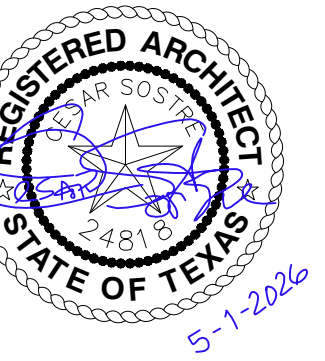


Dawson Series 1

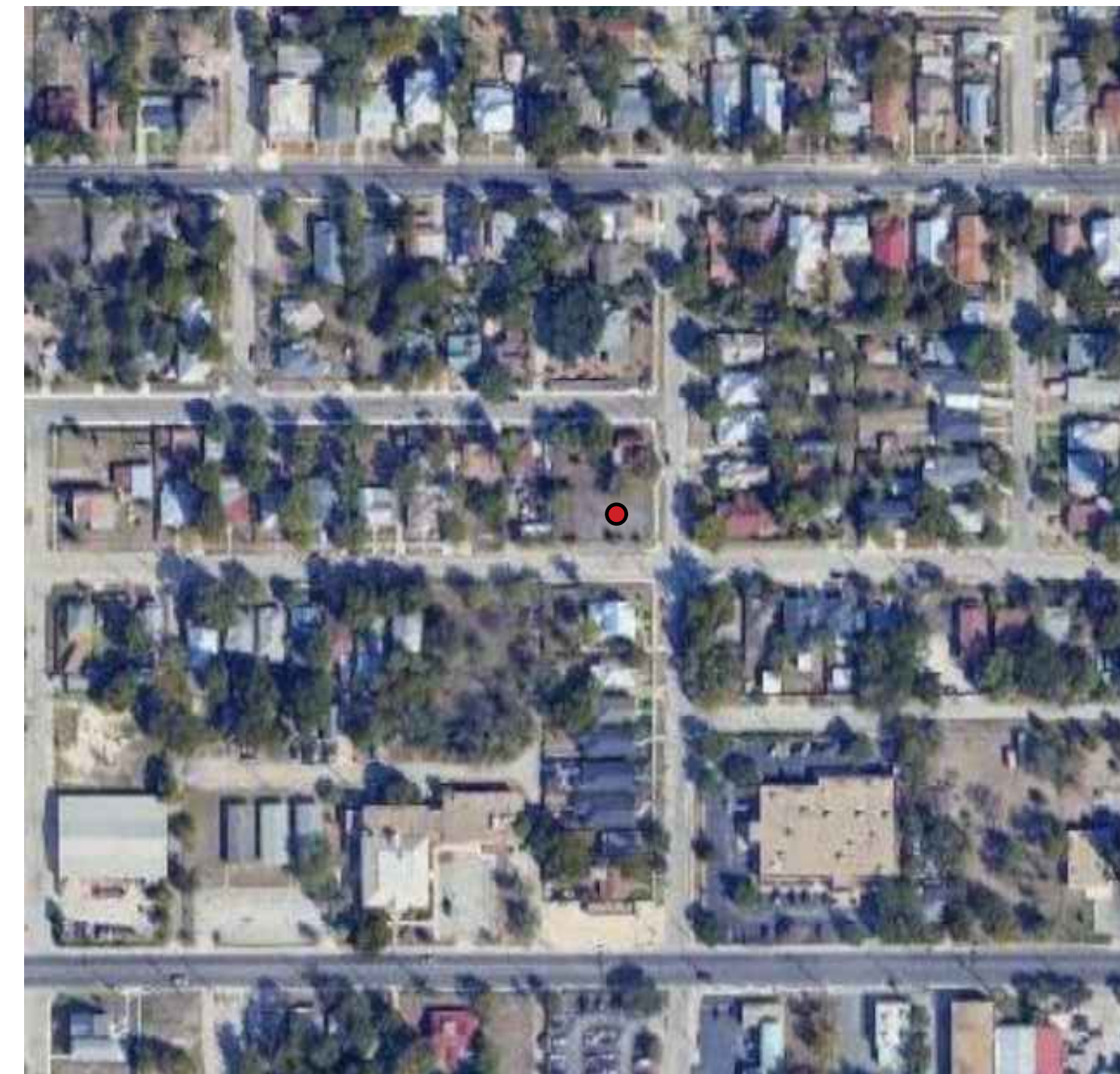
1037 Dawson Street
San Antonio, TX. 78202



PROJECT LOCATION



BEXAR COUNTY, TEXAS



1037 DAWSON STREET



CITY OF SAN ANTONIO

Dawson Series 1
1037 Dawson Street,
San Antonio, TX. 78202

PROJECT PHASE:
ISSUED FOR PERMITTING

DATE: 5/1/2026

REV.	DESCRIPTION	DATE

PROJECT # 2026-001

DRAWN BY: CS CHECKED BY: CS

OWNER
Dawson Series 1, LLC.
P.O. BOX 780683
SAN ANTONIO, TX. 78278
TEL: (787) 379-3912

CONTACT: GUENOLA ODIO
godio@gmail.com



PERSPECTIVE RENDERING - NOT TO BE USED FOR CONSTRUCTION

DESIGN TEAM

ARCHITECT
CESSOS DESIGN-BUILD
4204 GARDENDALE, SUITE 210
SAN ANTONIO, TX. 78229
TEL: (210) 464-7119

CONTACT: CESAR SOSTRE
cesar@cessosdb.com

COVER

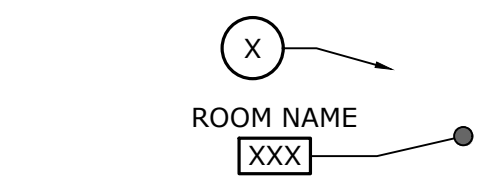
A000

A/C	AIR CONDITIONING
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURE
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIOVISUAL
AWP	ACOUSTICAL WRAPPED PANEL
BITUM	BITUMINOUS
BLDG	BUILDING
BOS	BOTTOM OF STEEL
BOT	BOTTOM
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUE, CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
CWC	COMPOSITE WOOD CLADDING
CWT	CERAMIC WALL TILE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DS	DOWNSPOUT
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
ENCL	ENCLOSE(D)
EOS	EDGE OF SLAB
EP	EXTERIOR PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIN FLR	FINISHED FLOOR
FLR	FLOOR, FILLER
FOC	FACE OF CURB
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF SLAB
FOW	FACE OF WALL
FS	FLOOR SINK
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNISH, FURNITURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GT	GROUT
GWB	GYP SUM WALL BOARD
GYP BD	GYP SUM BOARD
GYP PLAS	GYP SUM PLASTER
HC	HANDICAP
HD	HEAVY DUTY
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HVAC	HEATING, VENTILATION & AIR CONDITIONING
INCL	INCLUDE(D), (ING)

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR CLOSET
KIT	KITCHEN
KO	KNOCKOUT
LAB	LABORATORY
LAM	LAMINATE
LAU	LAUNDRY
LAV	LAVATORY
LF	LINEAR FEET
LIN	LINOLEUM
LM	LAMINATING METAL
LVR	LOUVER
LVT	LUXURY VINYL TILE
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MSP	METAL SOFFIT PANEL
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTION(AL)
P	PAINT
PC	POLISHED CONCRETE
PCF	POUNDS PER CUBIC FEET
PL	PAINT LINE
PLAM	PLASTIC LAMINATE
PLF	POUNDS PER LINEAR FEET
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PRKG	PARKING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, POST-TENSIONED, PRE-TREATED
PT	PORCELAIN TILE
PVC	POLYVINYL CHLORIDE (PLASTIC)
PWB	PORCELAIN WALL BASE
PWT	PORCELAIN WALL TILE
QC	QUARTZ COUNTERTOP
QTR	QUARTER
QTY	QUANTITY
R	RADIUS, RISER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR, REFERENCE
REQD	REQUIRED
RM	ROOM
RN	RUBBER NOSING
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RSTR	RUBBER STAIR THREAD/RISER
S	SOUTH
SAT	SUSPENDED ACOUSTICAL CEILING
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SLC	SEALED CONCRETE
SNC	STAINED CONCRETE
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
SSC	SOLID SURFACE
ST	STUCCO
STD	STANDARD
STD	STUD
STOR	STORAGE

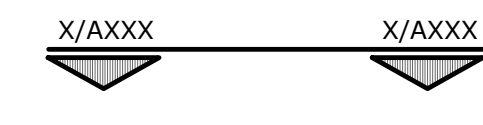
SUSP	SUSPENDED
SYS	SYSTEM
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
THRU	THROUGH
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE, CURB
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF SLAB
TOW	TOP OF WALL
TR	TRANSITION STRIP
TRTD	TREATED
TSV	THINSET STONE VENEER
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VINYL PLANK FLOORING
W	WEST, WIDE
W	ACOUSTICAL CEILING TILE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WC	WALL COVERING
WD	WOOD
WDM	WOOD DOOR MATERIAL
WDP	WOOD PANEL
WF	WINDOW FILM
WP	WORKING POINT, WATERPROOFING
WR	WATER REPELLENT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

KEY NOTE



ROOM NAME

BUILDING SECTION

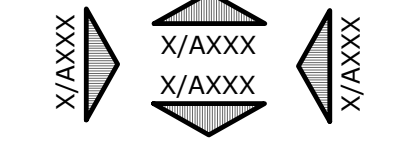


WALL SECTION

MILLWORK DETAIL SECTION



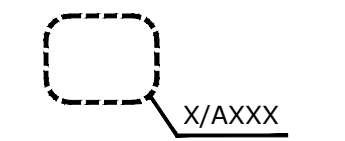
EXTERIOR ELEVATION



ENLARGED FLOOR PLAN

WALL SECTION DETAIL

PLAN DETAIL



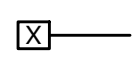
DOOR NUMBER



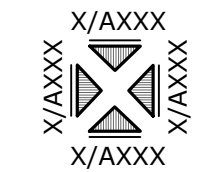
WINDOW TYPE



WALL TYPE



INTERIOR ELEVATIONS



WALL SECTION - NOTATION

WALL SECTION DETAIL - NOTATION

PLAN DETAIL - NOTATION

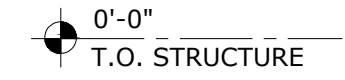


EXTERIOR ELEVATION - HEIGHT

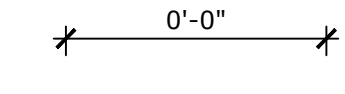
BUILDING SECTIONS - HEIGHT

WALL SECTIONS - HEIGHT

REFLECTED CEILING PLANS - HEIGHT



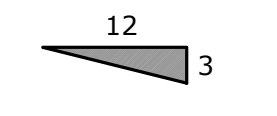
DIMENSIONS



CONCRETE AND CURB DROPS



SLOPE



GRID



2 SYMBOLS LEGEND

A001 SCALE: NOT TO SCALE

GENERAL INFORMATION

- A000 - COVER
- A001 - DRAWINGS INDEX AND PROJECT STANDARDS
- A002 - BUILDING AND CODE INFORMATION

ARCHITECTURAL

- A100 - SITE PLAN, FLOOR PLAN, AND EXTERIOR ELEVATIONS
- A110 - ROOF PLAN, ELECTRICAL FLOOR PLAN, DIMENSIONED FLOOR PLAN, AND TYPICAL WALL SECTION
- A800 - DOORS
- A801 - WINDOWS

STRUCTURAL

- S100 - FOUNDATION PLAN
- S200 - FRAMING PLAN - WALL BRACING
- S201 - FRAMING PLAN - WALL BRACING DETAILS
- S300 - FRAMING PLAN - HEADERS, CEILING JOISTS, AND ROOF DETAILS
- S301 - FRAMING PLAN - HEADERS, CEILING JOISTS, AND ROOF DETAILS
- S302 - FRAMING PLAN - HEADERS, CEILING JOISTS, AND ROOF DETAILS

3 DRAWINGS INDEX

A001 SCALE: NOT TO SCALE

1 ABBREVIATIONS

A001 SCALE: NOT TO SCALE



Dawson Series 1

1037 Dawson Street,
San Antonio, TX. 78202

PROJECT PHASE:
ISSUED FOR PERMITTING

DATE: 5/1/2026

REV. DESCRIPTION DATE

PROJECT # 2026-001

DRAWN BY: CS CHECKED BY: CS

DRAWINGS INDEX AND PROJECT STANDARDS

A001

APPLICABLE BUILDING CODES:

CODES	
-2024 INTERNATIONAL RESIDENTIAL CODE	
-2024 INTERNATIONAL FIRE CODE	
-2024 INTERNATIONAL MECHANICAL CODE	
-2024 INTERNATIONAL PLUMBING CODE	
-2024 INTERNATIONAL FUEL GAS CODE	
-2023 NATIONAL ELECTRICAL CODE	

BUILDING SQUARE FOOTAGE:

GROSS SQUARE FOOTAGE (TOTAL FLOOR AREA)	
- CONDITIONED SPACE	1400 SF
- EXTERIOR UNCONDITIONED CANOPY	141 SF

UNIFIED DEVELOPEMENT CODE (BUILDING-RELATED):

PROPERTY ZONING:	R-3
LOT AND BUILDING DIMENSIONS TABLE - 310-1:	
- FRONT SETBACK (MIN.):	10'-0"
- FRONT SETBACK (MAX.):	35'-0"
- SIDE SETBACK:	5'-0"
- REAR SETBACK:	10'-0"
- MAXIMUM BUILDING HEIGHT:	35'-0" / 2 1/2 STORIES
- INDIVIDUAL BUILDING SIZE (MAX):	70% OF LOT AREA (LOT SIZE 58'-0" X 65'-0" = 3770 SF)

TABLE N1102.5.1.1 (R402.5.1.1) AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION (FOOTNOTE A)		
COMPONENT	AIR BARRIER, AIR SEALING CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING THERMAL ENVELOPE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	AN AIR BARRIER SHALL BE INSTALLED IN ANY DROPPED CEILING OR SOFFIT TO SEPARATE IT FROM UNCONDITIONED SPACE. ACCESS OPENINGS, DROP-DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED WITH GASKETING MATERIALS THAT ALLOW FOR REPEATED ENTRANCE OVER TIME.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER. ACCESS HATCHES AND DOORS SHALL BE INSTALLED AND INSULATED IN ACCORDANCE WITH SECTION N1102.2.5. EAVE BAFFLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION N1102.2.4.
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 MATERIAL HAVING A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-3 PER INCH. EXTERIOR BUILDING THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTIGUOUS ALIGNMENT WITH THE AIR BARRIER.
KNEE WALL	KNEE WALLS SHALL HAVE AN AIR BARRIER BETWEEN CONDITIONED AND UNCONDITIONED SPACE.	INSULATION INSTALLED IN A KNEE WALL ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH SECTION N1102.2.3. AIR-PERMEABLE INSULATION SHALL BE ENCLOSED INSIDE AN AIR BARRIER ASSEMBLY.
WINDOWS, SKYLIGHTS AND DOORS	THE ROUGH OPENING GAP BETWEEN FRAMING AND THE FRAMES OF SKYLIGHTS, WINDOWS AND DOORS SHALL BE SEALED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S INSTRUCTIONS.	INSULATION SHALL NOT BE REQUIRED IN THE ROUGH OPENING GAP EXCEPT AS REQUIRED BY THE FENESTRATION MANUFACTURER'S INSTRUCTIONS.
RIM JOISTS	RIM JOISTS SHALL INCLUDE AN AIR BARRIER. 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.
FLOORS, INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES	FLOOR FRAMING MEMBERS THAT ARE PART OF THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED TO MAINTAIN A CONTINUOUS AIR BARRIER. AIR-PERMEABLE FLOOR CAVITY INSULATION SHALL BE ENCLOSED.	FLOOR INSULATION SHALL BE INSTALLED WITH THE REQUIREMENTS OF SECTION N1102.2.8.
BASEMENT, CRAWL SPACE AND SLAB FOUNDATIONS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER/AIR BARRIER IN ACCORDANCE WITH SECTION N1102.2.11. 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 N1102.2.11. CONDITIONED BASEMENT FOUNDATION WALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION N1102.2.9.1. 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 N101.10 THROUGH N1101.12 AND N1102.2.8
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED IN ACCORDANCE WITH SECTION N1102.5.4.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED, AND SHALL BE BURIED IN 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.
SHOWERS, TUBS AND FIREPLACES ADJACENT TO THE BUILDING THERMAL ENVELOPE	AN AIR BARRIER SHALL SEPARATE INSULATION IN THE BUILDING THERMAL ENVELOPE FROM THE SHOWER, TUB OR FIREPLACE ASSEMBLIES.	EXTERIOR FRAMED WALLS ADJACENT TO SHOWERS, TUBS AND FIREPLACES SHALL BE INSULATED.
ELECTRICAL, COMMUNICATION AND OTHER EQUIPMENT BOXES, HOUSINGS AND ENCLOSURES	BOXES, HOUSING AND ENCLOSURES THAT PENETRATE THE AIR BARRIER SHALL BE CAULKED, TAPED, GASKETED OR OTHERWISE SEALED TO THE AIR BARRIER ELEMENT BEING PENETRATED. ALL CONCEALED OPENINGS INTO THE BOX, HOUSING OR ENCLOSURES SHALL BE SEALED. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION N1102.5.5.	BOXES, HOUSING AND ENCLOSURES SHALL BE BURIED IN OR SURROUNDED BY INSULATION.

CONT'D: TABLE N1102.5.1.1 (R402.5.1.1) AIR BARRIER, AIR SEALING, AND INSULATION INSTALLATION (FOOTNOTE A)		
COMPONENT	AIR BARRIER, AIR SEALING CRITERIA	INSULATION INSTALLATION CRITERIA
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN AIR REGISTER BOOTS SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	HVAC SUPPLY AND RETURN REGISTER BOOTS LOCATED WITHIN A BUILDING THERMAL ENVELOPE ASSEMBLY SHALL BE BURIED IN OR SURROUNDED BY INSULATION.
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.	--
COMMON WALLS OR DOUBLE WALLS SEPARATING ATTACHED SINGLE-FAMILY DWELLINGS OR TOWNHOUSES	AN INTERIOR AIR BARRIER SHALL BE PROVIDED. AIR SEALING AT THE INTERSECTIONS WITH BUILDING THERMAL ENVELOPE SHALL BE PROVIDED, WHERE INSTALLED IN A FIRE-RESISTANCE-RATED WALL ASSEMBLY, AIR-SEALING MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1. BE IN ACCORDANCE WITH AN APPROVED DESIGN FOR THE FIRE-RESISTANCE-RATED ASSEMBLY. 2. BE SUPPORTED BY APPROVED DATA THAT SHOWS THE ASSEMBLY AS INSTALLED COMPLIES WITH THE REQUIRED FIRE-RESISTANCE-RATING.	INSULATION MATERIALS RECOGNIZED IN THE APPROVED COMMON WALL OR DOUBLE-WALL DESIGN AND INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN SHALL BE PERMITTED TO BE USED.

FOOTNOTE:
A. INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC 400.
B. INSULATION FULL ENCLOSURE IS NOT REQUIRED IN UNCONDITIONED/VENTILATED ATTIC SPACES AND AT RIM JOISTS.

