

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2024

HDRC CASE NO: 2024-365
COMMON NAME: Permit-ready ADU
APPLICANT: Krystin Ramirez, Neighborhoods and Housing Development Services
TYPE OF WORK: New Construction of an Accessory Dwelling Unit
APPLICATION RECEIVED: October 21, 2024
60-DAY REVIEW: December 20, 2024
CASE MANAGER: Cory Edwards

REQUEST:

The City of San Antonio is requesting approval of permit-ready ADU plans which would be eligible for construction on properties that are designated historic landmarks or located within a local historic district. If approved, the design will be included in a library of permit-ready plans that residents can use. The proposed plans for the Maricela prototype have been modified to meet Historic Design Guidelines.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

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.

FINDINGS:

- a. **BACKGROUND** – As part of an effort by City of San Antonio to reduce barriers to affordable housing opportunities and provide resources for homeowners to construct detached accessory dwelling units, the Neighborhoods and Housing Services Department has solicited proposals from architects and builders for permit-ready ADU plans intended to reduce the cost burden for ADU design. The plans are not site specific and can be used by anyone. OHP partnered with NHSD to select a plan with specifications that may be proposed and approved in Historic Districts. With HDRC approval, construction of the Maricela design will be eligible for administrative approval following a review by OHP staff.
- b. **DESIGN** - The Maricela design is one of five ADU Permit-Ready Plans that are available to the public. It was designed by Our Casas Resident Council, Inc; a version of the plan has already been constructed. This detached ADU is 375 square feet with one bedroom, one bathroom, a kitchen/dining area, and space for a stackable washer/dryer. The design includes separate water and electricity of the ADU and a small HVAC unit. The space has

also been thoughtfully designed to include front and side porches. The design of the Maricela already constructed was slightly modified to be considered as a Historic ADU Permit-Ready Plan.

- c. SCALE – The small footprint and single story design makes the Maricela very likely appropriate for most historic properties.
- d. SETBACKS – Building setbacks will be reviewed at the time of permitting by OHP staff. Generally, staff finds that any application of the Maricela design must meet all applicable building setbacks unless otherwise approved by the Zoning Board of Adjustment.
- e. MATERIALS & SPECIFICATIONS – Based on feedback from OHP staff, the Maricela design has been modified to incorporate the following stipulations:
 - i. That a hardie product with a smooth surface (no faux wood grain) be installed with a maximum 6” reveal.
 - ii. That a sloped (or angled) soffit detail, as opposed to a boxed soffit, be implemented at the gable ends (see below).
 - iii. That façade with the covered entry feature two sash windows on either side of the porch. They should be equal in size and no smaller than 24” wide by 36” tall. Windows would ideally be inset a minimum of 2” from the face of the surrounding trim. Faux-divided lights are not allowed.

(These stipulations are demonstrated in the drawings, but not seen in the photos submitted. Paint colors and other details will be selected by individual property owners.)

- f. OTHER MODIFICATIONS – Any modifications to this plan, including changes to materials or the incorporation of parking surfaces or driveways, may require additional action by the HDRC and will be determined by OHP staff on a case-by-case basis.

RECOMMENDATION:

Staff recommends approval based on the findings. The modified Maricela plan will be available as a permit-ready option for properties zoned historic and will be eligible for administrative approval at the time of permitting.

HDRC Application: Project Description

Historic ADU Permit-Ready Plan Design

The Maricela Design

ADU Program Background:

An Accessory Dwelling Unit (ADU) is a small home located on the same lot as a larger, main house. It typically includes essential amenities such as a bathroom, kitchen, living space and providing a self-contained living area.

ADUs can be created in two ways:

- **Attached** – ADUs can be connected to the main house, like an add-on or garage apartment.
- **Detached** – ADUs can stand as a separate building from the main house.

ADUs are sometimes called by other names:

- alley home
- carriage house
- casita
- cuartito
- garage apartment
- guest house
- in-law suite

We have a need in our city for affordable housing, and ADUs can help.

ADUs can benefit both the homeowner and the renter. Someone needing a place to live can rent the ADU at an affordable price. By renting out their ADU, the homeowner can then earn extra income and build equity on their property.

The ADU Program is part of our City's Strategic Housing Implementation Plan (SHIP). SHIP aims to build and preserve more than 28,000 affordable homes throughout the next 10 years. Our goal is to increase the number of ADUs to provide more affordable housing options in neighborhoods.

Our ADU Program website (sa.gov/ADU) was updated early September 2024 to include education materials about the benefits of ADU's, the process to construct and finance an ADU, and permit-ready plans.

ADU Permit-Ready Plans:

The City's ADU Program will offer a library of ADU Permit-Ready Plans available to the community to use for free when they want to construct an ADU. In March 2024, the City issued a solicitation to receive ADU Permit-Ready Plans. Design professionals submitted Accessory Dwelling Unit (ADU) Permit-Ready Plan designs for consideration and selected plans became available for residents to use and connect with designers on late October 2024. Residents who use a permit-ready plan and earn at 80% of the area median income (AMI) or less may have permit fees waived for the Neighborhood and Housing Services Department's Fee Waiver Program.

ADU Permit-Ready Plans have been approved by the City's Development Services Department. Using a permit-ready plan will save prospective ADU-builders time and money. These plans include ADU floor plan designs, and 100% construction (vertical) plans that are not site-specific, so you don't have to start from scratch. The objective is to have save community members time and money by offering plans that can be constructed anywhere within the city. This includes having a design that is allowed to be constructed in any Historic District.

The Neighborhood and Housing Services Department and Office of Historic Preservation request for the Maricela ADU Permit-Ready Plan to be reviewed and approved as an ADU design that can receive administrative approval when a community member submits a permit to construct this ADU in a Historic District.

The Maricela ADU Permit-Ready Plan:

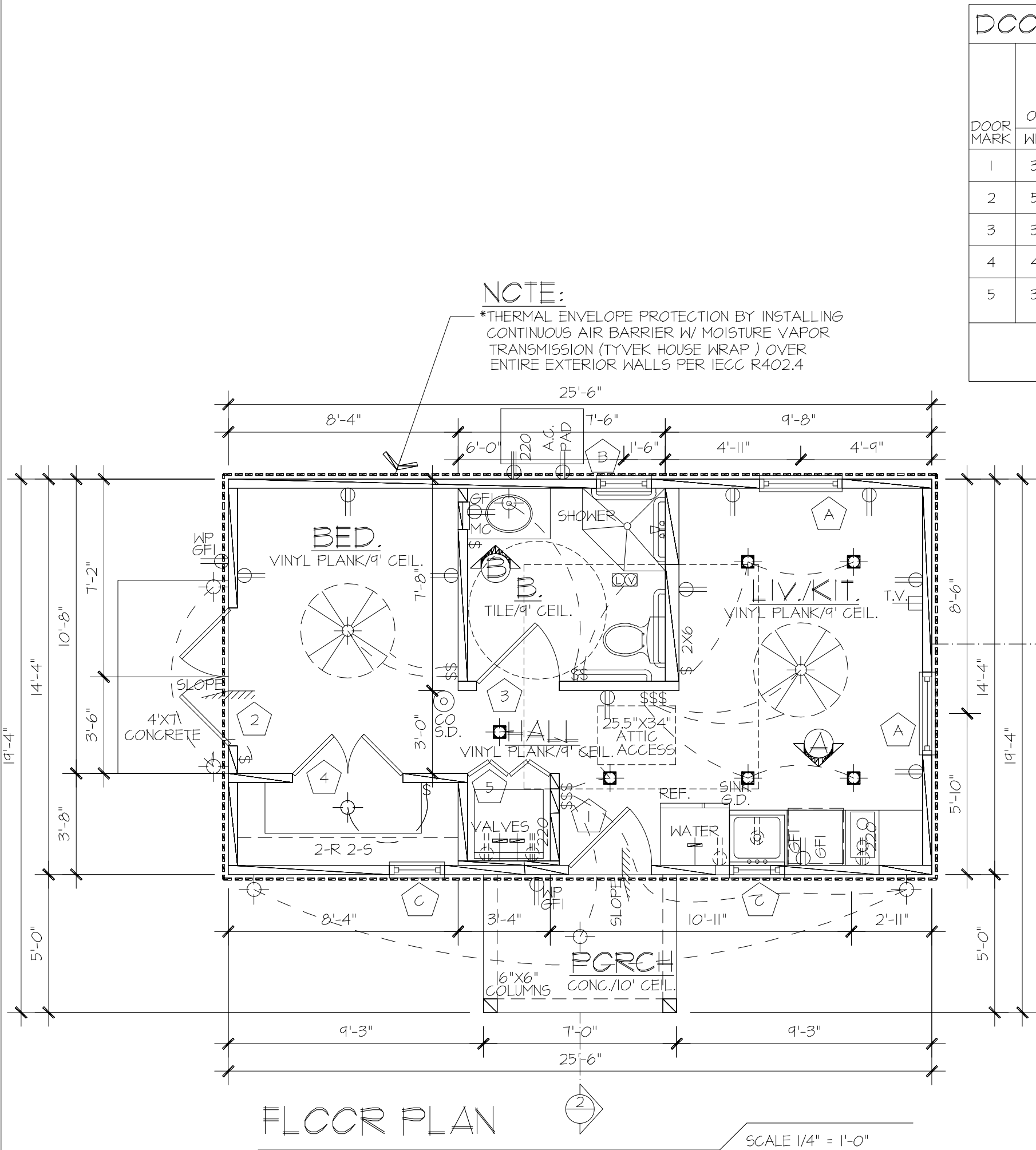
The Maricela design is one of five ADU Permit-Ready Plans that are available to the public. It is designed by Our Casas Resident Council, Inc. and is one of the few designs that has already been constructed within the city as part of the Zarzamora Affordable Home Project. This detached ADU is 375 square feet with one bedroom, one bathroom, a kitchen/dining area, and space for a stackable washer/dryer. The design includes separate water and electricity of the ADU and a small HVAC unit. The space has also been thoughtfully designed to include front and side porches. The design of the Maricela already constructed was slightly modified to be considered as a Historic ADU Permit-Ready Plan.



Image of constructed the Marisela ADU that doesn't include minor modifications made for Historic District applicability.

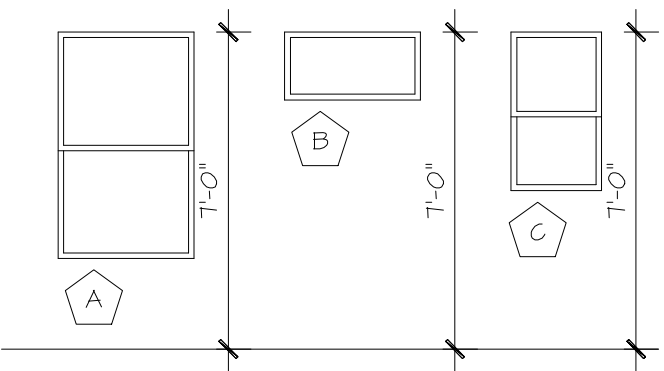


Image of the Zarzamora Affordable Home Project celebration.

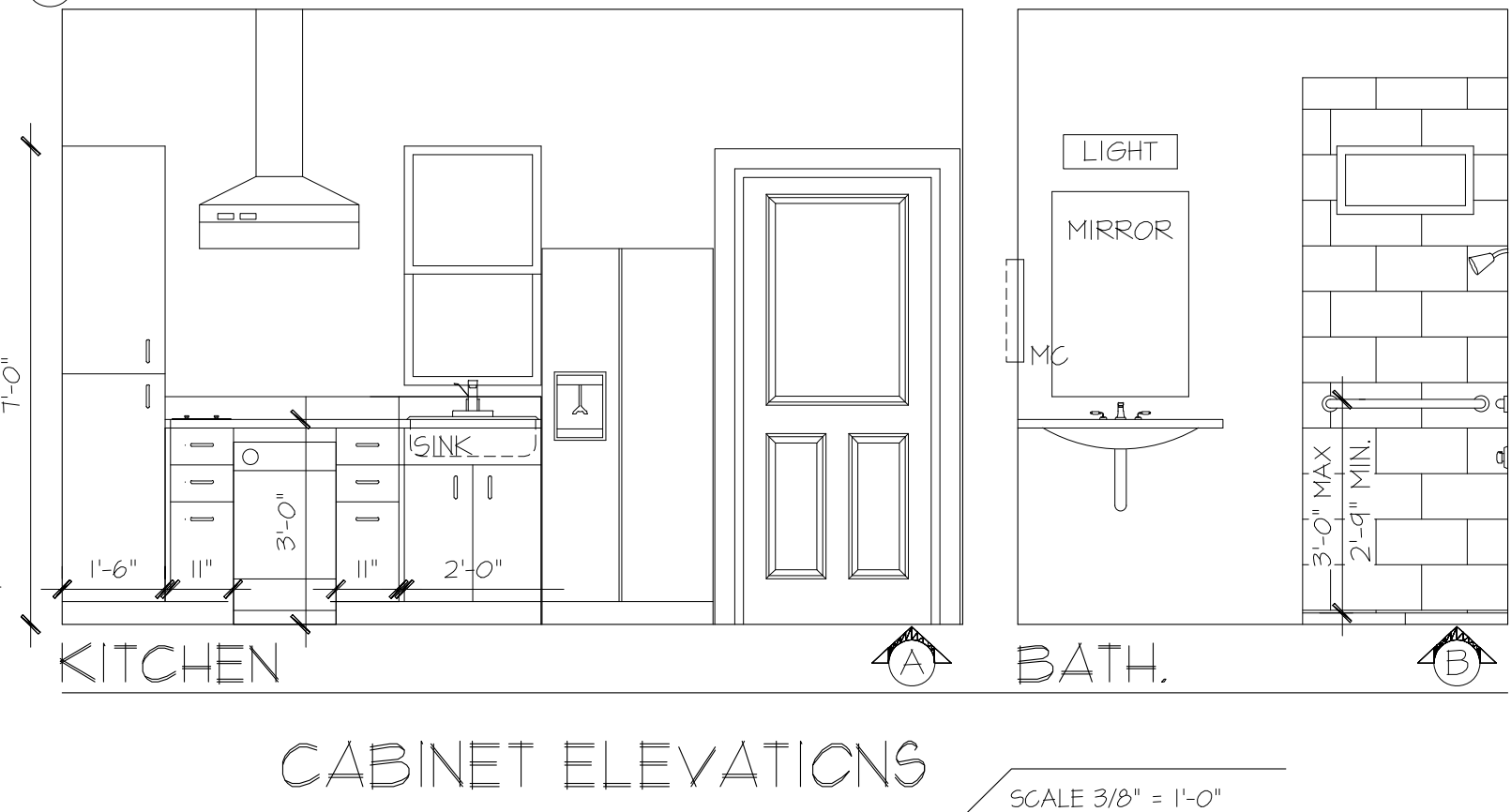


DOOR SCHEDULE							DOOR SCHEDULE KEYED NOTES: 1. "X" SHOWN ON SCHEDULE INDICATES "TYPICAL." 2. ALL DOORS ARE 1-3/4" THICK, OTHERWISE NOTED, (I/O,N) 3. DOOR CONSTRUCTION SC= SOLID CORE HC= HOLLOW CORE HM=HOLLOW METAL AL=ALUMINUM @ GLASS 4. FACING AND FINISH TYPICAL= RED BIRCH, TRANSPARENT PT= PLASTIC LAMINATE, TEXTURED MP= METAL, PAINTED 5. GLASS TYPICAL= CLEAR PLATE SG= SHEET GLASS CW= CLEAR WIRE TP= TENERED PLATE LG= LEAD GLASS 6. 3/4, 1, 1 1/2, ETC. INDICATES HOURS OF FIRE RATING 7. TYPICAL FRAMES SHOWN "X". NUMBER INDICATES DETAIL SHOWN ON SHEET
DOOR MARK	OPENING SIZE WIDTH HEIGHT	THICKNESS (2)	CONSTRUCTION (3)	FACING AND FINISH (4)	GLASS (5)	RATING (6)	
1	3'-0"	6'-8"	X	SC	X	SG	X
2	5'-0"	6'-8"	X	SC	X	SG	X
3	3'-0"	6'-8"	X	HC	X	X	X
4	4'-0"	6'-8"	X	HC	X	X	X
5	3'-0"	6'-8"	X	HC BI-FOLD	X	X	X

