NOTES

TECHNICAL REVIEW - RESIDENTIAL BUILDING

FOUNDATION LETTER

April 28, 2026 1:57 PM • Clayton Bounds

OPEN

ENGINEERS LETTER REQUIRED FOR SITE SPECIFIC USE OF FOUNDATION DESIGN.

See: S-2

BUILDING REVIEWER CONTACT INFORMATION

April 23, 2026 11:23 AM • Clayton Bounds

OPEN

Please contact Clayton Bounds at (210)207-0442 / clayton.bounds@sanantonio.gov if you have any questions regarding the building review. Reviewers are not notified of responses to issues.
Note that all formal resubmittals, revisions, and responses to issues are required to be submitted through the Accela Citizen Access (ACA) portal.

THE SANCTUARY AT BROOKS

PROTOTYPE DUPLEX

SAN ANTONIO, TEXAS

AIR BARRIER INSTALLATION,AIR SEALING AND INSULATION INSTALLATION

General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R*-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include an exterior air barrier.[b] The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.[b]
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement, crawl space, and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section N1102.2.10. Penetrations through concrete foundation walls and slabs shall be air sealed. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section N1102.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section N1102.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section N1102.2.10.
Shafts, penetrations	Duct and flue shafts and other similar penetrations to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required *R*-value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections N1101.10-N1101.12 and N1102.2.7.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section N1102.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required *R*-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

For SI: 1 inch = 25.4 mm.

BUILDING CODE INFO

LOCATION

SAN ANTONIO TEXAS

APPLICABLE CODE:

2024 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
UNIFIED DEVELOPMENT CODE

BUILDING INFO

AREAS UNIT '101'	AREAS UNIT '102'
1ST. FLOOR.- 573 SF	1ST. FLOOR.- 573 SF
2ND. FLOOR.- 677 SF	2ND. FLOOR.- 677 SF
TOTAL HEATED AREA.- 1,250 SF	TOTAL HEATED AREA.- 1,250 SF
FRONT PORCH.- 20 SF	FRONT PORCH.- 20 SF
GARAGE.- 204 SF	GARAGE.- 204 SF
TOTAL SLAB AREA.- 1,594 S.F.	

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSION ARE TO THE FACE OF WOOD STUDS, FACE OF C.M.U., EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.

2. PROVIDE SOLID WOOD BLOCKING AT ALL DRYWALLS BEHIND PLUMBING FIXTURES, ACCESS DOORS, HANDRAILS, GRAB BARS, WOOD SHELVING, ELECTRIC DRINKING FOUNTAINS, ETC. AS REQUIRED TO RIGIDLY ANCHOR EACH ITEM. CONTRACTOR SHALL VERIFY & COORDINATE BLOCKING.

3. INCREASE WALL THICKNESS AS REQUIRED AT PLUMBING CHASES, MECHANICAL & ELECTRICAL PANELS.

4. GENERAL CONTRACTOR SHALL VERITY ALL DIMENSIONS AND CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED. ALL DIMENSION ARE BASED UPON EXISTING CONDITIONS, SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.

5. CONTINUE WALL TYPE AND FINISHES ABOVE ALL DOORS AND WINDOWS.

6. ALL WOOD STUDS ARE AT 16" O.C. TYPICALLY

7. THE EXTERIOR ENVELOPE SHALL BE FILLED WITH INSULATION AS SPECIFIED AS WELL AS ANY WALL THAT HAS INSULATION INDICATED ON PLANS, SECTIONS OR DETAILS.

8. ALL GYPSUM WALL BOARD OCCURRING FULL HEIGHT ABOVE THE CEILINGS ARE TO BE TAPED AND FLOATED, IN ORDER TO BE REDUCE SOUND TRANSMISSION.

9. ALL FOAM PLASTICS USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH U.B.C. STANDARD #42-1.
NOTE: OR IN ADDITION TO ANY OTHER APPLICABLE PROVISIONS IN GOVERNING CODES.

10. WOOD STUDS ANCHORAGE.
A. ALL METAL RUNNERS FOR WOOD STUDS WALLS SHALL BE ANCHORED TO THE FLOOR SLAB WITH POWER DRIVEN ANCHORS .0177 MINIMUM SHANK DIAMETER SPACED 16" O.C. WITH A MINIMUM PENETRATION OF 1-7/16" INTO CONCRETE.
B. ANCHOR STUDS TO RUNNERS WITH #10-HH SCREWS ON EACH SIDE.

11. EXIT SIGNS LOCATIONS SHALL BE VERIFIED WITH THE BUILDING INSPECTOR DURING CONSTRUCTION AND WITH BUILDING CODE. SEE ELECTRICAL DRAWING FOR LOCATIONS.

12. DOOR REMARKS:
A. CAULK BOTH SIDES OF ALL DOOR FRAMES AND GLASS FRAMES, WINDOWS AND LOUVERS.
B. COORDINATE DOOR DETAILS, WALLTYPES, AND WALL FINISHES FOR JAMB THICKNESS AND WALL MATERIALS.
C. PANIC HARDWARE IS REQUIRED AT ALL EXIT DOORS IN ACCORDANCE WITH LOCAL BUILDING CODE. SEE SPECIFICATIONS FOR ACTUAL HARDWARE SPECS.

13. SEAL ALL OPENINGS THROUGH WALLS OF MECHANICAL ROOMS AND EXIT CORRIDORS INCLUDING BOTH SIDES OF COLUMNS, UNDER DECK CORRUGATIONS, PIPE CHASES, ETC.

14. BUILDING INSULATION NOTE:
ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWLS PACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD #42-2.

15. MAKE ALLOWANCE FOR HORIZONTAL AND VERTICAL MOVEMENT WHEREVER INTERIOR PARTITIONS COME IN CONTACT WITH EXTERIOR WALLS OR STRUCTURAL COLUMNS.

16. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

GENERAL NOTES

1. SOME OF THE GENERAL NOTES BELOW ARE MAY NOT APPLY FOR RESIDENTIALPROJECTS. CONTRACTOR MAY OMMIT THOSE NOTA APPLICABLE.

2. ALL GENERAL NOTES BELOW APPLY TO COMMERCIAL PROJECTS. CONTRACTOR SHALL NOT OMMIT ANY OF THEM.

3. CONTRACTOR IS RESPONSIBLE TO SEE THAT ALL WORK IN FIELD IS DONE IN ACCORDANCE W/ ALL CURRENT APPLICABLE NATIONAL STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES ORDINANCES, REQUIREMENTS, ETC . ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.

4. CONSTRUCTION MATERIAL, ASSEMBLIES AND PROCEDURES ARE TO COMPLY W/ LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE OR DESIGNER FOR RESOLUTION PRIOR TO COMMENCING WORK.

5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.

6. THE G.C. SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING: BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, AND ENVIRONMENTAL HEALTH PERMITS. THE GENERAL CONTRACTOR SHALL PICK UP THESE PERMITS AND PAY FOR THE PERMIT FEES.

7. THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS, AND CONTROLS OF ALL NEW AND MODIFIED AIR, WATER, AND ELECTRICAL SYSTEMS.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR / SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT THE COMPLETION OF THE WORK. UNLESS STATED OTHERWISE, ALL OTHER PROCEDURES, TESTING, MATERIALS AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

10. DRAWINGS SHALL NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.

11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.

12. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTORS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

13. ANY CHANGES IN PLAN ARRANGEMENT OR DETAILING AND SPECIFIC INSTRUCTIONS FOR THE PROJECT WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY THE ENGINEER OF RECORD WILL VOID ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ENGINEER OF RECORD.

14. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC MATERIAL OR EQUIPMENT, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING AND ELECTRICAL.

15. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL COORDINATE W/ ROOFING CONTRACTOR TO INSURE ROOF WARRANTY.

16. CONSTRUCTION SHALL COMPLY TO ALL ADA (AMERICAN DISABILITIES ACT) REQUIREMENTS AND GUIDELINES FOR BUILDING AND FACILITIES PER CURRENT CLEARANCES, ACCESSORIES, ETC. (NOT APPLICABLE FOR RESIDENTISL)

17. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OR ATTACHMENT TO THE EXTERIOR FACADE SHALL FLASH, AND SEAL SUCH WORK TO INSURE WALL SYSTEM WARRANTY.

18. DOOR HARDWARE HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL ME MOUNTED NO HIGHER THAN 38 INCHES ABOVE FINISH FLOOR AND HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5.0 LB. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE BUT ARE NOT LIMITED TO PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (NOT APPLICABLE FOR RESIDENTIAL)

19. DOOR CLOSURES: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO A POINT OF APPROXIMATELY 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. (NOT APPLICABLE FOR RESIDENTIAL).

20. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS: THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE. WHICHEVER IS FARTHER FROM THE HINGE.

FOR SLIDING OR FOLDING DOORS:
THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.

A. EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF. LIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.
B. FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE.

21. CONTROLS AND OPERATING MECHANISMS.

A. GENERAL ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS ELECTRICAL OUTLETS, ETC.

B. HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEIPT AND OTHER OPERABLE SHALL BE MOUNTED 12 INCHES (MIN) ABOVE THE FLOOR.

C. OPERATION, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 8.0 LBF.

22. PROVIDE WOOD BLOCKING AT ALL SCHEDULED CHAULK AND TACK BOARDS, WALL SHELVING, PLUMBING, FIXTURES,ACCESS DOORS, HANDRAILS AND GRAB BARS, ALL WOOD BLOCKING AND FURRING TO BE FIRE RETARDANT.

23. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL WIRING AND CONNECTION SPECIFICATIONS, CIRCUITING, SWITCHING AND LIGHT FIXTURE RELOCATION.

24. REFER TO MECHANICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING DUCTWORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, FIRE DAMPERS, ETC. OR ANY OTHER ITEMS MECHANICALLY RELATED.

COVER SHEET

PROTOTYPE
THE SANCTUARY AT BROOKS
SAN ANTONIO TEXAS

No.	DATE	DESCRIPTION

DRAWN
JJ
CHECKED
JJ
DATE
12/17/25
PROJECT
SANCTUARY AT BROOKS
JOB. NO.
25-094
SHEET
CS

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. POST TENSION NOTES:
1. NO VERTICAL DUCTS OR PLUMBING WITHIN 3' OF THE EDGE OF THE SLAB WITHOUT AUTHORIZATION FROM THE ENGINEER OF RECORD.
2. CONCRETE INSTALLER SHALL THOROUGHLY VIBRATE AND CONSOLIDATE THE CONCRETE ON EACH SIDE OF THE ANCHORAGES OR JACKING SIDE TO WITHIN 3' FROM THE FORMS.
3. TENDON DRAPES SHALL NOT EXCEED A 1:6 SLOPE.
4. USE SAND CHAIRS AT ALL TENDON INTERSECTIONS, NO NOT PENETRATE THE VAPOR BARRIER.
5. SECURE INVERTED CHAIRS UNDER THE FORMS AT VERTICAL DEPRESSIONS.
6. MINIMUM COVER SHALL BE 1" ON TOP OF TENDONS AND 1.5" BELOW SLAB TENDONS, 3" IN RIBBED BEAMS.
7. ENCAPSULATED TENDONS ARE PREFERRED, USE IS DEPENDENT ON OWNER SELECTION.
8. INITIAL STRESSING SHALL OCCUR WHEN THE CONCRETE STRENGTH IS AT LEAST 2500 PSI.
9. TENDONS SHALL CONFORM TO PTI M10.2-00, $\frac{1}{2}$"/270 KSI; AND JACKING FORCE SHALL NOT EXCEED 216 KSI (0.8 FPU).
10. ONLY MAT TENDONS ARE SHOWN ON FOUNDATION PLAN, FOR CLARITY. BEAM TENDONS ARE PER SECTION DETAILS.
11. INSTALLERS SHALL BE CERTIFIED BY THE POST TENSIONING INSTITUTE AS LEVEL 1 QUALIFIED.
12. PROVIDE THE ENGINEER WITH THE STRESSING REPORT SHOWING STRESS, LENGTHS AND ELONGATIONS PRIOR THE CUTTING OF THE TENDON TAILS.
13. PROMPTLY PROTECT THE CUT ENDS OF THE TENDONS TO PREVENT CORROSION BEFORE GROUTING THE FORMED POCKET
14. PROVIDE TWO #3 EXTERIOR CORNER BARS, TOP AND BOTTOM OF THE ANCHORS, JUST ABOVE AND JUST BELOW THE ANCHORS.
15. PROVIDE TWO # 5 REBARS AT THE BOTTOMS OF ANY NON-CONTINUOUS BEAMS, WHERE NO TENDON IS USED. INSTALL #3 STIRRUPS @ 24".
16. INSTALL CABLE ANCHORS NO CLOSER THAN 6" TO AN EXTERIOR CORNER.
17. DRAINAGE: PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB PERIMETER. THE BOTTOM OF THE SLAB SURFACE SHOULD BE A MINIMUM OF 6" ABOVE SURROUNDING FINISHED GRADE. THE GROUND SHOULD BE SLOPED DOWN A MINIMUM OF 6" IN THE FIRST 5 FEET AND ANY RESULTING SWALE SHALL HAVE A MINIMUM SLOPE OF 0.5%.

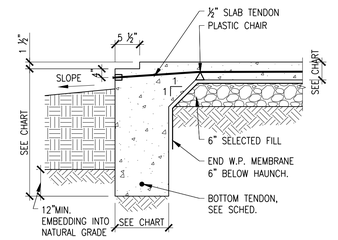
6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION 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

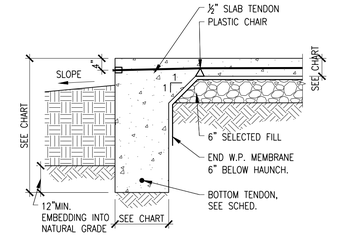
DESIGN LEVEL	SOIL TYPE	P.I.	BY	DATE
E	CLAY	---		

BEAM AND SLAB INFORMATION

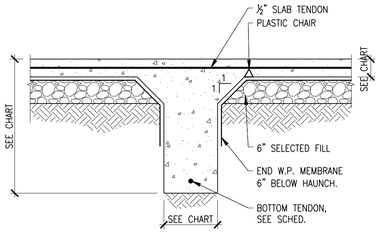
BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM TENDONS				SLAB THICKNESS
12"MIN.	36"MIN.	12"MIN.	30"MIN.	2 EA 1/2"				4"



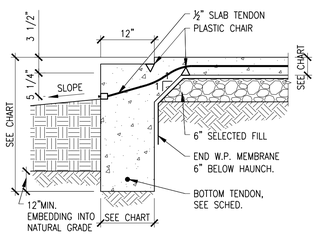
1 SECTION
EXTERIOR BEAM W/BRICK LUG
SCALE: 3/4"=1'-0"



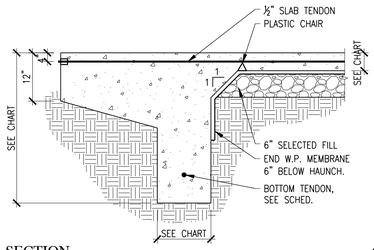
2 SECTION
EXTERIOR BEAM NO BRICK LUG
SCALE: 3/4"=1'-0"



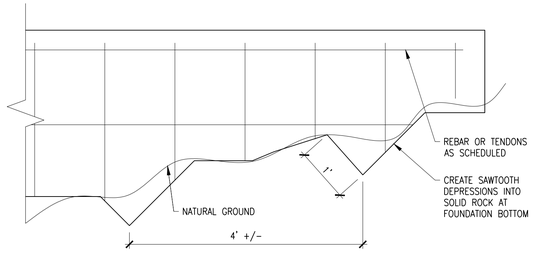
3 SECTION
TYPICAL INTERIOR BEAM DETAIL
SCALE: 3/4"=1'-0"



