

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-054
ADDRESS: 1021 N PALMETTO
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 46 FT OF 8 & 9 ARB A-1
ZONING: R-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo McCullough
OWNER: Imagine Holdings
TYPE OF WORK: Construction of a 2-story residential structure
APPLICATION RECEIVED: January 24, 2018
60-DAY REVIEW: March 25, 2018
REQUEST:

The applicant is requesting final approval to construct a 2-story single family home on the vacant lot at 1021 N Palmetto.

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 principal 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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct a 2-story single family home to feature approximately 2,000 square feet

on the vacant lot at 1021 N Palmetto, located on the eastern boundary of the Dignowity Hill Historic District. The lot is located at the intersection of N Palmetto and Burleson and is flanked to the west and the south by 1-story historic single-family homes. The blocks in the vicinity are predominantly defined by 1-story historic homes with a few 2-story historic homes, including one across the street from the vacant lot.

- b. The applicant received conceptual approval from the HDRC on December 20, 2017. The approval carried the following stipulations:
 1. **That the applicant reduces the floor plate height to reduce the overall height of the structure as noted in finding g;** this stipulation has been met in the current submittal.
 2. **That the applicant removes the proposed chimney roof element and proposes an alternative solution for access to the rooftop terrace as noted in finding i;** this stipulation has partially been addressed in the current submittal.
 3. **That the applicant explores a front porch design that creates a true porch condition. The porch should extend towards the street and feature more depth to be more consistent with the porch depths and configurations of the Dignowity Hill Historic District as noted in finding f. The final porch design of the rear elevation should respond to the changes made on the front porch and share similar design elements;** this stipulation has been partially addressed in the current submittal.
 4. **That the applicant proposes windows on the left elevation that feature proportions and configurations that are more consistent with historic window patterns in the district as noted in finding j. Staff finds one over one windows to be appropriate and encourages the applicant to carry the window pattern of the three other elevations over to the left elevation for consistency;** this stipulation has partially been met in the current submittal.
 5. **That the applicant submits final drawings and material specifications that are comprehensive, accurate, and meet the 80% complete construction document requirement for final approval. The current submission contains several inconsistencies between plans and elevations that must be resolved in order for consideration for final approval;** this stipulation been met in the current submittal.
 6. **That the applicant submits a comprehensive hardscaping and landscaping plan for final approval that indicates all mechanical equipment and screening methods, if applicable;** this stipulation has been partially met in the current submittal.
- c. The applicant met with the Design Review Committee (DRC) on September 27, 2017. The DRC commented on the combination of stucco and lap siding, which is not common in the Dignowity Hill Historic District, nor generally in historic districts in the city. The DRC suggested a more consistent window pattern, sizes, and placement that were more representative of those found in the district and more consistent with the Guidelines. The DRC suggested to utilize the curb cut off Burleson instead of introduce a new curb cut with pavers as a driveway on N Palmetto. The DRC emphasized the importance of studying the surrounding context and responding to the neighborhood conditions, including providing exhibits or drawings that convey reasoning for design choices. The applicant met again with the DRC on December 12, 2017, with a revised design proposal that included window proportions and placement that were consistent with the Guidelines, updated exterior materials, a more defined porch, a new rear porch, and a relocated curb cut and driveway. The DRC found the driveway relocation to be appropriate. The DRC recommended installing one over one wood windows to be consistent with historic structures and the Historic Design Guidelines. The DRC also recommended reducing the floor plate height and roof pitch of the structure to limit the overall height of the building to be more consistent with surrounding historic structures. The DRC found the rear roof condition, including the rooftop terrace, to be favorable, and found that the extension of the standing seam metal roof on the edges of the terrace helped minimize its visible impact from the public right-of-way and is a more appropriate solution than a flat railing that extends the width of the façade. Overall, the DRC found that the applicant's design has made significant progress. The chimney element under consideration in this recommendation was not presented at the DRC meeting. The applicant submitted updated drawings to OHP staff on December 14, 2017. As noted in finding b, the applicant received conceptual approval from the HDRC on December 20, 2017. The applicant met again with the Design Review Committee on February 14, 2018, to present designs submitted for final approval. The DRC suggested extending the roof element above the terrace door to span more of the width of the rear roofline to create a more proportionate and appropriate detail. The DRC suggested incorporating a gutter system that effectively diverts water from the drip edge this element would create. The suggestion to extend the first floor front façade to meet the front edge of the porch was discussed and encouraged, and the DRC proposed specific modifications to the left elevation to ensure the window proportions and placement were compliant with the Guidelines. The DRC suggested adding a third column on the front porch to frame the doorway, and noted that the front door as drawn

was more Midcentury and a more appropriate door should be selected for this particular new construction project. The final landscaping plan was also briefly discussed and the applicant was reminded that all intended new landscaping should be indicated on the final site plan.

- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure to face N Palmetto Street, which is consistent with the development pattern found on the block. The applicant has proposed a setback that per the application documents is to be within five feet of the adjacent setbacks. The applicant is to provide field measurements to confirm setbacks of adjacent structures and proposed a setback that is consistent. Staff finds the proposal consistent with the Guidelines.
- e. **ENTRANCES: ORIENTATION** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards N Palmetto. This is consistent with the Guidelines and the pattern of neighboring homes.
- f. **ENTRANCES: FRONT PORCH** – The applicant has proposed a front porch that projects approximately four feet from the primary setback of the front façade. Historic structures throughout the Dignowity Hill Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. The porch will feature a shed roof form and a standing seam metal roof. Staff finds that the general porch roof form is consistent, but finds that the first floor mass on the west side of the front façade should be extended towards the streetscape to match the location of the front porch columns. This will create a truer porch condition and result in a continuous shed porch roofline that extends the width of the front façade. Staff finds that the porch is appropriate with these modifications incorporated. The applicant is required to submit final measured drawings that illustrate these changes.
- g. **ENTRANCES: FRONT PORCH COLUMNS** – The applicant has proposed to install two square wooden columns on the front porch. Based on the submitted drawings, the posts will be 6 by 6 inches in width. According to the Historic Design Guidelines, new architectural 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. Staff finds the posts generally consistent with the Guidelines, but finds that another column should be installed to break up the long porch roof span, which is more consistent with historic precedents. Staff finds a column that frames the front door to be appropriate in terms of location.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure with a rooftop terrace. The highest point of the structure is indicated to be approximately 27'-7" to the tallest point of the ridgeline, not including the foundation. The height is generally consistent with the two-story structures nearby and the applicant has reduced the floor plates and modified the steepness of the roof pitch as compared to previous iterations. Staff finds the proposal consistent for the location of the lot.
- i. **FOUNDATION** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Historic structures found throughout the Dignowity Hill Historic District feature foundation heights of two to three feet in height. The applicant has provided information that notes a foundation height of approximately 1 to 1 ½ feet. Staff finds the proposal generally consistent.
- j. **ROOF FORM** – The applicant has proposed a gable roof form and a habitable flat rooftop terrace on the rear elevation. The cross gable pitch is commonly found in the Dignowity Hill Historic District. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs in the district. Staff finds the proposal generally consistent with the Guidelines, but finds that the applicant should extend the roof element above the terrace door to span more of the width of the rear roofline to create a more proportionate and appropriate detail. Staff finds that the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, and a crimped ridge seam.
- k. **WINDOW & DOOR OPENINGS: PROPORTIONS AND PLACEMENT** – 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 applicant has proposed several window openings that are consistent with historic precedents. Additionally, all paired windows feature a ganged condition. However, staff finds that the left elevation features window sizes that are not consistent with the Guidelines, OHP Window Policy Document, or historic patterns in the district.
- l. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the

size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.

- m. **MATERIALS** – The applicant has proposed materials that include horizontal smooth composite siding and wood siding, simple wooden porch posts, a standing seam metal roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate for the Dignowity Hill Historic District.
- n. **WINDOW MATERIALS** – The applicant has verbally stated their intent to install aluminum-clad wood windows. Staff finds the proposal appropriate. The windows should comply with the OHP Window Policy Document for New Construction and the stipulations listed in the recommendation.
- o. **DOORS** – The applicant has proposed to install two doors on the structure. One will be located at the front entrance and a set of French doors will be installed at the rear entrance. The rear entrance doors feature a simple design and profile with one lite each. The front door, as drawn, indicates a three panel style that is more akin to Midcentury Modern architecture and design. Staff finds that the front door design should feature two or four lites that relate more closely to the Craftsman-inspired architecture of the proposal.
- p. **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 architectural details of the proposal are an interpretation of the context of the neighborhood, which features Craftsman bungalows, Queen Anne cottages, and Folk Victorian homes in the direct vicinity. Staff finds the proposal consistent with the Guidelines.
- q. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.
- r. **DRIVEWAY: LOCATION** – According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. Currently, a curb cut exists off Burleson, which the applicant will utilize for a rear driveway. Staff finds the proposal consistent with the Guidelines.
- s. **DRIVEWAY: MATERIAL** - According to Guideline 5.B.i, driveways similar in material find in the district should be used. Concrete driveways are characteristic of the Dignowity Hill Historic District. Staff finds the material consistent with the Guidelines.
- t. **WALKWAYS** – The applicant has proposed to install a concrete walkway off Palmetto to meet the proposed front door. Another walkway will be installed to connect the rear porch to the rear concrete driveway. Poured concrete walkways are historically common in the Dignowity Hill Historic District. Staff finds the locations, materials, and dimensions of the walkways consistent.
- u. **LANDSCAPING** – The applicant has proposed to retain several existing trees on the site per the indicated site plan. Staff finds the proposal appropriate. The applicant is required to coordinate with the City Arborist's office to ensure the proposed new construction will not impact any significant or heritage trees.

RECOMMENDATION:

Staff recommends final approval based on findings a through s with the following stipulations:

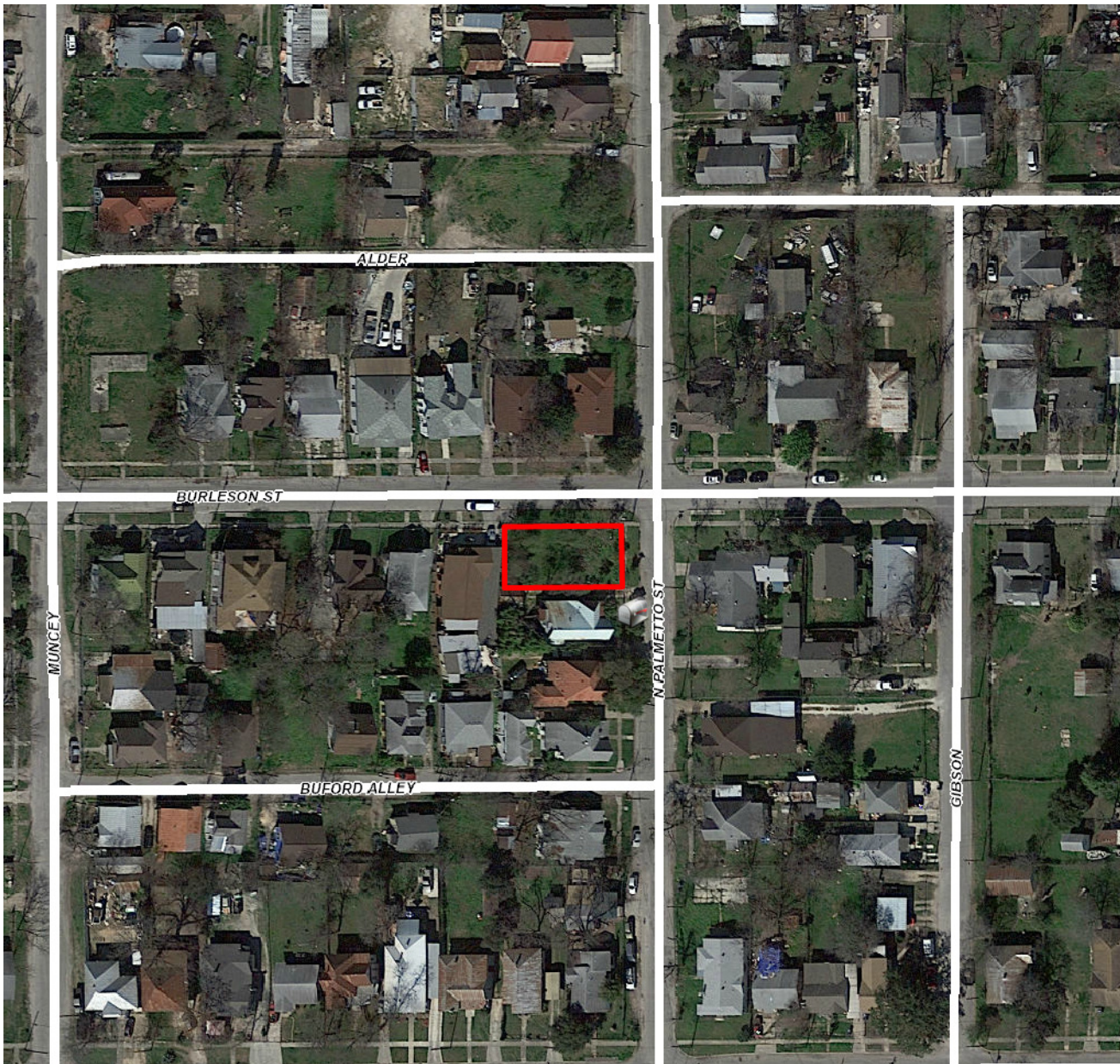
- i. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant installs a seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, and a crimped ridge seam.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 27, 2017; December 12, 2017; and February 14, 2018. The discussions are outlined in finding c.



Flex Viewer

Powered by ArcGIS Server

Printed: May 10, 2017

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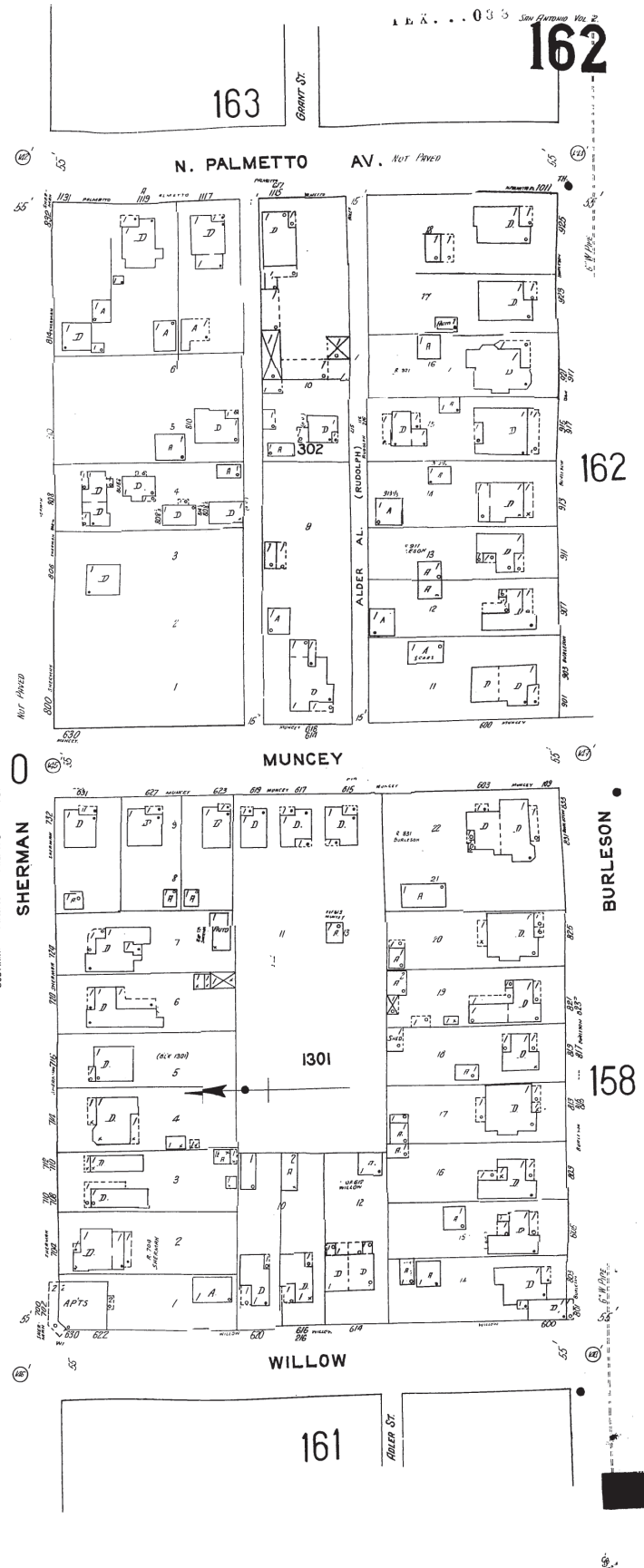
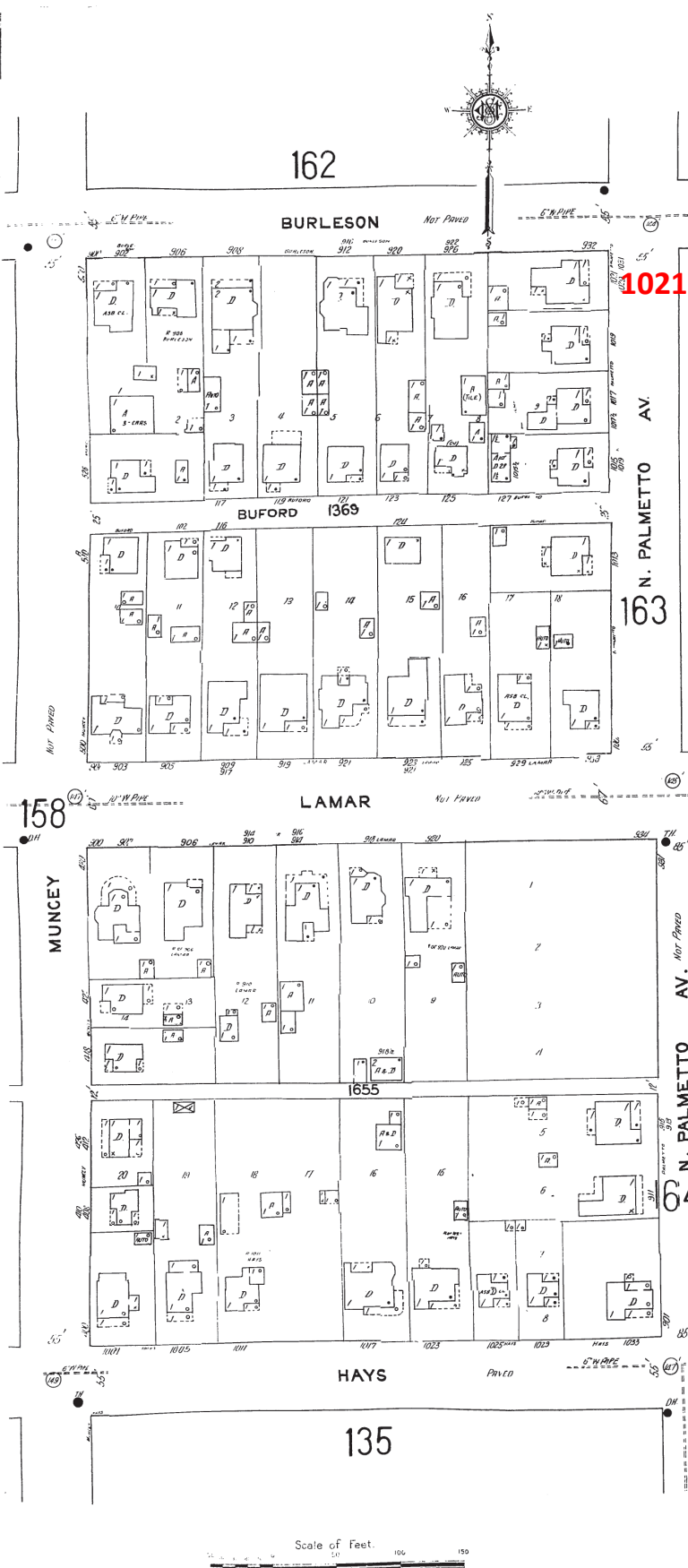


CITY OF SAN ANTONIO
NOTICE OF HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS: [REDACTED]
REQUEST: NEW CONSTRUCTION OF 2-STORY HOUSE
DATE: [REDACTED]
HEARING DATE: JANUARY 1, 2014 Time: 3:00 PM
FOR SUBMITTER INFORMATION CONTACT:
(210) 207-0035
ALL PUBLIC MEETINGS TAKE PLACE AT 1801 S. ALAMO

