

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-461
ADDRESS: 319 DELAWARE
LEGAL DESCRIPTION: NCB 3005 BLK 3 LOT 5
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Julio Vazquez/Payaya Design & Build
OWNER: ROZMEN REBEL D & DIANA ONEAL
TYPE OF WORK: Installation of a rear accessory structure constructed from two shipping containers
APPLICATION RECEIVED: January 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a rear accessory structure constructed from two shipping containers.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

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

FINDINGS:

- a. The primary structure located at 319 Delaware is a 1-story single family structure constructed circa 1910. The house features a cross gable standing seam metal roof, a curved front porch, two-over-two wood windows, and composition shingle siding. The property is contributing to the Lavaca Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant first came before the Historic and Design Review Commission with this request on November 4, 2020. The case was referred to the Design Review Committee. The applicant met with the Design Review Committee on November 10, 2020. The Commissioners suggested that the applicant return to the HDRC with drawn renderings of the proposal, rather than computer-generated renderings and recommended that the applicant provide precedent studies for shipping container structures and contemporary materials in the Lavaca Historic District. The applicant received conceptual approval from the HDRC on December 16, 2020, with the stipulation that the applicant return to the Design Review Committee prior to returning to the HDRC for final approval. The applicant returned to the Design Review Committee on January 12, 2021. The DRC found that the design updates generally satisfied the previous comments from the HDRC.
- c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing should be used that is similar to historic structures in the vicinity of the proposed new construction. The existing historic structure is 1-story in height. The applicant has proposed to install two, 1-story structures that will reach 11’ - 6” in height, not including the usable rooftop space. While the overall configuration of the structures in terms of roof form and architectural details is not consistent with the development pattern of the district, the scale and massing is appropriate.
- d. FOOTPRINT – The applicant has proposed a total footprint of approximately 720 square feet. The shipping container proposed as a dwelling will be 352 square feet with a 255-square-foot front porch. The secondary shipping container that will be used for storage will be 160 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building-to-lot ratio. The existing structure is approximately 1,250 square feet, which is consistent with the historic development pattern of the district. Staff finds that the proposed footprint is appropriate for the property and the district.
- e. ROOF FORM – The applicant has proposed to install shipping containers with a flat roof form that will be used as a terrace. According to Guideline 2.B.i. for New Construction, applicants should incorporate roof forms that are consistent with those predominantly found on the block in pitch, overhang, and orientation. Rear accessory structures in the Lavaca Historic District often feature flat roof forms, although no such forms exist on the block in proximity to the structure. Staff finds that the proposed landscaping will obscure the roof form and finds the proposal generally appropriate.
- f. 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 proposed window openings do not feature similar proportions of wall-to-window space as typical with nearby historic facades. The proposed shipping container dwelling features one fixed traditionally sized window and the remaining windows are horizontal sliding windows located above eye level, near the roofline. The proposed storage shipping container does not feature fenestration. The proposed entry is a French door featuring 4 glass panels on each door with a 4-panel side lite window. Staff finds that the applicant should submit window and door specifications to staff for review and approval.

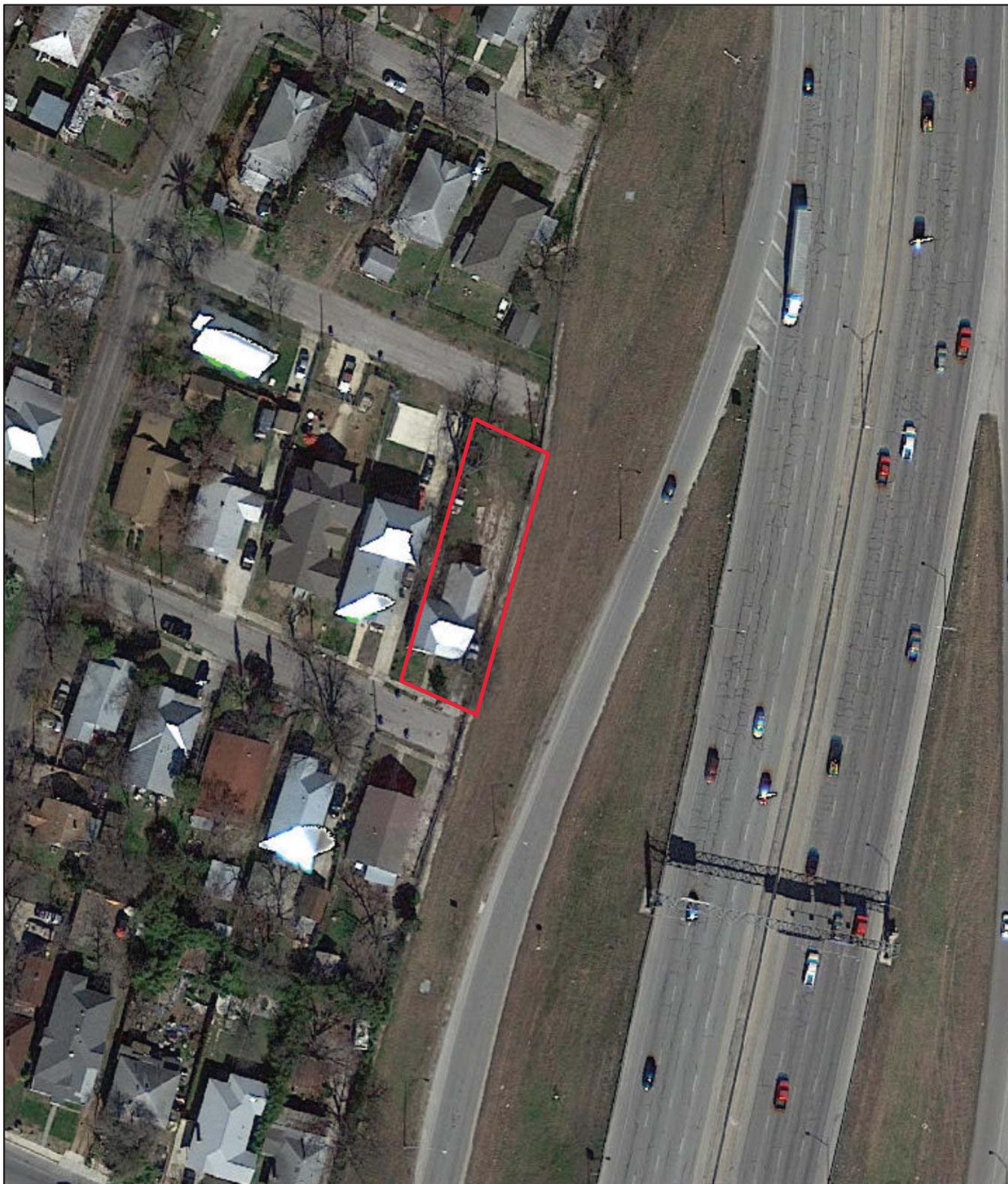
- g. **MATERIALS** – The applicant has proposed to install two shipping containers to be used as rear accessory structures. The shipping containers are constructed of corrugated steel walls that are supported by a steel frame on exposed concrete piers. The shipping container dwelling will feature a front porch with wood decking, a metal railing, a concrete ramp, and lap siding and cement fiber board skirting to match the primary structure. A 4-foot addition will be constructed on the south side of the structure and will be clad in cement board siding. The shipping container dwelling will feature an exterior metal spiral staircase leading to a rooftop terrace, enclosed by a metal railing. The shipping container dwelling will feature a glass porch awning. The applicant has not provided material specifications for the windows and doors. According to Guideline 3.A.i. for New Construction, new construction should incorporate 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. According to Guideline 3.A.v., do not use 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. The material of the shipping container is not visually similar to the traditional building materials in the district. Staff finds that the applicant should submit final material specifications to staff for review and approval.
- h. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The applicant has proposed to install two corrugated steel shipping containers to be used as rear accessory structures. Temporary shipping containers have been previously approved for storage in historic districts and the Lavaca Historic District features contemporary rear accessory structures that incorporate contemporary materials. Staff finds that with additional proposed landscaping and the incorporation of siding on the proposed shipping container addition, the proposal is generally appropriate.
- i. **LANDSCAPING PLAN** - At this time, the applicant has not provided a landscaping plan. The updated application features renderings that show the installation of bamboo along the east elevation. The applicant should install bamboo at the rear of the structures as well to conceal the shipping containers from view of the neighboring properties and additional landscaping elements along the base of the front porch of the structure that are consistent with those found historically in the district.

RECOMMENDATION:

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

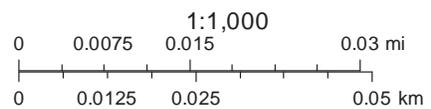
- i. That the applicant submits final material specifications to staff for review and approval based on finding g.
- ii. That the applicant submits material specifications for the windows and doors to staff for review and approval based on finding f.
- iii. That the applicant provides an updated landscaping plan featuring bamboo installation at the rear of the structure and plantings along the base of the front porch based on finding i.

