

## HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2019

**HDRC CASE NO:** 2019-340  
**ADDRESS:** 1104 NOLAN  
**LEGAL DESCRIPTION:** NCB 1668 BLK L LOT 9  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** JENNY HERNANDEZ/HHGC, LLC  
**OWNER:** JENNY HERNANDEZ/HHGC, LLC  
**TYPE OF WORK:** Construction of a 1-story, single family residential structure  
**APPLICATION RECEIVED:** June 04, 2019  
**60-DAY REVIEW:** August 03, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construction a 1-story, single family residential structure on the vacant lot at 1104 Nolan, located within 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 construction a 1-story, single family

residential structure on the vacant lot at 1104 Nolan, located within the Dignowity Hill Historic District.

- b. 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 examples found on the block. Staff finds that the proposed new construction should feature a setback that is equal to or greater than the adjacent historic structure, including the porch and porch roof. In response, the applicant has proposed to reduce the depth of the front bay in order to meet the setback requirement. Staff finds that this results in an architectural form that is inconsistent with those historically found within the district. Staff finds that the applicant should explore ways to meet the front setback requirement while maintaining a more traditional building form.
- c. SIDE SETBACK – The applicant has noted a side setback on the west property line of only three (3) feet. The applicant is responsible with acquiring any variances needed for a setback that is less than the required five (5) feet, per zoning standards.
- d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and 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 exceed that of the majority of historic buildings by more than one-story. The scale and massing of the proposed new construction is appropriate and consistent with the Guidelines.
- f. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed a total footprint of 2,040 square feet. The size of the existing lot is 5,250 square feet. Staff finds the proposed footprint to be appropriate and consistent with the Guidelines.
- g. 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 not noted the exact height of the proposed foundation. The applicant should confirm that the proposed foundation height is consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed a front facing gabled roof above the front facing bay element and a hipped roof, both of which are found historically throughout the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- i. 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 openings that feature sizes and locations comparable to those found historically in the district. Staff finds that additional fenestration should be added to the right (west) elevation. The applicant has noted per a resubmitted site plan that this has been accomplished; however, elevations should be submitted to reflect this addition. Additionally, staff finds that all paired windows should be separated by a mullion of at least six (6) inches in width.
- j. MATERIALS – The applicant has noted materials that include a shingle roof, composite siding with a smooth finish and four (4) inch exposure, and Pella aluminum clad wood windows. Staff finds the proposed materials to be appropriate. Additionally, staff finds that the proposed siding should feature a thickness of 3/4" and mitered corners.
- k. WINDOW MATERIALS – The applicant has proposed Pella aluminum clad wood windows to feature a bronze color. Staff finds this to be appropriate. Additionally, 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 an 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. Additionally, staff finds that a one over one window would be most appropriate for the Dignowity Hill Historic District.
- l. ARCHITECTURAL DETAILS/PORCH – The applicant has proposed architectural details that are generally appropriate for the Dignowity Hill Historic District. Staff finds that the applicant should increase the proposed front porch depth from three (3) feet, to at least six (6) feet in depth; however, staff finds that this should be accomplished without reducing the distance from the front face of the porch to the front face of the projecting bay. Additionally, staff finds that the proposed porch columns should feature a width and depth of at least six (6) inches.
- m. DRIVEWAY – The applicant has proposed a concrete driveway to feature twelve (12) feet in width. The

applicant has submitted an updated site plan noting a driveway of ten (10) feet in width.

- n. WALKWAY – The applicant has proposed a front yard concrete walkway that is to feature three (3) feet in height. Staff finds this to be appropriate and consistent with the historic front yard walkways found throughout the district.
- o. LANDSCAPING – The applicant has not provided specifics to landscaping. Staff finds that the applicant should submit a landscaping plan to staff for review and approval. Additionally, staff finds that landscaping elements should be incorporated into the design of each structure's yard to present a front yard landscaping condition comparable to those found historically throughout the district. Landscaping materials should include natural turf and plantings. Entire yards should not be landscaped with decomposed granite, gravel, or like materials. Staff also finds that shrubbery and other low scale plantings should be installed to provide a buffer between the increased alley width and the proposed front yards.

## **RECOMMENDATION:**

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

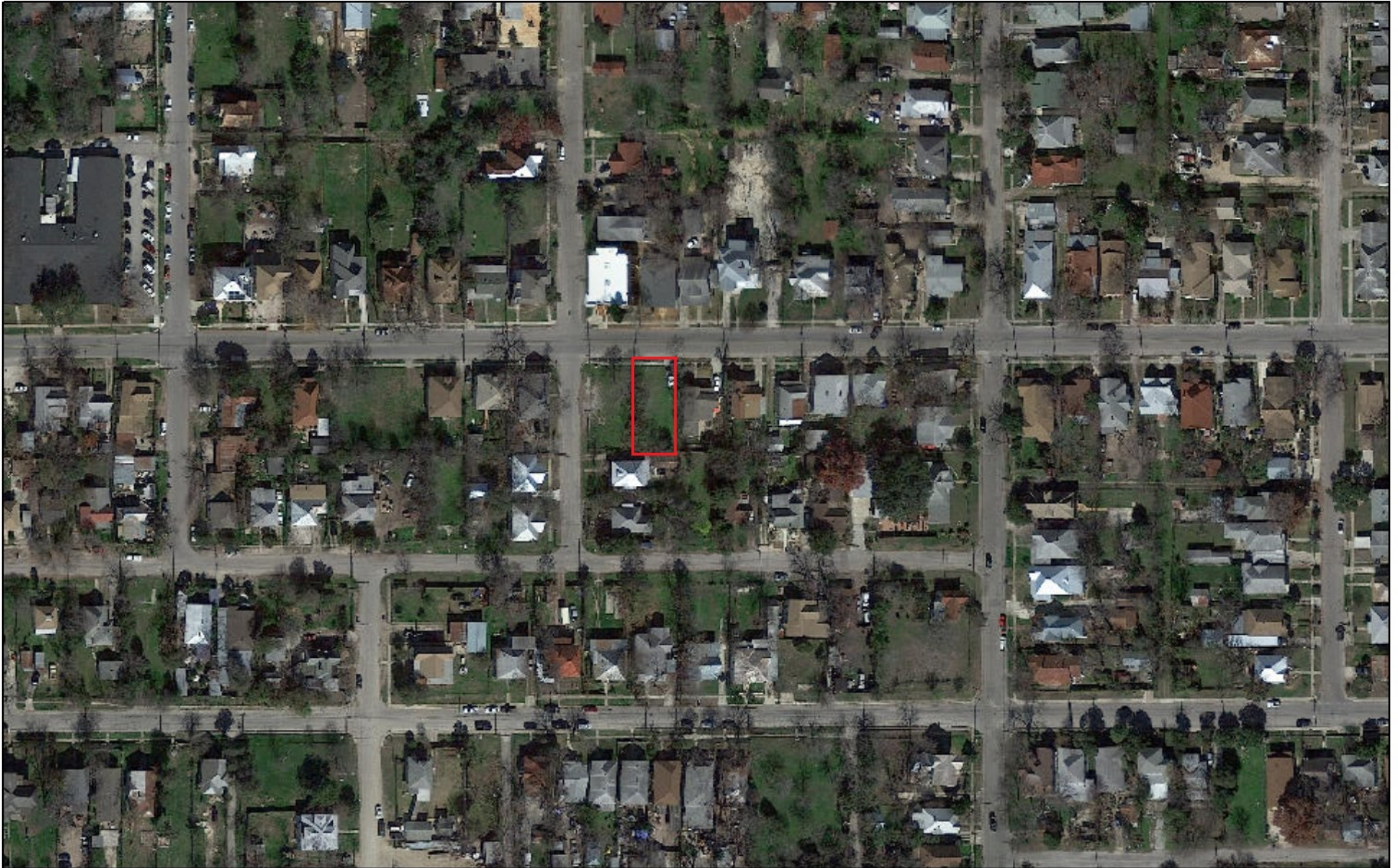
- i. That the proposed new construction feature a setback that is equal to or greater than the adjacent historic structure, including the porch and porch roof as noted in finding b. This should be accomplished while maintaining a traditional form for the front bay.
- ii. That the applicant confirm that the proposed foundation height is consistent with the Guidelines as noted in finding g.
- iii. That the applicant install fenestration on the right (west) elevation and that all paired windows be separated by a mullion of at least six (6) inches in width as noted in finding i. The applicant has resubmitted a floor plan that notes additional fenestration as recommended; however, elevations should be submitted to reflect this addition.
- iv. That the proposed composite siding feature a thickness of 3/4 of an inch and mitered corners as noted in finding j.
- v. That the proposed aluminum clad wood windows feature 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 an 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. Additionally, staff finds that a one over one window would be most appropriate for the Dignowity Hill Historic District.
- vi. That the proposed front porch depth be increased to at least six (6) feet in height and that this be accomplished without reducing the distance from the front face of the porch to the front face of the projecting bay as noted in finding l. Additionally, staff recommends that the proposed porch columns feature a width and depth of at least six (6) inches.
- vii. That the applicant submit a detailed landscaping plan to staff as noted in finding o.

