HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO:	**2017-397**
ADDRESS:	415 WILLOW
LEGAL DESCRIPTION:	NCB 1653 BLK A LOT N 55 FT OF 17 & 18
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Eduardo Villalon
OWNER:	Eduardo Villalon
TYPE OF WORK:	Construction of a two story, single family residential structure
APPLICATION RECEIVED:	June 29, 2018
60-DAY REVIEW:	August 28, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure on the vacant lot at 415 Willow in the Dignowity Hill Historic District.

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.
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.

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
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

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

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.
ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

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.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure on the vacant lot at 415 Willow in the Dignowity Hill Historic District.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the August 16, 2017, Historic and

Design Review Commission hearing with the following stipulations:

i. That the applicant provide information noting the setbacks of adjacent historic structures and that the proposed new construction matches. **The applicant has proposed a setback of twenty (20) feet from the existing sidewalk to the front face of the porch.**
ii. That the applicant incorporate a sloping soffit design and eliminate the gable returns on the proposed gabled roofs. **The applicant has met these two requirements be eliminating the gable return.**
iii. That the applicant introduce additional window fenestration to the right and left elevations. **The applicant has introduced additional fenestration on both the right and left elevations.**
iv. That that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used based. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. **The applicant has not indicated window materials at this time.**
v. That the applicant provide additional information regarding exterior materials and if composite siding is used, a smooth finished should be used along with an exposure of four inches for lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide. The standing seam metal 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 as noted in finding k. Hardi shingles should not have a faux wood texture.
vi. That the applicant provide a detailed drawing of the proposed porch columns and that the columns not exceed six inches in width.
vii. That the proposed driveway extend along the side of the proposed new construction. **The applicant has updated the proposed site plan to include this.**
viii. That the proposed front fence not exceed four (4) feet in height. The applicant has noted a height of three (3) feet.

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 noted a setback of twenty (20) feet from the front porch to the front sidewalk. The historic structure immediately to the north of 415 Willow features a setback from the sidewalk of approximately six (6) feet. This is the only historic structure oriented toward willow on the west side of the street. On the east side of the street, two primary structures feature setbacks of approximately twenty (20) feet. Staff finds the proposed setback to be appropriate.
d. ENTRANCES – 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 toward Willow Street. This is consistent with the Guidelines.
e. 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. In residential districts, the height and scale of new construction should not greatly exceed the historic precedent. Each of the three historic structures that are oriented toward Willow as well as the majority in the immediate vicinity feature heights of one story. The applicant has noted a top plate height of 16' – 0" with an approximate seven (7) feet of height from the top plate to the ridge line for an overall height of approximately twenty-three (23) feet. Houses in the immediate vicinity feature one story in height. The applicant has proposed a second story that features reduced massing and a vaulted ceiling to reduce the overall height. Staff still finds that the overall height should be reduced through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic structures."
f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted a foundation height of approximately eighteen (18) inches. Historic structures on this block feature foundation heights of approximately eighteen (18) to twenty-four (24) inches. This is consistent with the Guidelines.
g. ROOF FORM – The applicant has proposed both a front and side gabled roof. There are historic examples of both

front and side gabled roofs throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.

h. WINDOW & DOOR OPENINGS – 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 and door openings that are generally consistent with those found on historic structures in regards to location and size. Since conceptual approval, the applicant has added additional fenestration in the forms of both traditionally sized windows as well as contemporary windows. Staff finds that added fenestration is appropriate; however, their sizes and placements are not.
i. WINDOW MATERIALS – At this time, the applicant has not specified window materials. That that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
j. MATERIALS – Regarding materials, the applicant has proposed cedar front porch columns, a standing seam metal roof, composition lap siding and board and batten siding. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but must be approved by staff prior to installation. Regarding siding, composite siding with a smooth finish is to be used. The applicant has noted a siding exposure of six inches. Staff finds four inches to be most appropriate; however, if examples of six inch exposures existing historically on this block, the proposed exposure may be appropriate. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
k. ARCHITECTURAL DETAILS – New building 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. While the applicant has incorporated many design elements that are found throughout the Dignowity Hill Historic District, staff finds that the proposed window shutters should be eliminated as they are not found historically in the district.
l. COLUMN DESIGN – The applicant has proposed cedar front porch columns; however, at this time has not included a column detail determining trim and dimensions. Staff finds that a column not to exceed six (6) inches in width should be used. Columns should include both base and capital trim.
m. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way at Willow.
n. DRIVEWAY – The applicant has proposed a driveway that is to extend along the side of the proposed new construction. The applicant has noted a profile of concrete ribbon strips and an overall width of nine (9) feet. The proposed driveway is appropriate and consistent with the Guidelines.
o. SIDEWALK – The applicant has proposed a front yard sidewalk to lead from the sidewalk at the public right of way to the front porch to be centered on the front door and to lead from the front walk to the driveway. The proposed sidewalk is to be three (3) feet in width. This is appropriate and consistent with the Guidelines.
p. LANDSCAPING – The applicant has noted the location of the proposed driveway, sidewalks, and trees to be located on the lot. Grass should be installed throughout the property. Modifications to landscaping must receive a Certificate of Appropriateness prior to commencement of work.
q. FENCING – The applicant has noted per the site plan that a hog wire fence to be three (3) feet in height is to be installed in the front yard. Staff finds the proposed height of the fence to be appropriate; however, staff finds that the propose driveway gate should be located at or behind the front façade of the house rather than at the sidewalk as currently proposed. The applicant is to provide a detailed fence drawing.

RECOMMENDATION:

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

i. That the applicant reduce the proposed height through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic

structures.

ii. That the applicant install wood or aluminum clad, one over one windows. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

iii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a low profile ridge cap is requested, it must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials.

iv. That the proposed composite siding feature a smooth finish and that the board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide. If the applicant requests siding with a six inch exposure, examples from the immediate vicinity of historic siding with a six inch exposure must be submitted for review by the Commission.

v. That the proposed additional window fenestration be modified to feature windows that feature proportions to those found historically in the district. Windows should feature sashes. Small, fixed windows should not be used.

vi. That the applicant eliminate the proposed window shutters.

