

HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2016

Agenda Item No: 27

HDRC CASE NO: 2016-036
ADDRESS: 931 HAYS ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT S 140 FT OF 16
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ruben Carrillo
OWNER: 2627 Enterprise
TYPE OF WORK: Final Approval for new construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single family residence on the vacant lot at 931 Hays, at the corner of Hays and Muncey.

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

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.

FINDINGS:

- a. This request received conceptual approval on February 3, 2016, with the stipulations that wood windows be used and that the foundation heights and setbacks be consistent with the Guidelines.
- b. The applicant has increased the front setback to be consistent with the adjacent properties on the block, consistent with the Guidelines for New Construction 1.A.i.
- c. The orientation of the structure features the primary entrance facing Hays Street. The proposed primary entrance

orientation is consistent with those found on the block, in a north-south orientation.

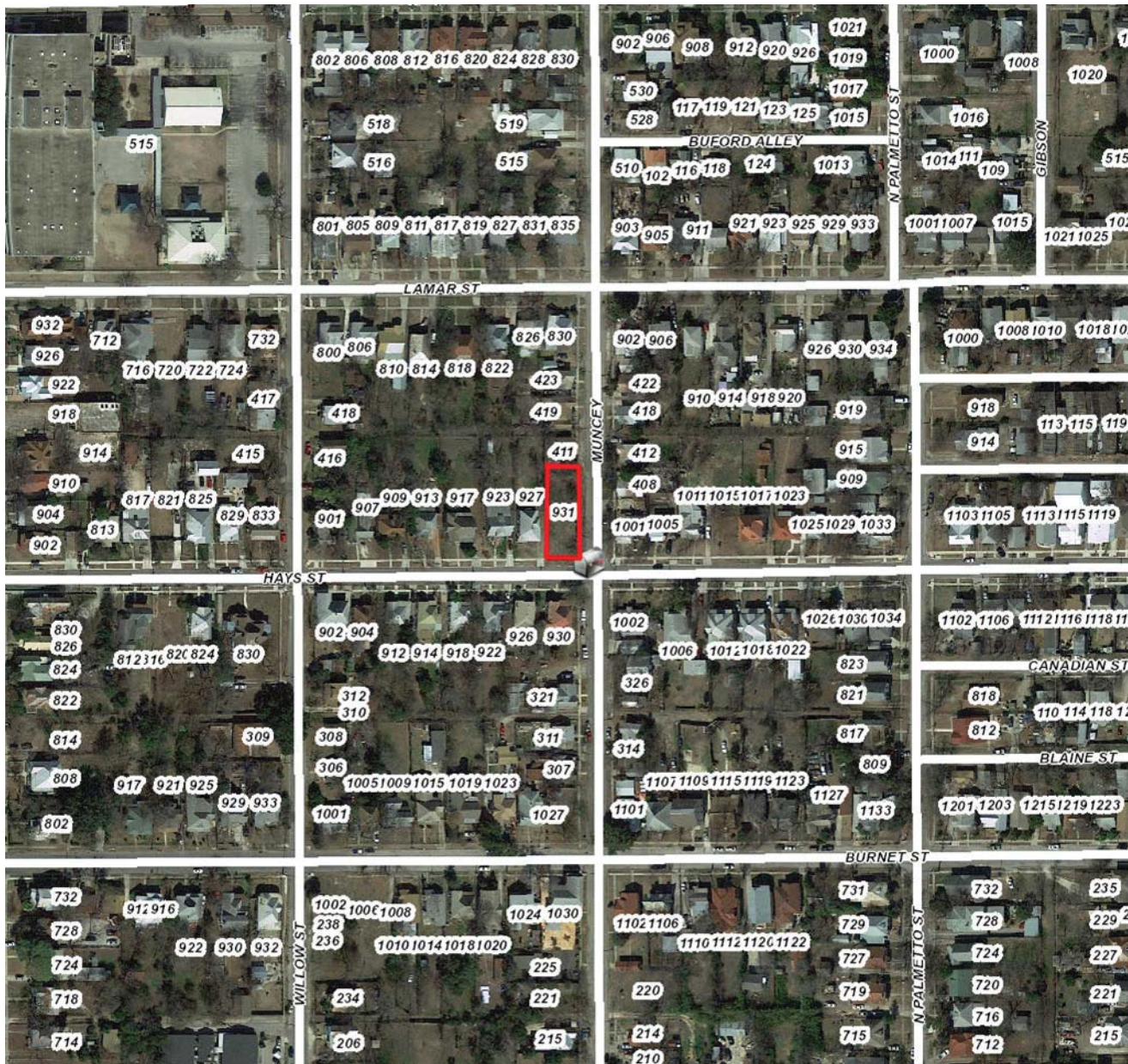
- d. According to the Guidelines for New Construction 2.A.iii foundation and floor to floor heights should be aligned within one foot of floor to floor heights on adjacent structures. The historic example common throughout the Dignowity Hill Historic District is a prominent foundation height of at least 12 inches, often times with the exposed concrete foundation or an architectural foundation skirting. The applicant has increased the foundation height in response to this recommendation.
- e. New construction should be designed so that its overall scale and height are consistent with nearby historic structures. 931 Hays is a corner lot that is surrounded by single family residences. The front gabled roof and single story height of the structure are consistent with the Guidelines for New Construction 2.B.i. and the existing examples of historic single family residences in Dignowity Hill.
- f. According to the Guidelines for New Construction 2.C. window and door openings should be similar in proportion to those on nearby historic facades. The applicant has proposed window and door openings along the front, rear and side façades that are consistent with those found throughout the neighborhood. This is consistent with the Guidelines for New Construction 2.C.i.
- g. New construction should be consistent with adjacent historic structures in terms of building to lot ratio. The proposed building footprint should not cover more than 50% of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.
- h. The applicant has proposed materials that consist of Dutch lap wood siding, an asphalt shingle roof, Craftsman style wood doors and single hung vinyl windows. Although many of the materials are consistent with the Guidelines, staff recommends that the applicant install wood windows per the Guidelines.
- i. The applicant has included a side yard wooden fence in the site plan. Side yard fences are a typical site element found in the Dignowity Hill Historic District, and this request is consistent with the Guidelines for Site Elements 2.B.i and ii.
- j. The applicant has included a decomposed granite front driveway and a new approach in the site plan. Many driveways on this block of Hays are unpaved, paved or feature a ribbon driveway. According to the Guidelines for Site Elements, 5.B.i. it is important to 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. Currently there is no existing driveway or approach. Adding these elements is appropriate according to the Guidelines.
- k. Staff finds that the applicant has proposed architectural details that are appropriate to the architectural housing stock found along Hays Street as well as throughout this section of Dignowity Hill.
- l. At this time, the applicant has not provided landscaping information. Staff recommends the applicant follow the Guidelines for Site Elements while developing a landscaping plan.
- m. Consistent with the Guidelines for New Construction, windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding page from the adopted windows policy document has been added to the exhibits for this request. A window detail or wall section which illustrates conformance with the guidelines for windows has not been submitted.

RECOMMENDATION:

Staff recommends approval with the stipulation that wood windows or a window that is consistent with the guidelines be installed versus the proposed vinyl windows based on finding m. The applicant must submit a window detail or section that specifies the use of a block frame window that has a minimum recess of 2", and which eliminates a faux-divided light configuration in favor of a traditional one-over-one configuration.

CASE MANAGER:

Cory Edwards

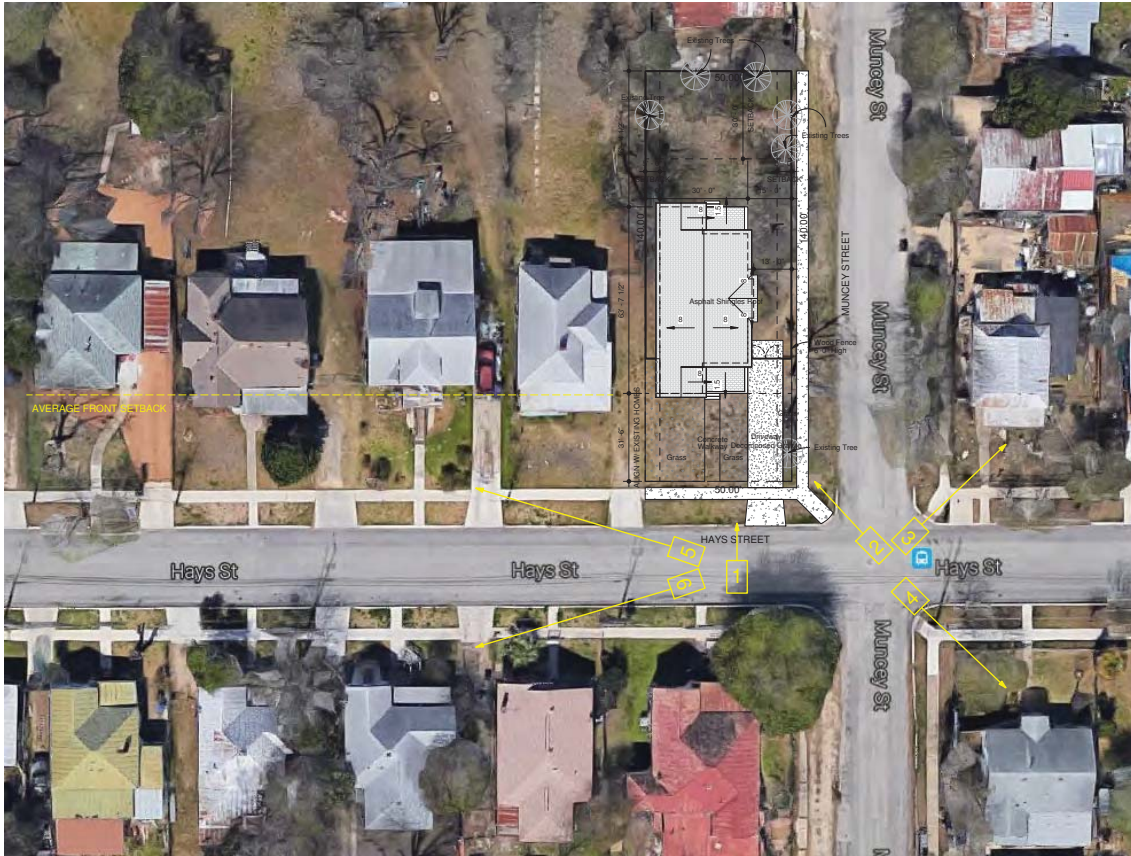


931 Hays

Dignowity Hill

Printed: Jan 19, 2016

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FOCAL DESIGN BUILDERS

February 1, 2016



931 Hays St.

San Antonio, TX 78202

Dignowity Hill

S. 140' of Lot 16, Block B, N.C.B. 1654

Scope of Work

New construction residence of around 1630 s.f. conditioned space plus 300 s.f. of outdoor porches. Residence to have three bedrooms, two baths and open social areas. Design was accomplished by following the ratios and architectural components that other historic residences have along the block of Hays street.

Materials

Wood Siding: **Dutch Lap**



Exterior Paint :
Siding : **Loft Space N500-2**



Details (window trim, columns,Fascia, etc.): **Behr White**

Roofing : **(similar to photo)**



New fence/ Gate: **Wood (similar to photo)**



Drive Way: **Decomposed Granite**



Materials

Front Door :

Craftsman 6 Lite Stained Mahogany Wood Prehung

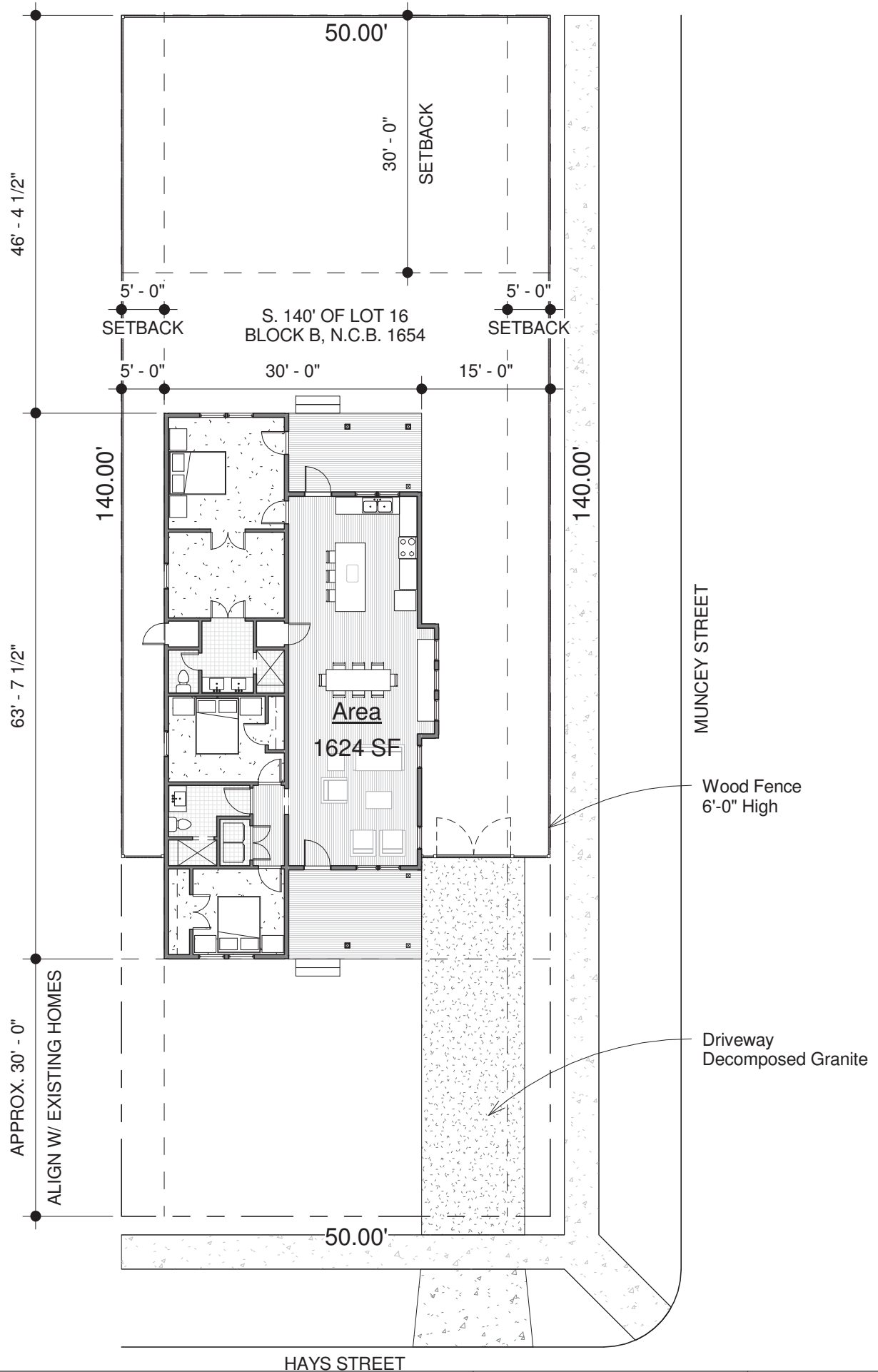


Windows:

JELD-WEN, V-4500 Series Single Hung Vinyl Window with Grids :

(similar to photo)





931 Hays St.

Site Plan

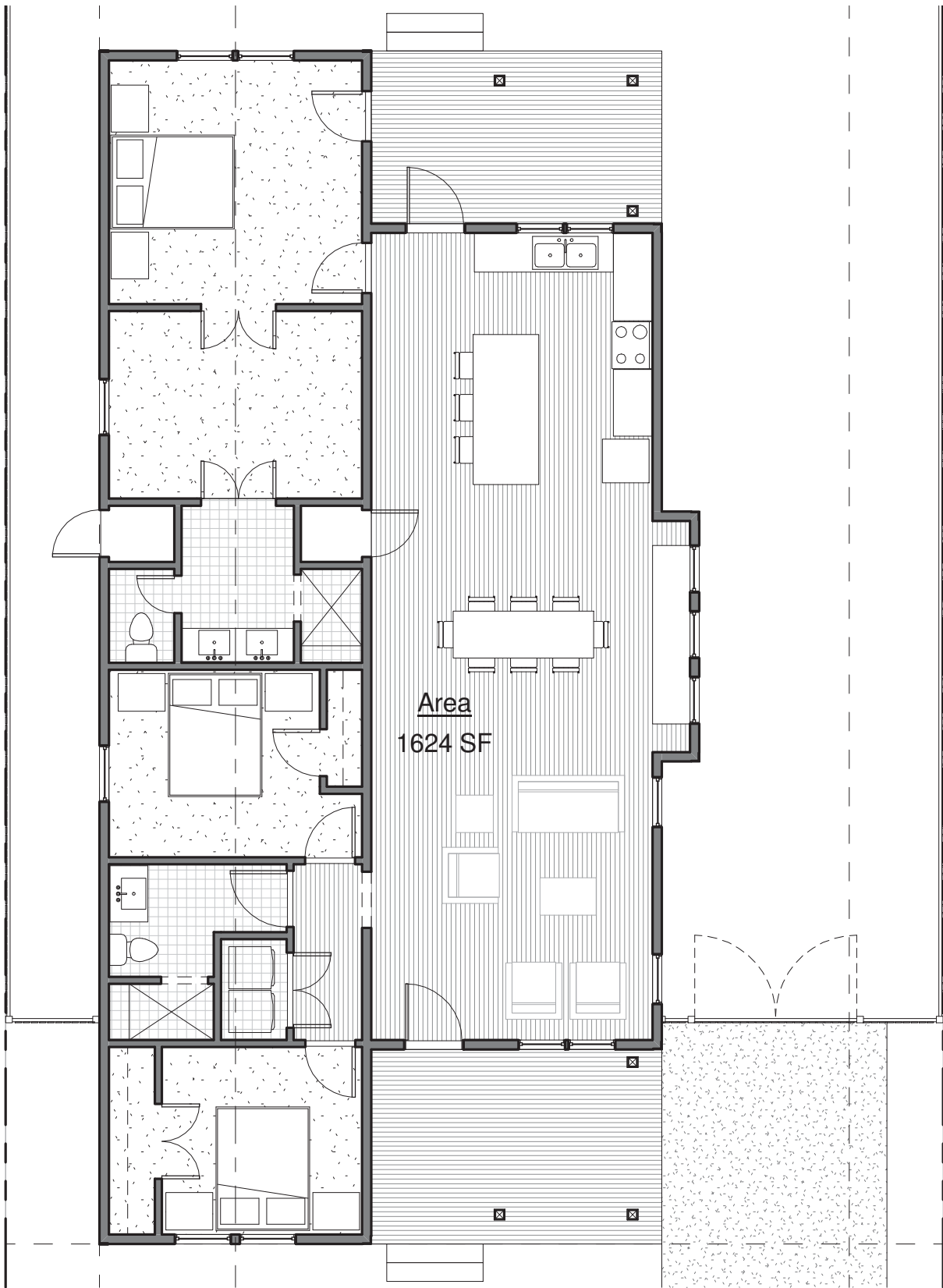
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Date

2.01.2016

Scale

1/16" = 1'-0"



931 Hays St.

First Floor Plan

1.0

Date

2.01.2016

Scale

1/8" = 1'-0"



① South
1/8" = 1'-0"



② North
1/8" = 1'-0"

931 Hays St.

Ext. Elevations

2.0

Date

2.01.2016

Scale

1/8" = 1'-0"



1 East
3/32" = 1'-0"



2 West
3/32" = 1'-0"

931 Hays St.

Ext. Elevations

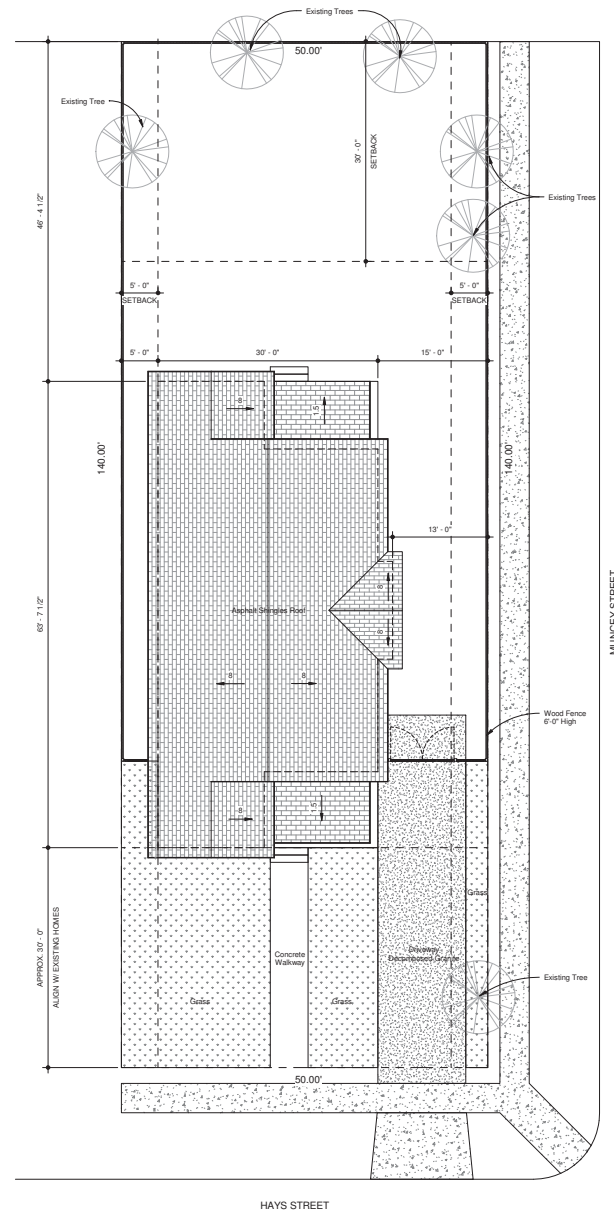
2.1

Date

2.01.2016

Scale

3/32" = 1'-0"



① Site Plan
1/8" = 1'-0"

931 HAYS ST. SAN ANTONIO, TX 78202

S. 140' OF LOT 16
BLOCK B, N.C.B. 1654

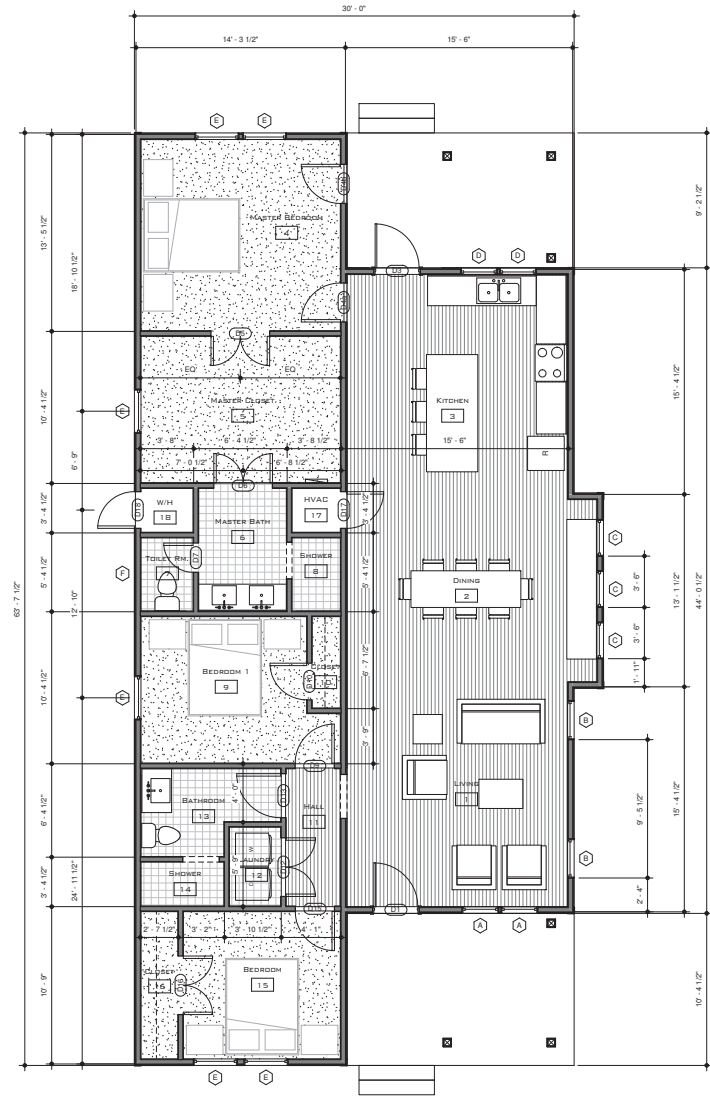


TABLE OF CONTENTS		AREA	
1.0	GENERAL & SITE	LIVING	1625 SF
2.0	FLOOR PLAN & SCHEDULES	FRONT PORCH	165 SF
3.0	ELEVATIONS & DETAILS	BACK PORCH	146 SF
4.0	ELECTRICAL PLAN	TOTAL	1936 SF

Room Finish Schedule							
key	Room Name	Floor	Finish			Ceiling Height	Comments
			Base	Wall	Ceiling		
1	Living	WOOD	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
2	Dining	WOOD	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
3	Kitchen	TILE	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
4	Master Bedroom	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
5	Master Closet	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
6	Master Bath	TILE	1 X 4	GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
7	Toilet Rm.	TILE		GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
8	Shower	TILE		TILE	TILE	8' - 0"	
9	Bedroom 1	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
10	Closet	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
11	Hall	WOOD	1 X 4	GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
12	Laundry	TILE		GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
13	Bathroom	TILE		GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
14	Shower	TILE		TILE	TILE	8' - 0"	
15	Bedroom	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	12' - 0"	
16	Closet	CARPET	1 X 4	GYP SUM BOARD	GYP SUM BOARD	8' - 0"	
17	HVAC	TILE					
18	WIH						

Door Schedule							
Door Number	To Room: Name	Door Size	Width	Height	Manufacturer	Model	Finish
							Comments
D1	Living	36" x 84"	3' - 0"	7' - 0"	STEVES & SONS	M3306-6-CT-MJ-6IRH	STAINED
D3	Kitchen	36" x 84"	3' - 0"	7' - 0"	STEVES & SONS	M3306-6-CT-MJ-6IRH	STAINED
D4a	Master Bedroom	32" x 84"	2' - 8"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D4b	Master Bedroom	32" x 84"	2' - 8"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D5	Master Closet	48" x 84"	4' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D6	Master Bath	48" x 84"	4' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D7	Toilet Rm.	24" x 84"	2' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D9	Hall	32" x 84"	2' - 8"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D10	Closet	30" x 84"	2' - 6"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D12	Laundry	48" x 84"	4' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D13	Hall	36" x 84"	3' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D15	Hall	32" x 84"	2' - 8"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D16	Closet	48" x 84"	4' - 0"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D17	HVAC	30" x 84"	2' - 6"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T
D18	WIH	30" x 84"	2' - 6"	7' - 0"	VERANDA	J626WWADAEHL	PAIN T

Window Schedule						
Type Mark	Rough Opening		Manufacture	Model	Material	Comments
	Width	Height				
A	2' - 6"	5' - 0"	JELD-WEN	V-2500	VINYL	
B	2' - 8"	5' - 0"	JELD-WEN	V-2500	VINYL	
C	2' - 6"	6' - 6"	JELD-WEN	V-2500	VINYL	
D	2' - 6"	3' - 6"	JELD-WEN	V-2500	VINYL	
E	3' - 0"	6' - 0"	JELD-WEN	V-2500	VINYL	
F	1' - 4"	2' - 0"	JELD-WEN	V-2500	VINYL	



1 First Floor
1/4" = 1'-0"



① NORTH
3/16" = 1'-0"



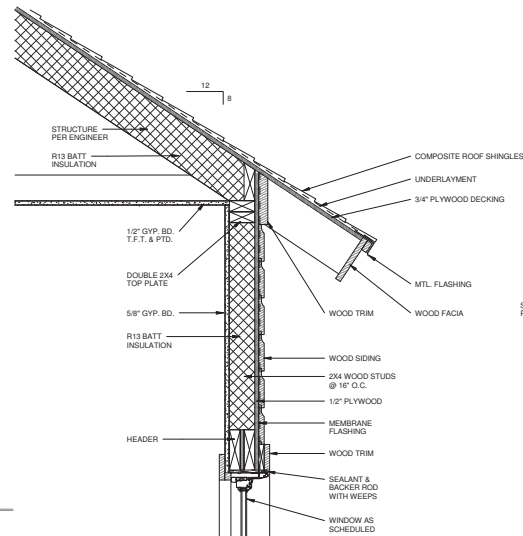
② EAST
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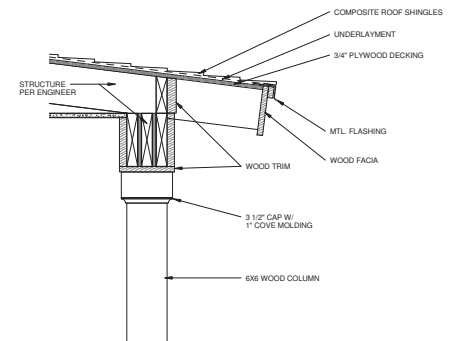
③ SOUTH
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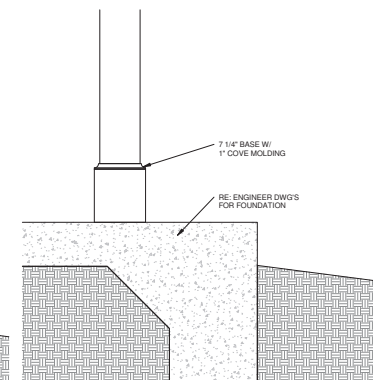
④ WEST
3/16" = 1'-0"

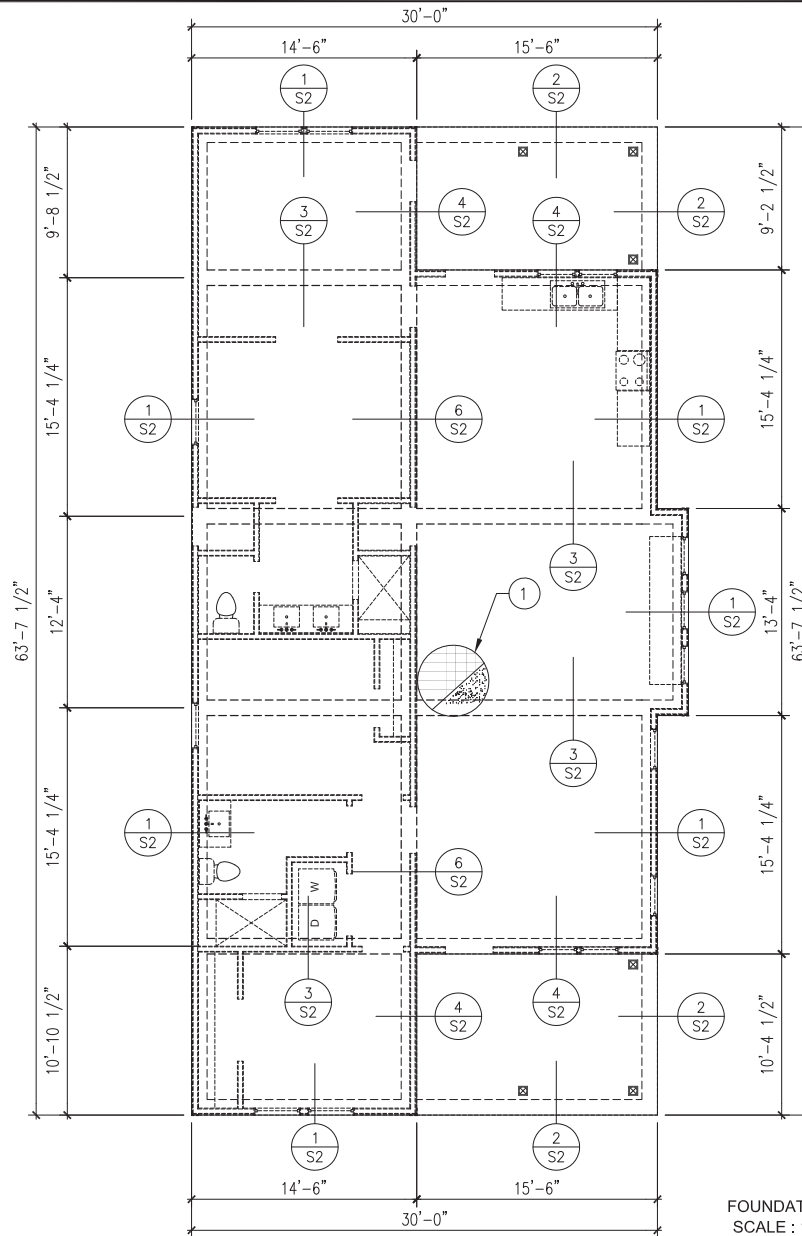


⑤ WALL SECTION
1 1/2" = 1'-0"



⑥ PORCH DETAIL
1 1/2" = 1'-0"





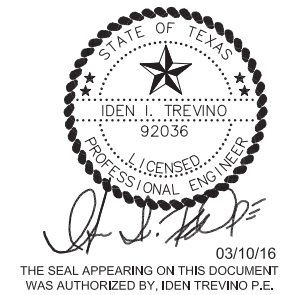
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

- ① 4" THK. CONCRETE SLAB w/ #3 AT 14" O.C. EACH WAY AT MID-DEPTH OF SLAB OVER COMPACTED SELECTED FILL OVER 10 MIL VAPOR RETARDANT

FOUNDATION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ALL FLOOR DRAINS (F.D.) WHETHER OR NOT THEY ARE NOTED ON THE STRUCTURAL DRAWINGS.
2. SEE ARCHITECTURAL PLANS FOR SLAB DEPRESSIONS.
3. CONTRACTOR / SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS WITH ARCHITECTURAL PLANS BEFORE COMMENCING ANY WORK THE CONTRACTOR / SUBCONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER BEFORE THE WORK COMMENCES.
4. REFER TO ARCH'L PLANS FOR ADDITIONAL DIMENSIONS.
5. FLOOR FINISH ELEVATION PER ARCH'L PLANS.
6. UTILITIES WHICH PROJECT THROUGH SLAB ON GRADE FLOORS SHOULD BE DESIGNED BY THE MECH/PLUMBING ENGINEER TO ALLOW FOR SOME DEGREE OF FLEXIBILITY OR WITH SLEEVES IN ORDER TO PREVENT DAMAGE TO THESE LINE SHOULD VERTICAL MOVEMENT OCCUR.



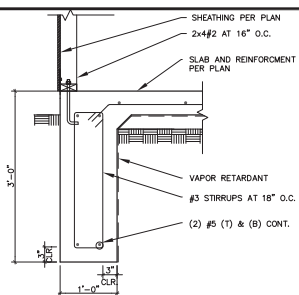
PROJ. NO. F-15-29
DATE: 03/10/16
DRAWN BY: IT
CHECKED BY: IT
REVISION:
1: 11/11/16
2: 11/11/16
3: 11/11/16

TREVINO ENGINEERING
FIRM No. F-7906
Iden@trevinoengineering.com
TEL No. (956) 285-5847
FAX No. (956) 787-3655
6410 N. Atchafalaya St.
Pharr, Texas 78577

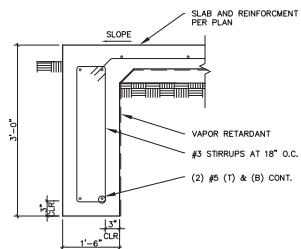
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WAS AUTHORIZED BY IDEN TREVINO P.E.
ALTERATION OF A SEALED DOCUMENT WITHOUT
PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

NEW RESIDENCE
931 HAYS ST.
SAN ANTONIO, TEXAS

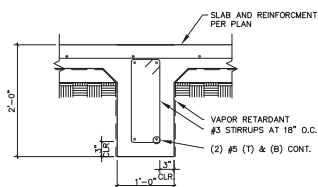
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S1 of 4



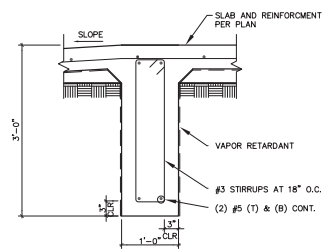
EXTERIOR GRADE BEAM



EXTERIOR GRADE BEAM



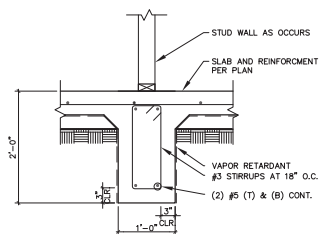
INTERIOR GRADE BEAM



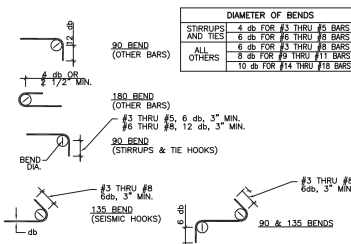
INTERIOR GRADE BEAM



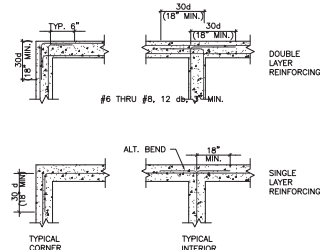
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WAS AUTHORIZED BY: IDEN TREVINO P.E.



INTERIOR GRADE BEAM



STANDARD HOOKS



TYPICAL REINF. AT INT. OF CONC. FT'GS

PROJECT: NEW RESIDENCE

931 HAYS ST.

SAN ANTONIO, TEXAS

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ALTERATION OF A SEALED DOCUMENT WITHOUT
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ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.



TREVIÑO ENGINEERING

FIRM No. F-7906

Ident@trevinoengineering.com

PROJECT #16-129

DATE: 03/10/16

CHECKED BY: M

REVISION:

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TEL No. (956) 283-9847

FAX No. (956) 787-3855

5410 N. Atchaf St.

Pharr, Texas 78577

NEW RESIDENCE
931 HAYS ST.
SAN ANTONIO, TEXAS

DESIGN CRITERIA:

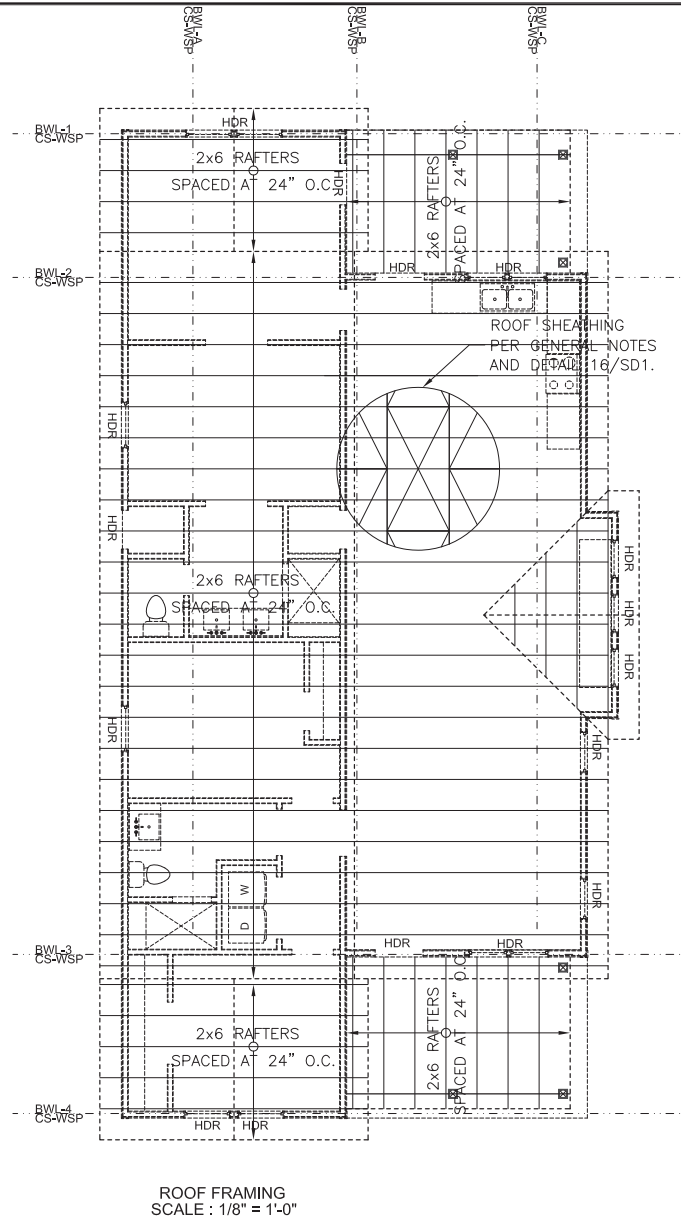
1. CODE: IRC 2012
2. EXPOSURE FACTOR: B
3. WIND SPEED (V3s): 3-second gust: 95 MPH

GENERAL NOTES

1. ALL WOOD STRUCTURAL FRAMING SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES, INCLUDING 2012 INTERNATIONAL RESIDENTIAL CODE.
2. ALL EXTERIOR AND INTERIOR SOLE PLATES SHALL BE PRESSURE TREATED WITH FOAM PLATE UNDERSIDE.
3. ALL EXTERIOR SOLE PLATES SHALL BE PRESSURE TREATED WITH FOAM PLATE UNDERSIDE.
4. PROVIDE HOLD DOWN ANCHORS AT ALL LOCATIONS INDICATED ON PLAN. STUDS MUST BE DOUBLED AT HOLD DOWN LOCATIONS.
5. NOTCHES SHALL BE LIMITED TO 40% OF STUD DEPTH ON ALL EXTERIOR WALL STUDS.
6. BORED HOLES SHALL BE LIMITED TO 40% OF STUD DEPTH ON ALL EXTERIOR WALL STUDS.
7. BORED HOLES EDGES SHALL BE LIMITED TO 40% OF STUD DEPTH ON ALL EXTERIOR WALL STUDS.
8. BORED HOLES AND NOTCHES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
9. BORED HOLES IN DOUBLE STUDS OF EXTERIOR WALLS SHALL BE LIMITED TO 60% OF THE ACTUAL STUD DEPTH.
10. ROOF SHEATHING SHALL BE A MINIMUM 7/16" OSB PANELS ATTACHED WITH 8d AT 6" O.C. AT THE EDGES AND 6" O.C. AT THE FIELD.
11. INTERIOR WALLS SHALL BE A MINIMUM 1/2" GYPSUM BOARD ATTACHED WITH 5d COOLER NAILS 1 5/8" LONG SPACED AT 7" O.C. MAXIMUM.
12. PROVIDE 5/8" DIA. ANCHOR BOLTS AT 3'-0" O.C. WITH 2x2x1/8 WASHER WITH 7" MIN. EMBEDMENT
13. ALL WOOD POSTS SHALL BE INSTALLED WITH "PB" POST BASE AND "PC" POST CAPS

KEYED FRAMING NOTES

HDR INDICATED HEADER PER DETAIL 1/S2



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



03/10/16
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WAS AUTHORIZED BY, IDEN TREVINO P.E.

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DATE: 03/10/16
DRAWN BY: IIT
CHECKED BY: IIT
REVISION:
1. 03/10/16
2. 03/10/16

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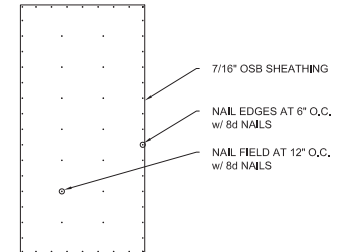
5410 N. Alamo St.
Pharr, Texas 78577



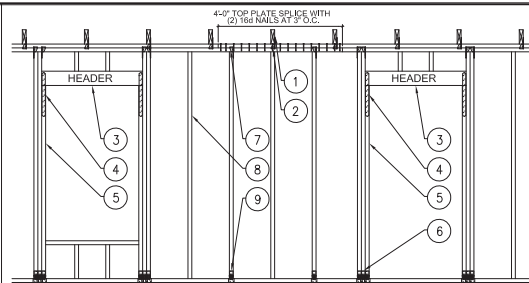
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BWL-A, BWL-B, BWL-C, BWL-1, BWL-2, BWL-3 AND BWL-4
ARE BRACED WALL LINES WITH CONTINUOUS SHEATHING
SHALL BE 7/16" OSB SHEATHING, NAILED WITH 8d NAILS AT 6" O.C.



CONTINUOUSLY SHEATHED WOOD
STRUCTURAL PANEL

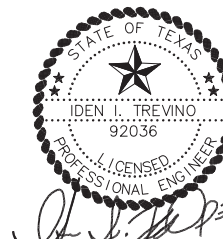


- 1 RAFTER PER SCHEDULE
- 2 'H2.5A' AT EACH RAFTER
- 3 HEADER PER SCHEDULE
- 4 'CS16\"/>

MAX. LUMBER	MAX. LUMBER
SIZE	SPAN STUDS
2x8x8	4'-2\"/>

MAX. LUMBER	MAX. LUMBER
SIZE	SPACING SPAN
2x8	16\"/>

STUD WALL SCHEDULE WFCM TABLE 3.20A WIND SPEED = 110 MPH		
SIZE	MAX. HEIGHT	LUMBER TYPE
2x4 AT 16" O.C.	9'-6"	SPF STUD
2x4 AT 16" O.C.	11'-0"	SPF #2
2x4 AT 16" O.C.	10'-4"	SP STUD
2x4 AT 16" O.C.	12'-4"	SP #2
2x6 AT 16" O.C.	14'-6"	SPF STUD
2x6 AT 16" O.C.	18'-10"	SPF #2
2x6 AT 16" O.C.	15'-8"	SP STUD
2x6 AT 16" O.C.	19'-9"	SP #2

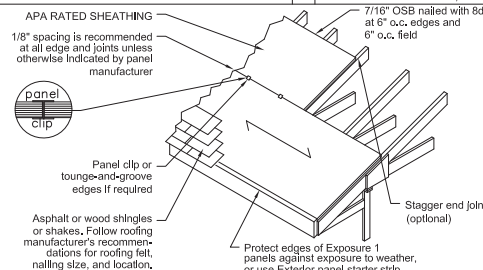


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DOOR AND WINDOW OPENINGS

NOTE:
Cover sheathing as soon as possible
with roofing felt for extra protection
against excessive moisture prior to roofing application

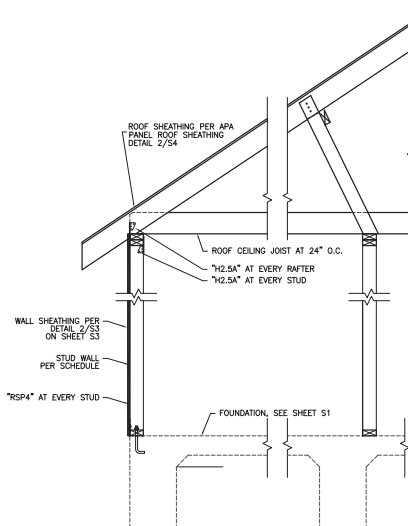
Screened surface or side with skid resistant
coating up if OSB panels are used.
Keep roof surface free of dirt, sawdust and debris,
and wear skid-resistant shoes when installing roof sheathing.
For buildings with conventionally framed roofs (trusses or rafters),
limit the length of continuous sections of roof area to 80 feet
maximum during construction, to allow for accumulated expansion
in wet weather conditions. Omit roof sheathing panels in each
course of sheathing between sections, and install 1/4\"/>



APA PANEL ROOF SHEATHING DETAIL

NAIL SCHEDULE			
JOINT DESCRIPTION	# OF COMMON NAILS	# OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	6	5	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	6	5	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	8-16d	3-16d	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	8-16d	3-16d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	5-6d	5-6d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	5-6d	5-6d	PER TIE
FRM BOARD TO RAFTER (END-NAILED)	5-6d	5-6d	PER TIE
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d	2-16d	PER FOOT
TOP PLATE TO INTERSECTIONS (FACE-NAILED)	4-16d	2-16d	JOINTS EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24\"/>

WALL SECTION

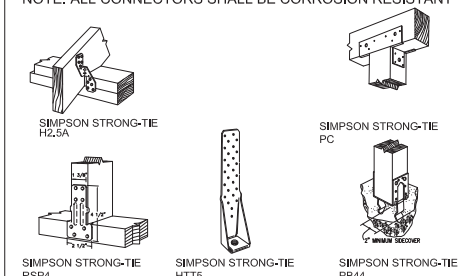


WALL SECTION

4 NAILING SCHEDULE

6 HURRICANE TIES, ANCHORS AND HOLD DOWNS

NOTE: ALL CONNECTORS SHALL BE CORROSION RESISTANT



PROJ. NO. 15-29
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15-29-16
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SELECTING WINDOWS FOR NEW BUILDINGS

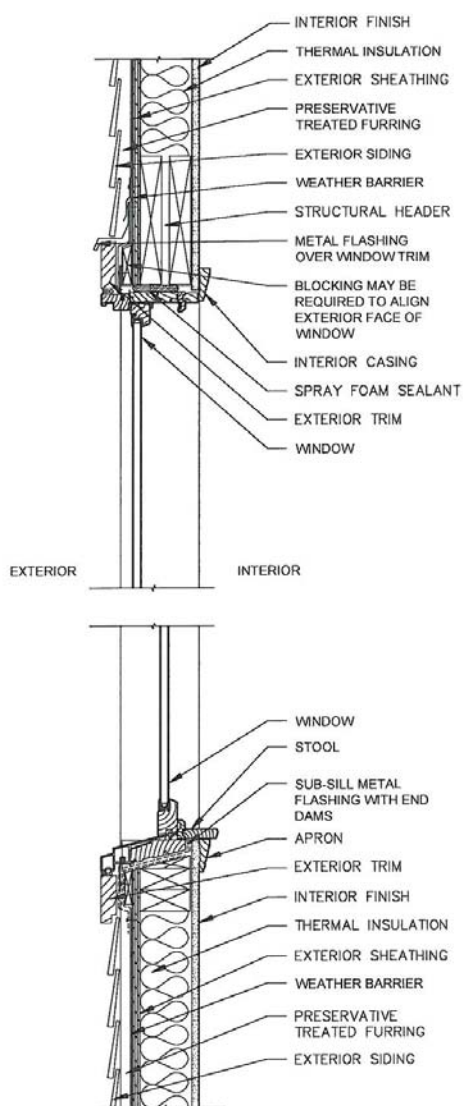
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

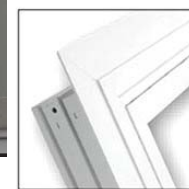
Examples in New Construction:



Block Frame



(not recommended)



Flush Flange