

# HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

**HDRC CASE NO:** 2023-007  
**ADDRESS:** 328 E HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 3088 BLK 4 LOT 7 & E 25 FT OF 6  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Ramon Torres /Creedco Pros  
**OWNER:** SCHEINMAN AMY LORNA REVOCABLE TRUST  
**TYPE OF WORK:** Reconstruction of a rear accessory structure  
**APPLICATION RECEIVED:** December 29, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the rear accessory structure at 328 E Huisache, located within the Monte Vista Historic District. The original, rear accessory structure collapsed during construction work due to deteriorated structural members.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)



- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.



### *Standard Specifications for Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement 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.

### **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to reconstruct the rear accessory structure at 328 E Huisache, located within the Monte Vista Historic District. The original, rear accessory structure collapsed due to deteriorated structural members. An Administrative Certificate of Appropriateness was issued on May 11, 2022, for rehabilitative scopes of work to the rear accessory structure, which included foundation repair, siding repair, repairs to wall framing and roofing, roof replacement and the installation of salvaged wood windows where windows were missing.
- b. The primary historic structure at 328 E Huisache was constructed circa 1920 in the Craftsman style. The structure first appears on the 1924 Sanborn Map. The rear accessory structure is also noted on the 1924 Sanborn Map.
- c. **RECONSTRUCTION** – As noted in finding a, the original accessory structure collapsed during rehabilitation. The applicant has proposed to reconstruct the structure to match the original in massing, footprint and general design. Completed work at the current time does not match the previously approved and current construction documents.
- d. **CONSTRUCTION DOCUMENTS & COMPLETED WORK** – The work that has been completed on site is not consistent with the submitted construction documents. Small inconsistencies, such as siding profiles and window profiles exist.
- e. **MASSING & FORM** – The original structure featured a footprint of approximately 500 square feet. The applicant has proposed to match the original structure's footprint. The applicant has proposed to reconstruct walls to feature a similar plate height, which is design to be five (5) inches taller than originally constructed. Staff finds this to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 9.B.iii.
- f. **ROOF FORM** – The original structure featured a front facing gabled roof, a rear facing hipped roof, and a side room that featured a shed roof. The applicant has proposed to reconstruct the roof structures to feature matching forms as the original. Staff finds this to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations 9.B.iii.
- g. **MATERIALS (Roofing)** – The applicant has proposed to install an asphalt shingle roof, consistent with the previous roofing material. This is consistent with the Guidelines.
- h. **MATERIALS (Siding)** – The original structure featured various siding profiles including vertical lap siding with approximately an eight (8) inch exposure, horizontal siding with approximately a ten (10) inch exposure, and various siding profiles that had been installed over time in non-formal repairs. The applicant has proposed to install all horizontal siding that features a Dutch lap. Per the Guidelines for Exterior Maintenance and Alterations 9.B.iii. outbuildings and garages should be reconstructed based on accurate evidence of the original.



While the siding profile has changed, staff finds that the proposed siding profile is consistent with profiles found historically within the district. Staff finds this to be appropriate.

- i. MATERIALS (Windows) – The applicant has noted the installation of salvaged wood windows. Staff finds this to be appropriate. Staff finds that salvaged windows should be submitted to OHP staff for review and approval prior to installation.
- j. FENESTRATION – The original structure featured five (5) window openings, one garage door opening and one pedestrian door opening. The applicant has proposed to modify the opening of the double-hung, six over six window to the immediate left of the garage door opening to feature a single pane, fixed window. Per the Guidelines for Exterior Maintenance and Alterations 9.B.iii. outbuildings and garages should be reconstructed based on accurate evidence of the original. The applicant has also proposed to modify the locations and widths of both the garage door and pedestrian doors. While the applicant has proposed modifications from the original locations and profiles of both window and door openings, staff finds the modifications to be in keeping with the character and style of the original structure.
- k. CHARACTER – Generally, staff finds that the character of the original structure has been replicated through this reconstruction; however, staff finds that all boxed gable returns should be eliminated.

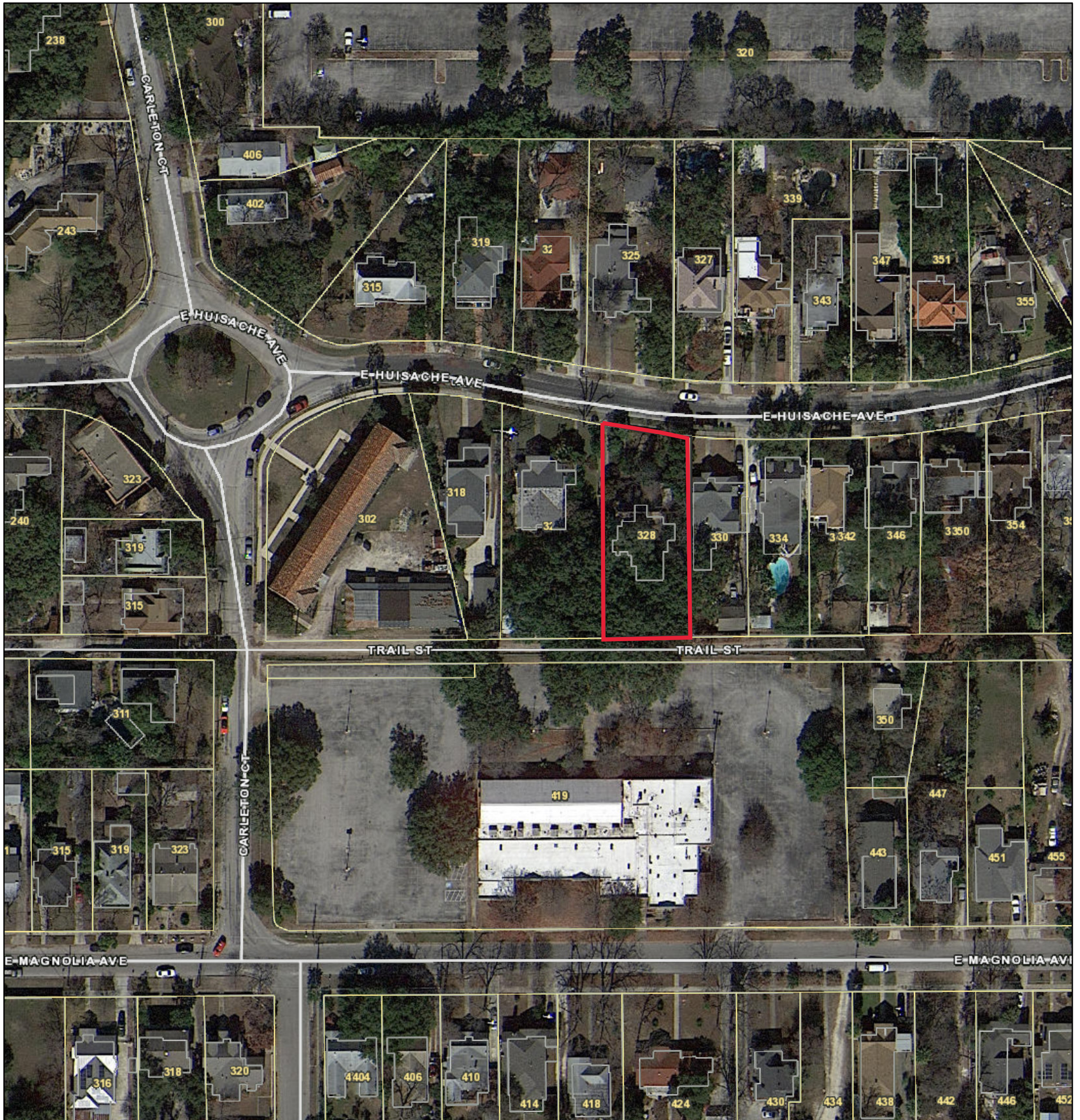
## **RECOMMENDATION:**

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

- i. That the installed boxed gable returns be eliminated, as noted in finding k.
- ii. That the applicant install salvaged wood windows, as noted in finding i. Salvaged windows should be submitted to staff for review and approval.



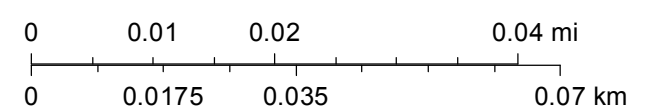
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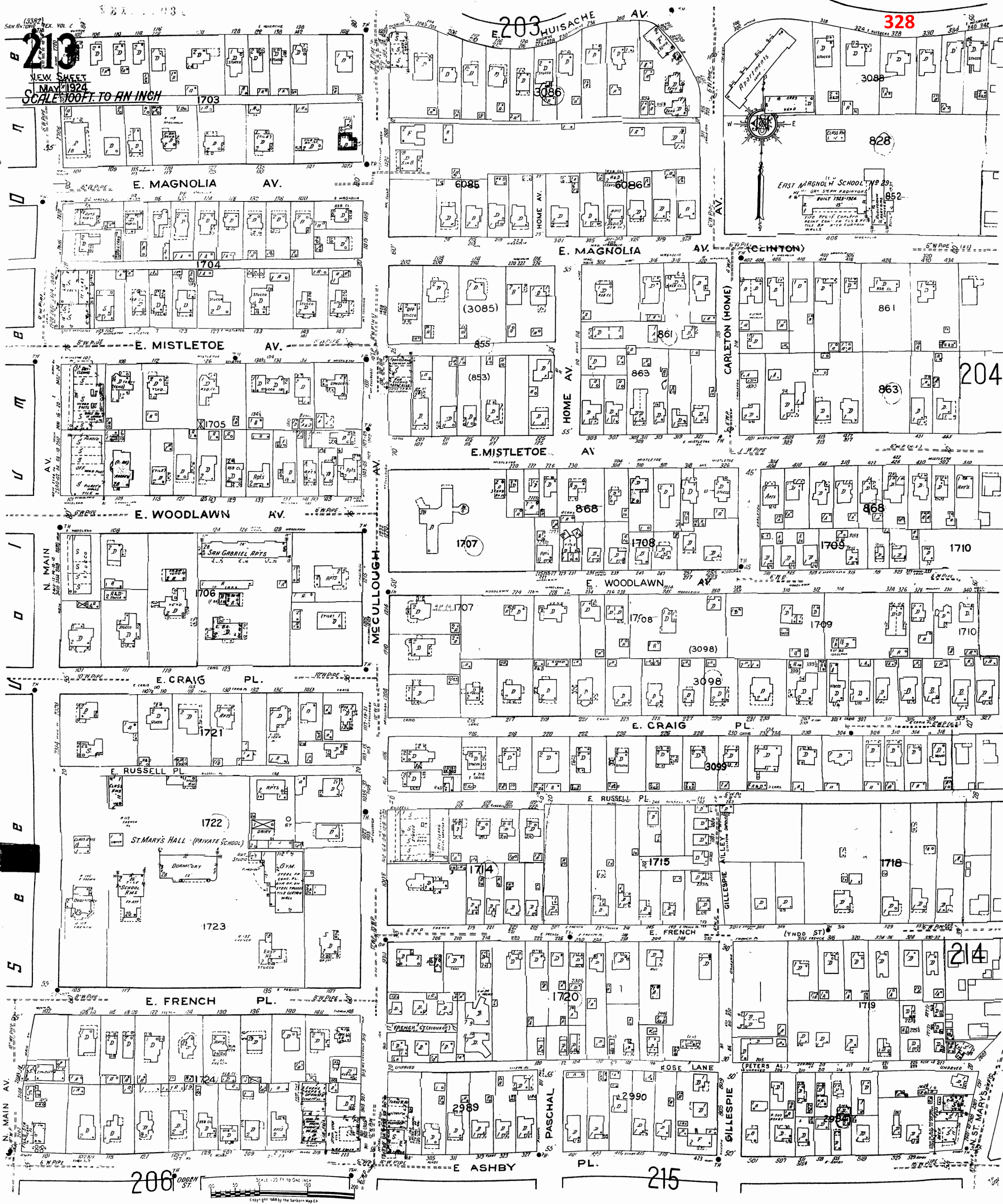
November 15, 2019

— User drawn lines

1:1,000















1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"



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SCHEWMAN GARAGE STUDIO  
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REVISIONS

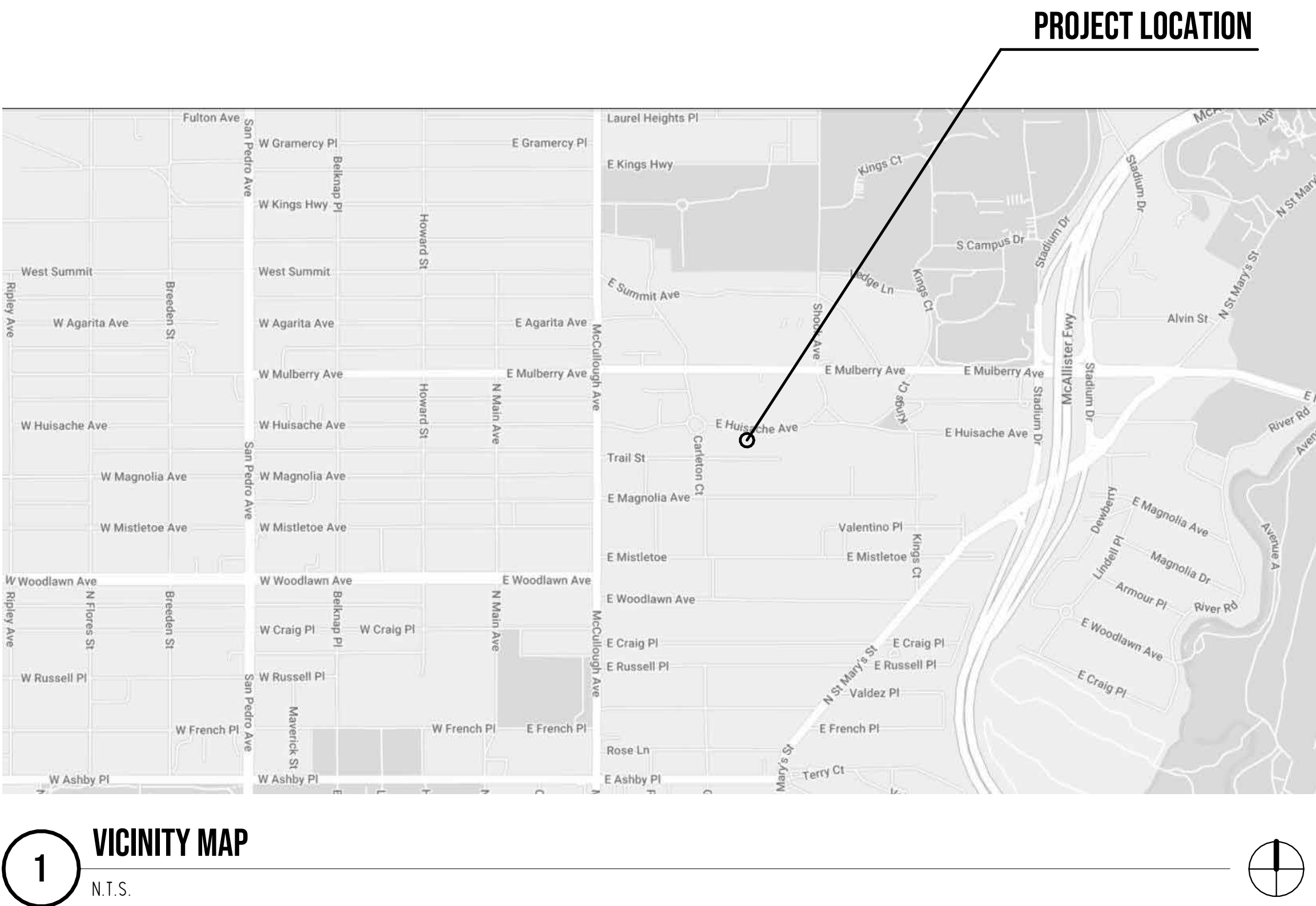
NO.	DESCRIPTION	DATE

PROJECT NO. 2821---  
DRAWN BY: SM  
CHECKED BY: AOS  
6 JUNE 2022

ARCHITECTURAL SITE  
PLAN

SHEET  
A100  
2 OF 4 SHEETS





## GENERAL NOTES

- G.C. TO STORE AND PROTECT REMOVED ITEMS THAT WILL BE REINSTALLED OR REUSED. G.C. SHALL BE RESPONSIBLE FOR REPLACING DAMAGED OR STOLEN ITEMS AS A RESULT OF MISHANDLING OR IMPROPER STORAGE OR SECURITY.
- G.C. SHALL EXERCISE PROPER PRECAUTION TO INSPECT THE CONSTRUCTION SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION CONTRACT. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONDITIONS OF THE SITE IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR ANY ERRORS RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTION. SUCH ERRORS WILL NOT BE CONSIDERED SUBSEQUENTLY AS A BASIS FOR EXTRA MONETARY CONSIDERATION.
- G.C. SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS. ANY ERROR OR INCONSISTENCY SHALL BE REPORTED TO ARCHITECT AND HIS DISPOSITION OBTAINED BEFORE ANY WORK IS BEGUN. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS OF WORK AND THE MEASUREMENTS INDICATED ON THE CONSTRUCTION DOCUMENTS.
- ANY EXISTING CONDITIONS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION ACTIVITIES SHALL BE PATCHED AND OR REPAIRED TO LIKE NEW CONDITIONS AT THE GENERAL CONTRACTORS EXPENSE AND SHALL BE INCLUDED IN THE GENERAL CONTRACTOR BID.
- G.C. TO COORDINATE DEMOLITION WITH NEW CONSTRUCTION TO SALVAGE AND REUSE EXISTING MATERIALS AS NOTED IN THE DRAWINGS.
- IF THERE ARE ANY DISCREPANCIES IN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL.
- WHEN THE DRAWING INDICATES A PRODUCT OR A MATERIAL, BUT THE SPECIFICATION DOES NOT, G.C. SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK, AND PROVIDE THE ITEM AS INDICATED AND INSTALL PER THE MANUFACTURER'S DIRECTION.
- ANY DAMAGE TO THE EXISTING FACILITY DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.
- G.C. SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE DOCUMENTS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE, AND WILL NOT BE CONSIDERED AS A BASIS FOR EXTRA MONETARY CONSIDERATION.

## SCOPE OF WORK:

GENERAL CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS FOR THE FOLLOWING

- REHABILITATION OF AN EXISTING GARAGE STUDIO
- INTERIOR AND EXTERIOR REMODEL

## DESIGN TEAM

### ARCHITECT

SOL STUDIO ARCHITECTS, LLC  
1438 S PRESA  
SAN ANTONIO, TX 78210  
PHONE: 210.320.2182  
CONTACT: ALONZO ALSTON, AIA, NCARB  
ALSTON@SOLSTUDIOARCHITECTS.US

## CODE REVIEW SUMMARY

ADDRESS: 328 E HUISACHE AVE  
OWNER: AMY SCHEINMAN  
LEGAL DESCRIPTION: NCB 30800 BLOCK 4 LOT 7 & E 25 FT OF 6  
ZONING: R-4

### APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE

### OCCUPANCY CLASSIFICATION:

ACCESSORY BUILDING TO SINGLE FAMILY DWELLING PER IRC CHAPTER 1 SECTION R101

### CONSTRUCTION TYPE:

WOOD FRAMED CONSTRUCTION ON CONCRETE FOUNDATION

### MAX. ALLOWABLE BUILDING AREA AND HEIGHT:

MAX. ALLOWABLE AREA: MAIN DWELLING SQ. FT. = 1962 SQ. FT. X 0.40 =  
ACCESSORY DWELLING MAX SQ. FT. OF 784 SQ. FT.  
MAX ALLOWABLE HEIGHT: 36'-0" / 2 1/2 STORIES

### ACTUAL BUILDING AREA AND HEIGHT:

EXISTING SQ. FT. = 502.50 SQ. FT.  
NEW SQ. FT. = 0 SQ. FT.  
TOTAL = 502.50 SQ. FT.

BUILDING HEIGHT = 14' - 0" / 1 STORY

### FIRE PROTECTION:

FIRE EXTINGUISHER: N.A.

## INDEX OF DRAWINGS

### GENERAL SHEETS

A000 INDEX, VICINITY MAP, GENERAL NOTES, AND CODE REVIEW

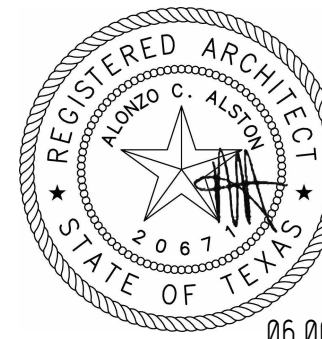
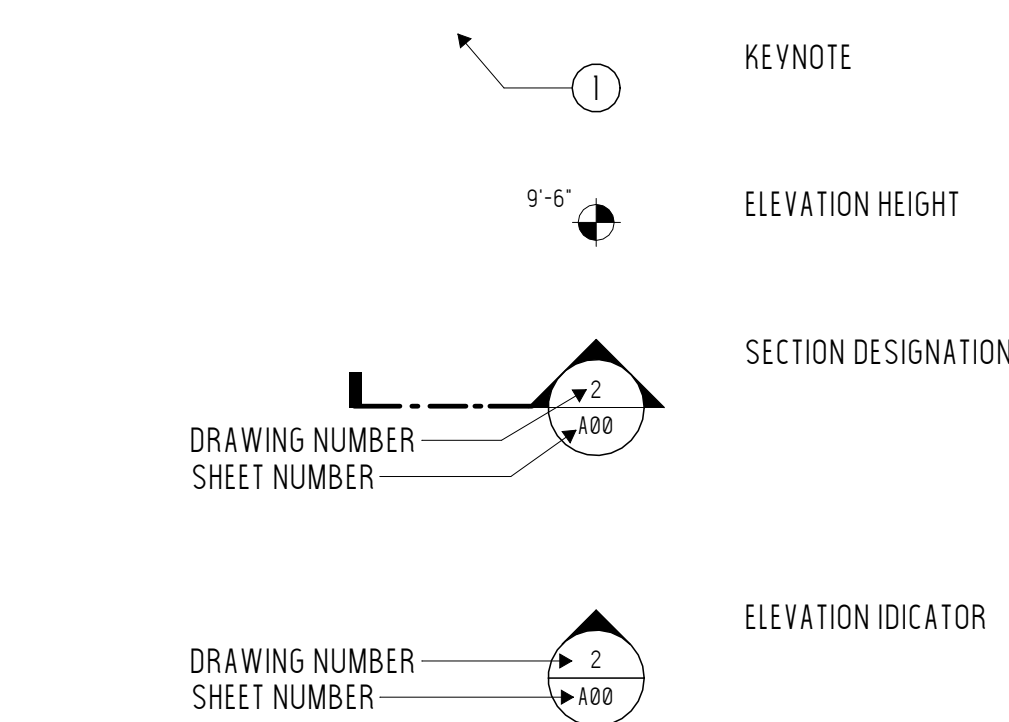
### ARCHITECTURAL DRAWINGS

A100 ARCHITECTURAL SITE PLAN  
A200 NEW CONSTRUCTION PLAN AND DEMOLITION PLAN  
A500 REFLECTED CEILING PLAN, ROOF PLAN, EXTERIOR ELEV., THERMAL ENVELOPE SECTION AND PLAN

## ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR	HCWD	HOLLOW CORE WOOD DOOR
ALT	ALTERNATE	HVAC	HEATING, VENTILATING
A/C	AIR CONDITIONER		AND AIR CONDITIONING
BLDG	BUILDING	MAT	MATCH
CONC	CONCRETE	MAX	MAXIMUM
DWGS	DRAWINGS	MEZZ	MEZZANINE
EXT	EXTERIOR	N.I.C.	NOT IN CONTRACT
EXST	EXISTING	O.C.E.W.	ON CENTER EACH WAY
FT	FEET	RE	REFERENCE
IN	INCHES	SQ FT	SQUARE FEET
GALV	GALVANIZED	SCWD	SOLID CORE WOOD DOOR
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GYP. BD.	GYP. BOARD	W/	WITH
HM	HOLLOW METAL	WD	WOOD

## REFERENCE SYMBOLS



06.06.2022



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## REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. 2021-  
DRAWN BY: SM  
CHECKED BY: ADG

6 JUNE 2022

## COVER

### SHEET

A000

1 OF 4 SHEETS



## REVISIONS

D.	DESCRIPTION	DATE

PROJECT NO. 2021-  
DRAWN BY: SM  
CHECKED BY: ADG

JUNE 2022

## ARCHITECTURAL SITE PLAN

SHEET

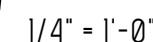
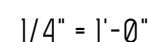
# A100

OF 4 SHEETS



**1** ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"

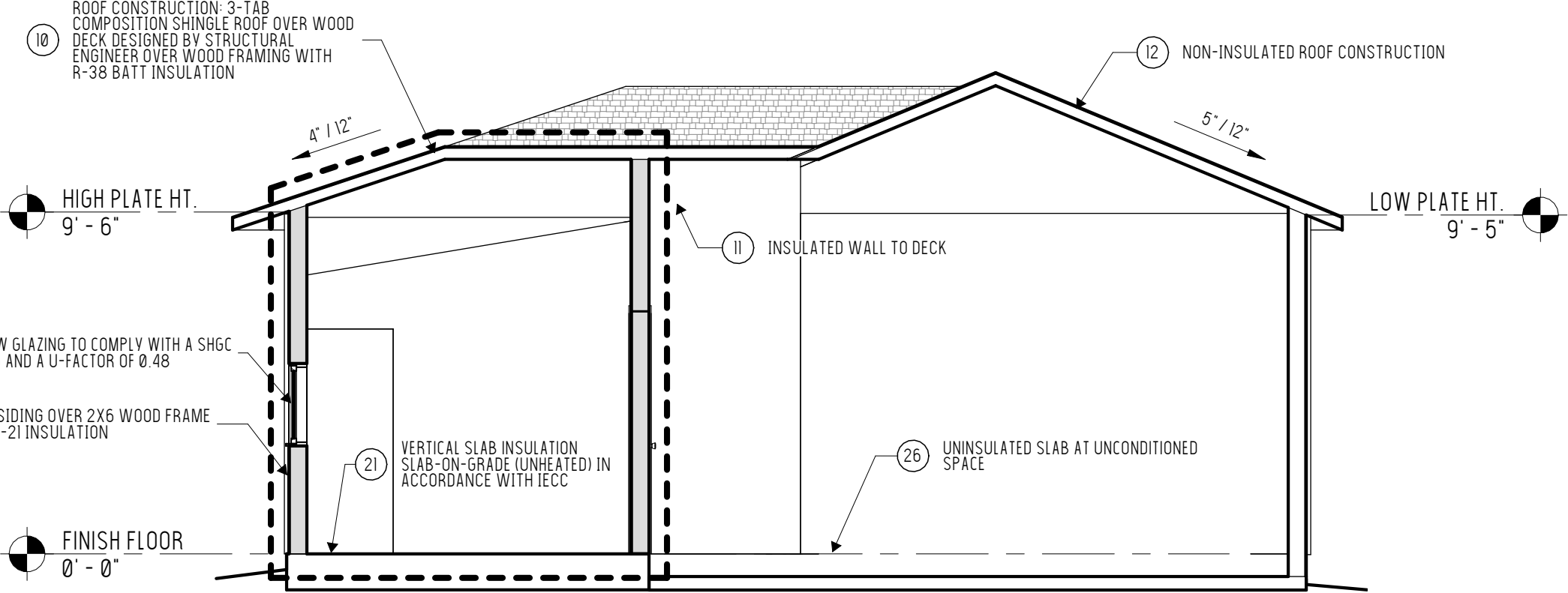




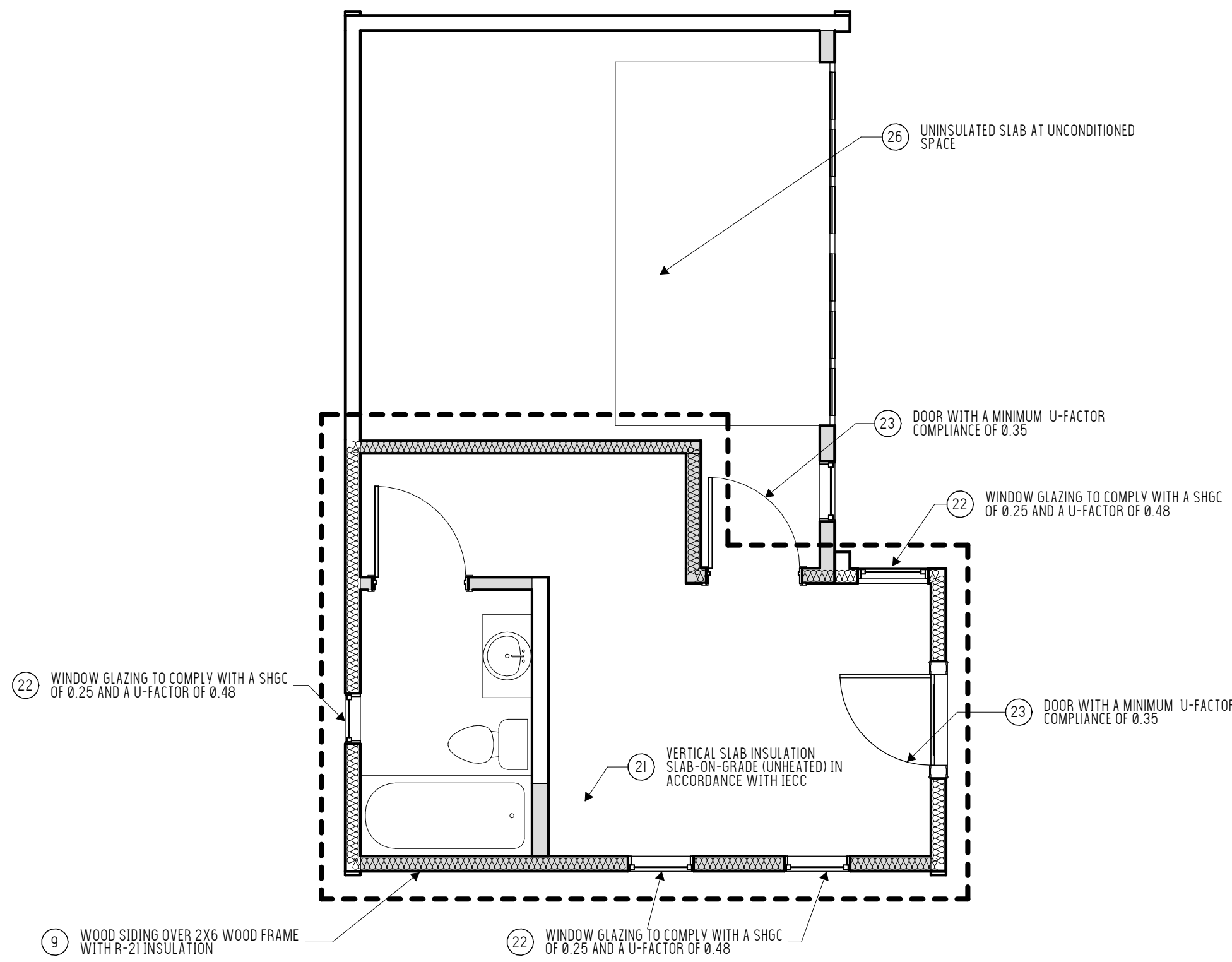
### I. REFERENCE HDRC APPROVED PACKAGE FOR PAINT SELECTIONS

3 OF 4 SHEETS

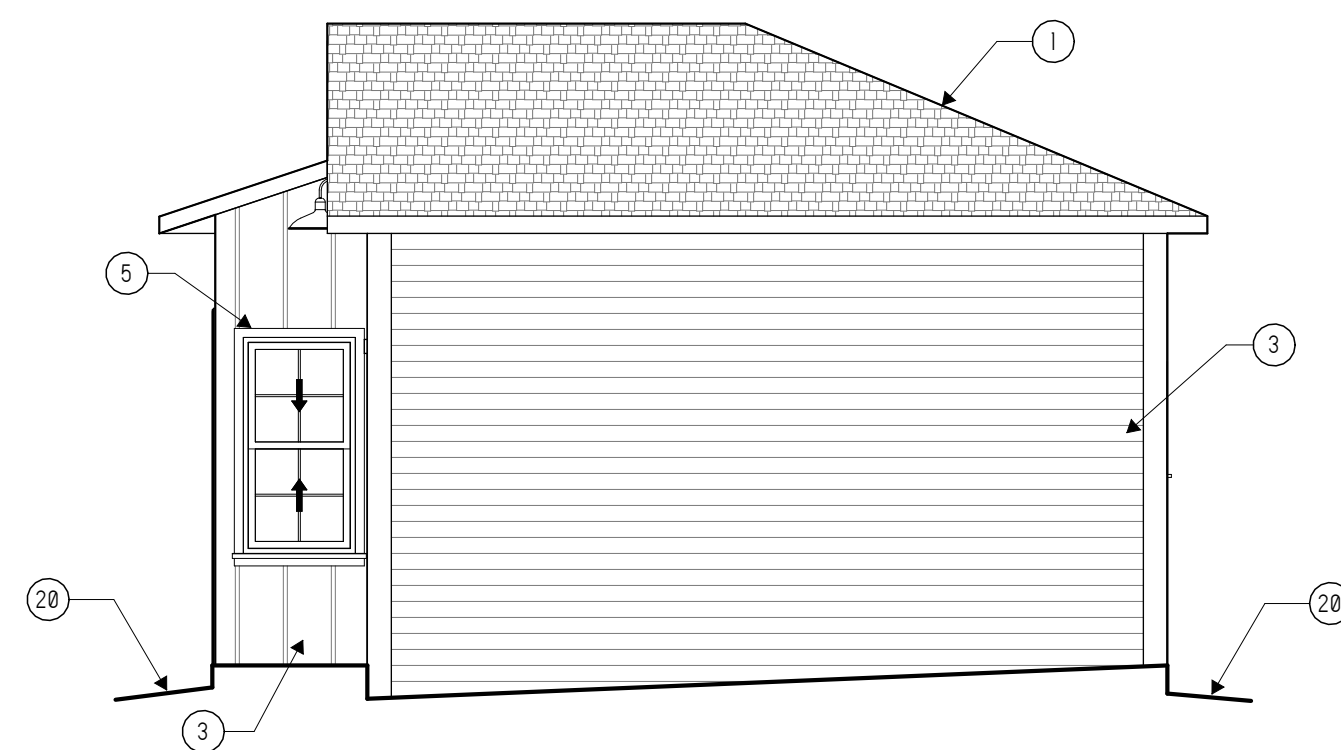




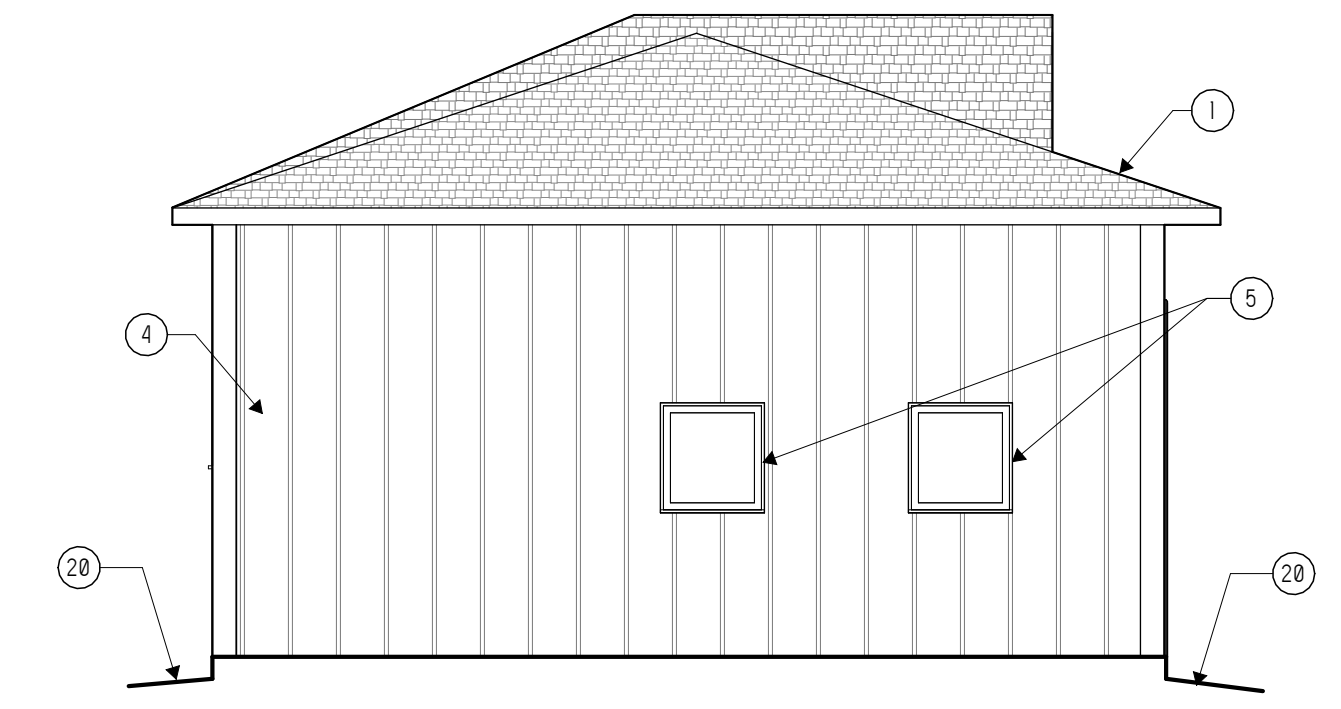
7 THERMAL ENVELOPE SECTION  
1/4" = 1'-0"



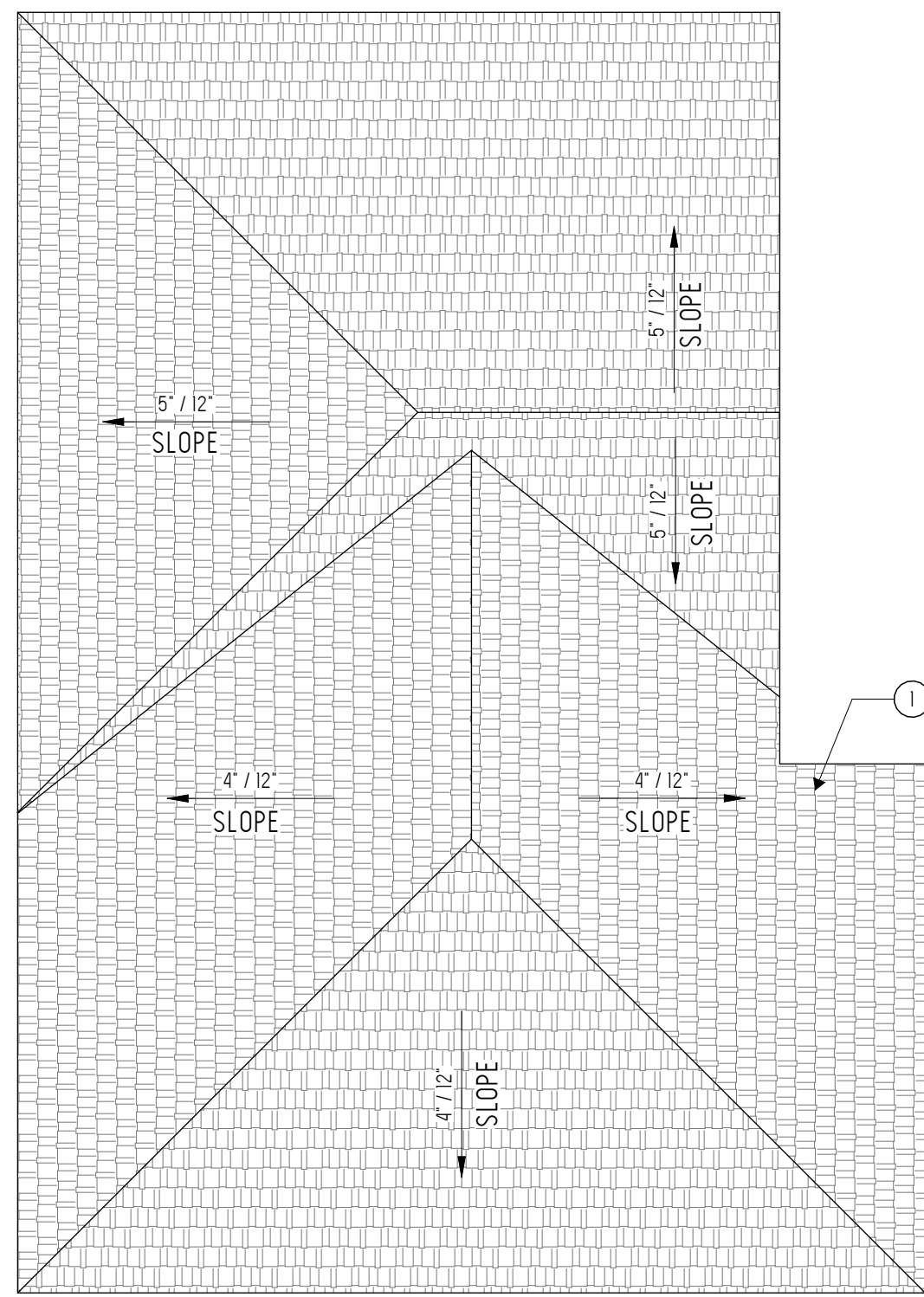
8 THERMAL ENVELOPE PLAN  
1/4" = 1'-0"



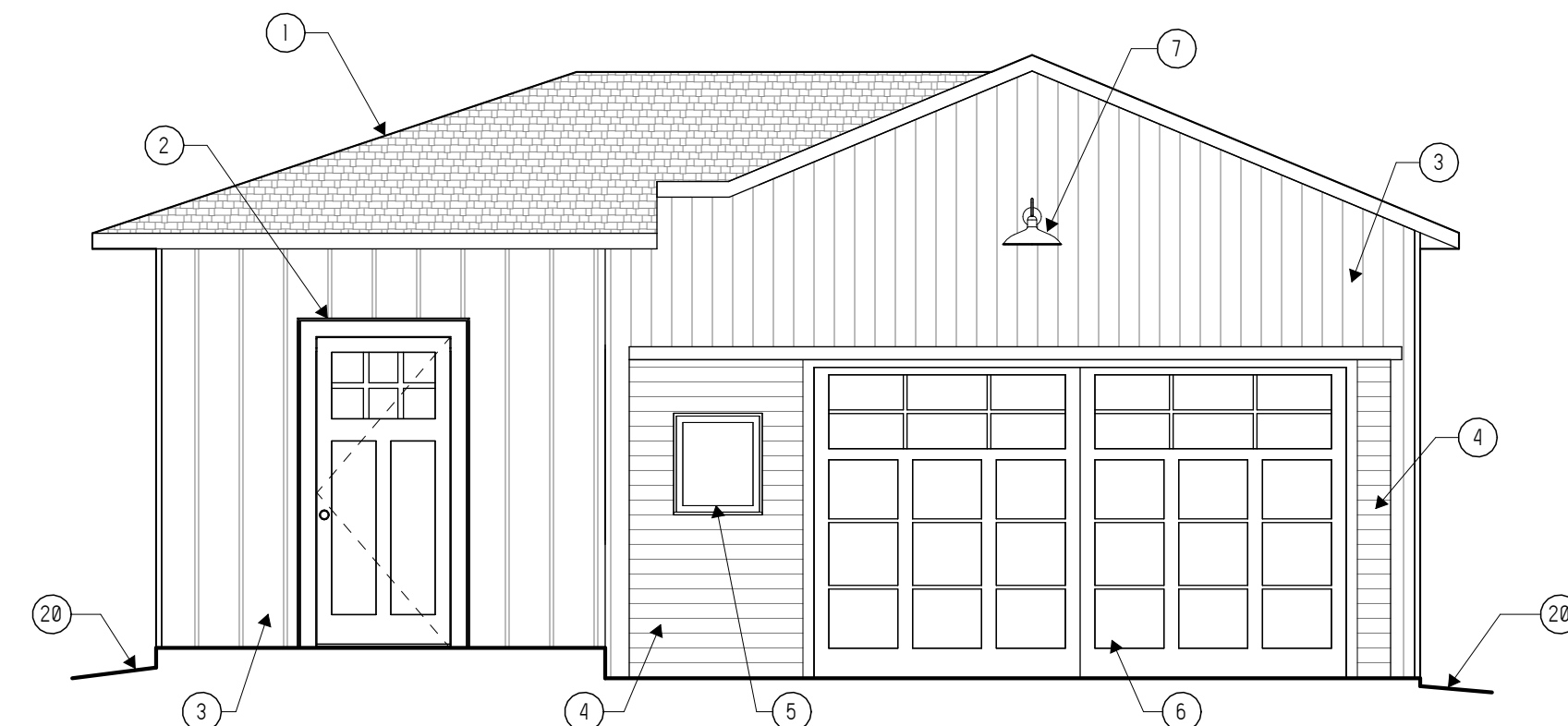
3 NORTH ELEVATION  
1/4" = 1'-0"



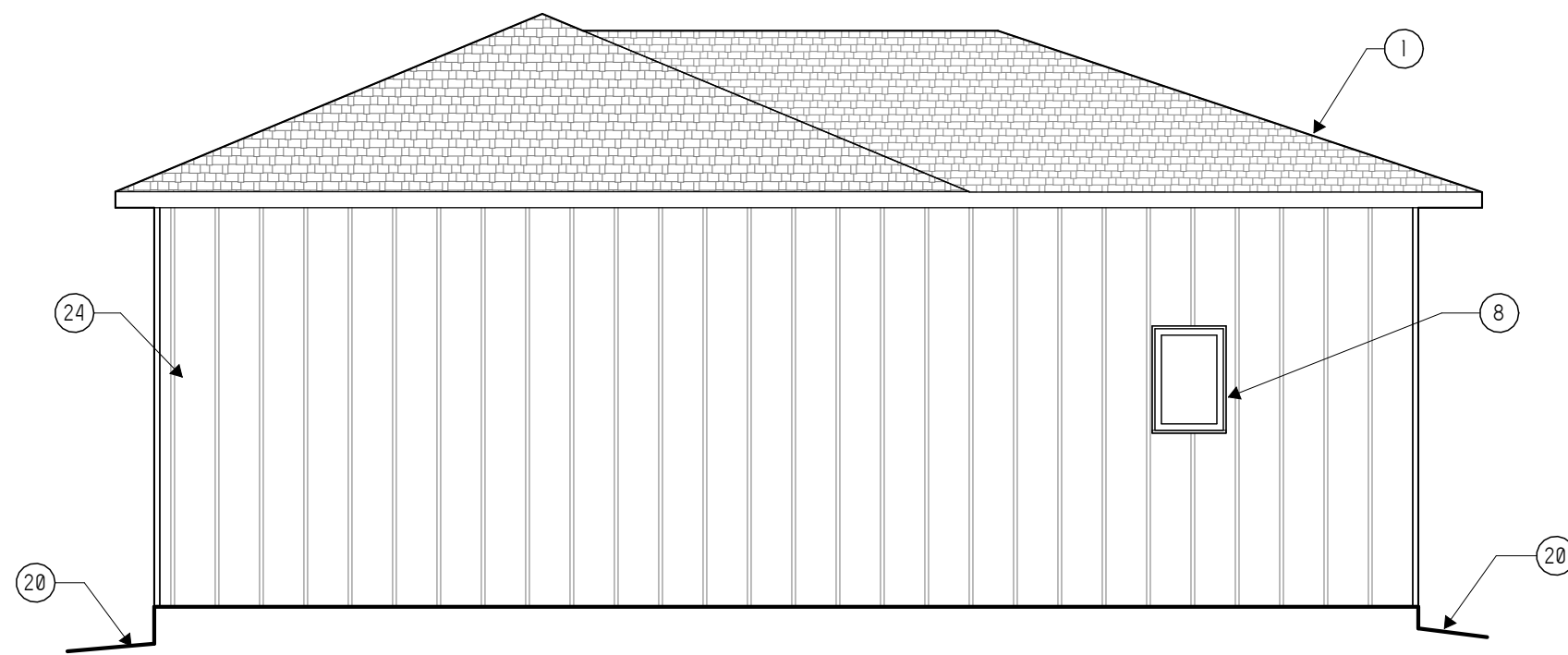
4 SOUTH ELEVATION  
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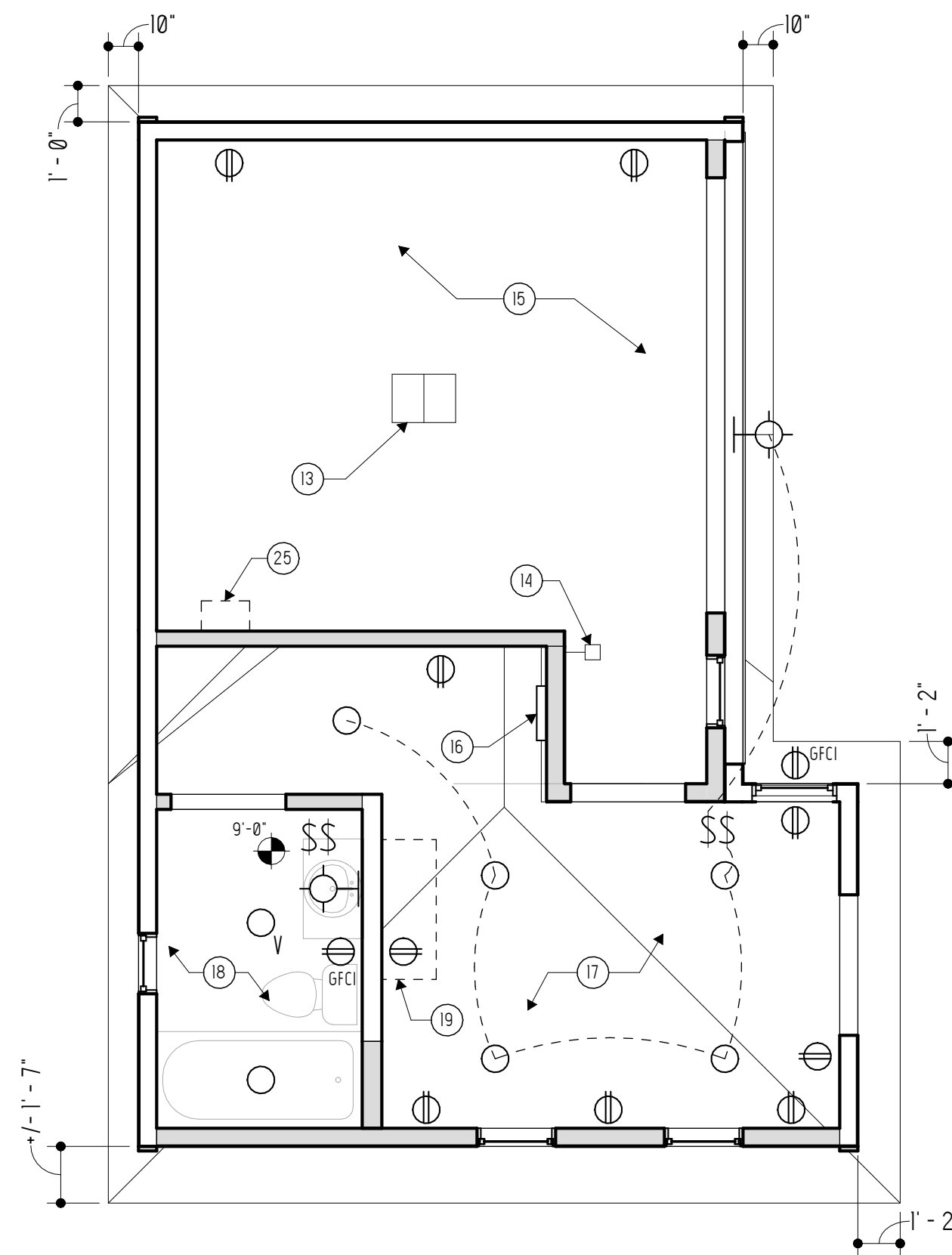
1 ROOF PLAN  
1/4" = 1'-0"



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



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



2 REFLECTED CEILING / ELECTRICAL PLAN  
1/4" = 1'-0"

## SHEET A500 KEYNOTES

- 3-TAB COMPOSITION SHINGLE ROOF TO MATCH EXISTING PRIMARY DWELLING
- INSTALL SALVAGED DOOR / PROVIDED BY OWNER
- EXISTING WALL TO REMAIN / REPAIR SIDING AS NEEDED / PAINT
- INSTALL NEW SIDING ON NEW WALL CONSTRUCTION / PAINT
- INSTALL SALVAGED WINDOW / INCLUDE FLASHING AND SEALANT TO PREVENT WATER INTRUSION / APPLY TRIM AS REQUIRED / PAINT
- NEW GARAGE DOOR - MODEL 307 OVERHEAD DOOR CARRIAGE HOUSE COLLECTION
- NEW LIGHT FIXTURE AS SELECTED BY OWNER
- EXISTING WINDOW TO REMAIN INTACT / REFER TO THERMAL ENVELOPE PLAN FOR GLAZING REQUIREMENTS / PAINT
- WOOD SIDING OVER 2X6 WOOD FRAME WITH R-21 INSULATION
- ROOF CONSTRUCTION- 3-TAB COMPOSITION SHINGLE ROOF OVER WOOD DECK DESIGNED BY STRUCTURAL ENGINEER OVER WOOD FRAMING WITH R-38 BATT INSULATION
- INSULATED WALL TO DECK
- NON-INSULATED ROOF CONSTRUCTION
- GARAGE DOOR OPENER AND LIGHT
- GARAGE DOOR CONTROL / PROVIDE POWER
- VAULTED CEILING OPEN TO STRUCTURE
- ELECTRICAL PANEL LOCATION
- VAULTED GYPSUM BOARD CEILING / PAINT
- FLAT GYPSUM BOARD CEILING / PAINT
- LOCATION OF FUTURE MINI SPLIT HVAC / APPLICANT N.I.C.
- ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING
- VERTICAL SLAB INSULATION SLAB-ON-GRADE (UNHEATED) IN ACCORDANCE WITH IECC
- WINDOW GLAZING TO COMPLY WITH A SHGC OF 0.25 AND A U-FACTOR OF 0.48
- DOOR WITH A MINIMUM U-FACTOR COMPLIANCE OF 0.35
- EXISTING WALL TO REMAIN / REPAIR AND INFILL WITH MATCHING SIDING / PAINT
- INSTANT HOT WATERHEATER
- UNINSULATED SLAB AT UNCONDITIONED SPACE

## LEGEND

- LED RECESSED CAN
- SCONCE
- LIGHT SWITCH
- DUPLEX RECEPTACLE
- GFCI RECEPTACLE
- VENT



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## REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO. 2021---  
DRAWN BY: SM  
CHECKED BY: ADG

6 JUNE 2022

**REFLECTED CEILING  
PLAN, ROOF PLAN,  
EXTERIOR ELEV.,  
THERMAL ENVELOPE  
SECTION AND PLAN**

SHEET  
**A500**  
4 OF 4 SHEETS



STRUCTURAL NOTES

GENERAL

1. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND LOCAL CITY AMENDMENTS.
3. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:
- SUPERIMPOSED DEAD LOAD (NOT LIMITED TO BELOW):
- |                              |                      |
|------------------------------|----------------------|
| STRUCTURE .....              | SELF WEIGHT (20 PSF) |
| MECHANICAL AND CEILING ..... | 5 PSF                |
| FINISHES .....               | AS REQUIRED          |
| BALCONY TOPPING.....         | 23 PSF               |
- LIVE LOADS
- |                         |              |
|-------------------------|--------------|
| FLOOR RESIDENTIAL ..... | 40 PSF       |
| SLEEPING AREAS .....    | 30 PSF       |
| BALCONY.....            | 60 PSF       |
| ROOF.....               | 20/16/12 PSF |
- TRUSS LOADING FLOOR .....
- |                                    |        |
|------------------------------------|--------|
| TOP CHORD DEAD (TYP).....          | 25 PSF |
| TOP CHORD DEAD (BALCONY).....      | 20 PSF |
| BOTTOM CHORD DEAD .....            | 25 PSF |
|                                    | 5 PSF  |
| TOP CHORD LIVE LOAD (TYP).....     | 40 PSF |
| TOP CHORD LIVE LOAD (BALCONY)..... | 20 PSF |
- TRUSS LOADING ROOF .....
- |                                   |        |
|-----------------------------------|--------|
| TOP CHORD DEAD.....               | 20 PSF |
| TOP CHORD DEAD .....              | 15 PSF |
| BOTTOM CHORD DEAD .....           | 5 PSF  |
| TOP CHORD LIVE LOAD (TYP).....    | 20 PSF |
| BOTTOM CHORD LIVE LOAD (TYP)..... | 5 PSF  |
- SNOW LOAD
- Pg ..... 5 PSF
4. THE LIVE LOADS ARE NOT PERMITTED TO BE REDUCED.
5. THE STRUCTURE HEREIN HAVE BEEN DESIGNED AND DETAILED TO RESIST THE WIND PRESSURES CALCULATED FROM CHAPTER 26 OF THE ASCE07-16 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AS REFERENCED IN THE IBC FOR AN ULTIMATE WIND SPEED OF 115 MILES PER HOUR, RISK CATEGORY II, EXPOSURE 'B' AT A MEAN ROOF HEIGHT OF 33 FEET ABOVE THE FINISHED GRADE.
6. THE COMPONENTS AND CLADDING SYSTEMS AND THEIR ATTACHMENTS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED TO RESIST WIND FORCES DESCRIBED ABOVE.
7. THE STRUCTURE HAS BEEN DESIGNED TO RESIST THE SEISMIC FORCES WITH THE FOLLOWING VALUES:
- |                              |                         |
|------------------------------|-------------------------|
| RISK CATEGORY .....          | II                      |
| IMPORTANCE FACTOR .....      | 1.0                     |
| Ss.....                      | 0.051 g                 |
| S1.....                      | 0.022 g                 |
| SdS.....                     | 0.054                   |
| Sd1.....                     | 0.035                   |
| Cs.....                      | 0.01                    |
| SITE CLASS.....              | D                       |
| SEISMIC DESIGN CATEGORY..... | A "EXEMPT"              |
| RESISTING SYSTEM.....        | LIGHT PANEL SHEAR WALLS |
| R.....                       | 2.0                     |
- EQUIVALENT LATERAL FORCE PROCEDURE
8. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH 13TH LEVEL.
9. THE USE OF THE CONTRACT DOCUMENTS AND/OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS TO BE USED AT THEIR OWN RISK. 13TH LEVEL ASSUMES NO LIABILITY AS THE RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.
- 10.SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.
- 11.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE BEARING VALUES IN THE IRC. CLAY (CH) SUBGRADE SOILS WHERE MAPPED AT THE PROJECT SITE..
2. THE FOUNDATION HAS BEEN PROPORTIONED USING THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:
- |                                  |           |
|----------------------------------|-----------|
| ALLOWABLE BEARING PRESSURE ..... | 1,500 PSF |
|----------------------------------|-----------|
- 3.THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE SOIL AND ROCK FRAGMENTS AND REMOVED FROM THE BUILDING PAD TO A DEPTH OF 24 INCHES FROM EXISTING GRADE. THIS EXCAVATION SHALL EXTEND AT LEAST 5 FEET FROM FOUNDATION EXTENTS.
4. A 6 MIL VAPOR BARRIER SHALL BE INSTALLED DIRECTLY BENEATH THE SLAB SOFFIT AND IN AND FORMFACE OF GRADE BEAMS.
5. SLOPE PERIMETER OF GRADE AWAY FROM BUILDING PAD.

STRUCTURAL CONCRETE

1. CONCRETE SPECIFIED IN THESE PLANS SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR AGGREGATES AND ASTM C150 FOR TYPE I PORTLAND CEMENT AND SHALL BE PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH (F'c) OF AT 28 DAYS:
- |                                 |                           |
|---------------------------------|---------------------------|
| SLAB ON GRADE FOUNDATIONS ..... | 3,000 PSI (NORMAL WEIGHT) |
|                                 | MAX. AGG..... 1 1/2"      |
|                                 | SLUMP..... 4"-6"          |
2. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618, TYPE C OR F. THE RATIO OF THE FLY ASH IN THE MIX SHALL NOT EXCEED 25 PERCENT AND SHALL TAKE INTO ACCOUNT THE SPECIFIC PROPERTIES.
3. WATER USED IN THE MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R AND CRSI.
5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R.
6. CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS OF ACI 308R.
7. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS PER ACI 7.7:
- CONCRETE EXPOSED TO WEATHER
- |                          |                |
|--------------------------|----------------|
| #5 BARS AND SMALLER..... | 1 - 1/2 INCHES |
| ALL OTHER BARS .....     | 2 INCHES       |
- CONCRETE CAST AGAINST EARTH
- |                         |                |
|-------------------------|----------------|
| GRADE BEAMS AND SLABS:  |                |
| TOP.....                | 1 - 1/2 INCHES |
| BOARD FORMED SIDES..... | 2 INCHES       |
| EARTH FORMED SIDES..... | 3 INCHES       |
| BOTTOM.....             | 3 INCHES       |
- THE CONTRACTOR SHALL PROVIDE STANDARD BAR CHAIRS, SPACERS AND/OR INDUSTRY STANDARD SUPPORT MECHANISMS AS REQUIRED TO MAINTAIN CONCRETE COVER SPECIFIED ABOVE FOR EACH CONDITION.
8. STEEL DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.
9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO FULL MESHES AT SPLICES.
- 10.REINFORCING SHALL NOT BE WELDED OR COLD BENT IN THE FIELD UNLESS APPROVED BY THE ENGINEER.
- 11.ALL REINFORCING SHALL BE CONTINUOUS THROUGH ALL MEMBERS AND MAY BE SPLICED USING 40 BAR DIAMETERS AND STAGGERED ALONG THE BEAM.
- 12.HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION UNLESSSPECIFICALLY SHOWN IN THE CONTRACT DOCUMENTS. ALL OTHER JOINTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.
- 13.CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, CHAPTER 6.3.

STRUCTURAL WOOD

1. DESIGN AND DETAILING SHALL MEET THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION, NDS 2012.
2. ALL MEMBERS SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION.
3. ALL SAWN TIMBER FOR JOISTS AND BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE DIMENSIONAL LUMBER, GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. THE MINIMUM DESIGN VALUES SHALL BE AS SPECIFIED BY THE NDS LATEST EDITION.
4. SPECIFIED LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL MEET THE FOLLOWING MINIMUM DESIGN VALUES:
- |               |                                   |
|---------------|-----------------------------------|
| Fb=           | 2,900 PSI (NOT ADJUSTED FOR SIZE) |
| Fv=           | 285 PSI                           |
| Fc PERP=      | 845 PSI                           |
| Fc PARALLEL=  | 2,600 PSI                         |
| MODULUS OF E= | 2,000,000 PSI                     |
5. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.
6. ALL NAILS SHALL BE INSTALLED PER THE FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC.
7. ALL MISC STRAPS, CLIPS AND HANGERS SHALL BE SIMPSON OR EQUAL.
8. SPLIT OR DAMAGED MEMBERS SHALL BE REMOVED AND REPLACED.
9. MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
10. BUILT UP MEMBERS OF MULTIPLE PLIES SHALL BE GANG NAILED PER THE MANUFACTURER'S SPECIFICATIONS OR THE IRC TABLE R602.3(1).
11. ALL POSTS AND BEAM REACTIONS SHALL HAVE CONTINUOUS SUPPORT TO THE FOUNDATION.
12. DOUBLE TOP PLATES SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. LAP AT CORNERS. ALL DISCONTINUOUS PLATES SHALL BE STRAPPED WITH A 20 GA STRAP x 24" LONG CENTERED ON JOINT.
13. CORNER STUDS SHALL BE DETAILED PER THE IRC.
14. ALL HEADERS NOT SHOWN SHALL BE PER THE IRC TABLE 502.5 (1) & (2).
15. BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1 AND BE PRE DRILLED TO A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. HOLES SHALL ALIGN AND NOT BE FORCEFULLY DRIVEN THROUGH.
- 16.ROOF DECKING SHALL BE A MINIMUM OF 15/32 APA RATED SHEATHING 32/16 EXTERIOR GRADE PLYWOOD OR OSB. NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6" O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKED AT ALL EDGES.
- 17.CONTINUOUS WALL SHEATHING SHALL BE A MINIMUM OF 7/16" APA RATED SHEATHING 24/15. EXTERIOR EXPOSURE 1 PLYWOOD OR OSB. NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6" O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKING.
- 18.FLOOR DECKING SHALL BE 23/32" T & G APA RATED STURD-I FLOOR WITH A 24" SPAN RATING EXPOSURE 1. MINIMUM WIDTH INSTALLED SHALL BE 24" WIDE AND PANEL JOINTS STAGGERED INSTALLED PERPENDICULAR TO THE SUPPORTS.
- 19.INTERIOR GYPSUM WALLS SHALL BE SHEATHED WITH 1/2" THICK TYPE X GYPSUM CONFORMING TO THE REQUIREMENTS OF ASTM C36 AND INSTALLED PER GA-216. 5/8" THICK AT GARAGE AREAS.
- PREMANUFACTURED TRUSSES
1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THIS SPECIFICATION AND WHERE ANY APPLICABLE FEATURE IS NOT SPECIFICALLY COVERED HEREIN, DESIGN SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE AF&PA'S "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", ANSITPI AND ALL APPLICABLE LEGAL REQUIREMENTS.
2. TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS PREPARED UNDER THE DIRECT SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER IN THAT STATE OF THE PROJECT LOCATION.
3. THE TRUSS MANUFACTURER SHALL SUBMIT THE TRUSS SUBMITTALS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO THE MANUFACTURING OF TRUSSES.
4. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE AS A MINIMUM:
- SLOPE OR DEPTH, SPAN, AND SPACING.
  - LOCATION OF ALL JOINTS
  - REQUIRED BEARING WIDTHS
  - DESIGN LOADS AS APPLICABLE:
    - TOP CHORD LIVE LOAD
    - TOP CHORD DEAD LOAD
    - BOTTOM CHORD LIVE LOAD
    - BOTTOM CHORD DEAD LOAD
    - CONCENTRATED LOADS
  - ADJUSTMENTS TO LUMBER AND METAL CONNECTOR PLATE DESIGN VALUES
  - EACH REACTION FORCE AND DIRECTION
  - METAL CONNECTOR PLATE SIZES
  - LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
  - CONNECTION REQUIREMENTS, HANGERS, ETC.
  - CALCULATED DEFLECTIONS AND/OR RATIOS FOR LIVE AND TOTAL LOAD COMBINATIONS
  - MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBER
5. LUMBER USED SHALL BE IDENTIFIED BY GRADE AND MARK.
6. FULL DEPTH BLOCKING PANELS SHALL BE PROVIDED AT ALL BRACED WALL LINES.
7. THE MANUFACTURER SHALL PROVIDE ALL TEMPORARY STABILITY BRACING AND SHOWN IN DETAIL ITS PLACEMENT AND ATTACHMENT REQUIREMENTS.
8. TOTAL LOAD DEFLECTION ..... L/240  
LIVE LOAD DEFLECTION..... L/480

SPECIAL INSPECTIONS

1. THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED TESTING AGENCIES TO PERFORM INSPECTIONS DURING THE CONSTRUCTION OF TYPES LISTED IN SECTION 1704. THE APPROVED AGENCIES SHALL PROVIDE QUALIFIED SPECIAL INSPECTORS TO PERFORM THE REQUIRED INSPECTIONS.
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND EXPERIENCE AND/OR TRAINING TO PERFORM SUCH INSPECTIONS.
3. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, REFERENCED CODES, GEOTECHNICAL REPORT, AND THE INTERNATIONAL BUILDING CODE SECTION 1704.
4. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD. REPORTS SHALL INDICATE WORK INSPECTED WAS IN CONFORMANCE OR NONCONFORMANCE IN REGARDS TO THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND EOR PRIOR TO COMPLETING WORK IN THAT PHASE. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTION AND CORRECTION OF DISCREPANCIES NOTED IN THE INSPECTION REPORT SHALL BE SUBMITTED IN A AGREEABLE TIME FRAME.
5. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS WITH THE PERMIT APPLICATION, REFERENCE TABLE 1704.3 OF THE IBC.
- STRUCTURAL CONCRETE
1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1704.4 AND THE STATEMENT OF SPECIAL INSPECTIONS.
- FRAMING INSPECTION
1. ALL FRAMING SHALL BE INSPECTED FOR SIZE, SPACING, GRADE STAMPS, AND GENERAL PLACEMENT PER THE ISSUED DRAWINGS. ALL JOIST HANGERS SHALL BE REVIEWED FOR TYPE AND COMPLETE NAILING PATTERNS PER THE MANUFACTURER SPECIFICATIONS.
- DEFERRED SUBMITTALS
- GENERAL: THE FOLLOWING WILL BE REVIEWED AND APPROVED AS REQUIRED AND WILL BE SUBMITTED TO THE CITY AS BEING FOUND CONSISTENT WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS.
1. PREMANUFACTURED WOOD FLOOR AND ROOF TRUSSES.

AMY SHEINMAN GARAGE REPAIRS

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Texas Firm Registration No. F-17272  
13th Lv Project No. 1102-22



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#	DATE	DESCRIPTION

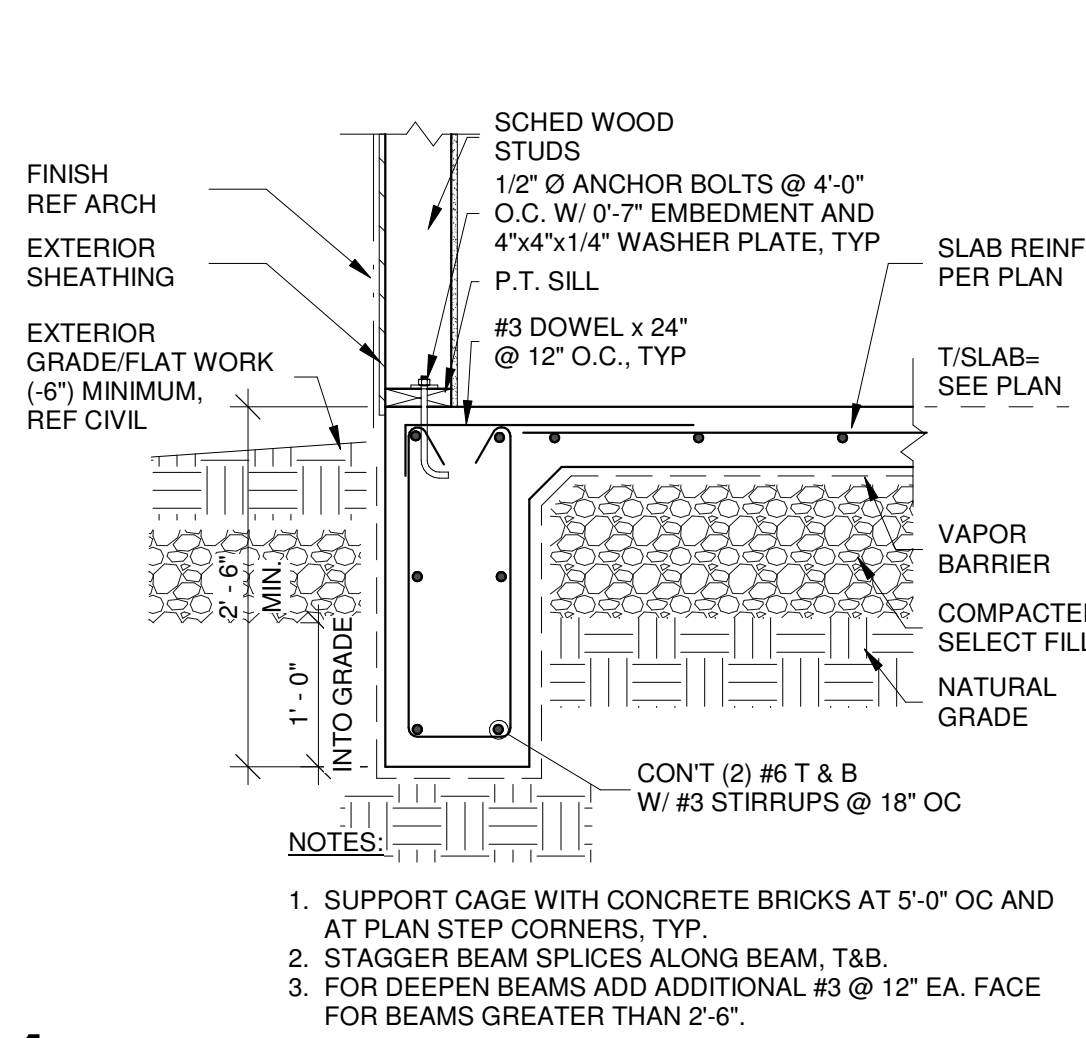
GENERAL NOTES AND  
SPECIAL INSPECTIONS

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REVIEWED BY: SGU

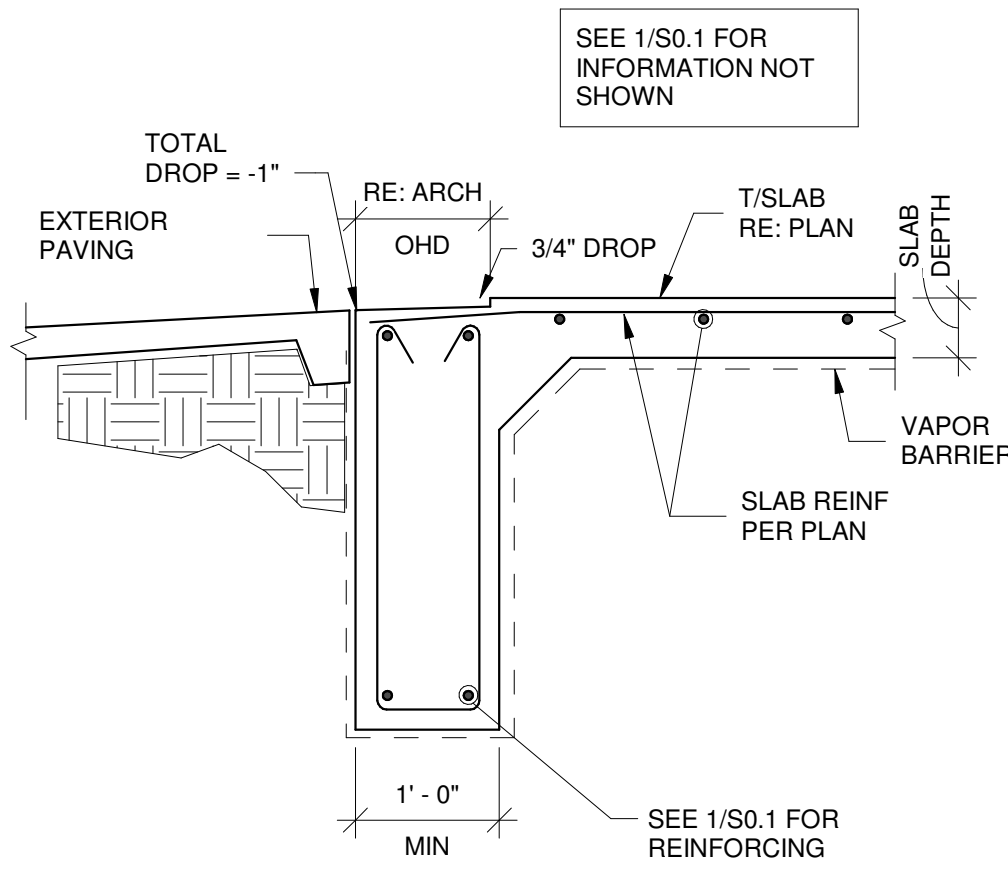
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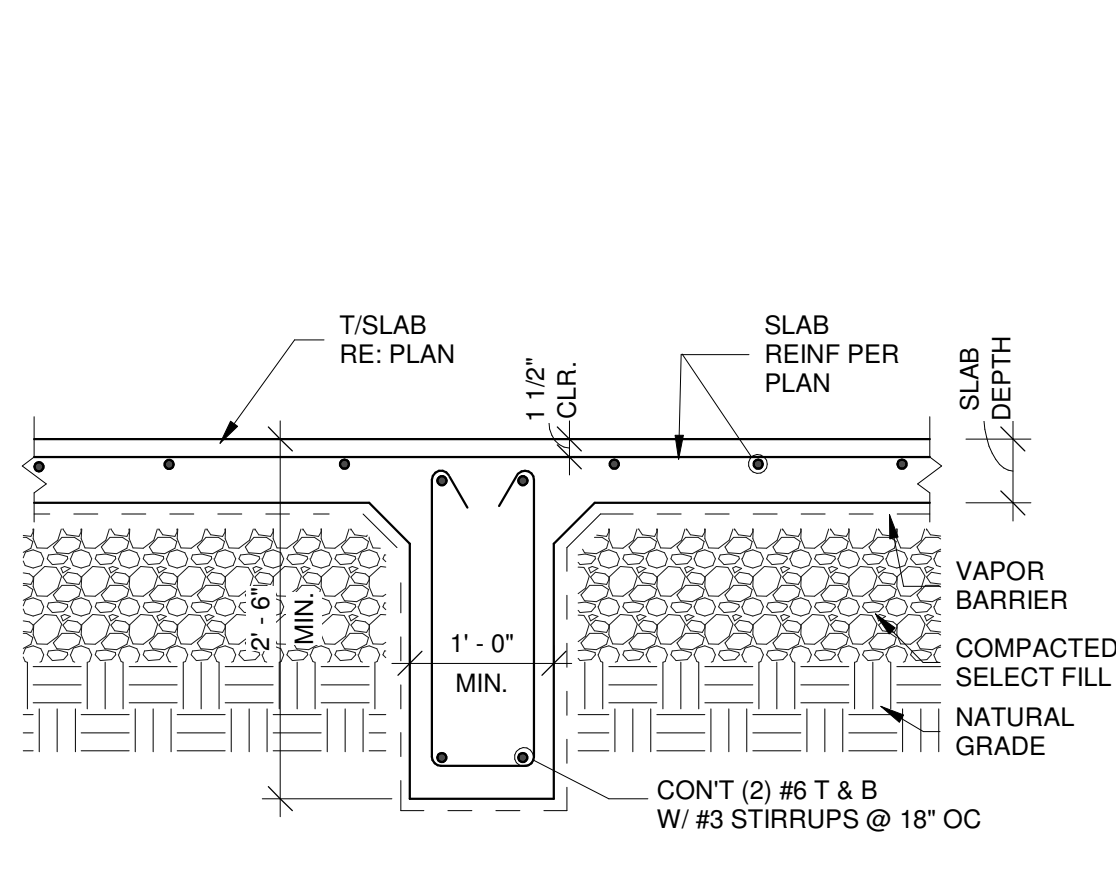




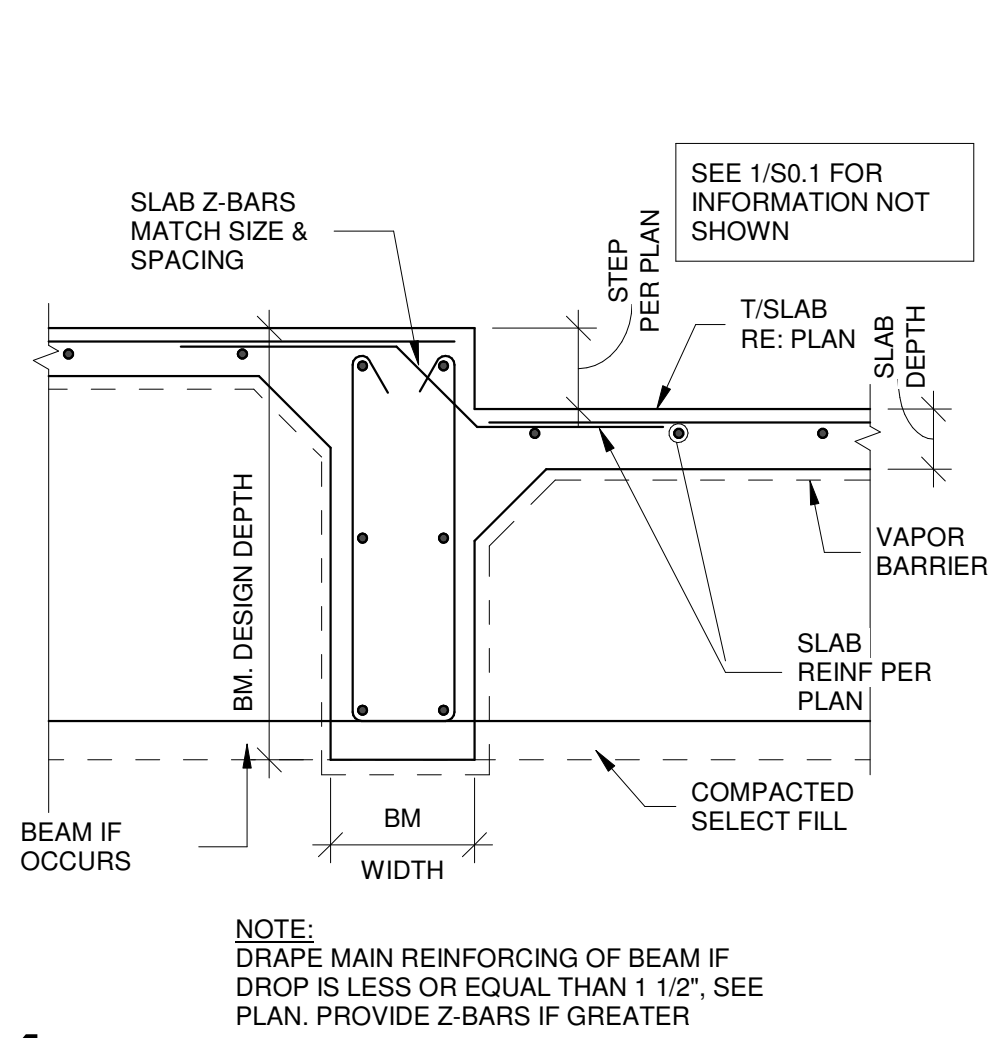
**1** TYPICAL EXTERIOR GRADE BEAM  
NTS



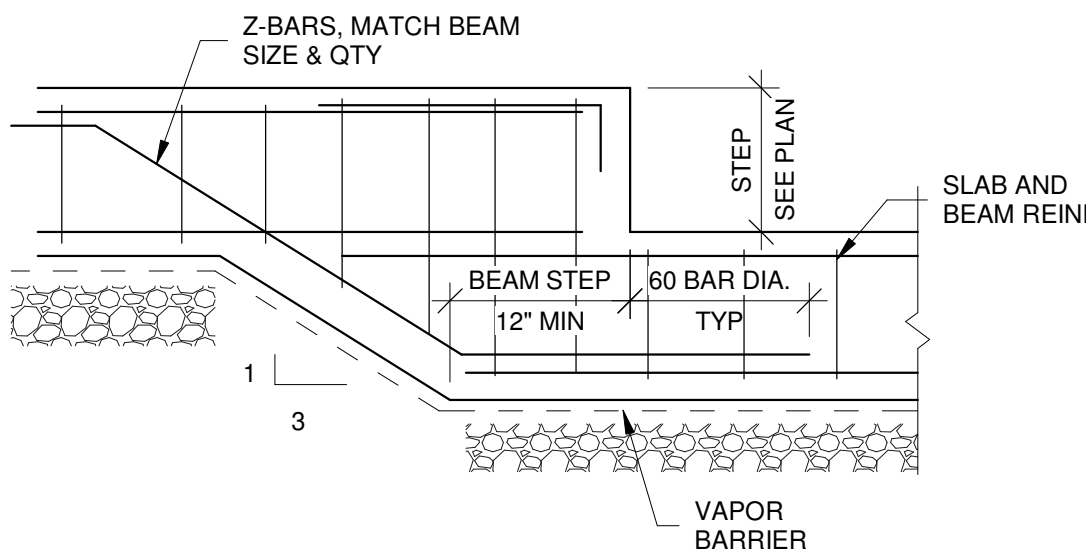
**2** GARAGE DOOR THRESHOLD  
3/4\"/>



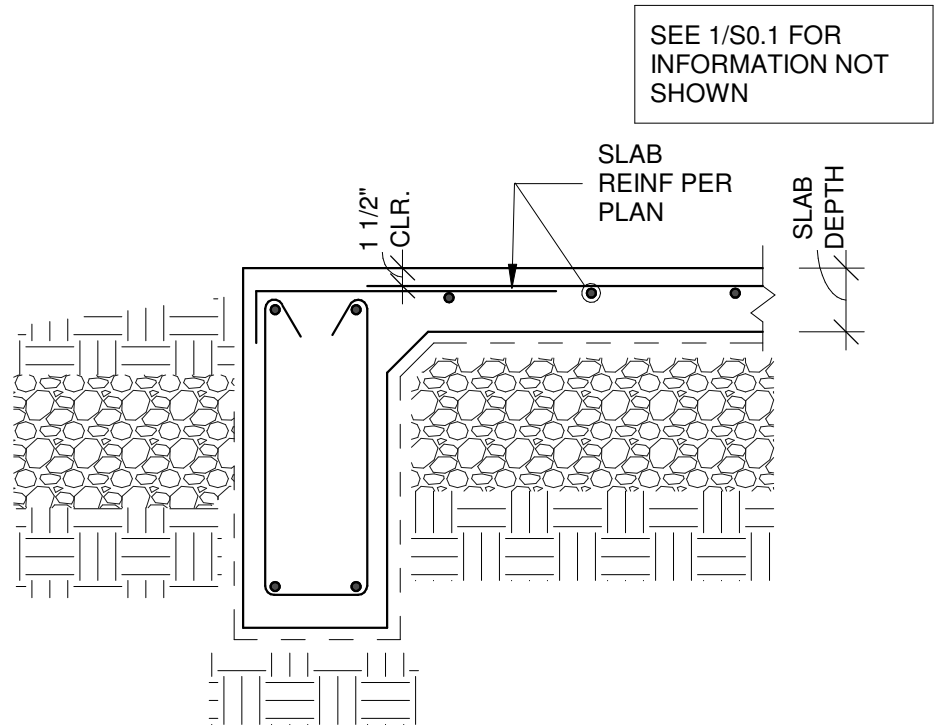
**3** TYPICAL INTERIOR BEAM  
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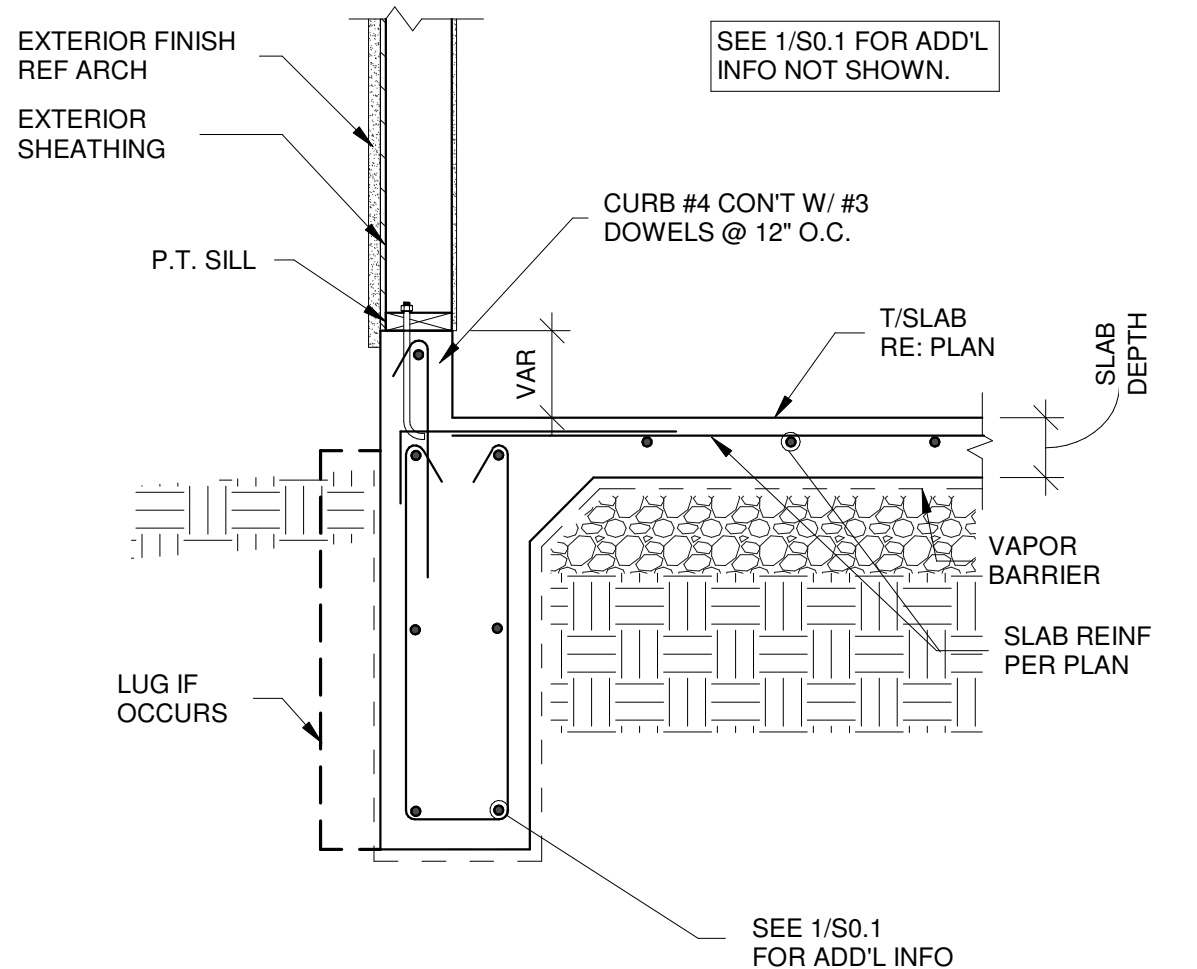
**4** TYPICAL PLAN DROP  
NTS



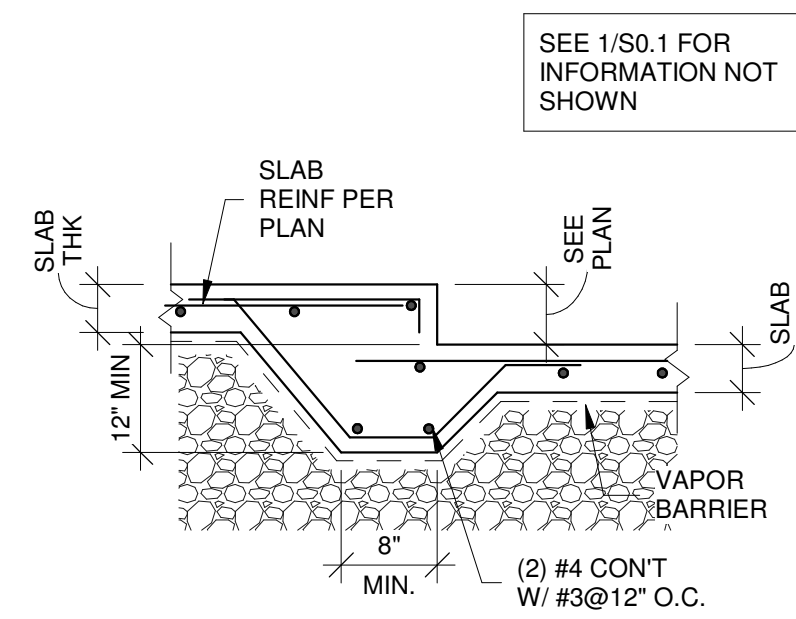
**5** BEAM STEP  
3/4\"/>



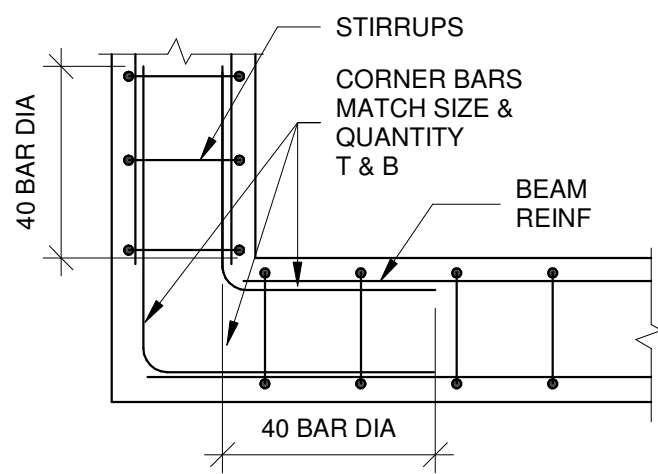
**6** TYPICAL PORCH BEAM  
3/4\"/>



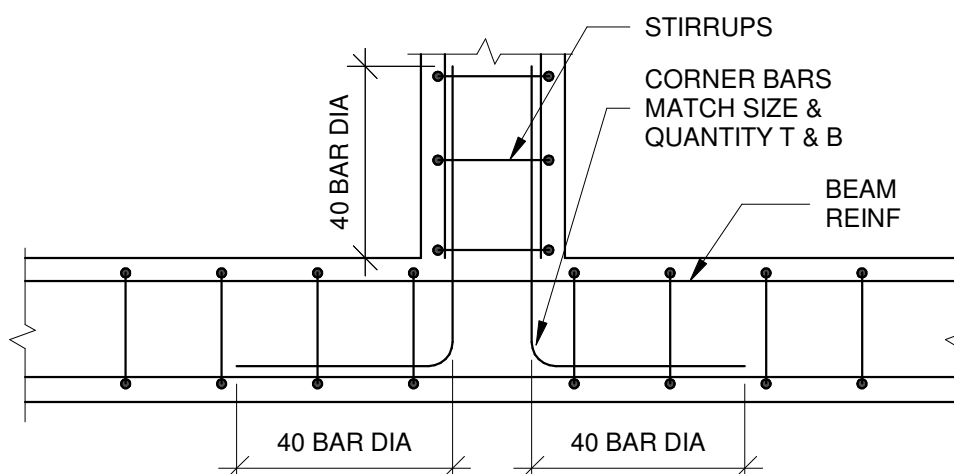
**7** GARAGE W/ CURB  
3/4\"/>



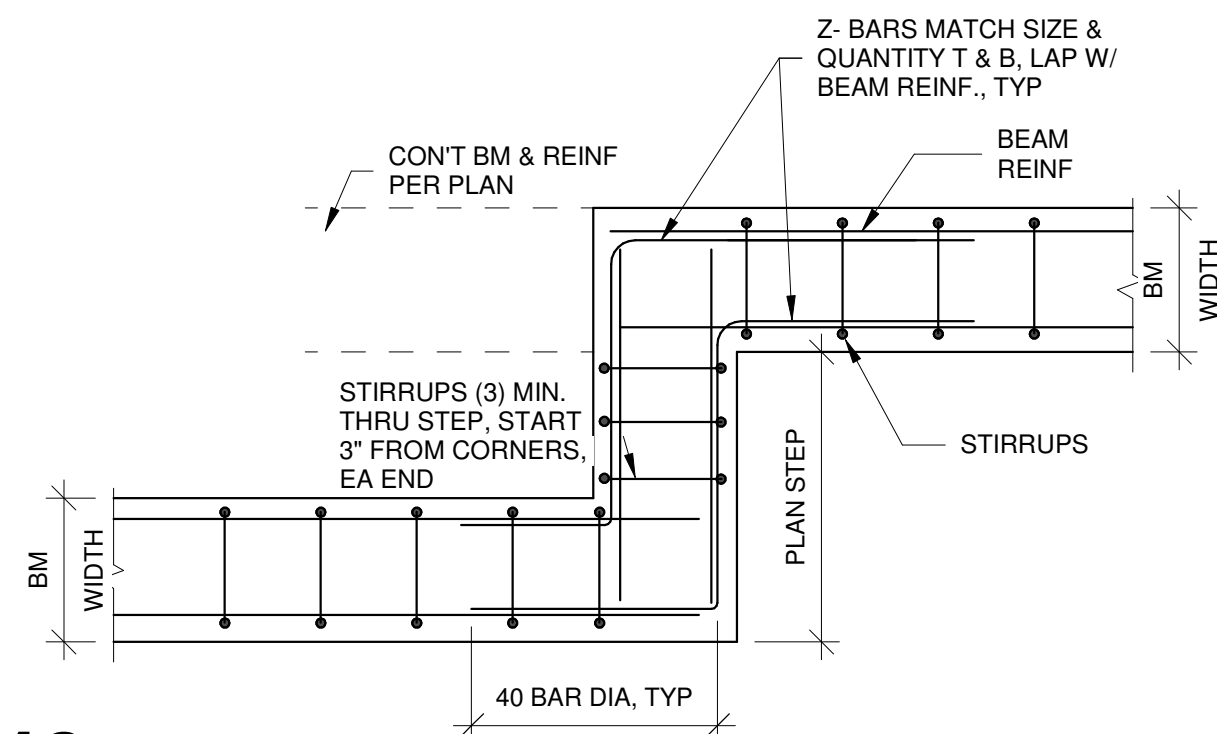
**8** TYP. SHOWER DROP  
3/4\"/>



**9** CORNER BAR PLACING  
NTS



PLACING AT INTERSECTIONS



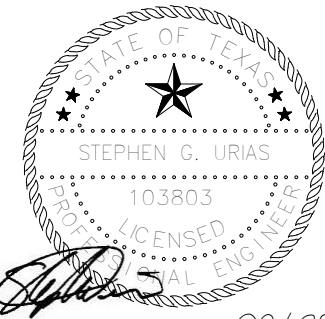
**10** TYPICAL PLAN STEP  
NTS

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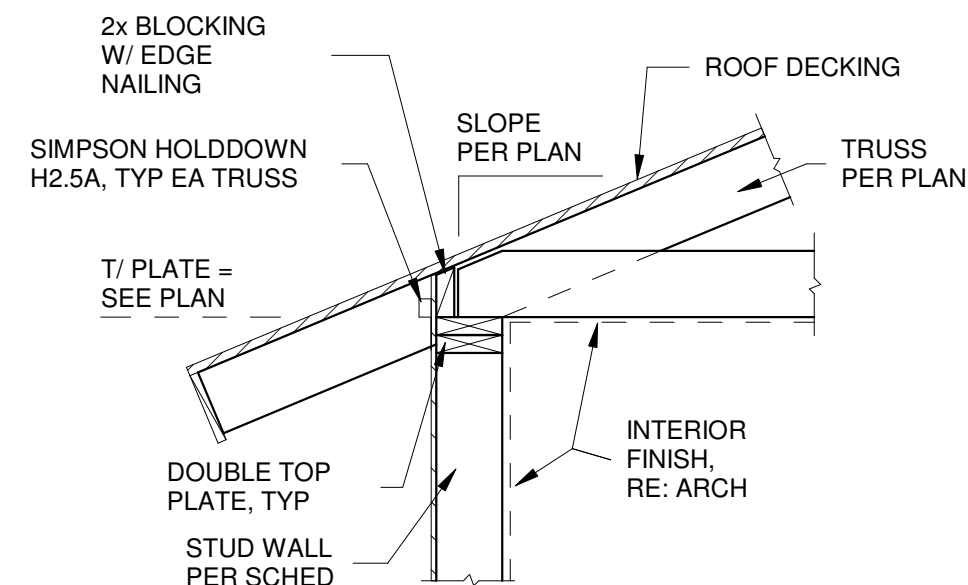
TYPICAL DETAILS

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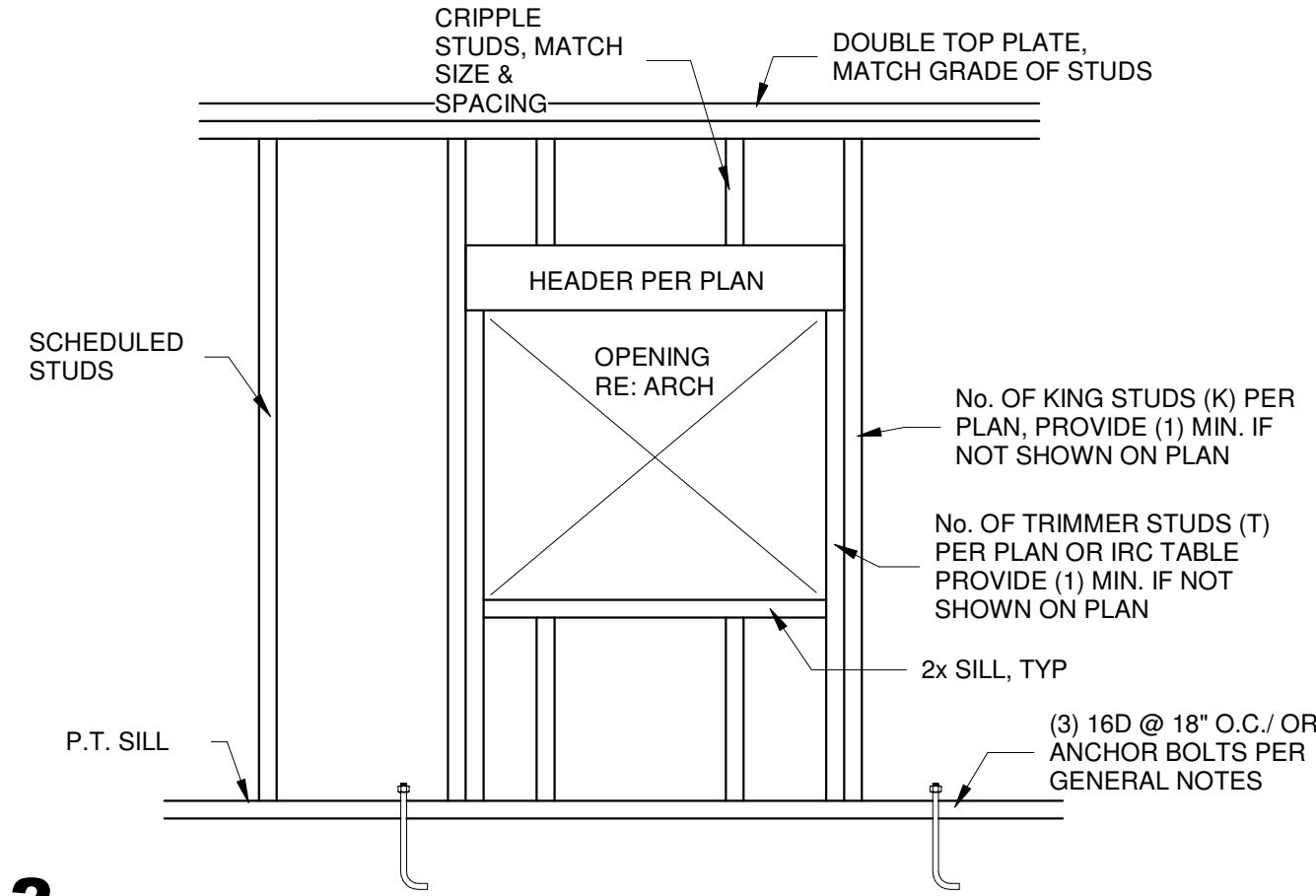
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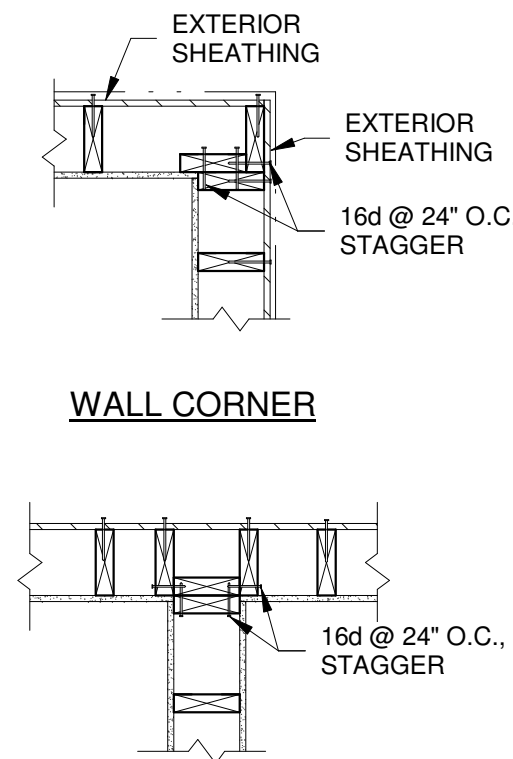




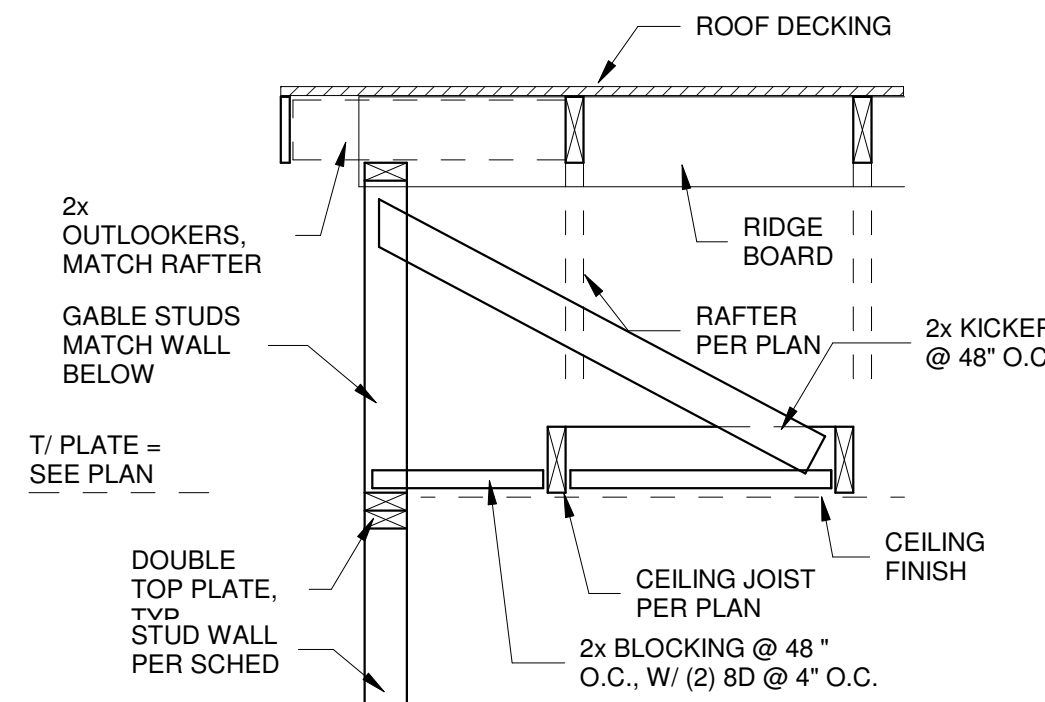
**1** TYPICAL TRUSS TO PLATE  
3/4" = 1'-0"



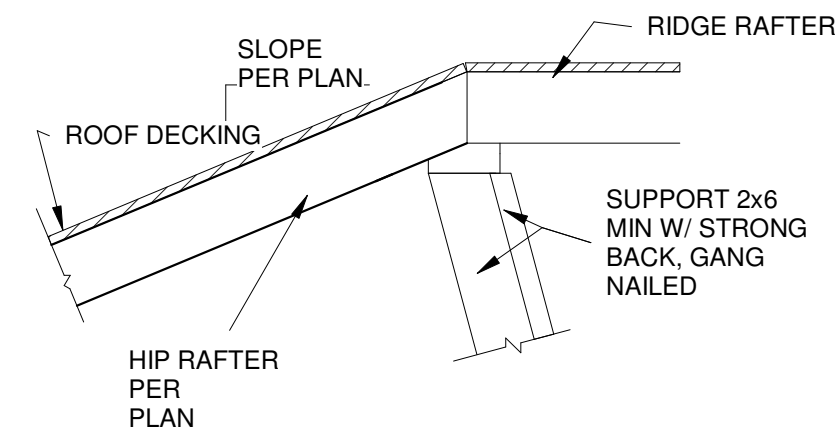
**2** TYPICAL FRAMED WALL OPENING  
NTS



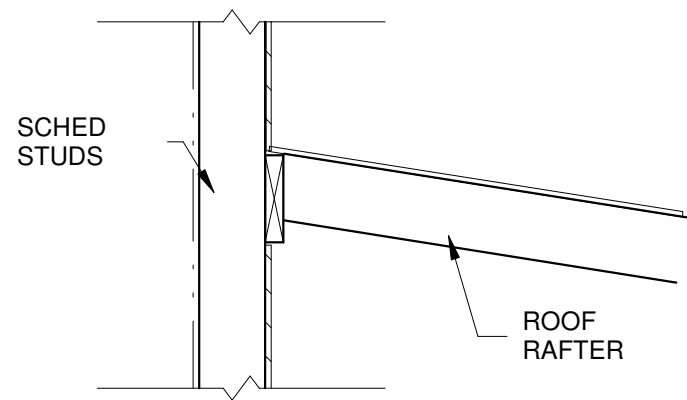
**3** TYPICAL FRAMING AT WALL JOINTS  
NTS



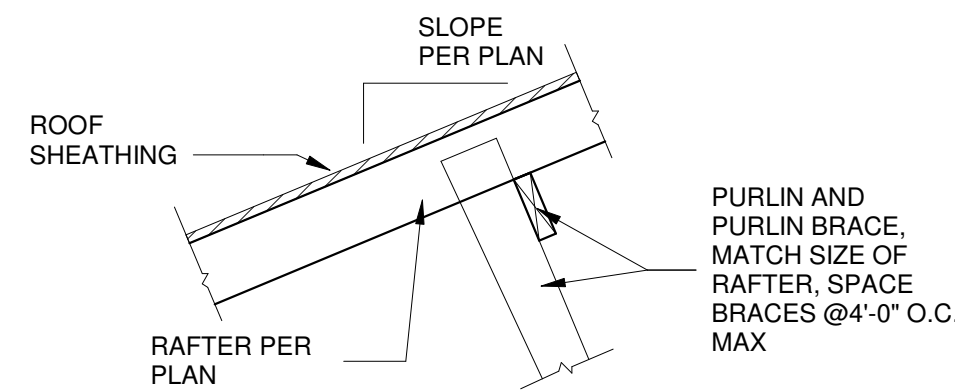
**4** TYPICAL GABLE END  
NTS



**5** TYPICAL NODE SUPPORT  
3/4" = 1'-0"



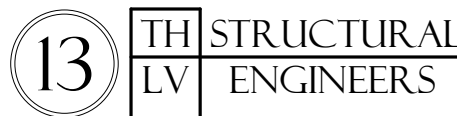
**6** RAFTER TO WALL  
3/4" = 1'-0"



**7** TYPICAL PURLIN SUPPORT  
3/4" = 1'-0"

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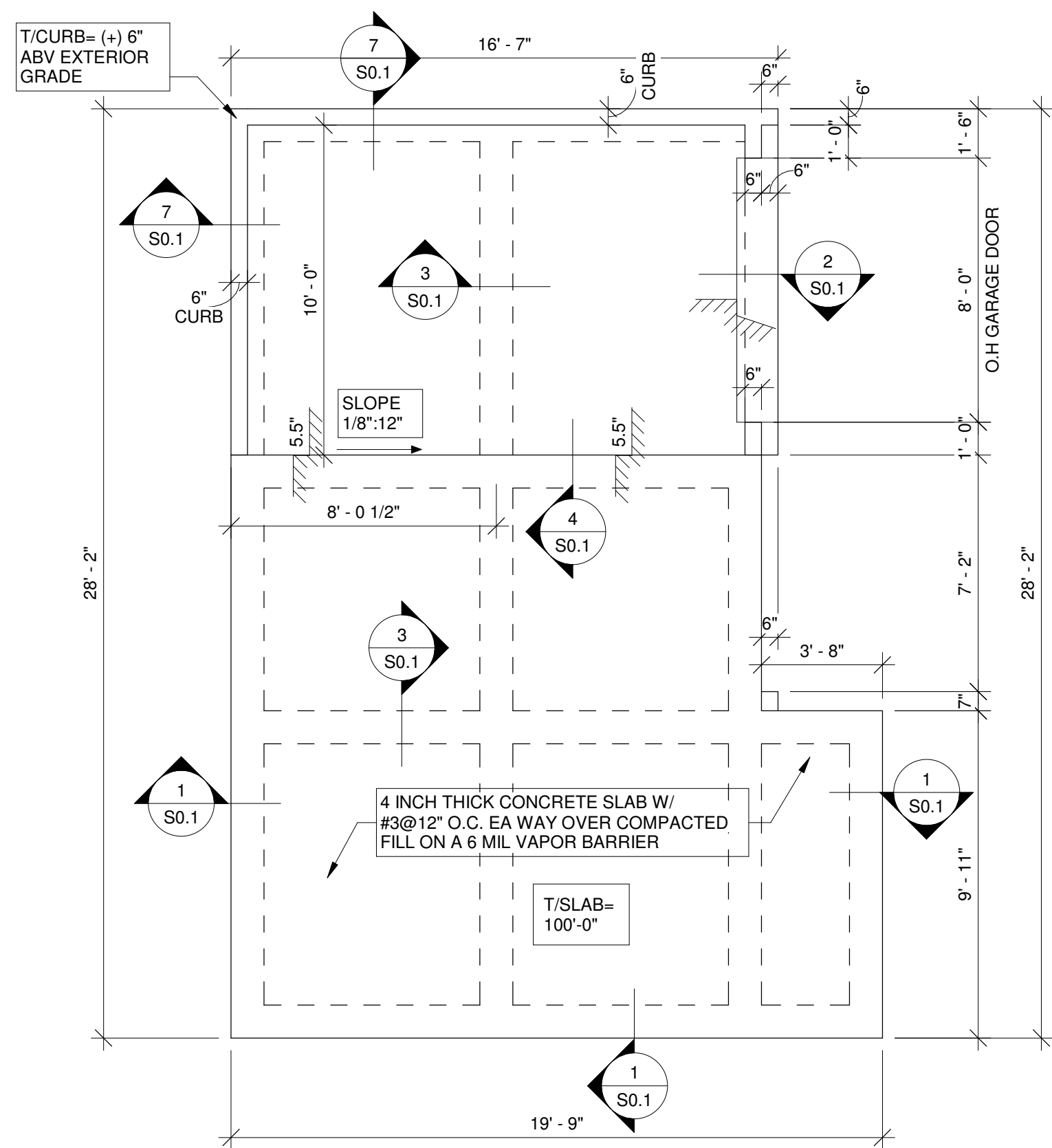
TYPICAL DETAILS

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SHEET NO.

S0.2

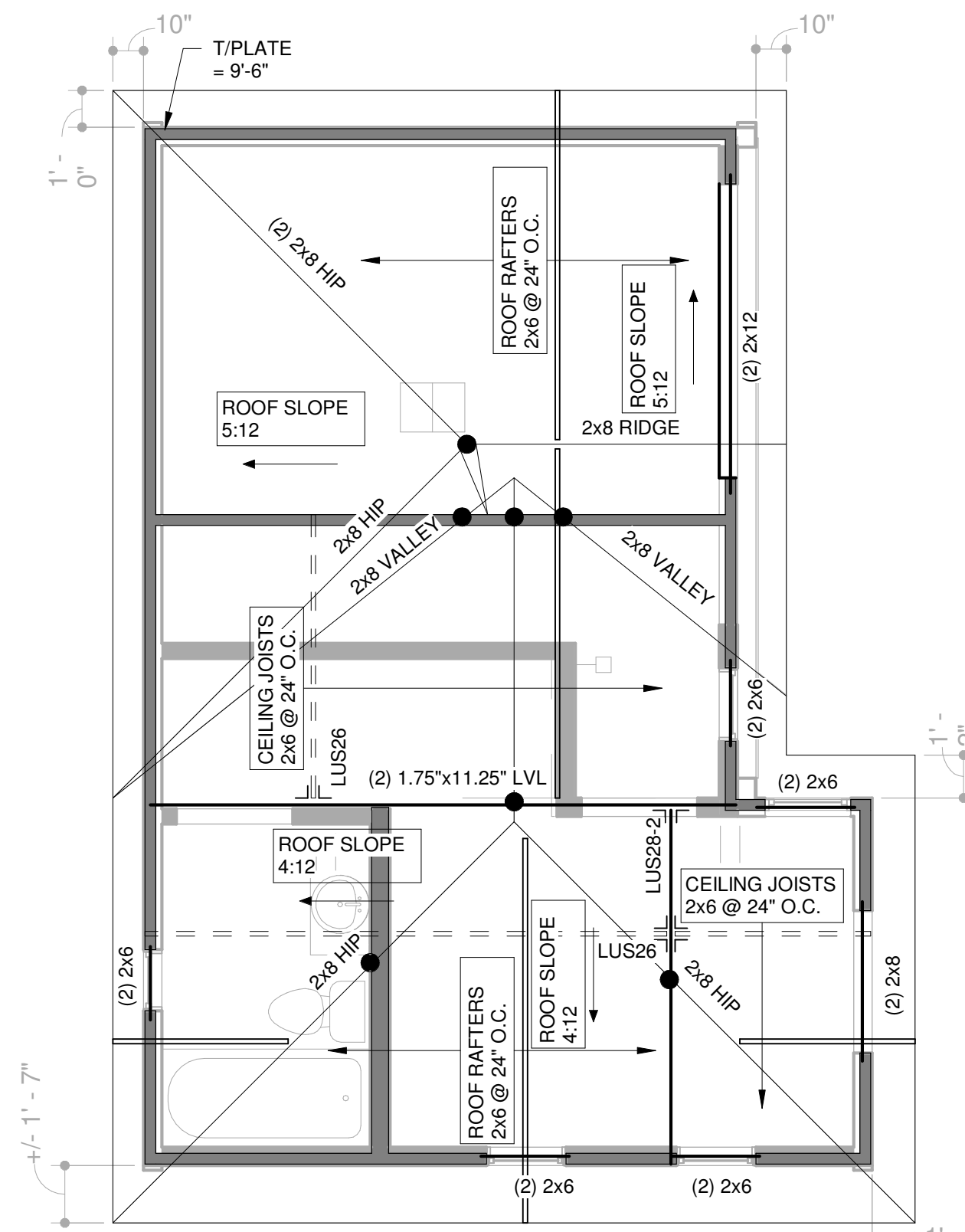




SHEET NOTES:

1. T/SLAB ELEVATION REFERENCE = REF CIVIL, MAINTAIN 6" ABOVE FINISHED GRADE MINIMUM.
2. REFER TO ARCH FOR PLUMBING LOCATIONS. UTILITIES SHALL BE INSTALLED AFTER BUILDING PAD HAS BEEN PREPARED.
3. REF TO TYPICAL DETAILS FOR THOSE NOT SHOWN ON PLAN.
4. REF TO BRACED WALL PLAN FOR HOLD DOWN REQUIREMENTS AND LOCATIONS.
5. VERIFY BEAM DEPTH IN FIELD AND PROVIDE DEEPEN STIRRUPS AS REQUIRED.
6. COORDINATE ALL PLUMBING LOCATIONS WITH THE ARCHITECTURAL DIMENSIONAL SET.
7. FIELD VERIFY ALL DIMENSIONS.

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



LOAD BEARING STUD WALL SCHEDULE	
LOCATION	GRADE AND SPACING
EXTERIOR SUPPORTING ROOF AND CEILING ONLY	SP No. 2 - 2x4 @ 16" O.C.
INTERIOR	SP No. 2 - 2x4 @ 16" O.C.

- NOTES:
1. DOUBLE STUD AT ENDS OF ALL SHEAR WALL/BRACED WALL PANELS. SEE SHEAR WALL PLANS FOR HOLD DOWN LOCATIONS, IF REQUIRED.
  2. ALL SHEAR AND LOAD BEARING WALLS SHALL RECEIVE A DOUBLE TOP PLATE MATCH SIZE AND GRADE.
  3. ALL STUDS SHALL BE FULLY SHEATHED ON BOTH SIDES PER THE DRAWINGS.
  4. SEE PLAN FOR SPECIFIC WALL STUD SPACING, MORE STRINGENT CONTROLS.

- BEARING WALLS
- ROOF RAFTERS
- CEILING JOISTS
- BEAM AND HEADERS
- HANGER PRODUCT

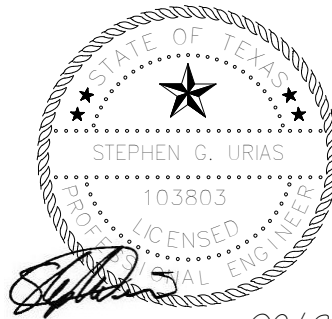
2 ROOF FRAMING PLAN  
1/4" = 1'-0"

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FOUNDATION AND  
ROOF FRAMING PLANS

PROJECT NO.  
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REVIEWED BY: SGU

SHEET NO.

S1.0



SHEAR WALL SCHEDULE

PANEL DESIGNATION	SHEATHING MATERIAL	THICKNESS	EDGE NAILING PATTERN/ FIELD NAILING PATTERN
GP1	GYPSUM INTERIOR WALL BOARD	1/2"	6d COOLER NAIL @ 7" O.C./ 6d COOLER NAIL @ 7" O.C.
GP2	GYPSUM EXTERIOR WALL BOARD	5/8"	6d COOLER NAIL @ 7" O.C./ 6d COOLER NAIL @ 7" O.C.
CSWP	WOOD EXTERIOR	7/16"	8d COMMON NAIL @ 6" O.C. 8d COMMON NAIL @ 12" O.C.

NOTES:

- SEE BRACED WALL PLAN 1/S4.0 FOR PANEL APPLICATION.
- SEE GENERAL NOTES FOR PANEL SPECIFICATIONS AND OTHER REQUIREMENTS.
- PANELS SHALL BE INSTALLED PARALLEL TO WALL STUDS.
- GYPSUM PANELS SHALL NOT BE LESS THAN 2'-0" WIDE.
- 6d COOLER NAIL (0.092" x 1 7/8" LONG, 1/4" HEAD) OR WALLBOARD NAIL (0.086" x 1 7/8" LONG, 9/32" HEAD) OR 0.120" NAIL x 1 1/2" LONG, MIN. 3/8" HEAD.
- 8d COMMON NAIL (2 1/2" L x 0.131" D x 0.281" H) OR GALVANIZED BOX NAIL 2 1/2" L x 0.113" D x 0.297" H).
- DO NOT OVERDRIVE NAILS. NAILS SHALL BE FLUSH TO THE SURFACE. ADJUST GUN PRESSURE AS REQUIRED. TEST PRIOR TO INSTALLATION TO ACHIEVE ADEQUATE NAILING.
- LOCATE NAILS AT LEAST 3/8" FROM EDGES AND ENDS OF PANELS.
- GYPSUM PANELS ALTERNATE FASTENERS: #6 TYPE W OR S x 1 5/8" SCREWS.
- BLOCKING IS REQUIRED AT ALL PANEL EDGES IF NOT LOCATED ALONG COMMON FRAMING (8"/12").

2 SHEAR WALL SCHEDULE

NTS

HOLD DOWN SCHEDULE

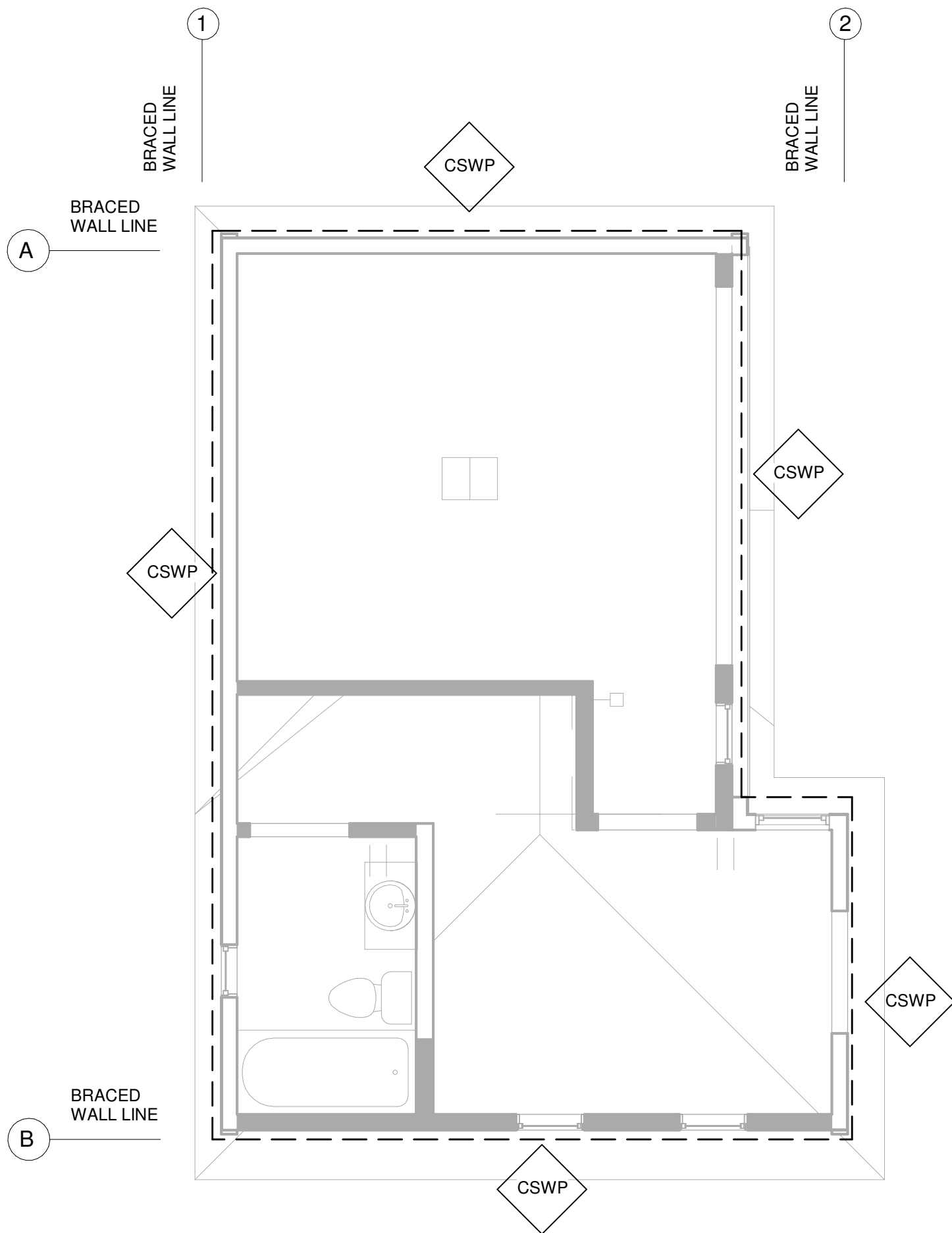
HOLD DOWN MARK	HOLD DOWN TYPE	ANCHOR BOLT / EMBEDMENT	NAILING: SIZE & QUANTITY
1	STHD8	--	(24) - 16d SINKERS
2	HTT4	5/8" / 0'-6"	(18) - 16d x 2 1/2"
3	HTT5	5/8" / 0'-6"	(26) - 16d x 2 1/2"
4	LTT19	5/8" / 0'-6"	(8) - 10d x 3"
5	STHD14	--	(38) - 16d SINKERS

NOTES:

- SEE BRACED WALL PLAN 1/S4.0 FOR HOLD DOWN LOCATIONS APPLICATION.
- SEE GENERAL NOTES FOR PANEL SPECIFICATIONS AND OTHER REQUIREMENTS.
- ALL HOLD DOWN LOCATIONS SHALL HAVE A BUILT UP (2) 2x4 CHORD MEMBER AT EACH END.
- STHD CAN BE INSTALLED OVER WOOD SHEATHING.
- ALL HOLD DOWNS ARE BASED ON SIMPSON DESIGN VALUES SUBSTITUTES SHALL MEET EQUIVALENT OR GREATER. INSTALL PER SIMPSON MINIMUM SPECIFICATIONS.
- NAILS SHALL BE HAND INSTALLED AND NOT WITH A NAIL GUN.

3 HOLD DOWN SCHEDULE

3/4" = 1'-0"



1 1ST FLOOR BRACE WALL PLAN

1/4" = 1'-0"

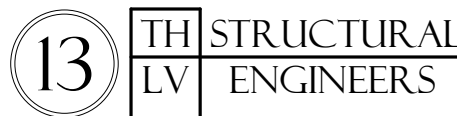


2018 INTERNATIONAL RESIDENTIAL CODE BRACING METHOD:

- CONTINUOUSLY SHEATED WALL PANELS WITH INTERMITTENT WALL FRAMING AS REQUIRED. WALLS HAVE BEEN DESIGNED PER ENGINEERING ANALYSIS USING THE SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (ANSI/AF & PA/ SDPWS).
- SEE SHEAR WALL SCHEDULE ON 2/S4.0 FOR PANEL DESIGNATION AND NAILING REQUIREMENTS.
- ALL SHEAR WALLS SHALL HAVE A DOUBLE TOP PLATE AND ENDS OF THE TOP PLATES SHALL STAGGERED 48" MIN AND SHALL BE NAILED WITH EIGHT 16d FACE NAILED ON EACH SIDE OF THE JOINT.
- ALL TOP PLATES AT CORNERS AND INTERSECTIONS SHALL BE LAPPED AND FACE NAILED WITH TWO 16d NAILS.
- ENDS OF SHEAR WALL PANELS SHALL BE TERMINATED WITH (2) 2x CHORD MEMBERS. CONTRACTOR TO COORDINATE AN ANCHOR BOLT AT AT LEAST 6 INCHES FROM EACH END OF THE SHEAR WALL PANELS.
- ALL DISCONTINUOUS TOP PLATES SHALL BE SPLICED WITH A CS20 x 2'-0" EA SIDE OF DISCONTINUITY.
- ALL NAILING NOT SHOWN SHALL BE COMPLETED PER THE GENERAL NOTES.

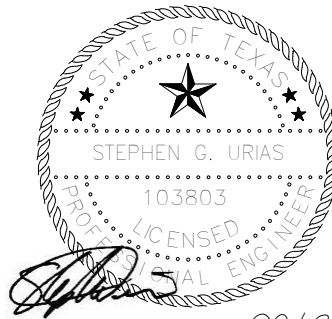
AMY SHEINMAN GARAGE REPAIRS

328 E. HUISACHE AVE.  
SAN ANTONIO, TX 78212



343 Carnahan Street  
San Antonio, Texas 78209  
p. 210.241.8164

Texas Firm Registration No. F-17272  
13th Lv Project No. 1102-22



#	DATE	ISSUE DESCRIPTION
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FIRST LEVEL BRACED WALL PLAN

PROJECT NO.  
DATE:  
DRAWN BY: SGU  
REVIEWED BY: SGU

SHEET NO.

S4.0











Done

13 of 161











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ALONZO C. ALSTON, RA, NCARB  
# 2 0 6 7 1

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## EXISTING GARAGE STRUCTURE

N.T.S.



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## SCHEINMAN GARAGE STUDIO

328 E HUISACHE AVE  
SAN ANTONIO, TX 78212  
PROJECT NO: 2021---  
DATE: 11 MAY 2022

SHEET

**DWG 1.0**

1 OF 15 SHEETS





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## EXISTING GARAGE STRUCTURE CONT.

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## SCHEINMAN GARAGE STUDIO

328 E HUISACHE AVE  
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PROJECT NO: 2021---  
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SHEET

# DWG 1.1

2 OF 15 SHEETS















