HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2023

HDRC CASE NO:	**2023-245**
ADDRESS:	227 QUENTIN DR
LEGAL DESCRIPTION:	NCB 8411 BLK 6 LOT 63
ZONING:	R-6, H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Reed Kirksey/KIRKSEY REED & DIANE
OWNER:	Reed Kirksey/KIRKSEY REED & DIANE
TYPE OF WORK:	New construction of a 1-story, single-family residence
APPLICATION RECEIVED:	June 13, 2023
60-DAY REVIEW:	September 26, 2023
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting conceptual approval for the construction of a 1-story approximately 1,459-square-foot, single-family residential structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, 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 material*s—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.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

8. Medium-Density and Multifamily
A. SITE SELECTION & DEVELOPMENT
i. *Location & Context* – The size, depth, and accessibility of lots varies from district to district, and block to block. Regardless of allowable density by zoning, the existing development pattern will inform what building forms and sizes

are achievable under the Historic Design Guidelines. Consider lots that historically featured higher density or commercial uses as opportunities for multifamily infill, or lots that allow for the addition of larger building forms or groupings away from the public realm.

ii. *Building Separation & Groupings* – Incorporate multiple dwelling units into historically-common building sizes and forms within the established context area. For example, in context areas having larger buildings, four units may be appropriately combined into a single, two-story building form. In context areas with smaller buildings, a more appropriate response would be to separate the units into smaller, individual building forms.

iii. *Preservation of Open Space* – As multiple buildings are proposed for a site, they should be separated and scaled in a manner that preserves open space consistent with the established context area. For example, if the context area predominately consists of a primary structure separated from a rear accessory structure by a common distance, then the proposed development should follow a similar pattern. Preserved open space may be used for common areas, amenity space, or uncovered parking.

B. FACADE ORIENTATION & ENTRANCES

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 front setback of buildings within the established context area where a variety of setbacks exist.

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage. Street-facing facades that are void of fenestration or a street-facing entrance are strongly discouraged.

C. SCALE, MASSING, AND FORM

i. *Building footprint* - new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Using the established context area as reference, limit the total 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. Similarly, individual building footprints should not exceed the average building footprint of primary structures in the established context area by more than 50%.

ii. *Impervious Cover* – In addition to building footprints, other areas of impervious lot coverage (such as parking pads or driveways) should be minimized. Developments with building footprints that meet or exceed 50% of the total lot area should utilize pervious and semi-pervious paving materials and stormwater retention strategies wherever possible.

iii. *Building Height*—Design new construction so that its height and overall scale are consistent with historic buildings in the established context area. In residential districts, the overall height of new construction should not exceed the height of adjacent or nearby historic buildings by more than 50% when measured from similar elevation points such as the ground plane and the highest ridge line of the roof regardless of roof pitch or form. Buildings that exceed the height of immediately adjacent historic buildings by any amount should utilize the following strategies:

(a). *Half Stories* - Incorporating additional height into half stories or fully within traditional sloped roof forms is strongly encouraged.

(b). *Transitions* - Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition to the neighboring properties.

(c). *Roof Form* – Utilize roof forms that reduce visual prominence~~t~~ when viewed from the street such as hip, side gable, or hip-on-gable (jerkinhead).

iv. *Traditional Forms and Spatial Relationships* – In residential districts, there is often an established pattern of a larger, primary structure facing the street with smaller, accessory structures located at the rear of the property. Design and site new buildings to be consistent with this development pattern where evident within the established context area.

v. *Foundation and Floor Heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on historic buildings within the established context area.

D. ARCHITECTURAL FORMS

i. *Primary Roof Forms* - Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those found in the established context area. Flat or shed roofs are not typical of primary structures in San Antonio's residential historic districts and should be avoided.

ii. *Porches* – Utilize traditional front porch depths and forms to establish a pedestrian scale along the street frontage. Porch designs should be similar in dimension and form as those found on historic buildings within the established context area.

iii. *Bays* – Separate building massing into distinguishable architectural bays consistent with historic buildings within the established context area. This is best accomplished through a change in wall plane or materials, or by aligning appropriately-scaled fenestrations.

E. 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 found within the established context area. 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. *Window Specifications* – All windows used in new construction should adhere to adopted guidelines and policy for windows in terms of type, materials, proportions, profile, and installation details. A summary is provided on this page for reference.
F. PARKING AND ACCESS
i. *Location* – Site parking areas centrally within a development or to one side of the proposed structures. Limiting on-site parking to the traditional front yard space is strongly discouraged.
ii. *Parking Surfaces & Design* – Pervious or semipervious surfaces are strongly encouraged. Incorporate parking opportunities into a comprehensive landscaping and hardscaping plan that is consistent with the Historic Design Guidelines.
iii. *Garages* - Attached garages, especially front-loading garages, are strongly discouraged. Detached garages designed to be consistent with this chapter may be considered where lot coverage allows. Uncovered surface parking is encouraged when the recommended building-to-lot ratio has been exceeded.
iv. *Driveways and Curb Cuts* – A single, 10-foot driveway at one street frontage is recommended. Projects should first attempt to utilize historic curb cuts where extant. Additional entry points may be considered where there is alley access. The addition of driveways should not confuse or alter the historic development pattern. Do not introduce wide, shared driveways that appear visually similar to a street.

Standard Specifications for Windows in New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer’s color is not allowed, and color selection must be presented to staff.

FINDINGS:

a. The property at 227 Quentin is a vacant lot. The lot is currently vacant and is within the Monticello Park Historic District.
b. DESIGN REVIEW COMMITTEE – The applicant attended a Design Review Committee (DRC) meeting on July 11, 2023. The DRC discussed foundation heights, the roof form, uniform siding, the submission of setback and height diagrams, reducing the width of the proposed driveway and eliminating front yard parking, front walkway modifications, roof form modifications, and installing uniform skirting. The applicant has submitted updated materials for review.
c. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness or final approval.

d. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings should align with the 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 proposed to construct a 1-story, single family residence at 227 Quentin. The residence will be oriented toward Quentin and will match the predominant orientation of existing structures along the block. The applicant has proposed a 30-foot setback from the front porch to the property line. At this time, the applicant has not submitted setback information for the adjacent structures. Staff finds that the applicant should submit a setback diagram for review.
e. SCALE AND MASSING – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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 north side of the 200-block of Quentin features 1-story residential structures, while the south side of Quentin predominately features 2-story residential structures. The applicant has submitted top plate and ridge heights for the new construction but has not provided foundation and floor heights or a height study showing the relationship between the proposed new construction and the existing adjacent structures. Staff finds that the proposed scale and massing of the structure appears generally appropriate, and that the applicant should submit a diagram showing the scale and massing of the proposed structure relative to adjacent structures, including foundation and floor heights, to staff for review.
f. ROOF FORM – The applicant has proposed a front gable roof form with overhanging eaves and a projecting front gable porch roof. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on Quentin feature cross gable, side gable, and hip roof forms. The structures immediately adjacent to the property predominately feature low-slope roofs. The proposed roof form features a 6:12 pitch and a wide gable span. Staff finds that the applicant should modify the roof pitch to be in keeping with the lower-sloped roofs along this block of Quentin.
g. LOT COVERAGE – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. At this time, the applicant has provided the total square footage for the new construction as approximately 1,459 square feet; however, the applicant has not provided the percentage of lot coverage. Staff finds that the applicant should submit the percentage of lot coverage to staff for review.
h. MATERIALS AND TEXTURES – The applicant has proposed to construct the residence using horizontal and vertical fiber cement siding, rock skirting, wood post columns on rock bases, and a composition shingle roof. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Structures on the immediate block feature brick, masonry, composition, and shingle cladding. Primary structures along Quentin rarely feature a skirting material that differs from the main cladding material; however, a few houses on the immediate block feature brick or masonry skirting or accent material. Staff finds that the fiber cement siding should feature a reveal of no more than 6 inches and a smooth texture, and that the applicant should propose a skirting material that is more in keeping with skirting materials traditionally found in the district.
i. WINDOW MATERIALS – The applicant has proposed to install fully wood windows. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted. Staff finds that the applicant should submit final product specifications to staff for review.

j. RELATIONSHIP OF SOLIDS TO VOIDS – Guideline 2.C.i for New Construction stipulates that new construction should 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. The applicant has proposed to install single and ganged one-over-one windows and solid, top lite, and full lite pedestrian doors. The proposed windows are positioned lower on the elevations than is typical for historic structures and ganged windows should be separated by a mullion of approximately 6 inches as traditionally found in the district. Additionally, the east and west (side) elevations feature fewer windows than typically for historic structures. Staff finds that the applicant should update the fenestration pattern, including the number and location of openings and the separation of ganged windows with a mullion of approximately 6 inches, to be more in keeping with the district.

k. ARCHITECTURAL DETAILS – Guideline 4.A.i for New Construction states that new buildings should be designed 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. The applicant has proposed exposed rafter tails at the two front gables, wood columns on rock bases with bracketing for front porch supports, a 3-foot-tall skirt of rock cladding, and 6”x6” cedar posts for the rear porch supports. The drawings show that the proposed rock skirt wraps around the front façade and extends 2’-6” onto the west elevation but does not extend onto the east elevation. Historic structures in the district rarely feature skirting that extends to 3 feet in height along the façade. Staff finds that the height of the skirting should be reduced and that the extension of the skirting should be uniform on the side elevations.

l. DRIVEWAY – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The property currently features a curb cut. The applicant has proposed to relocate the curb cut further west and to install a 12-foot-wide driveway, 37-foot-long driveway that terminates just beyond the front façade wall plane. Adjacent properties feature approximately 10-foot-wide driveways along the side property line that extend to the rear of the lot. Staff finds the proposal inconsistent with the Guidelines and finds that the applicant should modify the proposal to meet the Guidelines.

m. FRONT WALKWAY – The applicant has proposed to install a front walkway extending from the center of the front porch to the sidewalk with a secondary walkway from the driveway to the front walkway. The Guidelines for Site Elements note that front yard walkways and site work should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The 200 block of Quentin features front walkways that are approximately 4 feet wide and extend linearly from the front porch entries to the sidewalk. Staff finds the proposal appropriate and finds that a fully dimensioned site plan should be submitted showing the proposed width for the front walkway.

n. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.

o. LANDSCAPING PLAN – At this time, the applicant has not submitted a landscaping plan. Staff finds that the applicant should submit a comprehensive landscaping plan to staff for review.

RECOMMENDATION:

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

i. That the applicant submits a setback diagram showing the setback relative to adjacent structures to staff for review prior to returning to the HDRC based on finding d.

ii. That the applicant submits a diagram showing the scale and massing of the proposed structure relative to adjacent structures, including foundation and floor heights, to staff for review prior to returning to the HDRC based on finding e.

iii. That the applicant modifies the roof pitch to be in keeping with the predominant lower-sloped roofs of adjacent structures based on finding f. Updated elevation drawings must be submitted to staff for review prior to returning to the HDRC.

iv. That the applicant submits the total percentage of lot coverage to staff for review prior to returning to the HDRC based on finding g.

v. That the fiber cement siding features a reveal of no more than 6 inches and a smooth texture based on finding h.

vi. That the applicant proposes a skirting material that is more in keeping with skirting materials traditionally found in the district and submits updated material specifications and drawings to staff for review prior to returning to the HDRC based on finding h.

vii. That the applicant submits final window specifications to staff for review prior to returning to the HDRC based on finding i. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

viii. That the applicant proposes an updated fenestration pattern that features traditional proportions and locations for the openings, the separation of ganged windows with a mullion of approximately 6 inches, and additional openings on the east and west elevations based on finding j. The applicant must submit updated drawings to staff for review prior to returning to the HDRC.

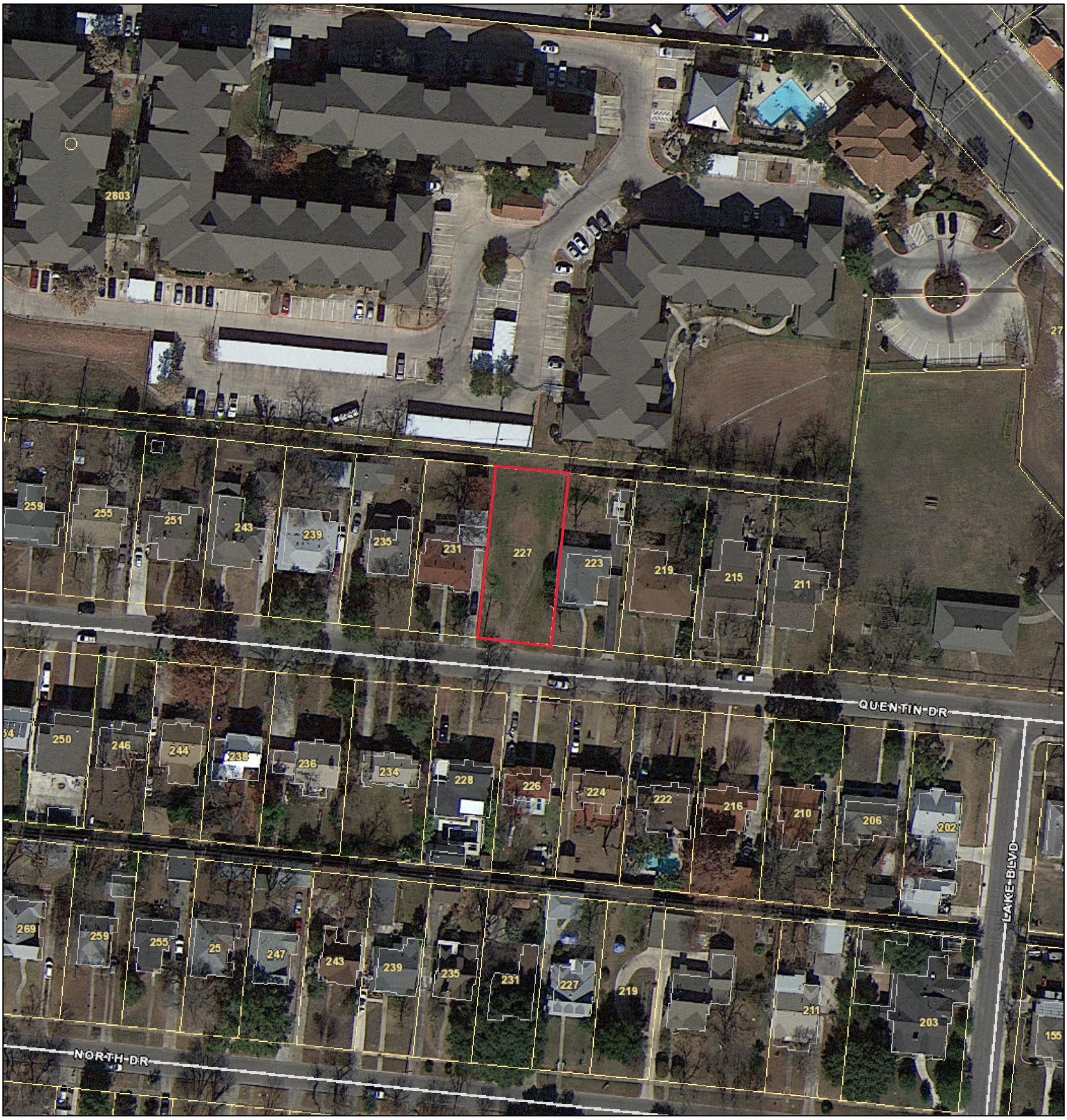
ix. That the height of the skirting is reduced and that the extension of the skirting is uniform on the side elevations based on finding k. The applicant is required to submit updated drawings to staff for review prior to returning to the HDRC.

x. That the applicant proposes a driveway that is consistent with the Historic Design Guidelines based on finding l and submits an updated measured site plan to staff for review featuring a driveway that does not exceed 10 feet in width and a driveway apron that does not exceed 12 feet in width prior to returning to the HDRC.

xi. That the applicant submits a final dimensioned site plan featuring a front walkway that is 4 feet in width to staff for review prior to returning to the HDRC based on finding m.

xii. That the applicant submits a comprehensive landscaping plan to staff for review prior to returning to the HDRC based on finding o.

City of San Antonio One Stop



August 11, 2023

User drawn lines

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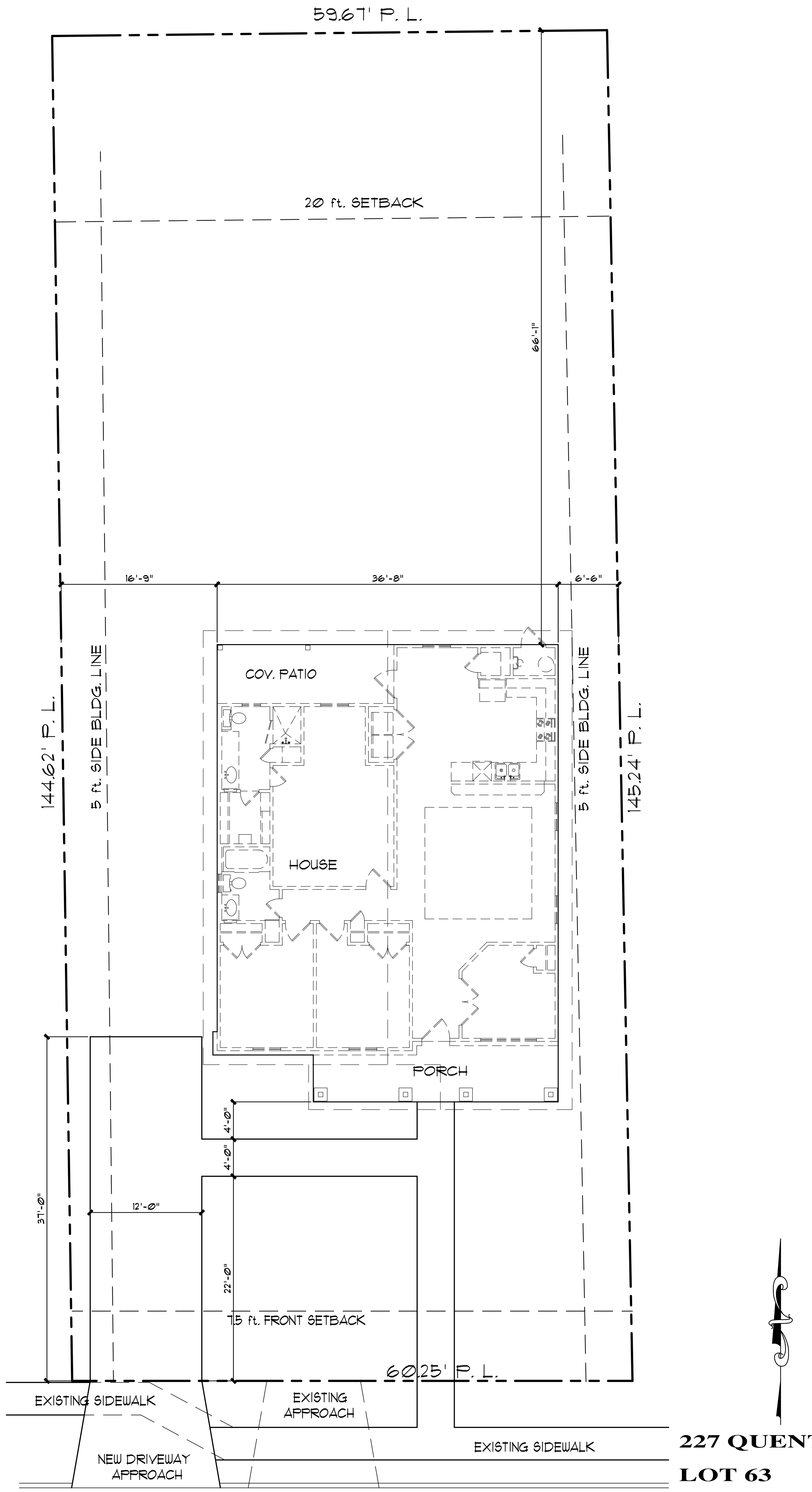
0 0.0175 0.035 0.07 km



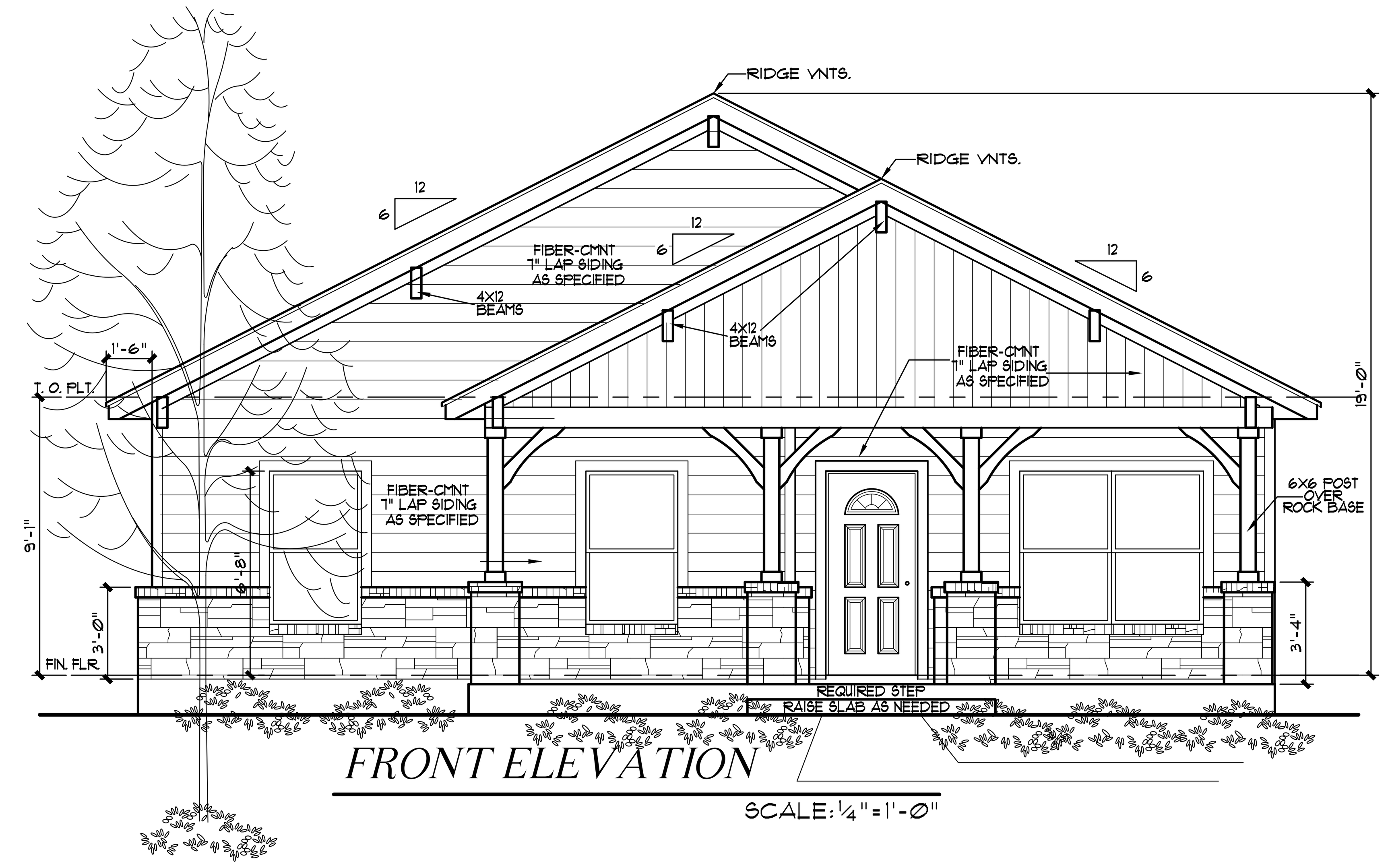
QUENTIN DR.

SITE PLAN

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

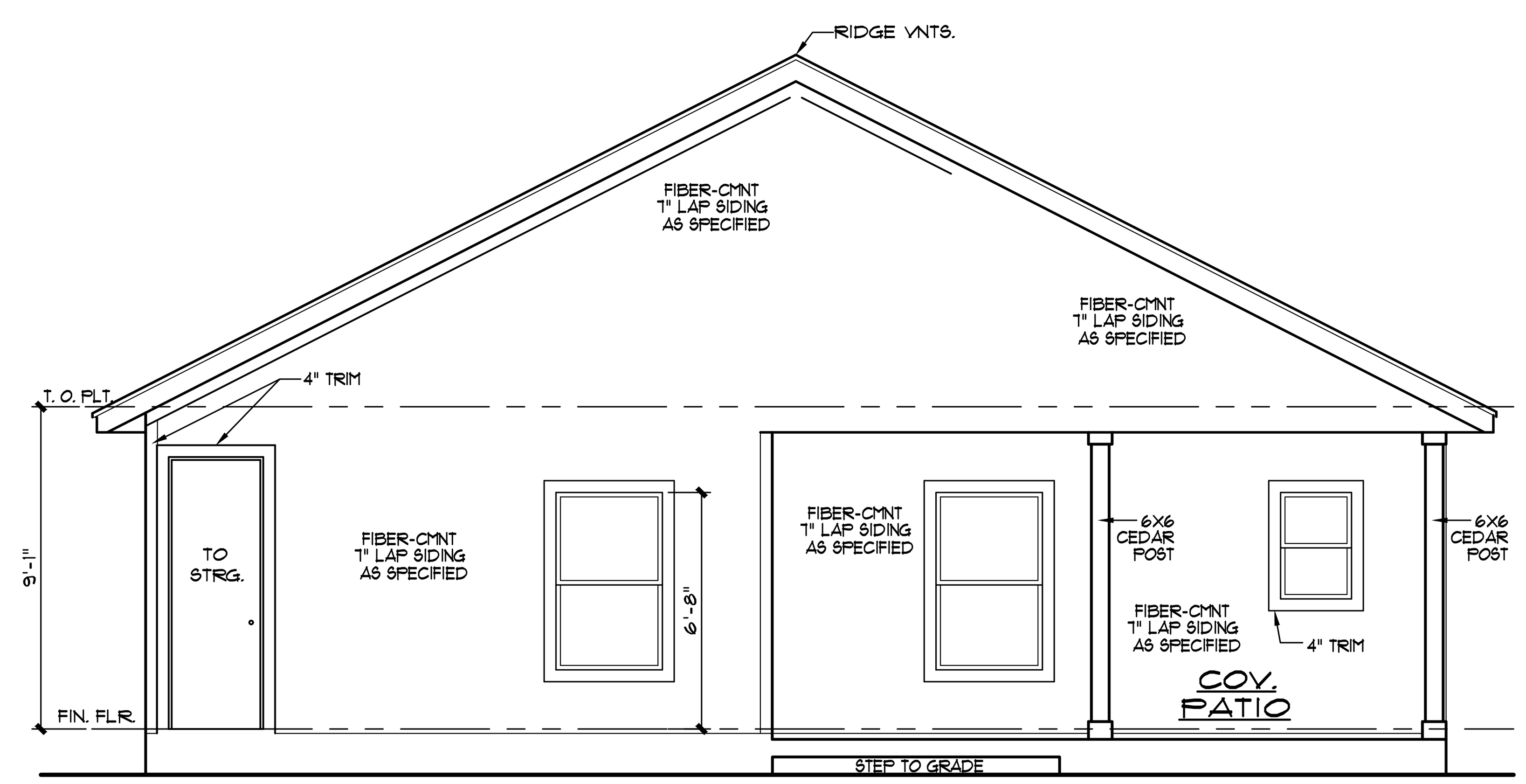
227 QUENTIN DR

LOT 63
BLOCK 6
N.C.B. 8411
SUBDIVISION OF NCB 8411
SAN ANTONIO, TX.
BEXAR COUNTY



FRONT ELEVATION

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



REAR ELEVATION

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

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ADVANCE FRAMING TECHNIQUES FOR ENERGY STAR RATINGS.

DESIGNS BY:
ANTONIO ESCOBEDO
11825 IH-10 WEST, SUITE 208
SAN ANTONIO, TEXAS 78230-1040
(210) 691-2944

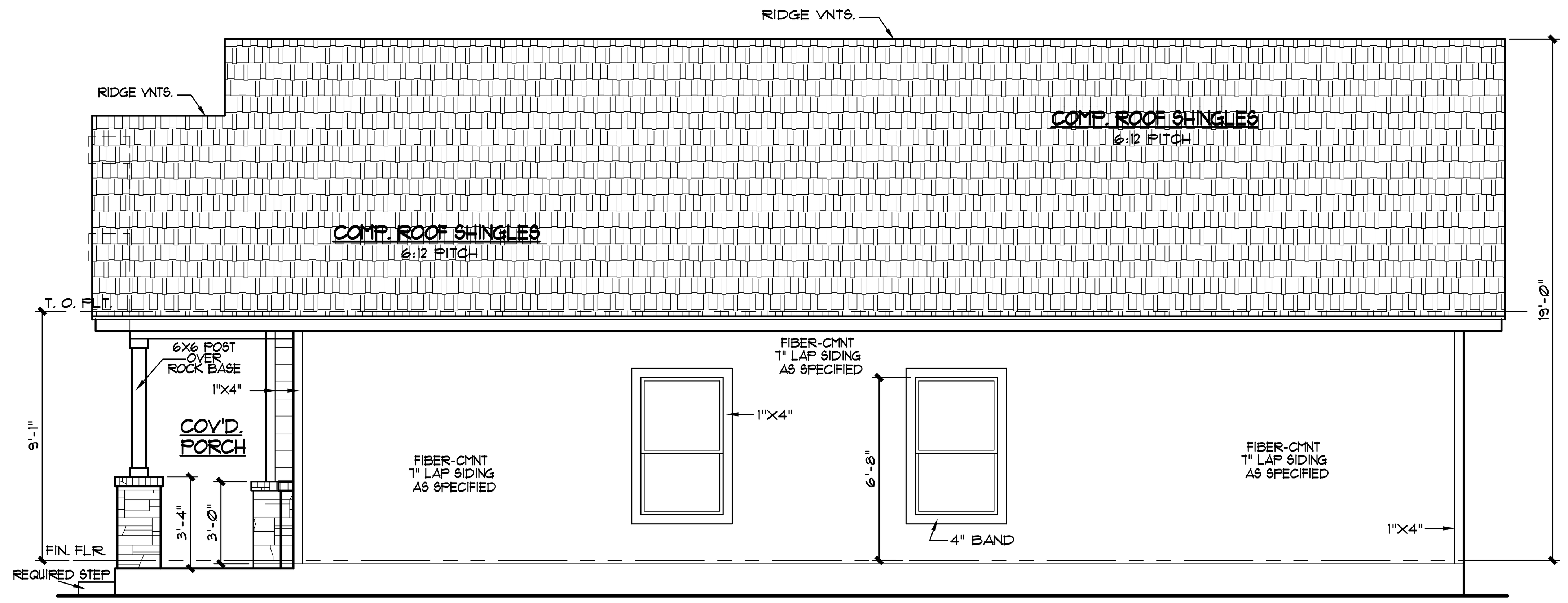
PLAN FACTORY

DRK WORKS

227 QUENTIN DR.
SAN ANTONIO, TX
SITE PLAN
& ELEVATIONS

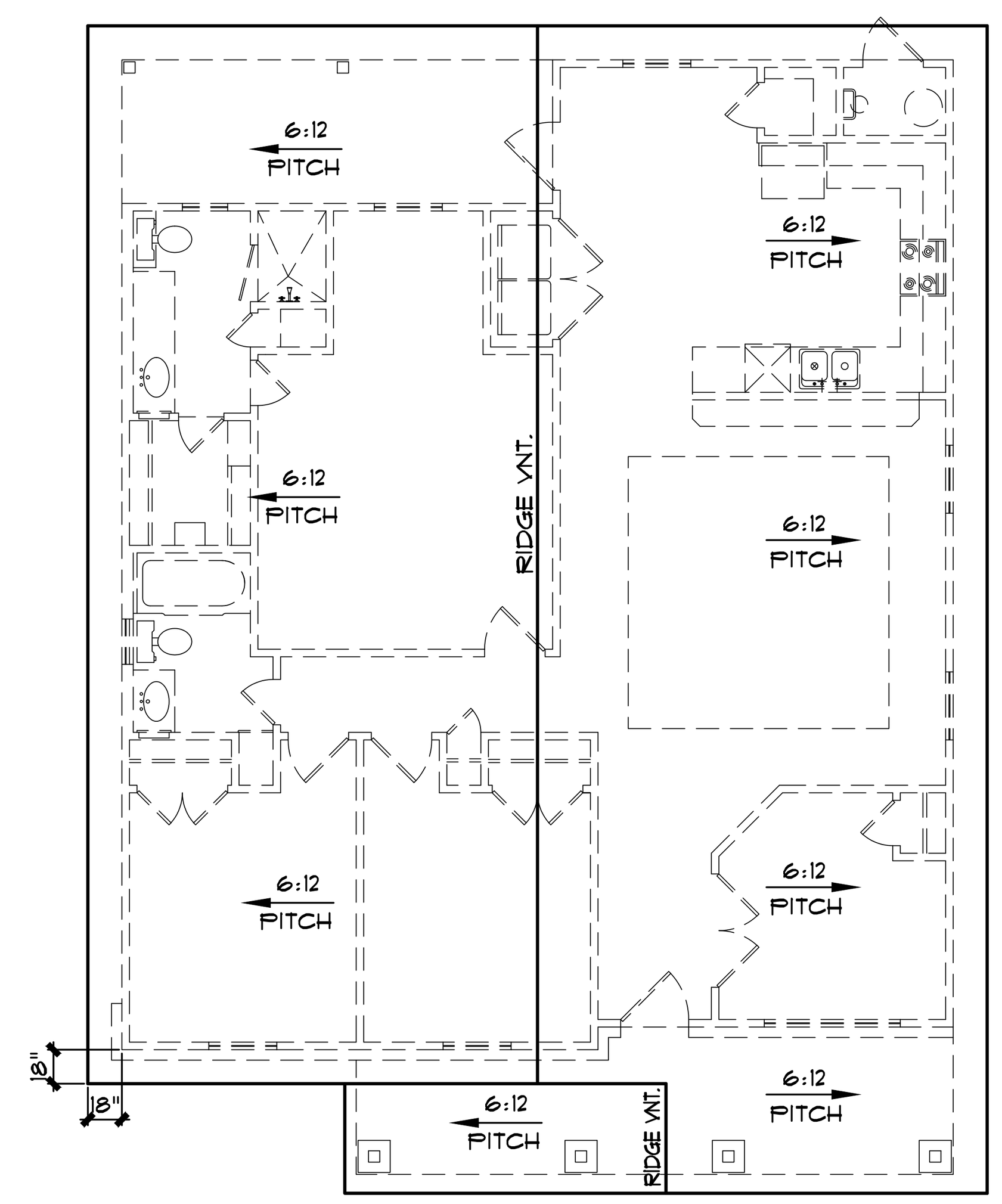
DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
CHECKED BY: AE
PLOT DATE: JULY 24, 2023
SHEET 1
OF 4 SHEETS

PLAN NO.: B
SR 1459
FILE: 1



RIGHT ELEVATION

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

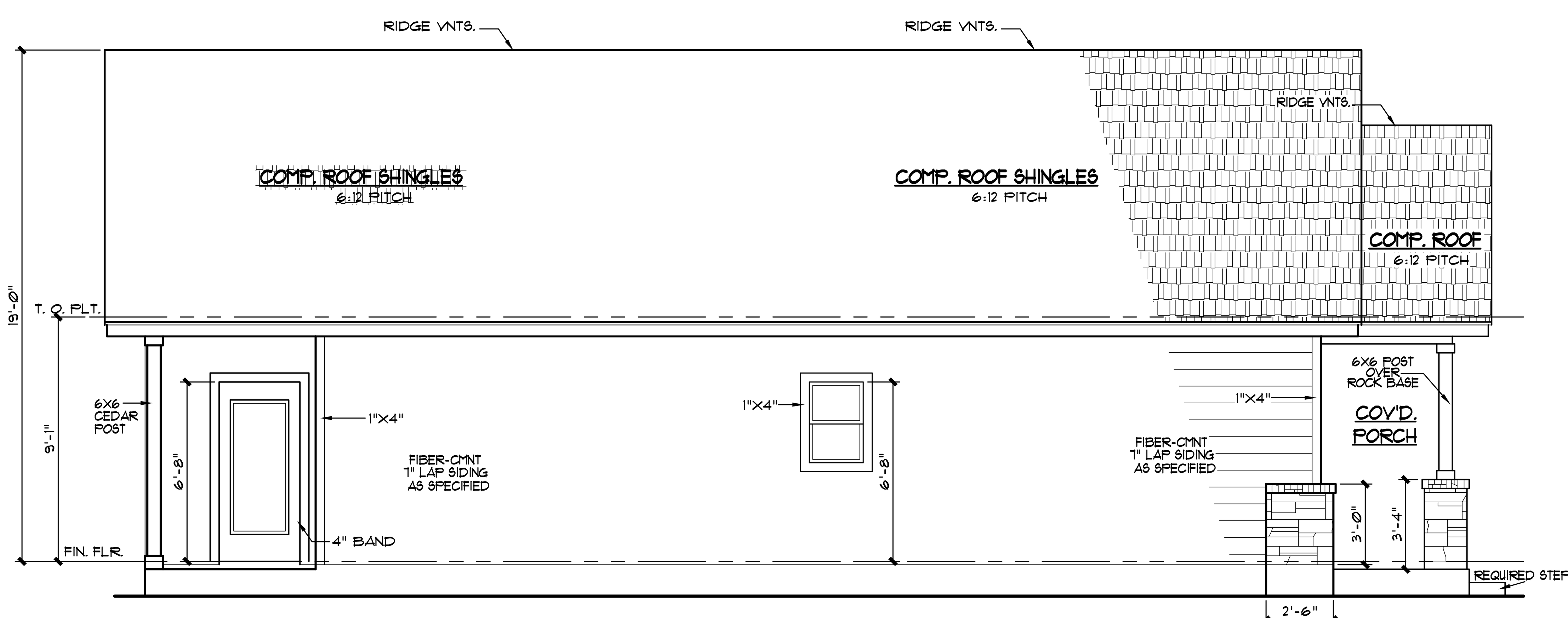


ROOF PLAN

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

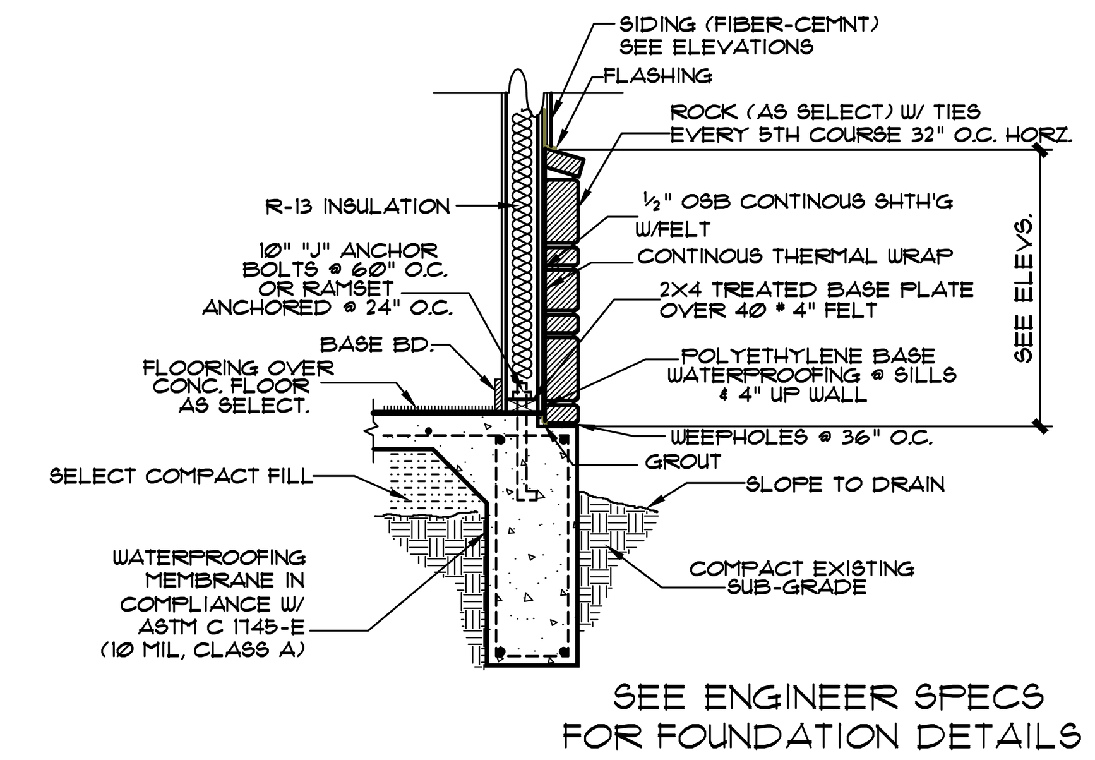
NOTE: ALL ROOF OVERHANGS TO BE 18" FROM FRAME, UNLESS NOTED OTHERWISE

1. NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
2. METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.



LEFT ELEVATION

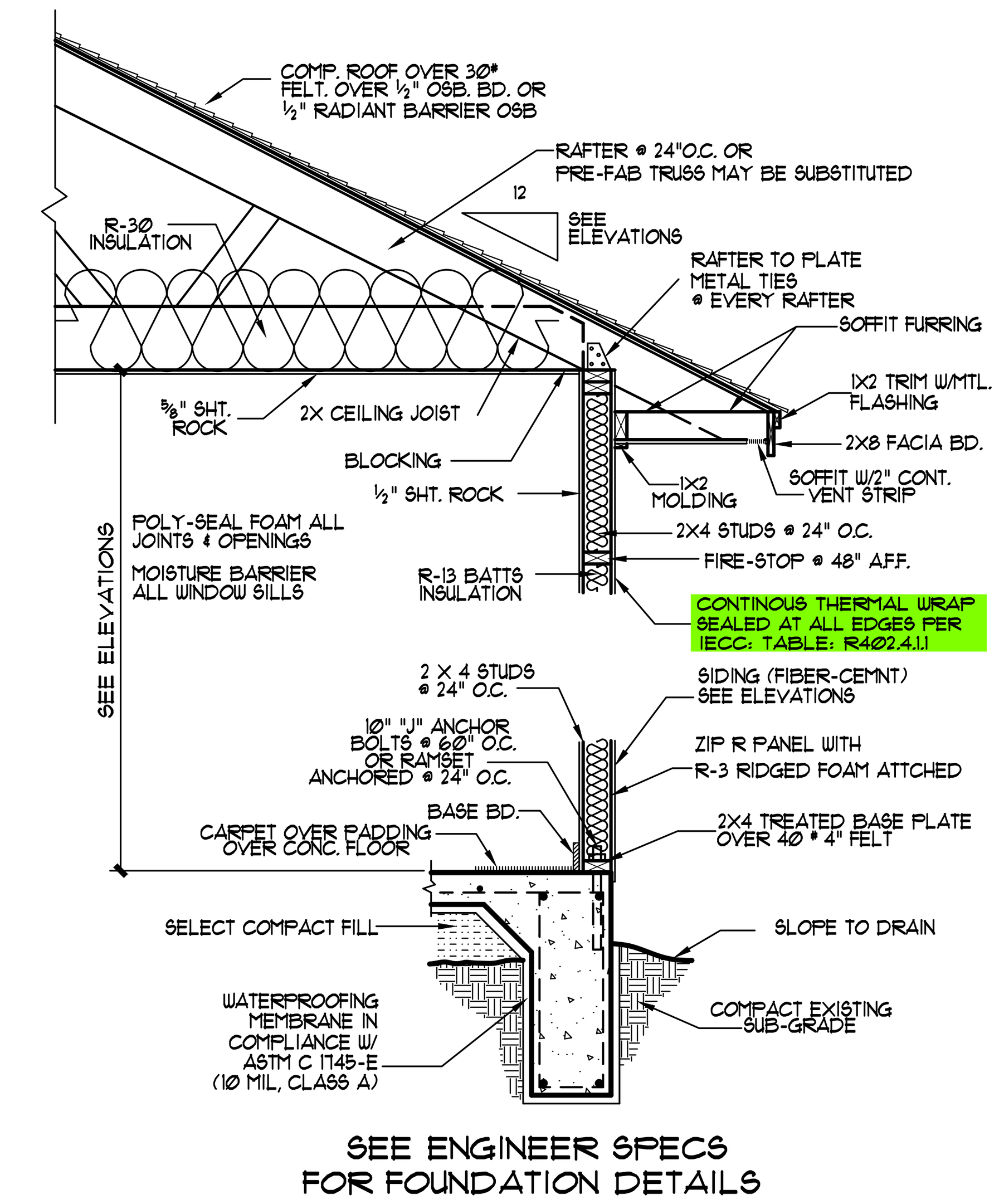
SCALE: 1/4"=1'-0"



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

TYPICAL WAINSCOT WALL

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



SEE ENGINEER SPECS FOR FOUNDATION DETAILS

USE: ENERGY STAR RATING STANDARDS

TYPICAL SIDING WALL SECTION

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

CONTINOUS SHEATHING -WSP BRACE WALLS

ALL FRAMING LUMBER TO BE: # 2 SOUTHER YELLOW PINE

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ADVANCE FRAMING TECHNIQUES FOR ENERGY STAR RATINGS.

DESIGNS BY:
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PLAN FACTORY

DRK WORKS

227 QUENTIN DR.
SAN ANTONIO, TX

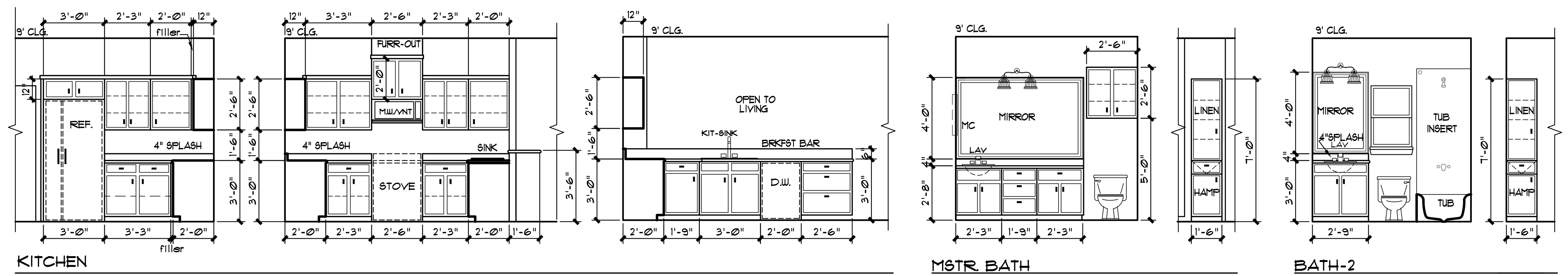
ROOF PLAN & ELEVATIONS

DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
CHECKED BY: AE
PLOT DATE: JULY 24, 2023

SHEET 2 OF 4 SHEETS

PLAN NO.: B SR 1459

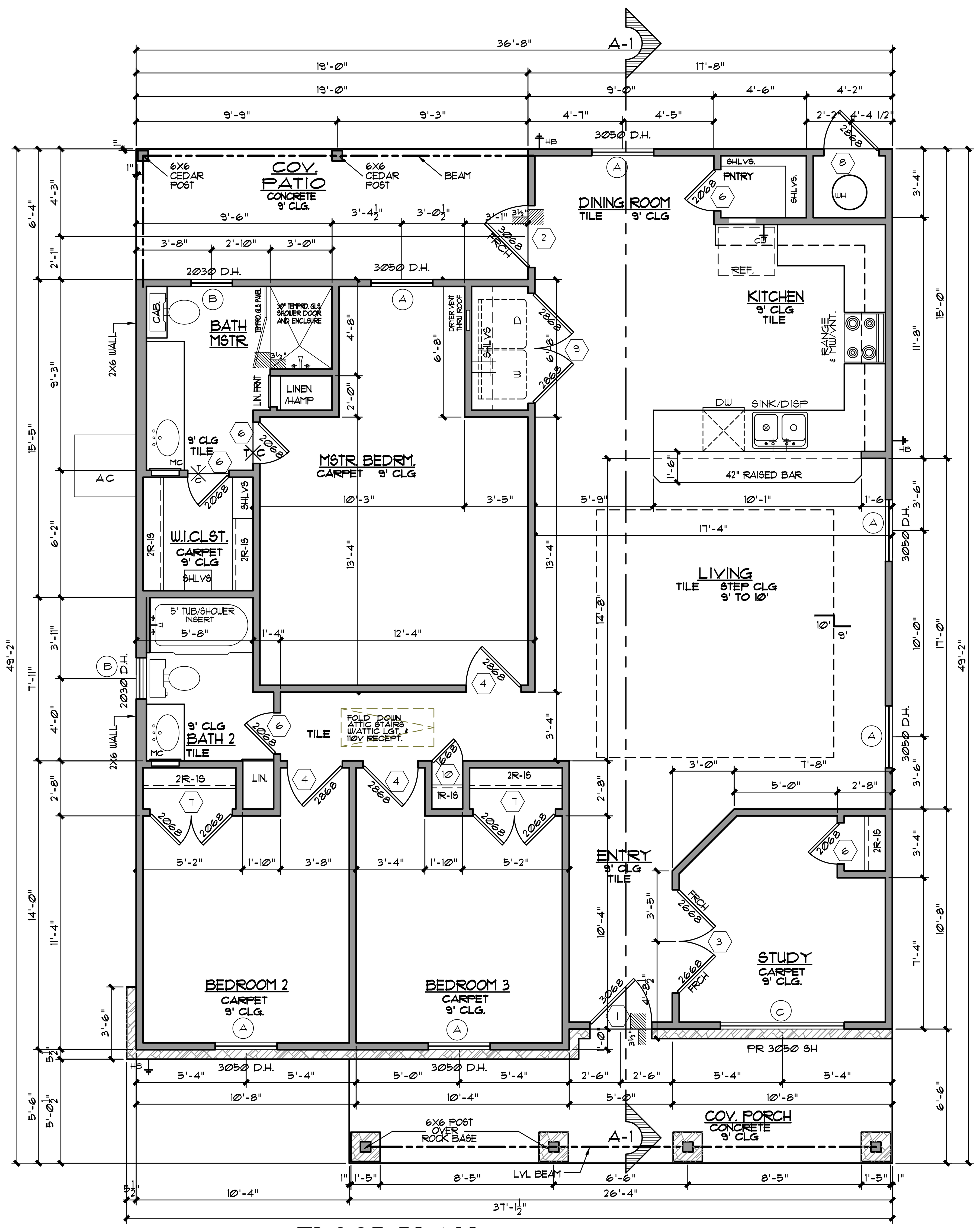
FILE: 1



INTERIOR ELEVATIONS

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

CABINETS:
1. ALL CABINET MILL WORK-WOOD GRADE SHALL BE AS SELECTED BY THE OWNER (PROVIDE AN ALLOWANCE).
2. ALL CABINET DIMENSIONS MUST BE VERIFIED AT JOB SITE.
3. ALL FIXTURE AND APPLIANCE OPENINGS MUST BE MADE ACCORDING TO MANUFACTURES SPECIFICATIONS.
4. SLIDE OUT SHELVES @ ALL BASE CABS IN KITCHEN.



FLOOR PLAN

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

* WINDOWS TO BE: ANDERSON 400 WOODWRIGHT DOUBLE HUNG WINDOW

WINDOW SCHEDULE

SYMBOL--○

MARK	OVERALL UNIT SIZE	QTY	TYPE	FRAME	GLASS	SCREEN	REMARKS
A	3'-0" X 5'-0"	6	DOUBLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35
B	2'-0" X 3'-0"	2	DOUBLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35
C	TWIN 3'-0" X 5'-0"	1	DOUBLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35

NOTE: 1. SEE MANUFACTURER FOR ROUGH OPENING REQUIREMENTS.
2. WINDOW BRAND TO BE: ANDERSON 400 WOODWRIGHT DOUBLE HUNG WINDOW

DOOR SCHEDULE

SYMBOL--⬡

MARK	OVERALL UNIT SIZE	QTY	TYPE	REMARKS
1	3'-0" X 6'-8" X 2"	1	SPECIAL FRONT ENTRY	AS SELECTED SEE OWNER WITH WEATHER STRIPING
2	3'-0" X 6'-8" X 1¾"	1	1-LT FRCH DOORS	AS SELECTED INSLULATED GLS. SEE OWNER
3	TWIN 3'-0" X 6'-8" X 1¾"	1	1-LT FRCH DOORS	AS SELECTED SEE OWNER
4	2'-8" X 6'-8" X 1⅜"	3	HOLLOW CORE	AS SELECTED SEE OWNER
5	2'-6" X 8'-0" X 1⅜"	7	HOLLOW CORE	AS SELECTED SEE OWNER
6	2'-0" X 6'-8" X 1⅜"	5	HOLLOW CORE	AS SELECTED SEE OWNER
7	TWIN 2'-0" X 6'-8" X 1⅜"	2	HOLLOW CORE	AS SELECTED SEE OWNER
8	2'-8" X 6'-8" X 1¾"	1	METAL DR.	AS SELECTED SEE OWNER
9	TWIN 2'-8" X 6'-8" X 1⅜"	1	HOLLOW CORE	AS SELECTED SEE OWNER
10	1'-6" X 6'-8" X 1⅜"	1	HOLLOW CORE	AS SELECTED SEE OWNER

CEILING JOIST SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.4(2)
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (LIMITED STORAGE)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-3"	8'-0"	6'-7"
2X6	13'-11"	12'-0"	9'-10"
2X8	17'-7"	15'-3"	12'-6"
2X10	20'-11"	18'-1"	14'-9"
2X12	N/A	N/A	N/A

* ALL MATERIAL TO BE NO. 2 S.Y.P.
* ATTICS WITH LIMITED STORAGE

ROOF RAFTER SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1(1)
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING NOT ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	10'-4"	9'-0"	7'-4"
2X6	15'-7"	13'-6"	11'-0"
2X8	19'-8"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

* ALL MATERIAL TO BE NO. 2 S.Y.P.
* CEILING NOT ATTACHED

DOOR & WINDOW HEADERS
INTERIOR NOT LESS THEN 2X6'S
EXTERIOR NOT LESS THEN 2X8'S

MAXIMUM SPANS	
ONE STORY B. R.	TWO STORY B. R.
2-2X6----------------5'-10"	2-2X6----------------4'-8"
2-2X8----------------6'-9"	2-2X8----------------5'-5"
2-2X10----------------8'	2-2X10----------------6'-4"
2-2X12----------------9'-3"	2-2X12----------------7'-5"

ALL MATERIAL TO BE NO. 2 S.Y.P.
B. R. = NUMBER OF STORIES BELOW ROOF LEVEL

GENERAL NOTES:

1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
2.0 Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
3.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs.
4.0 All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
5.0 Builder to verify sizing and location of all appliances & related components.
6.0 Weather strip attic access door(s).
7.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
8.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
9.0 All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
10.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
11.0 Provide a door sill at all exterior door thresholds
12.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
13.0 Provide blocking for ceiling fans where specified

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ADVANCE FRAMING TECHNIQUES FOR ENERGY STAR RATINGS.

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PLAN FACTORY

DRK WORKS

227 QUENTIN
SAN ANTONIO, TX

FLOOR PLAN

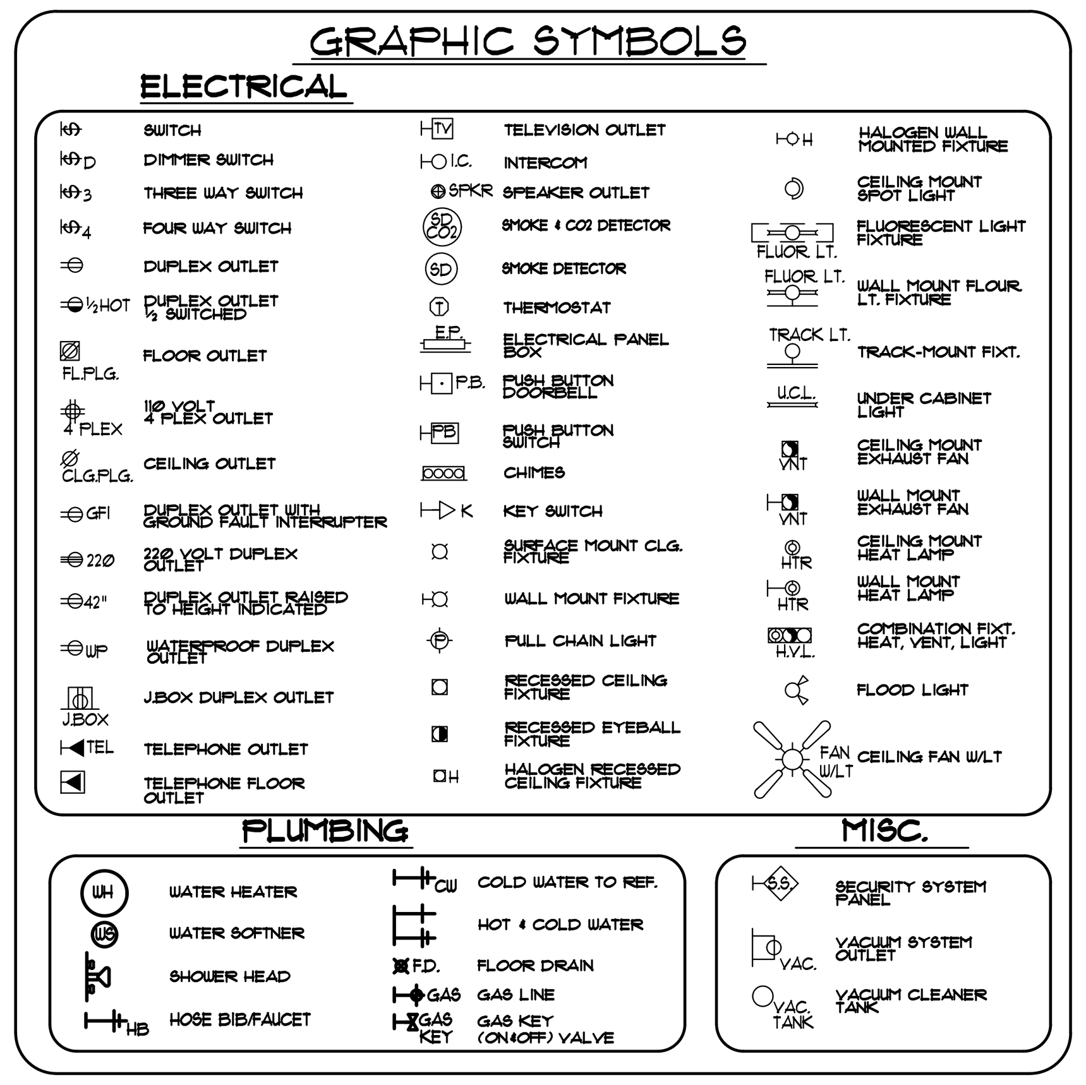
SQUARE FOOTAGE TABULATIONS:

TOTAL LIVING	1459 #'
STORAGE	13 #'
COV. PORCH	161 #'
COV. PATIO	120 #'
TOTAL CONSTRUCTION	1753 #'

DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
CHECKED BY: AE
PLOT DATE: JULY 24, 2023

SHEET 3 OF 4 SHEETS

PLAN NO.: B
SR 1459
FILE: I



SMOKE & CO-MONXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS.
PROVIDE AF.C.I RECEPTICALS IN ALL BEDROOMS.

ELECTRICAL NOTES:

1.0 ALL SWITCHES TO BE @ 4'-0" ABOVE FIN. FLR. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.

2.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

3.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

4.0 VERIFY LOCATION OF POWER TO ALL APPLIANCES.

5.0 OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT.

6.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB.

7.0 LOCATION OF ALL FLOOR OUTLETS & PHONE FLOOR OUTLETS TO BE VERIFIED BY OWNER.

8.0 VERIFY PHONE & CATV OUTLETS PER PLAN WITH OWNER.

9.0 NOTE TO ELECTRICIAN: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

10.0 SUPPLY 220v&110v OR GAS&110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.)

11.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC

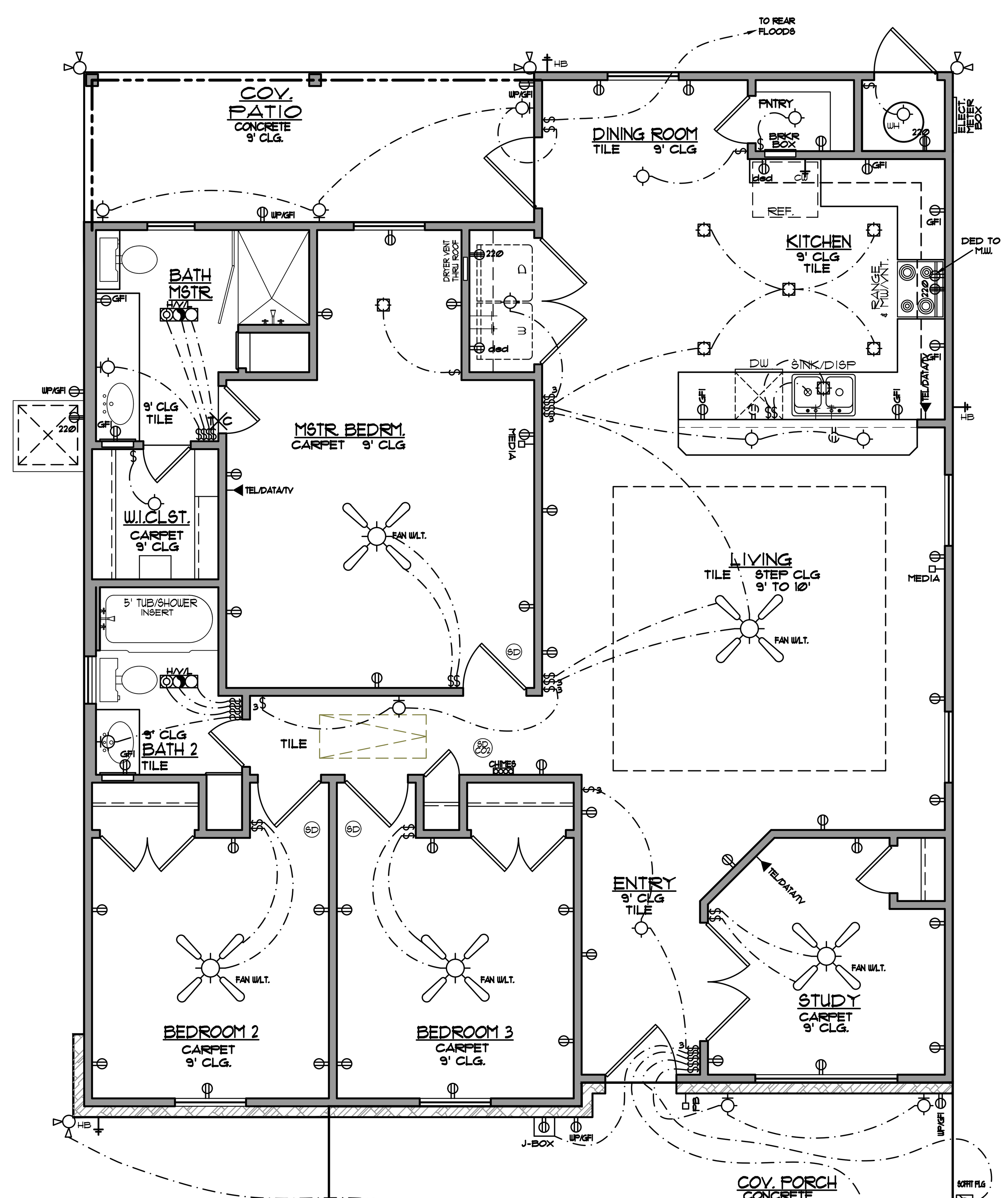
12.0 WIRE TO N.E.C.

13.0 ELECTRICAL CONTRACTOR SHALL PROVIDE 4 BLANK 15 AMP CIRCUITS FOR FUTURE USE AT MAIN PANEL BOX. ALL BREAKERS SHALL BE LABELED.

14.0 INSTALL RHEOSTAT SPEED CONTROL TO ALL FANS.

15.0 INSTALL DIMMER SWITCHES TO ALL RECESSED SPOT AND EYEBALL FIXTURES.

16.0 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACKUP.



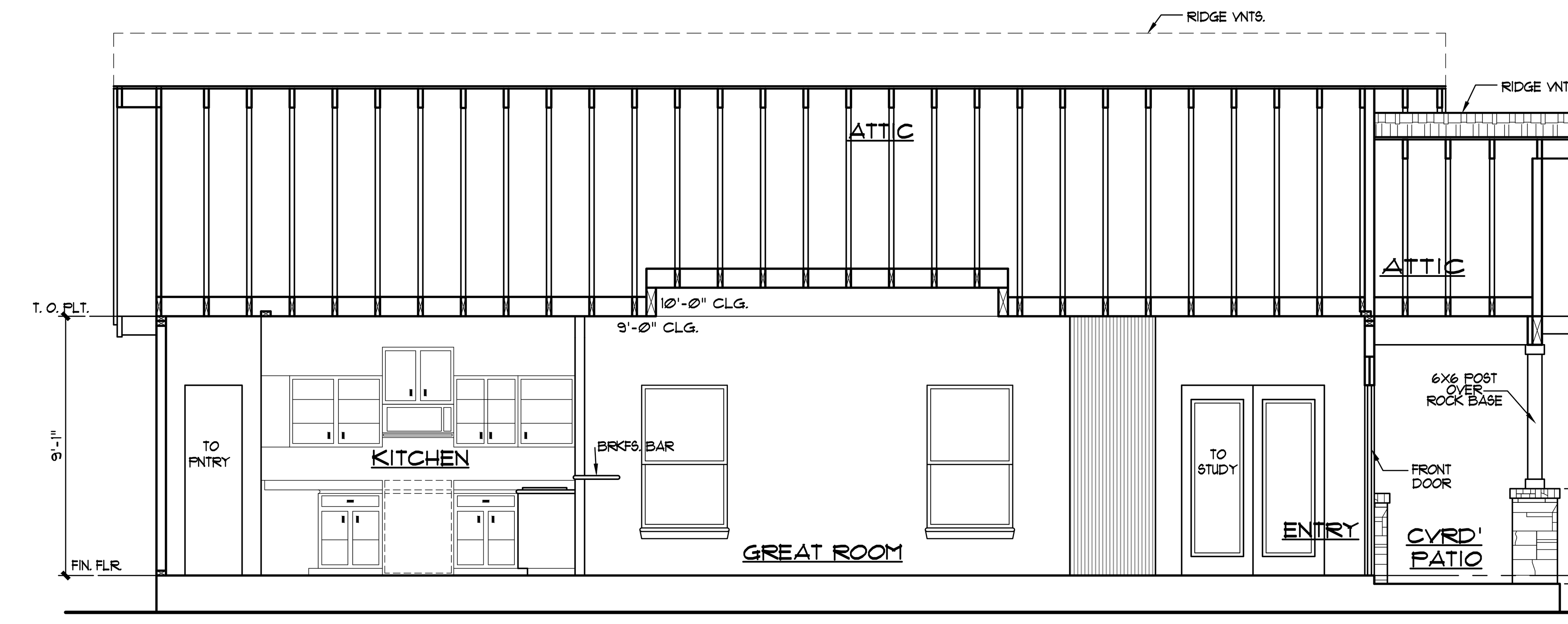
1. HVAC UNIT IN ATTIC, PROVIDE 220v OUTLET, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUB-FLOOR WALKWAY TO & AROUND UNIT COMFORMING TO APPLICABLE CODE.

AC CONTRACTOR MAY REQUIRE THE USE OF ADDITIONAL AREAS FOR THE USE OF DUCTWORK OR EQUIPTMENT. VARIFY ANY CHANGES WITH OWNER & BUILDER

ELECTRICAL PLAN

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

NOTE:
ALL ELECTRICAL WORK TO BE DONE ACCORDING TO THE N.E.C. 2020 (NATIONAL ELECTRICAL CODE)



SECTION A-1

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

VENTED ATTIC CALCULATIONS:

VENTED ATTIC CALCULATIONS:

1753 S.F. OF ATTIC @ 1/300 = 5.84 S.F. NFA
5.84 x 144 SQ. IN. = 841 SQ. IN. x 1/2 = 420..5 SQ. IN.

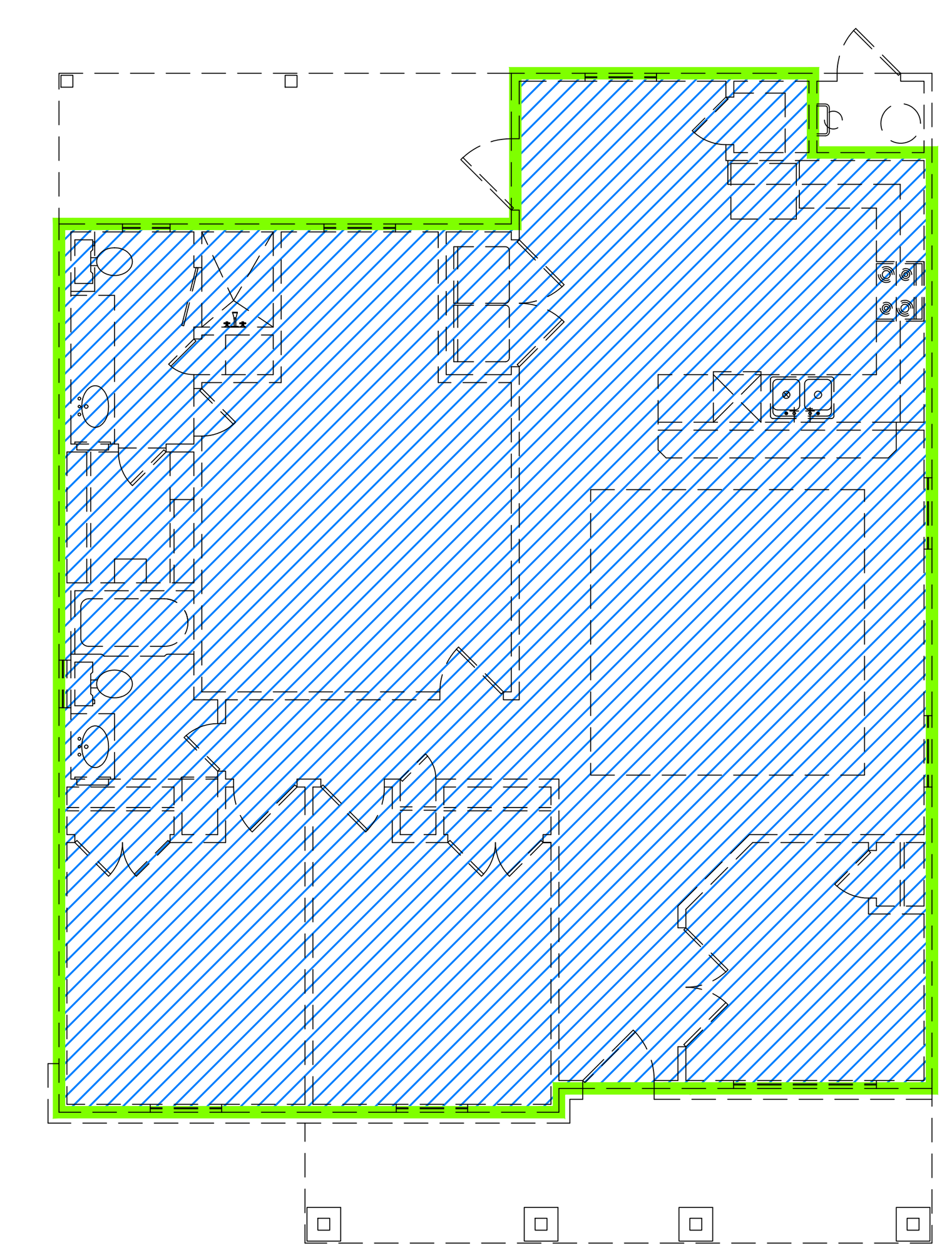
420.5 SQ. IN. (MIN. EXHAUST REQUIRED)
420.5 SQ. IN. (MIN. IN-TAKE REQUIRED)

MIN. REQUIREMENTS

INTAKE: 420.5 sq. in NFA / 9 sq.in (2" SOFFIT VNT.) = 46.72' MIN.
EXHAUST: 420.5 sq. in. NFA / 18 sq.in. (12" CONT. RDG. VNT) = 23.36' MIN.

OPTIONAL USE OF POWER TURBINS
1753 SQ. FT. X .7 = 1227 CFM

VENTED ATTIC CALCULATIONS



R 13 BATTS INSUL.
BUILDING THERMAL ENVELOP TO BE ACCOMPLISHED BY TYVEK WRAP

R 30 BATTS INSUL.

THERMAL PLAN

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

BUILDING THERMAL ENVELOPE COMPLIANCE

402.4 AIR LEAKAGE (MANDATORY)
402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OF OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.

1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE BUILT WINDOWS, DOOR AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS & FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS & SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. OTHER SOURCES OF INFILTRATION.

402.4.2 FENESTRATION AIR LEAKAGE. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THEN 0.3 cfm PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN 0.5 cfm PER SQUARE FOOT, WHEN TESTED ACCORDING TO "NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
EXCEPTIONS: SITE-BUILT WINDOWS, SKYLIGHTS & DOORS.

R402.4.1.2 Testing

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
Interior doors, if installed at the time of the test, shall be open.
Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
Heating and cooling systems, if installed at the time of the test, shall be turned off.
Supply and return registers, if installed at the time of the test, shall be fully open.

NOTE:
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DESIGNS BY:
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SAN ANTONIO, TEXAS 78230-1040
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PLAN FACTORY

DRK WORKS

227 QUENTIN DR.
SAN ANTONIO, TX

ELECTRICAL PLAN
& THERMAL PLAN

DATE DRAWN:
APRIL 12, 2023
DRAWN BY:
AE
CHECKED BY:
AE
PLOT DATE:
JULY 24, 2023
SHEET
4
OF 4 SHEETS

PLAN NO.: B
SR 1459
FILE: 1

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: 7/11/2023

HDRC Case #:

Address: 227 Quentin

Meeting Location: WebEx

APPLICANT: Reed Kirksey

DRC Members present: Jeffrey Fetzer, Monica Savino, Jimmy Cervantes, Roland Mazuca

Staff Present: Rachel Rettaliata

Others present: Lisa Garza

REQUEST: Construction of a 1-story, single-family residence

COMMENTS/CONCERNS:

RK – 1-story, single-family home for my family. We currently live down Fredericksburg Road. This house is one that I have worked on with a draftsman. I am aware that revisions are a possibility.

LG: Can you tell us a little bit about the materials?

RK: Composition shingle roof to match the neighbors, LP Smartside wood product siding with cedar grain texture (the competitor to Hardie), lap siding, the front will feature a stone skirt. I didn't specify the exact stone detail because my wife hadn't decided, and I wasn't sure about the rules or Guidelines for that. We would use wood windows on this house. I am an energy star-rated builder and this would require me as the builder to get some tax credit stuff.

LG: Is the foundation on grade or raised?

RK: It is a slab-on-grade. Usually that has to be raised up a bit, that is not currently called out on the plans. I have heard the number 18 inches, but I cannot tell you where that is from. The lower the number, the cheaper it will be.

JF: In terms of materials and foundation heights, the front porches vary from 1-step up to 3-steps up. A somewhat raised foundation would be in keeping with the immediate neighborhood. I think a stone skirt would be in keeping with the immediate block. The Commission has approved Hardie and cement board siding with a smooth finish rather than a faux-grain finish. On the side and rear elevations, would the cladding material be the same?

RK: I am persuaded to install fiber cement siding on the sides and the rear.

JF: I think that the siding material would be more appropriate for this neighborhood at all 4 sides.

RK: Yes, the sides and rear are specified as lap siding.

MS: I would like to address the site and access to the site. Setback and height diagrams would be helpful. We would want to look at the adjacent structures.

RK: Neighboring setbacks are at 30 feet. That is where the porch is setback.

MS: Yes, that is important for the public and Commissioners who are not with us today to see that information when the agenda is published. If someone has mentioned that driveway, I don't have to. Looking at the immediate context can give you a better idea of where people are parking and the orientation of driveways.

MS: Do you have enough space between the west property line and the house to put a driveway there? Is that 16 feet?

RK: Yes, 16'-9".

MS: Most properties feature a 1-car width driveway and most times that goes back of the house. The idea is to get the cars away from the front of the house. We tend to discourage parking in front of the house.

RK: I have walked the neighborhood a couple of times. People tend to park on the street. So we had initially planned for a 2-car, side-by-side driveway. We can do a 1-car driveway if that is what we need to do. We are trying not to build in the backyard.

MS: For the front walkway, a walkway that is separated and goes directly from the sidewalk to the front entry would be most appropriate. Each people path is decoupled from the driveway.

JF: Back to the driveway, looking at Google Maps, there is a street light in front of your property, right where you are showing your new driveway. Be sure to locate that and find out what relocation would entail with the city. If it was a 10-foot-wide driveway that went to the rear of the property, that would give you an opportunity in the future if you wanted to build a rear accessory structure if you wanted to have access there.

LG: I wanted to talk about the roof. I would like to say that the gable roof form is appropriate; however, the gable is much bigger than what you see elsewhere on the street. You can probably accomplish the same if there is a narrower gable. At the side elevation, it does not look like a historic home. You generally would not see a gable span this wide. A ridge running from the front of the house to the back, would be more appropriately scaled. Traditionally, the roof form is following the Guidelines.

MS: To your thoughts about wood windows vs vinyl windows. Wood windows are more appropriate, as you observed. However, it is less about the material being important and moreso the dimensions and profile of the window product. We have found that wood window products and aluminum-clad wood windows are appropriate and consistent with the standard specifications. On the front elevation you show a ganged set of windows, if you are using wood windows, you will want to have a mullion between those two units.

RK: Yes, I think a mullion is easy enough to add.

MS: I would also recommend reviewing window proportions and that the head height make sense. Usually, the head height will be taller than the door and will be narrower and more rectangular than the door. I know this is a post-war neighborhood, so you will get a lot of variation. The left elevation could use additional windows. Even the right elevation could benefit from a window or two to break up the sea of siding that you will be installing.

RK: That would be a western-facing wall and that is a warm side of the building. So the fewer the windows, the better that will be for us. Right now, in our 1920 home, our A/C can not keep up.

MS: Sometimes windows are less about view and more about letting light in. The window size that you are showing are quite large and maybe narrower windows would be more appropriate and window treatments could be helpful with that as well. Looking at your rear elevation, the window height is 6’-8” and you can go higher than that with the 9’-1” ceiling height.

MS: I will agree with Lisa's roof suggestions. There are houses that have large roof planes; however, the ridge height is usually lower. This roof, even though it is a simple gable roof form, it does seem awkward and tall. You can play with the roof design and there are several different solutions so that the roof form can break up that mass in manageable dimensions.

RK: I definitely agree with rotating the gable to be front facing.

LG: And if you want to add-on to the house at the rear it will be easy to do that.

RM: Regarding windows, Lisa mentioned air. Our springs and falls are really nice to air out the house. I am a fan of natural ventilation, clearing the stale air out. Also, with good insultation it will be different from the house that you are in now and the light is very important for your well-being. And I agree with the gable suggestion.

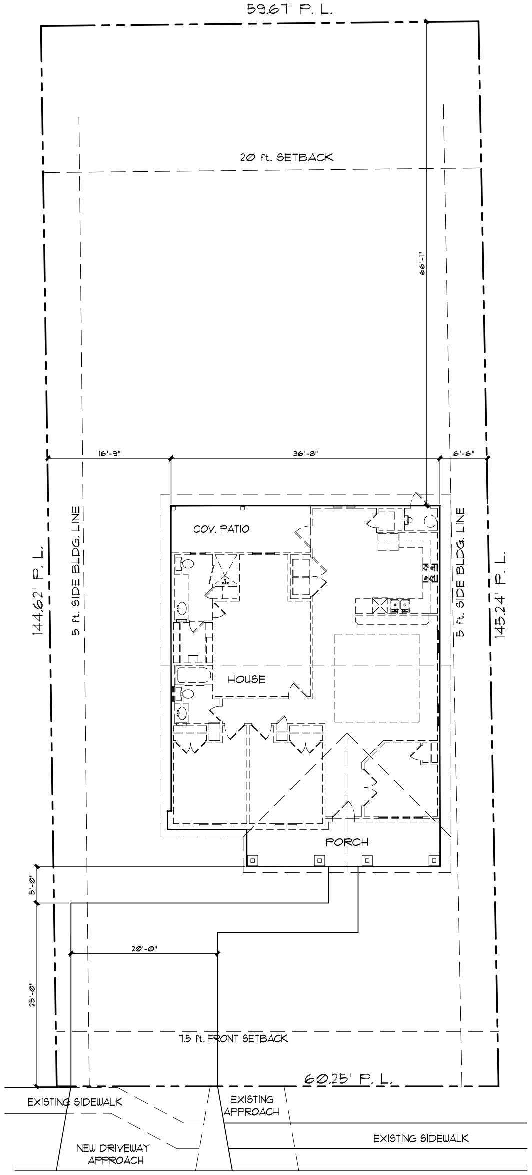
JC: I agree with all the Commissioners here. One of the things that I am looking for, I would like to see how this all mixes with the neighborhood. I think as you solidify what you are going to do, the more information that better for our review purposes. In the Historic District, all of this needs to be laid out ahead of time.

MS: Is the alley useable?

RK: SAWS has a sewer main that runs back there, as does CPS (above ground). I do not think it is an easement at all. The accessibility is minimal.

JF: On the left elevation, you have turned the corner with your stone wainscot but that is not the same for the right elevation. I would recommend that those skirts should match. If you are planning to fence the property, coming to the skirt with the fence would be a good stopping point for privacy fencing.

OVERALL COMMENTS:



QUENTIN DR.

SITE PLAN

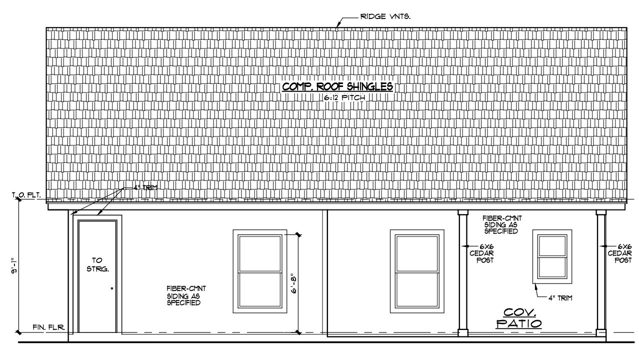
SCALE: 1/8"=1'-0"

227 QUENTIN DR

LOT 63
BLOCK 6
N.C.B. 8411
SUBDIVISION OF NCB 8411
SAN ANTONIO, TX.
BEXAR COUNTY

FRONT ELEVATION

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



REAR ELEVATION

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

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ADVANCE FRAMING TECHNIQUES FOR ENERGY STAR RATINGS.

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ANTONIO ESCOBEDO
11825 IH-10 WEST, SUITE 208
SAN ANTONIO, TEXAS 78230-1040
(210) 691-2944

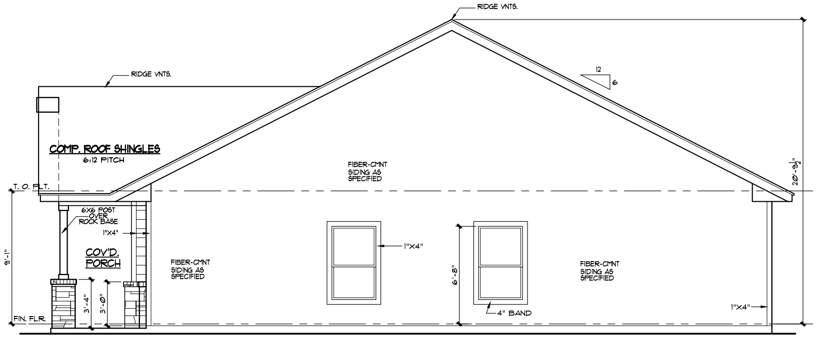
PLAN FACTORY

DRK WORKS

227 QUENTIN DR.
SAN ANTONIO, TX
SITE PLAN
& ELEVATIONS

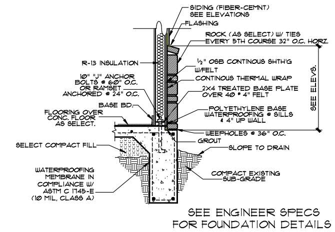
DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
CHECKED BY: AE
PLOT DATE: MAY 12, 2023
SHEET 1 OF 4 SHEETS

PLAN NO.: SR-1459-i
FILE: SITE-PLAN



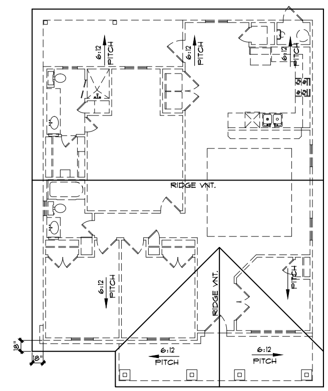
RIGHT ELEVATION

SCALE: ¼"=1'-0"


SIDING (FIBER-CEMNT)
SEE ELEVATIONS
FLASHING
ROCK (AS SELECT) W/ TIES
EVERY 5TH COURSE 32" O.C. HORZ.
R-13 INSULATION
½" OSB CONTINOUS SHTH'G
W/FELT
10" "J" ANCHOR
BOLTS @ 6-0" O.C.
OR RAMSET
ANCHORED @ 24" O.C.
CONTINOUS THERMAL WRAP
2X4 TREATED BASE PLATE
OVER 40 # FELT
SEE ELEVS.
BASE BD.
POLYETHYLENE BASE
WATERPROOFING @ SILLS
& 4" UP WALL
FLOORING OVER
CONC. FLOOR
AS SELECT.
WEEPHOLES @ 36" O.C.
GROUT
SELECT COMPACT FILL
SLOPE TO DRAIN
WATERPROOFING
MEMBRANE IN
COMPLIANCE W/
ASTM C 1145-E
(10 MIL, CLASS A)
COMPACT EXISTING
SUB-GRADE
SEE ENGINEER SPECS
FOR FOUNDATION DETAILS

TYPICAL WAINSCOT WALL

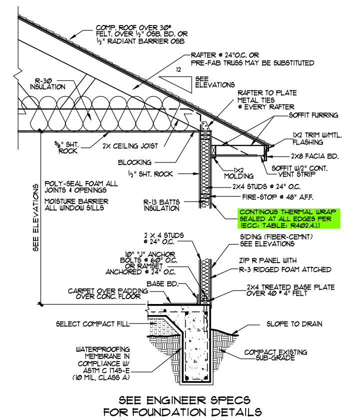
SCALE: ½"=1'-0"



ROOF PLAN

SCALE: ⅛"=1'-0"

NOTE: ALL ROOF OVERHANGS TO BE 18" FROM FRAME, UNLESS NOTED OTHERWISE
1. NAILS FOR SECURING TILES SHALL BE CORROSION RESISTANT.
2. METAL FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF ROOFS & ADJOINING WALLS AND PROJECTIONS THRU ROOF SUCH AS CHIMNEYS & STACK VENTS.


COMP. ROOF OVER 30#
FELT OVER ½" OSB. BD. OR
½" RADIANT BARRIER OSB
RAFTER @ 24"O.C. OR
PRE-FAB TRUSS MAY BE SUBSTITUTED
R-30
INSULATION
12
SEE
ELEVATIONS
RAFTER TO PLATE
METAL TIES
@ EVERY RAFTER
SOFFIT FURRING
1X2 TRIM W/MTL.
FLASHING
⅝" SHT.
ROCK
2X CEILING JOIST
2X8 FACIA BD.
BLOCKING
SOFFIT W/2" CONT.
VENT STRIP
½" SHT. ROCK
1X2
MOLDING
POLY-SEAL FOAM ALL
JOINTS & OPENINGS
2X4 STUDS @ 24" O.C.
FIRE-STOP @ 48" AFF.
MOISTURE BARRIER
ALL WINDOW SILLS
R-13 BATTS
INSULATION
CONTINOUS THERMAL WRAP
SEALED AT ALL EDGES PER
(ECC. TABLE: R402.4.1.1)
SEE ELEVATIONS
2 X 4 STUDS
@ 24" O.C.
SIDING (FIBER-CEMNT)
SEE ELEVATIONS
10" "J" ANCHOR
BOLTS @ 6-0" O.C.
OR RAMSET
ANCHORED @ 24" O.C.
ZIP R PANEL WITH
R-3 RIDGED FOAM ATTACHED
BASE BD.
2X4 TREATED BASE PLATE
OVER 40 # FELT
CARPET OVER PADDING
OVER CONC. FLOOR
SELECT COMPACT FILL
SLOPE TO DRAIN
WATERPROOFING
MEMBRANE IN
COMPLIANCE W/
ASTM C 1145-E
(10 MIL, CLASS A)
COMPACT EXISTING
SUB-GRADE
SEE ENGINEER SPECS
FOR FOUNDATION DETAILS

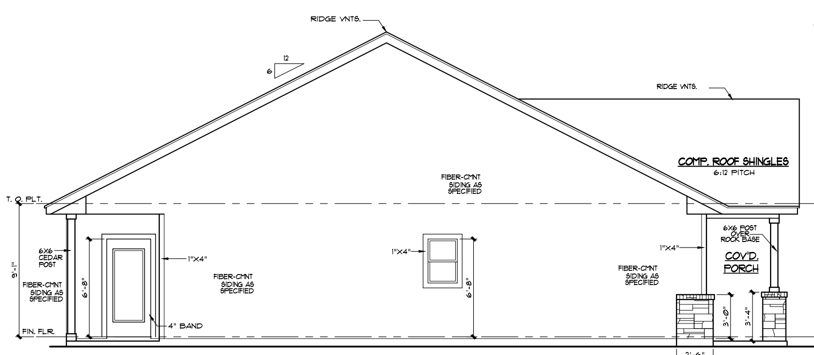
USE: ENERGY STAR RATING STANDARDS

TYPICAL SIDING WALL SECTION

SCALE: ½"=1'-0"

CONTINOUS SHEATHING -WSP BRACE WALLS

ALL FRAMING LUMBER TO BE:
2 SOUTHER YELLOW PINE


RIDGE VNTS.
12
6
RIDGE VNTS.
COMP. ROOF SHINGLES
6:12 PITCH
FIBER-CMNT
SIDING AS
SPECIFIED
T. O. PLT.
9'-1"
6X6
CEDAR
POST
FIBER-CMNT
SIDING AS
SPECIFIED
FIN. FLR.
6'-8"
1"X4"
4" BAND
FIBER-CMNT
SIDING AS
SPECIFIED
1"X4"
6'-8"
1"X4"
FIBER-CMNT
SIDING AS
SPECIFIED
6X6 POST
OVER
ROCK BASE
COV'D.
PORCH
3'-0"
3'-4"
2'-6"

LEFT ELEVATION

SCALE: ¼"=1'-0"

NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO THE 2021 I.R.C. (INTERNATIONAL RESIDENTIAL CODE) AND ADVANCE FRAMING TECHNIQUES FOR ENERGY STAR RATINGS.

DESIGNS BY:
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PLAN FACTORY

DRK WORKS

227 QUENTIN DR.
SAN ANTONIO, TX

ROOF PLAN & ELEVATIONS

DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
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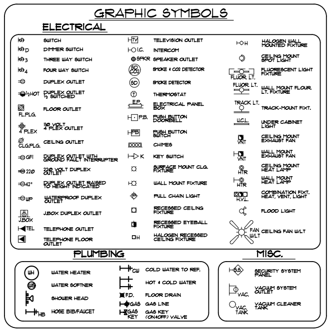
SHEET 2 OF 4 SHEETS

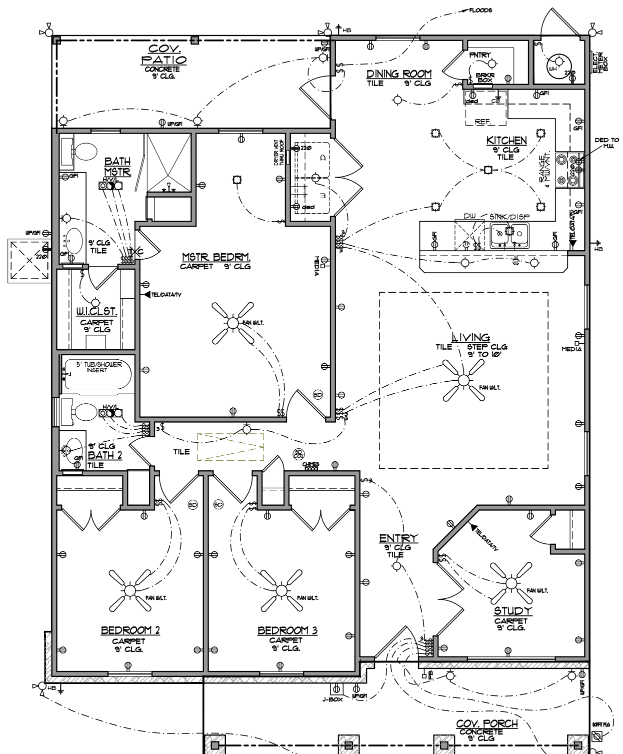
PLAN NO.: SR 1459
FILE: 1



SMOKE & CO-MONXIDE DETECTORS TO BE: HARD WIRED & 3ft. MIN. FROM AC VENTS.
PROVIDE A.F.C.I RECEPTICALS IN ALL BEDROOMS.

ELECTRICAL NOTES:

1.0 ALL SWITCHES TO BE @ 4'-0" ABOVE FIN. FLR. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
2.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.
3.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
4.0 VERIFY LOCATION OF POWER TO ALL APPLIANCES.
5.0 OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT.
6.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB.
7.0 LOCATION OF ALL FLOOR OUTLETS & PHONE FLOOR OUTLETS TO BE VERIFIED BY OWNER.
8.0 VERIFY PHONE & CATV OUTLETS PER PLAN WITH OWNER.
9.0 NOTE TO ELECTRICIAN: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.
10.0 SUPPLY 220v&110v OR GAS&110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.)
11.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC
12.0 WIRE TO N.E.C.
13.0 ELECTRICAL CONTRACTOR SHALL PROVIDE 4 BLANK 15 AMP CIRCUITS FOR FUTURE USE AT MAIN PANEL BOX. ALL BREAKERS SHALL BE LABELED.
14.0 INSTALL RHEOSTAT SPEED CONTROL TO ALL FANS.
15.0 INSTALL DIMMER SWITCHES TO ALL RECESSED SPOT AND EYEBALL FIXTURES.
16.0 SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACKUP.



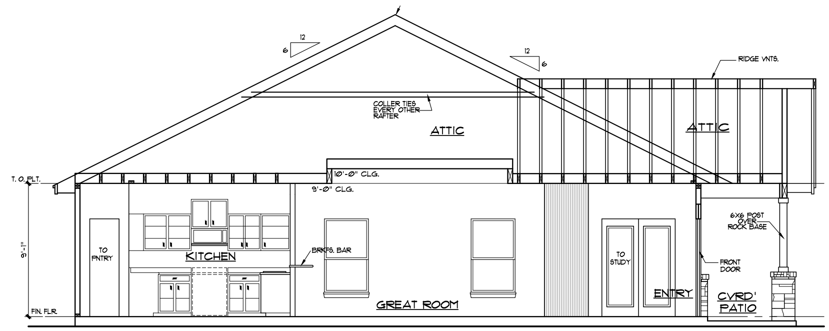
1. HVAC UNIT IN ATTIC, PROVIDE 220v OUTLET, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUB-FLOOR WALKWAY TO & AROUND UNIT COMFORMING TO APPLICABLE CODE.

AC CONTRACTOR MAY REQUIRE THE USE OF ADDITIONAL AREAS FOR THE USE OF DUCTWORK OR EQUIPTMENT. VARIFY ANY CHANGES WITH OWNER & BUILDER

ELECTRICAL PLAN

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

NOTE:
ALL ELECTRICAL WORK TO BE DONE ACCORDING TO THE N.E.C. 2020 (NATIONAL ELECTRICAL CODE)



SECTION A-1

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

VENTED ATTIC CALCULATIONS:

VENTED ATTIC CALCULATIONS:

1753 S.F. OF ATTIC @ 1/300 = 5.84 S.F. NFA
5.84 x 144 SQ. IN. = 841 SQ. IN. x 1/2 = 420.5 SQ. IN.

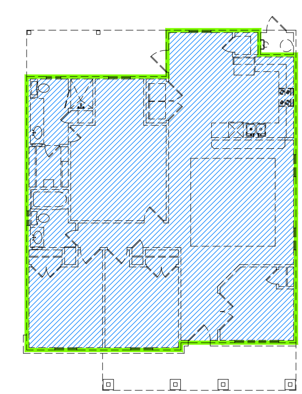
420.5 SQ. IN. (MIN. EXHAUST REQUIRED)
420.5 SQ. IN. (MIN. IN-TAKE REQUIRED)

MIN. REQUIREMENTS

INTAKE: 420.5 sq. in NFA / 9 sq.in (2" SOFFIT VNT.) = 46.72' MIN.
EXHAUST: 420.5 sq. in. NFA / 18 sq.in. (12" CONT. RDG. VNT) = 23.36' MIN.

OPTIONAL USE OF POWER TURBINS
1753 SQ. FT. X .7 = 1227 CFM

VENTED ATTIC CALCULATIONS



R 13 BATTS INSUL.
BUILDING THERMAL ENVELOP TO BE ACCOMPLISHED BY TYVEK WRAP

R 30 BATTS INSUL.

THERMAL PLAN

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

BUILDING THERMAL ENVELOPE COMPLIANCE

402.4 AIR LEAKAGE (MANDATORY)
402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OF OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.

1. ALL JOINTS, SEAMS AND PENETRATIONS.
2. SITE BUILT WINDOWS, DOOR AND SKYLIGHTS.
3. OPENINGS BETWEEN WINDOWS AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS & FRAMING.
4. UTILITY PENETRATIONS.
5. DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE.
6. KNEE WALLS.
7. WALLS AND CEILINGS SEPARATING A GARAGE FROM CONDITIONED SPACES.
8. BEHIND TUBS & SHOWERS ON EXTERIOR WALLS.
9. COMMON WALLS BETWEEN DWELLING UNITS.
10. OTHER SOURCES OF INFILTRATION.

402.4.2 FENESTRATION AIR LEAKAGE. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THEN 0.3 cfm PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN 0.5 cfm PER SQUARE FOOT, WHEN TESTED ACCORDING TO "NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED, INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
EXCEPTIONS: SITE-BUILT WINDOWS, SKYLIGHTS & DOORS.

R402.4.1.2 Testing

The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding five air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
Interior doors, if installed at the time of the test, shall be open.
Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
Heating and cooling systems, if installed at the time of the test, shall be turned off.
Supply and return registers, if installed at the time of the test, shall be fully open.

NOTE:
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PLAN FACTORY

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227 QUENTIN DR.
SAN ANTONIO, TX

ELECTRICAL PLAN & THERMAL PLAN

DATE DRAWN: APRIL 12, 2023
DRAWN BY: AE
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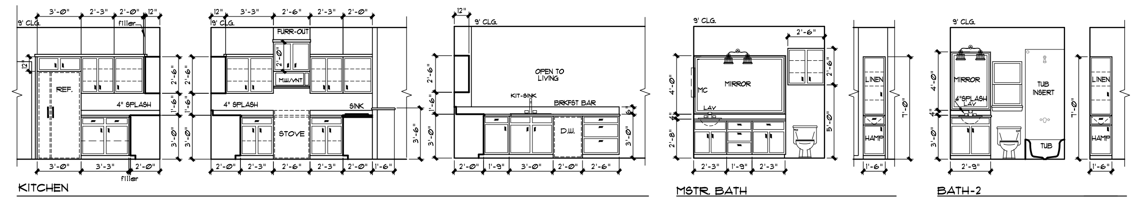
PLOT DATE: MAY 12, 2023
SHEET 4 OF 4 SHEETS

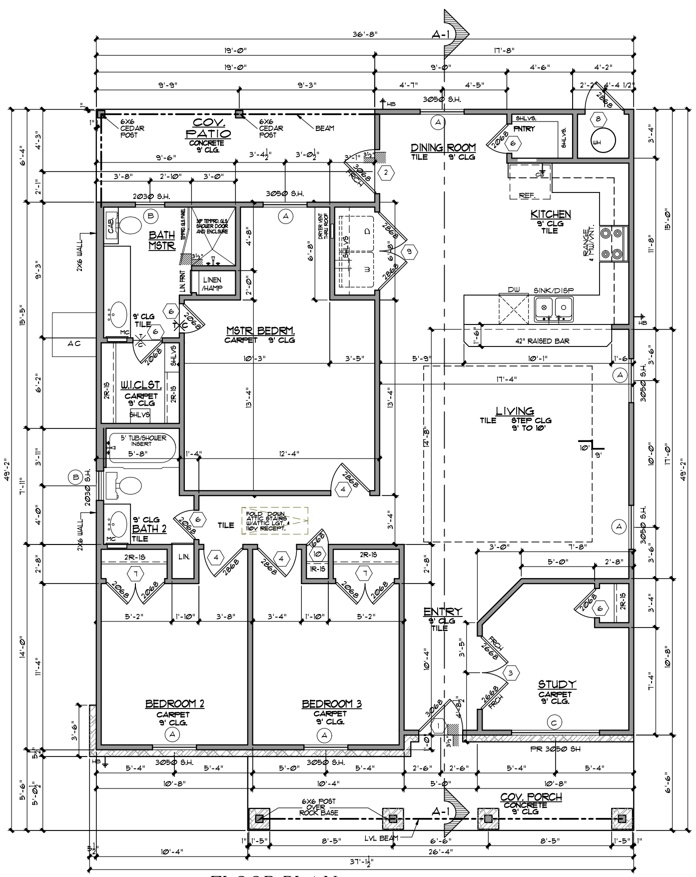
PLAN NO.: SR 1459
FILE: 1



INTERIOR ELEVATIONS

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

CABINETS:
1. ALL CABINET MILL WORK-WOOD GRADE SHALL BE AS SELECTED BY THE OWNER (PROVIDE AN ALLOWANCE).
2. ALL CABINET DIMENSIONS MUST BE VERIFIED AT JOB SITE.
3. ALL FIXTURE AND APPLIANCE OPENINGS MUST BE MADE ACCORDING TO MANUFACTURES SPECIFICATIONS.
4. SLIDE OUT SHELVES @ ALL BASE CABS IN KITCHEN.



FLOOR PLAN

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

WINDOW SCHEDULE

SYMBOL--○

MARK	OVERALL UNIT SIZE	QTY	TYPE	FRAME	GLASS	SCREEN	REMARKS
A	3'-0" X 5'0"	6	SINGLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35
B	2'-0" X 3'0"	2	SINGLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35
C	TWIN 3'-0" X 5'0"	1	SINGLE HUNG	WOOD	INSUL. LOW E GLS.	YES	S.H.G.C. .25 U FACTOR: MIN .35

NOTE: 1. SEE MANUFACTURER FOR ROUGH OPENING REQUIREMENTS.
2. WINDOW BRAND TO BE "AS SELECTED BY OWNER.

DOOR SCHEDULE

SYMBOL--⬡

MARK	OVERALL UNIT SIZE	QTY	TYPE	REMARKS
1	3'-0" X 6'-8" X 2"	1	SPECIAL FRONT ENTRY	AS SELECTED SEE OWNER WITH WEATHER STRIPING
2	3'-0" X 6'-8" X 1¾"	1	1-LT FRCH DOORS	AS SELECTED INSLULATED GLS. SEE OWNER
3	TWIN 3'-0" X 6'-8" X 1¾"	1	1-LT FRCH DOORS	AS SELECTED SEE OWNER
4	2'-8" X 6'-8" X 1⅜"	3	HOLLOW CORE	AS SELECTED SEE OWNER
5	2'-6" X 8'-0" X 1⅜"	7	HOLLOW CORE	AS SELECTED SEE OWNER
6	2'-0" X 6'-8" X 1⅜"	5	HOLLOW CORE	AS SELECTED SEE OWNER
7	TWIN 2'-0" X 6'-8" X 1⅜"	2	HOLLOW CORE	AS SELECTED SEE OWNER
8	2'-8" X 6'-8" X 1¾"	1	METAL DR.	AS SELECTED SEE OWNER
9	TWIN 2'-8" X 6'-8" X 1⅜"	1	HOLLOW CORE	AS SELECTED SEE OWNER
10	1'-6" X 6'-8" X 1⅜"	1	HOLLOW CORE	AS SELECTED SEE OWNER

CEILING JOIST SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.4(2)
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (LIMITED STORAGE)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	9'-3"	8'-0"	6'-7"
2X6	13'-11"	12'-0"	9'-10"
2X8	17'-7"	15'-3"	12'-6"
2X10	20'-11"	18'-1"	14'-9"
2X12	N/A	N/A	N/A

• ALL MATERIAL TO BE NO. 2 S.Y.P.
• ATTICS WITH LIMITED STORAGE

ROOF RAFTER SPANS PER 2021 IRC
EXEEDS MINIMUM PER TABLE: R802.5.1(1)
CEILING JOISTS SCHEDULE
FOR: L. L. 20 psf, D. L. 10 psf (CEILING NOT ATTACHED)

	MAXIMUM SPAN		
SIZE	12" O.C.	16" O.C.	24" O.C.
2X4	10'-4"	9'-0"	7'-4"
2X6	15'-7"	13'-6"	11'-0"
2X8	19'-8"	17'-1"	13'-11
2X10	23'-5"	20'-3"	16'-6"
2X12	26'-0"	23'-10"	19'-6"

• ALL MATERIAL TO BE NO. 2 S.Y.P.
• CEILING NOT ATTACHED

DOOR & WINDOW HEADERS
INTERIOR NOT LESS THEN 2X6'S
EXTERIOR NOT LESS THEN 2X8'S

MAXIMUM SPANS	
ONE STORY B. R.	TWO STORY B. R.
2-2X6----------------5'-10"	2-2X6----------------4'-8"
2-2X8----------------6'-9"	2-2X8----------------5'-5"
2-2X10----------------8'	2-2X10----------------6'-4"
2-2X12----------------9'-3"	2-2X12----------------7'-5"

ALL MATERIAL TO BE NO. 2 S.Y.P.
B. R. = NUMBER OF STORIES BELOW ROOF LEVEL

GENERAL NOTES:

1.0 These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
2.0 Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
3.0 All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs.
4.0 All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
5.0 Builder to verify sizing and location of all appliances & related components.
6.0 Weather strip attic access door(s).
7.0 Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
8.0 Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
9.0 All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
10.0 Provide control and expansion joints as required on concrete drives, walks, and patios.
11.0 Provide a door sill at all exterior door thresholds
12.0 Unless noted otherwise standard pantry shelving to be as follows:
Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
Remaining shelves to be 12" D. with height spacing of 12" clear.
13.0 Provide blocking for ceiling fans where specified

NOTE:
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PLAN FACTORY

DRK WORKS
227 QUENTIN
SAN ANTONIO, TX

FLOOR PLAN
SQUARE FOOTAGE TABULATIONS:

TOTAL LIVING	1459 #
STORAGE	13 #
COV. PORCH	161 #
COV. PATIO	120 #
TOTAL CONSTRUCTION	1753 #

DATE DRAWN: APRIL 12, 2023
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SHEET 3 OF 4 SHEETS

PLAN NO.: SR 1459
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