

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

**HDRC CASE NO:** 2022-577  
**ADDRESS:** 305 LAVACA ST  
**LEGAL DESCRIPTION:** NCB 708 BLK 8 LOT 2 \*\*\*MASTER FILE-COMMON ELEMENTS\*\*\* (305 LAVACA TOWNHOUSES)  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Tim Rodgers/South Flores Construction  
**OWNER:** Tony Pearson/305 LAVACA TOWNHOUSES  
**TYPE OF WORK:** New construction of two 2-story single-family residences  
**APPLICATION RECEIVED:** May 23, 2023  
**60-DAY REVIEW:** July 22, 2023  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

The applicant is requesting conceptual approval to construct two 2-story, single-family structures at 305 Lavaca.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for 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. *Facade 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 prominent 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.

#### *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:**

##### General findings:

- a. The property at 305 Lavaca is currently vacant, but originally featured a 1-story residential structure constructed circa 1910. It first appears on the Sanborn Map in 1912. The current vacant lot fronts Lavaca to the south and Garfield Alley to the north. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval. The applicant's previous proposal was reviewed for conceptual approval on August 3, 2022, and on October 5, 2022, and was referred to a Design Review



Committee. The applicant updated the proposal and returned to the Design Review Committee on March 29, 2023. The applicant updated materials following the March 29<sup>th</sup> DRC meeting and presented to the HDRC on April 5, 2023. The HDRC referred the proposal to an additional DRC meeting and the applicant returned to the DRC on April 12, 2023. The applicant's request was denied by the HDRC on April 19, 2023. The applicant is currently requesting conceptual review from the HDRC for the revised application.

- c. **DESIGN REVIEW COMMITTEE** – The applicant attended a Design Review Committee on March 29, 2023. The discussion focused on massing, providing total heights for the proposed new construction and adjacent structures, fenestration patterns, site work, reducing the overall massing of Unit 3, and addressing the side setbacks between Units 1 & 2. The applicant modified the proposal and returned to the Design Review Committee on April 12, 2023. The discussion focused on scale and massing, the orientation of the front entries for the duplex structure, the proposed roof forms on the duplex structure, fenestration patterns, and window sizes and proportions. The applicant has returned to the HDRC for conceptual review for the revised application, which does not feature the previously proposed rear duplex structure.
- d. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that the building-to-lot ratio for new construction should be consistent with adjacent historic buildings. The building footprint for new construction should be limited 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 applicant has expressed that that Unit 1 will feature a footprint of 800 square feet, and that Unit 2 will feature a footprint of 917 square feet. The lot is 8,624 square feet and the proposed lot coverage will be approximately 20 percent, although the applicant's materials provide 39.4 percent as the total percentage of lot coverage. Staff finds the proposal consistent with the Guidelines; however, the appropriateness of the proposed lot coverage is contingent on the rear lot remaining undeveloped and future construction at the rear will be subject to lot coverage Guidelines and may result in future requests not meeting the Guidelines.
- e. **SETBACK & ORIENTATION (UNITS 1 & 2: LAVACA)** – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 2-story, single-family residences at 305 Lavaca. The structures will be detached and will be oriented toward Lavaca Street. The applicant has noted that the proposed setback from the sidewalk will be 20 feet. The Historic Design Guidelines for New Construction stipulate that front facades should be aligned with the front facades of adjacent buildings. The applicant has shown that the neighboring setbacks are 20 feet. Staff finds that the applicant should provide a site plan setback diagram noting the setbacks of neighboring structures to show that the proposed new construction is aligned with or behind adjacent historic structures.
- f. **ENTRANCES (UNITS 1 & 2: LAVACA)** – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances on Lavaca appropriate.
- g. **SCALE & MASSING (UNITS 1 & 2: LAVACA)** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. Guideline 8.A.ii for Medium-Density and Multifamily states that multiple dwelling units should be incorporated 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. This block of Lavaca features 1-story and 2-story historic structures. Guideline 2.A.ii for New Construction states that applicants should 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. Guideline 8.D.iii for Medium-Density and Multifamily states that applicants should 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. The applicant has proposed to construct two 2-story, single-family structures facing Lavaca. The existing historic structure located to the east of the lot along Lavaca is a 1-story residence. The applicant has provided a total ridge height of 26'-7" for Unit 1 and a total ridge height of 23'-5" for Unit 2. Unit 2, sited next to the neighboring 1-story historic structure, features a second story projection that extends the ridge height of 21'-9" forward interrupting the lower-scale front porch volume. The neighboring 1-story structure features a



ridge height of 22 feet but features a front façade projection that is lower than the total ridge height. Staff finds that the massing of Unit 2 should be reduced to provide a visual transition consistent with the Guidelines.

- h. FOUNDATION & FLOOR HEIGHTS (UNITS 1 & 2: LAVACA) – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure’s foundation and floor heights. The applicant has provided a floor height of 1 foot above grade for Units 1 & 2 and the floor height of the neighboring historic property is 2 feet. Staff finds the proposed floor height to be within 1 foot of the adjacent properties.
- i. ROOF FORM (UNIT 1: LAVACA) – The applicant has proposed front gable roof form for Unit 1. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Lavaca features structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal consistent with the Guidelines.
- j. ROOF FORM (UNIT 2: LAVACA) – The applicant has proposed hip roof form with a projecting stepped-down hip volume and a shed roof front porch for Unit 2. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Lavaca features structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal consistent with the Guidelines.
- k. MATERIALS AND TEXTURES (UNITS 1 & 2: LAVACA) – The applicant has proposed to clad the proposed structures in horizontal smooth fiber cement board siding with a 6-inch reveal, with square columns with capital and base trim, a concrete porch, 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. Staff finds the materials generally appropriate.
- l. WINDOW MATERIALS (UNITS 1 & 2: LAVACA) – The applicant has proposed to install aluminum-clad wood Jeld-Wen W-2500 windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. 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. Fux divided lites are not permitted.
- m. RELATIONSHIP OF SOLIDS TO VOIDS (UNIT 1: LAVACA) – The applicant has proposed to install one-over-one windows on Unit 1. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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 elevation drawings are incorrectly labeled; however, the west elevation currently features limited fenestration, and the east elevation features no fenestration. The proposed front façade features windows that appear larger than traditional windows found on historic structures in the vicinity and the rear elevation features a horizontally-oriented window that is not a traditional configuration. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- n. RELATIONSHIP OF SOLIDS TO VOIDS (UNIT 2: LAVACA) – The applicant has proposed to install one-over-one windows on Unit 2. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction 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 west elevation does not feature fenestration and the rear elevation does not feature window openings on the first or second floor. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- o. ARCHITECTURAL DETAILS (UNITS 1 & 2: LAVACA) – Guideline 4.A.i for New Construction states that new buildings should be designed 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. The applicant has proposed to install cantilevered balconies at the rear of each structure. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.

- p. FRONT PORCH (UNITS 1 & 2: LAVACA) – The applicant has proposed to construct full-width, 1-story front porches on Units 1 & 2. The front porch for Unit 1 will feature a standing seam metal hip roof with four (4) sets of double columns. The front porch for Unit 2 will feature a standing seam metal shed roof form with four (4) single columns. According to Guideline 8.C.v, foundation and floor-to-floor heights (including porches and balconies) should be aligned within one foot of floor-to-floor heights on historic buildings within the established context area. Staff finds that the proposed columns should be a maximum of 6”x6” in width and feature a traditional cap and base and chamfered corners.
- q. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. According to Guideline 8.F.iv for New Construction, 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. The applicant has proposed to install a 10-foot-wide permeable driveway and curb cut with access from Garfield Alley along the east property line with a central parking pad with two (2) parking spaces. The driveway will extend beyond the parking pad and terminate at the rear of Unit 2 and the Lavaca Street side of the property will not feature driveway access. Staff finds the proposal consistent with the Guidelines.
- r. FRONT WALKWAYS – The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install two 4-foot-wide concrete walkways leading to the Lavaca Street structures. The immediate block of Lavaca Street features fully-concrete front walkways. Staff finds the proposal appropriate.
- s. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- t. LANDSCAPING PLAN – The applicant has proposed to install plantings at the front of each structure and along the west and rear property lines. Staff finds that the applicant should install landscape elements that are consistent with those found historically in the district and should submit a comprehensive landscaping plan to staff for review.

## **RECOMMENDATION:**

Staff does not recommend conceptual approval based on findings a through t. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

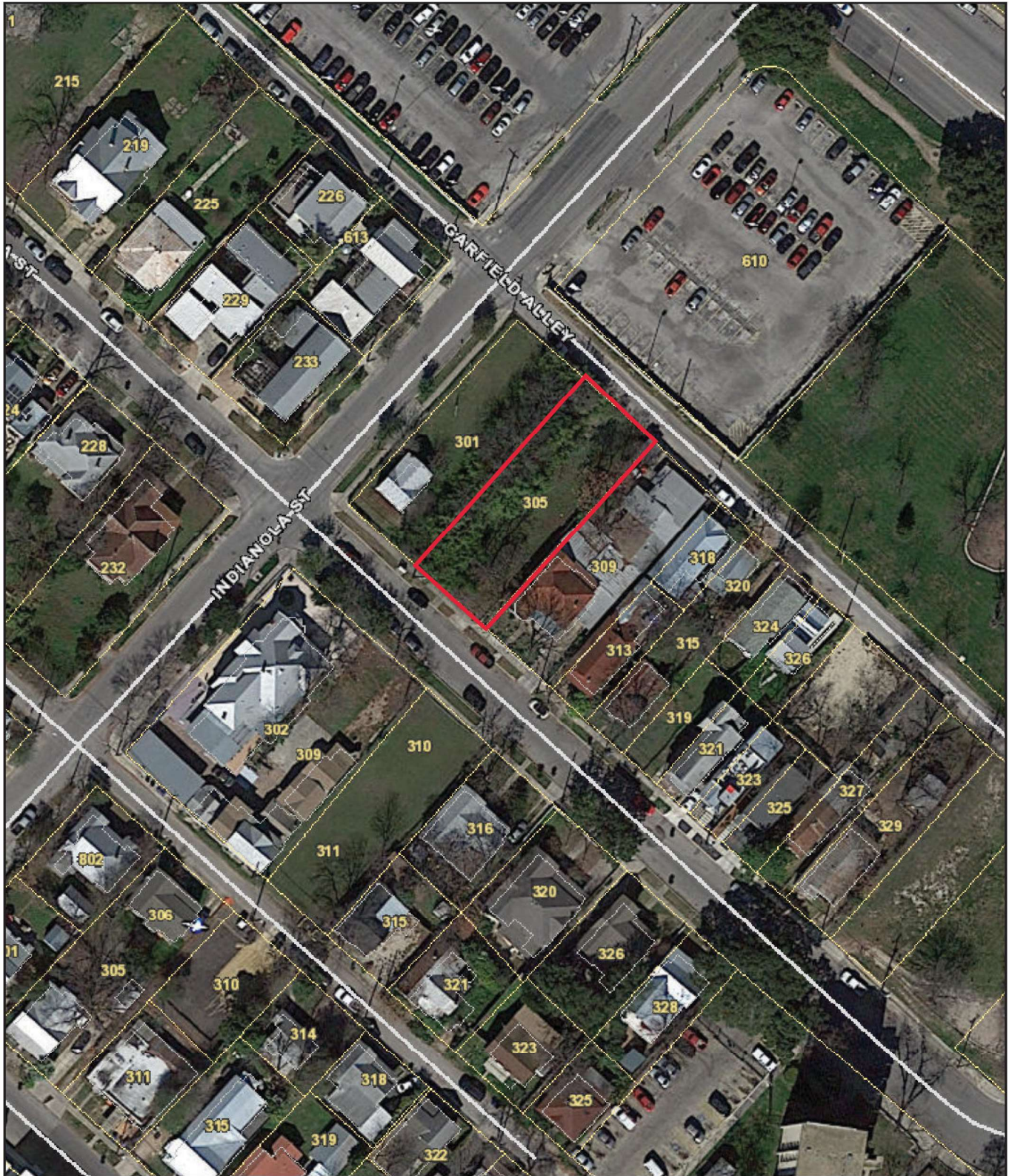
- i. That the applicant provides a site plan setback diagram showing that the proposed structures will not be located in front of the front façade wall planes of adjacent historic structures based on finding e.
- ii. That the massing of Unit 2 is reduced to provide a visual transition to the neighboring historic structure that consistent with the Guidelines based on finding g. The applicant must submit updated drawings to staff for review.
- iii. That the applicant installs wood or aluminum-clad wood windows based on finding l. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. 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. Faux divided lites are not permitted.
- iv. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in findings m and n.
- v. That the applicant addresses the cantilevered balconies at the rear of Units 1 & 2 so that the architectural details are respectful of the historical context and are consistent with the Guidelines based on finding o.



