

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2023

HDRC CASE NO: 2023-431
ADDRESS: 324 ADAMS ST
LEGAL DESCRIPTION: NCB 946 B-2 LOT SW TRI 12.3 OF 15,16 EXC NE & SW TRI & NE TRI 16.2 FT OF 17 ARB A14
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Matthew Knapp/Elbow Room
OWNER: GONZALES ALAN J & LIBERTY A
TYPE OF WORK: New construction of a rear accessory
APPLICATION RECEIVED: October 23, 2023
60-DAY REVIEW: December 22, 2023
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 480-square-foot rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be

considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be

appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio’s residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at the property located at 324 Adams within the King William Historic District. The primary structure is a single-story residence with a front-facing gable with a parapet roof, traditional one-over-one windows, an open porch, and stucco siding. The property makes its first appearance in the 1909 City Directory and the 1912 Sanborn Map. At this time, the applicant is requesting to construct a 480-square-foot rear accessory structure.

b. **SETBACK & ORIENTATION** - According to the Guidelines for New Construction, 5.B.i and ii, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required. Applicants should match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. The applicant has proposed to construct a 1-story, 480-square-foot rear accessory structure at the rear of the property. The rear accessory structure will be oriented west, facing the rear of the primary structure toward Adams St. Staff finds the proposal appropriate.

c. **SCALE & MASSING** – To the rear of the proposed primary structure, the applicant has proposed to construct a single-story, 480-square-foot rear accessory structure. Per the Guidelines for New Construction, 1.A.i Design new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed height of the accessory structure is noted as approximately 12' - 4". Generally, staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.

d. **BUILDING FOOTPRINT** – The Guidelines for New Construction 5.A ii and iii notes that accessory structures should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site. While the exact square footage of the primary structure has not been provided, the proposed accessory appears to easily meet this requirement.

e. **MATERIALS & TEXTURES** – The applicant has proposed for the rear accessory structure to feature materials including aluminum-clad wood windows, stucco siding, wood trim, porch stairs, wooden railings, and a standing seam metal roof. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. The adjacent historic structures generally feature wood siding or masonry and shingle roofing material. Additionally, Guideline 3.A.v, states contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco. The proposed materials will complement the primary structure which is fully clad in stucco. The proposal is generally appropriate.

f. **WINDOW MATERIALS** – The applicant has proposed to install double-hung aluminum-clad wood windows. The proposed windows sashes are to be recessed two (2) inches behind the face of the trim. Wood or aluminum-clad wood

windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposed window is larger than the generally recommended. The Guidelines for New Construction 5.A.iv, states to design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. Staff finds that the applicant should explore a traditionally sized window that is in keeping with the Guidelines.

g. ROOF FORM – The applicant has proposed to install a standing seam metal flat roof to the rear accessory structure. The Guidelines for New Construction 2.B.i. states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed roof is simple in design and generally consistent with the Guidelines.

h. SOLIDS AND VOIDS - The applicant has proposed to install aluminum-clad wood windows, on all but one elevation. Guideline 2.C.ii for New Construction states to avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Additionally, Guideline 2.C.i for New Construction states that new construction should incorporate window and door openings with a similar proportion of wall-to-window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The proposed structure features a symmetrical fenestration pattern on the front façade, however, staff finds that the applicant explores additional fenestrations to the sides and rear of the structure.

i. ARCHITECTURAL DETAILS – Guideline 4.A.ii for New Construction states that new construction should incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate. Staff finds that the applicant has proposed historically appropriate proportions and a design that relates to the principal building, including stucco siding, flat roof, and one-over-one windows. Staff finds the proposal consistent with the Guidelines.

j. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

RECOMMENDATION:

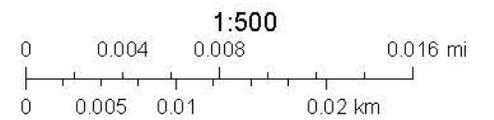
Staff recommends approval of the construction of a 480-square-foot rear accessory based on findings a through j, with the following stipulations:

- i. That the applicant installs a window that meet staff’s standard window stipulations and submits updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings g and r. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening, based on finding f.
- ii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish, based on finding d. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



November 6, 2023











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- A.02 Architectural Specifications

ARCHITECTURAL

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CODE ANALYSIS

BUILDING CODES:
 2021 INTERNATIONAL RESIDENTIAL CODE
 2021 INTERNATIONAL FIRE CODE
 2021 INTERNATIONAL PLUMBING CODE
 2021 INTERNATIONAL MECHANICAL CODE
 2018 NEC

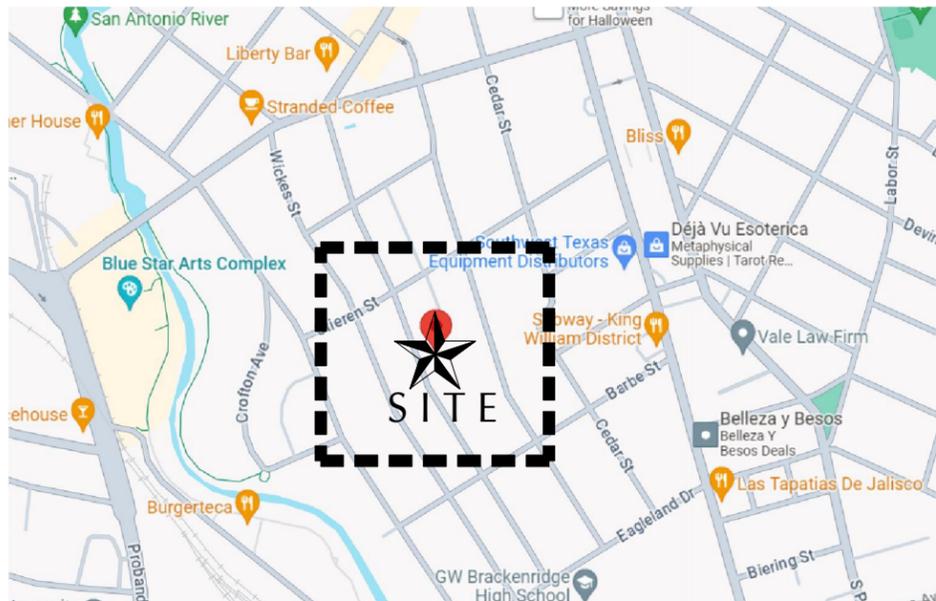
PROJECT SCOPE:
 These are drawings for an accessory unit to be located on an existing residential lot.
PROPOSED CONSTRUCTION:
 Type VB (Section 602 and 603 and Table 601)- NOT FIRE SPRINKLERED

OCCUPANCY: GROUP R (Residential)

This is an accessory dwelling unit.

AREA LIMITATION: 800 S.F.

The accessory unit is 480 square feet in area.



01 location map
 SCALE: N.T.S.

SYMBOLS LEGEND

- BUILDING SECTION KEY
- WALL SECTION KEY
- ELEVATION KEY
- PARTITION TYPE
- ACCESSORIES / EQUIPMENT
- SCHEDULED DOOR TYPE
- SCHEDULED DOOR NUMBER
- SCHEDULED WINDOW TYPE
- DEMOLITION KEY NOTE
- GENERAL KEY NOTE
- FINISH KEY NOTE
- ROOM NAME
- REVISION KEY
- ELEVATION HEIGHT KEY
- COLUMN ID. & CENTER LINE
- DETAIL KEY

GENERAL REQUIREMENTS

- contractor shall visit the job site and become familiar with the entire project and all things pertaining to the execution and completion of the work.
- contractor shall verify all existing dimensions and/or inconsistencies shall be brought to the attention of the architect prior to the execution of the work.
- contractor shall be held responsible for any damage to the job site and/or improvements resulting from his/her operations. the contractor shall, at his/her own expense, make all necessary repairs to restore the job site to its original or like-new condition.
- any and all deviations and/or changes from the plans shall be approved by the architect prior to execution.
- contractor shall verify locations of, and protect all existing utilities during all operations.
- unless indicated otherwise, all debris shall become the property of the contractor and shall be removed from the job site on a weekly basis.
- contractor shall comply with all laws, codes and ordinances applicable to this project. contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
- provide any necessary preparation, blocking, substrata, etc. required to properly install and finish the work.
- contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
- contractor shall coordinate with the owner for access to the site. such access shall include a haul route for materials, parking areas and entrance to the site for the contractor.
- all work shall comply with all applicable local building codes and regulations.
- Do not scale drawings. all dimensions indicated shall govern any larger scale details of lesser scale drawings.
- site access and hours/days of construction shall be coordinated with the owner.
- not used
- contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
- contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
- contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
- contractor will note the presence of underground utility and high voltage overhead electric lines adjacent to this project.