TABLE N1102.1.2 (R402.1.2) MAXIMUM ASSEMBLY U-FACTORS (FOOTNOTE A) AND FENESTRATION REQUIREMENTS									
CLIMATE ZONE - Bexar County 2A per IRC 2024 TABLE N1101.7 (R301.1)	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8	
VERTICAL FENESTRATION U-FACTOR	-	-	0.40	-	-	-	-	-	-
SKYLIGHT U-FACTOR	-	-	0.60	-	-	-	-	-	-
GLAZED VERTICAL FENESTRATION SHGC	-	-	0.25	-	-	-	-	-	-
SKYLIGHT SHGC	-	-	0.28	-	-	-	-	-	-
CEILING U-FACTOR	-	-	0.030	-	-	-	-	-	-
INSULATION ENTIRELY ABOVE ROOF DECK	-	-	0.039	-	-	-	-	-	-
WOOD-FRAMED WALL U-FACTOR	-	-	0.084	-	-	-	-	-	-
MASS WALL U-FACTOR (FOOTNOTE B)	-	-	0.165	-	-	-	-	-	-
FLOOR U-FACTOR	-	-	0.064	-	-	-	-	-	-
BASEMENT WALL U-FACTOR	-	-	0.360	-	-	-	-	-	-
UNHEATED SLAB F-FACTOR (FOOTNOTE E)	-	-	0.73	-	-	-	-	-	-
HEATED SLAB F-FACTOR (FOOTNOTE E)	-	-	0.74	-	-	-	-	-	-
CRAWL SPACE WALL U-FACTOR	-	-	0.477	-	-	-	-	-	-

FOOTNOTE:
A. REFER IRC 2024
B. REFER IRC 2024
C. REFER IRC 2024
D. REFER IRC 2024
E. REFER IRC 2024

TABLE N1102.1.3 (R402.1.3) INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT (FOOTNOTE A)									
CLIMATE ZONE - Bexar County 2A per IRC 2024 TABLE N1101.7 (R301.1)	0	1	2	3	4 EXCEPT MARINE	5 AND MARINE 4	6	7 AND 8	
VERTICAL FENESTRATION U-FACTOR	-	-	0.40	-	-	-	-	-	-
SKYLIGHT U-FACTOR	-	-	0.60	-	-	-	-	-	-
GLAZED VERTICAL FENESTRATION SHGC	-	-	0.25	-	-	-	-	-	-
SKYLIGHT SHGC	-	-	0.28	-	-	-	-	-	-
CEILING R-VALUE	-	-	38	-	-	-	-	-	-
INSULATION ENTIRELY ABOVE ROOF DECK	-	-	25ci	-	-	-	-	-	-
WOOD-FRAMED WALL R-VALUE (FOOTNOTE E)	-	-	13 OR 0&10ci	-	-	-	-	-	-
MASS WALL R-VALUE (FOOTNOTE F)	-	-	4/6	-	-	-	-	-	-
FLOOR R-VALUE (FOOTNOTE H)	-	-	13 OR 7+5ci OR 10ci	-	-	-	-	-	-
BASEMENT WALL R-VALUE (FOOTNOTES B, E)	-	-	0	-	-	-	-	-	-
UNHEATED SLAB R-VALUE & DEPTH (FOOTNOTE C)	-	-	0	-	-	-	-	-	-
HEATED SLAB R-VALUE & DEPTH (FOOTNOTE C)	-	-	R-5ci EDGE AND R-5 FULL SLAB	-	-	-	-	-	-
CRAWL SPACE WALL R-VALUE (FOOTNOTES B, E)	-	-	0	-	-	-	-	-	-

FOOTNOTE:
A. REFER IRC 2024
B. REFER IRC 2024
C. REFER IRC 2024
D. REFER IRC 2024
E. REFER IRC 2024

TABLE N1101.10.3(1) (R303.1.3(1)) DEFAULT GLAZED WINDOW, GLASS DOOR AND SKYLIGHT U-FACTORS				
FRAME TYPE	WINDOW AND GLASS DOOR		SKYLIGHT	
	SINGLE PANE	DOUBLE PANE	SINGLE	DOUBLE
METAL	1.20	0.80	2.00	1.30
METAL WITH THERMAL BREAK	1.10	0.65	1.90	1.10
NONMETAL OR METAL CLAD	0.95	0.55	1.75	1.05
GLAZED BLOCK	0.60			

TABLE N1101.10.3(2) (R303.1.3(2)) DEFAULT OPAQUE DOOR U-FACTORS	
DOOR TYPE	OPAQUE U-FACTOR
UNINSULATED METAL	1.20
INSULATED METAL	0.60
WOOD	0.50
INSULATED, NONMETAL EDGE, NOT EXCEEDING 45% GLAZING, ANY GLAZING DOUBLE PANE	0.35

TABLE N1101.10.3(3) (R303.1.3(3)) DEFAULT GLAZED FENESTRATION SHGC AND VT					
	SINGLE GLAZED		DOUBLE GLAZED		GLAZED BLOCK
	CLEAR	TINTED	CLEAR	TINTED	
SHGC	0.8	0.7	0.7	0.6	0.6
VT	0.6	0.3	0.6	0.3	0.6



Dawson Series 1
1037 Dawson Street,
San Antonio, TX. 78202

PROJECT PHASE:
ISSUED FOR PERMITTING

DATE: 5/1/2026

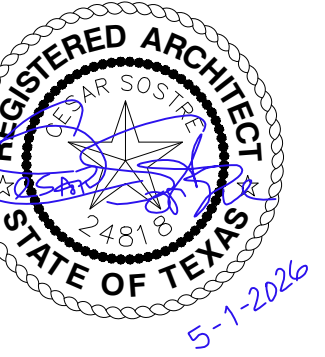
REV.	DESCRIPTION	DATE

PROJECT # 2026-001

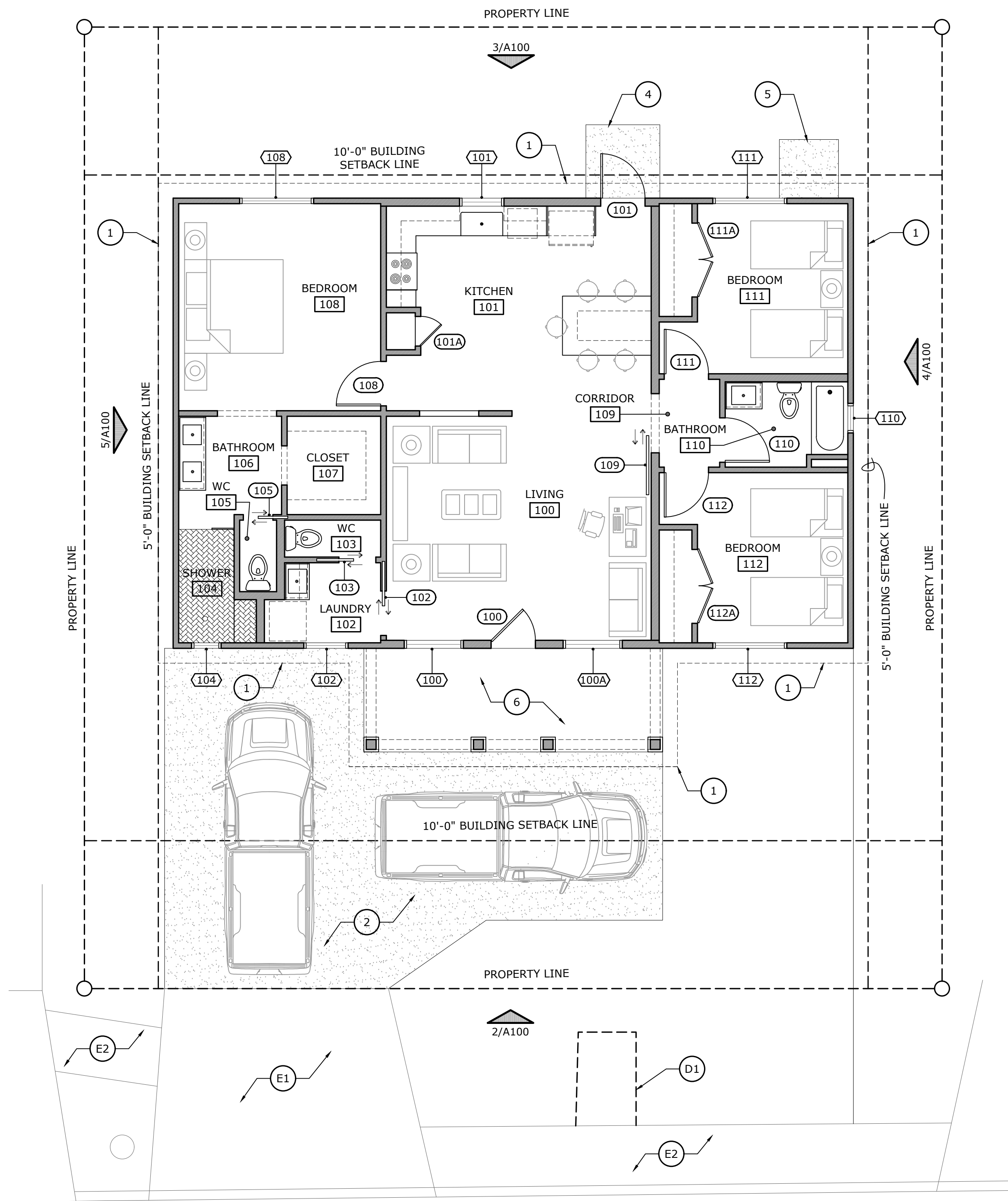
DRAWN BY: CS CHECKED BY: CS

BUILDING AND
CODE INFORMATION

A002

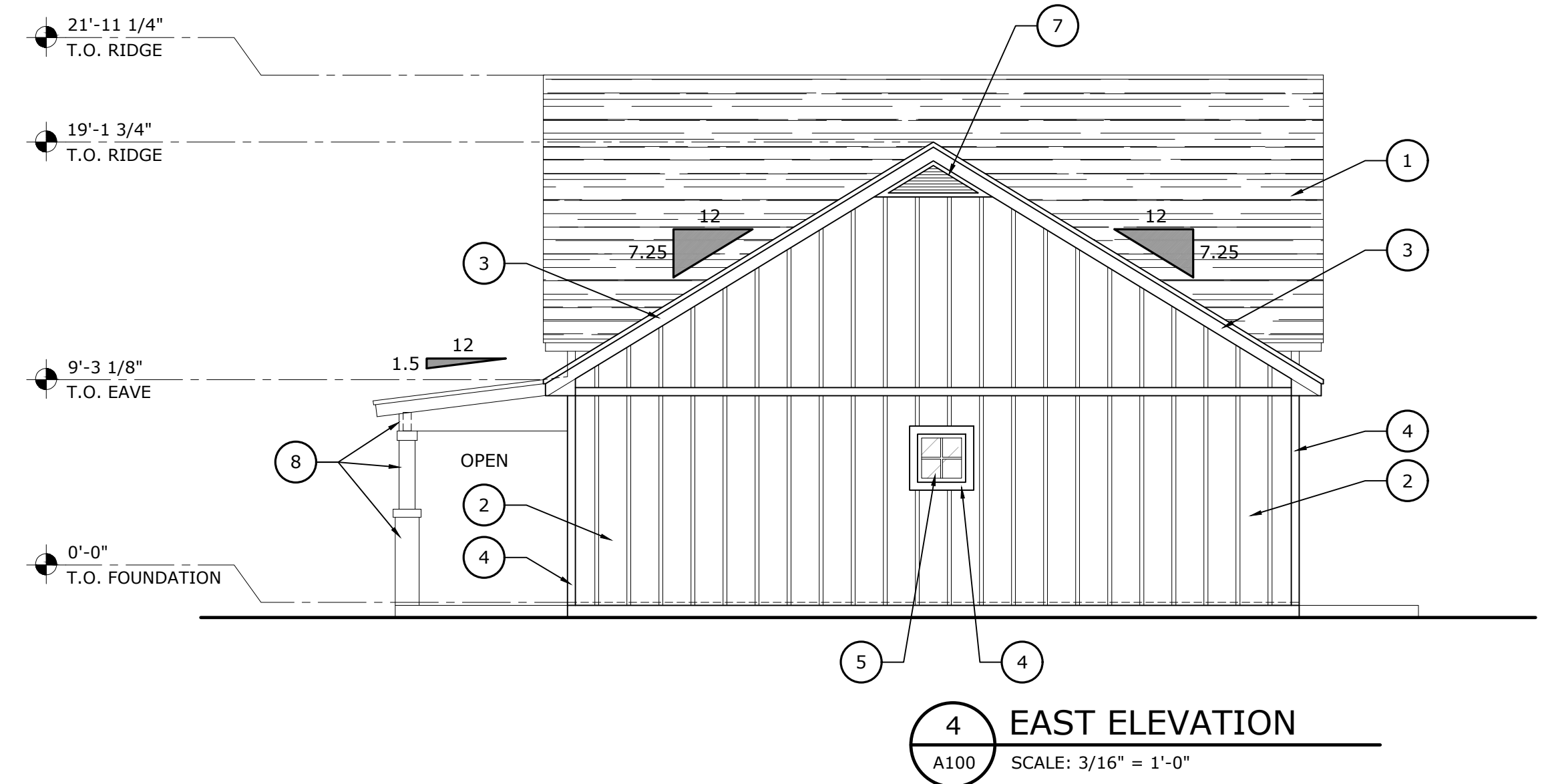
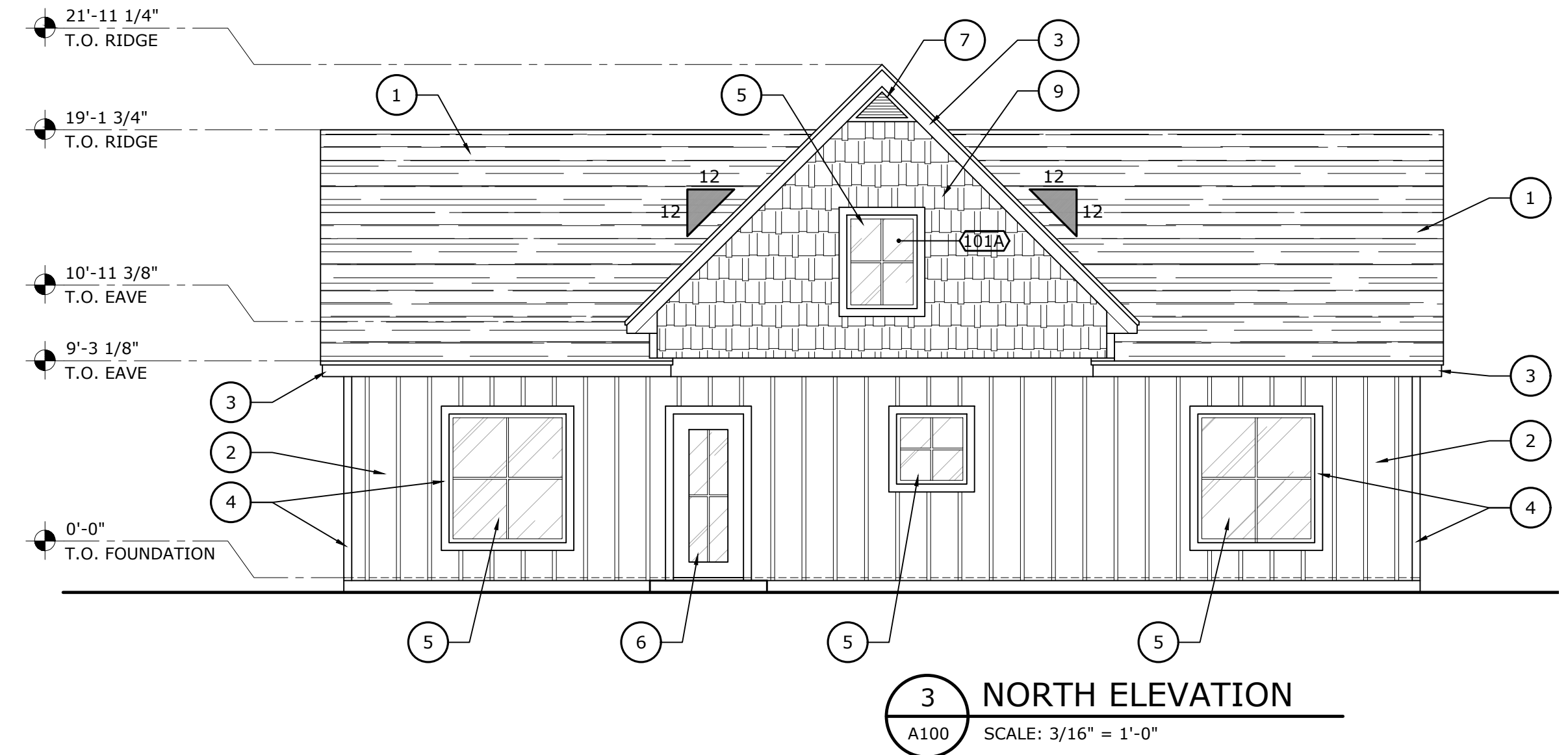


Dawson Series 1
1037 Dawson Street,
San Antonio, TX. 78202

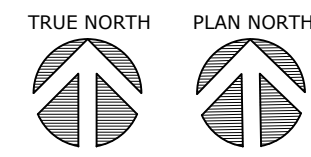


DEMO, NEW SITE PLAN, AND NEW FLOOR PLAN KEYED NOTES (X)

- E1) EXISTING CONCRETE APRON TO REMAIN
- E2) EXISTING CONCRETE SIDEWALK TO REMAIN
- D1) DEMOLISH EXISTING CONCRETE STOOP
- 1) NEW LINE OF 1'-0" ROOF SOFFIT PROJECTION ABOVE
- 2) NEW CRUSHED LIMESTONE DRIVE
- 3) NEW SOD AREA
- 4) NEW CONCRETE STOOP
- 5) NEW CONCRETE CONDENSER PLATFORM
- 6) NEW CONCRETE PORCH, REFER FOUNDATION PLANS

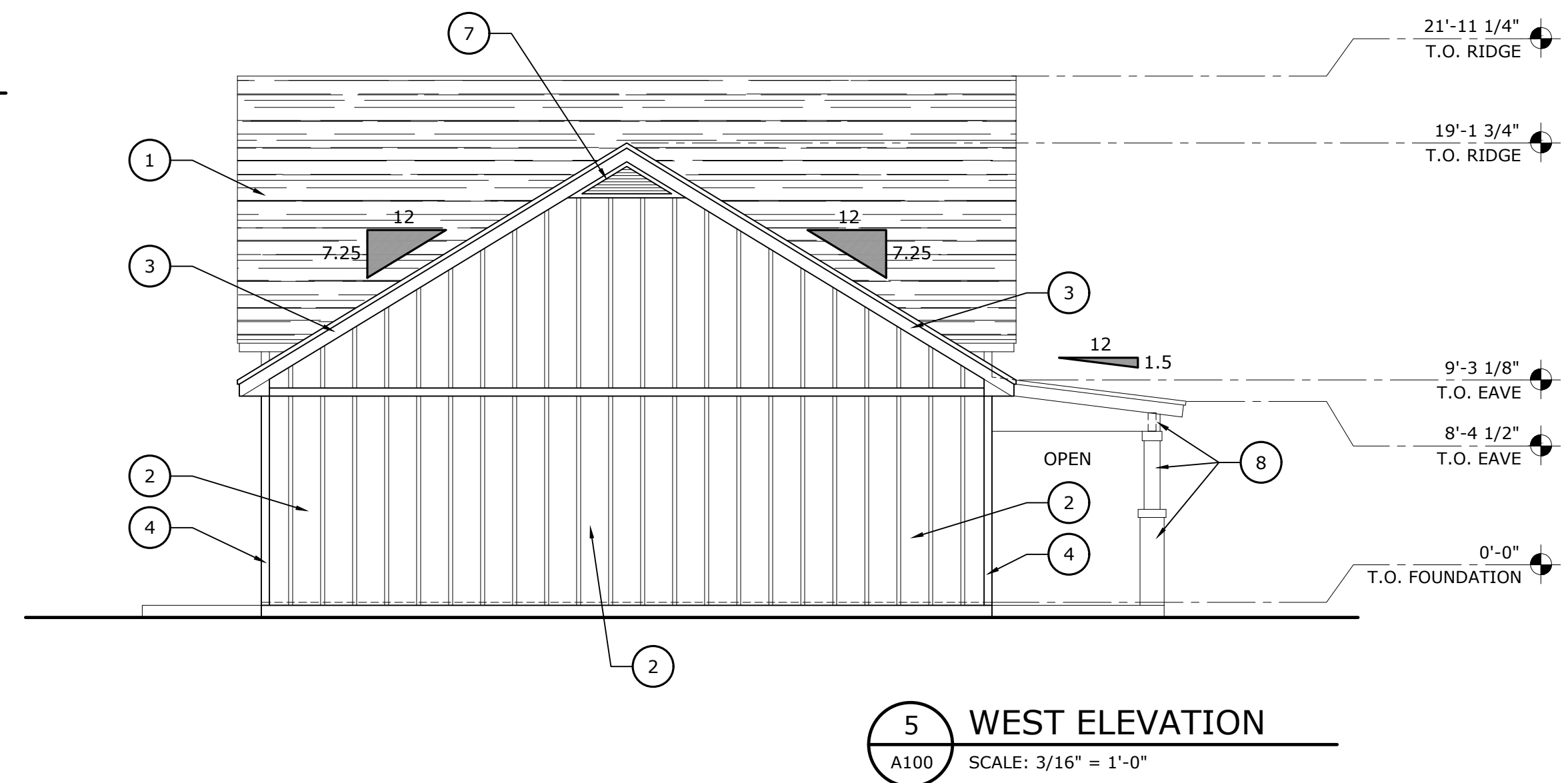
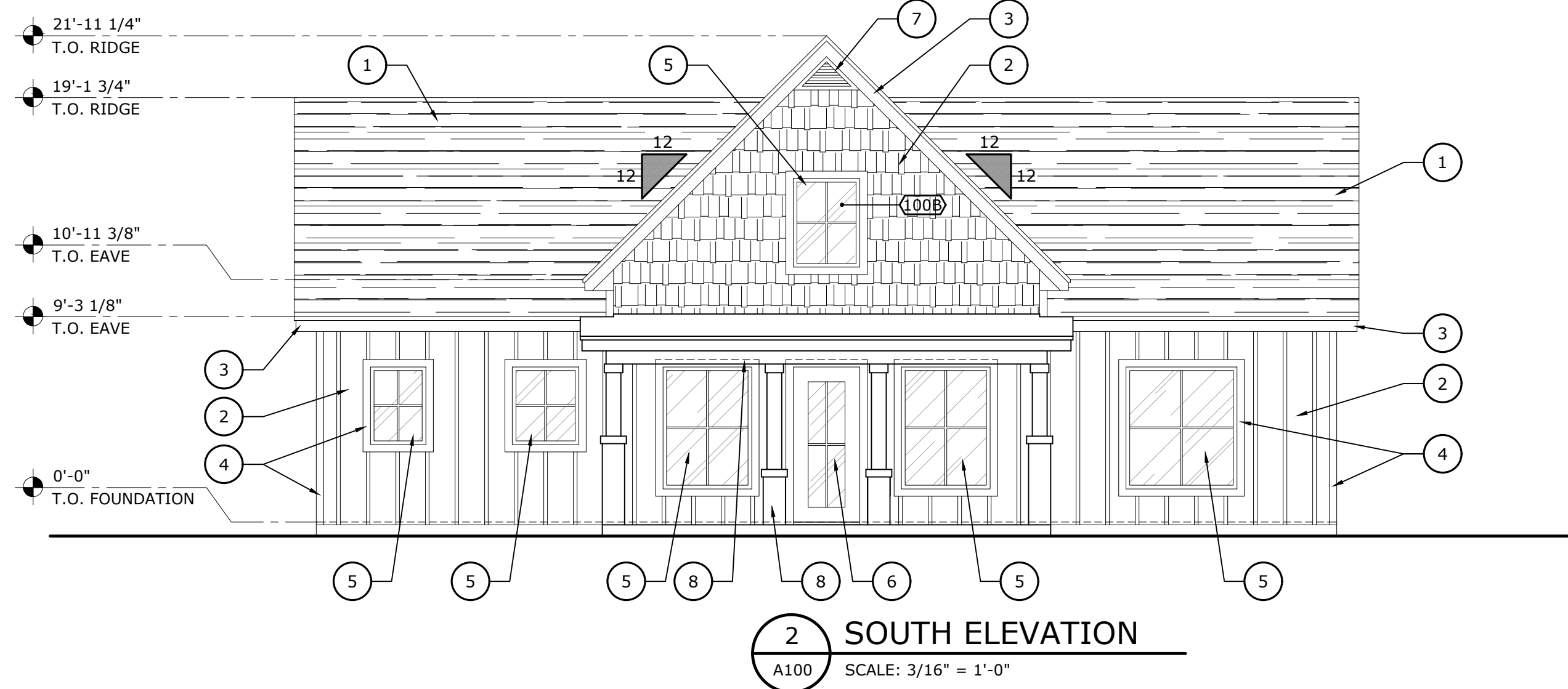


