HISTORIC AND DESIGN REVIEW COMMISSION

November 04, 2020

HDRC CASE NO:	**2020-461**
ADDRESS:	319 DELAWARE
LEGAL DESCRIPTION:	NCB 3005 BLK 3 LOT 5
ZONING:	R-6, H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Julio Vazquez/Payaya Design & Build
OWNER:	ROZMEN REBEL D & DIANA ONEAL
TYPE OF WORK:	New construction of accessory structure
APPLICATION RECEIVED:	October 09, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a rear accessory structure constructed from two shipping containers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—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.
ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. 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.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction 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.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Windows in Additions and New Construction

- 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.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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.
- 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.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- 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.
- 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.
- 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.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 319 Delaware is a 1-story single family structure constructed circa 1910. The house features a cross gable standing seam metal roof, a curved front porch, two-over-two wood windows, and composition shingle siding. The property is contributing to the Lavaca Historic District.
b. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing should be used that is similar to historic structures in the vicinity of the proposed new construction. The existing historic structure is 1-story in height. The applicant has proposed to install two, 1-story structures that will reach 9'- 6" in height, not including the usable rooftop space. While the scale and massing of the structures is appropriate, the overall configuration of the structures in terms of roof form and architectural details is not consistent with the development pattern of the district.
c. FOOTPRINT – The applicant has proposed a total footprint of approximately 720 square feet. The shipping container proposed as a dwelling will be 320 square feet with a 240-square-foot front porch. The secondary shipping container that will be used for storage will be 160 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building-to-lot ratio. The existing structure is approximately 1,250 square feet, which is consistent with the historic

development pattern of the district. Staff finds that the proposed footprint is appropriate for the property and the district.

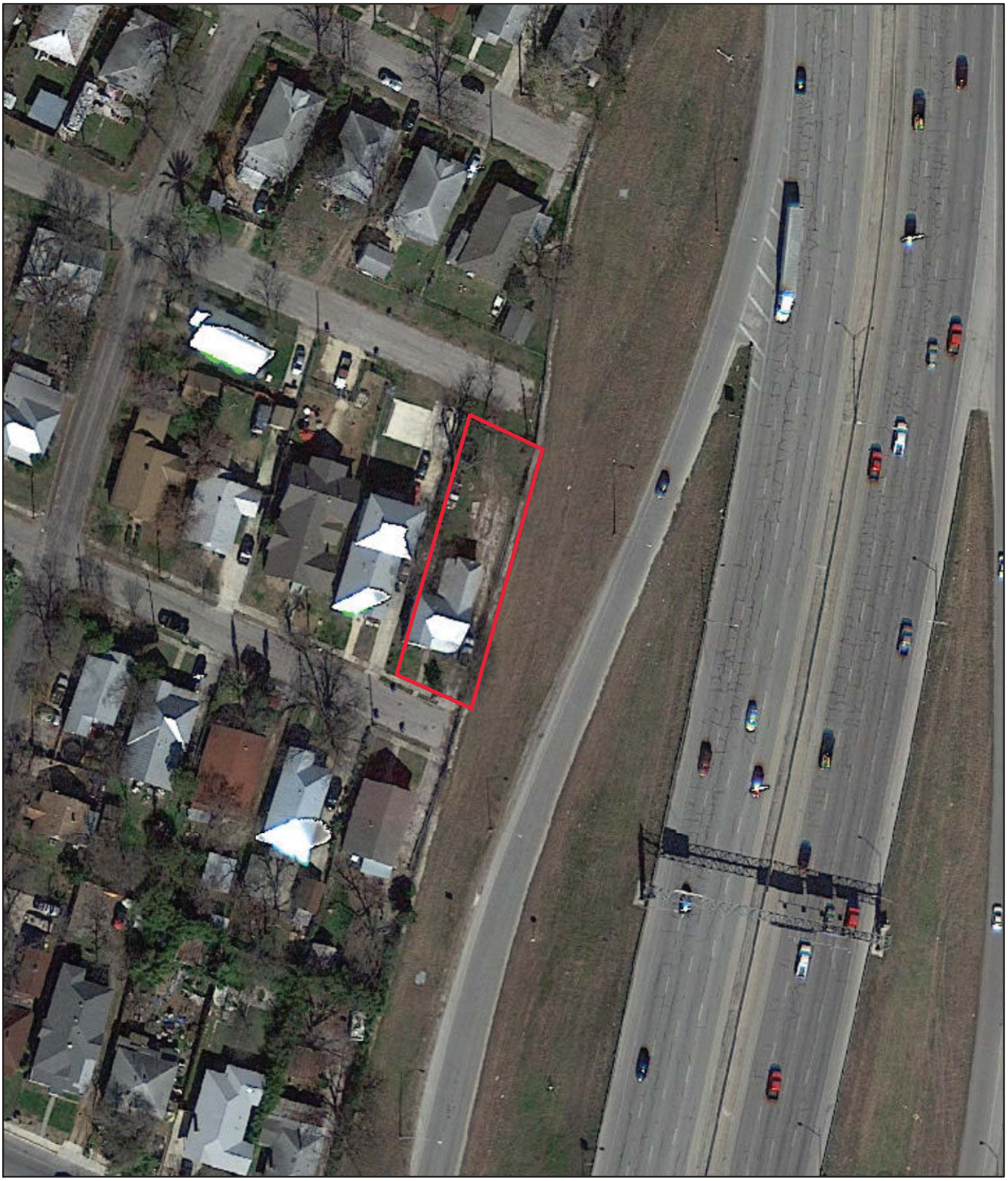
d. ROOF FORM – The applicant has proposed to install shipping containers with a flat roof form that will be used as a terrace. According to Guideline 2.B.i. for New Construction, applicants should incorporate roof forms that are consistent with those predominantly found on the block in pitch, overhang, and orientation. Rear accessory structures in the Lavaca Historic District often feature flat roof forms, although no such forms exist on the block in proximity to the structure. Staff finds the proposal inconsistent with the Guidelines.
e. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall-to-window space as typical with nearby historic facades should be incorporated into new construction. The proposed window openings do not feature similar proportions of wall-to-window space as typical with nearby historic facades. The proposed shipping container dwelling features one fixed traditionally sized window and the remaining windows are horizontal sliding windows located above eye level, near the roofline. The proposed storage shipping container does not feature fenestration. The proposed entry is a French door featuring 4 glass panels on each door. Staff does not find the proposal consistent with the Guidelines.
f. MATERIALS – The applicant has proposed to install two shipping containers to be used as rear accessory structures. The shipping containers are constructed of corrugated steel walls that are supported by a steel frame on exposed concrete piers. The shipping container dwelling will feature a front porch with wood decking, a metal railing, a concrete ramp, and skirting made of an undisclosed material. The shipping container dwelling will feature an exterior metal spiral staircase leading to a rooftop terrace, enclosed by a metal railing. The shipping container dwelling will feature a glass porch awning and the shipping containers will be connected by a shed roof carport. The applicant has not provided material specifications for the carport roof, the front porch, or the windows and doors. According to Guideline 3.A.i. for New Construction, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding. According to Guideline 3.A.v., do not use corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. The material of the shipping container is not visually similar to the traditional building materials in the district. Staff finds the proposal inconsistent with the Guidelines.
g. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to install two corrugated steel shipping containers to be used as rear accessory structures. While temporary shipping containers have been previously approved for storage in historic districts and the Lavaca Historic District features contemporary rear accessory structures that incorporate contemporary materials, the proposed architectural details of the shipping container units are inappropriate for the Lavaca Historic District.

RECOMMENDATION:

Staff does not recommend approval based on findings a through g. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

i. That the applicant proposes a rear accessory structure condition that is more consistent with historic development patterns in the district as noted in finding b.
ii. That the applicant incorporates roof forms that are more consistent with the typologies found in the Lavaca Historic District as noted in finding d.
iii. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the Standard Specifications for Windows in Additions, and the historic examples found in the Lavaca Historic District as noted in finding f.