ABBREVIATIONS

MARK	DEFINITION	MARK	DEFINITION
A.F.F.	ABOVE FINISHED FLOOR	MAS.	MASONRY
A.F.G.	ABOVE FINISHED GRADE	M.O.	MASONRY OPENING
ACOUS.	ACOUSTIC	MAT.	MATERIAL
ADDL.	ADDITIONAL	MAX.	MAXIMUM
ADJ.	ADJUSTABLE/ADJACENT	MECH.	MECHANICAL
ALT.	ALTERNATE	MEMB.	MEMBRANE
ALUM.	ALUMINUM	MTL.	METAL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING	MM.	MILLIMETER
ANCH.	ANCHOR	MIN.	MINIMUM
A.B.	ANCHOR BOLT	MOD.	MODIFICATION
ANOD.	ANODIZED	MORT.	MORTAR
APPROX.	APPROXIMATELY	MULL.	MULLION
ASB.	ASBESTOS	NECY.	NECESSARY
ATTEN.	ATTENUATION	NOM.	NOMINAL
B.R.	BACKER ROD	NO.	NO.
BM.	BEAM	N/A	NOT APPLICABLE
BLK.	BLOCK	NOT IN CONTRACT	NOT IN CONTRACT
BLKG.	BLOCKING	N.I.G.	NUMERICAL NUMBER
BD.	BOARD	NUM.	NUMBER
BOT.	BOTTOM	O.C.	ON CENTER
BKT.	BRACKET	OPG.	OPENING
BLDG.	BUILDING	O.H.	OPPOSITE HAND
B.U.R.	BUILT UP ROOF	O.D.	OUTSIDE DIAMETER
CAB.	CABINET	O/H	OVERHEAD
CLG.	CEILING	PT.	PAINT
CEM.	CEMENT	PTN.	PARTITION
C.	CENTER LINE	PL.	PLATE
CER.	CERAMIC	PLAS.	PLASTER
C.T.	CERAMIC TILE	PLAM.	PLASTIC LAMINATE
C.B.	CHALK BOARD	PLBG.	PLUMBING
C.O.	CLEAN OUT	PLND.	PLYWOOD
C.R.	COLD ROLLED	P.V.C.	POLYVINYL CHLORIDE
C.R.C.	COLD ROLLED CHANNEL	FORC.	FORCELAIN
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONG.	CONCRETE	P.S.	PROJECTION
CMU	CONCRETE MASONRY UNIT	PROP.	PROPERTY
CONST.	CONSTRUCTION	PURL.	PURLIN(S)
CONT.	CONTINUOUS	Q.T.	QUARRY TILE
CONTR.	CONTRACTOR	RAD.	RADIUS
C.J.	CONTROL JOINT	REC.	RECESSED
C.G.	CORNER GUARD	REF.	REFERENCE
C.F.	COUNTER FLASHING	REINF.	REINFORCED
DTL.	DETAIL	REQD.	REQUIRED
DIAG.	DIAGONAL	RESIL.	RESILIENT
DIA.	DIAGRAM	RES.	RESISTANT
DIM.	DIMENSION	RET.	RETAINING
DISP.	DISPENSER	R.	RISERS
DR.	DOOR	R.D.	ROOF DRAIN
DBL.	DOUBLE	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
DWG.	DRAWING	SCHED.	SCHEDULE
EA.	EACH	SECT.	SECTION
E.A.	EACH WAY	SVC.	SERVICE
EIN.	ELECTRICAL	SHT.	SHEET
ELEC.	ELECTRICAL	S.V.	SHEET VINYL
E.W.C.	ELECTRIC WATER COOLER	SIM.	SIMILAR
EL.	ELEVATION	SND.	SOUND
ELEV.	ELEVATOR/ELEVATION	S.A.F.B.	SOUND ATTENUATING FIRE BATTS
ENAM.	ENAMEL	SPEC.	SPECIFICATIONS
ENG.	ENGINEER	SQ.	SQUARE
EQ.	EQUAL	SQ.FT.	SQUARE FEET
EQUIP.	EQUIPMENT	ST.	STAINLESS
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXP.	EXPANSION	STD.	STANDARD
E.J.	EXPANSION JOINT	STL.	STEEL
EXT.	EXTERIOR/EXTENSION	STR.	STRUCTURAL
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	STRUCT.	STRUCTURE
FAB.	FABRICATE/FABRICATOR	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	T.B.	TACK BOARD
FIN.	FINISH	TEL.	TELEPHONE
FIRE EXTINGUISHER BRACKET		THRU	THROUGH
FIRE EXTINGUISHER CABINET		T. & G.	TONGUE AND GROOVE
FIRE RATED		T. & B.	TOP AND BOTTOM
F.L.	FLOOR	T.O.C.	TOP OF CONCRETE
F.L.H.	FLOOR HEAD	T.O.S.	TOP OF STEEL
F.D.	FLOOR DRAIN	T.	TREATED
FLUOR.	FLUORESCENT	TRTD.	TREATED
F.SVC.	FOOD SERVICE	TYP.	TYPICAL
FT.	FOOT	UL.	UNDERWRITERS LABORATORY
FTG.	FOOTING	UN.O.	UNLESS NOTED OTHERWISE
FDN.	FOUNDATION	UR.	URINAL
FRM.	FRAME	V.I.F.	VERIFY IN FIELD
FRMG.	FRAMING	VERT.	VERTICAL
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
G.I.	GALVANIZED IRON	V.C.P.	VITRIFIED CLAY PIPE
GA.	GAUGE	W.C.	WATER CLOSET
GEN.	GENERAL	W.P.	WATERPROOF
GL.	GLASS	WR.	WATER RESISTANT
GM.	GLASS-MAT	WT.	WEIGHT
GR.	GRADE	W.W.F.	WELDED WIRE FABRIC
GRT.	GROUT	W.F.	WIDE FLANGE
GYP.	GYPSPUM	W.	WITH
G.W.B.	GYPSPUM WALL BOARD	WOOD	WOOD
H.R.	HANDRAIL		
H.W.	HARDWARE		
H.W.D.	HARDWOOD		
H.D.	HEAD		
HT.	HEIGHT		
HORIZ.	HORIZONTAL		
H.M.	HOLLOW METAL		
H.B.	HOSE BIB		
IN.	INCH		
I.D.	INTERIOR DIAMETER		
INST.	INSTALL/INSTALLER		
INSUL.	INSULATION		
INT.	INTERIOR		
INV.	INVERT		
JT.	JOINT		
J.B.	JUNCTION BOX		
KIT.	KITCHEN		
LAM.	LAMINATE		
LAV.	LAVATORY		
L.	LENGTH		
LT.WT.	LIGHT WEIGHT		
LIN.	LINEAR		
MACH.	MACHINE		
M.H.	MANHOLE		
MANUF.	MANUFACTURER		
M.B.	MARKER BOARD		

ElbowRoom
 A FLEXIBLE LIVING SPACE.

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architecture
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 project management

1016 State Highway 46 East
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 Alvin G. Peters, Architect #15199



LINDA
24'-0" X 20'-0"

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permit set

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cover sheet

A0.1

GENERAL NOTES

1. THE WORD 'CONTRACTOR' AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2. APPLICABLE CODE REQUIREMENTS
 - A. CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODE REQUIREMENTS:
 1. ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
 2. THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.
 3. THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO PROJECT.
 - B. CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS.
 - C. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.
3. CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
4. BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
5. CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
6. CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER, AND SHALL PROMPTLY REPORT IN WRITING TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR.

IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY, OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.

THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.
7. ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
8. ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS, SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.
9. WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
10. GARAGES SHALL CONTAIN NO OPENINGS INTO ROOMS USED FOR SLEEPING PURPOSES.
11. EACH TOILET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" WIDE AND SHALL HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 24" PER I.R.C., LATEST EDITION.
12. FIREPLACE HEARTH SHALL EXTEND 16" FROM THE FRONT OF AND 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQ. FT. OR LARGER, THE HEARTH SHALL EXTEND 20" FROM THE FRONT OF, AND 12" BEYOND EACH SIDE OF, THE FIREPLACE OPENING. HEARTHS SHALL COMPLY WITH I.R.C., LATEST EDITION.
13. FIRE WARNING SYSTEM SHALL COMPLY WITH I.R.C., LATEST EDITION.
14. ALL REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT
15. OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL BE ENCLOSED IN A ONE-HOUR FIRE-RESISTIVE SHAFT COMPLY WITH I.R.C., LATEST EDITION.
16. PROVIDE A MINIMUM OF 22"x30" ATTIC ACCESS OPENING IN EACH ATTIC WHOSE MAXIMUM CLEAR HEIGHT EXCEEDS 30". PROVIDE 30" MINIMUM HEADROOM ABOVE EACH SUCH OPENING PER I.R.C., LATEST EDITION.
17. ALL WALLS AND SOFFITS OF ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE FINISHED WITH 5/8" TYPE 'X' GYPSUM WALLBOARD, PER I.R.C., LATEST EDITION.
18. ALL WEATHER-EXPOSED SURFACES SHALL BE COVERED WITH MINIMUM GRADE 'B' WATERPROOF BUILDING PAPER OR TYPE IS ASPHALT SATURATED ORGANIC FELT COMPLYING WITH I.R.C., LATEST EDITION.

19. GUARDRAILS WITHIN INDIVIDUAL DWELLING UNITS SHALL BE AT LEAST 36" HIGH AND SHALL BE CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH PER I.R.C., LATEST EDITION.
20. GAS VENTS AND NON-COMBUSTIBLE PIPING MUST BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR AND CEILING THROUGH WHICH IT PASSES.
21. HOSE BIBBS AND IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH APPROVED BACKFLOW PREVENTION DEVICES.
22. EXHAUST FANS AND DRYER VENTS MUST BE DUCTED TO OUTSIDE AIR AND BE EQUIPPED WITH APPROVED BACK-DRAFT DAMPERS.
23. ALL INSULATION SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH I.R.C., LATEST EDITION.
24. HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSING PER I.R.C., LATEST EDITION.
25. ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
26. ALL REFERENCES TO THE INTERNATIONAL BUILDING CODE SHALL BE TO THE LATEST EDITION FOR THE MUNICIPALITY HAVING JURISDICTION.
27. PROVIDE A 2% FINISH GRADE SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET.
28. THERE SHALL BE NO ON-SITE WATER RETENTION.
29. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY.
30. GRADE DIFFERENTIALS GREATER THAN 12 INCHES MUST BE SUPPORTED BY AN APPROVED RETAINING WALL.
31. PLANS SHALL COMPLY WITH SECURITY CODE ORDINANCE WITH PEEP HOLE OR VISION PANEL, STEEL PLATE AT THE DEAD BOLT STRIKER AND WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE I.R.C., LATEST EDITION.
32. LOW FLOW WATER CLOSETS TO BE INSTALLED.
33. THERMOSTATS SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK WHICH THE BUILDING OCCUPANT CAN PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT, SET POINTS FOR AT LEAST TWO PERIODS WITHIN TWENTY FOUR HOURS.
34. EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE TO APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE.
35. ALL GAS-FIRED FAN-TYPE CENTRAL FURNACES AND COOKING APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE.
36. ALL FAN SYSTEMS EXHAUSTING NEAR THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
37. ALL TRANSVERSE DUCT, PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS AND SHALL BE INSULATED TO CONFORM TO THE PROVISIONS OF THE I.M.C.
38. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE 1992 ANSI AIR INFILTRATION STANDARDS AND SHALL BE CERTIFIED AND LABELED.
39. STORAGE-TYPE WATER HEATERS TO BE WRAPPED WITH EXTERNAL INSULATION.
40. THE FIVE FEET OF PIPE CLOSET TO THE WATER HEATER IF OUTSIDE CONDITIONED SPACE SHALL BE INSULATED WITH A MINIMUM OF R-4. STEAM CONDENSATION RETURN PIPING AND RECIRCULATION HOT WATER PIPING OUTSIDE THE BUILDING ENVELOPE SHALL BE INSULATED IN ACCORDANCE WITH THE BUILDING CODE.
41. NOT USED
42. FOR INFILTRATION CONTROL ALL OPENINGS AND PENETRATIONS MUST BE CAULKED AND SEALED, SUCH AS AROUND WINDOWS, AT SILL PLATES AND AROUND OPENING FOR UTILITY PIPES AND WIRES.
43. PROVIDE GASKETS UNDER THE PLATES OF ALL OUTLETS LOCATED IN THE WALL FORMING THE PERIMETER OF CONDITIONED SPACE.
44. INSULATION USED SHALL COMPLY WITH APPLICABLE BUILDING CODE STANDARDS.
45. MINIMUM DRIVEWAY PAVING SHALL BE 4" THICK CONCRETE SLAB.
46. STREET ADDRESS SHALL BE LOCATED ON BUILDING EXTERIOR IN ACCORDANCE WITH LOCAL POLICE AND FIRE DEPARTMENT REQUIREMENTS.
47. WHERE CERAMIC TILE IS USED, "MONDO BOARD" OR AN APPROVED EQUAL FOR BACKING BOARD (N.R. GYPBOARD NOT ALLOWED) SHALL BE USED.
48. SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.
49. SEISMIC ANCHORAGE OF WATER HEATERS TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN DISTANCE OF 4" ABOVE THE CONTROLS.

