

## HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2016

Agenda Item No: 11

**HDRC CASE NO:** 2015-494  
**ADDRESS:** 1430 NAPIER AVE  
**LEGAL DESCRIPTION:** NCB 7657 (EL SUENO SUBD), BLOCK 0 LOT 27  
**ZONING:** R6 H RIO-5  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Alba DeLeon  
**OWNER:** Alba DeLeon  
**TYPE OF WORK:** Final approval of new construction  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a single family residence at 1430 Napier.

### 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.

### 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

- i. *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.

## 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*

## 2. Fences and Walls

### 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.

#### 4. Residential Streetscapes

##### A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

#### 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.

##### C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

#### **FINDINGS:**

- a. A request for conceptual approval of the new construction of a single family residence was heard by the Historic and Design Review Commission on December 20, 2015. At that hearing, conceptual approval was approved as submitted with the HDRC noting that the applicant's proposed setback and window material, vinyl, are appropriate. Since that time, the applicant has provided additional supplementary information regarding site design and construction documents.
- b. The lot at 1430 Napier Avenue is currently a vacant lot located to the immediate southeast of Mission San Jose. The applicant has proposed a setback of approximately forty-five (45) feet from Napier Avenue. Napier Street is mostly

undeveloped with two structures surrounding adjacent to this property, both of which were constructed circa 2000 that feature setbacks of approximately seventy (70) feet. Staff recommends a setback of seventy (70) feet, however, given the lack of an established setback on Napier, staff finds the applicant's proposal appropriate.

- c. The Guidelines for New Construction state that primary entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of the house to be oriented toward Napier. This is consistent with the Guidelines for New Construction 1.B.i.
- d. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of the Mission Historic District features a mix of modestly sized houses as well as larger houses featuring two stories. The applicant's proposal of a one story house is appropriate and consistent with the Guidelines.
- e. Foundation heights of new construction should be within one foot of floor to floor heights on adjacent structures. Both adjacent structures feature foundation heights that are less than one foot in height. The applicant has proposed a foundation height of approximately twelve (12) inches. This is consistent with the Guidelines for New Construction 2.A.iii.
- f. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed for the new construction to include a front gable roof as well as a hipped roof. Both of these forms are found throughout the district, however, typically not together. Generally, a front gable is accompanied by a side gable, not a hipped roof.
- g. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. Staff finds that generally the applicant has presented window openings that are consistent with the Guidelines. Window materials should be comparable to those found historically throughout the district; featuring appropriate materials such as wood. The applicant's proposal of vinyl windows is not consistent with the Guidelines, however, at conceptual approval it was found that given the contemporary architecture of the immediate surrounding area, vinyl windows are appropriate at this location.
- h. The applicant has proposed materials consisting of wood and Hardi Board siding and trim and a standing seam metal roof. Staff finds that these materials are appropriate and consistent with the Guidelines for New Construction 3.A.i.
- i. According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- j. New construction in historic districts should be designed to reflect their time while representing the historic context of the neighborhood. The applicant has provided information regarding materials that are complementary of the historic context throughout the neighborhood and has addressed staff's previous concerns regarding roof form.
- k. The applicant has provided staff with a landscaping plan and site plan noting the proposed location of mechanical equipment. Staff finds that the applicant should add additional landscaping elements to screen the proposed mechanical equipment from the public right of way.

#### **RECOMMENDATION:**

Staff recommends approval based on findings a through k with the stipulation that the applicant screen all mechanical equipment.

#### **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

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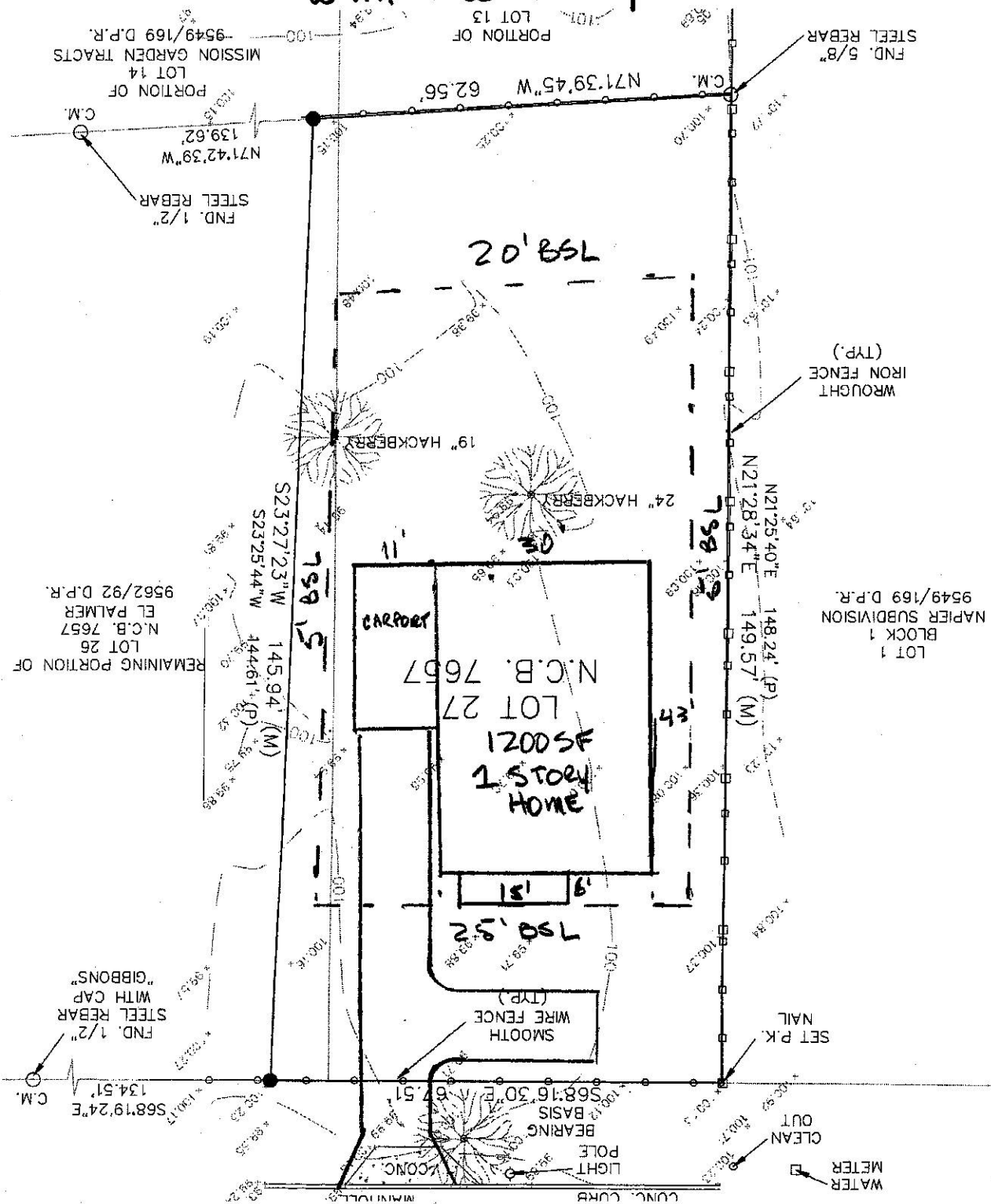






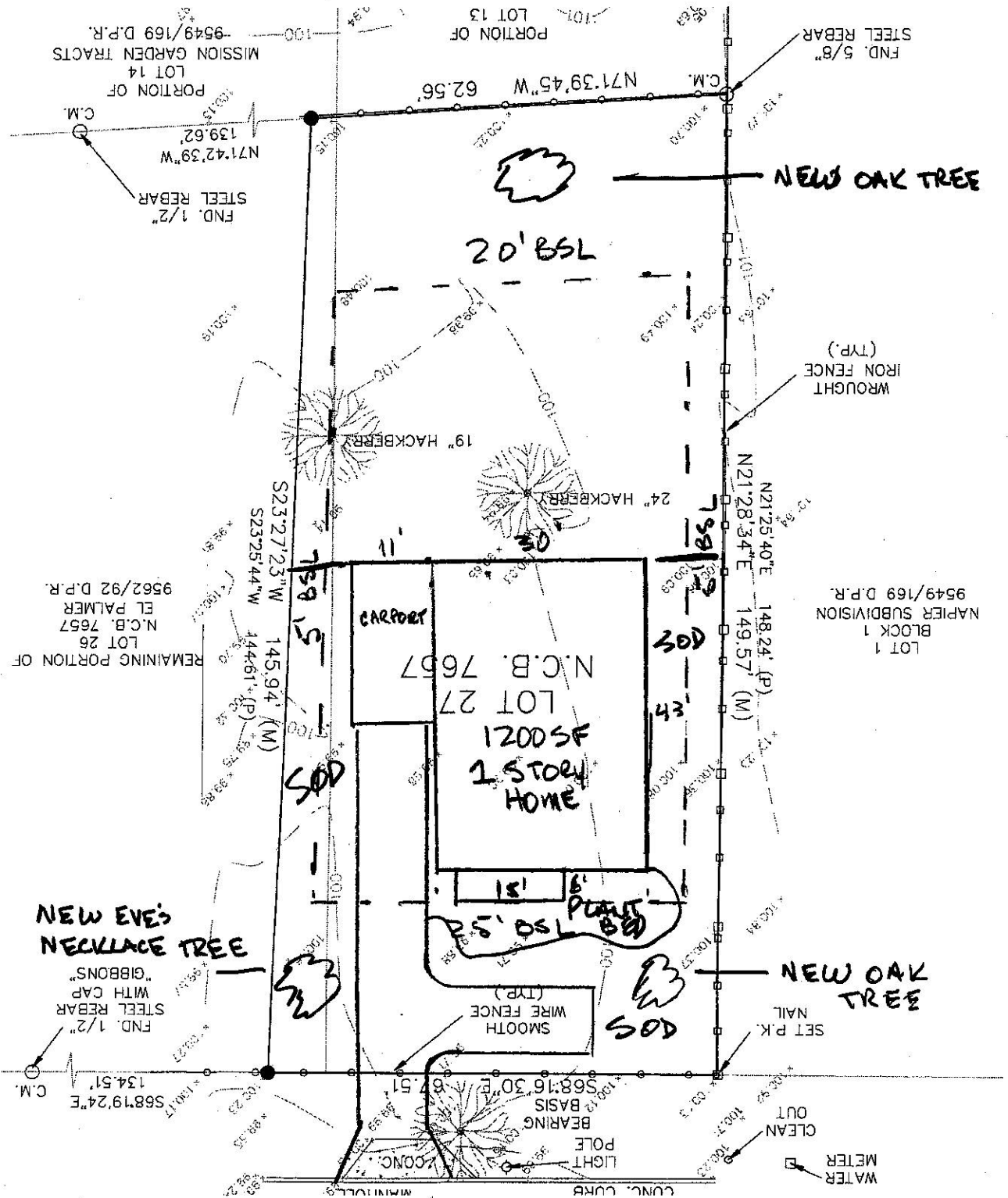


# 1430 NAPIER SITE PLAN WITH TREE SURVEY





# 1430 NAPIER LANDSCAPE PLAN



**DeLeon Custom Plan  
1430 Napier Street  
San Antonio, TX 78214**

**Specifications**

<b>Foundations -</b>	Post Tension 3000 PSI Form Height – 12" Flatwork finish – broom Termite pre- treatment
<b>Foundation Design-</b>	Per Soil Report
<b>Survey -</b>	Plot plan Lot stake Form survey
<b>Grade -</b>	Lot prep/clear Rough grade – cut flatwork Frame/cornice material clean Sheetrock material clean Final clean Final grade with topsoil ten feet around house
<b>Frame -</b>	Stick frame walls SPF #2 2x4- 16" OC Stick frame roof Ceiling heights- 9' Treated bottom plates Double top plates 7/16" radiant barrier roof decking
<b>Cornice -</b>	LP Smart Siding or James Hardie Siding OSB Sheathing to meet wind bracing 2x6 fascia Felt paper behind siding 15lb
<b>Windows -</b>	Low E <sup>2</sup> , double pane Color – White or Putty Material – Vinyl Half screens Divided light in front
<b>Roof -</b>	Standing Seem Metal Roof

<b>Masonry -</b>	None
<b>Insulation -</b>	R-13 Batt Insulation in Walls R-30 Blown Insulation in Attic Polyseal at all doors, windows, and frame penetrations
<b>Garage -</b>	None
<b>Plumbing -</b>	Walk In Shower in Master Bath 30"x60" Vikrell white tub in hall bath Elongated toilets in all bathrooms Cultured Marble vanity tops with 4" back and side splashes in baths Stainless Steel Kitchen sink Moen chrome single lever faucets in shower/ tubs Moen double lever faucets at all vanities Moen single lever with pull out spout/sprayer at kitchen sink Pex pipe plumbing system 40 gal electric water heater Ice maker connection at refrigerator space 2 hose bib locations, one front and one in back Chrome shower curtain rod
<b>Electrical -</b>	Trim color – white Plugs – white Switches – toggle (at door knob height) Exterior GFCI as required Number circuits as required
<b>HVAC -</b>	Heat pump Thermostat – programmable R-8 ducts 14 SEER with condenser in side yard
<b>Sheetrock -</b>	Ceilings – 5/8" G.W.B. Walls – 1/2" G.W.B. Texture – Monterrey Rounded corners – throughout Backer Board – all wet areas
<b>Ceramic tile -</b>	Bath tub/shower – 12"x12" tile to 5' above tub deck with hardie backer, extend to ceiling in master bath Master bath floor – ceramic tile Hall bath floor – ceramic tile Utility room floor – ceramic tile Ceramic soap dish in tub/shower Kitchen backsplash – 12"x12" tile laid on diagonal



Master bath shower surround- ceramic tile

<b>Interior Trim -</b>	Interior doors – raised panel Classique – masonite 6'8" height Base – 3-1/4" B-base finger joint Window stool – finger joint Attic ladder (per plan) – 25" with trim on door panel Shelving – coated vinyl Back door – one light 2'-8" fiberglass door Front door – 6 panel 3'-0" Fiberclassic door with glass inserts
<b>Cabinets -</b>	30" upper cabinets (Kitchen) from Seacrest Line Of Quality Cabinets Shoe mould at base cabinets Euro hinges with finger pulls
<b>Countertops -</b>	Kitchen – Laminate with 180 degree bullnose front edge with no backsplash and SS sink Bath – Cultured marble with integrated sinks
<b>Paint -</b>	Walls – flat latex mono color Ceilings – flat latex mono color – match wall color Enamel – semi-gloss – color white Brand – Pittsburgh Exterior – siding color and trim color 1. – siding/garage door 2. – fascia, garage jambs, window trim, jambs 3. – front door color
<b>Floor covering -</b>	Tile floor in bathrooms Laminate wood floor in liv, din, kit, entry, halls, bedrooms
<b>Appliances -</b>	GE Dishwasher GE Slide in electric range – glass top, self clean GE Vent Hood above range Garbage disposal – ½ HP Appliance color – black
<b>Hardware -</b>	Dorian Round "Polo" Handles Towel bar – 1 for master bath, 1 for hall bath – chrome Towel ring – 1 at each bath sink, chrome Toilet paper holder – 1 at each commode – chrome House numbers – 4" black numbers Deadbolts – one at each exterior door

<b>Mirrors/Shower Door -</b>	38" high mirror in master and 38" high in hall bath over vanities
<b>Landscape -</b>	Topsoil only and plant trees as required under City of San Antonio tree ordinance
<b>Fence -</b>	Existing
<b>Alarm/Phone/Cable -</b>	Security – pre-wire all windows and exterior doors Keypad – pre-wire at master bedroom and front door Phone – CAT 5, Master bedroom and kitchen Cable – RG6 quad shield, Family, master, secondary bedrooms
<b>Light Fixtures -</b>	Light Fixtures with Brushed Chrome Finish Ceiling fan with light kit in Family Room, Master Bedroom
<b>Fireplace -</b>	None

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.

2. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.

3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.

4. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS ABOVE GRADE LEVEL SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR PER IRC SEC 310.

5. CONTRACTOR SHALL PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE.

6. ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.

7. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS FER IRC R606

8. ELECTRICAL CONTRACTOR TO LOCATE I/OV OUTLET WITHIN 2'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).

9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT).

10. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION R1004.4 & SHALL BE TESTED IN ACCORDANCE W/ UL 127.

11. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.

12. HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.

13. ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY TO IRC SEC R312.

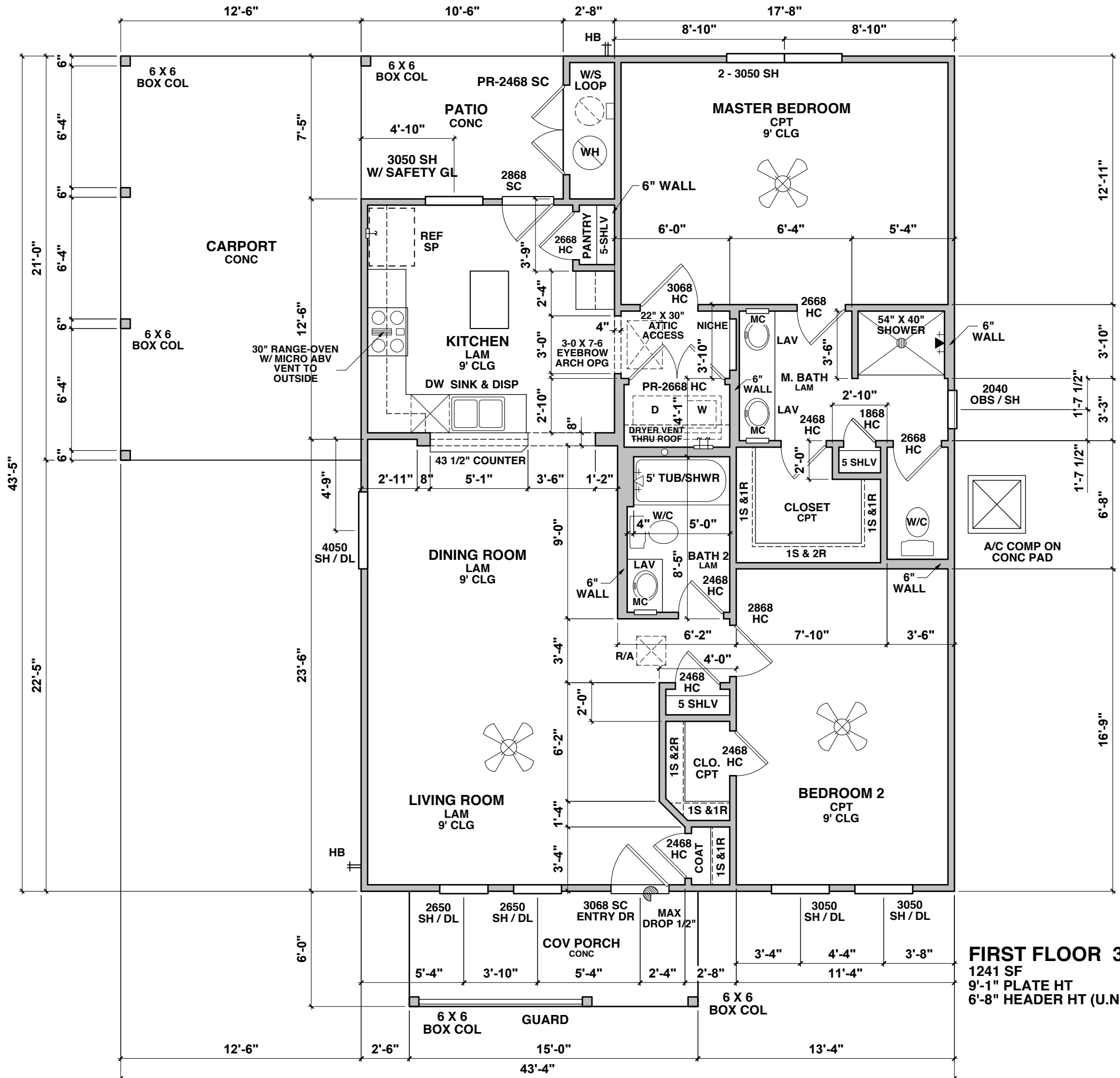
14. WALLS SHALL BE BRACED IN ACCORDANCE WITH IRC SEC R602.10.

15. GLAZING SHALL COMPLY WITH IRC SEC. R306.

16. ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.

17. IN AREAS UNDER IRC 2012 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.

18. IN C.O.S.A., VENTS IN GARAGE PER C.O.S.A AMENDMENTS TO IRC.



**FIRST FLOOR 3/16"**  
 1241 SF  
 9'-1" PLATE HT  
 6'-8" HEADER HT (U.N.O.)

**FLOOR PLAN**

**PROJECT LOG**

Revised 12/28/15	DS

**NOTE:**  
 DALE SLINKARD, ARCHITECT IS NOT AN ENGINEERING FIRM. HE DOES NOT QUALIFY TO BE ONE. NOR IS HE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING, OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE ENGAGED AND CONSULTED WITH REGARDING FRAMING, WINDBRACING, AND ANY FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR ALL STRUCTURAL, WINDBRACING, AND FOUNDATION DESIGNS FOR THIS PROJECT. DALE SLINKARD, ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, SHAPE, MANNER, OR FORM IF ANY PROBLEMS MAY ARISE.

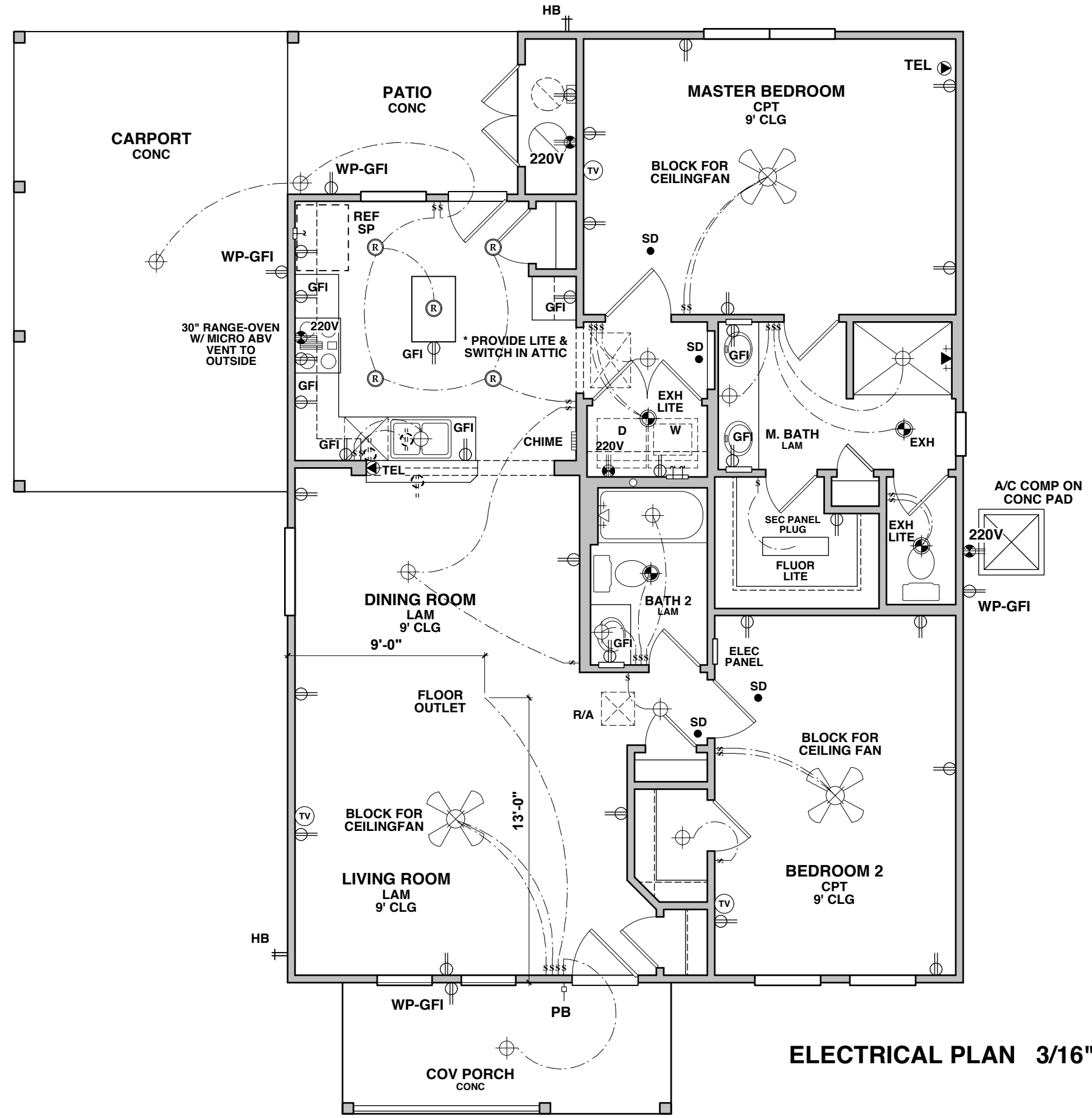


**ELECTRICAL PLAN**

**PROJECT LOG**

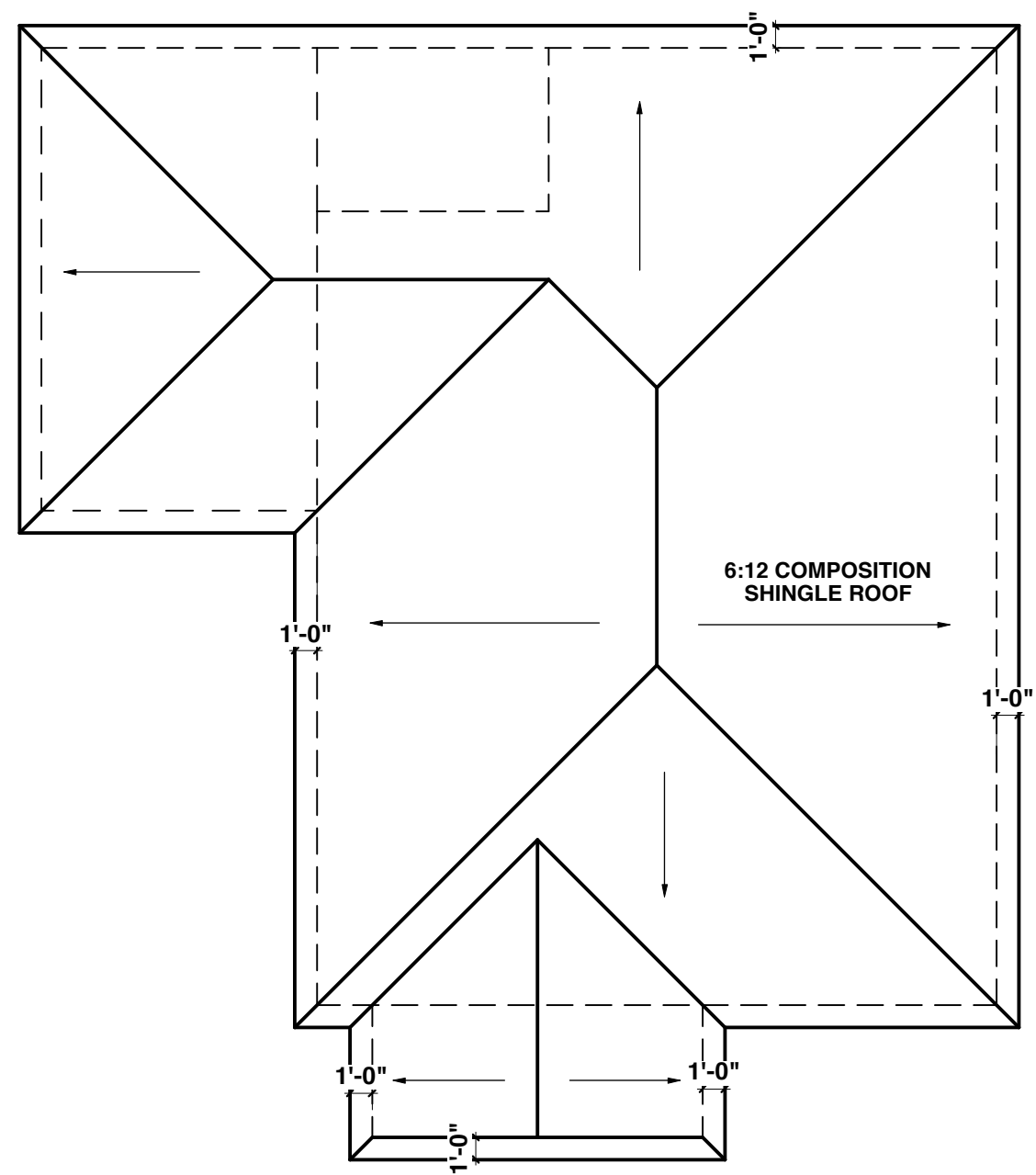
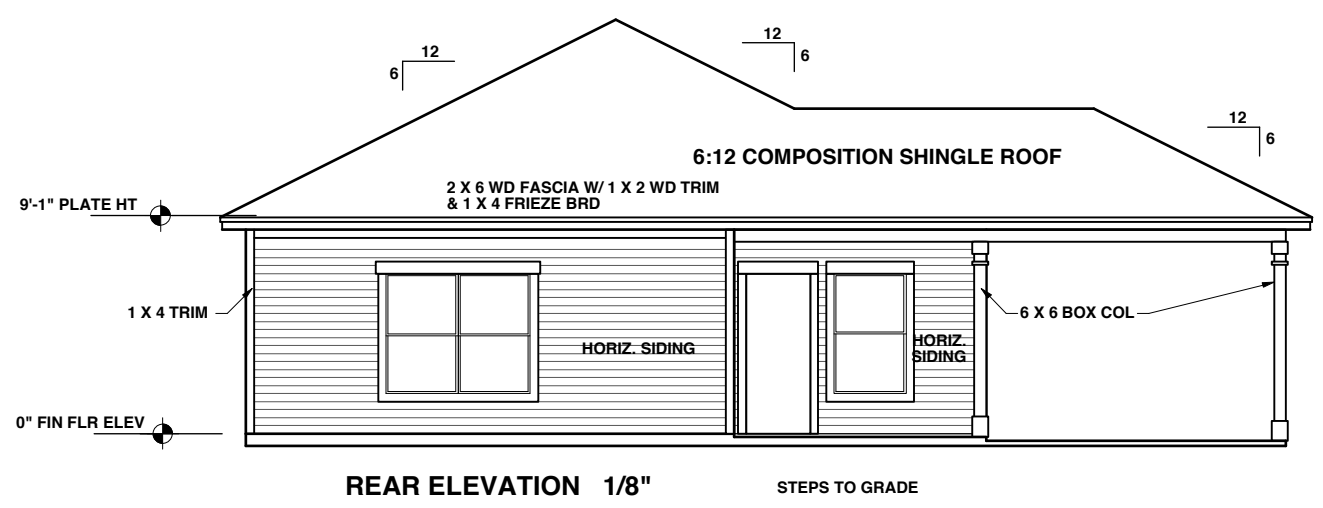
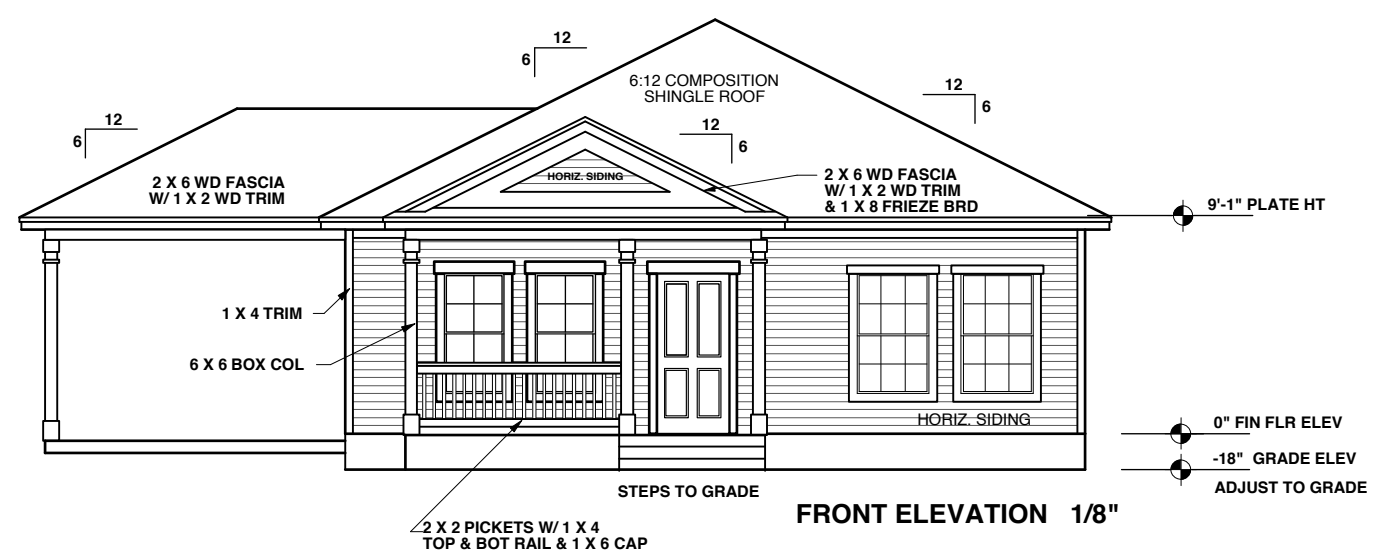
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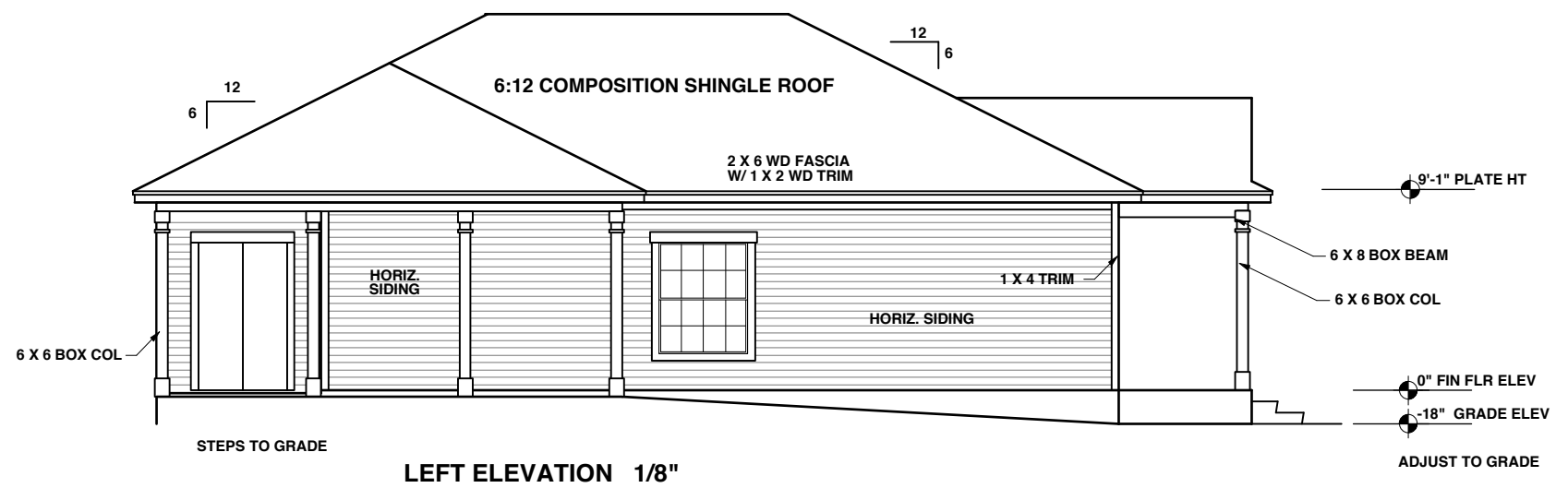
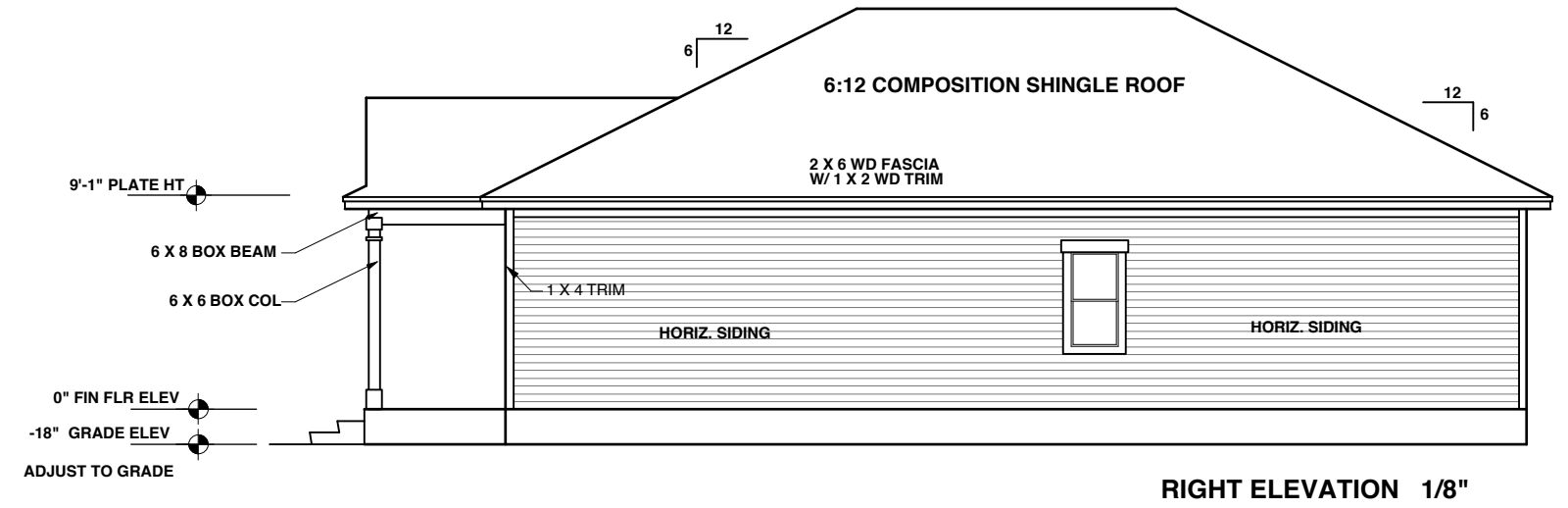


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REFER TO ENGINEER FOR ROOF FRAMING DESIGN & STRUCTURAL DETAILS



NOTES:

- ROOF FRAMING LUMBER TO BE SOUTHERN PINE #2 @ 24" OC
- MAXIMUM RAFTER SPAN PER TABLE R802.5.1 (2)
- LIVE LOAD = 20 PSF, DEAD LOAD = 10 PSF
- SOUTHERN PINE #2, 2X6 = 12'-3"
- SOUTHERN PINE #2, 2X8 = 15'-10"
- SOUTHERN PINE #2, 2X10 = 18'-11"
- SOUTHERN PINE #2, 2X12 = 22'-2"

NOTES:

- 2X4 AND 2X6 PURLIN BRACING SUPPLIED, MUST BE BRACED ACCORDING TO ALL CODES AND REGULATIONS.
- ALL RAFTERS AND JOINERS ARE FOR 2X6 AND 2X8 BOARDS RESPECTIVELY UNLESS NOTED OTHERWISE.