

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-467  
**ADDRESS:** 903 LABOR ST  
**LEGAL DESCRIPTION:** NCB 734 BLK 7 LOT A17 & A18  
**ZONING:** IDZ, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jeremy Carter/Neighborhood Housing Services of San Antonio, Inc.  
**OWNER:** Mario Gonzalez/SOUTHTOWN ONE LTD  
**TYPE OF WORK:** Relocation of historic structure, construction of an addition  
**APPLICATION RECEIVED:** September 14, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Relocate the historic structure currently located at 903 Labor Street, in the Lavaca Historic District to 234 Yucca. A request is on the Historic and Design Review Commission Agenda for October 6, 2021, to zone the vacant lot at 234 Yucca, historic.
2. Construct an addition to feature approximately 195 square feet.

## APPLICABLE CITATIONS:

*Unified Development Code, Section 35-613 – Relocation of a Landmark of Property Located in a Historic District*

(a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:

- (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
- (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.

(b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.

(c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

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

## 1. Massing and Form of Residential Additions

## A. GENERAL

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

## B. SCALE, MASSING, AND FORM

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

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

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

### B. INAPPROPRIATE MATERIALS

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

### C. REUSE OF HISTORIC MATERIALS

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

## 4. Architectural Details

### A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details

that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### *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 relocate the historic structure at 903 Labor, in the Lavaca Historic District to 234 Yucca. A request is on the Historic and Design Review Commission Agenda for October 6, 2021, to zone the vacant lot at 234 Yucca, historic, and to construct an addition.
- b. **PREVIOUS REVIEW** – A previous request to relocate the historic structure at 903 Labor to the Mission Historic District was approved by the Historic and Design Review Commission in April of 2020. Since that time, the Design Review Committee has reviewed requests for partial demolition and demolition with the salvaging of materials for the historic structure.
- c. **RELOCATION** – The UDC Section 35-613 provides guidance for the relocation of a historic structure. Per this section, the Historic and Design Review Commission shall be guided by the following considerations: 1) the historic character and aesthetic interest the building contributes its present setting; 2) whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be; 3) whether the building can be moved without significant damage to its physical integrity; 4) whether the proposed relocation area is compatible with the historical and architectural character of the building; and 5) balancing the contribution of the property to the character of the historic district with the special merit of the application.
- d. **RELOCATION** – As noted in finding a, the applicant has proposed to relocate a historic structure from the Lavaca Historic District to the Mission Historic District. Staff finds that the historic context of the block no longer exists, and that the relocation of the historic structure is appropriate. Staff finds that relocation within the Lavaca Historic District would be most appropriate.
- e. **SETBACK** – This block of Yucca currently features an established setback. Staff finds that the relocated structure should feature a setback that is generally consistent with the existing setbacks on the block.

- f. ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Generally, staff finds the proposed addition's height, massing and roof form to be appropriate. While the addition will feature massing to the side of the historic structure, the addition will be located toward the rear, and will extend only 5' – 1" from the historic side façade. Staff finds that the proposed roof form should be modified to be more in keeping with the roof form of the historic structure.
- g. MATERIALS – The applicant has proposed materials that include composite siding and a shingled roof. Staff finds the use of these materials to be appropriate; however, composite siding should feature a smooth finish and an exposure of four (4) inches.
- h. MATERIALS (Windows) – The applicant has not specified window materials at this time. Staff finds that a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction and additions should be used.

## **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, relocation from 903 Labor to 234 Yucca based on findings e through h with the stipulation that the structure maintain its existing foundation height and that the setback be consistent with those found historically on this block of Yucca.
- 2. Staff recommends approval of item #2, the construction of an addition based on findings f through h with the following stipulations:
  - i. That the proposed composite siding feature a smooth finish and an exposure of four (4) inches.
  - ii. That a wood or aluminum clad wood window that is consistent with staff's standards for windows in new construction and additions be used.
  - iii. That the addition's roof form be modified to be more in keeping with that of the historic structure's.



