HISTORIC AND DESIGN REVIEW COMMISSION

October 05, 2022

HDRC CASE NO:	**2022-452**
ADDRESS:	223 E CAROLINA ST
LEGAL DESCRIPTION:	NCB 3010 BLK 8 LOT 15
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Alan Yoshida
OWNER:	Alan Yoshida
TYPE OF WORK:	Post-work approval of demolition of accessory, construction of a carport with shipping container, construction of a detached two-story accessory
APPLICATION RECEIVED:	August 22, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Demolish a rear detached one-story two-bay rear garage.
2. Construct a metal and wood carport with metal shipping container.
3. Construct a rear two-story accessory building.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided is subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural

landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

i. The past and current use of the structures and property;

ii. The name and legal status (e.g., partnership, corporation) of the owners;

iii. The original purchase price of the structures and property;

iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;

v. The amount of real estate taxes on the structures and property for the previous two (2) years;

vi. The date of purchase or other acquisition of the structures and property;

vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;

ix. Any listing of the structures and property for sale or rent, price asked and offers received;

x. Any consideration given by the owner to profitable adaptive uses for the structures and property;

xi. Any replacement construction plans for proposed improvements on the site;

xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and

xiii. The current fair market value of the structure and property as determined by a qualified appraiser.

xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

i. Annual gross income from the structure and property for the previous two (2) years;

ii. Itemized operating and maintenance expenses for the previous two (2) years; and

iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

(1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.

(2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.

(3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet = $2,000.00
2,501—10,000 square feet = $5,000.00
10,001—25,000 square feet = $10,000.00
25,001—50,000 square feet = $20,000.00
Over 50,000 square feet = $30,000.00

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Roof 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

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

4. Architectural Details

A. GENERAL

ii. *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.

iii. *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.

iv. *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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The property at 223 E Carolina is a single-story Folk Victorian residence constructed c. 1908. The house features a gable-on-hip roof form with a standing seam metal roof and front-facing primary gable with decorative shingles. It has an inset wraparound porch. The house is clad in wood lap siding and has predominately one-over-one wood windows, except for the window under the primary gable which has a multi-lite sash and fixed-lite windows in the primary gable and dormer. property first appears in the city directory in 1908, and on Sanborn Fire Insurance maps in 1912 with the single-story, two-bay garage in the same footprint. The primary structure and rear detached garage contribute to the Lavaca historic district.
b. CASE HISTORY: On September 18, 2019, the applicant requested a review of contributing status for a rear detached garage and approval to construct a metal carport with attached shipping container. Staff found the garage contributes to the Lavaca historic district and, should the HDRC have found the garage noncontributing, recommended against approval of the shipping container carport. The HDRC referred the requests to the Design Review Committee (DRC), and the applicant attended in person on September 24, 2019.
c. VIOLATION: The applicant demolished a rear detached garage despite a finding of contributing status from staff and constructed a rear detached carport with shipping container storage in its place prior to issuance of a Certificate of Appropriateness or permits. See finding b for case history. Staff discovered the noncompliant work when reviewing the applicant's request to construct a rear two-story accessory dwelling, received August 22, 2022. Staff issued a $500 post-work application fee.
d. DEMOLITION (ACCESSORY): The applicant is requesting post-work approval for the demolition of the rear accessory structure only. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures.
e. CONTRIBUTING STATUS (ACCESSORY): The structure is a one story, two-bay auto structure constructed in approximately the same period as the primary structure. The structure appears on the 1911-1951 Sanborn map in the same location, footprint, and configuration. The Sanborn map indicates its original use as a garage. The structure is contributing to the district.
f. UNREASONABLE ECONOMIC HARDSHIP: In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a

finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the HDRC additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. At the time of the first request for review of contributing status in September 2019, the applicant provided one cost estimate to "relocate and repair" the garage totaling $50,344, which included "site preparation, stabilization, moving, update foundation, roof, structure repair and support." The applicant then stated cost to remove and replace with the metal shipping container is under half the relocation and repair cost. The applicant expressed that the proposed estimate was unfeasible due to the inability of the historic garage to serve modern needs. The applicant purchased the property in 2019, and it has not been on the market since, and thus does not meet the requirement that the owner fail to find a purchaser or tenant for the property during the previous two years. The applicant was unable to demonstrate an unreasonable economic hardship in accordance with the UDC due to lack of financial burden proof documentation as well as lack of active marketing of the property.

g. LOSS OF SIGNIFICANCE: When an applicant fails to prove unreasonable economic hardship, the applicant may provide to the Historic and Design Review Commission additional information which may show a loss of significance in regard to the subject of the application in order to receive HDRC recommendation of approval of the demolition. If, based on the evidence presented, the HDRC finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the HDRC must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the HDRC must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect. Staff does not find that that the applicant met this stipulation since he demolished the rear detached garage without a Certificate of Appropriateness or permit.
h. CARPORT (DESIGN AND CHARACTER): The applicant constructed a carport with wood trusses and metal frame and roof. Guideline 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Metal carports and shipping containers are not found historically within the Lavaca historic district. Staff finds the metal carport and shipping container do not conform to guidelines.
i. CARPORT (FOOTPRINT): The applicant has proposed a footprint of approximately 835 square feet, including both the carport and the shipping container. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The detached single-story, two-bay garage is approximately 368 square feet, which is consistent with the historic development pattern of the district. While staff finds that a slightly larger rear structure may be appropriate for the site, staff finds that the current carport proposal deviates from the overall development pattern of the district.
j. CARPORT (MATERIALS): The applicant constructed a carport with wood trusses and metal frame and roof. Staff finds the use of metal for the carport and the use of a shipping container do not conform to guidelines.
k. NEW CONSTRUCTION OF ACCESSORY STRUCTURE: The applicant requests approval to construct a rear two-story accessory structure. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing one-story primary structure features a total footprint of 1,398 square feet. The proposed two-story accessory structures feature a total footprint of 346 square feet, or approximately 25% of the primary structure's footprint. Accessory structures on the block are predominately single story. Staff finds the proposed height and general massing do not conform to historic design guidelines.
l. LOT COVERAGE: Guidelines for New Construction 2.D.1 states that 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. The lot is 7,750 square feet; existing improvements on the parcel total 2,233 square feet, for roughly 29% lot coverage. This includes the primary structure at 1,398 square feet, the carport at approx. 675 square feet, and the shipping container at approx. 160 square feet. Construction of the proposed accessory building brings lot coverage to 2,579 square feet, or roughly 33% lot coverage. Staff finds the proposed two-story accessory building generally conforms to this guideline.

m. ARCHITECTURAL DETAILS (MATERIALS): The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The primary structure does not feature a continuous sill line, nor is a sill line characteristic of the Folk Victorian style. The presence of the sill line represents a departure from the period of significance of the primary structure and from use of simplified design as outlined in the guidelines. Staff finds the proposed continuous sill line on the accessory structure does not conform to guidelines.

n. WINDOWS: The applicant proposes ganged fixed-pane windows on the south elevation and fixed clerestory windows on the north and west elevations of the proposed rear accessory structure. There is no fenestration proposed on the east elevation. Windows on the primary historic structure are predominately rectangular one-over-one operable wood windows that appear in ganged pairs or individually. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. Staff finds the proposed window profiles are not consistent with these specifications.

RECOMMENDATION:

Staff does not recommend approval of item 1, demolition of the detached rear one-story, two-bay garage, based on findings b through g. The applicant has not made a case for loss of integrity or unreasonable economic hardship that would warrant full demolition of the feature. Staff recommends that the applicant further explore retention or incorporation of the historic structure into the proposed carport. Should the HDRC not approve this request, reconstruction or restoration of the previous conditions may be required.

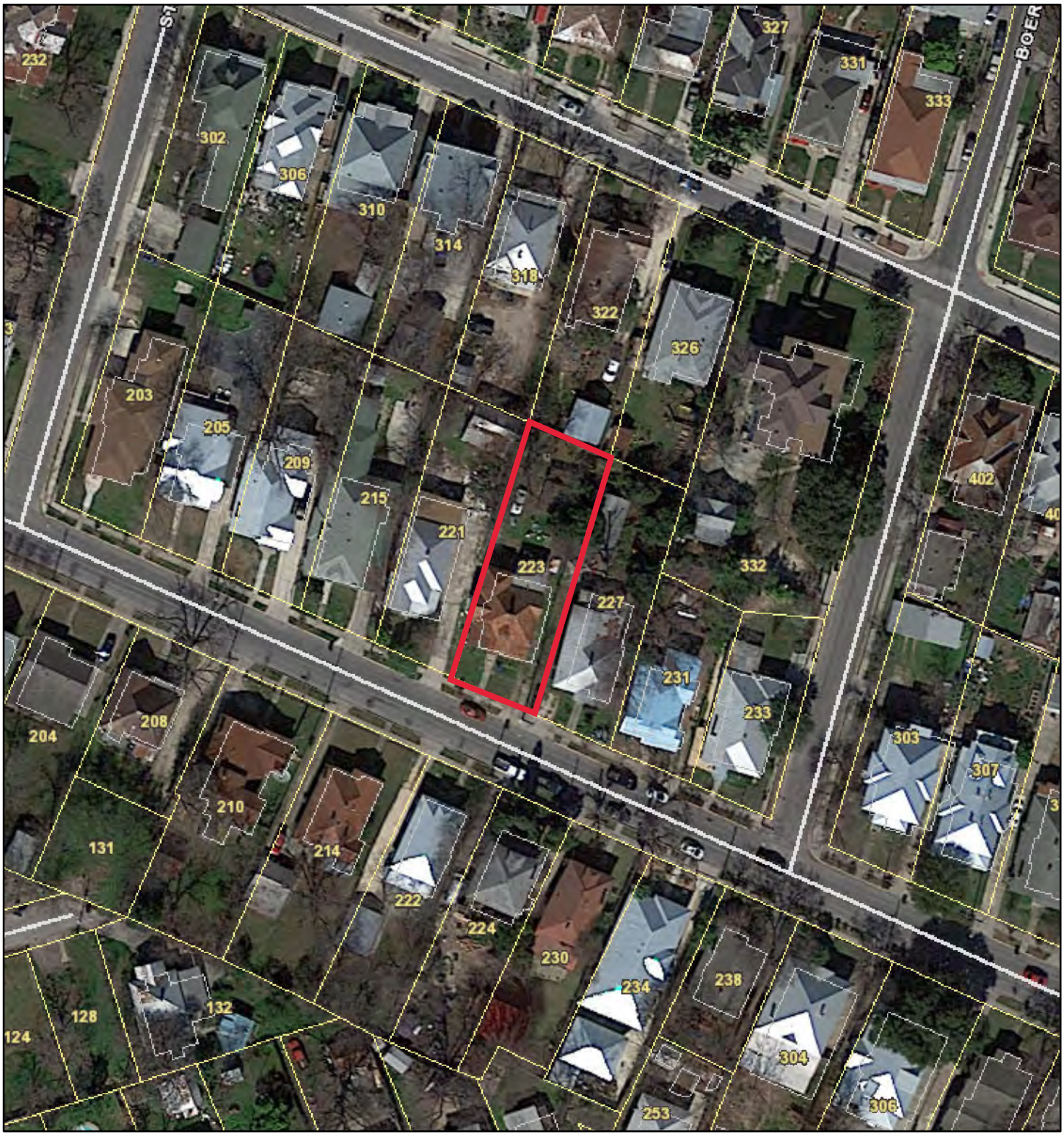
Should the commission find the rear detached garage does not contribute to the Lavaca historic district, staff recommends approval of item 2, construction of a rear carport with shipping container, based on findings h through j, with the following stipulations:

i. That the applicant reduces the overall square footage of the carport to better conform with development patterns of the neighborhood.
ii. That the applicant proposes a carport constructed of wood so that it relates to the period of construction of the primary structure.
iii. That the applicant removes the shipping container from the property.

Staff recommends approval of item 3, construction of a rear two-story accessory building, based on findings k through n, with the following stipulations:

i. That the applicant proposes window profiles that have more traditional proportions and configurations (one-over-one) and otherwise meet the Standard Specifications for Windows in Additions and New Construction.
ii. That the applicant incorporate windows on the east elevation of the accessory structure.
iii. That the applicant submits materials specifications and details for the proposed windows.
iv. That the applicant remove the continuous sill line from the design.
v. The applicant is responsible for meeting all setback and building separation requirements per the zoning code.

City of San Antonio One Stop



September 27, 2022

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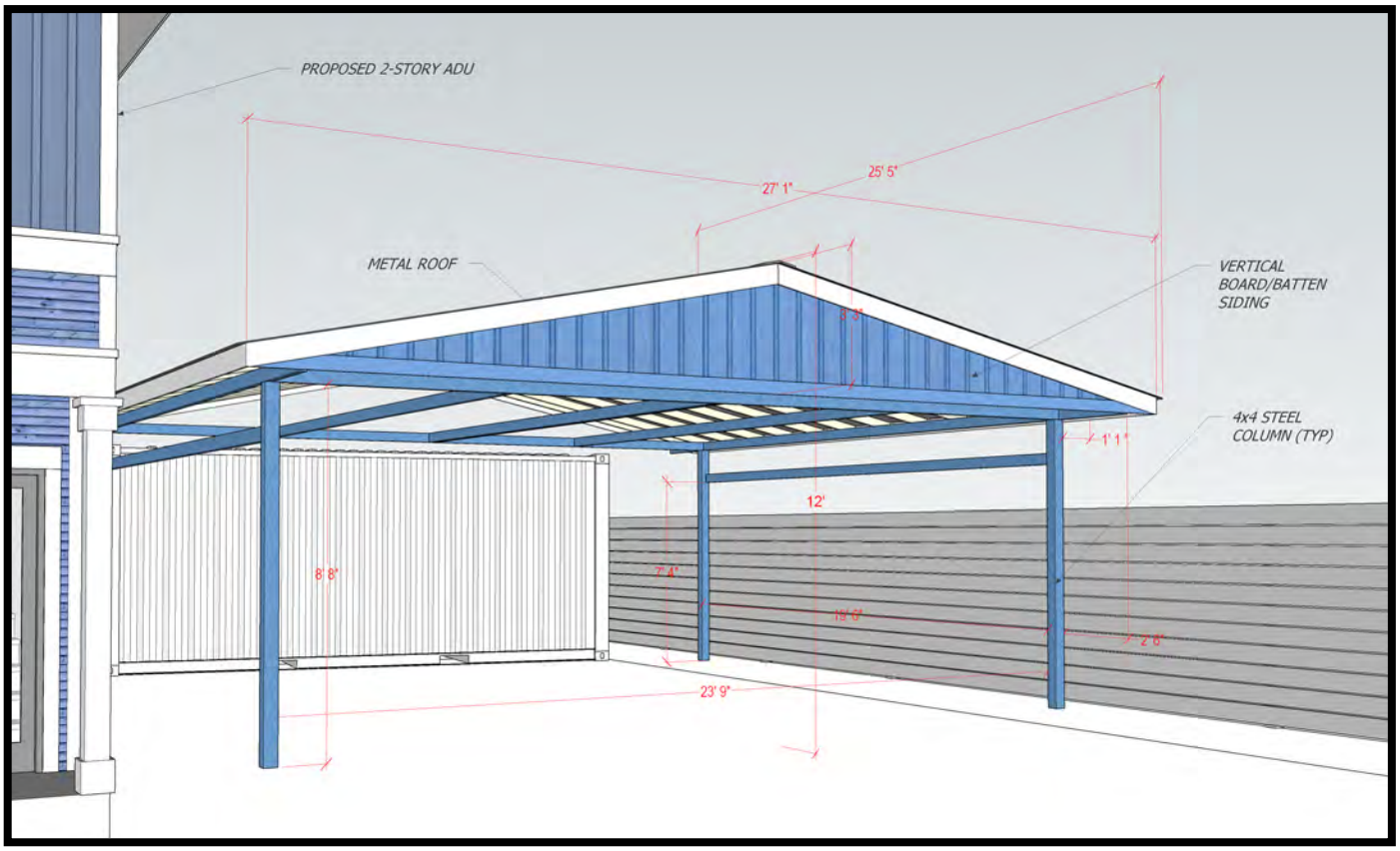
PROPOSED 2-STORY ADU
27' 1"
25' 5"
METAL ROOF
VERTICAL BOARD/BATTEN SIDING
8' 3"
4x4 STEEL COLUMN (TYP)
1' 1"
12'
8' 8"
7' 4"
19' 0"
2' 6"
23' 9"


