

## HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

**HDRC CASE NO:** 2021-270  
**ADDRESS:** 206 PALO BLANCO ST  
**LEGAL DESCRIPTION:** NCB 6516 BLK 5 LOT 16 & W 20 FT OF 17  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Lesley Wreyford/Independent Executor estate of JN Workman  
**OWNER:** Lesley Wreyford/WORKMAN JERALD N estate  
**TYPE OF WORK:** Addition, landscaping, fencing  
**APPLICATION RECEIVED:** May 26, 2021  
**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:

1. Construct a rear addition to feature a footprint of approximately 260 square feet.
2. Construct a rear deck to be attached to the rear addition noted in request item 1. The proposed deck will feature a footprint of 144 square feet.
3. Reconstruct the front porch, including columns and porch roof profile.
4. Install a wood privacy fence at the rear of the property.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

#### 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

##### A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres— Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*



## 1. Massing and Form of Residential Additions

### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. 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.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

### *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:**

- a. The historic structure at 206 Paso Hondo was constructed circa 1930 in the Craftsman style and is first found on the 1951 Sanborn Map. The structure features a front facing gabled roof, exposed rafter tails, a standing seam metal roof and a brick chimney.
- b. **REAR ADDITION** – The applicant has proposed to construct a rear addition to feature a footprint of approximately 260 square feet. The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should not feature a footprint so large as to double the historic structure's footprint. The proposed addition is consistent with the Guidelines.
- c. **REAR ADDITION MATERIALS** – The Guidelines for Additions note that additions should feature similar architectural details and materials as the historic structure. Staff finds the standing seam metal roof to be appropriate; however, staff finds that the roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. The board and batten siding should feature boards that are 12 inches wide with battens that are 1.5 inches wide. If composite materials are used, they should feature a smooth finish with no faux wood grain.
- d. **REAR ADDITION (Fenestration and window materials)** – Generally, the applicant has proposed an addition that results in expanses of side elevations that are void of fenestration. Staff finds that additional fenestration should be added to the right and left elevations as this will be visible from the right of way at the sidewalk and street. Regarding window materials, the applicant has noted the reuse of existing windows on the rear façade. Staff finds that windows that are grouped should be separated by a mullion of approximately six (6) inches in width, as found on the historic structure.
- e. **ARCHITECTURAL DETAILS** – Per the Guidelines, additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Generally, staff finds the proposed addition's architectural details to be appropriate; however, as noted in finding d, staff finds that additional fenestration should be added.
- f. **REAR DECK** – The applicant has proposed to construct rear deck to be attached to the rear addition noted in request item 1. The proposed deck will feature a footprint of 144 square feet. Generally, staff finds the location and construction of the rear deck to be appropriate.
- g. **PORCH RECONSTRUCTION** – The applicant has proposed to front porch, including columns and porch roof profile. The existing, concrete porch will remain. Generally, staff finds the proposed reconstruction to be appropriate.
- h. **FENCING** – The applicant has proposed to replace the rear chain link fence with a wood privacy fence, only at the rear property line. Rear privacy fencing should not exceed six (6) feet in height.

## **RECOMMENDATION:**

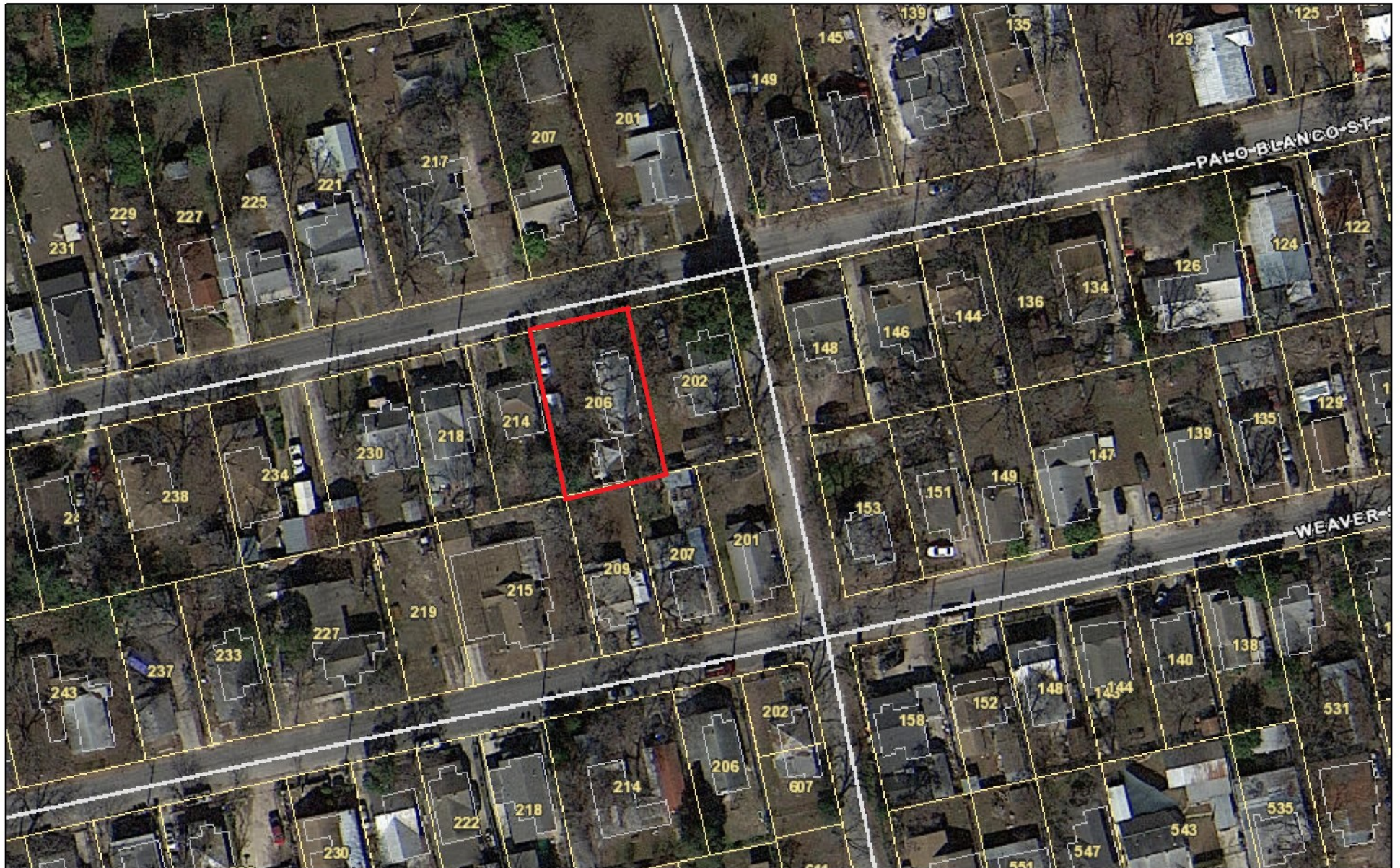
Staff recommends approval of items #1 through #5 based on findings a through h with the following stipulations:



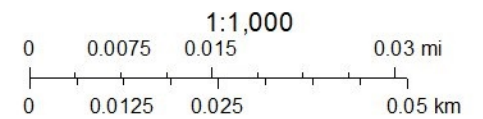
- i. That the standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam, and a standard galvalume finish. The board and batten siding should feature boards that are 12 inches wide with battens that are 1.5 inches wide. If composite materials are used, they should feature a smooth finish with no faux wood grain.
- ii. That the existing windows on the rear façade be reinstalled in a manner that is consistent with that found historically on the structure.
- iii. That the rear privacy fence not exceed six (6) feet in height.
- iv. That the existing, rear door and half sized windows on the rear elevation be salvaged, if possible.



# City of San Antonio One Stop



June 11, 2021





















WREYFORD RESIDENCE
TEXAS

PROJECT OVERVIEW NOTES

PROJECT INFORMATION

PROJECT LOCATION	TEXAS
PROJECT DESCRIPTION	NEW ADDITION OF RESIDENCE
DESIGN CODES	INTERNATIONAL CODE COUNCIL 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL BUILDING CODE (IBC)
BUILDING INFORMATION	RESIDENTIAL
CONSTRUCTION	
CONSTRUCTION TYPE:	V-B
ADDITION AREA (SQ. FT.):	259 SF
NUMBER OF STORIES:	1

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DESIGNER: HARBAT DESIGN

DISCLAIMER:

TO THE BEST OF MY OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH THE OWNER'S AND/ OR BUILDERS SPECIFICATIONS AND RESPONSIBILITY. HARBAT IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

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A001	PROJECT OVERVIEW
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A102	ELEVATIONS
A103	ROOF FRAMING PLAN

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IEC AND 2018 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. IF REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

METAL ROOF PANEL ROOF COVERAGE SHALL BE APPLIED TO SOLID SHEATHING. THE MATERIALS USED FOR METAL-SHEET ROOF COVERINGS SHALL BE NATURALLY CORROSION RESISTANT. IN THE ABSENCE OF MANUFACTURER'S INSTALLATION INSTRUCTIONS, THE FOLLOWING SHALL BE USED:

- 1. GALVANIZED FASTENERS SHALL BE USED FOR STEEL ROOFS.
- 2. COPPER, BRASS, BRONZE, COPPER ALLOY AND 300-SERIES STAINLESS STEEL FASTENERS SHALL BE USED FOR COPPER ROOFS.
- 3. STAINLESS STEEL FASTENERS ARE ACCEPTABLE FOR METAL ROOFS.

METAL ROOF PANEL UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

GENERAL NOTES AND SPECIFICATIONS

- 1. ON FLOOR PLANS, DIMENSIONS ARE TO FACE OF FRAME, OR FACE OF MASONRY, U.N.O.
- 2. CHANGE IN FLOOR MATERIALS OCCURS AT CENTERLINE OF DOOR LEAF.
- 3. ON FOUNDATION PLANS, DIMENSIONS ARE TO EDGE OF FOUNDATION, U.N.O.
- 4. ATTIC ACCESS SHALL NOT BE LESS THAN 22"x30". ATTIC STAIR SHALL HAVE A 25 1/2" X 54" ROUGH OPENING, AND SHALL BE LOCATED TO PROVIDE 30" MIN. CLEAR HEAD ROOM ABOVE ACCESS OPENING.
- 5. ON INTERIOR ELEVATIONS, DIMENSIONS ARE TO FACE OF FRAME, U.N.O.
- 6. ANY MECHANICAL, ELECTRICAL OR PLUMBING SHOWN ON THESE PLANS ARE SCHEMATIC ONLY. EACH SUB-CONTRACTOR IS RESPONSIBLE TO DESIGN AND INSTALL THEIR RESPECTIVE SYSTEMS AND EQUIPMENT IN CONFORMANCE TO LOCAL CODES.
- 7. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDS RAILS SHALL BE 42" HIGH.
- 8. FINAL SELECTION FOR ALL FINISH MATERIALS TO BE MADE BY BUILDER/OWNER.
- 9. WINDOW SIZES SHOWN ARE NOMINAL UNIT SIZES. COORDINATE ACTUAL ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER. LOCATED ALL PLUMBING AND MECHANICAL VENT STACKS TOWARD THE REAR OF THE BUILDING WHEN POSSIBLE, AND FAINT TO MATCH ROOF COLOR.
- 10. DOORS SHALL BE LOCATED 6" FROM AN ADJACENT WALL, U.N.O.
- 11. PROVIDE SOUND BATTS AROUND ALL BATHROOMS AND MECHANICAL EQUIPMENT SPACES.
- 12. ALL BATH AND TOILET AREA WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD.

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER	TOE NAIL (3)-2D
BRIDGING TO JOIST	TOE NAIL EA. END (2)-2D
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16D @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-2D, END NAIL (2) 16D
TOP PLATE TO STUD	END NAIL (2)-16D
DOUBLE STUDS	FACE NAIL 16D @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16D @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA. EDGE
BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER	16D @ 16" OC ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL (2)-16D
CEILING JOISTS TO PLATE	TOE NAIL (3)-2D
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-2D
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10D
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10D
RAFTER TO PLATE	TOE NAIL (2)-16D



FRONT PERSPECTIVE
SCALE: FOR ILLUSTRATION ONLY



WINDOW NOTES:

1. WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER.
2. WINDOW ROUGH OPENING: 1/2" FOR TOP/BOTTOM & 1/2" FOR SIDES UNLESS NOTED BY MANUFACTURER.
3. SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR HEADER.
4. BEDROOM WINDOWS SILL FINISH MUST BE WITHIN 44" OF THE FLOOR AND PROVIDED MINIMUM CLEAR OPENINGS OF 5.1 SQ.FT. WITH EIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20".

DOOR NOTES:

1. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK.
2. INTERIOR DOORS SHALL BE STAINED OR PAINTED, VERIFY WITH OWNER.
3. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES.
4. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.
5. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. IF GLASS, IT SHALL BE TEMPERED.
6. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
7. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
8. BARN DOORS, MEASURE TO FIT OPENING. ALL HARDWARE TO BE STAINLESS.

HEADER NOTES:

1. DOUBLE 2X12 WITH 1/2" PLYWOOD HEADERS AT ALL BEARING WALLS.
2. DOUBLE 2X8 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS GREATER THAN 3'-0".
3. DOUBLE 2X6 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS LESS THAN 3'-0".

ELECTRICAL NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, VACUUM, ETC.

1. OWNER/CONTRACTOR TO VERIFY ALL ELECTRICAL COMPONENTS ARE SUPPLIED AND INSTALLED PER LOCAL CODES.
2. ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MANUFACTURER'S SPECS FOR REQUIREMENTS.
3. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
4. ALL BEDROOM OUTLETS AND LIGHTS BE ARCH FAULT PROTECTED.
5. PROVIDE ONE SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
7. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH THE HOME OWNER.
8. FIXTURES & APPLIANCES TO BE SELECTED BY HOME OWNER.
9. ALL SWITCHES TO BE 48" O.C. AFF. OUTLETS TO BE 15" O.C. AFF. OUTLETS OVER COUNTERTOPS TO BE 3" ABOVE COUNTER FROM BOTTOM. (AFF=ABOVE FINISHED FLOOR)
10. ALL LIGHTING SHALL USE LED BULBS.
11. DATA/CABLE: LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.
12. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
13. PROVIDE LIGHT WITH SWITCH IN ATTIC. 110V OUTLET FOR HVAC REQUIREMENTS.
14. ALL KITCHEN CABINETS TO HAVE UNDER LIGHTING. STRIP LIGHTING TO BE MOUNTED UNDER CABINET FRONT EDGE.
15. PROVIDE ELECTRICAL REQUIREMENTS FOR AC UNIT.

FOUNDATION NOTES:

1. PIER AND BEAM PER IRC 2018 SECTION R402.1: STRUCTURE - 2X10 @ 12" O.C WITH 1/2 FLY DECKING ABOVE - 3/8" WOOD FLOORING.

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS)
3. DO NOT SCALE THIS DRAWING. REFER TO GIVEN DIMENSIONS.