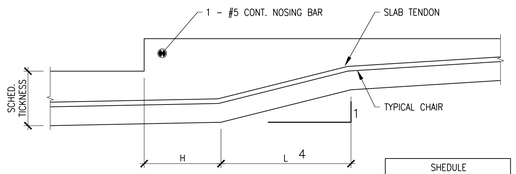
4 SECTION
SCALE: 3/4"=1'-0"



5 SECTION
EXTERIOR BEAM AT GARAGE DOOR
SCALE: 3/4"=1'-0"

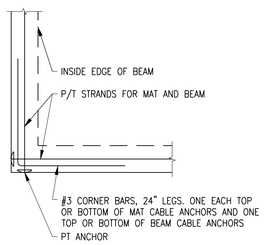


8 SECTION
DETAIL AT DOWNSLOPE BEAMS
SCALE: 3/4"=1'-0"

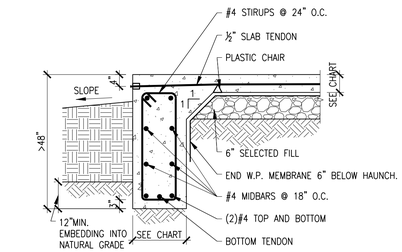


SHEDULE		
SLAB DROP	DIM. 'H'	DIM. 'L'
2"	6"	8"
4"	12"	1'-4"
6"	18"	2'-0"

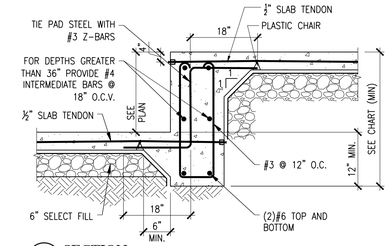
9 SECTION
SLAB DROP
SCALE: 3/4"=1'-0"



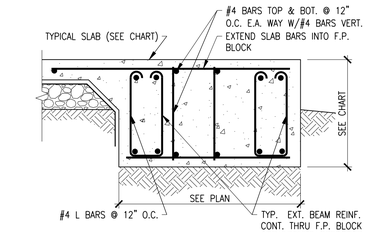
10 DETAIL
REBAR AT OUTSIDE CORNERS
SCALE: 3/4"=1'-0"



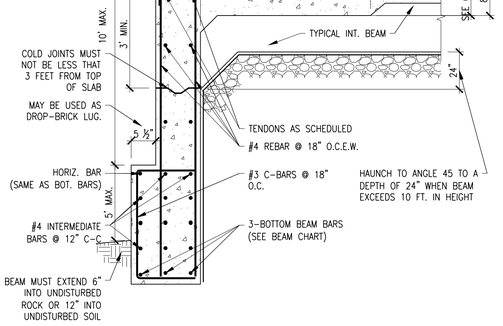
11 SECTION
EXTERIOR DEEP GRADE BEAM NO BRICK LUG
SCALE: 3/4"=1'-0"



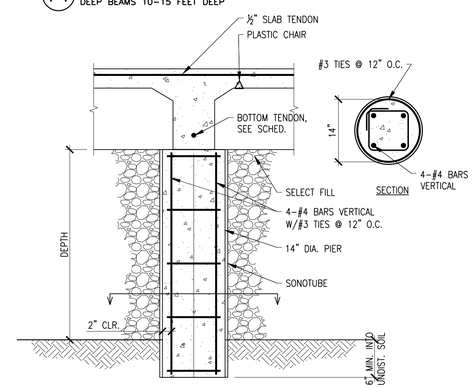
12 SECTION
FOR DROPS 6"-35 1/2"
SCALE: 3/4"=1'-0"



13 SECTION
EXTERIOR FIREPLACE BLOCK
SCALE: 3/4"=1'-0"



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



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

NO.	DESCRIPTION	DATE	APPR.

REVISIONS

FILE:

2/17/26

STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED
PROFESSIONAL ENGINEER

SEAL:

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

SHEET TITLE:

FOUNDATION DETAILS

PROTOTYPE THE SANCTUARY AT BROOKS

SAN ANTONIO, TX

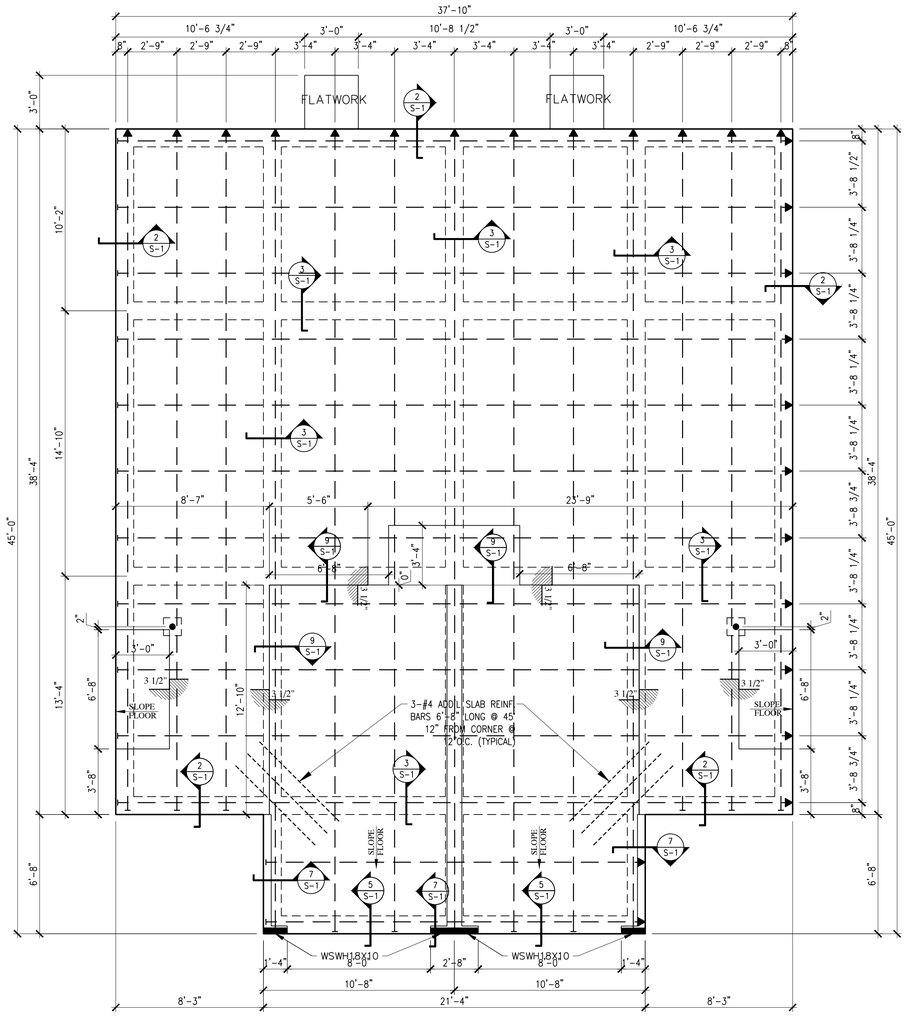
JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:

S-1

OF 7

ENGINEERS LETTER REQUIRED
FOR SITE SPECIFIC USE OF DESIGN



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

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

2/17/26

STATE OF TEXAS
JOSÉ I. VILLARREAL
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LICENSED PROFESSIONAL ENGINEER

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FOUNDATION PLAN

PROTOTYPE THE SANCTUARY AT BROOKS

SAN ANTONIO, TX

JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:

S-2
OF 7

DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE 2024 EDITION
WOOD AITC
WOOD TRUSSES TPI

2. DESIGN LOADS

DEAD LOADS
ROOF 10 PSF – COMPOSITION SHINGLE OR METAL
LIVE LOADS
FLOORS 40 PSF
ROOF 20 PSF
CEILING JOIST 10 PSF
3. SNOW LOAD : 5PSF
4. WIND LOAD : 115MPH APPLIED PER I(B/R)C I = 1.0 EXPOSURE "B"
5. SEISMIC : SEISMIC CATEGORY "A"

ROUGH CARPENTRY

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) OR BETTER.

2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.

3. ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE 2X4 @ 16" O.C. UNLESS ARCHITECTURAL DRAWINGS ARE SHOWING 2X6 STUD WALLS OR IT IS 3 STORY BUILDING. FOR 3 STORY BUILDING EXTERIOR AND LOAD BEARING WALLS ON THE FIRST FLOOR SHALL BE 2X6 @ 16" O.C. OR DOUBLE 2X4 STUDS @ 16" O.C.

4. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.

5. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED.

6. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

7. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.

8. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

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

9. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

10. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY , ETC.

11 ATTACH WOOD SILL PLATES FOR EXTERIOR WALLS AND SHEAR WALLS TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 5'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.

12. 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.

13. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.

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

15. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.

16. FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE: FIRST 8' FROM SHEARWALLS – OTHERS

PANEL EDGES	4" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.

17. FOR METAL AND COMPOSITE SHINGLE ROOFING PLYWOOD ROOF DECKING SHALL BE 15/32"OSB AND FOR CLAY AND CONCRETE ROOFING PLYWOOD ROOF DECKING SHALL BE 5/8" OSB APA RATED CD INTERIOR WITH EXTERIOR GLUE. NAIL PLYWOOD TO FRAMING WITH 6d NAILS AS FOLLOWS:

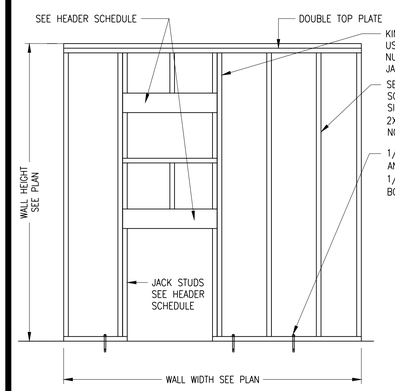
ROOF ZONE: FIRST 5' FROM END – FIRST 4' FROM EDGE & RIDGE – OTHERS & SHEAR WALLS

PANEL EDGES	4" O.C.	6" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.	6" O.C.

18. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

19. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

20. PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER.



WALLS UP TO 12' ABOVE THE FLOOR SHALL (WALLS CARRYING ONLY THE ROOF LOAD) BE FRAMED WITH 2X4 OR 2X6 STUDS AT 16" FOR BUILDINGS IN THE 115 MPG WIND ZONE (IRC TABLE 602.3(6)). STUDS SHALL BE CONTINUOUS FROM THE SILL TO TOP PLATE. FOR OTHER WALL HEIGHTS, REFER THE THE TALL WALL SCHEDULE.

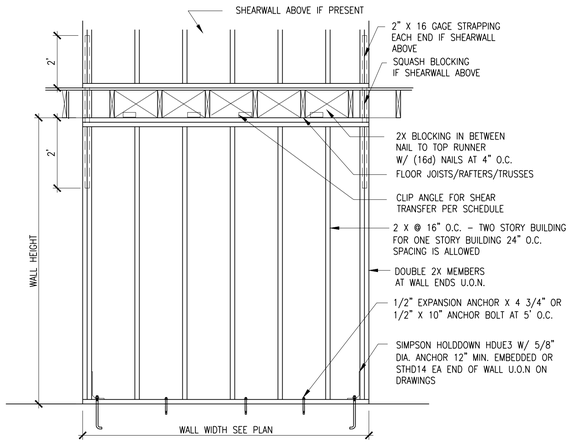
TALL WALL SCHEDULE

SECTION	SPACING	MAX HEIGHT
2X6	16" O.C.	10'-0"
2X6	12" O.C.	12'-0"
2X6	8" O.C.	14'-0"
2X6	6" O.C.	19'-6" *
2X6	4" O.C.	21'-0" *
2X8	16" O.C.	15'-0"
2X8	12" O.C.	16'-5"
2X8	8" O.C.	15'-5"
2X8	4" O.C.	29-6" **

* BASED ON ALLOWABLE DEFLECTION OF H/240 PER IRC TABLE R301.7, NOT USING STUCCO BRITTLE FINISHES
** BASED ON ALLOWABLE DEFLECTION OF H/180 PER IRC TABLE R301.7, USING EIFS EXTERIOR OR NON BRITTLE FINISH

TYPICAL TALLWALL DETAIL

NO SCALE



NOTE: WALL HEIGHT/WALL WIDTH < 3.5

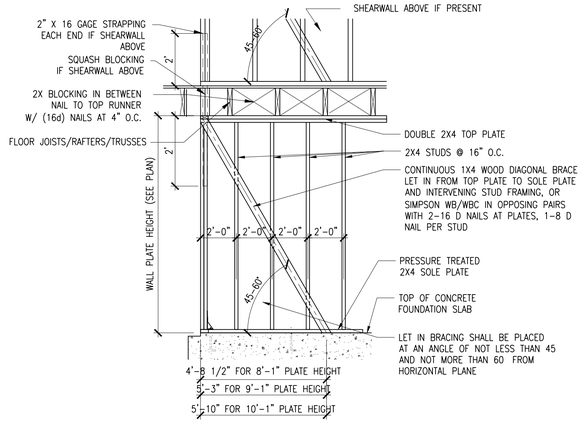
TYPICAL BRACED WALL DETAIL

NO SCALE

SHEAR WALL SCHEDULE

ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAILING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF	A	1/2" GYP. BOARD @ INT. FACE BLOCKED W/ 6D COOLER NAILS @ 4" O.C. AND 1/2" GYP. SHEATHING @ EXT. FACE BLOCKED W/ 5D COOLER NAILS @ 4" O.C. (ALL SUPPORTS EA. FACE NAILED @ 4" O.C.)	TWO	1/2"@@ 60" O.C.	A35F @ 18"	16D @ 6" O.C.	A35 @ 20"	GB
175 PLF	B	1/2" GYP. BOARD BLOCKED W/ 6D COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.) OR 1X4 LET-IN BRACING OR 16 GA. METAL STRAP (SIMPSON WB)	TWO	1/2"@@ 60" O.C.	A35F @ 15"	16D @ 3" O.C.	A35 @ 17"	GB
357 PLF	C	7/16" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES AS ALTERNATIVE TO PLYWOOD USE RED T PLY	ONE	1/2"@@ 60" O.C.	A35F @ 21"	16D @ 7 " O.C.	A35 @ 19"	WSP
707 PLF	D	7/16" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 3" O.C. EDGES	ONE	1/2"@@ 18" O.C. OR 5/8"@@ 27" O.C.	A35F @ 10"	16D @ 3 1/2" O.C.	A35 @ 9"	WSP

1. NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
2. SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.
3. 8D NAILS @ 6" CAN BE REPLACED WITH STAPLES @ 4", 1" CROWN, 16 GA., 1.75" LONG



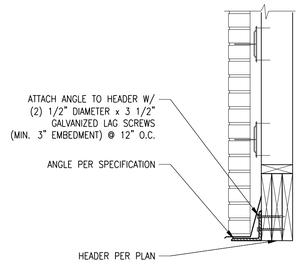
TYPICAL LET IN BRACING DETAIL

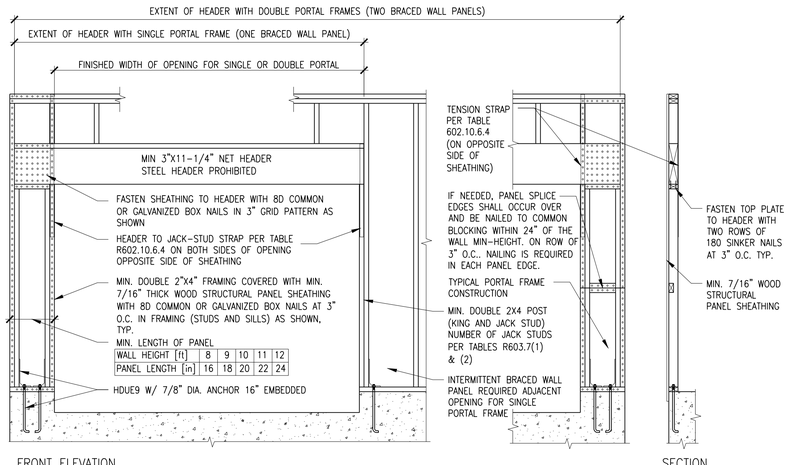
NO SCALE

STEEL LINTEL SCHEDULE

OPENING SIZES	LINTEL SIZE	MIN. END BEARING
UP TO 5' **	L6X4X5/16 LLV	6"
5' – 7' **	L6X4X3/8 LLV	6"
7' – 8' **	L6X4X7/16 LLV	6"
8' – 10' **	L6X4X7/16 LLV	6"
10' – 12'**	L6X4X7/16 LLV	6"
12' – 14'*	L6X4X1/2 LLV	6"
14' – 16'*	L7X4X1/2 LLV	6"
16' – 18'*	L8X4X1/2 LLV	6"

* THESE VALUES ARE FOR THE 4FT OF BRICK ABOVE THE STEEL LINTEL
** THESE VALUES ARE FOR THE 7FT OF BRICK ABOVE THE STEEL LINTEL





PORTAL FRAME DETAIL

NO SCALE

HANGER SCHEDULE

MEMBER	HANGER	REACTION (LBS)
(1) 2x'S	HU SERIES	500 MIN.
(2) 2x10	HU210-2	2,085
(2) 2x12	HU212-2	2,110
(3) 2x10	HU210-3	2,085
(3) 2x12	HU212-3	2,385
3.5X9.25	HUS410	2,125
3.5x11.875	HUS412	2,660
3.5x14	HU414	3,570
3.5x16	HGUS414	13,860
3.5x18	HGUS414	13,860
5.25X9.25	HHUS5.50/10	5,635
5.25x11.875	HGUS5.50/12	11,915
5.25x14	HGUS5.50/14	13,860
5.25x16	HGUS5.50/14	13,860
5.25x18	HGUS5.50/14	13,860
TJI'S	ITS SERIES	730 MIN
TRUSSES	H SERIES	

* THESE HANGERS ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN
* ALL HANGERS ARE SIMPSON STRONG TIE.

HEADER SCHEDULE

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

* 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 2X12 (1) JACK STUD FOR OTHERS. KING STUDS NO. EQUALS JACK STUD

BEAM SCHEDULE

MARK	SIZE	JACK STUDS
L1	(2) 1 3/4" X 11 1/4" LVL	(2) 2 X 4/6
L2	(2) 1 3/4" X 14" LVL	(2) 2 X 4/6
L3	(2) 1 3/4" X 16" LVL	(2) 2 X 4/6
L4	(2) 1 3/4" X 18" LVL	(3) 2 X 4/6
L5	(3) 1 3/4" X 11 1/4" LVL	(2) 2 X 6
L6	(3) 1 3/4" X 14" LVL	(2) 2 X 6
L7	(3) 1 3/4" X 16" LVL	(3) 2 X 6
L8	(3) 1 3/4" X 18" LVL	(3) 2 X 6
L9	(3) 1 3/4" X 20" LVL	(4) 2 X 6

NAILING SCHEDULE

CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
3. 1"X6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
4. WIDER THAN 1"X6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D @ 16" OC
7. TOP PLATE TO STUD, END NAIL	2-16D
8. STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NAIL	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NAIL	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16D
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"X8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"X8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 32" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

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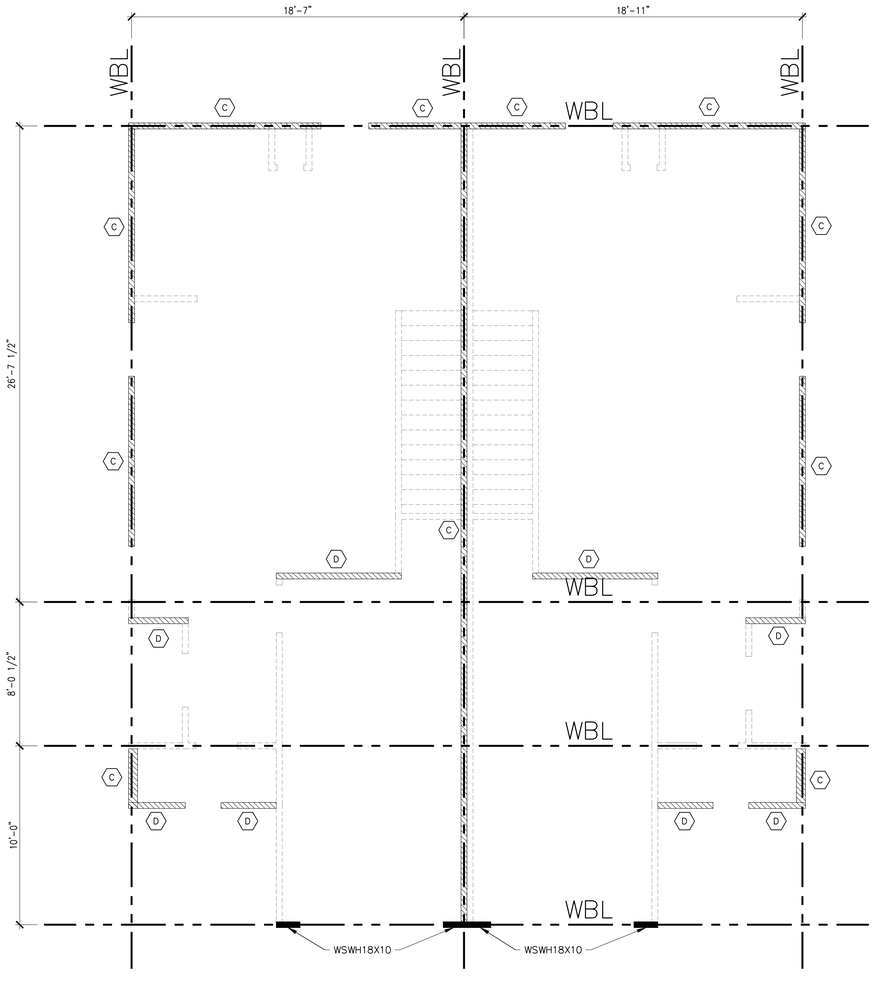
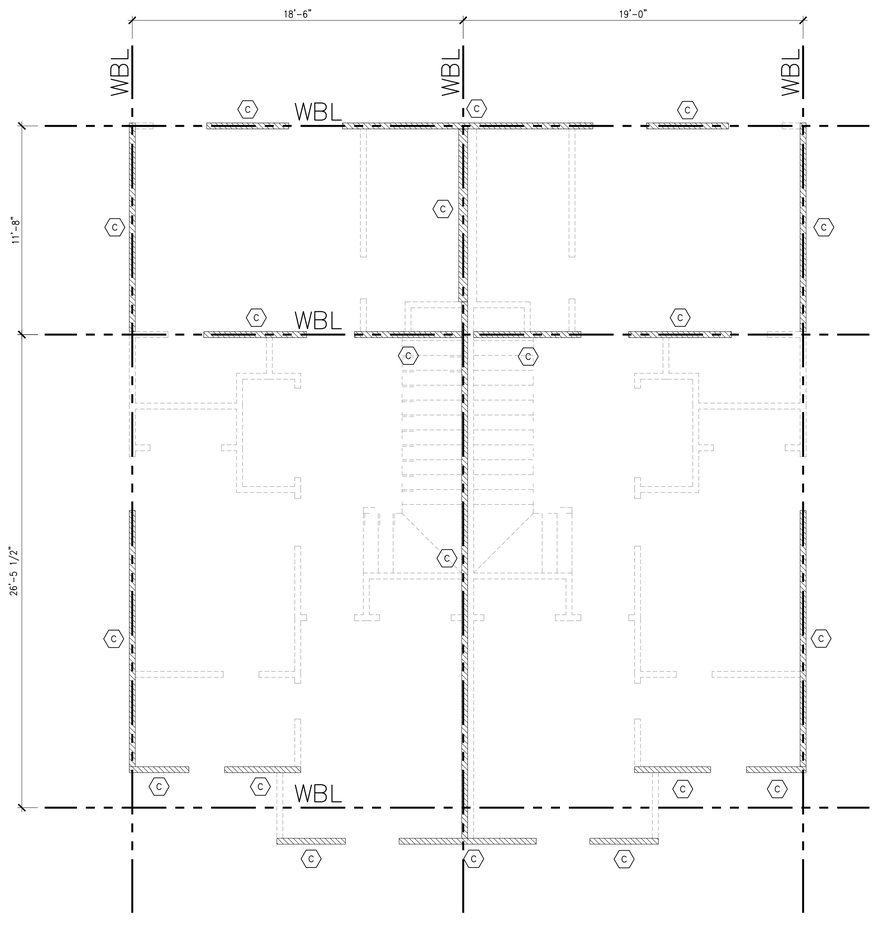
DRAWN:	MR

SHEET:
S-3
OF 7

SHEAR WALL ANCHOR SCHEDULE					
TYPE	DESCRIPTION	ANCHOR	EMBEDMENT	POST	CAPACITY [LBS]
1	MST48	N/A			
2	HDU2	5/8"	12"	4X4 MIN.	3075
3	HDU4	5/8"	14"	4X4 MIN.	4565
4	HDU5	5/8"	14"	4X4 MIN.	5645
5	HDU8	7/8"	16"	6X6 MIN.	6765
6	HDU11	1"	18"	6X6 MIN.	9335
7	STHD14	N/A		4X4 MIN.	3065



FIRST FLOOR WIND BRACING PLAN
Scale: 1/4"= 1'-0"



SECOND FLOOR WIND BRACING PLAN
Scale: 1/4"= 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

2/17/26

STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED PROFESSIONAL ENGINEER

SEAL:

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

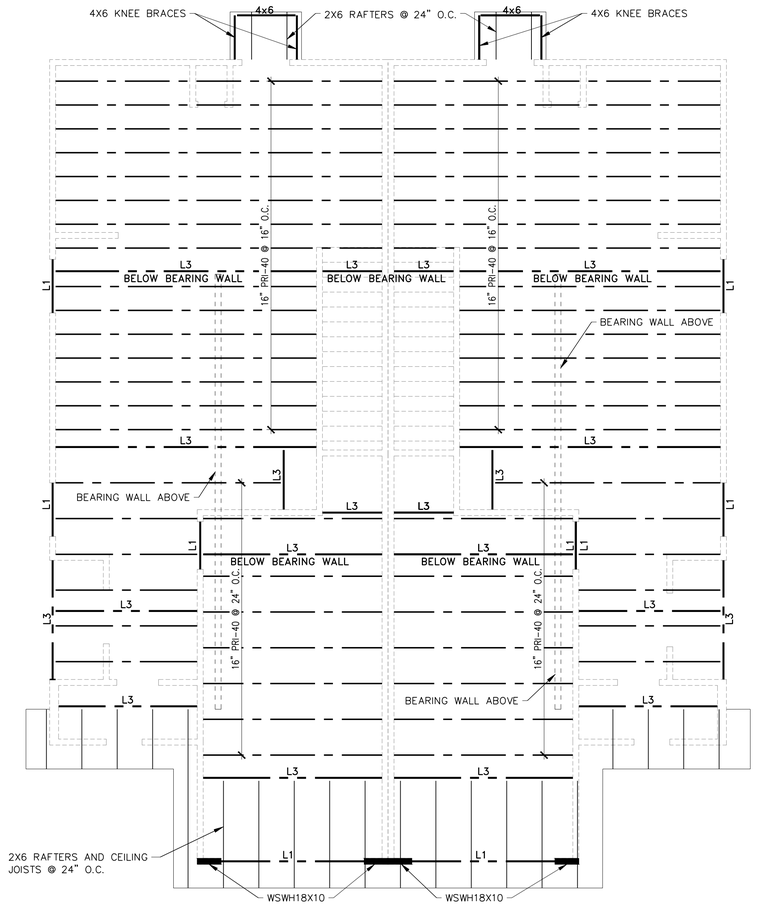
SHEET TITLE:

WIND BRACING PLAN

PROTOTYPE THE SANCTUARY AT BROOKS
SAN ANTONIO, TX

JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-4
OF 7



SECOND FLOOR FRAMING PLAN

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

ALL RAFTERS TO BE 2X6 @ 24" O.C. U.O.N

ALL VALLEY BEAMS TO BE (2) 2X8 U.O.N

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

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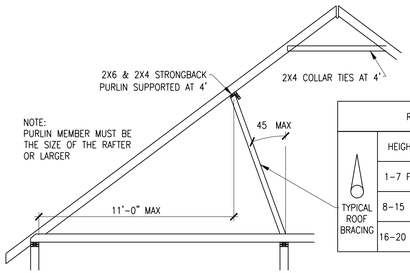
SHEET TITLE: CEILING PLAN

PROTOTYPE THE SANCTUARY AT BROOKS
SAN ANTONIO, TX

JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-5
OF 7



ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "I" BRACING	
	8-15 FT.	2x6/2x4 "T" BRACING	
	16-20 FT.	2x8/2x6 "T" BRACING	

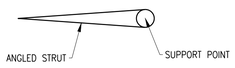
LEGEND:

STUD WALL

CEILING JOISTS/RAFTERS

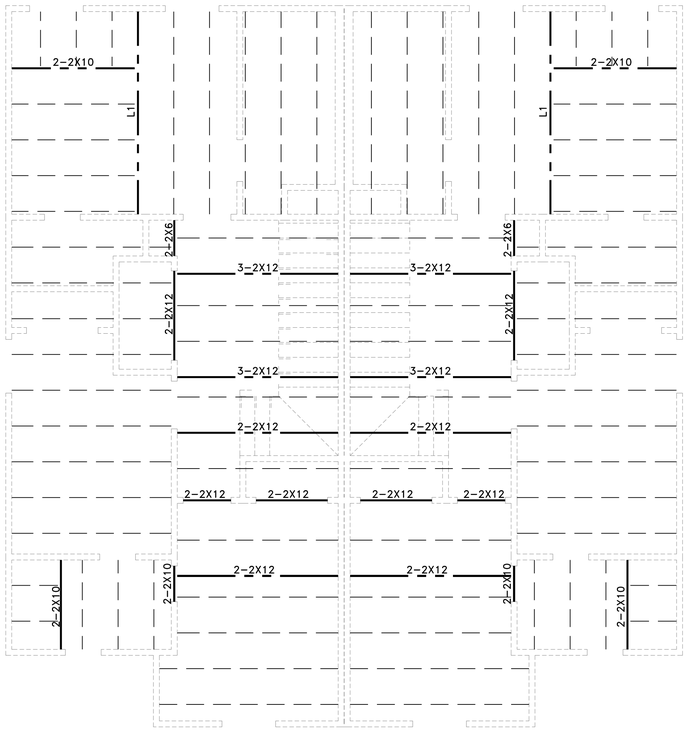
BEAM

PURLIN SUPPORT



PURLIN SUPPORT FOR 2X6 RAFTERS @ 24"

SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN

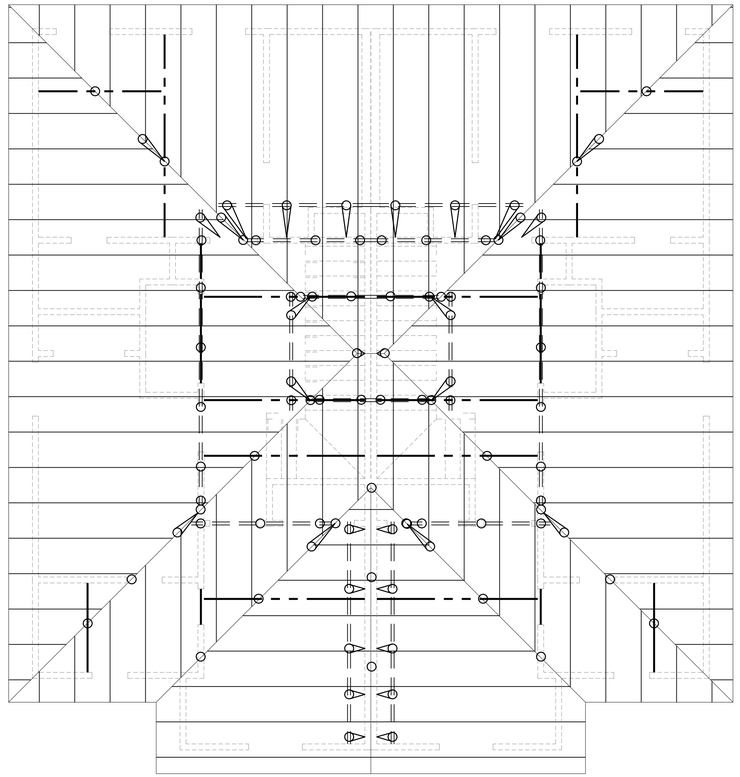


CEILING PLAN

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

ALL CEILING JOISTS TO BE 2X6 @ 24" O.C.