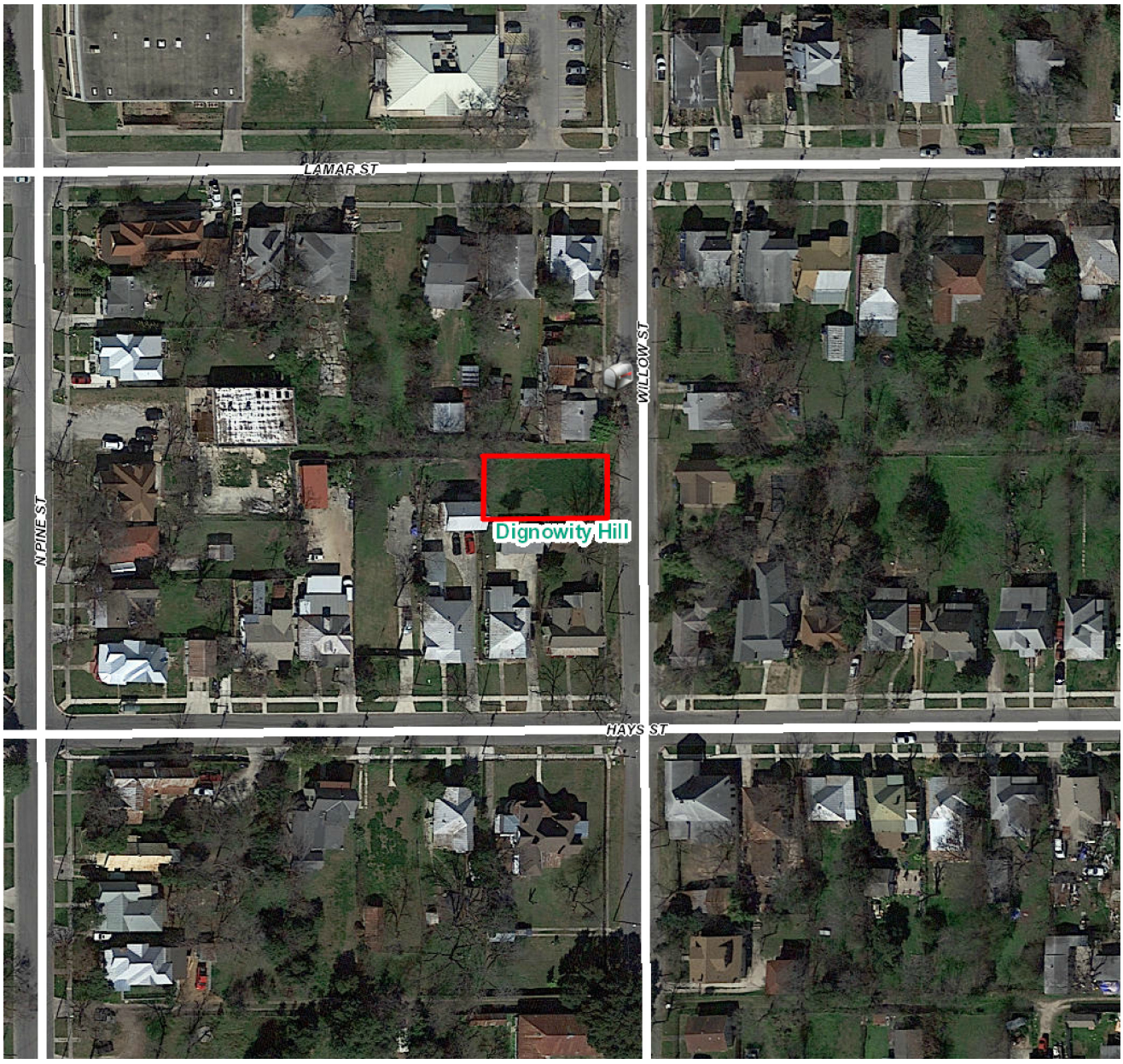
vii. That the applicant submit a detailed column design noting a width of six inches square and capital and base trim.

viii. That all mechanical equipment be screened from view at the public right of way.

ix. That the proposed fence feature a driveway gate that is located at or behind the front façade of the proposed new construction rather than at the sidewalk as currently proposed.

CASE MANAGER:

Edward Hall



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Printed:Jul 09, 2018


415 Willow St

415 Willow St.

Description

415 Willow St

Requesting final approval for the construction of a one and a half story house on the vacant lot at 415 Willow St. The proposed design will have a front porch with cedar columns, a standing seam metal roof, lap siding (smooth) with board & batten siding. The design incorporates the unique character of the Dignowity Hill historic district and will add significant value to District 2.

Front setbacks align with neighboring properties, follow CoSA zoning guidelines & match what is typically found in the Dignowity Hill Historic District. The proposed design setbacks will match the adjacent properties and the structure will be elevated approximately 18” from the ground to match adjacent foundation heights and provide necessary crawl space.

ROOF VENTILATION CALCULATION

PER IRC-R806.2: MINIMUM AREA
PROVIDE 1 SQ.FT. OF VENTILATION PER 300 SQ.FT. OF ATTIC SPACE.

ROOF AREA: (UPPER LEVEL)
VENTILATION REQUIRED:
ATTIC AREA = 810 SQ.FT./ 300 = 2.7 SQ.FT. X 144 SQ.IN/SQ.FT. = 388.8 SQ.IN.

MINIMUM 40% OF 388.8 TO BE PROVIDED AT UPPER PORTION (155.52 SQ.IN.)
MAXIMUM 50% OF 388.8 TO BE PROVIDED AT UPPER PORTION (194.4 SQ.IN.)
BALANCE OR 50% OF 388.8 TO BE PROVIDED AT LOWER PORTION (194.4 OR 233.28 SQ.IN.)

LOWER VENTILATION PROVIDED: (60% OF TOTAL PROVIDED)
108 LN.FT. OF (JAMES HARDIE) FIBERCEMENT PERFORATED VENTED SOFFIT PANEL
CONTINUOUS ON BOXED OVERHANGS @ 5 SQ.IN. PER L.F. = 540.00 SQ.IN.

UPPER VENTILATION PROVIDED: (40% OF TOTAL PROVIDED)
20' - COBRA RIGID VENT 3 @ 18 SQ.IN. PER LINEAR FOOT = 360.00 SQ.IN.

TOTAL VENTILATION PROVIDED: 900.00 SQ.IN.

ROOF AREA: (GROUND LEVEL)
VENTILATION REQUIRED:
ATTIC AREA = 358 SQ.FT./ 300 = 1.19 SQ.FT. X 144 SQ.IN/SQ.FT. = 171.36 SQ.IN.

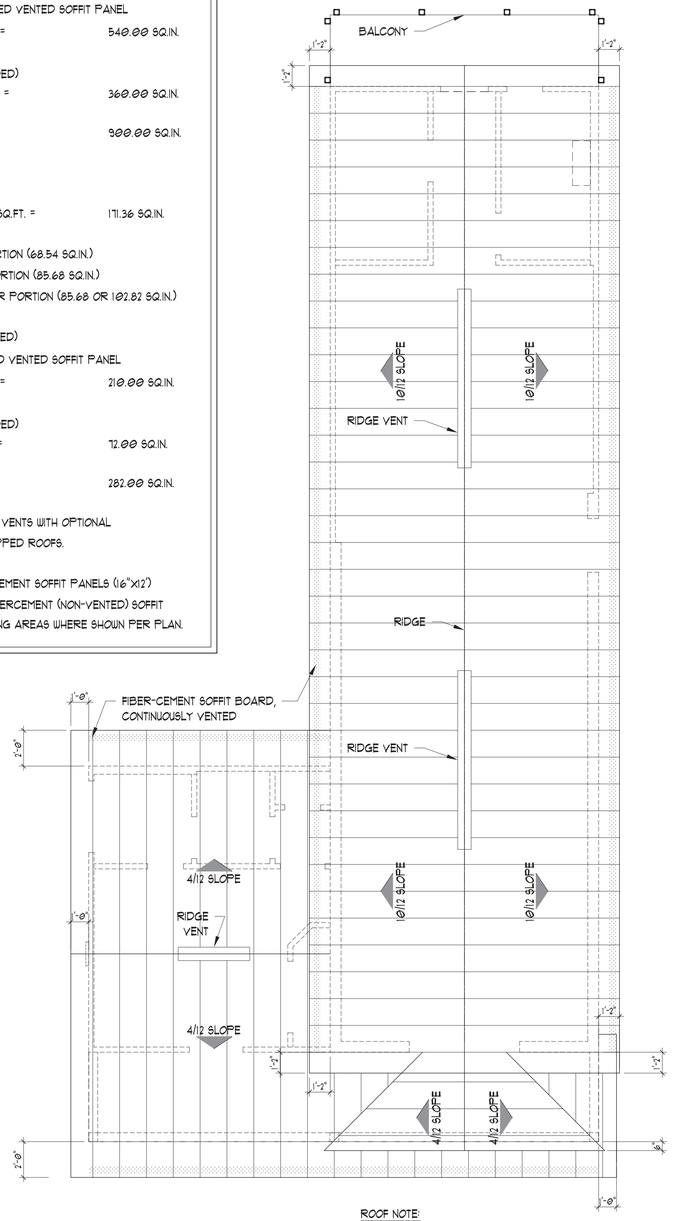
MINIMUM 40% OF 171.36 TO BE PROVIDED AT UPPER PORTION (68.54 SQ.IN.)
MAXIMUM 50% OF 171.36 TO BE PROVIDED AT UPPER PORTION (85.68 SQ.IN.)
BALANCE OR 50% OF 171.36 TO BE PROVIDED AT LOWER PORTION (85.68 OR 102.82 SQ.IN.)

LOWER VENTILATION PROVIDED: (60% OF TOTAL PROVIDED)
42 LN.FT. OF (JAMES HARDIE) FIBERCEMENT PERFORATED VENTED SOFFIT PANEL
CONTINUOUS ON BOXED OVERHANGS @ 5 SQ.IN. PER L.F. = 210.00 SQ.IN.

UPPER VENTILATION PROVIDED: (40% OF TOTAL PROVIDED)
4' - COBRA RIGID VENT 3 @ 18 SQ.IN. PER LINEAR FOOT = 72.00 SQ.IN.

TOTAL VENTILATION PROVIDED: 282.00 SQ.IN.
PER IRC-R806.3 VENT AND INSULATION CLEARANCE:
PROVIDE OWENS CORNING RAFT-R-MATE ATTIC RAFTER VENTS WITH OPTIONAL
AIR STOP/INSULATION BLOCK, AT FULL PERIMETER OF HIPPED ROOFS.

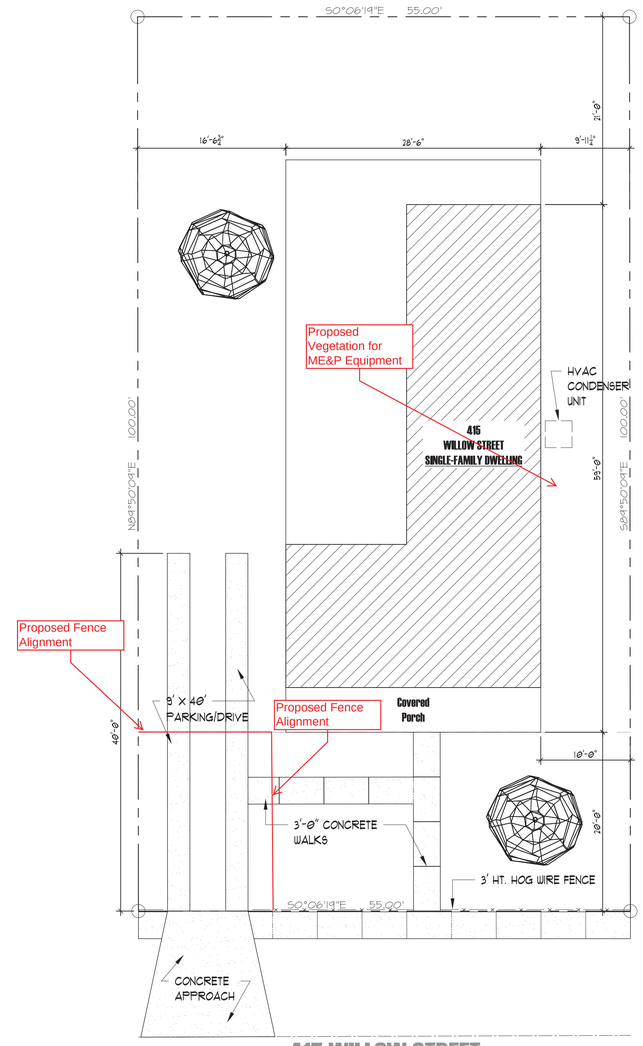
* PROVIDE CONTINUOUS JAMES HARDIE 'VENTED' FIBERCEMENT SOFFIT PANELS (16"x12')
IN BOXED OVERHANGS INCLUDING CONTINUOUS SOLID FIBERCEMENT (NON-VENTED) SOFFIT
PANELS IN ALL RAKED EAVES, PORCH AND PATIO CEILING AREAS WHERE SHOWN PER PLAN.



ROOF NOTE:
STANDING SEAM METAL ROOF SYSTEM,
OVER RADIANT BARRIER ROOF DECKING.

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

AREA DATA:(SQ.FT.)	
1ST FLOOR LIVING AREA:	1,026 SQ.FT.
2ND FLOOR LIVING AREA:	373 SQ.FT.
TOTAL LIVING AREA:	1,399 SQ.FT.
WOOD BALCONY:	60 SQ.FT.
COVERED PORCH:	143 SQ.FT.
WOOD DECK	656 SQ.FT.
TOTAL AREA:	2,258 SQ.FT.



415 WILLOW STREET

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

THIS DRAWING OR PLAN MEETS AND COMPLIES WITH THE MODEL VERSION OF THE 2015 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS, 2014 NATIONAL ELECTRICAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND ALL OTHER BUILDING CODES AS ADOPTED BY THE CITY OF SAN ANTONIO, TEXAS

FINAL PLANS: 10/10/17

Alejandro H. Peña Jr.
DESIGNER
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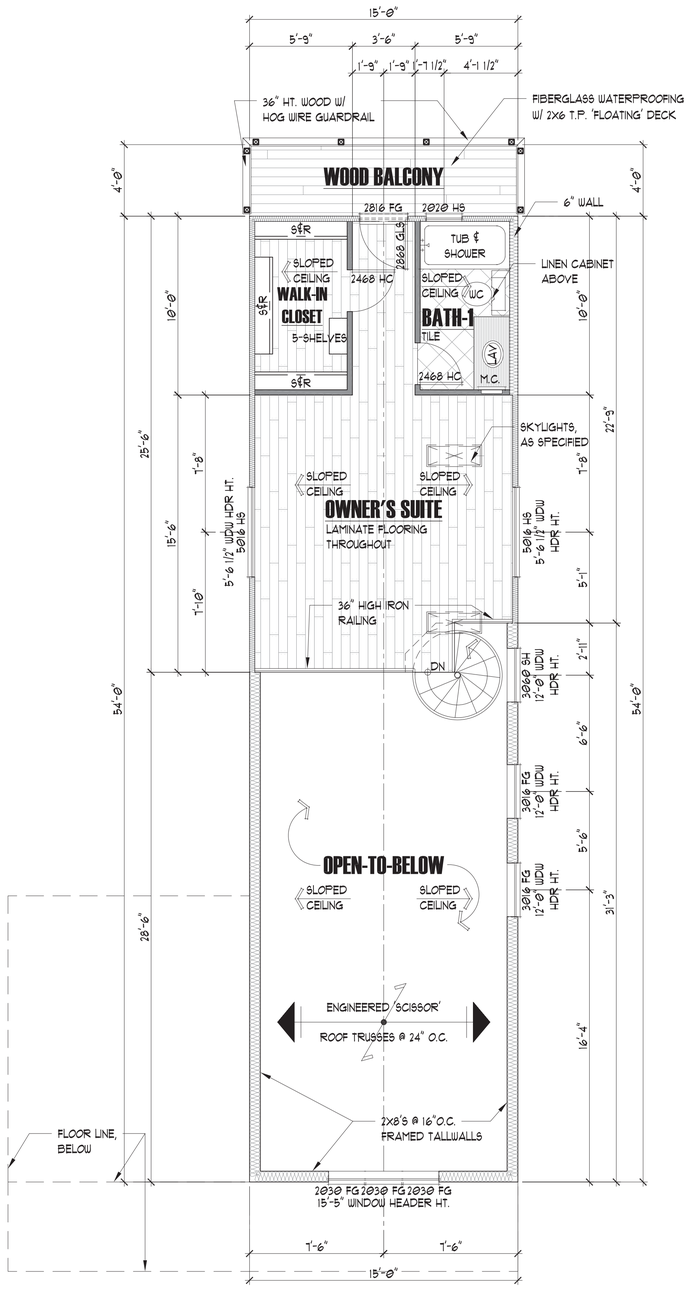
ALEJANDRO H. PEÑA, JR.
C.P.B.D. Cert. No. TX-352

NEW RESIDENCE OF
EDUARDO VILLALON
SAN ANTONIO, TEXAS
415 WILLOW STREET

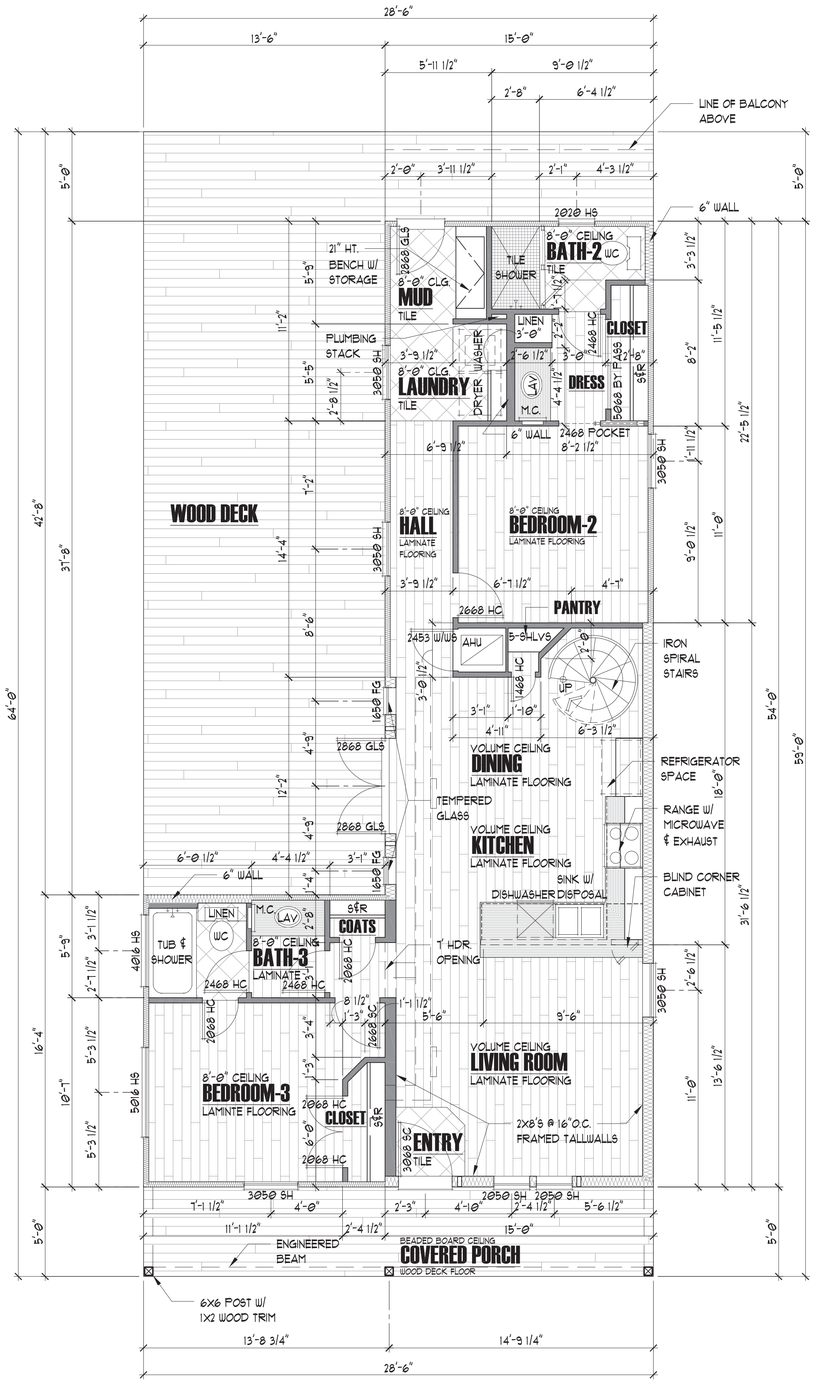
JOB NUMBER: 33-0-139

SHEET 1 OF 4



UPPER LEVEL FLOOR PLAN

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



GROUND LEVEL FLOOR PLAN

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

AREA DATA:(SQ.FT.)	
1ST FLOOR LIVING AREA:	1,026 SQ.FT.
2ND FLOOR LIVING AREA:	373 SQ.FT.
TOTAL LIVING AREA:	1,399 SQ.FT.
WOOD BALCONY:	60 SQ.FT.
COVERED PORCH:	143 SQ.FT.
WOOD DECK	656 SQ.FT.
TOTAL AREA:	2,258 SQ.FT.

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FINAL PLANS: 10/10/17

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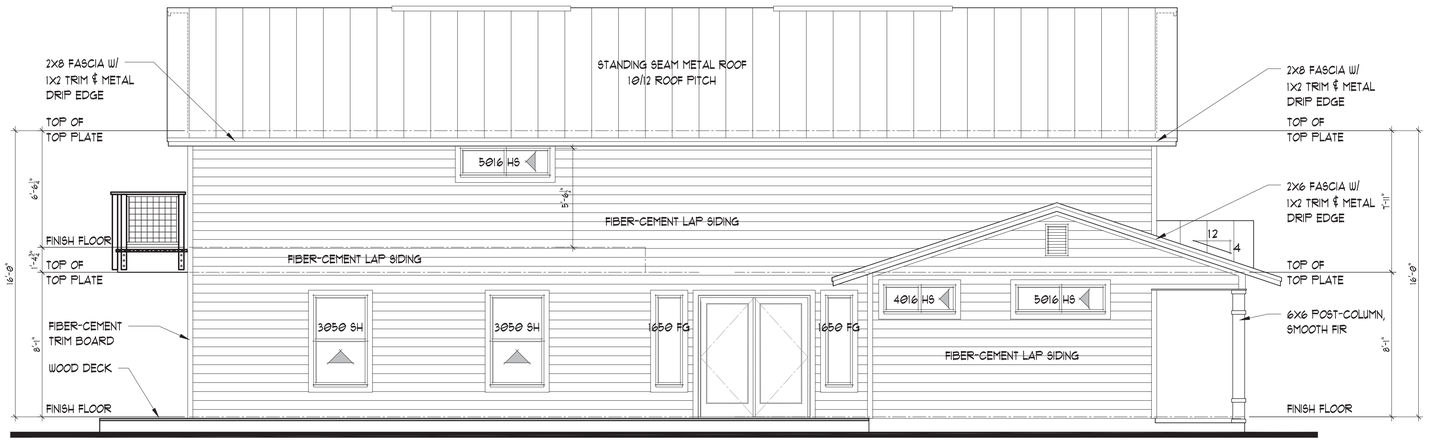
NEW RESIDENCE OF EDUARDO VILLALON

415 WILLOW STREET SAN ANTONIO, TEXAS

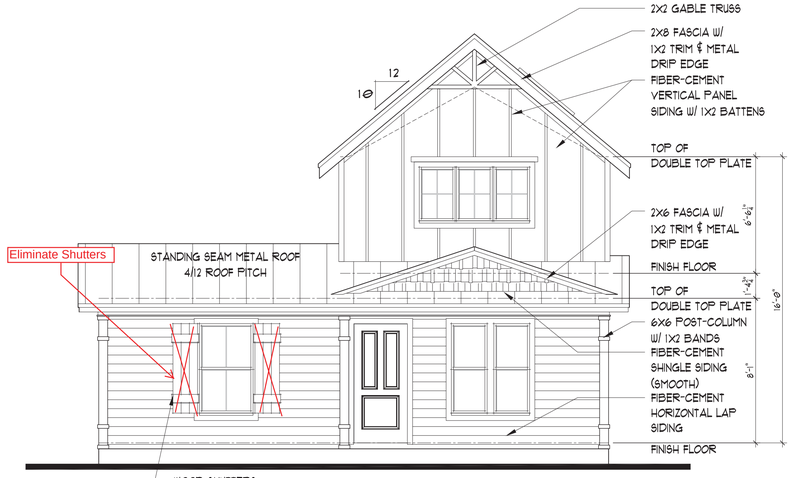
JOB NUMBER: 33-0-139

SHEET 2 OF 4



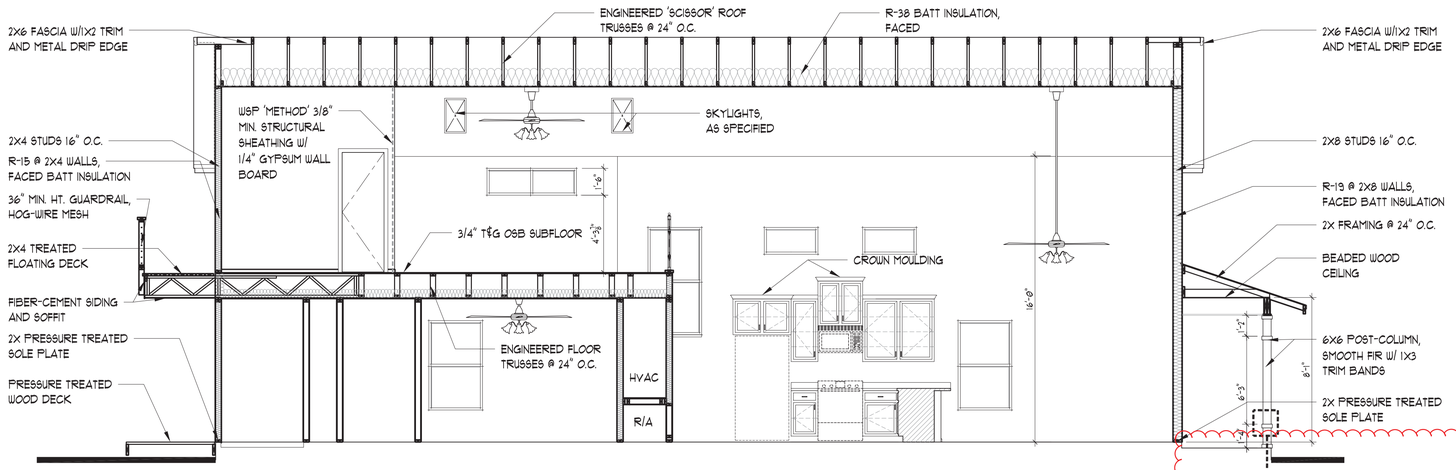
LEFT ELEVATION

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



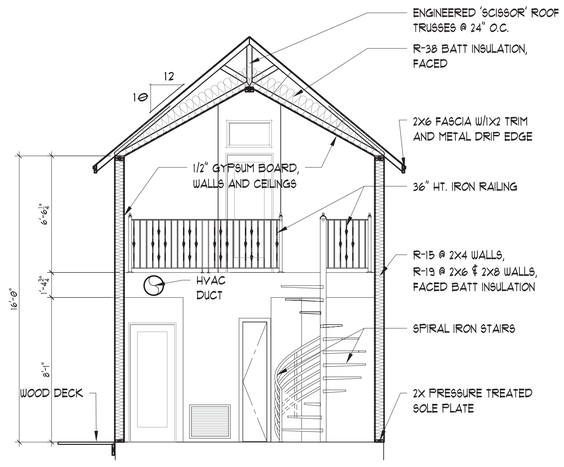
FRONT ELEVATION

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



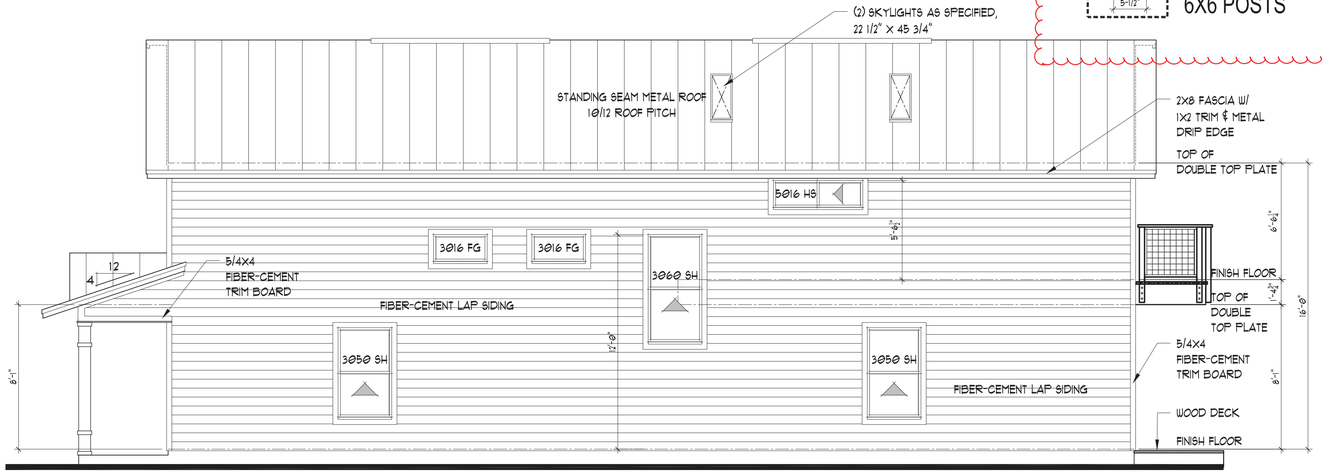
BUILDING SECTION

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



BUILDING SECTION

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



RIGHT ELEVATION

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

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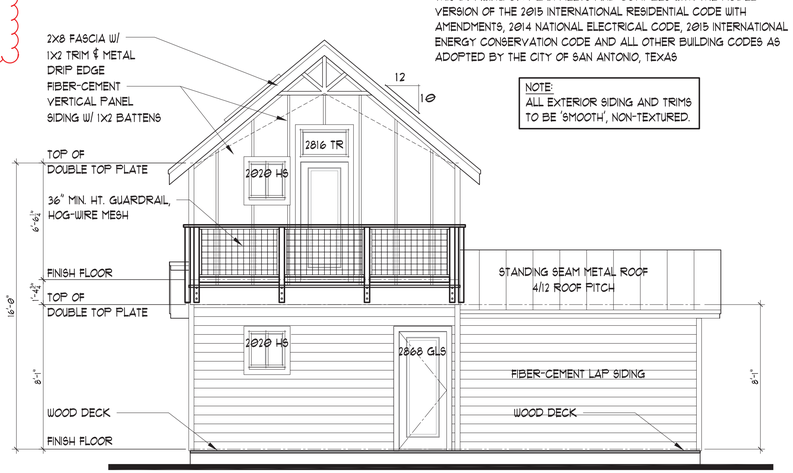
NOTE:
ALL EXTERIOR SIDING AND TRIMS TO BE 'SMOOTH', NON-TEXTURED.



REAR ELEVATION

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

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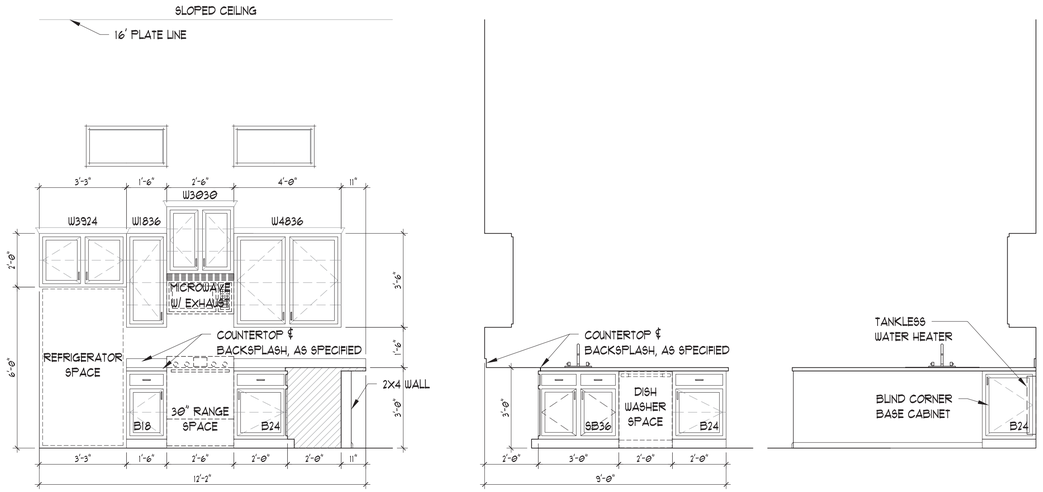
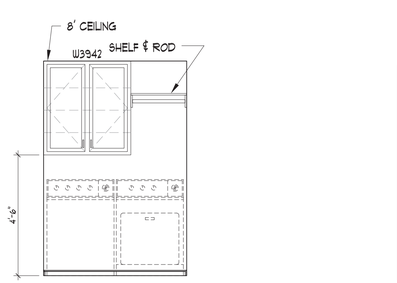
SHEET 3 OF 4



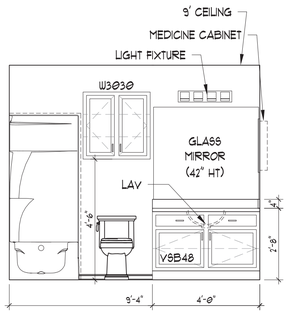
KITCHEN ELEVATIONS

SCALE: ---------- 3/8" = 1' - 0"



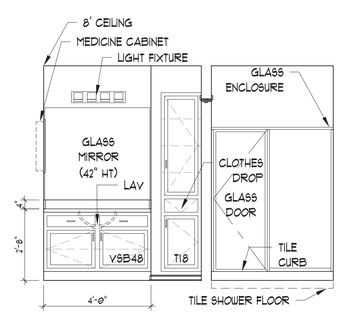
LAUNDRY ELEVATION

SCALE: ---------- 3/8" = 1' - 0"



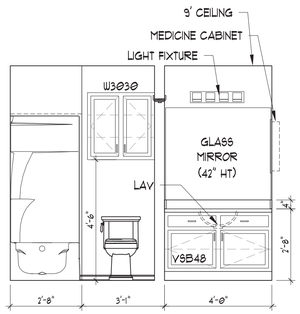
BATH-1 ELEVATION

SCALE: ---------- 3/8" = 1' - 0"



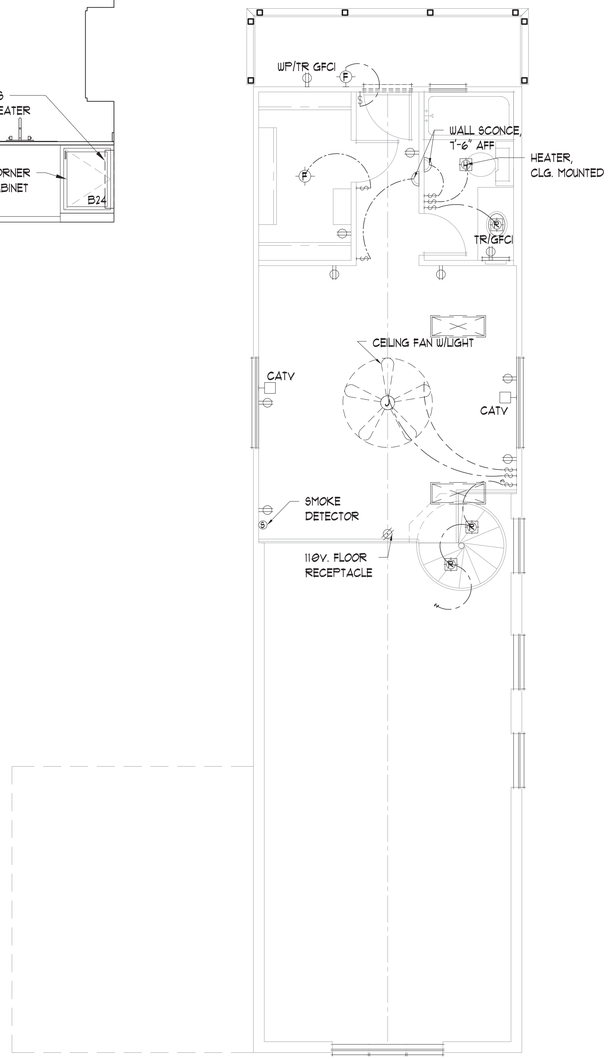
BATH-2 ELEVATION

SCALE: ---------- 3/8" = 1' - 0"



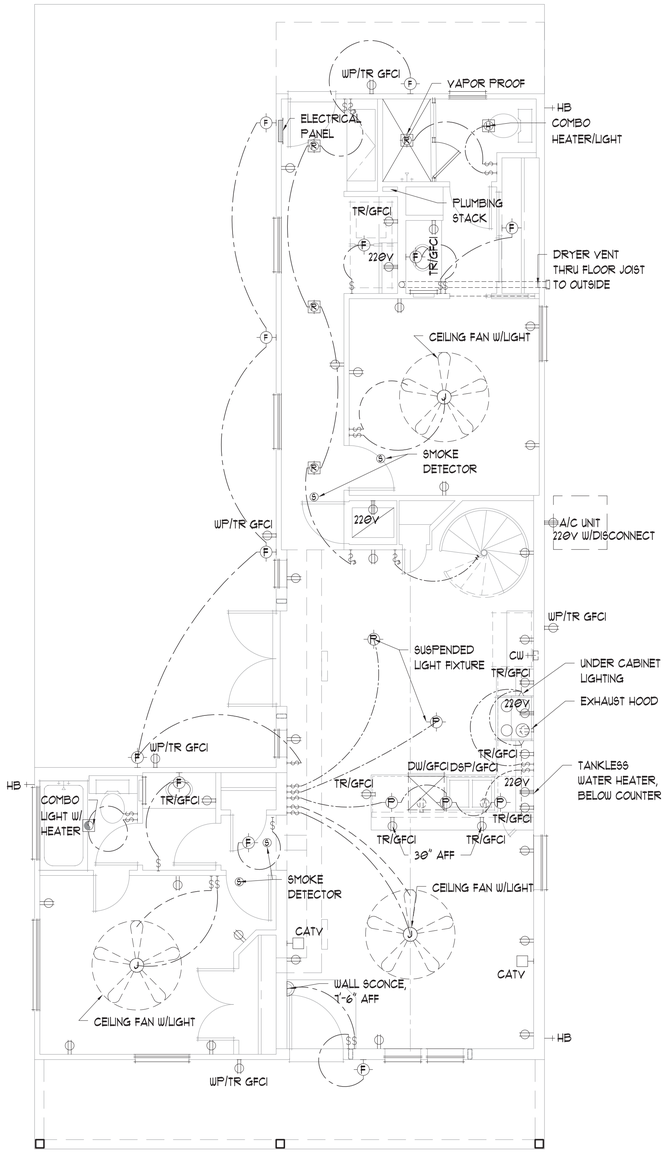
BATH-3 ELEVATION

SCALE: ---------- 3/8" = 1' - 0"



UPPER LEVEL ELECTRICAL PLAN

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



GROUND LEVEL ELECTRICAL PLAN

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

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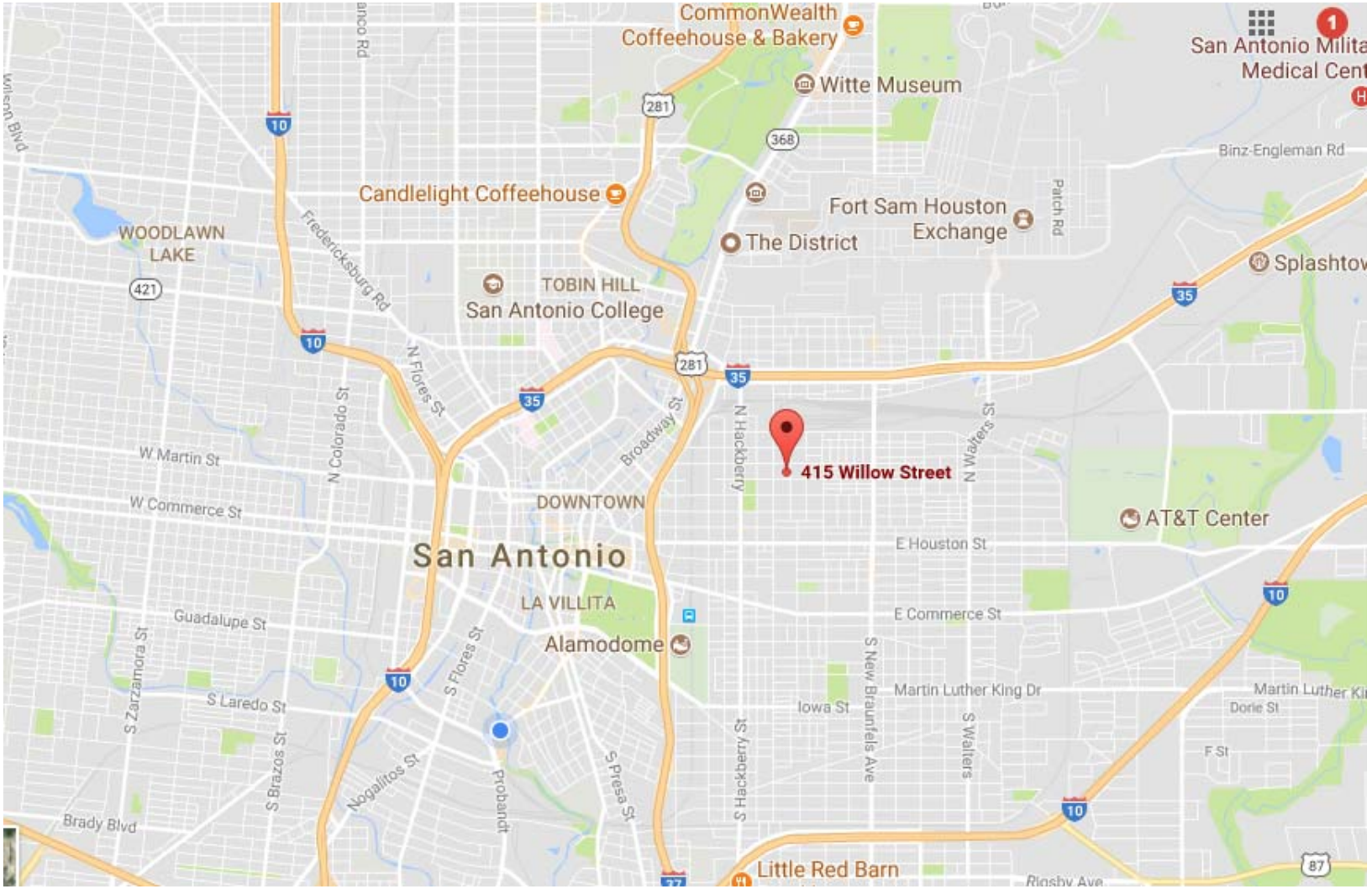
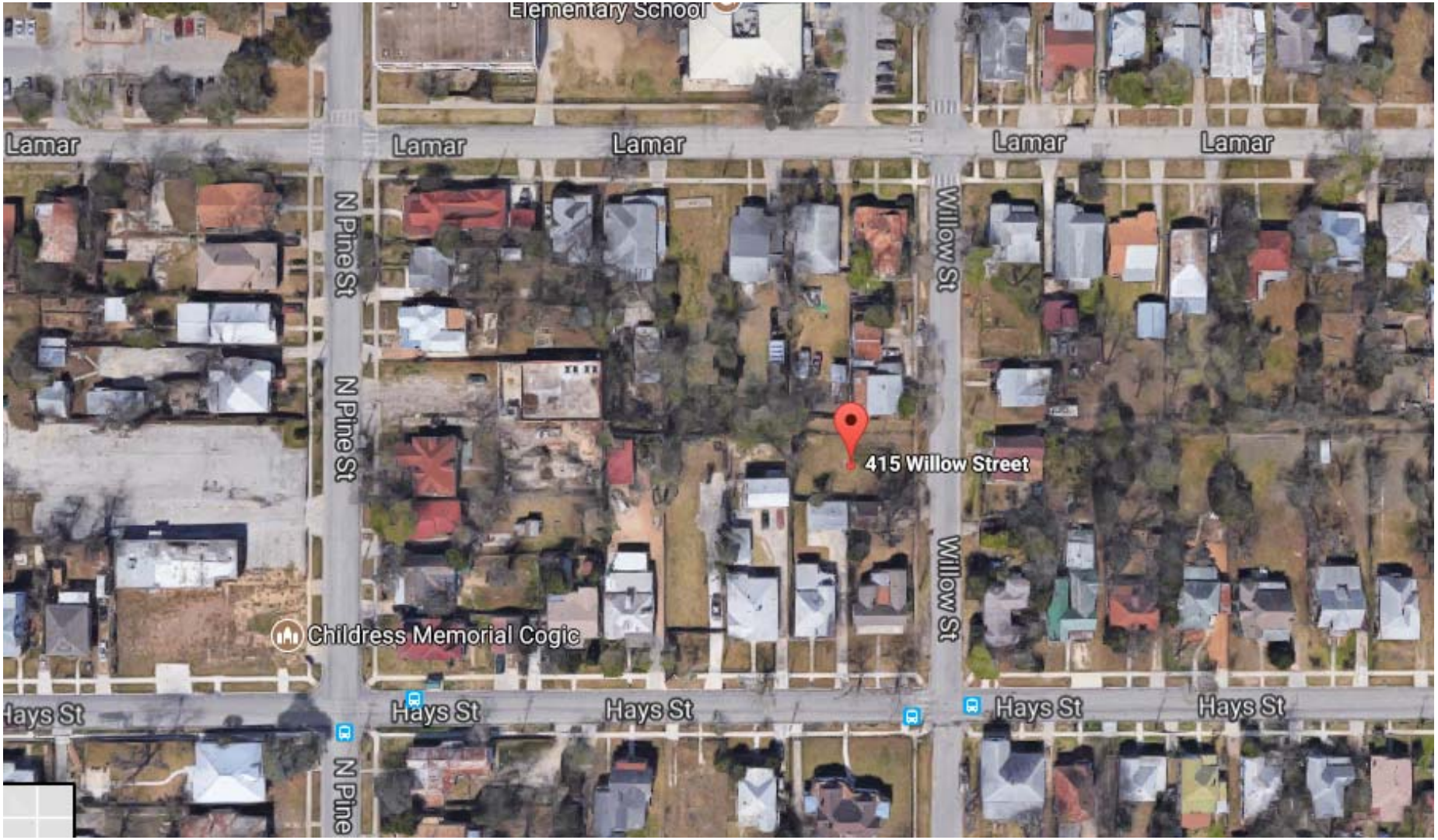
SHEET 4 OF 4



415 Willow St.

Location



415 Willow St.

Aerial View

415 Willow St.

Street View

Neighboring Properties

Neighbor #1

416 Willow St

Neighbor #2

418 Willow St

Neighbor #3

422 Willow St