HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

HDRC CASE NO:	**2017-229**
ADDRESS:	1021 N PALMETTO
LEGAL DESCRIPTION:	NCB 1369 BLK 6 LOT N 46 FT OF 8 & 9 ARB A-1
ZONING:	R-4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Ricardo McCullough
OWNER:	Imagine Holdings
TYPE OF WORK:	New construction of two-story single family residence with rooftop terrace

REQUEST:

The applicant is requesting conceptual approval to construct a new two-story single family residence with a rooftop terrace on a vacant lot located at 1021 N Palmetto.

APPLICABLE CITATIONS:

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

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

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

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof 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
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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

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

FINDINGS:

a. The applicant has proposed to construct a single family house to feature approximately 2,015 square feet on the vacant lot at 1021 N Palmetto, located in the Dignowity Hill Historic District. The lot is located at the intersection of N Palmetto and Burleson.
b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the structure to face N Palmetto Street, which is consistent with the development pattern found on the block. The applicant has proposed a setback that per the

application documents is to be within five feet of the adjacent setbacks. The applicant is to provide field measurements to confirm setbacks of adjacent structures and proposed a setback that is consistent. Staff finds the proposal conceptually consistent with the Guidelines.

d. ENTRANCES: ORIENTATION – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards N Palmetto. This is consistent with the Guidelines and the pattern of neighboring homes.
e. ENTRANCES: PORCH – The applicant has proposed a front entrance that projects slightly from the primary setback of the front façade. Historic structures throughout the Dignowity Hill Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. The applicant's absence of a definitive porch is not appropriate and inconsistent with the Guidelines.
f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure with a rooftop terrace. The highest point of the structure is indicated to be 29'-4 without considering the foundation height. The height is generally consistent with the two-story structures nearby; however, the block is predominantly single-family homes with a maximum height of 20 feet at the roof ridgeline. Additionally, the massing of the structure, primarily the right façade that will face Burleson, is not similar to historic structures and is not appropriate for the site, nor consistent with the Guidelines.
g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Historic structures found throughout the Dignowity Hill Historic District feature foundation heights of two to three feet in height. The applicant has provided information that notes a foundation height of approximately 1 to 2 feet. Staff finds the proposal conceptually consistent.
h. ROOF FORM – The applicant has proposed multiple roof forms that include two sloped roofs and a habitable flat rooftop terrace. Both of these proposed roof forms are not historically found in the Dignowity Hill Historic District. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs. Staff finds the proposed roof forms inconsistent with the Guidelines and incompatible with the district.
i. WINDOW & DOOR OPENINGS: PROPORTIONS AND PLACEMENT – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window openings that are not consistent with those found on historic structures in the neighborhood, either in width, height, or configuration. Additionally, the left elevation is completely void of fenestration. Guideline 2.C.ii states that blank walls should be avoided. The openings are inconsistent with those found on historic structures in the area, specifically the Craftsman structures found in the immediate vicinity. Staff finds the proposal inconsistent with the Guidelines and incompatible for the district.
j. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
k. MATERIALS – In regards to material, the applicant has proposed materials to include siding of an unspecified material and stucco for the walls, along with a standing seam metal roof. Generally, staff finds the use of stucco and siding in appropriate for the Dignowity Hill Historic District; however, a material specification is required to make a final determination. Additionally, staff finds the installation of a standing seam metal roof appropriate; the roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. The applicant has also indicated the use of metal brackets underneath the roof eaves, as well as a railing with balusters on the second floor. While roof eave detailing is common on nearby structures, metal brackets are not characteristic of the district. A material specification would need to be submitted for consideration of the railing for approval.
l. WINDOW MATERIALS – The applicant has not specified window materials; however, per the provided application documents, the applicant has proposed window that lack profiles that are consistent with those found on historic structures. The applicant should refer to the Historic Design Guidelines and the OHP Window Policy document to ensure that appropriate window materials and an appropriate framing depth is used. Staff finds the installation of wood windows to be appropriate.
m. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposal are not consistent with context of the neighborhood, which features Craftsman bungalows, Queen Anne cottages, and Folk Victorian homes in the direct vicinity. Staff finds the proposal inconsistent with the Guidelines.

n. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements when proposing a design for final approval.
o. DRIVEWAY: LOCATION – According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. A driveway is not historically found on the property; however, the placement is consistent with the historic development pattern of the district. Staff finds the proposed location consistent with the Guidelines.
p. DRIVEWAY: MATERIAL - According to Guideline 5.B.i, driveways similar in material find in the district should be used. Pavers are not characteristic of the Dignowity Hill Historic District, where concrete driveways are common. Staff finds the material inconsistent with the Guidelines.
q. WALKWAY – The applicant has proposed to install three individual paver walkways leading from N Palmetto St to the front of the house. One leads to the front door and the other two terminate at the front façade with no entrance. Staff finds the proposed walkway leading to the front door consistent with the guidelines, but finds no precedent in the district for walkways leading to facades with no openings. Additionally, pavers are not consistent with the materials used in front approaches in the Dignowity Hill Historic District, where poured concrete is common.

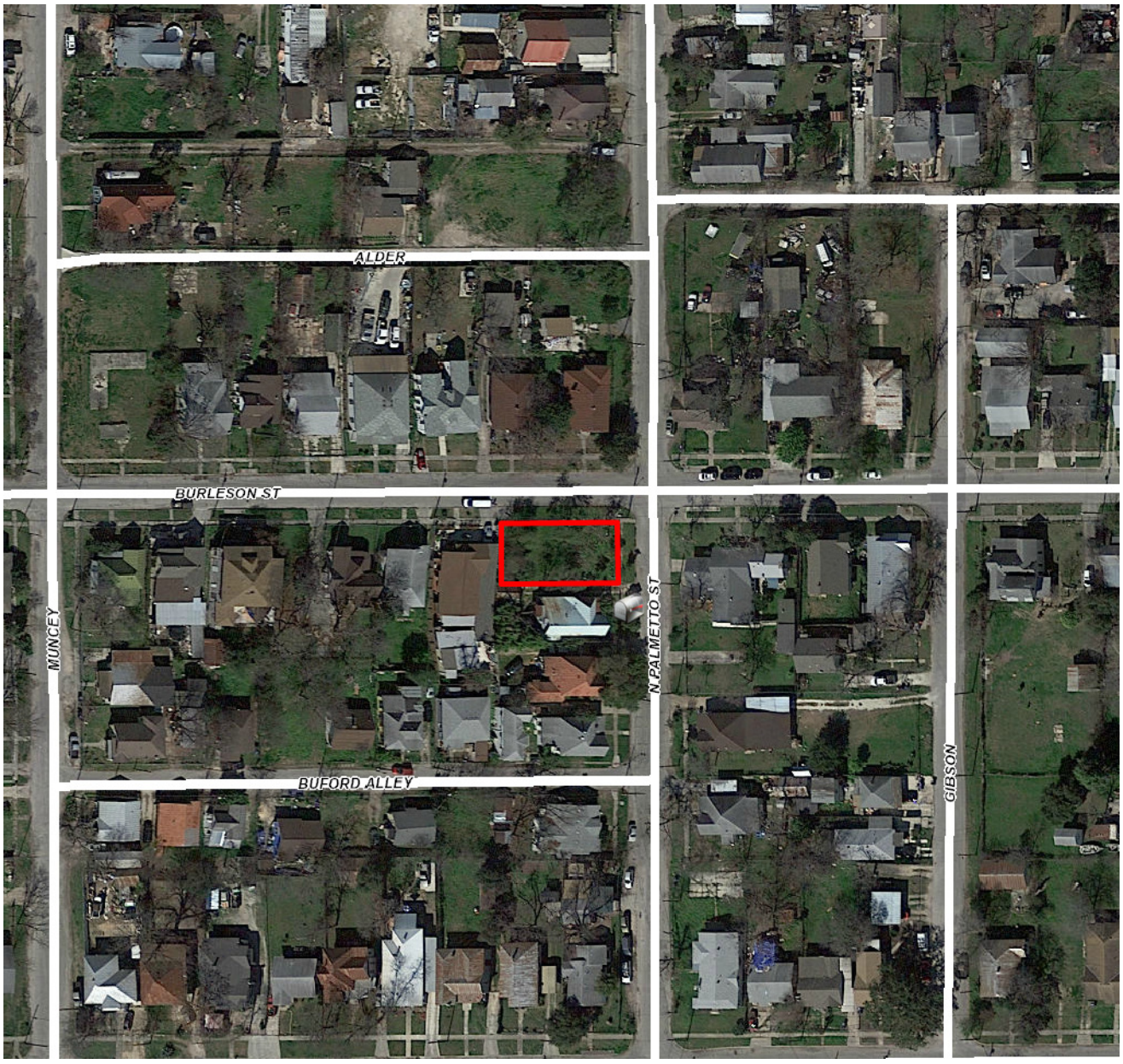
RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through q. The applicant should address the following items if they wish to return with a new design proposal:

a. That the applicant submits a street elevation noting the proposed new construction in comparison with neighboring historic structures to determine the new construction's impact and proposed a consistent setback.
b. That the applicant proposes a front porch and front massing that are consistent with the Guidelines and complementary of historic front porches found in the Dignowity Hill Historic District as noted in finding e.
c. That the applicant explores overall massing similar to historic structures in the vicinity as noted in finding f.
d. That the applicant reconfigures the roof form to be more consistent with the roof forms of the district as noted in finding h.
e. That the applicant proposes a fenestration pattern and window opening proportions that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Dignowity Hill Historic District as noted in finding i.
f. That the applicant install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details as noted in finding l.
g. That the applicant explores ways to incorporate architectural details and materials that are representative of the historic context of the district as noted in findings k and m.
h. That the applicant implements a concrete driveway in lieu of pavers to be more consistent with the development pattern of the district as noted in findings o and p.
i. That the applicant reconfigures the front walkway to be more consistent with those found within the Dignowity Hill Historic District as noted in finding q. The applicant should incorporate concrete in lieu of pavers.

CASE MANAGER:

Stephanie Phillips



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Flex Viewer

Powered by ArcGIS Server

Printed:May 10, 2017


CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION
ADDRESS:
REQUEST:
HEARING DATE:
Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO
FOCUS
893-YPA
GALLAGHER

GENERAL NOTES:
APPLICABLE CODES:
2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2016 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)
2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2016 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"X30" IRC SECTION 1305.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 3102.4
3. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NEC/CITY CODE 2016. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2016 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS, AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENIGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.2.4
7. GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
8. GUARDRAILS - 36" MINIMUM HEIGHT, OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR-WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 509.
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED, THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 30". IRC SECTION 2109.7.3
10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTION 1403.4.6.2
11. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0
12. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.9.1 AND AMENDMENTS13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
14. BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLSHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFCE. IRC SECTION R 307.2
15. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"
16. DWELLING-GARAGE DOOR TO BE MINIMUM 1 3/8" THICK OR 20 MIN. FIRE RATED.

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS, HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HERIN REMAIN THE SOLE AND EXCLISIVE PROPERTY OF RICARDO McCULLUOGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO IT'S SOLE DISCRETION.
IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

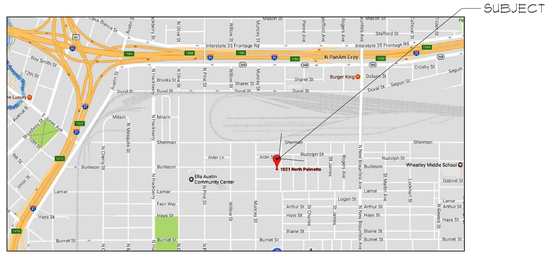
NOTES:

1. 1st FLOOR PLATE AT 10'-0", 2nd @ 9'-0" AFF

2. 1st FLOOR WINDOWS HEADER HT. AT 8'-0" 2nd FLOOR 6'-8" AFF. UNLESS OTHERWISE NOTED.

NEW SPEC HOME

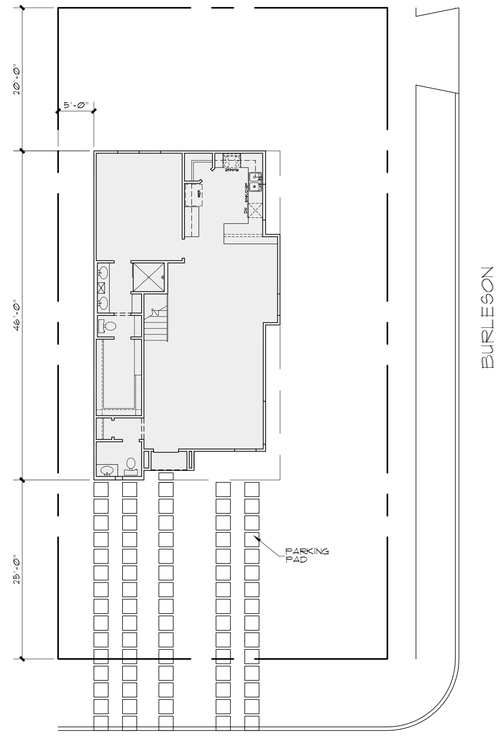
LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS



LOCATION MAP

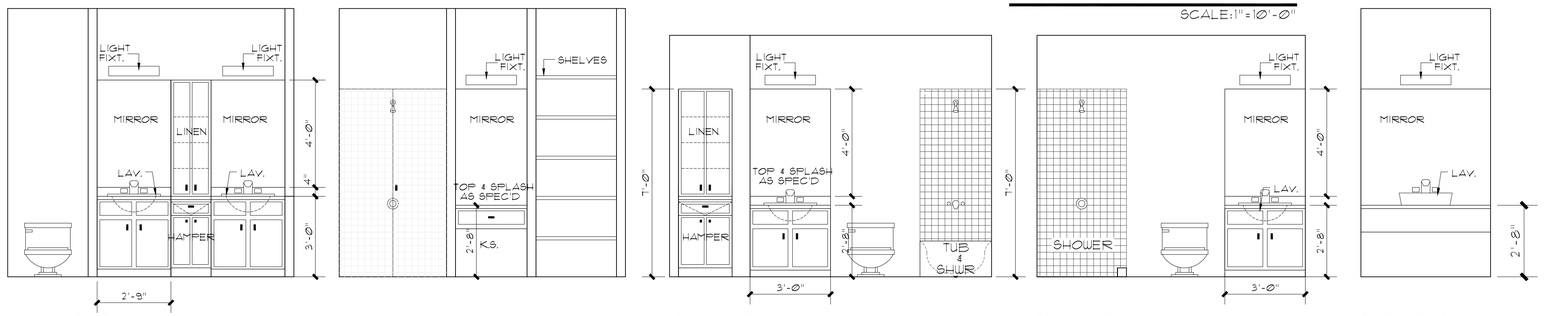
N.T.S.

LOT N 46 FT OF 8 & 9 ARB A-,
BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS

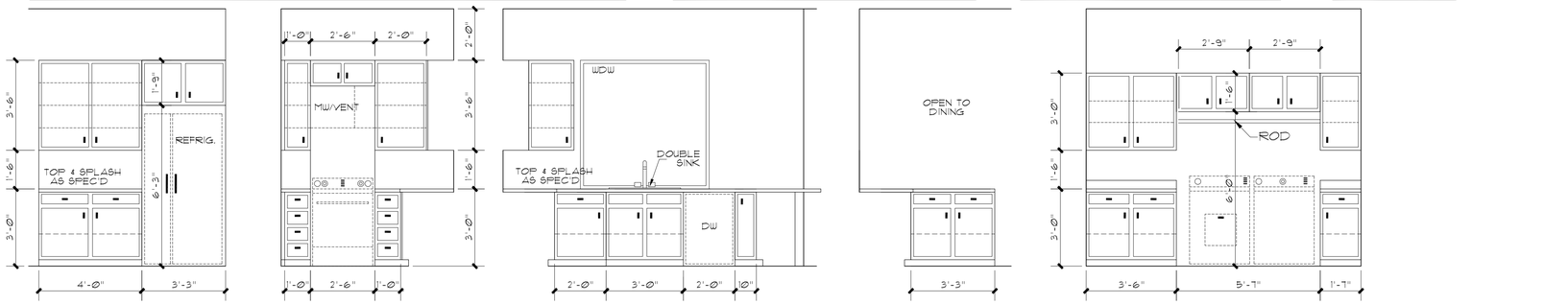


SITE PLAN

SCALE: 1" = 10'-0"



MASTER BATH | BATH 2 | BATH 3 | POWDER



KITCHEN | UTILITY

INTERIOR ELEVATIONS

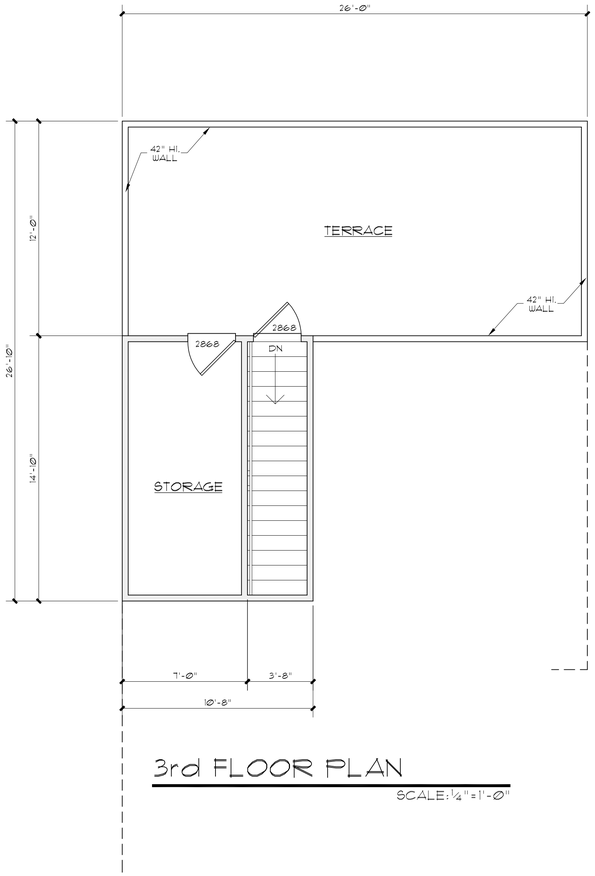
SCALE: 3/16" = 1'-0"

McCULLOUGHDESIGN ASSOCIATES
14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccullughda.com

NEW SPEC HOME
LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS

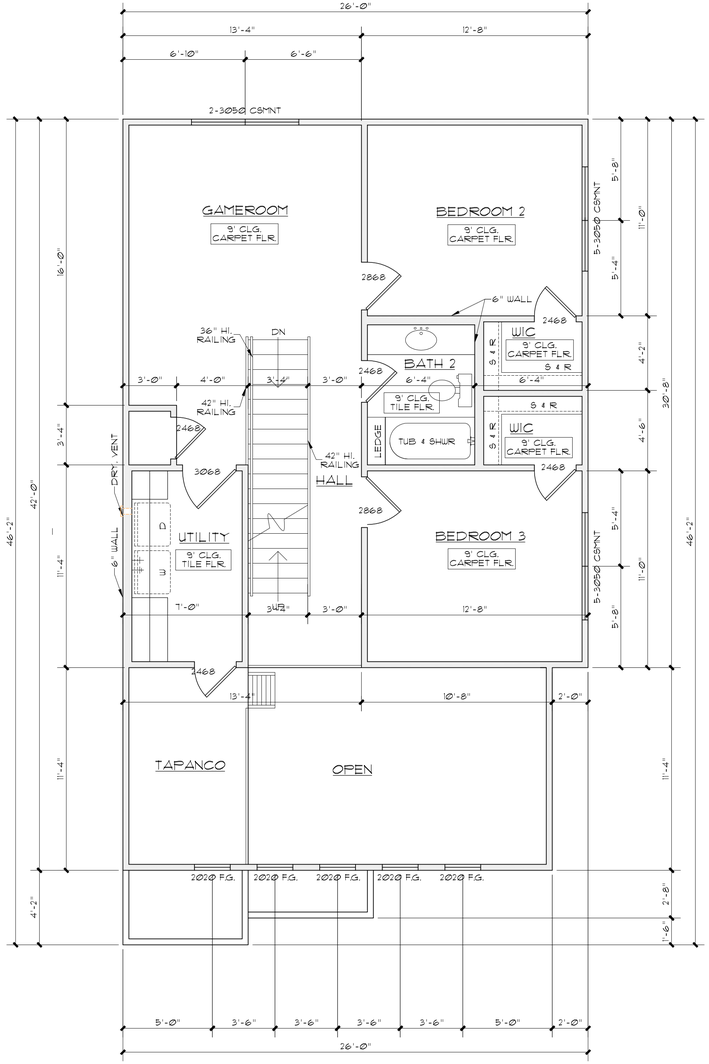
REVISIONS:	
DATE	ITEM
05.31.2017	BUILDER'S COMMENTS

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 04.28.2017
	PROJECT No:
SHEET 1 of	4



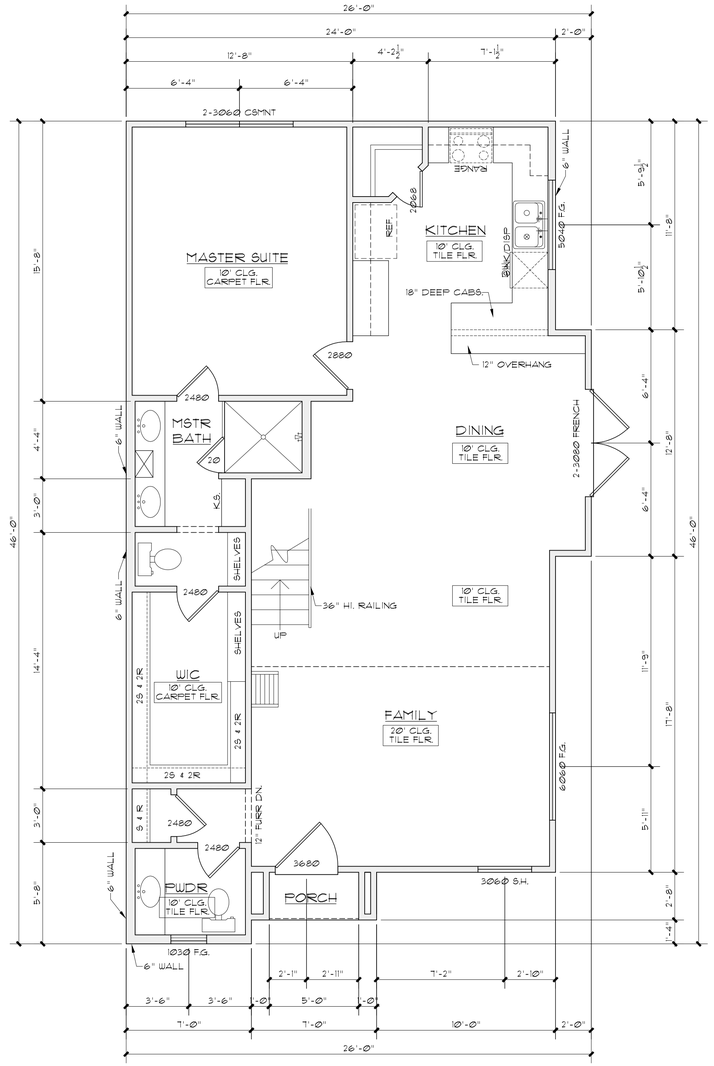
3rd FLOOR PLAN

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



2nd FLOOR PLAN

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



1st FLOOR PLAN

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

AREAS	
1st FLOOR	1061#
2nd FLOOR	750#
TOTAL LIVING	1,811#
PORCH	19#
TERRACE	312#
STORAGE	105#
BALCONY	28#
TOTAL SLAB	1,525#
TOTAL BUILDING	2,275#

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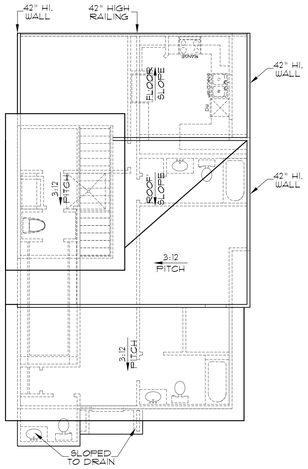
NEW SPEC HOME

LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
05.31.2017	BUILDER'S COMMENTS

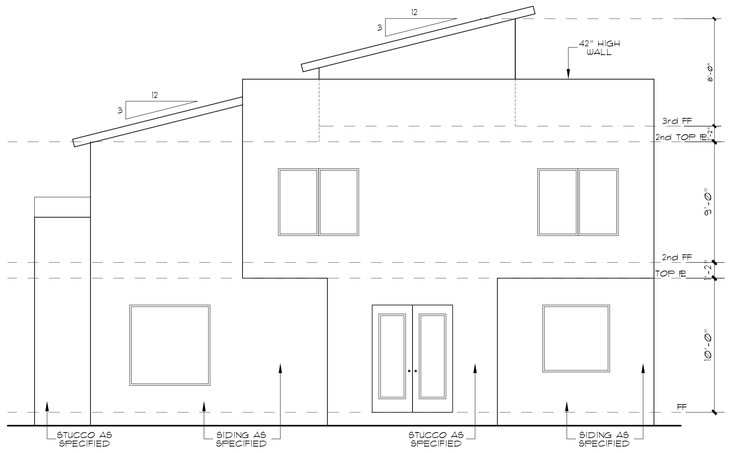
DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 04.28.2017
	PROJECT No:
SHEET 2 of	4



ROOF PLAN

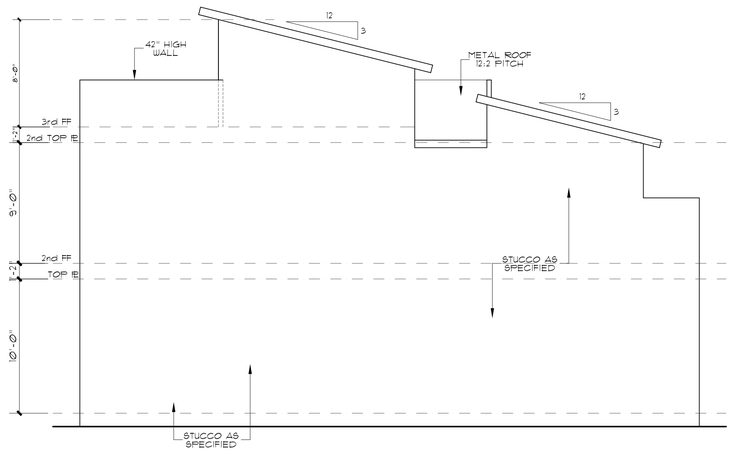
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE



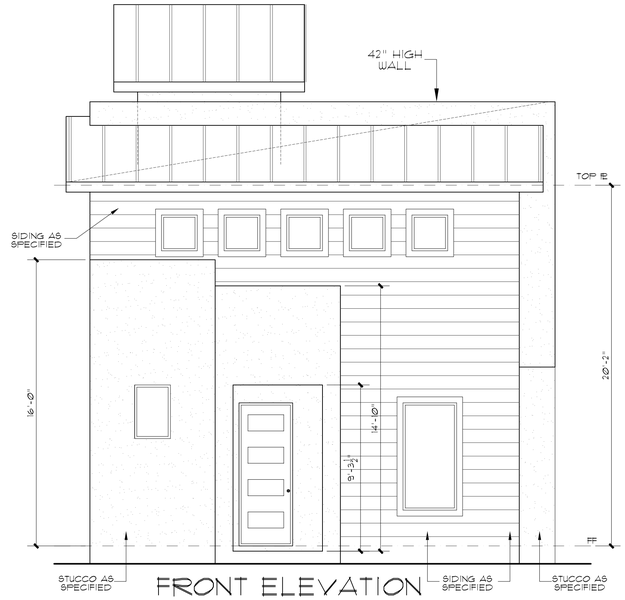
RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

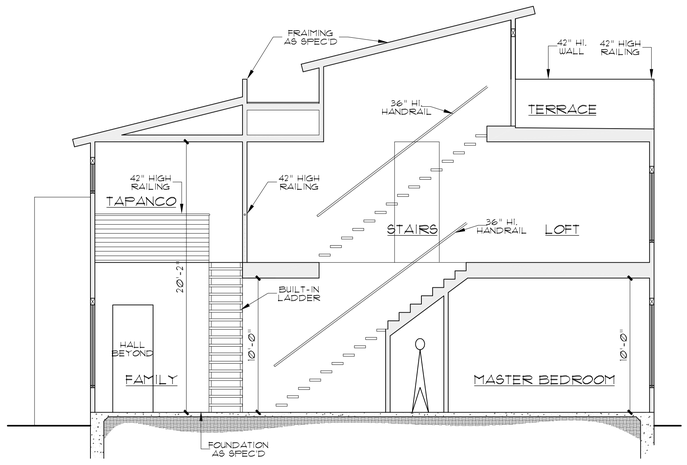


LEFT ELEVATION

SCALE: 3/16" = 1'-0"

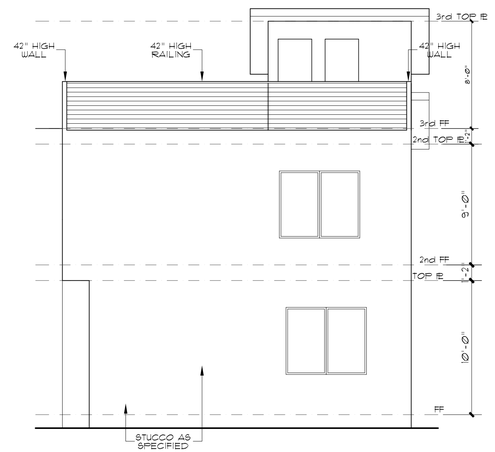


FRONT ELEVATION



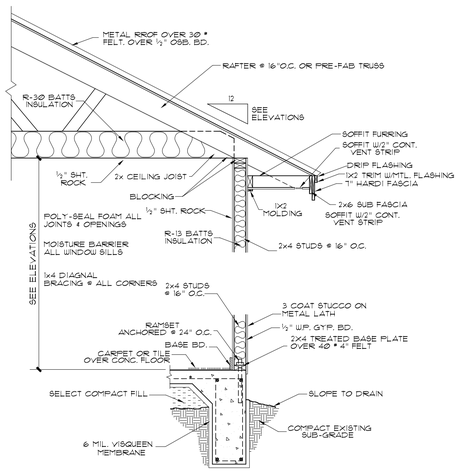
SECTION A-A

SCALE: 3/16" = 1'-0"



REAR ELEVATION

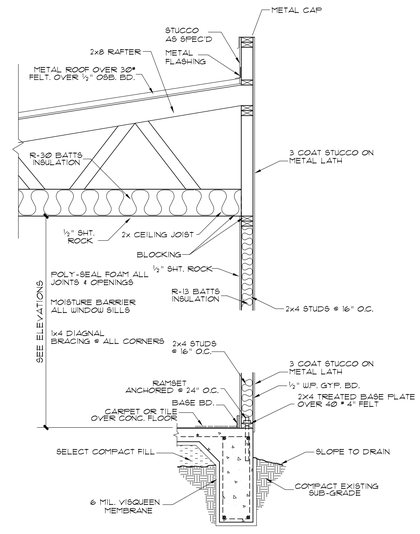
SCALE: 3/16" = 1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

STUCCO WALL SECTION

SCALE: ½" = 1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

STUCCO PARAPET WALL SECTION

SCALE: ½" = 1'-0"

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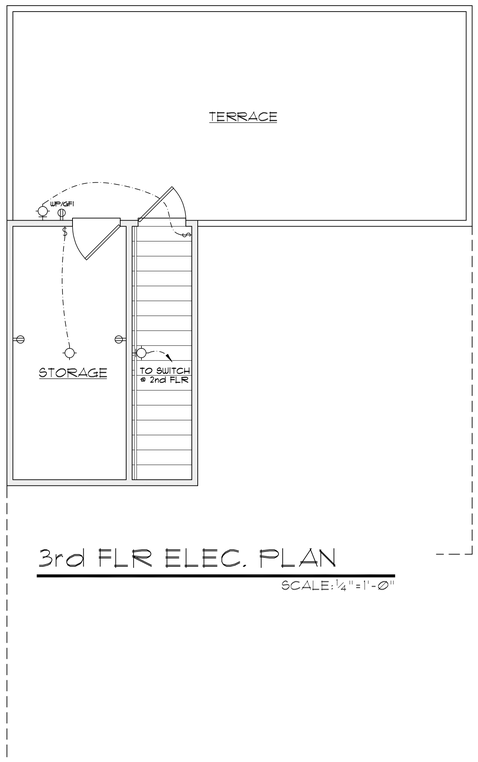
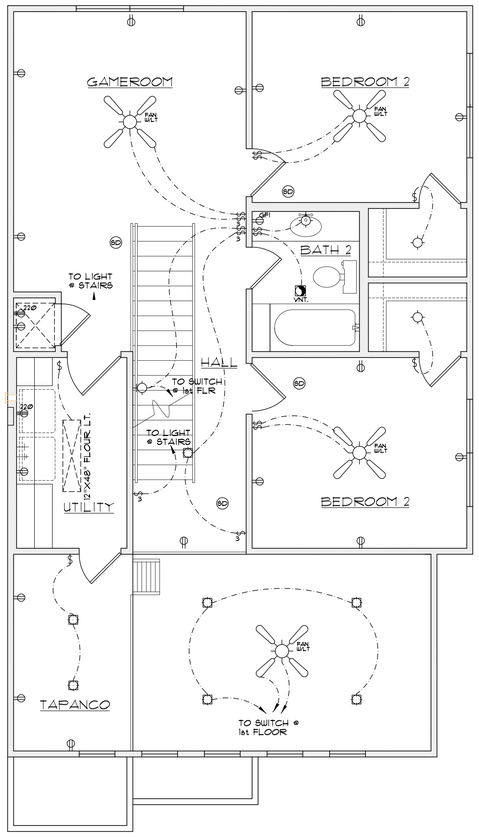


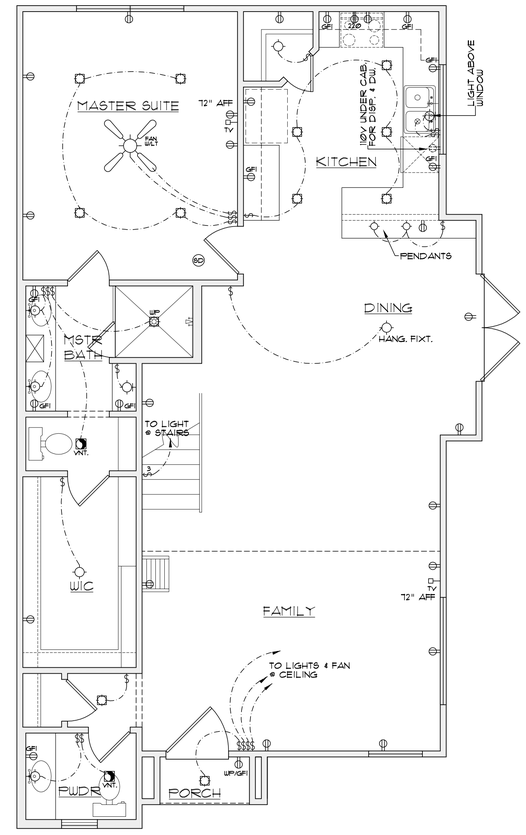
3rd FLR ELEC. PLAN

SCALE: ¼"=1'-Ø"



2nd FLR ELEC. PLAN

SCALE: ¼"=1'-Ø"



1st FLR. ELEC PLAN

SCALE: ¼"=1'-Ø"

GRAPHIC SYMBOLS

ELECTRICAL

- SWITCH
- DIMMER SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET TO SWITCHED
- FLOOR OUTLET
- 220 VOLT 2 PLEX OUTLET
- CEILING OUTLET
- DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
- 220 VOLT DUPLEX OUTLET
- DUPLEX OUTLET RAISED 42" ABOVE FINISH FLOOR
- WATERPROOF DUPLEX OUTLET
- JBOX DUPLEX OUTLET
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- SATELLITE TELEVISION WITH TELEPHONE LINE
- INTERCOM
- SPEAKER OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- ELECTRICAL PANEL BOX
- PUSH BUTTON SWITCH
- CHIMES
- KEY SWITCH
- SURFACE MOUNT CLG. FIXTURE
- WALL MOUNT FIXTURE
- FULL CHAIN LIGHT
- RECESSED CEILING FIXTURE
- RECESSED EYEBALL FIXTURE
- HALOGEN RECESSED CEILING FIXTURE
- HALOGEN WALL MOUNTED FIXTURE
- CEILING MOUNT SPOT LIGHT
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNT FLOUR. LT. FIXTURE
- TRACK-MOUNT FIXT.
- UNDER CABINET LIGHT
- CEILING MOUNT EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- CEILING MOUNT HEAT LAMP
- WALL MOUNT HEAT LAMP
- COMBINATION FIXT HEAT, VENT, LIGHT
- FLOOD LIGHT
- CEILING FAN W/LT

PLUMBING

- WATER HEATER
- WATER SOFTNER
- SHOWER HEAD
- HOSE BIB/FAUCET
- COLD WATER TO REF.
- HOT & COLD WATER
- FLOOR DRAIN
- GAS LINE
- GAS KEY (STRAIGHT) VALVE

MISC.

- SECURITY SYSTEM PANEL
- VACUUM SYSTEM OUTLET
- VACUUM CLEANER TANK
- VACUUM SYSTEM SWEEP OUTLET

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