

GENERAL NOTES:

A. CONCRETE SHALL DEVELOP 3,000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28* DAYS. 5 SACKS OF CEMENT MINIMUM PER YARD OF CONCRETE. USE AIR ENTRAINING ADMIXTURES IN ALL CONCRETE PROVIDING AIR CONTENT BETWEEN 2% AND 4%. ALSO A WATER REDUCING ADMIXTURE EQUAL TO MASTER BUILDERS POZZOLITH 522 (6 oz. PER 100# OF CEMENTIOUS MATERIALS USED) SHALL BE USED IN ALL CONCRETE.

B. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5".

C. REINFORCING SHALL HAVE A MAXIMUM SLUMP OF 5".

D. FILL MATERIAL SHALL BE COMPRISED OF NON SWELLING HOMOGENOUS EARTH WHICH SHALL HAVE A MAXIMUM Pn12. SUCH MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE.

E. THE BUILDING AREA SHALL BE CLEARED OF DEBRIS AND ORGANIC MATERIAL PRIOR TO FOUNDATION CONSTRUCTION.

F. MEMBRANE WATERPROOFING SHALL BE COMPRISED OF 1 LAYER OF 6 MIL POLYETHYLENE MEMBRANE.

G. PROVIDE 2" MINIMUM CLEAR COVER ON ALL BEAM STEEL AND 1 1/2" CLEAR COVER ON ALL SLAB STEEL. PROVIDE BRICK BATS OR OTHER SUITABLE SUPPORTS TO MAINTAIN STEEL IN THE POSITION CALLED FOR IN THESE PLANS AND SPECIFICATIONS.

H. PROVIDE A MINIMUM OF 40 DIAMETER SPLICE FOR ALL BEAM AND SLAB STEEL. RUN STEEL FULL STOCK LENGTHS. HOOK ALL BEAM STEEL AT DISCONTINUOUS ENDS WITH A 90 DEGREE STANDARD HOOK (BOTTOM BARS ONLY). STAGGER TOP AND BOTTOM BEAM SPLICES.

I. FABRICATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14).

J. AT ALL BEAM INTERSECTION LET DEEPER DEPTH BEAM CARRY THROUGH. K. THE FILL MATERIAL AS WELL AS SUBSOIL SHALL BE THOROUGHLY DAMPENED IMMEDIATELY PRIOR TO POURING OF CONCRETE TO PROVIDE AT LEAST THE AMOUNT OF OPTIMUM MOISTURE CALLED FOR ON THESE SPECIFICATIONS.

L. THE CONTRACTOR SHALL POUR THE FOUNDATION SLAB AND BEAMS AS SOON AS POSSIBLE AFTER BEAM FORMING AN EXCAVATION PROVIDING A MINIMUM DELAY THEREOF.

M. PROVIDE SPRAY CURE IMMEDIATELY AFTER SET OF CONCRETE.

CONSTRUCTION:

1. ALL CONCRETE IS TO BE POURED MONOLITHICALLY UNLESS OTHERWISE NOTED.

2. GRADE BEAM DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND MAY NOT BE CHANGED IN DIMENSIONS UNLESS APPROVED BY THE ENGINEER..

3. ALL CONCRETE WILL BE CONSOLIDATED AROUND ALL REINFORCING STEEL WITH THE USE OF MECHANICAL VIBRATION.

4. ALL REINFORCING STEEL MUST HAVE A MINIMUM OF 2" CONCRETE COVERAGE, AND IT MUST BE LOCATED AS SHOWN IN SECTION DETAILS.

5. ALL ORGANIC MATERIAL ON/OR NEAR GROUND SURFACE SHALL BE REMOVED FROM THE PROPOSED SLAB AREA (MINIMUM 4" DEEP REMOVAL).

6. SELECT FILL SAND THAT IS USED FOR PLAN GRADE MUST BE PLACED AND COMPACTED IN LIFTS NOT MORE THAN 6". AND COMPACTED FILL SHOULD HAVE A PLASTICITY INDEX EQUALS TO OR LESS THAN TWENTY (20) WITH COMPACTING TO BE AT 95% OF STANDARD PROCTOR DENSITY.

7. GRADE BEAMS MUST PENETRATE INTO VIRGIN UNDISTURBED GROUND A MINIMUM OF 12".

8. ALL SOILS MUST BE TREATED FOR TERMITE EXTERMINATION BEFORE POURING ANY CONCRETE. (ALSO RECOMMENDED DRIVEWAY SOIL).

NOTE:

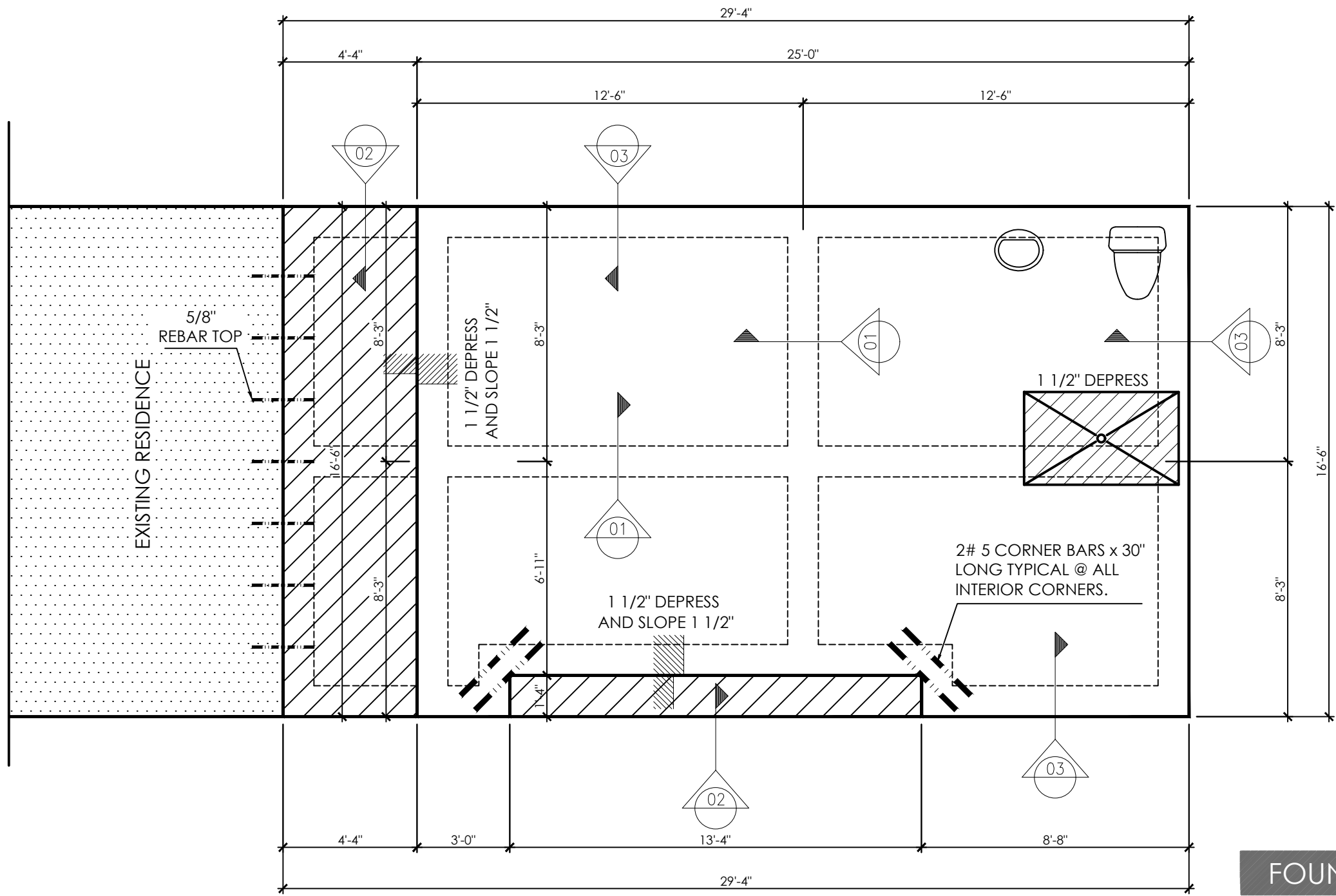
GENERAL CONTRACTOR SHALL HAVE THIS FOUNDATION PLAN DESIGNED BY A TEXAS REGISTERED ENGINEER TO MEET SOIL TESTS REQUIREMENTS.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION COMMENCES.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. BUILDER OR CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES OF THE AREA WHERE THE STRUCTURE IS TO BE CONSTRUCTED AND LOCATED.

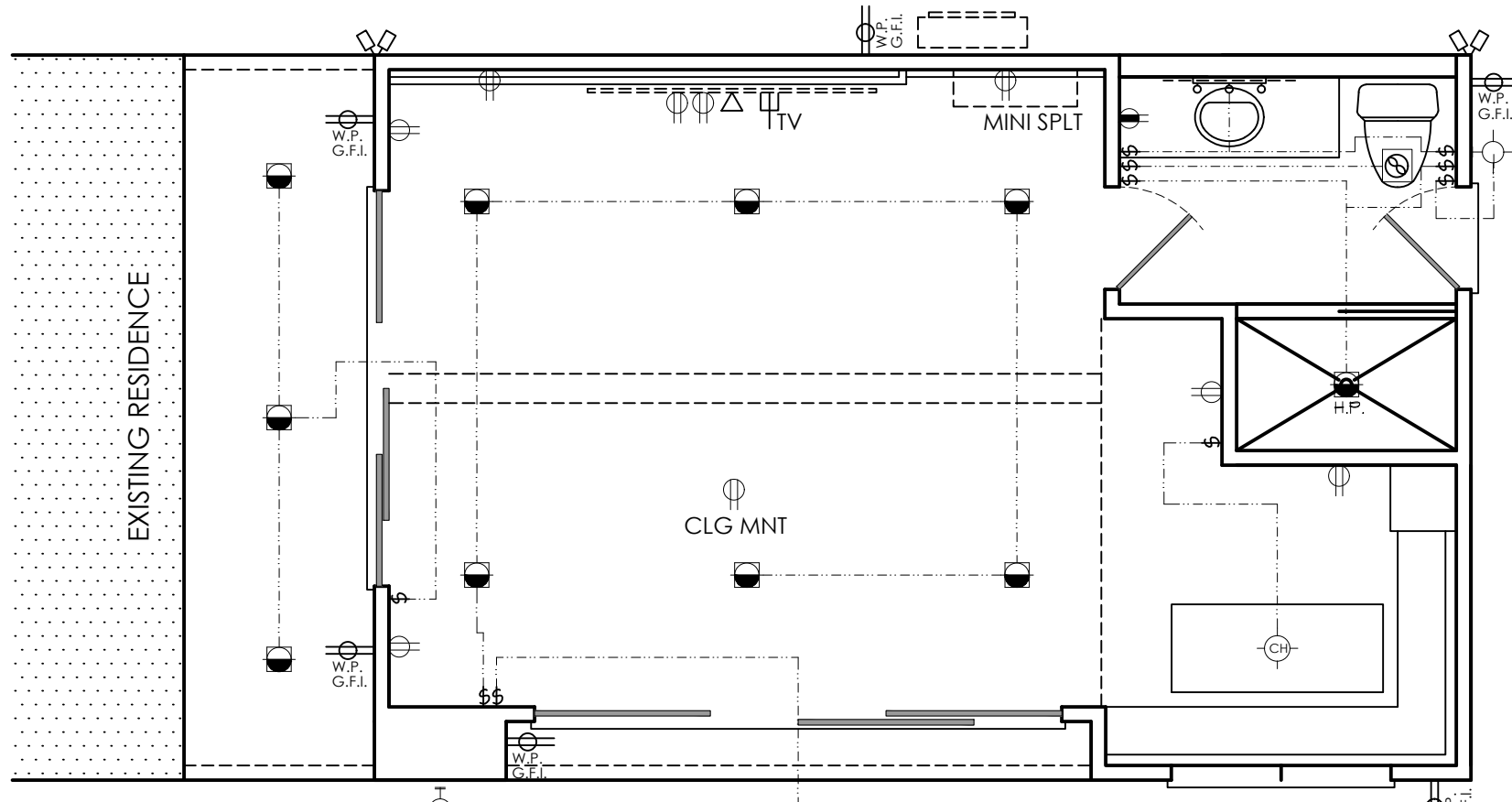
3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD BE INCORPORATED TO ACTUAL SITE CONDITIONS.



