

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-435
COMMON NAME: 1111 & 1115 N Palmetto
LEGAL DESCRIPTION: NCB 1302 BLK 3 LOT E 144.84 FT OF 10
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: James Benfield/Benfield Real Estate
OWNER: James Benfield/Benfield Real Estate
TYPE OF WORK: Construction of two, 2-story residential structures
APPLICATION RECEIVED: September 28, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot to the immediate north of Alder Street and to the immediate south of an unnamed alley. Within this request the applicant has proposed the following:

1. Construct one, 2-story residential structure on the vacant lot to the immediate north of Alder Alley and to the immediate south of an unnamed alley to be addressed as 1111 N Palmetto.
2. Construct one, 2-story residential structure on the vacant lot to the immediate north of Alder Alley and to the immediate south of an unnamed to be addressed as 1115 N Palmetto.

The lots are currently identified as lots 22 and 23 of block 3, NCB 1302.

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

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

General findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot to the immediate north of Alder Street and to the immediate south of an unnamed alley.
- b. **CONTEXT & DEVELOPMENT PATTERN** – N Palmetto serves as the eastern border of the Dignowity Hill Historic District, with only the west side of the street featuring a historic zoning overlay. This block currently features four, 1-story residential structures.

Findings related to request item #1 (1111 N Palmetto):

- 1a. **SETBACKS** – The applicant has proposed a setback of twenty (20) feet from the front property line. Additionally, the applicant has submitted a setback diagram noting a setback that is greater than all existing, historic setbacks on the block with the exception of one structure, the historic structure at the corner of N Palmetto and Sherman. Generally, staff finds that the proposed setback is appropriate and consistent with the Guidelines by responding to the setbacks of the most immediate historic structures.
- 1b. **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. As noted in finding b, this block on N Palmetto features all one story structures. The applicant has proposed an overall height of approximately twenty-seven (27) feet. Because of the change in scale, staff finds that it would

be more appropriate to incorporate several design strategies to mitigate the visual impact of the additional height including utilizing a half story or an additional increase in front yard setback.

- 1c. 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 new construction toward N Palmetto. This is consistent with the Guidelines.
- 1d. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has not specified the exact foundation height. The applicant is responsible for complying with the Guidelines regarding foundation heights.
- 1e. ROOF FORMS – The applicant has proposed roof forms that include front and side facing gabled roofs. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 1f. 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. Staff finds that all ganged and grouped windows should be separated by a mullion of at least six (6) inches in width. Additionally, staff finds that windows should be added to both the north and south facades near the front of both structures and that non-traditionally sized window openings should be eliminated, such as fixed square windows.
- 1g. PORCH MASSING – The applicant has proposed porch massing that is integral to the massing of both structures. Generally, staff finds the proposed porch massing to be appropriate; however, staff finds that the proposed porch depth should be increased to at least five (5) feet.
- 1h. LOT COVERAGE – Per the submitted site plan, the proposed lot coverage is consistent with the Guidelines.
- 1i. MATERIALS – The applicant has proposed materials that include composite siding, asphalt shingle roofs, wood columns and wood trim. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of ¾” and mitered corners. Columns should be six inches square and feature both capital and base trim as well as chamfered corners. The applicant is responsible for submitted a column detail to staff.
- 1j. WINDOW MATERIALS – The applicant has proposed to install aluminum windows. The proposed windows are not consistent with staff’s standards for windows in new construction in regards to meeting rail and top and bottom rail dimensions.
- 1k. ARCHITECTURAL DETAILS – The applicant has proposed for both structures (1111 & 1115) to feature similar floor plans; however, the applicant has proposed varying roof forms to differentiate the structures architecturally.
- 1l. ARCHITECTURAL DETAILS – As noted in finding 1f, staff finds that all ganged and grouped windows should be separated by a mullion of at least six (6) inches in width. Additionally, staff finds that windows should be added to both the north and south facades near the front of both structures and that non-traditionally sized window openings should be eliminated, such as fixed square windows. Additionally, staff finds that porches should be increased in depth to at least five (5) feet, as noted in finding 1g.
- 1m. DETACHED CARPORT – The applicant has proposed to construct a detached, rear carport to provide covered parking for two vehicles. The carport is to feature wood construction and a composition shingle roof. The carport will be accessed from Alder Street. Generally, staff finds the proposed the location, massing and design of the proposed carports to be appropriate.
- 1n. SITE ELEMENTS (Driveways) – The applicant has proposed to access the rear carport with a driveway of twenty-one (21) feet in width. This is inconsistent with the Guidelines. Staff finds that the proposed driveway should be separated in width to be consistent with the Guidelines.
- 1o. WALKWAY – The applicant has proposed a concrete walkway to connect the front porch to the right of way. The applicant has proposed a width of forty-two (42) inches. This is consistent with the Guidelines.
- 1p. SITE ELEMENTS (Landscaping) – The applicant has not provided information regarding landscaping at this time. Staff finds that a detailed landscaping plan should be developed that is consistent with the Guidelines for Site Elements.
- 1q. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

Findings related to request item #2 (1115 N Palmetto):

- 2a. **SETBACKS** – The applicant has proposed a setback of twenty (20) feet from the front property line. Additionally, the applicant has submitted a setback diagram noting a setback that is greater than all existing, historic setbacks on the block with the exception of one structure, the historic structure at the corner of N Palmetto and Sherman. Generally, staff finds that the proposed setback is appropriate and consistent with the Guidelines by responding to the setbacks of the most immediate historic structures.
- 2b. **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. As noted in finding b, this block on N Palmetto features all one story structures. The applicant has proposed an overall height of approximately twenty-seven (27) feet. Because of the change in scale, staff finds that it would be more appropriate to incorporate several design strategies to mitigate the visual impact of the additional height including utilizing a half story or an additional increase in front yard setback.
- 2c. **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 new construction toward N Palmetto. This is consistent with the Guidelines.
- 2d. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has not specified the exact foundation height. The applicant is responsible for complying with the Guidelines regarding foundation heights.
- 2e. **ROOF FORMS** – The applicant has proposed roof forms that include front and side facing gabled roofs. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- 2f. **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. Staff finds that all ganged and grouped windows should be separated by a mullion of at least six (6) inches in width. Additionally, staff finds that windows should be added to both the north and south facades near the front of both structures and that non-traditionally sized window openings should be eliminated, such as fixed square windows.
- 2g. **PORCH MASSING** – The applicant has proposed porch massing that is integral to the massing of both structures. Generally, staff finds the proposed porch massing to be appropriate; however, staff finds that the proposed porch depth should be increased to at least five (5) feet.
- 2h. **LOT COVERAGE** – Per the submitted site plan, the proposed lot coverage is consistent with the Guidelines.
- 2i. **MATERIALS** – The applicant has proposed materials that include composite siding, asphalt shingle roofs, wood columns and wood trim. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of 3/4" and mitered corners. Columns should be six inches square and feature both capital and base trim as well as chamfered corners. The applicant is responsible for submitted a column detail to staff.
- 2j. **WINDOW MATERIALS** – The applicant has proposed to install aluminum windows. The proposed windows are not consistent with staff's standards for windows in new construction in regards to meeting rail and top and bottom rail dimensions.
- 2k. **ARCHITECTURAL DETAILS** – The applicant has proposed for both structures (1111 & 1115) to feature similar floor plans; however, the applicant has proposed varying roof forms to differentiate the structures architecturally.
- 2l. **ARCHITECTURAL DETAILS** – As noted in finding 2f, staff finds that all ganged and grouped windows should be separated by a mullion of at least six (6) inches in width. Additionally, staff finds that windows should be added to both the north and south facades near the front of both structures and that non-traditionally sized window openings should be eliminated, such as fixed square windows. Additionally, staff finds that porches should be increased in depth to at least five (5) feet, as noted in finding 2g.
- 2m. **DETACHED CARPORT** – The applicant has proposed to construct a detached, rear carport to provide covered parking for two vehicles. The carport is to feature wood construction and a composition shingle roof. The carport will be accessed from the unnamed alley. Generally, staff finds the proposed the location, massing and design of the proposed carports to be appropriate.

- 2n. SITE ELEMENTS (Driveways) – The applicant has proposed to access the rear carport with a driveway of twenty-one (21) feet in width. This is inconsistent with the Guidelines. Staff finds that the proposed driveway should be separated in width to be consistent with the Guidelines.
- 2o. WALKWAY – The applicant has proposed a concrete walkway to connect the front porch to the right of way. The applicant has proposed a width of forty-two (42) inches. This is consistent with the Guidelines.
- 2p. SITE ELEMENTS (Landscaping) – The applicant has not provided information regarding landscaping at this time. Staff finds that a detailed landscaping plan should be developed that is consistent with the Guidelines for Site Elements.
- 2q. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment. Staff finds that all mechanical equipment should be screened from view from the public right of way.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval for both request items #1 and #2:

- i. That the applicant incorporate several design strategies to mitigate the visual impact of the additional height including utilizing a half story or an additional increase in front yard setback. as noted in findings 1b and 2b.
- ii. That foundation heights that are consistent with the Guidelines be utilized as noted in findings 1d and 2d.
- iii. That all ganged and grouped windows be separated by a mullion of at least six (6) inches in width. Additionally, staff recommends that windows should be added to both the north and south facades near the front of both structures and that non-traditionally sized window openings should be eliminated, such as fixed square windows, as noted in findings 1f and 2f.
- iv. That the applicant increase the porch depth to at least five (5) feet as noted in findings 1g and 2g.
- v. That the applicant install windows that meet staff's standards specifications as noted in findings 1j and 2j.
- vi. That the proposed driveways be separated in width to be consistent with the Guidelines as noted in findings 1n and 2n.
- vii. That a detailed landscaping plan be submitted for review and approval as noted in findings 1p and 2p.
- viii. That all mechanical equipment be screened from view from the public right of way as noted in findings 1q and 2q.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



October 1, 2020

CoSA Addresses



Pre-K Sites

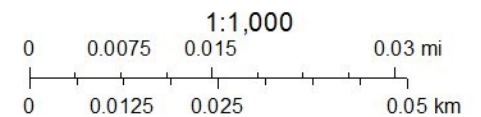
BCAD Parcels



Community Service Centers

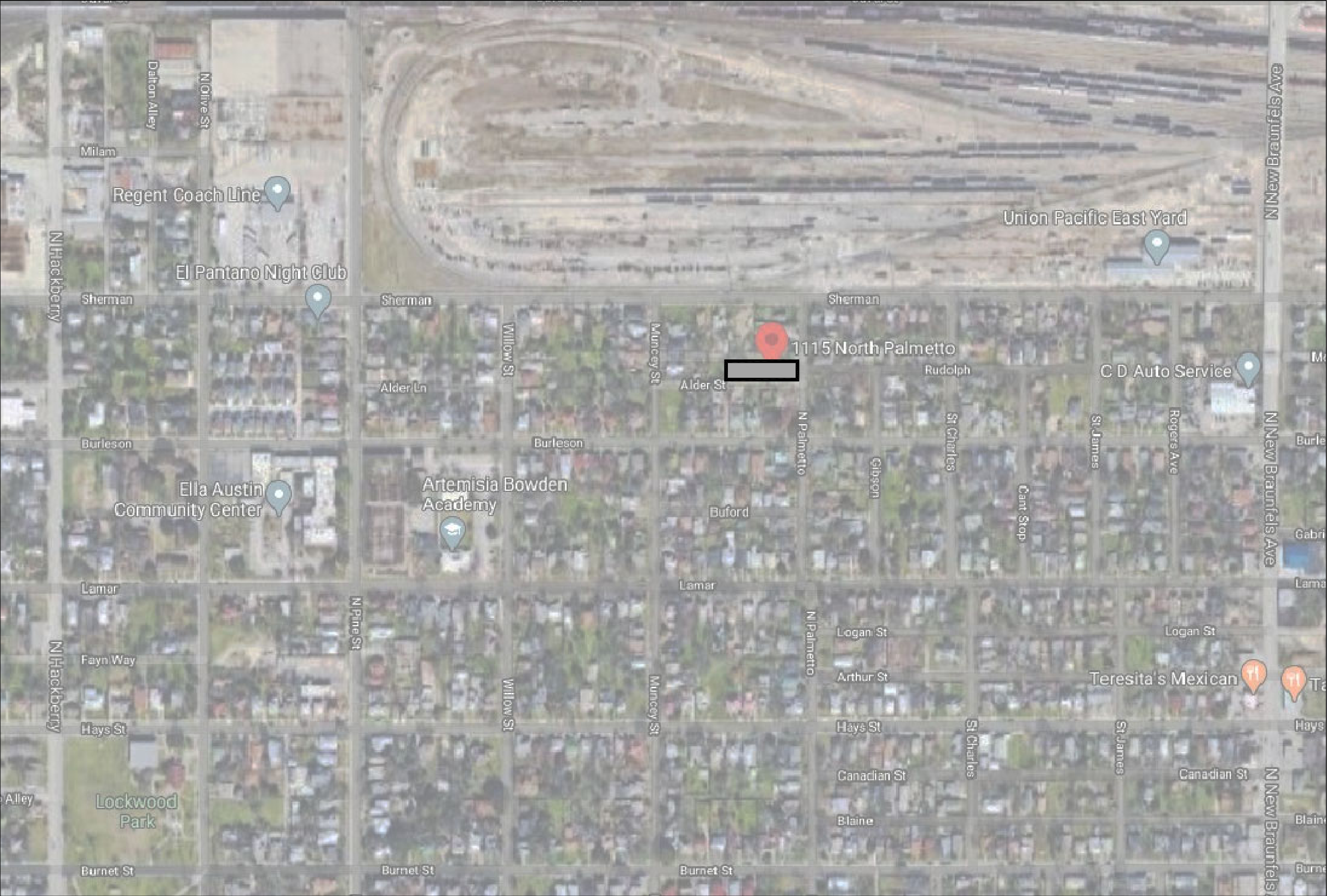


CoSA Parcels



CoSA



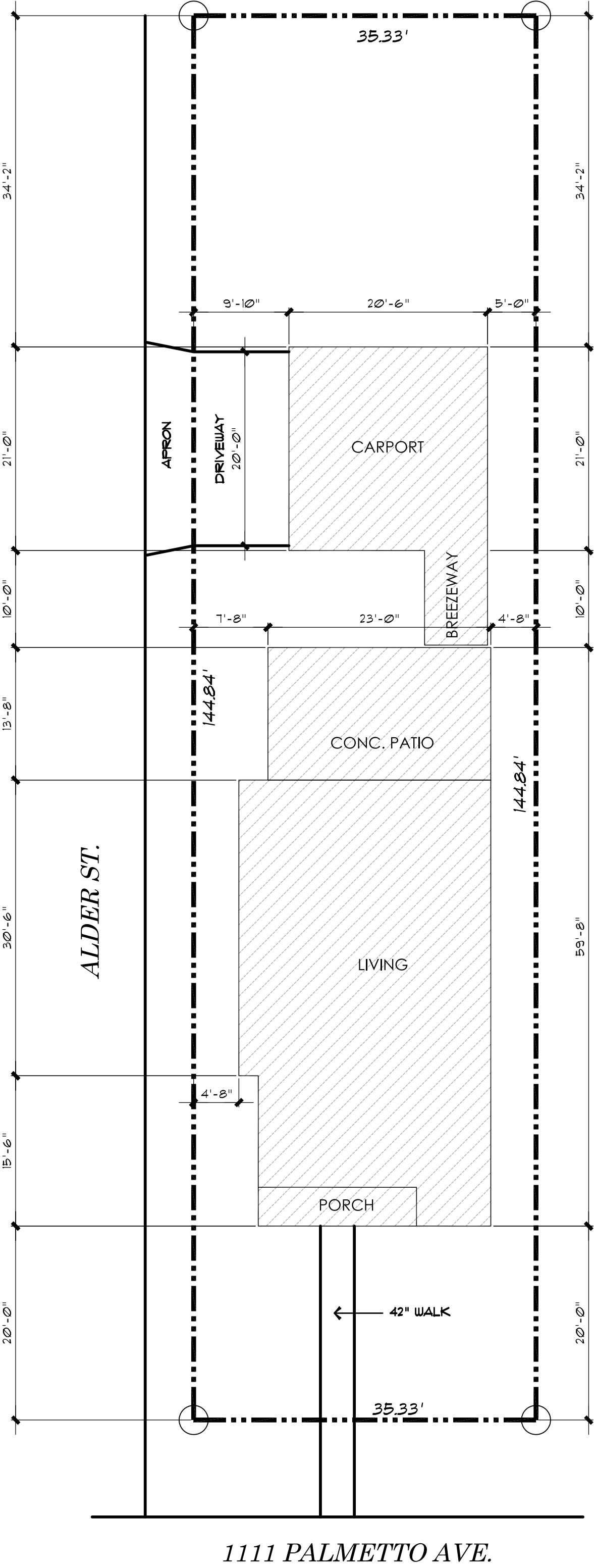
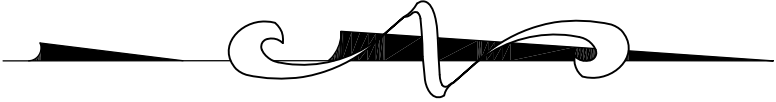


SITE LOCATION

A DESIGN FOR
Spec Home

1111 N. Palmetto
Lot: 23, Block: 3, NCB: 1302
Bella Dignowity Residential Subdivision
Bexar County, Texas

APPROX. HOUSE FOOTAGES	
FIRST FLOOR AREA:	1068 *
SECOND FLOOR AREA:	795 *
TOTAL LIVING AREA:	1863 *
PORCH AREA:	65 *
COVERED PATIO AREA:	345 *
COVERED DECK AREA:	264 *
OPEN DECK AREA:	314 *
MECHANICAL AREA:	51 *
TOTAL HOUSE AREA:	2904 *
CARPORT AREA:	431 *
COVERED BREEZEWAY AREA:	63 *
TOTAL DETACHED AREA:	494 *



SITE PLAN

Revisions:

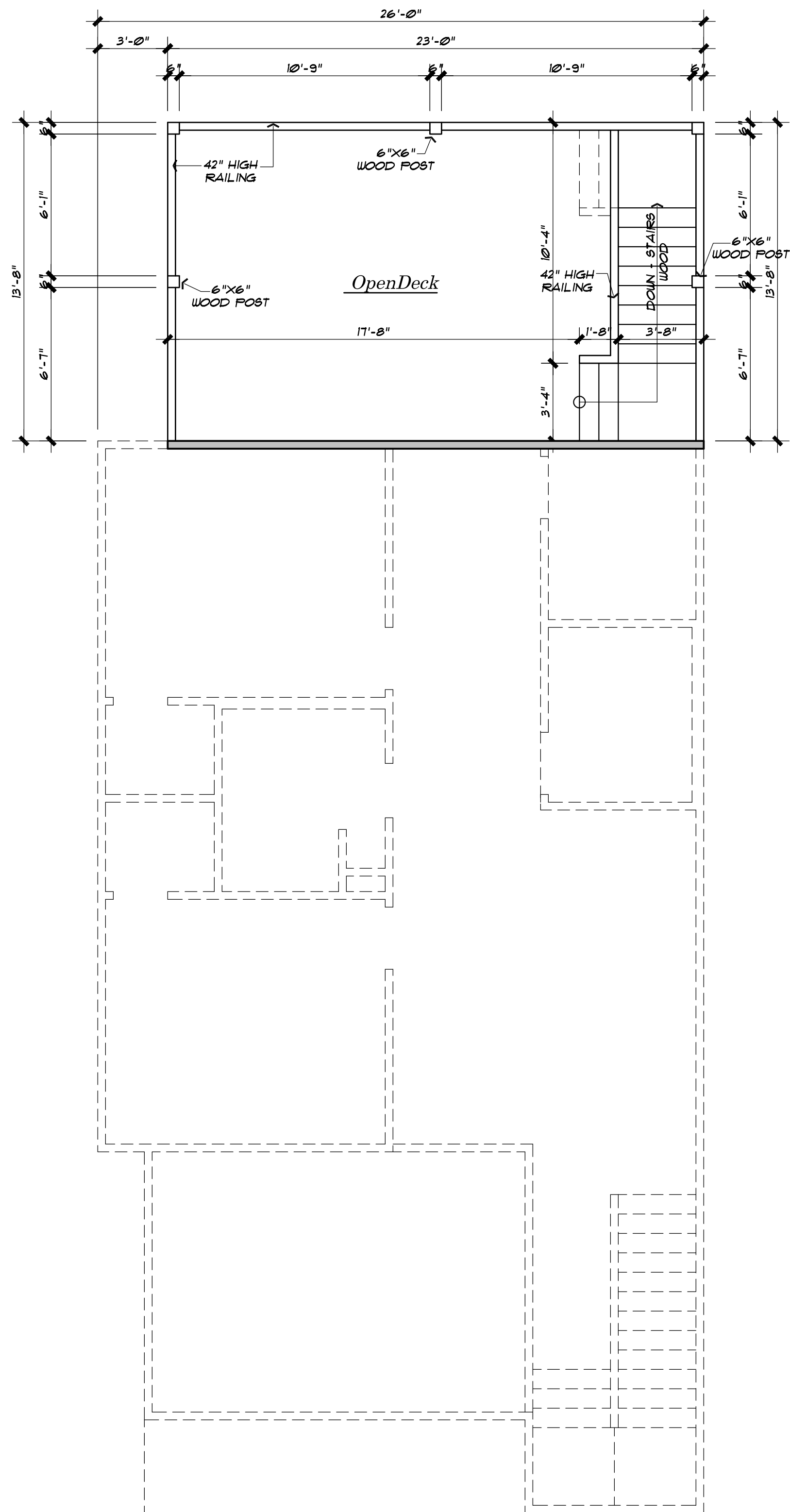
JOB NO:
BS3-20210
Drawn By:
SORIANO

sheet
1 of 7
Date:
Sept. 3, 2020

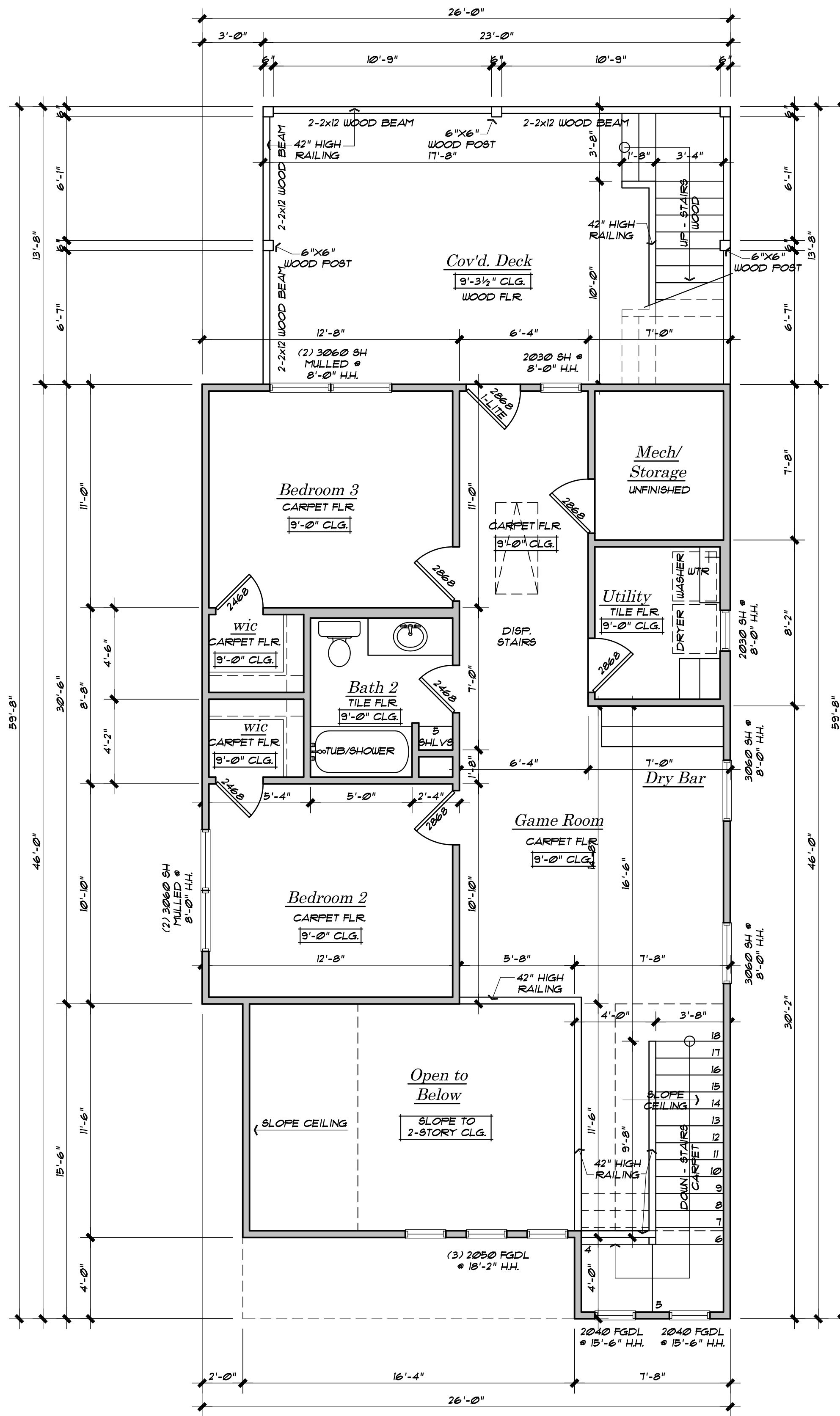
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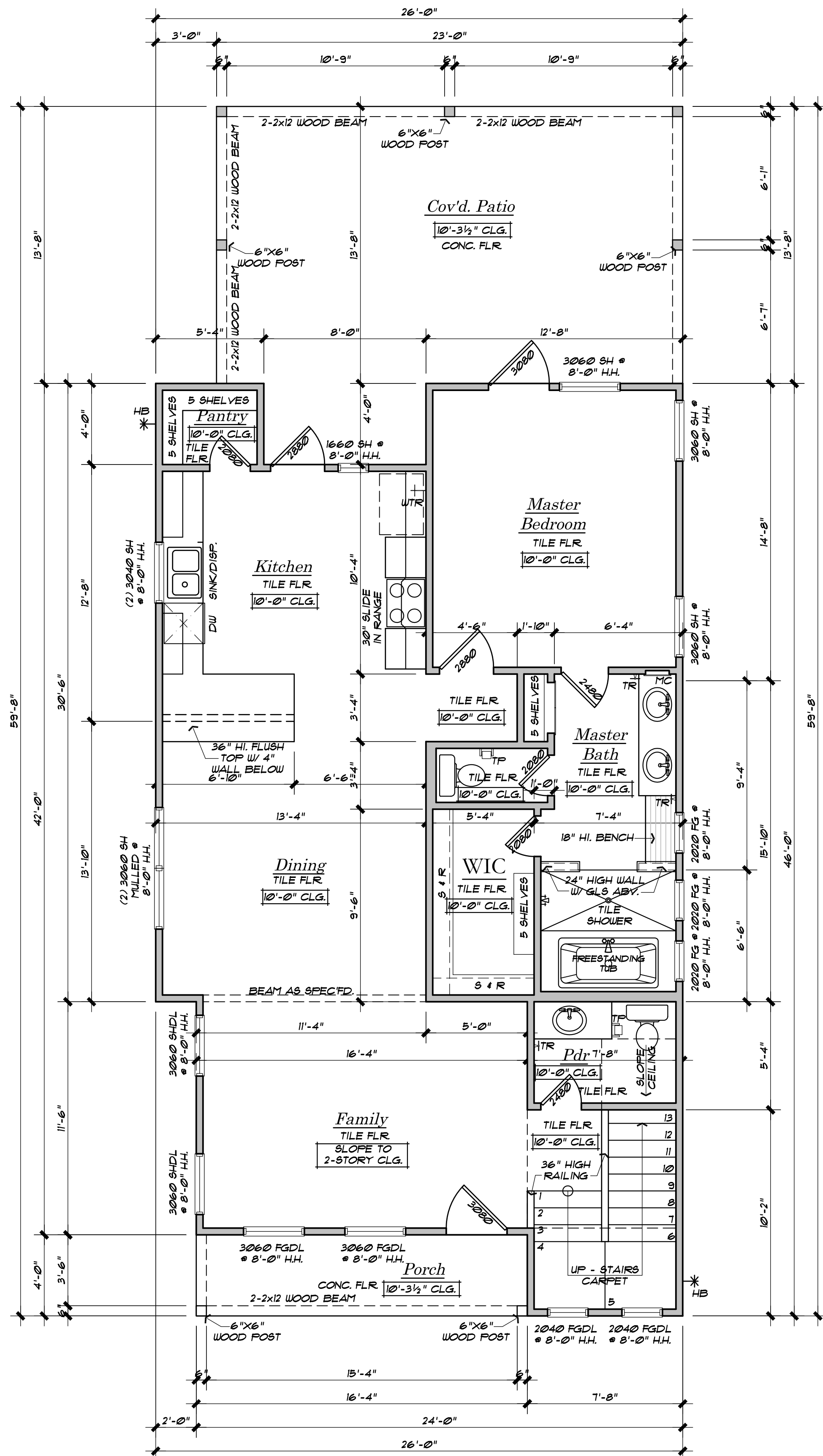
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *



Open Deck Floor Plan SCALE: 1/4"=1'-0"



Second Floor Plan SCALE: 1/4"=1'-0"



First Floor Plan SCALE: 1/4"=1'-0"

JOB NO.
BS3-20210

sheet
2 of 7

Drawn By:
SORIANO

Date:
Sept. 3, 2010

a design for

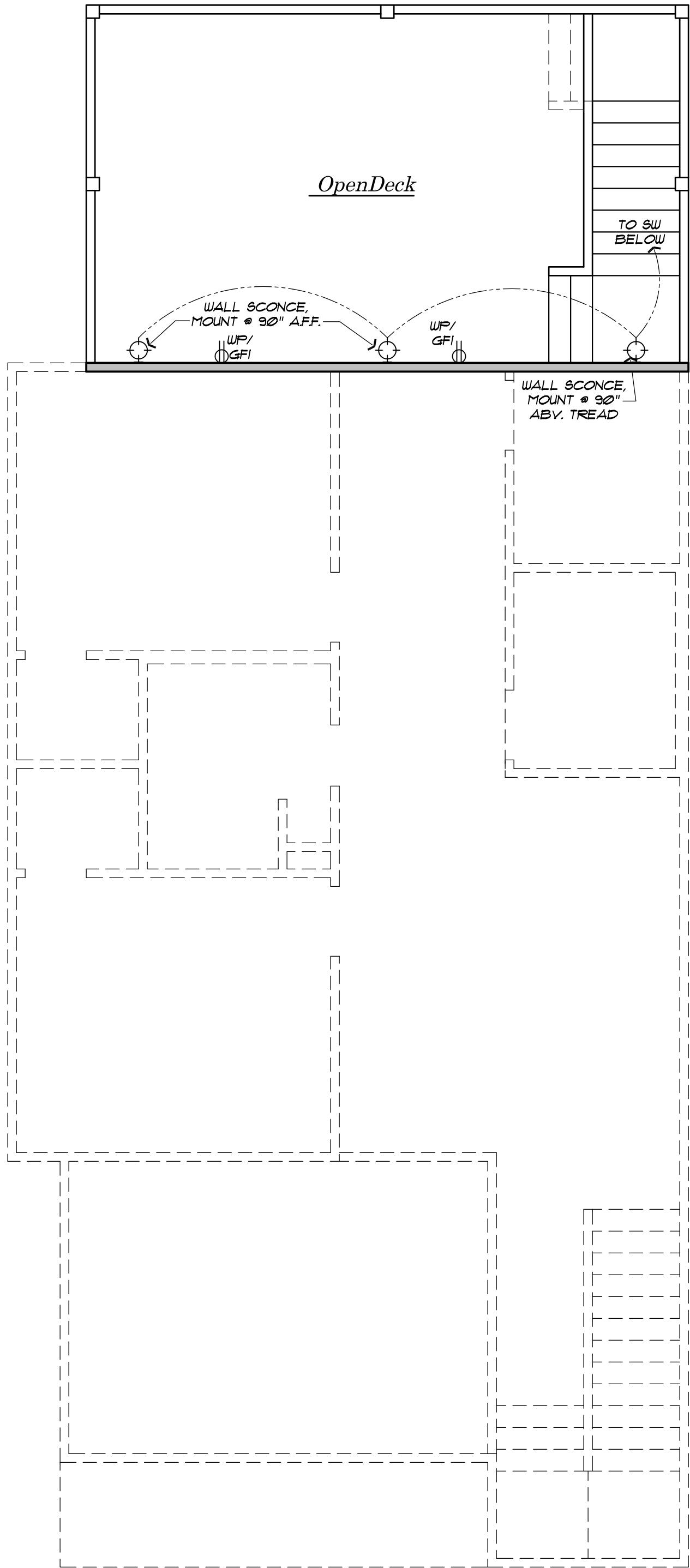
Spec #2

1111 N. Palmetto

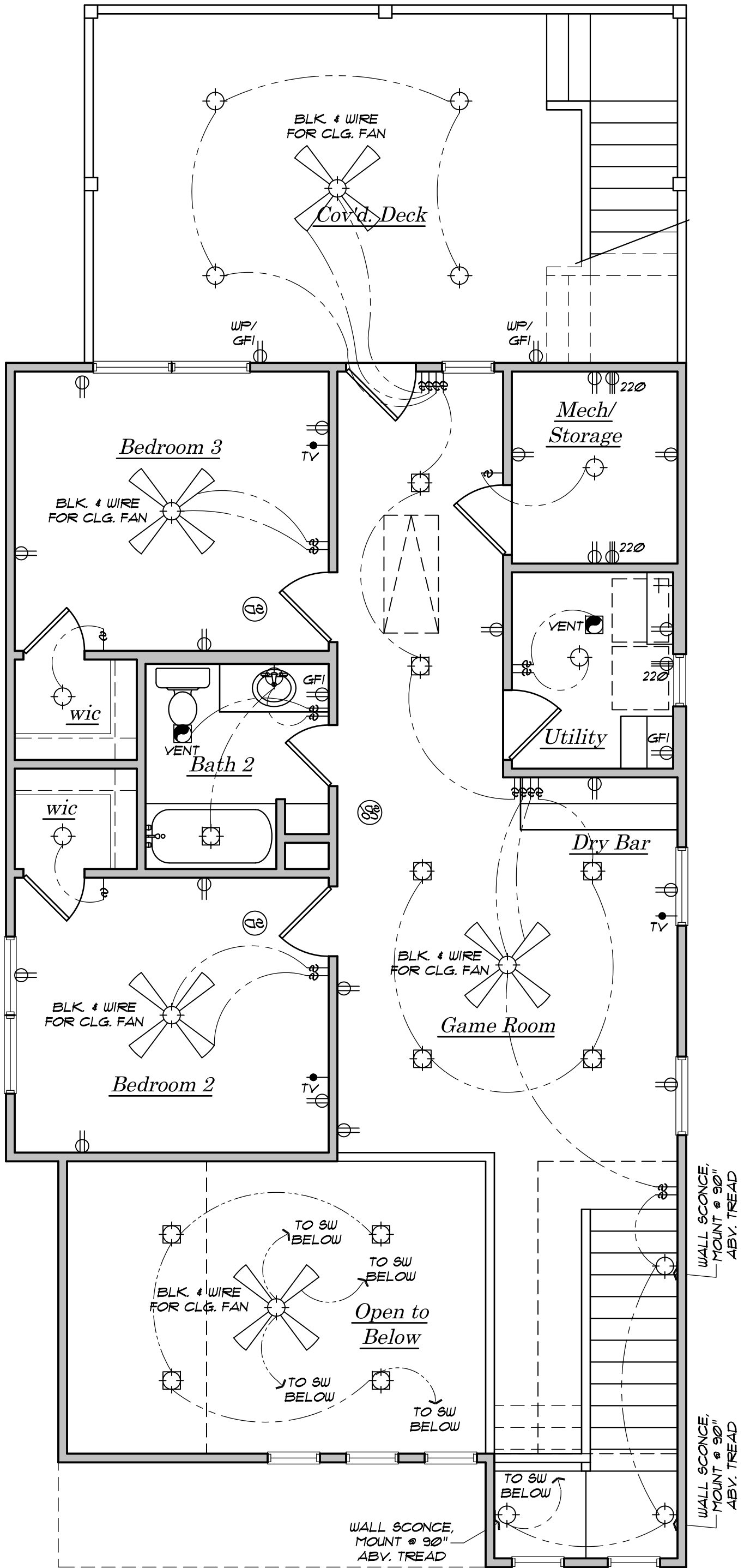
f. e. soriano designs

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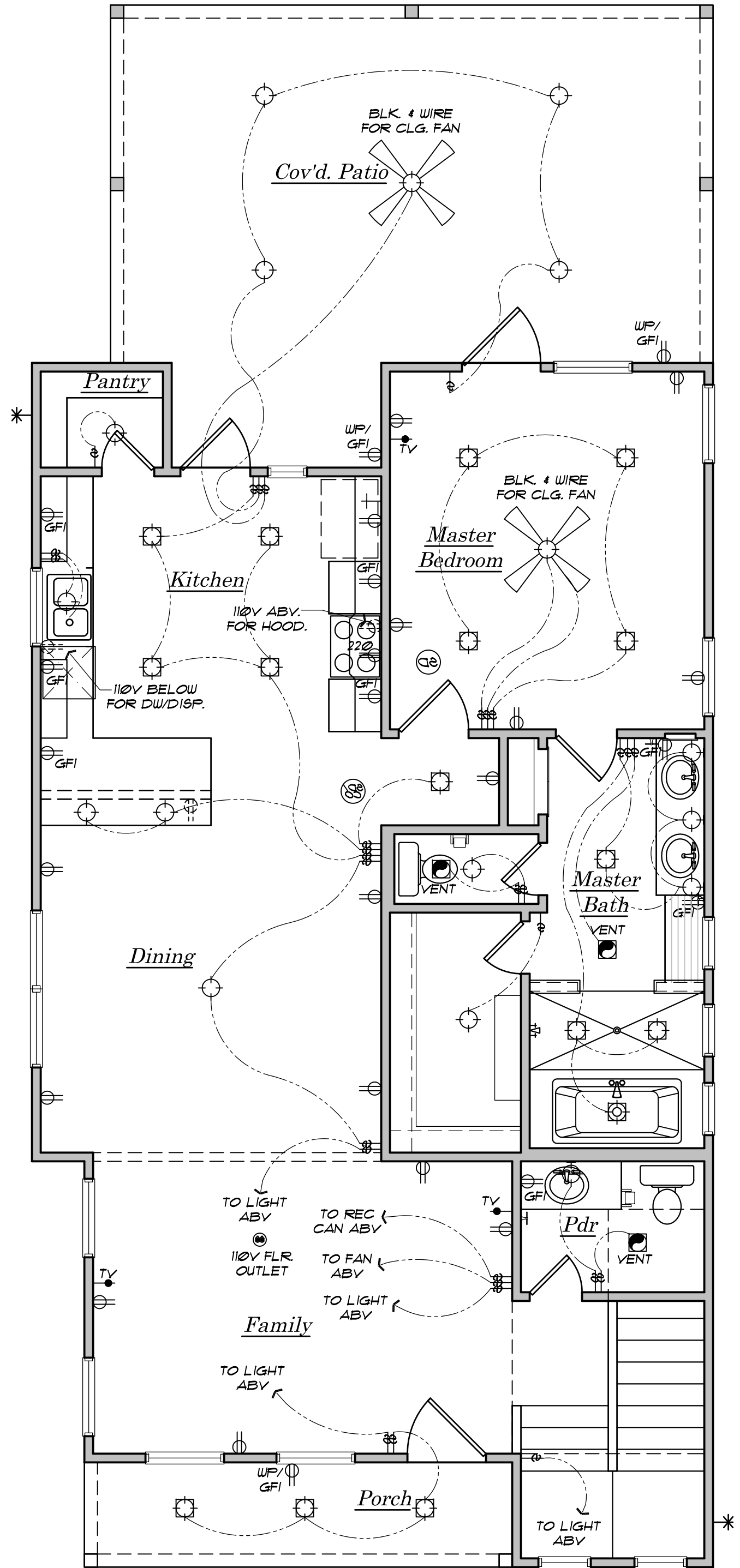
Revisions:



Open Deck Electrical Floor Plan SCALE: 1/4"=1'-0"



Second Floor Electrical Plan SCALE: 1/4"=1'-0"



First Floor Electrical Plan SCALE: 1/4"=1'-0"

JOB NO:
BS3-20210

Drawn By:
SORIANO

sheet
3 of 7

Date:
Sept. 3, 2010

a design for

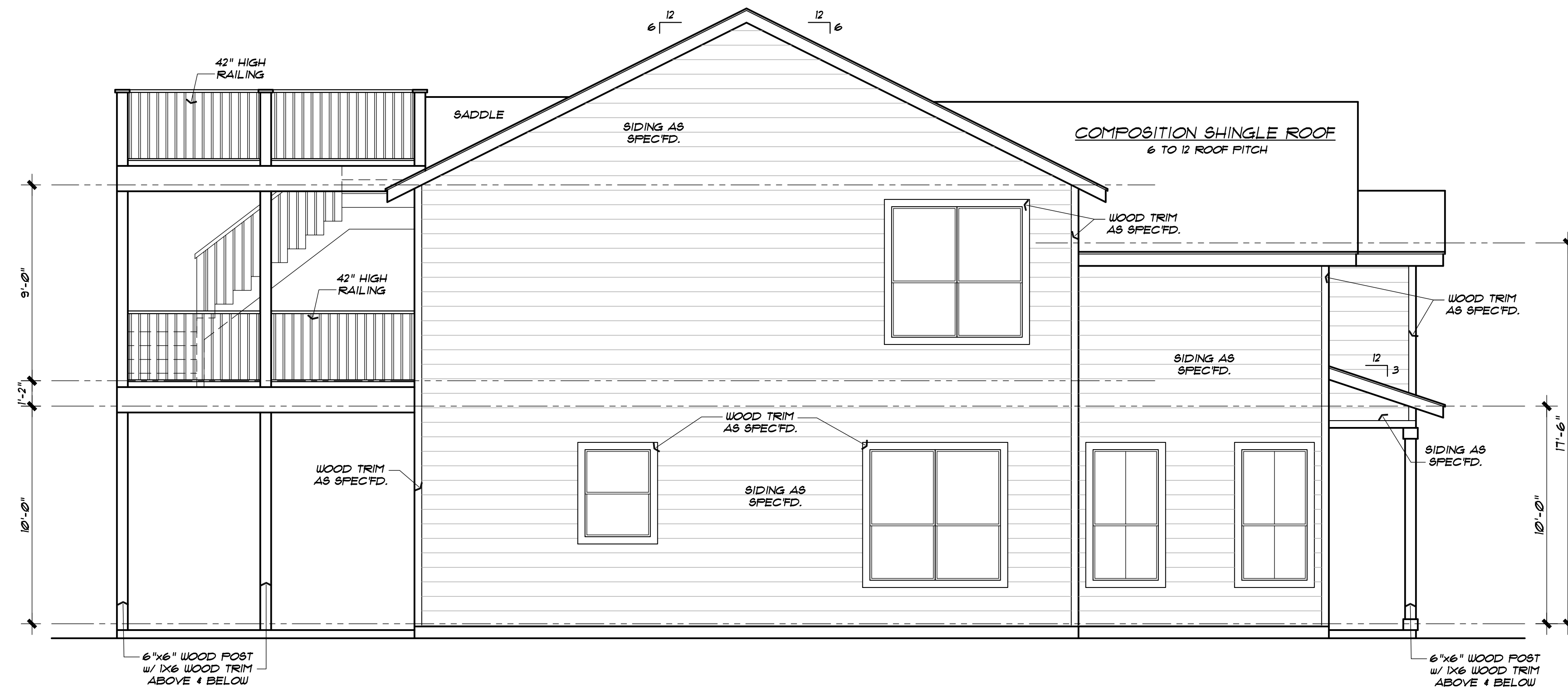
Spec #2

1111 N. Palmetto

f. e. soriano designs

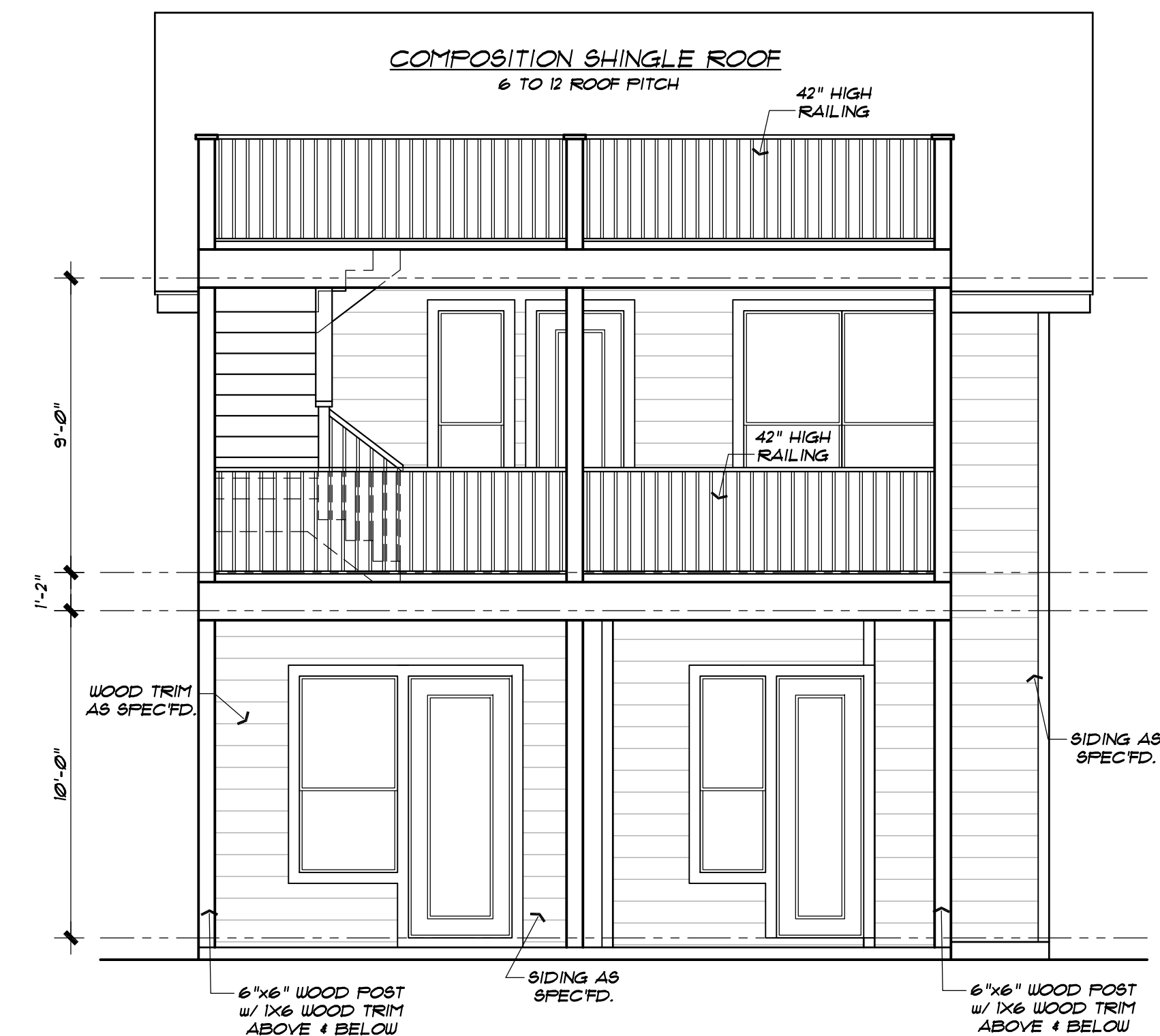
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

Revisions:



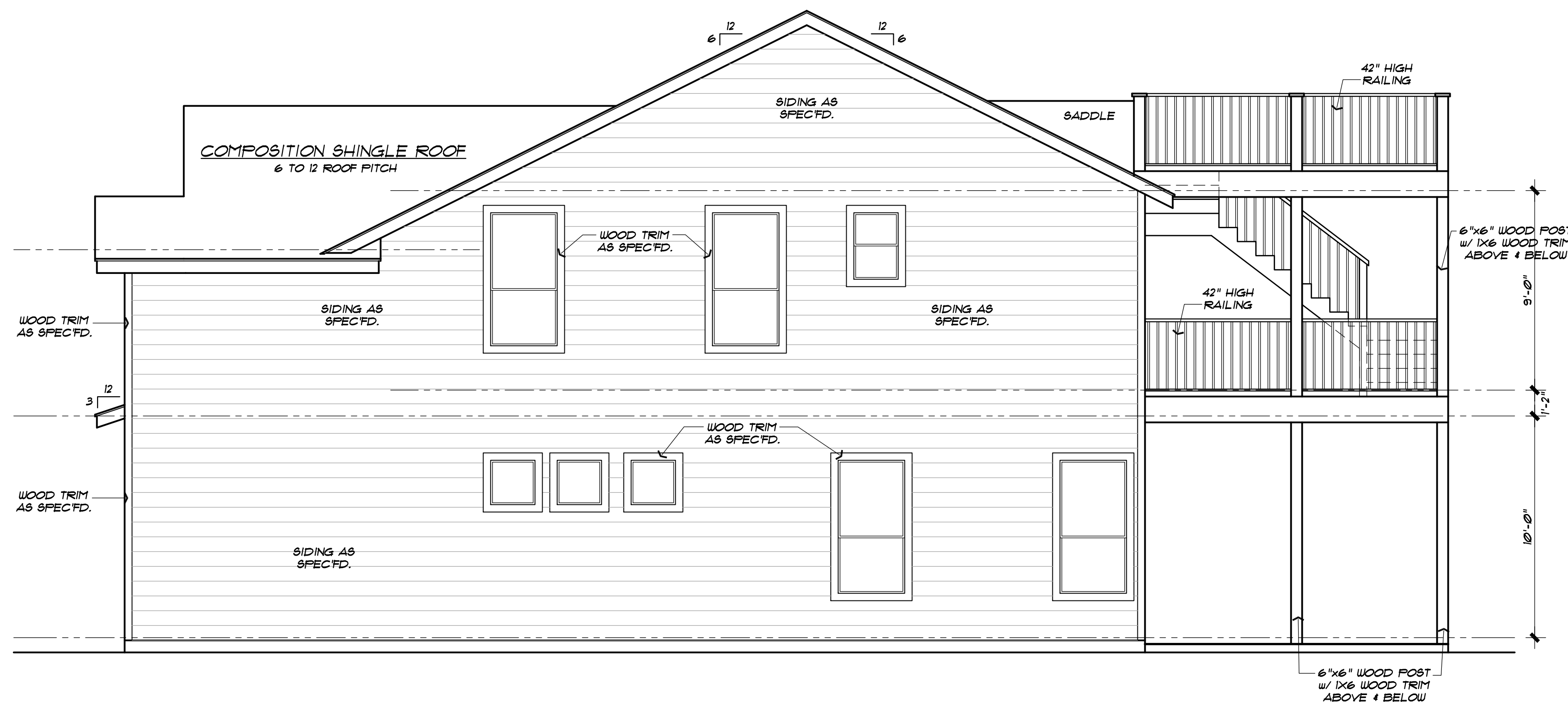
Left Elevation

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



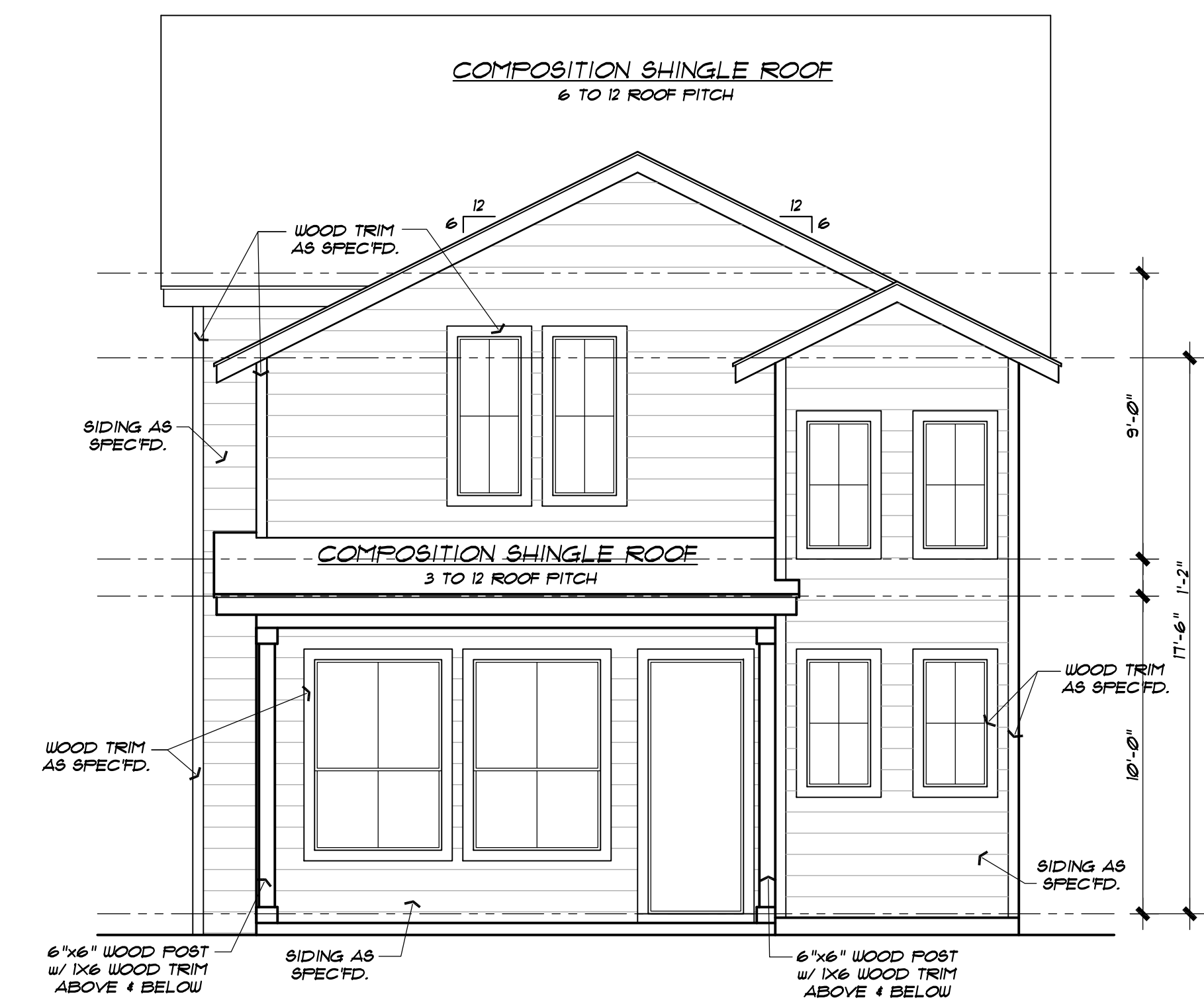
Rear Elevation

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



Right Elevation

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



Front Elevation

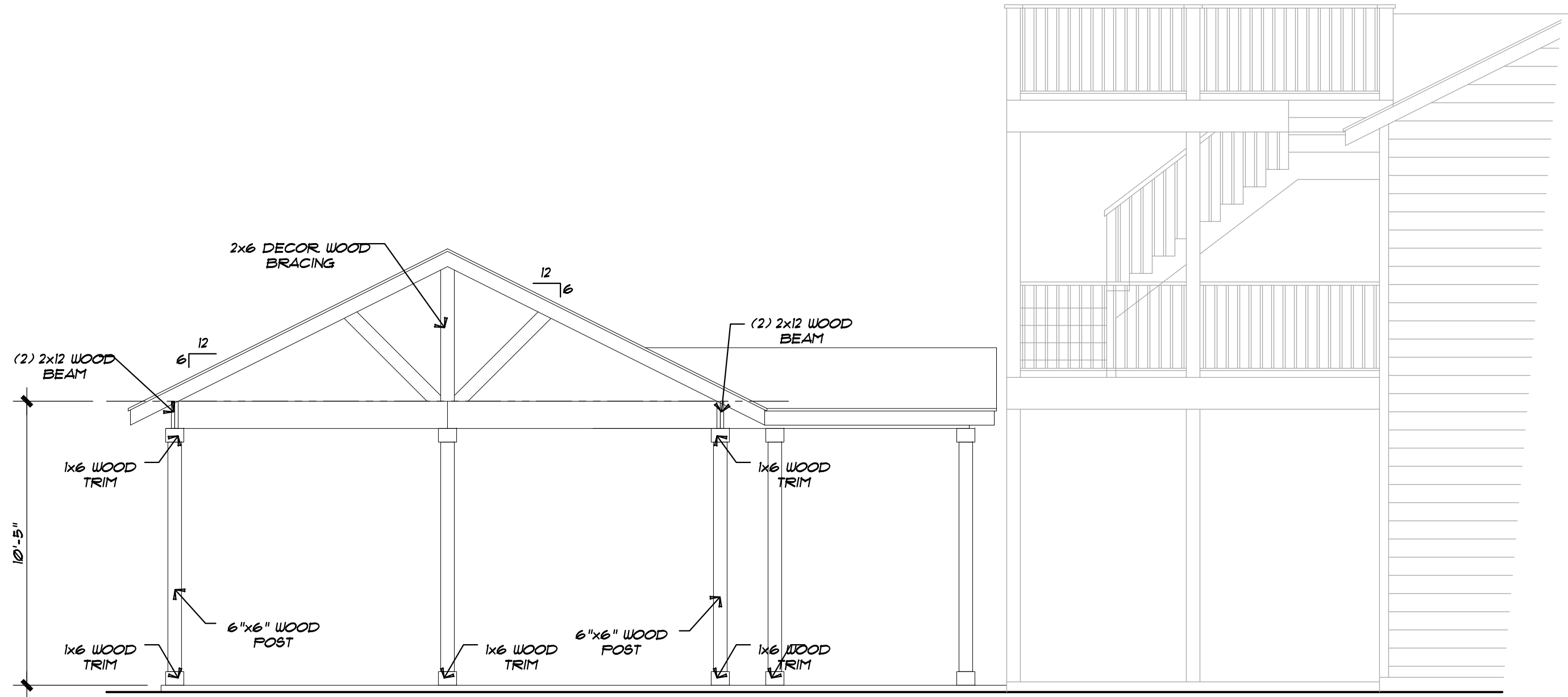
SCALE: 1/4"=1'-0"

Revisions:

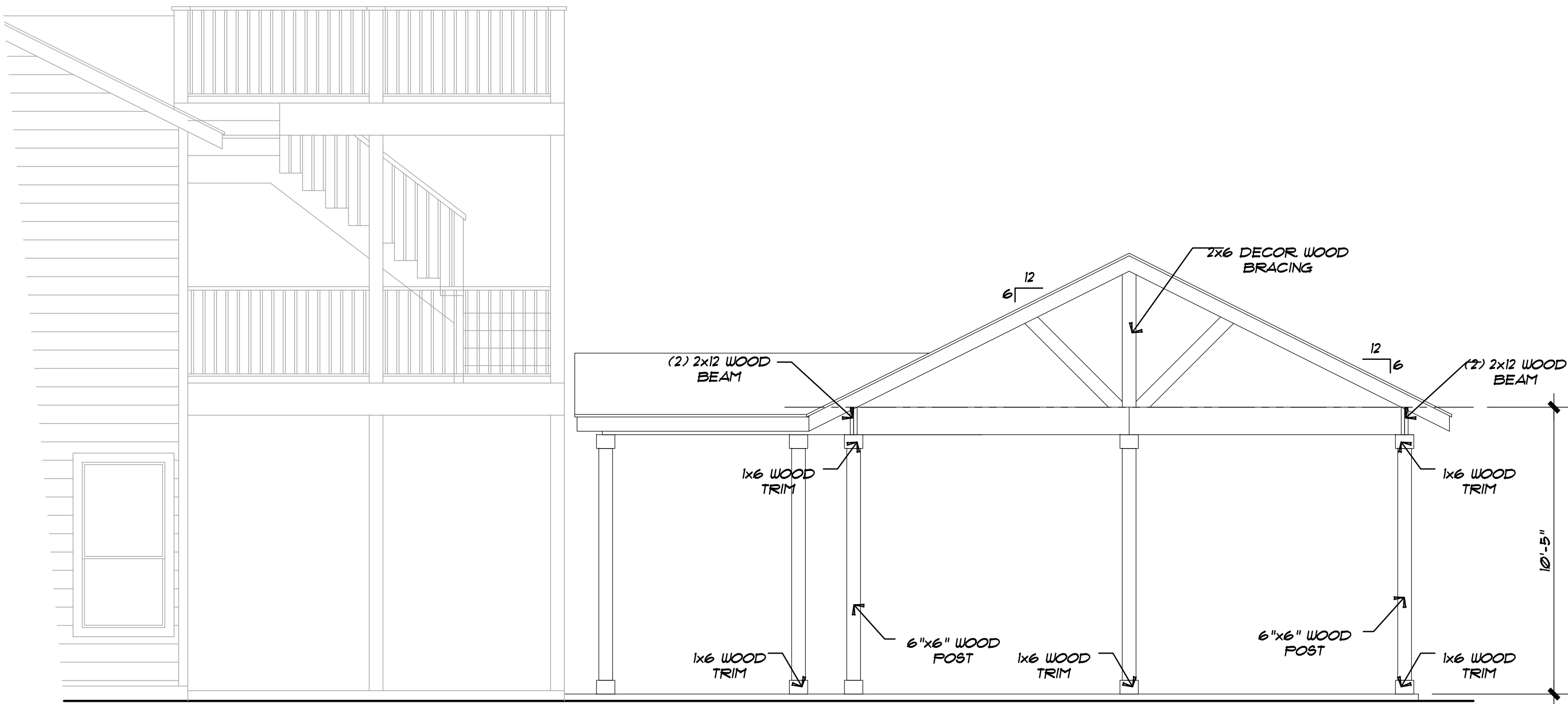
f. e. soriano designs
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

a design for
Spec #2
1111 N. Palmetto

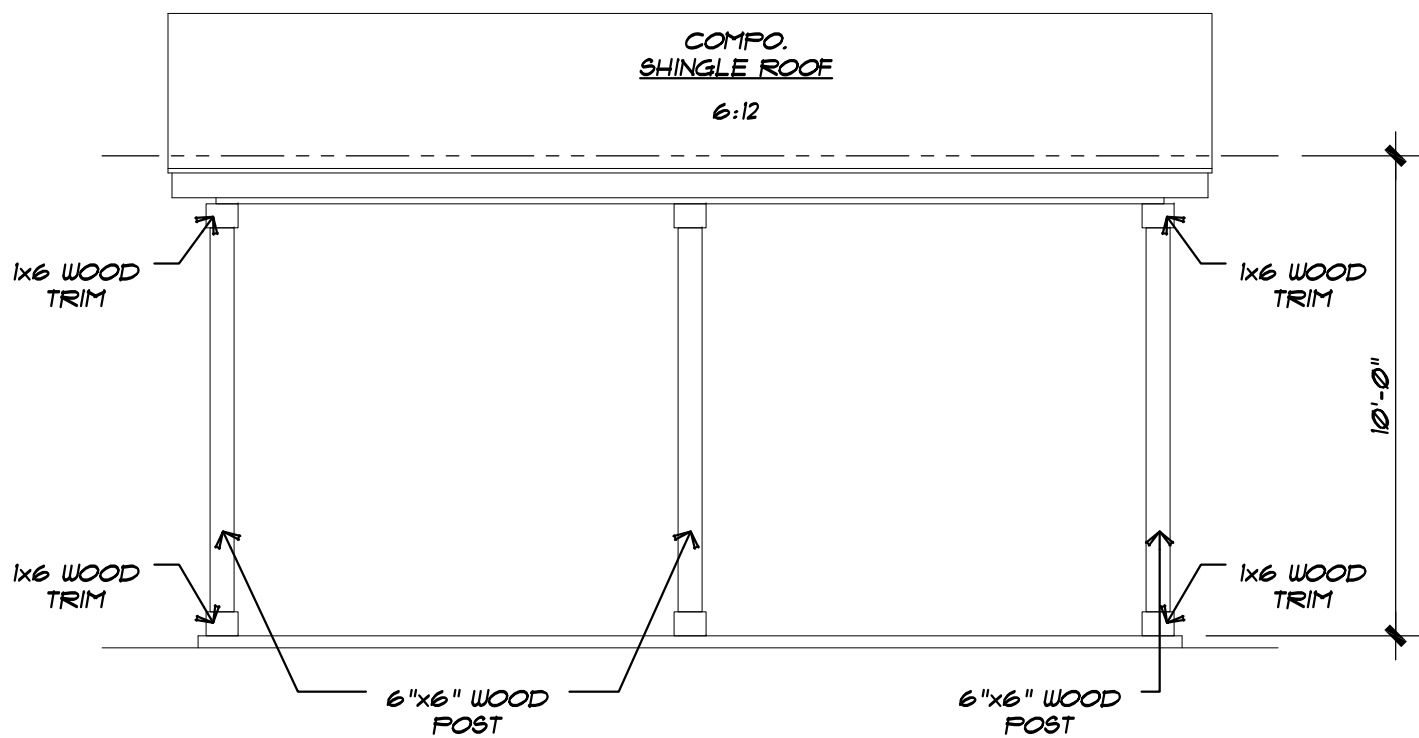
JOB NO: BS3-20210
sheet 4 of 7
Drawn By: SORIANO
Date: Sept. 3, 2010



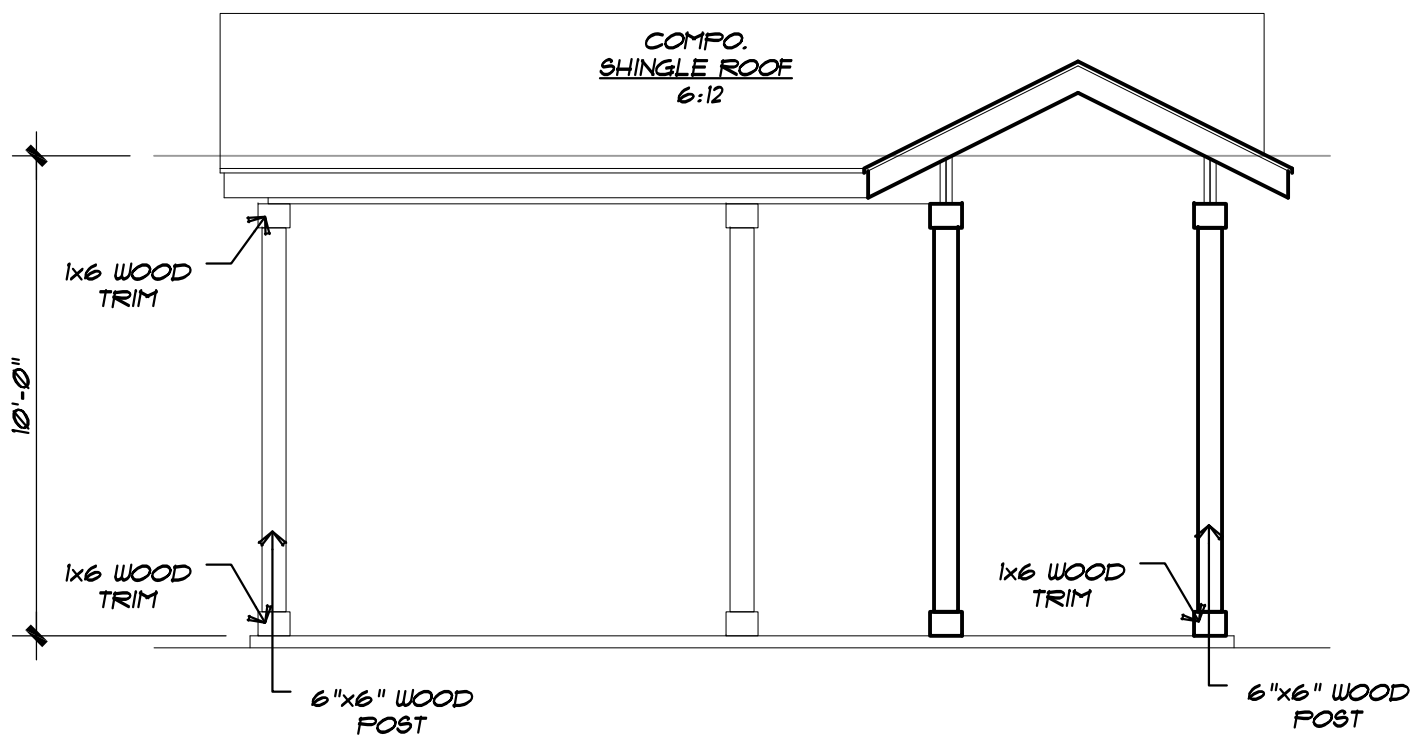
Left Elevation SCALE: 1/4"=1'-0"



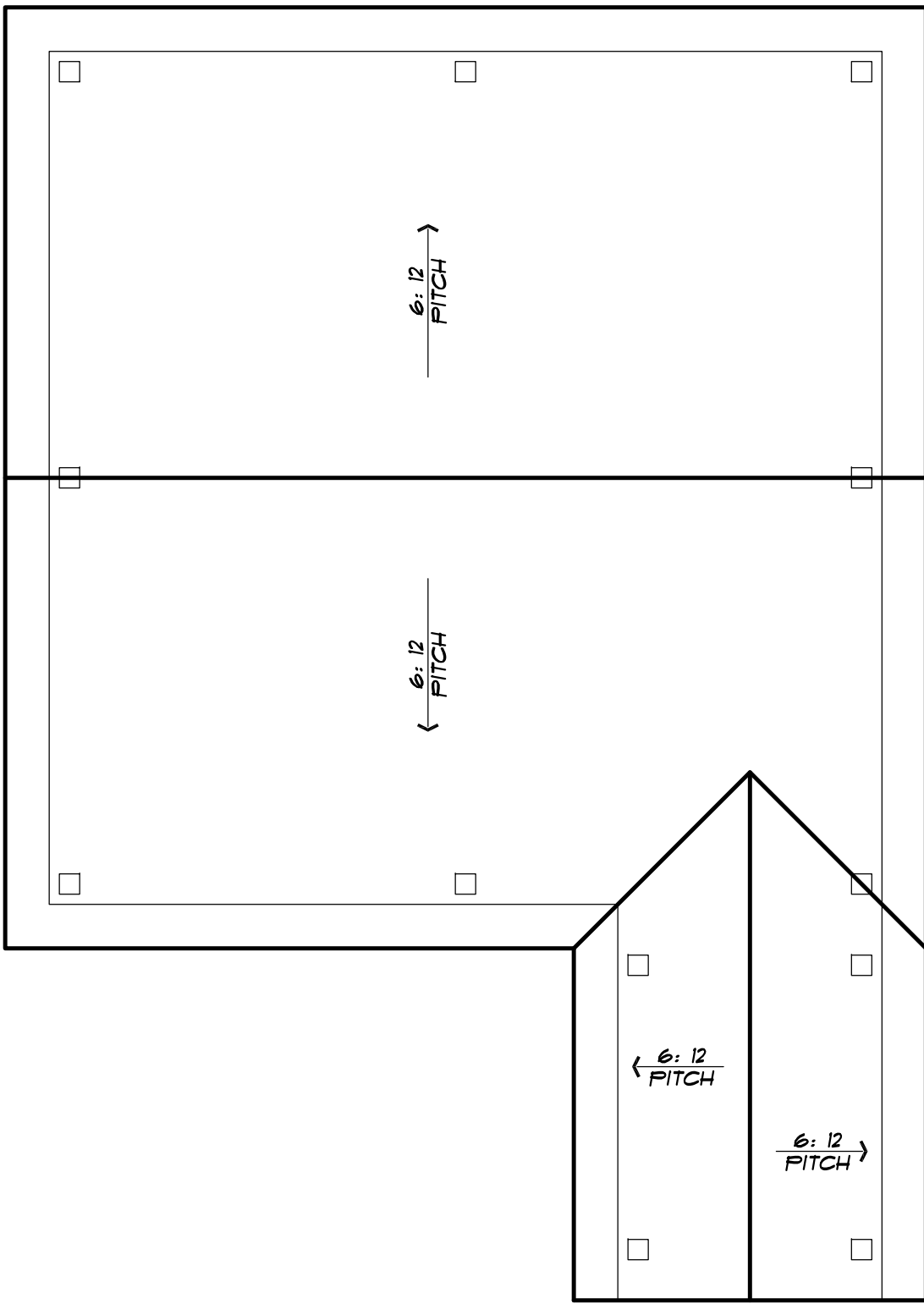
Right Elevation SCALE: 1/4"=1'-0"



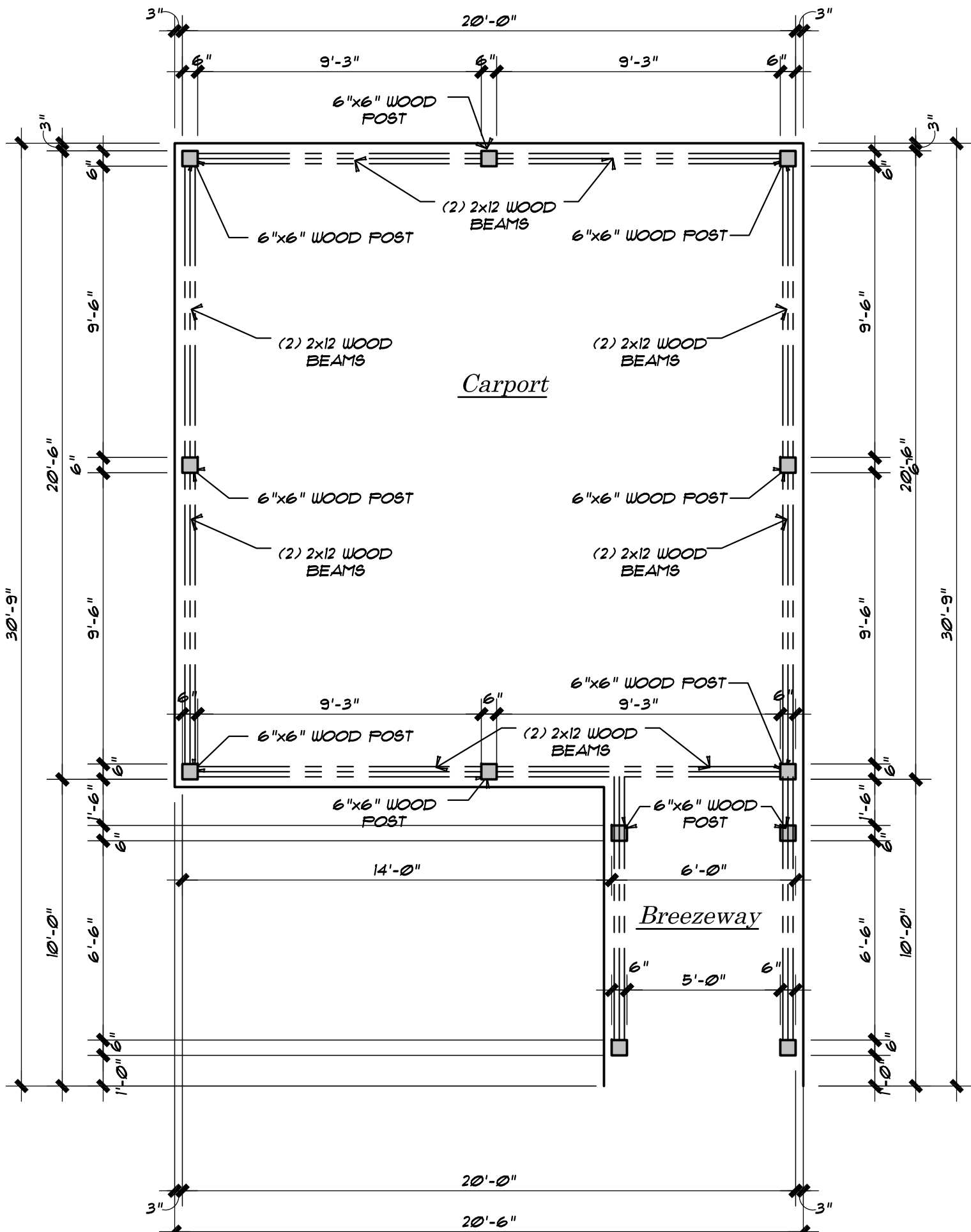
Rear Elevation SCALE: 1/4"=1'-0"