WINDOW SCHEDULE				
TYPE MARK	TYPE	WIDTH	HEIGHT	HEADER HEIGHT
A	DBL PANE SINGLE HUNG VINYL WDS	3'-0"	5'-0"	@ T'-0"
B	DBL PANE FIXED GLASS VINYL WDS	3'-0"	1'-6"	@ T'-0"
C	DBL PANE FIXED GLASS VINYL WDS	2'-0"	3'-6"	@ T'-0"

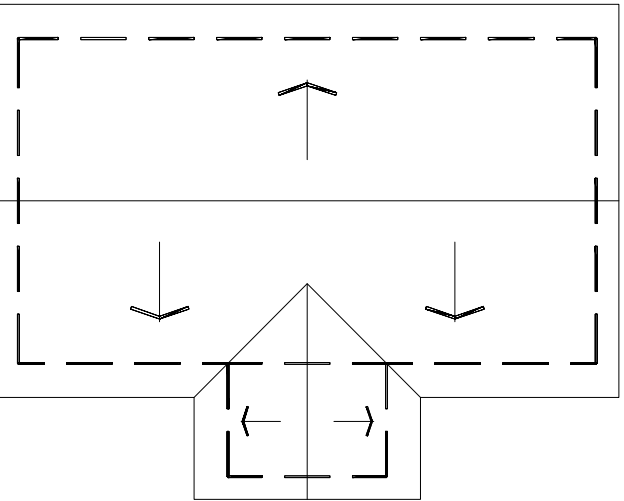


ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FLOOD LIGHT
	CEILING MOUNTED LIGHT
	WALL SCONCE
	RECESSED CAN LIGHT
	LIGHT-VENT CONVO
	VENT
	SMOKE DETECTOR
	110-V OUTLET
	220-V OUTLET
	SWITCH
	3-WAY SWITCH
	GARAGE DOOR SWITCH
	TELEPHONE OUTLET
	TELEVISION OUTLET
	CEILING FAN
	FLUORESCENT LIGHT FIXTURE

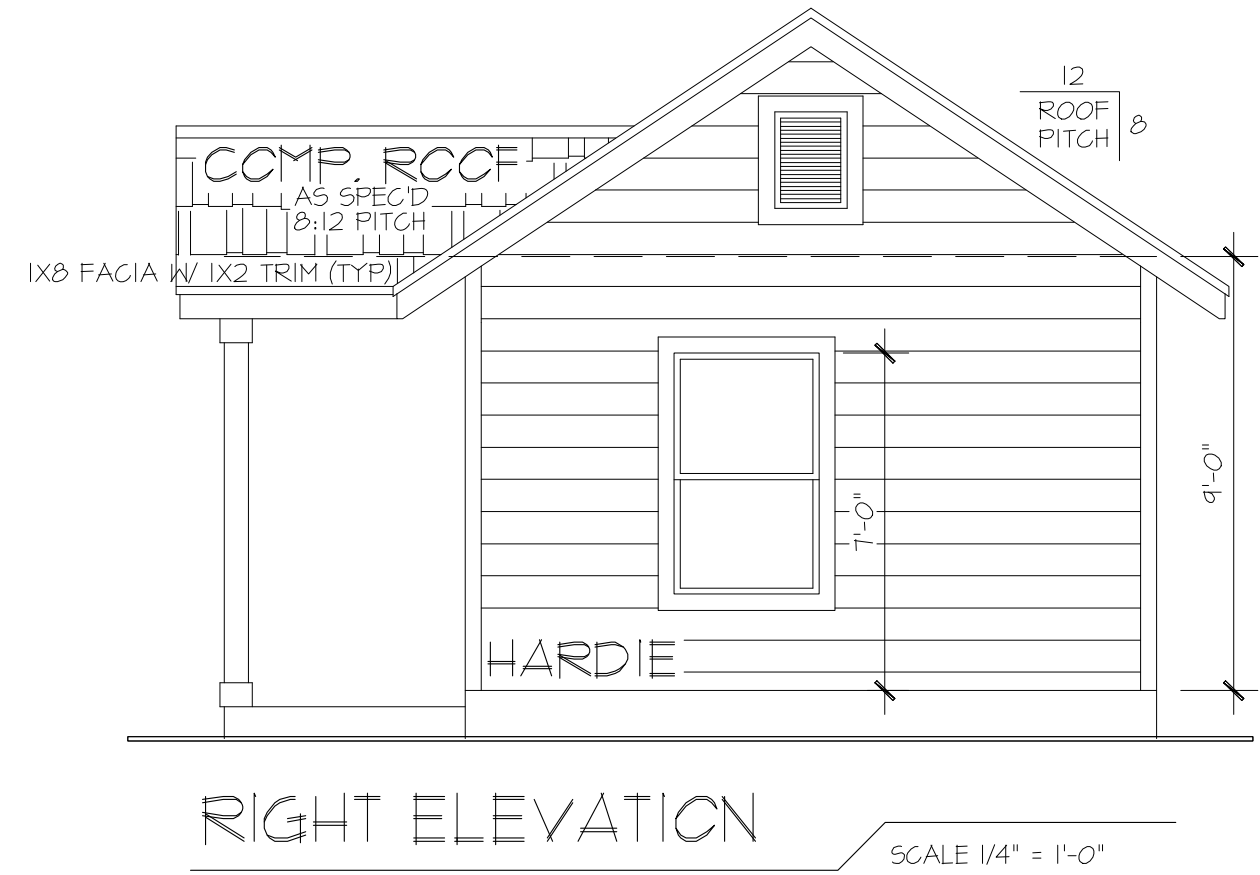
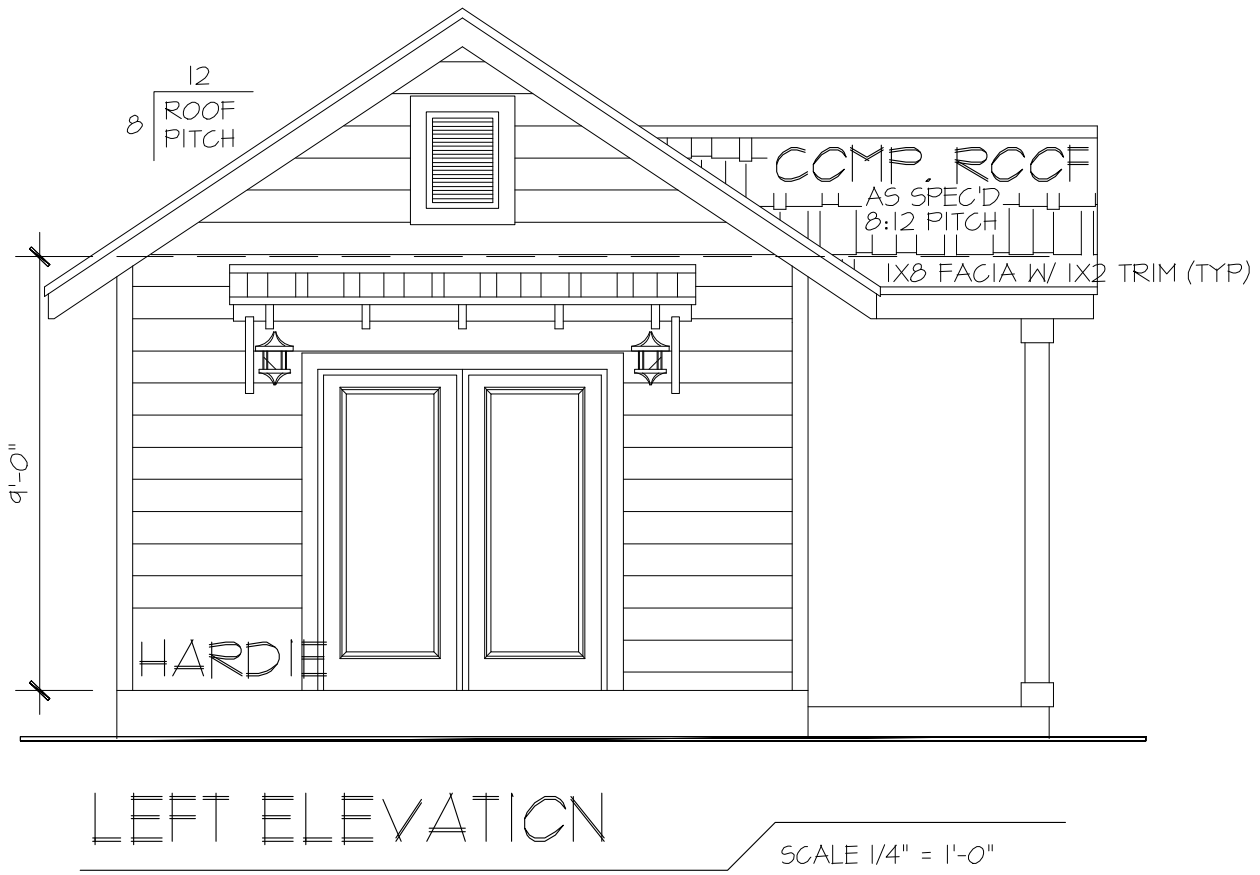
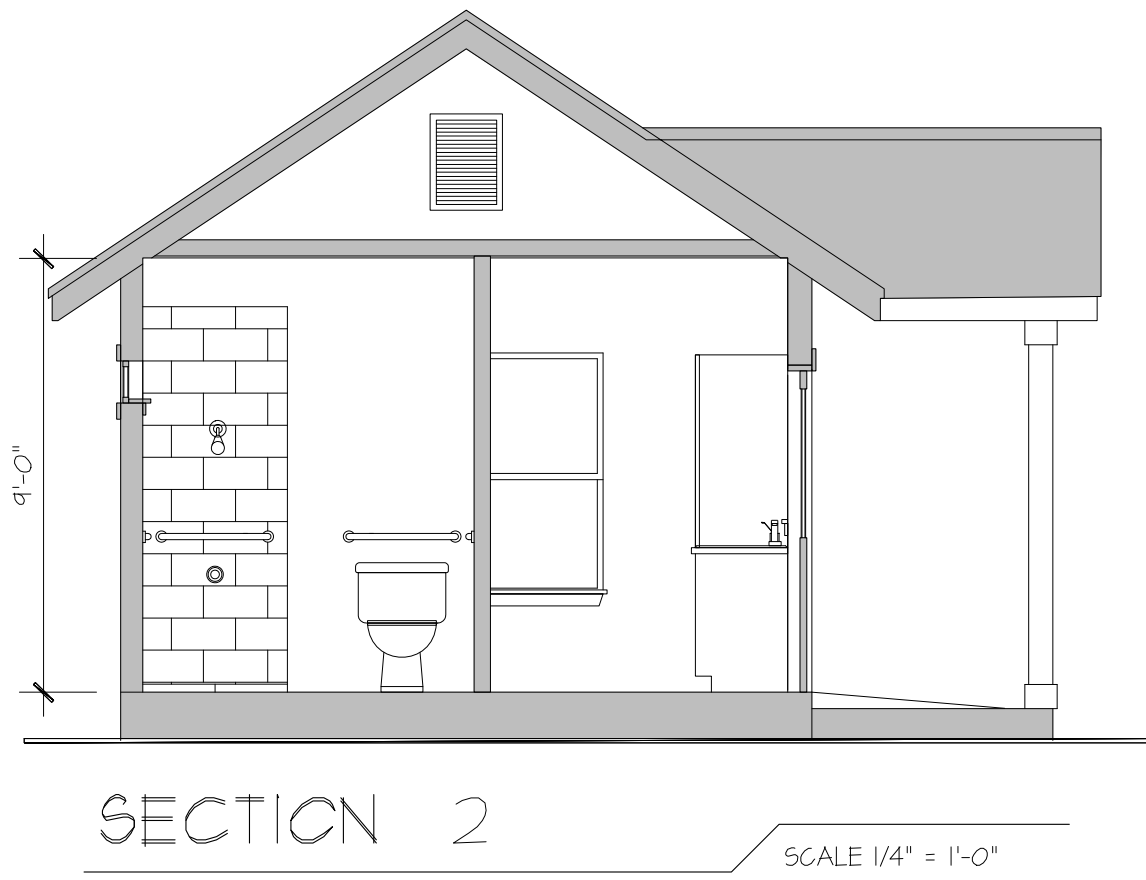
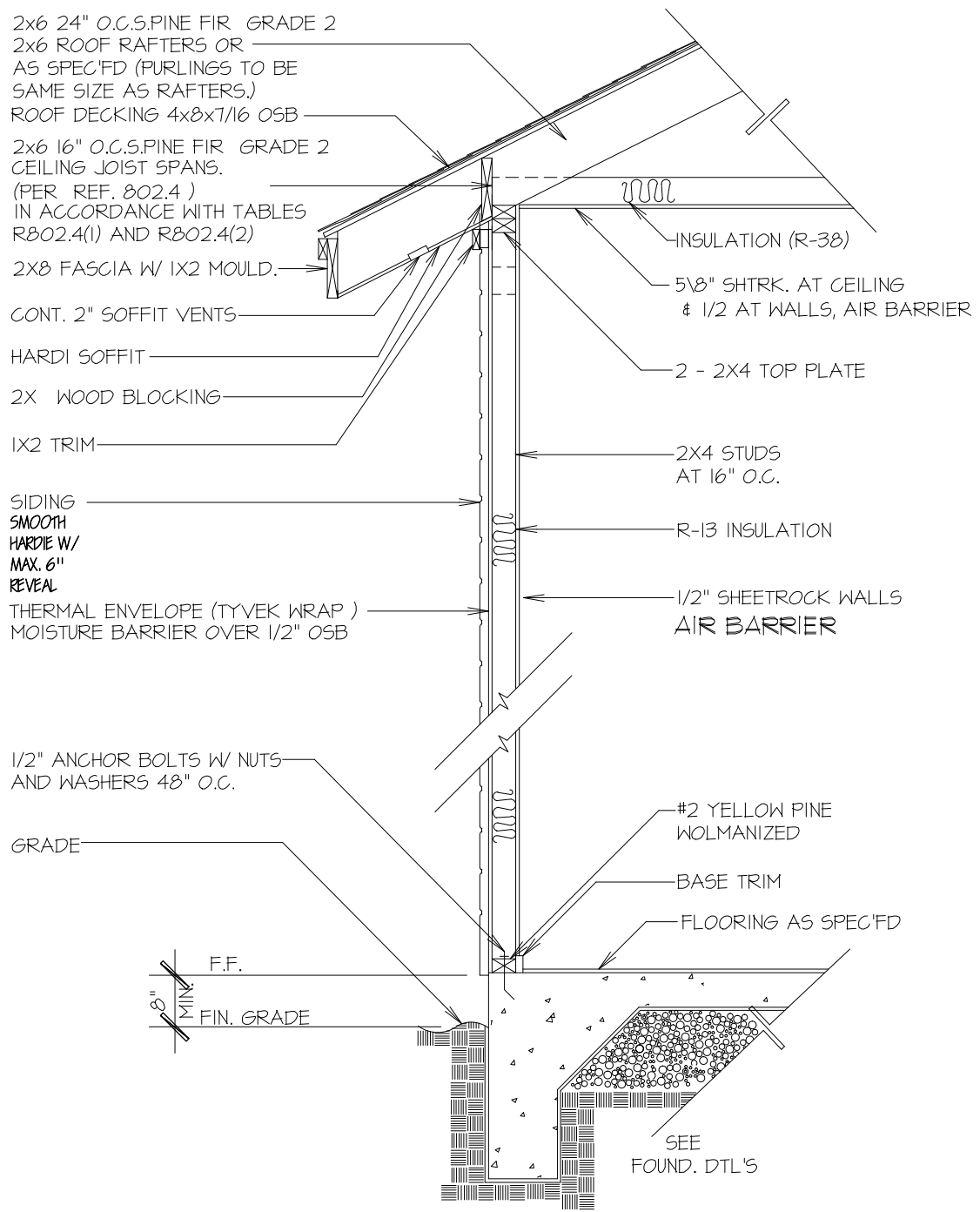
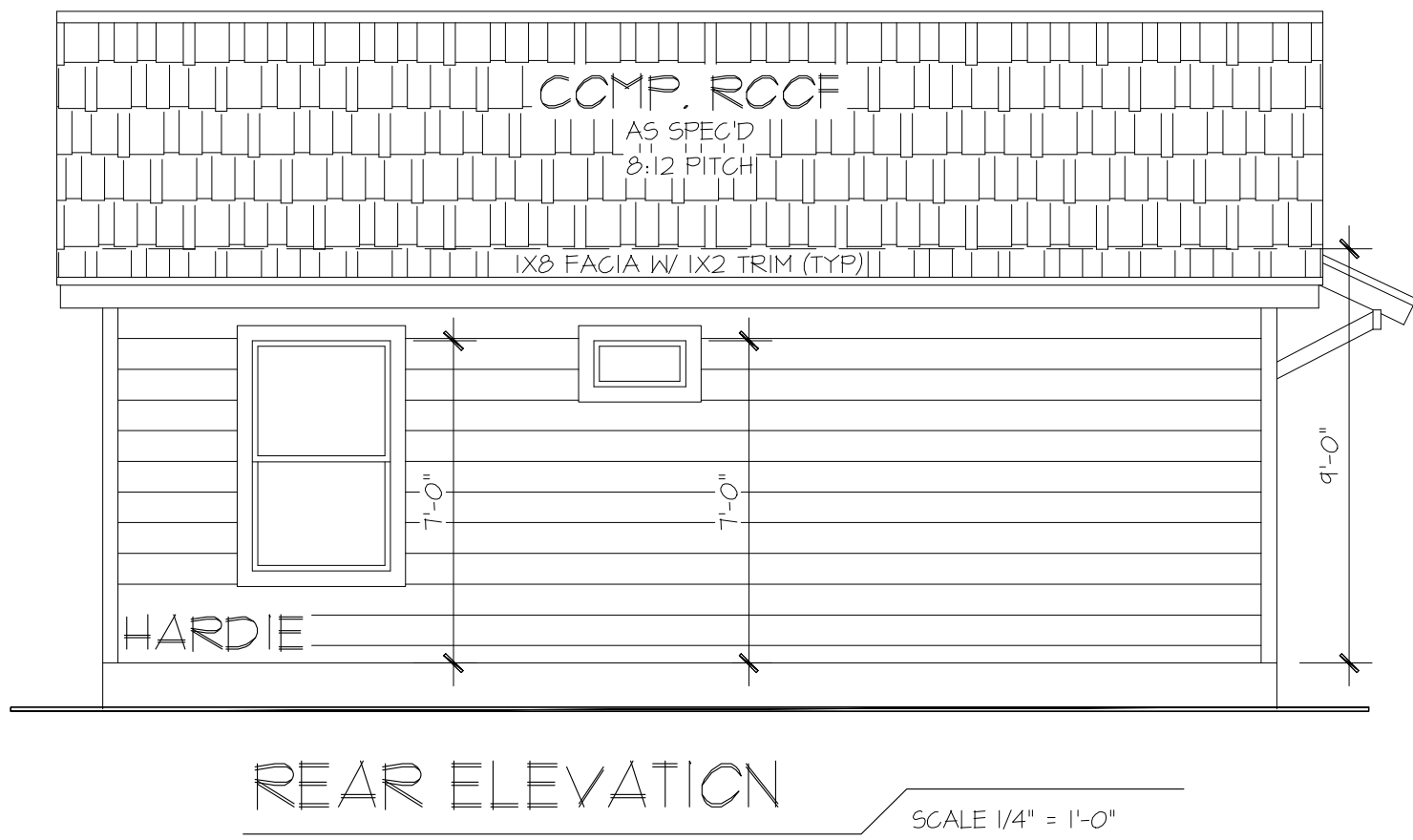
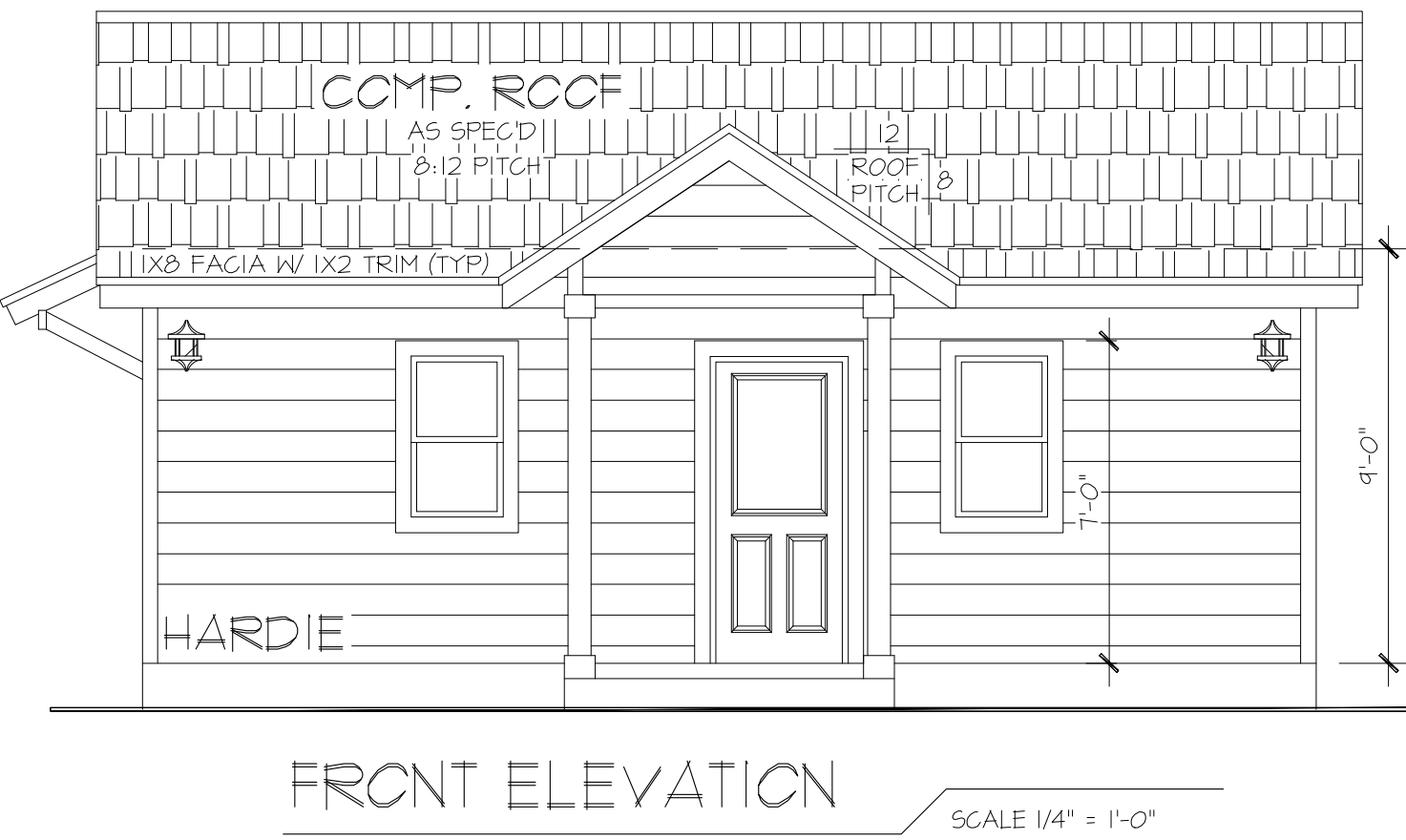
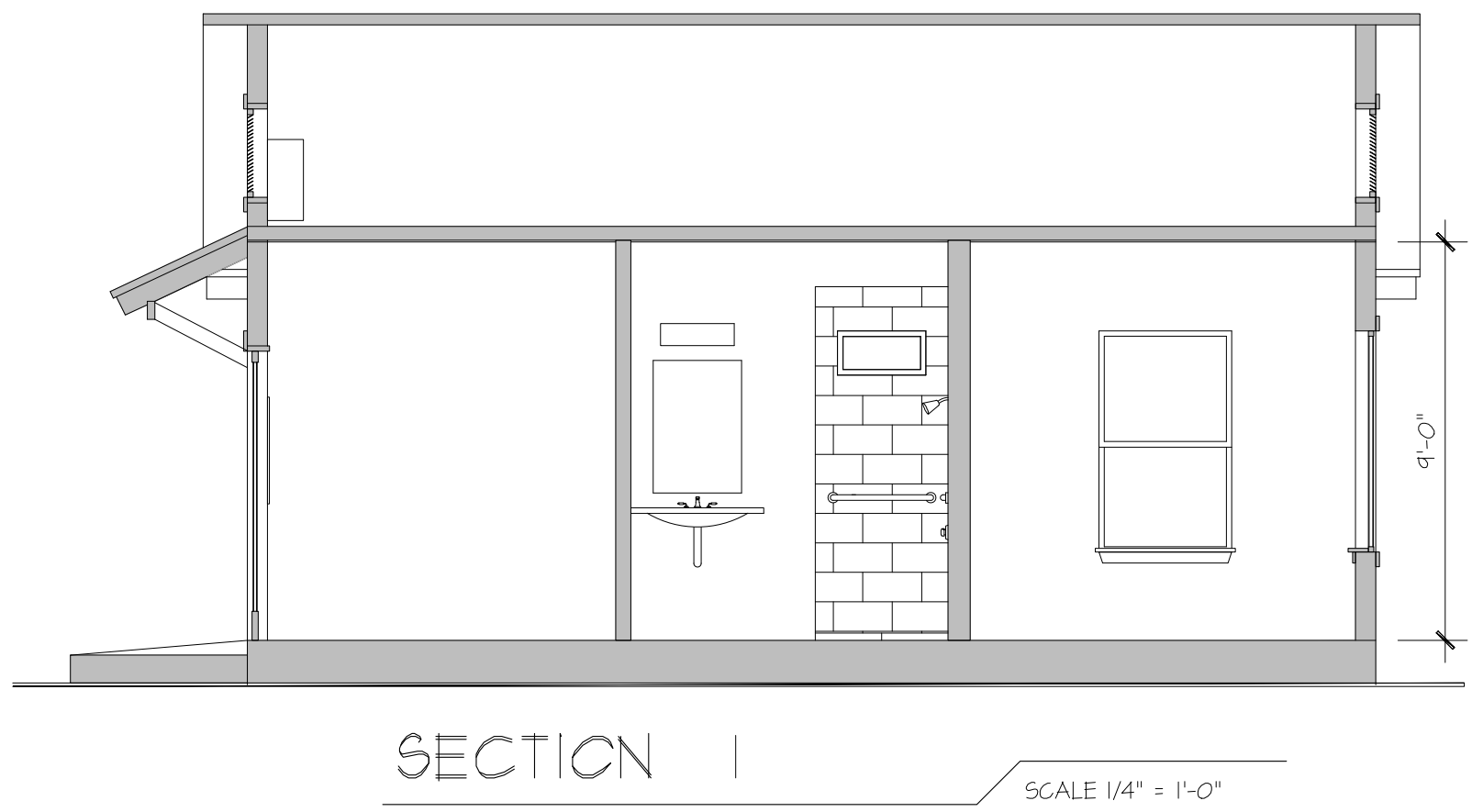


