

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-039
ADDRESS: 511 MISSION ST
LEGAL DESCRIPTION: NCB 2879 BLK 4 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: PHILLIP DECKARD
OWNER: PHILLIP DECKARD
TYPE OF WORK: Balcony modification, column replacement, new construction of a rear accessory
APPLICATION RECEIVED: January 02, 2024
60-DAY REVIEW: March 2, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Enclose the front porch balcony on the northeast elevation.
2. Replace the classic round columns on the first-floor front porch with square columns.
3. Construct a 420-square-foot rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 4, New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

B. SETBACKS AND ORIENTATION

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

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 the property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure located at 511 Mission St is a 2-story, single-family structure constructed in the Folk Victorian style circa 1930. The structure features a standing seam metal roof with a gable front and wing, a 2-story porch with classic round columns, one-over-one wood windows, and wood siding. The property first appears on the 1931 Sanborn Map with an open side porch on the second story in the existing configuration.
- b. PORCH ENCLOSURE – The applicant has proposed to remove the existing balcony railing and enclose the second-story balcony. The applicant has proposed to salvage the existing windows from the balcony on the enclosure. The existing second-story front porch is original to the structure in its current configuration. The applicant has proposed to retain the vertical trim piece, install wood siding to match the existing siding, and install a two-over-

two window to the front façade. Guideline 7.B.i for Exterior Maintenance and Alterations states that applicants should refrain from enclosing front porches. Additionally, Guideline 7.B.v for Exterior Maintenance and Alterations recommends that porches are reconstructed based on accurate evidence of the original, such as photographs. The 1931 Sanborn Map shows that the existing footprint of the front façade and the open front porch are original to the structure. The applicant has submitted photographs showing that the second-story balcony was previously enclosed. Staff finds that this was a later modification to the structure and that the enclosure was re-opened to return the front porch to its original configuration as an open second-story porch. Staff finds the proposal inconsistent with the Guidelines.

c. **COLUMN MODIFICATION** – The applicant is requesting to replace two existing classic round columns on the front porch with square columns, using the existing base and capitals. Guideline 7.A.i for Exterior Maintenance and Alterations states to preserve porches, balconies, and porte-cocheres. Guideline 7.B.iii for Exterior Maintenance and Alterations states to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish. Staff finds the classical round columns to be most appropriate for the Folk Victorian style of the structure. The applicant has submitted photos showing that square columns were previously installed on the structure. Staff finds that based on the architectural style of the home, the square columns, like the enclosed porch, were likely a later modification to the structure and were not original. Staff finds the request to modify the existing columns is inconsistent with the guidelines.

d. **REAR ACCESSORY: SETBACK & ORIENTATION** – According to the Guidelines for New Construction, 5.B.i and ii, garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape or district. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements, and a variance may be required. Applicants should match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. The applicant has proposed to construct a 1-story, 420-square-foot rear accessory structure approximately 54 feet from the rear of the primary structure. The rear accessory structure will be oriented southwest, facing the rear of the primary structure toward Mission St. Staff finds the proposal appropriate.

e. **REAR ACCESSORY: SCALE & MASSING** – To the rear of the proposed primary structure, the applicant has proposed to construct a single story, 420-square-foot rear accessory structure. Per the Guidelines for New Construction, 1.A.i Design new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing, and form. The proposed height of the accessory structure is noted as approximately 10". Generally, staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.

f. **REAR ACCESSORY: BUILDING FOOTPRINT** – The Guidelines for New Construction 5.A ii and iii notes that accessory structures should be visually subordinate to the primary structure on site, should be no larger in plan than forty (40) percent of the primary structure on site. Per BCAD, the lot size is approximately 6,800 square feet, the exiting primary structure is approximately 2,046, and the proposed rear accessory structure is 420 square feet. Staff finds that the proposed accessory appears to meet this requirement.

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

h. **REAR ACCESSORY: SOLIDS AND VOIDS** - The applicant has proposed to install aluminum-clad wood windows, on the north and south elevations. Guideline 2.C.ii for New Construction states to avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Additionally, Guideline 2.C.i for New Construction states that new construction should incorporate window and door openings with a similar proportion of wall-to-window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. The applicant has proposed to install four (4) one-over-one windows on the front façade, with a row of clerestory windows, and one set of French doors. The applicant has not proposed fenestration on the side elevations, which span only 14 feet in length. The applicant has proposed to install two (2) fixed windows of differing proportions on the rear elevation. Staff finds that the windows proposed for the rear elevation feature proportions that are not traditionally found on historic structures. Staff finds that the applicant should install windows on the rear elevation that feature traditional proportions and operations.

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

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

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

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

RECOMMENDATION:

Item 1, staff does not recommend approval of enclosing the second-story front porch based on finding a and b.

Item 2, staff does not recommend the porch column replacement based on finding c. The current porch columns are consistent with the architectural style of the house.

Item 3, staff recommends approval of the construction of a 420-square-foot rear accessory structure, based on findings d through l with the following stipulations:

- i. That the applicant updates that fenestration pattern on the rear elevation to feature windows with traditional proportions and operations based on finding h. The applicant is required to submit updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs fully wood or aluminum-clad wood windows that meet staff’s standard window specifications and submits updated specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding j. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim

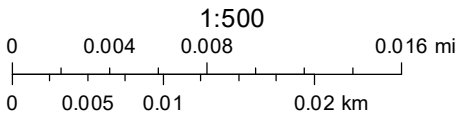
and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

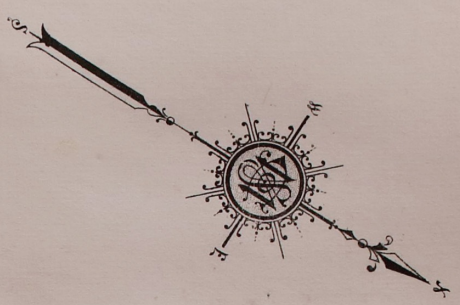
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish, based on finding d. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- iv. Hardie siding must feature a reveal no more than 6 inches and a smooth texture facing outward, based on finding I.
- v. 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



February 1, 2024





358

STIEREN

357

WICKES MACADAMIZED

ADAMS MACADAMIZED

MISSION MACADAMIZED

CEDAR (HENRIETTA) MACADAMIZED

CEDAR MACADAMIZED

CLAUDIA ST

BARBE

362

363

360

2880

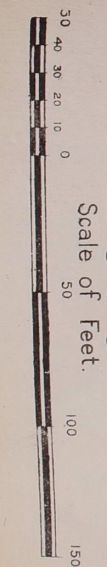
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945

2968

2878



























**PHILLIP "WORAN" DECKARD
511 MISSION STREET, SAN ANTONIO, TX 78210
BALCONY REPAIR AND REMODEL**

REPAIR:

- In pictures 1 and 2 you can clearly see that the balcony sags heavily on the right front corner.
- Pictures 3 and 4 show that the distance from the lower lip on the balcony header measures 112 inches.
- Picture 5 shows the issues with the left side pillar.
- Pictures 6 and 7 clearly show that the right-side measurement is 101 ½" about 10 1/2" shorter than the left side measurement,
- Picture 8 demonstrates how the right-side seems to be collapsing around the right-side pillar.
- Picture 9 shows how steep the pitch is at the balcony floor level.
- Picture 10 and 11 shows how the roof appears to be separating from the house roof structure.
- Pictures 12 and 13 shows the dry rot existing on the balcony floor structure just beyond the railing.

REMODEL:

Prior to 1983, the balcony did not exist. It was bedroom number 2 as marked on the remodeling plan done by the then owner Peggy Butler. The plans were dated September 1983. They took roughly 1/3 of bedroom number 2 and created the balcony. Here is what we want to do:

- After repair we want to convert the balcony back to living space. Picture 14 illustrates what we want to do with the space and how the exterior would look.
- We would keep the general look and siding matching the remainder of the house.
- Picture 15 shows the 2nd floor demolition plan as part of the plans dated September 1983. I have highlighted in yellow the portion of the bedroom converted to the balcony in 1983.
- Pictures 16, 17 and 18 show how the home looked before the balcony conversion. It is clearly seen that bedroom number 2 extended over the front porch.
- Prior to 1983, the home also had square pillars and we plan to convert the porch pillars to square pillars.
- We will keep the shed roof that exists over the balcony and the architectural details of the porch façade.

WALL SECTION

1 1/2" = 1'-0"

19

CONTRACTOR TO VERIFY EXISTING ROOF STRUCTURE IN THIS AREA.

New 2x4 wall

EXTEND NEW BALCONY ROOF TO MATCH EXISTING OVERHANG.

SLOPE 2" 1" PER FT

2x4-24" OC NOTE 92

SEE NOTE 103
2x10-16" OC

NEW WALL TO BE CONSTRUCTED

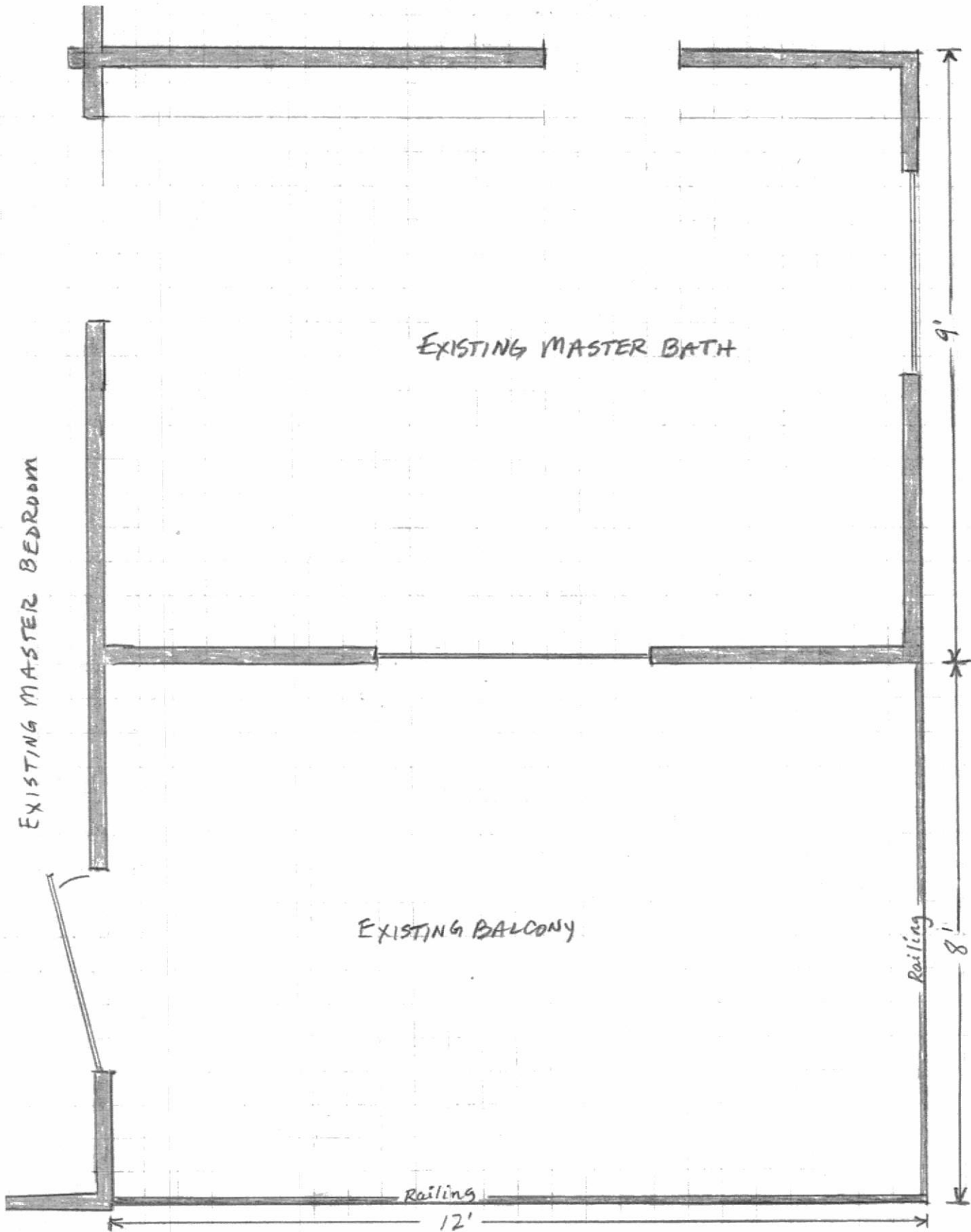
STRUCTURAL CONDITIONS TO REMAIN

EXISTING

EXISTING SLOPE

601

CONSULTANT



DECKARD & FRANQUELIN RESIDENCE
511 MISSION ST, SAN ANTONIO, TX

SCALE: $\frac{1}{2}" = 1'$

EXISTING FLOOR PLAN

503

(TYPICAL)



504

8" SQUARE POSTS.
ALL ELSE REMAINS
THE SAME

103
(TYPICAL)

REMOVE RAILING & CONSTRUCT NEW
2x4 WALL. WINDOW REMOVED AND
REPURPOSED IN NEW WALL.
SEE PICTURE 14.

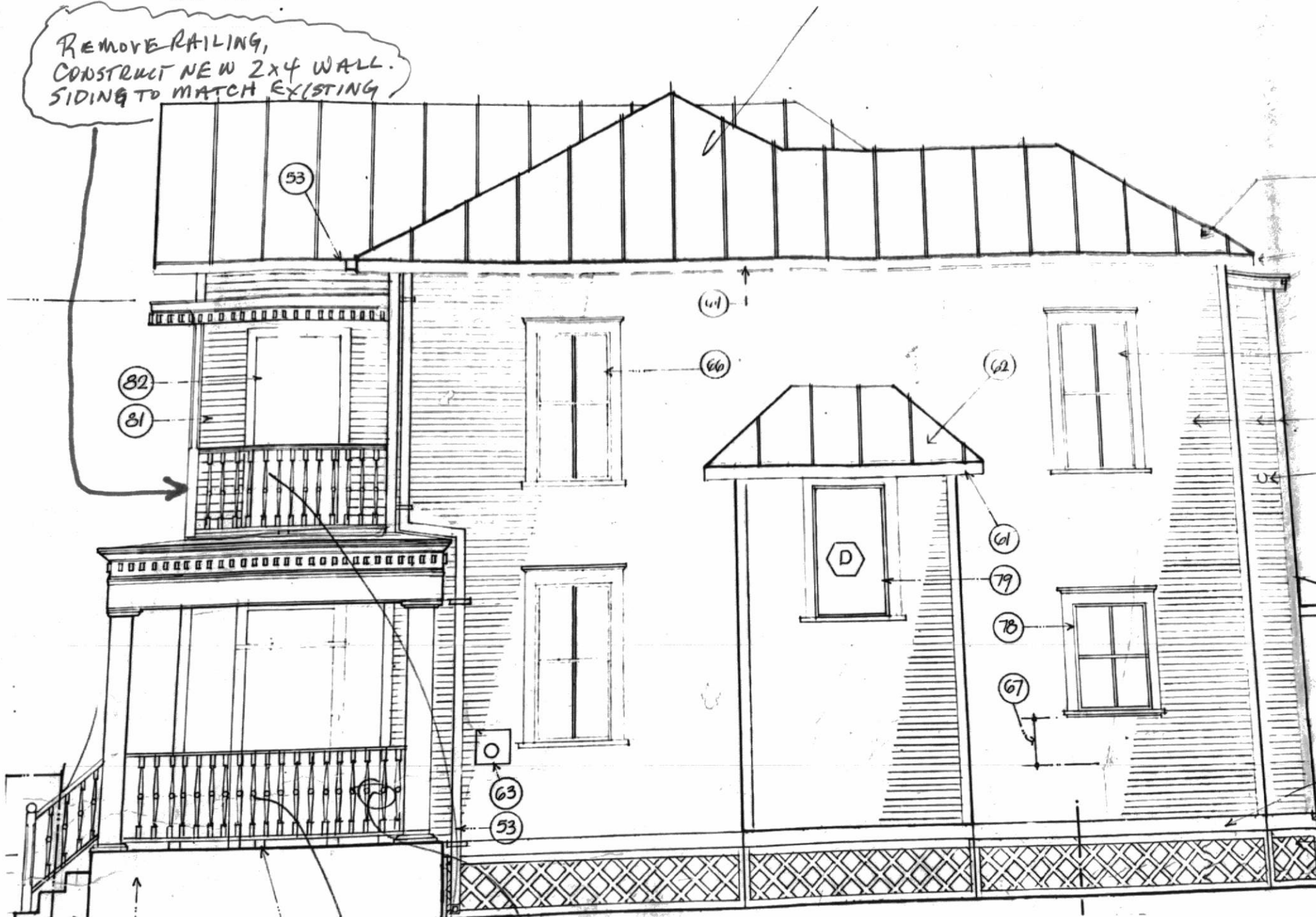
REVISION

23

ELEVATIONS

1/8" 1'-0"