1 DEMO & NEW SITE PLAN / NEW FLOOR PLAN
A100 SCALE: 3/16" = 1'-0"



EXTERIOR ELEVATION KEYED NOTES (X)

- 1) NEW COMPOSITION SHINGLE ROOFING
- 2) HARDIE PANEL AND VERTICAL BATTENS
- 3) 8" HARDIE FASCIA BOARD
- 4) 4" HARDIE CORNER TRIM AND WINDOW/DOOR CASINGS
- 5) WINDOWS, REFER WINDOW TYPES AND SCHEDULE
- 6) DOOR, REFER DOOR TYPES AND SCHEDULE
- 7) WOOD VENT, PAINTED
- 8) CEDAR COLUMN AND BEAM WRAP, STAINED
- 9) HARDIE PANEL SHAKES



PROJECT PHASE:
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DATE: 5/1/2026

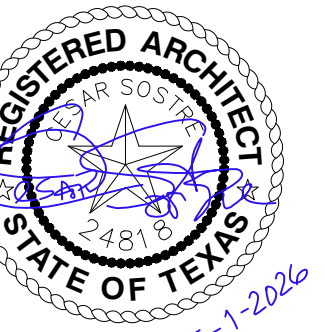
REV.	DESCRIPTION	DATE

PROJECT # 2026-001

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SITE PLAN/FLOOR PLAN & EXTERIOR ELEVATIONS

A100



Dawson Series 1
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PROJECT PHASE:
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DATE: 5/1/2026

REV.	DESCRIPTION	DATE

PROJECT # 2026-001

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ROOF, ELECTRICAL,
DIMENSIONED FLOOR
PLAN AND WALL SECTION

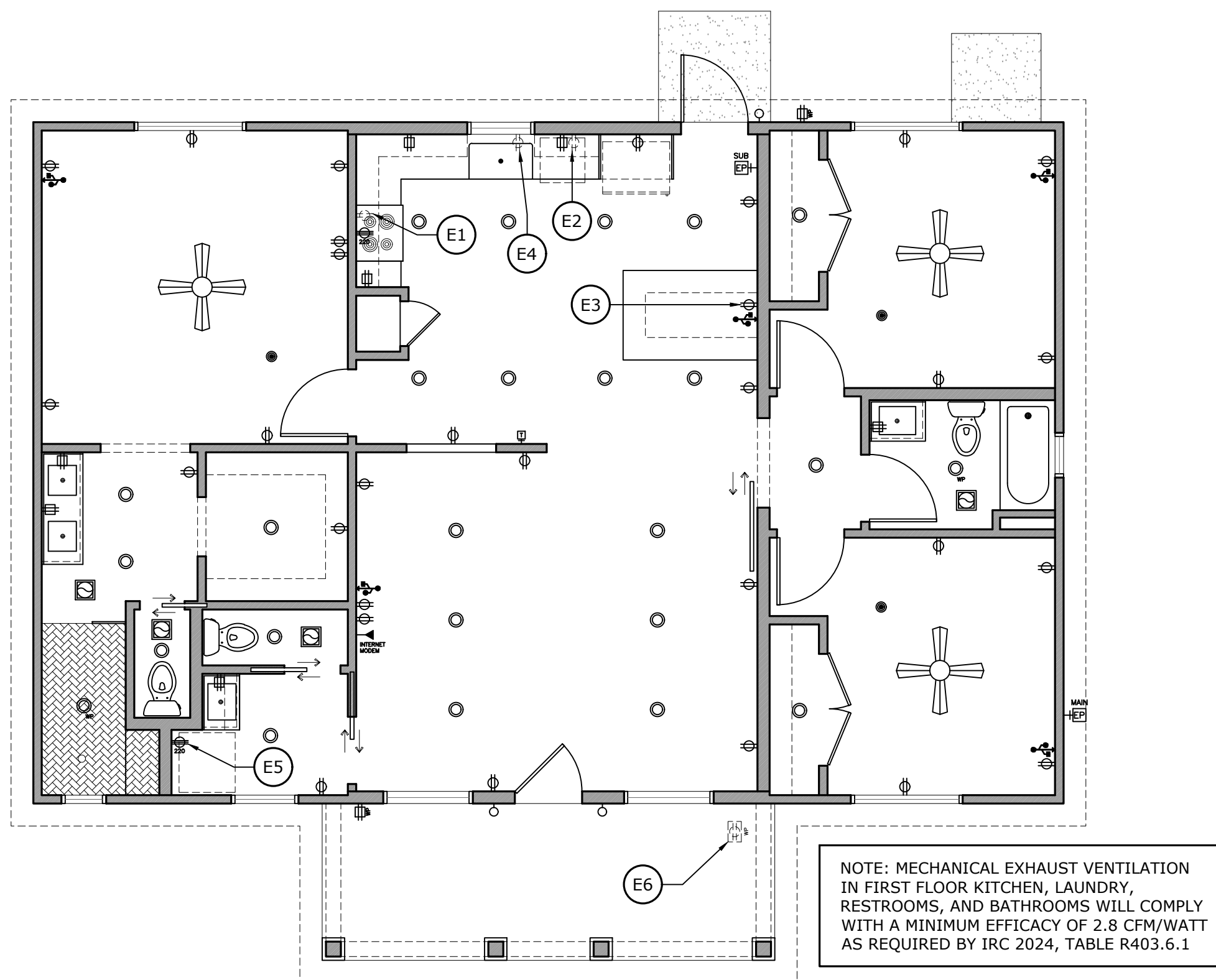
A110

**ROOF & ELECTRICAL FLOOR PLAN
KEYED NOTES**

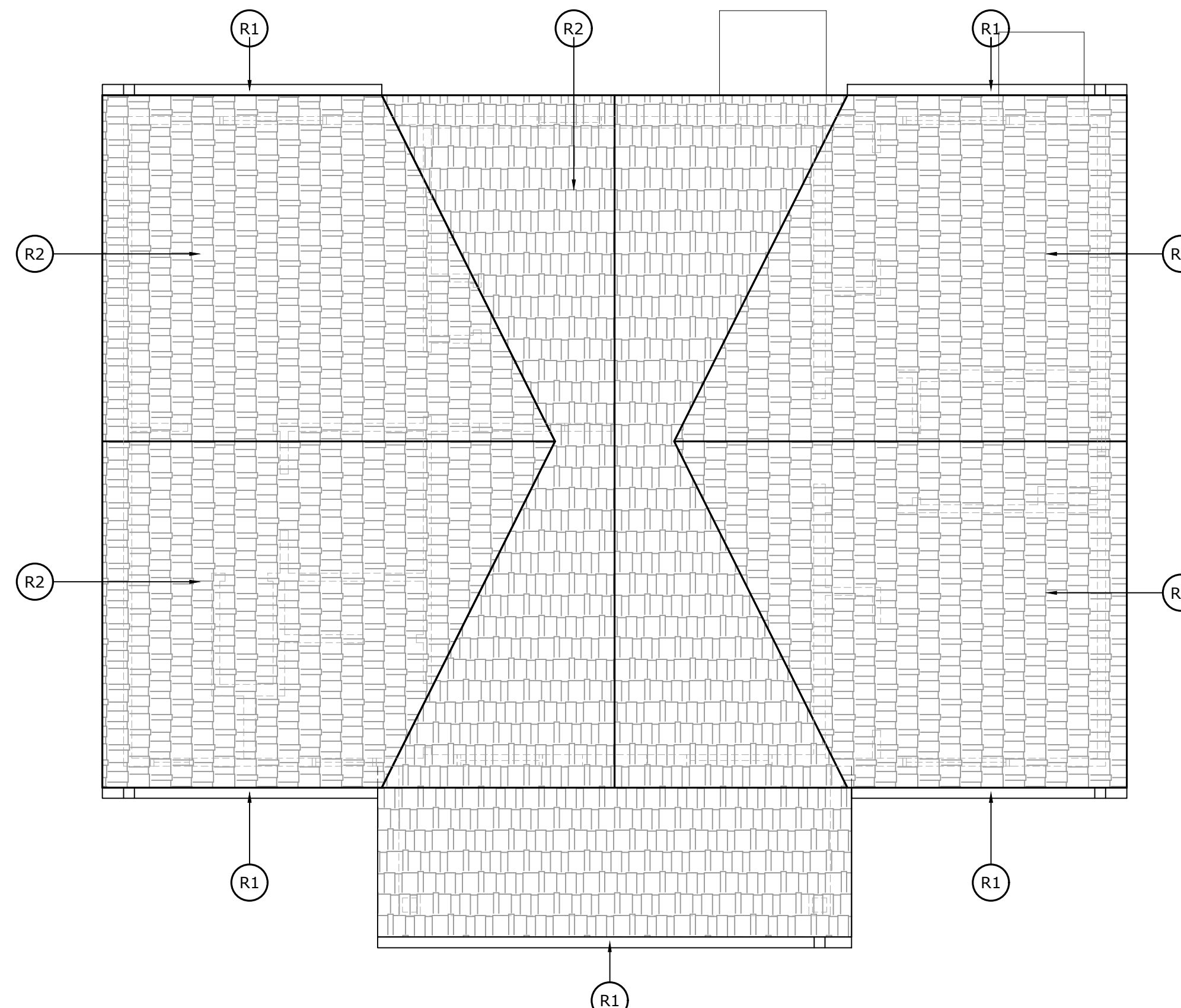
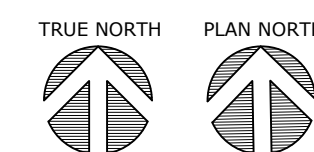
- R1) 5" X 5" PRE-FINISHED (SAME COLOR AS FASCIA) METAL GUTTER AND DOWNSPOUT
- R2) COMPOSITION SHINGLE ROOF (15 YEAR), WITH TITANIUM UNDERLAYMENT
- E1) 120V DUPLEX OUTLET @ MICROWAVE ABOVE
- E2) 120V DUPLEX OUTLET @ DISHWASHER BELOW COUNTERTOP
- E3) 120V DUPLEX OUTLET @ 44" ABOVE BAR COUNTERTOP
- E4) 120V DUPLEX OUTLET @ DISPOSAL
- E5) 220V OUTLET @ WASHER & DRYER (SINGLE UNIT STACKED)
- E6) 120V DUPLEX OUTLET @ CEILING ABOVE

**ELECTRICAL FLOOR PLAN
LEGEND**

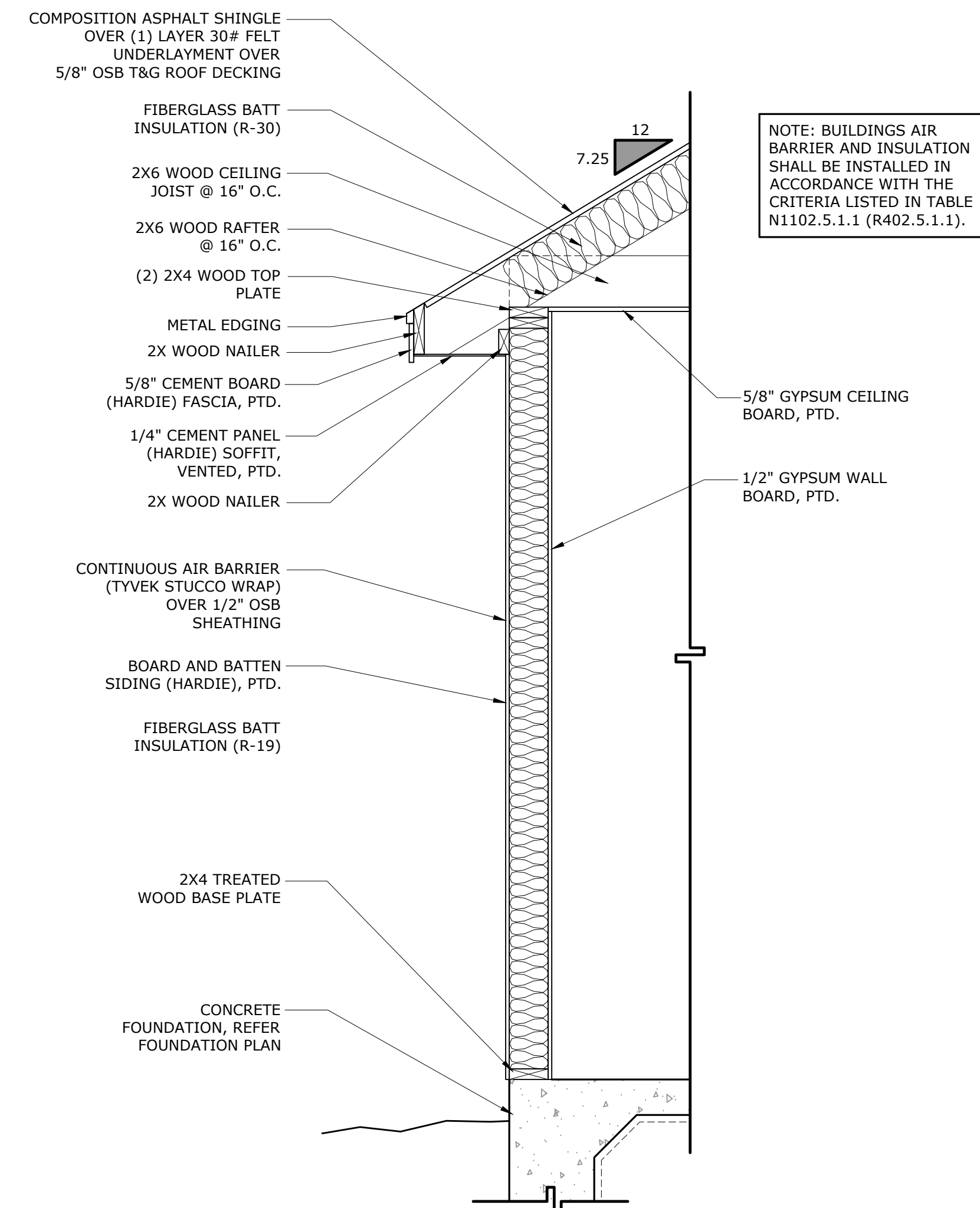
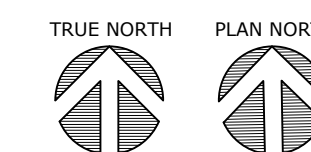
- ⊙ WALL MOUNTED LIGHTING (EXTERIOR) - LED
- ⊙ RECESSED LIGHTING - LED
- ⊙ RECESSED LIGHTING (WEATHER-PROOF) - LED
- CEILING MOUNTED LIGHTING
- ✦ PENDANT LIGHTING - LED (OFCI)
- ✦ CEILING FAN - (OFCI)
- ⊞ 12"X12" CEILING MOUNTED - LED (OFCI)
- ⊞ OUTLET - 110V DUPLEX
- ⊞ FLOOR OUTLET - 110V DUPLEX
- ⊞ OUTLET - 220V
- ⊞ OUTLET - 110V GFCI DUPLEX
- ⊞ OUTLET - 110V GFCI DUPLEX (WEATHER-PROOF)
- ⊞ ELECTRIC PANEL - MAIN
- ⊞ ELECTRIC PANEL - SUB
- ⊞ EXHAUST FAN
- ⊞ SMOKE/CO2 DETECTOR
- ⊞ DATA/HDMI
- ⊞ CABLE/INTERNET
- ⊞ USB PORT. SYMBOL ALSO USED FOR HDMI OUTLETS AT ALL TV LOCATIONS. COORDINATE TV LOCATIONS WITH OWNER
- ⊞ THERMOSTAT
- ⊞ WATER SPIGOT
- ⊞ SOUND SYSTEM



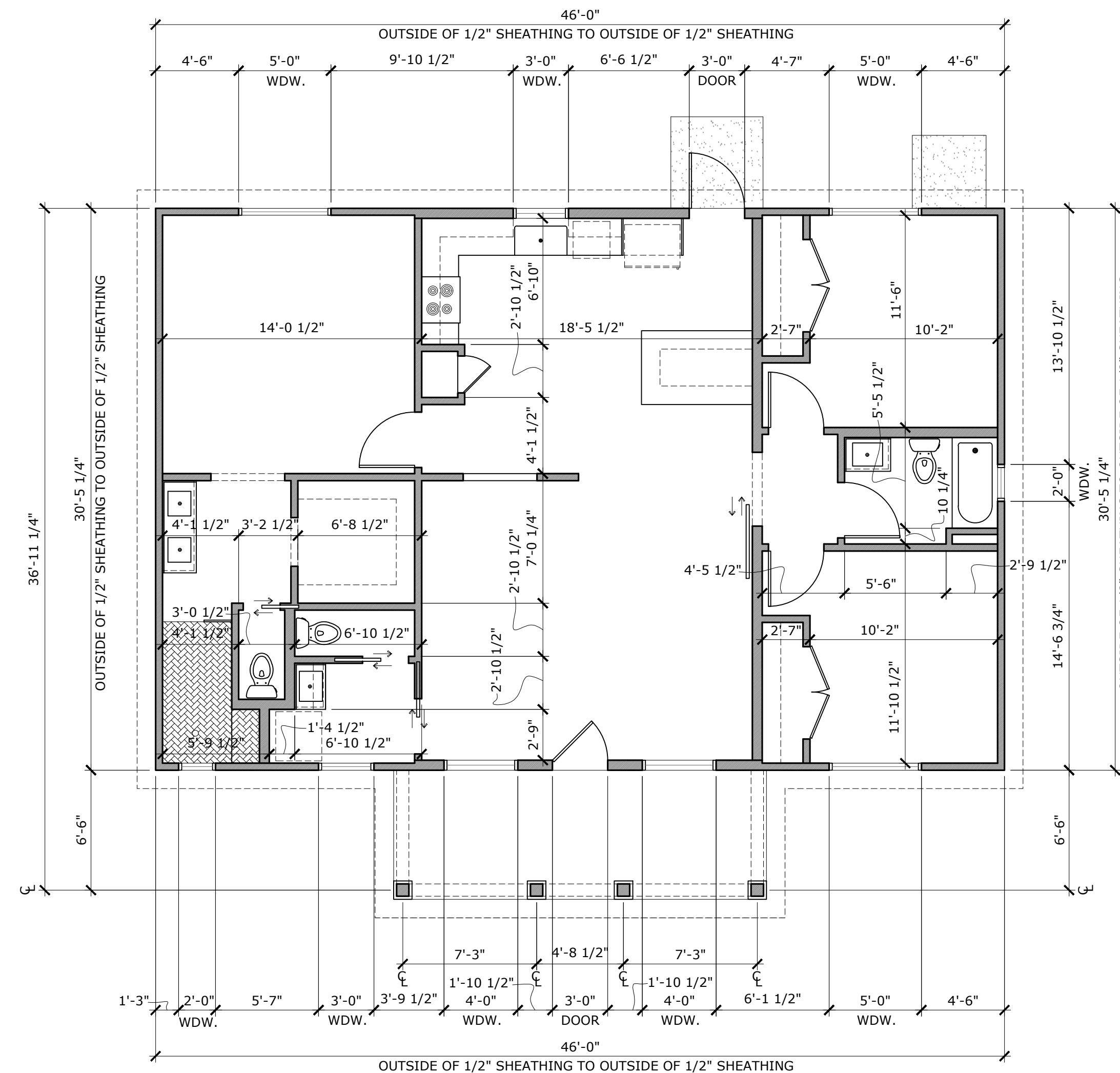
1 ELECTRICAL FLOOR PLAN
A110 SCALE: 3/16" = 1'-0"



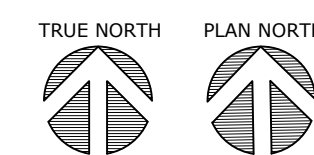
2 ROOF PLAN
A110 SCALE: 3/16" = 1'-0"

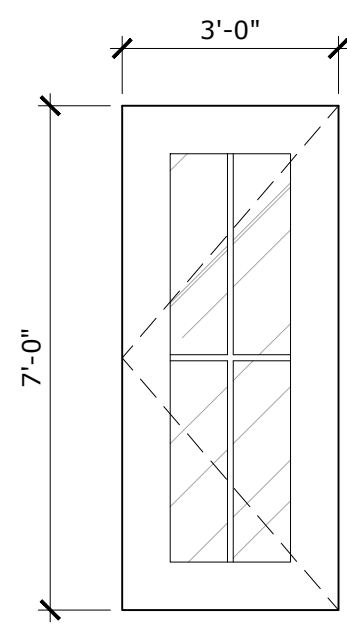


4 TYPICAL WALL SECTION
A110 SCALE: 3/4" = 1'-0"



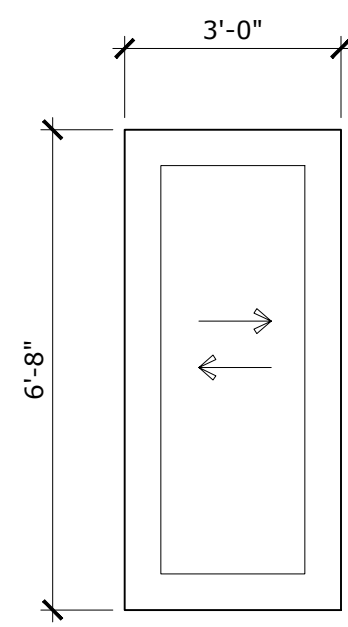
3 FLOOR PLAN - DIMENSIONED
A110 SCALE: 3/16" = 1'-0"