**A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.**

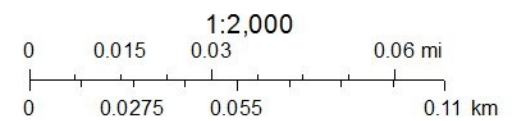
**A roofing inspection must be scheduled with OHP staff to ensure that an industrial or large ridge cap is not installed. The roofing inspection shall be scheduled prior to the installation of roofing materials.**



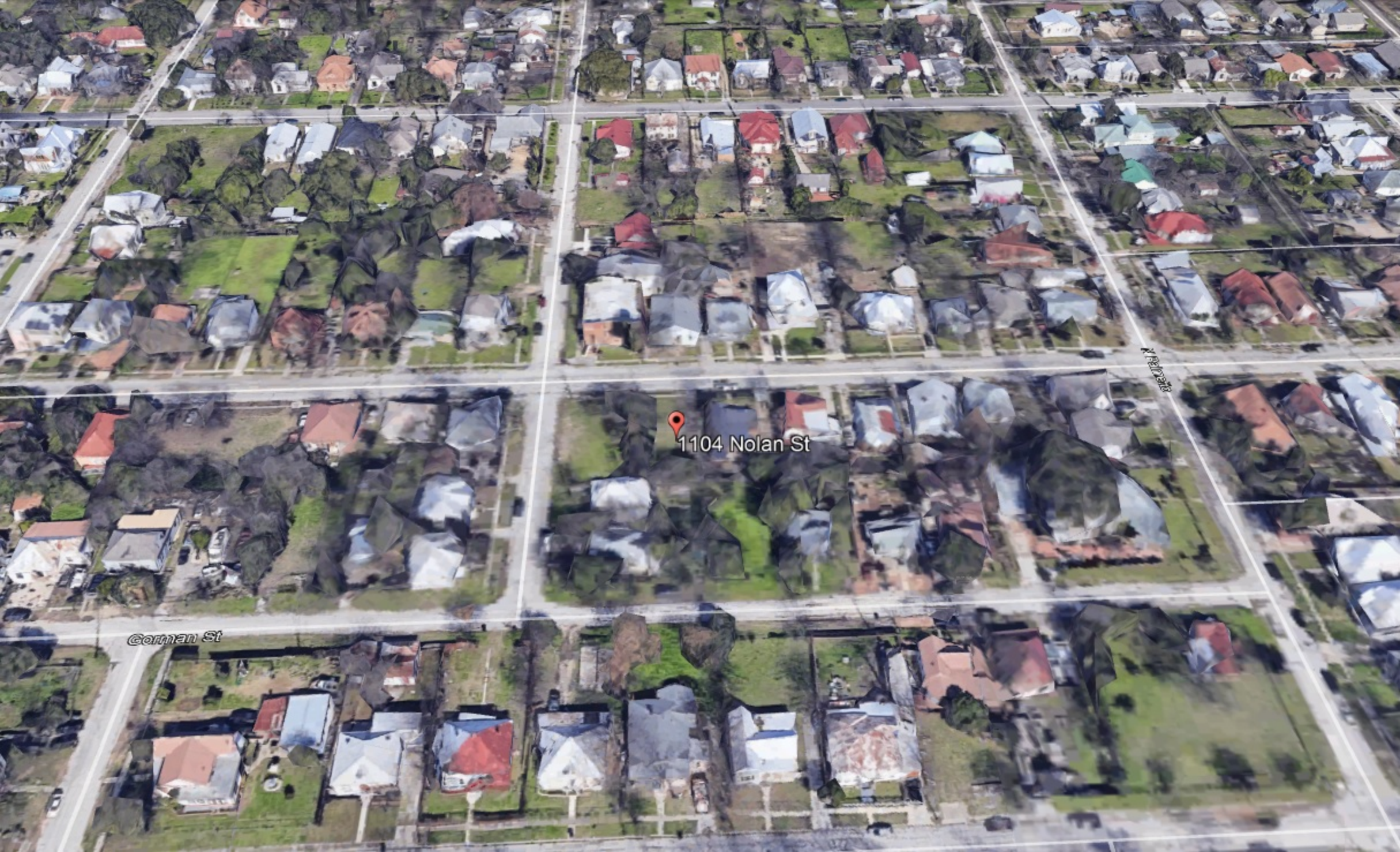
# City of San Antonio One Stop



July 1, 2019







1104 Nolan St

Nolan St

Corman St







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.

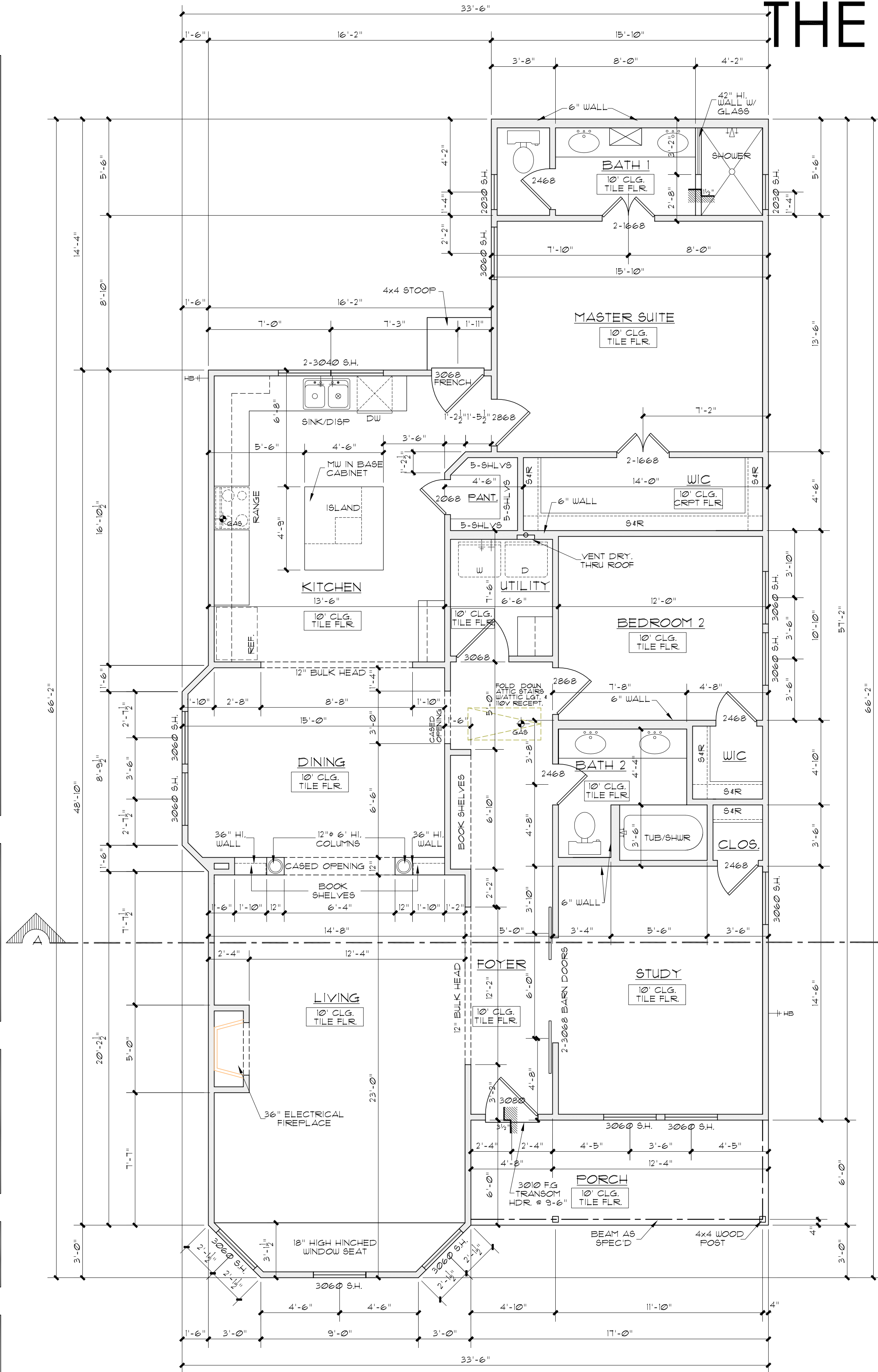
1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 1503.1  
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 3101.4  
3. ELECTRICAL - 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 AND COUNTERTOPS. 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  
4. 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 LAYOUT DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.  
5. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OR 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  
6. 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  
7. PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 503. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE FLOORS, BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0  
8. SMOKE DETECTORS - DUELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS. AT LEAST ONE SMOKE DETECTOR CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DUELLING UNIT HAS MORE THAN ONE STORY AND IN DUELLINGS 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 310.91 AND AMENDMENTS 313. STAIRS - STAIR RISES 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS (34"-38") AND LANDINGS TO COMPLY WITH IRC SECTION 1006.3

