

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

GRID SYMBOL LETTER LEFT TO RIGHT	NUMBER TOP TO BOTTOM	WALL TYPE WALL TYPE	ELEVATION NUMBER BUILDING ELEVATION	REVISION NUMBER
SECTION NUMBER BUILDING SECTION	DETAIL NUMBER DETAIL REFERENCE	KEYNOTE NUMBER KEY NOTE REFERENCE	ROOM NUMBER ROOM NUMBER AND INTERIOR ELEVATION REFERENCE	DOOR ID DOOR TYPE
SHEET NUMBER	STEP AS SLAB	WINDOW ID WINDOW TYPE, GLASS	INTERIOR ELEV. SHEET NUMBER	

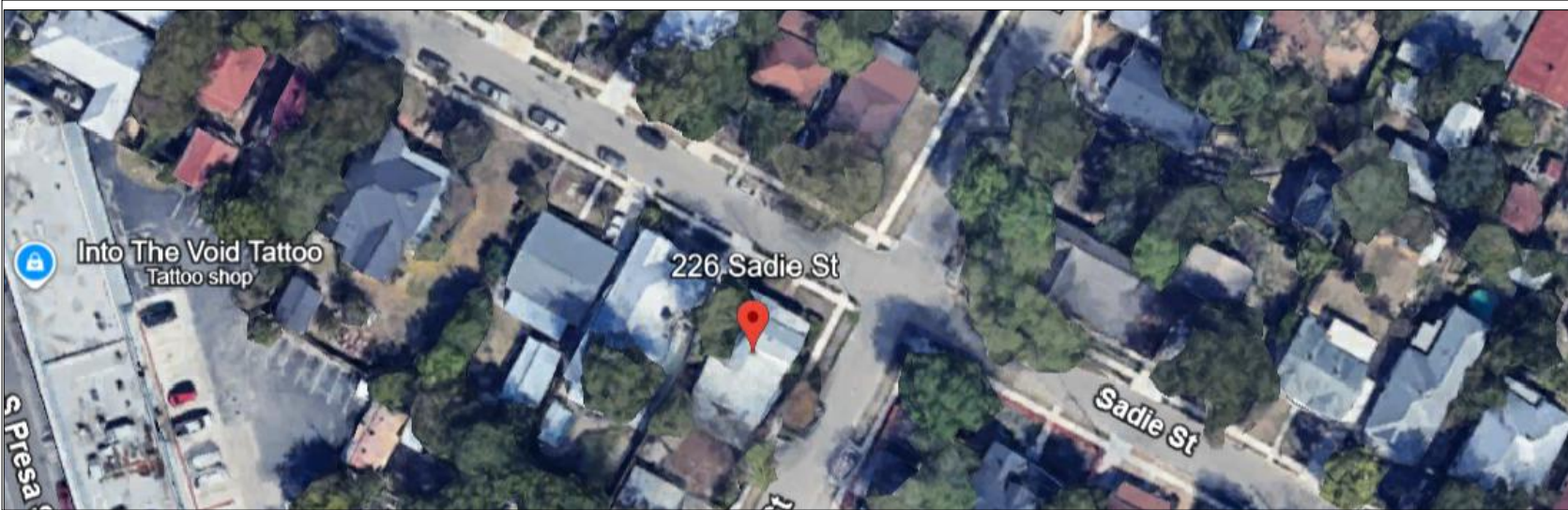
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APPLICABLE CODES:

San Antonio Municipal Code
Chapter 6
Chapter 10
Related Codes:
Adoption of 2024 IRC, IBC, IMC, IPC, IFGC, IFC, IECC, IEBC, NEC with amendments.
Chapter 11
Chapter 16
Chapter 28
Chapter 35 – Unified Development Code (UDC)
San Antonio Property Maintenance Code (SAPMC)
Unified Development Code (UDC) – Chapter 35
Parking Requirements (§35-384)
Building Related Codes (Chapter 10)
IRC R302
IRC R303
IRC R305
IRC R311
IRC R402–R403
NEC (Electrical Code)
IMC/IPC/IFGC

VICINITY MAP



DESIGNED BY

DRAWN BY

SIGNATURE

REVISION #

DATE

OWNER:

PROJECT ADDRESS:

226 SADIE STREET,
SAN ANTONIO, TX
78210

DATE:

11/18/2025

SHEET TITLE:

TITLE SHEET

SCALE

AS SHOWN

SHEET NUMBER:

A1

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. 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 BOUNDARIES OF THE SITE, AND DISPOSED OF IN COMPLIANCE WITH APPLICABLE CODES AND 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 COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION 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 2A10BC IN RECESSED CABINETS. FIRE EXTINGUISHERS TO BE TYPE 10BC FOR ELECTRICAL AND MECHANICAL ROOMS AND SHALL BE SURFACE MOUNTED 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.

EMERGENCY EGRESS

1. MIN. SET CLEAR OPENING OF 5.7 SQUARE FEET.
2. MIN. SET CLEAR HEIGHT OF 24 INCHES.
3. WINDOW SILL CLEAR OPENING EMERGENCY EGRESS NO MORE THAN 44 INCHES ABOVE THE FLOOR.

28. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. 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 SCREED IS REQUIRED BELOW THE STUCCO A MIN. 4/32" 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 (153MM) 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 SCREENS 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 (RABETTED) 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 (.548MM) 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 RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY NOT LESS THAN FIVE (5) OUNCES PER SQUARE FOOT (1526 GRAMS/M²).
- 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 PROJECTING AT LEAST ONE AND ONE-HALF (1 1/2) INCHES (38MM) INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE EIGHTHS (3/8) INCH (9.5MM) 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 ASSEMBLES.
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 THREEFOURTHS (1 ¾ 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-EIGHTHS (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.

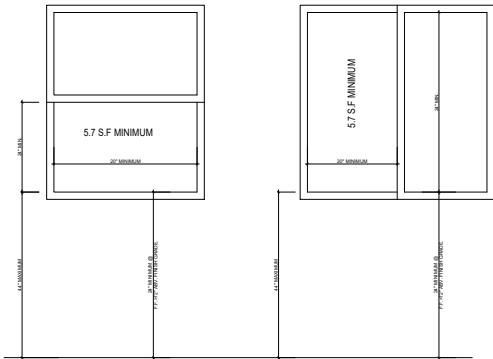
WINDOW AND DOOR NOTE

1. WINDOW MANUFACTURER AND INSTALLER SHALL INSURE THAT ALL WINDOWS MEET OR EXCEED ALL EGRESS REQUIREMENTS OF CRC R310 & R312
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 OFR COMPATIBILITY WITH ASPHALTIC MEMBRANES AND FLASHING MATERIAL.

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.

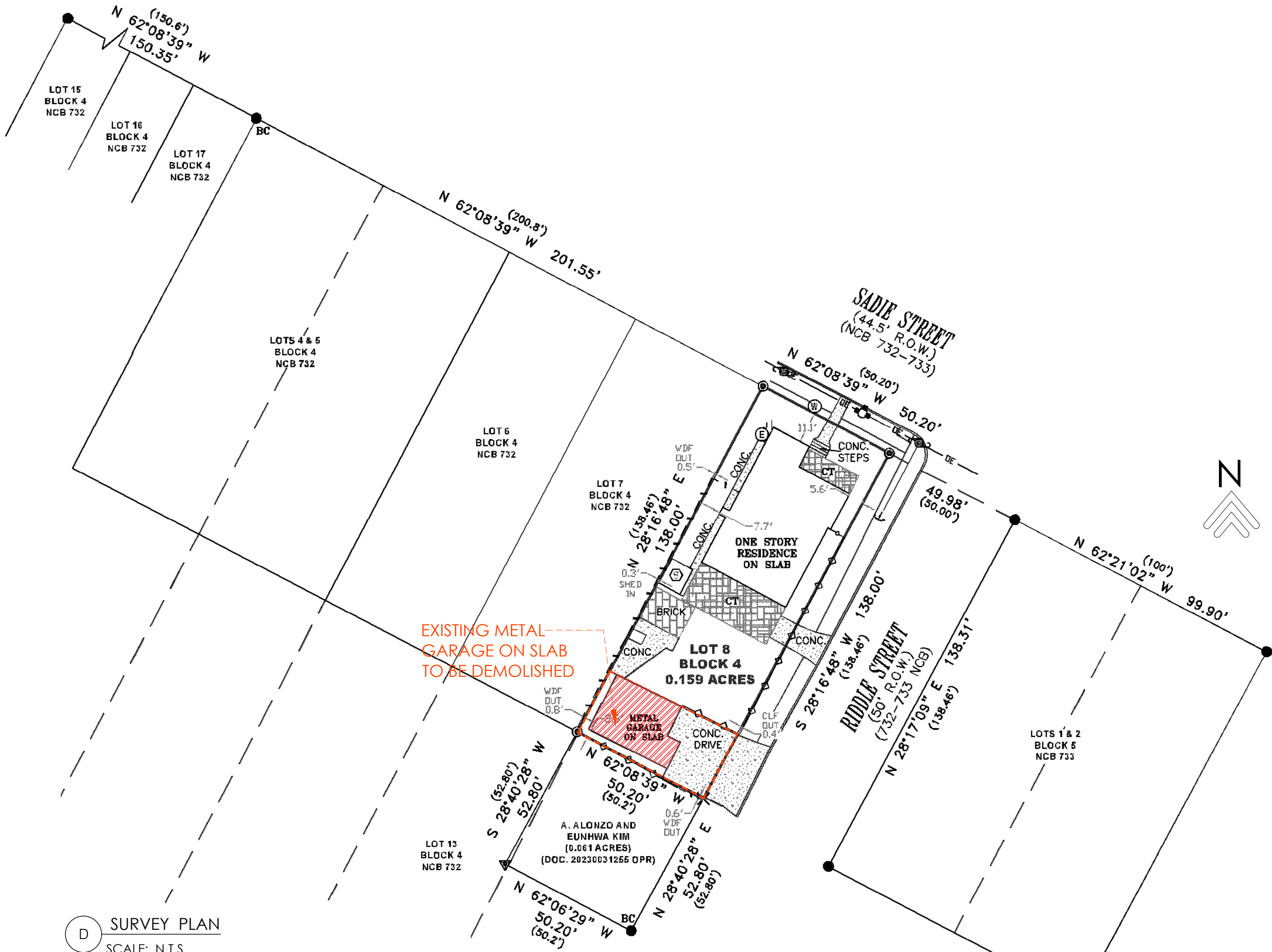
GREEN BUILDING NOTES

1. PLUMBING FIXTURES AND FIXTURE FITTINGS ON THE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
- A. WATER CLOSETS – 1.28 GPF
- B. URINALS – 0.125 GPF
- C. SINGLE SINK POWERHEAD – 1.8 GPM AT 80PSI
- D. LAVATORY FAUCETS – 1.2 GPM AT 60PSI
- G. LAVATORY FAUCETS IN PUBLIC USE AREAS – 0.5 GPM AT 60PSI
- H. METERING FAUCETS - 0.2 GALLONS PER CYCLE
1. KITCHEN FAUCETS – 1.8 GPM AT 60PSI (4.303.1)
2. 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. (4.406.1)
3. FIREPLACES SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. INDICATE ON THE PLANS THE MANUFACTURER NAME AND MODEL NUMBER. (4.503.1)
4. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)
5. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)
6. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
- A. FANS SHALL BE EMERGENCY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. FANS MUST BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% AND 80%. (4.506.1)
7. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
8. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)
9. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3 (4.504.2.3)
10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET ALL THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) OR
- C. NSF/ANSI 140 AT THE GOLD LEVEL OR
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
11. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)
12. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF THE FOLLOWING:
- A. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR
- B. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
- C. RFCI FLOORSORE PROGRAM, OR
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4.504.4)
13. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)



1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6" OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION. SHOW ON THE PLANS. (210.8 CEC)
2. ALL BRANCH CIRCUITS SUPPLYING 120V 15-AMPERE AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). (210.12 (B) CEC)
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLE (12' MAXIMUM SPACING). SHOW MINIMUM RECEPTACLES ON THE PLANS. (210.52 (A) (1) & (2) CEC)
4. AT LEAST ONE RECEPTACLE AT GRADE LEVEL SHALL BE INSTALLED IN BOTH THE FRONT AND BACK OF EACH DWELLING UNIT. (210.52 (E) (1) CEC)
5. BALCONIES, DECKS AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE INSTALLED WITHIN THE PERIMETER OF THE DECK BALCONY OR PORCH. (210.52 (E) (3) CEC)
6. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED FOR THE LAUNDRY. SHOW RECEPTACLES ON THE PLANS (210.52 (F) CEC)
- A. THE RECEPTACLE SHALL BE SUPPLIED BY AT LEAST ONE ADDITIONAL 20-AMPERE CIRCUIT.
7. AT LEAST ONE RECEPTACLE, IN ADDITION TO THOSE FOR SPECIFIC EQUIPMENT, SHALL BE PROVIDED IN EACH ATTACHED OR DETACHED GARAGE AND IN EACH UNFINISHED BASEMENT. (210.52 (G) (1) CEC)
8. ANY HALLWAY 10' OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE. SHOW RECEPTACLES ON THE PLANS. (210.52 (H) CEC)
9. IN CLOSETS, LUMINARIES SHALL BE (A) SURFACE-MOUNTED OR RECESSED INCANDESCENT WITH COMPLETELY ENCLOSED LAMPS, (B) SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES, (C) SURFACE MOUNTED OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITH STORAGE AREAS. MINIMUM CLEARANCES BETWEEN LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE SHALL BE AS FOLLOWS. (410.16CEC)
- A. 12" FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
- B. 6" FOR SURFACE MOUNTED FLUORESCENT LUMINARIES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
- C. 6" FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT INSTALLED IN THE WALL OR CEILING.
- D. 6" FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR CEILING.
- E. SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES INSTALLED WITHIN STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.
10. ELECTRICAL BOXES SHALL HAVE DRYWALL, PLASTER, OR PLASTERBOARD SURFACES FINISHED SO THERE WILL BE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE BOX PER ARTICLE 314.21 (CEC). IN WALLS OR CEILINGS BOXES SHALL BE INSTALLED SO THAT THE FRONT EDGE OF THE BOX OR PLASTER RING SHALL NOT BE RECESSED MORE THAN 1/4" FROM NON-COMBUSTIBLE FINISH SURFACE AND SHALL BE FLUSHED WITH A COMBUSTIBLE SURFACE PER ARTICLE 314.20 (CEC)
11. NO-CORD CONNECTED, CHAIN, CABLE, CORD-SUSPENDED, LIGHTING TRACK, PENDANT OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD, INCLUDING DIRECTLY OVER THE TUB OR SHOWER. LUMINARIES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. SHOW ON THE PLANS (410.10 (D) CEC)
12. ALL 125V 15-AMPERE AND 20-AMPERE RECEPTACLES IN AREAS SPECIFIED IN ARTICLE 210.52 (CEC) SHALL BE LISTED TAMPER RESISTANT RECEPTACLE.
13. LIGHTING SHALL COMPLY WITH THE APPLICABLE HIGH EFFICACY REQUIREMENT OF THE CALIFORNIA TITLE 24 PART 6 SECTION 150.
14. DRIVEN GROUNDING ELECTRODES SHALL BE STEEL, A MINIMUM OF 5/8" DIAMETER, AND A MINIMUM OF 8' DRIVEN IN THE SOIL. THE GROUNDING ELECTRODE CONDUCTOR CONNECTOR TO DRIVEN ELECTRODE SHALL BE LISTED FOR THIS PURPOSE. (250.70 CEC)
- FIRE DEPARTMENT NOTES:
1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHTOUT THE STRUCTURE INSTALLED ACCORDANCE WITH THE RECOMMENDATION OF NFPA 13D AND THE REQUIREMENT OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLERS PLANS BE SUBMITTED WITHIN 30 DAYS OF INSUANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
4. CARBON MONOXIDE DETECTORS : SHALL BE INSTALLED OUTSIDE OF THE SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET U.L. 2034 AND / OR NFPA 720 STANDARDS.
5. EGRESS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT. :
- FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT: FIRE SPRINKLER · FUEL MODIFICATION / LANDSCAPING · OTHER
6. REQUIRED GFD INSPECTIONS: FOR INSPECTIONS, CALL FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
- * FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING).
 - * FIRE SPRINKLER FINAL .
 - * FUEL MODIFICATION/ LANDSCAPING
 - * FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.).
- THE FOLLOWING NOTES SHALL BE LISTED ON THE LANDSCAPE PLANS ONLY (NOT ARCHITECTURAL).
- * ALL LANDSCAPING/FUEL MODIFICATION MUST COMPLY WITH THE LANDSCAPE GUIDELINES FOR HILLSIDE DEVELOPMENT.
 - * ALL LANDSCAPING MUST BE INSTALLED AND INSPECTED PRIOR TO THE FINAL FPB INSPECTION.
 - * ALL HAZARDOUS VEGETATION MUST BE REMOVED BEFORE DELIVERY OF COMBUSTIBLE BUILDING MATERIALS. SHOW LOCATION ON PLANS.
 - * INSTALL PERMANENT MARKERS AT ALL COMMON PROPERTY CORNERS; THREE (3) FEET TALL ONE (1) INCH DIAMETER PVC PIPE OVER REBAR; SHOW LOCATIONS ON PLANS.

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE:	GENERAL NOTES
SCALE	AS SHOWN
SHEET NUMBER:	A2



D SURVEY PLAN
SCALE: N.T.S

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE

OWNER:

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

DATE: 11/18/2025

SHEET TITLE:
DEMOLITION PLAN

SCALE AS SHOWN

SHEET NUMBER:
A3

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE

OWNER:

PROJECT ADDRESS:

226 SADIE STREET,
SAN ANTONIO, TX
78210

DATE: 11/18/2025

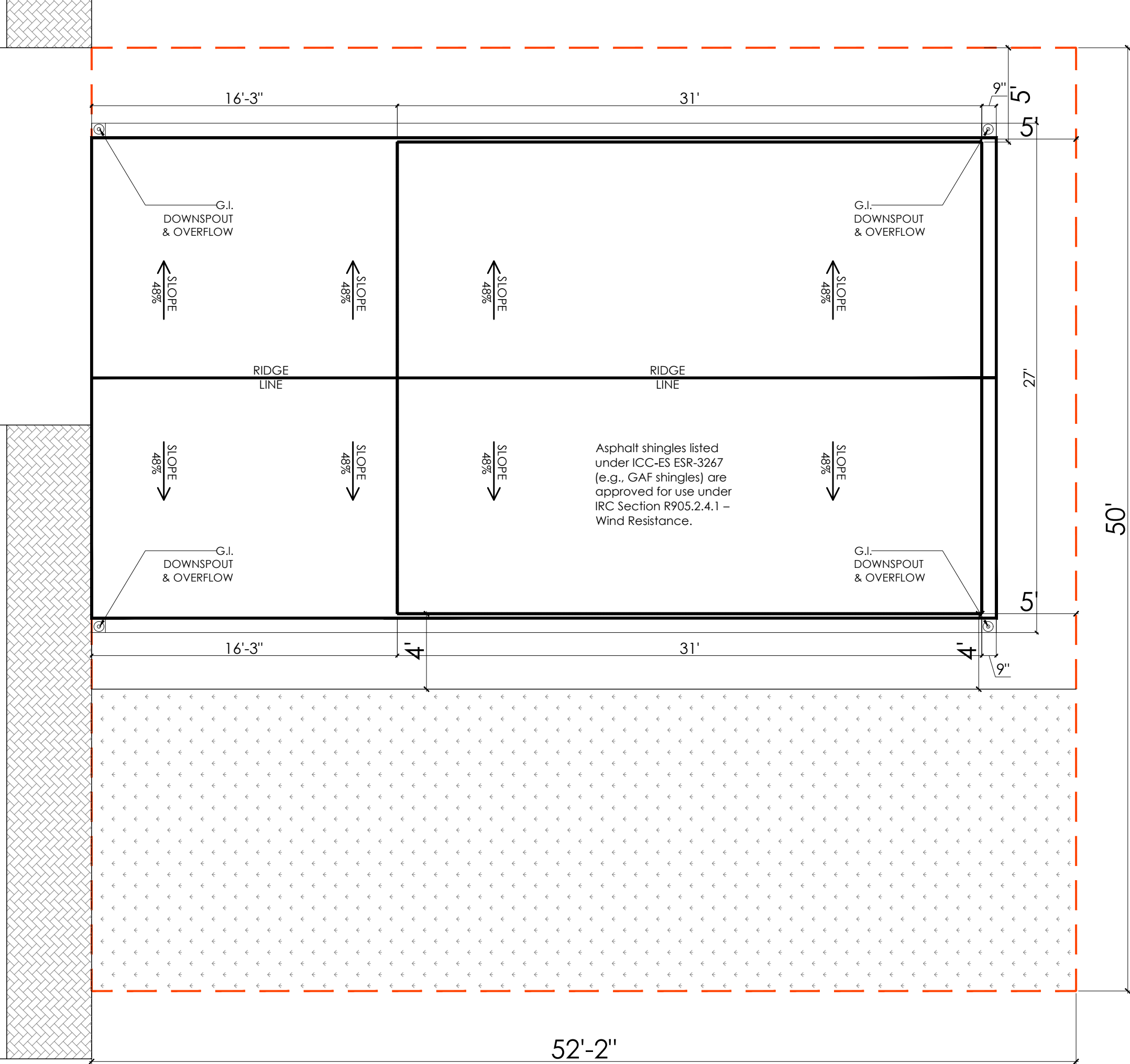
SHEET TITLE:

SITE PLAN

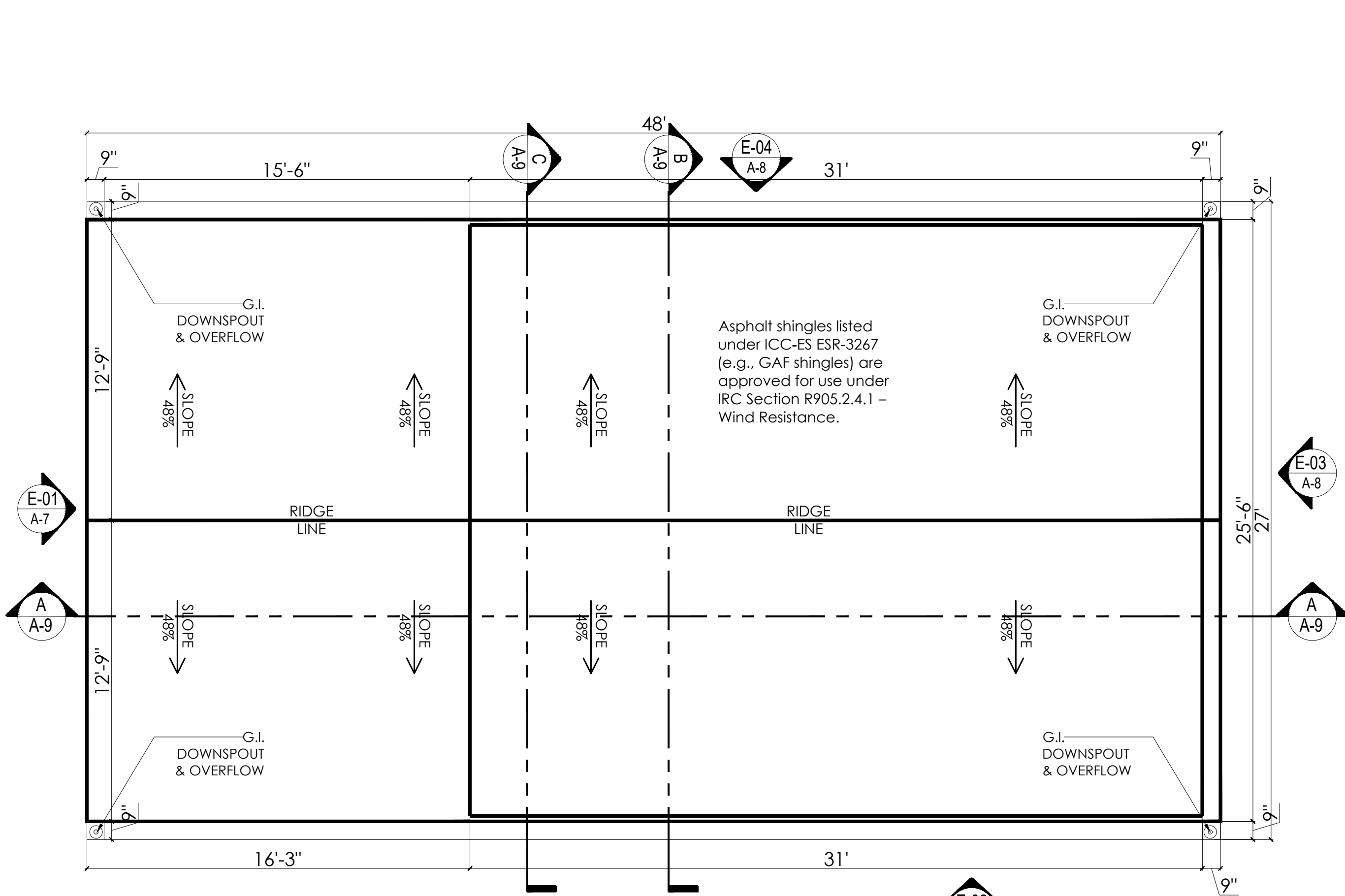
SCALE AS SHOWN

SHEET NUMBER:

A4



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



A PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

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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.

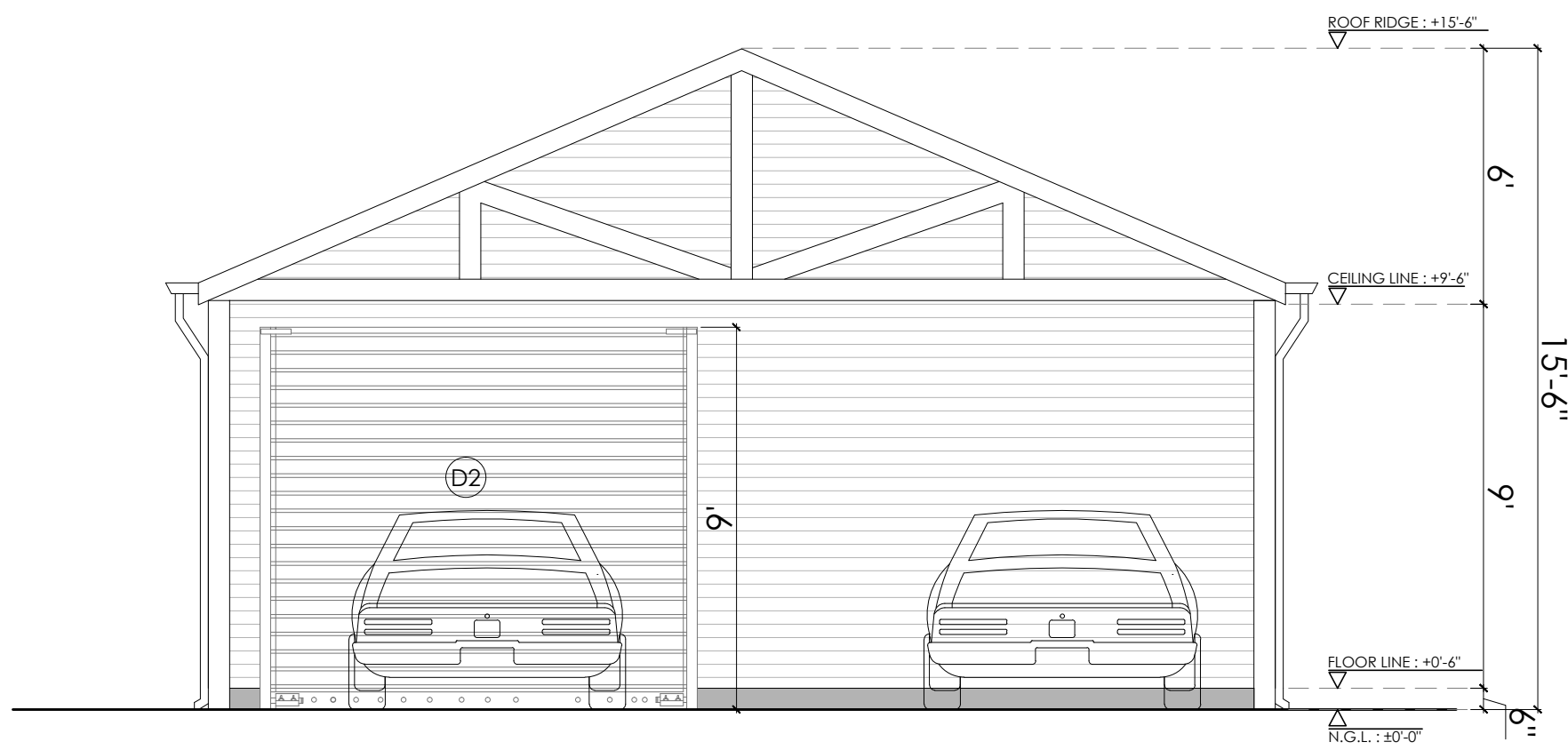
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE: ROOF PLAN	
SCALE	AS SHOWN
SHEET NUMBER:	

GENERAL VENTILATION NOTE

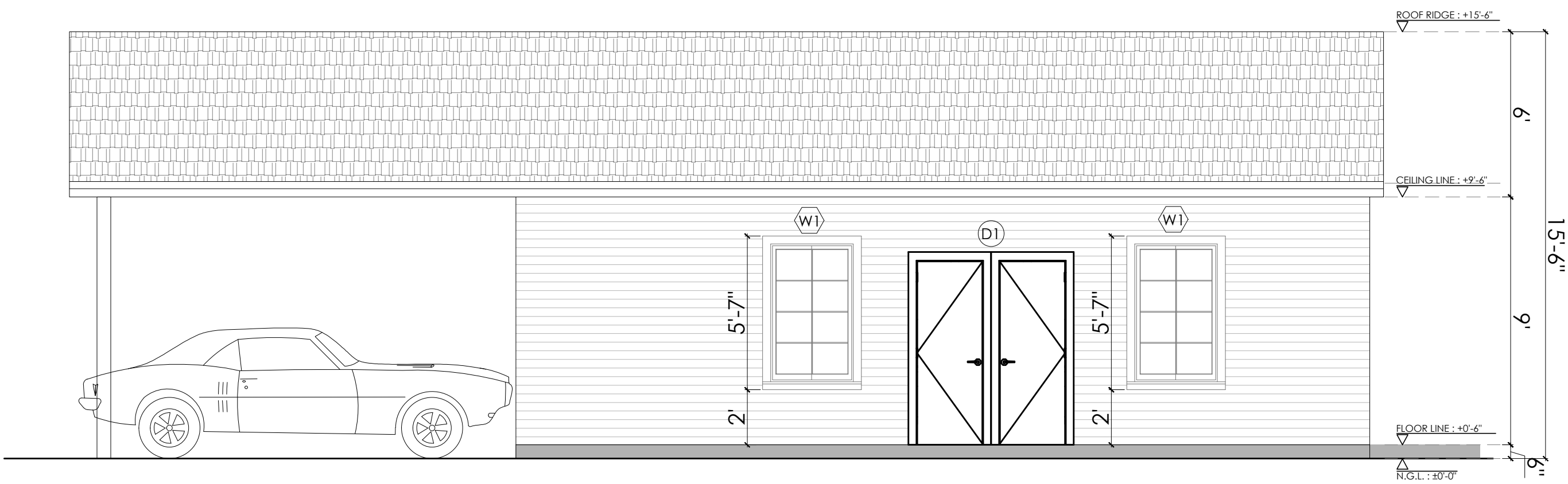
CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION. A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF 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 UNDERPAYMENT. STUCCO TO BE TROWEL LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. 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 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH 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 GUTTERS AND CONVEY RAIN WATER TO THE STREET..

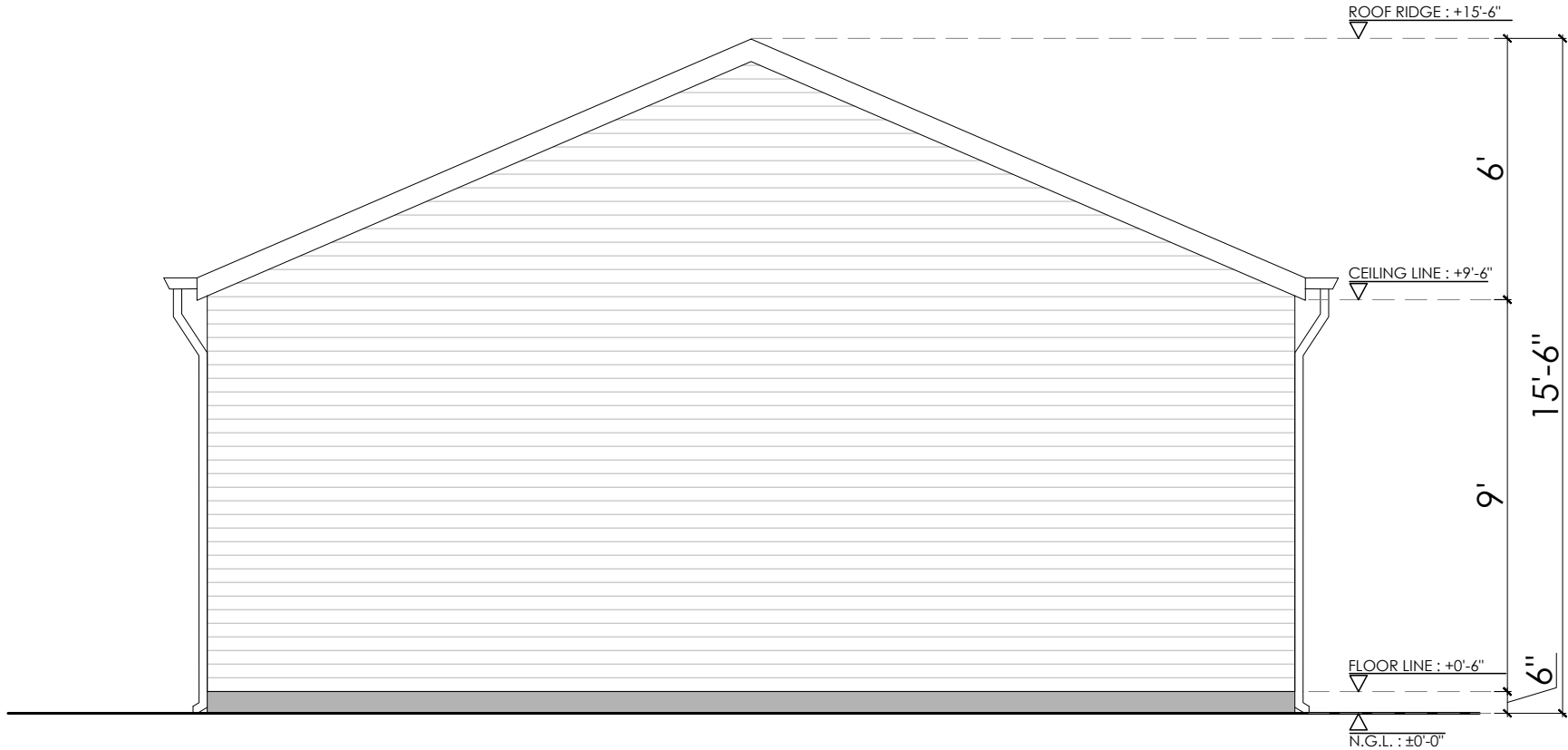


E-01 PROPOSED SOUTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



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

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE:	
ELEVATION E1 & E2	
SCALE	AS SHOWN
SHEET NUMBER:	
A7	



GENERAL VENTILATION NOTE

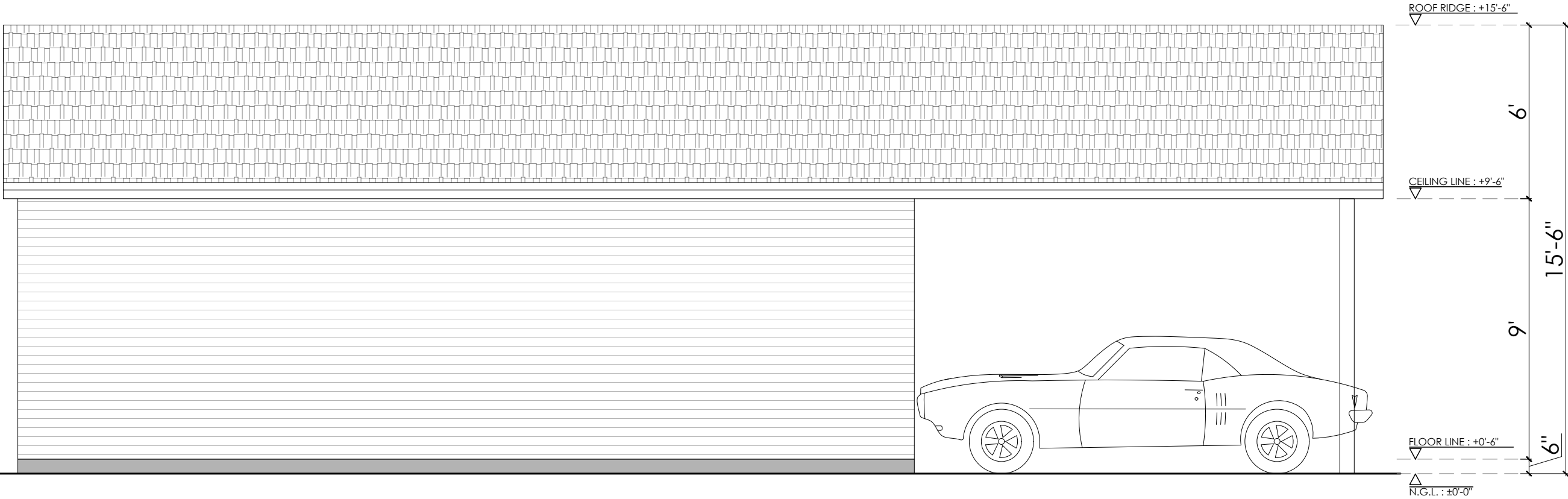
CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION. A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF 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" THCK. MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERPAYMENT. STUCCO TO BE TROWEL LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. 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 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH 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 GUTTERS AND CONVEY RAIN WATER TO THE STREET..

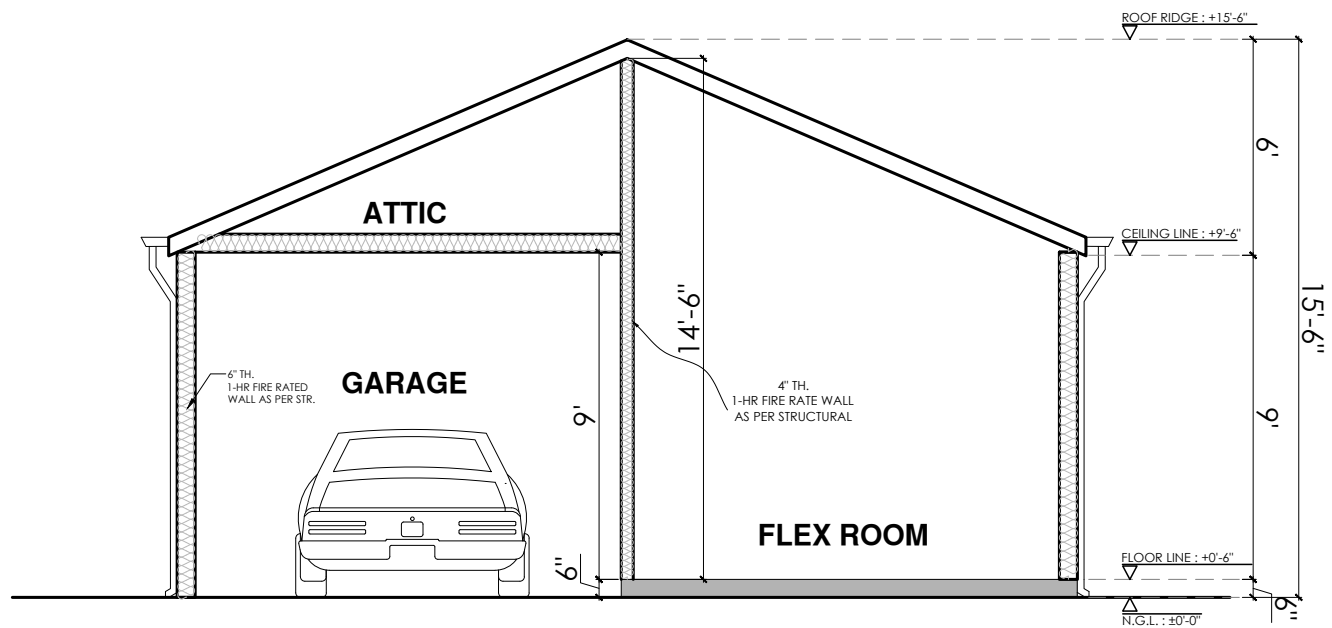
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SIGNATURE	
REVISION #	DATE

E-03 PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

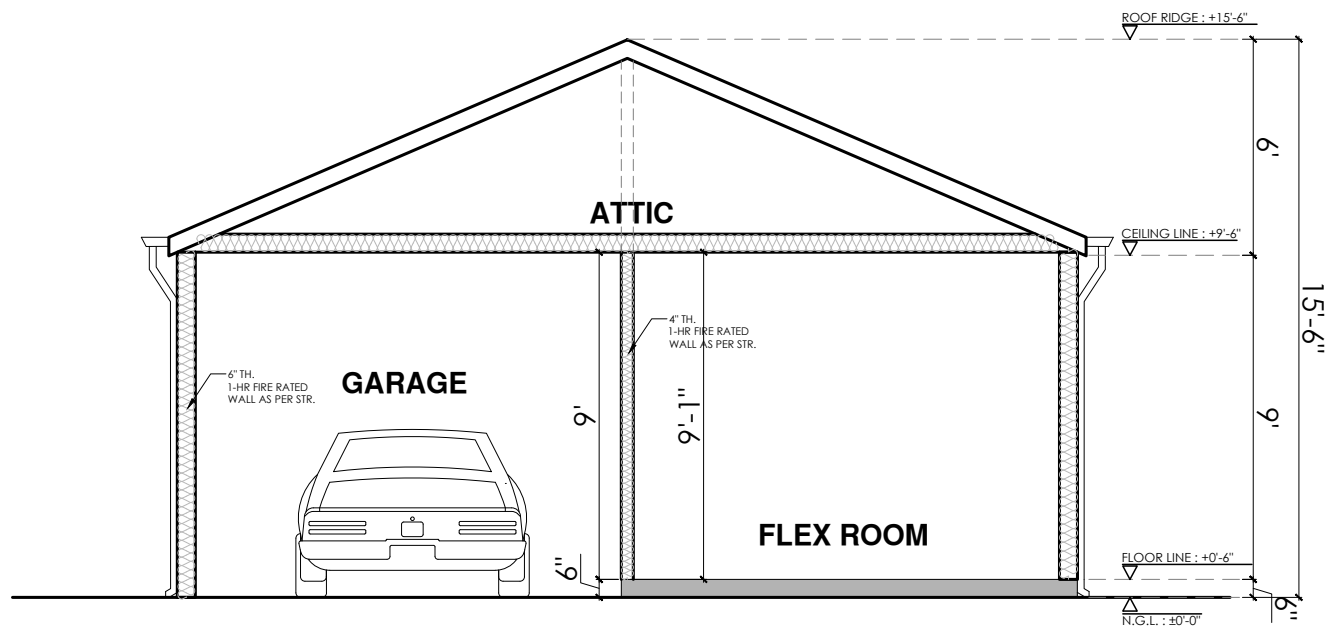


E-04 PROPOSED SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

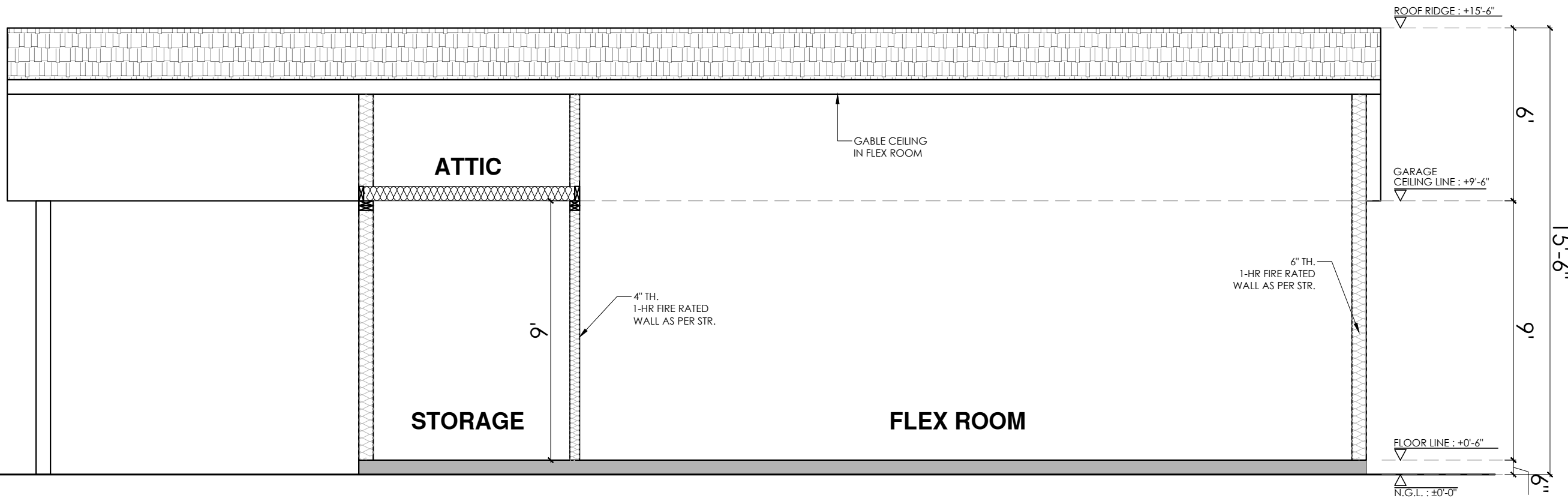
OWNER:	
PROJECT ADDRESS:	
226 SADIE STREET, SAN ANTONIO, TX 78210	
DATE:	11/18/2025
SHEET TITLE:	
ELEVATION E3 & E4	
SCALE	AS SHOWN
SHEET NUMBER:	
A8	



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"

DESIGNED BY	
DRAWN BY	
SIGNATURE	
REVISION #	DATE

OWNER:

PROJECT ADDRESS:

226 SADIE STREET,
SAN ANTONIO, TX
78210

DATE: 11/18/2025

SHEET TITLE:

SECTIONS

SCALE AS SHOWN

SHEET NUMBER:

A9

