

## HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

**HDRC CASE NO:**

**2018-207**

**ADDRESS:**

410 N OLIVE ST

**LEGAL DESCRIPTION:**

NCB 578 BLK D LOT 2

**ZONING:**

RM-4

**CITY COUNCIL DIST.:**

2

**DISTRICT:**

Dignowity Hill Historic District

**APPLICANT:**

Jenny Hernandez

**OWNER:**

Jason Beltran

**TYPE OF WORK:**

New Construction - Conceptual

**APPLICATION RECEIVED:**

April 30, 2018

**60-DAY REVIEW:**

June 29, 2018

### **REQUEST:**

The applicant is requesting conceptual approval to construct a single family residential structure on the vacant lot at 410 N Olive.

### **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.

## FINDINGS:

- a. The applicant is requesting conceptual approval to construct a single family residential structure on the vacant lot at 410 N Olive. The applicant has proposed for the structure to feature one story in height.
- b. CONCEPTUAL APPROVAL –Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. 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 examples found on the block. At this time the applicant has not provided information regarding setbacks to staff at this time. The applicant is responsible for providing an appropriate setback prior to receiving conceptual approval.
- d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- e. 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 on N Olive features one story structures. The proposed massing of one story is appropriate and consistent with the Guidelines.
- f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has not specified foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- g. ROOF FORM – The applicant has proposed roof forms that include both hipped and gabled roofs. These forms are found historically throughout the Dignowity Hill Historic District and are consistent with the Guidelines.
- h. 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 proposed window openings that feature sizes and locations comparable to those found historically in the district. Double windows should feature a mullion of at least six inches between openings. A transom window should be featured above the front entrance door.
- i. WINDOW BAY (Fenestration) – The applicant has proposed a window bay to feature a total of four windows. Double windows will be featured at the center of the bay, a detail that is not found historically throughout the Dignowity Hill Historic District. Staff finds that a single window, centered under the gable should be installed.
- j. FRONT FAÇADE MASSING – The applicant has proposed front façade massing that includes a window bay that is covered by a gabled roof which features the same façade plane as the structure's primary roof (hipped). The historic profile of a window bay includes an extension beyond the profile and massing of the structure's primary roof and porch. Staff finds that the primary wall of the structure should be shifted toward the rear to produce a true “L-plan”, rather than feature a window bay that shares a wall plane with both the porch and front façade of the house.
- k. MATERIALS – The applicant has proposed materials to include composite siding, a composition shingle roof and aluminum clad wood windows. Staff finds the proposed materials to be appropriate; however, the proposed composite siding should feature an exposure of four inches and a smooth finish.
- l. WINDOW MATERIALS – The applicant has proposed Pella aluminum clad wood windows. Staff finds the proposed windows to be appropriate. 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 an 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. Additionally, staff finds that a one over one window would be most appropriate for the Dignowity Hill Historic District.
- m. ARCHITECTURAL DESIGN – Generally, the proposed new construction features an architectural form that is appropriate in scale and massing for the Dignowity Hill Historic District. Modifications should be made to the proposed fenestration pattern for the proposed window bay on the front façade and front façade massing as noted in findings i and j.
- n. DRIVEWAY – The applicant has proposed to install a driveway that will lead into the front façade of the proposed new construction, resulting in a driveway that is the depth of the front yard as well as front yard parking.

The Guidelines for Site Elements 5.A. notes that the historic pattern of driveways found in the district should be followed. Additionally, The Guidelines for Site Elements 7.A. notes that off street parking is to be located at the rear or side of the primary structure. The proposed driveway and parking locations are not consistent with the Guidelines.