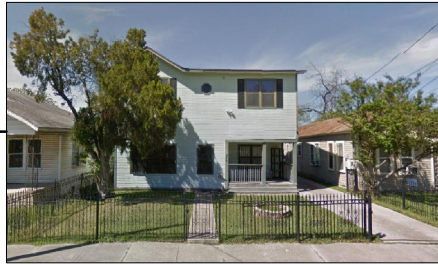








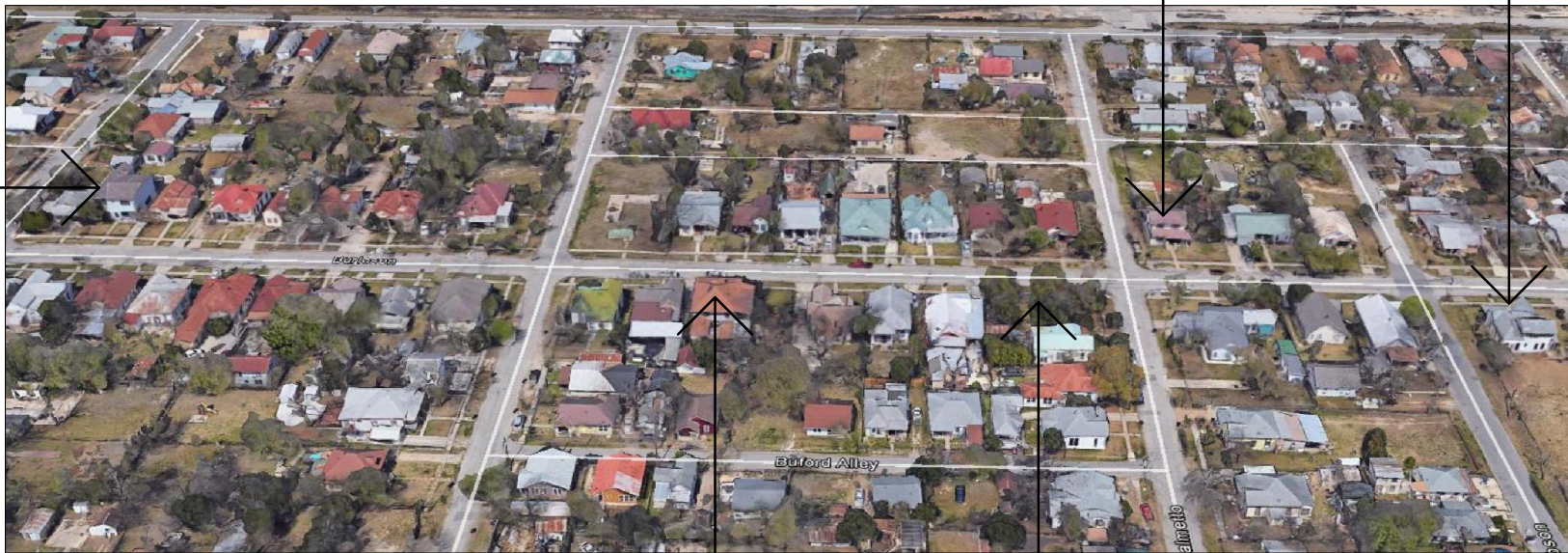
805 BURLESON



1000 BURLESON



1025 BURLESON

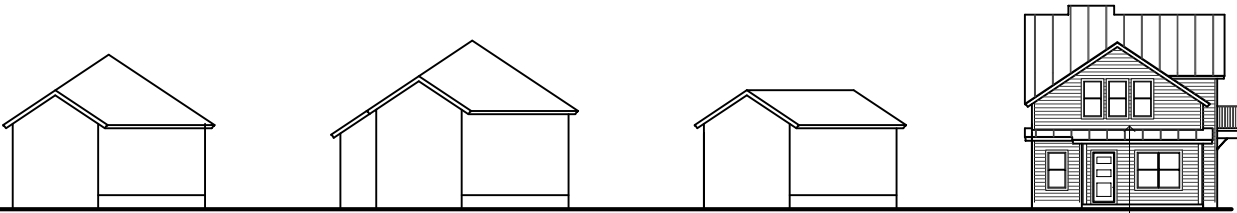


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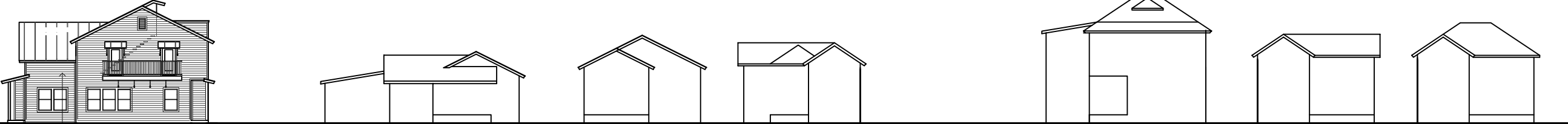
SUBJECT
1021 PAMETTO

NEARBY 2 STORY STRUCTURES



N. PALMETTO

SUBJECT
1021 PALMETTO



SUBJECT
1021 PALMETTO

BURLESON

STREET SCAPES

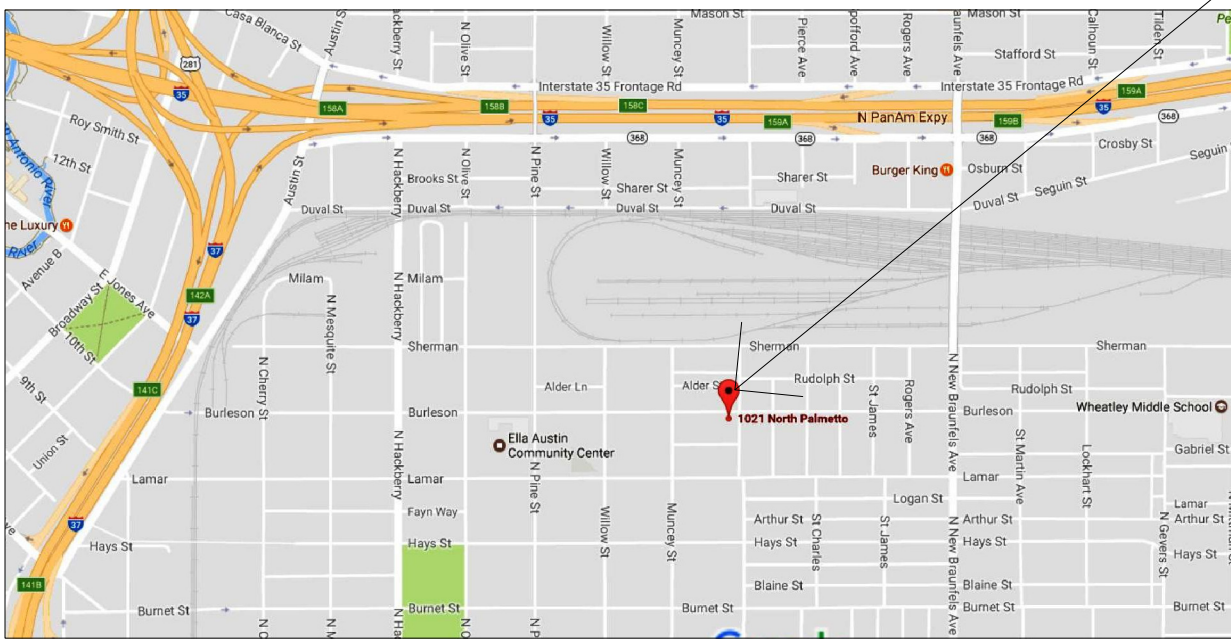
NEW SPEC HOME

LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369

1021 N. PALMETTO

DIGNOWITY HILL, HIST. DIST.

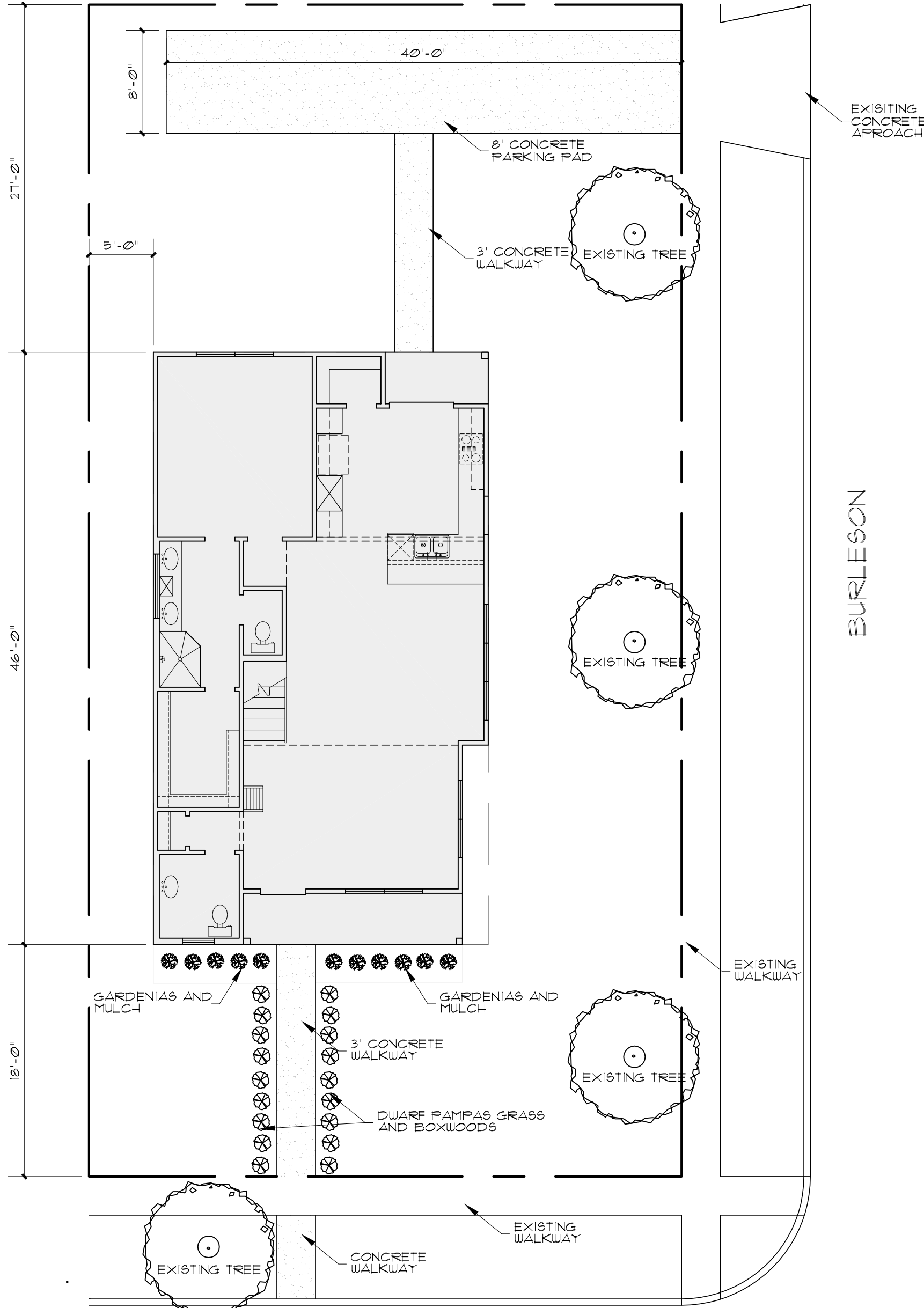
SAN ANTONIO, TEXAS



LOCATION MAP

N.T.S.

LOT N 46 FT OF 8 & 9 ARB A-,
BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS



PALMETTO
SITE PLAN

SCALE: 1/4" = 20'



VIEW ALONG BURLESON

N.T.S.

GENERAL NOTES:
APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2015 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2015 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10
(ELECTRICAL)
2015 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 505.1
2. BEDROOM WINDOW - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"); MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4.
3. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/CITY CODE 2015. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2015 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 450.14.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.4.
7. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR OR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10.
8. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 509.
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED. THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24". AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 30". IRC SECTION 2109.7.2.
10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTION 1403.4.6.2.
11. FUEL/PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2015 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. IRC SECTION 510.2.
12. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.3.1 AND AMENDMENTS 913. STAIRS - STAIR RISERS 8" MAXIMUM RUN 9" MINIMUM. HANDRAILS 16(34")-38" AND LANDINGS TO COMPLY WITH IRC SECTION 1006.3.
14. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALL SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 3012.
15. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"
16. DWELLING-GARAGE DOOR TO BE MINIMUM 1 3/8" THICK OR 20 MIN. FIRE RATED.

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDERS TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO McCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO HIS SOLE DISCRETION. IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.



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NEW SPEC HOME

LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
02.20.2018	FINAL COMMENTS.
03.14.2018	OHP COMMENTS.

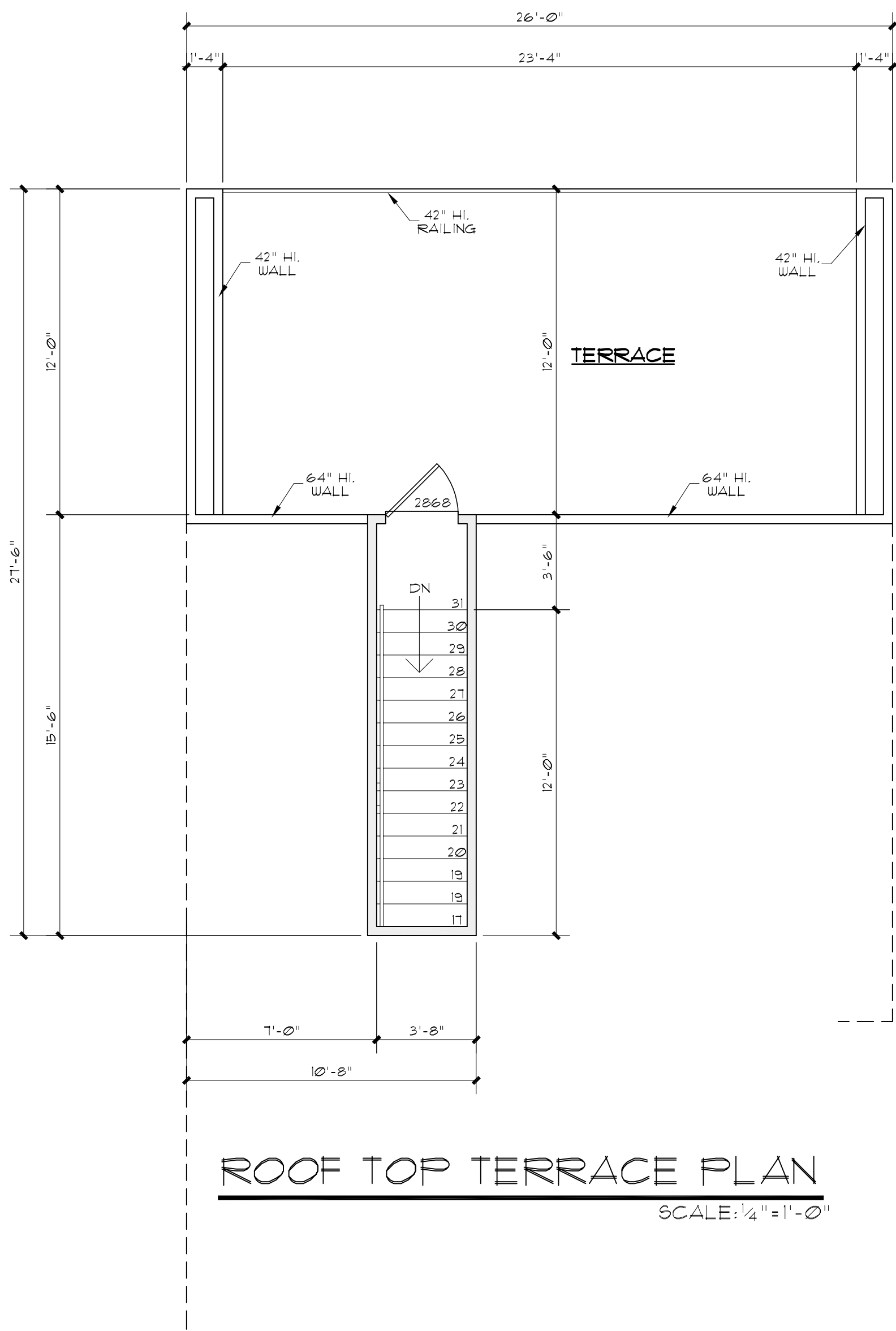
DRAWN BY: RAMC	SCALED: AS NOTED
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	PROJECT No:
SHEET 1 of	5



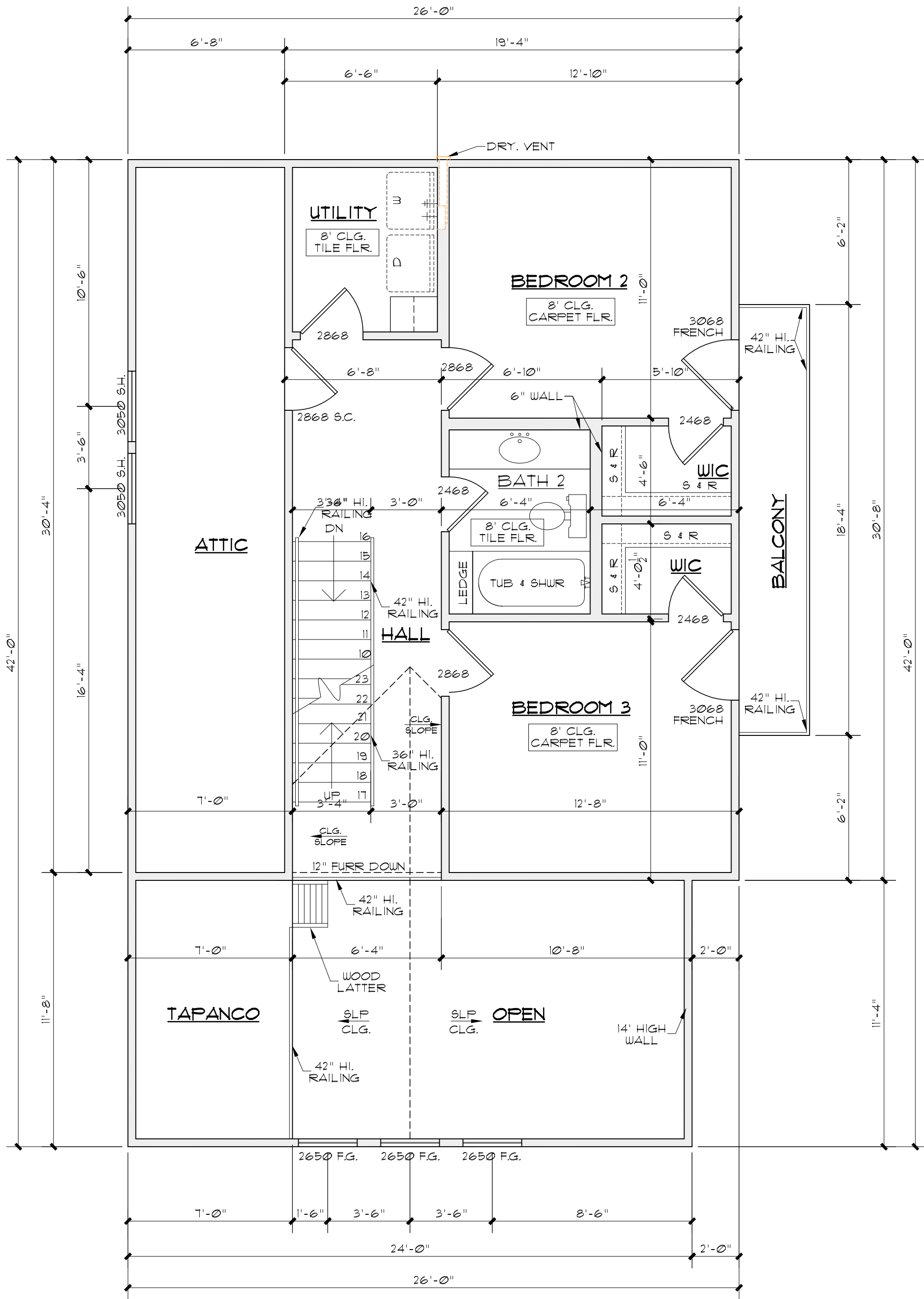
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SHEET 2 of	5

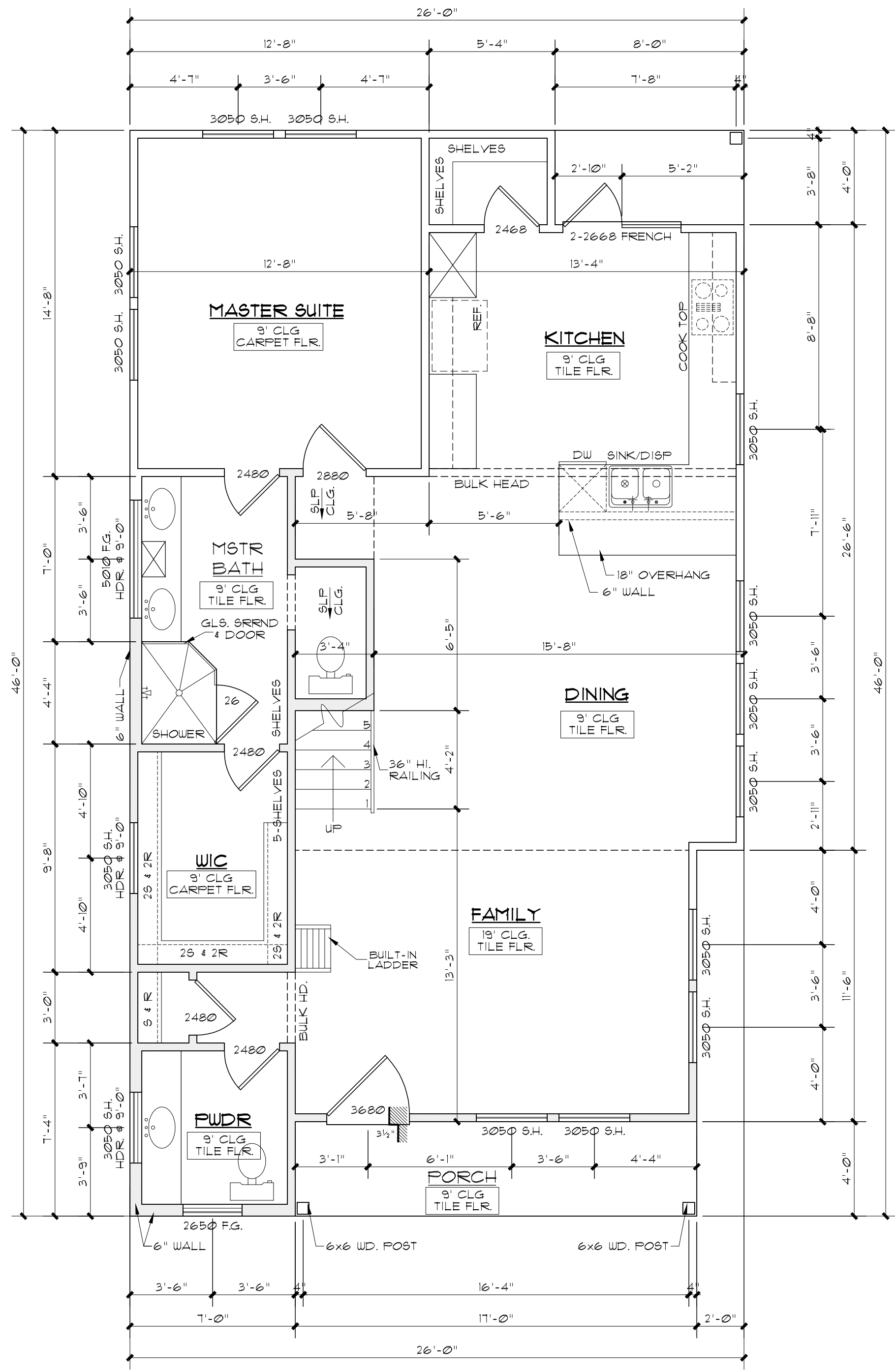


ROOF TOP TERRACE PLAN
SCALE: 1/4" = 1'-0"



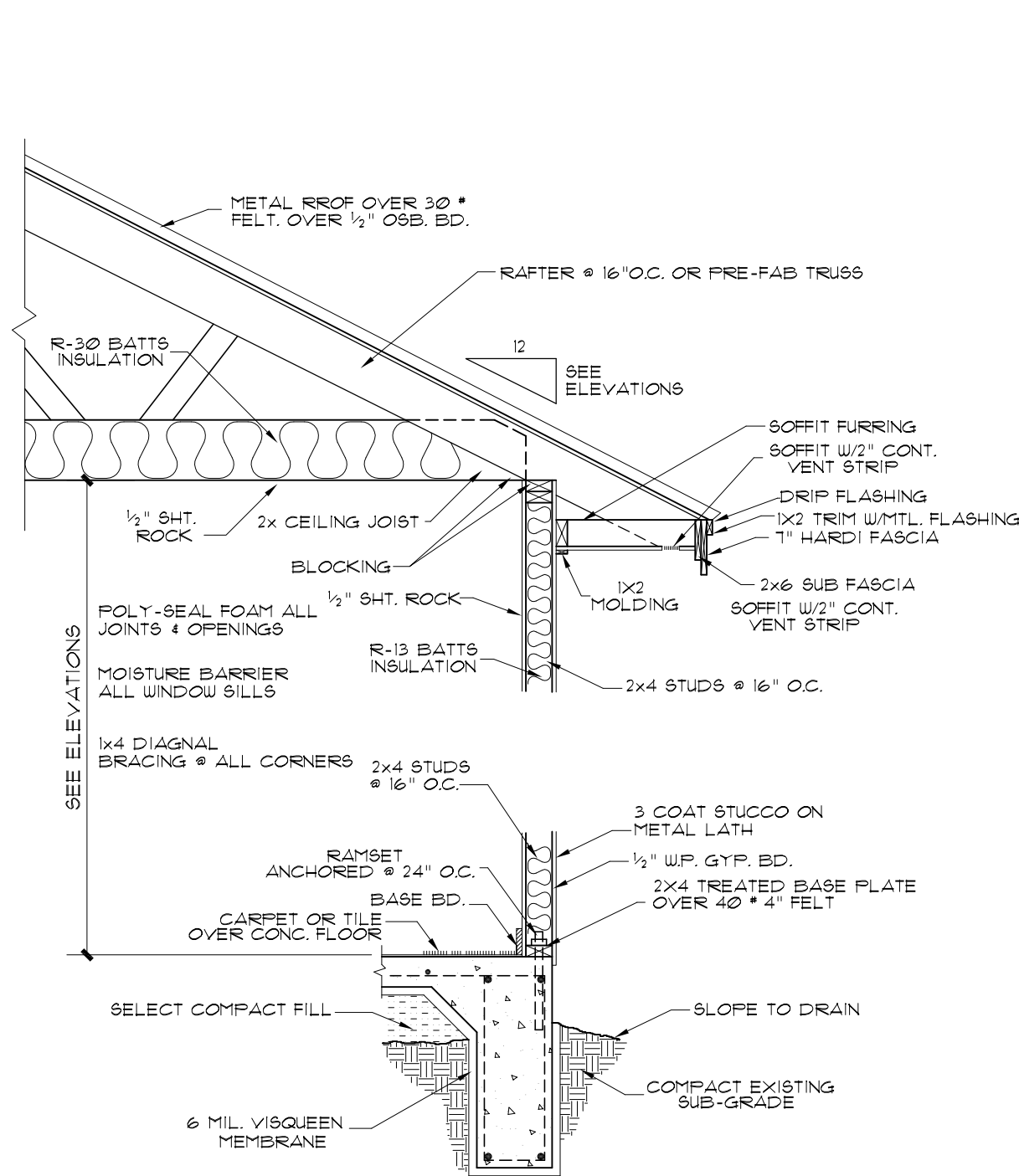
2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. 1st FLOOR PLATE AT 10'-0", 2nd @ 9'-0" AFF
2. 1st FLOOR WINDOWS HEADER HT. AT 8'-0" 2nd FLOOR 6'-8" AFF. UNLESS OTHERWISE NOTED.

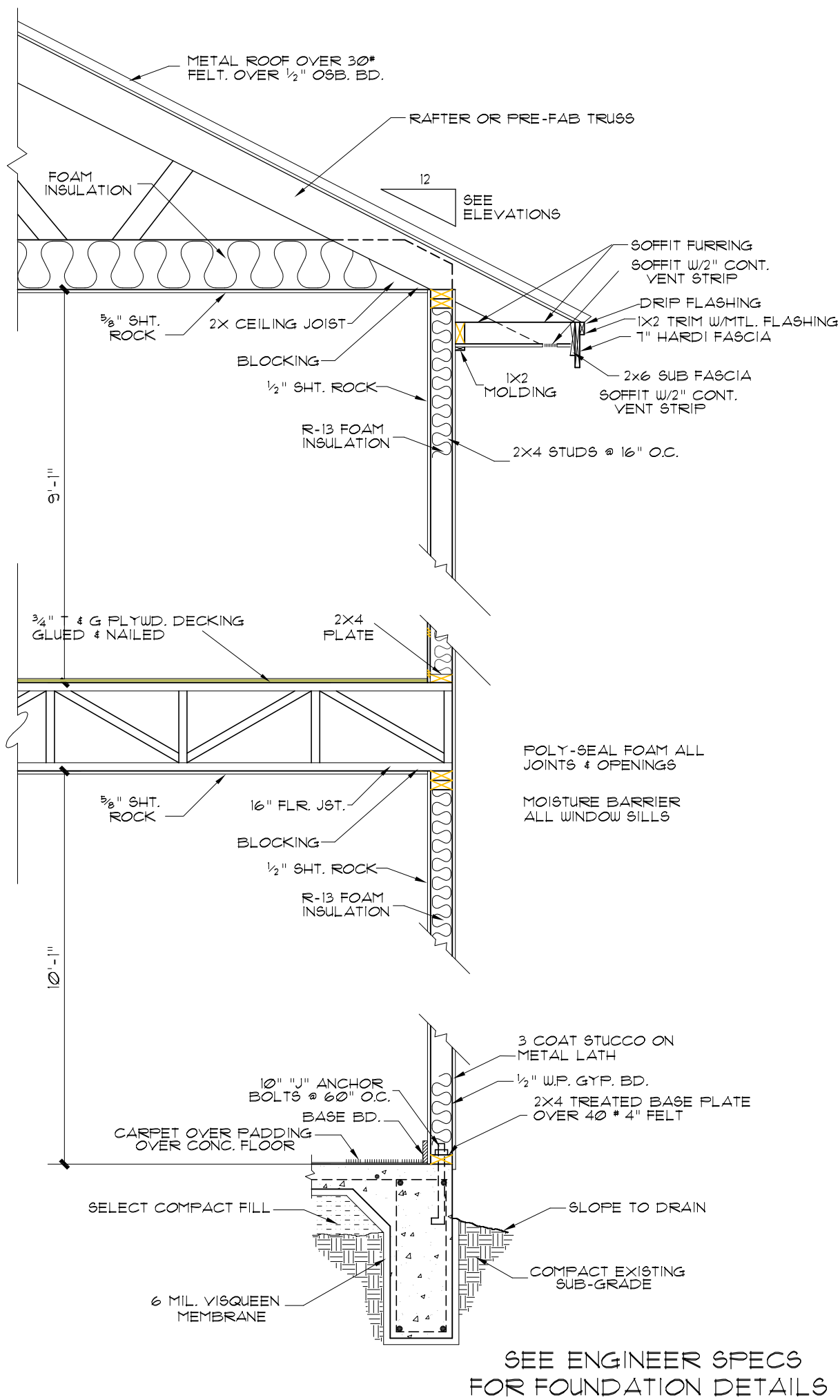


1st FLOOR PLAN
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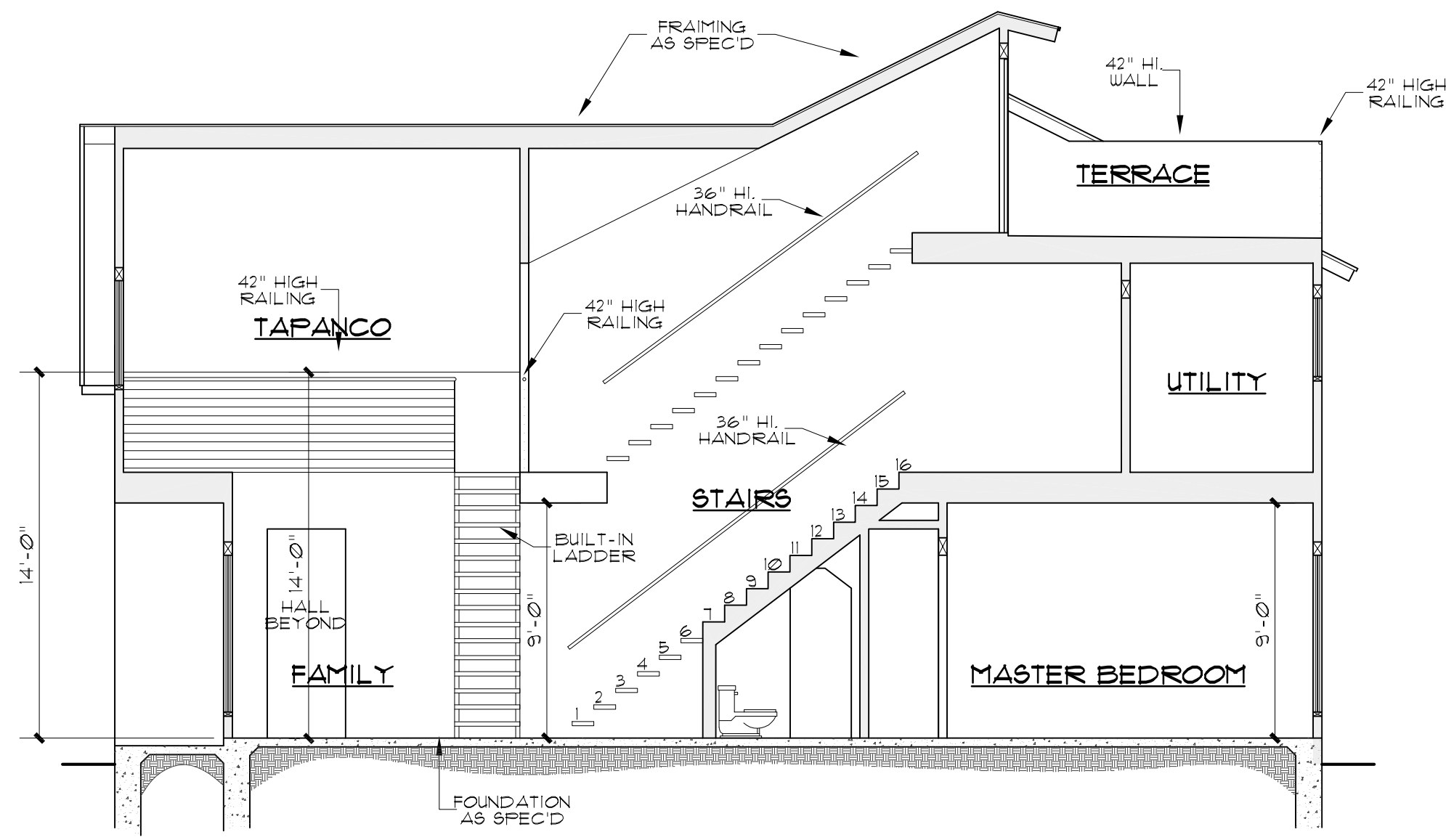
AREAS	
1st FLOOR	1,055#
2nd FLOOR	548#
TOTAL LIVING	2,603#
PORCH	68#
PATIO	32#
TERRACE	280#
TOTAL SLAB	1,155#
TOTAL BUILDING	1,983#



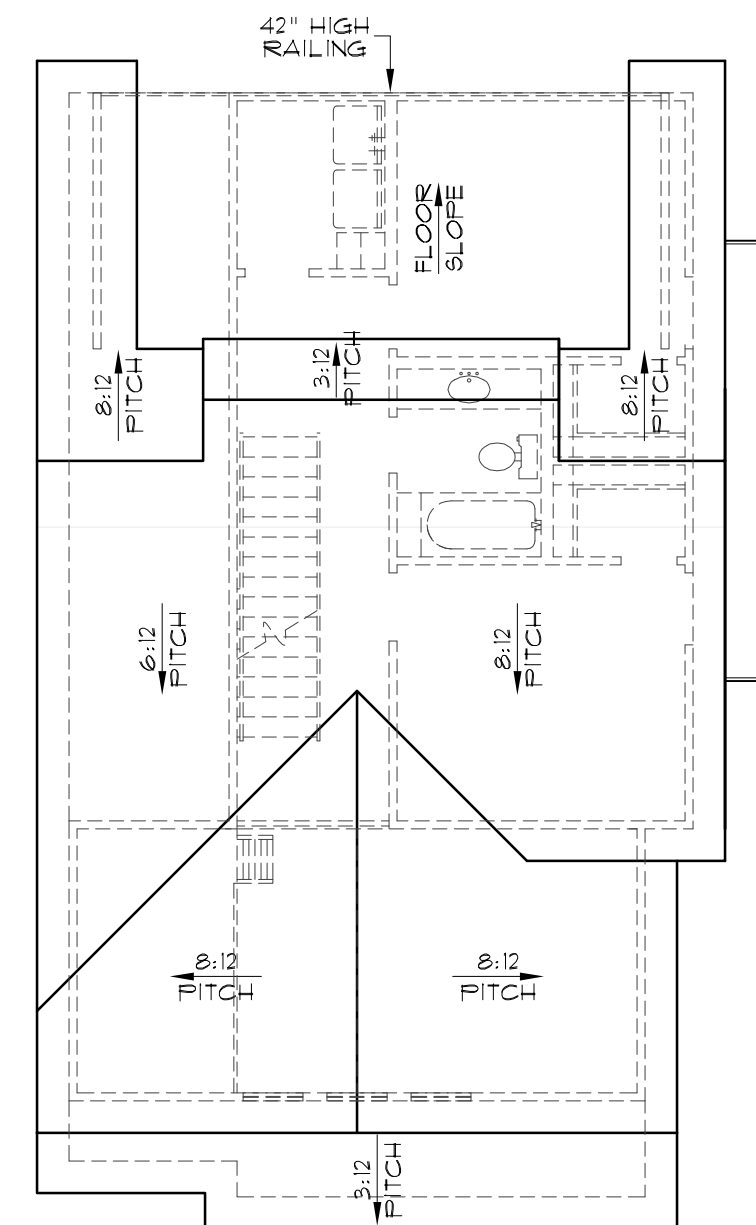
STUCCO WALL SECTION
SCALE: 1/2" = 1'-0"



2 STORY WALL SECTION
SCALE: 1/2" = 1'-0"



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

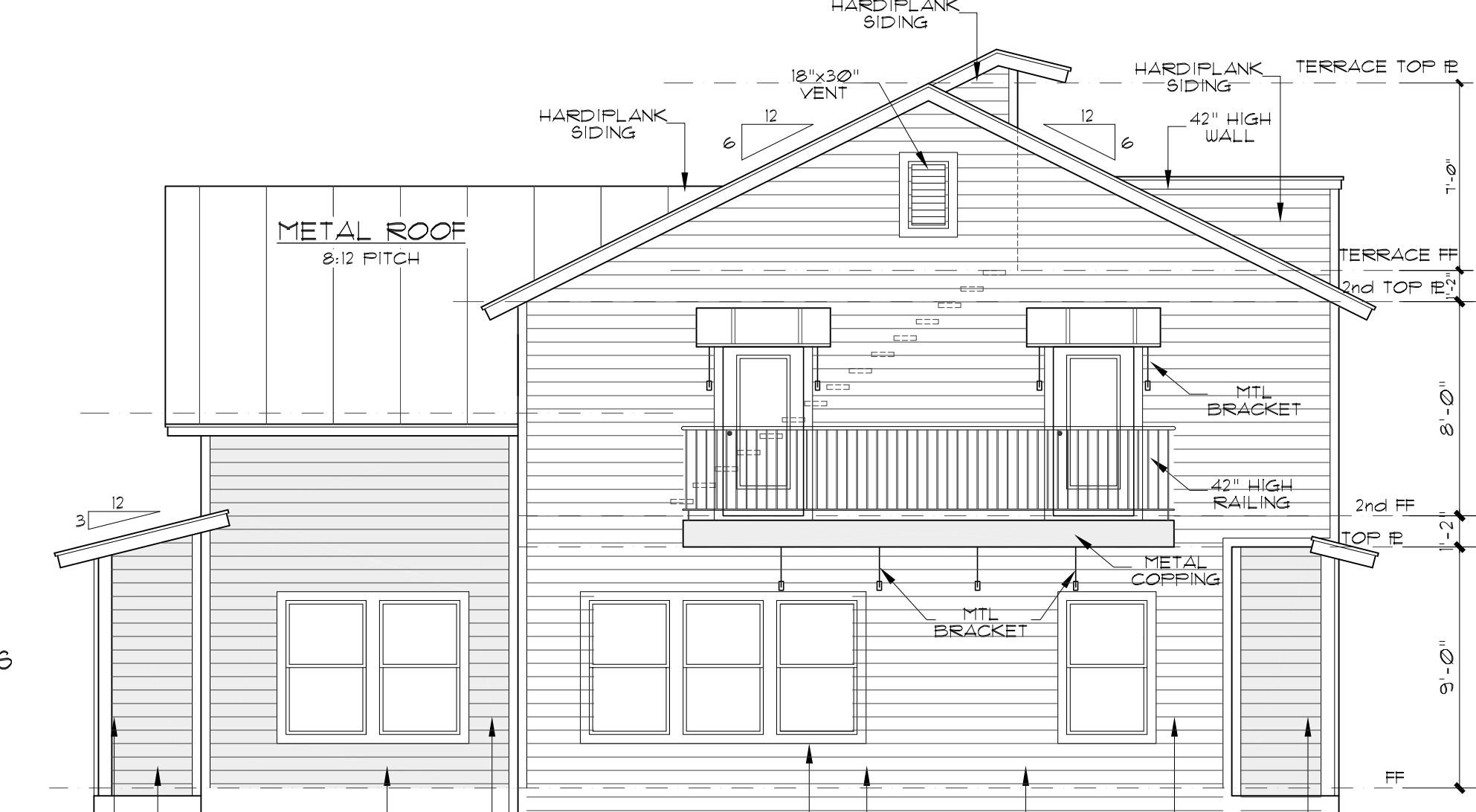


ROOF PLAN
SCALE: 1/8" = 1'-0"

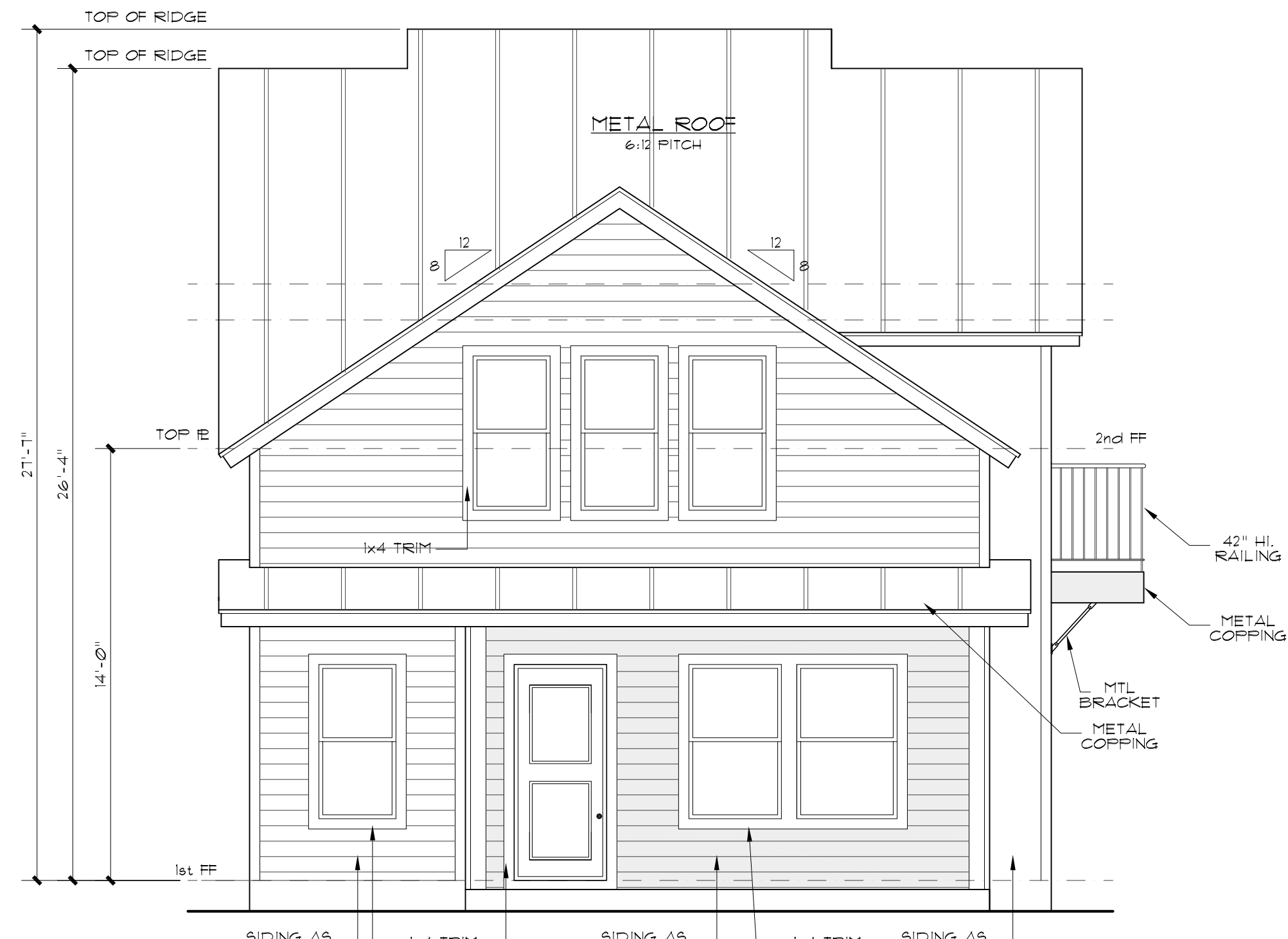
NOTE: ALL ROOF OVERHANGS 12" FROM FRAME, UNLESS NOTED OTHERWISE



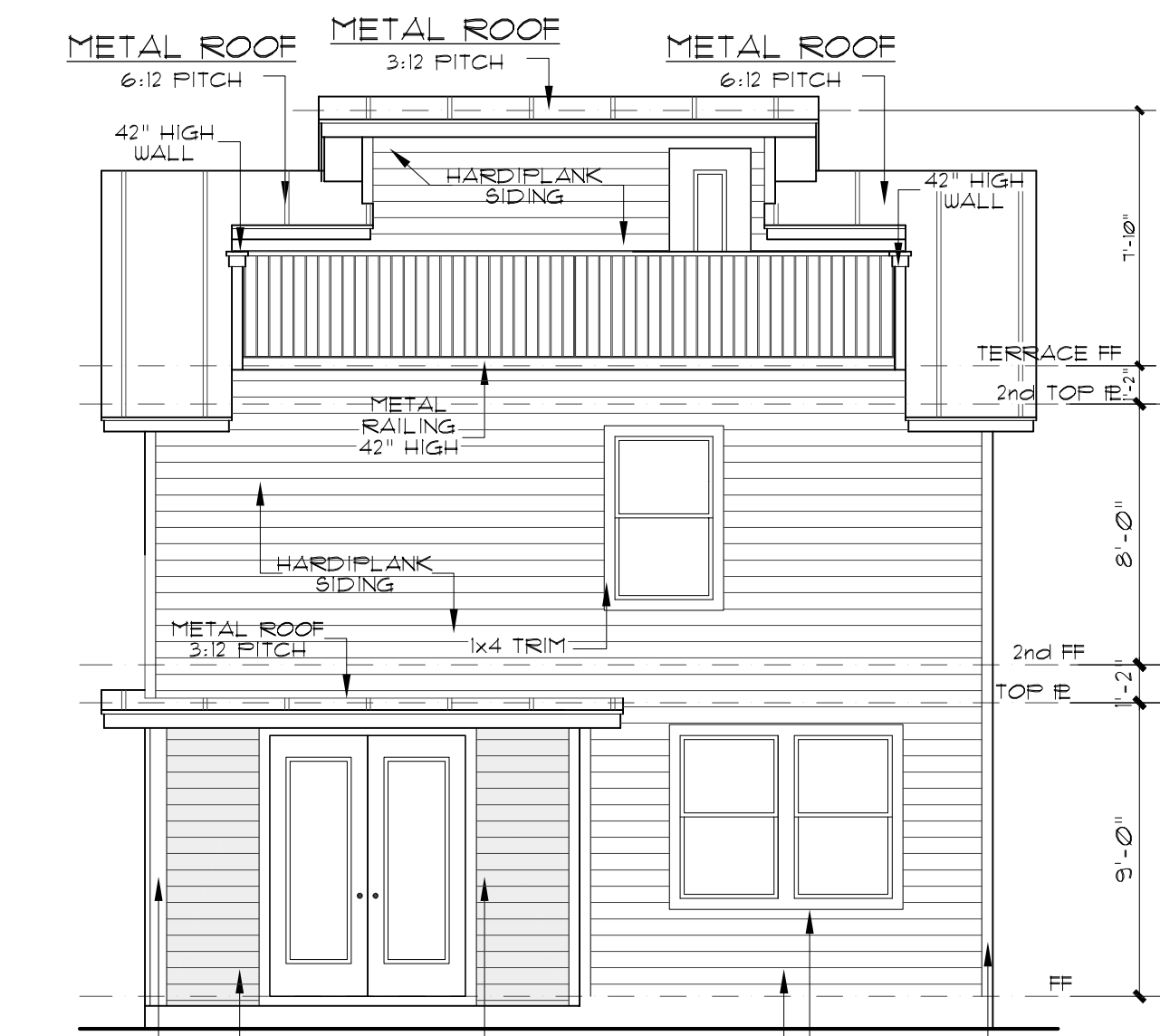
SECTION B-B
SCALE: 3/16" = 1'-0"



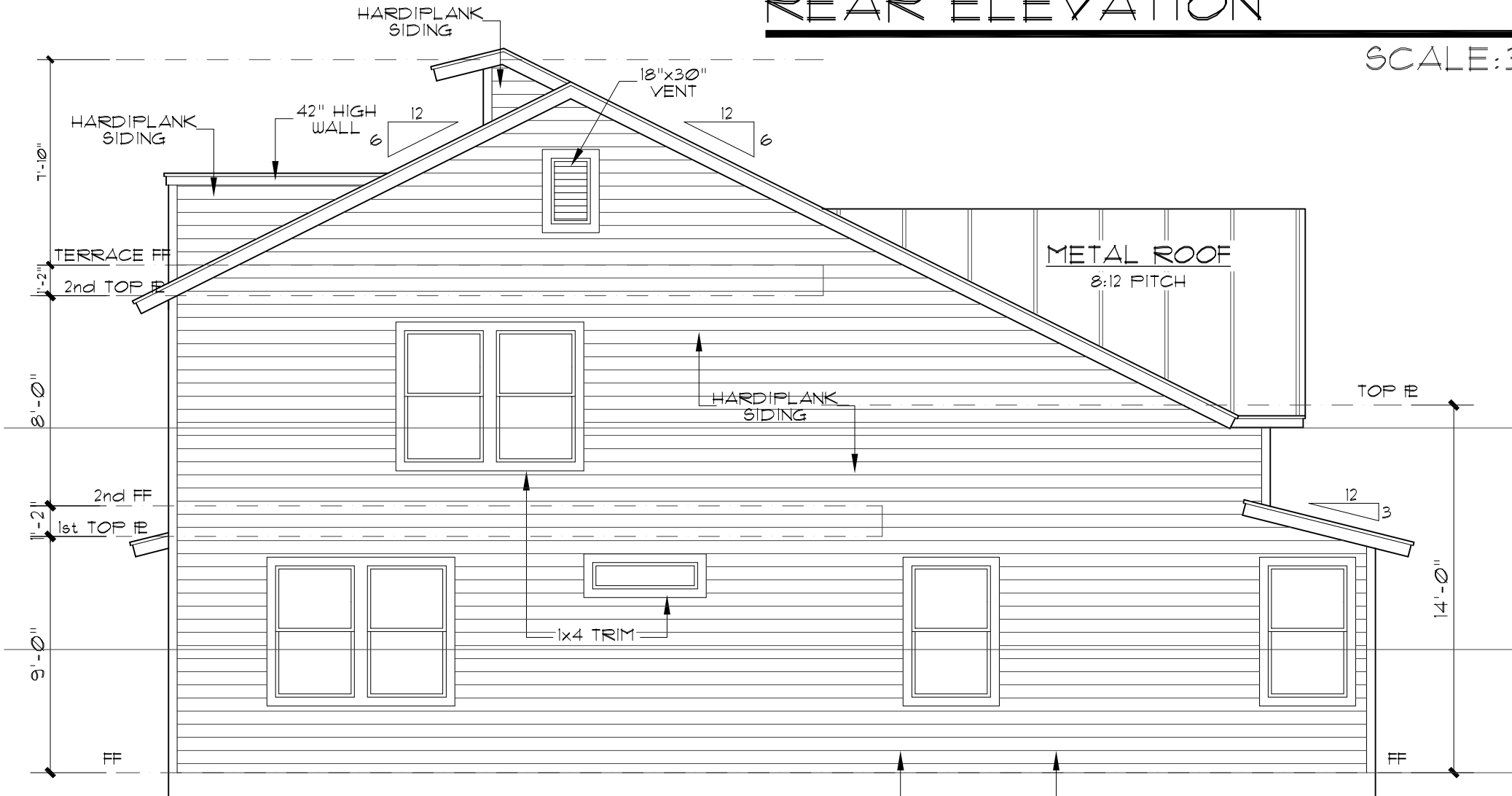
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



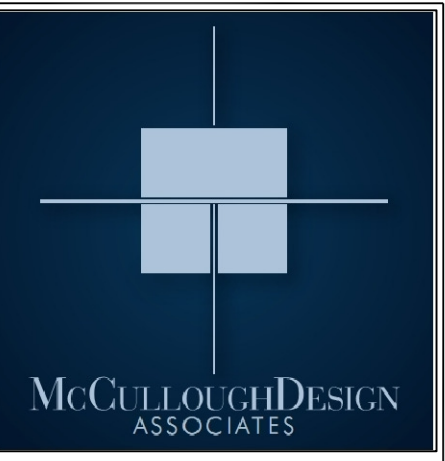
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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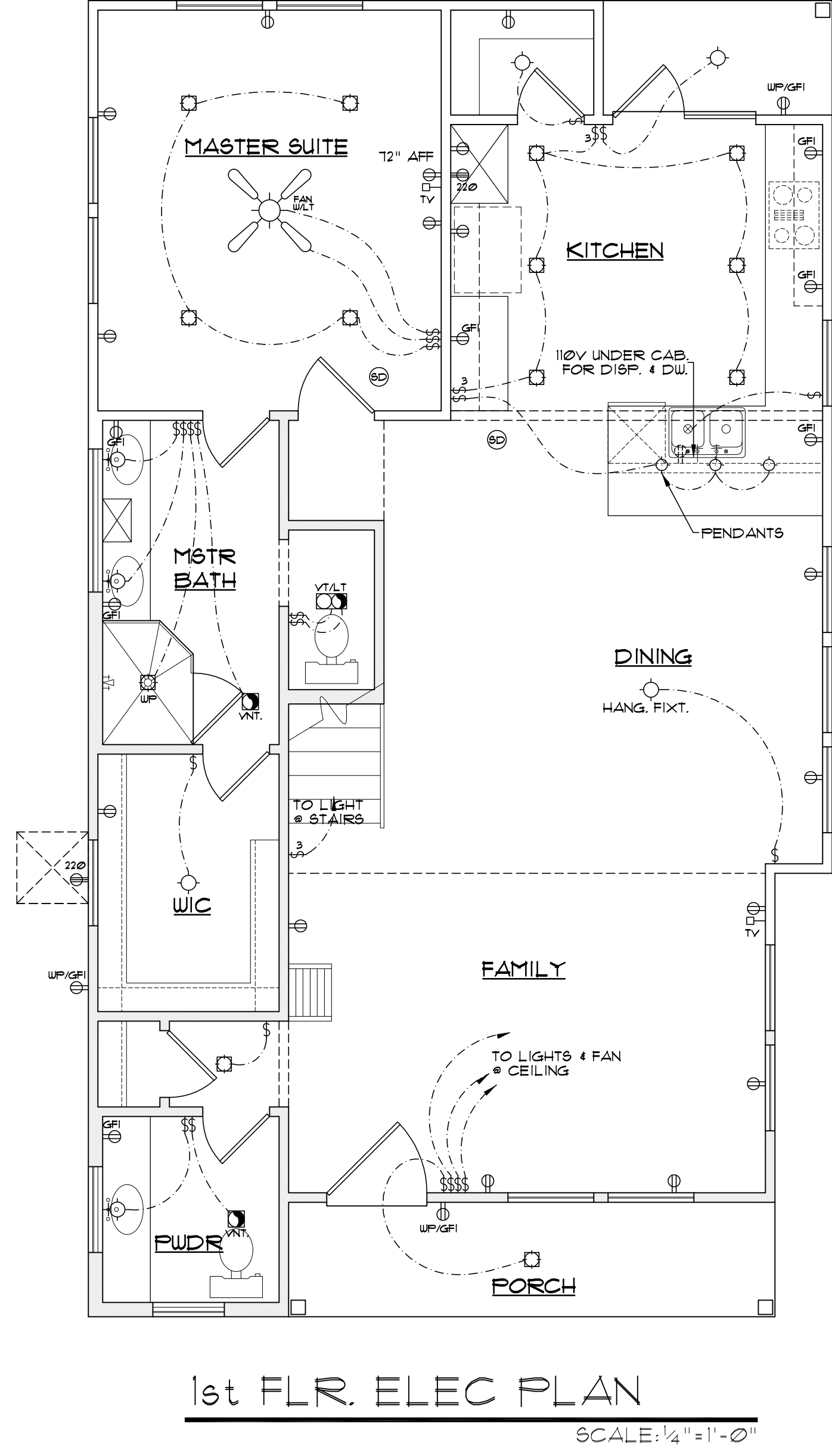
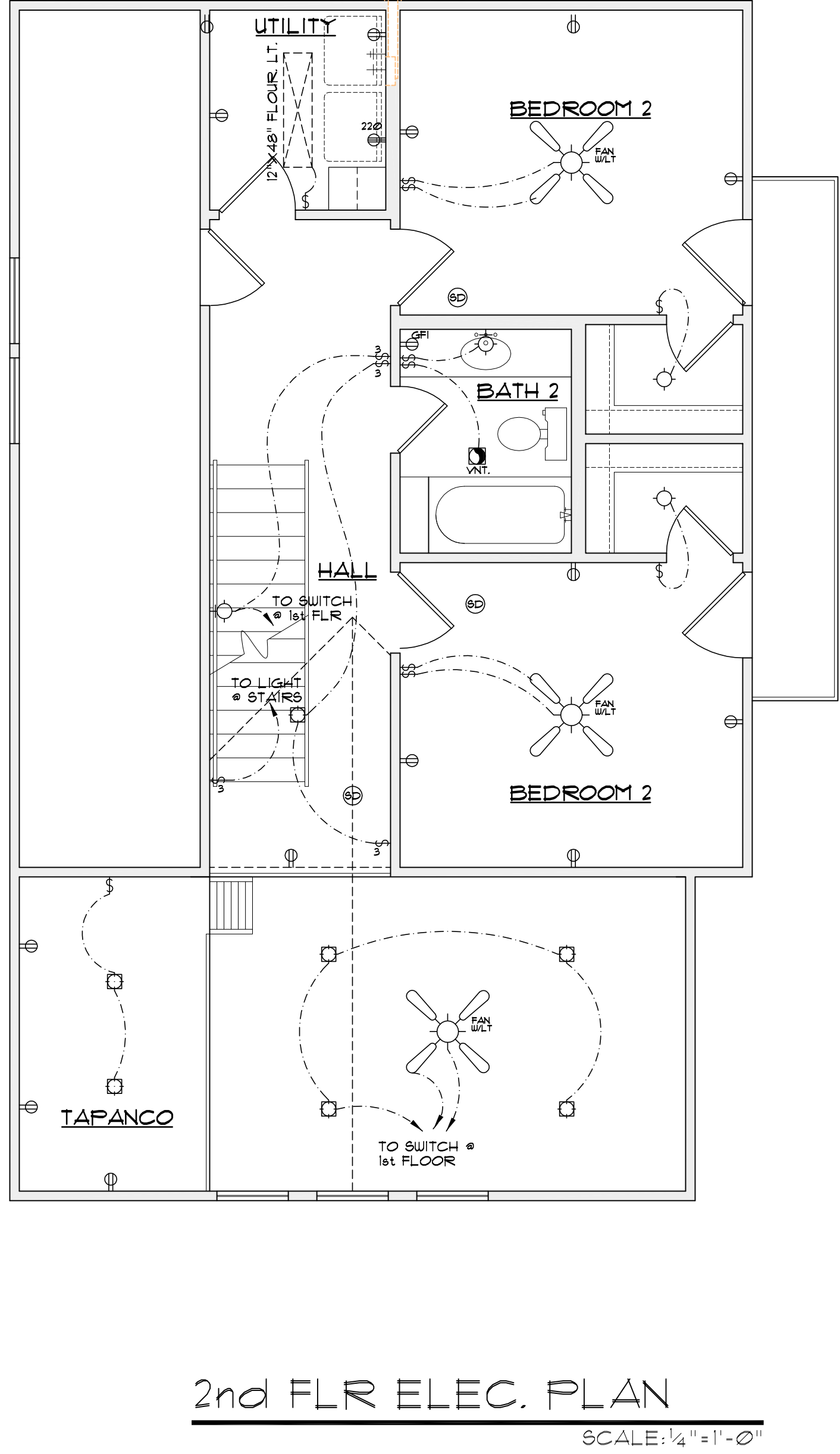
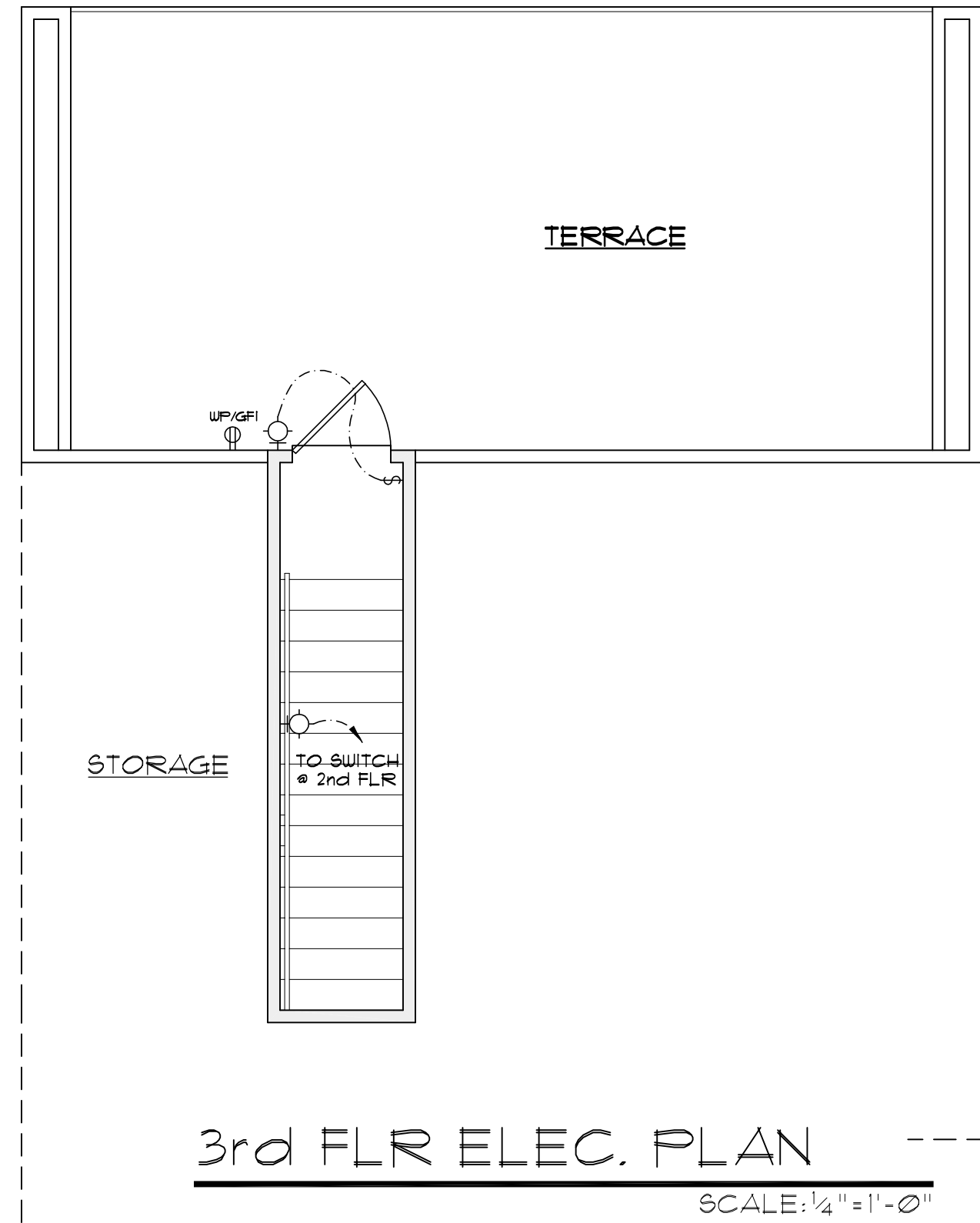
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











































NEW SPEC HOME

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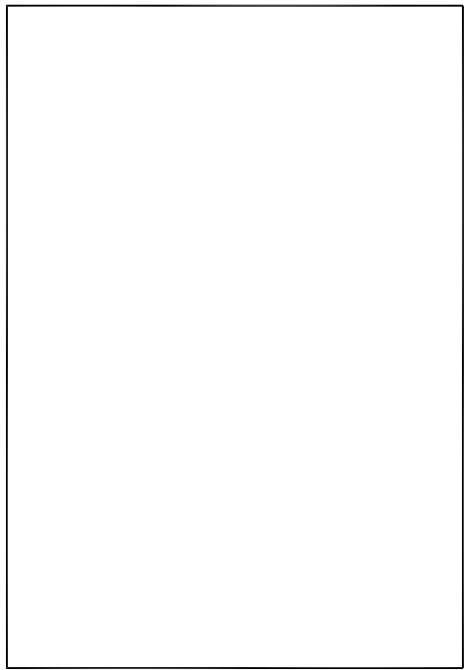
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GRAPHIC SYMBOLS					
ELECTRICAL			PLUMBING		
 SWITCH	 TELEVISION OUTLET	 HALOGEN WALL MOUNTED FIXTURE	 WATER HEATER		
 DIMMER SWITCH	 SATELLITE TELEVISION	 CEILING MOUNT SPOT LIGHT	 WATER SOFTNER		
 THREE WAY SWITCH	 TELEPHONE LINE	 FLUORESCENT LIGHT FIXTURE	 SHOWER HEAD		
 FOUR WAY SWITCH	 INTERCOM	 WALL MOUNT FLOUR. LT. FIXTURE	 HOSE BIB/FAUCET		
 DUPLEX OUTLET	 SPEAKER OUTLET	 TRACK MOUNT FIXT.	 COLD WATER TO KEEL		
 DUPLEX OUTLET 1/2 SWITCHED	 SMOKE DETECTOR	 UNDER CABINET LIGHT	 HOT & COLD WATER		
 FLOOR OUTLET	 THERMOSTAT	 CEILING MOUNT EXHAUST FAN	 FLOOR DRAIN		
 120 VOLT 4-PLX OUTLET	 ELECTRICAL PANEL	 WALL MOUNT EXHAUST FAN	 GAS LINE		
 CEILING OUTLET	 KEY SWITCH	 COMBINATION FIXT. HEAT VENT. LIGHT	 GAS KEY (FORCER) VALVE		
 20 AMP OUTLET WITH INTERRUPTER	 SWITCH MOUNT CLG. FIXTURE	 FLOOD LIGHT	MISC.		
 220 VOLT DUPLEX OUTLET	 WALL MOUNT FIXTURE	 CEILING FAN W/ LT.			
 WATERPROOF DUPLEX OUTLET	 PULL CHAIN LIGHT	 CEILING FAN W/ LT.			
 1200V DUPLEX OUTLET	 RECESSED CEILING FIXTURE	 CEILING FAN W/ LT.			
 TELEPHONE OUTLET	 RECESSED EYEBALL FIXTURE	 CEILING FAN W/ LT.			
 TELEPHONE FLOOR OUTLET	 HALOGEN RECESSED CEILING FIXTURE		 SECURITY SYSTEM PANEL		
			 SECURITY SYSTEM		
			 VACUUM CLEANER TANK		
			 WATER SYSTEM SUMP OUTLET		

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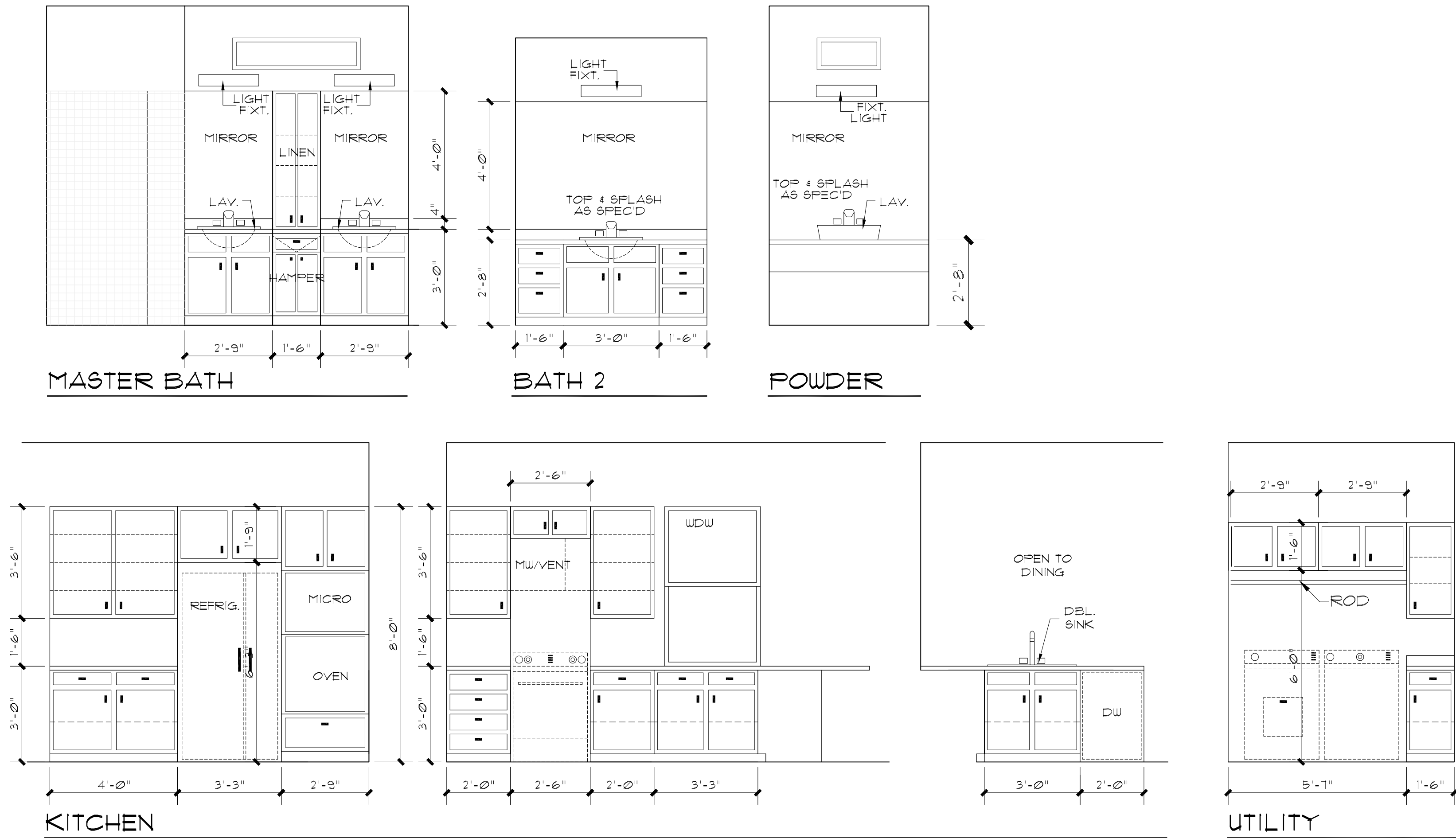
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INTERIOR ELEVATIONS
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