City of San Antonio One Stop



October 26, 2020

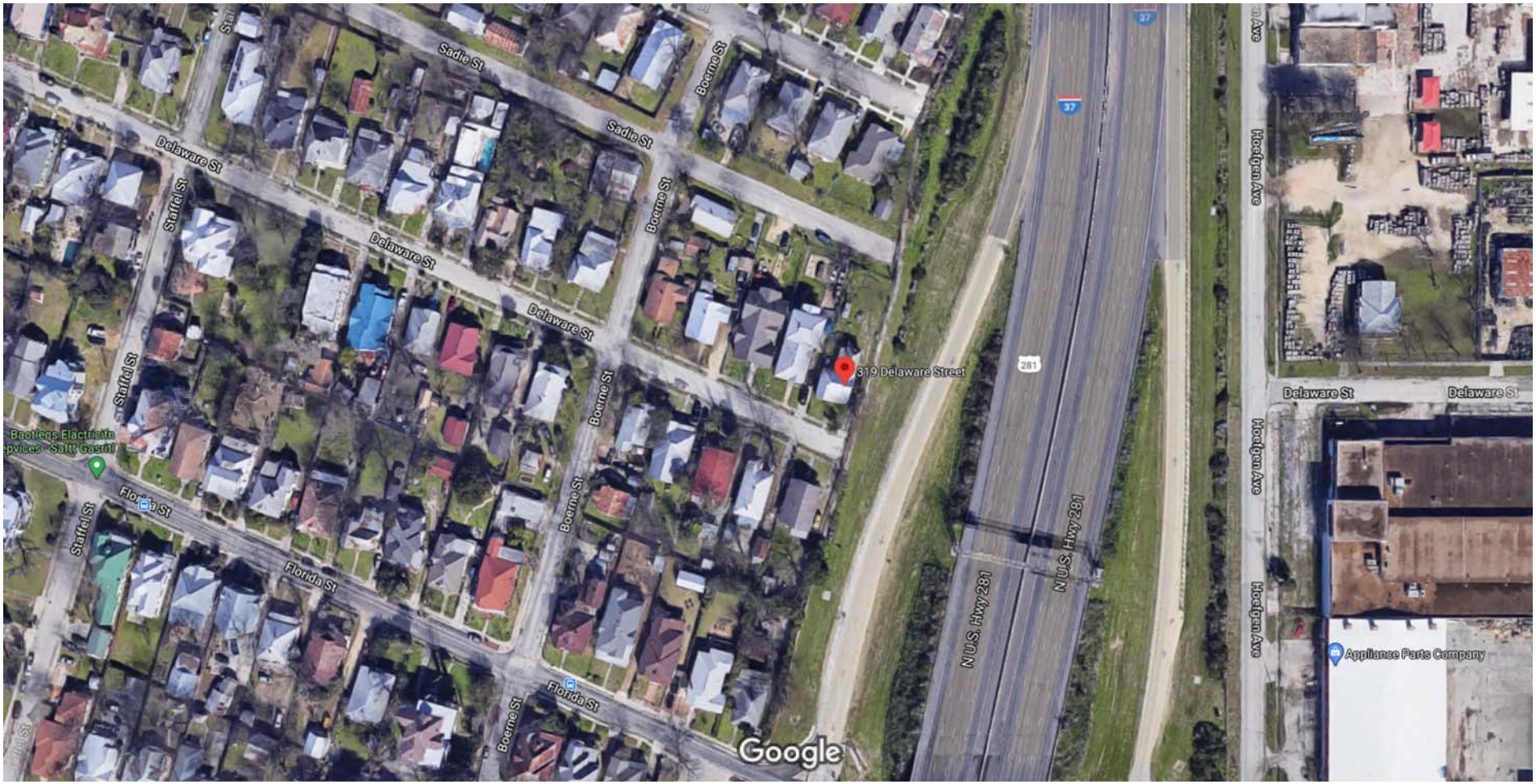
User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

Google Maps 319 Delaware St



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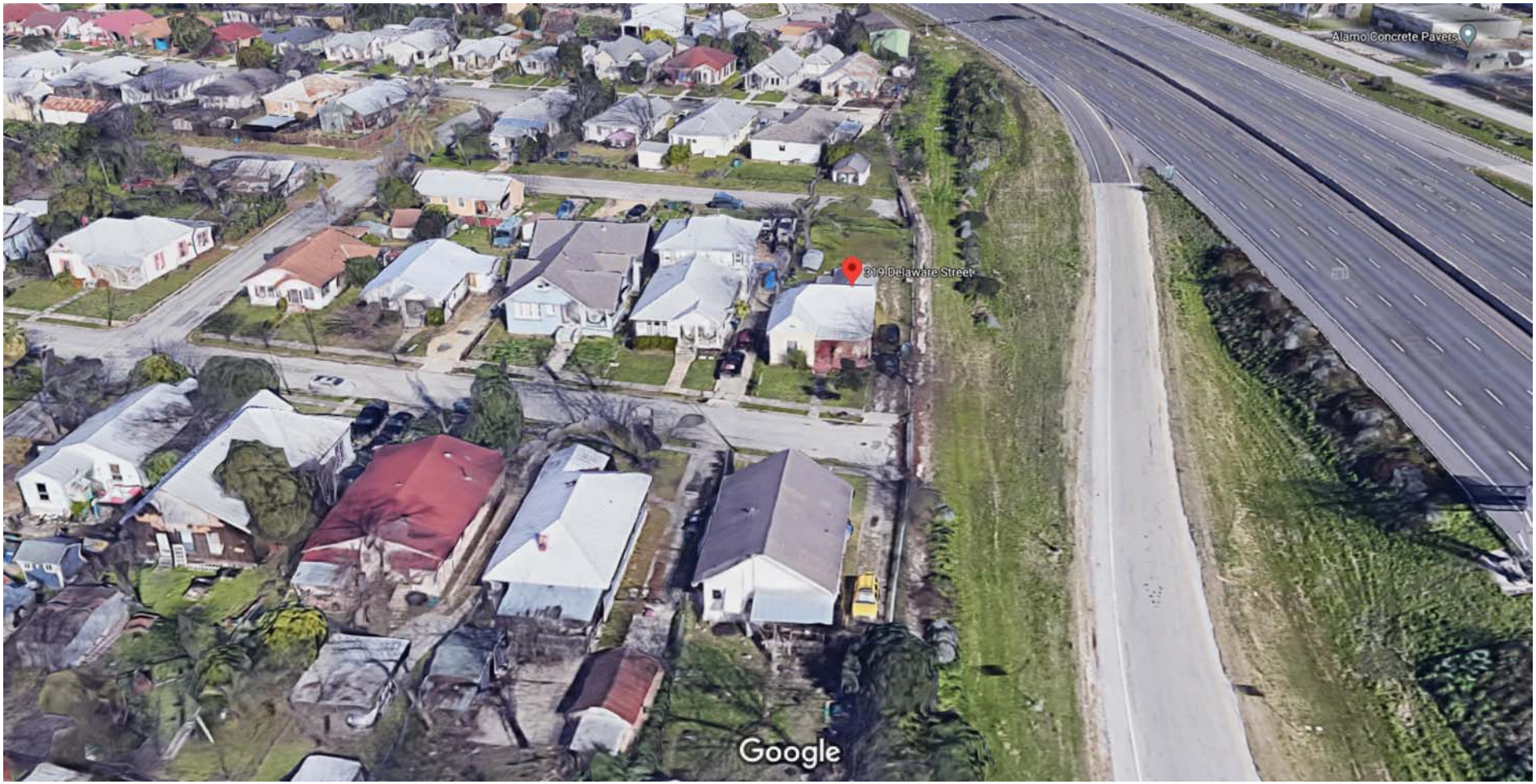
Google Maps 319 Delaware St



