

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-428
ADDRESS: 344 W ROSEWOOD AVE
LEGAL DESCRIPTION: NCB 6460 BLK 11 LOT 43 & 44 & W 15 FT OF 42 AT 344 ROSEWOOD AVE W
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
TYPE OF WORK: Historic Tax Certification
APPLICATION RECEIVED: September 24, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 344 W Rosewood.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

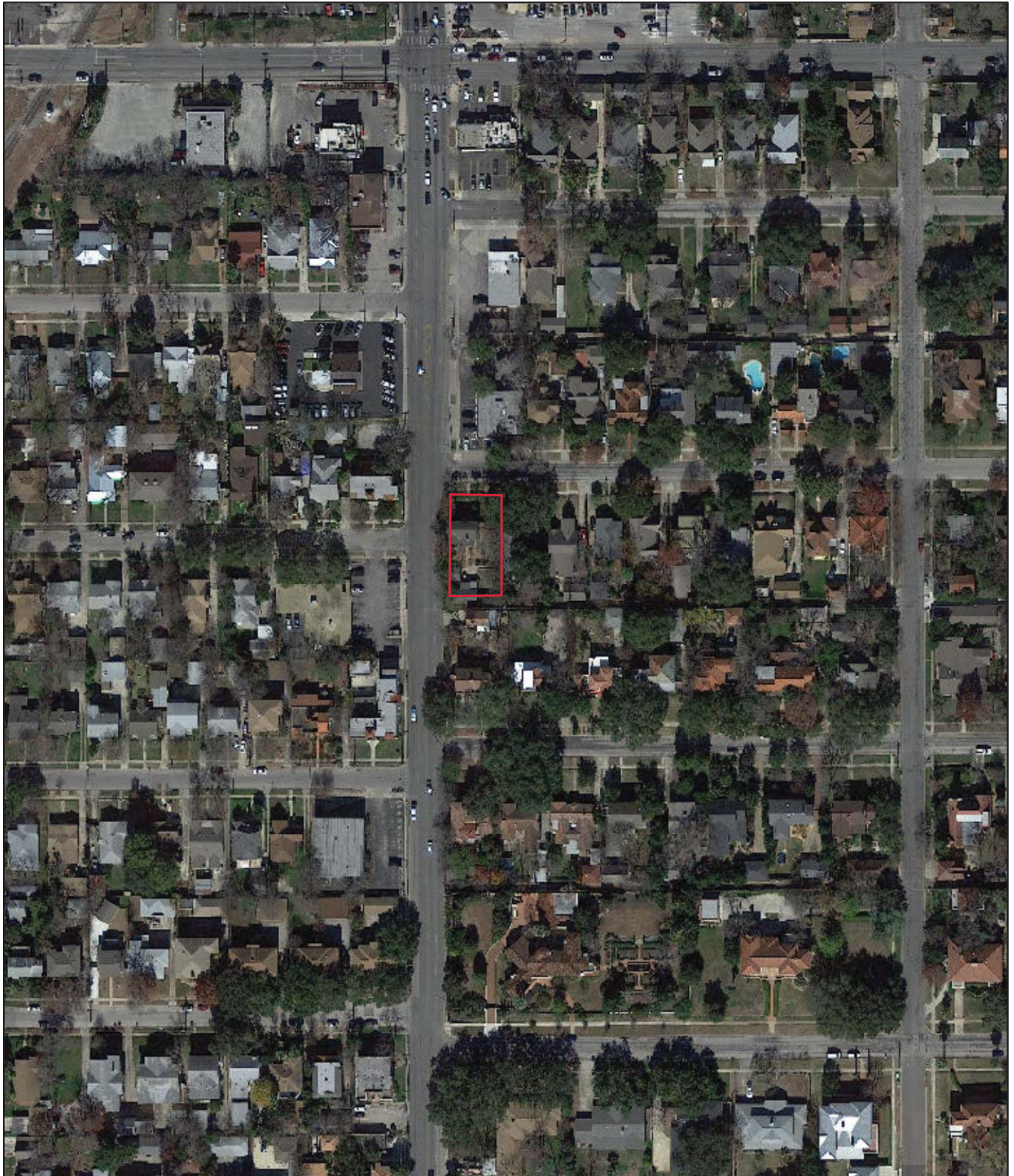
FINDINGS:

- a. The primary structure at 344 W Rosewood is a 2-story, single-family structure and was constructed circa 1920. The property first appears on the Sanborn maps in 1924. The house features a side gable composition shingle roof, a front gable porch roof with gable end returns, one-over-one replacement windows, and composition cladding. The property features an existing second story porch addition on the rear elevation that is not original to the structure. The property is contributing to the Monte Vista Historic District. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes a comprehensive interior and exterior remodel, new driveway installation, roof replacement, siding replacement, foundation repair, interior painting, kitchen, bathroom, and bedroom remodeling, the construction of an addition, wood floor refinishing, and the rehabilitation of the rear accessory structure.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.


RECOMMENDATION:

Staff recommends approval based on findings a through c.

City of San Antonio One Stop

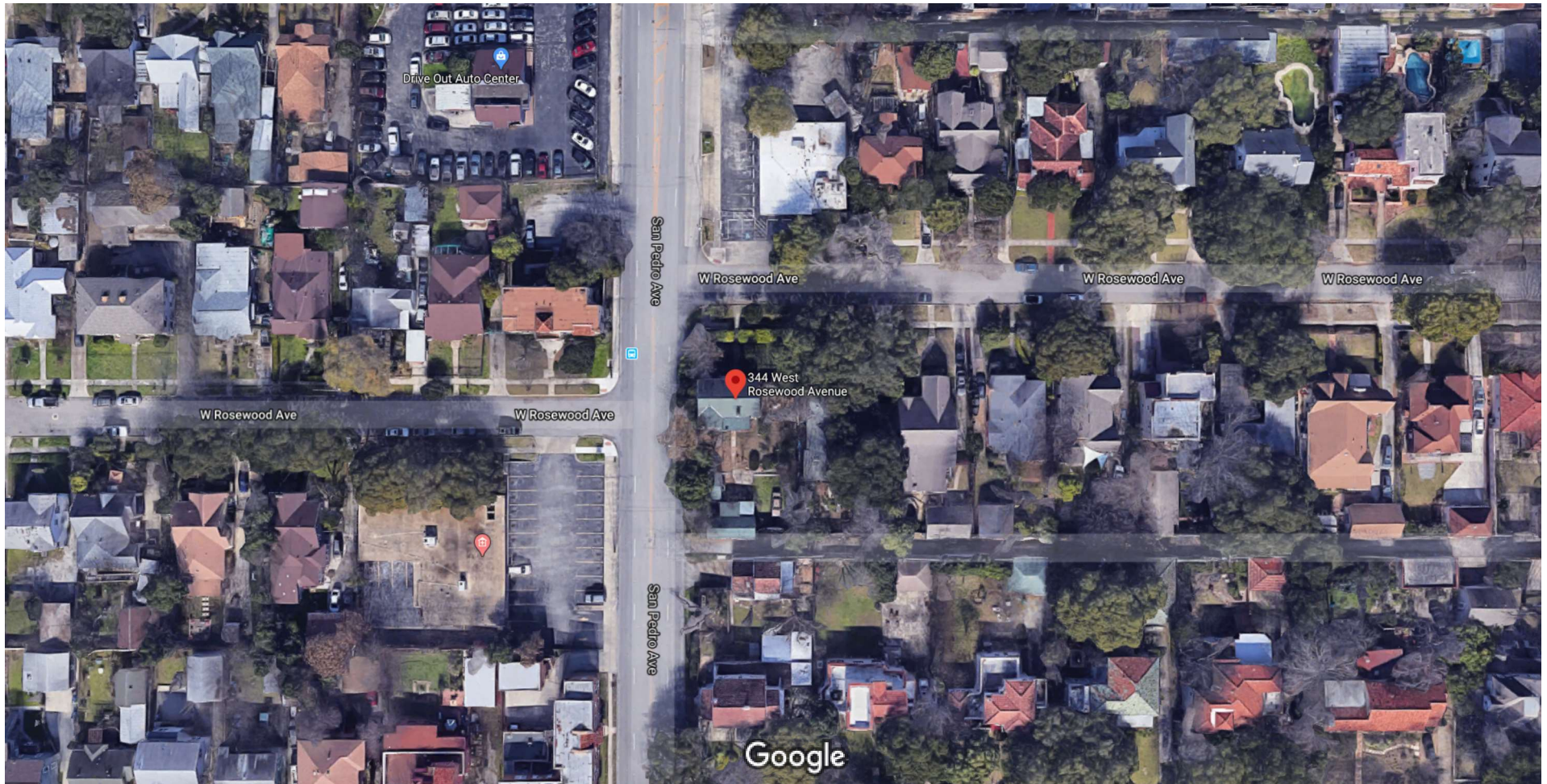


March 18, 2020

 User drawn lines

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Google Maps 344 W Rosewood Ave



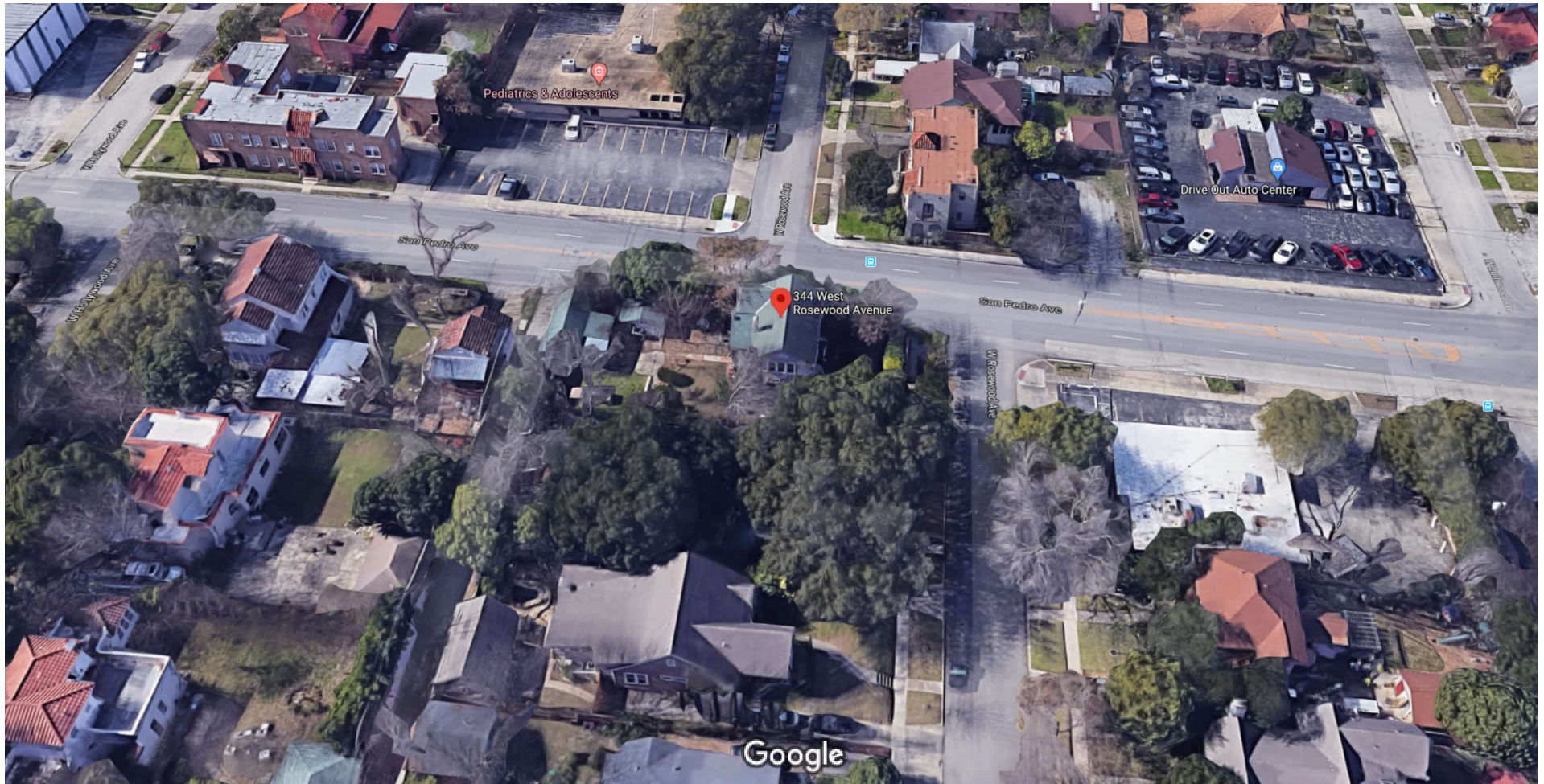
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Google Maps 344 W Rosewood Ave



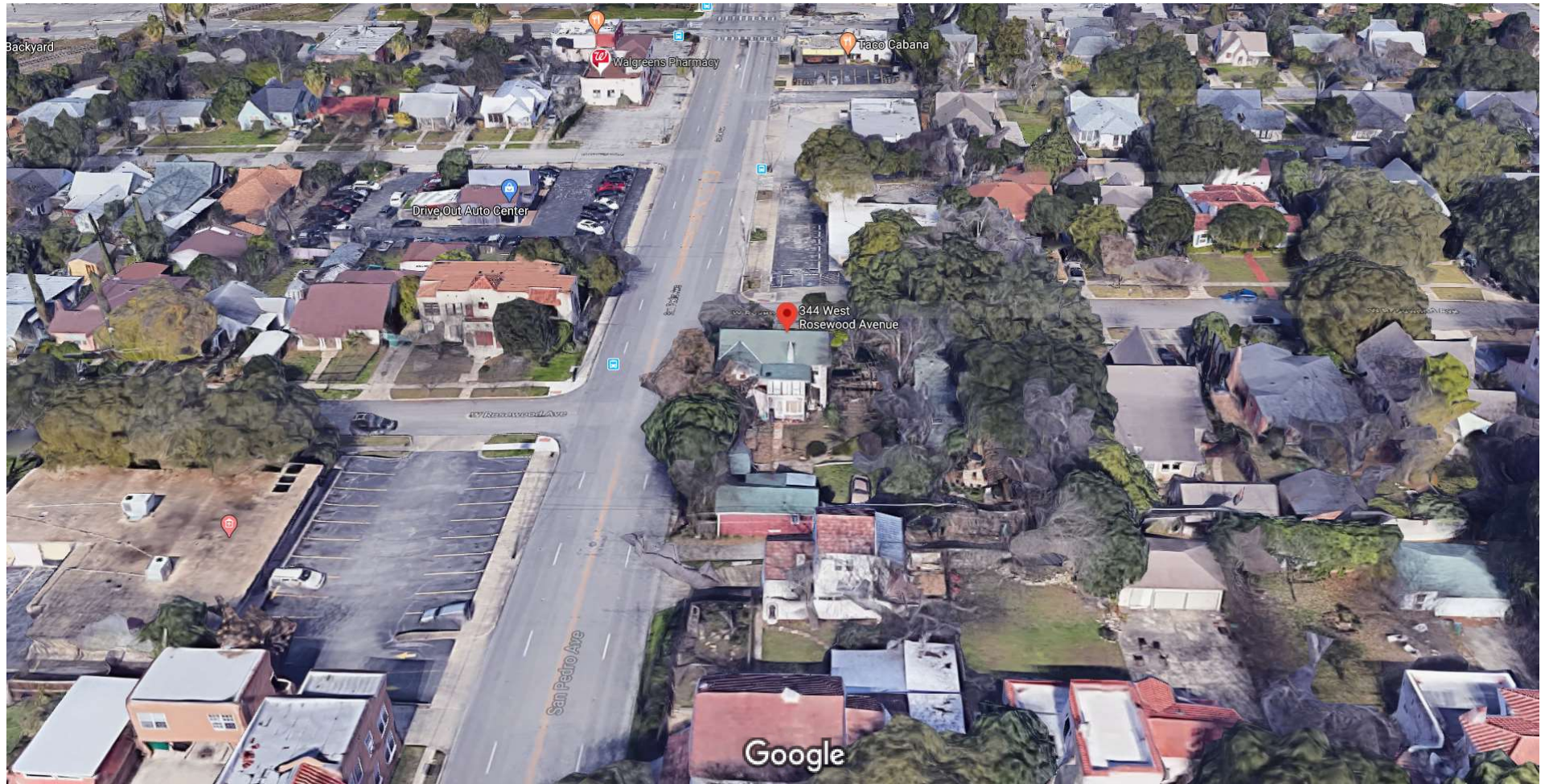
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Google Maps 344 W Rosewood Ave



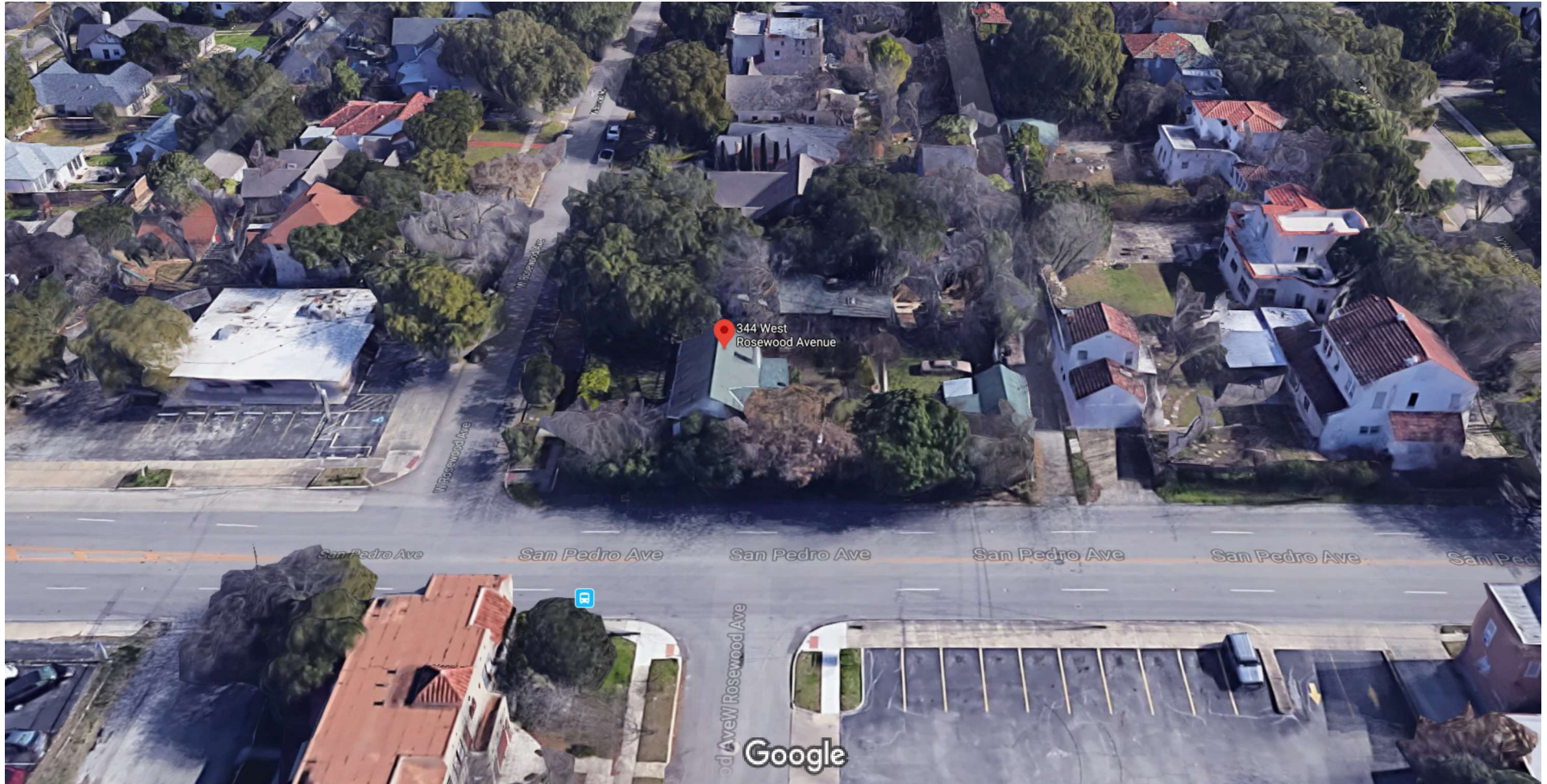
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Google Maps 344 W Rosewood Ave



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Google Maps 344 W Rosewood Ave



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1924

See Volume Five See Volume Two



45 San Antonio Yards Entered In Competition

Each Day's Mail Brings Additional Entries For Event

Forty-five entries in the San Antonio Real Estate Board's Beautiful Yards Contest were received during the first 10 days of the contest, Chairman Joe Lucchese of the Entries Committee reported last week. Each day's mail brings in additional entries, the realtor reported. Yards entered in the contest represent all three classes. Many persons have made inquiries about the contest and have signified their intentions of entering. In some instances entry blanks have been mailed out but not returned as yet to the board. The committee chairman urged all persons to enter the contest immediately, clipping entry blanks from the real estate sections of the last two weeks and mailing them to "Beautiful Yards Contest, San Antonio Real Estate Board, 616 Western National Building, City."

Those who failed to clip the coupons may secure entry blanks and a score card by which the lots will be judged by phoning Crockett 3435. The contest runs until May 15. List of entries received during the first 10 days follows:

- Mrs. Alex L. Adams, 146 East Aguirre Avenue.
- Fred Basenberg, 709 East Ashby Place.
- R. L. Benham, 334 West Elmwood Avenue.
- C. A. Collier, 732 North Palmetto Street.
- John E. Cox, 902 Canton Street.
- H. E. Elley, 1023 South New Braunfels Avenue.
- Mrs. Curtis P. Fritsch, 176 Harman Place.
- L. J. Flume, 228 Peck Avenue.
- F. E. Gerth, 411 Broadview Drive.
- Frank C. Giltner, 420 East Courtland Place.
- P. T. Goetting, 250 East Lullwood Avenue.
- Mrs. A. A. Grenrod, 527 West Mulberry Avenue.
- Paul Hamrick, 817 West Magnolia Avenue.
- J. F. Hair, 309 West Summit Place.
- Louis W. Hartung, 124 West Woodlawn Avenue.
- Mrs. Roscoe C. Houser, 1133 W. Woodlawn Avenue.
- A. W. Herbst, 1611 West Mulberry Avenue.
- George Herzog, 812 Carson Street.
- J. E. Hickey, 502 Mason Street.
- H. Horner, 705 Camden Street.
- Mrs. Nettie Kolodzie, 234 Rosborough Avenue.
- Mrs. A. W. Kuntz, 212 Harlan Avenue.
- E. T. Laubscher, 1119 Camden Street.
- Mrs. Sam Lucchese, 102 Armour Place.
- E. L. Mannen, 323 Bushnell Place.
- Miss Moline Miller, 515 West Elmira Avenue.
- Mrs. Joe Murphy, 1503 Highland Boulevard.
- Mrs. Henry L. Murray, 207 West Summit Place.
- John M. Newton, 1603 Monterey Street.
- Arthur Pfeil, 307 Furr Drive.
- A. E. Rector, 2017 West Mulberry Avenue.
- Alfred W. Rohde, 302 Carnahan Avenue.
- Mrs. E. R. Rum, 503 Harman Place.
- R. V. Rust, 522 East Mulberry Avenue.
- Charles J. Schneider, 1650 West Mistletoe Avenue.
- H. C. Schilleper, 320 Hammond Avenue.
- Mrs. Sam Stack, 826 Avenue B.
- Mrs. Lillian Stuart, 201 Uvalde Street.
- Mrs. J. C. Talcott Jr., 217 East Huff Avenue.
- Mrs. E. B. Thompson, 335 Army Boulevard.
- Harry E. Trall, 634 Patterson Avenue.
- E. L. Wehe, 2333 East Houston Street.
- A. C. Wilkinson, 927 Cottonwood Avenue.
- L. C. Woody, 310 Carnahan Avenue.
- Mrs. Will Zuercher, 525 Highland Boulevard.

GUARD RESIDENCE LOW BID \$18,680

San Antonio Firm Low on Matagorda Island Job

Rheiner and Kroeger of San Antonio were low bidders at \$18,680 for construction of a United States Coast Guard residence at the Saluria Coast Guard station on Matagorda Island. Bids are being held for consideration. The building will be one story and attic, of frame with concrete column and slab foundation, plastered interior, asbestos shingle roof with wood and cement floors.

MISTLETOE CREAMERIES PLANS NEW STRUCTURE

A new creamery building, to be erected on Jones Avenue near Broadway, is contemplated by the Mistletoe Creameries. It was revealed last week. Type of construction, etc., has not been determined. Indefinite announcement concerning the structure will be made within the next few months.

DICKINSON OPENS NEW DEPARTMENT

New Offices of Concern on Fredericksburg Road

Opening new offices and launching a new department, N. S. Dickinson & Co., Realtors, plan to make the spring of 1932 one of their most aggressive sales periods, with special attention given the lease and sale of business property along Fredericksburg Road. New offices of the concern are now located in their own building on Fredericksburg Road, on the corner immediately south of the new Sommers Drug Store. Offices were formerly maintained at the corner of West Summit Avenue and Fredericksburg Road. A house sale and rental department will be operated by N. S. Dickinson & Co., under the management of Edwin B. Parrish, associated with Dickinson for many years and widely known in real estate circles. Parrish announces a specialty of Woodlawn District properties with which he has been familiar since the development of the district first began. Dickinson, who has specialized in subdivisions and Fredericksburg Road business property, believes the ensuing months will see many changes wrought in the appearance of this thoroughfare. Present inquiries indicate that leasing for business purposes along the road will be unusually active, he declares, and that many new buildings will, in all probability, be constructed either for lessors or owners.

PEAK TO OFFER LECTURE SERIES

Course in Philosophy and Salesmanship Free to Public

H. C. Thorman, developed of Olmos Park Terrace, announces that he has arranged with his director of sales, Howard Peak, to give a course of public lectures in philosophy and salesmanship. This course will be free to those who enroll, and there will be no obligation whatsoever to the students.

The first lecture will be given Wednesday evening at 7:45 o'clock. Location for classes will not be selected until Monday, as this will depend on the number of people to be accommodated.

Peak states, however, he or his office will advise each interested party in ample time. The location will probably be either at the Little Theater in San Pedro Park or the auditorium of the Main Avenue High School.

Mr. Peak's course will be in two parts, the "Science of Life" and "Practical Thought Control and Salesmanship." The first is a practical philosophy of abundant life, divided into three introductory lectures Wednesday, Thursday and Friday, followed by seven evenings of regular instruction. The second part of the course, on Salesmanship will be a logical outgrowth of the philosophy course.

Thorman anticipates this class will be city-wide, as a great number of people have followed Peak's radio addresses over WOAI, and have wished to enroll in a private course. Peak's work as sales director for Olmos Park Terrace has prevented his giving any private work, and it was only in according to a demand that Thorman and Peak worked out arrangements to give the course without cost and to as many people as wished to enroll.

In commenting on this course, Thorman stated:

"I simply wish to state that this course will be given without any obligation or fee to those who enroll. I am firmly convinced that such a course will be of distinct benefit to the people of San Antonio, and am happy to have arranged with Peak to give this course without expense to the students who wish to take it. The people of San Antonio have been very kind to me in the 25 years I have lived and worked here; they have accepted and supported every home building and real estate subdivision development I have offered them, and this course of lectures is in small way an expression of my appreciation."

Enrollments are now being accepted at 113 Main Avenue, or by telephoning Peak at Crockett 6342.

BEEVILLE TO GET FOUR NEW HOUSES

BEEVILLE, Tex., Feb. 27.—Four residences are being erected in Beeville, three of them for home owners and one a rent cottage. It is the first real building of the new year. There are rumors of a number of other residences to be erected soon.

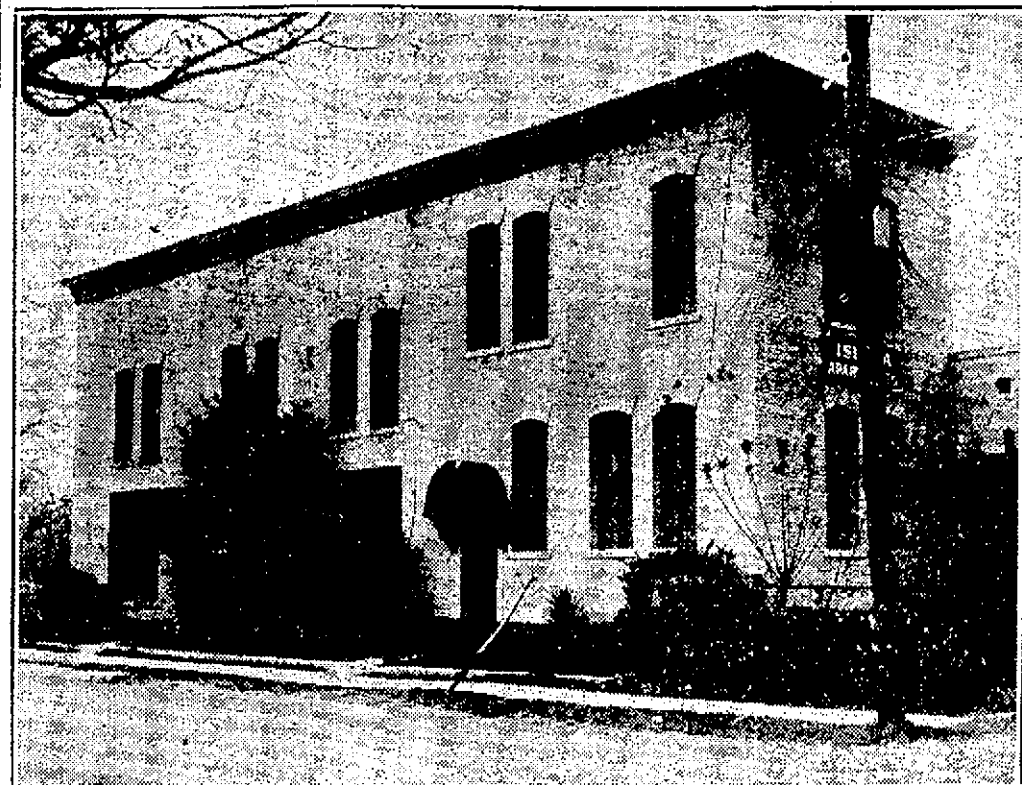
SEPTIC TANK

Southern Company was low at \$19,440 for a septic tank, not less than 200-gallon capacity, for the United States Airways Radio Station nine miles from the city on the South Flores Street Road. Contract will be awarded the lowest bidder, it was announced.

WARD BUILDING

Plans will be completed about August for a \$105,000 ward building at the Wichita Falls State Hospital.

PROPERTIES involved in two recent deals are pictured below. At the top is shown the Isleta Apartments at Isleta and Grayson Streets, acquired by El Jardin Investment Company in a deal handled by R. L. Dickinson of the C. W. Fenstermaker Company. The Cattle Raisers Loan Company of Fort Worth sold the two-story frame residence at 346-331 West Roswood Avenue, shown at the bottom, to Creston King. Frank Hicks of Adams and Freeborn was agent.



\$131,217 SCHOOL AWARDS PENDING

Bids Opened on Vocational Training School Building Job

Bids have been received and awards are pending on school construction work totaling \$131,217. It was revealed last week. Joseph E. Morgan & Sons were low at \$55,668 for general contract in converting the Main Avenue Senior High School into a vocational school.

Martin Wright Electric Company was low on electrical with a base bid of \$24,987, and A. J. Monier low on plumbing and heating combined at \$17,938.

Bids were opened Wednesday. Plans call for remodeling of three present buildings and construction of two new structures, as follows: Remodeling of Building No. 1 into an administration building with all facilities for commercial training; No. 2, vocational training building for girls and women; No. 3, industrial training building for boys and men, and construction of a shops building and acetylene general building.

Harvey P. Smith is architect and W. E. Simpson & Co., engineers. Martin Wright Company was low at \$2,664 on electric fixtures and installation in various schools. Plans will be completed this week for the Phyllis Wheatley Negro Senior High School building, to be erected on a site bounded by Harrison, Burleson, Gevers and Hudson Streets. Emmett T. Jackson and Harvey P. Smith are associate architects. W. E. Simpson & Co. are engineers.

AUSTIN LIBRARY. Plans are in progress, to be completed after April 1, for a municipal library building at Austin. It will cost approximately \$150,000.

ALAMO RESIDENCE

Plans have been completed by R. Newell Waters of Weslaco for a residence for Carl Bressett of Alamo. It will be nine rooms, of structural clay tile faced with brick.

JAIL BUILDING

Bids will be opened March 15. Longview for construction of a two-story and basement court-house and jail building for Gregg County.

Local and Out-of-City Contestants Split Prizes in \$500 Cash Contest

Announcement of prize winners in the \$500 cash prize contest conducted by W. A. Crawley, who conducted an auction of homes here last week for the Reserve Realty Company of Fort Worth, was made Saturday.

D. M. McGavin, 321 Patterson Avenue, won the first prize of \$250.

Second prize—\$100—went to Helen B. Vance, 17-year-old girl living at 133 King Roger Street.

Mrs. D. Van Pelt of Truscott, Texas, netted the third prize of \$75. Fourth prize of \$50 went to Gertrude A. Brownlee, 1126 West Robinson Street, Oklahoma City, Okla.

Edmund T. Williams, 921 Main Avenue, won the fifth prize of \$25.

The contest was for best letters of 200 words describing the advantages of San Antonio as a residential city, the prospects for future enhancement of values and advantages of buying houses in the Crawley auction.

Judges were Robert Coulter, advertising man; Harry Martyn of the Southwestern Bell Telephone Company, and H. W. Connell, classified advertising manager of the San Antonio Express.

OLMOS TERRACE BUYERS NAMED

Visitors to Property Gaining, Says Thorman

H. C. Thorman announces the following recent purchasers of homesites in Olmos Park Terrace under his "investment sale": H. B. Anderson, Mrs. R. G. Feigenbaum, I. Fanarou, Mrs. Marguerite W. Harvey, L. B. Horn, Philip Shoop, R. M. Jackson, Elizabeth Jakerst, Mrs. Elizabeth Pyne, Albert Steves III, Annette B. Specht, Mrs. John M. Steinfeldt, Nina L. Hamilton and Louis Witt. Thorman states that each Sunday more and more people are visiting the property, and that Wednesday they had more people come out than on any previous day. Sunday or otherwise. This followed the circulation of 15,000 copies of a facsimile newspaper which Thorman published, and so definite were the results of giving out this complete story of the property that 15,000 additional papers were ordered to make a total circulation of 30,000.

CONTRACT LET

National Construction Co. of Washington, D. C., was awarded contract at \$1,042,000 for construction of the superstructure for the Army and Navy Hospital Building at Hot Springs, Ark.

MATERIALS

Bids will be opened at Fort Clark Monday morning for furnishing of miscellaneous materials.

REALTORS PLAN MEMBERS' MEET

Directors of Board Hold Session Tuesday

Final plans for the March general membership meeting of the San Antonio Real Estate Board will be made Tuesday at a session of the board of directors in the board office, 616-17 Western National Building.

Other business will be attended to by the directors. The membership affair will be "An Evening of Fun," to be held in the auditorium of the Mayfield Park Hatchery, 3500 Pleasanton Road, Tuesday evening, March 3. Realtor Thurman Barrett will be the host.

Fried chicken and rabbit will head the bill of fare. Following the eats there will be a short program of fun and entertainment, followed by dancing through the courtesy of Bob Skiles and his "Haywire Orchestra."

Realtors, their sales and office organizations, associate members of the Real Estate Board and families of all are to be invited.

BALL PARK GRANDSTAND WILL GET NEW ROOF

Bids are being received informally for roofing of the grandstand at the San Antonio Baseball Park on Josephine Street. No definite date has been set for opening bids.

\$33,789 Total Sales Reported By Biard Firm

Rock-Bottom Prices Aiding Market, Owner of Concern Says

Rock-bottom prices are encouraging San Antonio's real estate market as indicated by increased sales of the past few weeks, according to Arthur E. Biard. Biard reported that sales made during the last few weeks by his sales organization include houses, acre tracts, homesteads and farm lands, and the considerations reach \$33,789. Twenty-five different deals were included.

Nogalitos Heights, new South Side addition, in which Biard is offering homesteads with all improvements at prices which barely exceed the actual cost of the improvements, contributed a large portion of the deals in the last Biard reported.

"Nogalitos Heights, Biard said, 'presents home lover and thrifty persons with an opportunity to move their homesteads their 'savings accounts.'"

Improvements include city sewers, paved streets, cement sidewalks and curbs as well as all utilities.

The 25 sales totaling \$33,789 are reported by Biard as follows: M. A. Salazar, acre tract, \$800; E. T. Street and H. J. Douglas, two lots, \$910; J. Ferro, two lots, \$298; Joe G. and Ramos S. Ramos, one lot, \$249; F. G. Valdez, one lot, \$349; Mrs. Anna E. H. Taggart, three lots, \$747; J. K. Ridgway, one lot, \$499; Oscar and Alberta Fearman, one lot, \$249; J. A. Kelley, one lot, \$249; Beattie B. Krandal, house, \$2,350. W. C. Cassin, one lot, \$299; R. L. Dozer, one lot, \$380; J. E. Tiner, two lots, \$1,040; John W. Pennington, house, \$3,000; Augustus S. de Desreets, lot, \$395; H. E. Spears, lot, \$395; W. H. Hashert, lot, \$395; A. J. Sanders, lot, \$395; N. Fulling, lot, \$550; Herman C. Stolle, lot, \$595; E. J. Davis, house, \$2,550; Henry J. Small, 23-acre farm, \$14,400; Walter I. Walker, lot, \$590; F. M. Davis, acre tract, \$750; Roy C. Cannon, lot, \$350.

\$21,000 ARMY CONTRACTS LET

Awards on Four Miscellaneous Jobs Announced

Four contracts for army furnishings and supplies aggregating more than \$21,000 have been awarded.

Barker Brothers of Houston were awarded contract for furnishing the Bachelor Officers' Mess building and Officers' Club at Randolph Field at \$19,000.

Contract for surfacing roadways at Fort Sam Houston was awarded Rogers & Stewart at \$395.75.

Contracts for cement, sand, gravel and reinforced bars for use at Fort Sam Houston have been let as follows: 400 sacks cement, to Turner Gravel Company, at \$262; 60 cubic yards coarse sand, Turner Gravel Company, \$96; 10,000 pounds concrete reinforcement bars, Feden Company, \$231; 32 cubic yards washed gravel, Mission Wood and Coal Company, \$138.

A. H. Hatfield was awarded contract at \$700 for loading and hauling approximately 2,000 one and one-half yards loads of pulverized Bermuda sod from nearby veterinary stables at Fort Sam Houston to yards around officers' quarters.

Bids to be opened within the next two weeks are:

Wednesday, for repairs to steam shovel at Fort Sam Houston; \$231. Thursday, construction of electric underground distribution and street lighting system, Fort Sam Houston.

March 15, construction and completion of insulation and cooling system in photographic department, Administration Building, Randolph Field.

RANCH INTEREST BRINGS \$71,000

Robert Real Buys Half in 9,000-Acre Tract

KERRVILLE, Tex., Feb. 27.—One of the biggest ranch deals recorded here in the past year was transacted when a half interest in over 9,000 acres was transferred for a consideration of more than \$71,000. S. A. Orenti and wife sold the half interest to Robert Real.

The land is in 27 tracts and is out of the Live Oak ranch, northwest of Kerrville. Part of the land lies in Kerr County and part in Kimble County. The exact acreage was 9,356.67, and the stated consideration was \$71,700.91.

\$5,000 SUNDAY SCHOOL BUILDING JOB LET

Contract has been awarded John Westerhoff at approximately \$5,000 for a Sunday school building at the Highland Park Presbyterian Church. The building will be one story, frame construction, and contain assembly and class rooms. R. H. Huggan prepared sketches for the building. Rev. B. D. Greer is pastor.

SIX CARLOADS SPUDS BEING PLANTED BY ONE TRUCK FARMER HERE

Potatoes promise to be a major crop in the "gardens" adjacent to the city limits on the southwest.

With the truck farmers in that section busily engaged in planting "spuds" at the present time, it appears that between 1,200 and 1,500 acres will be planted within the next few weeks.

One farmer is planting six carloads of potatoes on his truck farm and has employed a large number of persons to cut them up and drop them in the rows.

William F. Schutz, realtor, who reported this incident, pointed out that the labor attached to cutting up and dropping the potatoes in the rows was resulting in the employment of many persons at the present time, thus aiding the unemployment situation here.

The potatoes that are being planted are being shipped into San Antonio from North Dakota and Maine.

Closing of 12 Deals Reported By Rogers-Son

Business, Residential Properties and Farm Lands Are Included

Twelve deals involving residential properties, building lots, business properties and farm lands have been closed by B. B. Brown of Wallace Rogers & Son in recent weeks, the Rogers company reported last week.

A list of the deals follows: 640 acres farmland in Dimmit County, to Charles Williams. One-acre tract with store and residence, 1009 Picasanton Road, to Koger Stokes.

Building lots on Olmos Drive and on Cavalier Street, to H. G. Pichl. 80-acre tract in Atascosa County to J. L. Irvin.

Property at 1128-32 South San Marcos Street, to M. G. Strayer. House at 100 Peck Avenue, to Lewis Lacey.

House and five lots at 1615 South Zarzamora Street, to Nathalie Schroeder Scheffel. Store building at corner San Jacinto and Oriental Streets, to J. M. Kimmons.

House and one-acre tract on El Paso Street, to A. E. Pierce. Brick residence at 1011 Kayton Avenue, to B. A. Herring.

House at 119 Mayor Street, to R. C. Hankins.

"Not only have we had increased activity in our sales department, as is evidenced by these deals, but rentals also are much better than they have been," the firm announced.

EXCHANGE HEAD HERE HONORED

Turner Elected to National Board of Control

The National Builders Exchange has honored President William A. Turner of the San Antonio Builders Exchange by electing him a member of the board of control of the association.

This election occurred at the joint conference of the Board of Control and Secretaries' Conference in Reading Pa., this month, according to word received in San Antonio.

The election of Turner to the board of control was the only change made in the lineup of National officers and board of control members.

J. T. Haile Jr. of San Antonio is second vice-president of the association. W. A. Sharp of Reading is president; C. C. Coffing of Youngstown, Ohio, first vice president; John H. Dahman, Milwaukee, third vice president; Allison Honer, Santa Ana, Calif., fourth vice president; A. J. Rhodes of New York City, treasurer, and Earl P. Stokes of Washington, D. C., executive secretary.

\$10,000 TOURIST HOTEL UNDER WAY AT LAREDO

LAREDO, Tex., Feb. 27.—A 16-room tourist hotel, with each room equipped with private bath, radio and refrigerator, is under construction on San Bernardo Avenue near Calton Gardens by Joe C. Palmer, local geologist. The hotel will cost \$10,000 or more.

The building will be of stucco exterior with plaster walls and all rooms will adjoin. Each room occupant will have access to garage facilities in the rear. The building and garages will cover three lots, and being that all modern facilities will be provided, the new tourist hotel is expecting a big business.

It is located on the San Bernardo highway between Laredo and San Antonio and will be along the route of heavy travel in and out of Laredo. The tourist structure is to be rushed to completion by Hall & Co., the building contractors, in the shortest possible time.

WARD BUILDING

Architect will be selected about July for a ward building at the Rusk State Hospital, to cost approximately \$35,000.

Apartments on Goliad Street in Transaction

Former California Couple Purchase 16-Unit Structure

Apartment property on Goliad Street valued at more than \$50,000 changed hands in a deal revealed last week.

The property involved is what has been known as the Ogburn Apartments, located at 141 Goliad Street.

The property was purchased by Samuel D. and Lou Key Miller, with Nattie and H. E. Holdrege the sellers, according to the deed.

The apartment structure is a two-story hollow-tile and stucco building, with 16 apartments. It occupies a site with a frontage of 99.7 feet on Goliad Street. The side is 138 feet deep on the west line, while the irregular shaped east line is 150.9 feet long.

The Millers came here from Long Beach, Cal., upon their acquisition of the property. Some property owned by them in Long Beach was transferred as a part of the consideration.

Mrs. Miller said that she and her husband were both native Texans and purchased the apartment property in order to satisfy their desire to again live in this state.

They expect to improve and modernize the apartment house in every respect and contemplate additional construction at a future date. The apartment house will be given a new name in the near future, she said.

SPACE LEASED FOR MEN'S STORE

Dodge Brothers Get Houston Street Location

A new business concern has come to San Antonio with the leasing of a store room on East Houston Street by Dodge Brothers, national men's clothing store chain.

The concern has leased the store room at 215 East Houston Street, three doors from the intersection of East Houston and North Presa streets.

The building is controlled by the Empire Realty Company. Length and consideration in the lease were not revealed.

The lease was handled by McNeny and McNeny, according to Ray Coates of the firm. Fixtures are being installed in the store and plans made for opening it within the next week or 10 days.

FUNERAL PARLOR RENTS BUILDING AT GONZALES

GONZALES, Tex., Feb. 27.—Robertson and Seydler, furniture dealers and funeral directors, have leased the S. H. Ainsworth home in the southern part of town and are remodeling it for the establishment of a modern funeral home and chapel. The house, facing on two streets, is arranged so that it will make an up-to-date funeral home after some changes are made.

J. H. Compton and H. L. Cone have purchased the William Boothe farm of 130 acres near the Santa Anna mound just south of Gonzales. Both families have moved their families from here to take change of the place.

FIRE STATION

H. W. Underhill Construction Co. of Dallas received contract at \$46,466 for construction of a fire station and guard house at Barksdale Field, La.

UVALDE HOUSE

Plans are under way for a one-story brick veneer residence for Dr. L. M. Wood of Uvalde. Contract will be let locally.

Weekly Realty Summary

REALTY TRANSFERS	
Saturday	31 \$ 49,988.20
Monday	24 22,046.85
Tuesday	24 22,046.85
Wednesday	15 84,445.95
Thursday	28 3,292.01
Friday	36 188,710.55
Totals	134 \$388,482.56
Last week	41 502,256.67
Period 1931	1,169 624,338.22

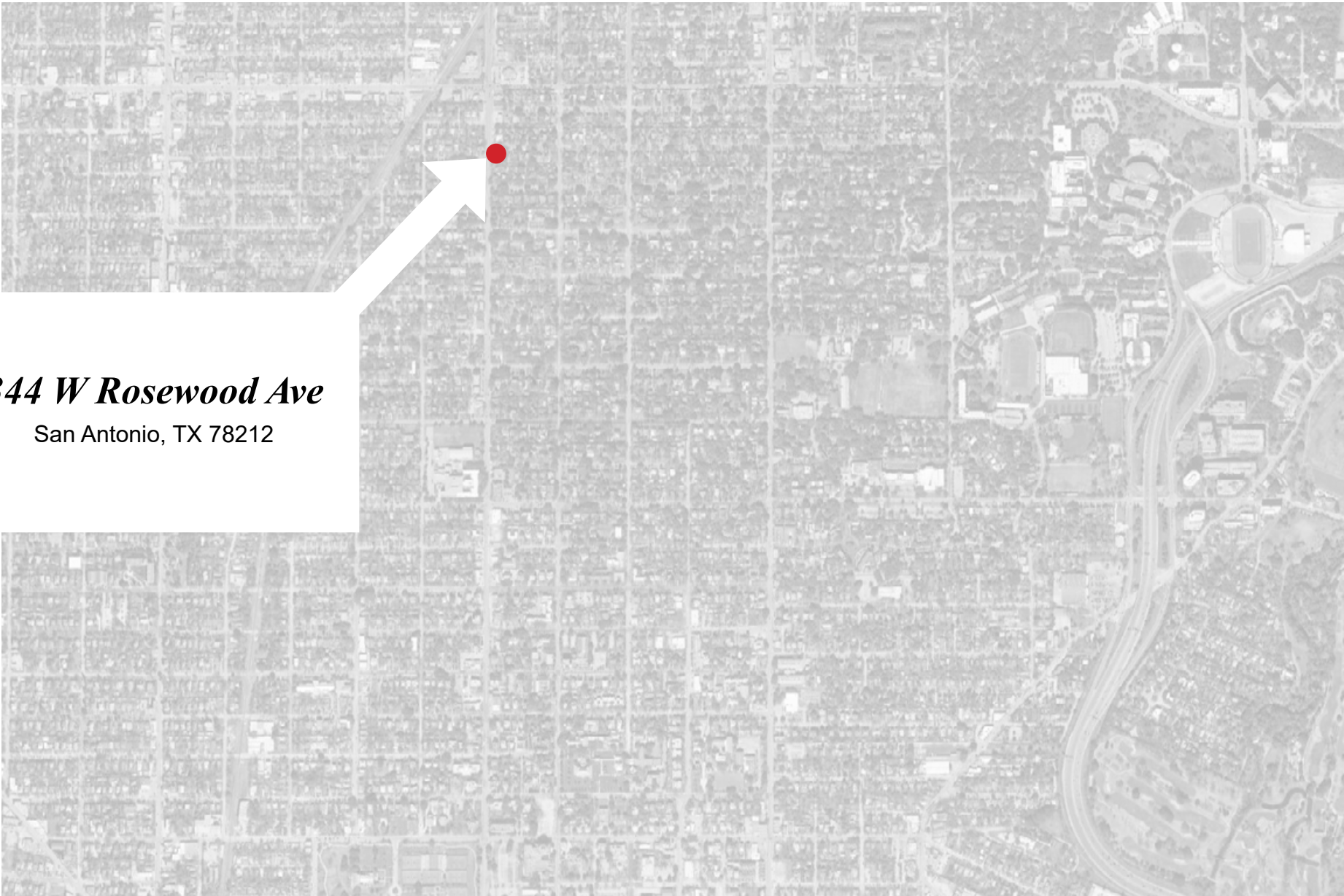
BUILDING PERMITS

Saturday	3 \$ 225.00
Monday	8 1,850.00
Tuesday	8 1,850.00
Wednesday	11 14,950.00
Thursday	7 8,790.00
Friday	12 9,630.00
Totals	42 \$ 32,245.00
Last week	40 18,120.00
Period 1931	58 47,320.00

HOMES

Saturday	1 \$ 5,000.00
Monday	3 1,850.00
Tuesday	3 1,850.00
Wednesday	3 1,850.00
Thursday	3 1,850.00
Friday	3 1,850.00
Totals	7 \$ 9,000.00
Last week	10 18,120.00
Period 1931	10 18,120.00

344 WEST
ROSEWOOD
AVENUE



344 W Rosewood Ave
San Antonio, TX 78212



344 W Rosewood Ave
San Antonio, TX 78212

landscape



architecture



interiors







north elevation



Demo existing (non-original)
window and replace with new infill wall.
Infill wall to match existing.

east elevation



Demo existing (non-original)
window and replace with new infill wall.
Infill wall to match existing.

south elevation

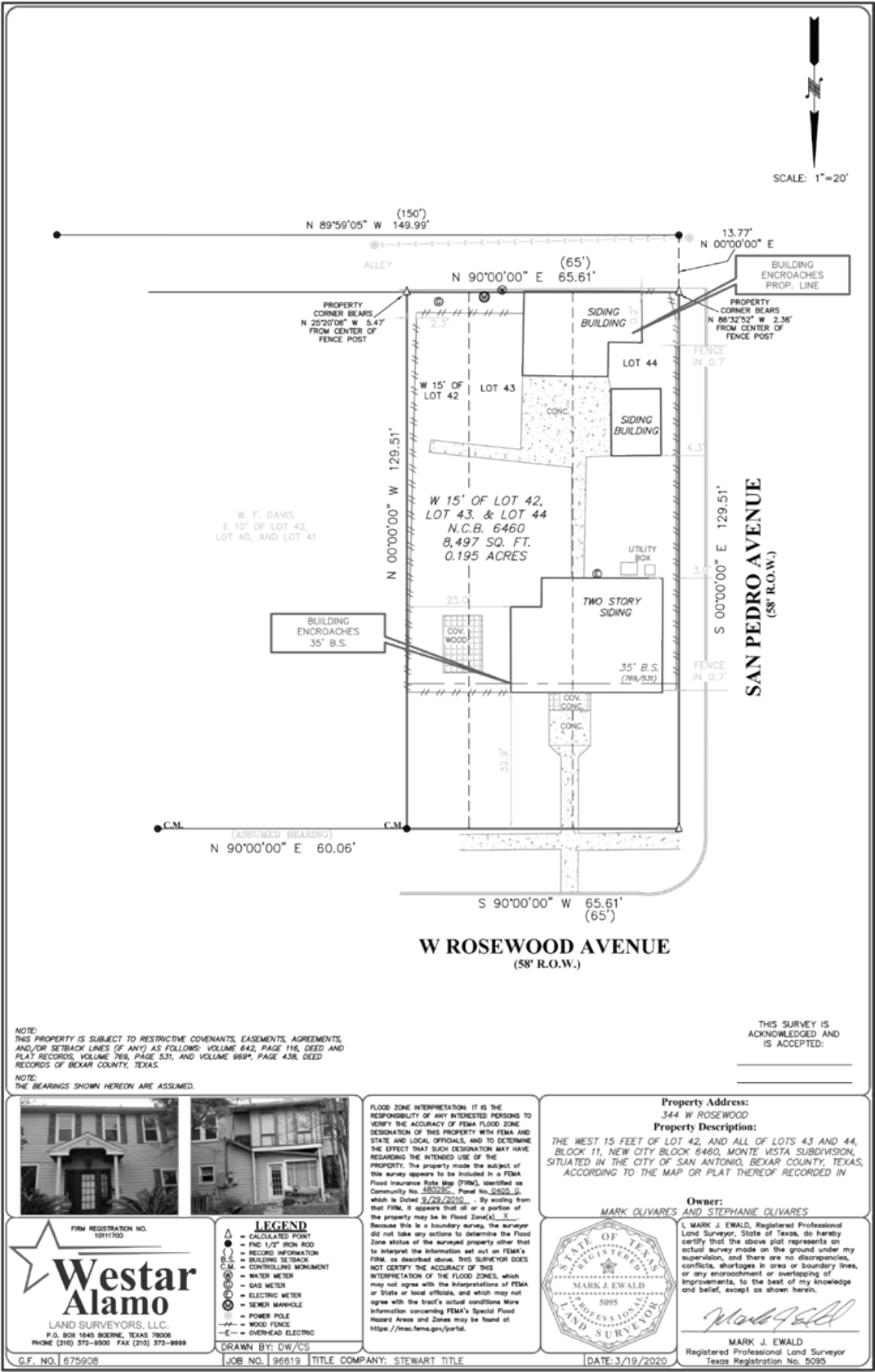


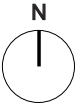
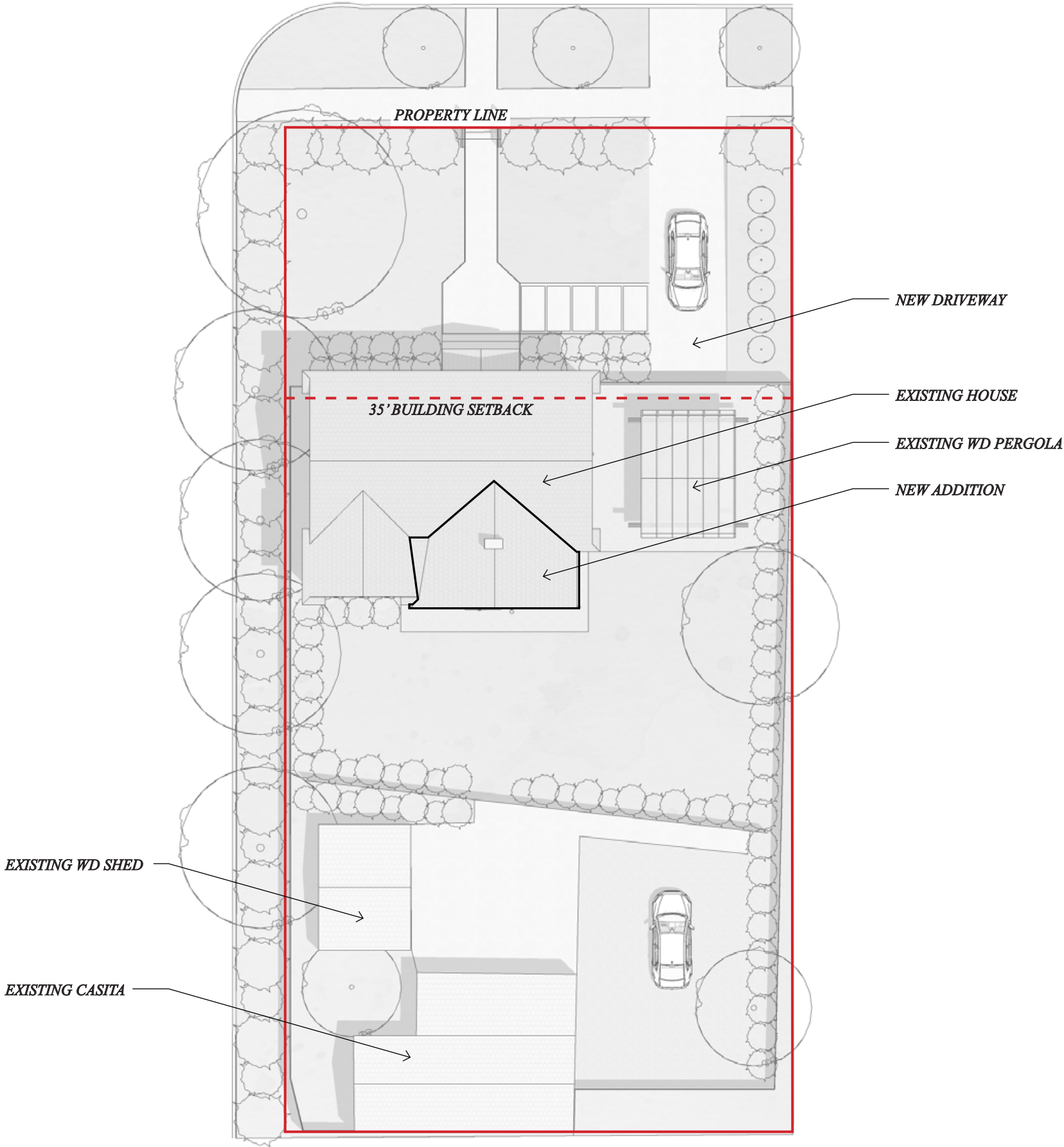
Demo existing (non-original)
structure and replace with new
two-story addition.

