

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2023

HDRC CASE NO: 2022-577
ADDRESS: 305 LAVACA ST
LEGAL DESCRIPTION: NCB 708 BLK 8 LOT 2 ***MASTER FILE-COMMON ELEMENTS*** (305 LAVACA TOWNHOUSES)
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Tim Rodgers/South Flores Construction
OWNER: Tony Pearson/305 LAVACA TOWNHOUSES
TYPE OF WORK: New construction of two 2-story, single-family structures and one 2-story duplex structure
APPLICATION RECEIVED: March 17, 2023
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *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

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

4. Architectural Details

A. GENERAL

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

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

8. Medium-Density and Multifamily

A. SITE SELECTION & DEVELOPMENT

- i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or

commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as found within the established context area. Windows, doors, porches, entryways, dormers, bays, and pediments

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

ii. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.

F. PARKING AND ACCESS

i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.

ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.

iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.

iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted 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: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

General findings:

- a. The property at 305 Lavaca is currently vacant, but originally featured a 1-story residential structure constructed circa 1910. It first appears on the Sanborn Map in 1912. The current vacant lot fronts Lavaca to the south and Garfield Alley to the north. The block consists of 1-story and 2-story single-family and multi-family residences and infill construction. The property is contributing to the Lavaca Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved

through a Certificate of Appropriateness or final approval. The applicant's previous proposal was reviewed for conceptual approval on August 3, 2022, and on October 5, 2022, and was referred to a Design Review Committee. The applicant updated the proposal and returned to the Design Review Committee on March 29, 2023. The applicant is currently requesting conceptual review from the HDRC.

- c. DESIGN REVIEW COMMITTEE – The applicant first attended a Design Review Committee on March 29, 2023. The discussion focused on massing, providing total heights for the proposed new construction and adjacent structures, fenestration patterns, site work, reducing the overall massing of Unit 3, and addressing the side setbacks between Units 1 & 2.
- d. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has expressed that the duplex will total 1,605 square feet, that Unit 1 will feature a footprint of 733 square feet, and that Unit 2 will feature a footprint of 640 square feet. The lot is 8,624 square feet and with the proposed lot coverage will be approximately 39.4 percent. Staff finds the proposal consistent with the Guidelines.

Findings related to Units 1 & 2, the 2-story, single-family structures:

- e. SETBACK & ORIENTATION (UNITS 1 & 2: LAVACA) – According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct two 2-story, single-family residences at 305 Lavaca. The structures will be detached and will be oriented toward Lavaca Street. The applicant has noted that the proposed setback from the sidewalk will be 20 feet. The Historic Design Guidelines for New Construction stipulate that front facades should be aligned with the front facades of adjacent buildings. Historically, homes have had frontage on both Lavaca and Garfield Alley. Staff finds that the applicant should provide a setback diagram noting the setbacks of neighboring structures.
- f. ENTRANCES (UNITS 1 & 2: LAVACA) – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances on both Lavaca and Garfield Alley appropriate.
- g. SCALE & MASSING (UNITS 1 & 2: LAVACA) – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. This block of Lavaca features 1-story and 2-story historic structures. Guideline 2.A.ii for New Construction states that applicants should utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. Guideline 8.D.iii for New Construction states that applicants should separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations. The applicant has proposed to construct two 2-story, single-family structures. The existing historic structure located to the east of the lot along Lavaca is a 1-story residence. Staff finds that the applicant should provide the total ridge height for the 2-story, single-family structures and a diagram showing the height of the new construction relative to the adjacent historic structure.
- h. FOUNDATION & FLOOR HEIGHTS (UNITS 1 & 2: LAVACA) – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- i. ROOF FORM (UNIT 1: LAVACA) – The applicant has proposed front gable roof form for Unit 1. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. This block of Lavaca features structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal consistent with the Guidelines.
- j. ROOF FORM (UNIT 2: LAVACA) – The applicant has proposed hip roof form with a projecting stepped-down hip volume and a shed roof front porch for Unit 2. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block.

This block of Lavaca features structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal consistent with the Guidelines.

- k. **MATERIALS AND TEXTURES (UNITS 1 & 2: LAVACA)** – The applicant has proposed to clad the proposed structures in horizontal smooth fiber cement board siding with a 6-inch reveal, with square columns with capital and base trim, a concrete porch, and a standing seam metal roof. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the materials generally appropriate and finds that the applicant should submit column details to staff for review.
- l. **WINDOW MATERIALS (UNITS 1 & 2: LAVACA)** – The applicant has proposed to install aluminum-clad wood Jeld-Wen W-2500 windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening.
- m. **RELATIONSHIP OF SOLIDS TO VOIDS (UNIT 1: LAVACA)** – The applicant has proposed to install one-over-one windows on Unit 1. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. The elevation drawings are incorrectly labeled; however, the west elevation currently features limited fenestration, and the east elevation features no fenestration. The proposed front façade features windows that appear larger than traditional windows found on historic structures in the vicinity and the rear elevation features a horizontally-oriented window that is not a traditional configuration. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- n. **RELATIONSHIP OF SOLIDS TO VOIDS (UNIT 2: LAVACA)** – The applicant has proposed to install one-over-one windows on Unit 2. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. The proposed west elevation does not feature fenestration, the east elevation features a fenestration pattern that do not appear to be in keeping with those historically found in the district, the rear elevation does not feature window openings on the first or second floor, and the front façade fenestration pattern seems to feature non-traditional proportions. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- o. **ARCHITECTURAL DETAILS (UNITS 1 & 2: LAVACA)** – Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The applicant has proposed to install cantilevered balconies at the rear of each structure. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.
- p. **FRONT PORCH (UNITS 1 & 2: LAVACA)** – The applicant has proposed to construct full width front porches on Units 1 & 2. The front porch for Unit 1 will feature a standing seam metal hip roof with four (4) sets of double columns. The front porch for Unit 2 will feature a standing seam metal shed roof form with four (4) single columns. According to Guideline 8.C.v, foundation and floor-to-floor heights (including porches and balconies) should be aligned within one foot of floor-to-floor heights on historic buildings within the established context area. Staff finds that the proposed columns should be a maximum of 6"x6" in width and feature a traditional cap and base and chamfered corners and that the applicant should submit details for the proposed columns and the porch height in relation to the adjacent historic structure.

Findings related to Unit 3, the 2-story duplex structure:

- q. **SETBACK & ORIENTATION (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed to construct a 2-story duplex structure oriented toward Garfield Alley, at the rear of the two 2-story, single-family residences fronting Lavaca Street. According to the Guidelines for New Construction, the front facades of new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback from Garfield Alley will be 5 feet. Staff finds that the applicant should provide a setback diagram noting the setbacks of neighboring structures.
- r. **ENTRANCES (UNIT 3: GARFIELD ALLEY)** – According to Guideline 1.B.i for New Construction, primary building entrances should be oriented towards the primary street. Staff finds the proposal for primary entrances on both Lavaca and Garfield Alley appropriate.
- s. **SCALE & MASSING (UNIT 3: GARFIELD ALLEY)** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one story. The blocks of Lavaca and Garfield Alley feature one-story and two-story historic structures. Guideline 2.A.ii for New Construction states that applicants should utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story. Guideline 8.D.iii for New Construction states that applicants should separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations. Staff finds that the applicant should reduce the overall massing and separate the building massing into distinguishable architectural bays consistent with historic buildings.
- t. **FOUNDATION & FLOOR HEIGHTS (UNIT 3: GARFIELD ALLEY)** – Guideline 2.A.iii for New Construction stipulates that foundation and floor heights should be aligned within one (1) foot of the neighboring structure's foundation and floor heights. At this time, the applicant has not provided a diagram showing the foundation and floor heights of neighboring structures. The applicant is responsible for complying with the Guidelines.
- u. **ROOF FORM (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed a pyramidal roof form with double front gables. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. Guideline 8.C.iii for New Construction states that medium-density and multifamily new construction should utilize roof forms that reduce visual prominence when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead). The blocks of Lavaca and Garfield Alley feature structures with front gable roofs, cross gable roofs, side gable roofs, hip roofs, and shed roofs. Staff finds the proposal generally appropriate; however, incorporating an alternate roof form into the design may reduce the visual prominence of the structure.
- v. **MATERIALS AND TEXTURES (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed to clad the proposed structures in horizontal smooth fiber cement board siding with a 6-inch reveal and install a standing seam metal roof and a front porch with square wood columns. Guideline 3.A.i for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposal generally appropriate.
- w. **WINDOW MATERIALS (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed to install aluminum-clad wood Jeld-Wen W-2500 windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles and proportions that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

- x. **RELATIONSHIP OF SOLIDS TO VOIDS (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed to install divided lite one-over-one windows on the duplex structure. The proposed fenestration pattern consists of sets of 2 ganged windows, entry doors with single side lites, and French doors on the second story on the front facade, and single and ganged windows on the side and rear elevations. Guideline 2.C.i for New Construction states that window and door openings should be incorporated into new construction with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height-to-width ratio from adjacent historic facades. Staff finds that the proposed fenestration should be updated to be more in keeping with the Guidelines.
- y. **ARCHITECTURAL DETAILS (UNIT 3: GARFIELD ALLEY)** –Guideline 4.A.i for New Construction states that new buildings should be designed to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district. Staff finds that the proposed new construction should incorporate architectural details that are respectful of the historic context and are consistent with the Guidelines.
- z. **FRONT PORCH (UNIT 3: GARFIELD ALLEY)** – The applicant has proposed to construct a double-height front porch on the duplex structure. The proposed front porch features square columns, a second-floor porch handrailing, and decorative gable detailing. Guideline 8.D.ii for New Construction states that medium-density and multifamily new construction should utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area. Staff finds that the applicant should reference nearby porches in the porch design, that the proposed columns should be a maximum of 6”x6” in width and feature a traditional cap and base and chamfered corners, and that the applicant should submit details for the proposed columns and railing.

Findings related to site elements:

- aa. **DRIVEWAYS** – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. According to Guideline 8.F.iv for New Construction, a single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street. The applicant has proposed to install a 10-foot-wide permeable driveway and curb cut with access from Garfield Alley on the east property line with a central parking pad with three (3) parking spaces. The driveway will terminate at the parking pad and the Lavaca Street side of the property will not feature driveway access. Staff finds the proposal consistent with the Guidelines.
- bb. **FRONT WALKWAYS** – The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The applicant has proposed to install two 4-foot-wide walkways constructed of permeable pavers leading to the Lavaca Street structures and two (2) 4-foot-wide walkways constructed of permeable pavers leading to the entries for the duplex structure. The immediate block of Lavaca Street features fully-concrete front walkways. Staff finds that the front walkways should match materials found historically within the district.
- cc. **MECHANICAL EQUIPMENT** – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- dd. **LANDSCAPING PLAN** – The applicant has proposed to install plantings at the front of each structure and along the west property line. Staff finds that the applicant should install landscape elements that are consistent with those found historically in the district and should submit a comprehensive landscaping plan to staff for review.

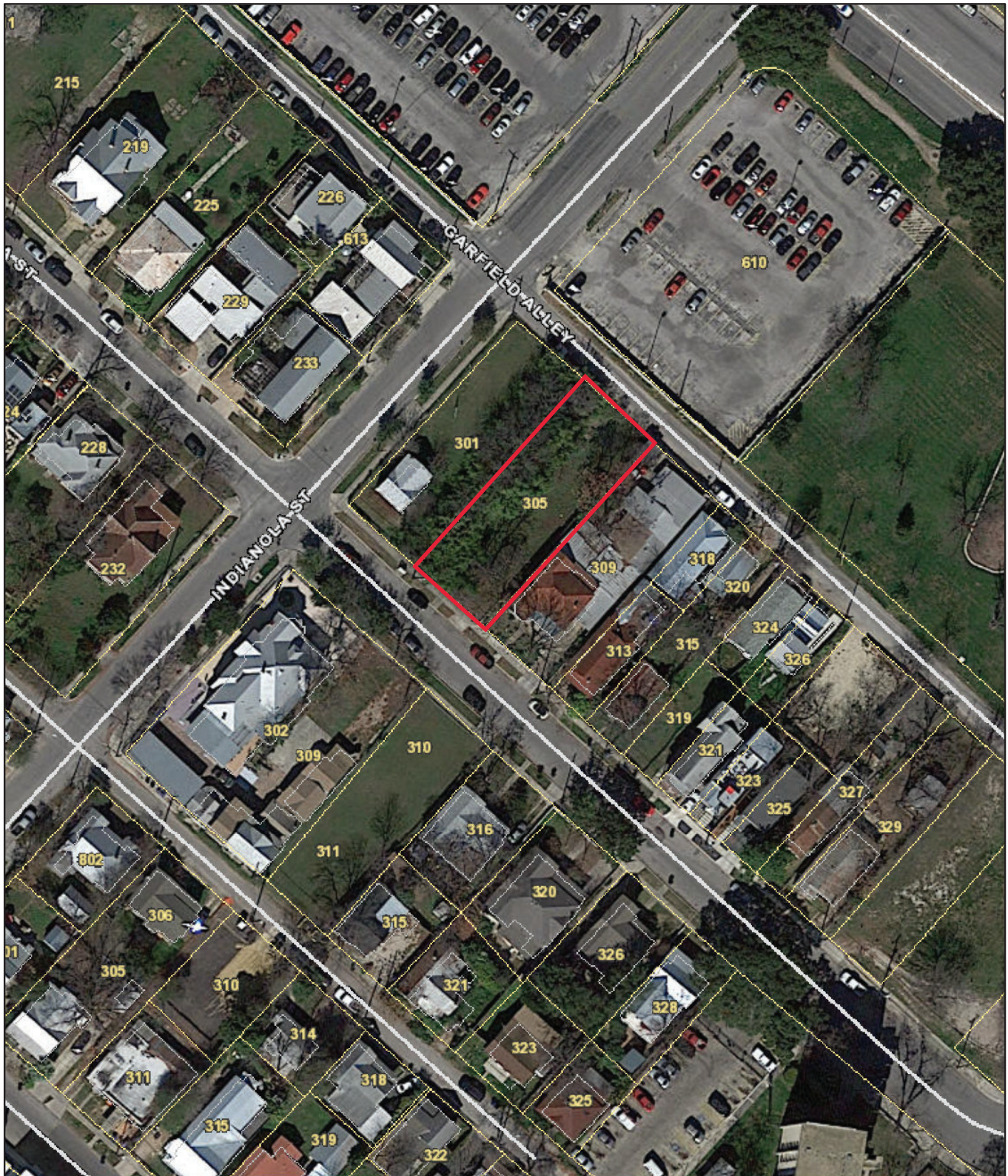
RECOMMENDATION:

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

- i. That the applicant provides a setback diagram showing that the proposed structures will not be located in front of the front façade wall planes of adjacent historic structures based on findings e and q.

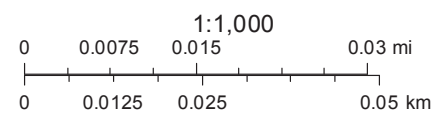
- ii. That the applicant provides a diagram showing the height of the proposed structures in relation to neighboring structures, including proposed foundation and floor heights based on findings h and t.
- iii. That the applicant reduces the massing of Unit 3, the 2-story duplex structure, and separates the building massing into distinguishable architectural bays that are more consistent with the massing of the immediately adjacent historic buildings based on finding s.
- iv. That the applicant installs wood or aluminum-clad wood windows based on findings l and w. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- v. That the applicant proposes window sizes, patterns, proportions, and trim and sill detailing that are consistent with the Guidelines and historic precedents in the district as noted in findings m and x.
- vi. That the applicant addresses the cantilevered balconies at the rear of Units 1 & 2 so that the architectural details are respectful of the historical context and are consistent with the Guidelines based on finding y.
- vii. That the applicant submits details for the proposed porch columns and railing based on findings p and z. The proposed columns should be a maximum of 6"x6" in width and feature a traditional cap and base and chamfered corners. The front porch of the duplex structure should be similar in dimension and form as those found on historic buildings within the established context area.
- viii. That the front walkways match the front walkway materials found historically within in the district based on finding bb.
- ix. That the applicant installs landscape elements that are consistent with those found historically in the district and submits an updated landscaping plan to staff for review prior to returning to the HDRC based on finding dd.
- x. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



July 13, 2022

— User drawn lines





ial View

Garfield Alley

Garfield Alley

305 Lavaca St

141 Lavaca St Parking

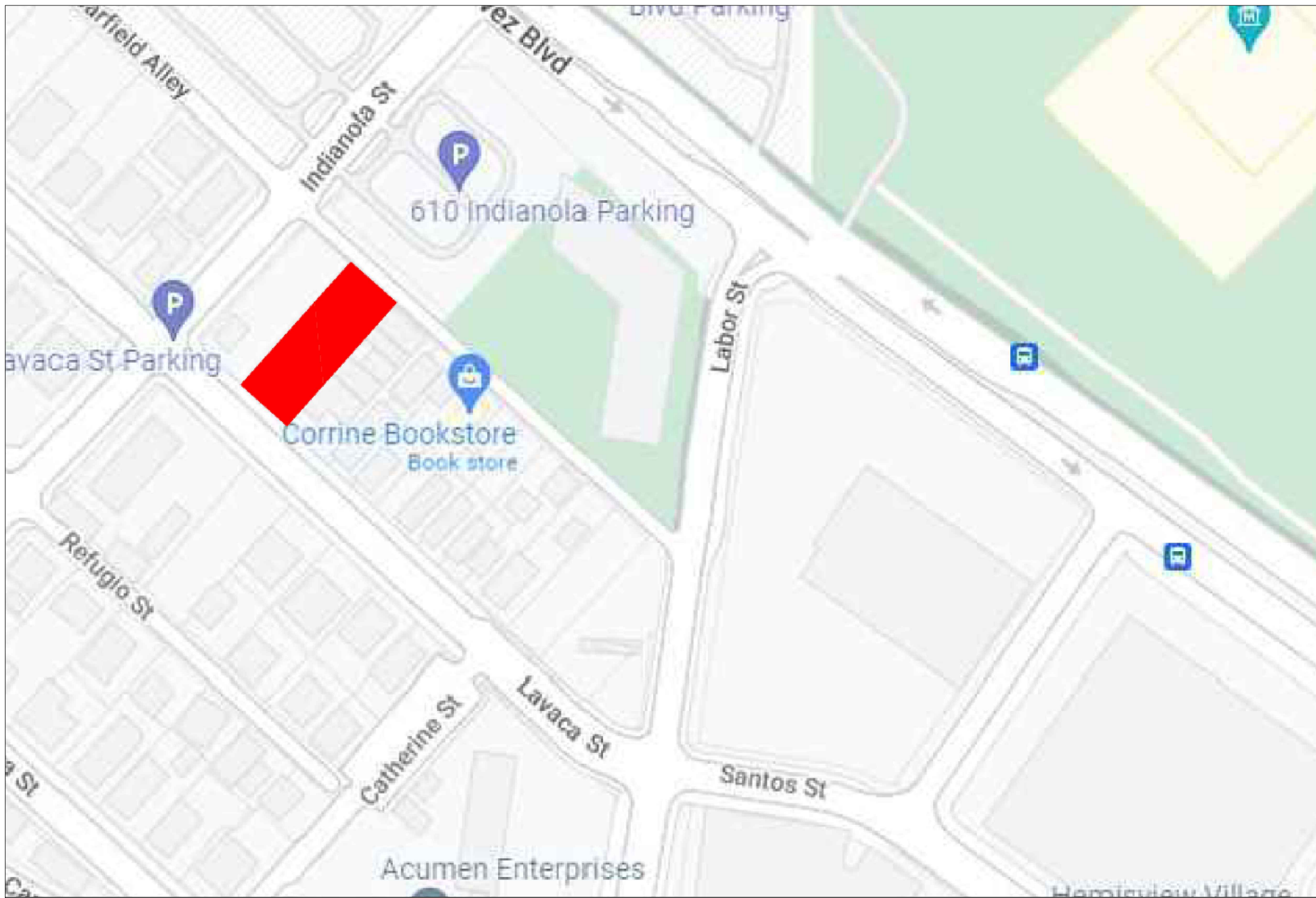
Lavaca St

Lavaca St

Indiana St

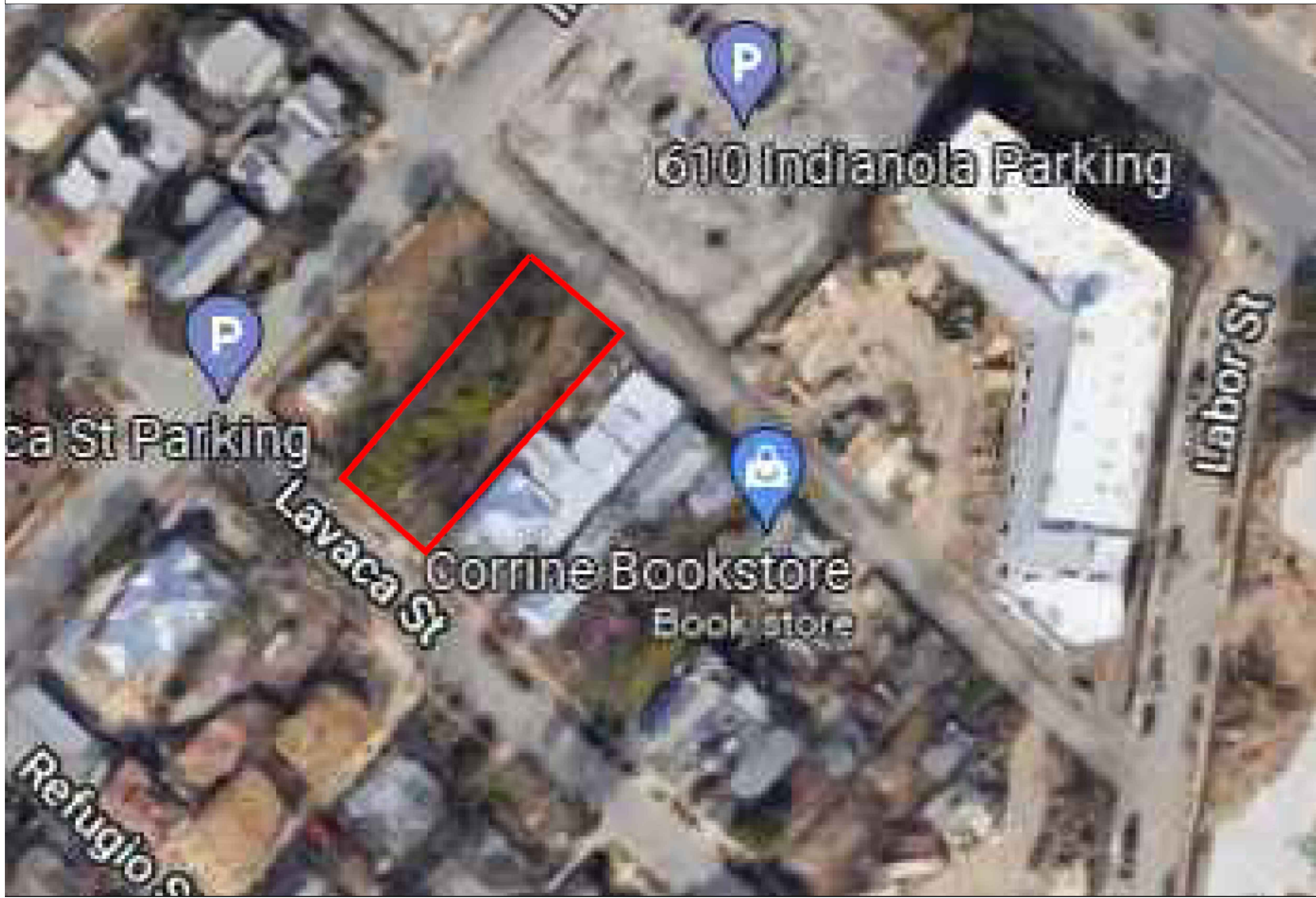
Lavaca Setback & Height Diagram

#	Address	Setback	Roof Height	1st Floor Level
1	301 Lavaca	20'	16'	3"
2	309 Lavaca	20'	22'	24"
3	313 Lavaca	12'	20'	18"
4	315 Lavaca	15'	18'	18"
5	321 Lavaca	10'	26'	18"
6	323 Lavaca	15'	30'	18"
7	325 Lavaca	15'	22'	12"
8	327 Lavaca	12'	16'	3"
9	302 Lavaca	20'	26'	24"
10	310 Lavaca Townhomes	20'	33'	3"
11	316 Lavaca	20'	20'	12"
12	320 Lavaca	20'	22'	24"
13	326 Lavaca	15'	17'	12"
14	328 Lavaca	15'	18'	24"
15	Lavaca	20'	22'	
16	232 Lavaca	10'	30'	6"
17	Garfield Alley	10'	28'	3"



1

LOCATION MAP
SCALE: N/A



2

SATELLITE MAP
SCALE: N/A



CODE INFORMATION

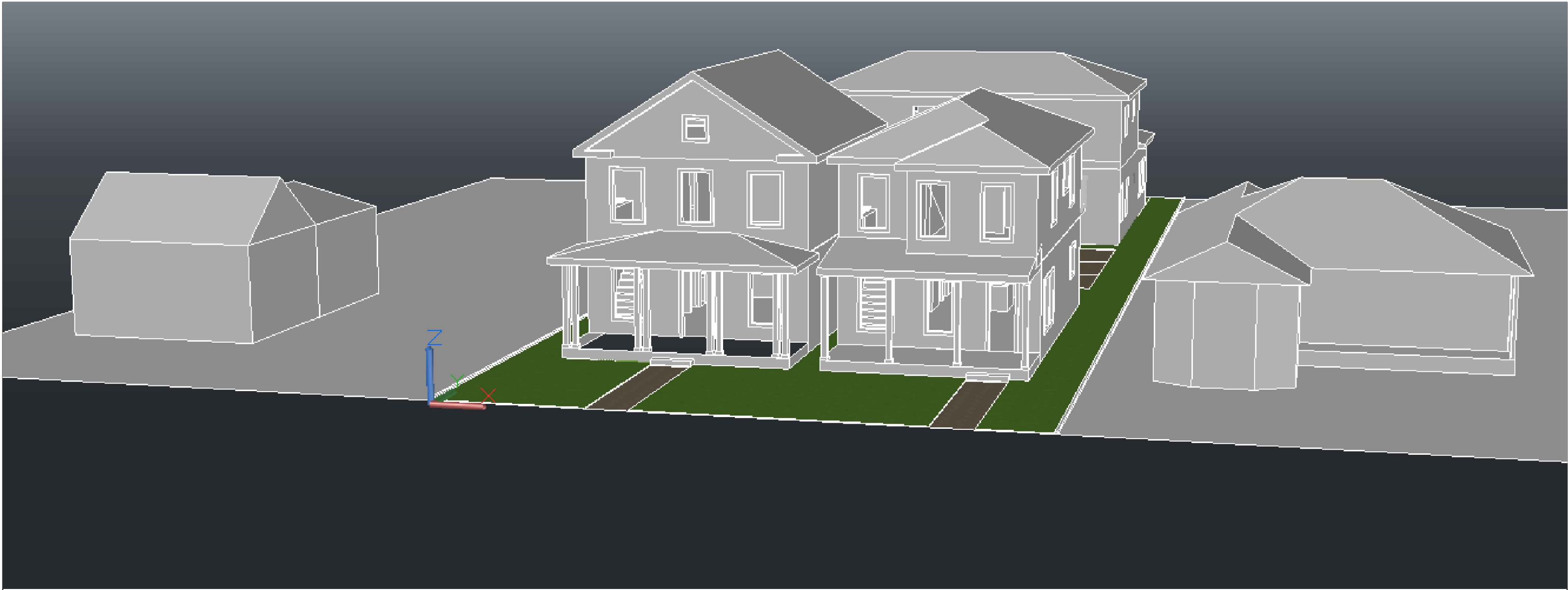
ZONING: RM-4
ZONING OVERLAY: H, HS
LOT SIZE: 0.198 ACRES OR 8624 SF
MAXIMUM HEIGHT: 35' ABOVE GRADE
AT FRONT OF BUILDING

CODE COMPLIANCE

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

UNIT 1
INDEX TO SHEETS

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



3

3D VIEW
SCALE: N/A

PROJECT:
305 Lavaca St

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

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

REVISIONS:

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

JOB #A801
DATE:
04/26/2022

SHEET#:
A0.0
PAGE 1 OF 7

00 PROJECT NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
2. The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.
3. It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.
4. All construction refuse and debris shall be removed from the job site and shall be properly disposed of off the property.
5. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
6. Prior to commencement of work, the contractor shall review all contract documents, reports and related instructions. Where conflicts/inconsistencies between the Contract Drawings, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.
7. Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination
8. All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.
9. The Contractor shall coordinate his work with all the Subcontractors. The work shall be coordinated in such a manner that any Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.
10. The Contractor shall be solely responsible for delivery of materials and equipment to the Project Site.
11. Contractor to provide positive roof slop with a min of 1/4" per foot. Construct crickets to provide slope to canals. Contractor to Construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.
12. Blocking is required for all wall and ceiling mounted specialties and equipment.
13. The Contractor is responsible for ensuring that there are no breaches in vapor barriers.
14. Positive Drainage away from the building is the responsibility of the Contractor.
15. Contractor is responsible to provide proper soils conditions for installation of foundations.
16. These drawings and design are not to be duplicated, copied, or otherwise replicated elsewhere other than the site specified in this Construction drawing set without permission from the Architect. The Architect retains ownership of its Instruments of Service and the Owner's right to use them terminates when the Project is complete.

01 GENERAL NOTES

R806.3 Vent and Insulation Clearance
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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

R806.1 Ventilation Required
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802. 7.

R806.2 Minimum Area
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

E3608.1.2 Concrete-encased Electrode
A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode:
One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than ½ inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.
A bare copper conductor not smaller than 4 AWG.
Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.
Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Driveway to be crusher fines or paved per owner.
R401.3 Drainage
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S1.0
R602.II Wall Anchorage
Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.
602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D⁺ and Z) z and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed 1 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

06 WOODS

Minimum 1.5" bearing at all headers and beams to 4' width, all headers 4'1 and bigger to have 3" bearing min. at both bearing points.
All trusses, TJI's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.
All walls to be framed with #2 or better grade lumber SPF, with 7/16" exterior sheathing.
All wall framing to be spaced 16" o.c.
Solid bearing points under all beams
All microlams to be nailed 12" o.c. with 4-#10 nails all 4 member microlams and 4 member trusses to be bolted 16" o.c. with 1/2" x 8" bolts with 1-1/4" washers in a staggered pattern.
All post's in direct contact with concrete to have post base with minimum 1" air gap or 1-1/2" treated plate. Ramset to concrete with post nailed on top.
All splices in bottom plates at all load bearing walls to be shot with 2-1/2" Ramset powder actuated pins, also 12" from all corners unless an anchor bolt is present. Ramset all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION
See Assemblies for Composite R-Values
R-19 minimum, 5.5" loose fill Insulation -At all exterior walls
13" (R-38) minimum of loose fill Insulation- At all roofs
R-13 at floor over crawl space.
ROOF
Asphalt Shingle
Install all roof materials per manufacturer's recommendations
All membranes to meet or exceed 900 lb. 3/4" exterior grade structural 1 OSB or plywood with H clips at roof sheathing stagger all joints, 6 mil.
All sloping flat roofs to have minimum 1/2" PLF slope
Install crickets on low slope roofs to maintain drainage
GENERAL
Exterior wall to be 3 coat stucco over drainage mat
All exterior doors to have threshold and weather stripping caulked to concrete or subfloor.
Air leakage
Building thermal envelope.
The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. All joints, seams and penetrations.

2. Site-built windows, doors and skylights.

3. Openings between window and door assemblies and their respective jams and framing.

4. Utility penetrations.

5. Dropped ceilings or chases adjacent to the thermal envelope.

6. Knee walls.

7. Walls and ceilings separating the garage from conditioned spaces.

8. Behind tubs and showers on exterior walls.

9. Common walls between dwelling units.

10. Attic access openings.

11. Rim joists junction.

12. Other sources of infiltration.

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

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

VENTILATION:
-14x10 Parapet venting to be installed, refer to Roof Plan for quantity

AIR BARRIER AND BAFFLE:
- 1" minimum air space required at sloped roof and insulation in order for air flow
- Baffle to be used as needed to create the air space if needed

FLASHING:
Metal flashing and drip edge to be used at all metal roof patio edges
- Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and at built-in gutters and similar locations where moisture could enter the wall
- Provide sill pans at all doors and windows

WEEP SCREED:
-To be installed per code at all stucco exterior walls

08 OPENINGS

Penetrations
All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
EGRESS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTIONS:
STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2). WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:
2.1. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2.2. TWO MEANS OF EGRESS COMPLYING WITH SECTION R311.
R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.
R310.2.1 MINIMUM OPENING AREA
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

09 FINISHES

INTERIOR FINISHES
All finishes to be the following unless noted otherwise
FLOOR: ALL CONCRETE ON FIRST FLOOR, TILE IN ALL WET AREAS, LAMINATE WOOD FLOORS EVERYWHERE ELSE
WALL: GYP BOARD, PAINT TO BE DETERMINED
CEILING: GYP BOARD, PAINT TO BE DETERMINED
½" gypsum board at walls and ceiling with texture per owners preference, tape and bead all joints.
½" water resistant gypsum board at all bathroom and kitchen high water areas. Semi gloss paint in wet areas. Concrete board to be used with tile and where exposed to water.
5/8" Type X gypsum board at mechanical room and between Unit 1 and Unit 2 stair walls and Type 'C' with resilient channels at ceiling between Unit 1 + Unit 2.
R702.3.8 Water-resistant Gypsum Backing Board
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2 -inch-thick (12.7 mm) or 16 inches (406 mm) for 5/ s -inch- thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be sealed as recommended by the manufacturer.
R702.3.8.1 Limitations.
Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTM C 1288, C 1325, C 1178 orC 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

10 MEP

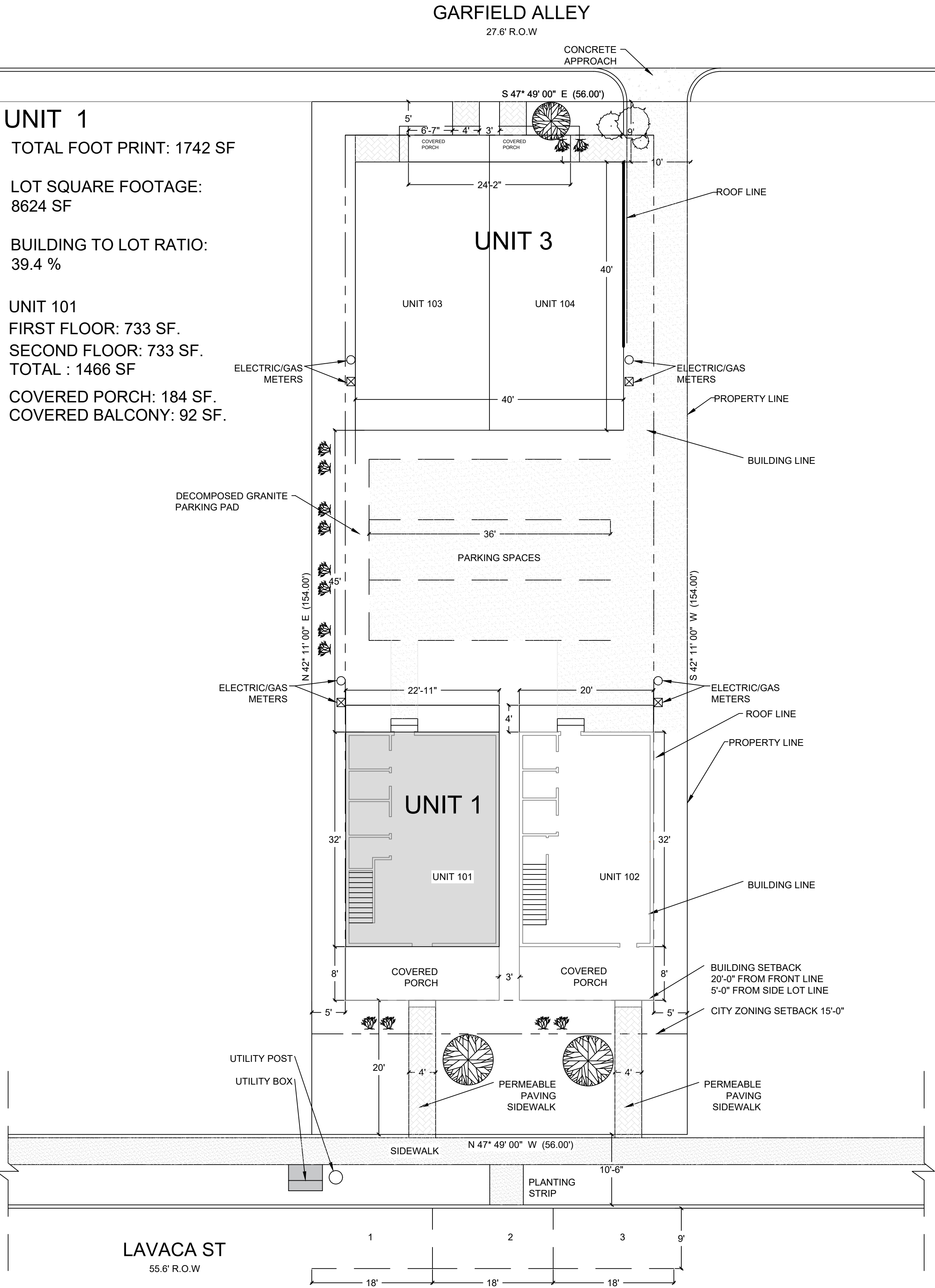
Mechanical | Plumbing | Electrical
All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books, when reviewing notify builder of all conflicts for chase locations and chase sizes
1. All material and workmanship will comply with the latest state of New Mexico plumbing and Mechanical Specialty code.
2. These drawings are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.
3. All exterior penetrations by pipes, ducts or conduit shall be caulked.
4. The clothes dryer exhaust shall be at least the dia. Of the appliance outlet and shall terminate outside of the building.
5. Contractor shall field verify all dimensions and conditions and inverts prior to starting project and insure the indicated piping slopes are adequate. Any discrepancies shall be immediately notified.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.
2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.
3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.
4. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.
5. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
6. DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD CONDITIONS.
7. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.
8. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

SUBMITTALS
Submittal:
Contractor to submit submittals for approval which is to include but not limited to; manufacturer's technical data and installation instructions for each material, manufacturer's standard color samples and textures, manufacturer's printed instructions for maintenance of installed work, including precautions for use of cleaning materials which could damage material.
Quality Assurance:
Contractor to purchase products from the same source and to assure that there is no damage or degradation to any material or product.
Product Delivery and Storage:
Comply with instruction and recommendations of manufacturer.
Examination and Preperation:
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.
Workmanship:
Installation should be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.
Cleaning:
After completion of installation, clean panels as per manufacturer's recommendations and specifications

PROJECT: 305 Lavaca St	CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210	UNIT 1 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210	REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023	JOB #A801 DATE: 04/26/2022	SHEET#: <div>A0.1</div> <div>PAGE 2 OF 7</div>



UNIT 1
TOTAL FOOT PRINT: 1742 SF

LOT SQUARE FOOTAGE:
8624 SF

BUILDING TO LOT RATIO:
39.4 %

UNIT 101
FIRST FLOOR: 733 SF.
SECOND FLOOR: 733 SF.
TOTAL : 1466 SF

COVERED PORCH: 184 SF.
COVERED BALCONY: 92 SF.