City of San Antonio One Stop

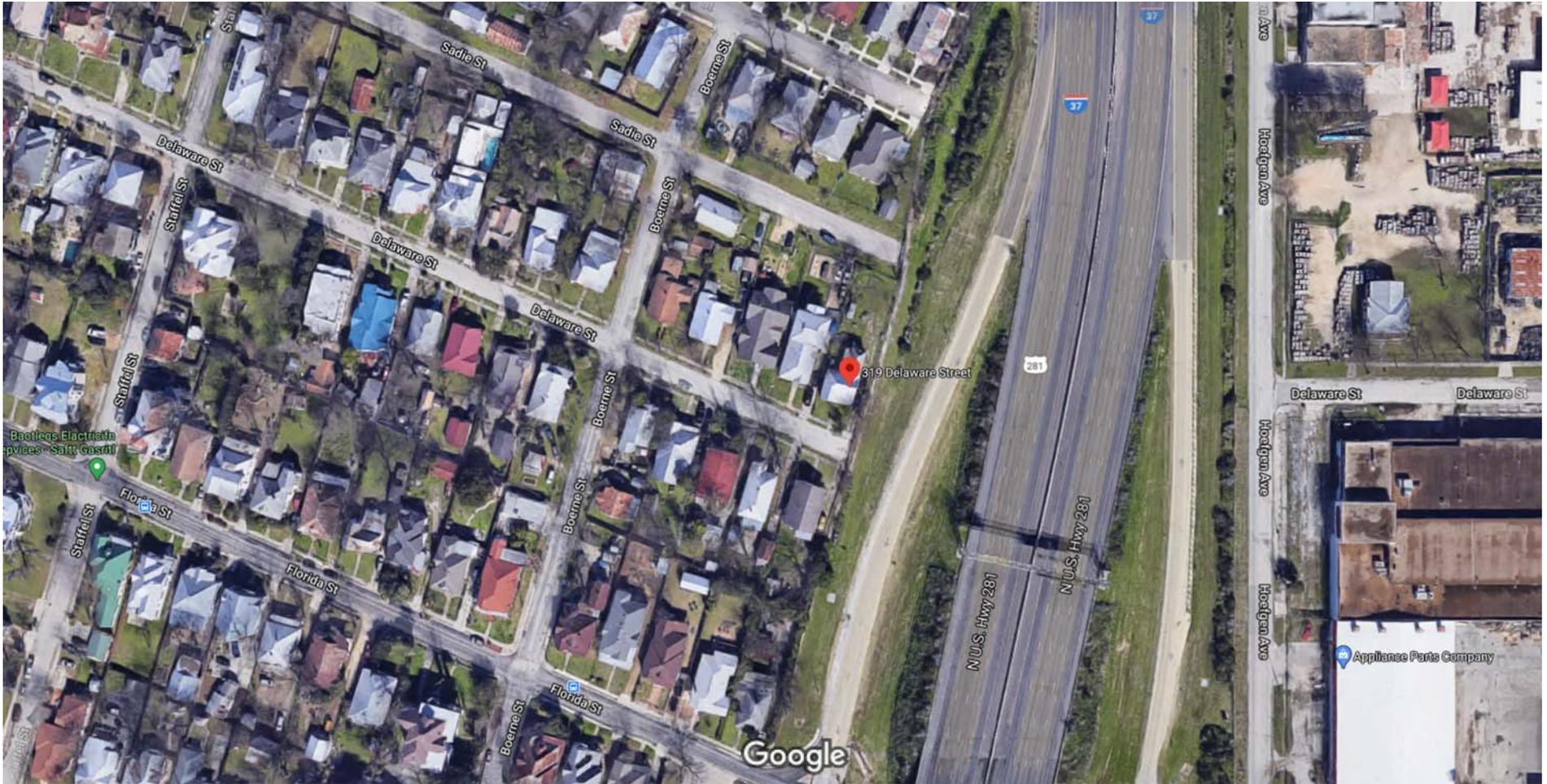


October 26, 2020

— User drawn lines

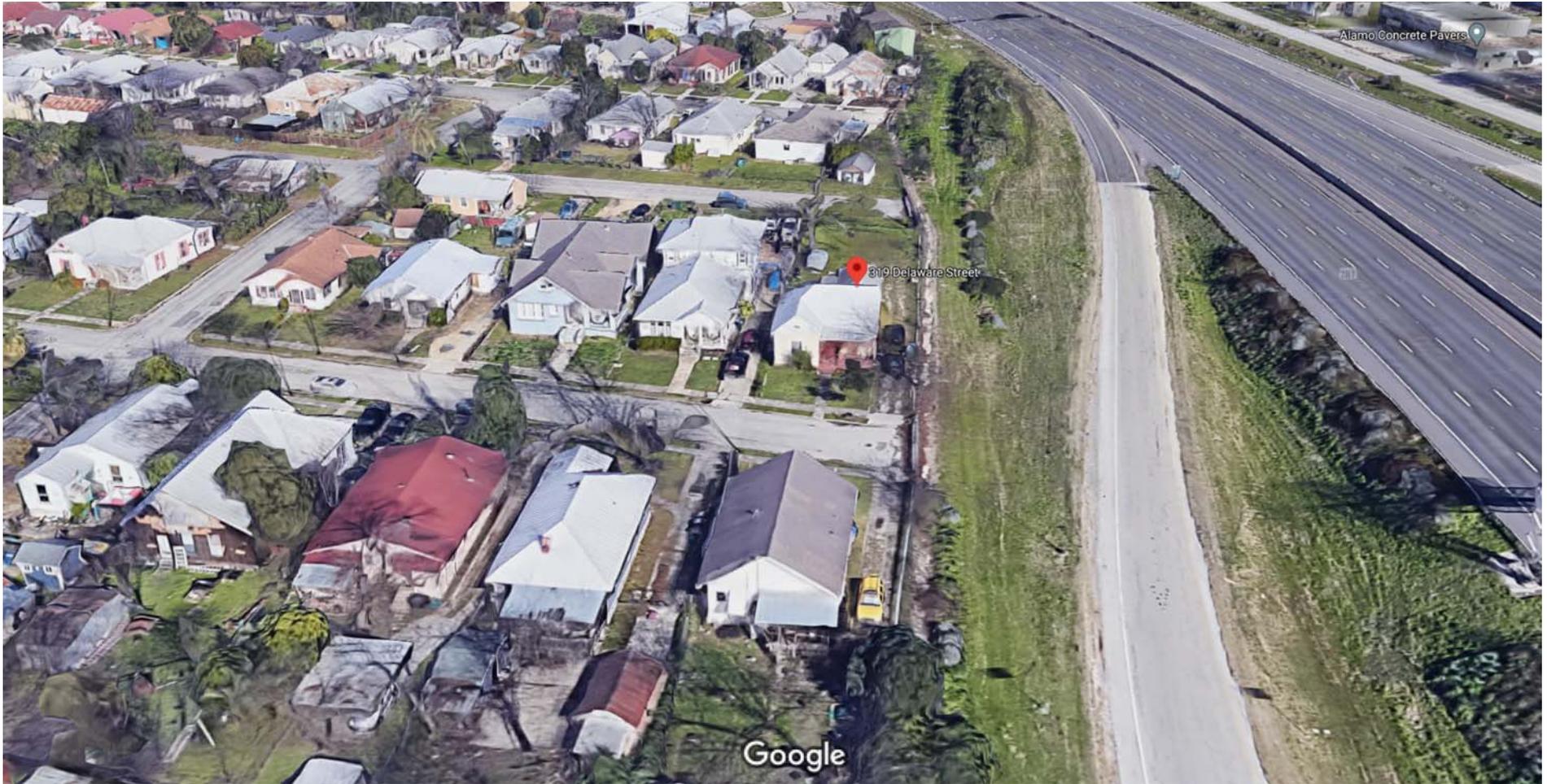


Google Maps 319 Delaware St



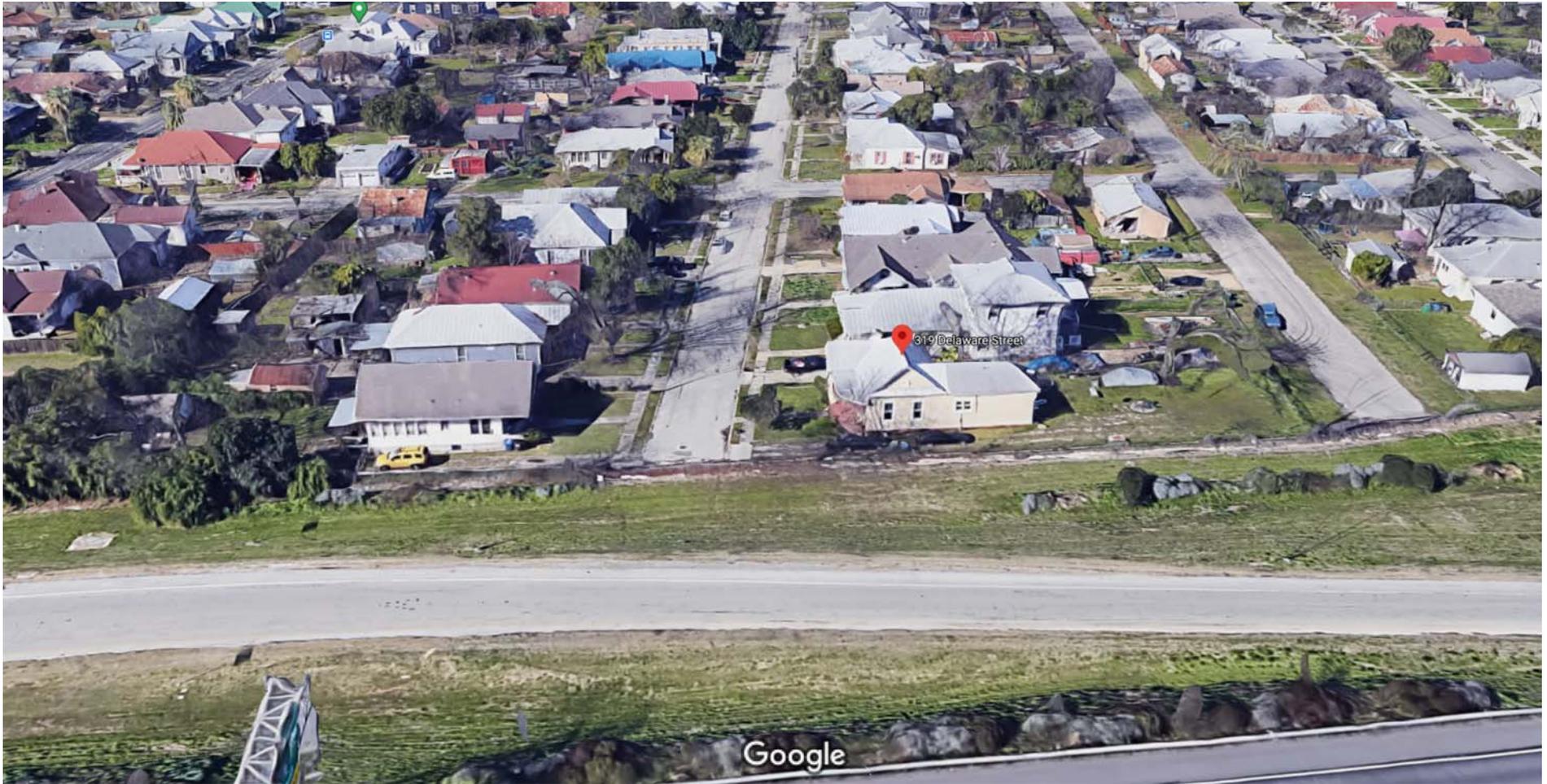
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Google Maps 319 Delaware St



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Google Maps 319 Delaware St



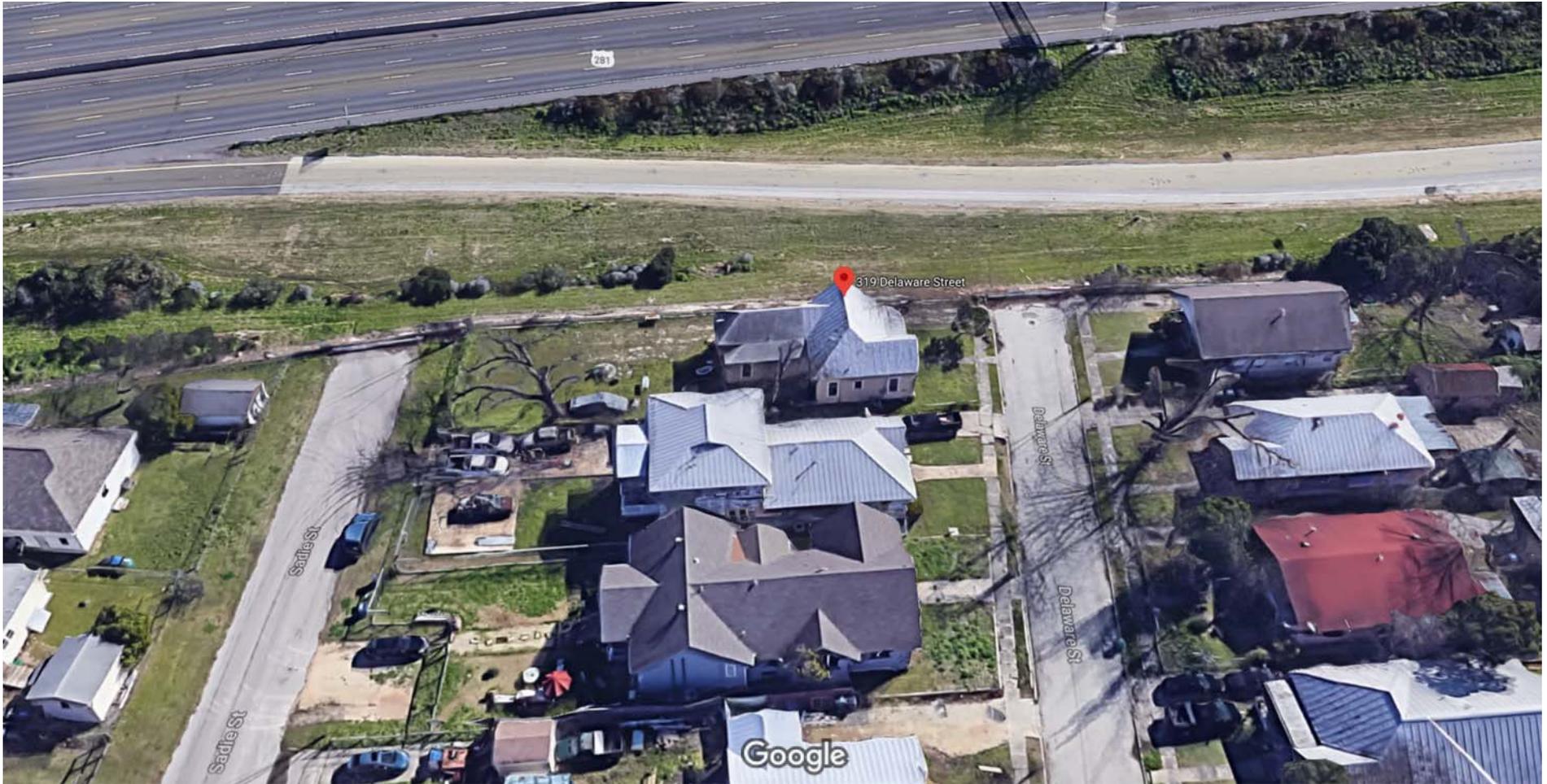
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CASITA DELAWARE

319 DELAWARE STREET

OWNER: ROZMEN REBEL D & DIANA ONEAL

BUILDER: PAYAYA DESIGN/BUILD

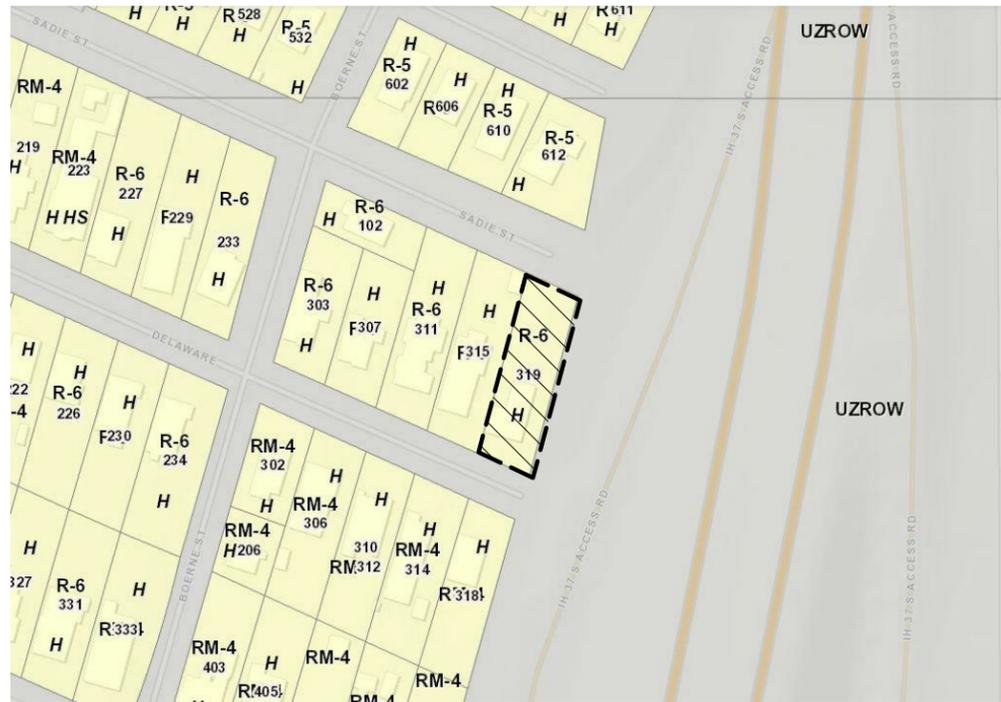
PROJECT PROGRAM:

CONSTRUCTION OF ACCESSORY BUILDING AT REAR OF EXISTING SINGLE FAMILY HOME.

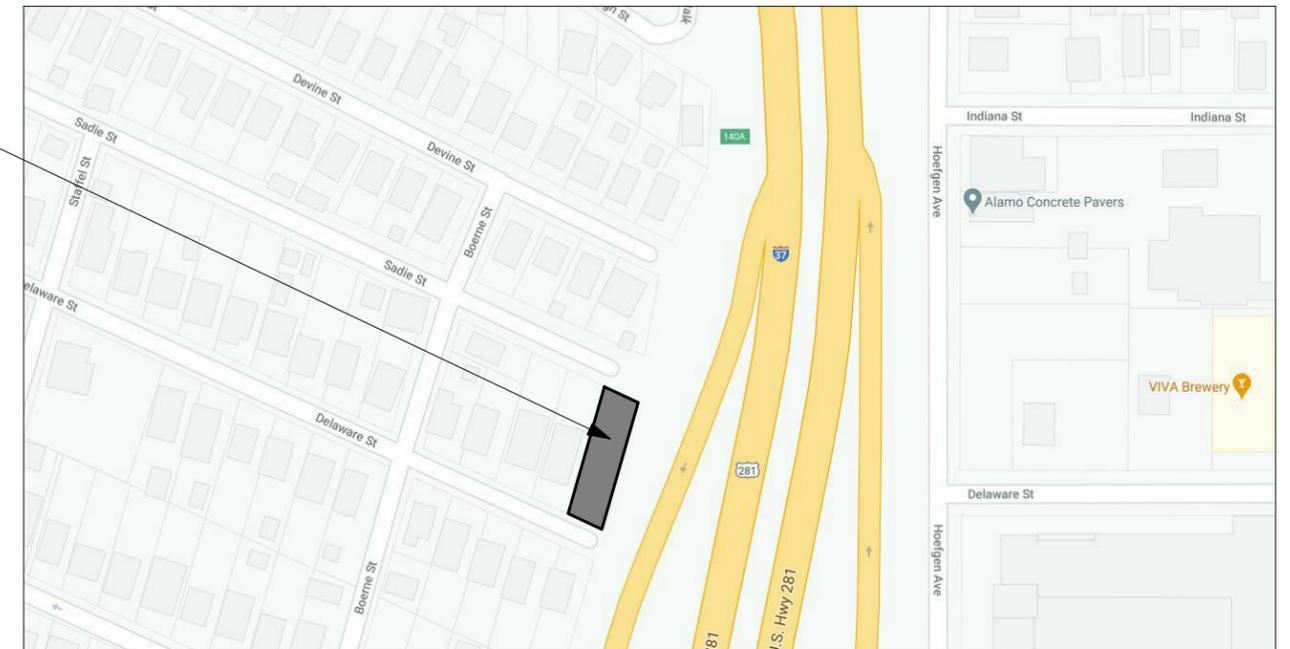
ZONING:

ZONE: R-6

HISTORIC LAVACA DISTRICT



AREA OF WORK



PAYAYA DESIGN BUILD
207 S Mesquite.
San Antonio, TX 78203
T 210.454.9745

CASITA DELAWARE

APPLICANT -PAYAYA DESIGN/BUILD
319 DELAWARE ST
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COVER PAGE

HDRC-01



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EXISTING SITE PHOTO

HDRC-02



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CASITA DELAWARE

APPLICANT -PAYAYA DESIGN/BUILD
 319 DELAWARE ST
 SAN ANTONIO, TX 78210

SITE PLAN

HDRC-03

1125 S St Mary's Poteet Architects Container Guest House



224 LAVACA



515 LABOR STREET



302 BARRERA



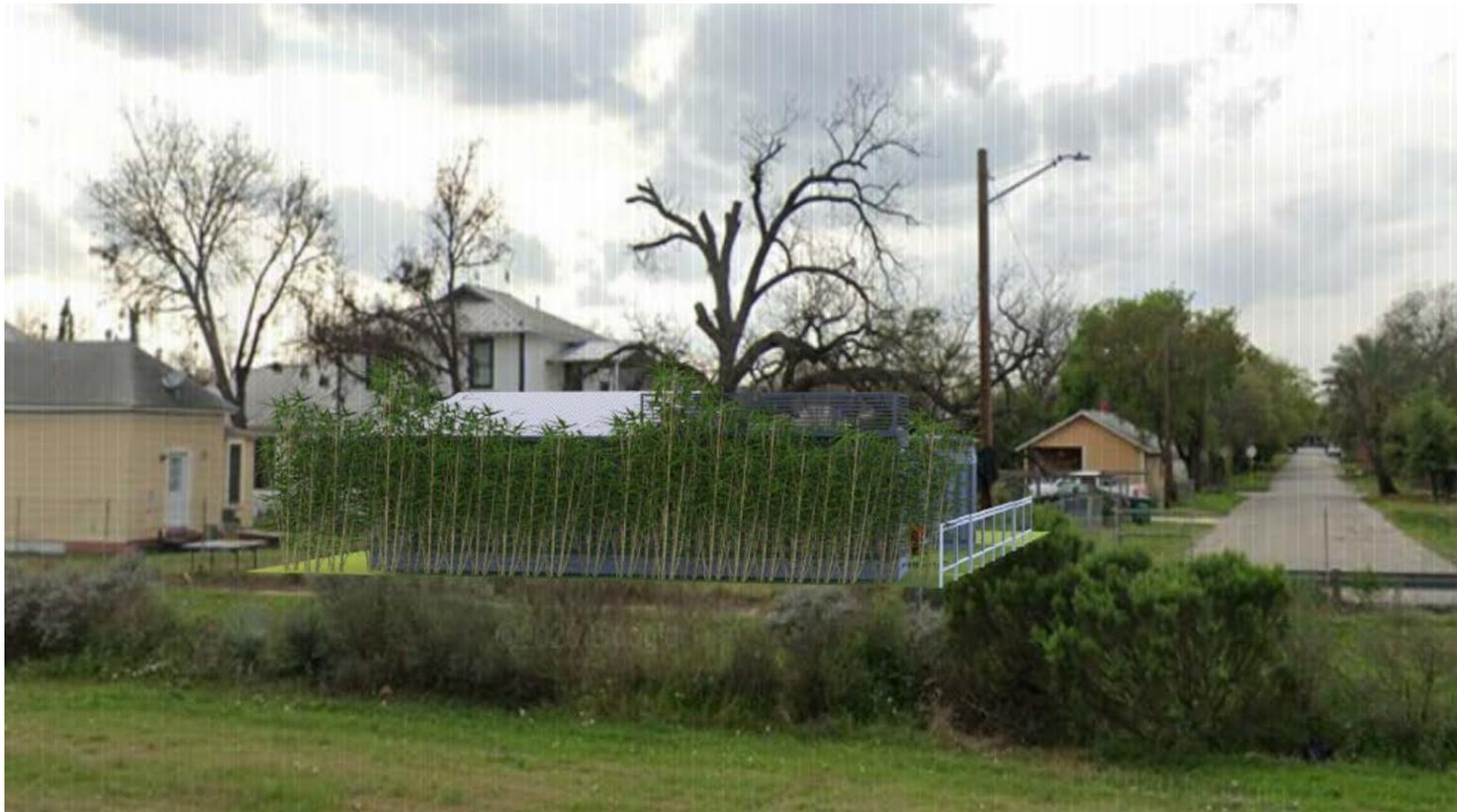
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Case Study & Neighborhood References

HDRC-04



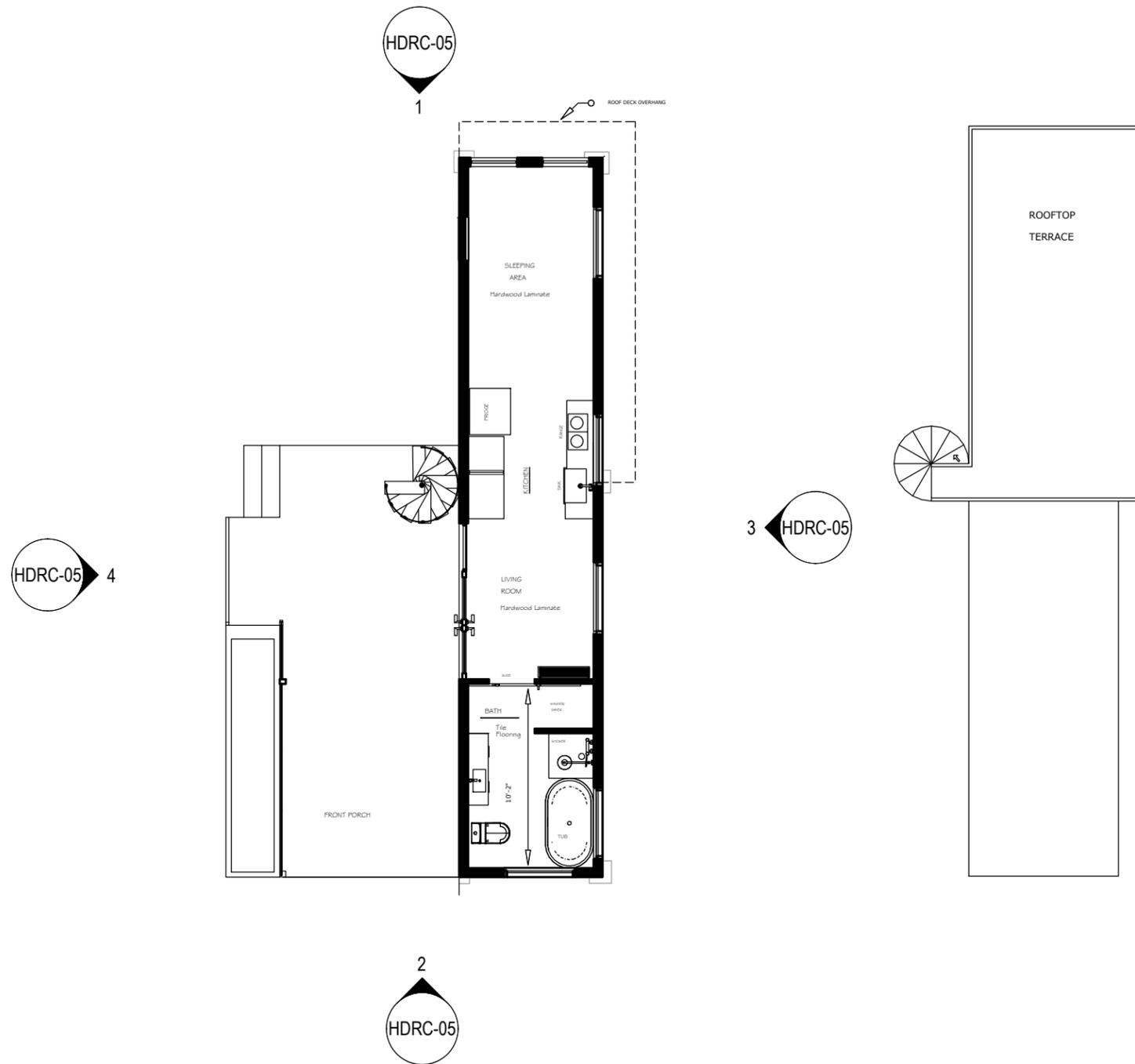
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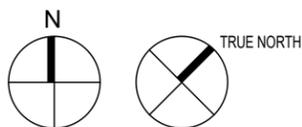
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Renderings

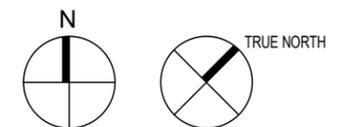
HDRC-05



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



2 ROOF TERRACE
SCALE: 1/8" = 1'-0"



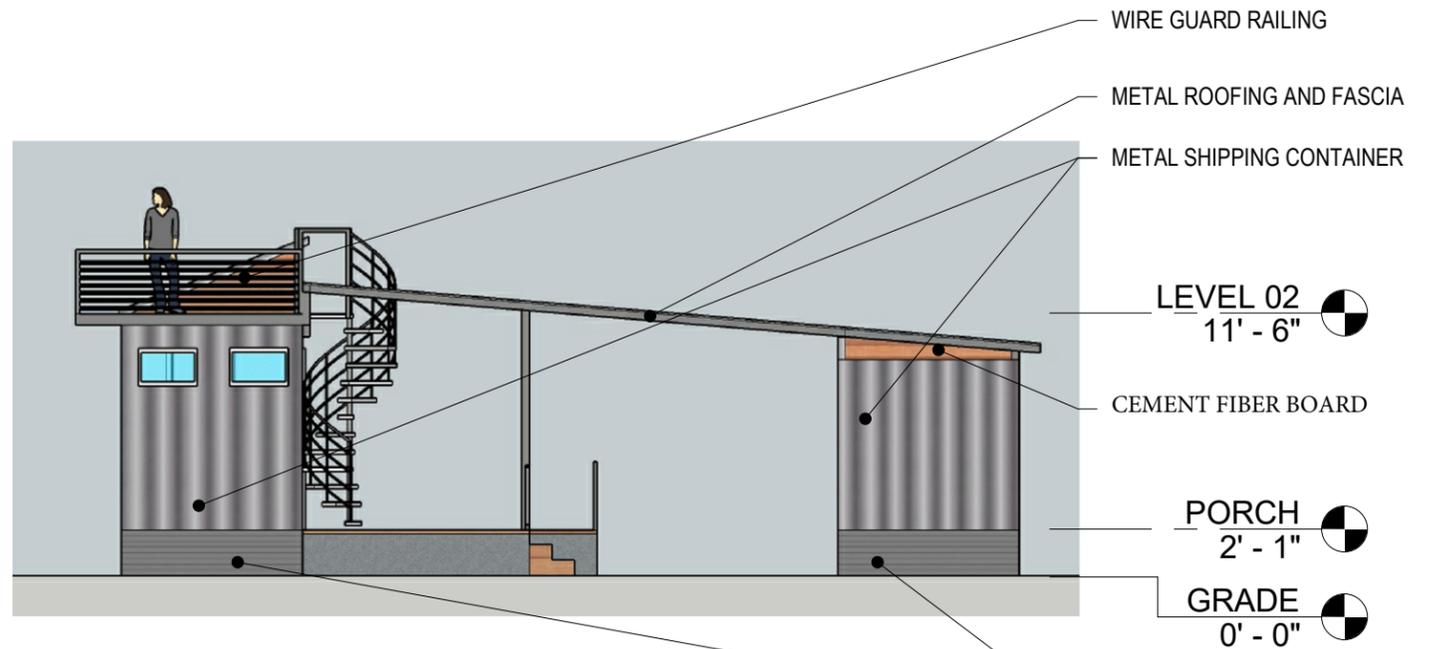
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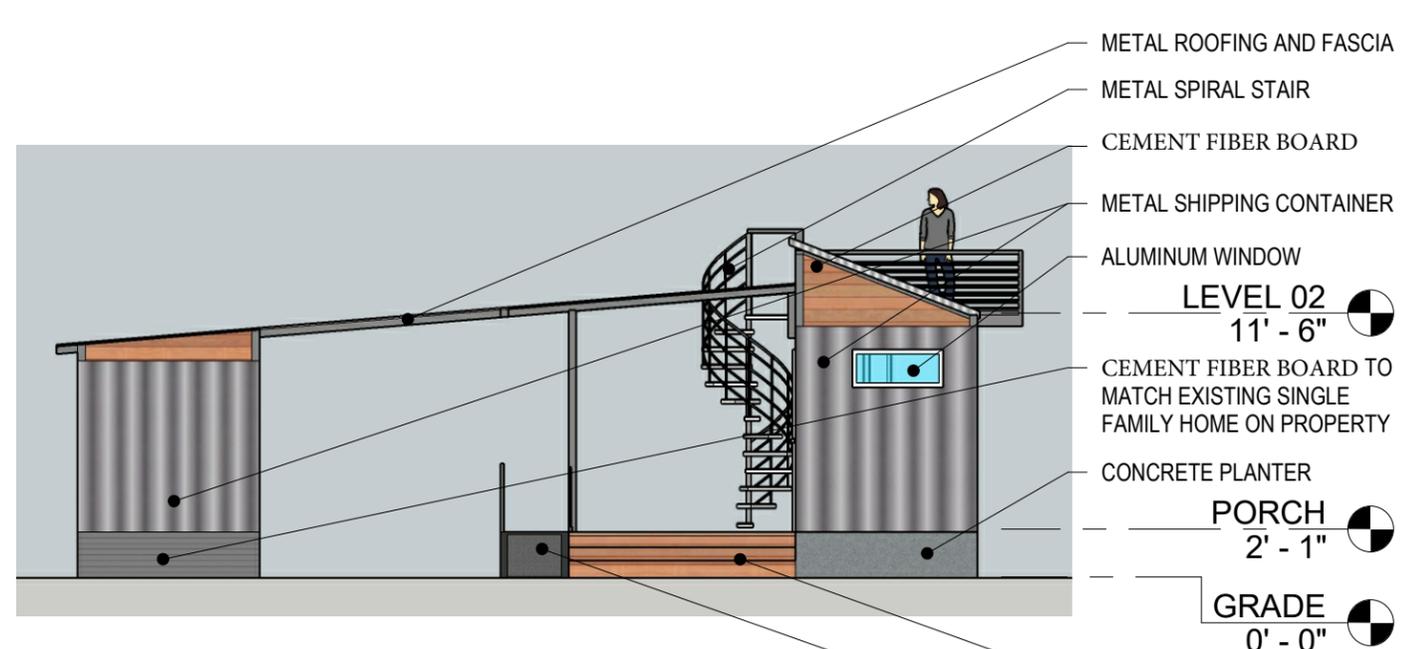
FLOOR PLAN

HDRC-06

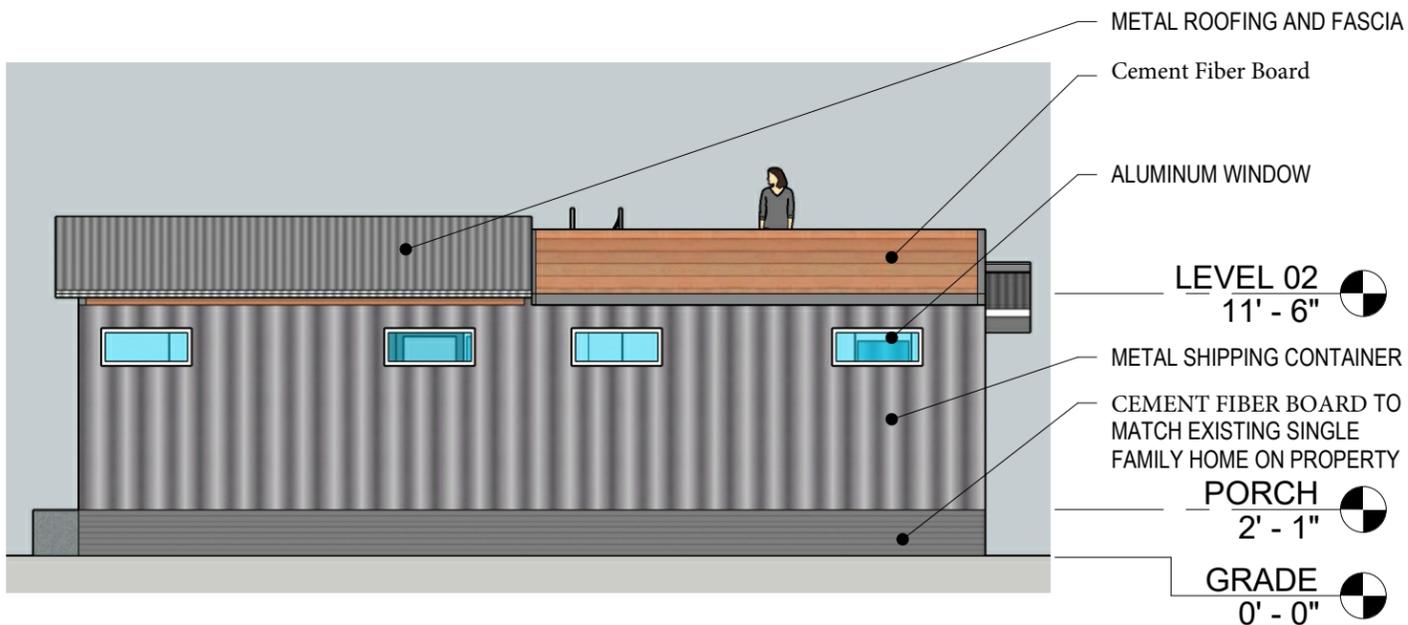


1 NORTH ELEVATION
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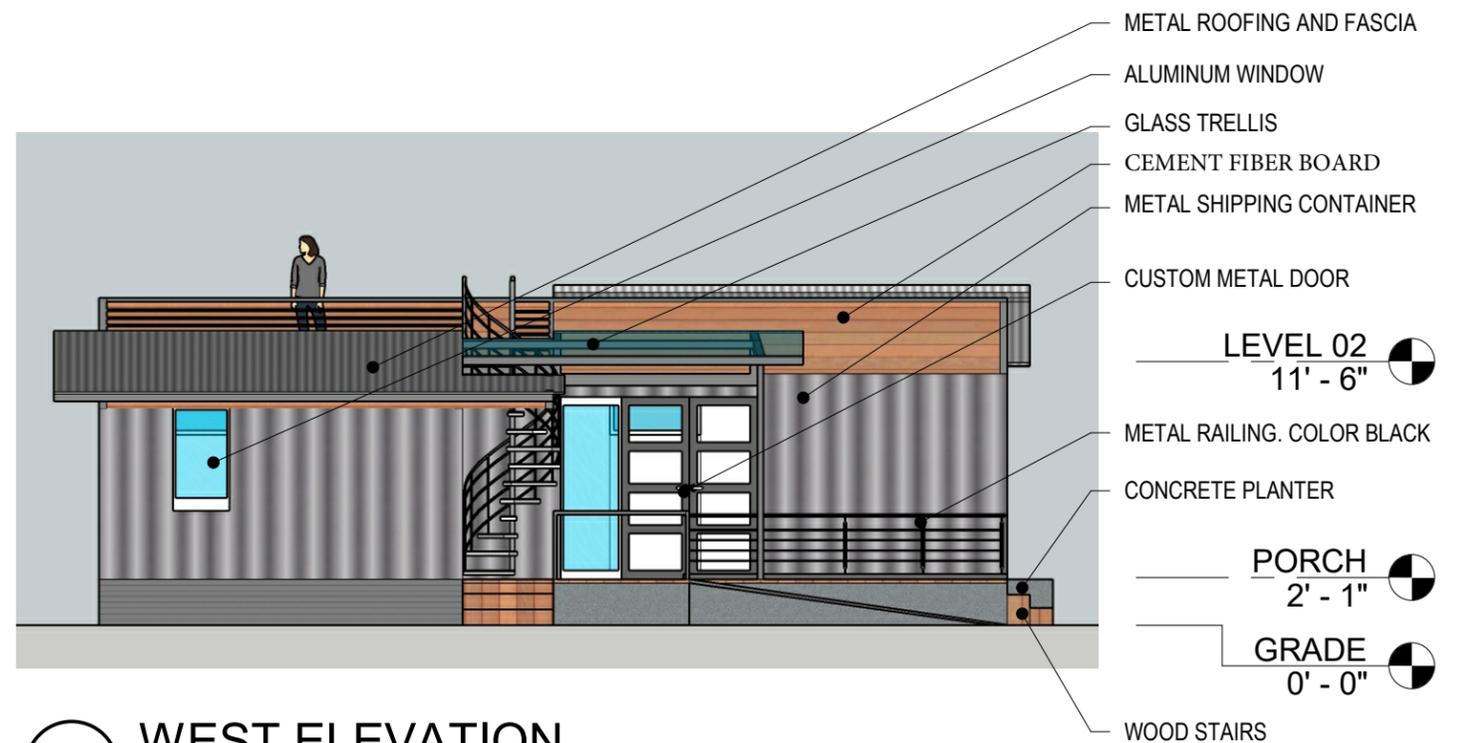
LAP SIDING TO MATCH EXISTING SINGLE FAMILY HOME ON PROPERTY



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



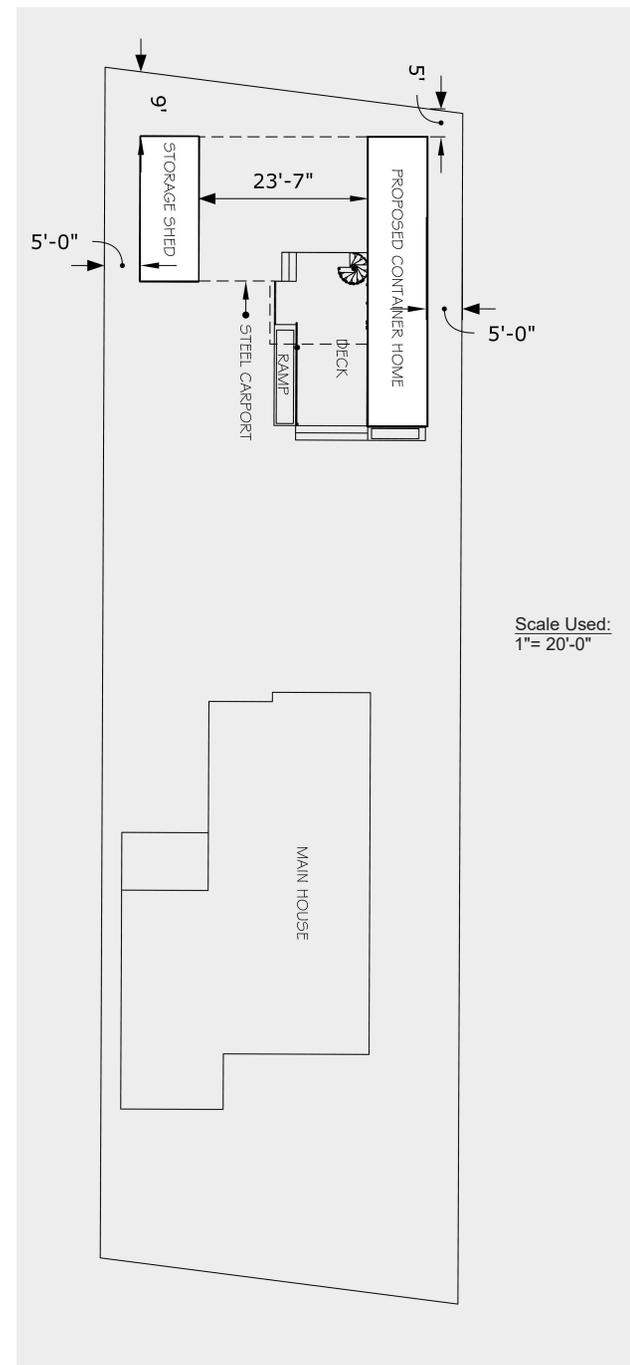
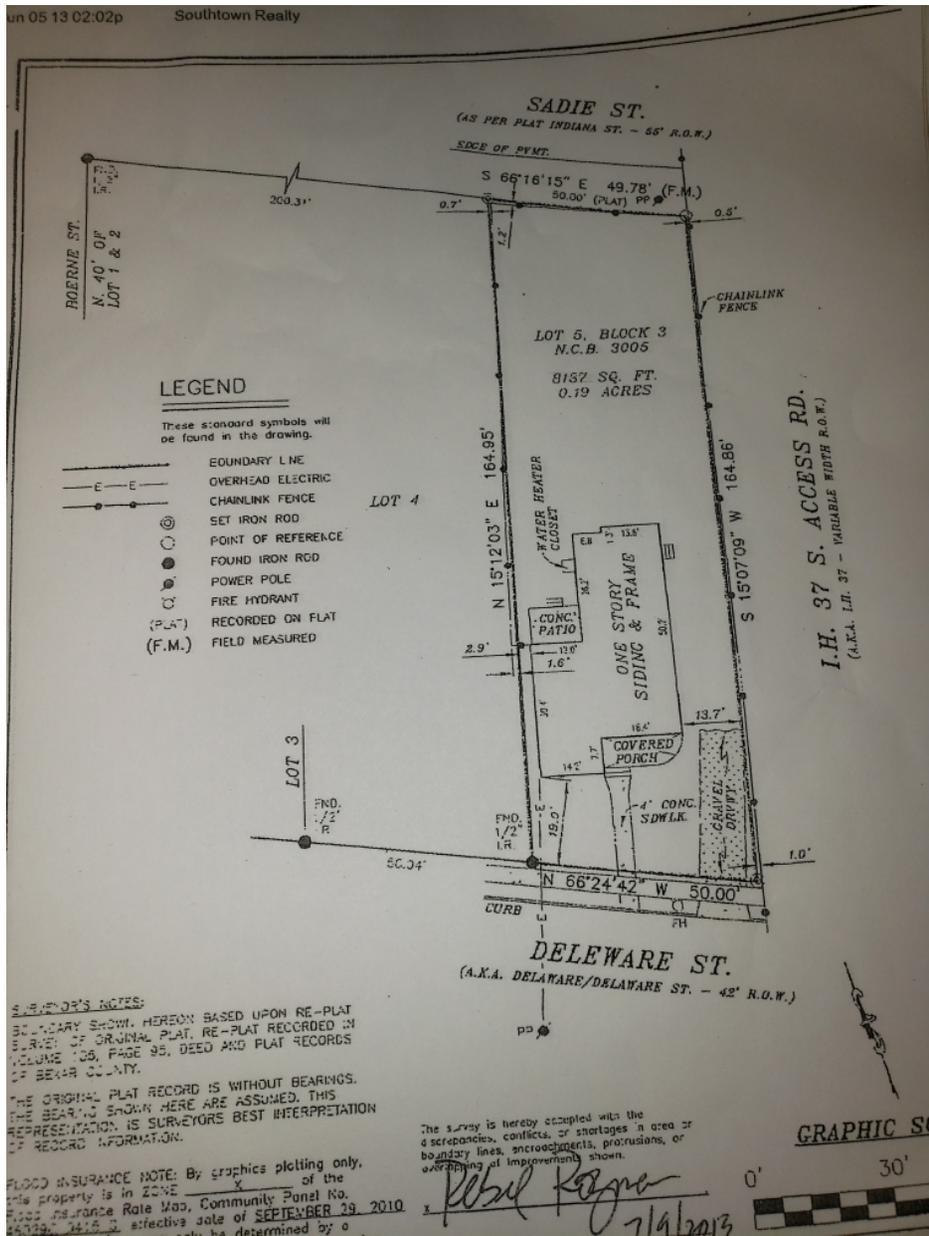
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CASITA DELAWARE

APPLICANT -PAYAYA DESIGN/BUILD
319 DELAWARE ST
SAN ANTONIO, TX 78210

ELEVATIONS

HDRC-07



PAYAYA DESIGN & BUILD	
207 S. MESQUITE, 78203:	
SITE PLAN	
DATE:	9/8/20
PLAN NAME:	319 Delaware
DESIGNER:	PAYAYA
PLAN No.	
SHEET	A-1

CASITA DELAWARE

319 DELAWARE STREET

OWNER: ROZMEN REBEL D & DIANA ONEAL

BUILDER: PAYAYA DESIGN/BUILD

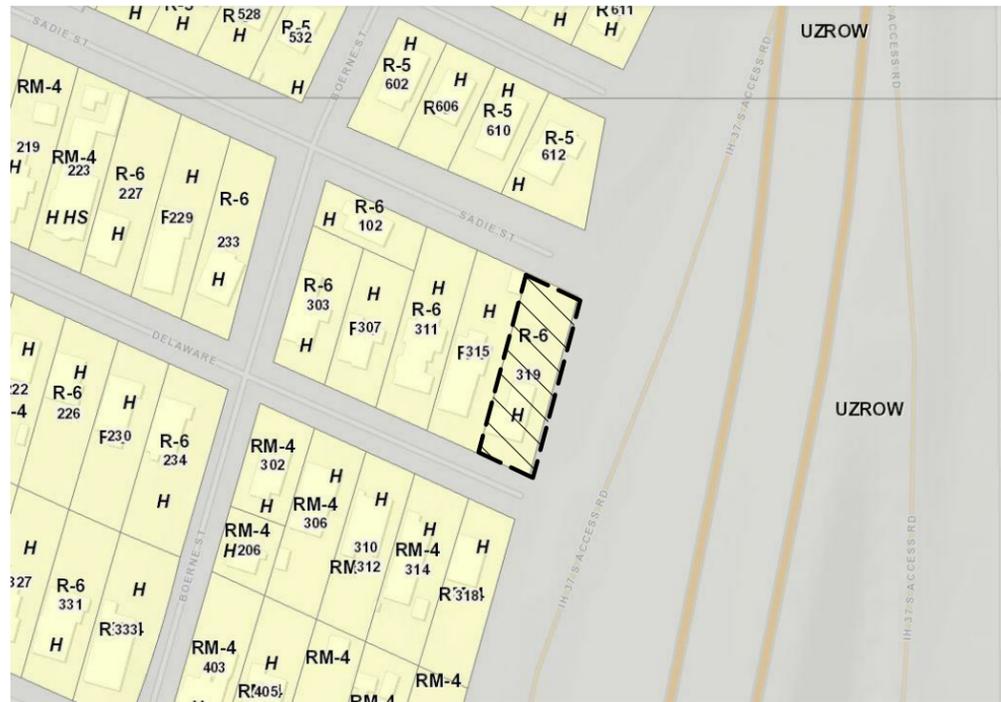
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CONSTRUCTION OF ACCESSORY BUILDING AT REAR OF EXISTING SINGLE FAMILY HOME.

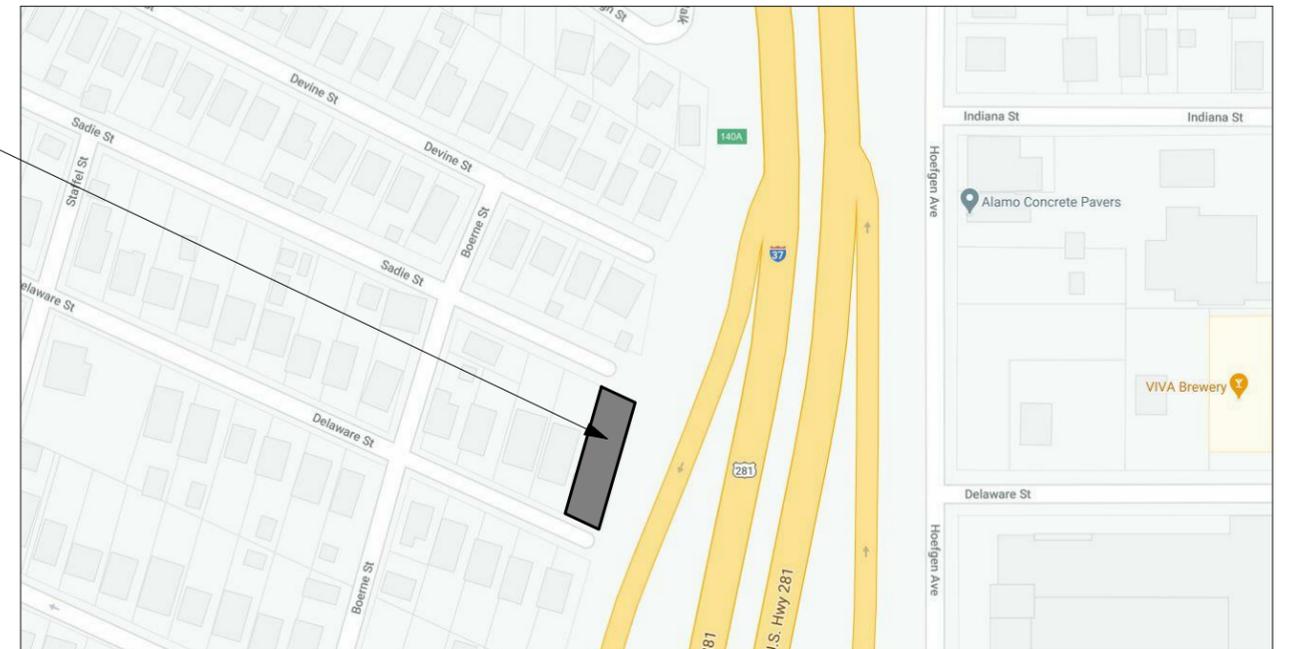
ZONING:

ZONE: R-6

HISTORIC LAVACA DISTRICT



AREA OF WORK



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CASITA DELAWARE

APPLICANT -PAYAYA DESIGN/BUILD
319 DELAWARE ST
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COVER PAGE

HDRC SUBMITTAL: NOVEMBER 30, 2020
HDRC HEARING: DECEMBER 16, 2020

HDRC-01

11/30/2020



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EXISTING SITE PHOTO

HDRC SUBMITTAL: NOVEMBER 30, 2020
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HDRC-02

11/30/2020



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SITE PLAN

HDRC SUBMITTAL: NOVEMBER 30, 2020
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HDRC-03

11/30/2020

1125 S St Mary's Poteet Architects Container Guest House



515 LEIGH STREET



515 LABOR STREET



302 BARRERA



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CASITA DELAWARE

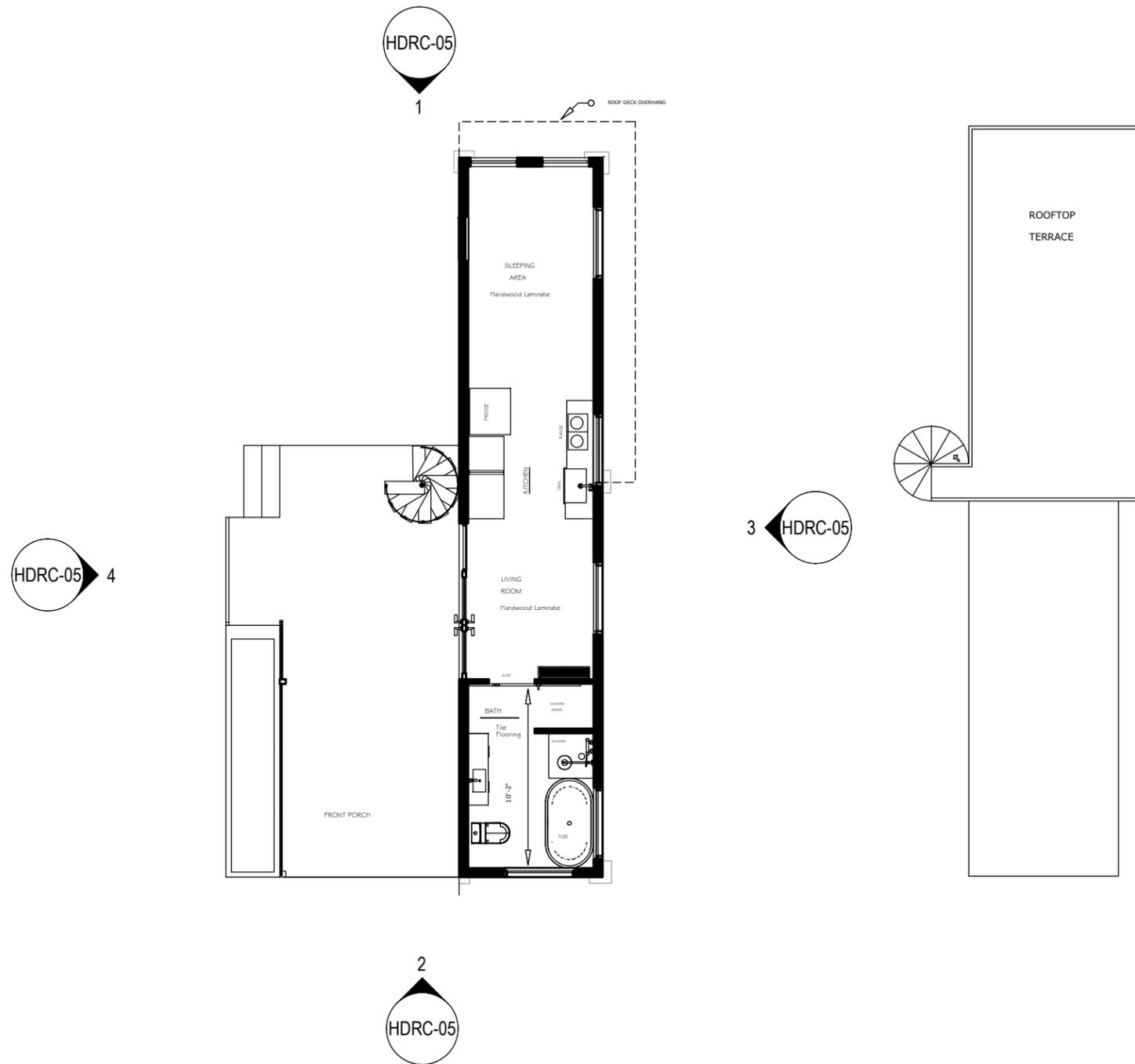
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Case Study & Neighborhood References

HDRC SUBMITTAL: NOVEMBER 30, 2020
 HDRC HEARING: DECEMBER 16, 2020

HDRC-04

11/30/2020



1 GROUND LEVEL
SCALE: 1/8" = 1'-0"
N
TRUE NORTH

2 ROOF TERRACE
SCALE: 1/8" = 1'-0"
N
TRUE NORTH



PAYAYA DESIGN BUILD
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CASITA DELAWARE

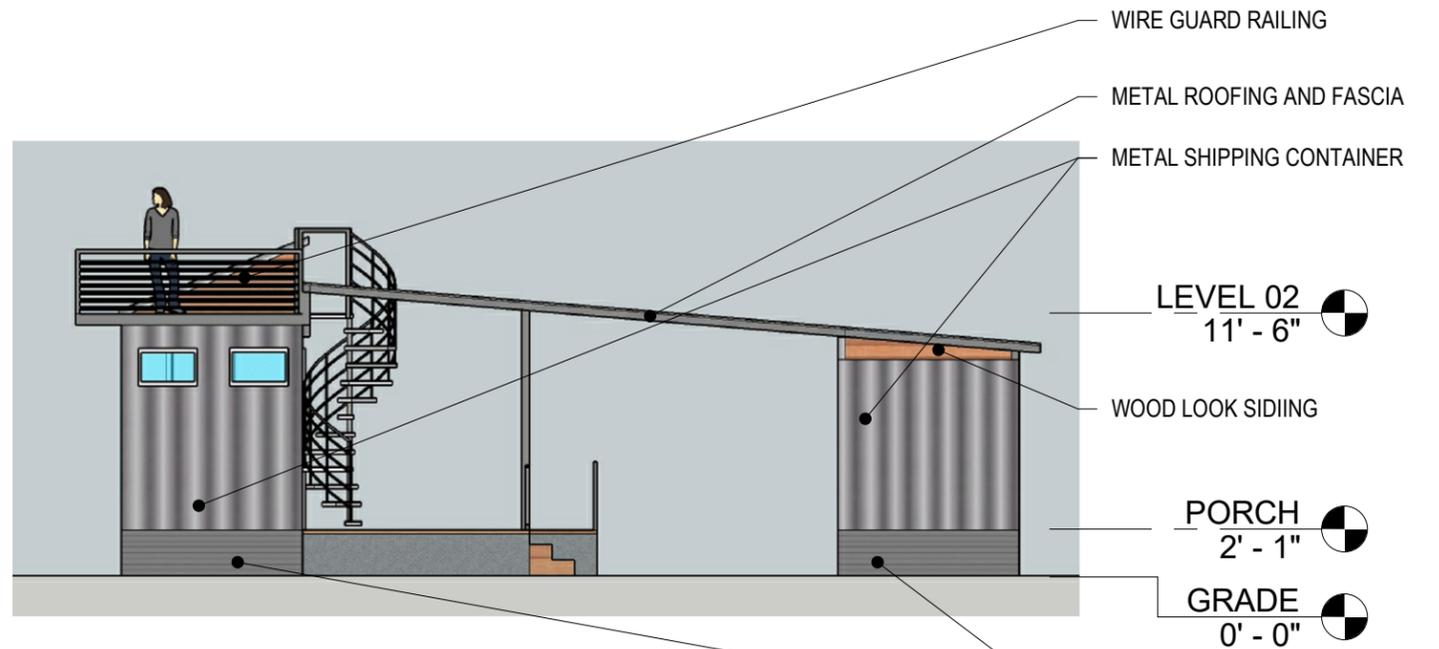
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FLOOR PLAN

HDRC SUBMITTAL: NOVEMBER 30, 2020
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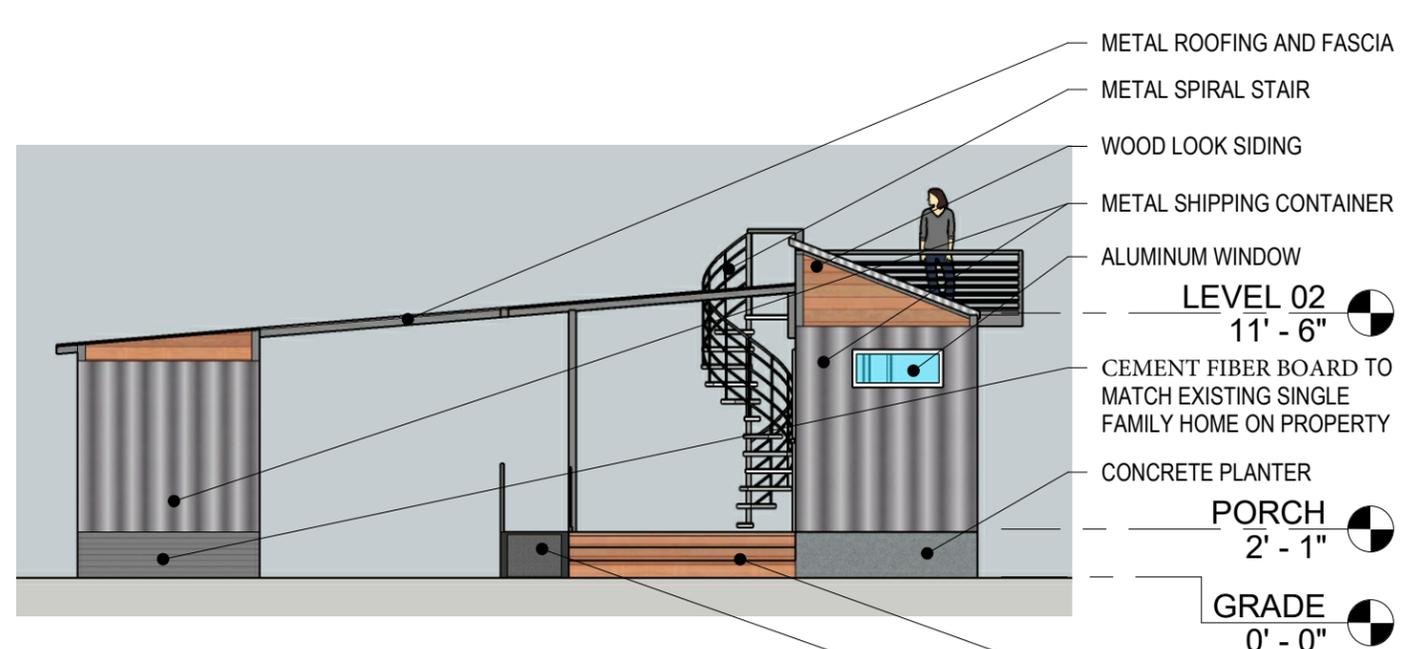
HDRC-05

11/30/2020

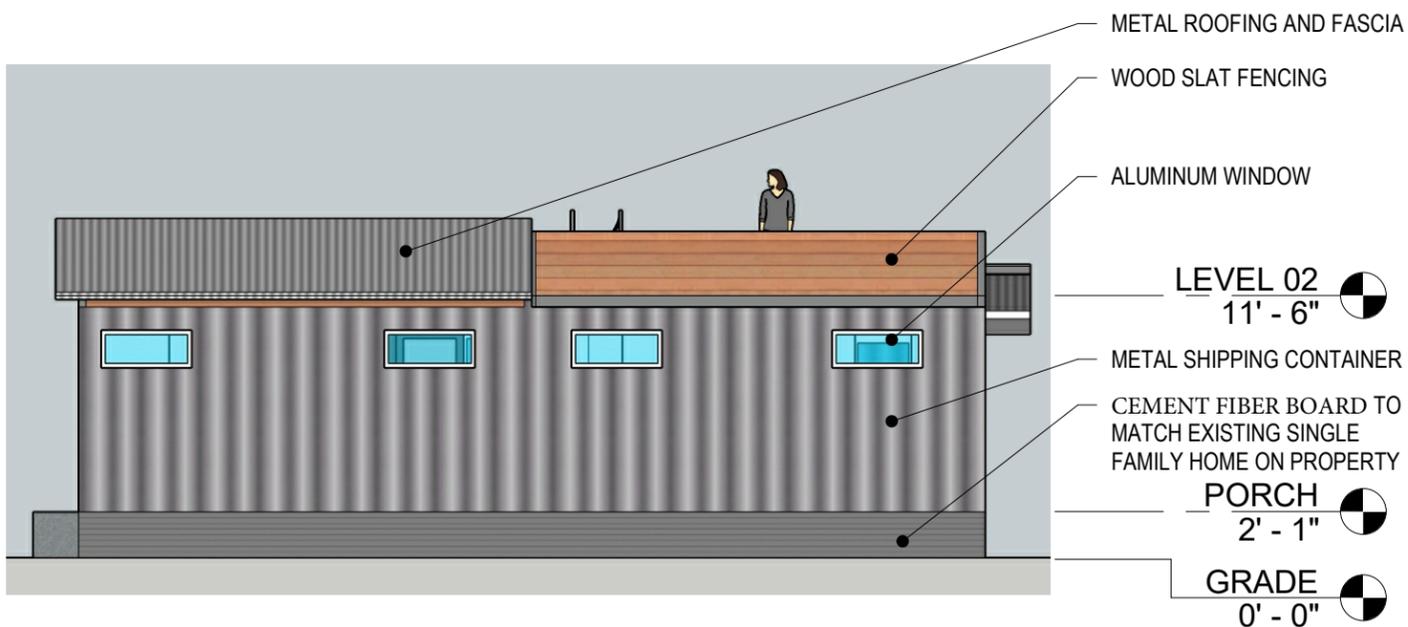


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

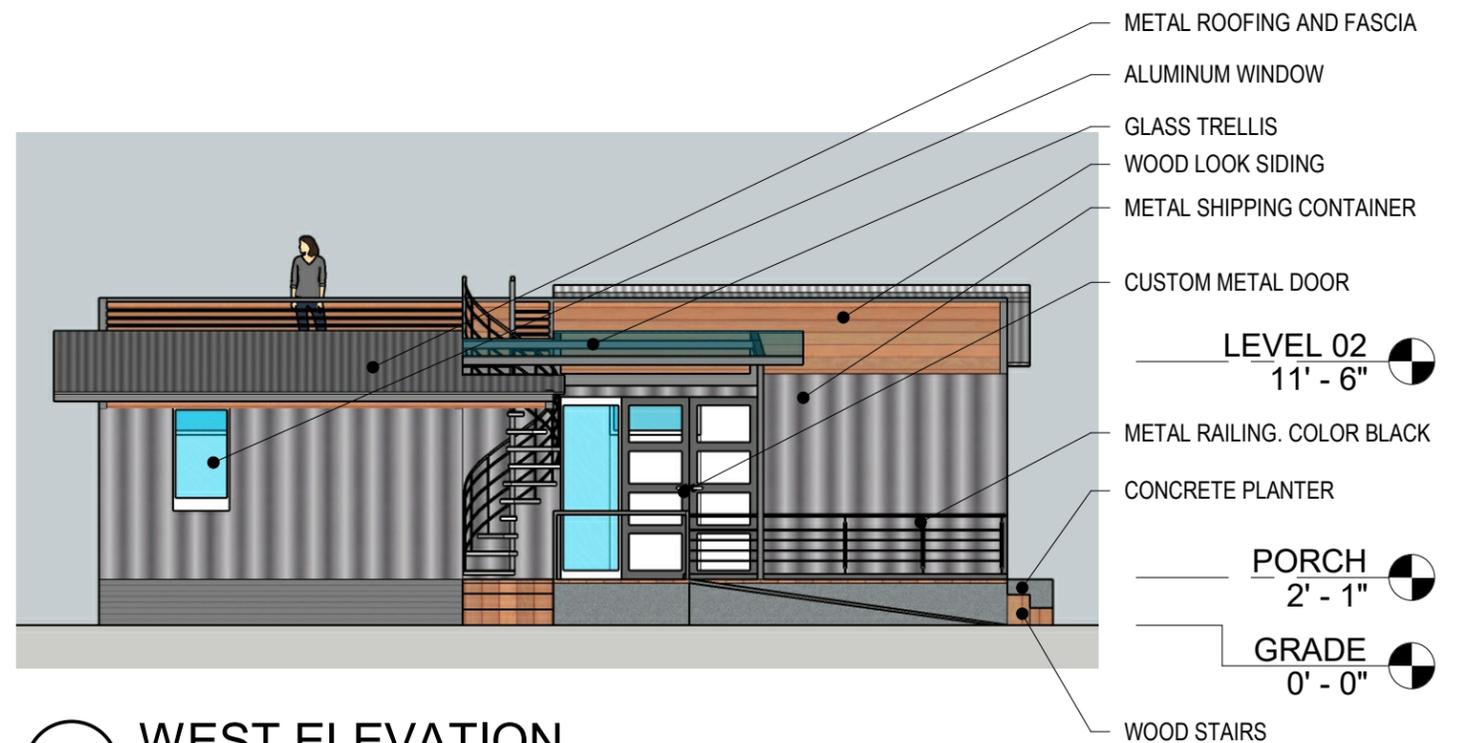
LAP SIDING TO MATCH EXISTING SINGLE FAMILY HOME ON PROPERTY



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 WEST ELEVATION
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ELEVATIONS

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HDRC HEARING: DECEMBER 16, 2020

HDRC-0

11/30/2020



PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

RENDERINGS

DATE:	9/8/20
PLAN NAME	319 Delaware
DESIGNER	PAYAYA
PLAN No.	
SHEET	

A-5



12,000 BTU Ductless DC Inverter Mini Split Air Conditioner Heat Pump, 230 VAC, 19 SEER



12,000 BTU Ductless DC Inverter Mini Split Air Conditioner Heat Pump, 230 VAC, 19 SEER

DESCRIPTION

SHIPPING & DELIVERY

PERFORMANCE

- Power Supply: 208-230V, 60Hz, 1Ph
- Cooling Rated Capacity: 12,000 BTU/h
- Cooling Capacity Range: 3,700-13,000 BTU/h
- Cooling SEER: 19.5 BTU/w
- Heating Rated Capacity: 12,000 BTU/h
- Heating Capacity Range: 3,500-13,500 BTU/h
- Heating HSPF4/HSPF5: 10.0 / 8.0 BTU/w
- Refrigerant Type: R410A/30
- Suitable Area: 350-450 Sq.F
- AHRI Estimated Annual Operating Costs:
 - Cooling: **\$86.00**
 - Heating: **\$265.00**

INDOOR UNIT

- Air Flow (Hi/Med/Lo): 323.5 / 282 / 212 CFM
- Sound Level (Hi/Med/Lo): 38 / 32 / 24 dB(A)
- Net Dimensions (WDH): 31.57 x 7.44 x 11.69 inches
- Carton Dimensions (WDH): 34.45 x 11.22 x 14.96 inches
- Net / Gross Weight: 19 / 25 Lbs

OUTDOOR UNIT

- Sound Level: 55 dB(A)
- Net Dimensions (WDH): 31.5 x 13.11 x 21.81 inches
- Carton Dimensions (WDH): 36.22 x 15.35 x 24.21 inches
- Net / Gross Weight: 67 / 72.75 lbs

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203.

HVAC MINI SPLIT SPECS

DATE:	9/8/20
PLAN NAME	319 Delaware
DESIGNER	PAYAYA
PLAN No.	
SHEET	

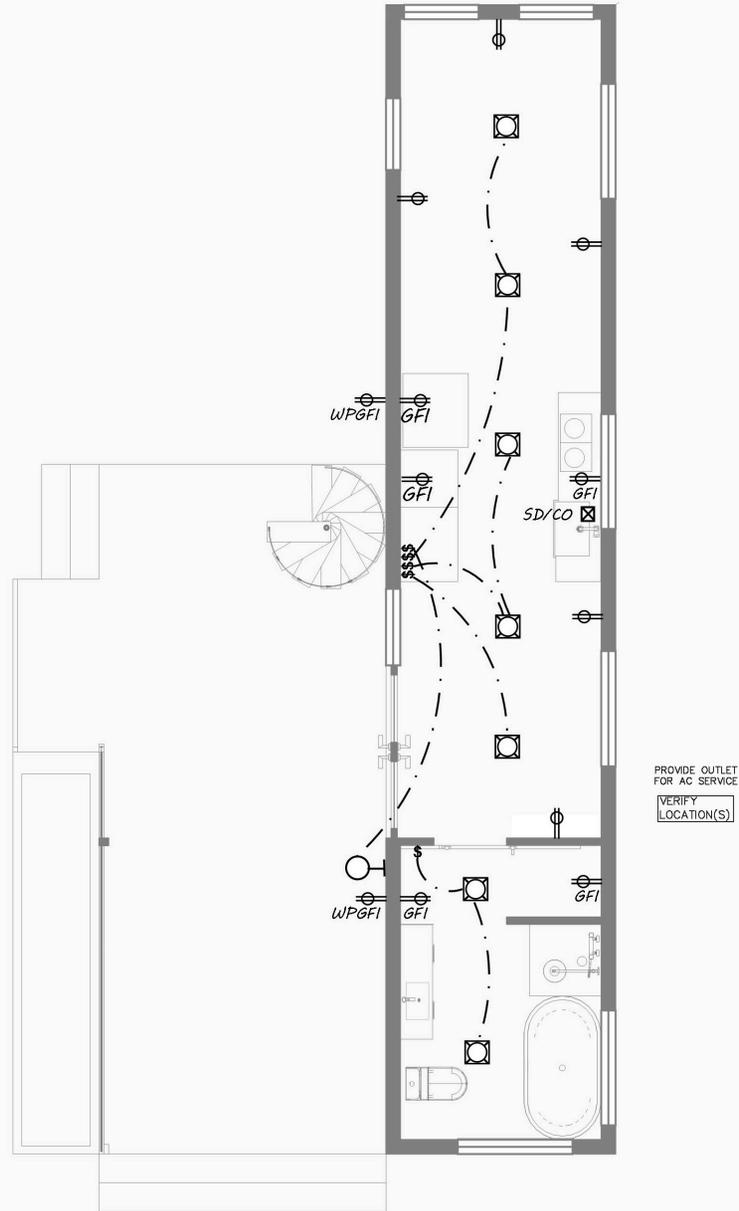
A-6

ELECTRICAL LEGEND

⊞	SWITCH
⊞3	3-POLE SWITCH
⊞4	4-POLE SWITCH
⊙	WALL MOUNTED LIGHT FIXTURE
⊙	CEILING MOUNTED LIGHT FIXTURE
⊞SD/CO	SMOKE/CARBON DETECTOR
⊞M	MINI RECESS CAN
⊞	RECESS CAN
⊞	DIRECTIONAL CAN (EB)
CHIMES	CHIMES
⊞	CAT6 DATA LINE
⊞	TELEPHONE JACK
⊞	TELEVISION JACK
⊞	DOOR BELL
⊞	GAS
⊞	EXHAUST FAN
H ₂ O	HOSE BIB / WATER LINE
⊞	CEILING FAN WITH LIGHT KIT
⊞	CEILING FAN
⊞	120v RECEPT FLOOR PLUG
⊞	120v RECEPTACLE
⊞	220v RECEPTACLE
⊞GFI	GROND FAULT INTERRUPTOR
⊞WPGFI	WEATHER PROOF W/ GROND FAULT INTERRUPTOR
⊞	SWITCH TOP POLE ONLY
⊞	THERMOSTAT
⊞	FLUORESCENT LIGHT PANEL
⊞	UNDER-CABINET HALOGEN STRIP, 1-BULB
⊞	EXTERIOR FLOOD LIGHT

NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

NOTE:
ELECTRIC W/H AND HVAC UNIT TO BE INSTALLED IN KITCHEN LOCATIONS AND UNIT SIZES TO BE DETERMINED BY TECHNICIANS



PAYAYA DESIGN & BUILD

ELECTRICAL PLAN
FIRST FLOOR

DATE: 9/8/20
PLAN NAME:
319 DELAWARE
DESIGNER:
PAYAYA
PLAN No.

SHEET

E-1

Scale Used:
11x17: 1/8" = 1'-0"
24x36: 1/4" = 1'-0"

FIRST FLOOR
320
SQFT

ROOF PLAN

GENERAL FRAMING NOTES

** CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS. IF NECESSARY, ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.**
** CONTRACTOR/OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION.**

RAFTER NOTES

1. THE MAXIMUM UNSUPPORTED SPAN FOR NO.3 S.Y.P. SHALL BE AS FOLLOWS:
- | | 2X6 | 2X8 | 2X10 |
|----------|--------|---------|--------|
| 16" O.C. | 11'-8" | 12'-10" | 17'-9" |
| 12" O.C. | 13'-6" | 17'-2" | 20'-3" |
3. PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2X4 STRUTS INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45° FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'-0".
 4. BLOCKING PROVIDE BLOCKING AT BRACE LOCATIONS (U.N.O.).
 5. COLLAR TIES PROVIDE 2X6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE ATTIC (U.N.O.).
 6. ROOF LIVE LOAD = 16 PSF.

CEILING JOISTS

1. ALL CEILING JOISTS SHALL BE 2X6'S NO. 3 S.Y.P. 16" ON CENTER UNLESS NOTED OTHERWISE (U.N.O.).
2. ALL FLOORING BEAMS 1 1/2" ABOVE CEILING OR CEILING JOISTS
3. HEADER SCHEDULE AS FOLLOWS:
ALL HEADER MATERIAL TO BE NO. 2 S.Y.P. GRADE LUMBER
(UNLESS NOTED OTHERWISE):

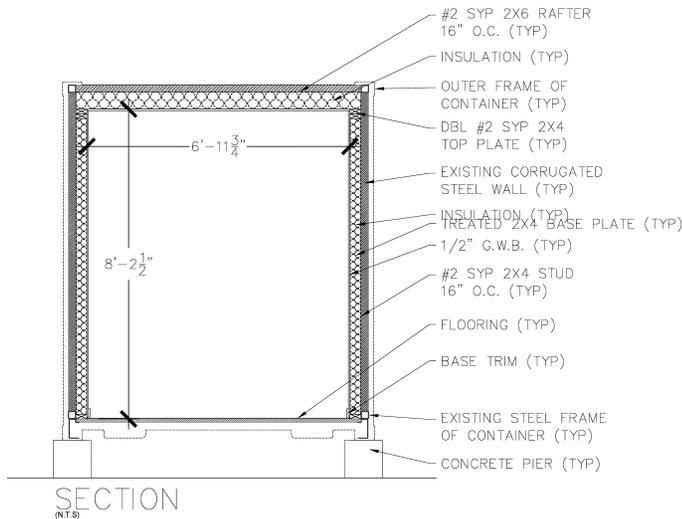
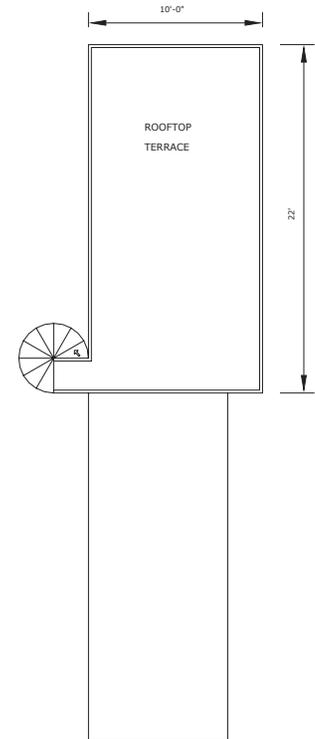
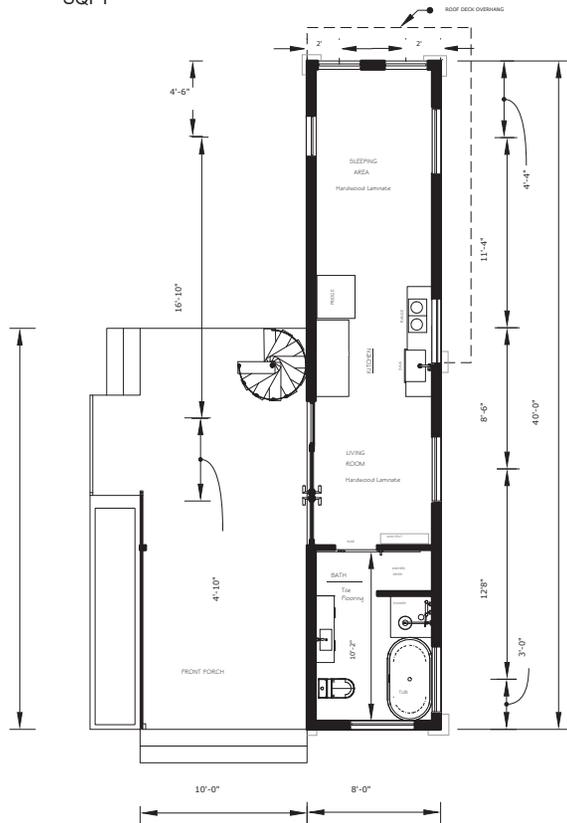
HEADER SIZE	MAXIMUM SPAN	
	SUPPORTING 2ND FLOOR ROOF ONLY	ABOVE
2-2X6	4'-8"	4'-0"
2-2X8	6'-0"	5'-0"
2-2X10	7'-3"	6'-1"
2-2X12	8'-5"	7'-0"

4. ALL BEAM AND HEADERS: MATERIAL SHALL BE GALVANIZED STEEL METAL STUD
5. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS UNLESS NOTED OTHERWISE
6. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY U JOIST METAL HANGERS (U.N.O.)
7. STEEL LINTELS ALL STEEL SHALL CONFORM TO ASTM A-36. STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS FORM: SHAPE TO MATCH ARCHES WHERE NECESSARY

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
6'-0"	L3 1/2 X 3 1/2 X 5/16	6"
7'-0"	L4 X 3 1/2 X 5/16	6"
8'-0"	L5 X 3 1/2 X 3/8	6"
9'-0"	L5 X 3 1/2 X 3/8	8"
10'-0"	L6 X 4 X 3/8	8"
12'-0"		
16'-0"		
18'-0"		

WALLS

1. STUD WALLS 12" OR HIGHER SHALL HAVE 2X6'S OR (2) 2X4'S STUDS @ 16" ON CENTER
2. ALL WALL GALVANIZED STEEL METAL STUD @ 16" O.C. BLOCKING AT MID SPANS GREATER THAN 5'. ALL FIRST FLOOR BASE PLATE SHALL BE TREATED LUMBER.



NOTE:
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1ST FLOOR CEILING @ 9'-0" HEIGHT
1ST FLR WDW. HDRS @ 8'-0" HGT UNLESS NOTED OTHERWISE

WHERE APPLICABLE
2ND FLOOR CEILING @ 9'-0" HEIGHT
2ND FLR WDW. HDRS @ 8'-0" HGT UNLESS NOTED OTHERWISE

220V PER SPECS @ WH, AC, RANGE & DRYER

CABINET BLOCKING:
VANITY 26 1/2" x 32"
WALL 54" x 80"
BASE 32"
(MEASUREMENTS ARE FROM CONC. FLR TO BOTTOM OF BLOCK)

MAX SILL HGT. @ BEDROOM WINDOWS TO BE 43" FROM FINISH FLOOR

GENERAL NOTES:

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILING.
2. ESCAPE/RESUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 22" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 44" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. 1 HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS, SIZE PER CODE CALCULATIONS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (BTU IF NOT IN SOFT).
7. BALLUSTER SPACING AT 4" O.C. OR CLEAR SPACING SO A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS.
8. HANDRAILS TO BE MINIMUM 34" & MAXIMUM 38" HEIGHT. GUARDRAILS AT A MINIMUM OF 36".
9. STAIR TREAD AND RISERS ARE SPECIFIED ON ALL TWO STORY PLANS AND/OR SECTION SHEETS.
10. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
11. PREFAB FIREPLACE TO BE IBC APPROVED - MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
12. TOILET PAPER HOLDER TO BE BLOCKED 24" ABOVE F.F.
13. TOWEL BAR TO BE BLOCKED AT 55" ABOVE F.F.
14. ADDRESS BLOCK TO BE @ 3RD QUADRANT (48" HANG-ON-ELEVATIONS)
15. ADDRESS BLOCK TO BE PLACED DIRECTLY UNDER THE LIGHT CODE GARAGE LIGHT AT THE ABOVE SHOWN HEIGHT (HANG-ON-ELEVATIONS)
16. 14X18" R.O. FOR MED CABINETS
17. A/C PAD TO BE POURED @ SLAB

NOTE:
ALL WINDOWS TO HAVE "ANGEL LOCKS" WHEN SILL HGT IS LESS THAN 24" A.F.F. AND 72" A.F.G.

Scale Used:
11x17: 1/8"= 1'-0"
24x36: 1/4"= 1'-0"

PAYAYA DESIGN & BUILD
207 S. MESQUITE, 78203:

TRIM / FINISH PLAN
ROOF PLAN

DATE: 9/8/20
PLAN NAME
319 Delaware
DESIGNER
PAYAYA
PLAN No.
SHEET

A-2

NOTE:
 SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

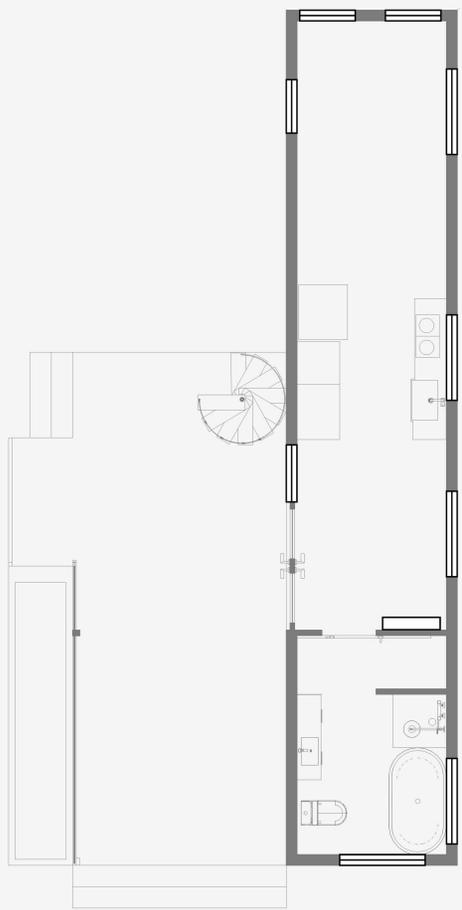


TABLE R402.4.1.1		
AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of framed walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jamb of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

NOTE: CLOSED CELL SPRAY FOAM INSULATION WILL BE USED

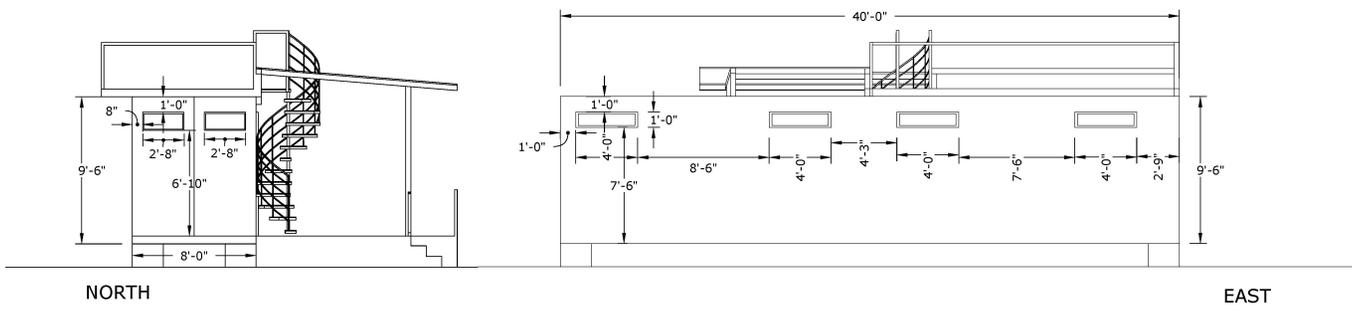
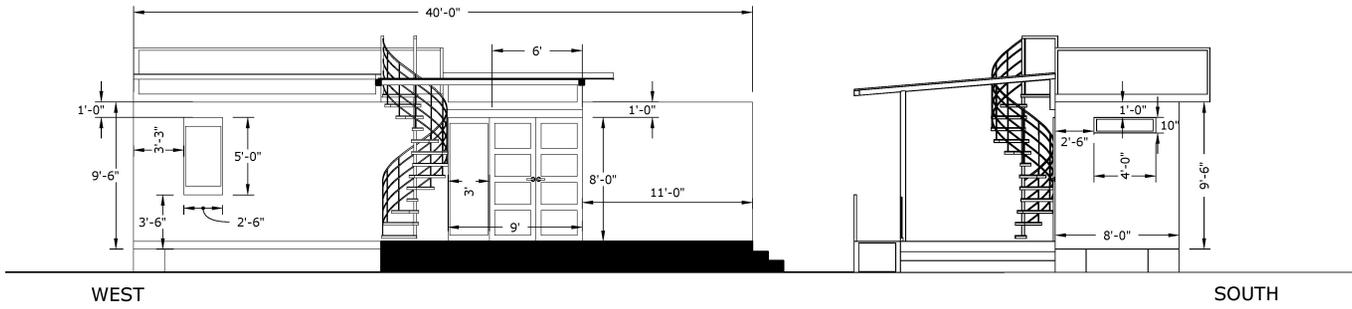
Scale Used:
 11x17: 1/8" = 1'-0"
 24x36: 1/4" = 1'-0"

PAYAYA DESIGN & BUILD
 207 S. MESQUITE, 78203

THERMAL ENVELOPE AIR BARRIER

DATE: 9/8/20
 PLAN NAME
 319 Delaware
 DESIGNER
 PAYAYA
 PLAN No.
 SHEET

A-2.1



ELEVATIONS

DATE:	9/8/20
PLAN NAME	319 Delaware
DESIGNER	PAYAYA
PLAN No.	
SHEET	

Scale Used:
 11x17: 1/8" = 1'-0"
 24x36: 1/4" = 1'-0"

R311.7 Stairways.

R311.7.1 Width.

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are installed on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom.

The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:

- Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall not project horizontally into the required headroom more than 4 3/4 inches (121 mm).
- The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.3 Vertical rise.

A flight of stairs shall not have a vertical rise larger than 15 1/2 inches (383 mm) between floor levels or landings.

R311.7.4 Walkline.

The walkline across winder treads and landings shall be concentric to the turn and parallel to the direction of travel entering and exiting the turn. The walkline shall be located 12 inches (305 mm) from the inside of the turn. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface. Where winders are adjacent within a flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers.

Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers.

The riser height shall be not more than 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

- The opening between adjacent treads is not limited on spiral stairways.
- The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads.

The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads.

Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a

tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.3 Nosings.

Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.4 Exterior plastic composite stair treads.

Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.2.2.

R311.7.6 Landings for stairways.

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface.

The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2-percent slope).

R311.7.8 Handrails.

Handrails shall be provided on not less than one side of each flight of stairs with four or more risers.

R311.7.8.1 Height.

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
- Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Handrail projection.

Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway.

Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6 1/2 inches (165 mm) into the stairway, provided that the stair width and handrail clearance are not reduced to less than that required.

R311.7.8.3 Handrail clearance.

Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity.

Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

Exceptions:

- Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.
- A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R311.7.8.5 Grip size.

Required handrails shall be of one of the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) and a cross section of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
- Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

R311.7.8.6 Exterior plastic composite handrails.

Plastic composite exterior handrails shall comply with the requirements of Section R507.2.2.

R311.7.9 Illumination.

Stairways shall be provided with illumination in accordance with Sections R303.7 and R303.8.

R311.7.10 Special stairways.

Spiral stairways and bulkhead enclosure stairways shall comply with the requirements of Section R311.7 except as specified in Sections R311.7.10.1 and R311.7.10.2.

R311.7.10.1 Spiral stairways.

The clear width at and below the handrails at spiral stairways shall be not less than 26 inches (660 mm) and the walkline radius shall be not greater than 24 1/2 inches (622 mm). Each tread shall have a depth of not less than 6 3/4 inches (171 mm) at the walkline. Treads shall be identical, and the rise shall be not more than 9 1/2 inches (241 mm). Headroom shall be not less than 6 feet 6 inches (1982 mm).

R311.7.10.2 Bulkhead enclosure stairways.

Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.3 and R311.7 where the height from the basement finished floor level to grade adjacent to the stairway is not more than 8 feet (2438 mm) and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.7.11 Alternating tread devices.

Alternating tread devices shall not be used as a means of egress. Alternating tread devices shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

Exception: Alternating tread devices are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross

square feet (18.6 m2) or less where such devices do not provide exclusive access to a kitchen or bathroom.

R311.7.11.1 Treads of alternating tread devices.

Alternating tread devices shall have a tread depth of not less than 5 inches (127 mm), a projected tread depth of not less than 8 1/2 inches (216 mm), a tread width of not less than 7 inches (178 mm) and a riser height of not more than 9 1/2 inches (241 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees (0.87 and 1.22 rad). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

R311.7.11.2 Handrails of alternating tread devices.

Handrails shall be provided on both sides of alternating tread devices and shall comply with Sections R311.7.8.2 to R311.7.8.6. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.7.12 Ships ladders.

Ships ladders shall not be used as a means of egress. Ships ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

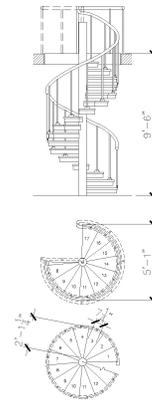
Exception: Ships ladders are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross square feet (18.6 m2) or less that do not provide exclusive access to a kitchen or bathroom.

R311.7.12.1 Treads of ships ladders.

Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 8 1/2 inches (216 mm). The riser height shall be not more than 9 1/2 inches (241 mm).

R311.7.12.2 Handrails of ships ladders.

Handrails shall be provided on both sides of ships ladders and shall comply with Sections R311.7.8.2 to R311.7.8.6. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).



DATE:	9/8/20
PLAN NAME	319 Delaware
DESIGNER	PAYAYA
PLAN No.	



September 30, 2020

Diana Rozmen
319 Delaware
San Antonio, Texas 78210

SUBJECT: ADDR-COD-20-10600453; Lot 5, Block 3, NCB 3005

In accordance with V.T.C.A. Local Government Code Section 212.0115 and the San Antonio Unified Development Code (UDC) 35-430(C), a plat is not required for the property and this Certificate of Determination will assist customers in obtaining building permits and/or utility services. *Note: Properties located Outside City Limits, but within the ETJ will be referenced as (OCL); and properties located within the City Limits will be referenced as (ICL).*

A plat is not required for the property, subject to the following conditions §35-430(C):

6. Minimum street frontage of 15' on street or irrevocable access easement. Must have existing Lot, Block, and NCB. Must be in the same configuration since January 1, 2005. Must meet zoning and limited to 1 dwelling unit only. Each lot must be under the same ownership. This exception may be used for unplatted properties and properties included in an antiquated plat. This property was part of the B Staffels Addition antiquated plat, dated November 20, 1906.

NOTE: This Certificate of Determination (COD) documents that the identified property does not need to plat at this time; however:

1. If one or more of the following is determined to have occurred at the time of permitting for the development of this property, then this COD is voided and platting will be required:
 - a. Habitable use in the floodplain;
 - b. Public drainage improvement is required;
 - c. Extension of a utility main is required; (water, gas, and electric only or utilities as listed in 35-507(a) – which would include public (or private) drainage improvements). This would not include a Water Well or Septic Tank; and/or
 - d. Any change in the acreage or Land Use identified on the COD.
2. The proposed development may need to comply with Section 35-523 of the UDC regarding the tree ordinance. Non-compliance with the tree ordinance can result in a fine of \$2,000.00 or an additional fee equal to the fee established in Appendix C for commencing development without a tree permit.

Single-Family Residence

Acreage/Square Footage: **0.1894**

*Please note that the City of San Antonio's development regulations apply to all properties located inside the City of San Antonio, and the Extra Territorial Jurisdiction, which includes parts of Bexar, Comal, Guadalupe, Kendall, Medina and Wilson Counties.

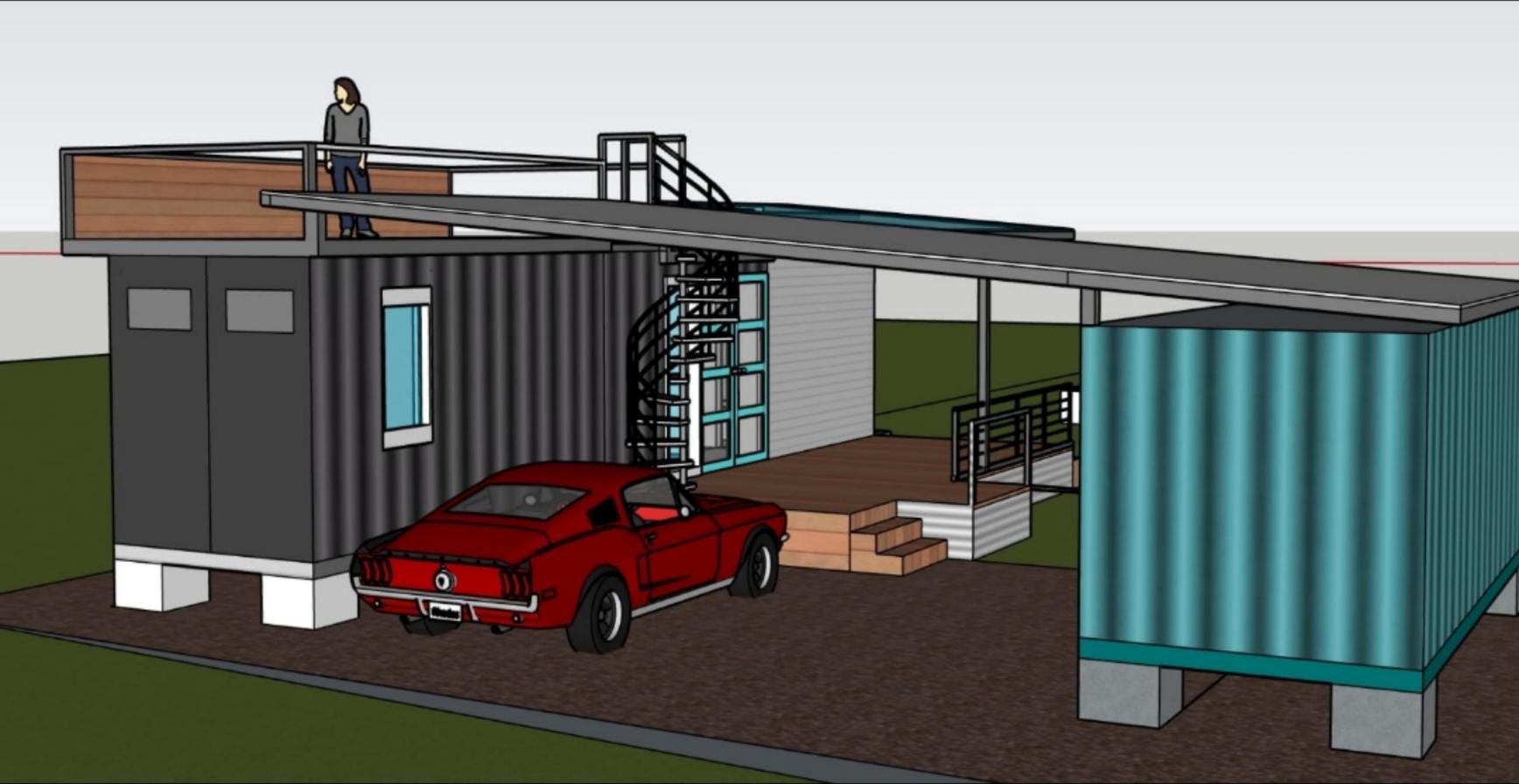
Should you have any questions regarding this Certificate of Determination, please contact Daniel Hazlett, the Planning Coordinator who worked on your request at 210-207-8270, or via email at Daniel.Hazlett@sanantonio.gov.

Sincerely,


Daniel Hazlett
Planning Coordinator


Logan Sparrow
Development Services Manager

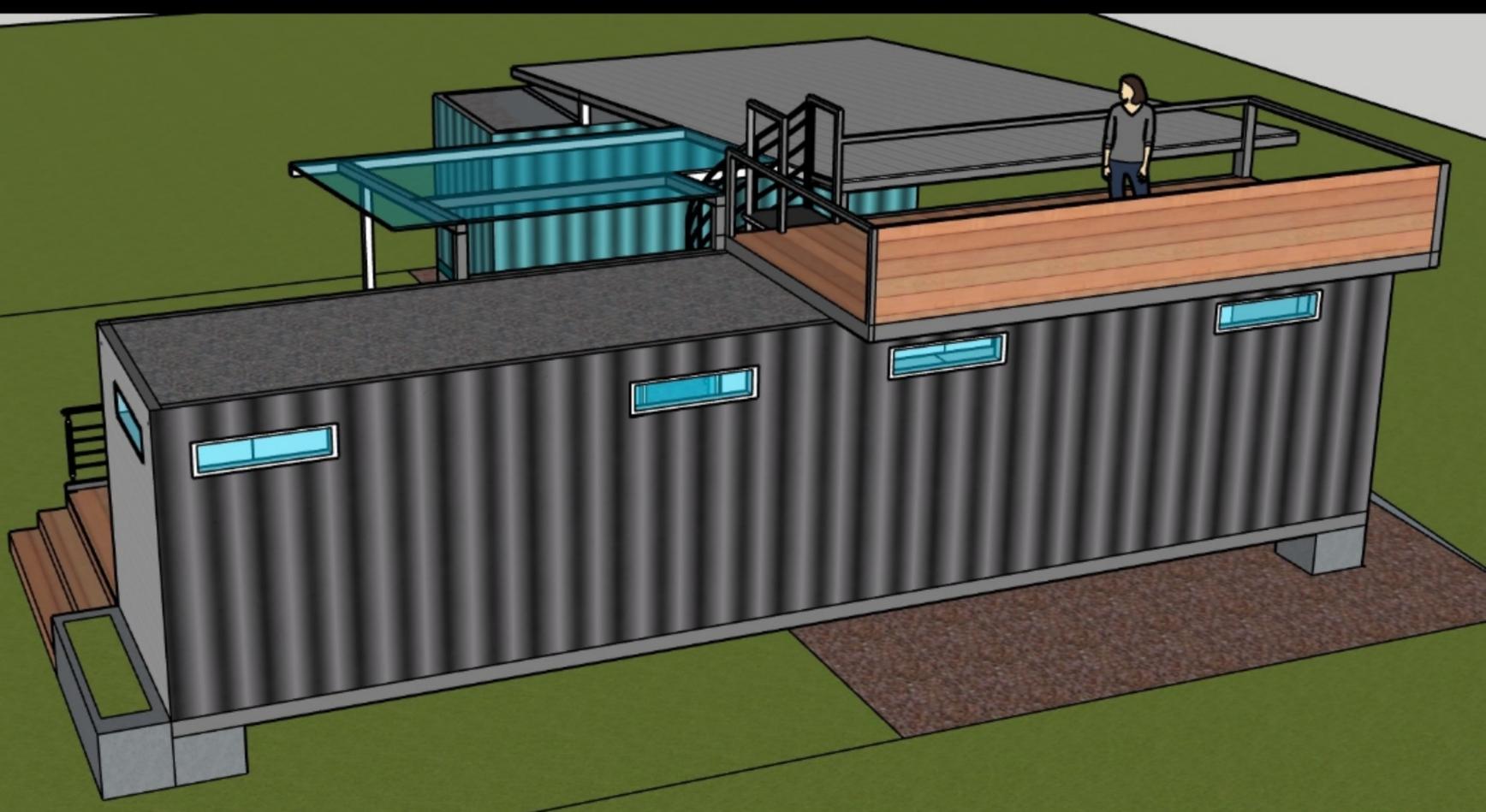
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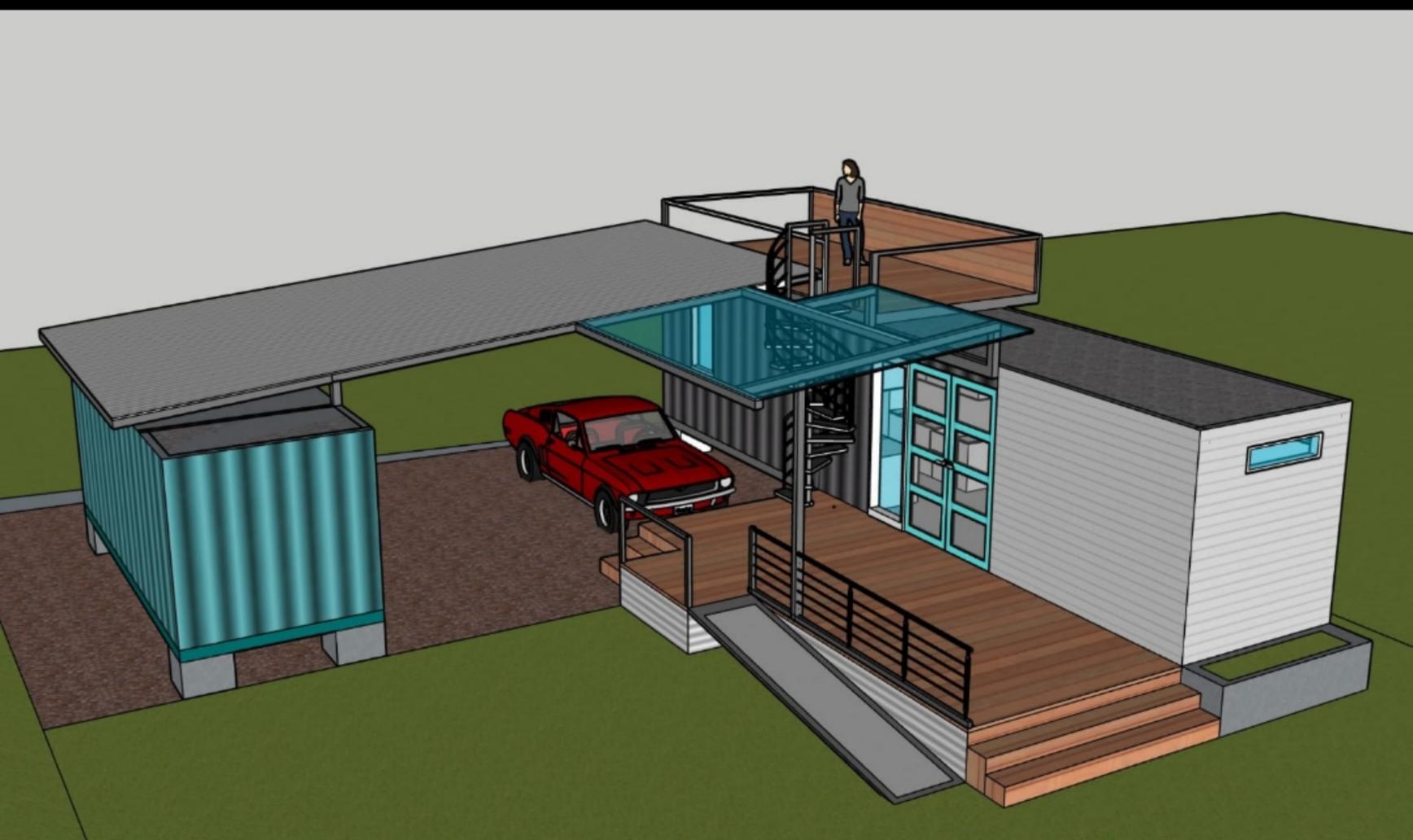
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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: 01/12/2021

HDRC Case #: 2020-461

Address: 319 Delaware

Meeting Location: WebEx

APPLICANT: Julio Vasquez

DRC Members present: Jeffrey Fetzner, Scott Carpenter

Staff Present: Rachel Rettaliata

Others present:

REQUEST: Final approval to construct a rear accessory structure from two shipping containers

COMMENTS/CONCERNS:

JV: Simplify entry doors, double doors and fixed – will read as 2 doors

JF: The biggest elevation change is that the roof no longer connects the two structures?

JV: Correct

JF: Projection over porch deck, how tall does that upper portion get?

JV: 12 feet, height of the container is 9 feet, 1.5 feet off ground for foundation

JF: I see horizontal siding with a window

JV: Part of the design change is to extend the door opening for the restroom, there is an extension and it will not be part of the container

JF: It will be a 44 foot unit, is it cement board siding?

JV: Yes

JF: At one time, the roof deck, the east side facing the freeway, was solid and now we are proposing an open guard rail

JV: Yes, it will read cleaner if it is an open railing

JF: Then it is not as ponderous from the freeway side

JV: Yes, but we hope the bamboo will grow high enough

JF: Planting along the freeway side will alleviate some concerns

SC: I concur with Jeff's statement, these are most improved drawings. Solved my concerns with linking the elements together with one roof. I appreciate that this has been scaled down and the planting helps. Is it a necessity to have a ramp?

JV: Yes, this is a mother-in-law suite and the resident will be elderly.

SC: You will want to consider a railing and landscaping at that ramp. I feel more comfortable with this and it nestles in with.

OVERALL COMMENTS: