

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-008
ADDRESS: 129 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6534 BLK 14 LOT 33, 34 & E 15 FT OF 32
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert King/Alamo Construction demo
OWNER: Marina Kubecka/KUBECKA MARINA
TYPE OF WORK: New construction of a two-story accessory
APPLICATION RECEIVED: December 20, 2023
60-DAY REVIEW: February 18, 2024
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a two-story detached accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and

pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

- ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

- i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

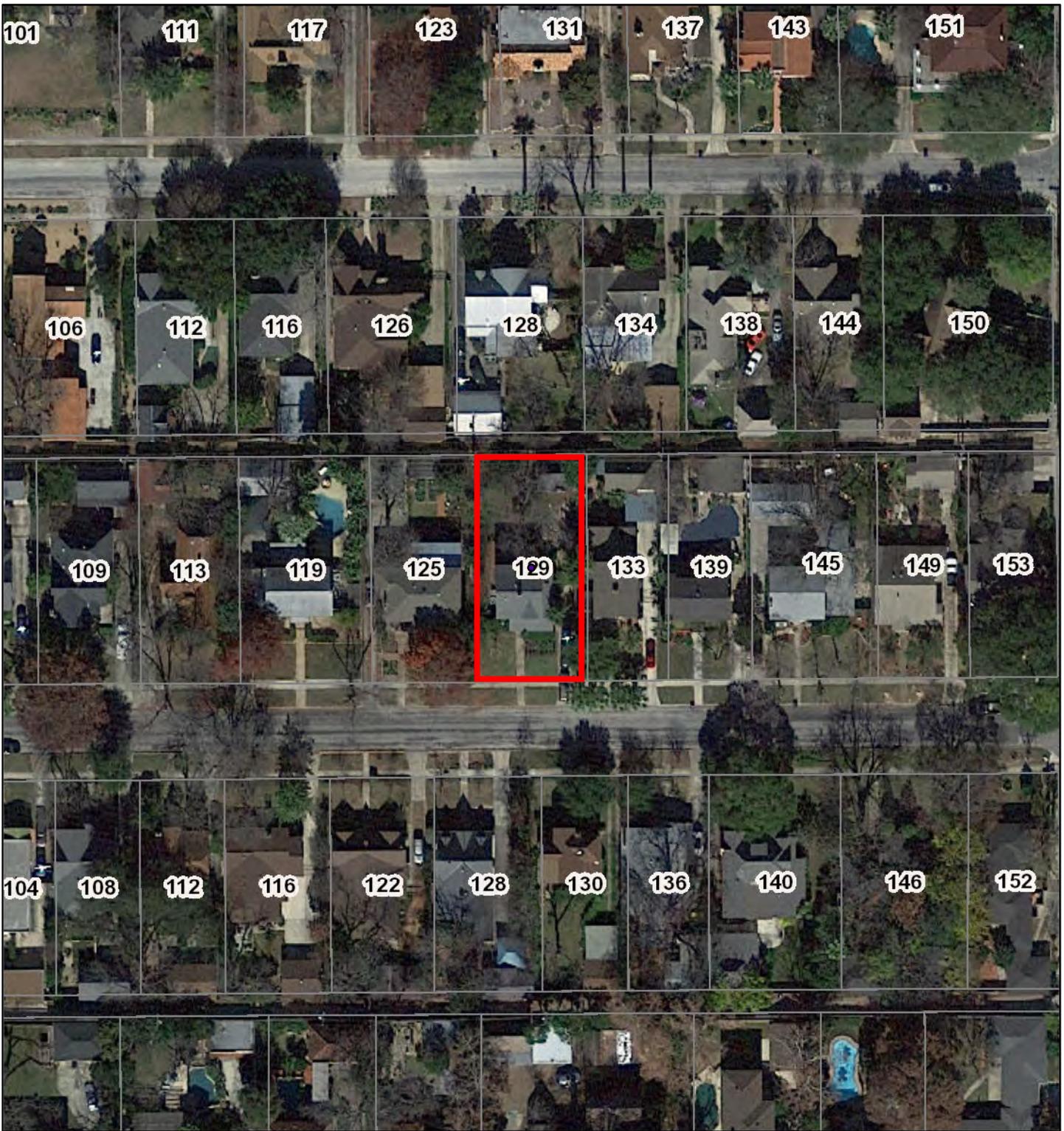
- a. The property at 129 E Rosewood is...a two-story Colonial Revival house built c. 1924. The property first appears in city directories in 1924-25, and on Sanborn Fire Insurance maps in 1931. The house has a side-gabled composition shingle roof with a gable over the front door and an end-gabled single-story front porch roof. The house is clad in what appears to be cementitious siding, with one-over-one windows. The front porch has pairs of round columns. The property contributes to the Monte Vista Historic District.
- b. CASE HISTORY: On September 27, 2023, staff issued a finding of noncontributing status for the detached garage at 129 E Rosewood, making the structure eligible for administrative approval of demolition. The 1938 and 1951 Sanborn Maps show a rear accessory structure that did not match the footprint of the garage. Staff found that the garage was built post-1960.
- c. NEW CONSTRUCTION OF ACCESSORY STRUCTURE: The Guidelines for New Construction 5.A notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing primary structure on the lot features a footprint of 1,621 square feet and two stories in height. The proposed two-story accessory structures feature a total footprint of approximately 770 square feet, or approximately 47% of the primary structure's footprint. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed height and general massing do not conform to historic design guidelines.
- d. ORIENTATION & SETBACKS: The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- e. ARCHITECTURAL DETAILS (Materials): The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant proposes a front-gabled structure with a composition shingle roof, Hardie siding, a wood exterior staircase, and a wood-look split-bay garage, Staff finds the materials conform to guidelines. Hardie siding should be installed with the smooth side facing out and with no more than a 6" reveal.
- f. WINDOWS: The applicant proposes one-over-one clad windows for the proposed accessory structure. The majority of windows on the primary structure are one-over-one wood windows. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. Staff finds the proposed window profiles are consistent with these specifications. The applicant must provide a cut sheet to staff for review and approval.
- g. PEDESTRIAN DOORS: The applicant has proposed a wood door product with four divided lites. The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials. Staff finds the pedestrian door product generally appropriate, but that the applicant should choose the model with true divided lites (LDL).

RECOMMENDATION:

Staff recommends approval of the request to construct a two-story detached accessory structure, based on findings a through g, with the following stipulations:

- i. That the Hardie siding be installed with the smooth side facing out and with no more than a 6” reveal.
- ii. That the applicant provides a cut sheet for the proposed windows for staff review and approval.
- iii. That pedestrian doors feature true divided lites.
- iv. That the applicant meets all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop

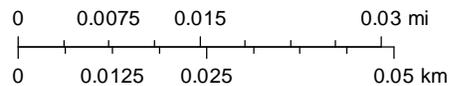


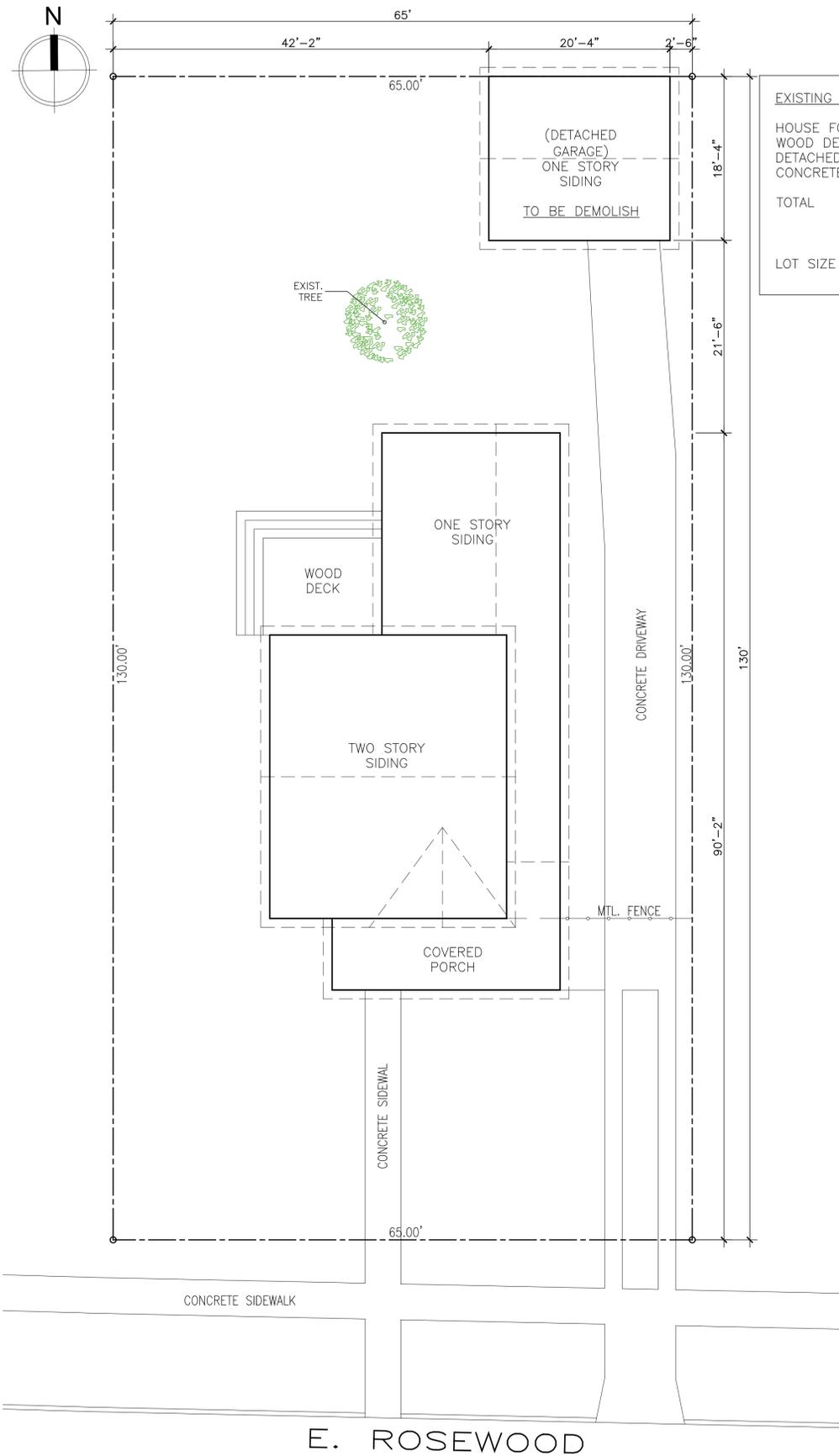
January 11, 2024

1:1,000

-  CoSA Addresses
-  Community Service Centers
-  Pre-K Sites
-  CoSA Parcels
-  BCAD Parcels