REMOVE RAILING,
CONSTRUCT NEW 2x4 WALL.
SIDING TO MATCH EXISTING





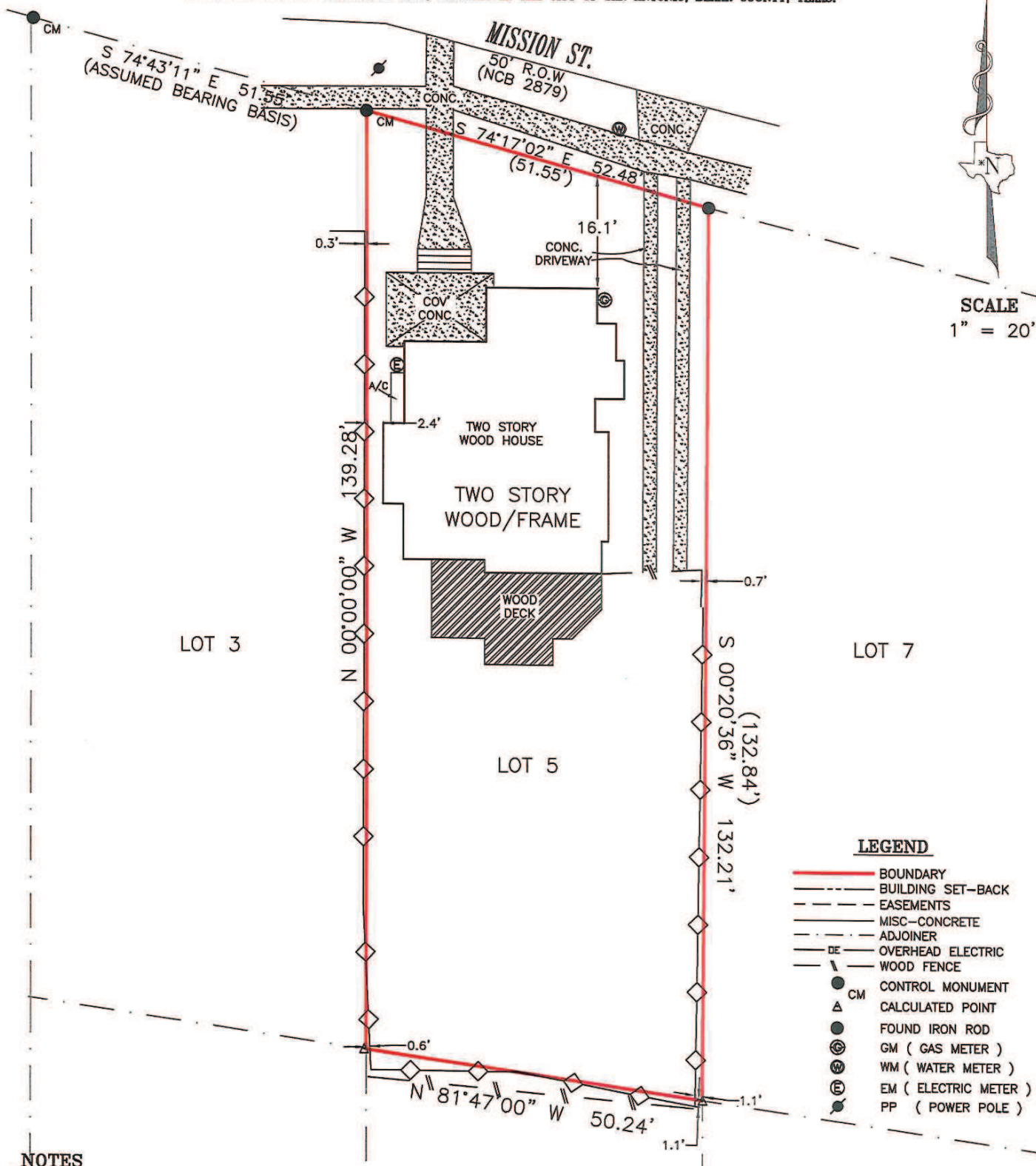
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: PHILIP PARSONS AND SUZAN LAMBILLOTTE
ADDRESS: 511 MISSION STREET
CITY, STATE, ZIP: SAN ANTONIO, TX 78210
TITLE COMPANY: ALAMO TITLE COMPANY
GF NUMBER: SAT-03-40000S1700151-SA



LEGAL DESCRIPTION

LOT 5, BLOCK 4, NEW CITY BLOCK 2879, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



NOTES

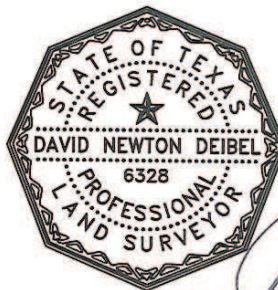
1. BEARINGS SCALED FROM AND DISTANCES BASED ON RECORD NCB 2879, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I David Newton Deibel, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



DAVID NEWTON DEIBEL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6328

This survey is based on a title report issued by the title company listed above. Commitment No./GF No # shown above. This survey is hereby acknowledged and accepted as is

X
X

COPYRIGHT © 2017 ALLIANCE LAND SURVEYORS LLC. All rights reserved. Improvements shown on this survey may not portray exact shape and size and are for general illustration purposes.

DATE: 05/11/17 JOB NO. 170502424 FIELD: A.S. BOUNDARY: N.S. DRAWN: S.B. REVIEW: DND REVISION DATE: --- TEXAS FIRM #10194244

1



2



3



4



5



6



1



8



9



10





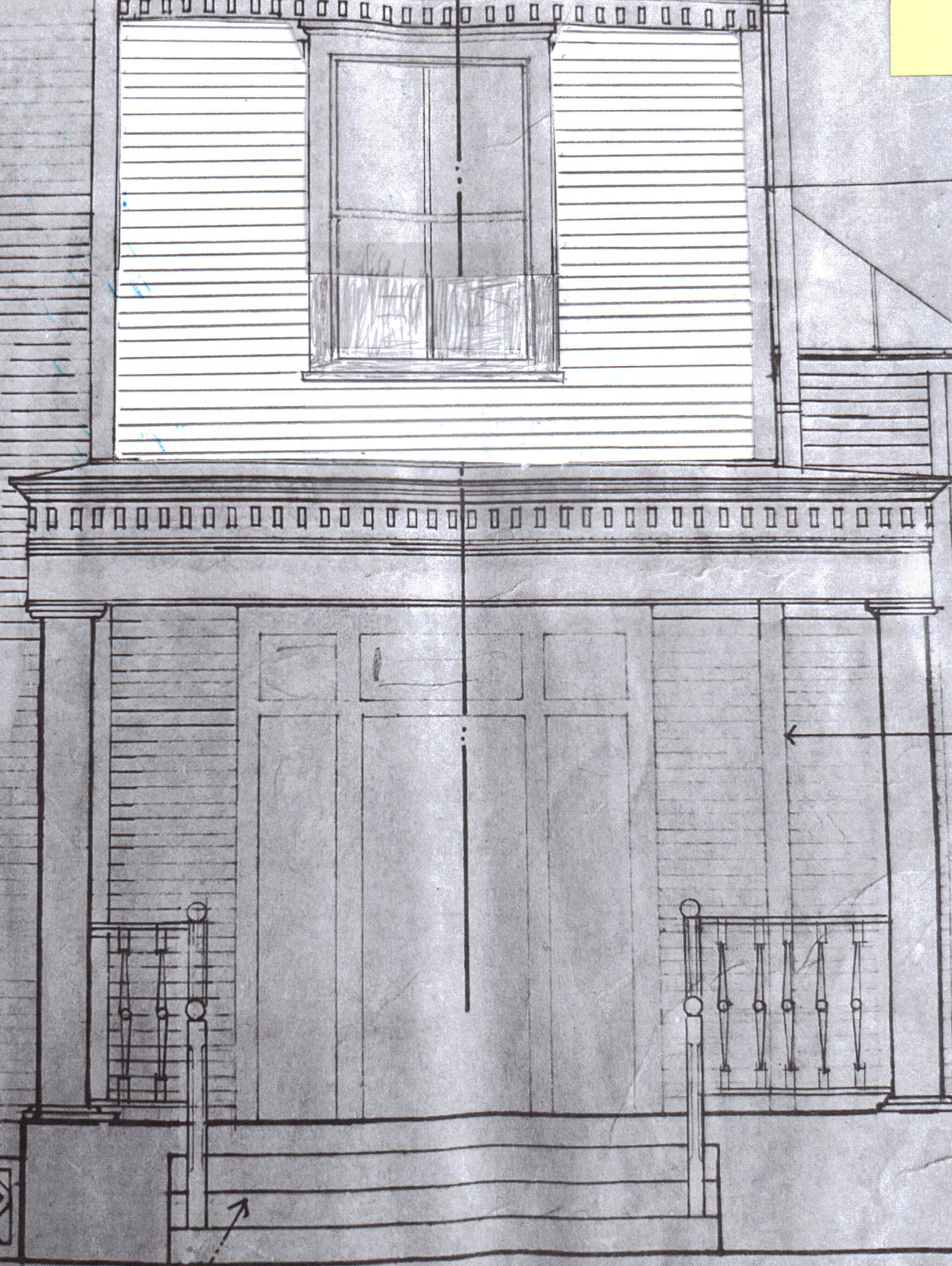
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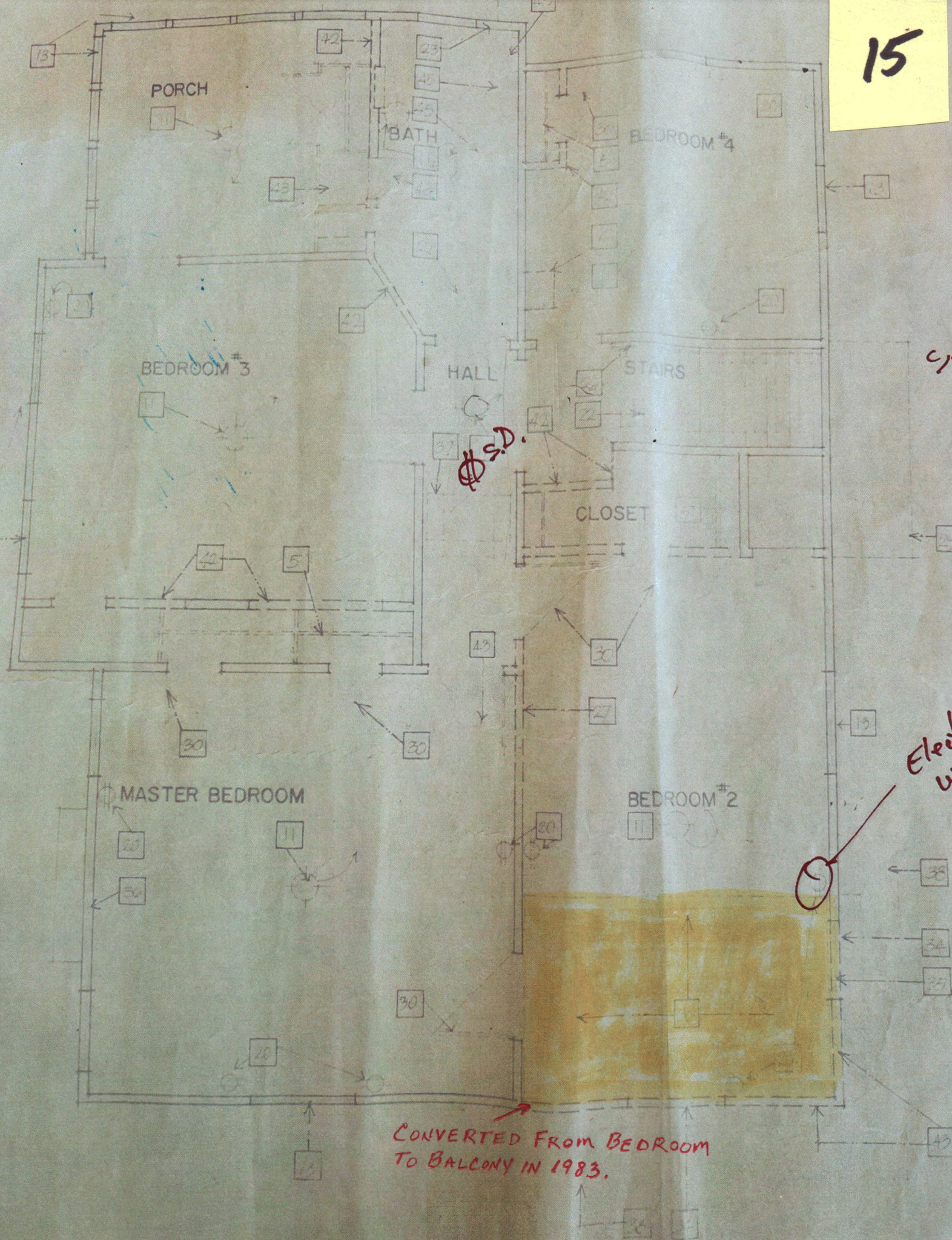


14



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15



CONVERTED FROM BEDROOM
TO BALCONY IN 1983.