PSSU 360314 3
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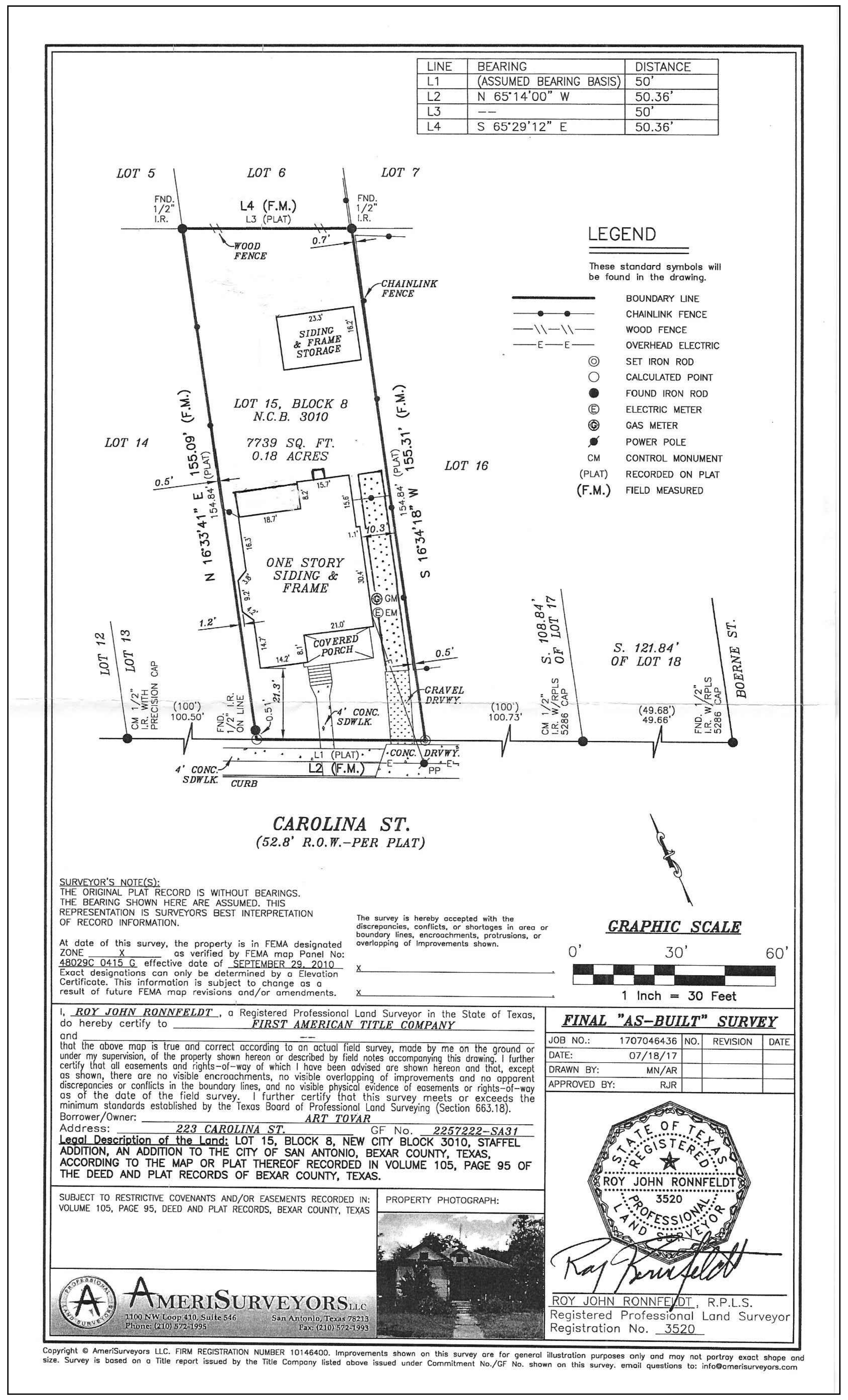
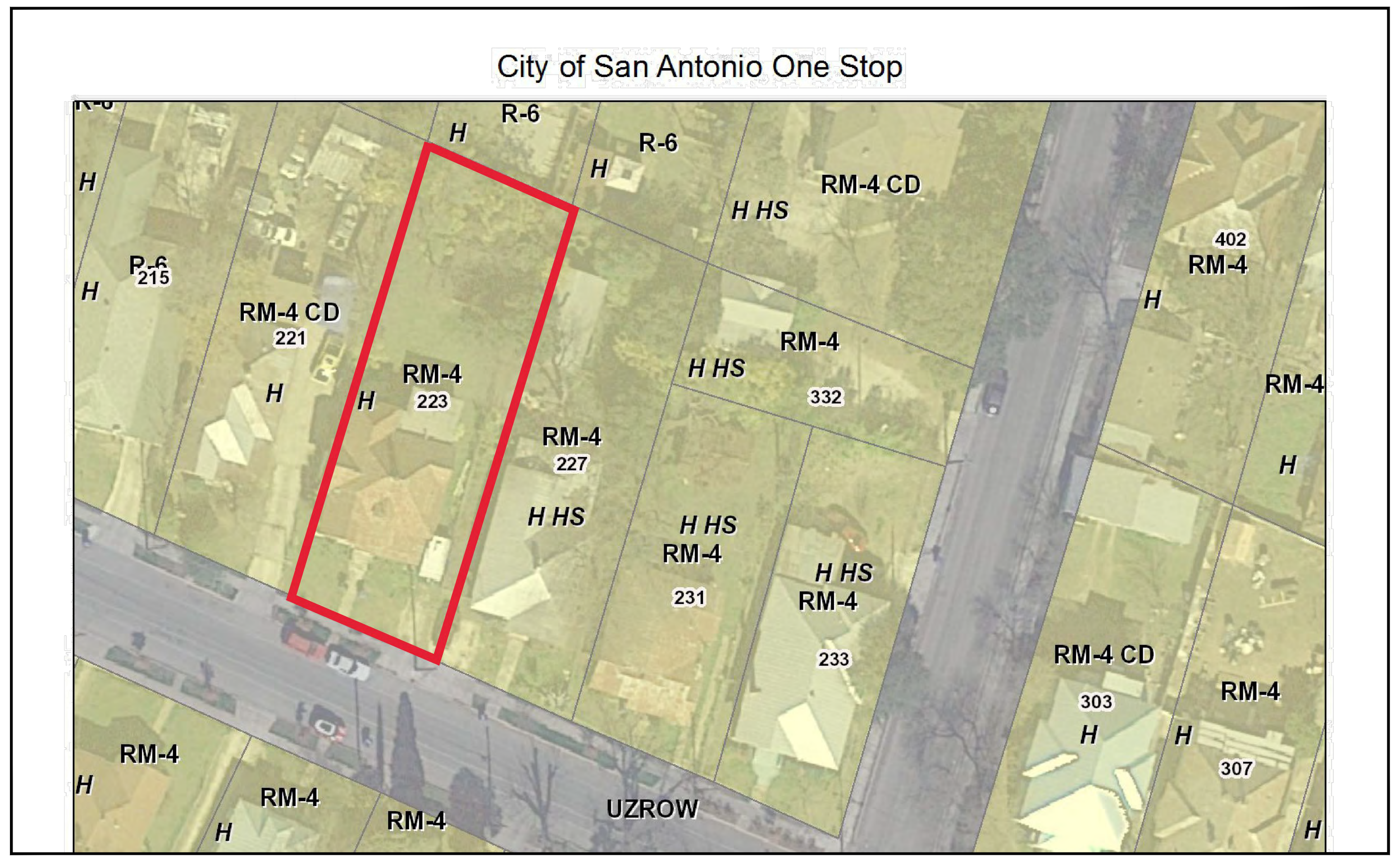
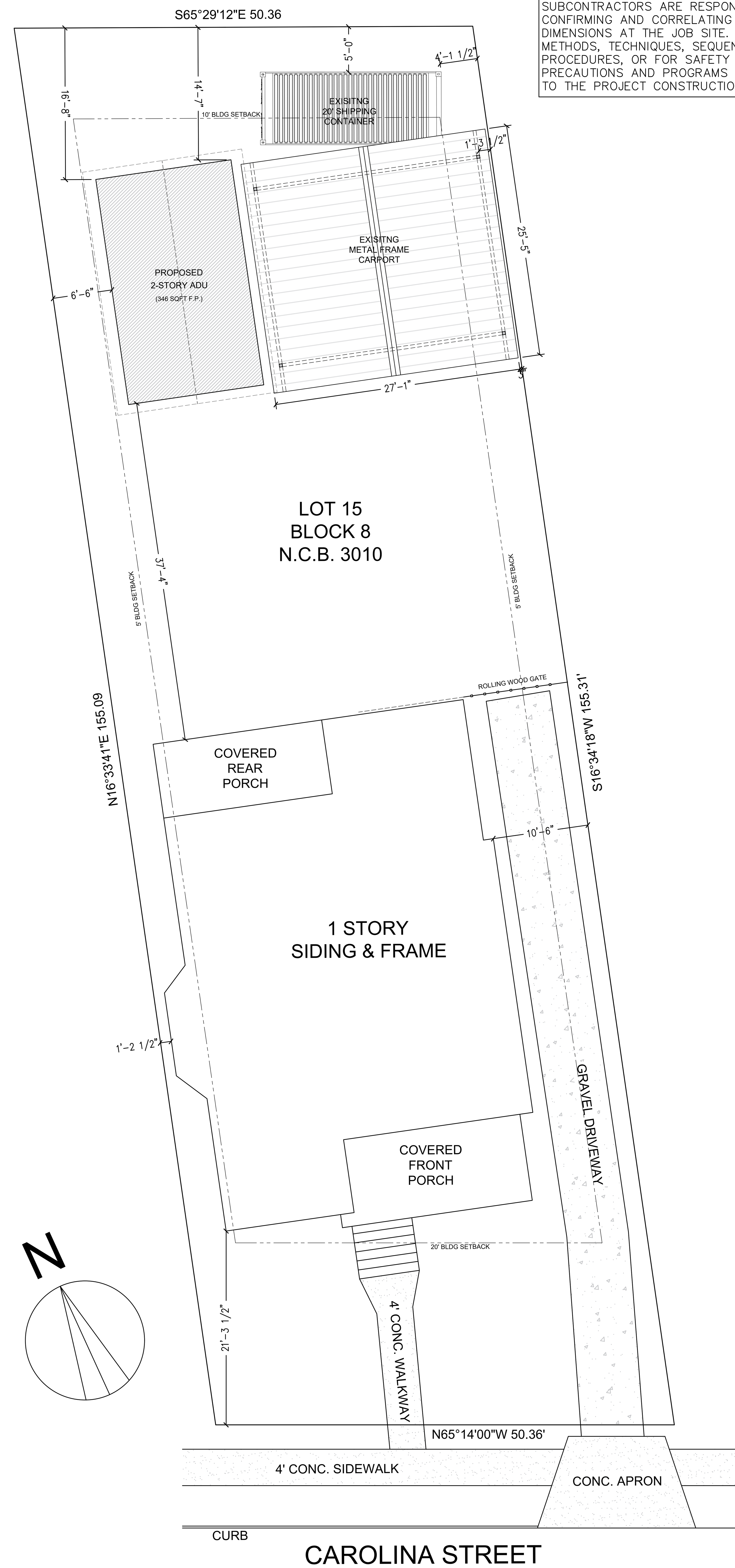


1 PROPERTY SURVEY



2 ZONING MAP
N.T.S.

3 AERIAL
N.T.S.



NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

LOCKWOOD DESIGN GROUP
120 LA CIMA
BOERNE TX 78006
210-383-9281
michael@lockwooddesigngroupllc.com

PROJECT:

A.D.U.
223 CAROLINA AVE
SAN ANTONIO, TX 78210

THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTING HAS BEEN COMPLETED, WILL BE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS PRIOR TO/DURING CONSTRUCTION ASSUMES ALL RESPONSIBILITY THEREAFTER. WHILE EFFORTS HAVE BEEN MADE DURING THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS TO AVOID ANY ERRORS/MISTAKES, LOCKWOOD DESIGN GROUP CAN NOT GUARANTEE AGAINST ERROR.