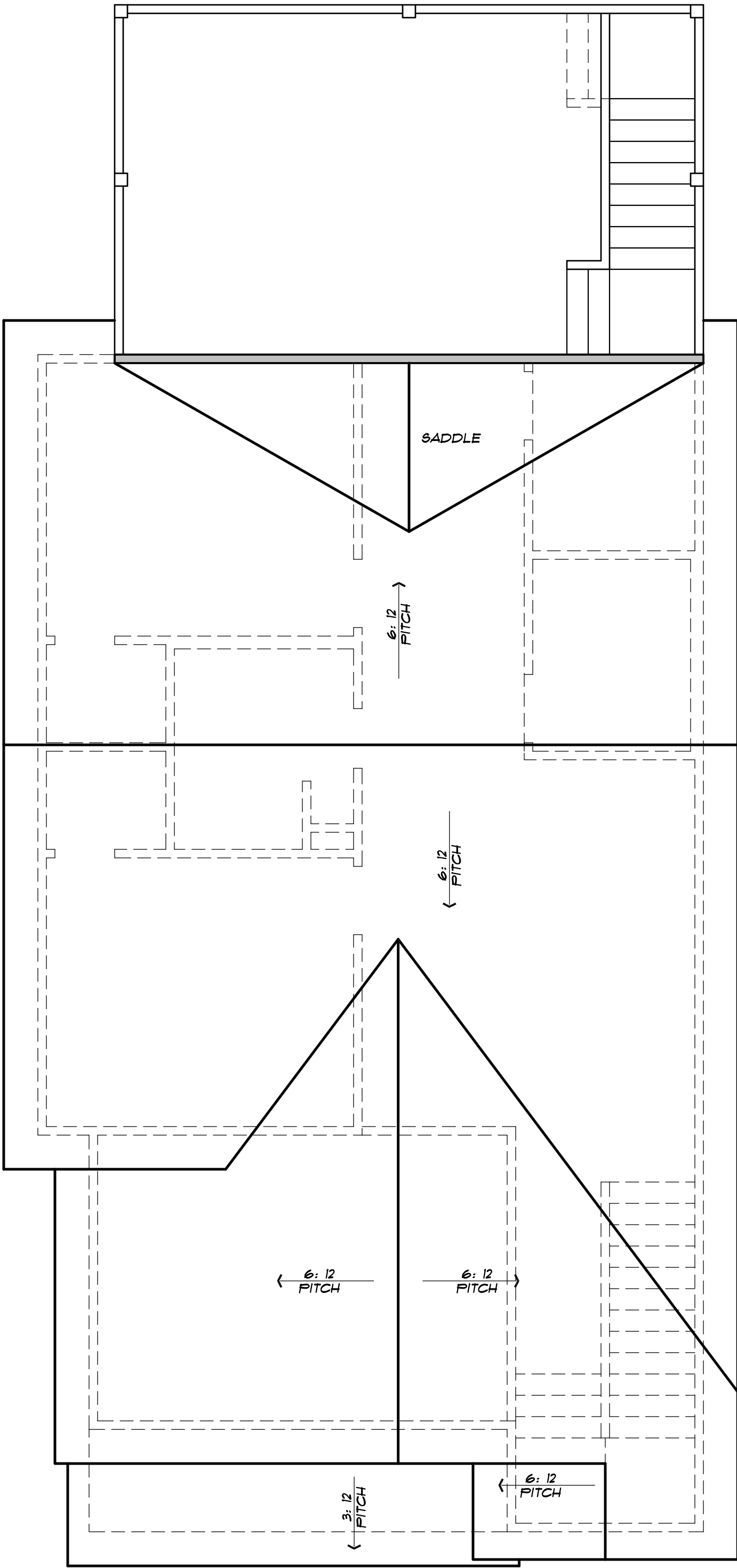
Front Elevation SCALE: 1/4"=1'-0"



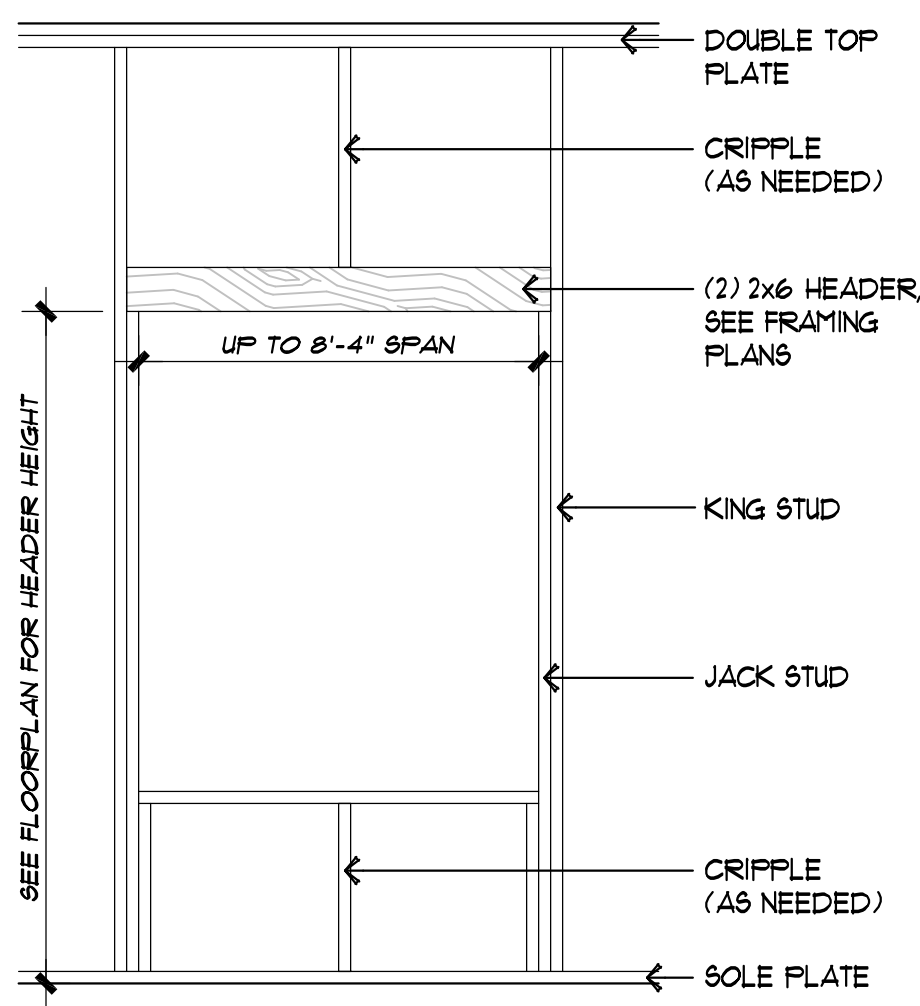
Carport Roof Plan SCALE: 1/4"=1'-0"



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

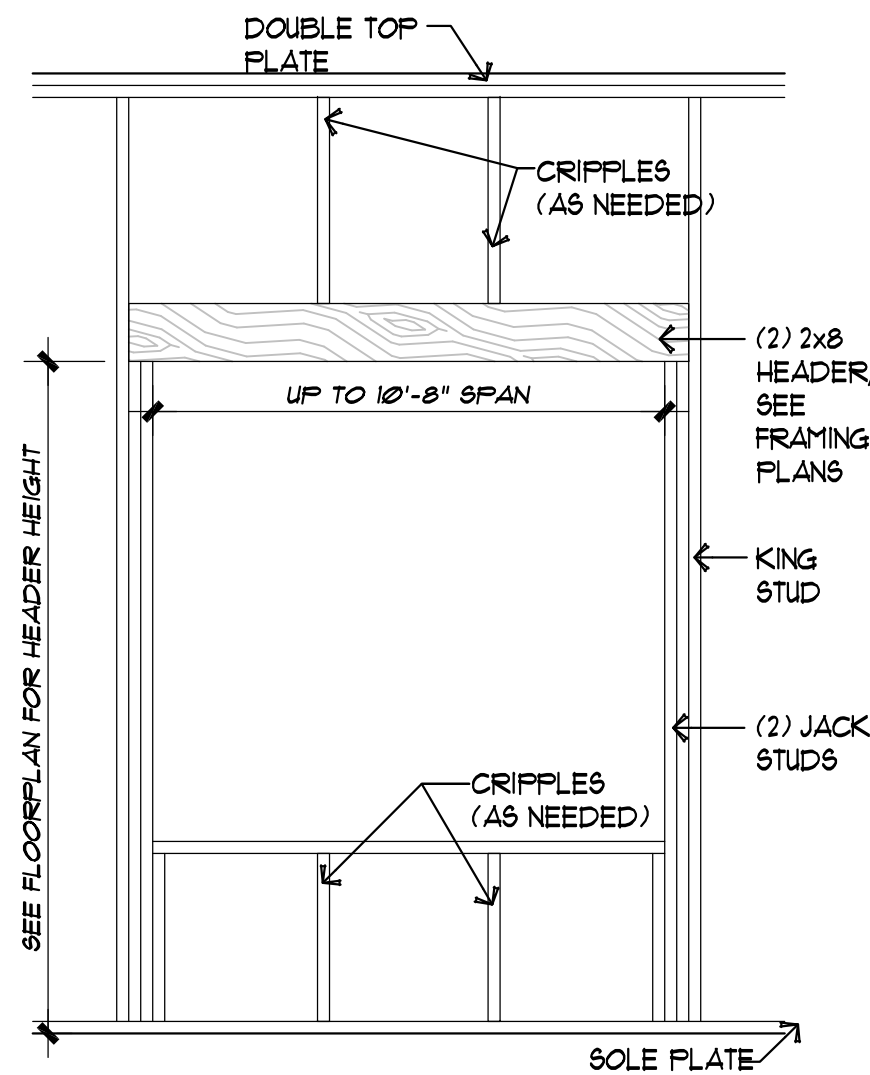


Roof Plan SCALE: 1/4"=1'-0"



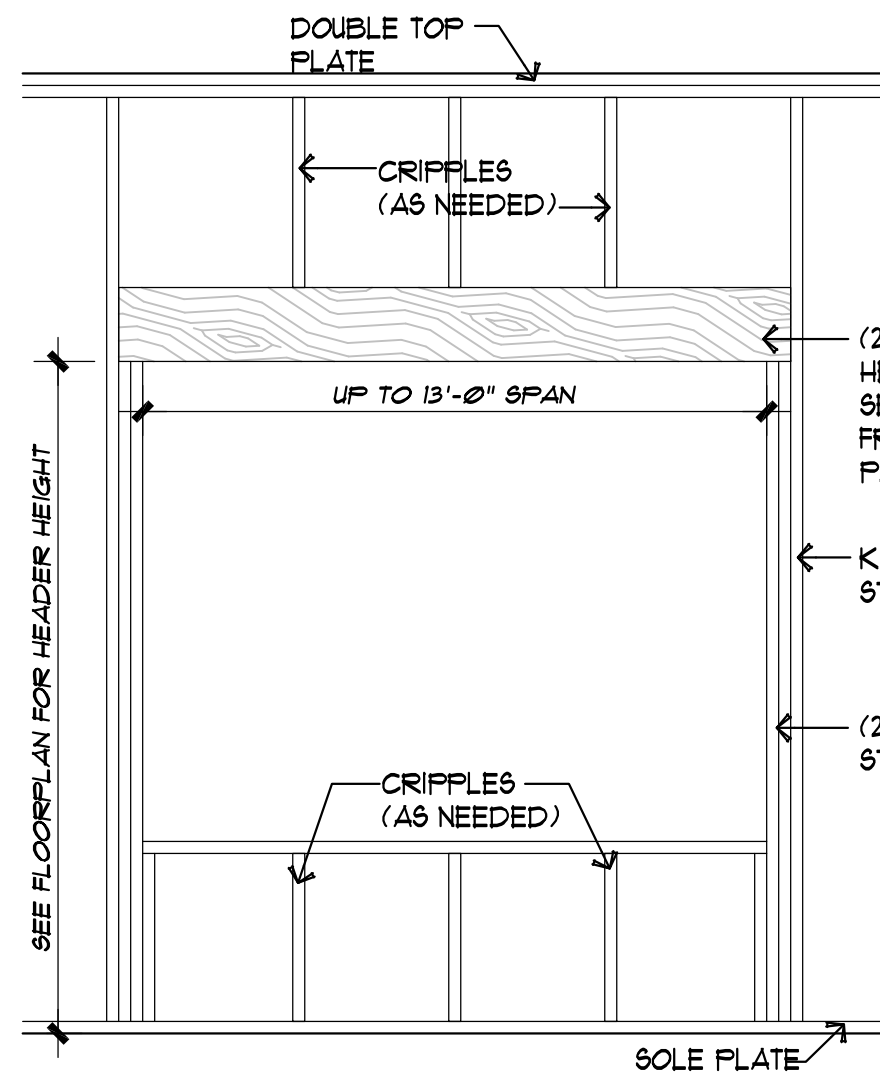
(2) 2x6 HEADER DETAIL

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



(2) 2x8 HEADER DETAIL

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



(2) 2x10 HEADER DETAIL

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

ANCHOR/FASTENING NOTES

PER 2015 IRC SECT 403.1.6

NOTE:

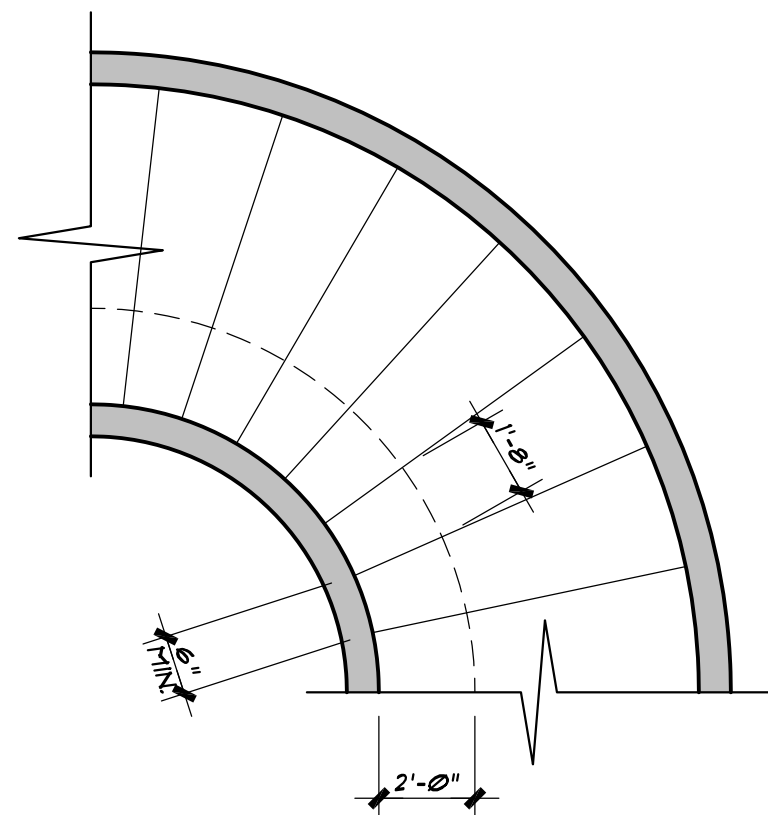
WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OR BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. 1/2" DIA. ANCHOR BOLTS SPACED A MAX OF 6' O.C. OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" DIA. ANCHOR BOLTS. BOLTS SHALL EXTEND A MINIMUM OF 1" INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN (7) BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS (REFER TO NOTE A.)

NOTE A :

RAMSET POWER-ACTUATED FASTENERS 1524 9DP (REF. ESR-2690). THE 1524 9DP FASTENERS ARE POWER-ACTUATED FASTENERS USED FOR ATTACHMENT OF EXTERIOR AND INTERIOR WALL, NATURALLY DURABLE WOOD SILL PLATES TO UNCRACKED, NORMAL-WEIGHT CONCRETE FOUNDATIONS. ATTACHMENT SHALL BE AS FOLLOWS FOR INTERIOR LOAD BEARING WALLS AT 16" O.C. INTERIOR NON-LOAD BEARING WALLS AT 36" O.C. AND WITHIN 12" OF ALL CORNERS AND SPLICES.

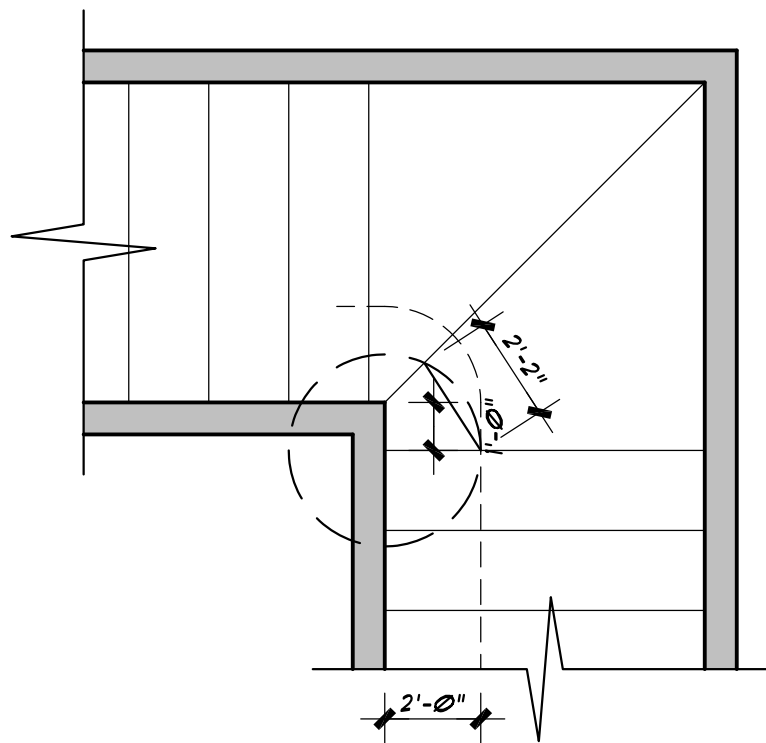
CITY OF SAN ANTONIO REQUIREMENTS

- 2018 International Building Code, IBC
- 2018 International Existing Building Code, IEBC
- 2018 International Residential Code, IRC
- 2018 International Fire Code, IFC
- 2018 International Mechanical Code, IMC
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- 2018 International Fuel Gas Code, IFGC
- 2018 International Energy Conservation Code, IECC
- 2017 National Electrical Code, NEC
- 2018 San Antonio Property Maintenance Code (based on the 2018 International Property Maintenance Code)



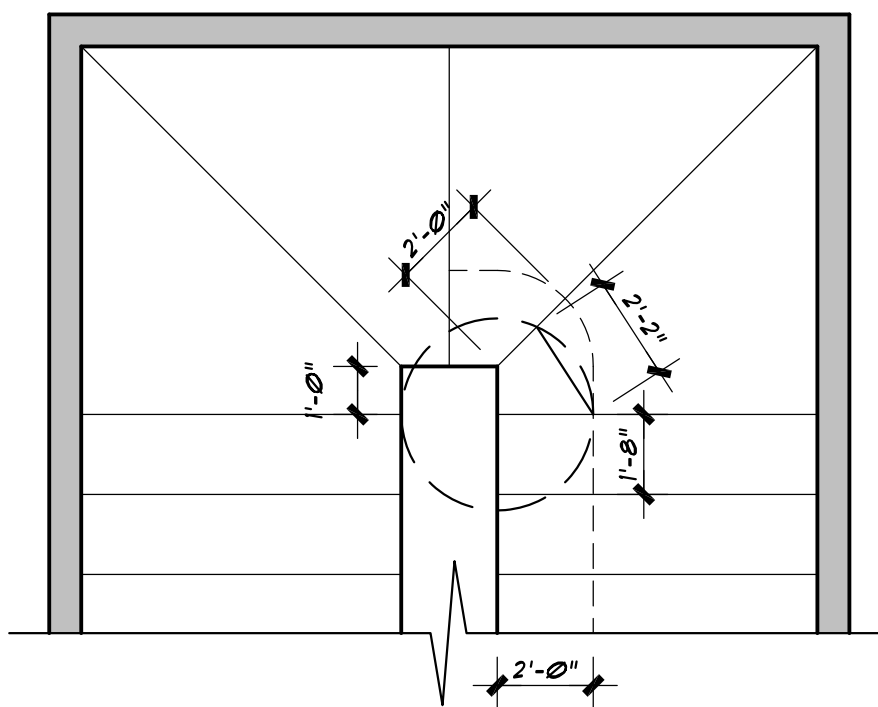
STAIR WINDER ON RADIUS DETAIL

NO SCALE



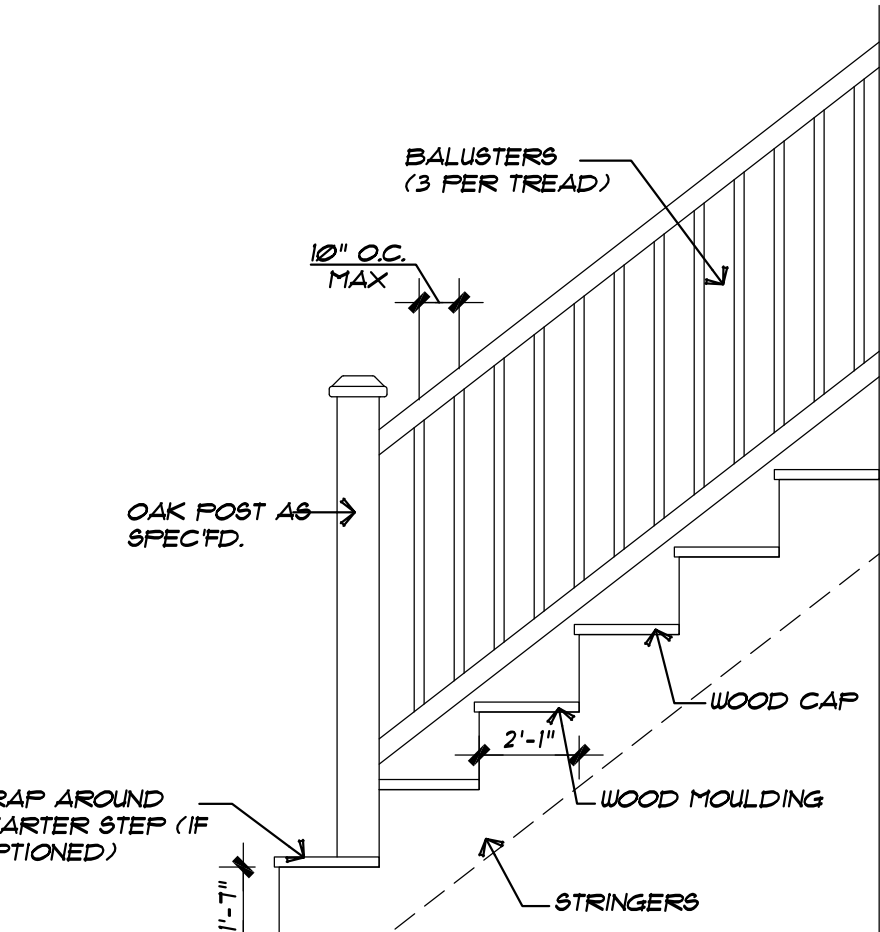
STAIR WINDER DETAIL

NO SCALE



STAIR WINDER DETAIL

NO SCALE

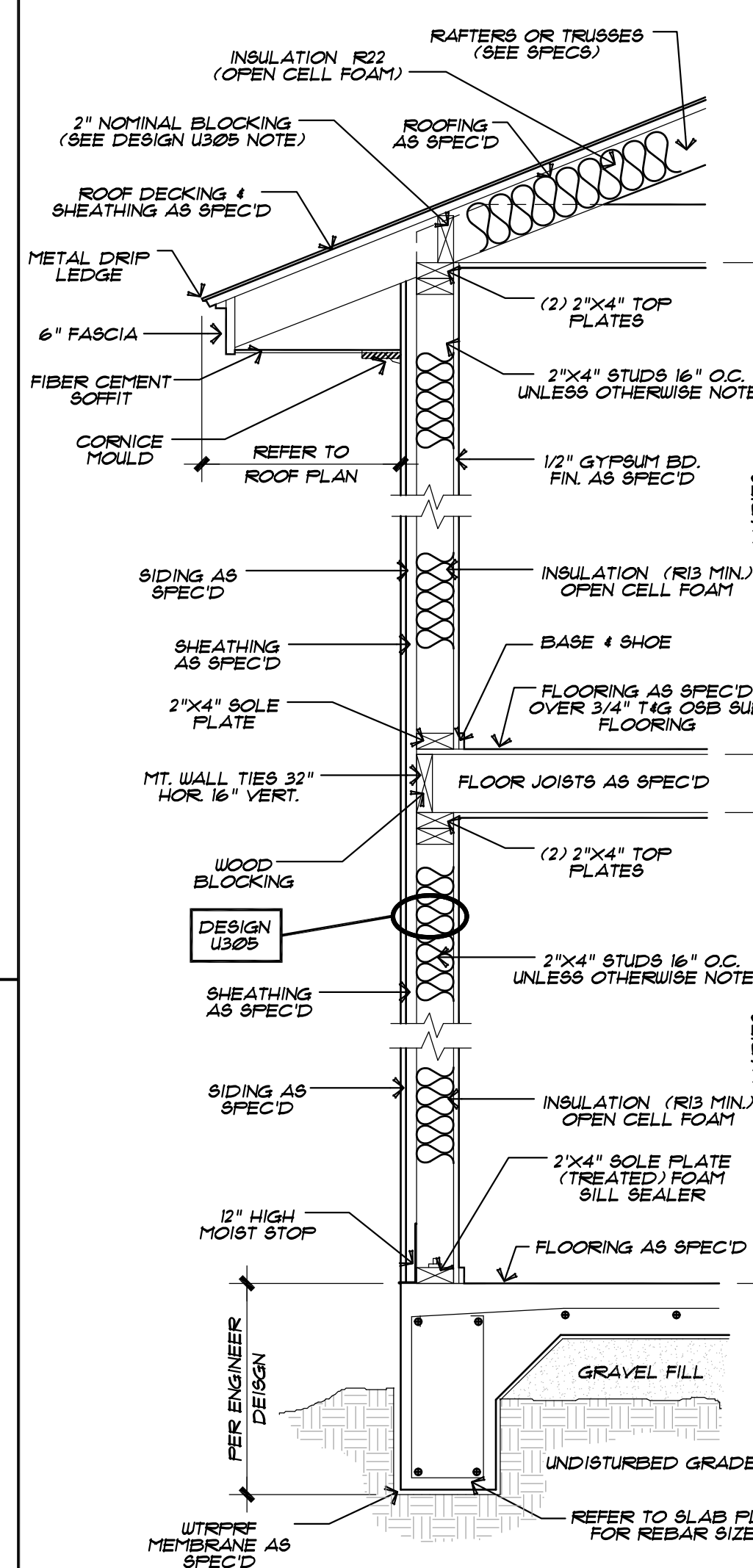


MAX RISER HT. 7-3/4", MIN TREAD DEPTH 10" (PER 2018 IRC, R311.7.5.1/R311.7.5.2)
TYPICAL OAK HANDRAIL, NOT TO BE LESS THAN 34" OR MAX 38" (PER 2018 IRC, R311.7.8.1)

STAIR ELEVATION

NO SCALE

PER PLAN



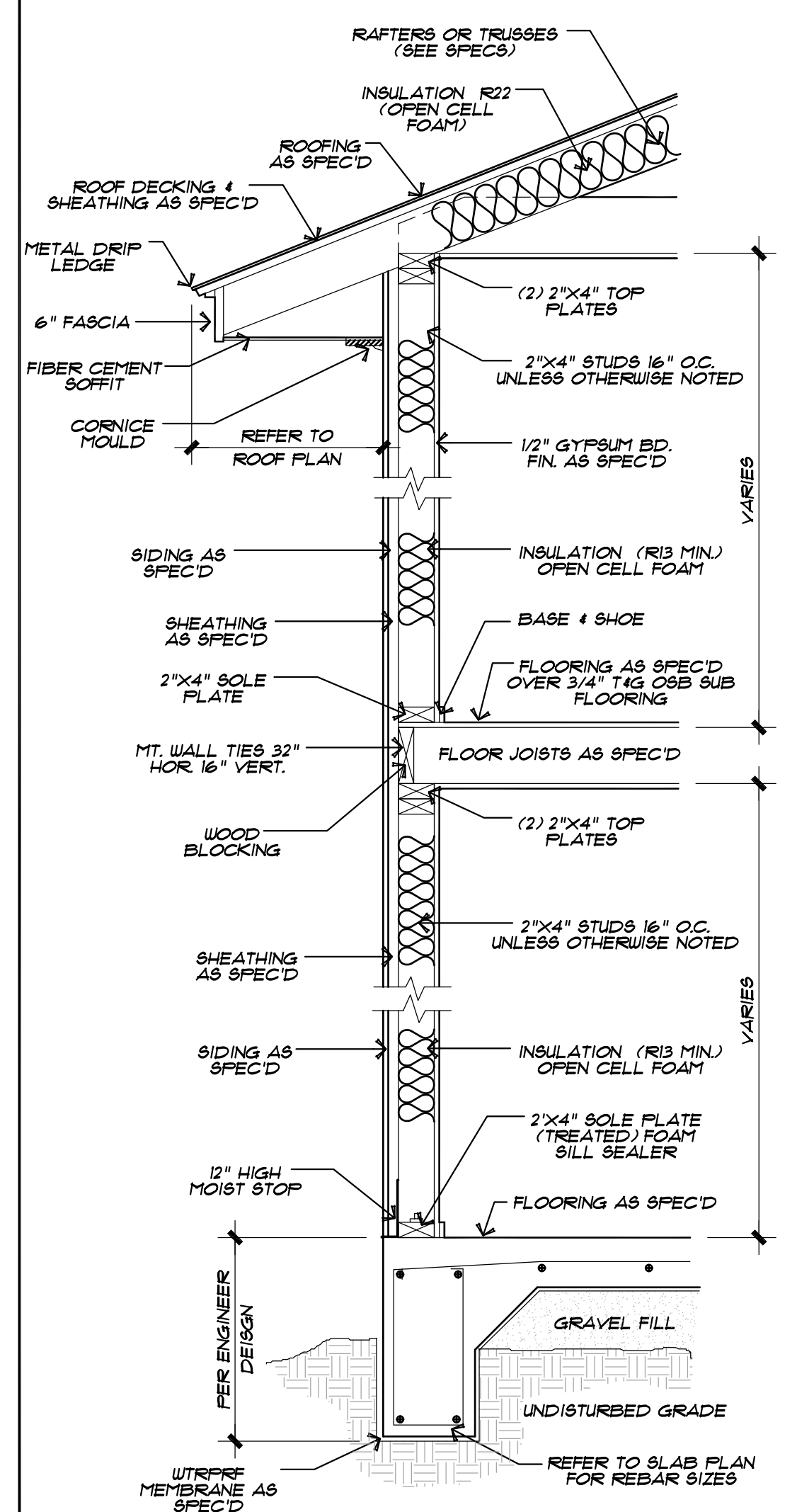
- GENERAL NOTES:
1. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE OF THE MASONRY WALLS AT MAXIMUM SPACING OF 33" ON CENTER WEEP HOLES SHALL NOT BE LESS THAN 3/16" IN DIA.
 2. ALL CLG. JOISTS & RAFTERS 2X 6'S YELLOW PINE AT 24" O.C. UNQ. 2
 3. SEE ENGINEERED SPEC'S FOR FOUNDATION DETAILS

DESIGN NOTES:

- * ZERO L.O. LINE WALL INCLUDING 2" NOMINAL BLOCKING ON TOP PLATE AND UP TO UNDERSIDE OF ROOF DECKING AND FIRE CAULK ALL JOINTS

1-HOUR FIRE RATED WALL SECTION

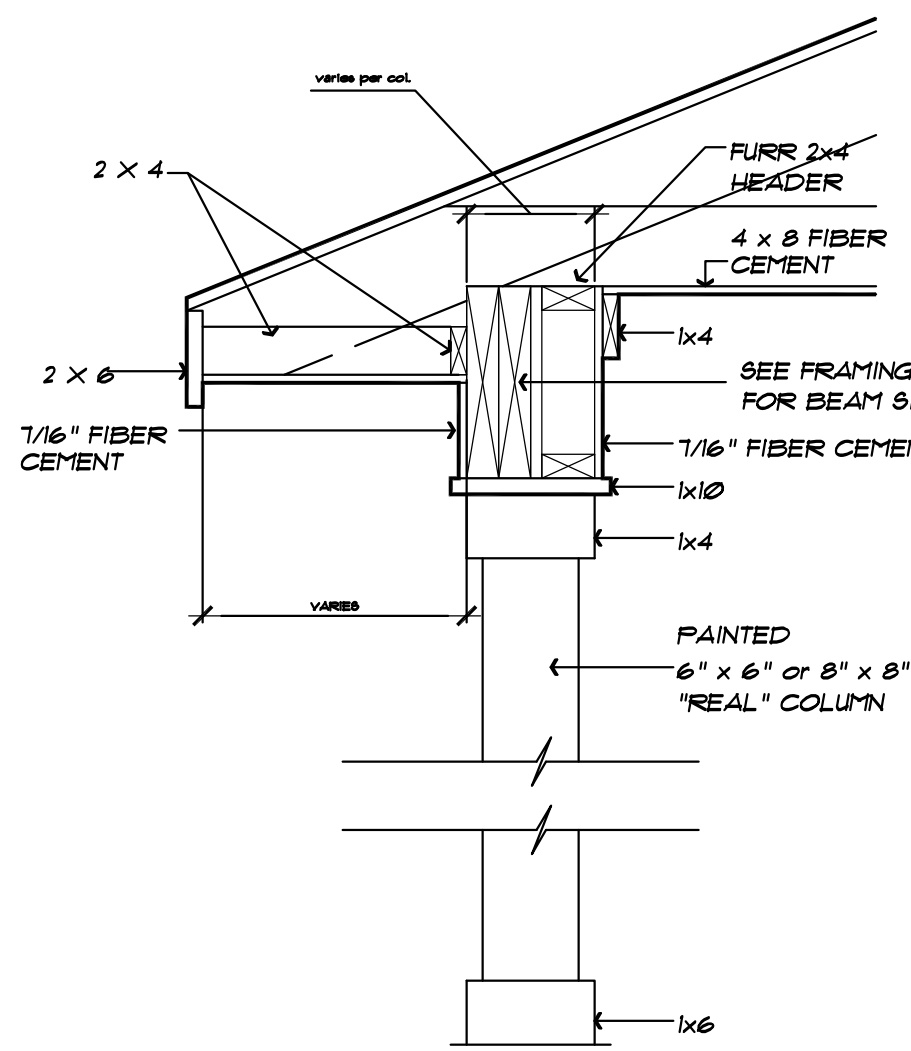
NO SCALE



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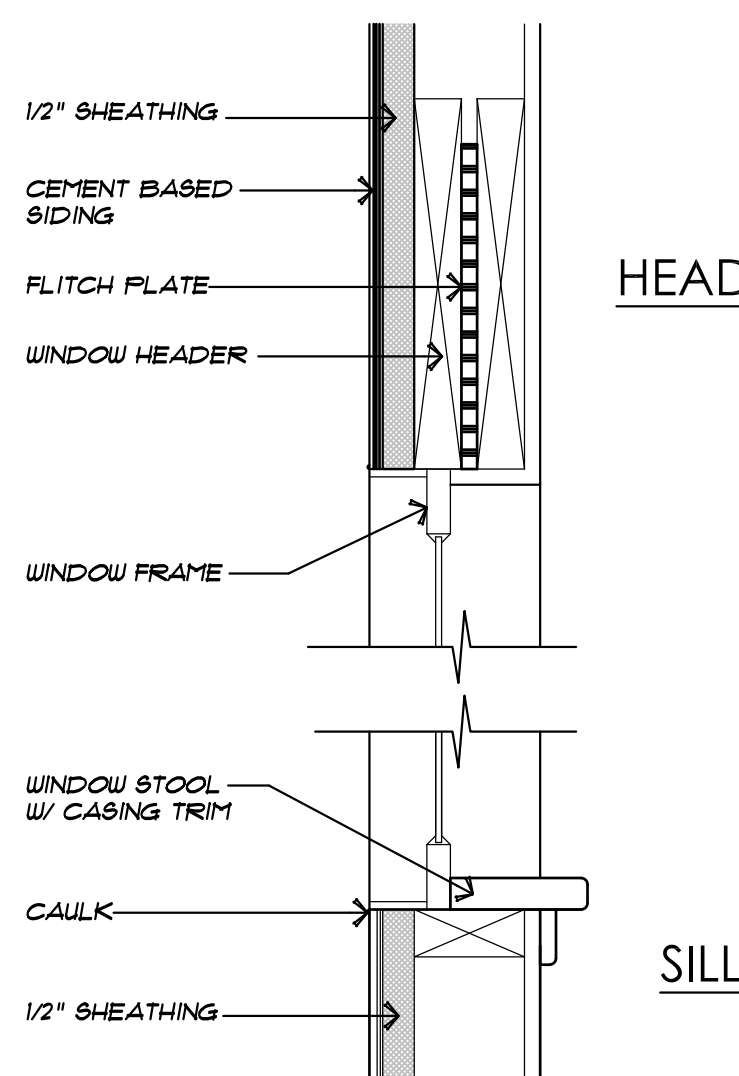
WALL SECTION

NO SCALE

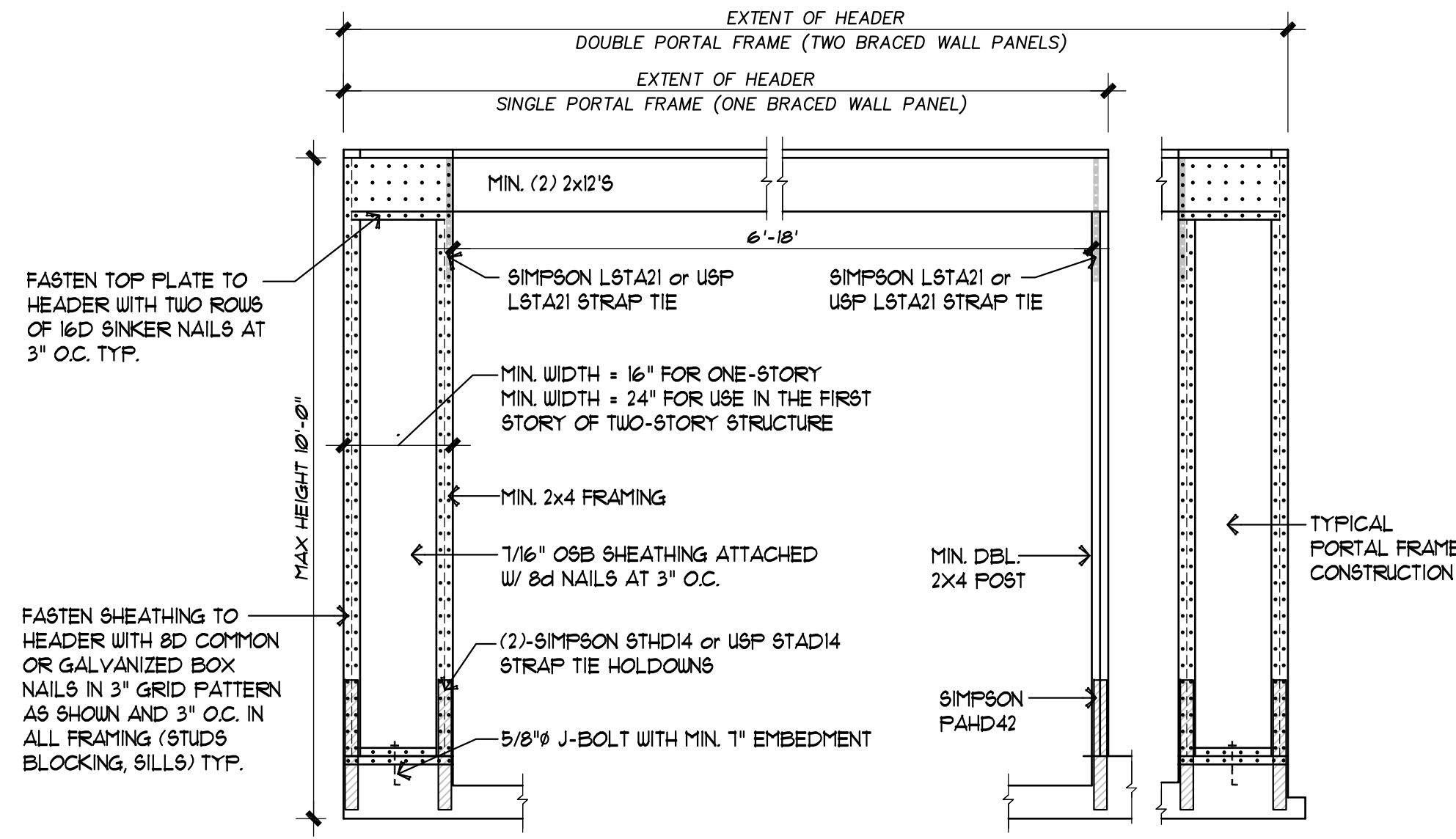


BEAM DETAIL (w/PAINTED WOOD COLUMN)

NO SCALE



WINDOW SECTION W/O MASONRY



APA PORTAL DETAIL

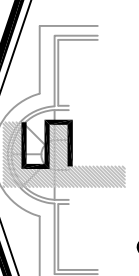
NO SCALE

SOME DETAILS MAY NOT APPLY

SOME DETAILS MAY NOT APPLY

SOME DETAILS MAY NOT APPLY

Revisions:



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Spec #2

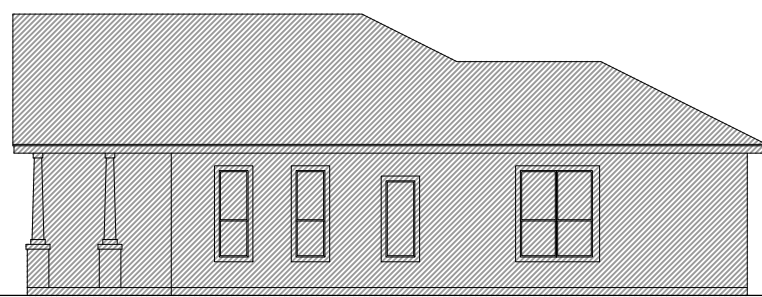
1111 N. Palmetto

JOB NO: BS3-20210

sheet 6 of 7

Drawn By: SORIANO

Date: Sept. 3, 2020



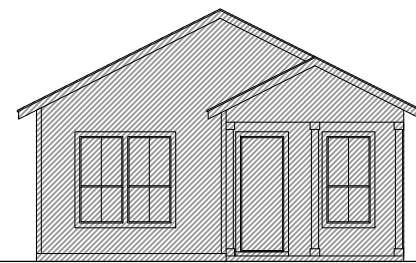
925 Burleson existing structure



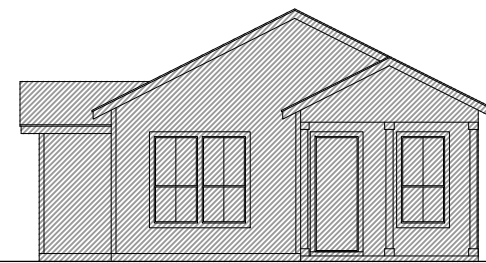
1111 N Palmetto Ave. proposed building



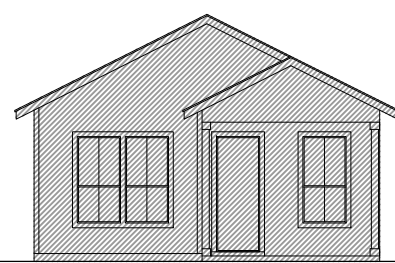
1115 N Palmetto Ave. proposed building



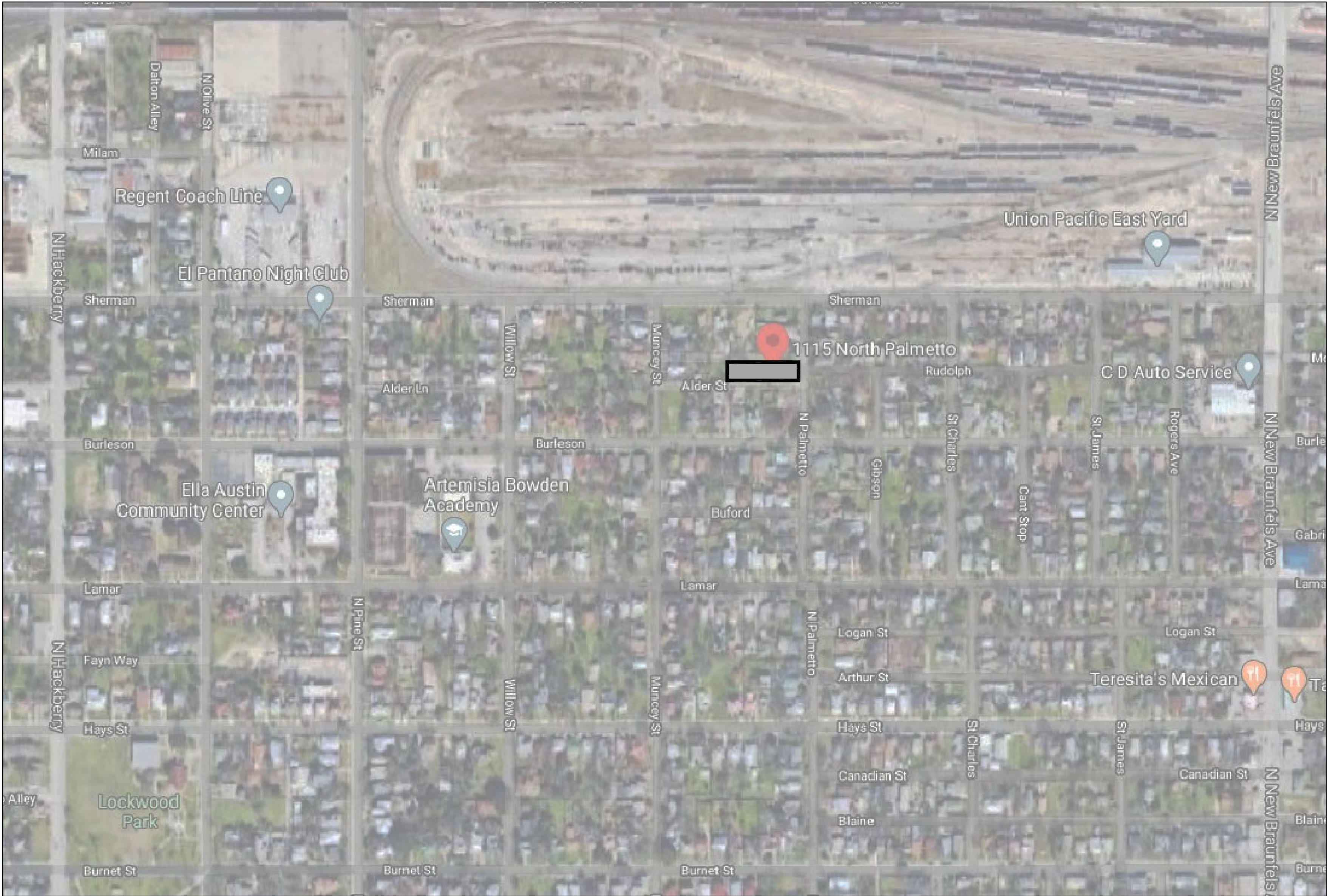
1117 N Palmetto Ave. existing structure



1119 N Palmetto Ave. existing structure



1127 N Palmetto Ave. existing structure

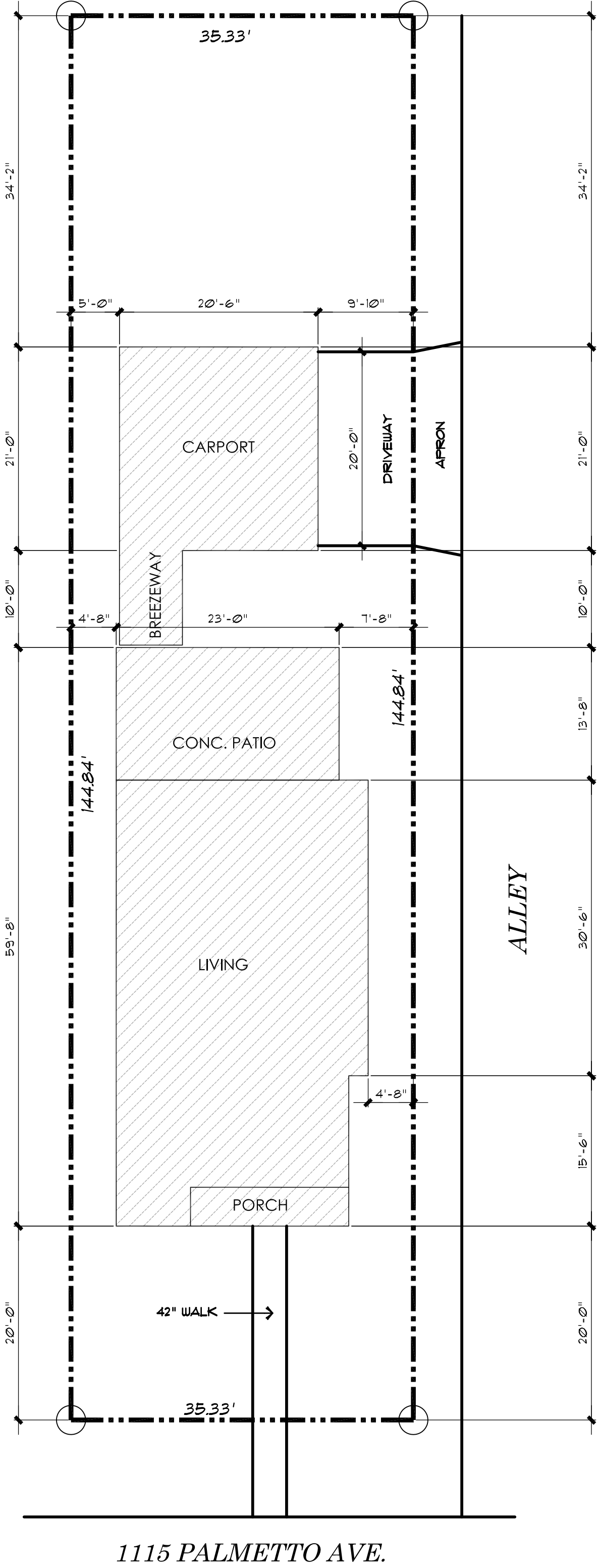
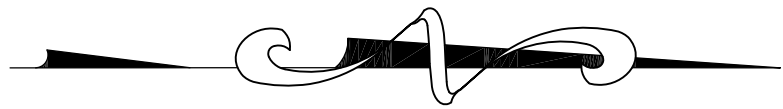


SITE LOCATION

A DESIGN FOR
Spec Home

1115 N. Palmetto
Lot: 22, Block: 3, NCB: 1302
Bella Dignowity Residential Subdivision
Bexar County, Texas

APPROX. HOUSE FOOTAGES	
FIRST FLOOR AREA:	1068 *
SECOND FLOOR AREA:	795 *
TOTAL LIVING AREA:	1863 *
PORCH AREA:	65 *
COVERED PATIO AREA:	345 *
COVERED DECK AREA:	264 *
OPEN DECK AREA:	314 *
MECHANICAL AREA:	51 *
TOTAL HOUSE AREA:	2904 *
CARPORT AREA:	431 *
COVERED BREEZEWAY AREA:	63 *
TOTAL DETACHED AREA:	494 *



SITE PLAN

JOB NO:
BN3-20208
Drawn By:
SORIANO

sheet
1 of 7
Date:
August 5, 2020

a design for

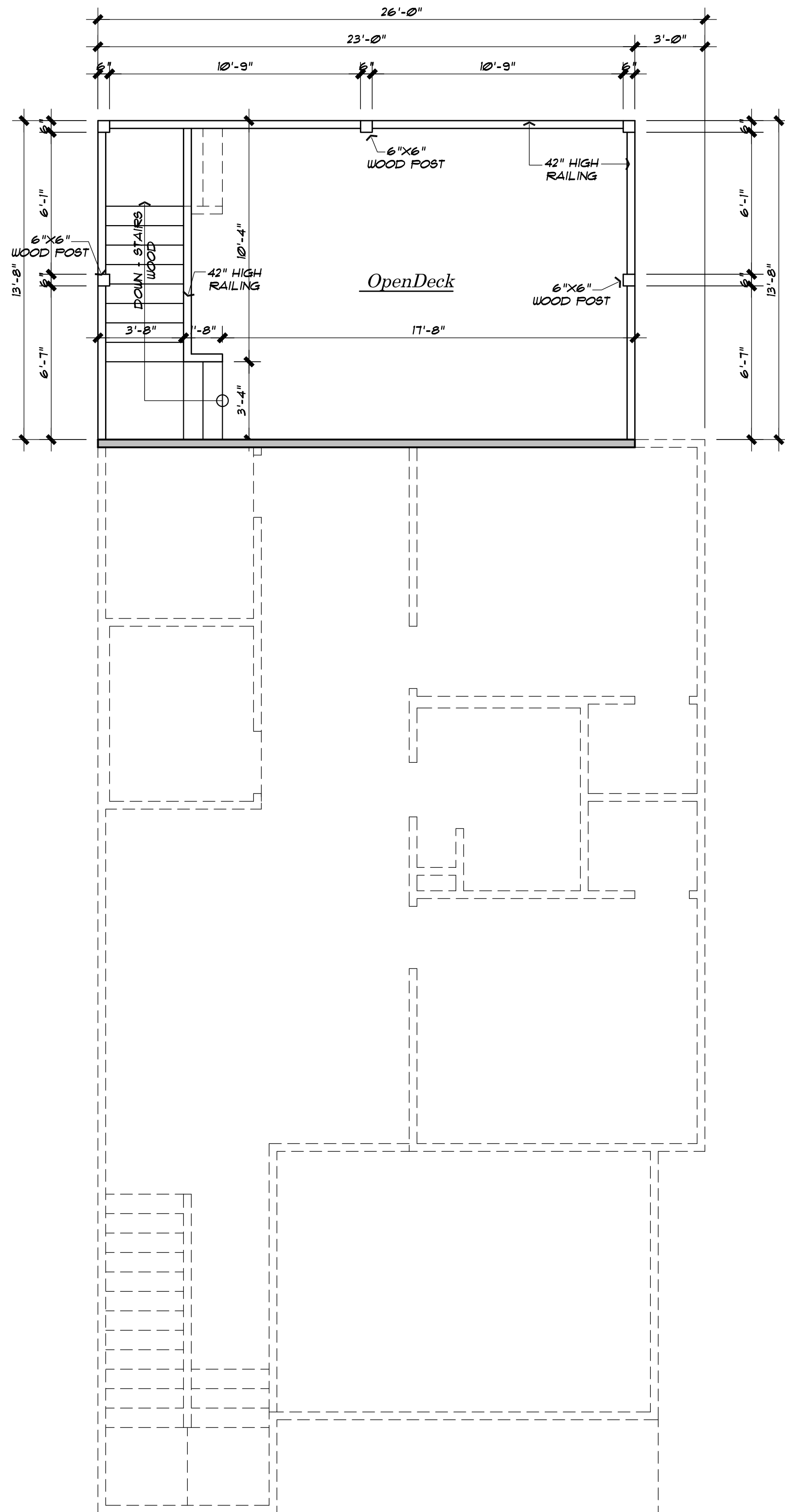
Spec #1
1115 N. Palmetto

f. e. soriano designs

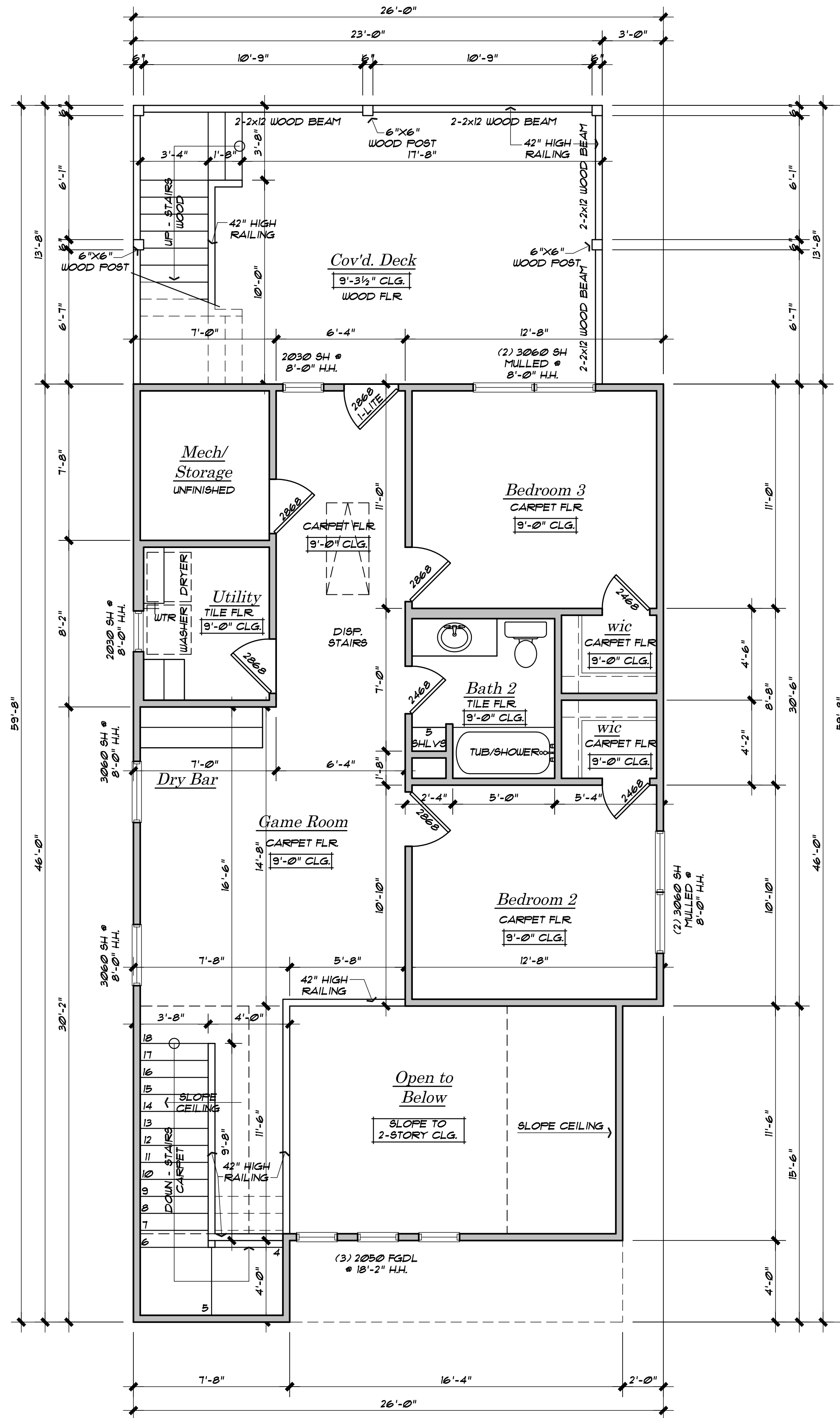
* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

Revisions:

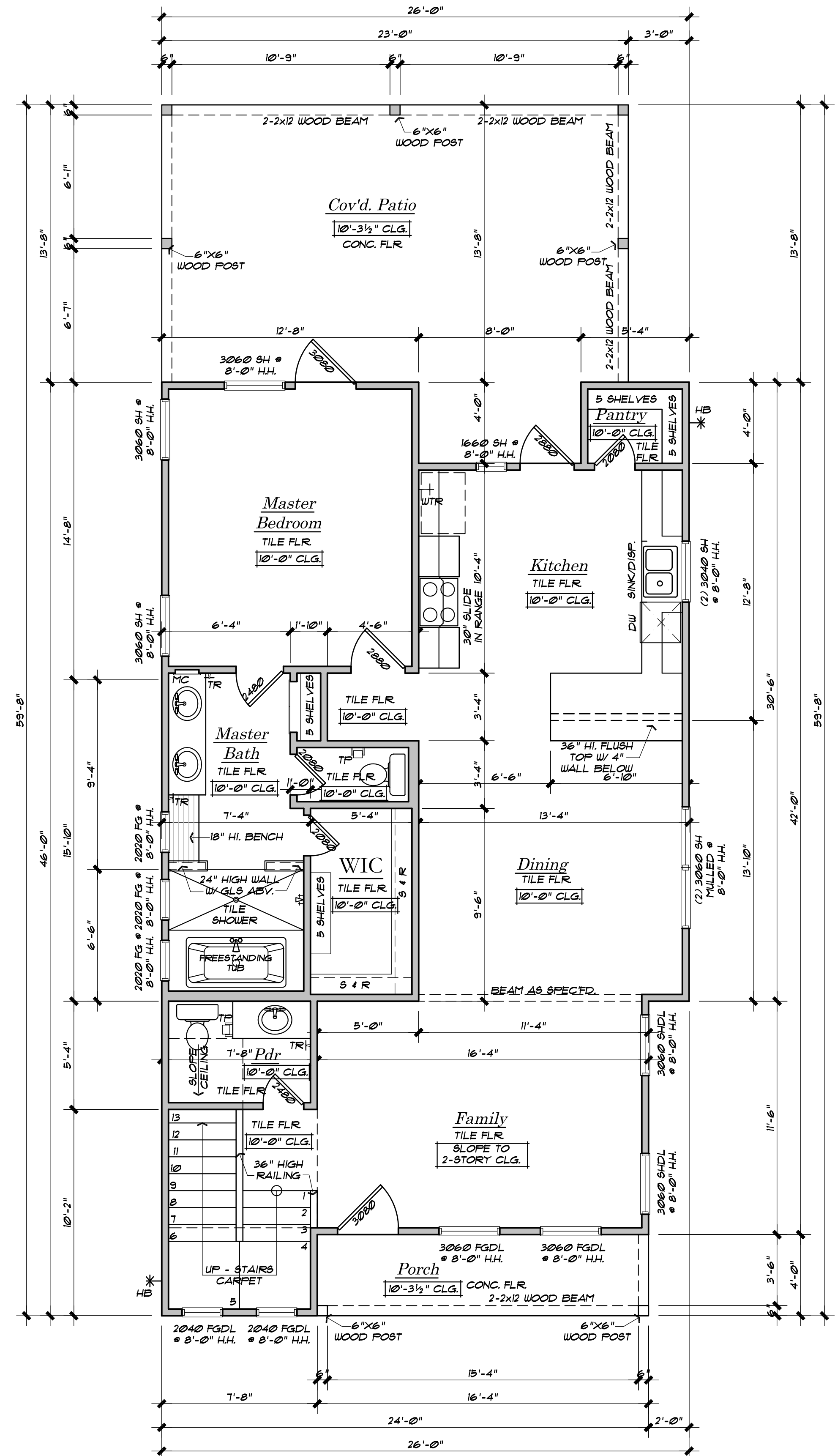
09/03/2020



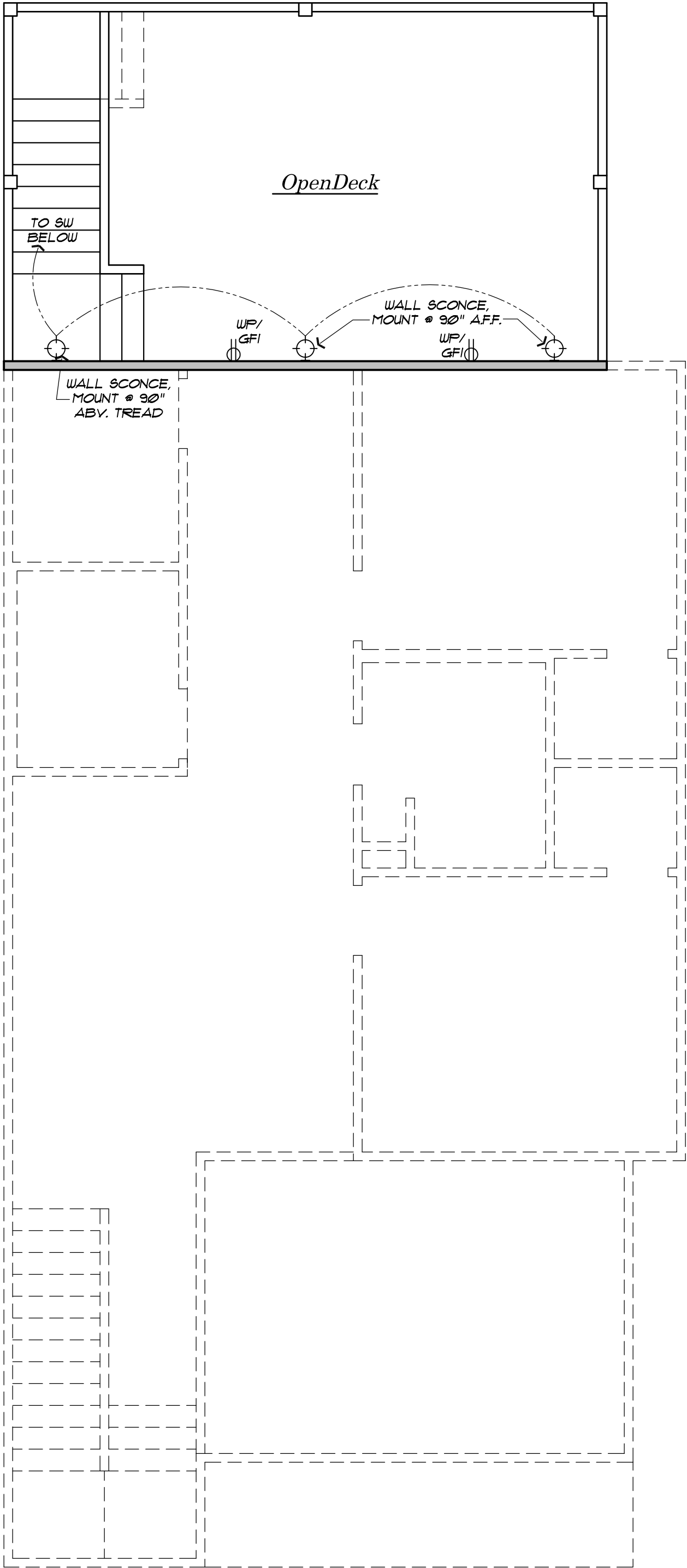
Open Deck Floor Plan SCALE: 1/4"=1'-0"



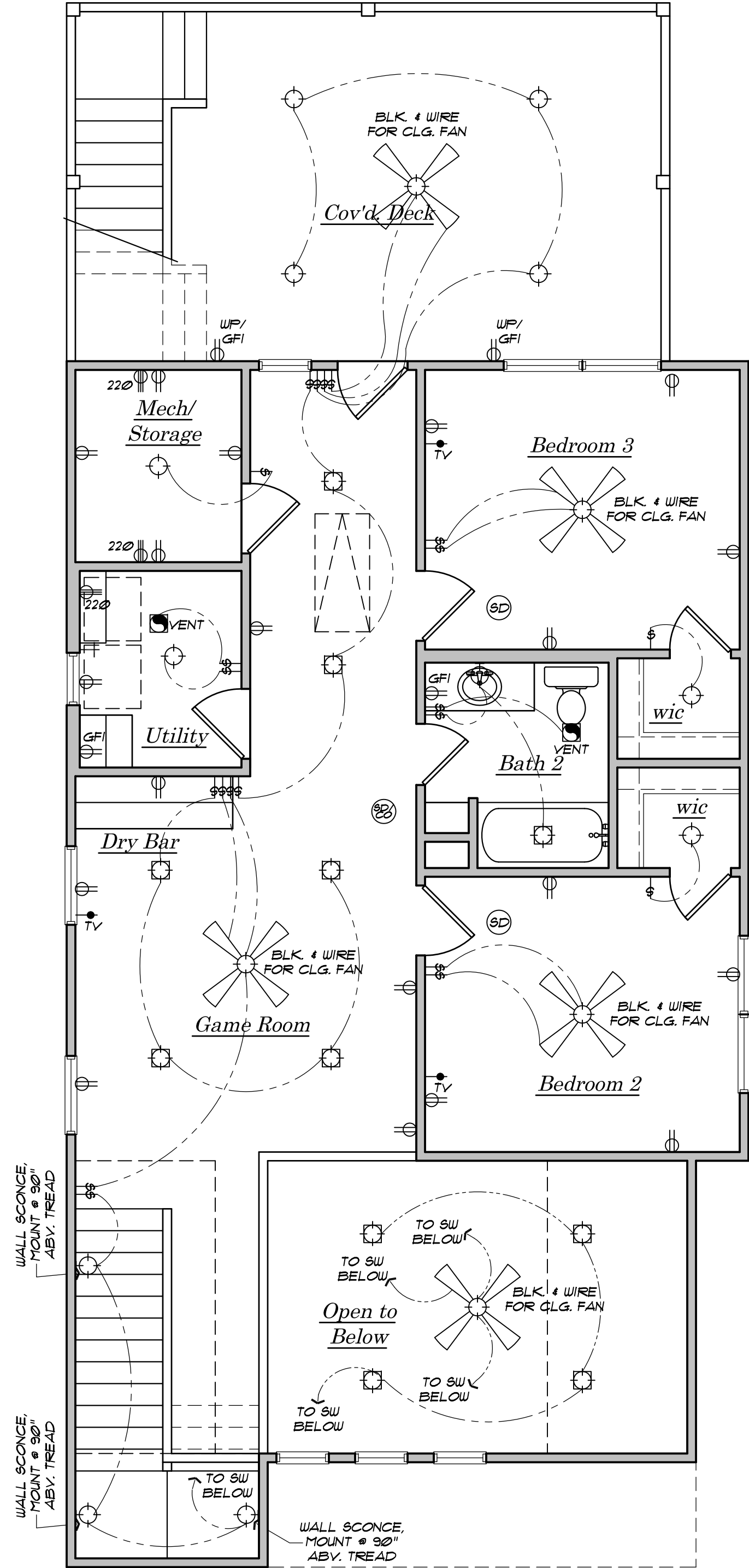
Second Floor Plan SCALE: 1/4"=1'-0"



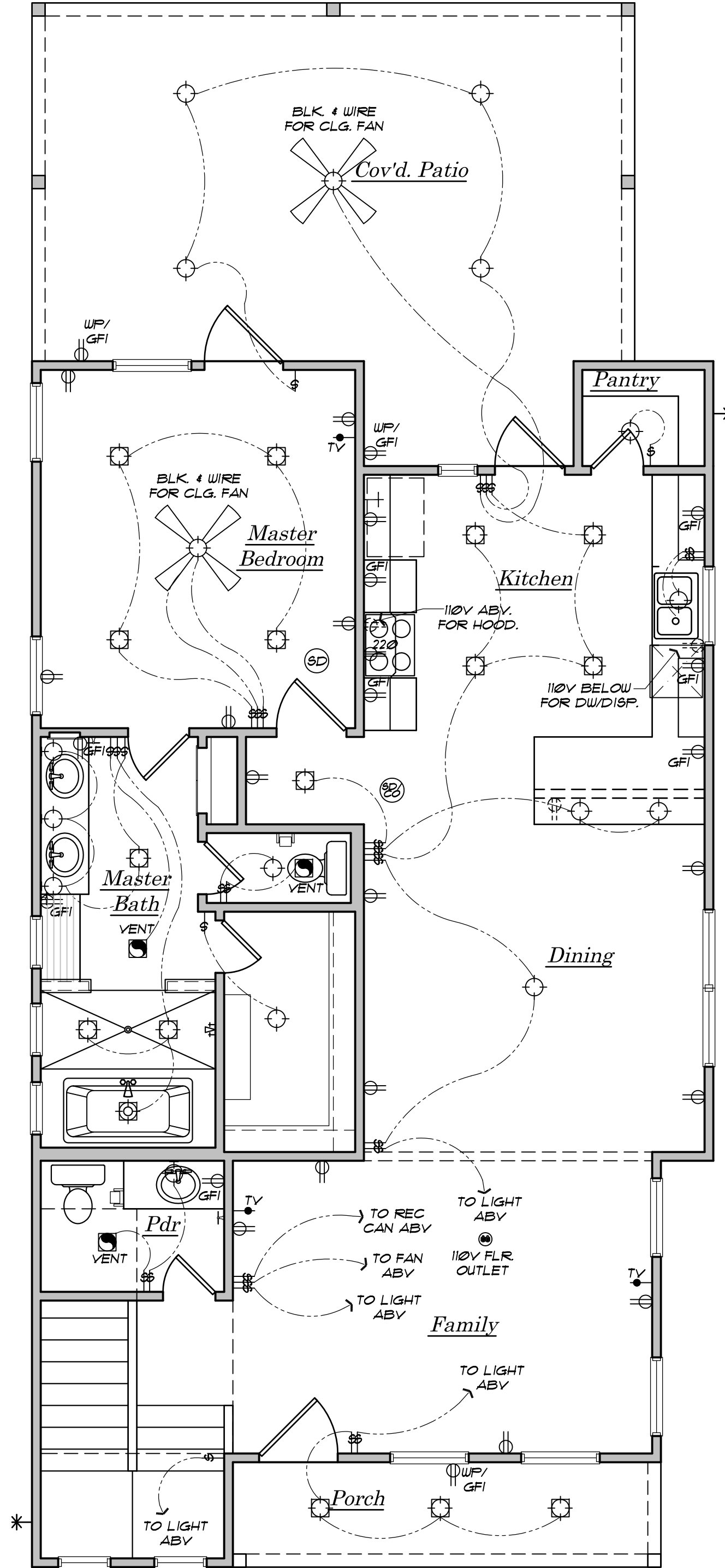
First Floor Plan SCALE: 1/4"=1'-0"



Open Deck Electrical Floor Plan SCALE: 1/4"=1'-0"



Second Floor Electrical Plan SCALE: 1/4"=1'-0"



First Floor Electrical Plan SCALE: 1/4"=1'-0"