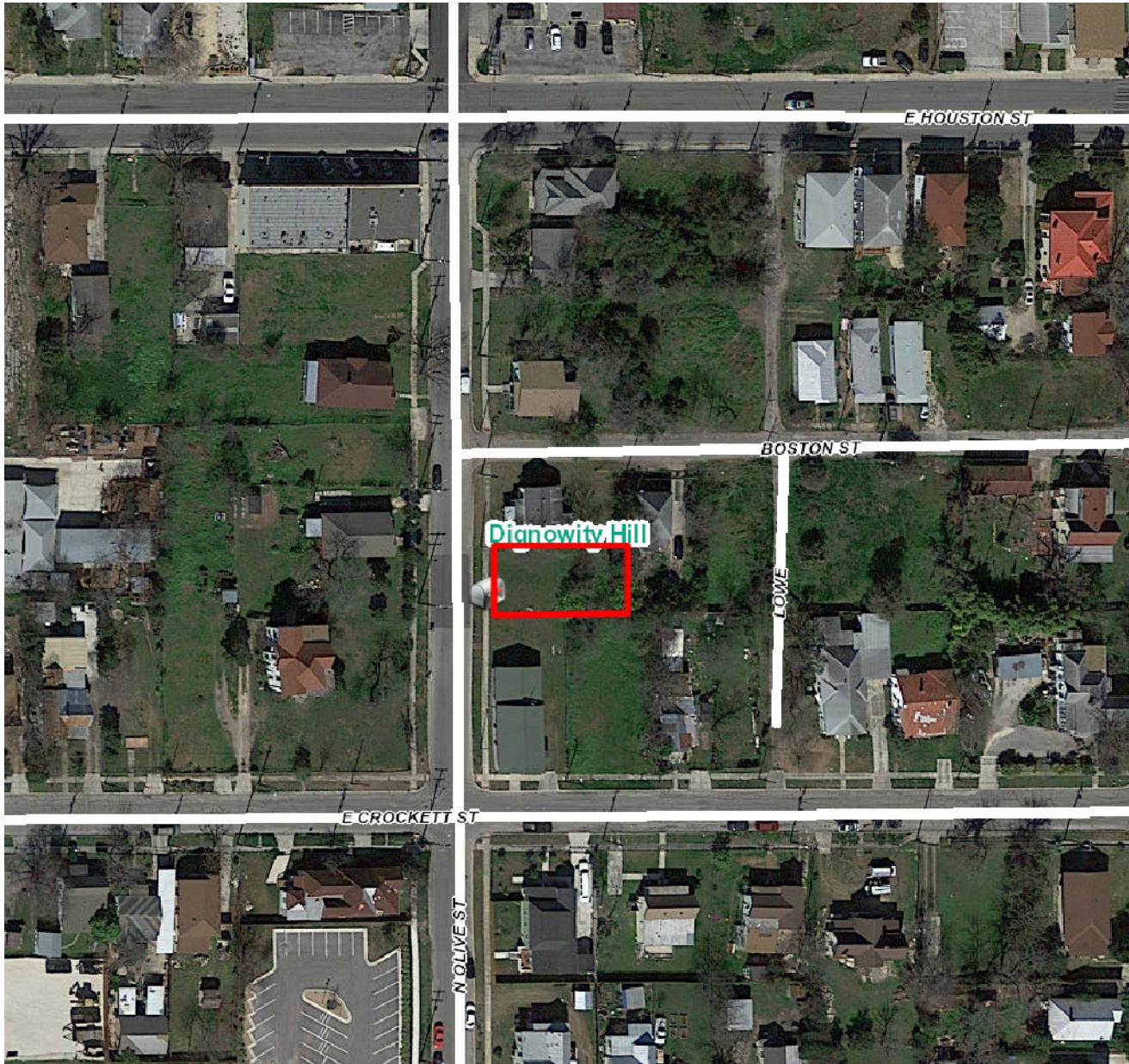
#### **RECOMMENDATION:**

Staff does not recommend conceptual approval based on findings a through n. Staff recommends the applicant address the following items prior to receiving conceptual approval.

- i. That the applicant provide information regarding an appropriate setback as noted in finding c.
- ii. That the applicant provide information regarding an appropriate foundation height as noted in finding f.
- iii. That the ensure that double windows feature a mullion of at least six inches between openings and that a transom window should be featured above the front entrance door as noted in finding h.
- iv. That the proposed window bay feature three windows with the middle window being centered under the gable as noted in finding i.
- v. That the primary entrance wall of the structure should be shifted toward the rear to produce a true “L-plan” with a protruding front bay rather than a window bay that shares a wall plane with both the porch and front façade of the house as noted in finding j.
- vi. That the proposed aluminum clad wood windows follow the specifications outlined in finding l
- vii. That the proposed composite siding s feature an exposure of four inches and a smooth finish as noted in finding k.
- viii. That the proposed driveway and front yard parking locations be eliminated as noted in finding n.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: May 07, 2018

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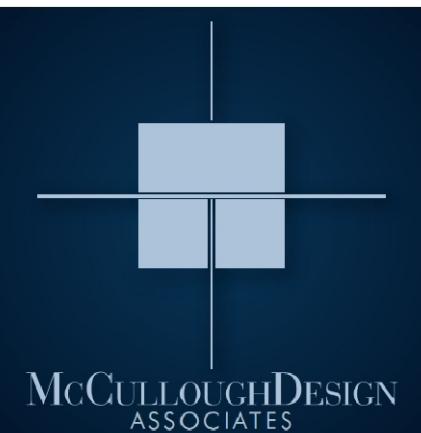
410 North Olive Street

## Google Maps 410 N Olive St



# THE BELTRAN RESIDENCE

LOT 2, BLOCK D, NCB. 578,  
410 NORTH OLIVE ST.  
SAN ANTONIO, TEXAS



14255 BLANCO  
SAN ANTONIO, TX 78216  
PH. 843-1632  
ricardo@mcculloughda.com

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SINGLE USE LICENSE TO CONSTRUCT ONE  
HOUSE FROM THIS PLAN, CONDITIONED ON  
THE TIMELY PAYMENT OF ALL SUMS DUE.