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 HERBY 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 HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:  
1. PLATE AT 10'-0" AFF  
2. A/C UNIT IN ATTIC. PROVIDE 220V AND GAS. PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.  
3. WINDOWS HEADER HT. AT 8'-0" AFF

MECHANICAL NOTES:  
CLIMATE ZONE: 2 1/2 ACH @ 50 pascals  
GLAZED PENETRATION SHGC b, e: 0.30

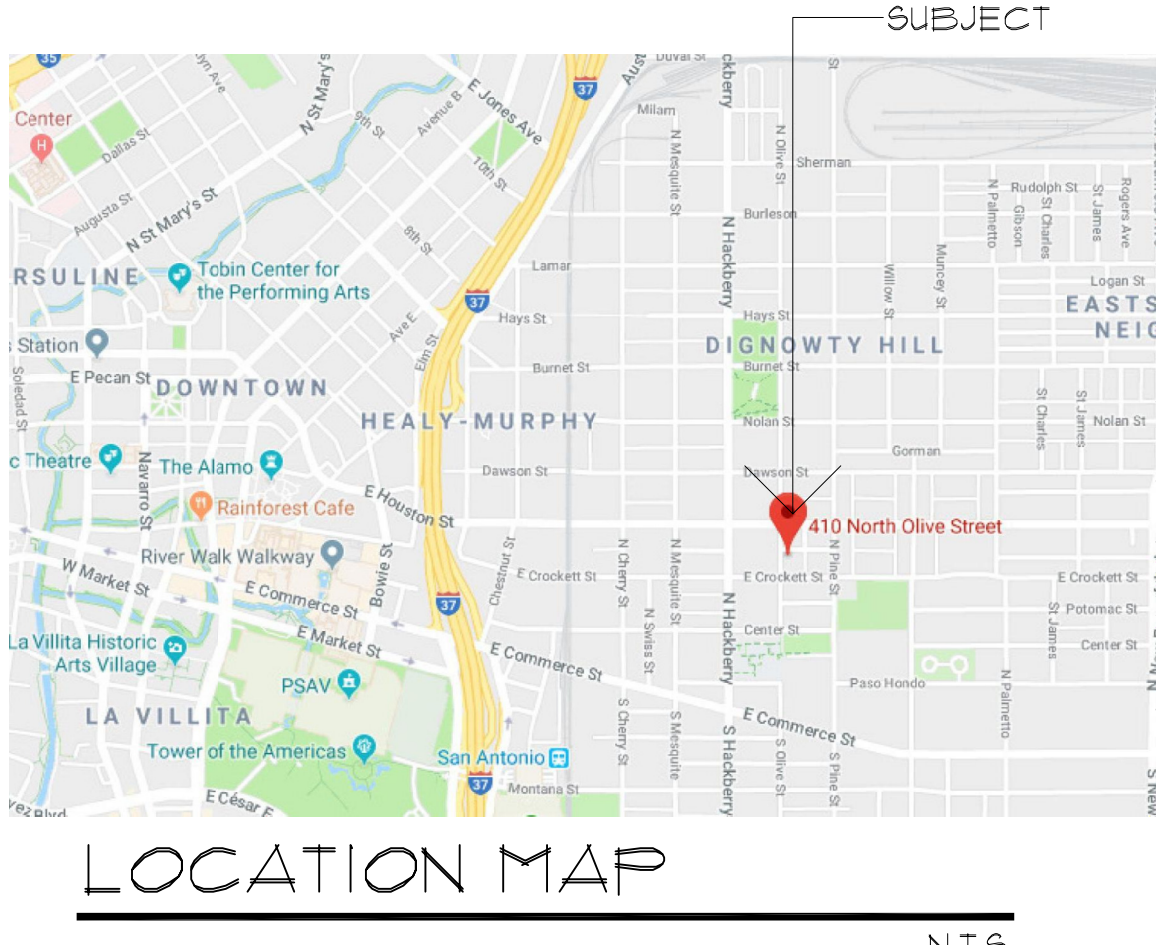
AREAS	
TOTAL LIVING.....	1,134#
PORCH.....	102#
TOTAL BUILDING.....	1,836#
TOTAL SLAB.....	1,836#



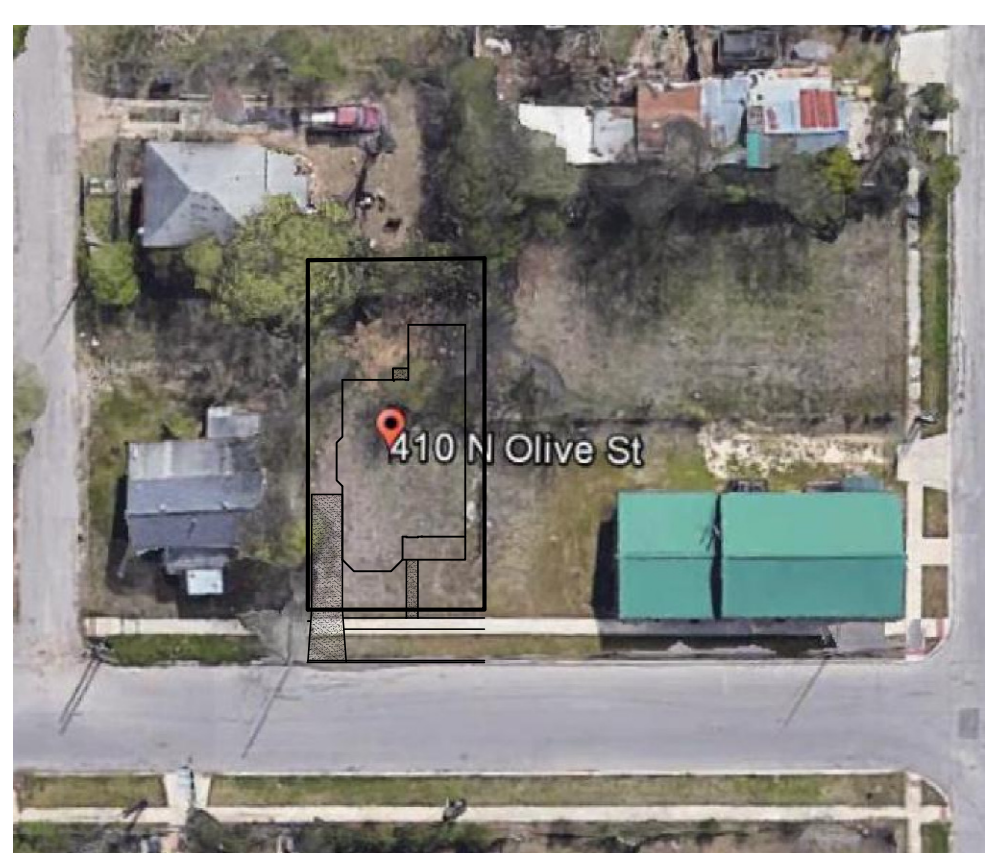
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# THE BELTRAN RESIDENCE

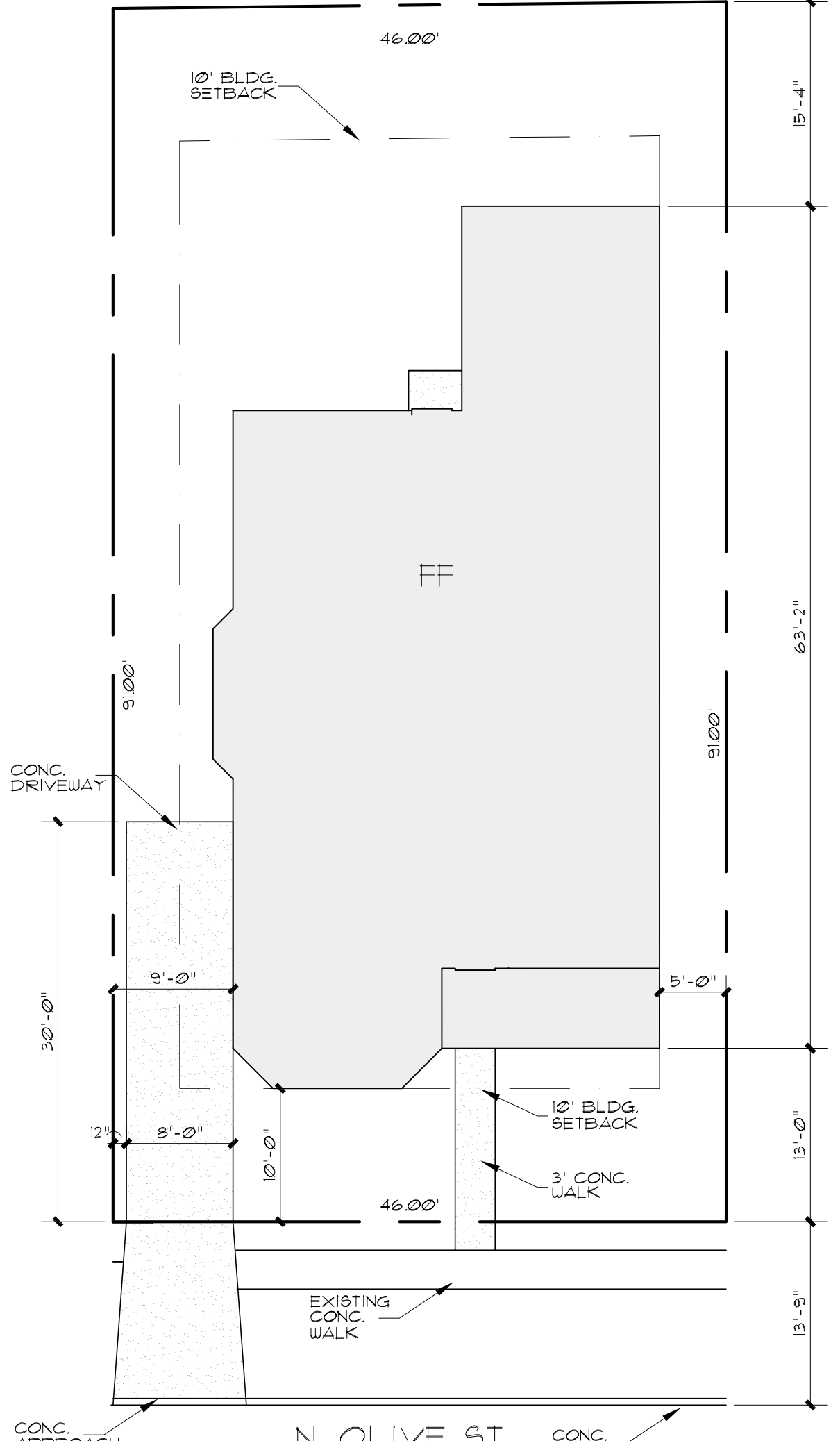
LOT 2, BLOCK D, NCB. 578,  
410 NORTH OLIVE ST.  
SAN ANTONIO, TEXAS



