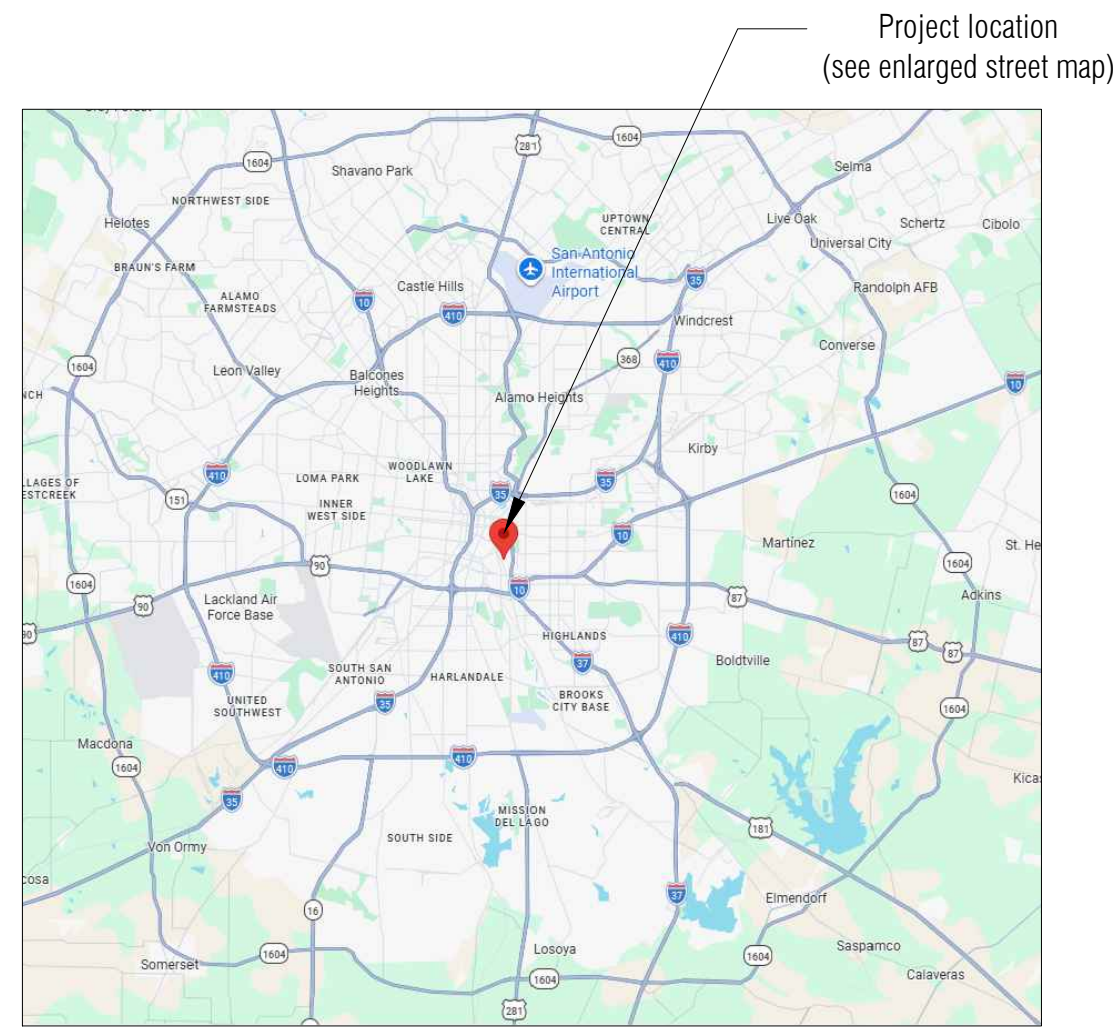
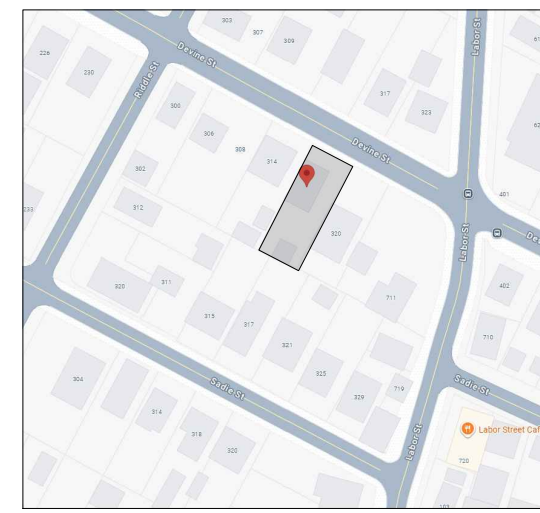


LOCATION MAP



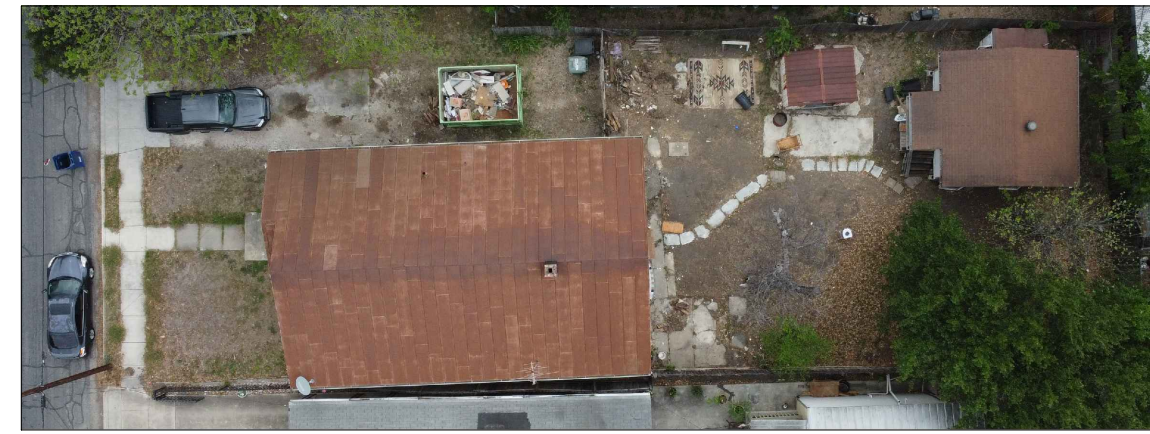
SAN ANTONIO MAP

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



STREET MAP

Source: <https://bcad.org/>



AERIAL MAP

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

MODEL CODE ORGANIZATIONS

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

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

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

LEGAL DESCRIPTION

LEGAL DESCRIPTION: NCB 728 BLK 10 LOT E 15FT OF 4 & W 35FT OF 5
 ZONING: R-6

CODE ANALYSIS

SCOPE OF WORK:

ADDITION LIVING SPACE AREA/ADDITION SUNROOM AREA

GOVERNING CODES:

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

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

AREA:

EXISTING LIVING SPACE AREA:	1,177.40 SQFT
ADDITION LIVING SPACE AREA:	303.94 SQFT
ADDITION SUNROOM AREA:	109.11 SQFT
NEW DECKING PORCH AREA:	113.87 SQFT

LOT AREA:

72,000.00 SQFT

CONSTRUCTION TYPE:

TYPE VB

ABBREVIATIONS

A = amps (s))ex: a15A breaker)
 ABS = acrylonitrile-butadiene-styrene plastic pipe
 ACCA = Air Conditioning Contractors of America
 ACH = air changes per hour
 AHJ = authority having jurisdiction
 AMI = in accordance with manufacturer's instructions
 ASCE = American Society of Civil Engineers
 ASTM = American Society for Testing & Materials
 AWG = American Wire Gauge
 BO = building official
 Btu = British thermal unit
 BWL = braced wall line
 BWP = braced wall panel
 CATV = cable television
 cfm = cubic feet per minute
 CMU = concrete masonry unit
 CPVC = chlorinated polyvinyl chloride plastic pipe
 CSST = corrugated stainless steel tubing
 cu = cubic (ex: 24cu. ft.)
 Cu = copper
 DFU = drainage fixture unit (s)
 DW = dishwasher

DWV = drain, waste & vent
 e.g = for example
 EGC = equipment grounding conductor
 EMT = electrical metallic tubing
 ex = example
 FLR = flood level rim
 FAU = forced air unit (central furnace)
 ft (after number) = foot. feet (ex: 5ft)
 FVIR = flammable vapor ignition resistant
 galv = galvanized
 GB = gypsum board
 GEC = grounding electrode conductor
 ICF = insulating concrete forms
 IMC = intermediate metal conduit
 in (after number) = inch
 IS = IAPMO installation standard
 kw = kilowatt
 L&L = listed and labeled
 lav = lavatory (sink)
 lb = pound
 LPMC = liquidtight flexible metal conduit
 LFNC = liquidtight flexible nonmetallic conduit

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

SYMBOLS

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

GENERAL INFORMATION

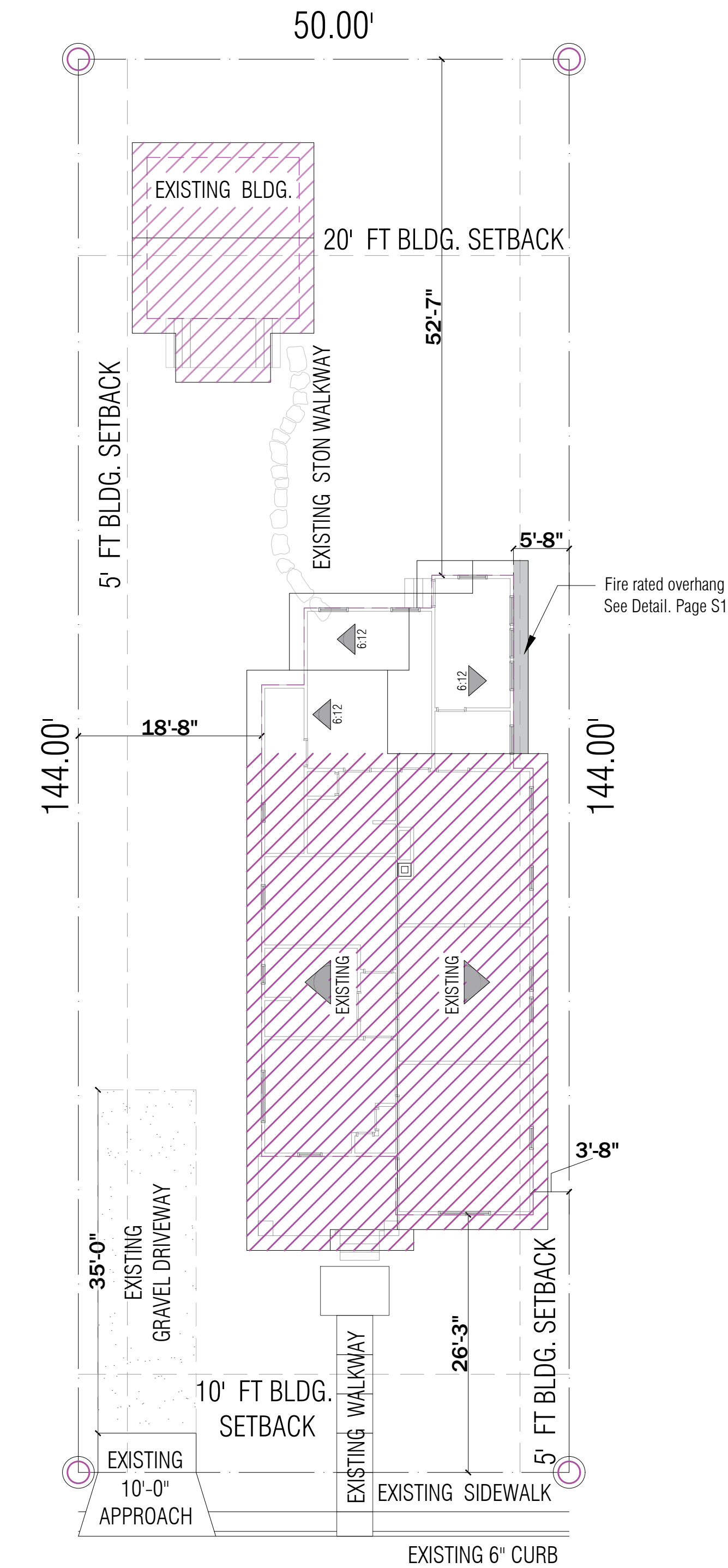
- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN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

INDEX

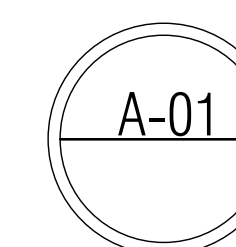
A-001	SITE PLAN
	COVER SHEET, TITLE, NOTES, LOCATION MAP
A-002	FLOOR PLAN
A-003	ELECTRICAL PLAN
A-004	ELEVATIONS/ROOF PLAN
A-005	STAIR DETAILS
A-006	TREE SURVEY PLAN
S-1	ROOF FRAME RAFTER PLAN
S-2	FRAME PLAN CEILING JOIST
S-2.1	TALL WALL DETAILS
S-3	WIND BRACING PLAN
S-4	FOUNDATION PLAN

SITE PLAN LEGEND

PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	

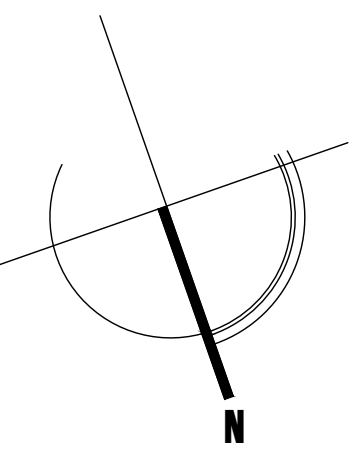


Devine St.



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

SITE PLAN



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 cgroth@projectaengineering.com

PROJECT

318
 Devine St.

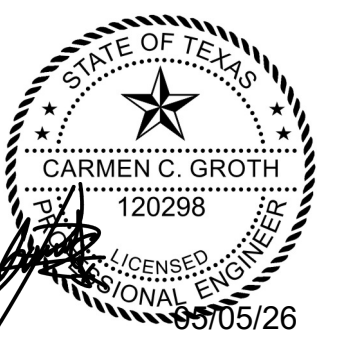
San Antonio, TX, 78210

DATE: 04/29/2026

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:



DRAWN BY: CARLOS TREVIÑO

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PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE: 1,177.40 SQFT
 ADDITION LIVING SPACE: 303.94 SQFT
 ADDITION SUNROOM AREA: 109.11 SQFT
 NEW DECKING PORCH: 113.87 SQFT

SITE PLAN

SCALE: INDICATED

A.01

PLAN No:

APRIL 2026

LEGEND

ELECTRICAL

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

PLUMBING

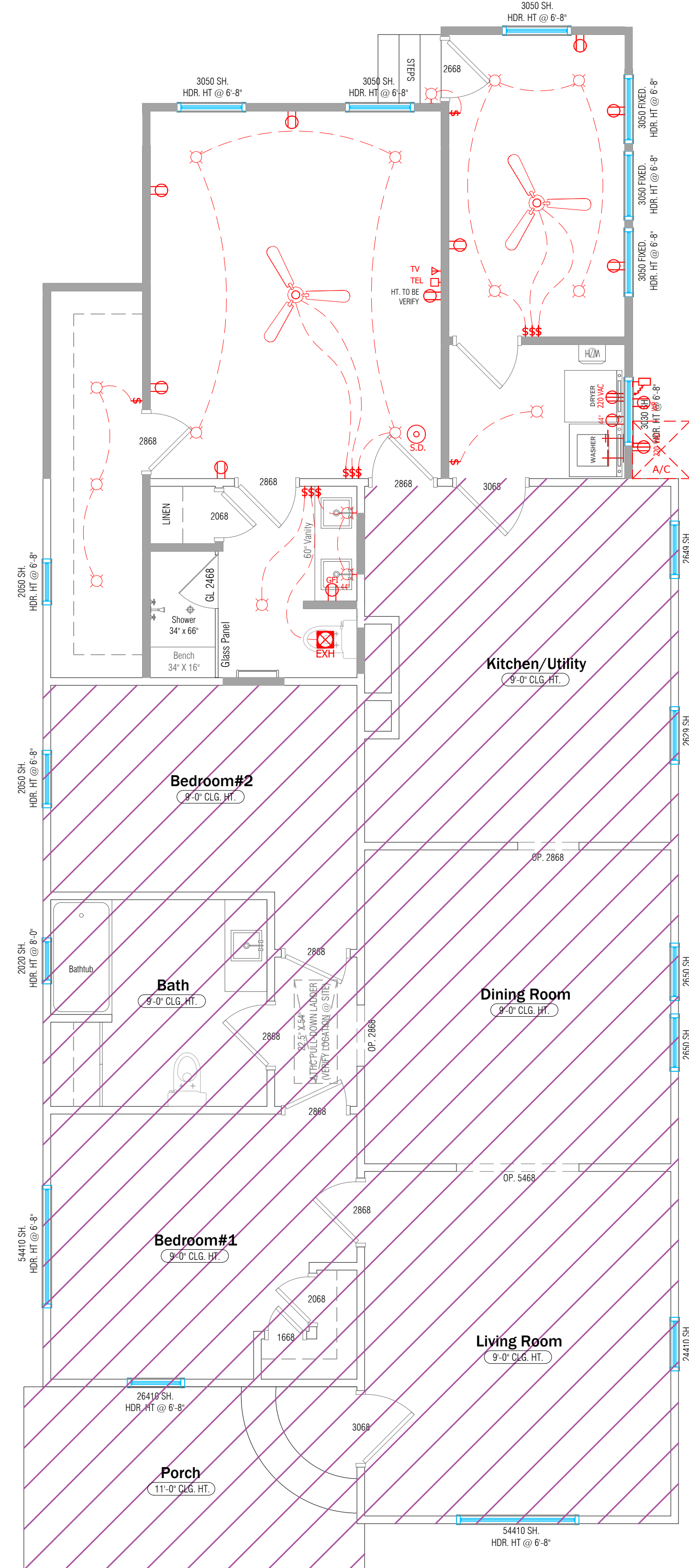
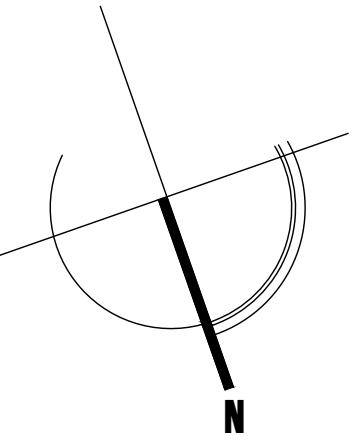
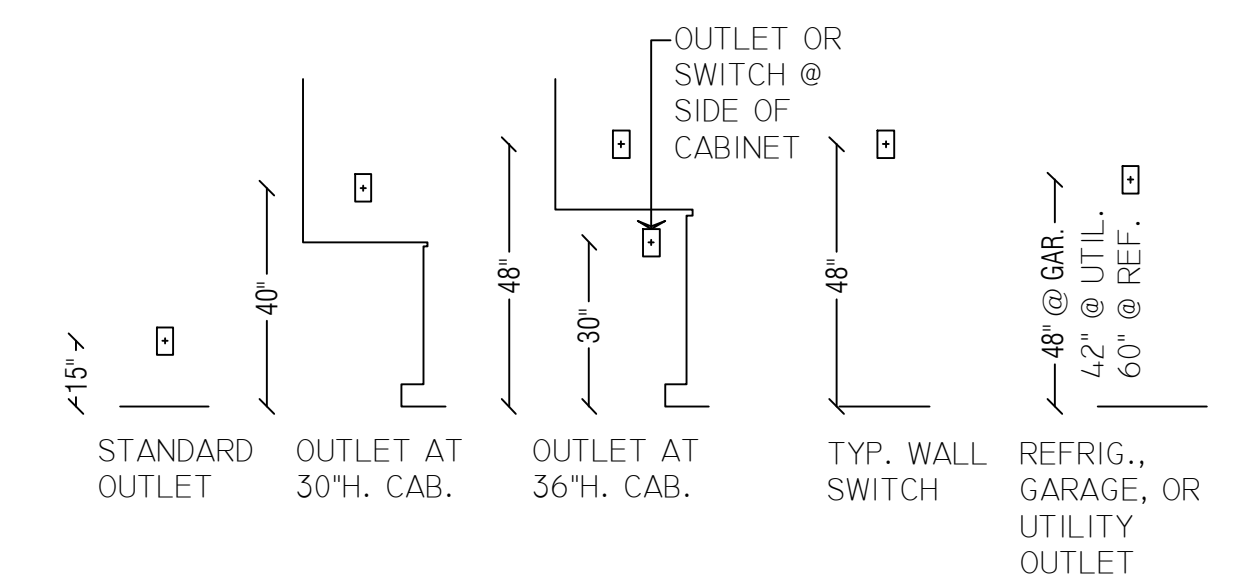
- | | | | |
|--|--------------------|--|------------------------|
| | WATER HEATER | | HOT & COLD WATER |
| | SHOWER HEAD | | RAIN HEAD SHOWER |
| | HOSE BIB/FAUCET | | GAS KEY (ON/OFF) VALVE |
| | COLD WATER TO REF. | | TANKLESS WATER HEATER |

ELECTRICAL NOTES

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

ELECTRIC FIXTURE HEIGHTS

(UNLESS NOTED OTHERWISE)



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PROJECT

318
Devine St.

San Antonio, TX. 78210
DATE: 04/29/2026
PROJECT NO. 1

REVISION	DATE
1	
2	
3	
4	
5	
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NOTES:

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RESIDENTIAL

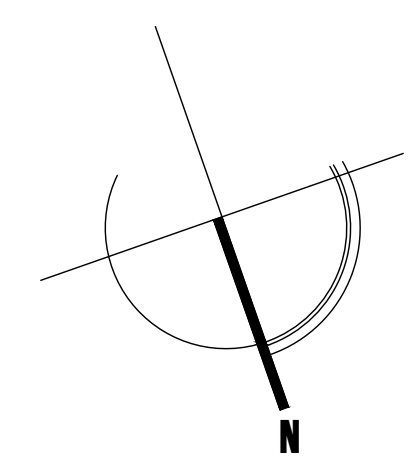
EXISTING LIVING SPACE: 1,177.40 SQFT
ADDITION LIVING SPACE: 303.94 SQFT
ADDITION SUNROOM AREA: 109.11 SQFT
NEW DECKING PORCH: 113.87 SQFT

ELECTRICAL PLAN

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

A.03

PLAN No:
APRIL 2026



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PROJECT
318
Devine St.
San Antonio, TX, 78210
DATE: 04/29/2026
PROJECT NO.
REVISION DATE
1
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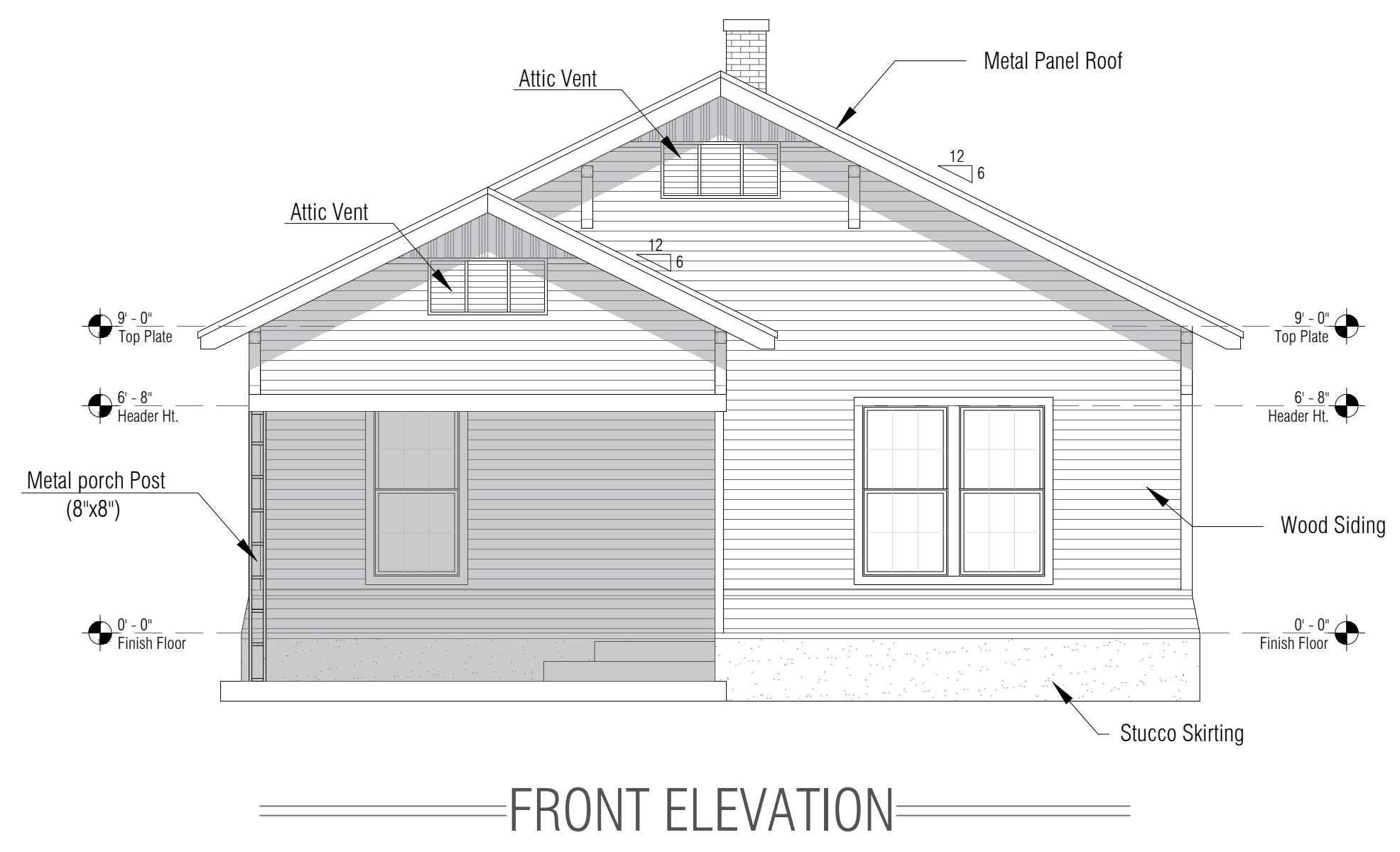
PROJECT TYPE:
RESIDENTIAL
EXISTING LIVING SPACE: 1,177.40 SQFT
ADDITION LIVING SPACE: 303.94 SQFT
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EXISTING ELEVATION PLAN

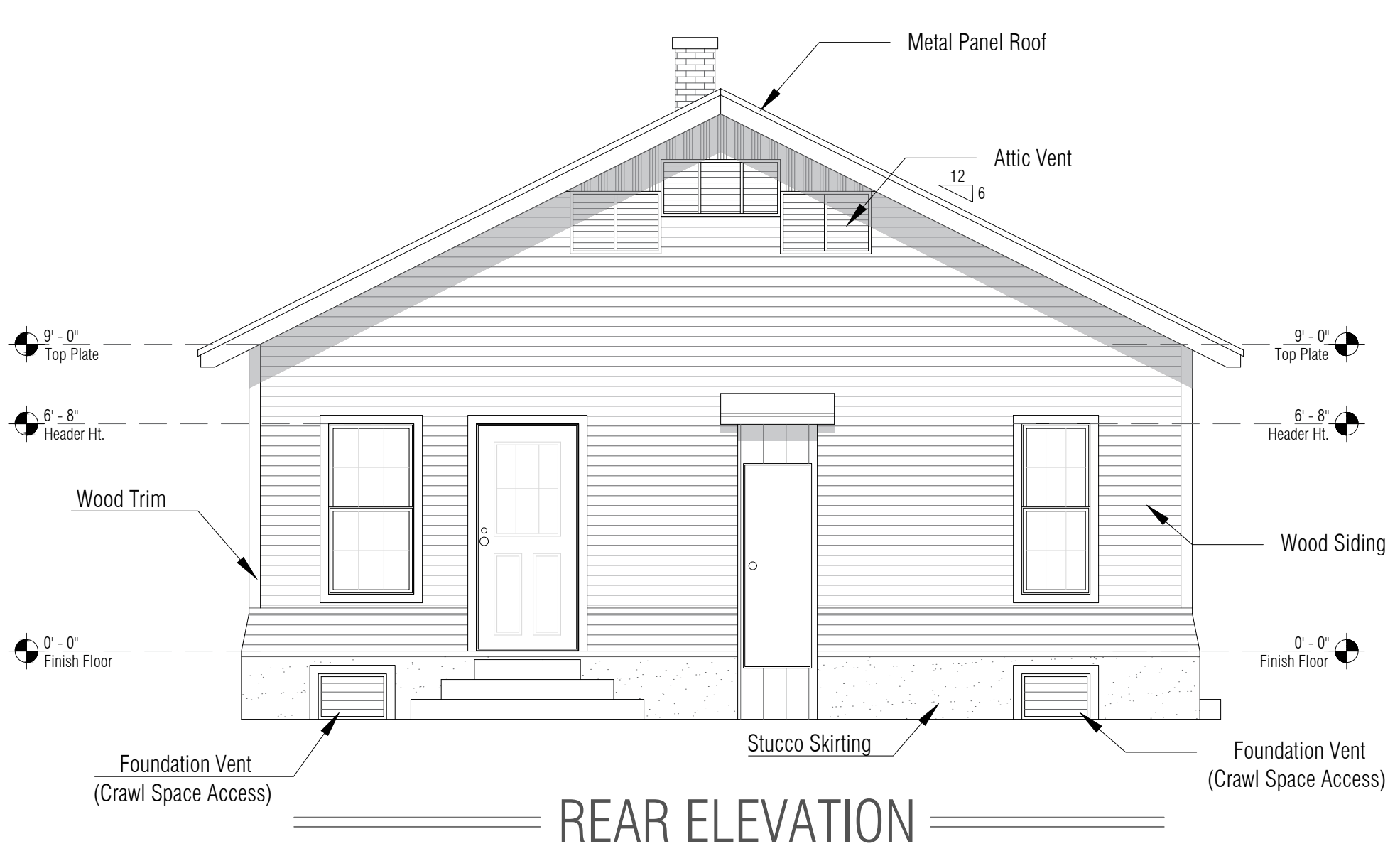
SCALE: 1/4"=1'-0"

A.04

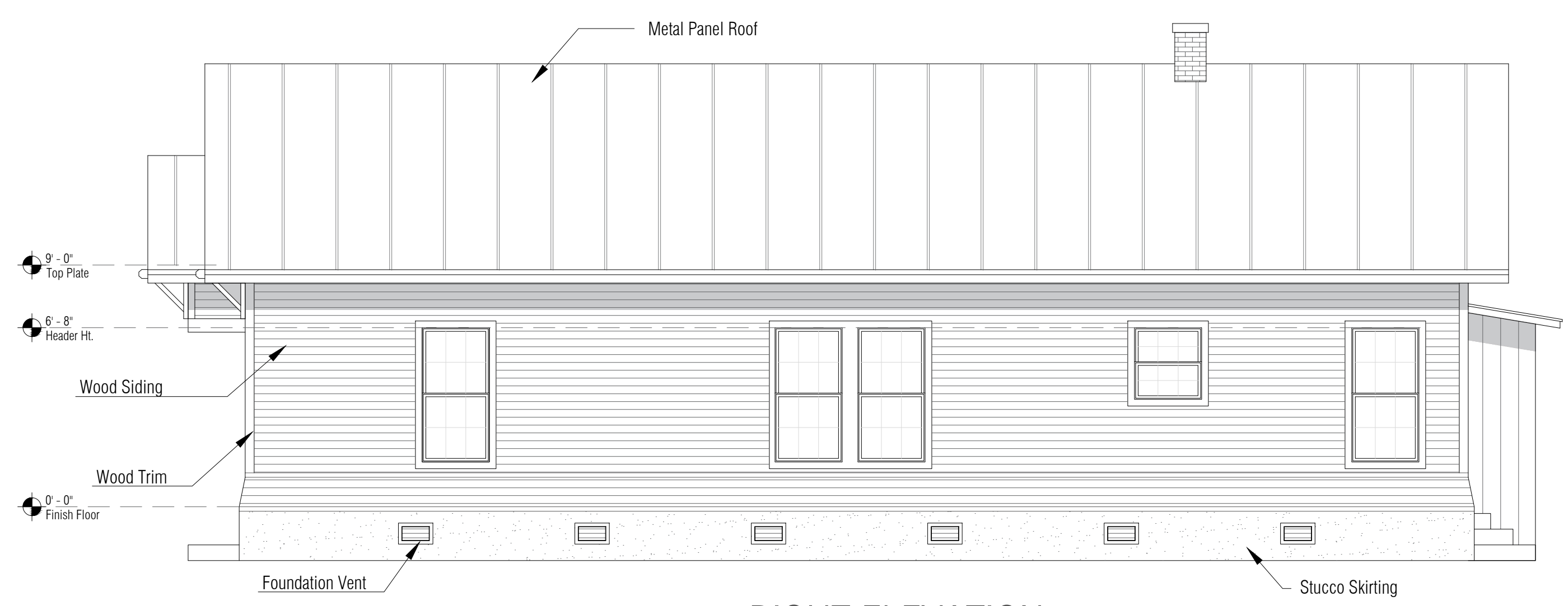
PLAN No:
APRIL 2026



FRONT ELEVATION



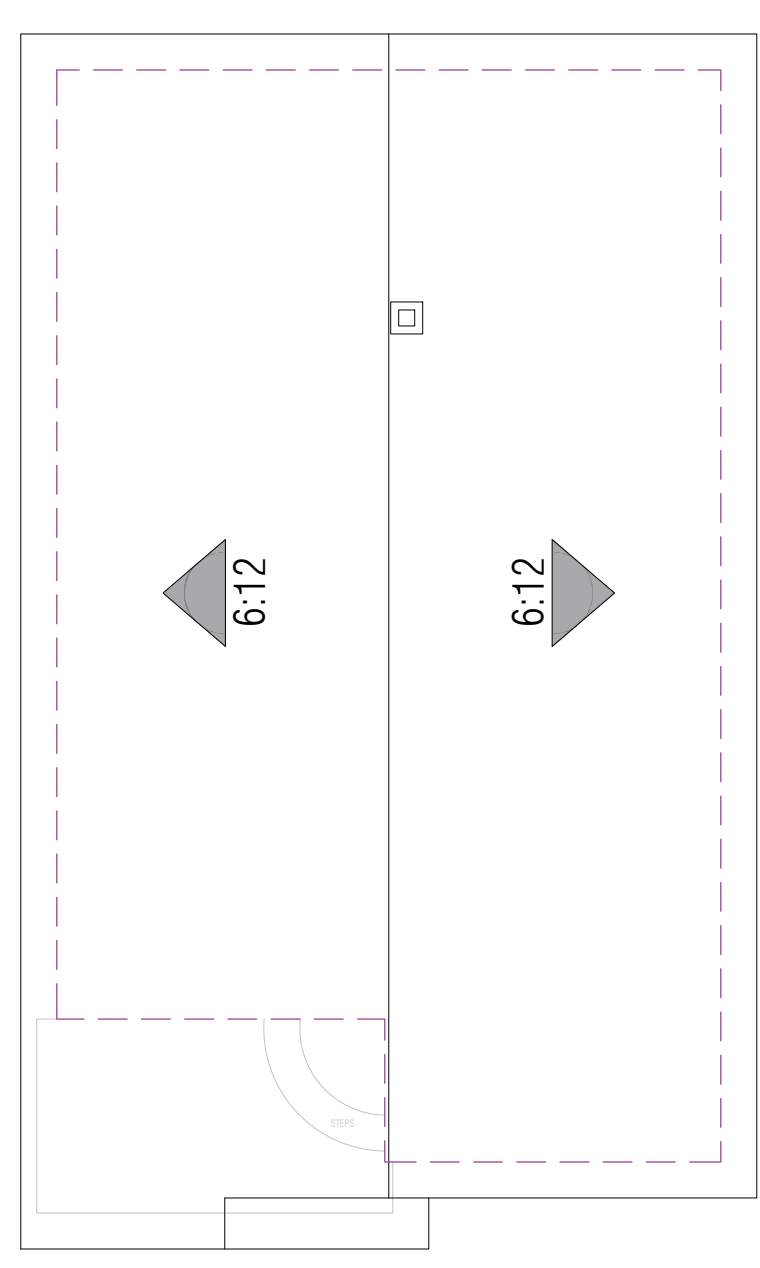
REAR ELEVATION



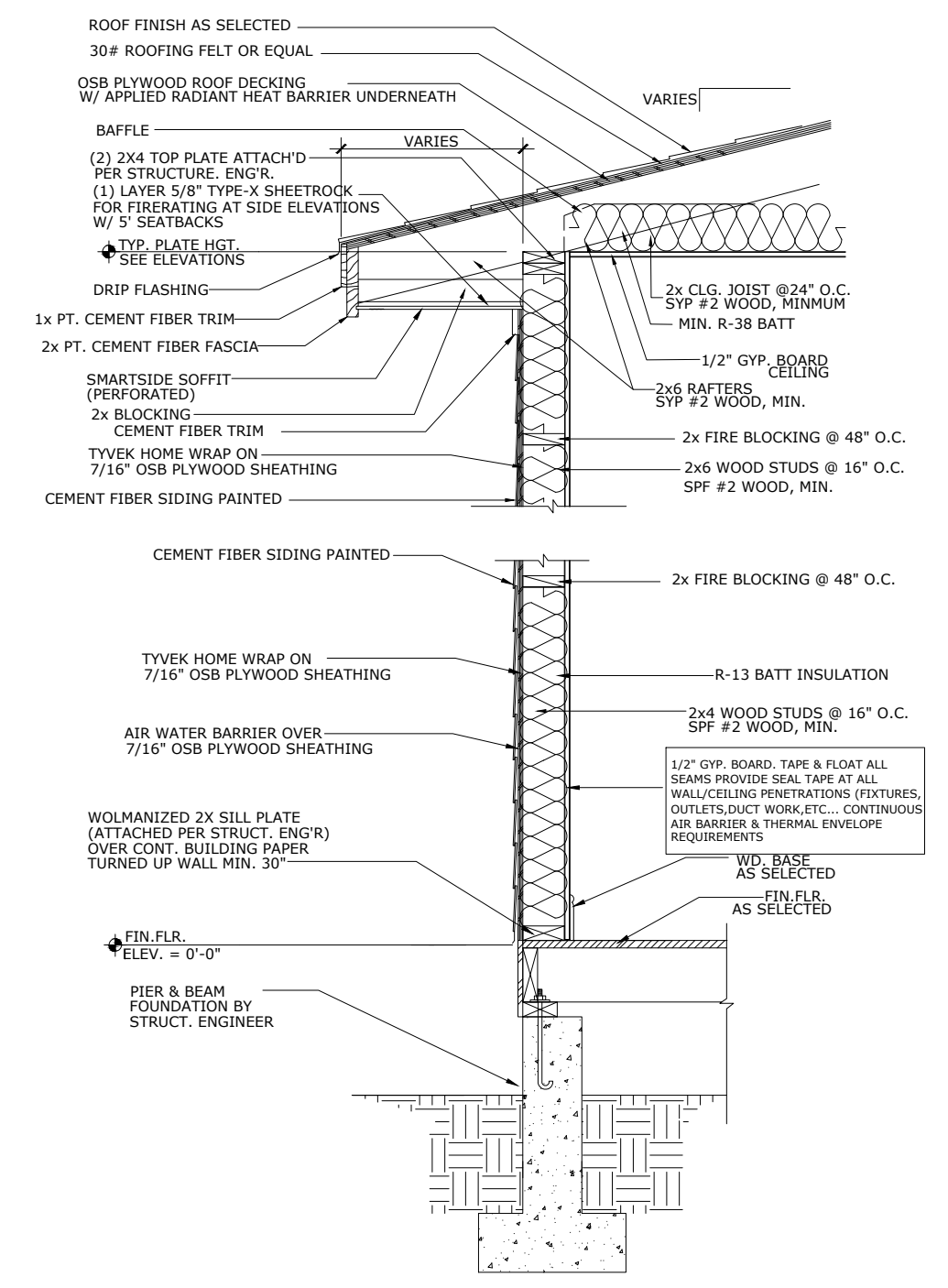
RIGHT ELEVATION



LEFT ELEVATION



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

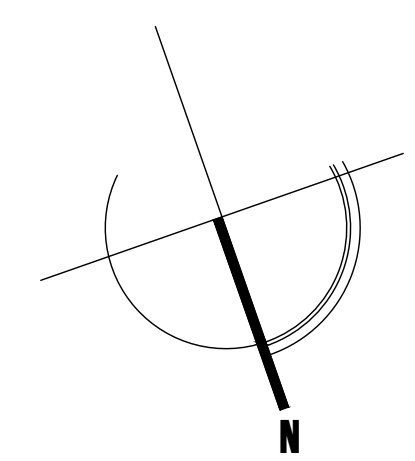


TYP WALL SECTION N.T.S.

A-04

EXISTING ELEVATION PLAN

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



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PROJECT

318 Devine St.

San Antonio, TX, 78210

DATE: 04/29/2026

REVISION	DATE
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RESIDENTIAL

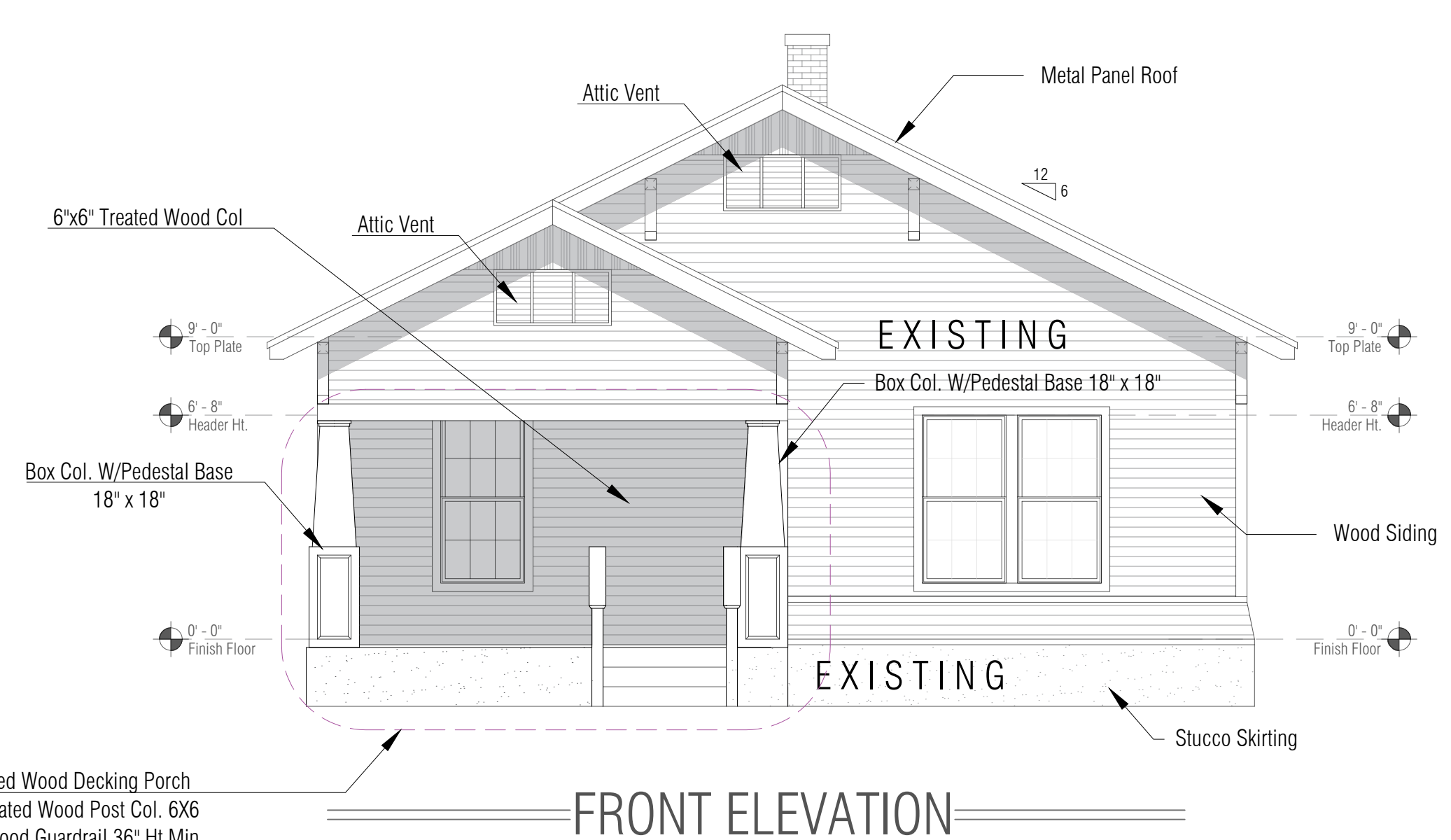
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ADDITION LIVING SPACE: 303.94 SQFT
ADDITION SUNROOM AREA: 109.11 SQFT
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PROPOSED ELEVATION PLAN