- GENERAL NOTES:
1. ALL FRAMING AND STRUCTURAL DESIGN TO BE IIS M.P.H.
 2. ALL SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER, SECTION 317
 3. ROUND ALL SHEETROCK CORNERS
 4. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HGT. SHALL BE MAX. 44" ABOVE FLOOR.
 5. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENING WITH MASONRY ABOVE.
 6. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
 7. CROSS VENTILATION AT ENCLOSED ATTICS.
 8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR, (GFI IF NOT IN SOFFIT)
 9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0"
 10. PREFAB FIREPLACE TO BE IBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
 11. PROVIDE HANDRAILS ON ALL STAIRS WITH MIN. OF 2 RISERS AS PER I.R.G. SEC R315.
 12. PREWIRE FOR SECURITY SYSTEM RE: OWNER
 13. LOOP WATER HEATER.
 14. ALL HARDIE SIDING MUST BE SMOOTH SURFACE (NO FAUX WOOD GRAIN) INSTALLED WITH A MAX. 6" REVEAL

AREAS	
TOTAL HEATED	365 SQFT
PORCH	35 SQFT
TOTAL COVERED	400 SQFT



- ROOF PLAN
- SCALE 1/8" = 1'-0"
1. ALL ROOF SLOPES ARE TO BE 8 : 12 UNLESS OTHERWISE NOTED
 2. PROVIDE 2" CONTINUOUS SOFFIT VENTS
 3. ALL OVERHANGS ARE TO BE 1'-6" FROM FRAME
 4. ATTIC SPACE VENT AREA REQUIREMENTS:
TOTAL SQ. FT. OF ATTIC = 521 SQ. FT.
TOTAL FREE VENT REQUIRED 521 / 300 = 1.7 SQ. FT.
REQUIRED ATTIC ROOF VENTS.



HISTORIC DISTRICT
50% - ADU PERMIT
READY PLANS

GONZALES & ASSOCIATES
BUILDING DESIGNERS & CONSULTANTS
FERNANDO N. GONZALES
OWNER/ DESIGNER
8546 BROADWAY SUITE 102 TELEPHONE: (210) 804-1993
SAN ANTONIO, TEXAS 78217 FAX: (210) 930-2504

Our Casas Resident Council, Inc.
Community Housing Development Organization
HUD Approved and Certified Agency

Office (210) 354 - 2400
Fax (210) 354 - 2403

2300 W. Commerce, #218
San Antonio, TX 78207

Rebuilding our community one family at a time.

PROPOSAL BY:

JOB NO.

START DATE

REVISED ON:

SHEET NO.
A-1



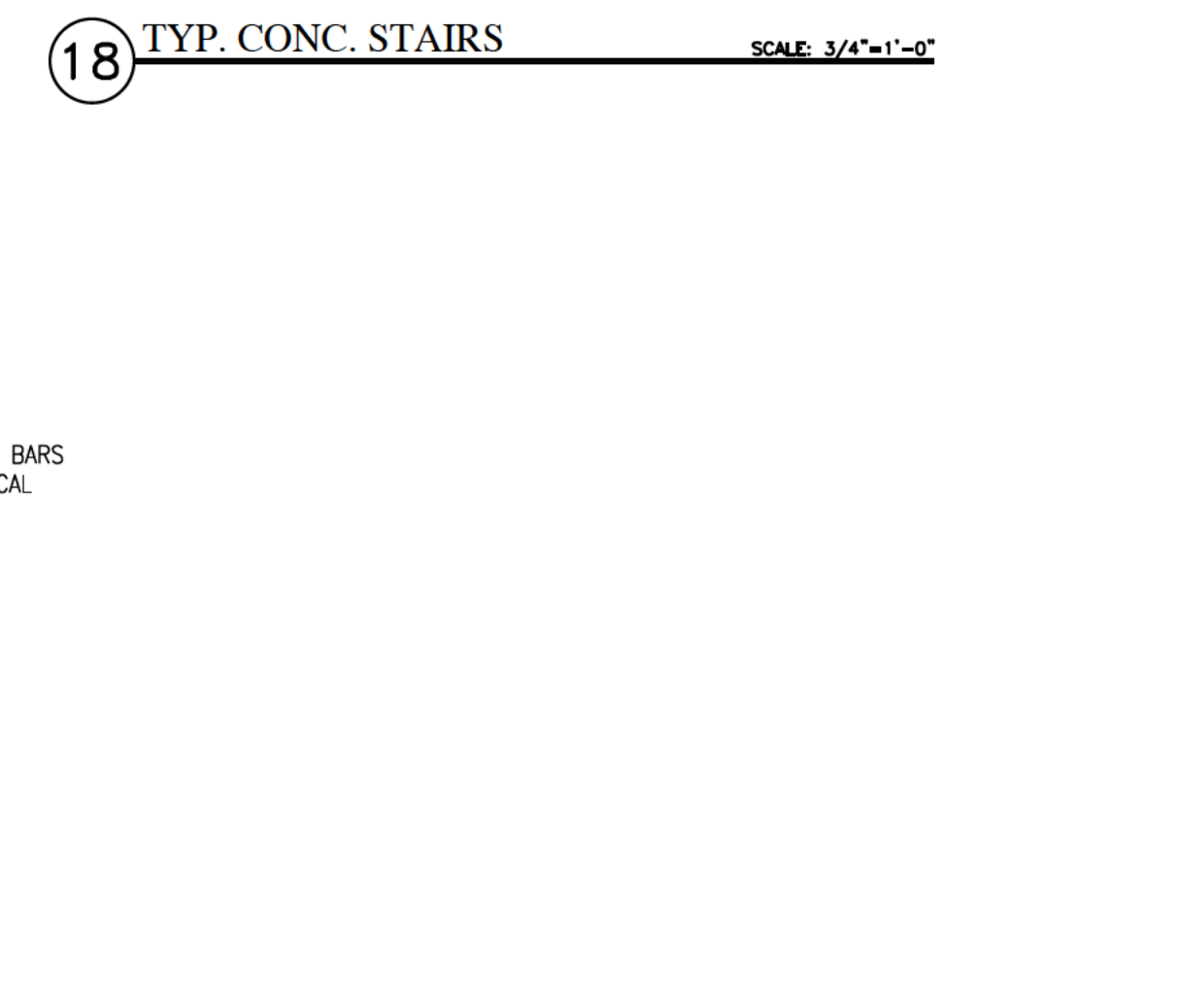
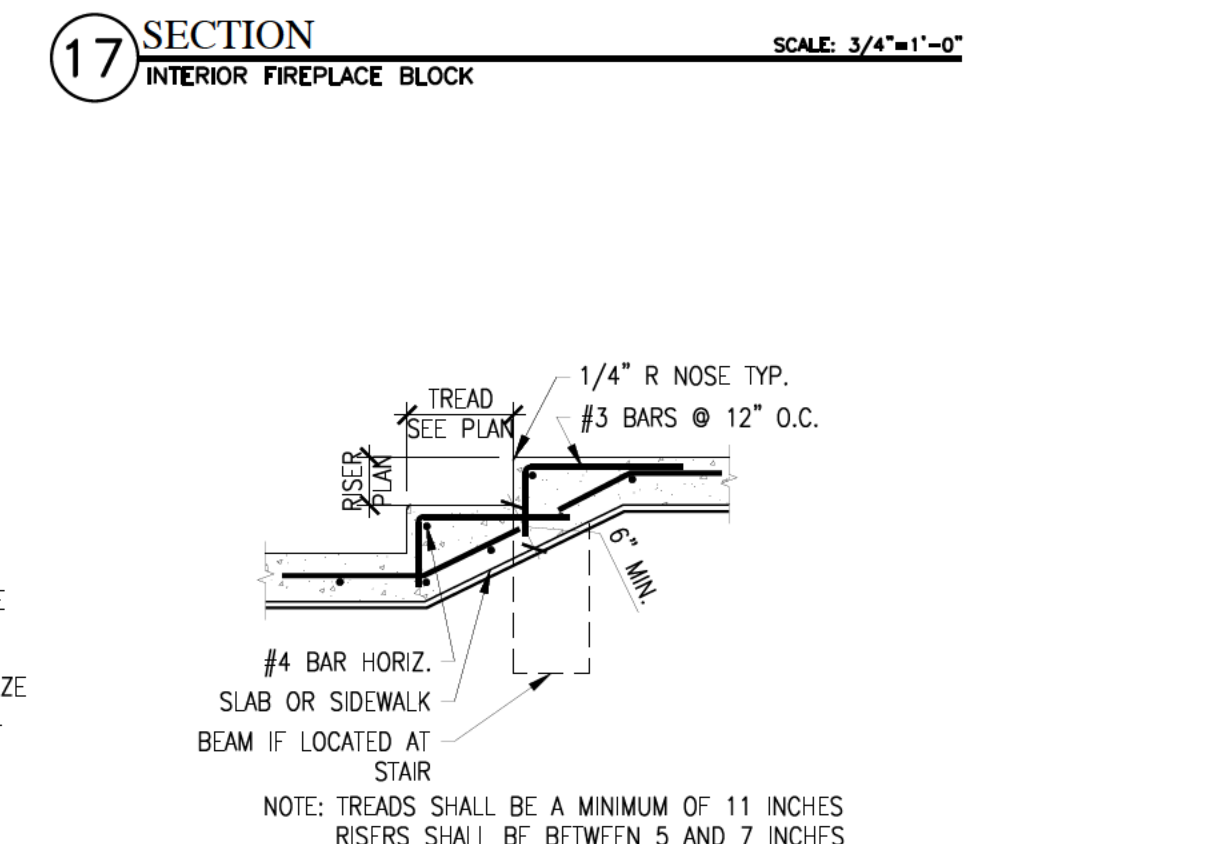
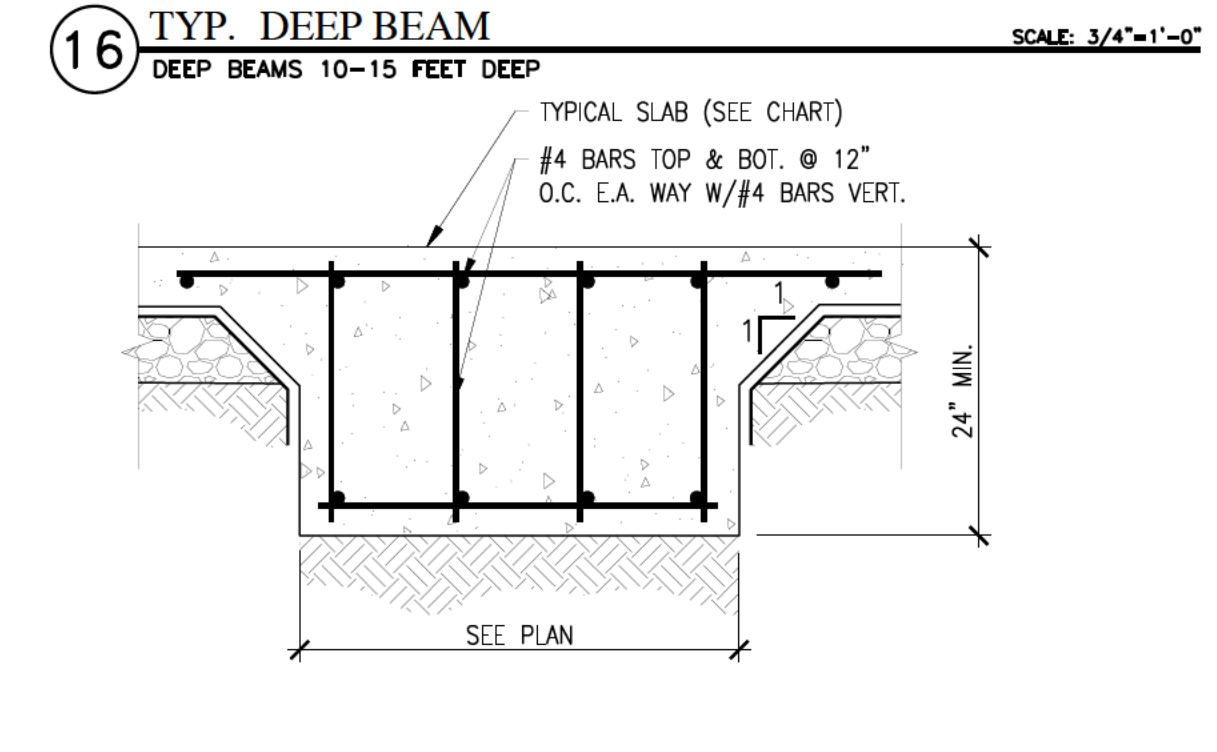
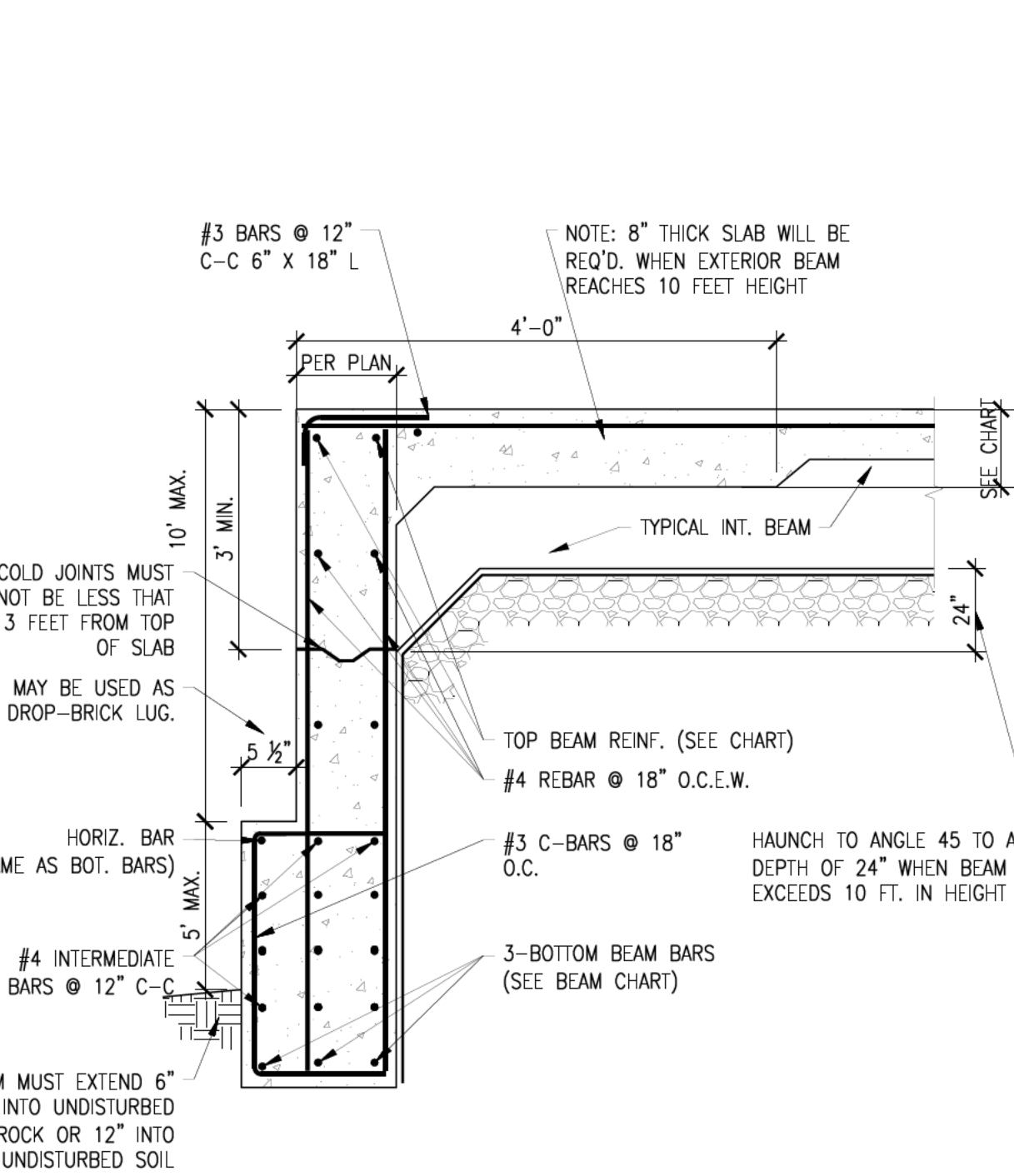
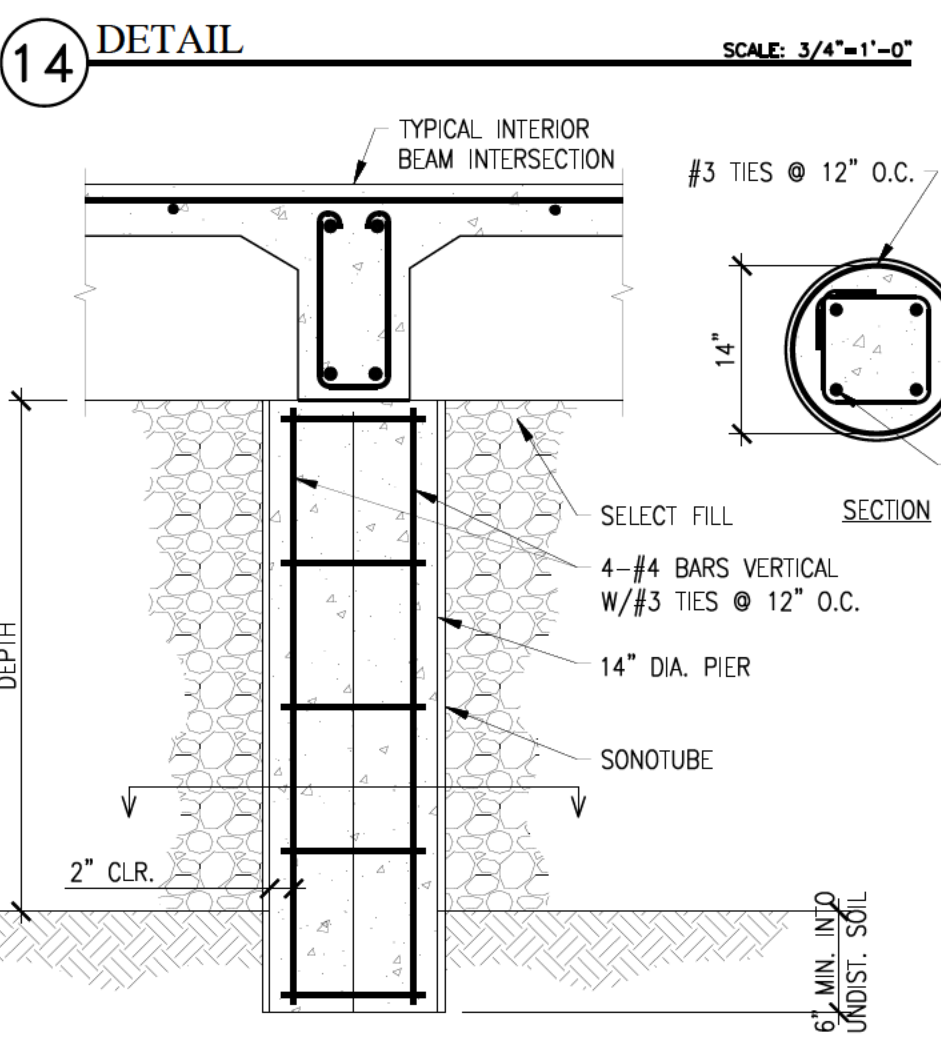
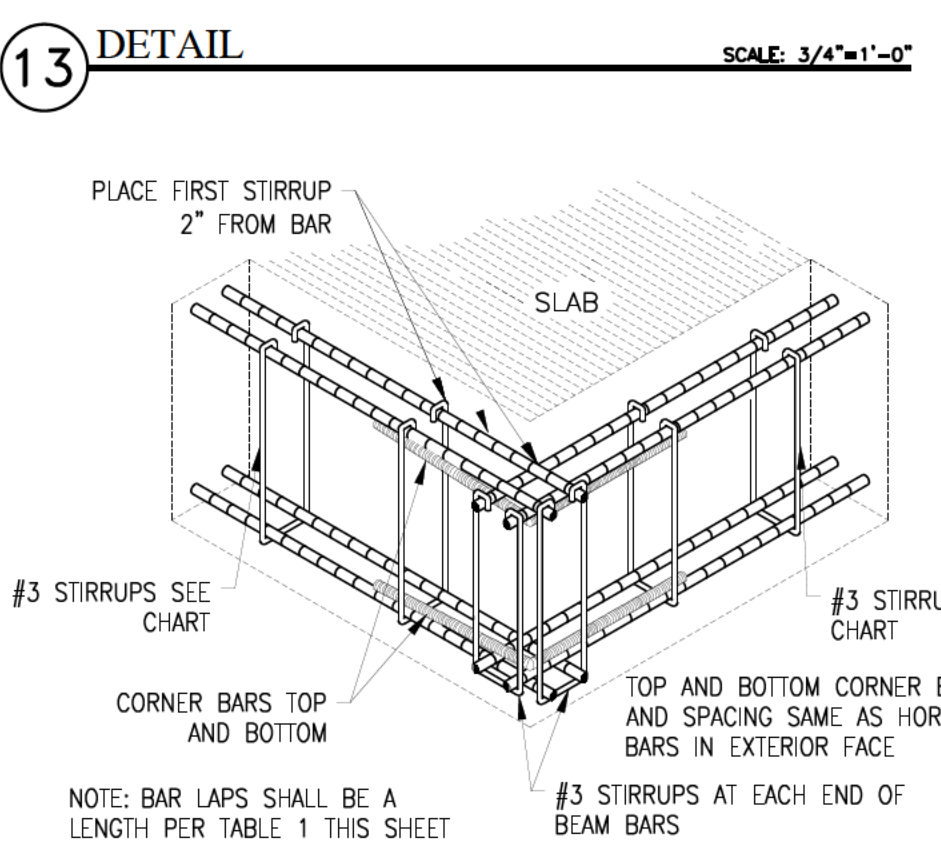
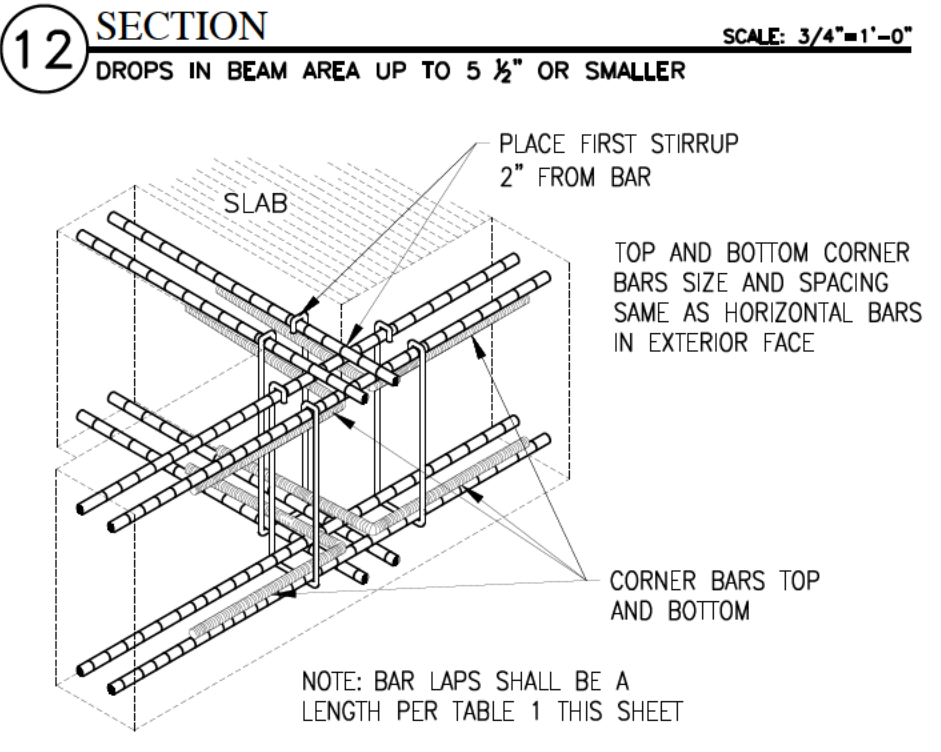
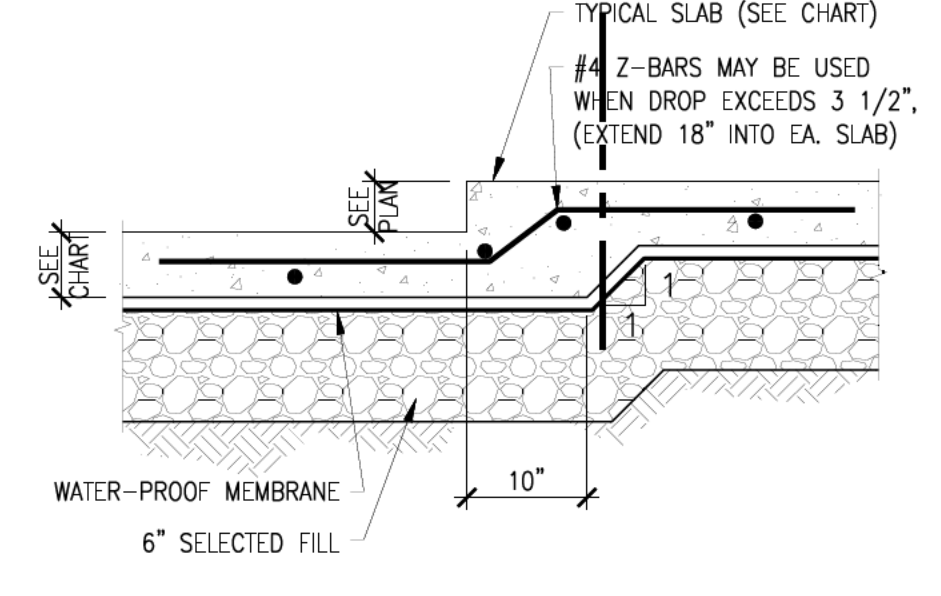
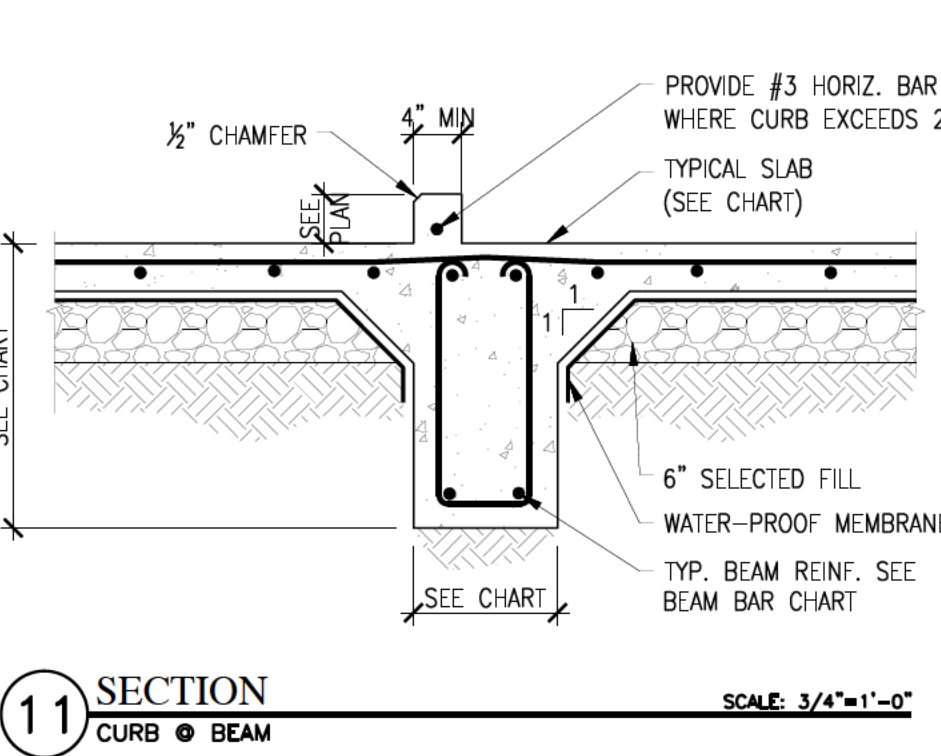
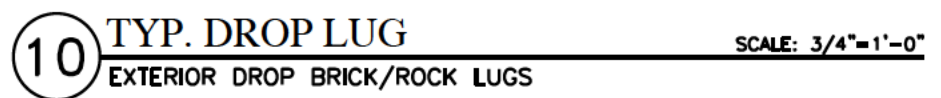