# City of San Antonio One Stop



October 1, 2021

CoSA Addresses

● Community Service Centers

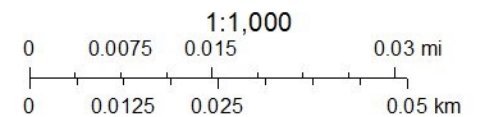


Pre-K Sites



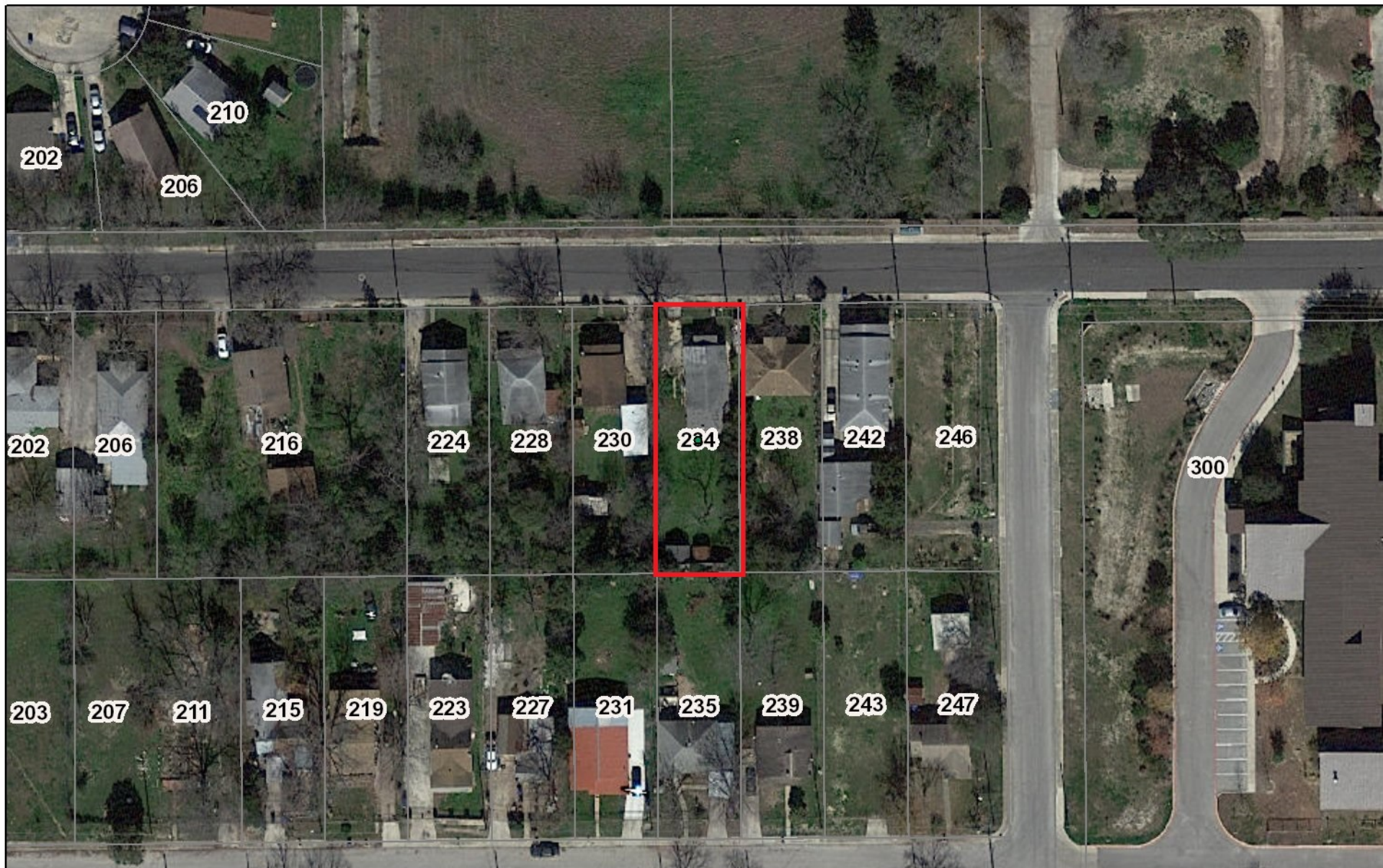
CoSA Parcels

BCAD Parcels





# City of San Antonio One Stop



October 1, 2021

CoSA Addresses



Pre-K Sites

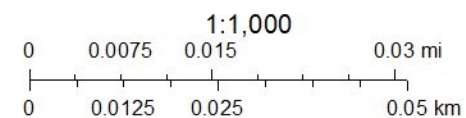
BCAD Parcels



Community Service Centers



CoSA Parcels



## **Detailed Project Description**

The request is for the proposed relocation of a historic house from 903 Labor St in the Lavaca Historic District to 234 Yucca St in the neighborhood of Denver Heights. The house would be fully relocated and restored at the 234 Yucca site with appropriate setbacks required by the City. Previous requests for relocation have been approved by the Commission as staff has found that the historic context of the block no longer exists where the house currently is located.

The structure will be relocated by Dodson House Moving. A new pier and beam foundation will be constructed at the 234 Yucca site prior to transport. Total roof removal will be necessary due to the route and roof height however the roof will be reconstructed at the new site. Structural integrity of the house will not be compromised during the transport. Please see Dodson's detailed proposal for reference.

Relocating the house to 234 Yucca provides an alternative to preserve the home in a neighborhood that shares the same craftsman architectural characteristics. The new site will also allow for the home to be oriented in an appropriately sized lot as the current parcel dimensions are not cohesive to the settings of the surrounding homes. The relocation of the house both matches and will enhance the character of the new site's neighborhood while creating additional affordable housing stock for a new family to call this long-unoccupied historic structure their new home.

The site plan and architectural renderings present an ideal rehab to ensure the home is best suited for modern family living while retaining its historic structure and style. As demonstrated in the accompanying documents, an additional master bedroom and deck has been added to the unit. While, the developer, Neighborhood Housing Services of San Antonio, Inc, is confident that this addition will maximize the home's usefulness and attractiveness to prospective buyers, it was purposefully designed as an optional expansion, and we understand it is subject to review and input from the City and OHP.