- vi. That the applicant installs landscape elements that are consistent with those found historically in the district and submits a comprehensive landscaping plan to staff for review prior to returning to the HDRC based on finding t.
- vii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

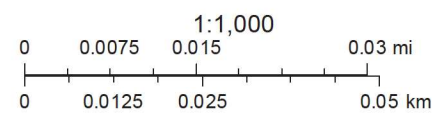


# City of San Antonio One Stop



July 13, 2022

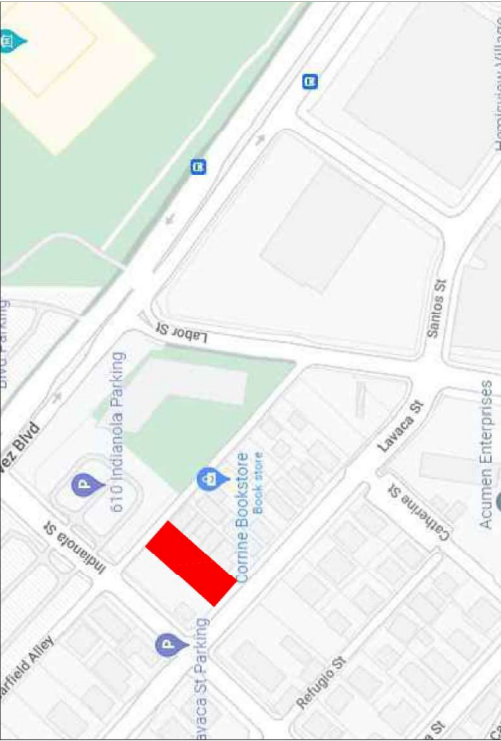
— User drawn lines



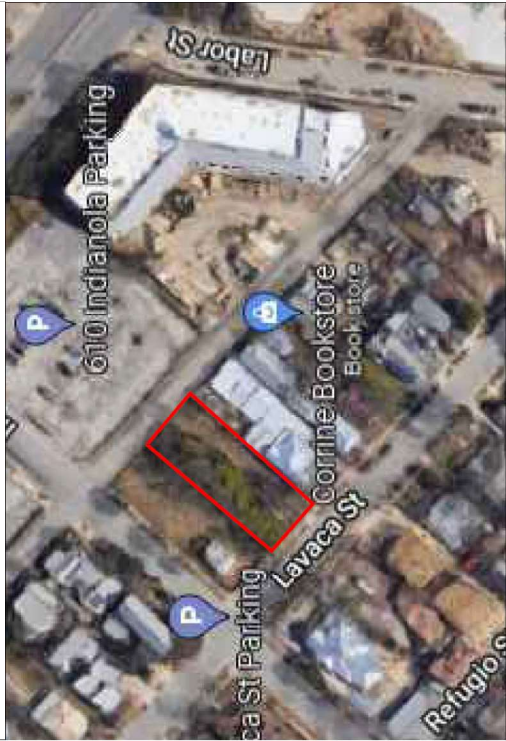








1 LOCATION MAP  
SCALE: N/A



2 SATELLITE MAP  
SCALE: N/A

CODE INFORMATION

ZONING: RM-4  
ZONING OVERLAY: H, HS  
LOT SIZE: 0.198 ACRES OR 8624 SF  
MAXIMUM HEIGHT: 35' ABOVE GRADE  
AT FRONT OF BUILDING

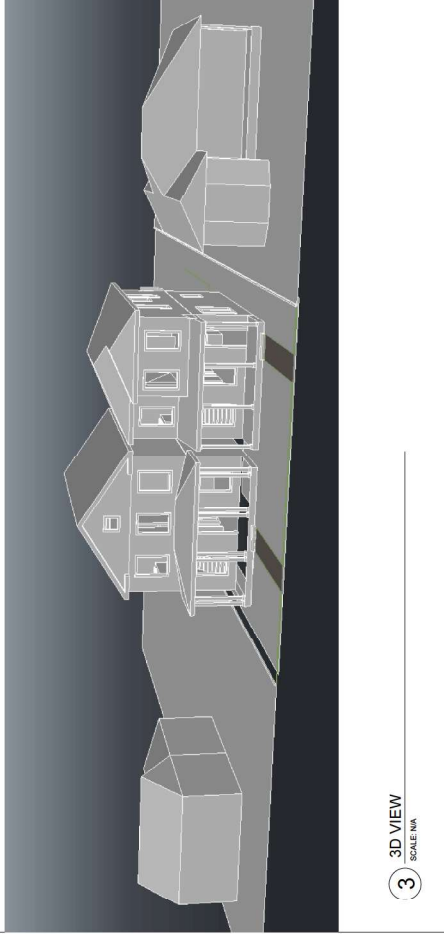
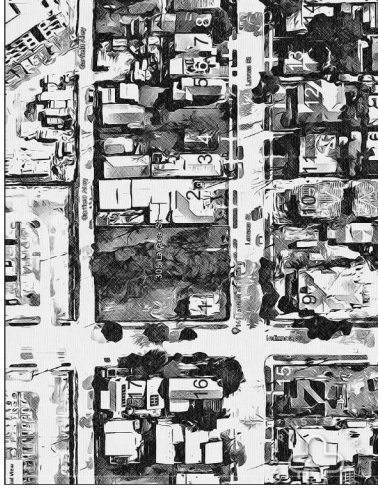
CODE COMPLIANCE

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2020 NATIONAL ELECTRICAL CODE

UNIT 1

INDEX TO SHEETS  
A0.0 - COVER SHEET  
A0.1 - SITE PLAN  
A0.2 - ROOF LAYOUT  
A1.0 - ELEVATIONS  
A1.1 - ROOF LAYOUT DETAILS  
A1.2 - ELEVATIONS  
A2.0 - SECTION PLANS, DETAILS

Lanera Setback & Height Diagram					
#	Address	Setback	Front Height	Roof Height	1st Floor Level
1	301 Lanera	20'	10'-0"	15'	3"
2	302 Lanera	20'	10'-0"	22'	24"
3	303 Lanera	20'	10'-0"	22'	24"
4	313 Lanera	15'	8'-0"	18'	18"
5	321 Lanera	10'	10'-0"	20'	18"
6	323 Lanera	15'	10'-0"	20'	18"
7	325 Lanera	15'	10'-0"	20'	18"
8	327 Lanera	12'	10'-0"	15'	3"
9	302 Lanera	20'	9'-0"	20'	24"
10	10 Lanera Front	20'	9'-0"	33'	3"
11	316 Lanera	20'	9'-0"	20'	12"
12	320 Lanera	20'	9'-0"	22'	24"
13	322 Lanera	20'	9'-0"	22'	24"
14	328 Lanera	15'	9'-0"	18'	24"
15	232 Lanera	20'	9'-0"	22'	24"
16	234 Lanera	10'	9'-0"	22'	24"
17	Garfield Alley	10'	9'-0"	20'	5"



3 3D VIEW  
SCALE: N/A

PROJECT:  
305 Lavaca St

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

UNIT 1 - ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

REVISIONS:  
DATE:  
12/2/2022  
2/28/2023  
3/15/2023  
4/18/2023  
5/11/2023

JOB #A801  
DATE:  
04/26/2022

SHEET#:  
A0.0  
PAGE 1 OF 7



00 PROJECT NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
2. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
3. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.
4. The Designer shall be responsible for damages resulting from failure to provide adequate protection.
5. All construction refuse and debris shall be removed from the job site and shall be disposed of in accordance with the City of San Antonio and the State of Texas.
6. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
7. The Contractor shall be responsible for obtaining all required permits, licenses, and reports and related instructions. Where conflicts/inconsistencies between the Contract Documents, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.
8. Dimensions have precedence over scale. Contractor shall be responsible for verification of field conditions and shall be responsible for any discrepancies.
9. All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.
10. The Contractor shall coordinate Subcontractor work with all Subcontractors. The work shall be coordinated with the Designer and the Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.
11. The Contractor shall be solely responsible for delivery of materials and equipment to the job site.
12. The Contractor shall provide positive roof slope with a min of 1/4" per foot. Construct drains to provide slope to drains. Contractor to construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.
13. Backing is required for all wall and ceiling mounted specialties and equipment.
14. Positive Drainage away from the building is the responsibility of the Contractor.
15. Contractor is responsible to provide proper safe conditions for installation of foundations.
16. These drawings and design are not to be duplicated, copied, or otherwise replicated without the written consent of the Designer.
17. The Architect retains ownership of its instruments of Service and the Owner's right to use them terminates when the Project is complete.

01 GENERAL NOTES

- R603.3 Vent and Insulation Clearance  
Where sewer or vent pipes are installed, insulation shall not block the free flow of air through the pipes. Insulation shall be installed so that it does not obstruct the insulation and the roof flashing and at the location of the vent.
- R603.4 Roof drainage  
Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof surface. Where necessary, the scupper shall be located as determined by the roof slope and contributing roof area.
- R605.1 Ventilation Required  
The underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings shall be installed in accordance with the requirements of the Building Code provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R605.2 Minimum Area
- R605.2 Minimum Area  
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/200 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:  
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR I VAPOR RETARDER IS INSTALLED ON THE INSIDE OF THE ROOF.  
2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT LESS THAN 12 INCHES (305 MM) FROM THE ROOF DECK OR CEILING. VENTILATORS MEASURED VERTICALLY, THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE WHERE THE LOCATION OF WALL OR ROOF ROOF FRAMING MEMBERS CONFLICTS WITH THE REQUIREMENTS OF THE BUILDING CODE.
- R608.1.2 Concrete-encased Electrode  
A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode: electrically conductive coated steel reinforcing bars or rods not less than 1/2 inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, epoximetic welding, or other effective means to create a 20-foot (6096 mm) or greater continuous length.
- R608.1.2 Concrete-encased Electrode  
A bare copper conductor not smaller than 4 AWG.
- R608.1.2 Concrete-encased Electrode  
Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth. The concrete shall be at least 4 inches (102 mm) thick and shall be in direct contact with the earth.
- R608.1.2 Concrete-encased Electrode  
Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Driveways to be crushed fines or paved per owner.

R601.3 Drainage  
The drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S10

R602.1 Wall Anchorage  
All walls shall be anchored to concrete or masonry foundations in accordance with Section R602.1.1 of the IRC.

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06 WOODS

Minimum 1.5" bearing at all headers and beams is 4" width, all headers 4"1" and bigger to have 3" bearing min. at both bearing points

All trusses, T's or 2x's joist or rafters to have Simpson H2.5A Hurricane Straps for uplift at top of trusses.

All walls to be framed with 2x4 or better grade lumber SPF, with 7/16" exterior sheathing.

All wall framing to be spaced 16" o.c.

Solid bearing points under all beams

Trusses to be spaced 12" o.c. 14'40" bays with 4 member trusses and 4 member trusses to be spaced 18" o.c. 12'8" bays with 1.14" washers in a standard pattern.

All joist in direct contact with concrete to have post base with minimum 1" air gap or 1-1/2" treated plate. Rammed to concrete with post nailed on top.

All splices in bottom trusses at all load bearing walls to be shod with 2-1/2" Rammed powder.

Load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION  
See Assemblies for Composite R-Values

R601.1 Insulation  
1. 1/2" minimum, 5.5" loose fill insulation -At all exterior walls

R601.2 Insulation  
1. 1/2" minimum, 5.5" loose fill insulation -At all roofs

R601.3 Insulation  
1. 1/2" minimum, 5.5" loose fill insulation -At all roofs

ROOF  
Asphalt Shingle  
All membranes to meet or exceed 90 ft. 3/4" exterior grade structural 1 OSB or plywood with H clips a roof sheathing stagger all joints 6 in.

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08 OPENINGS

Penetrations  
All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed to prevent air and water infiltration.

R601.1 Emergency Escape and Rescue Opening  
All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed to prevent air and water infiltration.

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09 FINISHES

INTERIOR FINISHES  
All finishes to be the following unless noted otherwise

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All finishes to be the following unless noted otherwise

10 MEP

Mechanical [Plumbing] Electrical  
All mechanical, electrical, and plumbing contractors to permit all work on project and install per applicable codes and standards.

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All mechanical, electrical, and plumbing contractors to permit all work on project and install per applicable codes and standards.

Mechanical [Plumbing] Electrical  
All mechanical, electrical, and plumbing contractors to permit all work on project and install per applicable codes and standards.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES.
2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS FOR CONFORMANCE WITH THE PROJECT REQUIREMENTS.
3. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS FOR CONFORMANCE WITH THE PROJECT REQUIREMENTS.