LAVACA ST
55.6' R.O.W

LOT 2, BLOCK 8, NCB 708

1 SITE PLAN
3/32" = 1'-0"



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San Antonio, TX 78210

REVISIONS:

DATE:
12/2/2022
2/28/2023
3/15/2023
3/22/2023

JOB #A801
DATE:
04/26/2022

SHEET#:
A0.2
PAGE 3 OF 7

① FLOOR PLAN- 1ST LEVEL

UNIT 101

② FLOOR PLAN-2ND LEVEL

[illegible]

1. All Final Selections will be made by owners.
2. . . .

[illegible]

1. All WINDOWS 8'-0" HEADER TYP. UNLESS OTHERWISE NOTED.
2. All UPPER WINDOWS 13'-0" HEADER TYP. UNLESS OTHERWISE NOTED.

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

EVISIONS:

DATE:
2/2/2022
2/28/2023
3/15/2023
3/22/2023

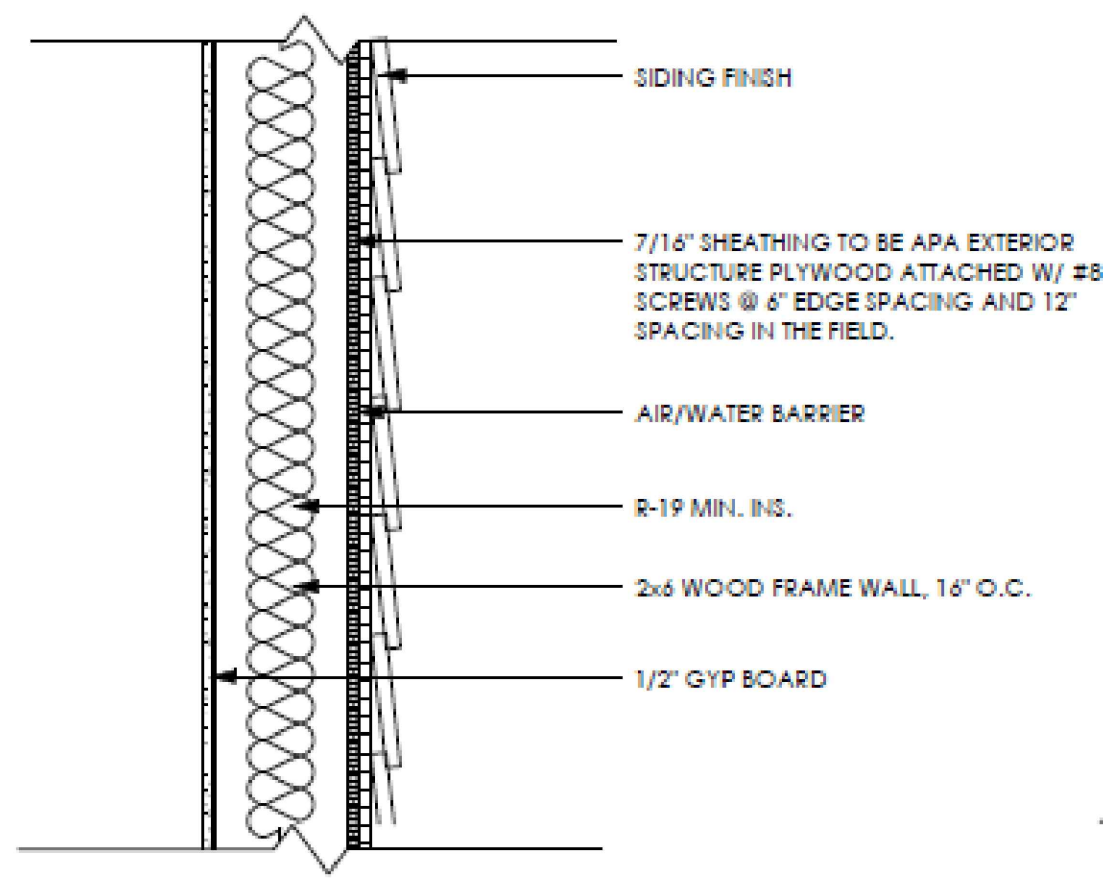
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4/26/2022

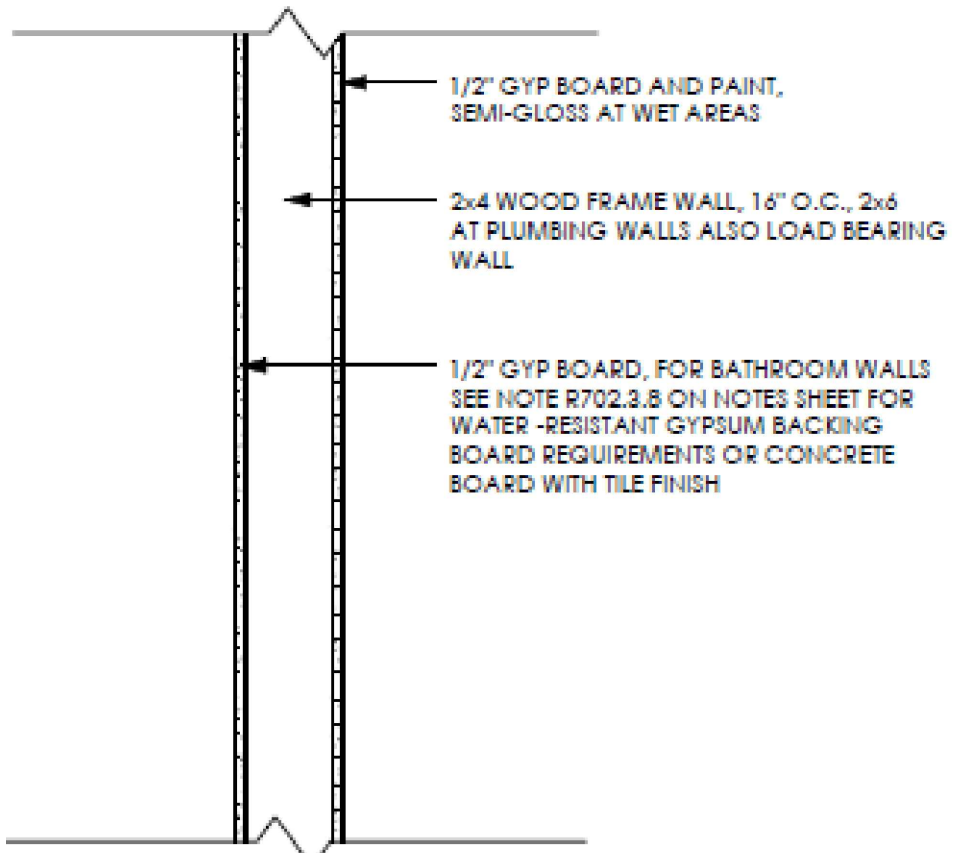
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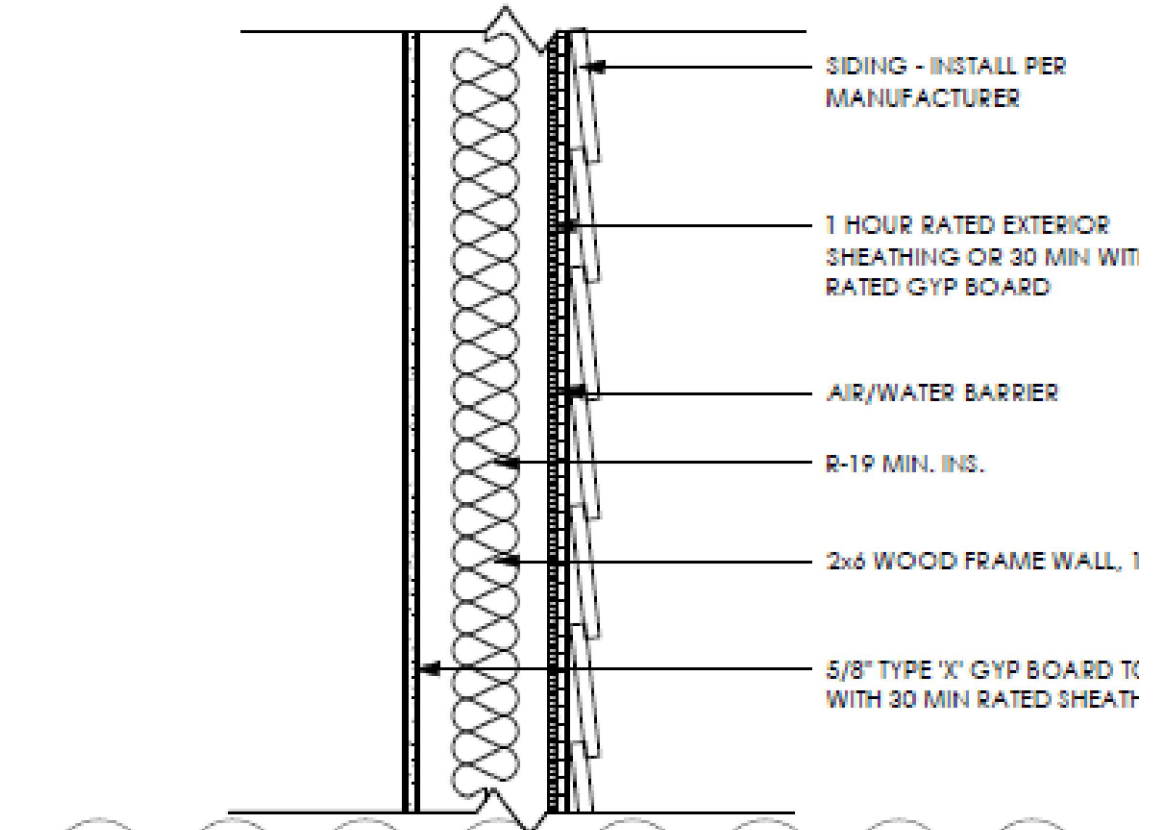
PAGE 4 OF 7



INSULATED WALL

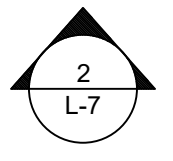
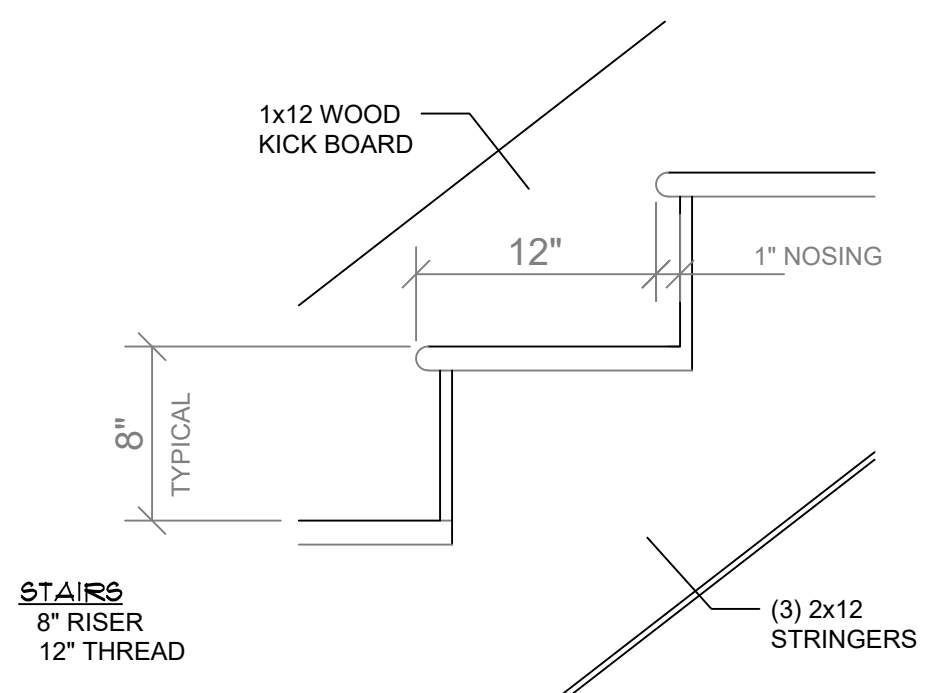


INTERIOR WALL
(AT INTERIOR NON-BEARING WALLS)

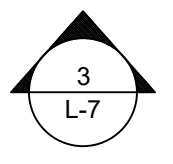
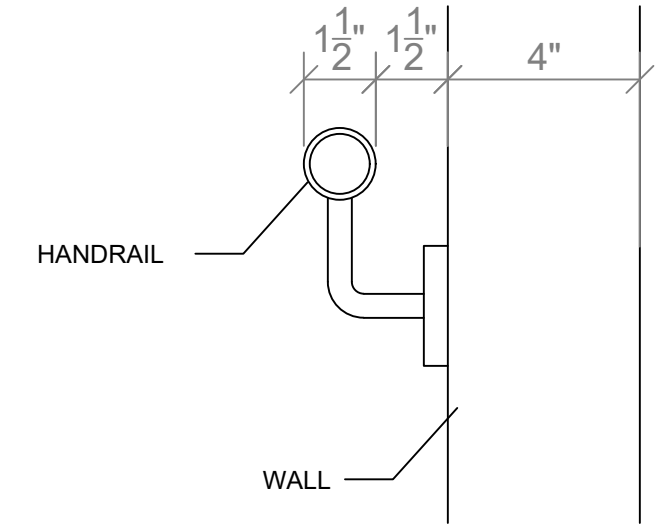


EXTERIOR WALL - 1 HOUR RATED

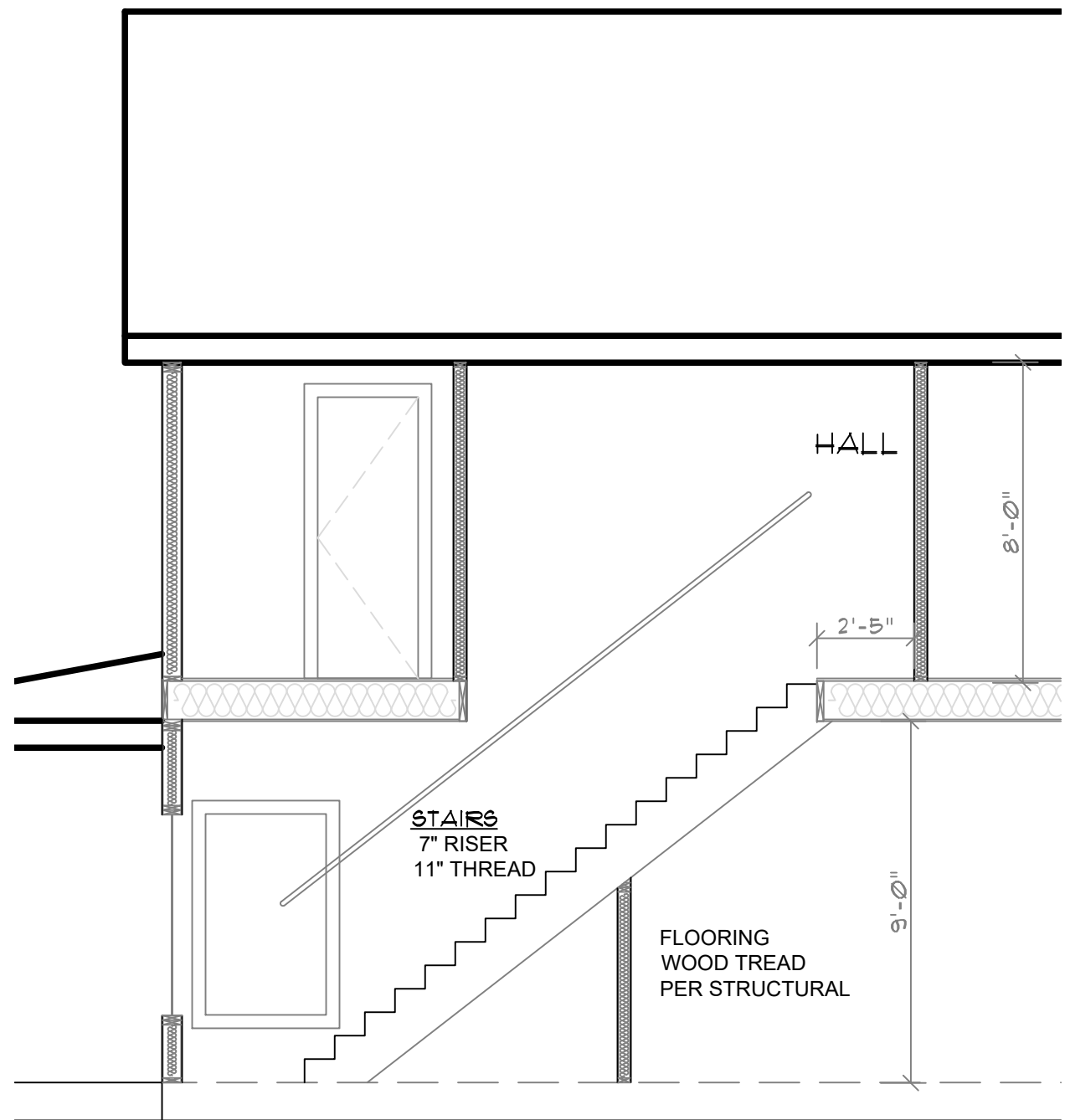
① WALL TYPES
SCALE: 1/4" = 1'-0"



STAIR DETAIL
Scale: 1"= 1' - 0"



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

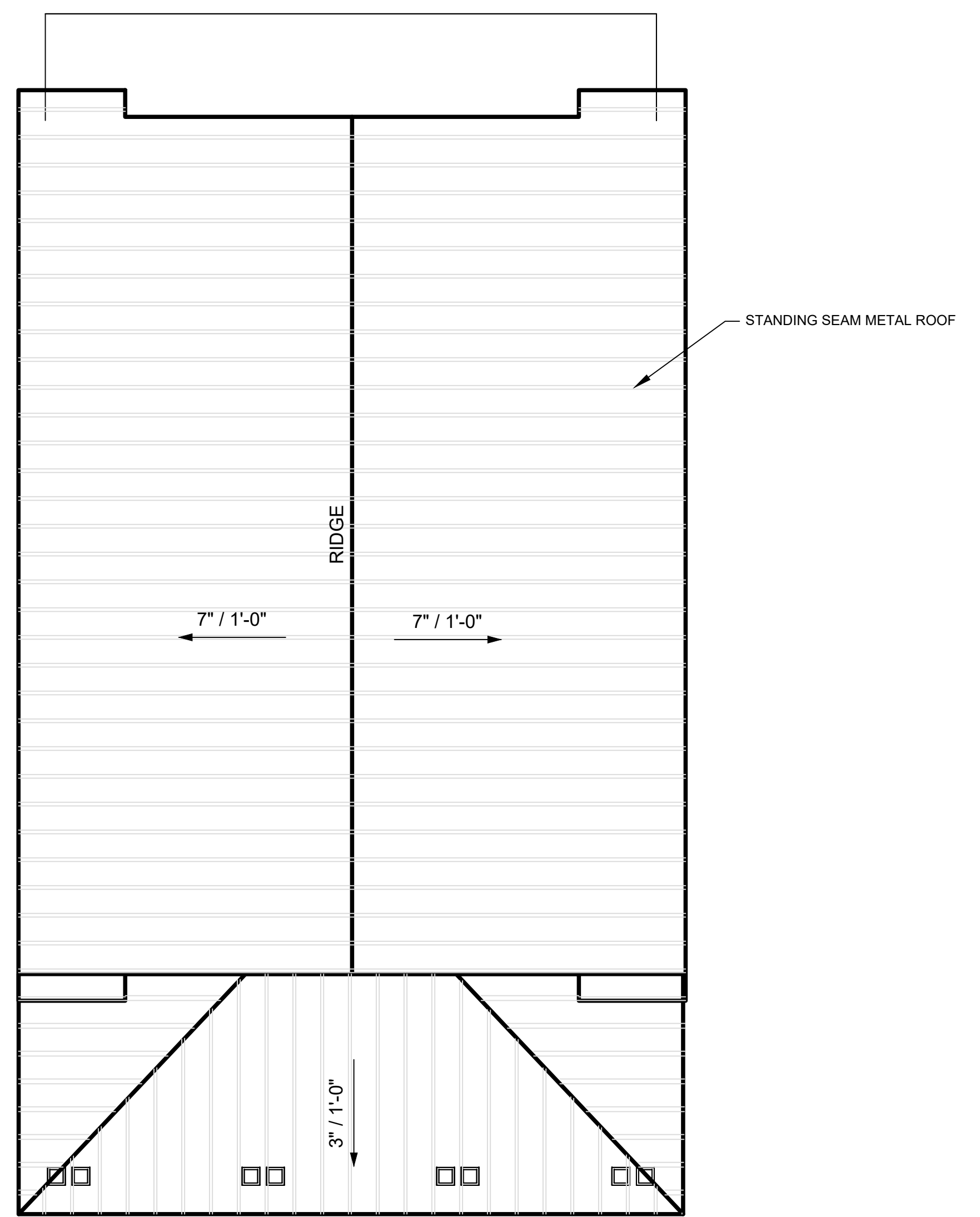


1/2" GYP BD. ON UNDERSIDE SUB FLOOR THRUST BLOCK ANCHORED TO FLOOR

NOTE:
REFER TO ACTUAL RISER AND TREAD HEIGHT ON STAIR SECTION + PLANS. VERIFY AND COORDINATE WITH FINAL BUILT HEIGHTS, MINIMUMS + MAXIMUMS LISTED IN DETAILS

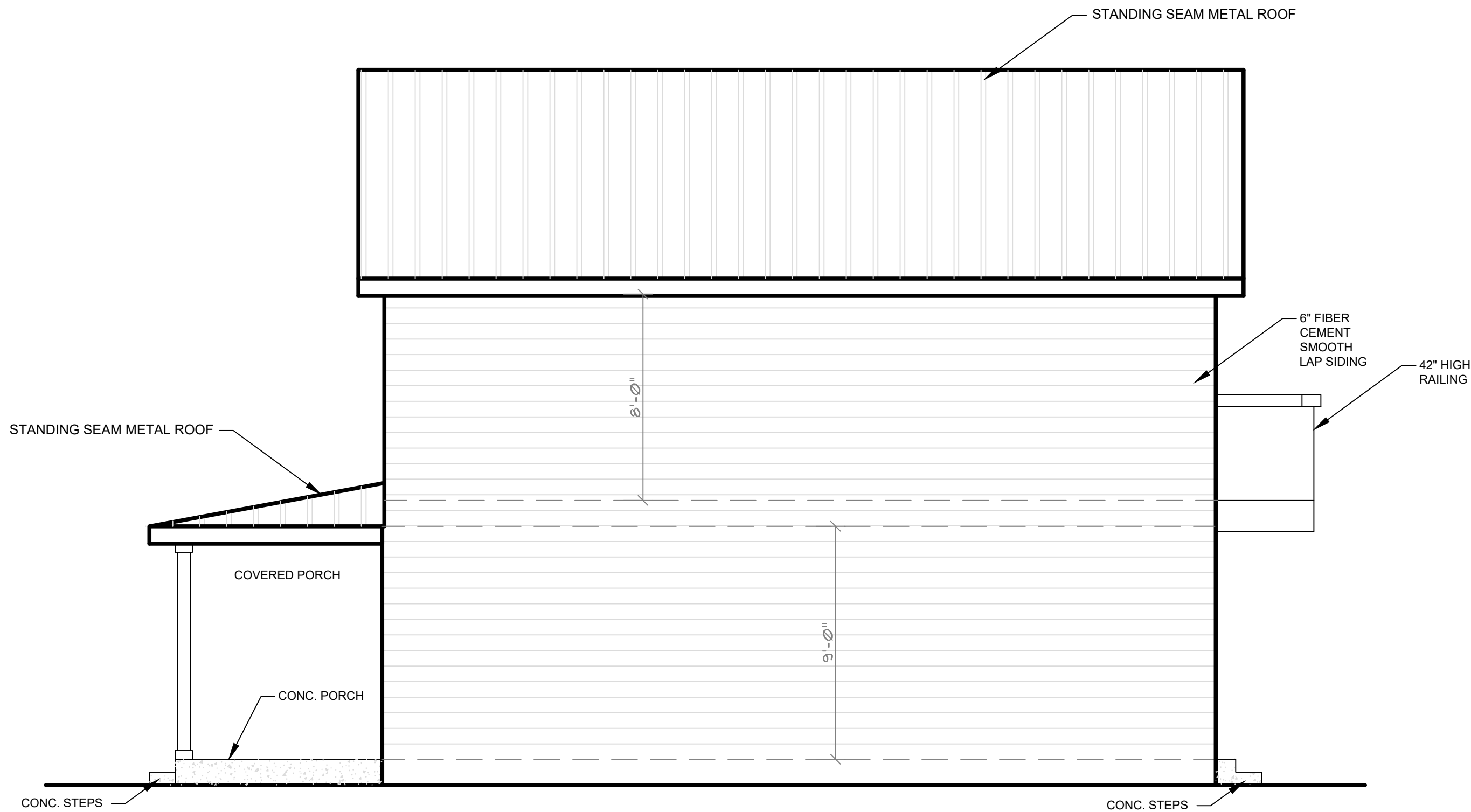
③ STAIR SECTION
SCALE: 1/4" = 1'-0"

UNIT 1
ROOF PLAN
SCALE: 1/4" = 1'-0"



UNIT 101

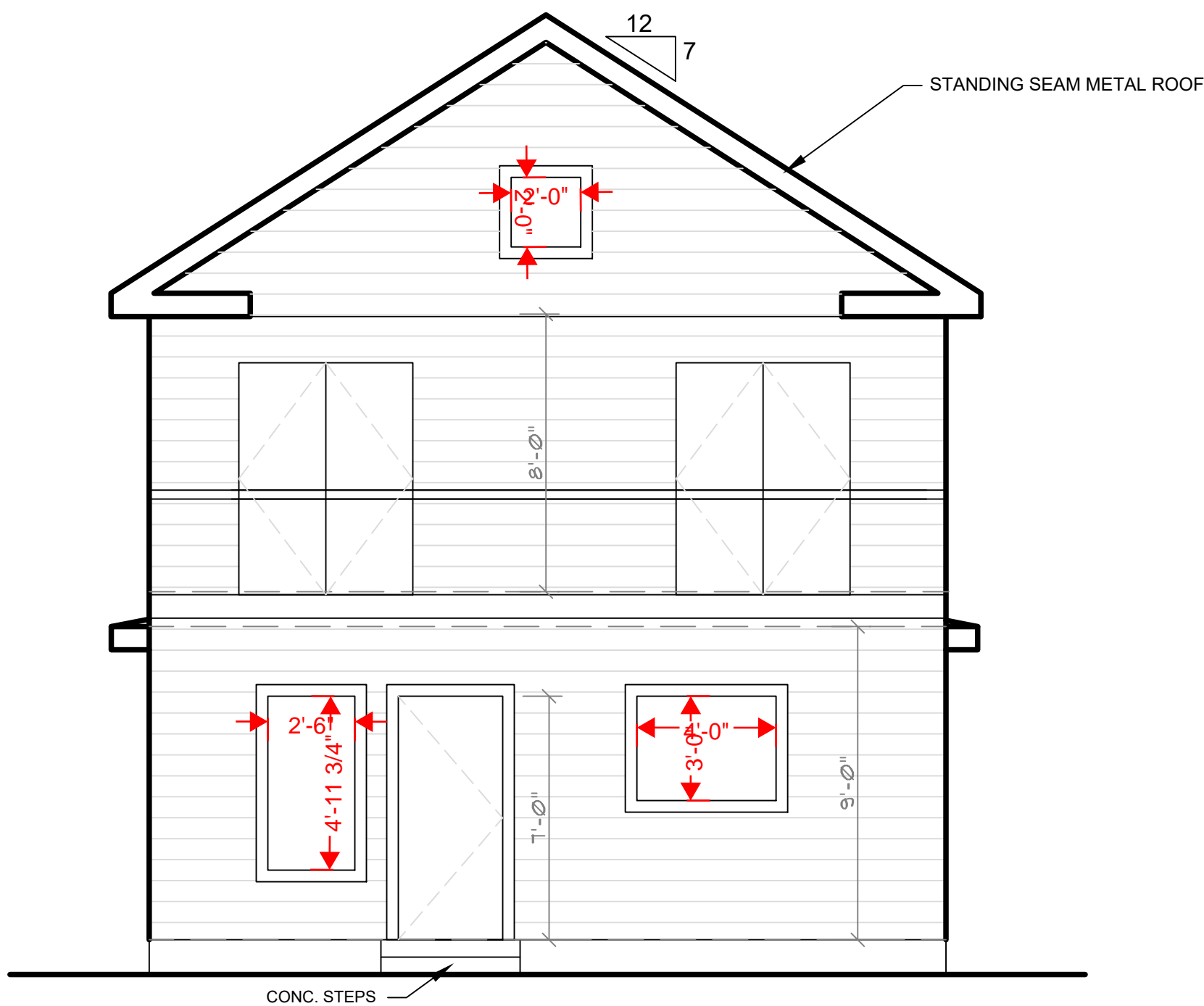
PROJECT: 305 Lavaca St							
CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210	UNIT 1 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210						
REVISIONS: <table><tr><td>DATE:</td><td>12/2/2022</td></tr><tr><td></td><td>2/28/2023</td></tr><tr><td></td><td>3/15/2023</td></tr></table>		DATE:	12/2/2022		2/28/2023		3/15/2023
DATE:	12/2/2022						
	2/28/2023						
	3/15/2023						
JOB #A801 DATE: 04/26/2022							
SHEET#: A1.2							
PAGE 5 OF 7							



④ SIDE ELEVATION- WEST

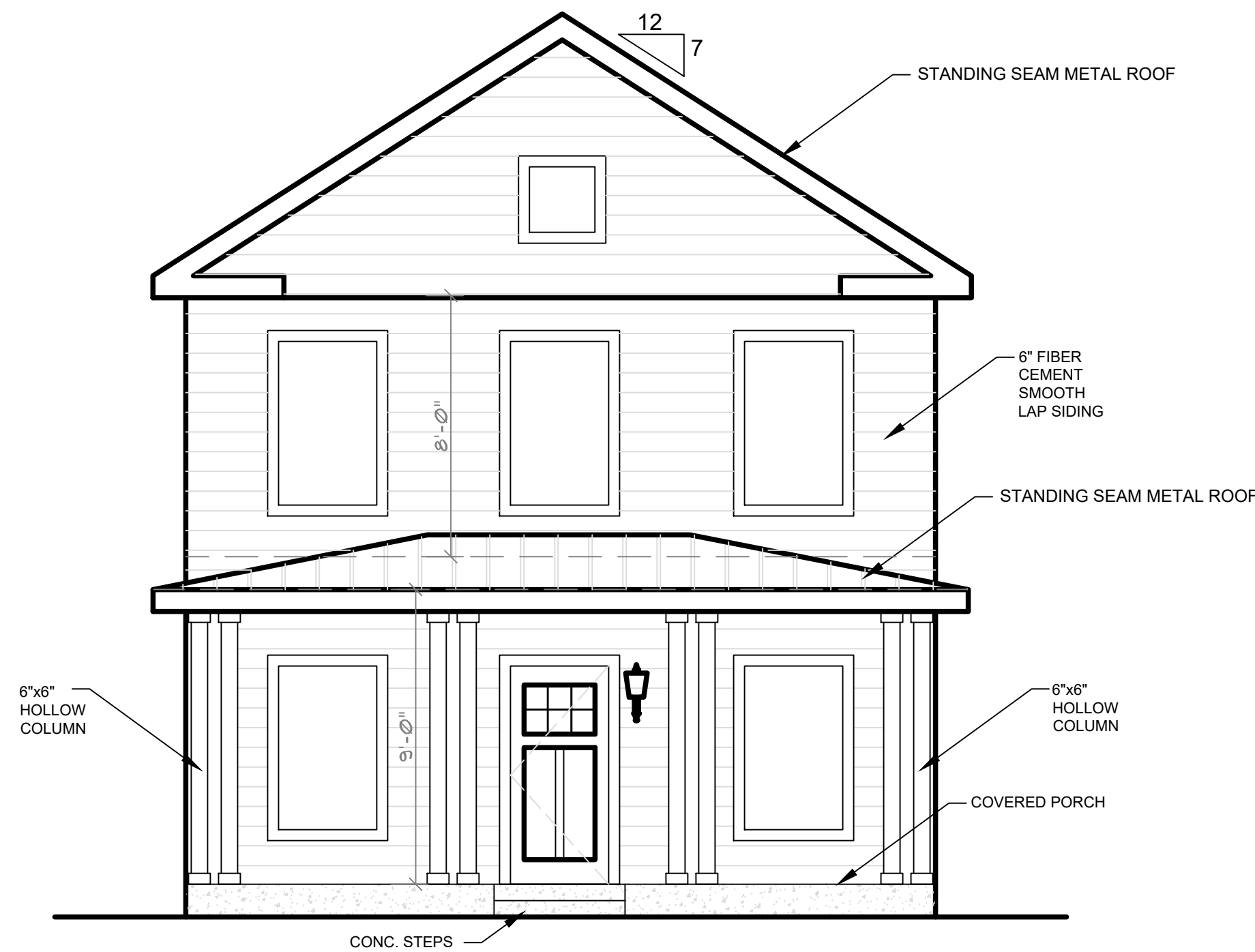
SCALE: 1/4" = 1'-0"

UNIT 101



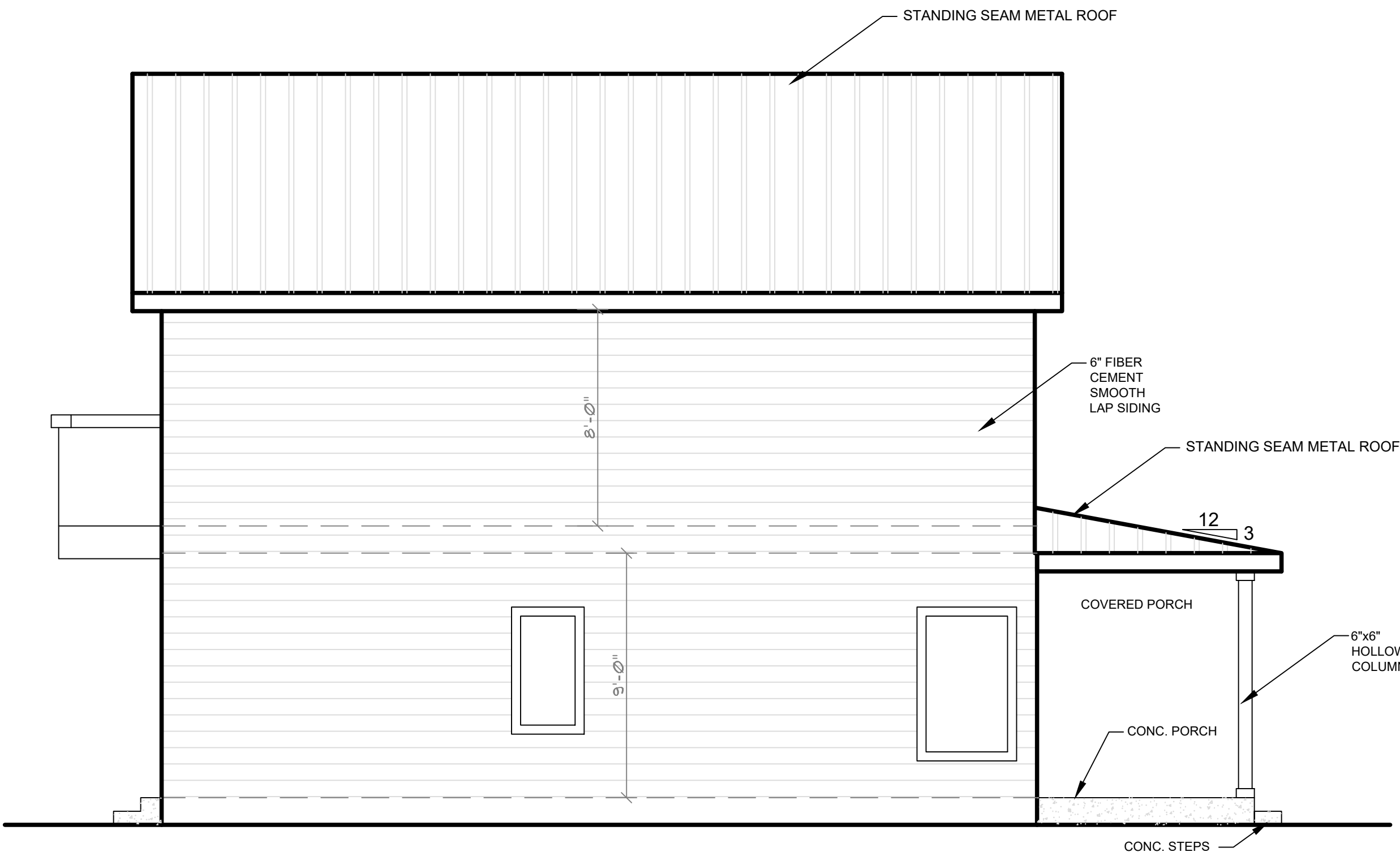
③ REAR ELEVATION- NORTH

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



① FRONT ELEVATION- SOUTH

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



② SIDE ELEVATION- EAST

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

PROJECT:
305 Lavaca St

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SAN ANTONIO, TX 78210

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

REVISIONS:

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

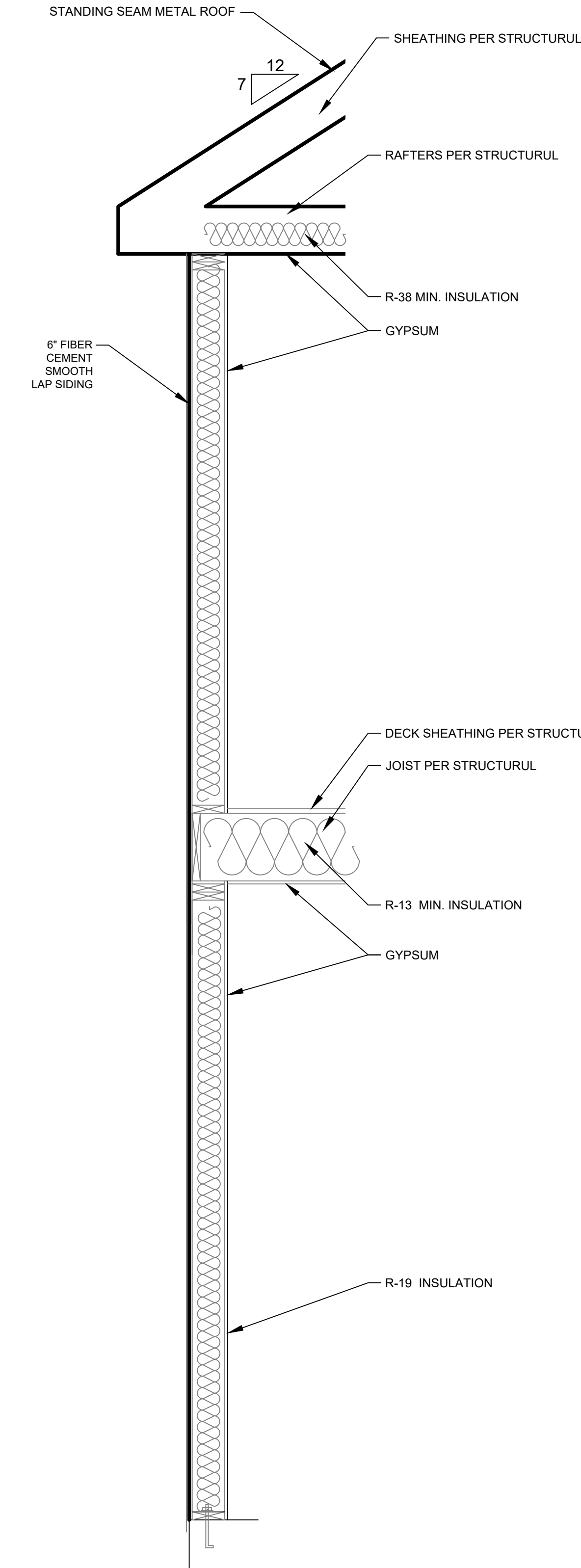
JOB #A801

DATE:
04/26/2022

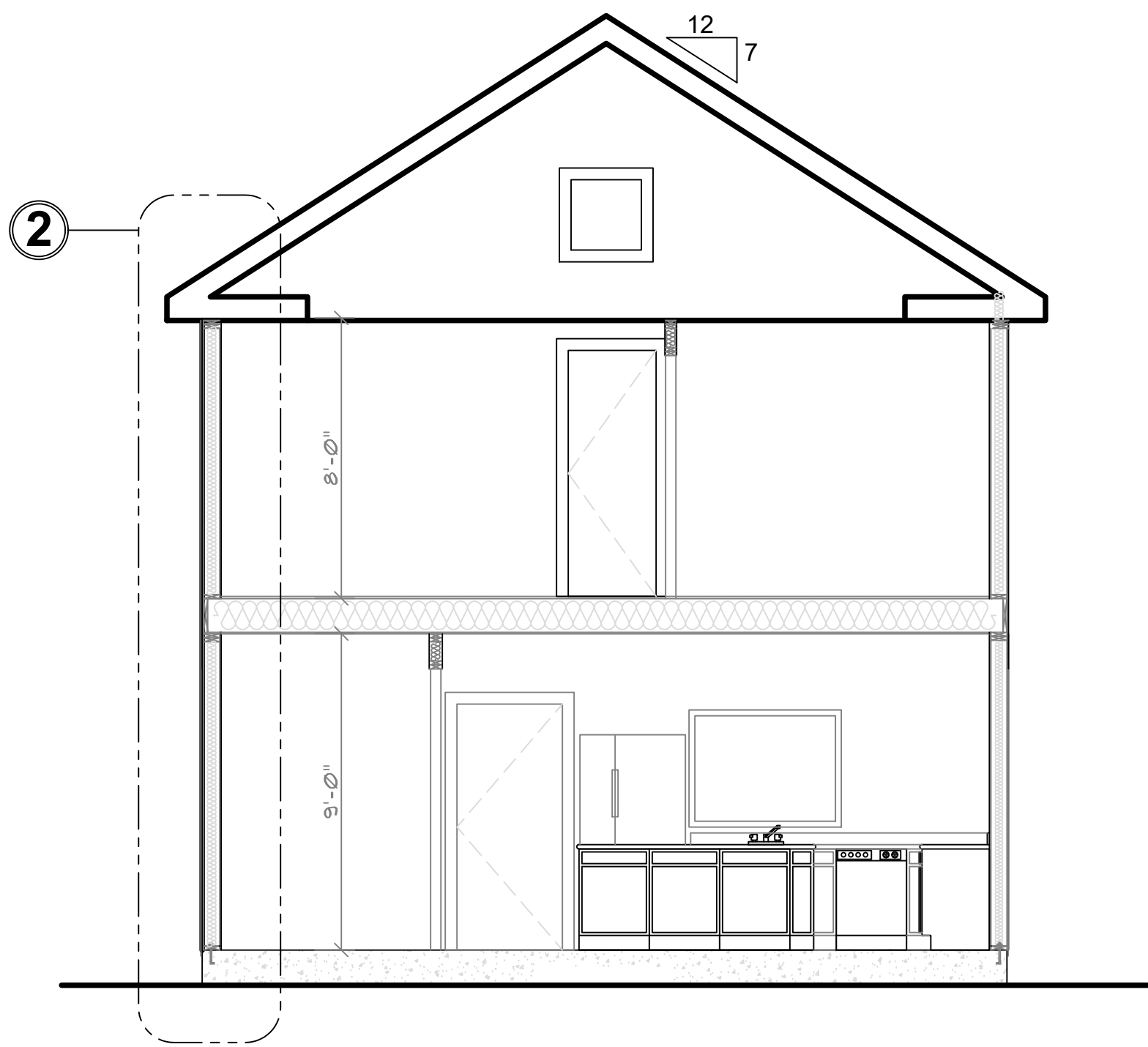
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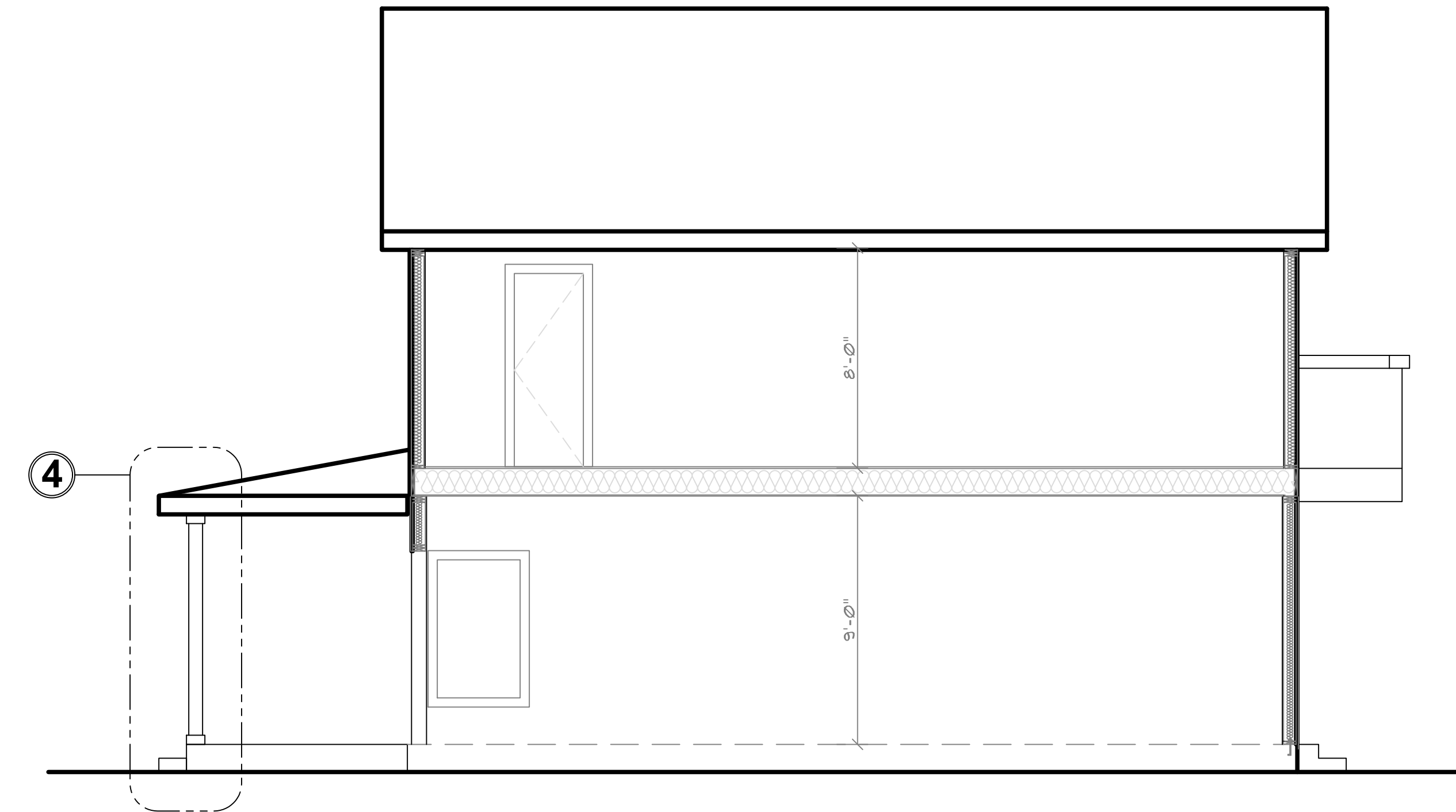
PAGE 6 OF 7