PROPERTY SURVEY
ZONING
SITE PLAN

DATE: 08/12/2022
REVSD: 09/09/2022

SHEET:
A-1.0

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

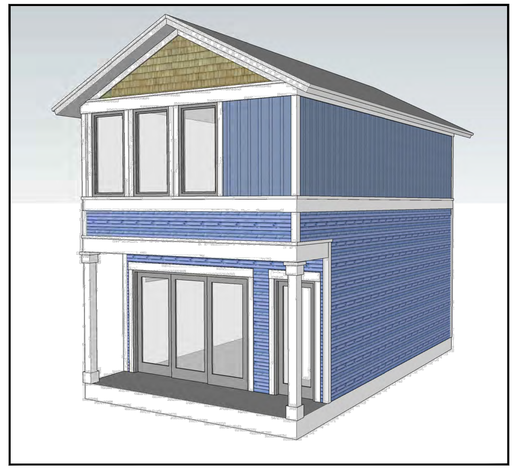
ACCESSORY DWELLING UNIT

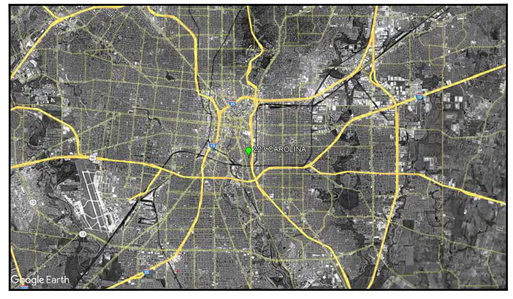
223 CAROLINA ST

SAN ANTONIO, TEXAS 78210

BEXAR COUNTY

NCB: 3010 BLK: 8 LOT(S): 15





LOCK WOOD DESIGN GROUP

120 LA CIMA
BOERNE TX 78006
210-383-9281

SHEET INDEX

ISSUED:	8/18/2022

SQFT CALCULATIONS	
LIVING/HEATED AREAS	SQFT
1ST FLOOR	324
2ND FLOOR	337
TOTAL:	661
UNHEATED AREAS	SQFT
FRONT PORCH	50
TOTAL:	50
TOTAL COVERED SQFT	711

GENERAL NOTES:

1. THE SCOPE OF WORK FOR THE PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACILITIES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THESE DOCUMENTS.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
3. THE CONTRACTOR SHALL PAY ALL FEDERAL, STATE, LOCAL AND ALL OTHER TAXES THAT ARE APPLICABLE TO THIS CONTRACT.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITE AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIESTO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
7. ITEMS LABELED NIC ARE "NOT IN CONTRACT". THE G.C., HOWEVER, IS RESPONSIBLE FOR ALL R.O., NECESSARY BLOCKING AND COORDINATION OF WORK.
8. WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
9. ALL SYSTEMS & MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS.
10. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES, BLOCKING OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
11. CONTRACTOR TO COORDINATE AND SCHEDULE WORK OF ALL TRADES SO AS TO NOT DELAY AT ANY PHASE OF COMPLETION, CONSTRUCTION DUE TO INTERCONNECTING WORK OR LATE SCHEDULING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-TRADES ARE FAMILIAR WITH THE COMPLETE CONSTRUCTION DOCUMENTS PACKAGE INCLUDING WORK THAT MAY OR MAY NOT BE PART OF THEIR SCOPE.
12. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTED TRADES.
13. ALL MATERIALS TO BE NEW (UNLESS OTHERWISE NOTED ON DRAWINGS), FIRST CLASS, IN EVERY RESPECT, AND SHALL CONFORM TO CONTRACT DOCUMENTS.
14. CONTRACTOR TO COORDINATE CUTTING & PATCHING OF ALL TRADES. MATCH EXISTING MATERIALS AS REQUIRED.
15. CONTRACTOR TO COORDINATE KEYING SYSTEMS AND ALL HARDWARE FUNCTIONS WITH OWNER.
16. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL, ALARM, SECURITY, DATA AND TELEPHONE LINES. CONCEAL ALL NEW UTILITIES IN FINISHED AREAS AS REQUIRED. TELEPHONES TO BE FURNISHED AND INSTALLED BY OWNER.
17. LIFE SAFETY SYSTEMS SHALL BE INSTALLED AS REQUIRED, PER N.F.P.A., AND LOCAL REGULATIONS.
18. CONTRACTOR TO COORDINATE ALL DELIVERY SCHEDULES AND LOCATIONS FOR ALL OWNER FURNISHED ITEMS WITH EACH SUPPLIER. VERIFY SUCH OWNER FURNISHED ITEMS WITH OWNERS REPRESENTATIVE, G.C. TO PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
19. CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS, TRASH, TOOLS, AND EXCESS MATERIALS AT THE COMPLETION OF WORK AND LEAVE THE ENTIRE PROJECT SITE IN A NEAT, CLEAN, ACCEPTABLE CONDITION.
20. PRIOR TO TURNING THE COMPLETED PROJECT OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM SIGHT, AND SWEEP, WET-MOP AND VACUUM ALL FLOORS.
21. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION.
23. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES.
24. THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN GUARANTEE FOR THEIR MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF OWNER.
25. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.
26. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
27. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY VARIATIONS IN THE WALL PLANE.