50. ANCHOR OR STRAP FORCED AIR UNIT, HVAC UNITS, OR AIR HANDLING UNIT TO STRUCTURE TO RESIST EARTHQUAKE MOTION
 51. PROVIDE COMBUSTION AIR TO FORCED AIR UNIT TO COMPLY WITH MECHANICAL CODE.
 52. NO DOMESTIC DISHWASHER SHALL BE CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING.
 53. WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE SHALL DRAIN TO THE EXTERIOR.
 54. EXTERIOR SUPPORT FOR A/C UNITS SHALL BE A CONCRETE SLAB NOT LESS THAN 3" ABOVE THE ADJOINING GROUND LEVEL
- FINISHES**
1. GYPSUM WALL BOARD SHALL CONFORM TO BUILDING CODE.
 2. WATER-RESISTANT GYPSUM BACKING BOARD SHALL CONFORM TO BUILDING CODE.
 3. NAILS FOR APPLICATION OF GYPSUM WALLBOARD SHALL CONFORM TO BUILDING CODE.
 4. ADHESIVE FOR FASTENING GYPSUM WALLBOARD TO WOOD FRAMING SHALL CONFORM TO BUILDING CODE.
 5. JOINT COMPOUND FOR GYPSUM WALLBOARD SHALL CONFORM TO BUILDING CODE.
 6. GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODE.
 7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING CODE WHERE FIRE RESISTANCE IS REQUIRED.
 8. ALL FINISHES SHALL COMPLY WITH FLAME RATINGS AS SPECIFIED IN BUILDING CODE.
 9. WELDED WIRE FABRIC LATH SHALL BE GRADE B PAPER-BACKED AQUA K-LATH CONFORMING TO U.B.C. SECTION 2502, ITEM 24 AND INSTALLED IN STRICT ACCORDANCE WITH BUILDING CODE.
 10. INTERIOR AND EXTERIOR PLASTER BONDING AGENTS SHALL CONFORM TO BUILDING CODE.
 12. LIME TO CONFORM TO BUILDING CODE.
 13. EXTERIOR PORTLAND CEMENT PLASTER SHALL COMPLY WITH BUILDING CODE.
 14. ALL EXTERIOR WOOD TRIM TO BE CAULKED WITH TOP 700 SEALANT OR EQUAL.
 15. 'STUCCO' APPLIED OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF MINIMUM GRADE D PAPER PER BUILDING CODE.
 16. ALL 7/8" CEMENT PLASTER 'STUCCO' EXTERIOR FINISH SHALL BE 3 COAT PER BUILDING CODE.
- MOISTURE PROTECTION**
1. PROVIDE BITUTHENE, ELASTOMERIC WALKING SURFACES, MEMBRANE WATERPROOFING, FLASHING AND SHEET METAL, RAIN GUTTERS, SEALANTS AND CAULKINGS INDICATED AND AS REQUIRED TO MAKE WORK COMPLETELY WATERPROOF.
 2. THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARDS TO THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, IN (SMACNA): "ARCHITECTURAL SHEET METAL MANUAL" AND SEALANT, WATERPROOFING AND RESTORATION INSTITUTE (SWRI): "SEALANTS: THE PROFESSIONAL'S GUIDE".
 3. SHEET METAL SHALL BE AS FOLLOWS-
 - A. STEEL SHEET HOT-DIPPED, TIGHT COATED GALVANIZED CONFORMING TO ASTM A525. PROVIDE TWENTY-FOUR (24) GAUGE MINIMUM, OR AS INDICATED ON THE DRAWINGS.
 - B. ALUMINUM SHEET CONFORMING WITH FEDERAL SPECIFICATIONS QQ-A-359 AND ASTM B209 ALLOY 3003.
 4. FABRICATE SHEET METAL WITH FLAT LOCK SEAMS. SOLDER WITH TYPE AND FLUX RECOMMENDED BY MANUFACTURER. SEAL ALUMINUM SEAMS WITH EPOXY METAL SEAM CEMENT, WHERE REQUIRED FOR STRENGTH, RIVET SEAMS AND JOINTS. SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE, IN ACCORDANCE WITH APPLICABLE STANDARDS, TO PROVIDE A PERMANENTLY WATERPROOF WEATHER RESISTANT INSTALLATION.
 5. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
 6. PROVIDE COLD-APPLIED, SELF-ADHERING, PERFORMED BITUTHENE MEMBRANES, AS MANUFACTURED BY W.R. GRACE AND CO., WHERE INDICATED ON THE DRAWINGS (AS ELASTOMERIC SHEET WATERPROOFING) AND AT ALL EXTERIOR SURFACES WHICH ARE NOT COMPLETELY VERTICAL AND WHICH ARE EXPOSED TO WEATHER, THAT ARE TO RECEIVE EXTERIOR CEMENT PLASTER FINISH, INCLUDING BUT NOT LIMITED TO: PARAPETS, RAILINGS, PLANT-ONS, SURROUNDS, POP-OUTS AND PROJECTIONS.
 7. APPLY 12" "MOISTOP" FLASHING VAPOR BARRIERS INTERLOCKED WITH FRAME AND BUILDING PAPER TO ENSURE WATERPROOF INSTALLATION. SET WINDOW FLANGE IN FULL BEAD OF SEALANT.
 8. PROVIDE SIXTY (60) MINUTE 'FORTIFIBER' EXTERIOR BUILDING PAPER OR EQUAL BACKING WITH MINIMUM 3" LAPS.

ROOFING

1. FASTENERS USED FOR ROOFING TO BE CORROSION RESISTANT AND SHALL COMPLY WITH U.B.C. TABLE NO. 15-D-1.
2. MATERIALS SHALL CONFORM TO U.B.C. STANDARD 15-5.
3. WIRE SHALL CONFORM TO U.B.C. STANDARD 15-6.
4. ROOF VALLEY FLASHING SHALL COMPLY WITH U.B.C. SECTIONS 1508 AND 1509.
5. ALL ROOFING MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH U.B.C. CHAPTER 15.
6. ROOFING TO BE 296A V-CRIMP METAL ROOF DESIGN
7. ALL ROOFING SHALL BE CLASS 'A' RATED.
8. INSTALL ROOFING AND WALL FLASHING PER MANUFACTURE'S RECOMMENDATIONS CAREFULLY INCORPORATING G.I. FLASHING SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, ETC. SUPPLIED BY OTHERS.

MECHANICAL

1. CONTRACTOR SHALL DESIGN ENTIRE HVAC SYSTEM AND SUBMIT DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING MATERIALS OR EQUIPMENT. HEATING SYSTEMS SHALL BE SIZED TO ACCOMMODATE FUTURE AIR CONDITIONING.
2. HVAC EQUIPMENT TO PROVIDE 'BOOT' IN DUCTWORK FOR FUTURE HONEYWELL OR LENNOX ELECTRONIC AIR CLEANER.
3. ALL EQUIPMENT INSTALLED IN THIS PROJECT SHALL COMPLY WITH THE REFERENCE STANDARDS LISTED IN MECHANICAL CODE.
4. IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS WITHOUT REQUIRED NATURAL VENTILATION, PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF FIVE AIR CHANGES PER HOUR AND CONNECTED DIRECTLY TO OUTSIDE AIR, PER BUILDING CODE.
5. FREESTANDING AND BUILT-IN COOKTOPS SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING SURFACE OF NOT LESS THAN 24" TO A METAL VENTILATION HOOD AND NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL.
6. GAS VENTS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR AND CEILING.
7. EXHAUST FANS SHALL BE DUCTED TO OUTSIDE AIR AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING CODE.
9. AIR DUCTS PENETRATING SEPARATION WALLS OR CEILING BETWEEN GARAGE OR LIVING AREAS SHALL BE EQUIPPED WITH A MINIMUM 26 G.A. SLEEVE

GLAZING

1. ALL GLAZING SHALL CONFORM TO BUILDING CODE..
2. SAFETY GLAZING CONFORMING TO BUILDING CODE. PART I SHALL BE PROVIDED IN ALL LOCATIONS SUBJECT TO HUMAN IMPACT AS SPECIFIED IN BUILDING CODE.
3. GLAZING IN WARDROBE DOORS SHALL COMPLY WITH BUILDING CODE.
4. MIRRORS SHALL BE MINIMUM 3/16" POLISHED PLATE GLASS.
5. ALL GLAZING NOT SPECIFIED ABOVE SHALL BE ANNEALED FLOAT GLASS WHOSE THICKNESS COMPLIES WITH BUILDING CODE.
6. GLAZING SUPPORTS TO COMPLY WITH BUILDING CODE.
7. HINGED GLAZED SHOWER DOORS MUST SWING OUTWARD.
8. TEMP. GLAZING SHALL BE AFFIXED WITH A PERMANENT LABEL
9. GLAZING TO BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS.