**SOUTHTOWN ONE, LTD.**

17460 IH 35 N., STE. 430, PMB 427  
Schertz, TX 78154

8/26/2021

To Whom It May Concern,

**Southtown One, Ltd.** gives **Jeremy Carter and/or other representatives of Neighborhood Housing Services** authority to submit, on its behalf, to the Office of Historic Preservation of the City of San Antonio, an application for relocation of the structure currently located at **903 Labor St San Antonio, TX 78210**. This authorization does not provide Mr. Carter and/or NHS the authority to make any binding commitments to the City of San Antonio, its offices or agents, or any other parties, on behalf of Southtown One, Ltd., unless otherwise approved in writing by Southtown One, Ltd.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mario Gonzalez', with a stylized flourish at the end.

Mario Gonzalez, *Managing Partner for Southtown One, Ltd.*



## 234 YUCCA IN-FILL LOT PHOTOS



Facing 234 Yucca





234 Yucca with neighboring home to the right.

# 903 LABOR - EXISTING EXTERIOR



WEST ELEVATION



## 903 LABOR - EXISTING EXTERIOR



NORTH ELEVATION



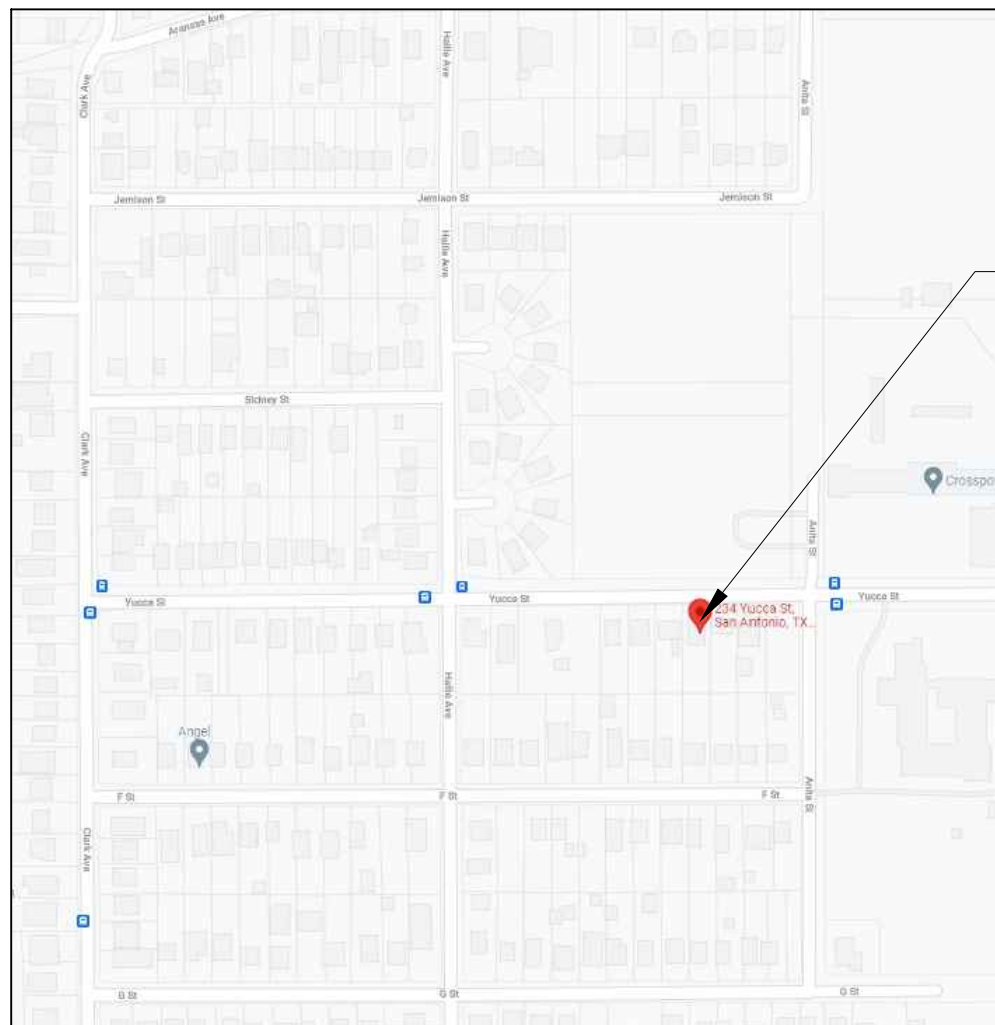
EAST ELEVATION

**Materials to Be Used**

Refer to Site Plan. Any new materials will match to existing materials as much as possible with fiber cement siding. The skirt will allow siding all the way to the ground. Roof will have shingles to match existing materials.



