

# HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

**HDRC CASE NO:** 2023-294  
**ADDRESS:** 314 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3010 BLK 8 LOT 4  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jason Moran/Jason Moran Collaborative Ventures LLC  
**OWNER:** Joe Salinas/SALINAS JOSE PEDRO &  
**TYPE OF WORK:** Construction of a detached, rear accessory structure  
**APPLICATION RECEIVED:** July 07, 2023; Complete on August 14, 2023  
**60-DAY REVIEW:** October 13, 2023  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear, detached accessory structure at 314 Florida Street, located within the Lavaca Historic District. The proposed new construction will feature a footprint of approximately 900 square feet.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

*Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.

- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear, detached accessory structure at 314 Florida Street, located within the Lavaca Historic District. The proposed new construction will feature a footprint of approximately 900 square feet.
- b. **EXISTING STRUCTURE** – An existing accessory structure on site was constructed post 1970. This structure was determined to be non-contributing to the Lavaca Historic District in August 2023. A demolition review was processed for the removal of this structure.
- c. **SCALE & MASS** – The applicant has proposed to construct a detached, rear accessory structure to feature approximately 900 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The historic structure on site features a footprint of approximately 1,000 square feet. The lot features a total size of approximately 7,750 square feet. While the proposed new construction exceeds the footprint recommended by the Guidelines, staff finds the proposed site appropriate for an accessory structure this size.
- d. **ORIENTATION & SETBACKS (Rear Accessory)** – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines. The applicant is responsible for complying with all zoning setbacks.
- e. **MATERIALS** – The applicant has proposed materials that include wood siding to match that of the historic structure (profile 117) and a metal roof. Staff finds the proposed siding to be appropriate. Staff finds that metal roofing materials should either be standing seam or v-crimp, to match the roofing material of the primary historic structure. If a standing seam metal roof is used, it should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Ridge caps and panels that feature striations or corrugation should not be installed.
- f. **GARAGE DOORS** – The applicant has not specified garage door materials at this time. The applicant has proposed two separate garage doors with multiple-lite profiles. Generally, staff finds this to be appropriate; however, staff finds that the doors be wood or have the appearance of wood. Staff finds the installation of a vinyl door to be inappropriate. Additionally, high quality aluminum doors may be appropriate.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through f with the following stipulations:

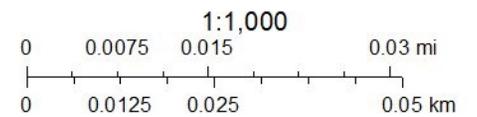
- i. That either v-crimp or standing seam metal roofing be installed, as noted in finding e. If a standing seam metal roof is used, it should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Ridge caps and panels that feature striations or corrugation should not be installed.
- ii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

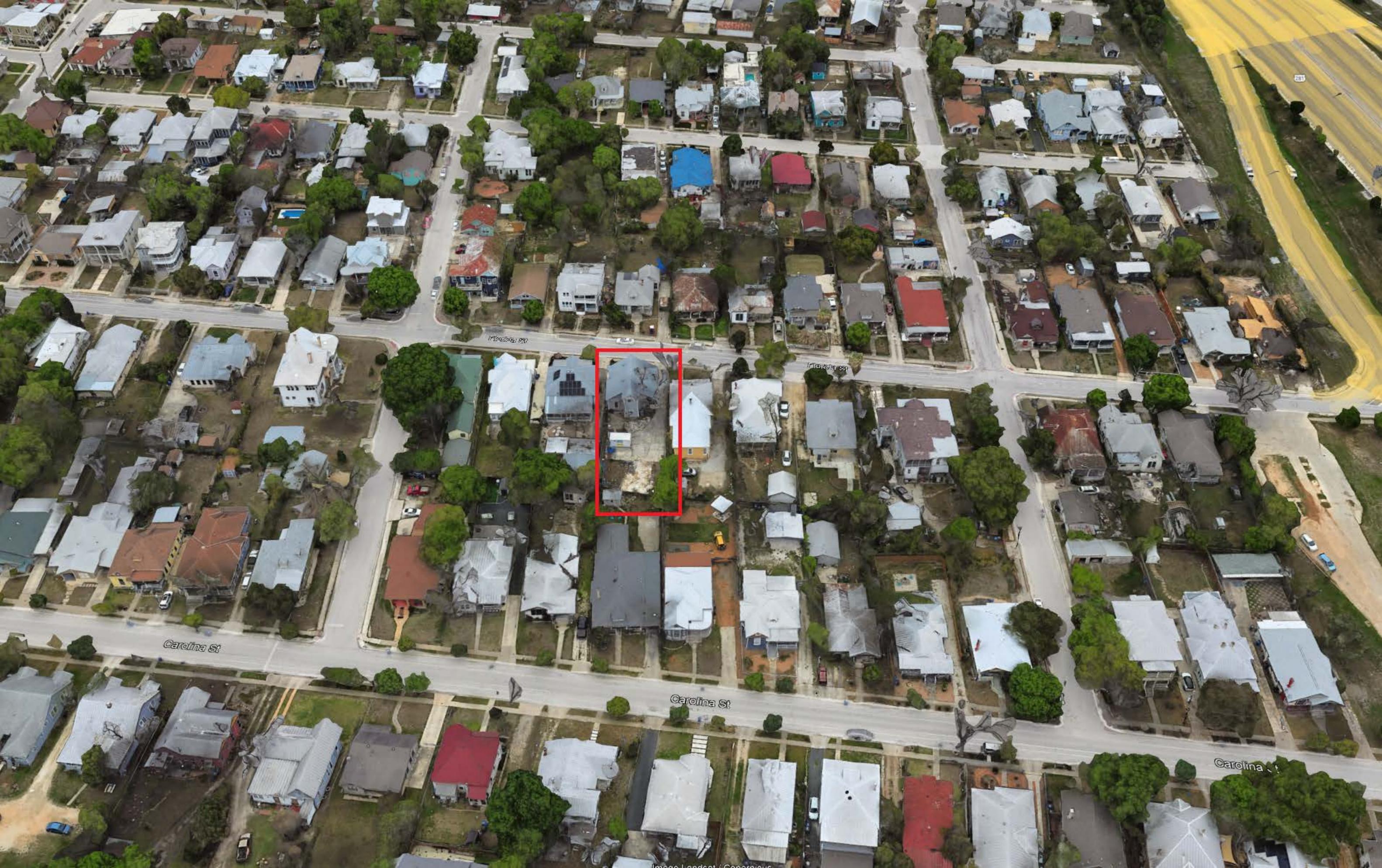
A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

# City of San Antonio One Stop



August 24, 2023





Carolina St

Carolina St

Carolina St



**JASON MORAN**  
COLLABORATIVE DESIGNER

## **Contractor Scope of Work**

314 Florida St.  
San Antonio Tx 78210

### **Project summary**

This project consists of an addition of a new garage on an existing concrete slab. The slab is located in the rear of the existing property. The siding for the new garage will match the existing 2 story house on the site. The new roof material of the new garage will be a low-profile metal roof with low profile ridge.

Thank You,

Jason Moran - Designer



UNITS  
MOVING AND PORTABLE STORAGE

Finally Working With Any Property's Storage Solution  
LOCK AWAY  
STORAGE

SAT 16-00206  
NOTICE



RENT ME!

**UNIT'S**

MOVING AND PORTABLE STORAGE

(210) 822-UNIT (8648)

www.unitsstorage.com

Proudly Working With San Antonio's Storage Solution

**LOCK AWAY STORAGE**

UNIT'S  
MOVING AND PORTABLE STORAGE  
LOCK AWAY STORAGE  
SA 110 00208



# 314 FLORIDA

## SAN ANTONIO TX 78210

JASON MORAN  
COLLABORATIVE DESIGNER

314 FLORIDA ST  
SAN ANTONIO TX 78210

2023 JASON MORAN DESIGN  
ALL RIGHTS RESERVED. THIS DRAWING AND ITS  
REPRODUCTION ARE THE PROPERTY OF JASON  
MORAN. IT MAY NOT BE REPRODUCED, PUBLISHED,  
COPIED OR IN ANY WAY USED WITHOUT THE WRITTEN  
PERMISSION OF JASON MORAN.