ALL CEILING TO BE 9'-0" HIGH U.O.N. ON DRAWINGS



ROOF FRAMING PLAN

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

ALL RAFTERS TO BE 2X6 @ 24" O.C. U.O.N

ALL VALLEY BEAMS TO BE (2) 2X8 U.O.N

REVISIONS

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SEAL:

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(210) 725-6100

SHEET TITLE:

ROOF FRAMING PLAN

PROTOTYPE THE SANCTUARY AT BROOKS

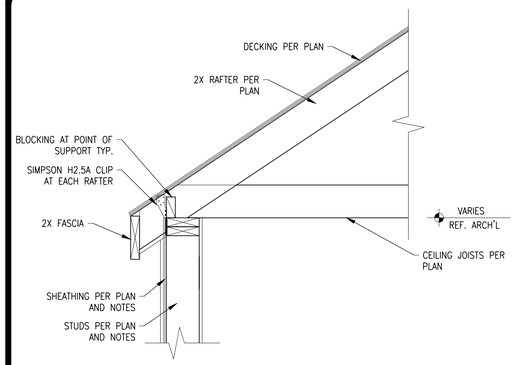
SAN ANTONIO, TX

JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

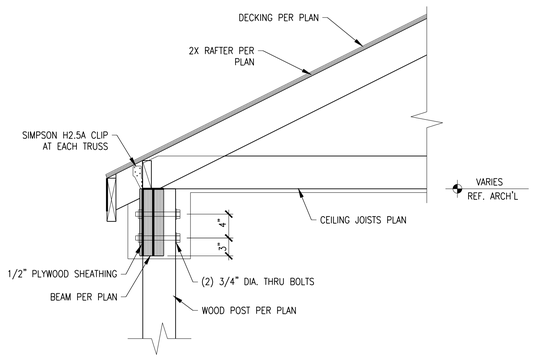
SHEET:

S-6

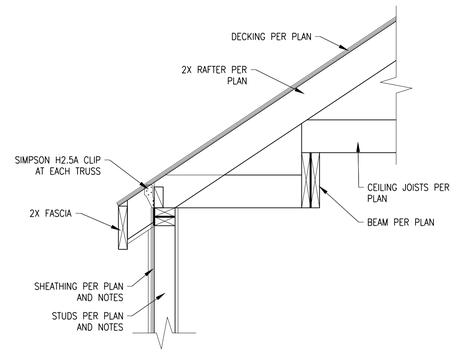
OF 7



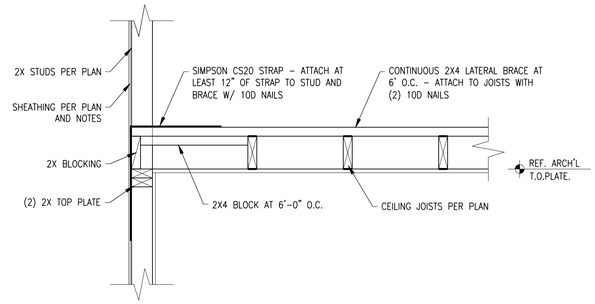
1 TYP. PERIMETER DETIAL SCALE: 1"=1'-0"



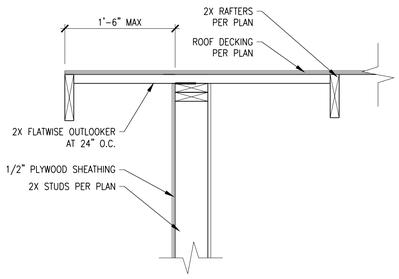
2 BEAM CONN. AT PORCH SCALE: 1"=1'-0"



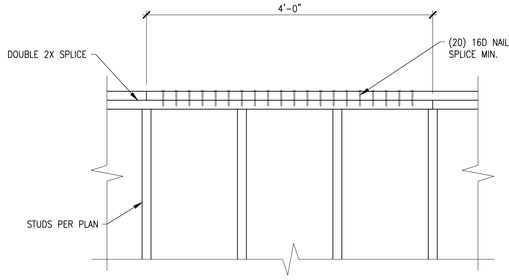
3 TRAY CEILING DETAIL SCALE: 1"=1'-0"



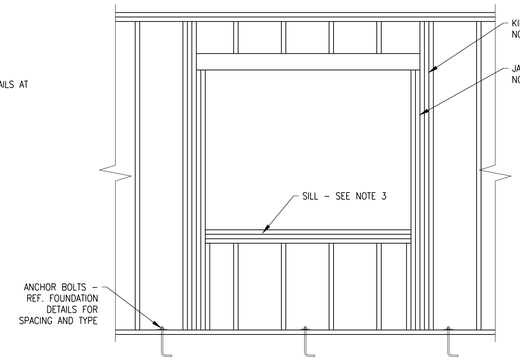
4 TYP. GABLE ENDWALL BRACING SCALE: 1"=1'-0"



5 TYP. RAKE 'OVERHANG SCALE: 1"=1'-0"



6 TYP. TOP PLATE SPLICE DETAIL SCALE: 1"=1'-0"



NOTES:

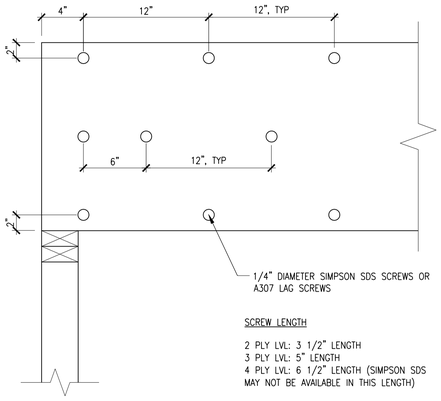
1) IN EXTERIOR WALLS, PROVIDE DOUBLE FULL-HEIGHT STUDS AT BOTH ENDS OF FRAMED OPENINGS THAT ARE 4'-0" OR LARGER. PROVIDE TRIPLE FULL-HEIGHT STUDS IN OPENINGS THAT ARE 6'-0" OR LARGER.

2) PROVIDE (3) JACK STUDS FOR HEADERS SPANNING OVER 10'. PROVIDE (2) JACK STUDS FOR HEADERS SPANNING 5' TO 10'.

3) AT WINDOW OPENINGS, THE SILL PLATE SHOULD BE BUILT-UP TO MATCH THE FULL HEIGHT STUDS.

7 TYP. FRAMING AROUND OPENINGS SCALE: 1/4"=1'-0"

NOTE: FOR LVL DEPTH LESS THAN 11 1/4" OMIT MIDDLE ROW OF SCREWS.

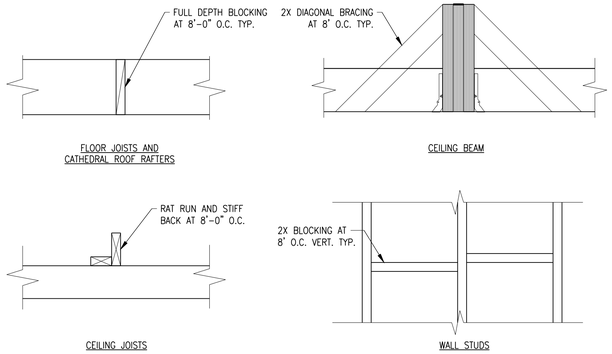


SCREW LENGTH

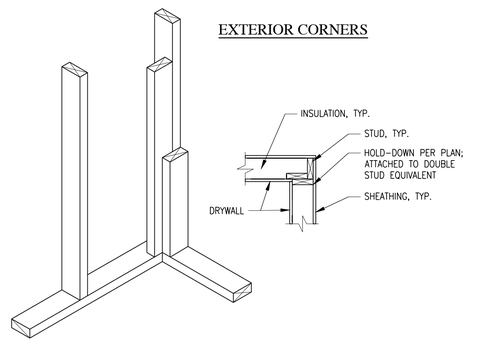
2 PLY LVL: 3 1/2" LENGTH
3 PLY LVL: 5" LENGTH
4 PLY LVL: 6 1/2" LENGTH (SIMPSON SDS MAY NOT BE AVAILABLE IN THIS LENGTH)

8 MULTIPLE-PLY LVL BEAM CONNECTION SCALE: 1"=1'-0"

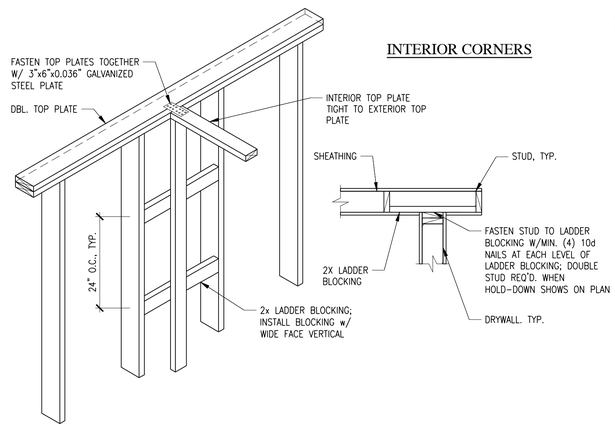
APPROVED, OPTIONAL ADVANCED FRAMING



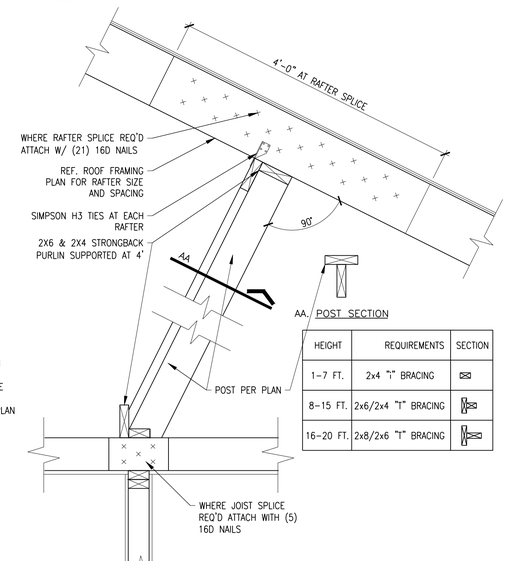
9 TYP. BLOCKING AT VARIOUS MEMBERS SCALE: 1"=1'-0"



10 CALIFORNIA CORNER SCALE: 1"=1'-0"



11 "T" INTERSECTION SCALE: 1"=1'-0"



HEIGHT	REQUIREMENTS	SECTION
1-7 FT.	2x4 "I" BRACING	
8-15 FT.	2x6/2x4 "T" BRACING	
16-20 FT.	2x8/2x6 "T" BRACING	

12 STRONG BACK DETAIL SCALE: 1"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

2/17/26

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91208
LICENSED PROFESSIONAL ENGINEER
SEAL:

Villarreal Design Group, LLC
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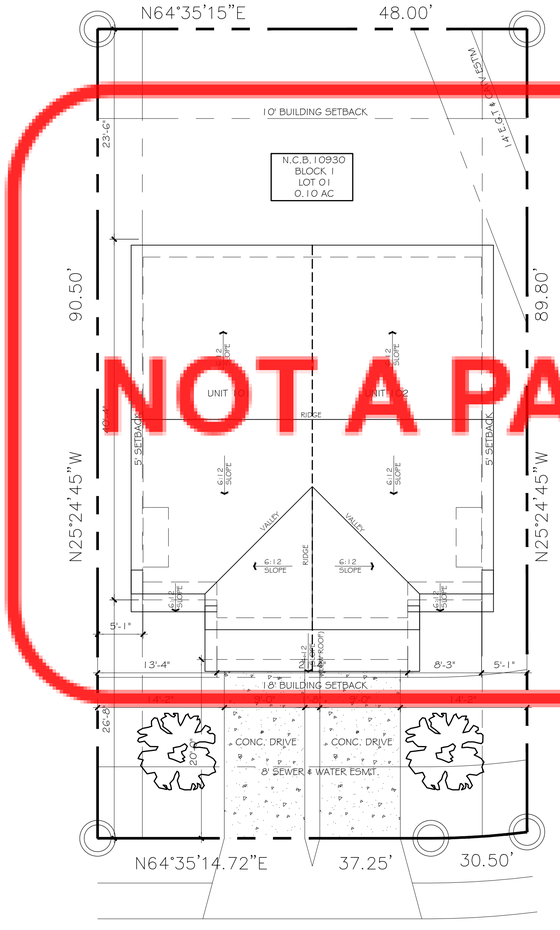
Texas Firm 12109
(210) 725-6100

SHEET TITLE: TYPICAL DETAILS

PROTOTYPE THE SANCTUARY AT BROOKS
SAN ANTONIO, TX

JOB NO:	26-003
DATE:	2/4/26
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

