HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

HDRC CASE NO:	**2017-204**
ADDRESS:	1935 W WOODLAWN
LEGAL DESCRIPTION:	NCB 1964 BLK 2 LOT 8
ZONING:	R-6
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Steven Martin
OWNER:	Mary Valenzuela
TYPE OF WORK:	Construction of a rear addition

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to construct a rear addition to be approximately 291 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions
1. Massing and Form of Residential Additions
A. GENERAL
i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM
i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.
B. INAPPROPRIATE MATERIALS
i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.
C. REUSE OF HISTORIC MATERIALS
i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details
A. GENERAL
i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
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.

6. 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.

FINDINGS:

a. The structure located at 1935 W. Woodlawn is a single-family home designed in a Craftsman cottage style. The home is contributing structure in the Monticello Park Historic District. The applicant is seeking final approval for an addition to the rear of the property. The applicant received conceptual approval in August 2016 with the following stipulations: 1. That the applicant show details of a transition between the old and the new in the final approval application. 2. That the ridge height of the addition be below the existing ridge and be detailed in the drawings in the final approval application. 3. That the applicant submit photos and details of the hardiboard to be installed with the final approval application. 4. That the existing rear windows be salvaged and used in the addition and that the additional windows to be installed have a traditional dimension and profile, be recessed the window frame, and not have false divided lights. Stipulations 1, 2, and 4 have been met. Stipulation 3 is still outstanding.
b. MASSING AND FOOTPRINT – The proposed addition is 291 square feet, which is approximately two-thirds the size of the existing home. The Historic Design Guidelines stipulate that an addition should not double the footprint of the existing structure. Staff finds the proposed addition's massing and footprint consistent with the guidelines and consistent with the approved conceptual approval.
c. TRANSITION – The proposed addition includes a 6" setback from the west façade of the primary structure. According to the guidelines, new additions should be differentiated from the original structure through setbacks, different but compatible materials, and/or design details. The setback helps differentiate the addition from the original structure. Staff finds this detail consistent with the guidelines and stipulation #1 from conceptual approval satisfied.
d. ROOFLINE – The proposed addition includes a roofline that is subordinate to the existing primary roof height. The proposed addition height will not be visible from the front elevation due to the roof placement. Staff finds that the proposal satisfies stipulation #2 from the conceptual approval.
e. MATERIALITY – The applicant has proposed that the materials of the addition match those of the primary structure, including vinyl siding to match dimension and profile, composition roof shingles, and 1" x 4" wood trim to match the corners of the structure. The existing exterior siding of the structure is vinyl which is not original. The proposed material is vinyl with a similar pattern and dimension to what is existing. The guidelines recommend the use of materials that match in type, color and texture as those that would have been original to the main structure. Staff finds the request for vinyl siding inconsistent with the guidelines. The proposed use of vinyl

on the addition is also inconsistent with the original conceptual approval submission, which specified the use of hardiboard. Staff finds that stipulation 3 from conceptual approval has not been met.

f. NEW FENESTRATION – The applicant has proposed to salvage the existing rear windows to be installed in the addition. Where additional windows are required, the applicant will install new wood frame windows to match the type, dimension, and profile of those on the original structure. The proposed new windows will be on the rear of the new addition. The openings will be 3' x 6' which is a similar proportion as the windows on the structure. The windows will be one over one and will have a profile that matches those of the existing windows. This is consistent with the OHP Window Policy document. Staff finds the window proposal acceptable and consistent with stipulation #4 from conceptual approval.

RECOMMENDATION:

Staff recommends final approval based on findings a through f with the following stipulations:

i. That the siding be hardi board installed with the smooth side exposed.

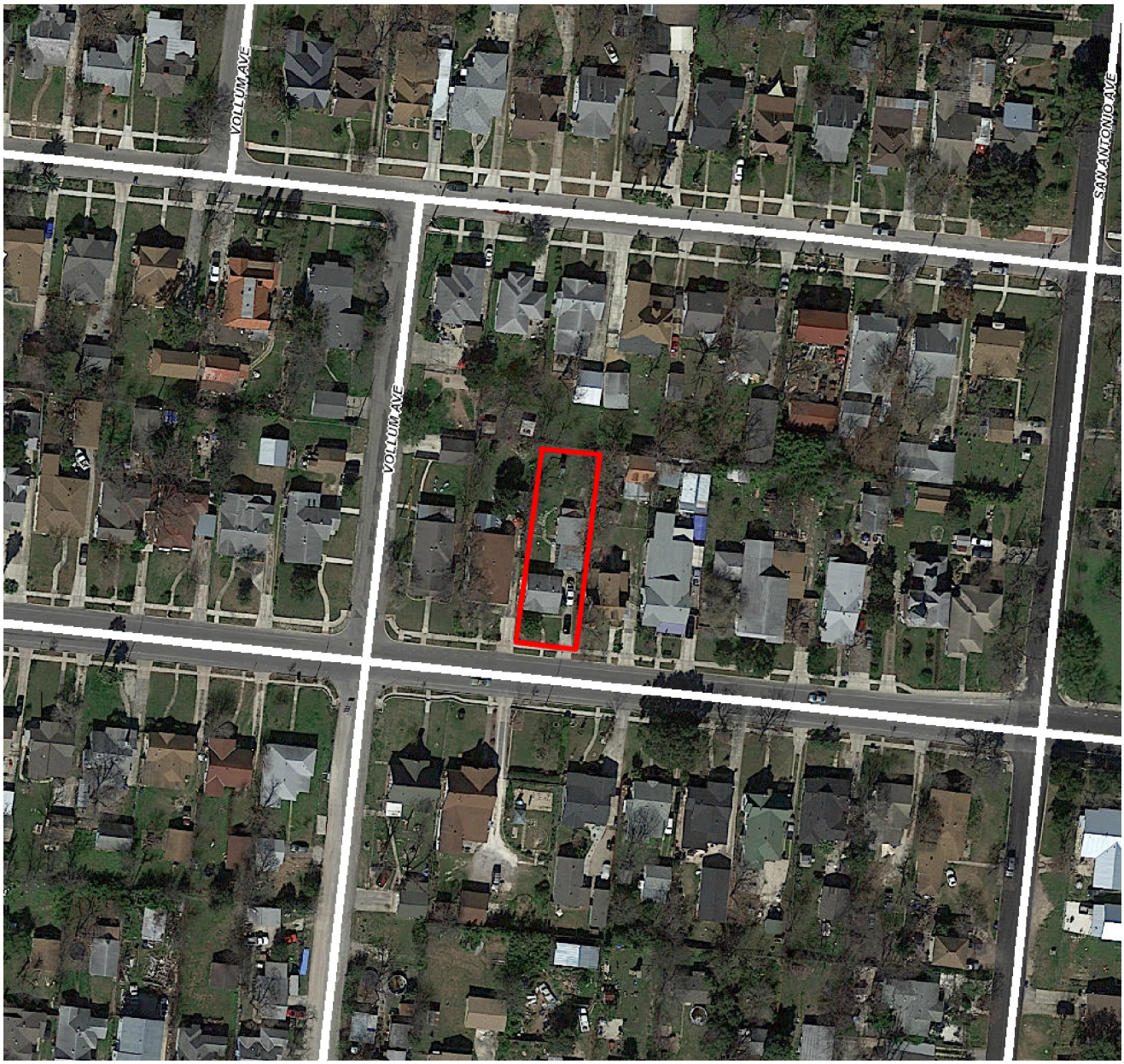
ii. That the applicant submits the following items to staff for approval prior to receiving a Certificate of Appropriateness: 1. Photos and details of the hardiboard to be used per stipulation 3 indicated in conceptual approval. 2. Window details for the proposed new wood window(s).

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant received conceptual approval at the August 17, 2016 HDRC hearing with the following stipulations: 1. That the applicant show details of a transition between the old and the new in the final approval application. 2. That the ridge height of the addition be below the existing ridge and be detailed in the drawings in the final approval application. 3. That the applicant submits photos and details of the hardiboard to be installed with the final approval application. 4. That the existing rear windows be salvaged and used in the addition and that the additional windows to be installed have a traditional dimension and profile, be recessed the window frame, and not have false divided lights.



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Flex Viewer

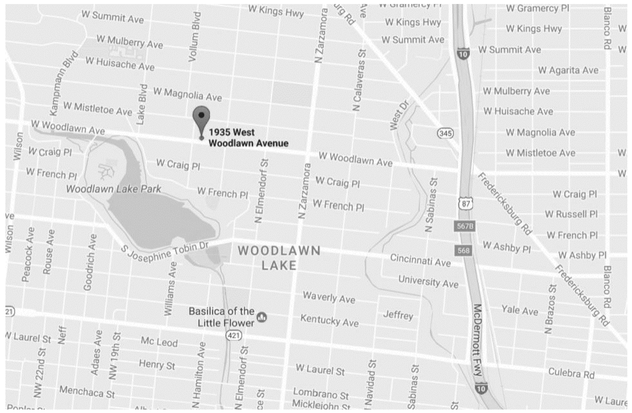
Powered by ArcGIS Server

Printed:Apr 27, 2017


SWMD
SOLID WASTE MANAGEMENT


SWMD
CITY OF SAN ANTONIO
SOLID WASTE
MANAGEMENT
OLRATLR

LOCATION MAP - CITY



CODE REVIEW SUMMARY

LOCATION: 1935 W Woodlawn Ave. San Antonio, TX 78201

NOTE: THIS IS AN ADDITION TO AN EXISTING RESIDENCE.

OCCUPANCY CLASSIFICATION:		
BUILDING TYPE: RESIDENCE	OCCUPANCY GROUP: R-1	

INDEX OF DRAWINGS

Addition to
1935 W Woodlawn Ave

1935 W Woodlawn Ave.
San Antonio, TX 78201

Mr. & Mrs. Frank Torres

4 JANUARY 2017

GENERAL NOTES

1. All work is to be done by the General Contractor, except as noted otherwise.
2. The General Contractor shall execute all work, supply all materials and equipment in accordance with local and national governing codes.
3. The General Contractor shall check and field verify all dimensions and conditions, reporting any discrepancies, in writing, to the Architect before beginning any phase of construction. This is the same for lack of full knowledge of existing conditions under which the Contractor will be obligated to operate. Conditions shown on these documents are based on information supplied by the Owner.
4. Dimensions are typically to a finished surface or to an assembly, fixture, centerline, etc. Report all discrepancies in dimensions in writing to the Architect prior to beginning any phase of construction. Work shall be true and level as indicated. All work shall result in an orderly and workman-like appearance. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately request dimensions in writing from the Architect.
5. The General Contractor is to provide temporary light, telephone, faxing, clean-up service, and toilets. All temporary work is to be removed prior to completion.
6. The General Contractor is responsible for having the subcontractors coordinate their work with the other trades including work not in contract.
7. The General Contractor is to file for and secure all approvals, permits, tests, inspections and certificates of compliance as required.
8. The General Contractor is to keep a full set of up-to-date construction documents including addenda, field sketches, clarifications and supplements available at the job site at all times.
9. The General Contractor is responsible for initiating, maintaining and supervising all safety programs and precautions necessary for completion of work and for protection of workers, visitors and the public.
10. The General Contractor is to provide adequate barricades as per local building codes and ordinances to ensure the safety of persons and property on the site occupied by the owner and in the adjacent public right of way.
11. Carbon monoxide emissions are prohibited from all interior work. If fume hazards occur, the General Contractor is responsible for the monitoring and testing of affected areas.
12. The General Contractor is to repair, replace, patch and match any materials, areas or systems as required and called for to ensure proper installation and neat appearance of the work.
13. Specified items have been selected because they reflect the standards of quality desired, or possess features required to preserve the Design Concept. The Architect, therefore, reserves the right to require the use of the specified items. Any requests for substitutions for the specified items must be submitted to the Architect, in writing, along with sample and proof of equality of such items. In all cases, the burden of proof of equality shall be with the bidder and the decision of the Architect shall be final.
14. The Owner, Architect, or Engineer will not be responsible for any verbal instructions.
15. All scrap materials are to be removed from the site on a daily basis. Trash shall not be allowed to accumulate.
16. The General Contractor is to notify Owner's Representative and Architect upon finding conditions not identified on drawings.
17. The adjacent properties shall in no way be inconvenienced or disturbed by vehicles, debris, signs, odors, unsightly conditions, or non-construction noise. The General Contractor shall be responsible for the conduct of all persons on site at all times and for the behavior of individuals with respect to the adjacent areas. The project site shall be drug and alcohol free.
18. Refer to additional notes by Structural and MEP disciplines. Where various disciplines indicate work for differing disciplines (for example, mechanical work which would require structural modifications), the General Contractor is to notify the Architect prior to commencing the work.
19. Every drawing detail and specification item is to be utilized in this project. If it is not clear where a specific detail is to be utilized, or a required quantity, it is the contractor's responsibility to obtain a written clarification prior to bid award.

GENERAL NOTES

1. REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.

2. CONTRACTOR OF WORK SHALL VERIFY IN THE FIELD ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING EXACT LOCATIONS OF ALL CONSTRUCTION EXISTING AND NEW, AND UTILITIES. SHOULD ANY QUESTION OR DISCREPANCIES ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.

3. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

4. THE WORK AREA IS TO BE KEPT CLEAN AND ORDERLY AT ALL TIMES. REFUSE AND DEBRIS SHALL BE REMOVED ON A DAILY BASIS.

5. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

6. ALL WOOD BLOCKING TO BE FIRE RETARDANT.

7. CONTROLS AND OPERATING MECHANISMS:
   (A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.

   (B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
   (C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.

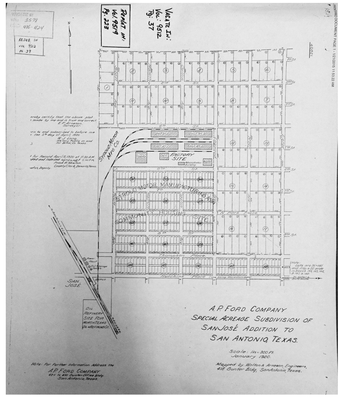
8. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
   (A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
   (B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
   (C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE, SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
   (D) MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
   (E) SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
   (A) LOOSE ANGLES: 4" X 4" X 3/8"
   (B) TUBE STEEL: 5" X 5" X 1/4"
   (C) WIDE FLANGE: W12 X 16
   (D) LOOSE CHANNELS: C8 X 13.75

10. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.

11. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

PLAT



APPLICABLE BUILDING CODES & AUTHORITIES

2015 International Building Code
2015 International Residential Code
2015 International Existing Building Code
2015 International Mechanical Code
2015 International Plumbing Code
2015 International Fuel Gas Code
2015 International Fire Code
2015 International Energy Conservation Code
2014 National Electric Code

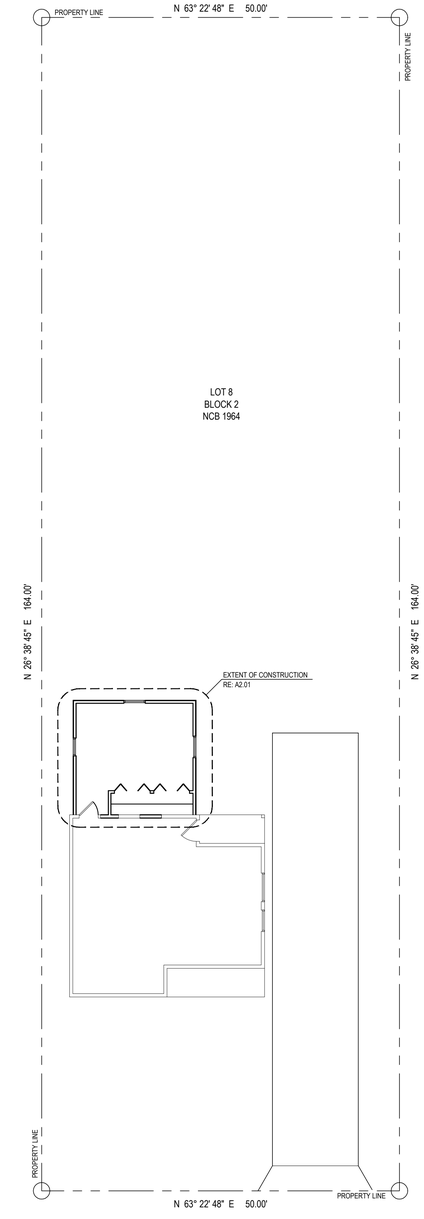
Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

IB 101 ENERGY CONSERVATION INFORMATION

TYPE OF WHOLE HOUSE VENTILATION (IECC 403.6): BALANCED, INTERMITTENT

LOCATION OF CONTINUOUS AIR BARRIER (IECC R402.4): THROUGHOUT ENTIRE BUILDING ENVELOPE / RE: SHEET A2.01

PERCENT OF HIGH EFFICIENCY BULBS OR FIXTURES (IECC R402.4.1.1): 85%
CALCULATION FOR THE AREA WEIGHTED U-FACTORS AND SHGC: 0.35 / 0.22



NORTH

1 SITE PLAN
1" = 10'-0"
0' 2' 4' 8' 12'

DESIGN FOR LIVING
143 FURR DRIVE
SAN ANTONIO, TEXAS 78201
(210) 365-3246
smarin539@gmail.com

A RESIDENTIAL ADDITION
FOR
MR. & MRS. FRANK TORRES
1935 WOODLAWN AVE. SAN ANTONIO, TEXAS 78201

SHEET TITLE: Site Plan

JOB NO. 2017-03

DRAWN BY: STAFF

DATE: 4/4/17

SHEET NUMBER: A1.01

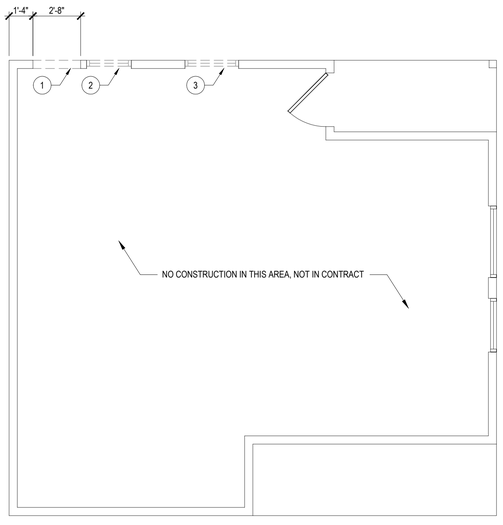
KEYNOTES

1. EXISTING EXTERIOR WALL TO BE REMOVED
2. EXISTING 29" x 35" WINDOW AND FRAME TO BE REMOVED FOR USE IN ADDITION / RE: 2/A2.01
3. EXISTING 37" x 47" WINDOW AND FRAME TO BE REMOVED FOR USE IN ADDITION / RE: 2/A2.01

LEGEND

CONSTRUCTION TO BE REMOVED

CONSTRUCTION TO REMAIN



NORTH

1 DEMO FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8' 12'

GENERAL NOTES

A. FIRST FLOOR: 8'-0" PLATE HEIGHT U.N.O.
B. FIRST FLOOR: 7'-0" HEADER HEIGHT U.N.O.
C. ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
D. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS
E. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
F. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
G. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
H. EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
I. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE

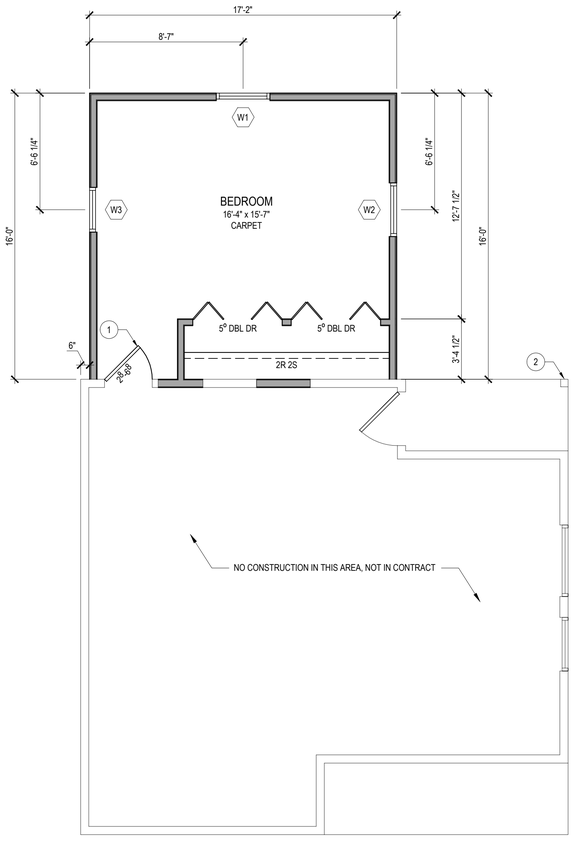
KEYNOTES

1. PROVIDE LOCK ON THIS DOOR
2. EXISTING STRUCTURAL COLUMN TO REMAIN

LEGEND

NON RATED, 2X4 WOOD PARTITION

CONSTRUCTION TO REMAIN



NORTH

2 REMODEL FLOOR PLAN

1/4" = 1'-0"

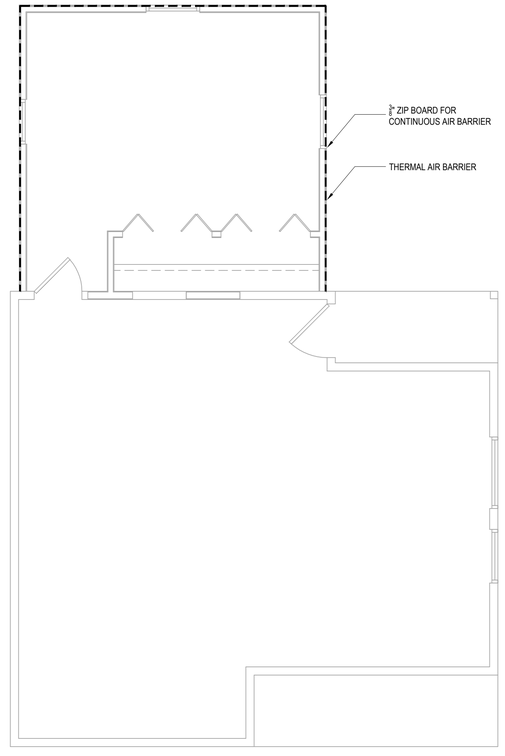
0' 2' 4' 8' 12'

UNIT AREA

EXISTING:	659 SF
ADDITION:	275 SF
TOTAL SF:	934 SF

TABLE R402.4.1.1 BUILDING THERMAL ENVELOPE

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING /ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP EXTERIOR WALLS SHALL BE SEALED. **EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED** IN SUBSTANTIAL CONTACT AND KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT,IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALL ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIERS INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.



NORTH

3 THERMAL ENVELOPE PLAN

1/4" = 1'-0"

0' 2' 4' 8' 12'

DESIGN FOR LIVING

(210) 365-3246
smartin398@gmail.com
143 FURR DRIVE
SAN ANTONIO, TEXAS 78201

A RESIDENTIAL ADDITION
FOR
MR. & MRS. FRANK TORRES
1935 WOODLAWN AVE. SAN ANTONIO, TEXAS 78201

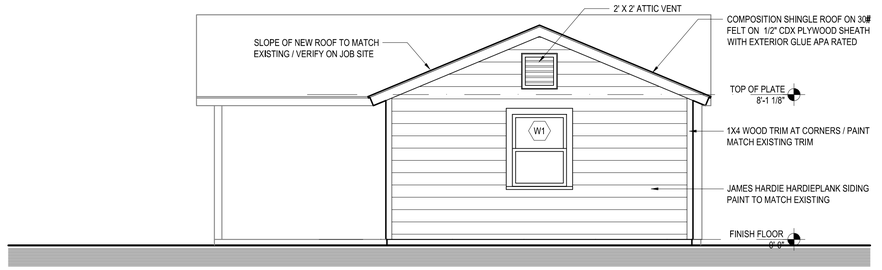
SHEET TITLE:
Demo Floor Plan
Remodel Floor Plan

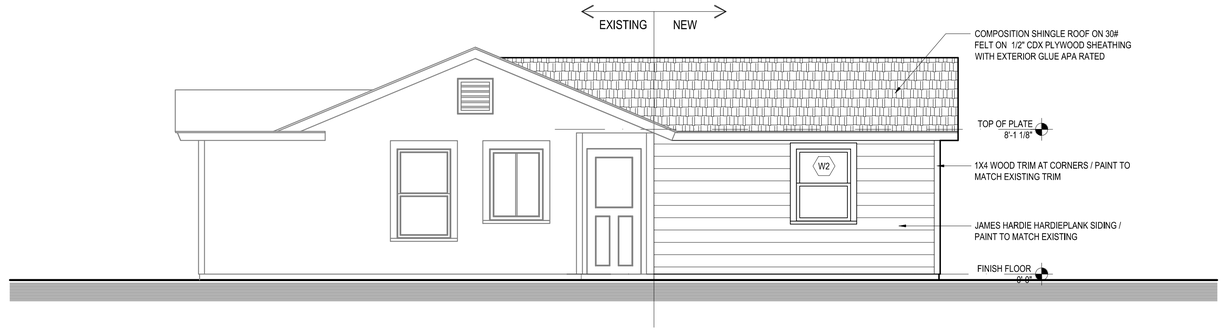
JOB NO.
2017-03

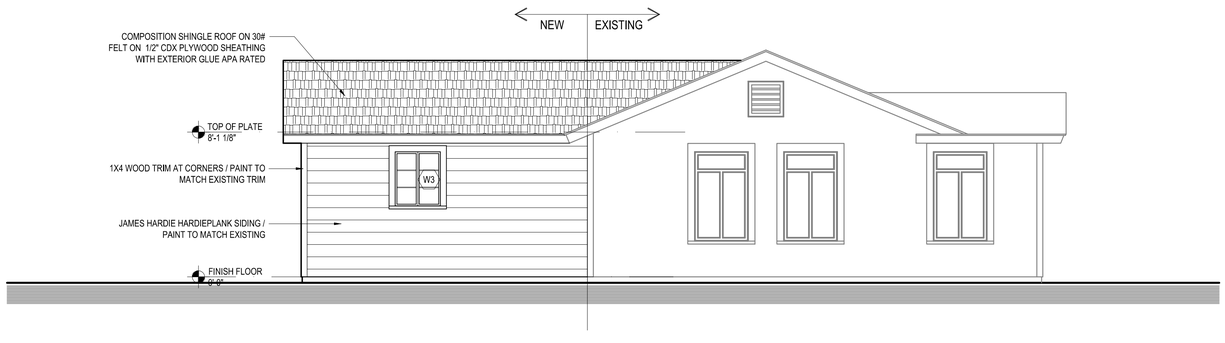
DRAWN BY:
STAFF

DATE:
4/4/17

SHEET NUMBER:
A2.01







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A RESIDENTIAL ADDITION
FOR
MR. & MRS. FRANK TORRES
1935 WOODLAWN AVE. SAN ANTONIO, TEXAS 78201

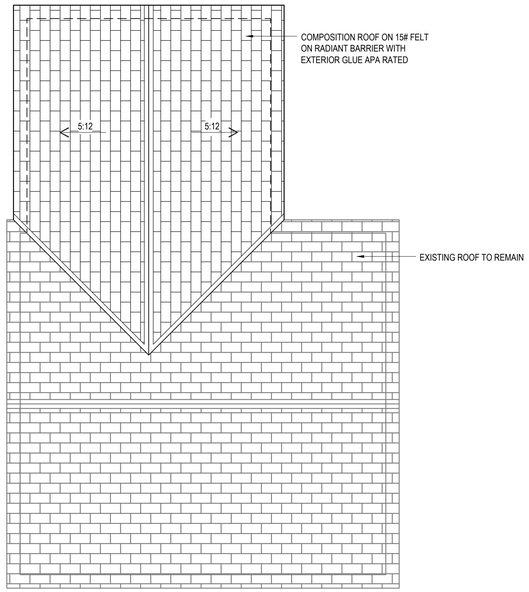
SHEET TITLE:
Exterior Elevations

JOB NO.
2017-03

DRAWN BY:
STAFF

DATE:
4/4/17

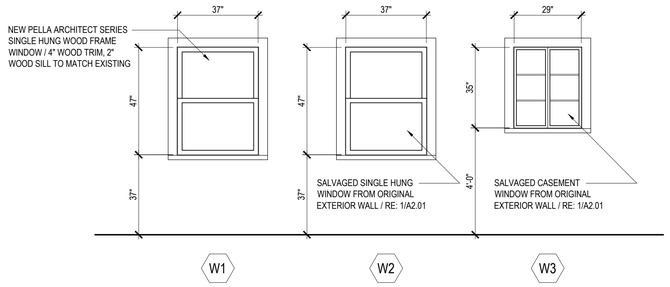
SHEET NUMBER:
A4.01



NORTH

2 ROOF PLAN
1/4" = 1'-0"

0' 2' 4' 8' 12'



4 WINDOW TYPES
3/8" = 1'-0"

IRC SEC R602.8 - FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING AREAS:
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. BATTS OR BLANKETS OR GLASS FIBER OR OTHER APPROVED NON-RIGID MATERIALS SHALLBE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
- AT ALL CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
- IN CONCEALED SPACES BETWEENSTAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R314.8
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.16
- FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION

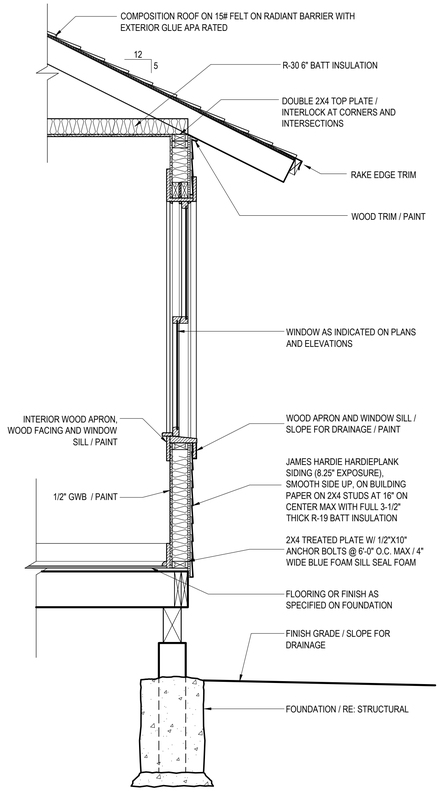
HEADERS

SIZE	MAX SPAN
2-2X6	4'-6"
2-2X8	6'-0"
2-2X10	7'-6"
2-2X12	9'-0"

LINTELS

MAX SPAN	MIN SIZE	MIN BEARING
5'-0"	L3-1/2" X 3-1/2" X 5/16"	8"
7'-0"	L4" X 3-1/2" X 5/16"	8"
8'-0"	L5" X 3-1/2" X 3/8"	8"
9'-0"	L5" X 3-1/2" X 3/8"	9"
10'-0"	L6" X 3-1/2" X 3/8"	10"

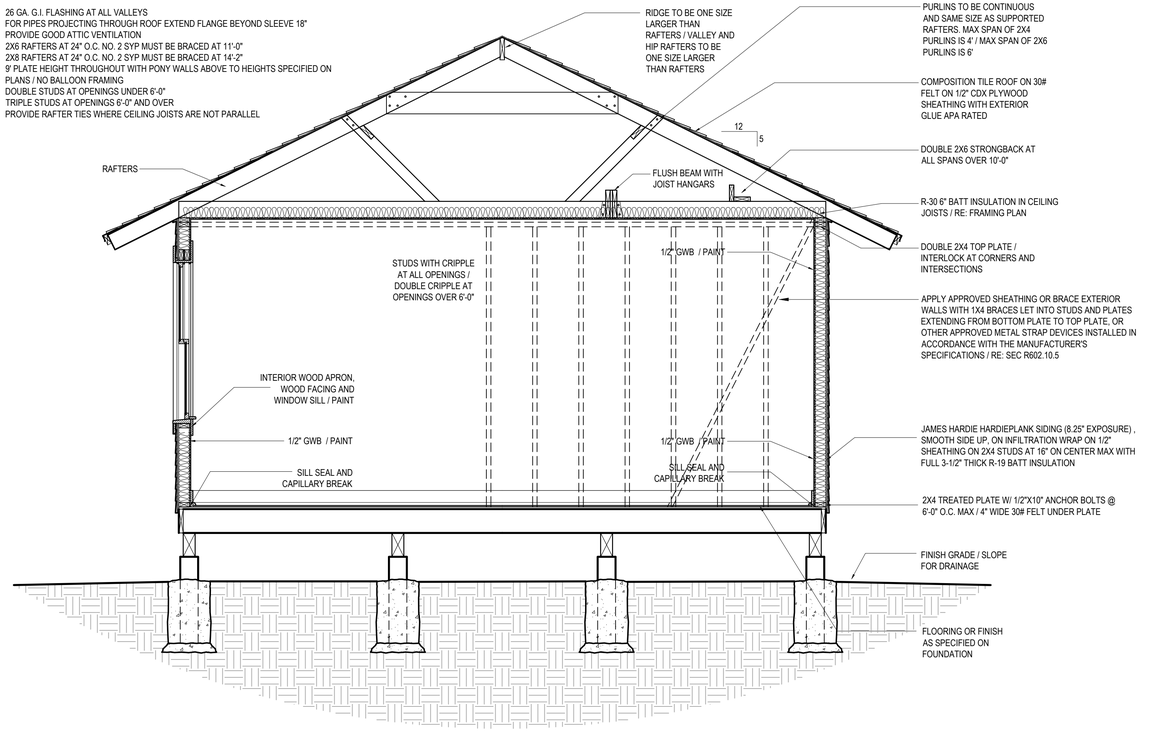
NOTE: USE 2-2X12'S W/ 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS
ALL HEADERS MUST MEET SPECIFICATIONS IN TABLES R502.5(1) AND R502.5(2)



1 WALL SECTION
3/4" = 1'-0"

GENERAL NOTES

A. 26 GA. G.I. FLASHING AT ALL VALLEYS
B. FOR PIPES PROJECTING THROUGH ROOF EXTEND FLANGE BEYOND SLEEVE 18"
C. PROVIDE GOOD ATTIC VENTILATION
D. 2X6 RAFTERS AT 24" O.C. NO. 2 SYP MUST BE BRACED AT 11'-0"
E. 2X8 RAFTERS AT 24" O.C. NO. 2 SYP MUST BE BRACED AT 14'-2"
F. 9' PLATE HEIGHT THROUGHOUT WITH PONY WALLS ABOVE TO HEIGHTS SPECIFIED ON PLANS / NO BALLOON FRAMING
G. DOUBLE STUDS AT OPENINGS UNDER 6'-0"
H. TRIPLE STUDS AT OPENINGS 6'-0" AND OVER
I. PROVIDE RAFTER TIES WHERE CEILING JOISTS ARE NOT PARALLEL



3 CROSS SECTION
1/2" = 1'-0"

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SHEET TITLE:
Wall Section
Roof Plan

JOB NO.
2017-03

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STAFF

DATE:
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