacture to be approved by Owner.
Provide moisture member membrane between cement board and wood framing.
Tape and float as per gypsum association written specifications.
Provide bullnose PVS corner beads at all outside edges that are not scheduled for wood trim. Verify with Owner before commencing work.

9.02 PAINTING
All coatings and finishes to be applied strictly in accordance with the manufacturer's directions on containers. Before commencing work, the paint contractor shall make certain that the work to be covered is in proper condition to receive finish specified. .
All paint, enamel, stain, shellac, varnish, filler and thinner shall be the best quality as manufactured by:

· Benjamin Moore Paints · Sherwin Williams,
· Pittsburgh Paints · Kwall Paints,
· Kelly-Moore Paints · BEHR Paint Company
· Coronado Paint Company · ICI DeluxPaint
or approved equal by Owner and Architect.

INTERIOR WOOD WORK: One coat primer/sealer and two coats of an interior oil based enamel paint, or stain. Color as selected by Owner.

CABINETS: Cabinet maker/installer to finish the Cabinet finish with stain and varnished as requested by the Owner. Consult with Owner on color and gloss.

EXTERIOR WOOD WORK:
Fascia, eave, porch, and patio soffit, etc. shall receive one coat primer/sealer and two coats exterior grade acrylic / latex paint. Sheen and Color as selected by Owner.

EXTERIOR STEEL / METAL WORK:
Wrought Iron Steel, Post, and Ornaments, etc. shall receive one coat primer and minimum one coat exterior grade oil based enamel paint, semi-gloss. Color as selected by Owner.

9.03 CARPET (If Applicable)
Refer to manufacturer's specifications and installation guide for proper installation.
Color as selected by Owner, and Interior Decorator / Designer.

9.04 TILE / MARBLE / GRANITE / SLATE
Surfaces to receive tile, marble, granite, slate or other finish material shall be clean and brought to proper levels with an even surface and in the same place (thick set). Secure material firmly in place with all joints straight and true. The Owner and Architect, or Interior designer prior to setting the material, must approve joint layout and pattern.

9.05 EXTERIOR TILE AT PORCHES, PATIO, AND DECKS (If Applicable)
Surfaces to receive tile, marble, granite, slate or other finish material shall be clean and brought to proper levels with an even surface and in the same place (thick set). Secure material firmly in place with all joints straight and true. The Owner and Architect, or Interior designer prior to setting the material, must approve joint layout and pattern.

Division 10 - Specialties

10.01 LOUVERED VENTS
Louvered vents shall be wood, metal, or copper, (refer to elevations for sizes) with insect screen at inside of louvers. Flash head, jamb and sill as per flashing specification. If installed in stucco wall, recess the vent to allow stucco to return to louver trim.

10.02 MIRRORS (Where Applicable Under Contract - All Others Under Separate Installation Contract)
¼" thick polished plate with exposed edges ground and polished. Mirrors shall be full wall or wood framed as shown. Secure mirrors permanently to wall with appropriate glue or concealed fasteners. Expose no fasteners, unless directed and approved by Owners.

10.03 MEDICINE CABINETS
16 in. x 26 in. with adjustable shelves. Standard framed impacted resistant mirror with adjustable slide-in and slide-out modular shelving system for 6 shelves. Maximum outward opening to 90 degrees.
- Tehome
- Kohler
- Glacier Bay

10.04 TUB and SHOWER DOORS and ENCLOSURES
Clear laminated or safety glass. Doors shall be frameless. Hardware finish to be selected by Interior Designer and/or Owner.

10.05 INSECT SCREEN MATERIAL (If Applicable to Project)
Aluminum and/or Fiberglass Insect Screen by Phifer Wire Incorporated, or Equal.
Aluminum: Brite-Kote, Charcoal, or Black. Fiberglass Type: Phiferglass Pool & Patio Screen, BetterVue.

10.06 SOFFIT SCREEN/HARDWARE CLOTH (For *Bird Hole* Ventilation at Exposed Rafter Eave Applications)
Galvanized, 23 guage, ¼" wire mesh. 4 square mesh per 1"

END OF SECTION

Division 11 - Equipment

11.01 APPLIANCES
Install all appliances in strict accordance with the manufacturer's written specifications and instructions. Set equipment level, plumb, accurately and securely. Do not scratch surfaces upon installation. Provide Owner with warranty information and operating instruction manuals.

11.02 GARBAGE DISPOSERS
Food Waste Disposers shall be InSinkErator Badger5™, EvolutionSeries™, or approved equal.
Provide continuous feed, with min. ½ HP motor, galvanized steel grinding elements with (2) stainless steel 360° swivel lugs. Self-service wrench. 2-year parts & in-home service warranty.

11.03 DISAPPEARING STAIR
Shall have a rough opening of 25½" X 54", a ceiling height of 10'-0", a landing space of 63", a projection of 66"-70". Approved Mfg.: Louisville Ladder, Century Industries, Fakro, or equal.

END OF SECTION

Division 12 - Furnishings (NOT APPLICABLE)

Division 13 - Special Construction (NOT APPLICABLE)

7/8/26

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CARRASCO HOUSE RENOVATION + ADDITION
LAVACA HISTORIC DISTRICT
230 DEVINE ST. SAN ANTONIO, TX 78210

COSA DSD
Permit Review

POTEET HOMES
COMFORTABLE . AFFORDABLE . RELIABLE

Vinny&Britney
CARRASCO
HISTORIC HOME
230 Devine
San Antonio, TX 78210

Project No.	
192-26	
Issued	
Permit Rvw	WED JULY 8, 2026

Description
OUTLINE SPECIFICATIONS

Reference Sheet Number:
G-1