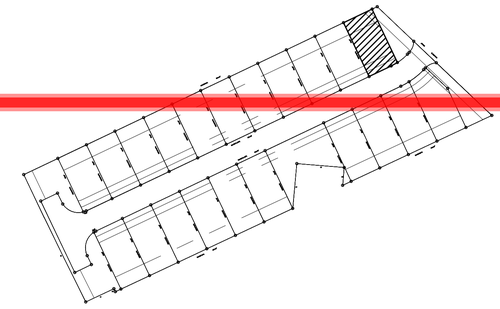
SHEET:
S-7
OF 7



01 SITE PLAN

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

LEGEND	
	NEW TEXAS ASH



KEY MASTER SITE PLAN

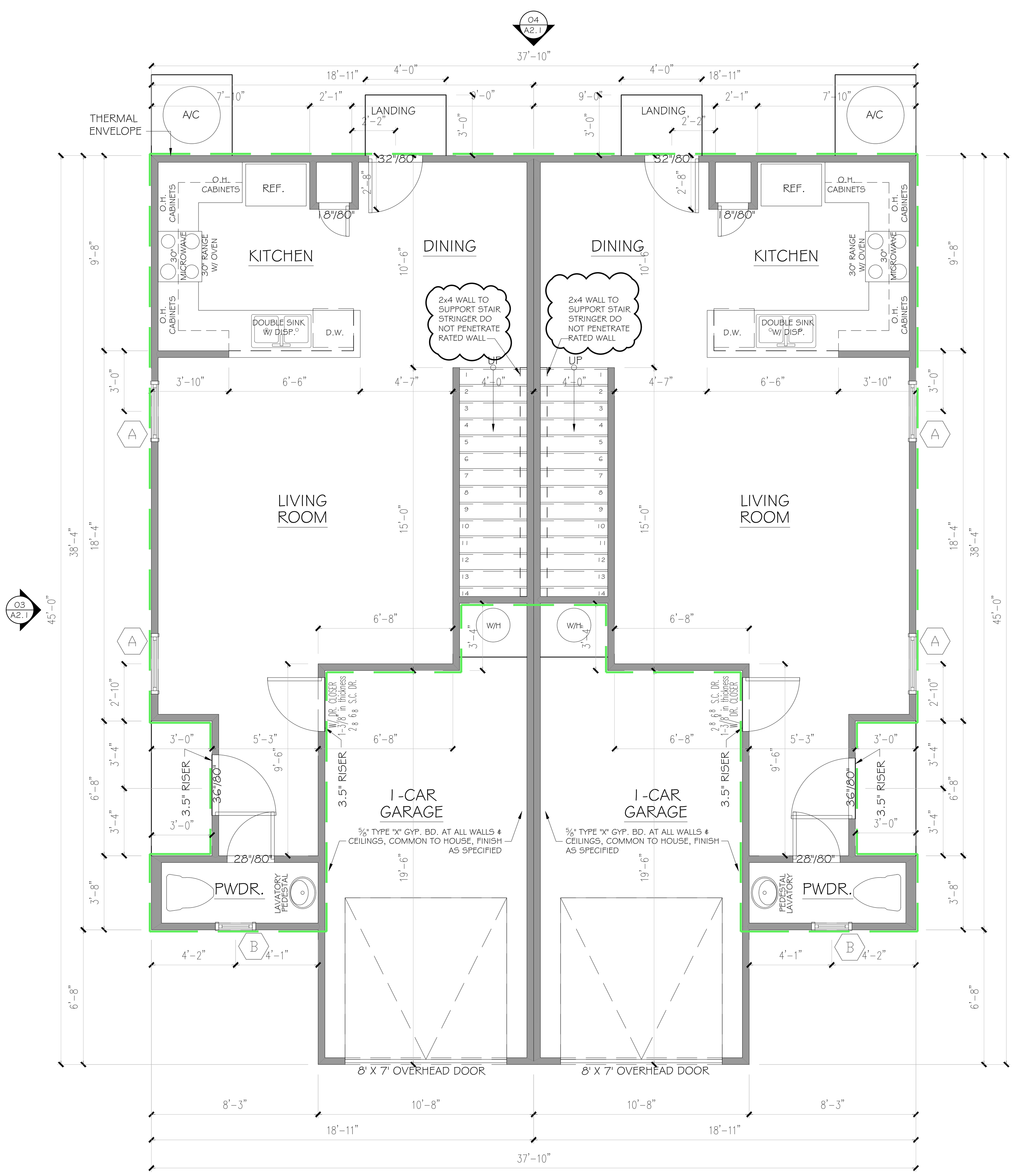
IDEA STUDIO
SAN ANTONIO TX.
jaime@jjideastudio.com
210.279.6916

SITE PLAN

NEW DUPLEX
THE SANCTUARY AT BROOKS
2243 LOLO LOREN LANE – UNIT 101 & 102
SAN ANTONIO, TEXAS 78223

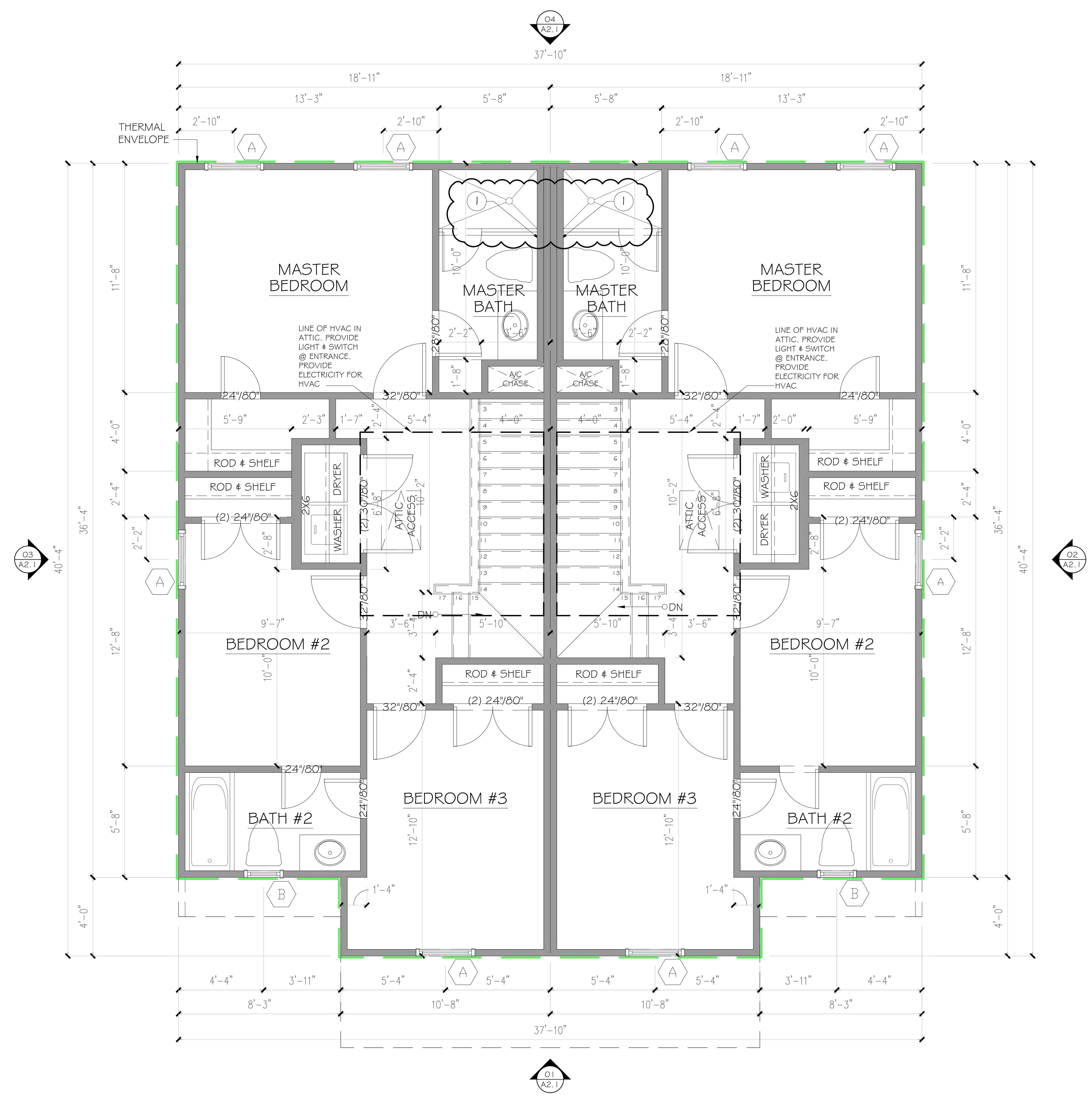
No.	DATE	DESCRIPTION

DRAWN
JJ
CHECKED
JJ
DATE
12/19/2025
PROJECT
NEW DUPLEX
JOB. NO.
25094-101
SHEET
A1.0



01 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH



02 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

KEY NOTES:

- 2X4 WOOD STUDS @ 16" O.C. WITH ½" GYPSUM BOARD IN FRONT OF THE FIRE RATED WALL. (DO NOT PENETRATE FIRE RATED WALL.)

GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.

2. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED.

WALL TYPES LEGEND:

(EXTERIOR) 2X4 WOOD STUDS @ 16" O.C. WITH ½" GYPSUM BOARD INSIDE & ½" DENS GLASS GOLD SHEATHING OUTSIDE (OR SIMILAR).

(INTERIOR) 2X4 WOOD STUDS @ 16" O.C. WITH ½" GYPSUM BOARD ON BOTH SIDES

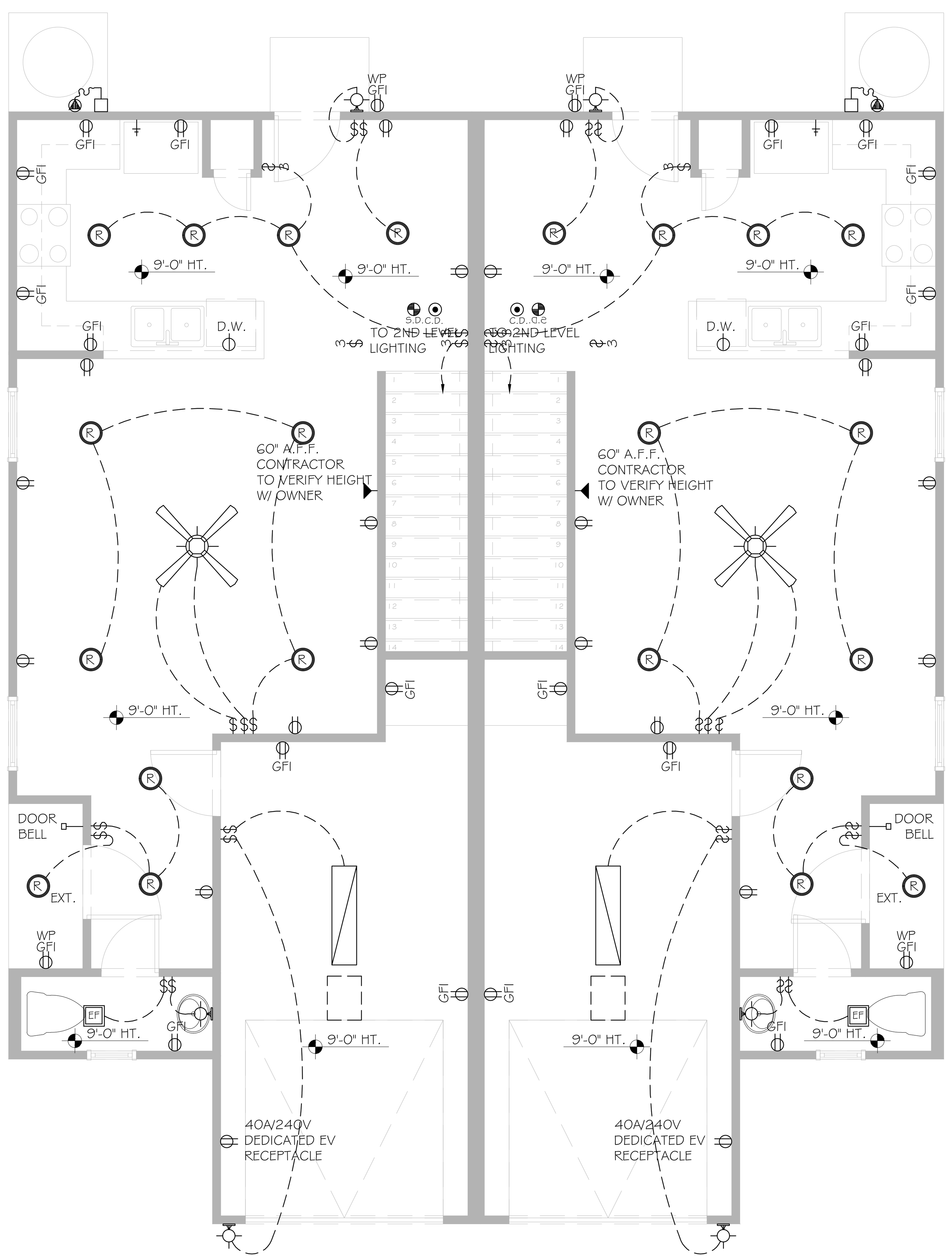
FLOOR PLAN

PROTOTYPE
THE SANCTUARY AT BROOKS
SAN ANTONIO TEXAS

No.	DATE	DESCRIPTION
1	01/21/2026	CLIENT

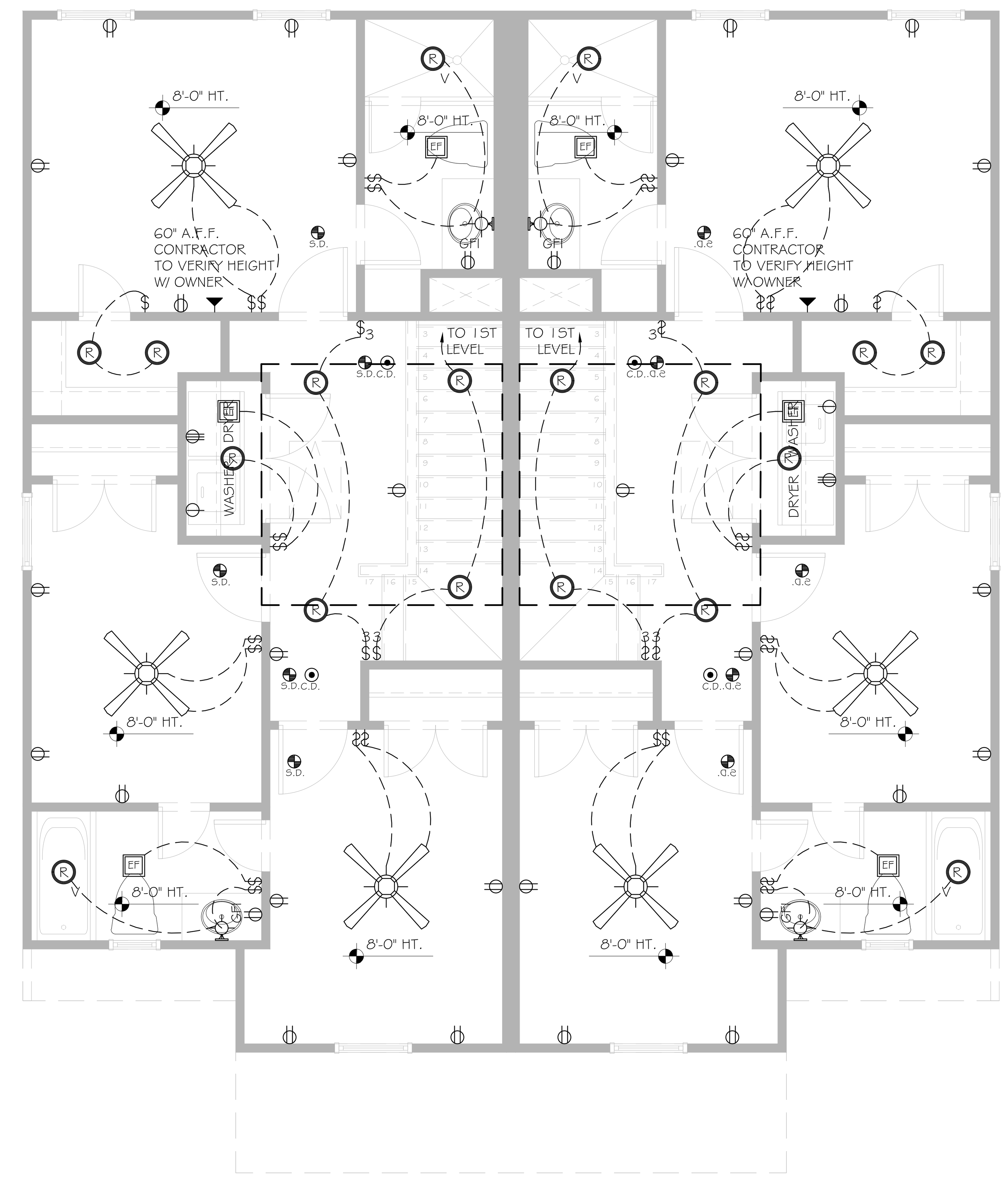
DRAWN
JJ
CHECKED
JJ
DATE
12/17/25
PROJECT
SANCTUARY AT BROOKS
JOB. NO.
25-094
SHEET

A1.1



01 1ST FLOOR ELECTRICAL PLAN

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



02 2ND FLOOR ELECTRICAL PLAN

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

ELECTRICAL NOTES

PER THE 2023 NATIONAL ELECTRIC CODE 210.12 ARC FAULT CIRCUITS SHALL BE LOCATED IN ALL LIVING AREAS.

