

# HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 26

**HDRC CASE NO:** 2015-023  
**ADDRESS:** 415 E PARK AVE  
**LEGAL DESCRIPTION:** NCB 1752 BLK 5 LOT E 25 FT OF 6 & W 13.29 FT OF 7  
**ZONING:** R4 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Jennifer Boone  
**OWNER:** Manuel Mendoza, Yolanda Mendoza  
**TYPE OF WORK:** New construction of 2-1/2 story residence  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-1/2 story single family residence. The proposed house will have hardi-plank siding, shingles and trim. The steep roof will be standing seam metal roof with ½ round gutters and downspouts. Site elements including walks, driveways, decks and landscaping will be submitted as a separate request.

## 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.

### 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%.

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.

### 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.

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.

##### *Secretary of the Interior Standards for Rehabilitation*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#### **FINDINGS:**

- a. The project was reviewed by the Design Review Committee on October 7, 2014, at that time Committee members were concerned with front yard parking, the disruption of historic pattern along the street, massing, the introduction of a front yard fence, and roof form. The Committee recommended extending the roof further over the deck, exploring adding more windows/articulation and revising the roof form. The project was presented to the DRC again on October 21, 2014, at that time committee members noted that front yard fencing, front yard parking, and the depth of the rooftop deck were a concern.
- b. The case was heard by the HDRC on January 21, 2015. At that time the case was forwarded to the Design Review Committee. The DRC reviewed updated drawings on February 10, 2015, at that time the Committee determined many of the previous issues had been addressed but was concerned with the proposed design for the columns.
- c. The case was reviewed by the Design Review Committee on June 23, 2015. The Committee was satisfied with the revised fenestration pattern but expressed concern regarding the proportions of the columns, using false divisions on the windows and the small mansard roof at the front elevation. The Committee recommended making the column tapers less dramatic, using one over one windows and simplifying the mansard hood.
- d. The project received conceptual approval on March 6, 2015. At that time, the HDRC noted concern regarding the design of elevations and architectural elements, uniformity and proportions of fenestration, lack of information on the design for the gable vent, parking, and porch column design.
- e. Consistent with the Guidelines for New Construction, new buildings should have a similar height and scale to adjacent buildings. The majority of the houses on this block of East Park are large and over 2 stories tall. The proposed design is appropriate for its context and in keeping with the guidelines.
- f. According to the Guidelines for New Construction, front facades of new buildings should align with existing buildings when there is a consistent setback along the street. Houses on this block of East Park have an overall consistent setback that should be preserved. Although the house does not align directly with the adjacent houses due to the solid portion that extends along the east side of the house, the front setback is similar to the adjacent houses and is consistent with the guidelines.
- g. The foundation of the proposed house will align with adjacent houses consistent with the Guidelines for New Construction. According to the guidelines, new construction should incorporate materials that complement

historic materials in type, size and texture. The proposed hardi-shingle skirting material is consistent with the guidelines.

- h. According to the Guidelines for New Construction, new buildings should incorporate similar roof forms and pitch that are consistent with other buildings on the block. The proposed gable roof design is typical of houses on the street and appropriate for this setting. The proposed metal roof is a traditionally used material in historic districts and consistent with the guidelines as long as the recommended detailing for metal roofs is used.
- i. Consistent with the Guidelines for New Construction window and door openings should have 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. The proposed fenestration pattern is consistent with the guidelines. However, the proposed false divided light pattern on the windows is not consistent with historic windows and should be avoided.
- j. As recommended by the Guidelines for New Construction, materials that complement the type, color and texture of materials traditionally found in the district should be used. The proposed cement board siding may be appropriate if proper dimension, finish and texture is used, however wood siding would be more appropriate.
- k. According to the Guidelines for New Construction, new buildings should be of their time while respecting the historic context. In addition, consistent with the Secretary of the Interior Standards for Rehabilitation #3, changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken. The proposed craftsman columns and mansard roof on the front elevation create a false sense of history and are not an accurate representation of the building's architectural style or time of construction. Simplified architectural detailing that does not compete with its historic context would be more appropriate.
- l. Consistent with the Guidelines for New Construction, 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. The proposed massing for the front façade is vertical in design which is consistent with other two story historic homes within the district. However, the proposed porch columns break the verticality of the façade and are not consistent with other vertical elements on the elevation. Simplified columns that remain continuous from the first floor to the top of the second story porch would be more appropriate.

## **RECOMMENDATION:**


Staff recommends approval based on findings a-k with the following stipulations:

- a. One over one windows with no divisions are used
- b. Architectural detailing is simplified at porch columns and mansard roof cover.
- c. Front porch columns run continuously through the top of the second story porch
- d. Specifications for appropriate windows and doors are submitted for review
- e. The proposed cement board siding has proper dimension, finish and texture
- f. Standing seam roof has panels 18-21" wide, seams no taller than 2" and a low cap or munched seam with no ridge vent.

## **CASE MANAGER:**

Adriana Ziga





## 415 E Park

Powered by ArcGIS Server

Printed: Jun 19, 2015

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**415 E. Park Avenue (Tobin Hill)  
San Antonio, TX 78212**

**Project Description:**

The proposed 2-1/2 story single-family residence shall be of wood frame construction, hard-plank lap-siding, shingles and trim. The steep roof shall be standing-seam metal roof with ½ round gutters and downspouts. The low slope roofs shall be single-ply EPDM system to allow for the water-proof installation of the front walk-out balcony & future rear observation deck. The proposed individual concrete spread footings shall allow the building to be elevated similar to adjacent historical structures and will be concealed with wood frame Hardi-shingle skirting.

The following are HDRC comments received with the CONCEPTUAL APPROVAL received on 6 Marc 2015 and applicable responses:

**Elevation Composition**

*Elevations have been undated with additional attention paid to the exterior composition & detailing. This submittal is presented to be in-line with recent level of efforts on new residential construction projects within the Tobin Hill Historical District.*

**Uniformity and proportions of windows and doors**

*Doors and windows have been reviewed and updated with these considerations.*

**Additional information on roof gable to show vent detail**

*See Detail B/A6.4 for additional information requested.*

**Concern regarding 12 ft driveway and front yard parking**

*The proposed driveway is proposed to be a combination of pervious & impervious cover and will be submittal on a separate application for site work which will include walks, drives, decking & landscaping. This is necessary due to the Client's budget constraints and extent can be better determined after award of the construction contract.*

**Vertical vs. horizontal design of front porch and simplify columns**

*The front porches were reviewed and adjusted to construction requirements. The porch columns are a preference by the Client and have been adjusted to appropriate proportions.*

END OF ATTACHMENT

Proposed Residence - 415 East Park Avenue  
Tobin Hill Historical District

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**PHOTO #1**

VIEW FROM STREET LOOKING  
DIRECTLY NORTH



**PHOTO #2**

VIEW FROM STREET LOOKING  
DIRECTLY NORTHEAST



Proposed Residence - 415 East Park Avenue  
Tobin Hill Historical District

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**PHOTO #3**

VIEW FROM NORTH PROPERTY  
LINE LOOKING SOUTH



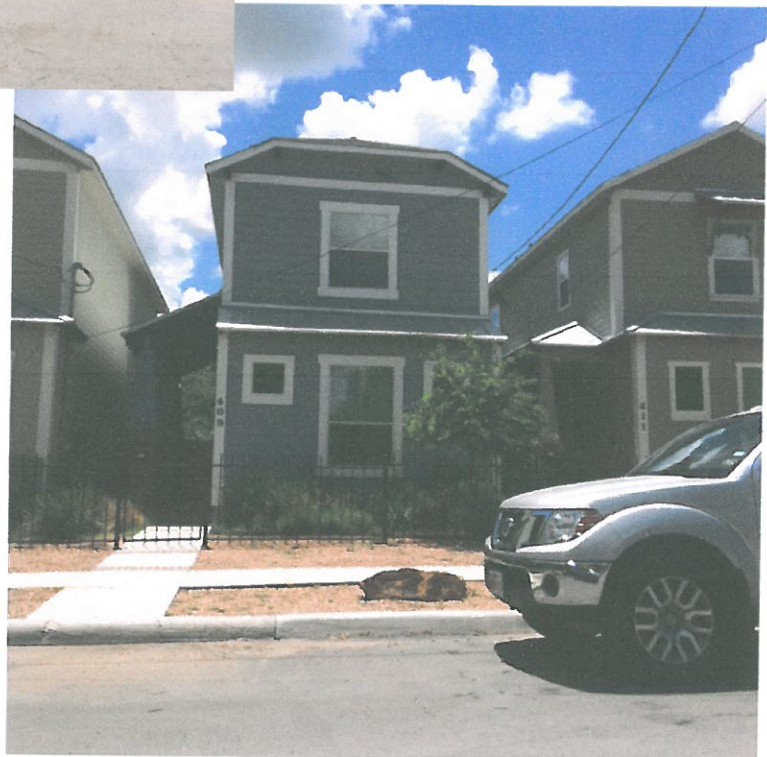
**PHOTO #3**

VIEW OF NEW ZERO-LOT  
RESIDENCES DIRECT ACROSS  
THE STREET AT 502 EAST PARK  
AVENUE

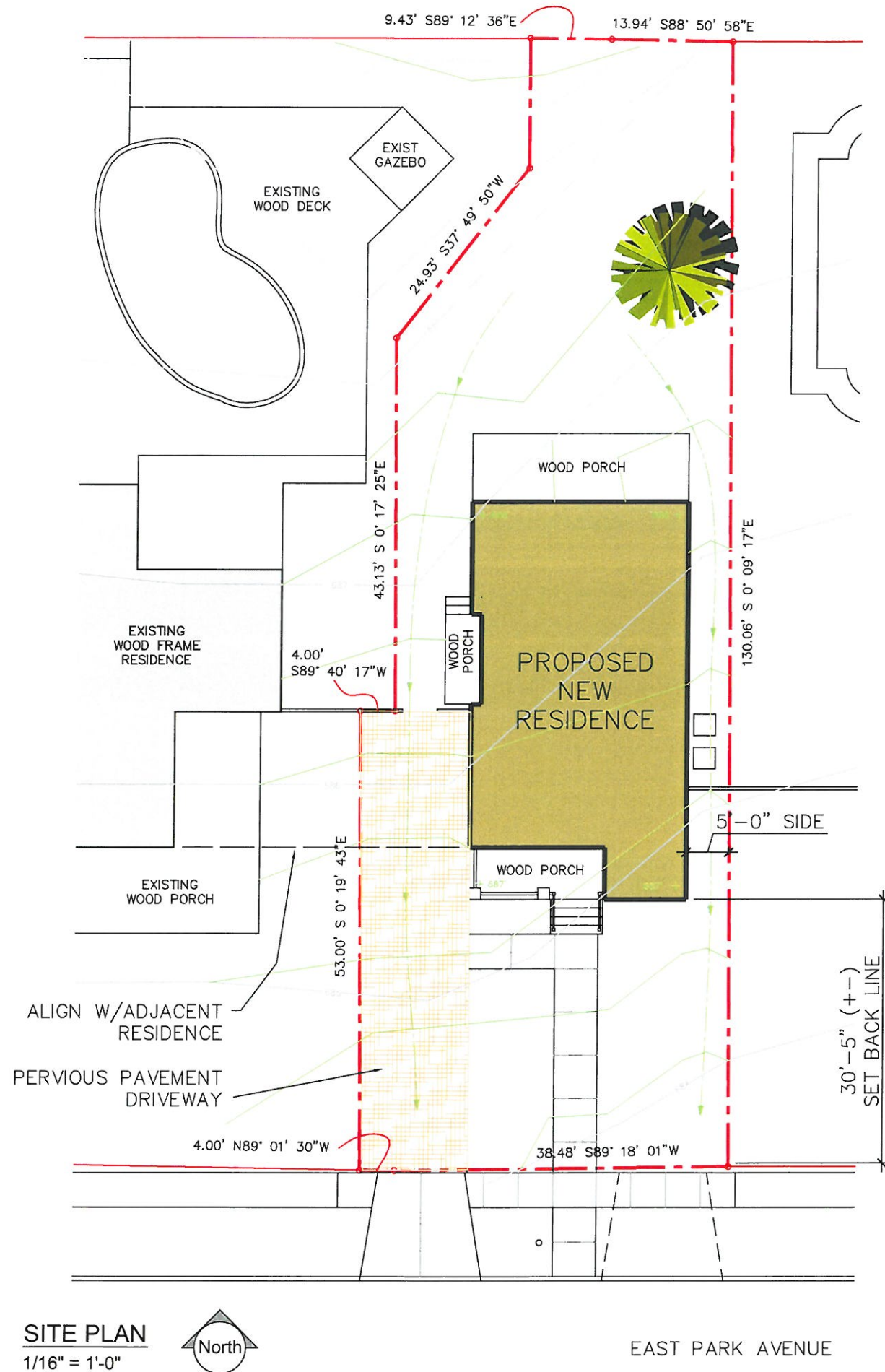
**RECENT CONSTRUCTION  
TOBIN HILL HISTORICAL DISTRICT  
2015**



**RECENT CONSTRUCTED  
RESIDENCES  
ON GILLESPI AVENUE**







**SITE PLAN**  
1/16" = 1'-0"

**LEGAL DESCRIPTION:**

EAST ½ OF LOT 6 AND THE WEST 13.94 FEET OF LOT 7, BLOCK 5, NCB 1752

**SCHEDULE OF DRAWINGS**

A1.0	SITE PLAN
A2.1	FIRST FLOOR DESIGN PLAN
A2.2	SECOND FLOOR DESIGN PLAN
A2.3	ATTIC DESIGN PLAN
A2.4	ROOF PLAN
A3.1	FOUNDATION & 1ST FLOOR FRAMING PLAN
A3.2	2ND FLOOR CEILING & ROOF FRAMING
A5.1	EXTERIOR ELEVATIONS
A6.1	BUILDING SECTIONS – FRAMING
A6.2	BUILDING SECTIONS – FRAMING
A6.3	STAIR SECTIONS & DETAILS
A6.4	WALL SECTIONS & DETAILS
S-1	FOUNDATION PLAN
WB-1	WALL BRACING
WB-2	WALL BRACING

SITE PLAN

**BOONE RESIDENCE**  
415 East Park Avenue San Antonio, TX 78212

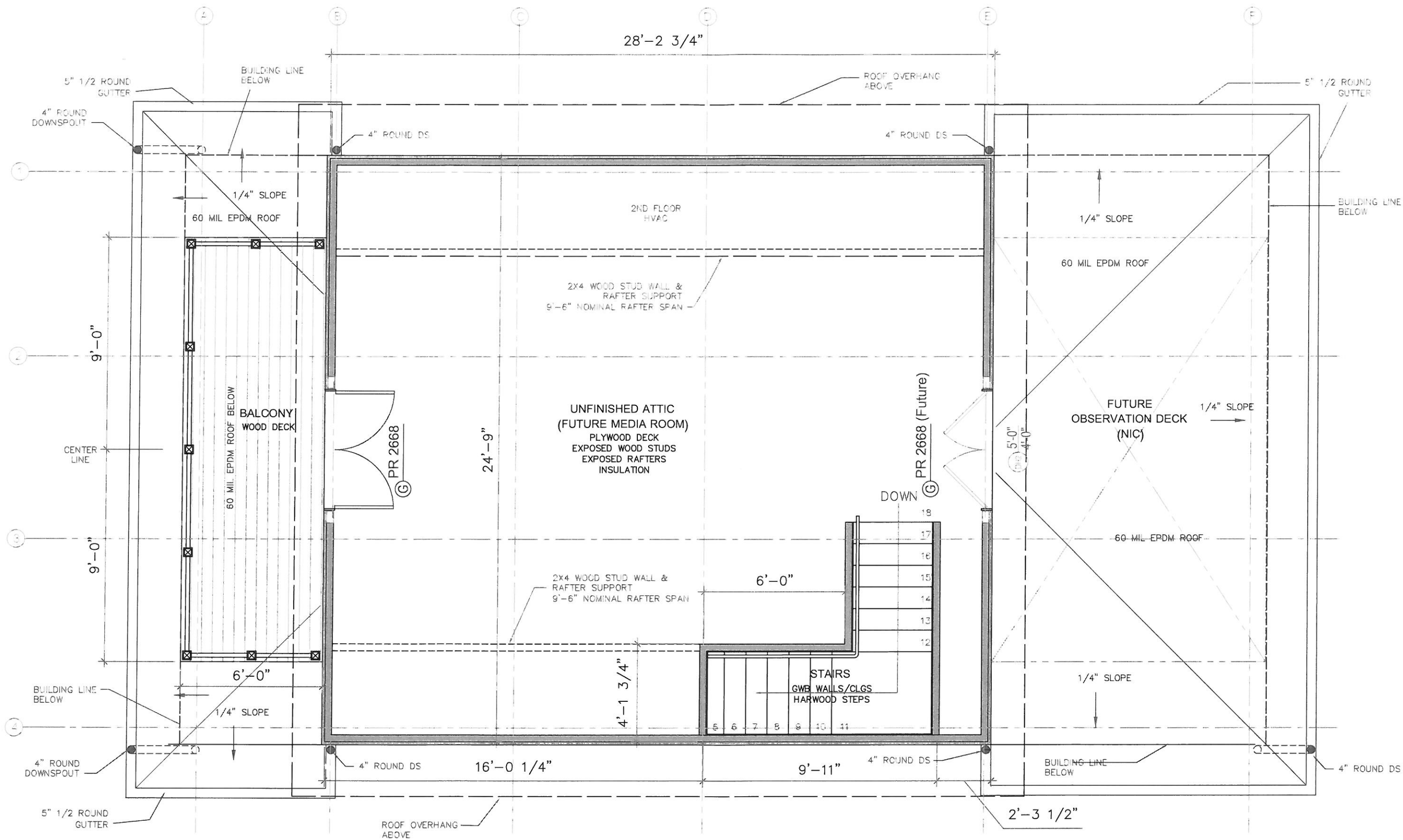
**A1.0**

12 June 2015



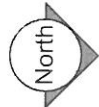






# ATTIC - Design Plan

1/4" = 1'-0"



# ATTIC - Design Plan

BOONE RESIDENCE

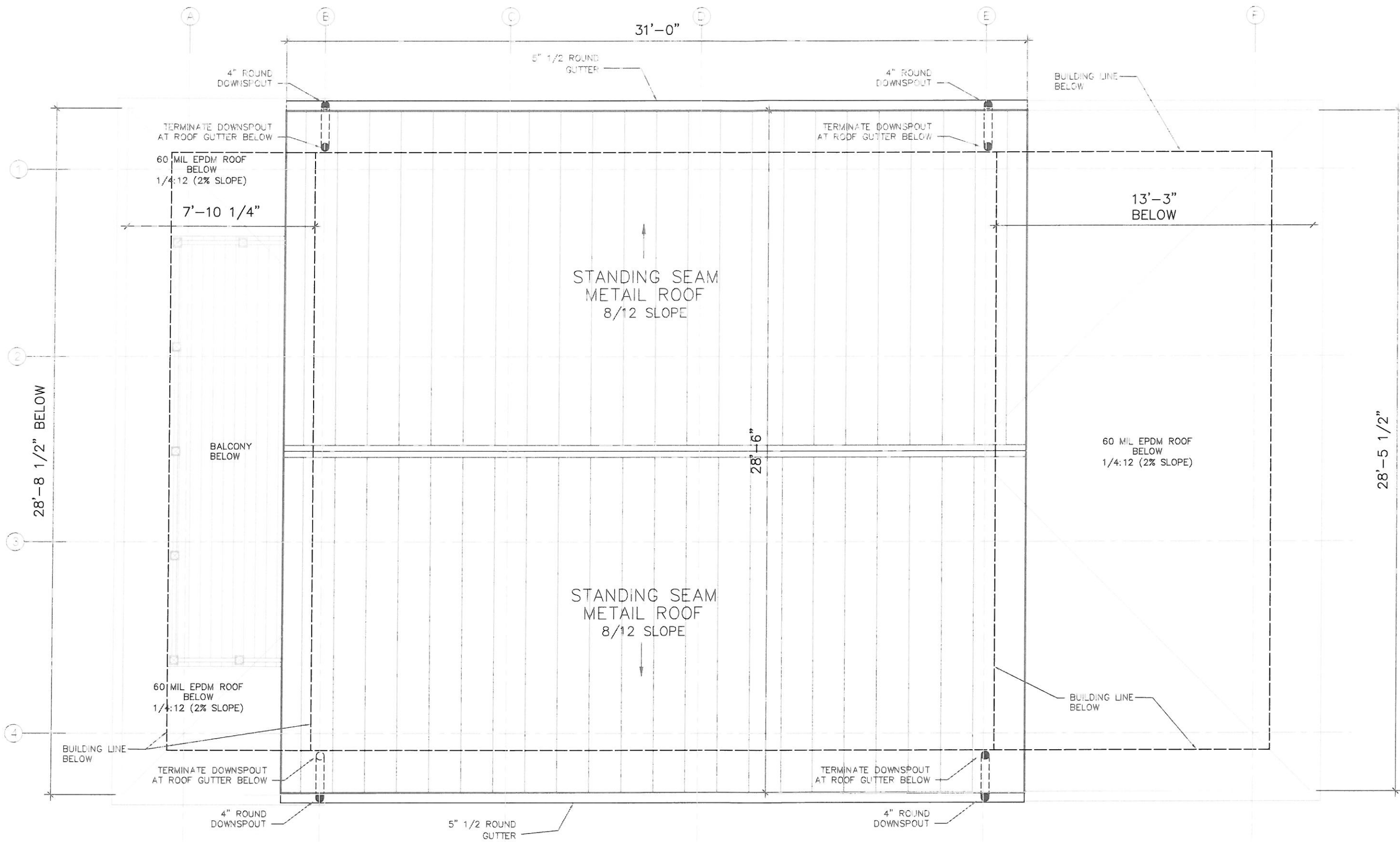
415 East Park Avenue

San Antonio, TX 78212

A2.3

12 June 2015

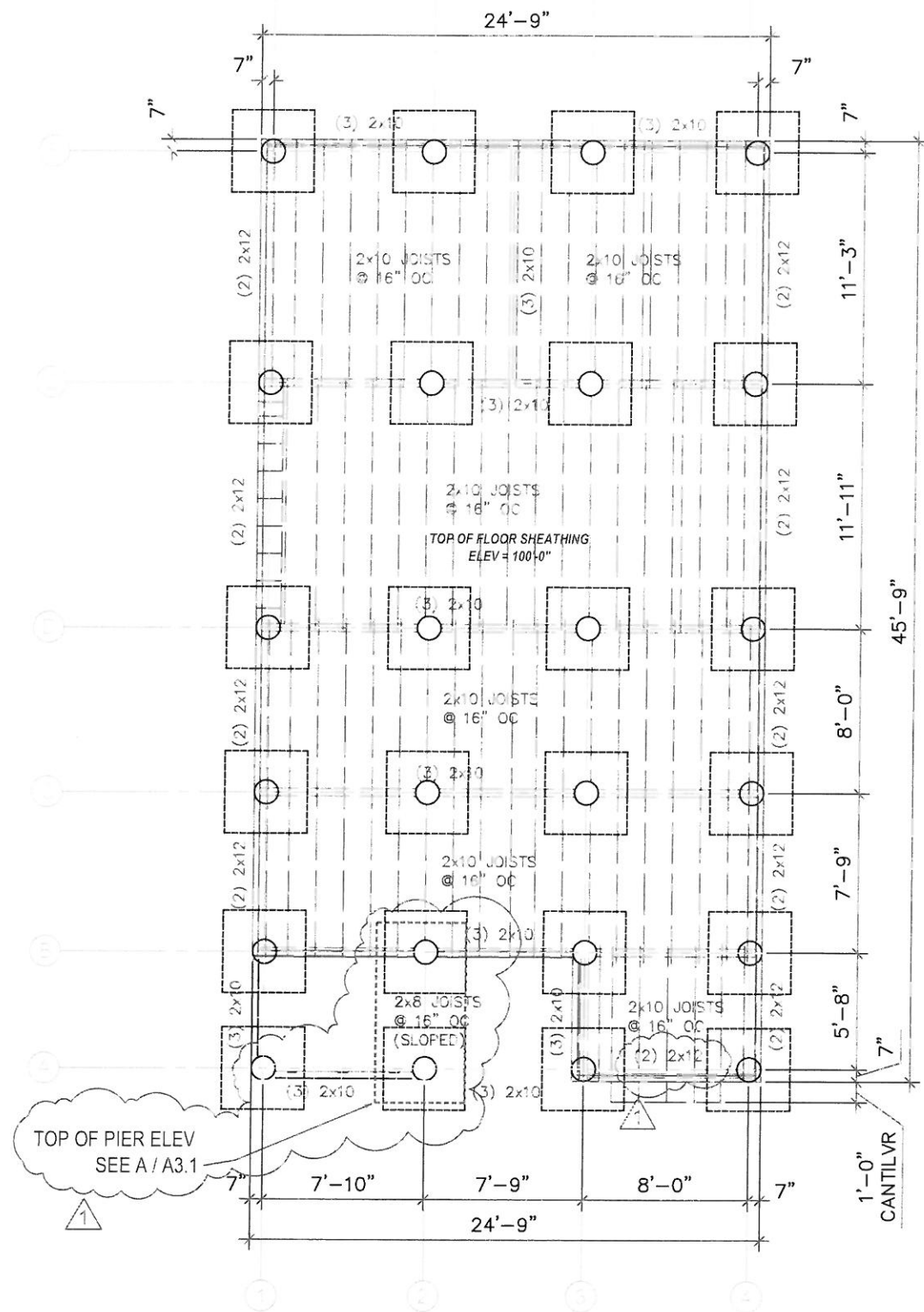




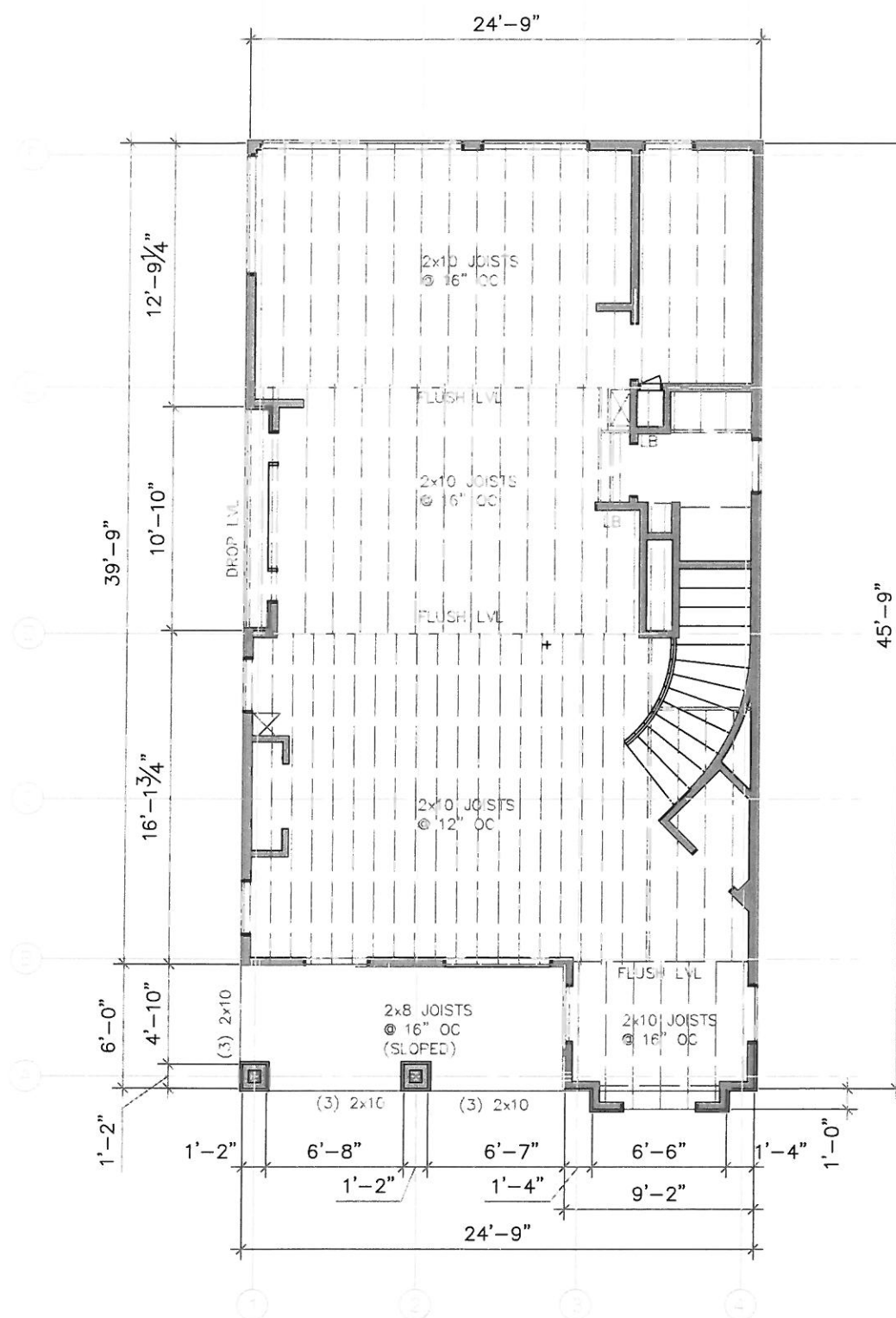
# ROOF PLAN

1/4" = 1'-0"

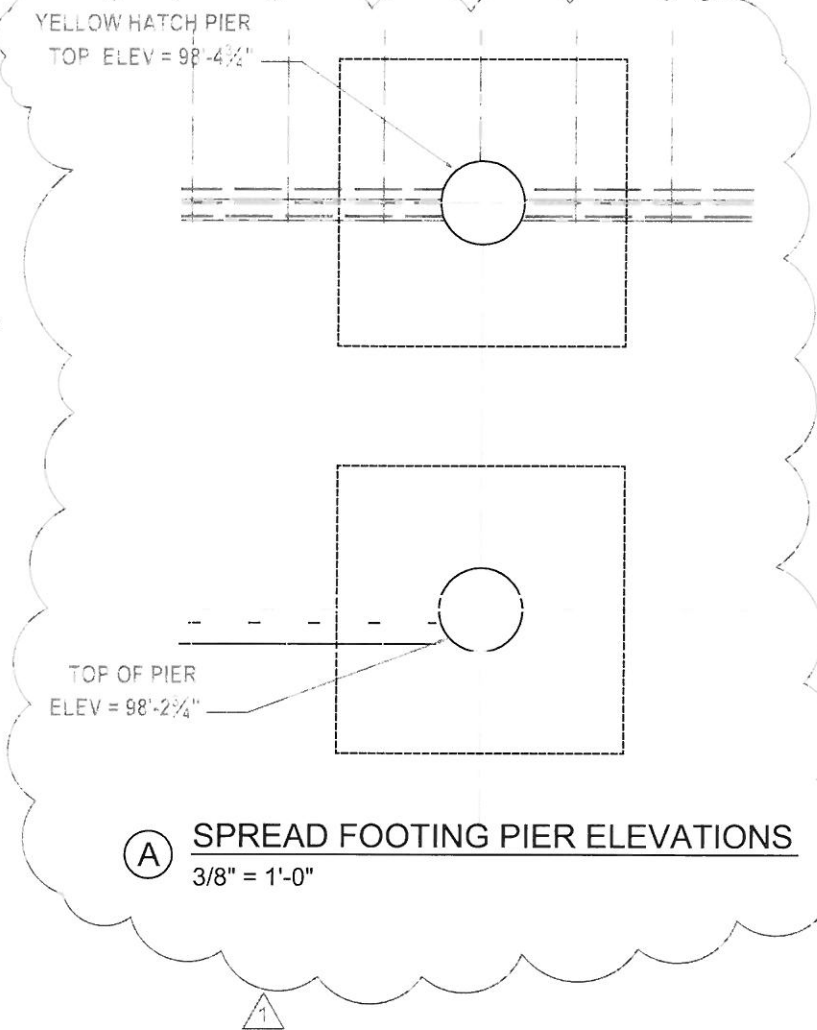
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**FOUNDATION & CRAWLSPACE - Framing Plan**  
1/8" = 1'-0"



**FIRST FLOOR - Wall & Ceiling Framing Plan**  
1/8" = 1'-0"



**REVISIONS**

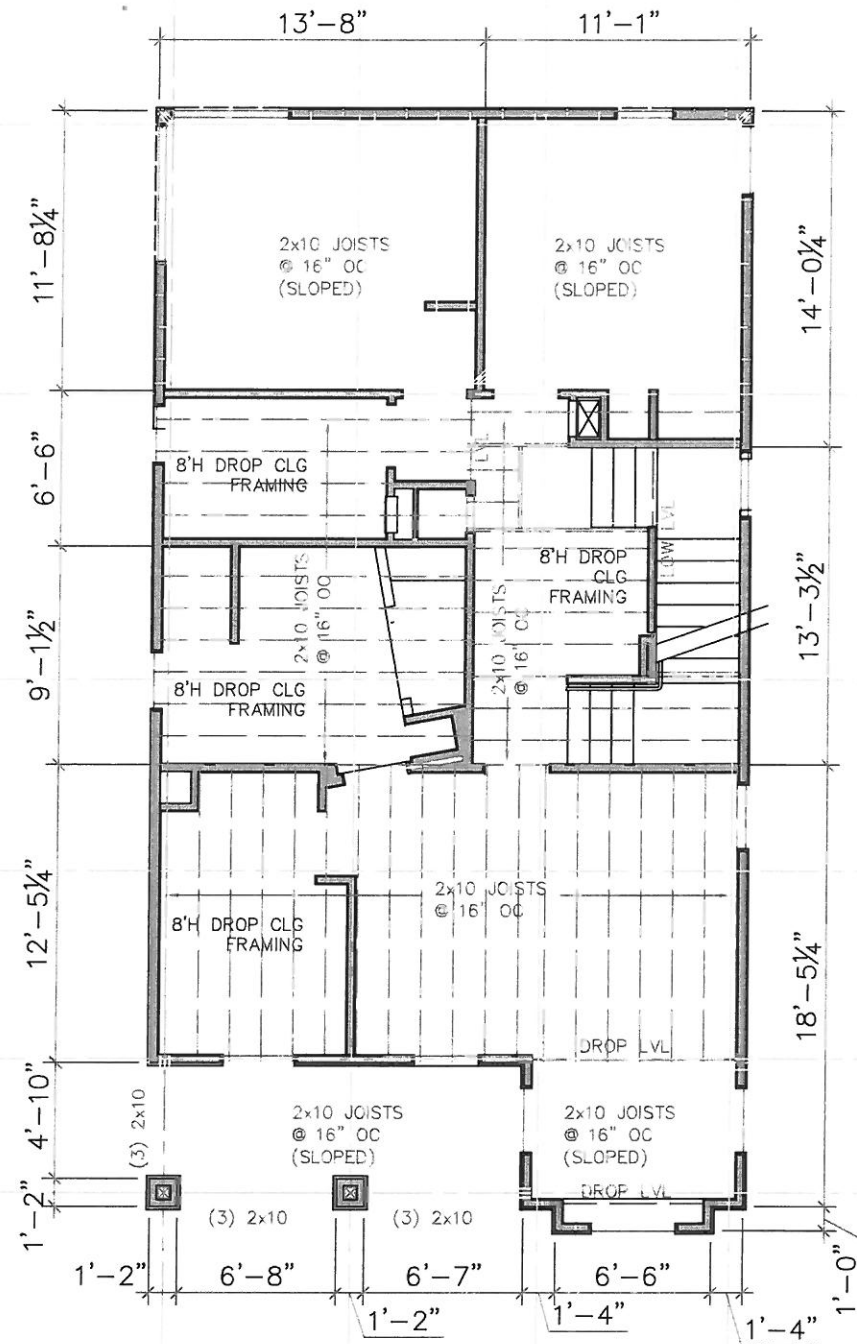
3 JUN 2015  REVISED TOP OF PIER ELEVATIONS & DETAIL. REVISED SIZE OF PERIMETER BEAM AS INDICATED

**FOUNDATION & 1ST FLOOR FRAMING PLANS**

**BOONE RESIDENCE**  
415 East Park Avenue San Antonio, TX 78212

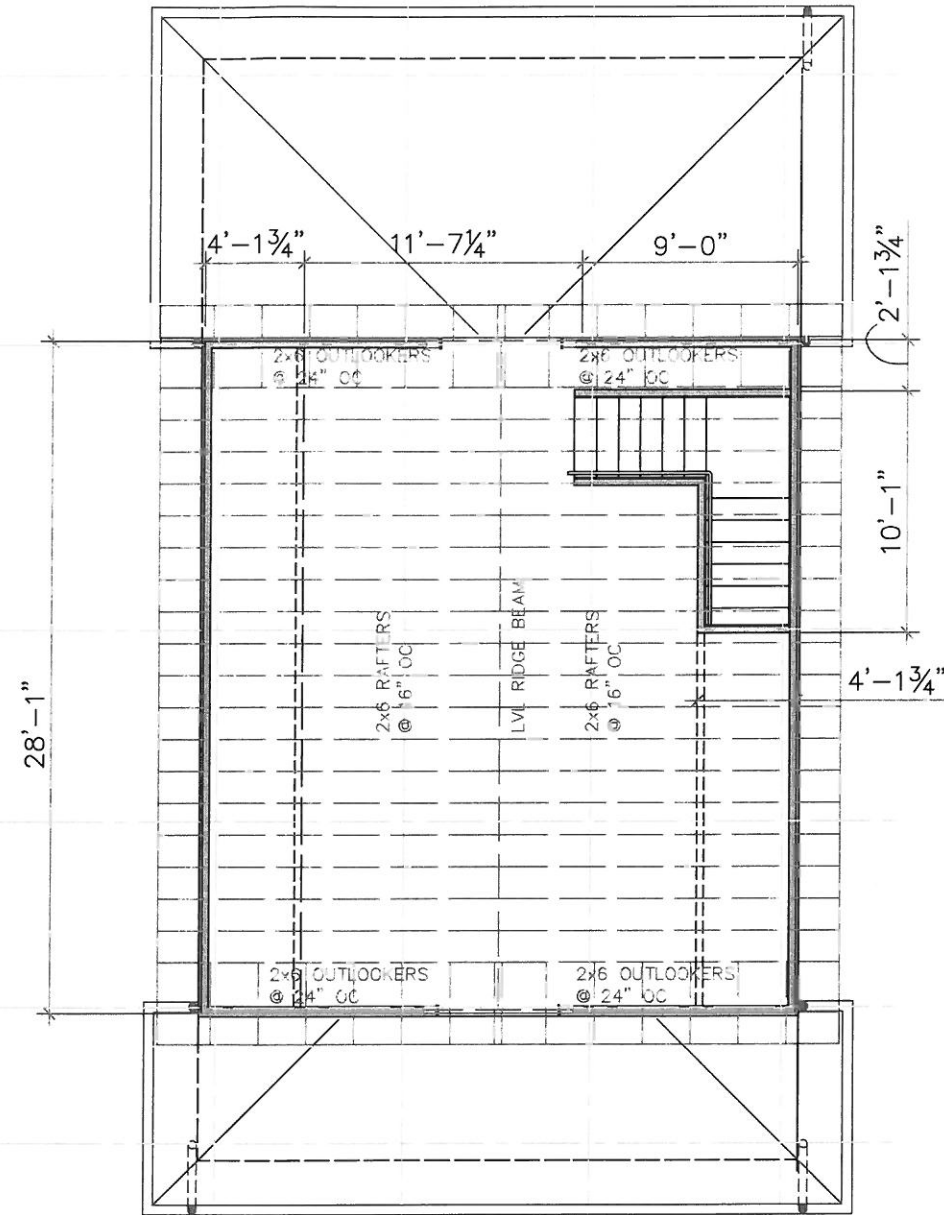
**A3.1**

12 June 2015



**SECOND FLOOR - Walls & Ceiling Framing Plan**

1/8" = 1'-0"



**ATTIC LEVEL - Walls & Roof Framing Plan**

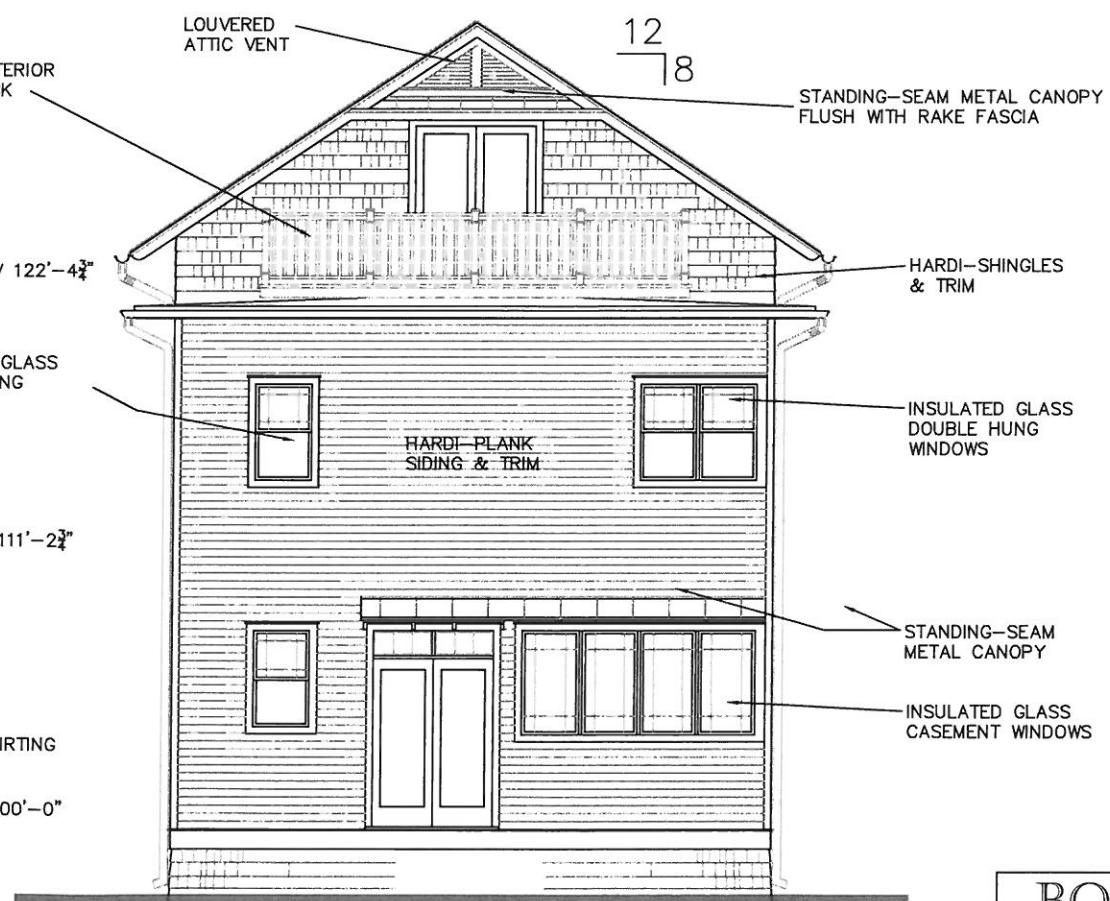
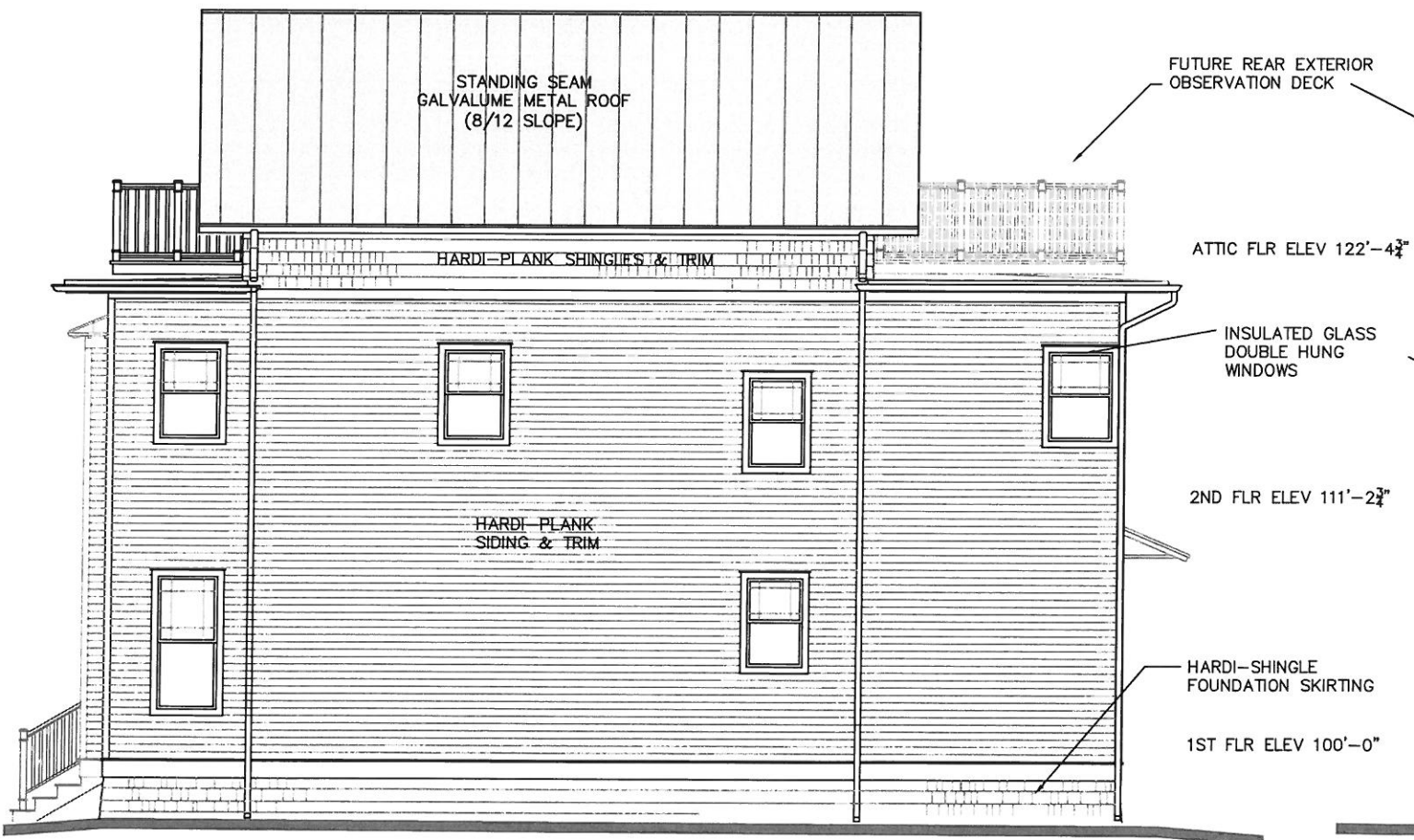
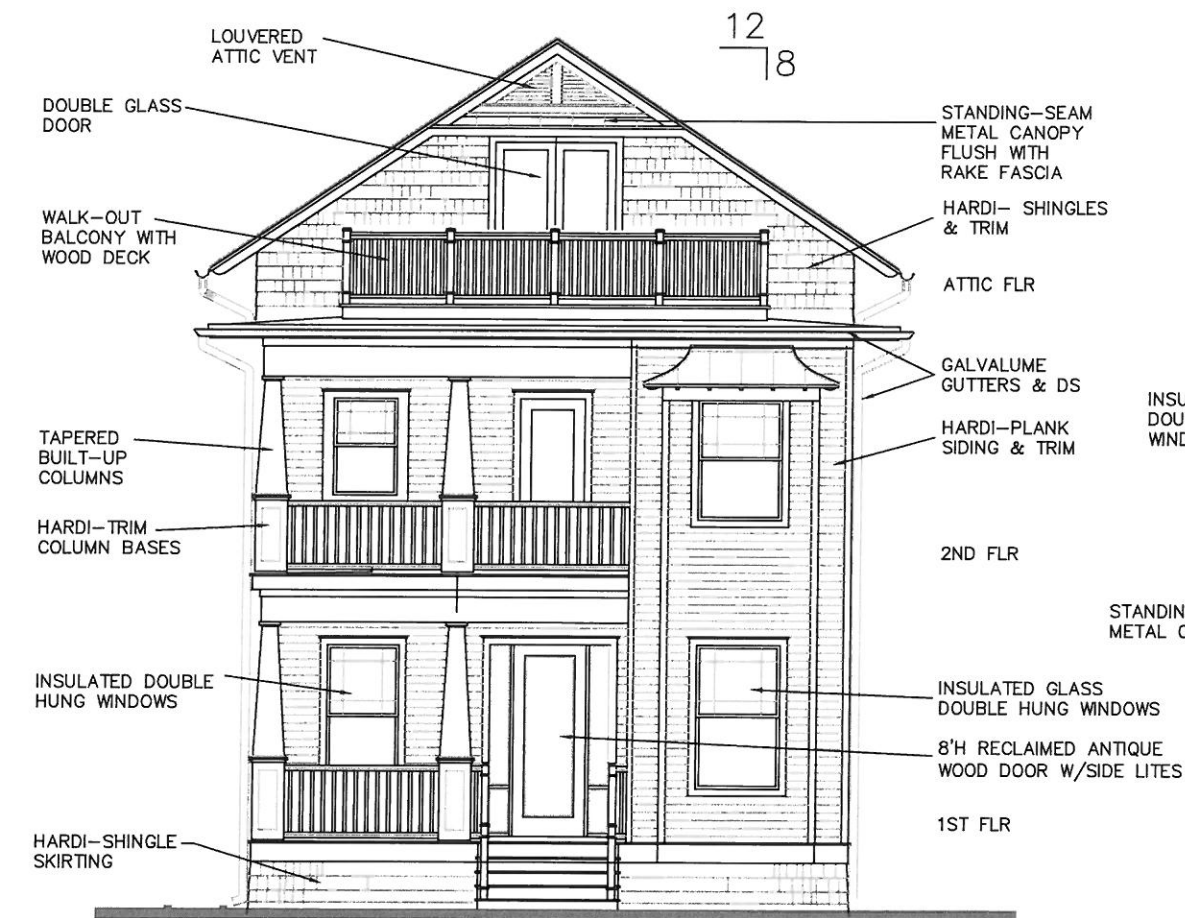
1/8" = 1'-0"

**2ND FLOOR CEILING & ROOF FRAMING PLANS**

**BOONE RESIDENCE**  
415 East Park Avenue  
San Antonio, TX 78212

**A3.2**

12 June 2015



# EXTERIOR ELEVATIONS

BOONE RESIDENCE

415 East Park Avenue

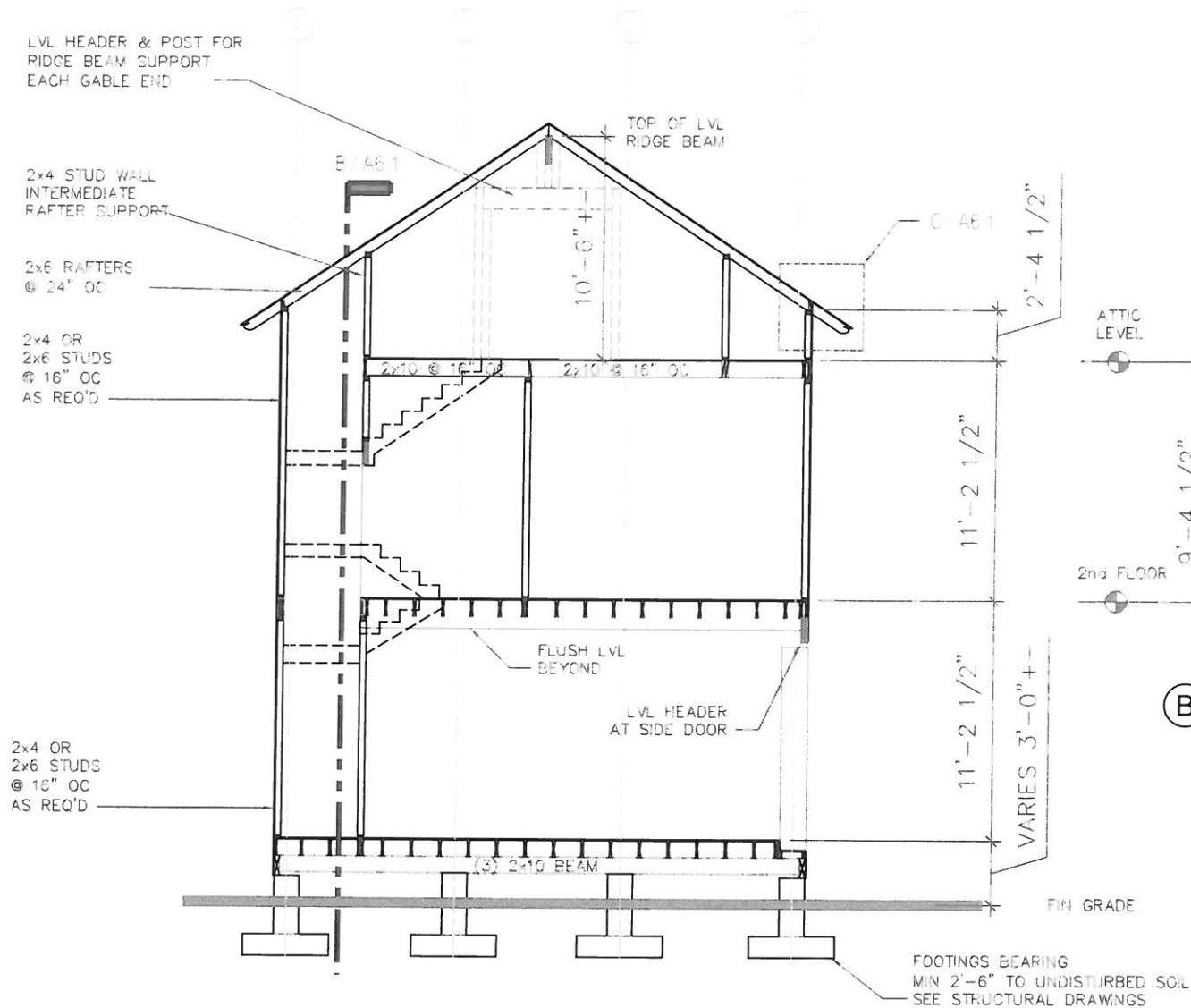
San Antonio, TX 78212

A5.1

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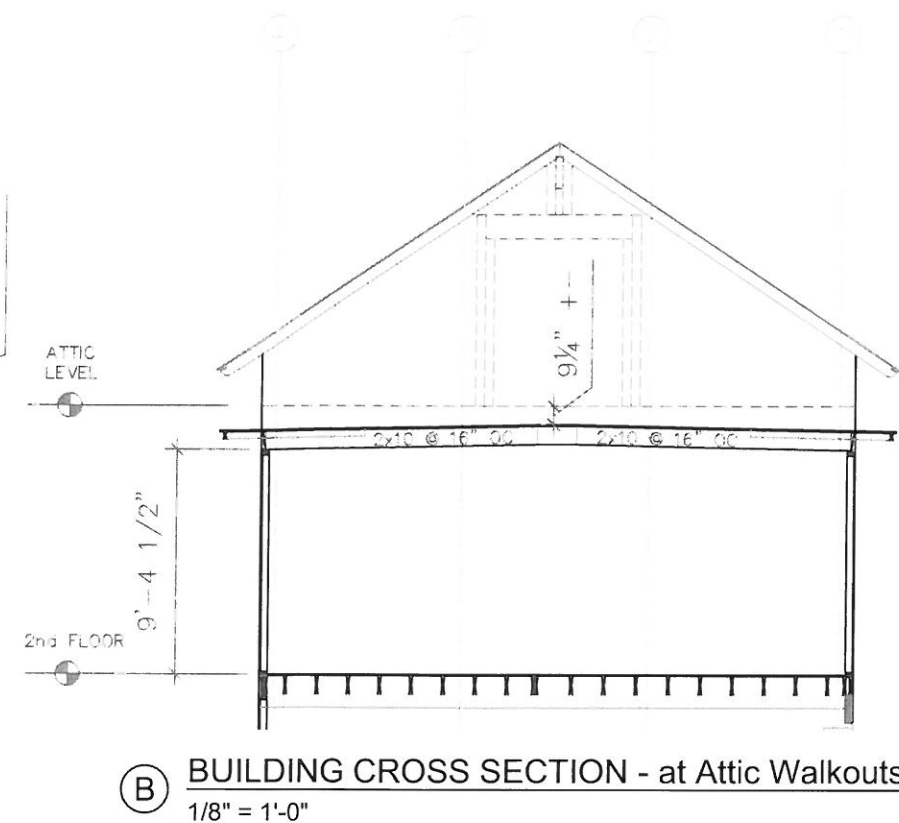






**(A) BUILDING CROSS SECTION - at House Centerline**  
1/8" = 1'-0"

1. SEE STRUCTURAL DRAWINGS FOR FOUNDATION & WIND BRACING REQUIREMENTS.
2. FLOOR ASSEMBLY - 3/4" STRUCTURAL FLOOR SHEATHING OVER 2x10 JOISTS @16" OC UNLESS INDICATED OTHERWISE.
3. ROOF ASSEMBLY (PITCHED) - 1/2" STRUCTURAL SHEATHING OVER 2x6 RAFTERS @ 16" OC
4. ROOF ASSEMBLY (LOW SLOPE) - 3/4" STRUCTURAL FLOOR SHEATHING OVER 2x10 JOISTS @16" OC UNLESS INDICATED OTHERWISE.



**(B) BUILDING CROSS SECTION - at Attic Walkouts**  
1/8" = 1'-0"

#### ROOF & ROOF OVERHANG ASSEMBLY (8:12):

1. STANDING-SEAM GALVALUME METAL ROOF SYSTEM WITH 1/2 ROUND CONTINUOUS GUTTERS & ROUND DOWNSPOUTS WITH PRECAST CONCRETE SPLASH BLOCKS.
2. 15# ROOFING FELT
3. 1/2" EXPOSURE "B" STRUCTURAL SHEATHING
4. 2X6 #2 SPF RAFTERS @ 16"
3. R-30 MIN INSULATION
4. 2X4 SUB-FASCIA
5. 1X2 DRIP TRIM PER CONDITION
6. 2X4 OUTLOOKERS & FRAMING AS REQ'D FOR SOFFIT SUPPORT

#### ROOF & ROOF OVERHANG ASSEMBLY (LOW SLOPE):

1. STANDING-SEAM GALVALUME METAL ROOF SYSTEM WITH 15# ROOFING FELT
2. 3/4" EXPOSURE STRUCTURAL FLOOR SHEATHING
3. 2x10 #2 SPF RAFTERS @ 16" OC W/ 2X4 OUTLOOKERS FRAMING AS REQ'D FOR SOFFIT SUPPORT
4. R-30 MIN INSULATION
5. 2X4 SUB-FASCIA
6. 1x6 & 1X2 DRIP TRIM PER CONDITION

#### ATTIC FLOOR ASSEMBLY:

1. 2x4 PONY WALL FOR RAFTER BIRDSMOUTHS
2. SUBFLOOR STRUCTURAL SHEATHING

#### FIRST & SECOND FLOOR WALL ASSEMBLY:

1. EXTERIOR SIDING PER ELEVATIONS
2. TYVEK WEATHER RESISTANT BARRIER
3. R-13 MIN INSULATION
4. 2X4 FRAMING @ 16"OC
5. VAPOR RETARDER ON WINTER WARM SIDE
6. 1/2" GYPSUM WALLBOARD

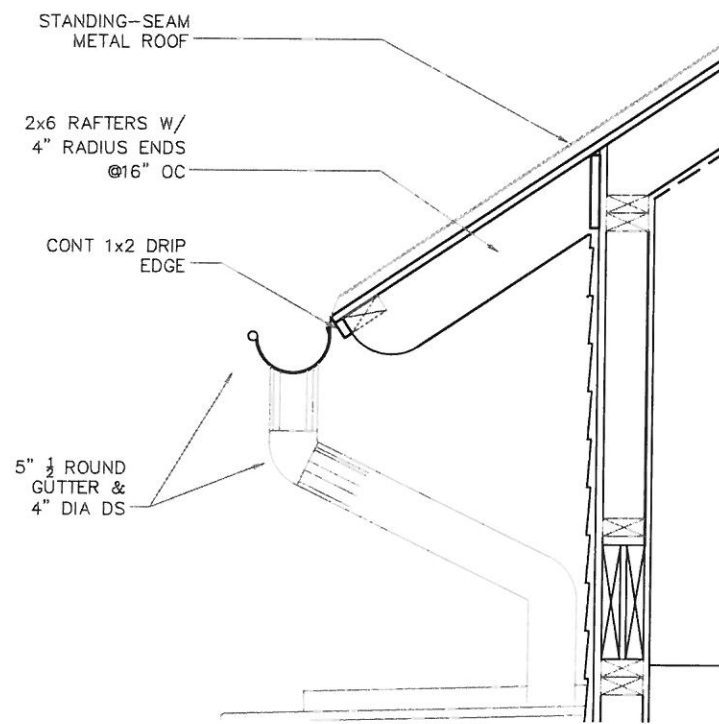
#### SECOND FLOOR ASSEMBLY:

1. FLOOR FINISH AS INDICATED
2. 3/4" ADVANTECH FLOOR SHEATHING
3. 2X10 WOOD JOISTS
4. 1/2" SHEETROCK CEILING

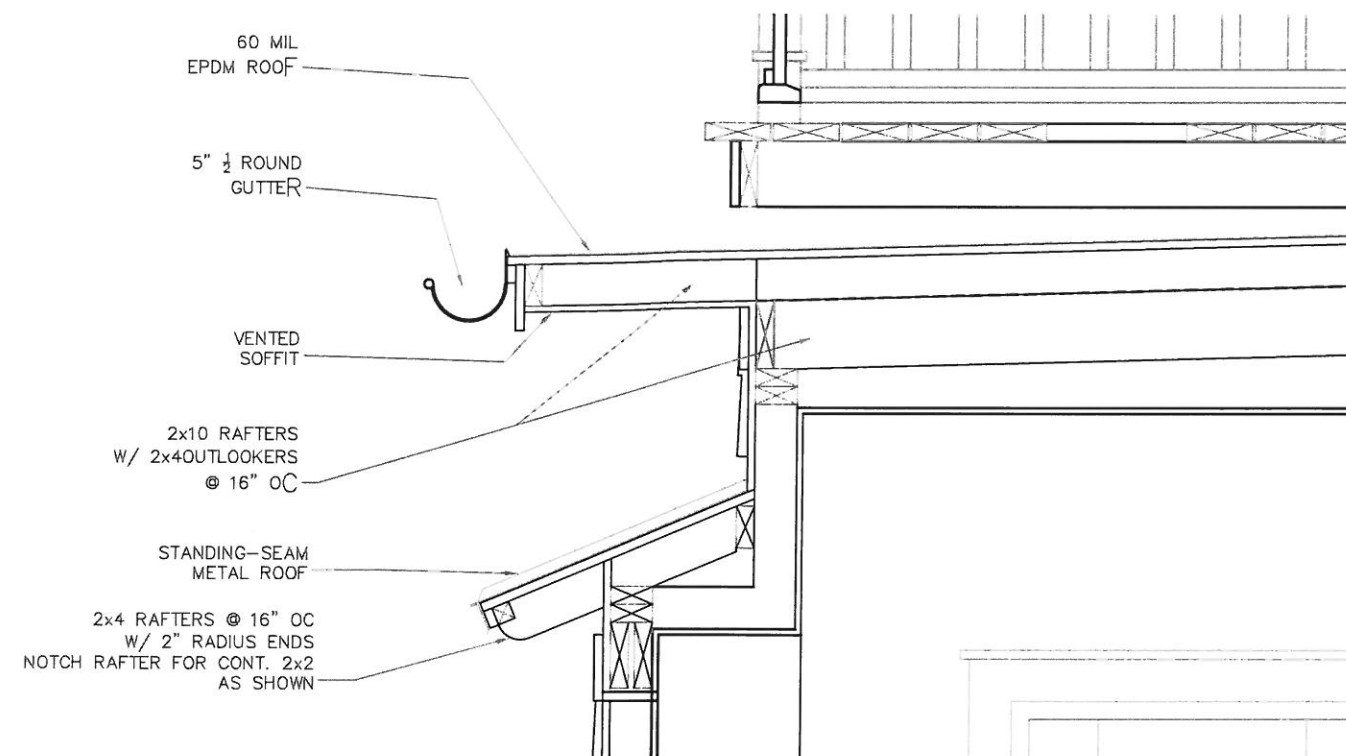
#### FIRST FLOOR ASSEMBLY:

1. 3/4" ADVANTECH FLOOR SHEATHING
2. R-19 MIN INSULATION
3. 2X10 FLOOR JOISTS @ 16" OC, EXCEPT WHERE INDICATED OTHERWISE

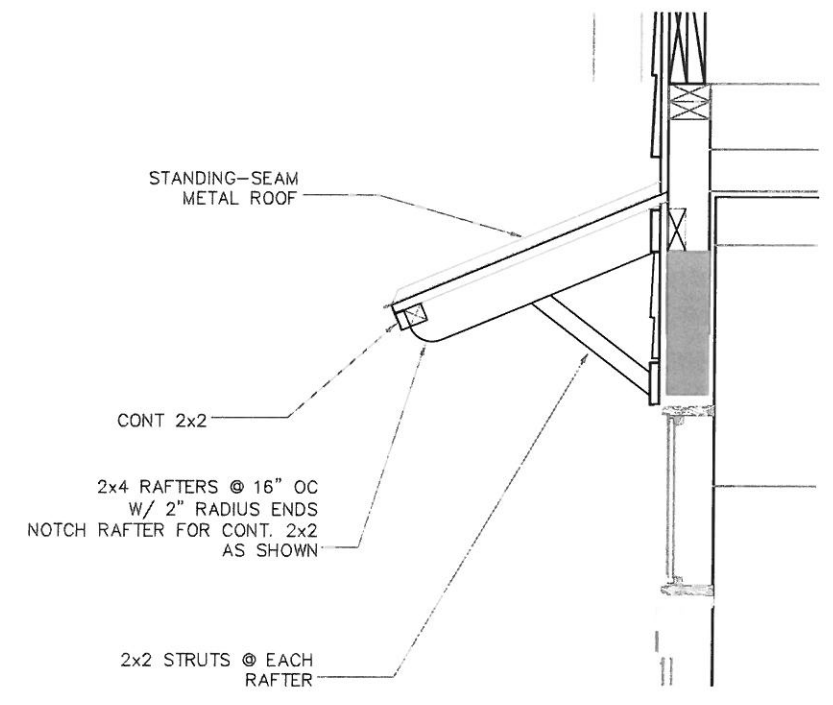
#### **BUILDING SECTIONS - STRUCTURAL FRAMING**



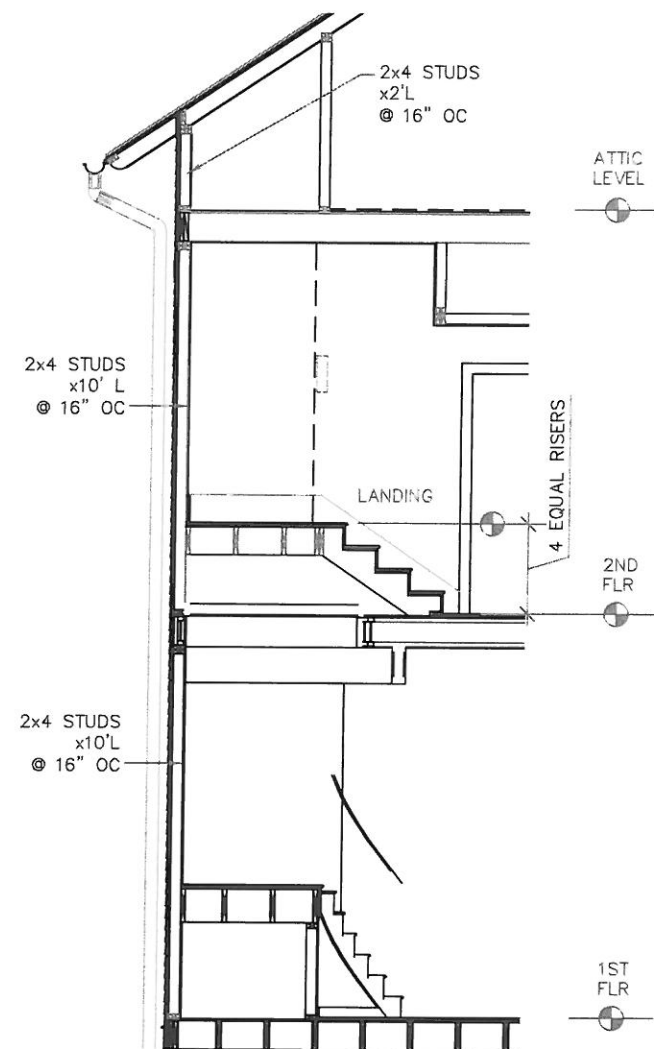
**A** CORNICE DETAIL - High Roof  
3/4" = 1'-0"



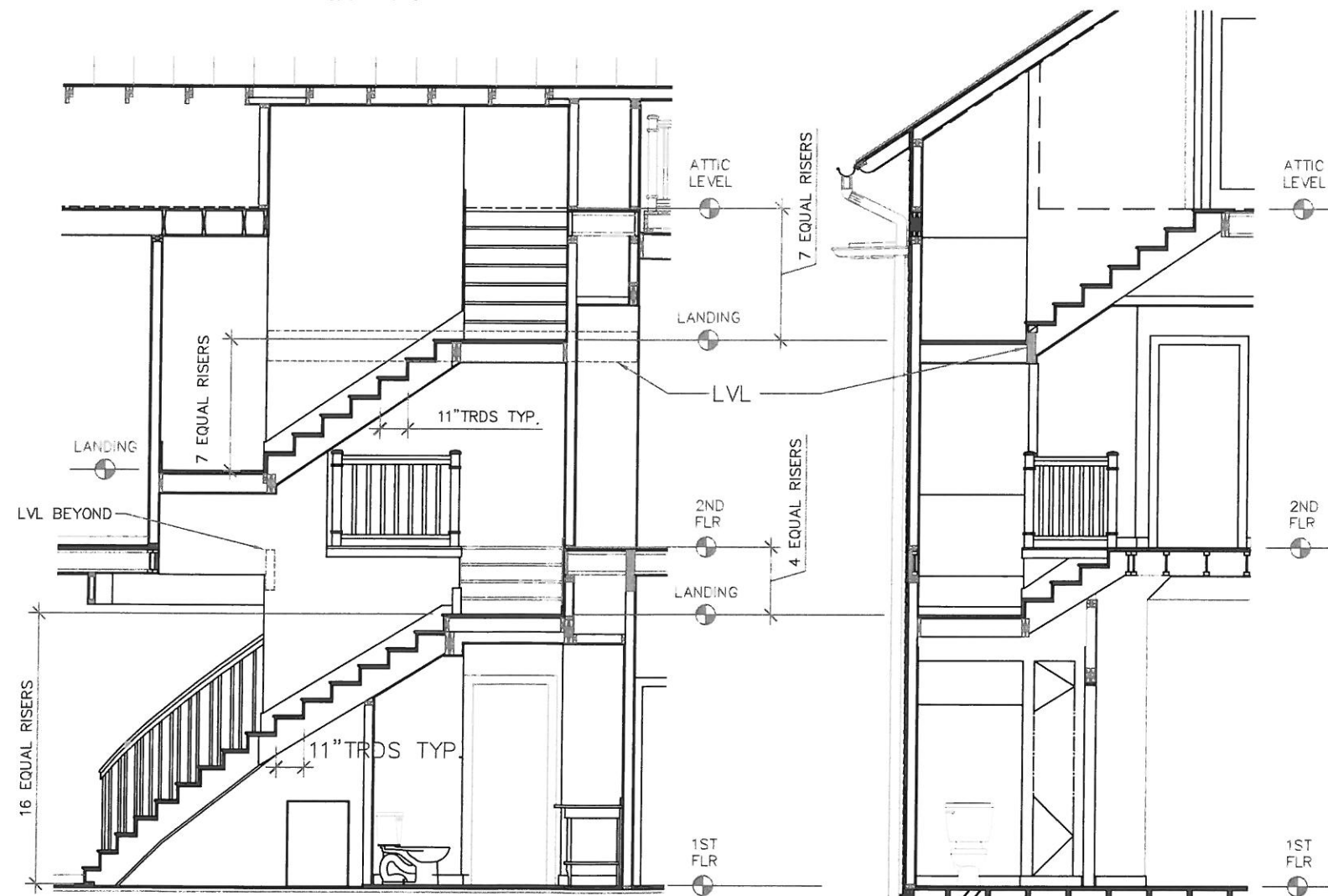
**B** CORNICE DETAIL - Low Slope/Front Porch  
3/4" = 1'-0"



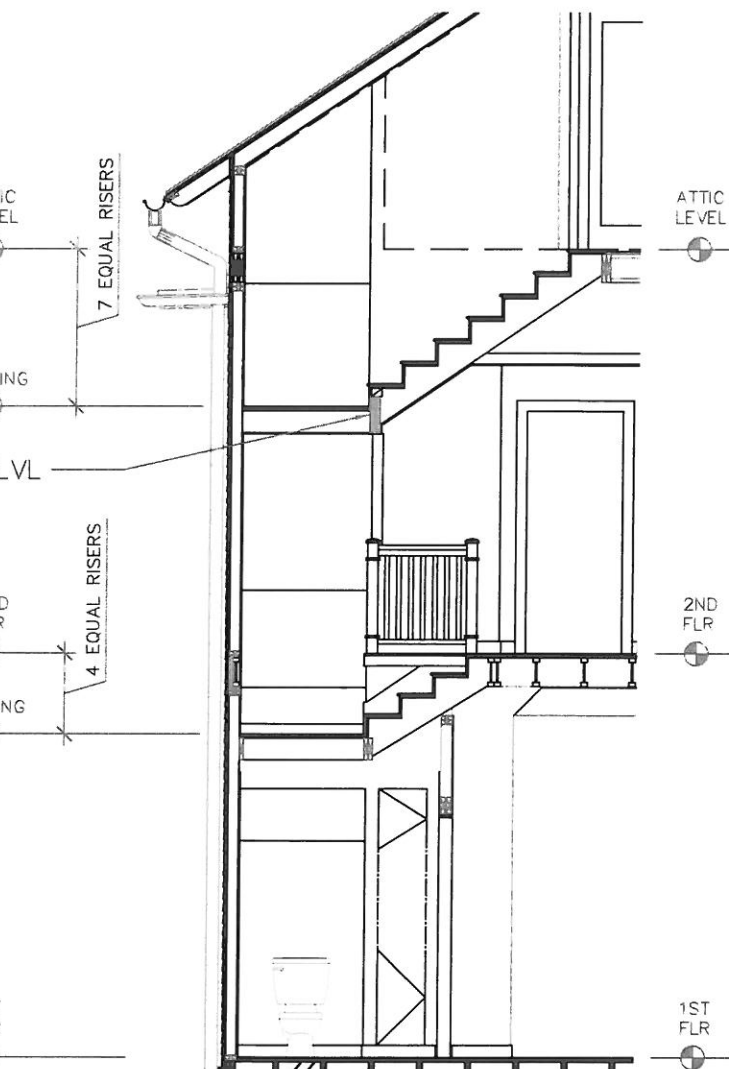
**A** CANOPY - Kitchen Windows/Doors  
3/4" = 1'-0"



**D** STAIR SECTION  
3/16" = 1'-0"



**E** STAIR SECTION  
3/16" = 1'-0"



**F** STAIR SECTION  
3/16" = 1'-0"

**ATTIC FLOOR ASSEMBLY:**

1. 2X4 PONY WALL FOR RAFTER BIRDSMOUTHS
2. 3/4" SUBFLOOR STRUCTURAL SHEATHING
3. TYVEK WEATHER RESISTANT BARRIER
4. R-13 MIN INSULATION

**FIRST & SECOND FLOOR WALL ASSEMBLY:**

1. EXTERIOR SIDING PER ELEVATIONS
2. TYVEK WEATHER RESISTANT BARRIER
3. R-13 MIN INSULATION
4. 2X4 FRAMING @ 16" OC
5. VAPOR RETARDER ON WINTER WARM SIDE
6. 1/2" GYPSUM WALLBOARD WALLS & CEILING

**FIRST FLOOR ASSEMBLY:**

1. 3/4" ADVANTEK FLOOR SHEATHING
2. R-19 MIN INSULATION
3. 2X10 FLOOR JOISTS @ 16" OC, EXCEPT WHERE INDICATED OTHERWISE

**STAIR SECTIONS & DETAILS**

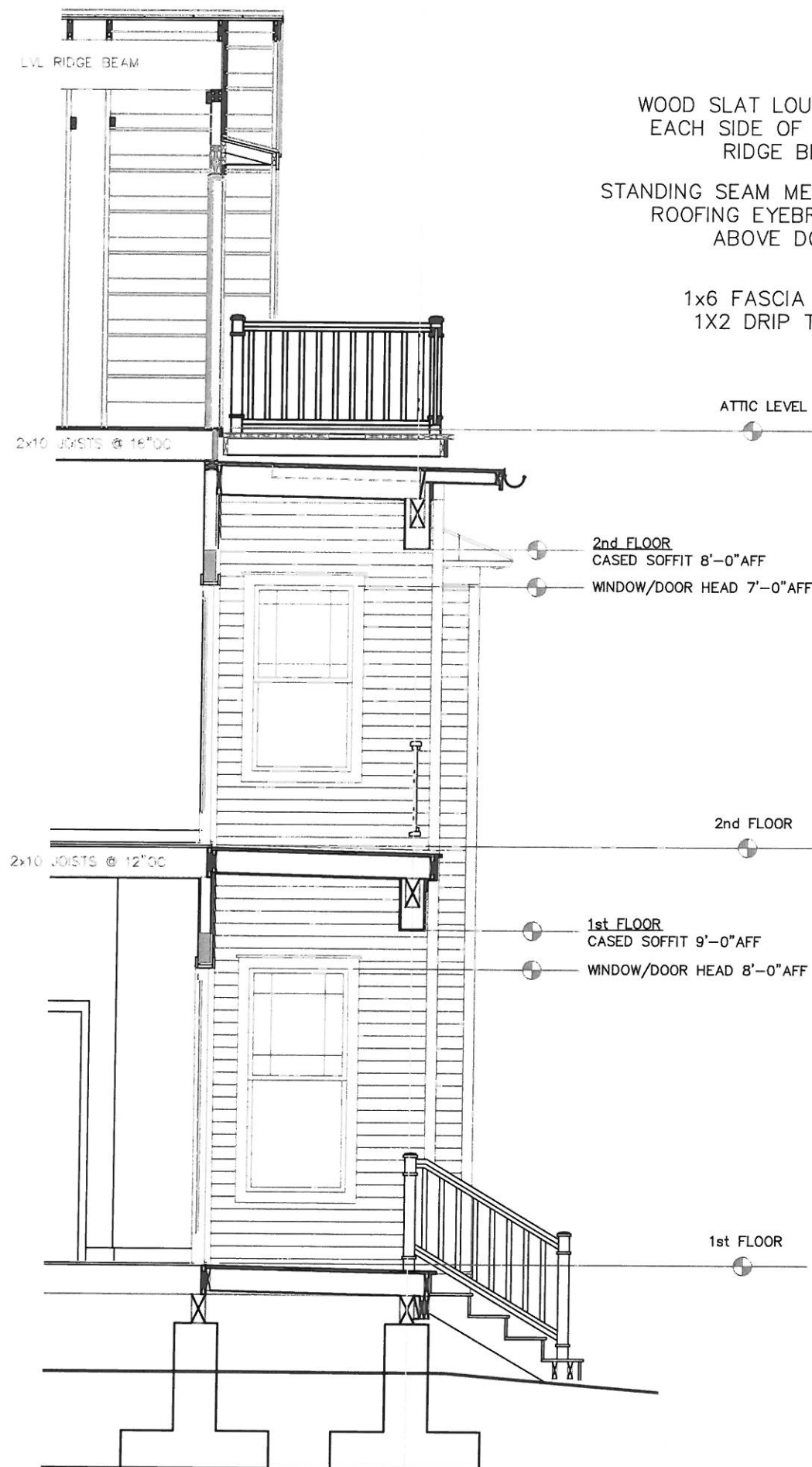
BOONE RESIDENCE

415 East Park Avenue

San Antonio, TX 78212

**A6.3**

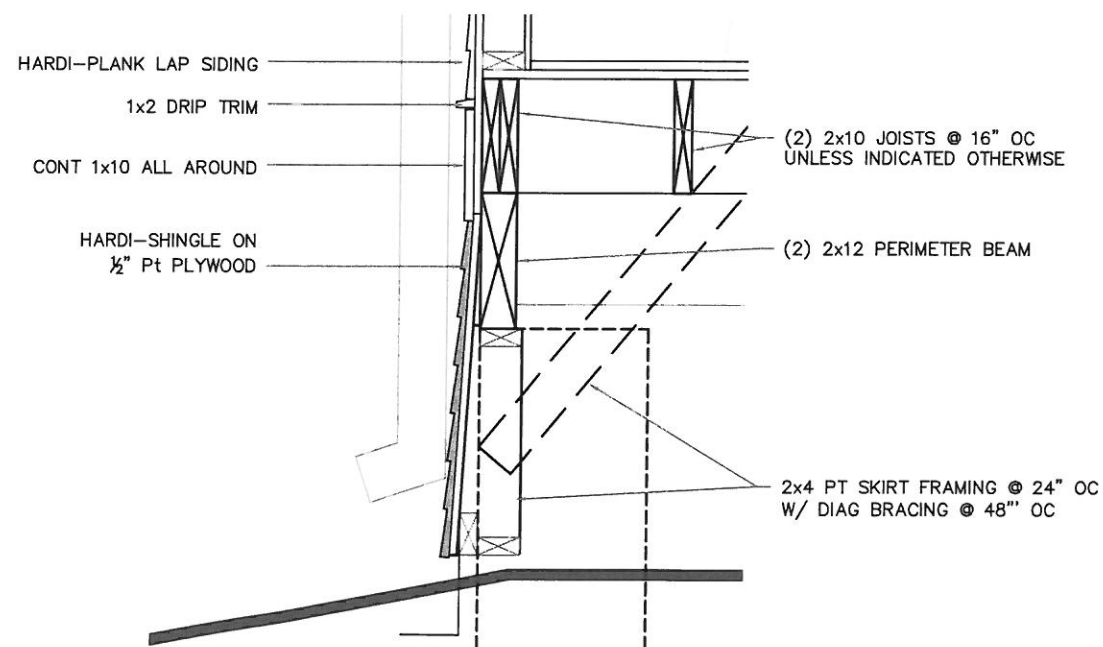
12 June 2015



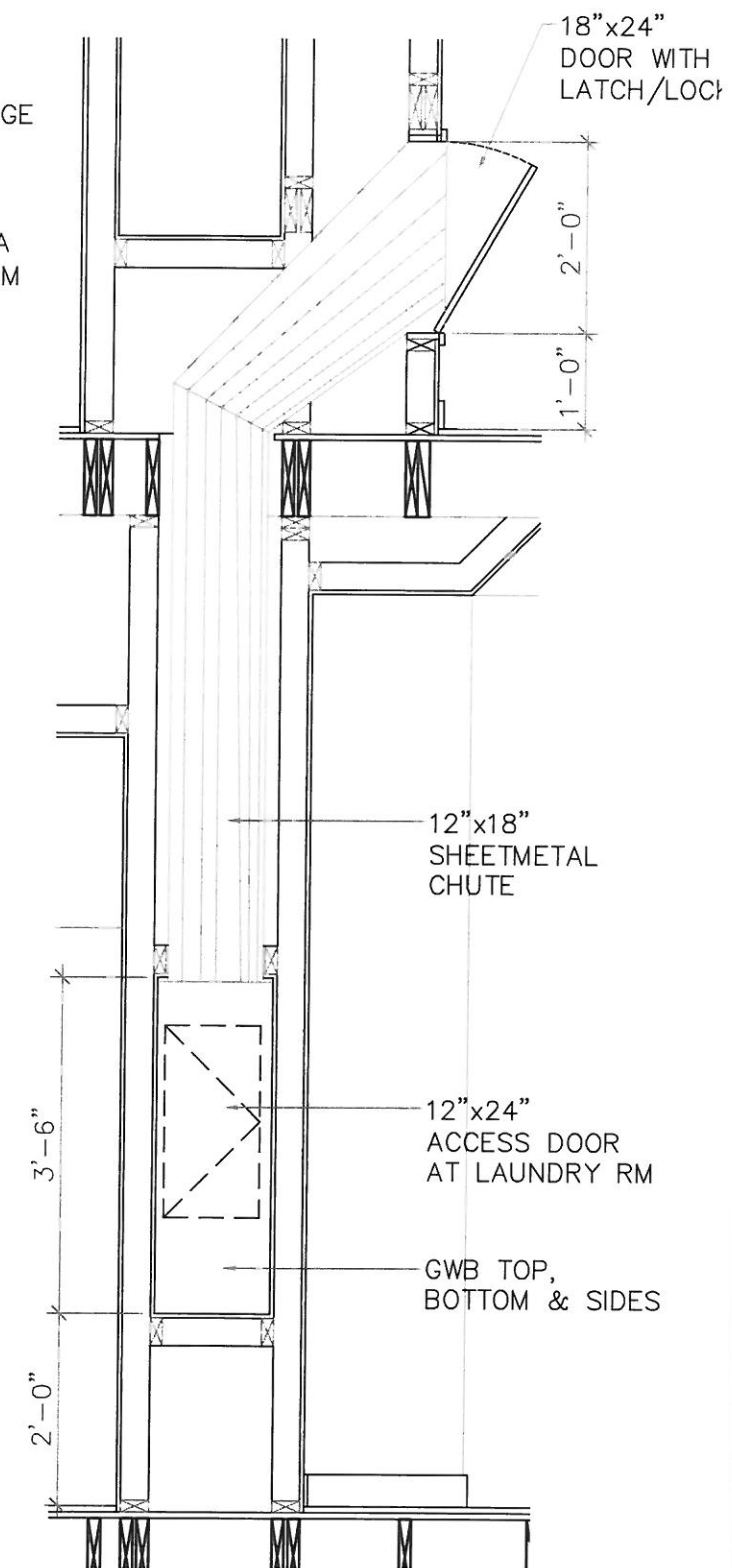
**(A)** WALL SECTION - at Front Porch  
1/4" = 1'-0"



**(B)** GABLE VENT ELEVATION - Typical Front & Rear Elevation  
3/4" = 1'-0"



**(C)** WALL SECTION - at Front Porch  
3/4" = 1'-0"



**(D)** SECTION - Thru Laundry Chute  
1/2" = 1'-0"

WALL SECTIONS / DETAILS



## DESIGN CRITERIA NOTES:

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL CODE 2012 EDITION

## 2. DESIGN LOADS:

DEAD LOADS:	ROOF	10 PSF
	CEILING	5 PSF
LIVE LOADS:	FLOORS	40 PSF
	ROOF	20 PSF
	CEILING JOIST	10 PSF

## FOUNDATION GENERAL NOTES:

1. GENERAL: THE CODE (HDS) FOR THIS FOUNDATION DESIGN IS IRC 2012.

A. THIS FOUNDATION HAS BEEN DESIGNED AS A PIER AND BEAM FOUNDATION WITH ISOLATED SHALLOW (SPREAD) FOOTINGS, AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.

B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK-OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN. THE CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH GE REAVES ENGINEERING, INC.

C. THE CONTRACTOR/ARCHITECT SHALL NOTIFY GE REAVES ENGINEERING, INC. OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.

D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL GE REAVES ENGINEERING, INC. HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT THE GE REAVES ENGINEERING OFFICE 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.

E. CONTRACTOR IS TO CALL GE REAVES ENGINEERING STRUCTURAL DEPT. IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.

F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.

G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

## 2. FOUNDATION SITE PREPARATION &amp; FINISH:

A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.

B. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FOUNDATION MUST BE PROVIDED.

C. ALL TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.

D. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5- FEET FROM THE PERIMETER OF THE FOUNDATION.

## 3. CONCRETE:

A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE WITH ACI 308.1R. CEMENT SHALL BE TYPE I AND FLY ASH (IF USED) SHALL BE MINEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR ITS INTENDED PURPOSE.

B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 308.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C39.

## 4. FOOTINGS:

A. ALL FOOTING DEPTHS SHOULD EXTEND AND BEAR A MINIMUM OF 2'-6" BELOW GRADE.

B. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, FENCED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

## 5. REINFORCING STEEL:

A. REINFORCING BARS SHALL BE HOT-BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615-C3, GRADE 60.

B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETER.

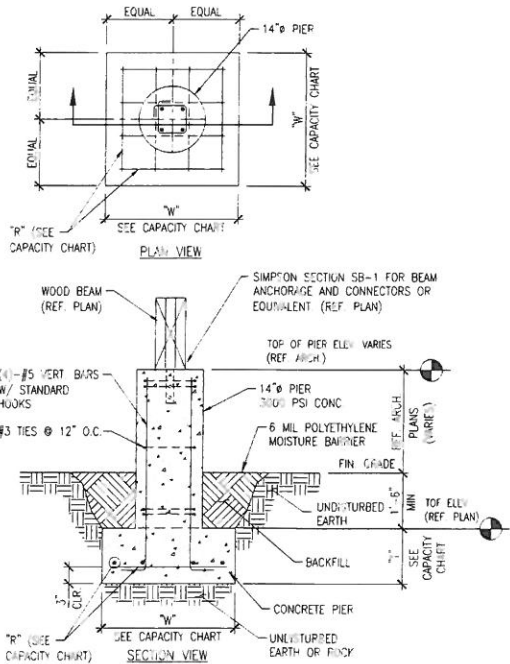
C. ALL REINFORCING BARS SHALL BE SUPPORTED WITH PLASTIC CHAIRS OR CONCRETE CHAIRS IN ACCORDANCE WITH IRC CHAPTER 19, SECTIONS 1907.5 THROUGH 1907.7, AND ACI 318 SECTION 7.5.

CHairs FOR SLAB REINFORCING SHALL BE PLACED AT BAR INTERSECTIONS AT A RATE OF NO LESS THAN ONE (1) CHAIR PER 4 SQUARE FEET OF SLAB AREA. PROVIDE A MINIMUM OF (4) CHAIRS AT FOOTINGS. THE USE OF CLAY BRICK CHAIRS IS EXPRESSLY PROHIBITED.

D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE FOOTING.

## 6. ANCHOR BOLTS AND EMBEDS:

A. PLACE SADDLE CONNECTORS AS DETAILED. CONTACT ENGINEER IF CONFLICTS EXIST PRIOR TO CONCRETE PLACEMENT.



FOOTING CAPACITY CHART

MARK	CAPACITY	SIZE "W" x "H" x "T"	REINFORCING "R"
F4	24,000 LBS.	4'-0" x 4'-0" x 1'-0"	(5)-#5 BARS E.W.

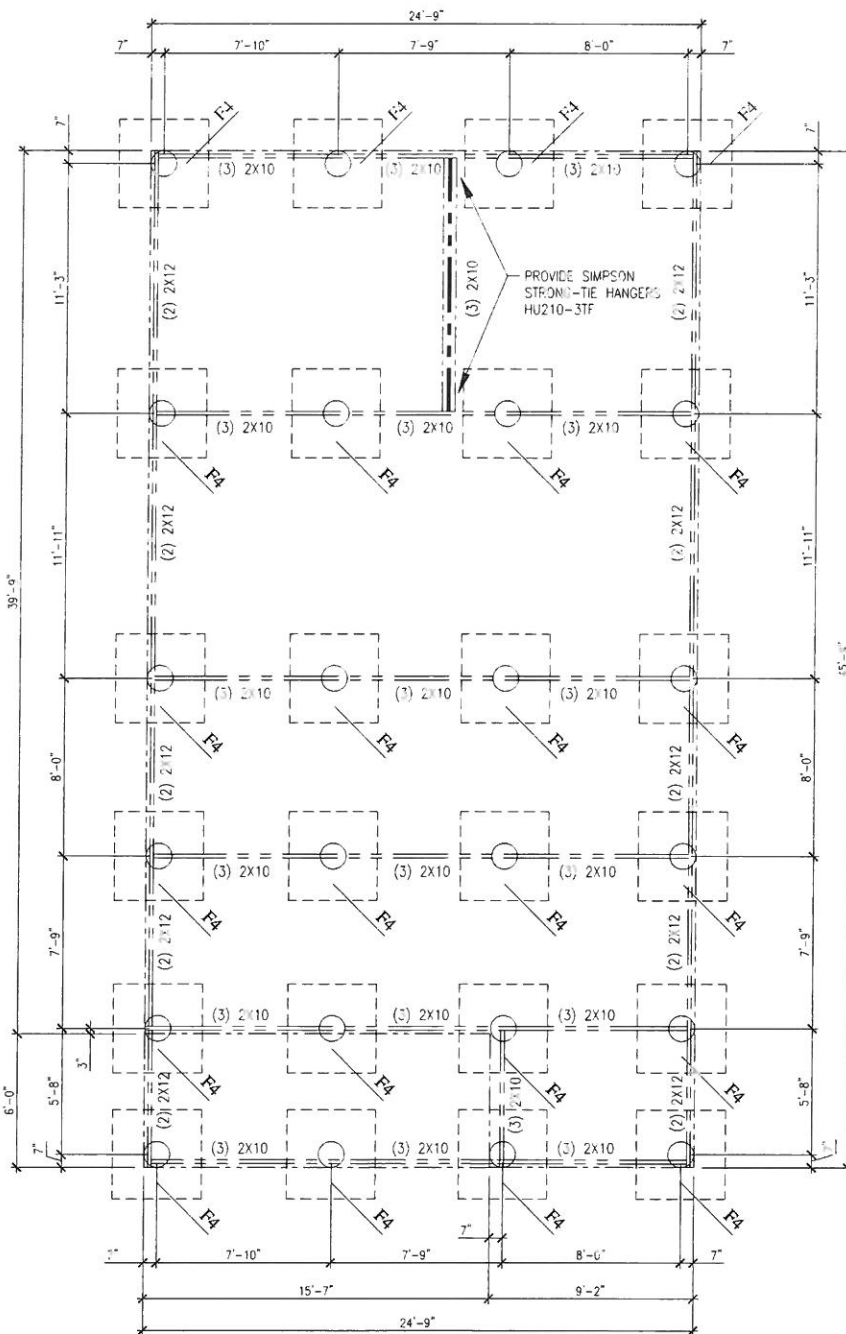
BASED ON 1500 P.S.F. ASSUMABLE SOIL CAPACITY

## 1. DETAIL &amp; CAPACITY CHART

CONCRETE FOOTING

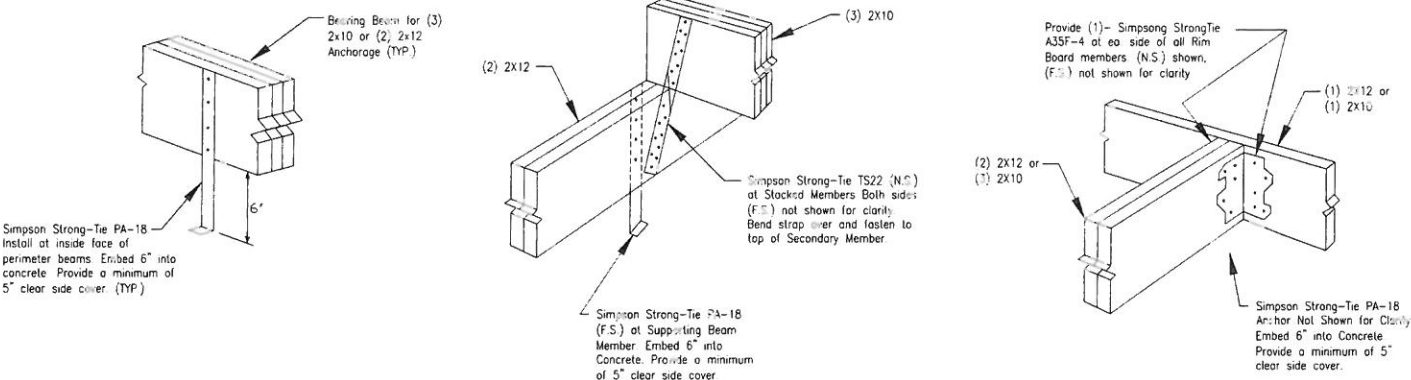
## GENERAL CONSTRUCTION NOTES:

1. ALL FLOOR & EDGE BEAMS TO BE No.2 SOUTHERN PINE PRESSURE TREATED.
2. ALL MULTI-PLY BEAMS SHALL BE FASTENED TO EACH OTHER ACCORDING TO IRC 2015.
3. ALL BEAM JOINTS SHALL BE CENTERED OVER THE SUPPORTING PIER AND BOTH BEAMS SHALL BE ANCHORED WITH THE PA-18 ANCHOR.
4. ALL FLOOR JOIST No.2 SOUTHERN PINE 2X10 @16" O.C. OR BETTER WITH BRACES BY SIMPSON STRONG-TIE OR EQUAL.
5. PROVIDE FLOOR BEAMS OR DOUBLE JOISTS BELOW 1st FLOOR WALLS-REF. ARCHITECT'S PLANS.



FOUNDATION PLAN

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



SB-1

## TYPICAL BEAM HOLD DOWN CONNECTIONS

(PIERS NOT SHOWN FOR CLARITY)

N.T.S.

CLIENT

MANUEL MENDOZA

REVISIONS

NO. DESCRIPTION

SEAL



GE Reaves Engineering, Inc.  
San Antonio, TX 78279-1793  
(210) 410-4506 Fax 490-4812  
Texas Registration: F-1808  
www.ge-reaves.com

FOUNDATION DESIGN FOR  
MANUEL MENDOZA

SHEET TITLE

JOB NO. 15-02734.406

DATE: 5-19-15

DESIGNER: MER/MAV

CHECKED: BDF

DRAWN: MER/

SHEET

S-1

OF 1

# DESIGN CRITERIA 2015 IRC

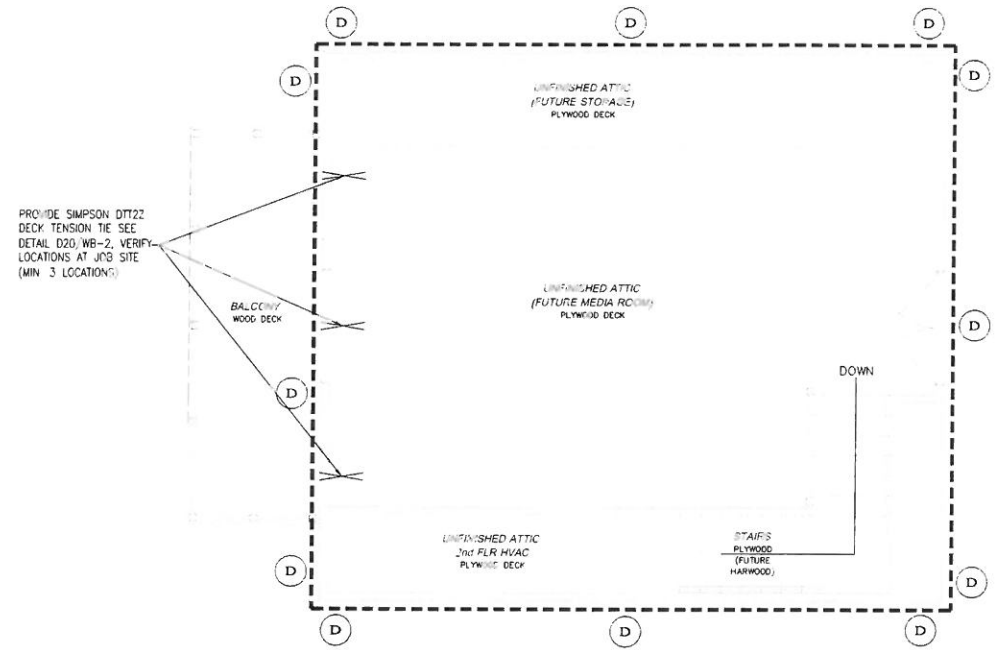
WIND SPEED	90 MPH (BASIC)
EXPOSURE	"B"
SEISMIC DESIGN CATEGORY	"A"
TYPE OF ROOF	METAL ROOF
NO. STORIES	3
BRACING METHOD	CONTINUOUS SHEATHING & INTERMITTENT

## GENERAL WALL BRACING NOTES:

1. STUD SPACING SHALL NOT EXCEED 16" ON CENTER. BRACING METHOD: PER TABLE R602.10.4-CONTINUED
2. NOMINAL 1"x4" CONTINUOUS DIAGONAL BRACE, LET IN FLATWISE INTO TOP AND BOTTOM (SILL) PLATES AND INTERVENING STUDS. TABLE R602.10.2
3. OSB PANELS USED FOR EXTERIOR SHEATHING. OPTION "D" MAY BE INSTALLED HORIZONTALLY OR VERTICALLY. OSB PANELS USED FOR OPTION "B1" MUST BE INSTALLED WITH STRENGTH AND HORIZONTAL
4. STEEL DIAGONAL LET-IN KERF BRACES BY SIMPSON STRONG-TIE, ROWB OR TWB FOR 16" ON CENTER STUD SPACING. WALL BRACING IN ACCORDANCE WITH TABLE R602.10.2. ALTERNATE METHODS PER ICC ESR REPORT NER422, AND ICC ESR REPORT ESR1003
5. NAILING FOR PLY, STRUCTURAL FIBER BOARD, AND PARTICLE BOARD SHEATHING SHALL BE IN ACCORDANCE WITH IRC SECTION R602.3, TABLE R602.3(1). NAIL SPACING SHALL NOT TO EXCEED 6" ON CENTER AT EDGES, AND 12" ON CENTER AT INTERMEDIATE SUPPORTS
6. PROVIDE BLOCKING FOR LOAD TRANSFER PER TABLE R602.3(1) AND FIGURE R602.10.6(2)
7. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR. BRACING SYSTEM IS CONSIDERED COMPLETE WHEN ALL SHEATHING AND PANELS HAVE BEEN APPLIED TO THE FRAMING AS INDICATED

## CONTINUOUS SHEATHING WALL BRACING LEGEND:

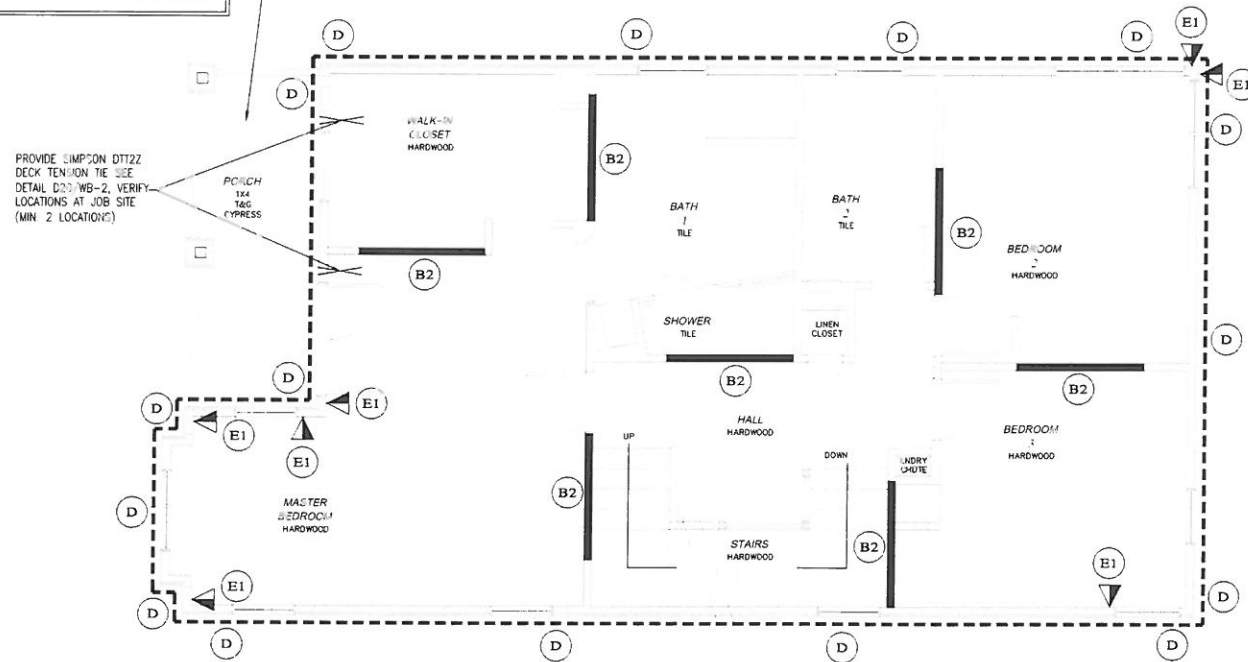
- (A) CONTINUOUS PORTAL FRAME PANEL PER SECTION R602.10.4.1 W/TABLE R602.10.4. (SEE DETAIL SHEET FOR OPTION "A")
- (B1) 7/16" OSB SHEATHING ON BOTH FACES OF WALL W/ 8d NAILS @ 12" O.C. @ FIELD & 6" O.C. @ EDGES (SEE DETAIL SHEET FOR OPTION "B1/B2")
- (B2) SECTION R602.10.4, METHOD LIB: 1"x4 LET-IN DIAGONAL BRACE OR SIMPSON STRONG-TIE TWB OR ROWB @ 45° TO 60° FROM HORIZ (SEE DETAIL SHEET FOR OPTION "B1/B2")
- (C1) SIMPSON STRONG WALL, OR EQUAL, INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS (SEE DETAIL SHEET FOR OPTION "C1/C2")
- (C2) SIMPSON STEEL STRONG WALL, OR EQUAL, INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS (SEE DETAIL SHEET FOR OPTION "C1/C2")
- (D) 7/16" OSB SHEATHING ON ONE WALL FACE ONLY (WHERE SHOWN AT WINDOW & DOOR OPENINGS, CONTINUE OSB ABOVE AND BELOW WINDOWS AND DOORS) (SEE DETAIL SHEET FOR OPTION "D")
- (E) SIMPSON HOLDOWN ANCHOR (SEE PLAN FOR LOCATION) (SEE DETAIL SHEET FOR OPTION "E")
- (E1) ATTACH UPPER AND LOWER CORNER POSTS TO RIM JOIST WITH (2) SIMPSON HD5 HOLD DOWNS AND 3/4" Ø THREADED RODS. (SEE DETAIL SHEET FOR OPTION "E1")
- (Cloud Symbol) SEE ENGINEERED TALL WALL FRAMING DESIGNS



**ATTIC FLOOR WALL BRACING PLAN**

SCALE 1/4" = 1'-0"

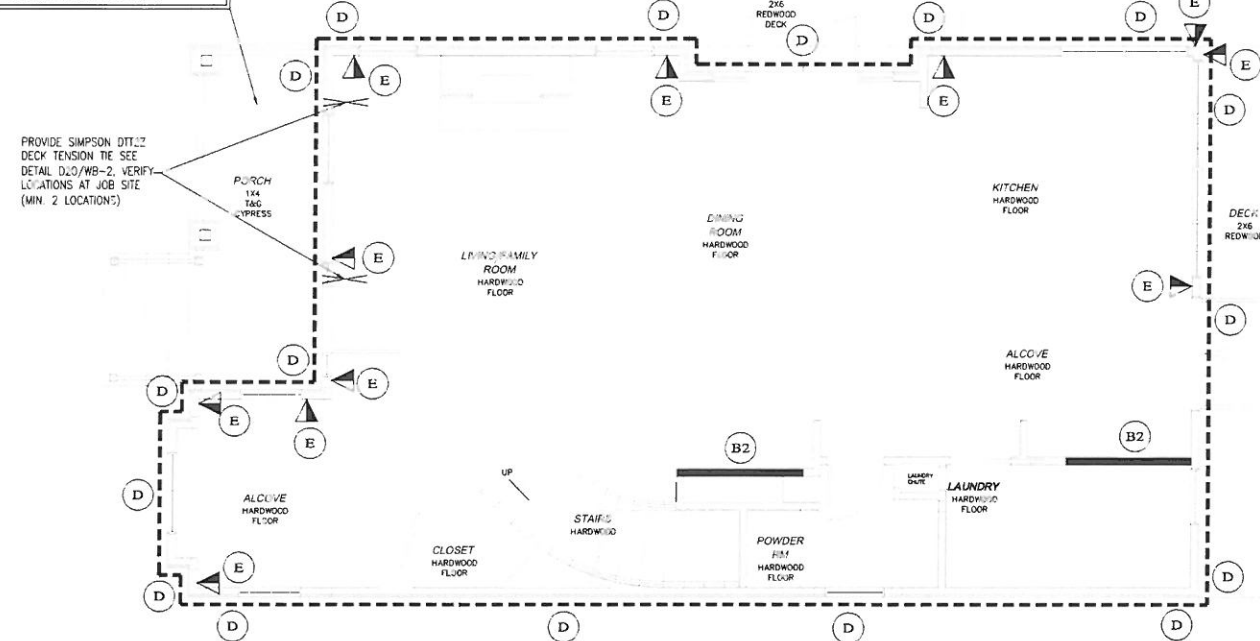
NOTE: COVERED BALCONY IS BRACED BACK TO THE MAIN STRUCTURE THROUGH THE ROOF DIAPHRAGM BACK TO W.I.C. AND MASTER ROOM WALL. PROVIDE APA RATED 24/16 ROOF DECK 15/32" MINIMUM THICKNESS



**2ND FLOOR WALL BRACING PLAN**

SCALE 1/4" = 1'-0"

NOTE: COVERED PORCH AREA FRAMING IS BRACED BACK TO THE MAIN STRUCTURE THROUGH THE FLOOR SYSTEM DIAPHRAGM



**1ST FLOOR WALL BRACING PLAN**

SCALE 1/4" = 1'-0"

CLIENT:  
**MANUEL MENDOZA**

NO.	DESCRIPTION	REVISIONS	DATE	APPR.

**GE Reaves Engineering, Inc.**  
P.O. Box 917933  
San Antonio, TX 78279-1793  
(210) 490-4506 Fax 490-4512  
Texas Registration: F-11008  
www.ge-reaves.com

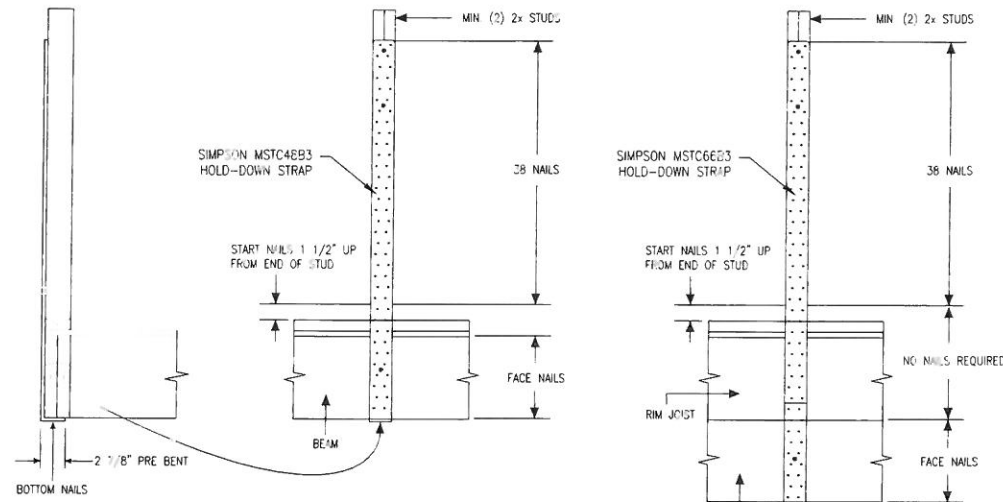
WALL BRACING DESIGN FOR  
**MANUEL MENDOZA**

SHEET TITLE:	ADDRESS:	LOT:	BLOCK:	NECB:	CITY:	COUNTY:
	415 E PARK AVE	15	33	9072	SAN ANTONIO	BEXAR
	SUBDIVISION:					
	PLAN NO:					

JOB NO:	15-0273B
DATE:	05/20/2015
DESIGNER:	AAM
CHECKED:	PDP
DRAWN:	AAM

SHEET  
**WB-1**  
OF 2

**OPTION E:**

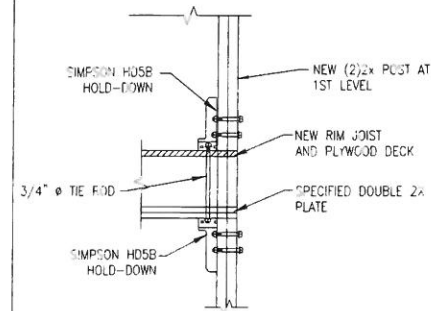


TYPICAL HOLDOWN DETAIL

N.T.S.

**OPTION E1:**

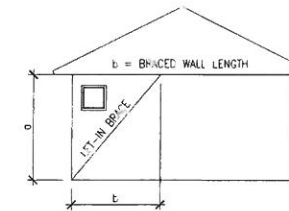
SIMPSON HOLD-DOWNS  
HOLD-DOWNS ACCEPTABLE FOR  
USE INCLUDE THE FOLLOWING:



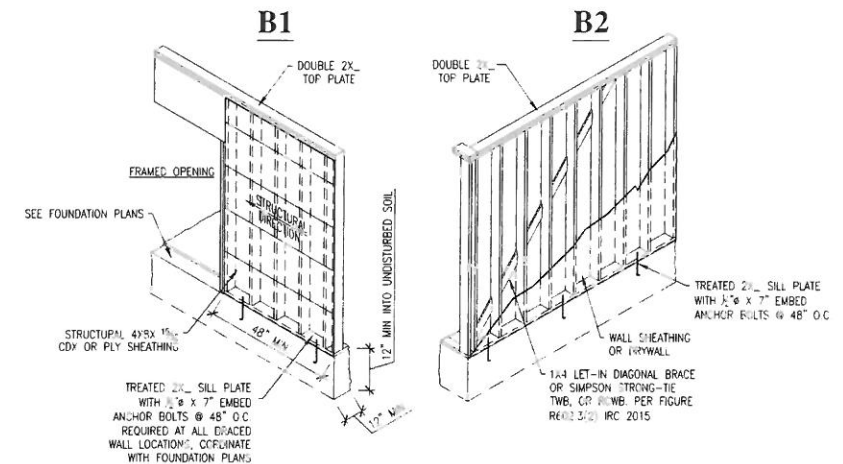
### TYPICAL HOLDOWN DETAIL

N.T.

**OPTION B:**



FOR 60° ANGLE	
o = WALL HEIGHT	b (MIN.)
13'-0"	7'-6"
12'-0"	6'-11"
11'-0"	6'-4"
10'-0"	5'-9"
9'-0"	5'-3"
8'-0"	4'-7"



## TYPICAL BRACING FOR CONVENTIONAL RESIDENTIAL CONSTRUCTION IRC 2015

NT:

IRC 2015-TABLE R602.3(1) Extract		FASTENER SCHEDULE FOR STRUCTURAL MEMBERS ***	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3/4"x1.35")	-	
STUD TO SOLE PLATE, TOE NAIL	3-8d (3/8"x1.13") 2-16d (3/4"x1.35")	-	
DOUBLE STUDS, FACE NAIL	10d (7/8"x1.28")	24" o.c.	
DOUBLE TOP PLATES, FACE NAIL	16d (3/4"x1.35")	24" o.c.	
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16d (3/4"x1.35")	16" o.c. along each edge	
CONTINUOUS HEADER, TWO PIECES	16d (3/4"x1.35")	16" o.c. along each edge	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (3/8"x1.13")	-	

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (Inches)	MAXIMUM WALL STUD SPACING (Inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (m.p.h.)		
Size	Penetration (Inches)				Edges (Inches o.c.)	Field (Inches o.c.)	Wind Exposure Category		
							B	C	D
6d Common (2 1/2" x 0.113")	1.5	24/9	3/8	16	6	12	110	90	85
8d Common (2 5/8" x 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s. (Per IRC 2012)

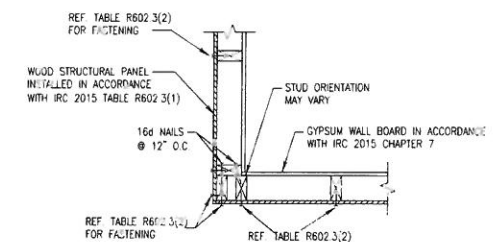
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular

b. Table is based on wind pressures acting toward and away from building surface per Section R601.2. Lateral bracing requirement shall be in accordance with Section R602.10.

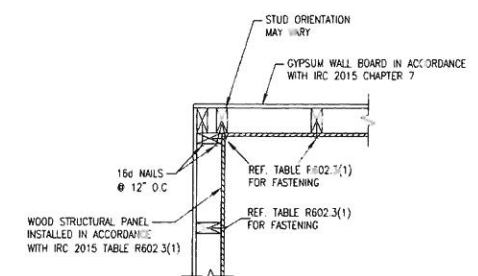
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced a maximum of 16 inches on center.

SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO OF 1/2" OR EQUIVALENT REINFORCING BARS
3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2-6 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

**OPTION D:**

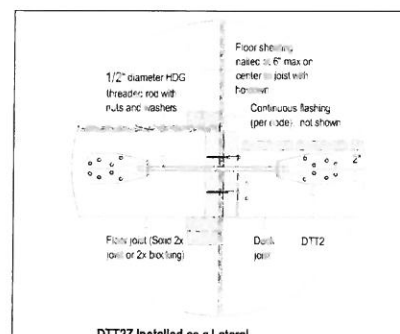


(A) OUTSIDE CORNER DETAIL



(B) INSIDE CORNER DETAIL

IRC 2015 FIGURE R602.3(2) & R602.10.8(1)  
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING



DTT2Z Installed as a Lateral Connector for a Deck-to-House Lateral Load Connection

**Installation:**

- Install Simpson Strong-Tie SDS wood screws with a  $\frac{1}{2}$ " hex head driver. SDS screws install best with a low speed, high torque drill.
- A standard cut washer (provided) must be installed between the nut and the DTT22 seal.
- Exit holes shall be a minimum  $\frac{1}{8}$ " to a maximum  $\frac{1}{4}$ " larger than the bolt diameter.

DTT2Z

Model No.	CL	Anchor Dia.	Fasteners
DTT2Z	13/16	1/2"	8-SDS 1/2"x1 1/2"

1 ☐ indicates connector is available in  
stainless steel. Replace Z in mode number

D20	DTT2Z Deck Tension Tie
-----	------------------------

IENT:  
MANUEL  
MENDOZA

[illegible]

FILE H:\STRUCT\15-0273\FRAMING



**GE Reaves Engineering, Inc.**  
P.O. Box 29173  
San Antonio, TX 78279-1763  
(210) 490-4506 Fax 490-4812  
Texas Registration: F-1808  
www.ge-reav.com

WALL BRACING DESIGN FOR			
<b>MANUEL MENDOZA</b>			
LOT: 15	BLOCK: 33	N.C.B. 907/2	
CITY: SAN ANTONIO	COUNTY: BEXAR		

The use of this drawing is limited to the property described in the title block. Any other use of this drawing is prohibited without the expressed written consent of GE Reveal Engineering, Inc.



CITY OF SAN ANTONIO  
OFFICE OF HISTORIC  
PRESERVATION

Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation

DATE: 6/23/15

HDRC Case# \_\_\_\_\_

ADDRESS: 415 E. Park

Meeting Location: 1901 S. Alamo

APPLICANT: Manuel Mendon

DRC Members present: Beth Feldman, Michael Guanno, Tim Cone.

Staff present: Aldiana Ziga

Others present: \_\_\_\_\_

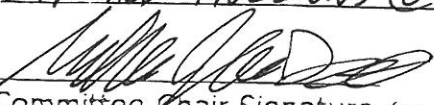
REQUEST: New construction single fam. home

COMMENTS/CONCERNS: MG - resolves questions about penetration, gable roof & roof top balcony are resolved. TC - are these the windows you are proposing? MM - Yes, TC - more appropriate to remove divisions. BF - columns? MM - simplified top of columns, we don't want to change. TC - not opposed to tapered column but proportions look don't look right. MM - manual roof cover tops bump out, could be a small hip or shed but wanted to give it more detail. TC - hip or shed would be more appropriate.

COMMITTEE RECOMMENDATION: APPROVE ☒ DISAPPROVE ☐  
APPROVE WITH COMMENTS/STIPULATIONS:

MAKE COLUMN TAPERS LESS DRAMATIC, NO

APPLIED MULLIONS @ WINDOWS, MODIFY WINDOW HOOD @ 2nd FLR

  
Committee Chair Signature (or representative)

6/23/15  
Date