 COSA City Limit Boundary



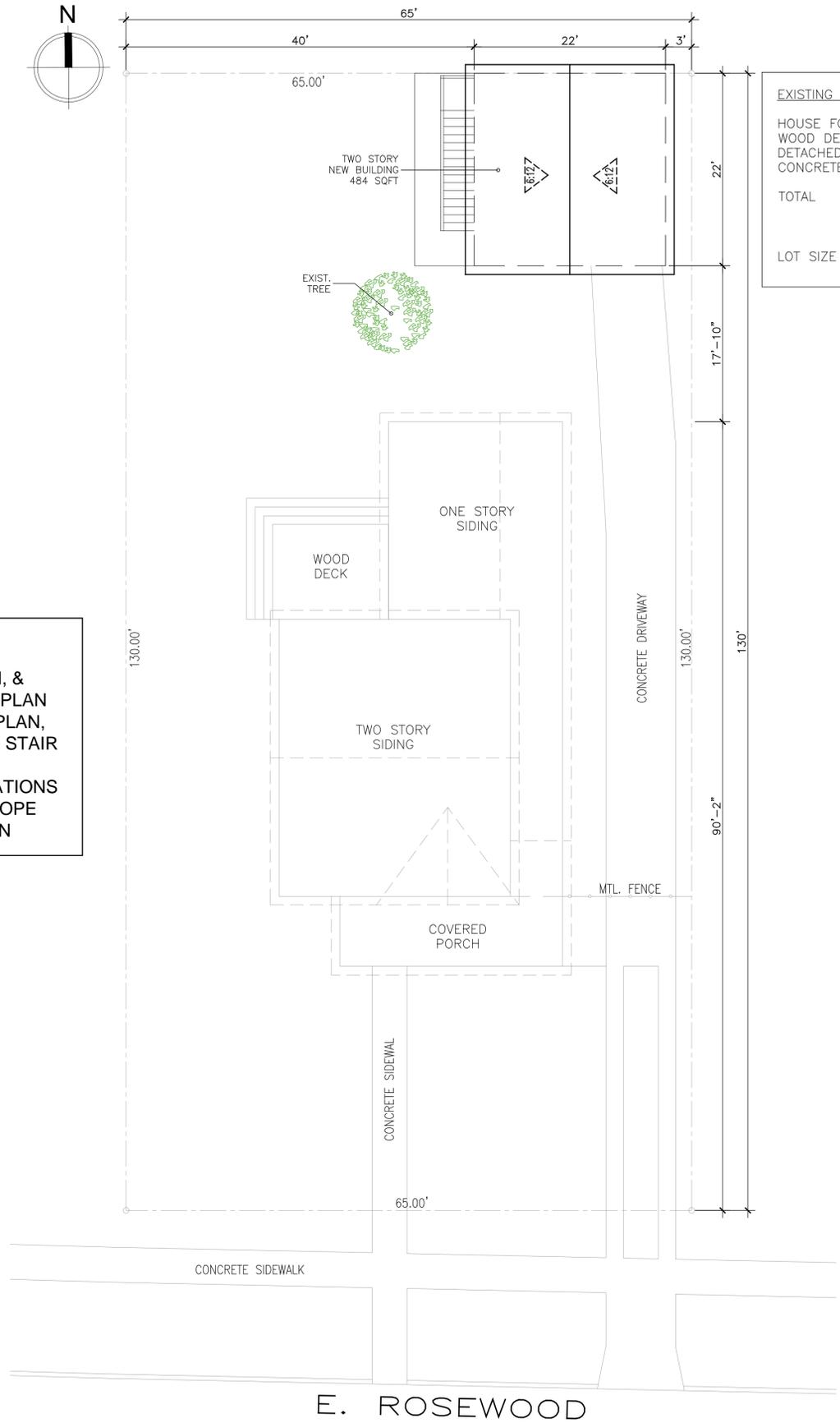


EXISTING IMPERVIOUS COVER:

HOUSE FOOT PRINT	1,688 SQFT
WOOD DECK	201 SQFT
DETACHED GARAGE	373 SQFT
CONCRETE DRIVEWAY	944 SQFT
TOTAL	3,206 SQFT
	(37.94) %
LOT SIZE	8,450 SQFT

DOCUMENT LIST:

- 1.1 EXIST. SITE PLAN, & PROPOSED SITE PLAN
- 1.2 1ST 2ND FLOOR PLAN, WALL SECTION & STAIR DETAIL
- 1.3 EXTERIOR ELEVATIONS
- 1.4 THERMAL ENVELOPE
- E1 ELECTRICAL PLAN



EXISTING IMPERVIOUS COVER:

HOUSE FOOT PRINT	1,688 SQFT
WOOD DECK	201 SQFT
DETACHED GARAGE	484 SQFT
CONCRETE DRIVEWAY	944 SQFT
TOTAL	3,317 SQFT
	(39.25) %
LOT SIZE	8,450 SQFT

1 **EXIST. SITE PLAN**
1" = 1/8"

2 **SITE PLAN**
1" = 1/8"

PROJECT
GARAGE CONVERSION

OWNER

ADDRESS

129 E. ROSEWOOD AVE
San Antonio, TX 78212

No	Description	Date
A	For Revision	08/27/2023

ALAMO CONSTRUCTION
Residential - Commercial - Demolition

1106 Vidarra Ct.
SAN ANTONIO, TX 78216
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Sheet Title
EXISTING SITE PLAN & NEW SITE PLAN

Designed By	Reviewed By
WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN
Issue Date	

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GARAGE CONVERSION

129 E. ROSEWOOD AVE
San Antonio, TX 78212

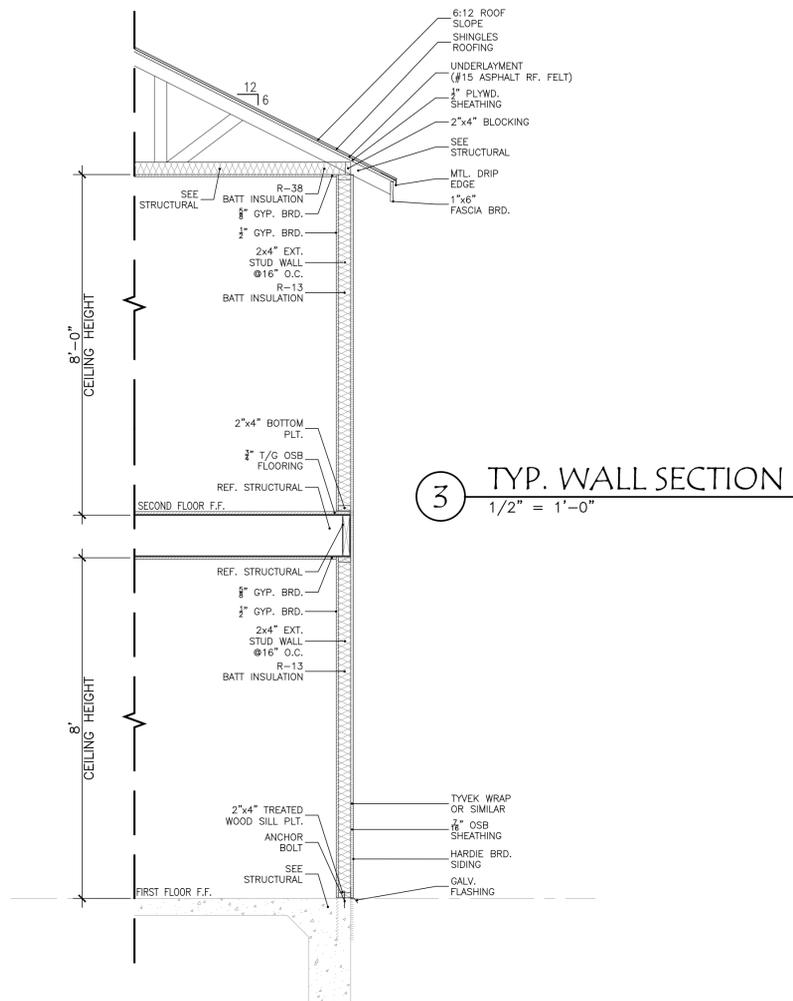
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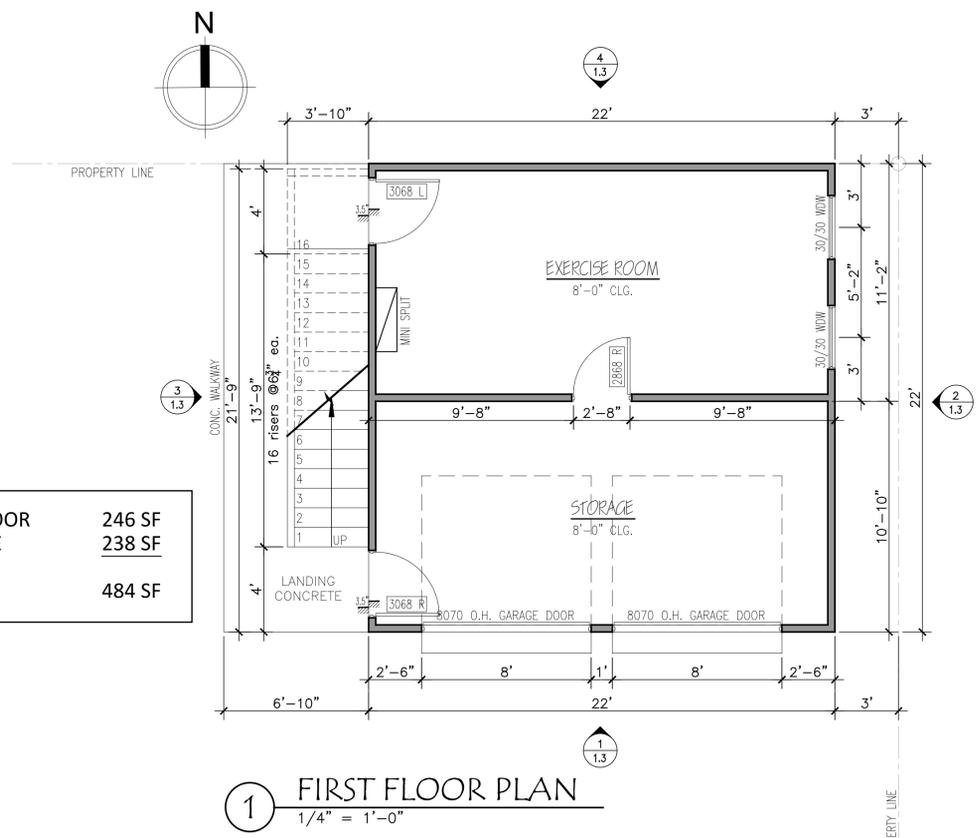
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WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN
Issue Date	01/09/2024