ISSUE:  
CONSTRUCTION: 7.3.2023

COVER

PROJECT NO: 202104  
DRAWN BY: JM

A-1.0

### GENERAL NOTES:

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
- THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL DIMENSIONS ARE FROM THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
- ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 4" = 4 1/2").
- ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR TO PROVIDE PUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
- ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
- INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
- EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED CONCRETE BOARD OR HARDIE BOARD TYPE MATERIAL AT ALL "NET AREAS". USE CEMENT BACKER BOARD AT ALL FLEED WALLS OR FULL SET MORTAR BACKING AT FLEED WALLS.
- ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
- A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONE SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
- EXTERIOR WALL SHEATHING: 1/2" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYPE K EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYPE K.
- FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
- INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEM. GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
- ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
- PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN LEGED REGULATIONS.
- CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
- CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
- SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 917.1.1.
- COMPLIANCE WITH IRC R612.2 FOR WINDOW SILLS.
- WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
- ALL WALLS WITH DRAIN/WASTE/VENT PLUMBING SHALL BE 2X6 LUMBER.
- ATTIC ACCESS. MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
- ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
- ALUMINUM WIRING IS PROHIBITED AND 122 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
- NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE.
- LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS  
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NON-CONFLICTING STANDARDS. IN SO FAR AS THEY DO NOT CONFLICT, CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL VERIFY THE APPLICABLE STANDARDS PRESCRIBED IN THE LATEST EDITION AND THE NUMBER OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.

- BUILDING CODES: 2018 INT. RESIDENTIAL CODE
- PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE
- MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