Design that is informed by a respect for the historical architecture of Monte Vista coupled with an appreciation of the playfulness and freshness of modern design.

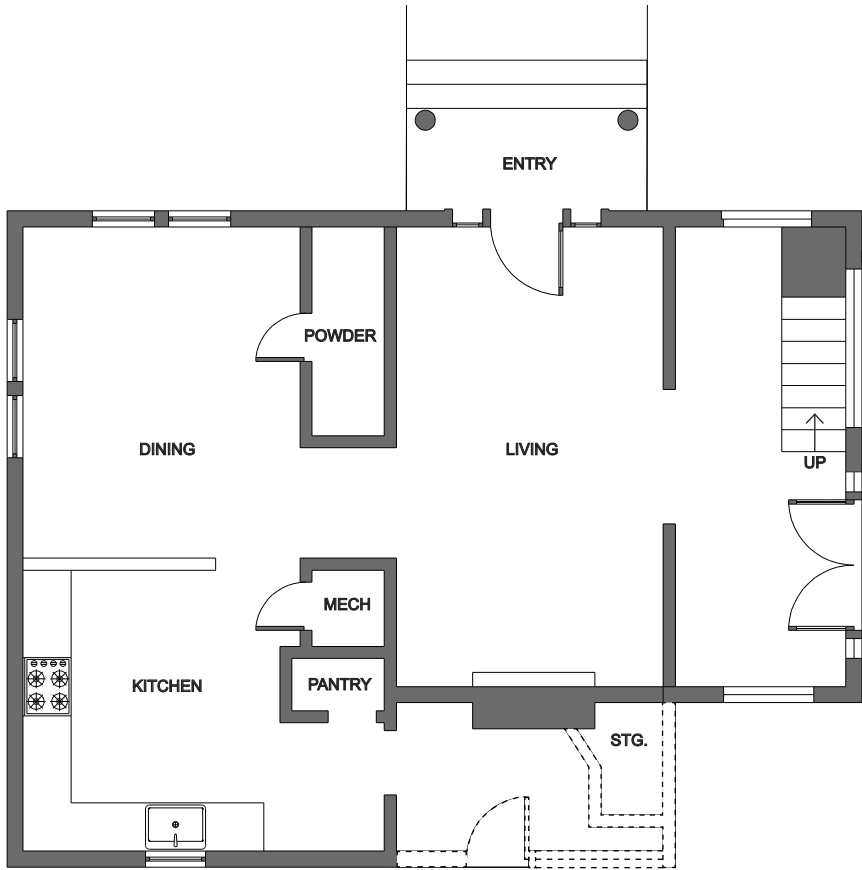






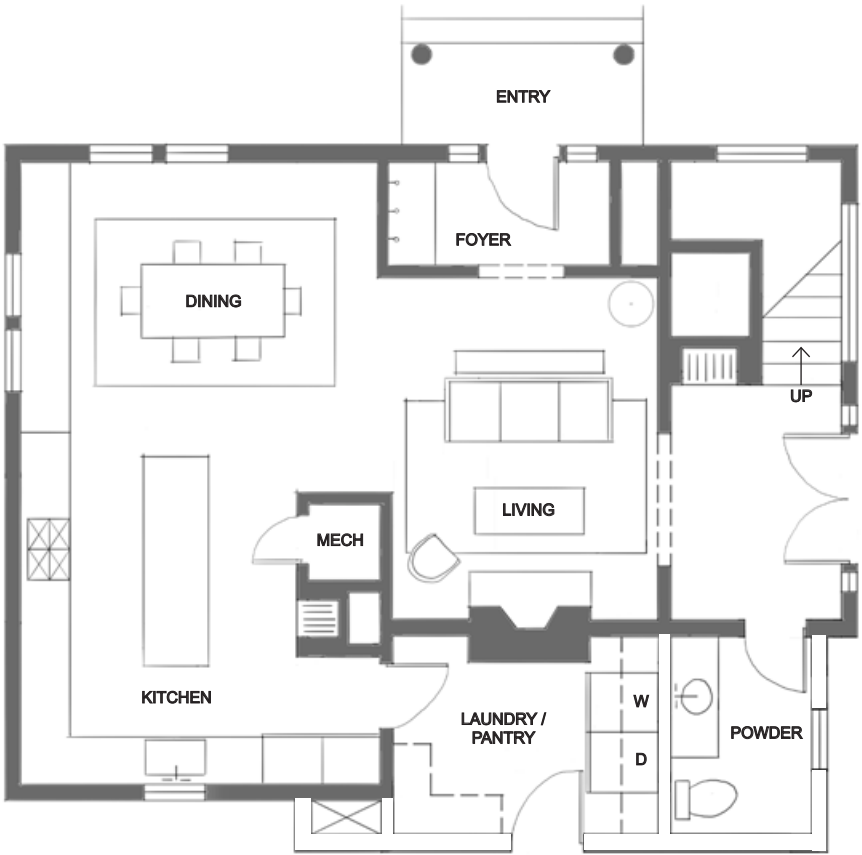


SCALE: 1/16" = 1'-0"

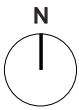


DEMO EXISTING
ADDITION

 *ground floor plan - existing*
SCALE: 1/8" = 1'-0"



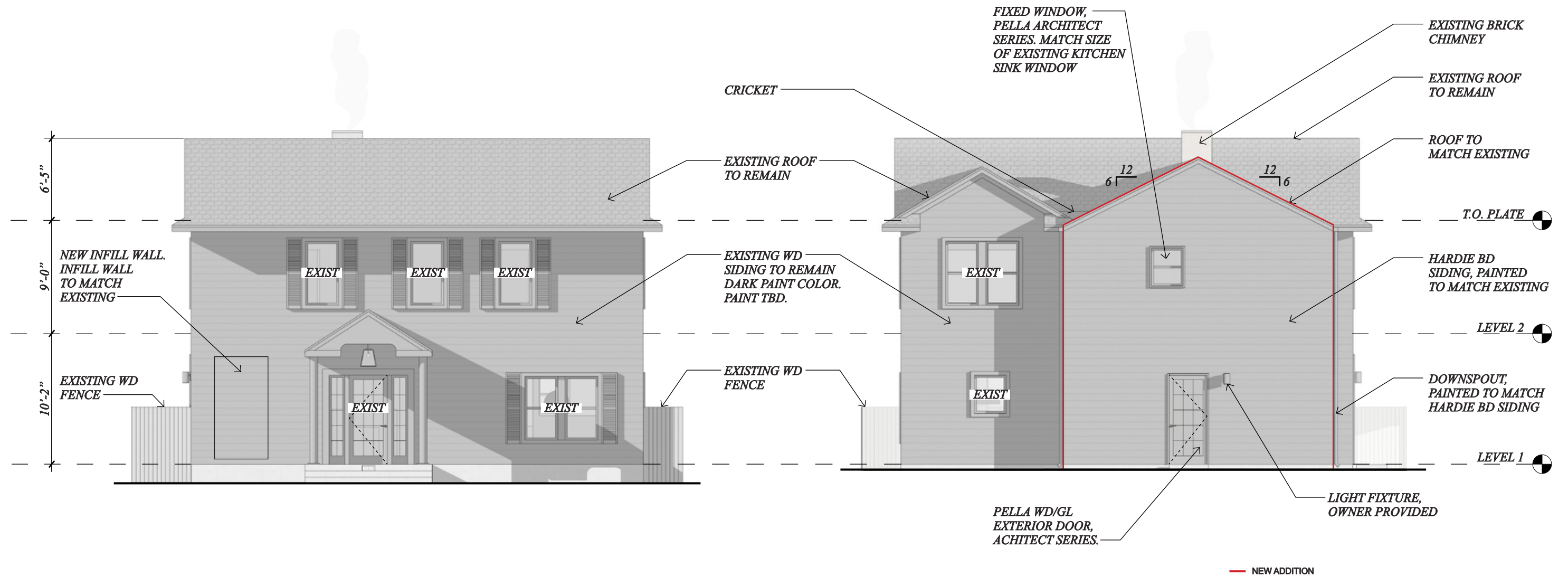
NEW ADDITION

 *ground floor plan - proposed*
SCALE: 1/8" = 1'-0"

AREA
CALCS

Renovation + Additions	
Existing	1,954 sq ft
Ground Level Addition	164 sq ft
2nd Level Addition	188 sq ft
Total Area	2,306 sq ft

* area calcs are for conditioned spaces only

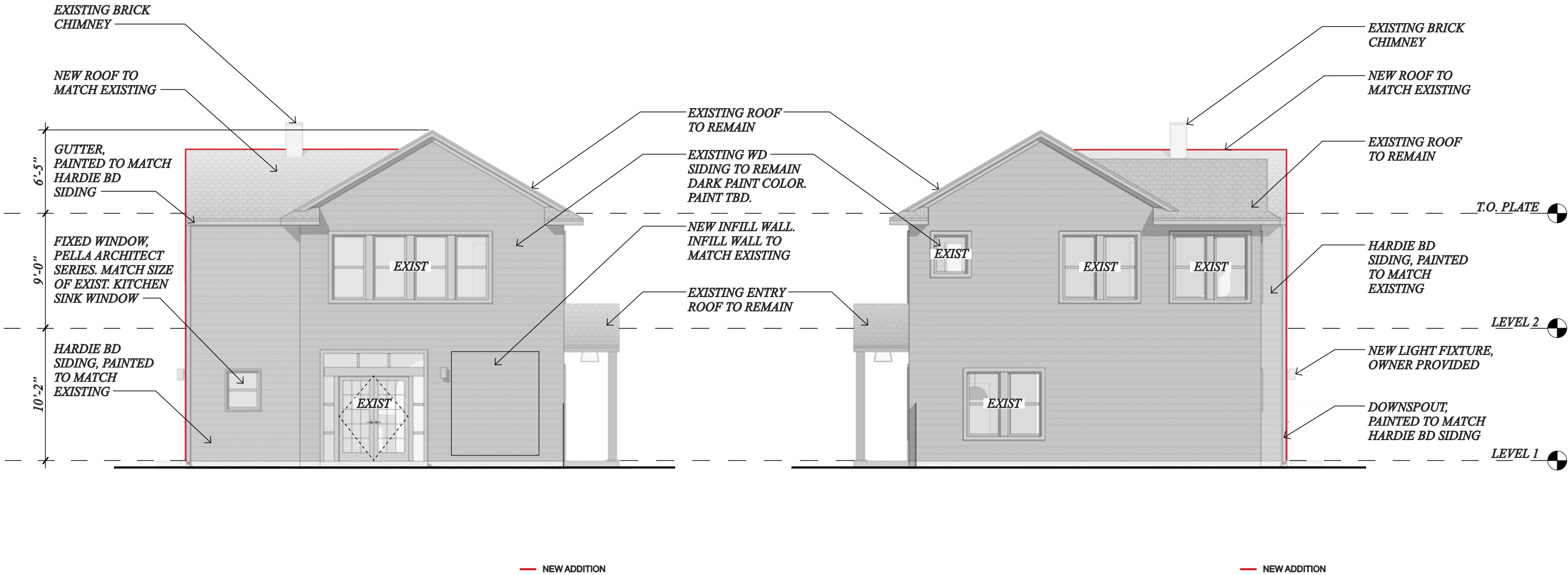


north elevation

SCALE: 1/8" = 1'-0"

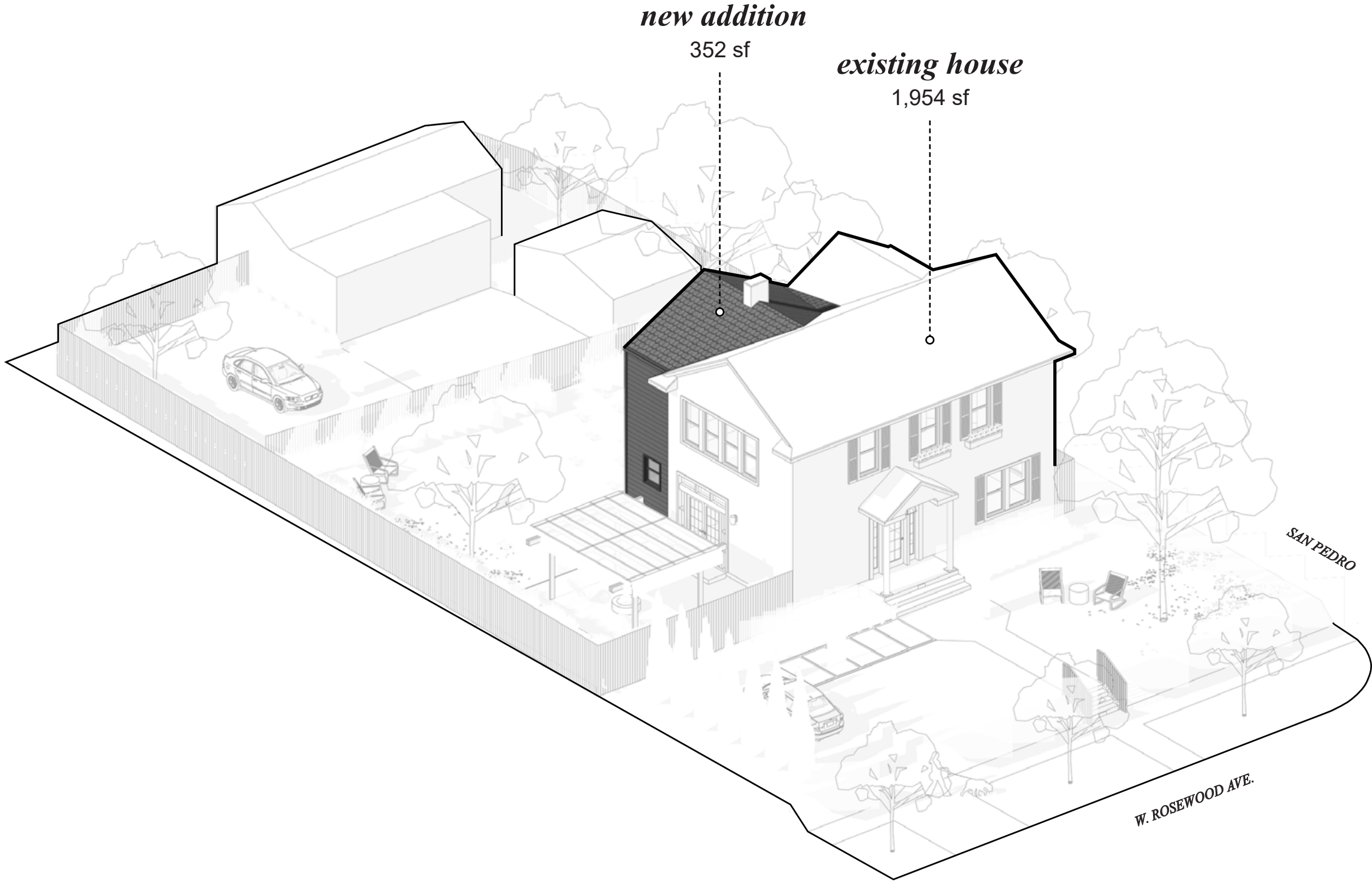
south elevation

SCALE: 1/8" = 1'-0"



east elevation
SCALE: 1/8" = 1'-0"

west elevation
SCALE: 1/8" = 1'-0"

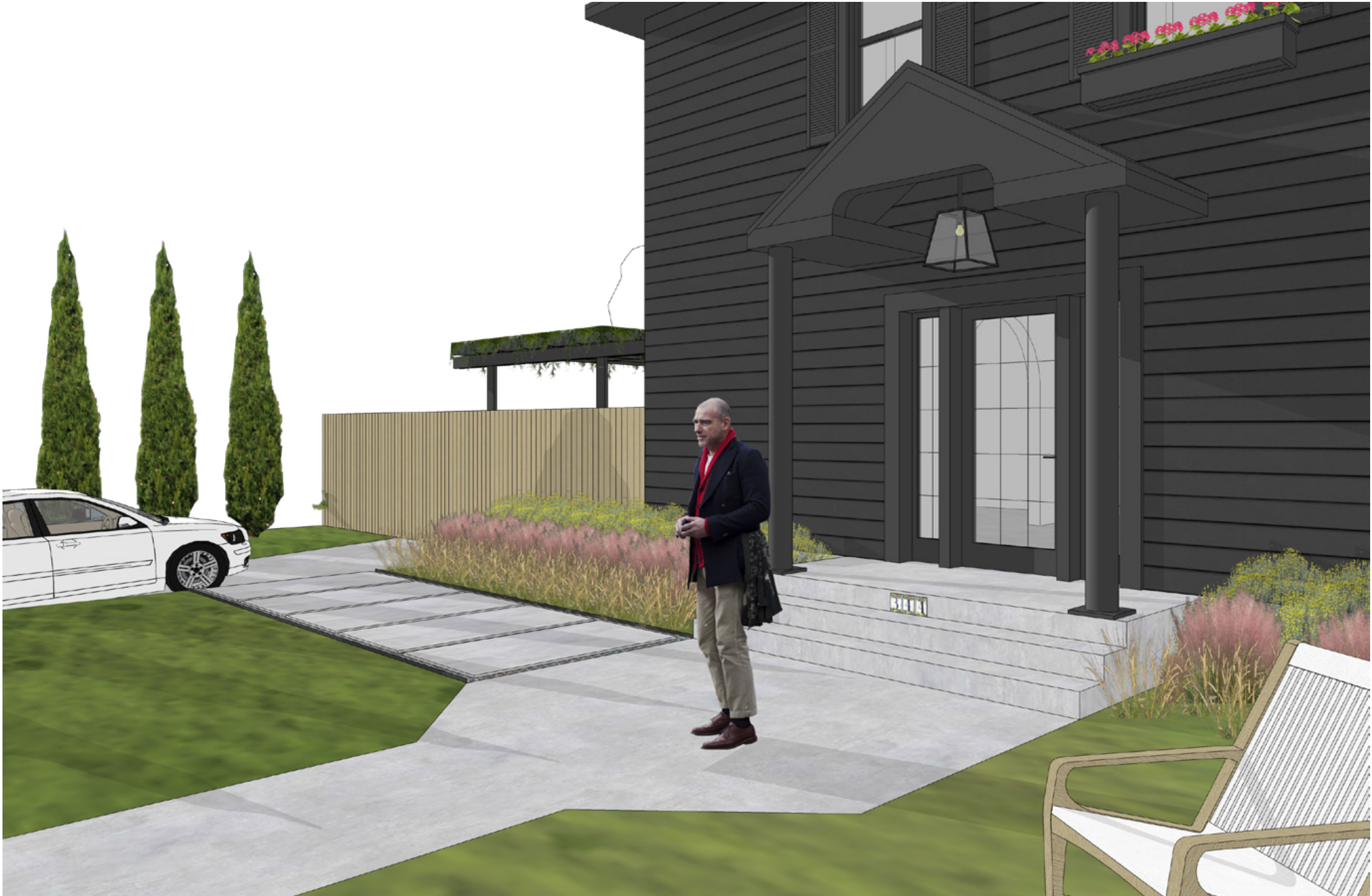




























*Renovating not only restores the house, but restores
the story of the home and the neighborhood.*

THANK YOU

344 ROSEWOOD AVE.

SAN ANTONIO TX 78212

GENERAL NOTES:

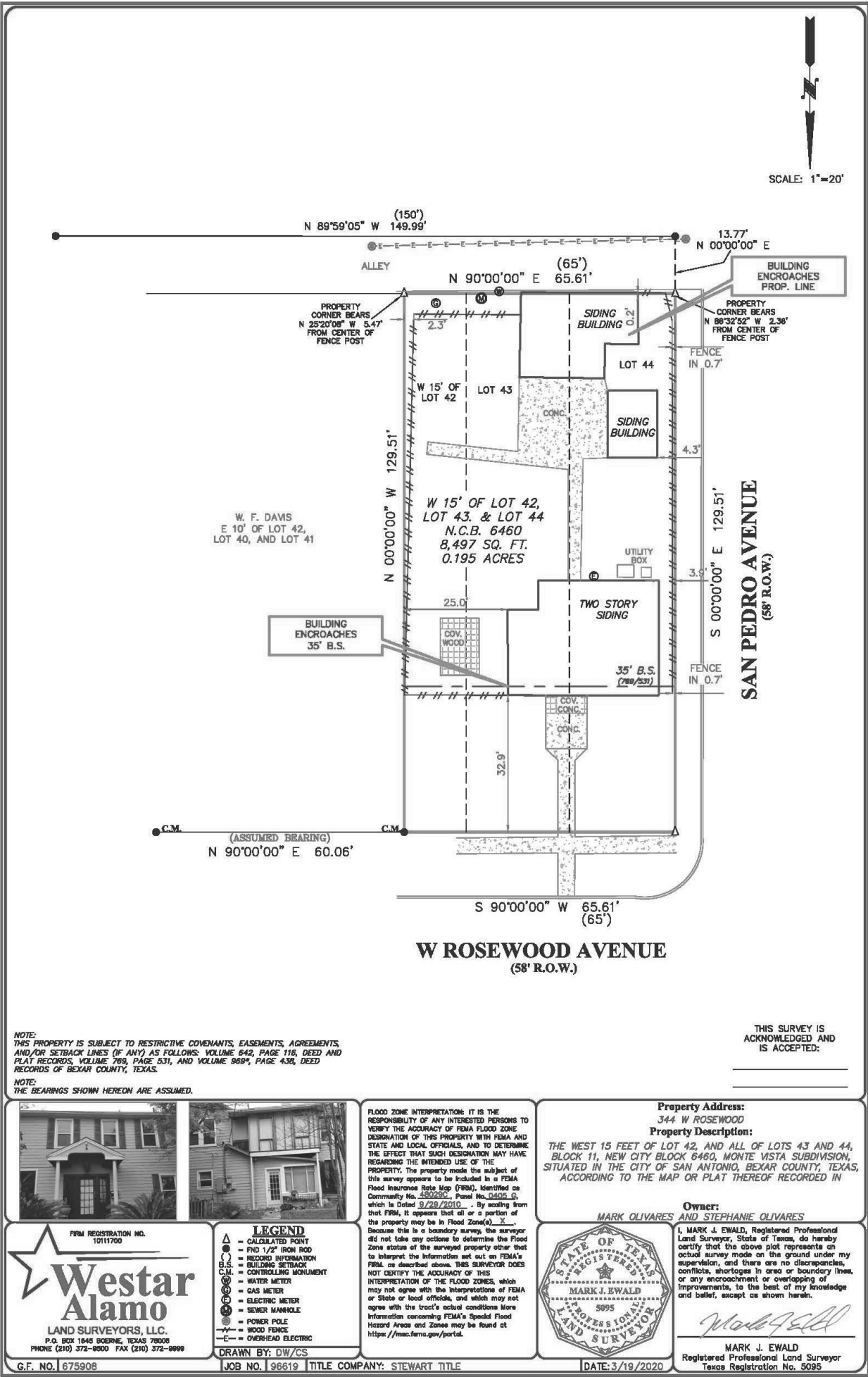
1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK. PRICE ALTERNATE FOR 5/8" ZIP SYSTEM SHEATHING W INTREGRAL WATER/ AIR BARRIER.
19. NOT USED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELIVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND, SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
29. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.

STANDARDS AND REGULATIONS
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS. IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:

1. BUILDING CODES.....2018 INT. RESIDENTIAL CODE
2. PLUMBING CODE.....2018 UNIFORM PLUMBING CODE
3. MECHANICAL.....2018 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....2017 NATIONAL ELECTRICAL CODE

ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

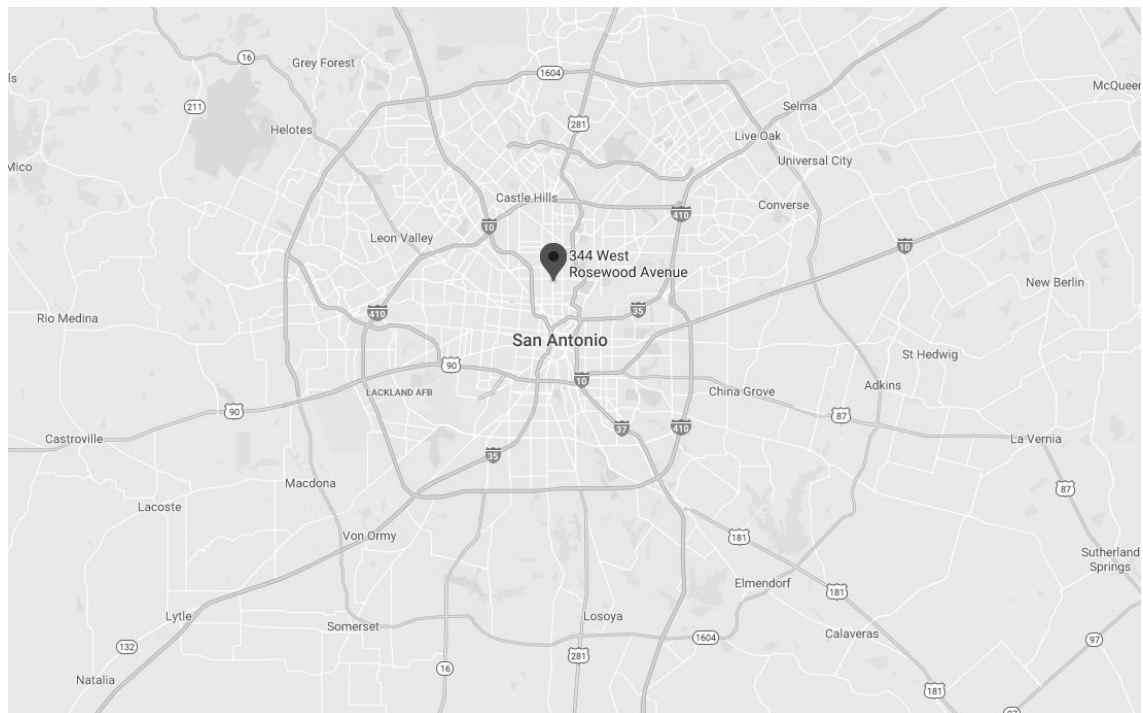
SITE SURVEY



VICINITY MAP



LOCATION MAP



PROJECT INFO

PROJECT TEAM

OWNER
MARK OLIVARES 210.365.7999

DESIGN STUDIO
LEON STUDIO
MAURICIO TAFOYA 956.237.4066

STRUCTURAL ENGINEER
GESSNER ENGINEERING
NIKO GOMES 979.307.5421

GENERAL CONTRACTOR
TBD

AREA TABULATIONS:

EXISTING AC..... 1,508 SF
NEW ADDITION..... 280 SF
TOTAL..... 1,788 SF

Sheet Number	Sheet Name
A0.0	COVER
A1.1	DEMO FLOOR PLAN
A2.1	FLOOR PLAN & INTERIOR ELEVATIONS
A3.1	POWER & LIGHTING PLAN
A4.1	ELEVATIONS
A5.1	ROOF PLAN & BUILDING SECTIONS
S000	NOTES
S100	FOUNDATION PLAN
S110	FRAMING PLANS
S500	FOUNDATION DETAILS
S510	FRAMING DETAILS

León Studio

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SAN ANTONIO TX 78212

CLIENT:
MARK OLIVARES

JASON MORAN
COLLABORATIVE DESIGNER

GESSNER
ENGINEERING

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COVER

PROJECT NO: 001.2020

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A0.0

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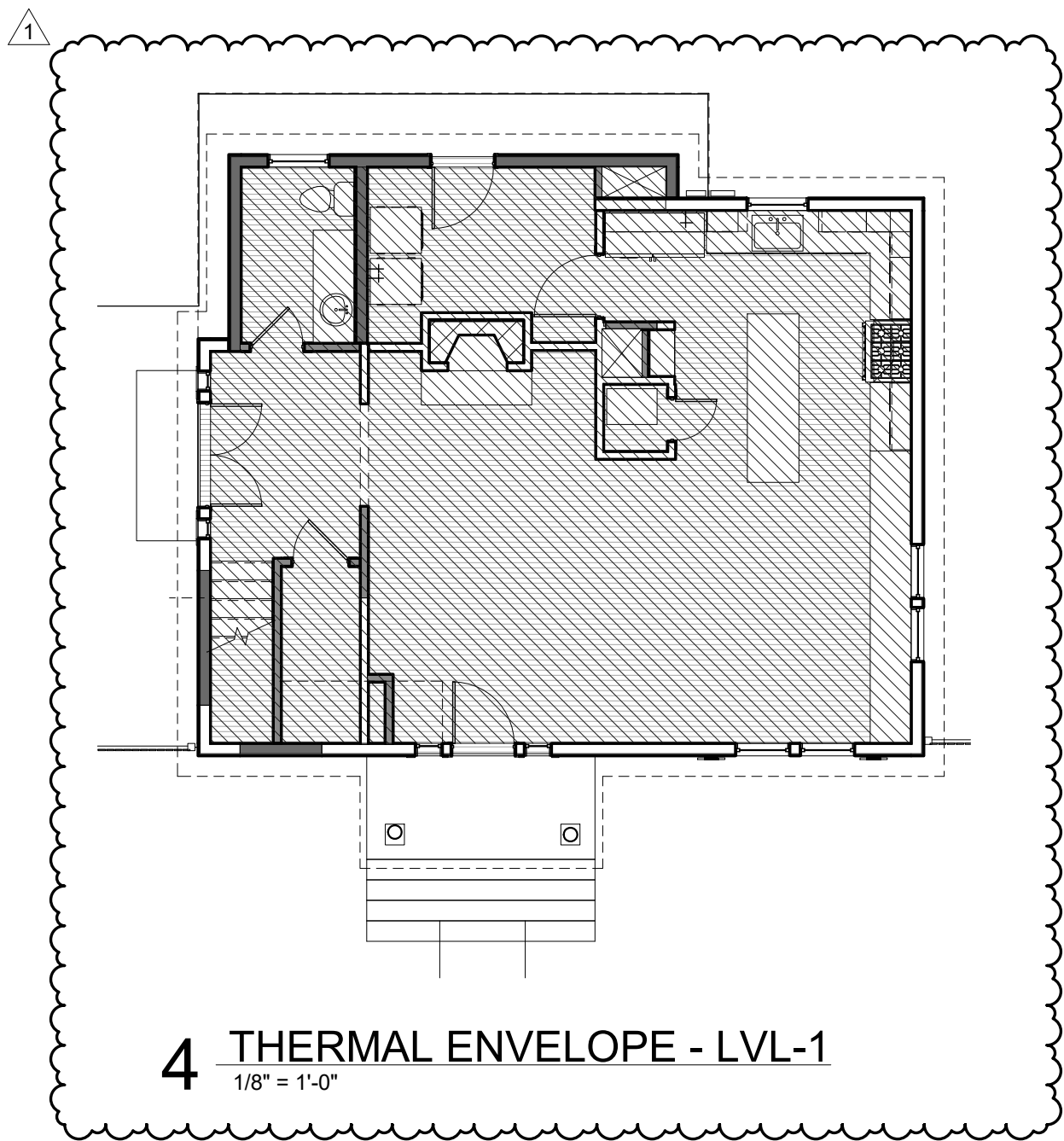
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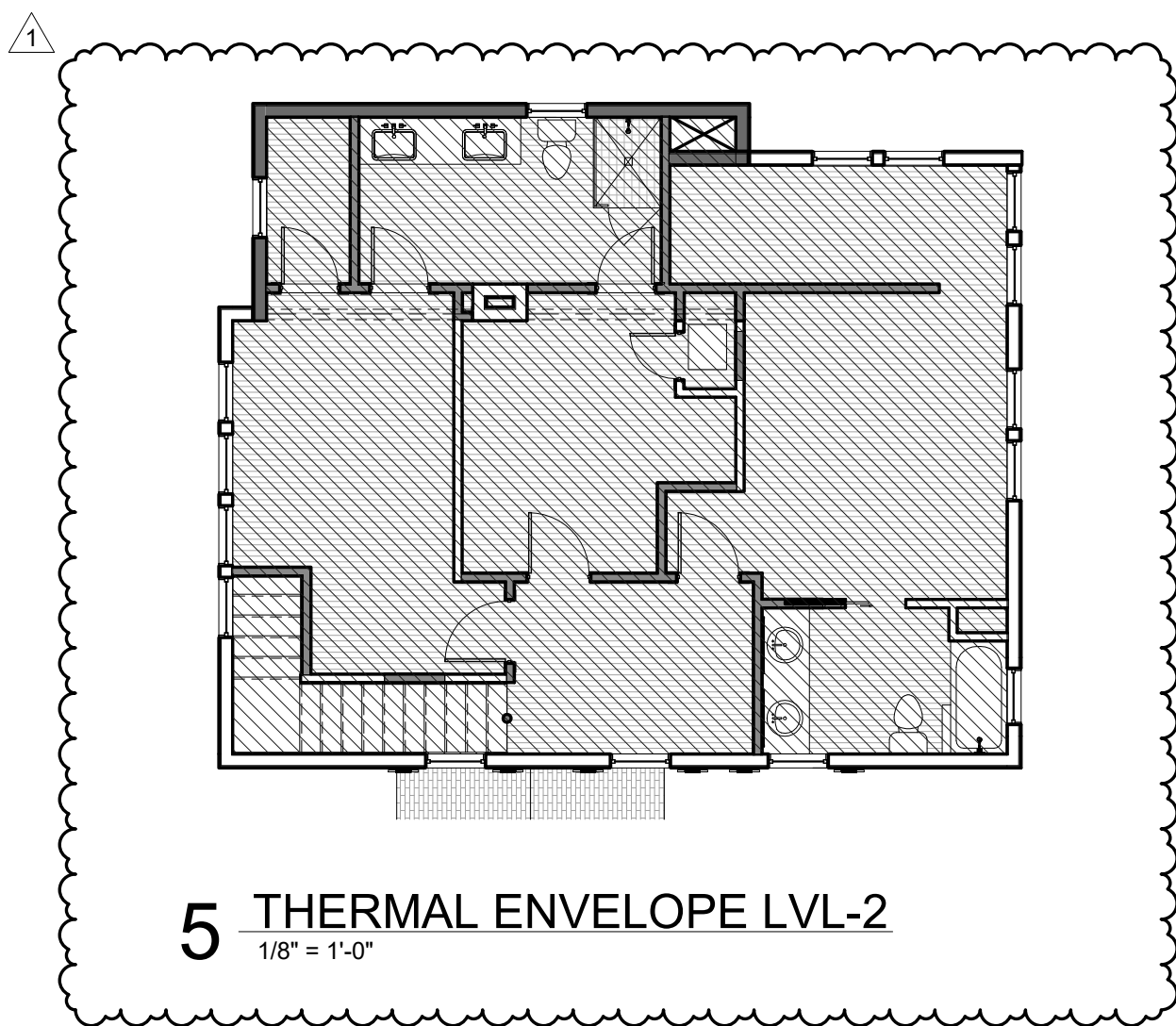
DEMO FLOOR PLAN

PROJECT NO: 001.2020
DRAWN BY: MT

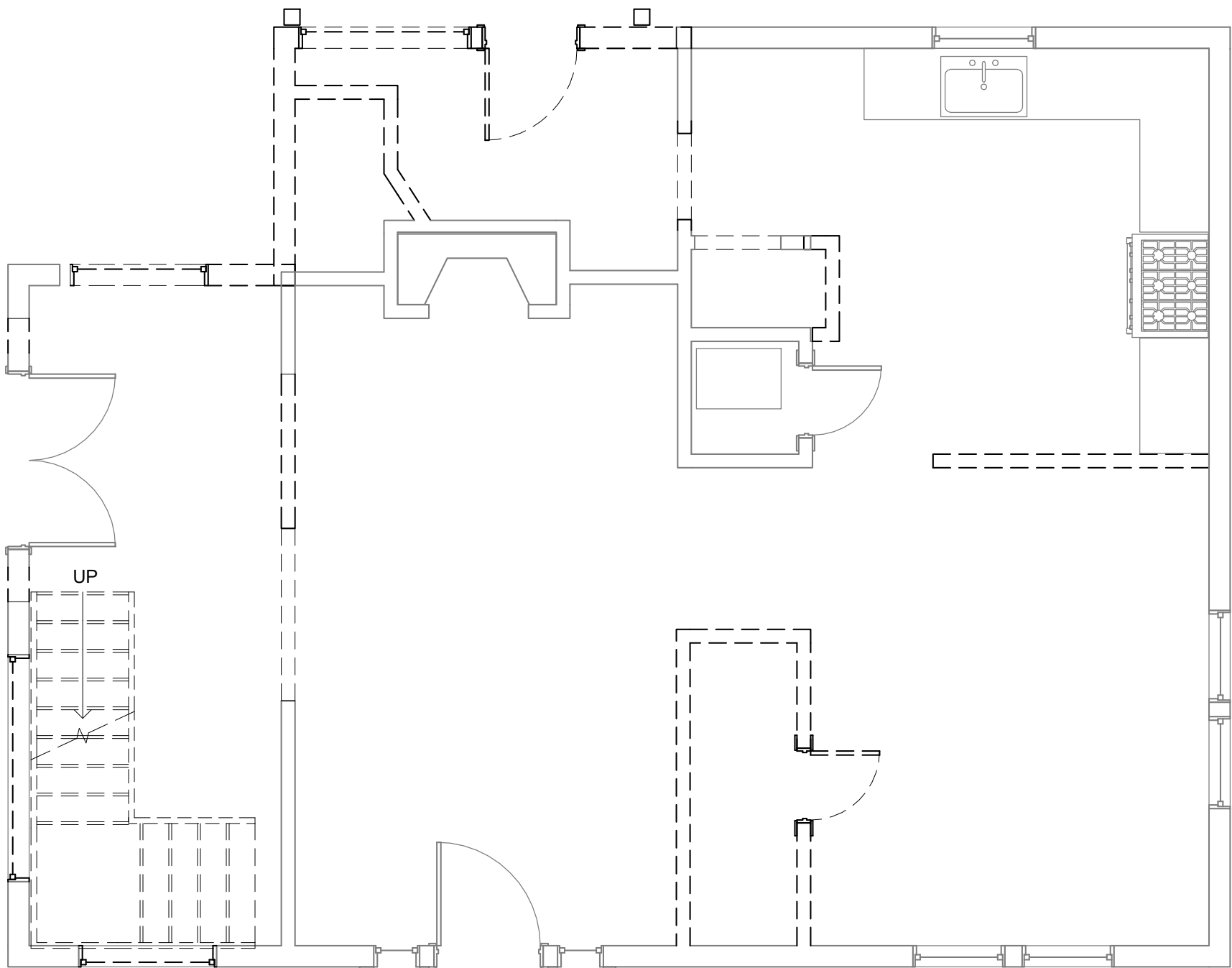
A1.1



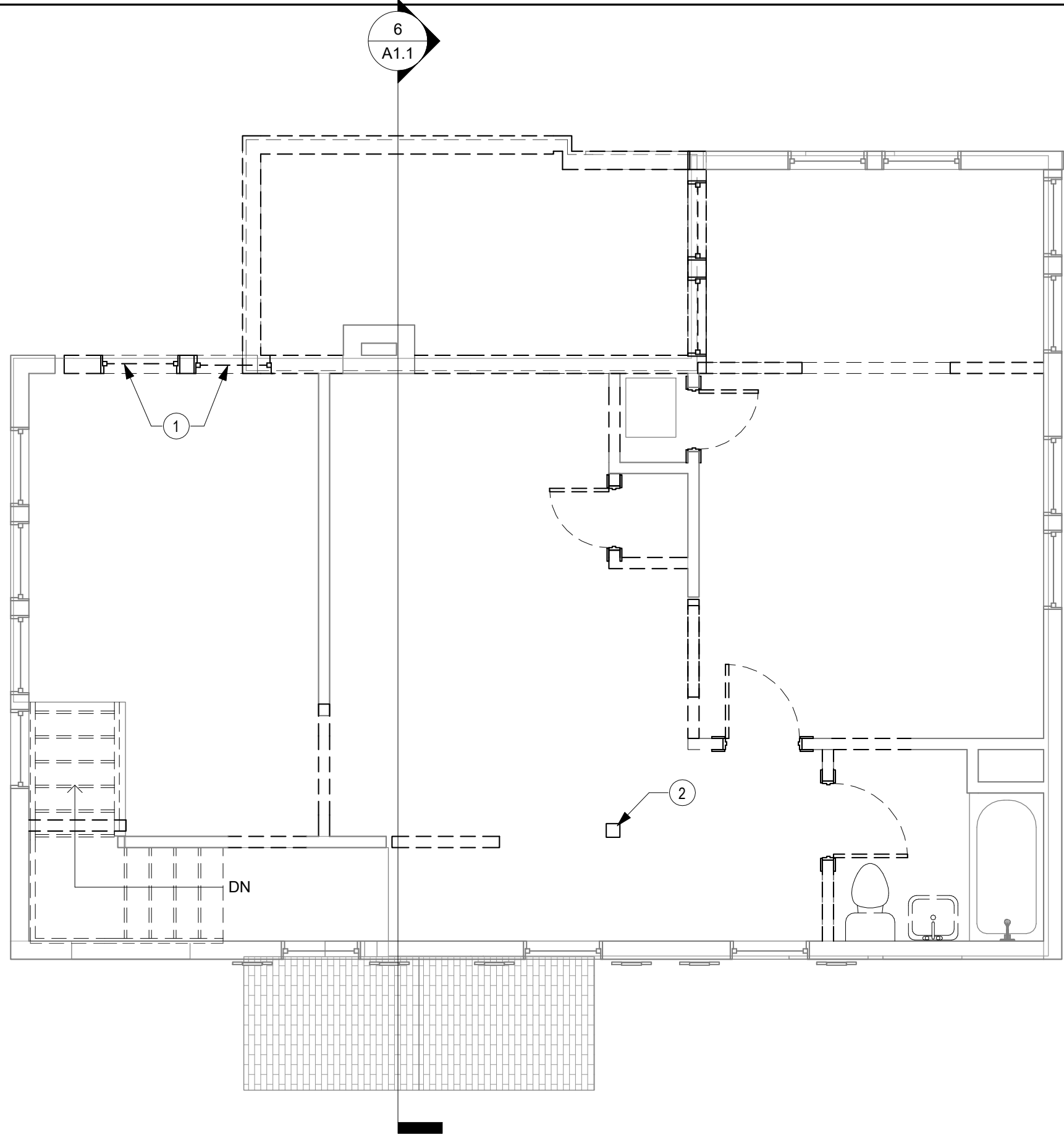
4 THERMAL ENVELOPE - LVL-1
1/8" = 1'-0"



5 THERMAL ENVELOPE LVL-2
1/8" = 1'-0"



2 LEVEL 1 FLOOR PLAN - EXISTING/ DEMO
1/4" = 1'-0"
NORTH



1 LEVEL 2 FLOOR PLAN - EXISTING/ DEMO
1/4" = 1'-0"
NORTH

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

DEMO PLAN KEYED NOTES

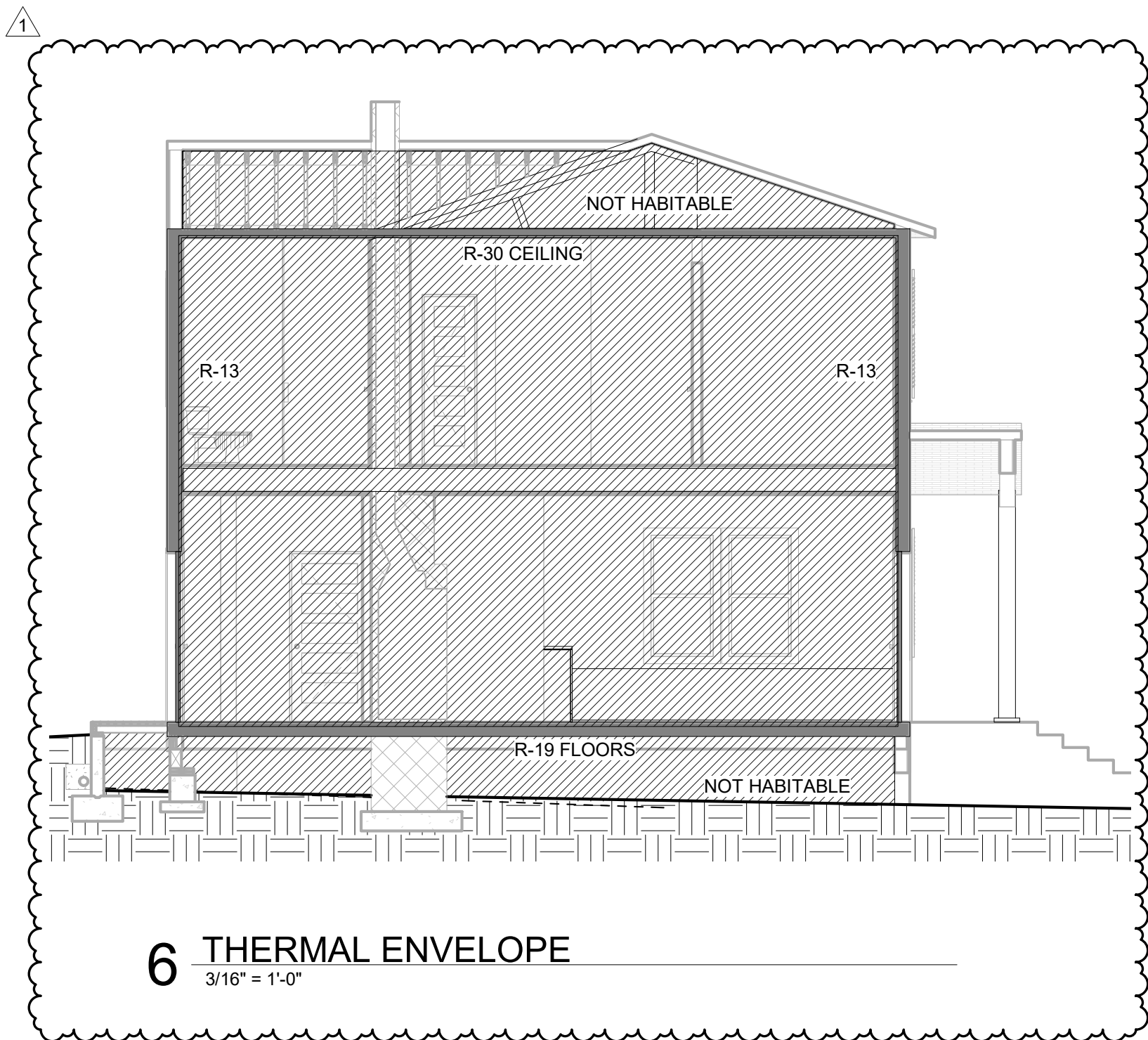
- REMOVE EXISTING WINDOW. SALVAGE AND REUSE. (REFERENCE FLOOR PLAN AND ELEVATIONS FOR NEW WINDOW LOCATION)
- DEMO EXISTING COLUMN AND HEADER STRUCTURE ABOVE.

DEMOLITION NOTES:

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS
- THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON DRAWINGS ARE IN PLACE AND CORRECT
- ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES WHERE REQUIRED TO PROTECT THE PUBLIC.
- PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES. ANY ASBESTOS REMOVAL SHALL BE DONE PRIOR TO ANY DEMOLITION WORK. THIS WORK SHALL BE DONE BY A LICENSED ABATEMENT COMPANY.
- IF THERE IS ANY CONCERN WHETHER A INTERIOR WALL IS BEARING OR NOT, CONTACT DESIGN STUDIO IMMEDIATELY TO SCHEDULE A VERIFICATION TIME. IF REQUIRED PROVIDE FRAMING & STRUCTURE DUE TO REMOVAL OF LOAD BEARING ELEMENTS.
- WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET ALL THE WAY BACK TO THE ELECTRICAL PANEL / SOURCE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
- WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE CAP & ROOF PENETRATION, REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS A PART OF NEW BUILD-OUT). ALL UNDERGROUND SANITARY, GREASE OR WATER LINES SHALL BE CAPPED-OFF BELOW SLAB. MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO ANY WORK. ALL WORK SHALL BE DONE BY A LICENSED PLUMBER. NO DEAD WATER LEGS.
- WHERE VENTILATION OR AIR CONDITIONING NEEDS TO BE ABANDONED, REMOVE ALL EXHAUST & OUTSIDE AIR DUCTS AS REQUIRED. ROOF TOP FANS SHALL BE REMOVED & THE OPENINGS DRIED-IN TO PREVENT ANY WATER PENETRATION IN THE SPACE. ALL WORK SHALL BE DONE BY A LICENSED HVAC CONTRACTOR.
- WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER & REGULATOR SHALL BE REMOVED BY UTILITY COMPANY. ALL WORK SHALL BE DONE BY A LICENSED SUB-CONTRACTOR.
- DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS SURVEYS AND PLANNING CAN DETERMINE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED. FIELD VERIFICATION OF THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR SINCE FINAL DISTANCES.
- LOCATIONS AND HEIGHTS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RENOVATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE FINISHED PRODUCT AS SHOWN ON THE PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN STUDIO / ENGINEER FOR A DECISION TO RESOLVE CONFLICTS PRIOR TO BID.
- CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER, AND DESIGNER PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
- DASHED LINES ON DEMOLITION PLAN INDICATED EXISTING MATERIALS TO BE REMOVED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.
- ITEMS TO REMAIN AND TO BE PROTECTED ARE DESIGNATED WITH CONTINUOUS LINES. IF DAMAGE OCCURS, PATCH, REPAIR, OR REPLACE DAMAGED ITEMS AT NO COST TO OWNER.
- REPAIR SOFFIT, CEILING, WALL AND FLOOR FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK.
- REPAIR WALLS DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL.
- DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED TO ELIMINATE DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
- PROVIDE SCREENING FROM DUST, FUMES, SMOKE, WATER, AND NOISE WHERE DEMOLITION REQUIRES CONSTRUCTION TO BE EXPOSED TO NORMAL OPERATIONS OF THE RESIDENCE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLAN SHALL BE REPORTED AT ONCE TO THE DESIGN STUDIO AND ALL WORK INVOLVED AT SAID QUESTIONED AREA SHALL BE HALTED UNTIL THE DESIGN STUDIO GIVES NOTICE TO PROCEED.
- COORDINATE PLUMBING, MECHANICAL, AND ELECTRICAL DEMOLITION AS INDICATED IN PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS WHEN PRESENT. EXISTING MILLWORK, LIGHTING AND PLUMBING FIXTURES NOT TO BE REUSED.



HATCHED AREA TO BE REMOVED



6 THERMAL ENVELOPE
3/16" = 1'-0"

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G
GESSNER
ELECTRICIEN

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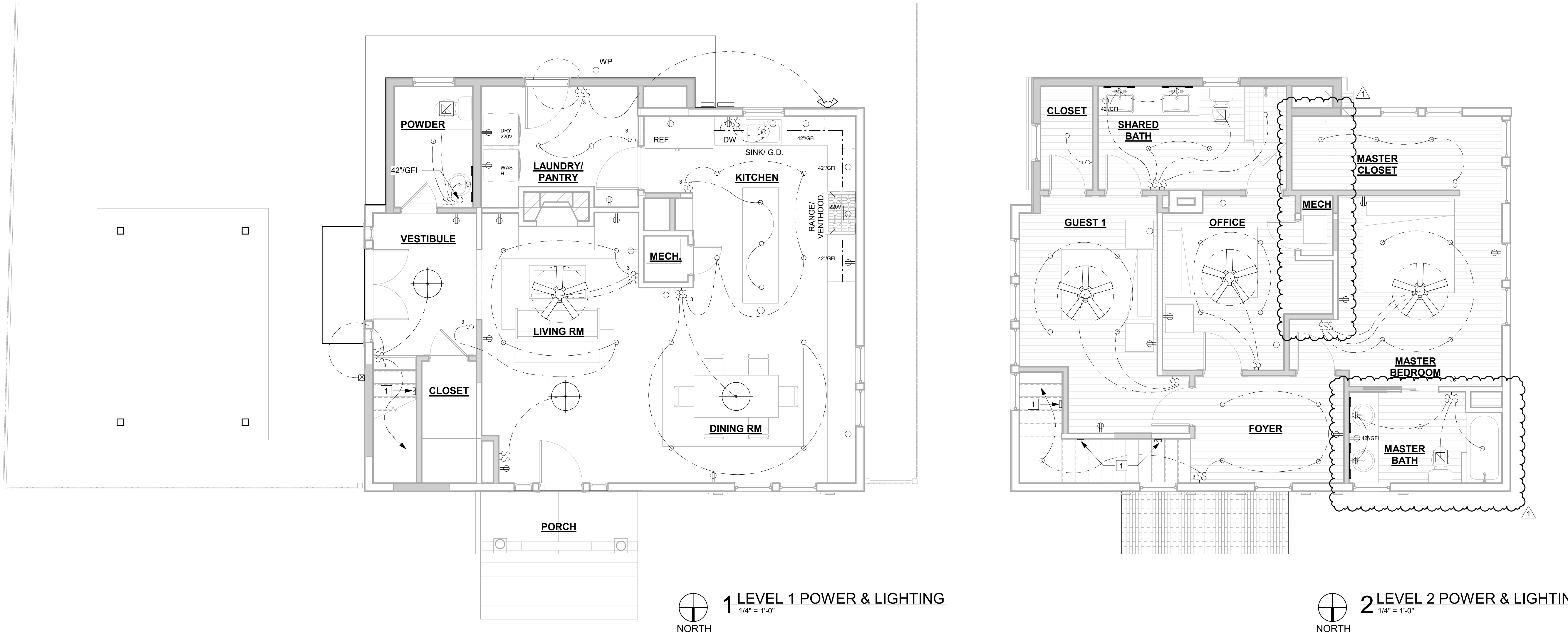
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POWER & LIGHTING
PLAN

PROJECT NO: 001.2020

DRAWN BY: MT

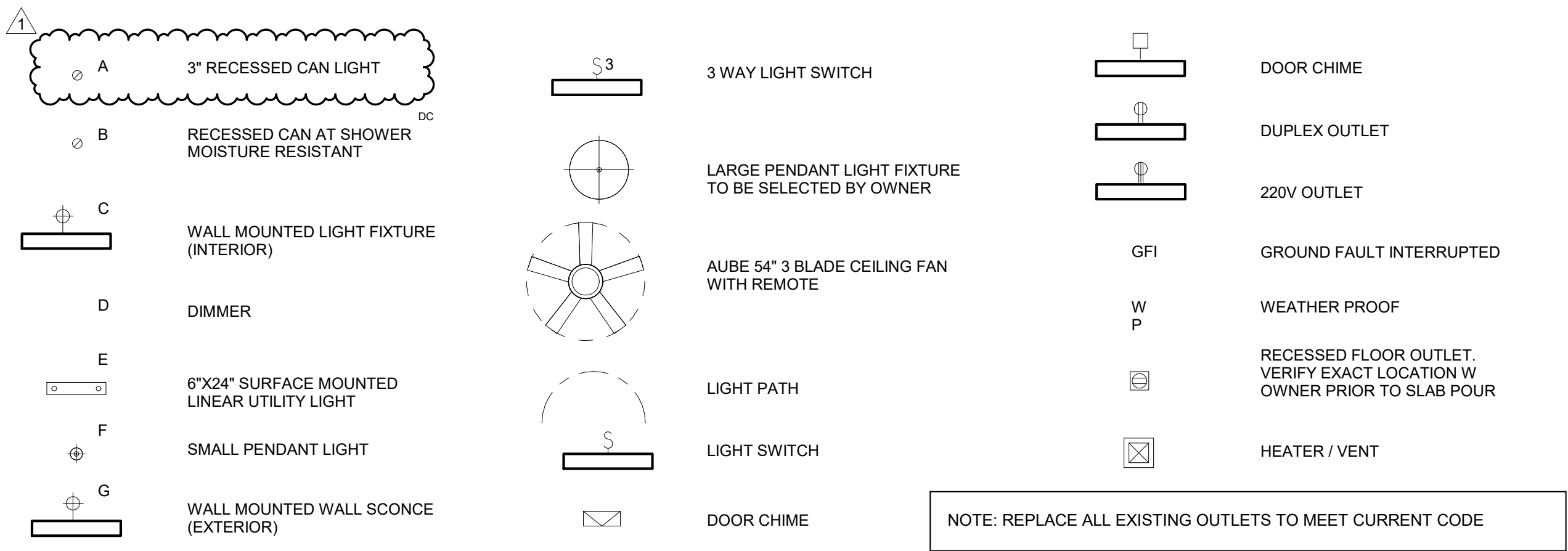
A3.1



GENERAL NOTES:
-VERIFY ALL CABINET DESIGNS W OWNER PRIOR TO FABRICATION
-VERIFY ALL LIGHT FIXTURE HEIGHTS W OWNER PRIOR TO INSTALLATION
-VERIFY ALL OUTLET LOCATIONS AND LAYOUT W OWNER PRIOR TO PULLING ELECT. WIRE
-NOTIFY OWNER/ DESIGN STUDIO OF ANY DISCREPANCIES IN COORDINATION OF ELECT/ MILLWORK
-ALL FINISHES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL
-ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER. PROVIDE SUBMITTAL FOR APPROVAL

ELECTRICAL PLAN KEYED NOTES:

1 N WALL STEP LIGHTS



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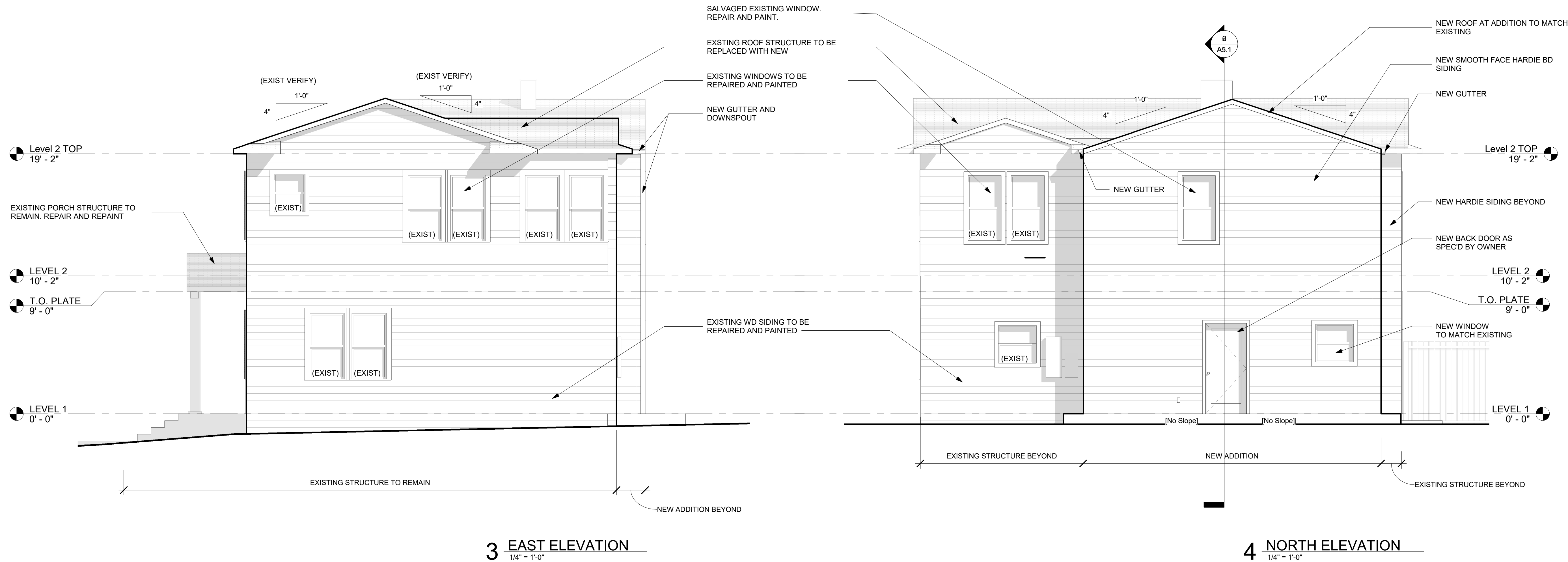
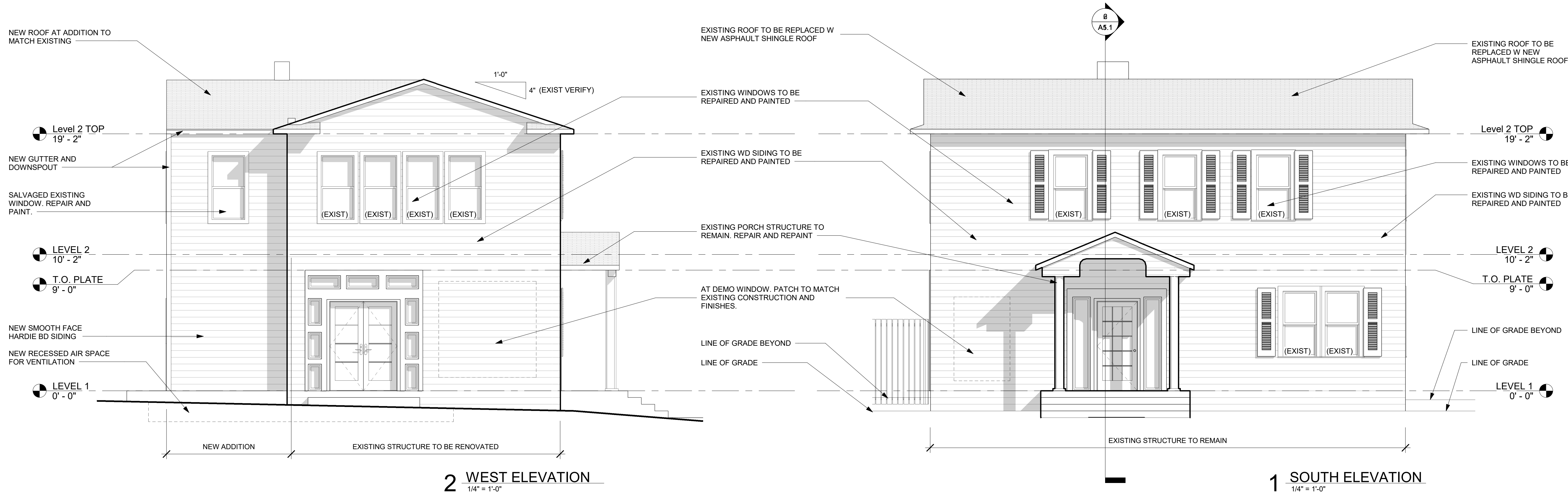
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ELEVATIONS

PROJECT NO: 001.2020

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A4.1



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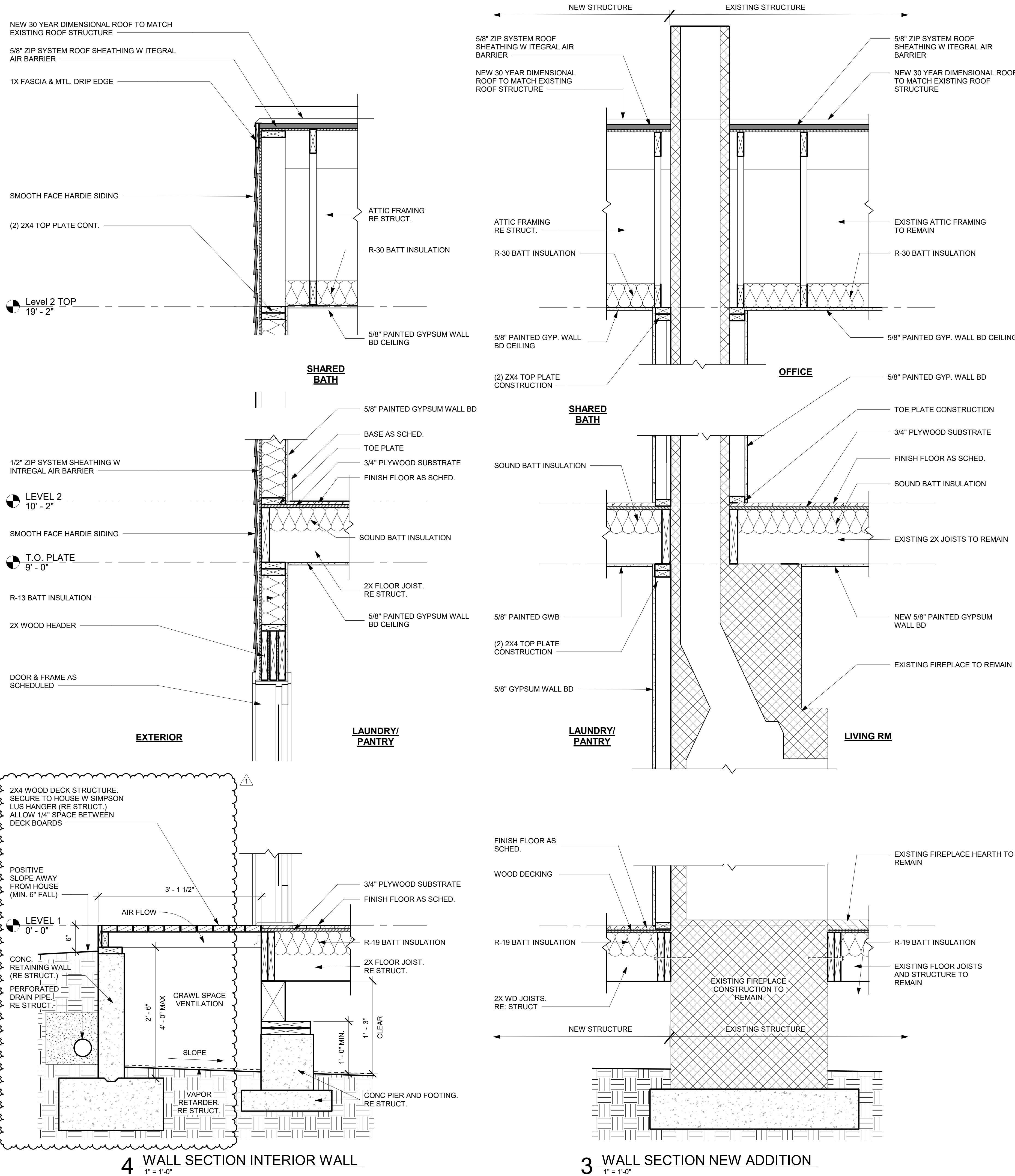
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ROOF PLAN &
BUILDING SECTIONS

PROJECT NO: 001.2020
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A5.1



2 SECTION
1/4" = 1'-0"

3 WALL SECTION NEW ADDITION
1" = 1'-0"

4 WALL SECTION INTERIOR WALL
1" = 1'-0"

ABBREVIATION LIST

ACP	AUGER CAST PILE	MIN.	MINIMUM
ADD.	ADDITIONAL	MISC.	MISCELLANEOUS
ALT.	ALTERNATIVE	M/PH	MILES/HOUR
ARCH.	ARCHITECT, ARCHITECTURAL	N/A	NOT APPLICABLE
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS	NS	NON-SHRINK
BOS	BOTTOM OF STEEL	NTE	NOT TO EXCEED
BP	BASE PLATE	NTS	NOT TO SCALE
CP	CONTROL JOINT	NWC	NORMAL WEIGHT CONCRETE
CJ	COMPLETE JOINT PENETRATION	OC	ON CENTER
CL	CENTER LINE	OCEW	ON CENTER EACH WAY
CMU	CONCRETE MASONRY UNIT	OPP.	OPPOSITE
COL.	COLUMN	PAR.	PARALLEL
COMP.	COMPOSITE	PEMB	PRE-ENGINEERED METAL BUILDING
CONT.	CONTINUOUS	PERP.	PERPENDICULAR
CU.	CUBIC	PI/P	PARTIAL JOINT PENETRATION
Ø	BAR DIAMETER	PL	PLASTICITY INDEX
DF	DOUGLAS FIR	PLF	LBS/ LINEAR FOOT
DIA., Ø	DIAMETER	PSF	LBS/ SQUARE FOOT
EA.	EACH	PSI	LBS/ SQUARE INCH
EJ	EXPANSION JOINT	PSL	PARALLEL STRAND LUMBER
EMBED.	EMBEDMENT	PW	PUDDLE WELD
EN	EDGE NAILING	QA	QUALITY ASSURANCE
ENG	ENGINEER OF RECORD	QC	QUALITY CONTROL
EQ	EMBED PLATE	QTY.	QUANTITY
EQ.	EQUAL	REC.	RECOMMENDED
EQUIP.	EQUIPMENT	REF.	REFERENCE
EXT.	EXTERIOR	REINF.	REINFORCEMENT
FTE	FIRST FLOOR ELEVATION	REQ.	REQUIRED
GA	GAUGE	RFI	REQUEST FOR INFORMATION
GALV.	GALVANIZED	SEC.	SECOND
GC	GENERAL CONTRACTOR	SF	SQUARE FEET
GFCMU	GROUT FILLED CONCRETE MASONRY UNIT	SIM.	SIMILAR
GR.	GRADE	SPEC.	SPECIFICATION
HCA	HEADED CONCRETE ANCHOR	SPP	SPRUCE PINE FIR
IN	SQUARE INCHES	STD.	STANDARD
INFO.	INFORMATION	SYP	SOUTHERN YELLOW PINE
INT.	INTERMEDIATE	T&B	TOP AND BOTTOM
K	KIP (1,000 LBS)	TBS	TO BE THICKENED
KD	KILN DRIED	THK.	THICKNESS
LBS	POUNDS	TJI	TRUSS JOIST H-JOIST
LG	LIGHT GAUGE	TOC	TOP OF CONCRETE
LW	LIGHT WEIGHT	TOS	TOP OF STEEL
LSL	LAMINATED STRAND LUMBER	TSW	TOP SEAM WELD
LVL	LAMINATED VENEER LUMBER	TYP.	TYPICAL
LW	LIGHT WEIGHT	UNO	UNLESS NOTED OTHERWISE
MAX.	MAXIMUM	US	UNDERSIDE
MECH.	MECHANICAL	W/	WITH
MEP	MECHANICAL ELECTRICAL PLUMBING	W/C	WATER-CEMENT RATIO
MFR	MANUFACTURER	W/O	WITHOUT
MIL	0.001"	WWF	WELDED WIRE FABRIC

GENERAL

- STRUCTURAL DESIGN BASED ON ARCHITECTURAL PLANS PROVIDED BY LEON STUDIO RECEIVED JULY 16, 2020.
- FOR REFERENCED STANDARDS OF DESIGN AND CONSTRUCTION REFER TO CHAPTER 44 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC), WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. ALL SPECIFICATIONS AND CODES NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.
- WHERE CONFLICTS EXIST AMONG THE VARIOUS PARTS OF THE STRUCTURAL CONTRACT DOCUMENTS, STRUCTURAL DRAWINGS, GENERAL NOTES, AND SPECIFICATIONS, THE STRICTEST REQUIREMENTS SHALL GOVERN, UNLESS APPROVED OTHERWISE.
- STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, AND ARCHITECTURAL DRAWINGS. WHERE DISCREPANCIES OCCUR BETWEEN STRUCTURAL DOCUMENTS AND OTHER DISCIPLINES, THE STRUCTURAL ENGINEER SHALL BE CONTACTED.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL CONTRACT DOCUMENTS AND LATEST RFI, ASI, AND/OR ADDENDA AND TO SUBMIT SUCH DOCUMENTS TO ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS, FABRICATION OF ANY STRUCTURAL MEMBERS, OR CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY STRUCTURES NOTED IN THE DRAWINGS AS EXISTING. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- DO NOT SCALE DRAWINGS FOR QUANTITY, LENGTH, OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS NOTED OTHERWISE. OTHERWISE, IF LOCATIONS ARE FOUND WHERE NO TYPICAL OR SPECIFIC DETAIL OR TYPICAL SCHEDULE APPLIES, NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, BUT NOT LIMITED TO, ADEQUATE EXCAVATION PROCEDURES, SHORING, BRACING, AND ERECTION PROCEDURES COMPLYING WITH NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- THE STRUCTURE HAS BEEN DESIGNED FOR THE LOADS IDENTIFIED WITHIN THESE STRUCTURAL DRAWINGS THAT ARE ANTICIPATED TO BE APPLIED TO THE FINAL STRUCTURE ONCE COMPLETED AND OCCUPIED.
 - THESE DRAWINGS DO NOT DEPICT ANY SECONDARY STRUCTURAL ELEMENTS WHICH MAY BE REQUIRED UNLESS SPECIFICALLY NOTED OTHERWISE. SECONDARY STRUCTURAL ELEMENTS INCLUDE, BUT ARE NOT LIMITED TO: SUPPORT BEAMS ABOVE THE PRIMARY ROOF STRUCTURE TO SUPPORT MECHANICAL EQUIPMENT, ROOFTOP MECHANICAL CURBS, ELEVATOR SUPPORT RAILS AND BEAMS, RETAINING WALLS INDEPENDENT OF THE PRIMARY BUILDING, LIGHT POLE OR FLAG POLE FOUNDATIONS, ANCHORAGE AND SUPPORT OF MECHANICAL AND ELECTRICAL EQUIPMENT/PIPING/DUCTWORK, NON-BEARING PARTITIONS, GUARD RAILS AND POSTS, STAIR FRAMING, STAIR RAILINGS, AND EXTERIOR CURTAIN WALLS AND CLADDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ANY APPLIED CONSTRUCTION LOADS, INCLUDING, BUT NOT LIMITED TO: THOSE DUE TO CONSTRUCTION VEHICLES OR EQUIPMENT, MATERIAL HANDLING OR STORAGE, SHORING OR RESHORING, AND ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL CONTACT GESSNER ENGINEERING FOR ANY CONSTRUCTION LOADS THAT ARE IN EXCESS OF THE STATED DESIGN LOADS.
 - CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS AND SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. DO NOT IMPACT POURED OR ERECTED FLOORS OR ROOFS WHEN PLACING MATERIALS.
- THE BUILDING OWNER SHALL ESTABLISH A PLANNED PROGRAM OF MAINTENANCE TO ENSURE STRUCTURAL INTEGRITY FROM EXPOSURE TO THE ENVIRONMENT. THIS PROGRAM SHALL INCLUDE, BUT IS NOT LIMITED TO: PAINTING OF STRUCTURAL STEEL, PROTECTIVE COATING FOR CONCRETE, SEALANTS, CAULKED JOINTS, EXPANSION JOINTS, CONTROL JOINTS, SPALLS AND CRACKS IN CONCRETE, AND PRESSURE WASHING OF EXPOSED STRUCTURAL ELEMENTS EXPOSED TO A CORROSIVE ENVIRONMENT.

DESIGN CRITERIA

- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION, WHERE ELEMENTS EXCEED THE LIMITS OF THE IRC, THESE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC).
- DEAD LOADS:
 - DESIGN DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURE, MATERIALS, COMPONENTS, PERMANENT FIXTURES, AND 4 PSF MECHANICAL DUCT ALLOWANCE.
 - LOADING FOR MECHANICAL AND ELECTRICAL EQUIPMENT IS BASED ON THE WEIGHTS OF ASSUMED EQUIPMENT WHERE INDICATED ON THE STRUCTURAL DRAWINGS. WHERE EQUIPMENT WEIGHT EXCEEDS THE SPECIFIED LIVE LOAD ALLOWANCE, THE STRUCTURAL ENGINEER SHALL BE CONTACTED FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO PLACEMENT OF EQUIPMENT.
- LIVE LOADS:
 - FOOTNOTES ACCORDING TO THE IRC SHALL PERTAIN AS APPLICABLE.
 - DESIGN LIVE LOADS ARE BASED ON THE MORE RESTRICTIVE OF THE UNIFORM LOAD LISTED BELOW OR THE CONCENTRATED LOAD LISTED ACTING OVER AN AREA OF 20 IN² FOR GARAGES AND 4 IN² PER STAIR TREAD.
 - LIVE LOADS HAVE BEEN REDUCED USING THE STANDARD PROCEDURE FROM THE ABOVE REFERENCE CODES.

CATEGORY	UNIFORM	CONCENTRATED
• UNINHABITABLE ATTIC WITH STORAGE	10 PSF	-
• WITH LIMITED STORAGE	20 PSF	-
• HABITABLE ATTICS & ATTICS SERVED WITH FIXED STAIRS	30 PSF	-
• BALCONIES & DECKS	60 PSF	-
• BEDROOMS	30 PSF	-
• GARAGES	50 PSF	2,000 LBS
• ROOF	20 PSF	-
• STAIRS	40 PSF	300 LBS
• ALL OTHER AREAS	40 PSF	-
 - RISK CATEGORY OF BUILDING: II
- WIND DESIGN CRITERIA:
 - ULTIMATE DESIGN WIND SPEED (3 SEC. GUST, V_{ULT}) 115 MPH
 - NOMINAL DESIGN WIND SPEED (V_{ASD}) 80 MPH
 - EXPOSURE CATEGORY B
 - INTERNAL PRESSURE COEFFICIENT (GC_{pi}) ±0.18
 - DIRECTIONALITY FACTOR (K_d) 0.85
 - TOPOGRAPHY FACTOR (K_{zt}) 1.0
- SEISMIC DESIGN CRITERIA:
 - SEISMIC DESIGN CATEGORY A
 - SNOW DESIGN CRITERIA:
 - GROUND SNOW LOAD (P_g) 5 PSF
- RAIN DESIGN CRITERIA:

THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED SO THAT RAINWATER LOADS DO NOT EXCEED THE ROOF SNOW OR LIVE LOADS AS STATED IN THE APPLICABLE SECTION.
- GEOTECHNICAL DESIGN CRITERIA:
 - SOIL DESIGN PARAMETERS BELOW ARE BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AND THE INTERNATIONAL BUILDING CODE, 2018 EDITION. THE FOLLOWING DESIGN INFORMATION IS PROVIDED SOLELY FOR REFERENCE AND IS NOT INTENDED TO SUPERSEDE ANY INFORMATION PROVIDED IN THE GEOTECHNICAL REPORT. SHOULD DISCREPANCIES EXIST THROUGHOUT THE DRAWINGS RELATIVE TO THE GEOTECHNICAL REPORT, THE CONTRACTOR SHALL CONTACT GESSNER ENGINEERING FOR ADDITIONAL INFORMATION.
 - ALLOWABLE BEARING CAPACITIES:

	CAPACITY (PSF)
SHALLOW BEARING	
STRIP FOOTING (FS = 3)	1,500
ISOLATED FOOTING (FS = 3)	N/A
DRILLED PIERS	
END BEARING (FS = 3)	N/A
SKIN FRICTION (FS = 3)	N/A

NOTES:

- FACTOR OF SAFETY (FS) = (TOTAL LOAD)
- CAPACITIES LISTED REFLECT THOSE SHOWN IN THE INTERNATIONAL BUILDING CODE.
- REF. DETAILS FOR MINIMUM BEARING DEPTHS.

PIER AND BEAM

- PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED, PRESSURE-TREATED, WOLMANIZED OR APPROVED EQUIV. WOOD IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
 - WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
 - WOOD FRAMING MEMBERS (SILL PLATES, NAILERS, ETC.) IN CONTACT WITH CONCRETE OR MASONRY IN DIRECT CONCRETE OR WITHIN 8" OF THE GROUND.
 - THE ENDS OF WOOD GIRDERS WHERE CLEARANCE ARE LESS THAN 1/2" ON TOP, SIDES AND ENDS.
 - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO WEATHER, SUCH AS PORCH DECKS.
- FIELD-CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH ASTM M4.
- FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH SECTION R317.3 OF THE IRC. THE COATING WEIGHTS FOR THE ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. STAINLESS STEEL DRIVEN FASTENERS SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS OF ASTM F 1567.
- UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH SHALL HAVE VENTILATION OPENINGS THROUGH THE FOUNDATION OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER. WHERE A CLASS 1 VAPOR RETARDER IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. IF ADEQUATE VENTILATION OPENINGS CANNOT BE PROVIDED, MECHANICAL CONDITIONING MUST BE PROVIDED IN ACCORDANCE WITH THE IBC.
- ONE UNDER-FLOOR VENTILATION OPENING SHALL BE WITHIN 3' - 0" OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH AS IN ACCORDANCE WITH SECTION R408.2 OF THE IRC.
- ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES IN ACCORDANCE WITH SECTION R408.4 OF THE IRC. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18"X24". OPENINGS THROUGH A PERIMETER SHALL NOT BE LESS THAN 16"X24".
- THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS AND CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE THE BUILDING IS OCCUPIED FOR ANY PURPOSE.
- THE FINISHED FLOOR OF THE UNDER-FLOOR SURFACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE WITH POSITIVE DRAINAGE TO THE EXTERIOR. WHERE THIS IS NOT POSSIBLE, AN APPROVED DRAINAGE SYSTEM SHALL BE PROVIDED. WEEP HOLES MAY BE PROVIDED THROUGH THE PERIMETER GRADE BEAMS WHERE REQUIRED.
- THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONTRACT DOCUMENTS. PLANS AND DETAILS FOR FRAMING ARE A SCHEMATIC REPRESENTATION OF THE FRAMING AT VARIOUS LOCATIONS AND CONDITIONS OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING NECESSARY TO COMPLETELY FRAME THE PROJECT AND PROVIDE FOR ALL CONDITIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.
- ALL SAWN CONVENTIONAL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE, KD TO 19% MAXIMUM MOISTURE. FASTEN PER NAILING SCHEDULE IN SECTION 2304.9 OF THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OR TABLE R602.3 OF THE 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
- TIMBER SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ISSUED BY THE AMERICAN WOOD COUNCIL AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, WITH CURRENT UPDATES AND ERRATA.
- WOOD MATERIALS TO BE INDIVIDUALLY GRADE MARKED.
- PLYWOOD FLOOR DECKING WHERE USED SHALL BE APA RATED STUD-I-FLOOR EXPOSURE 1, TONGUE & GROOVE, WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE. THICKNESS AS SHOWN ON THE DRAWING. UNLESS NOTED OTHERWISE, 4" ON CENTER ALONG PANEL EDGES AND 12" ON CENTER ALONG INTERMEDIATE SUPPORTS AND BLOCKING WITH 10d MINIMUM NAILS UNLESS NOTED OTHERWISE ON PLANS. INSTALL PER APA RECOMMENDATIONS.
- ALL BEAMS MADE UP OF MULTIPLE 2X MEMBERS SHALL BE SUPPORTED AT EACH END BY A POST EQUAL TO OR EXCEEDING THE THICKNESS OF THE BEAM. (I.E. (2)2X BEAM SHALL REQUIRE (2) 2X STUD POST MIN.) THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL. STUDS CONTRACTOR SHALL PROVIDE ADEQUATE NUMBER OF STUDS AND BRACING AS REQUIRED FOR ALL FRAMING PARTICULARLY AT LOCATIONS OF CONCENTRATED LOADS. MULTIPLE 2X MEMBER BEAMS SHALL NOT BE SPICED EXCEPT OVER SUPPORTS.
- JOISTS WILL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND SHALL MATCH THE JOIST DEPTH.
- NOTCHES AT JOIST ENDS SHALL NOT EXCEED 1/4 OF THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED 1/6 OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN.
- HOLES IN JOISTS SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST. THE DIAMETER OF ANY HOLE SHALL NOT EXCEED 1/6 THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.
- ALL CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY INC. (OR APPROVED EQUAL.) NAIL IN ALL NAIL HOLES.
- AT BATHROOMS, PROVIDE SOLID BLOCKING AND OR PLYWOOD UNDER FINISHED WALL SURFACE AT TOILET AREAS IN ORDER TO BE ABLE TO INSTALL FIXTURES. VERIFY EXACT LOCATIONS.
- BLOCKING UNDER ENDS OF JOISTS SHALL CONSIST OF (2) 2X TO FIT WITH 1/2" PLYWOOD SPACER AND PLYWOOD STRIP ON TOP.
- FLOOR JOISTS WITH A DEPTH TO THICKNESS RATIO EXCEEDING 6 SHALL BE SUPPORTED LATERALLY BY BRIDGING OR BLOCKING INSTALLED AT INTERVALS NOT EXCEEDING 8' - 0".
- JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3" AND FASTENED, OR THE OPPOSING JOISTS SHALL BE TIED TOGETHER IN AN APPROVED MANNER.
- DRAFTS TOPPING SHALL BE INSTALLED IN ATTICS AND IN BETWEEN FLOORS WHEN APPLICABLE ACCORDING TO THE INTERNATIONAL BUILDING CODE, SECTION 716.
- FIREBLOCKING SHALL BE PROVIDED WITH NON-COMBUSTIBLE MATERIALS IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' - 0" INTERVALS BOTH HORIZONTAL AND VERTICAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED HORIZONTAL AND VERTICAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS.
- ALL STUD WALL SILL PLATES, NAILERS, AND OTHER MEMBERS IN CONTACT WITH CONCRETE OR STRUCTURAL MASONRY OR USED IN UNCONDITIONED SPACE SHALL BE PRESSURE TREATED, WOLMANIZED, OR EQUAL.
- ALL SPECIFIED NAILS SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE.

GENERAL FOUNDATION

- DIMENSIONS OF FOUNDATION ELEMENTS INDICATE MINIMUM ACCEPTABLE SIZES. LARGER SIZES FORMED BY THE USE OF NATURAL DURABLE WOOD OR PRESERVATIVE-TREATED WOOD NOT SHOWN, WHICH SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER DURING THE CONSTRUCTION INSPECTION PROCESS. CUT HAUNCHES ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO MAINTAIN THE VERTICAL SIDES OF THE TRENCH.
- GRADE BEAMS AND FOOTINGS SHALL BEAR A MINIMUM OF 12" INTO COMPACTED STRUCTURAL FILL OR COMPETENT NATIVE SOILS. REDUCED PENETRATION DEPTHS INTO BEDROCK SHALL BE PER THE GEOTECHNICAL REPORT OR A MINIMUM OF 3'. WHERE NOTED, FOUNDATIONS SHALL BE CONSTRUCTED ON APPROVED VOID FIELDS.
- PLACE MEP LINES BELOW SLABS AND OUTSIDE OF GRADE BEAMS AND FOOTINGS, DO NOT PLACE LINES PARALLEL WITHIN OR PARALLEL BELOW GRADE BEAMS AND FOOTINGS. REFERENCE TYPICAL DETAILS FOR ALLOWABLE PENETRATIONS PERPENDICULAR TO GRADE BEAMS, FOOTINGS AND SLABS. PROVIDE PROTECTION OF MEP LINES CROSSING GRADE BEAMS OR PROJECTING THROUGH THE SLAB TO ALLOW FOR FOUNDATION MOVEMENT.
- 4" - 4" PERIMETER SAND OR GRANULAR LAYER MAY BE PLACED UNDER THE SLAB AT THE CONTRACTOR'S DISCRETION.
- EXTEND FORMWORK AT LEAST 6" BELOW THE FINISHED GRADE ELEVATION AT PERIMETER BEAMS.
- A VAPOR RETARDER SHALL BE PLACED UNDER ALL FOUNDATION CONCRETE.
 - AT A MINIMUM THE VAPOR RETARDER SHALL CONFORM TO IBC "CLASS I" WITH A PERMEANCE OF 0.1 PERMS OR LESS, ASTM E1745 "CLASS C", AND ACI 302.2R WITH A MINIMUM THICKNESS OF 10 MIL. WHERE ARCHITECTURAL PLANS CALL FOR SENSITIVE FLOOR MATERIALS, A VAPOR RETARDER EXCEEDING THE ABOVE SPECIFICATIONS MAY BE REQUIRED.
 - VAPOR RETARDERS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM E1643, WITH THE MATERIAL CONTINUOUS OVER FOUNDATION CONCRETE AREAS AND WITH JOINTS LAPPED AT LEAST 6", OR AS INSTRUCTED BY THE MANUFACTURER.
 - SEAMS, TEARS, AND PENETRATIONS IN THE VAPOR RETARDER SHALL BE SEALED WITH THE MANUFACTURER'S RECOMMENDED ADHESIVE OR PRESSURE SENSITIVE TAPE.
 - AT SLAB EDGES THE VAPOR RETARDER SHALL BE SEALED TO THE EXTERIOR FACE OF THE PERIMETER FOUNDATION ELEMENT.
- EXPANSION JOINTS SHALL BE FORMED BY A BITUMINOUS FILLER MATERIAL, COMPLYING WITH ASTM D1751, ASPHALT-SATURATED CELLULOSIC FIBRE, SET 1/2" - 1" BELOW THE SURFACE IN ORDER TO FILL THE JOINT WITH A FLEXIBLE JOINT FILLER. EXTERIOR JOINTS SHALL BE SEALED WITH A TRAFFIC GRADE SEALANT.

REINFORCEMENT

- ALL REINFORCEMENT WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN:
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI 305 - MIXING AND PLACING OF CONCRETE REINFORCEMENT
- MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - REINFORCEMENT - ASTM A615, GRADE 60
 - WELDED WIRE FABRIC - ASTM A185, SMOOTH, FLAT SHEET
- LAPS AND SPLICES IN REINFORCING BARS SHALL BE A MINIMUM OF (30) BAR DIAMETERS.
- BAR #3, #4, AND #5 MAY BE COLD BENT IN THE FIELD. FIELD BENDING BEYOND #5 IS NOT PERMISSIBLE.
- REINFORCEMENT SHALL BE ADEQUATELY SECURED BY WIRE TIES AND SUPPORTED BY PLASTIC, METAL, OR MASONRY SUPPORTS. SPACING OF SUPPORTS SHALL BE AS NECESSARY TO PREVENT SAGGING OF THE REINFORCEMENT UNDER THE WEIGHT OF CONSTRUCTION WORKERS AND WET CONCRETE.
- WHERE REINFORCEMENT MUST TRANSITION BETWEEN STEPPED ELEMENTS, SLOPE SHALL NOT BE GREATER THAN 1:6 UNLESS NOTED OTHERWISE.
- CLEAR REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, OR OTHER FOREIGN MATERIALS THAT MAY REDUCE BOND TO CONCRETE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE CONSTRUCTION:

CONCRETE STRUCTURE	INTERIOR			EXTERIOR		
	TOP	SIDE	BOTTOM	TOP	SIDE	BOTTOM
BEAMS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
COLUMNS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
GRADE BEAMS/FOOTING W/O VAPOR RETARDER	1 1/2"	N/A	N/A	3"	3"	3"
GRADE BEAMS/FOOTING W/ VAPOR RETARDER	1 1/2"	2"	2"	2"	2"	2"
SLAB ON GRADE	3/4"	2"	2"	2"	2"	2"
WALLS	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
WIDE PAN JOIST (BEAMS)	1 1/2"	1 1/2"	1 1/2"	2"	2"	2"
DRILLED PIERS	N/A	N/A	N/A	3"	3"	3"

NOTES: "EXTERIOR" IS EXPOSURE TO EARTH OR WEATHER.

SLAB-ON-GRADE SITE PREPARATION

- ALL FILL PLACED BELOW THE FOUNDATION SHALL BE SELECT FILL CONSISTING OF A LOW PLASTICITY CLAYEY SOIL WITH A PLASTICITY INDEX BETWEEN 8 AND 20, A MAXIMUM GRAVEL CONTENT OF 40%, AND ROCKS NO LARGER THAN 2" IN THEIR LARGEST DIMENSION. ALTERNATIVELY, A CRUSHED LIMESTONE BASE MATERIAL, MEETING THE REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 2004 STANDARD SPECIFICATIONS ITEM 247, TYPE A, GRADE 4 MAY BE USED.
- THE BUILDING PAD SHALL EXTEND A MINIMUM OF 5' - 0" FROM THE EDGE OF THE BUILDING FOOTPRINT IN ALL DIRECTIONS.
- CONSTRUCTION AREAS SHALL BE STRIPPED OF ALL VEGETATION, LOOSE TOPSOIL, SURFICIAL CONCRETE, ETC. SUBGRADE SOILS SHALL BE REMOVED BELOW EXISTING GRADE IN ACCORDANCE WITH THE "MINIMUM EXCAVATION DEPTH" NOTED BELOW. ROOTS OF TREES WITHIN THE CONSTRUCTION AREAS SHALL BE EXCAVATED AND REMOVED UNLESS APPROVED OTHERWISE.
- SLOPING SITES SHALL BE BROUGHT TO A LEVEL CONDITION TO MEET THE LOWEST EXCAVATED ELEVATION TO ALLOW FOR A UNIFORM DEPTH BUILDING PAD.
- ALL SELECT FILL SHALL BE PLACED ON PREPARED SURFACES IN LIFTS NOT TO EXCEED 8" IN LOW MEASURE, WITH COMPACTED THICKNESS NOT TO EXCEED 6".
- SELECT FILL SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM D 698) DENSITY AT A MOISTURE CONTENT RANGING WITHIN 2% OF OPTIMUM MOISTURE CONTENT FOR DEPTHS OF 3' - 0" OR LESS. IF FILL IN EXCESS OF 3' - 0" IS REQUIRED, ALL STRUCTURAL AND SELECT FILL DEEPER THAN 3' - 0" SHALL BE COMPACTED TO 99% OF STANDARD PROCTOR (ASTM D 698).
- SLOPES ADJACENT TO FOUNDATIONS SHALL FALL A MINIMUM OF 6" IN THE FIRST 10' - 0". WHERE SITES DO NOT ALLOW THIS, DRAINAGE SYSTEMS SHALL BE IMPLEMENTED TO ACCOMMODATE THE RUNOFF.
- FOR SITE AREAS NOT BELOW PAVEMENTS OR GROUND SUPPORTED STRUCTURES, A CLAY CAP SHALL BE PLACED AROUND THE PERIMETER OF THE STRUCTURE FOR THE TOP 12" OF ADJACENT GRADE TO EXTEND A MINIMUM OF 2' - 0" BEYOND THE BUILDING PAD. THE SOILS USED FOR THE CLAY CAP SHALL HAVE A MINIMUM PI OF 30 AND COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR (ASTM 698) DENSITY AT A MOISTURE CONTENT RANGING WITHIN 2% OF OPTIMUM MOISTURE CONTENT.

MINIMUM EXCAVATION DEPTH	1' - 0"
STABILIZATION DEPTH	N/A
MINIMUM REPLACEMENT DEPTH	N/A

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING STANDARDS AND ANY STANDARDS REFERENCED THEREIN:
 - ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE
 - ACI 117 - SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- CONCRETE SHALL BE IN ACCORDANCE WITH THE TABLES BELOW UNLESS NOTED OTHERWISE.

CONCRETE MIX SCHEDULE					
CLASS	28 DAY STRENGTH (F _c) (PSI)	MAX. W/C	SLUMP	MAX. AGGREGATE SIZE	AIR CONTENT
A	3,000	0.55	5" - 7"	1 1/2"	3% - 6%
B	3,000	0.55	4" - 6"	1 1/2"	3% - 6%
C	4,000	0.55	4" - 6"	1 1/2"	3% - 6%
D	4,000	0.45	4" - 6"	1 1/2"	≤15%
E	5,000	0.40	3" - 5"	1"	6% - 10%
F	4,000	0.50	4" - 6"	3/4"	-
G	3,000	0.50	4" - 6"	3/4"	-
H	2,000	0.55	5" - 7"	3/4"	-

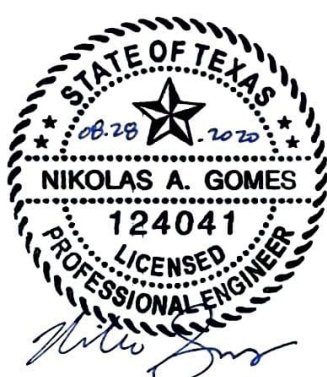
NOTES:

- CONCRETE SHALL BE NORMAL WEIGHT UNLESS NOTED OTHERWISE.
 - FLY ASH MAY BE USED UP TO 25% REPLACEMENT OF PORTLAND CEMENT, EXCEPT AT POLISHED SLABS (LIMITED TO 15%) OR ARCHITECTURALLY EXPOSED CONCRETE (VERIFY WITH ARCHITECT).
 - ALL MIXES SHALL UTILIZE A WATER REDUCING ADMIXTURE.
 - CURING COMPOUNDS ARE NOT ACCEPTABLE FOR POLISHED SLAB APPLICATIONS.
 - SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.
 - FOR TOPPING SLAB LESS THAN 2" THICK, CONTRACTOR SHALL SUBMIT PROPRIETARY MIX DESIGN AND PREPARATION PROCEDURE FOR APPROVAL.
- USE FOOTINGS COLUMNS
- | CLASS | |
|-------|--|
| B | |
- MATERIALS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - PORTLAND CEMENT - ASTM C150, TYPE I/II
 - FLY ASH - ASTM C618, CLASS F OR C
 - NORMAL WEIGHT AGGREGATES - ASTM C33
 - LIGHT WEIGHT AGGREGATES - ASTM C330
 - WATER - ASTM C94
 - WATER-REDUCING, PLASTICIZING, AND RETARDING ADMIXTURE - ASTM C494
 - AIR ENTRAINING ADMIXTURE - ASTM C260
 - CURING COMPOUNDS - ASTM C309, TYPE 1, CLASS B
 - FLOOR SEALERS, HARDENERS, FINISHES, AND COVERINGS SHALL BE COMPATIBLE WITH CONCRETE PROPERTIES
 - READY-MIXED CONCRETE SHALL BE FURNISHED WITH BATCH TICKET INFORMATION. PROJECT-SITE MIXING IS REQUIRED.
 - PLACEMENT OF CONCRETE SHALL BE COMPLETED WITHIN 90 MINUTES AFTER THE INTRODUCTION OF THE MIXING WATER, PER ASTM C94.
 - COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1 AND AS FOLLOWS:
 - WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40° F FOR (3) CONSECUTIVE DAYS, MAINTAIN DELIVERED CONCRETE MIX TEMPERATURE WITHIN THE TEMPERATURE RANGE REQUIRED BY ACI 301.
 - DO NOT USE OR PLACE CONCRETE ON FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.
 - DO NOT USE CALCIUM CHLORIDE, SALT, OR OTHER MATERIALS CONTAINING ANTIFREEZE AGENTS OR CHEMICAL ACCELERATORS UNLESS APPROVED IN MIX DESIGNS.
 - PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES.
 - HOT WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1 AND AS FOLLOWS:
 - MAINTAIN CONCRETE TEMPERATURE BELOW 95° F AT TIME OF PLACEMENT.
 - CHILLED MIXING WATER OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE, PROVIDED WATER EQUIVALENT OF ICE IS CALCULATED TO TOTAL AMOUNT OF MIXING WATER.
 - BEFORE TEST SAMPLING AND PLACING OF CONCRETE, WATER MAY BE ADDED TO THE PROJECT SITE, SUBJECT TO THE LIMITATIONS OF ACI 301. DO NOT ADD WATER TO THE CONCRETE AFTER ADDING HIGH-RANGE WATER-REDUCING ADMIXTURES.
 - SECURELY POSITION ALL ITEMS TO BE CAST IN PLACE SUCH AS REINFORCING DOWELS, ANCHORS, SLEEVES, ETC. PRIOR TO PLACEMENT OF CONCRETE.
 - EMBEDDED CONDUITS, PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318. REFERENCE TYPICAL DETAILS FOR ALLOWABLE PENETRATIONS AND ADDITIONAL REQUIRED REINFORCEMENT.
 - PLACE ALL VERTICAL CONSTRUCTION JOINTS IN THE CENTER OF SPANS IN ACCORDANCE WITH THE TYPICAL DETAILS. CONTRACTOR SHALL SUBMIT PROPOSED LOCATIONS FOR CONSTRUCTION JOINTS NOT SHOWN ON STRUCTURAL DRAWINGS FOR REVIEW BY THE ARCHITECT AND ENGINEER.
 - FOOTING, GRADE BEAM, AND SLAB AREAS SHALL BE CLEANED OF DEBRIS AND STANDING WATER PRIOR TO POURING CONCRETE.
 - WHERE NOTED, SAW CUT JOINTS SHALL BE CUT AS SOON AS THE CONCRETE HAS OBTAINED ADEQUATE STRENGTH TO RESIST RAVELING OF THE JOINT EDGES, GENERALLY BETWEEN 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. HOWEVER, IF ENTRY IS DELAYED TOO LONG, SAWING CAN BECOME DIFFICULT AND UNCONTROLLABLE CRACKING MAY OCCUR. THE BEST TIME FOR SAWING SHALL BE DETERMINED IN THE FIELD AS TIMING MAY VARY BASED ON MIX DESIGN, PLACEMENT, AND CURING CONDITIONS. SAW CUTS SHALL BE A MINIMUM 1/4 OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE, WITH REINFORCEMENT CONTINUOUS THROUGH SAW CUTS IN ACCORDANCE WITH THE CONTROL JOINT DETAIL. DO NOT SAWCUT ELEVATED SLABS OR SLABS OVER VOID FORMS.
 - CONCRETE SHALL REACH 70% OF THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH AND BE IN PLACE FOR 7 DAYS PRIOR TO REMOVAL OF FORMS OR CONSTRUCTION ON TOP OF THE SLAB.



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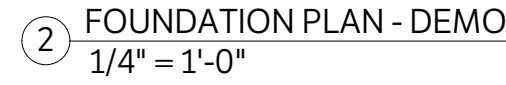
FOR CONSTRUCTION

MONTE VISTA REMODEL

344 W. ROSEWOOD AVENUE

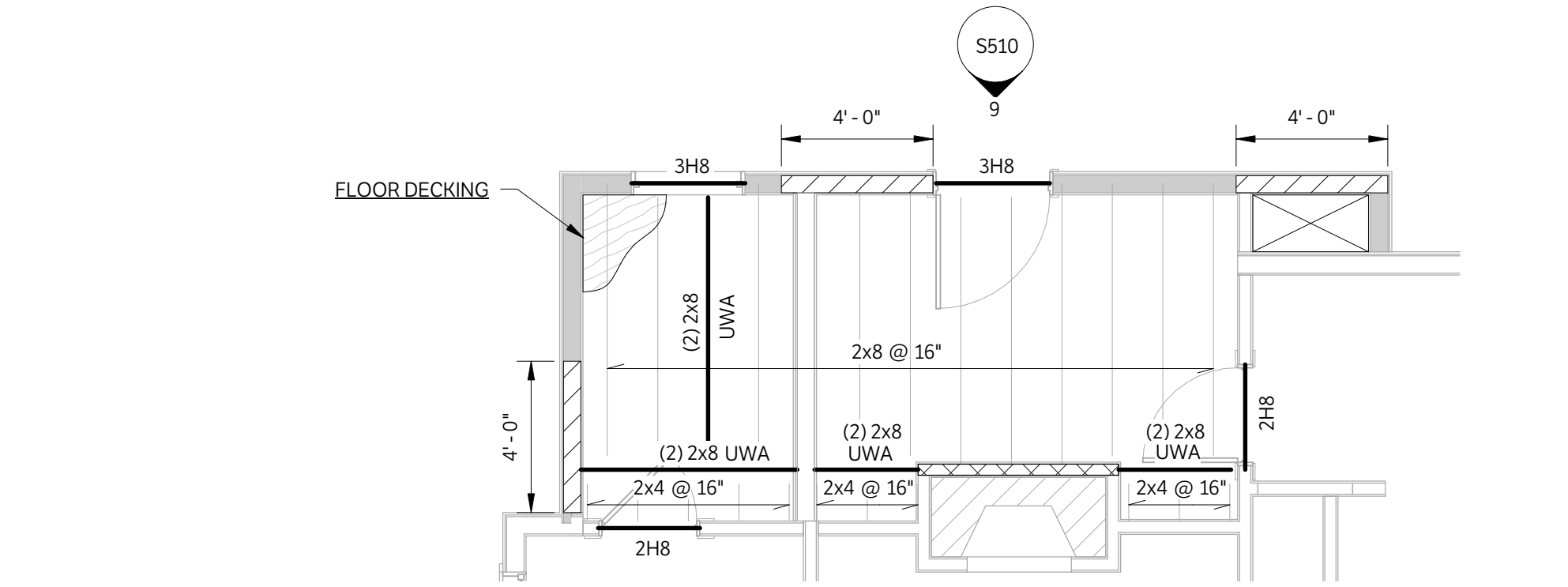
SAN ANTONIO, TEXAS

NOTES

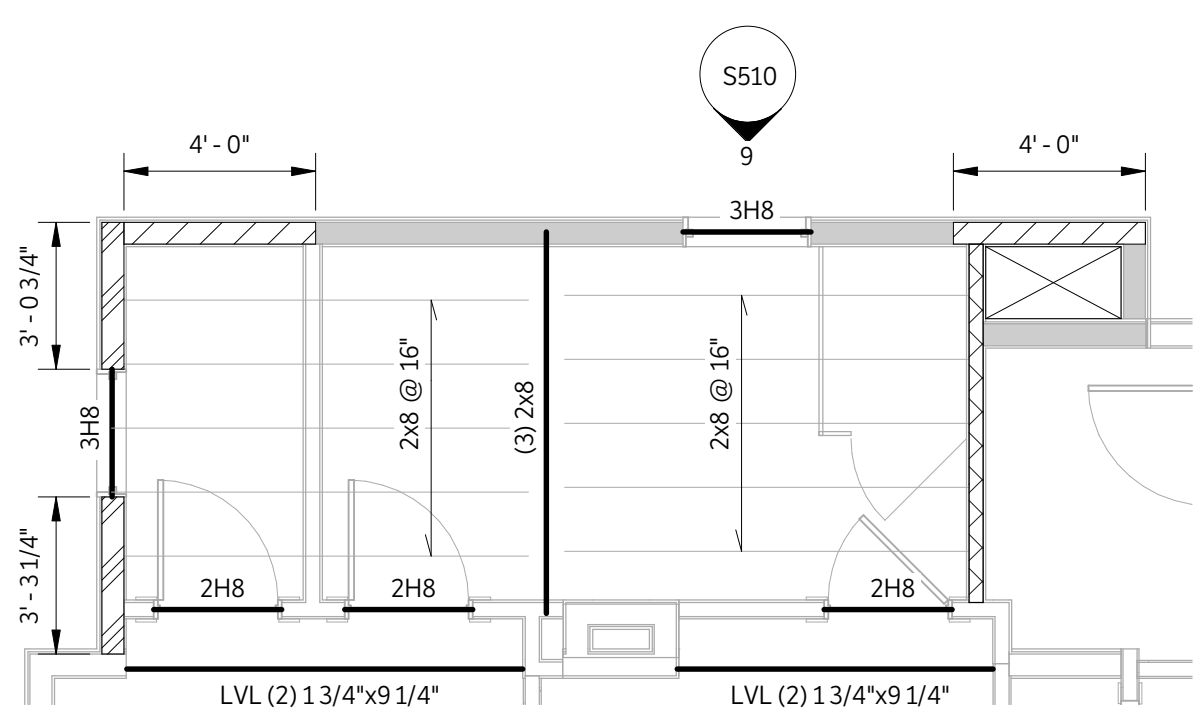


UNDER WALL ABOVE

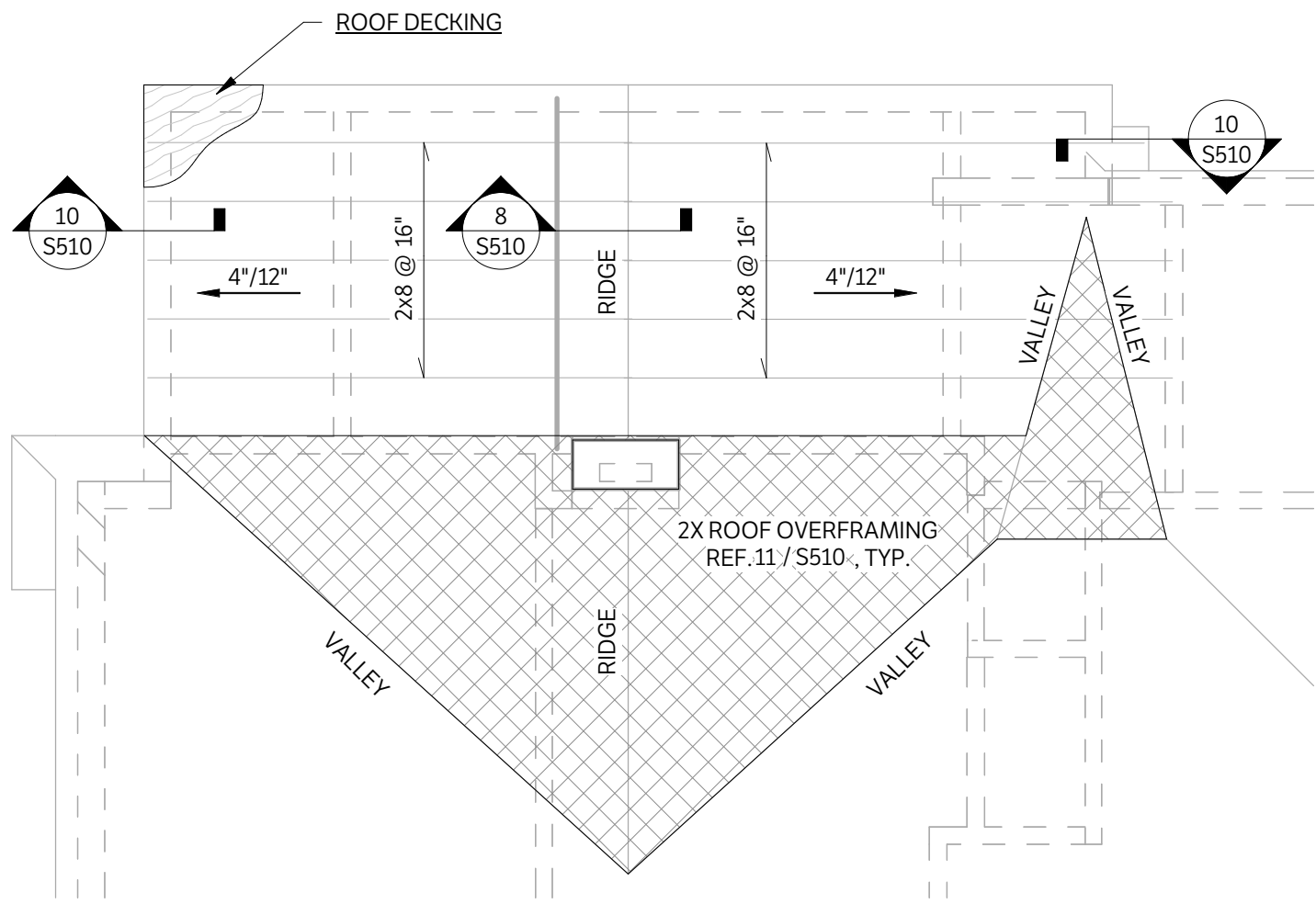




1 1ST FLOOR CEILING FRAMING PLAN
1/4" = 1'-0"



2 2ND FLOOR CEILING FRAMING PLAN
1/4" = 1'-0"



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

NOTES:
1. REFERENCE GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
2. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE, #2 UNO.
3. ALL RIDGE BEAMS SHALL BE MIN. 2X12, HIP AND VALLEY BEAMS SHALL BE MIN. 2X12 UNO.
4. GESSNER ENGINEERING SHALL BE CONTACTED FOR REVIEW AND/OR REDESIGN WHEN CHANGES IN MEMBER SIZES AND/OR LOCATIONS ARE DESIRED.

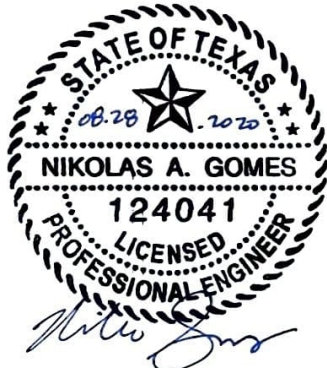
LEGEND:
UWA - UNDER WALL ABOVE
2X6 BEARING WALL W/ STUDS @ 16" OC
2X4 BEARING WALL W/ STUDS @ 16" OC
PARTITION WALL, REF. ARCH.
WOOD STRUCTURAL PANEL (WSP) REF. 14 / S510
CONTINUOUS WOOD STRUCTURAL PANEL (CS-WSP), REF. 14 / S510
WALL BELOW

PANEL TABLE			
USE	FLOOR DECKING	WALL DECKING	ROOF DECKING
PANEL GRADE	APA RATED STURD-I-FLOOR EXPOSURE 1	APA RATED SHEATHING EXPOSURE 1	APA RATED SHEATHING EXPOSURE 1
MIN. THICKNESS	1 1/8"	7/16"	19/32"
TYP. NAILING	10d @ 12" OC	8d @ 12" OC	8d @ 12" OC
EDGE NAILING	10d @ 6" OC	8d @ 6" OC	8d @ 6" OC
PANEL NOTE: PROVIDE EDGE NAILING AT ALL PANEL EDGES AND BLOCKING.			



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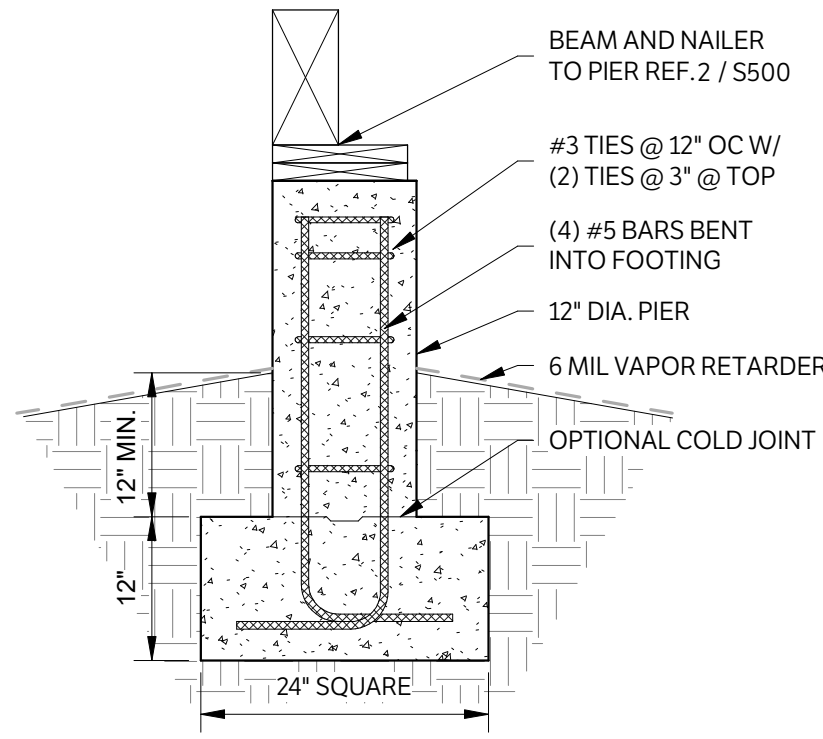
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FRAMING PLANS

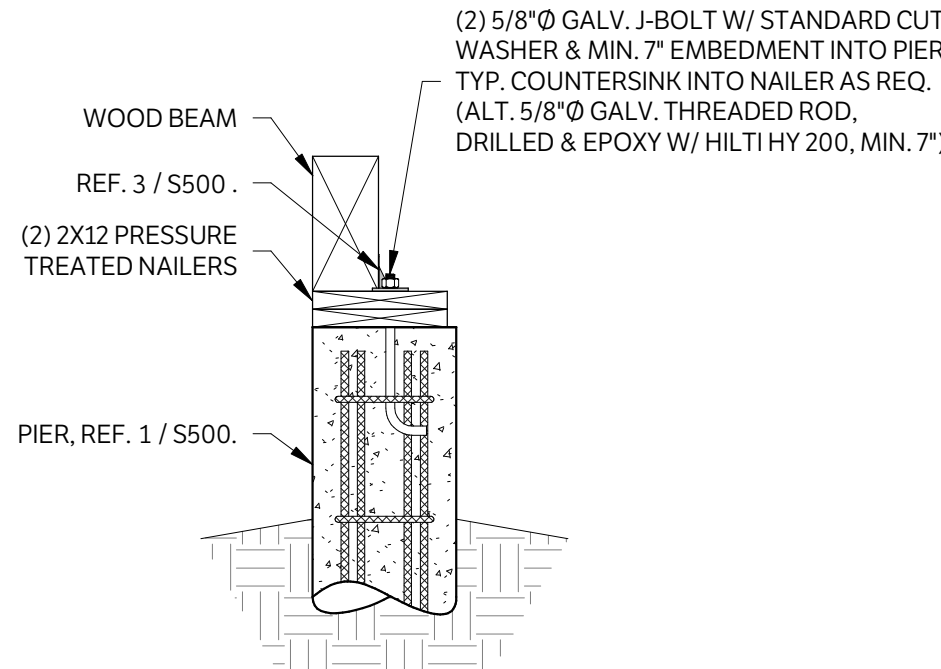
ISSUE DATE: 08.28.20
DRAWN BY: EJR
CHECKED BY: NAG
PROJECT #: 20-0481

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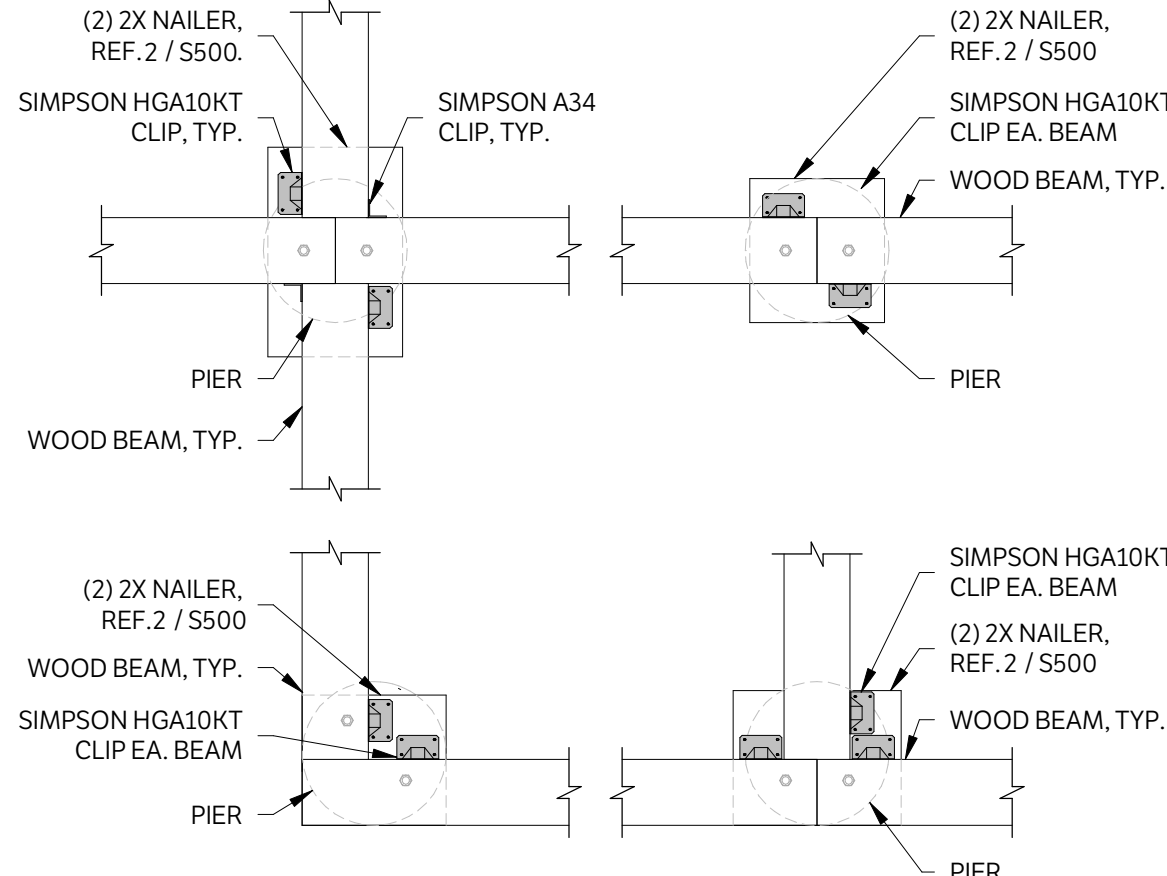
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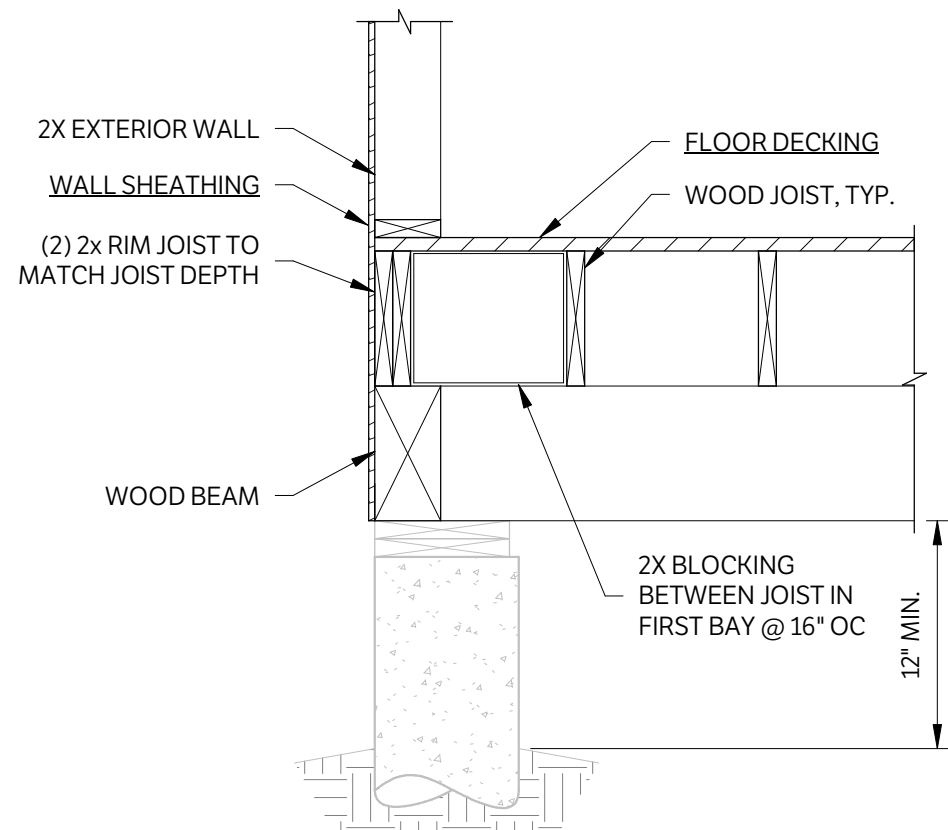
1 CONCRETE PIER AND FOOTING
N.T.S.



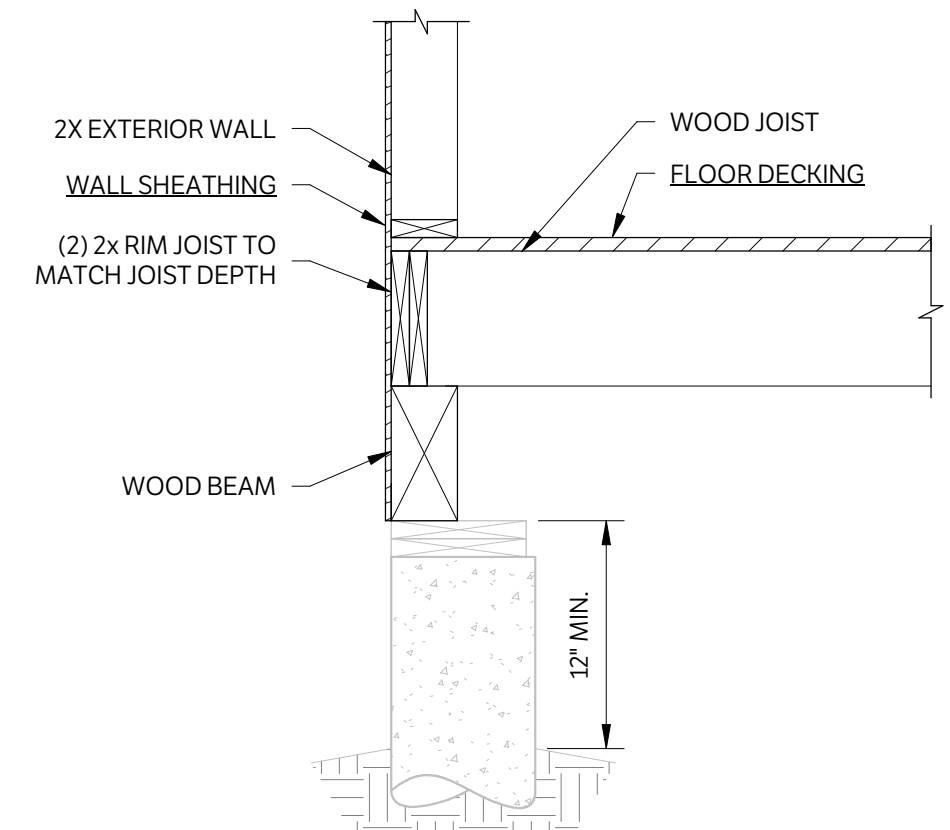
2 BEAM AND NAILER TO PIER CONNECTION
N.T.S.



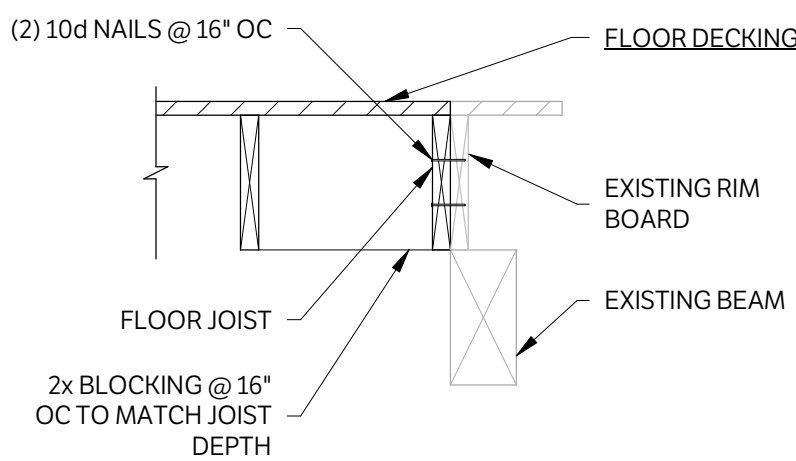
3 BEAM INTERSECTIONS (PLAN)
N.T.S.



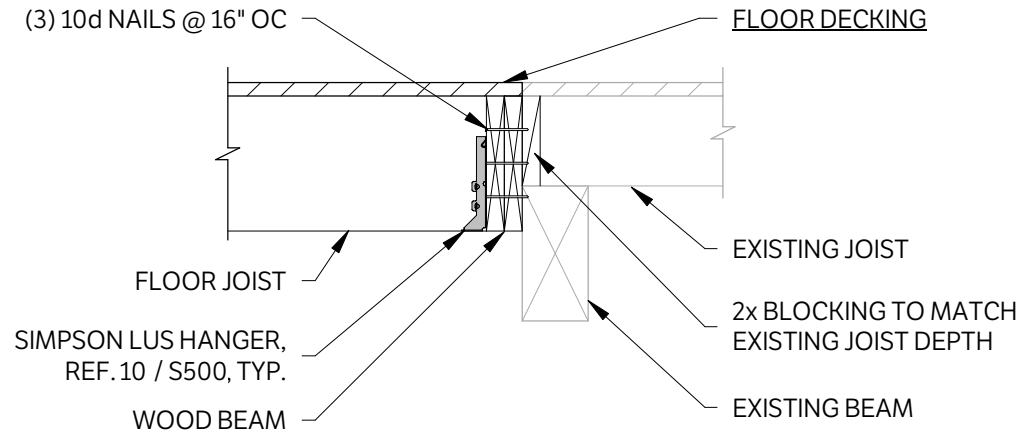
4 EXTERIOR BEAM W/ JOIST PARALLEL
N.T.S.



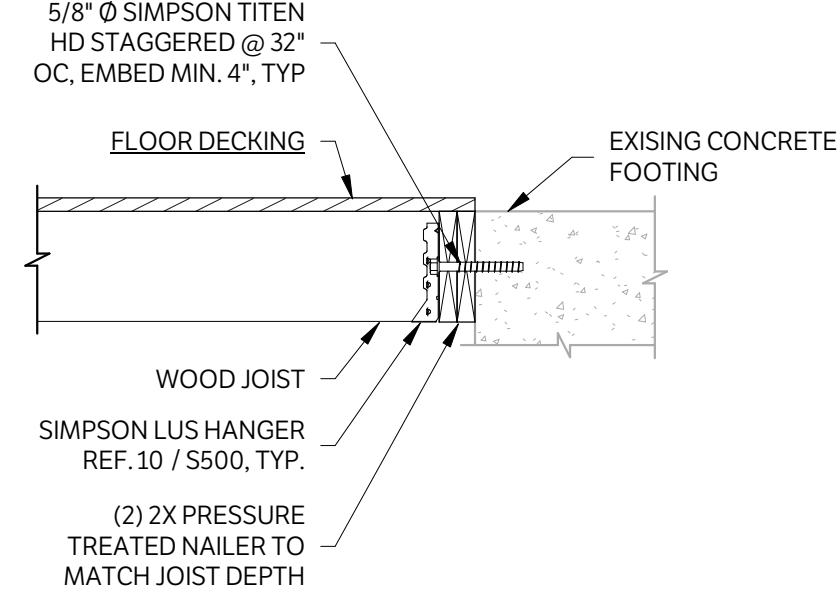
5 EXTERIOR BEAM W/ JOIST PERPENDICULAR
N.T.S.



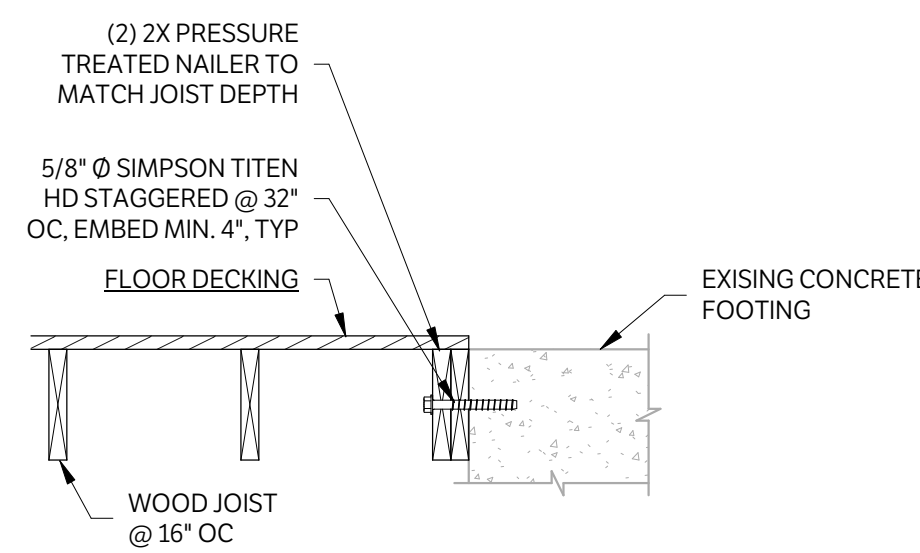
6 FLOOR JOIST TO EXISTING BEAM
N.T.S.



7 FLOOR JOIST TO EXISTING JOIST
N.T.S.

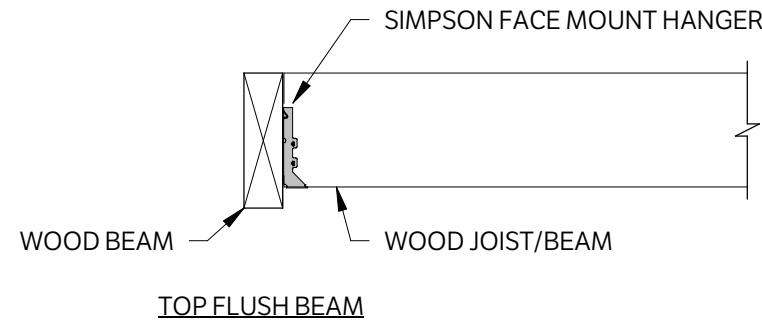
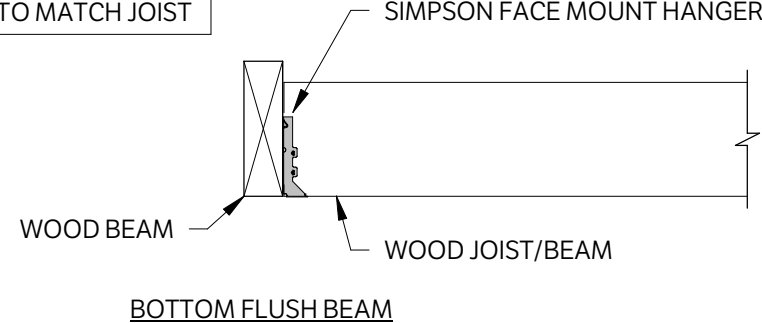


8 JOISTS PERP. TO EXISTING FIREPLACE FOUNDATION
N.T.S.

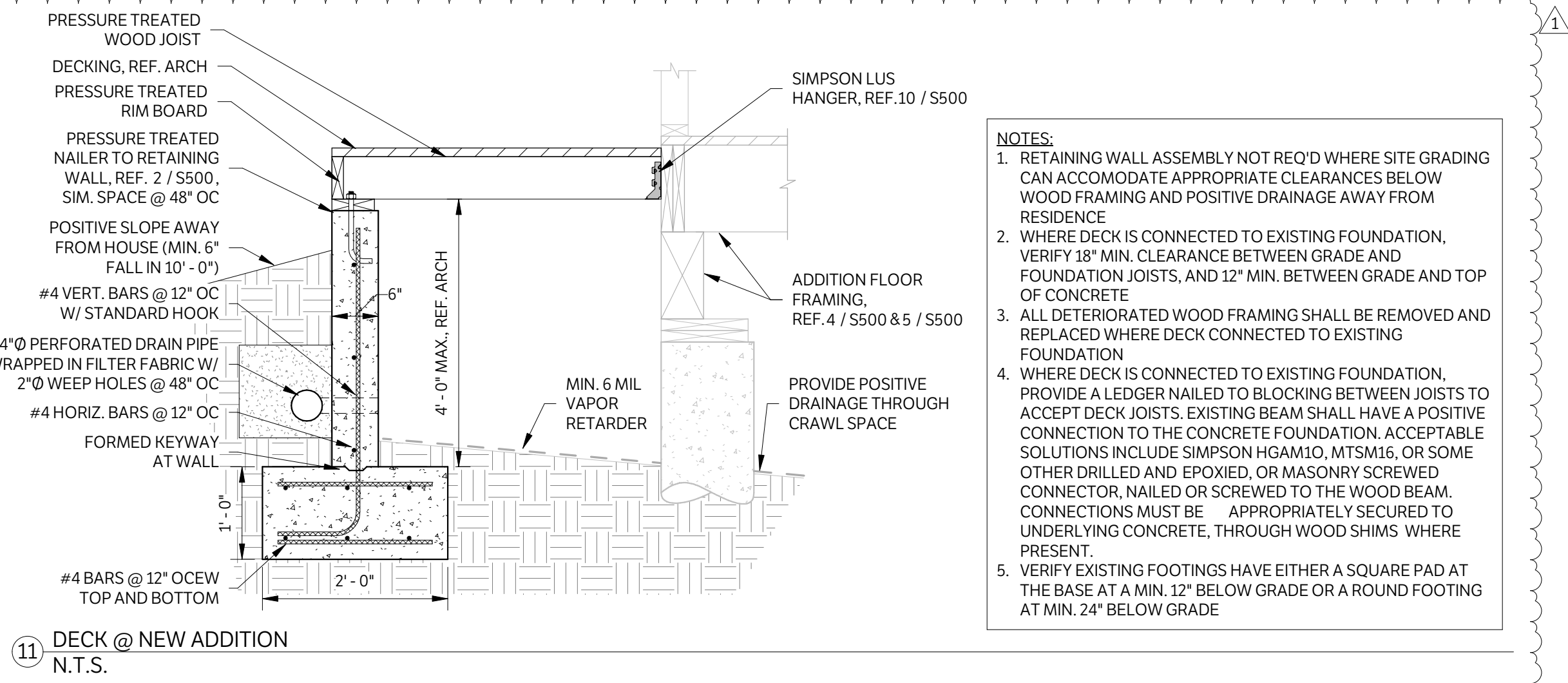


9 JOISTS PARALLEL TO EXISTING FIREPLACE FOUNDATION
N.T.S.

CONNECTION TYPE	SIMPSON STRONGTIE FACE MOUNT HANGERS
JOIST TO NAILER	LUS-1 TO MATCH JOIST
(2) 2X TO NAILER	LUS-2 TO MATCH JOIST
(3) 2X TO NAILER	LUS-3 TO MATCH JOIST



10 JOIST/BEAM TO BEAM (FACE MOUNT CONNECTION)
N.T.S.



11 DECK @ NEW ADDITION
N.T.S.

- NOTES:
1. RETAINING WALL ASSEMBLY NOT REQ'D WHERE SITE GRADING CAN ACCOMMODATE APPROPRIATE CLEARANCES BELOW WOOD FRAMING AND POSITIVE DRAINAGE AWAY FROM RESIDENCE
 2. WHERE DECK IS CONNECTED TO EXISTING FOUNDATION, VERIFY 18" MIN. CLEARANCE BETWEEN GRADE AND FOUNDATION JOISTS, AND 12" MIN. BETWEEN GRADE AND TOP OF CONCRETE
 3. ALL DETERIORATED WOOD FRAMING SHALL BE REMOVED AND REPLACED WHERE DECK CONNECTED TO EXISTING FOUNDATION
 4. WHERE DECK IS CONNECTED TO EXISTING FOUNDATION, PROVIDE A LEDGER NAILED TO BLOCKING BETWEEN JOISTS TO ACCEPT DECK JOISTS. EXISTING BEAM SHALL HAVE A POSITIVE CONNECTION TO THE CONCRETE FOUNDATION. ACCEPTABLE SOLUTIONS INCLUDE SIMPSON HGA10, MTS16, OR SOME OTHER DRILLED AND EPOXIED, OR MASONRY SCREWED CONNECTOR, NAILED OR SCREWED TO THE WOOD BEAM. CONNECTIONS MUST BE APPROPRIATELY SECURED TO UNDERLYING CONCRETE, THROUGH WOOD SHIMS WHERE PRESENT.
 5. VERIFY EXISTING FOOTINGS HAVE EITHER A SQUARE PAD AT THE BASE AT A MIN. 12" BELOW GRADE OR A ROUND FOOTING AT MIN. 24" BELOW GRADE



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INTERIM REVIEW

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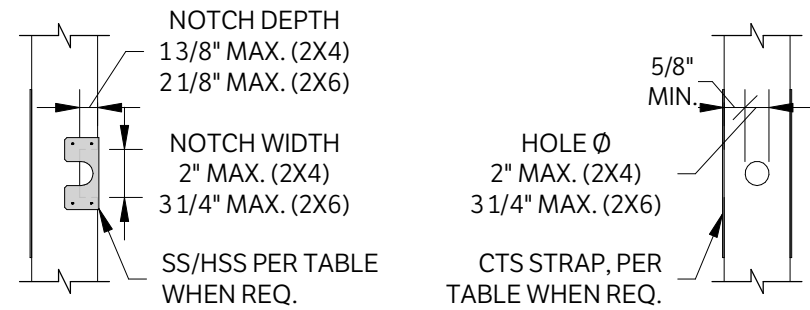
FOUNDATION DETAILS

ISSUE DATE: 08.06.20
DRAWN BY: EJR
CHECKED BY: NAG
PROJECT #: 20-0481

REVISIONS
1 Revision 1 08.28.20

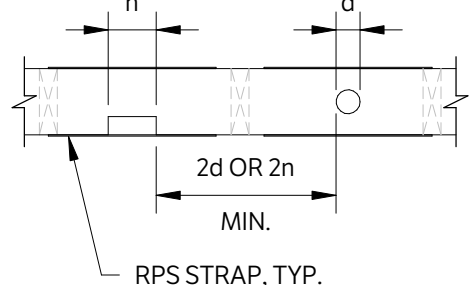
S500

- NOTES:
- HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD.
 - WHERE HOLES OR NOTCHES EXCEED MAX., REPAIR PER TABLE.



- NOTES:
- WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQ. OR WHERE EXISTING STUD IS WITHIN 3' OF TRUSS OR JOIST.
 - WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH CS14 STRAP ON EACH SIDE OF THE UPPER PLATE. THE STRAPS AND NAILING SHALL EXTEND THE END LENGTH BEYOND EACH END OF THE WHOLE GROUP.

2X4 PLATE	2X6 PLATE	2X4 & 2X6 PLATE	
HOLE Ø "d"	HOLE Ø "d"	NOTCH WIDTH "n" (MAX. NOTCH DEPTH = w/s)	RPS STRAP
≤ 7/8"	≤ 1"	≤ 1"	NONE
≤ 1"	≤ 1 3/8"	≤ 2 1/2"	(1) RPS18
≤ 1 3/8"	≤ 2 1/8"	≤ 5 1/2"	(2) RPS18
≤ 2"	≤ 3 1/4"	≤ 12"	(2) RPS28

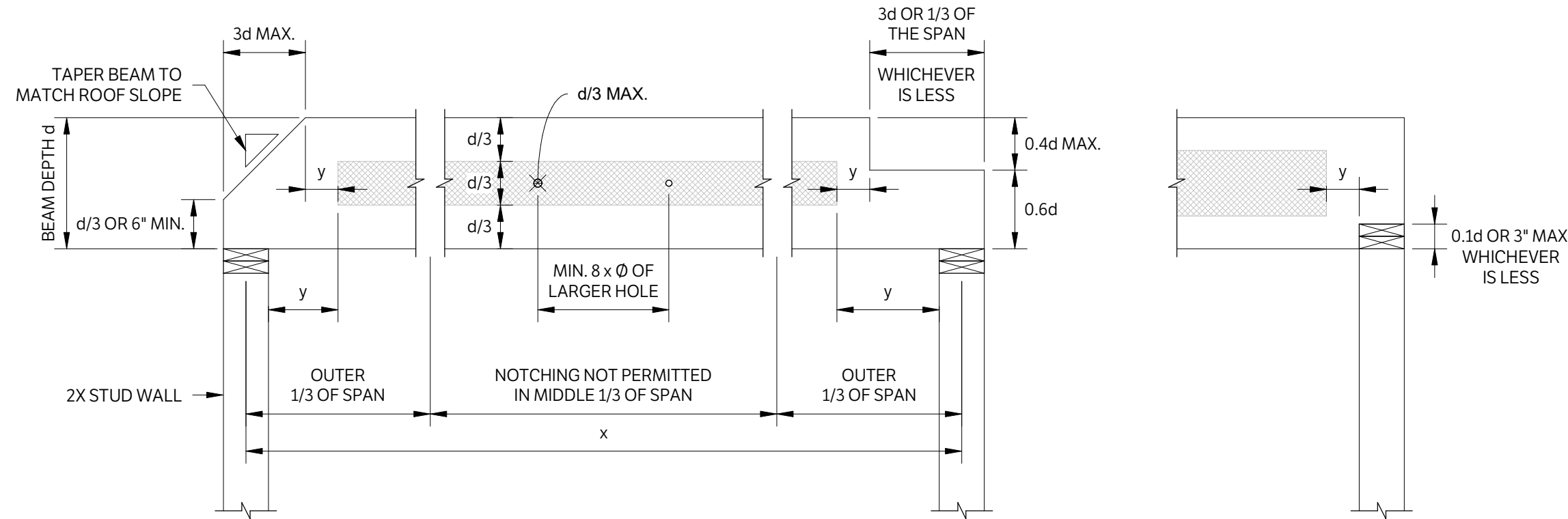


	STUD HOLE REPAIR				STUD NOTCH REPAIR			
	2X4	2X6	REPAIR	DEPTH	2X4	2X6	2X6	
	HOLE Ø	HOLE Ø		DEPTH	LENGTH	DEPTH	LENGTH	REPAIR
NON-BEARING, NON-SHEAR, & INTERIOR	≤ 2 3/4"	≤ 4 1/2"	(1) CTS218 W/ 10D	≤ 2 1/2"	≤ 4 1/2"	≤ 3 3/4"	≤ 4 1/2"	(1) CTS218 W/ 10D
BEARING, SHEAR, OR EXTERIOR	≤ 3/4"	≤ 1 3/8"	(1) CTS218 W/ 10D	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	SS W/ 10D
BEARING, SHEAR, OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	(2) CTS218 W/ 10D	≤ 2 3/4"	≤ 4 1/2"	≤ 4 1/2"	≤ 4 1/2"	(2) CTS218 W/ 10D

1 STUD NOTCH/HOLE
N.T.S.

2 TOP PLATE NOTCH/HOLE
N.T.S.

- NOTE: $y = 6"$ MIN. WHEN $x/d \geq 10$, OR $x/6$ MIN. WHEN $x/d < 10$
- ZONE WHERE 1" Ø OR SMALLER HORIZONTAL HOLES ARE PERMITTED
- THE MAX. NUMBER OF HOLES FOR EACH SPAN SHALL NOT EXCEED (1) HOLE PER 5'-0"
 - THE HOLE MUST NOT BE CUT IN CANTILEVERS

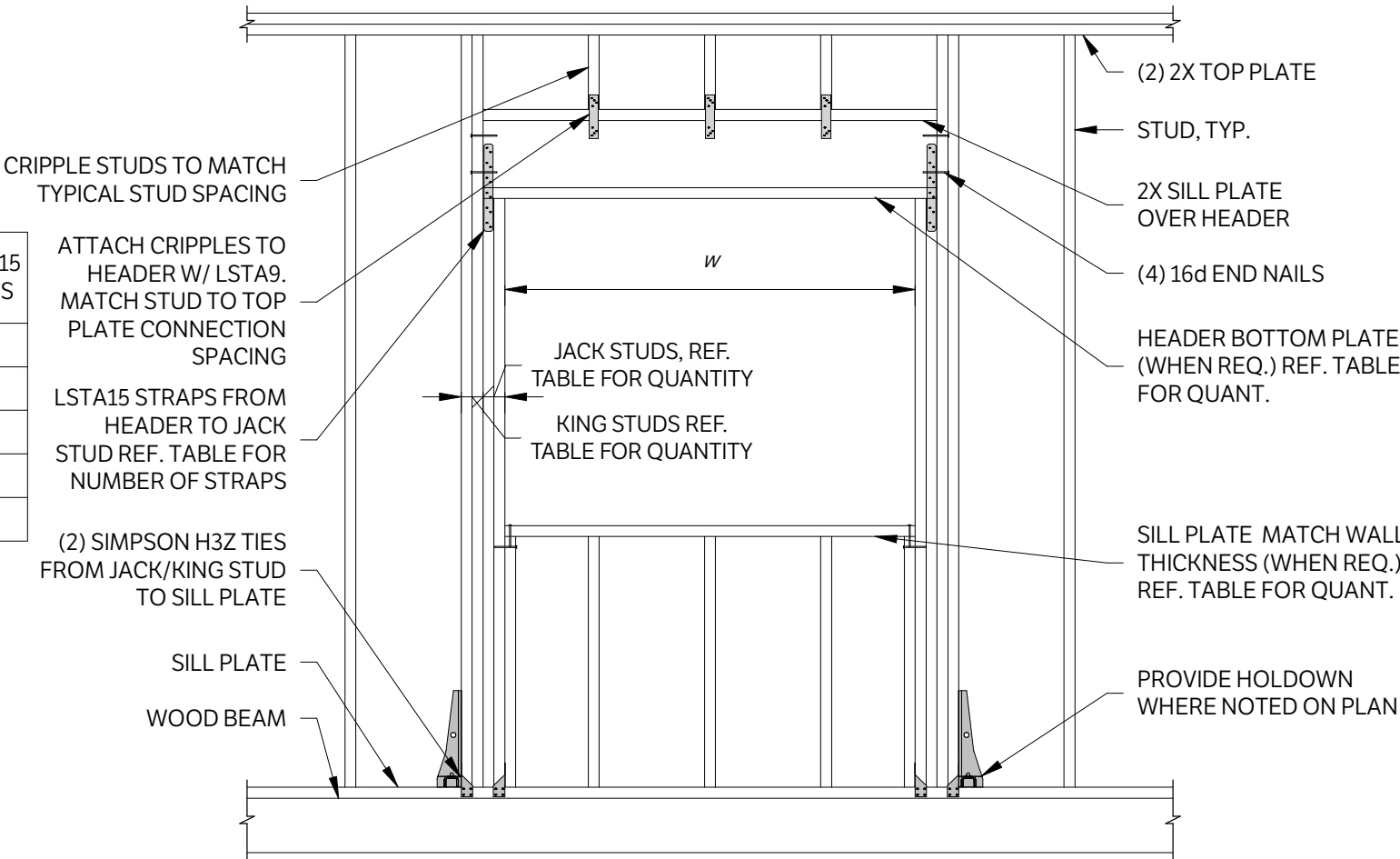


6 BEAM NOTCH
N.T.S.

- NOTES:
- STITCH NAIL JACK/KING STUDS TOGETHER W/ 8d NAILS STAGGERED @ 6" OC, EACH LAYER
 - EXTERIOR SHEATHING NOT SHOWN FOR CLARITY
 - STRAPPING AND TIES SHOWN ARE NOT REQUIRED AT NON LOAD BEARING PARTITION WALLS

OPENING WIDTH w	# JACK STUDS ⁽¹⁾	# KING STUDS ⁽¹⁾⁽²⁾	# HEADER BOTTOM PLATES	# WINDOW SILL PLATES	# LSTA15 STRAPS
$w < 4'$ - 0"	1	2	0	1	1
$w < 6'$ - 0"	1	3	1	1	1
$w < 8'$ - 0"	2	3	1	1	2
$w < 10'$ - 0"	2	4	2	2	2
$w < 12'$ - 0"	2	5	2	2	2

- ⁽¹⁾ UNLESS NOTED OTHERWISE ON PLAN
- ⁽²⁾ INTERIOR HEADERS ONLY REQUIRE (1) KING STUD

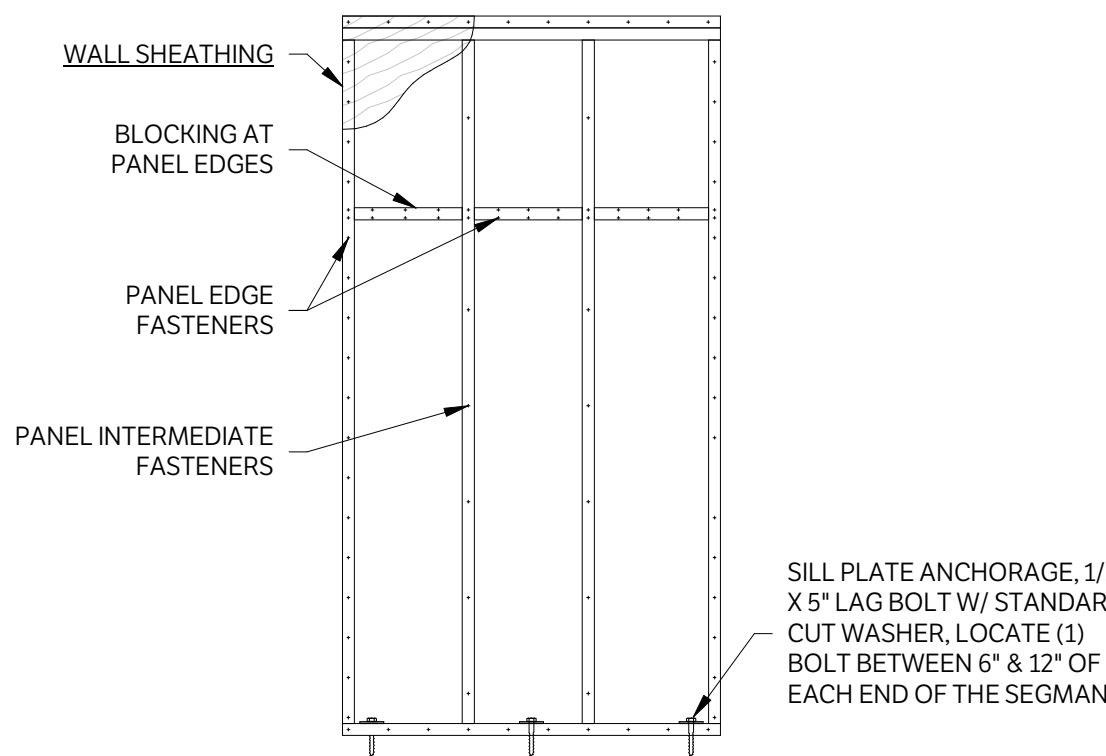


9 HEADER FRAMING DETAIL
N.T.S.

NOTE: EDGE NAILING TO BE INCREASED TO 4" OC FOR FIRST STORY OF TWO STORY BUILDINGS

BRACING METHOD	MIN. THICKNESS	CONNECTION CRITERIA
WOOD STRUCTURAL PANEL (WSP)	7/16"	6d NAIL AT 6" SPACING (PANEL EDGES) & @ 12" SPACING (INTERMEDIATE SUPPORTS)
CONT. SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO OPENINGS (CS-WSP)(CS-G)	7/16"	6d NAILS @ 6" SPACING (PANEL EDGES) & @ 12" SPACING (INTERMEDIATE SUPPORTS)

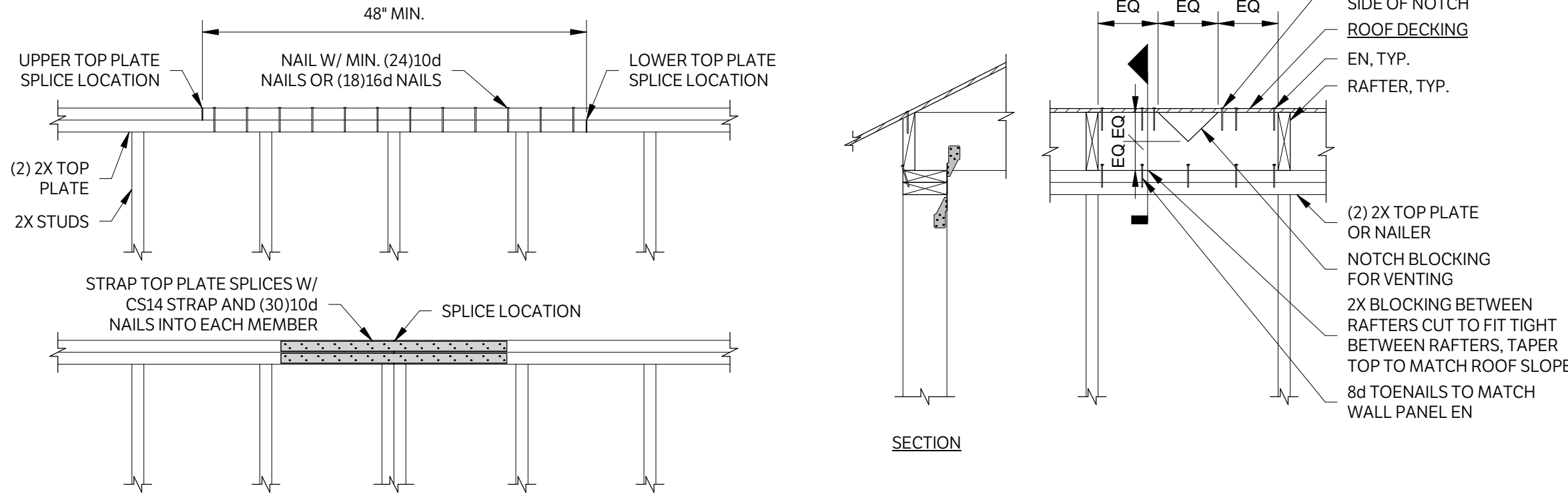
*NOTE: ALL SHEATHING ALONG A CONTINUOUS SHEATHED WALL LINE, INCLUDING AROUND OPENINGS, SHALL BE SHEATHED ACCORDING TO THE CONNECTION CRITERIA.



13 METHODS OF LATERAL BRACING
N.T.S.

14 WOOD STRUCTURAL PANEL (WSP)
N.T.S.

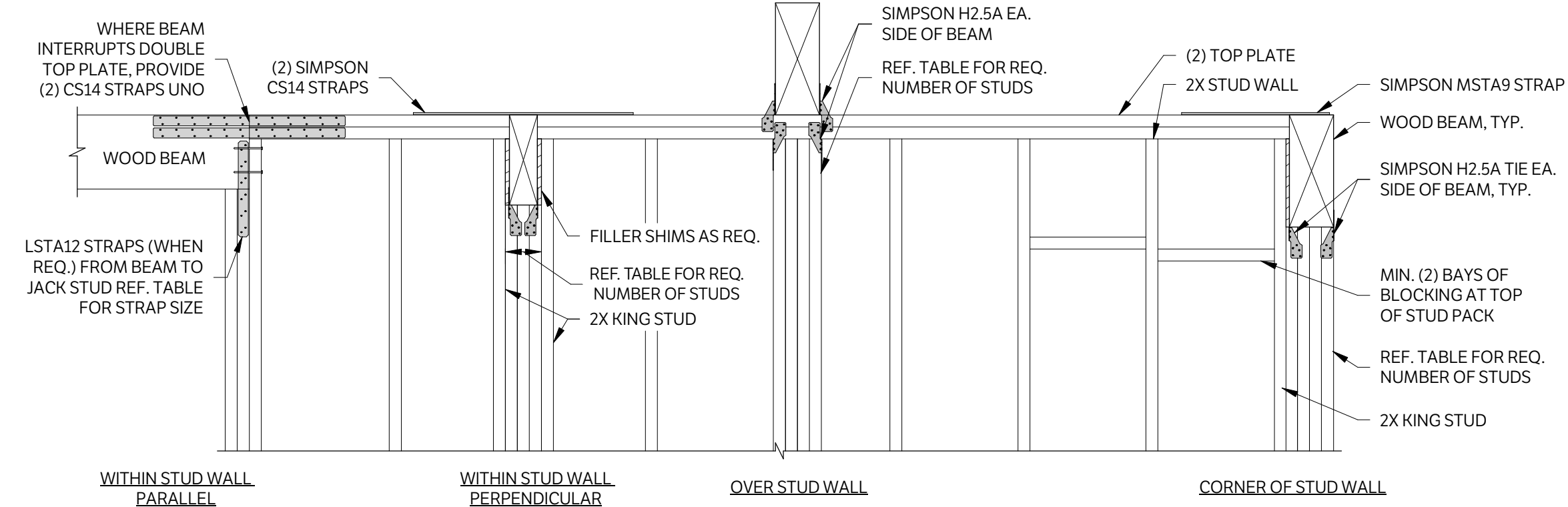
NOTE: UPLIFT CONNECTORS NOT SHOWN FOR CLARITY



3 TOP PLATE SPLICE
N.T.S.

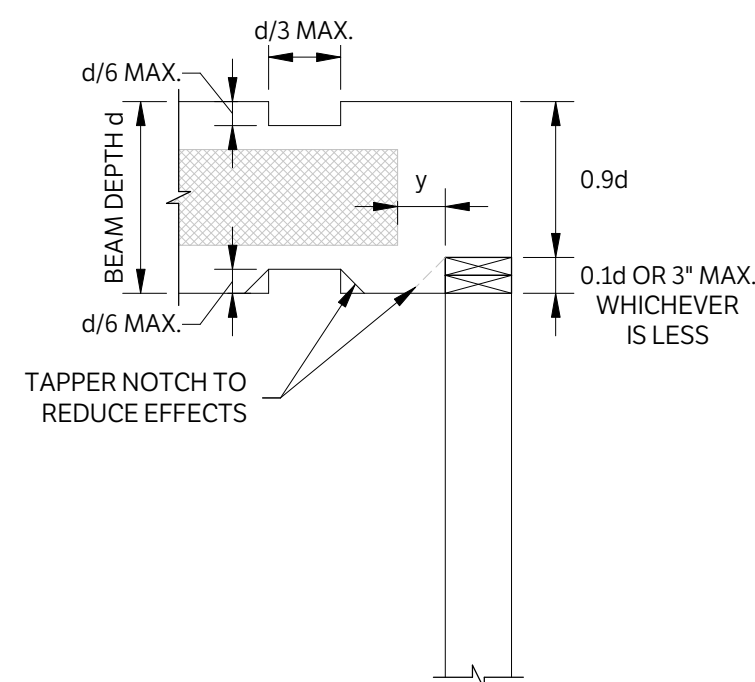
4 VENTILATED BLOCKING
N.T.S.

BEAM WIDTH	# OF STUDS
3 1/2"	3
5 1/2"	4
7"	5



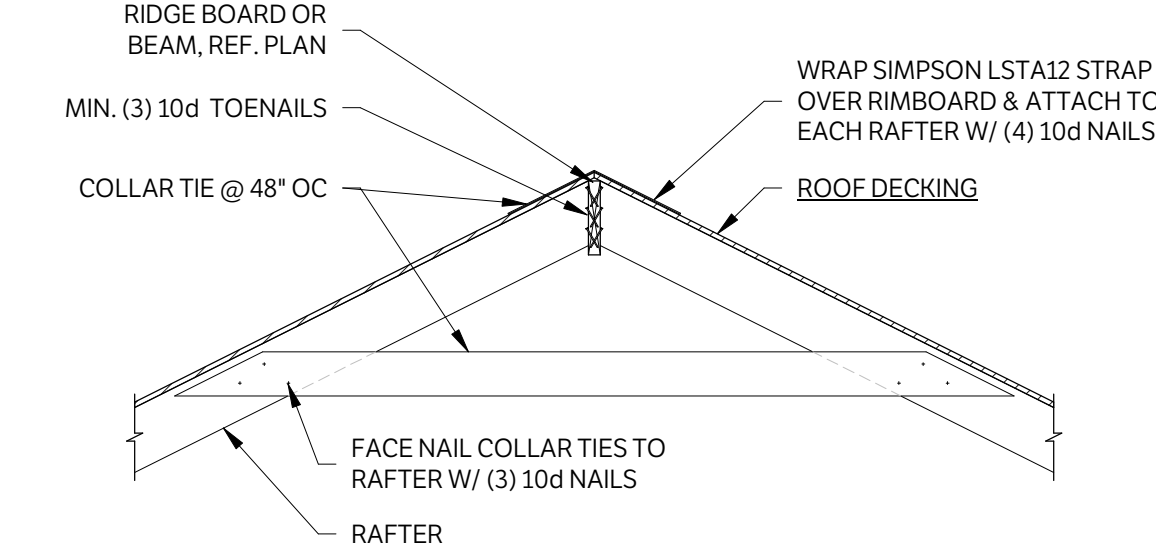
7 BEAM TO BUILT UP STUD COLUMN
N.T.S.

- SHEET NOTES:
- REFERENCE ARCHITECTURAL PLANS FOR OVERHANG CONDITIONS.
 - REFERENCE **PANEL TABLE** ON FRAMING PLAN SHEETS FOR WALL SHEATHING, ROOF DECKING, AND FLOOR DECKING, GRADE, PANEL THICKNESS, AND NAILING.

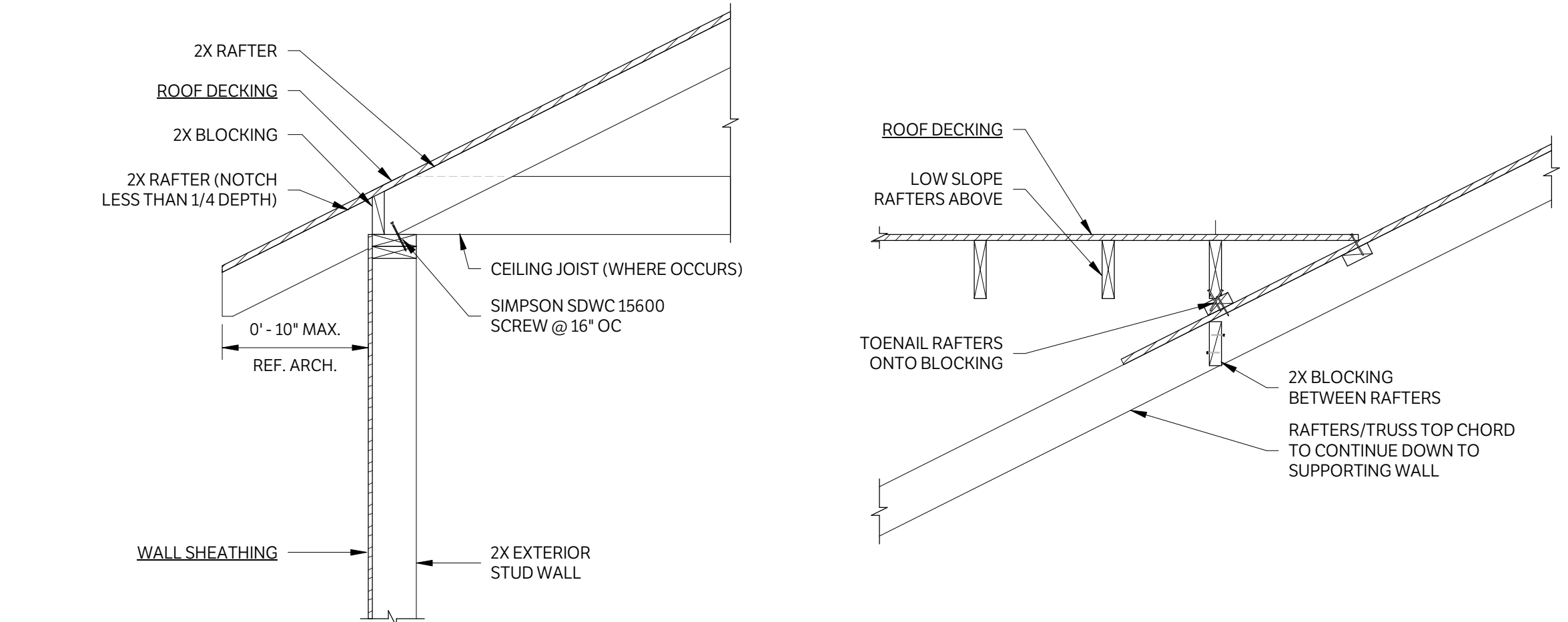


5 JOIST NOTCH
N.T.S.

NOTE: STRAPS MAY BE OMITTED WHERE ROOF DECKING IS NAILED ALONG EDGE TO RIDGE BEAM OR BLOCKING



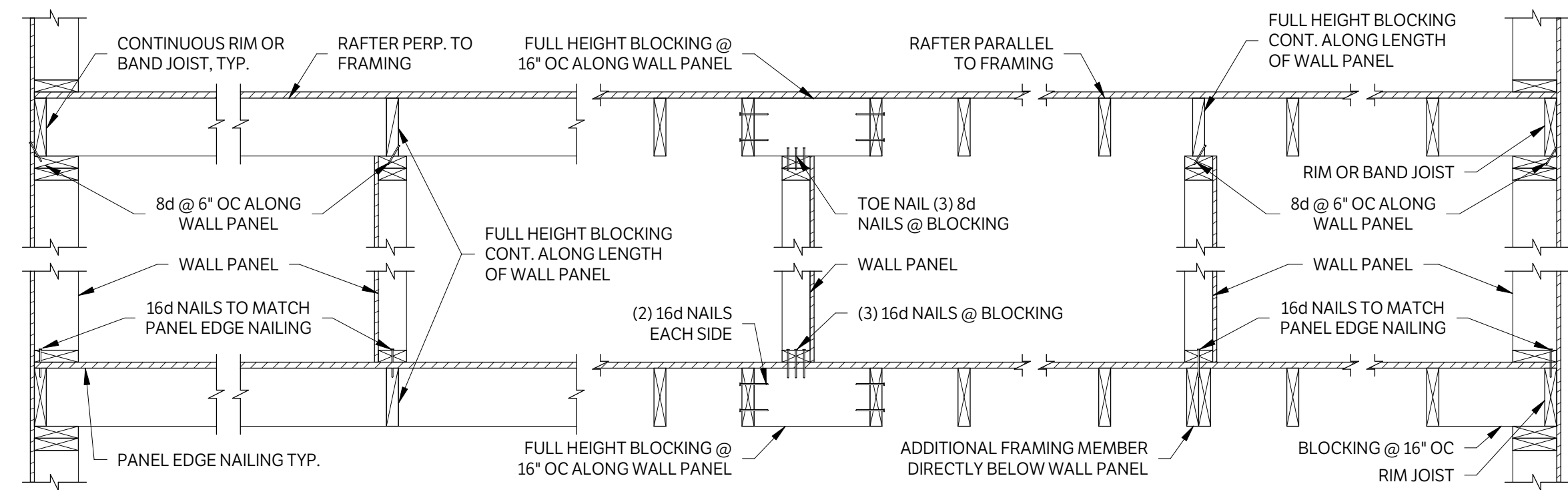
8 NON-STRUCTURAL RIDGE BOARD DETAIL
N.T.S.



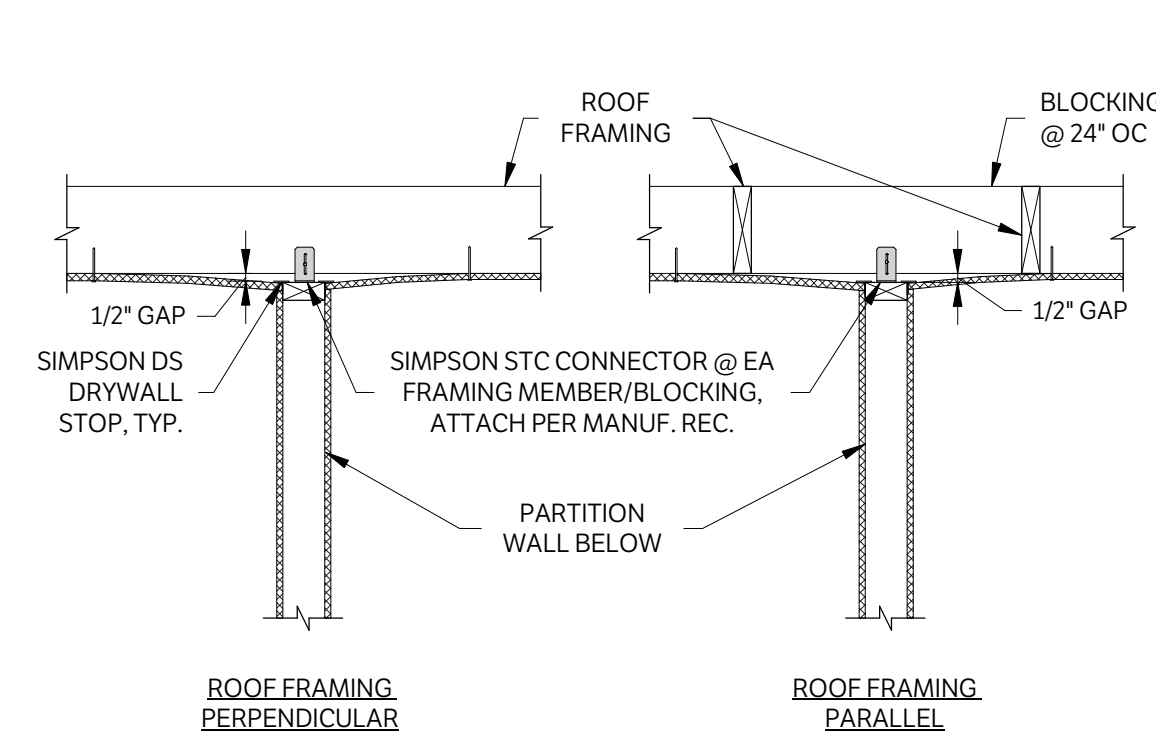
10 RAFTER & JOIST TO EXTERIOR WALL
N.T.S.

11 ROOF OVERFRAMING DETAIL
N.T.S.

- NOTES:
- SHEARWALLS SHALL HAVE 10d NAILS SPACED TO MATCH PANEL EDGE FASTENERS, IN LIEU OF 8d NAILS @ 6" OC NOTED BELOW.
 - AT INTERIOR SHEARWALLS, PLACE TRUSS DIRECTLY ABOVE SHEARWALL AND FASTEN AS SPECIFIED ABOVE AND BELOW, OR BUILD PONY WALL UP TO UNDERSIDE OF DECK. SHEATHING SHALL CONTINUE UP TRUSS OR PONY WALL TO DECK. BLOCKING AS SHOWN ON THE THIRD SECTION BELOW IS NOT PERMISSIBLE AT SHEARWALLS.



15 SHEAR/BRACED WALL CONNECTION TO FRAMING
N.T.S.



12 NON LOAD BEARING PARTITION WALL TO ROOF FRAMING
N.T.S.



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FOR CONSTRUCTION

MONTE VISTA REMODEL
344 W. ROSEWOOD AVENUE
SAN ANTONIO, TEXAS

FRAMING DETAILS

ISSUE DATE: 08.28.20

DRAWN BY: EJR

CHECKED BY: NAG

PROJECT #: 20-0481

REVISIONS

S510

Required documents for historic rehabilitation tax exemption:

- **Set of complete plans for both interior and exterior**
 - Attached document of architect and engineering plans for the proposed work of interior and exterior
- **Written narrative explaining the proposed work**
 - When my wife and I first went to view this house I could see that this historic home was needing a lot of work to bring back its beauty. Now a days you tend to see people buying and fixing up houses by simply throwing on new paint and adding grass. This wasn't the case for this home. Coming from San Pedro this is the first house you see in the Monte Vista neighborhood, I want to bring this house back to life and show its true beauty and charm signifying the beauty of the neighborhood. I plan to update the entire house from the ground up with all the modern amenities of today while still keeping that historic look and charm. The foundation was in poor shape so that will be the first thing to be fixed. The outside will get a new facelift with fresh paint , a new roof and a front driveway. The interior of the home will all be reconfigured to accommodate todays taste. The majority of the spaces inside have been blocked off with walls throughout the living spaces. Walls that have no historical significance will be taken down to expand the openness of the room to offer a more inviting atmosphere between the kitchen and living room. A new set of stairs will be configured to meet code requirements. The upstairs was originally 2 bedrooms and had 1 bathroom to share. The new layout upstairs is compromised of 2 bedrooms and a master suite. A new addition will be built to house the new restroom upstairs as well as make all 3 rooms bigger. The master suite will now have a private walk in his/her closet and a master on suite bathroom. The interior of the home will get an entire makeover from floor to ceiling. All new paint and redone wooden floors. Our goal is to maintain the historical significance of the home while updating it. We are even going the extra step to use historical tiles and patterns to match the original homes style. We want to bring this home back to life and keep its charm going for another 100 years.