NOTE:
DWELLINGS WITH FOSSIL-FUEL-BURING APPLIANCES, FIREPLACE OR AN ATTACHED GARAGE SHALL HAVE APPROVED OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES

1. PREWIRE FOR SECURITY SYSTEM AND INTERCOM SYSTEM.
2. INSTALL RG-6 COAXIAL CABLE AND CAT-6 TWISTED PAIR WIRE THROUGHOUT THE ENTIRE HOUSE. (SEE BUILDER FOR DETAILS)
3. SEE SMOKE DETECTOR AND POOL ALARM NOTES BELOW.
4. ALL ELECTRICAL SHALL BE IN ACCORDANCE TO MEET OR EXCEED -NEC 2020-

SMOKE DETECTOR'S POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP & INTERCONNECTED. INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF RESIDENCE.

ELECTRICAL LEGEND

Symbol	Description
	CEILING FAN
	CEILING FAN W/ LIGHT
	24" X 48" FLOR. FIX.
	12" X 48" FLOUR. FIXTURE
	FLOR. STRIP
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	TRACK LIGHT
	BAR/SCONC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
	EYE BALL RECESSED
R	RECESS LIGHTING
R V	RECESS LIGHTING W/ VAPOR PROTECTION
V	HANGING LIGHT W/ VAPOR PROTECTION
	MALIBU LIGHT
	HANGINGLIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	EXHAUST FAN W/ LIGHT
EF	EXHAUST FAN
	DOUBLE HEAT LAMP
	TYP. SWITCH
D	DIMMER SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
	110 G.F.I.
	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
	CABLE T.V.
	PHONE
S.D.	SMOKE DETECTOR
C.D.	CARBON MONOXIDE DETECTOR
T	THERMOSTAT
	DOOR CHIME

ELECTRICAL PLAN

PROTOTYPE
THE SANCTUARY AT BROOKS

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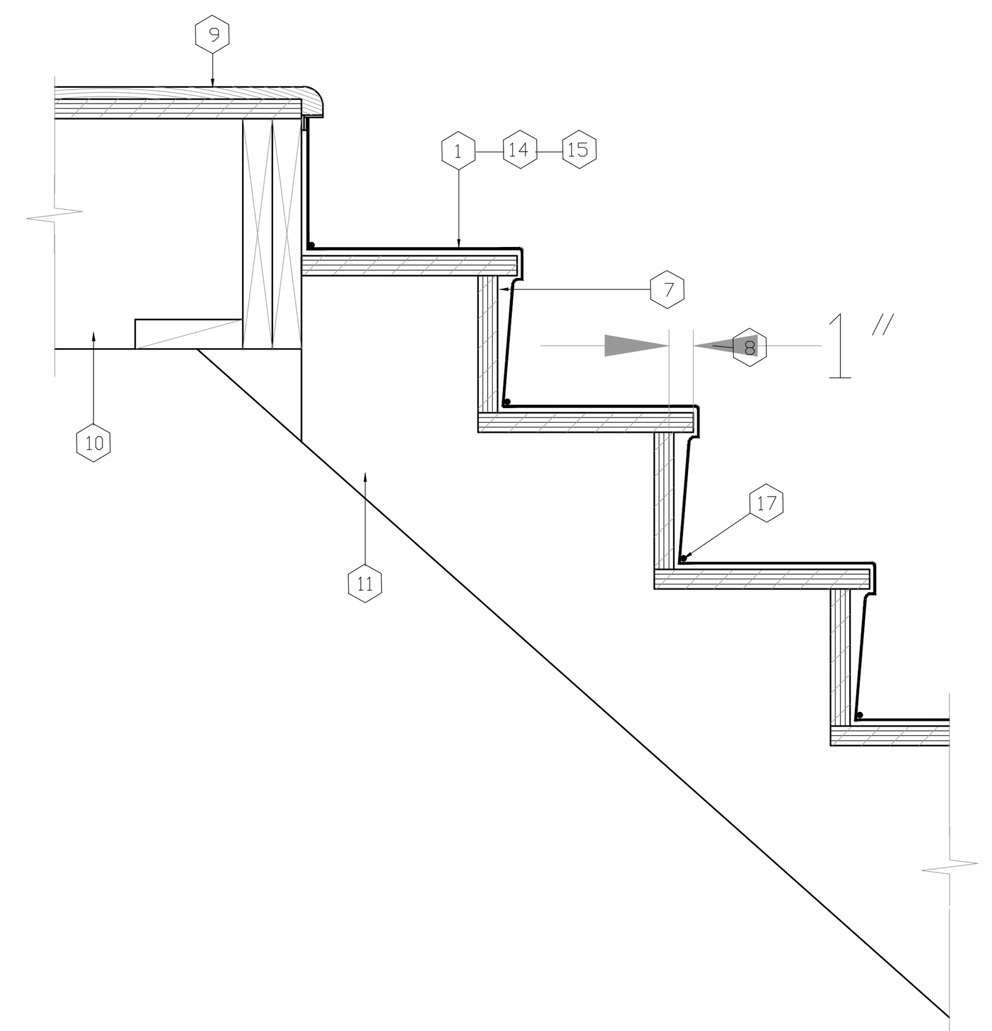
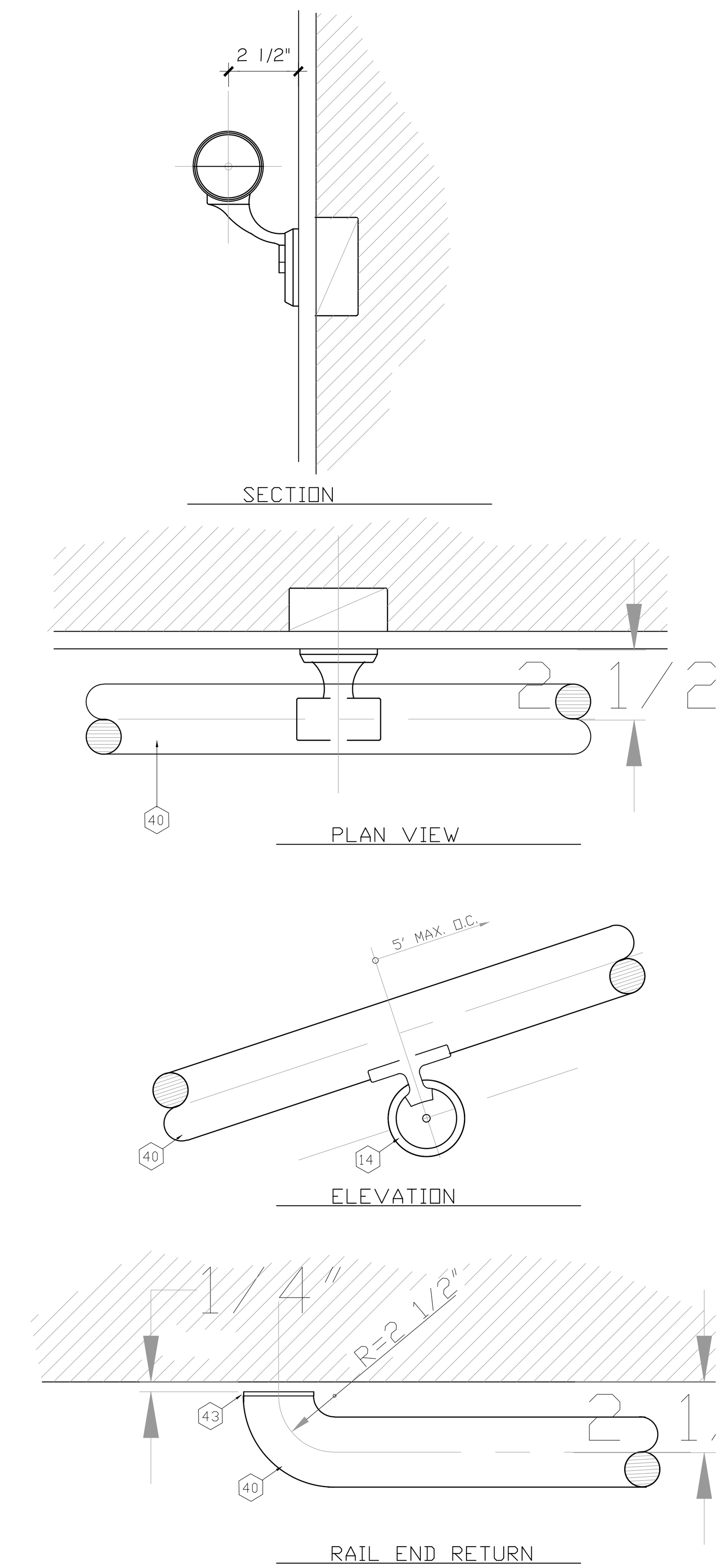
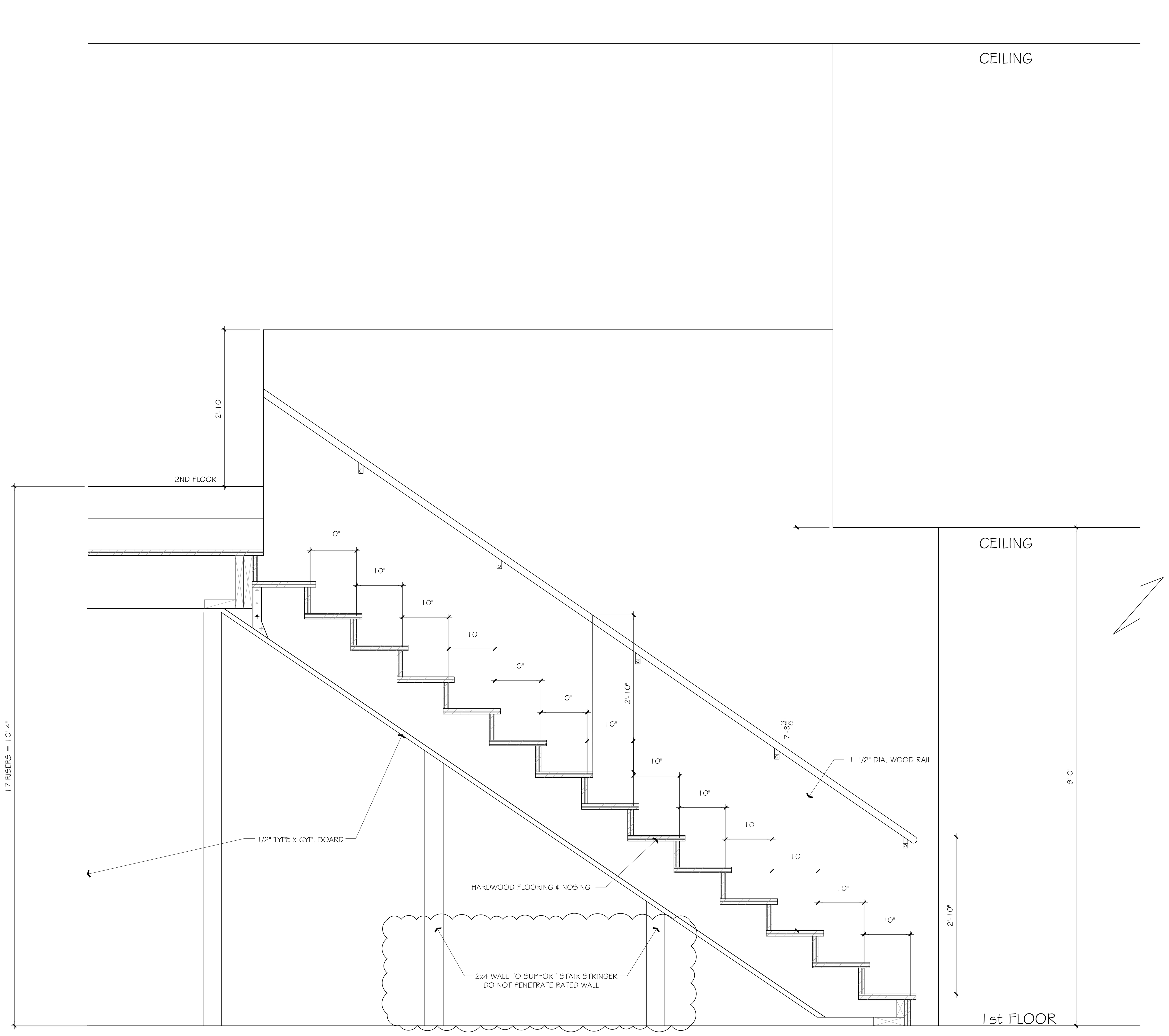


04 STAIR FINISH DETAIL
SCALE: 3" = 1'-0"

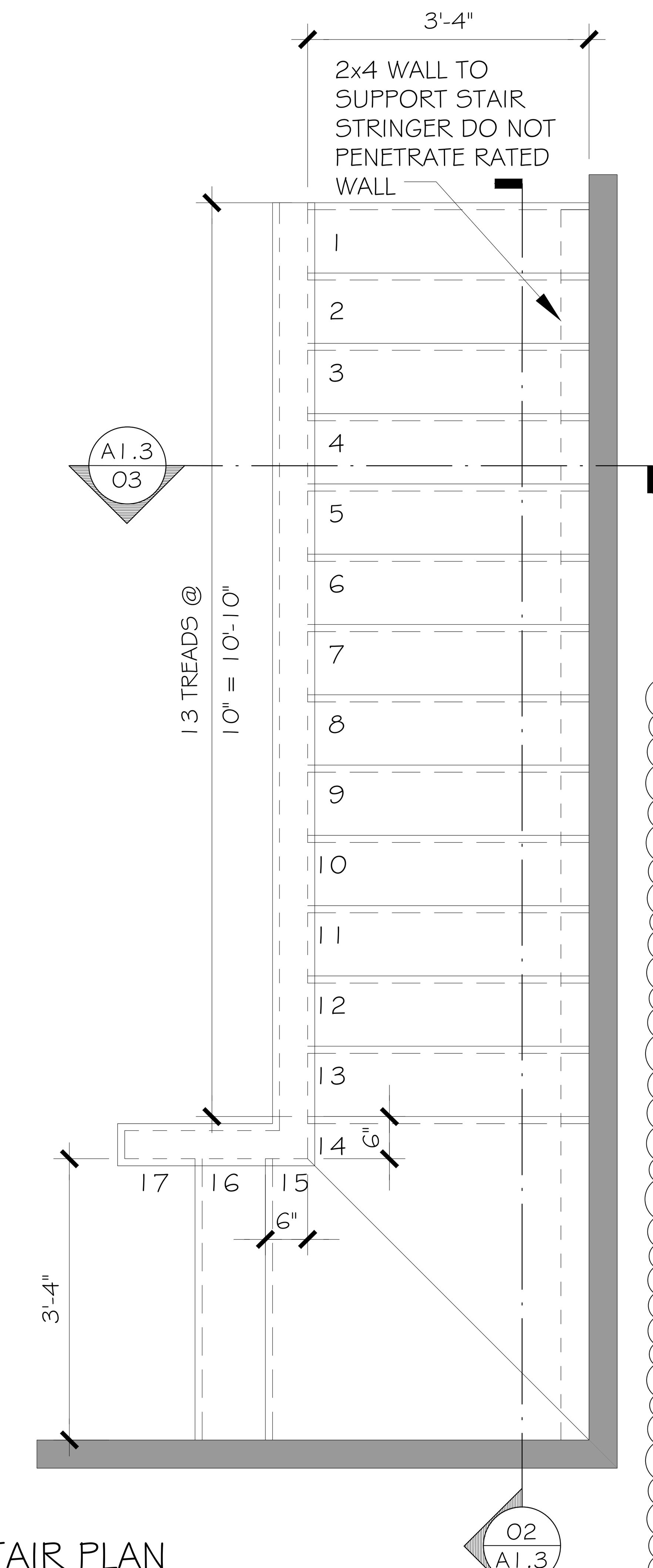


03 RAILING SECTION
SCALE: 3" = 1'-0"

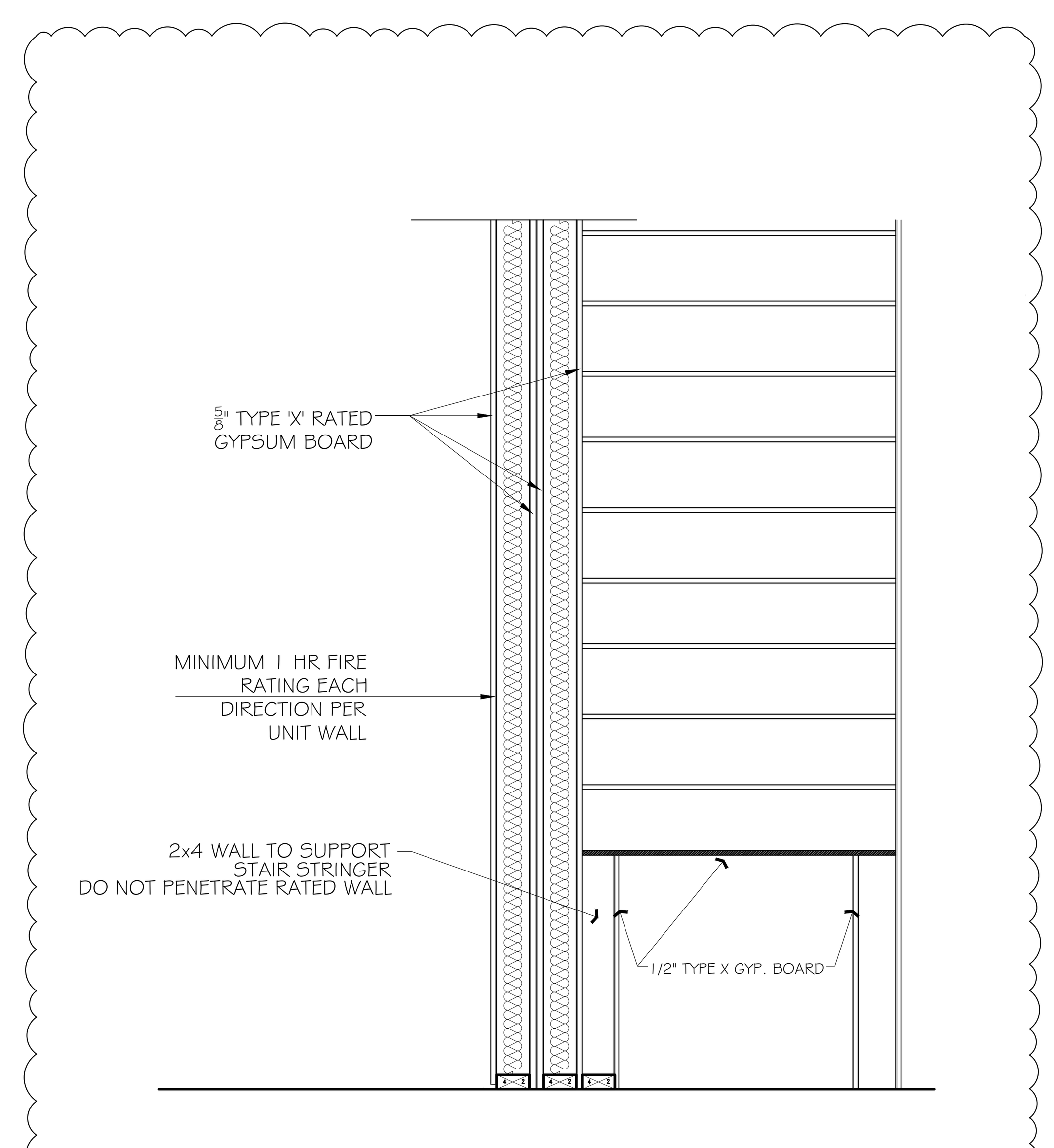


02 STAIR SECTION
SCALE: 1/2" = 1'-0"

DIMENSIONS (UNLESS NOTED OTHERWISE)
A. RISERS: 7 1/2" MAX. VERT., 4" MIN.
B. TREADS: 10" MINIMUM HORIZONTAL.



01 STAIR PLAN
SCALE: 1/2" = 1'-0"



03 STAIR SECTION @ FIREWALL
SCALE: 1/2" = 1'-0"

LEGEND

1. NOTE: CARPET STRIP AT CENTRAL OF STAIR ONLY HARDWOOD EDGES. VERIFY DIMENSION AT SIDES
2. DOUBLE 2 X FLOOR JOISTS
3. PLYWOOD SUBFLOOR
4. FLOOR JOIST
5. 2 X 6 BLOCKING
6. INTERIOR "ONE HOUR" RATED FINISH WHERE OCCURING
7. NOTE: COVE MOLDING NOT SHOWN FOR CLARITY, BELOW NOSING,SEE DET. #1
8. 1" LIP MAXIMUM
9. HARDWOOD FLOORING AND NOSING
10. 2X FLOOR JOIST SEE FRAMING PLAN
11. 2X STAIR STRINGER SEE PLAN
12. "SIMPSON" HU HANGER
13. 2X12 STAIR STRINGERS AT 12" O.C. W/ ONE ADJSCENT TO WALL TYPICAL EACH SIDE
14. CARPET TACK STRIP TOP AND BOTTOM AS REQUIRED TYPICAL
15. CARPET OVER PLYWOOD OR HARDWOOD VERIFY IN THE FIELD.
16. CUT PLYWOOD RISED OR TREADS,FASTEN TO 2X STAIR STRINGERS W/ GLUE AND DRYWOD SCREWS
17. BRASS CARPET HOLDOWN TYPICAL AT INSIDE OF INSIDE BOTTOM OF EACH STEP
18. NOTE: ALLOW FOR FINISH ON PLYWOOD
19. CERAMIC TILE
20. BOND COAT
21. MORTAR BED: 3/4"MIN. - 1 1/14" MAX.
22. SCRATCH COAT
23. METAL LATH
24. WATERPROOF MEMBRANE DESIGN REQUIREMENTS
25. USE COVE TILE AT JUNCTION OF RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE. COVE: SET HORIZONTALL OR VERTICAL TO FACILITATE LAYOUT
26.
27. FINISHED STEP NOSINGS ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVER TILE PIECES
28. USE FULL RADIUS CERAMIC MOSIAC BULLNOSE TILE FOR NOSINGS
29. SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYPICALLY
30. ALTERNATE: EXTERIOR GRADE PLYWOOD RISER / TREAD
31. "SIMPSON" HU JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST
32. NOTE: ALL PLYWOOD EXTERIOR GRADE TYPICAL 3/4" CDX
33. FINISH CONCRETE WITH MEDIUM ROUGH BRUSH.
34. HAMMER FINISH FREE OF CRACKS,WAXY OR OILY FILMS AND/OR CURING COMPOUNDS
35. LIGHT BROOM FINISH TYPICAL
36. 3/4" RADIUS TOP AND BOTTOM TYP.
37. 3/8" DIA. LAG BOLT
38. 2X4 STUDS AT 16" O.C. TYPICAL(WALL)
39. INTERIOR FINISH
40. 1 1/4" DIA.STD. PIPE HANDRAIL(VERIFY W/ OWNER, WOOD SIM.)
41. 2X BLOCKING W/ 2 1/2" FH WD. SCREWS AT 4" O.C. TYPICALLY
42. TOOL SAFETY GROOVES STOP TOOLS 3" FROM EACH END OF TREAD.OMIT GROOVES IF SCHED OR DET. CALLS FOR OTHERWISI
43. CAPPED END, WELD AND GRIND SMOOTH
44. METAL BRACKET
45. VERIFY WALL THICKNESS SEE PLANS
46. INTERIOR FINISH ONE HOUR RATED AT STAIR
47. ALT. INSULATE UNDER SIDE OF STAIRS W/ R-19 BATTS
48. SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCING
49. MOLDING
50. 1 1/8"X1 3/8" WOOD WALL STRINGER
51. 3/4" PLYWOOD TREAD
52. BALLISTER DOVETAILED INTO TREAD
53. COVE MOLDING
54. 2X12 STRINGERS AT 12" O.C. W/4-16d AT EACH STUD ALT. 3" USE DRYWALL SCREWS
55. 1 1/2" OUTER FINISH WOOD STRINGER
56. INSULATE STAIR WALLS W/ R-11 SOUND BATTS
57.
58.

STAIRS DETAILS

PROTOTYPE
THE SANCTUARY AT BROOKS
SAN ANTONIO TEXAS

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JJ
CHECKED
JJ
DATE
12/17/25
PROJECT
SANCTUARY AT BROOKS
JOB. NO.
25-094
SHEET

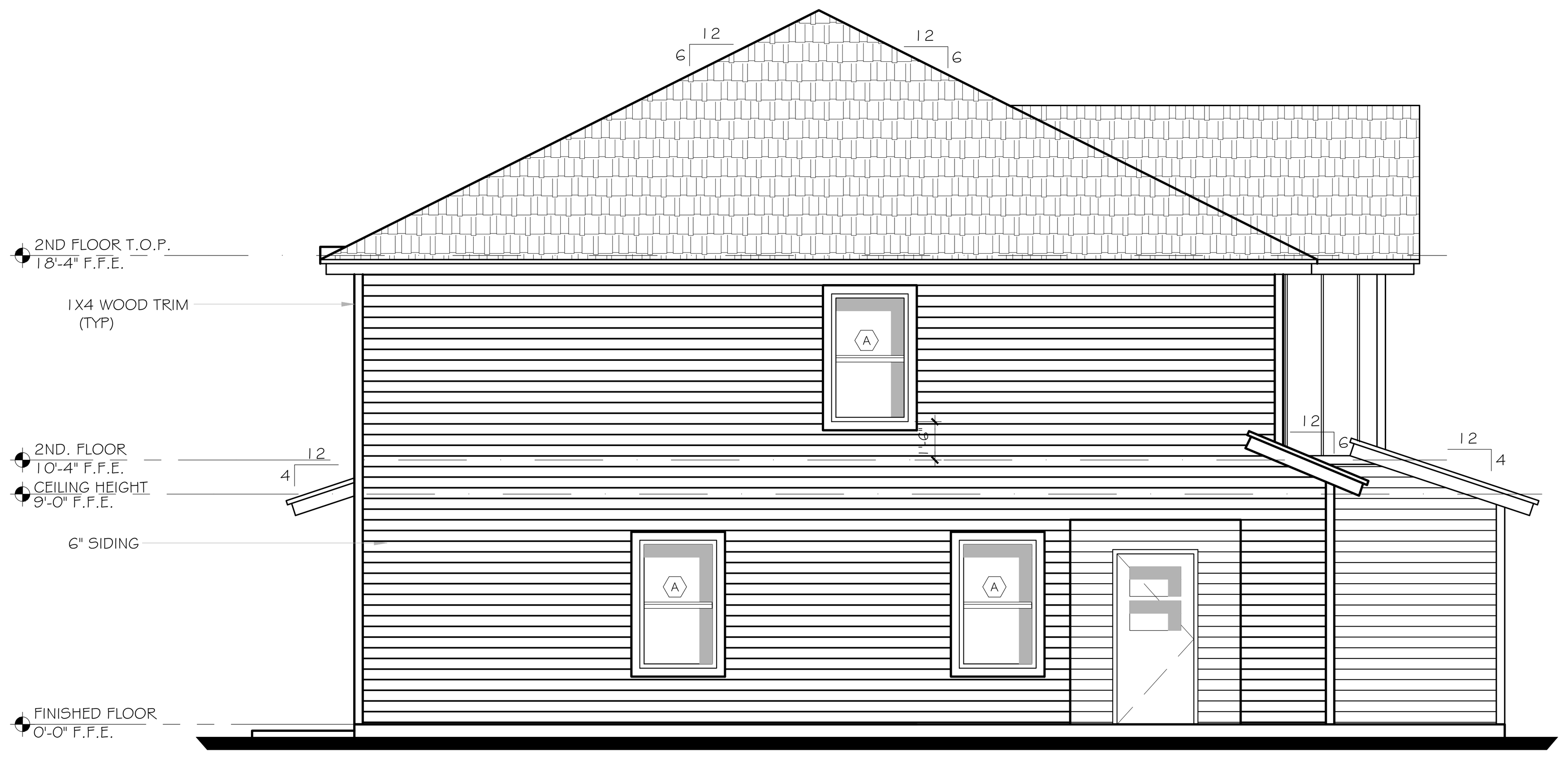
A1.3

01 FRONT ELEVATION
SCALE: 3/16"=1'-0"

NOTE:
1. ALL PAINT/FINISH/MATERIAL COLORS TO BE SELECTED BY OWNER.