FOUNDATION PLAN

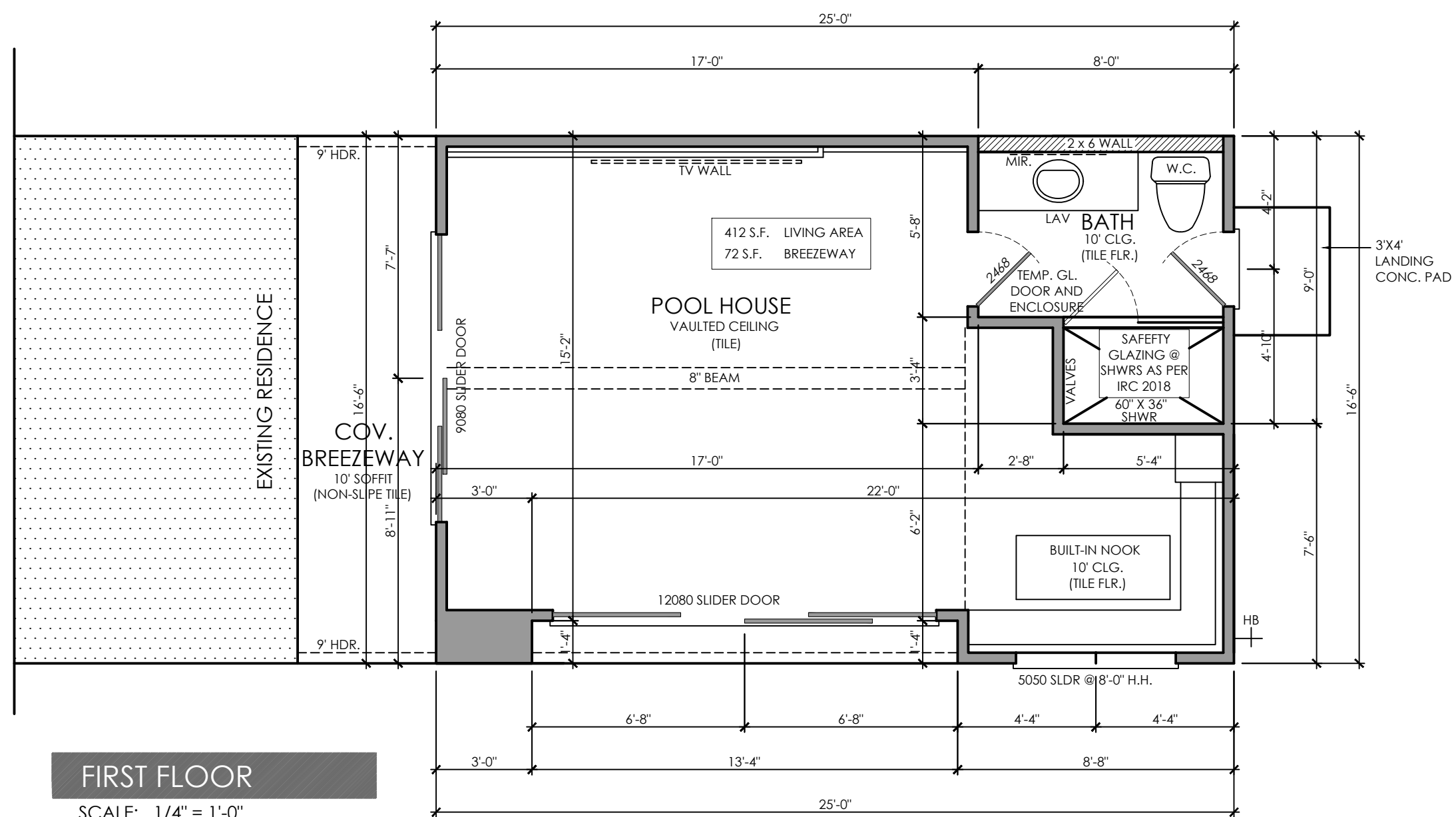
SCALE: 1/4" = 1'-0"

Glazing in doors shall be safety rated. IRC 2018 R308.4.1 / R308.4.5



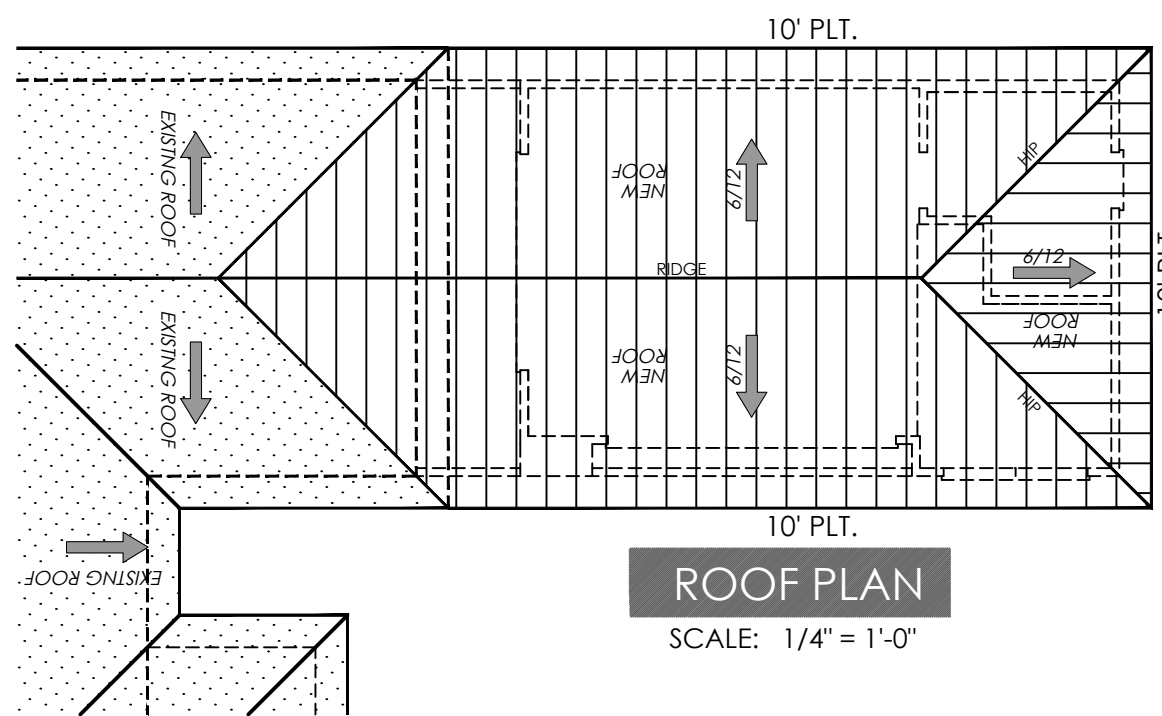
1ST FLOOR ELECTRICAL

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



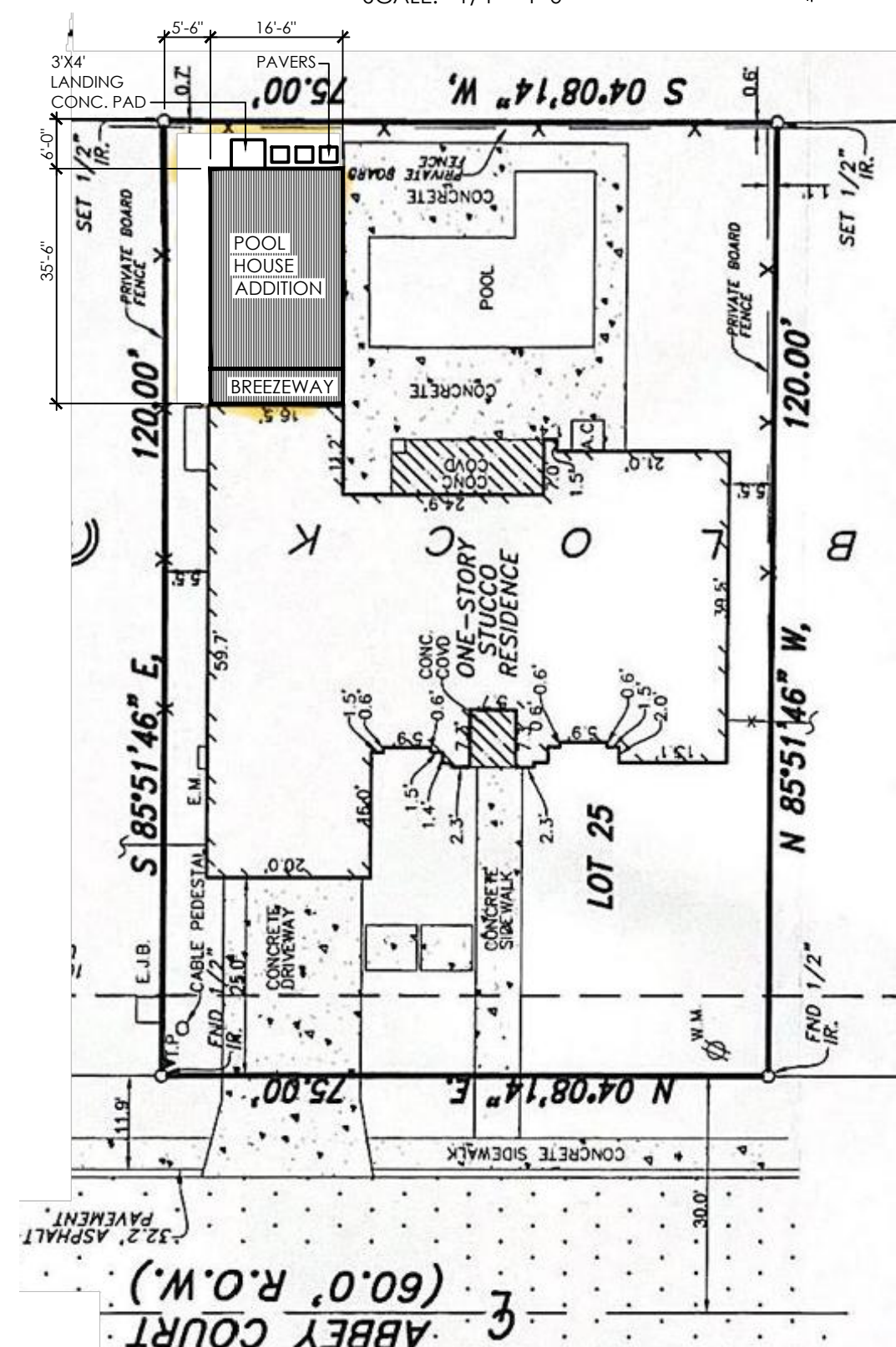
FIRST FLOOR

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



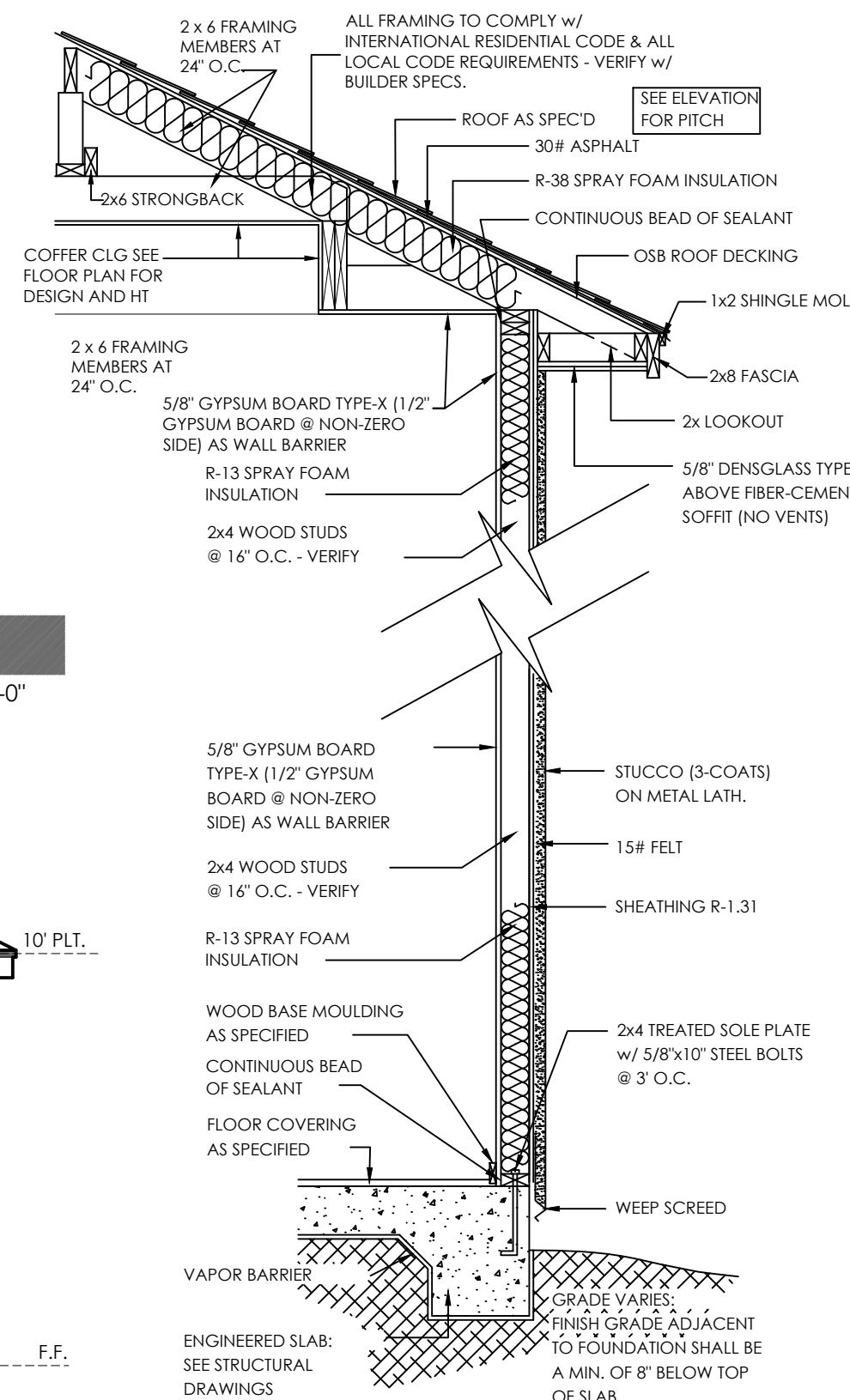
ROOF PLAN

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



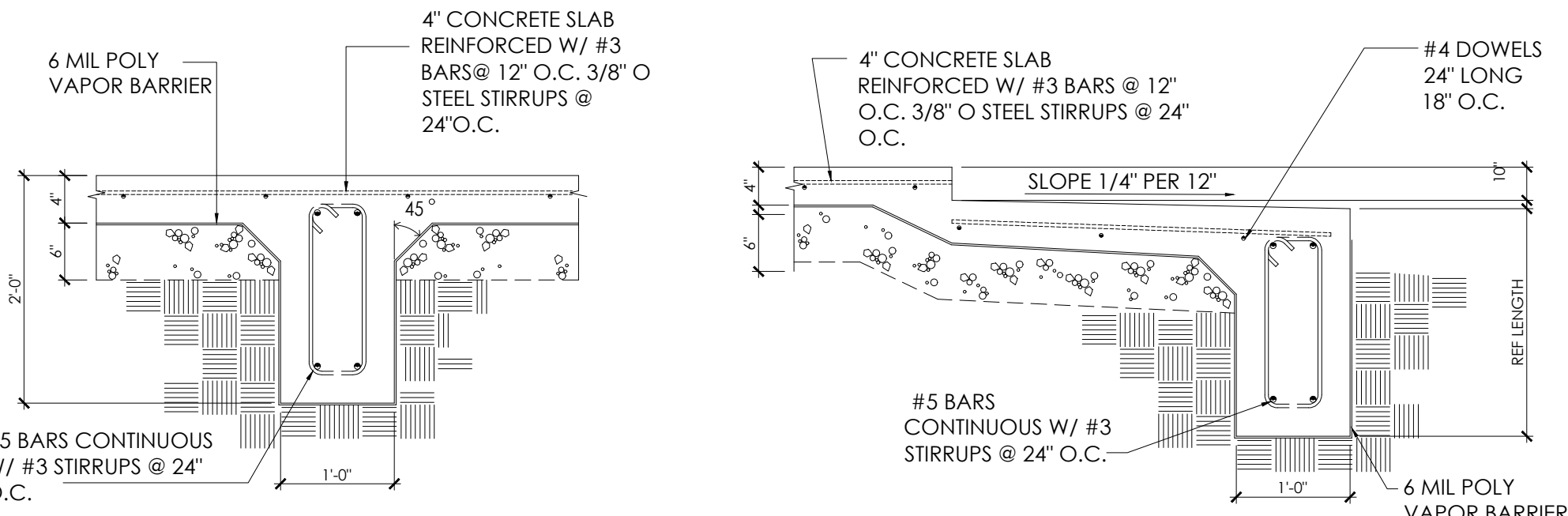
SITE PLAN

SCALE: 1" = 20'-0"



TYPICAL ZERO WALL SECTION
1-HOUR FIRE-RATED-STUCCO
(@ THERMAL ENVELOPE)

N.T.S.