ELECTRICAL

1. ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER N.E.C. ARTICLE 250.
2. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, KITCHENS, GARAGES AND OUTDOOR SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER N.E.C. ARTICLE 210-8.
3. ALL CONDUCTORS CLOSER THAN 1-1/4" TO THE EDGE OF FRAMING MEMBERS SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST 1/16" THICK.
4. ANY FIXTURE WEIGHING MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX.
5. ALL FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE LABELED PER N.E.C. ARTICLE 410-4(A).
6. ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE.
7. SMOKE DETECTOR TO BE DIRECT WIRED, 110V WITH BATTERY BACKUP.
8. PROVIDE A MINIMUM OF TWO (2) 20 AMP CIRCUITS ON THE KITCHEN COUNTERTOP FOR THE SMALL APPLIANCE CIRCUITS (N.E.C. 210-52).



ElbowRoom
A FLEXIBLE LIVING SPACE.

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1016 State Highway 46 East
Boerne, Texas 78006
Alvin G. Peters, Architect #15199



10.03.2023

LINDA
24'-0" X 20'-0"

324 Adams St,
San Antonio, Texas, 78210

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PROJECT No: 2023.040
DATE: 10.03.2023
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Architectural Specifications

A0.2




10.03.2023

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24'-0" X 20'-0"

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DATE: 10.03.2023
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floor plan

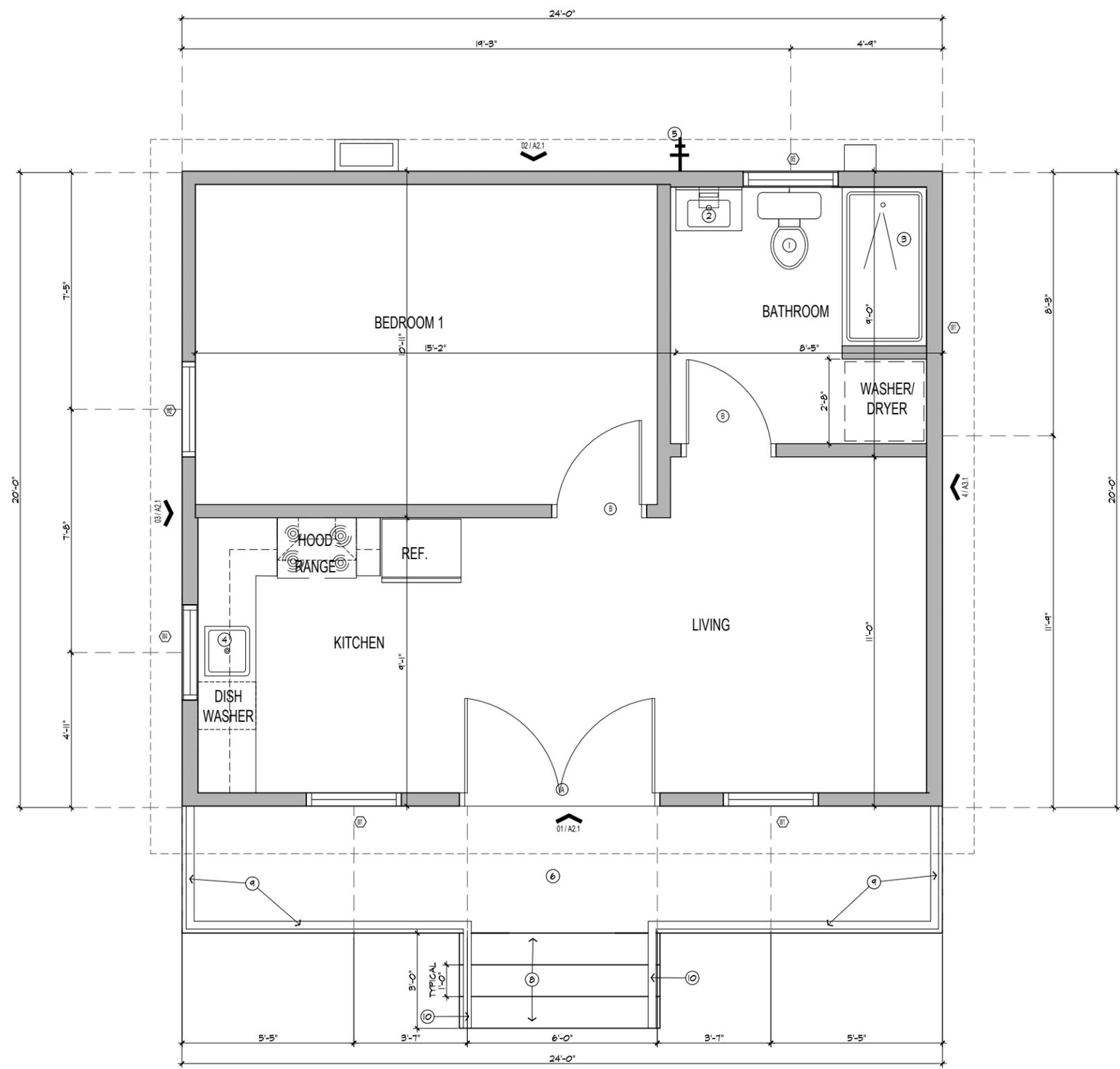
A2.1

FLOOR PLAN LEGEND

- INTERIOR WALL CONSTRUCTION- 1/2" G.M.B. BOTH SIDES 2x4 WD. STUDS AT 16" ON-CENTER
- EXTERIOR WALL CONSTRUCTION- 3 COAT STUCCO FINISH ON SINGLE LAYER 15 LB FELT ON 1/2" EXTERIOR PLYWOOD SHEATHING ON 2x4 WD. STUDS* AT 16" ON CENTER

REVISED 11.07.2023

- FLOOR PLAN KEY NOTES**
- 1 TOILET
 - 2 LAVATORY / VANITY
 - 3 SHOWER -PORCELAIN FLOOR & WALLS TO 6'-0" A.F.F. TEMPERED/OPAQUE GLAZING W/ ALUM. FRAMED DOOR
 - 4 S.S. SINGLE COMPARTMENT SINK
 - 5 HOSE BIBB WITH TAMPER RESISTANT CONTROL
 - 6 TREX DECK (COLOR TO BE DETERMINED) ON WOOD FRAMING @ 12" O.C.
 - 7 TREATED WOOD STAIRS
 - 8 1.5" DIA TREATED WOOD GUARDRAILS - PAINT FINISH
 - 9 1.5" DIA TREATED WOOD HANDRAILS - PAINT FINISH





