

HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2023

HDRC CASE NO: 2023-187
ADDRESS: 141 ZERM RD
LEGAL DESCRIPTION: NCB 7675 BLK LOT S 74.75 FT OF 4
ZONING: R-6, H, MPOD-2
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Jenny Hernandez
OWNER: Robert Howard/HOWARD ROBERT D
TYPE OF WORK: Construction of a 1-story, single-family residential structure
APPLICATION RECEIVED: May 11, 2023
60-DAY REVIEW: July 10, 2023
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 141 Zerm Road, located within the Mission Historic District.

APPLICABLE CITATIONS:

Mission Historic District Design Manual

1. Single-family Construction (8-units or less)

This section is intended to supplement the Historic Design Guidelines, Chapter 4, Guidelines for New Construction for various project types.

Projects that are residential in nature, having 8 units or less, should respond to the existing context established in both urban residential neighborhoods as well as rural residential contexts.

A. ROOF FORM

i. Multiple roof forms — Historic housing stock in the Mission Historic District is typically modest in design and features simple, traditional roof forms. The integration of multiple roof forms or non-traditional roof forms in new construction is discouraged unless stylistically appropriate.

ii. Ridge heights — The ridgelines of roofs with multiple gables should be uniform in height; cross gables should intersect at the primary ridgeline unless established as a uniform secondary roof form.

iii. Contemporary roof forms — Contemporary flat roof or shed roof forms may be considered on a case by case basis where the special merits of the overall proposed design warrant a deviation from traditional roof forms.

B. FACADE DESIGN AND ARCHITECTURAL DETAILS

i. Architectural elements — The integration of traditional architectural elements on the front or primary facades of new buildings is encouraged. This may include porches, groupings of windows, or decorative elements.

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

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 principal 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.

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:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 141 Zerm Road, located within the Mission Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. The immediate, surrounding context features houses of various styles and construction periods as well as large tracts of undeveloped land. The lot to the immediate south and west are void of any structures and feature wooded areas.
- c. **MISSION PROTECTION OVERLAY DISTRICT** – This project falls within the MPOD-2, and the lot is located approximately 920 feet from the Mission. An overall height of approximately thirty-two (32) feet would be allowed. The proposed new construction features approximately twenty-five (25) feet in height.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has not noted the proposed setback in relationship to the existing structure on the block. Staff finds that a setback diagram should be provided to OHP staff for review and approval. The proposed setback should be consistent with the Guidelines.
- e. **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 proposed new construction and its entrance toward Zerm Road. This is consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has proposed for the new construction to feature one story in height. Staff finds this to be appropriate and consistent with the Guidelines.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Primarily, the majority of the structures on this block feature foundation heights of approximately one (1) foot. Staff finds that the applicant should confirm that a foundation height that is consistent with the Guidelines is used. A foundation height of at least one (1) foot in height should be used.
- h. **ROOF FORM** – The applicant has proposed a series of hipped roofs. Generally, staff finds the proposed roof forms to be consistent with the Guidelines for New Construction as hipped roofs are found throughout the Mission Historic District in both historic and contemporary forms.
- i. **LOT COVERAGE** – The applicant has noted a total building footprint of 3,190 square feet. The lot features a total size of 11,850 square feet, or 0.27 acres. Staff finds the proposed lot coverage to be appropriate and consistent with the Guidelines.
- j. **MATERIALS** – The applicant has proposed materials that include composite siding, stucco, a standing seam metal roof and a stone wainscot. Lap siding, stucco and stone are all found historically as façade materials within the Mission Historic District; however, lap siding is not found historically in combination with stucco, stone and other cementitious or masonry façade elements. Staff finds that only lap siding or a stucco and stone combination be installed. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam, ridge sleeve, or low-profile ridge cap and a standard galvalume finish. Panels should be smooth with no striations or corrugation.
- k. **WINDOW MATERIALS** – The applicant has not specified window materials at this time. Staff finds that windows should be installed that adhere to the adopted policy guide for windows. Windows should feature a one over one profile with sashes of equal size.
- l. **WINDOW & DOOR OPENINGS** – Per the submitted documents, the applicant has proposed window profiles and fenestration patterns that are generally consistent with those found historically within the district and the Guidelines for New Construction. Grouped windows should be separated by a mullion of six (6) inches in width.

