

## HISTORIC AND DESIGN REVIEW COMMISSION

September 02, 2026

**HDRC CASE NO:** 2026-246  
**ADDRESS:** 502 KENDALL ST  
**LEGAL DESCRIPTION:** NCB 1734 BLK 13 LOT S 50 FT OF 1 & 2  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Adilene Garibay/Rebotpro  
**OWNER:** Gregory Smith /GT&LS NEW BEGINNINGS LLC  
**TYPE OF WORK:** Rear addition construction and roof replacement  
**APPLICATION RECEIVED:** July 29, 2026  
**60-DAY REVIEW:** September 27, 2026  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an approximately 504 sf rear addition.
2. Replace the standing seam metal roof with a composition shingle roof.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 3. Materials: Roofs

##### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced.

Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

*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.

### 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.

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

- o GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- o SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- o SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- o DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- o This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- o TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- o GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- o COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

## **FINDINGS:**

- a. The property located at 502 Kendall St is a 1-story, single-family Craftsman structure constructed c. 1925 and first appears on the 1931 Sanborn Map. The primary structure features two, front-facing gable roof forms, a standing seam metal roof, a rear brick chimney, decorative metal front porch columns, a concrete front porch, one-over-one windows, and 117 wood siding. This property contributes to the Tobin Hill Historic District.
- b. LOT COVERAGE – The applicant is requesting approval to construct an approximately 504 sf rear addition. The total footprint of the primary structure is approximately 1,450 square feet and the total square footage of the lot is approximately 5,040 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. Staff finds the lot coverage conforms to Guidelines.
- c. MASSING AND FOOTPRINT – The applicant has proposed to construct an approximately 504 sf 1-story rear addition. The primary structure is approximately 1,450 total square feet and is a 1-story structure. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. Staff finds the proposed footprint conforms to Guidelines.
- d. ROOF FORM – The applicant has proposed to install a rear-facing gable roof on the proposed rear addition. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds the proposed roof form conforms to Guidelines.
- e. NEW WINDOWS AND DOORS (SIZE AND PROPORTION) – The applicant is requesting to install one, one-over-one window at the north façade; two, one-over-one windows and one door at the east façade; and two, one-over-one windows at the south façade. The two proposed windows at the south façade are ganged with an appropriately-sized mullion separating the windows. Additions 4.A.iii. states to consider integrating contemporary interpretations of traditional designs and details for additions and to use contemporary window moldings and door surroundings to provide visual interest. Staff finds the proposed window and door sizes and proportions conforms to Guidelines.
- f. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Historic Design Guidelines, additions should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. Staff finds the proposed fenestration pattern conforms to Guidelines.
- g. MATERIALS (NEW WINDOWS AND DOORS) – The applicant has not provided OHP staff specific window and door specifications. Additions 3.A.i states to use materials that match in type, color, and texture and 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. Final window and door specifications must be provided to OHP staff prior to the issuance of a Certificate of Appropriateness.
- h. MATERIALS (FAÇADE) – The applicant is requesting approval to install 4” lapped fiber cement siding for the proposed rear addition. Guideline 3.A.i for Additions stipulates that additions should 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. The applicant has noted to OHP staff their plan to distinguish the addition from the historic footprint by installing a vertical trim piece. Staff finds the installation of 4” lapped fiber cement siding conforms to Guidelines.
- i. ROOF REPLACEMENT – The applicant is requesting approval to replace the standing seam metal roof with a composition shingle roof. The Historic Design Guidelines for Exterior Maintenance and Alterations 3.B.iv. states to replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic

materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible. Composition shingle roofs are appropriate for Craftsman structures. Staff finds the roof replacement conforms to Guidelines.

**RECOMMENDATION:**

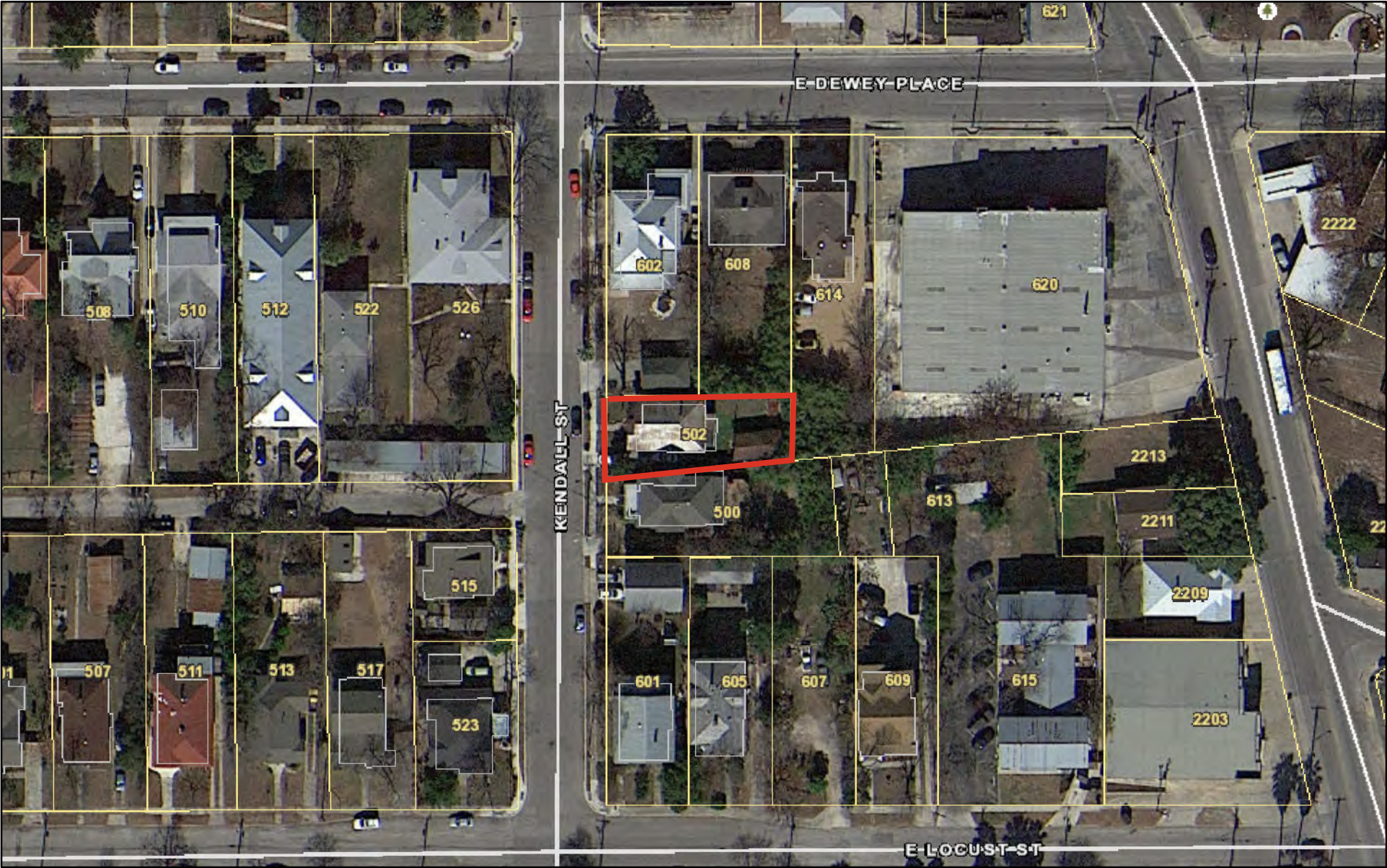
Item 1: Staff recommends approval of the request to construct a rear addition, based on findings a through h, with the following stipulations:

- i. That the applicant installs a window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows must feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There must be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant provide door specifications to OHP staff for review prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant incorporate a smooth-textured vertical trim piece between the proposed rear addition and the existing structure.
- iv. That the applicant install a 4" lapped fiber cement siding with a smooth finish on the proposed rear addition.
- v. That the chimney onsite is not removed and incorporated in the final construction document set prior to the issuance of a Certificate of Appropriateness.

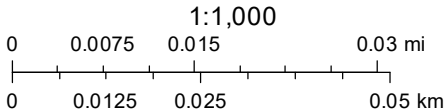
Item 2: Staff recommends approval of the roof replacement, based on findings a and i, with the following stipulation:

- i. That no modifications to the roof pitch, roof form, or roof ridge take place and that all chimney, flue, and related existing roof details be preserved.

City of San Antonio One Stop



August 26, 2026



















STRUCTURAL NOTES

GENERAL:

- GN-1 BUILDING CODE: IRC 2024 EDITION
- GN-2 THE DETAILS DESIGNATED AS "TYPICAL DETAILS", APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN DETAILS.
- GN-3 THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE REQUIREMENTS OF OTHER TRADES (ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) WITH THE STRUCTURAL DOCUMENTS PRIOR TO FABRICATION OR INSTALLATION OF ANY STRUCTURAL MEMBERS.
- GN-4 THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS THOROUGHLY WITH THE CONTRACT DOCUMENTS AND THEN NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES BEFORE SUBMITTING SHOP DRAWINGS AND PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- GN-5 GENERAL CONTRACTOR SHALL INSPECT JOB FOR COMPLETION BEFORE SCHEDULING ANY OBSERVATION BY THE ENGINEER.
- GN-6 SEE ARCH'L AND MEP DRAWINGS FOR LOCATIONS AND SIZES OF SLAB OPENINGS, SLEEVES, INSERTS, ANCHORS AND BOLTS REQUIRED BY VARIOUS TRADES.
- GN-7 ALL PLUMBING CONDUITS AT FOUNDATION SHOULD HAVE FLEXIBLE CONNECTIONS TO SUSTAIN A MAXIMUM DIFFERENTIAL MOVEMENT OF 1/8" INCHES
- GN-8 THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. CONTRACTOR SHALL CONSIDER ALL CONSTRUCTION LOADS APPLIED TO THE PARTIALLY COMPLETED STRUCTURE UNTIL ALL PERMANENT CONNECTIONS ARE MADE, AND ENCLOSED PERMANENTLY AS PER CONSTRUCTION DOCUMENTS. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR IN ALL DIRECTIONS.
- GN-9 THE CONTRACTOR IS SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OF THE STRUCTURE TO SUPPORT ALL CONSTRUCTION LOADS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE TO DESIGN OR CHECK THE STRUCTURE FOR CONSTRUCTION ACTIVITIES.
- GN-10 THE ENGINEER SHALL NOT HAVE CONTROL OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- GN-11 PERIODIC SITE OBSERVATIONS BY FIELD REPRESENTATIVES OF HQ-ENGINEERING,LLC ARE SOLELY FOR THE PURPOSE OF DETERMINING IF THE WORK OF THE CONTRACTOR IS PROCEEDING IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THESE LIMITED SITE OBSERVATIONS ARE NOT INTENDED TO BE A CHECK OF THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO INFORM THE OWNER OF DEFECTS AND DEFICIENCIES IN THE WORK OF THE CONTRACTOR.
- GN-12 ASSUMPTIONS HAVE BEEN MADE BY THIS OFFICE REGARDING EXISTING CONDITIONS. ACTUAL CONDITIONS MAY VARY FROM THOSE ASSUMED. FIELD VERIFICATION OF EXISTING CONDITIONS MAY BE REQUIRED TO PROVIDE ADEQUATE SHOP DRAWINGS. THE CONTRACTOR IS TO COORDINATE EFFORTS AS REQUIRED AND IS TO REPORT ANY DISCREPANCIES REGARDING THE EXISTING CONDITIONS TO THE ENGINEER FOR POSSIBLE MODIFICATIONS NEEDED TO THE CONTRACT DRAWINGS.
- GN-13 PROTECT ALL REMAINING EXISTING STRUCTURES. ANY DAMAGE TO AN EXISTING STRUCTURE SHALL BE REPAIRED TO EQUIVALENT OR BETTER CONDITION.

BUILDING PAD PREPARATION:

- A SUBSURFACE SOIL STUDY PREPARED BY A GEOTECHNICAL ENGINEER IS NOT AVAILABLE. THE FOUNDATION DESIGN IS BASED ON THE SOIL SURVEY OF BEXAR COUNTY TEXAS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE AND BY ASSUMPTIONS MADE BY THIS OFFICE.
- UF-1 PROVIDE TEMPORARY PROVISION FOR DRAINAGE OF THE BUILDING PAD AREA DURING CONSTRUCTION AND PERMANENT DRAINAGE AWAY FROM BUILDING AFTER CONSTRUCTION.
- UF-2 AT AREA OUTSIDE BUILDING LINE, SLOPE TOP SURFACE OF FILL A MIN. 5% FOR A DISTANCE OF 10 FEET TO MATCH FINISH GRADE. SLOPE AND HOLD DOWN A MINIMUM OF 10 INCHES BELOW FINISH FLOOR LINE, GUTTER DOWNSPOUTS EXTEND AT LEAST THREE (3) FEET PAST THE EDGE OF BUILDING.
- UF-3 SOIL BEARING CAPACITY – 1,500 PSF.

CONCRETE AND CONCRETE REINFORCEMENT:

- CN-1 STRUCTURAL CONCRETE SHALL BE IN ACCORDANCE WITH THE CODE APPLICABLE EDITION OF "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)", THE AMERICAN CONCRETE INSTITUTE.
- CN-2 ALL CONCRETE REINFORCEMENT SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL, CONFORMING TO ASTM A 615, GRADE 60, EXCEPT WELDABLE REBARS ASTM A706, GR. 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185, GRADE 70'
- CN-3 DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH ACI 315.
- CN-4 ALL REINFORCING SHALL BE PROPERLY CHAIRED AND TIED PER ACI 315 (SP66) AND CRSI (PLACING REINFORCING BARS) PRIOR TO PLACING CONCRETE.
- CN-5 PLACEMENT OF ALL REINFORCING STEEL SHALL BE OBSERVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT UNLESS APPROVED OTHERWISE.
- CN-6 ALL CONCRETE SHALL BE NORMAL WEIGHT STONE AGGREGATE CONCRETE UNLESS NOTED OTHERWISE. AGGREGATE SHALL MEET ASTM C33 REQUIREMENTS, AND SHALL BE 3/4" TO 1 1/2" NOMINAL AGGREGATE SIZE. PROVIDE ADMIXTURES AS REQUIRED TO IMPROVE WORKABILITY. THE GENERAL CONTRACTOR SHALL COORDINATE SLUMP REQUIREMENTS UNLESS NOTED OTHERWISE IN STRUCTURAL DOCUMENTS. PLASTIC CONCRETE TEMPERATURE SHALL NOT EXCEED 90 DEGREES PRIOR TO PLACEMENT. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING MOIST CURING PROCEDURES, OR CURING COMPOUNDS WHICH WILL NOT INTERFERE WITH THE BONDING OF FINISH TILE FLOORS.
- | DESCRIPTION OF USE | f'c       | MAX W/C | FLYASH CONTENT |
|--------------------|-----------|---------|----------------|
| SLAB-ON-GRADE      | 3,000 PSI | N/A     | 25% MAX        |
| FOOTINGS           | 3,000 PSI | N/A     | 25% MAX        |
- CN-7 NO SUBSEQUENT CONSTRUCTION WILL BE ALLOWED UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH.
- CN-8 PORTLAND CEMENT SHALL CONFORM TO ASTM – C150, TYPE I/II.
- CN-9 CONCRETE COVER SHOULD BE AS FOLLOWS:
- A. FOOTINGS AND OTHER PRINCIPAL STRUCTURAL MEMBERS IN WHICH CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH – 3 INCHES.
- B. WHERE CONCRETE SURFACES, AFTER REMOVAL OF FORMS, ARE EXPOSED TO WEATHER OR EARTH:
- o BARS 3/4" AND LARGER IN DIAMETER.....2 INCHES
- o BARS SMALLER THAN 5/8" IN DIAMETER.....1 1/2 INCHES
- C. WHERE SURFACES ARE NOT DIRECTLY EXPOSED TO WEATHER OR EARTH:
- o FOOTINGS,
- o PRIMARY REINF., TIES, STIRRUPS, SPIRALS.....1 1/2 INCHES

POST-INSTALLED CONCRETE ANCHORS:

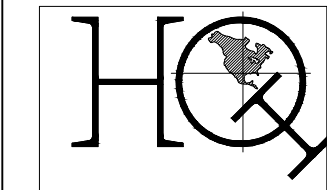
- PI-1 POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. IF ADHESIVE // MECHANICAL ANCHOR IS GENERICALLY CALLED OUT ON THE CONSTRUCTION DOCUMENTS, ANY ANCHOR MENTIONED BELOW IS ACCEPTABLE. IF SPECIFIC ANCHOR IS CALLED FOR, SUBSTITUTION MUST BE APPROVED BY THE STRUCTURAL ENGINEER OF RECORD FOR EACH CASE.
- PI-2 ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY THE ANCHOR MANUFACTURER OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. ANCHOR CAPACITY IS DEPENDANT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- PI-3 CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL ANCHORS PER THE MANUFACTURER INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. OVERHEAD ADHESIVE ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE ANCHOR MANUFACTURER'S RECOMMENDATIONS. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. UNLESS NOTED ON THE DRAWINGS THAT THE BARS CAN BE CUT, THE CONTRACTOR SHALL REVIEW THE EXISTING STRUCTURAL DRAWINGS AND SHALL UNDERTAKE TO LOCATE THE POSITION OF THE REINFORCING BARS AT THE LOCATIONS OF THE CONCRETE ANCHORS, BY FERROSCAN, GPR, X-RAY OR OTHER MEANS ACCEPTABLE TO THE STRUCTURAL ENGINEER-OF-RECORD.
- PI-4 SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE BUILDING CODE. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTIONS WILL ALSO BE EVALUATED BY THEIR HAVING AN ICC ESR SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHOR EVALUATION WILL ALSO CONSIDER CREEP, IN-SERVICE TEMPERATURE AND INSTALLATION TEMPERATURE.
- PI-5 THE CONTRACTOR SHALL ARRANGE AN ANCHOR MANUFACTURER'S REPRESENTATIVE TO PROVIDE ONSITE INSTALLATION TRAINING FOR ALL OF THEIR ANCHORING PRODUCTS SPECIFIED. THE STRUCTURAL ENGINEER OF RECORD MUST RECEIVE DOCUMENTED CONFIRMATION THAT ALL OF THE CONTRACTOR'S PERSONNEL WHO INSTALL ANCHORS ARE TRAINED PRIOR TO THE COMMENCEMENT OF INSTALLING ANCHORS.
- PI-6 THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
- PI-7 MECHANICAL ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 FOR CRACKED CONCRETE RECOGNITION.
- PI-8 PRE-APPROVED MECHANICAL ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "TITEN-HD" AND "TITEN-HD ROD HANGER"
- B) SIMPSON STRONG-TIE "STRONG-BOLT" AND "STRONG-BOLT 2"
- C) SIMPSON STRONG-TIE "TORQ-CUT"
- D) HILTI "KWIK HUS-EZ" OR "KWIK HUS-EZ-1" SCREW ANCHORS
- E) HILTI "KWIK BOLT T2" EXPANSION ANCHOR
- F) HILTI "HDA" UNDERCUT ANCHOR
- G) HILTI "HSL-3" EXPANSION ANCHOR
- H) POWERS "POWER-BOLT +"
- PI-9 ADHESIVE ANCHORS FOR CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.4 AND ICC-ES AC308 FOR CRACKED CONCRETE RECOGNITION.
- PI-10 PRE-APPROVED ADHESIVE ANCHORS FOR CONCRETE INCLUDE:
- A) SIMPSON STRONG-TIE "SET-XP" AND AT-XP"
- B) HILTI "HIT-RE 500-SD" ADHESIVE
- C) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI "HIT-Z" ROD.
- a. NO CLEANING IS REQUIRED FOR HIT-Z ANCHORS FOR TEMPERATURES ABOVE 41°F.
- b. FOR TEMPERATURE BELOW 41°F FOR HIT-Z ANCHOR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
- c. FOR ALL TEMPERATURES FOR REBAR INSTALLATIONS, USE HILTI TE-CD OR TE-YD HOLLOW DRILL BITS WITH VC 20/40 VACUUM SYSTEM.
- D) HILTI "HIT-HY 200" SAFE SET SYSTEM WITH HILTI HOLLOW DRILL BIT SYSTEM
- E) POWERS FASTENERS "PE1000 +" ADHESIVE
- F) POWERS FASTENERS "AC100 +" GOLD" ADHESIVE ANCHORING SYSTEM

DESIGN LOADS:

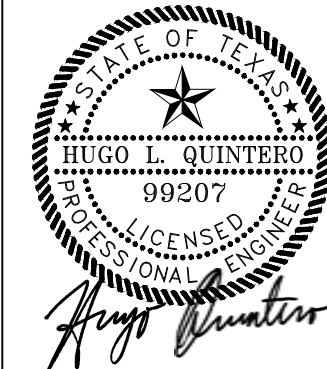
- DL-1 DEAD LOADS INCLUDE THE WEIGHT OF CONSTRUCTION MATERIALS INCORPORATED INTO THE BUILDING, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, ROOFS, CEILINGS, BUILT-IN PARTITIONS, FINISHES, CLADDING AND OTHER SIMILARLY INCORPORATED ARCHITECTURAL AND STRUCTURAL ITEMS, AND FIXED SERVICE EQUIPMENT. ALL DEAD LOADS ARE CONSIDERED PERMANENT LOADS.
- DL-2 UNIFORM DESIGN LIVE LOADING IS AS FOLLOWS:
- o RESIDENTIAL.....40 PSF
- o ROOF.....20 PSF
- DL-3 ROOF LIVE LOADS MAY BE REDUCED.
- DL-4 SNOW LOAD:
- o GROUND SNOW LOAD, Pg.....5 PSF
- DL-5 WIND LOADS:
- o RISK CATEGORY.....II
- o ULTIMATE DESIGN WIND SPEED, Vu.....109 MPH
- o ALLOWABLE DESIGN WIND SPEED, Vsd.....84 MPH
- o EXPOSURE CATEGORY....."B"
- o INTERNAL PRESSURE COEFFICIENT..... +/- 0.18 , 0.55, 0.00
- o FOR COMPONENTS AND CLADDING GROSS WIND PRESSURE, SEE DL-9.
- DL-6 EARTHQUAKE DESIGN DATA:
- o SEISMIC IMPORTANCE FACTOR Ie.....1.0
- o RISK CATEGORY.....II
- o MAPPED SPECTRAL RESPONSE ACCELERATIONS:
- Ss.....0.13g
- S1.....0.03g
- o SITE CLASS "c"
- o SPECTRAL RESPONSE COEFFICIENTS
- Sds.....0.13g
- Sd1.....0.04g
- o SEISMIC DESIGN CATEGORY "A"
- o BASIC SEISMIC FORCE RESISTING SYSTEM – STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
- o DESIGN BASE SHEAR, V = N/A
- o SEISMIC RESPONSE COEFFICIENT, Cs = N/A
- o RESPONSE MODIFICATION COEFFICIENT, R = N/A
- o ANALYSIS PROCEDURE – N/A
- DL-7 UNLESS SPECIFICALLY NOTED, THERE ARE NO PROVISIONS FOR FUTURE FLOORS, ROOFS OR OTHER LOADS.

ABBREVIATIONS

- |         |                           |         |                             |
|---------|---------------------------|---------|-----------------------------|
| &       | – AND                     | I.D.    | – INSIDE DIAMETER           |
| @       | – AT                      | IN.     | – INCH                      |
| C       | – CENTERLINE              | INV.    | – INVERTED                  |
| X°      | – DEGREE                  | INT.    | – INTERIOR                  |
| Ø       | – DIAMETER                | JST.    | – JOIST                     |
| #       | – NUMBER/POUND            | JT.     | – JOINT                     |
| A.B.    | – ANCHOR BOLT             | K       | – KIP (THOUSAND POUNDS)     |
| APPROX. | – APPROXIMATE             | L       | – ANGLE                     |
| ARCH.   | – ARCHITECT/ARCHITECTURAL | LBS.    | – POUND                     |
| ADH.    | – ADHESIVE                | L.D.H.  | – LONG DIMENSION HORIZONTAL |
| ALT.    | – ALTERNATE               | LF      | – LINEAR FOOT               |
| B.P.    | – BASE PLATE              | LLH     | – LONG LEG HORIZONTAL       |
| B.L.    | – BUILDING LINE           | LG.     | – LONG                      |
| B.U.R.  | – BUILT-UP ROOF           | LLV     | – LONG LEG VERTICAL         |
| BM.     | – BEAM                    | MAX.    | – MAXIMUM                   |
| B.W.    | – BOTH WAYS               | MECH.   | – MECHANICAL                |
| BOT.    | – BOTTOM                  | MEZZ.   | – MEZZANINE                 |
| BLDG.   | – BUILDING                | MFR.    | – MANUFACTURER              |
| BSMT.   | – BASEMENT                | MID.    | – MIDDLE                    |
| BRG.    | – BEARING                 | MIN.    | – MINIMUM                   |
| BTWN.   | – BETWEEN                 | MISC.   | – MISCELLANEOUS             |
| CANT.   | – CANTILEVER              | MAS.    | – MASONRY                   |
| C.I.P.  | – CAST-IN-PLACE           | NS      | – NEAR SIDE                 |
| CLG.    | – CEILING                 | NOM.    | – NOMINAL                   |
| CLR.    | – CLEAR                   | N.T.S.  | – NOT TO SCALE              |
| CMU     | – CONCRETE MASONRY UNITS  | O.C.    | – ON CENTER                 |
| COL.    | – COLUMN                  | O.D.    | – OUTSIDE DIAMETER          |
| CONC.   | – CONCRETE                | O.H.    | – OPPOSITE HAND             |
| CONTR.  | – CONTRACTOR              | OPNG.   | – OPENING                   |
| C.J.    | – CONSTRUCTION JOINT      | OPP.    | – OPPOSITE                  |
| CONN.   | – CONNECTION              | P/C     | – PRECAST                   |
| CONST.  | – CONSTRUCTION            | PREFAB. | – PREFABRICATED             |
| CONT.   | – CONTINUOUS              | PSF     | – POUND PER SQUARE FOOT     |
| D.E.    | – DECK EDGE               | PSI     | – POUND PER SQUARE INCH     |
| DEMO.   | – DEMOLITION              | PL.     | – PLATE                     |
| DIA.    | – DIAMETER                | R       | – RISER                     |
| DIAG.   | – DIAGONAL                | RAD.    | – RADIUS                    |
| DIM.    | – DIMENSION               | R.D.    | – ROOF DRAIN                |
| D.L.    | – DEAD LOAD               | REF.    | – REFERENCE                 |
| DBL     | – DOUBLE                  | REIN.F  | – REINFORCING/REINFORCED    |
| DN.     | – DOWN                    | REQ'D   | – REQUIRED                  |
| DWL.    | – DOWEL                   | SPAC.   | – SPACES/SPACING            |
| DWG.    | – DRAWING                 | SCHED.  | – SCHEDULE                  |
| EACH    | – EACH                    | SECT.   | – SECTION                   |
| E.F.    | – EACH FACE               | SHT.    | – SHEET/SHEATHING           |
| E.J.    | – EXPANSION JOINT         | SIM.    | – SIMILAR                   |
| ELEV.   | – ELEVATION               | SPEC.   | – SPECIFICATION             |
| EQ.     | – EQUAL                   | SLOPE   | – SLOPE                     |
| EQUIP.  | – EQUIPMENT               | STIFF.  | – STIFFENERS                |
| E.W.    | – EACH WAY                | STIRR.  | – STIRRUPS                  |
| EXIST.  | – EXISTING                | SQ.     | – SQUARE                    |
| EXP.    | – EXPANSION               | STD.    | – STANDARD                  |
| EXT.    | – EXTERIOR                | STL.    | – STEEL                     |
| FDN.    | – FOUNDATION              | STR.    | – STAIR                     |
| F.D.    | – FLOOR DRAIN             | STRUCT. | – STRUCTURE/STRUCTURAL      |
| F.S.    | – FAR SIDE                | SYM.    | – SYMMETRICAL               |
| FIN.    | – FINISH                  | T       | – TREAD                     |
| FLD.    | – FIELD                   | T&B     | – TOP AND BOTTOM            |
| FLR.    | – FLOOR                   | THK.    | – THICK/THICKNESS           |
| FT.     | – FOOT OR FEET            | T.O.C.  | – TOP OF CONCRETE           |
| FTG.    | – FOOTING                 | T.O.J.  | – TOP OF JOIST              |
| GAGE    | – GAGE                    | T.O.S.  | – TOP OF STEEL              |
| GALV.   | – GALVANIZED              | T.O.W.  | – TOP OF WALL               |
| GR.     | – GRADE                   | TYP.    | – TYPICAL                   |
| HK.     | – HOOK                    | U.N.O.  | – UNLESS NOTED OTHERWISE    |
| HORIZ.  | – HORIZONTAL              | VERT.   | – VERTICAL                  |
| HCA     | – HEADED CONCRETE ANCHOR  | W/      | – WITH                      |
| H.S.    | – HIGH STRENGTH           | W.P.    | – WORK POINT                |
|         |                           | W.W.F.  | – WELDED WIRE FABRIC        |



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FOUNDATION REPAIR  
& HOUSE ADDITION  
502 KENDALL ST.  
SAN ANTONIO, TEXAS 78212

DRAWN BY: YD

CHECKED BY: HQ

DATE

07/23/2026

PROJECT NUMBER

26144

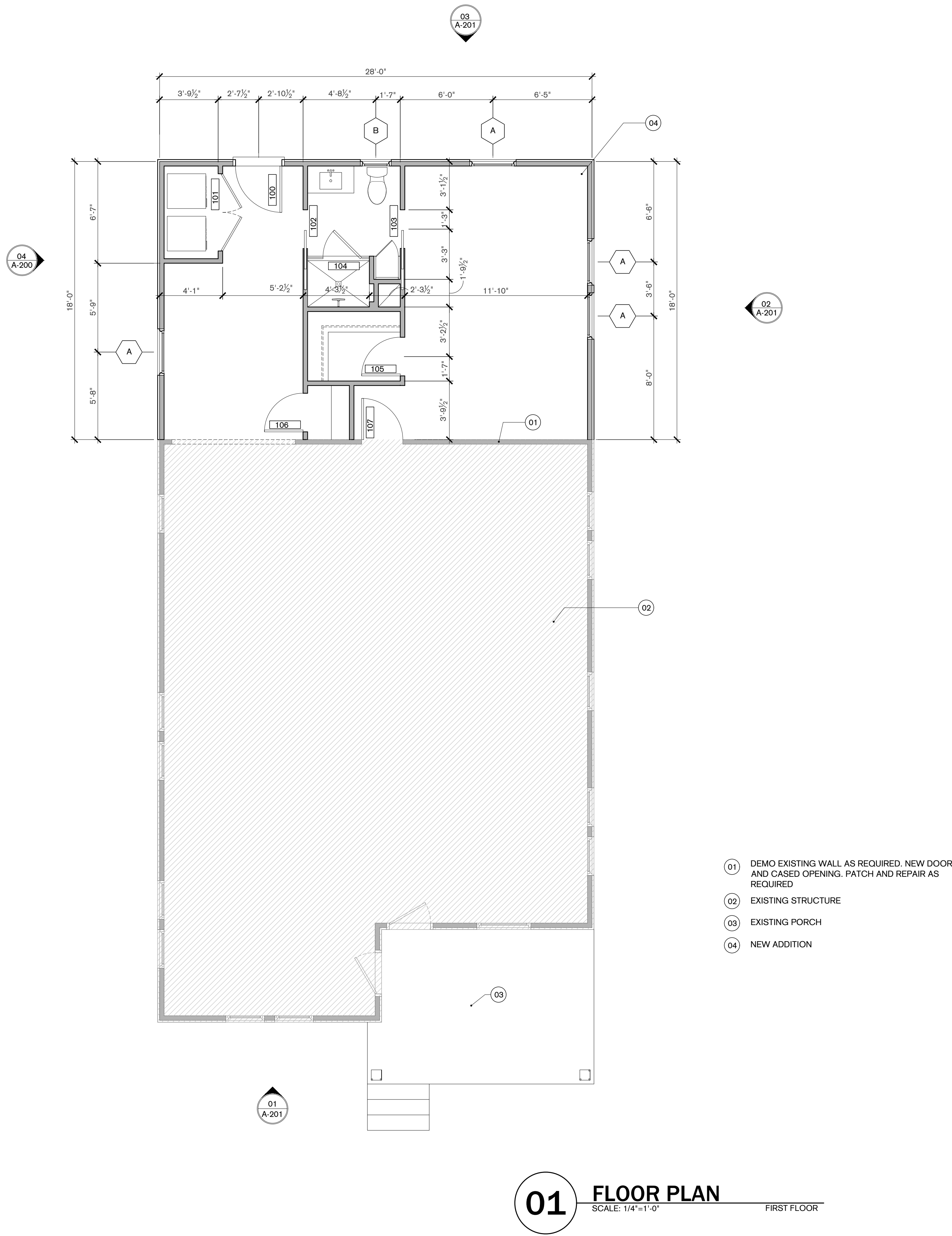
DRAWING TITLE  
STRUCTURAL  
NOTES

SHEET NUMBER:

S1.0

| WINDOW SCHEDULE |            |        |             |  |
|-----------------|------------|--------|-------------|--|
| MARK            | FRAME SIZE |        | REMARKS     |  |
|                 | WIDTH      | HEIGHT |             |  |
| A               | 3'-0"      | 5'-0"  | DOUBLE HUNG |  |
| B               | 2'-0"      | 2'-0"  | DOUBLE HUNG |  |

| DOOR SCHEDULE |           |            |        |                       |
|---------------|-----------|------------|--------|-----------------------|
| MARK          | THICKNESS | FRAME SIZE |        | REMARKS               |
|               |           | WIDTH      | HEIGHT |                       |
| 100           | 1-3/4"    | 3'-0"      | 6'-8"  | EXTERIOR DOOR         |
| 101           | 1-3/4"    | 2'-6"      | 6'-8"  | PAIR OF DOORS         |
| 102           | 1-3/4"    | 2'-6"      | 6'-8"  | POCKET DOOR           |
| 103           | 1-3/4"    | 2'-6"      | 6'-8"  | POCKET DOOR           |
| 104           | 1-3/4"    | 2'-6"      | 7'-0"  | SHOWER DOOR/ TEMPERED |
| 105           | 1-3/4"    | 2'-6"      | 6'-8"  |                       |
| 106           | 1-3/4"    | 2'-6"      | 6'-8"  |                       |
| 107           | 1-3/4"    | 2'-8"      | 6'-8"  |                       |
|               |           |            |        |                       |



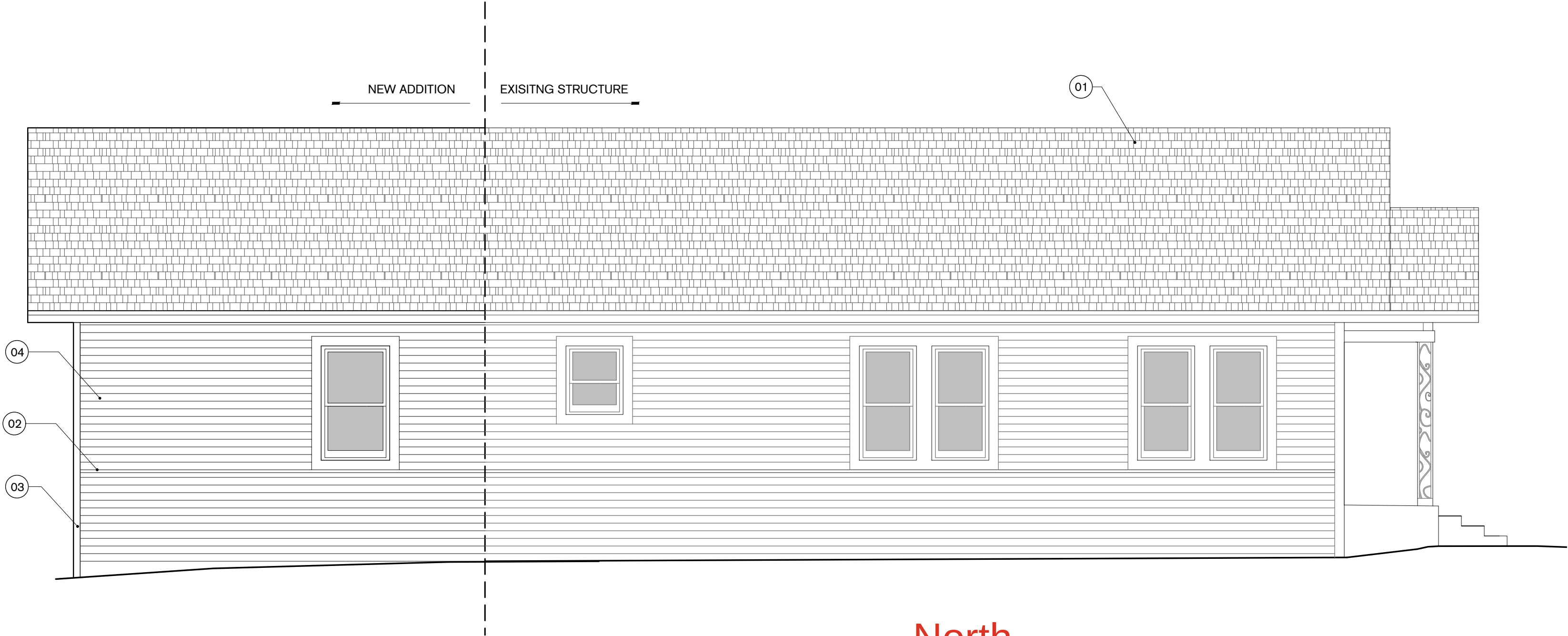
KENDALL ADDITION  
502 Kendall St.  
San Antonio, TX, 78212

A-101  
FLOOR PLAN

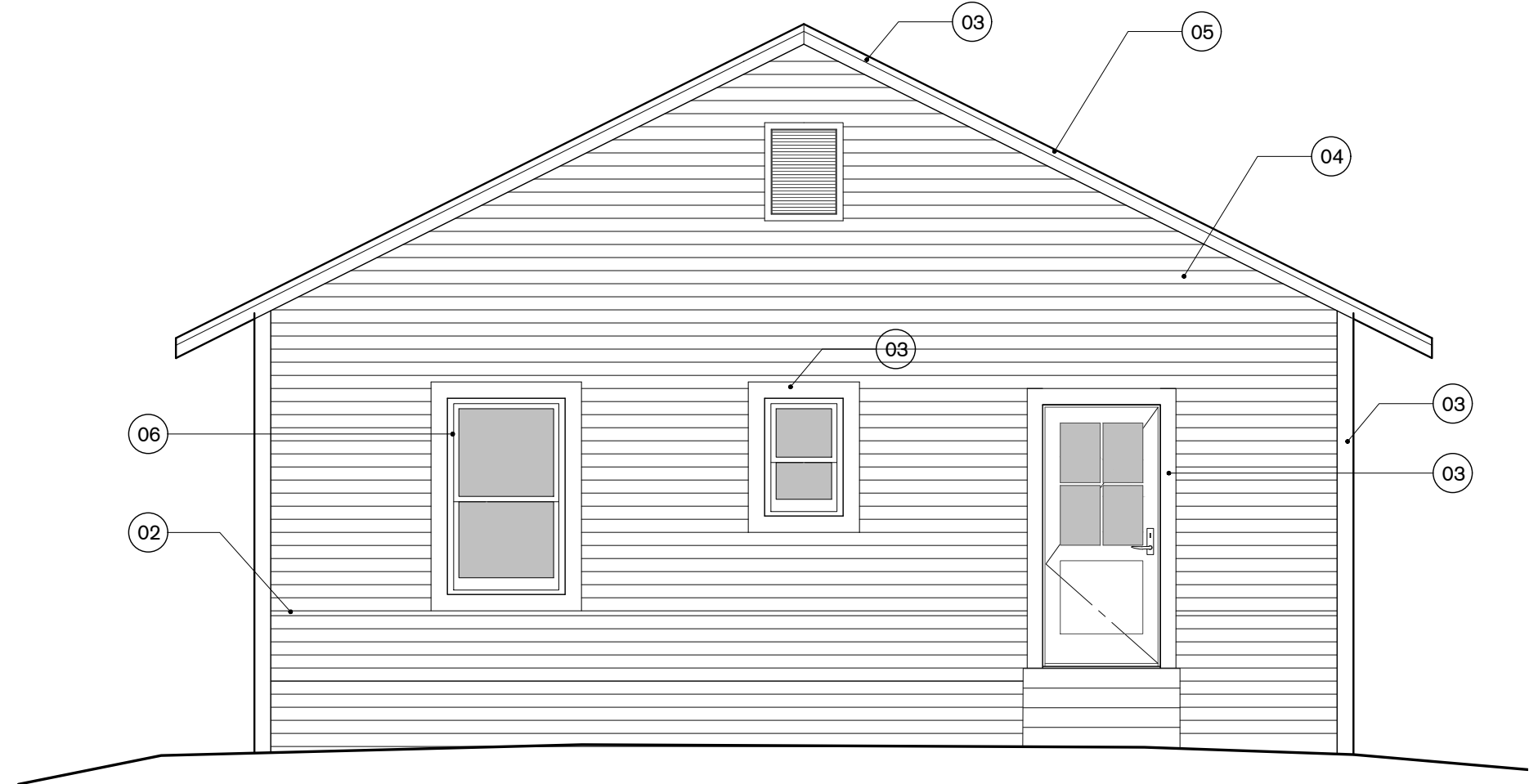
DATE OF ISSUE:  
SD-REVIEW 2026.08.12

KEYNOTES TO SHEET:

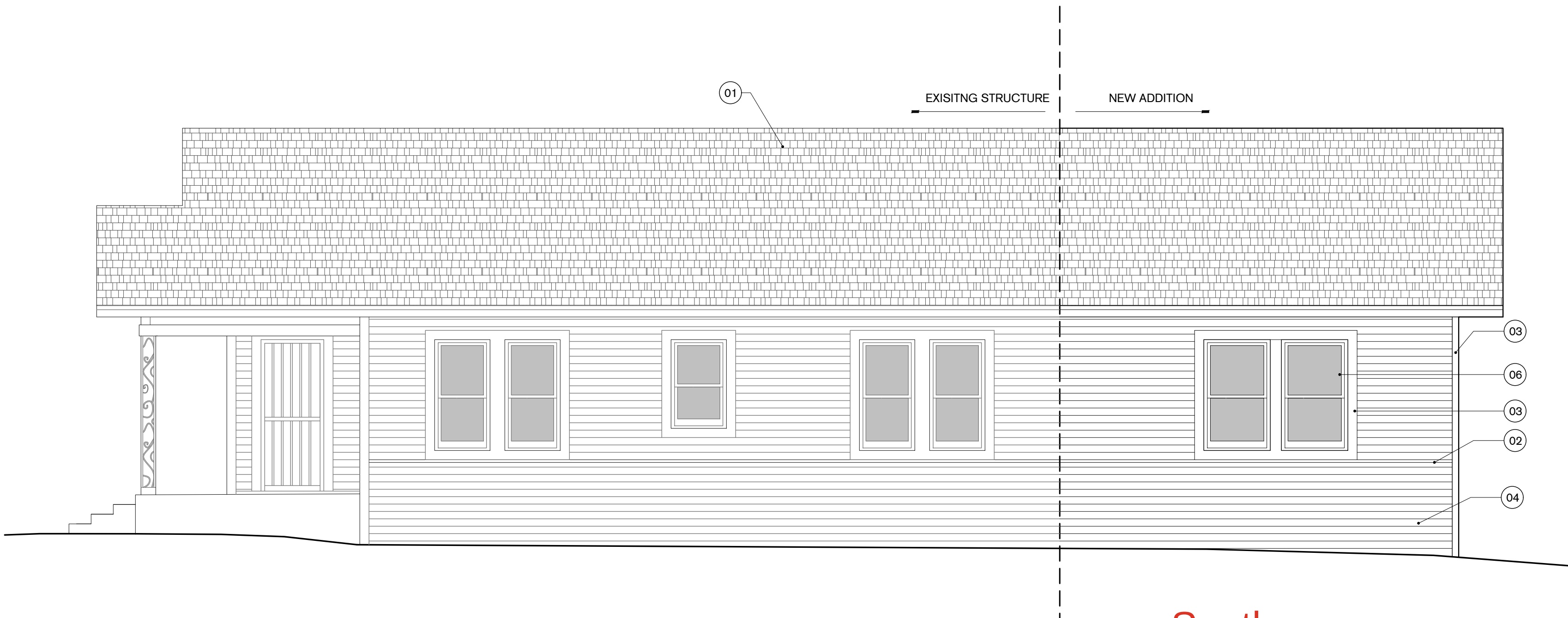
- 01 NEW COMPOSITE SHINGLE ROOF
- 02 MATCH EXISTING WOOD SILL
- 03 MATCH EXISTING WOOD TRIM
- 04 NEW HARDIE BOARD LAP SIDING W/ 4" EXPOSURE
- 05 MATCH EXISTING ROOF SLOPE
- 06 NEW DOUBLE HUNG WINDOWS, MATCH EXISTING HEADER HEIGHT



North  
**04** EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0" NORTH



East  
**03** EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0" EAST



South  
**02** EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0" SOUTH



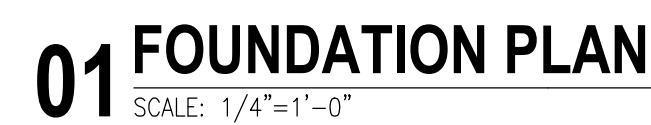
West  
**01** EXTERIOR ELEVATION  
SCALE: 1/4"=1'-0" WEST



**KENDALL ADDITION**  
502 Kendall St.  
San Antonio, TX, 78212

**A-201**  
EXTERIOR ELEVATIONS

DATE OF ISSUE:  
SD-REVIEW 2026.08.12



- LEGEND:**
- 10" Ø PIER  
TYP.
- 2FTX2FT SPREAD  
FTG. TYP. U.N.O.



- PLAN NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR ALL PLATE HEIGHTS.
  2. SEE SCHEDULE FOR ALL BEAMS AND HEADERS.
  3.  DENOTES LOAD BEARING WALLS (2X4 STUDS AT @ 16" O.C., TYP. U.N.O.)
  4. ALL CEILING JOISTS SHALL BE 2X6 2'-0" O.C., TYPICAL U.N.O.
  5. CEILING JOISTS HAVE BEEN DESIGNED FOR AN UNINHABITABLE ATTIC WITHOUT STORAGE LOAD (TYP.)
  6. WHERE A/C UNITS ARE PLACED ON ATTIC ADD 2X10 JOISTS ATTACHED TO CEILING JOISTS AND MATCH CEILING SPACING NOT TO EXCEED 2'-0" O.C. TYP.



## S2.0

## 01 ROOF FRAMING PLAN

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

### FRAMING NOTES:

- RAFTERS SHALL BE 2x6 SYP. #2 @ 2'-0"O.C., TYP. (12FT MAX SPAN)
- ALL HIP, VALLEY, AND RIDGE MEMBERS SHALL BE 2x8 SYP. #2 UNLESS NOTED OTHERWISE & SUPPORTED @ ± 10'-0" O.C. UNLESS NOTED OTHERWISE.
- VERIFY ROOF PITCH ON SITE. PURLINS SHALL MATCH THE SIZE OF THE RAFTERS SUPPORTED AND SHALL BE SUPPORTED @ 4'-0" O.C. MAX.
- SEE "HEADER SCHEDULE" FOR HEADER SIZES AT OPENINGS.

| ROOF BRACING LEGEND |                     |           |
|---------------------|---------------------|-----------|
| HEIGHT              | REQUIREMENTS        | SECTION   |
| 1-7 FT.             | 2x4 "T" BRACING     | 2x4       |
| 8-15 FT.            | 2x4/2x6 "T" BRACING | 2x6 & 2x4 |
| 16-20 FT.           | 2x8/2x6 "T" BRACING | 2x8 & 2x4 |

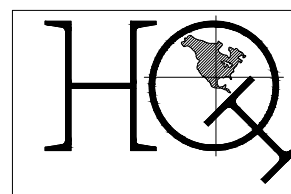
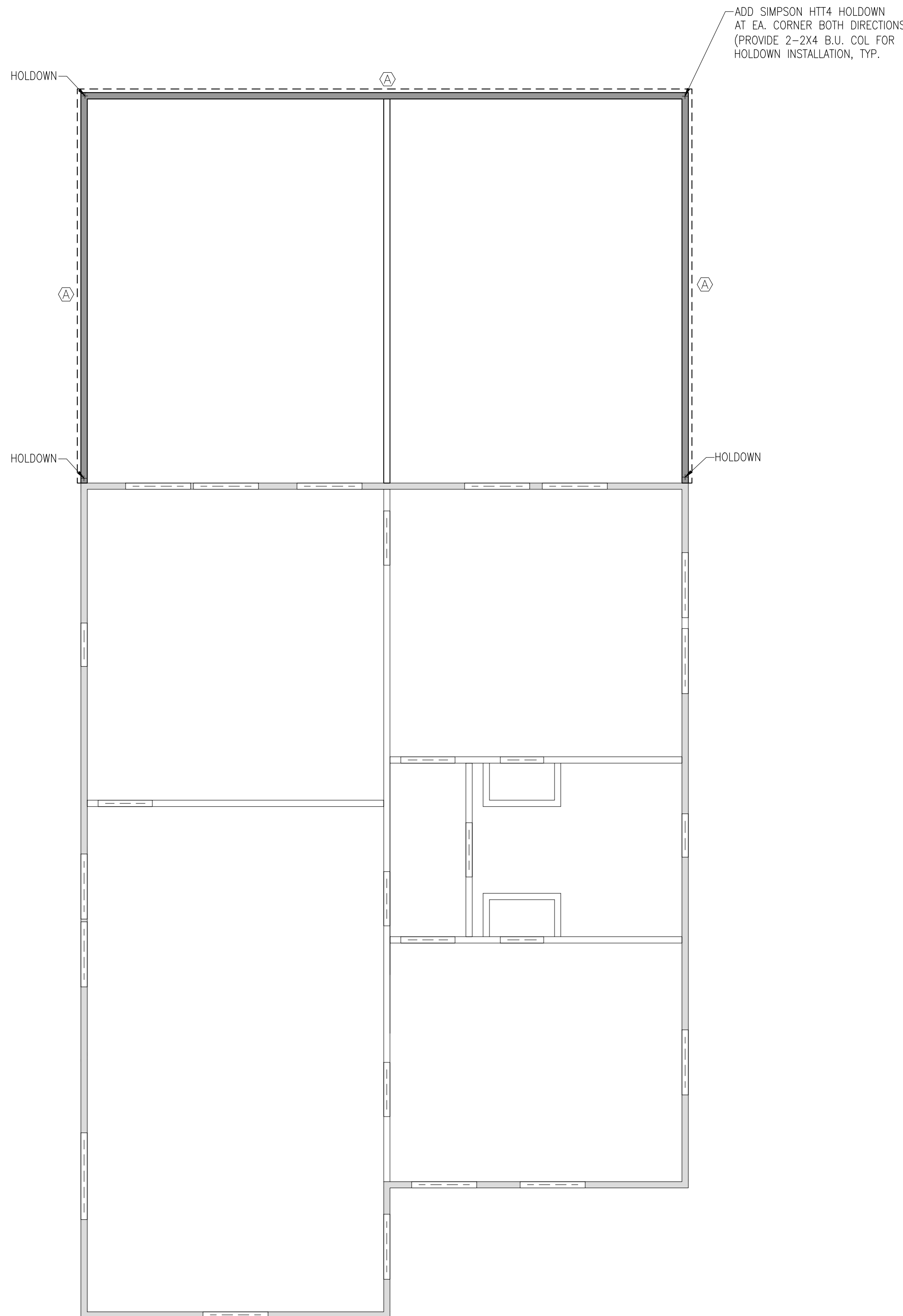
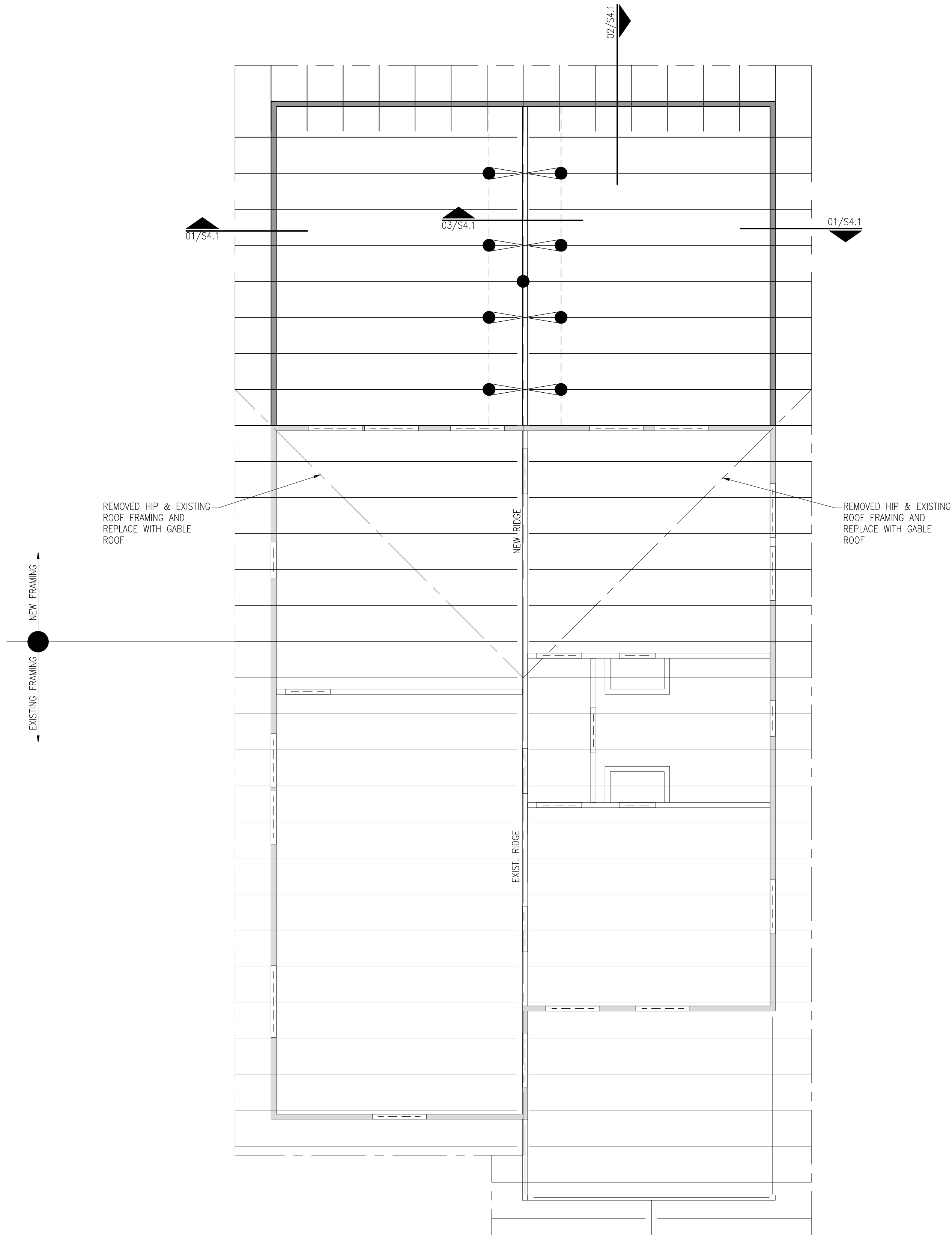
| ROOF PLAN LEGEND |                 |
|------------------|-----------------|
| - - - -          | KNEE WALL       |
| ●                | PURLIN SUPPORT  |
| ●                | SUPPORT         |
| ≡ ≡ ≡            | WALL BEAM BELOW |

## 02 BRACING PLAN

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

### PLAN NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR ALL PLATE HEIGHTS.
- SEE SCHEDULE FOR ALL BEAMS AND HEADERS.
-  DENOTES LOAD BEARING WALLS (2X4 STUDS AT 16" O.C., TYP. U.N.O.)
-  3/16" OSB SHEATHING ON ONE WALL FACE ONLY (WHERE SHOWN AT WINDOW AND DOOR OPENINGS, CONTINUE OSB ABOVE & BELOW WINDOWS AND DOORS) NAIL SPACING SHALL NOT EXCEED 6"O.C. AT EDGES AND 12"O.C. AT INTERMEDIATE SUPPORTS



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& HOUSE ADDITION  
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DRAWN BY: YD

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DATE

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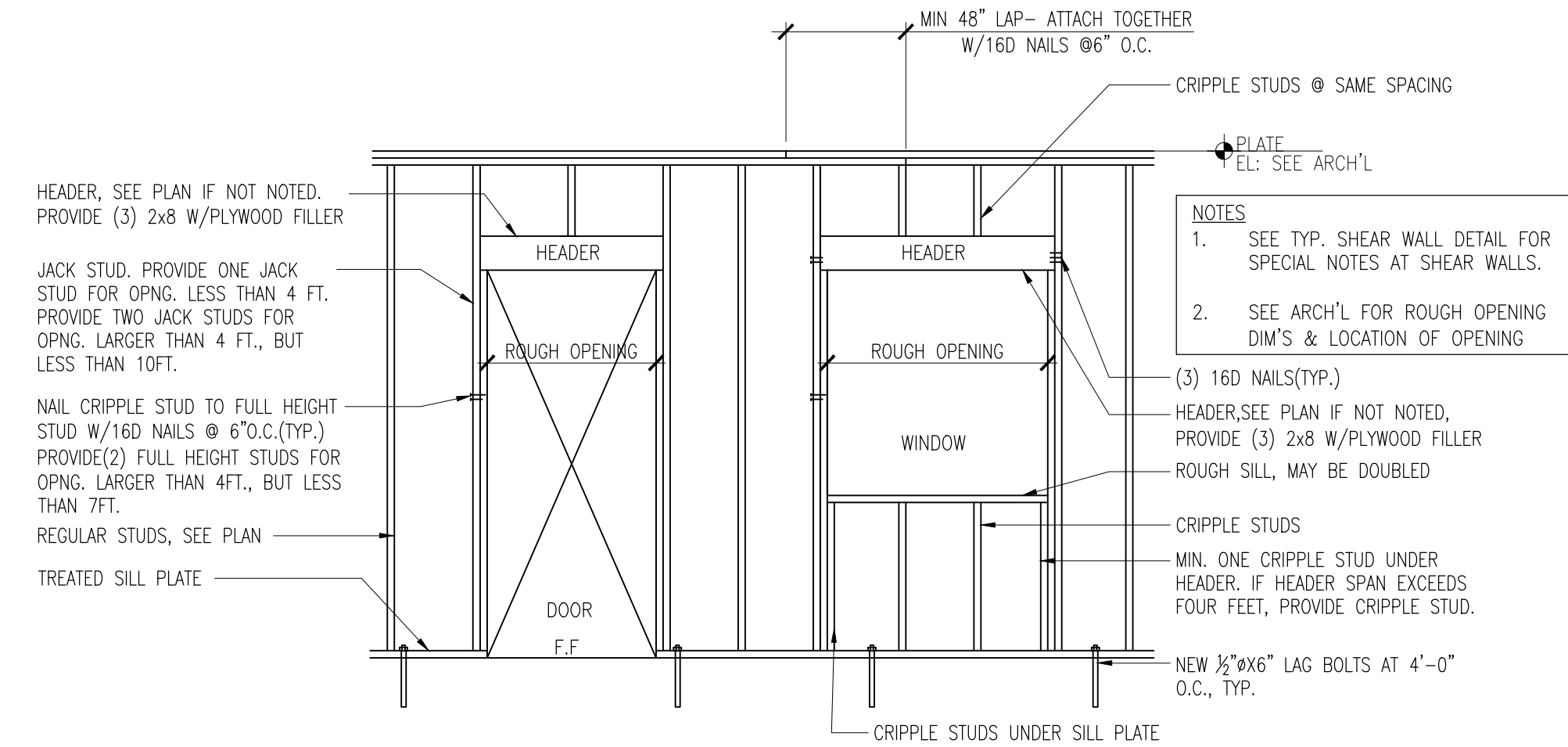
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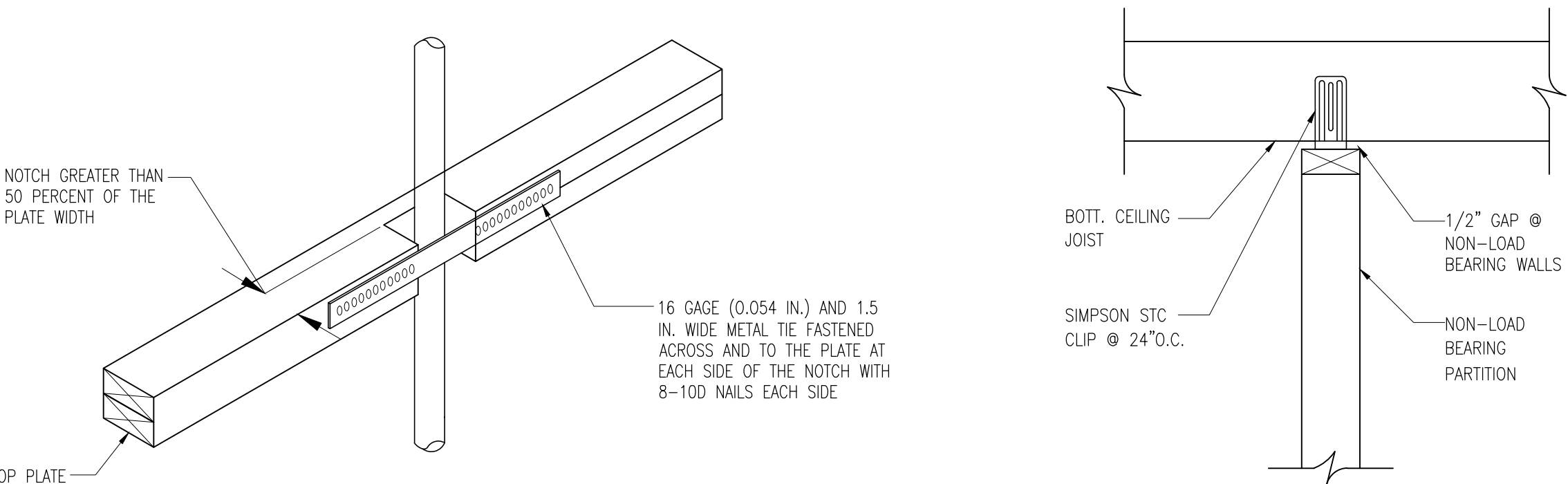
ROOF  
FRAMING  
& BRACING  
PLAN

SHEET NUMBER:

S2.1



01 TYPICAL EXTERIOR FRAME OPENING DETAIL  
SCALE: NONE



02 TYPICAL MULTI MEMBER BEAM ASSEMBLY DETAIL  
SCALE: NONE

03 TOP PLATE FRAMING TO ACCOMODATE PIPING  
SCALE: NONE

04 DETAIL AT NON-LOAD BEARING PARTITION WALL  
SCALE: NONE

| WOOD HANGER SCHEDULE |                                |                      |
|----------------------|--------------------------------|----------------------|
| MEMBER SIZE          | SIMPSON HANGER                 | CAPACITY (NI POUNDS) |
| 2x4                  | LUS 24                         | 670                  |
| 2x6                  | LUS 26                         | 865                  |
| 2x8                  | LUS 28                         | 1100                 |
| 2x10                 | LUS 210                        | 1340                 |
| 2x12                 | HU 212                         | 1490                 |
| 2- 2x4               | LUS 24-2                       | 800                  |
| 2- 2x6               | LUS 26-2                       | 1030                 |
| 2- 2x8               | LUS 28-2                       | 1315                 |
| 2- 2x10              | LUS 210-2                      | 1830                 |
| 2- 2x12              | HUS 212-2                      | 2660                 |
| 3- 2x6               | LUS 26-3                       | 1785                 |
| 3- 2x8               | LUS 26-3                       | 1785                 |
| 3- 2x10              | LUS 210-3                      | 2680                 |
| 3- 2x12              | HUC 212-3                      | 3275                 |
| -                    | -                              | -                    |
| P/E TRUSS            | AS SPECIFIED BY TRUSS DESIGNER | -                    |

- NOTES:
1. PROVIDE HANGERS AT ALL LOCATIONS WHERE WOOD MEMBERS FRAME TOGETHER AT THE SAME ELEVATION.
  2. ALL HANGERS TO BE "SIMPSON STRONG TIE" OR APPROVED EQUAL AND SHALL BE INSTALLED PER SIMPSON'S RECOMMENDATIONS.
  3. PROVIDE SLOPED OR SKEWED HANGERS AS REQUIRED.

07 WOOD SCHEDULE  
SCALE: NONE

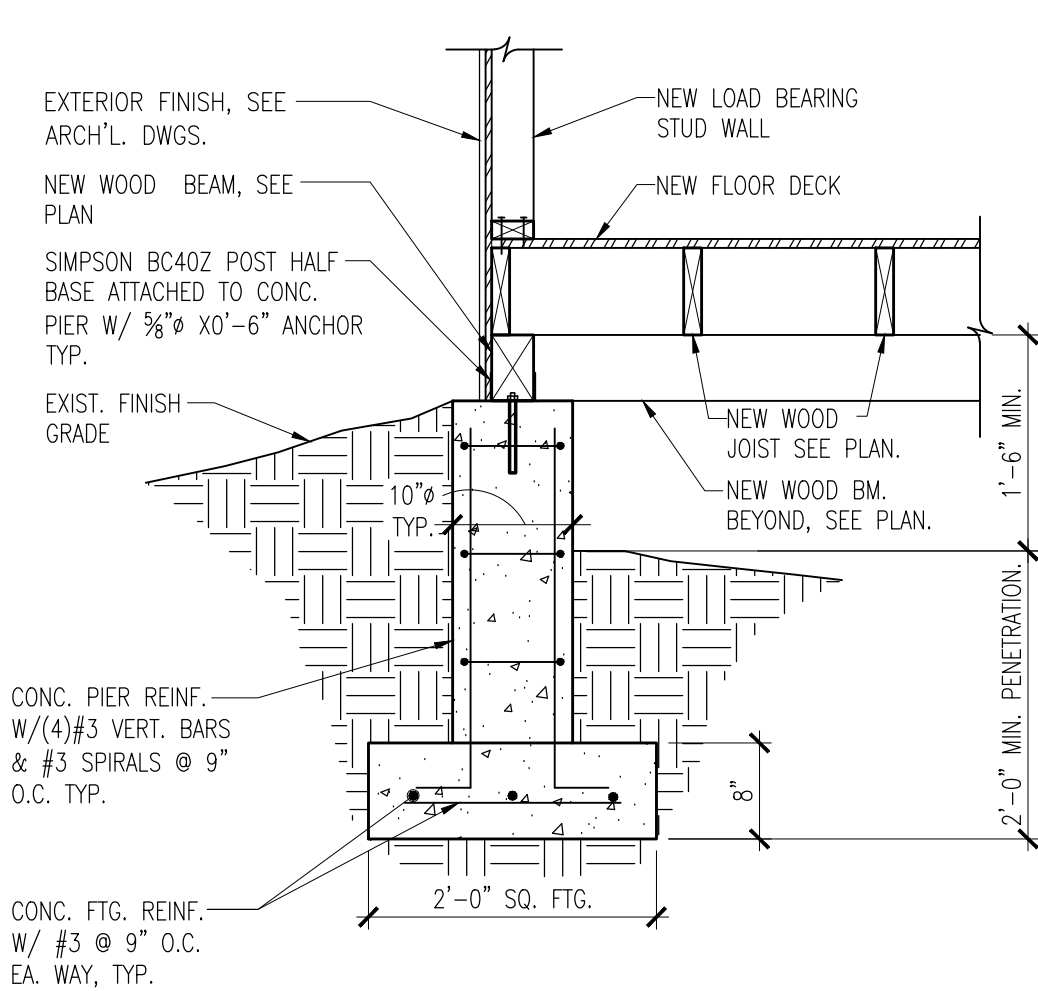
| HEADER AND BUILT-UP BEAM SCHEDULE |                |                 |
|-----------------------------------|----------------|-----------------|
| MEMBER                            | MAX. ROOF SPAN | MAX. FLOOR SPAN |
| 2- 2x6 W/ 1/2" PLYWOOD            | < 4'-9"        | < 4'-0"         |
| 2- 2x8 W/ 1/2" PLYWOOD            | < 6'-3"        | < 5'-2"         |
| 2- 2x10 W/ 1/2" PLYWOOD           | < 7'-6"        | < 6'-2"         |
| 2- 2x12 W/ 1/2" PLYWOOD           | < 10'-0"       | < 7'-2"         |

NOTES:

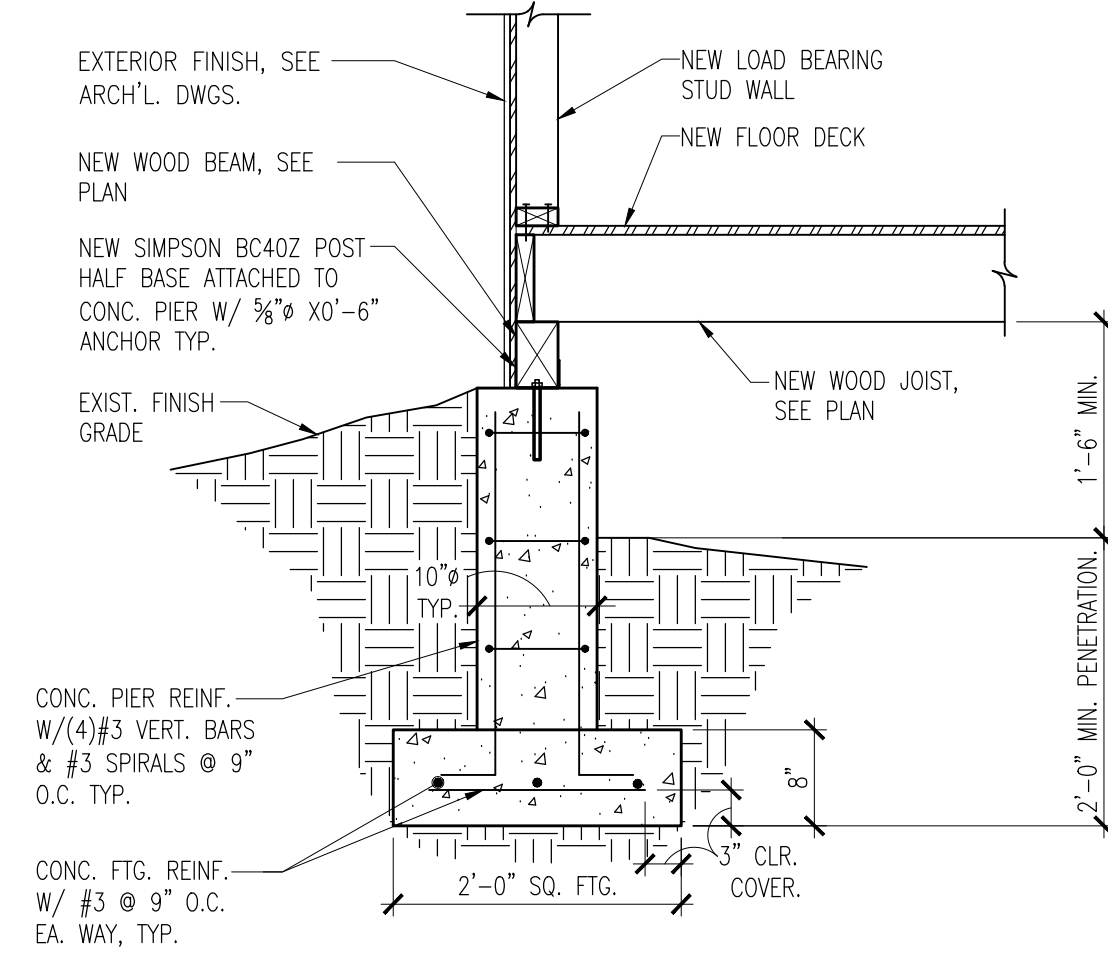
1. THE LENGTH OF HEADER WILL BE EQUAL TO THE ROUGH OPENING PLUS TWO TRIMMERS.
2. HEADER SIZE MAY BE INCREASED TO COMPLETELY FILL THE SPACE BELOW THE TOP PLATE.
3. PROVIDE 3 MEMBERS AT 2x6 WALLS.
4. REFER TO TIMBER FRAMING NOTES AND 6/S3.3.

05 NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS WALLS AND BEARING WALLS  
SCALE: NONE

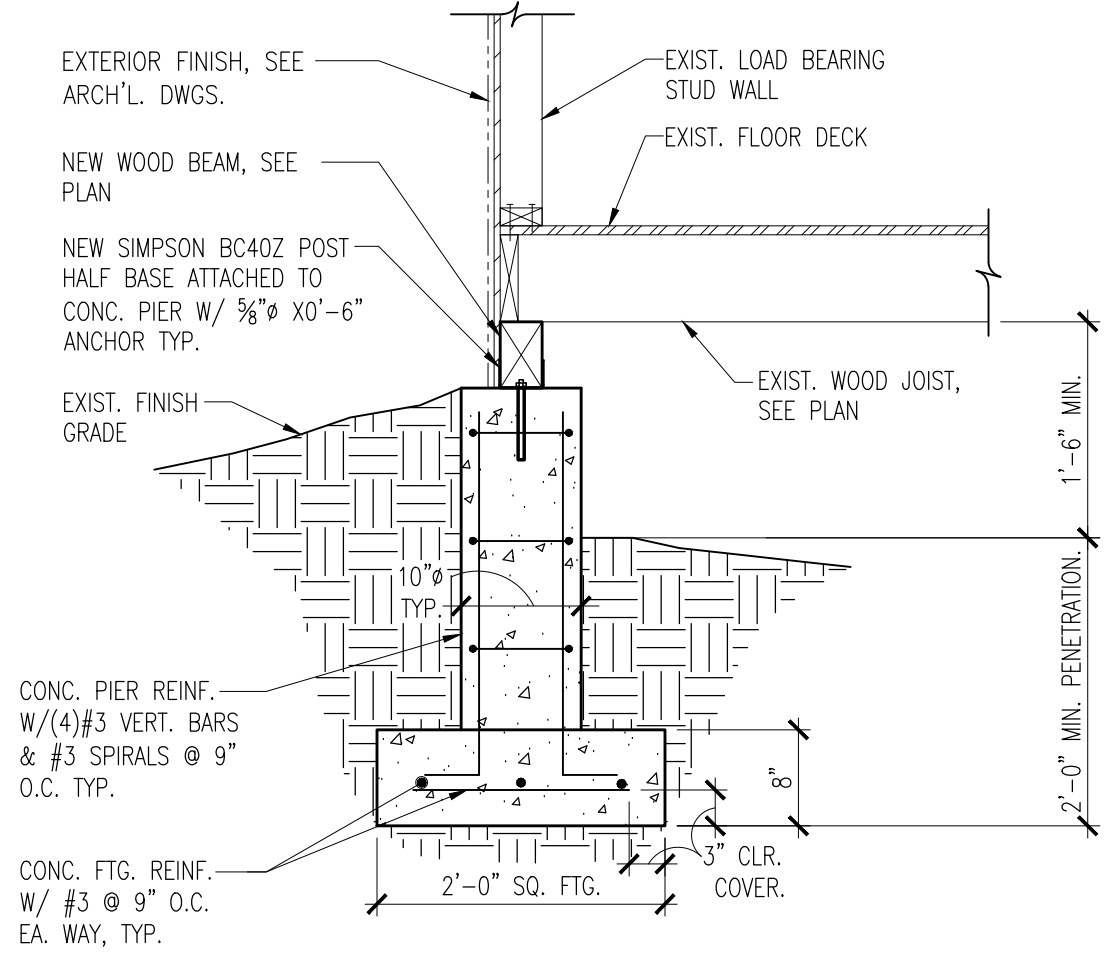
06 NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS  
SCALE: NONE



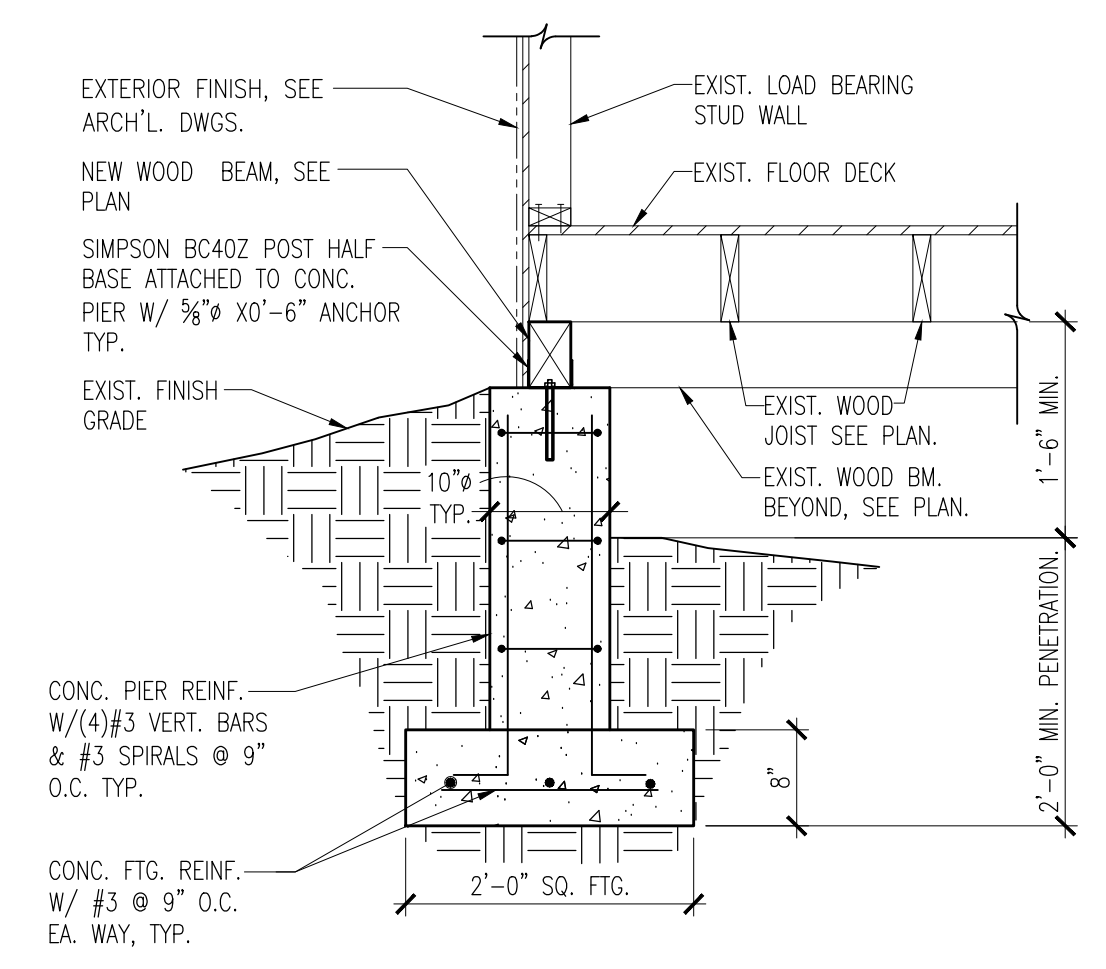
**01 SECTION**  
3/4"=1'-0"



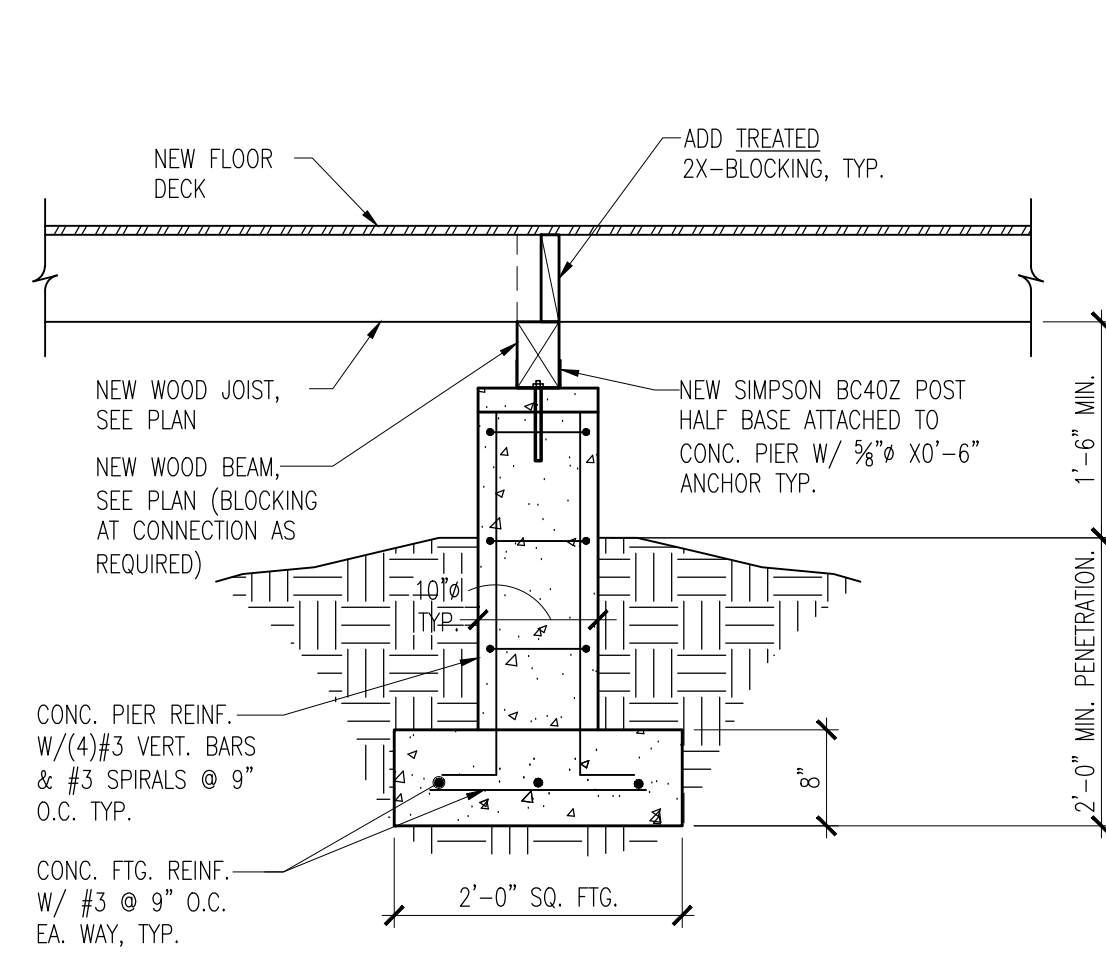
**02 SECTION**  
3/4"=1'-0"



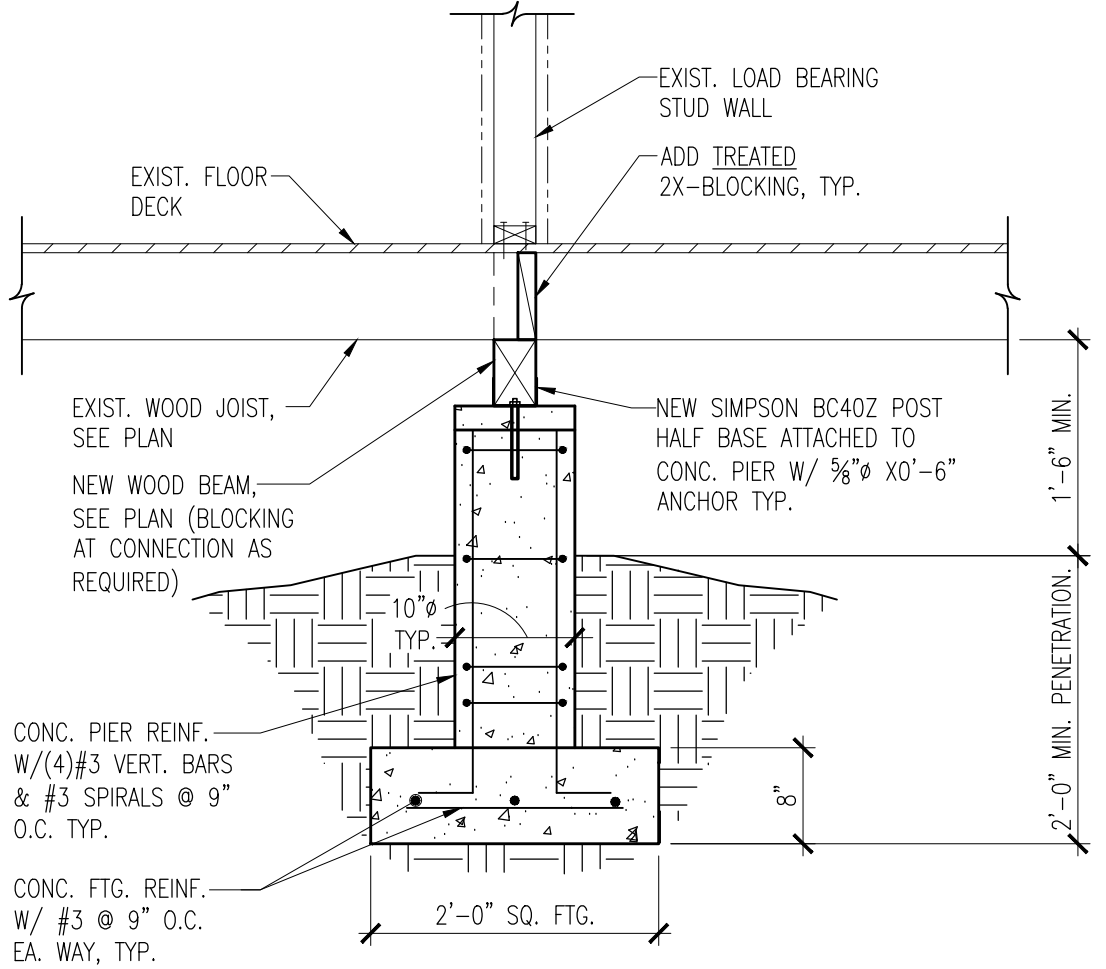
**03 SECTION**  
3/4"=1'-0"



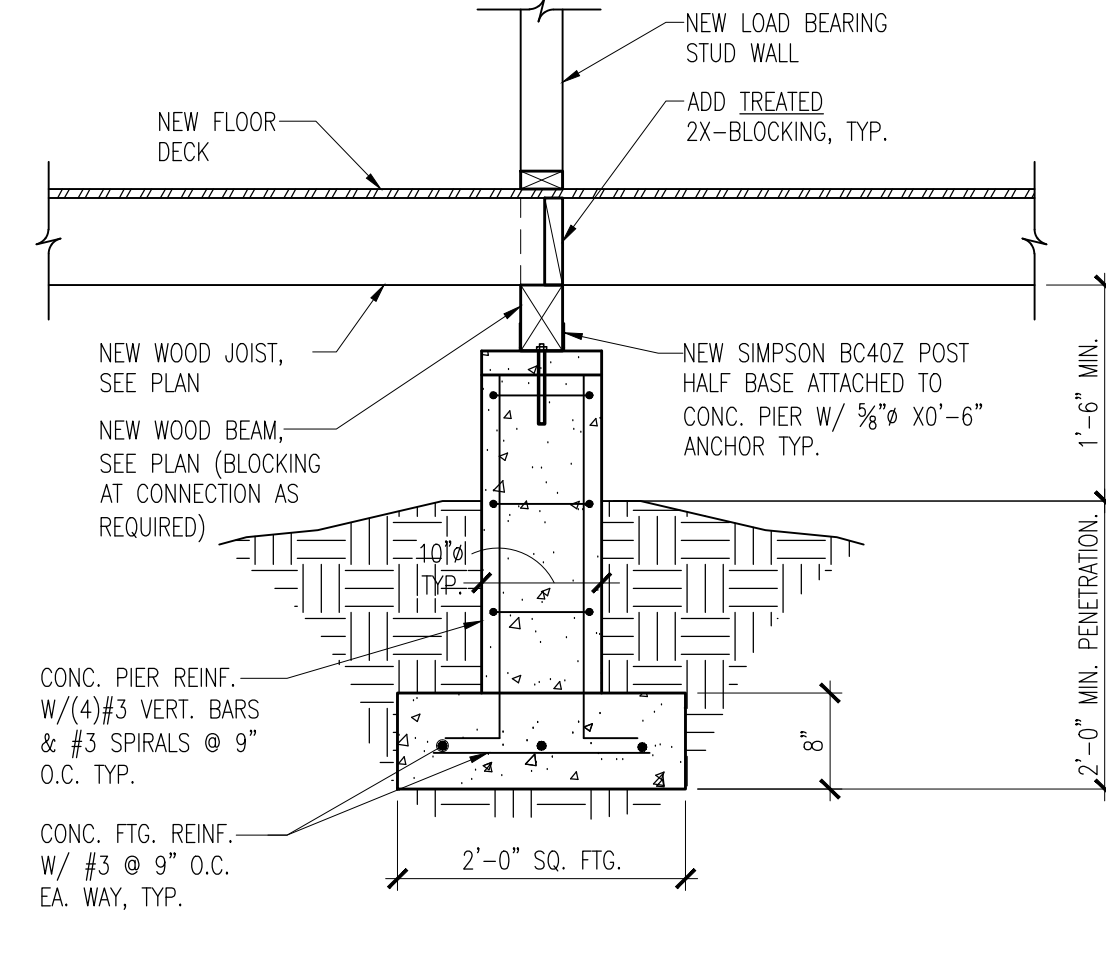
**04 SECTION**  
3/4"=1'-0"



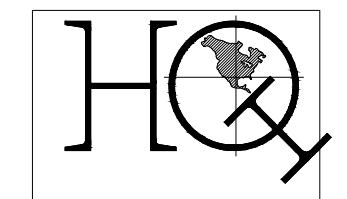
**05 SECTION**  
3/4"=1'-0"



**06 SECTION**  
3/4"=1'-0"



**07 SECTION**  
3/4"=1'-0"



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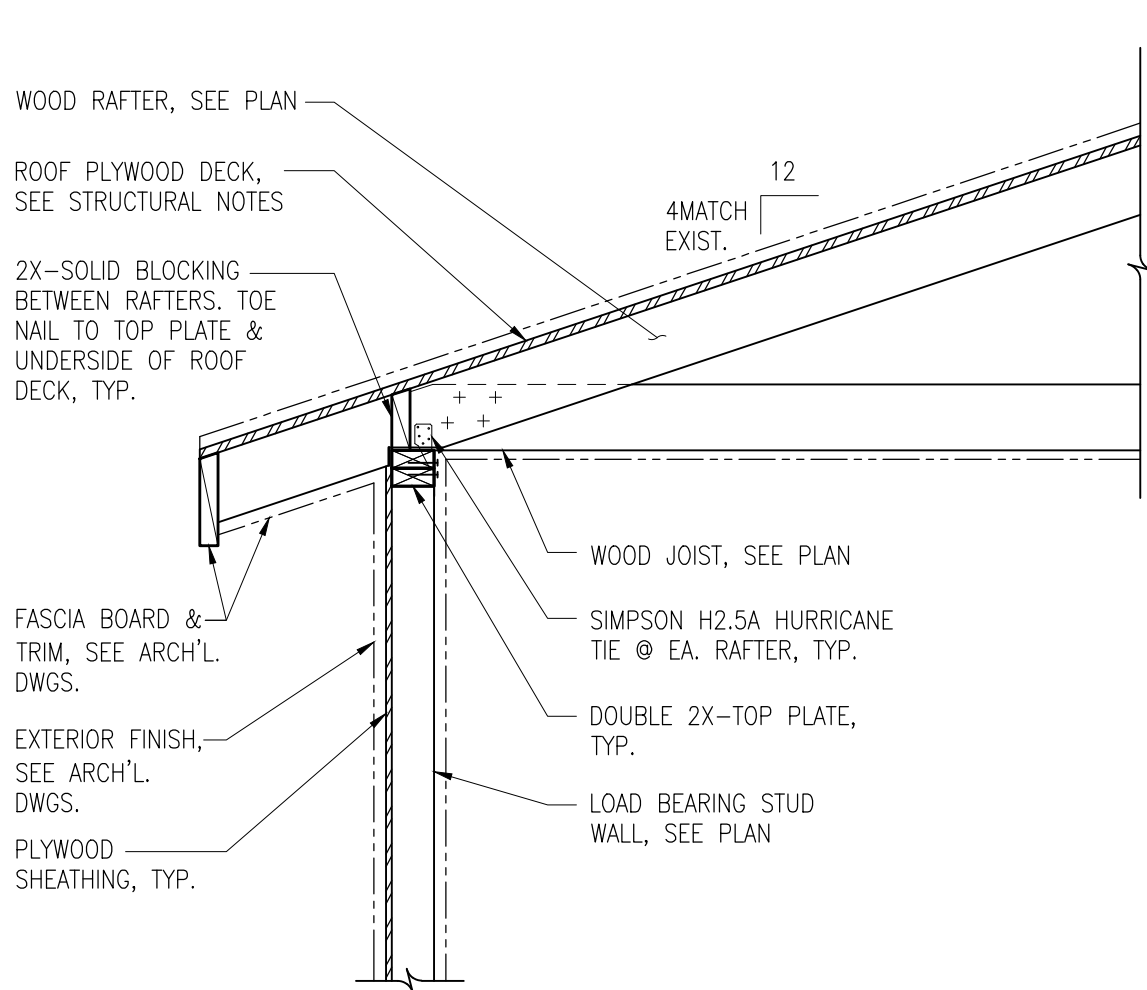
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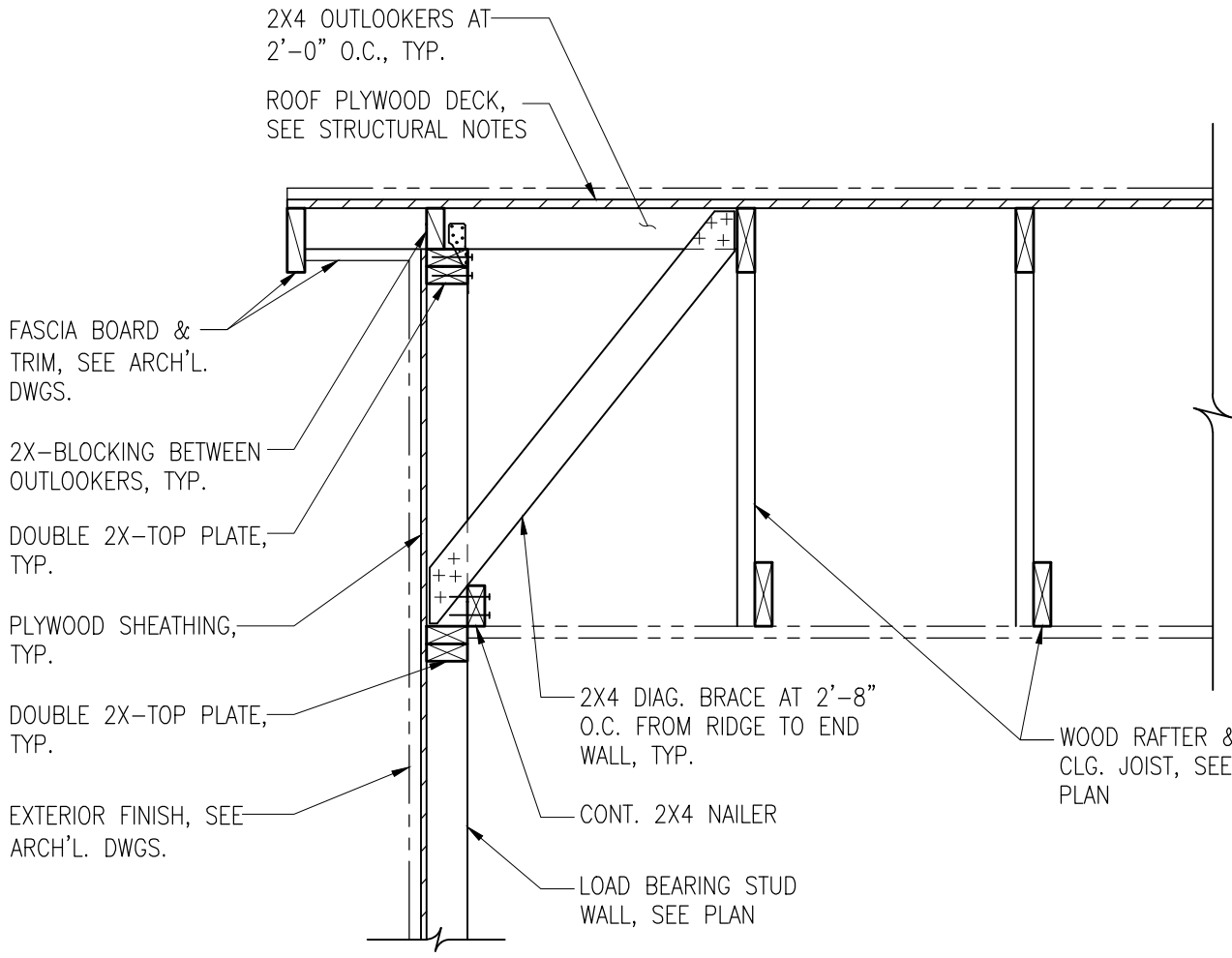
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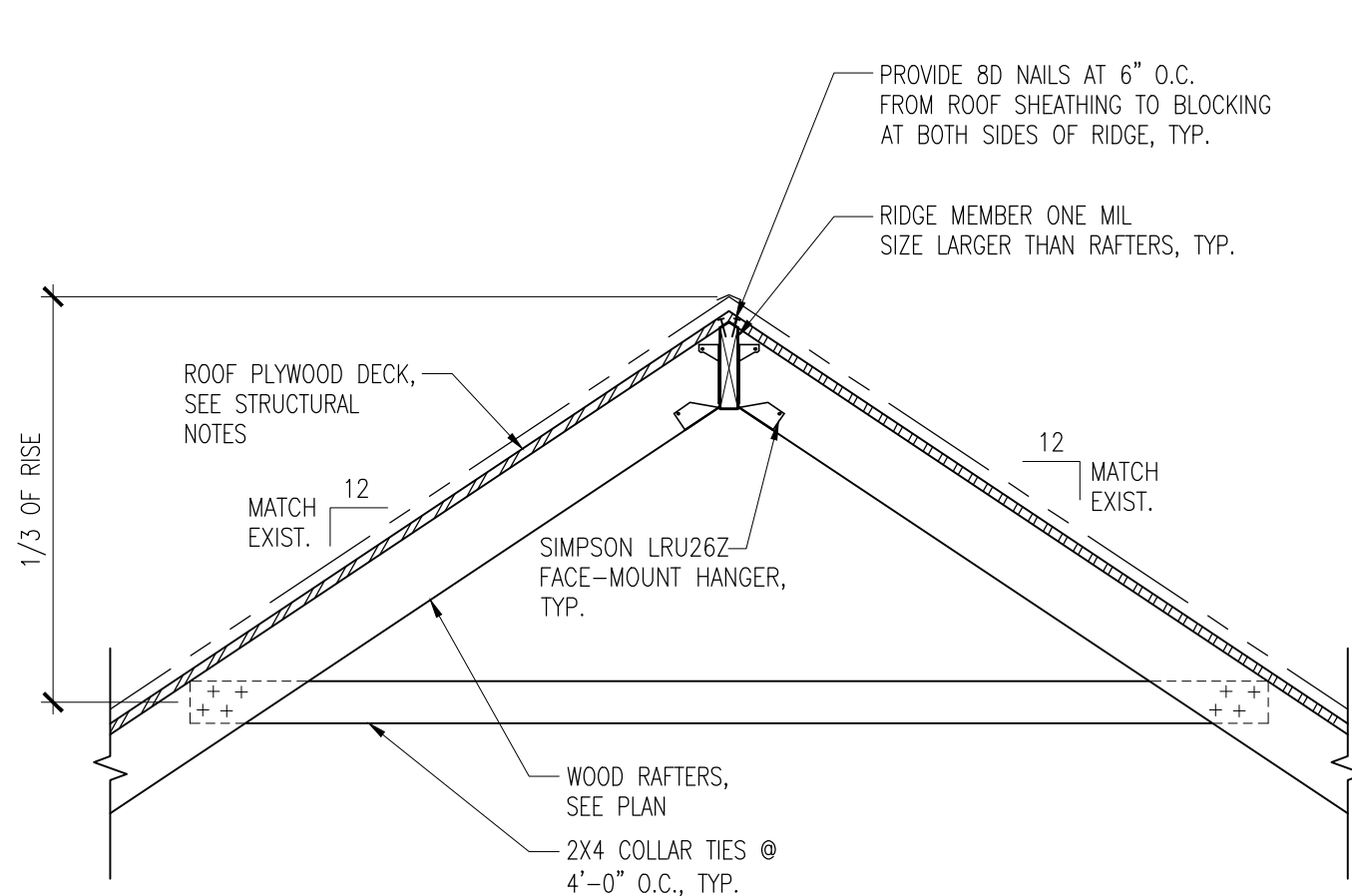
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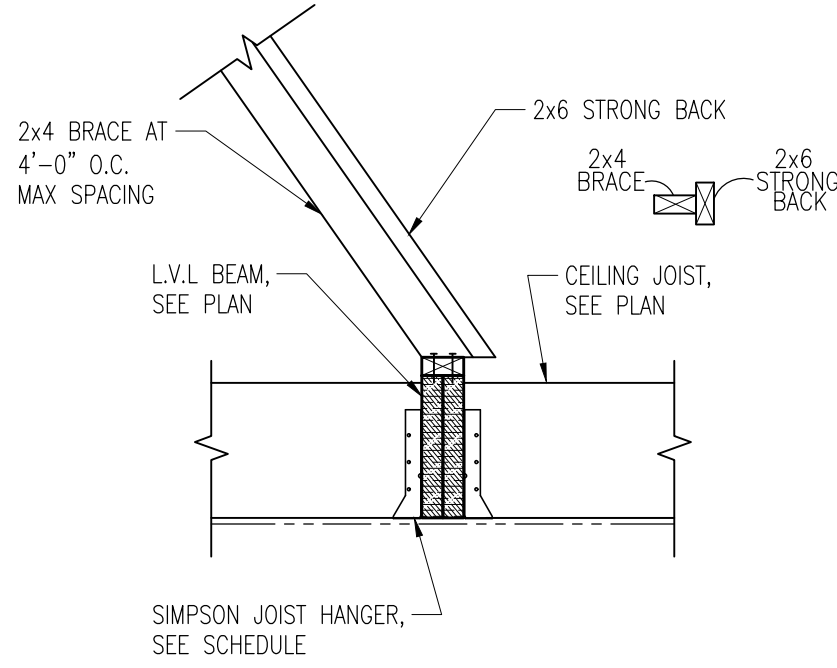
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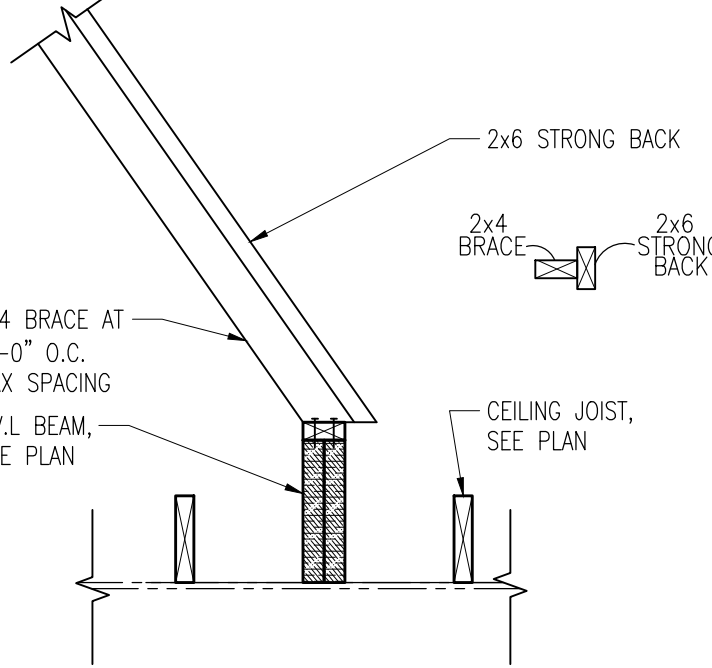
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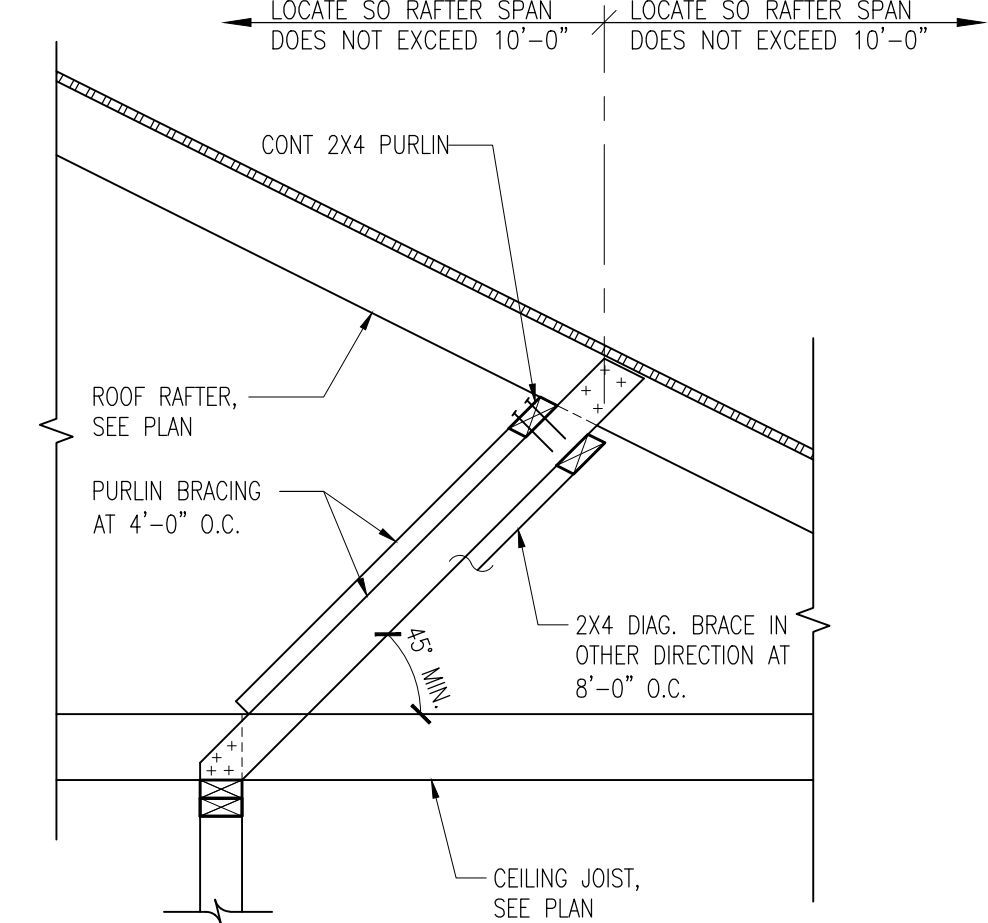
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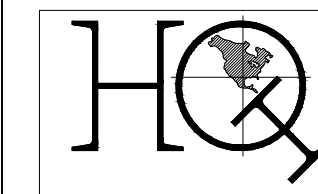
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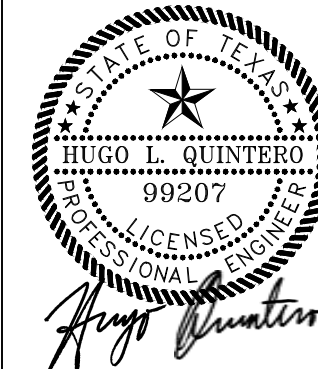
**05 DETAIL**  
SCALE: 3/4"=1'-0"



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



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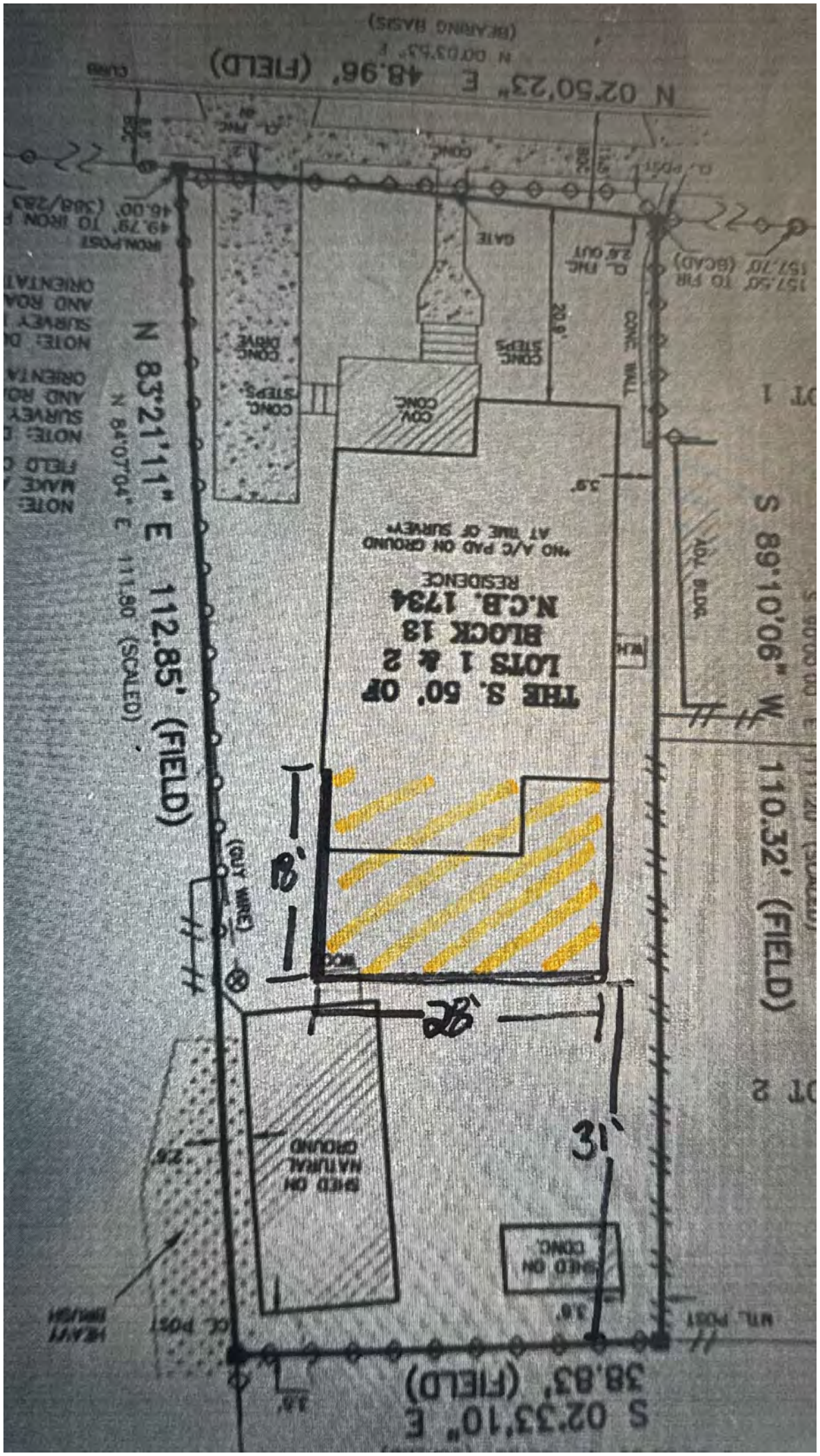
DRAWN BY: YD  
CHECKED BY: HQ

DATE

07/23/2026  
PROJECT NUMBER

26144  
DRAWING TITLE  
SECTIONS  
&  
DETAILS

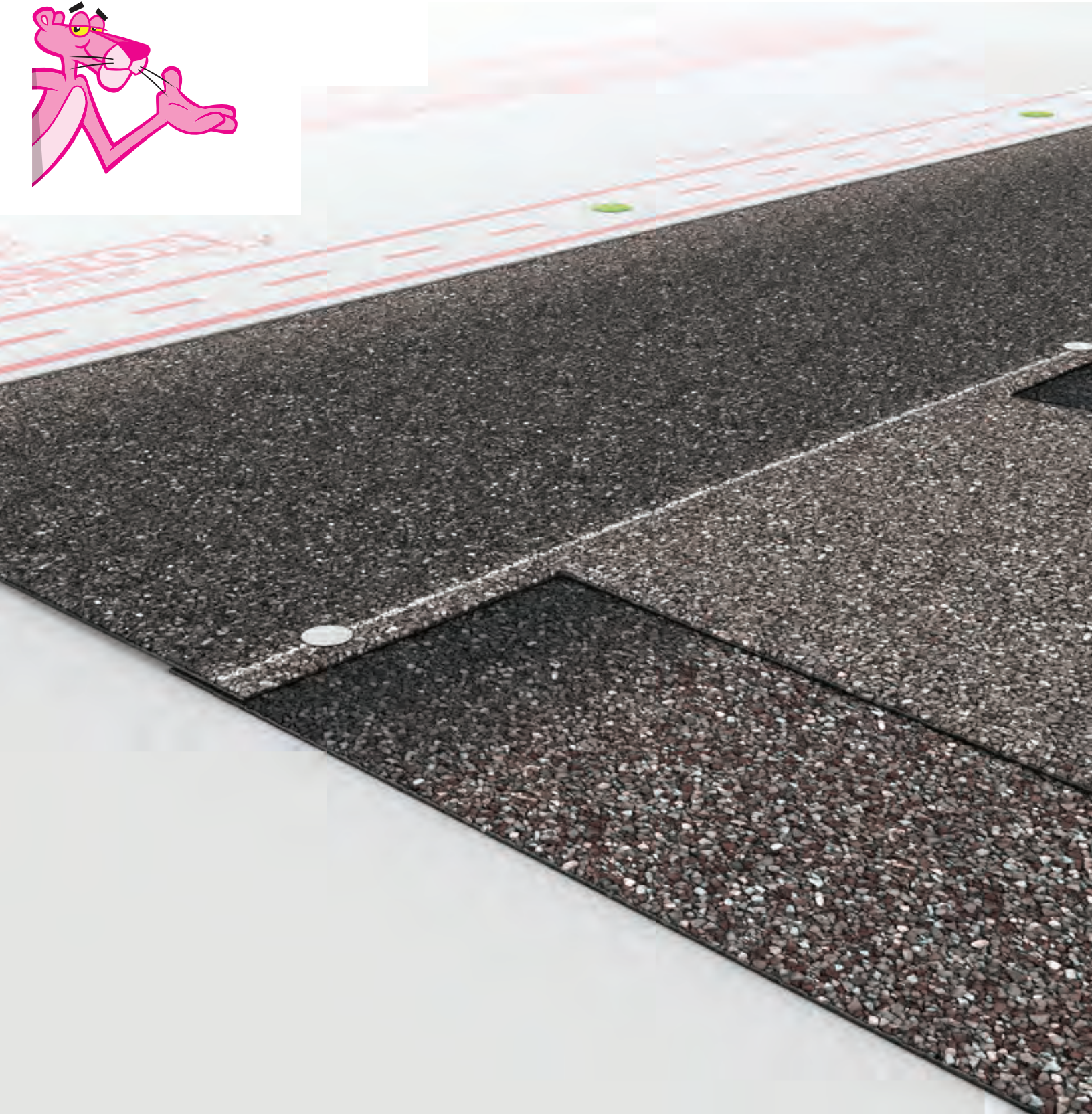
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OAKRIDGE® SHINGLES

# PROVEN PERFORMANCE IN THE NAILING ZONE





Oakridge® Peppermill Gray

## OAKRIDGE® SHINGLES

### Outperform Where It Matters Most

How your shingles get fastened to the roof deck is a critical step in their long-term performance. Owens Corning® Oakridge® shingles outperform in the area where it matters the most—the nailing zone. Compared to competitive shingles with a wide, single-layer nailing zone, Oakridge® shingles with full double layer protection in the nailing zone provide outstanding resistance to high winds, help deter water infiltration and keep the shingle layers from separating during and after installation. And our testing proves it.

#### Industry Best Practice Nailing Zone Construction

There's no hype or smoke and mirrors here—the double layer common bond nailing area ensures that every nail placed provides greater strength and integrity for your roof.

### Impressive Testing Results

Testing proves Oakridge® shingles resist nail pull-through, nail blow-through and layer delamination better than competing products.

### Trust & Confidence

The industry-leading architectural shingle for over 30 years, with millions of squares protecting millions of homes across North America.

- Backed by the #1 most TRUSTED roofing brand in the industry\*
- Limited lifetime\*\* warranty with up to 130 MPH wind warranty coverage\*\*
- Where available 10 Years of StreakGuard® Protection algae-resistance warranty coverage\*\*

### Curb Appeal

With an eye-catching, three-dimensional look, Oakridge® shingles provide beautiful curb appeal that's built to last.

PREMIUM PROTECTION

## OAKRIDGE® SHINGLES

with a full common bond nail zone  
for Double Layer Protection

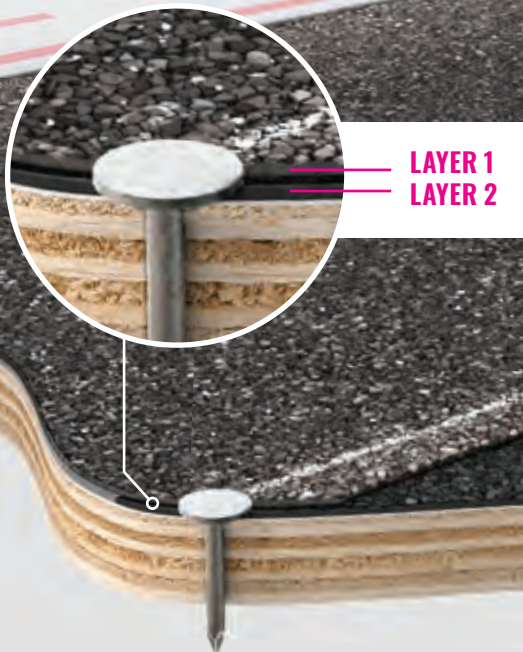
# THE PROOF IS IN THE PERFORMANCE

Proven performance is what truly sets Owens Corning® architectural shingles above the rest. We brought our Oakridge® shingles into the lab to test their performance against the two top competing wide, single-layer nailing zone shingles in three major tests. And in each test, the full double layer protection of Oakridge® shingles outperformed the competition where it matters most—the nailing zone.

**9** OUT  
OF **10**

## CONTRACTORS AGREE

THAT SHINGLES ARE MORE SECURELY FASTENED  
WHEN NAILING THROUGH A COMMON BOND†



Oakridge® shingles vs. top two competitors<sup>††</sup>

### NAIL PULL-THROUGH RESISTANCE

Up to

**2X**  
BETTER

### NAIL BLOW-THROUGH RESISTANCE

Up to

**7X**  
BETTER

### DELAMINATION RESISTANCE

Up to

**1.5X**  
BETTER

---

# WE PUT THE REST TO THE TEST

Owens Corning® architectural shingles create greater integrity and better holding power on the roof to protect your home. When our Oakridge® shingles go head-to-head with competing products with wide, single-layer nailing zones in three critical tests, the results are impressive. Our products outperform in resistance to nail pull-through, nail blow-through and delamination.



## TEST 1

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### **NAIL PULL-THROUGH RESISTANCE**

Simulates the wind force it takes to pull the shingles off a roof deck. Shingles with higher nail pull-through resistance offer better protection against high wind.

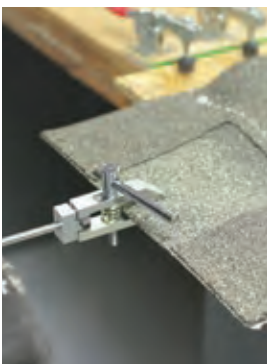


## TEST 2

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### **NAIL BLOW-THROUGH RESISTANCE**

Measures the number of nails that are over-driven when using the same nail gun pressure. Over-driven nails require an additional nail for secure fastening, which means more holes in your roof deck.



## TEST 3

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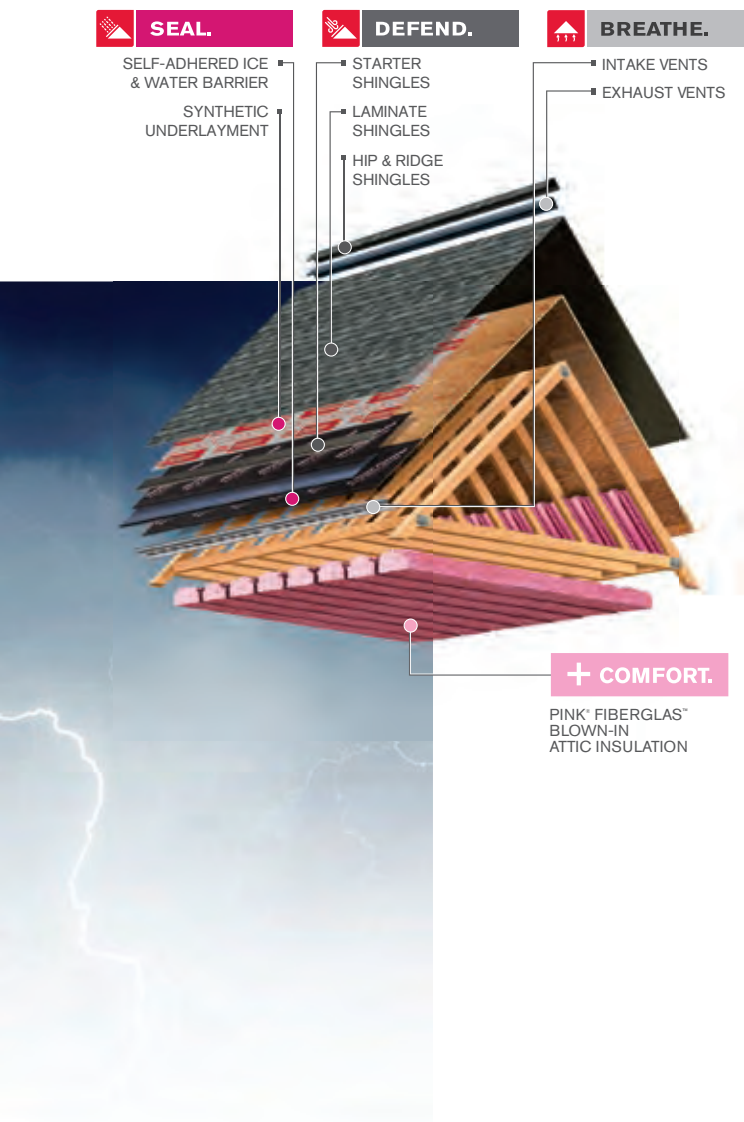
### **DELAMINATION RESISTANCE**

Tests the ability of the shingles to resist layer separation when heated to 180°F. Shingle delamination can negatively impact roof performance and aesthetics.

# SEAL. DEFEND. BREATHE.®

## TOTAL PROTECTION ROOFING SYSTEM®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.





## MORE THAN JUST A ROOF® IT'S PROTECTION FOR YOUR HOME.

Your home is the center of your world—where your memories are made. And we see it as our job to make the world a better place. So, Owens Corning is relentless about reimagining and creating materials that help protect your biggest investment, your home.

When you choose Owens Corning® roofing products, you get products and systems that deliver a material difference — a difference that can be seen in the curb appeal of your roof and experienced through premium performance, protecting your home and family.

Our commitment to quality offers you peace of mind that your new roof will stand the test of time. At Owens Corning, we know that your roof does more than just cover your house, it helps protect your future memories.



**OWENS CORNING ROOFING AND ASPHALT, LLC**  
ONE OWENS CORNING PARKWAY  
TOLEDO, OHIO, USA 43659

**1-800-GET-PINK®**  
**[www.owenscorning.com](http://www.owenscorning.com)**

- \* 2018 Homeowner Roofing Brand Awareness Study by Owens Corning Roofing.
- \*\* See warranty for details, requirements and limitations
- † Owens Corning Contractor Research, August 2019
- †† Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.
- ^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.