UNIT 1 - ADDRESS:

305 Lavaca St,  
San Antonio, TX 78210

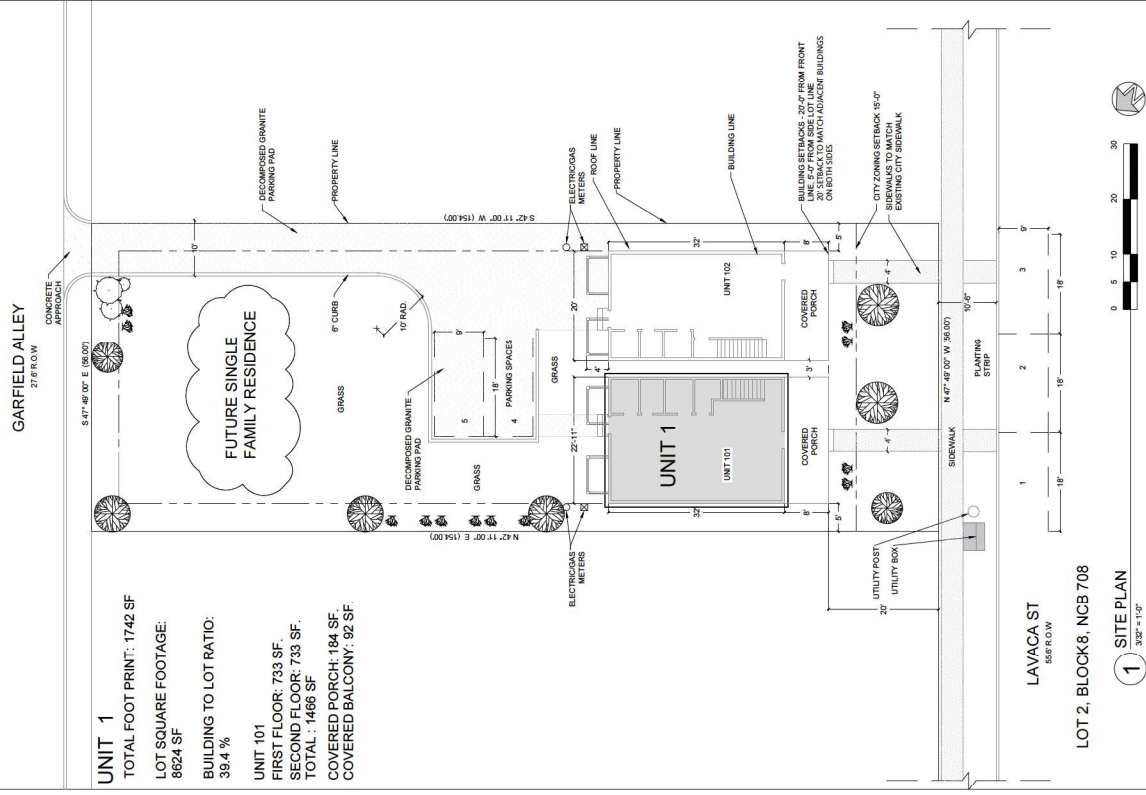
REVISIONS:  
DATE: 12/2/2022  
2/28/2023  
3/15/2023

JOB #A801  
DATE: 04/26/2022

SHEET#: A0.1  
PAGE 2 OF 7



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## DOOR SCHEDULE

**UNIT 1 - ADDRESS:**  
305 Lavaca St,  
San Antonio, TX 78210

DATE:  
12/2/2022  
2/28/2023  
3/15/2023  
3/22/2023  
4/ 4/2023  
4/10/2023  
4/18/2023

JOB #A801  
DATE: 04/26/2022

SHEET#:

# A1.1

PAGE 4 OF 7

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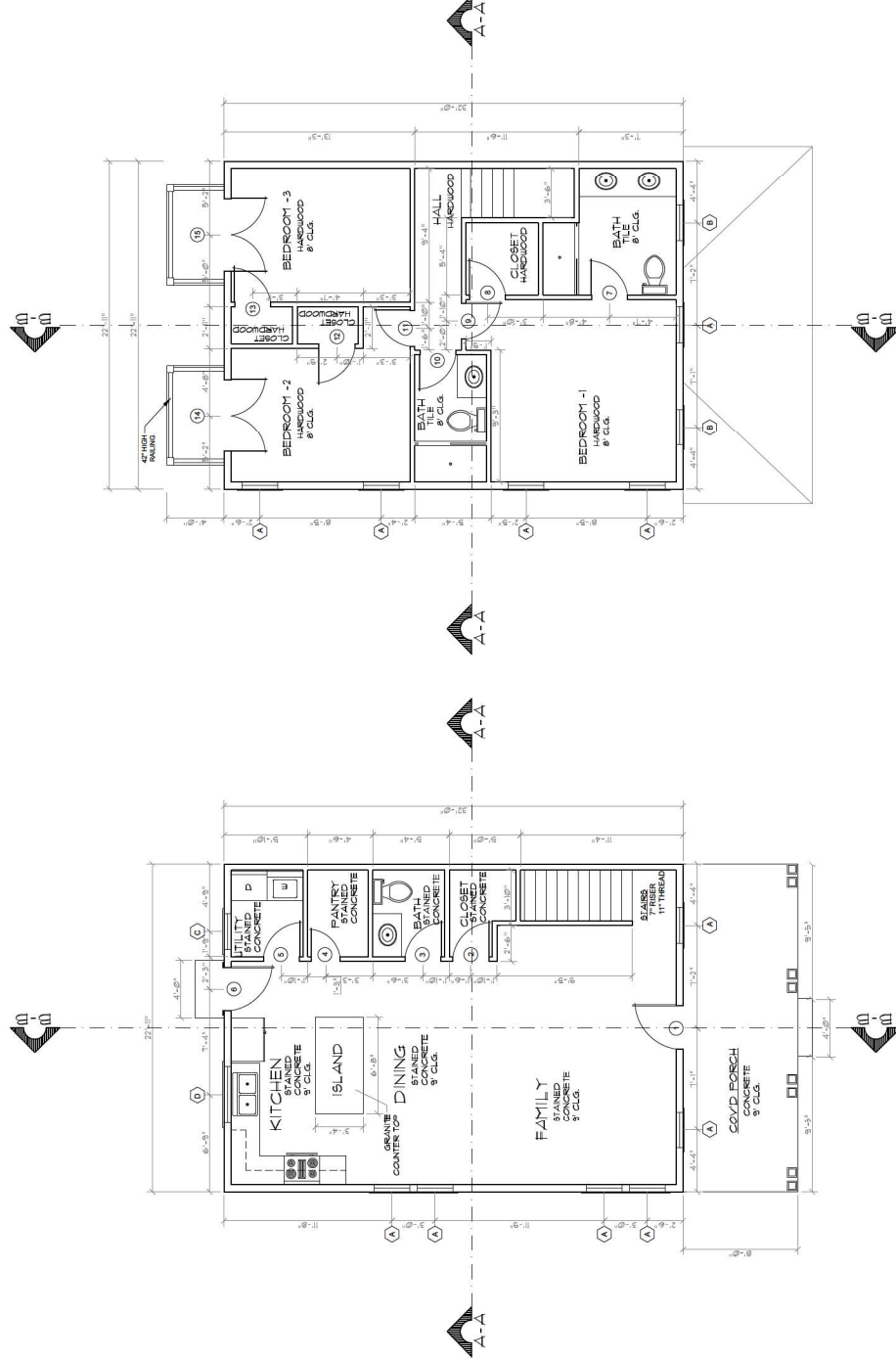
1. All Final Selections will be made by owners.

2

## WINDOW SCHEDULE

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1. ALL WINDOWS 8'-0" HEADER TYP. UNLESS OTHERWISE NOTED.

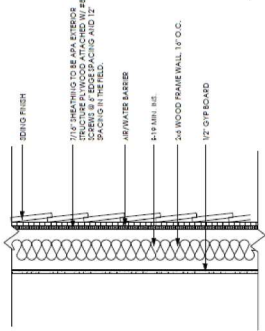


**① FLOOR PLAN-1ST LEVEL**  
SCALE: 1/8" = 1'-0"

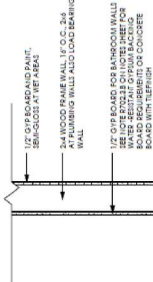
**② FLOOR PLAN-2ND LEVEL**

UNIT 101

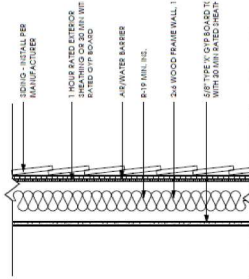




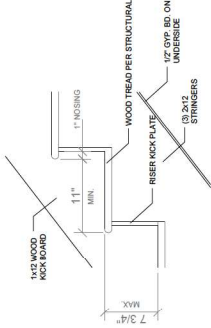
INSULATED WALL



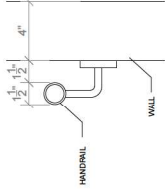
INTERIOR WALL  
(AT INTERIOR NON-BEARING WALLS)



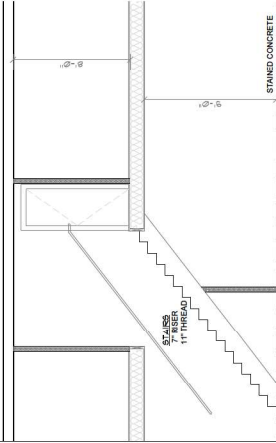
① WALL TYPES  
SCALE: 1/4" = 1'-0"



③ STAIR DETAIL  
Scale: 1" = 1'-0"



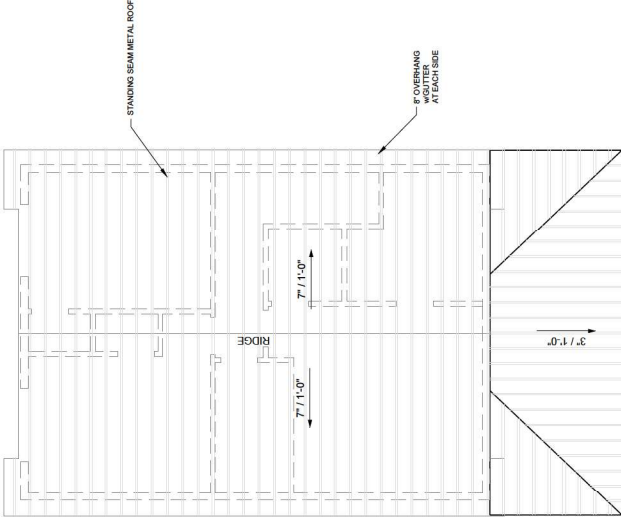
④ HANDRAIL  
DETAIL  
Scale: 3" = 1'-0"



NOTE:  
REFER TO ACTUAL RISER AND TREAD HEIGHT  
OF STAIRS FOR FINAL DIMENSIONS.  
COORDINATE WITH FINAL BUILD HEIGHTS.  
MINIMUMS • MAXIMUMS LISTED IN CODES

⑤ STAIR SECTION  
SCALE: 1/4" = 1'-0"

UNIT 101



ROOF PLAN

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

PROJECT:  
305 Lavaca St

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

UNIT 1 - ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

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JOB #A801  
DATE:  
04/26/2022

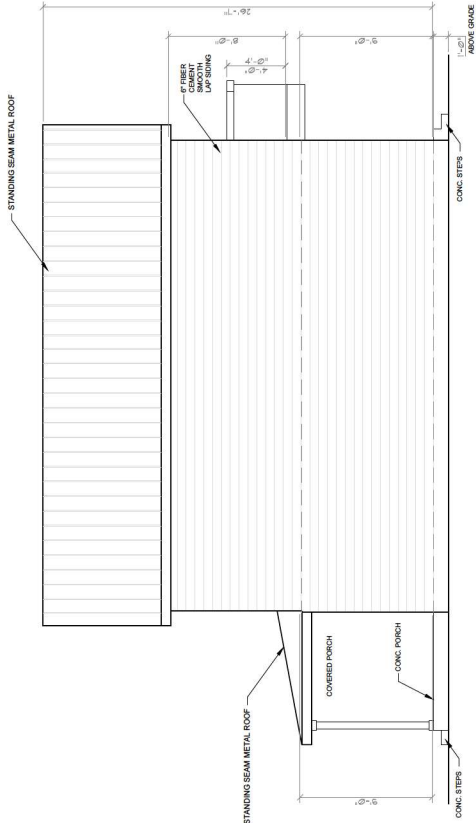
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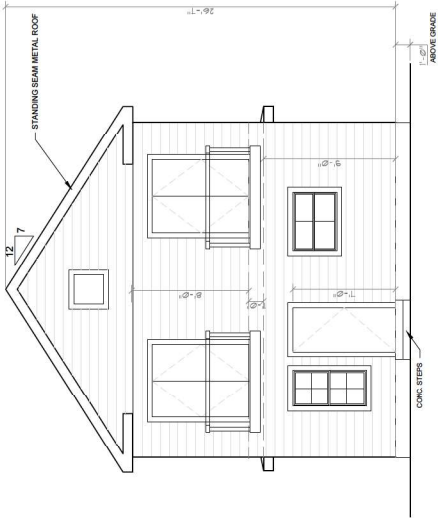


UNIT 101



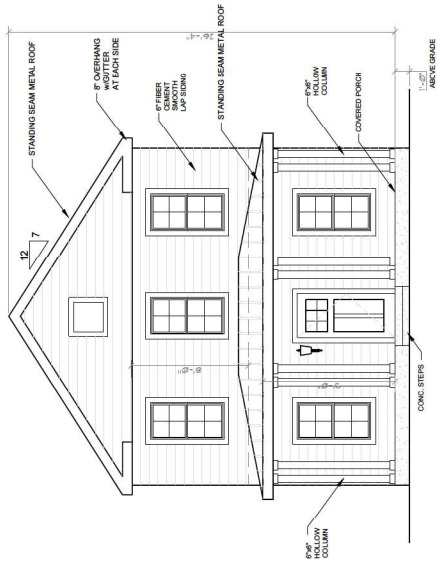
④ SIDE ELEVATION- WEST

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



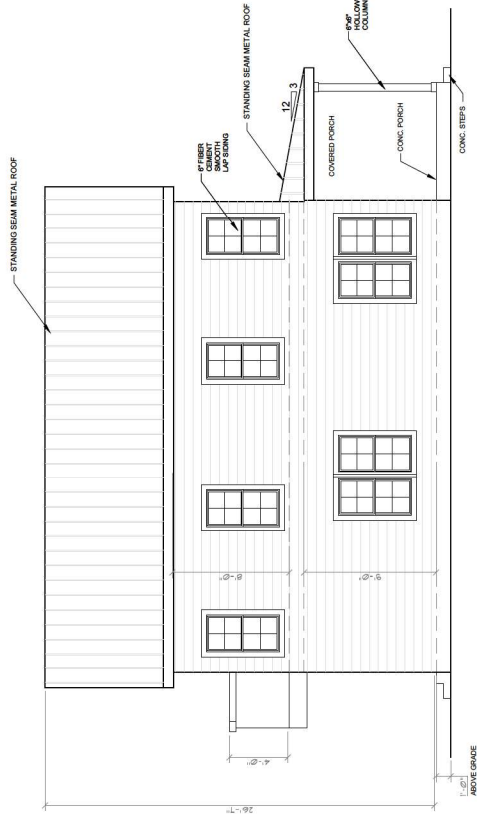
③ REAR ELEVATION- NORTH

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



① FRONT ELEVATION- SOUTH

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



② SIDE ELEVATION- EAST

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

REVISIONS:

DATE: 12/2/2022  
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4/10/2023  
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UNIT 1 - ADDRESS:  
San Antonio, TX 78210

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

PROJECT:  
305 Lavaca St

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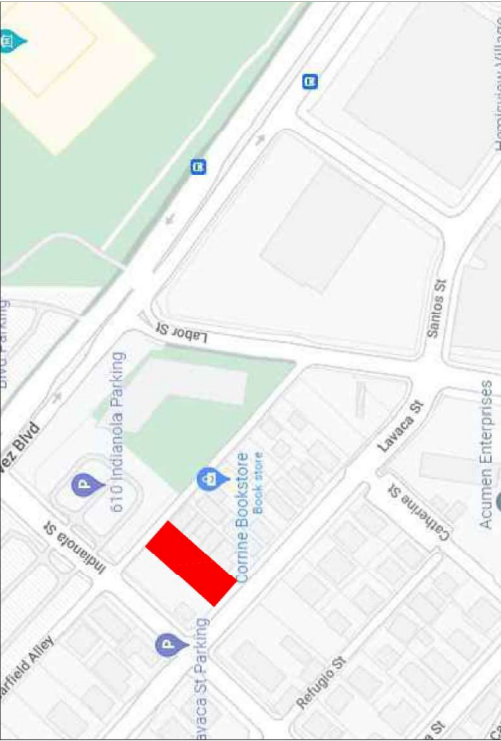
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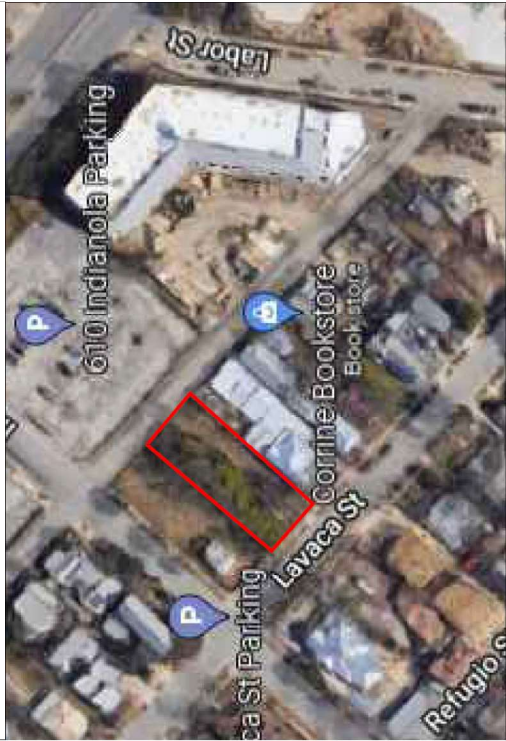








1 LOCATION MAP  
SCALE: N/A



2 SATELLITE MAP  
SCALE: N/A

CODE INFORMATION

ZONING: RM-4  
ZONING OVERLAY: H, HS  
LOT SIZE: 0.198 ACRES OR 8624 SF  
MAXIMUM HEIGHT: 35' ABOVE GRADE  
AT FRONT OF BUILDING

CODE COMPLIANCE

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2020 NATIONAL ELECTRICAL CODE

UNIT 2

INDEX TO SHEETS

A0.0 - COVER SHEET  
A0.1 - NOTES  
A0.2 - SITE PLAN  
A0.3 - CONCEPTUAL LAYOUT  
A1.0 - CONCEPTUAL LAYOUT  
A1.1 - ROOF LAYOUT DETAILS  
A2.1 - ELEVATIONS  
A2.2 - SECTION PLANS, DETAILS

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305 Lavaca St

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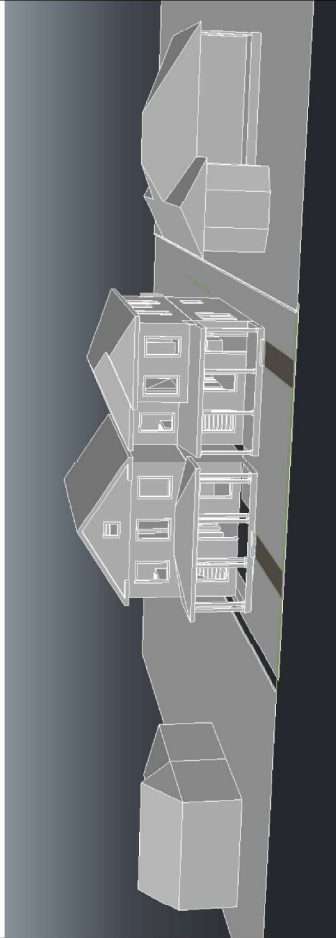
UNIT 2 - ADDRESS:  
305 Lavaca St,  
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REVISIONS:  
DATE: 12/2/2022  
2/28/2023  
3/15/2023  
4/18/2023  
5/11/2023

JOB #A801  
DATE: 04/26/2022

SHEET#:  
A0.0  
PAGE 1 OF 7

Lavaca Setback & Height Diagram					
#	Address	Setback	Front Height	Roof Height	1st Floor Level
1	301 Lavaca	20'	10'-0"	15'	3"
2	303 Lavaca	20'	10'-0"	22'	24"
3	307 Lavaca	15'	10'-0"	15'	24"
4	313 Lavaca	15'	8'-0"	18'	18"
5	321 Lavaca	10'	10'-0"	20'	18"
6	323 Lavaca	15'	10'-0"	20'	18"
7	325 Lavaca	15'	10'-0"	20'	18"
8	327 Lavaca	12'	10'-0"	15'	3"
9	302 Lavaca	20'	9'-0"	20'	24"
10	1000 Lavaca Frontage	20'	9'-0"	33'	3"
11	316 Lavaca	20'	9'-0"	20'	12"
12	320 Lavaca	20'	9'-0"	20'	24"
13	324 Lavaca	15'	9'-0"	20'	24"
14	328 Lavaca	15'	9'-0"	18'	24"
15	232 Lavaca	20'	9'-0"	22'	6"
16	234 Lavaca	10'	9'-0"	20'	6"
17	Corrine Alley	10'	9'-0"	20'	5"



3 3D VIEW  
SCALE: N/A



1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
2. The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be the responsibility of the Contractor.
3. It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.

4. At construction refuse and debris shall be removed from the job site and shall be properly disposed of or the property owner shall be responsible for disposal.
5. Motor vehicles shall be parked in accordance with State and Local Codes and shall not be parked in front of the building. The contractor shall be responsible for the requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
6. Prior to commencement of work, the contractor shall review all contract documents, including but not limited to the Building Code, the Building Department's Rules and Regulations, Drawings, Specifications, Field Conditions under the Building Code as discovered, and any other documents that may be required for the project. The contractor shall notify the Designer immediately in writing.
7. Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination with the Designer. The contractor shall be responsible for obtaining all necessary codes and per manufacturers' recommendations.

coordinated in such a manner that any subcontractor shall not delay or interfere with or forward the work of any other Subcontractor.

11. The Contractor shall be solely responsible for delivery of materials and equipment to the Project site.
12. Contractor to provide positive roof slip with a min of 1/4" per foot. Construct drainage to provide slope to eaves. Contractor to construct crickets to provide slope to existing drains at all new RTUs or other added roof penetrations.
13. Bidding is required for all wall and ceiling mounted specialties and equipment.
14. Positive Drainage away from the building is the responsibility of the Contractor.
15. Contractor is responsible to provide proper slope conditions for installation of foundations.
16. These drawings and design are not to be duplicated, copied, or otherwise reprinted without the express written permission of the Contractor. Any duplication or re-creation of these drawings without permission from the Contractor shall be considered a violation of the Owner's Intellectual Property. The Contractor shall ensure that all drawings are submitted to the Owner to be used them terminate in the Project is complete.

**R805.3 Vent and Insulation Clearance**  
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

- R903.4 Roof drainage**  
Unless roofs are sloped to drain over roof edges, roof drains shall be installed at each low point of the roof. Where required for roof drainage, scuppers shall be placed level with the roof surface in a wall or parapet. The scupper shall be located as determined by the roof slope and contributing roof area.

- Enclosed Spaces and Enclosed Rafters** formed where ceilings are applied directly to the underside of roof rafters shall have one ventilation duct per separate space by ventilating the underside of the rafters with a minimum of 1/4 inch (6.4 mm) diameter openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section 1003.01.

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.  
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:  
IN CLIMATE ZONES 6, 7 AND 8: A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, AND LOWER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS. INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

shall be considered as a grounding electrode: One or more bars or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than 1/2 inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.

- Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.
- Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

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Driveway to be crusher fines or paved per owner.  
R401.3 Drainage  
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 8 inches within the first 10 feet.

**SEE FOUNDATION PLAN SHEET S10**

R6021 Wall Anchorage  
Braced wall tie sills shall be anchored to concrete or masonry foundations in accordance with Section R602.1.1 of the IRC.

Sections R603.1.6 and R602.1.11 Of the IRC.  
Two-tensioned in Seismic Design Category C. Plate washers, a minimum of 0.225 inch by 3 inches long, shall be used to anchor the plate washer to the foundation sill plate and the anchor straps to the foundation sill plate and the anchor straps to the foundation sill plate. The hole in the plate washer is permitted to be diagonally sited with a width of up to 3/16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed 3/4 inches (19 mm), provided a standard cut washer is placed between the plate washer and the nut.

Minimum 1.5" bearing at all headers and beams to 4" width, all headers 4"1 and bigger to have 3" bearing min. at both bearing points.  
All trusses, TJI's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.

Solid bearing points under all beams

All microlars to be nailed 12" o.c. with 4#10 nails at 4 member microlars and 4 member trusses to be nailed 12" o.c. with 12" x 8" bolts with -1/4" washers in a staggered pattern.

All posts in direct contact with concrete to have post bases with minimum 1" air gap or 1-1/2" treated plate. Ramsel to concrete with post nailed on top.

All spikes in bottom plates at all load bearing walls to be shot with 2-1/2" Ramsel powder

actuated pins, 12" from all corners unless an anchor bolt is present. Ramsel all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

**INSULATION**  
See Assemblies for Composite R-Values  
R-19 minimum, 5" loose fill Insulation -At all exterior walls  
13" (R-38) minimum of loose fill Insulation- At all roofs.  
R-13 at floor over crawl space.

Install all roof materials per manufacturer's recommendations. All membranes to meet or exceed 900 ft. 3/4" exterior grade structural 1 OSB or plywood with 1/2" HCLs at roof sheathing stagger all joints, 6 mil. All sloping flat roofs to have minimum 1/2" PLF slope. All sloping flat roofs to have minimum 1/2" PLF slope. Install crickets on low slope roofs to maintain drainage. GENERAL

Exterior wall to be 3 coat stucco over drainage mat. Exterior wall to be base sheetrock and 1/2" Gypsum. All exterior wall to be base sheetrock and 1/2" Gypsum. All exterior wall to be base sheetrock and 1/2" Gypsum.

The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier:

1. Material, suitable firm or solid material.
2. Sealant.
3. Sealant windows, doors and skylights.
4. Opening between window and door assemblies and their respective jambs and framing.
5. Utility penetrations.
6. Cracked ceilings or ceasings adjacent to the thermal envelope.
7. Cracks in the thermal envelope.
8. Walks and ceilings separating the garage from conditioned spaces.
9. Behind tubs and showers on exterior walls.
10. Common walls between dwelling units.
11. Air conditioning ducts.
12. Rim joist junction.
13. Other sources of infiltration.

-All joints to be sealed or caulked, creating air tight enclosure

- To be applied on walls and roofing
- Type and installation to comply with IRC 2018

**AIR BARRIER AND BAFFLE:**  
4" polystyrene air space, covered at closed roof and insulation in order for air flow.

**FLASHING:**  
Metal flashing and drip edge to be used at all metal roof patio edges

- exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and built-in gutters and similar locations where moisture could enter the wall
  - Provide sill pans at all doors and windows

FILET OUTFIELD

Penetrations. All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable form or solid material.

EQUIPMENT NOT EXCEEDING THE TOTAL FLOOR AREA OF 200 SQUARE FEET (18.36 SQ. M). THE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION P2004. SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:

1. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311, ONE EMERGENCY ESCAPE AND RESCUE OPENING, AND ONE OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES (R310.1) OPERATIONAL CONSTRAINTS AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
3. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311, ONE EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2500.
4. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311, ONE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

OF NOT LESS THAN 5.7 GRADE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE OF THE BUILDING. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R102.3.