THE BELTRAN RESIDENCE  
LOT 14, BLOCK 21, NCB. 618,  
619 DAKOTA ST.  
SAN ANTONIO, TEXAS

LOT 14, BLOCK 21, NCB. 618,  
619 DAKOTA ST.  
SAN ANTONIO, TEXAS

**GENERAL NOTES:**  
APPLICABLE CODES  
2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS  
UNIFORM DEVELOPMENT CODE  
2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS  
2016 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10  
(ELECTRICAL)  
2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS  
2016 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 12"X30"IRC SECTION 505.1  
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST  
ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.1 SQUARE FEET  
(MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM  
HEIGHT OF SILL TO FLOOR 44",IRC SECTION 310.1  
3. ELECTRICAL - 2016 NATIONAL ELECTRICAL CODE  
CODE/IRC/CITY CODE 2016 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 10-502(C) OF THE 2016 NEC. ACCESS DOORS SHALL BE  
PROVIDED FOR GFCI PLUGS, SUB MOTES, AND NECESSARY  
4. FRAMING - ALL FRAMING MEMBERS COMPLY WITHIRC 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'  
REQUIRES ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING  
MEMBERS. AN IN-TIME FRAMING INSPECTION PROVIDE A COMPLETE  
SET OF ENGINEERED TRUSS LADING DESIGN PLANS AND TRUSS LAYOUT  
PLANS FOR ALL TRUSS APPLICATIONS.

5. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN  
CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND  
WHICH HAVE OPENINGS TO SUCH BUILDINGS SHALL BE EQUIPPED WITH  
FIXED LOUVERS OR SCREENED OPENINGS OR EXHAUST VENTILATION TO  
THE OUTSIDE WITH EXHAUST DUCTS LOCATED OUTSIDE THE GARAGE  
THEY ARE TO THE LOUVER OPENING OR 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 BATHS, SHOWERS, AND SINKS. STEAM ROOMS, COMFORTERS  
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 ELEVATION VERTICALLY FROM THE POSITION OF THE GLAZING  
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

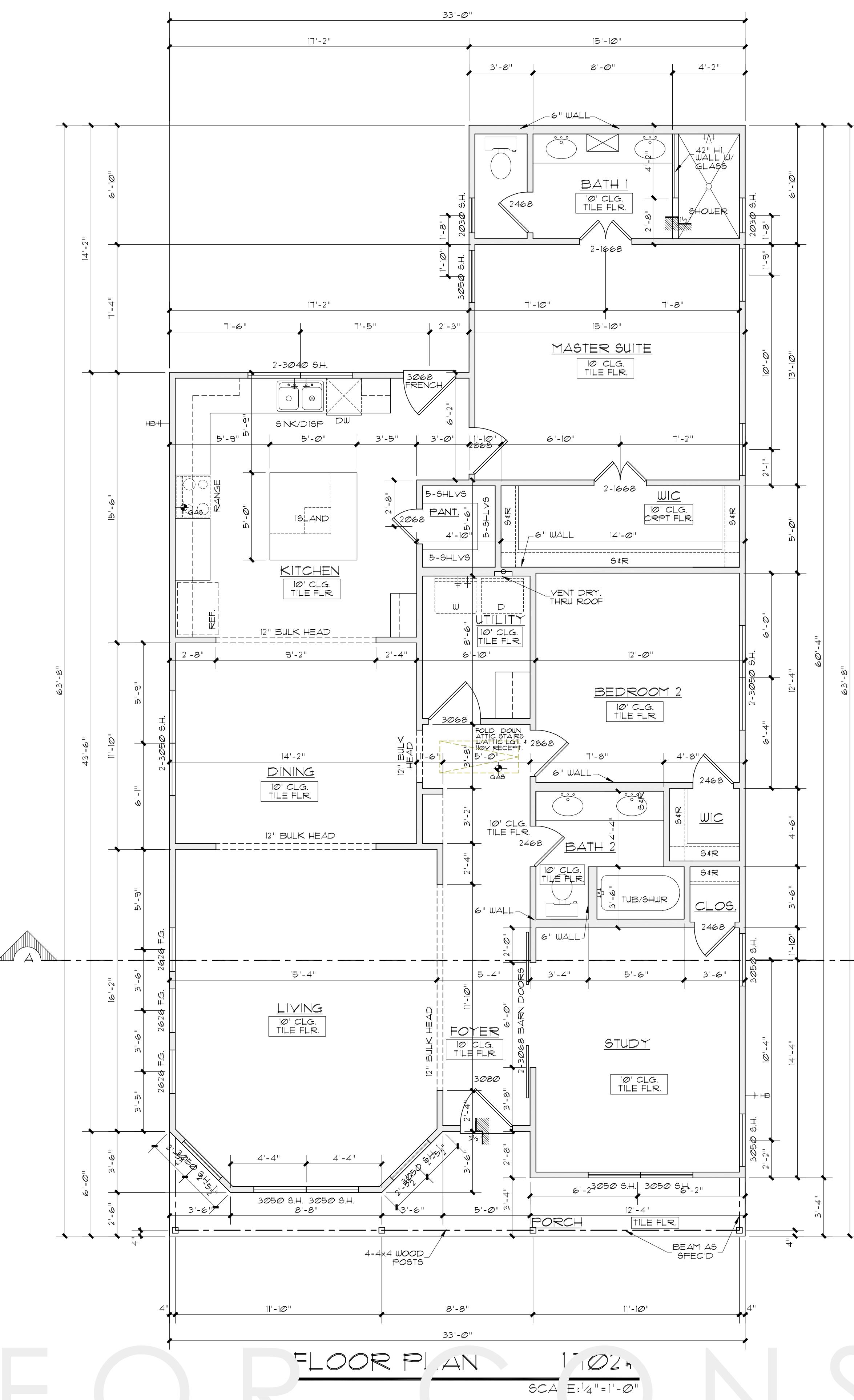
7. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM  
PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES  
SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT  
SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING.  
AMENDMENTS SECTION 203. WATER HEATERS GENERATING A GLOW  
SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE  
INSTALLED. EXHAUST VENTILATION PROVIDED BY THE PILOTS, BURNERS OR HEATING  
ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR.  
UPC SECTION 510.2