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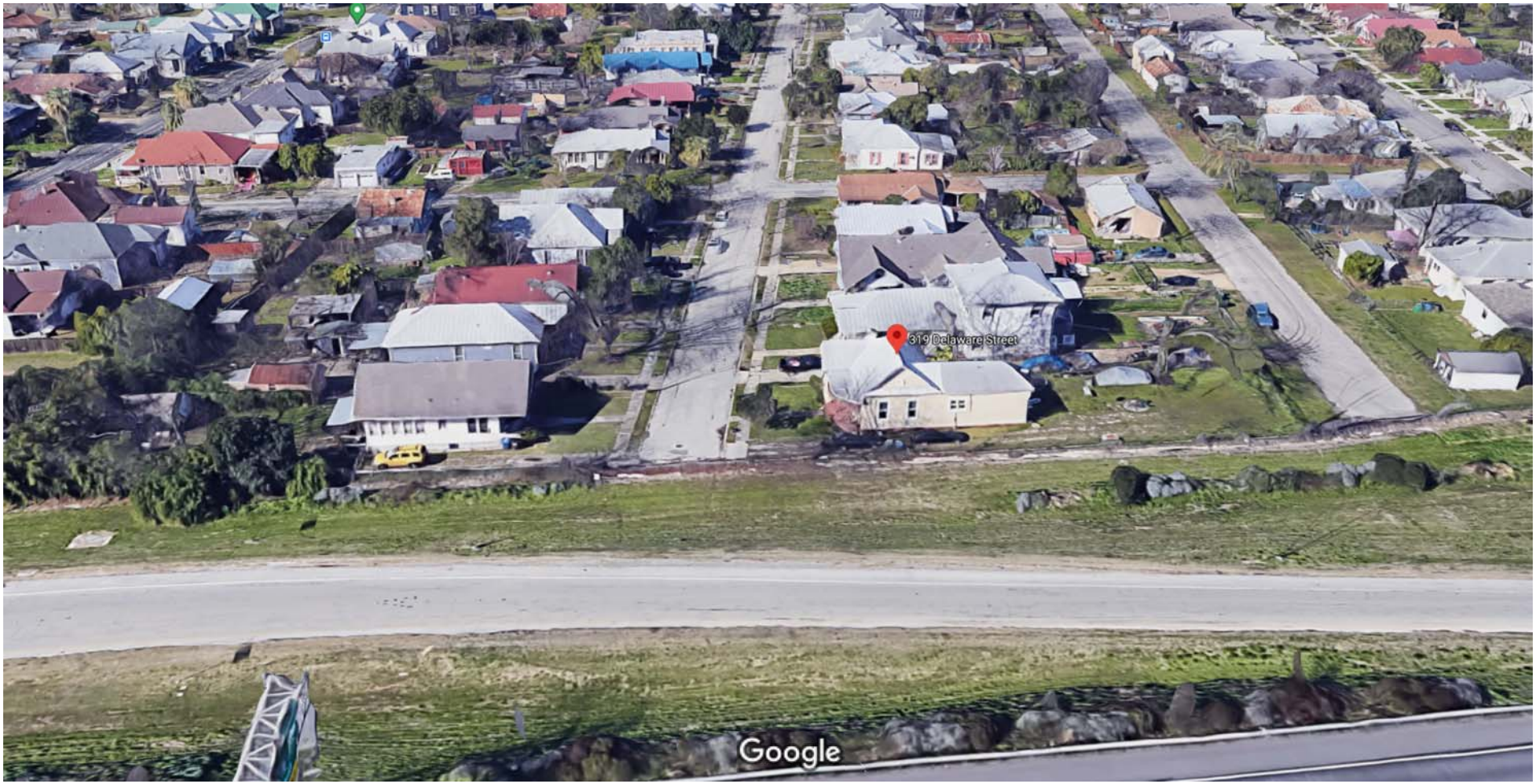
Google Maps 319 Delaware St



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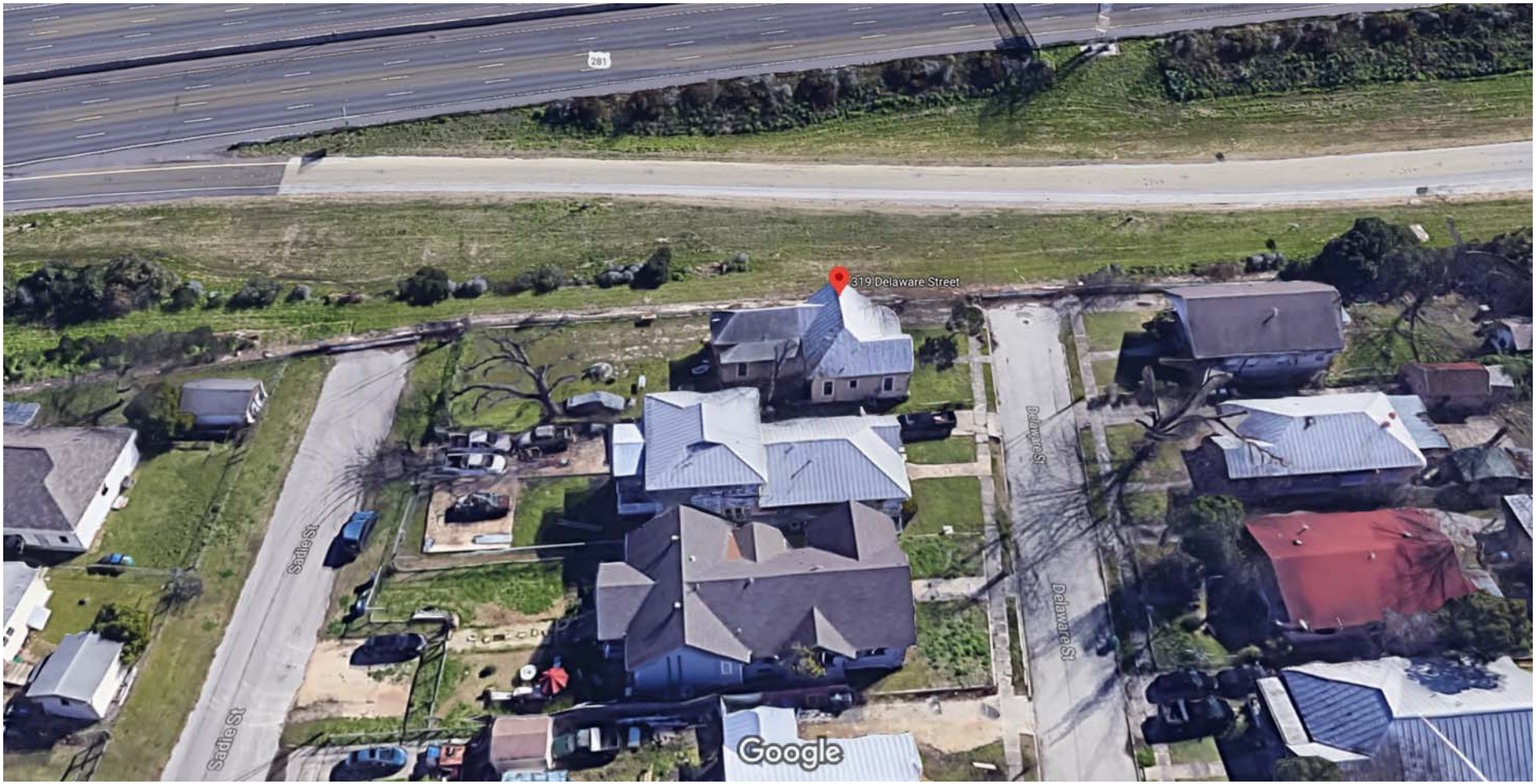