ELECTRICAL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL WIRES AND CABLES SHALL BE # 12 AWG.
2. ALL WIRES SHALL BE 600 VOLTS INSULATION THHN – STRANDED WIRES.
3. UNLESS OTHERWISE INDICATED, ALL WIRES AND CABLES SHALL BE COPPER.
4. PROVIDE GROUND WIRE IN ALL THE CONDUITS THAT ARE INDICATED TO BE PVC SCH 40
5. PROVIDE # 12 AWG GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND OUTLET BOX GROUNDING SCREW.
6. UNLESS OTHERWISE INDICATED ALL CONDUITS SHALL BE EMT
7. UNLESS OTHERWISE INDICATED ALL CONDUITS SHALL BE 1/2" DIAMETER MINIMUM.
8. ALL UNDERGROUND CONDUIT COUPLINGS SHALL BE WATERTIGHT.
9. PROVIDE EXPANSION JOINT COUPLINGS OF THE REQUIRED TYPE AND SIZE WHENEVER A CONDUIT CROSSES AN EXPANSION JOINT
10. PROVIDE CONDUIT PLASTIC DIVIDERS IN ALL UNDERGROUND CONDUIT RUNS. MAXIMUM DISTANCE BETWEEN DIVIDERS TO BE 4'-0".
11. CONTRACTOR MUST MAKE SURE THAT THE ENTIRE ELECTRICAL SYSTEM HAS GROUND CONTINUITY.
12. ALL THE ELECTRICAL INSTALLATION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER,ACCORDING TO THE LATEST EDTITION OF THE NATIONAL ELECTRICAL CODE.
13. ALL OUTLETS SHALL HAVE ITS OWN INDEPENDENT OUTLET MINIMUM SIZE OF OUTLET BOX TO BE 4" X 2 1/8" X 1 7/8" DEEP EXACT SIZE OF OUTLET BOX TO BE DETERMINED ACCORDING TO THE MAXIMUM NUMBER OF CONDUCTORS IN THE BOX PER N.E.C., ARTICLE 370 – SECTION 16.
14. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME ACQUAINTED WITH THE EXISTING FIELD CONDITIONS. IF SHALL BE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO BRING PROMPLTY TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE THAT WERE USED FOR DESIGN PURPOSE. THIS SHALL BE DONE BEFORE THE CONTRACTOR SUBMITS HIS BID, SO THAT THE ENGINEER CAN RENDER A DECISION ON THE MATTER BEFORE THE BIDS ARE RECEIVED. THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTAND THOROUGHLY AND COMPLETELY AS THE SCOPE OF THE WORK INVOLVED, HAS FAMILIARIZED HIMSELF WITH THE EXISTING FIELD CONDITIONS AND HAS INCLUDED ON HIS BID ALL THE NECESSARY ITEMS TO CARRY OUT THE ELECTRICAL WORK. NO ALLOWANCE WILL BE PERMITTED ON THIS MATTER AFTER BIDS ARE RECEIVED.
15. ALL SWITCHES AND RECEPTACLE SHALL BE WHITE COLORED WITH WHITE BAKELITE PLATES.
16. THE DIMENSIONS OF THE ELECTRICAL CABINET WILL BE SUBJECT TO THE RULES AND REGULATIONS OF ELECTRICAL COMPANIES.
17. WHEN ENT (FLEX-PLUS) CONDUIT OR PVC CONDUIT ARE USE ALL BRANCH CIRCUITS REQUIRES AN INDEPENDENT GREEN GROUND WIRE.
18. ALL EQUIPMENT SHALL BE CONSTRUCTED ACCORDING TO ANSI, NEMA & ELECTRICAL COMPANIES STANDARDS.2
19. UP TO ONE MILE FORM SEA SHORE, ALL EQUIPMENT SHALL BE STAINLESS STEEL OR WITH HEAVY DUTY FENDIX
20. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ELECTRICAL COMPANIES AREA OFFICE ON BEGINNING ELECTRICAL WORK ON THE PROJECT.
21. CONTRACTOR SHALL BALANCE ALL LOADS IN EACH PANEL.
22. ROUTE OF CONDUITS SHOWN IN LAYOUT IS SCHEMATIC, CONCEPTUAL AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED AT JOB SITE TO CONFORM WITH STRUCTURAL CONDITIONS AND BEST CONDUIT ROUTING.
23. IT SHALL BE THE RESPONSABILITY OF THE CONTRACTOR TO VERIFY THE VOLTAGE CHARACTERISTICS AT THE SITE WITH THE UTILITY CO. AT THE TIME OF INSTALLATION BEFORE ORDERING ANY EQUIPMENT.
24. PROVIDE A #12 TW GREEN BONDING JUMPER BETWEEN THE RECEPTACLE GROUNDING TERMINAL AND THE GROUNDED OUTLET FOR GROUNDING CONTINUITY.
25. INSTALL A GREEN GROUND WIRE (MINIMUM SIZE #12) FOR ALL BRANCH CIRCUITS OR GROUND WIRE OF THE SIZE INDICATED FOR EACH CORRESPONDING FEEDER, IN CASE IT IS PVC CONDUIT.
26. THE EXACT ROUTE AND/OR LOCATION OF CONDUITS EQUIPMENTS, APPLIANCES SHALL BE COORDINATED AT THE PROJECT. CONTRACTOR SHALL USE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, GRADING AND SITE PLANS AS REFERENCE TO COORDINATE HIS WORK. SUBMIT SHOP DRAWINGS TO THE PROJECT SUPERVISOR TO CLARIFY DIFFICULT SITUATIONS AND/OR CONDITIONS.
27. CONTRACTOR SHALL COORDINATE ELEVATOR RECALL FOR THE SMOKE DETECTOR.
28. LEAVE A NO.12 AWG GALVANIZED FISH WIRE IN ALL EMPTY CONDUITS.
29. GROUNDING OF THE MODULES AND APARTMENT SHOULD COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE IN SECTION 250.
30. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUITINTERRUPTER PROTECTION FOR PERSONNEL.
31. COMPLY WITH AFCI REQUIREMENT OF NEC 2014, 210.12(A) & 210.12(B)

FRAMING NOTES:

FRAMING & STRUCTURAL NOTES:

1. ALL EXT. DOOR AND WINDOW HEADERS TO BE 1-3/4"X7-1/4" LSL OR (2) 2X10 DF NO. 2 OR 6X6 DF NO. 2 UNLESS OTHERWISE NOTED.
2. ALL INT. NON-LOAD BEARING HEADERS TO BE (2) 2X4 UNLESS OTHERWISE NOTED.
3. ALL EXT. WOOD FRAMED WALLS AND INT. LOAD BEARING WALLS SHALL BE 2X6 @ 16" O/C, DF STUD GRADE U.N.O.
4. ALL INT. WOOD FRAMED WALLS (NON-LOAD BEARING) SHALL BE 2X4 @ 16" O/C, DF STUD GRADE U.N.O.
5. ALL FASTENERS INTO PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. ALL ADDITIONAL BLOCKING, STUDS, TRIMMERS AND NAILERS NOT SPECIFIED SHOULD BE TYPICAL STUD MATERIAL.
4. ALL TRUSSES, RAFTERS AND JOISTS SHALL HAVE SOLID BLOCKING AT POINTS OF BEARING.
5. GAP ALL SHEATHING PER MANUF. SPECS. INSTALL H-CLIPS ON 7/16 OSB OR 1/2 PLY ROOF SHEATHING WHEN SPAN IS EXCESS OF 12" O/C SPACING.
6. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY NOTED OR APPROVED BY ENGINEER.
7. DOUBLE TOP PLATES ARE TO HAVE A MIN. 48" LAP SPLICE W/ (12) 16D NAILS STAGGERED CONNECTING SPLICE. SPLICE SHALL OCCUR CENTERED OVER STUD.
8. WHERE TOP PLATE IS NOT CONTINUOUS OVER TOP OF BEAM INSTALL STRAP PER CODE FOR TRANSFER OF TENSILE FORCES.
9. SOLID BLOCK (SQUASH BLOCKS) ALL COLUMNS AND SHEARWALL END STUDS FROM ABOVE TO BEARING BELOW. AREA OF BLOCKING MUST EQUAL AREA OF POSTS OR STUDS ABOVE.
10. WHERE SHEARWALLS RUN PARALLEL TO FLOOR JOISTS AT EXTERNAL WALLS BLOCK ONE BAY FULL DEPTH @ 48" O/C W/ SOLID BLOCKING. ALIGN BLOCKING WITH STUDS ABOVE.
11. WHERE SHEARWALLS RUN PARALLEL TO FLOOR JOISTS AT INTERNAL WALLS BLOCK ONE BAY EACH SIDE OF WALL @ 48" O/C W/ SOLID BLOCKING. ALIGN BLOCKING WITH STUDS ABOVE.
12. INSTALL DOUBLE JOISTS WHERE INTERNAL BEARING WALLS RUN PARALLEL TO JOISTS.
13. SOLID BLOCKING OVER ALL 4X8 FLOOR BEAMS AND FOUNDATION PONY WALLS PER PLAN.
14. USE SIMPSON CNW COUPLER NUTS AND PAB BOLTS TO EXTEND ANCHOR BOLT HOLDOWNS THRU TJI/JOIST FLOOR.
15. STRUCTURAL LOOKOUTS SHALL BE SPACED NO MORE THAN 48" O/C AT GABLE ENDS AND 24" O/C FOR WIND SPEEDS GREATER THAN 130 MPH (ULT.) OR EXPOSURE "D". LOOKOUTS CAN BE VERTICALLY OR HORIZONTALLY ORIENTED AND SHALL BE ATTACHED TO THE FIRST INBOARD TRUSS AND BARGE RAFTER W/ (2) 16d END NAILS AT EACH END.
16. WHERE SHEARWALLS INTERSECT AT CORNERS ATTACH SHEARWALL POSTS/STUDS W/ 16D NAILS @ 6" O/C STAGGERED U.N.O.
17. SHEARWALLS SHALL ONLY SHARE A COMMON HOLDOWN IF THE GROSS UPLIFT FORCE IS LESS THAN 2,500 LBS PER EACH SHEAR WALL.
18. USE 2X6 DF STUD GRADE @ 16" O/C SPACING FOR FRAMING OF ALL EXT. WALLS U.N.O. MIDSPAN BLOCKING SHALL BE WITHIN 24" OF MID HEIGHT OF WALL.
19. USE 2X6 DF NO. 2 STUDS @ 16" O/C SPACING WHERE STUD LENGTH EQUALS OR EXCEEDS 9' (IE. EXT. GARAGE WALLS AND BALLOON FRAMED WALLS).
20. GABLE END TRUSS BRACING PER "GABLE END WALL BRACE DETAIL" OR TRUSS MANUFACTURER'S DOCUMENTION. ADDITIONAL PERMANENT BRACING SHALL BE INSTALL PER TRUSS MANUFACTURER AND BCSI-B3 SUMMARY SHEET.
21. MECH. LAMINATION OF STUDS SHALL BE 16d NAILS @ 12" O/C, STAGGERED U.N.O.
22. AN MSTC40 STRAP SHALL BE INSTALLED WHERE THE TOP PLATE OF ANY EXT. WALL IS DISCONTINUOUS.
23. ROOF OVER-FRAMING TO BE 2X6 RAFTERS @ 24" O/C W/ 2X4 VERT. SUPPORTS BEARING ON MAIN ROOF @ 48" O/C TYPICAL.
24. EXT. WINDOW AND DOOR OPENINGS SHALL HAVE (1) 2X TRIMMER AND (1) 2X KING EACH SIDE U.N.O.
25. ALL GLULAM BEAMS SHALL BE GRADE 24F-V4 1.8E DF AT ALL SIMPLE SPAN BEAMS AND GRADE 24F-V8 1.8E DF AT ALL CANTILEVER AND CONT. SPAN BEAMS.

