

Statement of Loss

Following a comprehensive inspection of the garage located at 226 Sadie St, San Antonio, TX 78210, USA has been determined that the structure has sustained **extensive and severe damage**, rendering it unsafe and structurally unsound. The assessment focused on critical components of the garage, including the concrete slab, framing system, roof structure, and supporting finishes. Detailed findings are as follows:

1. Concrete Slab:

- a. The existing slab exhibits significant cracking, settling, and uneven surfaces.
- b. Evidence of foundation movement and differential settlement was observed, indicating structural instability.
- c. Repairing the slab would require extensive excavation, removal of damaged concrete, reinforcement, and repouring, which is labor-intensive and costly.

2. Framing System:

- a. Load-bearing walls and supporting beams are compromised due to rot, water infiltration, and general deterioration.
- b. Many of the studs and joists are warped or weakened, and some are on the verge of failure.
- c. Structural reinforcement would require partial dismantling of the current framing and reconstruction of major components, which risks further destabilizing the building during repair.

3. Roof Structure:

- a. Roof trusses are sagging and partially damaged, with some members showing signs of imminent collapse.
- b. Roof decking, sheathing, and coverings are significantly deteriorated, compromising both weatherproofing and load distribution.
- c. Repairs would involve major reconstruction, shoring, and replacement of critical support elements.

4. Exterior and Interior Finishes:

- a. Damage extends to siding, windows, doors, and interior finishes due to water penetration and structural shifting.
- b. Cosmetic and functional repairs alone would not address the underlying structural failures.

Conclusion:

Based on the evaluation of all structural elements, the repair cost exceeds the projected cost of a complete demolition and rebuild. Attempting repairs would not guarantee long-term stability, safety, or compliance with current building standards. The damage is especially critical in the slab, framing, and roof systems, where structural failure is imminent.

SATX Remodeling

703 Westfall Avenue | San Antonio, Texas 78210
210-441-7533 | info@satxremodeling.com | www.satxremodeling.com

RECIPIENT:

Camille Spears

226 Sadie Street
San Antonio, Texas 78210

Quote #1275

Sent on

Oct 18, 2025

Total

\$110,500.00

Product/Service	Description	Qty.	Unit Price	Total
Labor	Demolition & Site Preparation Includes: Full demo of existing garage interior (28x22) Remove existing garage doors and frames Haul off all debris and prepare subgrade for rebuild Maintain clean and safe jobsite during demo phase	1	\$7,000.00	\$7,000.00
Materials	Demo & Prep Supplies Dumpster rental and dump fees Protective coverings, disposal bags, and fasteners	1	\$1,500.00	\$1,500.00
Labor	Garage Remodel Brace weak garage framing Remove and replace damaged garage slab Reinforce deteriorated garage walls and roof Extra labor for stabilizing the garage for remodel	1	\$20,500.00	\$20,500.00
Labor	Structural Framing & Wall Division Includes: Frame dividing wall between cat area/storage and home office (24x23) Frame new door opening to side of structure Frame window openings (2 total) Reinforce framing for gable roof tie-in Install headers, blocking, and support beams	1	\$16,000.00	\$16,000.00
Materials	Framing Materials - Dimensional lumber (studs, plates, headers, joists) Sheathing, hurricane ties, joist hangers, fasteners House wrap and sealant	1	\$7,000.00	\$7,000.00
Labor	Roofing (Gable Roof Construction) Includes: Build new gable-style roof system Tie into existing structure with proper flashing and support Install underlayment and shingles	1	\$10,000.00	\$10,000.00
Materials	Roofing Materials Architectural shingles Underlayment, drip edge, flashing, nails, sealants	1	\$4,500.00	\$4,500.00
Labor	Insulation & Drywall Installation Includes: Install R-13 insulation in walls and R-30 in ceiling Hang drywall, tape, float, and texture Prep for paint	1	\$7,500.00	\$7,500.00

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Product/Service	Description	Qty.	Unit Price	Total
Materials	Insulation & Drywall Materials Fiberglass batt insulation, drywall sheets, joint compound, screws, corner beads	1	\$2,500.00	\$2,500.00
Labor	HVAC Mini-Split Installation – Includes: Install mini-split system for both cat/storage area and office Run refrigerant lines and condensate drain Electrical tie-in and system test	1	\$6,000.00	\$6,000.00
Materials	HVAC System 2-ton mini-split unit Mounting bracket, lineset, electrical materials	1	\$3,500.00	\$3,500.00
Labor	Windows & Door Installation Includes: Install two new windows with trim and caulking Install one exterior side door and hardware	1	\$5,000.00	\$5,000.00
Materials	Windows & Door Materials (2) Vinyl energy-efficient windows (1) Steel exterior door with frame and hardware Trim, caulk, shims, and sealants	1	\$2,500.00	\$2,500.00
Labor	Interior Finishes & Paint Includes: Interior trim, baseboards, and door casing installation Caulking, priming, and painting (walls, ceiling, trim) Final walkthrough and touch-ups	1	\$6,500.00	\$6,500.00
Materials	Finishing Materials Paint, primer, caulk, trim boards, nails, adhesives	1	\$2,500.00	\$2,500.00
Labor	Driveway Installation (includes material)	1	\$8,000.00	\$8,000.00
Warranty	- Warranty included with all work - Materials estimated. Final materials will be reimbursed at cost with receipts attached - Licensed and Insured with City of San Antonio	1	\$0.00	\$0.00

Total

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This quote is valid for the next 30 days, after which values may be subject to change.

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				Total \$90,000.00

This quote is valid for the next 30 days, after which values may be subject to change.

DETACHED GARAGE + FLEX/STORAGE BUILDING

226 SADIE STREET, SAN ANTONIO, TX 78210

GENERAL NOTES

1. GENERAL NOTES APPLY TO ALL DRAWINGS
2. DO NOT SCALE DRAWINGS. ANY DIMENSIONAL INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STRINGS SHALL BE OBTAINED FROM THE ARCHITECT.
3. DIMENSIONS SHOWN ARE FINISH SURFACE OF EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS (I.E EXISTING MATERIALS, FRAMING MEMBER SIZES AND LOCATIONS, METHODS OF CONSTRUCTION). IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR SHALL MAINTAIN THE IMMEDIATE CONSTRUCTION SITE IN A SECURE, CLEAN AND SAFE MANNER.
6. PROTECTION : CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES.

PROJECT INFORMATION:
226 Sadie Street, San Antonio, TX 78210
Detached Garage + Flex/Storage Building
Zoning: Residential (verify R-1)
Construction Type: VB, Unconditioned
Occupancy: U (Garage/Storage)

APPLICABLE CODES:
2024 IRC, 2024 IBC, 2024 IECC, 2024 IPC, 2024 IMC, 2024 NEC
City of San Antonio Unified Development Code (UDC)
Wind Speed: 115 mph ASCE 7-16 (Exposure B)
Frost Depth: 12 in, Seismic Cat A, Climate Zone 2A

SYMBOLS LEGEND

NUMBER TOP TO BOTTOM	WALL TYPE	WALL TYPE
LETTER LEFT TO RIGHT	GRID SYMBOL	
SECTION NUMBER	BUILDING SECTION	
STEP AS SLAB		
WALL NUMBER	ELEVATION NUMBER	REVISION NUMBER
KEYNOTE NUMBER	KEY NOTE REFERENCE	
STEP AS SLAB	DETAIL NUMBER	DETAIL REFERENCE
	1	XX
	2	XX
	3	XX
	4	XX
	1	1
	2	2
	3	3
	4	4
	5	5
	6	6
	7	7
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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

City of San Antonio Municipal Code

Chapter 6 – Buildings Code

Chapter 10 – Building Related Codes (adopts ICC codes with amendments)

Chapter 11 – Fire Prevention Code

Chapter 35 – Unified Development Code (UDC) – zoning, land use, parking, setbacks, supplemental use regulations

San Antonio Property Maintenance Code (SAPMC)

International Code Council (ICC) Codes – 2024 Editions (as adopted and amended by San Antonio)

International Residential Code (IRC) – governs one and two family dwellings and townhouses

International Building Code (IBC) – governs commercial and multifamily structures

International Existing Building Code (IEBC) – governs alterations, additions, and conversions (garage → flex room)

International Energy Conservation Code (IECC) – insulation, fenestration, HVAC efficiency

International Mechanical Code (IMC) – HVAC installations

International Plumbing Code (IPC) – plumbing systems

International Fuel Gas Code (IFGC) – gas piping and appliances

International Fire Code (IFC) – fire safety provisions

National Electrical Code (NEC, 2023 edition) – electrical installations

Local Amendments & Requirements

Parking Compliance (§35 384 UDC) – garage conversion must not reduce required off street parking below minimums

Setbacks & Lot Coverage (UDC) – exterior changes must comply with zoning district limits

Fire Separation (IRC R302) – garage walls adjacent to habitable space must meet fire resistance requirements

Light, Ventilation, Ceiling Height (IRC R303, R305) – converted flex room must meet habitability standards

Means of Egress (IRC R311) – habitable space must have compliant egress doors/windows

A. OTHER APPLICABLE LAWS, ORDINANCES & REGULATIONS HAVING JURISDICTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED

REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL DRAWINGS. FLOOR AND WALL OPENINGS, SLEEVES, AND OTHER

ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR

PROCEEDS WITH THE CONSTRUCTION.

3. THE CONTRACTOR SHALL MAKE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXITING FROM THE BUILDING NOR OBSTRUCT FIRE DEPARTMENTS ACCESS TO THE BUILDING.

4. PROVIDE ADEQUATE SHORING, BRACING, AND OTHER SAFETY MEASURES

5. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY

INDICATED OTHERWISE, WHERE NO DETAIL IS

SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.

6. A. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE

RESPONSIBLE FOR NOT CREATING AN ADVERSE EFFECT ON ADJOINING

PROPERTIES AND WILL NOT BLOCK ANY EXISTING LOT DRAINAGE. ALL

CONSTRUCTION DEBRIS AND DRAINAGE SHALL BE CONTAINED WITHIN THE

BOUNDRY OF THE SITE, AND DISPOSED OF IN COMPLIANCE WITH APPLICABLE

ORDINANCES. ALL DRAINAGE CONTAINING CONSTRUCTION DEBRIS OF ANY SORT

SHALL BE DIVERTED AWAY FROM EXISTING TREES AND FUTURE

PLANTING AREAS.

B. ALL CONTRACTORS DOING BUSINESS IN THE CITY OF GLENDALE MUST BE LICENSED BY THE STATE AND OTHER AUTHORITIES AS REQUIRED AND SHALL HAVE A

CERTIFICATE OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AUTHORITIES.

C. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL AND

PLUMBING. ALL OTHER PERMITS MAY BE REQUIRED BY THE AUTHORITIES HAVING

JURISDICTION. THESE ARE TO BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

7. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO

THE STREET VIA NON CORROSIVE DEVICE AT 2% MINIMUM SLOPE.

8. ALL FILL OR BACKFILL SHALL BE COMPAKTED TO A MINIMUM OF 90% RELATIVE

COMPAKCTION AS DETERMINED BY A.S.T.M. METHOD

D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE

9. ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM

SHALL BE MADE WITHOUT A REVIEW BY THE

DESIGNER WHERE MORE INFORMATION OR WHEN AN INTERPRETATION OF THE

CONTRACT DOCUMENTS IS NEEDED THE OWNER BEFORE PROCEEDING WITH WORK SHALL REFER THE MATTER TO THE DESIGNER WHO

WILL FURNISH INFORMATION OR INTERPRETATION

IN THE FORM OF SUPPLEMENTAL AGREEMENT OR OTHER WRITTEN FORM OR DRAWING.

WHERE ONLY PART OF THE WORK IS INDICATED,

SIMILAR PARTS SHALL BE CONSIDERED REPETITIONS. WHERE ANY DETAIL IS SHOWN AND

THE COMPONENTS ARE FULL DESCRIBED

ELSEWHERE SIMILAR DETAILS SHALL BE CONSTRUCTED AS DESCRIBED IN THE ORIGINAL

DETAILS.

10. THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE

OF CALIFORNIA ENERGY CODE. THERMAL

RESISTANCE SHALL MEET OR EXCEED A VALUE OF R-30 AT THE ROOF AND R-13 AT

EXTERIOR WALLS. THERMAL INSULATION AS SPECIFIED

SHALL BE APPLIED TO ALL EXTERIOR WALL, SOFFITS AND CEILINGS FOR A COMPLETE AND

UNBROKEN THERMAL ENVELOPE.

11. ALL EXPOSED STRUCTURE OR NON-STRUCTURAL STEEL SHALL BE BONDERIZED.

12. PROVIDE NEW FIRE EXTINGUISHERS IF INDICATED OR REQUIRED. EXTINGUISHERS

SHALL BE 5 GAL. TYPE A:10BC IN RECESSED

CABINETS. FIRE EXTINGUISHERS TO BE TYPE 10BC FOR ELECTRICAL AND MECHANICAL

ROOMS AND SHALL BE SURFACE

MONTEED ON HANGER BRACKETS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE

DEPARTMENT FIELD INSPECTOR.

13. MECHANICAL VENTILATION - TOILET ROOMS, JANITOR - 5 AIR CHANGES/Hr.

14. PROVIDE LIGHTING IN AREAS CUSTOMARILY USED BY HUMAN BEINGS - SEE

ELECTRICAL DRAWINGS.

15. MECHANICAL HVAC SYSTEM AND ENERGY CONSERVATION CALCS TO BE SUBMITTED

TO AND APPROVED BY MECHANICAL DIVISION PRIOR TO INSTALLATION.

16. ELECTRICAL DRAWINGS AND ENERGY CONSERVATION CALCS TO BE SUBMITTED TO

AND APPROVED BY ELECTRICAL DIVISION PRIOR TO INSTALLATION.

28. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGGS. WINDOWS MUST PROVIDE: MIN. 5.7 SQ. FT. OF OPENABLE AREA, MIN. CLEAR WIDTH OF 20", MIN. CLEAR HT. OF 24", AND HAVE A FINISHED SILL HT. NOT MORE THAN 44" ABOVE THE FLOOR.
29. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING.
30. REQUIRED CEILING HT. IS 7'-6" MIN. & 7'-0" MIN. IN KITCHENS, & BATHROOMS.
31. A CORROSION-RESISTANT WEEP SCREW IS REQUIRED BELOW THE STUCCO A MIN. 4"2" ABOVE GRADE SLAB.
32. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LA

SECURITY NOTES

1. DOOR JAMBS SHALL HAVE A SOLID BACKING WITH NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES (15MM) EACH SIDE OF THE STRIKE.
2. IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. JAMBS SHALL HAVE SOLID BACKING AGAINST SOLE PLATES.
3. IRON OR STEEL SCREWS SHALL BE 1/8" THICK WITH 2" MESH SECURELY FASTENED.
4. IRON BARS SHALL BE 1/2" DIAMETER BARS OR 1" X 1/4" FLAT STEEL SPACED AT 5" MAX. SECURELY FASTENED.
5. CYLINDER GUARDS SHALL BE ATTACHED WITH 1/2" CONNECTING SCREWS, AND SHALL BE INSTALLED WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR, OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
6. DOOR STOPS FOR IN-SWINGING DOORS SHALL BE INTEGRATED (RABBETED) WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
7. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE CONSTRUCTED OF AT LEAST SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS.
8. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
9. LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN 12 FEET (3658MM) VERTICALLY OR 6 FEET (1829MM) HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE. ROLLING OVERHEAD, SOLID OVERHEAD, SWING OR
10. GARAGE DOOR TYPES: SLIDING ACCORDION GARAGE-TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:
- 10.1. WOOD DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH (8MM) IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
- 10.2. ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES (.54MM) AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN (18) INCHES (458MM) ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE (3) INCHES (76MM) OF THE STRIKE OF PILOT OR PEDESTRIAN ACCESS DOOR.
- 10.3. FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX(6) OUNCES PER SQUARE FOOT (1831 GRAMM/M²) FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN(7) FEET (2134 MM). PANELS ABOVE SEVEN (7) FEET (2134MM) AND PANELS IN (8MM) IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
- 10.4. DOORS UTILIZING A CYLINDER LOCK SHALL HAVE NOT LESS THAN A FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MIN OF ONE (1) INCH (25.4MM).
- 10.5. DOORS EXCEEDING SIXTEEN (16) FEET (4877MM) IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR, IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET (5791MM), A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
- 10.6. DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES (3MM) IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (1/2) INCH (13MM) AND PROTRUDE AT LEAST ONE AND ONE-HALF (1 1/2) INCHES (38MM) INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE EIGHTS (3/8) INCH (10MM) MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.
11. SWINGING EXTERIOR DOORS: ALL EXTERIOR SWINGING DOORS OF ANY RESIDENTIAL BUILDING AND ATTACHED GARAGES (EXCEPT FOR VEHICULAR ACCESS DOORS), INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNIT SHALL BE EQUIPPED AS FOLLOWS:
- 11.1. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1 3/4 INCHES (45MM), OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS (9/16) INCH (15MM) THICK.
- 11.2. A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK WITH A MINIMUM PROJECTION OF ONE (1) INCH (25.4MM) AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS (3/4) INCH (19MM) INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE FOURTH (1/4) INCH (6.3MM) IN DIAMETER. ALL INSTALLATION SHALL BE DONE SO THAT THE PERFORMANCE OF THE LOCKING DEVICE WILL MEET THE INTENDED ANTI-BURGLARY REQUIREMENTS. A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB, OR LEVER, MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.
- 11.3. THE INACTIVE LEAF OF DOUBLE DOORS SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTS (5/8) INCH (16MM) INTO THE HEAD AND THRESHOLD OR THE DOOR FRAME.
- 11.4. GLAZING: GLAZING IN EXTERIOR DOORS OR WITHIN FORTY (40) INCHES (1016MM) OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
- 11.5. WIDE ANGLE VIEWER: EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE ANGLE (180°) DOOR VIEWER.
- 11.6. HOLLOW STEEL DOORS SHALL BE A MINIMUM SIXTEEN (16) GAUGE THICK WITH EXTRA REINFORCING AROUND THE LOCK TO PREVENT COLLAPSING.
- 11.7. ALUMINUM DOORS SHALL BE CONSTRUCTED PER VOL. VII, SECTION 15.3 OF SECURITY ORDINANCE NO. 5581, AND SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH A 1" MIN. BOLT PROJECTION OR HOOK SHAPED OR EXPANDING DOG BOLT TO PREVENT SPREADING. THE DEADBOLT LOCK SHALL HAVE A MINIMUM OF FIVE (5) PIN TUMBLERS AND A CYLINDER GUARD.

WINDOW AND DOOR NOTE

1. WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGGS REQUIREMENTS OF CRC R310 & R311.
2. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE INSTALLED PER AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION AAMA 2400-02 RECOMMENDATIONS STANDARD PRACTICE FOR INSTALLATION OF WINDOWS WITH INTEGRAL MOUNTING FLANGES IN STUD FRAME CONSTRUCTION.
3. INSTALL AN ISOLATION MEMBRANE BELOW THE THRESHOLD OF ALL SLIDING GLASS DOORS THAT REST ON A CONCRETE SLAB.
4. ALL SEALANT SHALL BE OF HIGH QUALITY AND REVIEWED FOR COMPATIBILITY WITH ASPHALTIC MEMBRANES AND FLASHING MATERIAL.

EMERGENCY EGGS

1. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET.

2. MIN. SET CLEAR HEIGHT OF 24 INCHES.

3. WINDOW SILL CLEAR OPENING EMERGENCY EGGS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

12. ADDRESS NUMBER AND IDENTIFYING DATA: ADDRESS NUMBERS AND OTHER IDENTIFYING DATA SHALL BE DISPLAYED AS FOLLOWS:
- 12.1. ALL RESIDENTIAL DWELLINGS SHALL DISPLAY AN ADDRESS NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN SIX (6) INCHES (152MM) IN HEIGHT WITH A MINIMUM STROKE OF 1/2" (R319.1 CRC) AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. IN ADDITION, ANY RESIDENCE WITH REAR VEHICULAR ACCESS THROUGH ANY DRIVEWAY, ALLEYWAY OR PARKING LOT SHALL ALSO DISPLAY THE SAME NUMBERS ON THE REAR OF THE BUILDING.

GREEN BUILDING NOTES

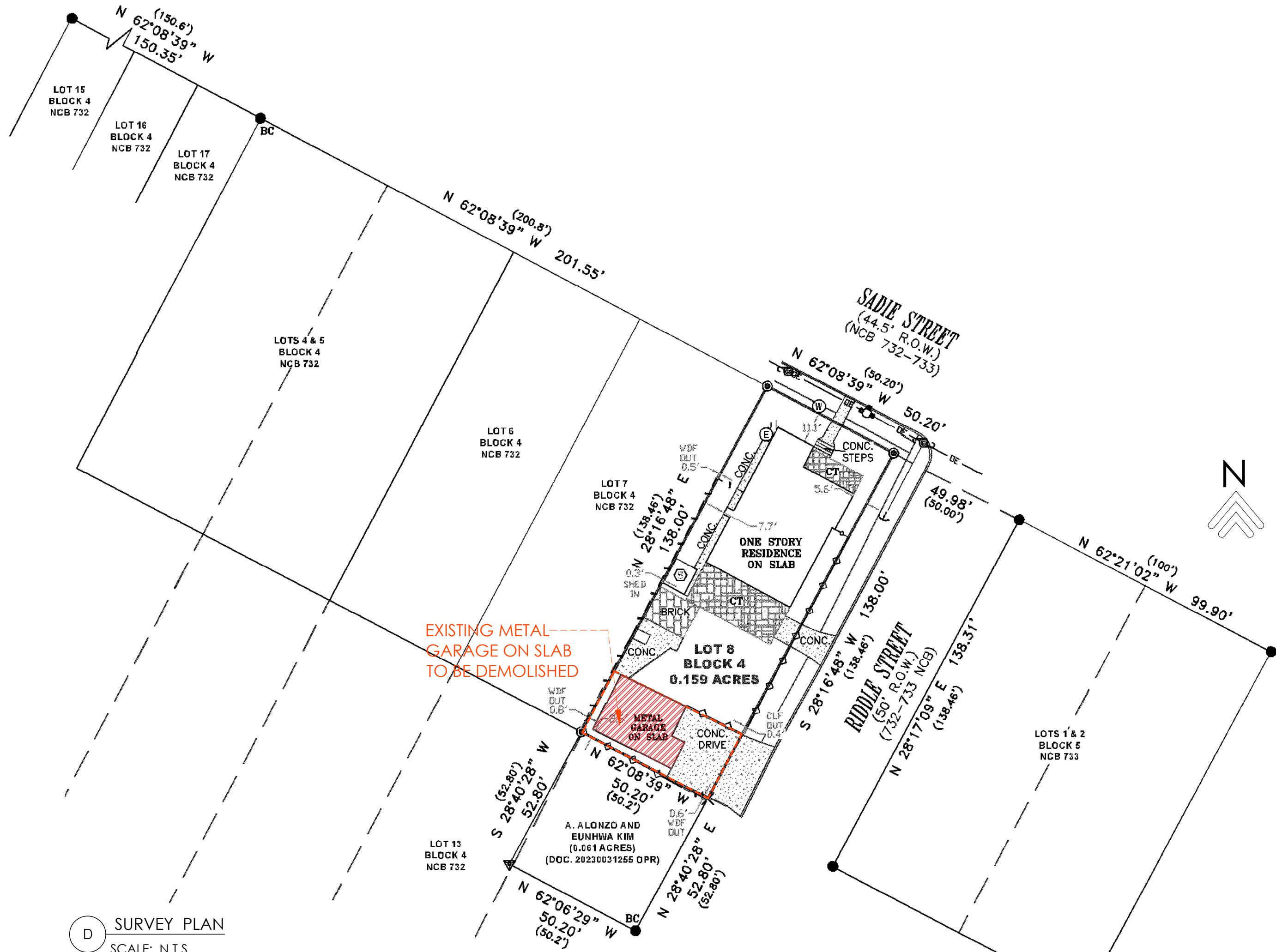
1. PLUMBING FIXTURES AND FIXTURE FITTINGS ON THE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
2. ALL WATER CLOSETS – 1.28 GPF
3. URINALS – 0.125 GPF
4. SINGLE SHOWERHEAD – 1.8 GPM AT 80PSI
5. LAVATORY FAUCETS – 1.2 GPM AT 60PSI
6. LAVATORY FAUCETS IN PUBLIC USE AREAS – 0.5 GPM AT 60PSI
7. METERING FAUCETS – 0.2 GALLONS PER CYCLE
8. KITCHEN FAUCETS – 1.8 GPM AT 60PSI (4.303.1)
9. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

DESIGNED BY	
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REVISION #	DATE

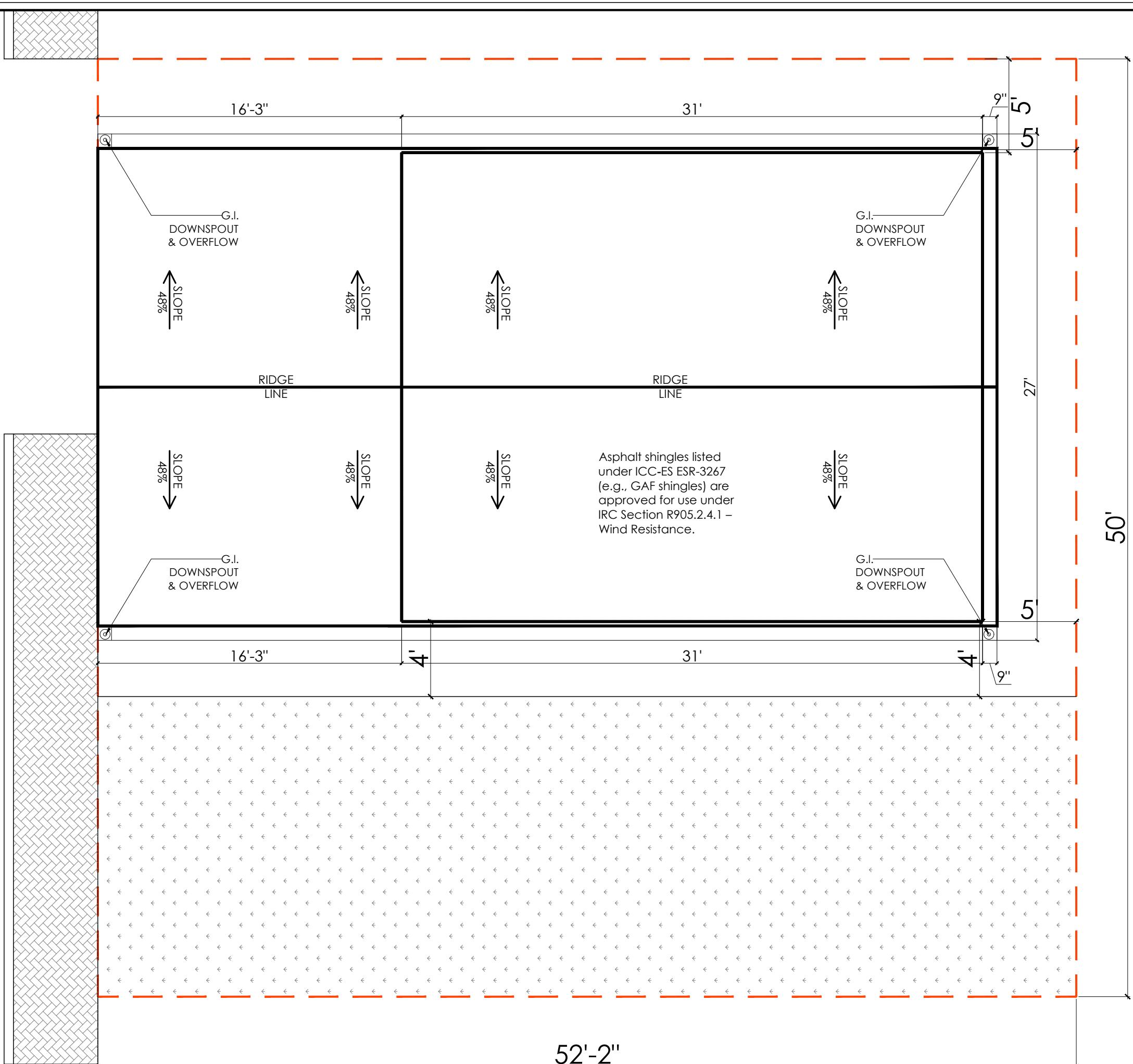
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OWNER:	
PROJECT ADDRESS:	226 SADIE STREET, SAN ANTONIO, TX 78210
DATE:	11/18/2025
SHEET TITLE:	DEMOLITION PLAN
SCALE	AS SHOWN
SHEET NUMBER:	



A3



A PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

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

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RAWN BY	
GNATURE	
EVISION #	DATE

OWNER:

PROJECT ADDRESS:

226 SADIE STREET,
SAN ANTONIO, TX
78210

DATE: 11/18/2025

STREET TITLE:

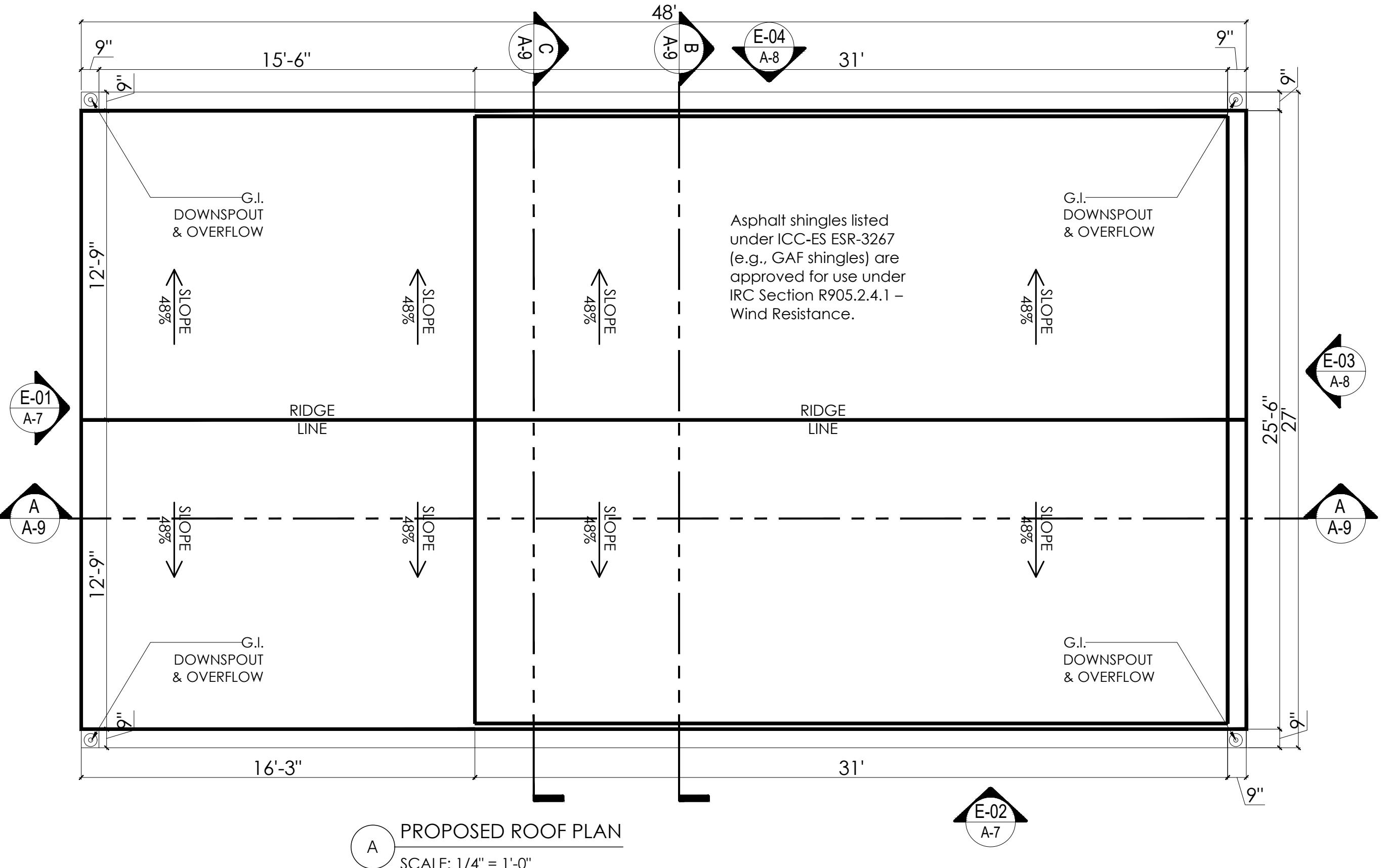
SITE PLAN

SCALE AS SHOWN

HEET NUMBER:

11

A4



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DRAWN BY	
SIGNATURE	
REVISION #	DATE

NOTES:

Code Basis: Roofing installation shall comply with the 2024 International Residential Code (IRC) as adopted and amended by the City of San Antonio.

Material: Asphalt shingles listed under ICC-ES ESR-3267 (e.g., GAF shingles) are approved for use under IRC Section R905.2.4.1 – Wind Resistance.

Testing Standard: Shingles shall be tested in accordance with ASTM D7158 (Class G or H) or ASTM D3161 (Class F), as referenced in ESR 3267.

Wind Zone Requirement: San Antonio is located in a 115-120 mph Vult wind speed zone. Shingles installed must meet or exceed ASTM D7158 Class G or H classification.

Installation: All shingles shall be installed per manufacturer's published instructions and ESR 3267 conditions of use.

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78210

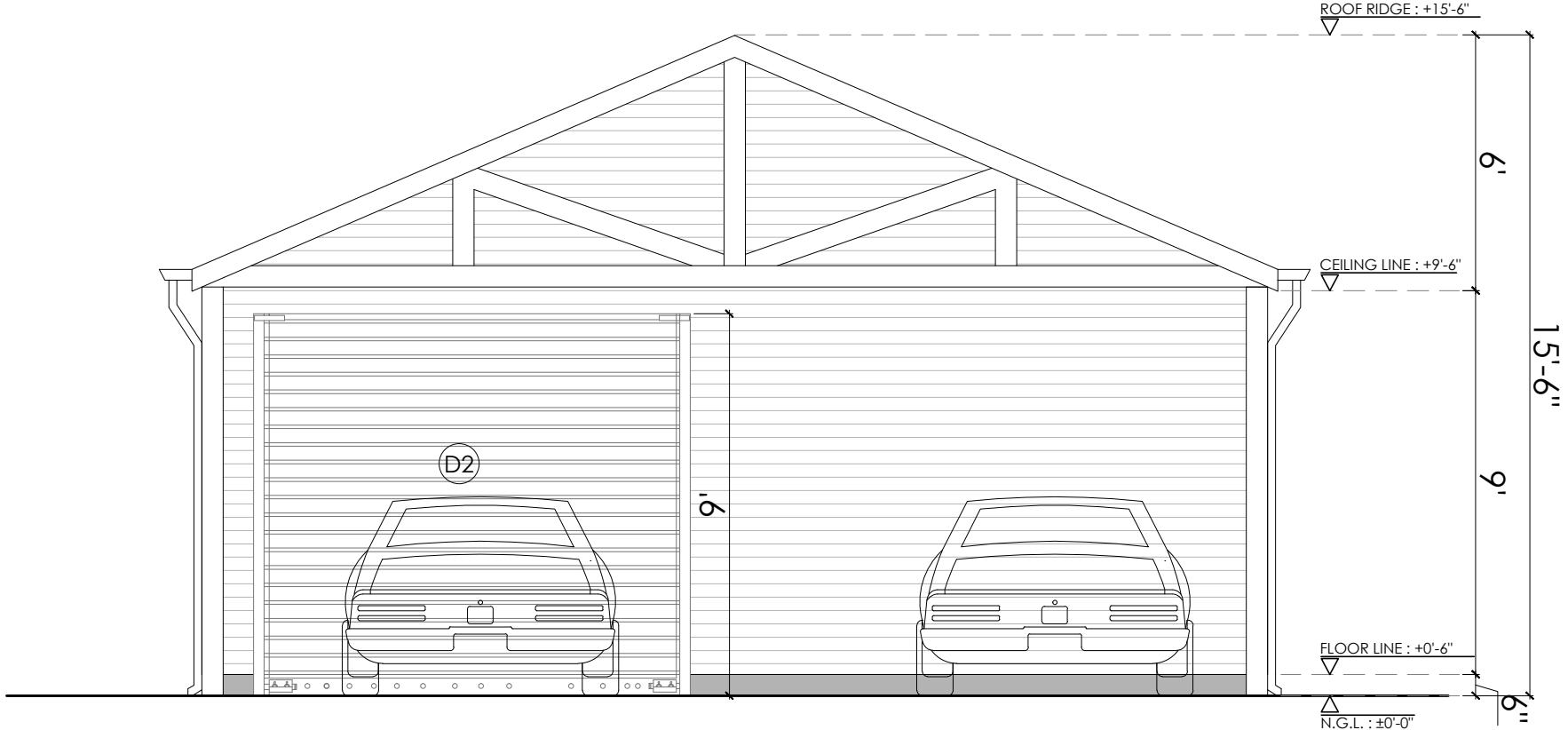
DATE: 11/18/2025

ROOF PLAN

SCALE AS SHOWN

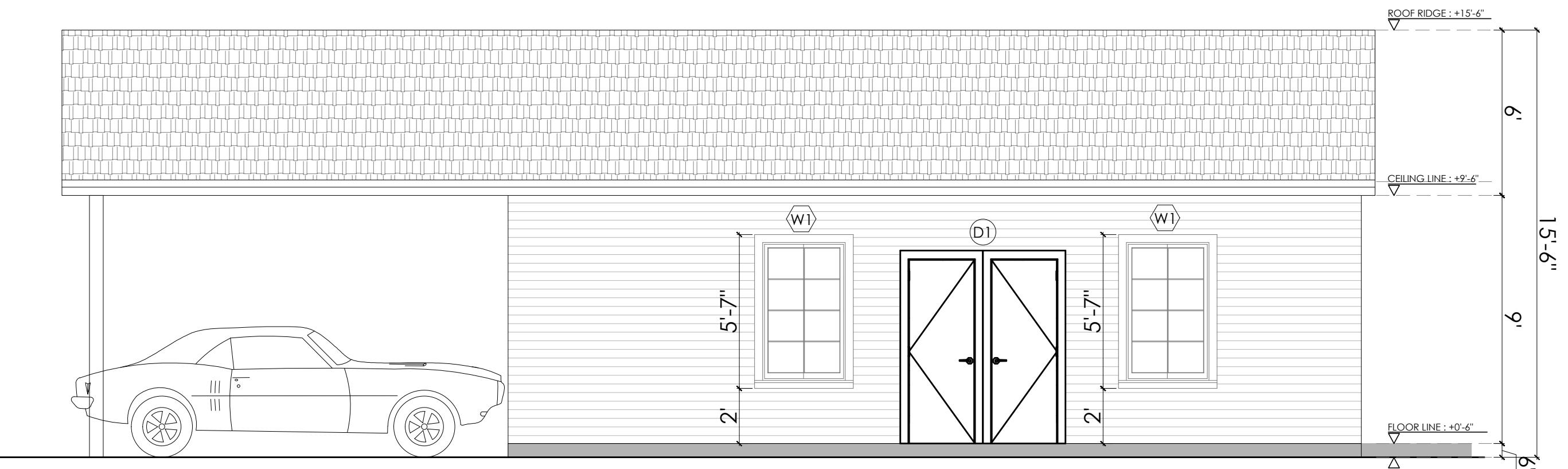
SHEET NUMBER:

A6



E-01 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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



E-02 PROPOSED NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

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

GENERAL VENTILATION NOTE

CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION.
A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION

EL ELEVATION NOTES

EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN
D FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE.
CCO SHALL BE 7/8" THICK, MIN. OVER 2 LAYERS OF GRADE D
PAPER OR EQUIVALENT UNDERLAYMENT.
CCO SHALL BE TOE WELLED LIGHT LACE TEXTURE OVER #15 FELT
PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.
LVIANIZED IRON FLASHING AND COUNTER-FLASHING WITH
ALKING AT ALL INTERSECTIONS OF ROOF TO WALLS.
EP SCREDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT
PLASTIC.
EP SCREDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT
NCF OF 3.
THE WEATHER-RESISTANT BARRIER SHALL LAP THE
ACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND
MINATE ON THE ATTACHMENT FLANGE.
EP SCREDS SHALL BE PROVIDED AT OR BELOW THE
UNDATION PLATE LINE ON EXTERIOR STUD WALLS.
EP SCREDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH
GRADE OR 2" ABOVE PAVED AREAS.
ODIVE RAIN GUTTERS AND CONVEY RAIN WATER TO THE
EET..

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SIGNATURE	
REVISION #	DATE

OWNER:

226 SADIE STREET,
SAN ANTONIO, TX
78210

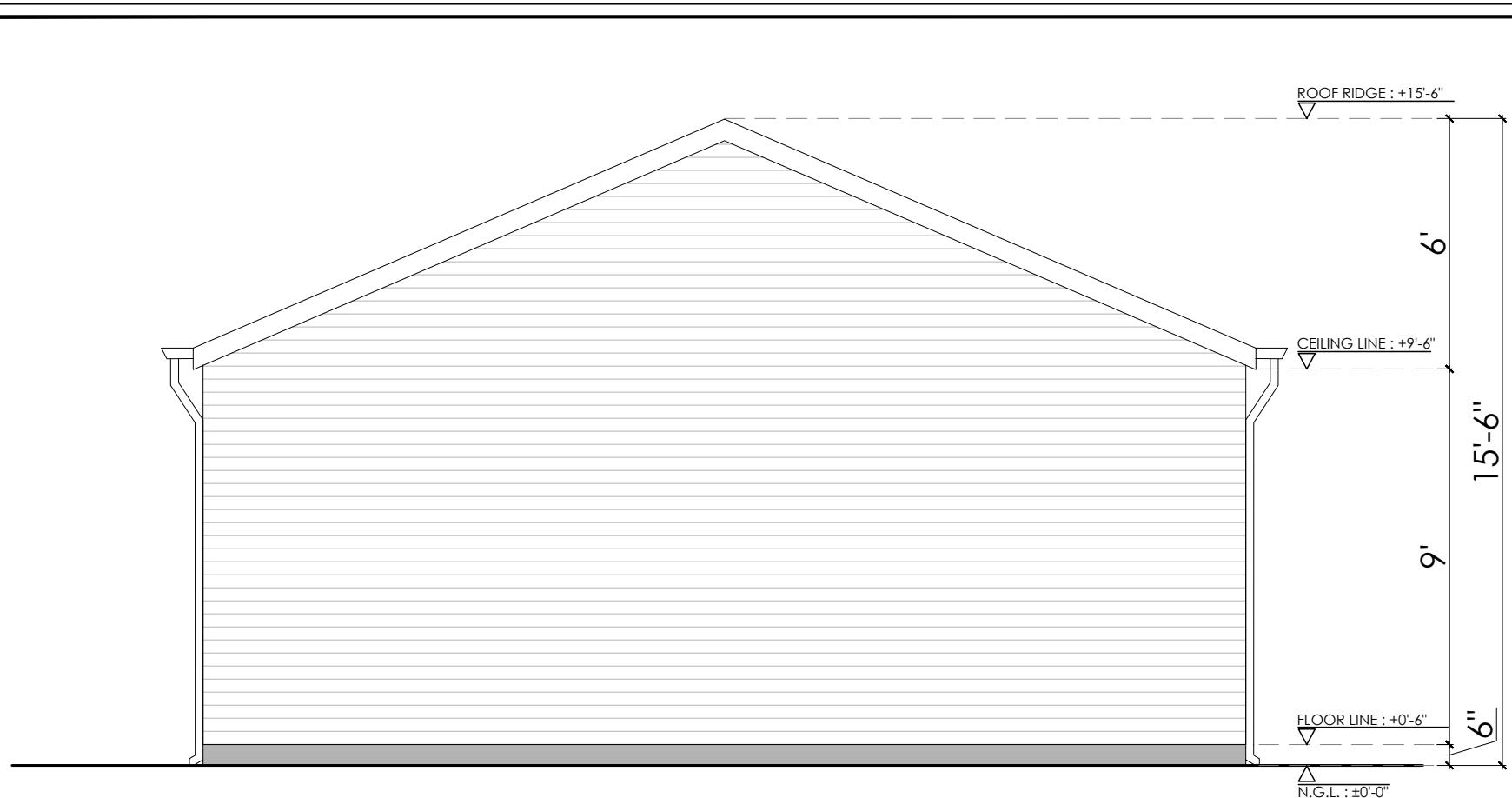
DATE: 11/12/2005

SHEET TITLE:
LEVEL
E1 & E2

SCAIF AS SHOWN

SHEET NUMBER:

A7



GENERAL VENTILATION NOTE

CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION. A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION

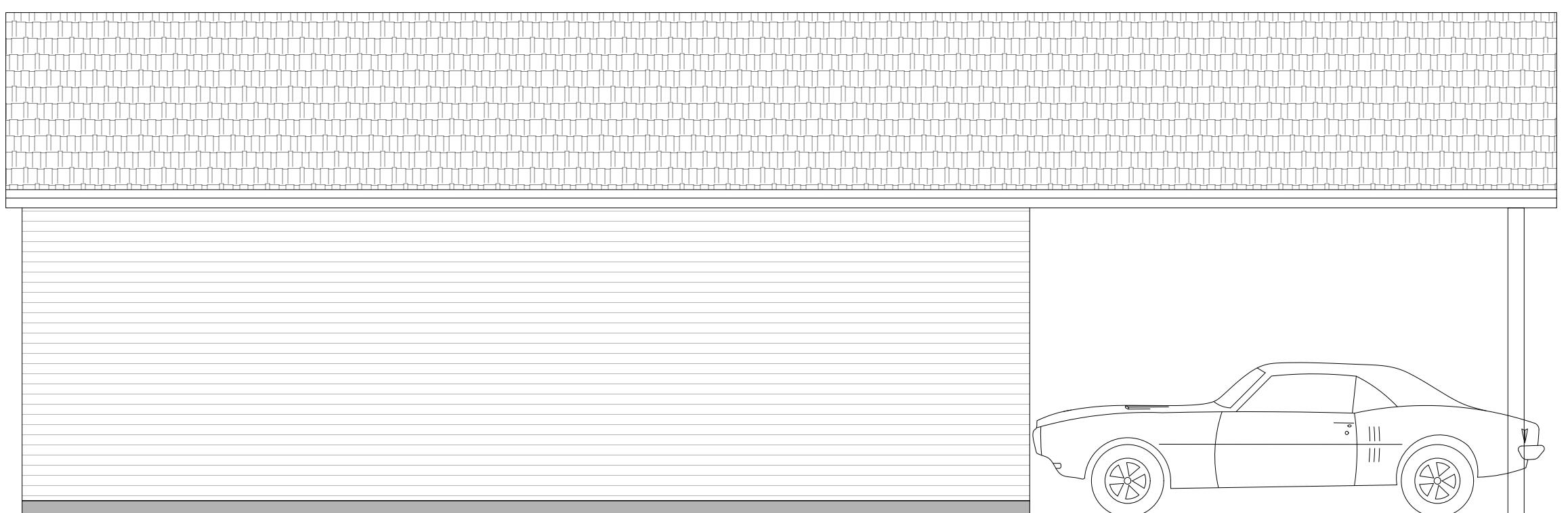
ELEVATION NOTES

ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE. STUCCO SHALL BE 7/8" THICK, MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERLAYMENT. STUCCO TO BE TROWEL LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATHE. STUCCO SHALL MATCH EXISTING. GALVANIZED IRON FLASHING AND COUNTER-FLASHING WITH CAULKING AT ALL INTERSECTIONS OF ROOF TO WALLS. WEEP SCREEDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT OR PLASTIC. WEEP SCREEDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3". 2'. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATHE SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE. WEEP SCREEDS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS. WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH GRADE OR 2" ABOVE PAVED AREAS. PROVIDE RAIN GUTTER AND CONVEY RAIN WATER TO THE STREET.

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REVISION #	DATE

E-03 PROPOSED NORTHWEST ELEVATION

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



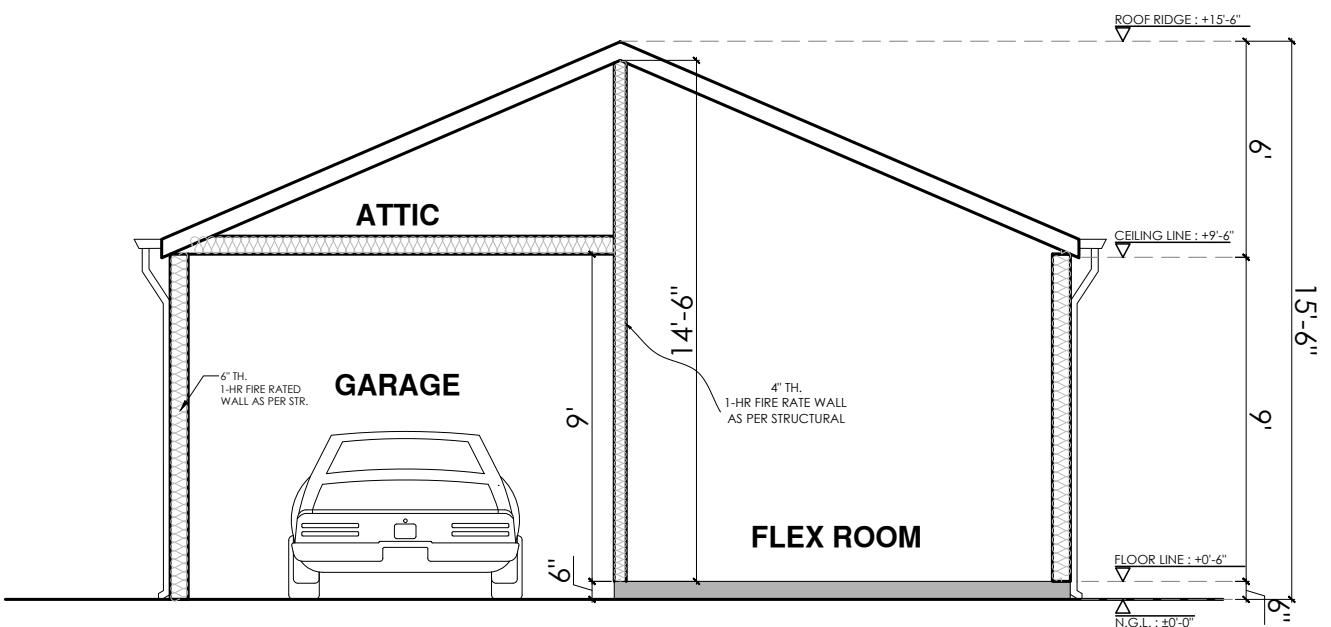
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE:	
ELEVATION	
E3 & E4	
SCALE	AS SHOWN
SHEET NUMBER:	

A8

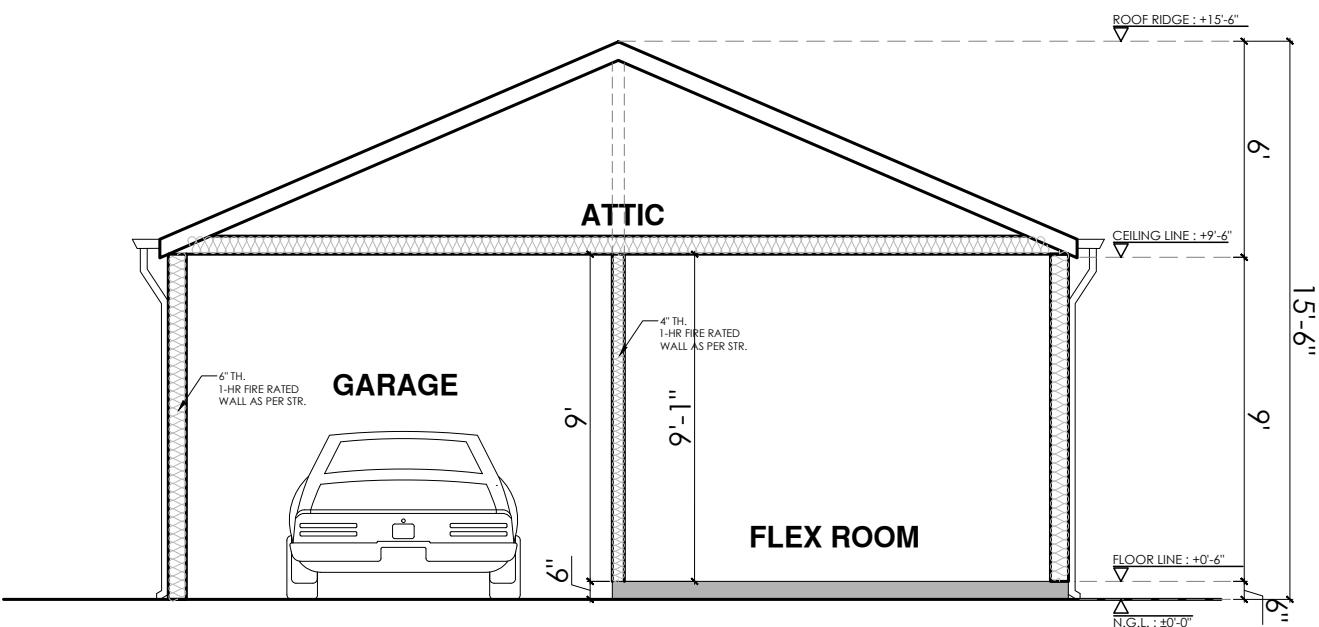
E-04 PROPOSED SOUTHWEST ELEVATION

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

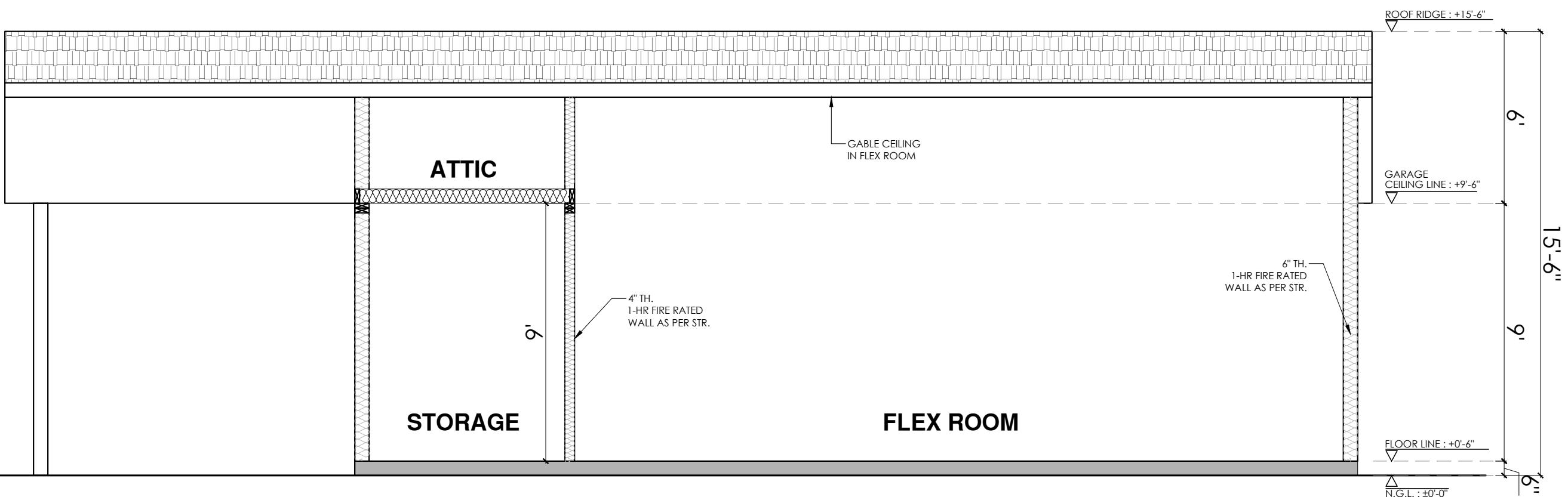
A8



S SECTION AT BB
SCALE: 3/16" = 1'-0"



S SECTION AT CC
SCALE: 3/16" = 1'-0"



S SECTION AT AA
SCALE: 1/4" = 1'-0"

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DRAWN BY	
SIGNATURE	
REVISION #	DATE

OWNER:

PROJECT ADDRESS:

226 SADIE STREET,
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78210

DATE: 11/18/2025

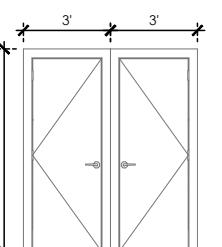
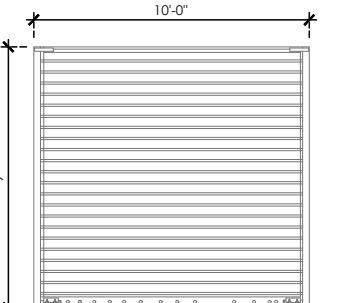
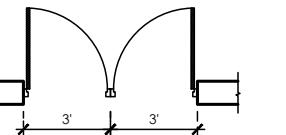
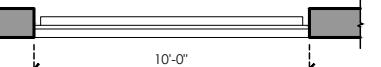
SHEET TITLE:

SECTIONS

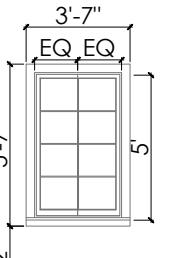
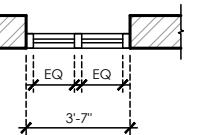
SCALE AS SHOWN

SHEET NUMBER:

A9

ELEVATIONS						
						
MARK	(D1)	SIZE	6'-0"X7'-0"	(D2) GARAGE DOOR	SIZE	10'-0"X9'-0"
FUNCTION	EXTERIOR	SILL	0'-0"	EXTERIOR	SILL	0'-0"

(E) SCHEDULE OF DOORS

ELEVATIONS						
						
MARK	(W1)	SIZE	3'-7"X3'-7"			
FUNCTION	SLIDING	SILL	2'-0"			
		FENESTRATION	U/SHGC=0.3/0.67			

(E) SCHEDULE OF WINDOWS

DESIGNED BY _____
 DRAWN BY _____
 SIGNATURE _____
 REVISION # _____ DATE _____

OWNER: _____

PROJECT ADDRESS:
 226 SADIE STREET,
 SAN ANTONIO, TX
 78210

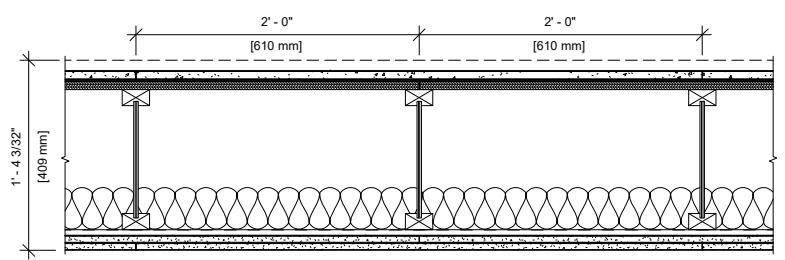
DATE: 11/18/2025

SHEET TITLE:
**SCHEDULE OF
 OPENING**

SCALE AS SHOWN

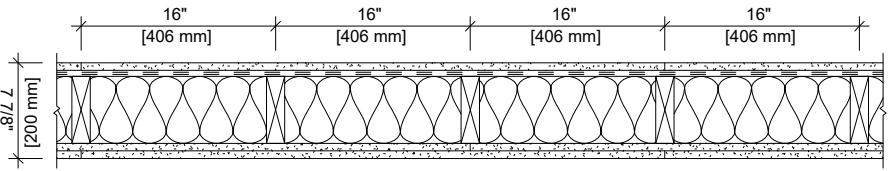
SHEET NUMBER:

A10



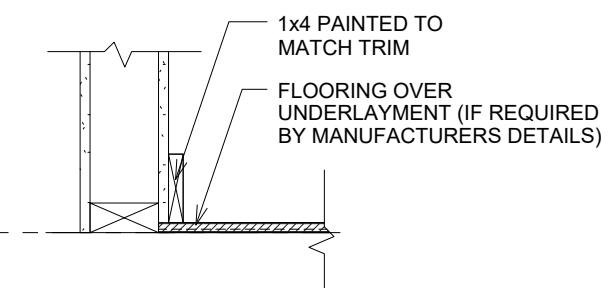
ASSEMBLY OPTIONS:
FINISH FLOORING: LAMINATE (BY OTHERS)
FLOOR TOPPING MIXTURE: 3/4" USG LEVELROCK® BRAND 2500 SERIES UNDERLayment
FLOOR MAT: 1/8" USG LEVELROCK® BRAND SAM-N12™ SOUND ATTENUATION MAT
SUBFLOORING: 23/32" PLYWOOD PANEL
STRUCTURAL WOOD MEMBERS: 6-7/8" WOOD I-JOISTS, SPACED 24" O.C.
INSULATION: 3-1/2" UNFACED GLASS FIBER
RESILIENT CHANNELS: 25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE®)
GYPSUM BOARD: TWO LAYERS 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

01 FLOOR SECTION DETAIL

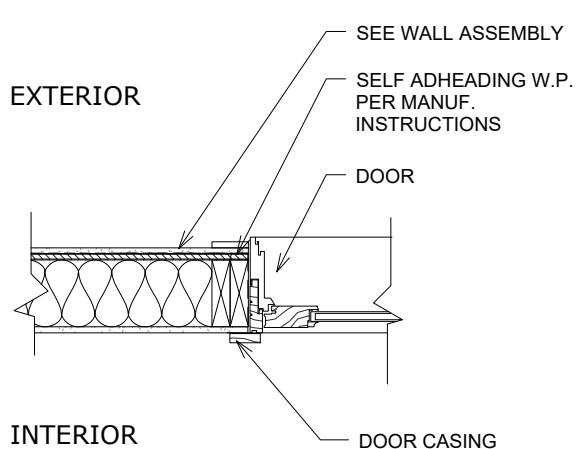


INTERIOR PARTITIONS: WOOD STUD ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX) 1/2" [12.7 MM] RESILIENT CHANNEL, 25 GA. (0.018"), 24" [610 MM] O.C. 2" X 6" [38 X 140 MM]
FIRE RATING: 1 HOUR
SYSTEM THICKNESS: 7-1/4"
ASSEMBLY REQUIREMENTS:
GYPSUM PANELS: SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
RESILIENT CHANNEL: 1/2" RESILIENT CHANNEL
WOOD STUDS: 2x6 STUDS
INSULATION: 6-1/4" FIBERGLASS INSULATION
GYPSUM PANELS: 5/8" GYPSUM PANEL

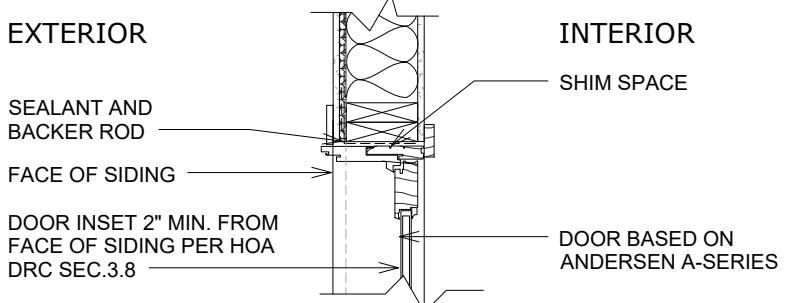
02 WALL DETAIL



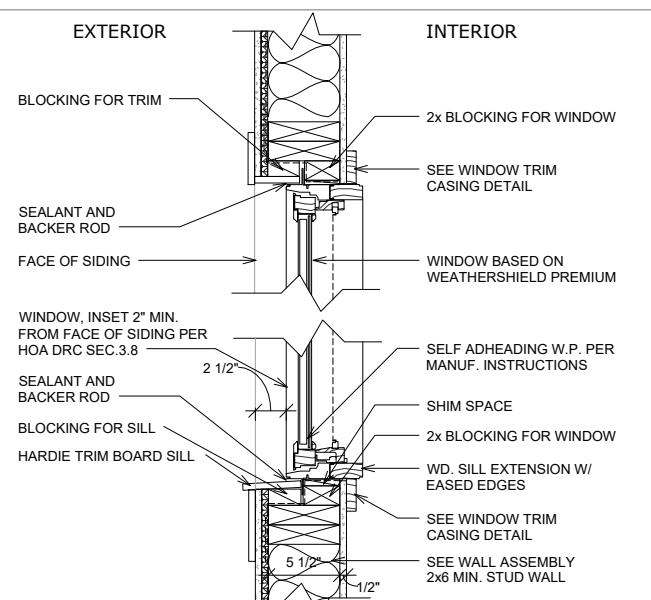
03 BASE TRIM DETAIL



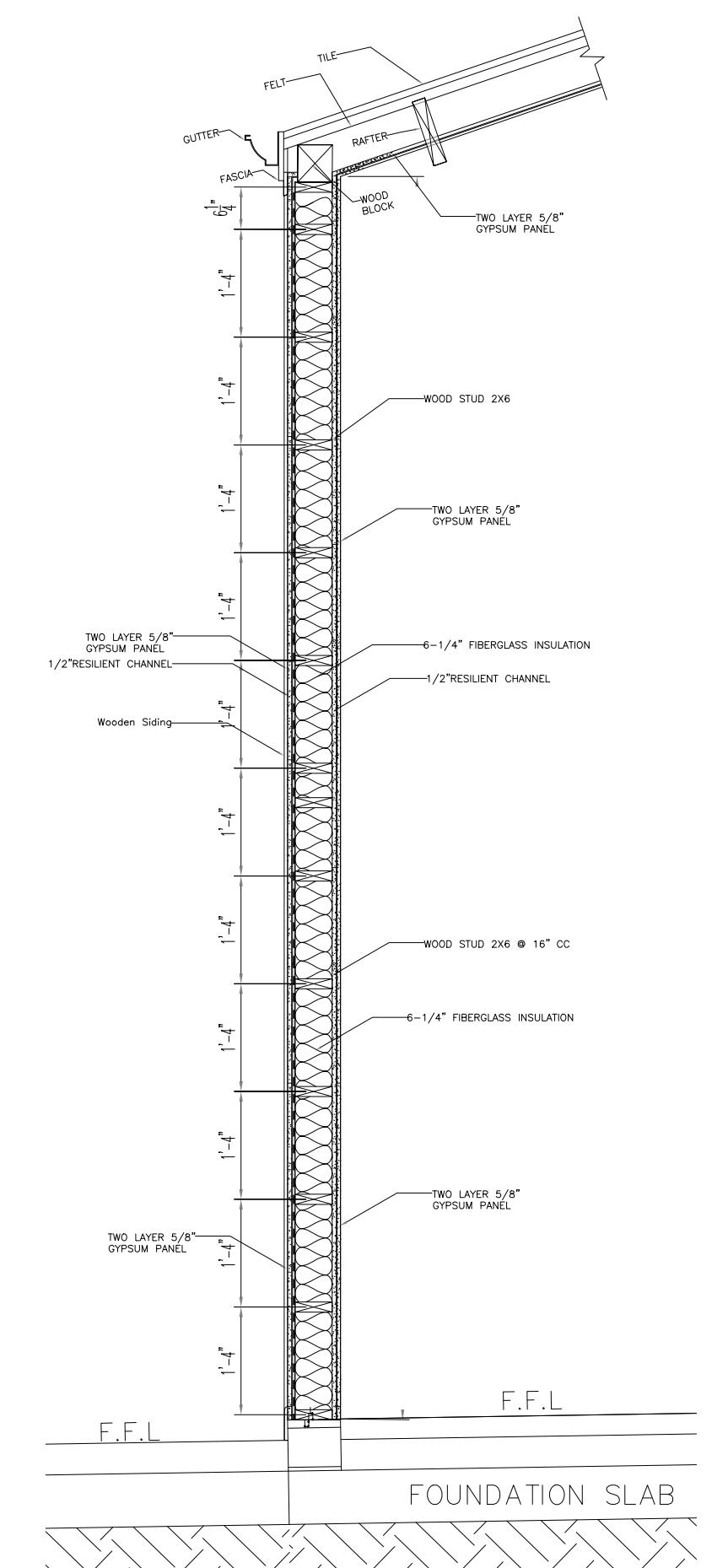
04 DOOR TRIM DETAIL - JAMB



05 DOOR TRIM DETAIL - HEAD



06 WINDOW DETAIL



07 STORY WALL SECTION

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE:	
DETAILS	
SCALE	AS SHOWN
SHEET NUMBER:	

PROPOSED MATERIALS FOR OHP REVIEW

Below are the proposed products with descriptions and links to manufacturer specifications.

1. SHINGLE ROOF

Material Type: Architectural asphalt shingles

Product: GAF Timberline Natural Shadow Architectural Shingles

Material: Fiberglass-reinforced asphalt

Ratings:

- Class A Fire Rating
- Wind Resistant up to 130 mph

Appearance: Architectural profile with dimensional texture
Color Option: Pewter Gray (or similar)

Photos / Spec Sheets

General			
Color/Finish Family	Gray	Material	Asphalt
Manufacturer Color/Finish	Pewter Gray	Package Type	Bundle
Series Name	Timberline Natural Shadow	Underlayment Required	Yes
Type	Architectural	Wind Rating (MPH)	130

Dimensions			
Bundles per 100 Sq Feet	3	Shingle Length (metric) (Centimeters)	100.01
Coverage Area per Package Quantity	33.3	Shingle Width (imperial) (Inches)	13.25
Coverage Area Unit of Measure	Square feet	Shingle Width (metric) (Centimeters)	33.655
Shingle Length (imperial) (Inches)	39.375	Weight (lbs.)	70



2. HARDIE SIDING (PROPOSED MATERIAL)

Material Type: Fiber cement lap siding

Example Product: James Hardie HardiePlank HZ5 Lap Siding

Material: Fiber cement (Portland cement + sand + cellulose fibers)

Thickness: 5/16"

Profile: Cedarmill texture (woodgrain look)

Finish: Primed, paint-ready

Fire Rating: Non-combustible

Durability: Moisture resistant, engineered for climate

Photos / Spec Sheets:

Specifications	Product Length (in.)	Vertical/Horizontal	Siding Features
 JamesHardie	144 in See Similar Items	Horizontal See Similar Items	Pre-Primed Ready to Paint Water Resistant Wood Grain Surface Show Less
	Profiles Clapboard See Similar Items	Coverage Area (sq. ft.) 7 sq ft See Similar Items	

Dimensions

Coverage Area (sq. ft.)	7 sq ft
Product Length (in.)	144 in
Product Thickness (in.)	0.312 in
Product Width (in.)	8.25 in

Details

Color Family	Green
Color/Finish	Primed
Finish Type	Primed
Material	Cement
Product Weight (lb.)	20.65 lb
Profiles	Clapboard
Siding Features	Pre-Primed, Ready to Paint, Water Resistant, Wood Grain Surface
Vertical/Horizontal	Horizontal

Warranty / Certifications

Manufacturer Warranty	30-year limited non-prorated siding, trim, and soffit substrate warranty
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3. VINYL WINDOWS

Material Type: Vinyl-framed windows with Low-E insulated glass

Example Product: Pella 150 Series Double-Hung Vinyl Window

Frame Material: Extruded multi-chamber vinyl

Glass: Double-pane IGU with Low-E coating (Argon optional)

Performance Ratings:

- U-Factor: ~0.27–0.30
- SHGC: ~0.23–0.30

Operation Style: Double-hung

Color: White

Screen: Full screen included

Photos / Spec Sheets :

Specifications



General			
Color/Finish Family	White	Paintable	No
Exterior Color/Finish	White	Glass Insulation	Low-E argon
Hardware Color/Finish	White	Glazing Type	Double pane
Interior Color/Finish	White	Number of Locks	2
Series Name	150 Series	Glass Strength	Annealed
Project Type	Replacement	Screen Type	Fiberglass mesh
Frame Material	Vinyl	Tilt Mechanism	Flush
Lock Type	Cam	Screen Frame Type	Roll-form

Dimensions

Actual Size (W x H)	29-1/2-in x 53-1/2-in	Rough Opening Size (W x H)	30-in x 54-in
Clear Opening Size (W x H)	24-29/32-in x 21-5/64-in	Weight (lbs.)	36
Common Size (W x H)	30-in x 54-in	Clear Opening Sq. Ft.	3.6469
Jamb Depth Measurement	3-1/4-in		

Features			
Argon Gas Insulated	Yes	Insect Screen Included	No
Balance System	Constant force	Lowe's Exclusive	Yes
Clear Opening Sq Ft	3.6469	Obscure Glass	No
Design Pressure (DP) Rating	35	Screen Included	Full
Frame Profile	Beveled	Solar Heat Gain Coefficient (SHGC)	.21
Grid Included	No	Tilting	Yes
High Altitude Rated	No	Ventilation Latches	Double
Impact Resistant	No	Wood Jamb Extension	None



SUMMARY FOR THE SUBMISSION

Summary of Proposed Exterior Materials:

The project proposes the use of architectural asphalt shingles, fiber cement Hardie siding, and vinyl-framed Low-E insulated windows. These materials are commercially available, durable, and compatible with neighborhood aesthetics. Manufacturer specifications and product photos are included for review and approval.













FRANKE

HI-FAN-18HVWM-WR-1P

18" OUTDOOR RATED WATER RESISTANT
HIGH-VELOCITY METAL WALL FAN



ITEM NO.
QTY.
H.W.
G.W.
MEAS: 63 X 49 X 37 CM

4510

SIMPLY
BENEATH











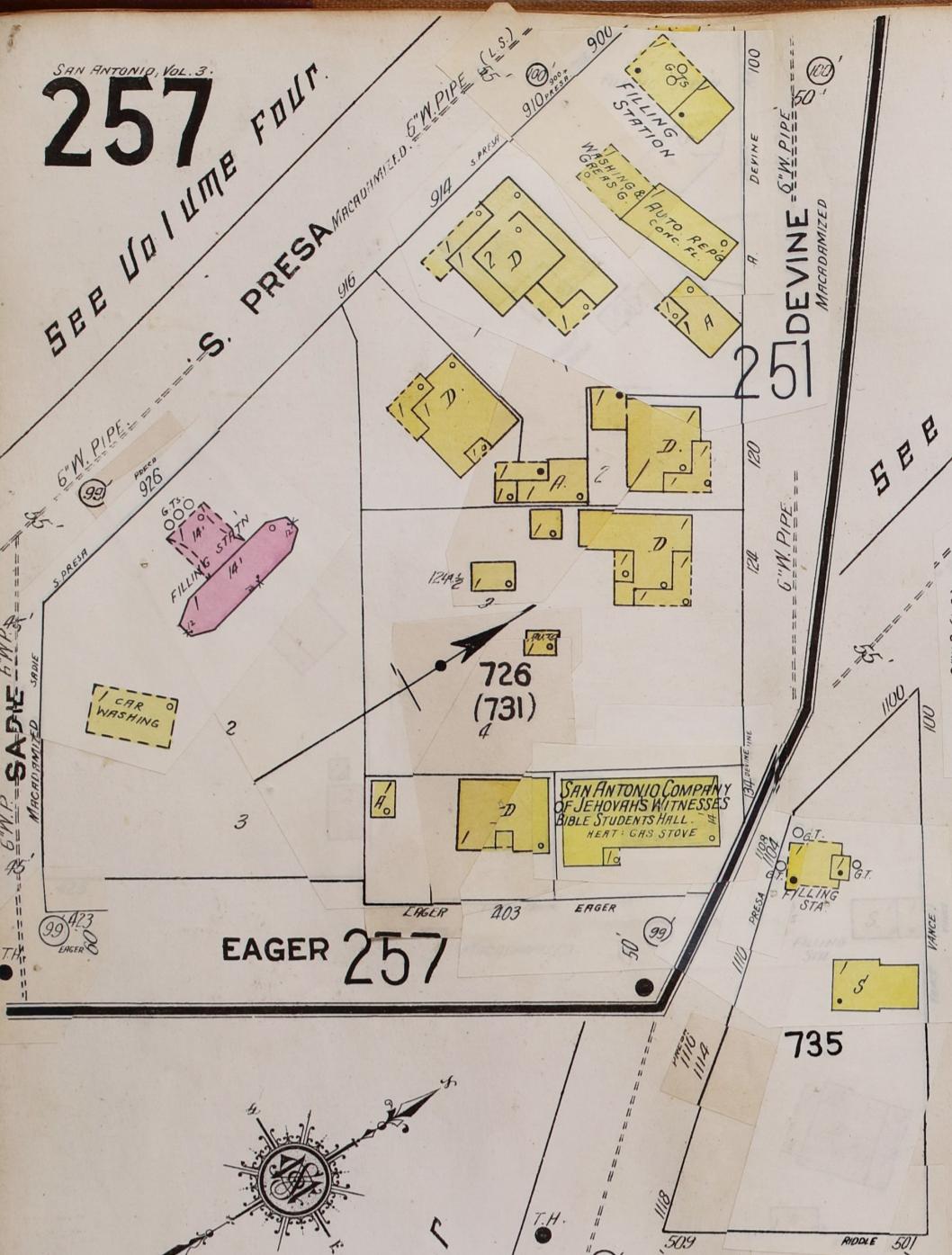




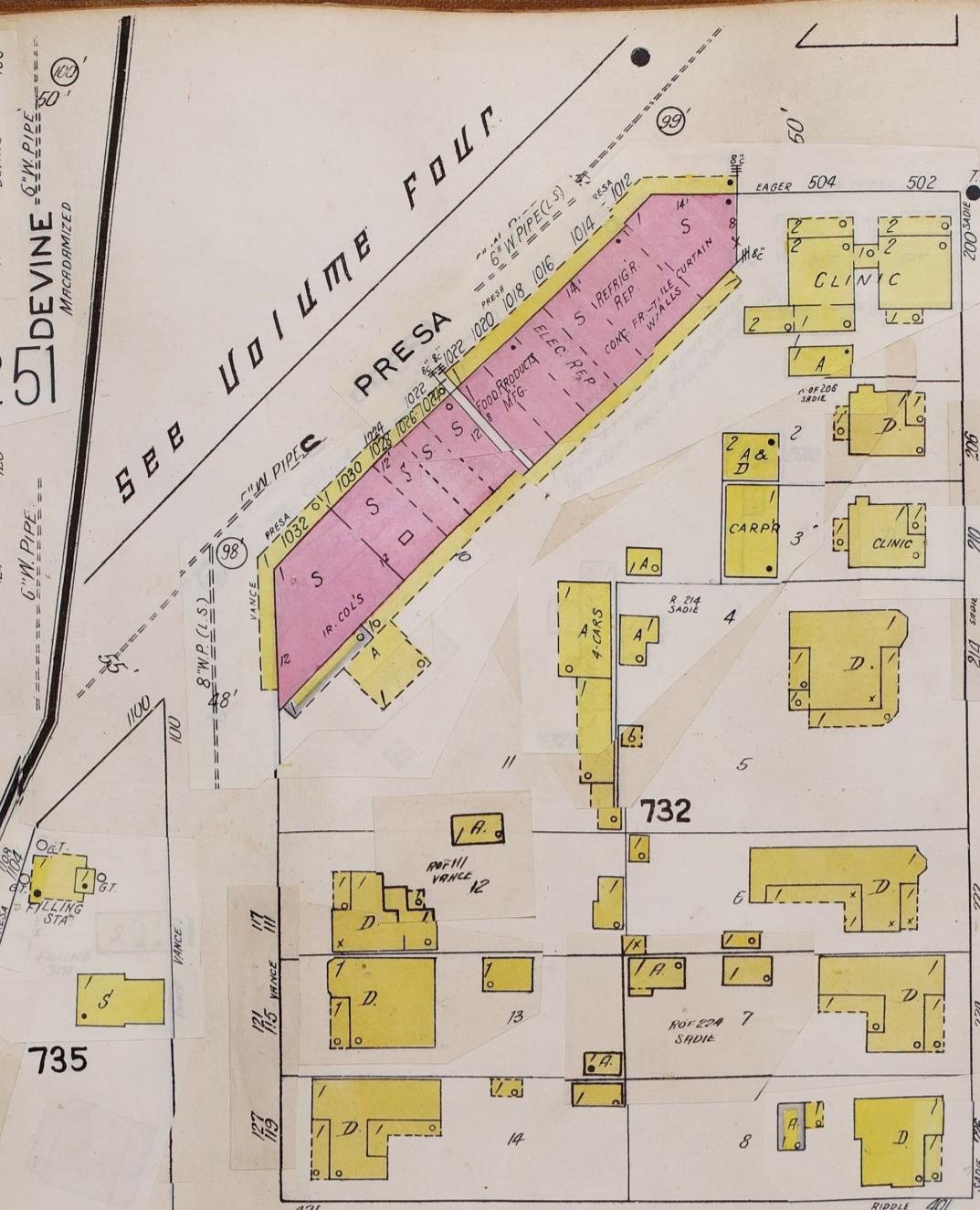
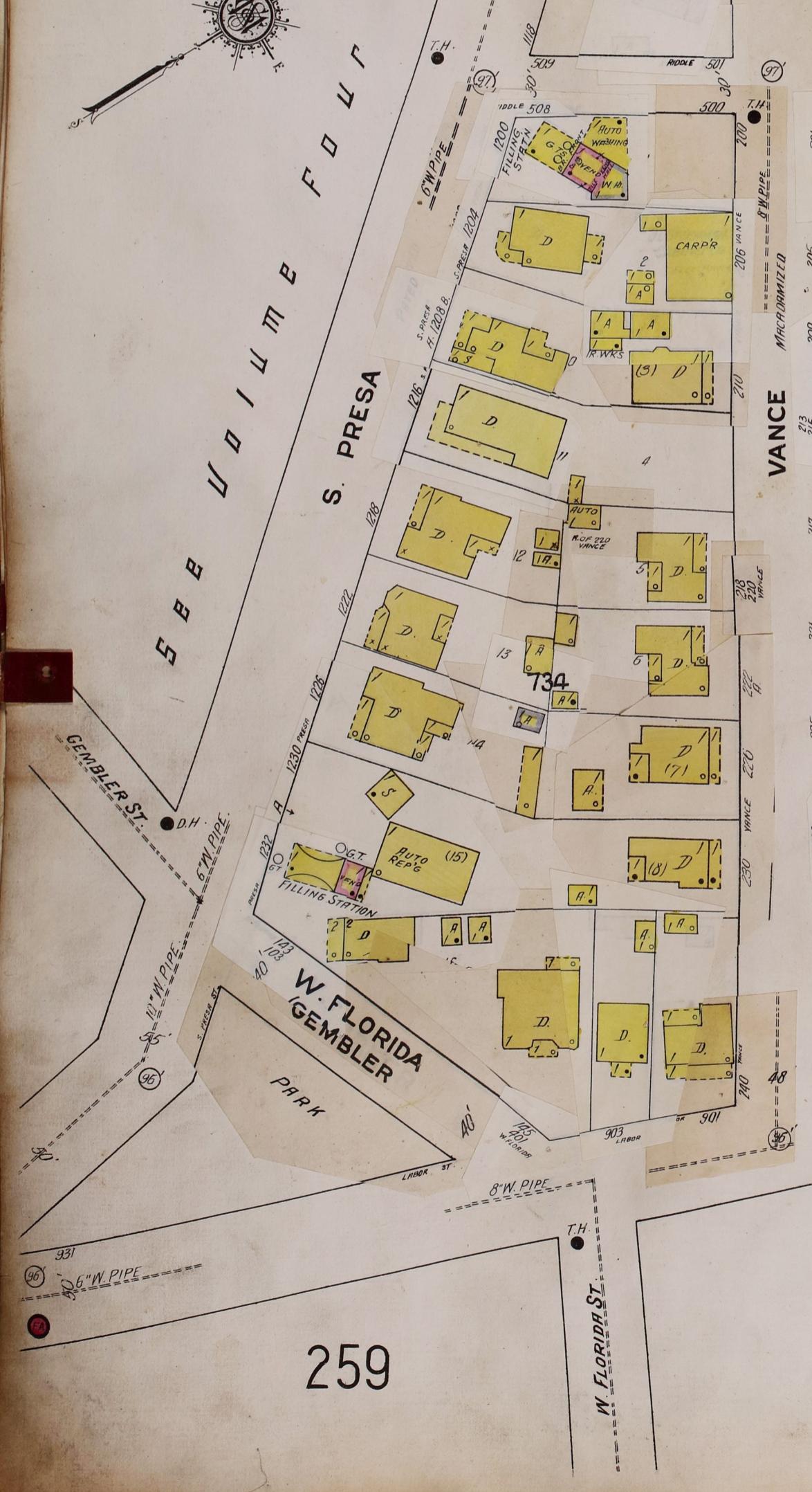


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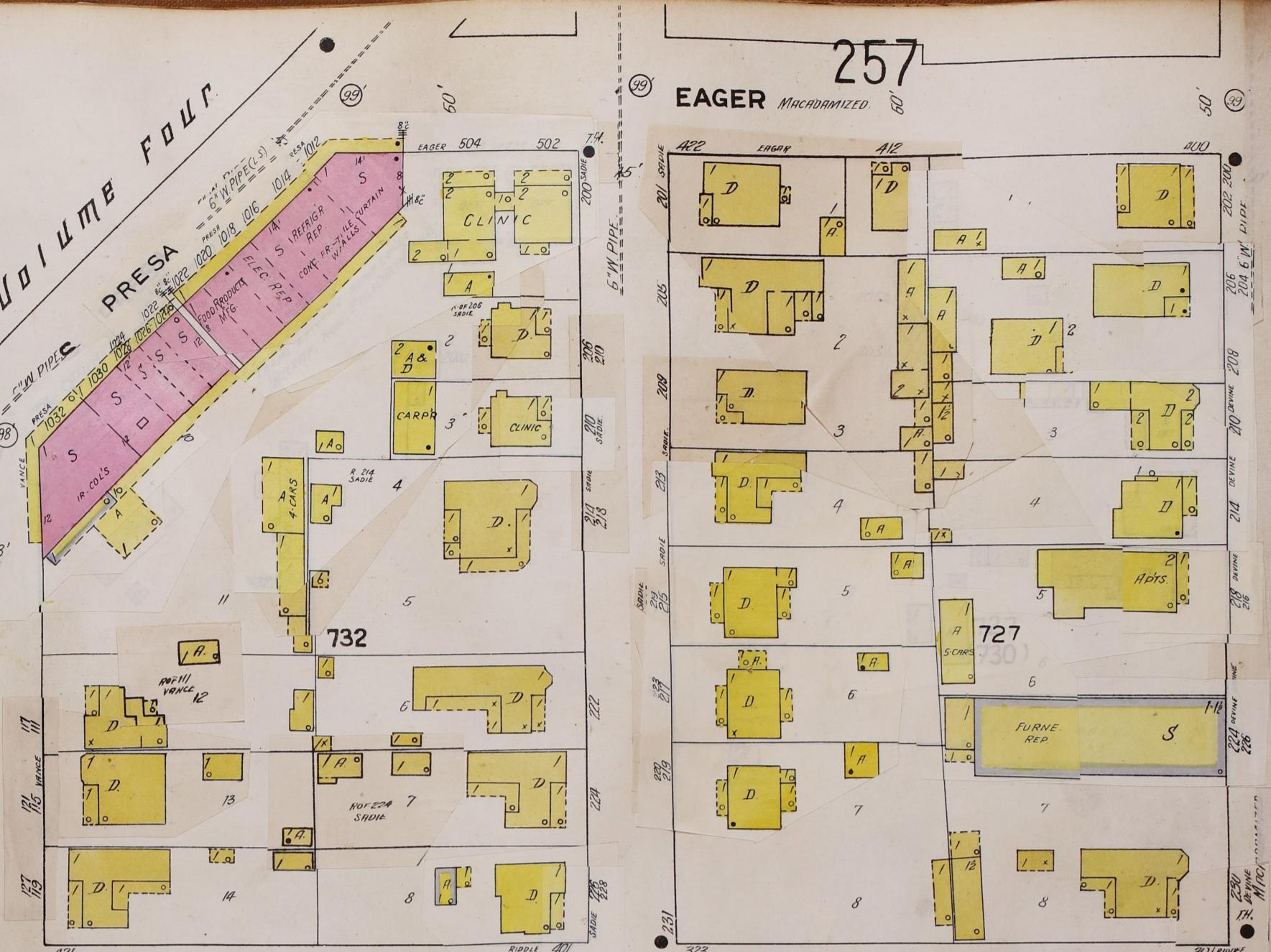
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Scale of Feet.

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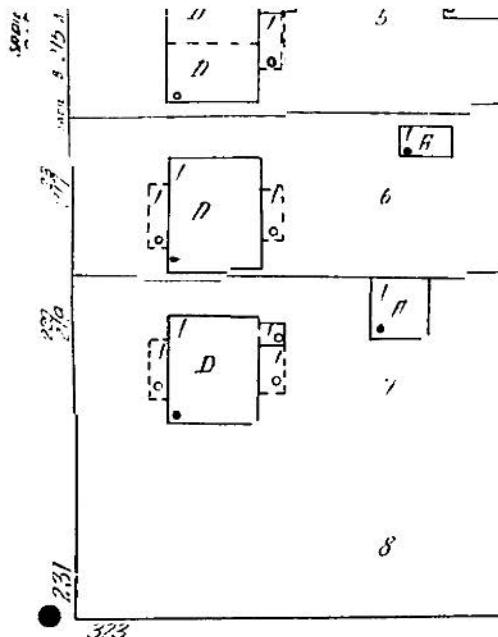
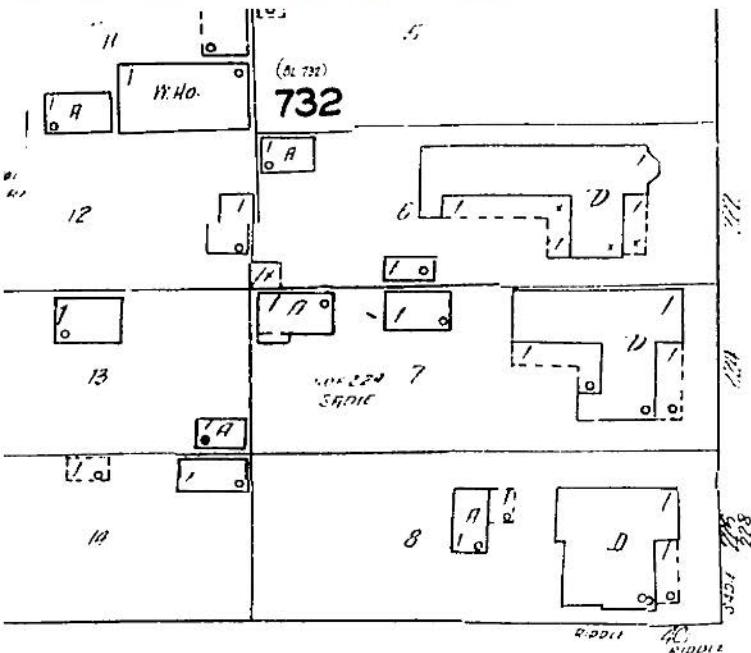
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