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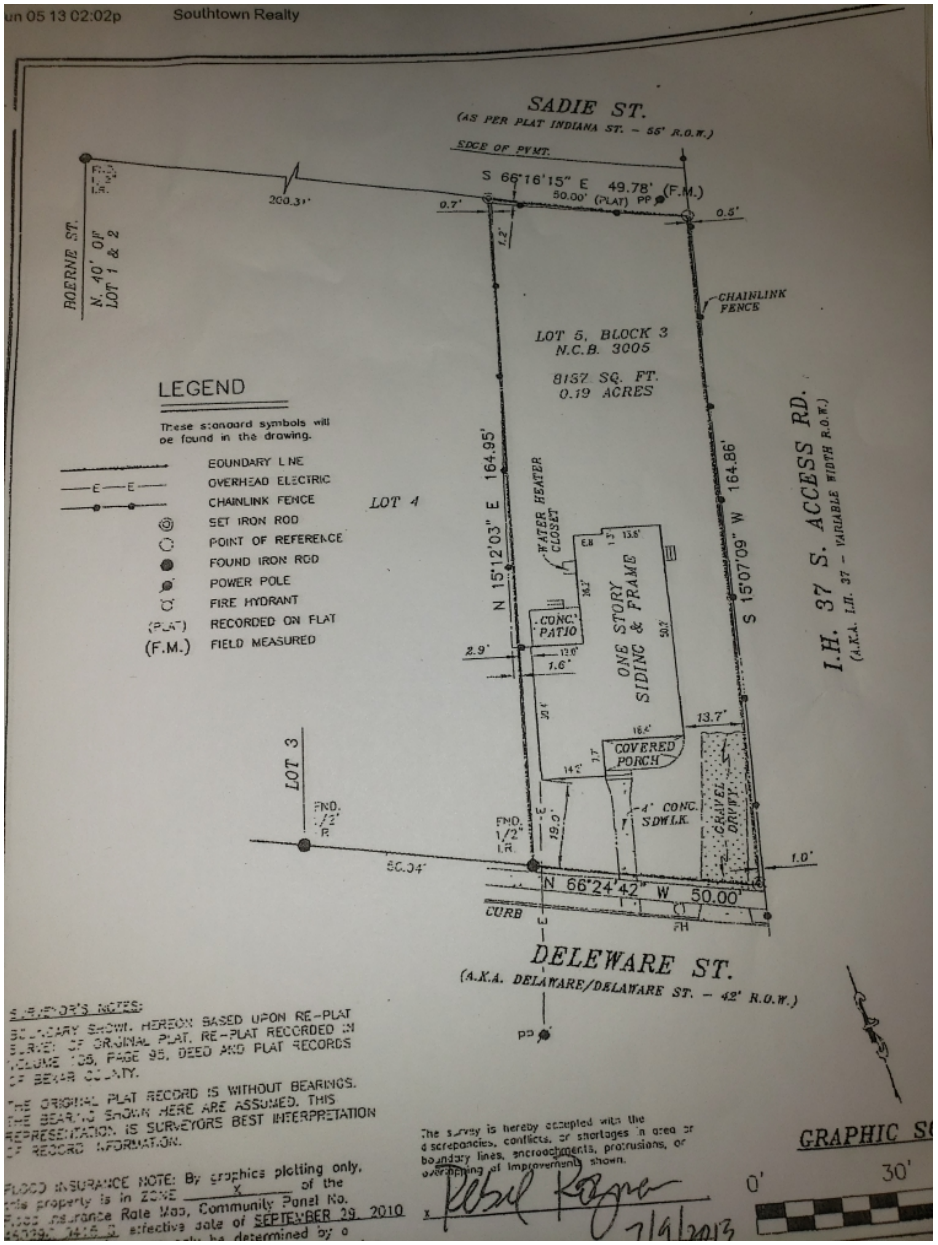
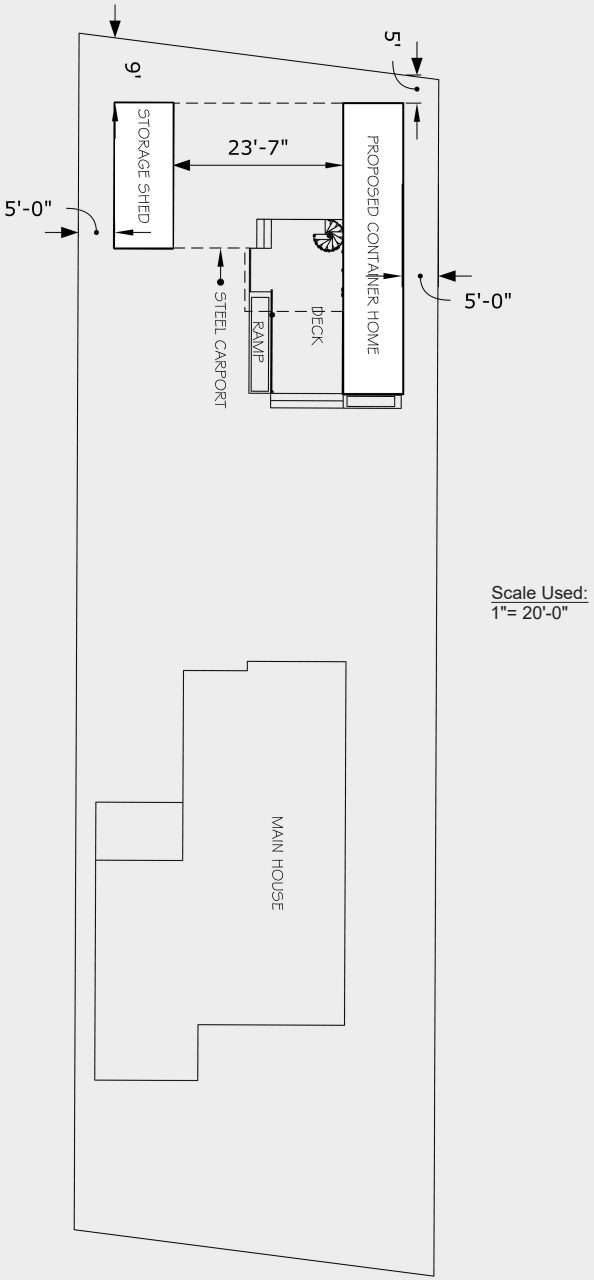




Scale Used:
1"= 20'-0"

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

SITE PLAN

DATE: 9/8/20
PLAN NAME 319 Delaware
DESIGNER PAYAYA
PLAN No.
SHEET A-1

GENERAL FRAMING NOTES

** CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.**

** CONTRACTOR/OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION. **

RAFTER NOTES

1.

2. THE MAXIMUM UNSUPPORTED SPAN FOR NO.3 S.Y.P. SHALL BE AS FOLLOWS:

	2X6	2X8	2X10
16" O.C.	11'–8"	14'–10"	17'–7"
12" O.C.	13'–6"	17'–2"	20'–3"

3. PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2X4 STRUTS INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45° FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'–0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'–0".
4. BLOCKING PROVIDE BLOCKING AT BRACE LOCATIONS (U.N.O.)
5. COLLAR TIES PROVIDE 2X6 COLLER TIES 48" O.C. IN THE UPPER THIRD OF THE ATTIC, (U.N.O.)
6. ROOF LIVE LOAD = 16 PSF.

CEILING JOISTS

1. ALL CEILING JOISTS SHALL BE 2X6'S NO. 3 S.Y.P. 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.)
2. ALL FLOATING BEAMS 1 1/2" ABOVE CEILING OR CEILING JOISTS
3. HEADER SCHEDULE AS FOLLOWS
ALL HEADER MATERIAL TO BE NO. 2 S.Y.P. GRADE LUMBER*
(UNLESS NOTED OTHERWISE):

HEADER SIZE	MAXIMUM SPAN		
	SUPPORTING ROOF ONLY	2ND FLOOR ABOVE	
2–2X6	4'–8"	4'–0"	
2–2X8	6'–0"	5'–0"	
2–2X10	7'–3"	6'–1"	
2–2X12	8'–5"	7'–0"	