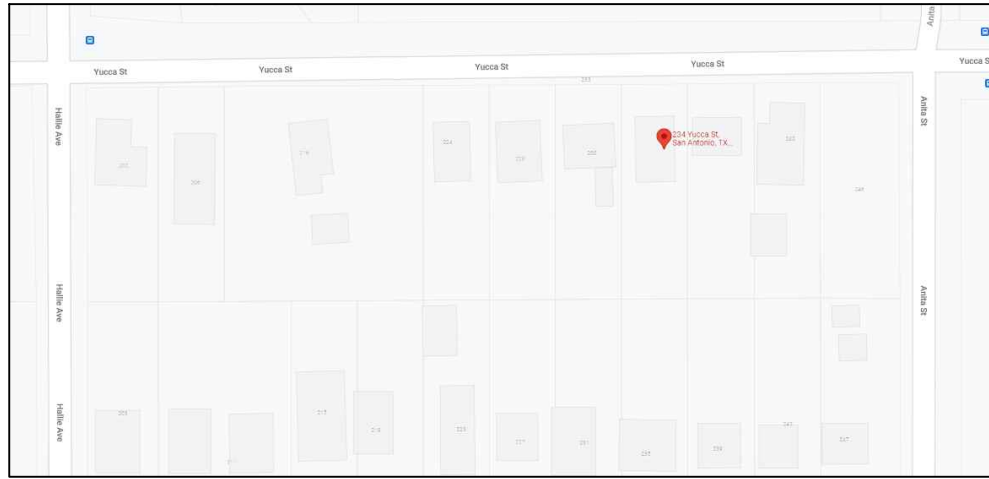
## LOCATION MAP



Project location  
(see enlarged street map)

## SAN ANTONIO MAP

Source: <https://www.google.com/maps/>



## STREET MAP

Source: <https://www.google.com/maps/>



## AERIAL MAP

Source: <https://www.google.com/maps/> (Image Capture SEP-2021)

## SYMBOLS

DOOR SYMBOL	
WINDOW TYPE	
HEIGHT KEY	
ROOM NAME	
CEILING HEIGHT	
ROOF PITCH	
REVISION CLOUD	
SLOPE DIRECTION	
GRADE DROP MARKER	

## GENERAL INFORMATION

- THIS SET OF CONSTRUCTION DOCUMENTS IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULLY OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGN TEAM BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGN TEAM. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING (IF APPLICABLE) - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- CONTRACTOR OF THE WORK SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. OWNER SHALL BE MADE AWARE OF ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR PLAN REVIEWS REQUIRED BY THE CITY OF SAN ANTONIO.
- CONTRACTOR SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR ALL PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- OWNER SHALL BEAR ALL FINANCIAL RESPONSIBILITY FOR ALL PLAN REVIEWS, PERMITS, APPROVALS, AND INSPECTIONS REQUIRED BY THE CITY OF SAN ANTONIO.

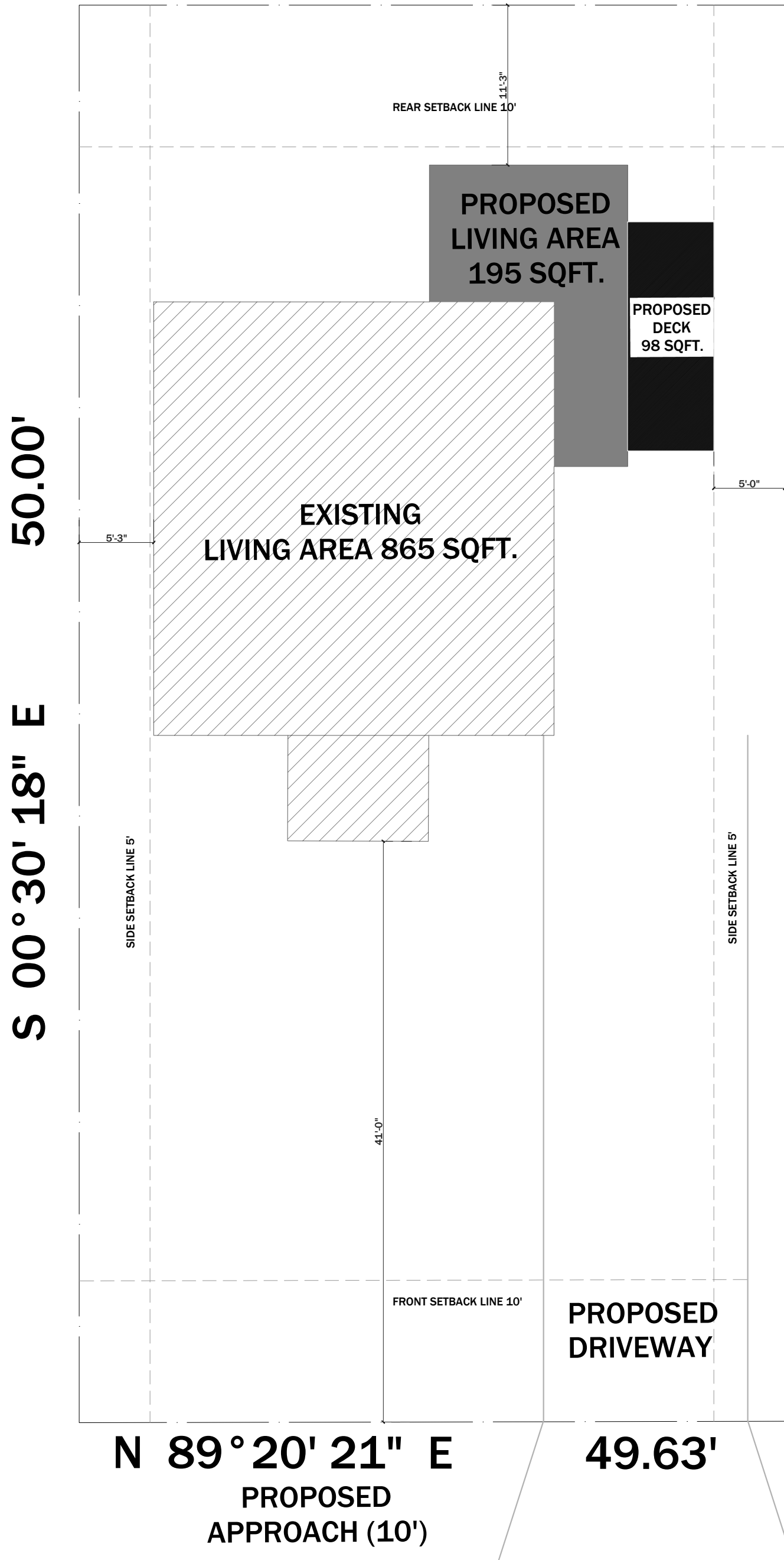
## INDEX

A-001	SITE PLAN
	COVER SHEET, TITLE, NOTES, LOCATION MAP
A-002	FLOOR PLAN/CABINETS
A-003	ELECTRICAL PLAN
A-004	ELEVATIONS/ROOF PLAN
S-1	ROOF FRAME, FRAMING AND WIND PLAN
S-2	FOUNDATION PLAN FLOOR JOIST

## SITE PLAN LEGEND

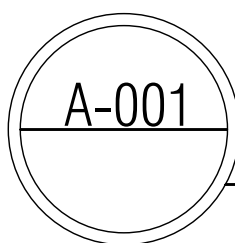
PROPERTY LINE	
SETBACK LINE	
BUILDING EDGE LINE	
EXISTING FENCE	

S 89°26' 54" E 49.79'



234 YUCCA ST.  
(60' RIGHT-OF-WAY)

## SITE PLAN



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

## LEGAL DESCRIPTION

### NOTE:

LEGAL DESCRIPTION: LOT 9  
ZONING: RM-4

## CODE ANALYSIS

### SCOPE OF WORK:

SINGLE-FAMILY

### GOVERNING CODES:

ALL WORKS SHALL BE IN CONFIRMATION WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING, ANY OTHER FEDERAL, STATE OR LOCAL CODE, LAWS AND ORDINANCES THAT APPLY

BUILDING - 2018 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS  
MECHANICAL - 2018 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS  
ELECTRICAL - 2017 NATIONAL ELECTRICAL CODE W/AMENDMENTS

### AREA:

LIVING SPACE AREA: 1,059 SQ FT  
LOT AREA: 4,976.01 SQ FT

### CONSTRUCTION TYPE:

TYPE IIA

## ABBREVIATIONS

A= amps (s) )ex: a15A breaker)  
ABS= acrylonitrile-butadiene-styrene plastic pipe  
ACCA= Air Conditioning Contractors of America  
ACH=air changes per hour  
AHJ=authority having jurisdiction  
AMI=in accordance with manufacturer's instructions  
ASCE= American Society of Civil Engineers  
ASTM=American Society for Testing & Materials  
AWG= American Wire Gauge  
BO= building official  
Btu= British thermal unit  
BWL=braced wall line  
BWP= braced wall panel  
CATV= cable television  
cfm= cubic feet per minute  
CMU= concrete masonry unit  
CPVC=chlorinated polyvinyl chloride plastic pipe  
CSST= corrugated stainless steel tubing  
cu= cubic (ex: 24cu. ft.)  
Cu=copper  
DFU= drainage fixture unit (s)  
DW=dishwasher

DWV = drain, waste & vent  
e.g = for example  
EGC= equipment grounding conductor  
EMT= electrical metallic tubing  
ex= example  
FLR=flood level rim  
FAU= forced air unit (central furnace)  
ft (after number)= foot. feet (ex: 5ft)  
FVIR= flammable vapor ignition resistant  
galv= galvanized  
GB= gypsum board  
GEC= grounding electrode conductor  
ICF = insulating concrete forms  
IMC = intermediate metal conduit  
in (after number) = inch  
IS = IAMPO installation standard  
kw = kilowatt  
L&L = listed and labeled  
lav = lavatory (sink)  
lb = pound  
LFMC= liquidtight flexible metal conduit  
LFNC = liquidtight flexible nonmetallic conduit

LL = lot line dividing one lot from another  
or from a street  
manu = manufacturer  
max = maximum  
min = minimum  
mph = miles per hour  
n/a = not applicable  
NM = nonmetallic sheathed cable  
O.C. = on center  
PEX = cross linked polyethylene plastic pipe (water pipe)  
psf = pounds per square foot  
psi = pound per square inch  
psig = pounds per square inch gage  
PT = preservative treated (wood)  
PVC = polyvinyl chloride plastic water pipe or electrical conduit  
recep = receptacle outlet (electrical)  
RMC = rigid metal conduit  
SDC = Seismic Design Category  
SE = service entrance