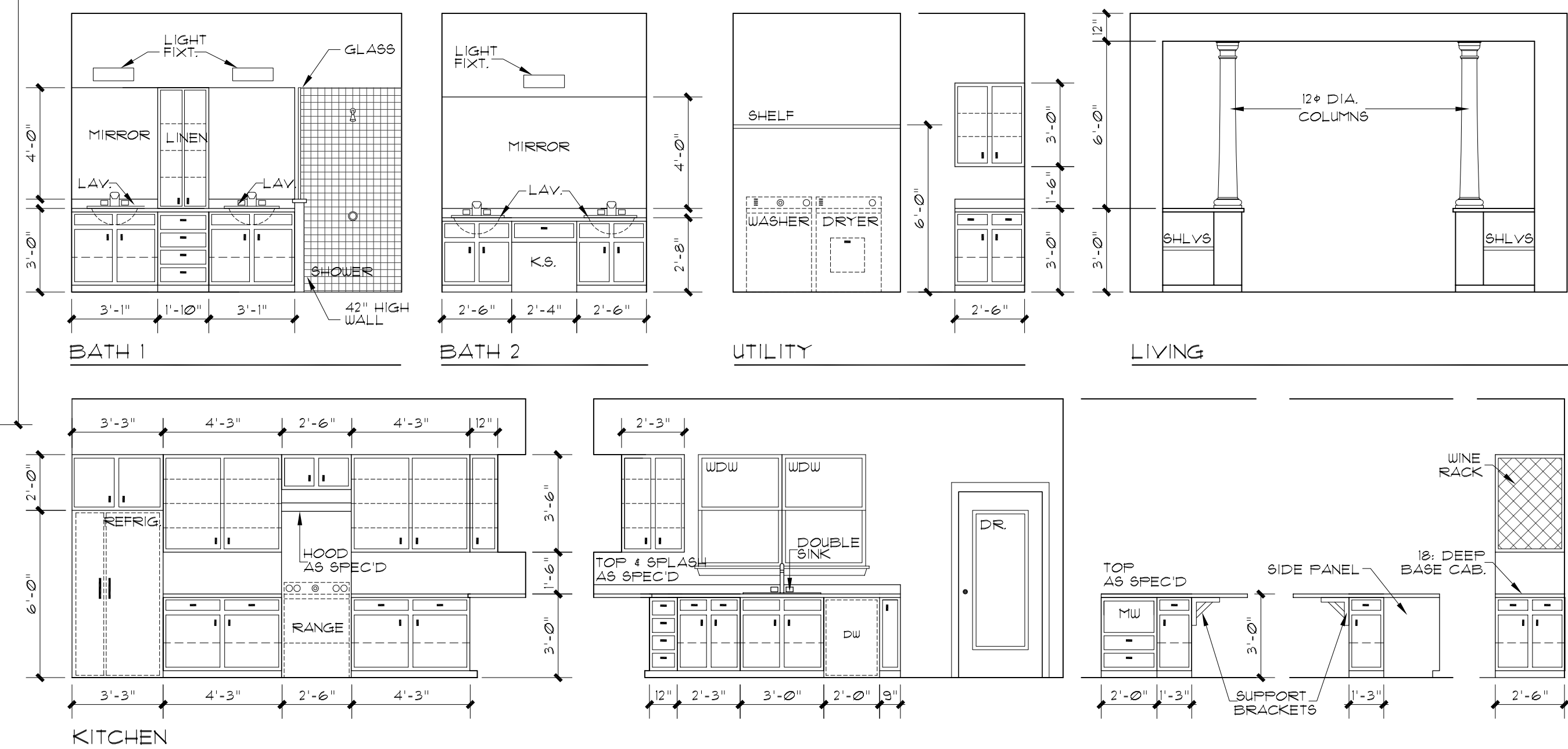
LOCATION MAP  
N.T.S.



AERIAL VIEW  
N.T.S.



SITE PLAN  
SCALE: 1" = 10'-0"