## 09 FINISHES

### **INTERIOR FINISHES**

All finishes to be as follows unless noted otherwise  
WALLS AND CEILING - ALL INTERIOR COOR., TILE IN ALL WET AREAS, LAMINATE WALL FLOORS EVERYWHERE ELSE.  
**FLOORING:** VARIOUS TYPES TO BE DETERMINED BY ARCHT.  
**Ceiling:** GYP BOARD, PAINT TO BE DETERMINED BY ARCHT.  
Paint all wood trim and ceiling with texture per owners preference, tape and bead all joints.  
Install permanent gypsum board at all bathroom and kitchen high water areas. Semi gloss enamel paint walls and ceilings throughout remainder of house.  
Type I gypsum board at mechanical room and between Unit 1 and Unit 2 stair wells and Type II w/ resilient channels at ceiling between Unit 1 + Unit 2.

required nonabrasive finish material shall conform to ASTM C 1396, C 1178 or C 11728. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2-inch-thick (12.7 mm) and 18 inches (460 mm) for E/s, not 12 inch (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be as recommended by the manufacturer.

water, or in areas subject to continuous high humidity. R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTM C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall, floor, and shower areas and wall panels in shower areas.

## 10 MEP

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES. THE SUBMITTAL SHALL BE MADE TO THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS TO BE MADE TO THE ENGINEER BEFORE FABRICATION AFTER THE SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER. THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN RISK, SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED IN THE PROJECT.

2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS AND SUBMITTALS. THE CONTRACTOR SHALL NOT BE IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED prior TO SUBMITTAL TO THE ENGINEER.

3. REVISED SUBSTITUTIONS OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTS, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS DO NOT REPEAL THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER OR OTHERWISE CHANGED BY THE CONTRACTOR ARE THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.

4. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY SHOP DRAWING. THE ENGINEER'S REVIEW SHALL BE BEFORE OR AFTER SHOP DRAWING REVIEW.

5. DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL DIMENSIONS WITHIN THE DRAWING AND WITH ACTUAL FIELD CONDITIONS.

6. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS FOR THE PROJECT SHALL BE THE RESPONSIBILITY OF THE SUBMITTING PERSON OR COMPANY.

7. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SHOP DRAWINGS. THE CONTRACTOR SHALL TEST WITH THE

**Submittal:** Contractor to submit submittals for approval which is to include but not limited to: manufacturer's technical data and installation instructions for each material; manufacturer's standard color samples and textures; manufacturer's printed instructions for maintenance of installed work, including precautions for use of cleaning materials which could damage material.

**Product Delivery and Storage:**  
Comply with instruction and recommendations of manufacturer.  
**Examination and Preparation:**  
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.  
**Workmanship:**  
Work must be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.  
**Cleaning:**  
After completion of installation, clean panels as per manufacturer's

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

REVISIONS:	DATE:
	2/2/2022
	2/28/2023
	3/15/2023

SHEET#: **A0.1**  
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## DOOR SCHEDULE

**UNIT 2 - ADDRESS:**  
305 Lavaca St,  
San Antonio, TX 78210

**REVISIONS**

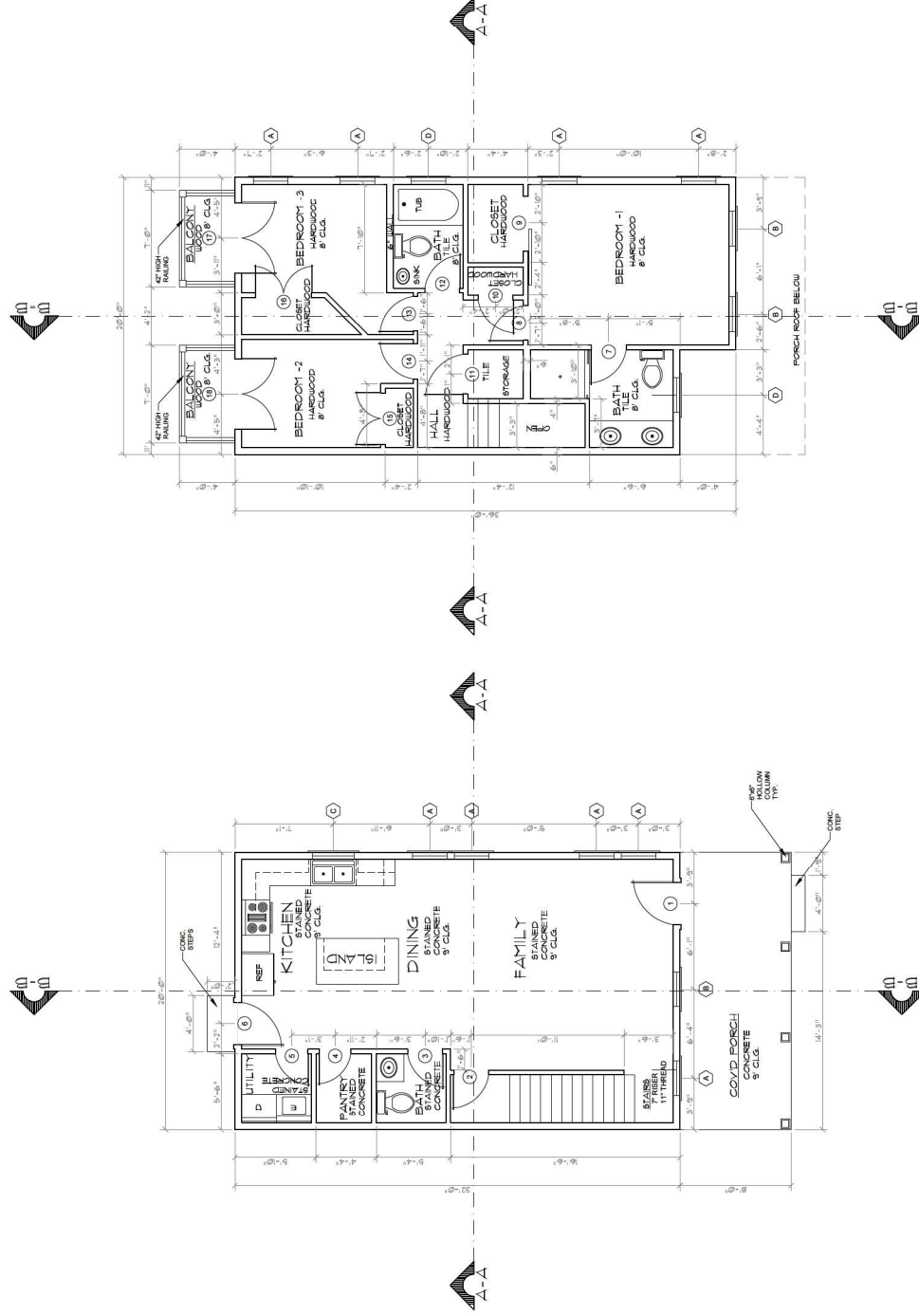
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	3/15/2023
	3/22/2023
	4/ 4/2023
	4/18/2023

JOB #A801  
DATE: 04/26/2022

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

**② FLOOR PLAN-2ND LEVEL**

UNIT 102

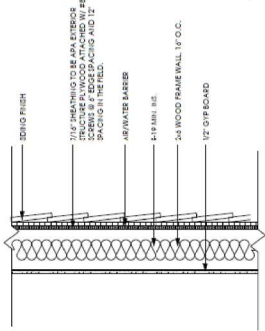
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1. All Final Selections will be made by owners.

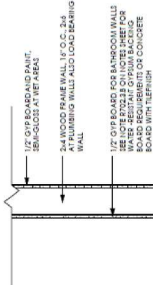
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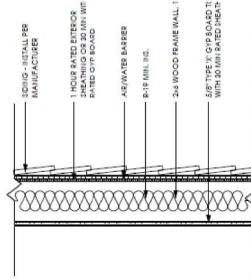
1. ALL WINDOWS 8'-0" HEADER TYP. UNLESS OTHERWISE NOTED.



INSULATED WALL



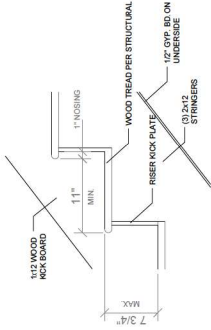
INTERIOR WALL  
(AT INTERIOR NON-BEARING WALLS)



EXTERIOR WALL - 1 HOUR RATED

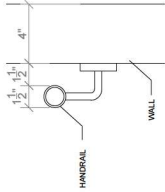
① WALL TYPES

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



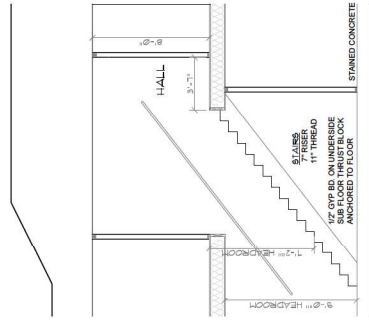
③ STAIR DETAIL

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



④ HANDRAIL DETAIL

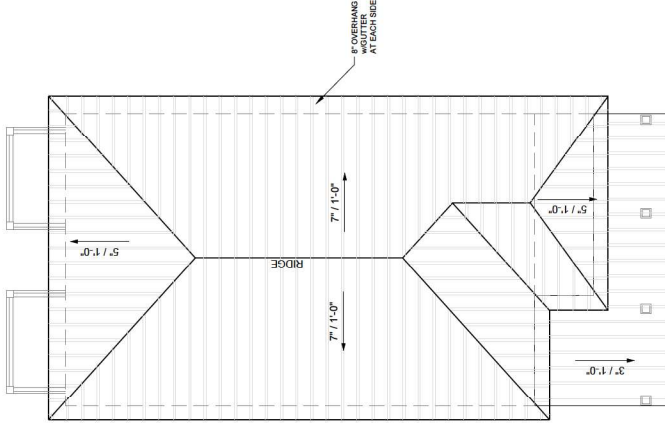
Scale: 3/4" = 1'-0"



NOTE:  
REFER TO ACTUAL RISER AND TREAD HEIGHT  
OBTAINED FROM THE ARCHITECT'S  
COORDINATE WITH FINAL BUILD HEIGHTS.  
MINIMUMS + MAXIMUMS LISTED IN CODES

⑤ STAIR SECTION

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



ROOF PLAN

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

UNIT 102

PROJECT:  
305 Lavaca St

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

UNIT 2 - ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

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4/ 4/2023

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Architectural elevation drawing of a building facade. The drawing includes the following labels and dimensions:

- STANDING SEAM METAL ROOF**: Points to the roof structure on the left.
- 42" HIGH RAILING**: Points to a railing on the left side.
- 8" FIBER CONCRETE SMOOTH LAP SIDING**: Points to the siding on the left side.
- STANDING SEAM METAL ROOF**: Points to the roof structure on the right.
- COVERED PORCH**: Points to the porch area on the right.
- 8" FIBER CONCRETE SMOOTH LAP SIDING**: Points to the siding on the porch.
- 6" x 6" HOLLOW KNOCKOUT COLUMN**: Points to a column on the porch.
- CONC. PORCH**: Points to the concrete porch floor.
- CONC. STEPS**: Points to the concrete steps at the bottom right.
- 23'-5"**: Dimension for the total width of the structure.
- 9'-0"**: Dimension for the width of the porch area.
- 9'-0"**: Dimension for the width of the porch area.
- 12'**: Dimension for the height of the left side.
- 5'**: Dimension for the height of the left side.
- 1'-0" ROOF GRADE**: Dimension for the roof grade at the bottom right.