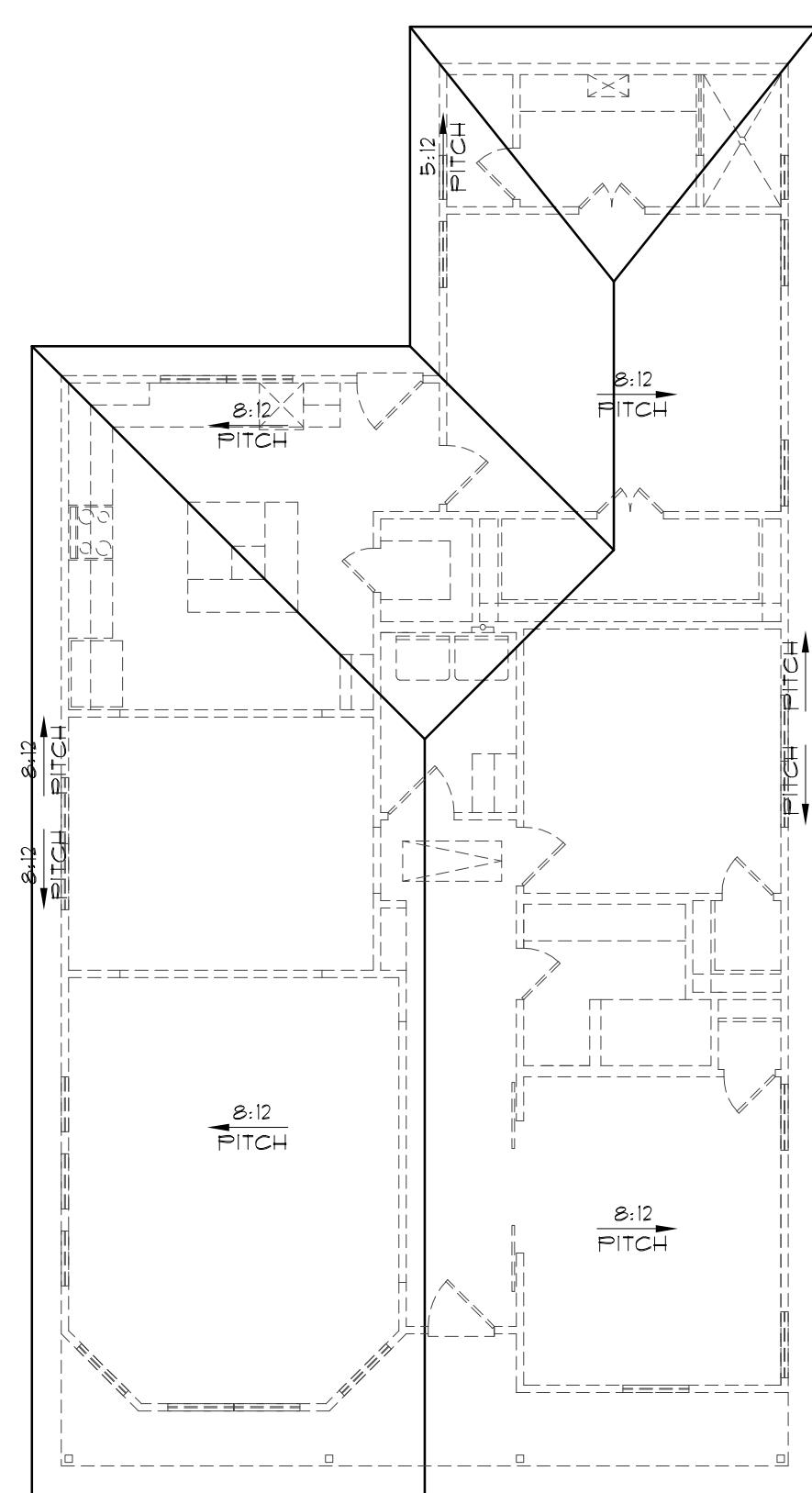
8. SMOKE DETECTORS - DUELING UNITS SHALL BE PROVIDED WITH A  
SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT  
CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO  
EACH SLEEPING AREA. SMOKE DETECTORS IN BUILDINGS WHICH HAVE MORE  
THAN ONE STORY, AND IN DUELINGS WITH BASEMENT, A DETECTOR  
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. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM,  
HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITHIRC SECTION  
SECTION 1006.3

**CONTRACTOR NOTES:**  
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH  
ANY BIDS OR ORDERING MATERIALS. THE CONTRACTOR  
SUBCONTRACTORS, PER ALL NOTED 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 HERBY NOTIFIES BOTH OWNER  
AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF  
LIABILITIES TO SAID WORKING DRAWINGS.  
ALL OF THE DESIGNERS WORKING DRAWINGS AND DETAILED  
PLANS, CONSTITUTE, RETAIN, 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 ITS 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 SITCHED AT ATTIC ENTRANCE. PROVIDE METAL Drip PAN WITH  
OUTSIDE DRAIN LINE. PROVIDE SUBLOOR 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