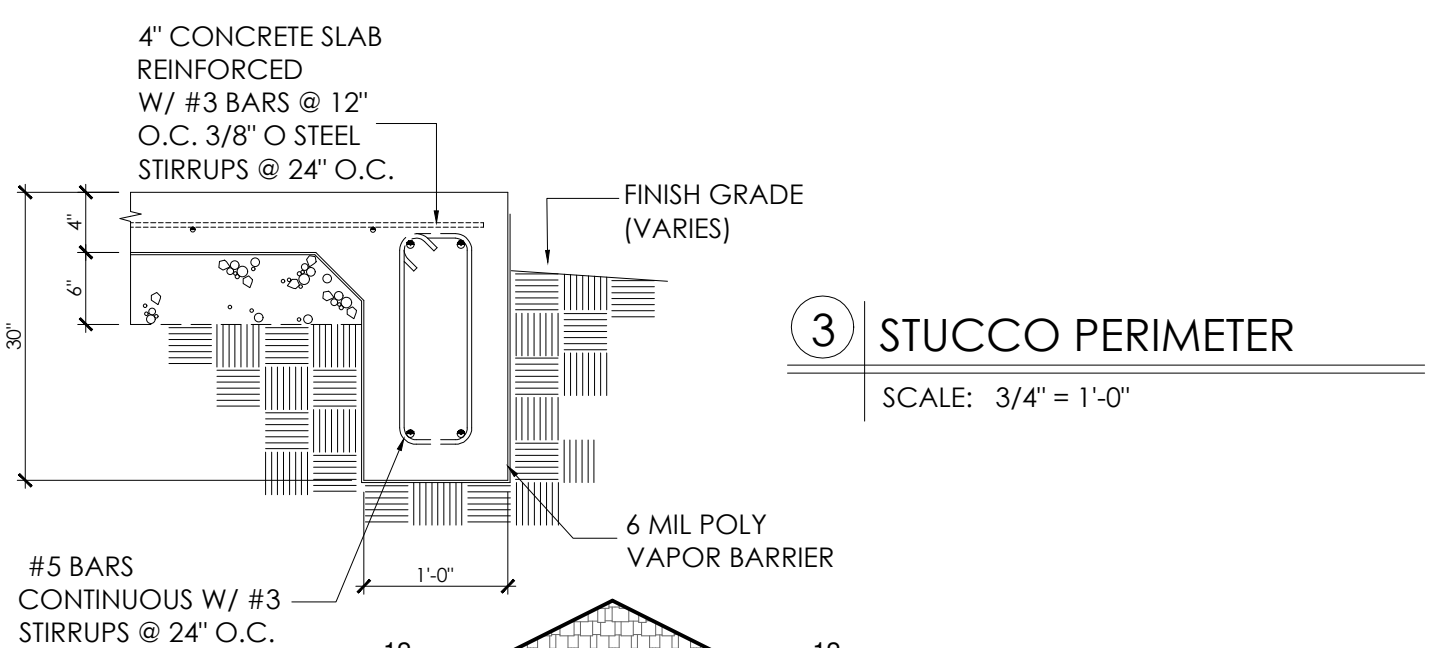


1 INTERIOR BEAM

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

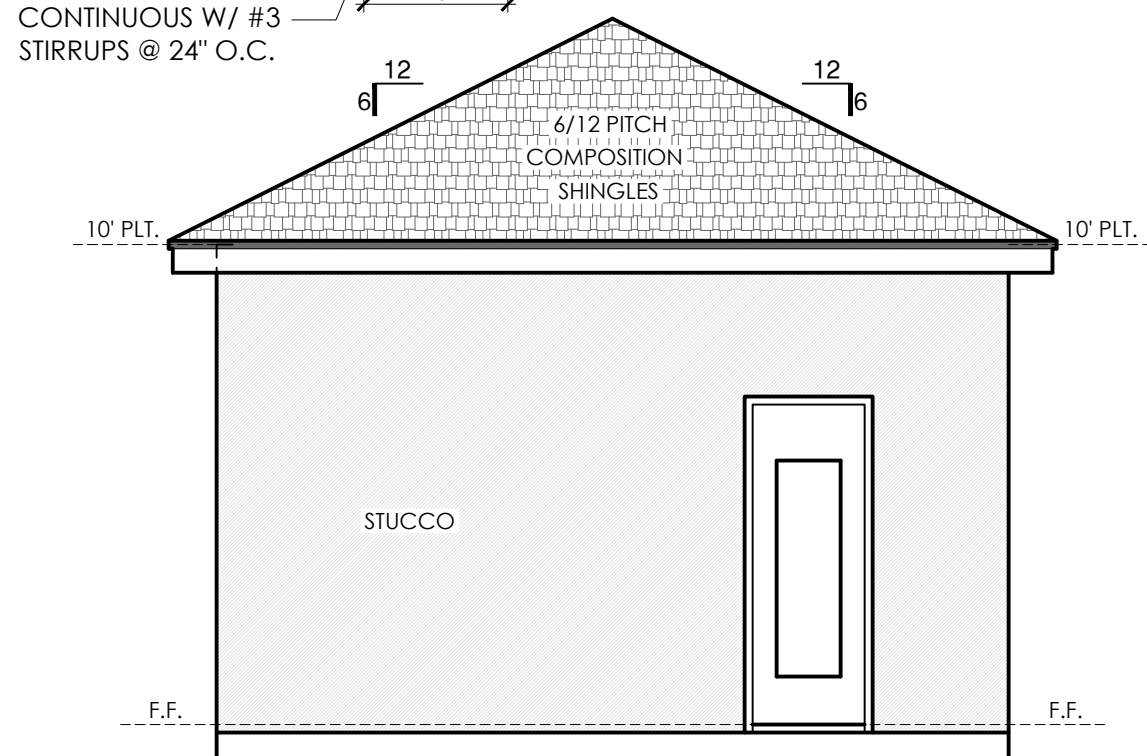
2 OUTSIDE PORCH

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



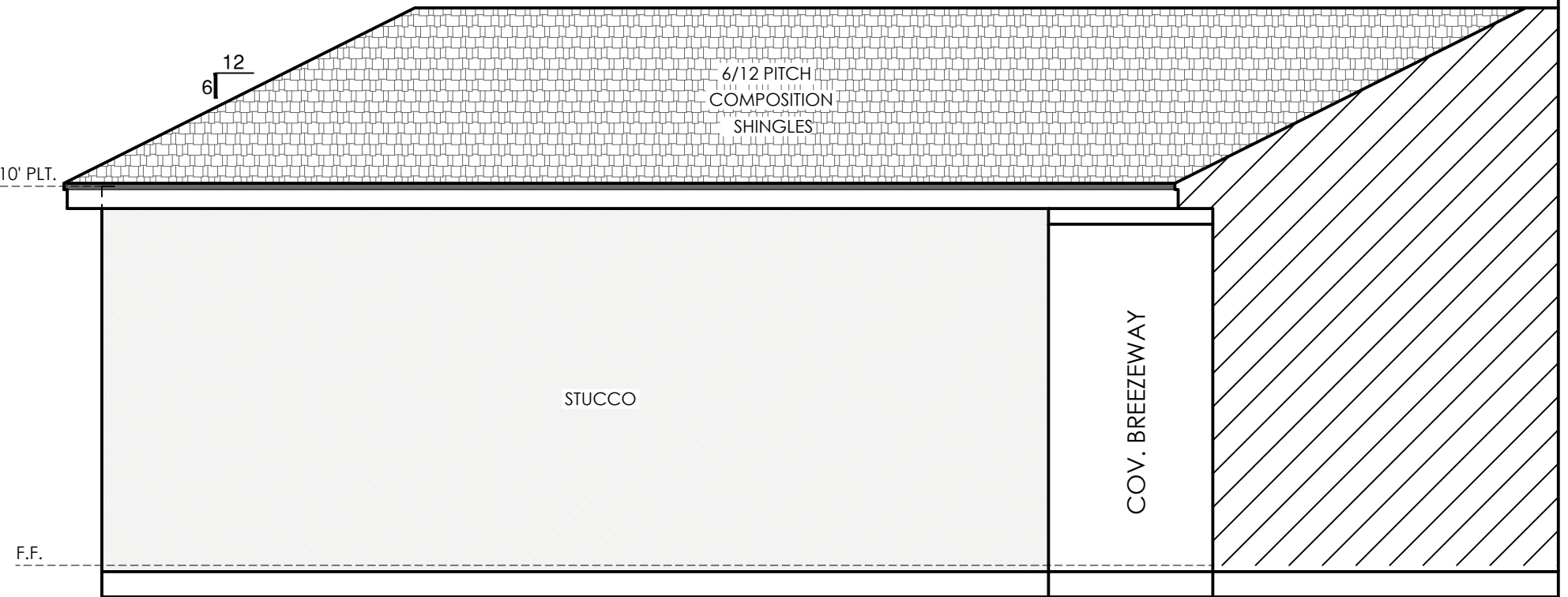
3 STUCCO PERIMETER

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



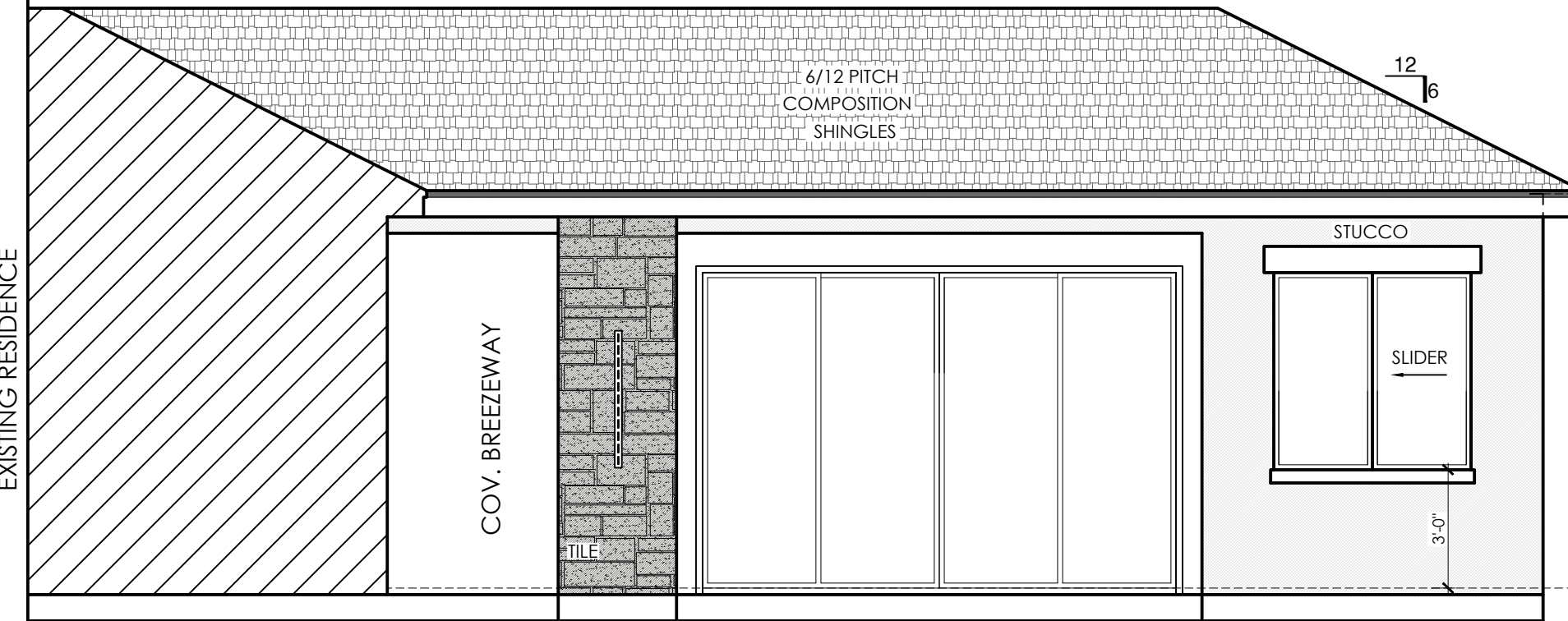
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

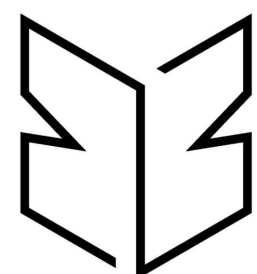
SCALE: 1/4" = 1'-0"

DATE	CHANGE	BY

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ADDITION FOR
Carven Lumang
Lot 25 Block 1 Queensland Sub'd Sec 1
BROWNSVILLE, TEXAS 78526



B & B DESIGN FIRM LLC
1175 W. Price Road Ste. 6
Brownsville, Tx. 78521
OFFICE
956 . 801 . 9417