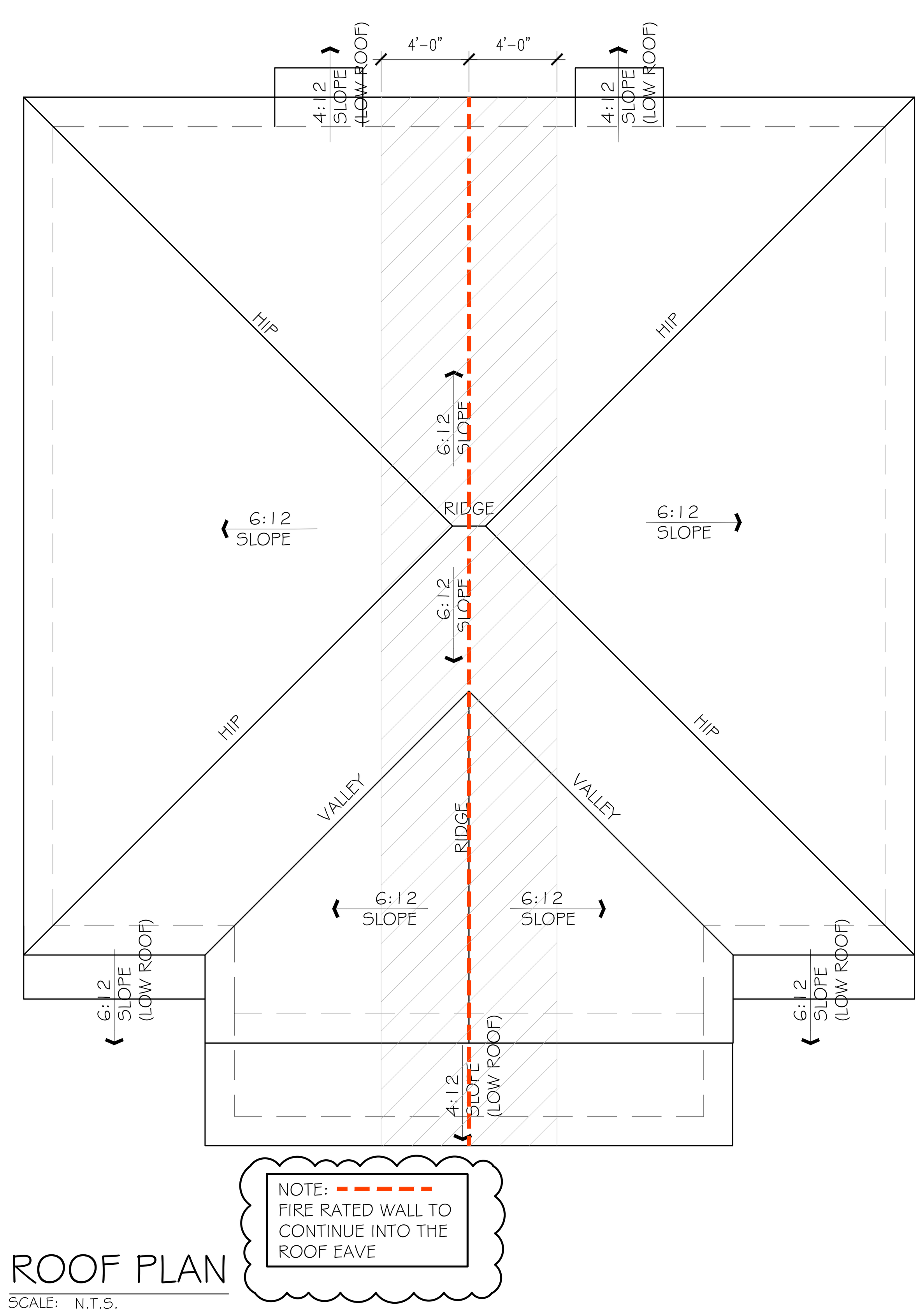
R609.4 Garage doors shall be tested under ASTM E330 or ANSI/DASMA 108 and shall meet the pass/fail criteria of ANSI/DASMA 108. Garage doors shall be permanently labeled by the door manufacturer with a label that meets R609.4.1.

02 SIDE ELEVATION
SCALE: 3/16"=1'-0"

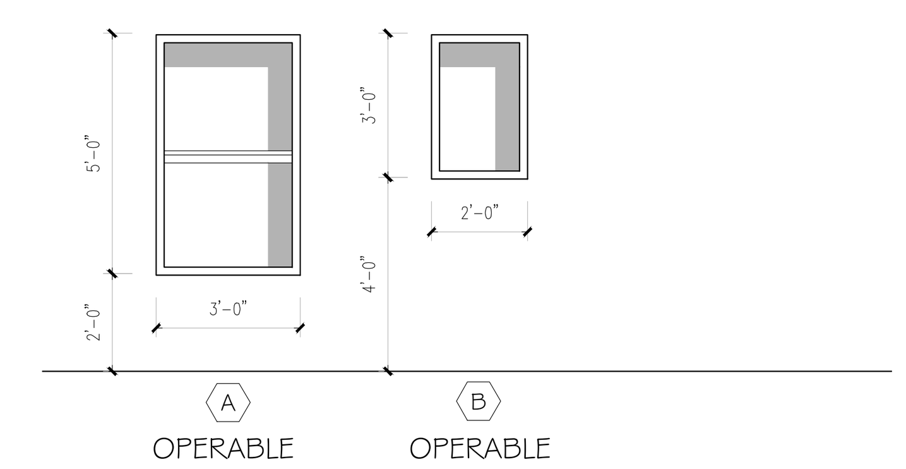


03 SIDE ELEVATION
SCALE: 3/16"=1'-0"

04 REAR ELEVATION
SCALE: 3/16"=1'-0"

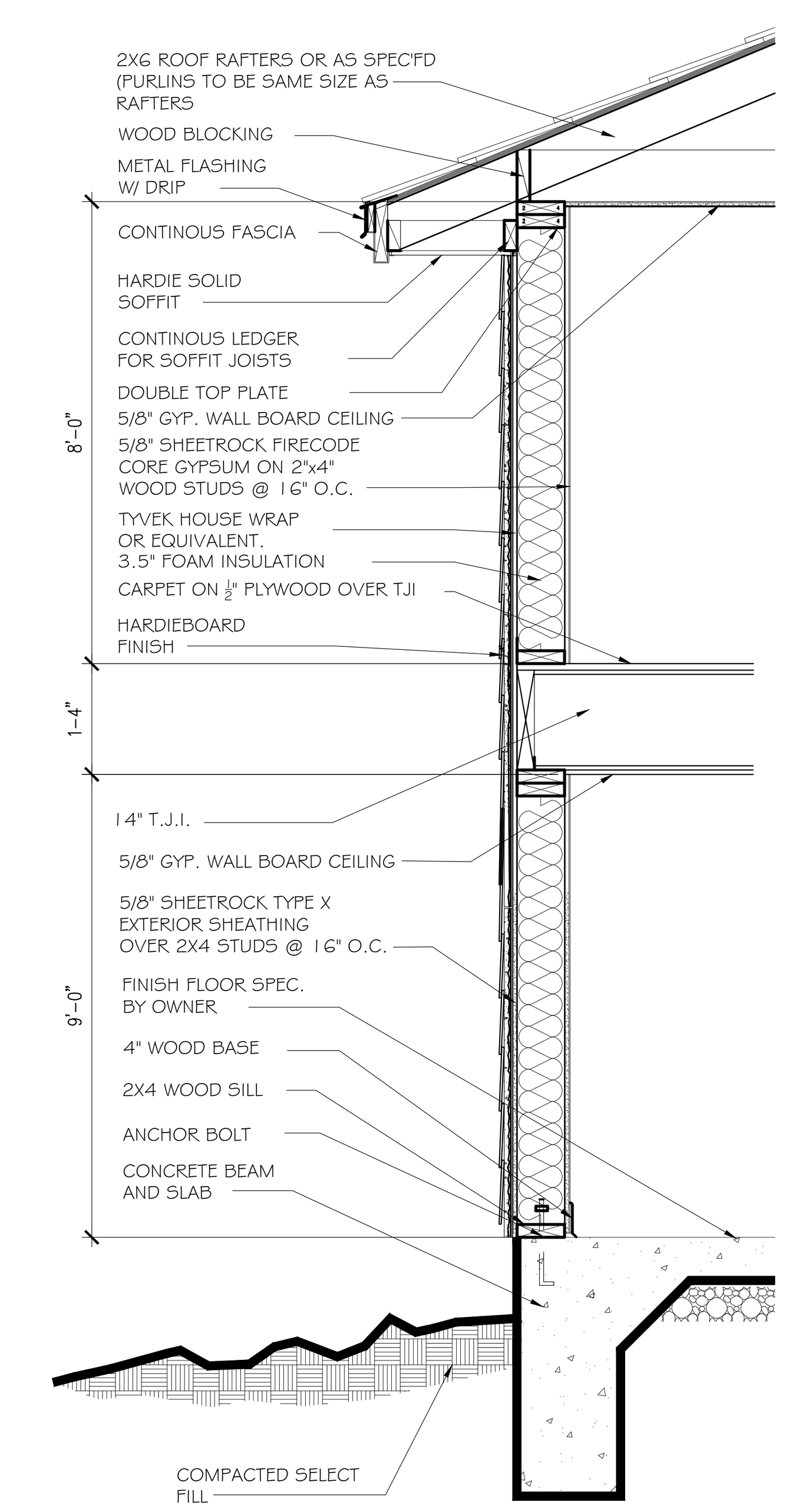


05 ROOF PLAN
SCALE: N.T.S.



*PROVIDE WINDOW FALL PREVENTION ANGEL VENTLOCK OR EQUAL TO COMPLY WITH ASTME F 2090 AT 2ND FLOOR AS REQUIRED.

WINDOW SCHEDULE
SCALE: N.T.S.



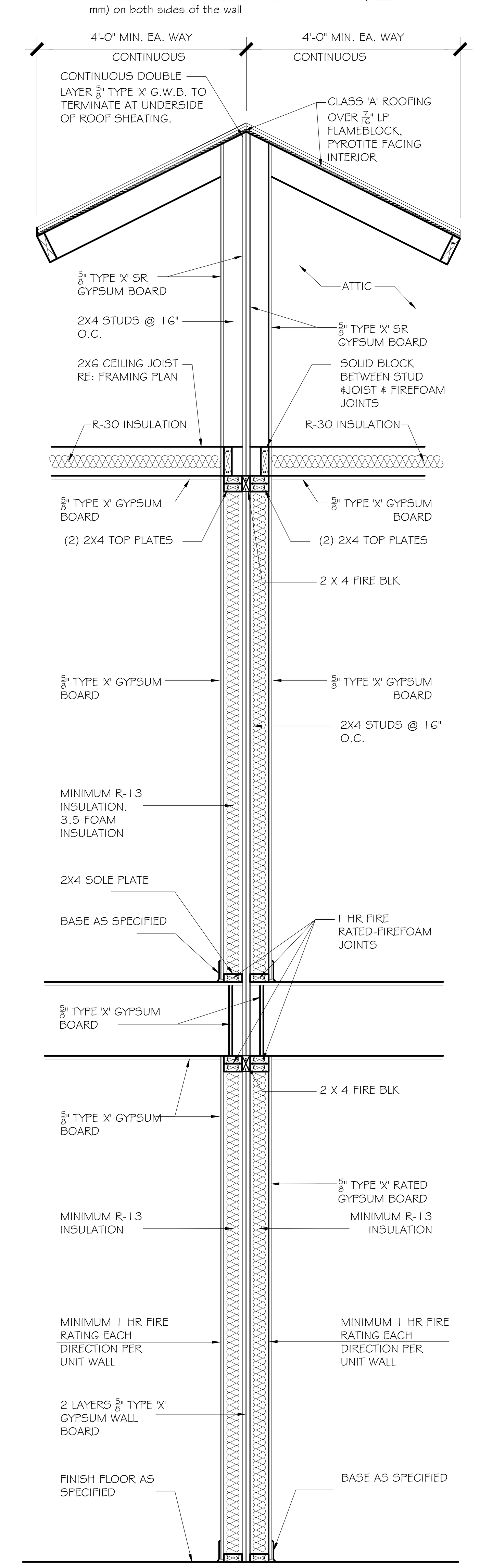
06 TYP. WALL SECTION
SCALE: N.T.S.
HARDIE BOARD

NOTE:4. In buildings of Type III, IV and V construction, walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided:

4.1. There are no openings in the roof within 4 feet (1220 mm) of the fire wall,

4.2. The roof is covered with a minimum Class B roof covering, and

4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet (1220 mm) on both sides of the wall



07 1 HOUR FIRE RATED TYPICAL PARTY WALL
SCALE: N.T.S.

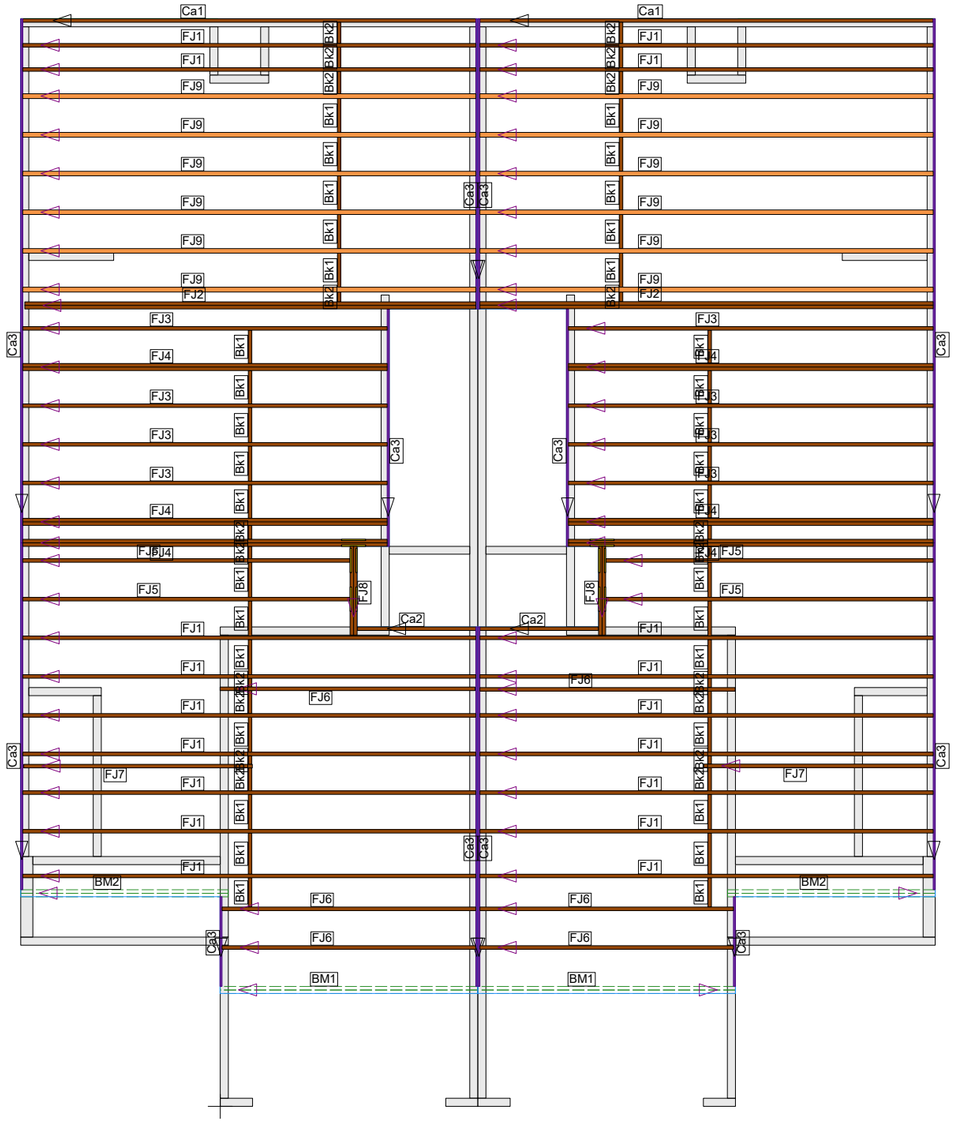
***ANSI/UL 263 NO.305**

EXTERIOR ELEVATIONS

PROTOTYPE
THE SANCTUARY AT BROOKS
SAN ANTONIO TEXAS

No.	DATE	DESCRIPTION
1	01/21/2026	CLIENT
2	04/01/2026	COSA

DRAWN
JJ
CHECKED
JJ
DATE
12/17/25
PROJECT
SANCTUARY AT BROOKS
JOB. NO.
25-094
SHEET
A2.1


Ca1
Ca1
FJ1
FJ9
FJ2
FJ3
FJ4
FJ5
FJ8
FJ6
FJ7
Ca2
Ca3
Bk1
Bk2
BM1
BM2