**AREAS**  
TOTAL LIVING..... 1,702#  
PORCH..... 71#  
TOTAL BUILDING..... 1,773#  
TOTAL SLAB..... 1,773#

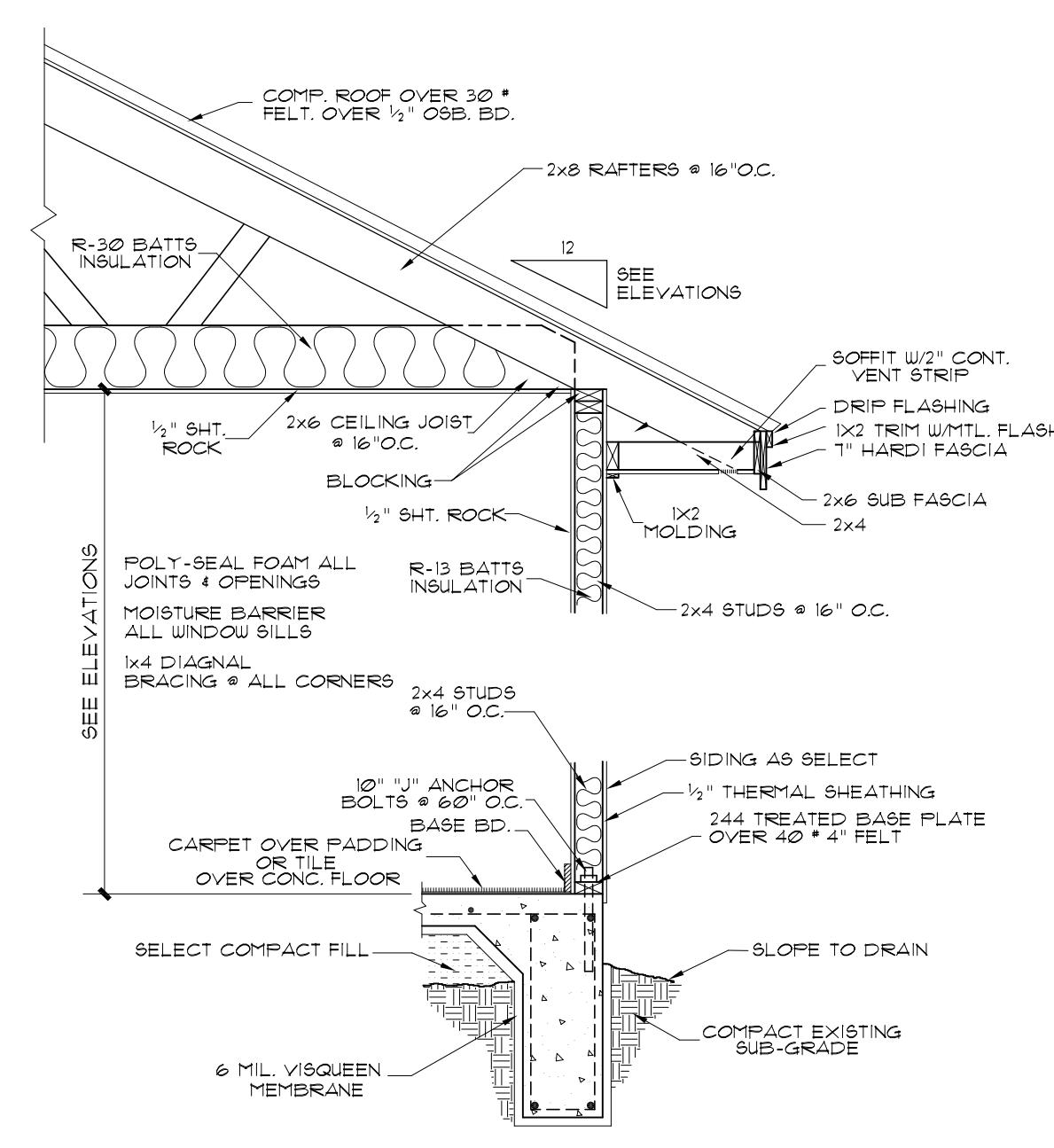




ROOF PLAN

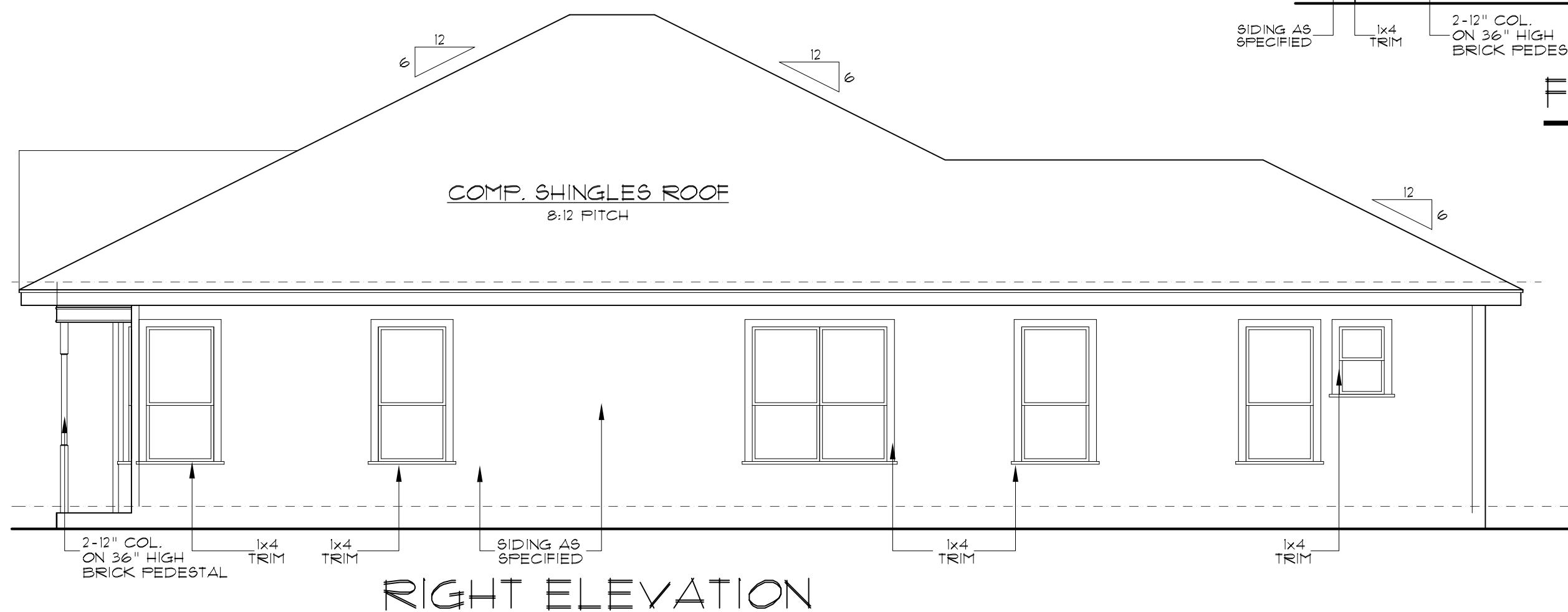
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME,  
UNLESS NOTED OTHERWISE