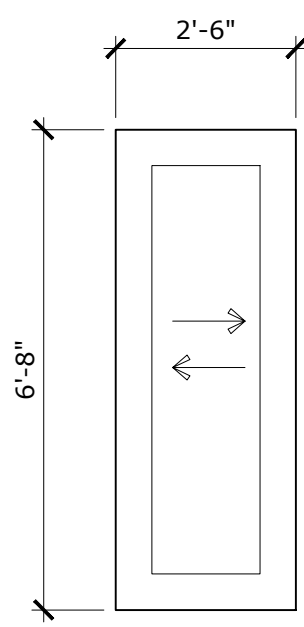
A1
SINGLE DOOR - 3'-0" X 7'-0";
WOOD VENEER, INSULATED CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD WITH GASKETED WEATHER STRIP; PAINTED



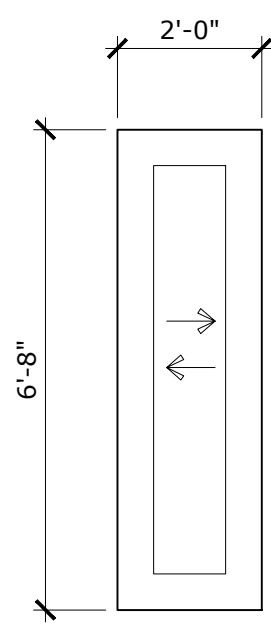
A2
POCKET DOOR - 3'-0" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED



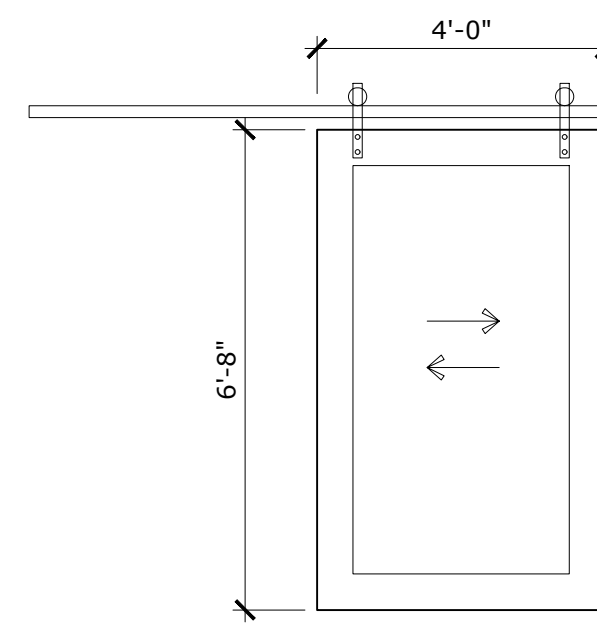
B2
POCKET DOOR - 2'-6" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED



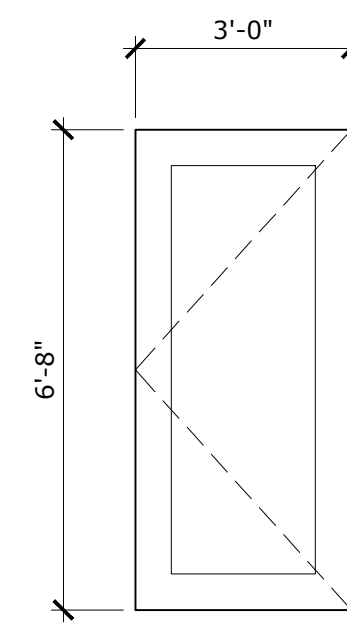
C2
POCKET DOOR - 2'-0" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED



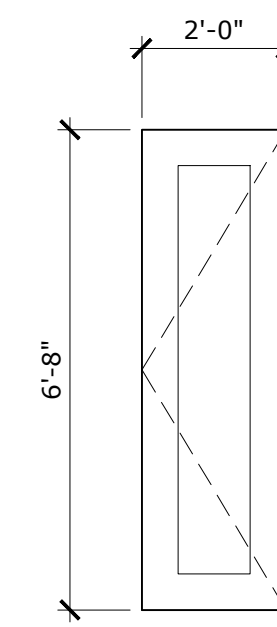
D2
BARN DOOR - 4'-0" X 6'-8";
WOOD VENEER, SOLID CORE;
PAINTED;
1-3/4" THICK

FRAME:
NO FRAME; BARN DOOR HARDWARE



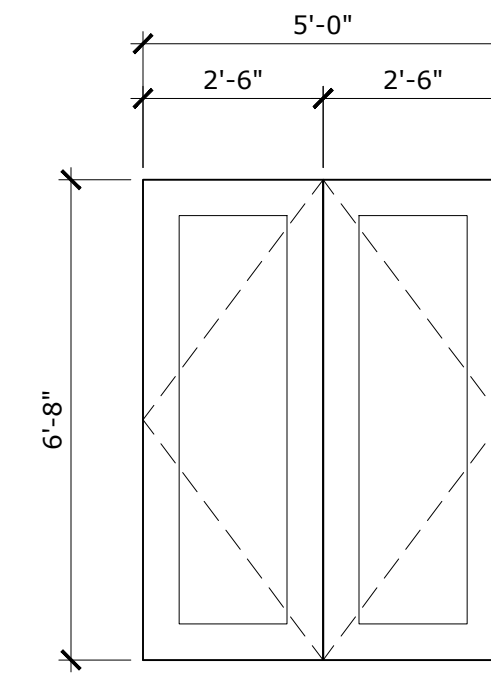
E2
SINGLE DOOR - 3'-0" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED



F2
SINGLE DOOR - 2'-0" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED



G2
DOUBLE DOOR - 5'-0" X 6'-8";
WOOD, HOLLOW CORE;
PAINTED;
1-3/4" THICK

FRAME:
WOOD; PAINTED

1 DOOR TYPES - EXTERIOR

A800 SCALE: 3/8" = 1'-0"

2 DOOR TYPES - INTERIOR

A800 SCALE: 3/8" = 1'-0"

-	Door #	Room #	Location	DOOR							FRAME				Door Hardware	Fire Rating: Door & Frame Assembly
				Type	Width	Height	Thickness	Material	Finish	Glazing	Thickness	Throat Size	Material	Finish		
Exterior	100	100	Living	A1	3'-0"	7'-0"	1 3/4"	Wood Veneer, Insulated Core	Painted	1" Double Glazing, Annealed, Low-E	-	6 1/2"	Wood Frame with Gasketed Weather Strip for Single Door	Painted	Square Hinges with Black Matte Finish	-
	101	101	Kitchen	A1	3'-0"	7'-0"	1 3/4"	Wood Veneer, Insulated Core	Painted	1" Double Glazing, Annealed, Low-E	-	6 1/2"	Wood Frame with Gasketed Weather Strip for Single Door	Painted	Square Hinges with Black Matte Finish	-
Interior	101A	101	Kitchen	F2	2'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Single Door	Painted	Square Hinges with Black Matte Finish	-
	102	102	Laundry	A2	3'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Pocket Door	Painted	-	-
	103	103	Water Closet (WC)	B2	2'-6"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Pocket Door	Painted	-	-
	105	105	Water Closet (WC)	C2	2'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Pocket Door	Painted	-	-
	108	108	Bedroom	E2	3'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Single Door	Painted	Square Hinges with Black Matte Finish	-
	109	109	Corridor	D2	4'-0"	6'-8"	1 3/8"	Wood Veneer, Solid Core	Painted	-	-	-	Cased Opening	-	Barn Door Hardware with Black Matte Finish	-
	110	110	Bathroom	E2	3'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Single Door	Painted	Square Hinges with Black Matte Finish	-
	111	111	Bedroom	E2	3'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Single Door	Painted	Square Hinges with Black Matte Finish	-
	111A	111	Bedroom (Closet)	G2	5'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Double Door	Painted	Square Hinges with Black Matte Finish, and Ball/Socket Striker Lock	-
	112	112	Bedroom	E2	3'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Single Door	Painted	Square Hinges with Black Matte Finish	-
112A	112	Bedroom (Closet)	G2	5'-0"	6'-8"	1 3/8"	Wood, Hollow Core	Painted	-	-	4 1/2"	Wood Frame for Double Door	Painted	Square Hinges with Black Matte Finish, and Ball/Socket Striker Lock	-	

3 DOOR SCHEDULE

A800 SCALE: NOT TO SCALE

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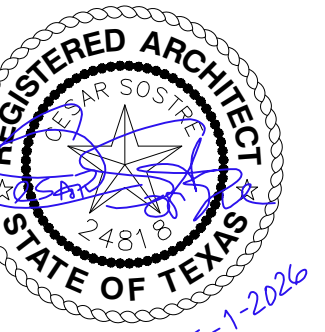
REV. DESCRIPTION DATE

PROJECT # 2026-001

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DOOR TYPES AND
SCHEDULE

A800



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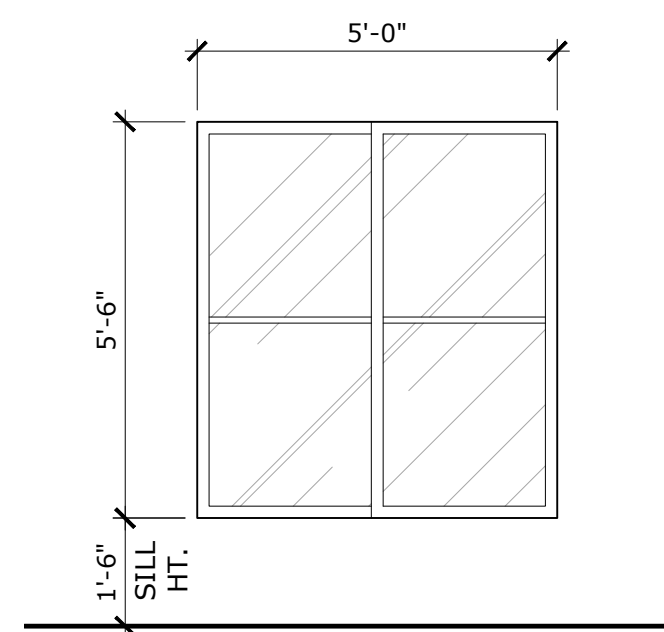
REV.	DESCRIPTION	DATE

PROJECT # 2026-001

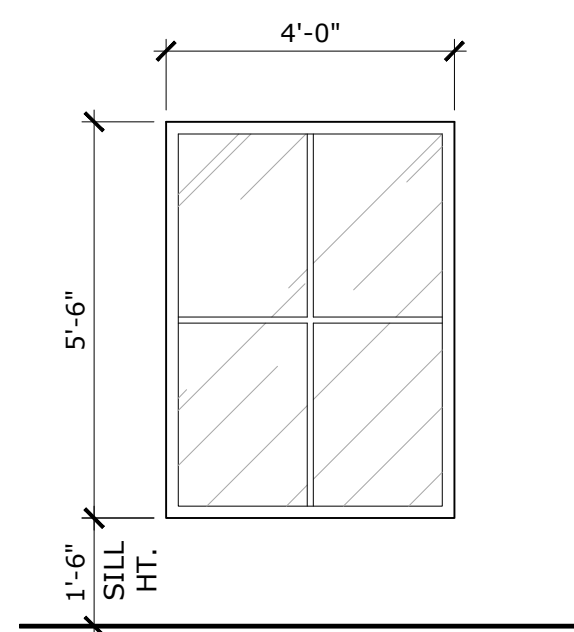
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WINDOW TYPES AND SCHEDULE

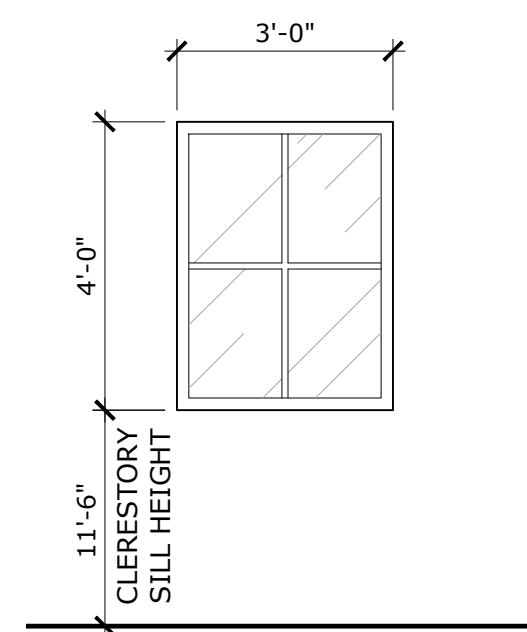
A801



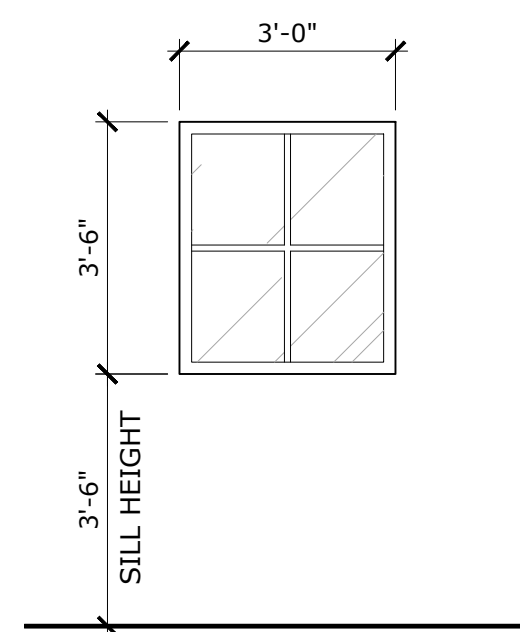
A1
HORIZONTAL SLIDING WITH DECORATIVE DIVIDES;
5'-0" X 5'-6" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



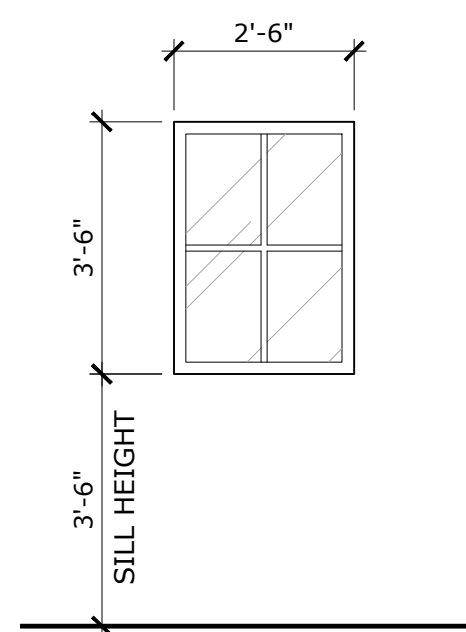
B1
FIXED FRAME WITH DECORATIVE DIVIDES;
4'-0" X 5'-6" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



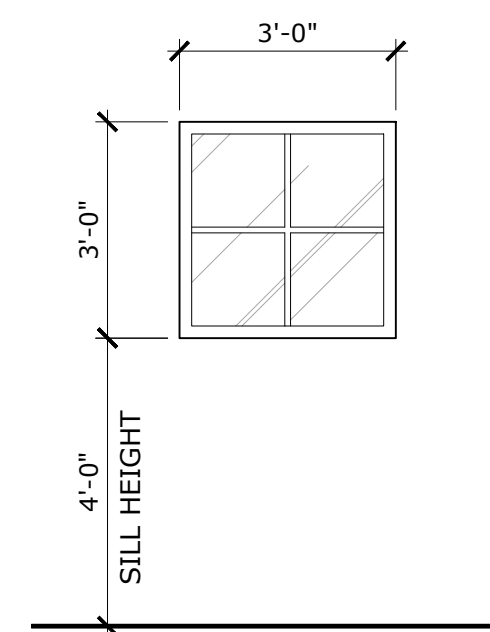
C1
FIXED FRAME WITH DECORATIVE DIVIDES;
3'-0" X 4'-0" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



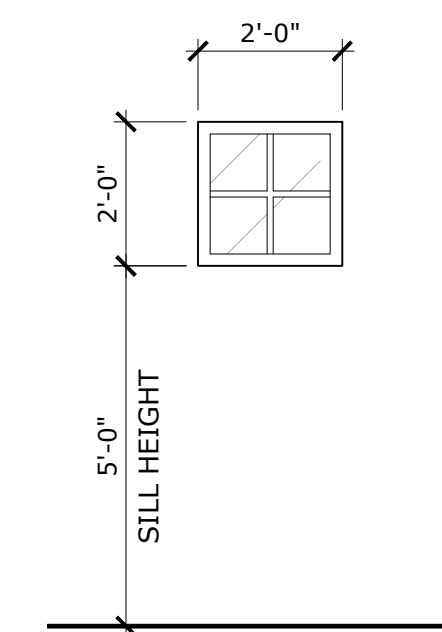
D1
FIXED FRAME WITH DECORATIVE DIVIDES;
3'-0" X 3'-6" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



E1
FIXED FRAME WITH DECORATIVE DIVIDES;
2'-6" X 3'-6" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



F1
FIXED FRAME WITH DECORATIVE DIVIDES;
3'-0" X 3'-0" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR



G1
FIXED FRAME WITH DECORATIVE DIVIDES;
2'-0" X 2'-0" WOOD;
GLAZING:
1" DOUBLE GLAZING; LOW-E; CLEAR

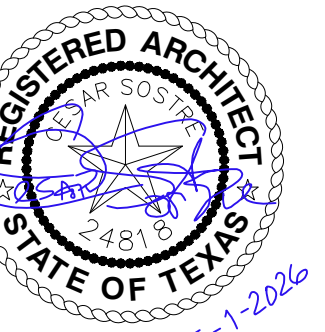
1 WINDOW TYPES - EXTERIOR

A801 SCALE: 3/8" = 1'-0"

	Room #	Location	WINDOW		FRAME					GLAZING		
			Number	Type	Width	Height	Type	Materials	Color	Type	Materials	Color
Exterior	100	Living	100	B1	4'-0"	5'-6"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	100	Living	100A	B1	4'-0"	5'-6"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	100	Living (Clerestory)	100B	C1	3'-0"	5'-6"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	101	Kitchen	101	F1	3'-0"	3'-0"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	101	Kitchen (Clerestory)	101A	C1	3'-0"	4'-0"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	102	Laundry	102	D1	3'-0"	3'-6"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	104	Shower	104	E1	2'-6"	3'-6"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	108	Bedroom	108	A1	5'-0"	5'-6"	Horizontal Sliding	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	110	Bathroom	110	G1	2'-0"	2'-0"	Fixed	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	111	Bedroom	111	A1	5'-0"	5'-6"	Horizontal Sliding	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear
	112	Bedroom	112	A1	5'-0"	5'-6"	Horizontal Sliding	Wood Frame with Decorative Divides	Painted	Tempered, Low-E	1" Double Glazing	Clear