### PROJECT TEAM

**-OWNER**  
JOE & SHAUNA SALINAS 210-683-1809

**-DESIGNER**  
JASON MORAN 210-685-1906

**-GENERAL CONTRACTOR**

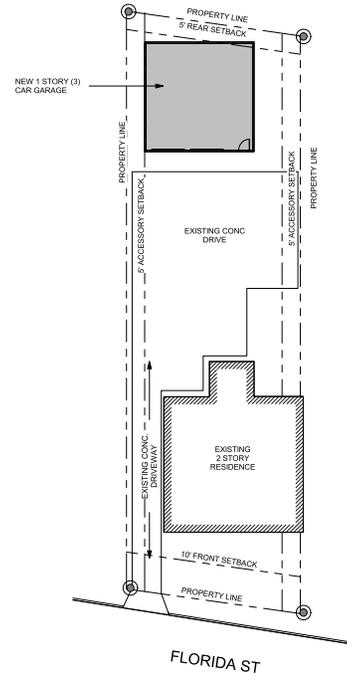
TBD

### SQUARE FOOTAGE CALCULATIONS:

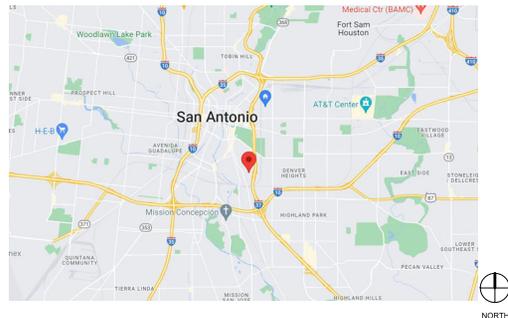
NEW GARAGE 900 sf

Sheet Number	Sheet Name
A-1.0	COVER
A-2.0	FLOOR PLAN

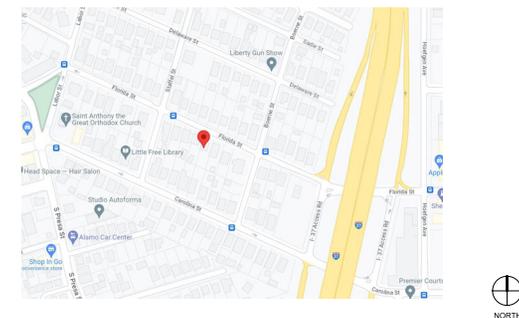
### SITE PLAN



### LOCATION MAP



### VICINITY MAP



### GENERAL NOTES:

- THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
- THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL DIMENSIONS ARE FROM THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
- ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 4" = 4 1/2").
- ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- CONTRACTOR TO PROVIDE PUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
- ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
- INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
- EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED CONCRETE BOARD OR HARDIE BOARD TYPE MATERIAL AT ALL "NET AREAS". USE CEMENT BACKER BOARD AT ALL FLEED WALLS OR FULL SET MORTAR BACKING AT FLEED WALLS.
- ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
- A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONE SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
- EXTERIOR WALL SHEATHING: 1/2" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYPE K EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYPE K.
- FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
- INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEM. GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
- ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
- PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN LEGED REGULATIONS.
- CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
- CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
- SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 917.1.1.
- COMPLIANCE WITH IRC R612.2 FOR WINDOW SILLS.
- WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
- ALL WALLS WITH DRAIN/WASTE/VENT PLUMBING SHALL BE 2X6 LUMBER.
- ATTIC ACCESS. MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
- ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
- ALUMINUM WIRING IS PROHIBITED AND 122 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
- NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE.
- LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS  
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NON-CONFLICTING STANDARDS. IN SO FAR AS THEY DO NOT CONFLICT, CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL VERIFY THE APPLICABLE STANDARDS PRESCRIBED IN THE LATEST EDITION AND THE NUMBER OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.

- BUILDING CODES: 2018 INT. RESIDENTIAL CODE
- PLUMBING CODE: 2018 INTERNATIONAL PLUMBING CODE
- MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE
- ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