Elec v

DP 6

48

29

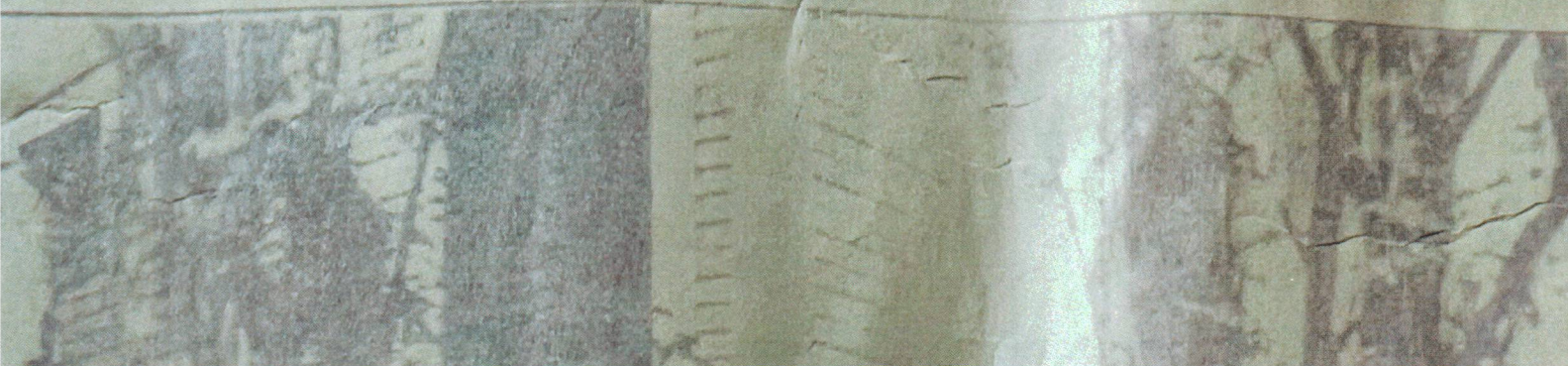
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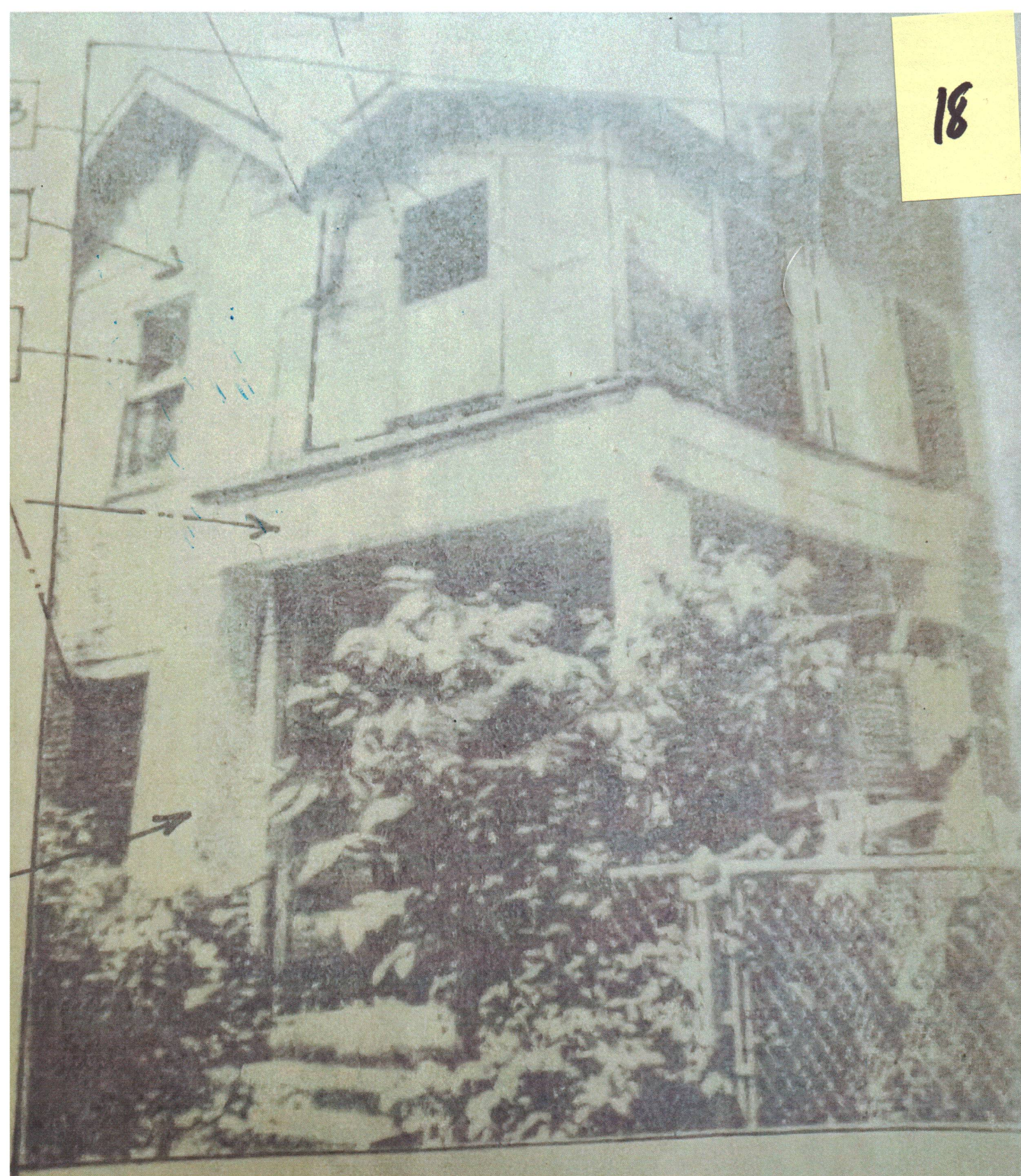
DP 7

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18



DP 6

10

09

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- A.02 Architectural Specifications

ARCHITECTURAL

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- A2.1 Floor Plan
- A3.1 Lighting & Power Plan
- A4.1 Roof Plan
- A5.1 Exterior Elevations
- A5.2 Exterior Elevations
- A6.1 Building Section
- A7.1 Schedules
- A8.1 Foundation Plan
- A8.2 Header Plan
- A8.3 Roof Framing Plan

CODE ANALYSIS

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

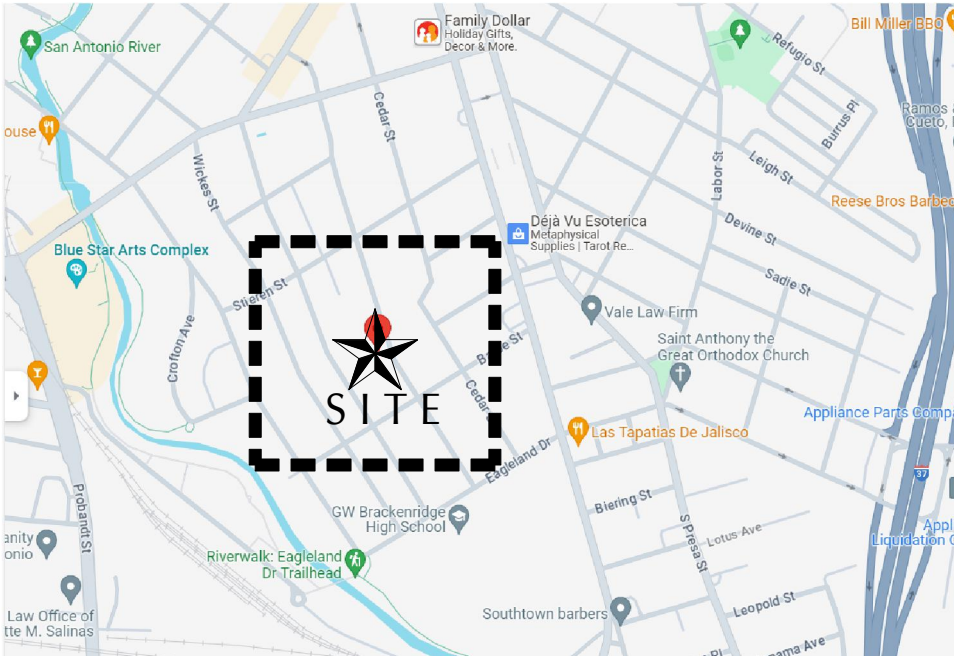
PROJECT SCOPE:
These are drawings for a accessory unit to be located on an existing residential lot.
PROPOSED CONSTRUCTION:
Type VB (Section 602 and 603 and Table 601)- NOT FIRE SPRINKLERED

OCCUPANCY: GROUP R (Residential)

This is an accessory dwelling unit.

AREA LIMITATION: 800 S.F.

The accessory unit is 420 square feet in area.



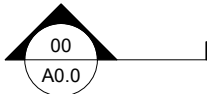


01

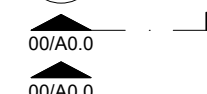
location map

SCALE: N.T.S.

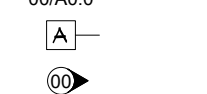
SYMBOLS LEGEND



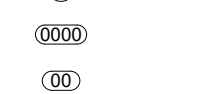
BUILDING SECTION KEY



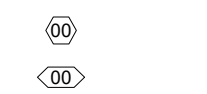
WALL SECTION KEY



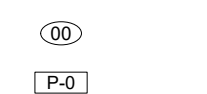
ELEVATION KEY



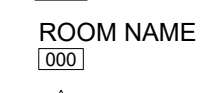
PARTITION TYPE




ACCESSORIES / EQUIPMENT



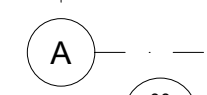
SCHEDULED DOOR TYPE



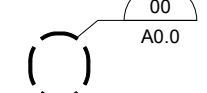
SCHEDULED DOOR NUMBER




SCHEDULED WINDOW TYPE



DEMOLITION KEY NOTE




GENERAL KEY NOTE




FINISH KEY NOTE

ROOM NAME




ROOM NAME & NUMBER

REVISION KEY



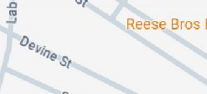
ELEVATION HEIGHT KEY

COLUMN ID. & CENTER LINE



COLUMN ID. & CENTER LINE

DETAIL KEY



DETAIL KEY

GENERAL REQUIREMENTS

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

ABBREVIATIONS

MARK	DEFINITION
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ACOUS.	ACOUSTIC
ADD.	ADDITIONAL
ADJ.	ADJUSTABLE/ADJACENT
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.S.T.M.	AMERICAN SOCIETY FOR TESTING
ANCH.	ANCHOR
A.B.	ANCHOR BOLT
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ASB.	ASBESTOS
ATTEN.	ATTENUATION
B.R.	BACKER ROD
BM.	BEAM
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BKT.	BRACKET
BLDG.	BUILDING
B.U.R.	BUILT UP ROOF
CAB.	CABINET
CLG.	CEILING
CEM.	CEMENT
C.	CENTER LINE
CER.	CERAMIC
C.T.	CERAMIC TILE
C.B.	CHALK BOARD
C.O.	CLEAN OUT
C.R.	COLD ROLLED
C.R.C.	COLD ROLLED CHANNEL
COL.	COLUMN
CONG.	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.J.	CONTROL JOINT
C.G.	CORNER GUARD
C.F.	COUNTER FLASHING
DTL.	DETAIL
DIAG.	DIAGONAL
DIA.	DIAGRAM
DIM.	DIMENSION
DISP.	DISPENSER
DR.	DOOR
DBL.	DOUBLE
DN.	DOWN
DWG.	DRAWING
EA.	EACH
E.V.	EACH WAY
ELEC.	ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
EL.	ELEVATION
ELEV.	ELEVATOR/ELEVATION
ENAM.	ENAMEL
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXT.	EXTERIOR/EXTENSION
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
FAB.	FABRICATE/FABRICATOR
F.O.S.	FACE OF STUD
FIN.	FINISH
F.E.B.	FIRE EXTINGUISHER BRACKET
F.E.C.	FIRE EXTINGUISHER CABINET
F.R.	FIRE RATED
F.H.	FLAT HEAD
F.L.	FLOOR
F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT
F.S.V.C.	FOOD SERVICE
FT.	FOOT
FTG.	FOOTING
FDN.	FOUNDATION
FRM.	FRAME
FRMG.	FRAMING
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
GL.	GLASS
GM.	GLASS-MAT
GR.	GRADE
GRT.	GROUT
GYP.	GYPNUM
G.M.B.	GYPNUM WALL BOARD
H.R.	HANDRAIL
H.W.	HARDWARE
HDND.	HARDWOOD
HD.	HEAD
HT.	HEIGHT
HORIZ.	HORIZONTAL
H.M.	HOLLOW METAL
H.B.	HOSE BIB
IN.	INCH
I.D.	INTERIOR DIAMETER
INST.	INSTALL/INSTALLER
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JT.	JOINT
J.B.	JUNCTION BOX
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
L.	LENGTH
LT.WT.	LIGHT WEIGHT
LIN.	LINEAR
MACH.	MACHINE
M.H.	MANHOLE
MANUF./MFG.	MANUFACTURER
M.B.	MARKER BOARD


MARK	DEFINITION
MAS.	MASONRY
M.O.	MASONRY OPENING
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
ML.	MILLWORK
MIN.	MINIMUM
MOD.	MODIFICATION
MORT.	MORTAR
MULL.	MULLION
NECY.	NECESSARY
NOM.	NOMINAL
NO.	NORTH
NVA	NOT APPLICABLE
N.I.G.	NOT IN CONTRACT
NUM.	NUMERICAL/NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.H.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
O/H	OVERHEAD
PT.	PAINT
PTN.	PARTITION
PL.	PLATE
PLAS.	PLASTER
PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLYND.	PLYWOOD
P.V.C.	POLY VINYL CHLORIDE
PORC.	PORCELAIN
PS.	POUNDS PER SQUARE FOOT
P.S.	PROJECTION SQUARE
PROP.	PROPERTY
FUR.	FURLINS
Q.T.	QUARRY TILE
RAD.	RADIUS
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQD.	REQUIRED
RESIL.	RESILIENT
RES.	RESISTANT
RET.	RETAINING
R.	RISERS
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
S.V.C.	SERVICE
SHT.	SHEET
S.V.	SHEET VINYL
SIM.	SIMILAR
SND.	SOUND
S.A.F.B.	SOUND ATTENUATING FIRE BATTENS
SPEC.	SPECIFICATIONS
SQ.	SQUARE
SQ.FT.	SQUARE FEET
ST.	STAINLESS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STR.	STRUCTURAL
STRUCT.	STRUCTURE
SUSP.	SUSPENDED
T.B.	TACK BOARD
TEL.	TELEPHONE
THRU	THROUGH
T. & G.	TONGUE AND GROOVE
T. & B.	TOP AND BOTTOM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF STEEL
T.	TREADS
TRTD.	TREATED
TYP.	TYPICAL
UL.	UNDERWRITERS LABORATORY
UN.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.C.T.	VINYL COMPOSITION TILE
V.C.P.	VITRIFIED CLAY PIPE
W.C.	WATER CLOSET
W.P.	WATERPROOF
WR.	WATER RESISTANT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
W.F.	WIDE FLANGE
W.	WITH
WOOD.	WOOD

REGISTERED ARCHITECT

ALVIN G. PETERS

15199

STATE OF TEXAS



12.11.2023

LINDA

30'-0" X 14'-0"

511 Mission St,

San Antonio, Texas, 78210

permit set

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REVISIONS:

DATE

PROJECT No:

2023.040

DATE:

12.11.2023

SHEET:

of

cover sheet

A0.1

GENERAL NOTES

1.

THE WORD 'CONTRACTOR' AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
2.

APPLICABLE CODE REQUIREMENTS

A.

CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODE REQUIREMENTS:

1.

ALL LAWS, STATUTES, THE MOST RECENT BUILDING CODES, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.

2.

THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO SAFETY.

3.

THE FAIR HOUSING AMENDMENTS ACT, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER APPLICABLE CODE REQUIREMENTS RELATING TO PROJECT.

B.

CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS.

C.

IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS, WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES, INCLUDING, WITHOUT LIMITATION, THE COSTS OF CORRECTING DEFECTIVE WORK.

3.

CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.

4.

BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.

5.

CONTRACTOR SHALL TAKE FIELD MEASUREMENTS, VERIFY FIELD CONDITIONS, AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.

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

THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

7.

ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.

8.

ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS, SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.

9.

WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.

10.

GARAGES SHALL CONTAIN NO OPENINGS INTO ROOMS USED FOR SLEEPING PURPOSES.

11.

EACH TOILET SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" WIDE AND SHALL HAVE A CLEAR SPACE IN FRONT OF NOT LESS THAN 24" PER I.R.C., LATEST EDITION.

12.

FIREPLACE HEARTHS SHALL EXTEND 16" FROM THE FRONT OF AND 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING; WHERE THE FIREPLACE OPENING IS 6 SQ. FT. OR LARGER, THE HEARTH SHALL EXTEND 20" FROM THE FRONT OF, AND 12" BEYOND EACH SIDE OF, THE FIREPLACE, OPENING. HEARTHS SHALL COMPLY WITH I.R.C., LATEST EDITION.

13.

FIRE WARNING SYSTEM SHALL COMPLY WITH I.R.C., LATEST EDITION.

14.

ALL REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OF ANY SPECIAL KNOWLEDGE OR EFFORT

15.

OPENINGS EXTENDING VERTICALLY THROUGH FLOORS SHALL BE ENCLOSED IN A ONE-HOUR FIRE-RESISTIVE SHAFT COMPLY WITH I.R.C., LATEST EDITION.

16.

PROVIDE A MINIMUM OF 22"x30" ATTIC ACCESS OPENING IN EACH ATTIC WHOSE MAXIMUM CLEAR HEIGHT EXCEEDS 30". PROVIDE 30" MINIMUM HEADROOM ABOVE EACH SUCH OPENING PER I.R.C., LATEST EDITION.

17.

ALL WALLS AND SOFFITS OF ENCLOSED USEABLE SPACE UNDER STAIRS SHALL BE FINISHED WITH 5/8" TYPE 'X' GYPSUM WALLBOARD, PER I.R.C., LATEST EDITION.

18.

ALL WEATHER-EXPOSED SURFACES SHALL BE COVERED WITH MINIMUM GRADE 'B' WATERPROOF BUILDING PAPER OR TYPE 15 ASPHALT SATURATED ORGANIC FELT COMPLYING WITH I.R.C., LATEST EDITION.
19.

GUARDRAILS WITHIN INDIVIDUAL DWELLING UNITS SHALL BE AT LEAST 36" HIGH AND SHALL BE CONSTRUCTED SO THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH PER I.R.C., LATEST EDITION.

20.

GAS VENTS AND NON-COMBUSTIBLE PIPING MUST BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR AND CEILING THROUGH WHICH IT PASSES.

21.

HOSE BIBBS AND IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH APPROVED BACKFLOW PREVENTION DEVICES.

22.

EXHAUST FANS AND DRYER VENTS MUST BE DUCTED TO OUTSIDE AIR AND BE EQUIPPED WITH APPROVED BACK-DRAFT DAMPERS.

23.

ALL INSULATION SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH I.R.C., LATEST EDITION.

24.

HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE TREAD NOSING PER I.R.C., LATEST EDITION.

25.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

26.

ALL REFERENCES TO THE INTERNATIONAL BUILDING CODE SHALL BE TO THE LATEST EDITION FOR THE MUNICIPALITY HAVING JURISDICTION.

27.

PROVIDE A 2% FINISH GRADE SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF FIVE FEET.

28.

THERE SHALL BE NO ON-SITE WATER RETENTION.

29.

THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTY.

30.

GRADE DIFFERENTIALS GREATER THAN 12 INCHES MUST BE SUPPORTED BY AN APPROVED RETAINING WALL.

31.

PLANS SHALL COMPLY WITH SECURITY CODE ORDINANCE WITH PEEP HOLE OR VISION PANEL, STEEL PLATE AT THE DEAD BOLT STRIKER AND WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE I.R.C., LATEST EDITION.

32.

LOW FLOW WATER CLOSETS TO BE INSTALLED.

33.

THERMOSTATS SHALL BE EQUIPPED WITH AN AUTOMATIC SETBACK WHICH THE BUILDING OCCUPANT CAN PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT, SET POINTS FOR AT LEAST TWO PERIODS WITHIN TWENTY FOUR HOURS.

34.

EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE TO APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE.

35.

ALL GAS-FIRED FAN-TYPE CENTRAL FURNACES AND COOKING APPLIANCES SHALL BE EQUIPPED WITH AN INTERMITTENT IGNITION DEVICE.

36.

ALL FAN SYSTEMS EXHAUSTING NEAR THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.

37.

ALL TRANSVERSE DUCT, PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE OR MASTIC TO PREVENT AIR LOSS AND BE INSULATED TO CONFORM TO THE PROVISIONS OF THE I.M.C.

38.

ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE 1992 ANSI AIR INFILTRATION STANDARDS AND SHALL BE CERTIFIED AND LABELED.

39.

STORAGE-TYPE WATER HEATERS TO BE WRAPPED WITH EXTERNAL INSULATION.

40.

THE FIVE FEET OF PIPE CLOSET TO THE WATER HEATER IF OUTSIDE CONDITIONED SPACE SHALL BE INSULATED WITH A MINIMUM OF R-4. STEAM CONDENSATION RETURN PIPING AND RECIRCULATION HOT WATER PIPING OUTSIDE THE BUILDING ENVELOPE SHALL BE INSULATED IN ACCORDANCE WITH THE BUILDING CODE.

41.

NOT USED

42.

FOR INFILTRATION CONTROL ALL OPENINGS AND PENETRATIONS MUST BE CAULKED AND SEALED, SUCH AS AROUND WINDOWS, AT SILL PLATES AND AROUND OPENING FOR UTILITY PIPES AND WIRES.

43.

PROVIDE GASKETS UNDER THE PLATES OF ALL OUTLETS LOCATED IN THE WALL FORMING THE PERIMETER OF CONDITIONED SPACE.

44.

INSULATION USED SHALL COMPLY WITH APPLICABLE BUILDING CODE STANDARDS.

45.

MINIMUM DRIVEWAY PAVING SHALL BE 4" THICK CONCRETE SLAB.

46.

STREET ADDRESS SHALL BE LOCATED ON BUILDING EXTERIOR IN ACCORDANCE WITH LOCAL POLICE AND FIRE DEPARTMENT REQUIREMENTS.

47.

WHERE CERAMIC TILE IS USED, "WONDER BOARD" OR AN APPROVED EQUAL FOR BACKING BOARD (N.R. GYPBOARD NOT ALLOWED) SHALL BE USED.

48.

SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.

49.

SEISMIC ANCHORAGE OF WATER HEATERS TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN DISTANCE OF 4" ABOVE THE CONTROLS.
50.

ANCHOR OR STRAP FORCED AIR UNIT, HVAC UNITS, OR AIR HANDLING UNIT TO STRUCTURE TO RESIST EARTHQUAKE MOTION

51.

PROVIDE COMBUSTION AIR TO FORCED AIR UNIT TO COMPLY WITH MECHANICAL CODE.

52.

NO DOMESTIC DISHWASHER SHALL BE CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING.

53.

WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE SHALL DRAIN TO THE EXTERIOR.

54.

EXTERIOR SUPPORT FOR A/C UNITS SHALL BE A CONCRETE SLAB NOT LESS THAN 3" ABOVE THE ADJOINING GROUND LEVEL

FINISHES

1.

GYPSUM WALL BOARD SHALL CONFORM TO BUILDING CODE.

2.

WATER-RESISTANT GYPSUM BACKING BOARD SHALL CONFORM TO BUILDING CODE.

3.

NAILS FOR APPLICATION OF GYPSUM WALLBOARD SHALL CONFORM TO BUILDING CODE.

4.

ADHESIVE FOR FASTENING GYPSUM WALLBOARD TO WOOD FRAMING SHALL CONFORM TO BUILDING CODE.

5.

JOINT COMPOUND FOR GYPSUM WALLBOARD SHALL CONFORM TO BUILDING CODE.

6.

GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING CODE.

7.

ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING CODE WHERE FIRE RESISTANCE IS REQUIRED.

8.

ALL FINISHES SHALL COMPLY WITH FLAME RATINGS AS SPECIFIED IN BUILDING CODE.

9.

WELDED WIRE FABRIC LATH SHALL BE GRADE B PAPER-BACKED AQUA K-LATH CONFORMING TO U.B.C. SECTION 2502, ITEM 24 AND INSTALLED IN STRICT ACCORDANCE WITH BUILDING CODE.

10.

INTERIOR AND EXTERIOR PLASTER BONDING AGENTS SHALL CONFORM TO BUILDING CODE.

12.

LIME TO CONFORM TO BUILDING CODE.

13.

EXTERIOR PORTLAND CEMENT PLASTER SHALL COMPLY WITH BUILDING CODE.

14.

ALL EXTERIOR WOOD TRIM TO BE CAULKED WITH TOP TOO SEALANT OR EQUAL.

15.

'STUCCO' APPLIED OVER WOOD SHEATHING SHALL INCLUDE TWO LAYERS OF MINIMUM GRADE D PAPER PER BUILDING CODE.

16.

ALL 7/8" CEMENT PLASTER 'STUCCO' EXTERIOR FINISH SHALL BE 3 COAT PER BUILDING CODE.

MOISTURE PROTECTION

1.

PROVIDE BUTYTHENE, ELASTOMERIC WALKING SURFACES, MEMBRANE WATERPROOFING, FLASHING AND SHEET METAL, RAIN GUTTERS, SEALANTS AND CAULKINGS INDICATED AND AS REQUIRED TO MAKE WORK COMPLETELY WATERPROOF.

2.

THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS AND STANDARDS TO THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, IN. (SMACNA): "ARCHITECTURAL SHEET METAL MANUAL" AND SEALANT, WATERPROOFING AND RESTORATION INSTITUTE (SWRI): "SEALANTS: THE PROFESSIONAL'S GUIDE".

3.

SHEET METAL SHALL BE AS FOLLOWS-

A.

STEEL SHEET HOT-DIPPED, TIGHT COATED GALVANIZED CONFORMING TO ASTM A525. PROVIDE TWENTY-FOUR (24) GAUGE MINIMUM, OR AS INDICATED ON THE DRAWINGS.

B.

ALUMINUM SHEET CONFORMING WITH FEDERAL SPECIFICATIONS QQ-A-354 AND ASTM B209 ALLOY 3003.

4.

FABRICATE SHEET METAL WITH FLAT LOCK SEAMS, SOLDER WITH TYPE AND FLUX RECOMMENDED BY MANUFACTURER. SEAL ALUMINUM SEAMS WITH EPOXY METAL SEAM CEMENT, WHERE REQUIRED FOR STRENGTH, RIVET SEAMS AND JOINTS.

SHOP FABRICATE TO THE GREATEST EXTENT POSSIBLE, IN ACCORDANCE WITH APPLICABLE STANDARDS, TO PROVIDE A PERMANENTLY WATERPROOF WEATHER RESISTANT INSTALLATION.

5.

FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.

6.

PROVIDE COLD-APPLIED, SELF-ADHERING, PERFORMED BUTYTHENE MEMBRANES, AS MANUFACTURED BY W.R. GRACE AND CO., WHERE INDICATED ON THE DRAWINGS (AS ELASTOMERIC SHEET WATERPROOFING) AND AT ALL EXTERIOR SURFACES WHICH ARE NOT COMPLETELY VERTICAL AND WHICH ARE EXPOSED TO WEATHER, THAT ARE TO RECEIVE EXTERIOR CEMENT PLASTER FINISH, INCLUDING BUT NOT LIMITED TO: PARAPETS, RAILINGS, PLANT-ONS, SURROUNDS, POP-OUTS AND PROJECTIONS.

7.

APPLY 12" "MOISTOP" FLASHING VAPOR BARRIERS INTERLOCKED WITH FRAME AND BUILDING PAPER TO ENSURE WATERPROOF INSTALLATION. SET WINDOW FLANGE IN FULL BEAD OF SEALANT.

8.

PROVIDE SIXTY (60) MINUTE "FORTIFIBER" EXTERIOR BUILDING PAPER OR EQUAL BACKING WITH MINIMUM 3" LAPS.

ROOFING

1.

FASTENERS USED FOR ROOFING TO BE CORROSION RESISTANT AND SHALL COMPLY WITH U.B.C. TABLE NO. 15-D-1.

2.

MATERIALS SHALL CONFORM TO U.B.C. STANDARD 15-5.

3.

WIRE SHALL CONFORM TO U.B.C. STANDARD 15-6.

4.

ROOF VALLEY FLASHING SHALL COMPLY WITH U.B.C. SECTIONS 1508 AND 1509.

5.

ALL ROOFING MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH U.B.C. CHAPTER 15.

6.

ROOFING TO BE 296A V-CRIMP METAL ROOF DESIGN

7.

ALL ROOFING SHALL BE CLASS 'A' RATED.

8.

INSTALL ROOFING AND WALL FLASHING PER MANUFACTURE'S RECOMMENDATIONS CAREFULLY INCORPORATING G.I. FLASHING SCUPPERS, JACKS, SLEEVES, ROOF DRAINS, ETC. SUPPLIED BY OTHERS.

MECHANICAL

1.

CONTRACTOR SHALL DESIGN ENTIRE HVAC SYSTEM AND SUBMIT DRAWINGS FOR OWNER'S APPROVAL PRIOR TO ORDERING MATERIALS OR EQUIPMENT. HEATING SYSTEMS SHALL BE SIZED TO ACCOMMODATE FUTURE AIR CONDITIONING.

2.

HVAC EQUIPMENT TO PROVIDE 'BOOT' IN DUCTWORK FOR FUTURE HONEYWELL OR LENNOX ELECTRONIC AIR CLEANER.

3.

ALL EQUIPMENT INSTALLED IN THIS PROJECT SHALL COMPLY WITH THE REFERENCE STANDARDS LISTED IN MECHANICAL CODE.

4.

IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS WITHOUT REQUIRED NATURAL VENTILATION, PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF FIVE AIR CHANGES PER HOUR AND CONNECTED DIRECTLY TO OUTSIDE AIR, PER BUILDING CODE.

5.

FREESTANDING AND BUILT-IN COOKTOPS SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING SURFACE OF NOT LESS THAN 24" TO A METAL VENTILATION HOOD AND NOT LESS THAN 30" TO UNPROTECTED COMBUSTIBLE MATERIAL.

6.

GAS VENTS SHALL BE EFFECTIVELY DRAFT-STOPPED AT EACH FLOOR AND CEILING.

7.

EXHAUST FANS SHALL BE DUCTED TO OUTSIDE AIR AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

8.

ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH BUILDING CODE.

9.

AIR DUCTS PENETRATING SEPARATION WALLS OR CEILING BETWEEN GARAGE OR LIVING AREAS SHALL BE EQUIPPED WITH A MINIMUM 26 G.A. SLEEVE

GLAZING

1.

ALL GLAZING SHALL CONFORM TO BUILDING CODE..

2.

SAFETY GLAZING CONFORMING TO BUILDING CODE. PART 1 SHALL BE PROVIDED IN ALL LOCATIONS SUBJECT TO HUMAN IMPACT AS SPECIFIED IN BUILDING CODE.

3.

GLAZING IN WARDROBE DOORS SHALL COMPLY WITH BUILDING CODE.

4.

MIRRORS SHALL BE MINIMUM 3/16" POLISHED PLATE GLASS.

5.

ALL GLAZING NOT SPECIFIED ABOVE SHALL BE ANNEALED FLOAT GLASS WHOSE THICKNESS COMPLIES WITH BUILDING CODE.

6.

GLAZING SUPPORTS TO COMPLY WITH BUILDING CODE.

7.

HINGED GLAZED SHOWER DOORS MUST SWING OUTWARD.

8.

TEMP. GLAZING SHALL BE AFFIXED WITH A PERMANENT LABEL

9.

GLAZING TO BE IN ACCORDANCE WITH ENERGY COMPLIANCE CALCULATIONS.

ELECTRICAL

1.

ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER N.E.C. ARTICLE 250.

2.

ALL 125-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN BATHROOMS, KITCHENS, GARAGES AND OUTDOOR SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER N.E.C. ARTICLE 210-8.

3.

ALL CONDUCTORS CLOSER THAN 1-1/4" TO THE EDGE OF FRAMING MEMBERS SHALL BE PROTECTED WITH A STEEL PLATE AT LEAST 1/16" THICK.

4.

ANY FIXTURE WEIGHING MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX.

5.

ALL FIXTURES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE LABELED PER N.E.C. ARTICLE 410-4(A).

6.

ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE.

7.

SMOKE DETECTOR TO BE DIRECT WIRED, 110V WITH BATTERY BACKUP.

8.

PROVIDE A MINIMUM OF TWO (2) 20 AMP CIRCUITS ON THE KITCHEN COUNTERTOP FOR THE SMALL APPLIANCE CIRCUITS (N.E.C. 210-52).

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Alvin G. Peters, Architect #15199

12.11.2023

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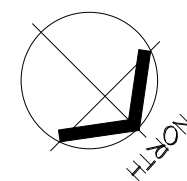
Architectural
Specifications

A0.2



The seal is circular with a rope-like border. Inside the border, the text "REGISTERED ARCHITECT" is at the top and "STATE OF TEXAS" is at the bottom. In the center is a five-pointed star. Above the star is the name "ALVIN G. PETERS" and below the star is the number "15199". Two small stars are positioned on the left and right sides of the seal, separating the top and bottom text.