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

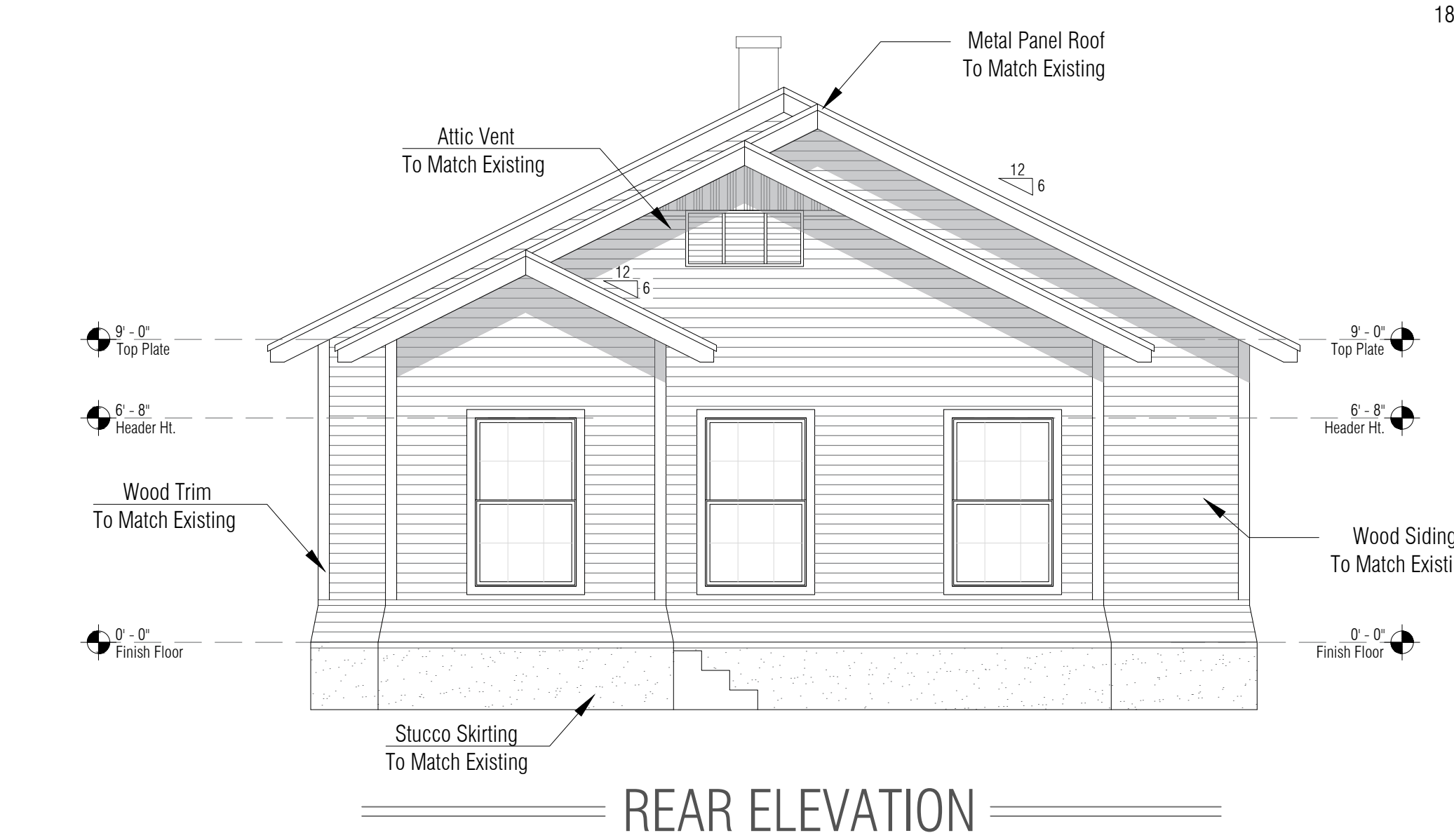
A.04.1

PLAN No:
APRIL 2026



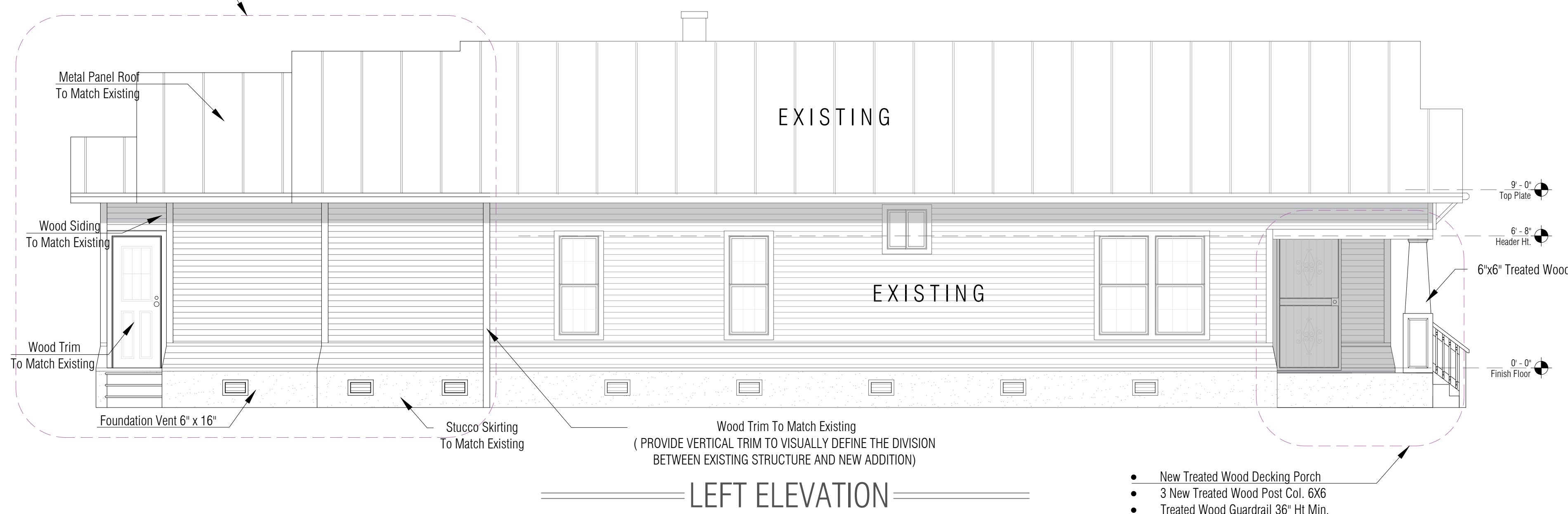
- New Treated Wood Decking Porch
- 3 New Treated Wood Post Col. 6X6
- Treated Wood Guardrail 36" Ht Min.
- 2 New Box Col. W/Pedestal Base 18" x 18"