2 WINDOW SCHEDULE

A801 SCALE: NOT TO SCALE



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REV. DESCRIPTION DATE

PROJECT # 2026-001

DRAWN BY: CS CHECKED BY: CS

FOUNDATION PLAN

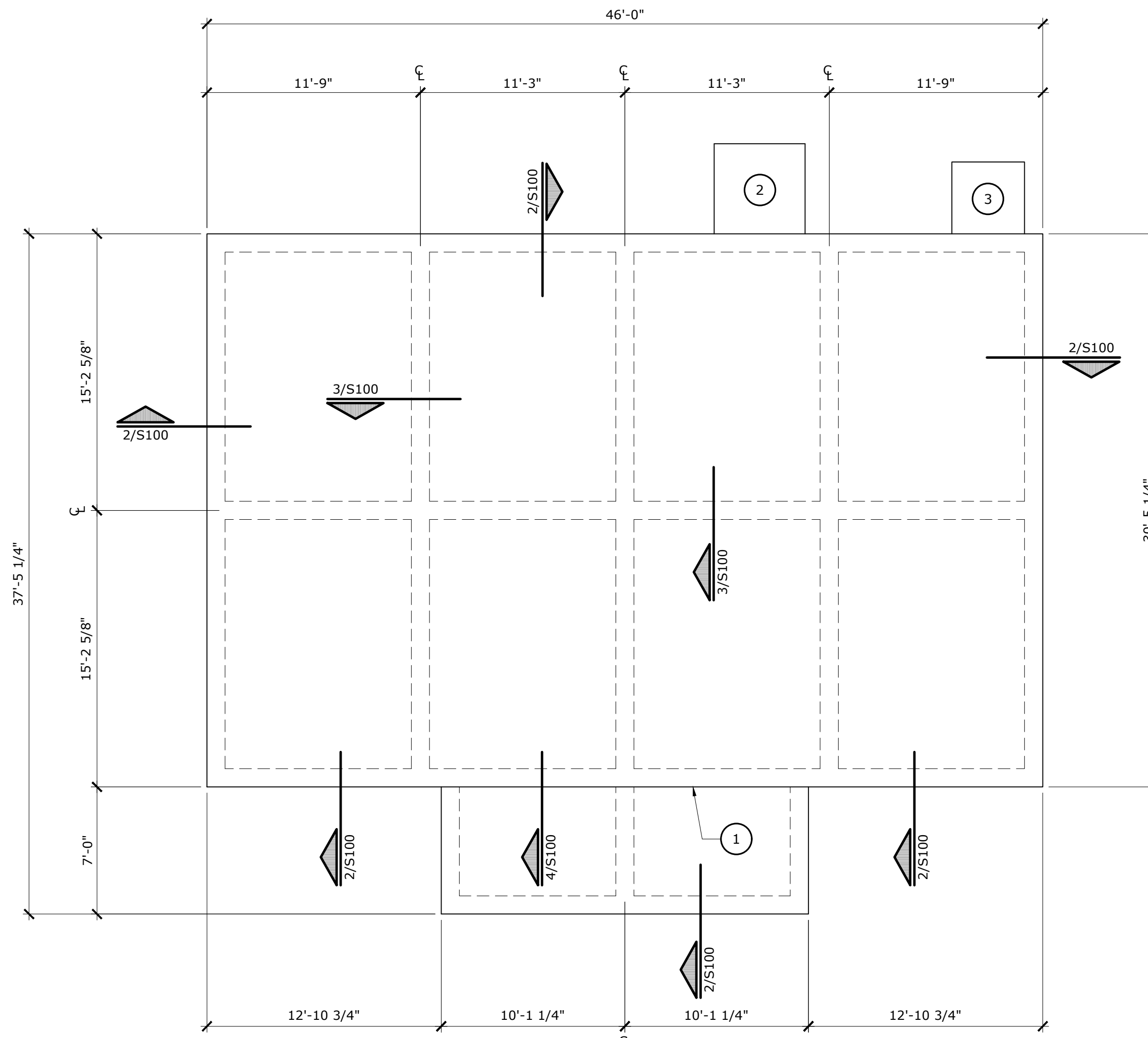
S100

FOUNDATION PLAN
GENERAL NOTES & SOILS/BEAM INFORMATION

- GENERAL: THE CODE BASIS FOR THIS FOUNDATION DESIGN IS IRC 2024.
 - THIS FOUNDATION HAS BEEN AS A SOIL STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
 - CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
 - CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH CESSOS, LLC.
 - THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL A REPRESENTATIVE OF CESSOS, LLC, HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
 - CONTRACTOR IS TO CALL CESSOS, LLC, IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF (3) THREE OR MORE.
 - CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
 - 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.
- FOUNDATION SITE PREPARATION & FINISH:
 - AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
 - PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. VAPOR BARRIER JOINTS LAPPED NOT LESS THAN 6-INCHES. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
 - 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.
 - 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.
 - ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5- FEET FROM THE PERIMETER OF THE FOUNDATION.
- CONCRETE:
 - CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE WITH 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 ITS INTENDED PURPOSE.
 - 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.
 - PLACE 1/2" X 7" 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 CLOSER THAN 12-INCHES FROM WALL ENDS.
- GRADE BEAMS:
 - ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
 - FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO (2) #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8- FEET IN DEPTH, SEE DETAIL X (NOT APPLICABLE TO THIS PROJECT) PER THIS DRAWING.
- REINFORCING STEEL:
 - REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
 - LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
 - ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
 - ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
 - CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 6, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 5.
- CONSTRUCTION:
 - 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 CONTRACTORS 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 OR EQUAL. REFER DETAIL X (NOT APPLICABLE TO THIS PROJECT).
 - 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:
 - 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.
 - IF BEARING ON SOLID ROCK - 14-INCHES DIAMETER PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF (4) #4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER DETAIL X (NOT APPLICABLE TO THIS PROJECT).
 - 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.
 - 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 OR EQUAL IS TO BE PLACED OVER EXISTING EARTH.
 - 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.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
 - 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.

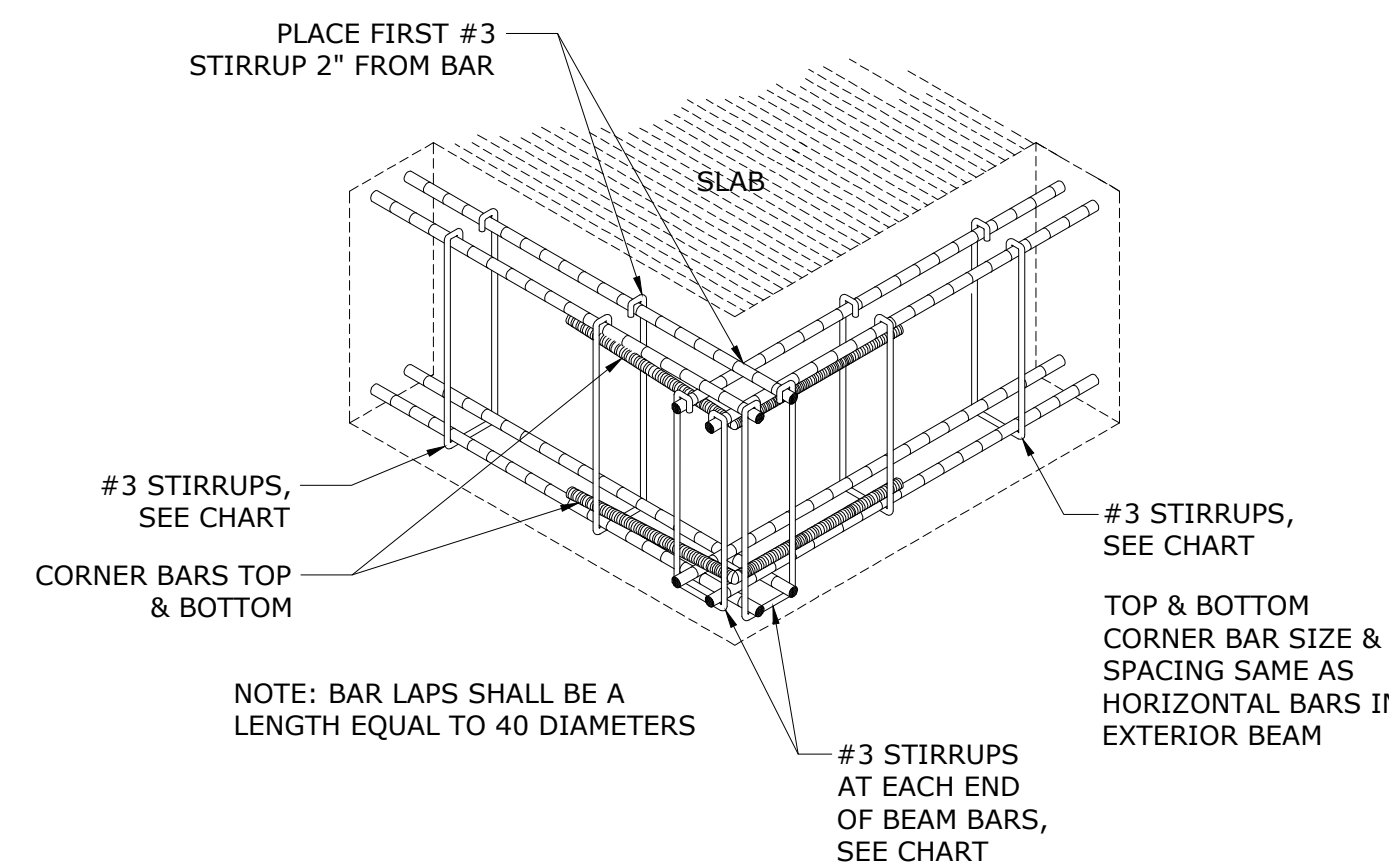
FOUNDATION PLAN
KEYED NOTES

- 1 1/2" CONCRETE DROP
- 5'-0" X 5'-0" NON-STRUCTURAL CONCRETE PATIO STOOP. DO NOT DOWEL OR CONNECT TO STRUCTURAL FOUNDATION
- 4'-0" X 4'-0" NON-STRUCTURAL CONCRETE CONDENSER PLATFORM. DO NOT DOWEL OR CONNECT TO STRUCTURAL FOUNDATION



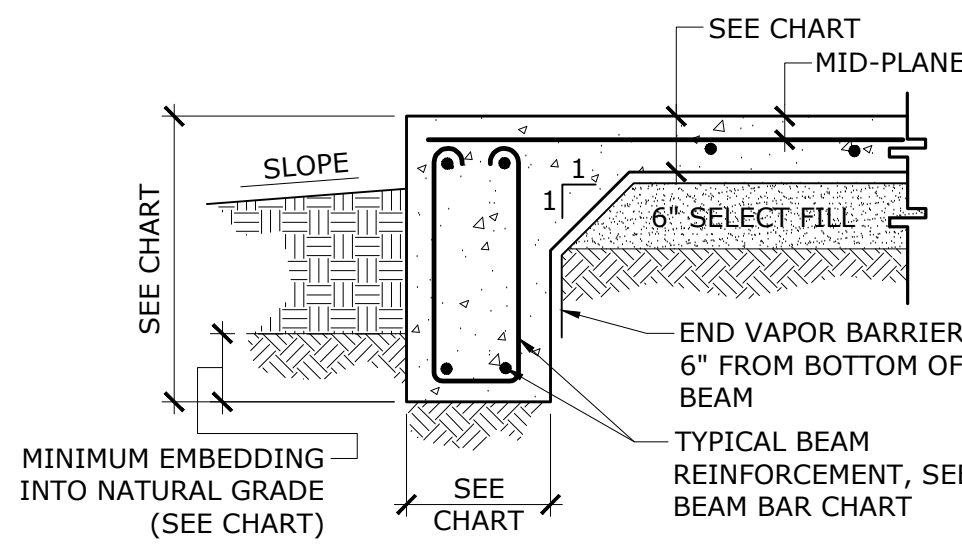
1 FOUNDATION PLAN

S100 SCALE: 3/16" = 1'-0"



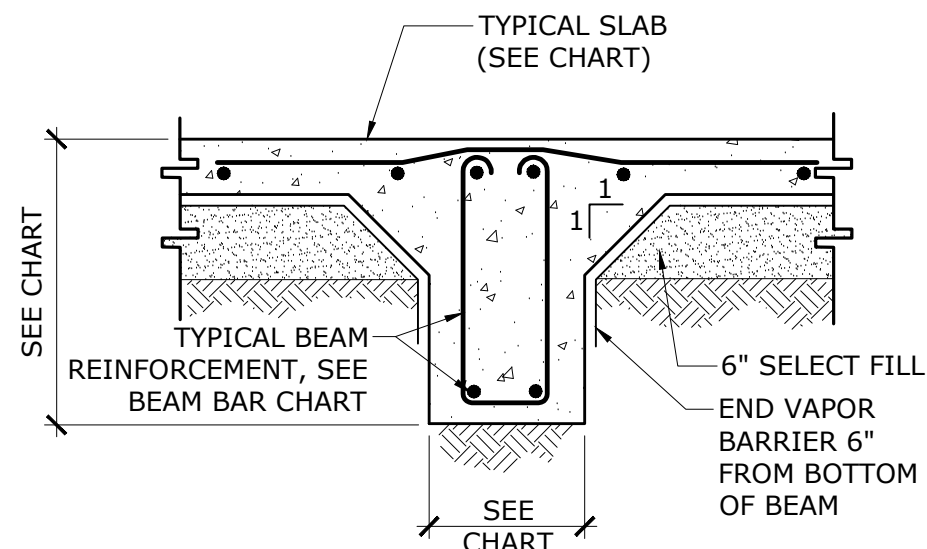
6 PERSPECTIVE DETAIL

S100 TYPICAL EXTERIOR BEAM CORNER BARS, FOR ALL EXTERIOR CORNERS WHERE BARS TERMINATE



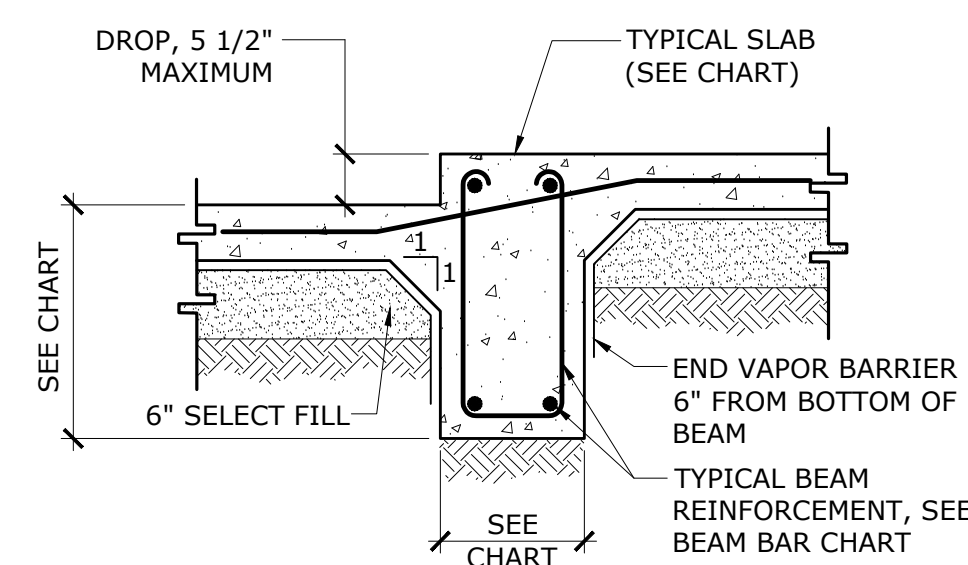
2 SECTION DETAIL

S100 NOT TO SCALE EXTERIOR BEAM NO BRICK LUG



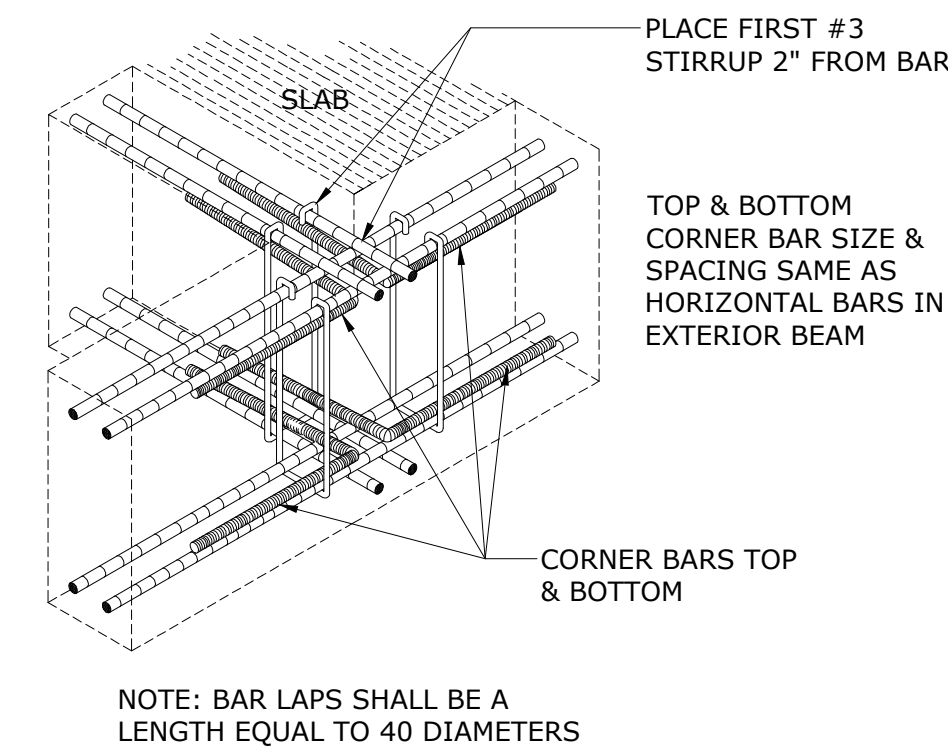
3 SECTION DETAIL

S100 NOT TO SCALE TYPICAL INTERIOR BEAM DETAIL



4 SECTION DETAIL

S100 NOT TO SCALE DROPS 5 1/2" OR SMALLER



5 SECTION DETAIL

S100 NOT TO SCALE TYPICAL EXTERIOR BEAM INTERSECTION



FRAMING PLAN - WALL BRACING

KEYED NOTES (X)

- DASHED LINE REPRESENTS: 7/16" OSB SHEATHING ON ONE WALL FACE ONLY. WHERE SHOWN AT WINDOW AND DOOR OPENINGS, CONTINUE OSB ABOVE AND BELOW WINDOWS AND DOORS. REFER DETAILS 1/S201, 2/S201, AND 3/S201
- 1"x4" WOOD LET-IN DIAGONAL BRACE: REFER TABLE R602.10.4, TABLE R602.10.5, AND DETAIL 4/S201
- CEILING HEIGHT: 9'-0". REFER CEILING JOIST PLAN
- COVERED PORCH IS BRACED BACK TO THE MAIN STRUCTURE THROUGH THE ROOF DIAPHRAGM BACK TO MAIN STRUCTURE WALLS. PROVIDE APA RATED 24/16 ROOF DECK, 15/32" MINIMUM THICKNESS

FRAMING PLAN - WALL BRACING

GENERAL NOTES

1. WORK SHALL COMPLY WITH THE ADOPTED 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), AS AMENDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) - CITY OF SAN ANTONIO DEVELOPMENT SERVICES. NO PORTION OF THE STRUCTURE IS INTENDED TO EXCEED IRC 2024 PRESCRIPTIVE LIMITS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. PRESCRIPTIVE WALL BRACING SHALL COMPLY WITH THE FOLLOWING IRC SECTIONS. NOTE: NOT ALL PERTINENT SUBSECTIONS FOR THIS PROJECT ARE REFERENCED. CONTRACTOR SHALL REFER TO THE FOLLOWING IRC SECTIONS FOR ADDITIONAL SUBSECTION INFORMATION IF NECESSARY:

- SECTION R301 DESIGN CRITERIA
 - R301.2.1 WIND DESIGN CRITERIA
- SECTION R403 FOOTINGS
 - R403.1.6 FOUNDATION ANCHORAGE
- SECTION R602 WOOD WALL FRAMING
 - R602.3 DESIGN AND CONSTRUCTION
 - TABLE R602.3(1) FASTENING SCHEDULE
 - TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)
 - TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL SHEATHING USED TO RESIST WIND PRESSURES
 - R602.10 WALL BRACING
 - R602.10.4 CONSTRUCTION METHODS FOR BRACED WALL PANELS
 - TABLE R602.10.4 BRACING METHODS
 - R602.10.4.1 MIXING METHODS
 - R602.10.4.2 CONTINUOUS SHEATHING METHODS
 - R602.10.4.4 PANEL JOINTS
 - R602.10.5 MINIMUM LENGTH OF A BRACED WALL PANEL
 - TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS
 - R602.11 WALL ANCHORAGE
 - SECTION R604 WOOD STRUCTURAL PANELS
 - R604.1 IDENTIFICATION AND GRADE
 - R604.2 ALLOWABLE SPANS
 - R604.3 INSTALLATION

3. WOOD STRUCTURAL PANEL SHEATHING, WHERE USED FOR BRACING, SHALL COMPLY WITH APPLICABLE REFERENCE STANDARDS INCLUDING THE FOLLOWING:

- DOC PC 1
- DOC PC 2

4. STUD SPACING SHALL NOT EXCEED 16" ON CENTER.

5. REFER TABLE R602.10.4 FOR BRACING METHODS.

6. NOMINAL 1"x4" CONTINUOUS DIAGONAL BRACE, LET-IN FLATWISE INTO TOP AND BOTTOM (SILL) PLATES AND INTERVENING STUDS. REFER TABLE R602.10.4.

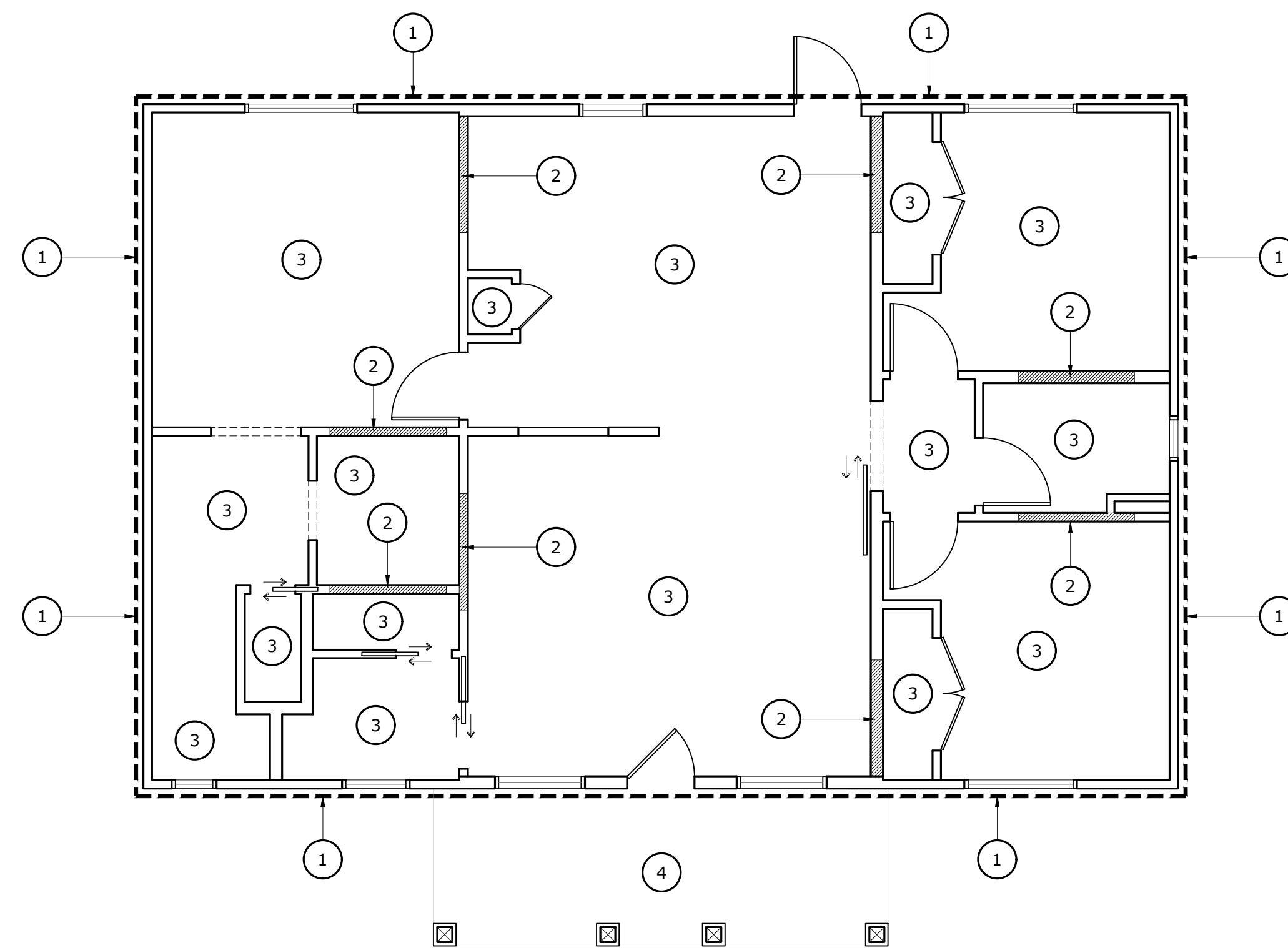
7. OSB PANELS USED FOR CONTINUOUS EXTERIOR SHEATHING MAY BE INSTALLED HORIZONTALLY OR VERTICALLY.

9. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. BRACING SYSTEM IS CONSIDERED COMPLETE WHEN ALL SHEATHING AND PANELS HAVE BEEN APPLIED TO THE FRAMING AS INDICATED.

FRAMING PLANS

CODE ANALYSIS

- DESIGN LOCATION:
 - SAN ANTONIO, TEXAS
- WIND DESIGN CRITERIA (R301.2.1):
 - FIGURE R301.2(2) ULTIMATE DESIGN WIND SPEEDS = 115 MPH.
- WIND EXPOSURE (SITE SPECIFIC):
 - FOR MOST INFILL LOTS AND ESTABLISHED NEIGHBORHOODS WITH HOUSES, TREES, AND SIMILAR OBSTRUCTIONS = B.
- DETERMINATION OF SEISMIC DESIGN CATEGORY (R301.2.2.1):
 - FIGURE R301.2.2.1(1) SEISMIC DESIGN CATEGORIES FOR DEFAULT SITE CONDITIONS FOR THE CONTERMINOUS UNITED STATES (WESTERN) = A.
- STORY HEIGHT (R301.3):
 - FOR WOOD WALL FRAMING, THE STORY HEIGHT SHALL NOT EXCEED 11 FEET 7 INCHES AND THE LATERALLY UNSUPPORTED BEARING WALL STUD HEIGHT PERMITTED BY TABLE R602.3(5).
 - NOTE: BEARING WOOD STUD WALLS ON THIS PROJECT WILL NOT EXCEED 10'-0" PER TABLE R602.3(5). NO ENGINEERING REQUIRED. PRESCRIPTIVE SOLUTIONS ONLY.
- DEAD LOADS (R301.4):
 - R301.4 DEAD LOAD = THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
 - ROOF (COMPOSITION SHINGLE) = 10 PSF
- LIVE LOADS (R301.5):
 - TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS.
 - USE >> UNINHABITABLE ATTICS WITH LIMITED STORAGE | UNIFORM LOAD = 2 PSF.
 - ROOF = 20 PSF
 - CEILING JOIST = 10 PSF
- SNOW LOAD = 5 PSF
- ROOF LOAD (R301.6):
 - TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION.
 - ROOF SLOPE >> RISE 12 INCHES PER FOOT (1:1) AND GREATER | TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER >> 0 TO 200 = 12 PSF.
- DEFLECTION (R301.7):
 - TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (UNDER LIVE LOAD).
 - STRUCTURAL MEMBER >> RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS | ALLOWABLE DEFLECTION = L/180 (WHERE L = SPAN LENGTH).
 - STRUCTURAL MEMBER >> INTERIOR WALLS AND PARTITIONS | ALLOWABLE DEFLECTIONS = H/180 (WHERE H = SPAN HEIGHT).
 - STRUCTURAL MEMBER >> CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD) | ALLOWABLE DEFLECTIONS = L/240 (WHERE L = SPAN LENGTH).
 - STRUCTURAL MEMBER >> ALL OTHER STRUCTURAL MEMBERS EXCLUDING GUARDS AND HANDRAILS | ALLOWABLE DEFLECTIONS = L/240 (WHERE L = SPAN LENGTH).
 - STRUCTURAL MEMBER >> EXTERIOR WALLS - WIND LOADS WITH OTHER BRITTLE FINISHES | ALLOWABLE DEFLECTIONS = H/240 (WHERE H = SPAN HEIGHT).
- CONSTRUCTION METHODS FOR BRACED WALL PANELS (R602.10.4)
 - R602.10.4.1 MIXING METHODS.
 - MIXING INTERMITTENT BRACING AND CONTINUOUS SHEATHING METHODS FROM STORY TO STORY SHALL BE PERMITTED.
 - SEE TABLE R602.10.4 BRACING METHODS.
 - NOTE: INTERMITTENT BRACING AND CONTINUOUS SHEATHING METHODS WILL BE USED FOR THIS PROJECTS.



1 FRAMING PLAN - WALL BRACING
S200 SCALE: 3/16" = 1'-0"

PROJECT PHASE:
ISSUED FOR PERMITTING

DATE: 5/1/2026

REV.	DESCRIPTION	DATE

PROJECT # 2026-001

DRAWN BY: CS CHECKED BY: CS

FRAMING PLAN - WALL BRACING

S200

TABLE R602.3(1) FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENT	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2" X 0.113"); OR 3-8d COMMON (2 1/2" X 0.131"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	PER JOIST, TOE NAIL
COLLAR TIE TO RAFTER, FACE NAIL	4-10d BOX (3" X 0.128"); OR 3-10d COMMON (3" X 0.148"); OR 4-3" X 0.131" NAILS	FACE NAIL EACH RAFTER
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d BOX (3 1/2" X 0.135"); OR 3-10d COMMON (3" X 0.148"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
	3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3" X 0.162"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
WALL		
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162")	24" O.C. FACE NAIL
	10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	16" O.C. FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" X 0.135"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
	16d COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2" X 0.162")	16" O.C. EACH EDGE FACE NAIL
	16d BOX (3 1/2" X 0.135")	12" O.C. EACH EDGE FACE NAIL
TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162")	16" O.C. FACE NAIL
	10d BOX (3" X 0.128"); OR 3" X 0.131" NAILS	12" O.C. FACE NAIL
DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 1/2" X 0.162"); OR 12-16d BOX (3 1/2" X 0.135"); OR 12-10d BOX (3" X 0.128"); OR 12-3" X 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
TOP OR BOTTOM PLATE TO STUD	4-8d BOX (3 1/2" X 0.113"); OR 3-16d BOX (3 1/2" X 0.135"); OR 4-8d COMMON (2 1/2" X 0.131"); OR 4-10d BOX (3" X 0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
	3-16d BOX (3 1/2" X 0.135"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 3-10d BOX (3" X 0.128"); OR 3-3" X 0.131" NAILS	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" X 0.128"); OR 2-16d COMMON (3 1/2" X 0.162"); OR 3-3" X 0.131" NAILS	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2" X 0.113"); OR 2-8d COMMON (2 1/2" X 0.131"); OR 3-3" X 0.131"; OR 2-10d BOX (3" X 0.128")	FACE NAIL

TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

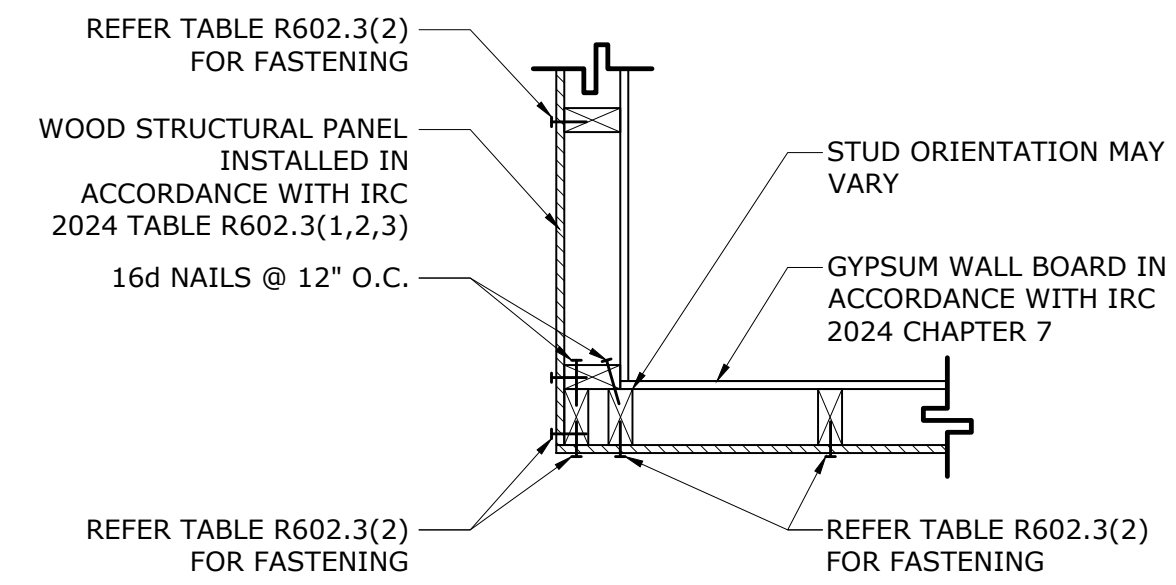
METHODS, MATERIAL	FIGURE	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS SUBFLOOR, ROOFING, AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO 1/2"		STAPLE 15 GA. 1 3/4"	8
		0.097-0.099 NAIL 2 1/4"	6
		STAPLE 16 GA. 1 3/4"	6
19/32" AND 5/8"		0.113 NAIL 2"	6
		STAPLE 15 GA. AND 16 GA. 2"	8
		0.097-0.099 NAIL 2 1/4"	8

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

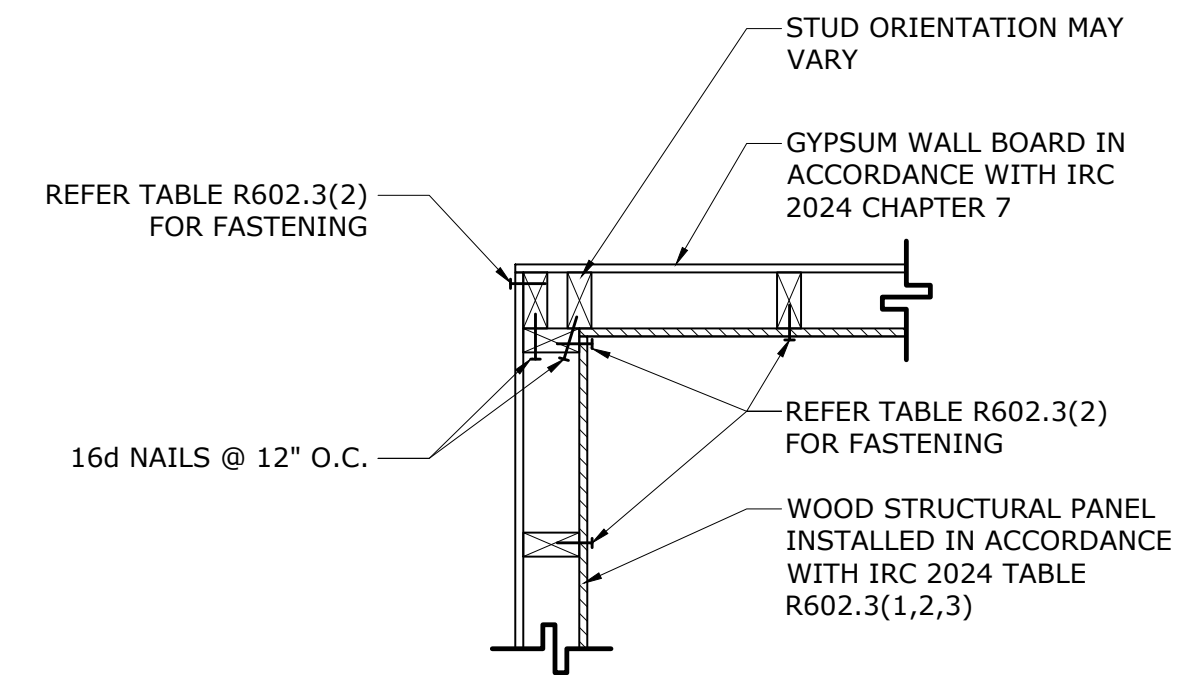
MINIMUM NAIL SIZE	MINIMUM PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED Vult (mph)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

TABLE R602.10.4 BRACING METHODS

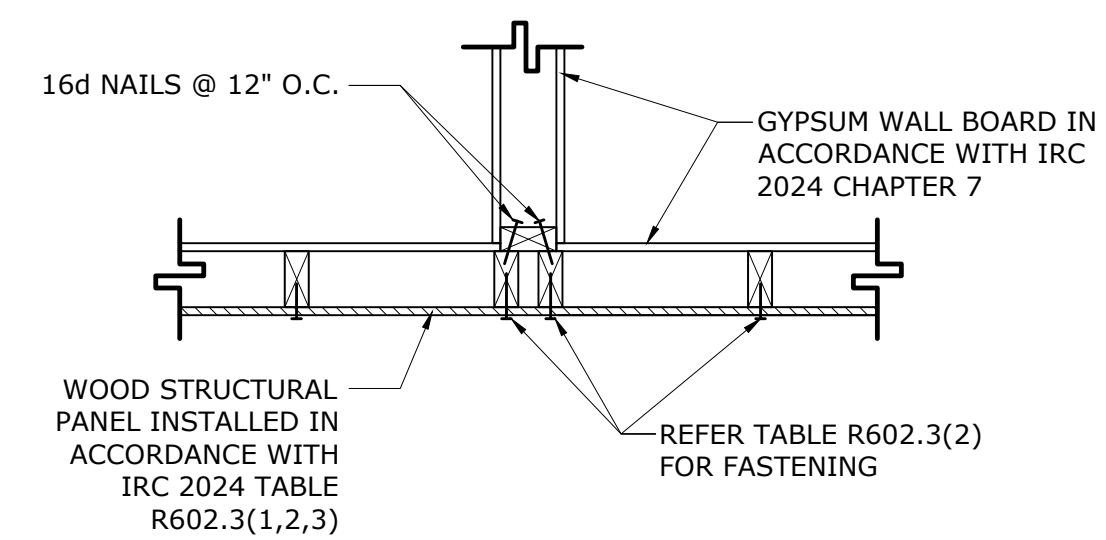
METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
			FASTENERS	SPACING
INTERMITTENT BRACING METHODS	LIB LET-IN-BRACING		WOOD: 2-8d COMMON NAILS OR 3-8d (2 1/2" LONG X 0.113" DIA.) NAILS METAL STRAP: PER MANUFACTURER	WOOD: PER STUD AND TOP AND BOTTOM PLATES METAL: PER MANUFACTURER
CONTINUOUS SHEATHING METHODS	CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL		EXTERIOR SHEATHING PER TABLE R602.3(3)	6" EDGES 12" FIELD
			INTERIOR SHEATHING PER TABLE R602.3(1) OR R602.3(2)	VARIABLE BY FASTENER



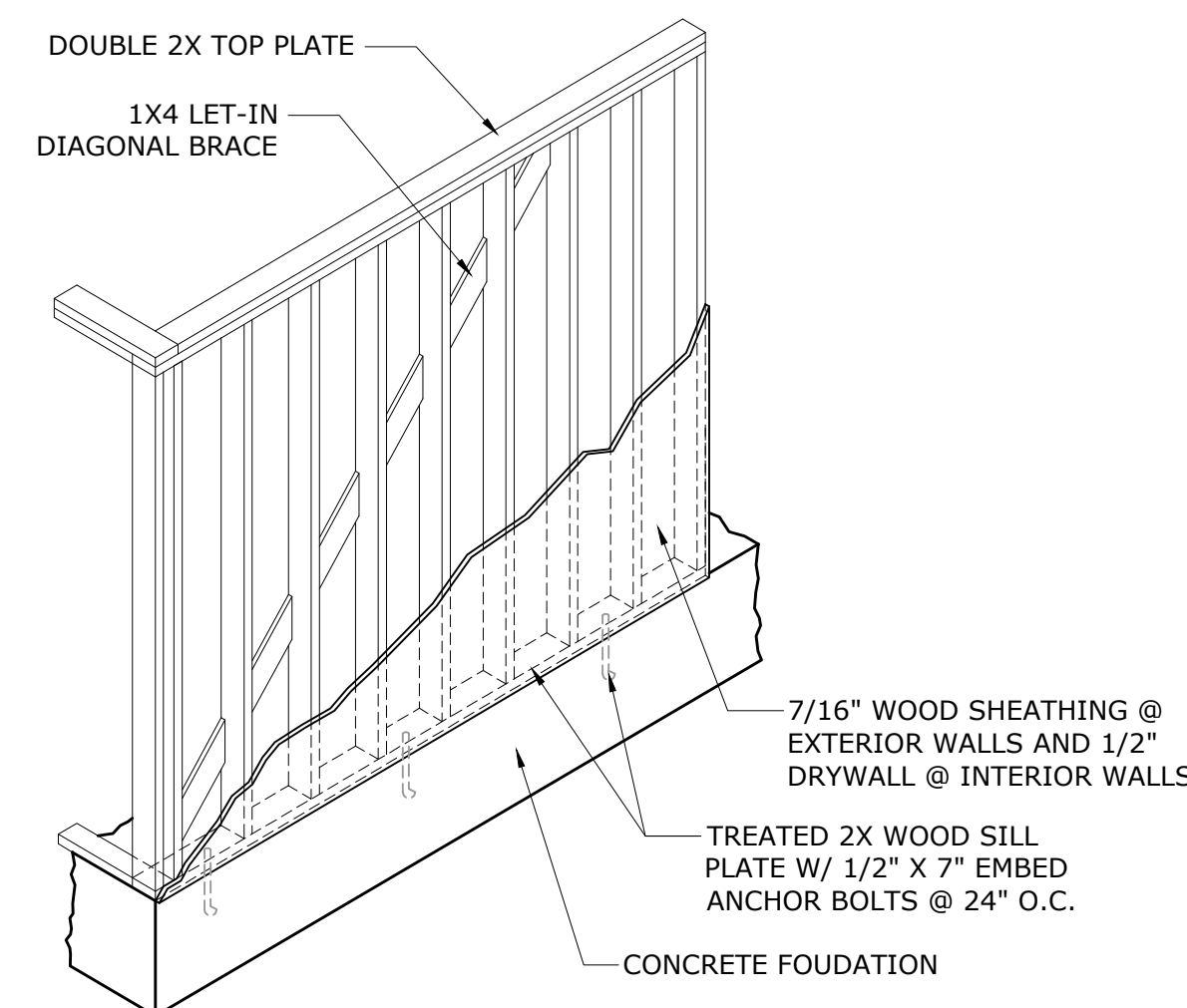
1 WALL DETAIL NOT TO SCALE
S201 CONTINUOUS SHEATHING - OUTSIDE CORNER



2 WALL DETAIL NOT TO SCALE
S201 CONTINUOUS SHEATHING - INSIDE CORNER



3 WALL DETAIL NOT TO SCALE
S201 CONTINUOUS SHEATHING - EXTERIOR/INTERIOR INTERSECT



4 WALL PERSPECTIVE DETAIL NOT TO SCALE
S201 LET-IN BRACING

MINIMUM LENGTH OF LET-IN BRACE - REFER FIGURE ON TABLE 602.10.4			
FOR 45 DEGREE LET-IN BRACING ANGLE		FOR 60 DEGREE LET-IN BRACING ANGLE	
A = WALL HEIGHT	B = BRACED WALL LENGTH (MIN.)	A = WALL HEIGHT	B = BRACED WALL LENGTH (MIN.)
8'-0"	8'-0"	8'-0"	4'-7"
9'-0"	9'-0"	9'-0"	5'-2"
10'-0"	10'-0"	10'-0"	5'-9"

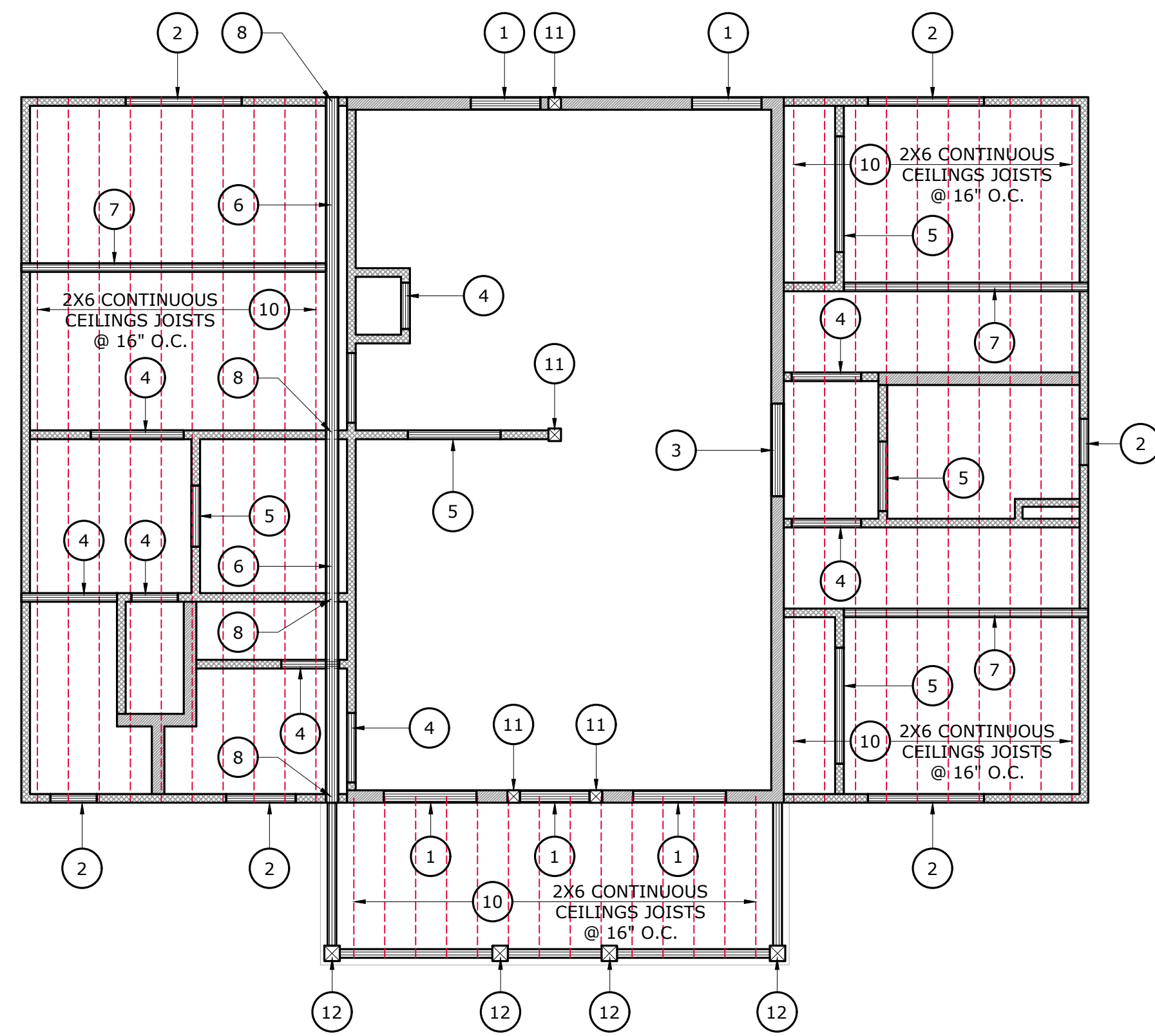
TABLE R602.10.5 MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (SEE TABLE R602.10.4)	MINIMUM LENGTH (INCHES)					CONTRIBUTING LENGTH (INCHES)
	WALL HEIGHT					
	8 FEET	9 FEET	10 FEET	11 FEET	12 FEET	
LIB	55	62	69	NP	NP	ACTUAL (SEE FOOTNOTE A)

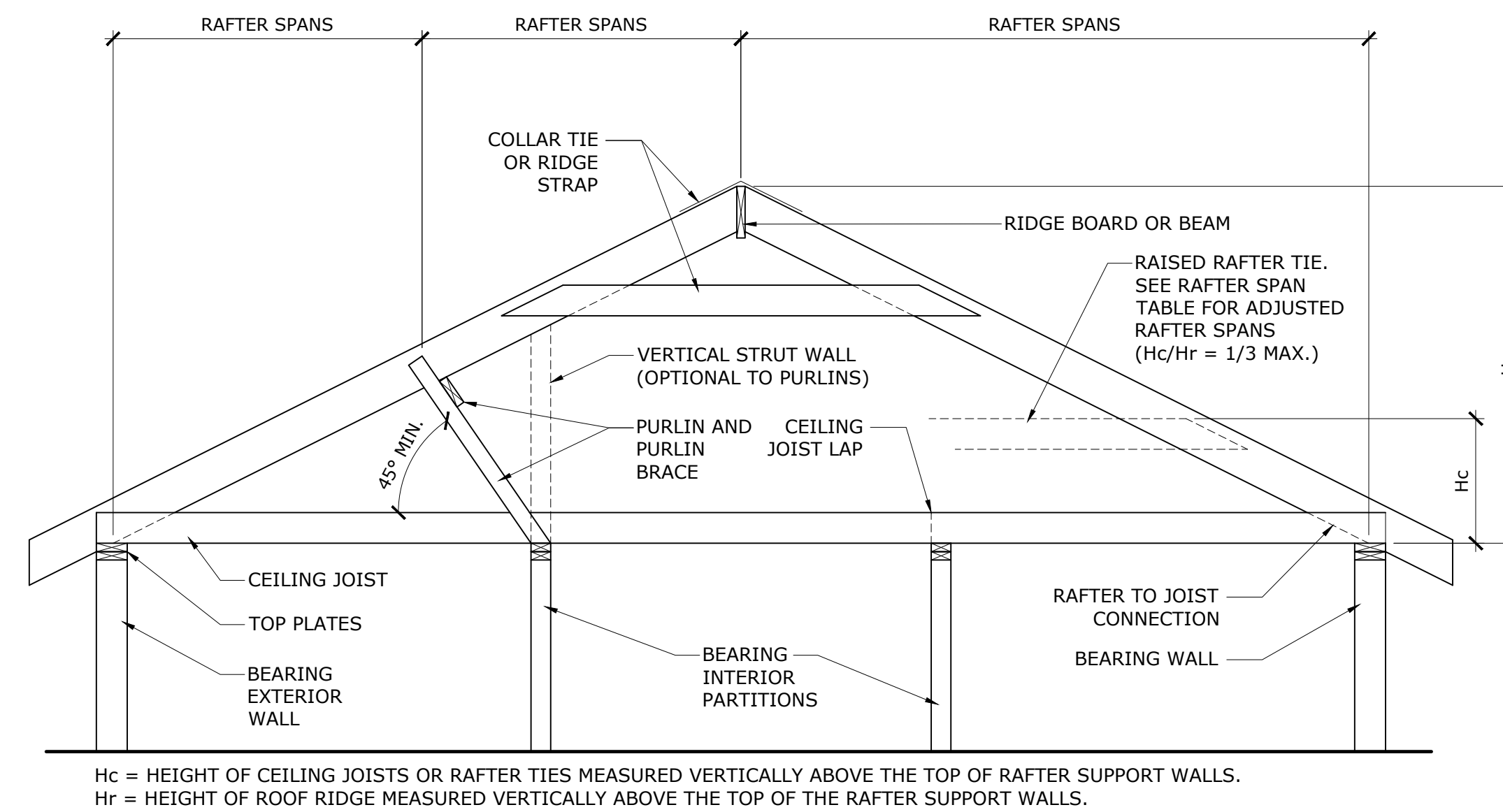
FOOTNOTES:
NP = NOT PERMITTED
A. USE THE ACTUAL LENGTH WHERE IT IS GREATER THAN OR EQUAL TO THE MINIMUM LENGTH.

FRAMING PLANS - HEADERS/CEILING JOISTS & ROOF CODE ANALYSIS

1. REFER SHEET S201 FOR FRAMING PLANS CODE ANALYSIS.



1 FRAMING PLAN - HEADERS & CEILING JOISTS
S300 SCALE: 3/16" = 1'-0"



Hc = HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF RAFTER SUPPORT WALLS.
Hr = HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.

3 FRAMING DETAIL NOT TO SCALE
S300 BRACED RAFTER CONSTRUCTION: REFER IRC 2024, FIGURE R802.4.5

FRAMING PLAN - HEADERS/CEILING JOISTS LEGEND

- 2X4 WALL CONSTRUCTION
- 2X6 WALL CONSTRUCTION
- HEADER, REFER KEYED NOTES FOR SIZES
- CEILING JOIST SYSTEM, REFER KEYED NOTES FOR SIZES

FRAMING PLAN - ROOF LEGEND

- ROOF/RAFTER SYSTEM #1, REFER KEYED NOTES FOR SIZES
- ROOF/RAFTER SYSTEM #2, REFER KEYED NOTES FOR SIZES
- ROOF/RAFTER SYSTEM #3 AT PORCH, REFER KEYED NOTES FOR SIZES
- COLLAR BEAM, REFER KEYED NOTES FOR SIZES
- VERTICAL STRUT WALL (PURLINS), REFER KEYED NOTES FOR SIZES

NOTE TO CONTRACTOR: FRAME ROOF/RAFTER SYSTEM #1 FIRST FOR VAULTED CEILING WITH EXPOSED COLLAR BEAMS. RAFTERS ENDS TO BEAR ON DOUBLE TOP PLATES AT 11'-5" ABOVE FOUNDATION FLOOR

2 FRAMING PLAN - ROOF
S300 SCALE: 3/16" = 1'-0"

FRAMING PLANS - HEADERS/CEILING JOISTS & ROOF GENERAL NOTES

1. WORK SHALL COMPLY WITH THE ADOPTED 2024 INTERNATIONAL RESIDENTIAL CODE (IRC), AS AMENDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) - CITY OF SAN ANTONIO DEVELOPMENT SERVICES. NO PORTION OF THE STRUCTURE IS INTENDED TO EXCEED IRC 2024 PRESCRIPTIVE LIMITS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. PRESCRIPTIVE FRAMING OF WALL CONSTRUCTION, JOIST SYSTEMS AND ROOF SHALL COMPLY WITH THE FOLLOWING IRC SECTIONS. NOTE: NOT ALL PERTINENT SUBSECTIONS FOR THIS PROJECT ARE REFERENCED. CONTRACTOR SHALL REFER TO THE FOLLOWING IRC SECTIONS FOR ADDITIONAL SUBSECTION INFORMATION IF NECESSARY:

- SECTION R301 DESIGN CRITERIA
- R301.2.1 WIND DESIGN CRITERIA
- SECTION R602 WOOD WALL FRAMING
- R602.3 DESIGN AND CONSTRUCTION
- TABLE R602.3(1) FASTENING SCHEDULE
- TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)
- TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS
- TABLE R602.3(6) ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING
- FIGURE R602.3(1) TYPICAL WALL, FLOOR AND ROOF FRAMING
- FIGURE R602.3(2) FRAMING DETAILS
- R602.3.1 STUD SIZE, HEIGHT AND SPACING
- R602.3.2 TOP PLATE
- FIGURE R602.6(1) NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS
- FIGURE R602.6(2) NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS
- FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING
- R602.7 HEADERS
- TABLE R602.7(1) GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS
- TABLE R602.7(2) GIRDER AND HEADER SPANS FOR OPEN PORCHES
- TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS
- SECTION R802 WOOD ROOF FRAMING
- R802.4 RAFTERS
- TABLE R802.4.1(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (ROOF LIVE LOAD = 20 PSF, CEILING NOT ATTACHED TO RAFTERS, L/Delta = 180)
- TABLE R802.4.1(2) RAFTER SPANS FOR COMMON LUMBER SPECIES (ROOF LIVE LOAD = 20 PSF, CEILING ATTACHED TO RAFTERS, L/Delta = 240)
- R802.4.3 HIPS AND VALLEYS
- R802.4.4 RAFTER SUPPORTS
- R802.4.5 PURLINS
- FIGURE R802.4.5 BRACED RAFTER CONSTRUCTION
- R802.4.6 COLLAR TIES
- R802.5 CEILING JOISTS
- TABLE R802.5.1(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 10 PSF, L/Delta = 240)
- TABLE R802.5.1(2) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20 PSF, L/Delta = 240)
- TABLE R802.5.2(1) RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS
- R802.6 BEARING
- R802.7 CUTTING, DRILLING AND NOTCHING
- R802.7.1.1 CANTILEVERED PORTIONS OF RAFTERS
- FIGURE R802.7.1.1 RAFTER NOTCH
- R802.7.1.2 CEILING JOIST TAPER CUT
- FIGURE R802.7.1.2 CEILING JOIST TAPER CUT
- R802.8 LATERAL SUPPORT
- R802.8.1 BRIDGING
- R802.9 FRAMING OF OPENINGS
- SECTION R803 ROOF SHEATHING
- TABLE R803.1 MINIMUM THICKNESS OF LUMBER ROOF SHEATHING

3. STUD SPACING SHALL NOT EXCEED 16" ON CENTER.

4. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. BRACING SYSTEM IS CONSIDERED COMPLETE WHEN ALL SHEATHING AND PANELS HAVE BEEN APPLIED TO THE FRAMING AS INDICATED.

5. BASIS OF DESIGN FRAMING MATERIAL: SOUTHERN YELLOW PINE (SYP) #2.

FRAMING PLAN - HEADERS/CEILING JOISTS KEYED NOTES (X)

1. (3) 2X10 WOOD HEADER AT EXTERIOR LOAD BEARING WALL
2. (2) 2X10 WOOD HEADER AT EXTERIOR LOAD BEARING WALL
3. (3) 2X6 WOOD HEADER AT INTERIOR LOAD BEARING WALL
4. (2) 2X6 WOOD HEADER AT INTERIOR LOAD BEARING WALL
5. (2) 2X6 WOOD HEADER AT NON-LOAD BEARING WALL
6. (3) 2X10 CONTINUOUS WOOD HEADER BEAM. HEADER BEAM ENDS BEAR 3 1/2" ON EXTERIOR WALL TOP PLATES
7. (2) 2X10 CONTINUOUS WOOD HEADER BEAM. HEADER BEAM END BEARS 3 1/2" ON EXTERIOR WALL TOP PLATE AND ATTACHES TO SIDE OF CONTINUOUS HEADER BEAM WITH 2X8 SIMPSON JOIST HANGER. HEADER END RESTS ON TOP OF INTERIOR PARTITIONS IN SOME SCENARIOS
8. (3) 2X4 LOAD TRANSFER WOOD COLUMN BELOW HEADER BEAM AT THIS POINT
9. 2X8 CONTINUOUS WOOD CEILING JOISTS @ 16" O.C.. CEILING JOIST ENDS WILL BEAR 5 1/2" ON EXTERIOR WALL DOUBLE TOP PLATES
10. 2X6 CONTINUOUS WOOD CEILING JOISTS @ 16" O.C.. CEILING JOIST ENDS WILL BEAR 3 1/2" ON EXTERIOR WALL DOUBLE TOP PLATES
11. 5 1/2" X 5 1/2" LOAD TRANSFER WOOD COLUMN AT RIDGE BEAM ENDS AND MIDPOINT
12. 5 1/2" X 5 1/2" WOOD COLUMN AT OPEN PORCH

FRAMING PLAN - ROOF KEYED NOTES (X)

1. 2X6 PONY WALL CONSTRUCTION WITH WOOD STUDS @ 16" O.C. WITH SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE. BUILD-UP TO UNDERSIDE OF RAFTERS TO DOUBLE TOP PLATE HEIGHT OF 11'-5"
2. (3) 2X10 CONTINUOUS WOOD RIDGE BEAM
3. 5 1/2" X 5 1/2" LOAD TRANSFER WOOD COLUMN AT RIDGE BEAM ENDS AND MIDPOINT
4. 2X8 WOOD RAFTERS @ 16" O.C.
5. 2X6 WOOD RAFTERS @ 16" O.C.
6. (1) 2X8 WOOD RIDGE BOARD
7. (2) 2X8 WOOD RIDGE END BEAM, BOTH SIDES. INSTALL IN BETWEEN RAFTERS
8. (2) 2X8 WOOD VALLEY RAFTER
9. (1) 2X6 WOOD FASCIA BOARD
10. 2X4 WOOD OUTLOOKERS LAID FLAT AND NOTCHED INTO DOUBLE TOP PLATES FOR OVERHANGS
11. (1) 2X6 WOOD COLLAR BEAM @ 2'-8" O.C.
12. 2X4 VERTICAL STRUT WALL (PURLINS). FRAME TO UNDERSIDE OF RAFTERS
13. DOUBLE TOP PLATE FRAMED TO UNDERSIDE OF RAFTERS AT 11'-5" ABOVE FOUNDATION FLOOR

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IRC 2024 PRESCRIPTIVE

Dawson Series 1
1037 Dawson Street,
San Antonio, TX. 78202

PROJECT PHASE:
ISSUED FOR PERMITTING

DATE: 5/1/2026

REV. DESCRIPTION DATE

PROJECT # 2026-001

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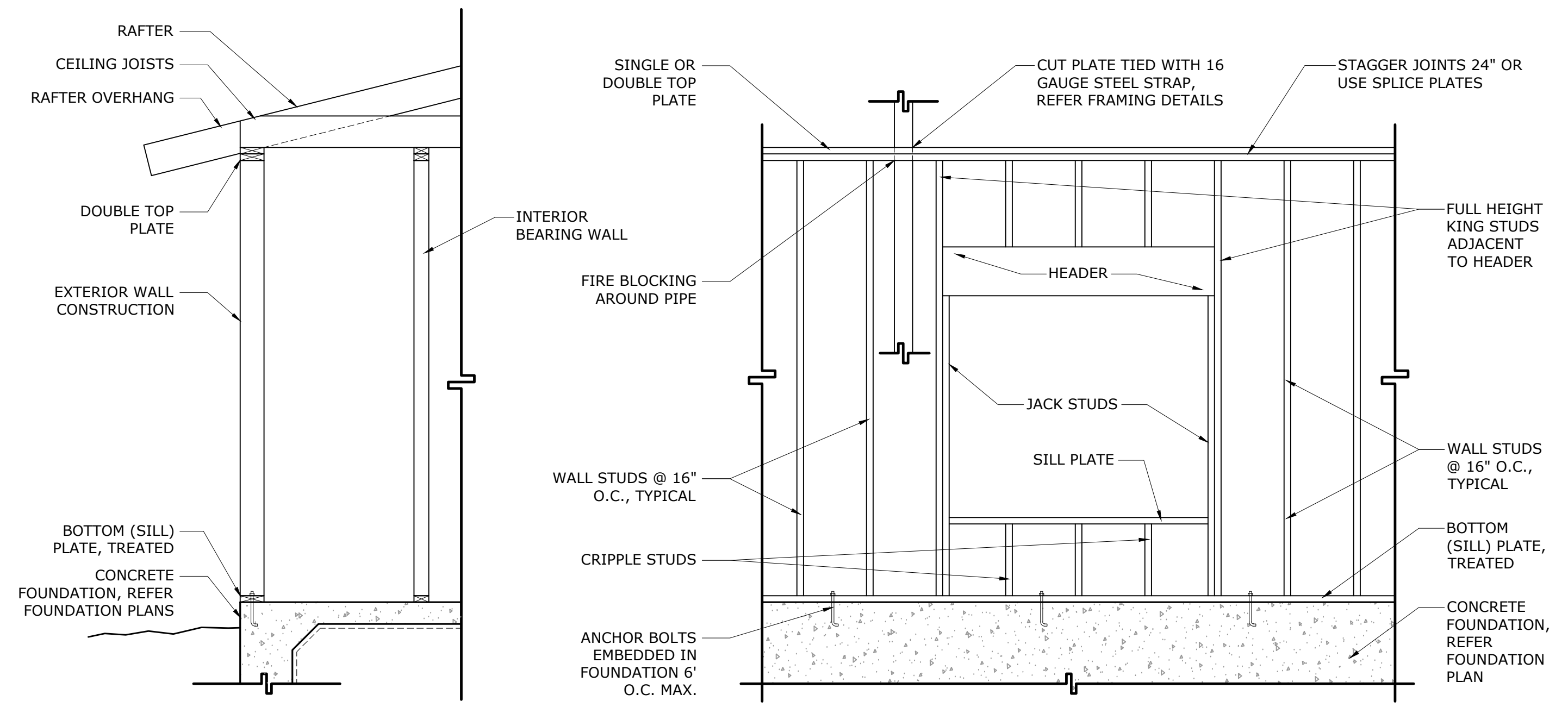
FRAMING PLANS -
HEADERS/CEILING
JOISTS & ROOF DETAILS

S300

TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS (FOOTNOTE A)

STUD SIZE (INCHES)	LATERALLY UNSUPPORTED STUD HEIGHT (FOOTNOTE A) (FEET)	BEARING WALLS				NONBEARING WALLS	
		MAXIMUM SPACING WHERE SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (INCHES)	MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHERE SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHERE SUPPORTING ONE FLOOR HEIGHT (INCHES)	LATERALLY UNSUPPORTED STUD HEIGHT (FOOTNOTE A) (FEET)	MAXIMUM SPACING (FEET)
2 X 4	10	24 (FOOTNOTE B)	16 (FOOTNOTE B)	-	24	14	24
2 X 6	10	24	24	16	24	20	24

FOOTNOTE:
A. LISTED HEIGHTS ARE DISTANCES BETWEEN POINTS OF LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD.
B. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2 X 4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2 X 6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.



1 FRAMING DETAIL NOT TO SCALE
S301 TYPICAL WALL, FLOOR, AND ROOF FRAMING: REFER IRC 2024, FIGURE R602.3(1)

2 FRAMING DETAIL NOT TO SCALE
S301 FRAMING DETAILS: REFER IRC 2024, FIGURE R602.3(2)

TABLE R602.3(6) ALTERNATE WOOD BEARING WALL STUD SIZE, HEIGHT AND SPACING

STUD HEIGHT	SUPPORTING	STUD SPACING (FOOTNOTE A)	ULTIMATE DESIGN WIND SPEED					
			115 MPH		130 MPH (FOOTNOTE B)		140 MPH (FOOTNOTE B)	
			MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)	MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)	MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)	MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)	MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)	MAXIMUM ROOF/FLOOR SPAN (FOOTNOTE C)
			12 FT	24 FT	12 FT	24 FT	12 FT	24 FT
11 FT	ROOF ONLY	12 IN	2 X 4	2 X 4	2 X 4	2 X 4	2 X 4	2 X 4
		16 IN	2 X 4	2 X 4	2 X 4	2 X 6	2 X 4	2 X 6
		24 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
	ROOF AND ONE FLOOR	12 IN	2 X 4	2 X 6	2 X 4	2 X 6	2 X 4	2 X 6
		16 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
		24 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
12 FT	ROOF ONLY	12 IN	2 X 4	2 X 4	2 X 4	2 X 6	2 X 4	2 X 6
		16 IN	2 X 4	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
		24 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
	ROOF AND ONE FLOOR	12 IN	2 X 4	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
		16 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6
		24 IN	2 X 6	2 X 6	2 X 6	2 X 6	2 X 6	DR

FOOTNOTE:
DR = DESIGN REQUIRED
A. WALL STUDS EXCEEDING 16 INCHES ON CENTER SHALL BE SHEATHED WITH MINIMUM 1/2 INCH GYPSUM BOARD ON THE INTERIOR AND 3/8 INCH WOOD STRUCTURAL PANEL SHEATHING ON THE EXTERIOR. WOOD STRUCTURAL PANEL SHEATHING SHALL BE ATTACHED PER FASTENING SCHEDULE R602.3(1). ALL PANEL JOINTS SHALL OCCUR OVER STUDS OR BLOCKING.
B. WHERE THE ULTIMATE DESIGN WIND SPEED EXCEEDS 115 MPH, STUDS SHALL BE ATTACHED TO TOP AND BOTTOM PLATES WITH CONNECTORS HAVING A MINIMUM 300-POUND LATERAL CAPACITY.
C. THE MAXIMUM SPAN IS APPLICABLE TO BOTH SINGLE AND MULTIPLE SPAN ROOF AND FLOOR CONDITIONS. THE ROOF ASSEMBLY SHALL NOT CONTAIN A HABITABLE ATTIC.

TABLE R602.7(2) GIRDER SPANS (FOOTNOTE A) AND HEADER SPANS (FOOTNOTE A) FOR INTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR (FOOTNOTE B) AND REQUIRED NUMBER OF JACK STUDS

GIRDERS AND HEADERS SUPPORTING	SIZE	BUILDING WIDTH (FOOTNOTE C) (FEET)					
		12		24		36	
		SPAN (FOOTNOTE E)	NJ (FOOTNOTE D)	SPAN (FOOTNOTE E)	NJ (FOOTNOTE D)	SPAN (FOOTNOTE E)	NJ (FOOTNOTE D)
ONE FLOOR ONLY	2 - 2 X 4	4'-1"	1	2'-10"	1	2'-4"	1
	2 - 2 X 6	6'-1"	1	4'-4"	1	3'-6"	1
	2 - 2 X 8	7'-9"	1	5'-5"	1	4'-5"	2
	2 - 2 X 10	9'-2"	1	6'-6"	2	5'-3"	2
	2 - 2 X 12	10'-9"	1	7'-7"	2	6'-3"	2
	3 - 2 X 8	9'-8"	1	6'-10"	1	5'-7"	1
	3 - 2 X 10	11'-5"	1	8'-1"	1	6'-7"	2
	3 - 2 X 12	13'-6"	1	9'-6"	2	7'-9"	2
	4 - 2 X 8	11'-2"	1	7'-11"	1	6'-5"	1
	4 - 2 X 10	13'-3"	1	9'-4"	1	7'-8"	1
4 - 2 X 12	15'-7"	1	11'-0"	1	9'-0"	2	

FOOTNOTE:
A. SPANS ARE GIVEN IN FEET AND INCHES.
B. SPANS ARE BASED ON MINIMUM DESIGN PROPERTIES FOR NO. 2 GRADE LUMBER OF DOUGLASS FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR.
C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
D. NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL HEIGHT WALL STUD AND TO THE HEADER.
E. USE 30 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.
F. SPANS ARE CALCULATED ASSUMING THE TOP OF THE HEADER OR GIRDER IS NOT LATERALLY BRACED (FOR EXAMPLE, CRIPPLE STUDS BEARING ON THE HEADER), TABULATED SPANS FOR HEADERS CONSISTING OF 2X8, 2X10, OR 2X12 SIZES SHALL BE MULTIPLIED BY 0.70 OR THE HEADER OR GIRDER SHALL BE DESIGNED.

TABLE R602.7(1) GIRDER SPANS (FOOTNOTE A) AND HEADER SPANS (FOOTNOTE A) FOR EXTERIOR BEARING WALLS (MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR (FOOTNOTE B) AND REQUIRED NUMBER OF JACK STUDS

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (PSF) (FOOTNOTE E)					
		30 (NOTE: REFER IRC 2024 TABLE R602.7(1) FOR GROUND SNOW LOADS 50 & 70)					
		BUILDING WIDTH (FOOTNOTE C) (FEET)					
		12		24		36	
		SPAN (FOOTNOTE F)	NJ (FOOTNOTE D)	SPAN (FOOTNOTE F)	NJ (FOOTNOTE D)	SPAN (FOOTNOTE F)	NJ (FOOTNOTE D)
ROOF AND CEILING	1 - 2 X 6	4'-0"	1	3'-1"	2	2'-7"	2
	1 - 2 X 8	5'-1"	2	3'-11"	2	3'-3"	2
	1 - 2 X 10	6'-0"	2	4'-8"	2	3'-11"	2
	1 - 2 X 12	7'-1"	2	5'-5"	2	4'-7"	3
	2 - 2 X 4	4'-0"	1	3'-1"	1	2'-7"	1
	2 - 2 X 6	6'-0"	1	4'-7"	1	3'-10"	1
	2 - 2 X 8	7'-7"	1	5'-9"	1	4'-10"	2
	2 - 2 X 10	9'-0"	1	6'-10"	2	5'-9"	2
	2 - 2 X 12	10'-7"	2	8'-1"	2	6'-10"	2
	3 - 2 X 8	9'-5"	1	7'-3"	1	6'-1"	1
	3 - 2 X 10	11'-3"	1	8'-7"	1	7'-3"	2
	3 - 2 X 12	13'-2"	1	10'-1"	2	8'-6"	2
	4 - 2 X 8	10'-11"	1	8'-4"	1	7'-0"	1
	4 - 2 X 10	12'-11"	1	9'-11"	1	8'-4"	1
	4 - 2 X 12	15'-3"	1	11'-8"	1	9'-10"	2

FOOTNOTE:
A. SPANS ARE GIVEN IN FEET AND INCHES.
B. SPANS ARE BASED ON MINIMUM DESIGN PROPERTIES FOR NO. 2 GRADE LUMBER OF DOUGLASS FIR-LARCH, HEM-FIR, SOUTHERN PINE, AND SPRUCE-PINE-FIR.
C. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
D. NJ = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL HEIGHT WALL STUD AND TO THE HEADER.
E. USE 30 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.
F. SPANS ARE CALCULATED ASSUMING THE TOP OF THE HEADER OR GIRDER IS NOT LATERALLY BRACED (FOR EXAMPLE, CRIPPLE STUDS BEARING ON THE HEADER), TABULATED SPANS FOR HEADERS CONSISTING OF 2X8, 2X10, OR 2X12 SIZES SHALL BE MULTIPLIED BY 0.70 OR THE HEADER OR GIRDER SHALL BE DESIGNED.

TABLE R602.7(3) GIRDER SPANS AND HEADER SPANS (FOOTNOTE A) FOR OPEN PORCHES (MAXIMUM SPAN FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR (FOOTNOTE B)

SIZE	SUPPORTING ROOF				
	GROUND SNOW LOAD (PSF)				
	30 (NOTE: REFER IRC 2024 TABLE R602.7(3) FOR GROUND SNOW LOADS 50 & 70)				
	DEPTH OF PORCH (FOOTNOTE C) (FEET)				
		8	14	8	14
2 - 2 X 6	7'-6"	5'-8"	6'-4"	4'-9"	
2 - 2 X 8	10'-1"	7'-7"	8'-5"	6'-4"	
2 - 2 X 10	12'-4"	9'-4"	10'-4"	7'-9"	
2 - 2 X 12	14'-4"	10'-10"	11'-11"	9'-0"	

FOOTNOTE:
A. SPANS ARE GIVEN IN FEET AND INCHES.
B. TABULATED VALUES ASSUME NO. 2 GRADE LUMBER, WET SERVICE AND INCISING FOR REFRACTORY SPECIES. USE 30 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.
C. PORCH DEPTH IS MEASURED HORIZONTALLY FROM BUILDING FACE TO CENTERLINE OF THE HEADER. FOR DEPTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.

TABLE R602.7.5 MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS (FOOTNOTE A)			
MAXIMUM HEADER SPAN (FEET)	ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY		
	< 140 MPH, EXPOSURE B OR < 130 MPH, EXPOSURE C	< OR = 115 MPH, EXPOSURE (FOOTNOTE B)	
4	1	1	1
6	2	1	1
8	2	1	1
10	3	2	2
12	3	2	2
14	3	2	2
16	4	2	2
18	4	2	2

FOOTNOTE:
A. FOR HEADER SPANS BETWEEN THOSE GIVEN, USE THE MINIMUM NUMBER OF FULL-HEIGHT STUDS ASSOCIATED WITH THE LARGER HEADER SPAN.
B. THE TABULATED MINIMUM NUMBER OF FULL-HEIGHT STUDS IS APPLICABLE WHERE THE JACK STUDS ARE PROVIDED TO SUPPORT THE HEADER AT EACH END IN ACCORDANCE WITH TABLE R602.7(1). WHERE THE FRAMING ANCHOR IS USED TO SUPPORT THE HEADER IN LIEU OF A JACK IN ACCORDANCE WITH NOTE D OF TABLE R602.7(1), THE MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH REQUIREMENTS FOR WIND SPEED < 140 MPH, EXPOSURE B.

TABLE R802.4.1(1) RAFTER SPANS FOR COMMON LUMBER SPECIES (ROOF LIVE LOAD = 20 PSF, CEILING NOT ATTACHED TO RAFTERS, L/DELTA = 180)												
RAFTER SPACING (INCHES)	SPECIES AND GRADE		DEAD LOAD = 10 PSF					DEAD LOAD = 20 PSF				
			2 X 4	2 X 6	2 X 8	2 X 10	2 X 12	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12
			MAXIMUM RAFTER SPANS (FOOTNOTE A)									
			(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)
12	SOUTHERN PINE	#2	10'-4"	15'-7"	19'-8"	23'-5"	FOOTNOTE B	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"
16	SOUTHERN PINE	#2	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"	7'-9"	11'-8"	14'-9"	17'-6"	20'-8"
24	SOUTHERN PINE	#2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"	6'-4"	9'-6"	12'-1"	14'-4"	16'-10"

FOOTNOTE:
CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.
A. THE TABULATED RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION. WHERE THE CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE RAFTER SPANS SHALL BE MULTIPLIED BY THE ADJUSTMENT FACTORS IN TABLE R802.4.1(9).
B. SPAN EXCEEDS 26 FEET IN LENGTH.

TABLE R802.4.1(2) RAFTER SPANS FOR COMMON LUMBER SPECIES (ROOF LIVE LOAD = 20 PSF, CEILING ATTACHED TO RAFTERS, L/DELTA = 240)												
RAFTER SPACING (INCHES)	SPECIES AND GRADE		DEAD LOAD = 10 PSF					DEAD LOAD = 20 PSF				
			2 X 4	2 X 6	2 X 8	2 X 10	2 X 12	2 X 4	2 X 6	2 X 8	2 X 10	2 X 12
			MAXIMUM RAFTER SPANS (FOOTNOTE A)									
			(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)	(FEET-INCH ES)
12	SOUTHERN PINE	#2	9'-5"	14'-9"	19'-6"	23'-5"	FOOTNOTE B	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"
16	SOUTHERN PINE	#2	8'-7"	13'-5"	17'-1"	20'-3"	23'-10"	7'-9"	11'-8"	14'-9"	17'-6"	20'-8"
24	SOUTHERN PINE	#2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"	6'-4"	9'-6"	12'-1"	14'-4"	16'-10"

FOOTNOTE:
CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.
A. THE TABULATED RAFTER SPANS ASSUME THAT CEILING JOISTS ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE OR THAT SOME OTHER METHOD OF RESISTING THE OUTWARD PUSH OF THE RAFTERS ON THE BEARING WALLS, SUCH AS RAFTER TIES, IS PROVIDED AT THAT LOCATION. WHERE THE CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC SPACE, THE RAFTER SPANS SHALL BE MULTIPLIED BY THE ADJUSTMENT FACTORS IN TABLE R802.4.1(9).
B. SPAN EXCEEDS 26 FEET IN LENGTH.

TABLE R802.5.1(1) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 10 PSF, L/DELTA = 240)						
CEILING JOIST SPACING (INCHES)	SPECIES AND GRADE		DEAD LOAD = 5 PSF			
			2 X 4	2 X 6	2 X 8	2 X 10
			MAXIMUM CEILING JOIST SPANS			
			(FEET-INCHES)	(FEET-INCHES)	(FEET-INCHES)	(FEET-INCHES)
12	SOUTHERN PINE	#2	11'-10"	18'-8"	24'-7"	FOOTNOTE A
16	SOUTHERN PINE	#2	10'-9"	16'-11"	21'-7"	25'-7"
24	SOUTHERN PINE	#2	9'-3"	13'-11"	17'-7"	20'-11"

FOOTNOTE:
CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.
A. SPAN EXCEEDS 26 FEET IN LENGTH.

TABLE R802.5.1(2) CEILING JOIST SPANS FOR COMMON LUMBER SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20 PSF, L/DELTA = 240)						
CEILING JOIST SPACING (INCHES)	SPECIES AND GRADE		DEAD LOAD = 5 PSF			
			2 X 4	2 X 6	2 X 8	2 X 10
			MAXIMUM CEILING JOIST SPANS			
			(FEET-INCHES)	(FEET-INCHES)	(FEET-INCHES)	(FEET-INCHES)
12	SOUTHERN PINE	#2	9'-3"	13'-11"	17'-7"	20'-11"
16	SOUTHERN PINE	#2	8'-0"	12'-0"	15'-3"	18'-1"
24	SOUTHERN PINE	#2	6'-7"	9'-10"	12'-6"	14'-9"

FOOTNOTE:
CHECK SOURCES FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20 FEET.
A. SPAN EXCEEDS 26 FEET IN LENGTH.

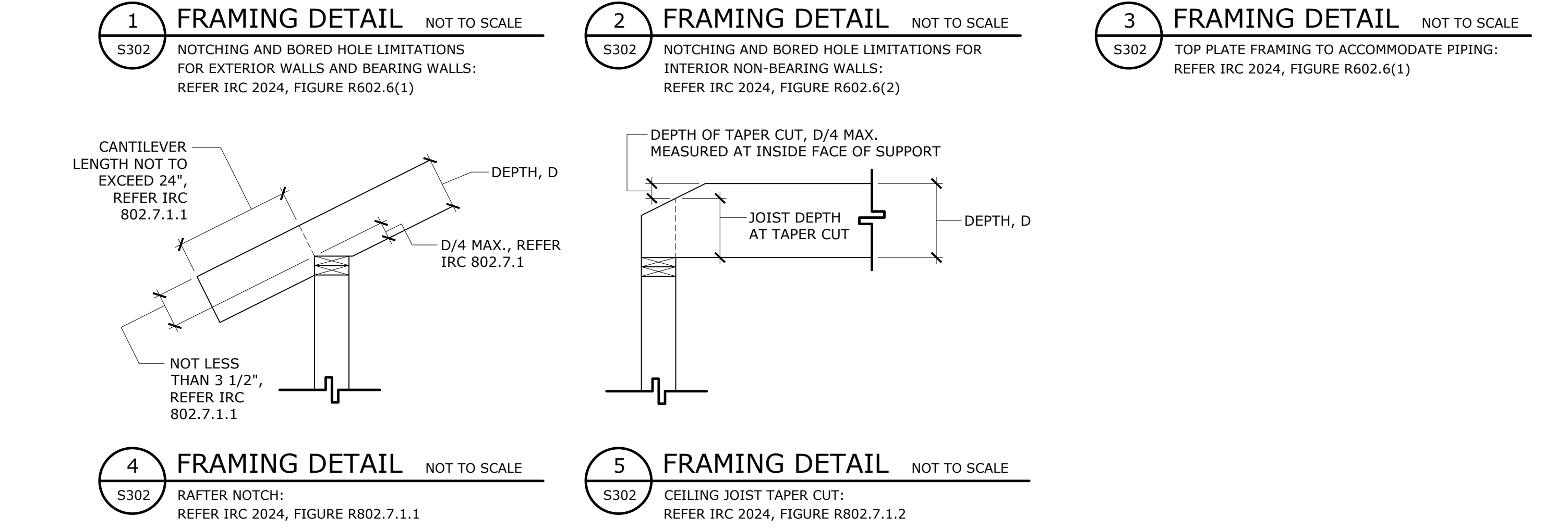
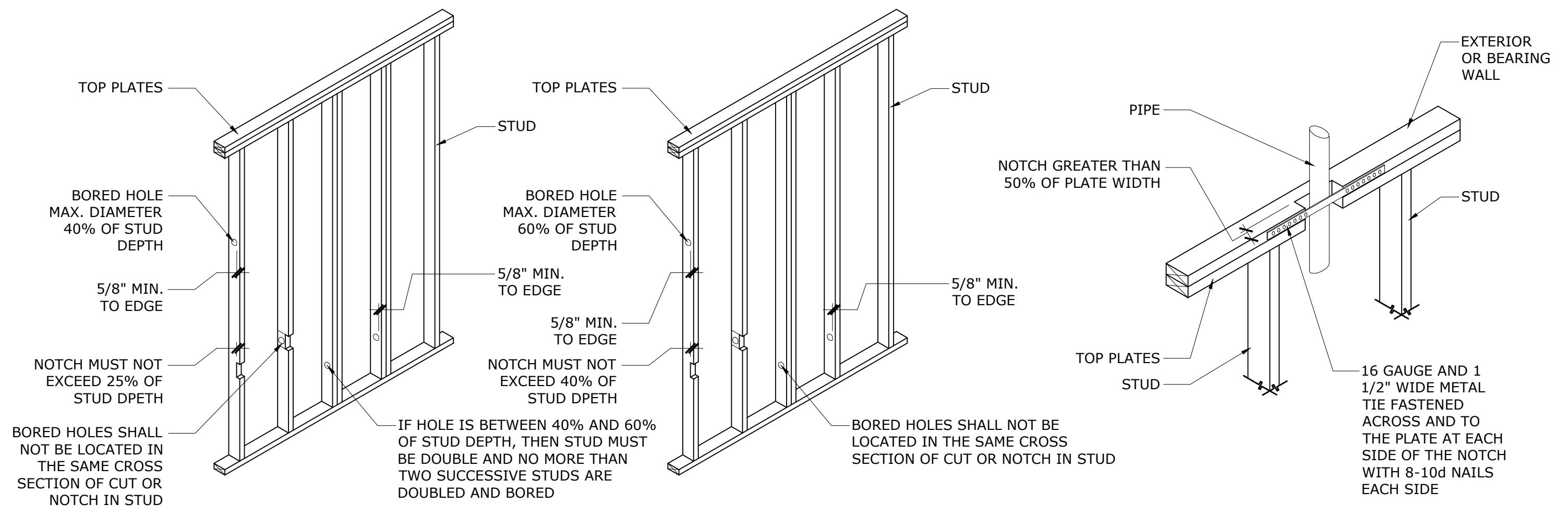


TABLE R802.5.2(1) RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS							
RAFTER SLOPE	RAFTER SPACING (INCHES)	GROUND SNOW LOAD (PSF)					
		20 (FOOTNOTE E)			30		
		ROOF SPAN (FEET)					
		12	24	36	12	24	36
REQUIRED NUMBER OF 16d COMMON NAILS PER HEEL JOINT CONNECTION (FOOTNOTE A,B,C,D,F)							
7:12	12	3	3	4	3	3	4
	16	3	3	5	3	4	5
	24	3	5	7	3	5	8
9:12	12	3	3	3	3	3	3
	16	3	3	4	3	3	4
	24	3	4	5	3	4	6
12:12	12	3	3	3	3	3	3
	16	3	3	3	3	3	3
	24	3	3	4	3	3	5

FOOTNOTE:
A. 10d COMMON (3" X 0.148") NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 16d COMMON (3 1/2" X 0.162") NAILS WHERE THE REQUIRED NUMBER OF NAILS IS TAKEN AS 1.2 TIMES THE REQUIRED NUMBER OF 16d COMMON NAILS, ROUNDED UP TO THE NEXT FULL NAIL.
B. HELL JOINT CONNECTIONS ARE NOT REQUIRED WHERE THE RIDGE IS SUPPORTED BY A LOAD BEARING WALL, HEADER OR RIDGE BEAM.
C. WHERE INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR PURLINS TO A LOAD BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN.
D. EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES.
E. APPLIES TO ROOF LIVE LOAD OF 20 PSF OR LESS.
F. TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME THAT CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHERE CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC, HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE ADJUSTMENT FACTORS IN TABLE R802.5.2(2).
G. TABULATED REQUIREMENTS ARE BASED ON 10 PSF ROOF DEAD LOAD IN COMBINATION WITH THE SPECIFIED ROOF SNOW LOAD AND ROOF LIVE LOAD.

TABLE R803.1 MINIMUM THICKNESS OF LUMBER ROOF SHEATHING	
RAFTER OR BEAM SPACING (INCHES)	MINIMUM NET THICKNESS (INCHES)
16	5/8"
24	5/8"
48 (FOOTNOTE A)	1 1/2" T & G
60 (FOOTNOTE B)	
72 (FOOTNOTE C)	

FOOTNOTE:
A. MINIMUM 270Fb, 340,000E.
B. MINIMUM 420Fb, 660,000E.
C. MINIMUM 600Fb, 1,150,000E.