Alvin G. Peters

10.03.2023

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DATE: 10.03.2023
SHEET: of

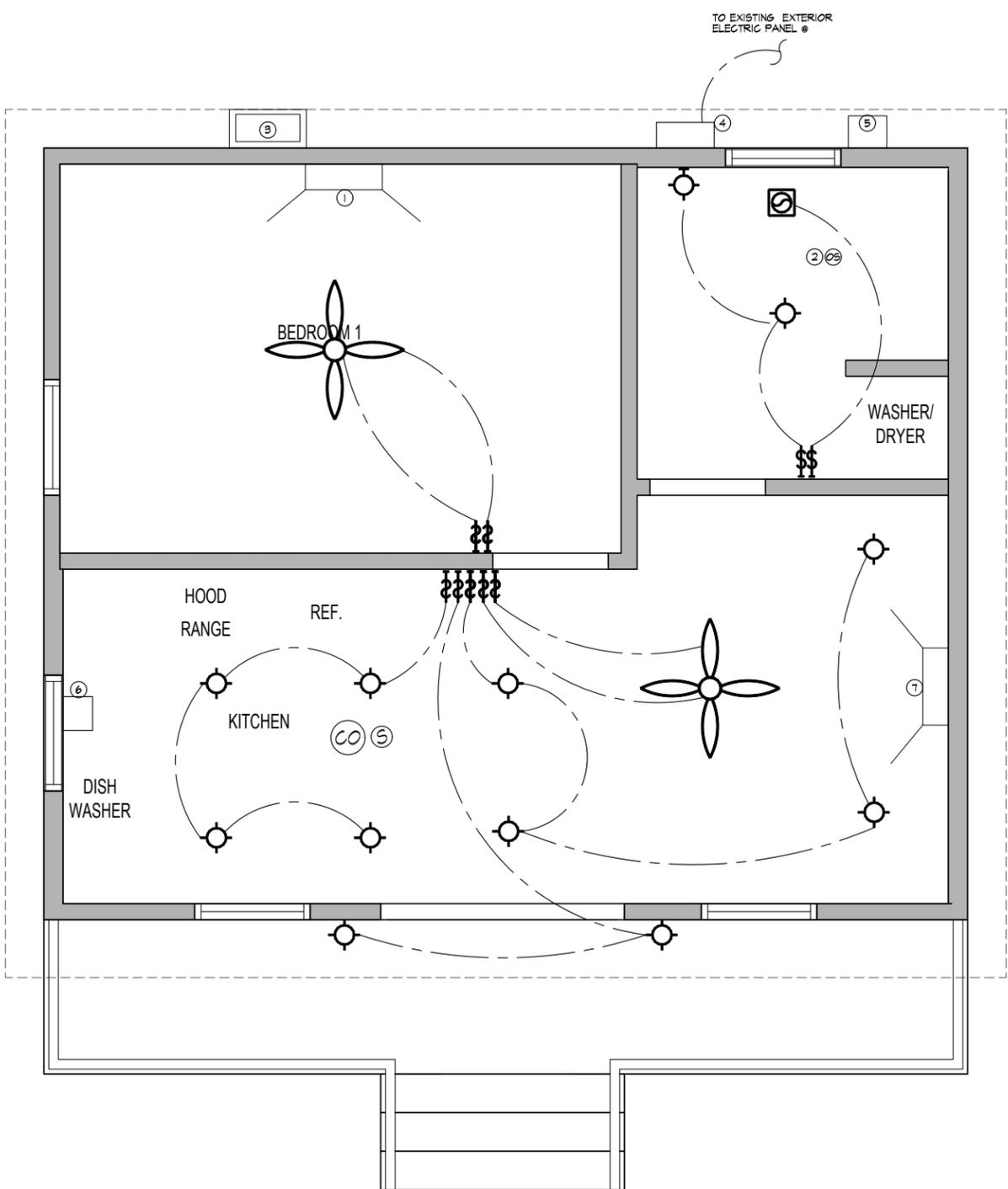
power & lighting
plan

A3.1

- ELECTRICAL POWER LEGEND**
- 120V DUPLEX CONVENIENCE RECEPTICLE
12" A.F.F. TYPICAL U.O.N.
 - MP GFCI → 120V RECEPTICLE W/ 6FI CIRCUIT
W/ WATER RESISTANT HOUSING
 - GFCI → 120V RECEPTICLE W/ 6FI CIRCUIT
 - ⊙ 120V RECESSED FLOOR RECEPTICLE W/ COVER
 - + 220V SINGLE CONVENIENCE RECEPTICLE
HEIGHT NOTED AS PER PLAN
 - ▽ PHONE/DATA OUTLET
 - SERVICE BOX
 - +B HOSE BIBB
 - ⊕ THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)
 - ⊙ CO CARBON MONOXIDE DETECTOR CEILING MOUNTED
 - ⊙ S 1680 APPROVED CEILING MOUNTED SMOKE DETECTOR TO BE HARD WIRED WITH BATTERY BACK-UP (INSTALL AS PER 41 UEC SECTION 310.9) SMOKE DETECTORS SHALL SOUND AN ALARM THAT IS AUDIBLE IN ALL SLEEPING AREAS. SMOKE DETECTORS SHALL EMIT A SIGNAL FOR LOW BATTERIES
 - ↔ TWO-POLE LIGHT SWITCH #42" A.F.F. 8" ABOVE COUNTER U.O.N.
 - ↔ THREE-POLE LIGHT SWITCH
 - ↔ FOUR-POLE LIGHT SWITCH
 - ⊙ WALL MOUNTED LED LIGHT FIXTURE
 - ⊙ CEILING MOUNTED LED LIGHT FIXTURE
 - ⊙ RECESSED LED LIGHT FIXTURE
 - ⊙ RECESSED EXHAUST FAN
 - ⊙ CEILING FAN WITH LED LIGHT FIXTURE

NOTE: EVERY SYMBOL MAY NOT BE USED IN THIS PROJECT.

- POWER PLAN KEY NOTES**
- ① MINISPLIT AIR HANDLER | CASSETTE @ CEILING
 - ② OCCUPANCY SENSOR INTERLOCKED WITH LIGHT SWITCH
 - ③ WALL MTD 1 TON MINISPLIT COMPRESSOR
 - ④ 125 AMP EXTERIOR ELECTRIC PANEL
 - ⑤ ETHERNET CABLE DEMAVC
 - ⑥ UNDER MTD ELECTRIC WATER HEATER 2.54 GPM, 18KW
 - ⑦ 1 TON WALL MTD TRIPLE ZONE MINISPLIT COMPRESSOR



Outlets Notes:
 1) Exterior outlets should be installed in accordance with current IRC and NEC requirement.
 2) Interior Outlets should be installed in accordance with current IRC and NEC requirement.
 3) Kitchen Outlets should be installed in accordance with current IRC and NEC requirement.
 4) Bathroom Outlets should be installed in accordance with current IRC and NEC requirement.



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 Alvin G. Peters, Architect #15199

ROOF PLAN GENERAL NOTES

1. ALL ROOF SLOPES ARE TO BE 1:12
2. PROVIDE 2" CONTINUOUS SOFFIT VENTS
3. ALL OVERHANGS ARE TO BE 1" FROM FRAME
4. ATTIC SPACE VENT AREA REQUIREMENTS:
 TOTAL AREA OF ATTIC- 480 S.F.
 TOTAL AREA OF FREE VENT REQUIRED-
 480 / 300= 1.60 S.F. OF REQUIRED ATTIC ROOF
 VENTS

ROOF PLAN KEY NOTES

- ① 24 GA V-CRIMP METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/16" PLYWOOD SHEATHING ON WOOD FRAMING.



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LINDA
24'-0" X 20'-0"

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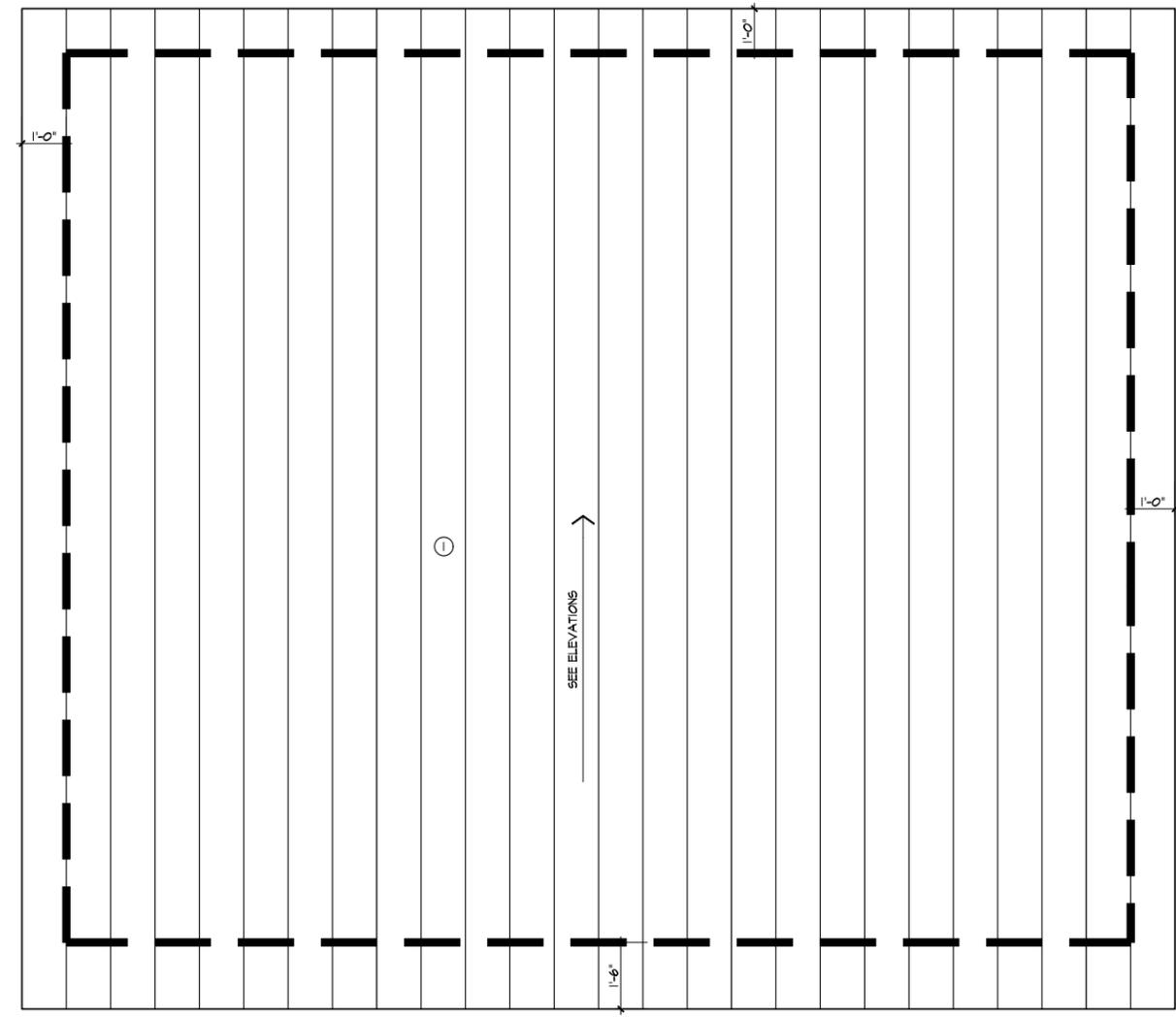
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roof plan

A4.1



01 roof plan
 SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

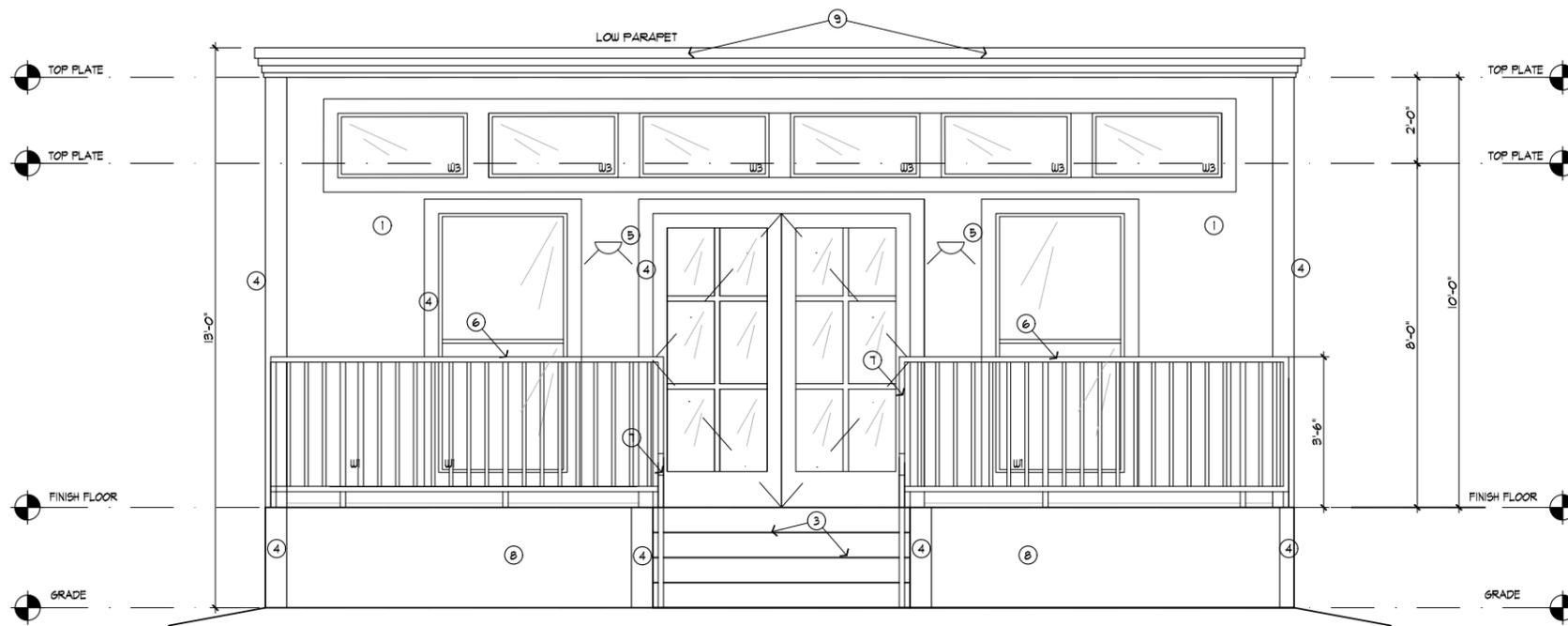
- ① 3 COAT STUCCO FINISH ON SINGLE LAYER 1/2 LB FELT ON 1/2" EXTERIOR PLYWOOD SHEATHING ON 2x4 WD. STUDS AT 16" ON CENTER
- ② STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/8" PLYWOOD SHEATHING ON WOOD FRAMING.
- ③ TREATED WOOD STAIRS
- ④ 4" WOOD TRIM - PAINT FINISH
- ⑤ WALL MOUNTED SCONCE LED LIGHT FIXTURE
- ⑥ 1.5" DIA TREATED WOOD GUARDRAILS - PAINT FINISH
- ⑦ 1.5" DIA TREATED WOOD HANDRAILS - PAINT FINISH
- ⑧ HARDI PANEL SKIRT ON 2x4 FRAMING
- ⑨ STUCCO HARDIE PANEL PAINT FINISH



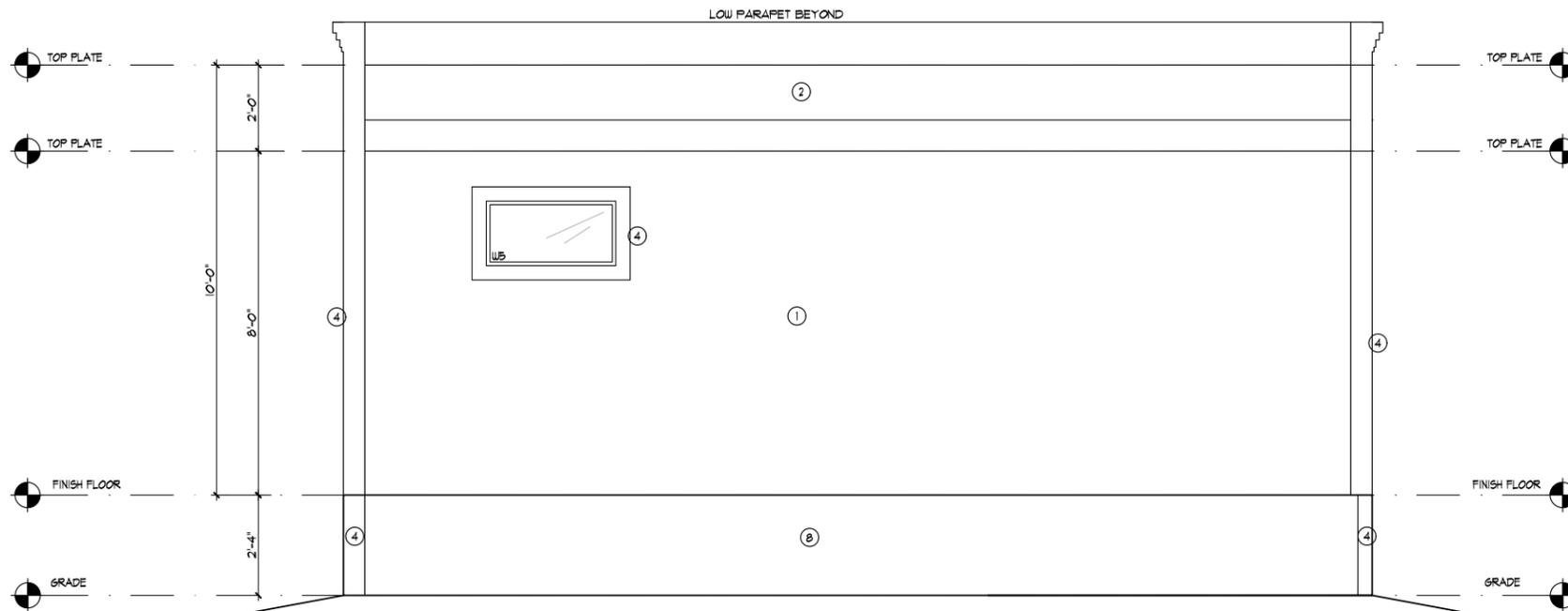
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10.03.2023



01 exterior elevation
SCALE: 1/4" = 1'-0"



02 exterior elevation
SCALE: 1/4" = 1'-0"

LINDA
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**exterior
elevations**

A5.1

ELEVATION KEY NOTES

- ① 3 COAT STUCCO FINISH ON SINGLE LAYER 1/2 LB FELT ON 1/2" EXTERIOR PLYWOOD SHEATHING ON 2x4 W.D. STUDS AT 16" ON CENTER
- ② STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/16" PLYWOOD SHEATHING ON WOOD FRAMING
- ③ TREATED WOOD STAIRS
- ④ 4" WOOD TRIM - PAINT FINISH
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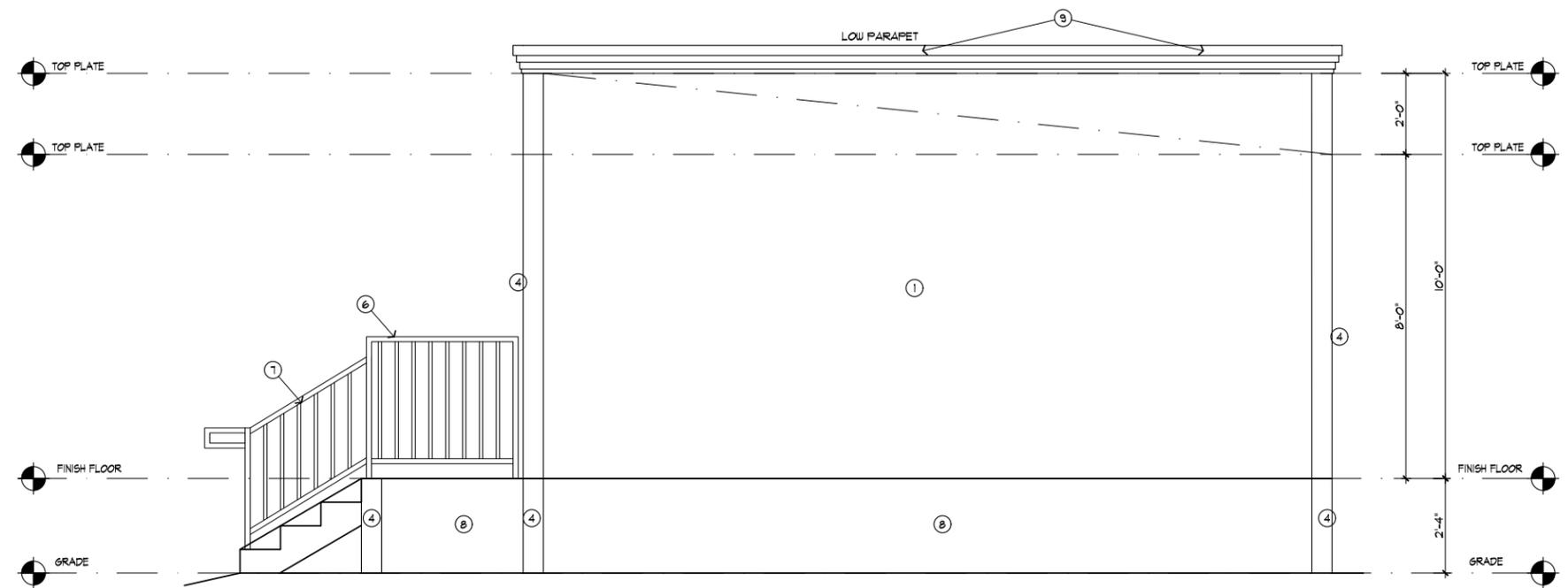