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



14255 BLANCO  
SAN ANTONIO, TX 78216  
PH. 843-1632  
ricardo@mccloughdda.com

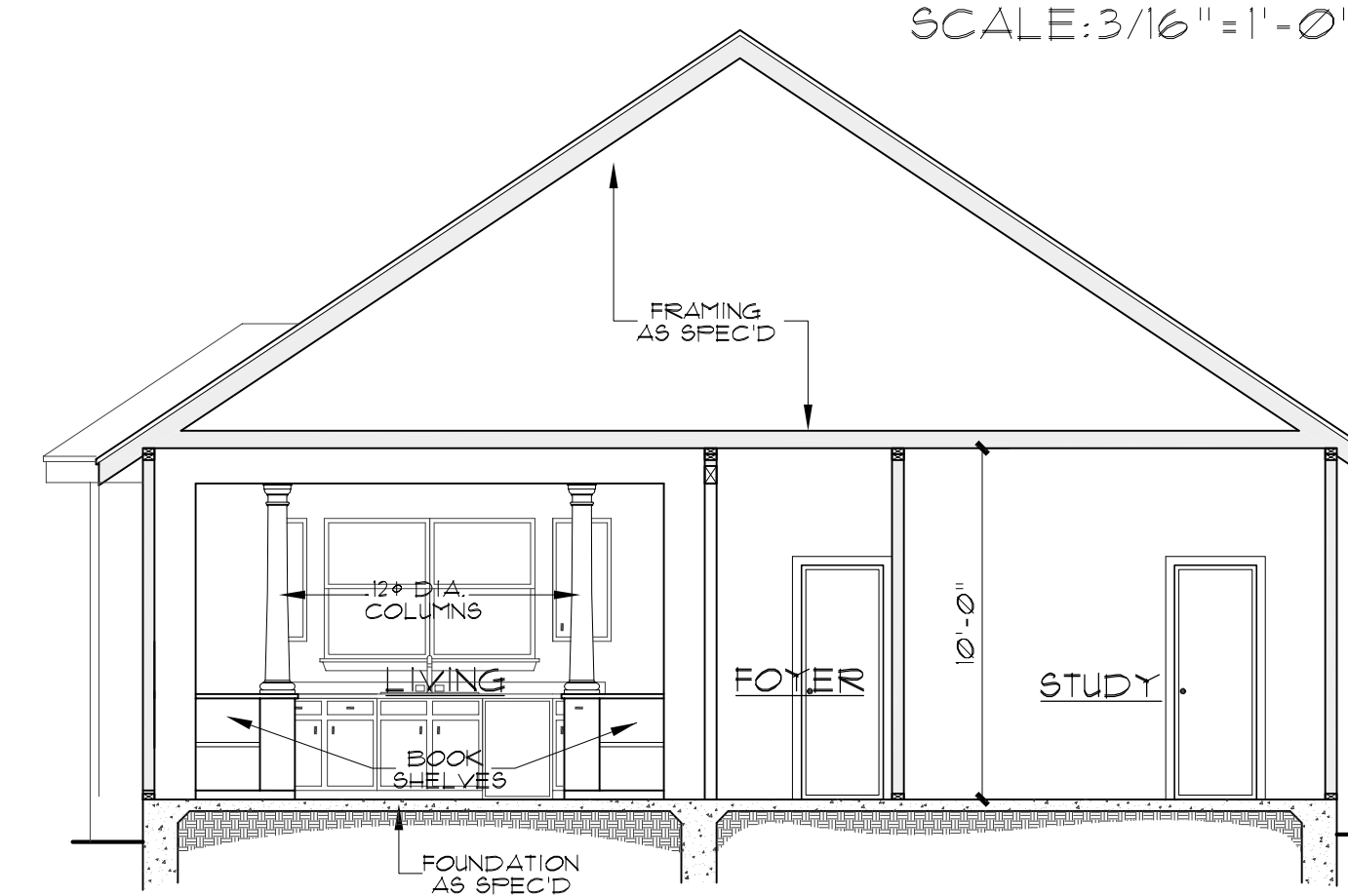
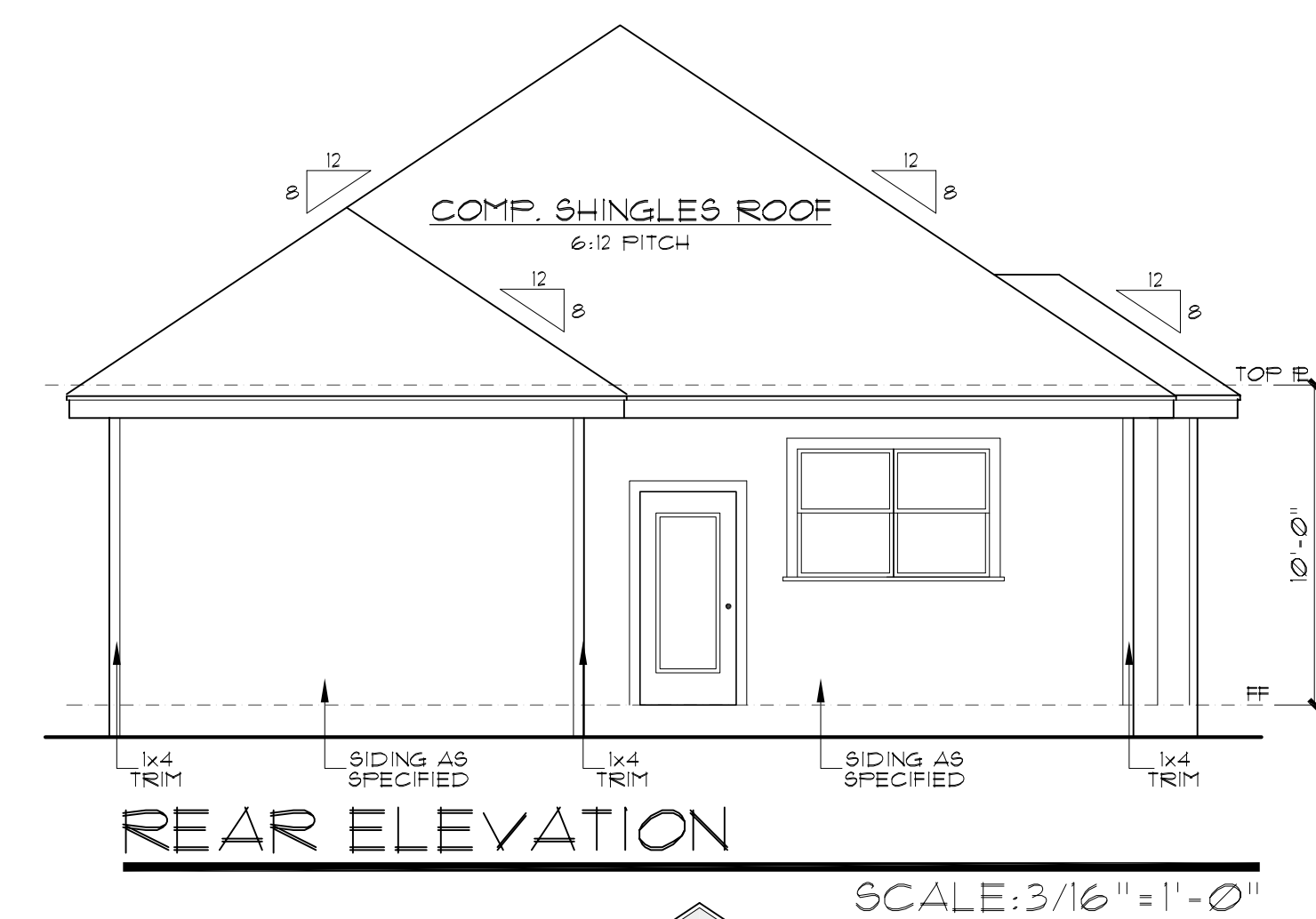
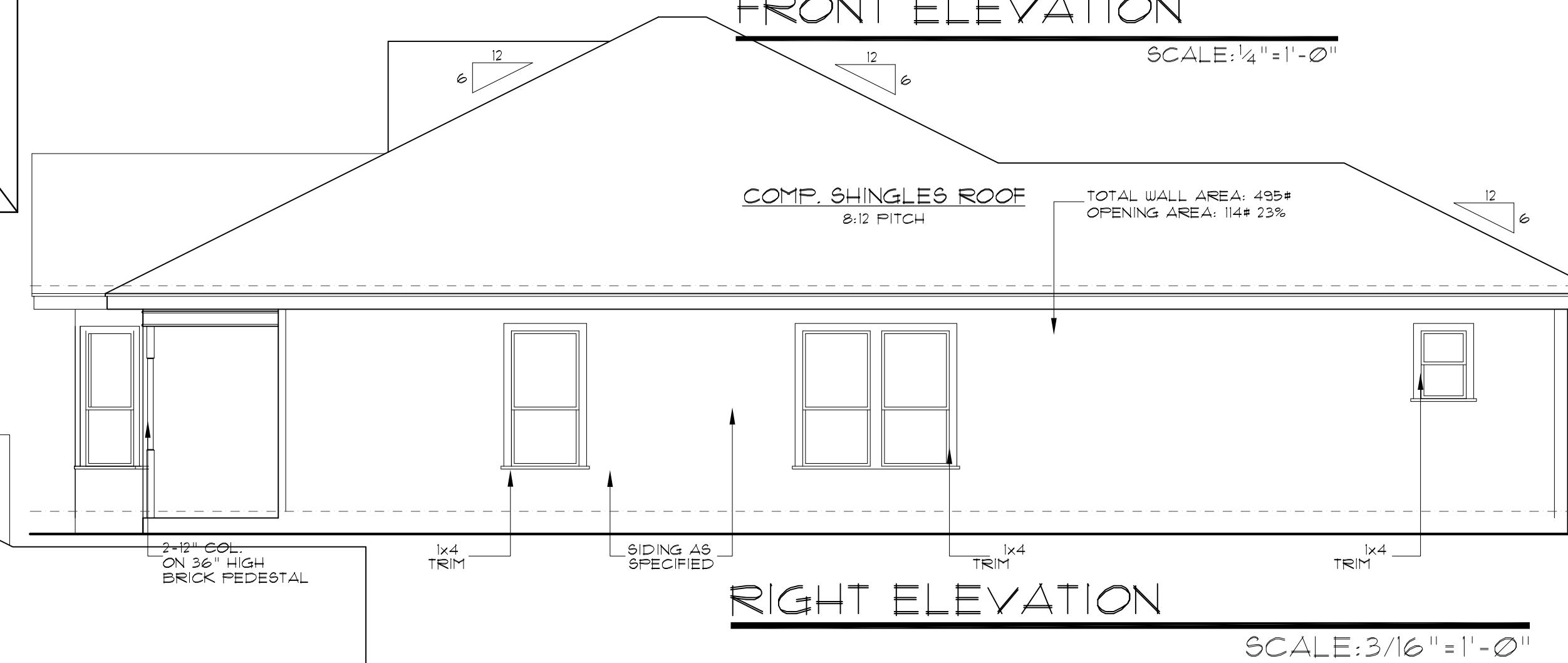
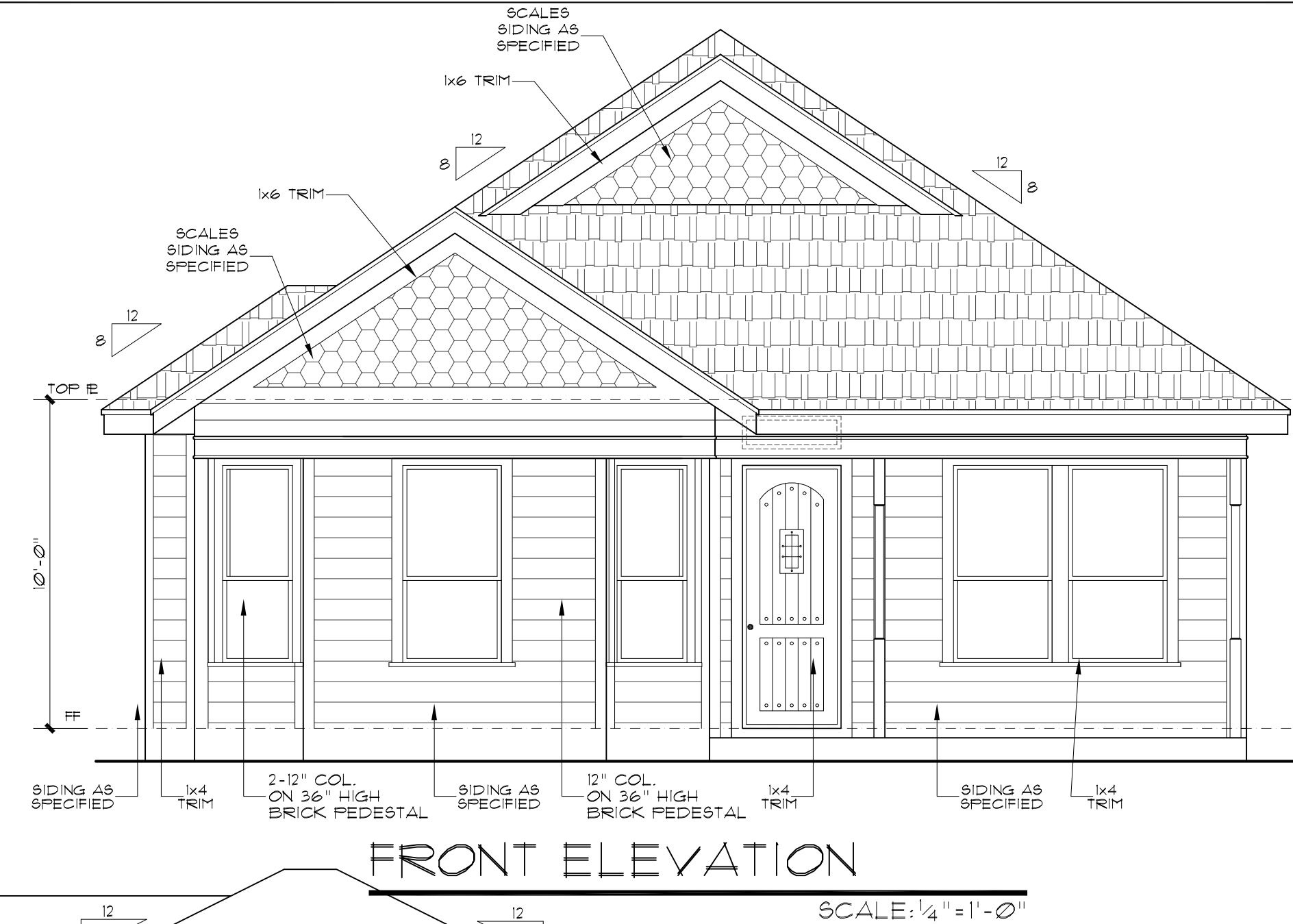
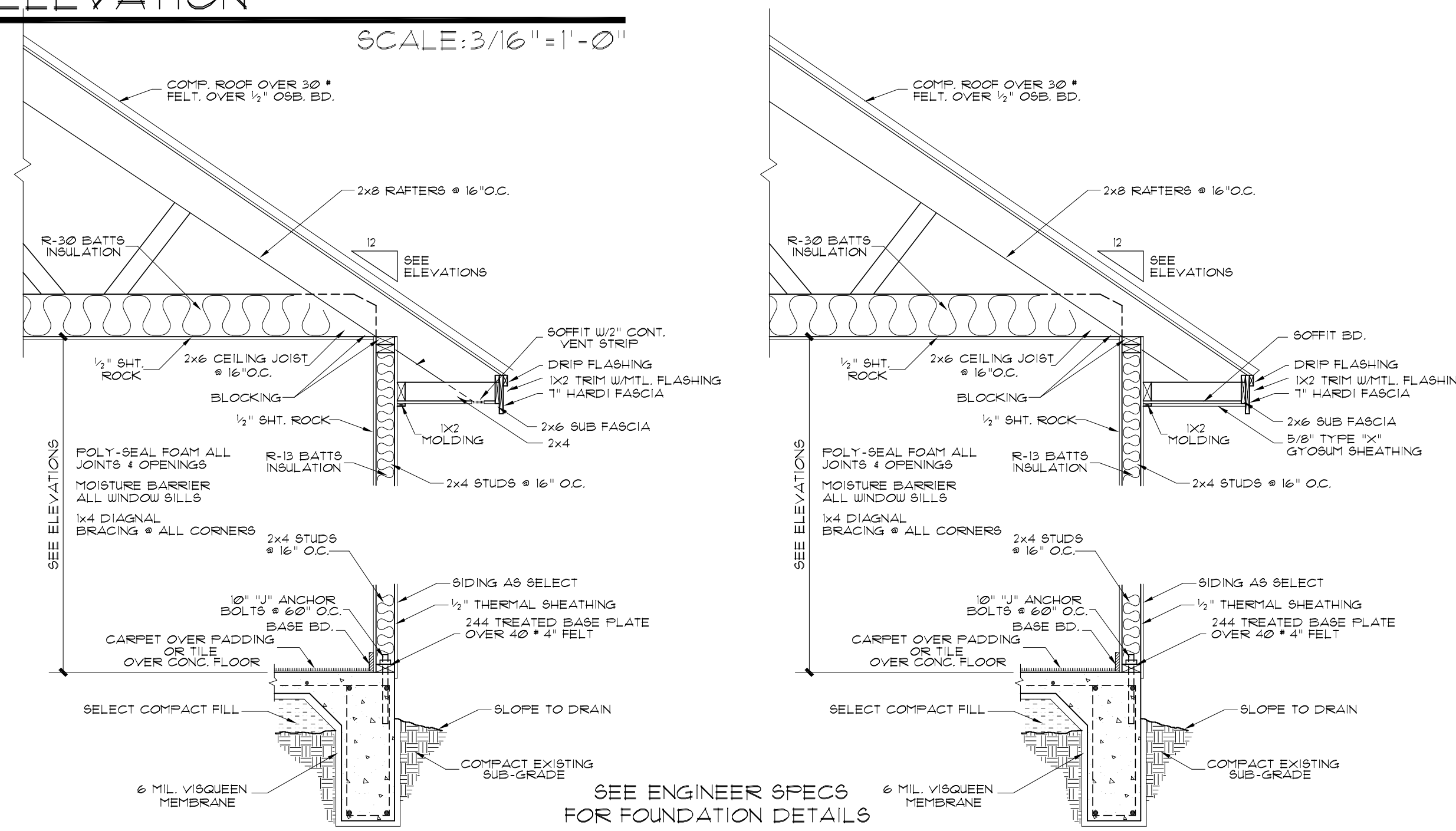
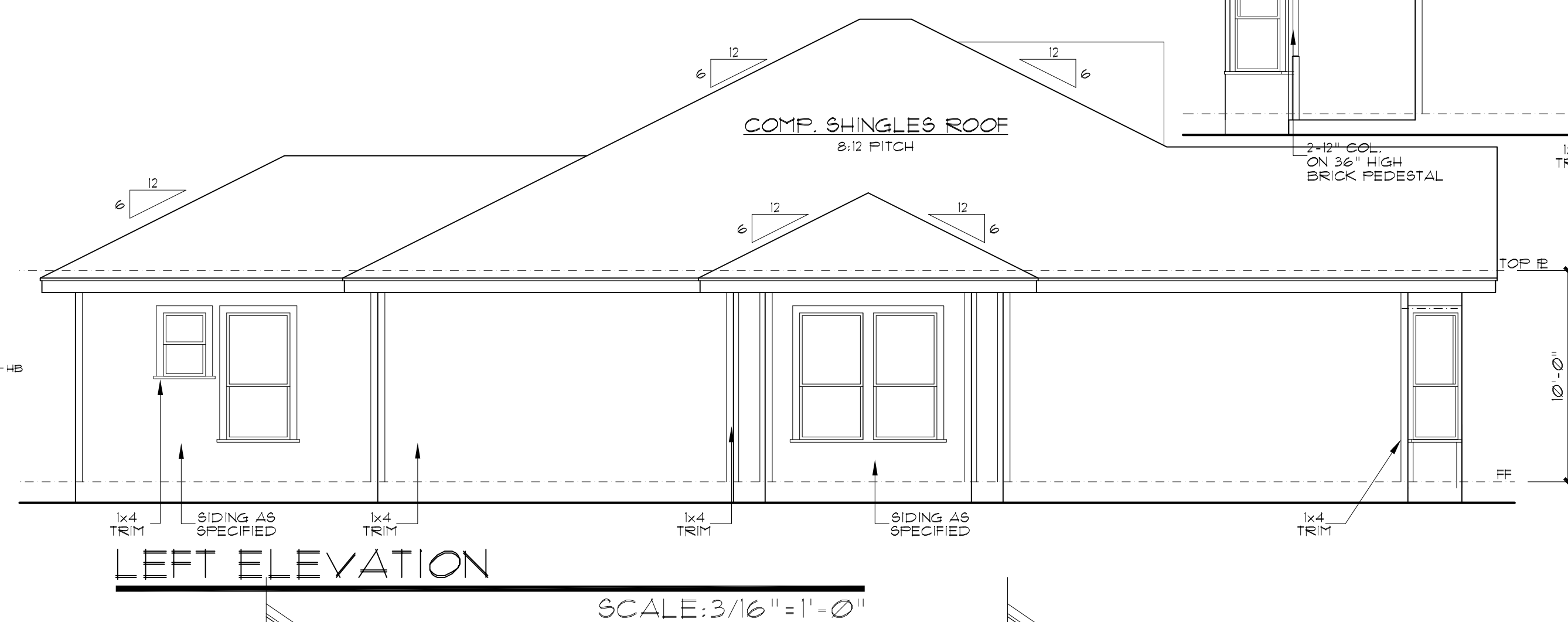
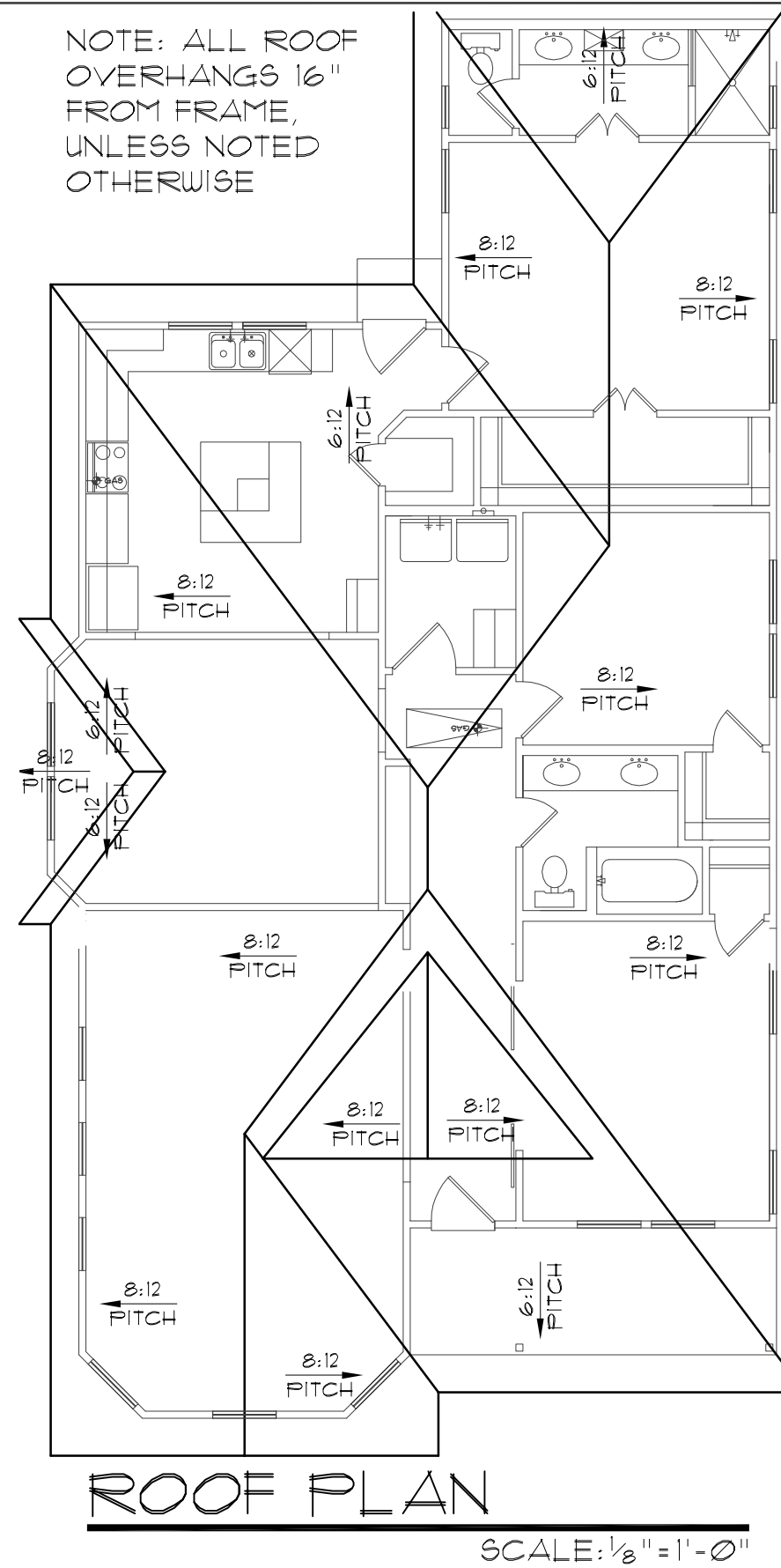
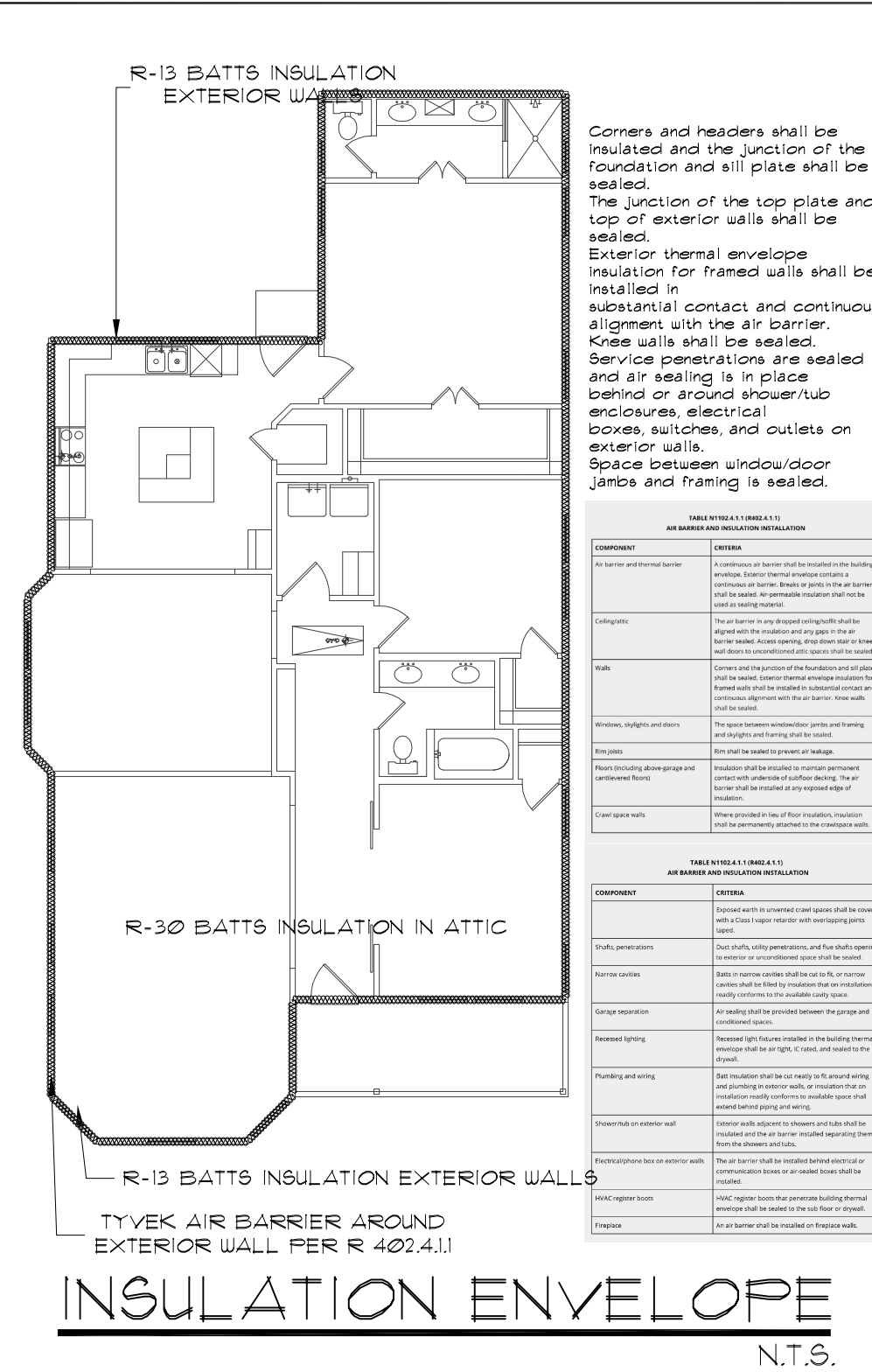
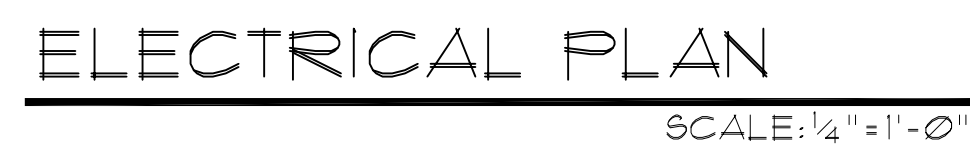
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**H H H**  
GENERAL CONTRACTORS  
202 ARANSAS  
SAN ANTONIO, TX 78203  
210-386-2629

THE BELTRAN RESIDENCE  
LOT 2, BLOCK D, NCB. 578,  
410 NORTH OLIVE ST.  
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
05.15.2018	HDRC COMMENTS
05.21.2018	SIDE SETBACK PORCH CHANGE
05.23.2018	PORCH CHANGE
06.11.2018	REAR SETBACK
06.21.2018	FINAL COMMENTS
06.25.2018	FINAL COMMENTS
07.09.2018	COMMENTS
DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 05.03.2018
SHEET 1 of	PROJECT No: 2





REVISIONS:	
DATE	ITEM
05.15.2018	HIDRC COMMENTS
05.21.2018	SIDE SETBACK
05.23.2018	PORCH CHANGE
06.11.2018	PORCH 7"
06.21.2018	REAR SIDE SETBACK
06.25.2018	FINAL COMMENTS
07.09.2018	FINAL COMMENTS
DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 05.03.2018
	PROJECT No.
S H E E T 2 of	2



Materials to be used at 1104 Nolan:

Hardi Plank Siding with smooth side 4 inch exposure

Color:  Studio Blue Green  
SW 0047

30 Year composition shingle roof

Color: Estate Gray

Landscaping will include paved driveway, 2 oak trees, and Bermuda sod

Windows – Aluminum clad wood windows

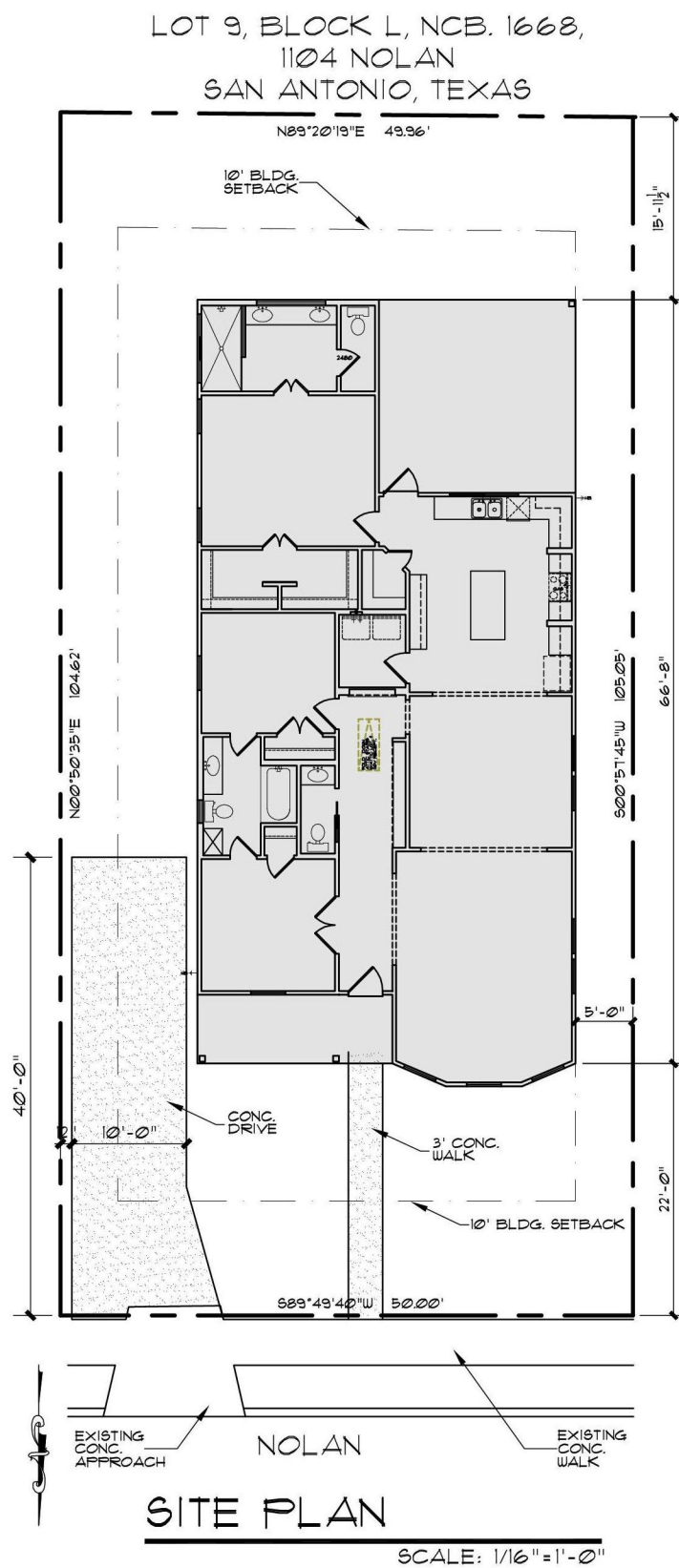
Color: Bronze

Concrete slab foundation

Cedar wood posts and railing at the front porch

A NEW RESIDENCE  
1104 NOLAN ST.  
DIGNOWITY HILL  
SAN ANTONIO, TX

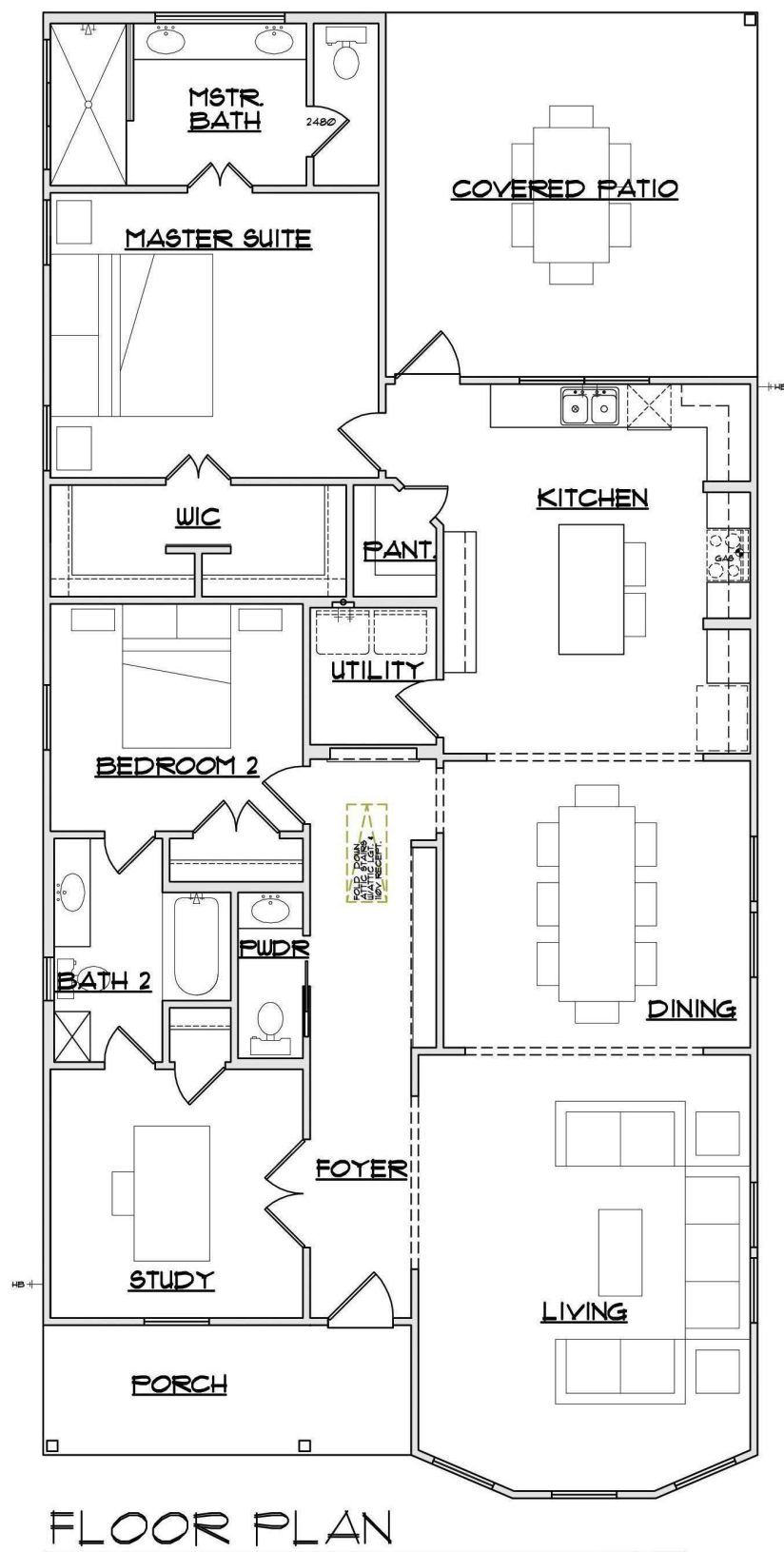








AERIAL VIEW



# PROPOSED FLOOR PLAN



PROPOSED ELEVATION