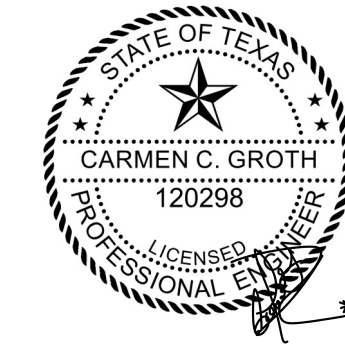
PROJECT

234  
YUCCA ST.

San Antonio, TX. 78210  
DATE: 09/07/2021  
PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:



DRAWN BY: MARIEL DE OBALDIA

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS

PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 1,060 SQFT

SITE PLAN

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

A.001

PLAN No:

SEP 2021

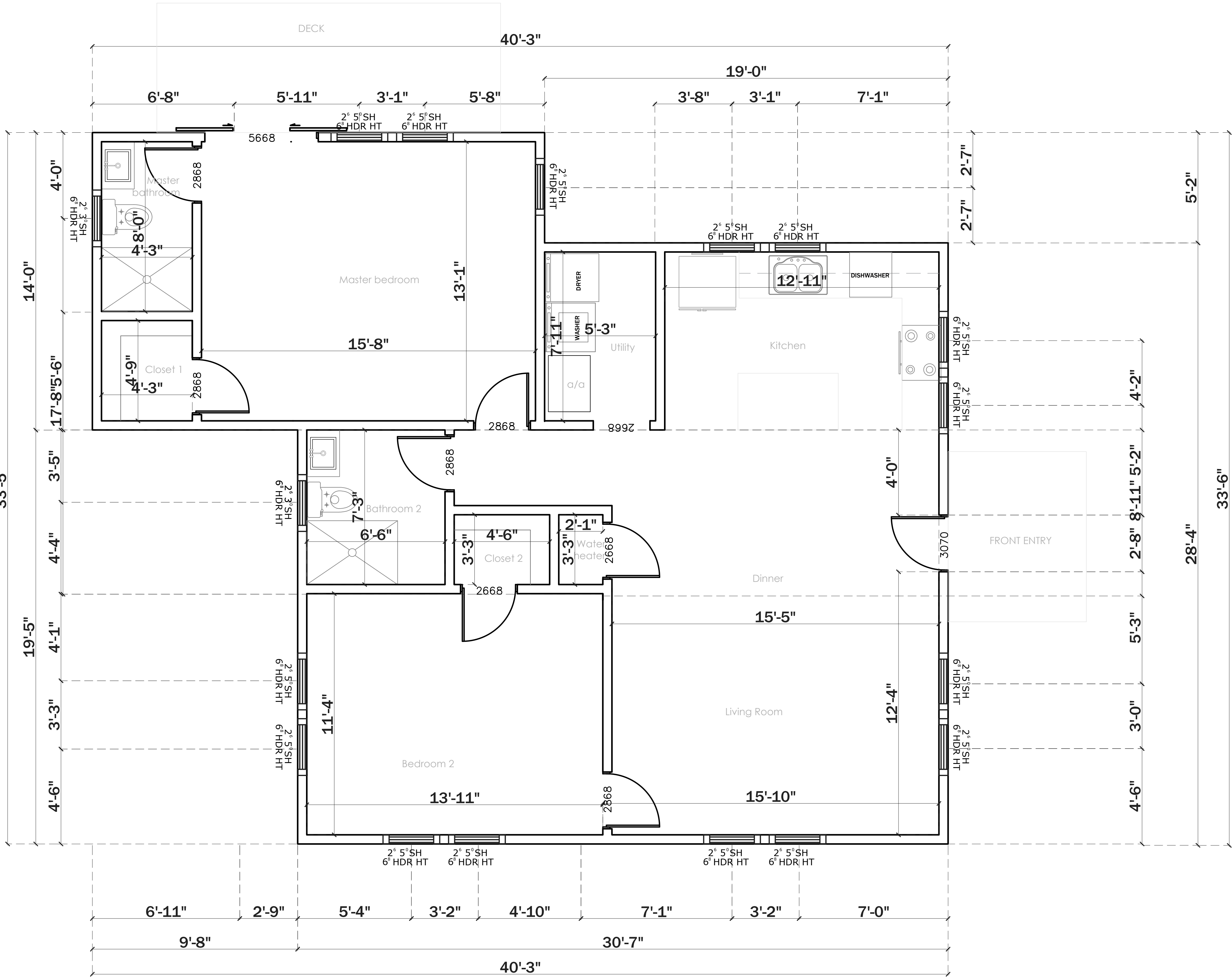


AIR BARRIER

Thermal Envelope		
TABLE R022.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	An air barrier shall be installed in the building envelope.	An permeable insulation shall not be used in a walling system.
Continuities	The air barrier in any dropped ceiling shall be aligned with the insulation and top plate. The air barrier shall be sealed.	The insulation in any dropped ceiling shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Above walls shall be sealed.	Caution within corners and headjoints of frame walls shall be installed by completely filling the cavity with a material having a thermal resistance of R-2 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in continuous contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door profile and framing and caulking and framing shall be sealed.	Frame joints shall be sealed.
Rim joists	The rim joist shall extend the air barrier.	
Floors (including above garage and conditioned floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the ceiling framing, or floor framing cavity insulation shall be provided to be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of perimeter floor framing members.
Ceiling space walls	Exposed cavity in exterior ceiling space shall be covered with Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the ceiling space walls.
Shafts, penetrations	Door shafts, utility penetrations, and fan shafts passing through or penetrating space shall be sealed.	
Narrow cavities	Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that is installed neatly conforms to the available cavity space.	
Garage separation	An existing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building envelope shall be sealed to the drywall.
Plumbing and wiring	For exterior walls and roof, all exterior wiring and plumbing in exterior walls, or insulation that is installed within exterior walls, or exterior space shall extend beyond piping and wiring.	
Downsloak on exterior wall	The air barrier installed at exterior walls adjacent to downspouts shall extend beyond them from the downspout and into the wall.	Exterior walls adjacent to downspouts and downspouts shall be sealed.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or other boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the building envelope.	
Concealed sprinklers	Other registers to be sealed, concealed the sprinklers shall be sealed to a cavity that is recommended by the manufacturer. Caution or other alternative methods shall be used to seal the walls between the sprinkler cover plates and walls or ceilings.	

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.
- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED, I.E. MOUNT AS LOW AS POSSIBLE.
- CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQFT A MINIMUM NET CLEAR OPENABLE WIDTH OF 20". A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24" AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
- ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER, FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCE WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 40 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
- ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL NOT BE LOCATED WITHIN 10 FEET OF A GAS FIRED APPLIANCE.
- ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE 5/8" TYPE-X GYP. BOARD W/ 1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS INCLUDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
- ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER USE 1/2" GYP. BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- PERIMETER WALLS SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-19.
- ALL THE CEILING SHALL BE INSULATED WITH BATT INSULATION FIBER GLASS R-38.

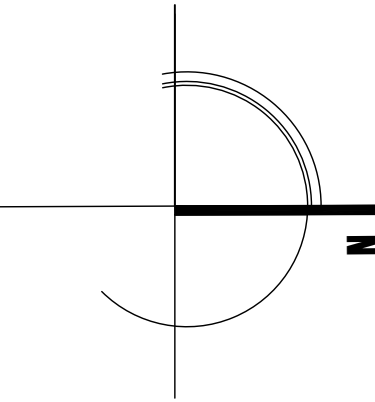


FIRST FLOOR

A-002

Scale: 3/8"=1'-0"

FLOOR PLAN



**Projecta** ENGINEERING INC.  
PROJECTA ENGINEERING, LLC  
CARRIE E. GORDON, P.E.  
SAN ANTONIO, TX 78230  
PHONE: (210) 380-0050  
cgreg@projectaengineering.com

PROJECT

234  
YUCCA ST.

San Antonio, TX. 78210

DATE: 09/07/2021

PROJECT NO.

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 1,060 SQFT

MAIN LEVEL  
FLOOR PLAN



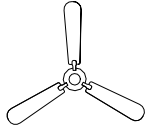
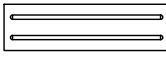













SCALE: 3/8"=1'-0"

A.002

PLAN No:

SEP 2021

ELECTRICAL LEGEND

-  CEILING MOUNT LIGHT
-  WALL MOUNT LIGTH
-  CEILING FAN
-  FLUORESCENT LIGHT FIXTURE
-    SWITCHES: SINGLE POLE, WEATHER PROOF, 3-WAY, 4WAY
-    110V RECEPTACLES: DUPLEX, WEATHER PROOF, GFCI
-  220V RECEPTACLES
-  SMOKE DETECTOR
-  EXHAUST VENT / LIGTH / HEATER COMBO
-  VOICE / DATA OUTLET
-  TV
-  E.P.  ELECTRIC PANEL