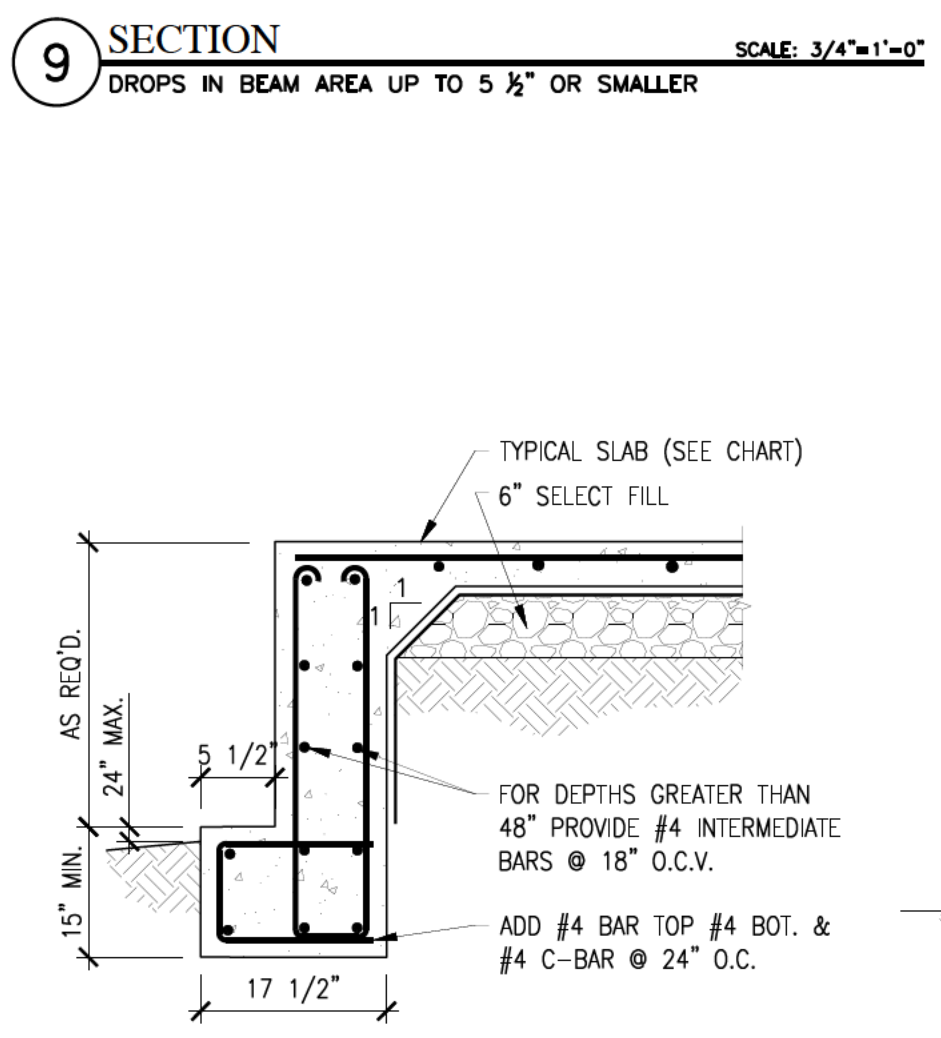
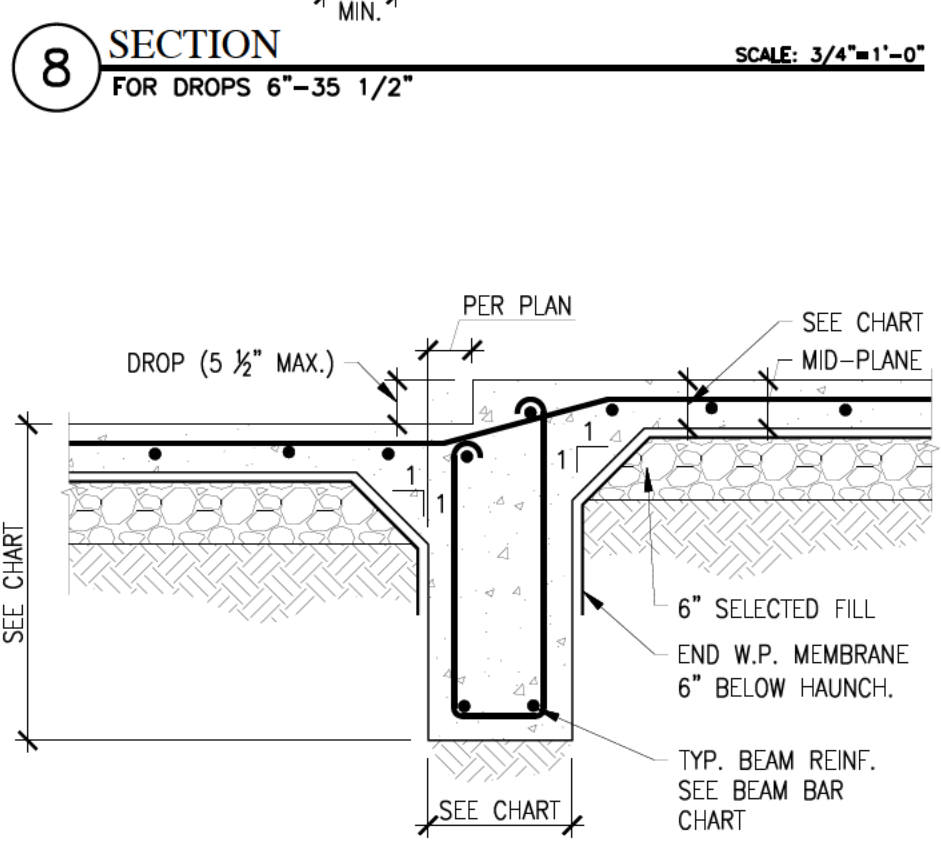
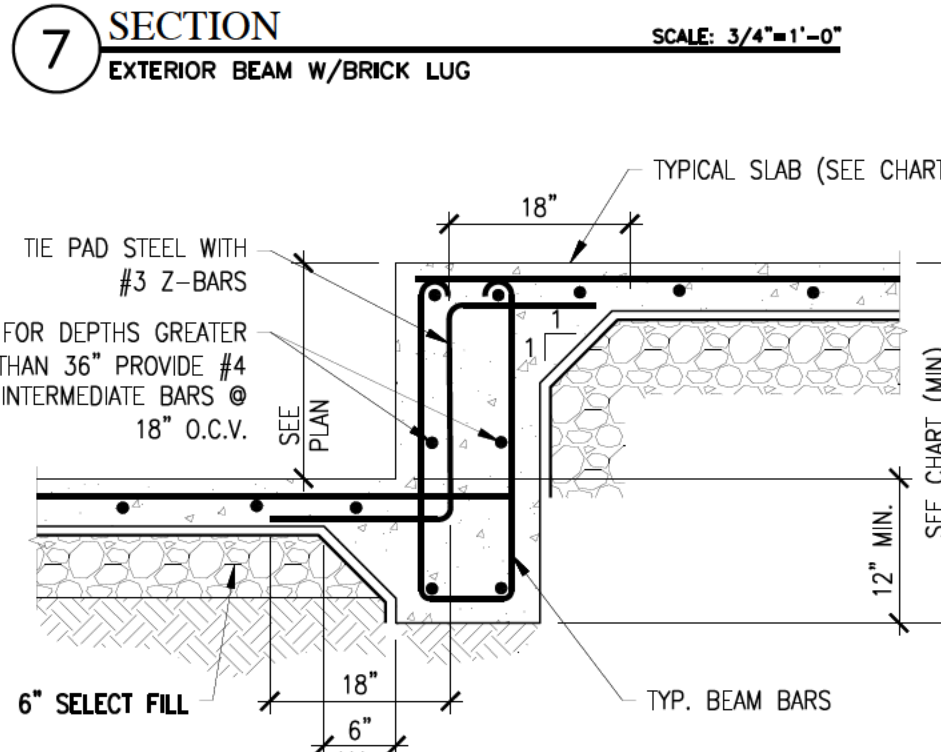
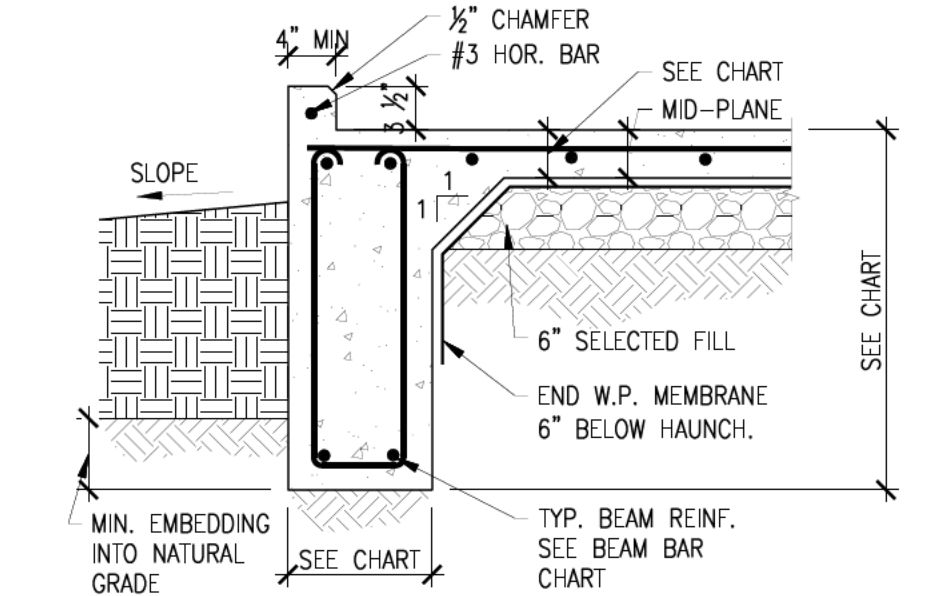
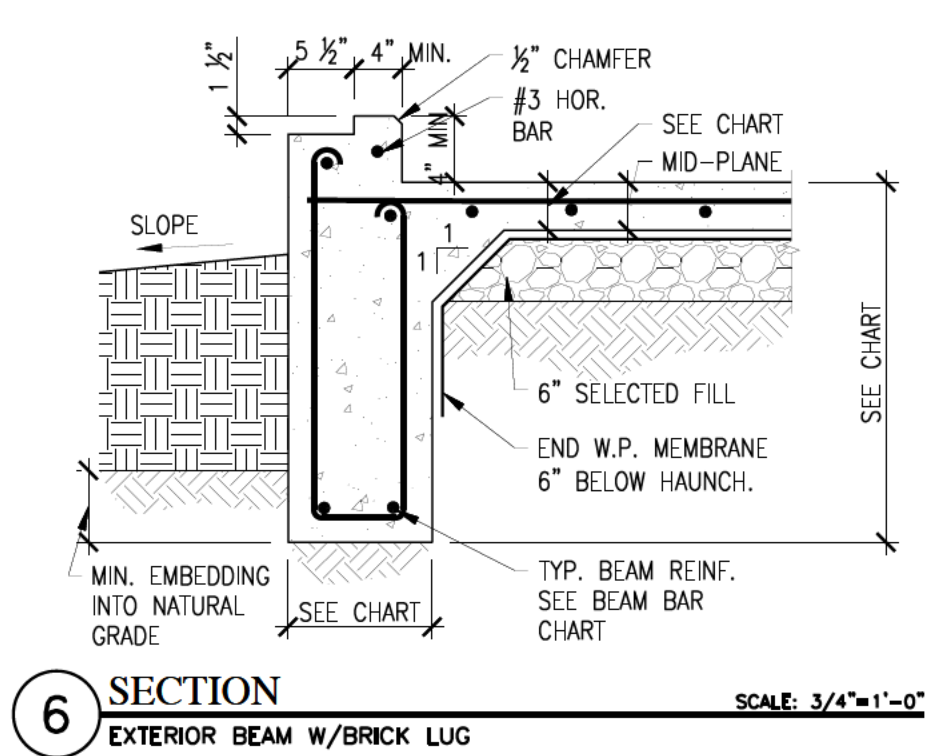
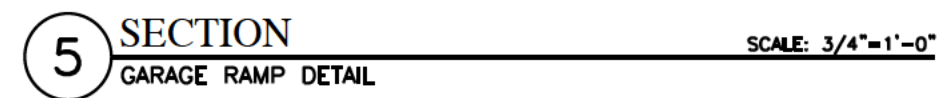
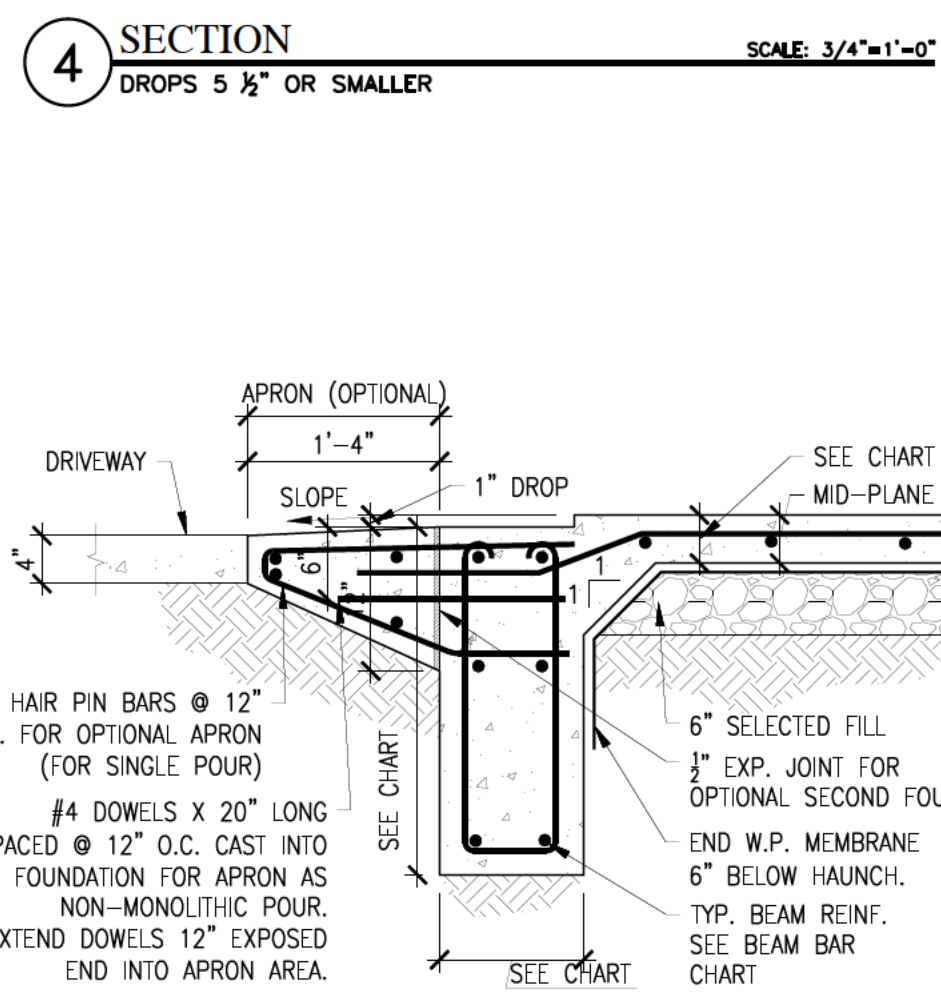
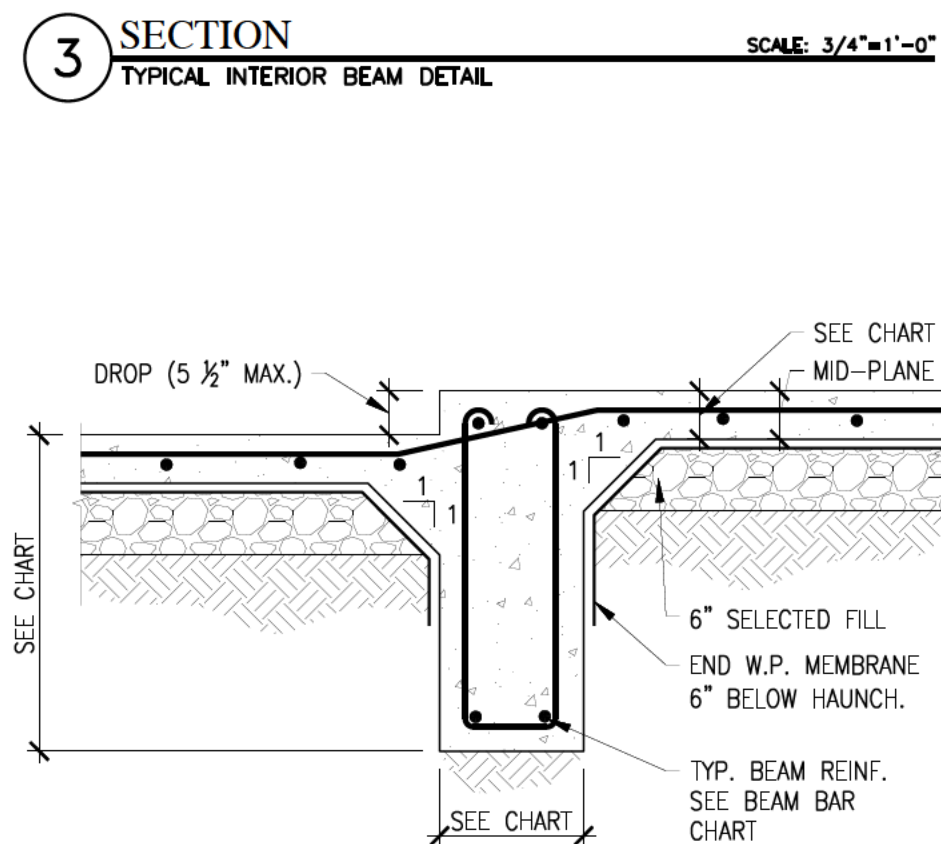
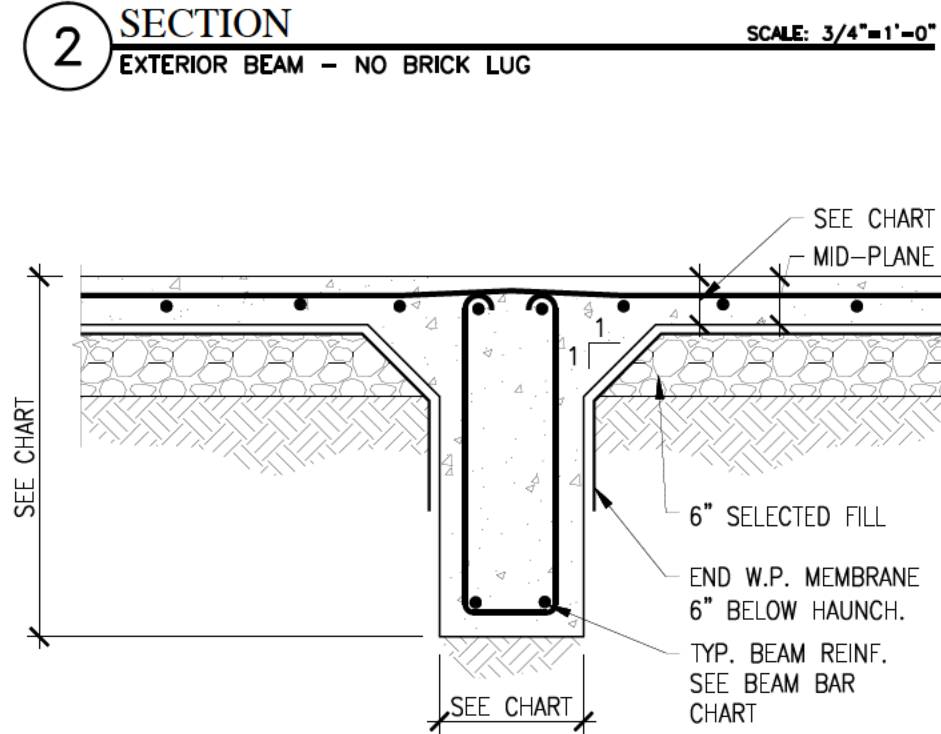
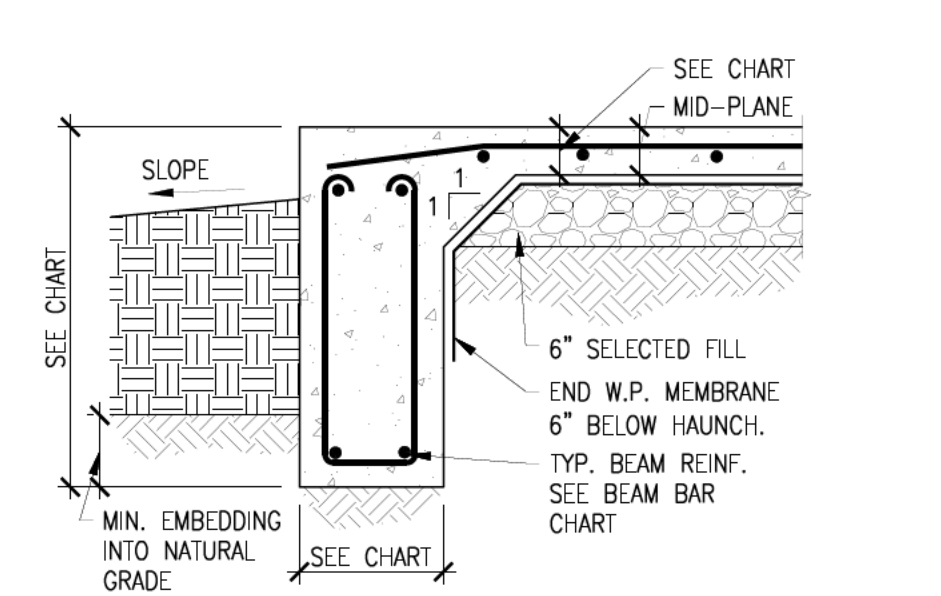
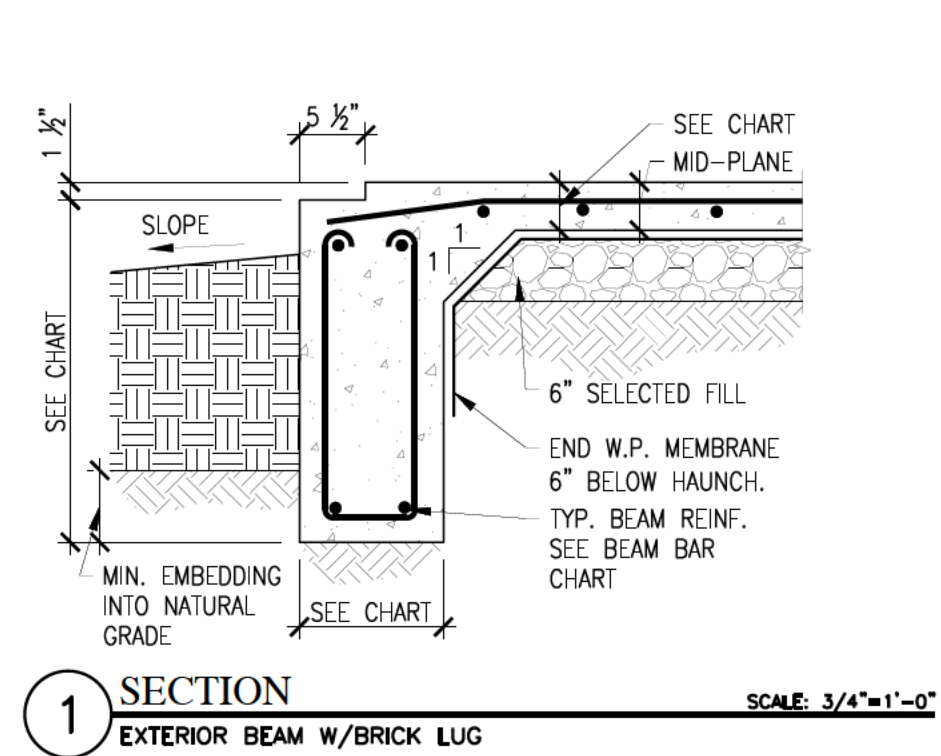
FOUNDATION GENERAL NOTES:

1. GENERAL:
- A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
- B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
- C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
- D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
- E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
- F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
- G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
2. FOUNDATION SITE PREPARATION & FINISH:
- A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
- B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 10 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
- C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
- D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
- E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.
3. CONCRETE:
- A. ALL 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 DEEPENED TO MAINTAIN 2- FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO- TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 15.
3. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95- PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
4. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
- C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
- D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
- E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

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

BEAM AND SLAB INFORMATION							
BEAM WIDTH	EXT. BEAM DEPTH	EXT. BEAM DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS
12" MIN.	36" MIN.	12" MIN.	30" MIN.	2-#6 TOP 2-#6 BOT.	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.
							SLAB THICKNESS
							4"

FOUNDATIONS ON EXPANSIVE CLAY SUBGRADES ARE SUBJECT DIFFERENTIAL SETTLEMENT AND MOVEMENT WITH CHANGES TO MOISTURE CONTENT OF THE SOILS UNDER THE FOUNDATION. THESE MOVEMENTS ARE EXPECTED TO STAY WITHIN INDUSTRY ACCEPTED RANGES. HOWEVER, SOIL IMPROVEMENT BY REMOVAL OF THE TOP 5' OF SOIL, TO 5' OUT FROM THE BUILDING PERIMETER AND REPLACING IT WITH LOW PLASTICITY SELECT FILL CAN MITIGATE SOME OF THE FOUNDATION MOVEMENT. THE DEPTH OF SOIL REPLACEMENT IS THE OWNER'S DECISION BASED ON AN EVALUATION OF THE RISK



REVISIONS		NO.	DESCRIPTION	DATE	APPR.