A1.1



01 site plan

SCALE: 1" = 20'-0"

FLOOR PLAN LEGEND

INTERIOR WALL CONSTRUCTION-
1/2" G.M.B. BOTH SIDES 2x4 WD.
STUDS AT 16" ON CENTER

HARDIBOARD PANEL ON 15 LB FELT ON
1/2" EXTERIOR SHEATHING ON WOOD FRAMING
WITH 1X2 CEDAR BATTENS @ 24" O.C.
-TO MATCH FUTURE PLANNED ADDITIONS

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



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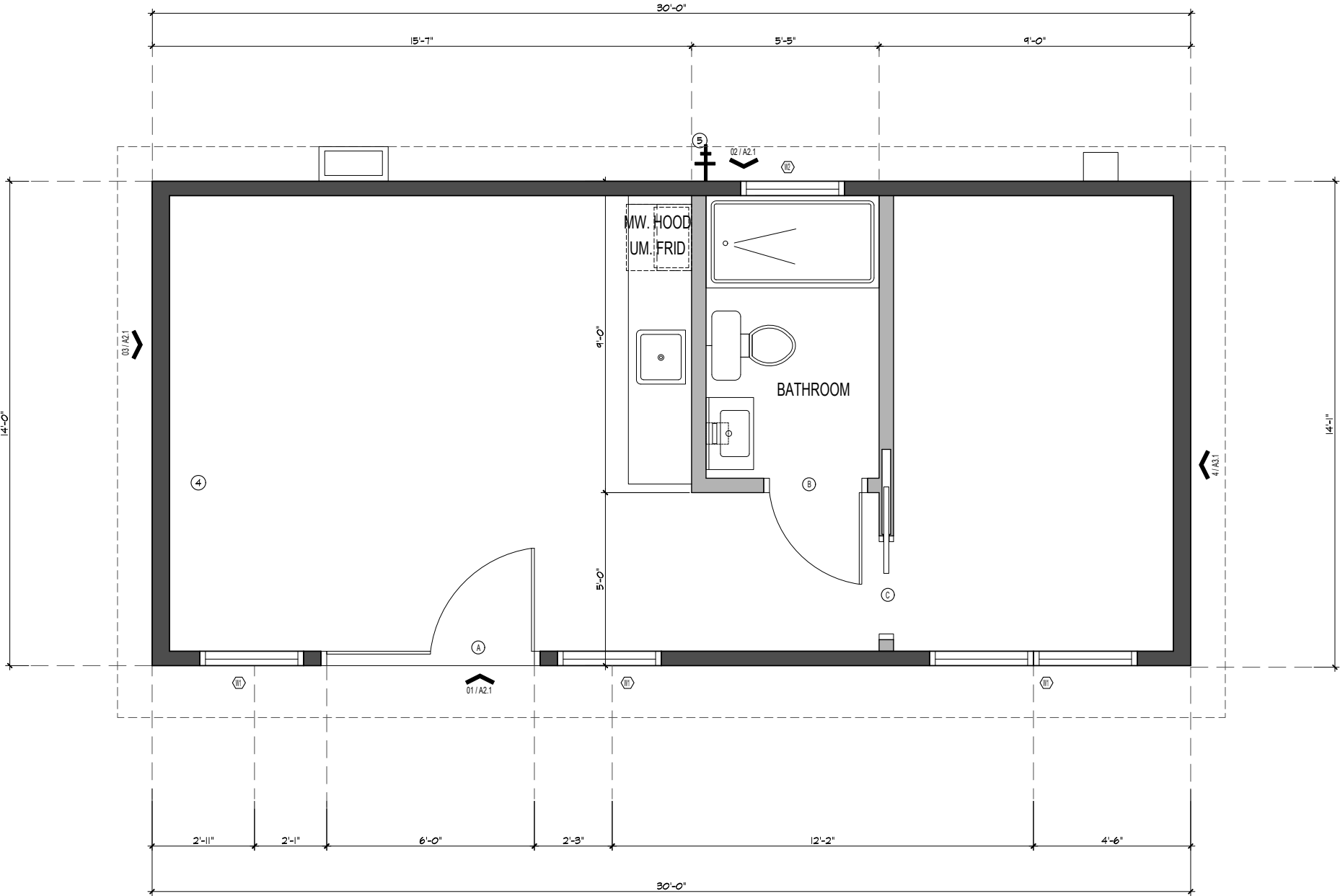
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floor plan

A2.1



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

120V DUPLEX CONVENIENCE RECEPTICLE
12" AFF TYPICAL U.O.N.

120V RECEPTICLE W/ GFI CIRCUIT
W/ WATER RESISTANT HOUSING

120V RECEPTICLE W/ GFI CIRCUIT

120V RECESSED FLOOR
RECEPTICLE W/ COVER

220V SINGLE CONVENIENCE RECEPTICLE
HEIGHT NOTED AS PER PLAN

PHONE/DATA OUTLET

SERVICE BOX

HOSE BIBB

THERMOSTAT (VERIFY LOCATION W/ HVAC PLAN)

CARBON MONOXIDE DETECTOR CEILING MOUNTED

1680 APPROVED CEILING MOUNTED
SMOKE DETECTOR TO BE HARD WIRED
WITH BATTERY BACK-UP (INSTALL AS
PER 911 UBC SECTION 310.9)
SMOKE DETECTORS SHALL SOUND
AN ALARM THAT IS AUDIBLE IN ALL
SLEEPING AREAS. SMOKE DETECTORS
SHALL EMIT A SIGNAL FOR LOW BATTERIES

TWO-POLE LIGHT SWITCH @ 42" A.F.F.
8" ABOVE COUNTER U.O.N.

THREE-POLE LIGHT SWITCH

FOUR-POLE LIGHT SWITCH

WALL MOUNTED LED
LIGHT FIXTURE

CEILING MOUNTED LED
LIGHT FIXTURE

RECESSED LED LIGHT FIXTURE

RECESSED EXHAUST FAN

CEILING FAN WITH LED LIGHT FIXTURE

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

POWER PLAN KEY NOTES

1) MINISPLIT AIR HANDLER 1 CASSETTE @ CEILING

2) OCCUPANCY SENSOR INTERLOCKED WITH LIGHT SWITC

3) WALL MTD 1 TON MINISPLIT COMPRESSOR

4) 125 AMP EXTERIOR ELECTRIC PANEL

5) ETHERNET CABLE DEMARC

6) UNDER MTD ELECTRIC WATER
HEATER 2.54 GPM, 13KW

7) 1 TON WALL MTD TRIPLE ZONE MINISPLIT COMPRESSOR

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power & lighting plan

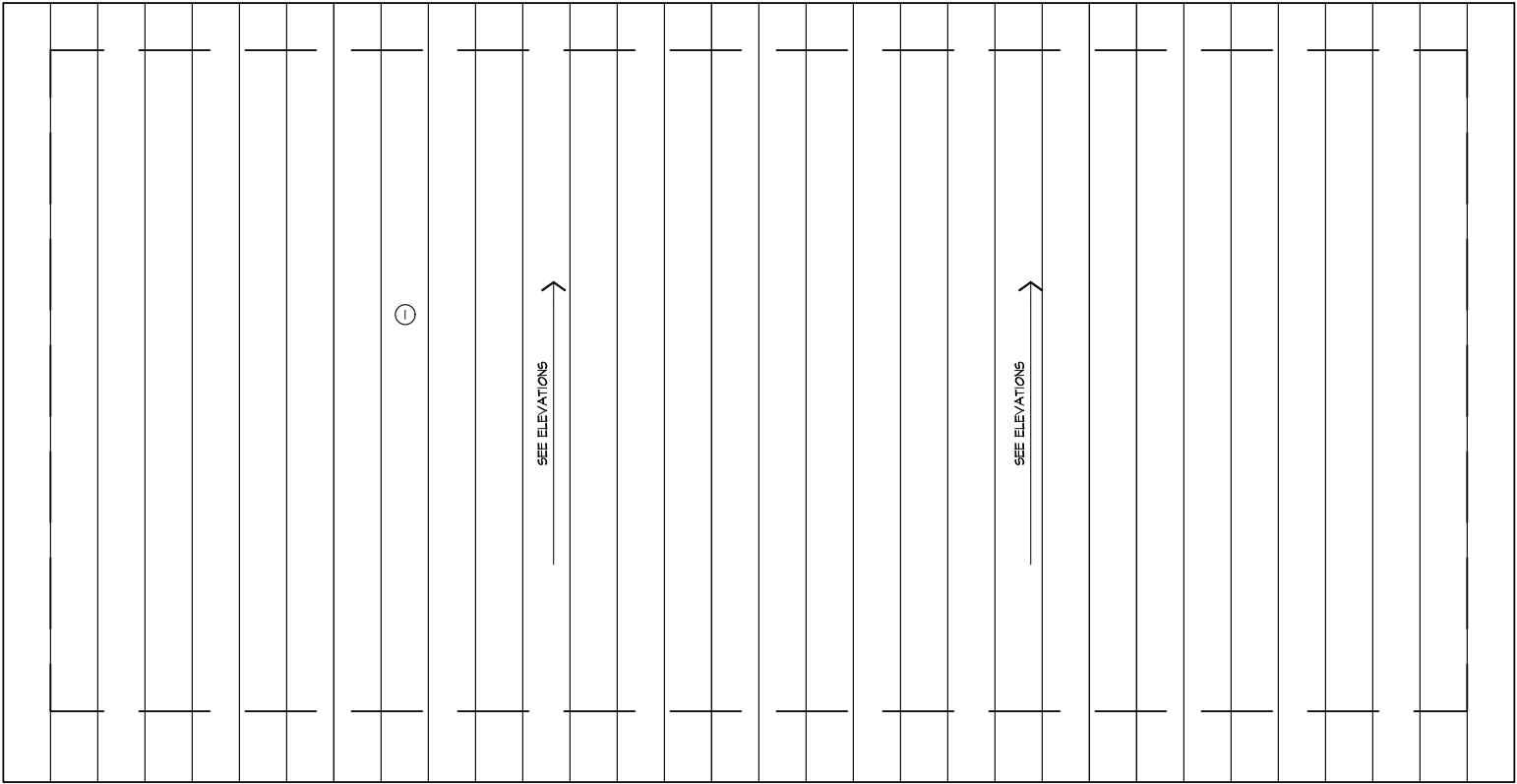
A3.1

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

NORTH
01 lighting & power plan
SCALE: 1/4" = 1'-0"



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



ROOF PLAN GENERAL NOTES

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

ROOF PLAN KEY NOTES

- ① 24 GA V-CRIMP METAL ROOF ON 2 LAYERS 30 LB
FELT ON 7/16" PLYWOOD SHEATHING ON WOOD
FRAMING.



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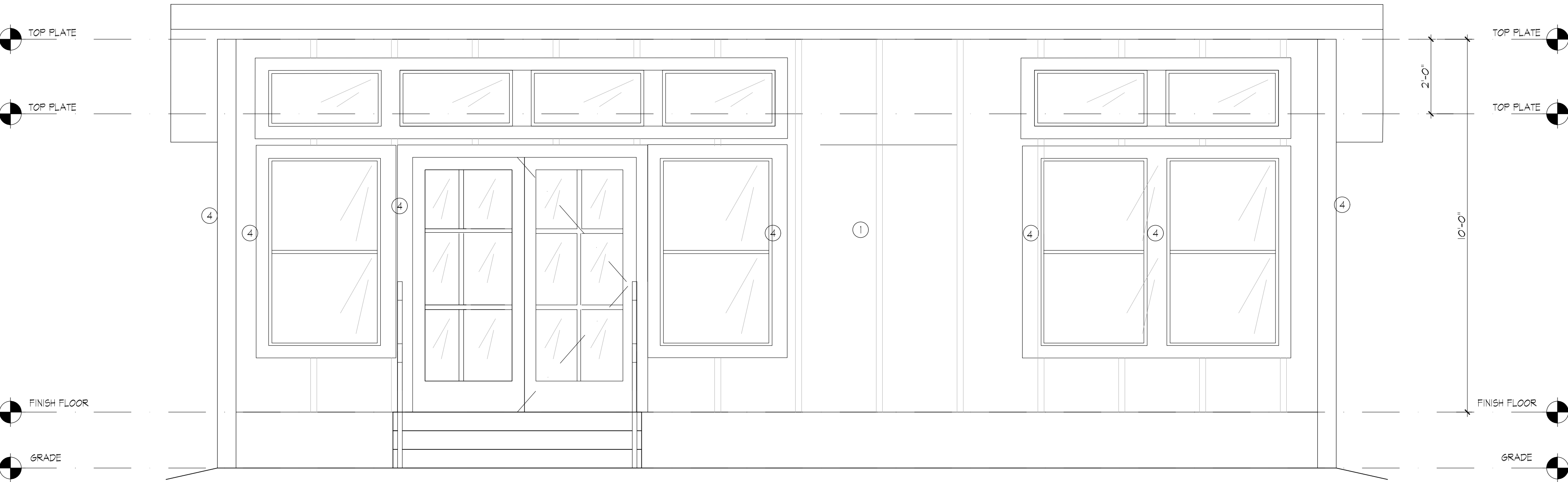
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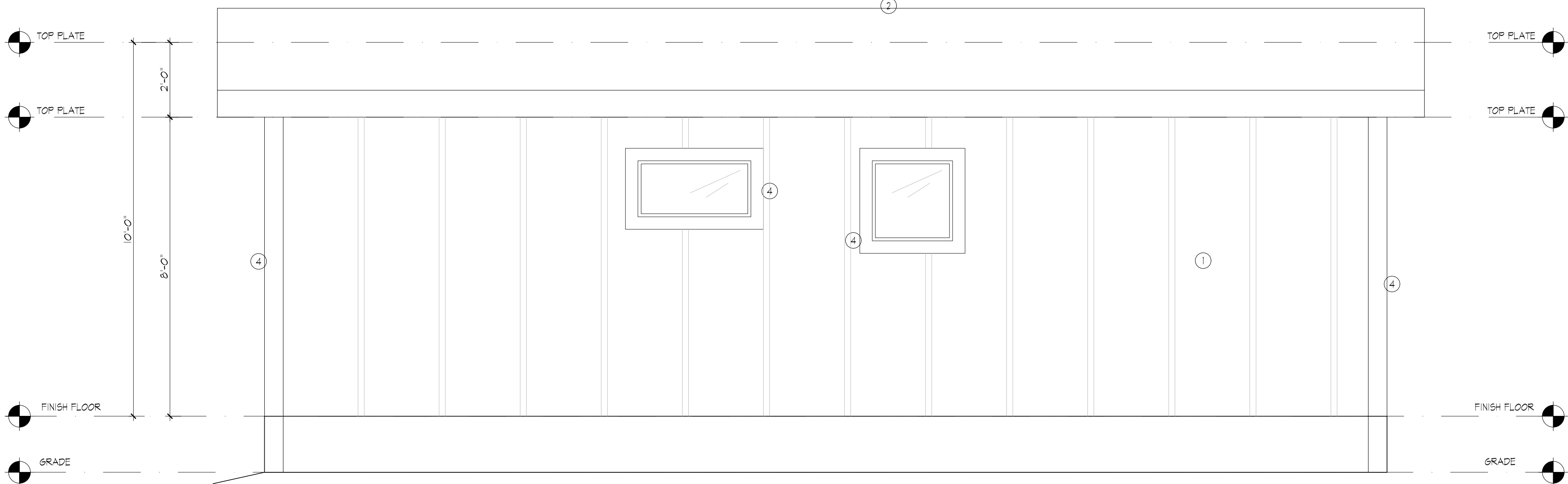
roof plan

A4.1



North Elevation

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



South Elevation

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

ELEVATION KEY NOTES

- 1 HARDBOARD PANEL ON 15 LB FELT ON 1/2" EXTERIOR SHEATHING ON WOOD FRAMING WITH 1X2 CEDAR BATTENS @ 24" O.C. - TO MATCH FUTURE PLANNED ADDITIONS
- 2 STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/8" PLYWOOD SHEATHING ON WOOD FRAMING - TO MATCH EXISTING HISTORICAL ROOF
- 3 TREATED WOOD STAIRS
- 4 4" WOOD TRIM - PAINT FINISH
- 5 WALL MOUNTED SCONCE LED LIGHT FIXTURE
- 6 1 1/2" DIA TREATED WOOD GUARDRAILS - PAINT FINISH
- 7 1 1/2" DIA TREATED WOOD HANDRAILS - PAINT FINISH
- 8 HARDI PANEL SKIRT ON 2X4 FRAMING
- 9 STUCCO HARDIE PANEL PAINT FINISH