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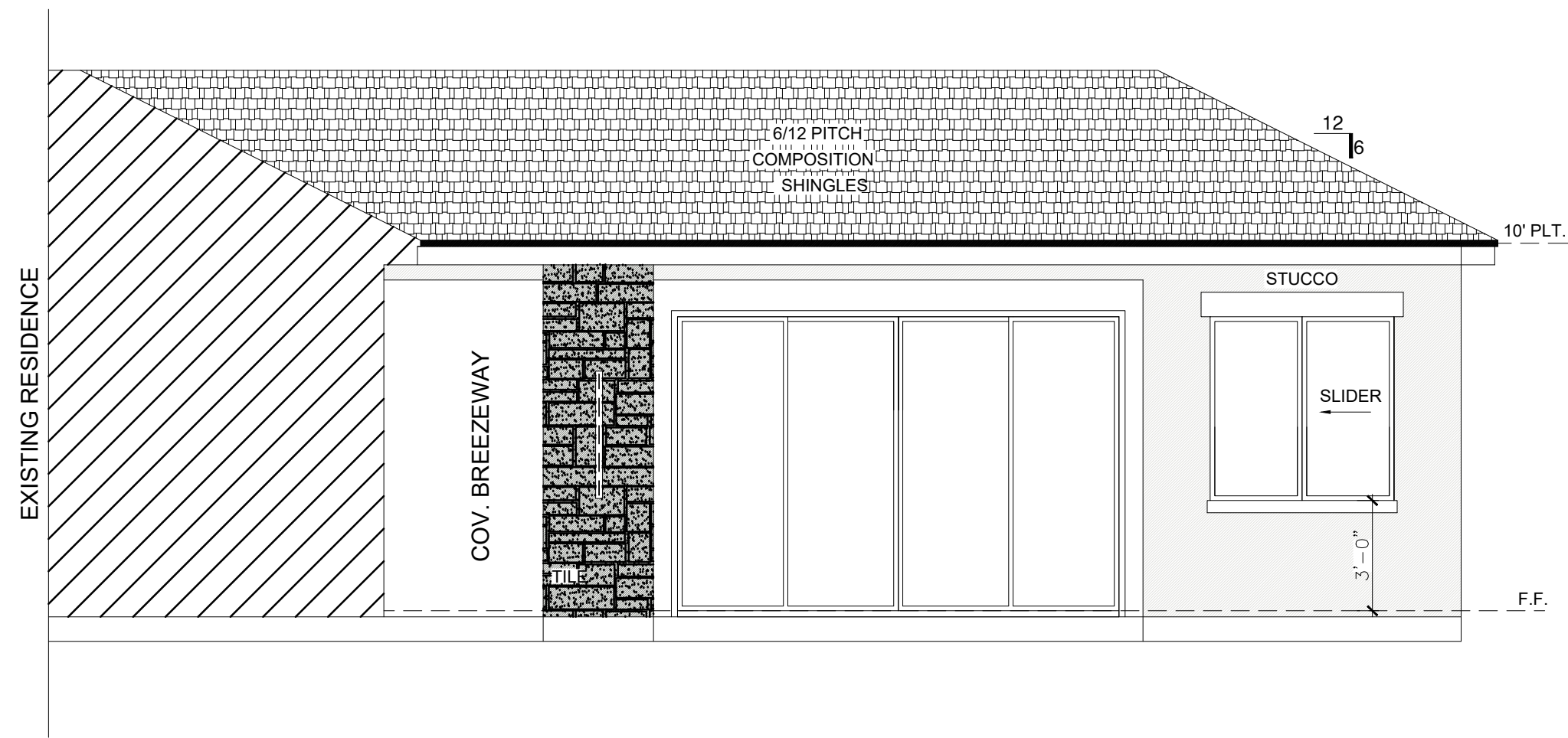
B & B Design Firm LLC 2026

DATE:	5/5/26
DRAWING NAME:	ADDITION
PROJECT #	DT26-013

SHEET:

1

STRUCTURAL DESIGN DOCUMENT



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

BUILDING AREA	
LIVING AREA	412.00 S.F.
BREEZEWAY	72.00 S.F.
TOTAL AREA	484.00 S.F.

BUILDING STANDARD CODES	
2024 INTERNATIONAL BUILDING CODE (IBC)	
2024 INTERNATIONAL RESIDENTIAL CODE (IRC)	
AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-22)	

5760 Abbey Ct Brownsville, TX 78526

EXTERIOR OPENINGS SPECIFICATION TABLE

ALL PRODUCTS MUST HAVE A TDI PRODUCT EVALUATION REPORT & MEET DESIGN PRESSURES LISTED BELOW
CONTRACTOR/OWNER MUST SUBMIT THE EVALUATION REPORTS PRIOR TO OR DURING INSPECTION.

OPENING TYPE	DESIGN PRESSURE(PSF)	WINDBORNE DEBRIS PROTECTION REQUIRED	TDI PRODUCT EVALUATION NO.
FRONT ELEVATION WINDOWS	30.03 / -32.58	YES	WIN-XXX
RIGHT ELEVATION WINDOWS	30.03 / -32.58	YES	WIN-XXX
REAR ELEVATION WINDOWS	30.03 / -32.58	YES	WIN-XXX
LEFT ELEVATION WINDOWS	30.03 / -32.58	YES	WIN-XXX
REAR DOOR	28.62 / -31.14	NO	DR-XXX
SLIDING DOORS	25.74 / -28.32	YES	DR-XXX

NOTES

- ALL CONSTRUCTION AND QUALITY OF MATERIALS SHALL COMPLY WITH THE GOVERNING BUILDING CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCEMENT OF WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT IN WRITING. ANY OMISSION OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCESSING WITH ANY WORK.
- IF CONSTRUCTION DETAILS ARE NOT SPECIFICALLY SHOWN OR NOTED, THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION.
- ANY QUESTIONS RELATED TO THE INTERPRETATION OR INTENT OF THESE DRAWINGS SHALL BE REFEREED TO THE ENGINEER.
- THE APPOINTED QUALIFIED INSPECTOR (ENGINEER) OR A DESIGNATED REPRESENTATIVE OF THE AQI MUST INSPECT FOR COMPLIANCE WITH THE APPLICABLE BUILDING STANDARD DURING EACH MAJOR PHASE OF CONSTRUCTION, INCLUDING:
 - FOUNDATION STAGE
 - ROUGH FRAMING STAGE (NAIL PATTERN)
 - FINAL FRAMING STAGE
 - FINAL BUILDING INSPECTION
- THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE AQI OR THE DESIGNATED REPRESENTATIVE OF THE AQI FOR INSPECTIONS (956) 346-6172.

BUILDING DESIGN NOTES

CONSTRUCTION TYPE: ADDITION

ROOF DEAD LOAD: 15 PSF

ROOF LIVE LOAD: 20 PSF

WIND VELOCITY: 151 MPH

INTL. PRESSURE COEFF: +/- 0.18

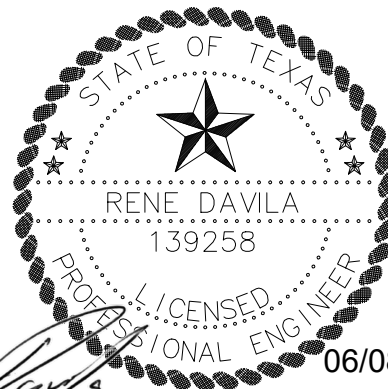
WIND IMPORTANCE: 0.85

BUILDING CATEGORY: II

WIND EXPOSURE: C

INSPECTIONS

- FOUNDATION STAGE
- ROUGH FRAMING STAGE (NAIL PATTERN)
- FINAL FRAMING STAGE
- FINAL BUILDING INSPECTION



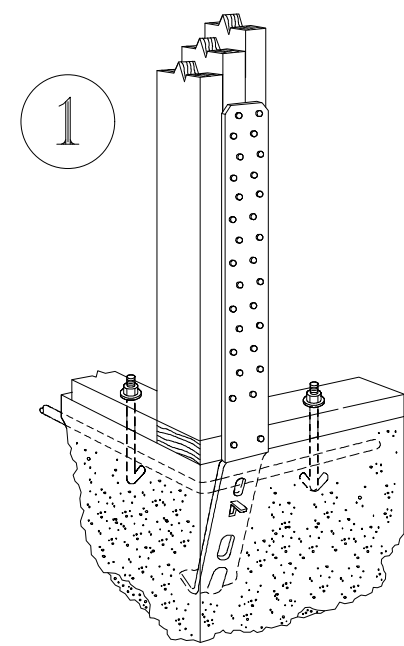
PROJECT #: 26-0379
DATE: 05/28/2026
DESIGN BY: RD
CHEKED BY: RD

RGV STRUCTURAL LLC
905 E Los Ebanos Ste.C Brownsville, TX 78520
(956) 243-0833 / rs@rgvstructural.com / Registration No. F-27989

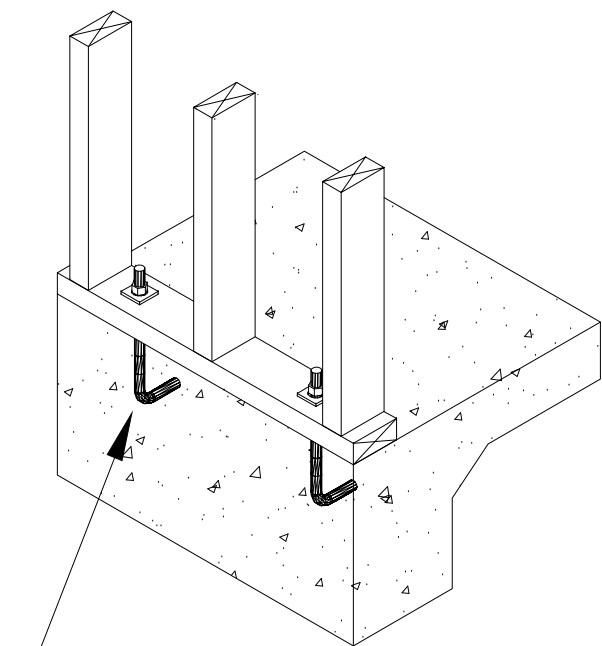
TITLE SHEET

RGV
STRUCTURAL

SHEET
1 of 4

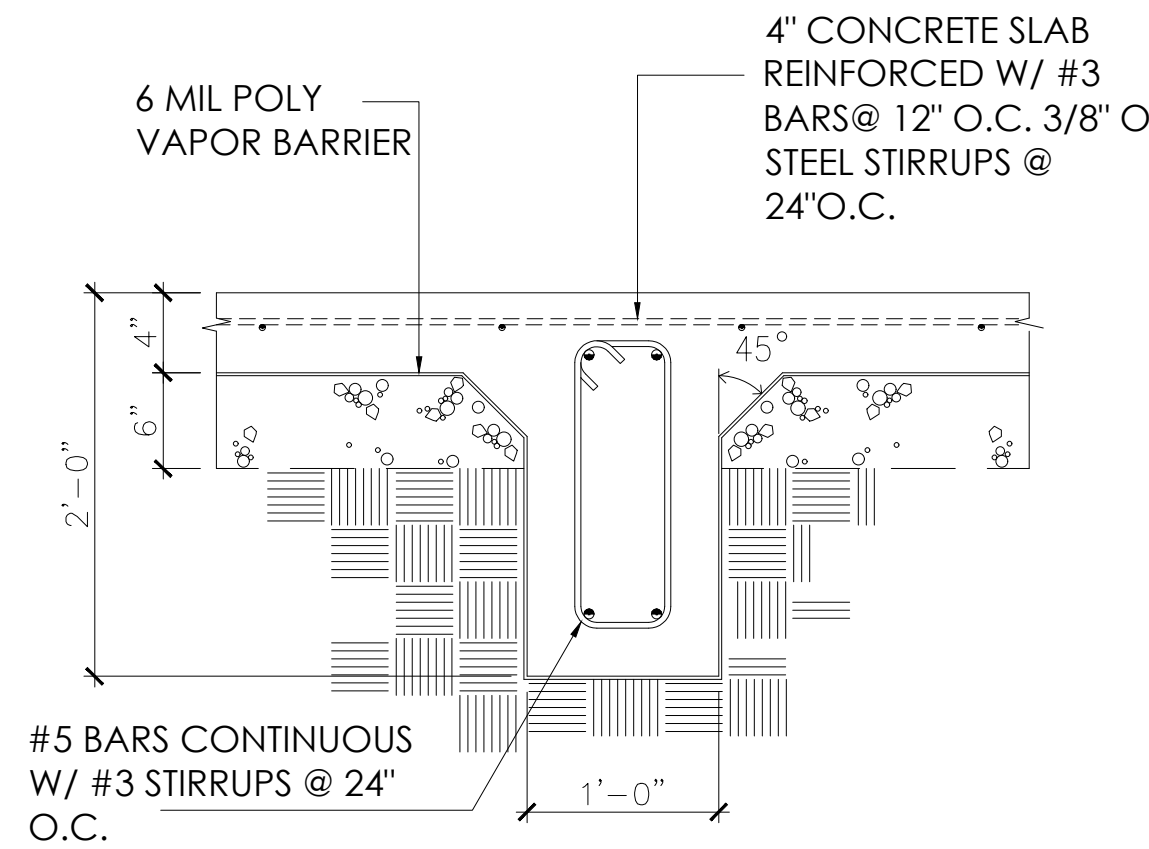


STHD14
(Or similar)