### PROJECT TEAM

**-OWNER**  
JOE & SHAUNA SALINAS 210-683-1809

**-DESIGNER**  
JASON MORAN 210-685-1906

**-GENERAL CONTRACTOR**

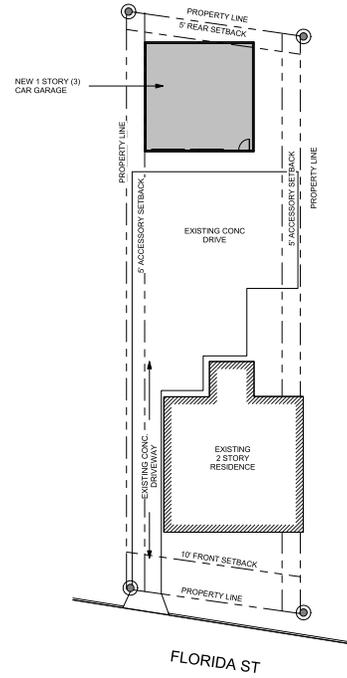
TBD

### SQUARE FOOTAGE CALCULATIONS:

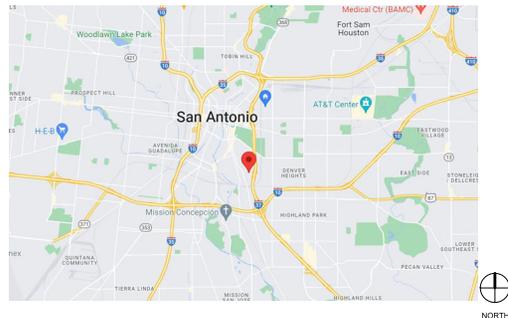
NEW GARAGE 900 sf

Sheet Number	Sheet Name
A-1.0	COVER
A-2.0	FLOOR PLAN

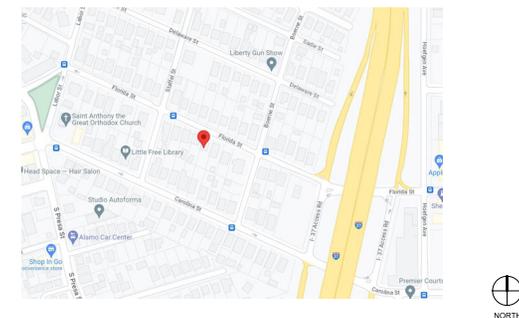
### SITE PLAN



### LOCATION MAP



### VICINITY MAP



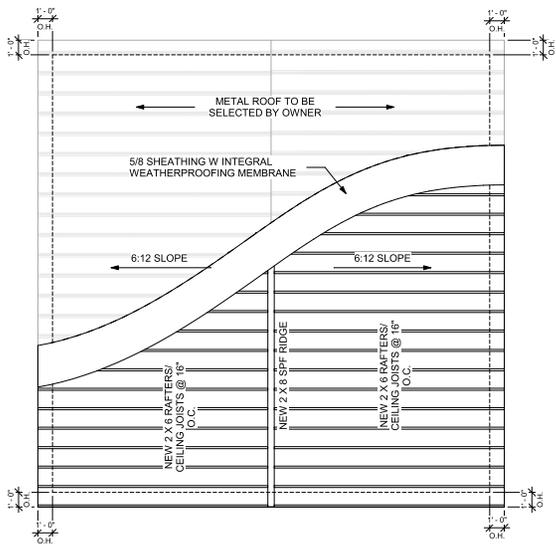
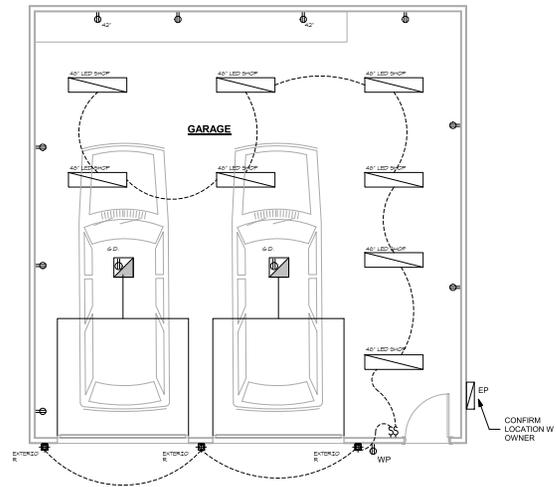
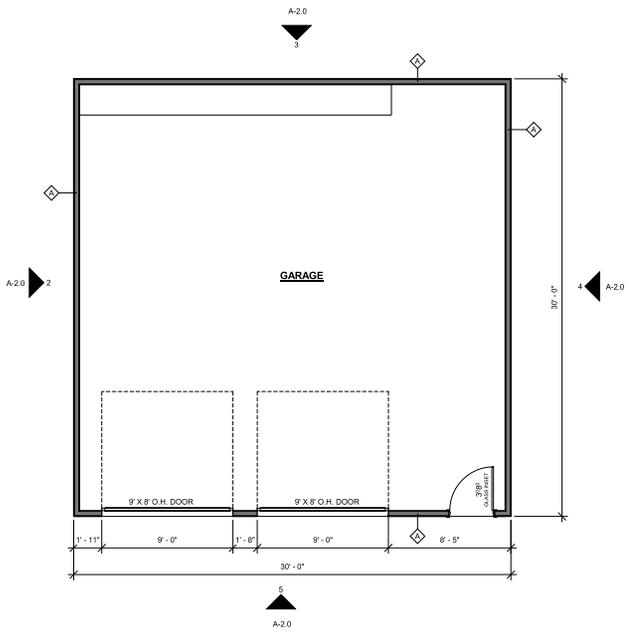
©2023 JASON MORAN DESIGN. ALL RIGHTS RESERVED. THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF JASON MORAN. IT MAY NOT BE REPRODUCED, PUBLISHED, COPIED, OR IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF JASON MORAN.

ISSUE:  
CONSTRUCTION: 7.3.2023

**FLOOR PLAN**

PROJECT NO: 202104  
DRAWN BY: JM

**A-2.0**



**1 FLOOR PLAN PRELIMINARY**  
1/4" = 1'-0"

**6 POWER & LIGHTING PLAN**  
1/4" = 1'-0"

**7 ROOF PLAN**  
1/4" = 1'-0"

**FLOOR PLAN GENERAL NOTES:**

- ALL NEW BASE TO BE 1 X 8 PAINTED WD
- ALL NEW INTERIOR WALLS TO BE 5/8" GWB PAINTED. COORDINATE COLORS W OWNER. COORDINATE FINAL TEXTURE W OWNER.
- STYLE AND SIZES OF ALL NEW DOORS ARE TO BE COORDINATED W/ OWNER PRIOR TO ORDERING.
- FINISH AT EXTERIOR SHALL BE WD SIDING TO MATH EXISTING. PROVIDE SAMPLE FOR REVIEW PRIOR TO ORDERING.
- PROVIDE SUBMITTAL TO OWNER FOR ALL ITEMS SPECIFIED PRIOR TO ORDERING FOR OWNER APPROVAL.

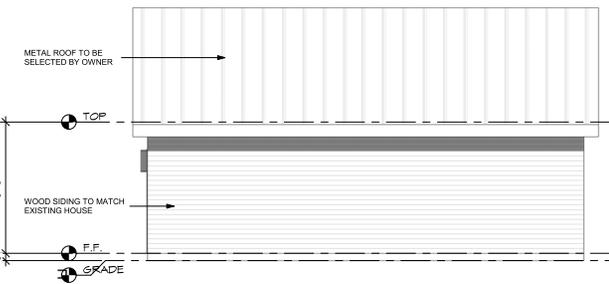
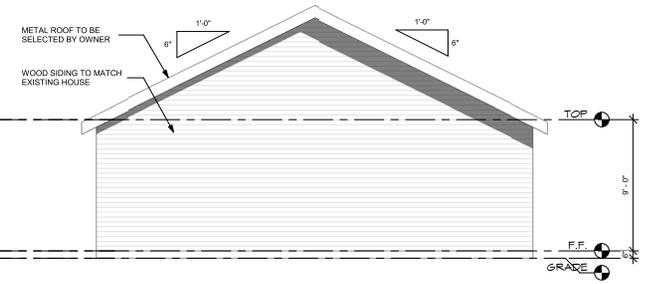
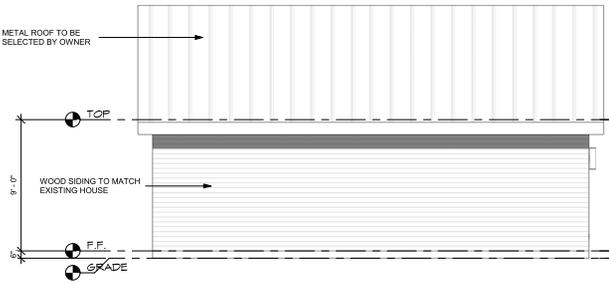
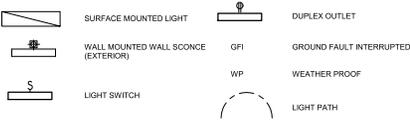
**FRAMING GENERAL NOTES:**

HEADERS ARE TO BE (2) 2X12 ABOVE ALL EXTERIOR WINDOWS AND DOOR OPENINGS. AT INTERIOR OPENINGS ALL HEADERS ARE TO BE (2) 2X6. AT NEW ADDITION BETWEEN DINING RM AND LIVING ROOM PROVIDE LVL 5-1/4" X 11-1/4" FOR 14'-6" SPAN OR PER MANUFACTURE'S REQUIREMENTS. (RE: FLOOR PLAN FOR LOCATION). ALL FRAMING LUMBER TO BE 2X4 OR 2X6 KILN DRIED SOUTHERN YELLOW PINE #2 OR BETTER WOOD FRAMING. ALL CEILING JOISTS & RAFTERS ARE TO BE 2X6 FRAMING AT 16" O.C.

**WALL LEGEND**

A NEW EXTERIOR WALL 2X4 STUDS KILN DRIED SOUTHER YELLOW PINE #2 OR BETTER @16" O.C. INTERIOR FINISH TO BE 5/8" GWB. FINISH & PAINT TO MATCH EXISTING PROVIDE FOR EXTERIOR SHEATHING AND VAPOR BARRIER. EXTERIOR FINISH TO MATCH EXISTING.

**POWER AND LIGHTING LEGEND**



**2 WEST ELEVATION**  
1/4" = 1'-0"

**3 SOUTH ELEVATION**  
1/4" = 1'-0"

**4 EAST ELEVATION**  
1/4" = 1'-0"

**5 NORTH ELEVATION**  
1/4" = 1'-0"