**SIDE E**  
SCALE: 1/4" = 1'-0"

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PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

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

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	4/ 4/2023
	4/18/2023

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DATE: 04/26/2022

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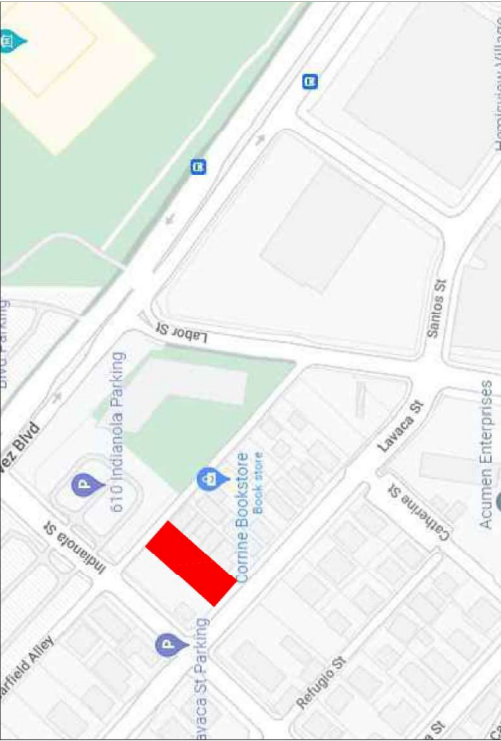
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SCALE: 1/4" = 1'-0"

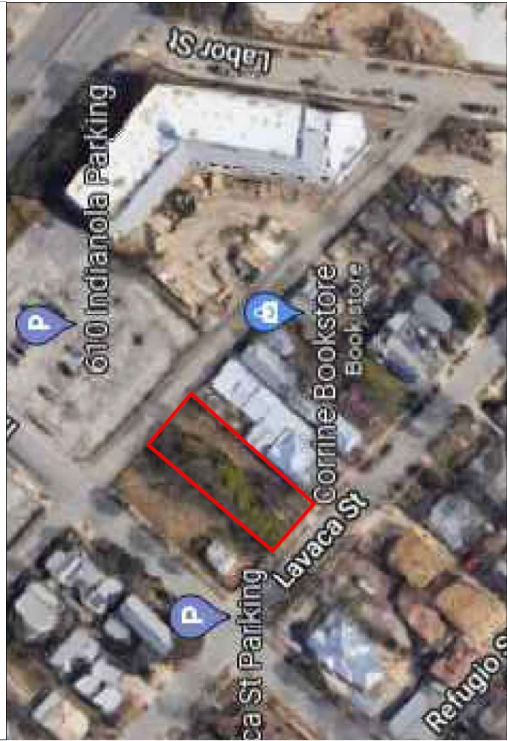
SCALE: 1/4" = 1'-0"







1 LOCATION MAP  
SCALE: N/A



2 SATELLITE MAP  
SCALE: N/A

CODE INFORMATION

ZONING: RM-4  
ZONING OVERLAY: H, HS  
LOT SIZE: 0.198 ACRES OR 8624 SF  
MAXIMUM HEIGHT: 35' ABOVE GRADE  
AT FRONT OF BUILDING

CODE COMPLIANCE

2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2020 NATIONAL ELECTRICAL CODE

UNIT 2

INDEX TO SHEETS

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A0.1 - NOTES  
A0.2 - SITE PLAN  
A0.3 - CONCEPTUAL LAYOUT  
A1.0 - CONCEPTUAL LAYOUT  
A1.1 - CONCEPTUAL LAYOUT  
A1.2 - CONCEPTUAL LAYOUT  
A1.3 - CONCEPTUAL LAYOUT  
A1.4 - CONCEPTUAL LAYOUT  
A1.5 - CONCEPTUAL LAYOUT  
A1.6 - CONCEPTUAL LAYOUT  
A1.7 - CONCEPTUAL LAYOUT  
A1.8 - CONCEPTUAL LAYOUT  
A1.9 - CONCEPTUAL LAYOUT  
A2.0 - CONCEPTUAL LAYOUT  
A2.1 - CONCEPTUAL LAYOUT  
A2.2 - CONCEPTUAL LAYOUT

PROJECT:  
305 Lavaca St

CLIENT:  
PIEDRA ROJA DEVELOPMENT GROUP LLC  
1710 S. PRESA  
SAN ANTONIO, TX 78210

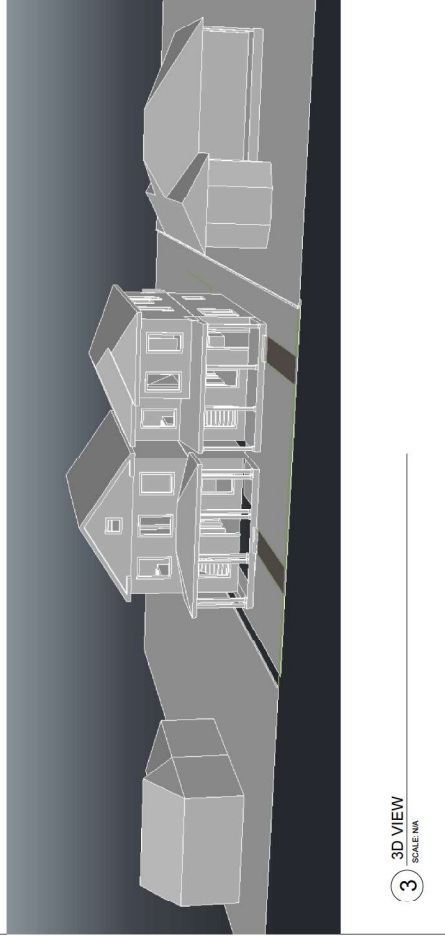
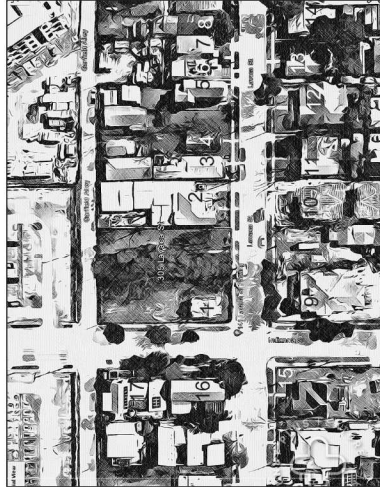
UNIT 2 - ADDRESS:  
305 Lavaca St,  
San Antonio, TX 78210

REVISIONS:  
DATE: 12/2/2022  
2/28/2023  
3/15/2023  
4/18/2023  
5/11/2023

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DATE: 04/26/2022

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A0.0  
PAGE 1 OF 7

#	Address	Setback	Front Height	Roof Height	1st Floor Level
1	301 Lavaca	20'	10'-0"	15'	3"
2	302 Lavaca	20'	10'-0"	22'	24"
3	303 Lavaca	20'	10'-0"	22'	24"
4	313 Lavaca	15'	8'-0"	18'	18"
5	321 Lavaca	10'	10'-0"	20'	18"
6	323 Lavaca	10'	10'-0"	20'	18"
7	325 Lavaca	10'	10'-0"	20'	18"
8	327 Lavaca	10'	10'-0"	20'	18"
9	302 Lavaca	20'	10'-0"	20'	24"
10	304 Lavaca	20'	10'-0"	20'	24"
11	316 Lavaca	20'	10'-0"	20'	12"
12	320 Lavaca	20'	10'-0"	20'	24"
13	322 Lavaca	20'	10'-0"	20'	24"
14	324 Lavaca	20'	10'-0"	20'	24"
15	326 Lavaca	20'	10'-0"	20'	24"
16	328 Lavaca	20'	10'-0"	20'	24"
17	330 Lavaca	20'	10'-0"	20'	24"



3 3D VIEW  
SCALE: N/A





## Arizona Coral Fines

<b>Product Name:</b>	Arizona Coral Fines
<b>Description:</b>	Reddish—pink decomposed granite
<b>Sizes Available:</b>	DG-NS, Stabilized
<b>Color:</b>	Pink, Red





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Jamb Extender & Prep for Stool Options.....	8
Mullion Options .....	9

**Section Details**

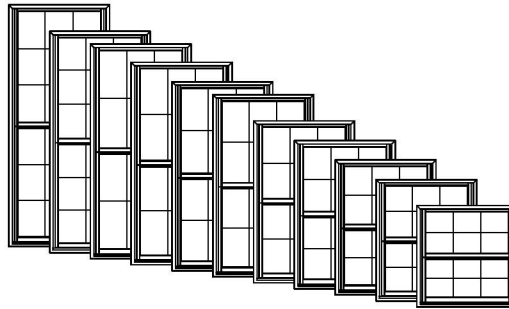
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Min-Max Sizing.....	12
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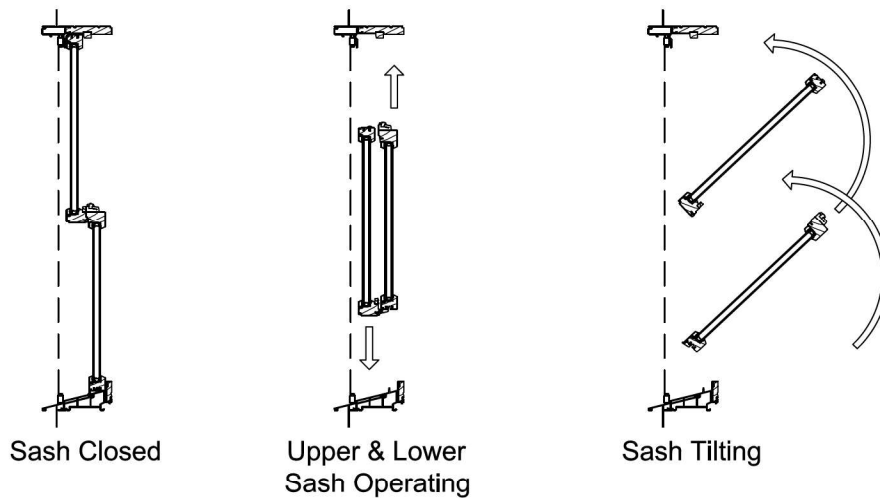


## GENERAL INFORMATION



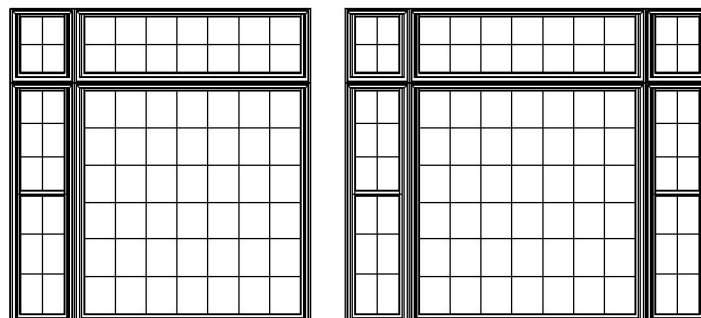
### Dimensional Windows

W-2500 Clad-Wood Double-Hung windows may be specified as "dimensional" by adjusting the desired rough opening width or height. W-2500 Clad-Wood Double-Hung windows feature fully operating upper and lower sash which can be tilted or removed for easy cleaning.



### Multiple Assemblies

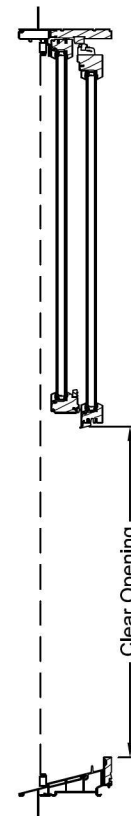
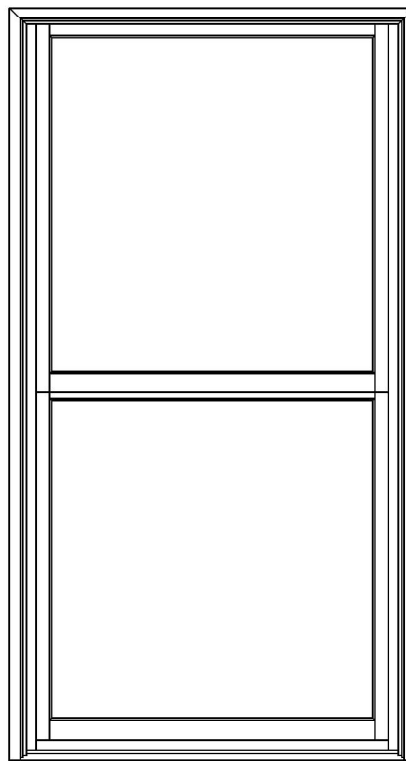
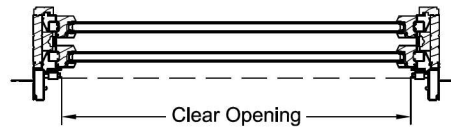
W-2500 Clad-Wood Double-Hung windows may be mullied beside other clad-wood double-hung or clad-wood picture windows, or below clad transom windows, to fulfill a wide variety of needs.







## CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

Vertical =  $(\text{Frame Height} / 2) - 3 \frac{5}{8}"$

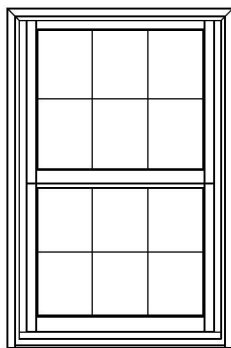
Horizontal =  $\text{Frame Width} - 3 \frac{9}{16}"$

## LITE CUT INFORMATION

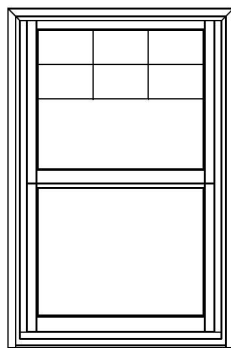
### Lite Cut Options

W-2500 Clad-Wood Double-Hung windows are available with removable Grilles, Grilles Between Glass (GBG), or Simulated Divided Lites (SDL) in various widths and styles. The standard grid patterns are shown below.

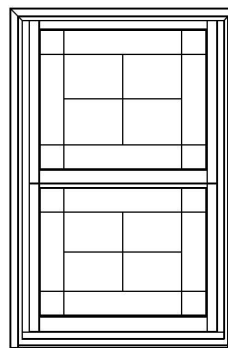
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



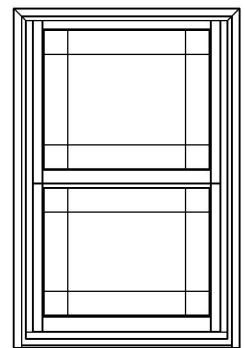
Colonial



Colonial from  
Top Down



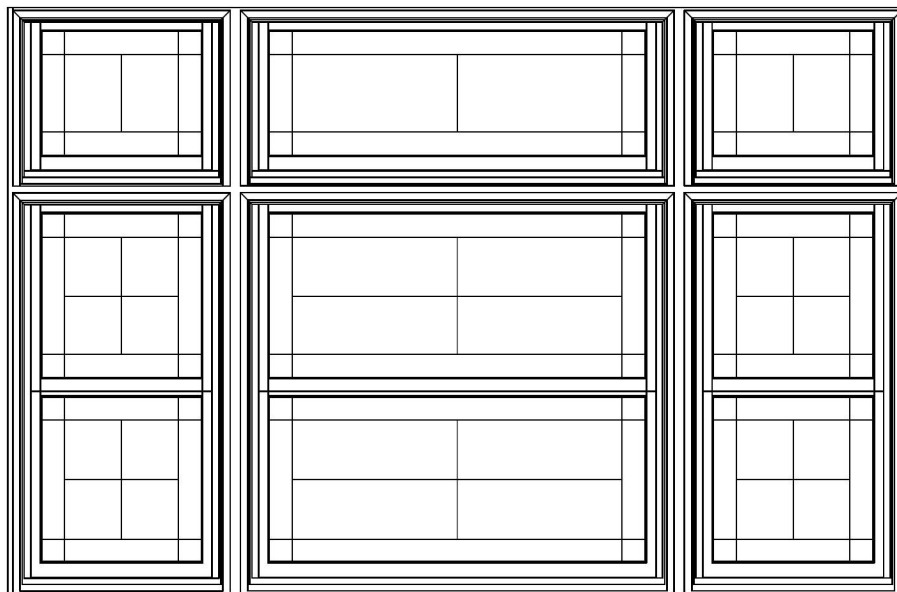
Uneven



Prairie

### Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG, and SDL's may be specified with muntin bars aligned.



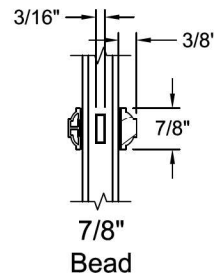




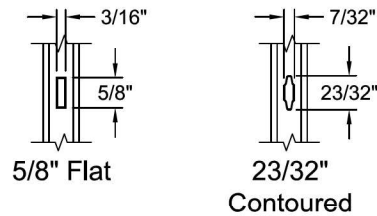
## GRID OPTIONS

Exterior ← → Interior

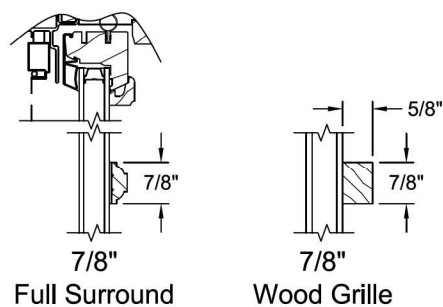
### SDL Option



### GBG Options



### Grille Options





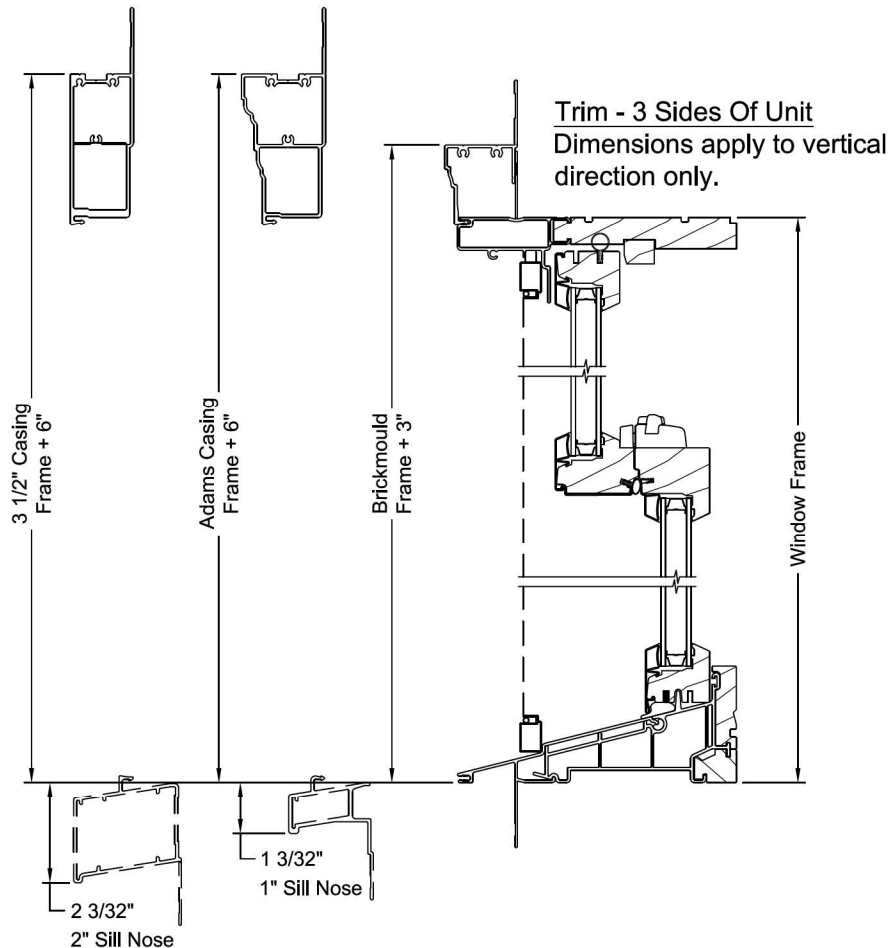
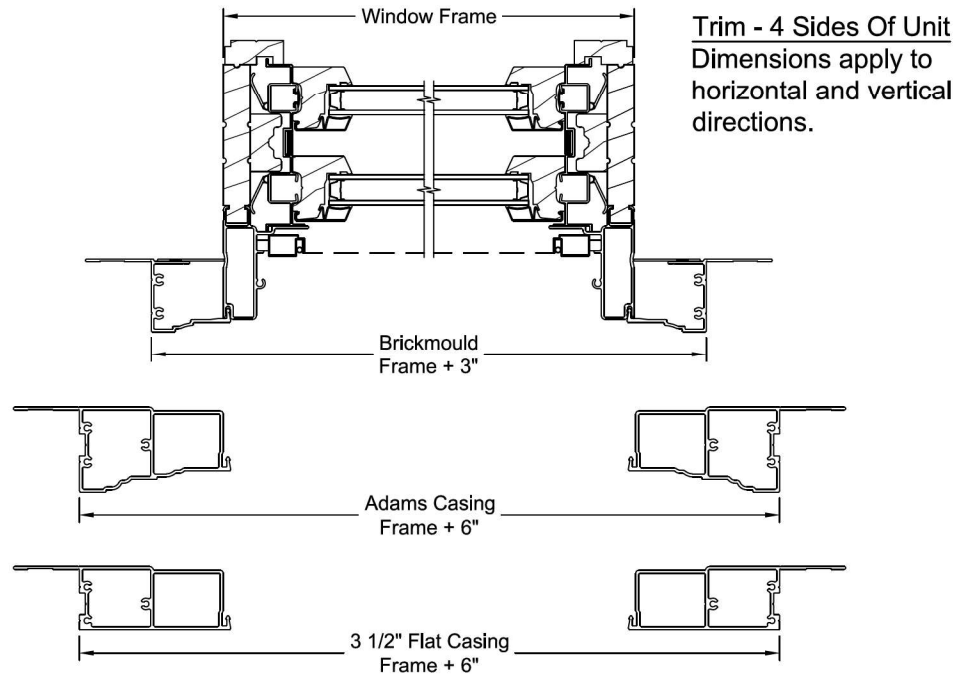
## UNIT SIZING

### Rough Opening

The frame size of the window  
plus 3/4"

### Masonry Opening

The overall size of the window,  
including trim, plus 1/2"

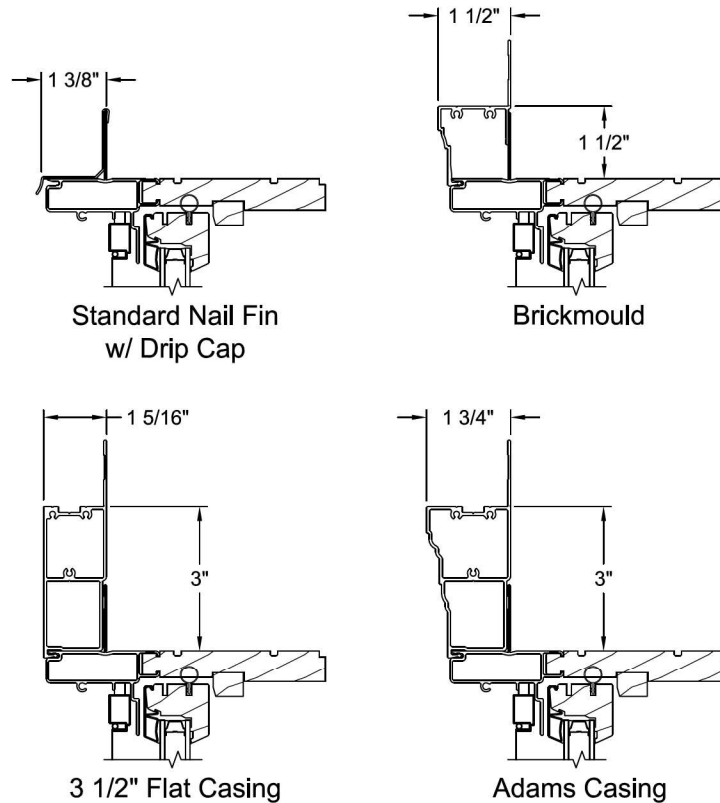




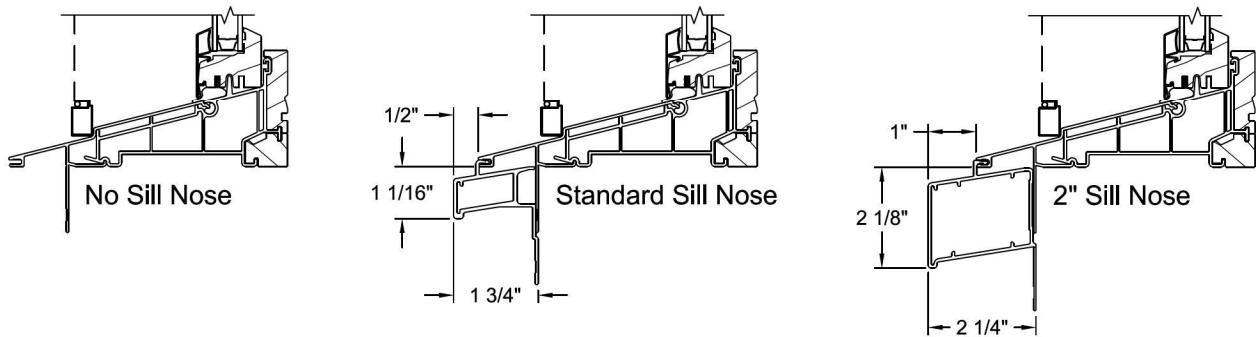


## TRIM & SILL OPTIONS

### Trim Options

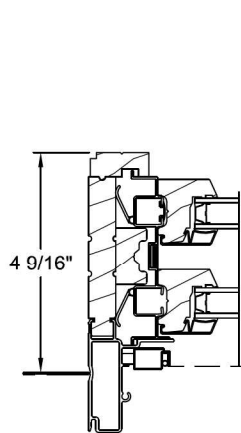


### Sill Options

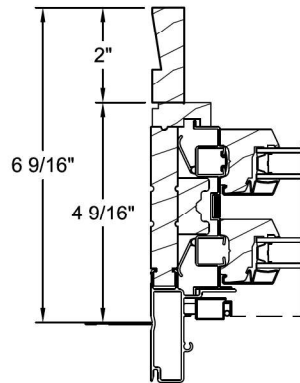




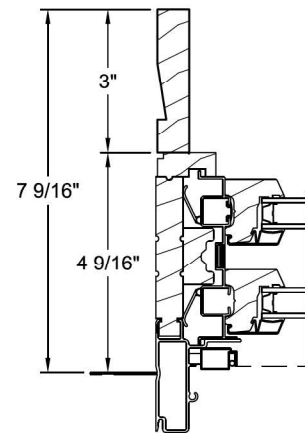
## JAMB EXTENDER & PREP FOR STOOL OPTIONS



4 9/16" Jamb Width



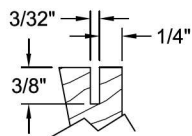
6 9/16" Jamb Width



7 9/16" Jamb Width

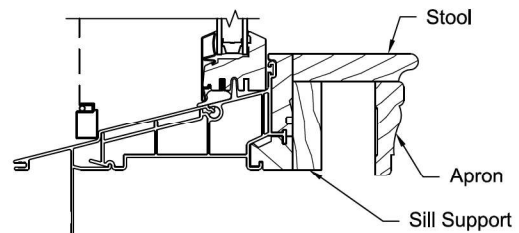
### Return Kerf:

Generally located from first visible interior frame line. Kerfed option available on all jamb extender sizes.



4/4 Jamb Typ.