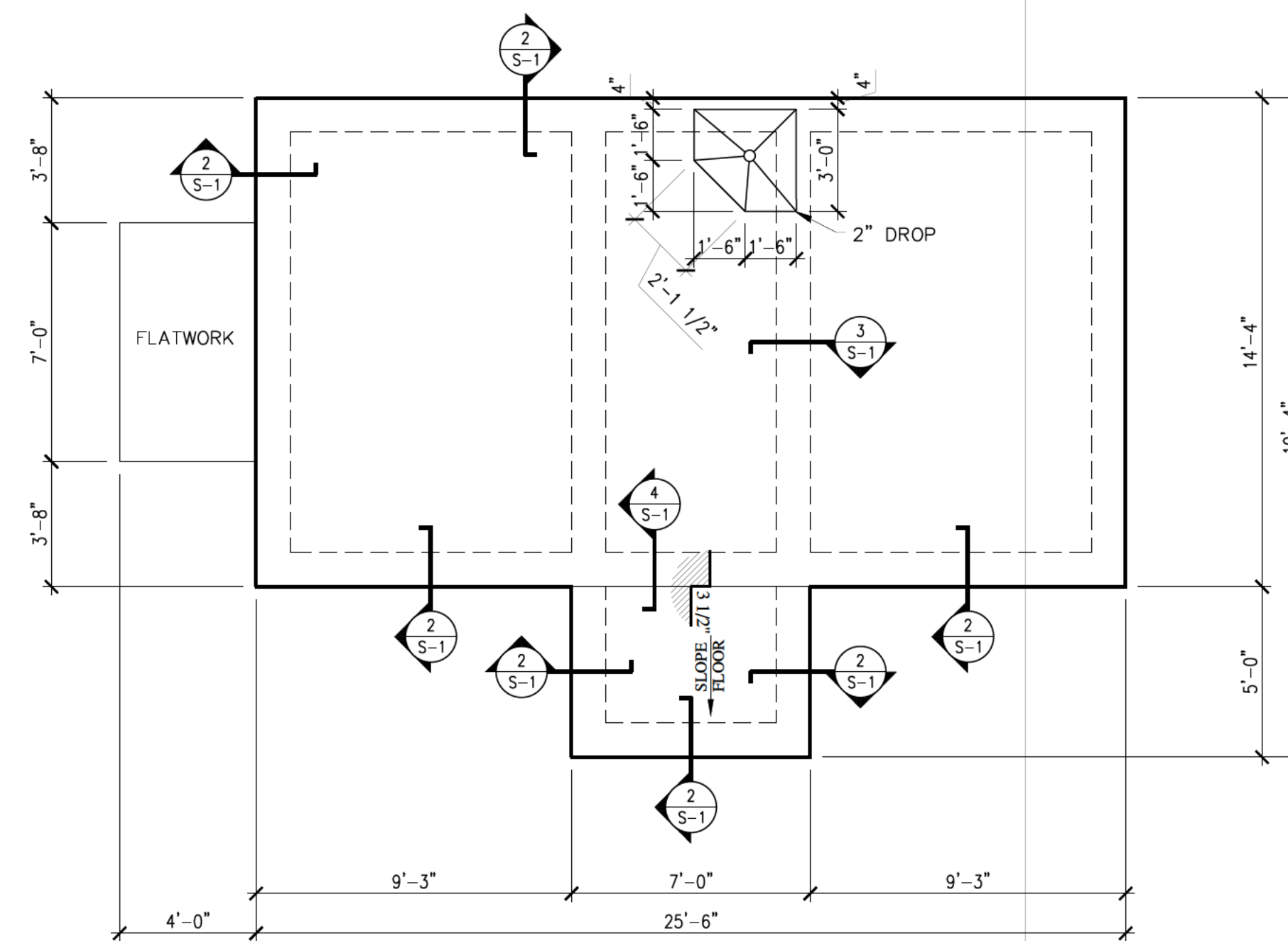
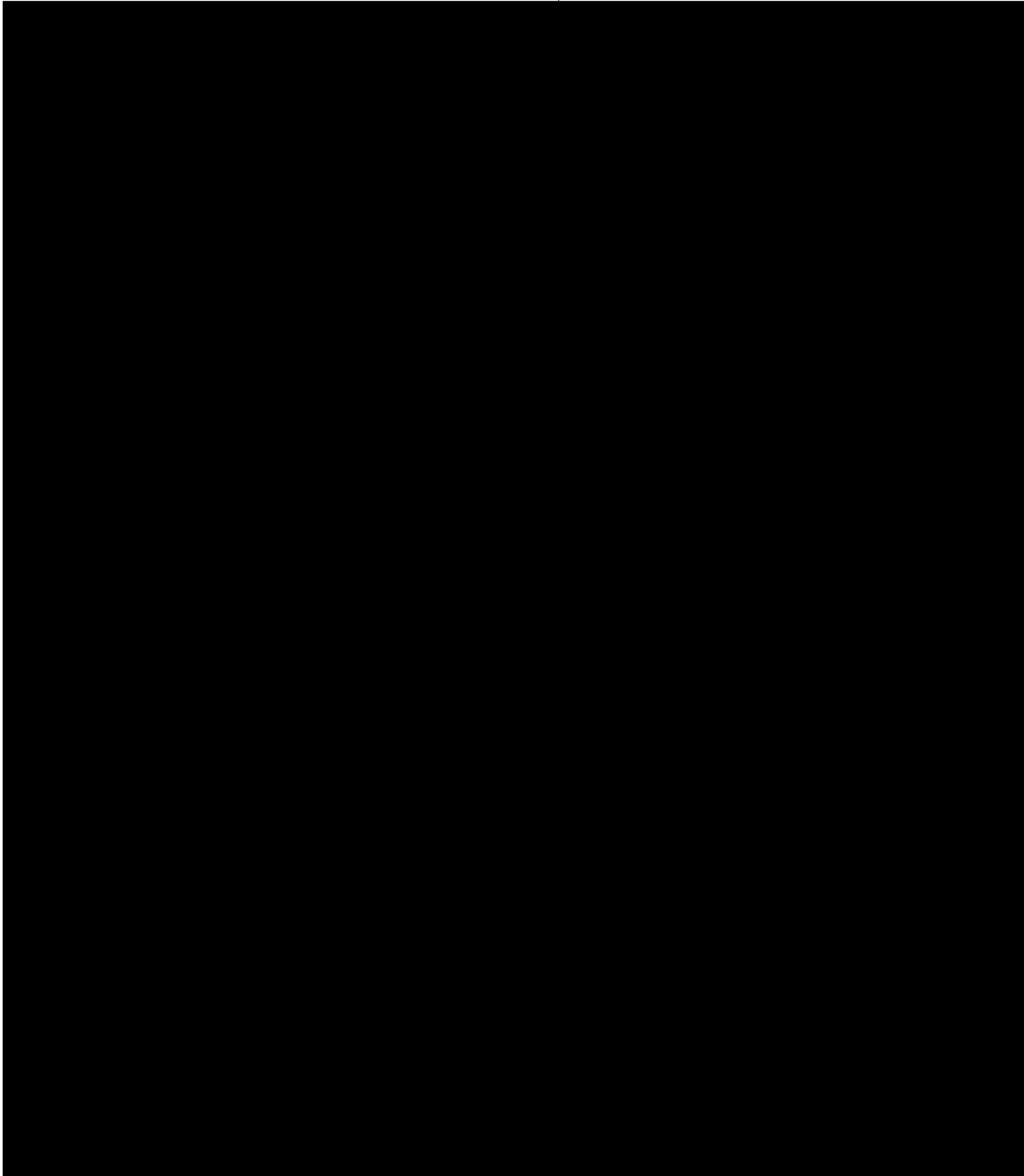


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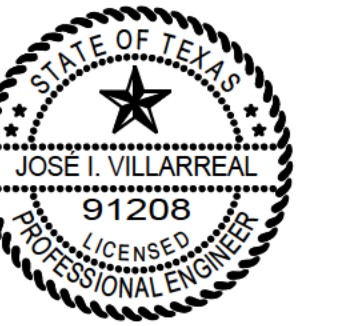
FOUNDATION DETAILS

NEW RESIDENCE
2206 CHIHUAHUA
SAN ANTONIO, TX 78207

SHEET TITLE:	JOB NO:
	23-303
	DATE: 7/18/23
	DESIGNER: MR
	CHECKED: JIV, PE
	DRAWN: MR
SHEET:	S-1
	OF 6

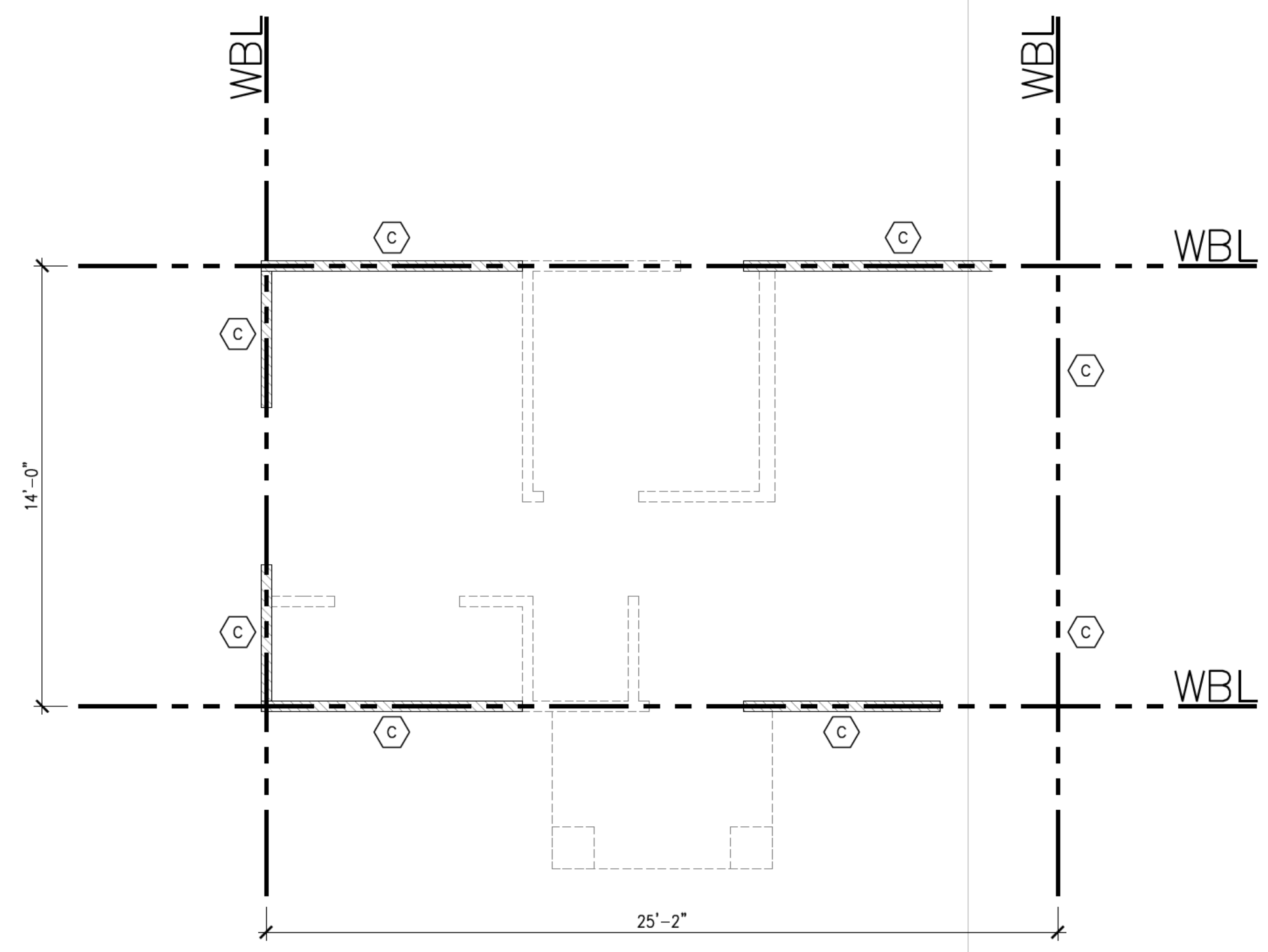
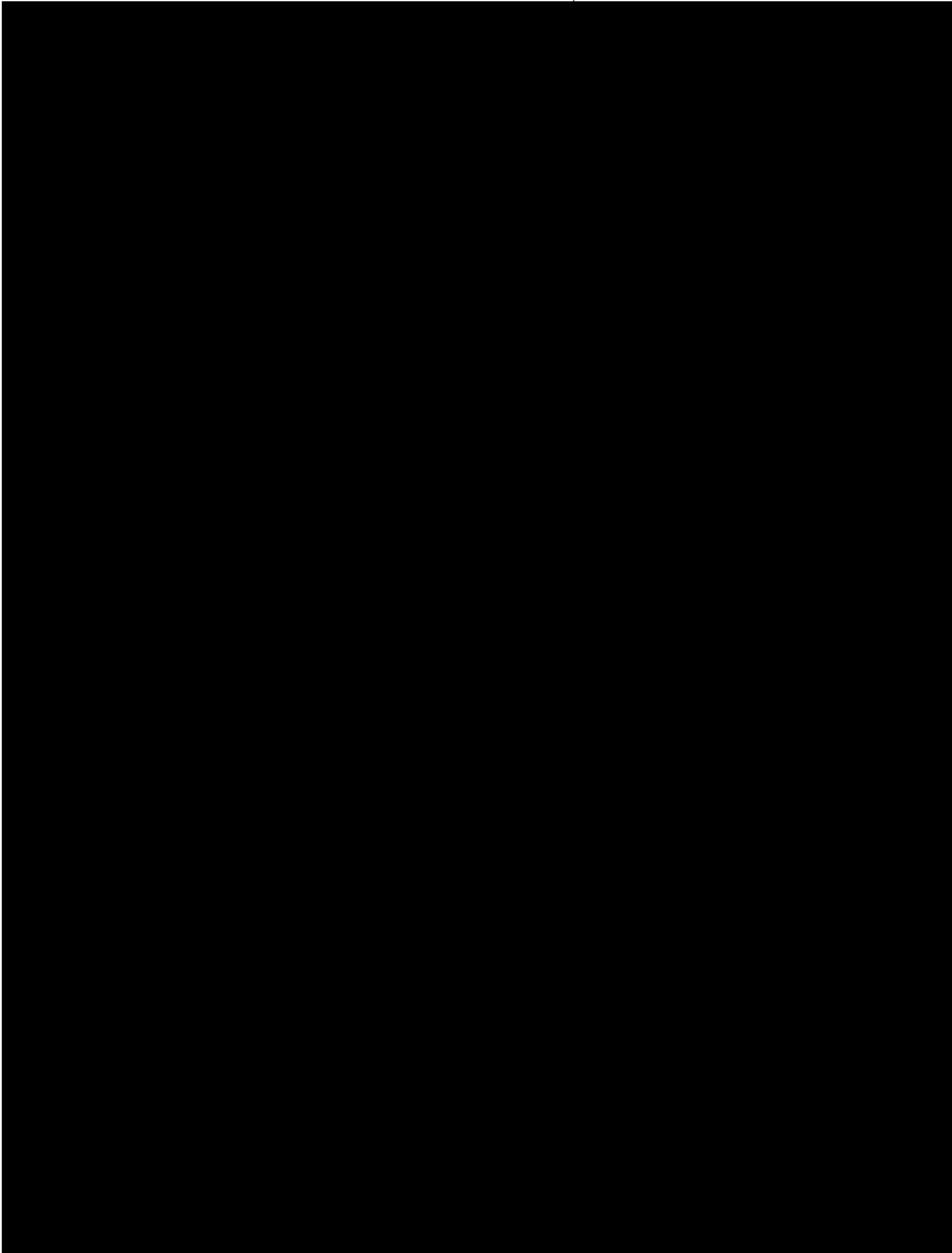


FOUNDATION PLAN — ADU
Scale: 1/4" = 1'-0"



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FOUNDATION PLAN

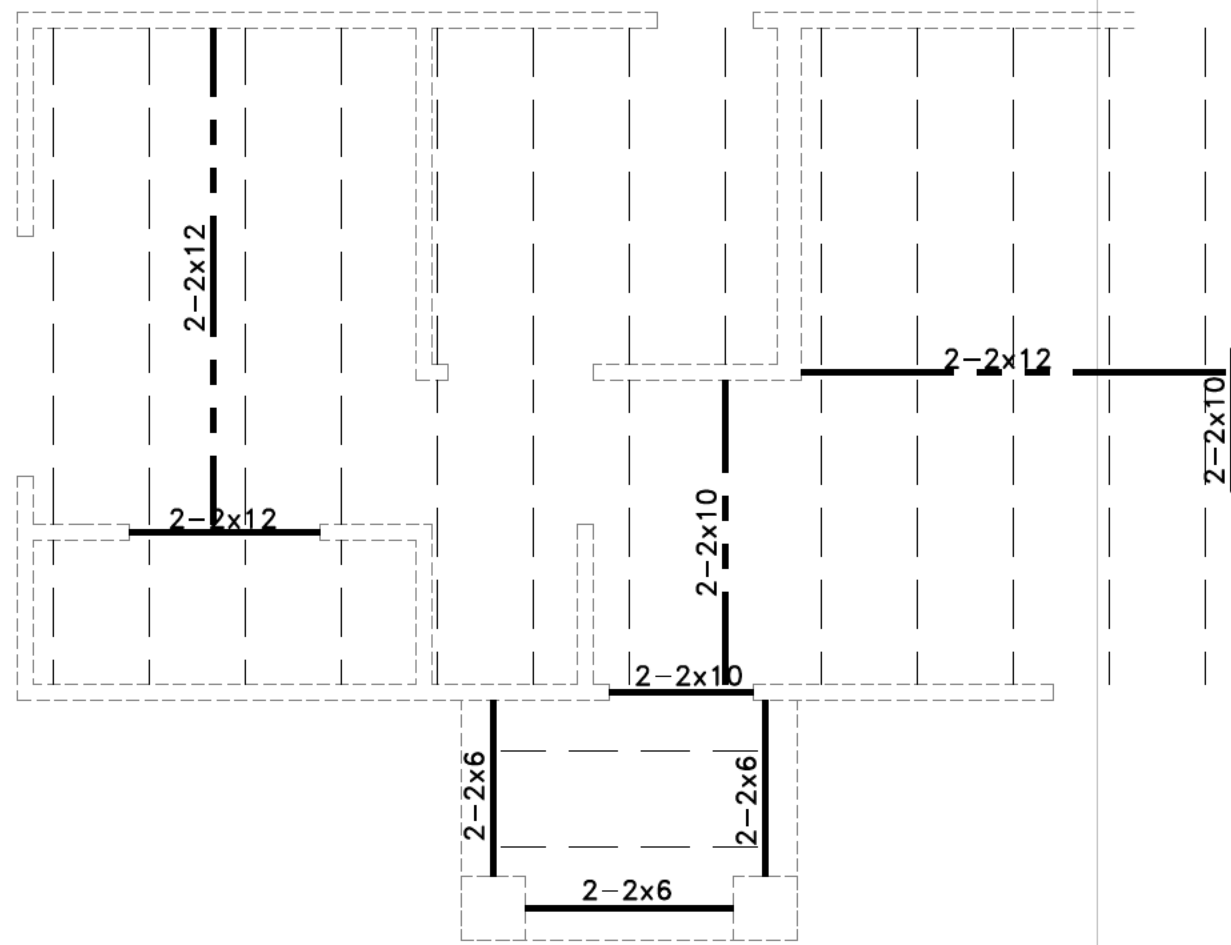
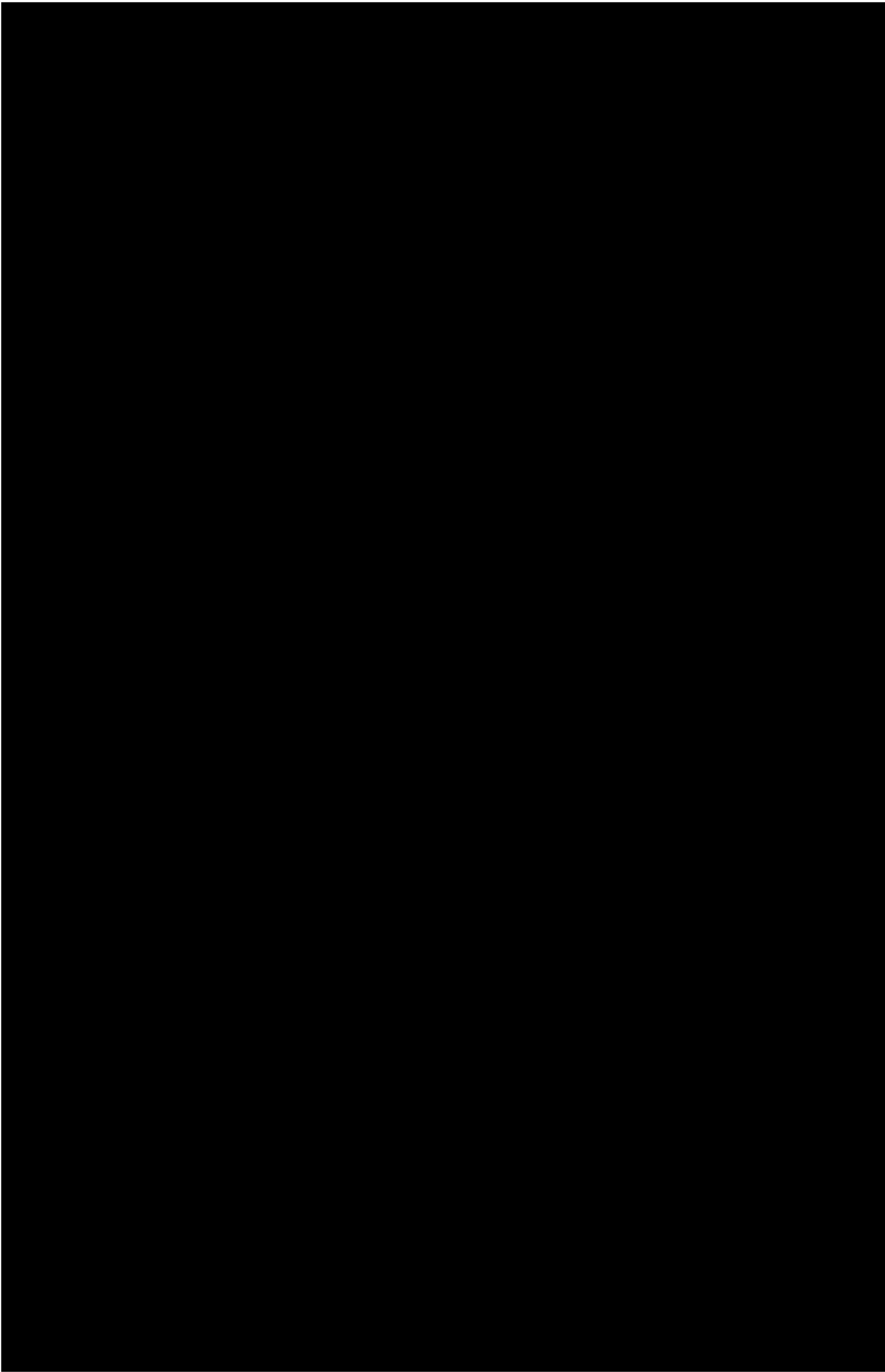


WIND BRACING PLAN — ADU
Scale: 1/4" = 1'-0"

WIND BRACING PLANS

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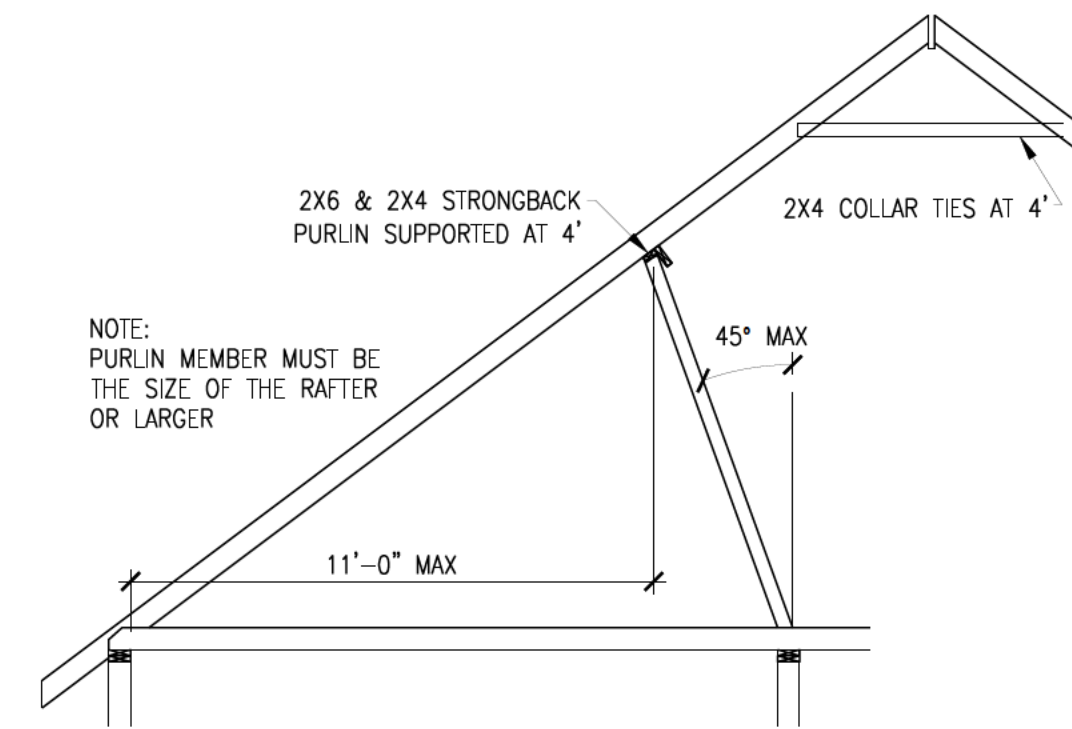


CEILING PLAN — ADU
Scale: 1/4" = 1'-0"
ALL CEILING JOISTS TO BE 2X6 @ 24" O.C.
ALL CEILING TO BE 9'-0" HIGH U.O.N. ON DRAWINGS

CEILING PLANS

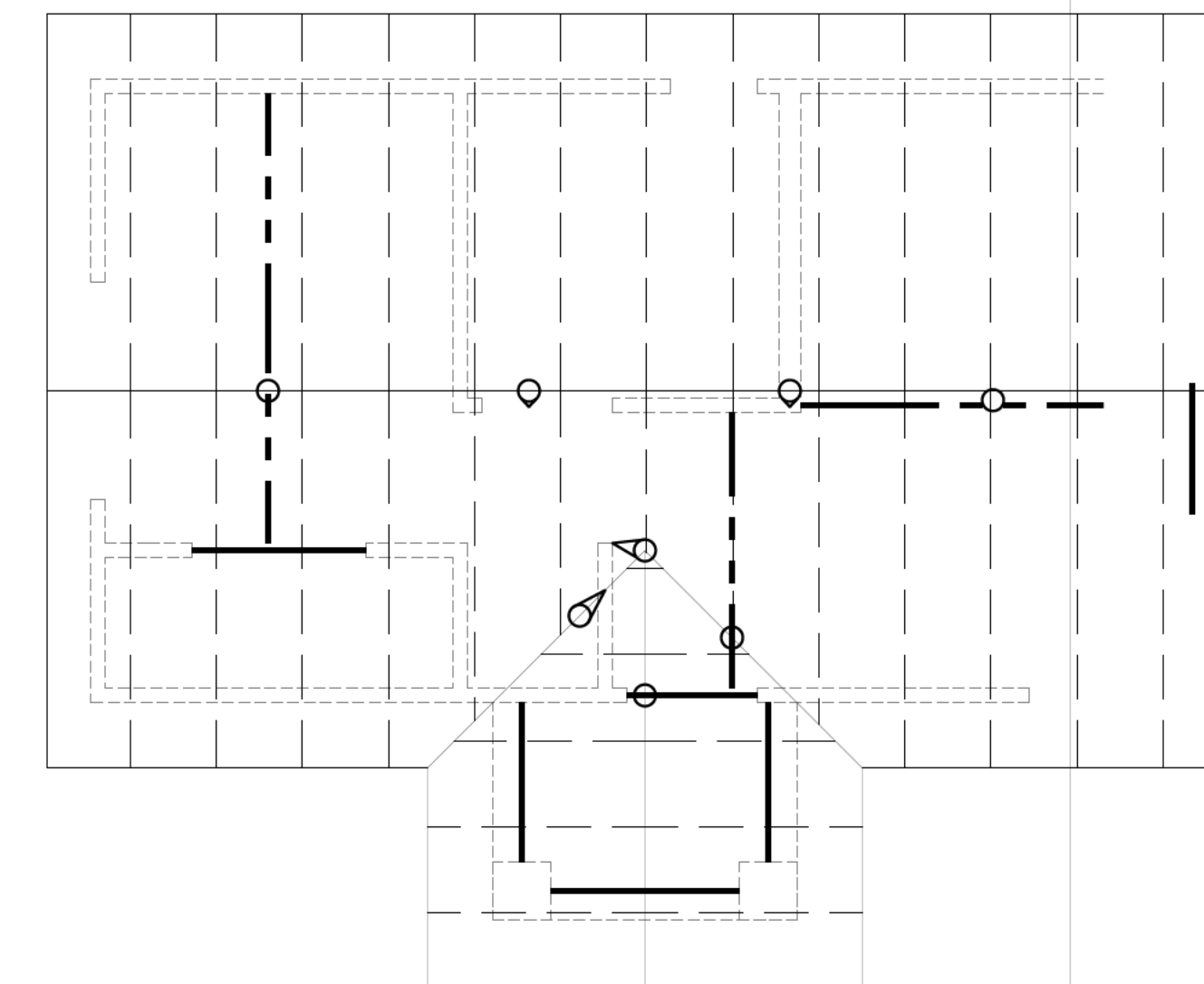


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PURLIN SUPPORT FOR 2X6 RAFTERS @ 24"

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

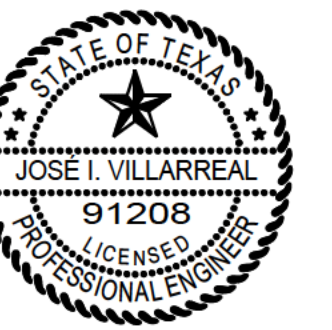


ROOF FRAMING PLAN — ADU

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

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

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



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ROOF FRAMING PLANS