JOB NO: BN3-20208

Drawn By: SORIANO

sheet 3 of 7

Date: August 5, 2020

a design for

Spec #1

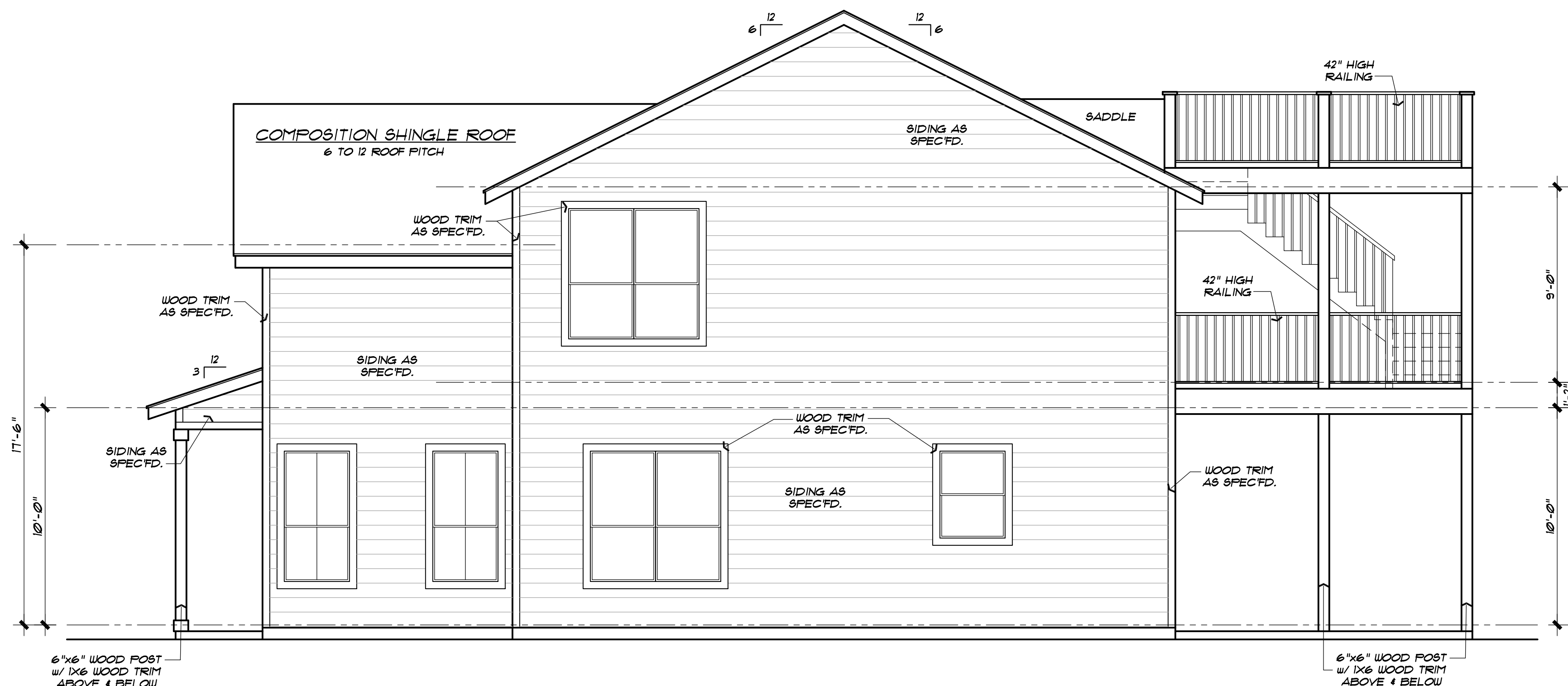
1115 N. Palmetto

f. e. soriano designs

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Revisions:

03/03/2020



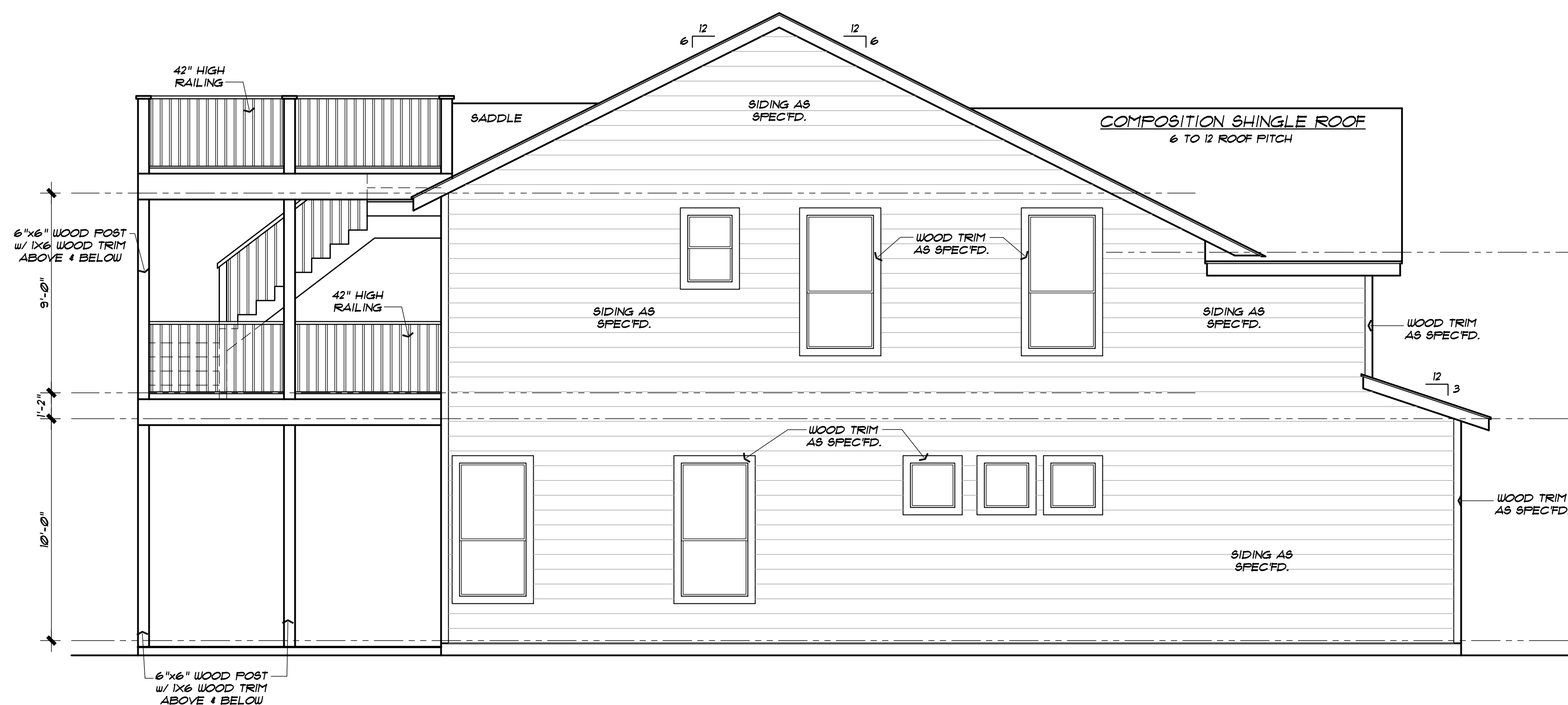
Right Elevation

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



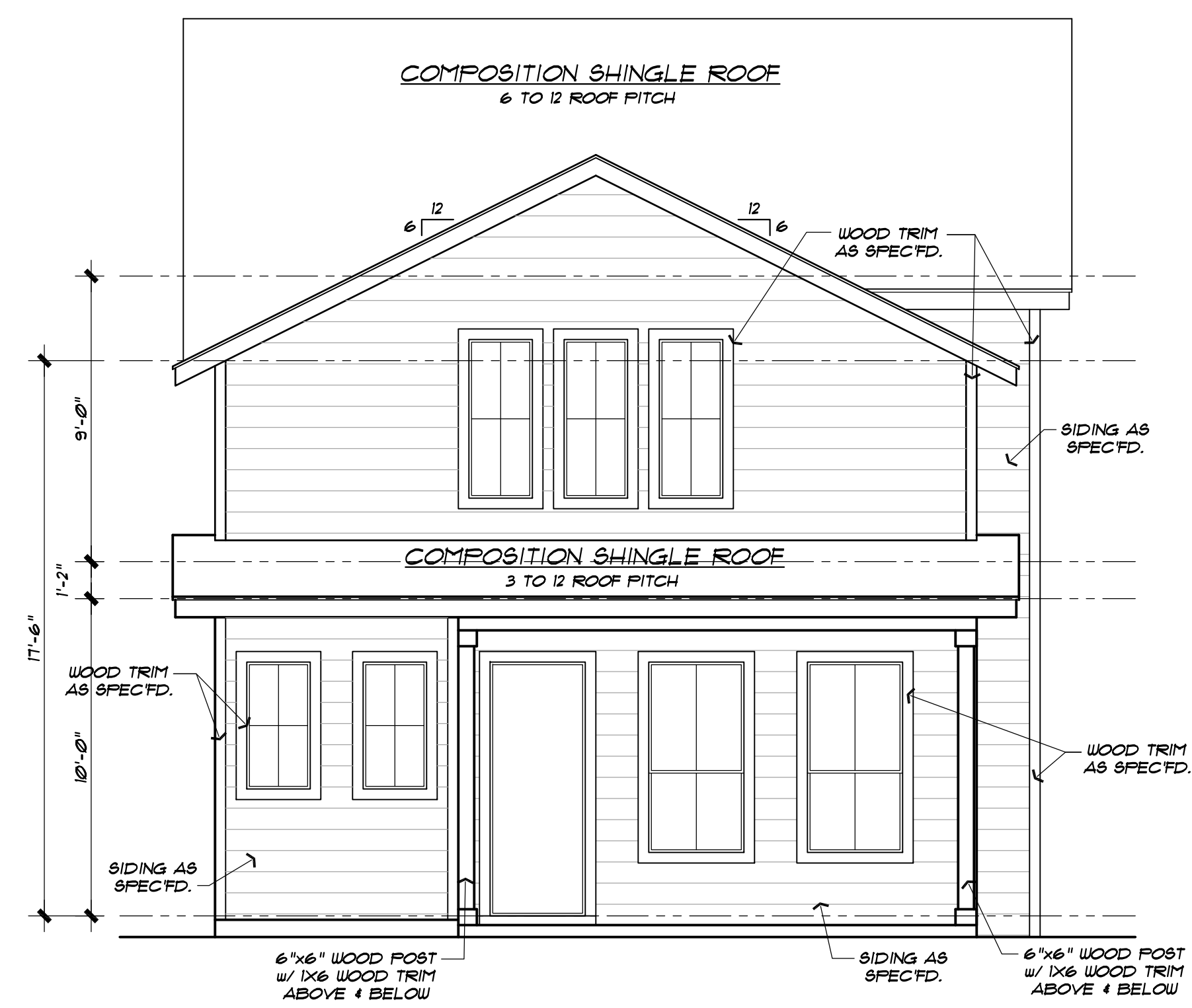
Rear Elevation

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Left Elevation

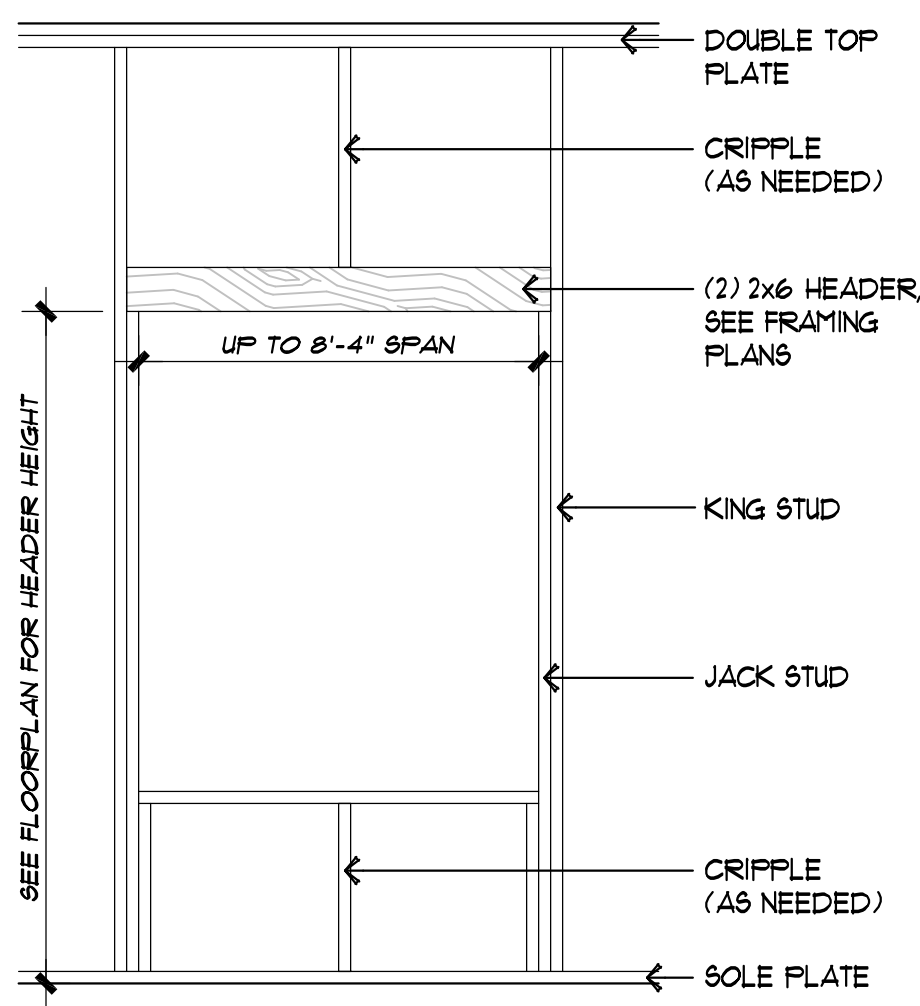
SCALE: 1/4"=1'-0"



Front Elevation

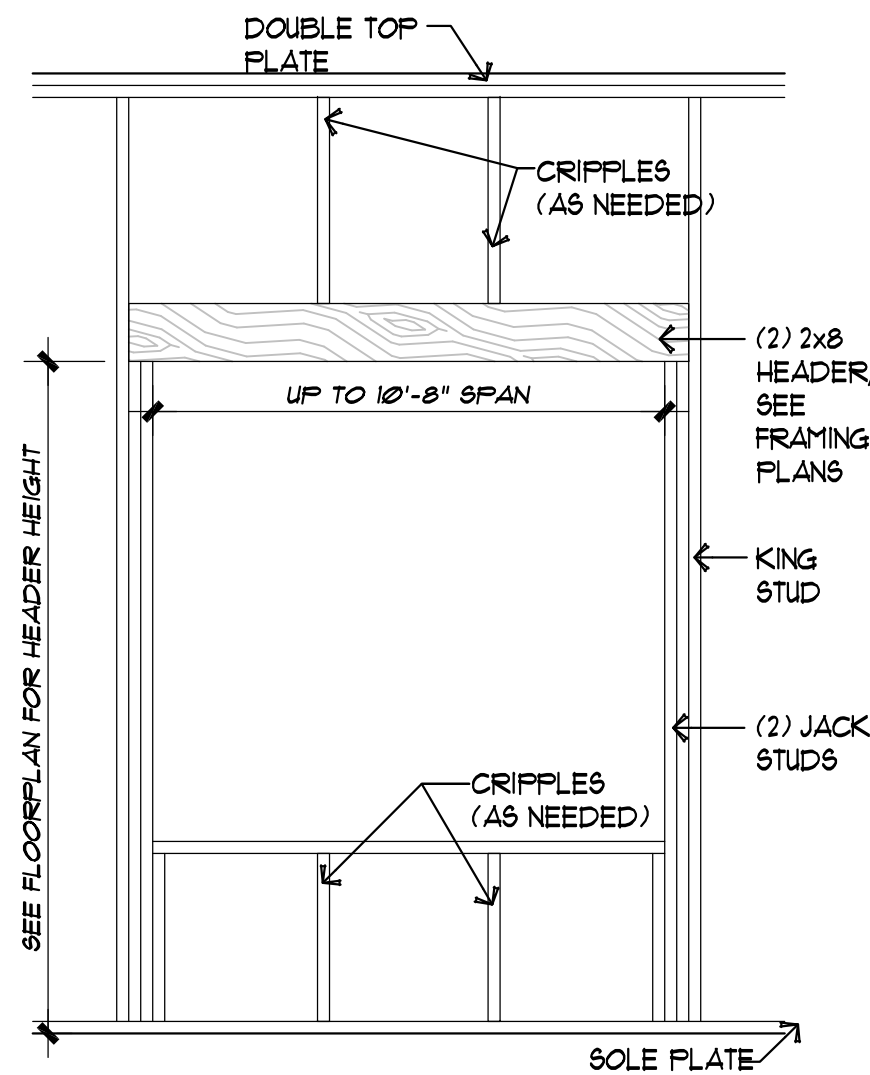
SCALE: 1/4"=1'-0"





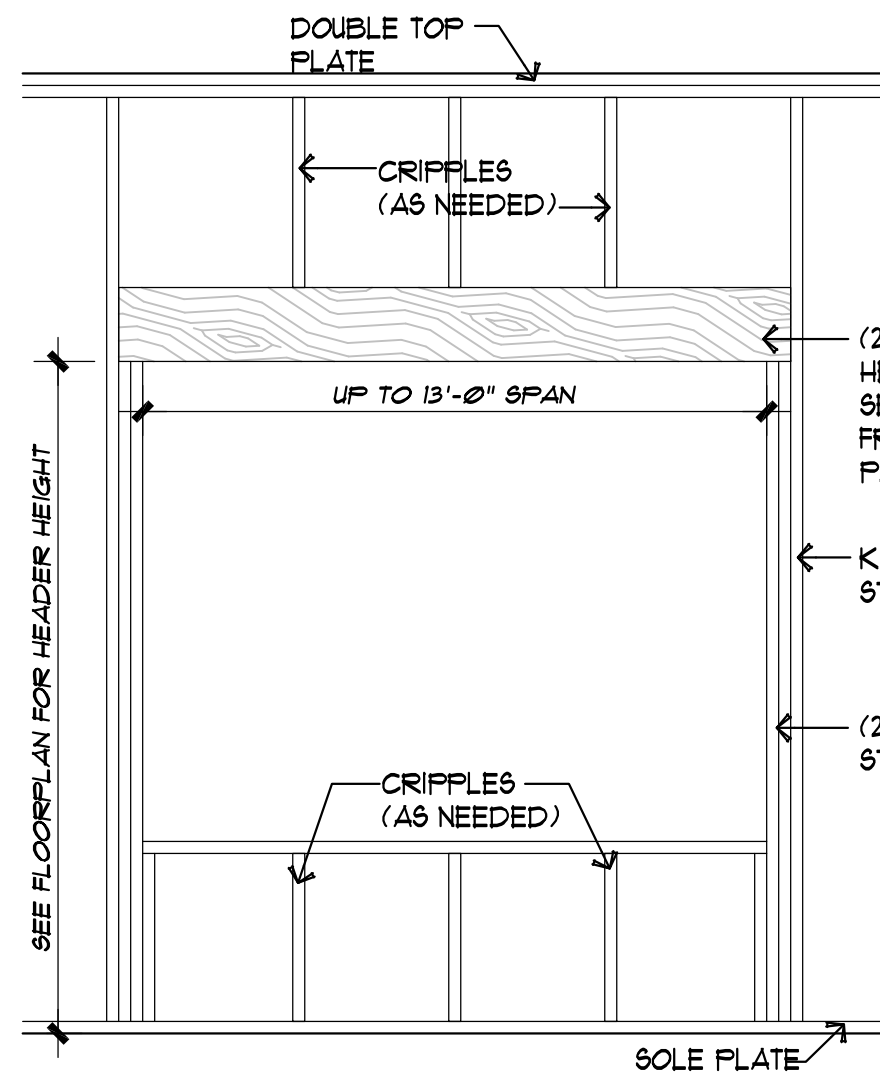
(2) 2x6 HEADER DETAIL

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



(2) 2x8 HEADER DETAIL

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



(2) 2x10 HEADER DETAIL

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

ANCHOR/FASTENING NOTES

PER 2015 IRC SECT 403.1.6

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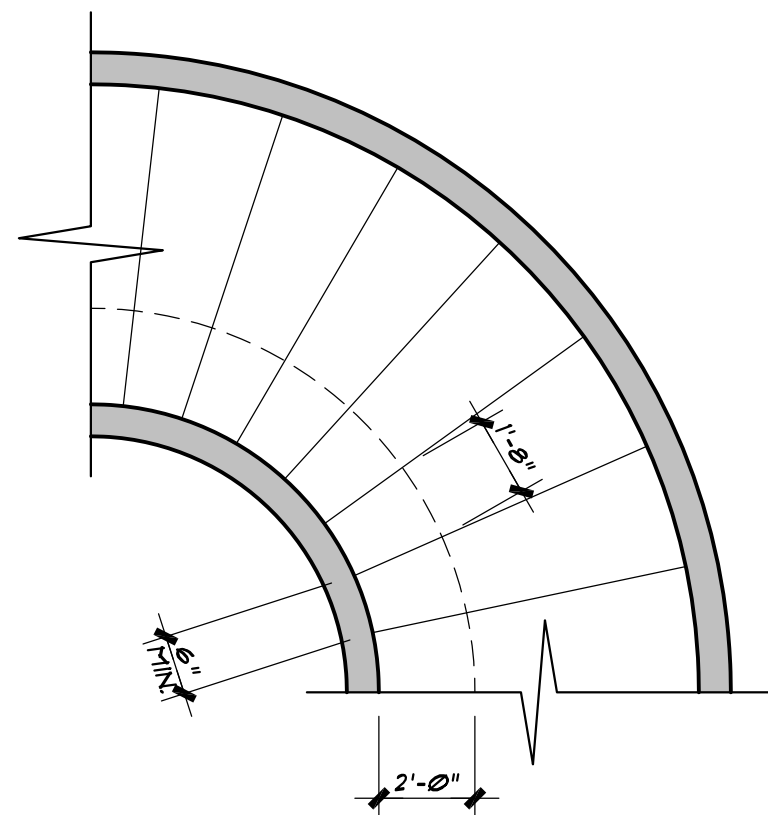
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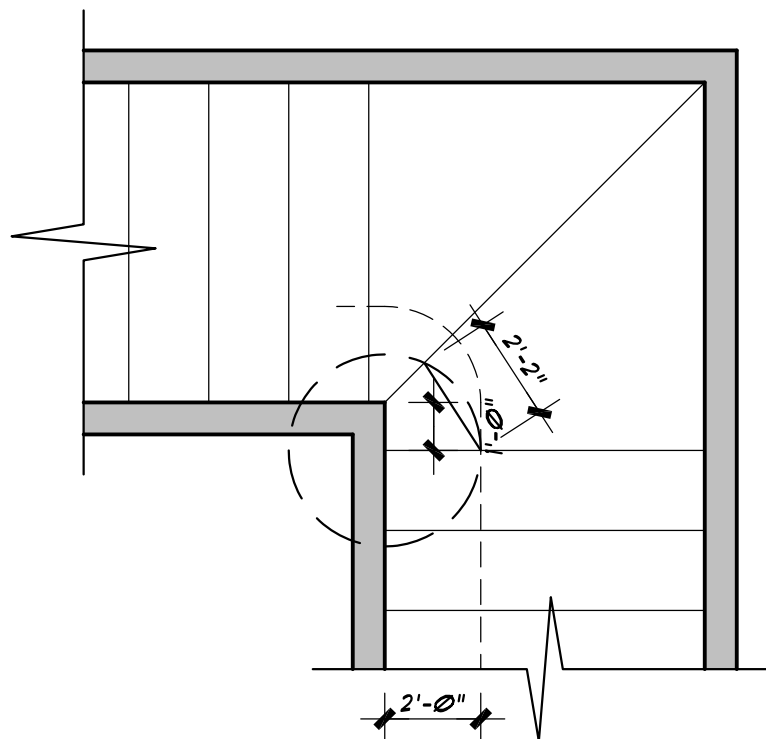
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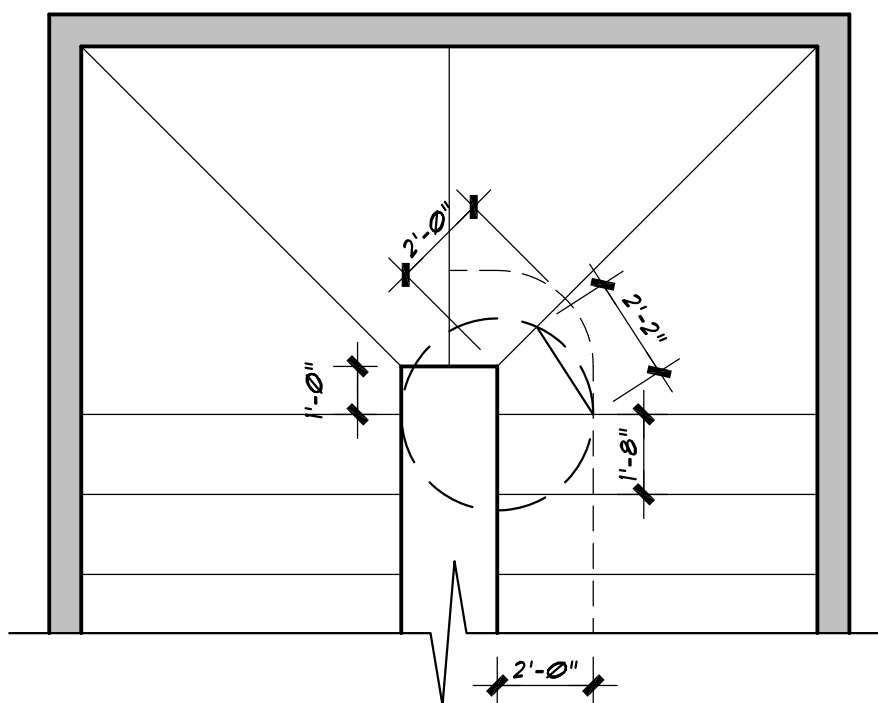
STAIR WINDER ON RADIUS DETAIL

NO SCALE



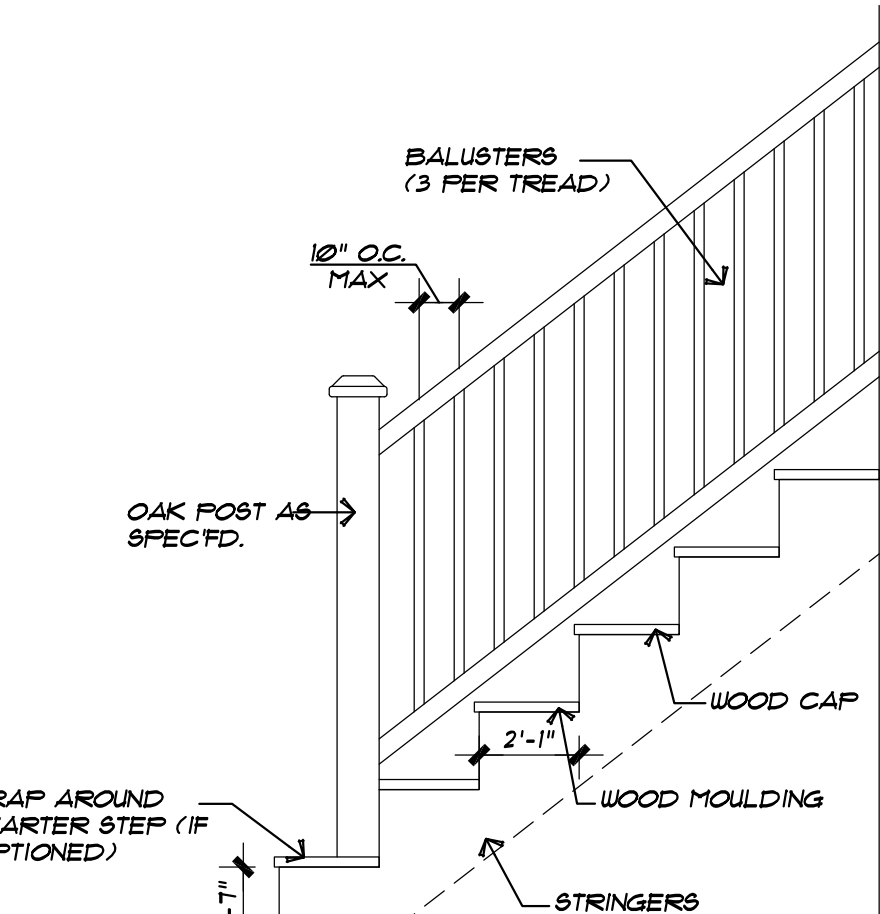
STAIR WINDER DETAIL

NO SCALE



STAIR WINDER DETAIL

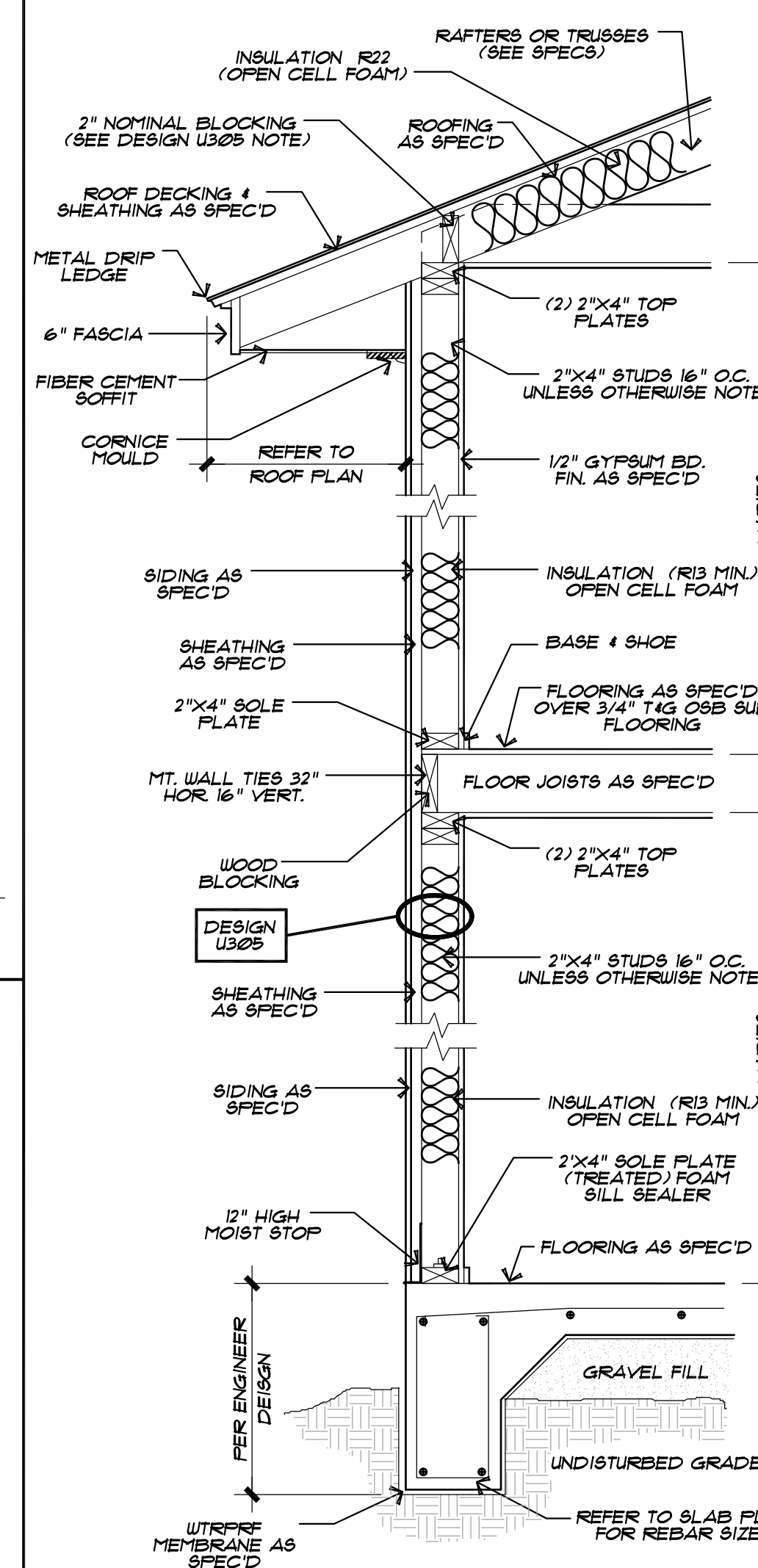
NO SCALE



STAIR ELEVATION

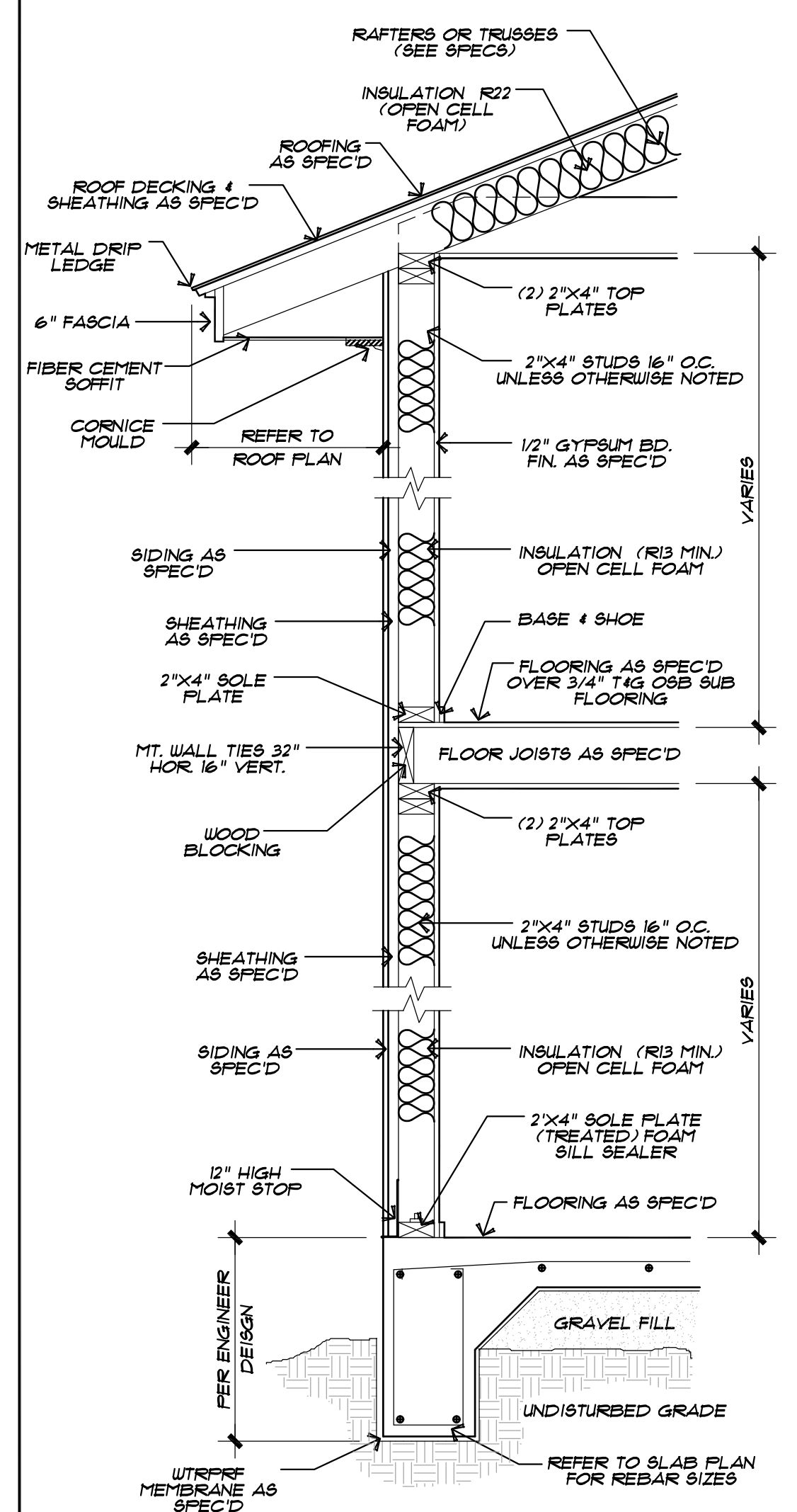
NO SCALE

PER PLAN



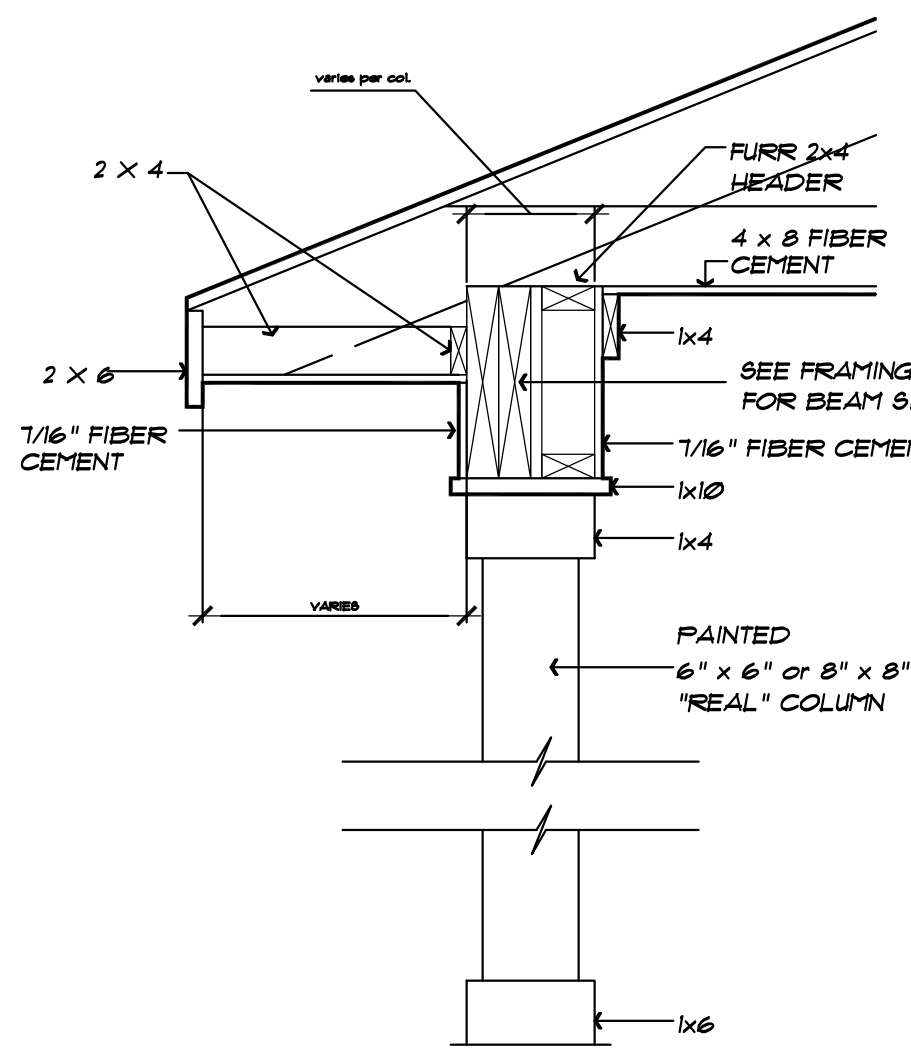
1-HOUR FIRE RATED WALL SECTION

NO SCALE



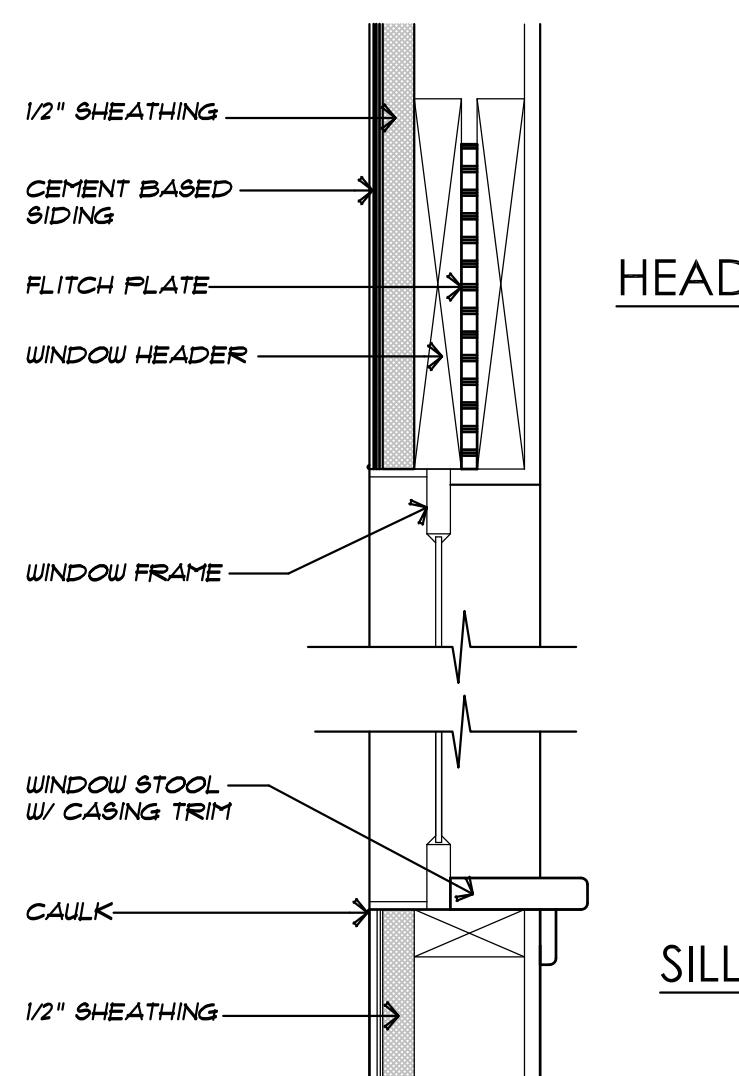
WALL SECTION

NO SCALE

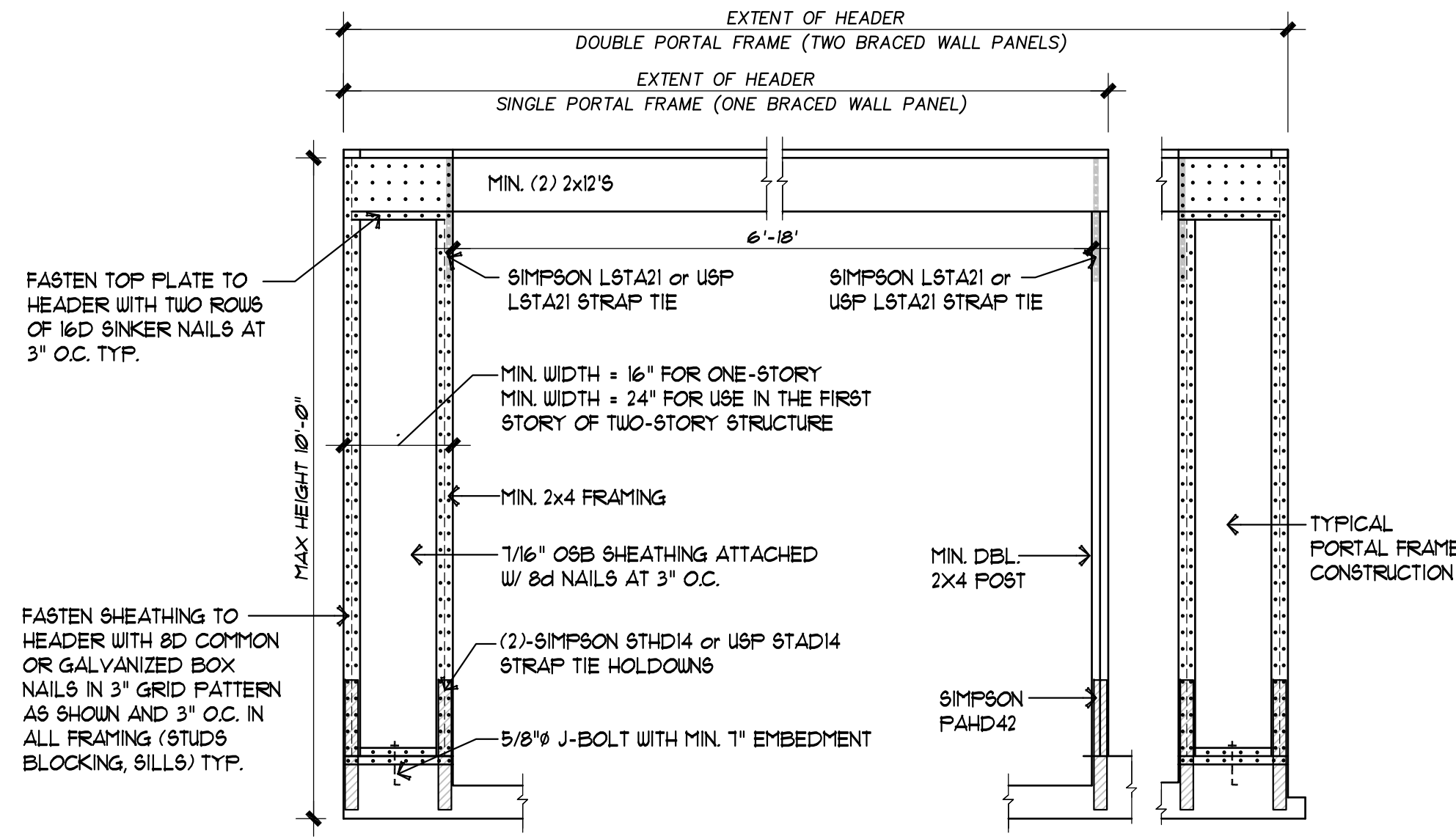


BEAM DETAIL (w/PAINTED WOOD COLUMN)

NO SCALE



WINDOW SECTION W/O MASONRY



APA PORTAL DETAIL

NO SCALE

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3. SEE ENGINEERED SPEC'S FOR FOUNDATION DETAILS

DESIGN USES:

- ZERO L.O. LINE WALL INCLUDING 2" NOMINAL BLOCKING ON TOP PLATE AND UP TO UNDERSIDE OF ROOF DECKING AND FIRE CAULK ALL JOINTS

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Revisions:
03/03/2020

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* San Antonio, Texas * (210) 393-2291 * email houseplans@att.net *

Spec #1
1115 N. Palmetto

JOB NO: sheet
BN3-20208 6 of 7
Date: August 5, 2020
Drawn By: SORIANO

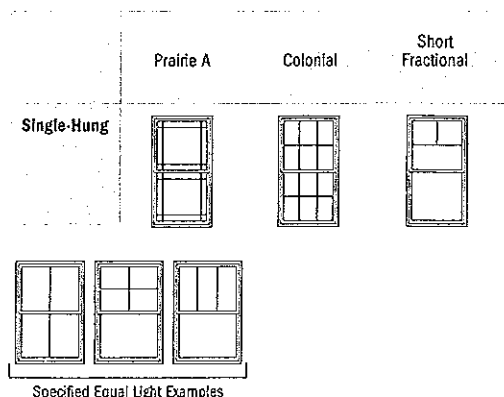
SOME DETAILS MAY NOT APPLY

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WINDOWS

Grille Patterns



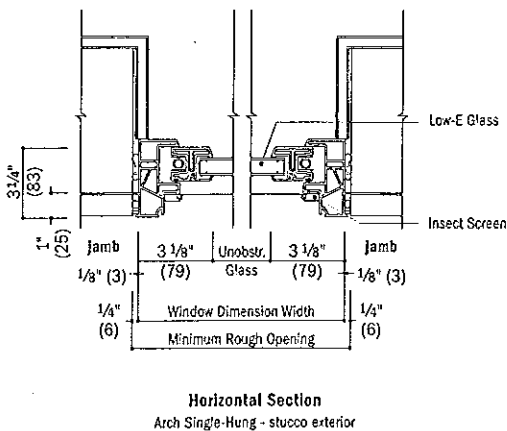
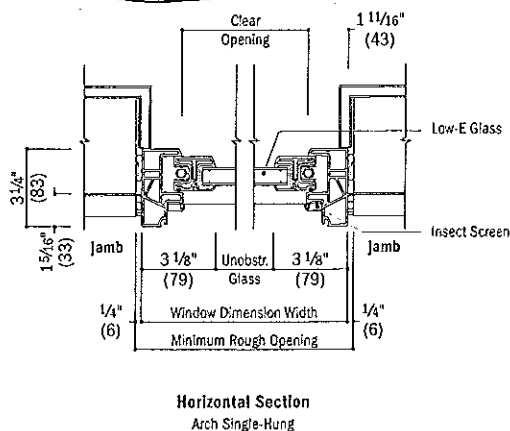
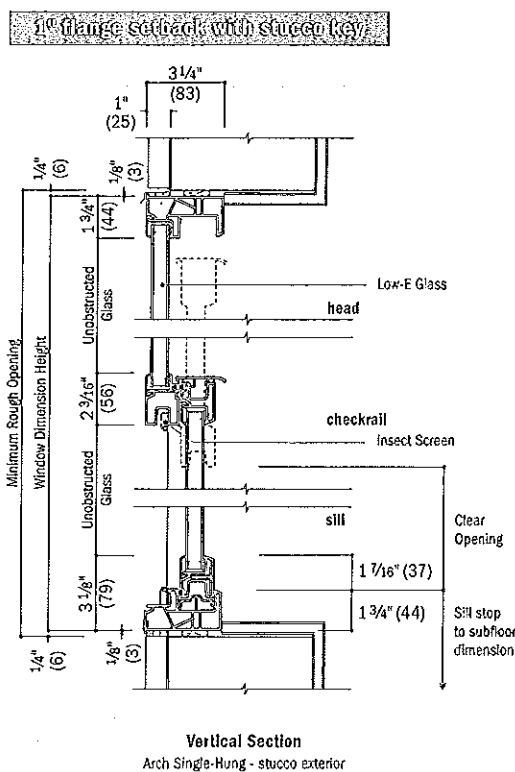
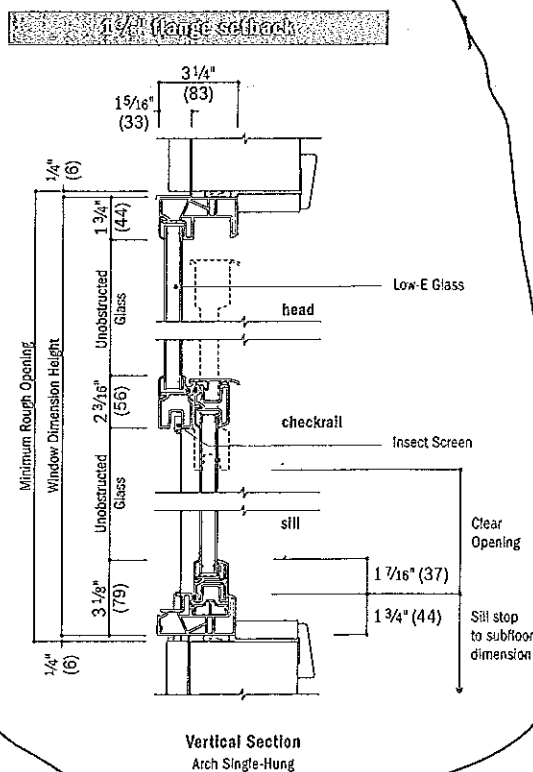
Single-hung window patterns are also available in Upper Sash Only (USO) configurations.

For picture window patterns that require alignment with single-hung patterns, identify the single-hung sash style (equal or reverse cottage) when ordering.

Number of lights and overall pattern varies with window size. Patterns shown may not be available for all sizes. Specified equal light pattern is also available. For more information on divided light see page 11 or visit andersenwindows.com/grilles.

Arch Single-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) - 1:8



See pages 74-75 for horizontal and vertical joining details.

- Drip cap is required to complete window installation as shown, but may not be included with the window. Use of drip cap is recommended for proper installation.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See Installation Information on page 93.
- Details are for illustration only and are not intended to represent product installation method or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.