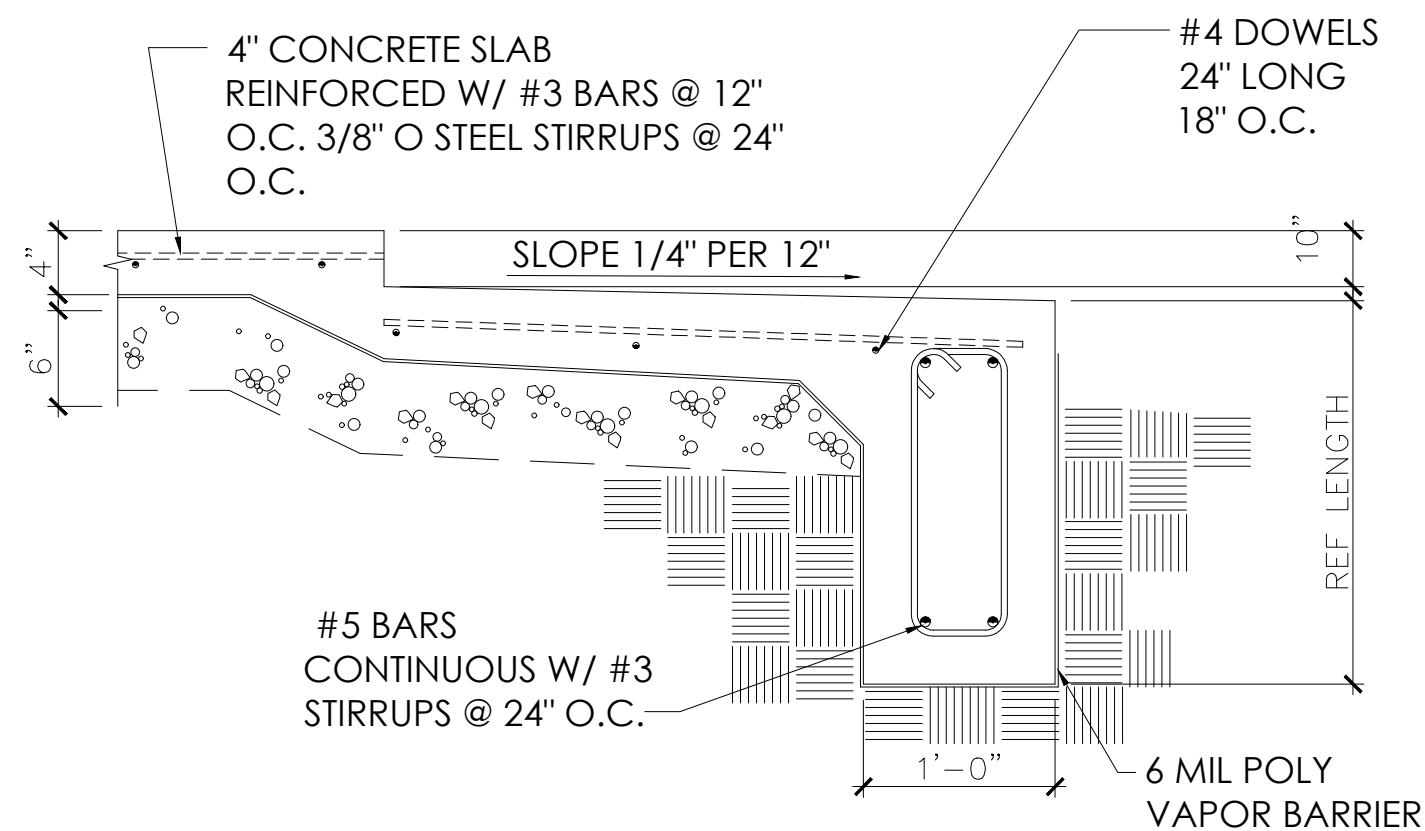


5/8" X 10" J BOLTS @ 36" O.C.
(FOUNDATION PERIMETER)

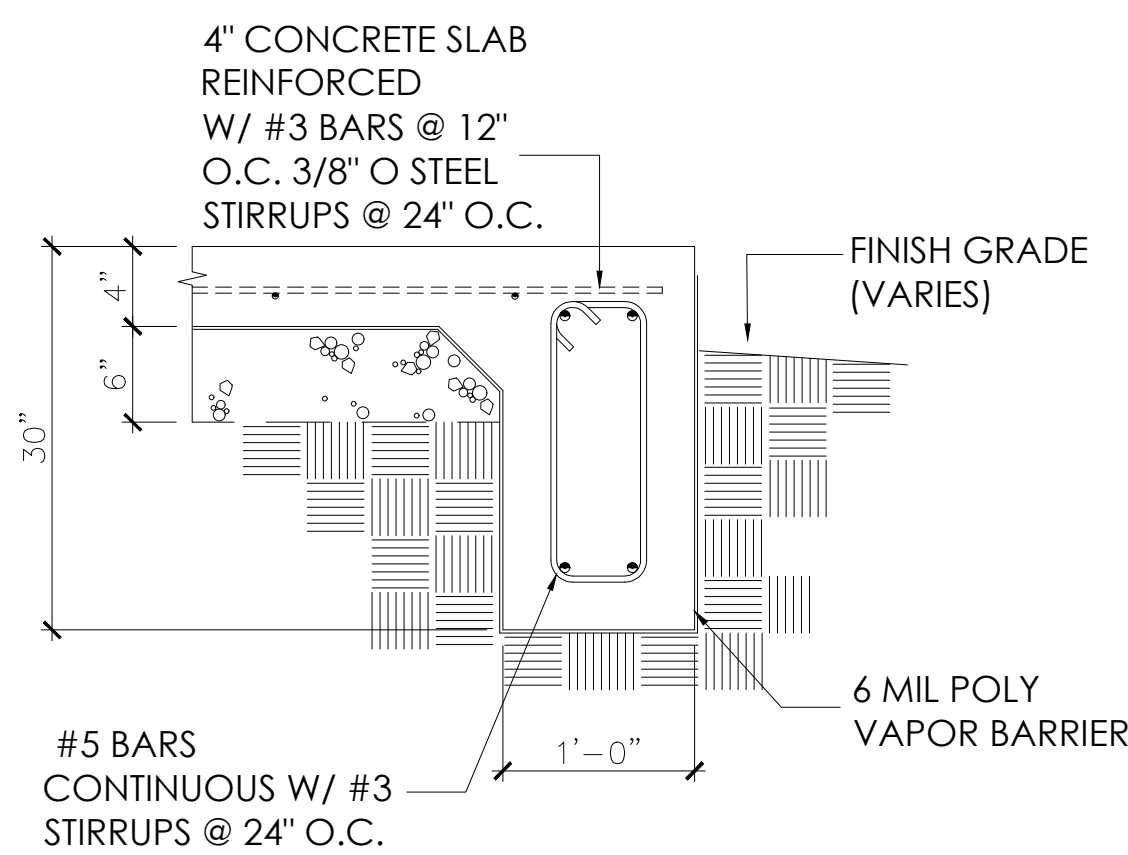
ANCHOR BOLT DETAIL



1 INTERIOR BEAM



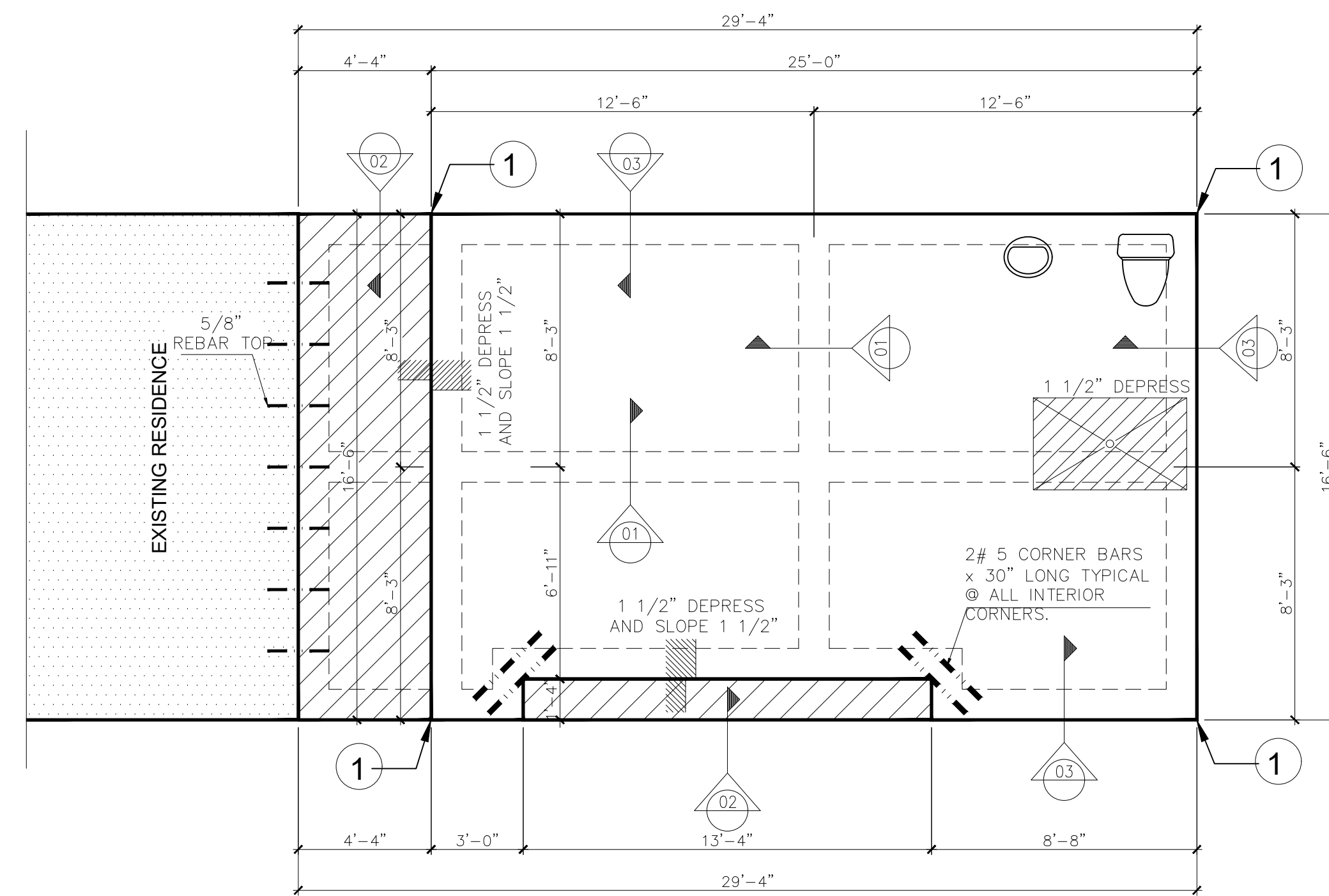
2 OUTSIDE PORCH



3 STUCCO PERIMETER

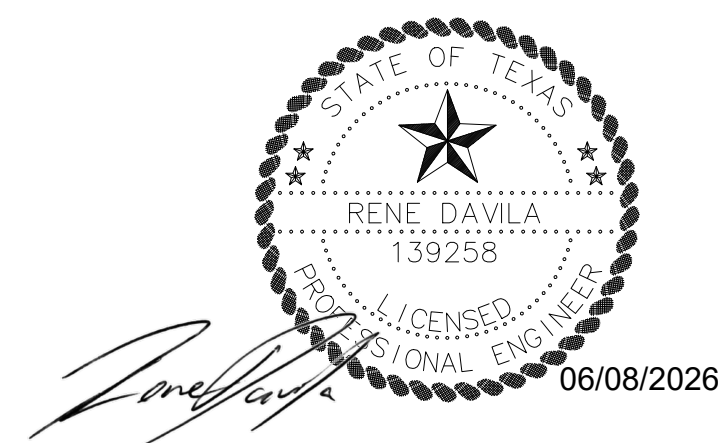
NOTES: .

- FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL.
- THE MINIMUM DEPTH OF FOOTINGS BELOW THE UNDISTURBED GROUND SURFACE SHALL BE 12 INCHES & THE MINIMUM WIDTH OF FOOTINGS SHALL BE 12 INCHES.
- THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 10-PERCENT SLOPE. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 10-PERCENT SLOPE.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS #301-96.
- ALL CONCRETE IS TO BE POURED MONOLITHICALLY.
- MECHANICALLY VIBRATE CONCRETE WHEN PLACED.
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS
 - GRADE BEAMS 4,000 PSI
 - SLABS 3,000 PSI
- ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 NEW BILLET STEEL.
- ALL REINFORCING TO HAVE A MIN 1-1/2" COVER UNLESS OTHERWISE NOTED.
- BEFORE PLACEMENT OF 6 MIL POLYETHYLENE MEMBRANE, FOUNDATION AREA MUST BE TREATED FOR TERMITE EXTERMINATION.



FOUNDATION PLAN

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



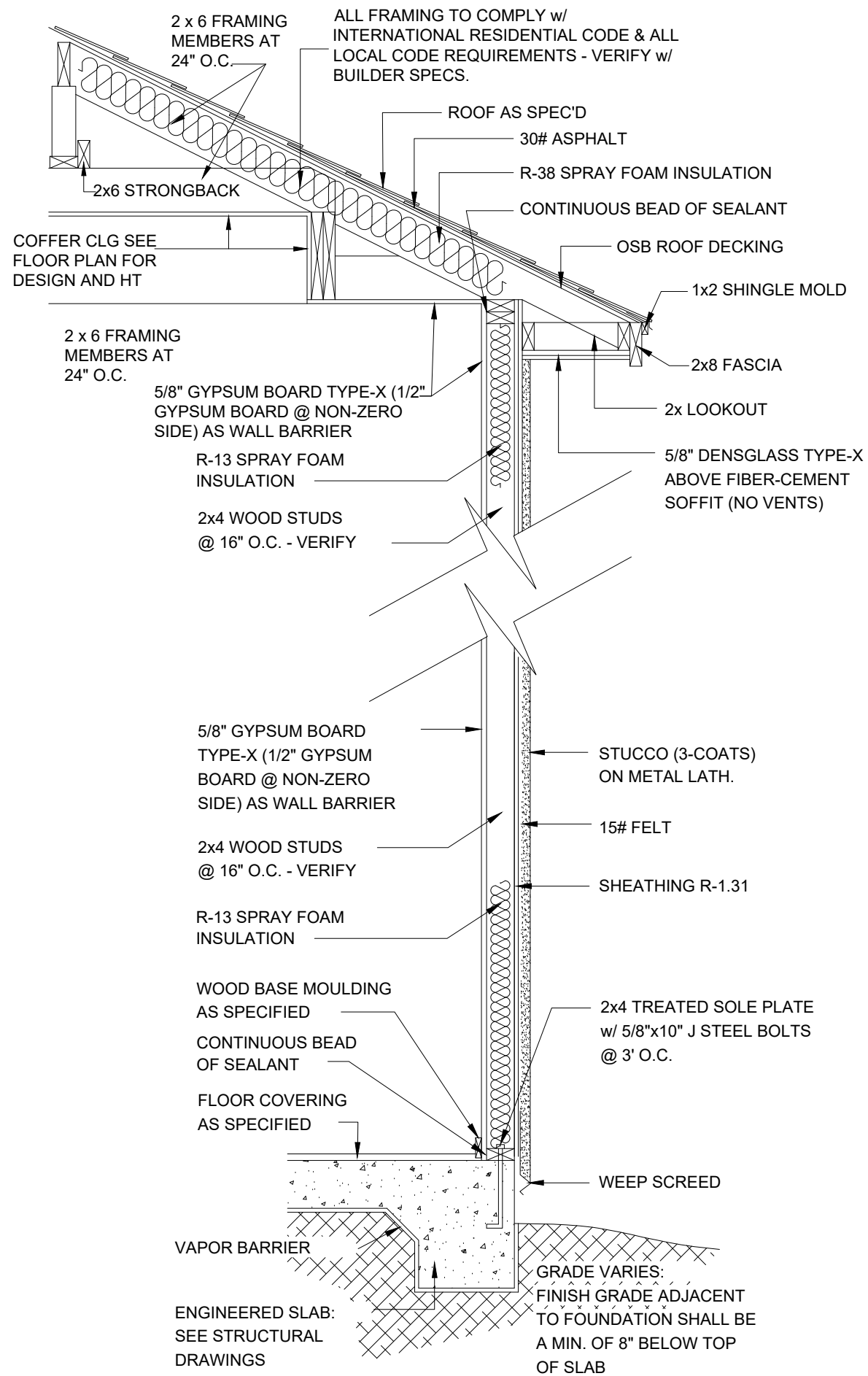
PROJECT #: 26-0379
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CHECKED BY: RD

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FOUNDATION
SYSTEM

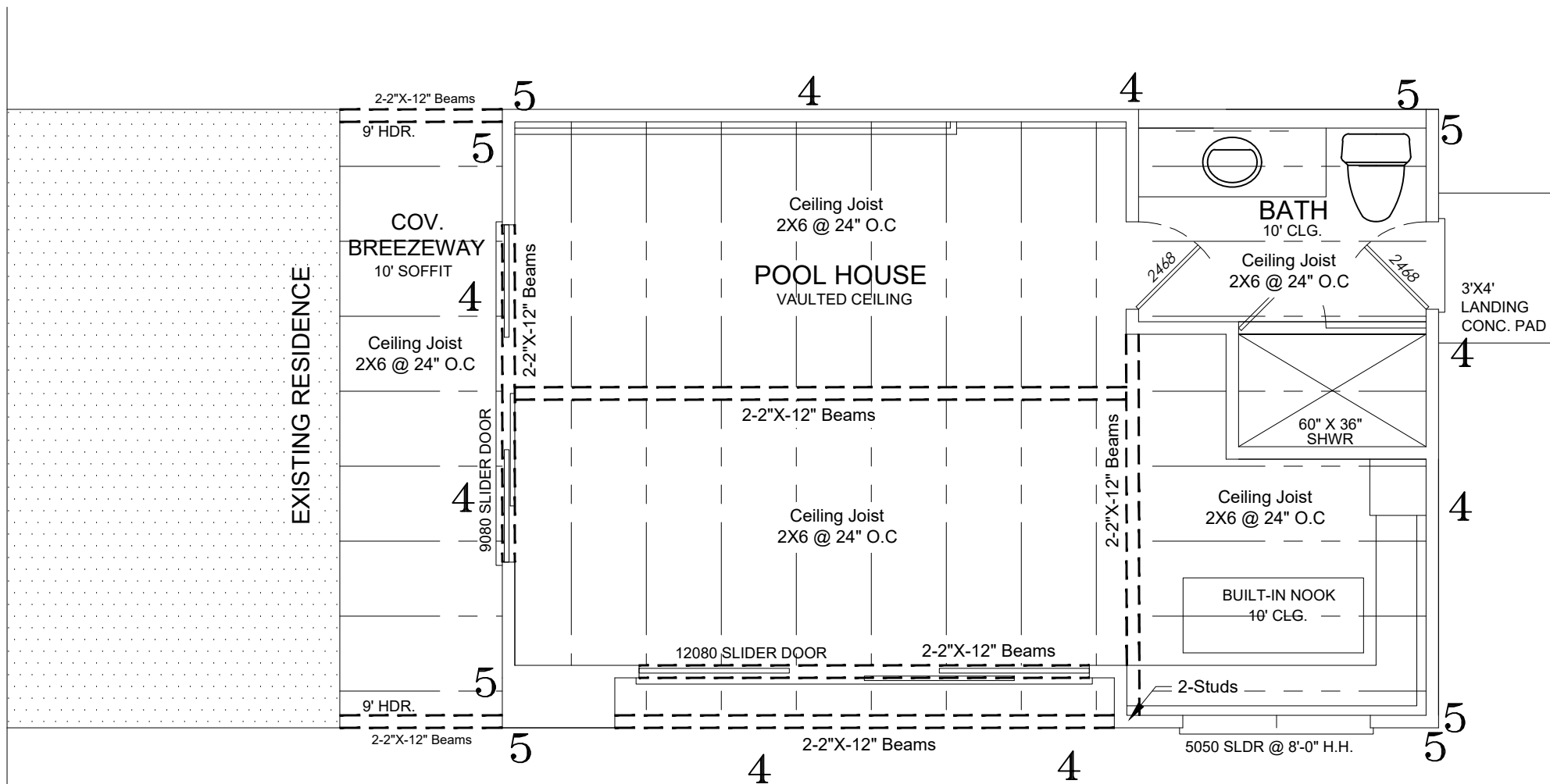


SHEET
2 of 4



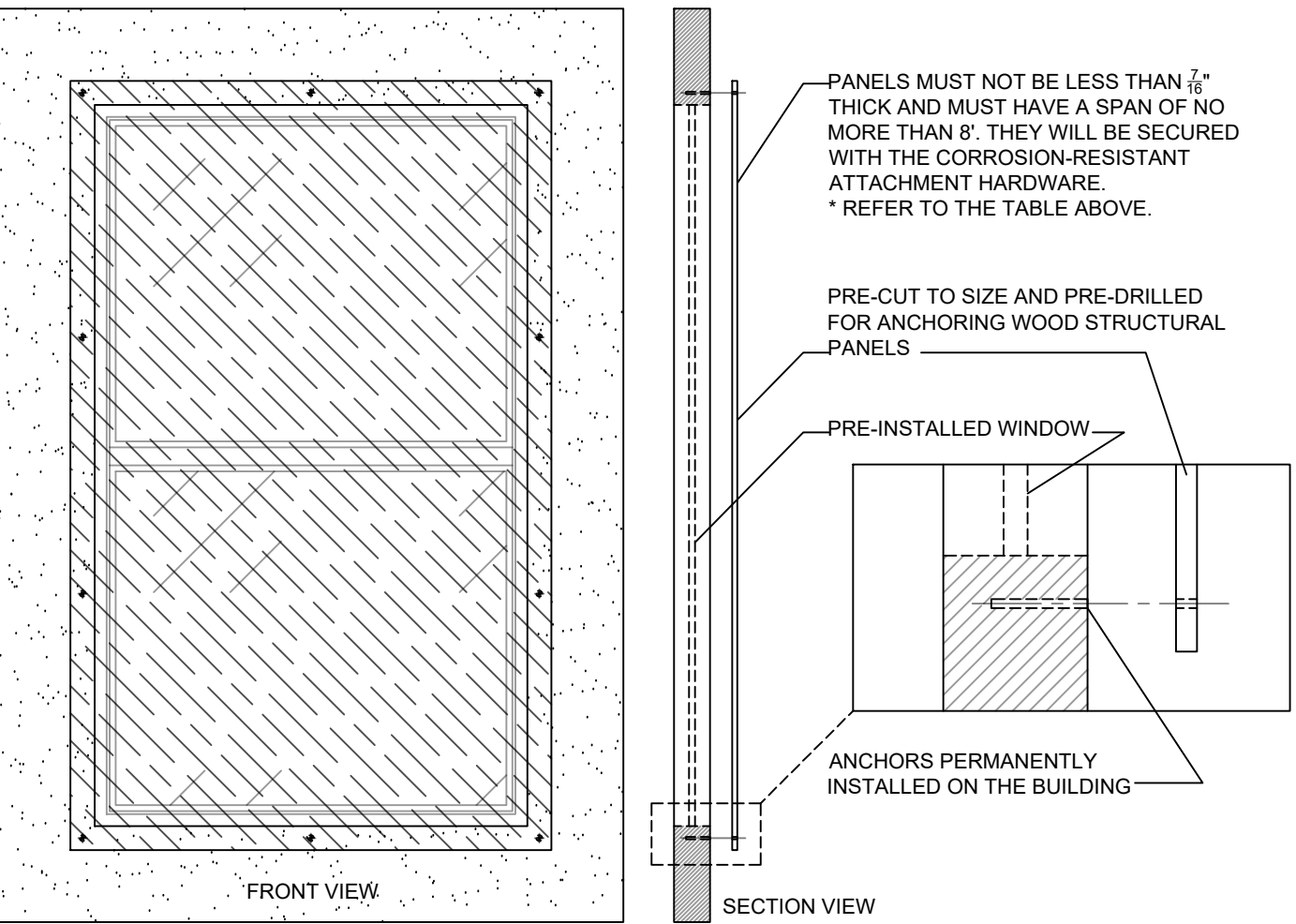
TYPICAL ZERO WALL SECTION
1-HOUR FIRE-RATED-STUCCO
(@ THERMAL ENVELOPE)

NOTE:
ALL HEADER TO BE 2X6's #2 U.N.O.



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

FASTENER TYPE	FASTENER SPACING (INCHES)		
	PANEL SPAN ≤ 4 FEET	4 FEET < PANEL SPAN ≤ 6 FEET	6 FEET < PANEL SPAN ≤ 8 FEET
NO. 8 WOOD-SCREW-BASED ANCHOR WITH 2 INCH EMBEDMENT LENGHT	16	10	8
NO. 10 WOOD-SCREW-BASED ANCHOR WITH 2 INCH EMBEDMENT LENGHT	16	12	9
1/4 INCH LAG-SCREW-BASED ANCHOR WITH 2 INCH EMBEDMENT LENGHT	16	16	16



- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
- FASTENERS SHALL BE LOCATED NOT LESS THAN 1 INCH FROM THE EDGE OF THE PANEL.
- ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2 INCHES INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2.5 INCHES FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
- PANELS ATTACHED TO MASONRY/STUCCO SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1,500 POUNDS.
- INTERMEDIATE CENTER SUPPORT SHALL CONSIST OF MINIMUM 2x6 SPF NO.2 OR PRESSURE TREATED WOOD MEMBER. INTERMEDIATE CENTER SUPPORT SHALL BE PROVIDED WHEN ANY PANEL DIMENSION EXCEEDS 8'-0" IN EITHER DIRECTION OR WHEN REQUIRED TO REDUCE UNSUPPORTED PANEL SPAN. CENTER SUPPORT SHALL EXTEND FULL DISTANCE OF PROTECTED OPENING IN DIRECTION OF SUPPORT AND SHALL BE ANCHORED AT BOTH ENDS TO STRUCTURAL FRAMING, CONCRETE, OR OTHER APPROVED STRUCTURAL SUBSTRATE USING APPROVED CONNECTORS AND FASTENERS CAPABLE OF TRANSFERRING APPLICABLE WIND LOADS.

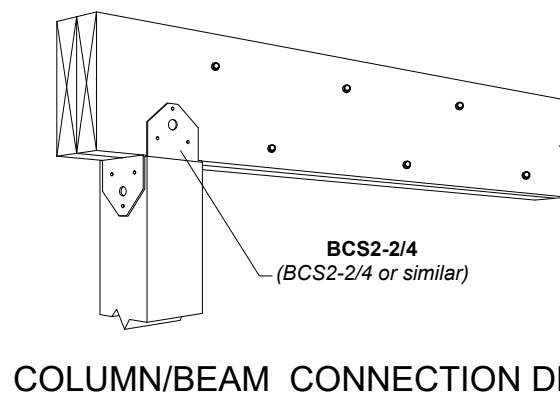
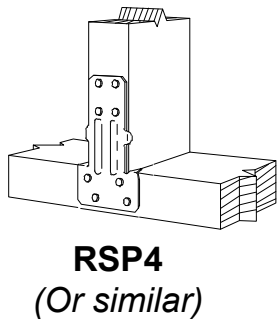
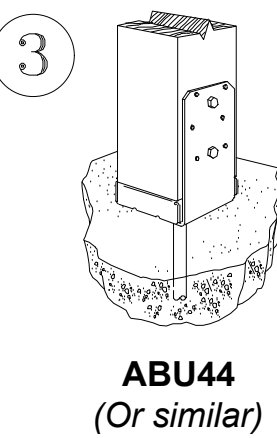
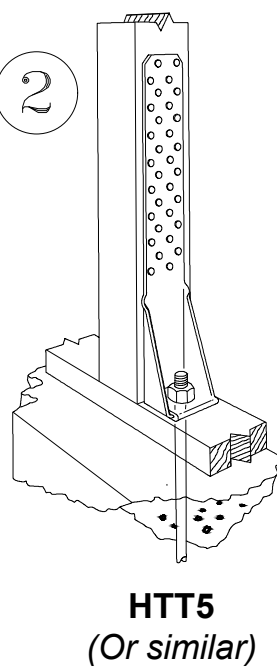
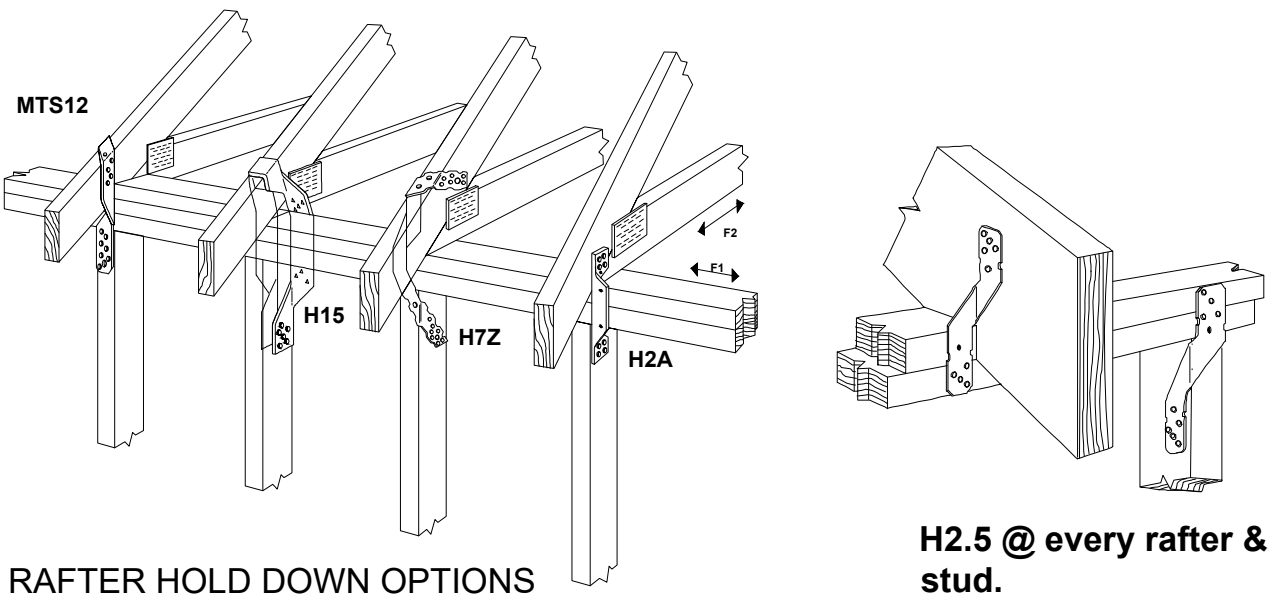
NOTES:

- STRUCTURAL FRAMING MUST BE DONE IN ACCORDANCE TO THE BUILDING STANDARD CODES MENTIONED ON TITLE SHEET.
 - EXTERIOR DOORS, WINDOWS & GARAGE DOOR SHALL HAVE PRODUCT EVALUATION ACCEPTABLE TO TDI AND BE INSTALLED AS PER PRODUCT EVALUATIONS.
 - ALL BUILDING PRODUCTS MUST COMPLY WITH THE BUILDING SPECIFICATIONS ADOPTED BY TDI.
 - WINDBORNE DEBRIS IS REQUIRED IF THE BASIC WIND SPEED IS 140MPH OR GREATER.
- GRAZED OPENINGS MUST BE PROTECTED WITH WOOD STRUCTURAL PANELS, SHUTTERS OR BE IMPACT RESISTANT RATED.