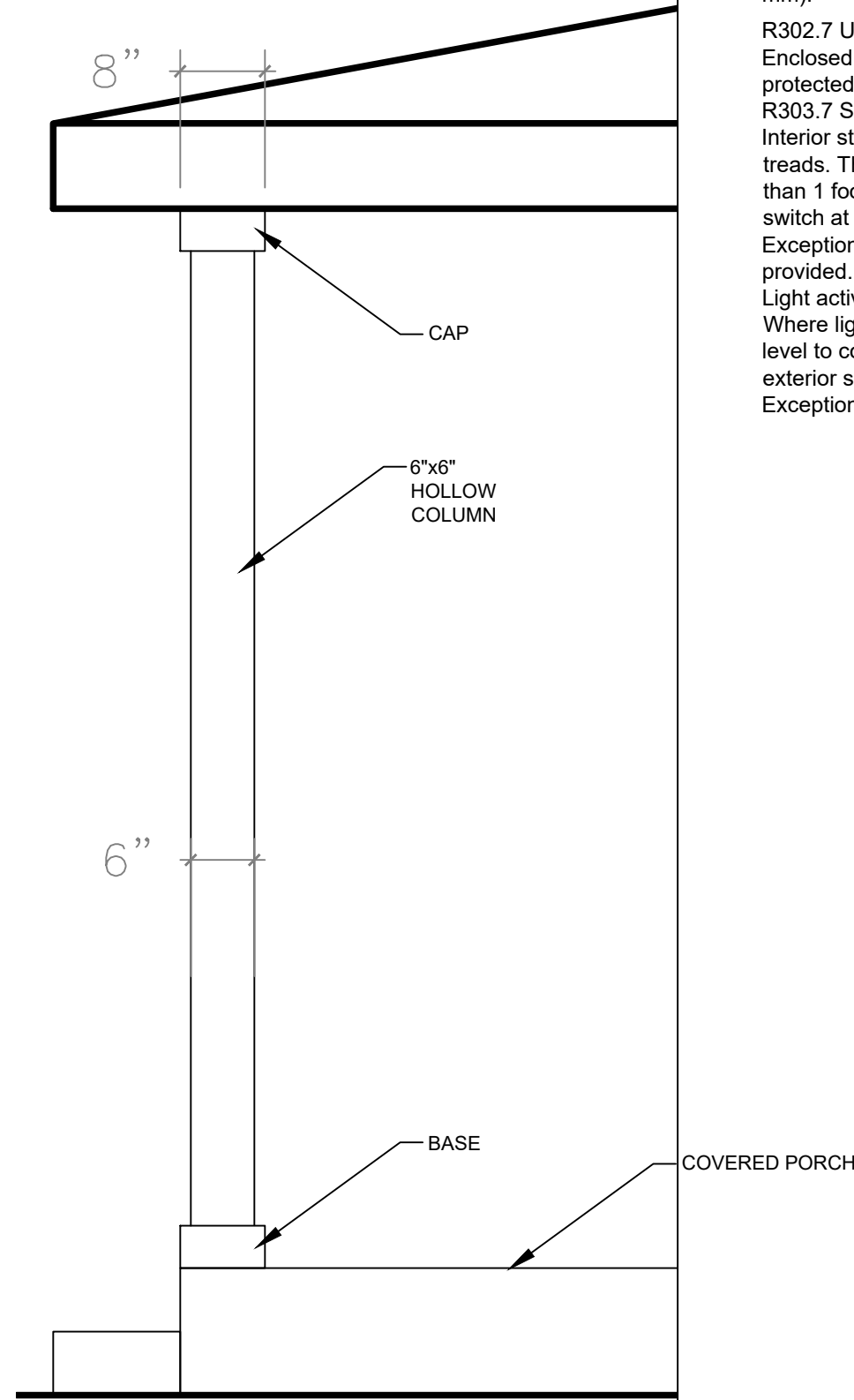
② WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"



① CROSS-SECTION A-A
SCALE: 1/4" = 1'-0"



③ CROSS-SECTION B-B
SCALE: 1/4" = 1'-0"



④ COLUMN DETAIL
SCALE: 3/4" = 1'-0"

R311.7 Stairways
R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
R311.7.5.1 Riser height. The maximum riser height shall be 7-3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
R311.7.5.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
R311.7.5.3 Nosings
The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
R311.7.6 Landings for Stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
R311.7.7 Stairway Walking Surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).
R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches.
R311.7.8.2 Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.
R311.7.8.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
1011.5.2 Riser Height and Tread Depth
Stair riser heights shall be 7 inches...
Exceptions:
within dwelling units in Group R-2 occupancies; the maximum riser height shall be 73/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walkline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
R302.7 Under-stair protection
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch (12.7 mm) gypsum board.
R303.7 Stairway illumination
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exception: A switch is not required where remote, central or automatic control of lighting is provided.
Light activation
Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the
Exception: Lights that are continuously illuminated or automatically controlled.

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UNIT 1 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210	
REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023	
JOB #A801 DATE: 04/26/2022	
SHEET#: A2.2 PAGE 7 OF 7	

00 PROJECT NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
2. The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.
3. It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.
4. All construction refuse and debris shall be removed from the job site and shall be properly disposed of off the property.
5. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
6. Prior to commencement of work, the contractor shall review all contract documents, reports and related instructions. Where conflicts/inconsistencies between the Contract Drawings, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.
7. Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination
8. All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.
9. The Contractor shall coordinate his work with all the Subcontractors. The work shall be coordinated in such a manner that any Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.
10. The Contractor shall be solely responsible for delivery of materials and equipment to the Project Site.
11. Contractor to provide positive roof slop with a min of 1/4" per foot. Construct crickets to provide slope to canals. Contractor to Construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.
12. Blocking is required for all wall and ceiling mounted specialties and equipment.
13. The Contractor is responsible for ensuring that there are no breaches in vapor barriers.
14. Positive Drainage away from the building is the responsibility of the Contractor.
15. Contractor is responsible to provide proper soils conditions for installation of foundations.
16. These drawings and design are not to be duplicated, copied, or otherwise replicated elsewhere other than the site specified in this Construction drawing set without permission from the Architect. The Architect retains ownership of its Instruments of Service and the Owner's right to use them terminates when the Project is complete.

01 GENERAL NOTES

R806.3 Vent and Insulation Clearance
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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

R806.1 Ventilation Required
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802. 7.

R806.2 Minimum Area
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

E3608.1.2 Concrete-encased Electrode
A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode:
One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than ½ inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.
A bare copper conductor not smaller than 4 AWG.
Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.
Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Driveway to be crusher fines or paved per owner.
R401.3 Drainage
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S1.0
R602.II Wall Anchorage
Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.
602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D⁺ and Z) z and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed 1 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

06 WOODS

Minimum 1.5" bearing at all headers and beams to 4' width, all headers 4'1 and bigger to have 3" bearing min. at both bearing points.
All trusses, TJI's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.
All walls to be framed with #2 or better grade lumber SPF, with 7/16" exterior sheathing.
All wall framing to be spaced 16" o.c.
Solid bearing points under all beams
All microlams to be nailed 12" o.c. with 4-#10 nails all 4 member microlams and 4 member trusses to be bolted 16" o.c. with 1/2" x 8" bolts with 1-1/4" washers in a staggered pattern.
All post's in direct contact with concrete to have post base with minimum 1" air gap or 1-1/2" treated plate. Ramset to concrete with post nailed on top.
All splices in bottom plates at all load bearing walls to be shot with 2-1/2" Ramset powder actuated pins, also 12" from all corners unless an anchor bolt is present. Ramset all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION
See Assemblies for Composite R-Values
R-19 minimum, 5.5" loose fill Insulation -At all exterior walls
13" (R-38) minimum of loose fill Insulation- At all roofs
R-13 at floor over crawl space.
ROOF
Asphalt Shingle
Install all roof materials per manufacturer's recommendations
All membranes to meet or exceed 900 lb. 3/4" exterior grade structural 1 OSB or plywood with H clips at roof sheathing stagger all joints, 6 mil.
All sloping flat roofs to have minimum 1/2" PLF slope
Install crickets on low slope roofs to maintain drainage
GENERAL
Exterior wall to be 3 coat stucco over drainage mat
All exterior doors to have threshold and weather stripping caulked to concrete or subfloor.
Air leakage
Building thermal envelope.
The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.

1. All joints, seams and penetrations.

2. Site-built windows, doors and skylights.

3. Openings between window and door assemblies and their respective jams and framing.

4. Utility penetrations.

5. Dropped ceilings or chases adjacent to the thermal envelope.

6. Knee walls.

7. Walls and ceilings separating the garage from conditioned spaces.

8. Behind tubs and showers on exterior walls.

9. Common walls between dwelling units.

10. Attic access openings.

11. Rim joists junction.

12. Other sources of infiltration.

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

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

VENTILATION:
-14x10 Parapet venting to be installed, refer to Roof Plan for quantity

AIR BARRIER AND BAFFLE:
- 1" minimum air space required at sloped roof and insulation in order for air flow
- Baffle to be used as needed to create the air space if needed

FLASHING:
Metal flashing and drip edge to be used at all metal roof patio edges
- Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and at built-in gutters and similar locations where moisture could enter the wall
- Provide sill pans at all doors and windows

WEEP SCREED:
-To be installed per code at all stucco exterior walls

08 OPENINGS

Penetrations
All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
EGRESS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTIONS:
STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2). WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:
2.1. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2.2. TWO MEANS OF EGRESS COMPLYING WITH SECTION R311.
R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.
R310.2.1 MINIMUM OPENING AREA
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

09 FINISHES

INTERIOR FINISHES
All finishes to be the following unless noted otherwise
FLOOR: ALL CONCRETE ON FIRST FLOOR, TILE IN ALL WET AREAS, LAMINATE WOOD FLOORS EVERYWHERE ELSE
WALL: GYP BOARD, PAINT TO BE DETERMINED
CEILING: GYP BOARD, PAINT TO BE DETERMINED
½" gypsum board at walls and ceiling with texture per owners preference, tape and bead all joints.
½" water resistant gypsum board at all bathroom and kitchen high water areas. Semi gloss paint in wet areas. Concrete board to be used with tile and where exposed to water.
5/8" Type X gypsum board at mechanical room and between Unit 1 and Unit 2 stair walls and Type 'C' with resilient channels at ceiling between Unit 1 + Unit 2.
R702.3.8 Water-resistant Gypsum Backing Board
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2 -inch-thick (12.7 mm) or 16 inches (406 mm) for 5/ s -inch- thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be sealed as recommended by the manufacturer.
R702.3.8.1 Limitations.
Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

10 MEP

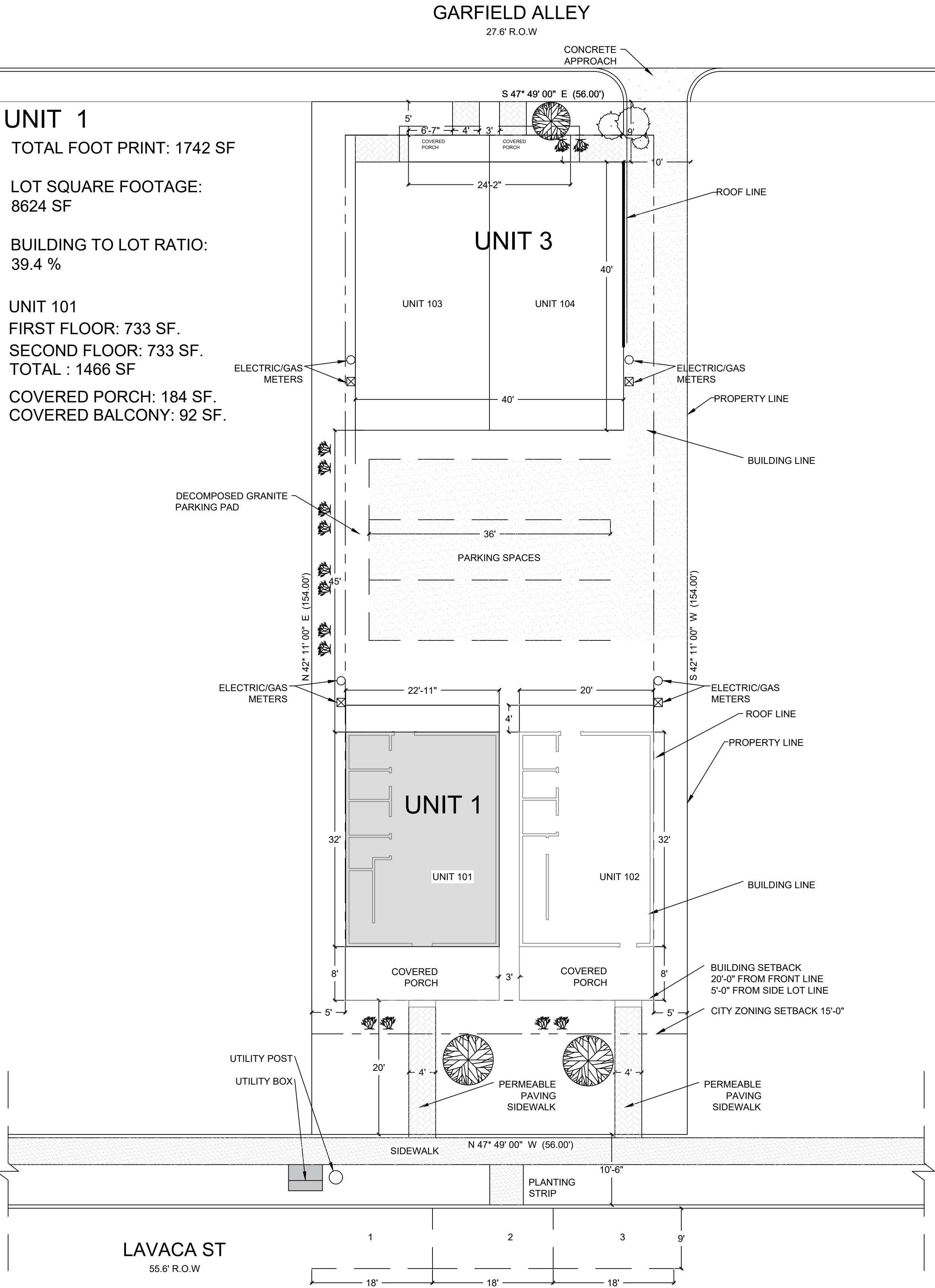
Mechanical | Plumbing | Electrical
All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books, when reviewing notify builder of all conflicts for chase locations and chase sizes
1. All material and workmanship will comply with the latest state of New Mexico plumbing and Mechanical Specialty code.
2. These drawings are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.
3. All exterior penetrations by pipes, ducts or conduit shall be caulked.
4. The clothes dryer exhaust shall be at least the dia. Of the appliance outlet and shall terminate outside of the building.
5. Contractor shall field verify all dimensions and conditions and inverts prior to starting project and insure the indicated piping slopes are adequate. Any discrepancies shall be immediately notified.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.
2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.
3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.
4. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.
5. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
6. DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD CONDITIONS.
7. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.
8. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

SUBMITTALS
Submittal:
Contractor to submit submittals for approval which is to include but not limited to; manufacturer's technical data and installation instructions for each material, manufacturer's standard color samples and textures, manufacturer's printed instructions for maintenance of installed work, including precautions for use of cleaning materials which could damage material.
Quality Assurance:
Contractor to purchase products from the same source and to assure that there is no damage or degradation to any material or product.
Product Delivery and Storage:
Comply with instruction and recommendations of manufacturer.
Examination and Preperation:
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.
Workmanship:
Installation should be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.
Cleaning:
After completion of installation, clean panels as per manufacturer's recommendations and specifications

PROJECT: 305 Lavaca St		CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210
UNIT 1 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210		
REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023		
JOB #A801 DATE: 04/26/2022		
SHEET#: A0.1		
PAGE 2 OF 7		



UNIT 1
TOTAL FOOT PRINT: 1742 SF

LOT SQUARE FOOTAGE:
8624 SF

BUILDING TO LOT RATIO:
39.4 %

UNIT 101
FIRST FLOOR: 733 SF.
SECOND FLOOR: 733 SF.
TOTAL : 1466 SF

COVERED PORCH: 184 SF.
COVERED BALCONY: 92 SF.

LAVACA ST
55.6' R.O.W

LOT 2, BLOCK 8, NCB 708

1 SITE PLAN
3/32" = 1'-0"



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12/2/2022
2/28/2023
3/15/2023

JOB #A801
DATE:
04/26/2022

SHEET#:
A0.2
PAGE 3 OF 7

① FLOOR PLAN- 1ST LEVEL

UNIT 101

② FLOOR PLAN-2ND LEVEL

[illegible]

1. All Final Selections will be made by owners.
2. . . .

[illegible]

1. All WINDOWS 8'-0" HEADER TYP. UNLESS OTHERWISE NOTED.
2. All UPPER WINDOWS 13'-0" HEADER TYP. UNLESS OTHERWISE NOTED.

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

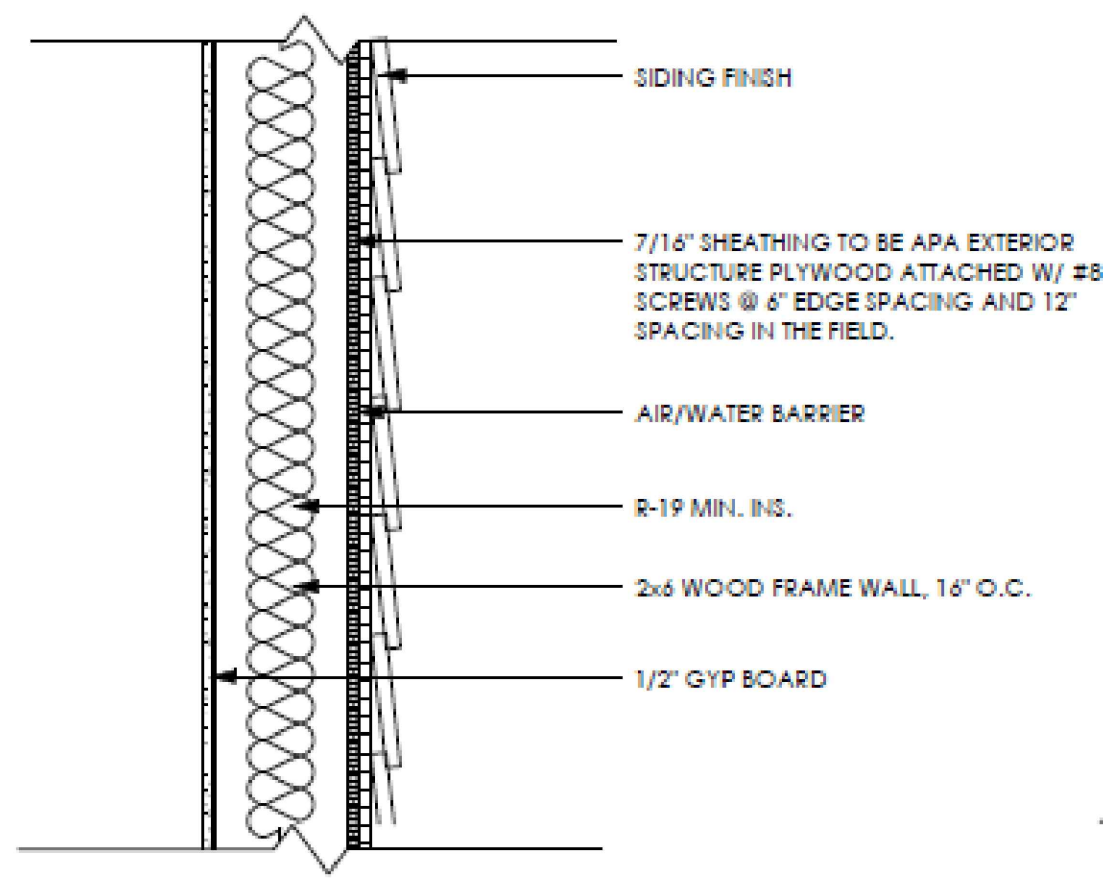
OB #A801

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4/26/2022

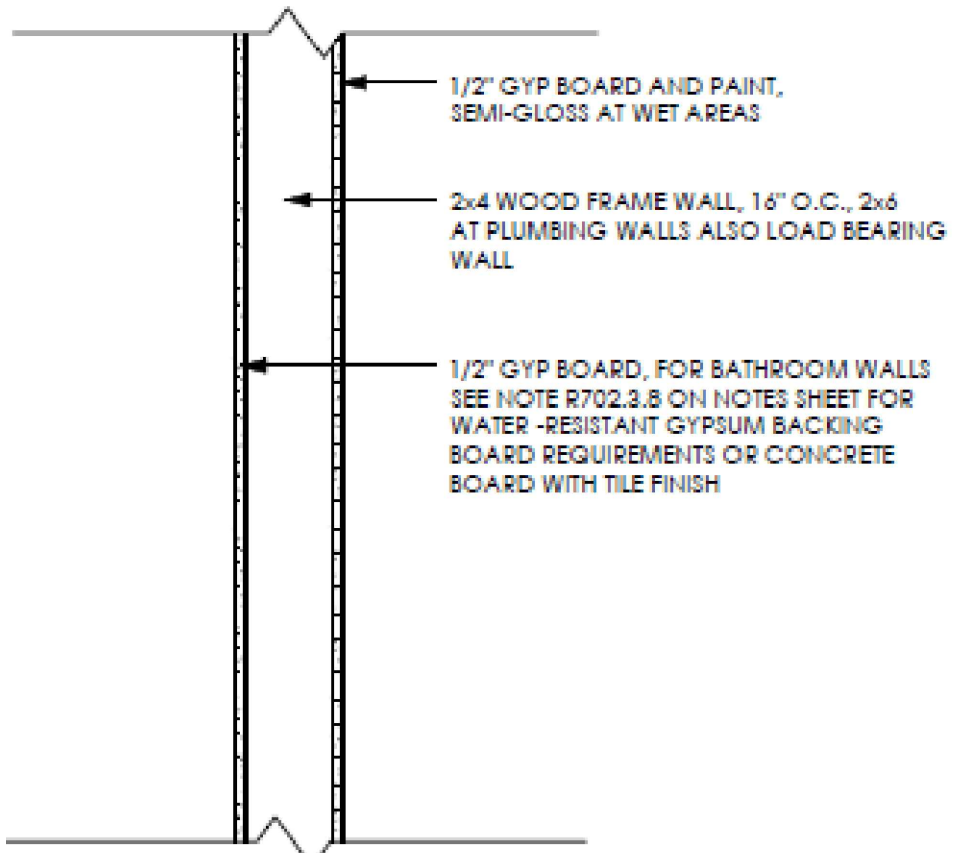
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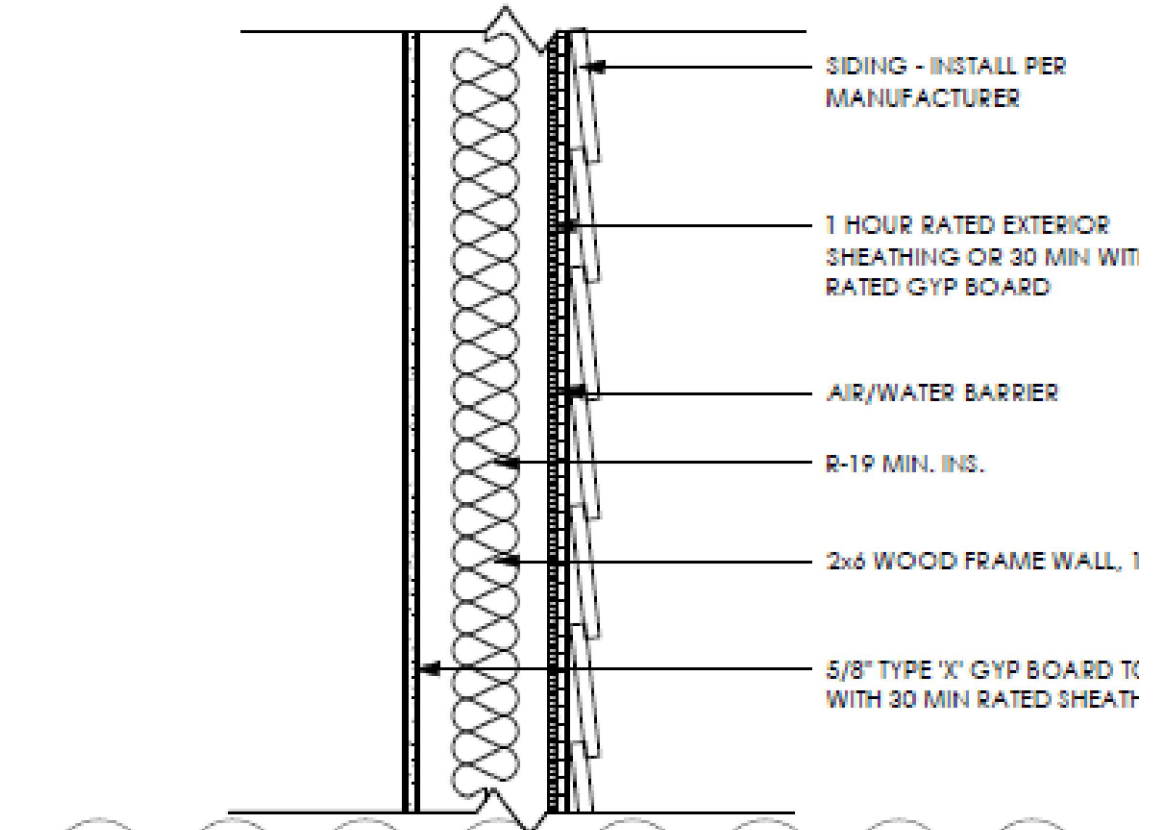
PAGE 4 OF 7



INSULATED WALL

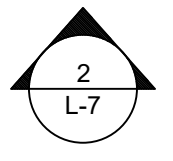
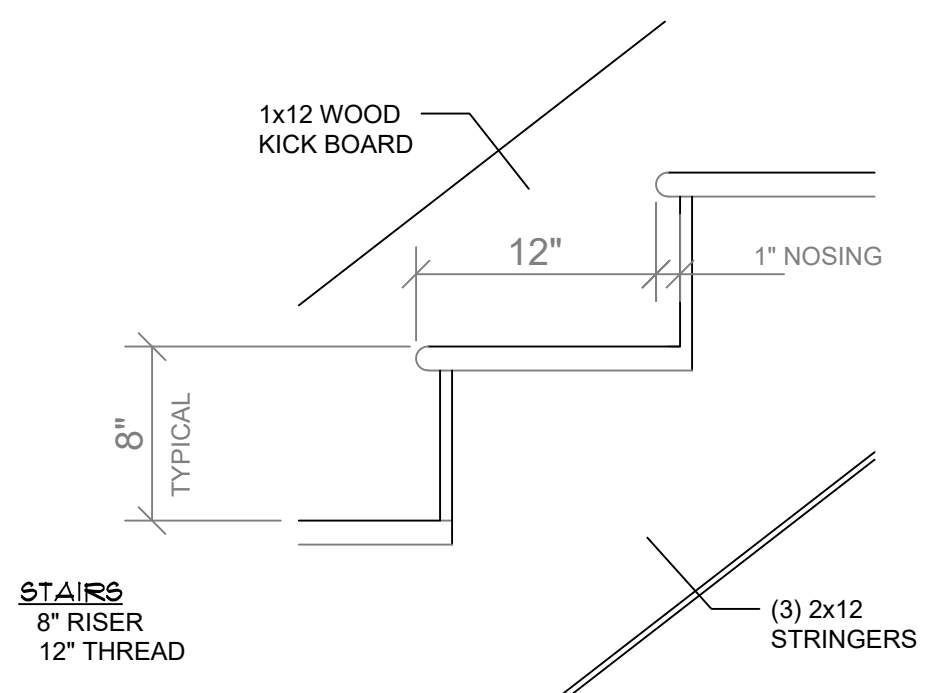


INTERIOR WALL
(AT INTERIOR NON-BEARING WALLS)

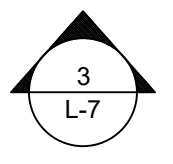
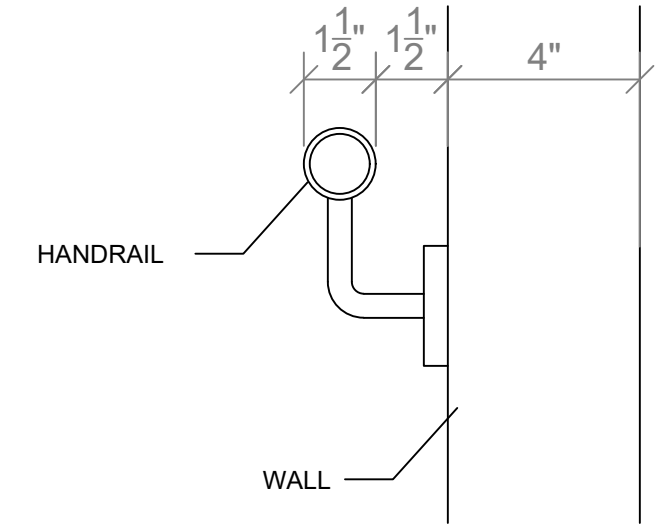


EXTERIOR WALL - 1 HOUR RATED

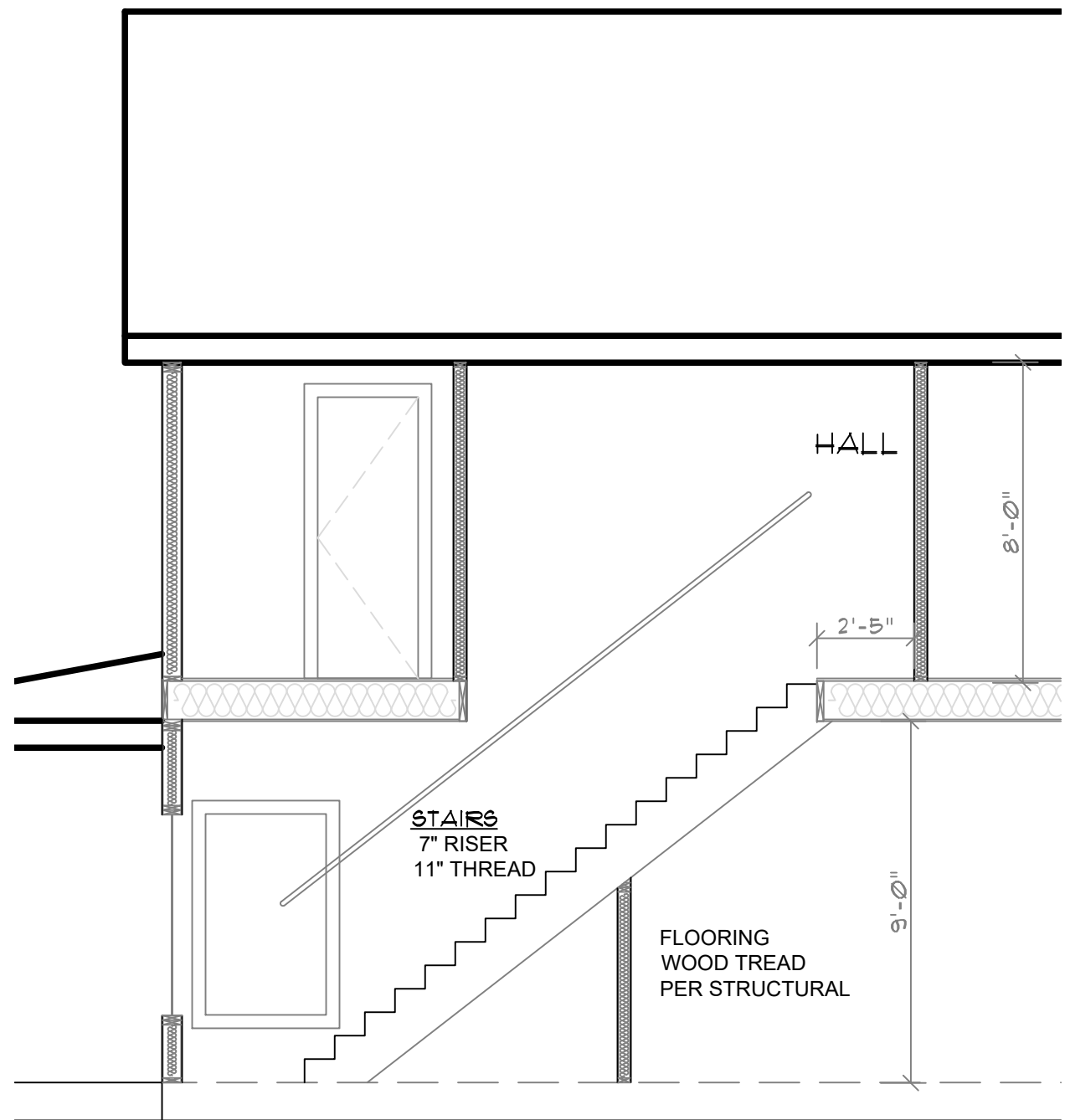
① WALL TYPES
SCALE: 1/4" = 1'-0"



STAIR DETAIL
Scale: 1"= 1' - 0"



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

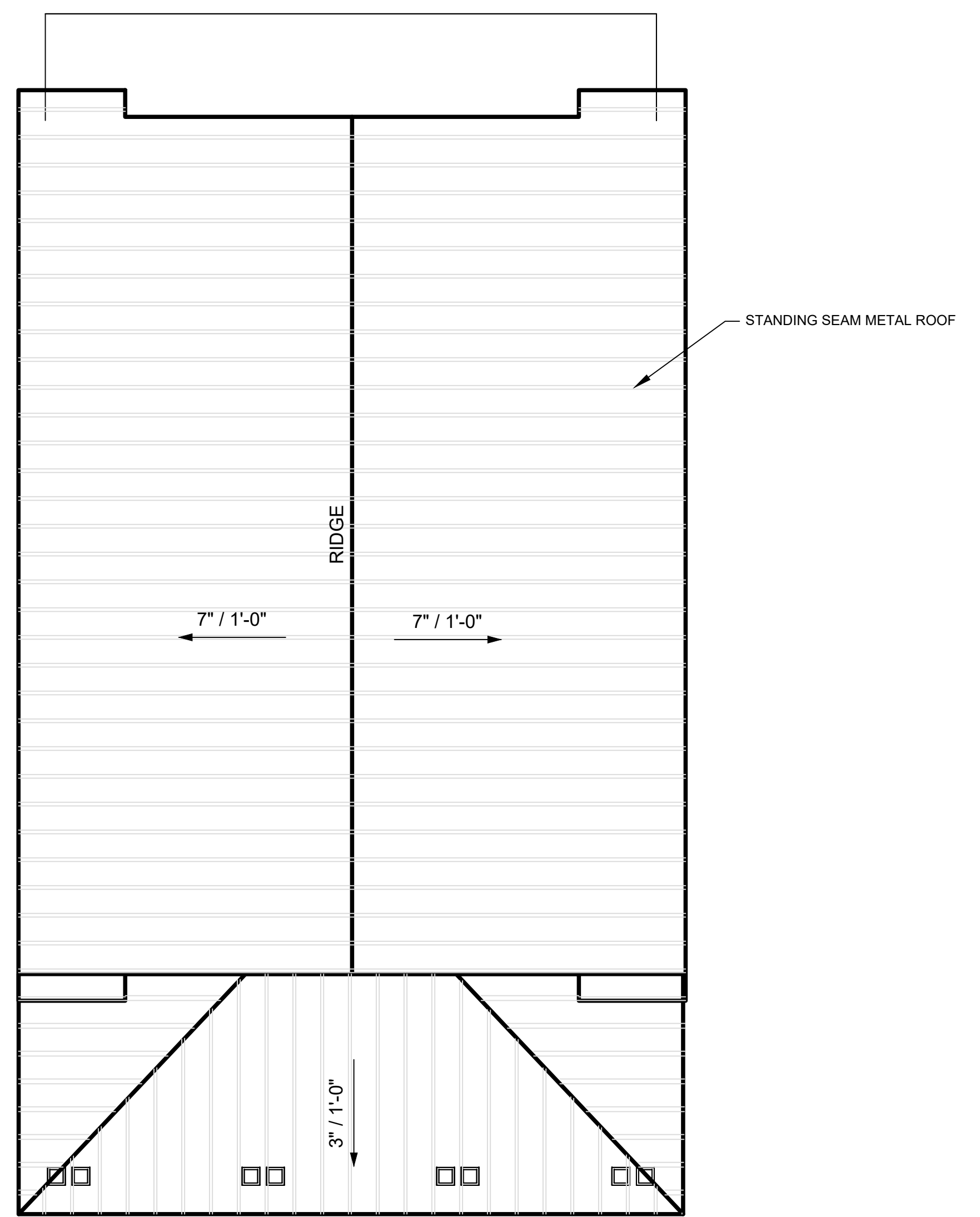


1/2" GYP BD. ON UNDERSIDE SUB FLOOR THRUST BLOCK ANCHORED TO FLOOR

NOTE: REFER TO ACTUAL RISER AND TREAD HEIGHT ON STAIR SECTION + PLANS. VERIFY AND COORDINATE WITH FINAL BUILT HEIGHTS, MINIMUMS + MAXIMUMS LISTED IN DETAILS

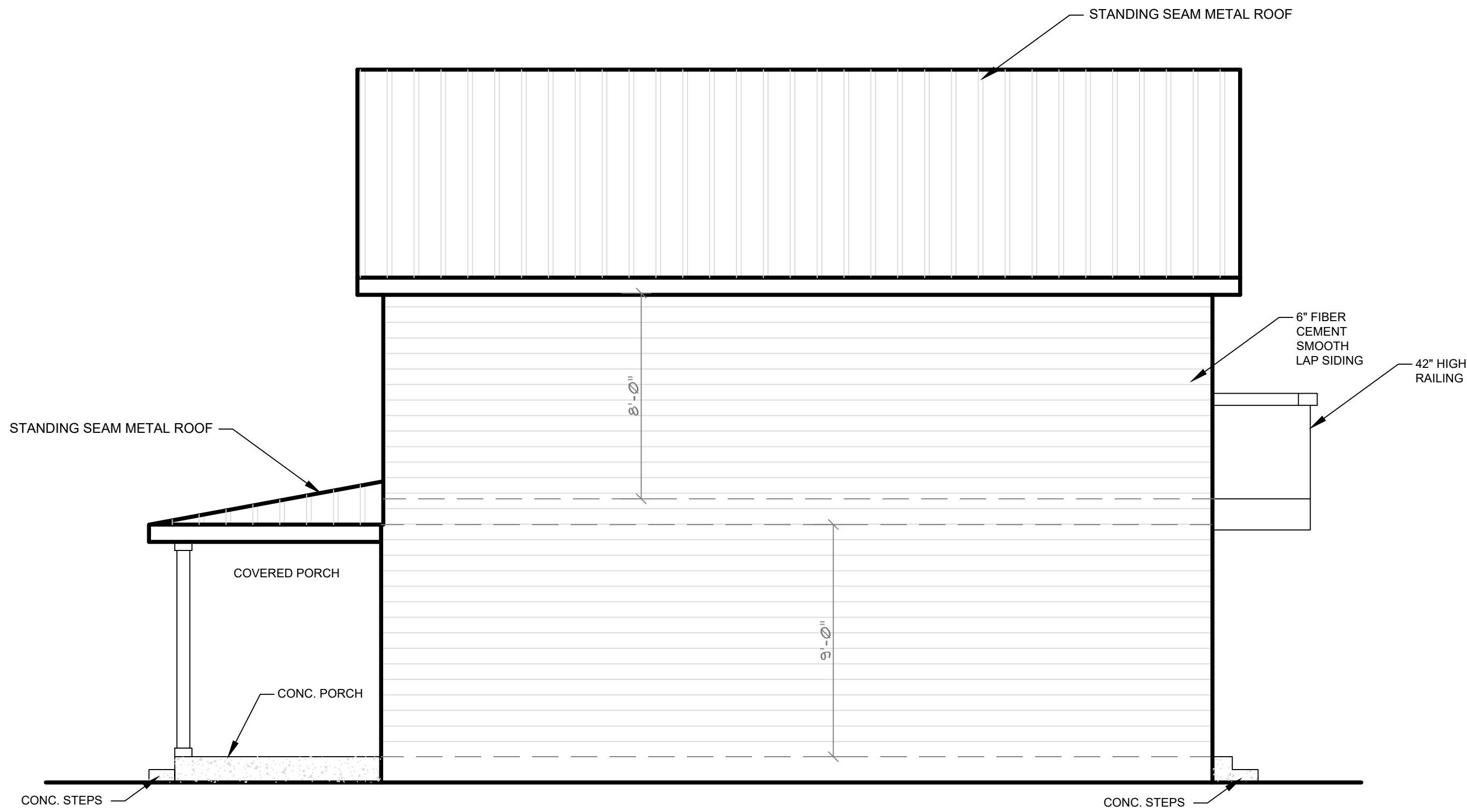
③ STAIR SECTION
SCALE: 1/4" = 1'-0"

UNIT 1
ROOF PLAN
SCALE: 1/4" = 1'-0"



UNIT 101

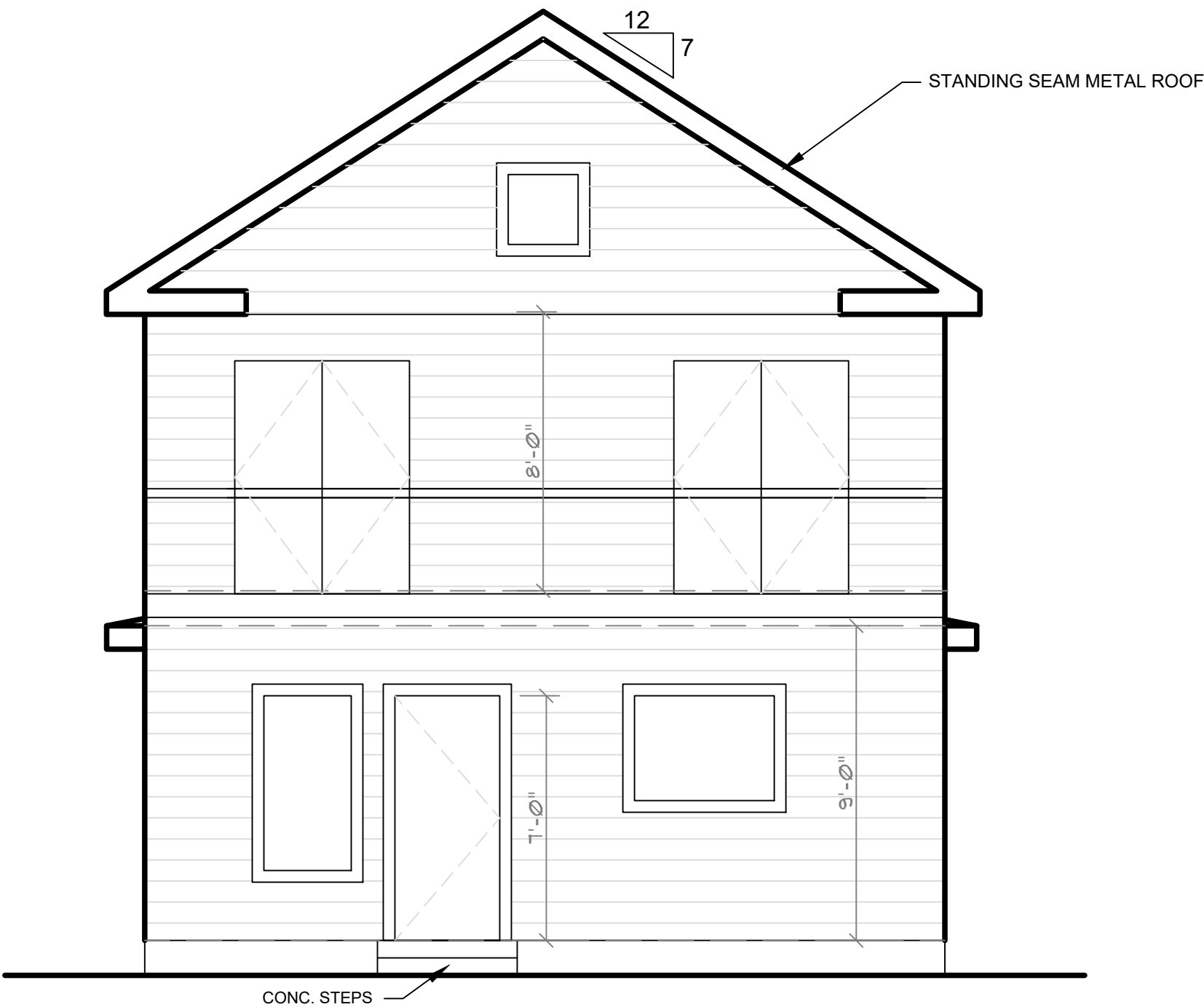
PROJECT: 305 Lavaca St	
CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210	UNIT 1 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210
REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023	
JOB #A801 DATE: 04/26/2022	
SHEET#: A1.2 PAGE 5 OF 7	



④ SIDE ELEVATION- WEST

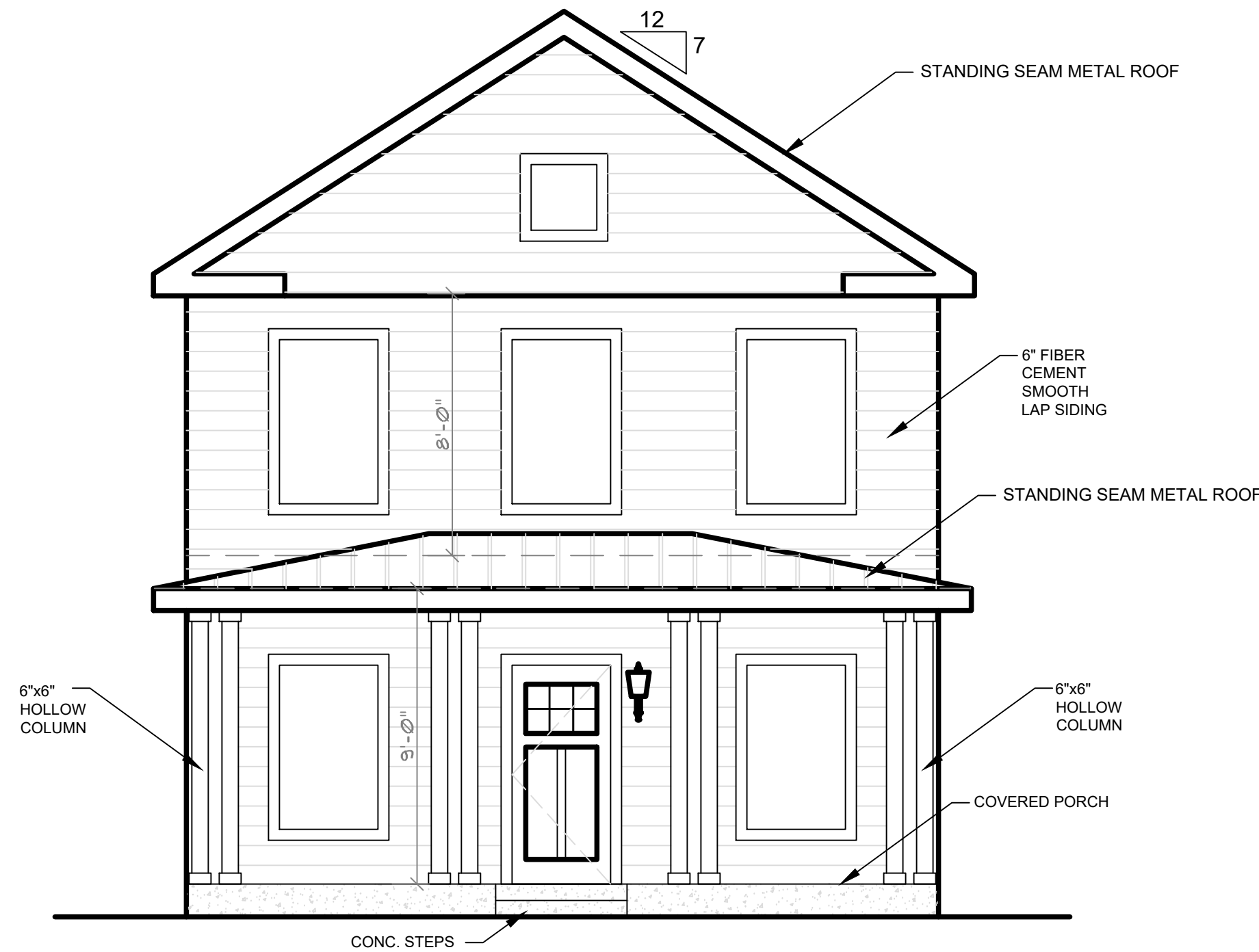
SCALE: 1/4" = 1'-0"

UNIT 101



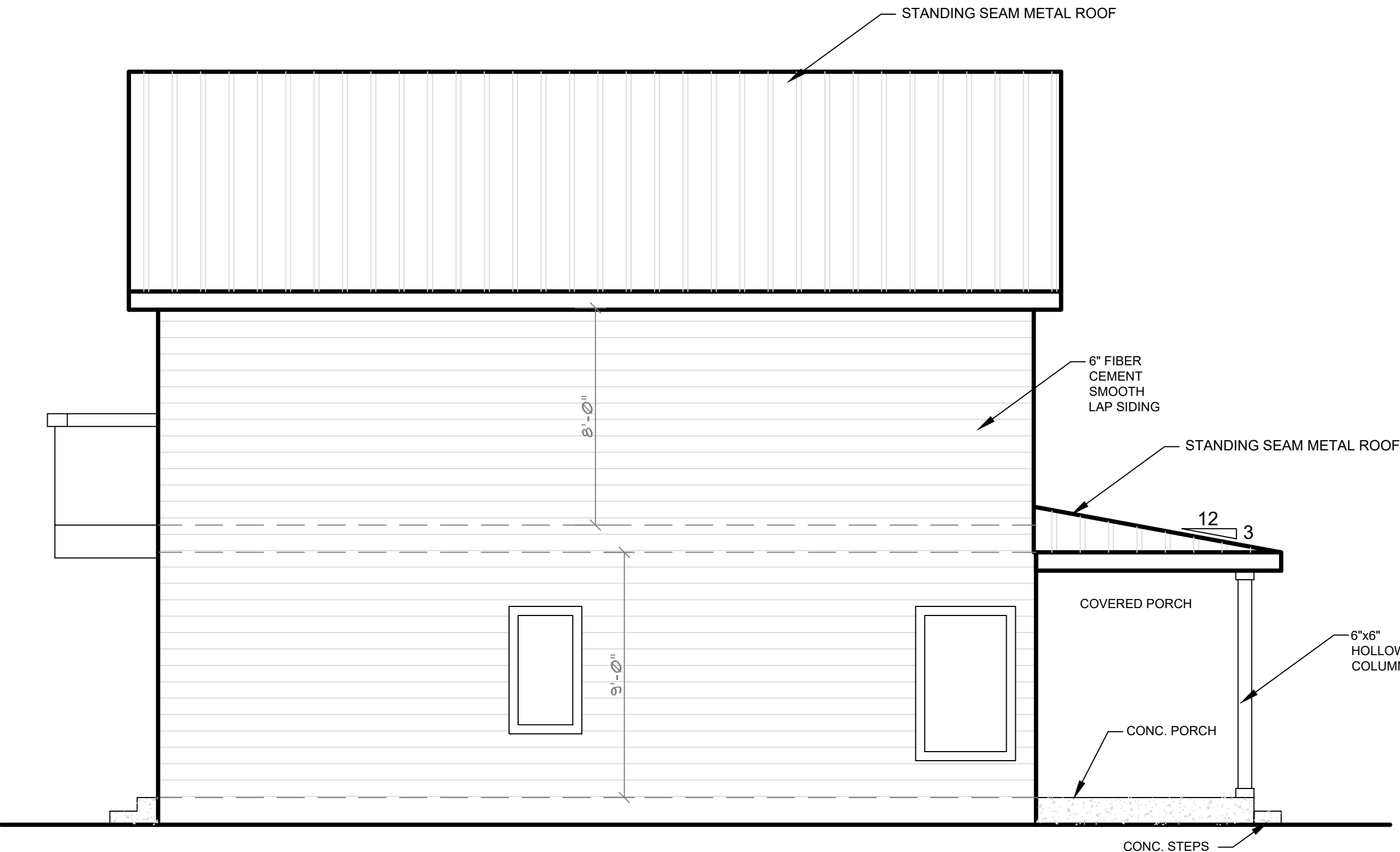
③ REAR ELEVATION- NORTH

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



① FRONT ELEVATION- SOUTH

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



② SIDE ELEVATION- EAST

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

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San Antonio, TX 78210

REVISIONS:

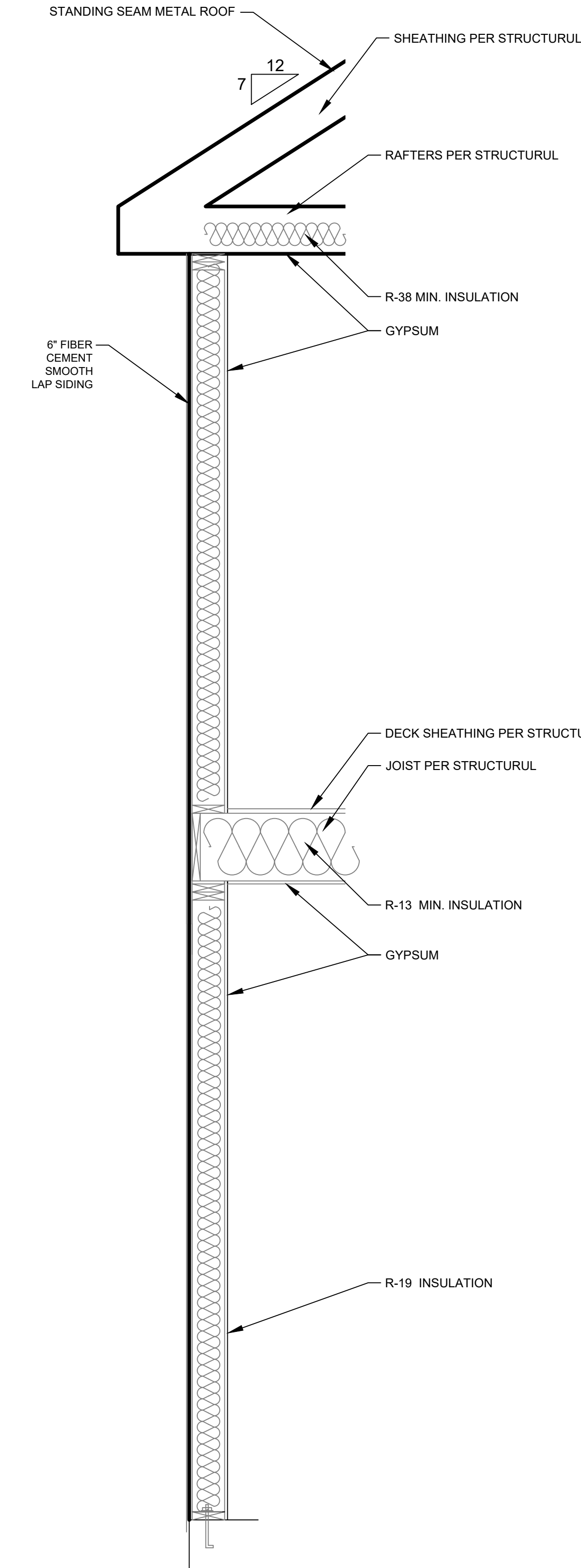
DATE:
12/2/2022
2/28/2023
3/15/2023

JOB #A801

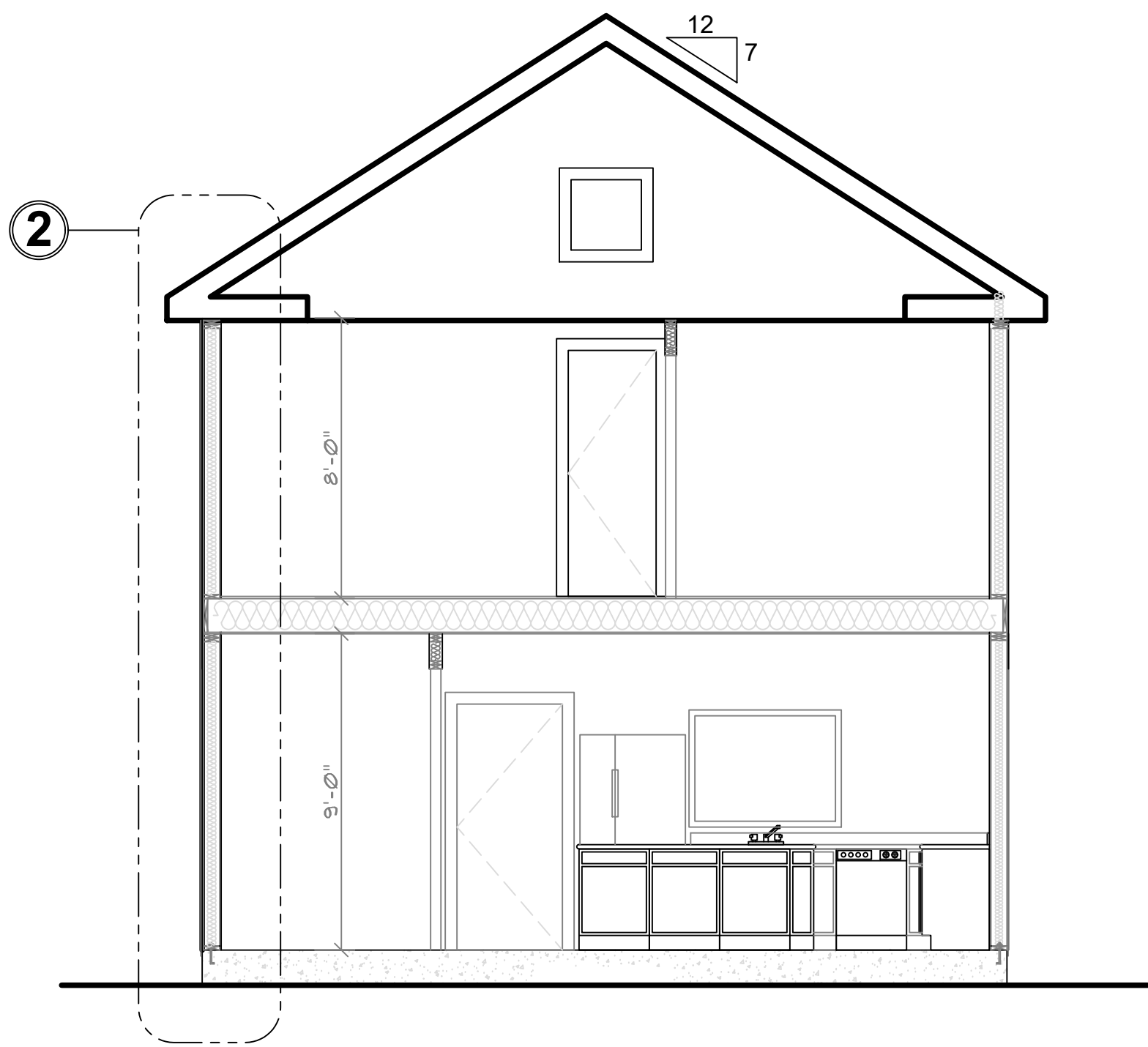
DATE:
04/26/2022

SHEET#:

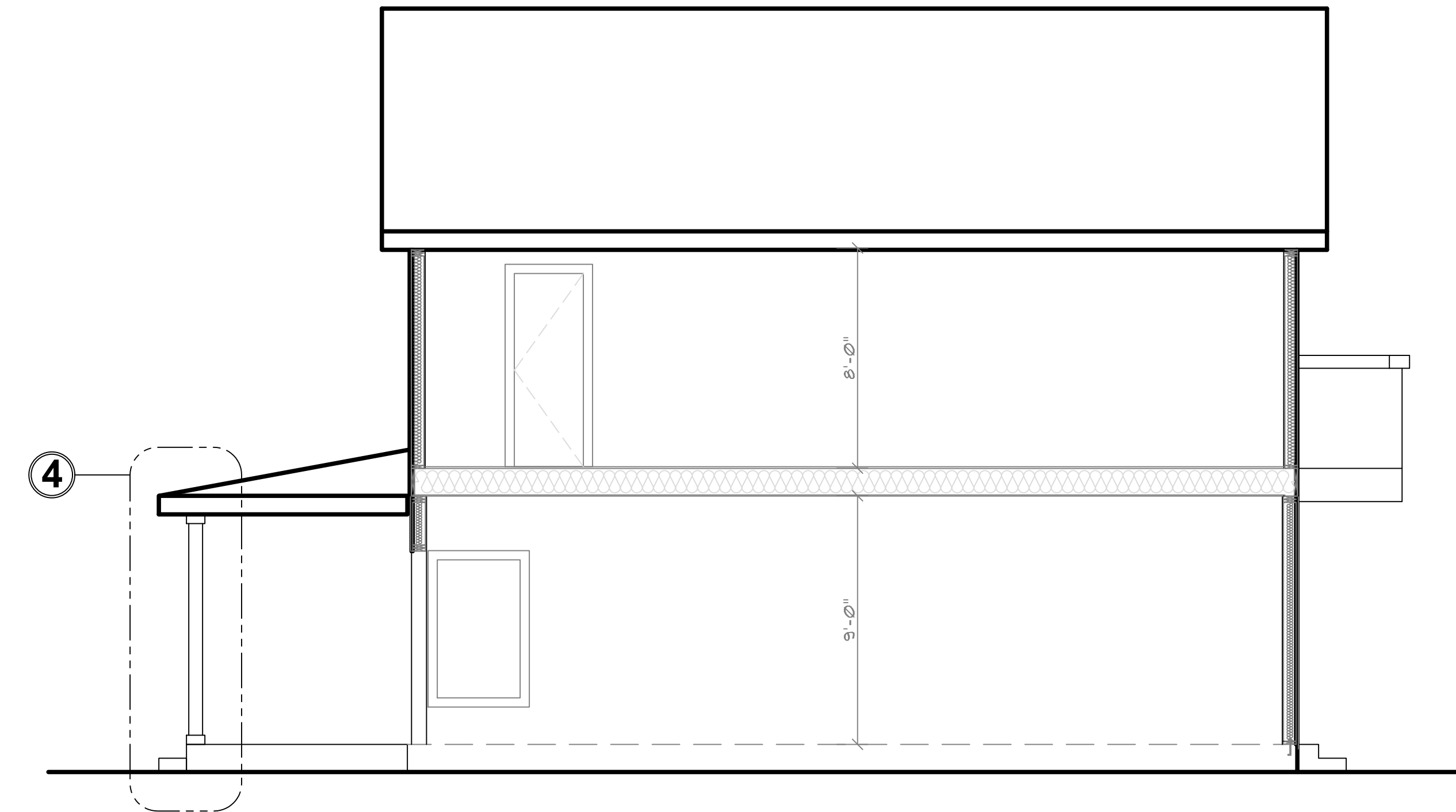
A2.1



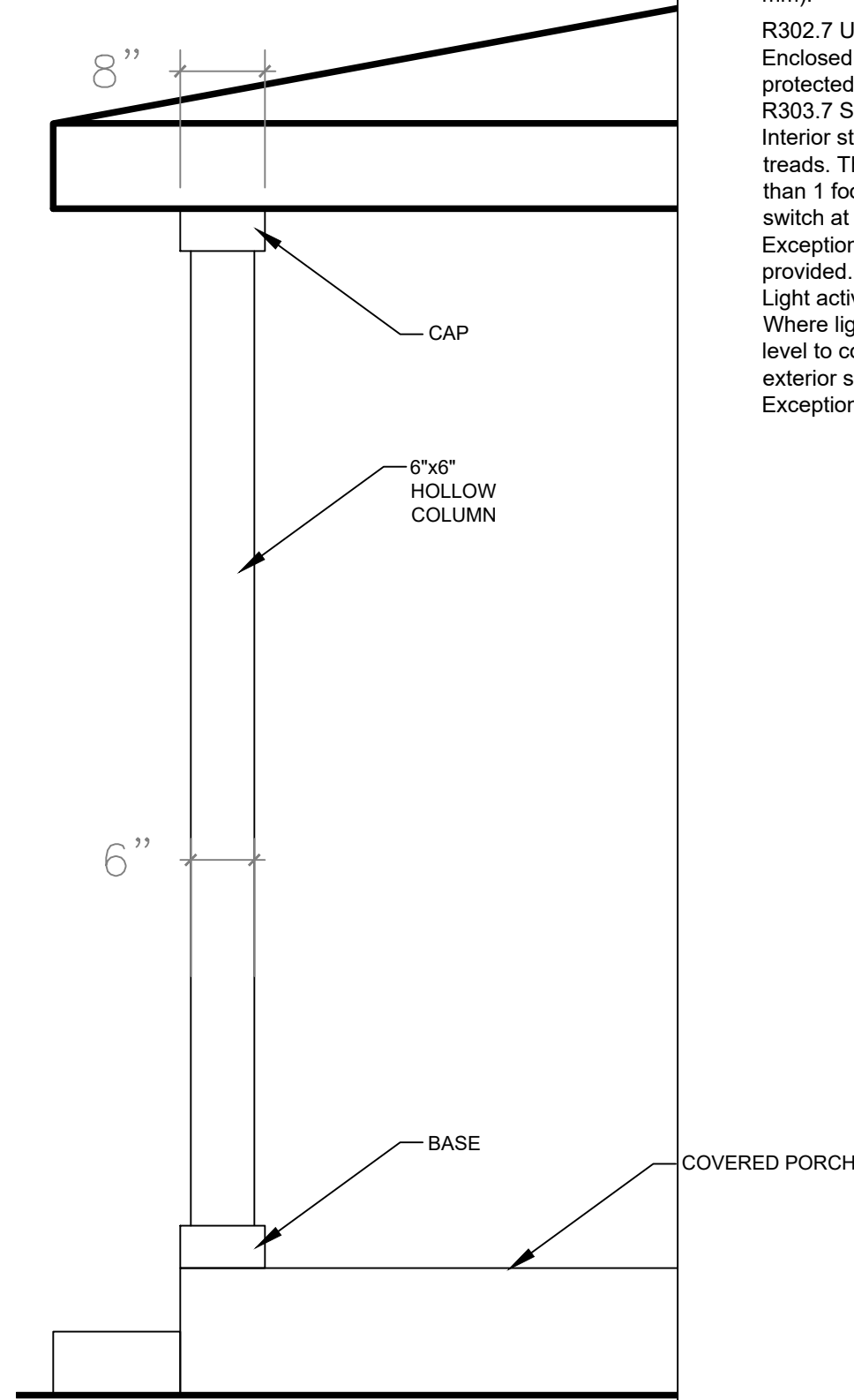
② WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"



① CROSS-SECTION A-A
SCALE: 1/4" = 1'-0"



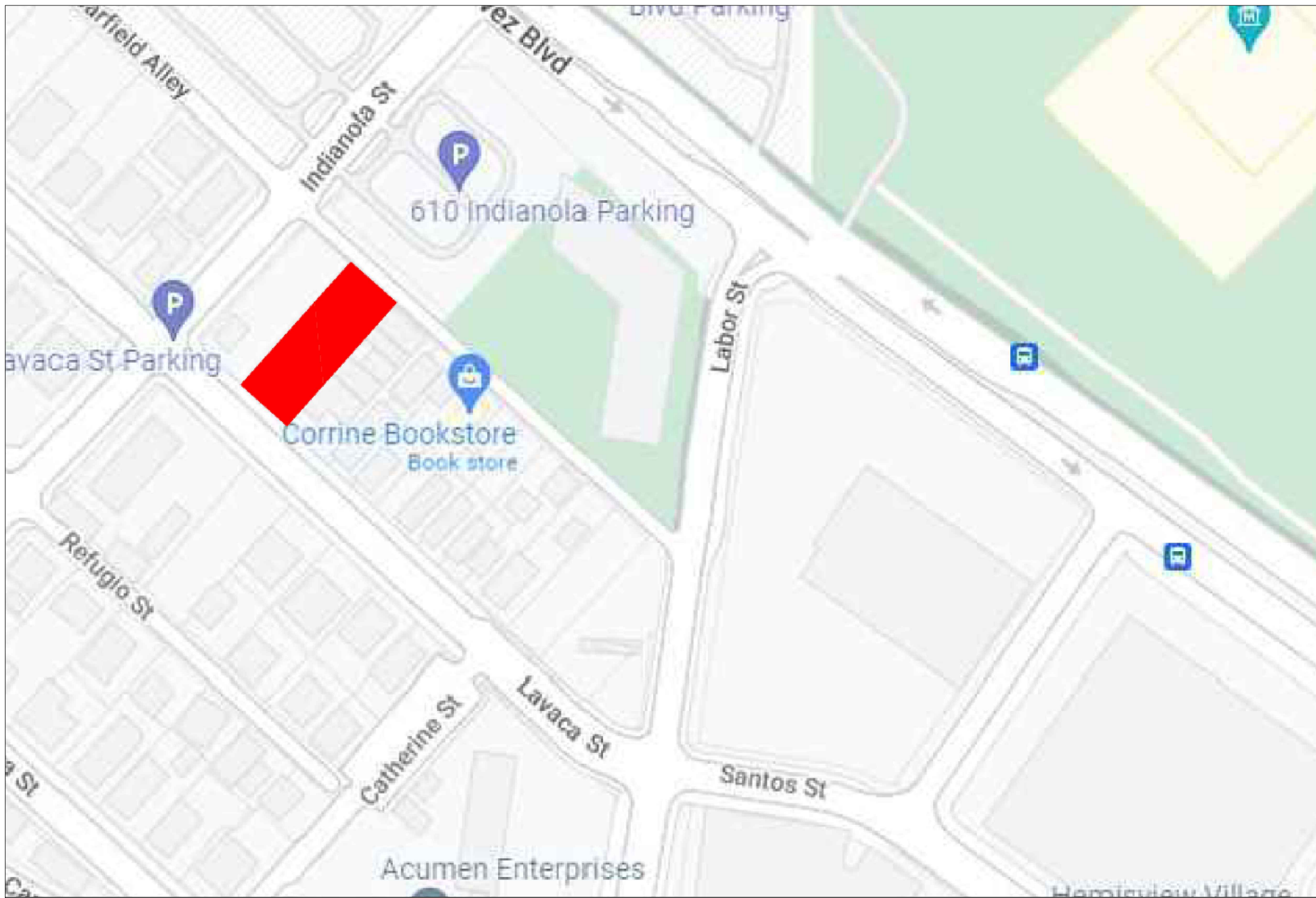
③ CROSS-SECTION B-B
SCALE: 1/4" = 1'-0"



④ COLUMN DETAIL
SCALE: 3/4" = 1'-0"

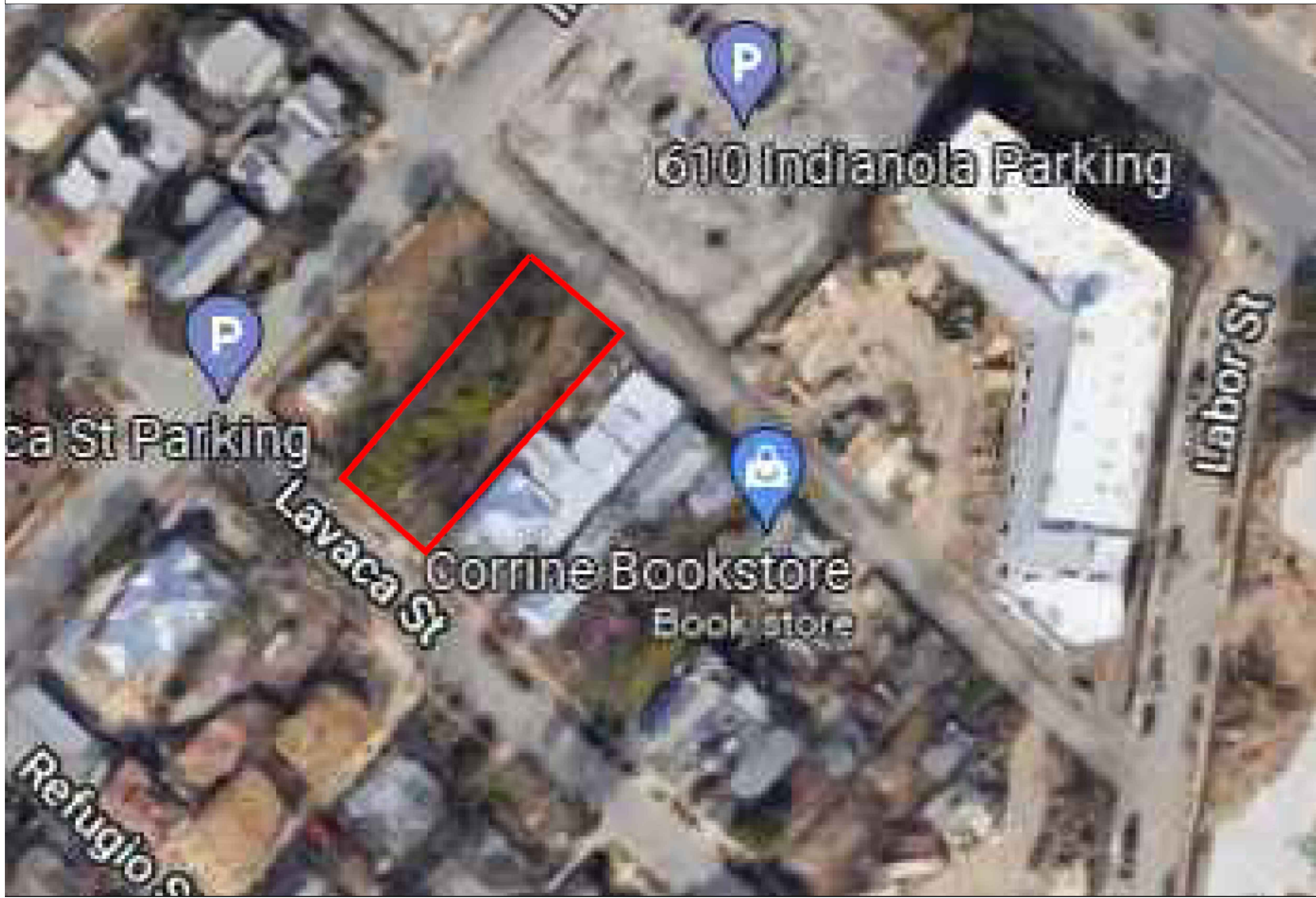
R311.7 Stairways
R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
R311.7.5.1 Riser height. The maximum riser height shall be 7-3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
R311.7.5.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
R311.7.5.3 Nosing
The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
R311.7.6 Landings for Stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
R311.7.7 Stairway Walking Surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).
R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches.
R311.7.8.2 Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.
R311.7.8.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
1011.5.2 Riser Height and Tread Depth
Stair riser heights shall be 7 inches...
Exceptions:
within dwelling units in Group R-2 occupancies; the maximum riser height shall be 73/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walkline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
R302.7 Under-stair protection
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch (12.7 mm) gypsum board.
R303.7 Stairway illumination
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exception: A switch is not required where remote, central or automatic control of lighting is provided.
Light activation
Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the
Exception: Lights that are continuously illuminated or automatically controlled.

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REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023	
JOB #A801 DATE: 04/26/2022	
SHEET#: A2.2 PAGE 7 OF 7	



1

LOCATION MAP
SCALE: N/A



2

SATELLITE MAP
SCALE: N/A



CODE INFORMATION

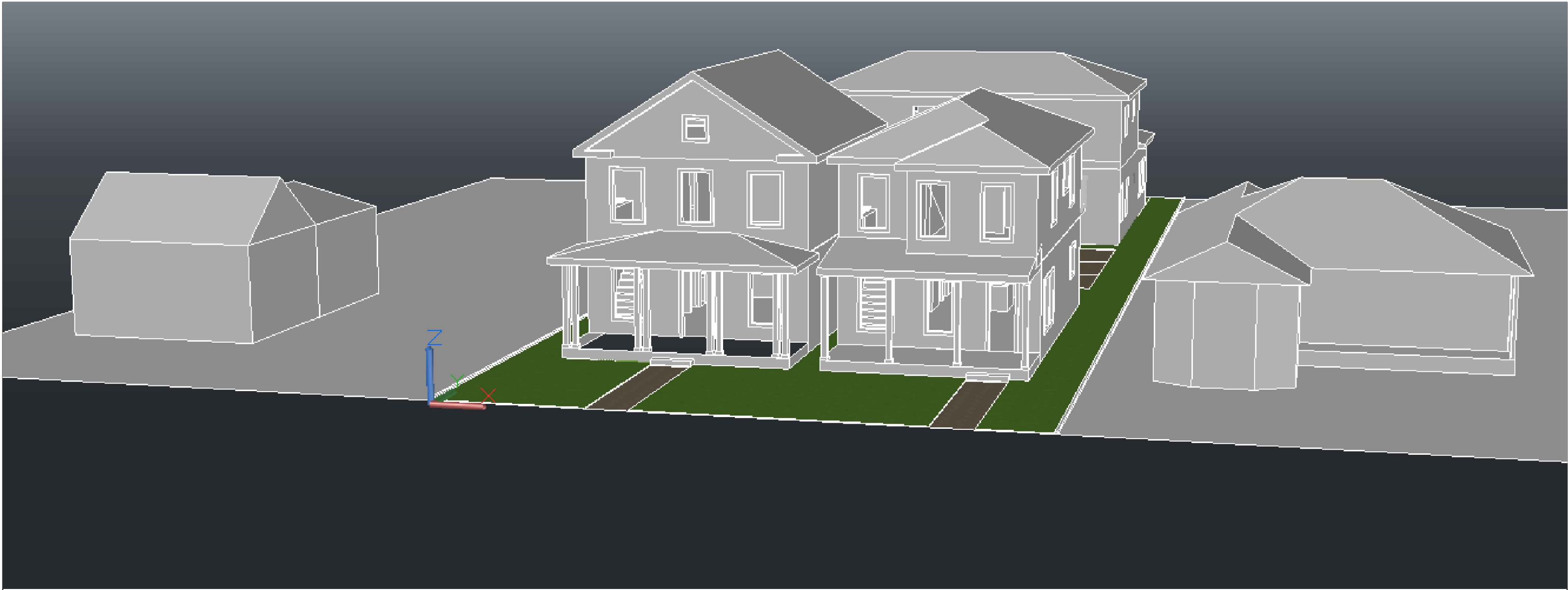
ZONING: RM-4
ZONING OVERLAY: H, HS
LOT SIZE: 0.198 ACRES OR 8624 SF
MAXIMUM HEIGHT: 35' ABOVE GRADE
AT FRONT OF BUILDING

CODE COMPLIANCE

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

UNIT 2
INDEX TO SHEETS

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



3

3D VIEW
SCALE: N/A

PROJECT:
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2/28/2023
3/15/2023

JOB #A801
DATE:
04/26/2022

SHEET#:
A0.0
PAGE 1 OF 7

00 PROJECT NOTES

- All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
- The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.
- It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.
- All construction refuse and debris shall be removed from the job site and shall be properly disposed of off the property.
- Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
- Prior to commencement of work, the contractor shall review all contract documents, reports and related instructions. Where conflicts/inconsistencies between the Contract Drawings, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.
- Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination
- All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.
- The Contractor shall coordinate his work with all the Subcontractors. The work shall be coordinated in such a manner that any Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.
- The Contractor shall be solely responsible for delivery of materials and equipment to the Project Site.
- Contractor to provide positive roof slop with a min of 1/4" per foot. Construct crickets to provide slope to canals. Contractor to Construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.
- Blocking is required for all wall and ceiling mounted specialties and equipment.
- The Contractor is responsible for ensuring that there are no breaches in vapor barriers.
- Positive Drainage away from the building is the responsibility of the Contractor.
- Contractor Is responsible to provide proper soils conditions for installation of foundations.
- These drawings and design are not to be duplicated, copied, or otherwise replicated elsewhere other than the site specified in this Construction drawing set without permission from the Architect. The Architect retains ownership of its Instruments of Service and the Owner's right to use them terminates when the Project is complete.

01 GENERAL NOTES

R806.3 Vent and Insulation Clearance
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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

R806.1 Ventilation Required
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802. 7.

R806.2 Minimum Area
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

E3608.1.2 Concrete-encased Electrode
A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode:
One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than ½ inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.

A bare copper conductor not smaller than 4 AWG.
Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.
Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Driveway to be crusher fines or paved per owner.
R401.3 Drainage
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S1.0
R602.II Wall Anchorage
Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.
602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D^ and Z) and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed 1 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

06 WOODS

Minimum 1.5" bearing at all headers and beams to 4' width, all headers 4'1 and bigger to have 3" bearing min. at both bearing points.
All trusses, TJ's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.
All walls to be framed with #2 or better grade lumber SPF, with 7/16" exterior sheathing.
All wall framing to be spaced 16" o.c.
Solid bearing points under all beams
All microlams to be nailed 12" o.c. with 4-#10 nails all 4 member microlams and 4 member trusses to be bolted 16" o.c. with 1/2" x 8" bolts with 1-1/4" washers in a staggered pattern.
All post's in direct contact with concrete to have post base with minimum 1" air gap or 1-1/2" treated plate. Ramset to concrete with post nailed on top.
All splices in bottom plates at all load bearing walls to be shot with 2-1/2" Ramset powder actuated pins, also 12" from all corners unless an anchor bolt is present. Ramset all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION
See Assemblies for Composite R-Values
R-19 minimum, 5.5" loose fill Insulation -At all exterior walls
13" (R-38) minimum of loose fill Insulation- At all roofs
R-13 at floor over crawl space.
ROOF
Asphalt Shingle
Install all roof materials per manufacturer's recommendations
All membranes to meet or exceed 900 fb. 3/4" exterior grade structural 1 OSB or plywood with H clips at roof sheathing stagger all joints, 6 mil.
All sloping flat roofs to have minimum 1/2" PLF slope
Install crickets on low slope roofs to maintain drainage
GENERAL
Exterior wall to be 3 coat stucco over drainage mat
All exterior doors to have threshold and weather stripping caulked to concrete or subfloor.
Air leakage
Building thermal envelope.
The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
1. All joints, seams and penetrations.
2. Site-built windows, doors and skylights.
3. Openings between window and door assemblies and their respective jambs and framing.
4. Utility penetrations.
5. Dropped ceilings or chases adjacent to the thermal envelope.
6. Knee walls.
7. Walls and ceilings separating the garage from conditioned spaces.
8. Behind tubs and showers on exterior walls.
9. Common walls between dwelling units.
10. Attic access openings.
11. Rim joists junction.
12. Other sources of infiltration.

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

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

VENTILATION:
-14x10 Parapet venting to be installed, refer to Roof Plan for quantity

AIR BARRIER AND BAFFLE:
- 1" minimum air space required at sloped roof and insulation in order for air flow
- Baffle to be used as needed to create the air space if needed

FLASHING:
Metal flashing and drip edge to be used at all metal roof patio edges
- Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and at built-in gutters and similar locations where moisture could enter the wall
- Provide sill pans at all doors and windows

WEEP SCREED:

08 OPENINGS

Penetrations
All windows, doors and skylights to be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material.
EGRESS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTIONS:
STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2). WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:
2.1. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2.2. TWO MEANS OF EGRESS COMPLYING WITH SECTION R311.
R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.
R310.2.1 MINIMUM OPENING AREA
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).
EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).
R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

09 FINISHES

INTERIOR FINISHES
All finishes to be the following unless noted otherwise
FLOOR: ALL CONCRETE ON FIRST FLOOR, TILE IN ALL WET AREAS, LAMINATE WOOD FLOORS EVERYWHERE ELSE
WALL: GYP BOARD, PAINT TO BE DETERMINED
CEILING: GYP BOARD, PAINT TO BE DETERMINED
½" gypsum board at walls and ceiling with texture per owners preference, tape and bead all joints.
½" water resistant gypsum board at all bathroom and kitchen high water areas. Semi gloss paint in wet areas. Concrete board to be used with tile and where exposed to water.
5/8" Type X gypsum board at mechanical room and between Unit 1 and Unit 2 stair walls and Type 'C' with resilient channels at ceiling between Unit 1 + Unit 2.
R702.3.8 Water-resistant Gypsum Backing Board
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2 -inch-thick (12.7 mm) or 16 inches (406 mm) for 5/ 8 -inch- thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be sealed as recommended by the manufacturer.
R702.3.8.1 Limitations.
Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.
R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

10 MEP

Mechanical | Plumbing | Electrical
All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books, when reviewing notify builder of all conflicts for chase locations and chase sizes
1. All material and workmanship will comply with the latest state of New Mexico plumbing and Mechanical Specialty code.
2. These drawings are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.
3. All exterior penetrations by pipes, ducts or conduit shall be caulked.
4. The clothes dryer exhaust shall be at least the dia. Of the appliance outlet and shall terminate outside of the building.
5. Contractor shall field verify all dimensions and conditions and inverts prior to starting project and insure the indicated piping slopes are adequate. Any discrepancies shall be immediately notified.

SHOP DRAWINGS

- SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.
- THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.
- ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.
- THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.
- THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
- DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD CONDITIONS.
- THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.
- REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

SUBMITTALS
Submittal:
Contractor to submit submittals for approval which is to include but not limited to; manufacturer's technical data and installation instructions for each material, manufacturer's standard color samples and textures, manufacturer's printed instructions for maintenance of installed work, including precautions for use of cleaning materials which could damage material.
Quality Assurance:
Contractor to purchase products from the same source and to assure that there is no damage or degradation to any material or product.
Product Delivery and Storage:
Comply with instruction and recommendations of manufacturer.
Examination and Preperation:
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.
Workmanship:
Installation should be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.
Cleaning:
After completion of installation, clean panels as per manufacturer's recommendations and specifications

PROJECT:

305 Lavaca St

CLIENT:

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

UNIT 2 - ADDRESS:

305 Lavaca St,
San Antonio, TX 78210

REVISIONS:

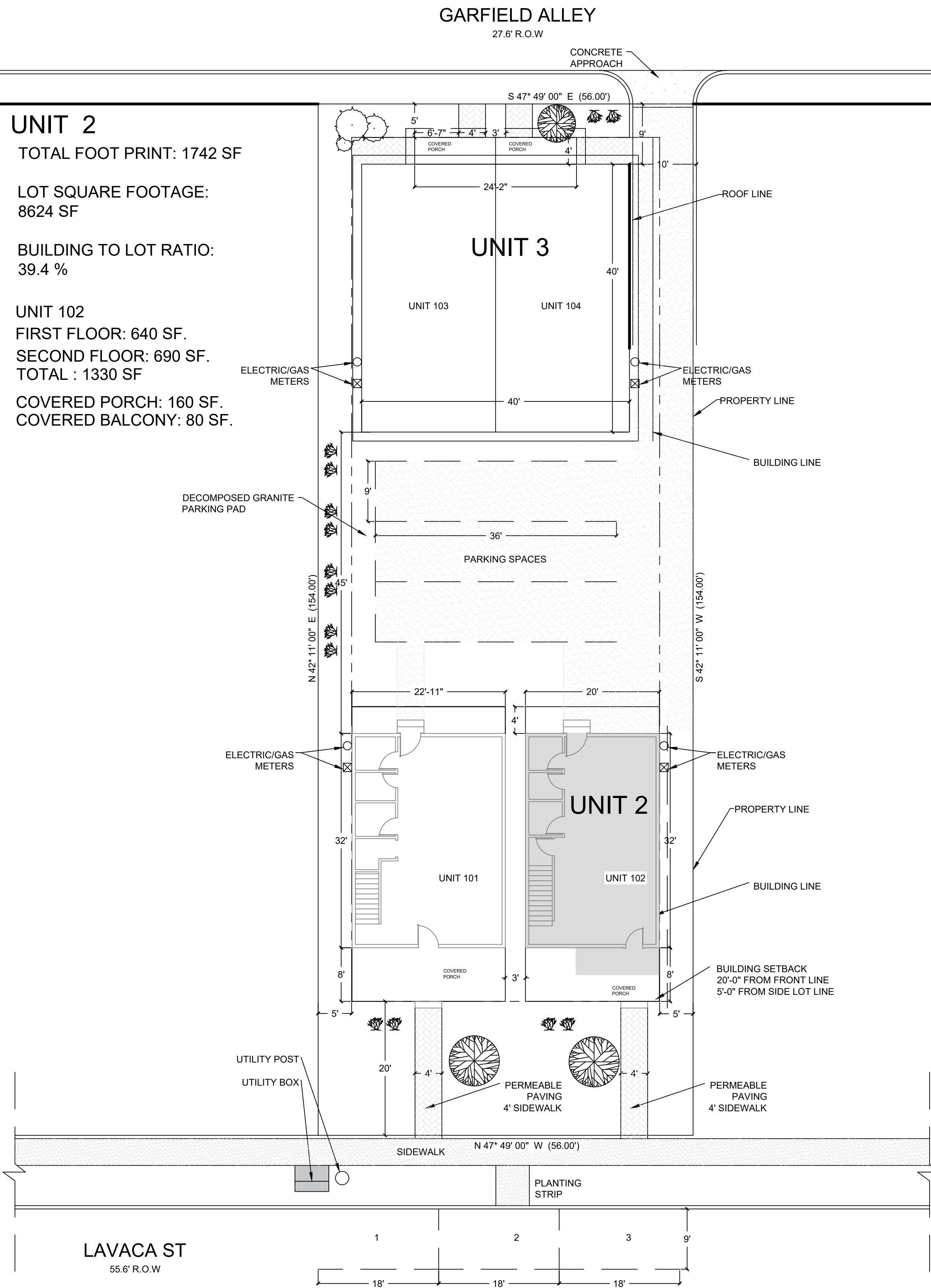
JOB #A801

DATE:
04/26/2022

SHEET#:

A0.1

PAGE 2 OF 7



UNIT 2
TOTAL FOOT PRINT: 1742 SF

LOT SQUARE FOOTAGE:
8624 SF

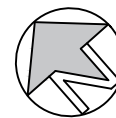
BUILDING TO LOT RATIO:
39.4 %

UNIT 102
FIRST FLOOR: 640 SF.
SECOND FLOOR: 690 SF.
TOTAL : 1330 SF

COVERED PORCH: 160 SF.
COVERED BALCONY: 80 SF.

LOT 2, BLOCK8, NCB 708

1 SITE PLAN
3/32" = 1'-0"



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San Antonio, TX 78210

REVISIONS:

DATE:
12/2/2022
2/28/2023
3/15/2023
3/22/2023

JOB #A801
DATE:
04/26/2022

SHEET#:

A0.2

PAGE 3 OF 7



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



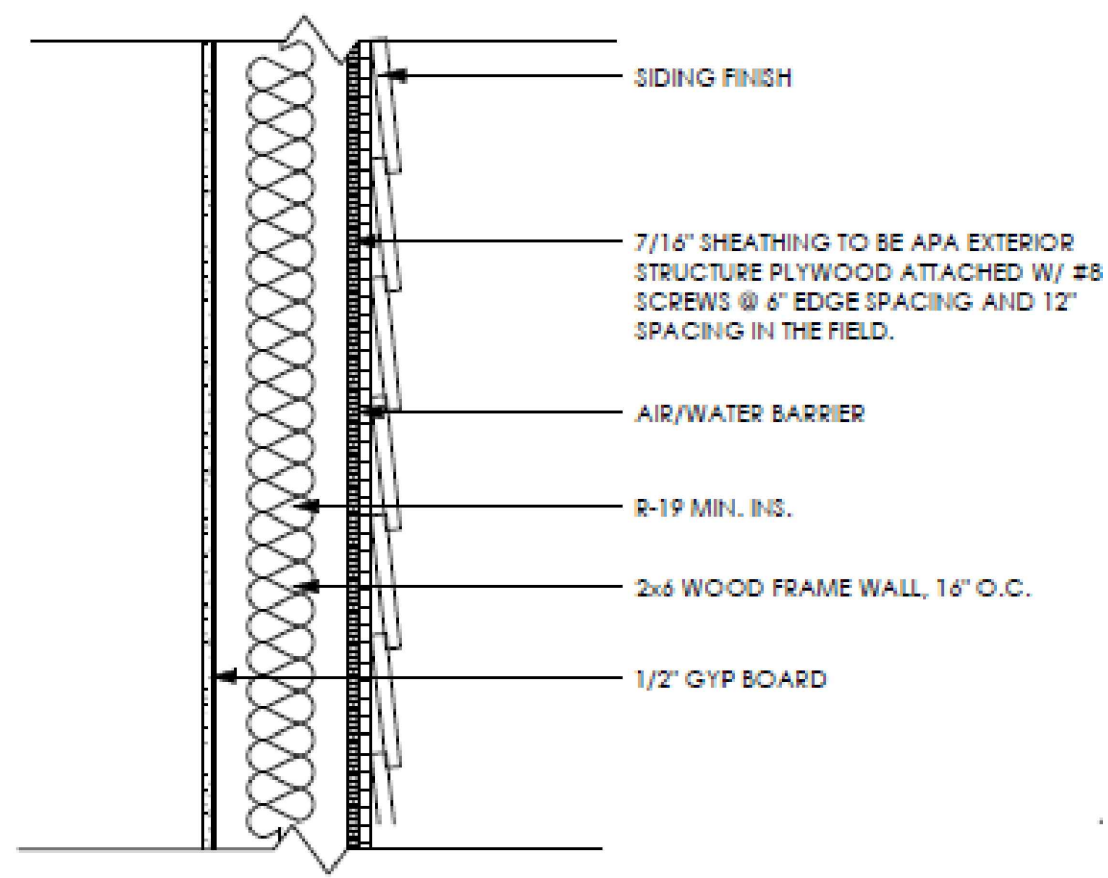
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1. All Final Selections will be made by owners.
2. . . .

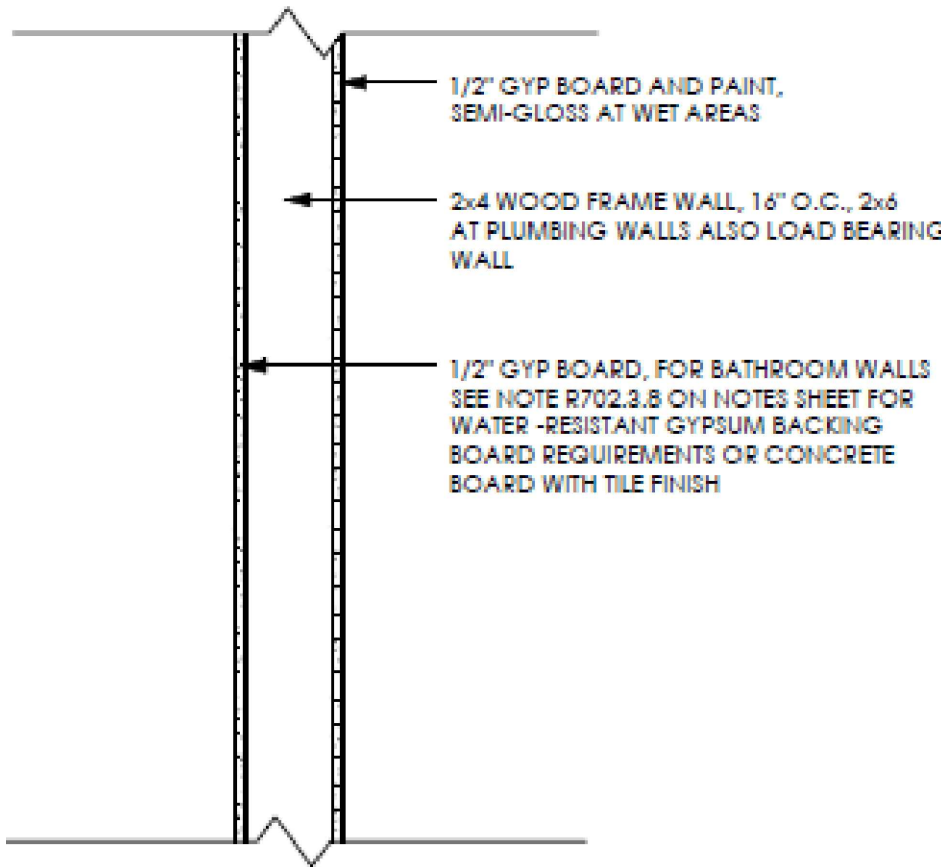
1. All WINDOWS 8'-0" HEADER TYP. UNLESS OTHERWISE NOTED.
2. All UPPER WINDOWS 13'-0" HEADER TYP. UNLESS OTHERWISE NOTED.

PAGE 4 OF 7

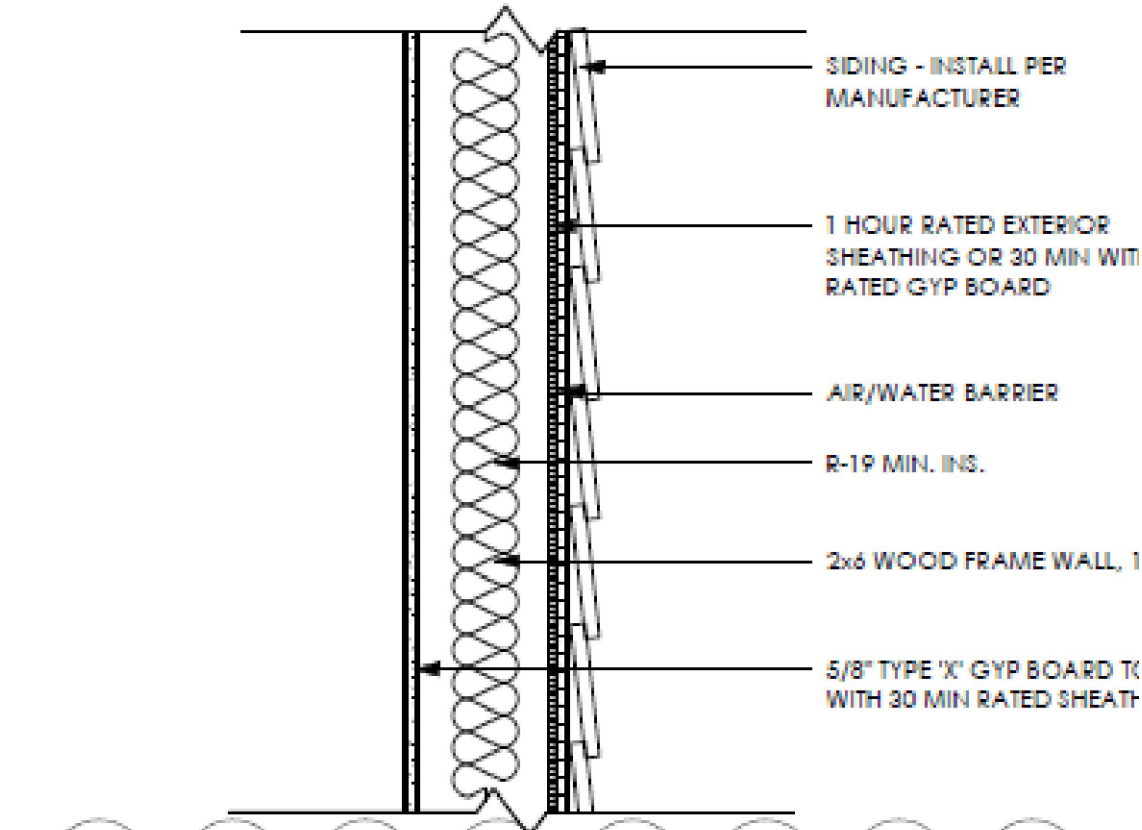
UNIT 102



INSULATED WALL

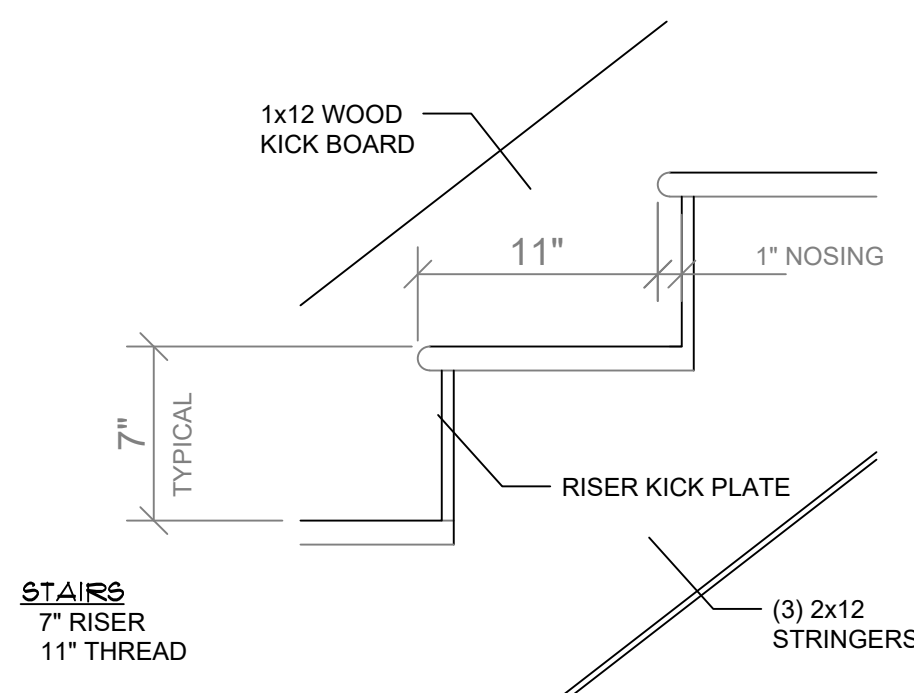


INTERIOR WALL
(AT INTERIOR NON-BEARING WALLS)

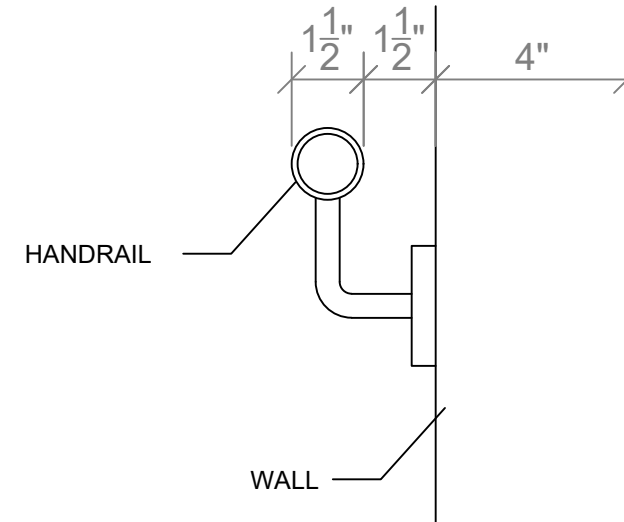


EXTERIOR WALL - 1 HOUR RATED

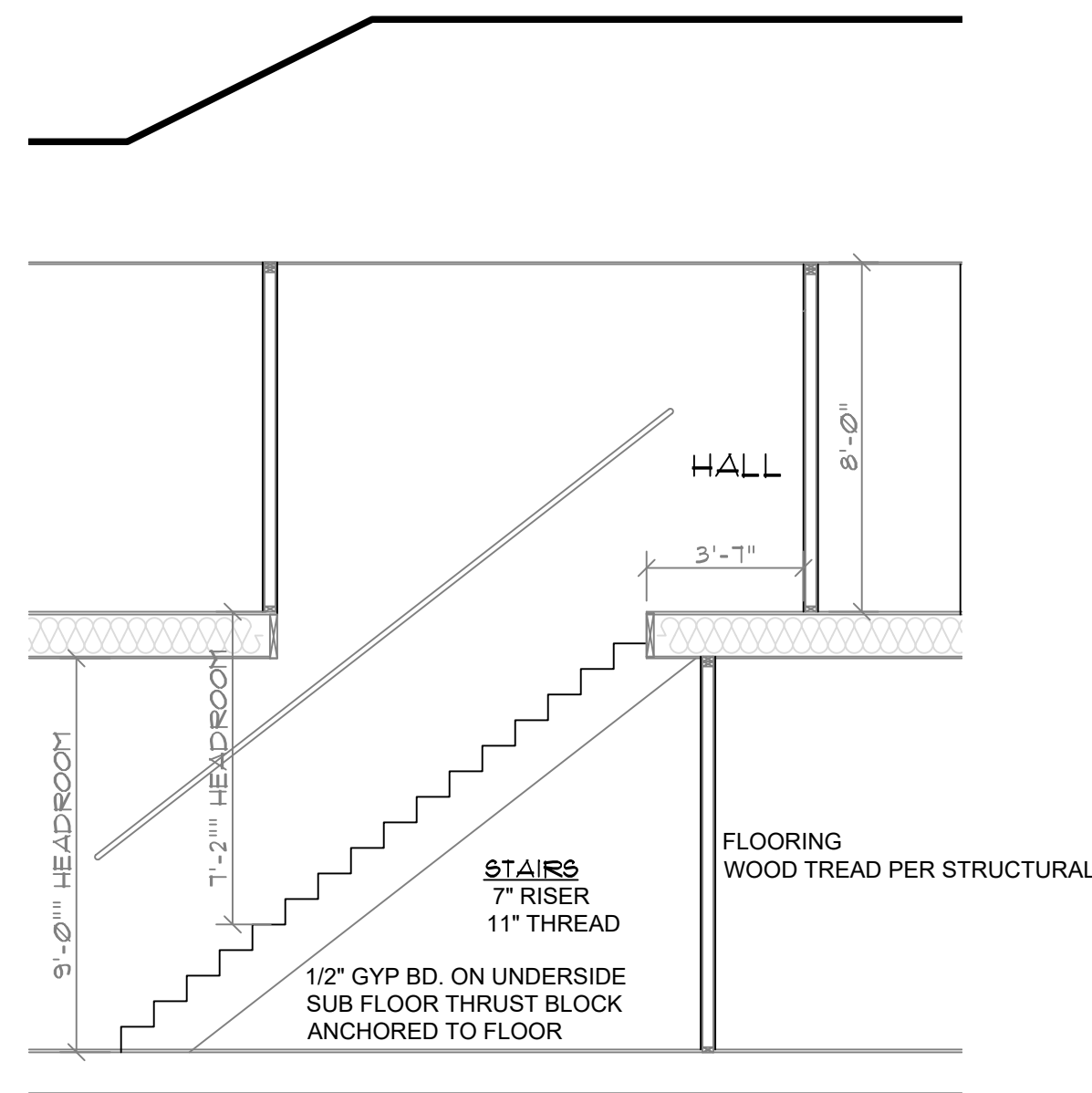
① WALL TYPES
SCALE: 1/4" = 1'-0"



STAIR DETAIL
Scale: 1"= 1' - 0"



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

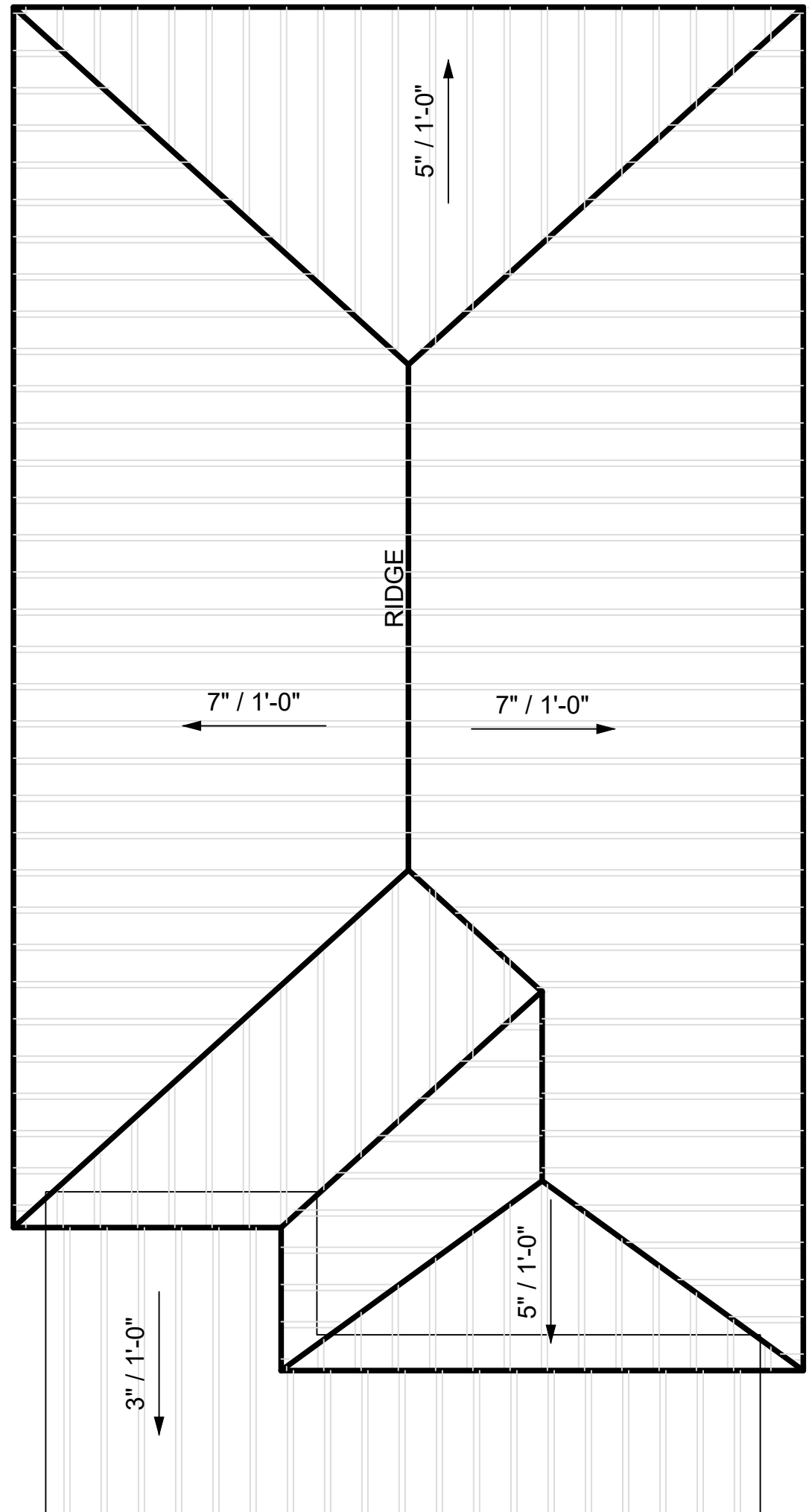


NOTE:
REFER TO ACTUAL RISER AND TREAD HEIGHT
ON STAIR SECTION + PLANS. VERIFY AND
COORDINATE WITH FINAL BUILT HEIGHTS,
MINIMUMS + MAXIMUMS LISTED IN DETAILS

③ STAIR SECTION
SCALE: 1/4" = 1'-0"

UNIT 2

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



UNIT 102

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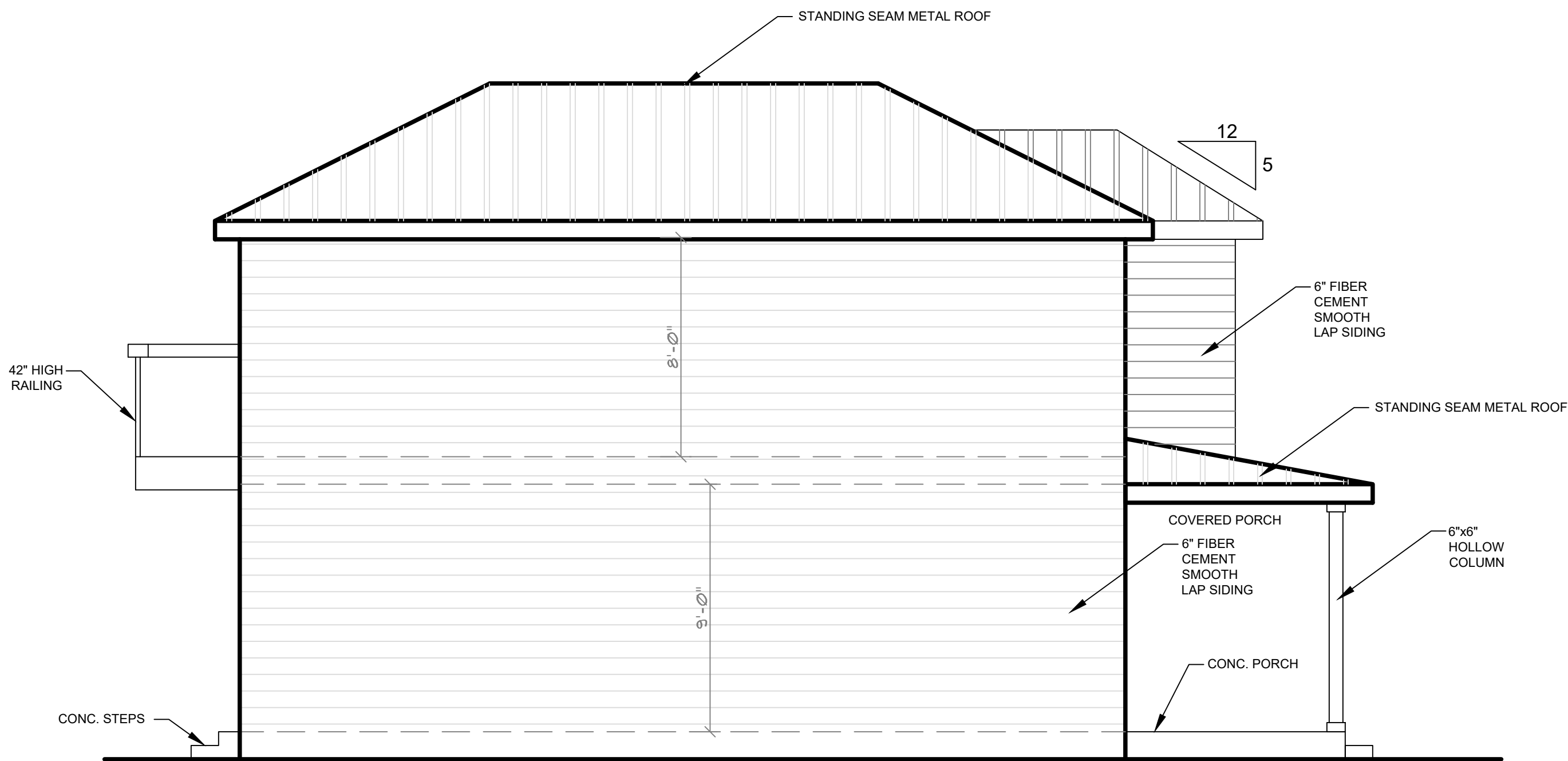
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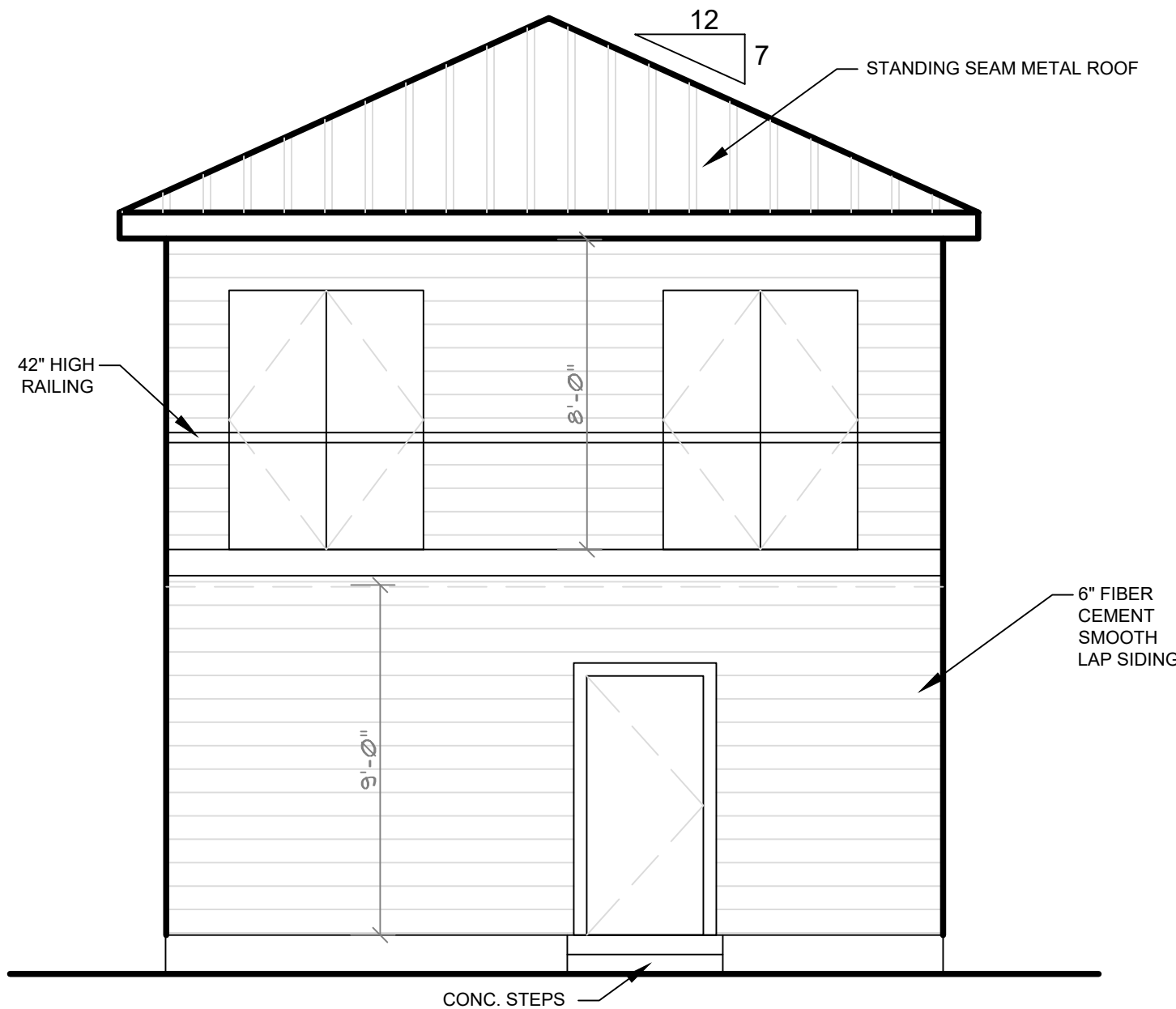
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PAGE 5 OF 7

UNIT 102



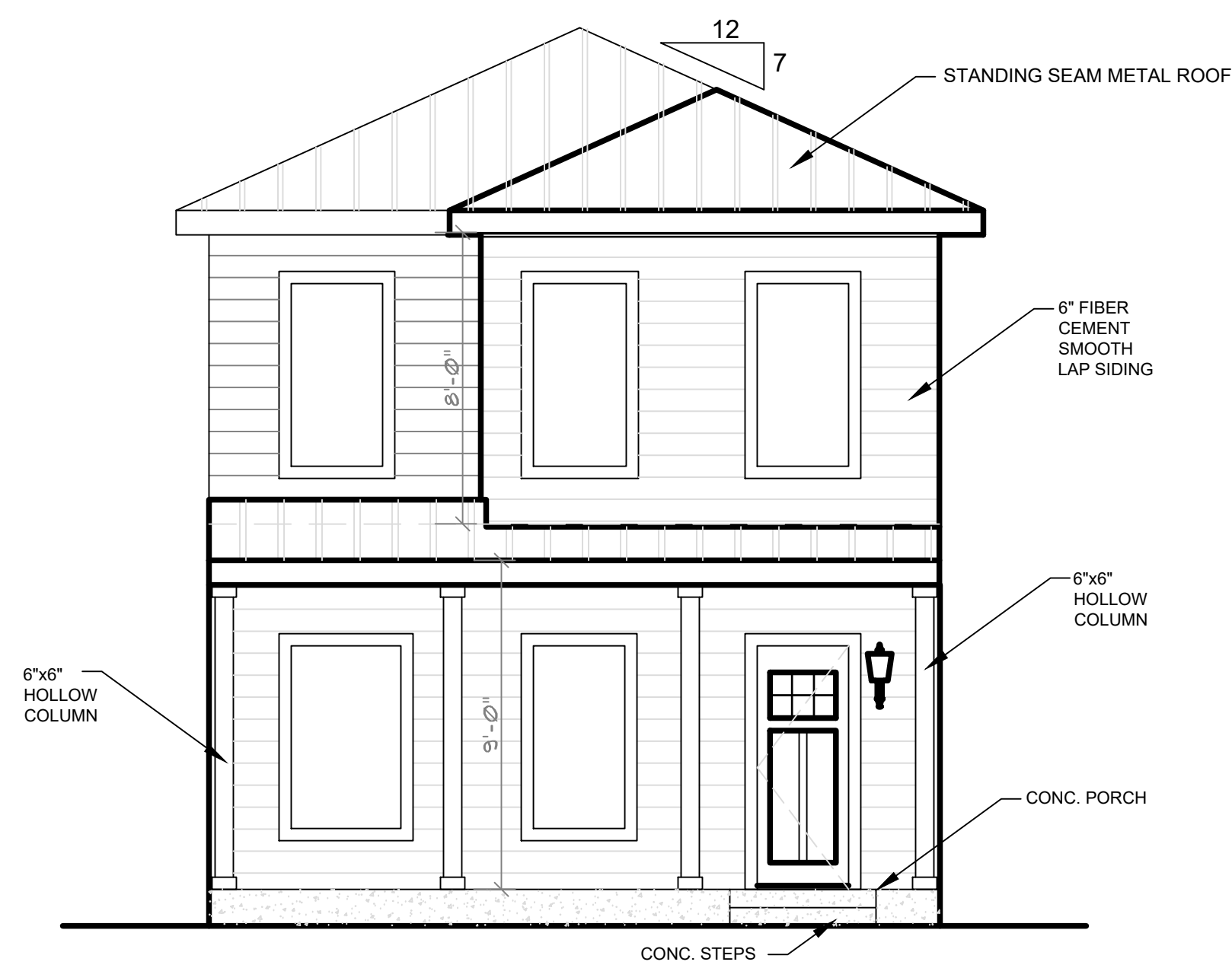
④ SIDE ELEVATION- WEST

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



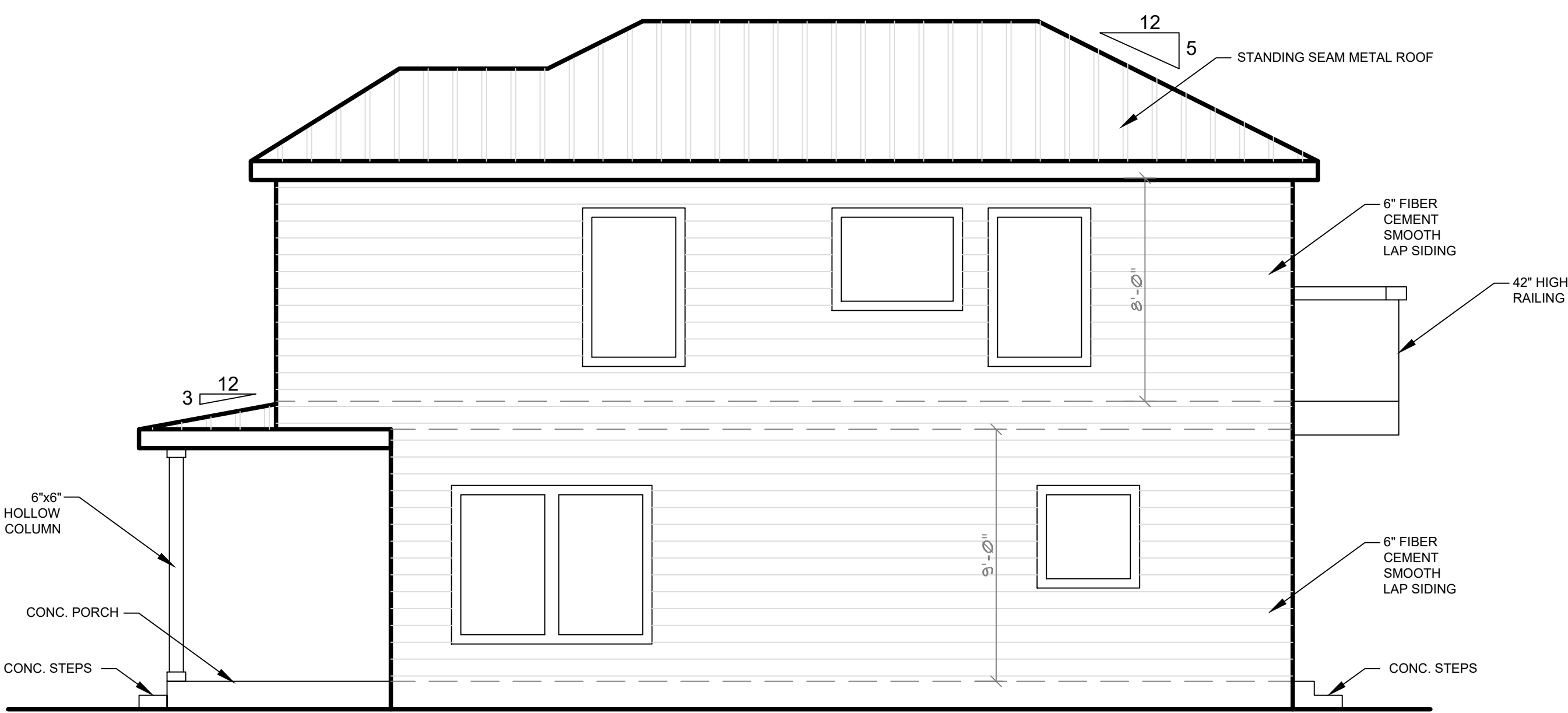
③ REAR ELEVATION- NORTH

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



① FRONT ELEVATION- SOUTH

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



② SIDE ELEVATION- EAST

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

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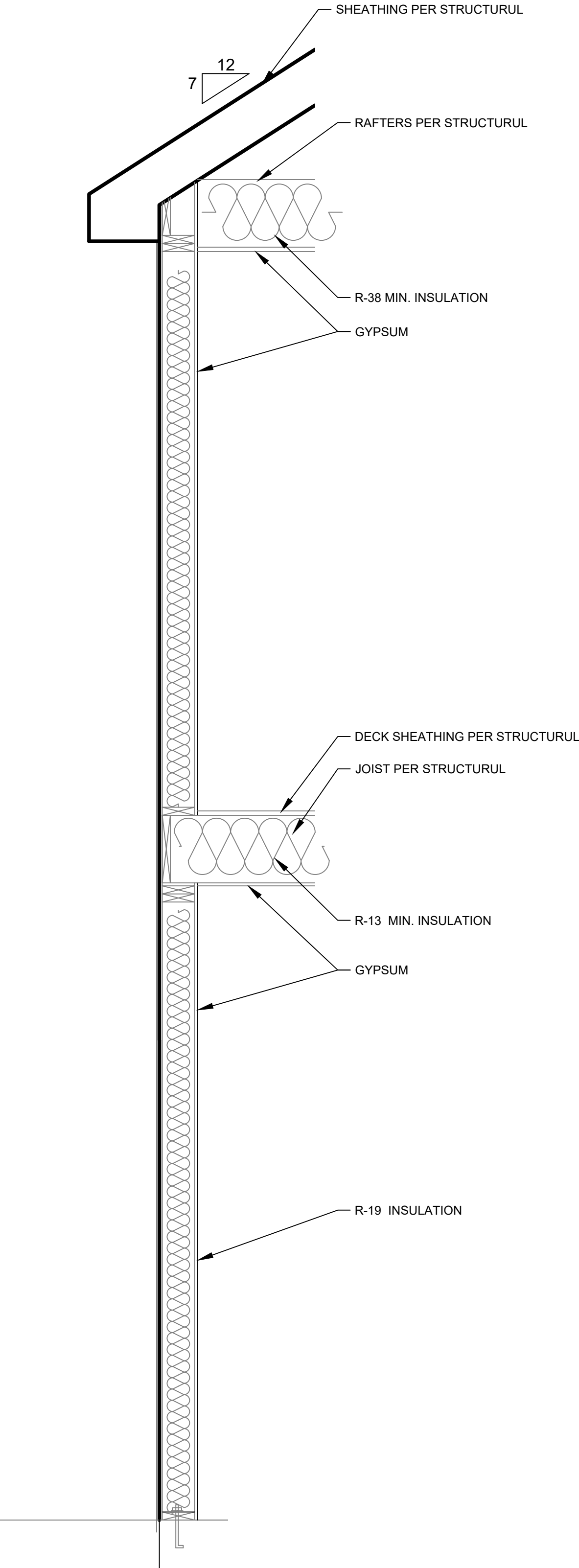
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04/26/2022

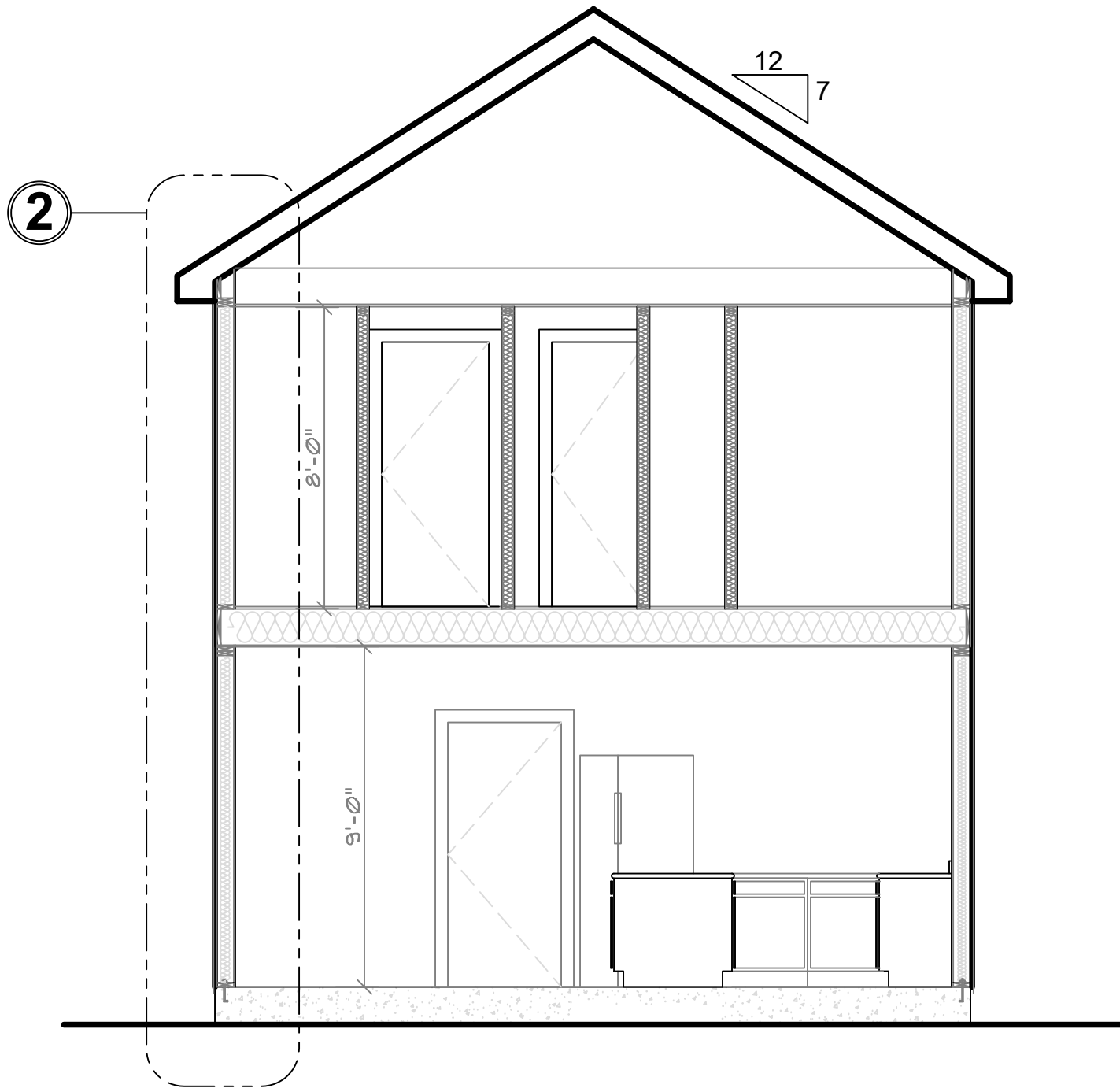
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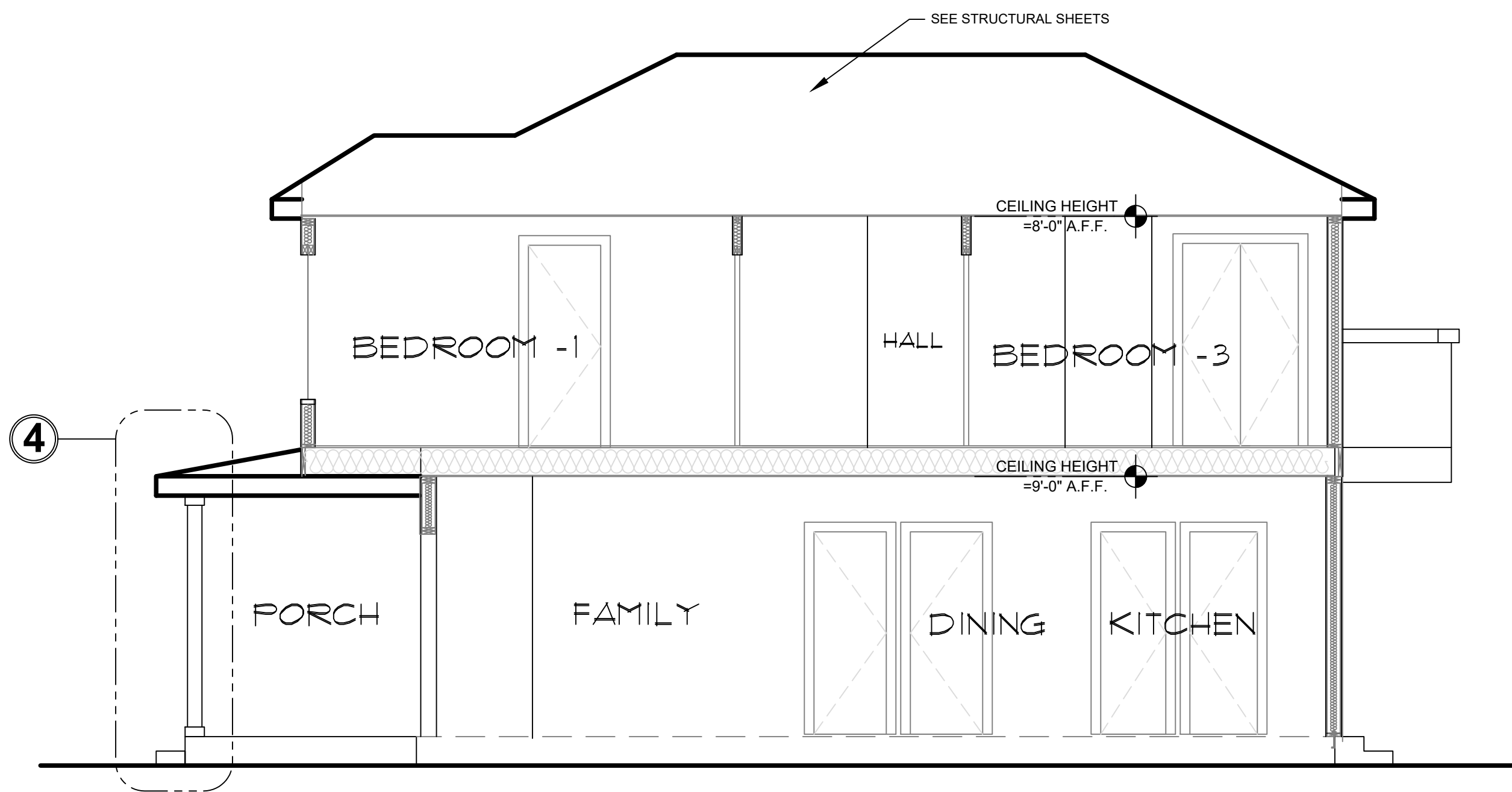
PAGE 6 OF 7



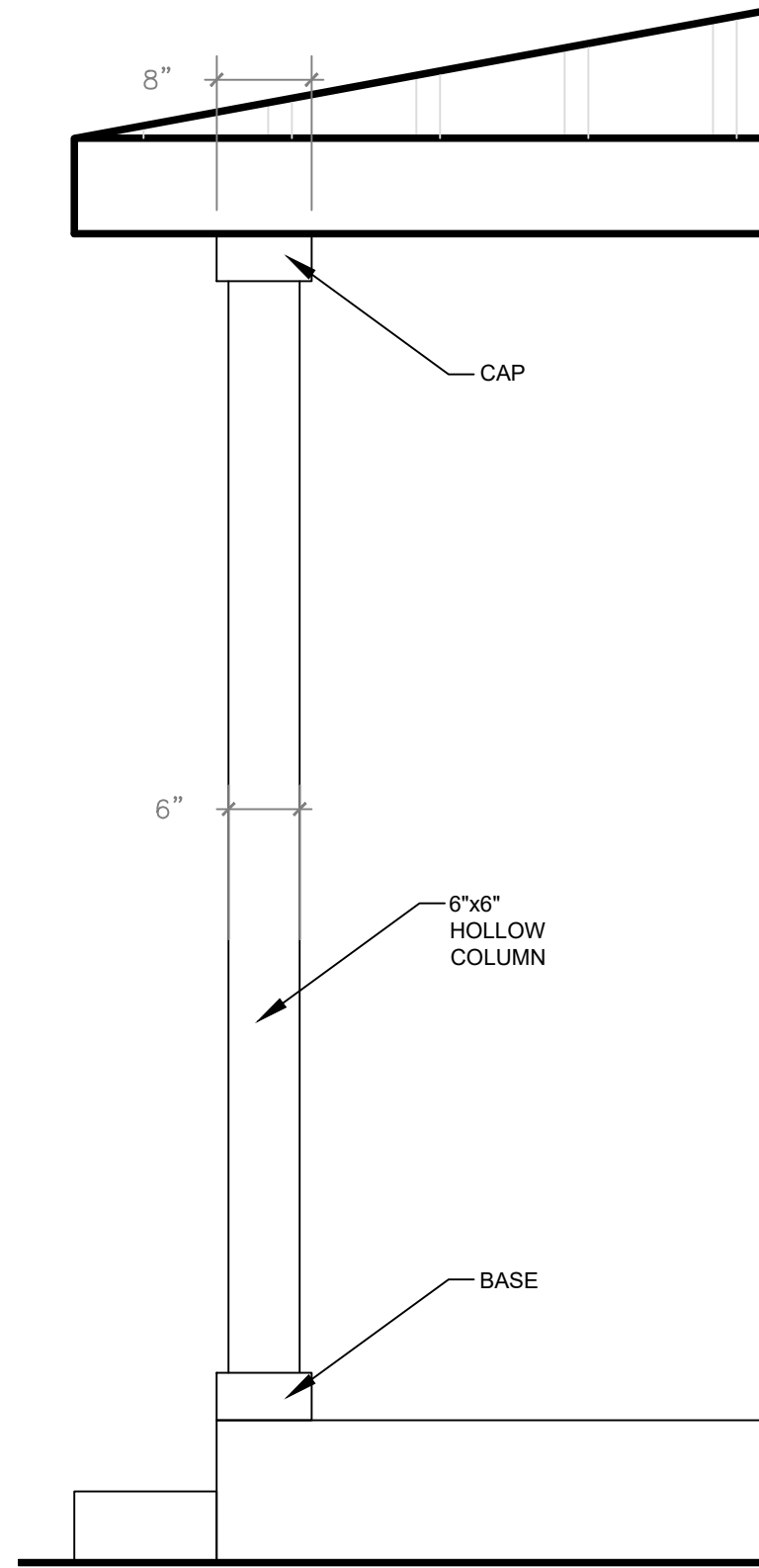
② WALL SECTION DETAIL
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① CROSS-SECTION A-A
SCALE: 1/4" = 1'-0"



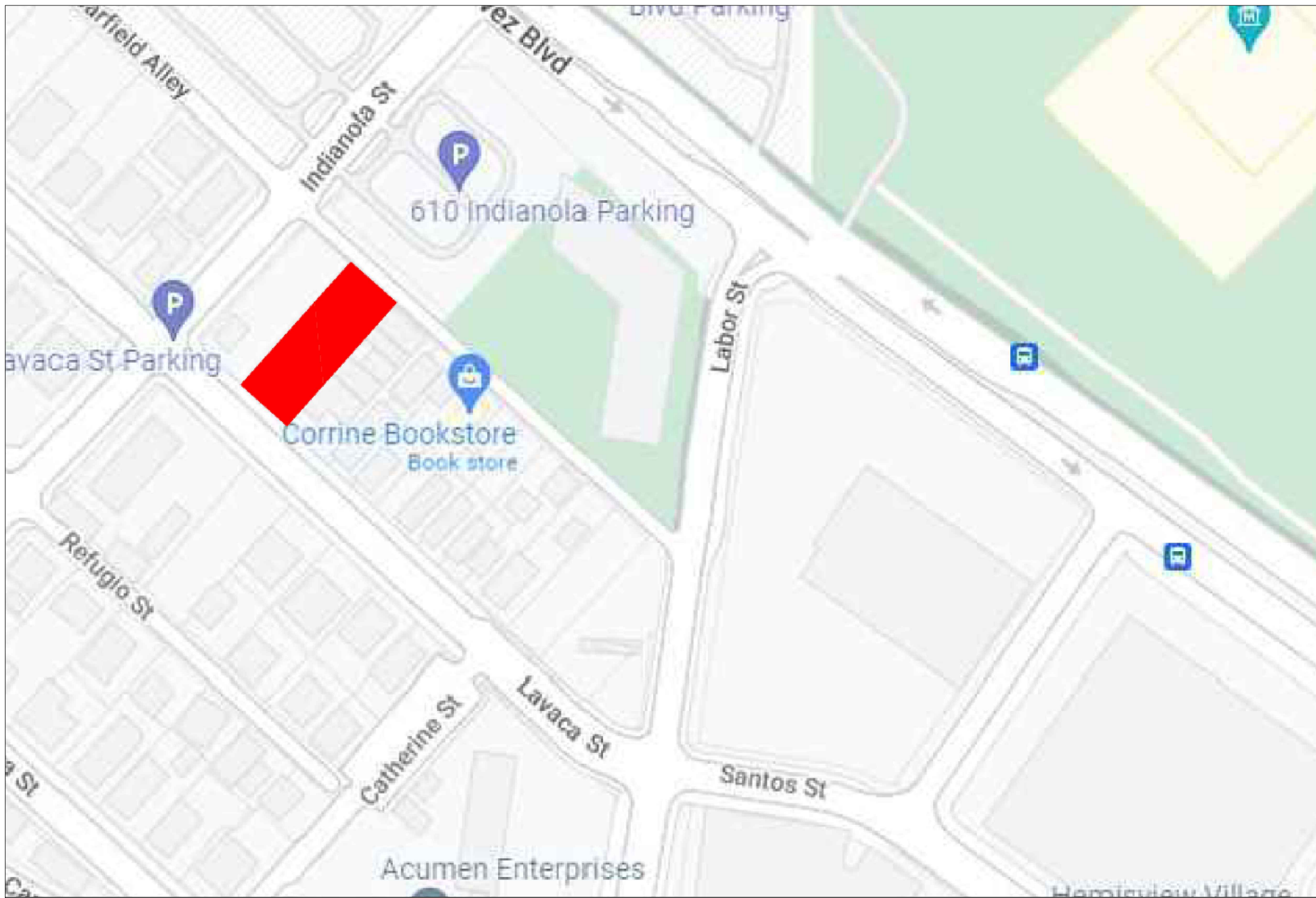
③ CROSS-SECTION B-B
SCALE: 1/4" = 1'-0"



④ COLUMN DETAIL
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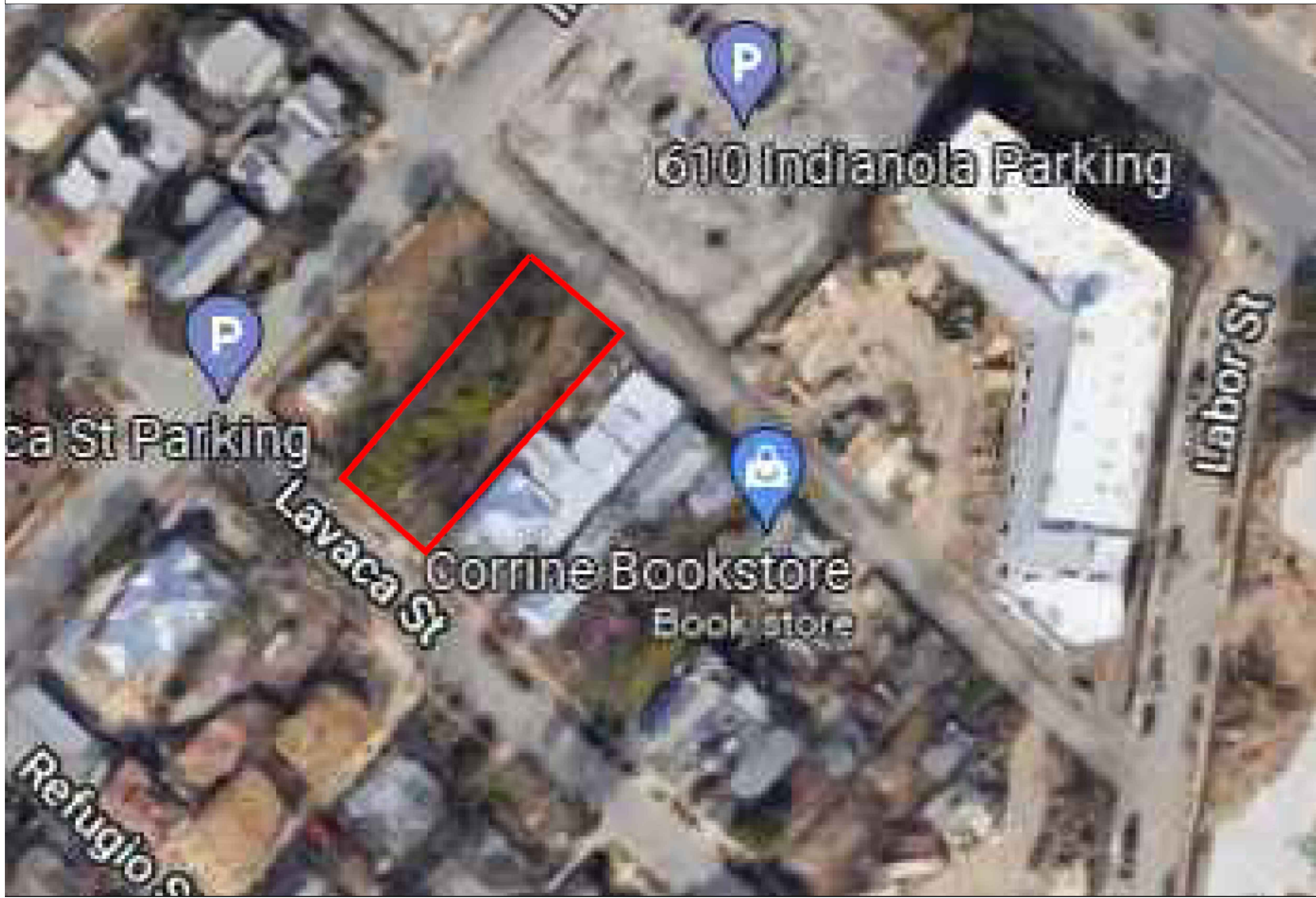
R311.7 Stairways
R311.7.1 Width. Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.
R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
R311.7.5.1 Riser height. The maximum riser height shall be 7-3/4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).
R311.7.5.2 Tread depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.
R311.7.5.3 Nosing
The radius of curvature at the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).
R311.7.6 Landings for Stairways
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
R311.7.7 Stairway Walking Surface
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).
R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches.
R311.7.8.2 Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.
R311.7.8.3 Grip-size. All required handrails shall be of one of the following types or provide equivalent graspability.
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).
1011.5.2 Riser Height and Tread Depth
Stair riser heights shall be 7 inches...
Exceptions:
within dwelling units in Group R-2 occupancies; the maximum riser height shall be 73/4 inches (197 mm); the minimum tread depth shall be 10 inches (254 mm); the minimum winder tread depth at the walkline shall be 10 inches (254 mm); and the minimum winder tread depth shall be 6 inches (152 mm). A nosing projection not less than 3/4 inch (19.1 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers where the tread depth is less than 11 inches (279 mm).
R302.7 Under-stair protection
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch (12.7 mm) gypsum board.
R303.7 Stairway illumination
Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers.
Exception: A switch is not required where remote, central or automatic control of lighting is provided.
Light activation
Where lighting outlets are installed in interior stairways, there shall be a wall switch at each floor level to control the lighting outlet where the stairway has six or more risers. The illumination of exterior stairways shall be controlled from inside the
Exception: Lights that are continuously illuminated or automatically controlled.

PROJECT: 305 Lavaca St	
CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210	UNIT 2 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210
REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023	
JOB #A801 DATE: 04/26/2022	
SHEET#: A2.2 PAGE 7 OF 7	



1

LOCATION MAP
SCALE: N/A



2

SATELLITE MAP
SCALE: N/A



CODE INFORMATION

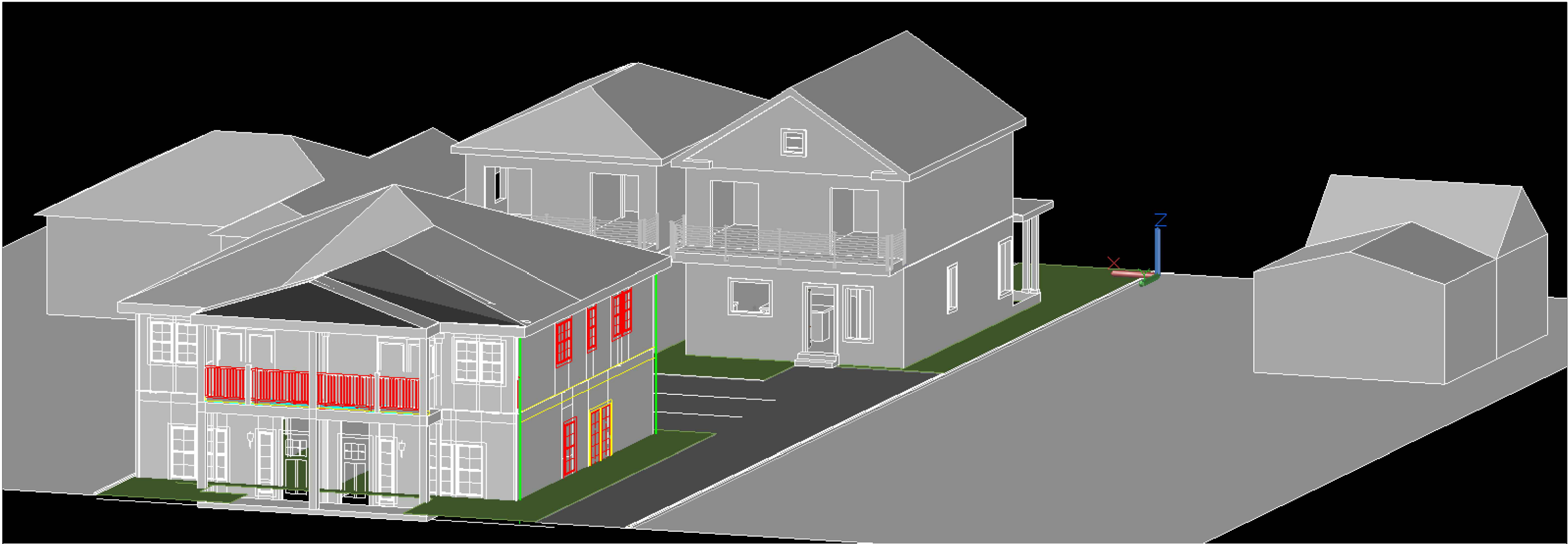
ZONING: RM-4
ZONING OVERLAY: H, HS
LOT SIZE: 0.198 ACRES OR 8624 SF
MAXIMUM HEIGHT: 35' ABOVE GRADE
AT FRONT OF BUILDING

CODE COMPLIANCE

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

UNIT 3
INDEX TO SHEETS

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



3

3D VIEW
SCALE: N/A

PROJECT:
305 Lavaca St

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

UNIT 3 - ADDRESS:
305 Lavaca St,
San Antonio, TX 78210

REVISIONS:

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SHEET#:
A0.0
PAGE 1 OF 7

00 PROJECT NOTES

1. All references to the Building Code or Building Department shall be construed to mean the rules and regulations adopted by the City of San Antonio and the State of Texas.
2. The Contractor shall visit the Project Site to familiarize himself with existing conditions and to verify all elevations, dimensions and conditions of existing building(s) and site. Discrepancies between the Contract Documents and the actual field conditions shall be reported to the Designer in writing for correction prior to bidding.
3. It is the responsibility of the Contractor to secure the worksite to render it adequately protected at all times. The Contractor shall be responsible for damages resulting from failure to provide adequate protection.
4. All construction refuse and debris shall be removed from the job site and shall be properly disposed of off the property.
5. Work for this project shall be carried out in accordance with State and Local Codes and requirements of any other agency having jurisdiction. In all cases the most restrictive requirements shall apply.
6. Prior to commencement of work, the contractor shall review all contract documents, reports and related instructions. Where conflicts/inconsistencies between the Contract Drawings, Specifications, Field Conditions and/or the Building Code are discovered, the contractor shall notify the Designer immediately in writing.
7. Dimensions have preference over scale. Contractor shall be responsible for verification of all conditions, measurements and dimensions for bidding and coordination
8. All work shall be executed in accordance with the best accepted trade practices and per manufacturer's recommendations.
9. The Contractor shall coordinate his work with all the Subcontractors. The work shall be coordinated in such a manner that any Subcontractor shall not delay or interfere with carrying forward the work of any other Subcontractor.
10. The Contractor shall be solely responsible for delivery of materials and equipment to the Project Site.
11. Contractor to provide positive roof slop with a min of 1/4" per foot. Construct crickets to provide slope to canals. Contractor to Construct crickets to provide slope to existing drainage at all new RTU's or other added roof penetrations.
12. Blocking is required for all wall and ceiling mounted specialties and equipment.
13. The Contractor is responsible for ensuring that there are no breaches in vapor barriers.
14. Positive Drainage away from the building is the responsibility of the Contractor.
15. Contractor Is responsible to provide proper soils conditions for installation of foundations.
16. These drawings and design are not to be duplicated, copied, or otherwise replicated elsewhere other than the site specified in this Construction drawing set without permission from the Architect. The Architect retains ownership of its Instruments of Service and the Owner's right to use them terminates when the Project is complete.

01 GENERAL NOTES

R806.3 Vent and Insulation Clearance
Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

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

R806.1 Ventilation Required
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802. 7.

R806.2 Minimum Area
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED BOTH OF THE FOLLOWING CONDITIONS ARE MET:
IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION PROVIDED SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

E3608.1.2 Concrete-encased Electrode
A concrete encased electrode consisting of at least 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode:
One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods not less than ½ inch (13 mm) in diameter, installed in one continuous 20-foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length.

A bare copper conductor not smaller than 4 AWG.
Metallic components shall be encased by at least 2 inches (51 mm) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth.

Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

02 SITE

Driveway to be crusher fines or paved per owner.

R401.3 Drainage
Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet.

03 CONCRETE

SEE FOUNDATION PLAN SHEET, S1.0

R602.II Wall Anchorage
Braced wall line sills shall be anchored to concrete or masonry foundations in accordance with Sections R403.1.6 and R602.11.1. OF the IRC.

602.11.1 Wall anchorage for all buildings in Seismic Design Categories Do, D^ and Z) and townhouses in Seismic Design Category C. Plate washers, a minimum of 0.229 inch by 3 inches by 3 inches (5.8 mm by 76 mm by 76 mm) in size, shall be provided between the foundation sill plate and the nut except where app roved anchor straps are used. The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/ 16 inch (5 mm) larger than the bolt diameter and a slot length not to exceed 1 3 / 4 inches (44 mm), provided a standard cut washer is placed between the plate washer and the nut.

06 WOODS

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

All trusses, TJ'l's or 2x joists or rafters to have Simpson H2.5A Hurricane Straps for uplift at top plate to rafter/joist connection, unless otherwise noted.

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

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

Solid bearing points under all beams

All microlams to be nailed 12" o.c. with 4-#10 nails all 4 member microlams and 4 member trusses to be bolted 16" o.c. with 1/2" x 8" bolts with 1-1/4" washers in a staggered pattern.

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

All splices in bottom plates at all load bearing walls to be shot with 2-1/2" Ramset powder actuated pins, also 12" from all corners unless an anchor bolt is present. Ramset all interior load bearing walls 32" o.c. with 2-1/2" pins with washers.

07 THERMAL + MOISTURE

INSULATION
See Assemblies for Composite R-Values
R-19 minimum, 5.5" loose fill Insulation -At all exterior walls
13" (R-38) minimum of loose fill Insulation- At all roofs
R-13 at floor over crawl space.

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

GENERAL
Exterior wall to be 3 coat stucco over drainage mat
All exterior doors to have threshold and weather stripping caulked to concrete or subfloor.

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

1. All joints, seams and penetrations.

2. Site-built windows, doors and skylights.

3. Openings between window and door assemblies and their respective jambs and framing.

4. Utility penetrations.

5. Dropped ceilings or chases adjacent to the thermal envelope.

6. Knee walls.

7. Walls and ceilings separating the garage from conditioned spaces.

8. Behind tubs and showers on exterior walls.

9. Common walls between dwelling units.

10. Attic access openings.

11. Rim joists junction.

12. Other sources of infiltration.

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

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

VENTILATION:
-14x10 Parapet venting to be installed, refer to Roof Plan for quantity

AIR BARRIER AND BAFFLE:
- 1" minimum air space required at sloped roof and insulation in order for air flow
- Baffle to be used as needed to create the air space if needed

FLASHING:
Metal flashing and drip edge to be used at all metal roof patio edges
- Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect that moisture to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, porches, and similar projections and at built-in gutters and similar locations where moisture could enter the wall
- Provide sill pains at all doors and windows

WEEP SCREED:

08 OPENINGS

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

EGRESS
R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTIONS:
STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2). WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION P2904, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS ONE OF THE FOLLOWING:
2.1. ONE MEANS OF EGRESS COMPLYING WITH SECTION R311 AND ONE EMERGENCY ESCAPE AND RESCUE OPENING.
2.2. TWO MEANS OF EGRESS COMPLYING WITH SECTION R311.

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

09 FINISHES

INTERIOR FINISHES
All finishes to be the following unless noted otherwise
FLOOR: ALL CONCRETE ON FIRST FLOOR, TILE IN ALL WET AREAS, LAMINATE WOOD FLOORS EVERYWHERE ELSE
WALL: GYP BOARD, PAINT TO BE DETERMINED
CEILING: GYP BOARD, PAINT TO BE DETERMINED
½" gypsum board at walls and ceiling with texture per owners preference, tape and bead all joints.
½" water resistant gypsum board at all bathroom and kitchen high water areas. Semi gloss paint in wet areas. Concrete board to be used with tile and where exposed to water.
5/8" Type X gypsum board at mechanical room and between Unit 1 and Unit 2 stair walls and Type 'C' with resilient channels at ceiling between Unit 1 + Unit 2.

R702.3.8 Water-resistant Gypsum Backing Board
Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for V 2 -inch-thick (12.7 mm) or 16 inches (406 mm) for 5/ 5 -inch- thick (16 mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall inter-sections, shall be sealed as recommended by the manufacturer.

R702.3.8.1 Limitations.
Water resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.

R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in Compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

10 MEP

Mechanical | Plumbing | Electrical
All mechanical, electrical, and plumbing contractors to permit all work on project and install per UPC, and all applicable codes and code books, when reviewing notify builder of all conflicts for chase locations and chase sizes

1. All material and workmanship will comply with the latest state of New Mexico plumbing and Mechanical Specialty code.

2. These drawings are intended for sizing purpose only. Offsets may be necessary for structural conditions not shown.

3. All exterior penetrations by pipes, ducts or conduit shall be caulked.

4. The clothes dryer exhaust shall be at least the dia. Of the appliance outlet and shall terminate outside of the building.

5. Contractor shall field verify all dimensions and conditions and inverts prior to starting project and insure the indicated piping slopes are adequate. Any discrepancies shall be immediately notified.

SHOP DRAWINGS

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS WHERE REQUIRED BY THESE GENERAL NOTES OR BY THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ENGINEER BEFORE FABRICATION IS STARTED. SUBMITTALS SHALL CONSIST OF ELECTRONIC PDF FILES FOR APPROVAL. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUIRE SUBMITTALS IN THIS FORM FROM HIS SUBCONTRACTORS AND SUPPLIERS. AFTER SUBMITTALS HAVE BEEN REVIEWED BY THE ENGINEER, THE ELECTRONIC FILES WILL BE APPROPRIATELY ANNOTATED AND RETURNED TO THE CONTRACTOR. THE CONTRACTOR, AT HIS OWN EXPENSE SHALL OBTAIN FROM THE ELECTRONIC FILES THE NUMBER OF PRINTS NECESSARY TO SATISFY HIS OWN REQUIREMENTS AND THOSE OF ALL SUBCONTRACTORS INVOLVED.
2. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. ALL ITEMS NOT IN ACCORDANCE WITH CONTRACT DRAWINGS SHALL BE CLEARLY FLAGGED OR REVISED PRIOR TO SUBMITTAL TO THE ENGINEER.
3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM ORIGINAL CONTRACT DRAWINGS, ONLY WHEN CLEARLY FLAGGED OR REQUESTED IN WRITING BY SUBSTITUTING PARTIES, SHALL BE CONSIDERED APPROVED AFTER ENGINEER'S REVIEW, UNLESS NOTIFIED OTHERWISE.
4. THE SHOP DRAWINGS DO NOT REPLACE THE ORIGINAL CONTRACT DRAWINGS. ITEMS OMITTED OR SHOWN INCORRECTLY WHICH ARE NOT FLAGGED BY THE ENGINEER ARE NOT TO BE CONSIDERED CHANGES TO THE ORIGINAL CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO ORIGINAL DRAWING.
5. THE ENGINEER HAS THE RIGHT TO APPROVE OR DISAPPROVE ANY CHANGES TO THE ORIGINAL DRAWINGS AT ANYTIME BEFORE OR AFTER SHOP DRAWING REVIEW.
6. DIMENSIONS INDICATED ON SHOP DRAWINGS ARE NOT REVIEWED UNLESS SPECIFICALLY NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ENGINEER AND WITH ACTUAL FIELD CONDITIONS.
7. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUTS PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING PERSON OR COMPANY.
8. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS SHALL REST WITH THE CONTRACTOR.

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

Quality Assurance:
Contractor to purchase products from the same source and to assure that there is no damage or degradation to any material or product.

Product Delivery and Storage:
Comply with instruction and recommendations of manufacturer.

Examination and Preperation:
Do not proceed with work until surfaces and conditions comply with requirement indicated in manufacturer's installation instructions.

Workmanship:
Installation should be performed in strict accordance with manufacturer's written instructions by workmen experienced in this trade and performed in a workmanlike manner.

Cleaning:
After completion of installation, clean panels as per manufacturer's recommendations and specifications

PROJECT:

CLIENT:

UNIT 3 - ADDRESS:

REVISIONS:

JOB #A801

DATE:

SHEET#:

A0.1

PAGE 2 OF 7

PIEDRA ROJA DEVELOPMENT GROUP LLC

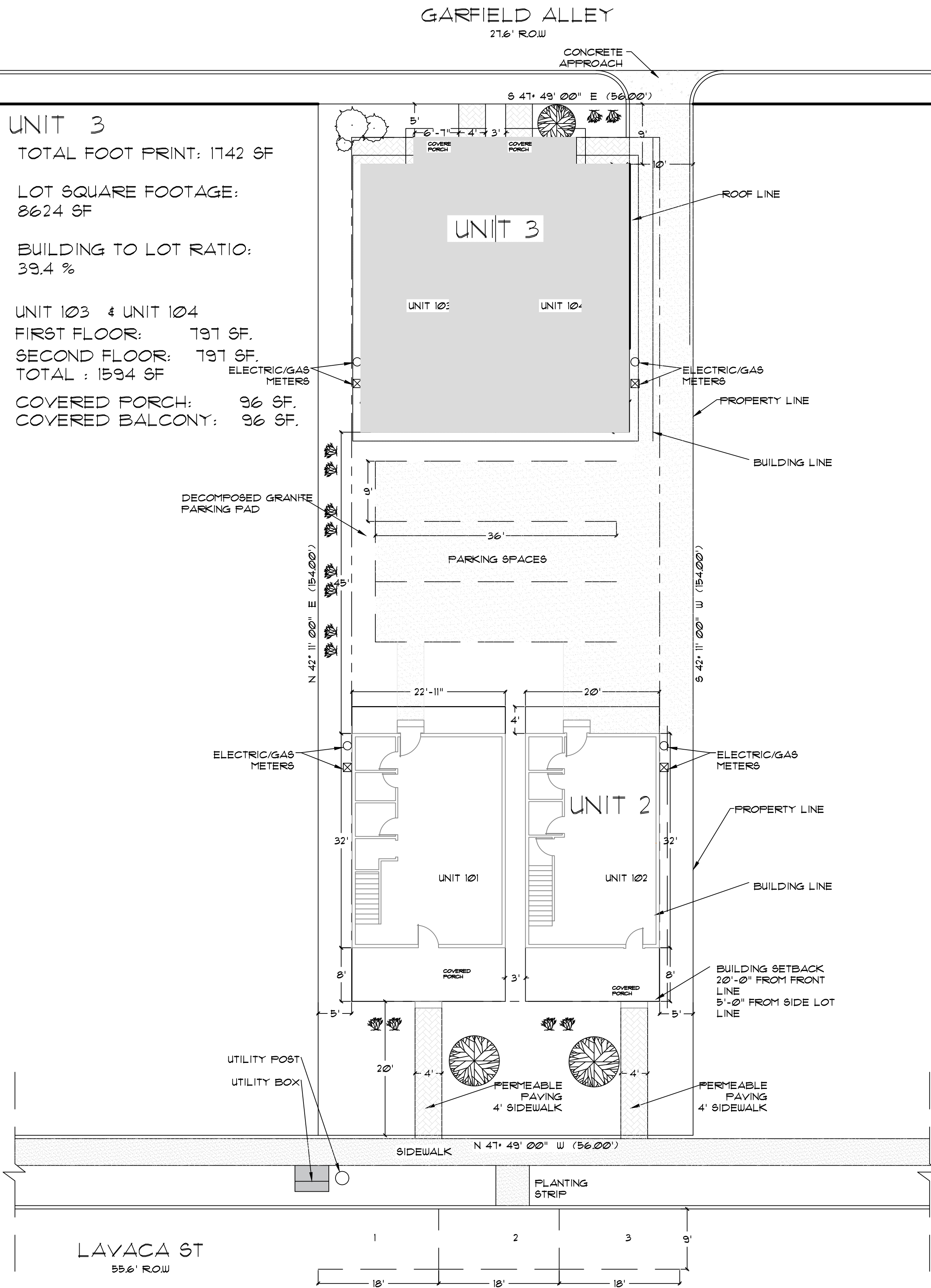
305 Lavaca St

1710 S. PRESA

SAN ANTONIO, TX 78210

305 Lavaca St

San Antonio, TX 78210



UNIT 3
TOTAL FOOT PRINT: 1742 SF
LOT SQUARE FOOTAGE:
8624 SF
BUILDING TO LOT RATIO:
39.4 %

UNIT 103 & UNIT 104
FIRST FLOOR: 797 SF.
SECOND FLOOR: 797 SF.
TOTAL : 1594 SF
COVERED PORCH: 96 SF.
COVERED BALCONY: 96 SF.

LOT 2, BLOCK 8,
NCB 108
① SITE PLAN
3/32" = 1'-0"

PROJECT:
305 Lavaca St

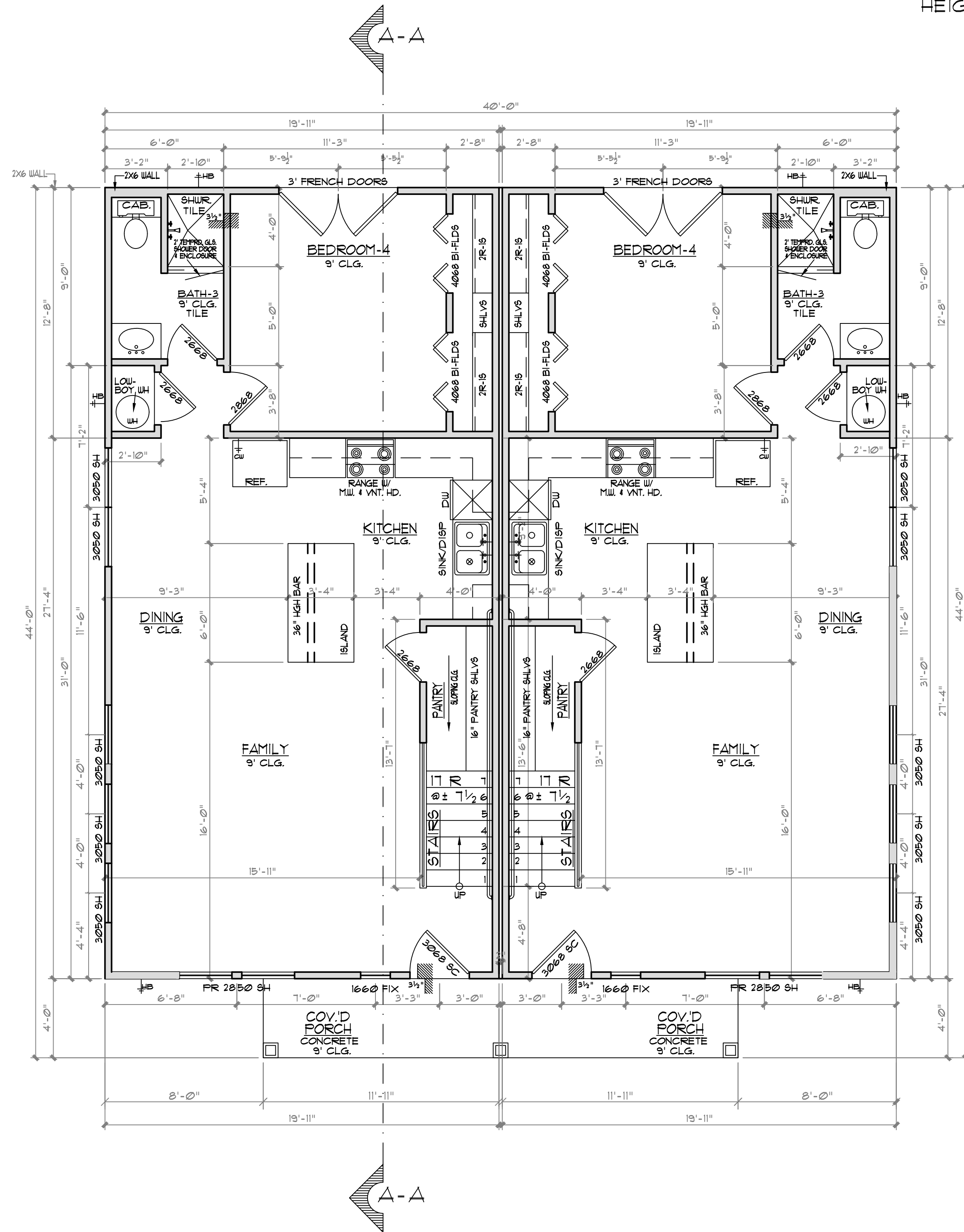
CLIENT:
PIEDRA ROJA DEVELOPMENT
GROUP LLC
1710 S. PINE
SAN ANTONIO, TX 78210

UNIT 3 - ADDRESS:
305 Lavaca St,
San Antonio, TX
78210

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

JOB #A801
DATE:
04/26/2022

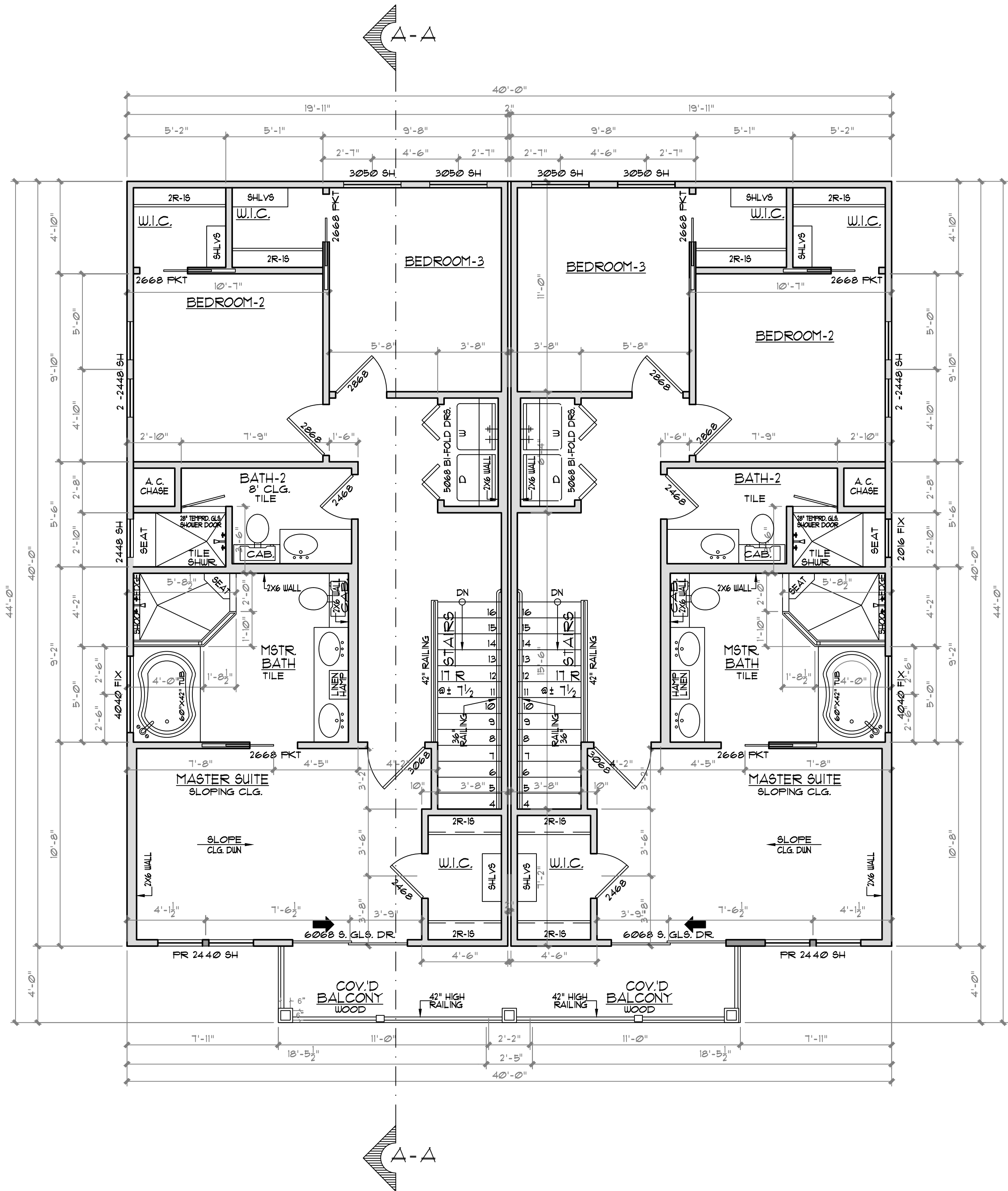
SHEET#:
A0.2
PAGE 3 OF 7



1 FLOOR PLAN- 1ST LEVEL

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

NOTE:
1st LEVEL
ALL FLOORING WILL BE STAINED CONCRETE UNLESS NOTED
HEIGHT: 9' CEILING
2nd LEVEL
ALL FLOORING WILL BE HARDWOOD UNLESS NOTED
HEIGHT: 8' CEILING



2 FLOOR PLAN-2ND LEVEL

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

PROJECT:
305 Lavaca St

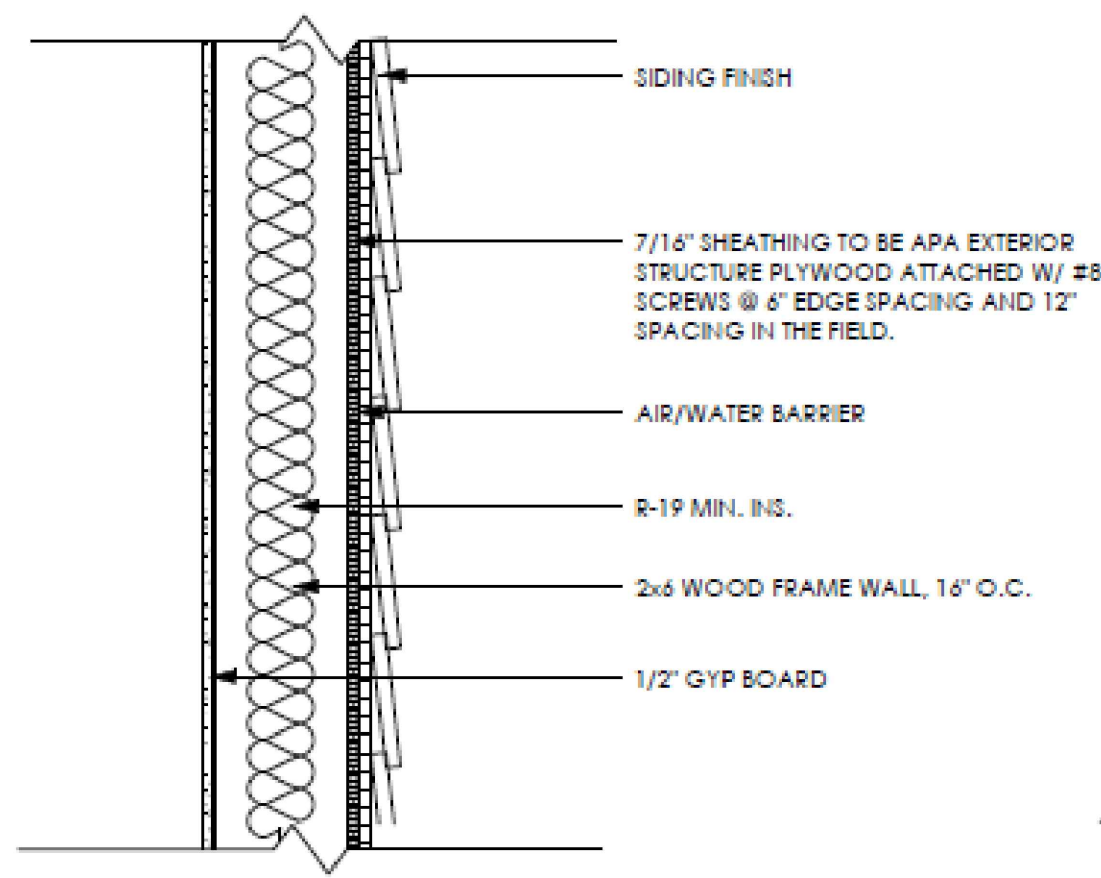
CLIENT:
PIEDRA ROJA DEVELOPMENT GROUP LLC
1710 S. PRESA
SAN ANTONIO, TX 78210

UNIT 3 - ADDRESS:
305 Lavaca St,
San Antonio, TX 78210

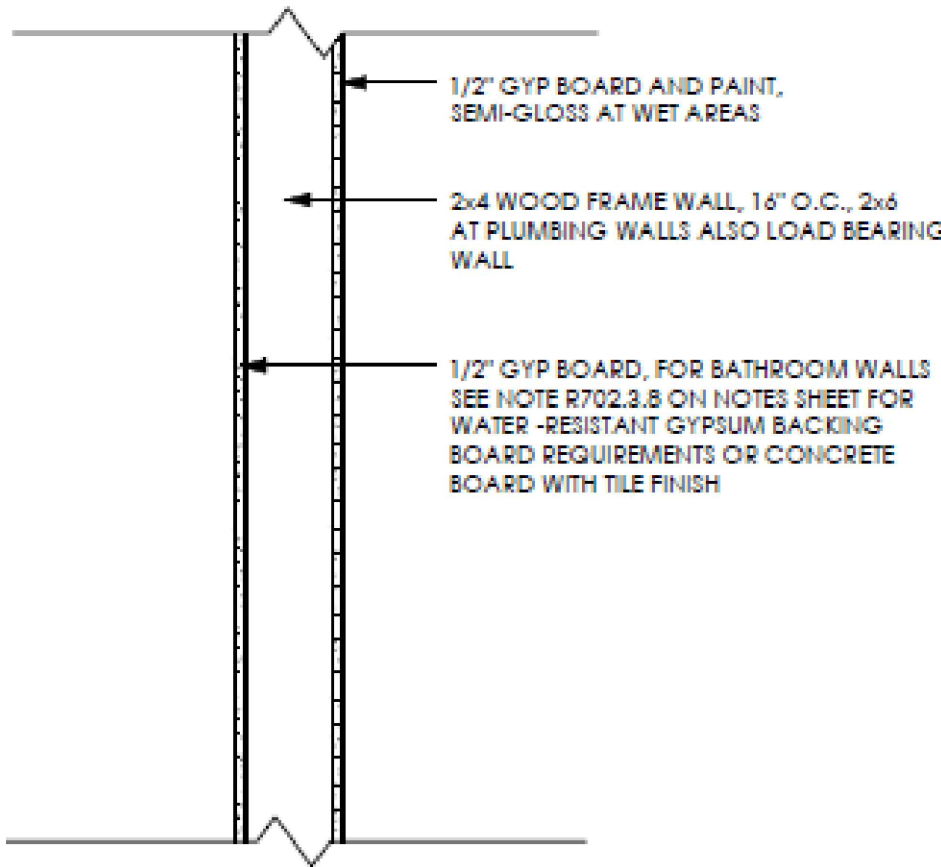
REVISIONS:
DATE:
12/2/2022
2/28/2023
3/15/2023
3/28/2023

JOB #A801
DATE:
04/26/2022

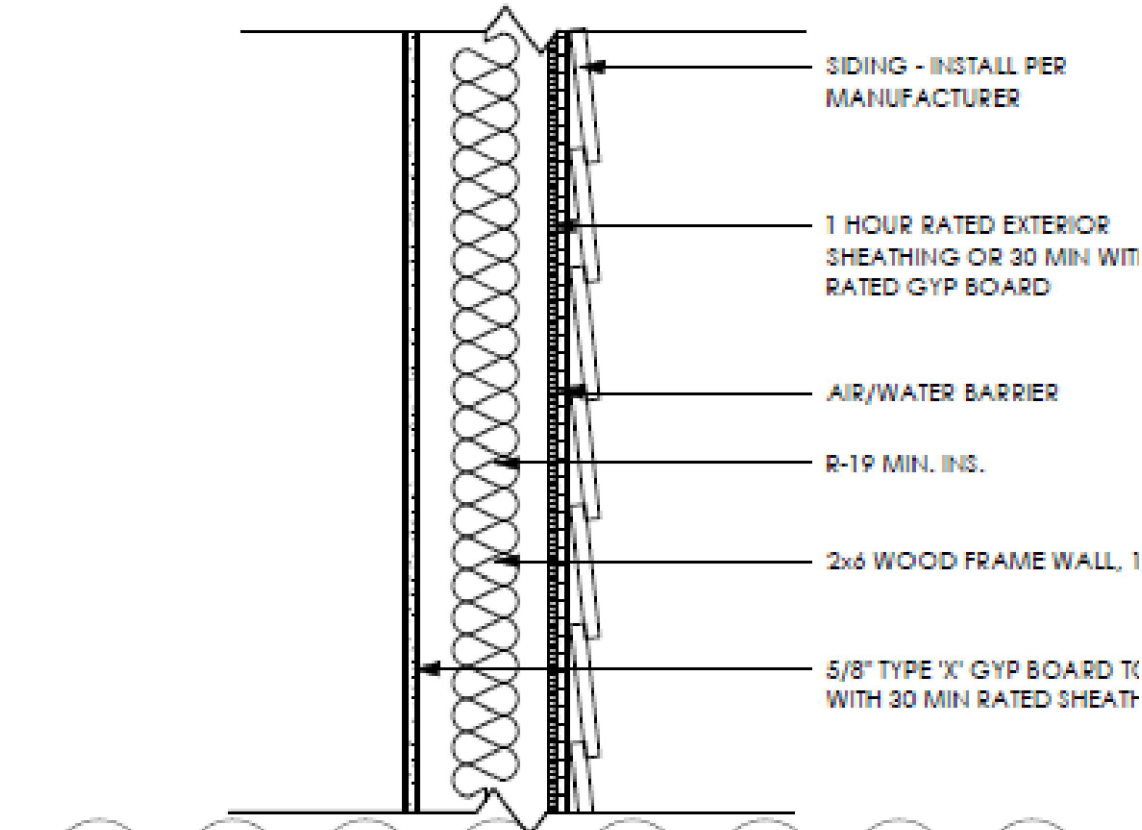
SHEET#:
A1.1
PAGE 4 OF 7



INSULATED WALL

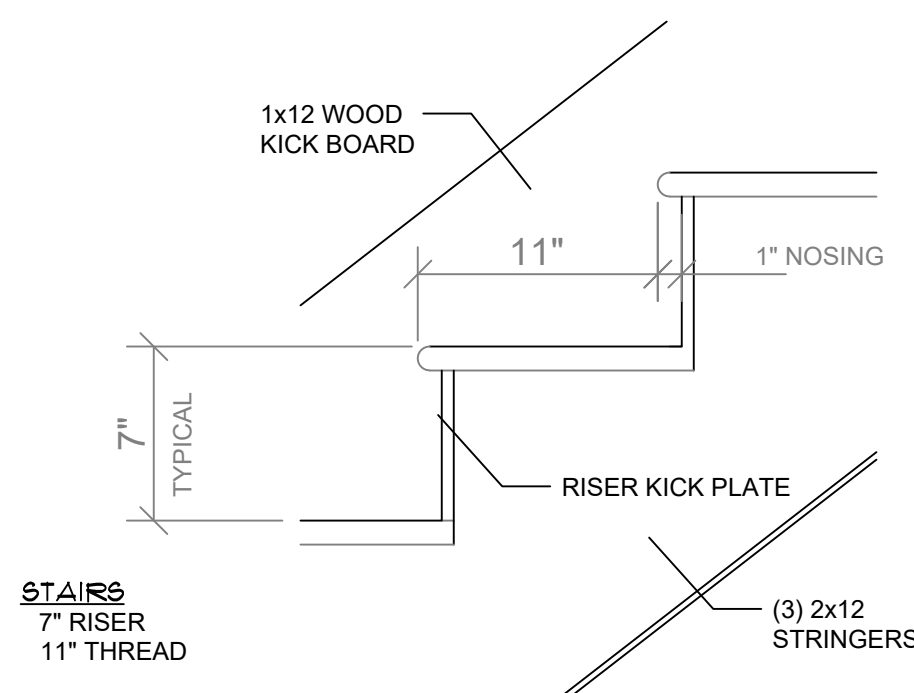


INTERIOR WALL
(AT INTERIOR NON-BEARING WALLS)

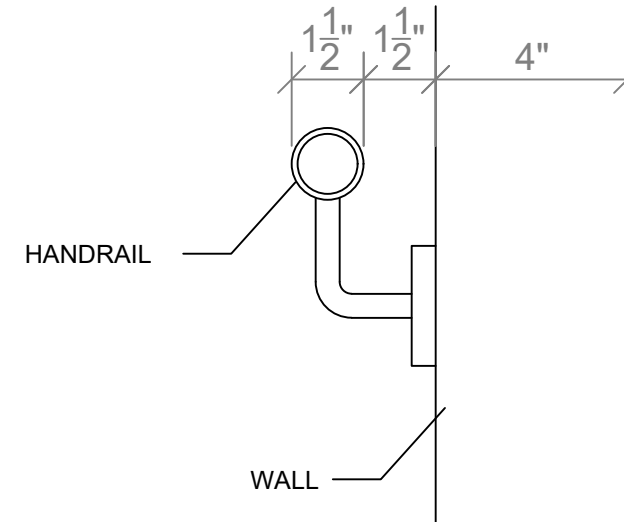


EXTERIOR WALL - 1 HOUR RATED

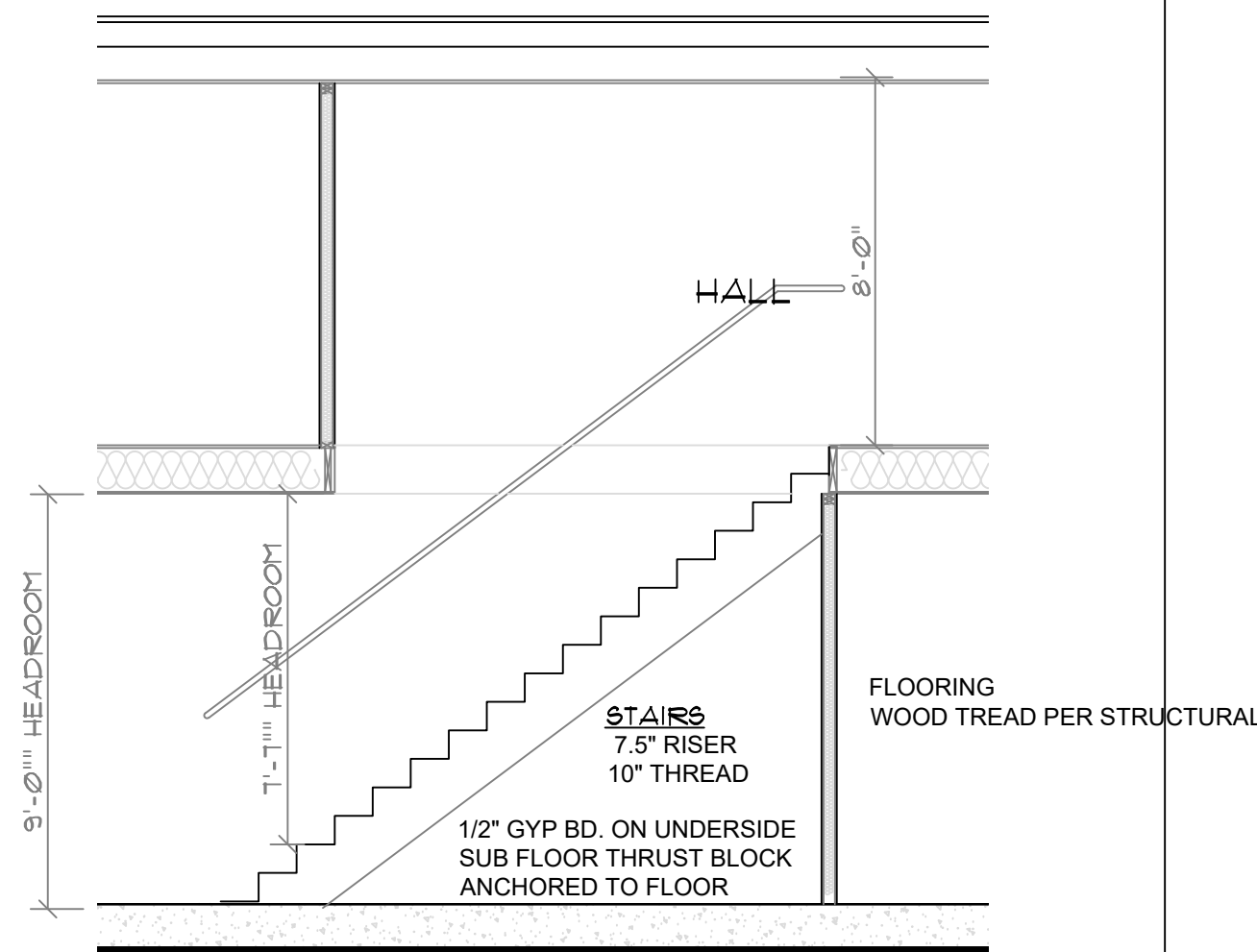
① WALL TYPES
SCALE: 1/4" = 1'-0"



2 STAIR DETAIL
Scale: 1"= 1' - 0"



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

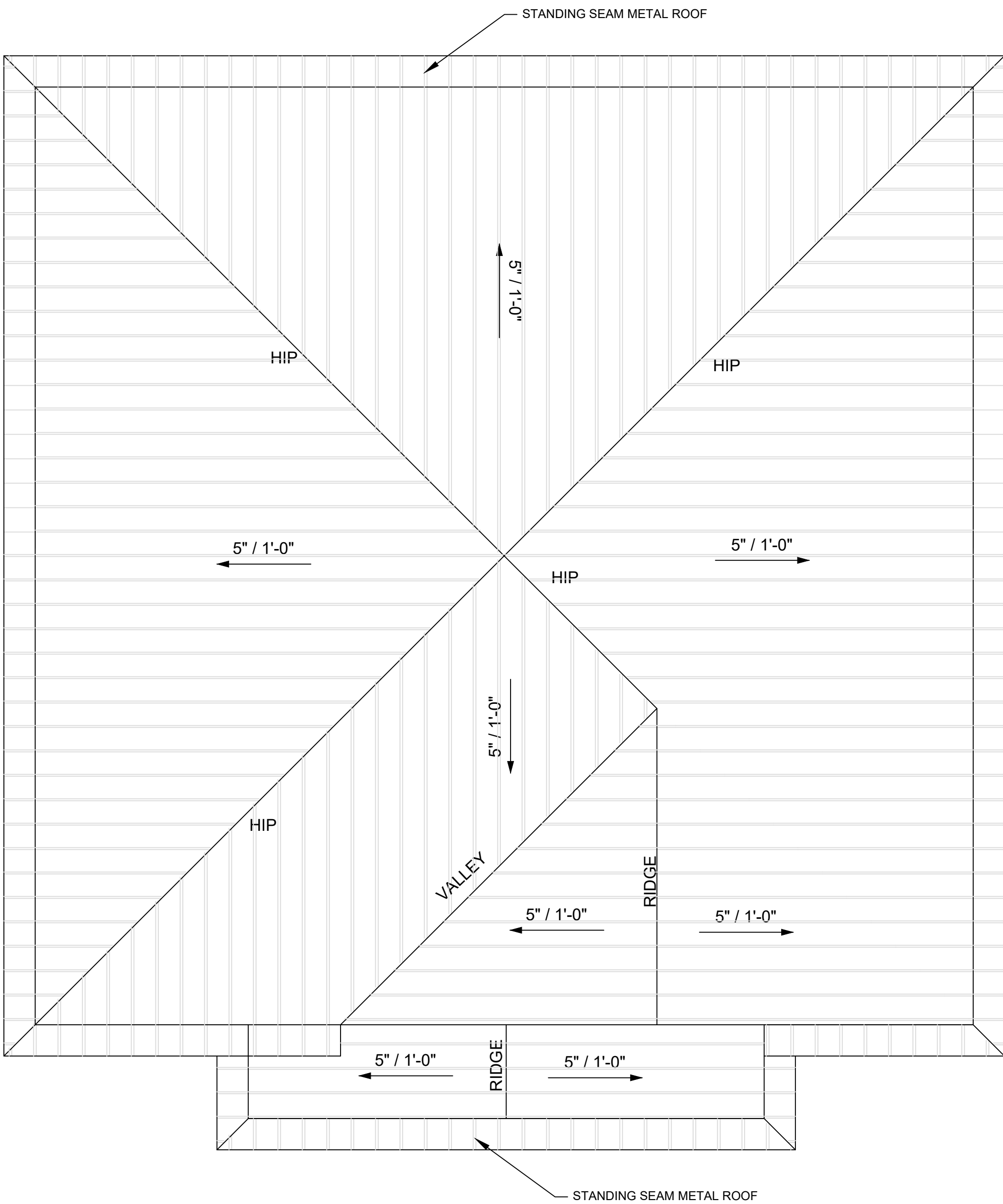


④ STAIR SECTION
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO ACTUAL RISER AND TREAD HEIGHT
ON STAIR SECTION + PLANS. VERIFY AND
COORDINATE WITH FINAL BUILT HEIGHTS,
MINIMUMS + MAXIMUMS LISTED IN DETAILS

UNIT 3

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



UNIT 104

UNIT 103

PROJECT:
305 Lavaca St

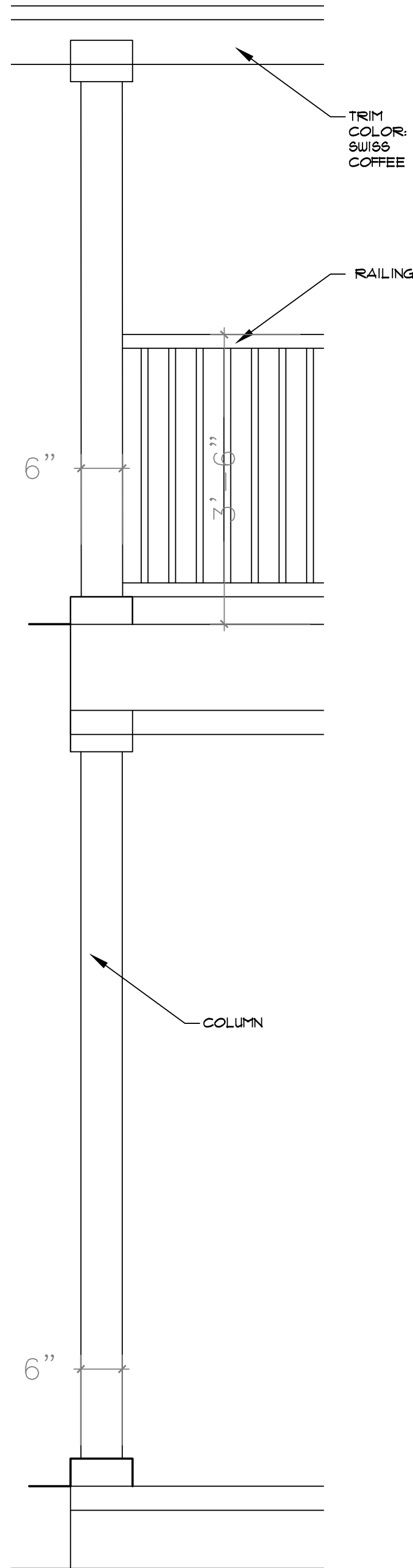
CLIENT:
PIEDRA ROJA DEVELOPMENT GROUP LLC
1710 S. PRESA
SAN ANTONIO, TX 78210

UNIT 3 - ADDRESS:
305 Lavaca St,
San Antonio, TX 78210

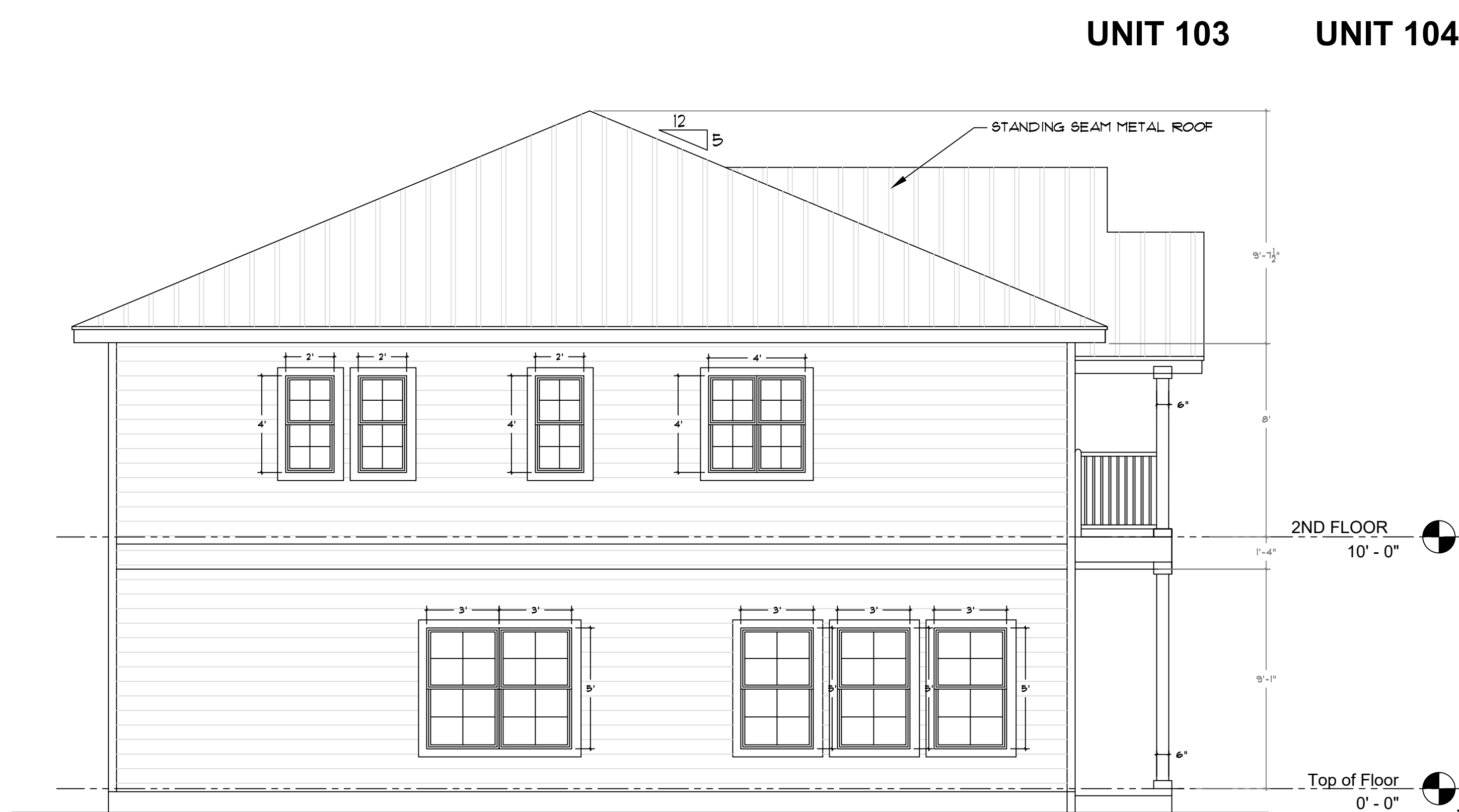
REVISIONS:
DATE:
12/2/2022
2/28/2023
3/15/2023

JOB #A801
DATE:
04/26/2022

SHEET#:
A1.2
PAGE 5 OF 7



⑤ COLUMN DETAIL
SCALE: 3/4" = 1'-0"



④ SIDE ELEVATION- WEST
SCALE: 1/4" = 1'-0"



③ REAR ELEVATION- NORTH
SCALE: 1/4" = 1'-0"



① FRONT ELEVATION- SOUTH
SCALE: 1/4" = 1'-0"



② SIDE ELEVATION- EAST
SCALE: 1/4" = 1'-0"

PROJECT:
305 Lavaca St

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

UNIT 3 - ADDRESS:
305 Lavaca St,
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3/28/2023

JOB #A801

DATE:
04/26/2022

SHEET#:

A2.1

PAGE 6 OF 7



PROJECT: 305 Lavaca St	
CLIENT: PIEDRA ROJA DEVELOPMENT GROUP LLC 1710 S. PRESA SAN ANTONIO, TX 78210	UNIT 3 - ADDRESS: 305 Lavaca St, San Antonio, TX 78210
REVISIONS: DATE: 12/2/2022 2/28/2023 3/15/2023 3/28/2023	
JOB #A801 DATE: 04/26/2022	
SHEET#: A2.2	
PAGE 7 OF 7	

305 Lavaca Exterior Selections



Standing Seam Metal Roofing

BODY - Historical Gray



- Plank Primed 8.25 in. x 144 in. Fiber Cement Smooth Lap Siding

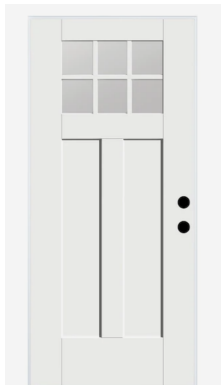
TRIM - Swiss Coffee



DOORS + WINDOWS - Espresso Beans



- Transom windows
- Item #833540 Model #BMTT626388



- Model #THDJW238700011

305 Lavaca Exterior Selections





Arizona Coral Fines

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



TABLE OF CONTENTS

Product Information

General Information.....	2
Clear Opening Formulas	3
Lite Cut Information.....	4
Grid Options	5
Unit Sizing	6
Trim & Sill Options.....	7
Jamb Extender & Prep for Stool Options.....	8
Mullion Options	9

Section Details

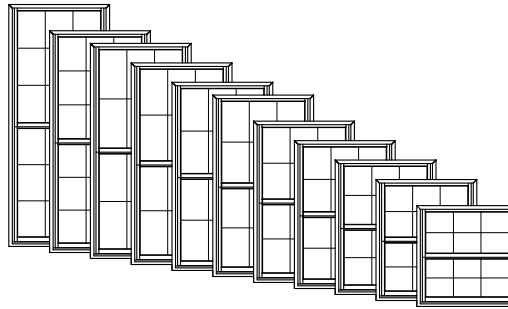
Operator Sections	10
Geometric Insash Transom Sections	11

Sizing Details

Min-Max Sizing.....	12
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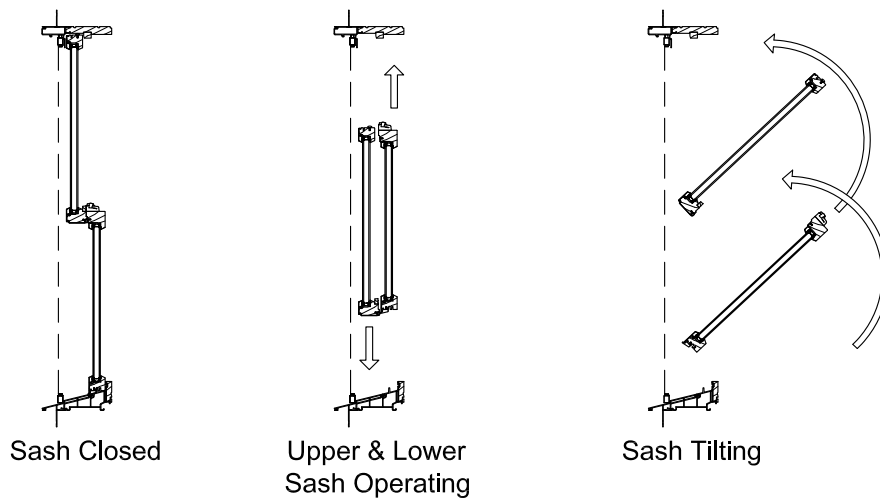


GENERAL INFORMATION



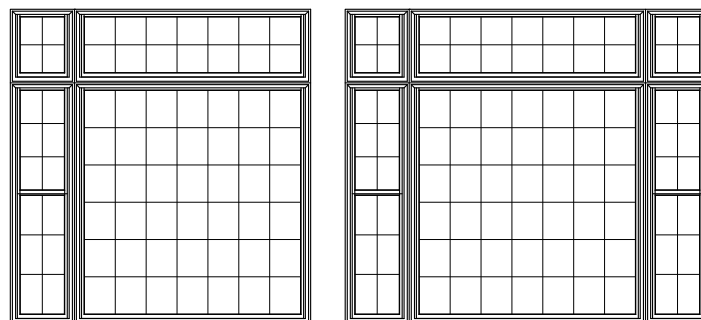
Dimensional Windows

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



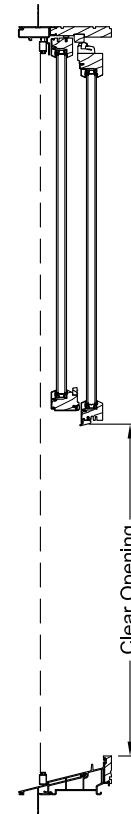
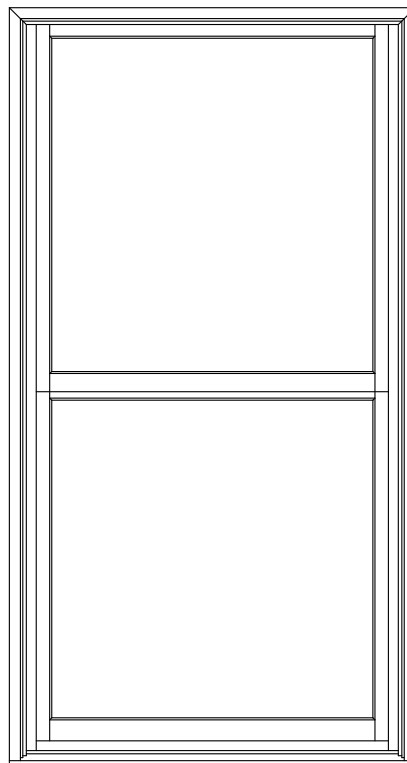
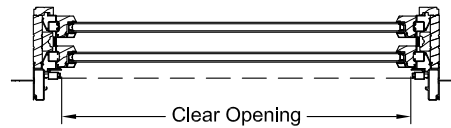
Multiple Assemblies

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





CLEAR OPENING FORMULAS



Double-Hung (Even Divide)

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

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

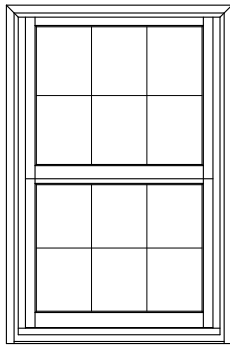


LITE CUT INFORMATION

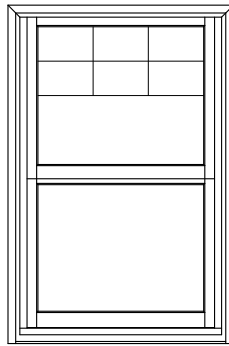
Lite Cut Options

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

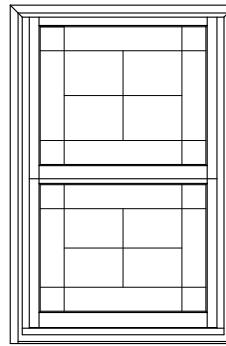
Special lite cut patterns can include a wide variety of straight line and radius patterns. Non-standard patterns are subject to factory approval.



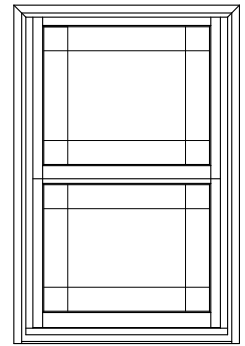
Colonial



Colonial from
Top Down



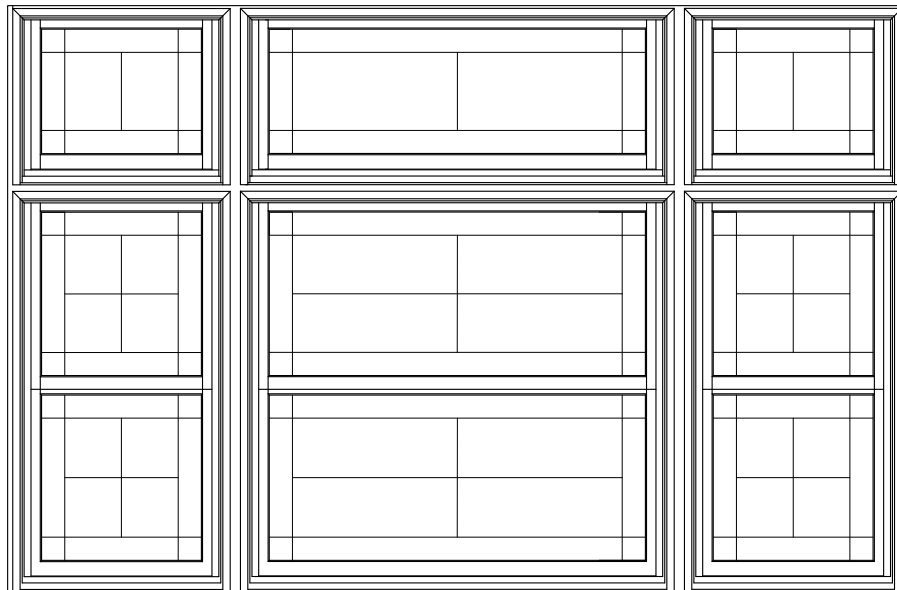
Uneven



Prairie

Bar Alignment

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

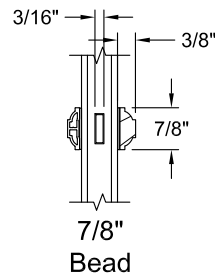




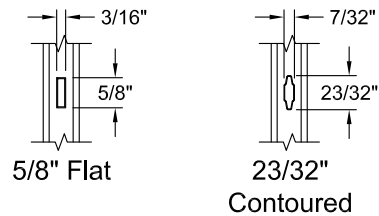
GRID OPTIONS

Exterior ← → Interior

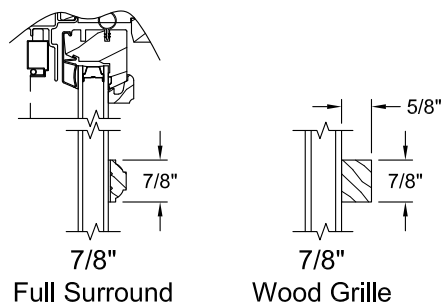
SDL Option



GBG Options



Grille Options





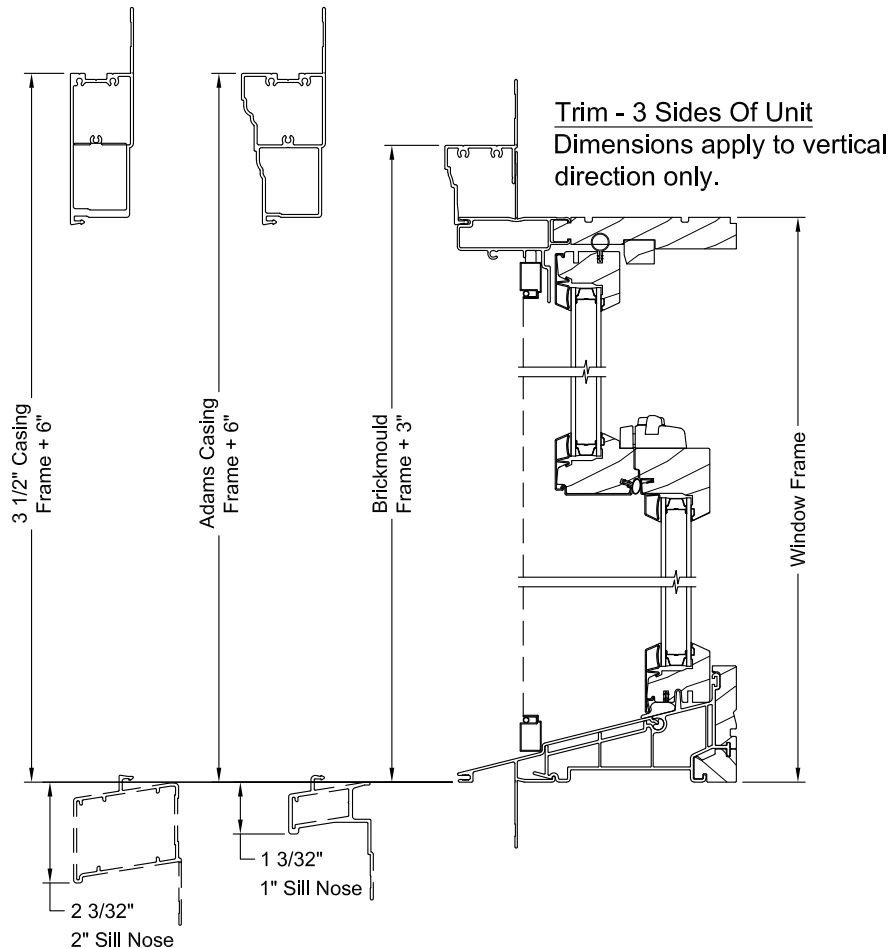
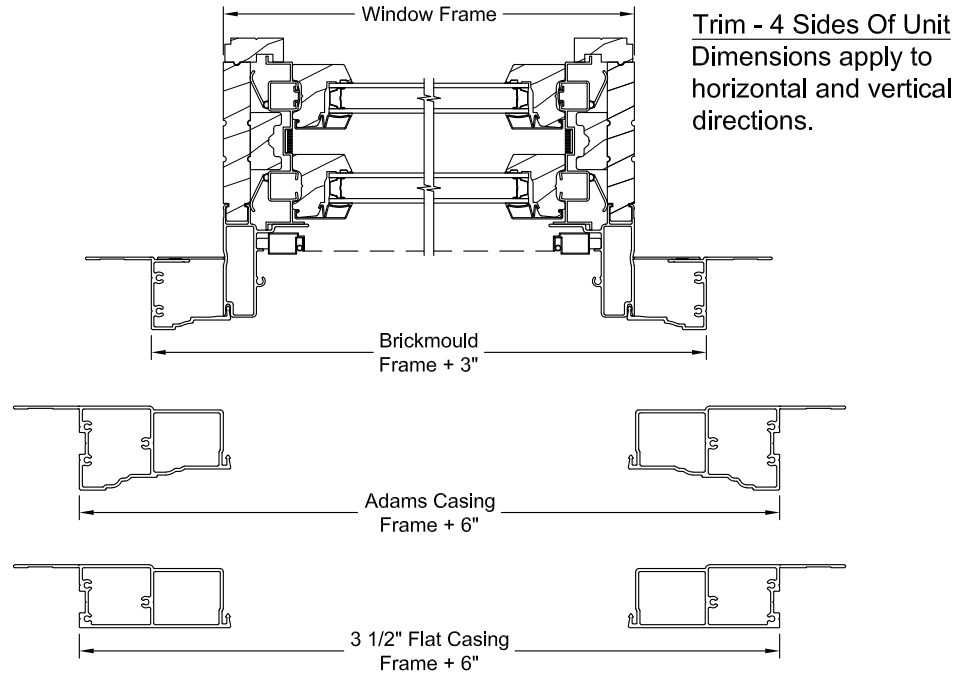
UNIT SIZING

Rough Opening

The frame size of the window plus 3/4"

Masonry Opening

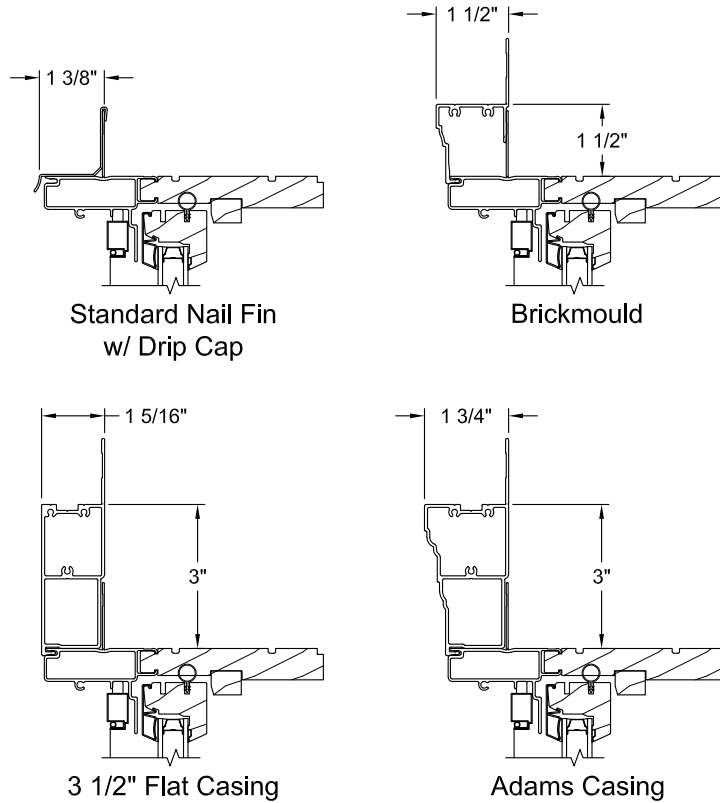
The overall size of the window, including trim, plus 1/2"



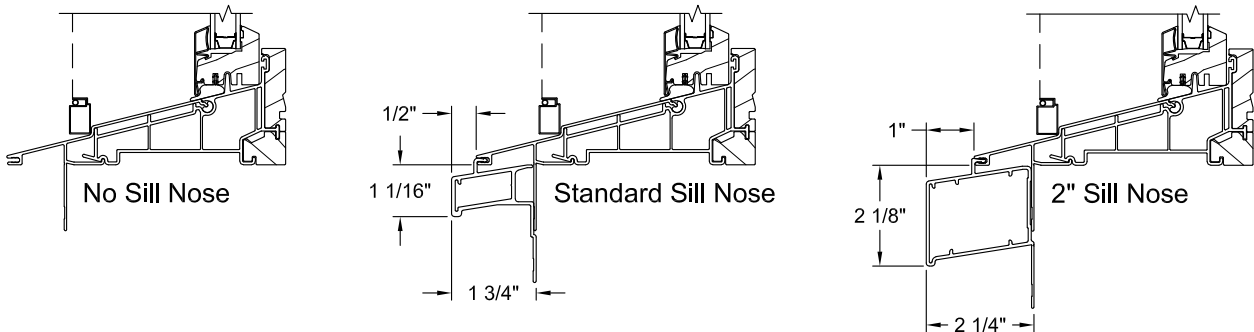


TRIM & SILL OPTIONS

Trim Options

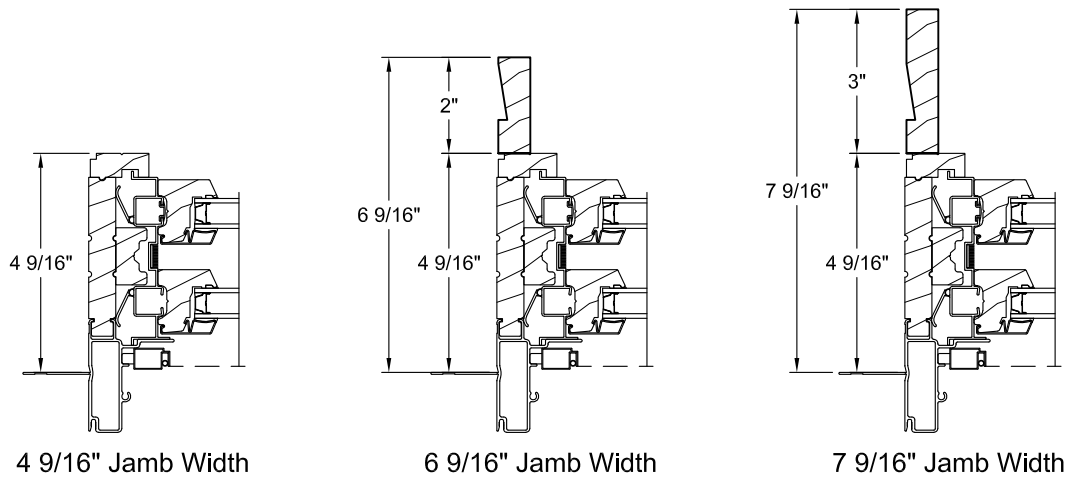


Sill Options



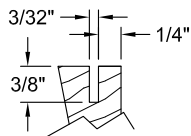


JAMB EXTENDER & PREP FOR STOOL OPTIONS



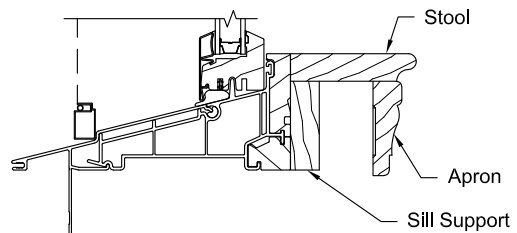
Return Kerf:

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



4/4 Jamb Typ.

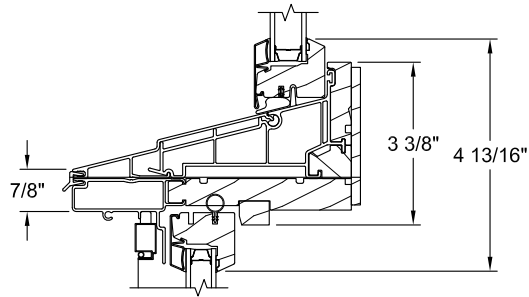
Prep for Stool



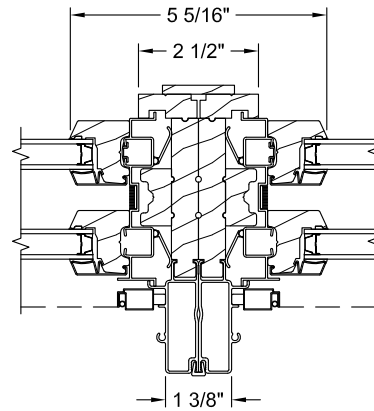
Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.



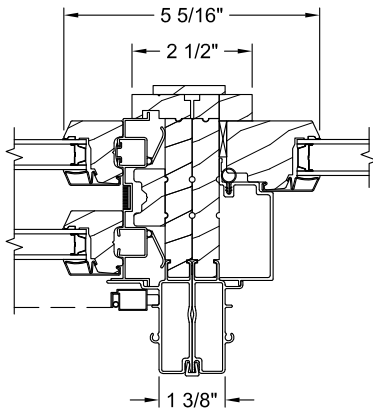
MULLION OPTIONS



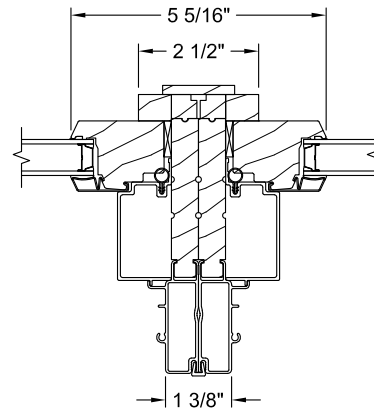
Geometric Insash Transom
Operator



Operator / Operator



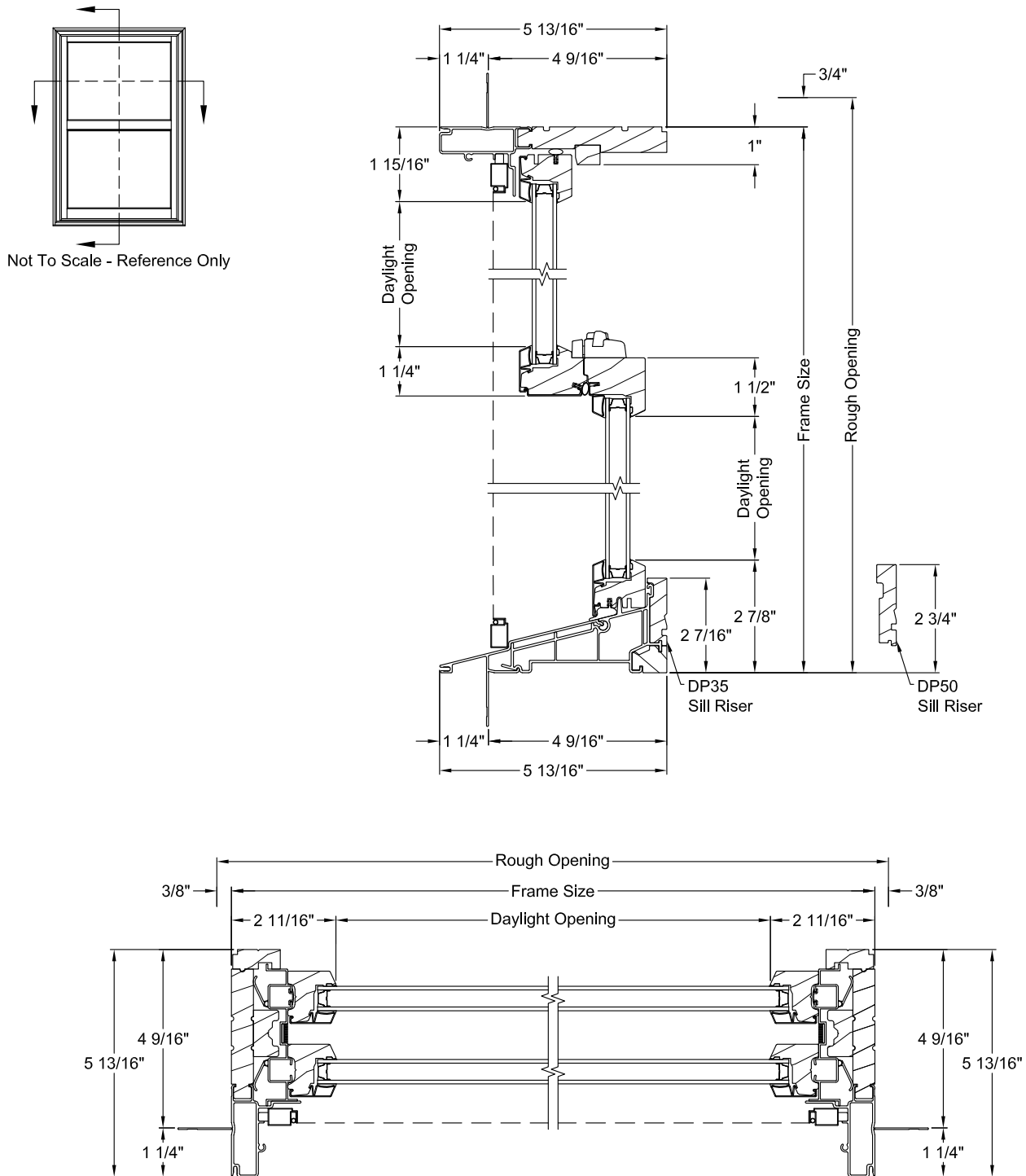
Operator / Geometric Insash



Geometric Insash / Geometric Insash

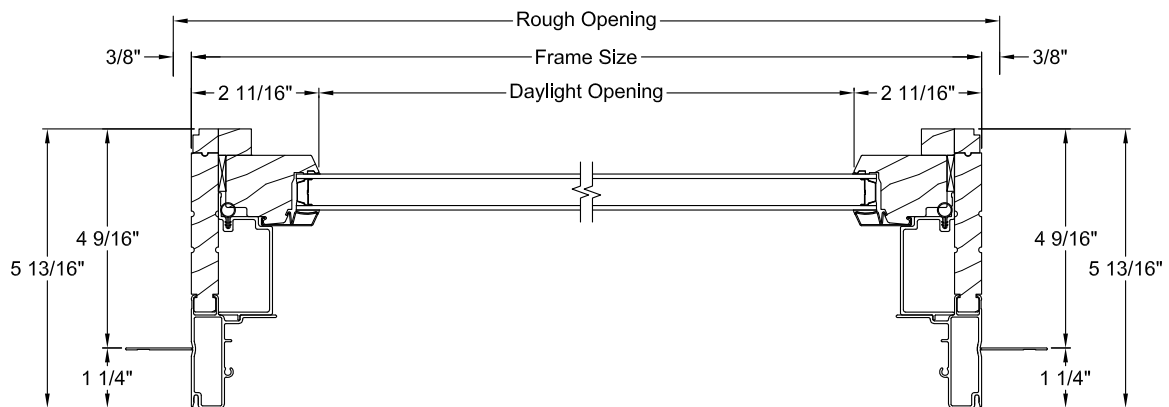
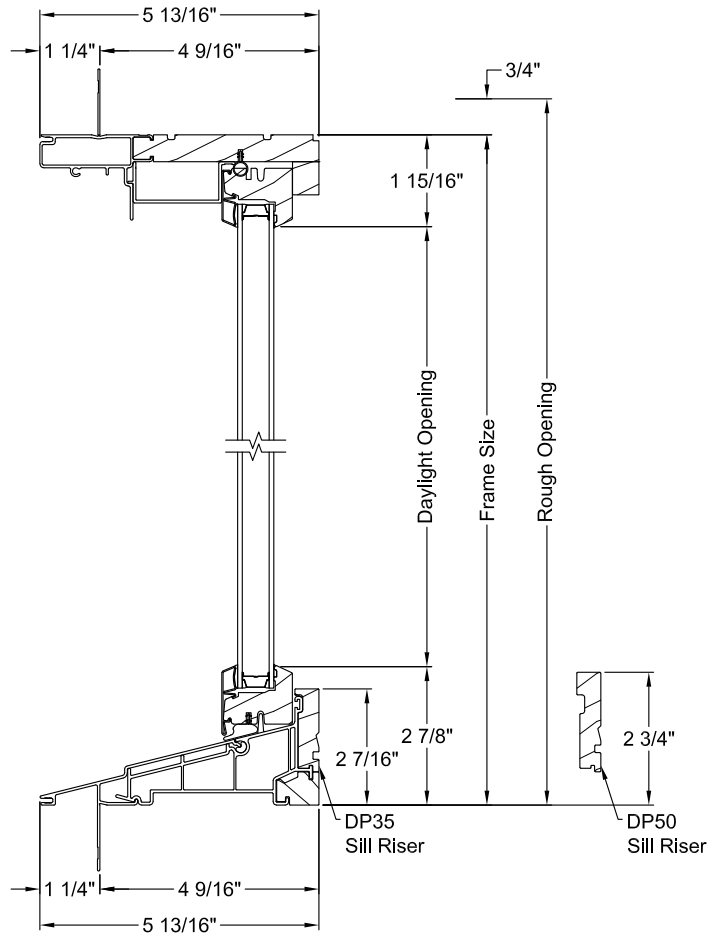
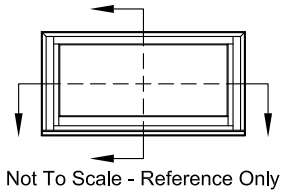


OPERATOR SECTIONS





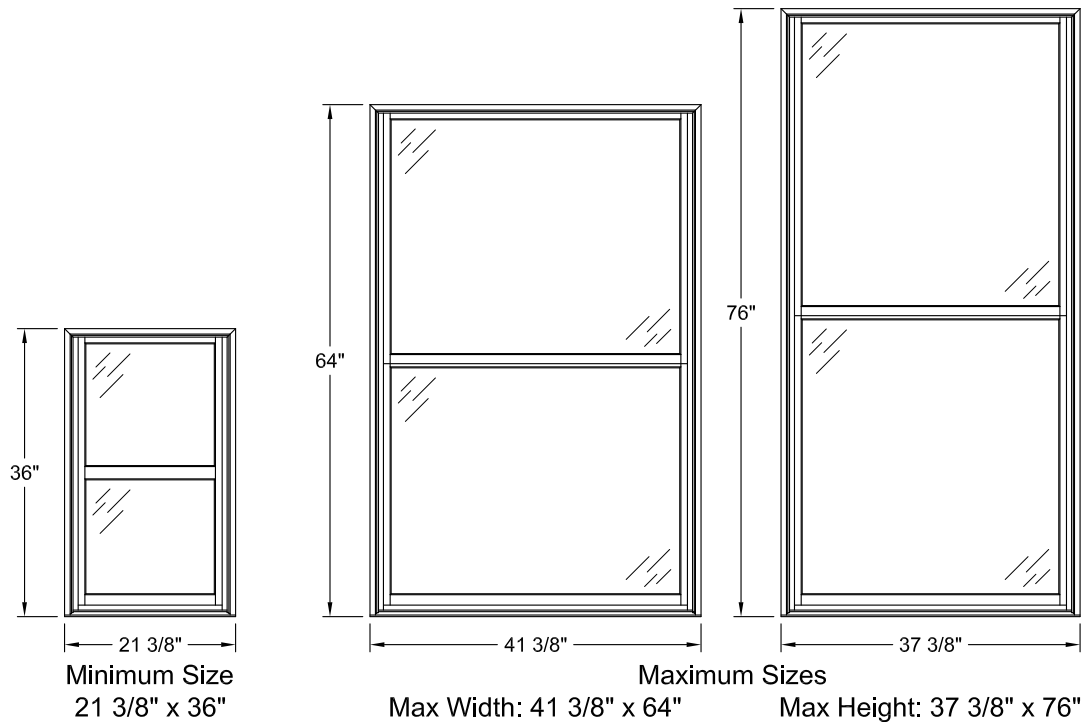
GEOMETRIC INSASH TRANSOM SECTIONS





MIN-MAX SIZING

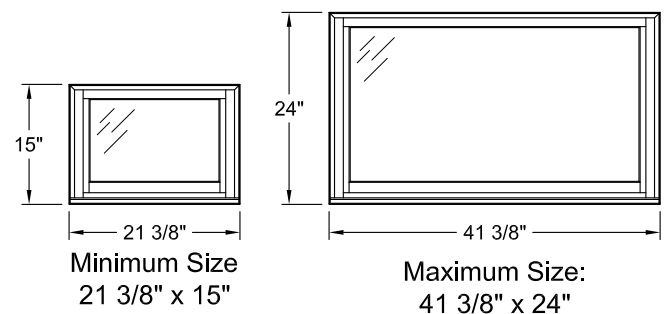
Operator Sizing



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

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

Transom Sizing



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

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



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

Historic and Design Review Commission
Design Review Committee Report

DATE: 3/29/2023

HDRC Case #:

Address: 305 Lavaca

Meeting Location: WebEx

APPLICANT: Timothy Rodgers

DRC Members present: Lisa Garza, Jeffrey Fetzer, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present:

REQUEST: New construction

COMMENTS/CONCERNS:

TR: Changes to the massing, stair stepping from the neighboring 1-story house, and one driveway and central parking. We noticed very few curb cuts on Lavaca and we moved the access on Garfield Alley so there is almost one complete block that you can walk without a curb cut. Our updates recognize that Lavaca is a much more appealing street with a single-family emphasis.

JF: The UDC was updated this year to include an infill development information package that provides information on setbacks, building heights, and multi-family new construction. The infill development information will be required now. Dividing into 2 houses on Lavaca is a nice change to what we had seen before and is more in keeping with what is happening there. You will need to check with Development Services to see if the 3 foot gap between the two single-family homes are within code. A small thing, but it looks like each house has a separate walkway in the planting strip.

LG: You have a large mass at the rear of the unit. I like that you have the parking only accessible from the alley, that is a positive. Check on the windows, they should be 10% of

the windows on the block. Side elevation east and west, the one with no windows is in between them. That's not necessarily desirable. The back unit looks very large to me. The accessory building would generally not have as much detail as the main home.

TR: As far as the massing on that goes, the advice went that as long as we are being reflective of that giant hotel behind us, we could use the massing of that hotel behind it.

LG: One way to bring the massing down would be to lower the column on the first floor. It would likely be more aligned with the historic properties. Because the roof comes down further.

JF: I think the infill development that you provide will help to provide context. On Unit 2, I would recommend looking into more fenestration on the outside facing elevation. Staff can help you with window details regarding true vs faux divided lites etc.

RM: This is a lot of roof, have you planned for gutters between the two single-family structures.

TR: Yes.

RM: It would be nice if there were some differences between the two sides of the duplex. The roof pattern provides a little variation. I'm not sure what you could do to make this building look more like two individual buildings.

TR: Would having the two front doors not next to each other help?

RM: Yes, I think that would help. I forget what the floor plan would look like, but that may be difficult for the interior.

JF: you may want to copy the floor plan instead of mirroring it, that way it breaks up the scale of that north elevation. Something to study anyway.

RM: I was just concerned about water and the massing of the Garfield building.

JF: There is a very modest house directly to the east. If you could study breaking down the massing, that would be helpful.

LG: I agree that having the wall plane step back on the second floor would help. It feels imposing on the alley. This is a way to make the massing not so heavy. I have a question about the balcony that is cantilevered at the rear of units 1 & 2. I think some additional design would help make it more traditional.

RM: Perhaps bracing or brackets would be helpful.

OVERALL COMMENTS: