

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

HDRC CASE NO: 2020-256
ADDRESS: 515, 517, 519 N PALMETTO
LEGAL DESCRIPTION: NCB 1371 BLK 3 LOT 33 34 & 35
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: ricardo mccullough
OWNER: monica naves/VERGEL CONSTRUCTION LLC
TYPE OF WORK: Construction of three, 1-story residential structures
APPLICATION RECEIVED: July 31, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct three, 1-story residential structures on the vacant lot at 515 N Palmetto, located within the Dignowity Hill Historic District.

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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.

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.

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

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be

restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways

are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary

structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—
or

a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j)

for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** 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.
- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct three, 1-story residential structures on the vacant lot at 515 N Palmetto, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval at the July 1, 2020, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the applicant utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height. **Per the submitted construction documents, this stipulation has not been met.**
 - ii. That the applicant incorporate window and door openings that are consistent with the Guidelines when developing construction documents. **Per the submitted construction documents, this stipulation has not been met.**
 - iii. That each porch feature a depth of at least five (5) feet in depth, and feature a side facing window. **Per the submitted construction documents, this stipulation has not been met.**
 - iv. That all siding feature a four (4) inch exposure, a thickness of ¾", mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff's standards for windows

in new construction, as noted in finding m. Additionally, gable returns should be eliminated from the gabled roofs. **Per the submitted construction documents, this stipulation has not been met.**

- v. That the applicant install windows that are consistent with staff's specifications for windows in new construction. **Per the submitted construction documents, this stipulation has not been met.**
 - vi. That additional steps be taken to incorporate a unique design for each structure.
 - vii. That the applicant eliminate the proposed driveways that terminate into the front façade of each structure and consider a rear driveway from the alley.
 - viii. That the applicant install a front walkway to connect to the sidewalk at the right of way, develop a landscaping plan, and screen all mechanical equipment.
- c. **CONTEXT & DEVELOPMENT PATTERN** – As noted in finding a, the existing site is currently void of any structures and is bounded by N Palmetto to the east and Florence/Dawson Alley to the west (rear). The lot is approximately 120 feet wide and 130 feet deep for a total size of 15,600 square feet. The applicant intends to sub divide the property into three lots, which will be addressed as 515, 517 and 519 N Palmetto.
- d. **SETBACKS & ORIENTATION** – Regarding setbacks, the applicant has proposed setbacks for all three structures that are greater than those found historically on the block. This is consistent with the Guidelines for New Construction. Regarding orientation, the applicant has proposed an orientation that is appropriate and consistent with the Guidelines.
- e. **SITE PLAN** – At this time, the applicant has not submitted an updated site plan noting correct driveway locations. Staff finds that an updated site plan should be submitted to staff prior to a recommendation for final approval.
- f. **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. 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. This block of N Palmetto features five historic structures, only one of which features more than one story in height. Staff finds the proposed height and massing of one story for each structure to be appropriate.
- g. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted construction documents, the applicant has proposed foundation heights of less than one foot. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height.
- i. **ROOF FORMS** – The applicant has proposed for each of the three structures to feature gabled and hipped roofs. Staff finds each of these roof forms to be appropriate; however, staff finds that gable returns should be eliminated from gabled roofs.
- j. **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 applicant has incorporated window openings that are consistent with the Guidelines for the front elevations of each structure; however, the other elevations feature contemporary façade openings and window profiles. Staff finds that traditional window openings should be located on each façade.
- k. **PORCH MASSING** – The applicant has proposed for each porch to feature a massing that is incorporated within the massing of each structure. Staff finds this to be appropriate; however, staff finds that each porch should feature a depth of at least five (5) feet. Additionally, staff finds that a side window should be incorporated into the each porch wall (facing the side wall), consistent with historic examples found throughout the district.
- l. **LOT COVERAGE** – Per the Guidelines for New Construction 2.D.i., applicants should 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. Per the submitted site plan, staff finds that the proposed lot coverage is consistent with the Guidelines.
- m. **MATERIALS** – At this time the applicant has noted the installation of siding with a 4.25" exposure, trim, columns and composition shingle roofs. At this time the applicant has not specified materials. Wood or

composition siding is appropriate in a four (4) inch exposure with mitered corners and a smooth finish. Column details for each structure should be submitted to staff for review and approval.

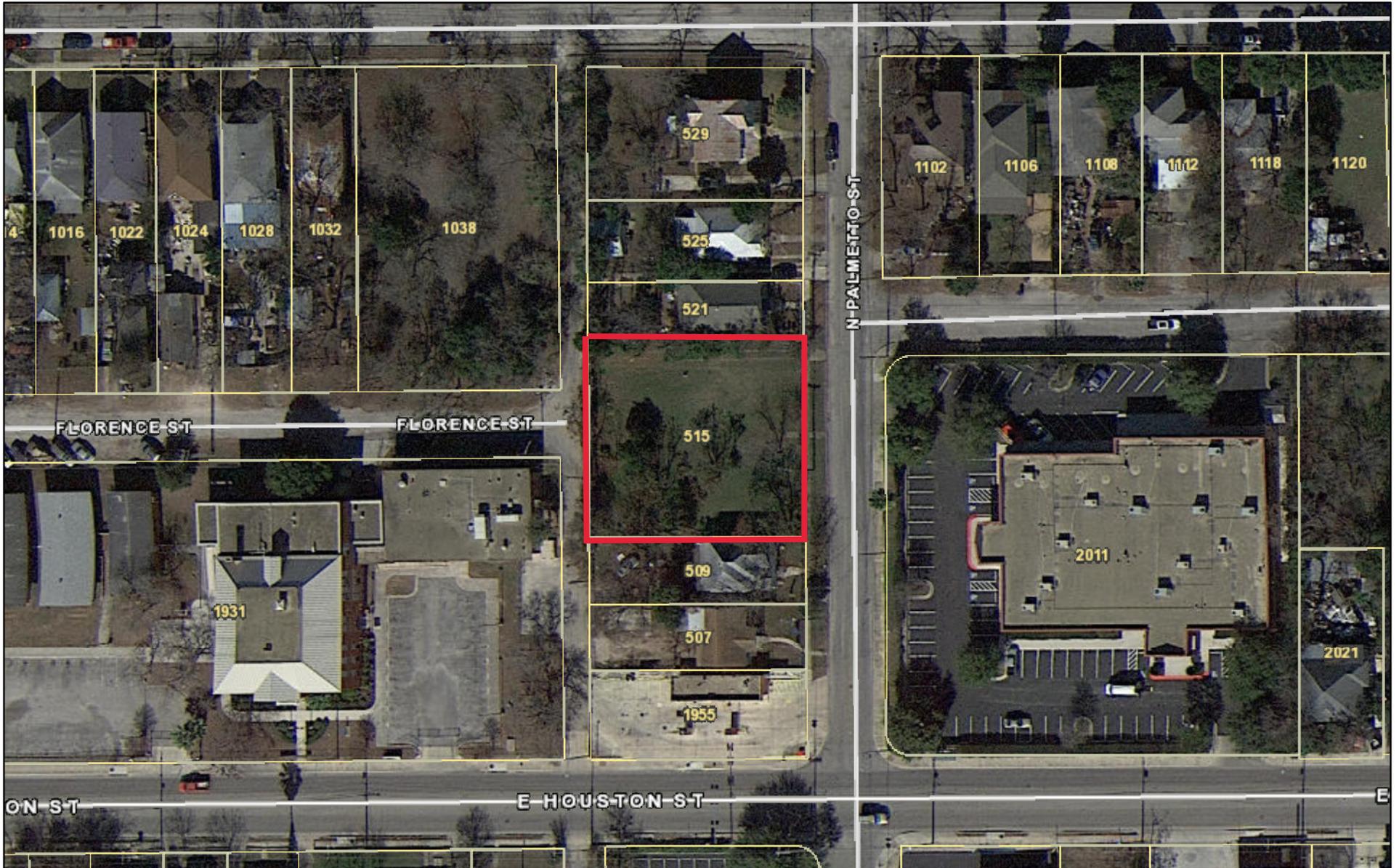
- n. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff’s specifications for windows, which are noted in the applicable citations.
- o. ARCHITECTURAL DETAILS – As previously noted, staff finds that traditionally sized windows should be incorporated into the design. Additionally, staff finds that additional window openings should be added in locations on both the north and south (right and left) elevations. Materials are to follow staff’s standard specifications, noted in finding l and in the applicable citations.
- p. ARCHITECTURAL DETAILS (Unique Design) – The applicant has taken steps to incorporate a unique design for each structure, including roof forms. Staff finds that this should be continued through the selection of paint colors.
- q. SITE ELEMENTS (Driveways) – The applicant has noted the installation of a parking pad at the rear (west) of each lot to accommodate parking for two automobiles. Generally, staff finds this to be appropriate.
- r. WALKWAY – The applicant has noted the installation of walkways within the front yard of each residential structure. This is appropriate; however, these walkways should connect to the sidewalk at the right of way.
- s. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- t. MECHANICAL EQUIPMENT – The applicant has noted the locations of mechanical equipment at each structure; however, has not noted if the mechanical equipment will be screened. All mechanical equipment should be screened from view at the public right of way with screening elements.

RECOMMENDATION:

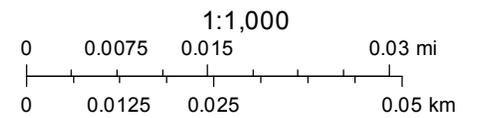
Staff does not recommend approval at this time. Staff recommends that the applicant first address all stipulations of conceptual approval, as well as the stipulations noted below prior to receiving a recommendation for final approval.

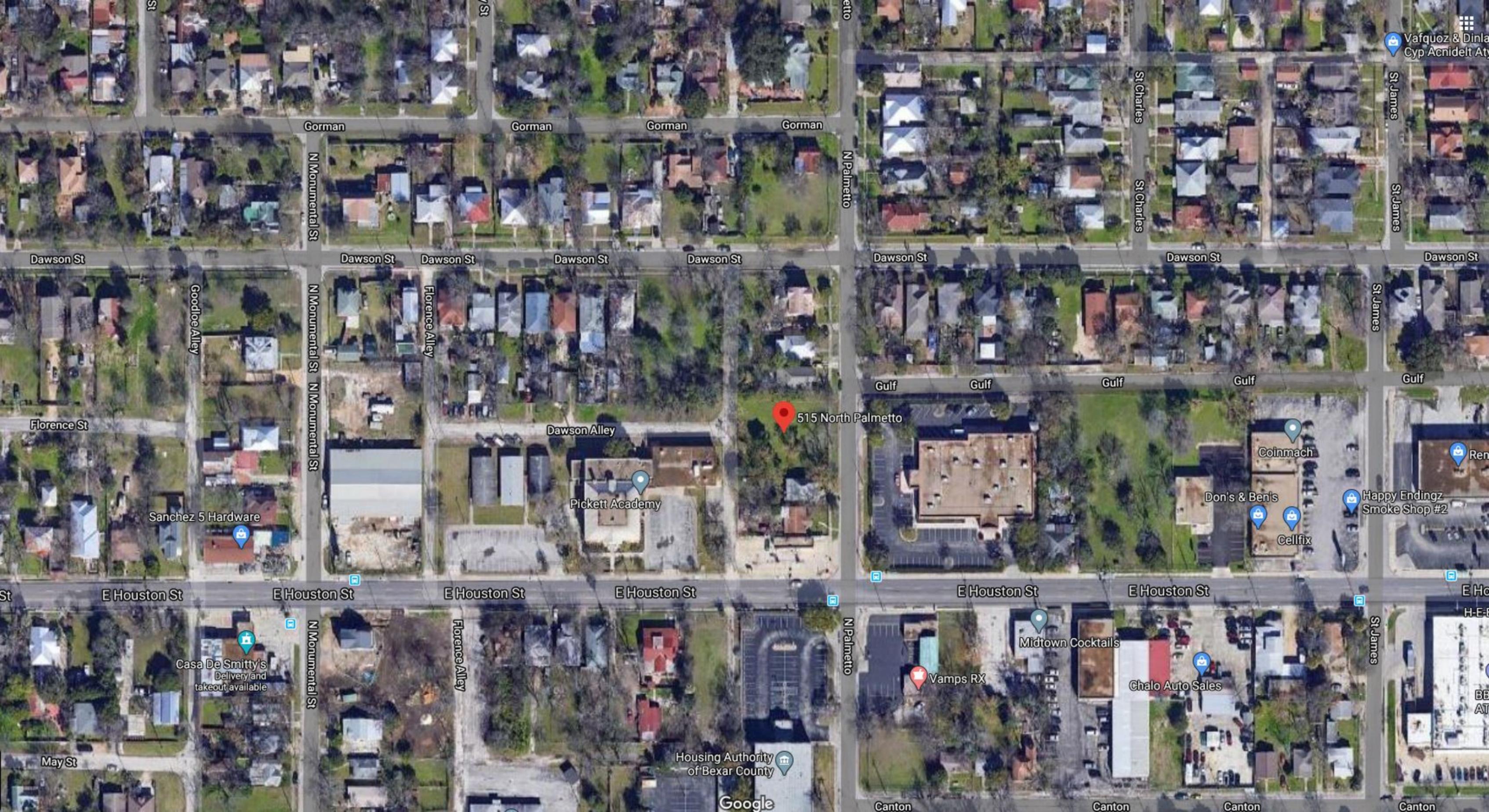
- i. That the applicant utilize foundation heights that are consistent with the Guidelines, at least one (1) foot in height as noted in finding g.
- ii. That the applicant incorporate traditionally sized window openings on each façade and incorporate additional window openings on both the north and south facades, as noted in finding i.
- iii. That each porch feature a depth of at least five (5) feet in depth, and feature a side facing window as noted j.
- iv. That all siding feature a four (4) inch exposure, a thickness of ¾”, mitered corners and a smooth finish. Columns should be six inches square, and window materials should meet staff’s standards for windows in new construction, as noted in finding m. Additionally, gable returns should be eliminated from the gabled roofs.
- v. That the applicant install windows that are consistent with staff’s specifications for windows in new construction, as noted in finding m.
- vi. That the applicant develop a landscaping plan and screen all mechanical equipment as noted in findings r and s.

515 N Palmetto



April 7, 2020





Gorman

Gorman

Gorman

Gorman

St Charles

St James

Dawson St

Goodloe Alley

N Monumental St

Florence Alley

N Palmetto

St Charles

St James

Florence St

Dawson Alley

515 North Palmetto

Sanchez 5 Hardware

Pickett Academy

Coinmach

Don's & Ben's

Happy Endingz Smoke Shop #2

Cellfix

E Houston St

Casa De Smitty's
Delivery and
takeout available

N Monumental St

Florence Alley

N Palmetto

Midtown Cocktails

Vamps RX

Chalo Auto Sales

Housing Authority
of Bexar County

St James

May St

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Canton

Canton

Canton

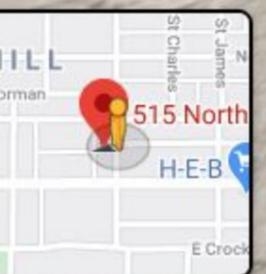
Canton



Pickett Academy

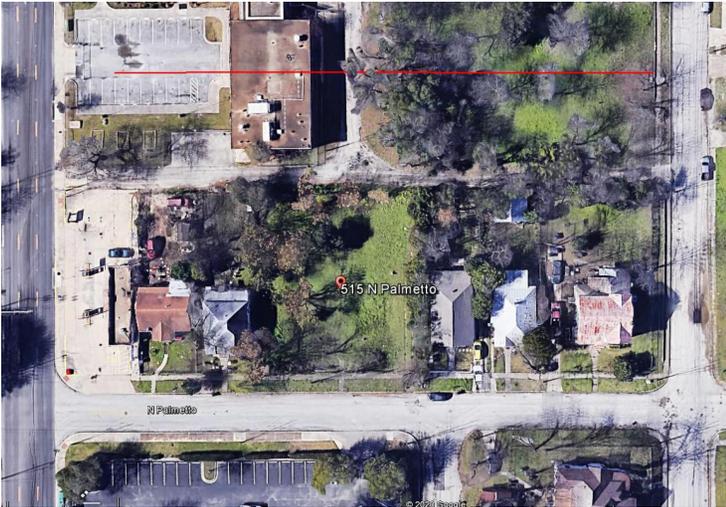
515 North Palmetto

Google





SITE MAP



AERIAL VIEW



EXISTING PROJECT SITE

515, 517, 519 NORTH PALMETTO, DIGNOWITY HILL, SAN ANTONIO, TEXAS

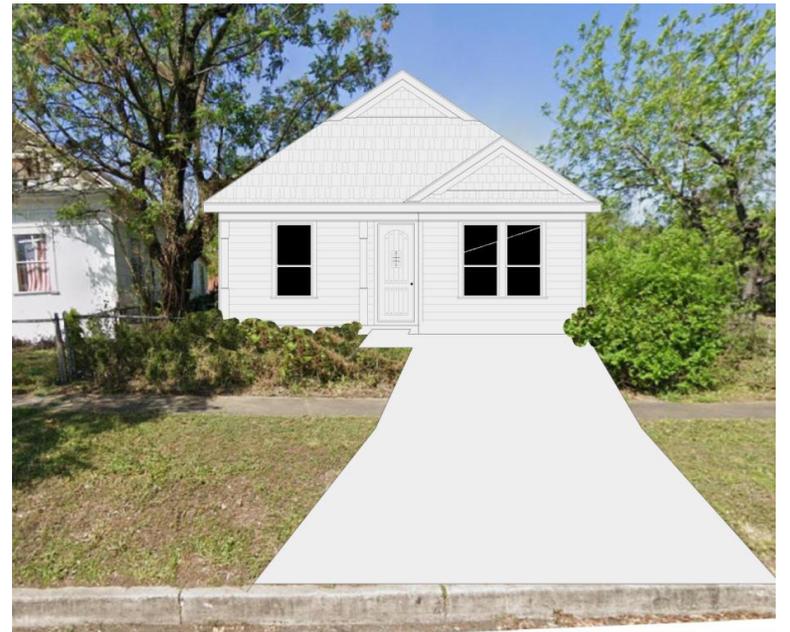


EXISTING ADJACENT STRUCTURES

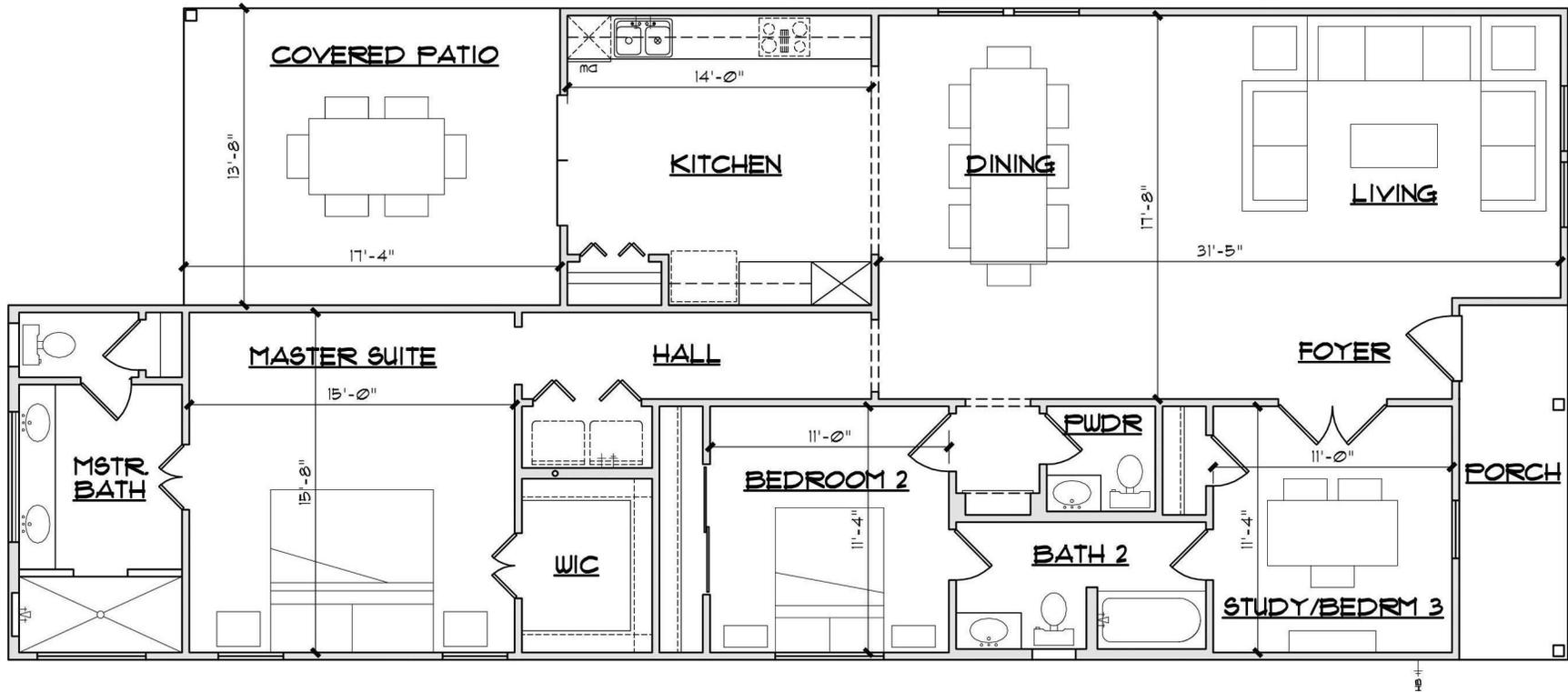
515, 517, 519 NORTH PALMETTO, DIGNOWITY HILL, SAN ANTONIO, TEXAS



CONCEPTUAL FRONT ELEVATIONS



515, 517, 519 NORTH PALMETTO, DIGNOWITY HILL, SAN ANTONIO, TEXAS

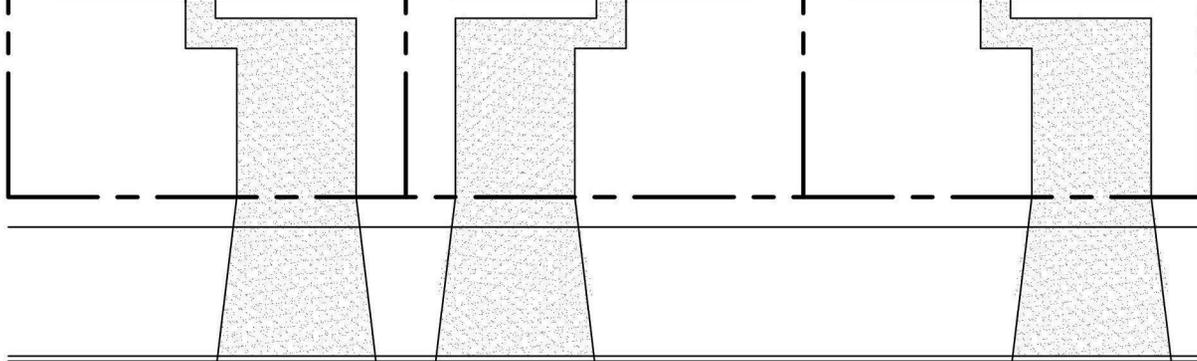
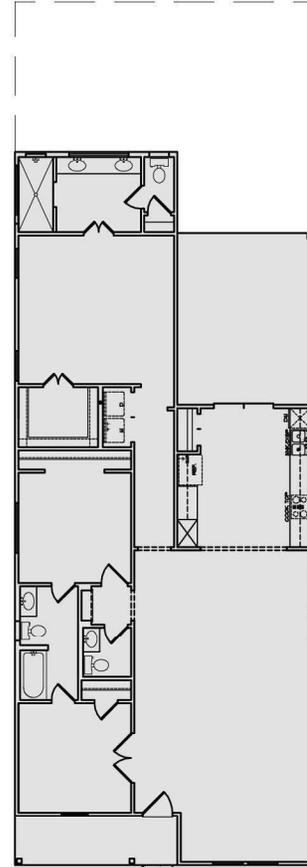
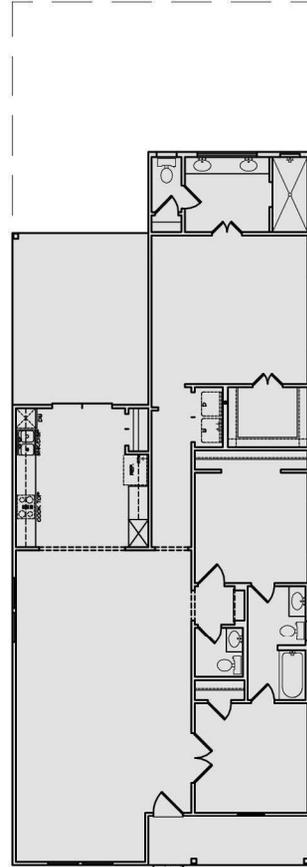
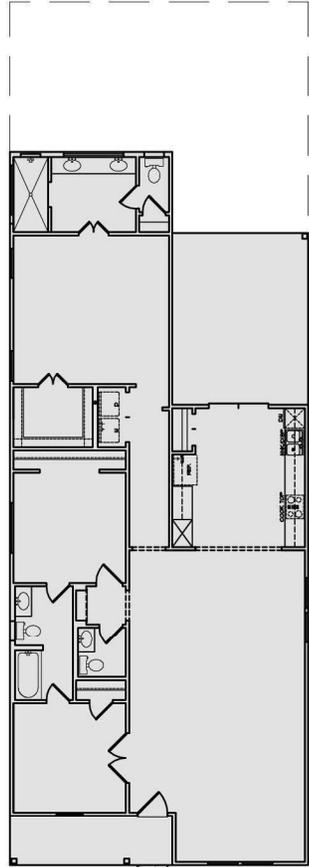


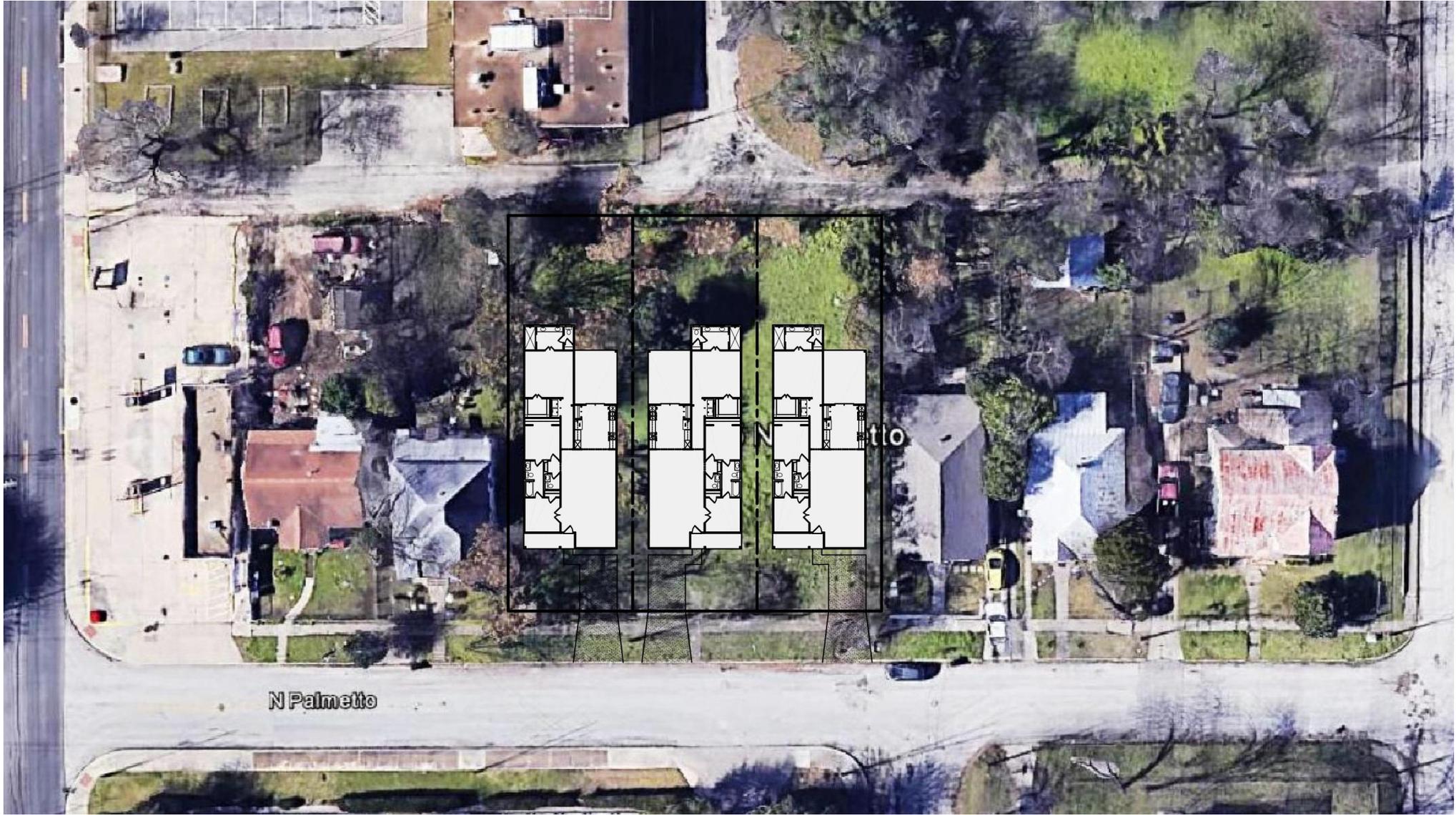
CONCEPTUAL FLOOR PLAN

LOT 33, BLK 3, NCB 1371
515 PALMETTO
SAN ANTONIO, TEXAS

LOT 34, BLK 3, NCB 1371
517 PALMETTO
SAN ANTONIO, TEXAS

LOT 35, BLK 3, NCB 1371
519 PALMETTO
SAN ANTONIO, TEXAS





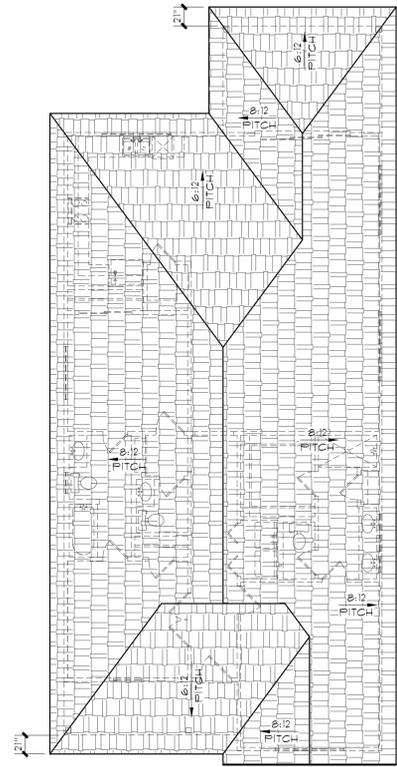
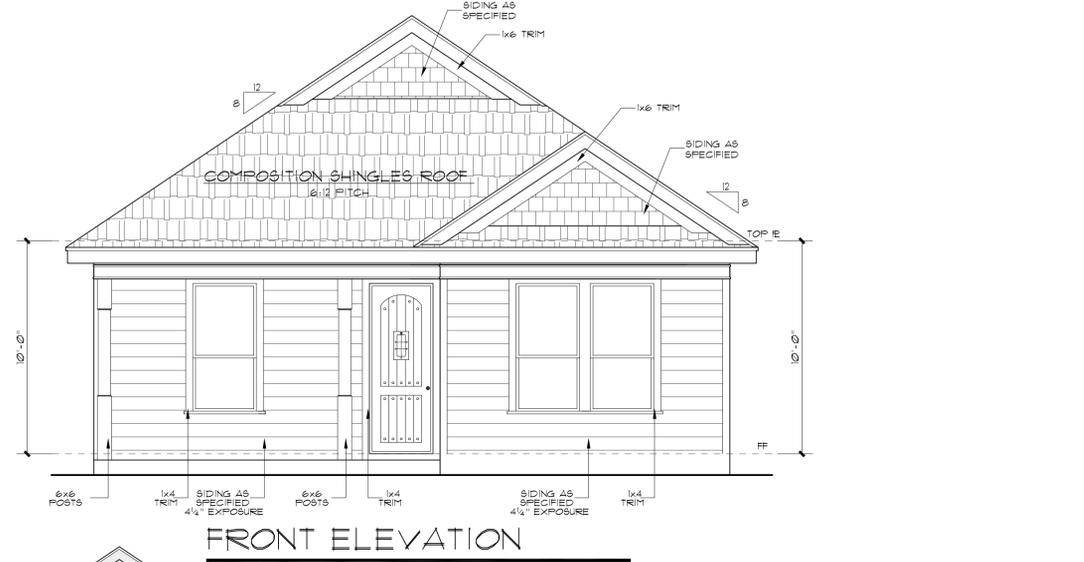
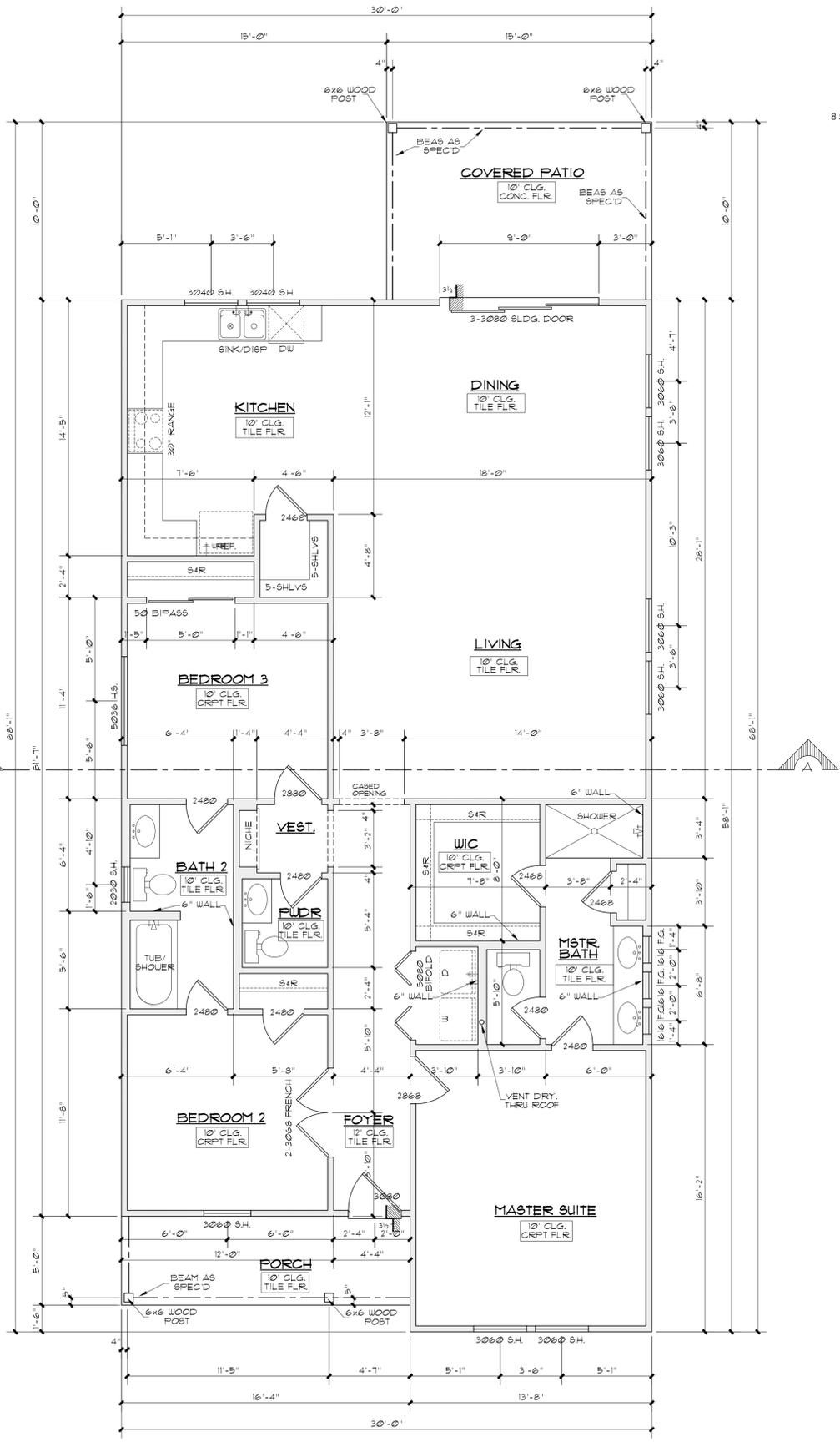
CONCEPTUAL AERIAL VIEW

515, 517, 519 NORTH PALMETTO, DIGNOWITY HILL, SAN ANTONIO, TEXAS

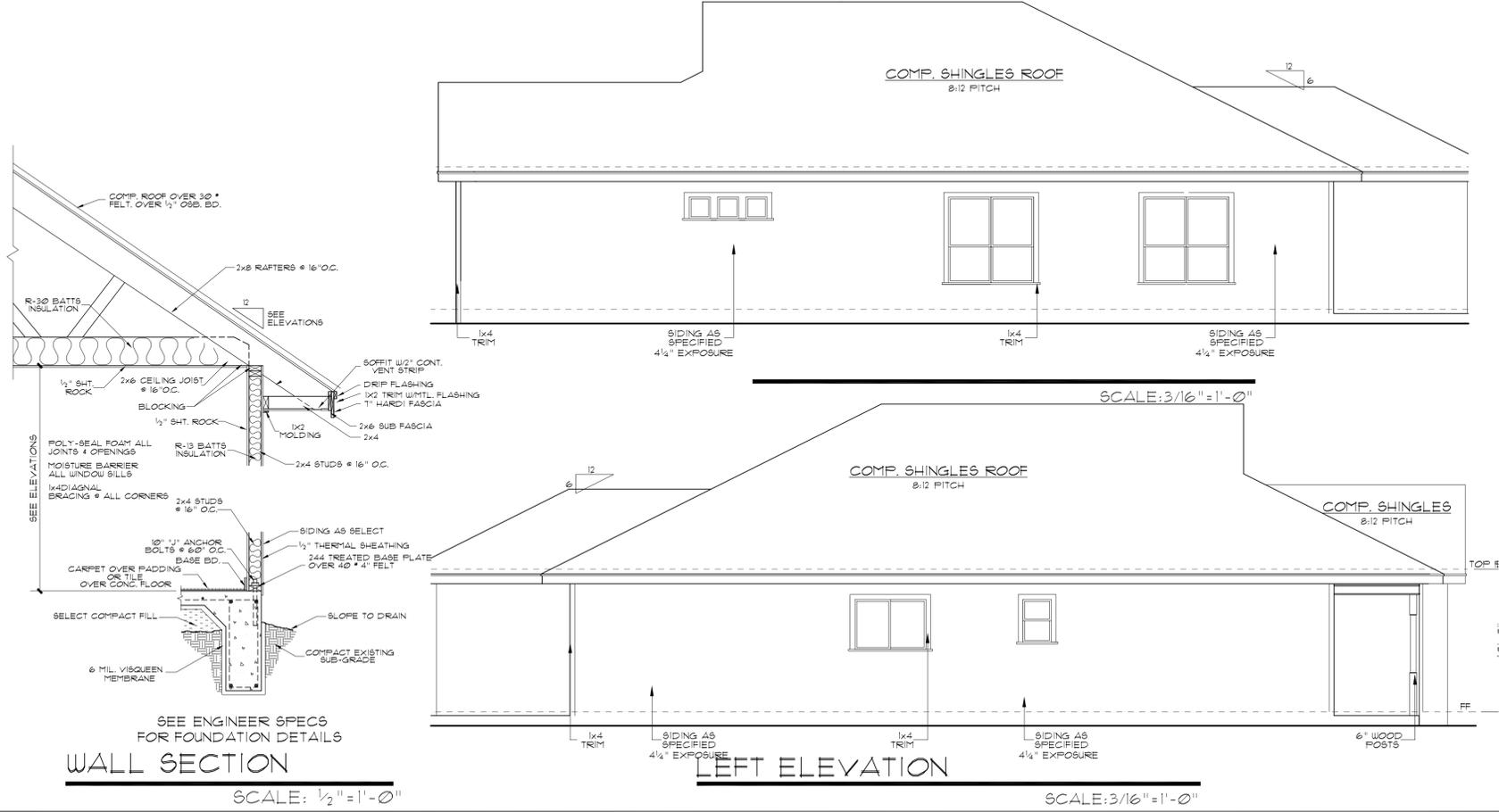
THE NEW RESIDENCE
LOT 35, BLOCK 3, NCB. 1371,
515 PALMETTO ST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 07.31.2020
	PROJECT No:



NOTE: ALL ROOF OVERHANGS 16" FROM



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

THE NEW RESIDENCE

LOT 36, BLOCK 3, NCB. 1371, 517 PALMETTO ST. SAN ANTONIO, TEXAS



85 N. E. LOOP 410, STE. 301
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccloughda.com

THESE PLANS AND DRAFTING WORKS DEPICTED HEREON ARE SOLELY THE PROPERTY OF MCCULLOUGH DESIGN ASSOCIATES. THEY MAY NOT BE COPIED, USED, OR REPRODUCED IN ANY FASHION, INCLUDING THE CREATION OF DERIVATIVE WORKS, UNLESS OTHERWISE AGREED IN WRITING. THE CLIENT OF MCCULLOUGH DESIGN ASSOCIATES HAS A NON-TRANSFERABLE SINGLE USE LICENSE TO CONSTRUCT ONE HOUSE FROM THIS PLAN, CONDITIONED ON THE TIMELY PAYMENT OF ALL SUMS DUE.

THE NEW RESIDENCE
LOT 36, BLOCK 3, NCB. 1371,
517 PALMETTO ST.
SAN ANTONIO, TEXAS

THE NEW RESIDENCE
LOT 36, BLOCK 3, NCB. 1371,
517 PALMETTO ST.
SAN ANTONIO, TEXAS

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DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 07.31.2020
PROJECT No:	
SHEET 1 of	3

GENERAL NOTES:
APPLICABLE CODES:
2018 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2018 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2018 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)
2018 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - 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. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE (NEC)/CITY CODE 2018. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, AFFIXED AT KITCHEN COUNTER TOPS INCLUSIVE OF ISLAND FLOOR COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2018 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430.14
4. 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 LADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS AFFILIATIONS.
5. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION I 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
6. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, 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 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 GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
7. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2018 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATERS 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. UPC SECTION 810.0
8. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT GENERALLY LOCATED IN THE CORRIDOR OR A 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 310.91 AND AMENDMENTS.

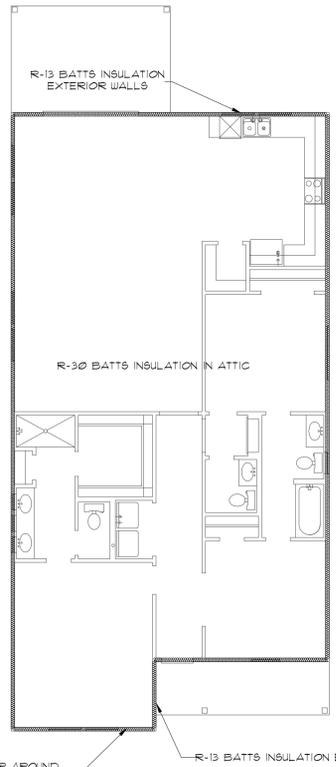
CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIEVES 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 IT'S SOLE DISCRETION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

- NOTES:
1. PLATE AT 10'-0" AFF
 2. A/C UNIT IN ATTIC, PROVIDE 220V AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE, PROVIDE SUITABLE WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE, VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
 3. WINDOWS HEADER HT. AT 8'-0" AFF, UNLESS OTHERWISE NOTED.

MECHANICAL NOTES:
CLIMATE ZONE: 2 5/8 ACH @ 50 pascals
GLAZED FENESTRATION SHGC b. e. 0.30

AREAS	
TOTAL LIVING.....	1,836#
PORCH.....	182#
COV. PATIO.....	150#
TOTAL BUILDING.....	1,868#
TOTAL SLAB.....	1,863#

Corners and headers shall be insulated and the junction of the foundation and sill plate shall be sealed.
The junction of the top plate and top of exterior walls shall be sealed.
Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Knee walls shall be sealed.
Service penetrations are sealed and air sealing is in place behind or around shower/tub enclosures, electrical boxes, switches, and outlets on exterior walls.
Space between window/door jacks and framing is sealed.



INSULATION ENVELOPE
N.T.S.

TABLE N1102.4.1.1 (R602.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or gaps in the air barrier shall be sealed. Air-permeable insulation shall not be used as sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Walls	Corners and the junction of the foundation and sill plate shall be sealed. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Knee walls shall be sealed.
Window, skylights and doors	The space between window/door jacks and framing and skylights and framing shall be sealed.
Rim joints	Rim shall be sealed to prevent air leakage.
Floors (including above-garage and cantilevered floors)	Insulation shall be installed to maintain permanent contact with underside of subfloor decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.

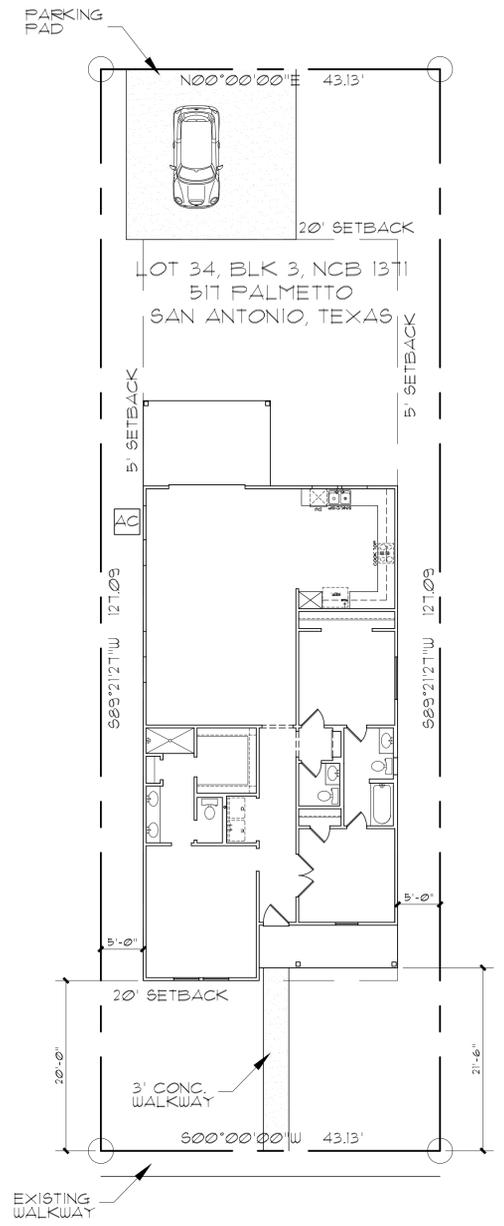
TABLE N1102.4.1.1 (R602.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Exposed earth in unvented crawl spaces	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned spaces shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air tight, IC rated, and sealed to the drywall.
Plumbing and wiring	Air insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating them from the showers and tubs.
Electrical phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the sub floor or drywall.
Fireplace	An air barrier shall be installed on fireplace walls.



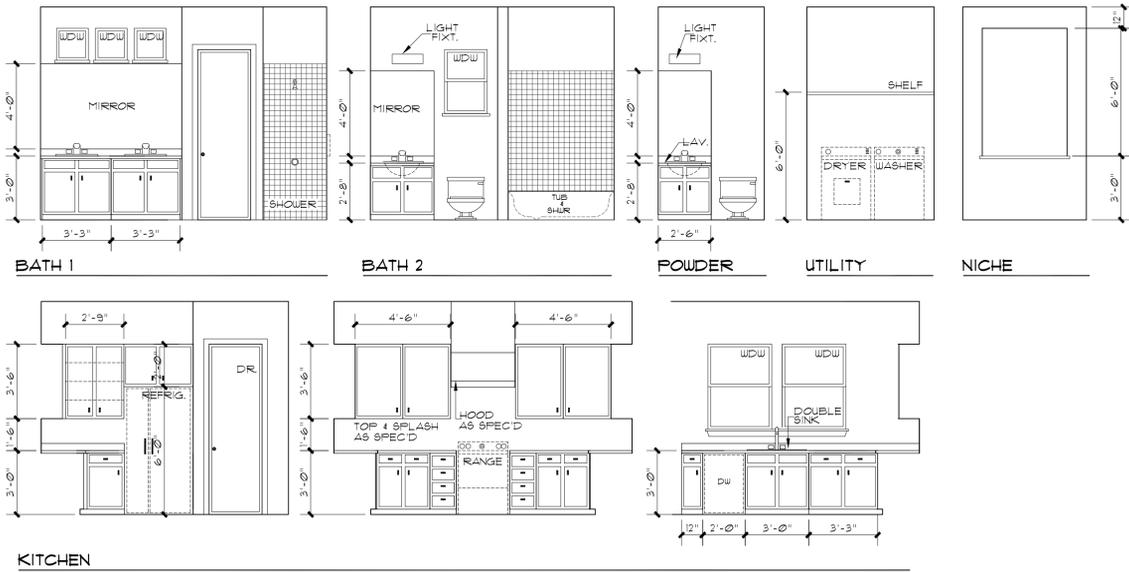
LOCATION MAP
N.T.S.



AERIAL VIEW
N.T.S.



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



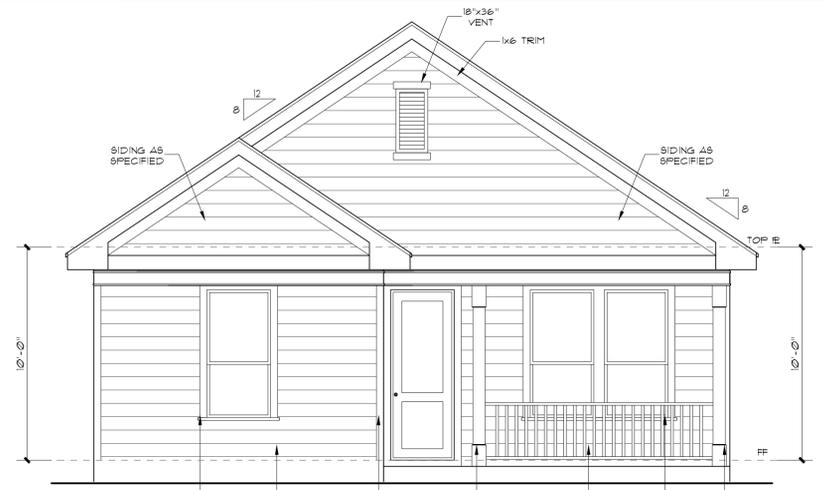
INTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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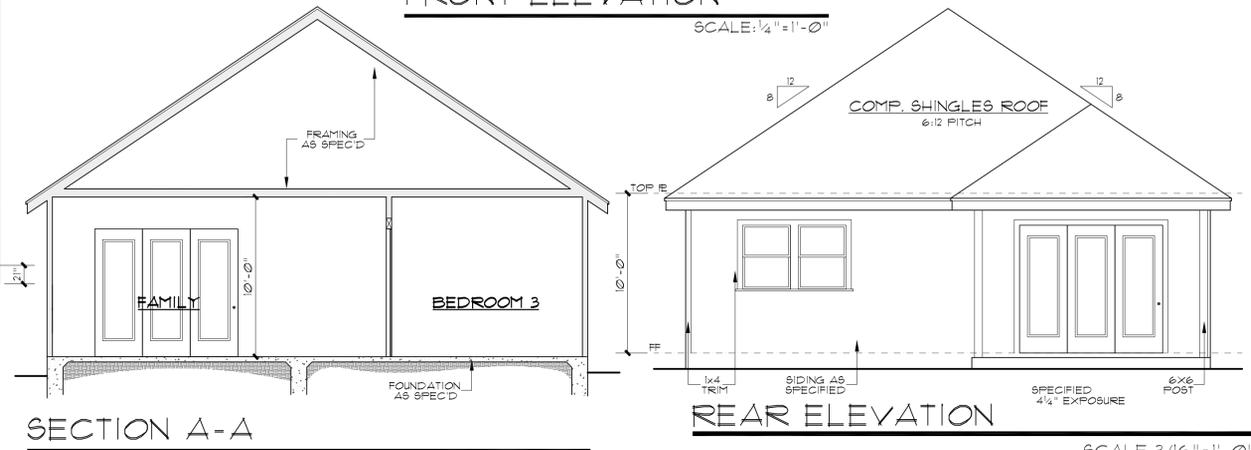
THE NEW RESIDENCE
LOT 36, BLOCK 3, NCB, 1371,
517 PALMETTO ST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

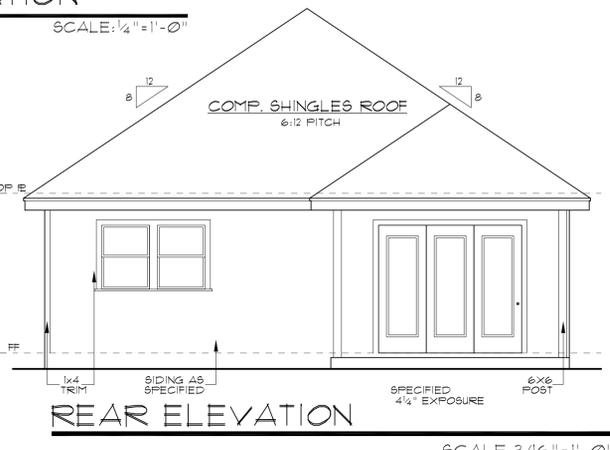
DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 07.31.2020
PROJECT No:	



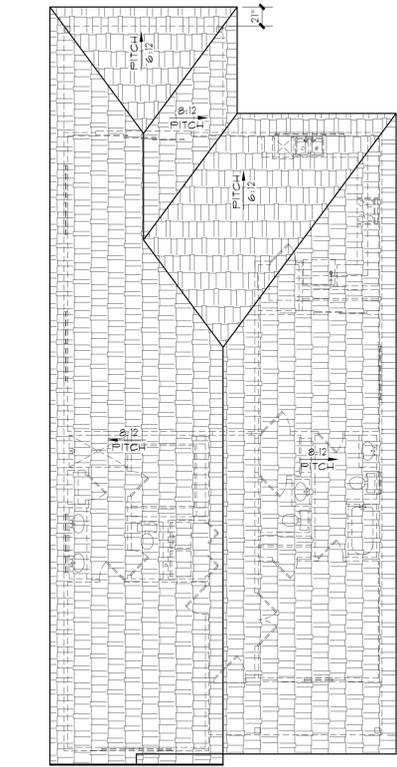
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

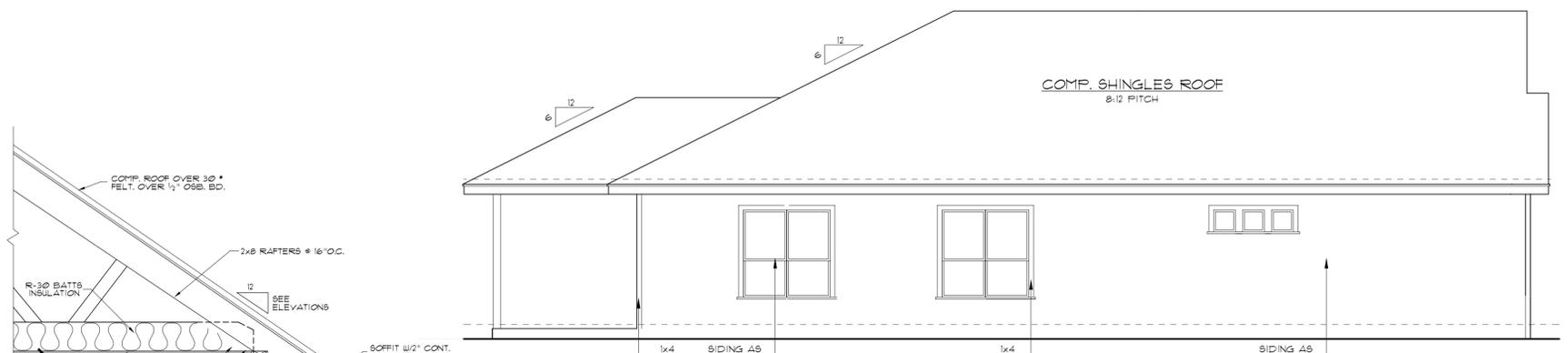


REAR ELEVATION
SCALE: 3/16" = 1'-0"

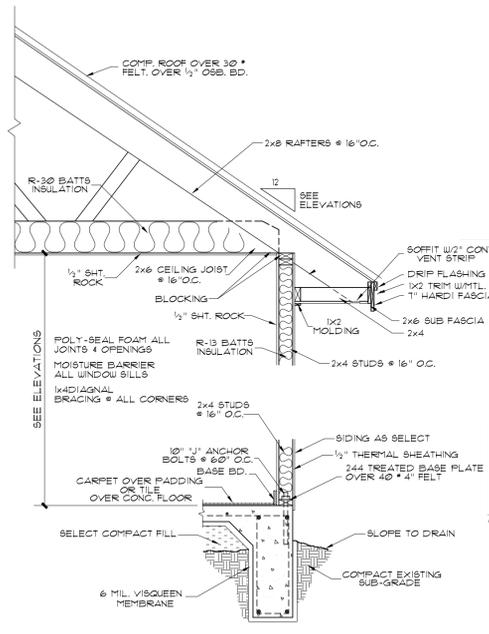


ROOF PLAN
SCALE: 1/2" = 1'-0"

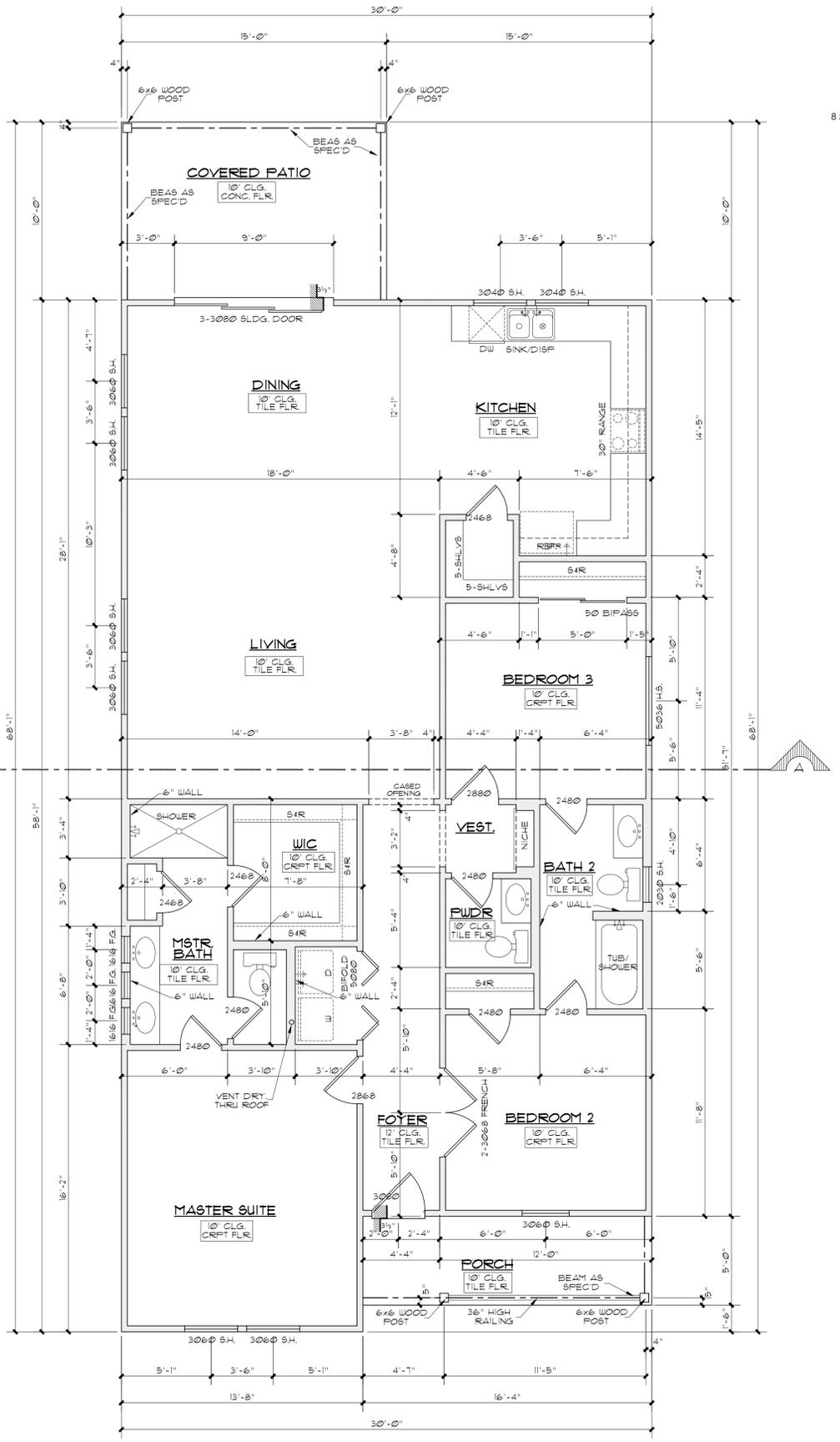
NOTE: ALL ROOF OVERHANGS 16" FROM



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



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



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

THE NEW RESIDENCE

LOT 37, BLOCK 3, NCB. 1371, 519 PALMETTO ST. SAN ANTONIO, TEXAS



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STE. 301
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccloughda.com

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DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 07.31.2020
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SHEET 1 of	3

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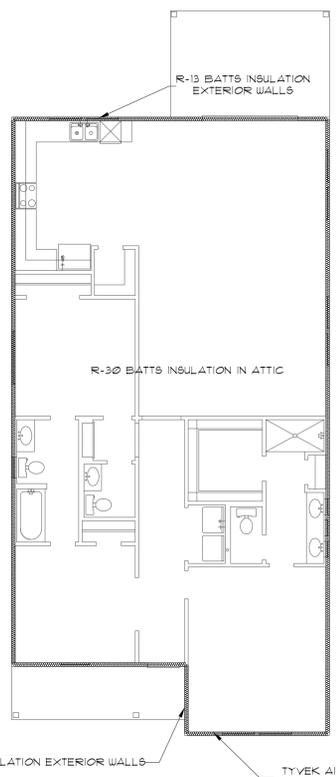
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- NOTES:**
- PLATE AT 10'-0" AFF
 - A/C UNIT IN ATTIC, PROVIDE 220V AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE, PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE, VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
 - WINDOWS HEADER HT. AT 8'-0" AFF, UNLESS OTHERWISE NOTED.

MECHANICAL NOTES:
CLIMATE ZONE: 2 5/8 ACH @ 50 pascals
GLAZED FENESTRATION SHGC b. e. 0.30

AREAS	
TOTAL LIVING.....	1,836#
PORCH.....	182#
COV. PATIO.....	150#
TOTAL BUILDING.....	1,868#
TOTAL SLAB.....	1,863#

Comers and headers shall be insulated and the junction of the foundation and all plate shall be sealed.
The junction of the top plate and top of exterior walls shall be sealed.
Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Knee walls shall be sealed.
Service penetrations are sealed and air sealing is in place behind or around shower tub enclosures, electrical boxes, outlets, and outlets on exterior walls.
Space between window/door jacks and framing is sealed.



INSULATION ENVELOPE
N.T.S.

TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Air barrier and thermal barrier	A continuous air barrier shall be installed in the envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. Air permeable insulation shall not be used as sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffits shall align with the insulation and any gaps in the air barrier shall be sealed. Access opening, drop down stair or wall doors to unconditioned attic spaces shall be sealed.
Walls	Comers and the junction of the foundation and all plate shall be sealed. Exterior thermal envelope must be framed walls shall be installed in substantial contact continuous alignment with the air barrier. Knee walls shall be sealed.
Windows, skylights and doors	The space between window/door jacks and framing and skylights and framing shall be sealed.
Rim joists	Rim shall be sealed to prevent air leakage.
Floors (including above garage and cantilevered floor)	Insulation shall be installed to maintain permanent contact with underside of soffit/decking. The air barrier shall be installed at any exposed edge of insulation.
Crawl space walls	Where provided in lieu of floor insulation, insulat shall be permanently attached to the crawlspace.

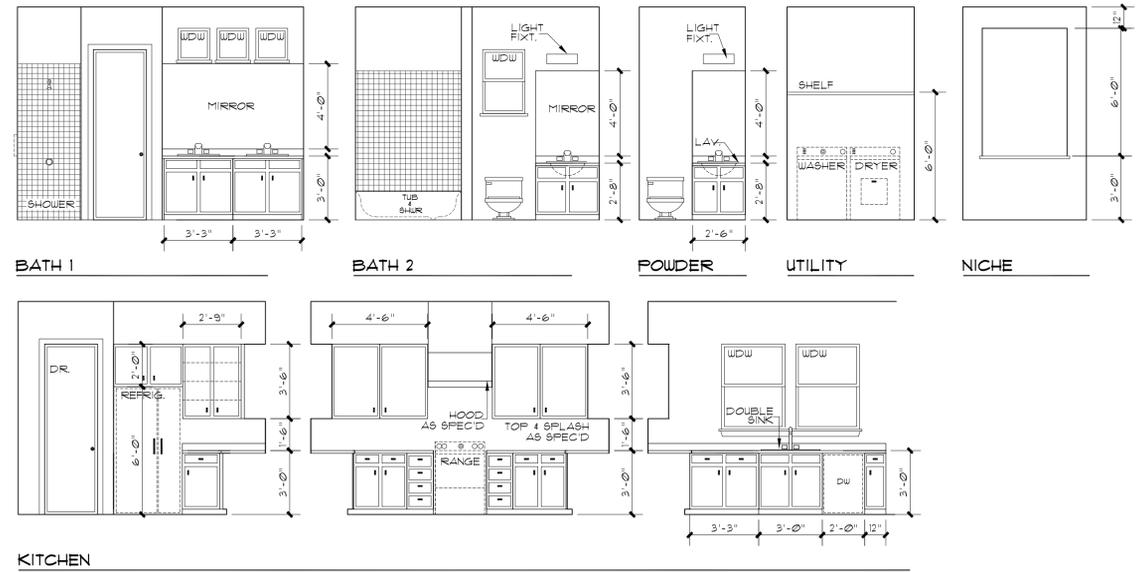
TABLE N1102.4.1.1 (R402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION	
COMPONENT	CRITERIA
Exposed earth in unvented crawl spaces	Exposed earth in unvented crawl spaces shall be with a Class I vapor retarder with overlapping lap joints.
Shafts, penetrations	Shaft shafts, utility penetrations, and flue shafts to exterior or unconditioned space shall be sealed.
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that in install readily conforms to the available cavity space.
Garage separation	An air sealing shall be provided between the garage conditioned spaces.
Recessed lighting	Recessed light fixtures installed in the building envelope shall be air tight, IC rated, and sealed drywall.
Plumbing and wiring	Batt insulation shall be cut neatly to fit around plumbing and wiring in exterior walls, or insulation that readily conforms to available space extend behind piping and wiring.
Shower/tub on exterior wall	Exterior walls adjacent to showers and tubs shall be insulated and the air barrier installed separating from the showers and tubs.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electric communication boxes or air-sealed boxes shall be installed.
HVAC register boots	HVAC register boots that penetrate building envelope shall be sealed to the sub floor or dry wall.
Fireplace	An air barrier shall be installed on fireplace wall.



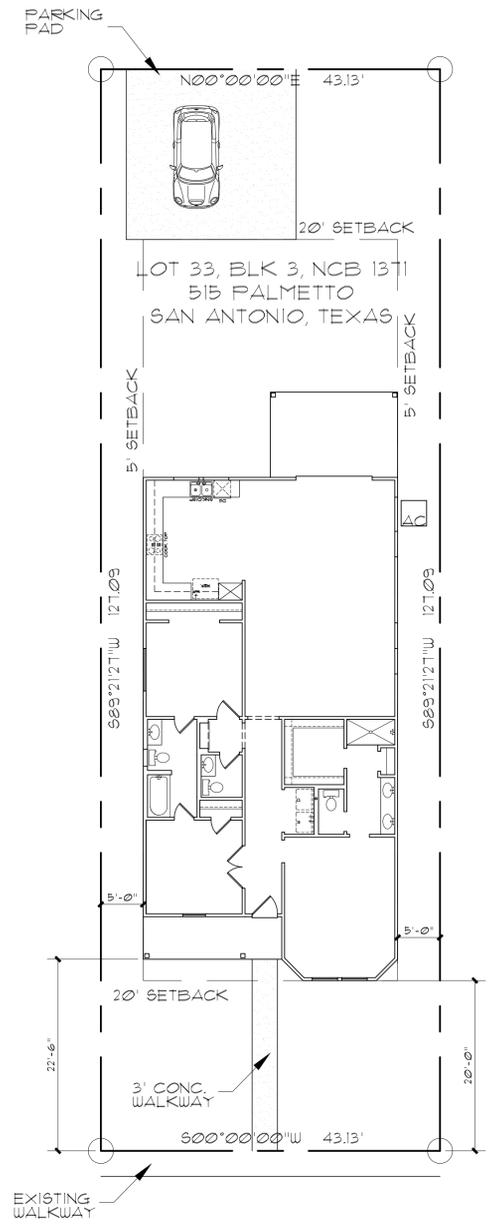
LOCATION MAP
N.T.S.



AERIAL VIEW
N.T.S.



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

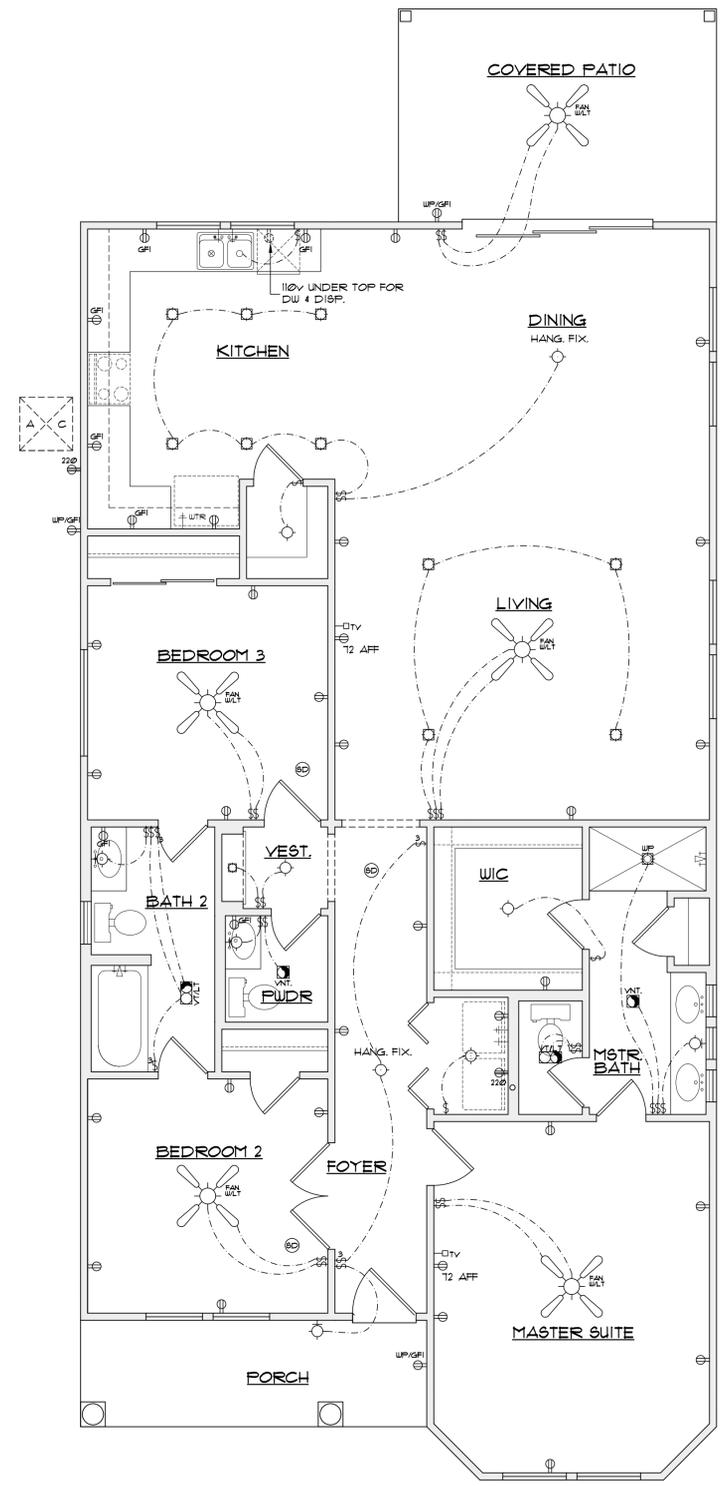


SITE PLAN
SCALE: 1/16" = 1'-0"



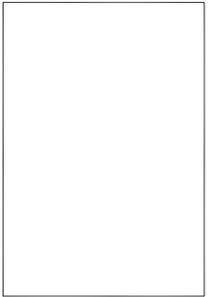
85 N. E. LOOP 410.
STE. 301
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mcculloughda.com

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GRAPHIC SYMBOLS		
ELECTRICAL		PLUMBING
<ul style="list-style-type: none"> SWITCH DIMMER SWITCH THREE WAY SWITCH FOUR WAY SWITCH DUPLEX OUTLET DUPLEX OUTLET 1/2 SWITCHED FLOOR OUTLET 1/2 OUTLET CEILING OUTLET CEILING OUTLET WITH INTERRUPTER 220V VOLT DUPLEX OUTLET DUPLEX OUTLET LABELED FOR HEIGHT INDICATED WATERPROOF DUPLEX OUTLET J BOX DUPLEX OUTLET TELEPHONE OUTLET TELEPHONE FLOOR OUTLET 	<ul style="list-style-type: none"> TELEVISION OUTLET SATELLITE TELEVISION W/ TELEPHONE LINE INTERCOM SPEAKER OUTLET SMOKE DETECTOR THERMOSTAT ELECTRICAL PANEL BOX RESET BUTTON CHIMNEY KEY SWITCH STAIRCASE MOUNT CLG. WALL MOUNT FIXTURE PULL CHAIN LIGHT RECESSED CEILING FIXTURE RECESSED EYEBALL FIXTURE HALOGEN RECESSED CEILING FIXTURE 	<ul style="list-style-type: none"> HALOGEN WALL MOUNTED FIXTURE CEILING POINT LIGHT FLUORESCENT LIGHT FIXTURE WALL MOUNT FLOOR LIGHT FIXTURE TRACK MOUNT FIXT. UNDER CABINET LIGHT CEILING POINT EXHAUST FAN WALL MOUNT EXHAUST FAN CEILING POINT LIGHT WALL MOUNT HEAT LAMP COMBINATION FIXT. HEAT, VENT, LIGHT FLOOD LIGHT CEILING FAN W/ LT
		MISC.
		<ul style="list-style-type: none"> SECURITY SYSTEM PANEL SECURITY SYSTEM OUTLET VACUUM CLEANER TANK VACUUM SYSTEM BUFFER OUTLET

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



THE NEW RESIDENCE
LOT 37, BLOCK 3, NCB, 1371,
519 PALMETTO ST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 07.31.2020
	PROJECT No:
SHEET 3 of	3