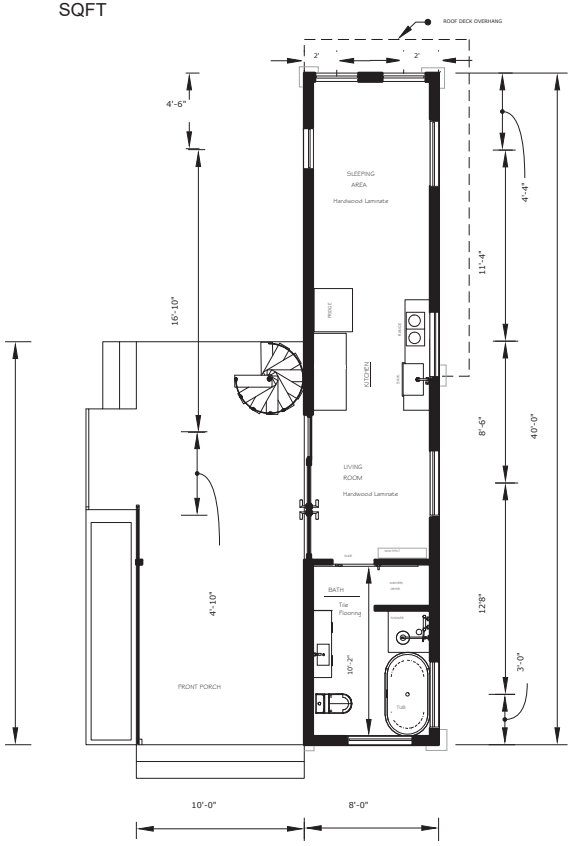
4. ALL BEAM AND HEADERS:
MATERIAL SHALL BE GALVANIZED STEEL METAL STUD
5. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS UNLESS NOTED OTHERWISE
6. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY U JOIST METAL HANGERS (U.N.O)
7. STEEL LINTELS ALL STEEL SHALL CONFORM TO ASTM A–36. STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS FORM SHAPE TO MATCH ARCHES WHERE NECESSRY)

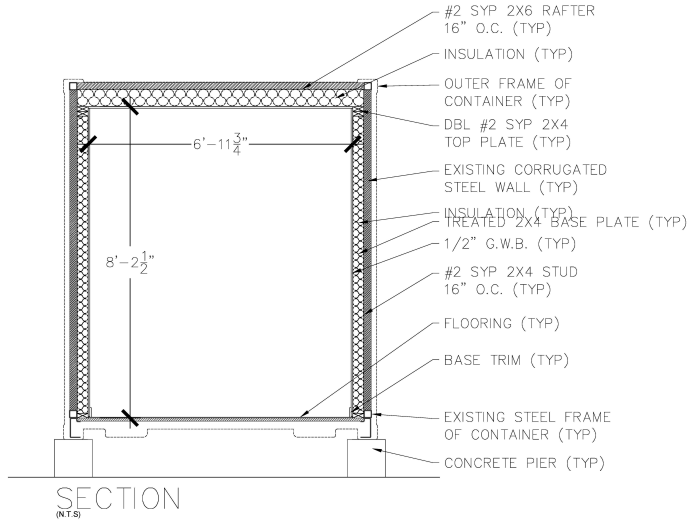
MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
6'–0"	L3 1/2 X 3 1/2 X 5/16	6"
7'–0"	L4 X 3 1/2 X 5/16	6"
8'–0"	L5 X 3 1/2 X 3/8	6"
9'–0"	L5 X 3 1/2 X 3/8	8"
10'–0"	L6 X 4 X 3/8	8"
12'–0"		
16'–0"		
18'–0"		

WALLS

1. STUD WALLS 12" OR HIGHER SHALL HAVE 2X6'S OR (2) 2X4'S STUDS @ 16" ON CENTER
2. ALL WALL GALVANIZED STEEL METAL STUD @ 16" O.C. BLOCKING AT MID SPANS GREATER THAN 9'. ALL FIRST FLOOR BASE PLATE SHALL BE TREATED LUMBER.

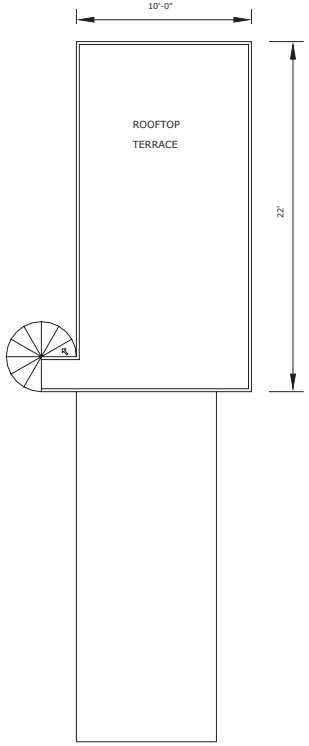
FIRST FLOOR
320
SQFT





SECTION
(N.T.S)

ROOF PLAN



NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

1ST FLOOR CEILING @ 9'–0" HEIGHT
1ST FLR WDW. HDRS @ 8'–0" HGT
UNLESS NOTED OTHERWISE

WHERE APPLICABLE

2ND FLOOR CEILING @ 9'–0" HEIGHT
2ND FLR WDW. HDRS @ 8'–0" HGT
UNLESS NOTED OTHERWISE

220V PER SPECS @ WH, AC, RANGE & DRYER

CABINET BLOCKING:
VANITY 26"/32"
WALL 54" & 80"
BASE 32"
(MEASUREMENTS ARE FROM CONC. FLR TO BOTTOM OF BLOCK)

MAX SILL HGT. @ BEDROOM WINDOWS TO BE 43" FROM FINISH FLOOR

GENERAL NOTES:

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 22" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 44" ABOVE FLOOR.
3. ~~CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.~~
4. 1 HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS, SIZE PER CODE CALCULATIONS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'–0" OF A/C COMPRESSOR GFI IF NOT IN SOFFIT).
7. BALLUSTER SPACING AT 4" O.C. OR CLEAR SPACING SO A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS.
8. HANDRAILS TO BE MINIMUM 34" & MAXIMUM 38" HEIGHT. GUARDRAILS AT A MINIMUM OF 36".
9. STAIR TREAD AND RISERS ARE SPECIFIED ON ALL TWO STORY PLANS AND/OR SECTION SHEETS.
10. FIREPLACE CHIMNEY TO BE 2'–0" HIGHER THAN ANY STRUCTURE WITHIN 10'–0".
11. PREFAB FIREPLACE TO BE IBC APPROVED. – MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
12. TOILET PAPER HOLDER TO BE BLOCKED 24" ABOVE F.F.
13. TOWEL BAR TO BE BLOCKED AT 55" ABOVE F.F.
14. ~~ADDRESS BLOCK TO BE @ 3RD QUOIN (48") U.N.O. ON ELEVATION(S).~~
15. ~~ADDRESS BLOCK TO BE PLACED DIRECTLY UNDER THE LEFT SIDE GARAGE LIGHT AT THE ABOVE STATED HEIGHT, U.N.O. ON ELEVATION(S).~~
16. 14X18" R.O. FOR MED CABINETS
17. A/C PAD TO BE POURED @ SLAB

NOTE:
ALL WINDOWS TO HAVE "ANGEL LOCKS" WHEN SILL HGT IS LESS THAN 24" A.F.F. AND 72" A.F.G.

Scale Used:
11x17: 1/8"= 1'-0"
24x36: 1/4"= 1'-0"

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

TRIM / FINISH PLAN
ROOF PLAN

DATE: 9/8/20
PLAN NAME 319 Delaware
DESIGNER PAYAYA
PLAN No.
SHEET A-2

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

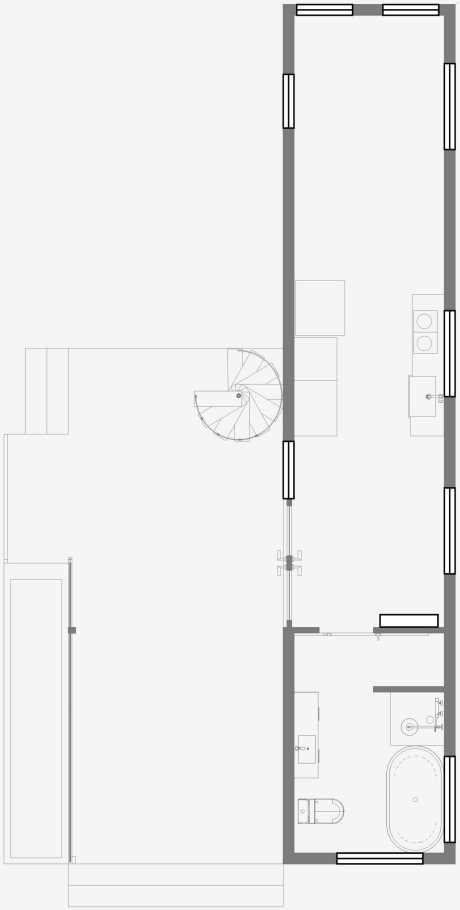


TABLE R402.4.1.1

AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in thebuilding envelope.The exterior thermal envelope contains a continuousair barrier.Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as asealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall bealigned with the insulation and any gaps in the airbarrier shall be sealed.Access openings, drop down stairs or knee wall doorsto unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shallbe aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall besealed.The junction of the top plate and the top of exteriorwalls shall be sealed.Knee walls shall be sealed.	Cavities within corners and headers of framewalls shall be insulated by completely filling thecavity with a material having a thermal resistance,R-value, of not less than R-3 per inch.Exterior thermal envelope insulation for framedwalls shall be installed in substantial contact andcontinuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambsof windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantileveredfloors and floors abovegarages	The air barrier shall be installed at any exposed edge ofinsulation.	Floor framing cavity insulation shall be installed tomaintain permanent contact with the underside ofsubfloor decking. Alternatively, floor framingcavity insulation shall be in contact with the top sideof sheathing, or continuous insulation installed onthe underside of floor framing; and shall extendfrom the bottom to the top of all perimeter floorframing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall becovered with a Class I vapor retarder withoverlapping joints taped.	Crawl space insulation, where provided instead offloor insulation, shall be permanently attached tothe walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shaftsopening to exterior or unconditioned space shall besealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut tofit or narrow cavities shall be filled with insulationthat on installation readily conforms to the availablecavity space.
Garage separation	Air sealing shall be provided between the garage andconditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermalenvelope shall be sealed to the finished surface.	Recessed light fixtures installed in the buildingthermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly tofit around wiring and plumbing, or insulation, thaton installation readily conforms to available space,shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent toshowers and tubs shall separate the wall from theshower or tub.	Exterior walls adjacent to showers and tubs shallbe insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical andcommunication boxes. Alternatively, air-sealed boxesshall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetratebuilding thermal envelope shall be sealed to the subfloor,wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklersshall only be sealed in a manner that is recommendedby the manufacturer. Caulking or other adhesivesealants shall not be used to fill voids between firesprinkler cover plates and walls or ceilings.	—

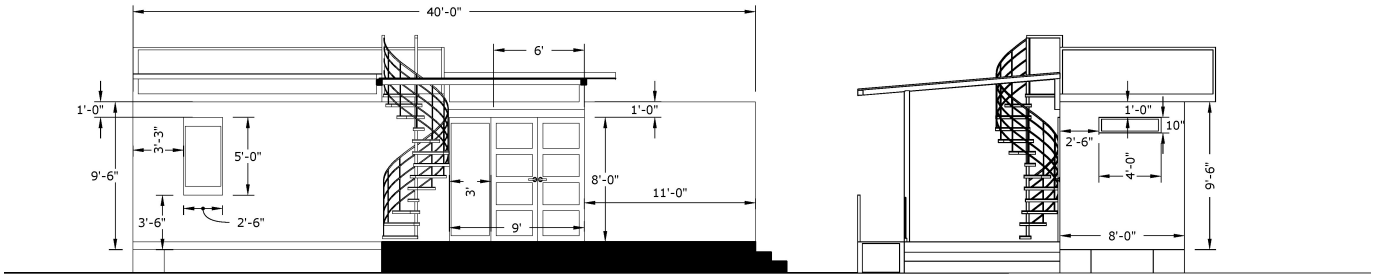
NOTE:
CLOSED CELL SPRAY FOAM INSULATION WILL BE USED

Scale Used:
11x17: 1/8"= 1'-0"
24x36: 1/4"= 1'-0"

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

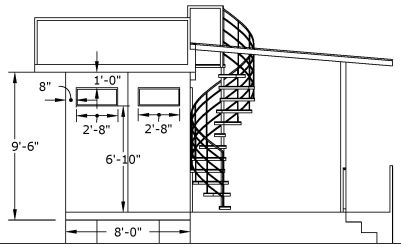
THERMAL ENVELOPE AIR BARRIER

DATE: 9/8/20
PLAN NAME 319 Delaware
DESIGNER PAYAYA
PLAN No.
SHEET A-2.1

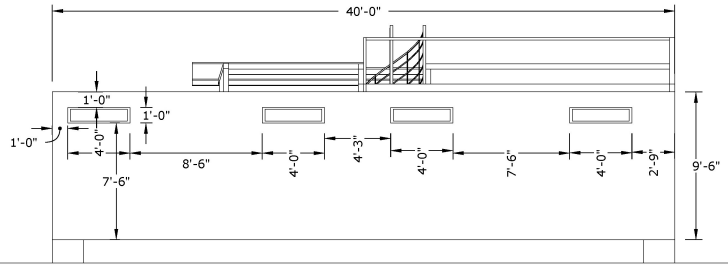


WEST

SOUTH



NORTH



EAST

Scale Used:
11x17: 1/8"= 1'-0"
24x36: 1/4"= 1'-0"

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

ELEVATIONS

DATE: 9/8/20
PLAN NAME
319 Delaware
DESIGNER
PAYAYA
PLAN No.
SHEET
A-3

R311.7 Stairways.

R311.7.1 Width.

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 311/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom.

The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall not project horizontally into the required headroom more than 43/4 inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.3 Vertical rise.

A flight of stairs shall not have a vertical rise larger than 151 inches (3835 mm) between floor levels or landings.

R311.7.4 Walkline.

The walkline across winder treads and landings shall be concentric to the turn and parallel to the direction of travel entering and exiting the turn. The walkline shall be located 12 inches (305 mm) from the inside of the turn. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface. Where winders are adjacent within a flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers.

Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers.

The riser height shall be not more than 73/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch- diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads.

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.

Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder

tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.3 Nosings.

Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 11/4inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.4 Exterior plastic composite stair treads.

Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.2.2.

R311.7.6 Landings for stairways.

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface.

The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8 Handrails.

Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

R311.7.8.1 Height.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to *guard*, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Handrail projection.

Handrails shall not project more than 41/2 inches (114 mm) on either side of the stairway.

Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 61/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8.3 Handrail clearance.

Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity.

Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

Exceptions:

1. Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R311.7.8.5 Grip size.

Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than 11/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 61/4 inches (160 mm) and a cross section of not more than 21/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than 61/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 11/4 inches (32 mm) and not more than 23/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

R311.7.8.6 Exterior plastic composite handrails.

Plastic composite exterior handrails shall comply with the requirements of Section R507.2.2.

R311.7.9 Illumination.

Stairways shall be provided with illumination in accordance with Sections R303.7 and R303.8.

R311.7.10 Special stairways.

Spiral stairways and bulkhead enclosure stairways shall comply with the requirements of Section R311.7 except as specified in Sections R311.7.10.1 and R311.7.10.2.

R311.7.10.1 Spiral stairways.

The clear width at and below the handrails at spiral stairways shall be not less than 26 inches (660 mm) and the walkline radius shall be not greater than 241/2 inches (622 mm). Each tread shall have a depth of not less than 63/4 inches (171 mm) at the walkline. Treads shall be identical, and the rise shall be not more than 91/2 inches (241 mm). Headroom shall be not less than 6 feet 6 inches (1982 mm).

R311.7.10.2 Bulkhead enclosure stairways.

Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside *grade* level to the *basement* shall be exempt from the requirements of Sections R311.3 and R311.7 where the height from the *basement* finished floor level to *grade* adjacent to the stairway is not more than 8 feet (2438 mm) and the *grade* level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other *approved* means.

R311.7.11 Alternating tread devices.

Alternating tread devices shall not be used as an element of a means of egress. Alternating tread devices shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

Exception: Alternating tread devices are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross square feet (18.6 m2) or less where such devices do not provide exclusive access to a kitchen or bathroom.

R311.7.11.1 Treads of alternating tread devices.

Alternating tread devices shall have a tread depth of not less than 5 inches (127 mm), a projected tread depth of not less than 81/2 inches (216 mm), a tread width of not less than 7 inches (178 mm) and a riser height of not more than 91/2 inches (241 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees (0.87 and 1.22 rad). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

R311.7.11.2 Handrails of alternating tread devices.

Handrails shall be provided on both sides of alternating tread devices and shall comply with Sections R311.7.8.2 to R311.7.8.6. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.7.12 Ships ladders.

