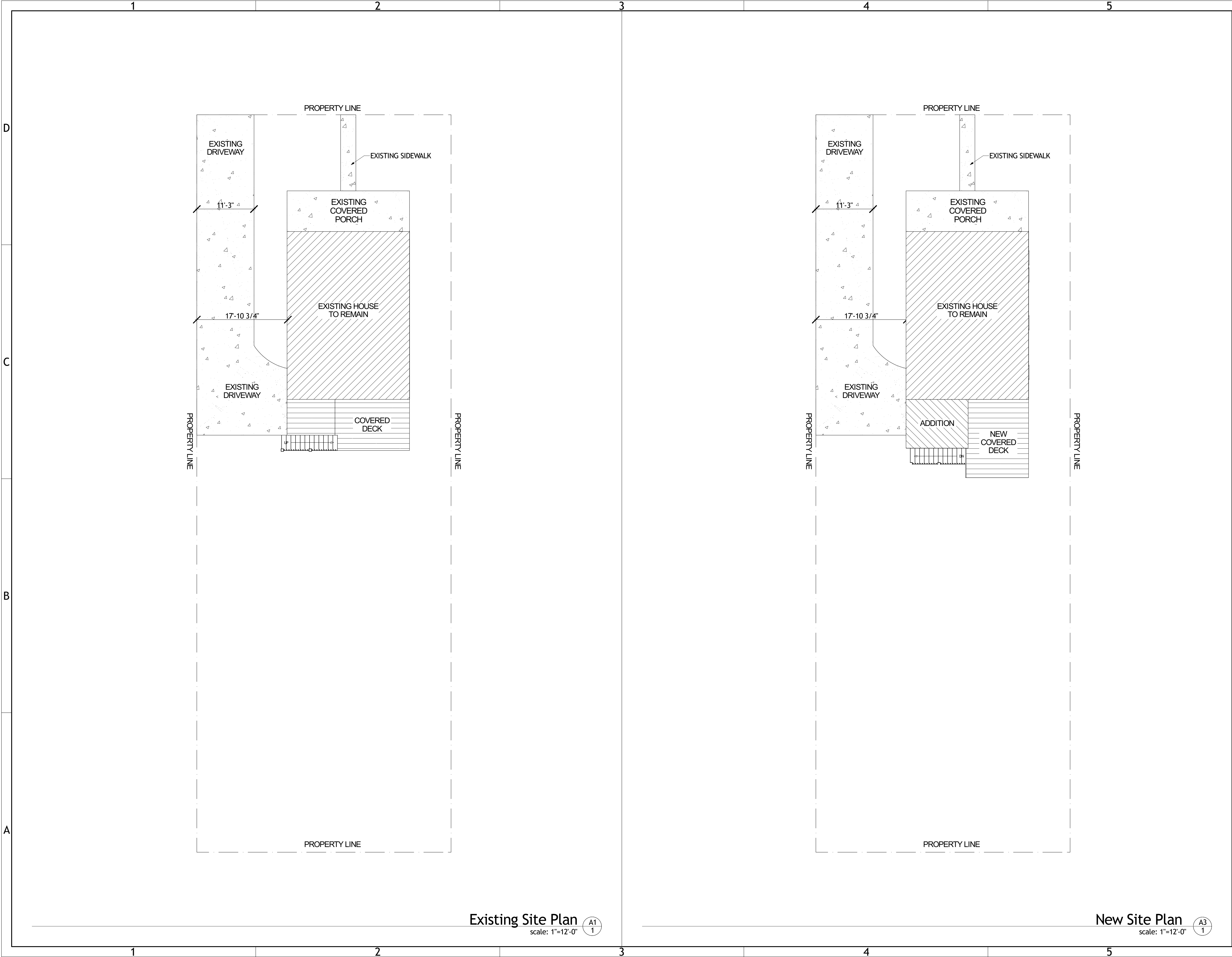




DRAWINGS PROVIDED BY:

New Braunfels Interiors, LLC
977 Fredericksburg Rd.
New Braunfels, TX 78130
830.515.9747

ARCHITECT:

ENGINEERING:

PROJECT NAME:

SHEET NAME:

Site Plan

Revision Table			
Number	Date	Revised By	Description

PLAN FILE	
331 S. Academy Option 3B	
	DATE
	1/8/2025
SHEET	SCALE
1	

WALL LEGEND:

EXISTING WALL

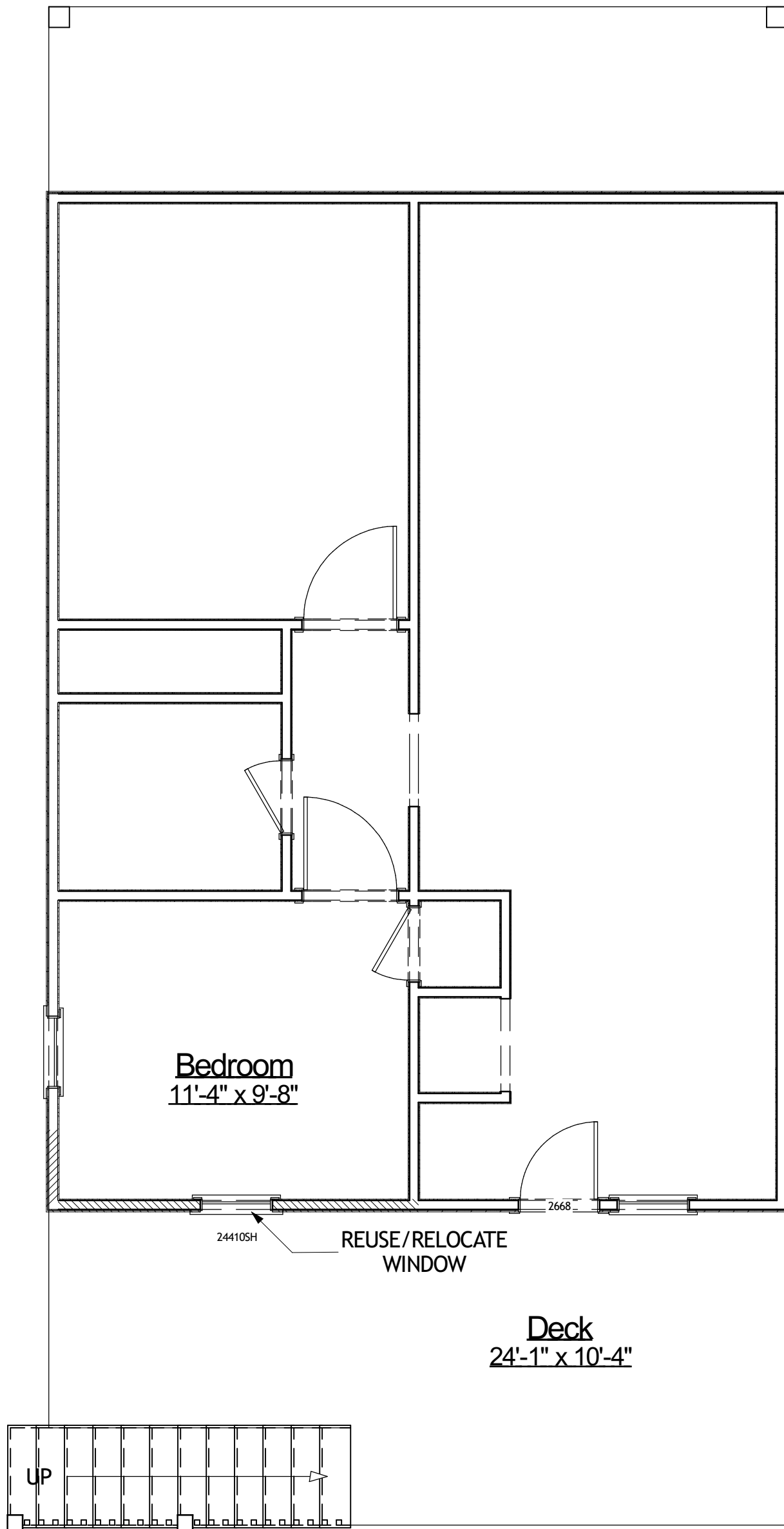
DEMO WALL

NEW WALL

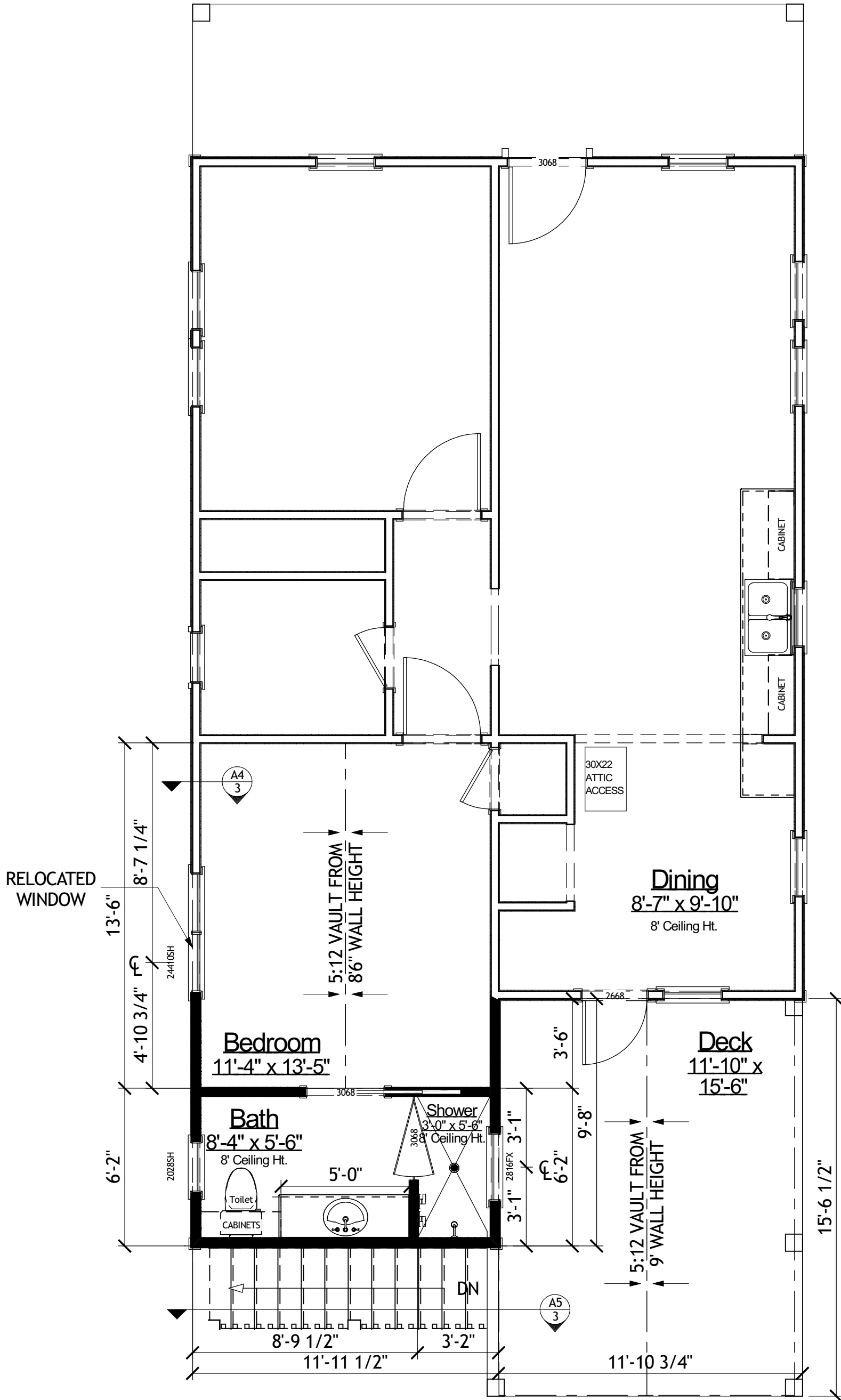
- DEMOLITION NOTES:
- 1 GENERAL: EXISTING FOUNDATION PIER AND BEAM.
 - 2 GENERAL: SOME EXISTING EXTERIOR LIGHTS AND OUTLETS TO REMAIN.
 - 3 DEMOLITION: REMOVE EXISTING DECK AND STAIRS.
 - 4 DEMOLITION: REMOVE EXISTING REAR BEDROOM WALL. EXISTING WINDOW TO BE RELOCATED.

- GENERAL NOTES:
- 1 GENERAL: EXISTING FOUNDATION PIER AND BEAM.
 - 2 GENERAL: SOME EXISTING EXTERIOR LIGHTS AND OUTLETS TO REMAIN.
 - 3 DEMOLITION: REMOVE EXISTING DECK AND STAIRS.
 - 4 DEMOLITION: REMOVE EXISTING REAR BEDROOM WALL. EXISTING WINDOW TO BE RELOCATED.
 - 5 EXTERIOR: ALL NEW SIDING TO MATCH EXISTING. VERIFY STYLE AND COLOR WITH OWNER.
 - 6 EXTERIOR: ALL NEW DECK / STAIRS. VERIFY STYLE AND COLOR WITH OWNER.
 - 7 EXTERIOR: NEW ROOF TO MATCH EXISTING. VERIFY STYLE AND COLOR WITH OWNER.
 - 8 BEDROOM: ALL NEW DRYWALL AND VAULTED CEILINGS.
 - 9 BEDROOM: NEW WOOD FLOORING TO MATCH EXISTING.
 - 10 BATHROOM: 60" VANITY BY OWNER, GC TO INSTALL.
 - 11 BATHROOM: FLOORING AND SHOWER WALLS TO BE TILE. SELECTED BY OWNER, INSTALLED BY GC.
 - 12 GENERAL: ALL APPLIANCES, PLUMBING FIXTURES & DECORATIVE LIGHTING BY OWNER, INSTALLED BY GC.

EXISTING SQUARE FOOTAGE:	792
ADDED SQUARE FOOTAGE:	117
TOTAL:	909



Existing Residence A1
scale: 1/4" = 1'-0" 2



Remodel Floor Plan A3
scale: 1/4" = 1'-0" 2

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977 Fredericksburg Rd.
New Braunfels, TX 78130
830.515.9747

ARCHITECT:

ENGINEERING:

PROJECT NAME:

SHEET NAME:

Demo and New Floor Plan

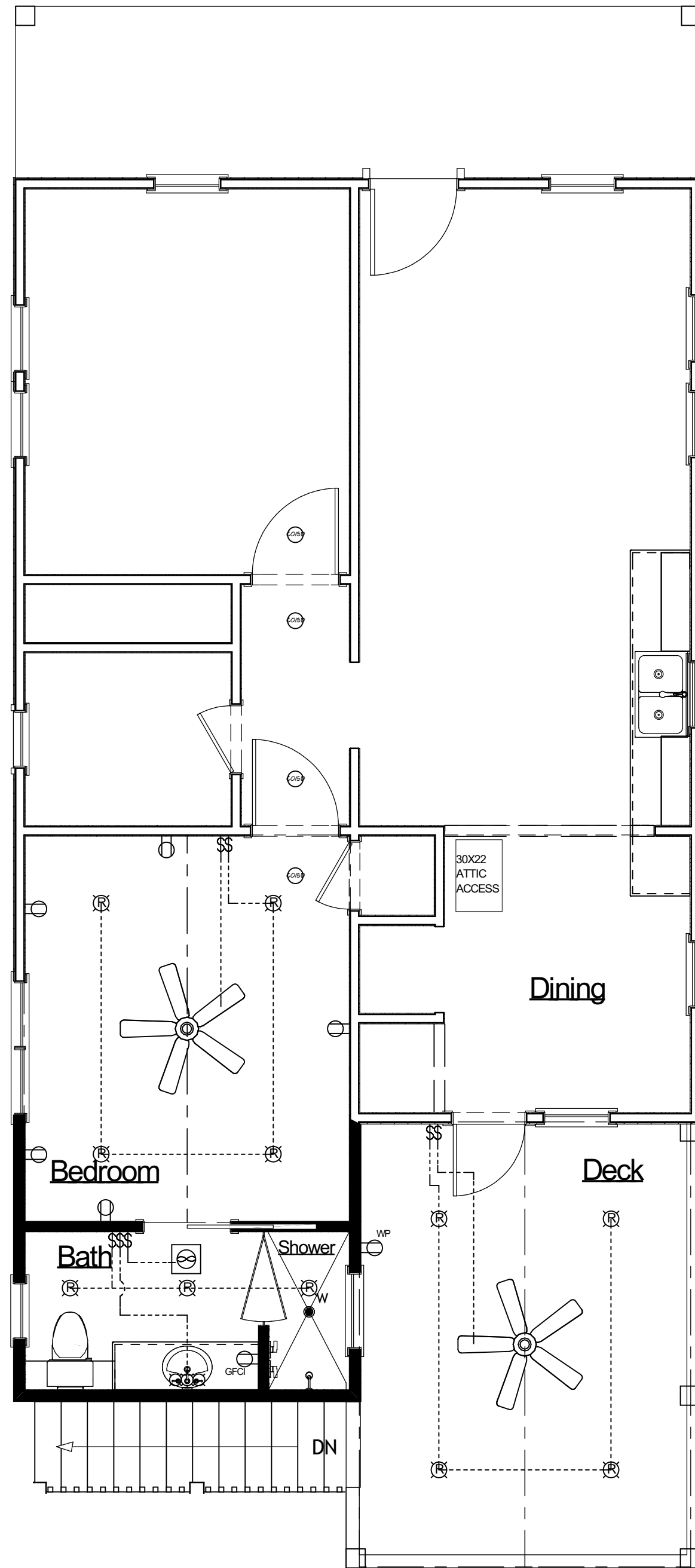
Revision Table			
Number	Date	Revised By	Description

PLAN FILE	
331 S. Academy Option 3B	
	DATE
	1/8/2025
SHEET	SCALE
2	

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	Kitchen Appliances: Microwave, Range, Oven, Hood,
	Dish Washer, Garbage Disposal, Refrigerator
	Laundry Appliances: Clothes Washer, Clothes Dryer

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel
	Kitchen Appliances: Microwave, Range, Oven, Hood,
	Dish Washer, Garbage Disposal, Refrigerator
	Laundry Appliances: Clothes Washer, Clothes Dryer

1. ALL EXTERIOR ELECTRICAL RECEPTILES / OUTLETS AND FIXTURES TO BE WEATHER-PROOF.
2. VERIFY CABLE AND TELEPHONE JACK LOCATIONS PRIOR TO INSTALLATION
3. VERIFY APPLIANCE AND EQUIPMENT ELECTRICAL REQUIREMENTS
4. VERIFY EXTERIOR MOUNTED EQUIPMENT ELECTRICAL AND RECEPTACLE / OUTLET REQUIREMENTS (SPRINKLER SYSTEM, WHIRLPOOL TUB, ETC.).
5. PROVIDE ELECTRONIC EYE AND / OR SAFETY DEVICE ON ALL GARAGE DOORS.
6. ELECTRICAL AND LIGHTING LAYOUT IS REFERENCE ONLY. FINAL LAYOUT TO BE VERIFIED BY BUILDER PRIOR TO PERFORMING WORK.



Electrical Layout

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

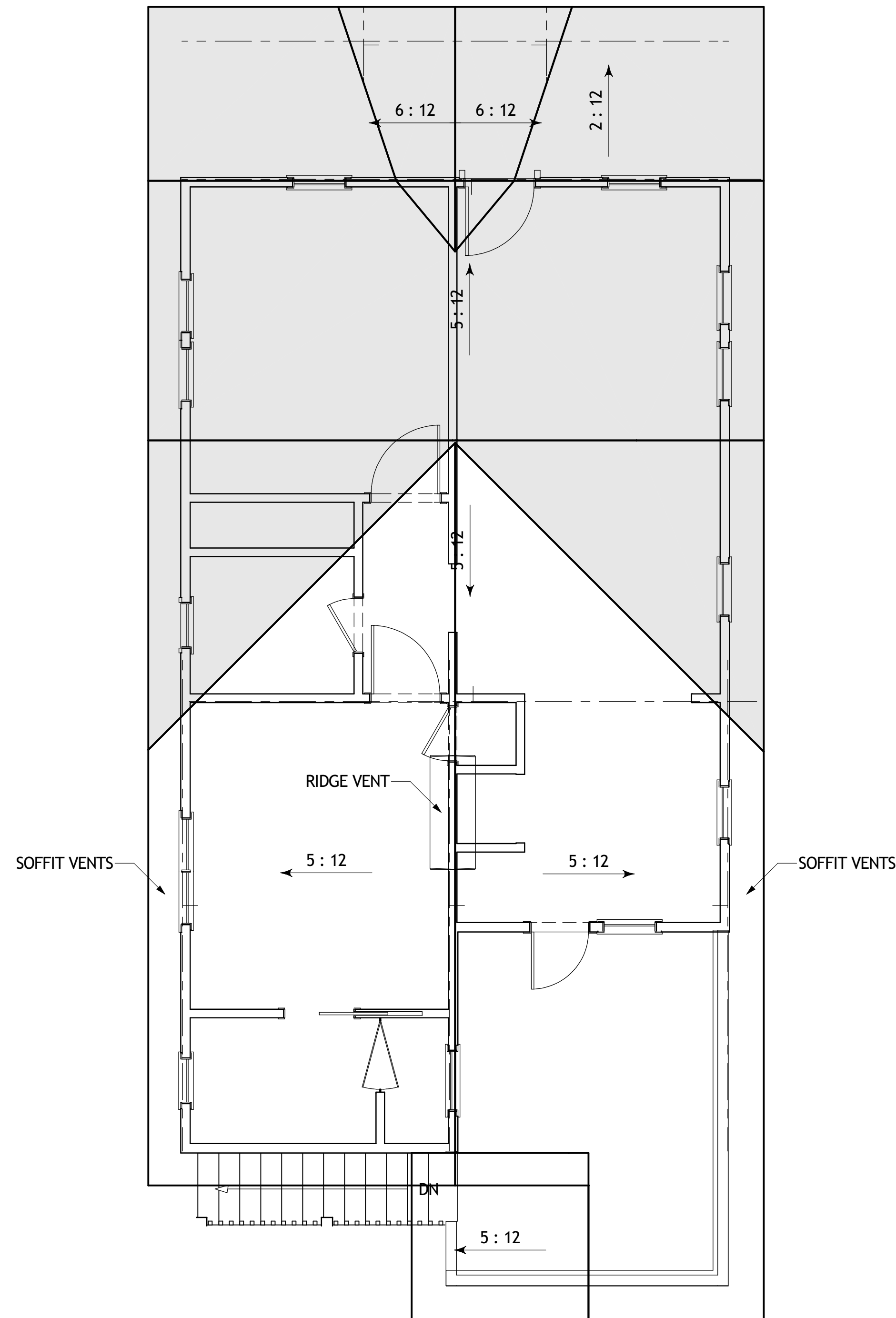
A3

4

 EXISTING ROOF

 NEW ROOF

NEW ROOF RIDGE HEIGHT NOT TO EXCEED EXISTING RIDGE HEIGHT.



New Roof Layout

New Braunfels Interiors, LLC
977 Fredericksburg Rd.
New Braunfels, TX 78130
830.515.9747

ARCHITECT:

ENGINEERING:

PROJECT NAME:

SHEET NAME:

Electrical Layout &
Roof Plan

[illegible]

