HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2017

HDRC CASE NO:	**2017-332**
ADDRESS:	309 PIERCE
LEGAL DESCRIPTION:	NCB 1276 BLK 8 LOT 14 PIERCE DUPLEX SUBD
ZONING:	R-5 H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Nicole Garza Jim Cox/Jim Cox Designs
OWNER:	Adrienne Davis
TYPE OF WORK:	Construction of a 2-story single family home

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a new 2-story single family home with an attached garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction
1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.
D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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

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

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the

district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.
B. SCREENING
i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction.

Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.
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.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

a. The applicant has proposed to construct a 2-story single family home on the vacant lot located at 309 Pierce. The lot is located within the boundary of the Government Hill Historic District and is flanked to the north by a 1-story historic single family home, to the west by a 1.5-story historic single family home, and to the east by a vacant lot and a cluster of contributing residential structures ranging from 1 to 2 stories in height. The lot is also adjacent to Interstate 35 Frontage Road to the south. This area of the Government Hill Historic District is characterized primarily by 1, 1.5, and 2-story single family homes, many with rear accessory structures. However, the configurations of the lots in the area vary in orientation, setback, lot coverage, and lot size.
b. 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. The applicant met with the Design Review Committee (DRC) on July 11, 2017. The DRC noted that the attached garage is a departure from typical configurations in the district, but recognized the limitations of the lot size and the associated easements, stating that the solution is appropriate for the constraints. A key concept discussed was the massing of the building and its proposed roof forms. The DRC noted that the typical configuration of structures in the area is a projection of the front entryway towards the streetscape, which is the opposite condition indicated in the submission; the proposed structure's garage mass is the element that projects closest to Pierce. The DRC suggested simplifying the various roof forms and incorporating shed dormers to

make ridgelines less complex, and to allow the central mass to read as one distinct element, which responds more closely to the historic massing found in the surrounding vicinity.

d. SETBACKS – 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. The orientation of new construction should be consistent with the historic example found on the block. Additionally, established setbacks average to approximately 10 feet from the public right-of-way. The proposed structure will be set back from Pierce by 10 feet and closely match the setback of neighboring structures fronting Interstate 35 Frontage Road. Staff finds the proposal generally consistent with the Guidelines.

e. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The proposed footprint is less than this percentage. Staff finds the proposal generally consistent with the Guidelines.

f. ORIENTATION – The applicant has proposed to orient the structure towards Pierce. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. The adjacent single family homes orient towards the Interstate 35 Frontage Road. Staff finds the primary orientation inconsistent with the Guidelines.

g. ENTRANCES AND MASSING – In the surrounding vicinity, historic structures are situated on narrow, deep lots, allowing for the front façade to be smaller in width than the side facades; however, the lot condition at 309 Pierce is wide and shallow. Therefore, the primary entrance will be located on the longest elevation, facing west towards Pierce. This is a departure from standard entrance configurations in the district. Historic single family homes in the area also utilize massing or a design element, such as a front porch with recessed entry, to clearly delineate the front entrance. As indicated in the elevations, the front door features a porch projection; however, the mass is set back from the projection to the north, and set back even further from the garage mass, which is the most prominent form in terms of location towards the Pierce right-of-way. Staff finds the entrance configuration inconsistent with typical patterns of the district.

h. SCALE – The applicant has proposed a 2-story single family structure. Per the submitted elevations, the ridgeline of the highest point appears to measure approximately 24 feet in height. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Staff finds the proposed scale acceptable for the surrounding context of the district.

i. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of historic structures are between two and three feet. The submitted elevations do not indicate the dimension of the foundation height, but it appears to be approximately 1 foot. Staff finds the proposal generally consistent with the Guidelines based on the submitted documentation.

j. ROOF FORM – The Historic Design Guidelines for New Construction state that new structures should incorporate roof forms, including pitch, overhangs, and orientation, that are consistent with those predominantly found on the block. The applicant has proposed an overall gable form that is reflective of historic homes in the area; however, each elevation contains several ridgelines with associated overhangs. Staff finds the number of roof forms and projections to be inconsistent with development patterns of the district.

k. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures. However, the west (left) elevation contains several small fixed windows on the second story that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Additionally, the first floor of the west elevation includes larger windows that exceed the proportions indicated in the Historic Design Guidelines. All proposed window detailing can be modified to relate closer to historic examples, such as the use of approximately six inches of separation between double windows. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. Additionally, the applicant should install wood windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.

l. MATERIALS – The applicant has proposed materials that include board and batten siding with trim, a standing seam metal roof, rock veneer, and a wooden front door. According to the Historic Design Guidelines for New Construction, materials should complement the type, color, and texture of materials traditionally found in the district. Additionally, materials should not be so dissimilar as to distract from the historic interpretation of the district. Contemporary interpretations of traditional materials are encouraged. Staff finds the proposal consistent with the Guidelines and the historic materials of the district.
m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposal consistent with the Guidelines with the stipulations outlined in the recommendation.
n. MECHANICAL EQUIPMENT – The applicant has not noted the location and screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view of the public right-of-way.
o. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time. The applicant should provide this information prior to returning to the HDRC.
p. FENCING – The applicant has proposed to install a six foot cedar plank privacy fence in the rear and side yard. The fence will be located along the west property line and extend into the front and side yard. According to the Historic Design Guidelines, front and side yard fences should be limited to a height of 4 feet. Staff finds the six foot privacy fence consistent with the guidelines up to the south façade boundary of the structure, but finds a six foot fence beyond that boundary inconsistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend conceptual approval as submitted based on findings a through o. Staff recommends that the applicant address the following items if they wish to return with a new design proposal:

a. That the applicant simplifies the roof forms and incorporate massing and configuration that are more consistent with the surrounding district as noted in finding j.
b. That the applicant orients the primary entrance of the structure towards Interstate 35 Frontage Road to be more consistent with the development pattern of the block.
c. That the applicant clearly delineates the front entrance utilizing a distinctive massing element or other formal design gesture, such as a prominent front porch that engages the streetscape, as noted in finding g.
d. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Government Hill Historic District as noted in finding k.
e. That the applicant submits a site plan indicating the location of any plants or trees to remain and the location of all proposed new landscaping elements.
f. That the applicant submits a fence proposal that includes exact dimensions of the proposed location. The fence in the front and side yard is limited to a maximum of 4 feet per the Historic Design Guidelines.

CASE MANAGER:

Stephanie Phillips

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jul 07, 2017


309 Pierce Avenue
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Google Maps 309 Pierce Ave

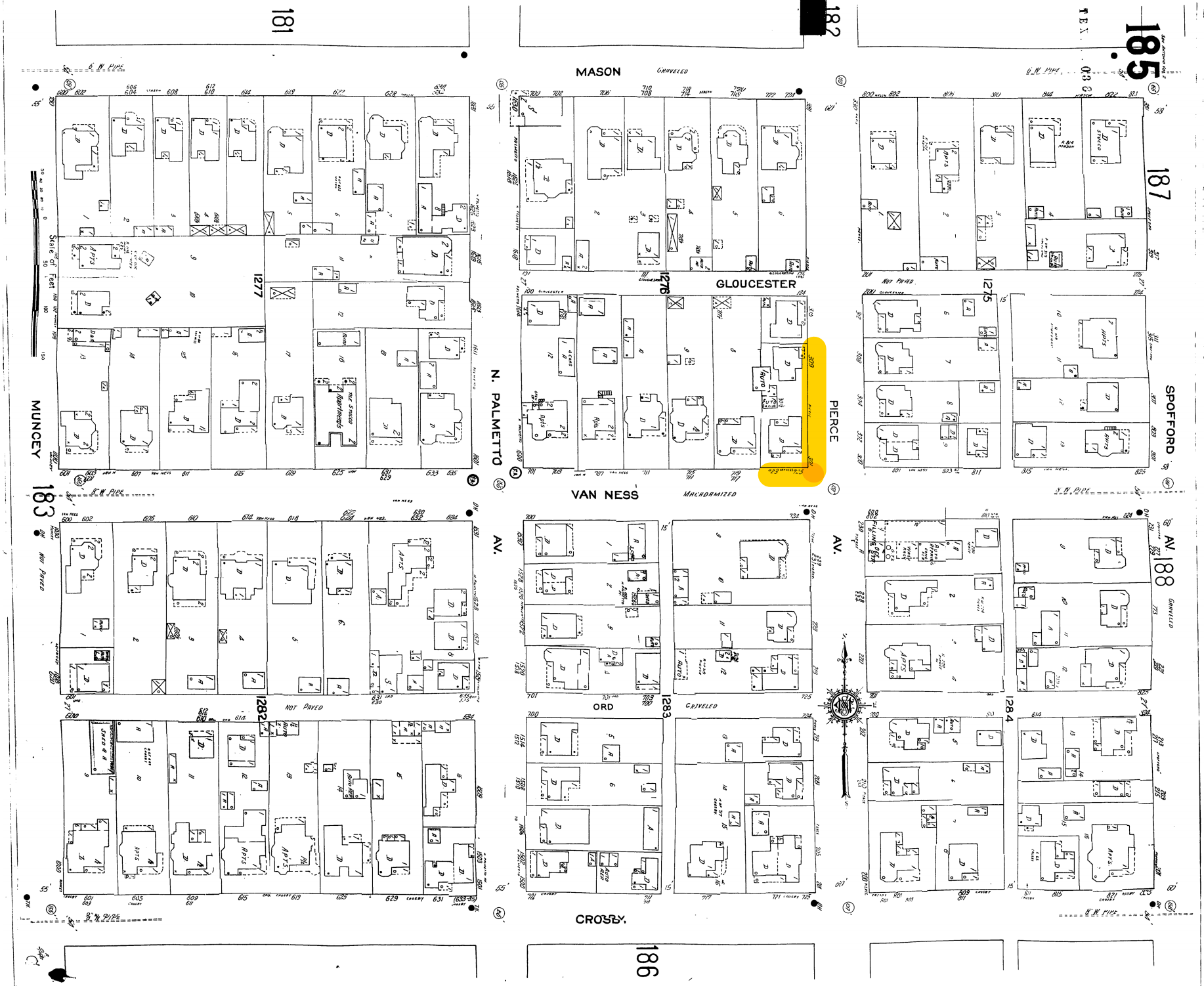
Image capture: Mar 2016 © 2017 Google United States

San Antonio, Texas

Street View - Mar 2016


STOP


Walmart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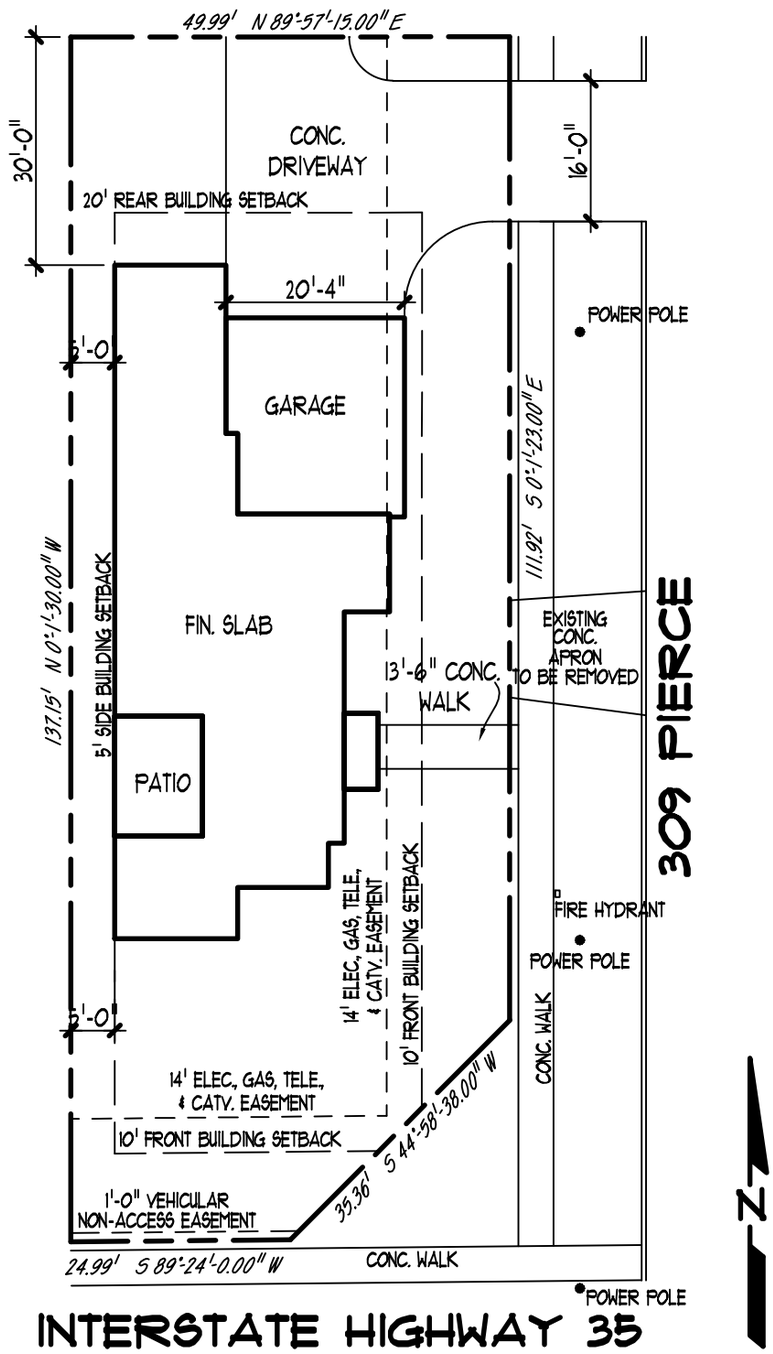
Macadamized
Graveled

June 21, 2017
To: Historic and Design Review Commission
From: Adrienne Davis and Nicole Garza
Subject: Narrative: 309 Pierce Avenue San Antonio, TX 78208

The following is requesting approval for a new home build in Government Hill at 309 Pierce Avenue, San Antonio, Texas.

- New Home Build
- 2 Story, 2 Bedroom, 2.5 Bath, with attached 2 Car Garage.
- Exterior Materials:
    - White Board and Batty Siding with 1x4 Trim
    - Gray Standing Seam Metal Roof 7:12 Roof Pitch
    - Front Rock Veneer (Gray)
    - Brown Wooden Front Door
    - 6 ft. Cedar Privacy fence (designated on plans)

- Exterior Colors: White, Grays, Wood Color, and Metal like Colors.



PLOT PLAN

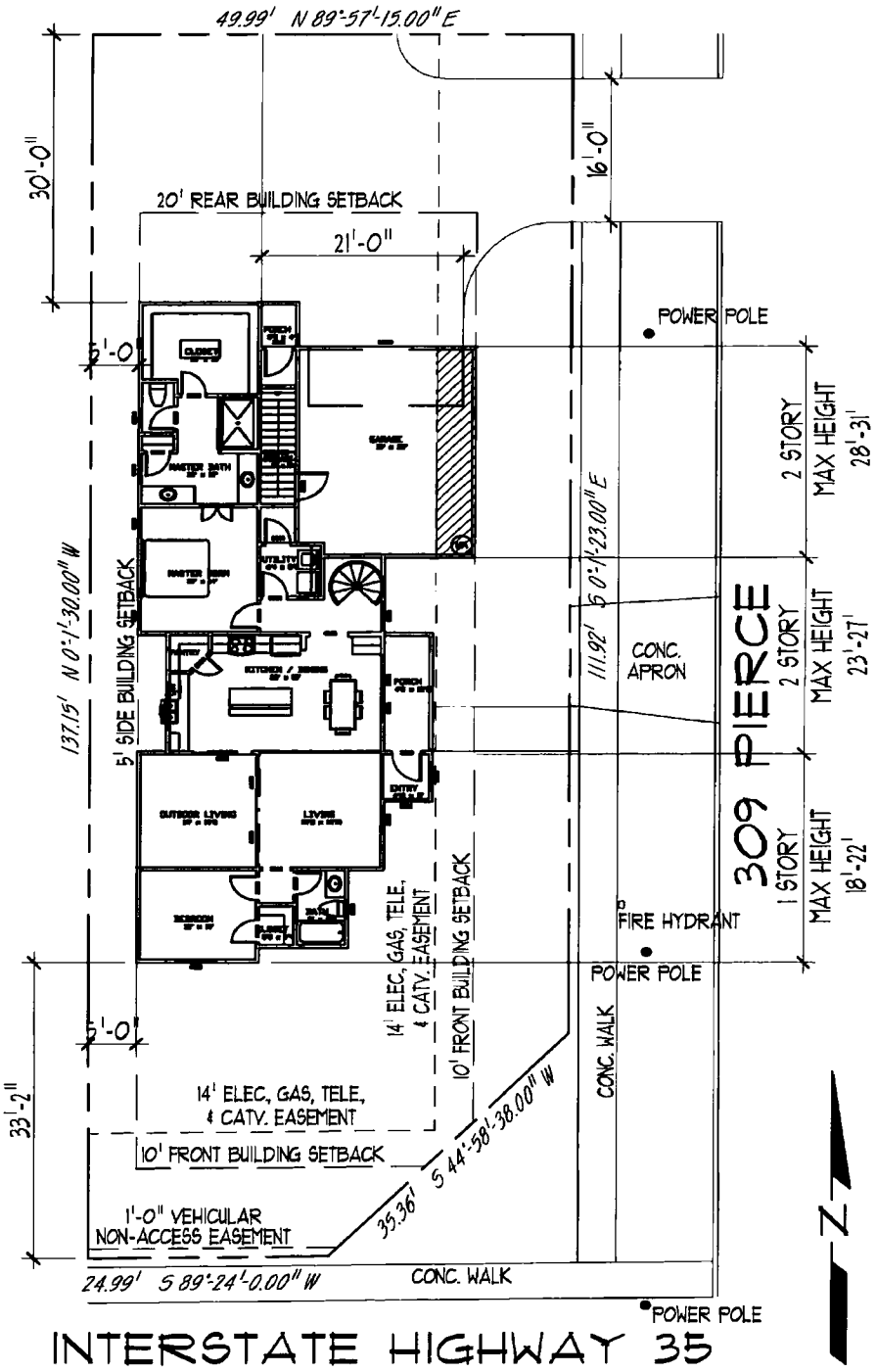
SCALE: 1" = 20'-0"

CUSTOM HOME

SUBDIVISION: -
LOT: 14
BLOCK: 8
NCB: 1276
PLAN: GARZA-DAVIS RESIDENCE
DATE: 06-15-2017

Jim Cox DESIGNS
EXPERIENCE | QUALITY | VISION
13333 BLANCO ROAD, SUITE 301, SAN ANTONIO, TEXAS 78216
PH: (210) 493-0774 FAX: 493-0775
EMAIL: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM
P.B.D. No. TX 335

EXHIBIT "A"

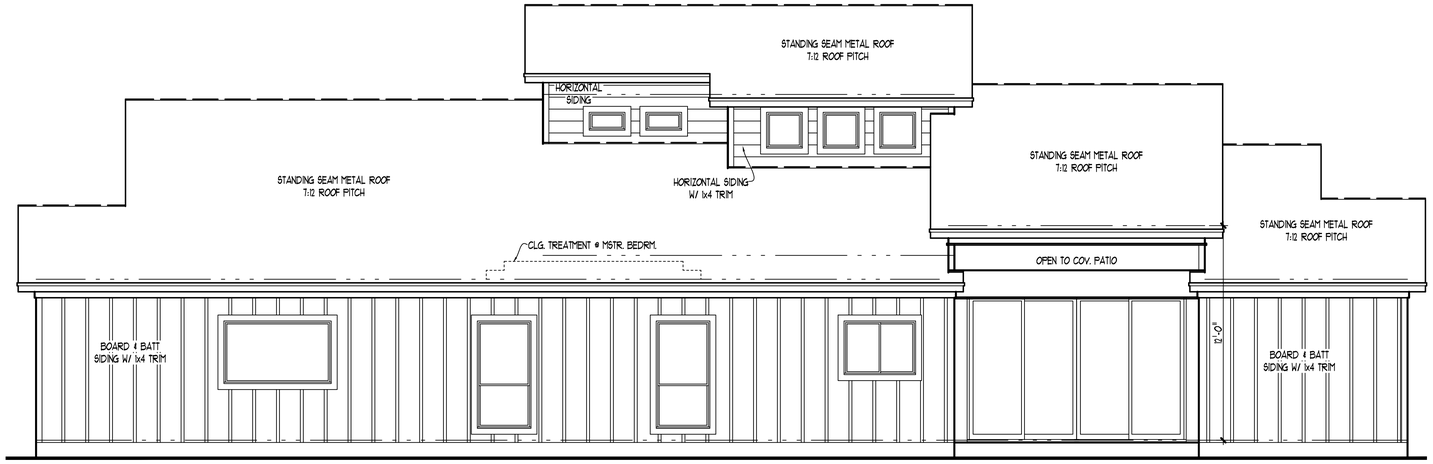


PLOT PLAN

SCALE: 1" = 20'-0"

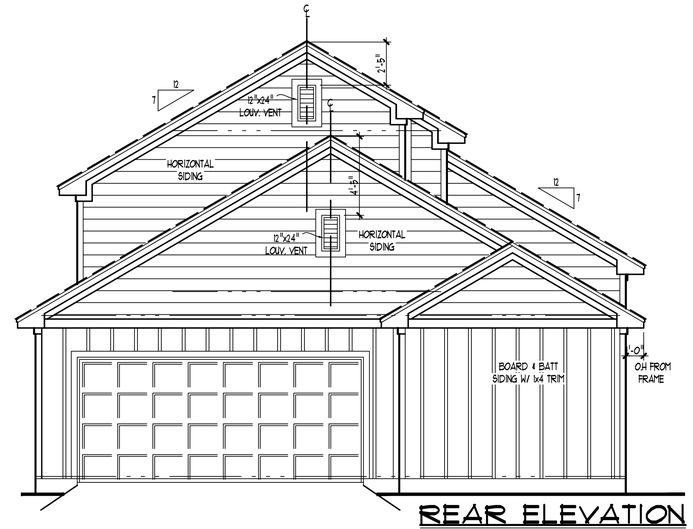
CUSTOM HOME

JIM COX DESIGNS 13333 BLANCO ROAD Ste. 301 S.A. Tx, 78216
Office: (210) 493-0774 Fax: (210) 493-0775
Email: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM



LEFT ELEVATION

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



REAR ELEVATION

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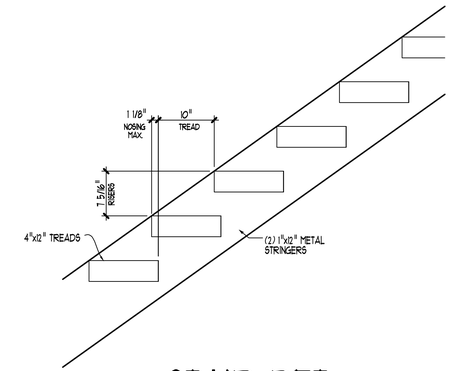
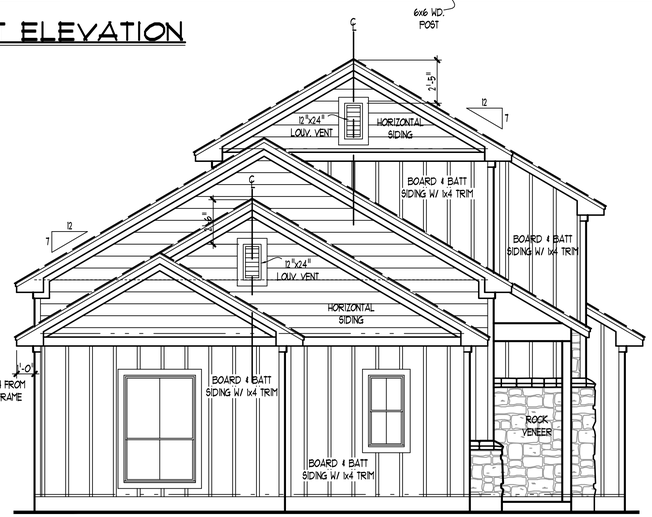
RIGHT ELEVATION

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



STAIR DET.

SCALE: 1"=1'-0"



FRONT ELEVATION

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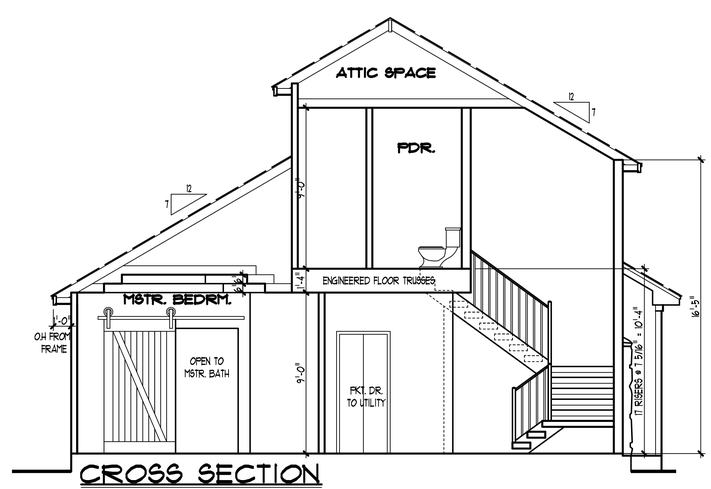

CROSS SECTION

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

NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL NOTES AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.
DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER", HAS NO LIABILITY FOR ANY PROBLEMS AT SITE IN REFERENCE TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAINED HEREIN, ARE FOR A WHOLE USE AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JIM COX DESIGNS INC., WHICH RESERVES THE RIGHT TO PROTECT ITS RIGHTS HEREUNDER. THIS PLAN 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.

CUSTOM HOME
GARZA-DAVIS RESIDENCE

SUBDIVISION:
ADDRESS: 309 PIERCE
LOT: 14
BLOCK: 8
NCB: 1276

PLAN No.: 1759

13333 BLANCO ROAD
SUITE 301
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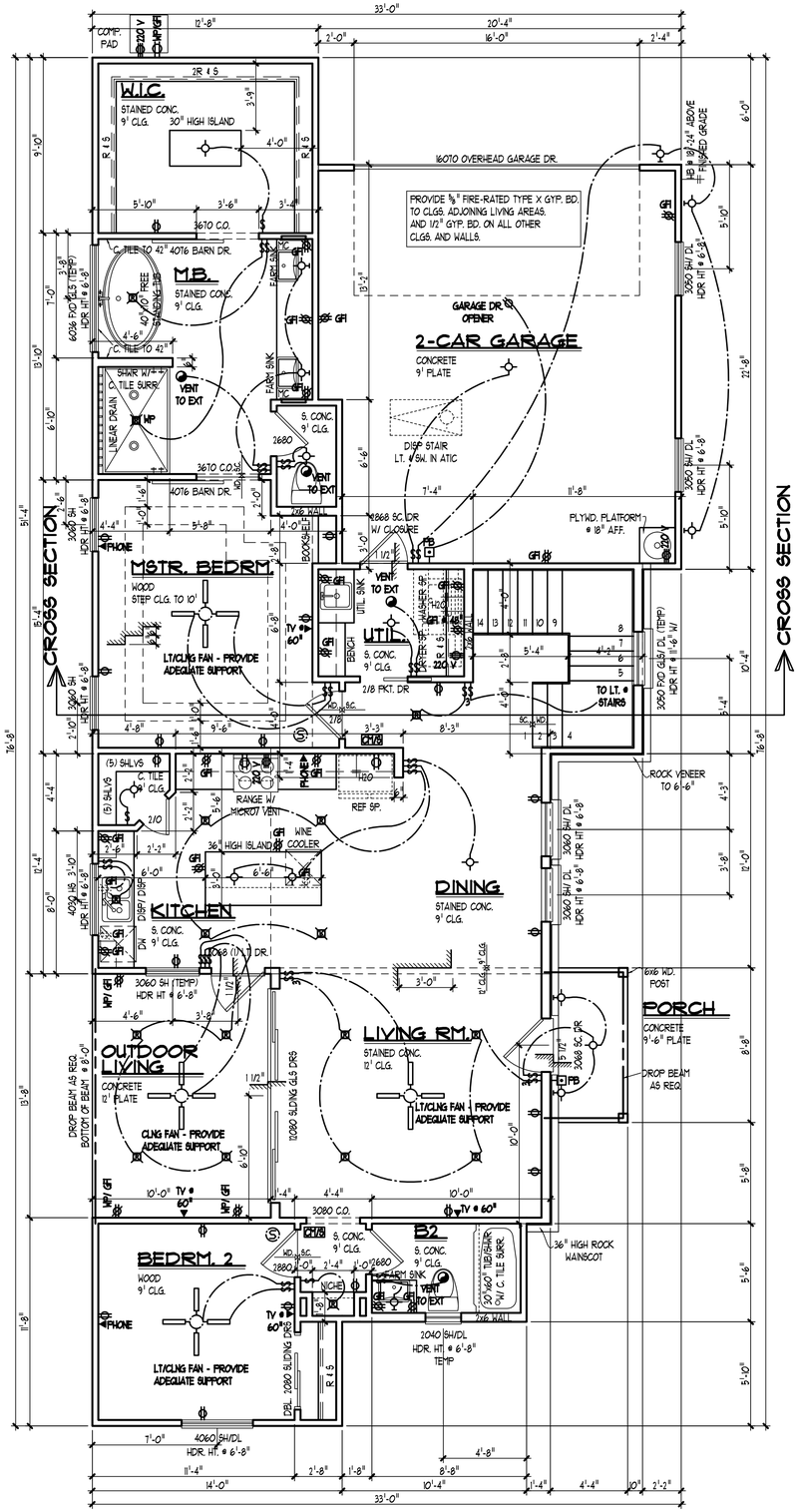
JimCox DESIGNS
EXPERIENCE ▮ QUALITY ▮ VISION
P.B.D. No. TX 335

DRAWN BY: CHRIS PENA
DATE: 05-26-2017
PRELIM FILE NAME: GARZA-DAVIS

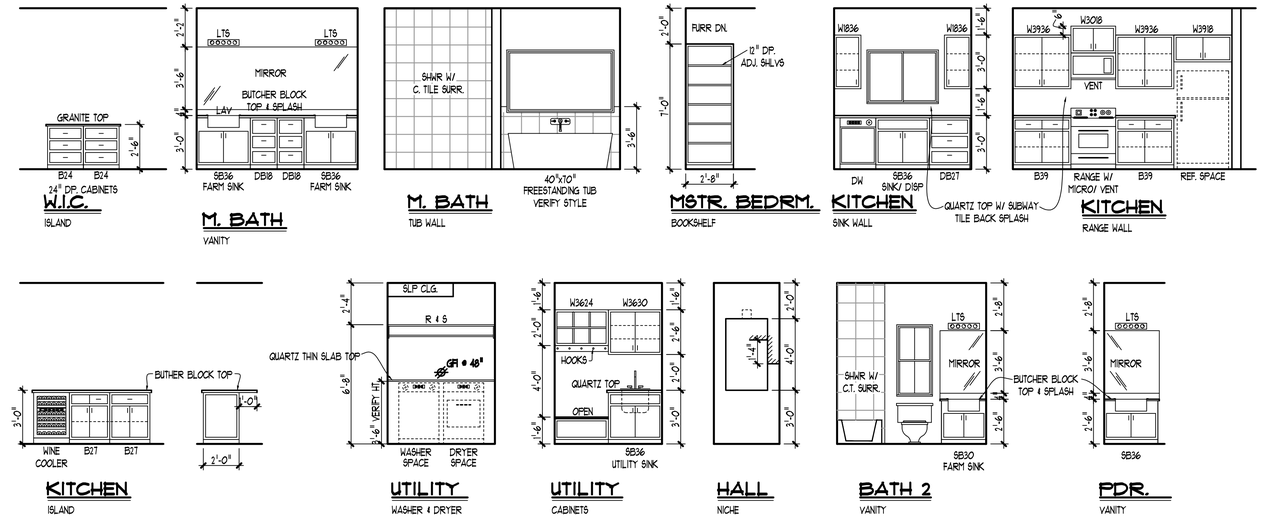
CHECK SET: 06-15-2017
FINAL SET:

JIM COX DESIGNS 13333 BLANCO ROAD Ste. 301 S.A. Tx, 78216
Office: (210) 493-0774 Fax: (210) 493-0775
Email: JIM@JIMCOXDESIGNS.COM WWW.JIMCOXDESIGNS.COM



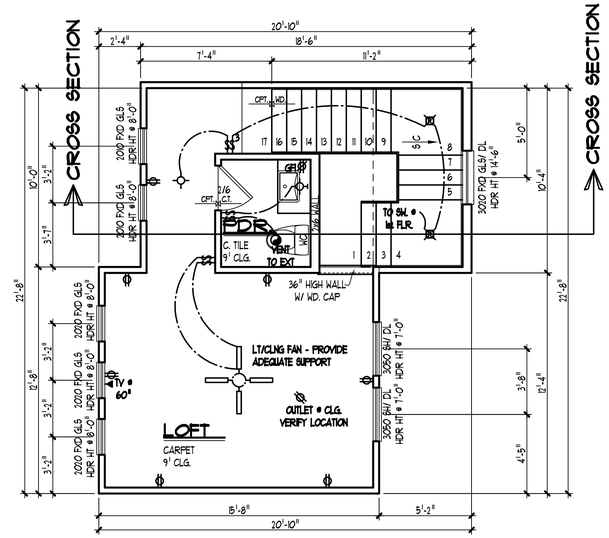
FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"



INTERIOR ELEVATIONS

SCALE: ¼" = 1'-0"



SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

NOTE:
ATTIC A/C UNIT PROVIDE REQ. ELEC. AND/OR GAS W/ OVERFLOW PAN TO OUTSIDE ON (32) SQ. FT. OF PLYWD. DECKING. INSTALL AS PER LOCAL CODE.

FOOTAGES:	
FIRST FLOOR	1475
SECOND FLOOR	284
TOTAL LIVING	1759
PORCH	34
PATIO	137
GARAGE	443
OTHER	
TOTAL COVERED	2373

NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL VERIFY ALL NOTES AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.
DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER", HAS NO LIABILITY FOR ANY PROBLEMS AT SITE IN REFERENCE TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAINED HEREIN, ARE FOR A SINGLE USE AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF JIM COX DESIGNS INC., NO ALTERATIONS, NO REPRODUCTIONS, NO PLACEMENT ON OTHER PROPERTIES, THE RIGHT TO DUPLICATE THESE 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.

CUSTOM HOME
GARZA-DAVIS RESIDENCE

SUBDIVISION: NCB: 1276
ADDRESS: 309 PIERCE
LOT: 14 BLOCK: 8

PLAN No.: 1759

JimCox DESIGNS
EXPERIENCE ▪ QUALITY ▪ VISION
13333 BLANCO ROAD
SUITE 301
SAN ANTONIO, TEXAS 78216
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FAX 493-0775
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WWW.JIMCOXDESIGNS.COM
P.B.D. No. TX 335

PAGE No.: 1 OF 3

CHECK SET: 06-15-2017
FINAL SET:

DRAWN BY: CHRIS PENA
DATE: 05-26-2017
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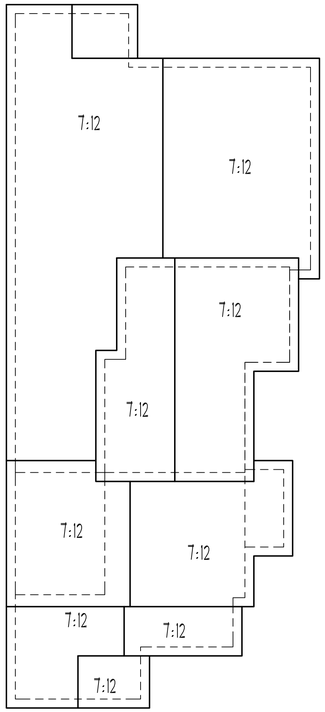


ROOF PLAN

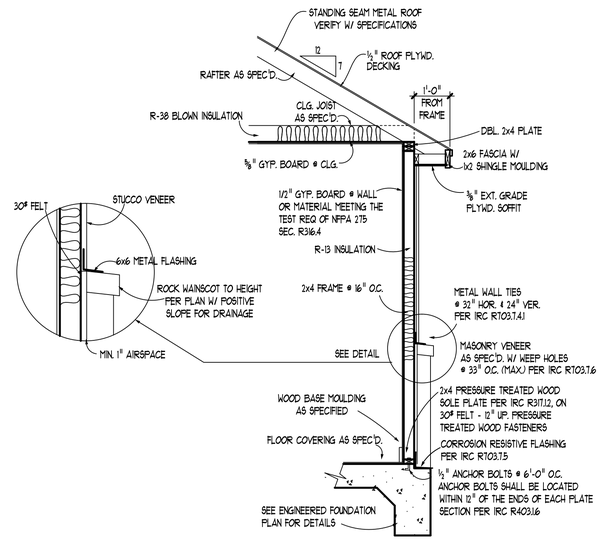
SCALE: 1/8" = 1'-0"

ATTIC VENT NOTES

AREA TO BE VENTED:
2089 # / 300 = 15.0 REQ'D. FREE AIR

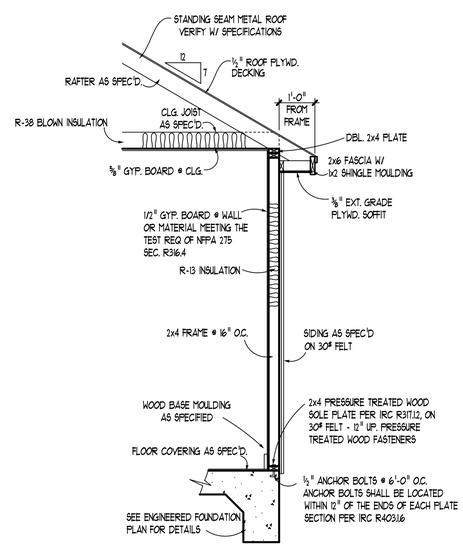
PROVIDE MINIMUM : 40%-50% TO BE VENTED ABOVE SOFFIT
TURBINES TO ALLOW 2.8 # F.A.
151.68 L.F. 2" CONT. SOFFIT
VENT @ 1.0 # PER. 16'-0" = 4.2 # F.A

TOTAL FREE AIR = 7.0 #



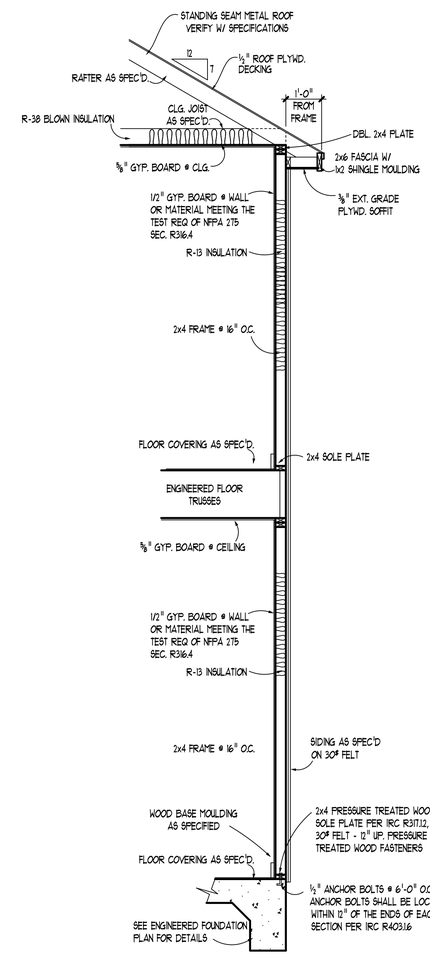
TYP. WALL SECTION W/ ROCK WAINSCOT

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



TYP. SIDING WALL SECTION

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



TYP. TWO-STORY WALL SECTION

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

GENERAL NOTES FOR 2015 IRC AND IECC

- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 90 M.P.H. WIND CRITERIA AS PER SEC. R301.2.1 AND TABLE R301.2 (4).
- PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC R404.2
- PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC 404.2
- HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC R311.7.8 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC R311.7.5
- MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 24" VERTICALLY AS PER SEC R703.8.4.1 AND WEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC R703.8.6.
- INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION - SECTION R602.10.1 BRACED WALL PANEL INFORMATION SECTION 602.10.2
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.5.1
- ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT AS PER SECTION R302.6 AND TABLE R302.6
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SECTION R302.7
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SEC. R311.2
- TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2" AS PER SECTION 311.7.8.3
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. SEC R 312.2.1
- AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IECC TABLE R402.4.1.1
- BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IRC TABLE R103.2.1

GENERAL NOTES FOR 2015 IRC AND IECC

- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC R303.7 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC R303.7.1.
- SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R314.3
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH A BATTERY BACKUP POWER PER SEC R314.4
- CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R315.2
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER 2015 IRC CHAPTER 28
- LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING & A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M1305.1.3.1
- ATTIC A/C UNIT - PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32.) SQ. FT. OF PLYWOOD DECKING.
- ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M1305.1

DRAWN BY: CHRIS PENA
DATE: 06-26-2017
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PLAN No.: 1759

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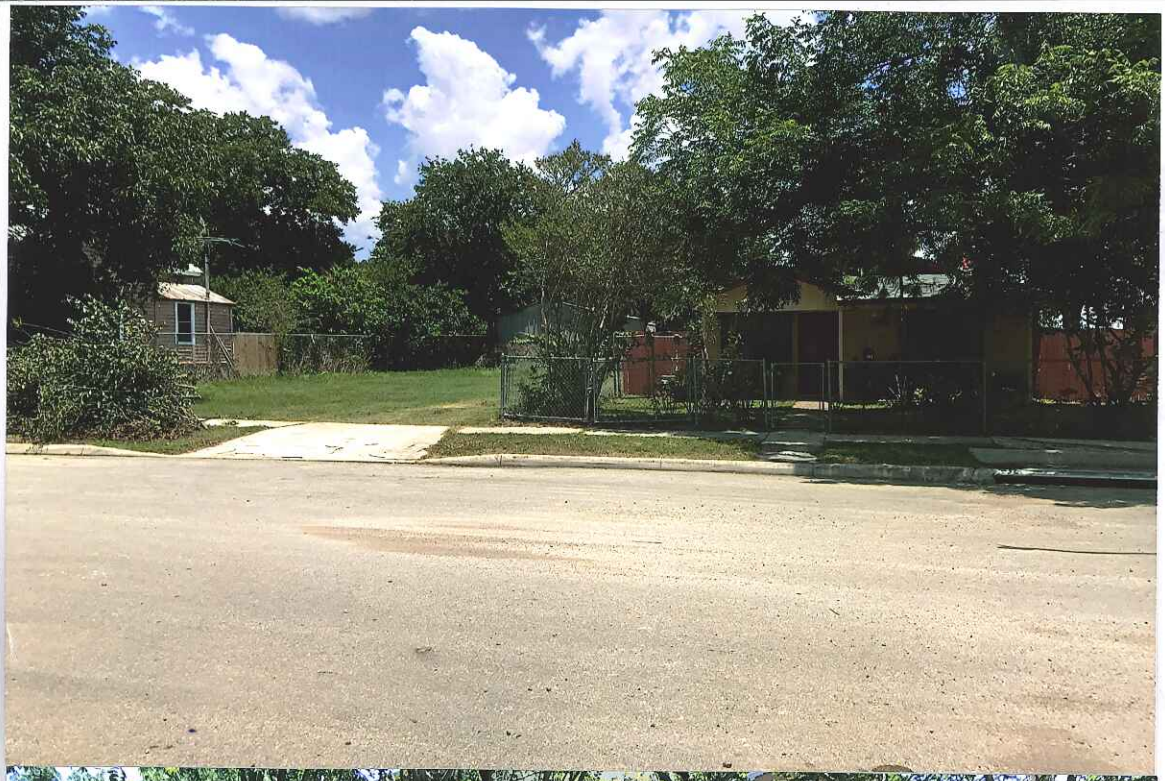


1931

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: July 11, 2017 HDRC Case# 2017-332

ADDRESS: 309 Pierce Ave Meeting Location: OHP

APPLICANT: Nicole Garza / Jim Cox, Jim Cox Designs (not present)

DRC Members present: Guarino

Staff present: Stephanie Phillips

Others present: Adrienne, owner of property

REQUEST: Conceptual approval – construction of new 2-story single family home with attached garage

COMMENTS/CONCERNS: No alley, requiring a car court (applicant)
MG: garages are typically attached – can pull out garage?
A: No, easement needed to be approved. Narrowness issue. Garage does not face street.
MG: Garage flipped? May be a victory for garage facing interior of lot. Ok
Massing: complicated. Is there a way to simplify building? Simplify roof forms and variations?
Applicant: Didn't want one square building. Impacts ceiling heights

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 7/11/17 Date

MG: Typically, closet element to street is most prominent. Here, it is flipped. Departure of pattern.

Shed dormers to make ridgelines less complex and respond to context and configurations of nearby structures. (See sketch)

Applicant stated that smaller windows on left elevation's lofted, 2-story element were already planned to be eliminated.

MG: Making ridgelines less complex minimizes need for multiple exterior flashing details.