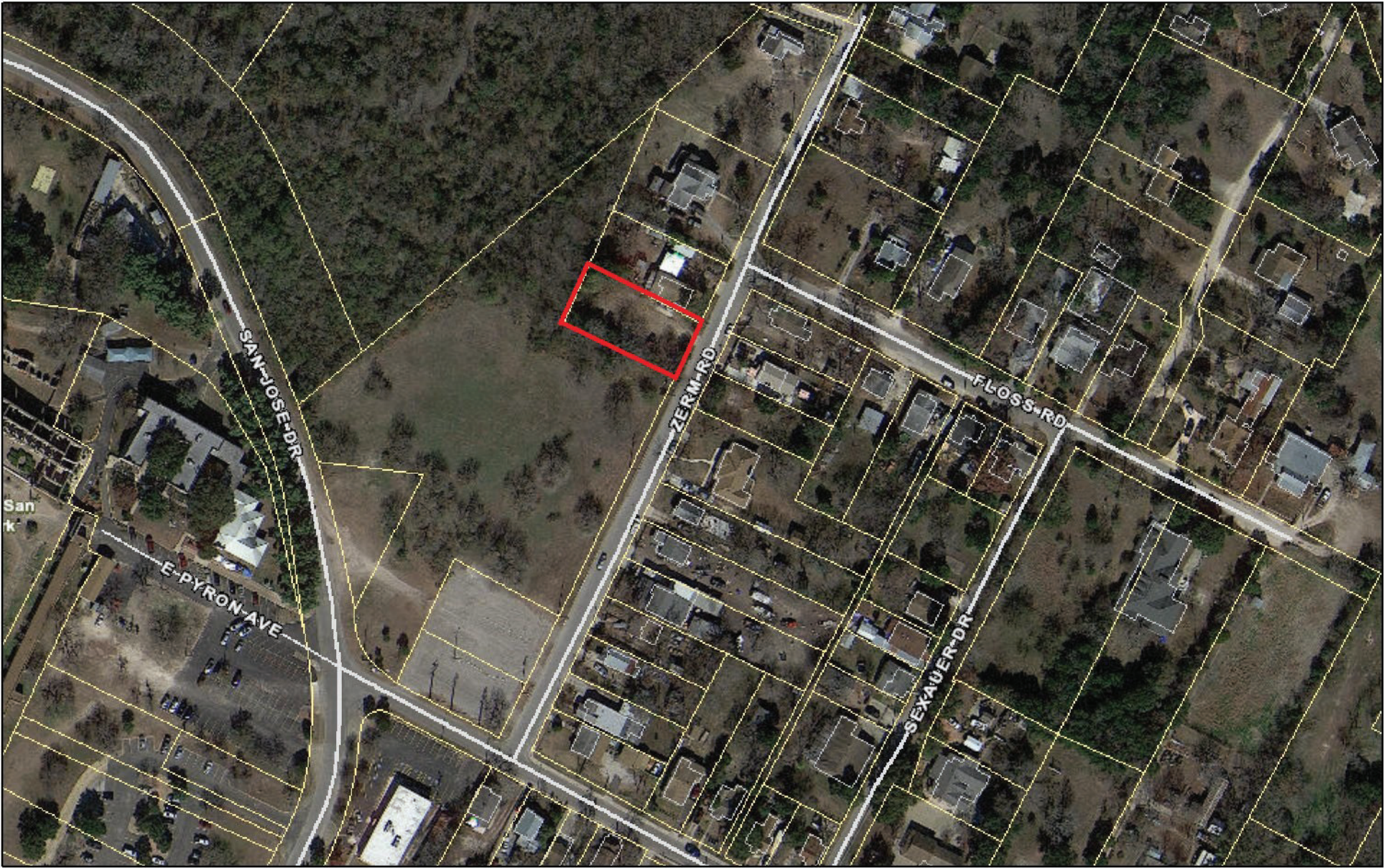
- m. CARPORT – The applicant has proposed an attached carport element to be attached to the new construction’s north façade. Structures throughout the Mission Historic District, including those constructed circa 1955 feature parking attached to, or within the massing of the primary structure. In this context, staff finds the attached carport to be appropriate.
- n. ARCHITECTURAL DETAILS – As noted in finding j, staff finds that either all lap siding be installed or a combination of stucco and the proposed stone. Lap siding and stucco/stone are not found together historically within the district. Additionally, staff finds that the proposed windows should each feature a one over one profile with equal sashes.
- o. WALKWAY – On this block of Zerm Road as well as throughout the Mission Historic District, properties feature front walkways that lead from the primary entrance and porch to the right of way. Staff finds that the applicant should incorporate a front walkway that features three (3) to four (4) feet in width.
- p. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.
- q. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.
- r. DRIVEWAY – The applicant has noted a driveway width of twenty (20) feet. The Guidelines for Site Elements notes that driveways within historic districts should be limited to ten (10) feet in width. Staff finds that the proposed driveway should be limited to no more than ten (10) feet in width.

RECOMMENDATION:

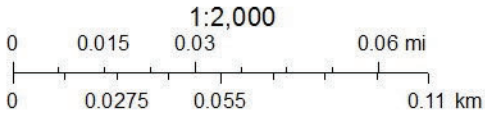
Staff recommends approval based on findings a through q with the following stipulations:

- i. That a setback diagram be provided to OHP staff for review and approval. The proposed setback should be consistent with the Guidelines, as noted in finding d.
- ii. That the applicant confirm that a foundation height that is consistent with the Guidelines is used. A foundation height of at least one (1) foot should be used.
- iii. That the proposed standing seam metal roof feature panels that are smooth and 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.
- iv. That only lap siding or a stucco and stone combination be installed, as noted in finding j.
- v. That windows that are consistent with the adopted policy guide for windows in new construction be installed, as noted in finding l. Windows that are grouped should be separated by a mullion of six inches in width. Additionally, window should feature equally sized sashes.
- vi. That a walkway featuring three to four feet in width be installed within the front yard as noted in finding o.
- vii. That all mechanical equipment be screened from view from the right of way.
- viii. That the proposed driveway be limited to no more than ten (10) feet in width, as noted in finding r.
- ix. That a detailed landscaping plan be submitted for review and approval as noted in finding q.

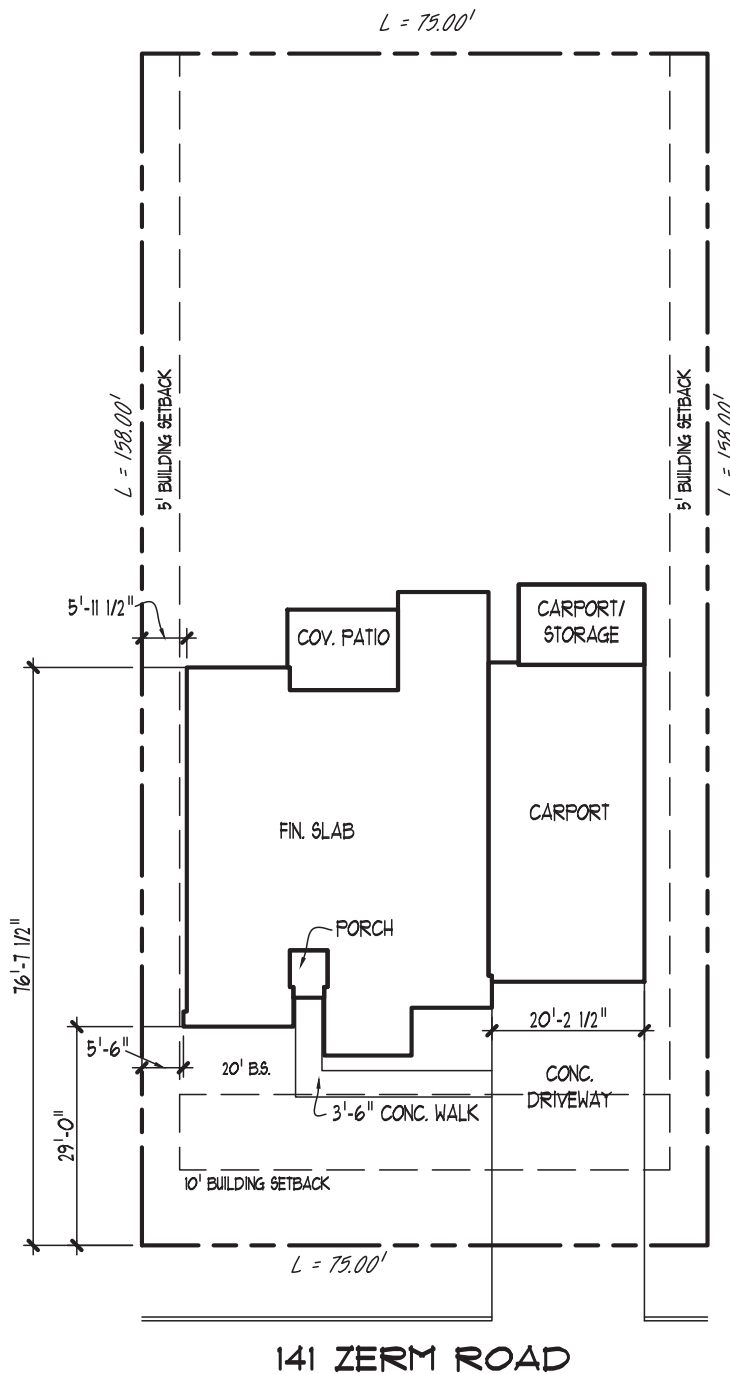
City of San Antonio One Stop



June 1, 2023







PLOT PLAN

SCALE: $1'' = 20' - 0''$

H&H GENERAL CONTRACTORS

SUBDIVISION: HARLANDALE NE
 LOT: -
 BLOCK: -
 NCB: 7675
 PLAN: HOWARD RESIDENCE
 DATE: 03-20-23

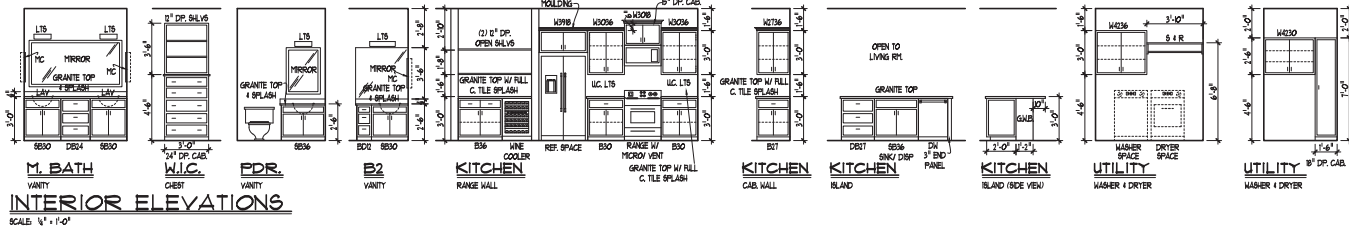
Jim Cox
 DESIGNS

EXPERIENCE | QUALITY | VISION

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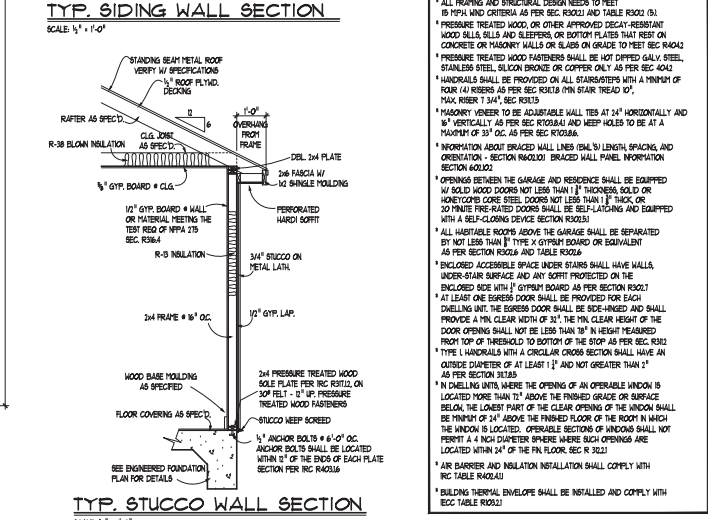
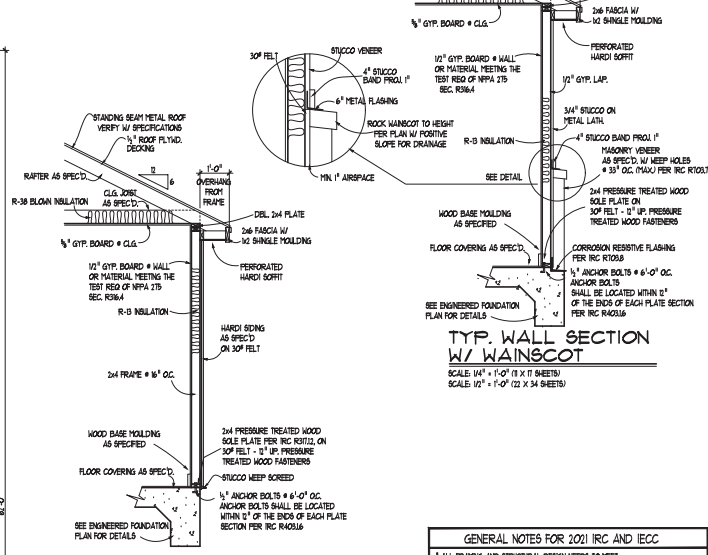
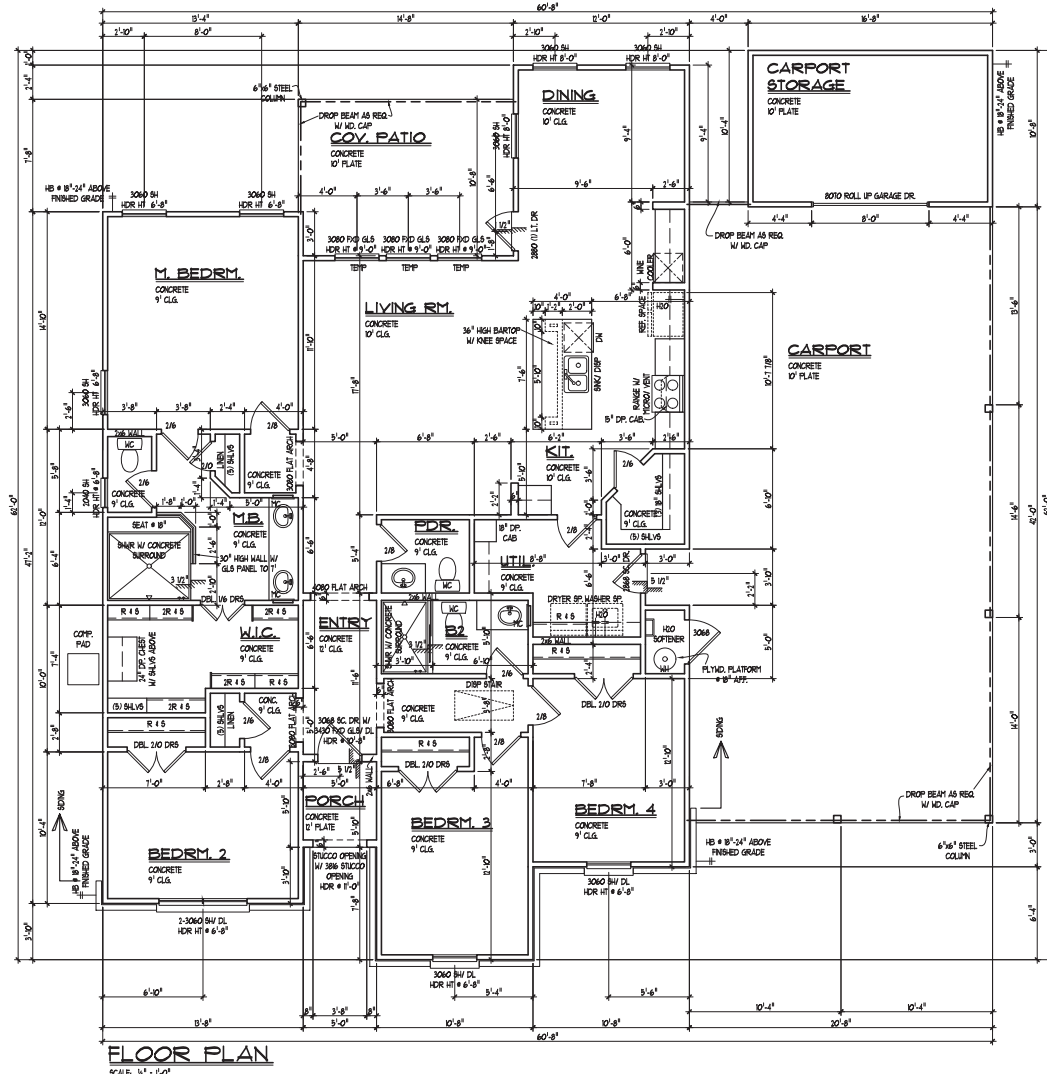
P.B.D. No. TX 335



NOTE:
ATTIC AC UNIT PROVIDES REAR ELEC.
AND/OR GAS W/ OVERFLOW PAN TO
OUTSIDE ON (SU) 50 FT. OF FLYND.
DECKING. METALL. AS PER LOCAL CODE.

FOOTAGES:

| | |
|----------------------|-------------|
| TOTAL LIVING | 956 |
| PORCH | 30 |
| PAVILION | 50 |
| CARPORT | 649 |
| CARPORT STORAGE | 118 |
| TOTAL COVERED | 1910 |



- GENERAL NOTES FOR 2021 IRC AND IECC**
- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 15 NPSI WIND CRITERIA AS PER SEC. R202.1 AND TABLE R201.1.
 - PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SHALL BE USED FOR ALL EXTERIOR WALLS, FLOORS, AND ROOFS.
 - PRESSURE TREATED WOOD FASTENERS SHALL BE NOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER ONLY AS PER SEC. R202.1.
 - HANDRAILS SHALL BE PROVIDED ON ALL STAIRWAYS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R202.1. MIN. STAIR TREAD 10".
 - MAX. RISER 1 1/4" SEC. R202.1.
 - MASONRY VENEER TO BE ADJUSTABLE WALL TIES AT 24" HORIZONTALLY AND VERTICALLY AS PER SEC. R202.1.2 AND PER HOLES TO BE AT A MAXIMUM OF 32" O.C. AS PER SEC. R202.1.2.
 - INFORMATION ABOUT BRACKET WALL LINES (BWL) LENGTH, SPACING, AND ORIENTATION - BRACKET WALLS (BWL) SHALL BE INFORMATION SECTION R202.1.2.
 - OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 1/2" THICKNESS SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK. OR 50 MINUTE FIRE-RATED DOORS SHALL BE SELF-CLOSING AND EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R202.1.2.
 - ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 1 1/2" TYPE 1 GYPSUM BOARD OR EQUIVALENT AS PER SECTION R202.1 AND TABLE R202.1.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SORTS PROJECTED ON THE ENCLOSED SIDE WITH 1 1/2" GYPSUM BOARD AS PER SECTION R202.1.
 - AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH CHILLING UNIT. THE EGRESS DOOR SHALL BE SELF-CLOSING AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF HANDSHELD TO BOTTOM OF THE DOOR AS PER SEC. R202.1.
 - TYPE 1 HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2".
 - IN CHILLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWER PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE TRIMMED AT 1/4" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 44" OF THE FIN. FLOOR. SEC. R202.1.
 - AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IECC TABLE R202.1.
 - BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R202.1.

H&H GENERAL CONTRACTORS
HOWARD RESIDENCE
SUBDIVISION: HARLENDALE NE
ADDRESS: 141 ZEPHYR ROAD
LOT: _____
NOB: _____
BLOCK: _____

Jim Cox DESIGNS
13333 BLANCO ROAD
SUITE 301
SAN ANTONIO, TEXAS 78216
PH (210) 493-0774
FAX 493-0775
WWW.JIMCOXDESIGNS.COM
JIM@JIMCOXDESIGNS.COM
P.O. BOX 13333
SAN ANTONIO, TEXAS 78216

Check Set: 03-10-23
Final Set: 03-20-23
Revised Set: _____
PAGE No.: _____
1 OF 3

DRAWN BY: _____
DATE: _____
PRELIM FILE NAME: HOWARD



NOTE: PROVIDE EXPANSION JOINTS
AS REQ ON ALL STUCCO SURFACES



SCALE: $\frac{1}{4}'' = 1'-0''$

AREA TO BE VENTED:
 $3190 \div 300 = 10.6$ REQ'D. FREE AIR

PROVIDE MINIMUM 40-50% F.A. ABOVE SOFFIT :
TURBINES TO ALLOW 424 * F.A.
178.08 L.F. PERFORATED FIBER CEMENT SOFFIT
VENT * 10 * PER 28'-0" = 636 * F.A.

TOTAL FREE AIR = 106 *



SCALE: $\frac{1}{4}'' = 1'-0''$

PLAN No.: 1958

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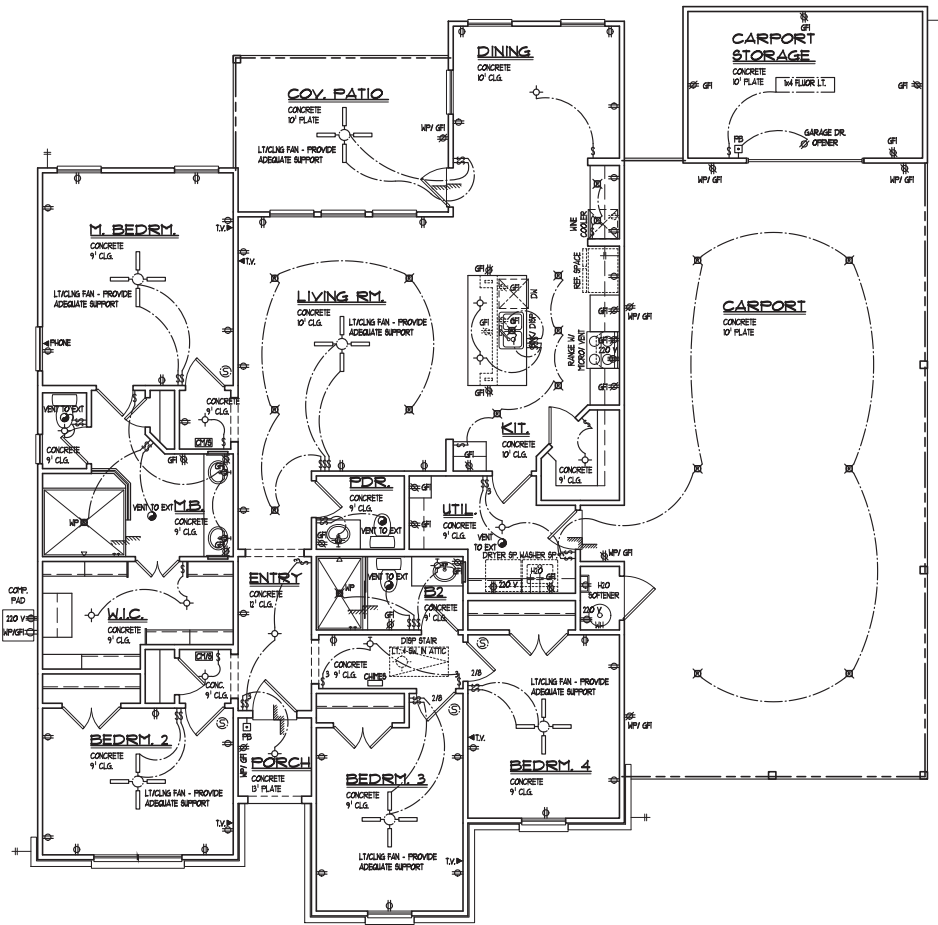
Jim Cox
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ELECTRICAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

GENERAL NOTES FOR 2021 IRC AND IECC

- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC. R302 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS, AS PER SEC. R302.
- SPOKE DETECTORS ARE TO BE INSTALLED PER SECTION R343.
- WHERE MORE THAN ONE SPOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL CHIMNEY UNIT IN ACCORDANCE WITH SECTION R343, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL CHIMNEY UNIT. PHYSICAL INTERCONNECTION OF SPOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM PER SEC. R343.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R302.
- ALL WATER HEATERS TO BE MOUNTED ON 8" HIGH PLYWOOD PLATFORM IN GARAGE PER 2009 IRC CHAPTER 18 SECTION 1807.
- LIGHTING FIXTURES CONTROLLED BY A SWITCH LOCATED AT THE OPENING OF A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION R202.1.1.
- ATTIC A/C UNIT - PROVIDE OVERLAP PAN TO OUTSIDE ON (30) 30 FT. OF PLYWOOD DECKING.
- ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M501.

H&H GENERAL CONTRACTORS
 HOWARD RESIDENCE

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NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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