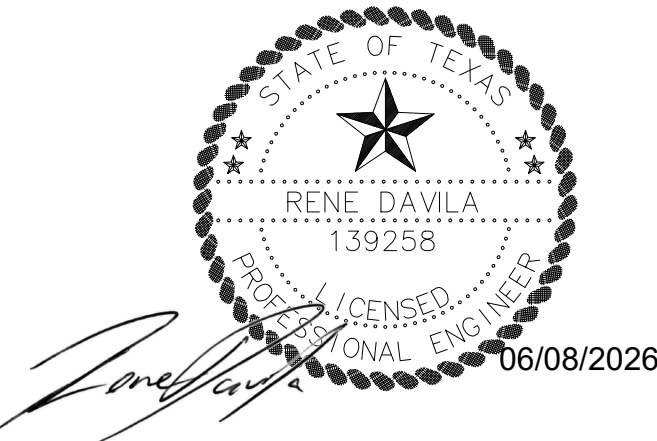
LEGEND:

ZONE 4 – SHEATHING FASTENED 6" O.C. ALONG EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 7/16" OSB, 8D MIN 2.5" NAILS

ZONE 5 – SHEATHING FASTENED 4" O.C. ALONG EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 7/16" OSB, 8D MIN 2.5" NAILS



COLUMN/BEAM CONNECTION DETAIL



PROJECT #: 26-0379
DATE: 05/28/2026
DESIGN BY: RD
CHECKED BY: RD

RGV STRUCTURAL LLC
905 E Los Ebanos Ste.C Brownsville, TX 78520
(956) 243-0833 / rs@rgvstructural.com / Registration No. F-27989

SHEAR WALL
SYSTEM

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STRUCTURAL

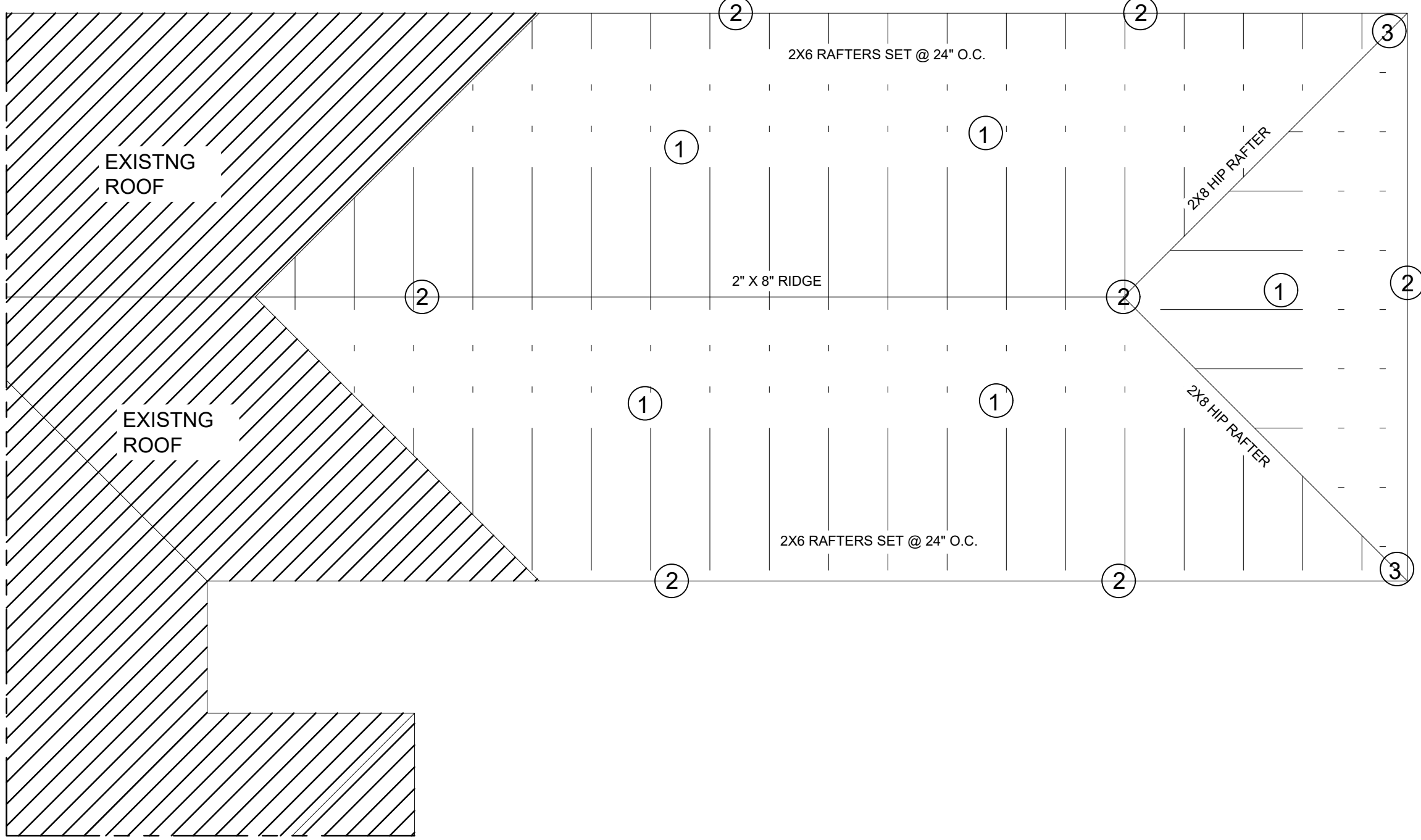
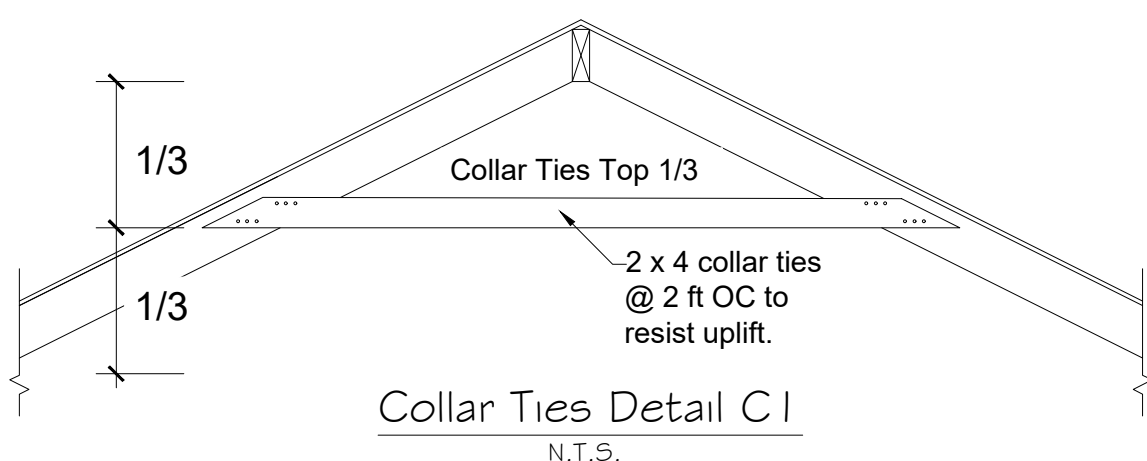
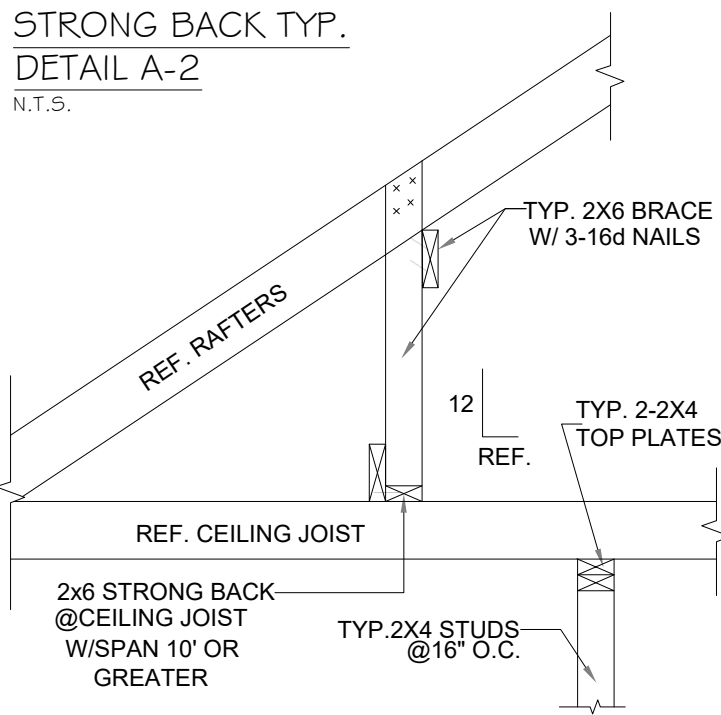
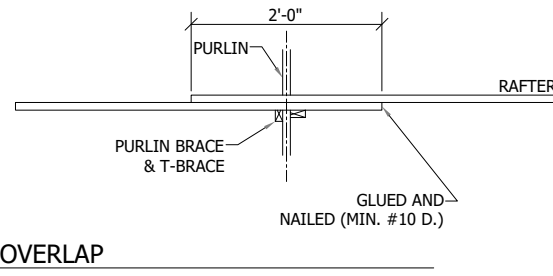
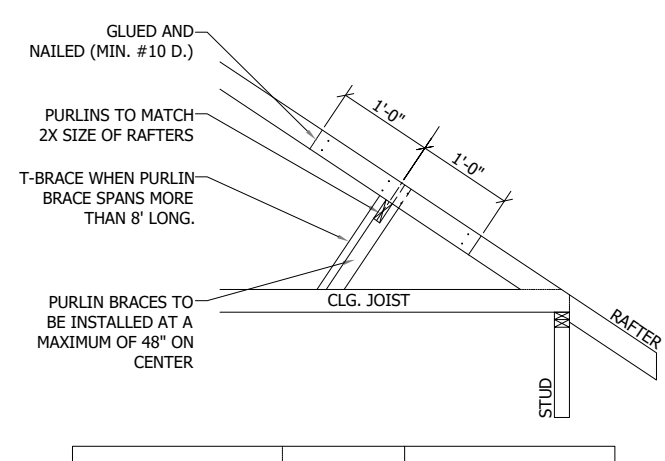
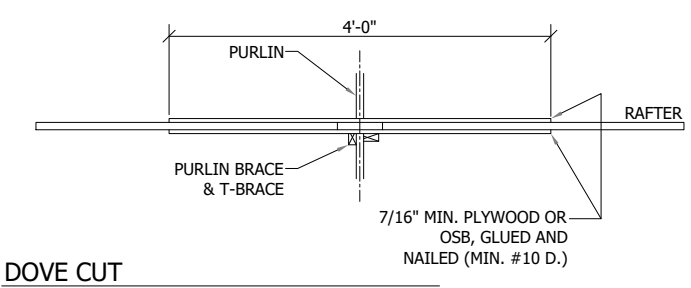
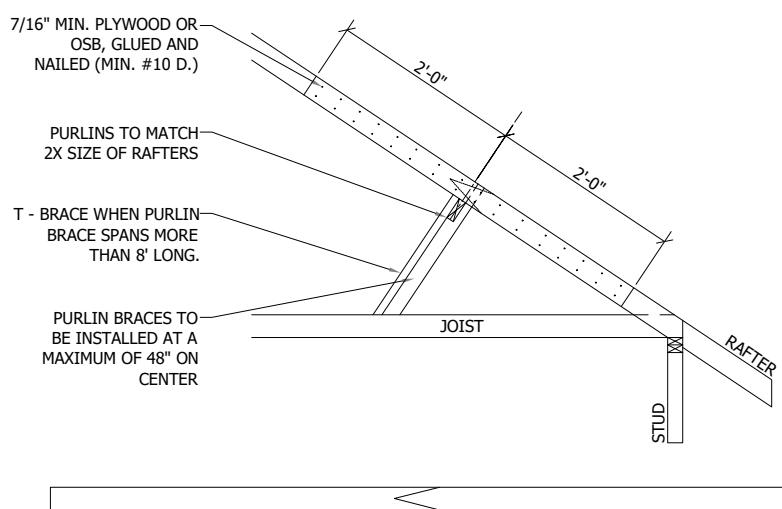
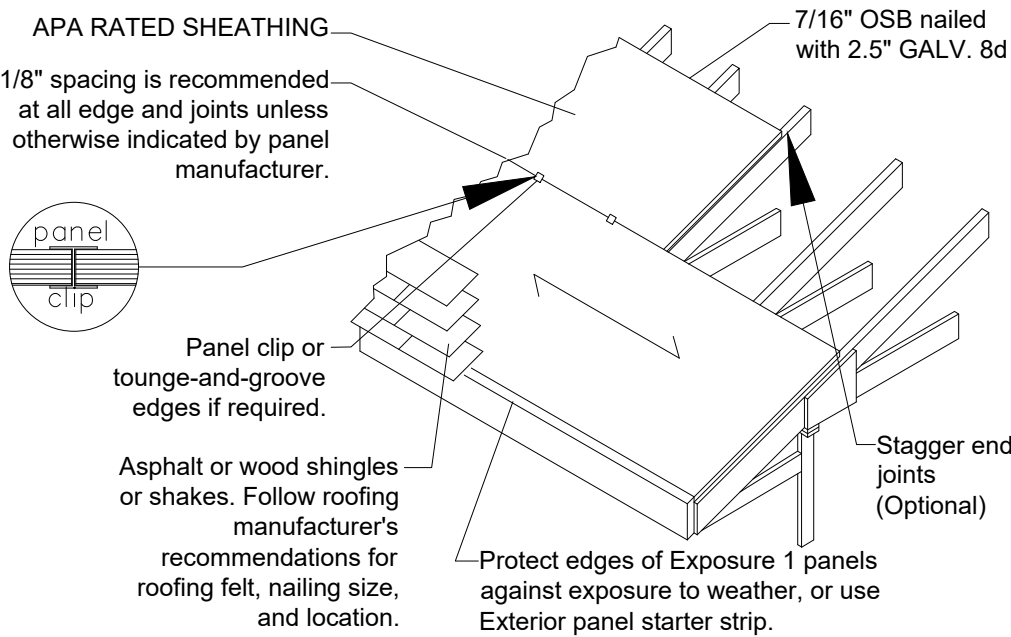
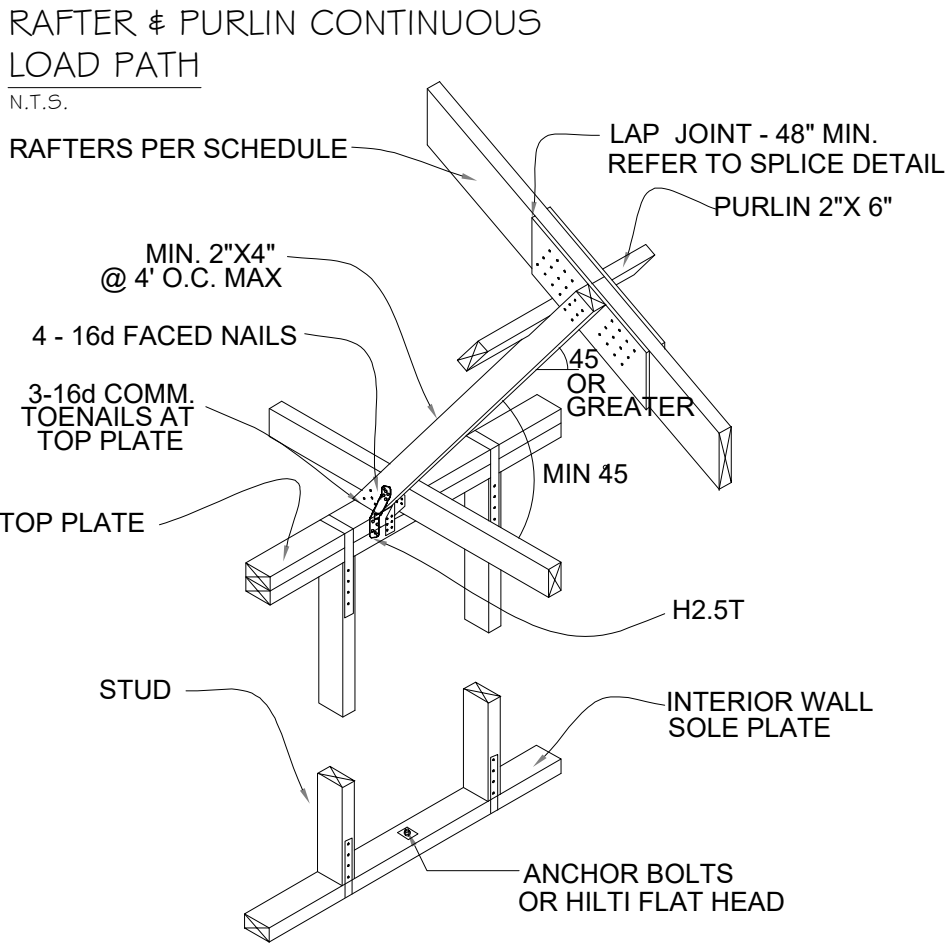
SHEET
3 of 4

NOTES:

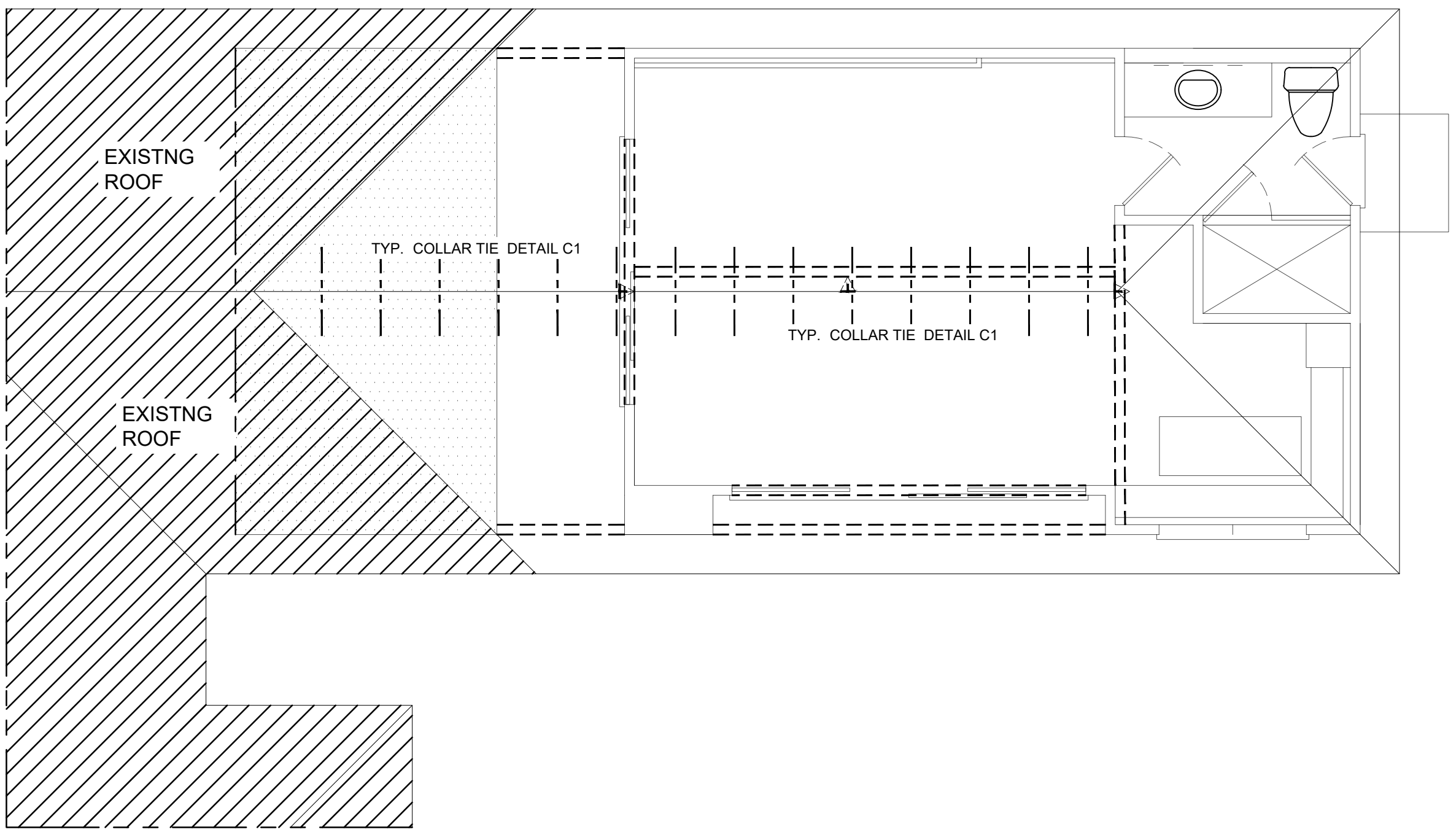
- FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT WATER FROM ENTERING THE WALL AND ROOF.
- PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
- INTAKE AND EXHAUST SHALL BE PROVIDED IN ACCORDANCE WITH THE BUILDING CODE AND THE VENT PRODUCT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL ROOFING PRODUCTS SHALL MEET TDI ADOPTED CODES AND BE TDI APPROVED PRODUCTS.
- ALL ROOFING PRODUCTS SHALL BE INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS AND TDI PRODUCT EVALUATION.
- ALL ROOF COVERINGS REQUIRED 2 LAYERS OF MECHANICALLY FASTENED UNDERLAYMENT OR FULL SELF-ADHERED MEMBRANE OVER THE ENTIRE ROOF DECK.

LEGEND:

- ZONE 1 – SHEATHING FASTENED 6" O.C. ALONG EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING, 7/8" OSB, 8D COMMON (2.5" X 0.131")
- ZONE 2 – SHEATHING FASTENED 4" O.C. ALONG EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING, 7/8" OSB, 8D COMMON (2.5" X 0.131")
- ZONE 3 – SHEATHING FASTENED 4" O.C. ALONG EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING, 7/8" OSB, 8D COMMON (2.5" X 0.131")



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

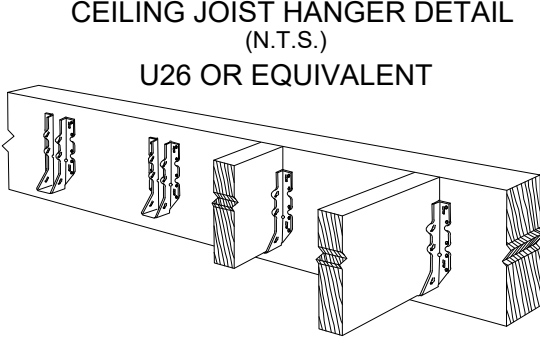


ROOF BRACING PLAN
SCALE: 3/16 " = 1' - 0"

DESIGNED FOR COMPOSITION/METAL ROOF

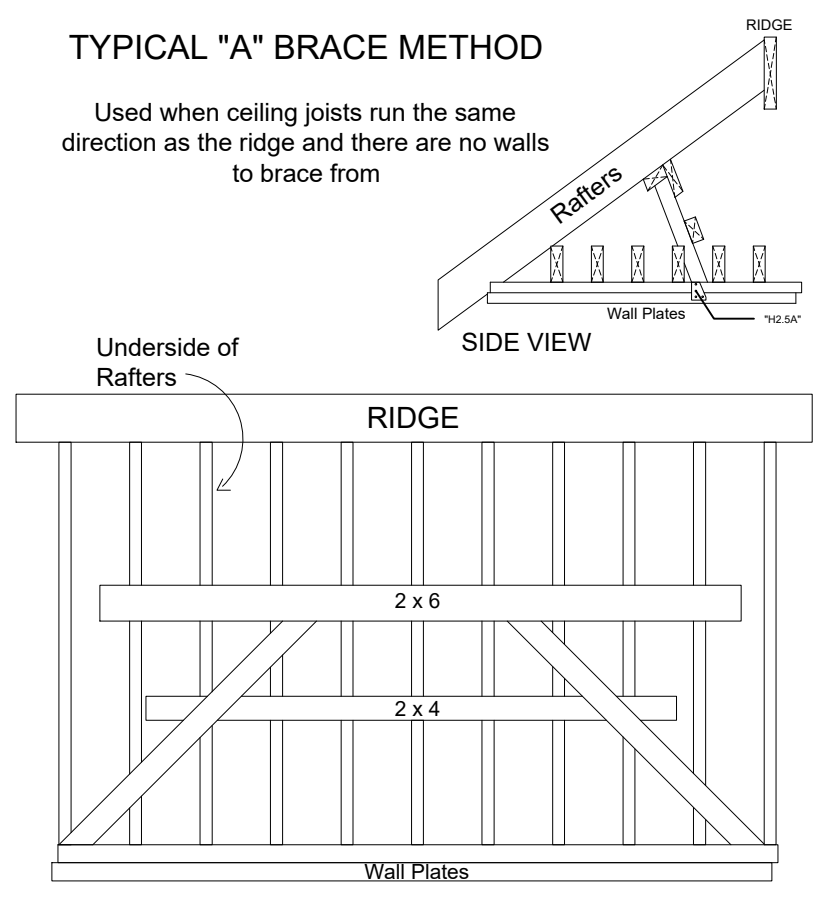
NOTE:
ALL RAFTERS TO BE 2X6's @ 24" O.C., #2 U.N.O.

ROOF BRACING SCHEDULE			
F >>	BRACE LENGTH	T-BRACE DETAIL	
	10' MAX	2x4	2x4
	20' MAX	2x4	2x6
TYPICAL ROOF BRACING	30' MAX	2x6	2x8

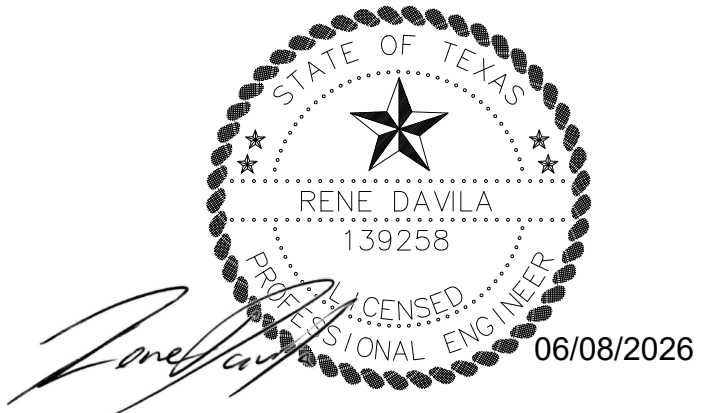


TYPICAL "A" BRACE METHOD

Used when ceiling joists run the same direction as the ridge and there are no walls to brace from



TYPICAL "A" METHOD DETAIL



PROJECT #: 26-0379

DATE: 05/28/2026

DESIGN BY: RD

CHEKED BY: RD

RGV STRUCTURAL LLC

905 E Los Ebanos Ste.C Brownsville, TX 78520

(956) 243-0833 / rs@rgvstructural.com / Registration No. F-27989

ROOF
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SHEET
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