331 S. Academy Option 3B

1/8/2025

1/8/2025

4	
---	--

4

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Side Elevation

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

A3
3



Rear Elevation

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

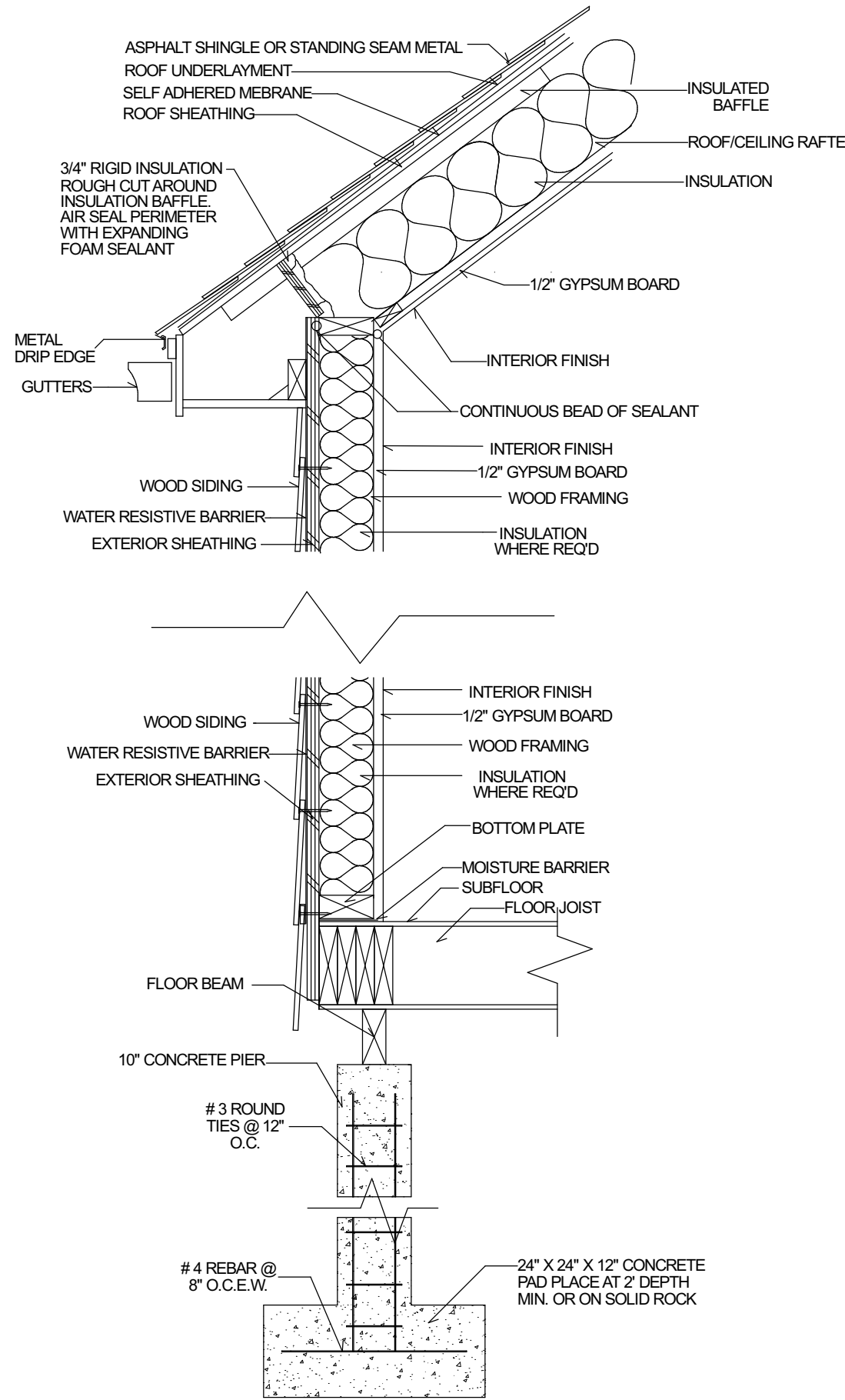
C1
3



Side Elevation

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

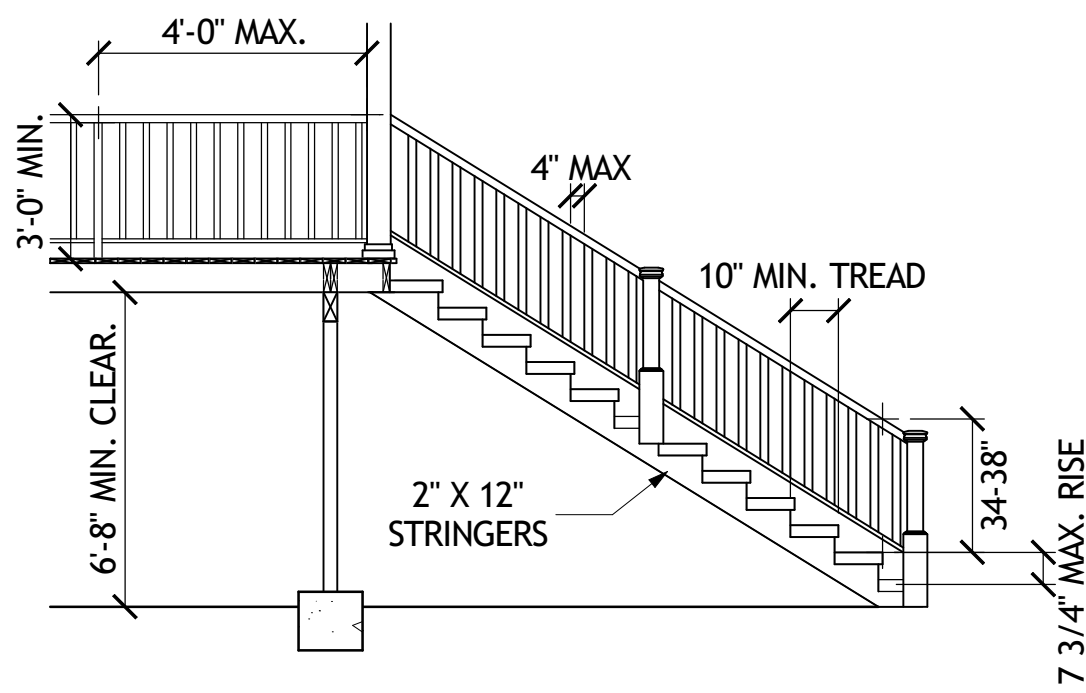
A1
3



Exterior Wall Section

scale: NOT TO SCALE

A4
3



Typical Stair Detail

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

A5
3

DRAWINGS PROVIDED BY:

New Braunfels Interiors, LLC
977 Fredericksburg Rd.
New Braunfels, TX 78130
830.515.9747

ARCHITECT:

ENGINEERING:

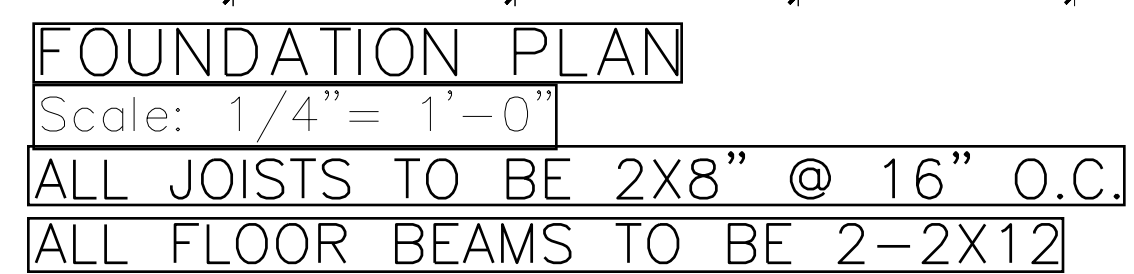
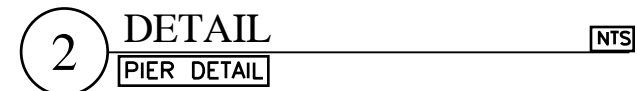
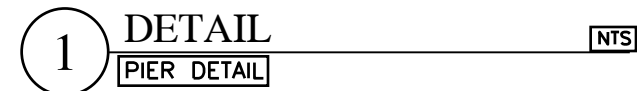
PROJECT NAME:

SHEET NAME:

Elevations and Detail

Revision Table			
Number	Date	Revised By	Description

PLAN FILE	
331 S. Academy Option 3B	
	DATE
	1/8/2025
SHEET	SCALE
3	



REVISIONS				
NO.	DESCRIPTION	DATE	APPR.	FILE
1	PIER, BEAM AND JOIST CONNECTION CLARIFICATION	2/26/23	WJL	

12/5/24

SEAL: 

**Villarreal
Design
Group, LLC**

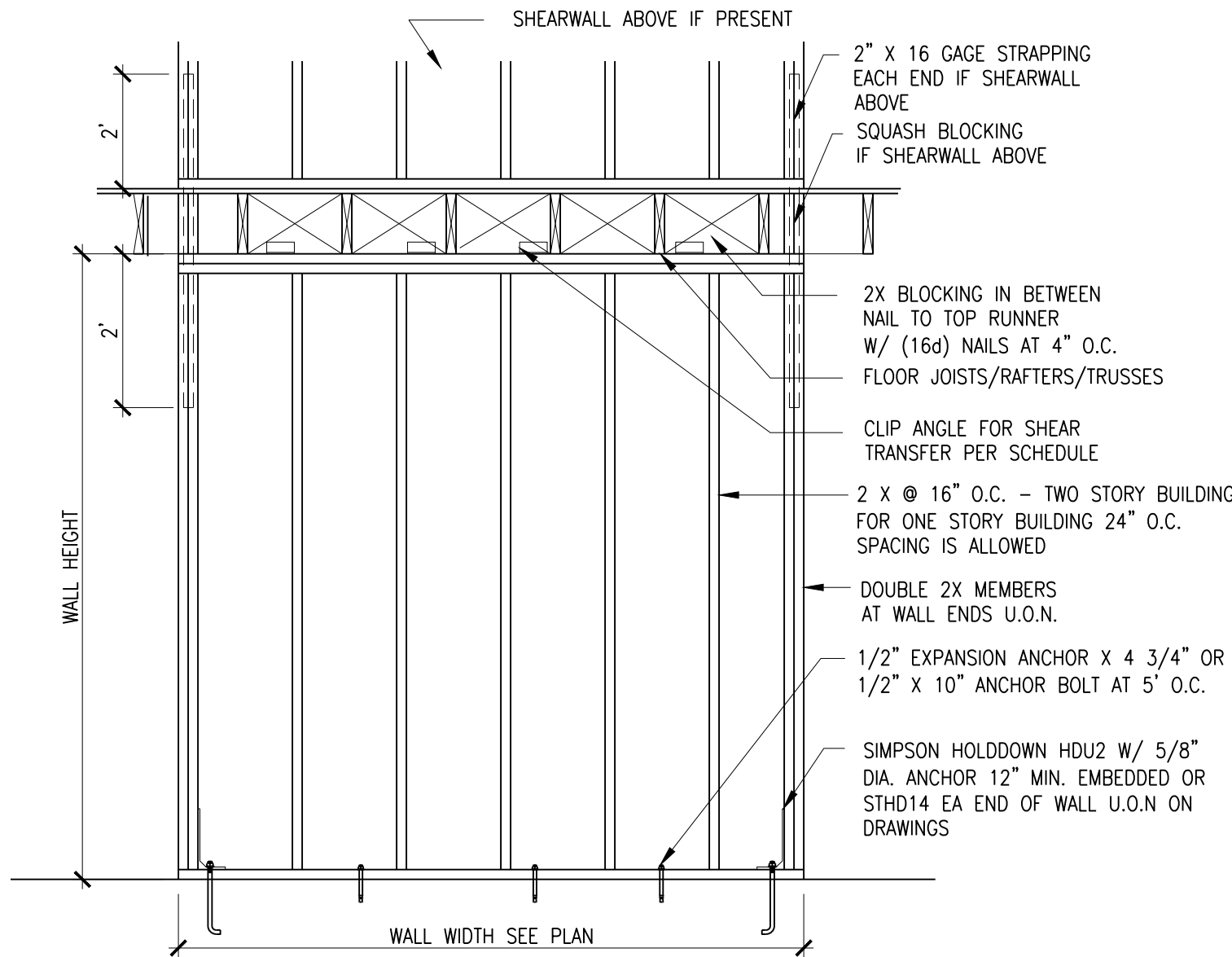
FOUNDATION PLAN AND DETAILS

RESIDENCE ADDITION
331 ACADEMY
NEW BRAUNFELS, TX

JOB NO:	24-355
DATE:	9/20/24
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:

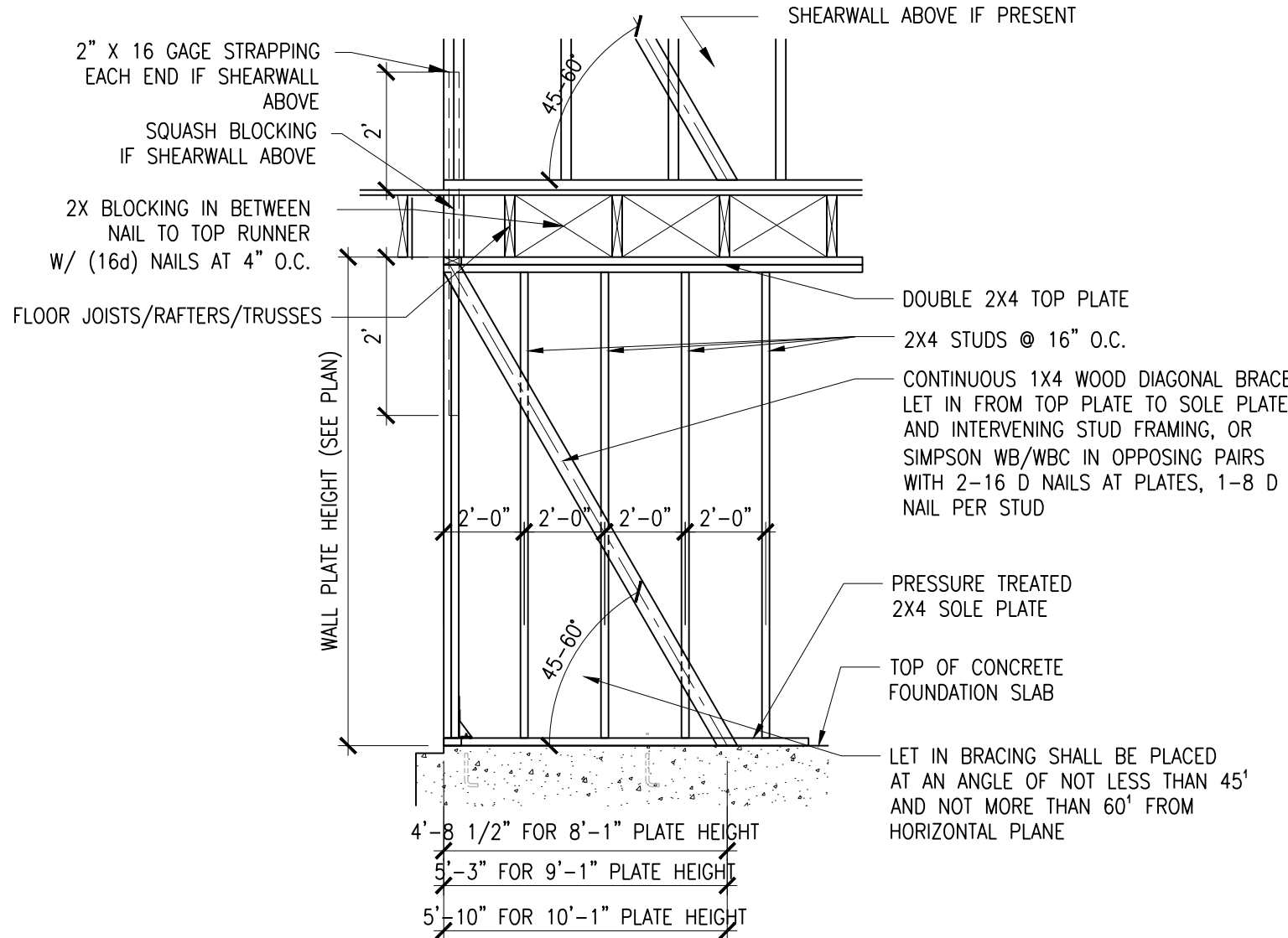
S-1
OF 3



NOTE: WALL HEIGHT/WALL WIDTH < 3.5

TYPICAL BRACED WALL DETAIL

NO SCALE

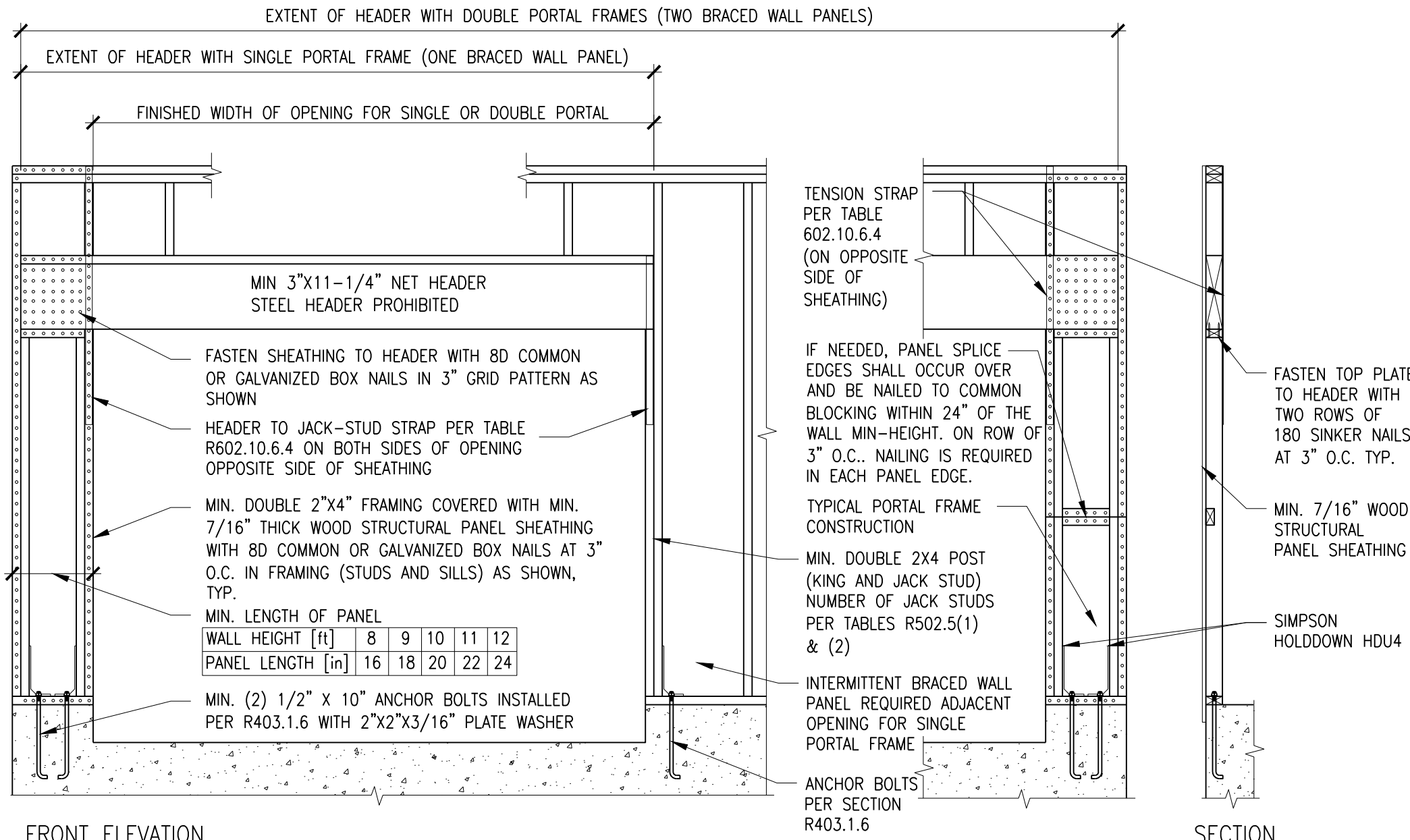


TYPICAL LET IN BRACING DETAIL

NO SCALE

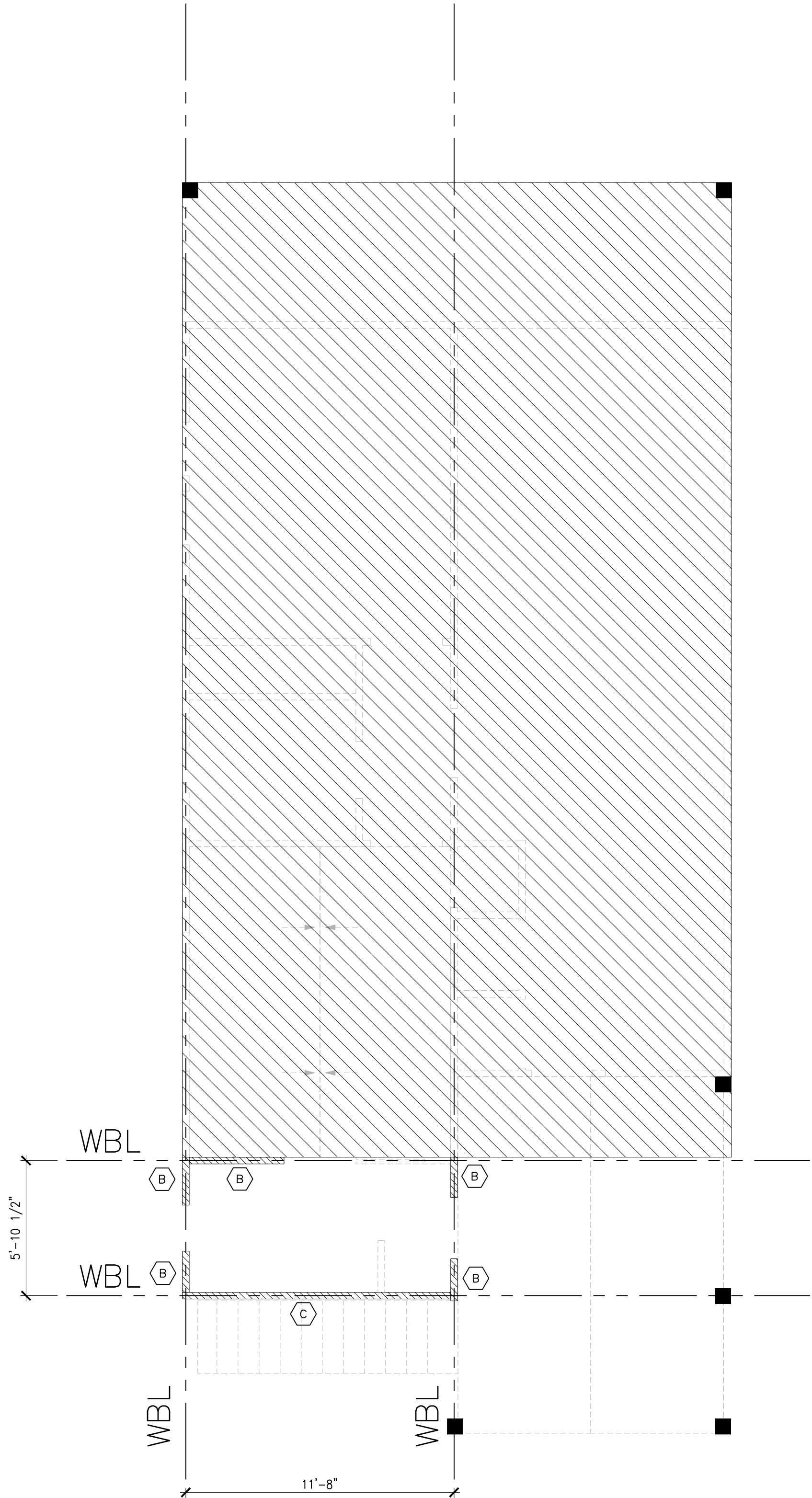
SHEAR WALL SCHEDULE								
ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAILING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF		1/2" GYP. BOARD @ INT. FACE BLOCKED W/ 6D COOLER NAILS @ 4" O.C. AND 1/2" GYP. SHEATHING @ EXT. FACE BLOCKED W/ 5D COOLER NAILS @ 4" O.C. (ALL SUPPORTS EA. FACE NAILED @ 4" O.C.)	TWO	1/2" @ 60" O.C.	A35F @ 18"	16D @ 6" O.C.	A35 @ 20"	GB
175 PLF		1/2" GYP. BOARD BLOCKED W/ 6D COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.) OR 1X4 LET-IN BRACING OR 16 GA. METAL STRAP (SIMPSON WB)	TWO	1/2" @ 60" O.C.	A35F @ 15"	16D @ 3" O.C.	A35 @ 17"	GB
280 PLF		7/16" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES AS ALTERNATIVE TO PLYWOOD USE RED T-PLY	ONE	1/2" @ 60" O.C.	A35F @ 21"	16D @ 7" O.C.	A35 @ 19"	WSP
560 PLF		7/16" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES	TWO	1/2" @ 18" O.C. OR 5/8" @ 27" O.C.	A35F @ 10"	16D @ 3 1/2" O.C.	A35 @ 9"	WSP

1. NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
2. SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.
3. 8D NAILS @ 6" CAN BE REPLACED WITH STAPLES @ 4", 1" CROWN, 16 GA., 1.75" LONG



PORTAL FRAME DETAIL

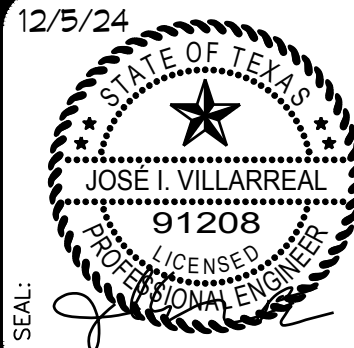
NO SCALE



WIND BRACING PLAN

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

REVISIONS				
NO.	DESCRIPTION	DATE	APPR.	FILE:



Villarreal Design Group, LLC
Jose@villarrealDesign.com
Texas Firm 12109
(210) 725-6100

WIND BRACING PLAN

RESIDENCE ADDITION

???
SAN ANTONIO, TX

SHEET TITLE:

JOB NO:	24-355
DATE:	9/20/24
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:

S-2
OF 3