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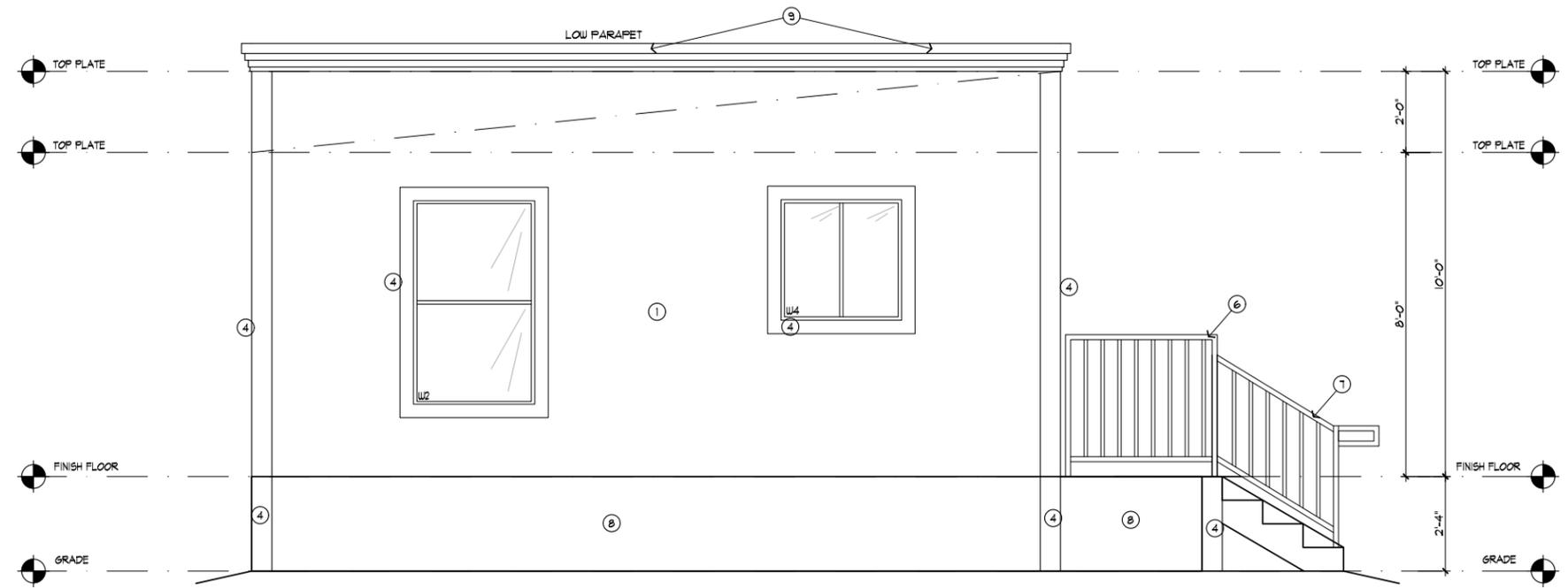


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10.03.2023



01 exterior elevation
SCALE: 1/4" = 1'-0"



02 exterior elevation
SCALE: 1/4" = 1'-0"

LINDA
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exterior elevations

A5.2

- SECTION KEY NOTES**
- ① 3 COAT STUCCO FINISH ON SINGLE LAYER 1/2 LB FELT ON 1/2" EXTERIOR PLYWOOD SHEATHING ON 2x4 WD. STUDS AT 16" ON CENTER
 - ② R-15 FIBERGLASS BATT INSULATION
 - ③ R-38 FIBERGLASS BATT INSULATION WITHIN CEILING FRAME
 - ④ STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/4" PLYWOOD SHEATHING ON WOOD FRAMING.



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10.03.2023

LINDA
24'-0" X 20'-0"

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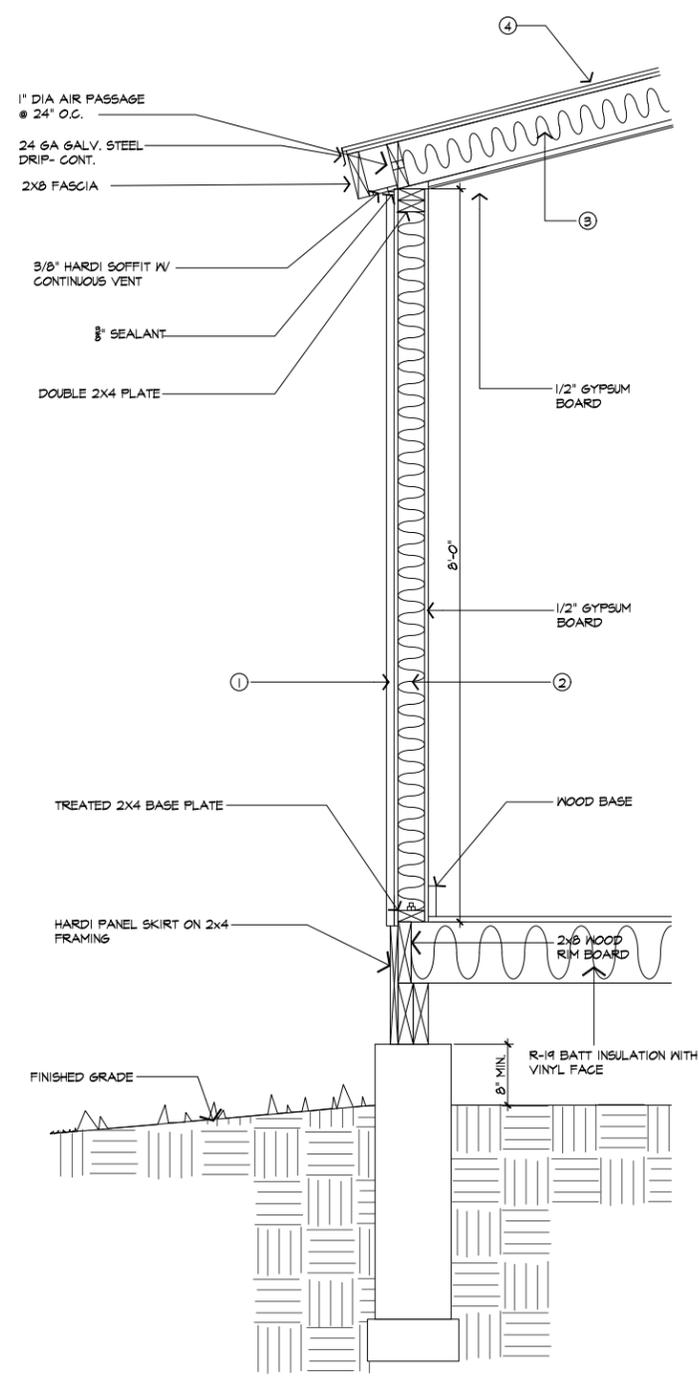
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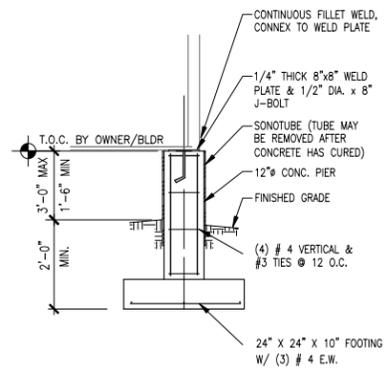
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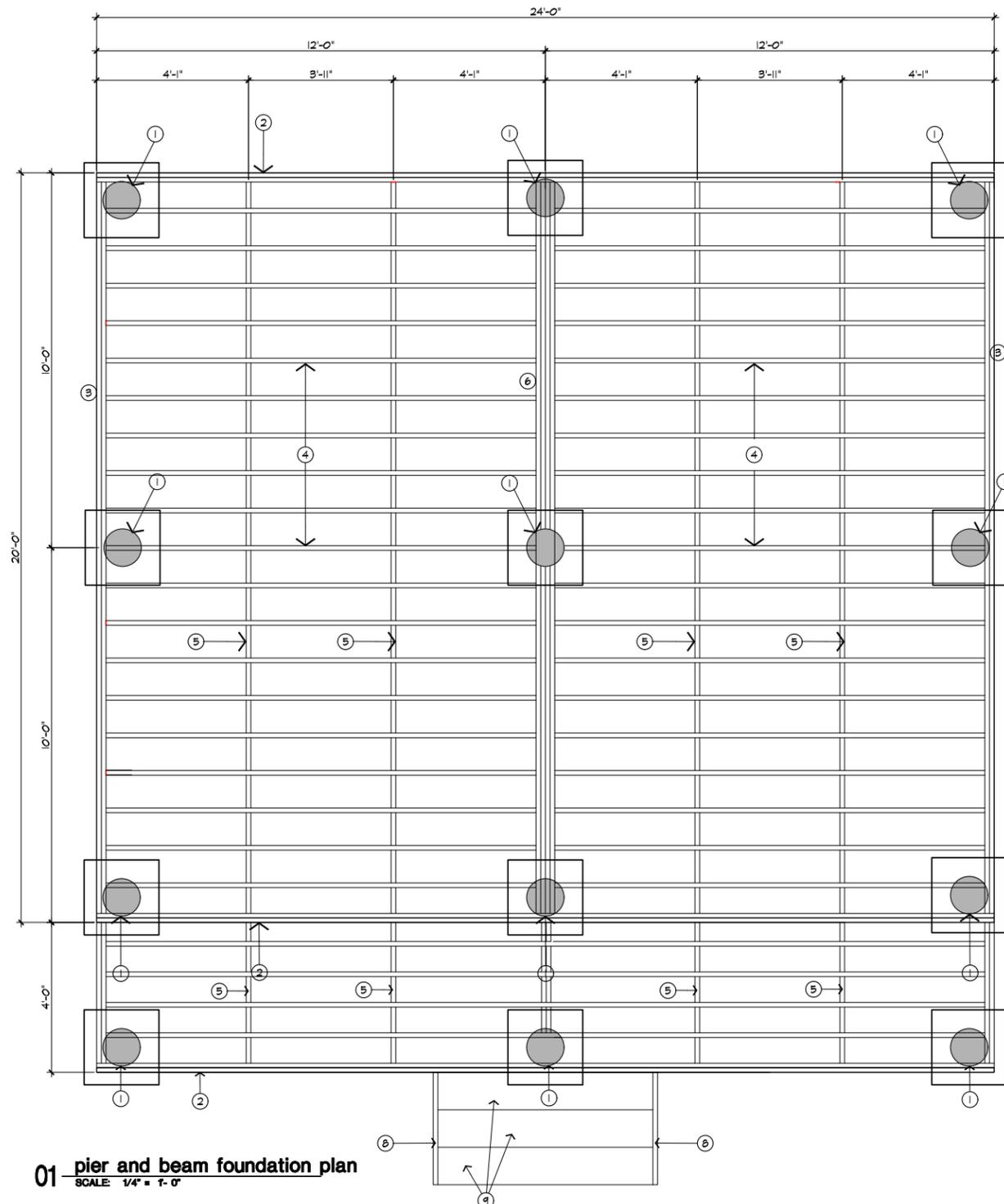
building section

A6.1





02 typical pier detail
SCALE: 1/4" = 1'-0"



01 pier and beam foundation plan
SCALE: 1/4" = 1'-0"

KEY NOTES

- ① 12" DIA. SONOTUBE OR EQUAL
- ② (2) 2X12 BEAM W/(1) SIMPSON LSTHD AT EACH END, BEND OVER THE BEAM EDGES.
- ③ (2) 2X12 BEAM W/(1) SIMPSON A95 AT EACH END.
- ④ 2X10 JOIST @ 12" O.C. W/(1) SIMPSON HU28 EACH END.
- ⑤ 2X4 SEAM BLOCKING W/(2) 16d TOE NAILS AT EACH END.
- ⑥ (4) 2X12 BEAM W/(1) SIMPSON A95 AT EACH END.
- ⑦ (2) 2X12 BEAM W/(1) SIMPSON A95 AT EACH END.
- ⑧ 2X12 STRINGER
- ⑨ 2X12 WOOD STEPS

FOUNDATION GENERAL NOTES:

1. GENERAL:
 - A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
 - B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
 - C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
 - D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
 - E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
 - F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
 - G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
2. FOUNDATION SITE PREPARATION & FINISH:
 - A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
 - B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
 - C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5- FEET.
 - D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
 - E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5- FEET FROM THE PERIMETER OF THE FOUNDATION.
3. CONCRETE:
 - A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
 - B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
 - C. PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.
4. GRADE BEAMS:
 - A. ALL GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON SOLID UNFRAGMENTED ROCK. ROUGHEN THE ROCK SURFACE A MINIMUM OF 3" AND MAINTAIN A MINIMUM OF 8" ABOVE THE GRADE. FOR DOWNSLOPING EXTERIOR BEAMS MORE THAN 5% GRADE, REMOVE A 10" DIAMETER BOULDER EVERY 4' TO PROVIDE ADDITIONAL ROUGHNESS AND ENGAGEMENT TO THE HILL.
 - B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8- FEET IN DEPTH, SEE DETAIL 16 PER THIS DRAWING.
5. REINFORCING STEEL:
 - A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
 - B. LAPS AND SPLICES PER TABLE 1 THIS SHEET
 - C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
 - D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
 - E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 14, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 13.
 - F. STIRRUP ANCHOR HOOKS SHALL NEVER BE CUT WITHOUT THE AUTHORIZATION OF THE ENGINEER. IF STIRRUPS ARE TOO LONG, THEY MAY BE BENT IN THE DIRECTION OF THE BEAM.
6. CONSTRUCTION:
 - A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5- FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
 - B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2- FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
 - 1. INTERIOR GRADE BEAMS MAY BE DEEPEMED TO MAINTAIN 2- FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
 - 2. IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 15.
 - 3. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
 - 4. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
 - C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
 - D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
 - E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.



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Alvin G. Peters

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**pier & beam
foundation
plan**

A8.1



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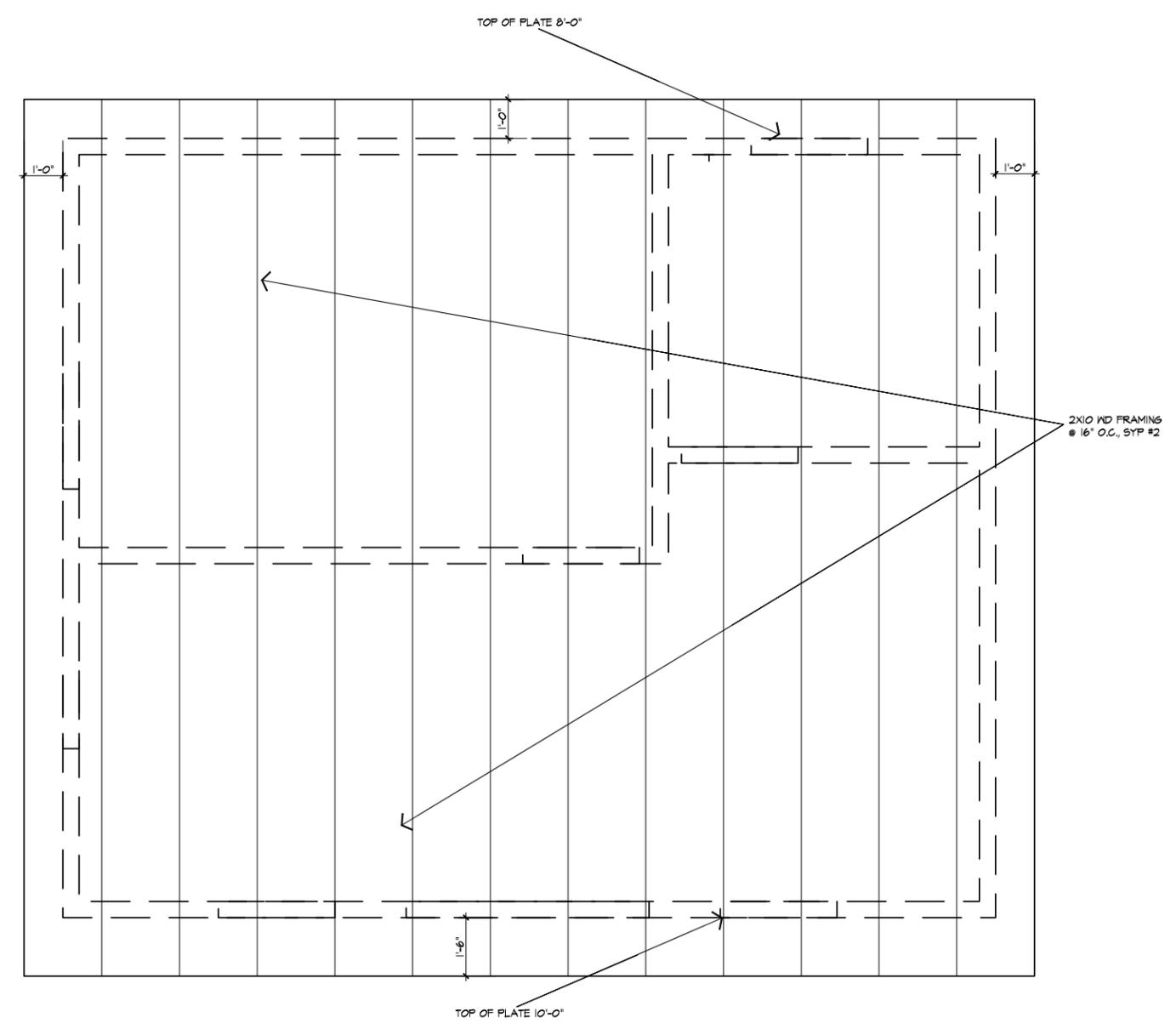
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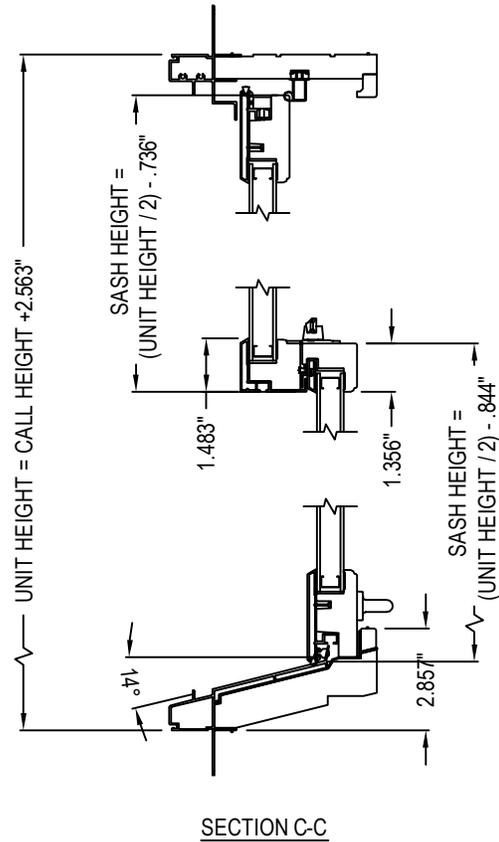
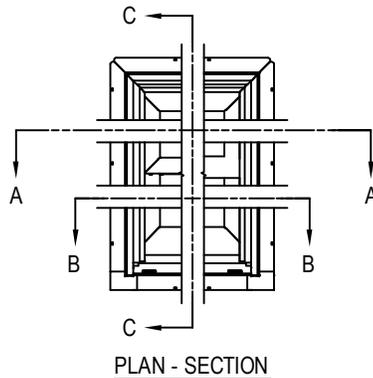
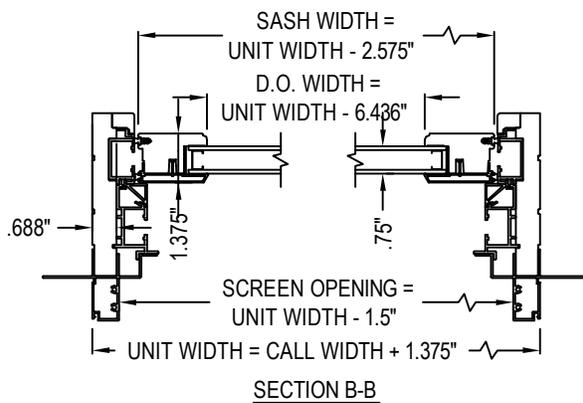
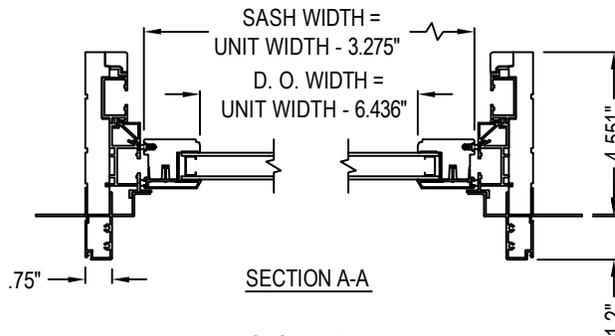
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roof framing plan

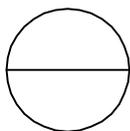
A8.3





NOTES:

1. SEE TECHNICAL DATA SHEET FOR STANDARD SIZES, ROUGH OPENINGS, AND OTHER DIMENSIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3283-001.



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