HISTORIC AND DESIGN REVIEW COMMISSION

December 19, 2018

HDRC CASE NO:	**2018-396**
ADDRESS:	304 PIERCE
LEGAL DESCRIPTION:	NCB 1275 BLK 7 LOT W 102 FT OF 8 & N 3 FT OF W 102.5 FT OF 9
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Jorge Acosta
OWNER:	Moises Cuevas
TYPE OF WORK:	Construction of a two story, single family residential structure
APPLICATION RECEIVED:	December 03, 2018
60-DAY REVIEW:	February 1, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, single family residential structure at 304 Pierce, located within the Government 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 at 304 Pierce, located within the Government Hill Historic District.
b. CONCEPTUAL APPROVAL – This request received conceptual approval at the October 17, 2018, Historic and Design Review Commission hearing based on the design that was presented by the applicant at the hearing.
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 a setback from the property line of 13' – 10". Staff finds that a setback that is greater than those on the block should be used. The applicant is responsible for complying with the Guidelines. Additionally, staff finds that the applicant should proposed side and rear setbacks that are comparable to those found historically in the district.
d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the application documents, the applicant has proposed a primary entrance that faces Pierce. This is consistent with the Guidelines.
e. SCALE & MASSING – This block of Pierce predominantly features one story, historic structures. The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed a structure with massing comparable to two story historic structures found in the district, including a front facing bay with a gabled roof, a side gabled roof and a rear facing hipped roof.
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. Per submitted construction documents, a specific foundation height is not noted. The applicant is responsible for adhering to the Guidelines regarding foundation heights.
g. ROOF FORM – The applicant has proposed a roof forms that include a front facing gabled roof on a front facing bay, a side facing gabled roof over the primary massing of the structure and a rear facing hipped roof. These roof forms are found historically throughout the district. Staff finds that the proposed gable return boxes should be eliminated.
h. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that include a front facing bay, double height front porch and fenestration patterns that are comparable to those found historically in the district; however, various details are incorrect. The proposed double height porch should feature both columns and railings that feature proportions that are architecturally appropriate for the proposed new construction, that ganged windows should feature a separation by a mullion of at least six (6) inches in width and that all window openings should feature both window trim and sills.
i. MATERIALS – The applicant has not provided specifics in regards to materials at this time. Staff finds that materials that are found historically in the district be installed, or those that feature comparable profiles as those found historically in the district. Composite siding is appropriate; however, the proposed siding should feature a smooth finish and a four inch exposure.
j. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds 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.
k. 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 Pierce.
l. DRIVEWAY – The applicant has proposed a ribbon strip driveway that is to extend along the southern elevation of the proposed new construction. Staff finds the proposed location to be appropriate. The proposed driveway should not exceed ten (10) feet in width.
m. LANDSCAPING – At this time, the applicant has not specified landscaping design. A landscaping plan should be

included in an application for final approval.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends the applicant address the following prior to receiving final approval and a Certificate of Appropriateness.

i. That the applicant confirm that a setback that is greater than that of the neighboring historic structures be incorporated as noted in finding c.
ii. That the applicant confirm that a foundation height that is consistent with the Guidelines is used as noted in finding f.
iii. That the applicant address inconsistencies with the Guidelines regarding architectural details as noted in finding h.
iv. That the applicant submit information regarding materials as noted in finding i.
v. That 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
vi. That all mechanical equipment be screened from view.
vii. That a landscaping plan be submitted to staff for review.

CASE MANAGER:

Edward Hall


VIEW SOUTH TOWARDS 304 PIERCE


VIEW SOUTH TOWARDS 304 PIERCE


WELCOME TO
GOVERNMENT HILL !
302


OPPOSITE SIDE OF BLOCK


NEW CONSTRUCTION ACROSS FROM 304 PIERCE


35
315 PIERCE

PROJECT GENERAL NOTES:

1. THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR CONSTRUCTION AND FOR SUPERVISING THE EXECUTION OF THE CONTRACT DOCUMENTS (WORKING DRAWINGS). THE DESIGNER IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM ERRORS AND OMISSIONS BY THOSE EXECUTING THE WORK, OR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS, AND OR CHANGES NOT APPROVED IN WRITING TO THE DESIGNER.
2. CONTRACTOR SHALL HOLD ALL REQUIRED LICENSES IN THE MUNICIPALITY IN WHICH THE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
3. CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
4. CONTRACTOR SHALL CONTACT THE OWNER (OR DESIGNER) AS SOON AS POSSIBLE WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS.
5. CONTRACTOR SHALL FIELD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.
6. EXISTING CONDITIONS, I.E. DIMENSIONS, LOCATIONS OF UTILITIES ETC. SUPPLIED BY ENGINEER. THE DESIGNER IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, AND CHANGES RESULTING FROM INCORRECT INFORMATION.
7. BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE HAS VISITED THE PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
8. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION WORK SHALL BE DESIGN/BUILD. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE DESIGN DOCUMENTS, AND ESTIMATED COST OF WORK. THE FOUNDATION SHALL BE DESIGNED BY A CERTIFIED FOUNDATION OR STRUCTURAL ENGINEER.
9. SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
10. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES, SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
11. CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
12. ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
13. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C. ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW, UNLESS NOTED OTHERWISE.
14. USE ONLY SKILLED AND EXPERIENCED PERSONNEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
16. EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
17. PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
18. CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
19. SOIL TEST ARE RECOMMENDED TO DETERMINE THE SUBSOIL CONDITIONS OF THE PROJECT SITE. SHOULD SUCH TESTS ARE WAIVED, THE DESIGNER WILL NOT BE HELD RESPONSIBLE FOR DAMAGES RESULTING FROM INADEQUATE SOIL BEARING CAPACITY SUBSURFACE GROUND WATER, ROCK, ETC.
20. PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.

GENERAL NOTES:

1. BUILDER TO VERIFY ALL EXISTING GRADES, EASEMENTS, SETBACKS & HOUSE LOCATION.
2. BUILDER TO PROVIDE FOR ALL NECESSARY CONNECTIONS & PLATFORMS FOR HVAC UNIT IN ATTIC. VERIFY LOCATIONS.
3. BUILDER TO VERIFY FIREPLACE ELEVATION W/ OWNER @ JOBSITE.
4. MODIFICATIONS TO THE PLANS AND ELEVATIONS ARE SOMETIMES NECESSARY DUE TO JOB-SITE CONDITIONS.
5. LINTEL BRACING AS PER I.R.C. 602.10.6.2 SEE FLOOR PLAN FOR BRACING LOCATIONS.
6. RESTRICTIONS. ANY DISCREPANCIES IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER. CONTRACTOR TO COMPLY W/ ALL LOCAL CODES, ORDINANCES, AND DEED

SYMBOLS

SECTION NUMBER
BUILDING/WALL SECTION
DRAWING NUMBER
CENTER LINE
NORTH
NORTH REFERENCE
EARTH
STEEL
BRICK
ROUGH WOOD
C.M.U.
BATT INSULATION
CONCRETE

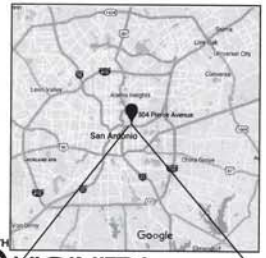
GFI. GROUND FAULT INTERRUPTOR
110v OUTLET
220v OUTLET
SWITCH
3-WAY SWITCH
CEILING MOUNTED LT.
WALL MOUNTED LT.
1/2 HOT OUTLET
CEILING FAN
TELEPHONE
TELEVISION

RECESS LIGHT
EYEBALL SPOT
CEIL. HTR & VENT
CEIL EXHT.
CEIL HTR.
CEIL EXHT. W/ LITE
CEIL EXHT. W/ LITE & HTR.
SD SMOKE DETECTOR
FLOOD LITES
4' FLUOR. LTS.
WP. WATERPROOF