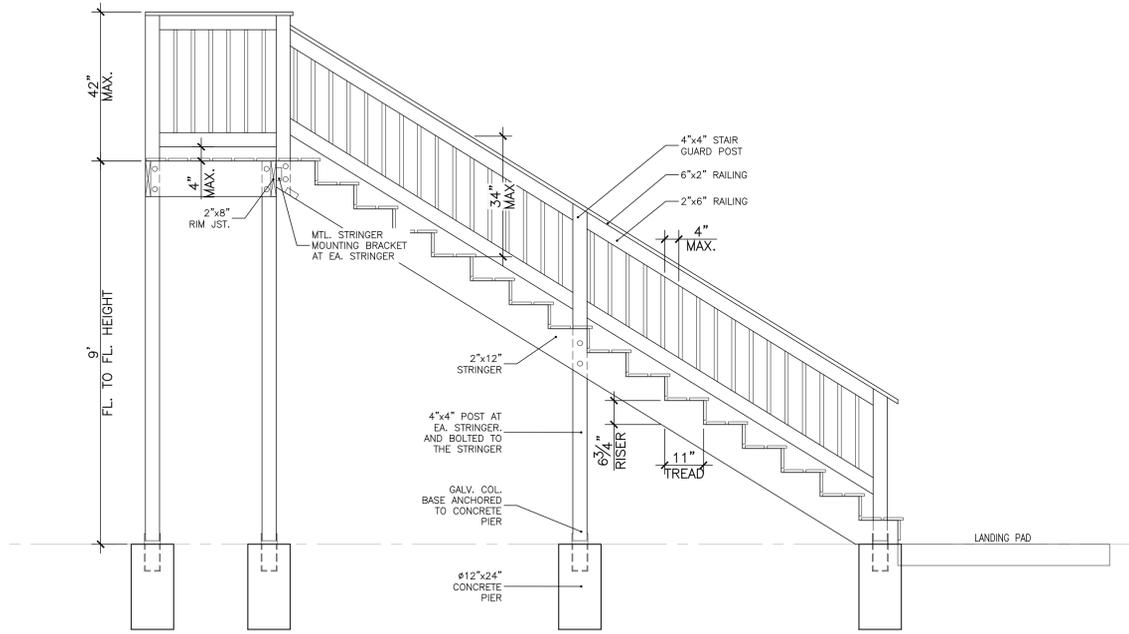
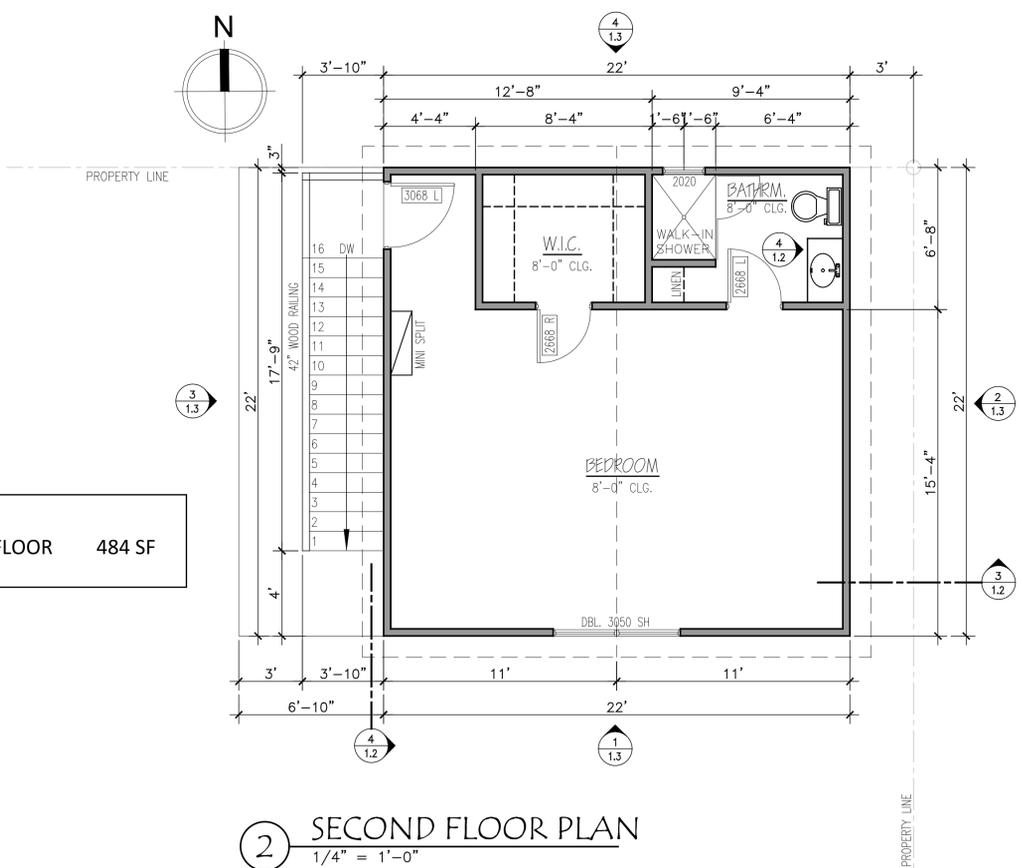
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FIRST FLOOR STORAGE	246 SF
SLAB	484 SF



SECOND FLOOR	484 SF
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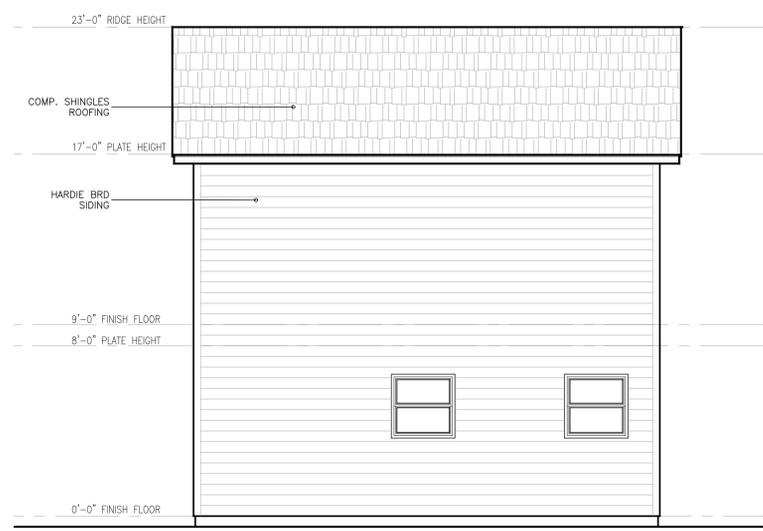


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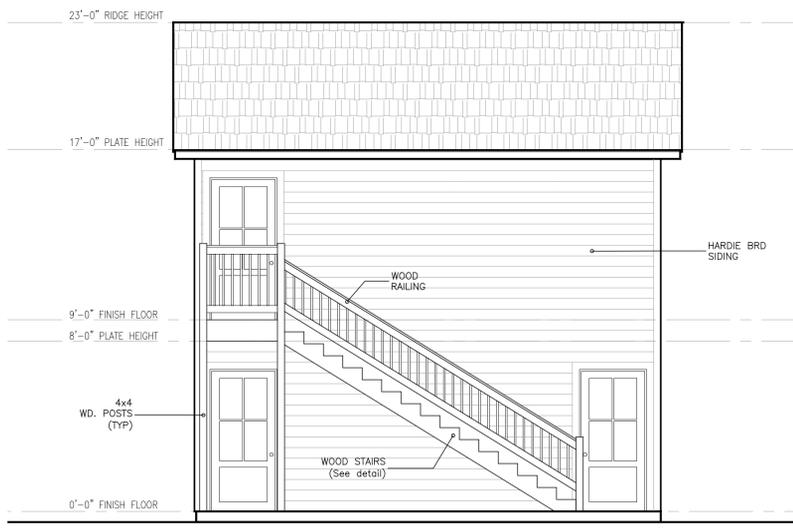
ISSUED FOR CONSTRUCTION



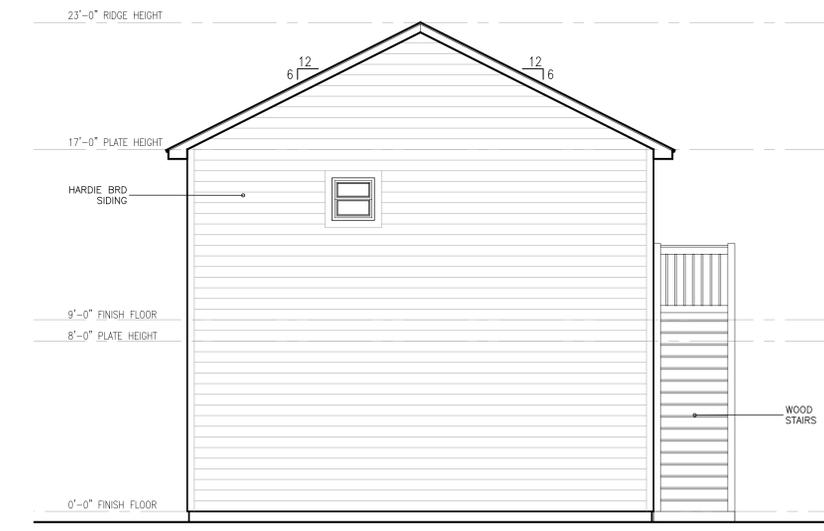
1 SOUTH ELEVATION
1/4" = 1'-0"



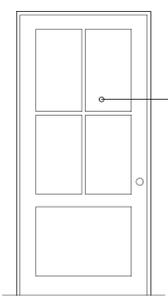
2 EAST ELEVATION
1/4" = 1'-0"



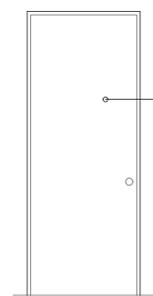
3 WEST ELEVATION
1/4" = 1'-0"



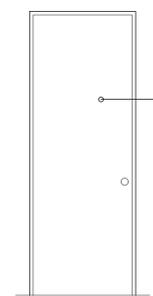
4 NORTH ELEVATION
1/4" = 1'-0"



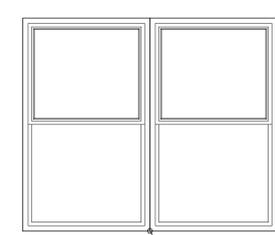
36in x 80in, ext. front wood door, 1 1/2" thickness solid panel. With insulated and tempered safety glass, with low-E coating. Color or stain TBD by owner.



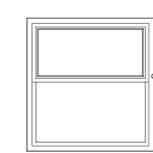
32in x 80in, int. wood door, 1 1/2" thickness solid panel.



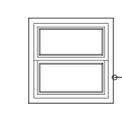
30in x 80in, int. wood door, 1 1/2" thickness solid panel.



Dbl. 36in x 60in, black painted clad wood, dbl. hung window w/ natural interior and screen. Double-pane, with energy efficient glass insulated and low-E glass.



36in x 36in, black painted clad wood, dbl. hung window w/ natural interior and screen. Double-pane, with energy efficient glass insulated and low-E glass.



24in x 24in, black painted clad wood, dbl. hung window w/ natural interior and screen. Double-pane, with energy efficient glass insulated and low-E glass.

5 WDW & DOORS SCHEDULE
NTS

PROJECT GARAGE CONVERSION

OWNER

ADDRESS

129 E. ROSEWOOD AVE
San Antonio, TX 78212

No	Description	Date
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Sheet Title
EXTERIOR ELEVATIONS

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WalCAD	Bob King
Drawn By	Scale
WalCAD	AS SHOWN
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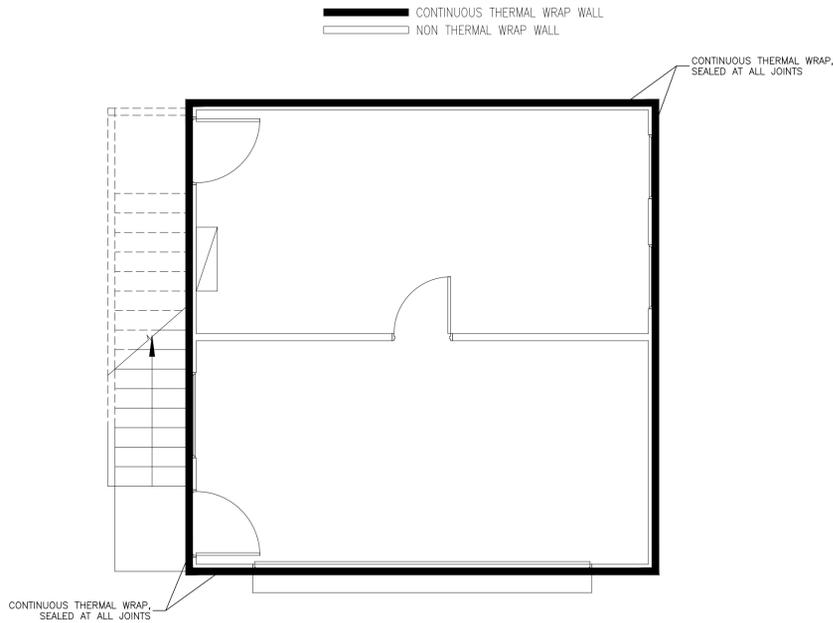
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Sheet Title
FLOOR PLANS

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Issue Date	

11/14/2023

THERMAL ENVELOPE



AIR BARRIER AND INSULATION INSTALLATION:

1. BUILDER TO MEET TABLE R402.4.1.1, WHERE APPLICABLE. (SEE TABLE ATTACHED)

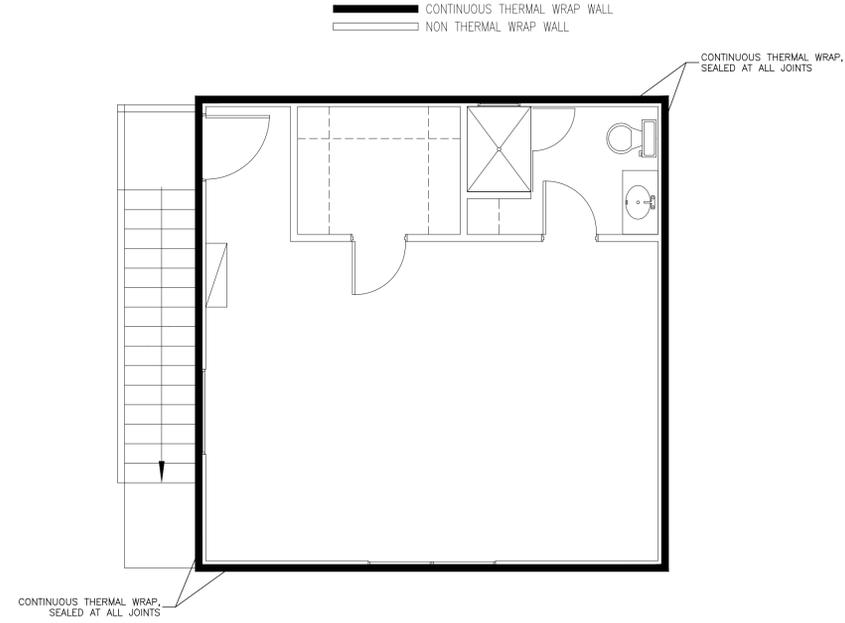


Table R402.4.1.1 - Building Thermal Envelope

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling / Attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, Skylights & Doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include an exterior air barrier. The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement crawl space and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section R402.2.10. Penetrations through concrete foundation walls and slabs shall be air sealed. Class I vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.10.
Shafts, penetrations	Duct and flue shafts to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section R402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	



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No	Description	Date
A	For Revision	08/27/2023

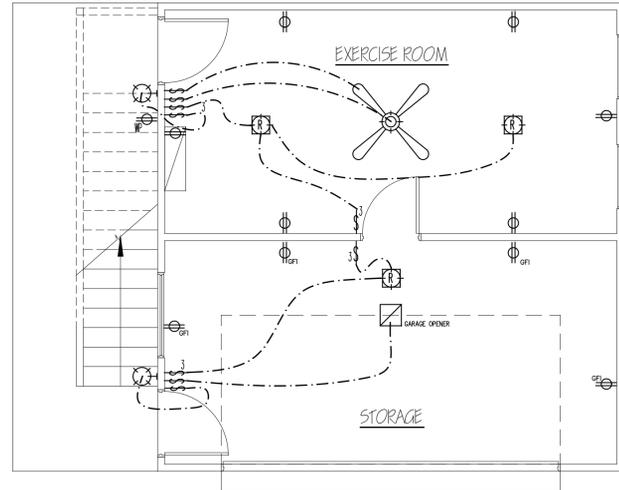
ALAMO CONSTRUCTION
Residential - Commercial - Demolition

1106 Vidarra Ct.
SAN ANTONIO, TX 78216
alamoconstructiondemo.com

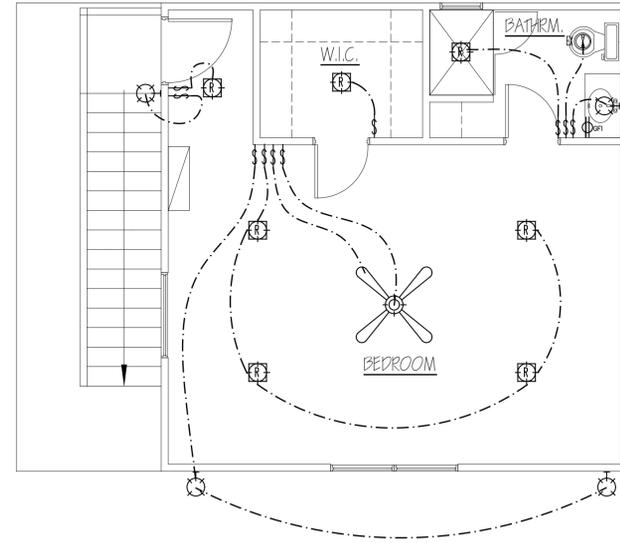
Sheet Title ELECTRICAL PLANS	
Designed By WalCAD	Reviewed By Bob King
Drawn By WalCAD	Scale AS SHOWN
Issue Date 11/14/2023	

ELECTRICAL LEGEND

	SWITCH
	3-WAY SWITCH
	110v OUTLET
	110v OUTLET / ON DEDICATED CIRCUIT
	110v WATER PROOF OUTLET
	GROUND FAULT 110v OUTLET
	110v FLOOR OUTLET W/ COVER
	220v OUTLET
	CEILING MOUNTED LT.
	WALL MOUNTED LT.
	1/2 HOT OUTLET
	CEILING FAN
	TELEPHONE
	TELEVISION
	RECESS DOWN (CAN) LIGHT (SMALL CAN)
	RECESS LIGHT
	RECESS LIGHT/ WATERPROOF LITE FIXTURE
	EYEBALL SPOT
	CEIL. HTR & VENT
	CEIL EXHT.
	CEIL HTR.
	CEIL EXHT. W/ LITE
	CEIL EXHT. W/ LITE & HTR.
	SMOKE DETECTOR
	FLOOD LITES
	4' FLUOR. LTS.
	DOOR BELL BUTTON
	110v OUTLET@ SOFFIT WIRE OUTLETS TO SWITCH
	SWITCH/ TO CONTROL ALL XMAS LITES AS SELECTED.
	CEILING VENT/ELECTR. W/ SW.
	FLUORESCENT LIGHT



① 1ST FLOOR - ELECT. PLAN
1/4" = 1'-0"



② 2ND FLOOR - ELECT. PLAN
1/4" = 1'-0"

FOUNDATION GENERAL NOTES:

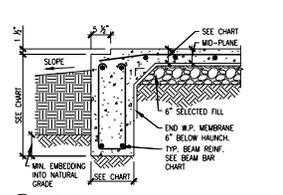
- GENERAL:
 - THIS FOUNDATION HAS BEEN DESIGNED AS A SOL SUPPORTED STIFFED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
 - CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
 - 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 10 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
 - 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:
 - CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. # 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 ITS 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 FURTHER THAN 12-INCHES FROM END 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 WALL.
 - 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 MARIOT 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 DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM.
 - 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 TYPOT 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 MARIOT 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.

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

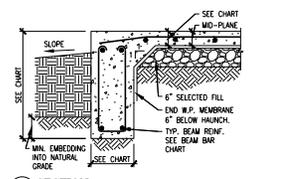
BEAM AND SLAB INFORMATION						
BEAM WIDTH	EXT. BEAM DEPTH	INT. BEAM DEPTH	BEAM DEPTH	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	SLAB THICKNESS
12" MIN.	30" MIN.	12" MIN.	30" MIN.	2-#6 TOP	2-#6 BOT.	4"

TABLE 1 REBAR SPACING DISTANCES (INCHES) FOR 3000 PSI CONCRETE		
BAR SIZE	BEAM TOP BARS	OTHER BARS
3	22	17
4	29	22
5	36	28
6	43	33
7	63	48
8	72	55
9	81	62

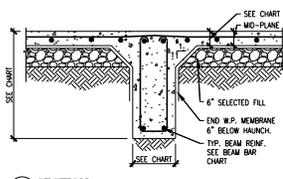
FOUNDATIONS ON EXPANSIVE CLAY SUBGRADE ARE SUBJECT DIFFERENTIAL SETTLEMENT AND MOVEMENT WITH CHANGES TO MOISTURE CONTENT OF THE SOILS UNDER THE FOUNDATION. THESE MOVEMENTS ARE EXPECTED TO STAY WITHIN INDUSTRY ACCEPTED RANGES. HOWEVER, SOIL IMPROVEMENT BY REMOVAL OF THE TOP 6" OF SOIL TO 6" OUT FROM THE BUILDING PERIMETER AND REPLACING IT WITH LOW PLASTICITY SELECT FILL CAN MITIGATE SOME OF THE FOUNDATION MOVEMENT. THE DEPTH OF SOIL REPLACEMENT IS THE OWNER'S DECISION BASED ON AN EVALUATION OF THE RISK.



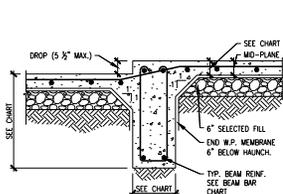
1 SECTION EXTERIOR BEAM W/BRICK LUG SCALE: 3/4"=1'-0"



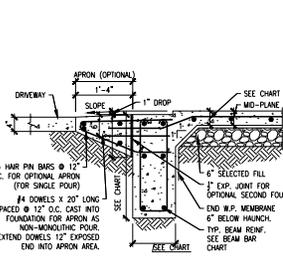
2 SECTION EXTERIOR BEAM - NO BRICK LUG SCALE: 3/4"=1'-0"



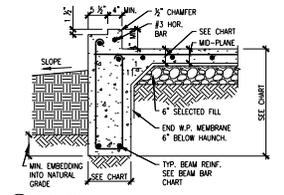
3 SECTION TYPICAL INTERIOR BEAM DETAIL SCALE: 3/4"=1'-0"



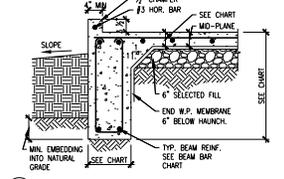
4 SECTION SECTION FOR DROPS 5 1/2\"/>



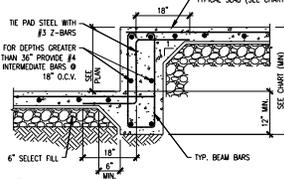
5 SECTION GARAGE RAMP DETAIL SCALE: 3/4"=1'-0"



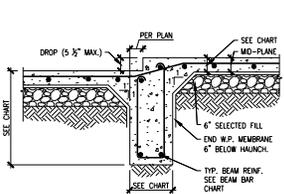
6 SECTION EXTERIOR BEAM W/BRICK LUG SCALE: 3/4"=1'-0"



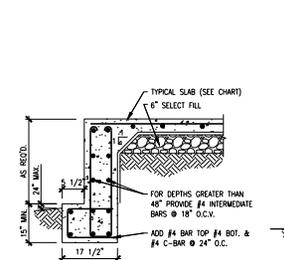
7 SECTION EXTERIOR BEAM W/BRICK LUG SCALE: 3/4"=1'-0"



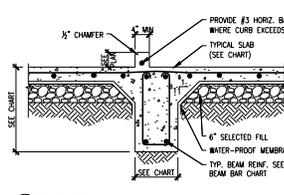
8 SECTION SECTION FOR DROPS 6\"/>



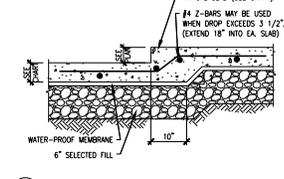
9 SECTION SECTION FOR DROPS 5 1/2\"/>



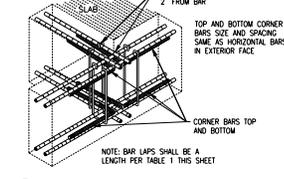
10 TYP. DROP LUG EXTERIOR DROP BRICK/ROCK LUGS SCALE: 3/4"=1'-0"



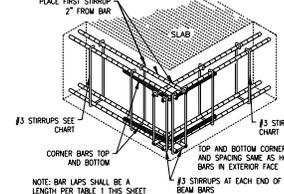
11 SECTION CURB @ BEAM SCALE: 3/4"=1'-0"



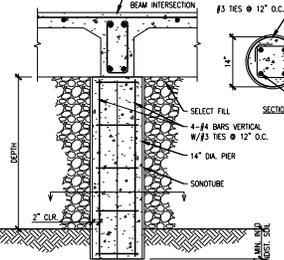
12 SECTION SECTION FOR DROPS IN BEAM AREA UP TO 5 1/2\"/>



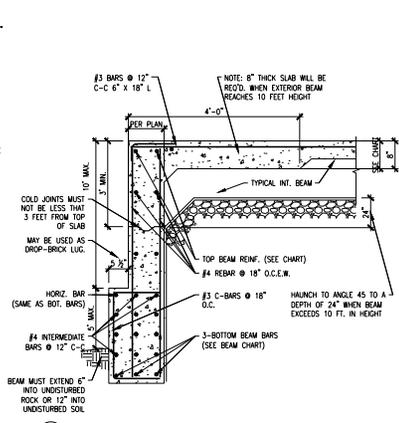
13 DETAIL SCALE: 3/4"=1'-0"



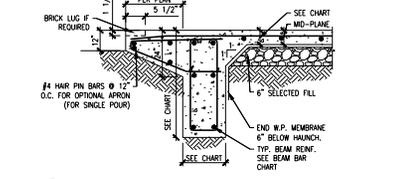
14 DETAIL SCALE: 3/4"=1'-0"



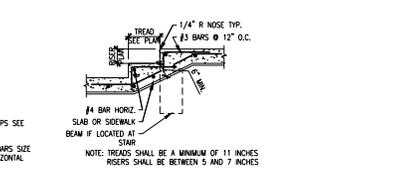
15 TYP. BEAM INTERSECT PIER RECOMMENDED WHEN DEPTH EXCEEDS 2'-0"



16 TYP. DEEP BEAM DEEP BEAMS 10-15 FEET DEEP SCALE: 3/4"=1'-0"



17 SECTION CANTILEVER DETAIL SCALE: 3/4"=1'-0"



18 TYP. CONC. STAIRS SCALE: 3/4"=1'-0"



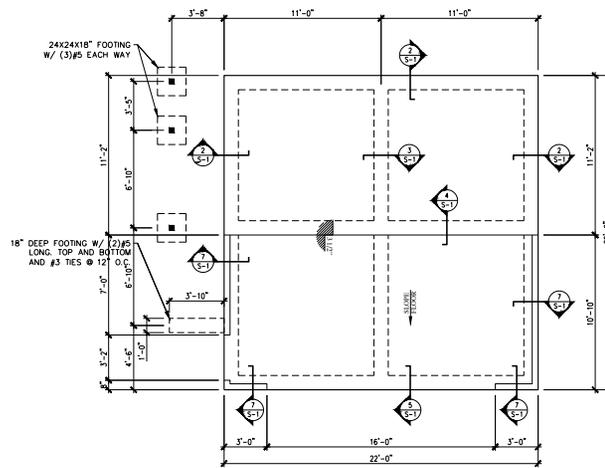
15 TYP. BEAM INTERSECT PIER RECOMMENDED WHEN DEPTH EXCEEDS 2'-0"

NO.	DESCRIPTION	DATE	APP'D.

Villalreal Design Group, LLC
 Jose@villalrealdesign.com
 Texas Firm 12109
 (210) 725-6100

FOUNDATION DETAILS
GARAGE CONVERSION
 1305 ROSEWOOD
 SAN ANTONIO, TX 78212

SHEET TITLE:	23-475
JOB NO.:	11/21/23
DATE:	MP
DESIGNER:	MP
CHECKED:	JW, PE
DRAWN:	MP
SHEET:	S-1
OF 5	



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

NO.	DESCRIPTION	DATE	APP.

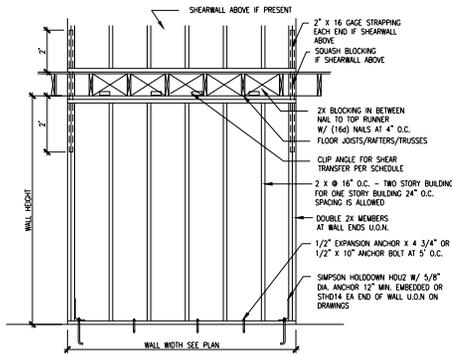


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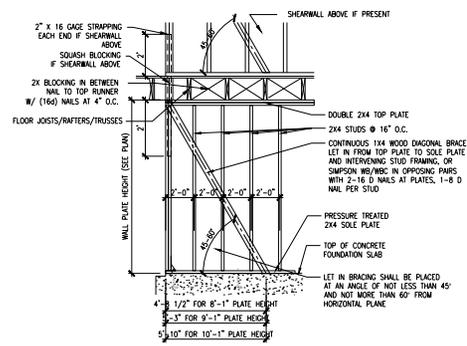
FOUNDATION PLAN
GARAGE CONVERSION
 1306 ROSEWOOD
 SAN ANTONIO, TX 78212

SHEET TITLE:	FOUNDATION PLAN
JOB NO:	23-475
DATE:	11/21/23
DESIGNER:	MP
CHECKED:	JW, PE
DRAWN:	MP

SHEET: **S-2**
OF 5



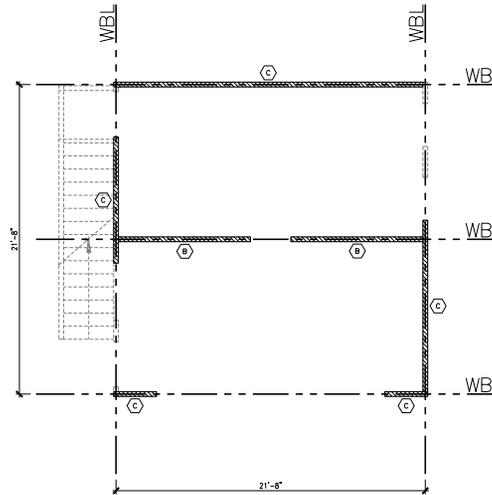
TYPICAL BRACED WALL DETAIL
NO SCALE



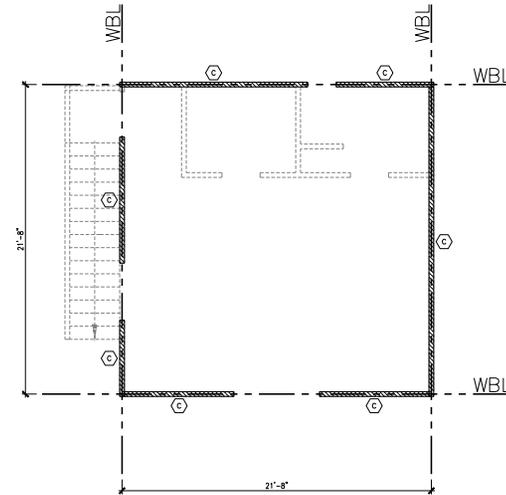
TYPICAL LET IN BRACING DETAIL
NO SCALE

SHEAR WALL SCHEDULE								
ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAULING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF	⊙	1/2" OIP BOARD @ INT. FACE BLOCKED W/ 60 COOLER NAILS @ 4" O.C. AND 1/2" OIP SHEATHING @ EXT. FACE BLOCKED W/ 30 COOLER NAILS @ 4" O.C. (ALL SUPPORTS, I.A. FACE NAILED @ 4" O.C.)	TWO	1/2" x 60" 60" O.C.	A35F @ 18"	160 @ 6" O.C.	A35 @ 20"	GB
175 PLF	⊙	1/2" OIP BOARD BLOCKED W/ 60 COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.) OR 1/4" LET-IN BRACING OR 16 GA. METAL STRAP (SIMPSON MS)	TWO	1/2" x 60" 60" O.C.	A35F @ 15"	160 @ 3" O.C.	A35 @ 17"	GB
280 PLF	⊙	7/16" PLYWOOD STRUCT. 1 BLOCKED BY 80 NAILS @ 6" O.C. EDGES AS ALTERNATE TO PLYWOOD USE RED T-PLY	ONE	1/2" x 60" 60" O.C.	A35F @ 21"	160 @ 7" O.C.	A35 @ 19"	WSP
560 PLF	⊙	7/16" PLYWOOD STRUCT. 1 BLOCKED BY 80 NAILS @ 6" O.C. EDGES	TWO	1/2" x 60" 18" O.C. / 5/8" x 27" 27" O.C.	A35F @ 10"	160 @ 3 1/2" O.C.	A35 @ 9"	WSP

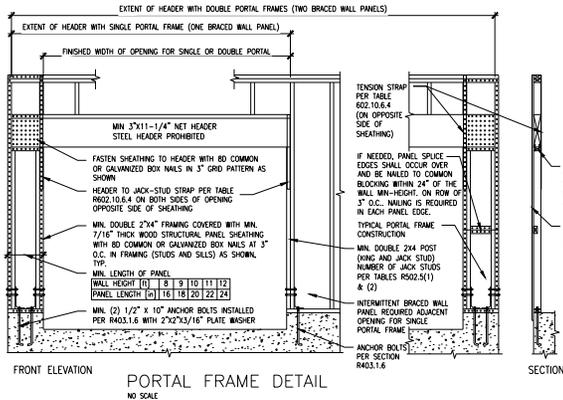
- NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
- SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.
- 80 NAILS @ 6" CAN BE REPLACED WITH STAPLES @ 4", 1" CROWN, 16 GA., 1.75" LONG



FIRST FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"



SECOND FLOOR WIND BRACING PLAN
Scale: 1/4" = 1'-0"



NO.	DESCRIPTION	DATE	APP'D.



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WIND BRACING PLANS
GARAGE CONVERSION
1305 ROSEWOOD
SAN ANTONIO, TX 78212

SHEET TITLE:
JOB NO: 23-475
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DESIGNER: MP
CHECKED: JLV, PE
DRAWN: MP

SHEET:
S-3
OF 5

DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE 2021 EDITION
 WOOD ALUMINUM
 WOOD TRUSSES TPI

2. DESIGN LOADS

DEAD LOADS ROOF 10 PSF - COMPOSITION SHINGLE OR METAL
 LIVE LOADS FLOORS 40 PSF
 ROOF 20 PSF
 CEILING JOIST 10 PSF

3. SNOW LOAD : 5PSF
 4. WIND LOAD : 115MPH APPLIED PER (B/R/C) I = 1.0 EXPOSURE "B"
 5. SEISMIC : SEISMIC CATEGORY "A"

ROUGH CARPENTRY

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) OR BETTER.