MATCH EXISTING  
ROOF

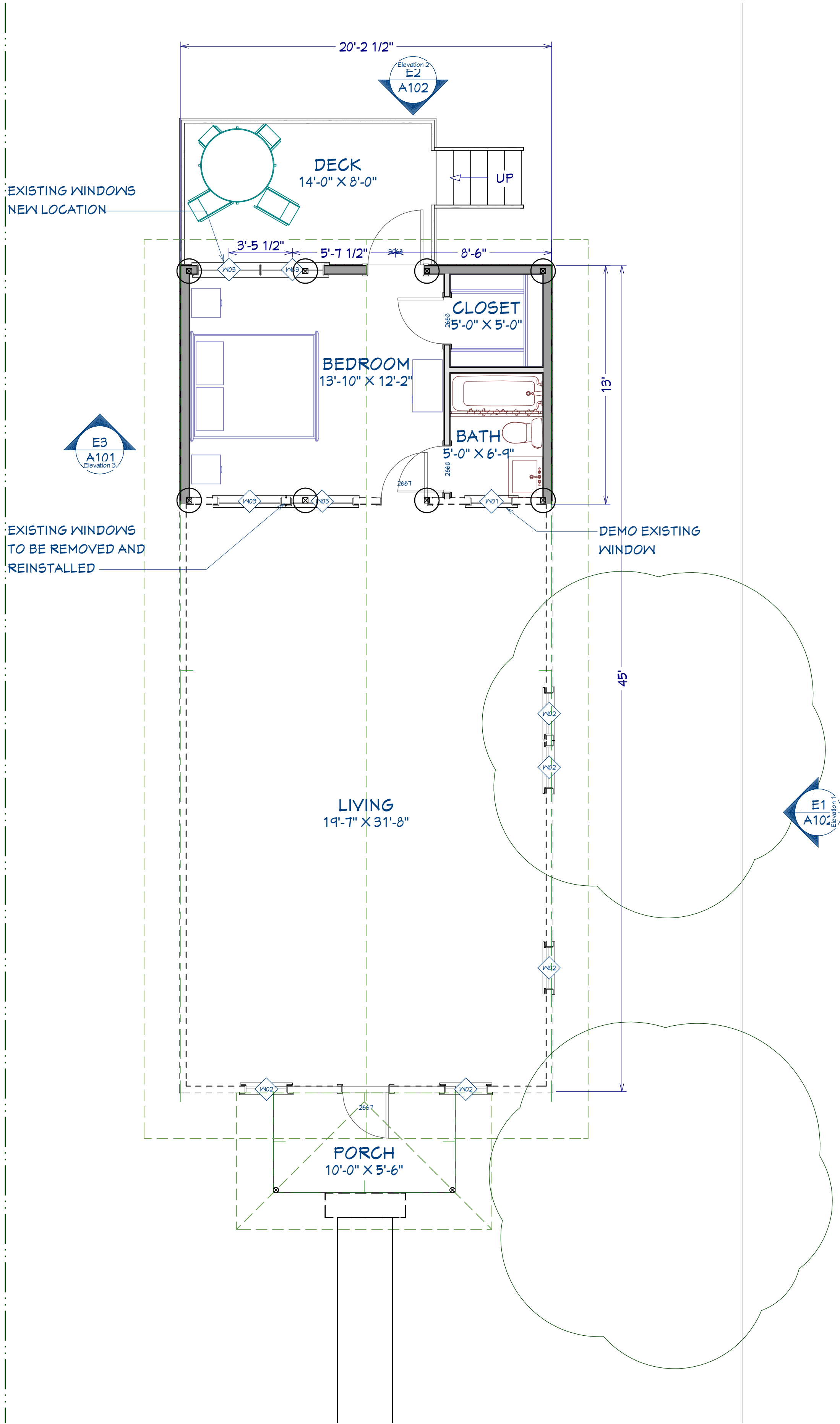
MATCH EXISTING  
SIDING

STANDARD WALL SECTION

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

FLOOR PLAN

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





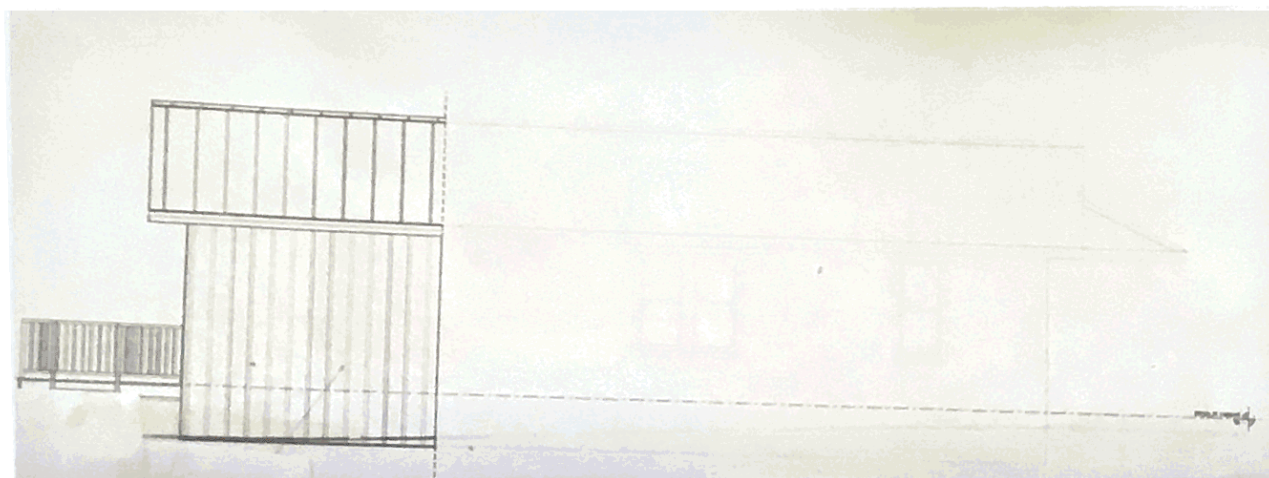


**WEST ELEVATION**  
SCALE: 1/2"= 1'-0"



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





Eastern Elevation  
206 Palo Blanco



FRAMING & STRUCURAL NOTES:

1. WINDOW ROUGH OPENINGS: 1/2 FOR TOP/BOTTOM & 1/2" FOR SIDES. CONFIRM WINDOW MFG. SPECS. BEFORE FRAMING.
2. PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.
3. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.
4. SEE ROOF FRAMING FOR ADDITIONAL FRAMING DETAIL

LUMBER SPECIES:

- A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS TO BE D.F.#2
- B. EXPOSED ARCH BEAMS TO BE D.F.#1 OR BETTER.
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE D.F. #2.
- D.ALL STUDS TO BE D.F.#2 OR BETTER.
- E. WALL SPACING SHALL BE @16" O.C.
- F. SHEATHING SHALL BE AS FOLLOWS: WALL SHEATHING SHALL BE 1/2" INT-AFA RATED OR 7/16" OSB.

ROOF/CEILING FRAMING NOTES:

1. FRAMING DESIGN AND DETAILS NOT REVIEWED BY STRUCTURAL ENGINEER. MEMBER SIZES ARE THEORETICAL. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTUER'S DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL CARRY MANUFACTURER'S STAMP.
3. TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.
6. ALL ROOF OVERHANGS 18"
7. INSTALL POLYISOCYANURATE FOAM TYPE INSULLATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES
8. ATTIC VENTILATION: REQUIRED ABOVE HOUSE
9. ROOF VENTING HIGH/LOW
10. ROOF SHEATHING 5/8" OSB OR 1/2" PLYWOOD 32/16 APA RATED W/ @D @6" O.C. ALL SUPPORTED EDGES, 12" O/C FIELD.
11. 2X4 PURLIN BRACES SHALL ON RAFTER/JOISTS THAT SPAN GREATER THAN 10'. SPACED NO MORE THAN 4' APART. PURLINS SHALL BE SIZED NO LESS THAN THE SIZE OF RAFTERS THEY SUPPORT.
12. COLLAR TIES MAY BE USED TO SUPPORT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN UPPER THIRD OF ATTIC SPACE.

WALL BRACING NOTES:

2018 IRC 110 FOR WSP METHOD

1. REFER TO MANUFACTURER'S REQUIREMENTS FOR LOAD BEARING CAPACITIES AND NAILING REQUIREMENTS FOR ALL WOOD-TO-WOOD MECHANICAL FASTENERS.
2. RAFTER TIES ARE TO BE SIMPSON H2,H2.5,H3, OR H5. WALL STUD TO BOTTOM PLATE TIES ARE TO BE SIMPSON H4. REF DETAILS ON THIS SHEET.
3. EXTERIOR WALLS PARALLEL TO BRACED WALL LINE SHALL BE OFFSET NO MORE THAN 4 FEET FROM THE DESIGNATED BRACED WALL LINE. INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NO MORE THAN 4 FEET FROM BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING.
4. EXCEPTION TO MAXIMUM SPACING: UP TO 35 FEET TO ALLOW FOR A SINGLE ROOM NOT TO EXCEED 900 SQ. FT. SPACING OF ALL OTHER BRACED WALL LINES NOT TO EXCEED 25'-0". 2018 IRC R602.10.1.3
5. BRACED WALL PANELS SHALL BE FULL-HEIGHT SECTIONS OF WALL THAT SHALL NOT HAVE VERTICAL OR HORIZONTAL OFFSETS.
6. A BRACED WALL PANEL SHALL BEGIN WITHIN 10 FEET FROM EACH END OF A BRACED WALL LINE. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACED WALL LINE SHALL NOT BE GREATER THAN 20 FEET. 2018 IRC R602.10.2.2
7. BRACED WALL PANELS CONSTRUCTED OF WSP AND CONTINUOUS SHEATHING METHODS SHALL BE PERMITTED TO BEGIN MORE THAN 10 FEET FROM EACH END OF A BRACED WALL LINE PROVIDED EACH END COMPLIES WITH ONE OF THE FOLLOWING:
  1. A MIN. 24 INCH WIDE PANEL FOR METHODS WWSP IS APPLIED TO EACH SIDE OF THE BUILDING CORNER.
  2. THE END OF EACH BRACED WALL PANEL CLOSEST TO THE END OF THE BRACED WALL LINE SHALL HAVE AN 1,800 LB HOLD-DOWN DEVICE FASTENED TO THE STUD AT THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
8. REQUIRED LENGTH OF BRACING ALONG EACH BRACED WALL SHALL BE AS FOLLOWS: 2018 IRC R602.10.3(1)
  1. BRACED WALL LINE SPACING OF 10' SHALL BE MIN 2 FEET BRACED WALL PANEL
  2. BRACED WALL LINE SPACING OF 20' SHALL BE MIN 3.5 FEET BRACED WALL PANEL
  3. BRACED WALL LINE SPACING OF 30' SHALL BE MIN 5 FEET BRACED WALL PANEL



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

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



Supervisor:  
Amy E. Unger  
Planner  
City of San Antonio  
Office of Historic  
Preservation

## WORKMAN PORCH

206 PALO BLANCO  
SAN ANTONIO, TX  
78210

Drawn by:  
Felix Ziga  
Melissa Speck  
Graduate Research  
Assistants  
UTSA CoA

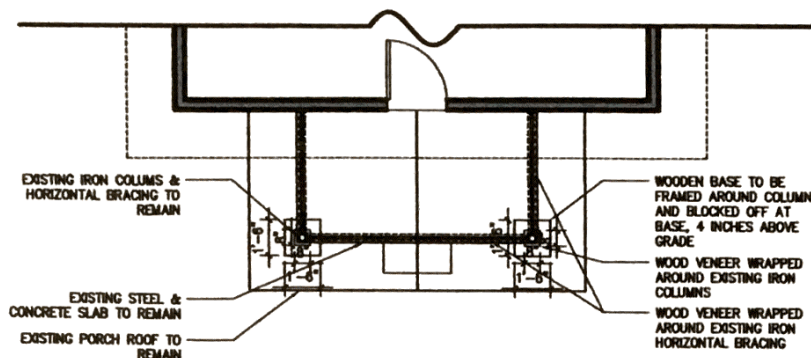
NO. | DATE | ISSUED FOR:

1	08/29/10	REVIEW
2	10/06/10	CLIENT REVIEW

FLOORPLAN &  
ELEVATIONS

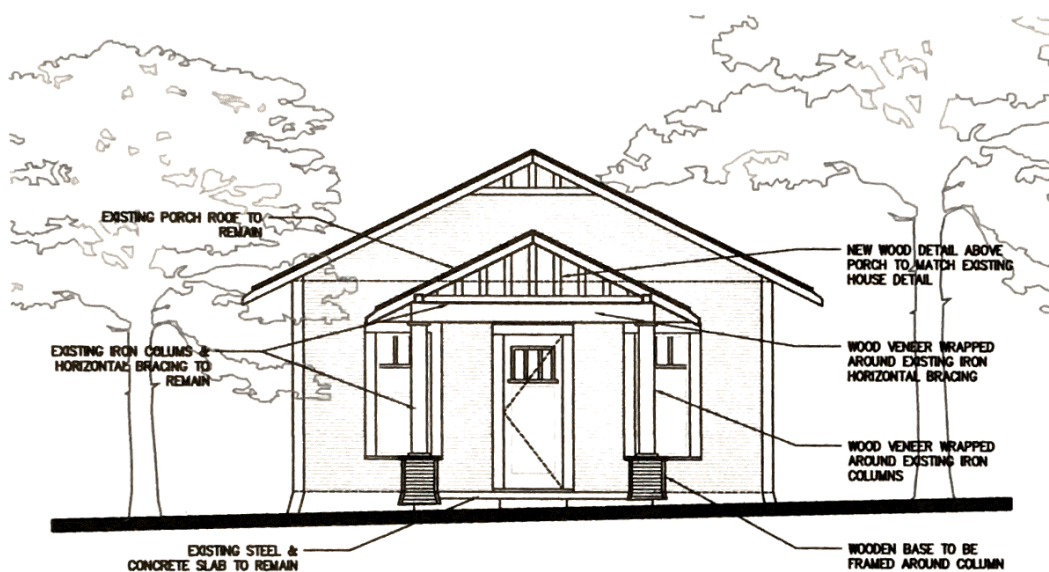
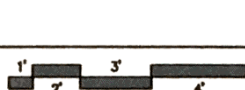
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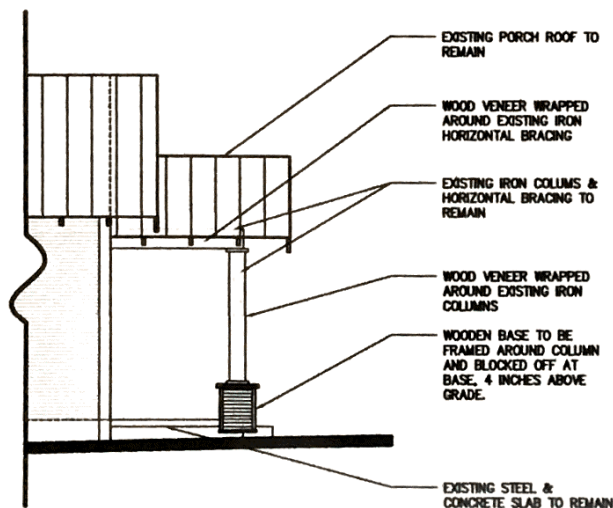
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SCALE: 1/8"=1'-0"



### 2 NORTH ELEVATION

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

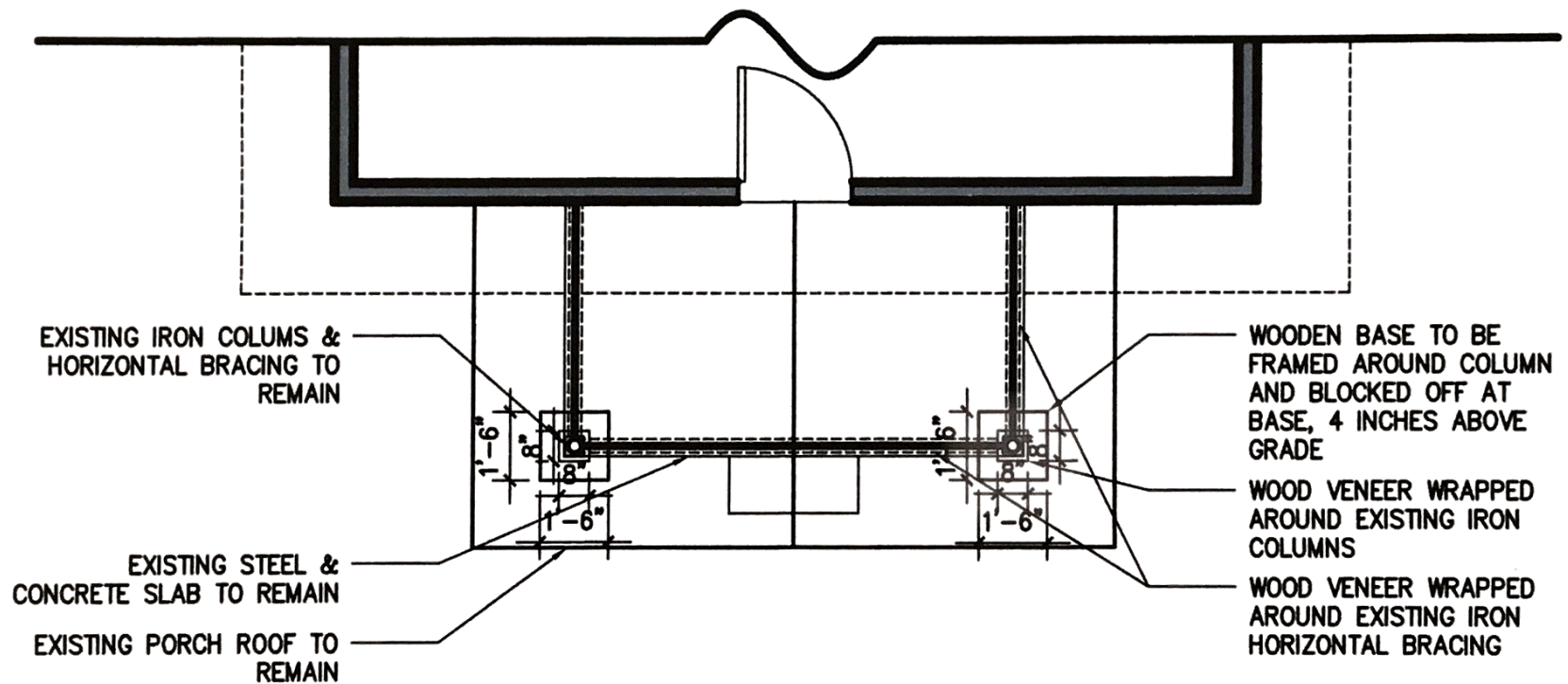


### 3 EAST ELEVATION

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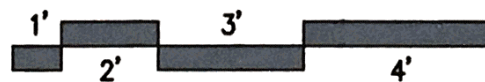






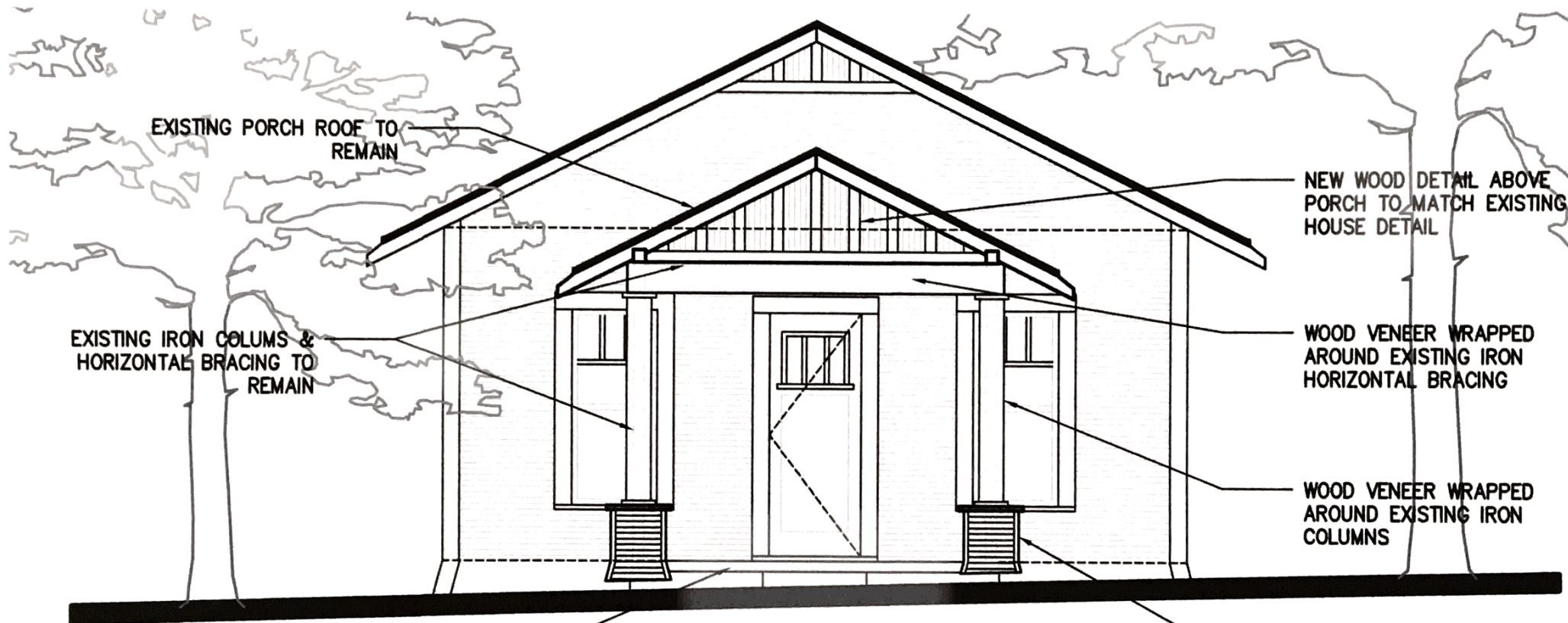
# 1 FLOORPLAN

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



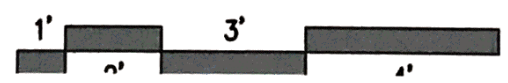
TRUE  
NORTH



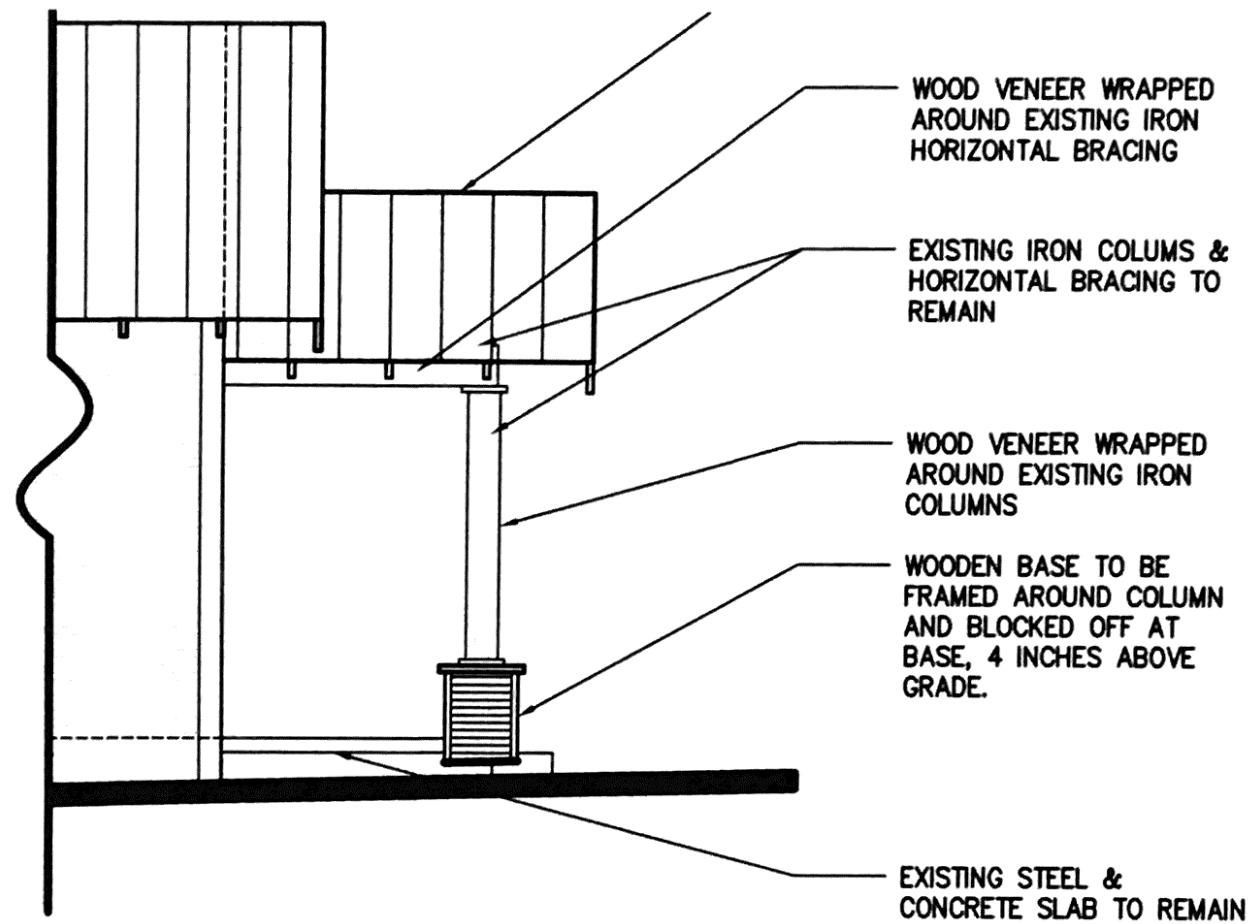


## 2 NORTH ELEVATION

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







### 3 EAST ELEVATION

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

