

# HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

**HDRC CASE NO:** 2021-077  
**ADDRESS:** 130 CROFTON  
**LEGAL DESCRIPTION:** NCB 940 BLK 3 LOT 21  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Individual Landmark  
**APPLICANT:** Anne Gaynor/GAYNOR ANNE C  
**OWNER:** Anne Gaynor/GAYNOR ANNE C  
**TYPE OF WORK:** Construction of a 1-story rear addition  
**APPLICATION RECEIVED:** February 08, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear addition measuring approximately 456 square feet.

## 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 façade of the original structure in terms of their scale and mass.

ii. *Rooftop 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.

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 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.

## FINDINGS:

- a. The primary structure located at 130 Crofton is a 1-story residential structure constructed circa 1915 in the Folk Victorian style. The structure features a full-width front porch, a front dormer with fishscale shingles, and one over one wood windows. The structure is contributing to the King William Historic District.
- b. FOOTPRINT – The applicant as proposed to construct a new addition to the primary structure totaling approximately 456 square feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal meets this guideline.
- c. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. The addition will be located completed at the rear of the primary structure, According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. Based on the existing site conditions, the massing of the addition, the subordinate roof form, and the addition's setback, staff finds that the proposed orientation is appropriate for the structure. Staff finds that a vertical trim piece should be installed at the location of the addition and primary structure on the south elevation to differentiate the addition from this view.
- d. SCALE – The proposed addition is 1-story and will match the ridgeline of the primary structure. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines.
- e. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant has proposed a fenestration pattern and rhythm that meets this guideline. The applicant has also proposed to relocate a set of three ganged windows from the existing rear addition to the new rear elevation of the structure, as well as a new pair of French doors facing the interior of the lot. All paired windows should feature a true ganged detail and historically appropriate trim and sill detail as noted in the recommendation.
- f. MATERIALITY – The applicant has proposed to use woodlap siding to match existing, a standing seam roof to match existing, and relocated wood windows and a new set of French doors. Staff finds this generally appropriate.

- g. **ROOF FORM** – The proposed addition will extrude the existing rear gable roofline. According to the Historic Design Guidelines, a similar or compatible roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds the proposed roof form to be appropriate for this structure.

## **RECOMMENDATION:**

Staff recommends approval of the rear addition based on findings a through g with the following stipulations:

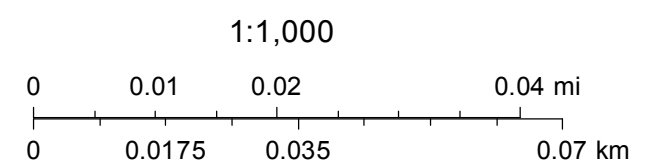
- i. That the applicant relocate windows from the rear elevation to new rear elevation and install the windows with a true ganged trim and sill configuration as noted in finding e.
- ii. That the applicant adds a vertical trim piece on the south elevation at the intersection of the new addition and existing historic structure as noted in finding c.
- iii. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.



# City of San Antonio One Stop



February 26, 2021





















SITE PLAN

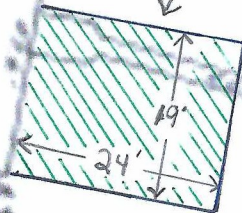
130

CRESTON

25

WATER

Planned addition 19 ft x 24 ft  
(Master Bedroom Suite)



5 ft setback

Planned and in 1944  
 (Master Building)

# PROPOSED



Note:  
 No Roof Line  
 CHANGE VIEWABLE  
 FROM STREET

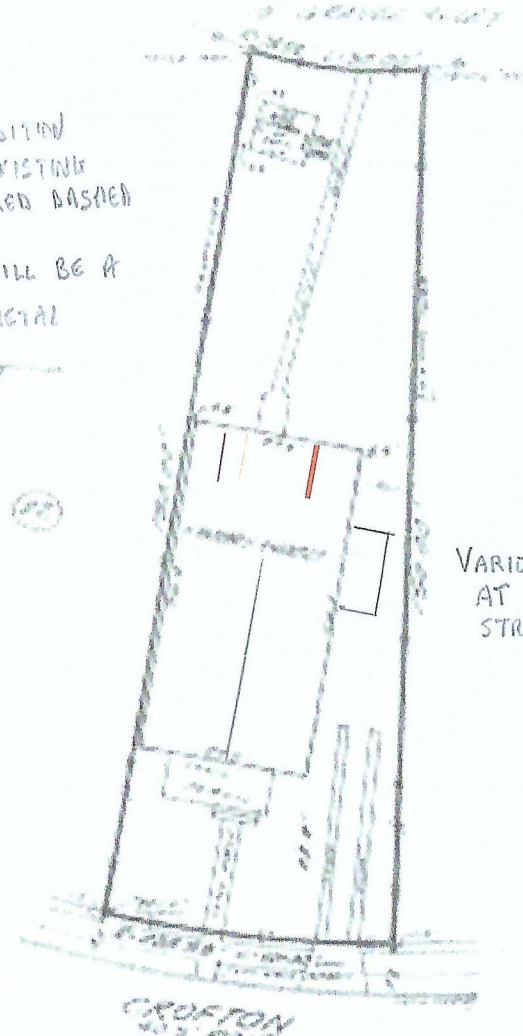
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ROOF PLAN

# EXISTING

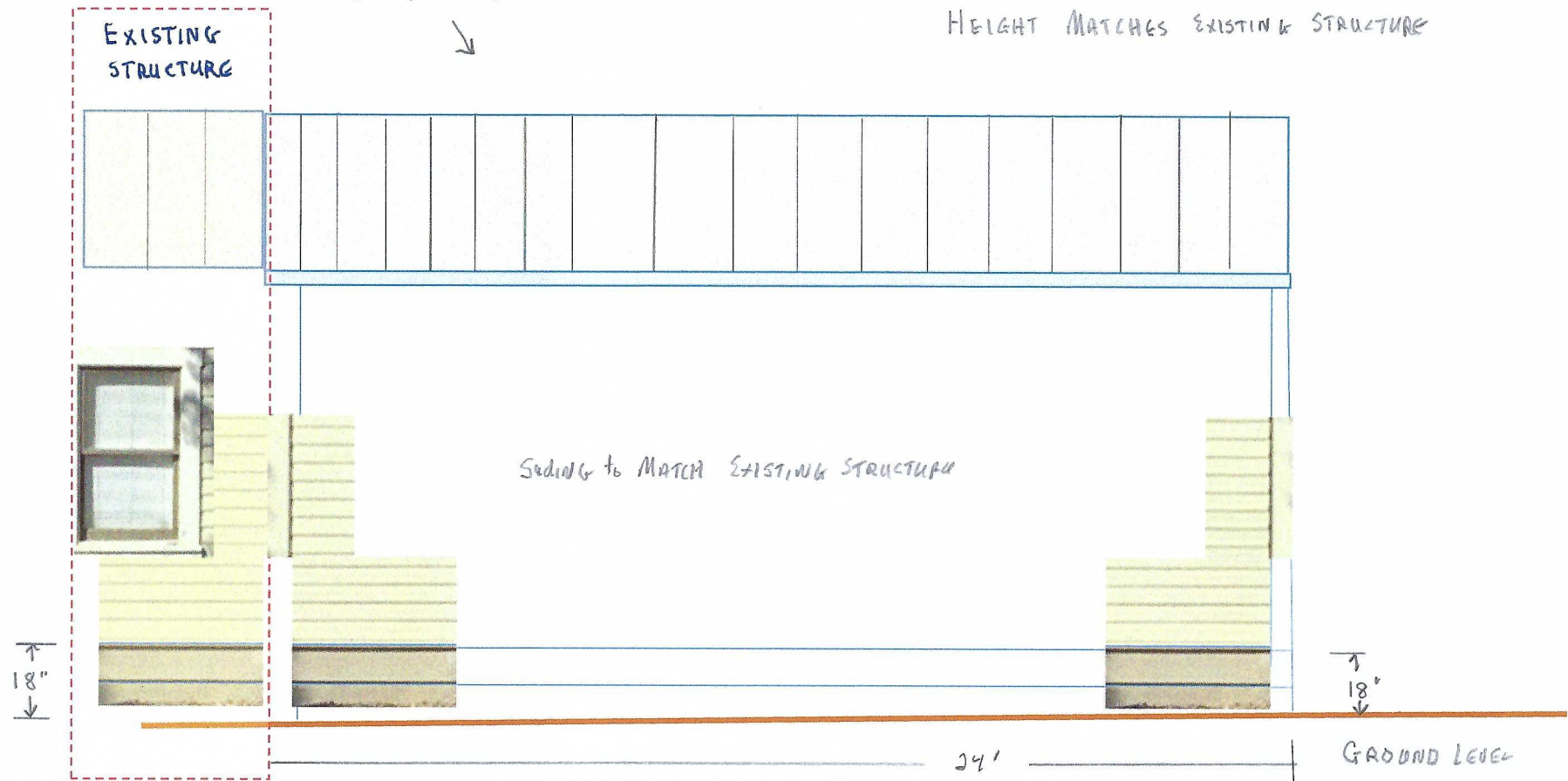
ROOF LINE OF ADDITION  
 MATCHES THE EXISTING  
 AS SHOWN BY RED DASHED  
 LINE.

COMPOSITION WILL BE A  
 MATCHING METAL



VARIOUS ROOF LINES  
 AT FRONT OF  
 STRUCTURE

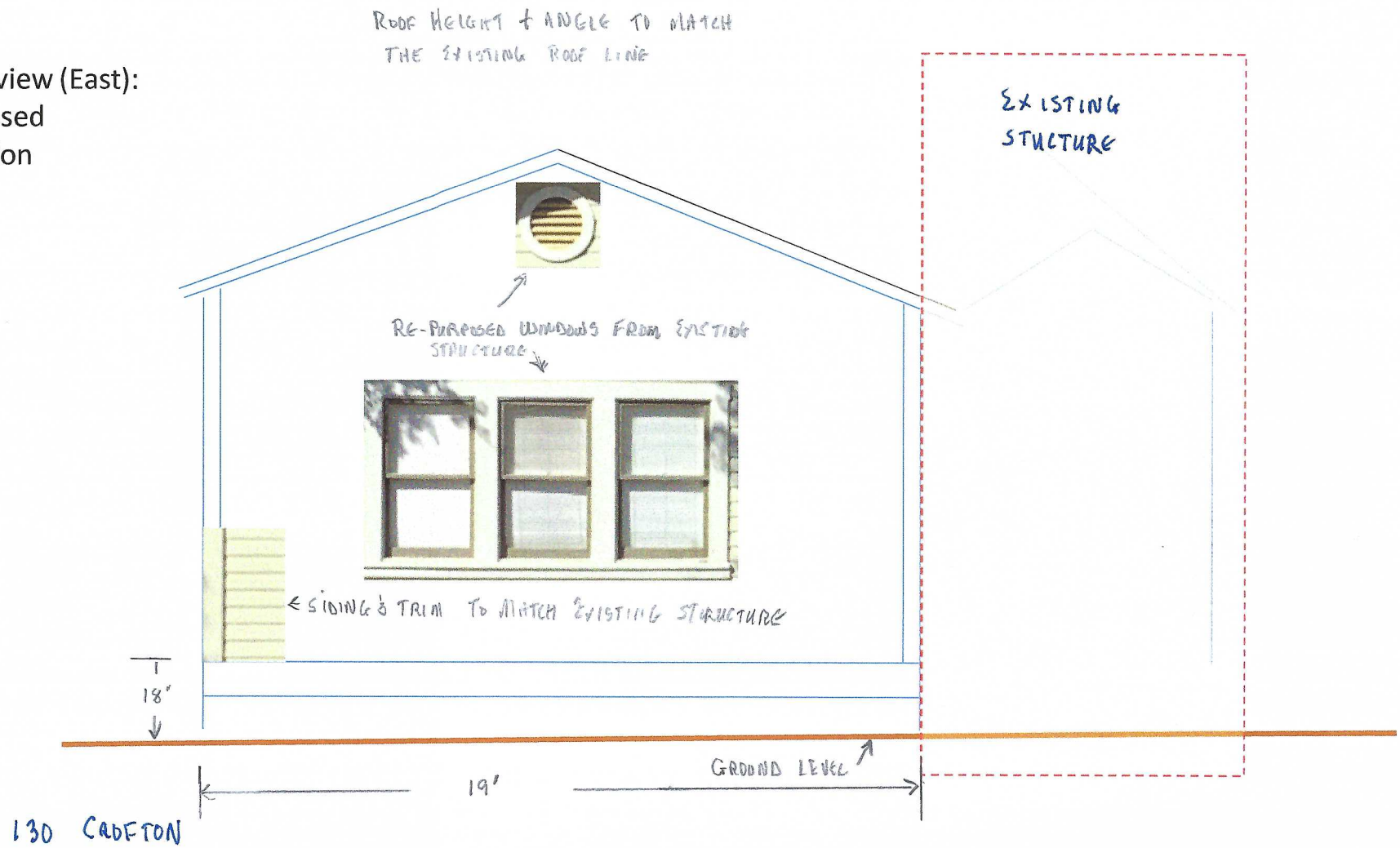
South-view: Master Suite (Proposed)



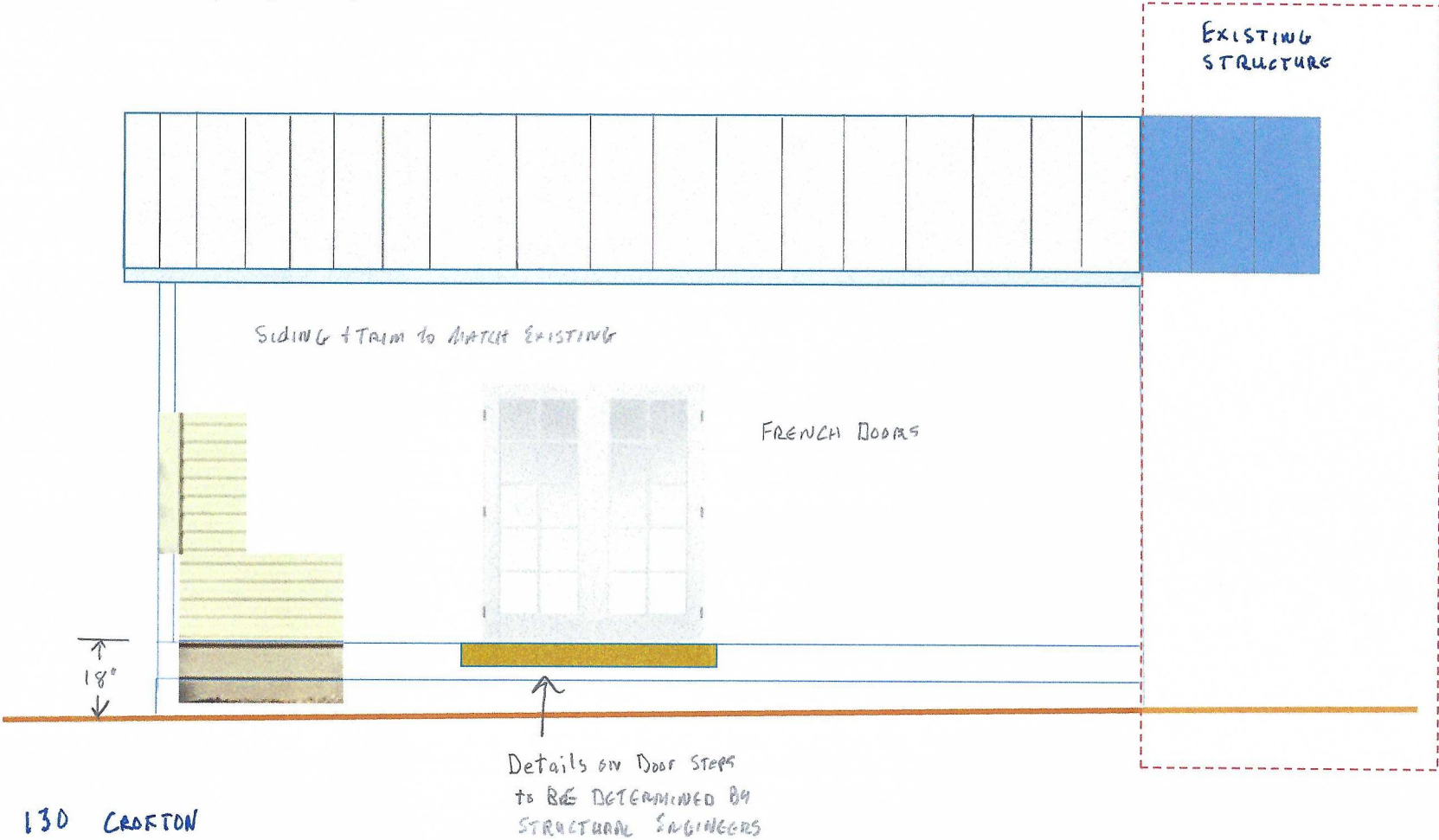
130 CROFTON



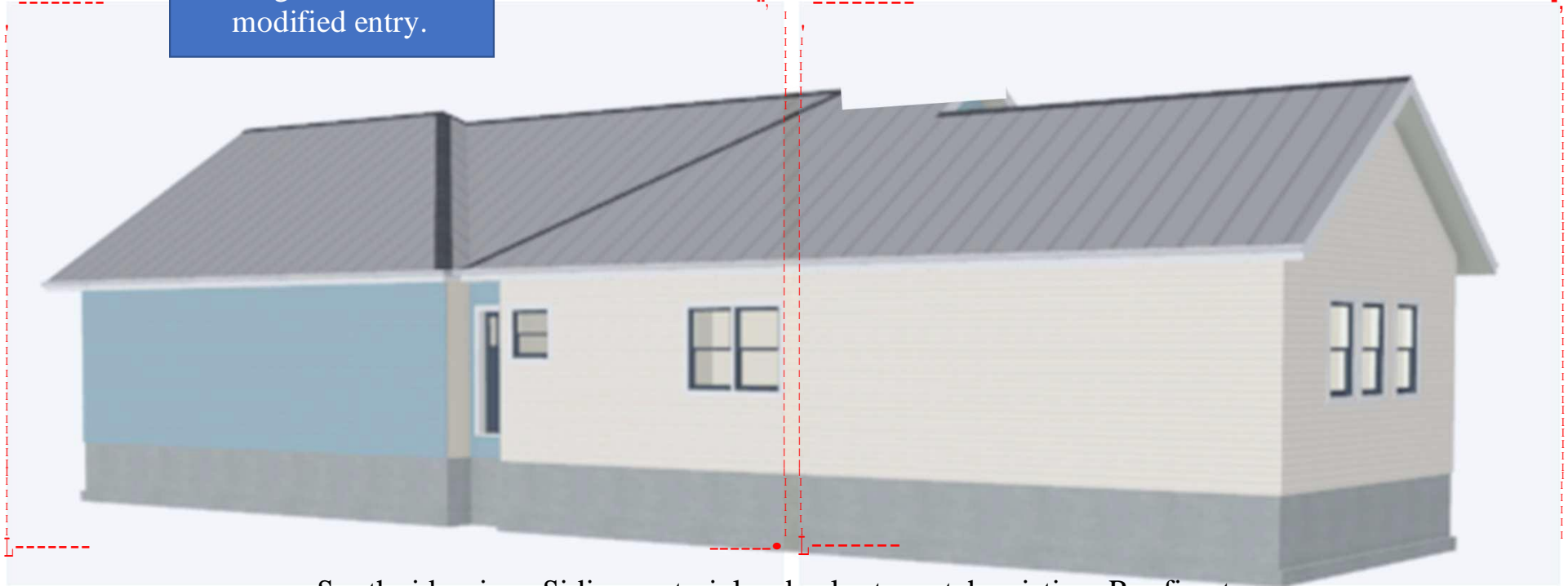
Back-view (East):  
Proposed  
Addition



North-view: Master Suite (Proposed)



Existing Structure with  
modified entry.



South side-view: Siding material and color to match existing. Roofing to match existing metal seal roof. Approximately 24-foot extension. Door inset will include steps to match the period. Note: Existing portico not shown to provide clarification.

Back-view: EXISTING





Back-view: Siding material and color to match existing. Roofing to match existing metal roof. Approximately 18-foot wide extension. Windows to be from the existing three windows on the existing back wall.

Foundation to match existing house materials.  
Door moved to North side of extension, see next image.

Existing house shown in blue.





North side-view: Siding material and color to match existing. Roofing to match existing metal seal roof. Approximately 24-foot extension. French doors period appropriate with deck/steps to be added.

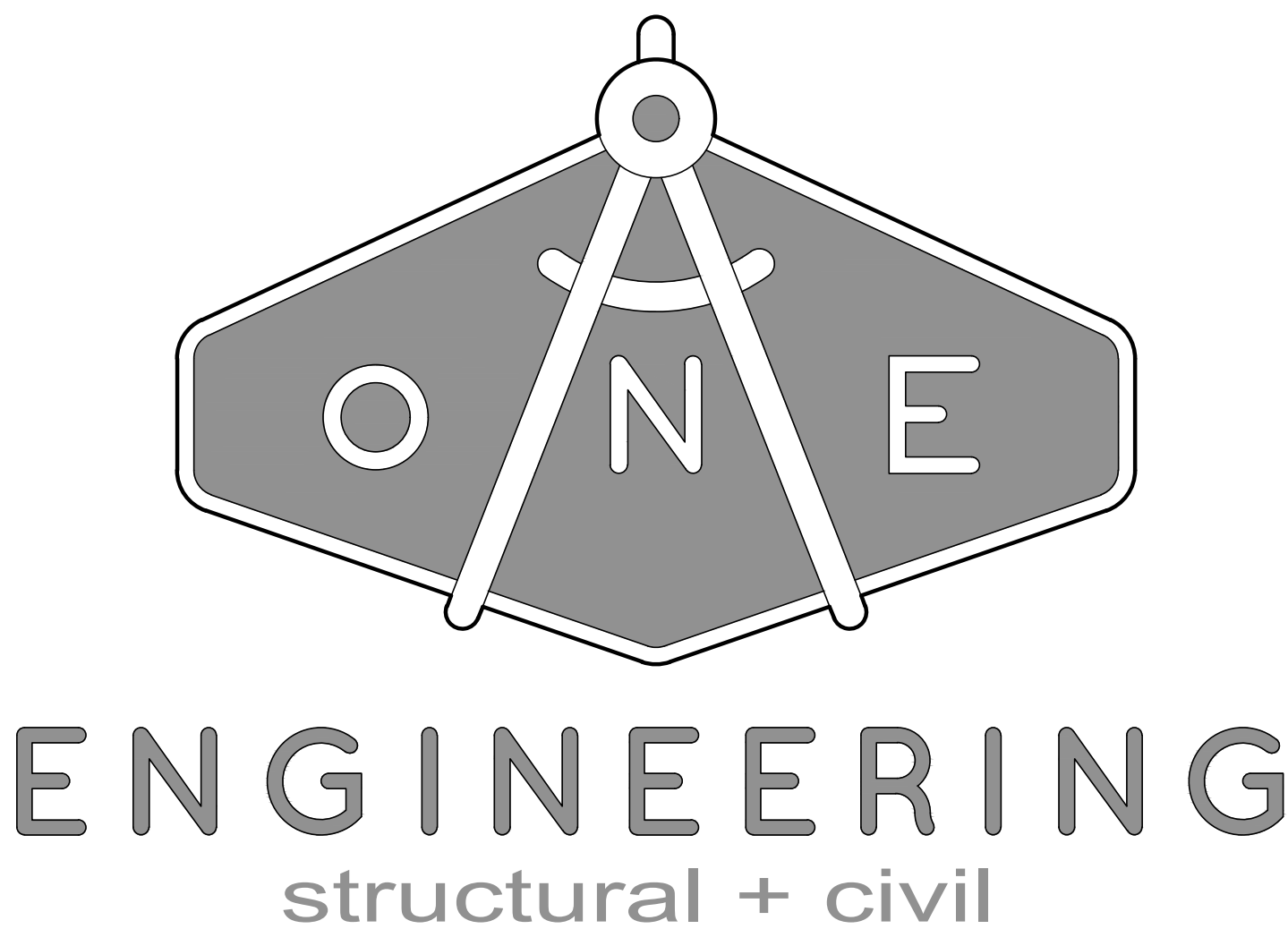
# NEW ADDITION DESIGN: FOUNDATION AND FRAMING

130 CROFTON AVENUE  
SAN ANTONIO, TEXAS 78210

FOR  
**JOHN McDOWELL**

135 ADAMS STREET  
SAN ANTONIO, TEXAS 78210

A-1 ENGINEERING, LLC



## INDEX OF DRAWINGS

- S0.0 COVER SHEET
- S1.1 GENERAL NOTES AND SCHEDULES
- S2.1 FOUNDATION PLAN AND FLOOR FRAMING PLAN
- S2.2 FRAMING ADDITION: BRACED WALL, BEAM & HEADER, AND CEILING PLAN / ROOF FRAMING PLAN
- S3.1 BUILDING SECTION AND DETAILS



**ENGINEERING**  
structural + civil

F-12583

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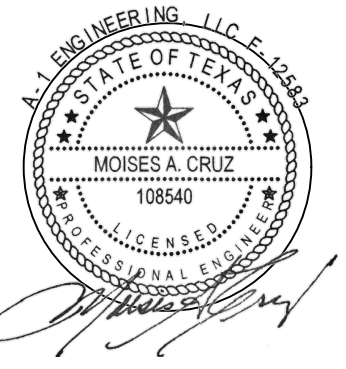
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A-1 ENGINEERING # 20-6276

NEW ADDITION DESIGN:  
FOUNDATION AND FRAMING  
130 CROFTON AVENUE  
SAN ANTONIO TEXAS, 78210

COVER SHEET

BY	DATE	REMARKS	ISSUE FOR PERMIT	DATE	REMARKS	ISSUE FOR PERMIT	DATE	REMARKS	ISSUE FOR PERMIT	DATE	REMARKS	ISSUE FOR PERMIT
MAC	2.11.2021											



F-12583

THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE.

SHEET SIZE: 24" x 36"

ISSUE DATE: 2.11.2021

DRAWN BY:

SHEET: **S0.0**

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

ISSUED FOR PERMIT





STRUCTURAL GENERAL NOTES AND SPECIFICATIONS:

(01 40 00) STRUCTURAL GENERAL NOTES:

- 1) THESE DOCUMENTS WERE PREPARED FOR THE SOLE USE OF THIS PROJECT. THIS SET OF DOCUMENTS AND INDIVIDUAL SHEETS ARE COPY RIGHT PROTECTED AND MAY NOT BE REPRODUCED, DISTRIBUTED OR PUBLISHED TO THE PUBLIC OR FOR ANY OTHER USE. PROJECT, CONSTRUCTION, RESEARCH, ILLUSTRATION OR MEDIA WITHOUT EXPRESSED WRITTEN CONSENT BY A-1 ENGINEERING. THE PROJECT OWNER, CONTRACTORS AND CONSULTANTS THAT ARE BIDDING, CONSTRUCTING OR DESIGNING ELEMENTS FOR THIS PROJECT MAY REPRODUCE THESE DOCUMENTS FOR THEIR USE IN THEIR ENTIRETY.
- 2) THE SPECIFICATIONS FOR FASTENERS, ANCHORING SYSTEMS, FRAMING MEMBERS, FOUNDATIONS, MATERIALS AND OVERALL STRUCTURAL DESIGNS PROVIDED IN THESE DOCUMENTS ARE SOLELY APPLICABLE TO THIS DESIGN. DO NOT USE OR INTERPRET THESE SPECIFICATIONS AND DESIGN FOR OTHER USES, PROJECTS OR CONSTRUCTION TYPES OR SYSTEMS.
- 3) UNLESS NOTED OTHERWISE, A-1 ENGINEERING, LLC, IS NOT ACCEPTING THE RESPONSIBILITY OF "DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE" FOR THIS PROJECT. REFER TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR GUIDANCE ON THE PROJECT SPECIAL INSPECTIONS AND THE LOCAL BUILDING OFFICIAL.
- 4) THE TEXAS ARCHITECTURAL BARRIERS ACT (ARTICLE 9102, TEXAS CIVIL STATUTES) REQUIRES THE PRIME DESIGN CONSULTANT SUBMIT CONSTRUCTION DOCUMENTS FOR ALL PROJECTS WITH AN ESTIMATED CONSTRUCTION COST OF \$50,000 OR MORE TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW BEFORE COMMENCING CONSTRUCTION. FAILURE TO COMPLY MAY RESULT IN UP TO \$1,000 PER DAY ADMINISTRATIVE PENALTIES FOR EACH VIOLATION. THE OWNER AND PRIME DESIGN CONSULTANT UNDERSTAND A-1 ENGINEERING WILL PERFORM ONLY STRUCTURAL ENGINEERING SERVICES, WHICH DOES NOT INCLUDE SUBMITTING DOCUMENTS TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 5) THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS. IGNORANCE OF CONDITIONS IS NOT A BASIS FOR A CLAIM FOR ADDITIONAL COMPENSATION. LAYOUT THE BUILDING BY A LICENSED SURVEYOR.
- 6) DRAWINGS OF SPECIFIC DETAILS ON THE DRAWINGS INDICATE THE INTENT OF THE STRUCTURAL DESIGN AND, IN MOST CASES, ARE TYPICAL CONDITIONS OR VERY SIMILAR TO OTHER DETAILS. CONSIDER TYPICAL CONDITIONS NOT NECESSARILY NOTED AS TYPICAL AS TYPICAL FOR OTHER CONDITIONS. NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE INTENDED DESIGN FROM BEING CONSTRUCTED.
- 7) UNDERSTANDING THE STRUCTURAL REQUIREMENTS SHOWN ON THE STRUCTURAL DOCUMENTS REQUIRES COOPERATION AMONG ALL PARTIES INVOLVED. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH A-1 ENGINEERING DESIGNED THE PROJECT WITH DUE CARE AND DILIGENCE, WE DO NOT GUARANTEE PERFECTION. COMMUNICATION IS NECESSARY. IMMEDIATELY REPORT STRUCTURAL DISCREPANCIES FOR OUR INTERPRETATION. CONSIDER UNRESOLVED DISCREPANCIES AS THE MORE COSTLY INTERPRETATION OF THE DISCREPANCY.
- 8) COMBINING ALL CONSTRUCTION DOCUMENTS WITH THE STRUCTURAL DOCUMENTS DEFINES THE TOTAL PROJECT. THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. VERIFY ALL FIELD CONDITIONS THAT AFFECT NEW AND EXISTING CONSTRUCTION BEFORE STARTING CONSTRUCTION. TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. CORRECT AT OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY YOUR OPERATIONS.
- 9) THE STRUCTURAL DRAWINGS WERE DEVELOPED BASED ON OUR INTERPRETATION AND REFERENCE TO SKETCHES PROVIDED TO A-1 ENGINEERING. OUR DIMENSIONS, LAYOUT, ORIENTATION, LUGS, DROPS, AND SLOPES SHOULD BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. A-1 ENGINEERING SHOULD BE CONTACTED PRIOR TO CONSTRUCTION TO ADJUST VERIFIED DIMENSIONS SHOWN ON OUR PLANS.
- 10) WE RECOMMEND THE OWNER, CONTRACTORS AND DESIGN CONSULTANTS FOR THE PROJECT TO HAVE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING CONSTRUCTION.
- 11) QUESTIONS AND INQUIRIES BY CONTRACTORS TO THE STRUCTURAL ENGINEER SHOULD BE SENT IN WRITING FOLLOWING A FORMAL "REQUEST FOR INFORMATION (RFI)" PROCESS AND FORM DEVELOPED BY THE CONTRACTOR. ALLOW AT LEAST 5 BUSINESS DAYS FOR A RESPONSE. RFIS RECEIVED AFTER 3PM WILL BE CONSIDERED RECEIVED THE NEXT BUSINESS DAY.
- 12) CONTRACTORS MAY PROPOSE ALTERNATIVE PRODUCTS AND DESIGNS FROM THOSE SPECIFIED IN THESE DOCUMENTS FOR REVIEW BY THE STRUCTURAL ENGINEER. ALTERNATIVE PRODUCTS AND DESIGNS SHOULD BE SUBMITTED WITH A COVER LETTER OR SUBMITTAL FORM EXPLAINING THE REASON FOR THE ALTERNATIVE. PROPOSAL ALONG WITH SUPPORTING DOCUMENTATION THAT SHOWS OR EXPLAINS HOW THE PRODUCT OR DESIGN IS EQUIVALENT OR BETTER THAN THE SPECIFICATION IN THESE DOCUMENTS. SUBMITTAL OF THE ALTERNATIVE PRODUCTS OR DESIGNS DOES NOT IMPLY OR SUGGEST AUTOMATIC APPROVAL OF THE SUBMITTAL. ALTERNATIVE PRODUCTS OR DESIGNS USED IN LIEU OF THE SPECIFICATIONS AND DESIGN IN THESE DOCUMENTS WITHOUT APPROVAL MAY REQUIRE REMOVAL.
- 13) THE BUILDING CODE REQUIREMENTS FOR 2018 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE STRUCTURAL DOCUMENTS. ADDITIONAL CODES AND REFERENCES ARE AS NOTED. ALL STRUCTURAL WORK SHALL BE ACCORDING TO ALL LOCAL CODES IN ADDITION TO THIS BASIC CODE DOCUMENT.
- 14) THE STRUCTURAL ENGINEER-OF-RECORD PREPARED SPECIFICATIONS FOR STRUCTURAL RELATED PORTIONS OF THE PROJECT AND HAS INCLUDED THESE SPECIFICATIONS ON THE STRUCTURAL DRAWINGS. ARCHITECTURAL SPECIFICATIONS FOR NON-STRUCTURAL PORTIONS OF THE PROJECT ARE INCLUDED IN THE PROJECT MANUAL.
- 15) DIFFERENTIAL MOVEMENT OF THE FOUNDATION WILL OCCUR WITH VARIATIONS IN THE MOISTURE CONTENT OF THE SUBSURFACE SOILS. THE FINAL FINISHED ELEVATION SHOULD BE CONSIDERED TEMPORARY AND MAY FLUCTUATE WITH SEASONAL MOISTURE CONTENTS. VARIATIONS IN MOISTURE CONTENT MAY RESULT FROM SOURCES SUCH AS SEASONAL DRYING OF THE SOILS, BROKEN PLUMBING, IRRIGATION, AND PRECIPITATION. THE PROPERTY OWNER SHOULD IMPLEMENT A MAINTENANCE PLAN TO MONITOR AND REMEDIATE THE PONDING OF WATER IN AN EFFORT TO MINIMIZE THE FLUCTUATION OF THE FINISHED FLOOR ELEVATION. WE ANTICIPATE THE DIFFERENTIAL MOVEMENTS OF THE SUBSURFACE TO BE AT LEAST 1-INCH VERTICALLY.
- 16) THE FOUNDATION DESIGN DOES NOT CONSIDER THE REMOVAL AND REPLACEMENT OF SOILS OR THE CONDITIONING OF SOILS FOR GEOTECHNICAL PURPOSES. WE RECOMMEND CONSULTING WITH A GEOTECHNICAL ENGINEER FOR SITE SPECIFIC GEOTECHNICAL CONSIDERATIONS TO ACCOMMODATE OUR DESIGN.

STRUCTURAL DESIGN CRITERIA

- 17) THE DESIGN OF STRUCTURAL FRAMING MEMBERS WAS BASED ON ALLOWABLE STRESS DESIGN METHODS

DESIGN LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)  
D  
D + L  
D + L + (LR OR S OR R)  
D + (W OR 0.7E) + L + (LR OR S OR R)  
0.6D + W  
0.6D + 0.7E

- 18) STRUCTURAL DESIGN IS BASED ON THE FOLLOWING LOADING CONDITIONS (WERE APPLICABLE):  
  
REFER TO THE HOMEOWNER FOR AREA USE AND OCCUPANCY TO CORRELATE THE APPLICABLE LOADING CONDITION.  
  
A) LIVE LOADS:  
FLOOR LIVE LOADS (AS APPLICABLE):  
• DWELLING ROOMS = 40 PSF  
ROOF LIVE LOAD = 12/1620 PSF, TRIBUTARY AREA CONSIDERED, PONDING NOT CONSIDERED  
ROOF UPLIFT = 5 PSF  
  
B) DEAD LOADS:  
• FLOOR = SELF WEIGHT  
• ROOF = SELF WEIGHT  
  
C) GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (I) = 1.0  
  
D) WIND LOADS  
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60  
V LIFT AT EXP. C = 115 MPH  
STRUCTURE TYPE = BUILDING
- 19) SOIL DESIGN PARAMETERS:  
  
THE SOILS SUPPORTING THE FOUNDATION ARE NON-EXPANSIVE WITH AN EFFECTIVE PLASTICITY INDEX (PI) < 15  
  
TOTAL LOAD = 1500 PSF  
B) COEFFICIENT OF SLAB SUBGRADE FRICTION = 0.75 TO 1.00  
C) MODULUS OF SUBGRADE REACTION (K) = 200 PCI

(06 10 00) WOOD FRAMING:

- 6.1) ALL LUMBER SHALL BE PS 20, NEW AND UNDAMAGED GRADED LUMBER IN ACCORDANCE WITH NFPA GRADING RULES. LUMBER STRESSES SPECIFIED DO NOT INCLUDE REPETITIVE MEMBER USE. FRAMING MEMBERS SHALL BE S4S UNLESS NOTED OTHERWISE. ALL WOOD BEARING ON CONCRETE OR MASONRY OR PERMANENTLY EXPOSED TO WEATHER SHALL BE WOLMANIZED.
- A) ROUGH FRAMING:  
(2X4 - 2X12) SHALL CONSIST OF #2 SOUTHERN YELLOW PINE (SYP) WITH 19 PERCENT MAXIMUM MOISTURE CONTENT HAVING NO LESS THAN AN ALLOWABLE BENDING STRESS (FB) OF:  
1,100 PSI (2X4)  
1,000 PSI (2X6)  
925 PSI (2X8)  
800 PSI (2X10)  
750 PSI (2X12)  
A MODULUS OF ELASTICITY OF 1,400,000 PSI, AND AN ALLOWABLE SHEAR STRESS OF 175 PSI.
- B) FRAMING DESIGNATED AS LVL BEAMS ON THE PLANS SHALL CONSIST OF SOLID PLYWOOD BEAMS MANUFACTURED BY THE BOISE-CASCADE TRUS-JOIST CORPORATION OR LOUISIANA PACIFIC AND SHALL HAVE NO LESS THAN AN ALLOWABLE BENDING STRESS (FB) OF 2,600 PSI, A MODULUS OF ELASTICITY OF 1,800,000 PSI, AND AN ALLOWABLE SHEAR STRESS OF 185 PSI (OR LARGER), UNLESS INDICATED OTHERWISE.
- 6.2) NAILS SHALL BE GALVANIZED FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS, SIZE AND TYPE TO SUIT APPLICATION. TYPICAL NAILING SHALL BE WITH COMMON WIRE NAILS. STAPLES SHALL NOT BE USED INSTEAD OF REQUIRED NAILS.  
  
BOLTS, NUTS, WASHERS, LAGS AND SCREWS SHALL BE MEDIUM CARBON STEEL, SIZE AND TYPE TO SUIT APPLICATION; GALVANIZED FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS.  
  
BOTTOM PLATE ANCHORS TO FOUNDATION SHALL BE A307 CARBON STEEL, 1/2-INCH DIAMETER SHANK, WITH 7-INCHES EMBEDMENT INTO THE CONCRETE WITH 90 DEGREE BEND. FASTEN TO PLATES WITH HEXAGONAL HEAD NUTS AND CUT WASHERS. PROVIDE CONTINUOUS BEAD OF SEALANT BETWEEN PLATE AND FOUNDATION. INTERIOR NON-LOAD BEARING WALL BOTTOM PLATES MAY BE FASTENED TO FOUNDATION WITH POWDER DRIVEN FASTENERS INSTEAD OF WITH BOLTS.  
  
PLYWOOD SHEATHING CLIPS SHALL BE SIMPSON STRONG-TIE 18 GAGE GALVANIZED STEEL X PLYWOOD THICKNESS.  
  
UNLESS OTHERWISE INDICATED, USE TYPE LUS JOIST HANGERS AS MANUFACTURED BY THE SIMPSON COMPANY FOR FLUSH TYPE JOIST CONNECTIONS TO SUPPORTING BEAMS. COLUMN CAP AND BASE CONNECTIONS SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY, TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST OR COLUMN AND BEAMS BEING CONNECTED.
- 6.3) STORE FRAMING MATERIAL A MINIMUM OF 12-INCHES ABOVE THE GROUND IN A MANNER TO ALLOW FOR PROPER DRAINAGE, VENTILATION AND PROTECTION FROM THE WEATHER.
- 6.4) AT HEADERS BUILT-UP WITH MULTIPLE SYP #1/#2 2X MEMBERS, NAIL TOGETHER WITH AT LEAST 16d NAILS AT 16-INCHES ON CENTER ALONG EACH EDGE AND WITH AT LEAST (1)-16d NAIL PER 6-INCHES NOMINAL DEPTH OF HEADER. PROVIDE PLYWOOD SPACERS BETWEEN 2X MEMBERS TO WIDEN HEADER TO THE WIDTH OF THE STUD WALL.  
  
AT BEAMS BUILT-UP WITH MULTIPLE LVL MEMBERS, SCREW TOGETHER WITH AT LEAST #10 SCREWS AT 12-INCHES ON CENTER ALONG EACH EDGE AND WITH AT LEAST (1) #10 SCREW PER 6-INCHES NOMINAL DEPTH OF HEADER. PROVIDE PLYWOOD SPACERS BETWEEN 2X MEMBERS TO WIDEN HEADER TO THE WIDTH OF THE STUD WALL.
- 6.5) FRAMING MEMBERS SHALL BE INSTALLED WITHIN 1/4-INCH FROM TRUE POSITION. SQUARE END CUTS SHALL BE WITHIN 1/16-INCH PER FOOT OF DEPTH AND WIDTH. END SURFACES SHALL BE CUT TO PROVIDE CONTACT OVER SUBSTANTIALLY THE ENTIRE SURFACE. LENGTHS OF FRAMING MEMBERS SHALL BE 1/16-INCH + UP TO 20-FEET IN LENGTH, AND 1/16-INCH PER 20-FEET OF SPECIFIED LENGTH FOR MEMBERS OVER 20-FEET IN LENGTH.
- 6.6) MAINTAIN SHEATHING SURFACE FLATNESS OF MAXIMUM 1/8-INCH IN 10-FEET OR MORE.
- 6.7) INSTALL BUILDING PAPER ON ALL EXTERIOR WALLS. INSTALL HORIZONTALLY AND WEATHER LAP A MINIMUM OF 2-INCHES FOR HORIZONTAL JOINTS AND 6-INCHES FOR VERTICAL JOINTS. STAGGER VERTICAL JOINTS.

- 6.8) PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1  
  
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18-INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12-INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.  
  
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8-INCHES FROM THE EXPOSED GROUND.  
  
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.  
  
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2-INCH ON TOPS, SIDES, AND ENDS.  
  
5. WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.  
  
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.  
  
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.  
  
8. WOOD PERMANENTLY EXPOSED TO WEATHER.
- 6.9) COORDINATE STRUCTURAL ENGINEER'S REVIEW AND THE BUILDING OFFICIAL INSPECTION.  
  
THE BUILDING OFFICIAL SHALL INSPECT THE PRIMARY STRUCTURAL FRAMING. THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY A LICENSED PROFESSIONAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING HIS INSPECTION. (IBC CHAPTER 110.3.4)

PEDESTAL:

- 1) PERFORM PEDESTAL FOOTING CONSTRUCTION FOLLOWING STANDARD CONSTRUCTION PRACTICES.
- 2) ALL CONCRETE FOOTINGS SHALL BEAR A MINIMUM OF 3'-0" BELOW THE EXISTING ADJACENT SOIL.
- 3) SHIMS USED FOR LOCALIZED LEVELING SHALL BE A36 STEEL PLATES. MAXIMUM ALLOWABLE SHIM HEIGHT IS 1/2-INCH.
- 4) COORDINATE INSPECTION OF PEDESTALS WITH STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.

OBSERVATIONS BY STRUCTURAL ENGINEER:

DATE	ITEM
_____	FOOTING EXCAVATION
_____	CONSTRUCTION OF FOOTING PRIOR TO CONCRETE PLACEMENT AND BACKFILL
_____	CONSTRUCTION OF PEDESTAL AFTER BACKFILL IS COMPLETE

TABLE #1

NAILING SCHEDULE	
CONNECTION	NAILING
JOIST OR TRUSS BEARING ON SILL OR GIRDER, TOENAIL	(3) 8d
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL TO EACH STUD	(2) 16d
STUD TO SOLE PLATE	(4) 8d TOENAIL OR (2) 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER OR TRUSS TO PLATE, TOE NAIL	(3) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.

NOTES:

1. MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDED UNLESS OTHERWISE NOTED ON DETAILS OR STRUCTURAL NOTES.
2. COMMON OR BOX NAILS MAY BE USED. 16d NAILS MAY BE EITHER COMMON OR SINKER.

TABLE #2B

STRUCTURAL SHEATHING / DECKING							
STRUCTURAL SYSTEM	SHEATHING TYPE	EXPOSURE CATEGORY	THICKNESS (MIN.)	SPAN RATING	NAILING PATTERN		NOTES
					EDGE SUPPORT	INTERIOR SUPPORT	
WALL SHEATHING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	10d AT 6" O.C.	10d AT 12" O.C.	1,2,3,4
ROOF DECKING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	8d AT 6" O.C.	8d AT 12" O.C.	1,2,3,4
FLOOR DECKING	APA RATED SHEATHING	EXP. 1	3/4"	24/16	10d AT 6" O.C.	10d AT 12" O.C.	1,2,3,4,6
FLOOR DECKING	APA RATED SHEATHING	EXP. 1	1-1/8"	24/16	10d AT 6" O.C.	10d AT 12" O.C.	1,2,3,4,6

NOTES:

1. STRUCTURAL PANELS SHALL BE LABELED / STAMPED WITH APA APPROVED MARKINGS AND LABELS SHOWING CONFORMANCE WITH SPECIFICATIONS.
2. ALL PANELS SHALL BE LAID OUT / ORIENTATED TO BE PERPENDICULAR TO SUPPORTS.
3. STAPLES MAY NOT BE SUBSTITUTED FOR NAILS.
4. BLOCK EDGES OF ALL WALL, ROOF, AND FLOOR SHEATHING PANELS.
5. O.C.= DENOTES ON-CENTER
6. TONGUE AND GROOVE

TABLE #3B (SEE FRAMING PLAN)

ROOF AND CEILING AND FLOOR FRAMING SCHEDULE			
LABEL	MEMBER	SIZE	GRADE
	GABLE RIDGE	2 x 10	SYP #2
(R1)	COMMON RAFTER	2 x 6 AT 1'-4" O.C. U.N.O.	SYP #2
(G)	OUTRIGGERS	2 x 4 AT 2'-0" O.C.	SYP #2
(FB)	FASCIA BOARD	1 x 8	SYP #2
(C)	CEILING JOIST	2 x 6 AT 19.2" O.C.	SYP #2
(F1)	FLOOR-JOIST	2 x 8 AT 19.2" O.C.	SYP #2

O.C. = DENOTES ON-CENTER  
U.N.O. = DENOTES UNLESS NOTED OTHERWISE

TABLE #5B (SEE FRAMING PLAN)

WALL FRAMING SCHEDULE			
LEVEL	SIZE/SPACING	SPECIES	TOP OF PLATE
1st FLOOR WALLS	2 x 4 AT 16" O.C.	SPF #2	
1st FLOOR BOTTOM PLATE	2 x 4 TREATED	SPF #2	
1st FLOOR TOP PLATE	(2) 2 x 4	SPF #2	FIELD VERIFY

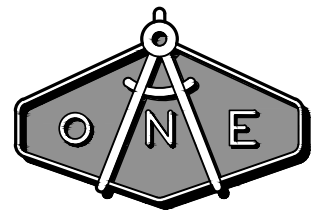
O.C. = DENOTES ON-CENTER

TABLE #6 (SEE FRAMING PLAN)

BEAM SCHEDULE			
BEAM	SIZE	GRADE	JACK STUDS
B1	(3) 2x10	SYP #2	
B2	(2) 1.75" x 14" LVL	Fb=2600	(3) SPF #2
B3	(2) 1.75" x 16" LVL	Fb=2600	(4) SPF #2

TABLE #4 (SEE FRAMING PLAN)

HEADER SCHEDULE			
MEMBER	HEADER	SPECIES	JACK STUDS
H1	(2) 2 x 6	SYP #2	(1) SPF #2
H2	(2) 2 x 8	SYP #2	(1) SPF #2
H3	(2) 2 x 10	SYP #2	(2) SPF #2
H4	(2) 2 x 12	SYP #2	(2) SPF #2
H5	(3) 2 x 12	SYP #2	(2) SPF #2



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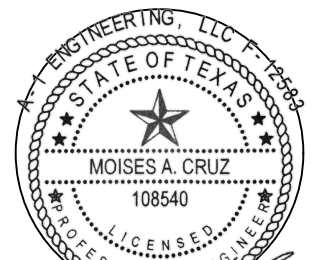
FOUNDATION AND FRAMING

130 CROFTON AVENUE

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GENERAL NOTES AND SCHEDULES

BY	MAC						
REMARKS	ISSUE FOR PERMIT						
DATE	2.11.2021						
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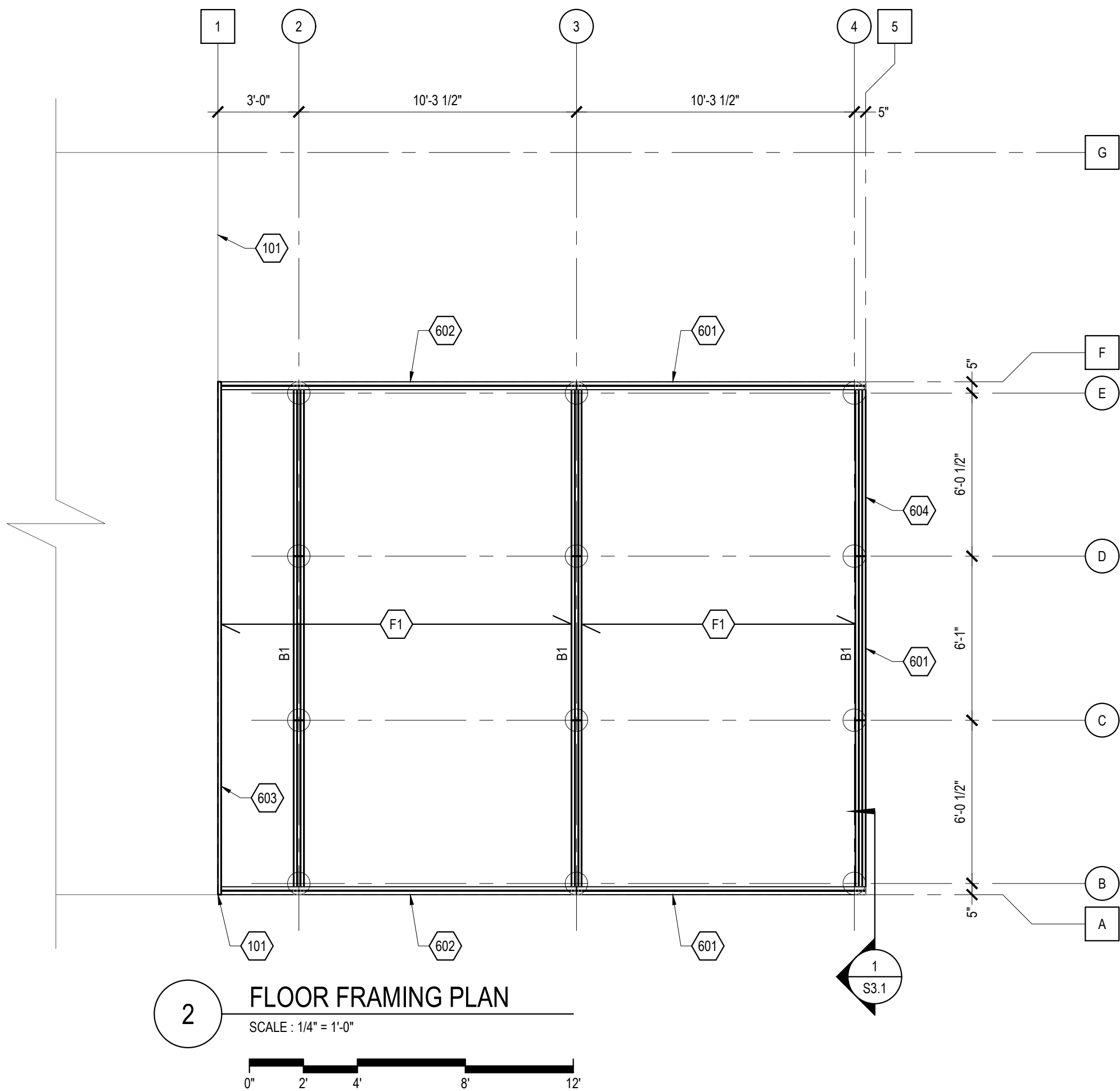
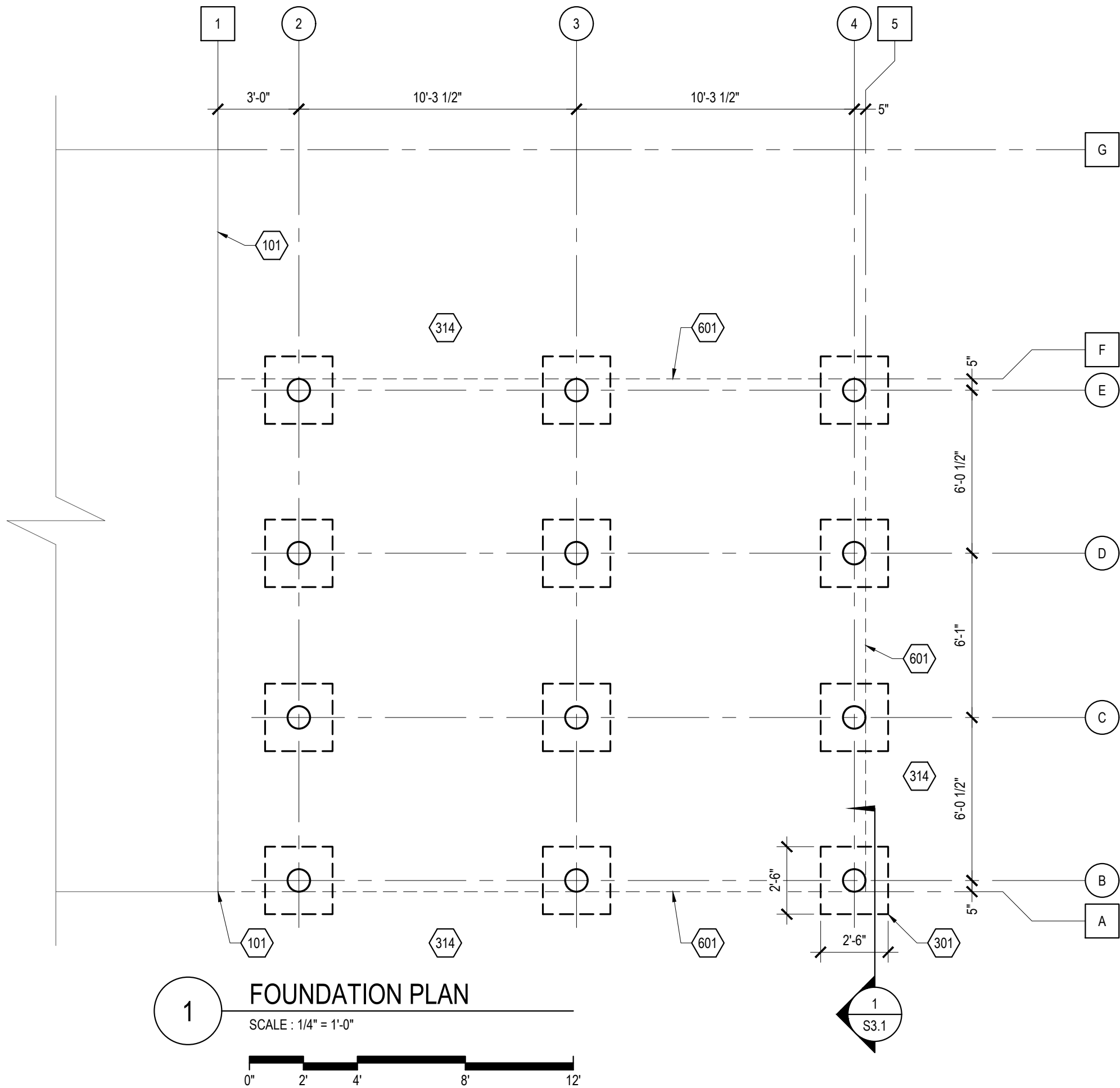
S1.1

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.



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FOUNDATION AND FRAMING KEYNOTES:

- 101 EDGE OF EXISTING EXTERIOR WALL.
- 301 REINFORCED CONCRETE PEDESTAL, TYPICAL (12) PLACES.
- 314 FINAL GRADE ALONG THE PERIMETER OF THE GUEST HOUSE AND DECK SHALL BE GRADED AT LEAST 5% FOR A DISTANCE OF 10'-0" OUTWARD.
- 601 EDGE OF EXTERIOR WALL.
- 602 FLOOR JOIST: DOUBLE AT THIS LOCATION. ADD 1/2" OSB BETWEEN. SEE TABLE 3 ON SHEET S1.2.
- 603 NAILER: 2 x 8 SYP #2 ATTACHED TO EXISTING FLOOR JOIST.
- 604 RIBBON JOIST: 2 x 8 SYP #2, DOUBLE AT THIS SIDE OF BUILDING.

LEGEND:

- X DENOTES KEYNOTE
- X DENOTES DIRECTION OF FRAMING (SPAN) FOR FLOOR JOISTS. SEE TABLE 3 ON SHEET S1.2.
- B# BEAM. SEE TABLE 6 ON SHEET S2.2.
- # SHEET DENOTES SECTION VIEW

FOUNDATION PLAN GENERAL NOTES:

- 1) PRIOR TO EXCAVATION OF SOILS FOR THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE LOCATING EXISTING UTILITY LINES ACROSS THE SITE TO ENSURE THAT NO EXISTING UTILITIES ARE DISTURBED WITH THE EXCAVATION OF THE FOUNDATION.
- 2) SITE TOPOGRAPHY MAY REQUIRE FOR THE FOUNDATION TO BE GREATER THAN 36-INCHES IN TOTAL DEPTH. AT A MINIMUM, THE FOUNDATION SHOULD BE CONSTRUCTED TO BE EMBEDDED AT LEAST 36-INCHES BELOW THE GROUND LEVEL OR BEAR DIRECTLY ON ROCK, UNLESS THE TYPICAL PEDESTAL DETAIL NOTES OTHERWISE. AT A MINIMUM, THE TOP OF FOUNDATION PEDESTALS SHOULD BE AT LEAST 12-INCHES HIGHER THAN THE ADJACENT GROUND UNLESS NOTED OTHERWISE BY THE BUILDING DESIGNER OR A CIVIL ENGINEER FOR THE PROJECT.
- 3) ALL EXCAVATED MATERIAL SHOULD BE PROPERLY DISPOSED OF AND NOT REUSED WITHIN THE FOUNDATION FOOTPRINT UNLESS PERMITTED BY THE STRUCTURAL ENGINEER OR A GEOTECHNICAL ENGINEER FOR THE PROJECT.
- 4) THE CONTRACTOR SHOULD COORDINATE THE EXCAVATION OF THE FOUNDATION WITH NEARBY TREES TO PROTECT AND PRESERVE TREES THAT ARE INTENDED TO REMAIN. EXCAVATION OF SOILS AROUND THE ROOTS OF TREES CAN PERMANENTLY DAMAGE TREES. A TREE ARBORIST SHOULD BE CONSULTED WITH IF TREE ROOTS ARE ENCOUNTERED OR IF THE EXCAVATION NEAR A TREE IS EXPECTED.
- 5) THE FOUNDATION DESIGN DOES NOT INCLUDE OR ACCOUNT FOR FLATWORK AROUND THE SHED. ALL SOILS AND FLATWORK AROUND THE SHED SHOULD BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT ENCOURAGES SURFACE WATER TO FLOW AWAY FROM THE SHED AND DOES NOT ALLOW FOR SURFACE WATER TO POND OR COLLECT NEAR THE SHED.
- 6) IN THE EVENT OF RAIN, THE FOUNDATION SHOULD BE FULLY DRAINED OF ANY STANDING WATER. THE FOUNDATION BOTTOMS SHOULD BE CLEARED OF ANY LOOSE SOIL OR DEBRIS ALLOW AT LEAST 48 HOURS FOR THE SOILS TO DRY PRIOR TO PLACEMENT OF CONCRETE.
- 7) ANY EXISTING CONCRETE FOUNDATION ELEMENTS OR ASPHALT PAVEMENTS THAT ARE ENCOUNTERED DURING THE EXCAVATION OF THE FOUNDATION SHOULD BE FULLY REMOVED TO ALLOW FOR THE EXCAVATION OF THE FOUNDATION. LARGE SURFACES OF CONCRETE OR ASPHALT PAVEMENTS WITHIN THE FOUNDATION FOOTPRINT MAY REMAIN AND NOT BE DEMOLISHED PROVIDED THE PAVEMENT OR FLATWORK DOES NOT INTERFERE WITH THE CONSTRUCTION OF THE FOUNDATION ELEMENTS AS INTENDED ON THE PLANS.
- 8) THE FOUNDATION SHOULD BE CONSTRUCTED WITH THE SHED DESIGNER PLANS ON HAND AND IN A COORDINATED REFERENCE BETWEEN THE LATEST DESIGNER PLANS AND THE STRUCTURAL PLANS. ANY DISCREPANCY BETWEEN THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM TO REVIEW.
- 9) THE CONTRACTOR SHALL COORDINATE INSPECTION AND REVIEW OF THE FOUNDATION CONSTRUCTION WITH THE OWNER AND THE DESIGN TEAM WITH AT LEAST 4 DAY NOTICE PRIOR TO THE DATE OF THE REQUIRED INSPECTION AND AT LEAST 7 DAYS PRIOR TO THE PLACEMENT OF CONCRETE. INSPECTION REQUESTS MADE AFTER 3PM WILL BE CONSIDERED REQUESTS MADE THE FOLLOWING DAY. REQUESTS MADE AFTER 3PM ON FRIDAYS WILL BE CONSIDERED REQUESTS MADE ON THE NEXT BUSINESS DAY.
- 10) THE CONTRACTOR SHOULD MAINTAIN AT LEAST ONE SUPERINTENDENT OR PROJECT MANAGER ON SITE DURING INSPECTION TO ADDRESS DISCREPANCIES.
- 11) THE ADEQUACY OF THE FOUNDATION FORM WORK, DIMENSIONS AND THE SQUARENESS OF THE FOUNDATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 12) ALL CONCRETE BLEMISHES, HONEYCOMBS AND OTHER IMPERFECTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM AND THE OWNER PRIOR TO REPAIR ATTEMPTS. REPAIRS TO HONEYCOMBS WITHOUT THE GUIDANCE OF THE STRUCTURAL ENGINEER MAY REQUIRE REWORK.
- 13) UNLESS NOTED OTHERWISE, INITIAL AND FINAL CURING OF THE CONCRETE SHALL BE BY WE CURING METHODS ONLY (CONTINUOUS SPRINKLING OR STEAM, OR MOISTURE RETAINING COVER).
- 14) ADDITIONAL REQUIREMENTS FOR MATERIAL SPECIFICATIONS, DIMENSIONS, REINFORCEMENT AND CONSTRUCTION IS FOUND IN THE STRUCTURAL GENERAL NOTES AND TYPICAL PEDESTAL DETAIL AND KEYNOTES ON THIS SHEET. ANY DISCREPANCY BETWEEN DETAIL 2 THIS SHEET AND THE FOUNDATION LAYOUT SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO COMPLETING THE CONSTRUCTION OF THE ELEMENTS AFFECTED BY THE DISCREPANCY.
- 15) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE SHED AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE FOUNDATION.

WOOD FRAMING PLAN GENERAL NOTES:

- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
- 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
- 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
- 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
- 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
- 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
- 7) NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE STRUCTURAL FRAME FROM BEING CONSTRUCTED FOLLOWING CONVENTIONAL WOOD FRAMING TECHNIQUES AND PRACTICES.
- 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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NEW ADDITION DESIGN:  
FOUNDATION AND FRAMING  
130 CROFTON AVENUE  
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FOUNDATION PLAN AND FLOOR FRAMING PLAN

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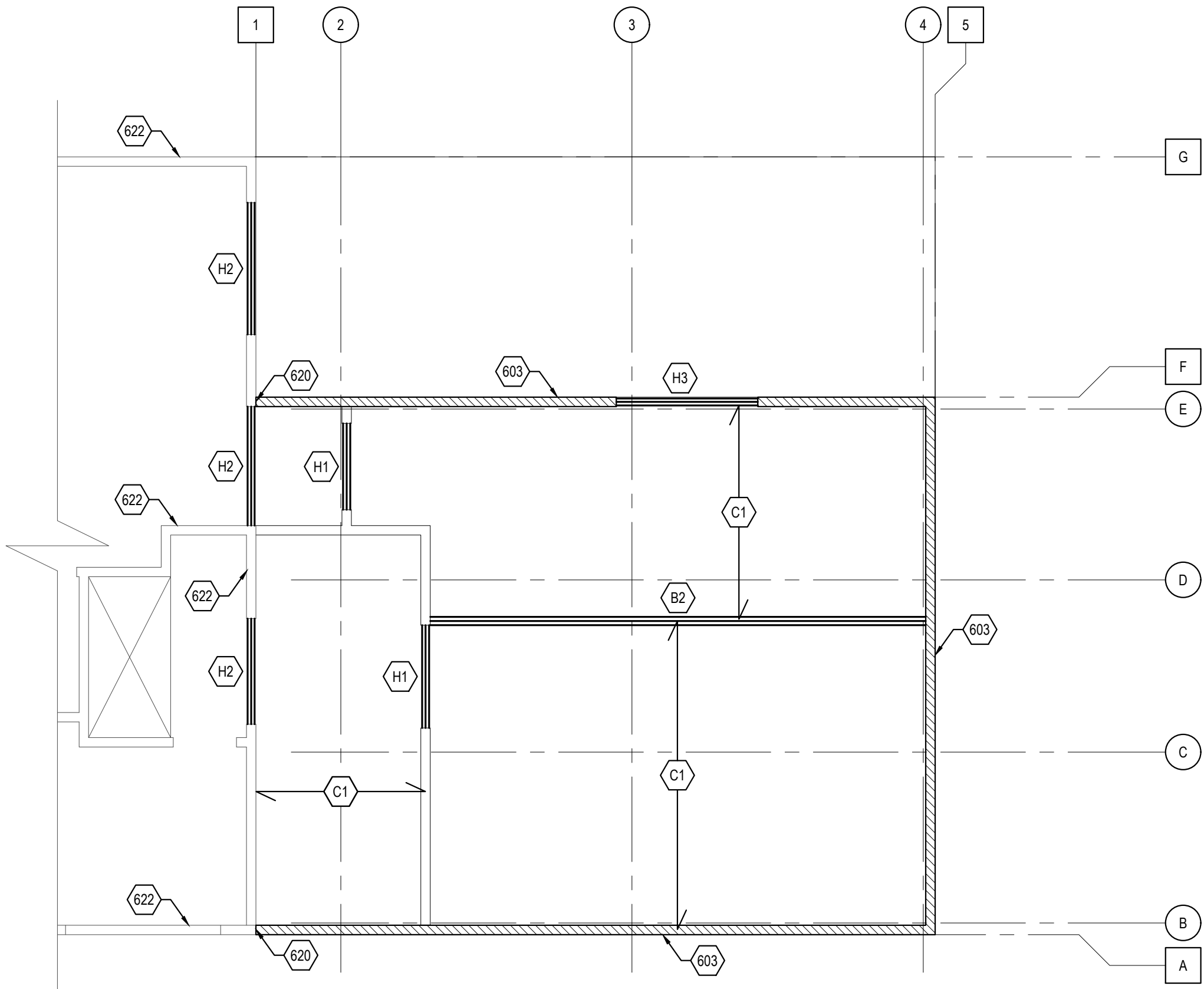
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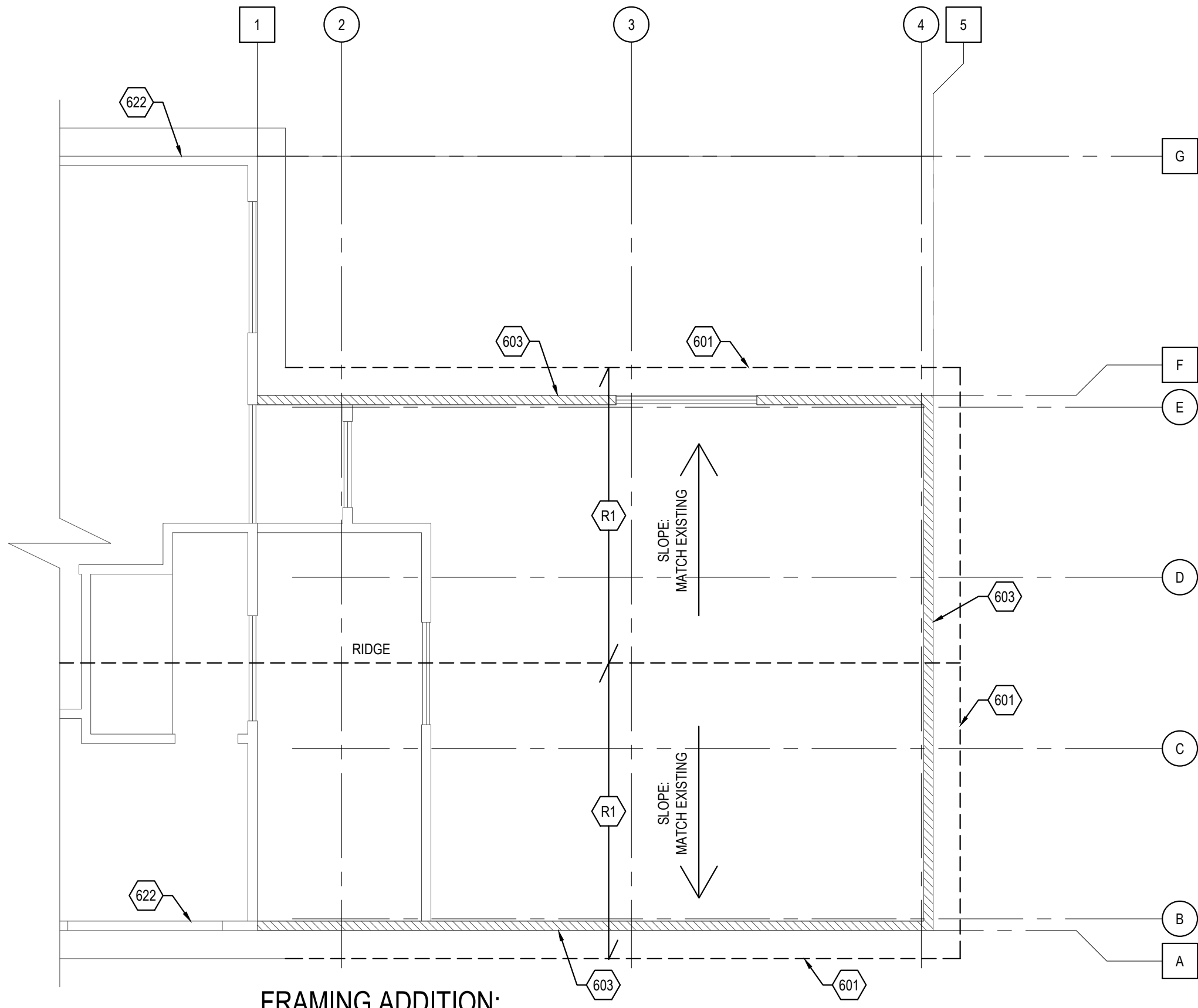
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1  
FRAMING ADDITION: BRACED WALL,  
BEAM & HEADER, AND CEILING PLAN  
SCALE : 1/4" = 1'-0"



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

WOOD FRAMING PLAN GENERAL NOTES:

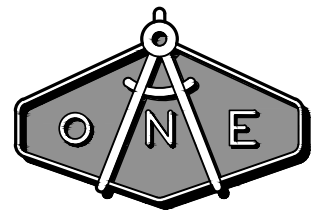
- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM. FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
- 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
- 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
- 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
- 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
- 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
- 7) NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE STRUCTURAL FRAME FROM BEING CONSTRUCTED FOLLOWING CONVENTIONAL WOOD FRAMING TECHNIQUES AND PRACTICES.
- 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

FRAMING KEYNOTES:

- 601 EDGE OF HIGH ROOF
- 603 EDGE OF EXTERIOR WALL
- 620 FACE NAIL NEW 2X WALL FRAMING TO FACE OF EXISTING FRAMING WITH (2) 10d NAILS AT 12-INCHES ON CENTER ALONG FULL HEIGHT OF NEW STUD
- 622 EXISTING FRAMING TO REMAIN

LEGEND

- X DENOTES KEYNOTE
- X DENOTES DIRECTION OF FRAMING (SPAN) FOR CEILING, ROOF AND/OR FLOOR JOISTS. SEE TABLE #38 ON SHEET S1.2
- H# SEE TABLE #4 FOR HEADER, ON SHEET S1.2
- H# SEE TABLE #4 FOR HEADER, ON SHEET S1.2
- /// DENOTES EXTERIOR BRACED WALL PANELS



F-12583  
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NEW ADDITION DESIGN:

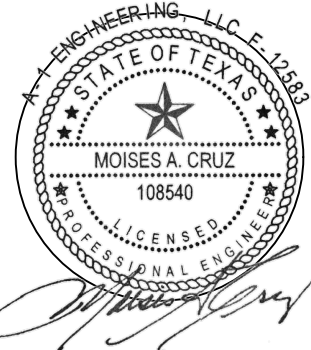
FOUNDATION AND FRAMING

130 CROFTON AVENUE

SAN ANTONIO TEXAS, 78210

FRAMING ADDITION: BRACED WALL, BEAM & HEADER,  
AND CEILING PLAN / ROOF FRAMING PLAN

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	2.11.2021								
ISSUE									



F-12583

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SHEET SIZE: 24" x 36"

ISSUE DATE: 2.11.2021

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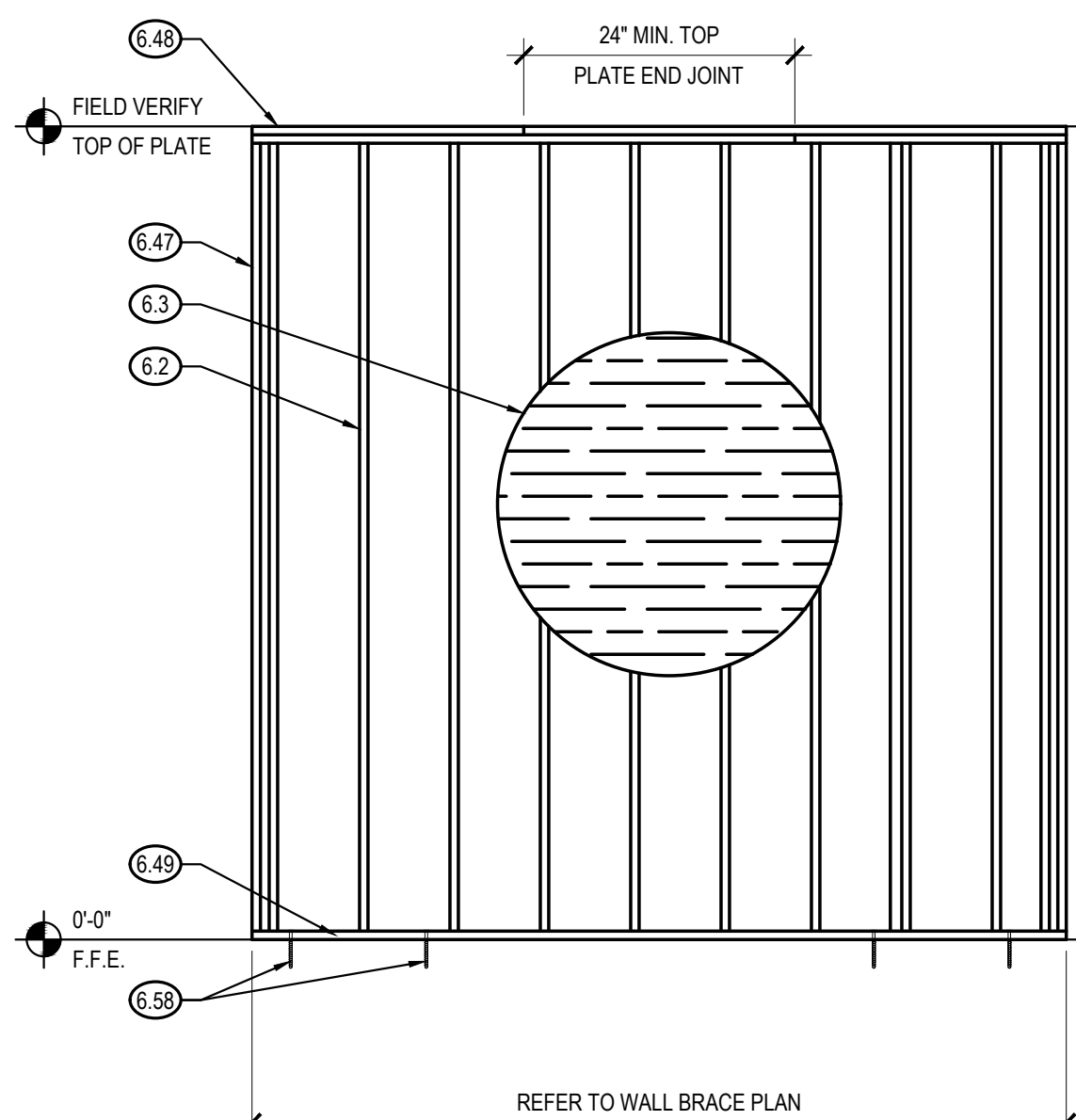
S2.2

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

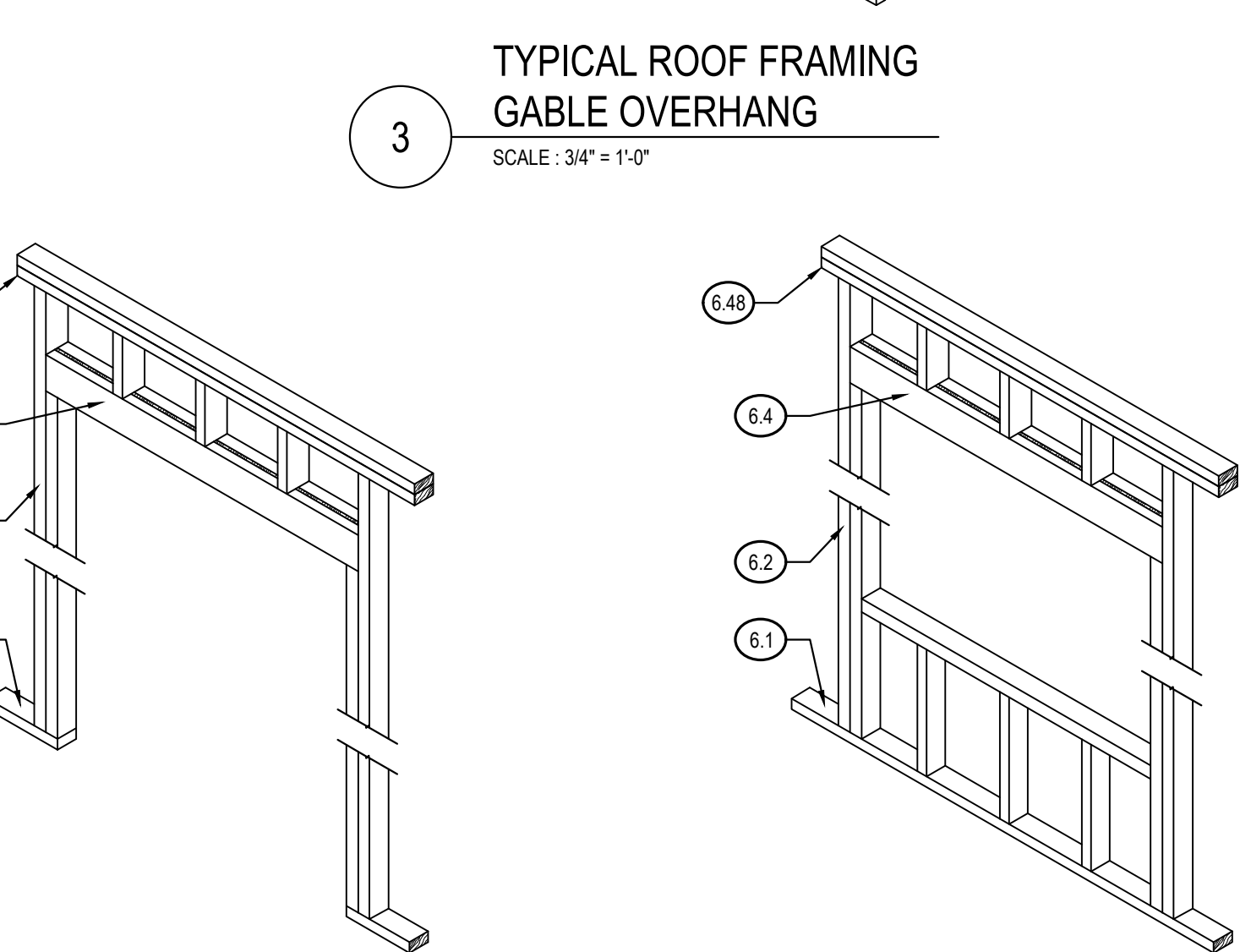
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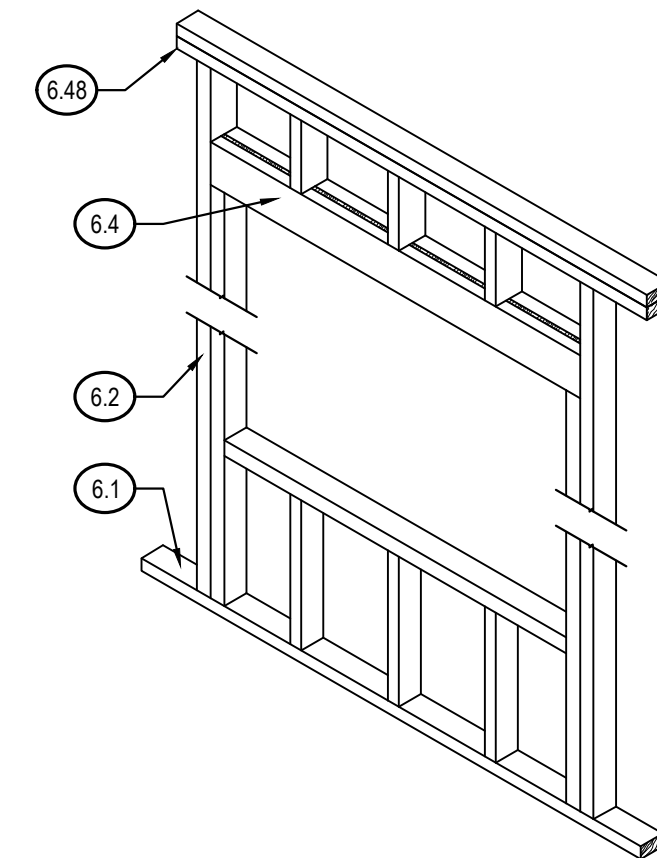




2 ENGINEER  
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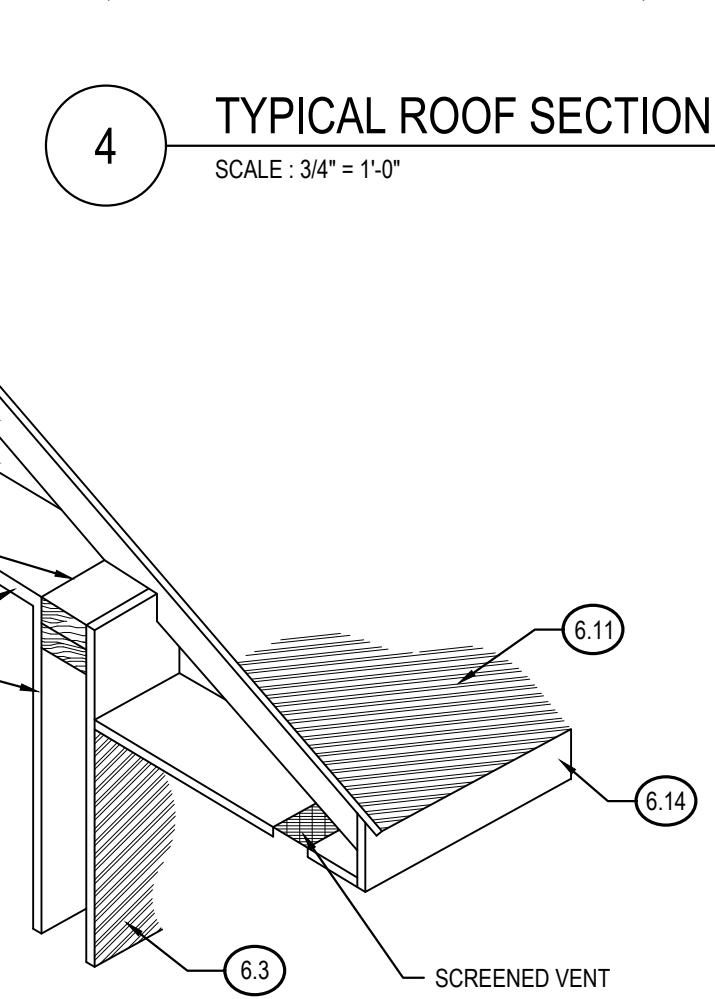


3 GABLE O  
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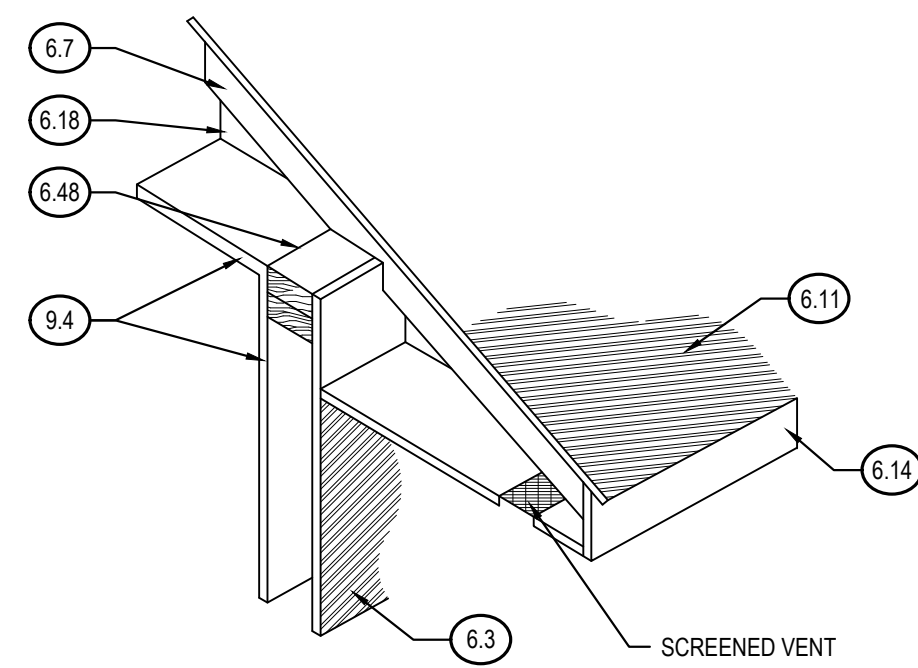


5 TYPICAL  
DOOR C

6 TYPICAL WALL C

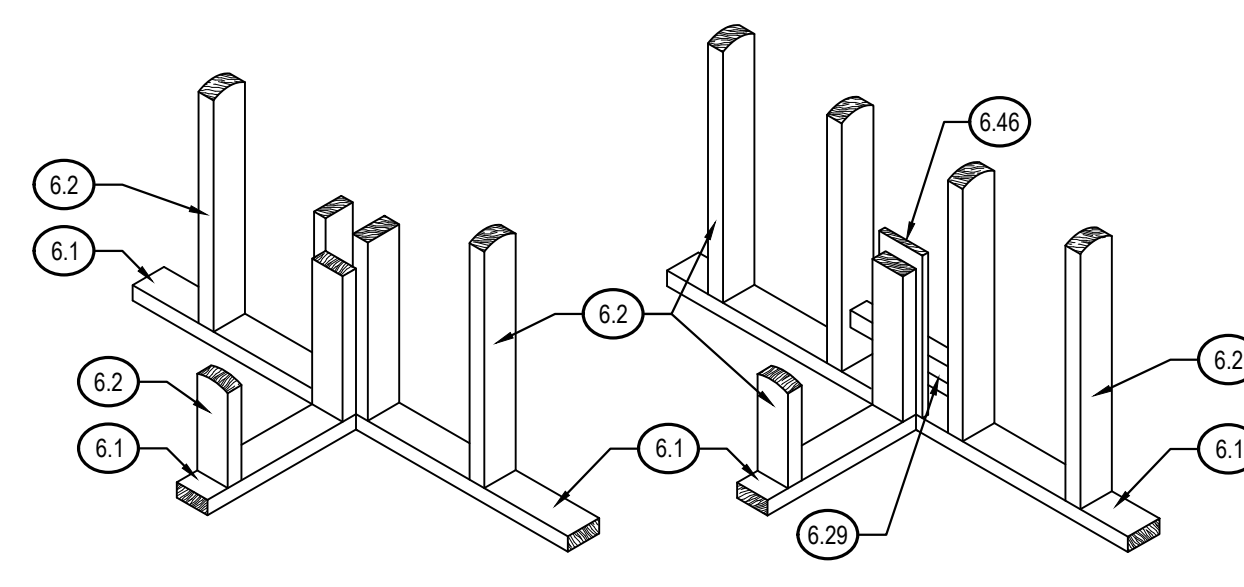


4 TYPICAL F  
SCALE : 3/4" = 1'-0"



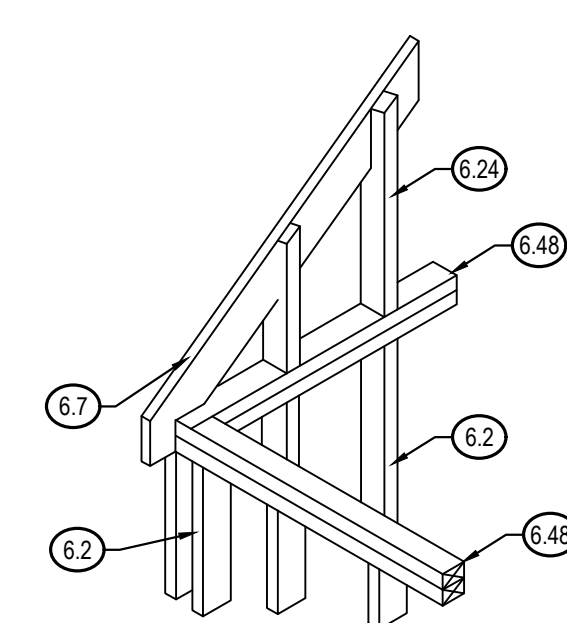
7 FRAMING  
SCALE: 3/4" = 1'-0"

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

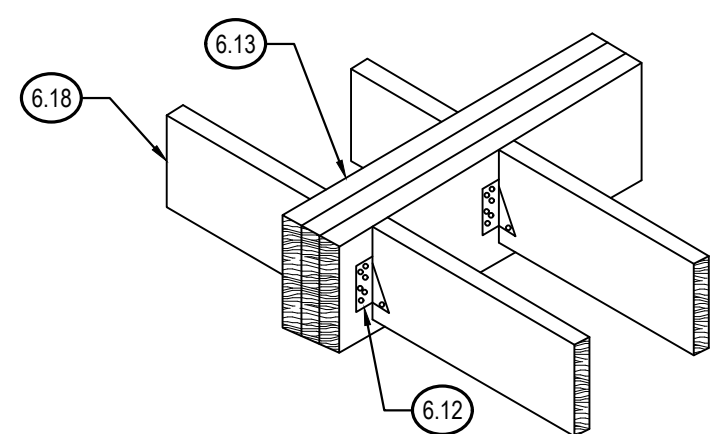


9 STUDS AT SCALE : 3/4" = 1'-0"

10 INTERSE

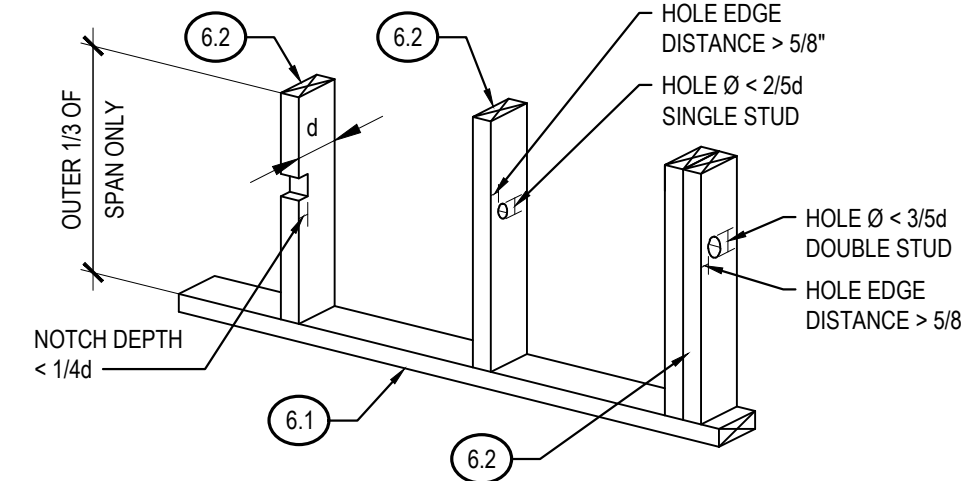


11 AT GABLE  
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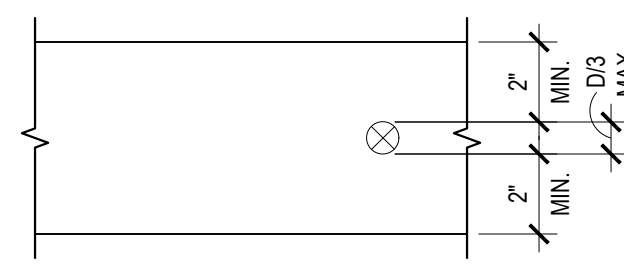


12

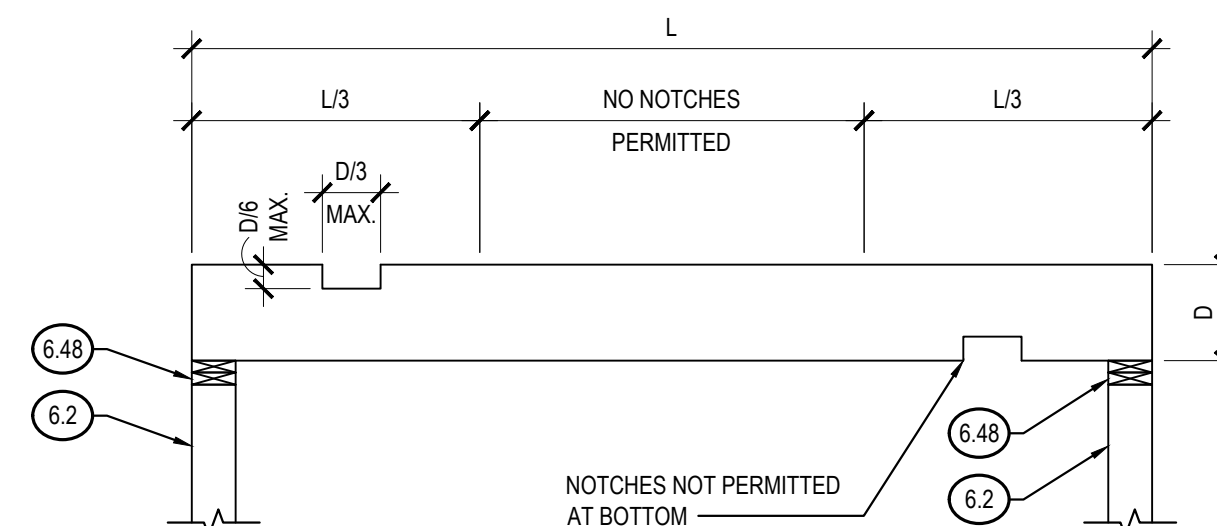
13



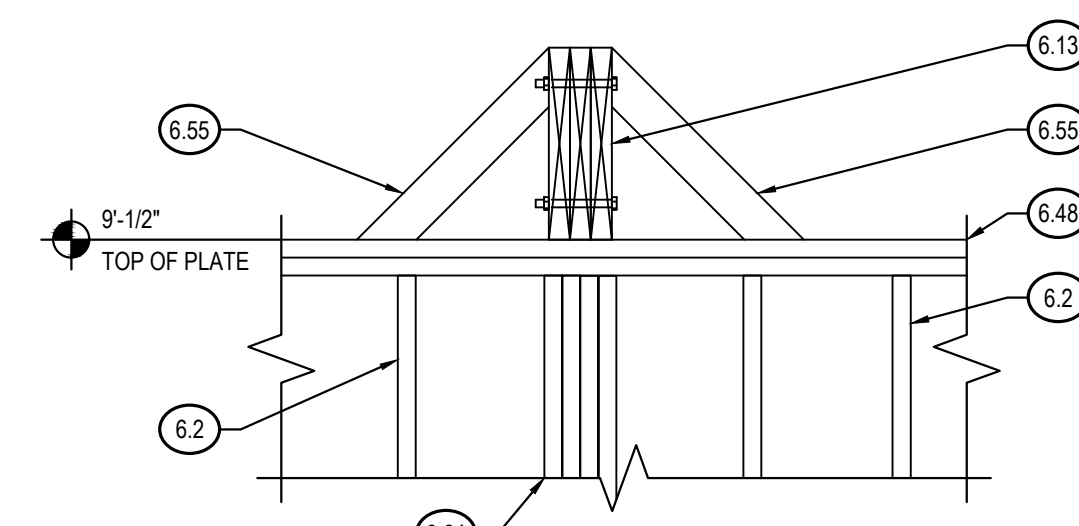
14 ALLOWABLE  
SCALE: 3/4" = 1'-0"



15



16 ALLOWABLE  
SCALE: 3/4" = 1'-0"



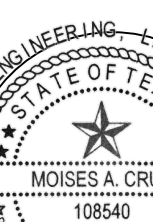
17 BEAM BR  
SCALE: 3/4" = 1'-0"

- 2.) EXISTING SILL OVERBUILD AROUND PEDESTAL TO ENSURE POSITIVE DRAINAGE.
- 3.1) 10" DIAMETER CONCRETE PEDESTAL. ADD (3) #4 L REBAR EVENLY SPACED WITH 1-1/2" SIDE CLEARANCE FROM THE FORM. ADD #4 RING BAR AT TOP AND MID-HEIGHT OF L-BAR ASSEMBLY.
- 3.2) REINFORCED CONCRETE FOOTING. ADD (4) #4x24" LONG REBAR IN EACH DIRECTION.
- 6.1) WALL SILL PLATE: SEE TABLE 5B, ON SHEET S1.1  
  
ANCHOR SILL PLATE TO FLOOR JOIST WITH 1/2-INCH DIAMETER x 5-INCH LONG LAG SCREW AT 32-INCHES ON CENTER.
- 6.2) WALL STUDS: SEE TABLE 5B, ON SHEET S1.1  
  
STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AND AROUND ALL OPENINGS. NOT LESSER THAN (3) STUDS SHALL BE INSTALLED AT EACH WALL CORNER.  
  
PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF ALL WOOD STUD BEARING WALLS LOCATED ON THE FIRST FLOOR OF BUILDINGS.
- 6.3) EXTERIOR STRUCTURAL WALL SHEATHING - SEE TABLE 2, ON SHEET S1.1  
  
ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS INDICATED ON THE DRAWINGS SHALL BE EFFECTIVELY AND THOROUGHLY SHEATHED.
- 6.4) HEADER: SEE FRAMING PLAN AND TABLE 4, ON SHEET S1.1  
  
UNLESS NOTED OTHERWISE, ADD (1) 2X CRIPPLE STUD AT EACH END OF THE END AND (1) KING STUD FACE NAILED TO CRIPPLE STUD AT EACH END.
- 6.5) ROOF RAFTER: 2X CONVENTIONAL ROOF RAFTER - SEE ROOF FRAMING PLAN AND TABLE 3B, ON SHEET S1.1.
- 6.10) FLOOR DECKING: SEE TABLE 2B ON SHEET S1.1.  
  
PLACE TONGUE AN GROOVE PLYWOOD FLOOR WITH REQUIRED JOINT SPACES BETWEEN SHEETS AND WITH END JOINTS STAGGERED. PLYWOOD GRAIN SHALL BE PERPENDICULAR TO FRAMING. SECURE SHEETS OVER FIRM BEARING. PROVIDE EDGE BLOCKING AT ALL FLOOR OPENINGS.
- 6.11) ROOF DECKING: SEE TABLE 2B ON SHEET S1.1  
  
PLACE PLYWOOD ROOF SHEATHING WITH REQUIRED JOINT SPACES BETWEEN SHEETS AND WITH END JOINTS STAGGERED. PLYWOOD GRAIN SHALL BE PERPENDICULAR TO FRAMING.
- 6.12) JOIST HANGER: SEE TABLE 7, ON SHEET S1.1
- 6.13) WOOD BEAM - SEE FRAMING PLAN AND TABLE 6, ON SHEET S1.1
- 6.14) FASCIA BOARD: CONTINUOUS FASCIA BOARD - SEE FRAMING PLAN AND REFER TO ARCHITECT/DESIGNER/OWNER, IF NOT PROVIDED BY OTHERS. SEE TABLE 3B ON SHEET S1.1.
- 6.15) RIDGE BOARD/BEAM: SEE FRAMING PLAN. SEE TABLE 3B ON SHEET S1.1 FOR RIDGE BOARD AND TABLE 6 ON SHEET S1.1 FOR BEAM, AS APPLICABLE.
- 6.16) HURRICANE TIE: SIMPSON STRONG TIE H2.5A. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENING TO ACHIEVE FULL DESIGN CAPACITY.
- 6.17) FLOOR JOIST: SEE FRAMING PLAN AND TABLE 3B ON SHEET S1.1.
- 6.18) CEILING JOIST: SEE FRAMING PLAN AND TABLE 3B ON SHEET S1.1.

- 6.55) TOP PLATE DIAGONAL BRIDGING TO STUD: 2x4 DIAGONAL BRIDGING AT 2 FEET ON CENTER ALONG FULL LENGTH OF WALL. FASTEN TO TOP OF JOIST/TRUSS AND TO TOP OF PLATE WITH (2) 10d NAILS.
- 6.58) ADD SIMPSON STRONG-TIE TITEN HD ANCHOR AT END OF WALL. ADD ADDITIONAL ANCHOR 24-INCHES FROM END WALL ANCHOR.
- 6.64) SOLID BUILT UP 2X FRAMED COLUMN. BUILT UP COLUMN SHALL BE FULL HEIGHT COLUMN TO EXTEND FROM BOTTOM PLATE TO TOP PLATE WITHOUT ANY INTERMEDIATE INTERRUPTIONS OF COLUMN.



## BUILDING SECTION AND DETAILS



F-12583

THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE.

SHEET:

### S3.1

DESIGNED IN AMERICA  
USA  
VETERAN OWNED



