

## HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

**HDRC CASE NO:** 2023-124  
**ADDRESS:** 410 FLORIDA ST  
**LEGAL DESCRIPTION:** NCB 3011 BLK 9 LOT 3  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca  
**APPLICANT:** Laurence D Garcia | Laurence Garcia Architect  
**OWNER:** Chris Gohlke  
**TYPE OF WORK:** Detached garage construction  
**APPLICATION RECEIVED:** March 30, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a one-story detached garage.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

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

##### B. SCALE, MASSING, AND FORM

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

#### 3. Materials and Textures

##### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

#### B. INAPPROPRIATE MATERIALS

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

#### C. REUSE OF HISTORIC MATERIALS

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

### 4. Architectural Details

#### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### 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.

### 6. 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.

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

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

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

##### B. ENTRANCES

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

#### 2. Building Massing and Form

##### A. SCALE AND MASS

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

##### B. ROOF FORM

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

##### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

##### D. LOT COVERAGE

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

#### 3. Materials and Textures

##### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

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

#### B. REUSE OF HISTORIC MATERIALS

*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.

### *Standard Specifications for Windows in New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

### **FINDINGS:**

- a. The property at 410 Florida includes a one-story Craftsman home built c. 1921. The property appears on the 1951 Sanborn Fire Insurance map without a detached garage. The house is clad in #117 wood waterfall/ogee siding with a composition shingle roof, a wraparound porch, wood beam columns, three decorative gables, and features gable and hipped roof forms. This house contributes to the Lavaca historic district.

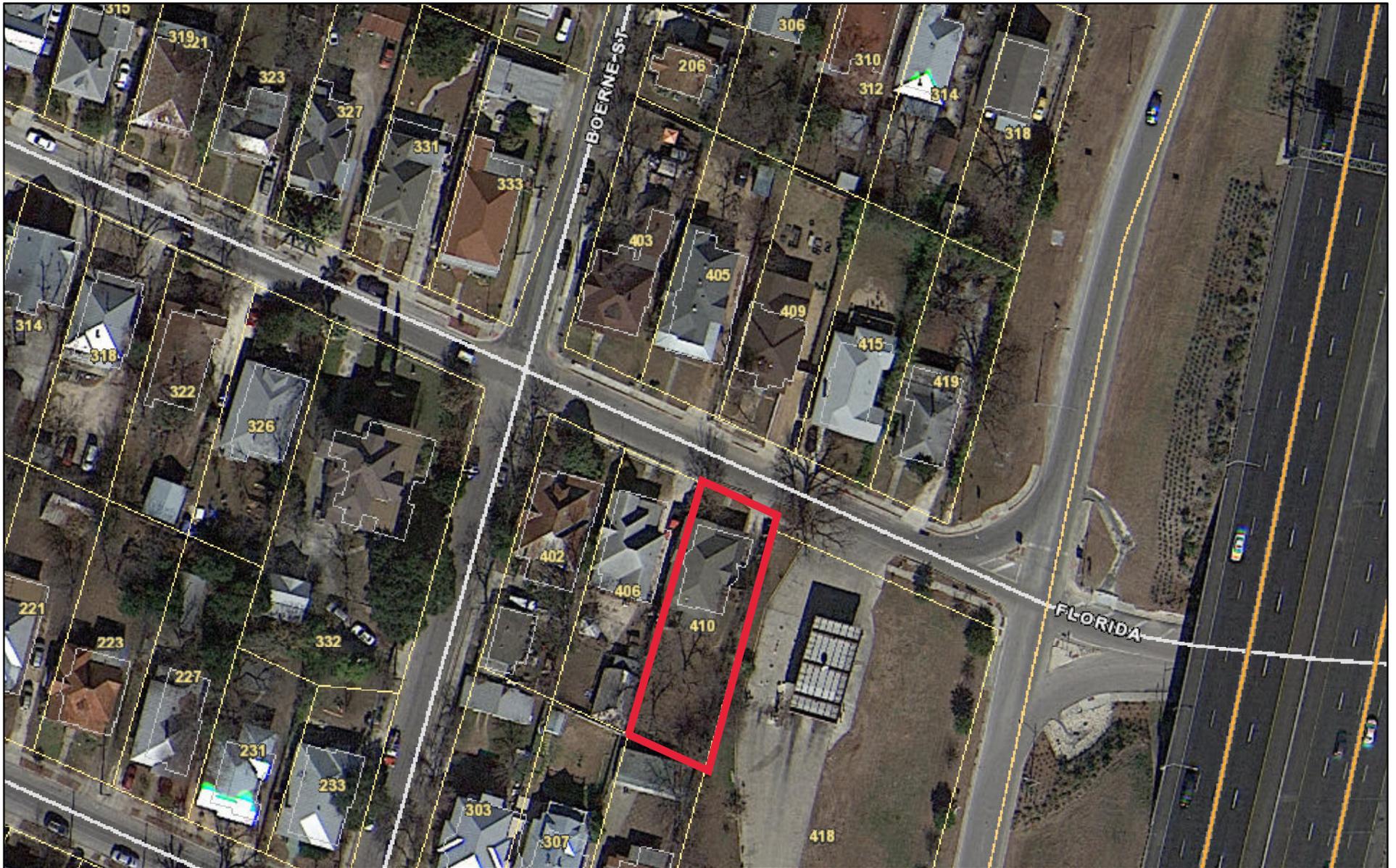
- b. **NEW CONSTRUCTION (ACCESORY STRUCTURE)** – The applicant is requesting to construct a one-story detached garage at the rear of the property. The Guidelines for New Construction 5.A. notes that new garages and outbuildings should be visually subordinate to the primary historic structure in terms of their height, massing, and form, and should be no larger in plan than forty percent of the primary historic structure’s footprint. The existing primary structure on the lot features a footprint of 1,962 square feet and one story in height. The proposed one-story accessory structures feature a total footprint of approximately 588 square feet, or approximately 30% of the primary structure’s footprint. Accessory structures on the block are predominately single story, though some two-story accessory structures are present in the neighborhood. Staff finds the proposed height and general massing conforms to historic design Guidelines.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setback for the new accessory structure that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS (MATERIALS)** – The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot by using complementary materials and simplified architectural details. Staff finds the proposed composition shingle roof and installation of 117 wood siding conforms to the Guidelines since the primary structure features the same roofing and siding materials and profiles. Guideline 2.B.i states that roof forms—pitch, overhangs, and orientation—consistent with those predominately found on the block should be incorporated. Staff finds the proposed cross-gable roof on the accessory structure conform to Guidelines.
- e. **ARCHITECTURAL DETAILS (FENESTRATION PATTERN)** – The applicant is proposing to install two fixed clerestory windows on the south elevation, a one-over-one single sash window on the west elevation, a garage door on the north elevation, and a double full lite door on the north elevation. The Guidelines for New Construction 2.C.i. related to window and door openings stipulates to incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed fenestration pattern is not consistent with the Guidelines.
- f. **WINDOWS** – The applicant proposes two fixed clerestory windows on the south elevation of the proposed rear accessory structure and a one-over-one single sash window on the west elevation. Windows on the primary historic structure are predominately rectangular one-over-one operable wood windows that appear individually. Per Standard Specifications for Windows in Additions and New Construction, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. Staff finds the proposed window profiles are not consistent with these specifications.

**RECOMMENDATION:**

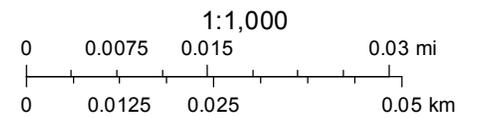
Staff recommends approval of the request, based on findings a through f, with the following stipulations:

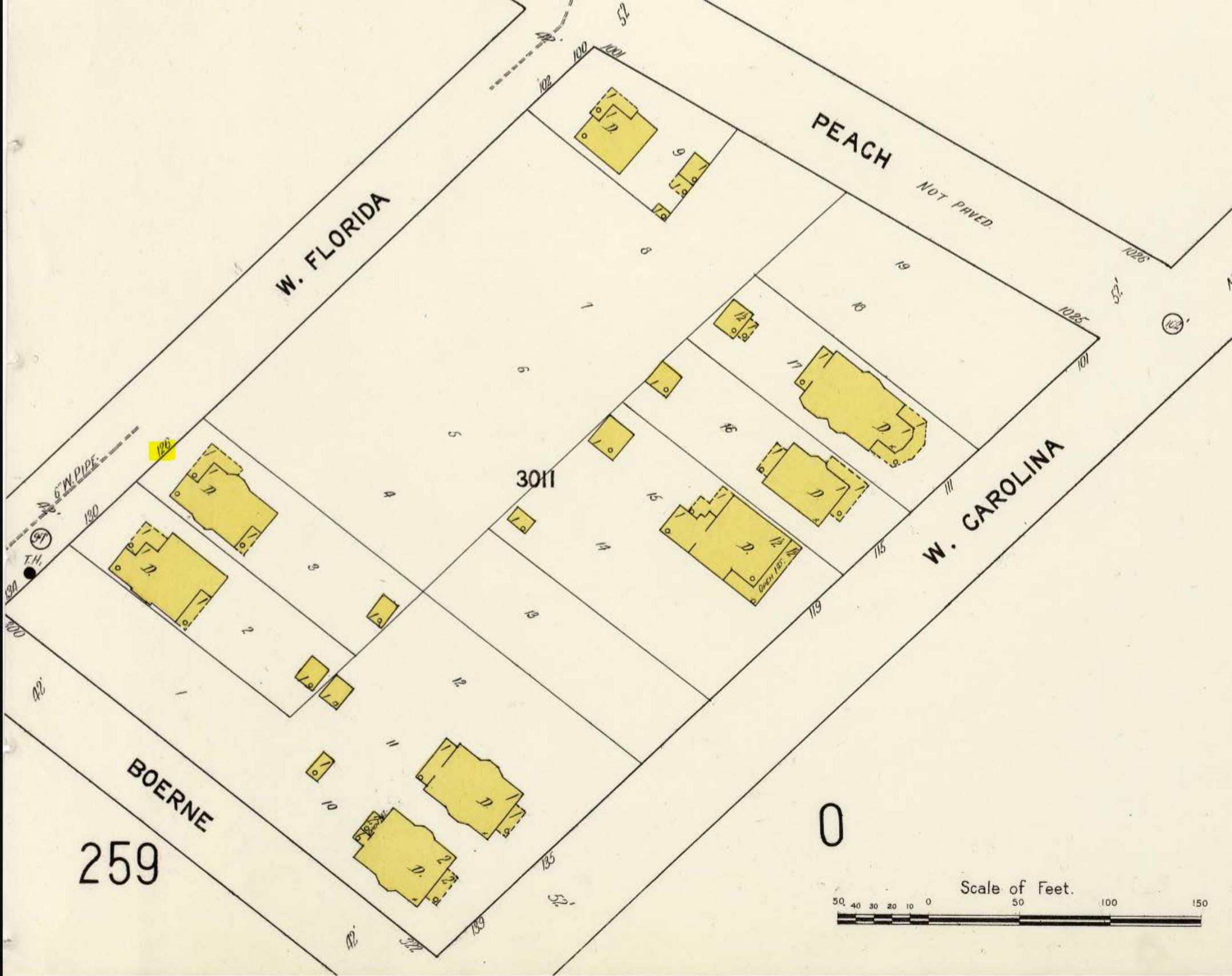
- i. That the proposed windows are constructed of wood or aluminum-clad wood and adhere to the Guidelines for windows concerning their profile, size, and depth.
- ii. That the applicant use a more traditional window configuration such as one-over-one for the proposed two clerestory windows on the south elevation.
- iii. That the applicant add additional window openings to the east and west elevations which feature traditional sizes and dimensions.
- iv. That the garage door uses wood as the primary material or have the appearance of wood.

# City of San Antonio One Stop



April 13, 2023





W. FLORIDA

PEACH

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W. CAROLINA

BOERNE

3011

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Scale of Feet.



[Back to Browse Maps](#)

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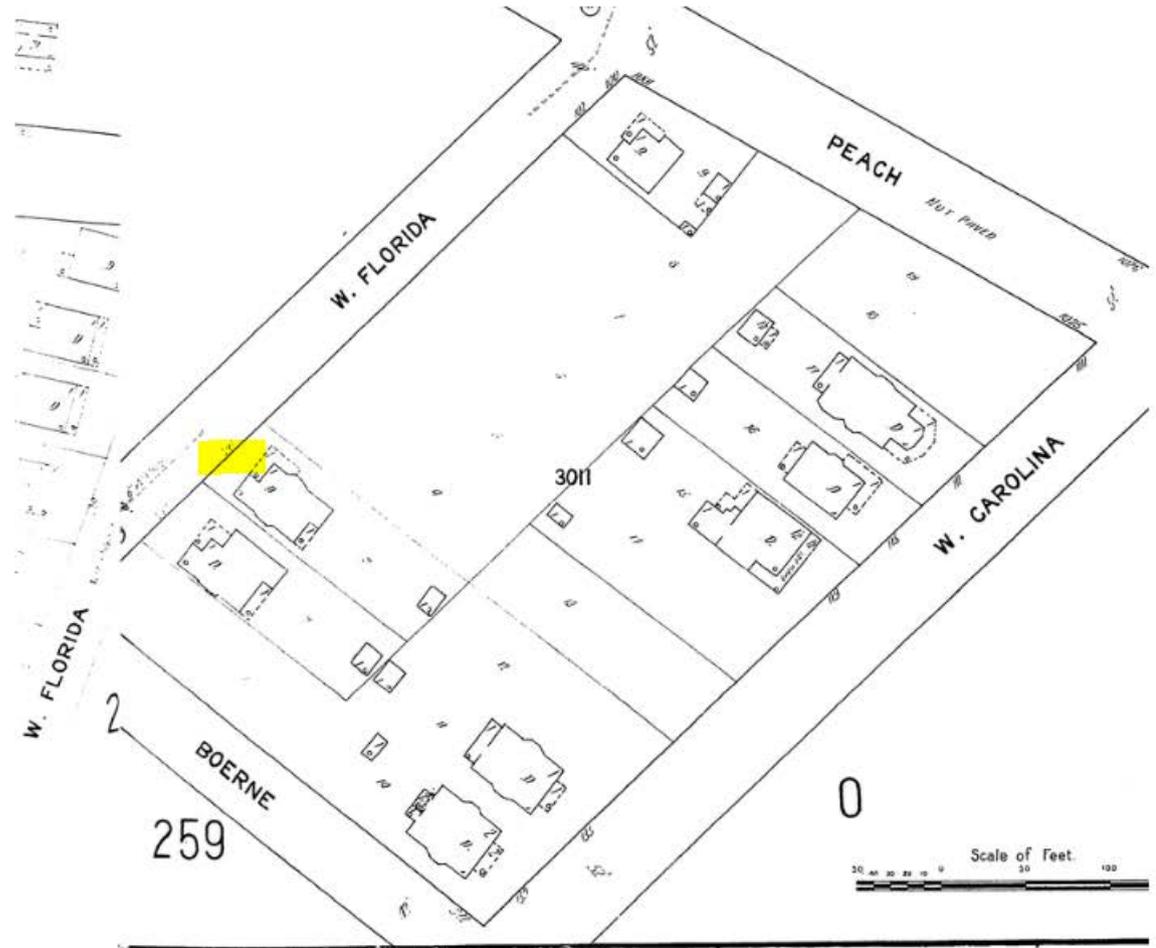
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PHONES 30-30

# PETRICH-SAUR LUMBER CO.

104 LAMAR ST.

## 200 JULES A. APPLER'S BLUE BOOK OF GREATER SAN ANTONIO.

### FLORIDA, W

(7 w) b 1000 Peach, ext w to Labor.

Peach st is the dividing line of E & W Florida

Boerne ..... 200 Labor  
Staffel ..... 300

- 102—Preston & Minnie Hocker (h)
- 103—Vacant
- 107—New house, building
- 109—Mrs M P Davis (h)
- 111—W H & Jensine Nuckols (h)
- 115—Vacant
- 126—C A & Alice Thomas (r)
- 127—F L & Nellie Simon (h); O 4560
- 130—G S & Hattie Lincoln (h); O 4816
- 131—W S & Eva Hennessy (h)
- 201—O & Emma Hanzal (h); O 6868
- 202—Peter F & Charlotte O'Brien (h);  
O 2045
- 205—Wm & May L Martyn (h)
- 210—A D Grignon (r)
- 211—John & Viola Hennessy (h)
- 215—R B & Nora D Rodgers (r)
- 219—H L & Birdie Spindle (h); O 5299
- 223—J V & Maud Huntress (h); N 2324
- 226—H S & Dora Jary (h); O 7054
- 227—F & Julia Hoechten (h); O 3669
- 230—F A & Falba Crow (h); O 3657
- 234—T & Josephine Herzog (h)
- 235—T J & Mary Goldie Lane(h); O2025

### FORCKE

(7 w) b 200 Wickes, ext ne to Mission

Wickes ..... 100 Mission  
Adams ..... 200

- 204—J W & Ruby J Bauerfiend (r)
- 214—J W & Belle Cathcart (h); O 5515
- 216—W M & Minnie Harriman (r)

### FOREST AVE

(1 w) b 2221 S Flores, ext w to private property, crossing Mockert

- 101—Louis & Hester Mendez (r)
- 103—Jas & Lizzie Harrigan (r)
- 105—Oliver R & Lillie Warner (r)
- 107—G & Leonires Valdez (h)
- 109—L & Lou Walker (r)
- 111—Jose L E & Lena Gallardo (h)
- 135—Modesto & Josepha Huriega (h)
- 139—Mary Chisum (r)
- 143—Jesus J & Candelaria Pedraza (h)
- 145—Robert Brown (h)
- 201—Chas & Beatrice Withoff (h)
- 203—Isaac & Mary Callahan (r)
- 207—Vacant
- 209—Joseph & Maria Munos (h)
- 219—Joseph & Alice Fry (r)
- 220—Vacant
- 223—Frank & May Eleonia (r)
- 226—Vacant
- 227—Eugene Jordan (r)
- 229—J & Lela Akers (r)

There are no chemicals and no bleacher in the Plant.

**Carter-Mullaly Transfer Co.** PHONES 1-2-3

Reliable Passenger and Baggage Transfer.  
Furniture, Moving and Storage

**Purity Products** Makers of Pure Candies **G. A. Duerler Mfg. Co.**  
Bottlers of Soda Waters

- 301—W E & Louise Voigt (h); O 639-3
- 302—A V & Theresa A Huth (h); N 2709

100 of 632

(7 w) b 700 Goliad, ext s to Santos

Goliad 100 Mt Zion 215



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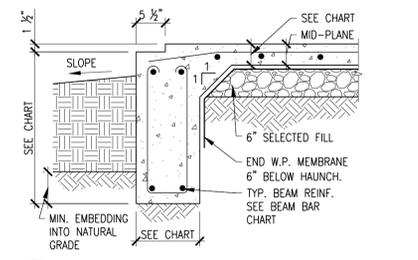
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ALERT  
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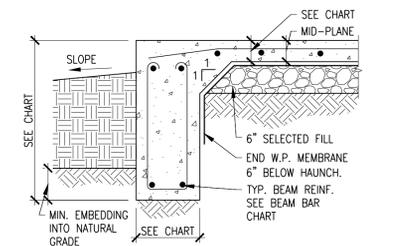
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**FOUNDATION GENERAL NOTES:**

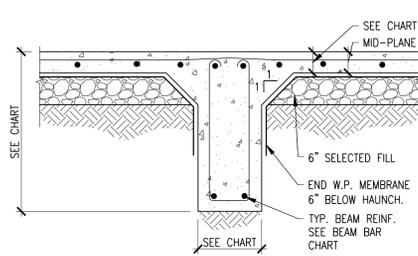
1. GENERAL:
  - A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
  - B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
  - C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
  - D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
  - E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
  - F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
  - G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
2. FOUNDATION SITE PREPARATION & FINISH:
  - A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
  - B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 10 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
  - C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
  - D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
  - E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.
3. CONCRETE:
  - A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR ITS INTENDED PURPOSE.
  - B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
  - C. PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.
4. GRADE BEAMS:
  - A. ALL GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON SOLID UNFRAGMENTED ROCK. ROUGHEN THE ROCK SURFACE A MINIMUM OF 3" AND MAINTAIN A MINIMUM OF 8" ABOVE THE GRADE. FOR DOWNSLOPING EXTERIOR BEAMS MORE THAN 5% GRADE, REMOVE A 10" DIAMETER BOULDER EVERY 4' TO PROVIDE ADDITIONAL ROUGHNESS AND ENGAGEMENT TO THE HILL.
  - B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO-#4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL.
5. REINFORCING STEEL:
  - A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
  - B. LAPS AND SPLICES PER TABLE 1 THIS SHEET
  - C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
  - D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
  - E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 9, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 8.
  - F. STIRRUP ANCHOR HOOKS SHALL NEVER BE CUT WITHOUT THE AUTHORIZATION OF THE ENGINEER. IF STIRRUPS ARE TOO LONG, THEY MAY BE BENT IN THE DIRECTION OF THE BEAM.
6. CONSTRUCTION:
  - A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
  - B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
    1. INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
    2. IF BEARING ON SOLID ROCK - 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY.
    3. IF EARTH SUPPORTED - SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
    4. ALTERNATIVELY, IF EARTH SUPPORTED - CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
  - C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
  - D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
  - E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.



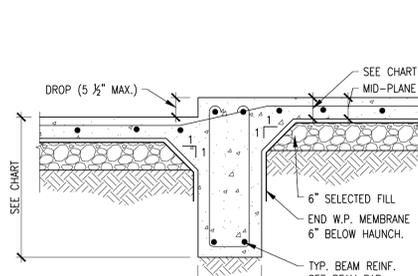
**1 SECTION**  
EXTERIOR BEAM W/BRICK LUG  
SCALE: 3/4" = 1'-0"



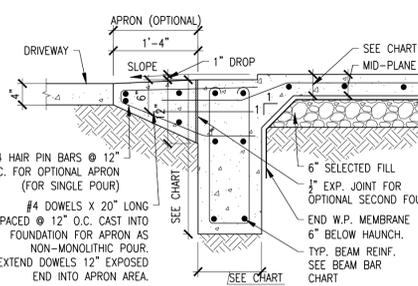
**2 SECTION**  
EXTERIOR BEAM - NO BRICK LUG  
SCALE: 3/4" = 1'-0"



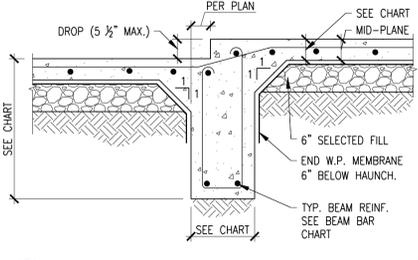
**3 SECTION**  
TYPICAL INTERIOR BEAM DETAIL  
SCALE: 3/4" = 1'-0"



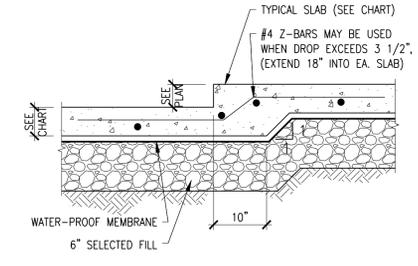
**4 SECTION**  
DROPS 5 1/2" OR SMALLER  
SCALE: 3/4" = 1'-0"



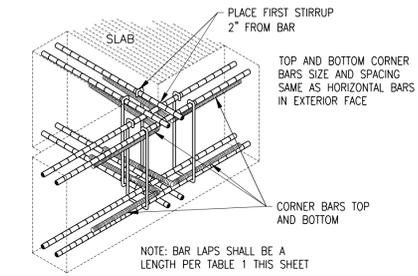
**5 SECTION**  
GARAGE RAMP DETAIL  
SCALE: 3/4" = 1'-0"



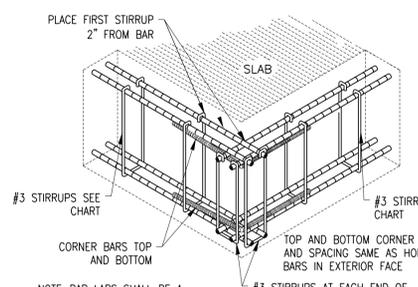
**6 SECTION**  
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER  
SCALE: 3/4" = 1'-0"



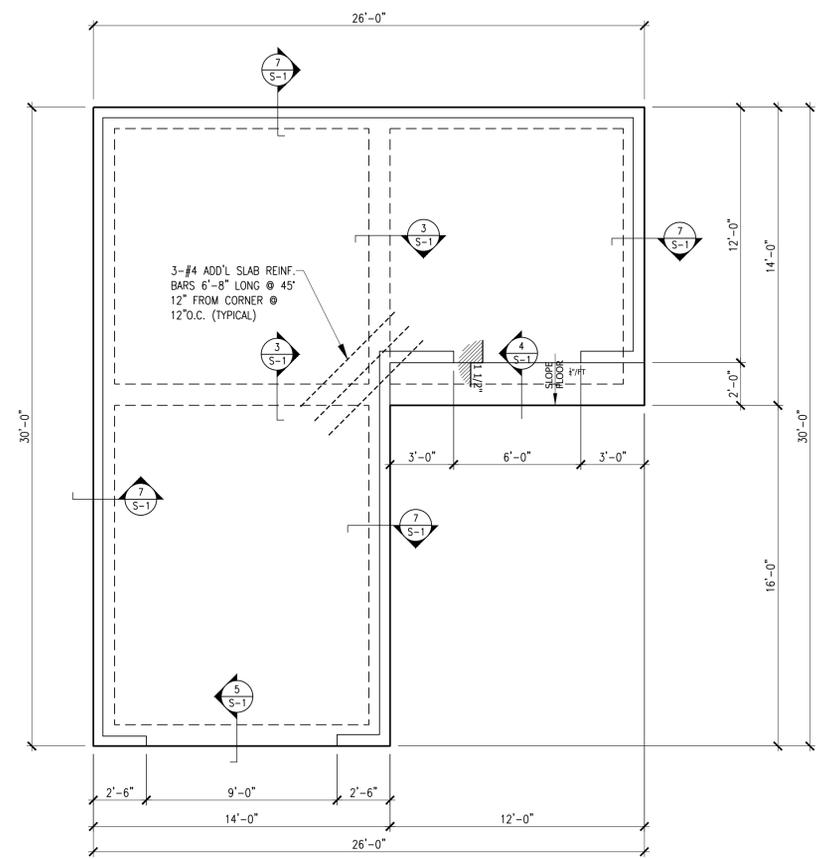
**7 SECTION**  
DROPS IN BEAM AREA UP TO 5 1/2" OR SMALLER  
SCALE: 3/4" = 1'-0"



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



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



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

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

BEAM AND SLAB INFORMATION								
BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	36" MIN.	12" MIN.	24" MIN.	2-#6 TOP 2-#6 BOT.	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.	4"

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

FOUNDATIONS ON EXPANSIVE CLAY SUBGRADES ARE SUBJECT DIFFERENTIAL SETTLEMENT AND MOVEMENT WITH CHANGES TO MOISTURE CONTENT OF THE SOILS UNDER THE FOUNDATION. THESE MOVEMENTS ARE EXPECTED TO STAY WITHIN INDUSTRY ACCEPTED RANGES. HOWEVER, SOIL IMPROVEMENT BY REMOVAL OF THE TOP 5' OF SOIL, TO 5' OUT FROM THE BUILDING PERIMETER AND REPLACING IT WITH LOW PLASTICITY SELECT FILL CAN MITIGATE SOME OF THE FOUNDATION MOVEMENT. THE DEPTH OF SOIL REPLACEMENT IS THE OWNER'S DECISION BASED ON AN EVALUATION OF THE RISK

REVISIONS			
NO.	DESCRIPTION	DATE	APPR.



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**FOUNDATION PLAN AND DETAILS**

**NEW GARAGE**  
410 FLORIDA ST  
SAN ANTONIO, TX 78210

SHEET TITLE:	FOUNDATION PLAN AND DETAILS
JOB NO:	23-082
DATE:	3/21/23
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR
SHEET:	S-1 OF 4



DESIGN CRITERIA NOTES

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

GENERAL INTERNATIONAL RESIDENTIAL CODE 2021 EDITION  
 WOOD AITC  
 WOOD TRUSSES TPI

2. DESIGN LOADS

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

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

ROUGH CARPENTRY

- ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) OR BETTER.
- ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- ALL EXTERIOR AND LOAD BEARING WALLS SHALL BE 2X4 @ 16" O.C. UNLESS ARCHITECTURAL DRAWINGS ARE SHOWING 2X6 STUD WALLS OR IT IS 3 STORY BUILDING. FOR 3 STORY BUILDING EXTERIOR AND LOAD BEARING WALLS ON THE FIRST FLOOR SHALL BE 2X6 @ 16" O.C. OR DOUBLE 2X4 STUDS @ 16" O.C.
- ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
- ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED.
- ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.
- PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

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

- ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
- INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY, ETC.
- ATTACH WOOD SILL PLATES FOR EXTERIOR WALLS AND SHEAR WALLS TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 5'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.
- INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.
- ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.
- THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.
- FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING MEMBERS WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE: FIRST 8' FROM SHEARWALLS - OTHERS

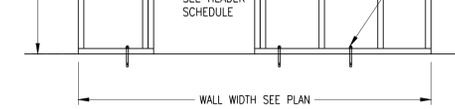
PANEL EDGES	4" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.

- FOR METAL AND COMPOSITE SHINGLE ROOFING PLYWOOD ROOF DECKING SHALL BE 1/2" OSB AND FOR CLAY AND CONCRETE ROOFING PLYWOOD ROOF DECKING SHALL BE 3/8" OSB APA RATED CD INTERIOR WITH EXTERIOR GLUE. NAIL PLYWOOD TO FRAMING WITH 6d NAILS AS FOLLOWS:

ROOF ZONE: FIRST 5' FROM END - FIRST 4' FROM EDGE & RIDGE - OTHERS & SHEAR WALLS

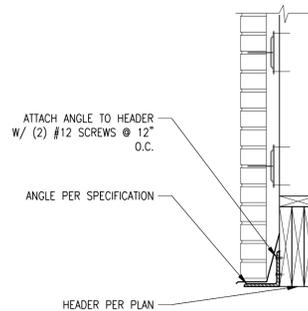
PANEL EDGES	4" O.C.	6" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.	6" O.C.

- TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.
- NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER.



SECTION	SPACING	MAX HEIGHT
2X6	16" O.C.	10'-0"
2X6	12" O.C.	12'-0"
2X6	8" O.C.	14'-0"
2X6	4" O.C.	21'-0" *
2X8	16" O.C.	15'-0"
2X8	12" O.C.	16'-5"
2X8	8" O.C.	15'-5"

\* BASED ON ALLOWABLE DEFLECTION OF H/240 PER IRC TABLE R301.7, USE NON BRITTLE FINISHES



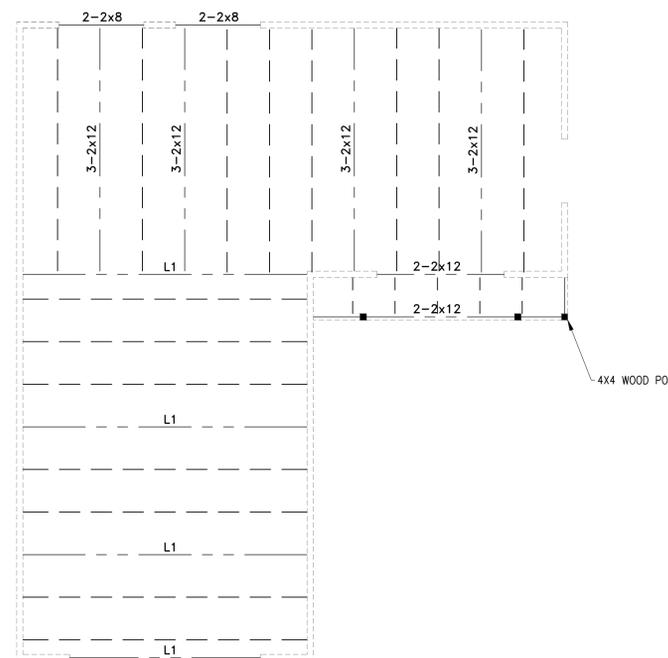
STEEL LINTEL SCHEDULE		
OPENING SIZES	LINTEL SIZE	MIN. END BEARING
UP TO 5'	L6X4X3/8 LLV	6"
5' - 7'	L6X4X7/16 LLV	6"
7' - 8'	L6X4X7/16 LLV	6"
8' - 10'	L6X4X7/16 LLV	6"
10' - 12'	L6X4X7/16 LLV	6"
12' - 14'	L6X4X7/16 LLV	6"
14' - 16'	L6X4X7/16 LLV	6"
16' - 18'	L6X4X7/16 LLV	6"

HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS)
(1) 2x'S	HU SERIES	500 MIN.
(2) 2x10	HU210-2	1,650
(2) 2x12	HU212-2	2,145
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
3.5X9.25	HUS410	1,860
3.5x11.875	HUS412	2,510
3.5x14	HU416	2,680
3.5x16	HHUS410	5,190
3.5x18	HGUS414	11,180
5.25X9.25	HUS.31/9	1,875
5.25x11.875	HHUS.5/10	5,190
5.25x14	HHUS.5/10	5,190
5.25x16	HHUS.5/10	5,190
5.25x18	HGUS.5/14	11,180
TJI'S	IUT SERIES	730 MIN
TRUSSES	H SERIES	

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

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

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



NAILING SCHEDULE	
CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
3. 1"x6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
4. WIDER THAN 1"x6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D @ 16" OC
7. TOP PLATE TO STUD, END NAIL	2-16D
8. STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NAIL	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NAIL	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16D
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"x8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"x8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 32" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D

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

CEILING PLAN

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

ALL CEILING JOISTS TO BE 2X6 @ 24" O.C.  
 ALL CEILING JOISTS TO BE 9'-0" U.O.N. ON DRAWINGS

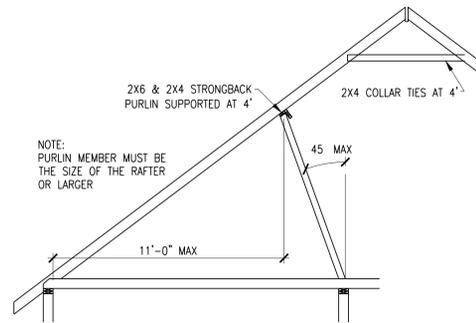
REVISIONS	
NO.	DESCRIPTION



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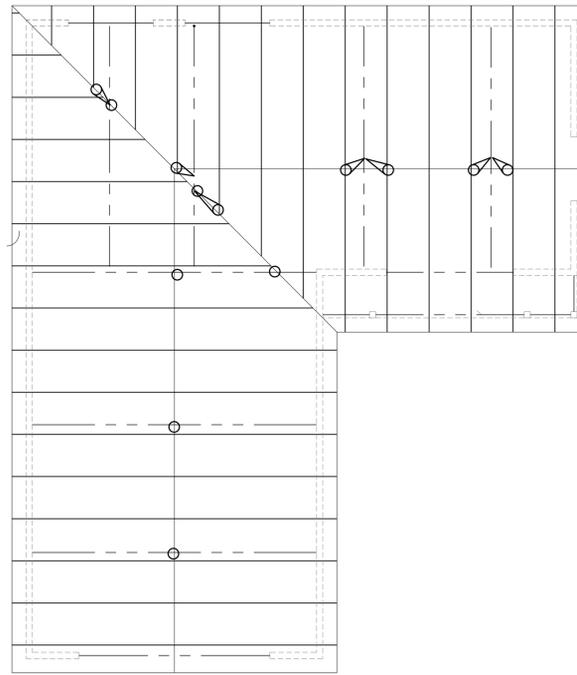
CEILING PLAN  
 NEW GARAGE  
 410 FLORIDA ST  
 SAN ANTONIO, TX 78210

JOB NO: 23-082  
 DATE: 3/21/23  
 DESIGNER: MR  
 CHECKED: JIV, PE  
 DRAWN: MR  
 SHEET: S-3 OF 4



**PURLIN SUPPORT FOR 2X6  
RAFTERS @ 24"**

SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE  
SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN



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

NO.	DESCRIPTION	DATE	APPR.



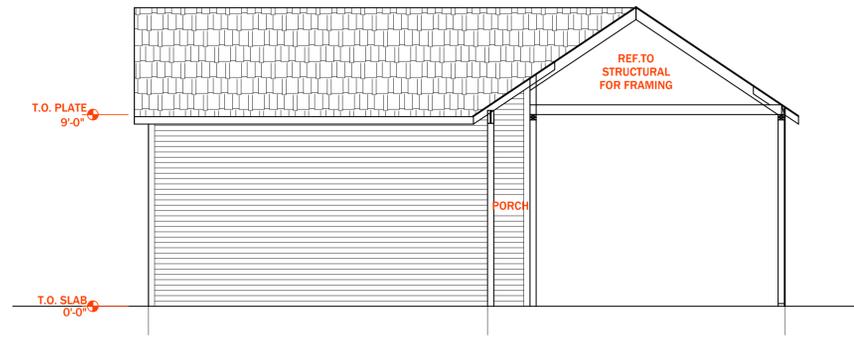
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SHEET TITLE: **ROOF FRAMING PLAN**  
 NEW GARAGE  
 410 FLORIDA ST  
 SAN ANTONIO, TX 78210

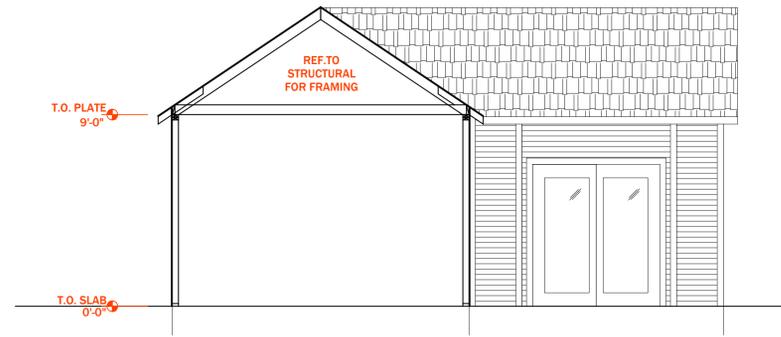
JOB NO: 23-082  
 DATE: 3/21/23  
 DESIGNER: MR  
 CHECKED: JIV, PE  
 DRAWN: MR

SHEET: **S-4**  
 OF 4

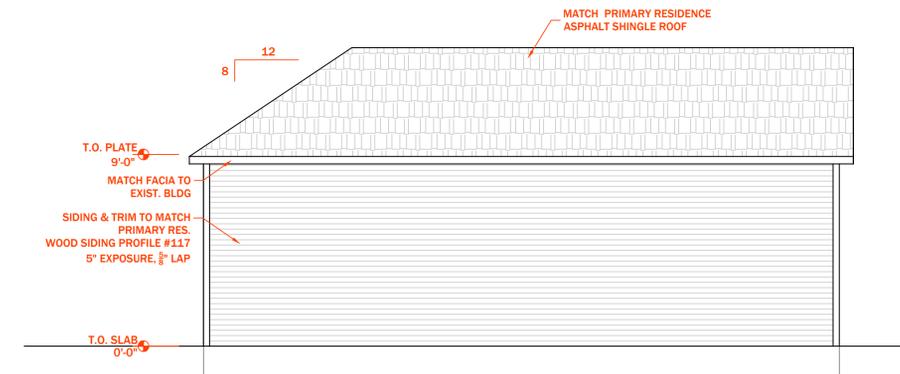




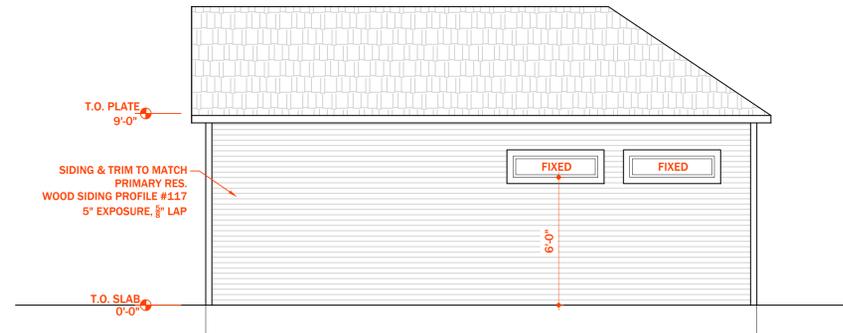
**7 BLDG. SECTION**  
SCALE: 1/4" = 1'-0"



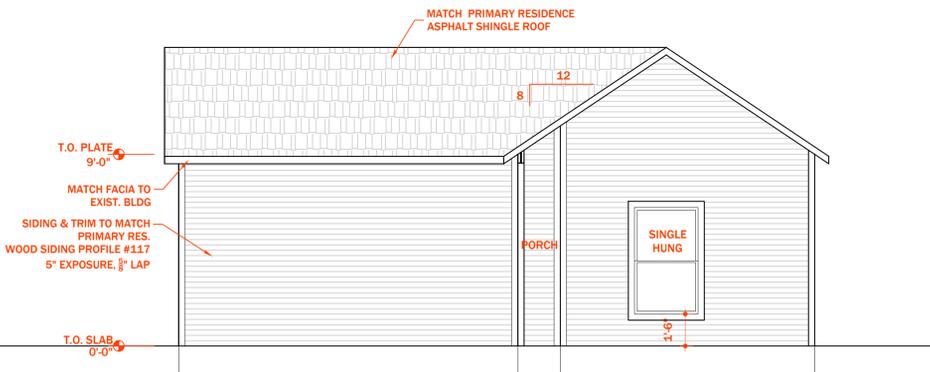
**6 BLDG. SECTION**  
SCALE: 1/4" = 1'-0"



**5 SIDE ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



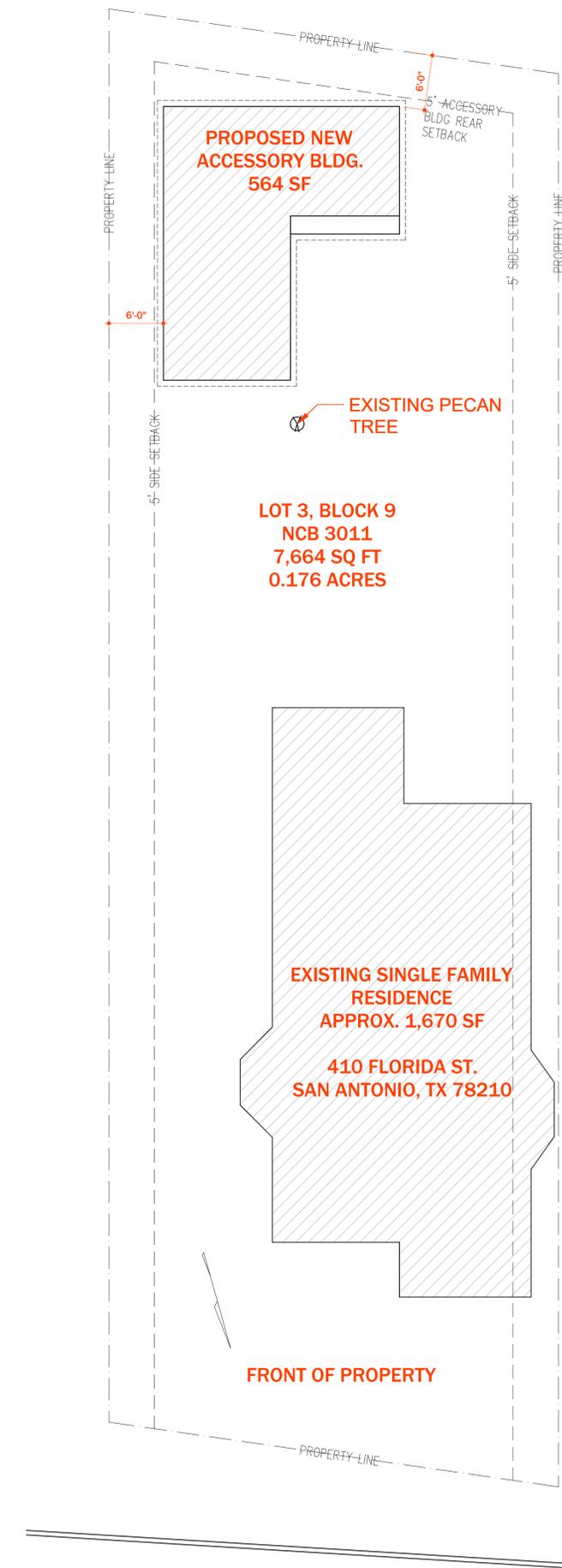
**4 REAR ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"



**3 SIDE ELEVATION (WEST)**  
SCALE: 1/4" = 1'-0"



**2 FRONT ELEVATION (NORTH)**  
SCALE: 1/4" = 1'-0"



**1 SITE PLAN**  
SCALE: 1/8" = 1'-0"

LAURENCE GARCIA ARCHITECT  
1121 W MISTLETOE AVE  
SAN ANTONIO TX 78201  
210.854.9464  
LAURENCE@BEGARCH.COM

PROJECT  
ACCESSORY  
BLDG

410 FLORIDA ST  
SAN ANTONIO TX  
78210

DATE	PROJECT NO.	DATE	NO.
1	SD PHASE		
2			
3			
4			
5			
6			

NOTES:  
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.  
2. HOUSE DATUM: X.X' = 0'-0"

**ACCESSORY BUILDING AT  
410 FLORIDA ST.  
SAN ANTONIO TX 78210**



SITE PLAN  
EXT. ELEV.  
& BLDG.  
SECT.

SCALE: VARIES

DRAWN BY: LG

A1.0