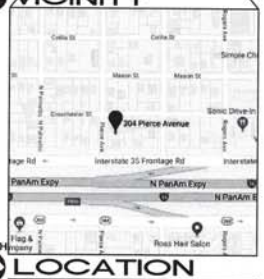
ABBREVIATIONS

A.B.	ANCHOR BOLT	EA.	EACH	GI.	GALVANIZED IRON	PT.	PAINT
ADJ.	ADJUSTABLE	ELEC.	ELECTRICAL	GL.	GLASS	RE:	REFERENCE
A.F.F.	ASSUMED FINISHED FLOOR ABOVE FINISHED FLOOR	ELEV.	ELEVATION	GYP BD	GYPSUM BOARD	REINF.	REINFORCING
ALUM.	ALUMINUM	EQ.	EQUAL	H.M.	HOLLOW METAL	RET.	RETAINING
BLK'G.	BLOCKING	EQUIP.	EQUIPMENT	HGT.	HEIGHT	REQ'D.	REQUIRED
BKSPL.	BACKSPLASH	ENGRD.	ENGINEERED	INSUL.	INSULATION, INSULATED	SCHED.	SCHEDULE
BM.	BEAM	EXIST.	EXISTING	JT.	JOINT	SECT.	SECTION
C.J.	CONTROL JOINT	EXP.	EXPANSION	MECH.	MECHANICAL	SHT.	SHEET
CLG.	CEILING	EXT.	EXTERIOR	MIN.	MINIMUM	STL.	STEEL
CLOS.	CLOSET	F.D.	FLOOR DRAIN	MNT.	MOUNT	STN	STAIN
CMU.	CONCRETE MASONRY UNIT	F.F.	FINISHED FLOOR	MTL.	METAL	STO./STOR.	STORAGE
COL.	COLUMN	FIN.	FINISH	MFR.	MANUFACTURER	STRUCT.	STRUCTURAL
CONC.	CONCRETE	FLR.	FLOOR	NO.	NUMBER	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	FLSHG.	FLASHING	O.C.	ON CENTER	TELE.	TELEPHONE
CONT.	CONTINUOUS	FRM.	FRAME	PNT.	PAINT	TEMP.	TEMPERED
CPT.	CARPET	FTG.	FOOTING	P.C.	PORTLAND CEMENT	T.V.	TELEVISION
CT	CERAMIC TILE	FURR'G.	FURRING	PL	PLASTIC LAMINATE	T.W.	TOP OF WALL
DIM'S.	DIMENSIONS	G.C.	GENERAL CONTRACTOR	PW	PLYWOOD	TYP.	TYPICAL
DN.	DOWN					U.N.O.	UNLESS NOTED OTHERWISE
DWG'S.	DRAWINGS						

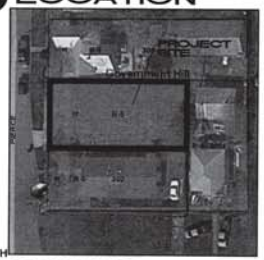
VERT.	VERTICAL
VEST.	VESTIBULE
W/	WITH
WD.	WOOD



NORTH VICINITY

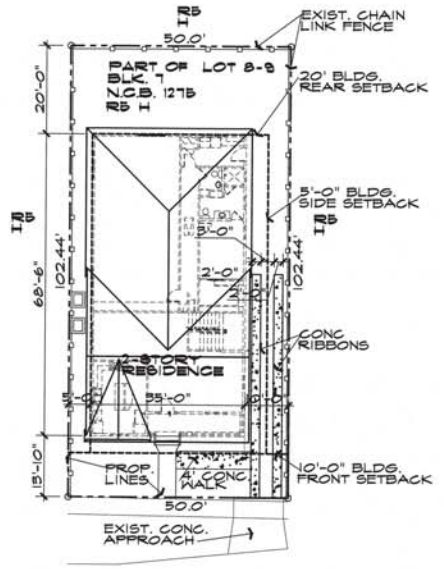


NORTH LOCATION



NORTH ZONING

NORTH AERIAL



PIERCE AVE.

NORTH SITE PLAN
SCALE: 1"=20'-0"

INDEX OF DRAWINGS

ARCHITECTURAL

STRUCTURAL

AREAS:

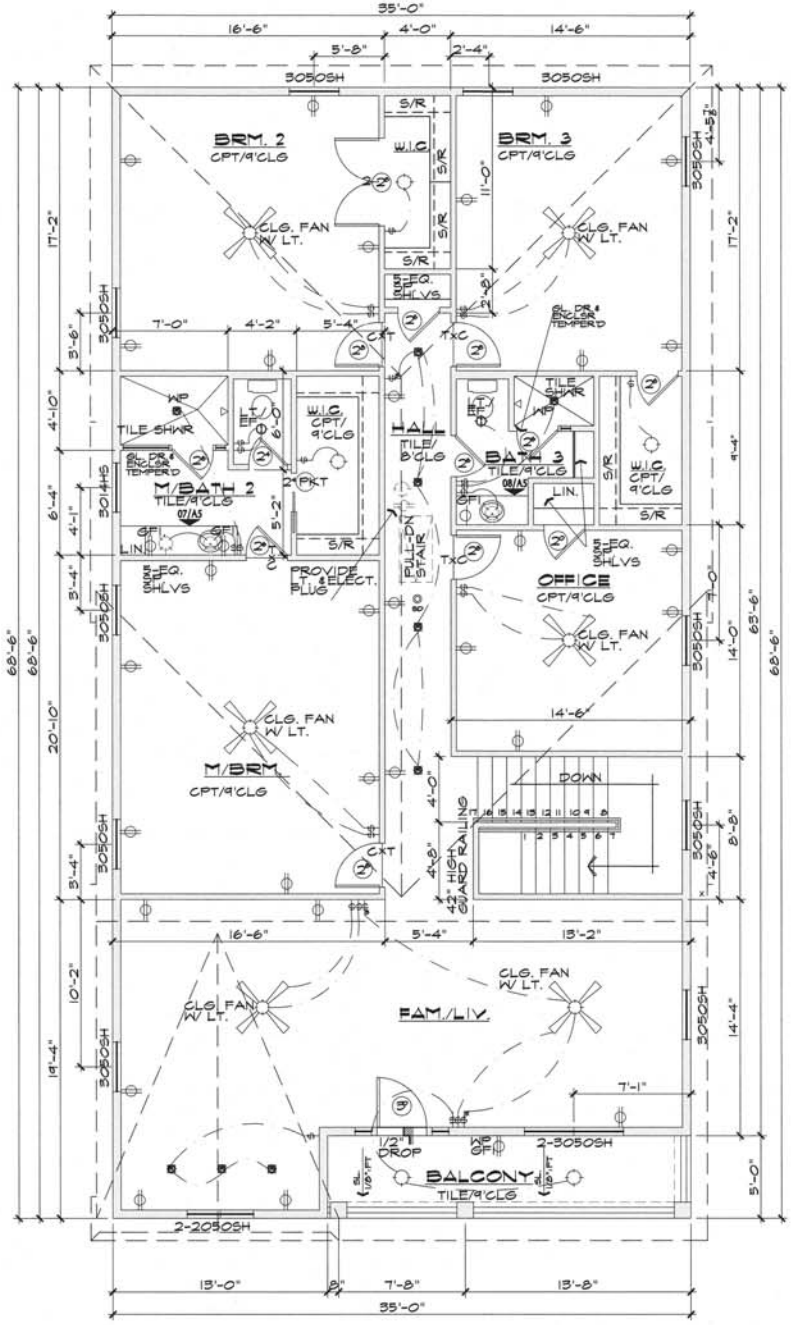
1ST FLR.	2288.00 S.F.
2ND FLR.	2231.00 S.F.
TOTAL LIV.	4519.00 S.F.
C/PORCH #1	110.00 S.F.
C/BALCONY #1	110.00 S.F.
TOTAL	4739.00 S.F.

LEGAL DESCRIPTION
LOT PARTS OF 8-9
BLK. 7
NCB 1275

VETERAN td Building Design
td1.torres@yahoo.com
210 . 394 . 2539

NEW RESIDENCE FOR
Mr. & Mrs. Moises Cuevas
304 PIERCE AVE. SAN ANTONIO, TX.

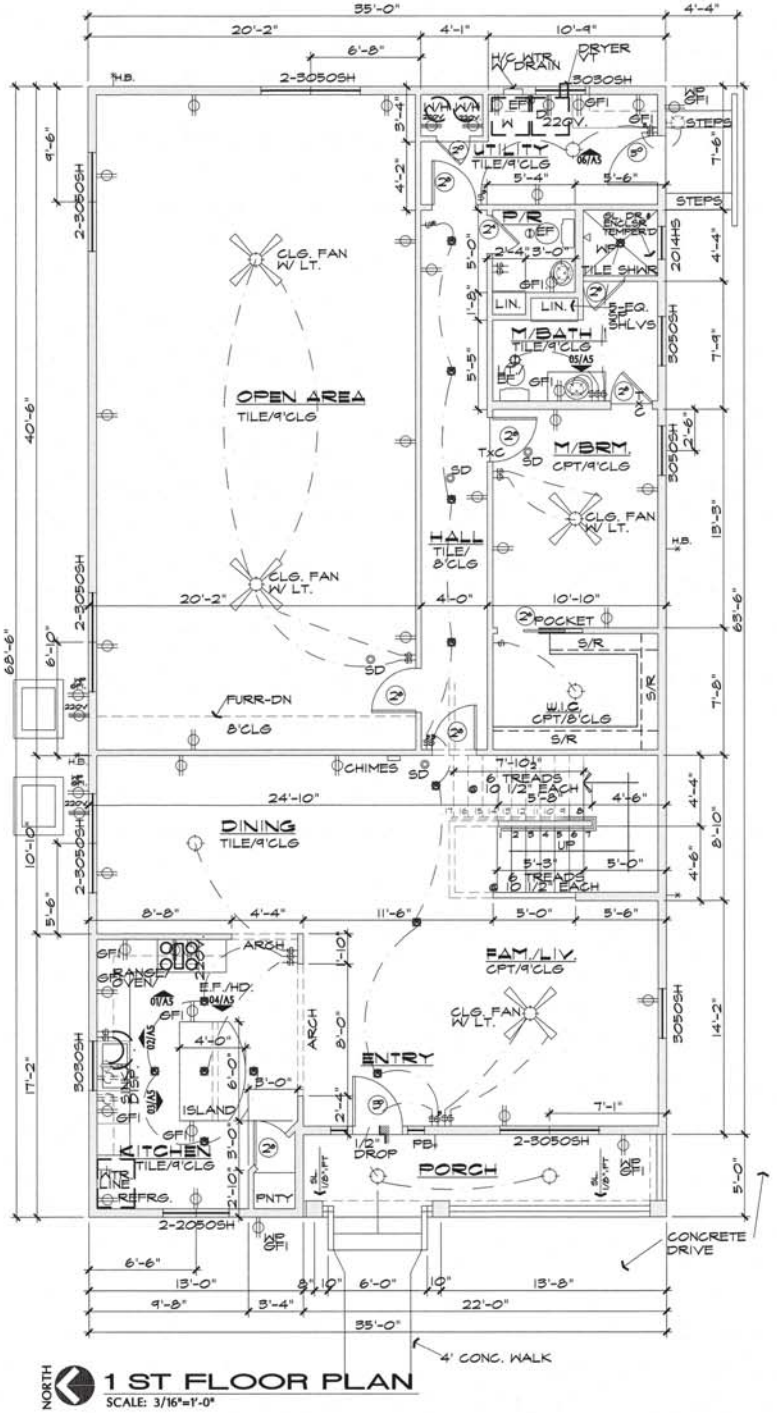
DATE: 2/16
PROJECT #
COVER SHT.
REV.: CITY -4/13/16 CITY -11/28/16
SHEET # A1 OF SHTS.



NORTH

2 ND FLOOR PLAN

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



NORTH

1 ST FLOOR PLAN

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

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NEW RESIDENCE
FOR
Mr. & Mrs. Moises Cuevas
304 PIERCE AVE. SAN ANTONIO, TX.

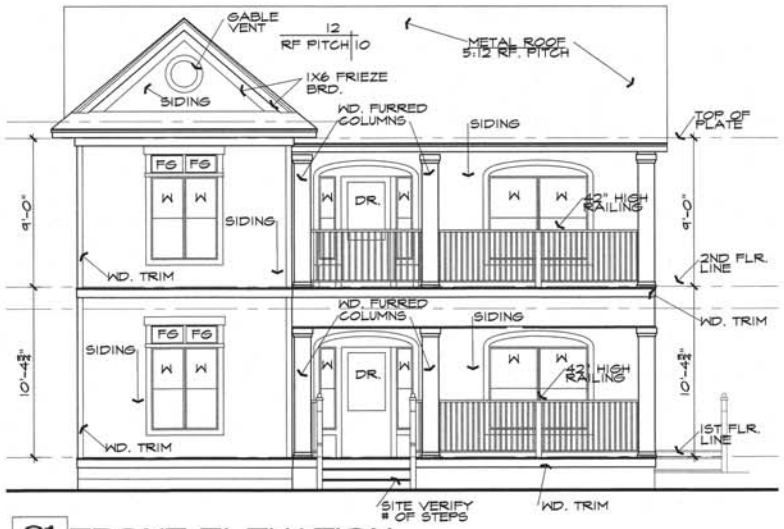
DATE: 2/16

PROJECT #

1ST/2ND PLAN

REV.:
CITY -4/13/16
CITY -11/28/16

SHEET # A2 OF SHTS.



01 FRONT ELEVATION

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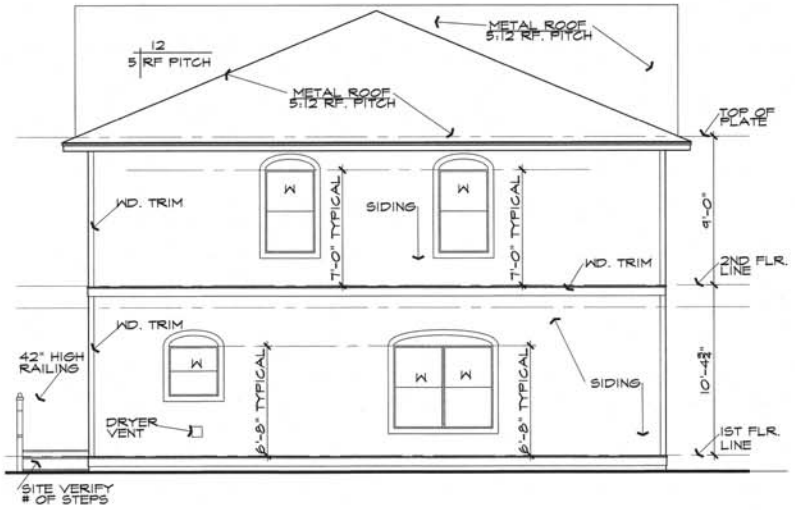
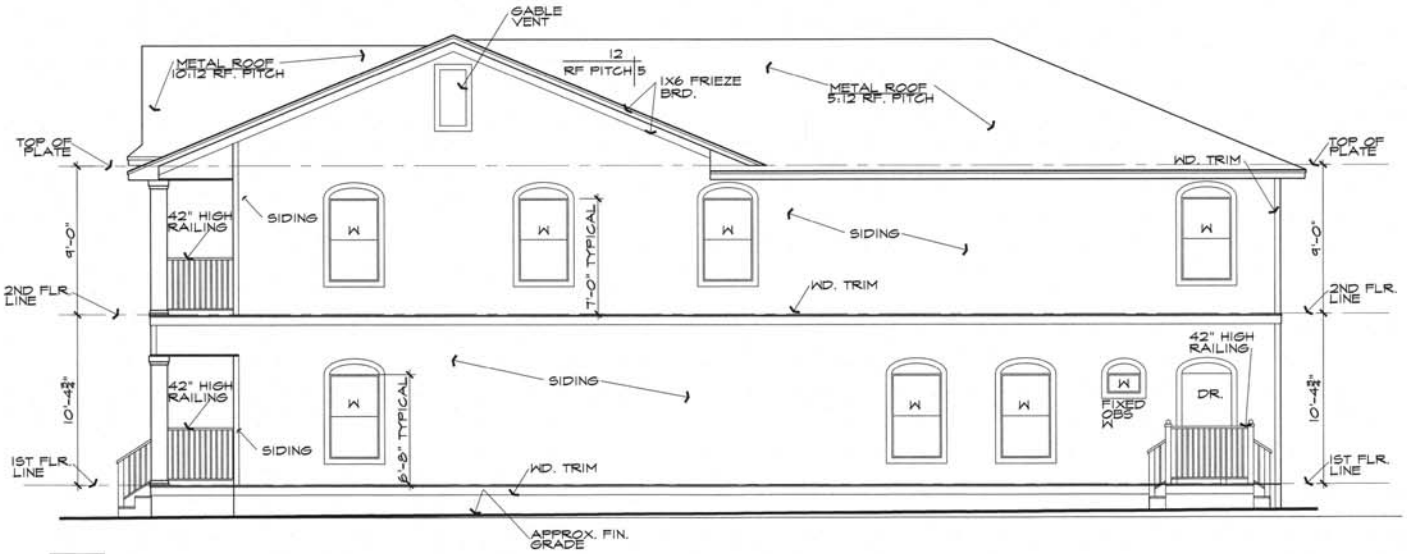


02 REAR ELEVATION

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



03 RIGHT-SIDE ELEVATION

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

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NEW RESIDENCE FOR
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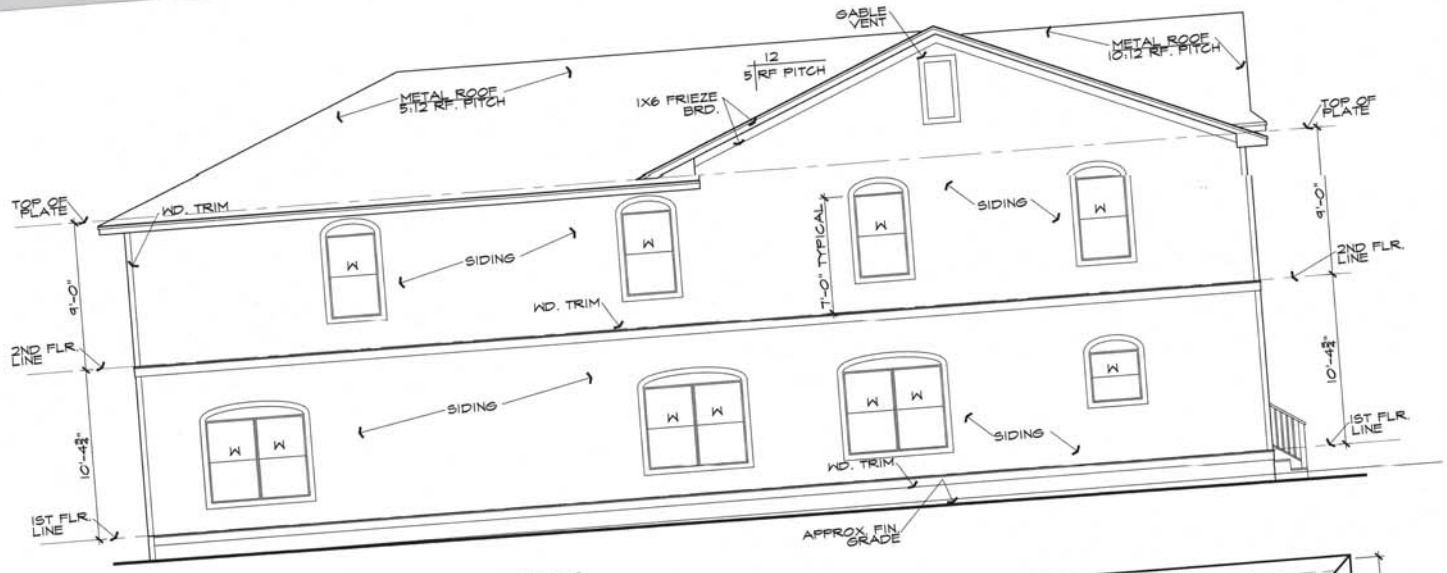
DATE: 2/16

PROJECT #

EXTERIOR ELEVS.

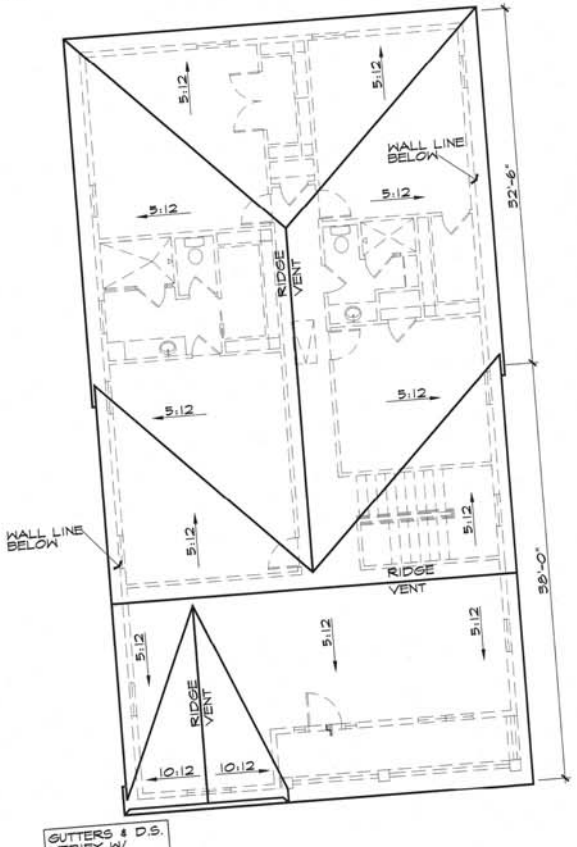
REV.:
CITY -4/10/16
CITY -11/28/16

SHEET #
A3
OF SHTS.



01 LEFT-SIDE ELEVATION
SCALE: 3/16"=1'-0"

02 CROSS SECTION
SCALE: 1/4"=1'-0"



GUTTERS & D.S. VERIFY W/ OWNER

03 ROOF PLAN
SCALE: 1/8"=1'-0"

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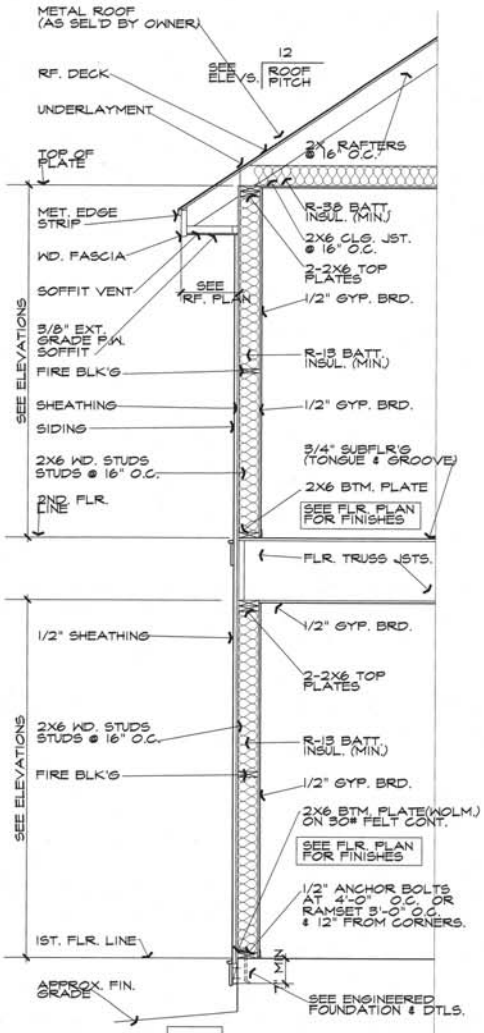
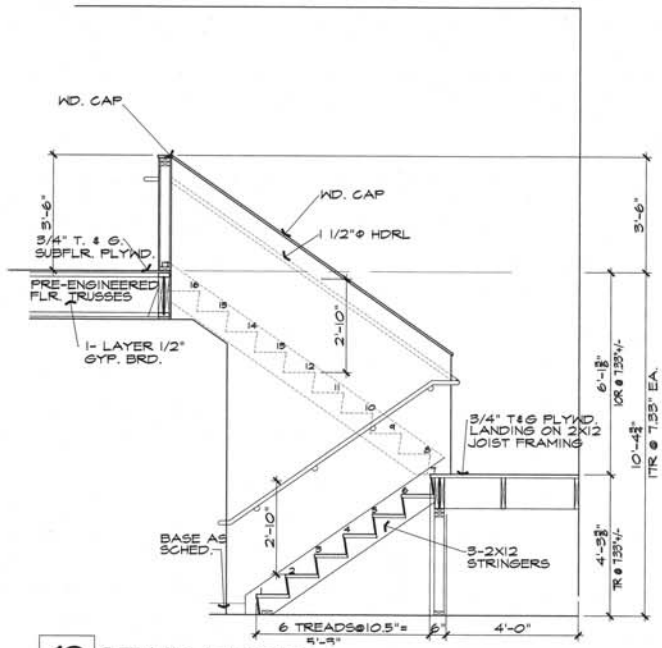
NEW RESIDENCE FOR
Mr. & Mrs. Moises Cuevas
SAN ANTONIO, TX.

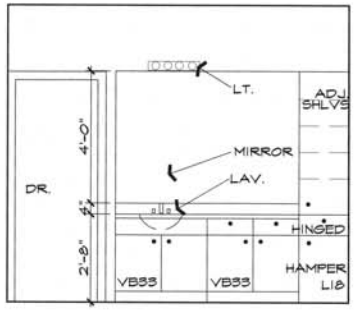
DATE:
PROJECT
EXTERIOR ELEVATIONS
SECTION
ROOF PLAN
REV:
SHEET
A
OF



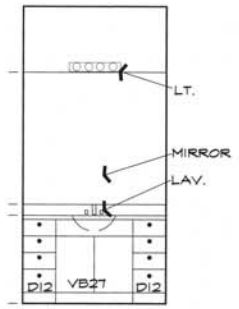
09 WALL SECT.
SCALE: 1/2"=1'-0"



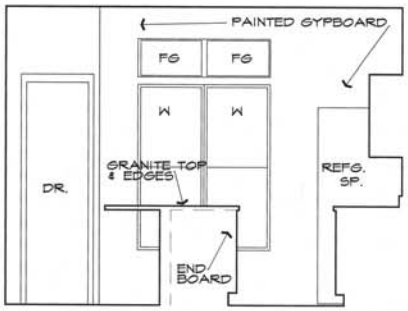
10 STAIR SECT.
SCALE: 3/8"=1'-0"



07
SCALE: 3/8"=1'-0"

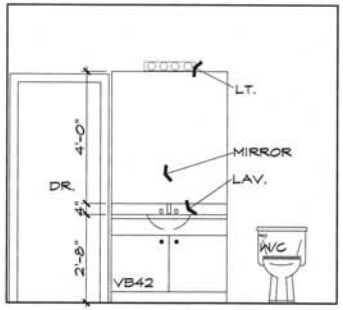


08
SCALE: 3/8"=1'-0"

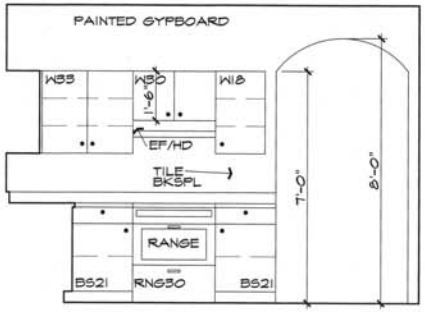


04 ISLAND-(SIDE)
SCALE: 3/8"=1'-0"

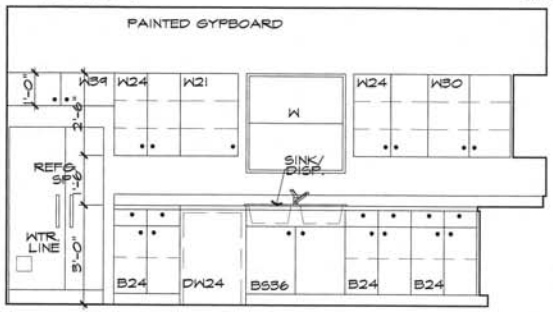
05 WASHER/DRYER ELEV.
SCALE: 3/8"=1'-0"



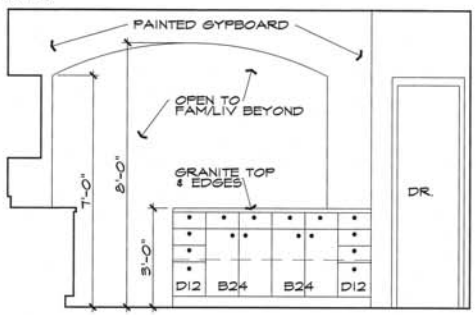
06 VANITY
SCALE: 3/8"=1'-0"



RANGE ELEV.
01
SCALE: 3/8"=1'-0"



REFRIG./SINK ELEV.
02
SCALE: 3/8"=1'-0"



03 ISLAND-(FRONT)
SCALE: 3/8"=1'-0"

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NEW RESIDENCE FOR
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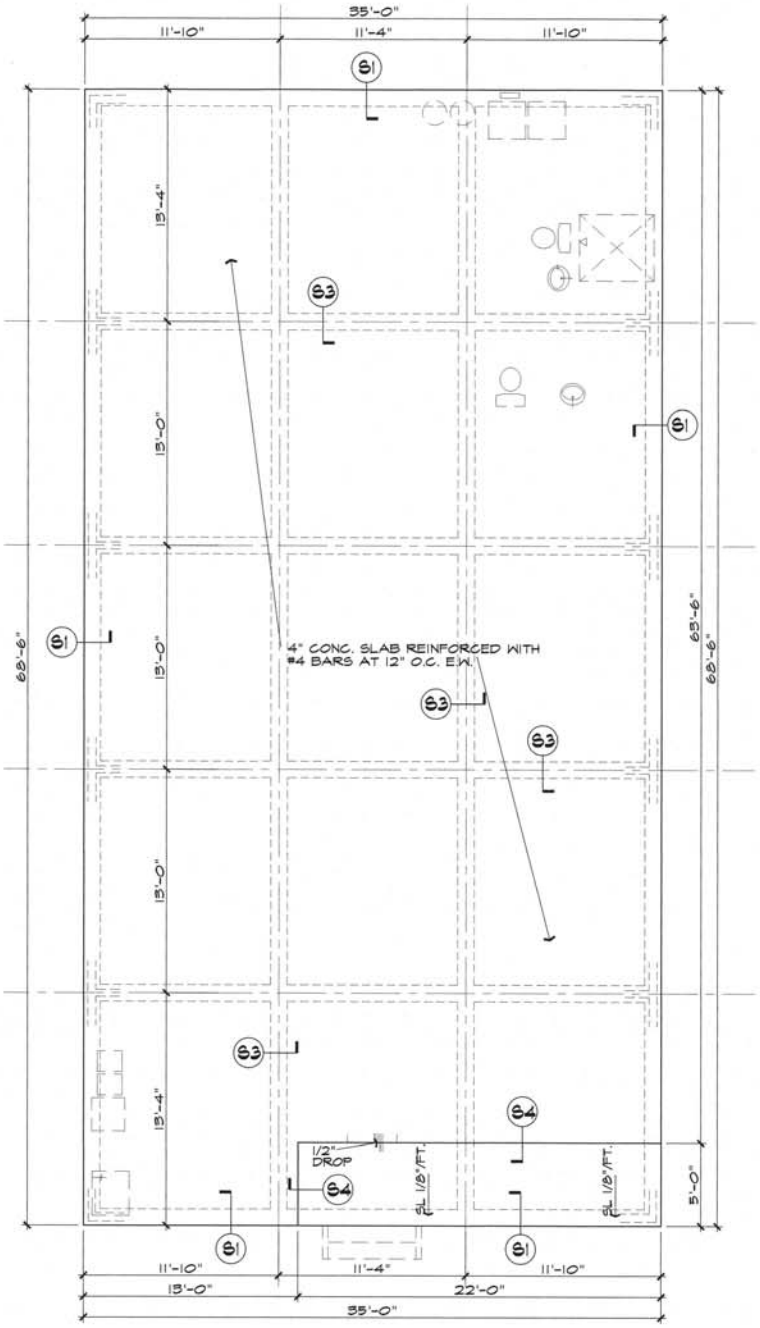
304 PIERCE AVE. SAN ANTONIO, TX.

DATE: 2/16
PROJECT #
WALL SECT.
STAIR SECT.
CABINET ELEVS.
REVISIONS 11/28/16
SHEET # A5 OF SHTS.



01 FOUNDATION PLAN

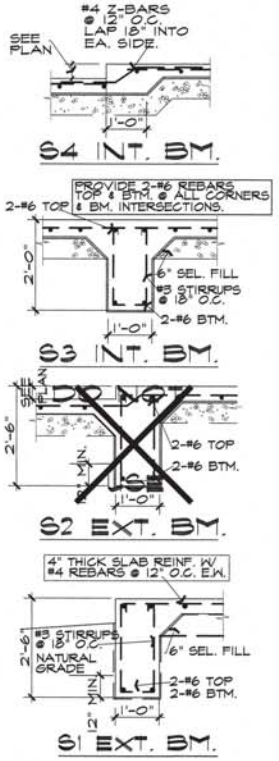
SCALE: 3/16"=1'-0"

FOUNDATION NOTES

1. CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS W/ ARCH. DWGS., GRADE CONDITIONS BEFORE PROCEEDING WITH ANY PHASE OF WORK AS HE WILL BE RESPONSIBLE FOR ALL WORK AS INTENDED BY THESE DWGS.
2. ALL CONCRETE SHALL ATTAIN A COMPRESSIVE STRENGTH OF 3,000 P.S.I. MIN. @ 28 DAYS.
3. ALL STEEL SHALL CONFORM W/ A 615 GRADE 60.
4. MECH. & ELECT. CONDUIT IN SLAB SHALL RUN UNDER TOP LAYER OF SLAB REINF.
5. ALL SLAB ON GRADE SHALL BE A MIN. OF 4" THICK SLAB; REINF. W/ #4 REBARS @ 12" O.C. E.W.
6. EXCAVATE EXIST. GRADE TO REMOVE A MIN. 12" TOP SOIL INCLUDING ROOTS & VEGETATION.
7. SUBGRADE SHALL BE COMPACTED TO 90% OF THE MAX. DRY DENSITY OF DETERMINED BY TEXAS DEPT. (THD-1I9E)
8. BUILD-UP HOUSE PAD W/ SELECT FILL MTL. IN NOT MORE THAN 8" LIFTS TO BTM. OF DRAIN GRAVEL. FILL MTL. SHALL HAVE A MAX. P.I. OF 15 OR LESS & SHALL CONFORM TO HSE REQMTS OF THE TDH ITEM 248, TYPE A. EACH LIFT SHALL BE COMPACTED TO A MAX. DENSITY OF 95% AS DETERMINED BY TDH-1I9.
9. EXCAVATE FOR BEAMS TO PROPER SIZE & DEPTH & PLACE A MIN. OF 6" DRAIN GRAVEL, AS DESCRIBED ABOVE. COMPACTED LIMESTONE BASE COULD BE USED IN LIEU OF DRAIN GRAVEL.
10. AFTER BASE MATERIAL IS COMPLETELY PLACED, PLACE A CONTINUOUS 6 MIL POLYETHYLENE WATERPROOFING MEMBRANE OVER BASE MATERIAL. AFTER BEAMS ARE FORMED RUN W.P. MEMBRANE DOWN SIDES OF BEAMS, REPAIR ALL ALL TEARS & PUNCTURES W/ W.P. TAPE & TAPE ALL LAPS OR JOINTS.
11. PLACE REINF. STL. IN SLAB & BMS. AS INDICATED IN DETAILS.
    LAPS- IN CONTINUOUS SLAB REINF. SHALL BE STAGGERED AND CONSIST OF 40 DIAMETER LAPS.
    LAPS- IN CONTINUOUS BEAMS REINF. WHEN NECESSARY SHALL OCCUR NEAR BEAM INTERSECTIONS FOR BTM. REINF.
12. PRIOR TO CONCRETE POUR SLAB & BEAM REINF. SHALL BE INSPECTED BY BLDG. AUTHORITY OR STRUCTURAL ENGINEER (OR REPRESENTATIVE)
13. ALL FORMS SHALL BE WELL BRACED AND STRAIGHT. BOTTOM OF ALL GRADE BM. TRENCHES SHOULD BE SQUARED, NOT ROUND.
14. ALL STEEL SHALL BE FREE OF GREASE, SCALE AND DIRT.
15. ALL #3 BARS SHALL BE 40 GRADE STEEL, ALL #4 OR LARGER BARS SHALL BE ASTM A-615 GRADE 60.
16. EXTERIOR BEAMS SHALL BE FOUNDED W/IN THE HARD EXISTING SOIL OR COMPACTED STRUCTURAL FILL AT MIN. DEPTH OF 6' BELOW FIN. GRADE. THE COMPACTED STRUCTURAL FILL SHALL MEET THE REQUIREMENT OF DATA SHT. 79-G (SEE GEOTECHNICAL REPORT FOR EARTHWORK.)
17. IF ROCK IS ENCOUNTERED, THE TOTAL DEPTH OF BEAMS MAY BE REDUCED ONLY WITH THE APPROVAL OF AN ENGINEER.
18. VAPOR BARRIER SHALL BE A MIN. OF 6 MIL POLYETHYLENE SHEETING. SHEETING SHALL COVER ALL AREAS INCLUDING ANY ATTACHED GARAGE. ALL CORNERS OF THE SHEETING MUST BE WRAPPED PINNED. NO LOOSE OR BUNCHED UP SHEETING IS ALLOWED IN BEAM TRENCHES.
19. ALL PLUMBING, DUCT WORK, CONDUIT, ETC. SHALL BE COMPLETE AND PROPERLY TIED PRIOR TO PER-POUR INSPECTION.
20. CONCRETE POUR SHALL NOT BE STARTED UNLESS THE SITE TEMPERATURE IS 40 F AND RISING.
21. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED PREVENTING HONEYCOMB AND POOR BONDING BETWEEN CONCRETE AND THE REINFORCING BY USE OF A VIBRATOR (REPORT ACI COMMITTEE 309.)
22. AFTER REMOVING THE FORM, IF ANY HONEYCOMB OCCURS IN CONCRETE, PATCH IMMEDIATELY WITH A MIX OF HIGH YIELD STRENGTH CONCRETE.
23. SLABS ARE TO BE FREE OF HUMPS AND VOIDS IN ALL VINYL AREAS. CONTR. SHALL INSURE CORRECTION OF UNEVEN FLOORS.
24. WHERE TREES EXIST WITHIN 5' OF FOUNDATION, BEAMS SHALL BE DEEPENED TO EXTEND A MINIMUM OF 24" BELOW GRADE FOR A DISTANCE OF 5' EACH DIRECTION OF TREE (TOTAL LENGTH OF 10'). ALL ROTS EXTENDING UNDER FOUNDATION SHALL BE CUT OFF AND TREATED SO AS TO PREVENT ANY FUTURE GROWTH UNDER FOUNDATION.
25. ANY TREES PLANTED AFTER PLACEMENT OF FOUNDATION SHOULD BE PLANTED NO CLOSER THAN 1/2 THEIR POTENTIAL GROWTH.
26. THE DESIGN OF THIS FOUNDATION IS BASED ON PROPER SURFACE DRAINAGE AWAY FROM THE FOUNDATION BEING MAINTAINED AT ALL TIMES. GROUND SLOPES OF 10% IN FIRST 5' AND 1% THEREAFTER ARE THE MINIMUM ACCEPTABLE. A MINIMUM MOISTURE CONTENT IN THE SOILS AROUND THE FOUNDATION PERIMETER THROUGH THE CONTINUED MAINTENANCE OF PROPER DRAINAGE, PROPER LANDSCAPING AND UNIFORM YARD WATERING PRACTICES IS EXTREMELY CRITICAL TO THE LONG TERM STRUCTURAL STABILITY OF THIS FOUNDATION.
27. ALL AIR CONDITIONING CONDENSATION LINES, AND ROOF GUTTER DOWNSPOUTS, SHALL BE DIRECTED TO DISCHARGE A MINIMUM OF 3' AWAY FROM THE FOUNDATION AND INTO A SWALE.

SPECIAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH THE FRAMING PLAN.
2. CONTRACTOR SHALL CALL ENGINEER (OR REPRESENTATIVE) FOR PRE-POUR INSPECTION. FOR SCHEDULING, THE REQUEST FOR INSPECTION SHALL BE MADE AT LEAST 12 HOURS IN ADVANCE OF CONCRETE POUR. FAILURE TO CALL FOR PER-POUR INSPECTION SHALL VOID THE DESIGN.
3. IF SLAB RECEIVED RAIN AFTER ISSUANCE OF GREEN TAG, BUT BEFORE THE POUR, THE GREEN TAG IS AUTOMATICALLY VOID AND THE CONTRACTOR SHALL CALL FOR REINSPECTION.



FOUNDATION DETAILS

SCALE: 1/2"=1'-0"

FIRM #12106

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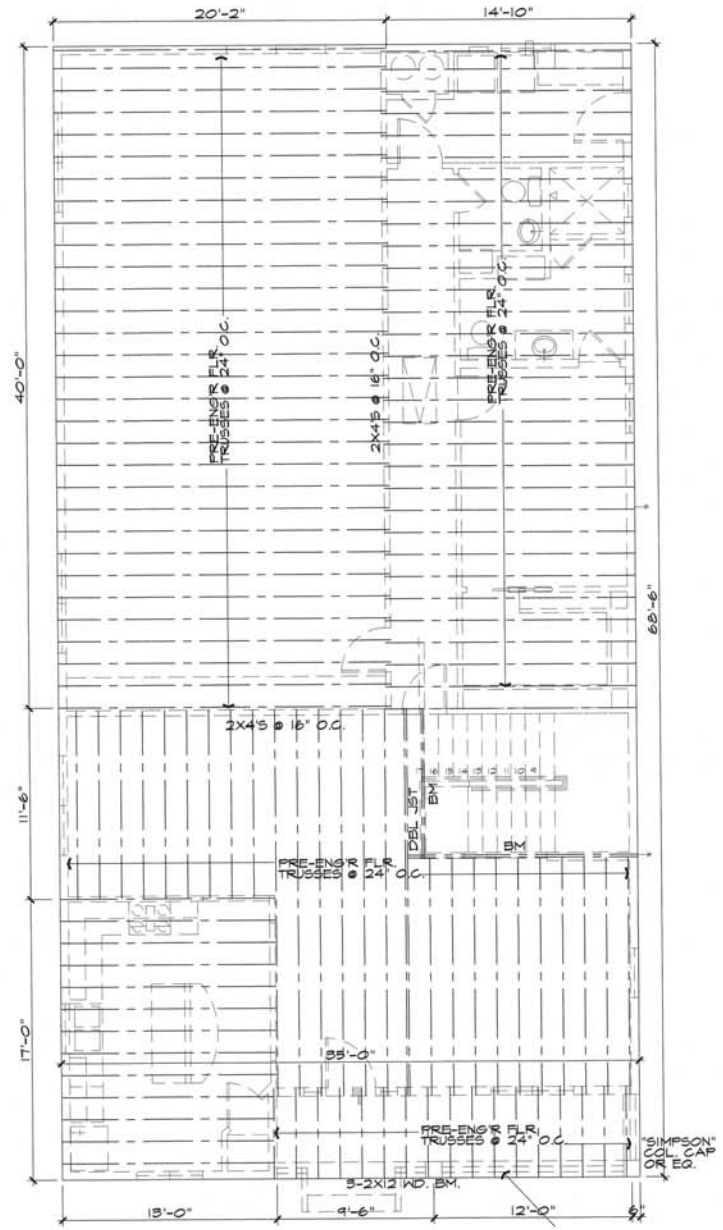
DATE: 2/18

PROJECT #

FOUNDATION PLAN, NOTES, DETAILS

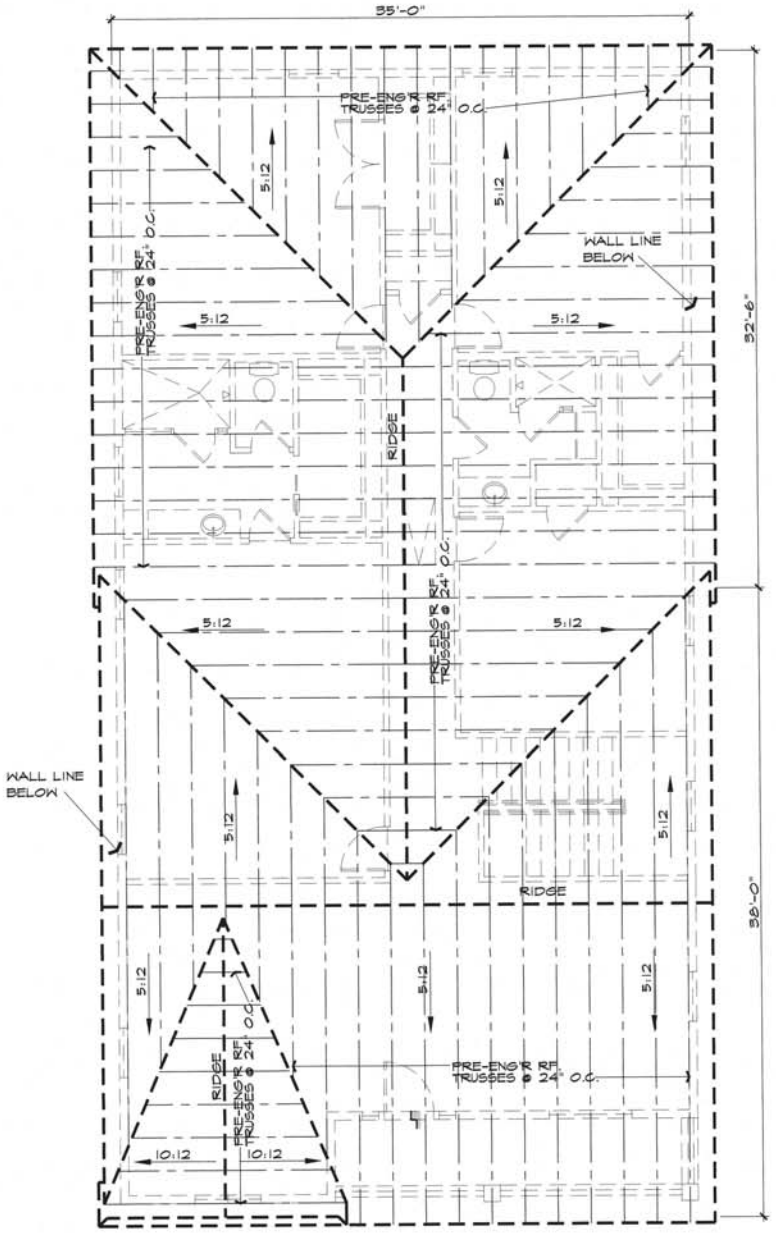
REV.:
CITY -4/13/18
CITY -11/28/18

SHEET # S1 OF SHTS.



01 2ND FRAMING PLAN

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



02 ROOF FRAMING PLAN

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

NOTE:

ROOF & FLOOR FRAMING LAYOUT, PROFILES & DESIGN ARE TO BE PROVIDED BY THE TRUSS/FLOOR SUPPLIER BY WAY OF SHOP DRAWINGS AND ARE TO BE SIGNED & SEALED BY A REGISTERED ENGINEER.

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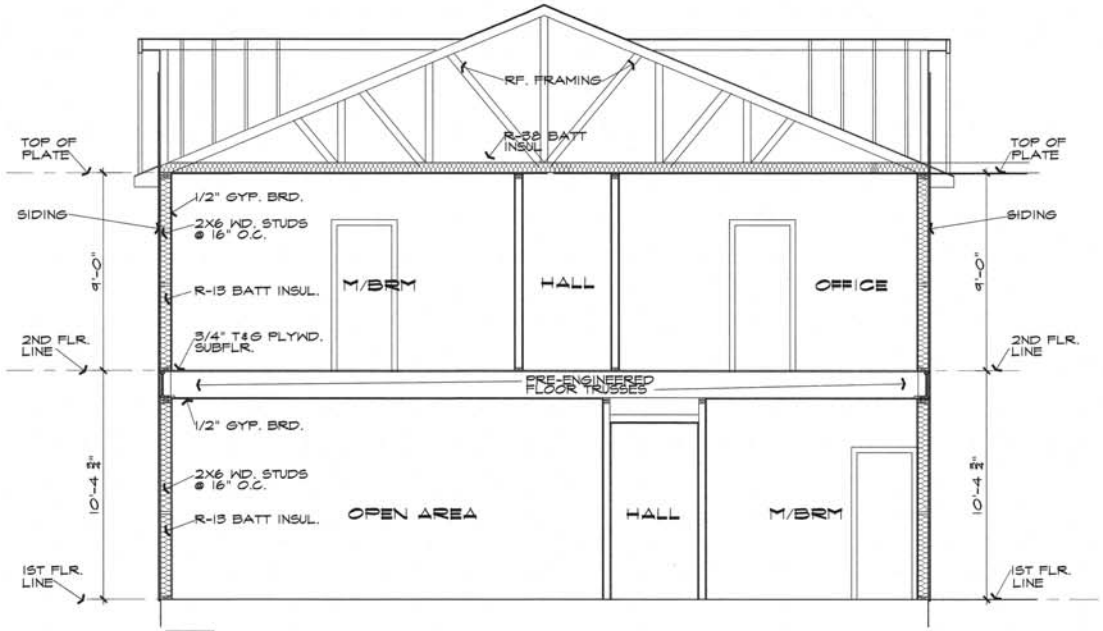
DATE: 2/16

PROJECT # 2ND FLOOR PLAN, ROOF PLAN

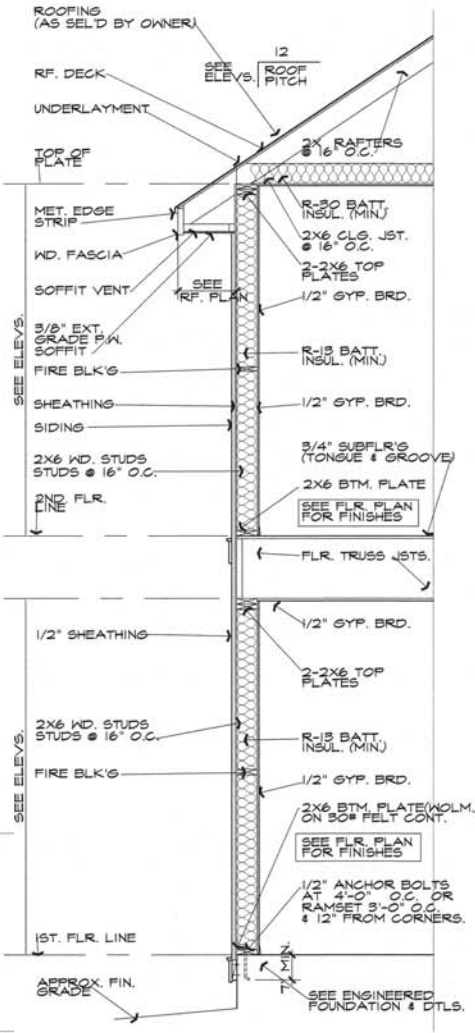
REV.: CITY -4/13/18 CITY -11/26/18

SHEET # S2 OF SHTS.



01 CROSS SECTION

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



03 WALL SECTION

SCALE: 1/2"=1'-0"

WALL BRACING NOTES

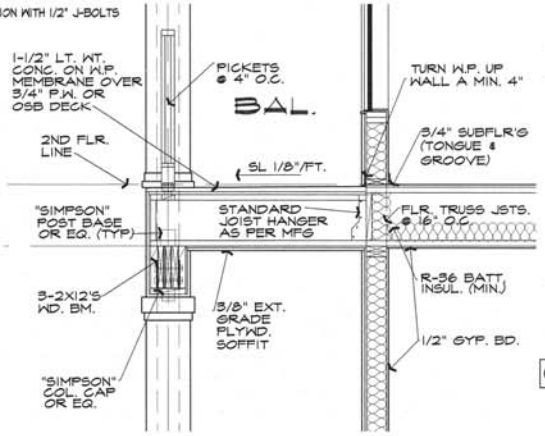
1. LET-IN BRACING
   A. 1X4 LET-IN BRACING, ATTACH CONTINUOUS DIAGONAL 1X4 (#2 KD SYP) LET-IN TO TOP & BTM. PLATES & INTERVENING STUDS. ATTACH W/ 2-12d AT TOP PLATE SHOULD BE CLOSE TO THE BLDG. CORNER UNLESS NOTED OTHERWISE. INSTALL BRACE AT NO LESS THAN A 45 DEGREE ANGLE & NO GREATER THAN 60 DEGREE ANGLE TO THE HORIZONTAL.
   B. SIMPSOM RCWB METAL BRACING MAY BE USED IN PLACE OF THE 1X4 WHEN THE FOLLOWING MINIMUM WALL LENGTHS ARE AVAILABLE:
   8' PLATE- SIMPSOM RCWB12 MIN. 8' WALL LENGTH REQUIRED.
   9' PLATE- SIMPSOM RCWB12 MIN. 6'-10" WALL LENGTH REQUIRED.
   10' PLATE- SIMPSOM RCWB12 MIN. 10' WALL LENGTH REQUIRED.
   ATTACH SIMPSOM RCWB AS SPECIFIED BY THE MANUFACTURER.
   THE SIMPSOM TWB IS NOT AN ACCEPTABLE SUBSTITUTION FOR THE 1X4 LET IN.
2. OSB SHEATHING-ATTACH 7/16" OSB TO STUDS WITH 8d (.131"ϕ)X2 1/2" NAILS @ 6" O.C. AT ALL EDGES & 12" O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE.

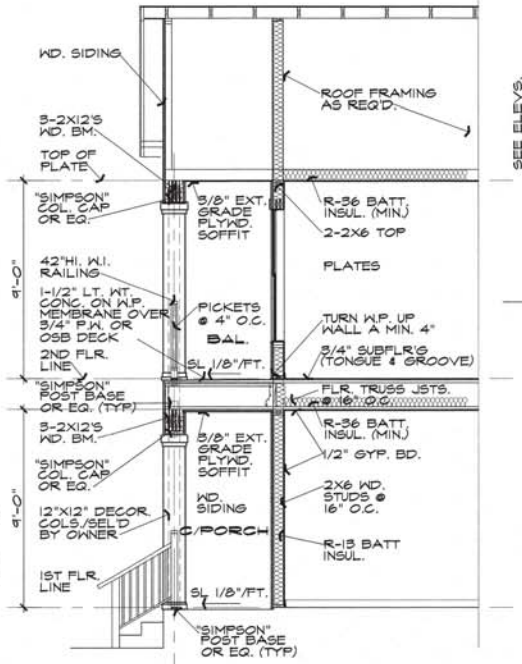
BOTTOM PLATE ANCHORAGE:

1. BOTTOM PLATES SHOULD BE ANCHORED TO THE FOUNDATION WITH 1/2" J-BOLTS HAVING A MINIMUM OF "1" CONCRETE EMBEDMENT AND

GEN. NOTES/SITE BUILT ROOF

1. #2 KD SYP FOR ALL STRUCTURAL MEMBERS UNO
2. JOIST SHALL BE 2 X 6 @ 24" OC W/ 13' MAX SPAN UNO
3. RAFTERS SHALL BE 2 X 6 @ 24" OC UNO
4. DBL ALL MEMBERS AT OPENINGS
5. BEAMS TO BE DESIGNED BY ENGINEER
6. FASCIA TO BE 2 X W/ 1 X 2 SHINGLE MOULD
7. MATCH FASCIA HEIGHT AT DIFFERENT PITCHES
8. 1'-4" OVERHANG TYP.
9. REFER TO FLOOR PLAN FOR ANY ELECTRICAL, PLUMBING, OR MECHANICAL
10. PROVIDE STRUCTURAL SUPPORT FOR HVAC
11. REFER TO FLOOR PLAN FOR CEILING HEIGHT
12. INSTALL PURLINS @ 10' OC MAX





02 CROSS SECTION

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

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SAN ANTONIO, TEXAS 78250

DATE: 2/16

PROJECT #

BLDG. WALL SECT. NOTES

REV.: CITY -4/13/18 CITY -11/28/18

SHEET # S3 OF SHTS.

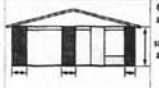
TABLE R602.10.1.2(2)[a,b,c]
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY (AS A FUNCTION OF BRACED WALL LINE LENGTH)

SOIL CLASS D[d]
WALL HEIGHT = 10 FT
10 PSF FLOOR DEAD LOAD
15 PSF ROOF/CEILING DEAD LOAD
BRACED WALL LINE SPACING ≤ 25 FT

Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	MINIMUM TOTAL LENGTH (feet) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE			
			Method LIB	Methods DWB, SFB, GB, PBS, PCP, HPS	Method WSP	Continuous Sheathing
SDC A and B and Detached Dwellings in C			Exempt from Seismic Requirements Use Table R602.10.1.2(1) for Bracing Requirements			
SDC C		10	2.5	2.5	1.6	1.4
		20	5.0	5.0	3.2	2.7
		30	7.5	7.5	4.8	4.1
		40	10.0	10.0	6.4	5.4
		50	12.5	12.5	8.0	6.8
		10	NP	4.5	3.0	2.6
		20	NP	9.0	6.0	5.1
		30	NP	13.5	9.0	7.7
		40	NP	18.0	12.0	10.2
		50	NP	22.5	15.0	12.8
		10	NP	6.0	4.5	3.8
		20	NP	12.0	9.0	7.7
		30	NP	18.0	13.5	11.5
		40	NP	24.0	18.0	15.3
		50	NP	30.0	22.5	19.1
SDC D_0 or D_1		10	NP	3.0	2.0	1.7
		20	NP	6.0	4.0	3.4
		30	NP	9.0	6.0	5.1
		40	NP	12.0	8.0	6.8
		50	NP	15.0	10.0	8.5
		10	NP	6.0	4.5	3.8
		20	NP	12.0	9.0	7.7
		30	NP	18.0	13.5	11.5
		40	NP	24.0	18.0	15.3
		50	NP	30.0	22.5	19.1
		10	NP	8.5	6.0	5.1
		20	NP	17.0	12.0	10.2
		30	NP	25.5	18.0	15.3
		40	NP	34.0	24.0	20.4
		50	NP	42.5	30.0	25.5

(continued)

TABLE R602.10.4.1
CONTINUOUS SHEATHING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
CS-WSP	Wood structural panel	3/8"		6d common (2" × 0.113") nails at 6" spacing (panel edges) and at 12" spacing (intermediate supports) or 16 ga. × 1 3/4 staples at 3" spacing (panel edges) and 6" spacing (intermediate supports)
CS-G	Wood structural panel adjacent to garage openings and supporting roof load only[a,b]	3/8"		See Method CS-WSP
CS-PF	Continuous portal frame	See Section R602.10.4.1.1		See Section R602.10.4.1.1

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 47.89 Pa.
a. Applies to one wall of a garage only.
b. Roof covering dead loads shall be 3 psf or less.

TABLE R602.10.3
EFFECTIVE LENGTHS FOR BRACED WALL PANELS LESS THAN 48 INCHES IN ACTUAL LENGTH (BRACE METHODS DWB, WSP, SFB, PBS, PCP, AND HPS[a])

ACTUAL LENGTH OF BRACED WALL PANEL (Inches)	EFFECTIVE LENGTH OF BRACED WALL PANEL (Inches)		
	8-foot Wall Height	9-foot Wall Height	10-foot Wall Height
48	48	48	48
42	36	36	N/A
36	27	N/A	N/A

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Interpolation shall be permitted.

TABLE R602.10.3.1
MINIMUM LENGTH REQUIREMENTS FOR BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WIND SPEED	BRACING METHOD	HEIGHT OF BRACED WALL PANEL				
		8 ft	9 ft	10 ft	11 ft	12 ft
SDC A, B, C, D_0, D_1 and D_2 Wind speed < 110 mph	DWB, WSP, SFB, PBS, PCP, HPS and Method GB when double sided	4' - 0"	4' - 0"	4' - 0"	4' - 5"	4' - 10"
	Method GB, single sided	8' - 0"	8' - 0"	8' - 0"	8' - 10"	9' - 8"

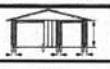
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

TABLE R602.10.3.2
MINIMUM LENGTH REQUIREMENTS AND HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WIND SPEED		HEIGHT OF BRACED WALL PANEL				
		8 ft	9 ft	10 ft	11 ft	12 ft
SDC A, B and C Wind speed < 110 mph	Minimum sheathed length	2' - 4"	2' - 8"	2' - 10"	3' - 2"	3' - 6"
	R602.10.3.2, item 1 hold-down force (lb)	1800	1800	1800	2000	2200
	R602.10.3.2, item 2 hold-down force (lb)	3000	3000	3000	3300	3600
SDC D_0, D_1 and D_2 Wind speed < 110 mph	Minimum sheathed length	2' - 8"	2' - 8"	2' - 10"	NP[a]	NP[a]
	R602.10.3.2, item 1 hold-down force (lb)	1800	1800	1800	NP[a]	NP[a]
	R602.10.3.2, item 2 hold-down force (lb)	3000	3000	3000	NP[a]	NP[a]

For SI: 1 inch = 25.4 mm, 1 foot = 305 mm, 1 pound = 4.448 N.
a. NP = Not Permitted. Maximum height of 10 feet.

TABLE R602.10.2
INTERMITTENT BRACING METHODS

METHOD	MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA
LIB	Let-in-bracing	1 × 4 wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing		Wood: 2-8d nails per stud including top and bottom plate metal: per manufacturer
DWB	Diagonal wood boards	5/8" (1" nominal) for maximum 24" stud spacing		2-8d (2 1/2" × 0.113") nails or 2 staples, 1 3/4" per stud
WSP	Wood structural panel (see Section R604)	3/8"		For exterior sheathing see Table R602.3(3) For interior sheathing see Table R602.3(1)
SFB	Structural fiberboard sheathing	1/2" or 25/32" for maximum 16" stud spacing		1 1/2" galvanized roofing nails or 8d common (2 1/2" × 0.131) nails at 3" spacing (panel edges) at 6" spacing (intermediate supports)
GB	Gypsum board	1/2"		Nails or screws at 7" spacing at panel edges including top and bottom plates; for all braced wall panel locations for exterior sheathing nail or screw size, see Table R602.3(1); for interior gypsum board nail or screw size, see Table R702.3.5
PBS	Particleboard sheathing (see Section R605)	3/8" or 1/2" for maximum 16" stud spacing		1 1/2" galvanized roofing nails or 8d common (2 1/2" × 0.131) nails at 3" spacing (panel edges) at 6 spacing (intermediate supports)
PCP	Portland cement plaster	See Section R703.6 For maximum 16" stud spacing		1 1/2", 11 gage, 7/16" head nails at 6" spacing or 7/8", 16 gage staples at 6" spacing
HPS	Hardboard panel siding	7/16" For maximum 16" stud spacing		0.092" dia., 0.225" head nails with length to accommodate 1 1/2" penetration into studs at 4" spacing (panel edges), at 8" spacing (intermediate supports)
ABW	Alternate braced wall	See Section R602.10.3.2		See Section R602.10.3.2
PFH	Intermittent portal frame	See Section R602.10.3.3		See Section R602.10.3.3
PFG	Intermittent portal frame at garage	See Section R602.10.3.4		See Section R602.10.3.4

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FIRM #12106

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DATE: 2/16
PROJECT #
FRAMING NOTES
REV.: CITY -4/13/18 CITY -11/28/18
SHEET # S4 OF SHTS.