### Prep for Stool

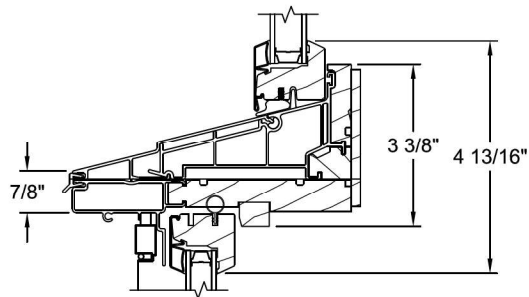


Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

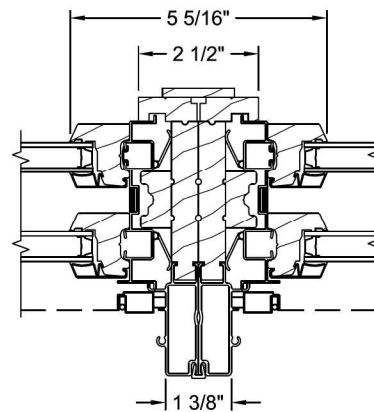




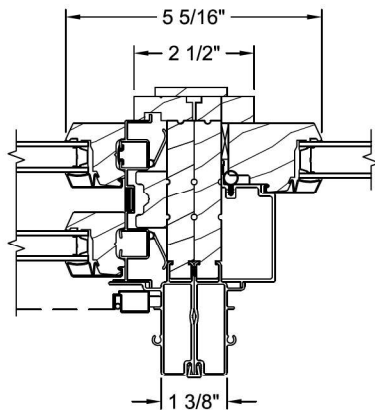
MULLION OPTIONS



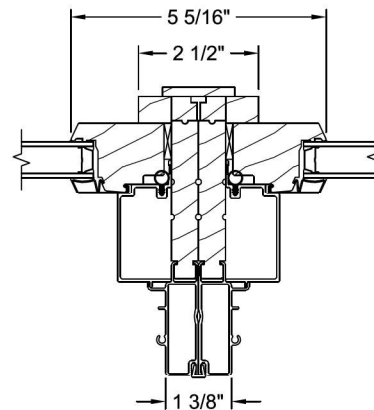
Geometric Insash Transom  
Operator



Operator / Operator

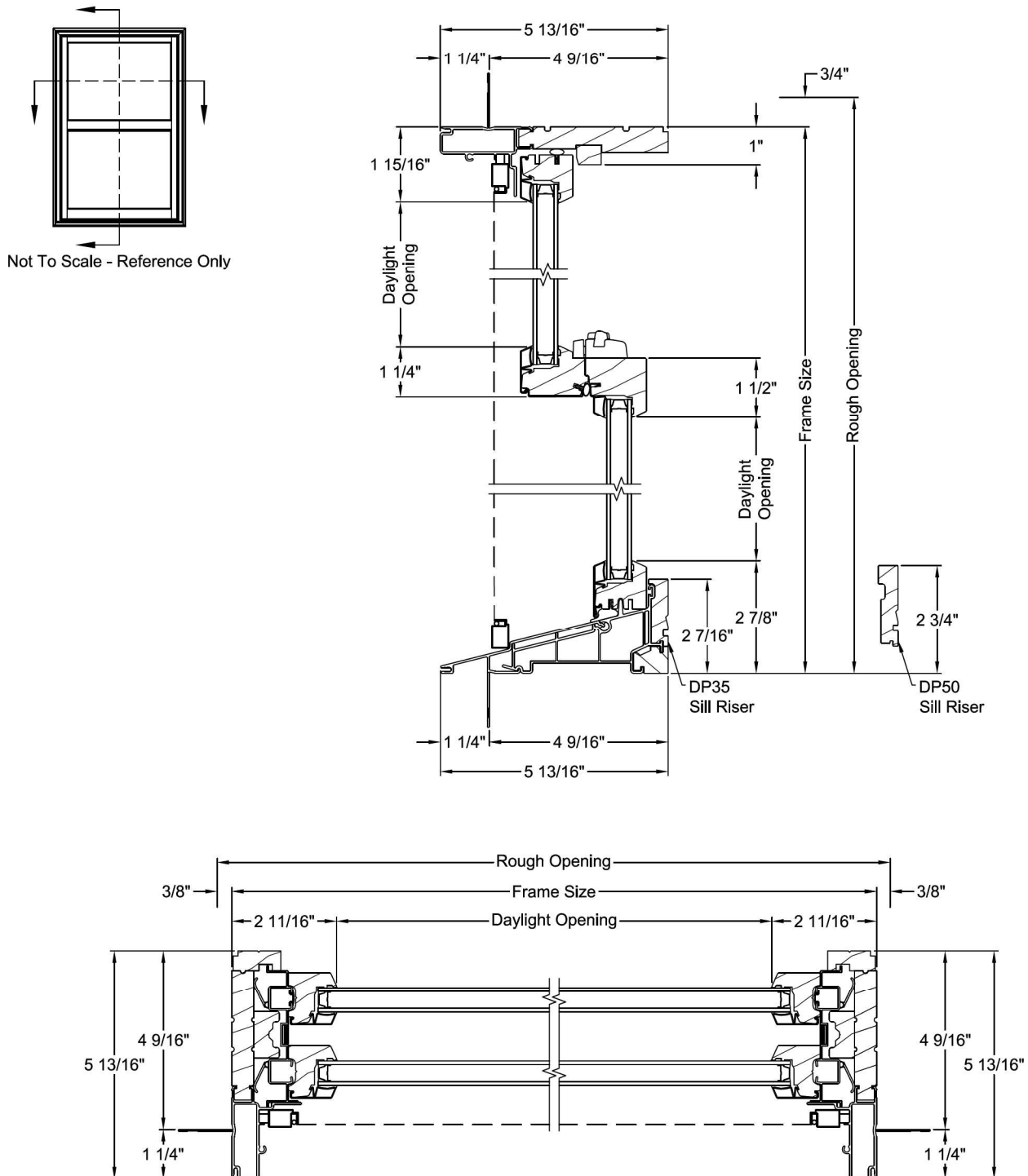


Operator / Geometric Insash



Geometric Insash / Geometric Insash

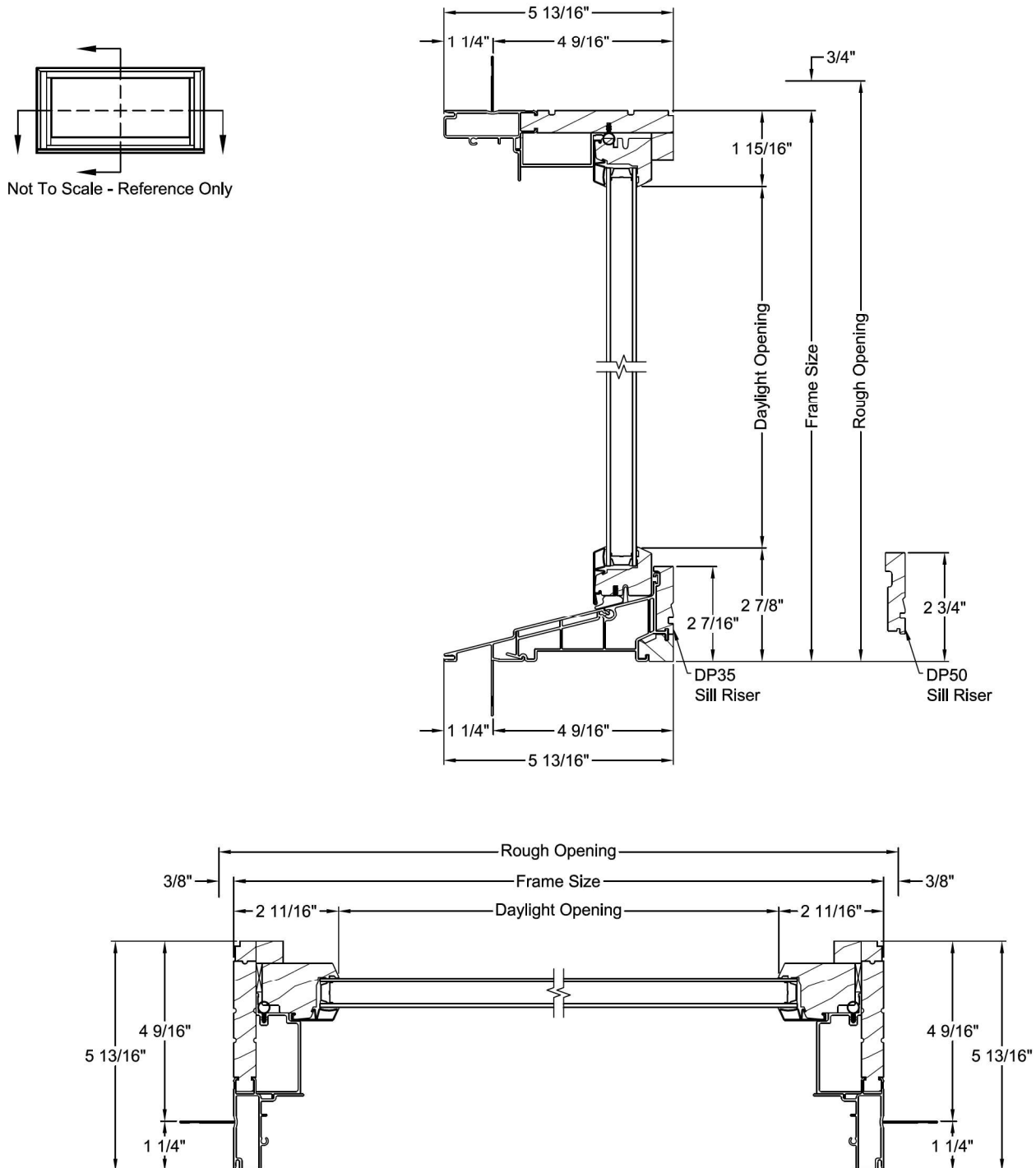
OPERATOR SECTIONS







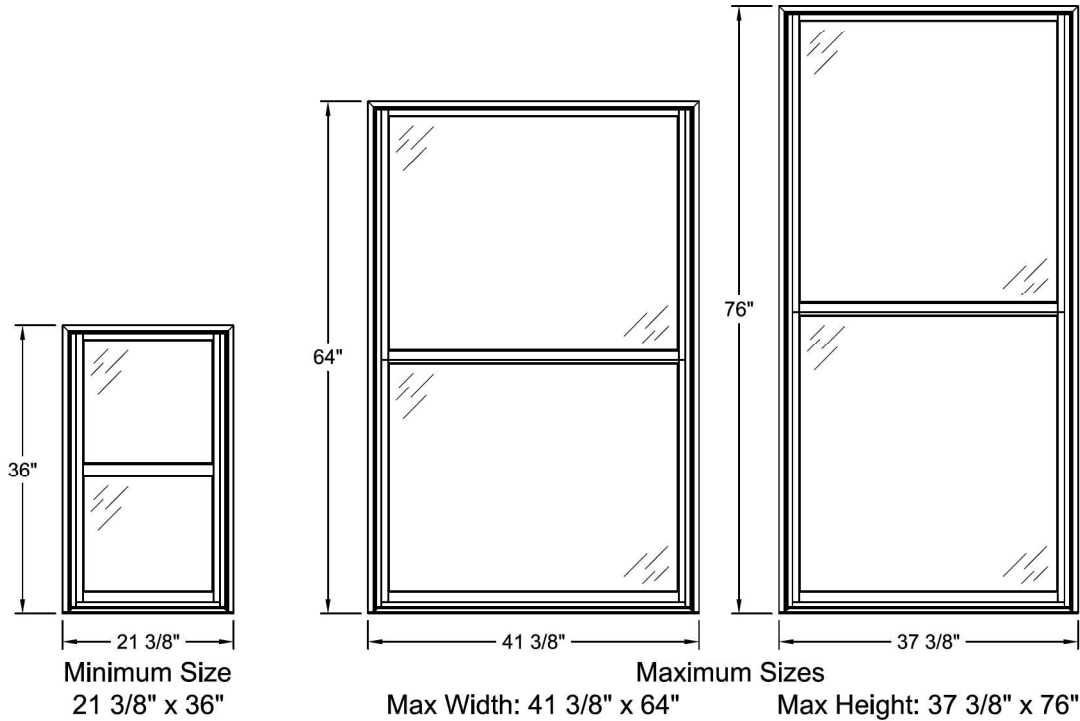
## GEOMETRIC INSASH TRANSOM SECTIONS





## MIN-MAX SIZING

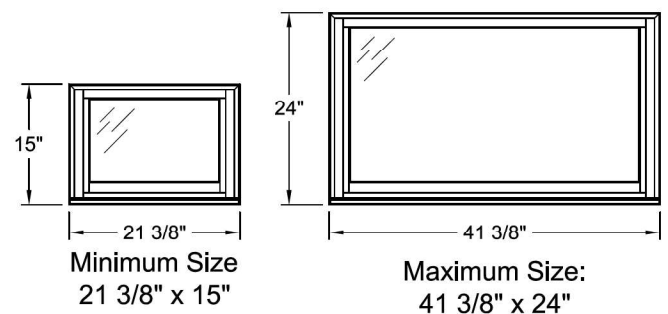
### Operator Sizing



Window Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Window Height			
36"	40"	48"	52"
56"	60"	64"	68"
72"	76"		

Window Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Window Height - Nominal			
35 1/4"	41 1/4"	47 1/4"	53 1/4"
59 1/4"	65 1/4"	71 1/4"	

### Transom Sizing



Transom Width			
21 3/8"	25 3/8"	29 3/8"	33 3/8"
37 3/8"	41 3/8"		
Transom Height			
15"	24"		

Transom Width - Nominal			
19 1/4"	23 1/4"	27 1/4"	31 1/4"
35 1/4"			
Transom Height - Nominal			
17 1/4"			