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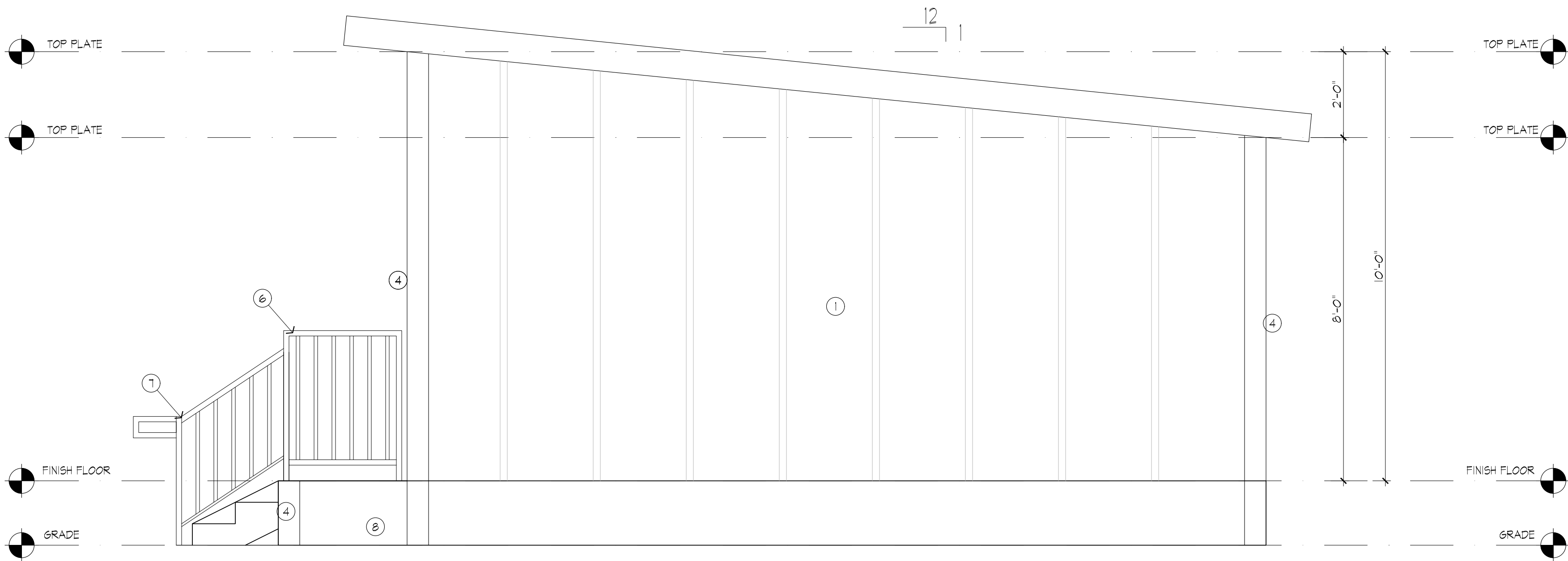
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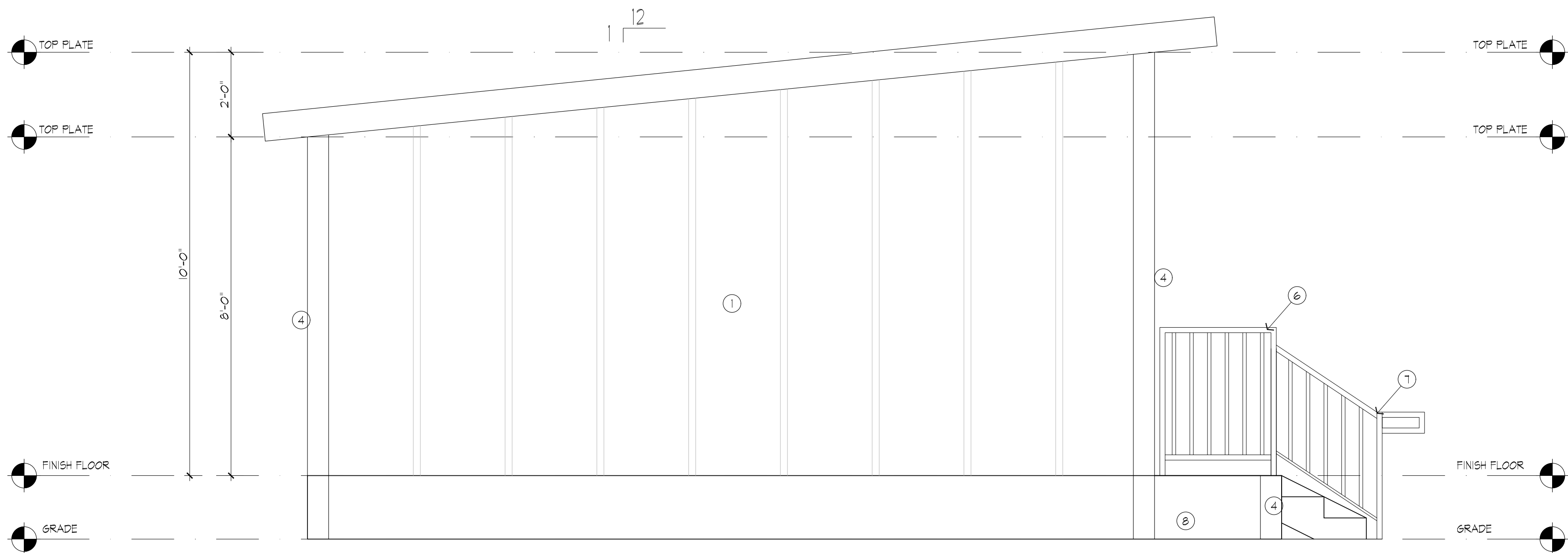
exterior
elevations

A5.1



West Elevation

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



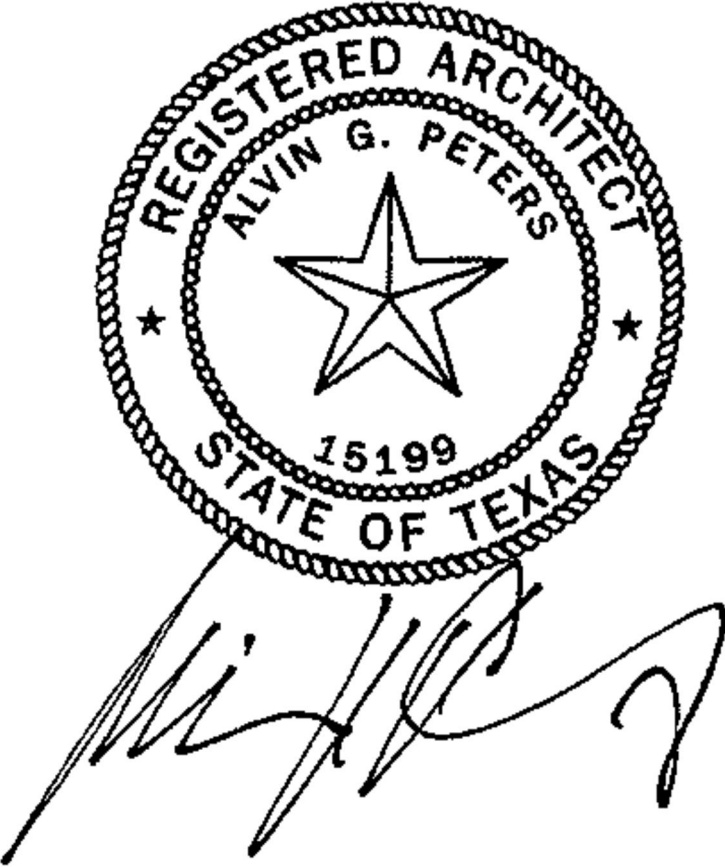
East Elevation

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

- ELEVATION KEY NOTES
- ① HARDI BOARD PANEL ON 15 LB FELT ON 1/2" EXTERIOR SHEATHING ON WOOD FRAMING WITH 1X2 CEDAR BATTENS @ 24" O.C.
- TO MATCH FUTURE PLANNED ADDITIONS
 - ② STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 1/6" PLYWOOD SHEATHING ON WOOD FRAMING
- TO MATCH EXISTING HISTORICAL ROOF
 - ③ TREATED WOOD STAIRS
 - ④ 4" WOOD TRIM - PAINT FINISH
 - ⑤ WALL MOUNTED SCONCE LED LIGHT FIXTURE
 - ⑥ 1.5" DIA TREATED WOOD GUARDRAILS - PAINT FINISH
 - ⑦ 1.5" DIA TREATED WOOD HANDRAILS - PAINT FINISH
 - ⑧ HARDI PANEL SKIRT ON 2x4 FRAMING
 - ⑨ STUCCO HARDIE PANEL PAINT FINISH


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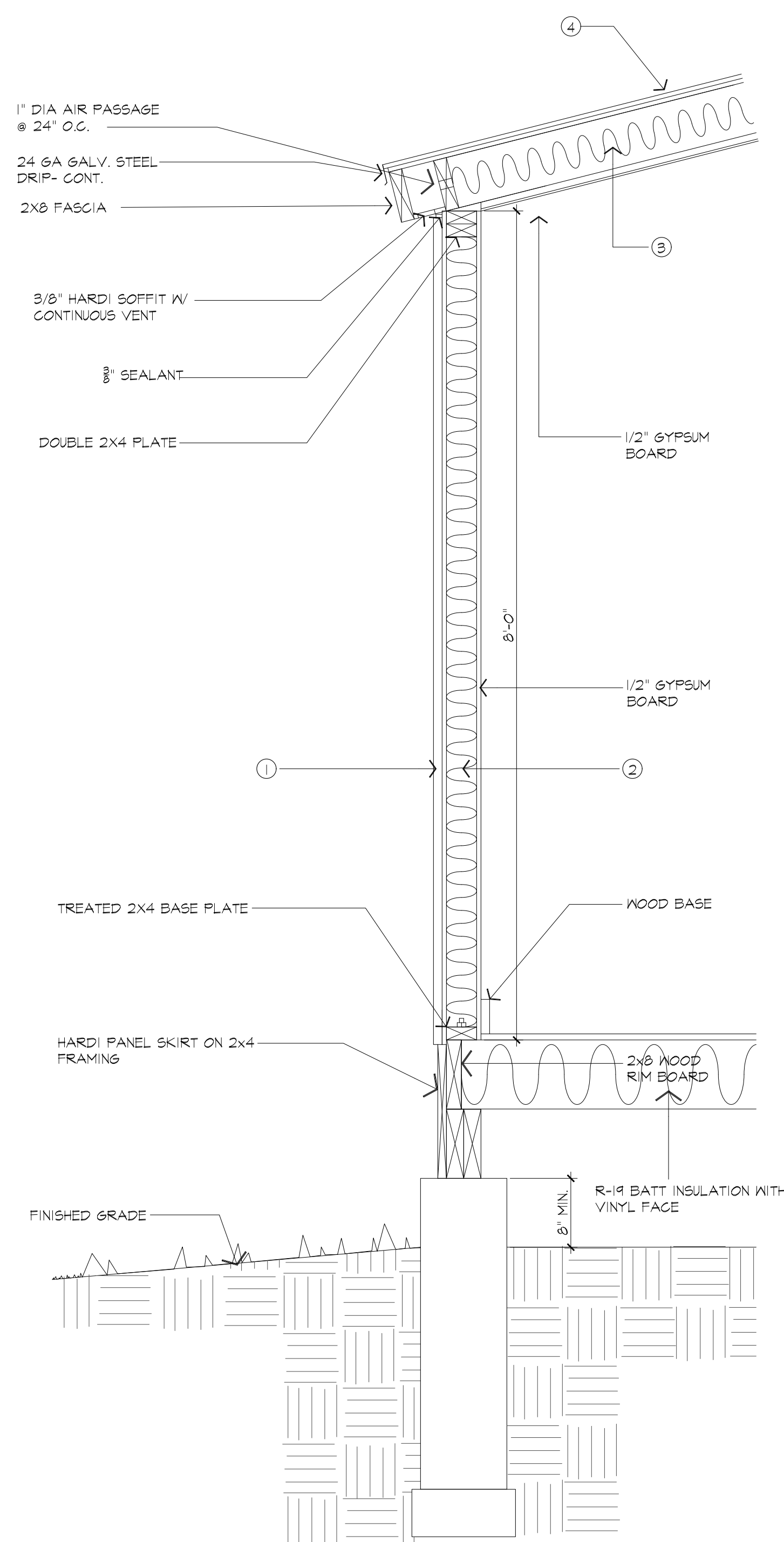
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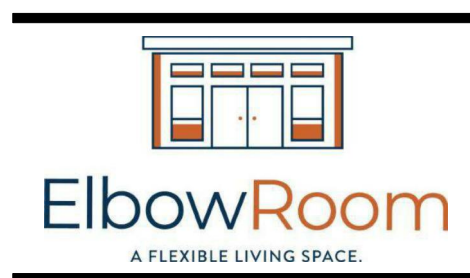
exterior
elevations

A5.2



01 wall section
SCALE: 1/2" = 1'-0"

- SECTION KEY NOTES
- ① HARDIBOARD PANEL ON 15 LB FELT ON 1/2" EXTERIOR SHEATHING ON WOOD FRAMING WITH 1X2 CEDAR BATTENS @ 24" O.C.
-TO MATCH FUTURE PLANNED ADDITIONS
 - ② R-15 FIBERGLASS BATT INSULATION
 - ③ R-38 FIBERGLASS BATT INSULATION WITHIN CEILING FRAME
 - ④ STANDING SEAM GALVALUME METAL ROOF ON 2 LAYERS 30 LB FELT ON 7/16" PLYWOOD SHEATHING ON WOOD FRAMING.
-TO MATCH EXISTING HISTORICAL ROOF



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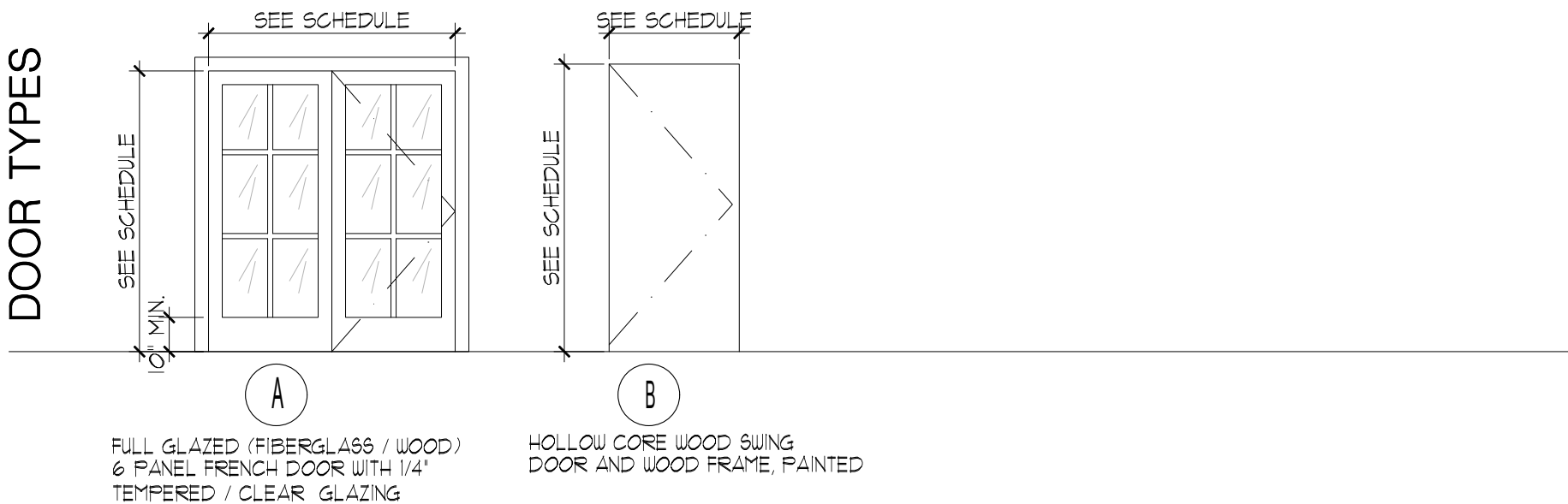
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building section

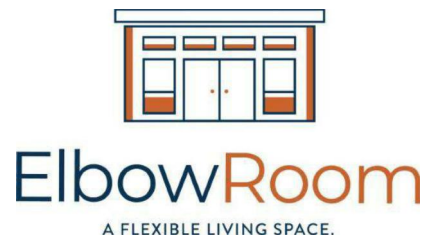
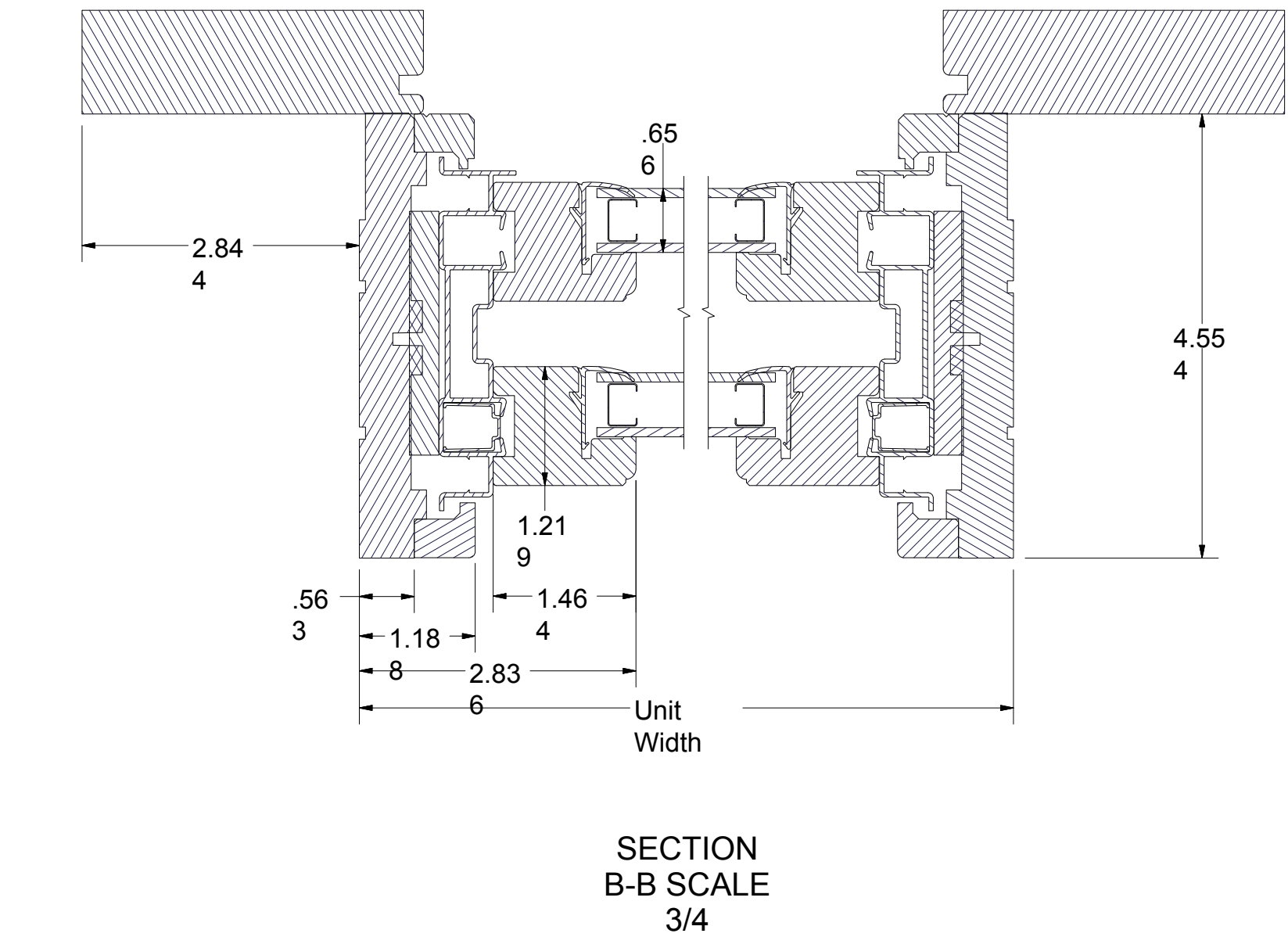
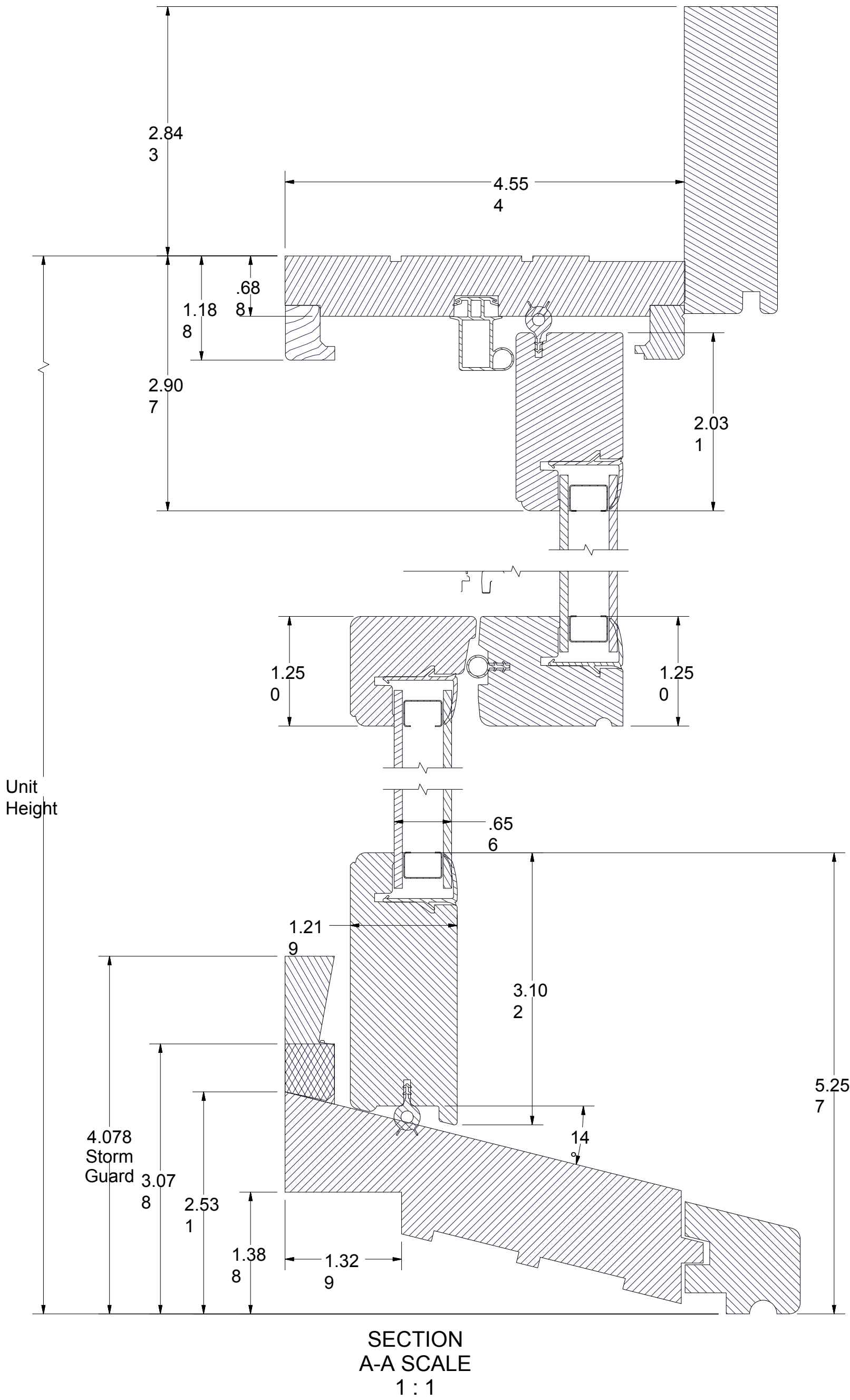
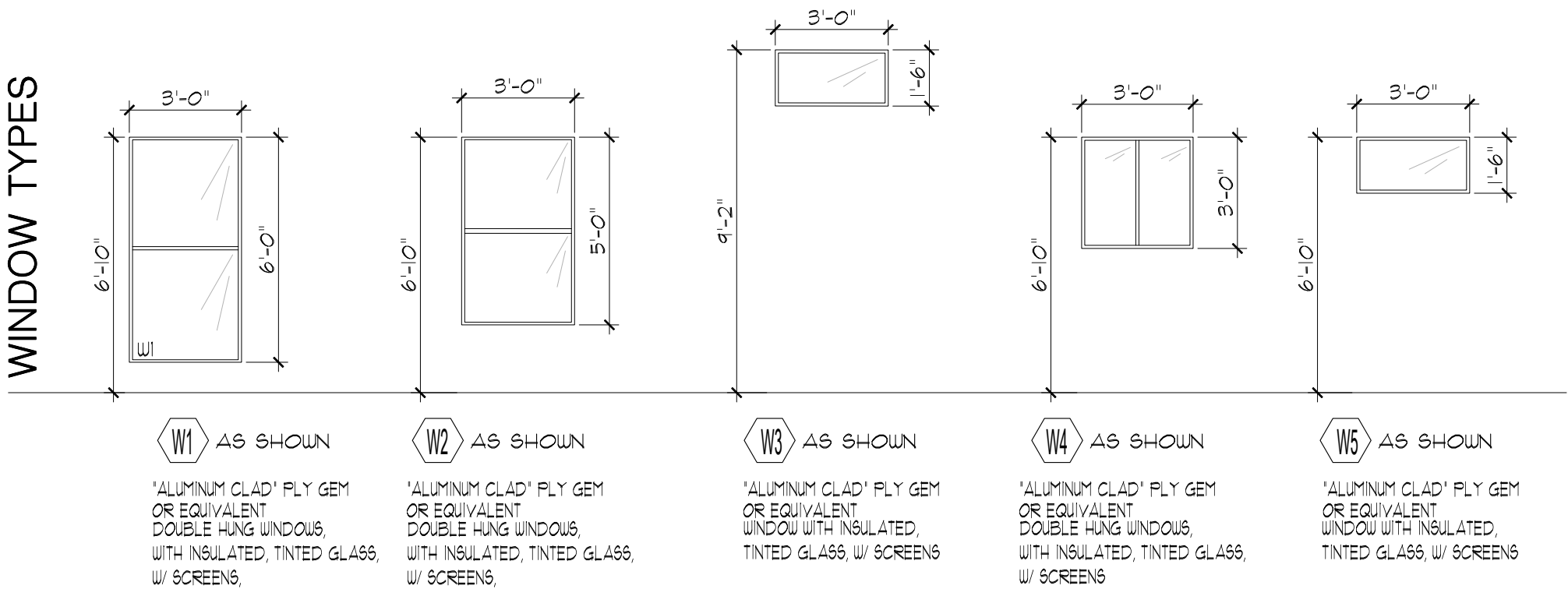
A6.1

DOOR SCHEDULE ALL DOOR HARDWARE SHALL COMPLY WITH TAS 404.2.7											
DOOR								FRAME			
DOOR NO.	TYPE	MATL	FINISH	NOMINAL SIZE			FIRE RATG	GLASS TYPE	MATL	FINISH	KEY NOTES
A	A	WOOD	PAIN	PR 3'-0"	6'-8"	1 3/4"	-		WOOD	PAIN	
B	B	WOOD	PAIN	2'-8"	6'-8"	1 3/4"	-		WOOD	PAIN	
HARDWARE SCHEDULE											
HARDWARE SET 01- ENTRY SINGLE				HARDWARE SET 04 - BEDROOM LOCK SET - INTERIOR							
3 HINGES NRP				3 HINGES							
1 THRESHOLD				1 BEDROOM LOCK SET							
1 CONTINUOUS WEATHERSTRIPPING				1 DOOR STOP							
1 ENTRY LOCKSET- LEVER TYPE											
1 DOOR BOTTOM				HARDWARE SET 05 - POCKET DOOR - INTERIOR							
				ALL DOOR HARDWARE BY MANUFACTURER							
HARDWARE SET 02- ENTRY PAIR											
6 HINGES NRP											
1 THRESHOLD											
1 CONTINUOUS WEATHERSTRIPPING											
1 ENTRY LOCKSET- LEVER TYPE											
1 DUMMY TRIM											
1 DOOR BOTTOM											
HARDWARE SET 03- INTERIOR BATH											
3 HINGES											
1 DOORSTOP											
1 PRIVACY LOCKSET											

DOOR TYPES



WINDOW TYPES



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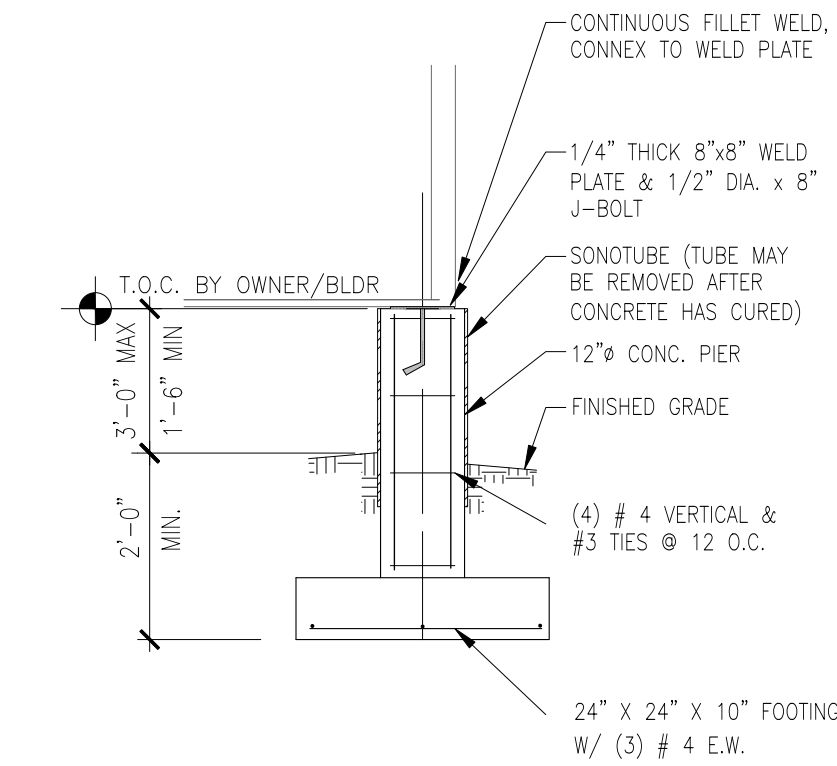
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schedules

A7.1



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

KEY NOTES

- 12" DIA. SONOTUBE OR EQUAL
- (2) 2X12 BEAM W/1) SIMPSON LSTHD AT EACH END, BEND OVER THE BEAM EDGES.
- (2) 2X12 BEAM W/1) SIMPSON A35 AT EACH END.
- 2X10 JOIST @ 12" O.C. W/1) SIMPSON HU28 EACH END.
- 2X4 BEAM BLOCKING W/2) 16d TOE NAILS AT EACH END.
- (4) 2X12 BEAM W/1) SIMPSON A35 AT EACH END.
- (2) 2X12 BEAM W/1) SIMPSON A35 AT EACH END.
- 2X12 STRINGER
- 2X12 WOOD STEPS

FOUNDATION GENERAL NOTES:

- GENERAL:
 - THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
 - CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
 - CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
 - THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
 - CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
 - CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

- FOUNDATION SITE PREPARATION & FINISH:
 - AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
 - PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
 - POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
 - ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
 - ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

- CONCRETE:
 - CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
 - CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
 - PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

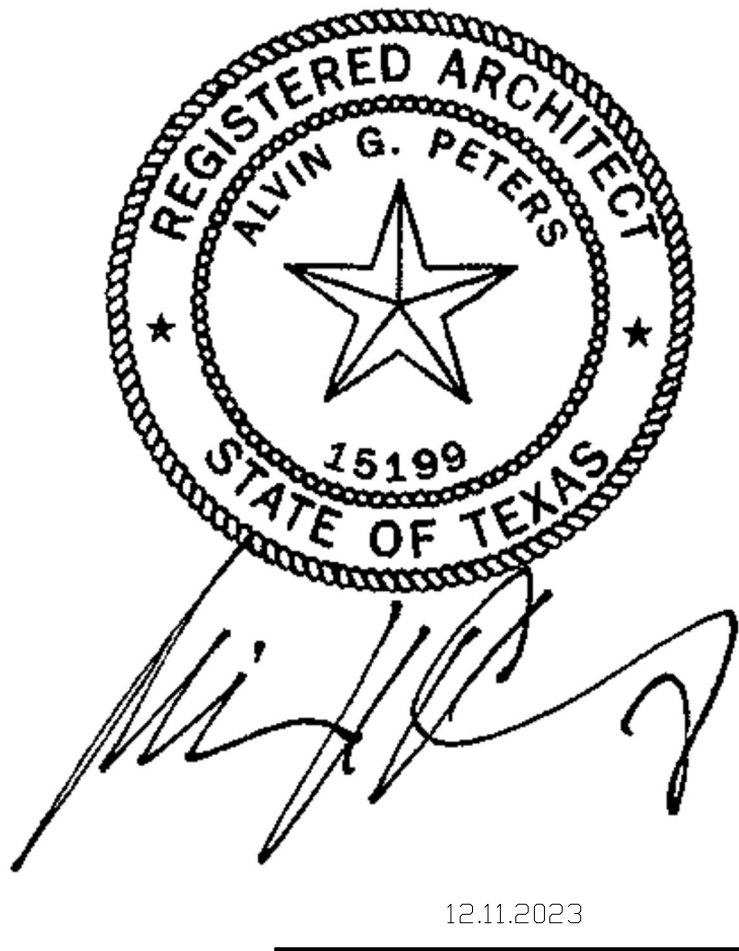
- GRADE BEAMS:
 - ALL GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON SOLID UNFRAGMENTED ROCK. ROUGHEN THE ROCK SURFACE A MINIMUM OF 3" AND MAINTAIN A MINIMUM OF 8" ABOVE THE GRADE. FOR DOWNSLOPING EXTERIOR BEAMS MORE THAN 5% GRADE, REMOVE A 10" DIAMETER BOULDER EVERY 4' TO PROVIDE ADDITIONAL ROUGHNESS AND ENGAGEMENT TO THE HILL.
 - FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8- FEET IN DEPTH, SEE DETAIL 16 PER THIS DRAWING.

- REINFORCING STEEL:
 - REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
 - LAPS AND SPLICES PER TABLE 1 THIS SHEET
 - ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
 - ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
 - CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 14, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 13.
 - STIRRUP ANCHOR HOOKS SHALL NEVER BE CUT WITHOUT THE AUTHORIZATION OF THE ENGINEER. IF STIRRUPS ARE TOO LONG, THEY MAY BE BENT IN THE DIRECTION OF THE BEAM.

- CONSTRUCTION:
 - FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5- FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
 - ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2- FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
 - INTERIOR GRADE BEAMS MAY BE DEEPEMED TO MAINTAIN 2- FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
 - IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY; REFER TO DETAIL 15.
 - IF EARTH SUPPORTED - SELECT FILL EQUAL TO TxDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
 - ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
 - WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
 - CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE; AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.



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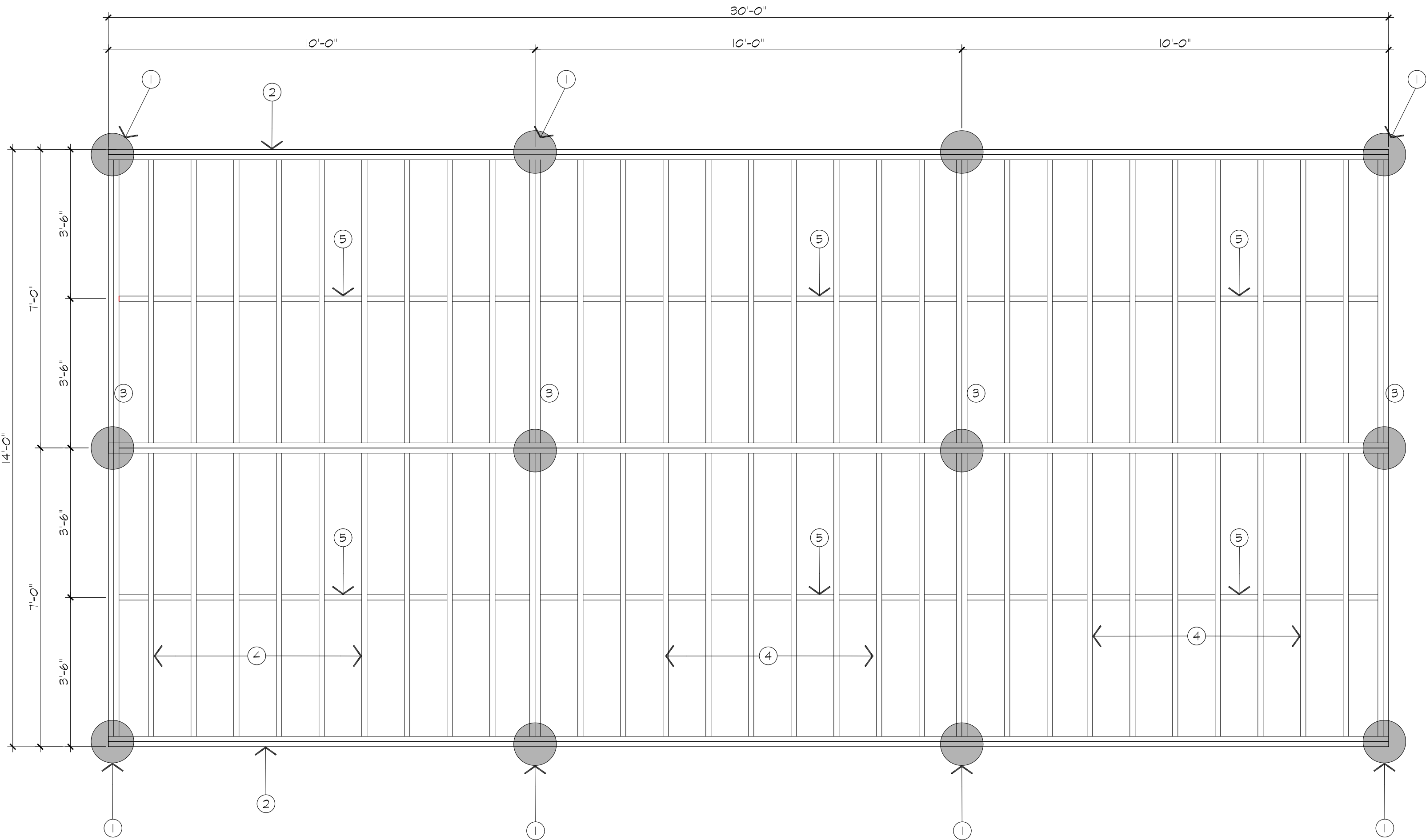
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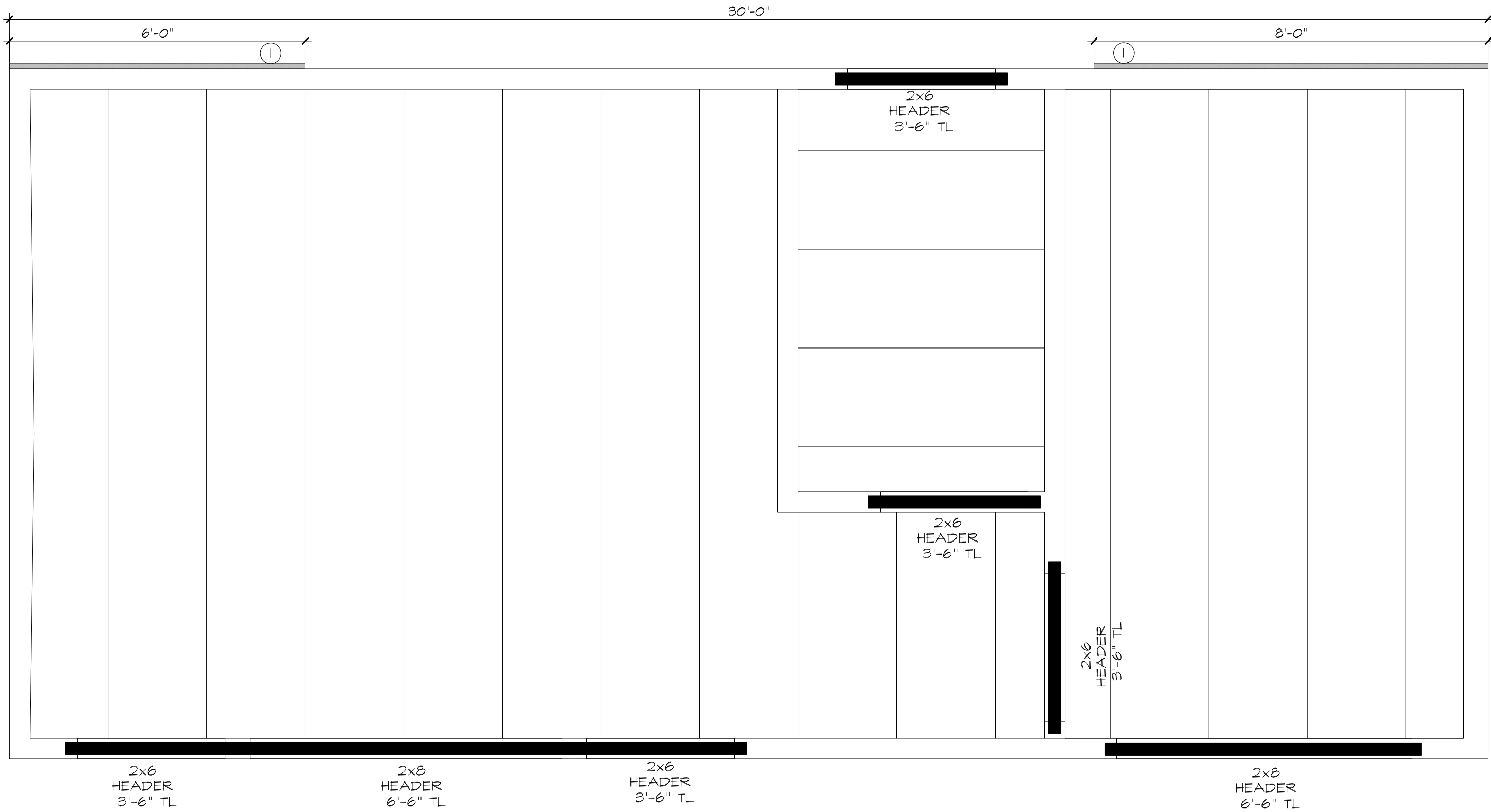
REVISIONS: DATE

PROJECT No: 2023.040
DATE: 12.11.2023
SHEET: of

pier & beam
foundation
plan
A8.1



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



KEY NOTES

- ① WIND BRACING HORIZONTAL 4X8 OSB, 1/2" THICK FULL HEIGHT OF WALL W/ 1X4 DIAGONAL BRACING, GLUED & SCREWED TO FRAMING



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framing &
header
plan

A8.2



architecture
planning
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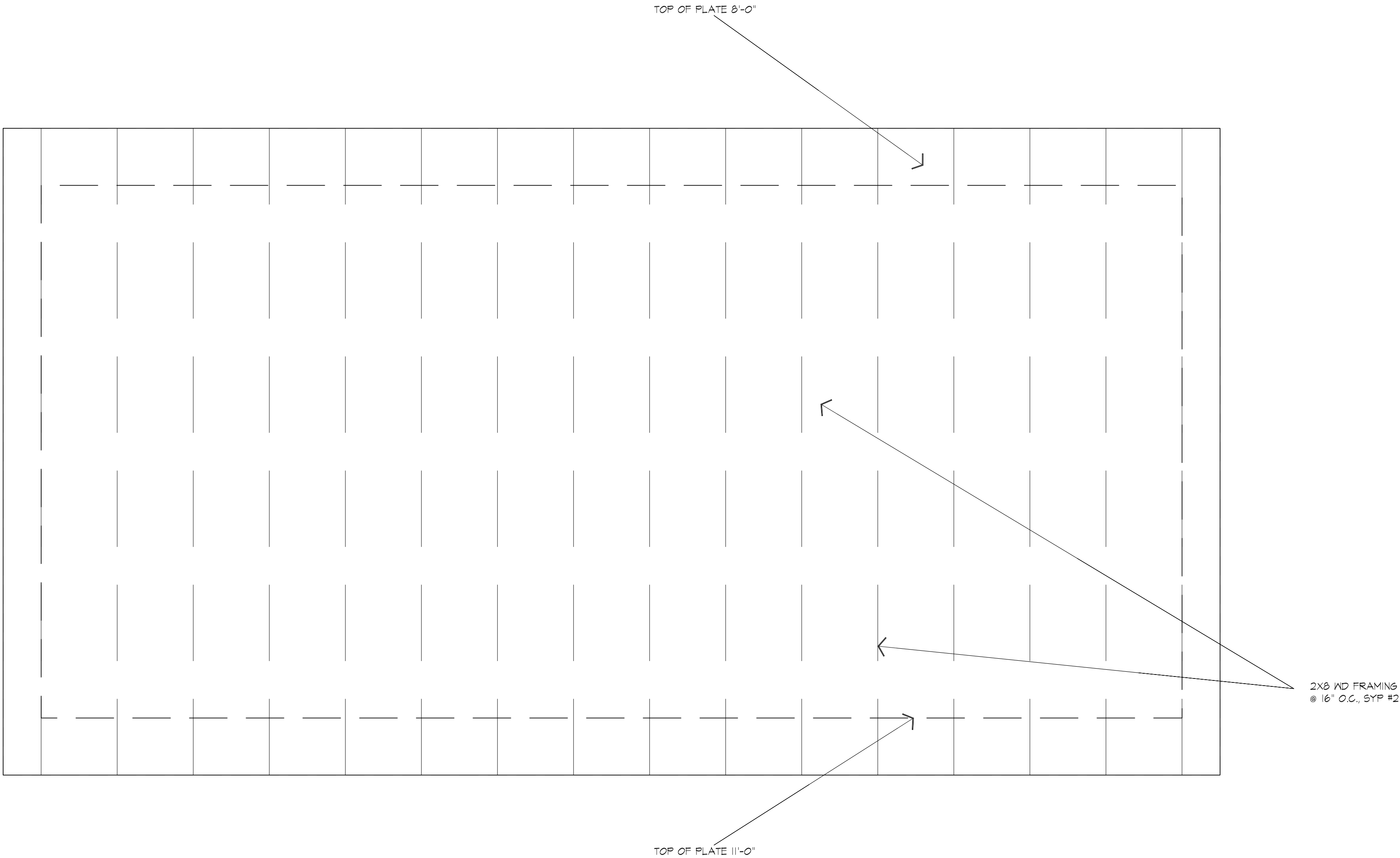
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roof framing
plan

A8.3



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