EXT. WALL SHEATHING:

INSTALL 7/16" (APA GRADE 24/16) CDX PLYWOOD OR OSB WITH 8d COMMON NAILS @ 6" O/C EDGES, 12" O/C FIELD. BLOCK ALL PANEL EDGES WITH 2X4 BLOCKING. NAIL ALL SHEATHING WITHIN 4 FT. OF WALL CORNERS W/ 8d NAILS @ "6 O/C EDGES, 6" O/C FIELD. WALL PANELS MAY BE INSTALLED WITH STRENGTH AXIS PARALLEL OR PERPENDICULAR TO WALL STUDS.

FLOOR SHEATHING:

INSTALL 3/4" (APA GRADE 48/24) CDX PLYWOOD OR OSB T&G WITH 10d COMMON NAILS @ 6" O/C EDGES, 12" O/C FIELD. BLOCK ALL PANEL EDGES IF UNSUPPORTED. PANELS INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO JOISTS AND END JOINTS SHALL BE STAGGERED.

ROOF SHEATHING:

FOR 20 – 35 PSF ROOF SNOW LOAD – INSTALL 7/16" (APA GRADE 24/16) CDX PLYWOOD OR OSB.
FOR 36 – 60 PSF ROOF SNOW LOAD OR WIND SPEED GREATER THAN 130MPH (ULT.) OR EXPOSURE D – INSTALL 15/32" (APA GRADE 32/16) CDX PLYWOOD OR OSB.
USE 8d COMMON NAILS @ 6" O/C EDGES, 12" O/C FIELD. NAIL ALL SHEATHING IN PEAK (4 FT.), OVERHANG AND GABLE END ZONES W/ 8d NAILS @ 4" O/C EDGES, 6" O/C FIELD. USE "H" CLIPS AT ALL UNSUPPORTED PANEL EDGES @ 24" O/C SPACING. PANELS INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO RAFTERS/TRUSSES AND END JOINTS SHALL BE STAGGERED.

FRAMING LUMBER SPECIFICATIONS

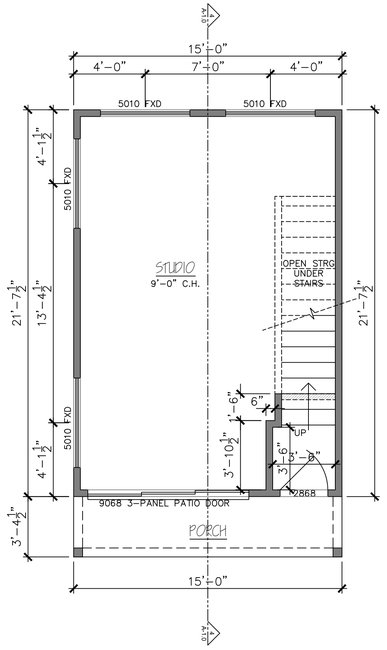
Stress rated framing members shall be used which equal or exceed the following specifications. If lower grade lumber is used, excessive deflection may occur.

Fiber Stress in Bending (Fb)=875 psi (Base Value) — Modulus of Elasticity (E)= 1,400,000 psi

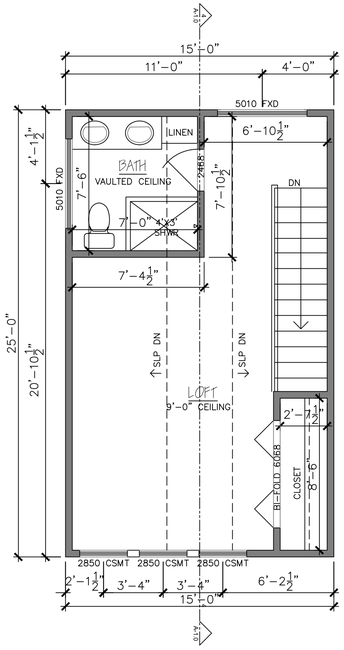
First Floor Joist 40 lbs. Live Load 10 lbs. Dead Load			Second Floor Joists 30 lbs. Live Load 10 lbs. Dead Load			Ceiling Joist 20 lbs. Live Load 10 lbs. Dead Load			Rafters 30 lbs. Live Load 15 lbs. Dead Load		
SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
						2X4	12" 16" 24"	9'-5" 8'-7" 7'-2"			
2X6	12" 16	10'-3" 9'-4"	2X6	12" 16	11'-3" 10'-3"	2X6	12" 16" 24"	14'-9" 12'-10" 10'-6"	2X6	12" 16" 24"	12'-11" 11'-3" 9'-2"
2X8	12" 16	13'-6" 12'-3"	2X8	12" 16	14'-11" 13'-6"	2X8	12" 16" 24"	18'-9" 16'-3" 13'-3"	2X8	12" 16" 24"	16'-5" 14'-3" 11'-8"
2X10	12" 16" 24"	17'-3" 15'-5" 12'-7"	2X10	12" 16" 24"	19'-0" 17'-2" 14'-1"	2X10	12" 16" 24"	22'-11" 19'-10" 16'-1"	2X10	12" 16" 24"	20'-1" 17'-5" 14'-2"
2X12	12" 16" 24"	20'-7" 17'-10" 14'-7"	2X12	12" 16" 24"	23'-0" 19'-11" 16'-3"	2X12	12" 16" 24"	26'-6" 23'-0" 18'-8"	2X12	12" 16" 24"	23'-3" 20'-2" 16'-6"

HEADER SPANS
(exterior walls or 10' tributary loads)

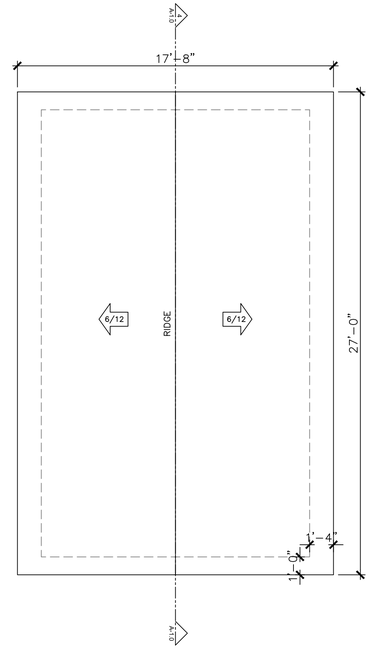
Size of DF # 2 header	No story above	1 story above	2 stories above	Garages or walls not supporting floor or roof
2-2x4s	4' 0"			6'
2-2x6s	4' 6"	4' 0"		6'8"
2-2x8s	6' 8"	4' 6"		8'10"
2-2x10s	8' 10"	6' 8"	4' 6"	10'12"
2-2x12s	10'12"	8'10"	6' 8"	12'16"



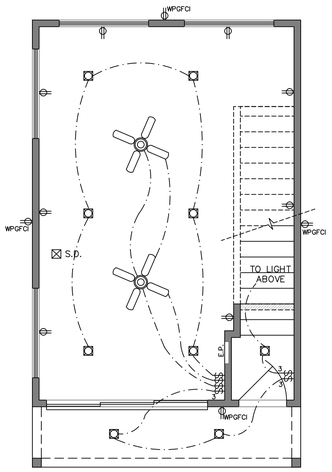
1 FIRST FLOOR PLAN



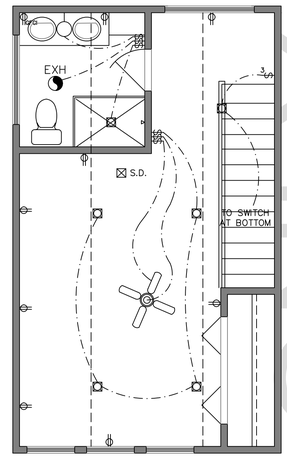
2 SECOND FLOOR PLAN



3 ROOF PLAN



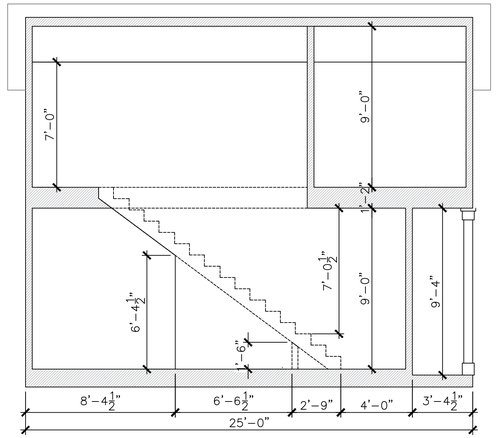
4 1ST FLOOR ELECTRICAL



5 2ND FLOOR ELECTRICAL

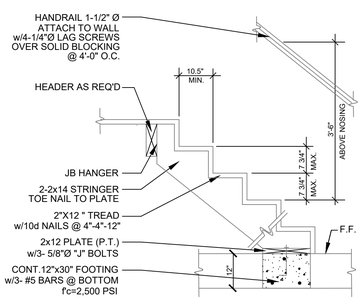
6 3D SECTION VIEW

7 3D SECTION VIEW

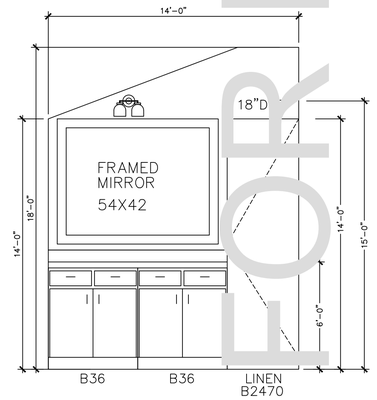


8 SECTION

NOTE: A MINIMUM HEADROOM OF 6'-8" MUST BE PROVIDED.



9 STAIR DETAIL



10 BATH

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

1ST FLOOR CEILING @ 9'-0" HEIGHT 1ST FLR WDW. HDRS @ 6'-8" HGT (UNLESS NOTED OTHERWISE)
WHERE APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT 2ND FLR WDW. HDRS @ 6'-8" HGT UNLESS NOTED OTHERWISE

220V/GAS PER SPECS @ WH, AC, RANGE & DRYER

CABINET BLOCKING:
VANITY 26"/32"
WALL 54" & 80"
BASE 32"
(MEASUREMENTS ARE FROM CONC. FLR TO BOTTOM OF BLOCK)

MAX SILL HGT. @ BEDROOM WINDOWS TO BE 43" FROM FINISH FLOOR

SQFT CALCULATIONS	
LIVING/HEATED AREAS	SQFT
1ST FLOOR	324
2ND FLOOR	337
TOTAL:	661
UNHEATED AREAS	SQFT
FRONT PORCH	50
TOTAL:	50
TOTAL COVERED SQFT	711

ELECTRICAL LEGEND

$	SWITCH
$3	3-POLE SWITCH
	WALL MOUNTED
	FLUSH MOUNTED LITE
	PENDANT LITE
SD	SMOKE DETECTOR
	RECESS CAN
CHIMES	CHIMES
D.B.	DOOR BELL
	GAS
	EXHAUST FAN
H20	HOSE BIB / WATER LINE
	120v RECEPT FLOOR PLUG
	120v RECEPTACLE
	220v RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTOR
WPGFCI	WEATHER PROOF GROUND FAULT CIRCUIT INTERRUPTOR
	QUADRUPLEX OUTLET
T	THERMOSTAT
	FLUORESCENT LIGHT PANEL
	CEILING FAN W/LITE
EM	ELECTRICAL METER
E.P.	ELEC BREAKER PANEL

NOTE:
AIR HANDLER TO BE INSTALLED IN MECHANICAL SPACE ELECTRICIAN TO CONFIRM WITH HVAC FOR EXACT LOCATION OF EQUIPMENT.

LOCKWOOD DESIGN GROUP
120 LA CIMA
BOERNE TX 78006
210-383-9281
michael@lockwooddesigngroupllc.com

PROJECT:

A.D.U.
223 CAROLINA AVE
SAN ANTONIO, TX 78210

THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE AFTER PRINTING HAS BEEN COMPLETED, WILL BE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWINGS PRIOR TO/DURING CONSTRUCTION ASSUMES ALL RESPONSIBILITY THEREAFTER. WHILE EFFORTS HAVE BEEN MADE DURING THE PREPARATION OF THESE CONSTRUCTION DOCUMENTS TO AVOID ANY ERRORS/MISTAKES, LOCKWOOD DESIGN GROUP CAN NOT GUARANTEE AGAINST ERROR.

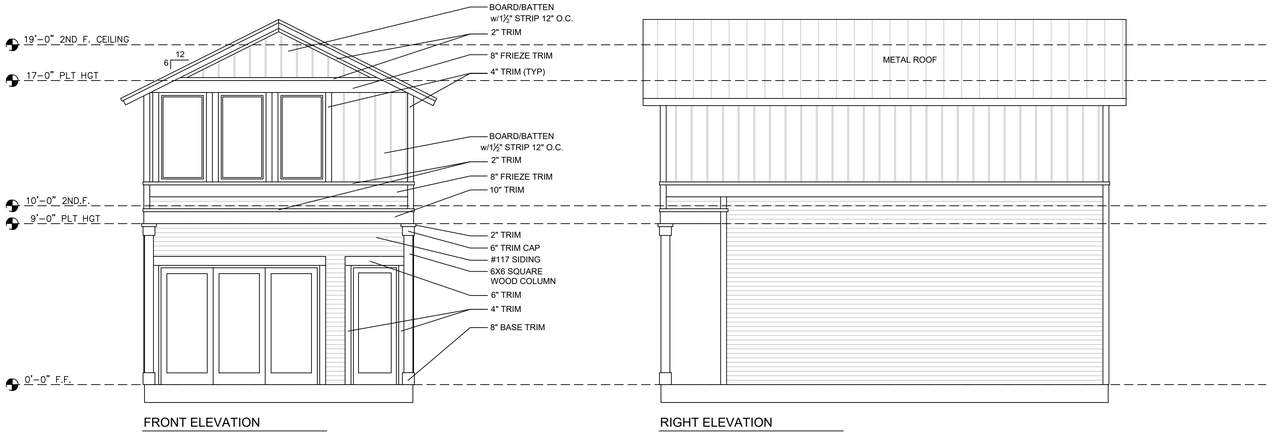
PROPOSED LAYOUT
ELECTRICAL
SECTIONS

DATE: 08/12/2022
REVSD:

SHEET:
A-2.0

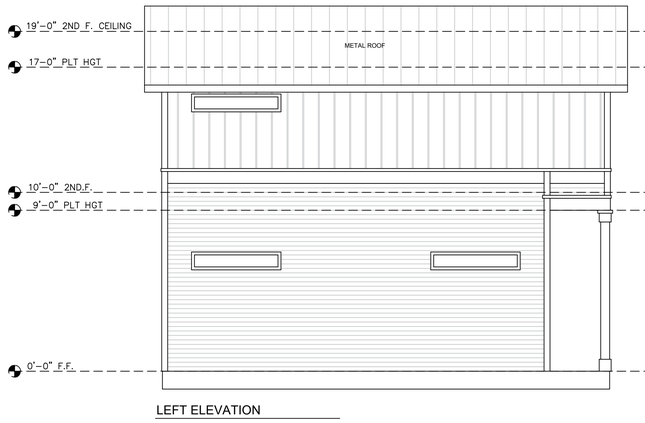
SCALE:
1/4" = 1'-0"

FOR REVIEW ONLY

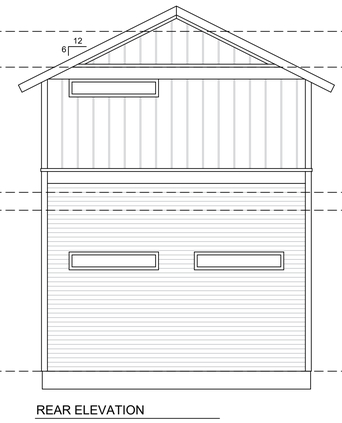


FRONT ELEVATION

RIGHT ELEVATION

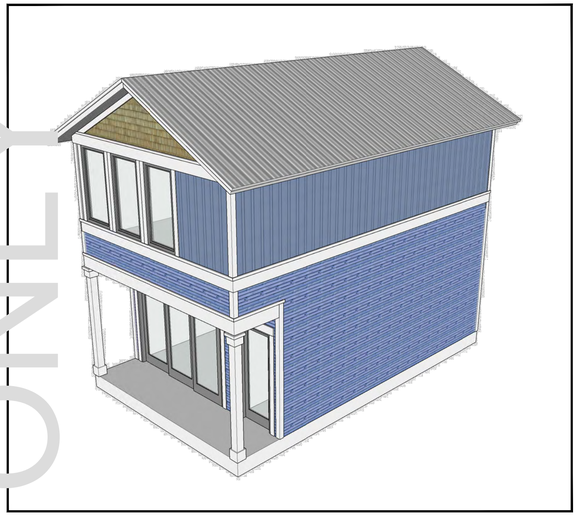


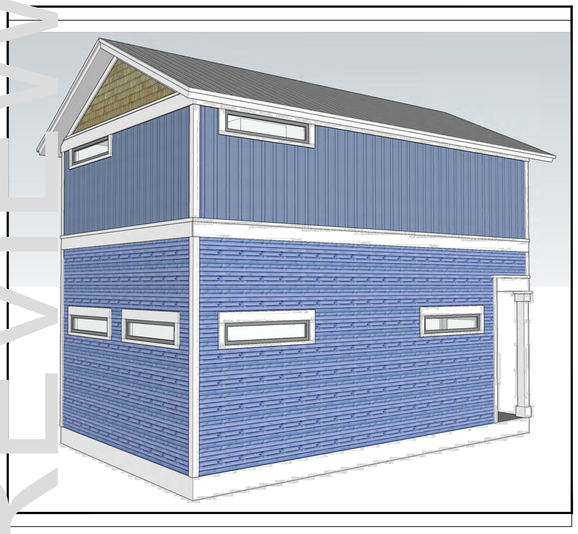
LEFT ELEVATION

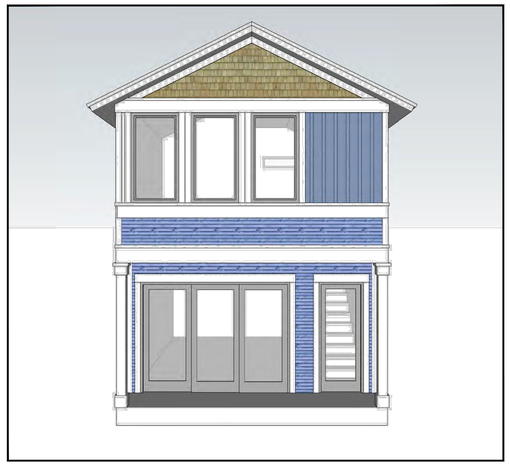


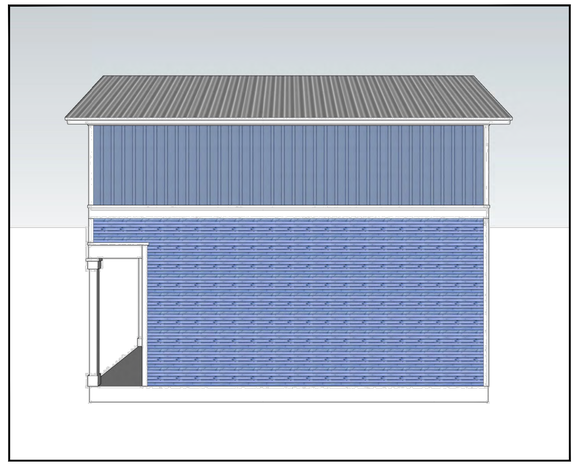
REAR ELEVATION

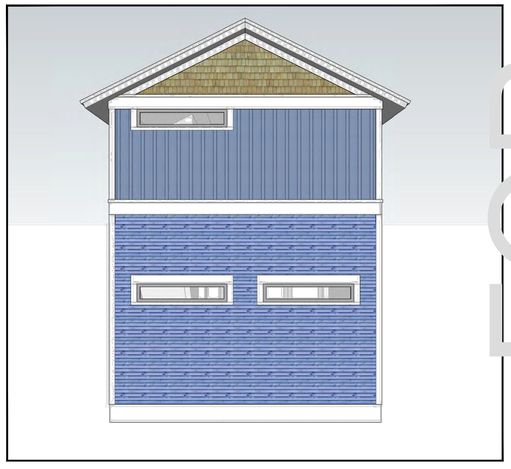
NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

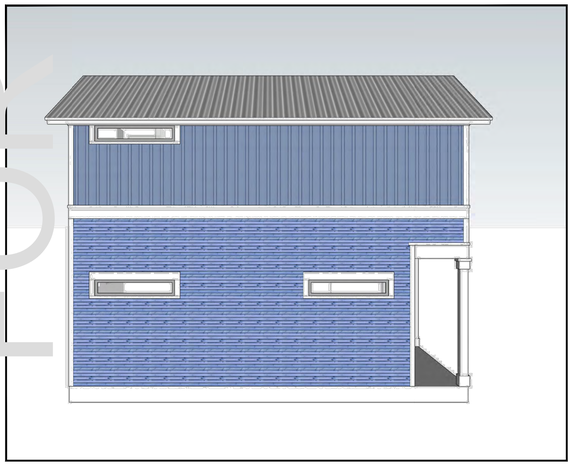












FOR REVIEW ONLY

LOCK WOOD DESIGN GROUP
120 LA CIMA
BOERNE TX 78006
210-383-9281
michael@lockwooddesigngroupllc.com

PROJECT:

A.D.U.
223 CAROLINA AVE
SAN ANTONIO, TX 78210

EXTERIOR ELEVATIONS
3D IMAGES

DATE: 08/12/2022
REVSD:

SHEET:
A-3.0

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


223
I STAND
UKRAINE

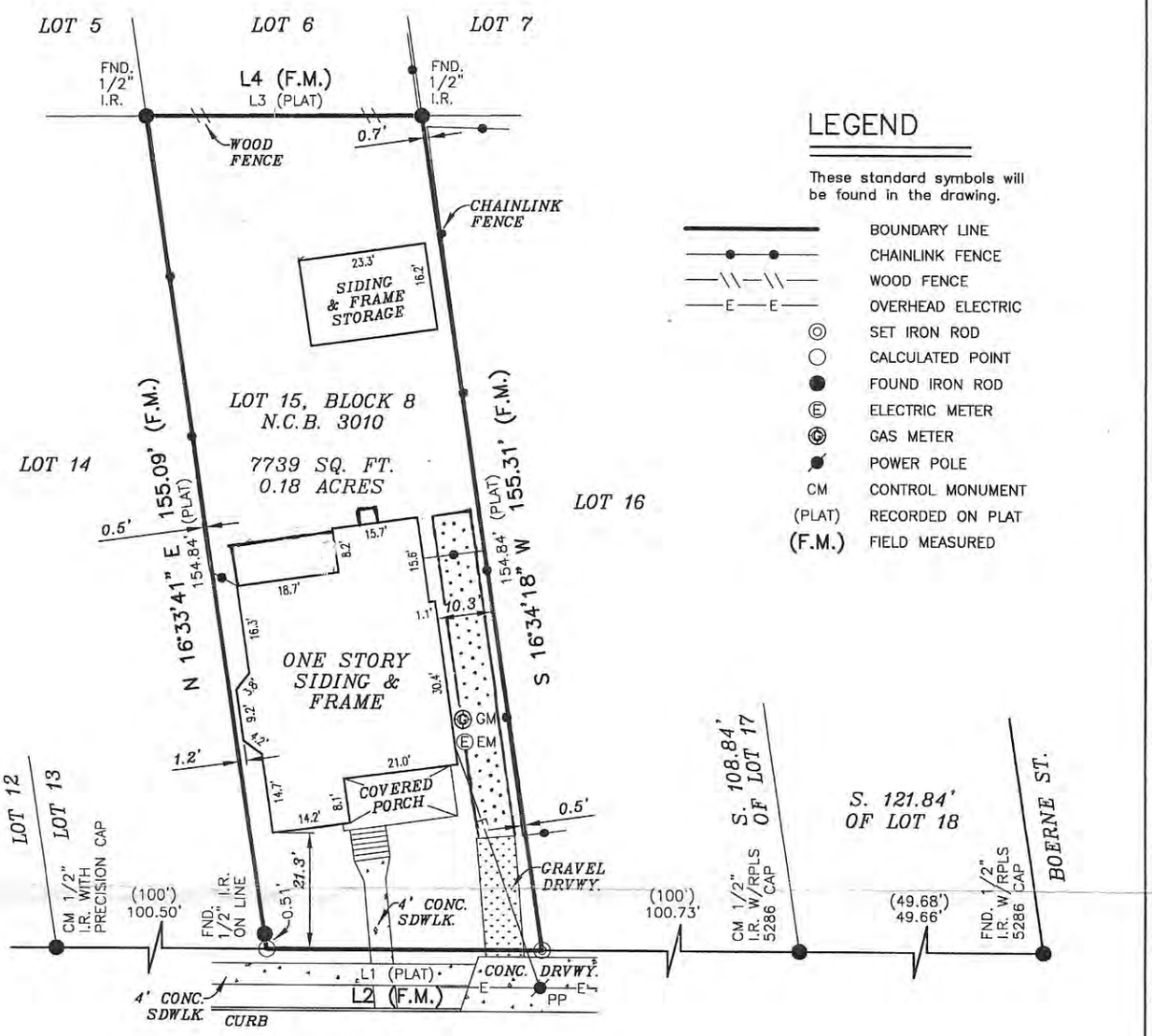

PSSU 360314 3
22G1
MAX.GR. 30.480 KG 67.200 LBS
TARE 2.015 KG 4.440 LBS
NET 28.465 KG 62.760 LBS
CU.CAP. 33.2 CU.M 1.170 CU.FT
CIMC


Property of
City of San A


Property of
City of San Antonio

Pre-demolition garage footprint

LINE	BEARING	DISTANCE
L1	(ASSUMED BEARING BASIS)	50'
L2	N 65°14'00" W	50.36'
L3	--	50'
L4	S 65°29'12" E	50.36'



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ELECTRIC METER
- GAS METER
- POWER POLE
- CM CONTROL MONUMENT
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

CAROLINA ST.
(52.8' R.O.W.-PER PLAT)

SURVEYOR'S NOTE(S):
THE ORIGINAL PLAT RECORD IS WITHOUT BEARINGS. THE BEARING SHOWN HERE ARE ASSUMED. THIS REPRESENTATION IS SURVEYORS BEST INTERPRETATION OF RECORD INFORMATION.

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010 Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

GRAPHIC SCALE

0' 30' 60'

1 Inch = 30 Feet

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIRST AMERICAN TITLE COMPANY and -- that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: ART TOVAR

Address: 223 CAROLINA ST. GF No. 2257222-SA31

Legal Description of the Land: LOT 15, BLOCK 8, NEW CITY BLOCK 3010, STAFFEL ADDITION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 95 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE 95, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	1707046436	NO.	REVISION	DATE
DATE:	07/18/17			
DRAWN BY:	MN/AR			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

AMERISURVEYORS LLC
1100 NW Loop 410, Suite 546 San Antonio, Texas 78213
Phone: (210) 572-1995 Fax: (210) 572-1993