Ships ladders shall not be used as an element of a means of egress. Ships ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

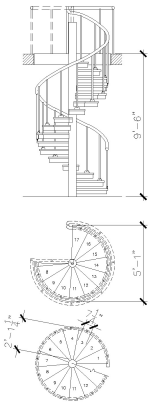
Exception: Ships ladders are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross square feet (18.6 m2) or less that do not provide exclusive access to a kitchen or bathroom.

R311.7.12.1 Treads of ships ladders.

Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 81/2 inches (216 mm). The riser height shall be not more than 91/2 inches (241 mm).

R311.7.12.2 Handrails of ships ladders.

Handrails shall be provided on both sides of ships ladders and shall comply with Sections R311.7.8.2 to R311.7.8.6. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).



PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

SPIRAL STAIRCASE DETAIL

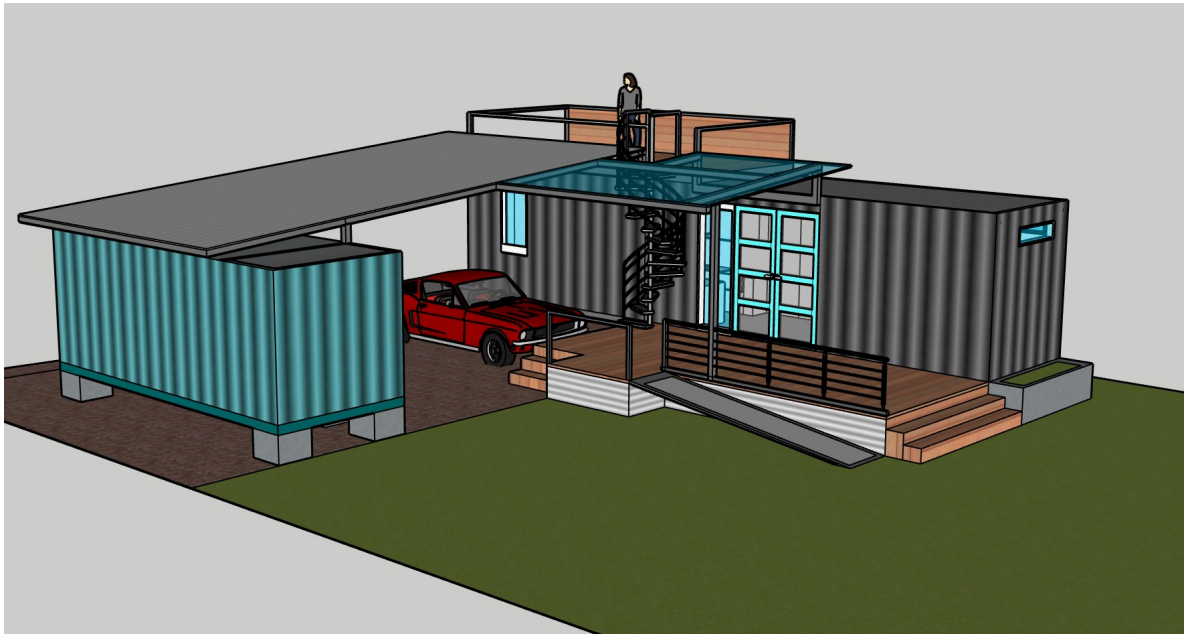
DATE: 9/8/20

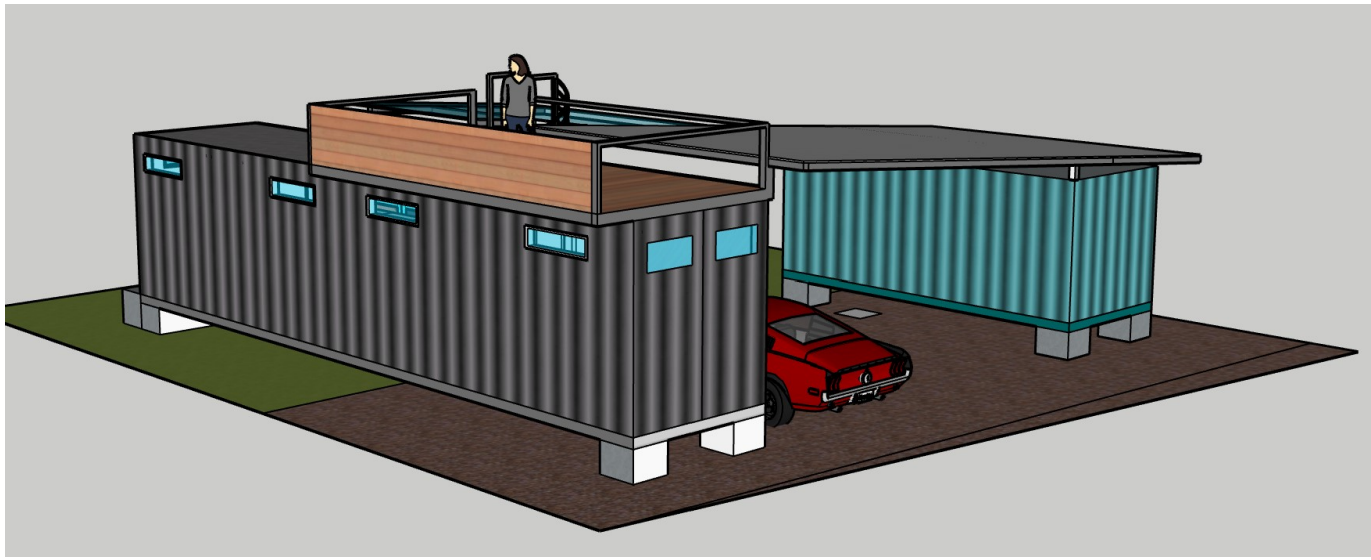
PLAN NAME
319 Delaware

DESIGNER
PAYAYA

PLAN No.

SHEET
A-4





PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

RENDERINGS

DATE: 9/8/20

PLAN NAME
319 Delaware

DESIGNER
PAYAYA

PLAN No.

SHEET
A-5

» 12,000 BTU Ductless DC Inverter Mini Split Air Conditioner Heat Pump, 230 VAC, 19 SEER

12,000 BTU Ductless DC Inverter Mini Split Air Conditioner Heat Pump, 230 VAC, 19 SEER

DESCRIPTION

SHIPPING & DELIVERY

PERFORMANCE

- **Power Supply:** 208~230V, 60Hz, 1Ph
- **Cooling Rated Capacity:** 12,000 BTU/h
- **Cooling Capacity Range:** 3,700~13,000 BTU/h
- **Cooling SEER:** 19.5 BTU/w
- **Heating Rated Capacity:** 12,000 BTU/h
- **Heating Capacity Range:** 3,500~13,500 BTU/h
- **Heating HSPF4/HSPF5:** 10.0 / 8.0 BTU/w
- **Refrigerant Type:** R410A/30
- **Suitable Area:** 350~450 Sq.F
- **AHRI Estimated Annual Operating Costs:**
  - Cooling: **$86.00**
  - Heating: **$265.00**

INDOOR UNIT

- **Air Flow (Hi/Med/Lo):** 323.5 / 282 / 212 CFM
- **Sound Level (Hi/Med/Lo):** 38 / 32 / 24 dB(A)
- **Net Dimensions (WDH):** 31.57 x 7.44 x 11.69 Inches
- **Carton Dimensions (WDH):** 34.45 x 11.22 x 14.96 Inches
- **Net / Gross Weight:** 19 / 25 Lbs

OUTDOOR UNIT

- **Sound Level:** 55 dB(A)
- **Net Dimensions (WDH):** 31.5 x 13.11 x 21.81 Inches
- **Carton Dimensions (WDH):** 36.22 x 15.35 x 24.21 Inches
- **Net / Gross Weight:** 67 / 72.75 lbs

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

HVAC MINI SPLIT SPECS

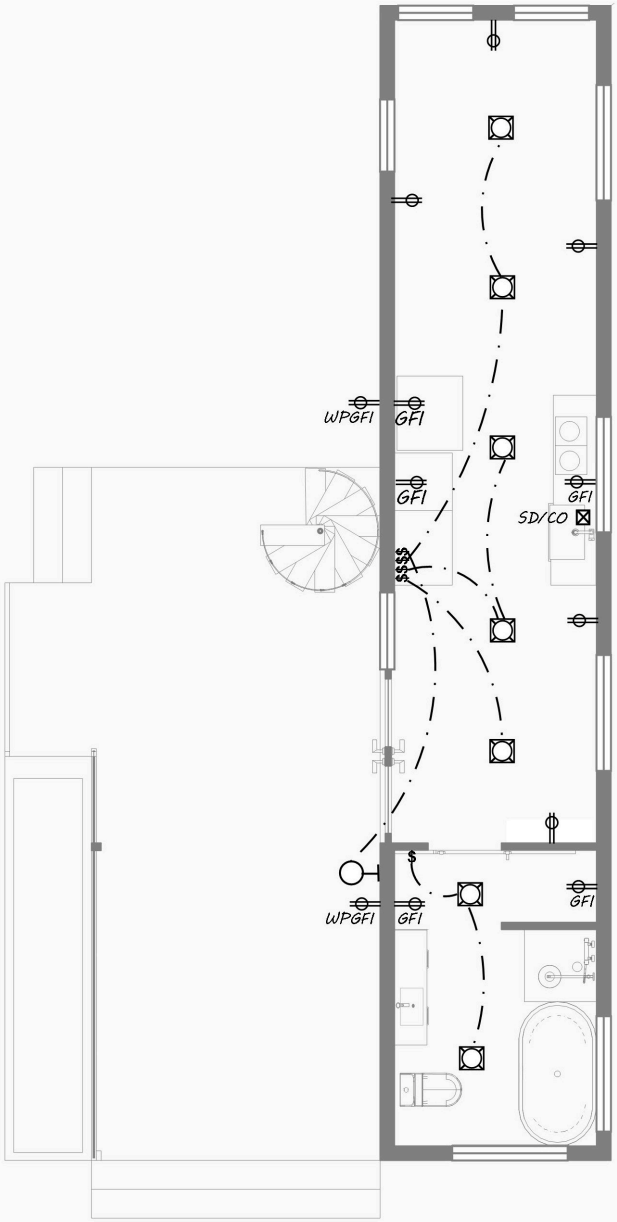
DATE: 9/8/20
PLAN NAME 319 Delaware
DESIGNER PAYAYA
PLAN No.
SHEET A-6

ELECTRICAL LEGEND

$	SWITCH
$3	3–POLE SWITCH
$4	4–POLE SWITCH
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
SD/CO	SMOKE/CARBON DETECTOR
M	MINI RECESS CAN
	RECESS CAN
	DIRECTIONAL CAN (EB)
CHIMES	CHIMES
6	CAT6 DATA LINE
	TELEPHONE JACK
TV	TELEVISION JACK
D.B.	DOOR BELL
	GAS
	EXHAUST FAN
H2O	HOSE BIB / WATER LINE
	CEILING FAN WITH LIGHT KIT
	CEILING FAN
	120v RECEPT FLOOR PLUG
	120v RECEPTACLE
	220v RECEPTACLE
GFI	GROND FAULT INTERRUPTOR
WPGFI	WEATHER PROOF W/ GROND FAULT INTERRUPTOR
	SWITCH TOP POLE ONLY
T	THERMOSTAT
	FLUORESCENT LIGHT PANEL
	UNDER–CABINET HALOGEN STRIP, 1–BULB
	EXTERIOR FLOOD LIGHT

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

NOTE:
ELECTRIC W/H AND HVAC UNIT TO BE INSTALLED IN KITCHEN LOCATIONS AND UNIT SIZES TO BE DETERMINED BY TECHNICIANS



Scale Used:
11x17: 1/8"= 1'-0"
24x36: 1/4"= 1'-0"

PAYAYA DESIGN & BUILD

ELECTRICAL PLAN
FIRST FLOOR

DATE: 9/8/20
PLAN NAME: 319 DELAWARE
DESIGNER: PAYAYA
PLAN No.:
SHEET: E-1

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 I SAN ANTONIO TEXAS 78283-3966

September 30, 2020

Diana Rozmen
319 Delaware
San Antonio, Texas 78210

SUBJECT: ADDR-COD-20-10600453; Lot 5, Block 3, NCB 3005

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

6. Minimum street frontage of 15' on street or irrevocable access easement. Must have existing Lot, Block, and NCB. Must be in the same configuration since January 1, 2005. Must meet zoning and limited to 1 dwelling unit only. Each lot must be under the same ownership. This exception may be used for unplatted properties and properties included in an antiquated plat. This property was part of the B Staffels Addition antiquated plat, dated November 20, 1906.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

1. If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
   a. Habitable use in the floodplain;
   b. Public drainage improvement is required;
   c. Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
   d. Any change in the acreage or Land Use identified on the COD.
2. The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of $2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Single-Family Residence

Acreage/Square Footage: **0.1894**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

Should you have any questions regarding this Certificate of Determination, please contact Daniel Hazlett, the Planning Coordinator who worked on your request at 210-207-8270, or via email at Daniel.Hazlett@sanantonio.gov.

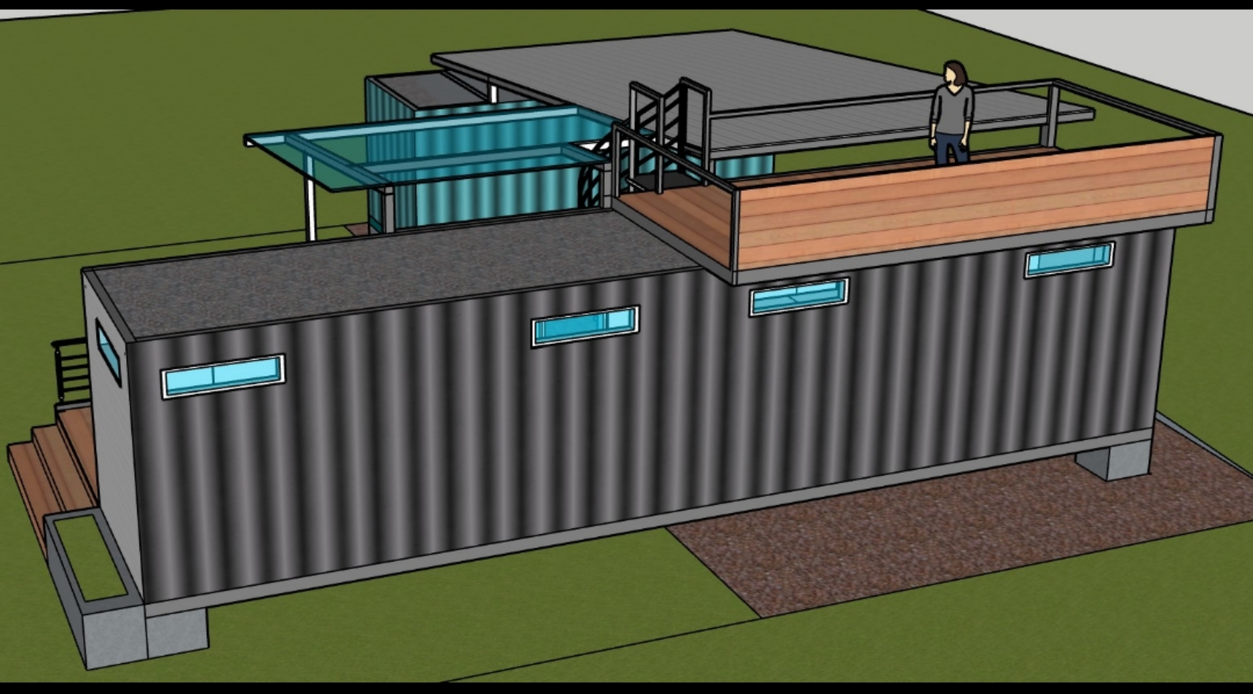
Sincerely,

Daniel Hazlett
Planning Coordinator

Logan Sparrow
Development Services Manager

Joseillinois
August 28, 1:50 PM

Joseillinois
August 28, 1:50 PM



Joseillinois
August 28, 1:50 PM