FRONT ELEVATION



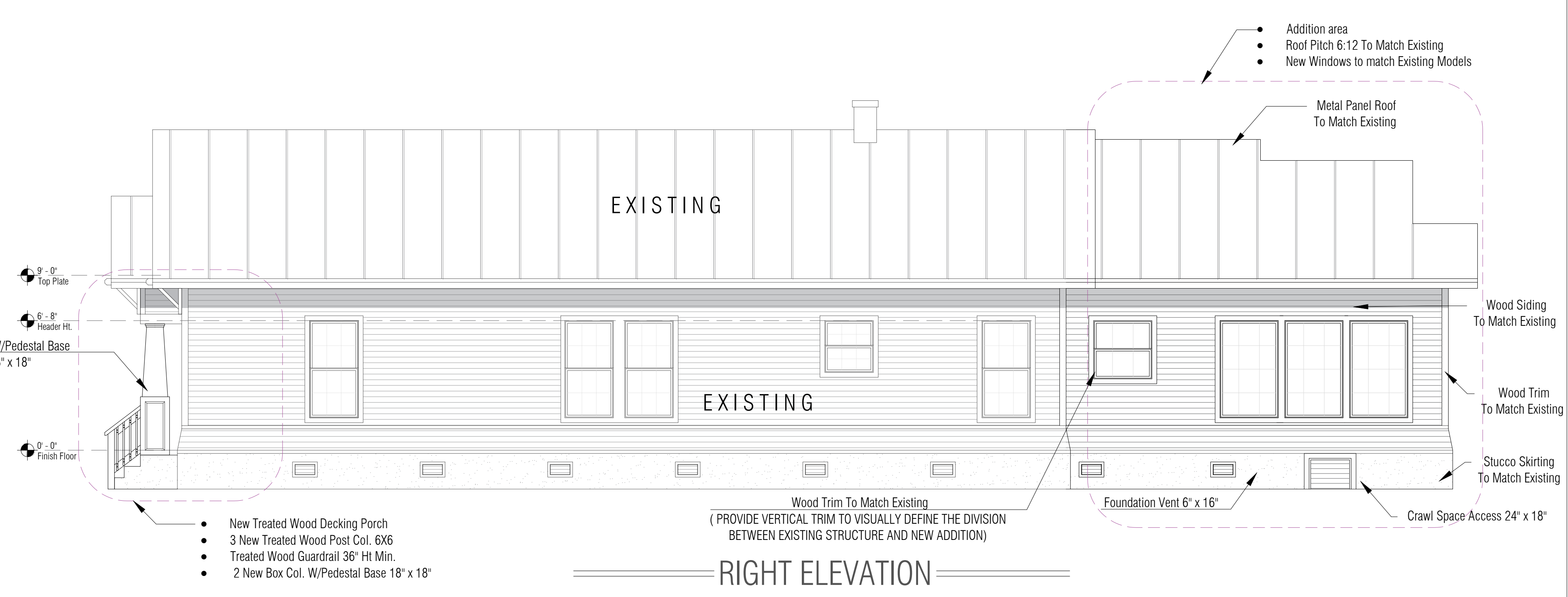
REAR ELEVATION

- Addition area
- Roof Pitch 6:12 To Match Existing

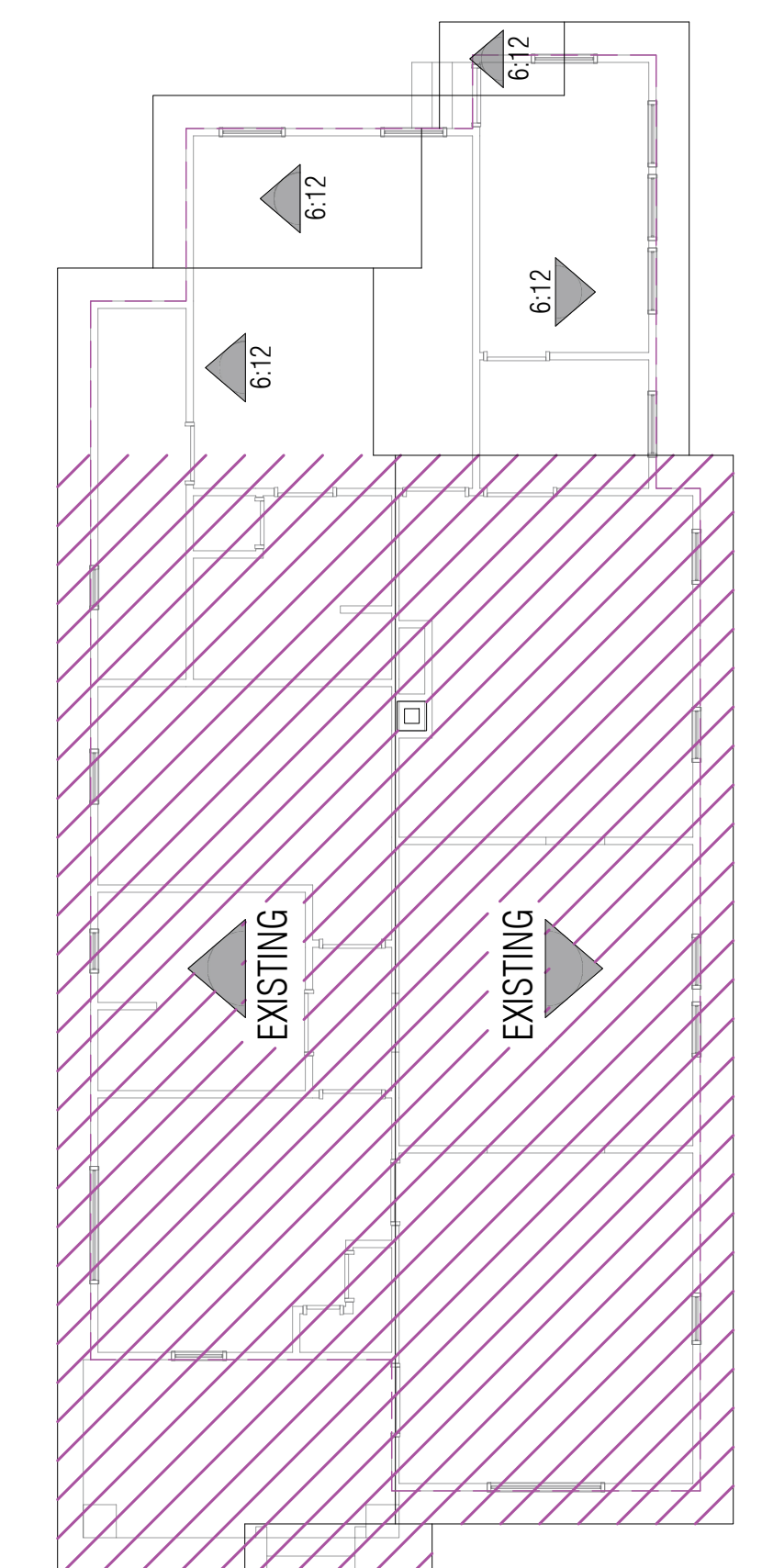


LEFT ELEVATION

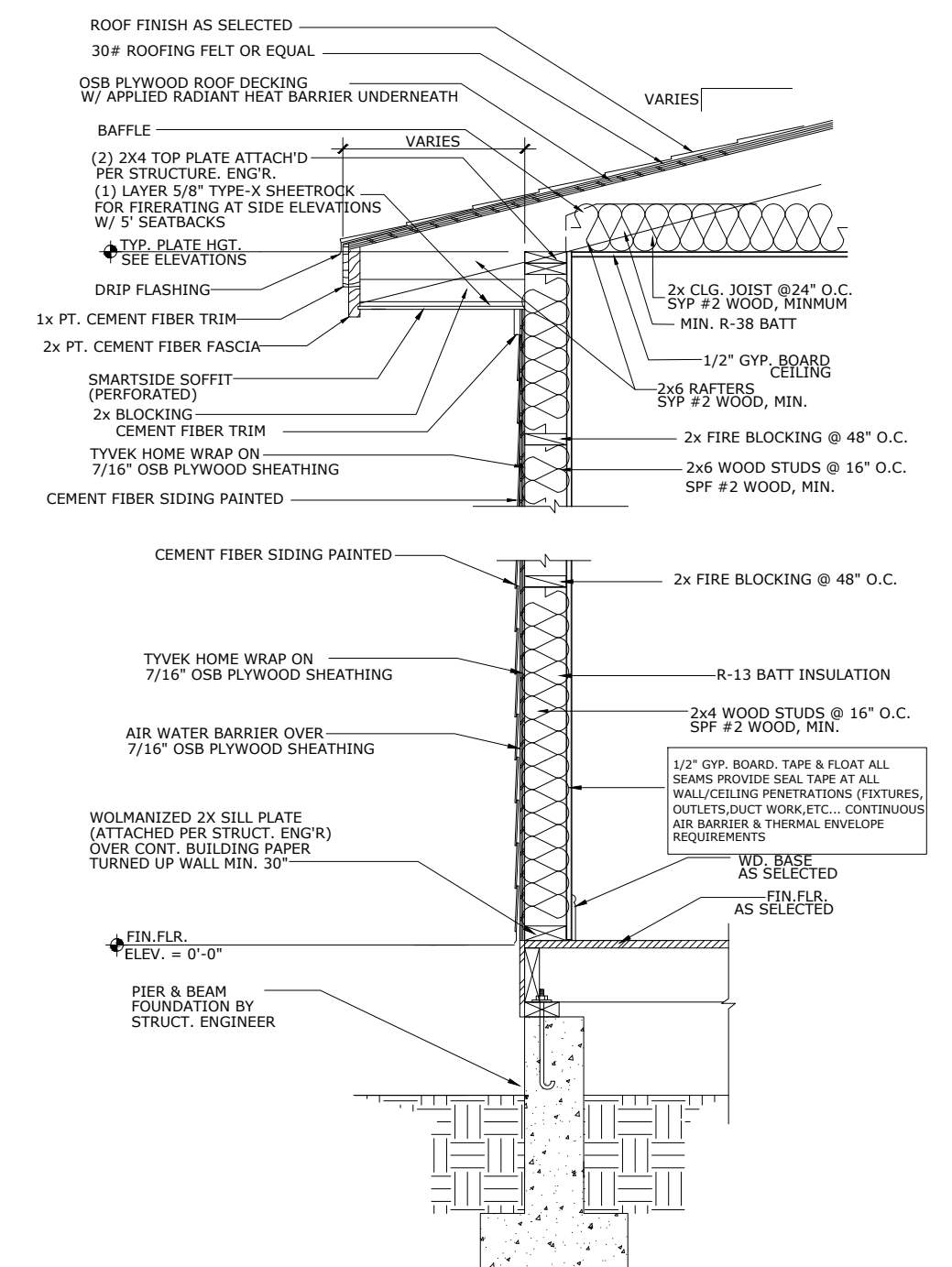
- New Treated Wood Decking Porch
- 3 New Treated Wood Post Col. 6X6
- Treated Wood Guardrail 36" Ht Min.
- 2 New Box Col. W/Pedestal Base 18" x 18"



RIGHT ELEVATION



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



TYP WALL SECTION N.T.S.

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

TALL WALL NOTES:

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

DESIGN CRITERIA NOTES:

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

GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2024

DEAD LOADS:

METAL PANEL ROOF = .20 PSF
WALL = .6 PSF
FLOOR = 12 PSF

LIVE LOADS:

ROOF = .20 PSF
FLOOR = 40 PSF
ATTIC = 10 PSF

3. WIND LOAD: 115 mph APPLIED PER IRC - CATEGORY II
- 1.0 EXPOSURE 'B'
4. SEISMO: SEISMIC CATEGORY 'A'

ROUGH CARPENTRY NOTES:

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
4. ALL MULTIPLE ORDERS, BEAMS AND JOIST SHALL BE GAUG NAILED.
5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.
6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE OR APPROVED EQUAL.
7. PREFABRICATE LVL'S, GUILAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
LVL'S = 2,600 PSI
PSL'S = 2,800 PSI
GUILAMS = 2,400 PSI
8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETS, ETC.
10. ATTACH WOOD PLATES TO FOUNDATIONS WITH 1" ANCHOR BOLTS AT 4' 0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.
12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.
15. TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS.
16. NOTCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION NOTES:

1. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION. MATCH EXISTING SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED GARDEN GRASSES SHALL NOT EXCEED 3% (1%) SLOPE.
2. ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
4. GRASS/AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NO TO BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
8. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 90% BE SUBJECT TO DENSITY TESTING.
9. REFERENCE ARCHITECTURAL PLANS FOR ALL FACE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

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

STANDARD HEADER SCHEDULE

SIZE	MAXIMUM SPAN		
	ONE STORY B.R.	TWO STORY B.R.	ONE STORY "PORCH"
2 - 2"x6"	3'-6"	2'-5"	5'-8"
2 - 2"x8"	4'-5"	3'-2"	7'-7"
2 - 2"x10"	5'-5"	3'-10"	9'-4"
2 - 2"x12"	6'-3"	4'-5"	10'-10"

* THESE HEADER SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN

* ALL MATERIAL TO BE NO. 2 S.P.

* NUMBER OF STORIES BELOW ROOF LEVEL (B.R.)

* USE (2) JACK STUDS FOR 2"x12" (1) JACK STUD FOR OTHERS, KING STUDS NO. EQUALS JACK STUD

2. STUD WALLS 12" OR HIGHER SHALL BE 2X6, 2-X4 OR 4X4 STUDS @ 0" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-X4 OR 4X4 STUDS @ 16" O.C.
3. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
4. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
5. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC.

HEADERS SCHEDULE AS FOLLOWS:

1. (2-2X12s WITH 7/16" O.S.B. BETWEEN FOR ALL FIRST FLOOR HEADERS U.N.O.)

BEAM & RAFTER TIE DETAIL

D-01 N.T.S.

PURLIN DETAIL

D-A N.T.S.

1hr Fire Rated Soffit Projection Detail

N.T.S.

NAILING SCHEDULE

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

2024 IRC (International Residential Code)TABLE R802.4.1 (1)

RAFTER SPANS FOR COMMON LUMBER SPECIES

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

RAFTER SPACING (in)	SPECIES AND GRADE	DEAD LOAD = 10 psf				
		2" X 4"	2" X 6"	2" X 8"	2" X 10"	2" X 12"
		(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	SOUTHERN PINE #2	10' - 4"	15' - 7"	19' - 8"	23'-5"	Note b
16	SOUTHERN PINE #2	9' - 0"	13' - 6"	17' - 1"	20' - 3"	23'-10"
19.2	SOUTHERN PINE #2	8' - 2"	12' - 3"	15' - 7"	18' - 6"	21'-9"
24	SOUTHERN PINE #2	7' - 4"	11' - 0"	13' - 11"	16' - 6"	19'-6"

b. Span exceeds 26 feet in length

USE A MINIMUM OF TWO 8d NAILS THIS SIDE OF TRUSS

TOTAL FOUR 8d NAILS INTO TRUSS

TWO 8d NAILS INTO PLATES

EIGHT 8d NAILS INTO STUD

SIMPSON STRONG-TIE

TOP PLATE

2x6 CEILING WOOD RAFTER @ 16" O.C.

D-02 RAFTER DETAIL

N.T.S.

BEAM & RAFTER TIE DETAIL

D-01 N.T.S.

PURLIN DETAIL

D-A N.T.S.

1hr Fire Rated Soffit Projection Detail

N.T.S.

NAILING SCHEDULE

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

ASPHALT SHINGLES

(2) 2" x 4" TOP PLATES

FASCIA & SHINGLE MOULD AS SPEC'ED

2" X 6" RAFTERS @ 16" O.C.

INSULATION AS SPEC'ED

2" X 6" CIG. JOIST @ 16" O.C.

5/8" SHEETROCK CEILING

1/2" SHEETROCK

SOFFIT PANELS NON-VENTED NO PENETRATIONS OR OPENINGS IN DOUBLE LAYER 5/8" TYPE "X" GYPSUM SHEATHING (EXTERIOR) **FASTENERS, BASE LAYER 1 3/4" ROOFING NAILS 12" o.c. FACE LAYER 2 1/4" ROOFING NAILS 12" o.c.

S-01 ROOF FRAME RAFTERS

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

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TALL WALL NOTES:

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

DESIGN CRITERIA NOTES:

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

GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2024

2. DESIGN LOADS

DEAD LOADS
METAL PANEL ROOF... 20 PSF
WALL... 6 PSF
FLOOR... 12 PSF

LIVE LOADS:

ROOF... 20 PSF
FLOOR... 40 PSF
ATTIC... 10 PSF

3. WIND LOAD: 115 mph APPLIED PER IRC - IRC = CATEGORY II

- 1.0 EXPOSURE "B"
- SEISMO: "SEISMIC CATEGORY 'A'"

ROUGH CARPENTRY NOTES:

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE GIRDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.
- PREFABRICATE U.L.S. GULUMS, PCL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
U.L.S. = 2,400 PSI
PCL.S. = 2,900 PSI
GULUMS = 2,400 PSI
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 84 NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLED AND NAILED AT 6" O.C. WITH 84 NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS.
- MITCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

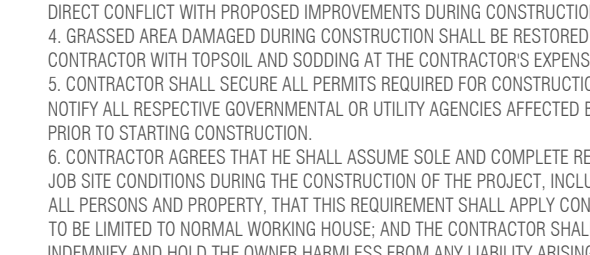
CONSTRUCTION NOTES:

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO MEAN BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
- 2 ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERGUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
- GRASSSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
- ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% SUBJECT TO DENSITY TESTING.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE, LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

- Framing contractor to install temporary wind bracing while main structure frame is being constructed.
- Contractor to use 2" x 4" strong backs for stud rafter doublers, set a top load bearing walls beneath.
- Contractor to install 2" x 4" wall blocking @ upper kitchen cabinet areas.

SPACING OF SILLS OR SOLE PLATES



D-06 N.T.S.

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

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

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

a. Span exceeds 26 feet in length

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

- JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-92)
- CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
- STUDS TO BE 2X4 @ 16" O.C. #2 SYP BLOCKING AT MID SPANS FOR WALLS GREATER THAN 8' HIGH.
- ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 2X MAX SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR PLATES TO BE PRESSURE TREATED LUMBER.
- ALL BEAMS, JOIST, RAFTERS AND HEADERS TO BE #2 SYP.

ROOF FRAMING:

- THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 RAFTER SHALL BE 10'-7" RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLIN BRACED WITH 2X6S DOWN TO LOAD BEARING WALLS @ 48" O.C. MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACES = 9'. PROVIDE 2X6 COLLAR TIES @ 48" O.C. IN UPPER THIRD OF RAFTERS.
- ROOF LIVE LOAD = 20 PSF.
- ROOF DECKING SHALL BE 7/16" U.S.B. (EXPOSURE 1)
- ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS, UNLESS OTHERWISE.
- ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.

HEADERS SCHEDULE AS FOLLOWS:

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

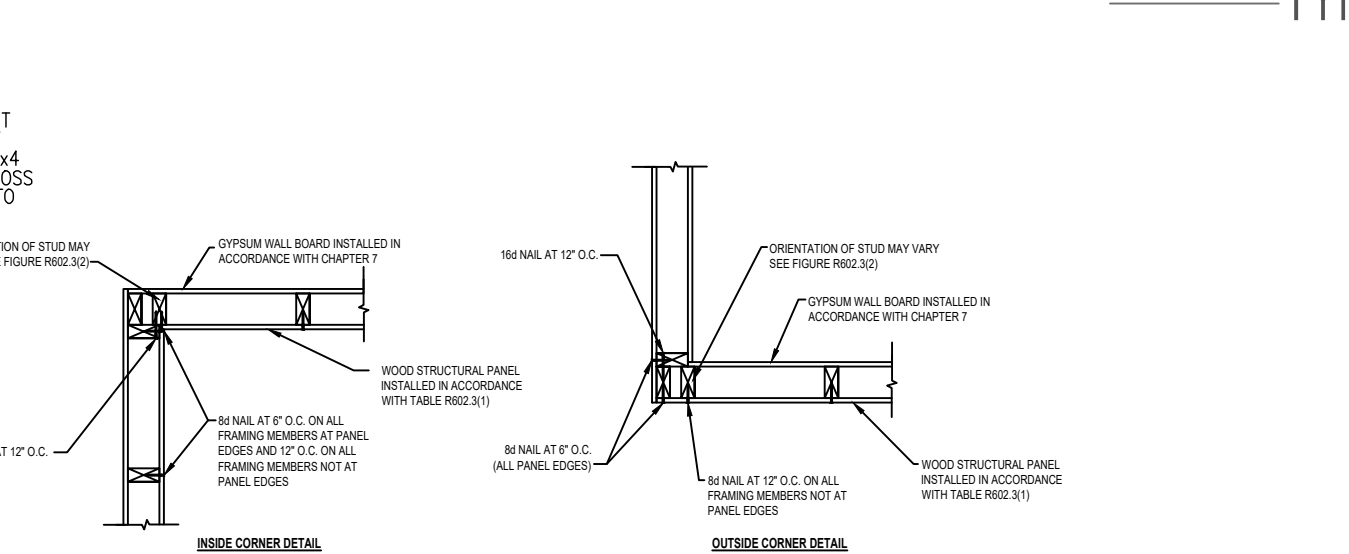
STANDARD HEADER SCHEDULE				
SIZE	MAXIMUM SPAN			
	ONE STORY B.R.	TWO STORY B.R.	ONE STORY 'PORCH'	
2 - 2x6'	3-6'	2-5'	5-8'	
2 - 2x8'	4-5'	3-2'	7-7'	
2 - 2x10'	5-5'	3-10'	9-4'	
2 - 2x12'	6-3'	4-5'	10-10'	

- * THESE HEADER SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN
- * ALL MATERIAL TO BE NO. 2 S.P.
- * NUMBER OF STORIES BELOW ROOF LEVEL (B.R.)
- * USE (2) JACK STUDS FOR 2"x12" (1) JACK STUD FOR OTHERS, KING STUDS NO. EQUALS JACK STUD

STUD WALLS 12" OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C.

- CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
- ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC.

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

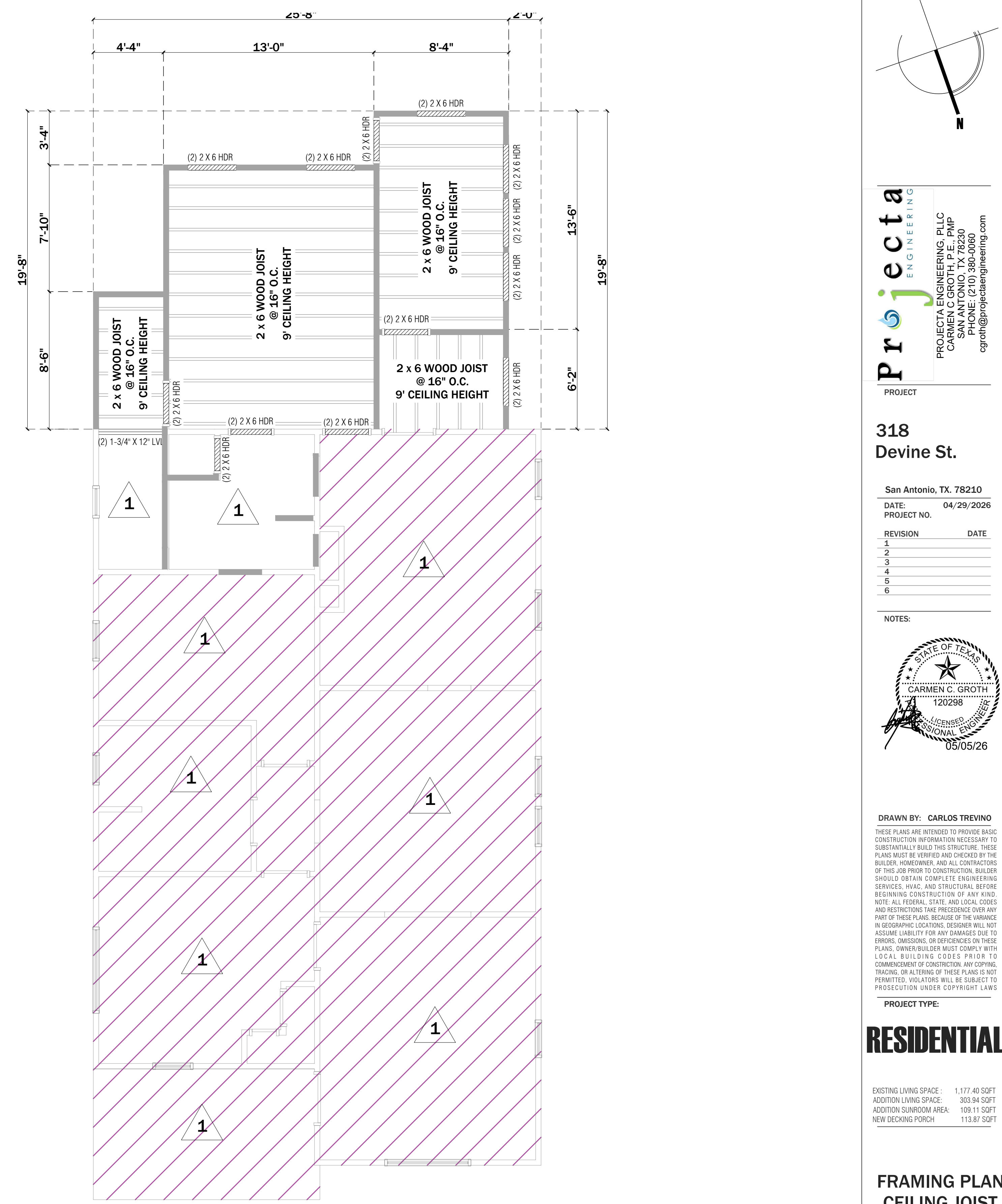


TYP COLUMN DETAIL

CONTINUOUSLY SHEATHED CORNER FRAMING (CS-WSP) DETAIL



D-07 N.T.S.

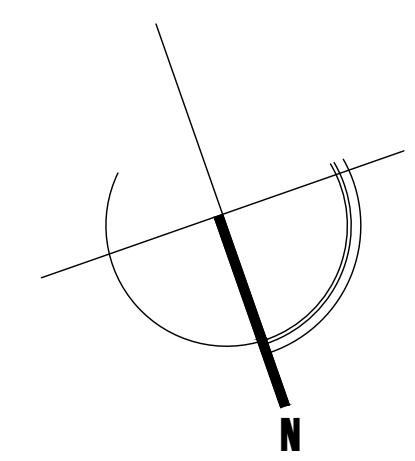


1 NOTE: EXISTING 2x6 WOOD JOIST @ 16" O.C. WILL BE REMAIN WITHOUT MODIFICATIONS

S-02

FRAMING PLAN CEILING JOIST

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



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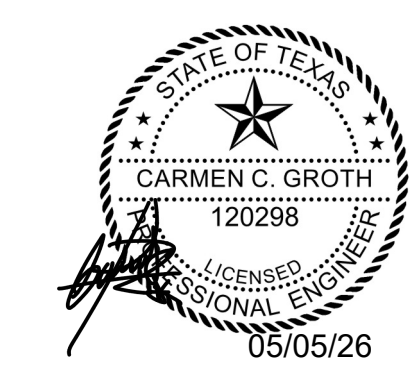
PROJECT

318
Devine St.

San Antonio, TX, 78210
DATE: 04/29/2026
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:



DRAWN BY: CARLOS TREVIÑO

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

PROJECT TYPE:

RESIDENTIAL

EXISTING LIVING SPACE: 1,177.40 SQFT
ADDITION LIVING SPACE: 303.94 SQFT
ADDITION SUNROOM AREA: 109.11 SQFT
NEW DECKING PORCH: 113.87 SQFT

FRAMING PLAN CEILING JOIST

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

S.02

PLAN No:

APRIL 2026

LEGEND	
	CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 18" on center at 1/4" height at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
	CONTINUOUS SHEATHING PORTAL FRAME 1/2" MIN. INTERIOR GYPSUM CONTINUOUSLY SHEATHED AS SHOWN ON PLANS. Reference Architectural Plans for all dimensions information.

REFER TO 2024 IRC BOOK TABLE R602.10.4 BRACING METHODS

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

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

DESIGN CRITERIA NOTES:

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

GENERAL INTERNATIONAL RESIDENTIAL BUILDING CODE EDITION 2024

- DEAD LOADS:**
- METAL PANEL ROOF: 20 PSF
 - WALL: 8 PSF
 - FLOOR: 12 PSF
- LIVE LOADS:**
- ROOF: 20 PSF
 - FLOOR: 40 PSF
 - ATTIC: 10 PSF

- WIND LOAD: 115 mph APPLIED PER IRC - R6 - CATEGORY II
- 1.0 EXPOSURE 'B'
- SEISMIC: SEISMIC CATEGORY 'A'

ROUGH CARPENTRY NOTES:

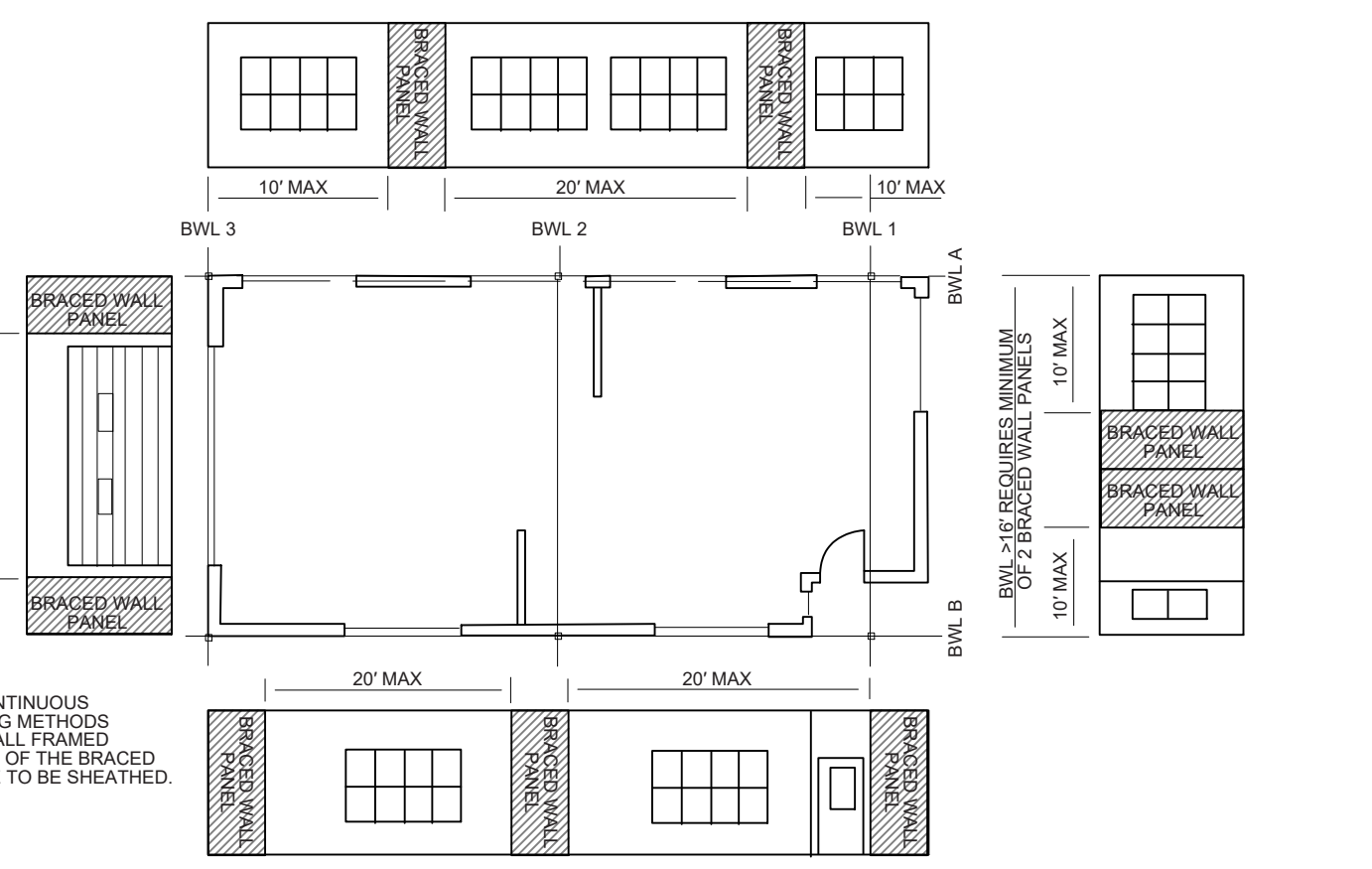
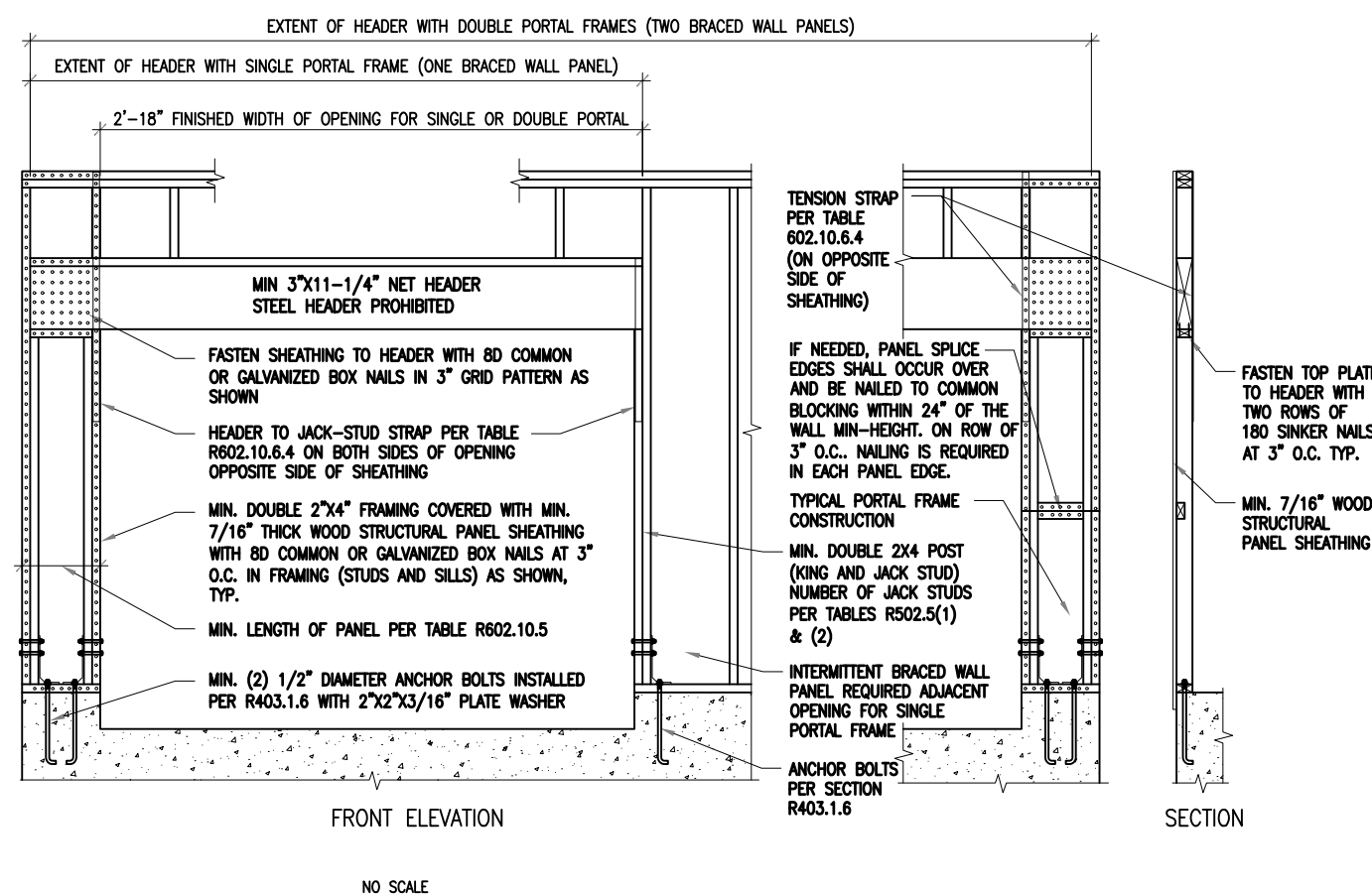
- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE #2 SYP OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE ORDERS, BEAMS AND JOIST SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWNS ANCHORS AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SMIPSON STRONG TIE" OR APPROVED EQUAL.
- PREFABRICATE LVL'S, GULLAMS, PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY APPROVED CORP OR EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
LVL'S = 2,800 PSI
PSL'S = 2,800 PSI
GULLAMS = 2,400 PSI
- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FEET SHALL HAVE SINGLE JACK STUDS.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARING WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLEUED AND NAILED AT 6" O.C. WITH 8d NAILS.
- TAPERED END CUTS SHALL MEET MANUFACTURER'S REQUIREMENTS.
- NOTCHING OF PREFABRICATE LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

CONSTRUCTION NOTES:

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION. MATCH EXISTING SHALL BE UNDERSTOOD TO GOVERN BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
- ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTED UTILITY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION.
- GRASSSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATIONS A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
- ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% SUBJECT TO DENSITY TESTING.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT BEING PROVIDED BY THE CIVIL ENGINEER.

ADDITIONAL FRAMING NOTES:

- Framing contractor to install temporary wind bracing while main structure frame is being constructed.
- Contractor to use 2" x 4" strong backs for roof rafter burlins, set a top load bearing walls beneath.
- Contractor to install 2" x 4" wall blocking @ upper kitchen cabinet areas.



For St: 1 foot = 304.8 mm.

FIGURE R602.10.2.2 LOCATION OF BRACED WALL PANELS

TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

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

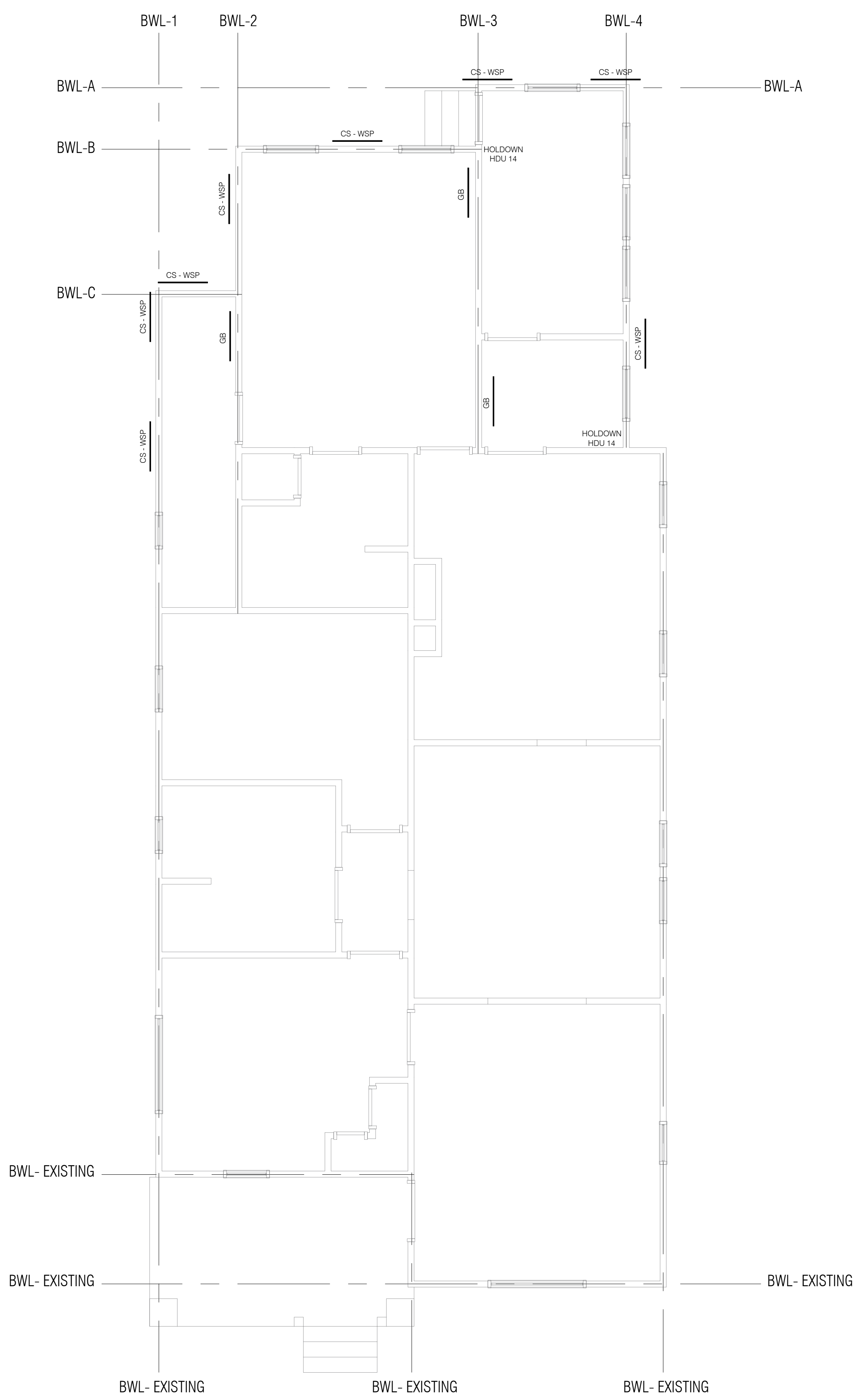
- For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s.
- NP = Not Permitted.
- Linear interpolation shall be permitted.
 - Use the actual length where it is greater than or equal to the minimum length.
 - Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2,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

TABLE R602.10.4—continued BRACING METHODS

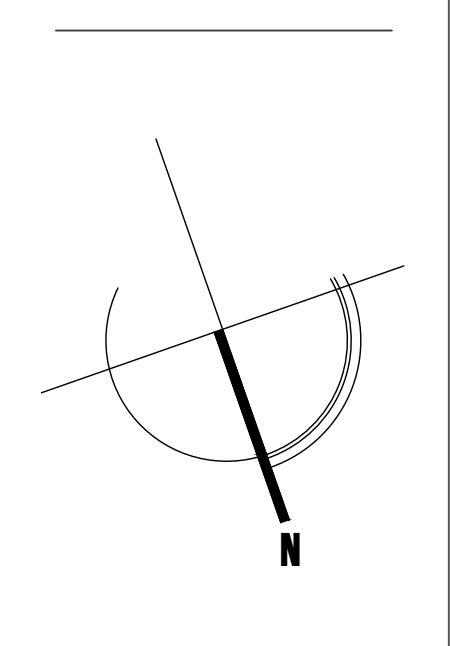
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	
			Fasteners	Spacing
Continuous Sheathing Methods CS-WSP Continuously sheathed wood structural panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
			Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener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

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

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

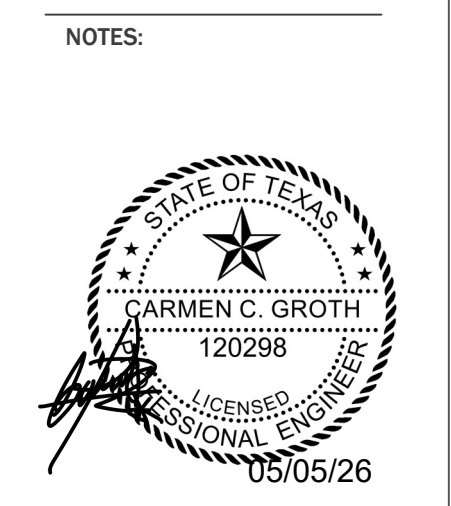


NOTE: ALL EXISTING WIND BRACING = CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL THE BRACING CAN WITHSTAND WITH THE MIN. WIND SPEED OF 115 mph



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PROJECT
318 Devine St.
San Antonio, TX. 78210
DATE: 04/29/2026
PROJECT NO. 1
REVISION DATE
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DRAWN BY: CARLOS TREVINO
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RESIDENTIAL
EXISTING LIVING SPACE: 1,177 sq. SF
ADDITION LIVING SPACE: 103.94 sq. SF
ADDITION SUNROOM AREA: 109.11 sq. SF
NEW DECKING PORCH: 113.87 sq. SF

WIND BRACE PLAN

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

GENERAL NOTES FOR PIER AND BEAM FOUNDATION

CONSTRUCTION STANDARDS

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

PERMITS AND SAFETY

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

MATERIAL SPECIFICATIONS

- CONCRETE FOR PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- CONCRETE PIERS SHALL HAVE A MINIMUM DIAMETER OF 10"
- PIERS SHALL HAVE 4 - #4 REBAR RUNNING VERTICALLY.
- REINFORCE FOOTINGS WITH #5 REBAR PLACED AS SHOWN IN PLANS.

EXCAVATION AND SOIL PREPARATION

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

PIER CONSTRUCTION

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

BEAMS AND JOISTS

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

CONNECTIONS AND ANCHORS

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

DRAINAGE AND SITE WASTE

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

INSPECTION AND TESTING

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

ADJUSTMENTS AND TOLERANCES

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

SAFETY AND COMPLIANCE

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

CRAWL SPACE VENTILATION REQUIREMENTS:

TOTAL SQ. FT. OF CRAWL SPACE AREA = 418 SQ. FT.
 TOTAL VENTILATION 418 / 150 = 3 SQ. FT. = 432 SQ. IN. REQUIRED
 SIZE OF OPENING IS 6" X 16" = 96 SQ. IN. OF VENTILATION
 NUMBER OF VENTILATION OPENING 432 SQ. IN. / 96 SQ. IN. = 5 REQUIRED PER IRC R408

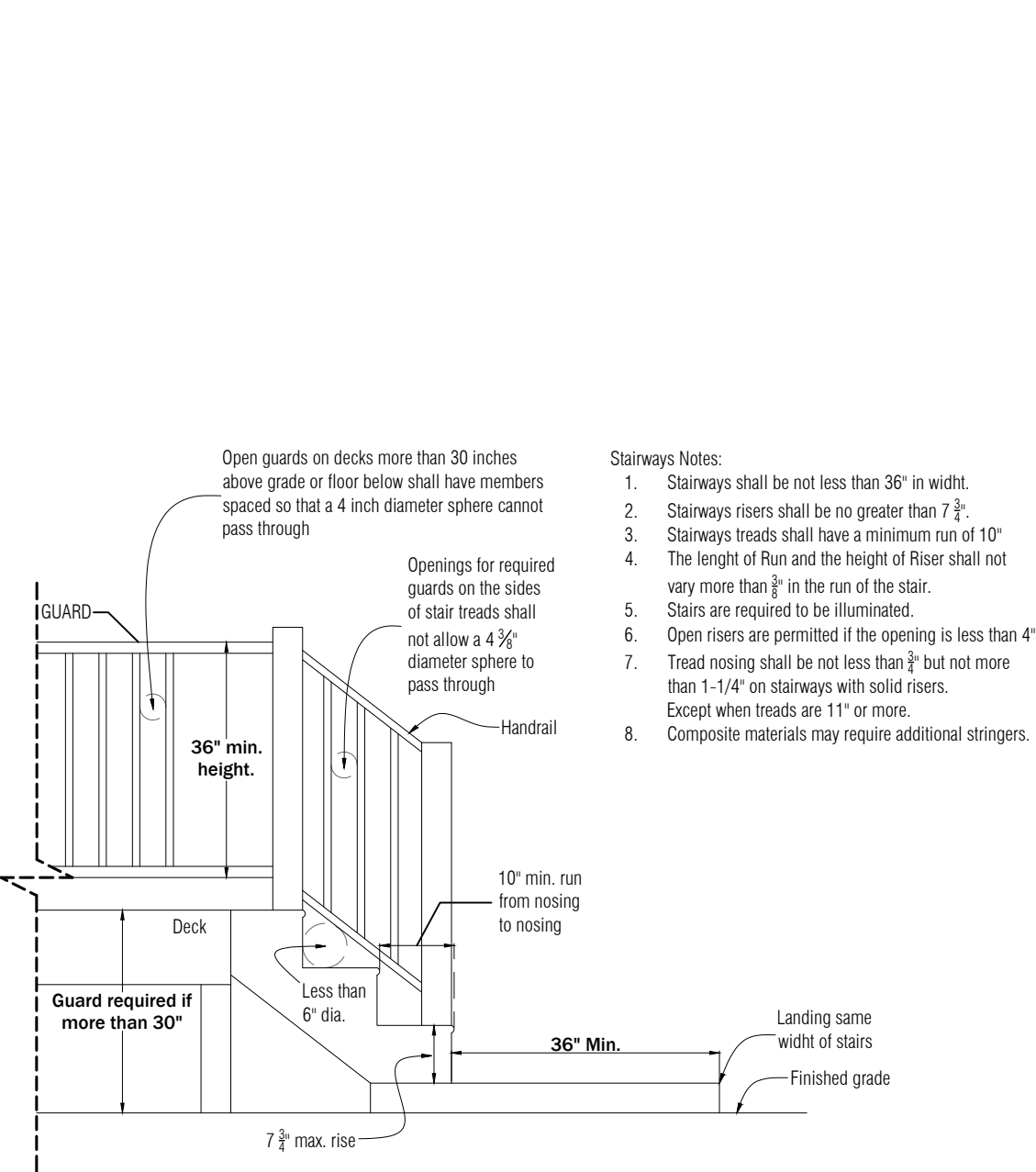
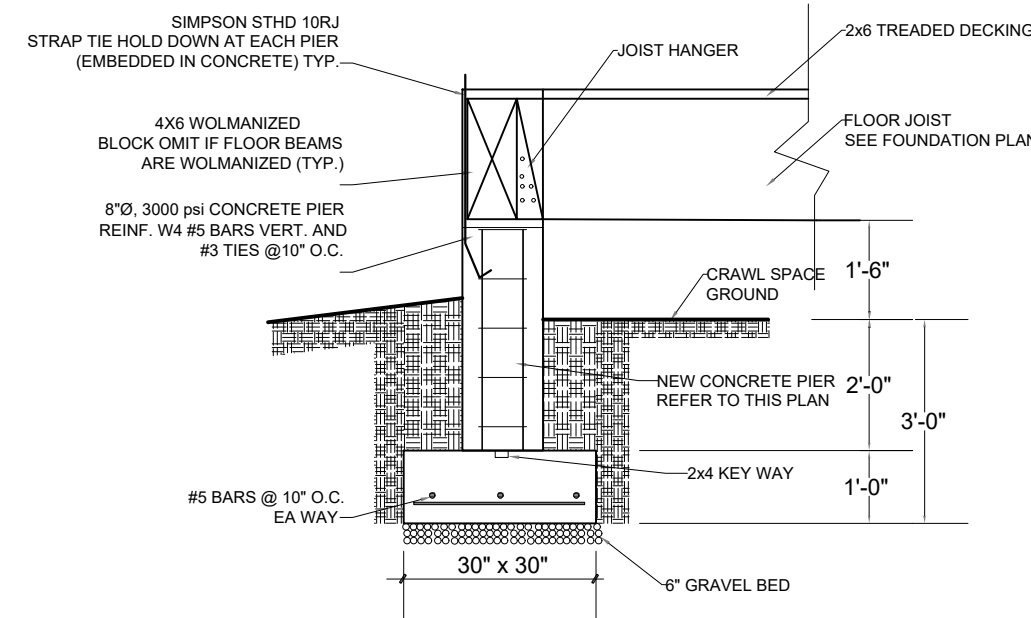
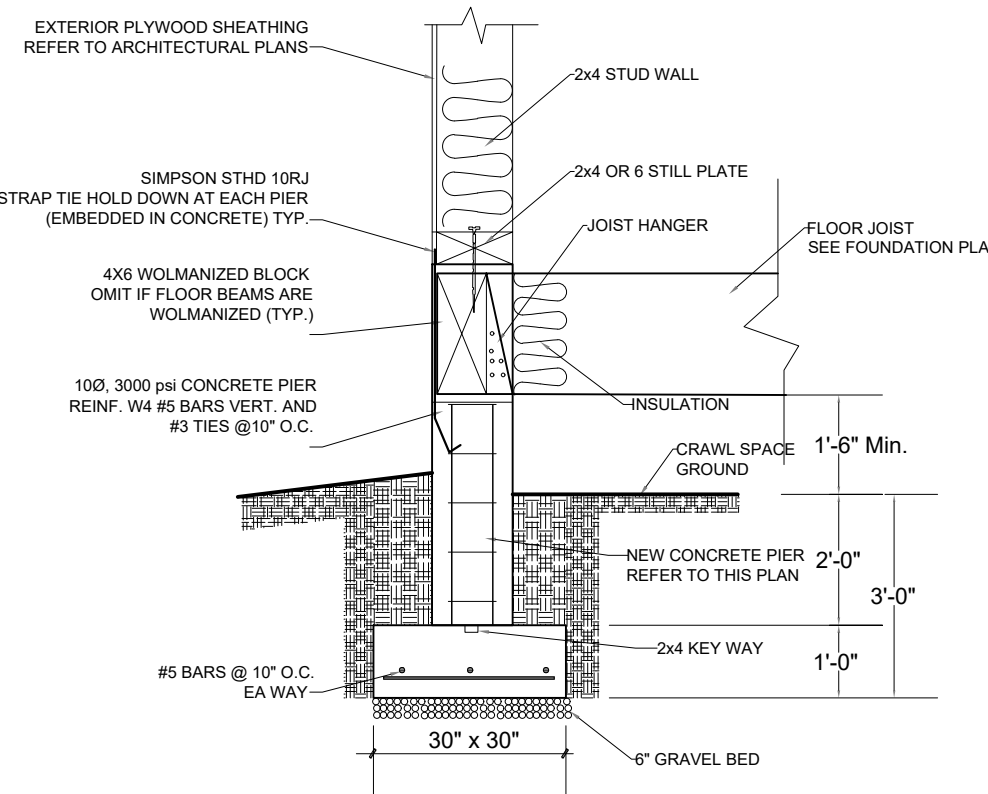
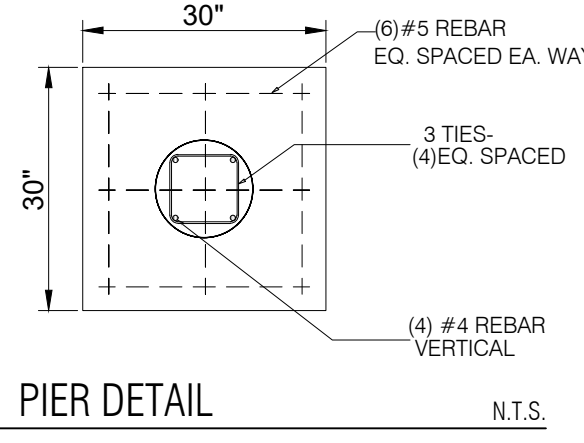
THE INSTALLATION OF CLASS 1 VAPOR RETARDER MATERIAL TO COVER THE GROUND SURFACE (EARTH) UNDER THE BUILDING IS NOT CONTEMPLATED IN THIS PROJECT

2024 IRC (International Residential Code)TABLE R502.3.1 (1) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES

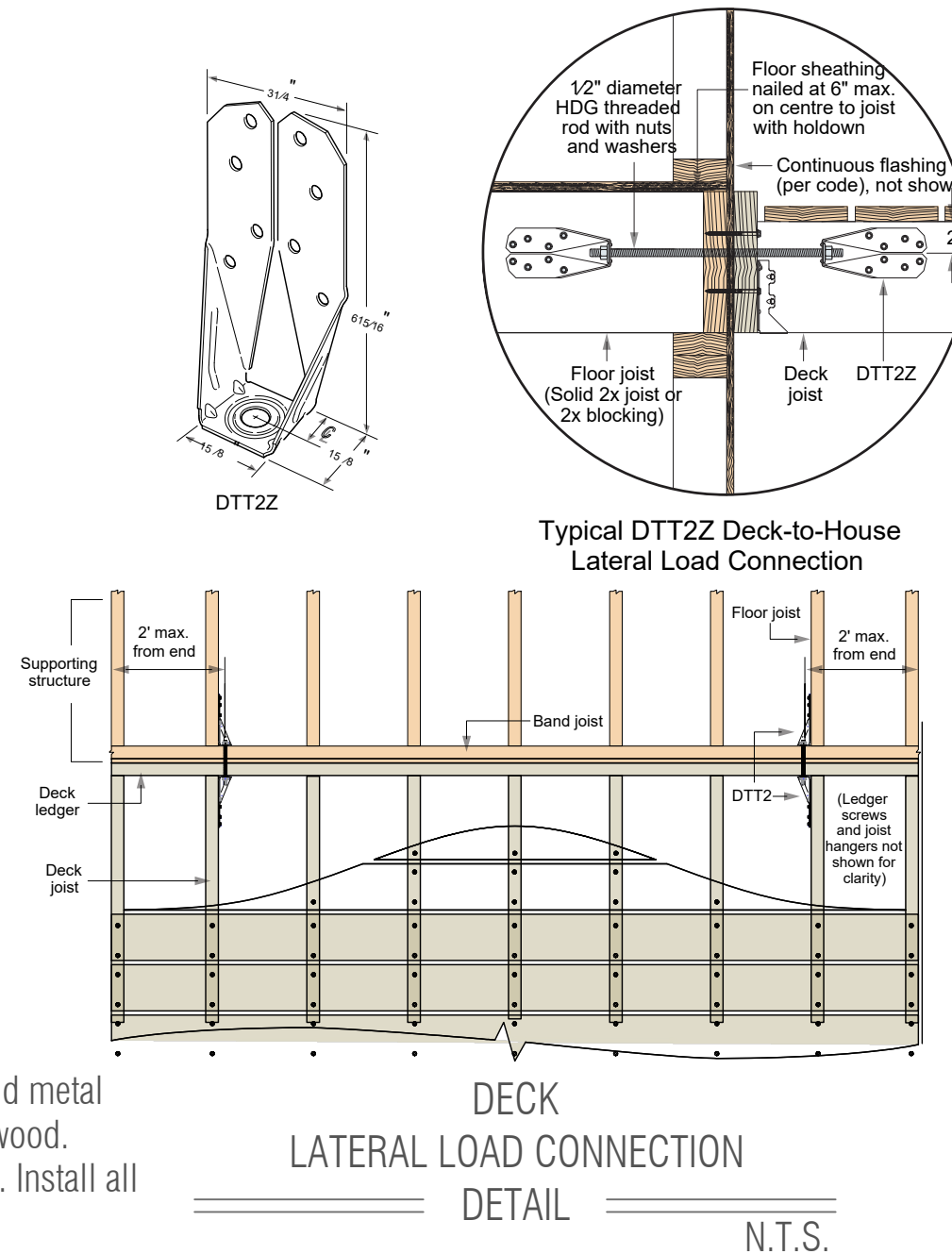
(Residential sleeping areas, live load = 30 psf, L/Δ = 360)

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

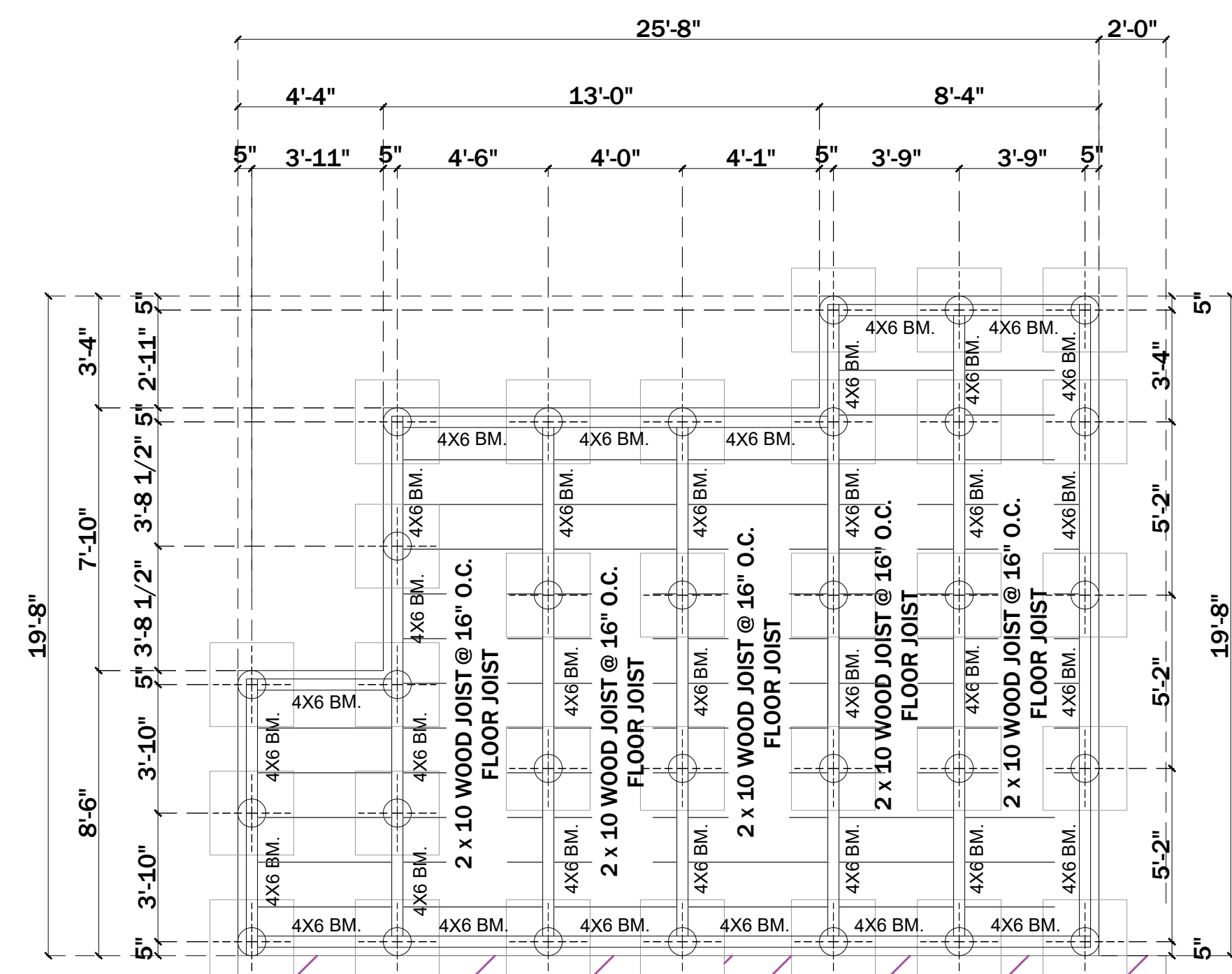
a. Span exceeds 26 feet in length



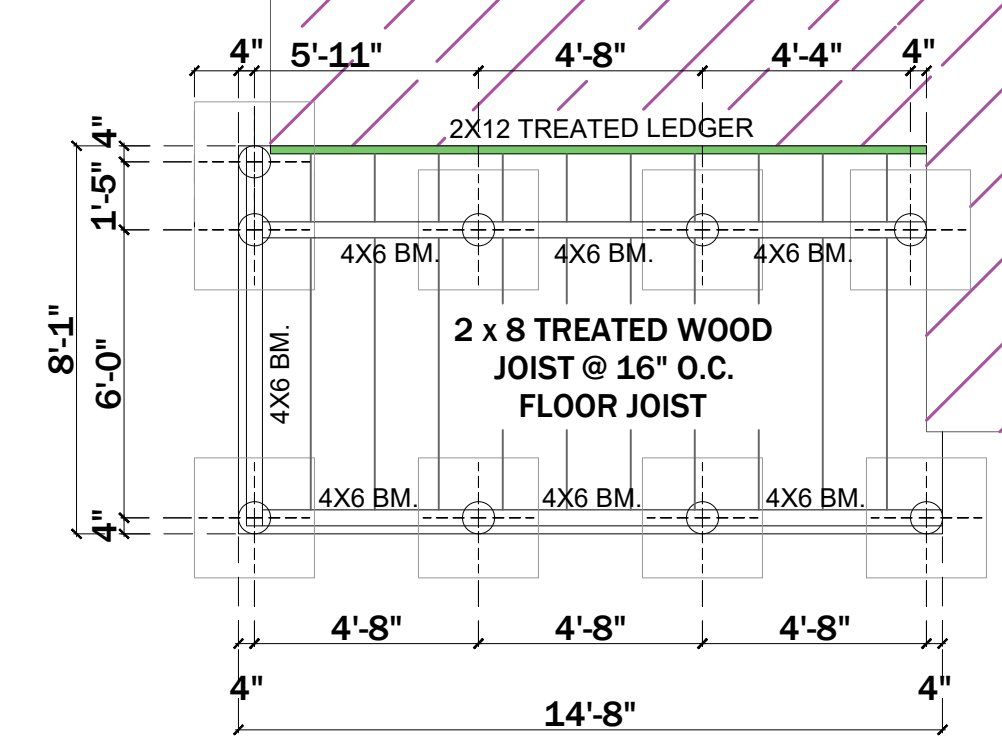
- Stairway Notes:
- Stairways shall be not less than 36" in width.
 - Stairways risers shall be no greater than 7 1/2".
 - Stairways treads shall have a minimum run of 10".
 - The length of Run and the height of Riser shall not vary more than 1/8" in the run of the stair.
 - Stairs are required to be illuminated.
 - Open risers are permitted if the opening is less than 4".
 - Tread nosing shall be not less than 1/2" but not more than 1-1/4" on stairways with solid treads. Except when treads are 11" or more.
 - Composite materials may require additional stringers.



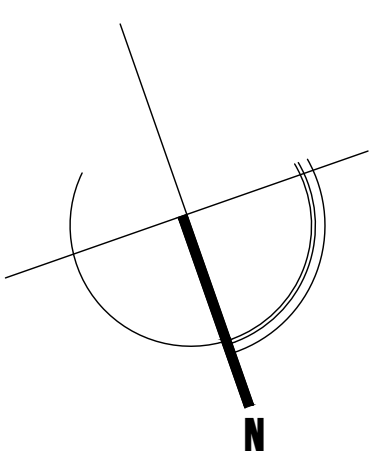
DECK LATERAL LOAD CONNECTION DETAIL N.T.S.



EXISTING PIER AND BEAM FOUNDATION



2 x 8 TREATED WOOD JOIST @ 16" O.C. FLOOR JOIST



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 SAN ANTONIO, TX 78201
 PHONE: (210) 380-0060
 cgroth@projectaengineering.com

PROJECT
318 Devine St.

San Antonio, TX. 78210
 DATE: 04/29/2026
 PROJECT NO. 1

REVISION	DATE
1	
2	
3	
4	
5	
6	



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

PROJECT TYPE:
RESIDENTIAL

EXISTING LIVING SPACE: 1,177.40 SQFT
 ADDITION LIVING SPACE: 303.94 SQFT
 ADDITION SUNROOM AREA: 109.11 SQFT
 NEW DECKING PORCH: 113.87 SQFT

FOUNDATION PLAN

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

S.04

PLAN No:
APRIL 2026

S-04
 FOUNDATION PLAN
 Scale: 1/4"=1'-0"