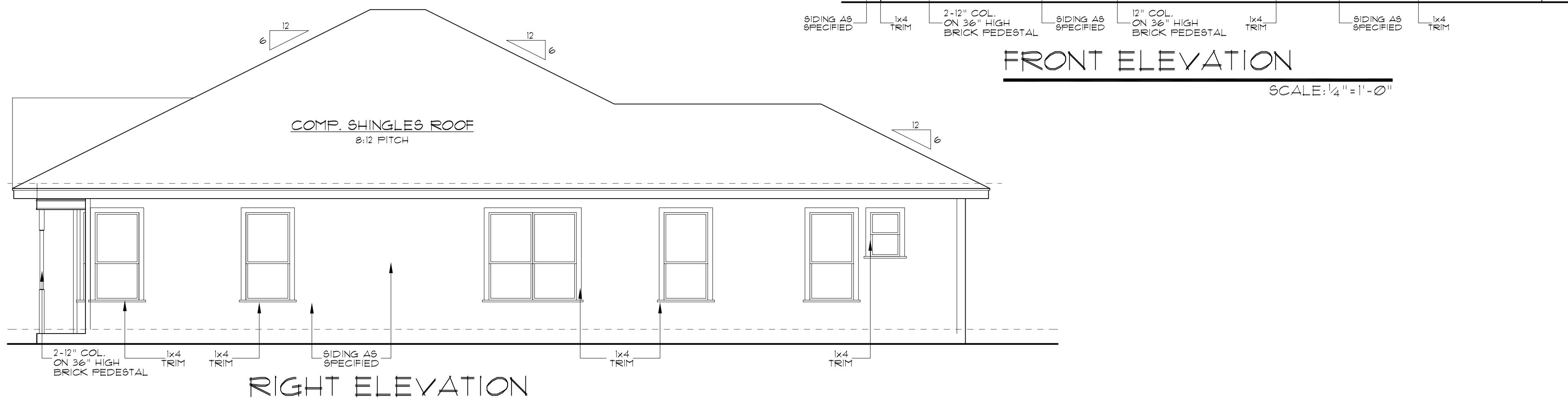
WALL SECTION

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



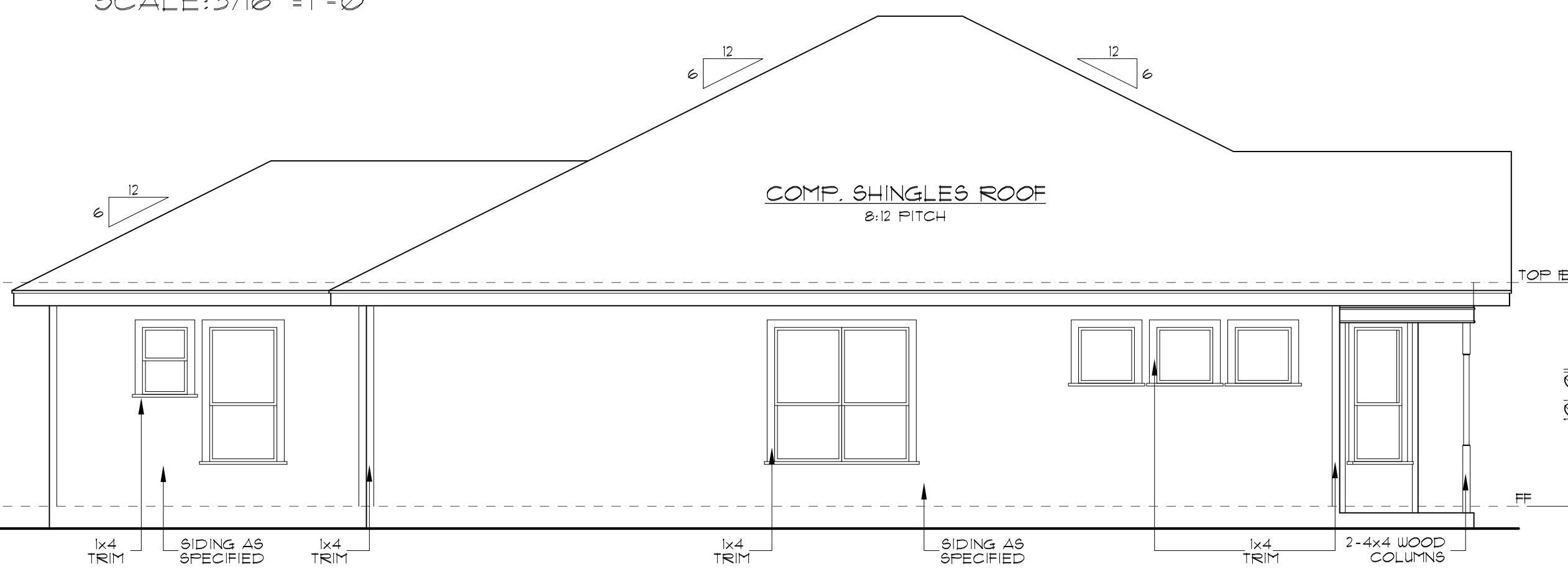
RIGHT ELEVATION

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



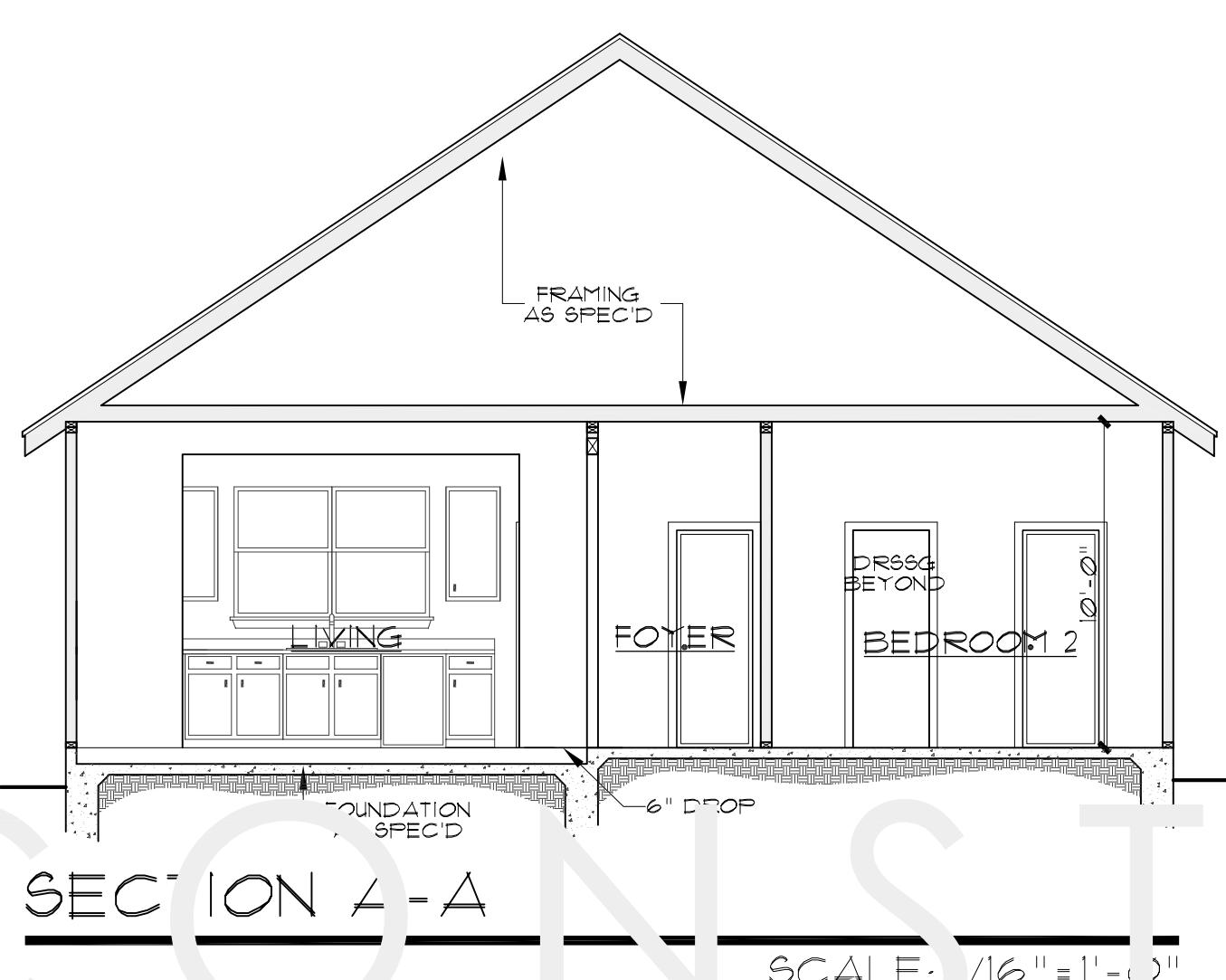
FRONT ELEVATION

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



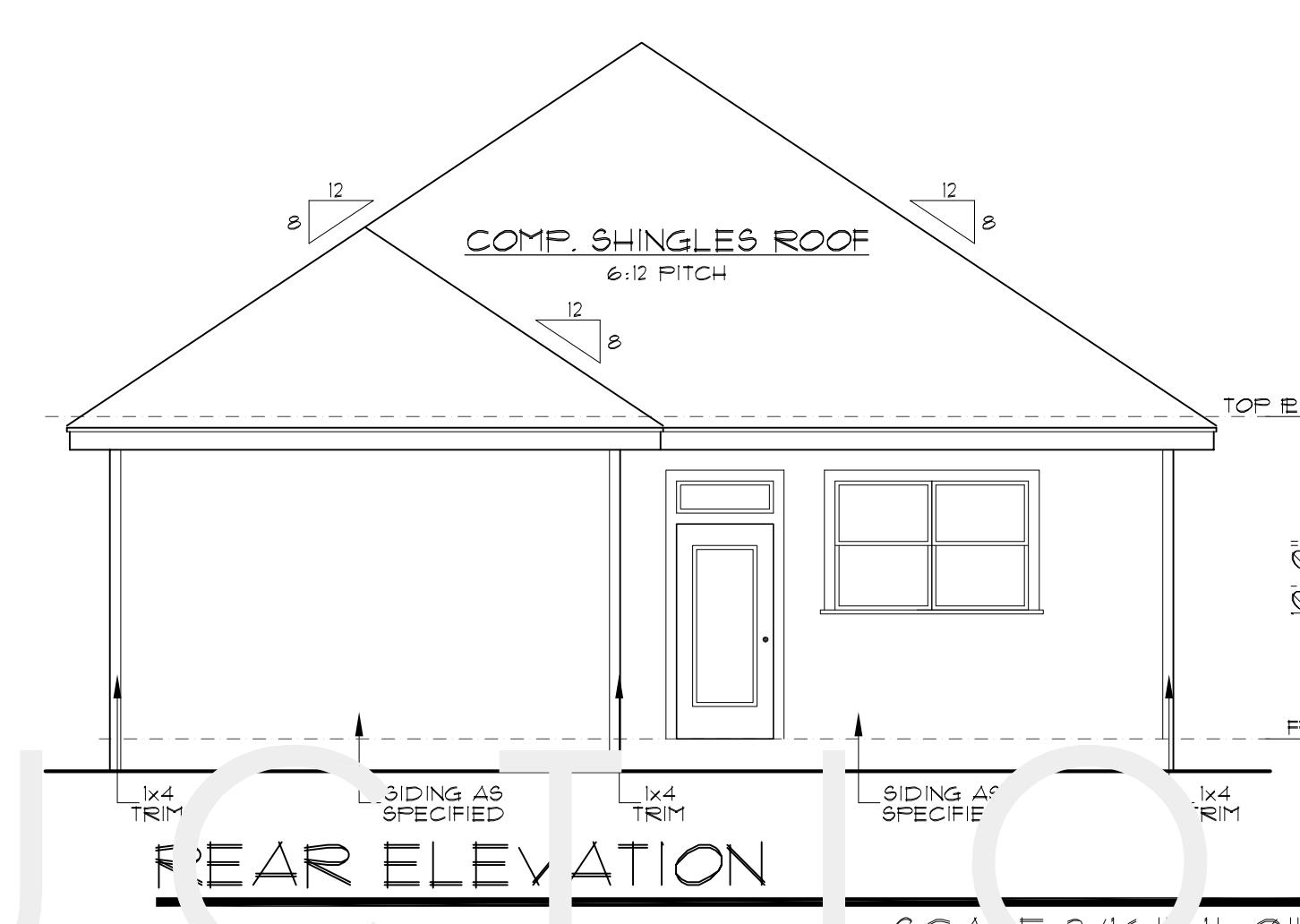
LEFT ELEVATION

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



SECTION A-A

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



REAR ELEVATION

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

REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC SCALED: AS NOTED  
CHCKD BY: RAMC DATE: \_\_\_\_\_  
PROJECT No: \_\_\_\_\_  
SHEET 2 of 2

NOT FOR CONSTRUCTION

THE BELTRAN RESIDENCE  
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