2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.

3. ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE 2X4 @ 16" O.C. UNLESS ARCHITECTURAL DRAWINGS ARE SHOWING 2X6 STUD WALLS OR 17 IS 3 STORY BUILDING. FOR 3 STORY BUILDING EXTERIOR AND LOAD BEARING WALLS ON THE FIRST FLOOR SHALL BE 2X6 @ 16" O.C. OR DOUBLE 2X4 STUDS @ 16" O.C.

4. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.

5. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED.

6. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

7. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.

8. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LVL'S = 2,600 PSI
 PSL'S = 2,900 PSI
 GLULAMS = 2,400 PSI

9. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

10. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETY , ETC.

11. ATTACH WOOD SILL PLATES FOR EXTERIOR WALLS AND SHEAR WALLS TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 5'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.

12. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.

13. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.

14. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.

15. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.

16. FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING MEMBERS WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE: FIRST 8' FROM SHEARWALLS - OTHERS
 PANEL EDGES 4" O.C. 6" O.C.
 PANEL FIELD 6" O.C. 6" O.C.

17. FOR METAL AND COMPOSITE SHINGLE ROOFING PLYWOOD ROOF DECKING SHALL BE 3/8" OSB AND FOR CLAY AND CONCRETE ROOFING PLYWOOD ROOF DECKING SHALL BE 3/4" OSB APA RATED CD INTERIOR WITH EXTERIOR GLUE. NAIL PLYWOOD TO FRAMING WITH 6d NAILS AS FOLLOWS:

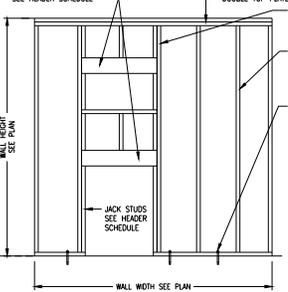
ROOF ZONE: FIRST 5' FROM END - FIRST 4' FROM EDGE & RIDGE - OTHERS & SHEAR WALLS
 PANEL EDGES 4" O.C. 6" O.C. 6" O.C.
 PANEL FIELD 6" O.C. 6" O.C. 6" O.C.

18. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

19. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

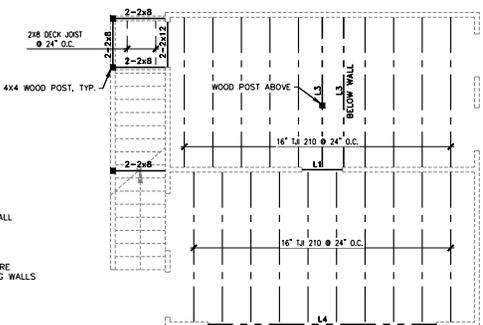
20. PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER.

SEE HEADER SCHEDULE

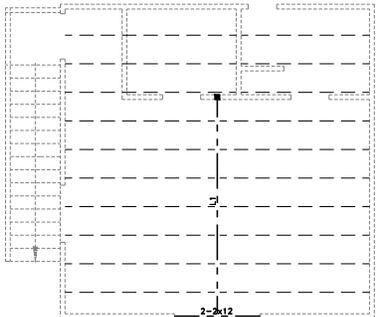


TALL WALL SCHEDULE	SECTION	SPACING	MAX. HEIGHT
2x6	12" O.C.	12'-0"	12'-0"
2x6	12" O.C.	12'-0"	12'-0"
2x6	8" O.C.	14'-0"	14'-0"
2x6	6" O.C.	19'-6"	19'-6"
2x6	4" O.C.	21'-0"	21'-0"
2x8	16" O.C.	15'-0"	15'-0"
2x8	12" O.C.	16'-5"	16'-5"
2x8	8" O.C.	15'-5"	15'-5"
2x8	4" O.C.	23'-5"	23'-5"

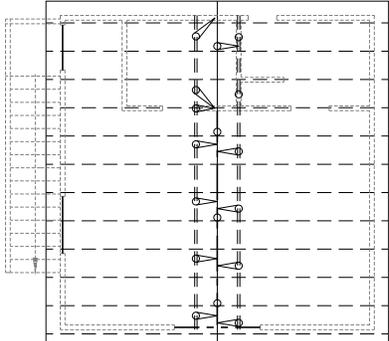
* BASED ON ALLOWABLE DEFLECTION OF H/240
 PER IRC TABLE R301.7, NOT USING STUCCO BRITTLE FINISHES
 ** BASED ON ALLOWABLE DEFLECTION OF H/180
 PER IRC TABLE R301.7, USING EPS EXTERIOR OR NON BRITTLE FINISH



SECOND FLOOR FRAMING PLAN
 Scale: 1/4" = 1'-0"

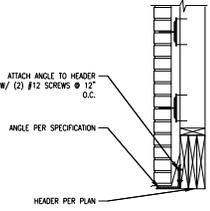


CEILING PLAN
 Scale: 1/4" = 1'-0"
 ALL CEILING JOISTS TO BE 2X6 @ 24" O.C.
 ALL CEILING TO BE 8'-0" HIGH U.O.N. ON DRAWINGS



ROOF FRAMING PLAN
 Scale: 1/4" = 1'-0"
 ALL RAFTERS TO BE 2X6 @ 24" O.C. U.O.N.
 ALL VALLEY BEAMS TO BE (2) 2X8 U.O.N.

STEEL LINTEL SCHEDULE		
OPENING SIZES	LINTEL SIZE	MIN. END BEARING
UP TO 5'	L6X4X3/8 LLV	6"
5' - 7'	L6X4X3/8 LLV	6"
7' - 8'	L6X4X7/16 LLV	6"
8' - 10'	L6X4X7/16 LLV	6"
10' - 12'	L6X4X7/16 LLV	6"
12' - 14'	L6X4X7/16 LLV	6"
14' - 16'	L6X4X7/16 LLV	6"
16' - 18'	L6X4X7/16 LLV	6"



HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS)
(1) 2x8	HU210-2	1,650
(2) 2x12	HU212-2	2,145
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
3.5X9.25	HU5410	1,880
3.5x11.875	HU5412	2,510
3.5x14	HU416	2,680
3.5x16	HHU5410	5,190
3.5x18	HHU5414	11,180
5.25X9.25	HU531/9	1,875
5.25x11.875	HHU55.5/10	5,190
5.25x14	HHU55.5/10	5,190
5.25x16	HHU55.5/10	5,190
5.25x18	HHU55.5/14	11,180
T&T'S	HUT SERIES	750 MM
TRUSSES	H SERIES	

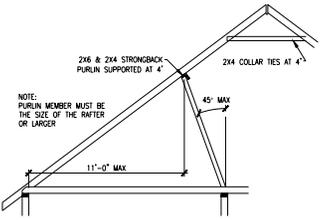
* THESE HANGERS ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN.
 * ALL HANGERS ARE SIMPSON STRONG TIE.

HEADER SCHEDULE		
SIZE	MAXIMUM SPAN	
	ONE STORY B.R.	TWO STORY B.R.
2-2x6	3'-6"	2'-5"
2-2x8	4'-5"	3'-2"
2-2x10	5'-5"	3'-10"
2-2x12	6'-3"	4'-5"

* THESE HEADER SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN.
 * ALL MATERIAL TO BE NO.2 S.P.
 * NUMBER OF STORES BELOW ROOF LEVEL (B.R.)
 * USE (2) JACK STUDS FOR 2X12 (1) JACK STUD FOR OTHERS. KING STUDS NO. EQUALS JACK STUD

BEAM SCHEDULE		
MARK	SIZE	JACK STUDS
L1	(2) 1 3/4" X 11 1/4" LVL	(2) 2 X 4/8
L2	(2) 1 3/4" X 14" LVL	(2) 2 X 4/8
L3	(2) 1 3/4" X 16" LVL	(2) 2 X 4/8
L4	(2) 1 3/4" X 18" LVL	(3) 2 X 4/8
L5	(3) 1 3/4" X 11 1/4" LVL	(2) 2 X 6
L6	(3) 1 3/4" X 14" LVL	(2) 2 X 6
L7	(3) 1 3/4" X 16" LVL	(2) 2 X 6
L8	(3) 1 3/4" X 18" LVL	(3) 2 X 6
L9	(3) 1 3/4" X 20" LVL	(4) 2 X 6

NAILING SCHEDULE	
CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
3. 1"x6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
4. WIDER THAN 1"x6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE PLATE TO JOIST OR BRIDGING, FACE NAIL	16D @ 16" OC
7. TOP PLATE TO STUD, END NAIL	2-16D
8. STUD TO SOLE PLATE	4-8 TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NAIL	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NAIL	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16D
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"x8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"x8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 33" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D



PURLIN SUPPORT FOR 2X6 RAFTERS @ 24"
 SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN

NO.	DESCRIPTION	DATE	APP'D.

11/21/23

Villarreal Design Group, LLC
 Jose@VillarrealDesign.com
 Texas Firm 12109
 (210) 725-6100

FRAMING PLANS

GARAGE CONVERSION
 1306 ROSEWOOD
 SAN ANTONIO, TX 78212

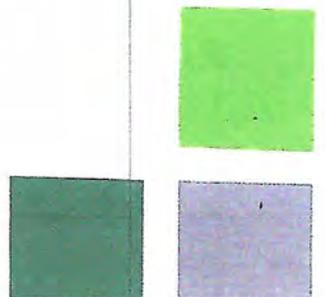
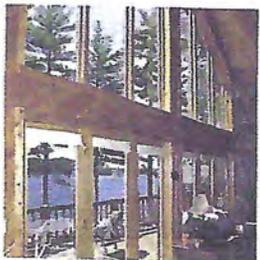
JOB NO:	23-475
DATE:	11/21/23
DESIGNER:	MP
CHECKED:	JW, PE
DRAWN:	MP
SHEET:	S-4

OF 5



Product Guide

WINDOWS AND PATIO DOORS



OPTIONS AND ACCESSORIES

Alternative Species Interior

Nothing enhances the look and feel of a room more than the richness and beauty of wood. With that in mind, we offer several luxurious wood species in our new construction and Lincoln Fit product offerings. As a home builder or remodeler, select from five alternate wood species interiors, including Fir, Oak, Cherry, Alder or Mahogany and simultaneously complement the character of your project with your window package.



PAINTED



Interior Trim

Lincoln offers interior trims in ten profiles. The benefit to our customers is the ability to shape trim for a radius unit at the time the unit is produced. In addition, plinth blocks are available, to facilitate joining radius to straight trim.

Exterior Trim

Add a finishing touch to the exterior of your windows and patio doors by trimming them with the many brickmould and casings offered by Lincoln. Along with enriching the aesthetics of your home, these factory-applied trims reduce installation labor and hassle.

Lite Options

Stylize your windows and doors - it's simple with a standard or custom lite division. We offer several variations and styles to choose from whether you wish to stay historically accurate, are looking to make a statement or prefer the ease of cleaning. For the traditionalists, Lincoln offers a 7/8" and 1-1/4" True Divided Lite (LDL) in our primed wood sash. For the historic look with today's technology advantage, we offer a Simulated Divided Lite in three standard profile widths including: 7/8", 1-1/8" or 2". Profiled internal grilles (grilles between the glass) are a terrific low-maintenance option while still retaining the divided lite look. Interior wood grilles in 5/8", 1" and 1-1/4" single profile and 7/8" double profile, with or without surround, are paintable and stainable to match any décor.



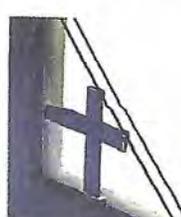
Interior Wood Grille (No Surround)



Lincoln Divided Lite (LDL)



Simulated Divided Lite (SDL)



Internal Aluminum Grille (GBG)

Screens

Screens allow you to enjoy the fresh air while keeping insects and debris out of your home. Lincoln offers three screen options. Fiberglass mesh is our standard screen. It's the most popular screen material due to its long-lasting and minimal maintenance qualities. Aluminum is the most widely used metal for screens and is a great option for homes with pets or kids.

BetterVue is our newest offering. It's also made of fiberglass, but has thinner strands and a tighter weave than our standard fiberglass screen providing better visibility, increased light transmittance, greater airflow, improved curb appeal and enhanced protection from small insects (no-see-ums), debris and dust.



TOP - Standard Fiberglass BOTTOM - BetterVue

Additional Options

Lincoln offers numerous other options as well, including extension jambs, masonry clips, nailing fins, jambliner covers, spread mulls and accessories, brickmould options, exterior cPVC or wood trims and casings, screen blinds, sash lifts, security footbolt locks, interior "FirstFinish" and much more.

WOOD



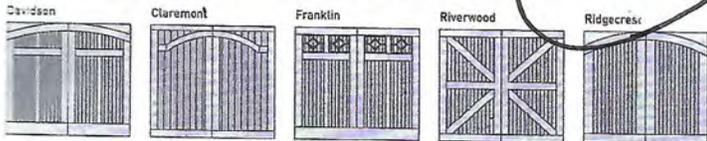
Terry design with stud and gate latch (custom stain by homeowner)

CUSTOM WOOD COLLECTION

Meticulously handcrafted for reliable performance.

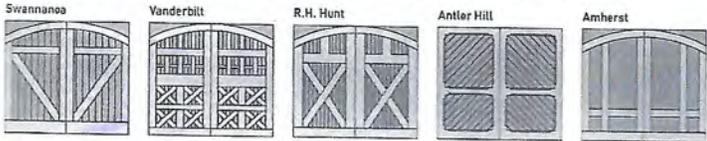
These all-natural wood doors add striking beauty and value to your home. Unlimited custom designs available.

BOB TIMBERLAKE® COLLECTION



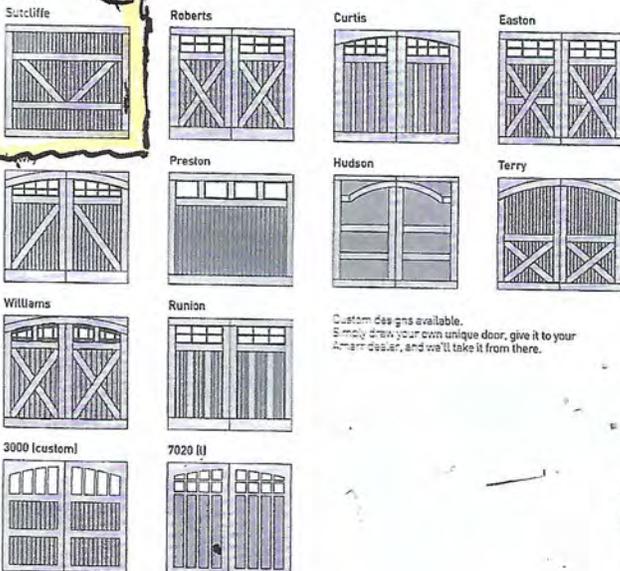
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BILTMORE® FOR YOUR HOME COLLECTION



AMARBLEY DESIGN COLLECTION

Unlimited design options.

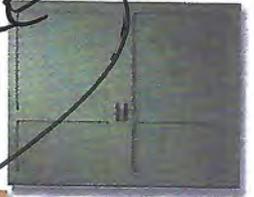


Custom designs available. Simply draw your own unique door, give it to your Amarbley dealer, and we'll take it from there.

Claremont



Antler Hill



DELAWARE

Williams with Seeded Glass



Vanderbilt with Seeded Glass

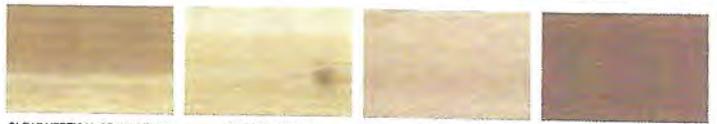


Curtis with Seeded Glass



THIS ONE!

WOOD CHOICES



CLEAR VERTICAL GRAIN CEDAR

INCENSE CEDAR

RED GRANDIS

MAHOGANY*

*Not available in Bob Timberlake Collection.

WIND LOAD APPROVALS

Exposure B with mean roof height < 30'	Door Width Up To	Wind Load Approved for Wind Speeds Ranging MPH/MPH ² (PSF Design Pressures)	Impact Resistant	Glass Available	
				Standard	Impact
Custom Wood Collections	10'	142 - 176 mph 194 - 229 mph (37.0/-37.0) - (50.0/-57.0)	Yes ³	Yes	Yes ³
	16'	158 mph 205 mph (40.0/-43.0)	Yes ³	Yes	No
	18'	111 - 159 mph 144 - 207 mph (21.0/-21.0) - (43.0/-43.0)	Yes ³	Yes	Yes ³
Miami-Dade⁴ Doors are available up to 14' tall or a max weight of 635 lbs.	9'	169 - 185 mph 214 - 240 mph (45.3/-51.2) - (50.0/-62.0)	Yes	No	No
	16'	169 mph 218 mph (45.8/-49.3)	Yes	No	No
	18'	165 mph 212 mph (42.0/-46.0)	Yes	No	No

¹ Based on ASCE7-05

² Based on ASCE7-10

³ Option available on select models.

⁴ Miami-Dade wood doors require wood-on-steel base construction.



129E



129E







THE
CASA SEADOGS

COUNTY ONE
210-941-8800















CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

September 27, 2023

ADDRESS: 129 E ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6534 BLK 14 LOT 33, 34 & E 15 FT OF 32
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
RIVER IMPROVEMENT OVERLAY: No
APPLICANT: Robert King/Alamo Construction LLC - 1106 Vidorra Court
OWNER: KUBECKA MARINA - 129 E ROSEWOOD AVE
TYPE OF WORK: Non-contributing demolition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the rear detached accessory at 129 E Rosewood Ave.

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION**

DATE: 9/27/2023 3:23:25 PM

ADMINISTRATIVE APPROVAL TO: Following review, based on information available at this time, staff has determined that a demolition permit may be issued in accordance with the UDC.

To support local reuse and waste diversion goals, we encourage the salvaging of all original or valuable materials prior to demolition activity on the site. Full deconstruction by hand would yield a larger quantity of reclaimed materials available for resale or reuse in other projects.

In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. Currently, residential structures up to four units and rear accessory structures built on or before 1920 or 1945 are required to be deconstructed, depending on location. On January 1, 2025, the ordinance will automatically expand to include residential structures up to eight units. The year-built threshold will be raised from 1920 to 1945 anywhere within the City limits, and from 1945 to 1960 for properties designated historic or located within a Neighborhood Conservation District. To learn more, visit www.sareuse.com.

APPROVED BY: Bryan Morales

Shanon Shea Miller
Historic Preservation Officer