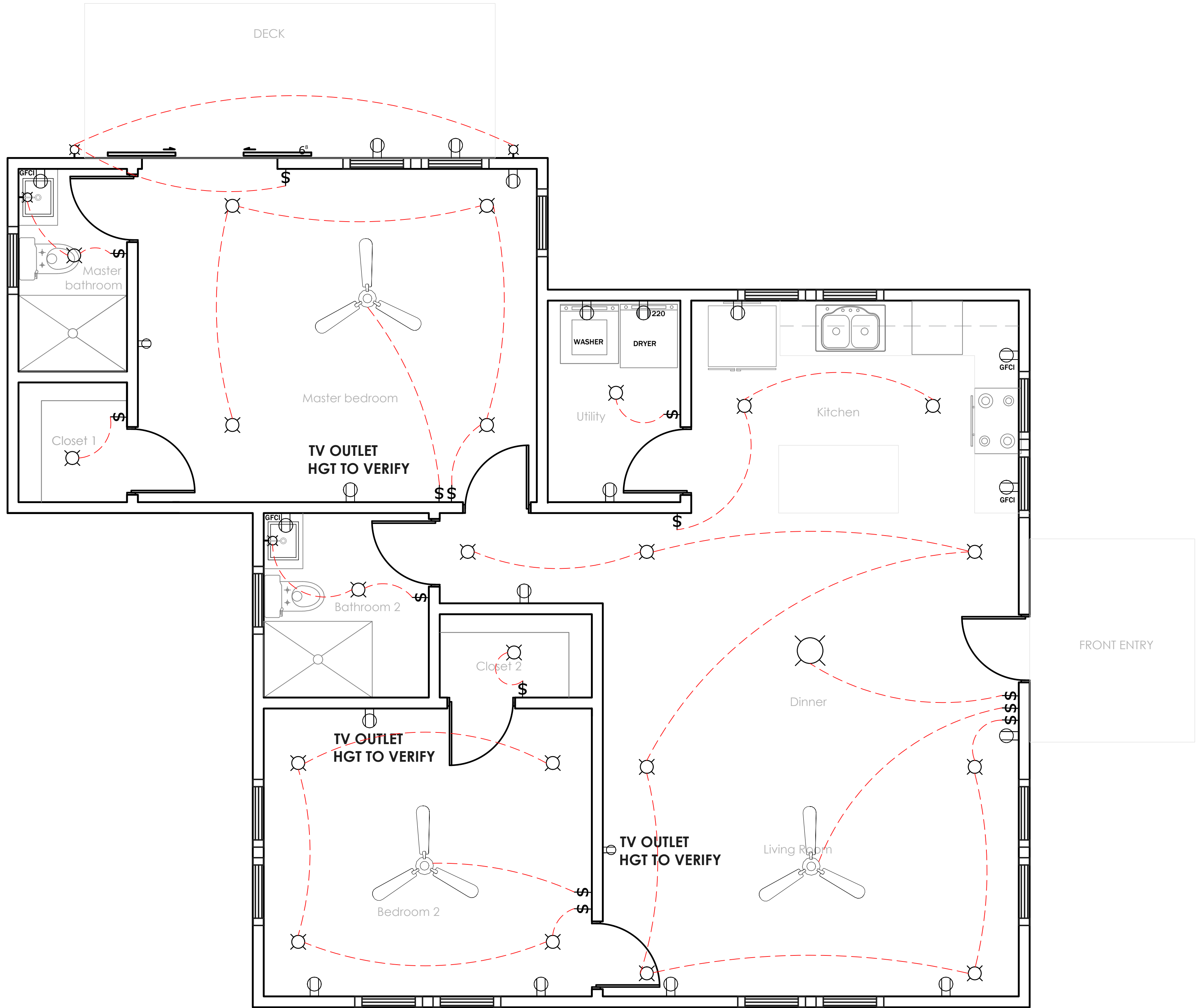
ELECTRICAL NOTES

1. ALL ELECTRICAL DEVICES AND WORK COMPLY WITH THE STANDARD OF THE NATIONAL ELECTRICAL CODE.
2. PERFORMANCE STANDARDS CONFORM ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
3. PROVIDE A MINIMUM OF ONE SEPARATE 20AMP CIRCUIT TO LAUNDRY APPLIANCES.
4. PROVIDE A MINIMUM OF TOW SEPARATE 20AMP CIRCUIT TO THE KITCHEN APPLIANCES
5. SWITCHES AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
6. A SMOKE DETECTORS WITH CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON LIVING ROOM, BEDROOMS,HALL WAYS, KITCHEN AND WHERE REQUIRED BY APPLICABLE LAW, CODES OR STANDARD FOR THE SPECIFY OCCUPANCY.
7. BLUE PVC BOXES SUCH AS 18cu Single box, 32cu double box AND 44cu triple box SHALL BE INSTALLED AND USED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
8. SWITCHES, RECEPTACLES OUTLETS, GFCI RECEPTACLES, 10-50R 3 POLE RECEPTACLE, WATER PROOF OUTLETS AND LED LIGHTS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
9. PANEL BOARDS AND EXHAUST FANS SHALL BE INSTALLED AS THE PROJECT'S NEEDS AND REQUIRED BY CODE.
10. REFRIGERATOR OUTLET HAVE IT'S OWN DEDICATED CIRCUIT AS REQUIRED BY CODE.
11. ALL COVER PLATES FOR ALL DEVICES SHALL BE PROVIDE IN THE COORDINATED COLOR TO MATCH SURROUNDINGS.
12. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
13. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
14. 220V RANGE TO BE ON A DEDICATED CIRCUIT PER ELECTRICAL CODE REQUIREMENTS.
15. THE CONTRACTOR SHALL WIRE SEPARATE DEDICATED CIRCUITS FOR REQUIRED NUMBER OF OUTLETS STATED BY CODE IN KITCHEN AREA
16. BREAKER BOX TO BE INSTALLED AT 48" A.F.F. TO ITS HIGHEST OPERABLE PART.

A-003

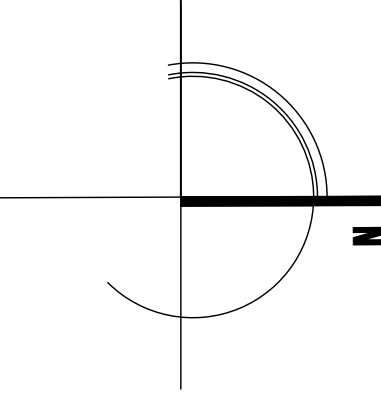
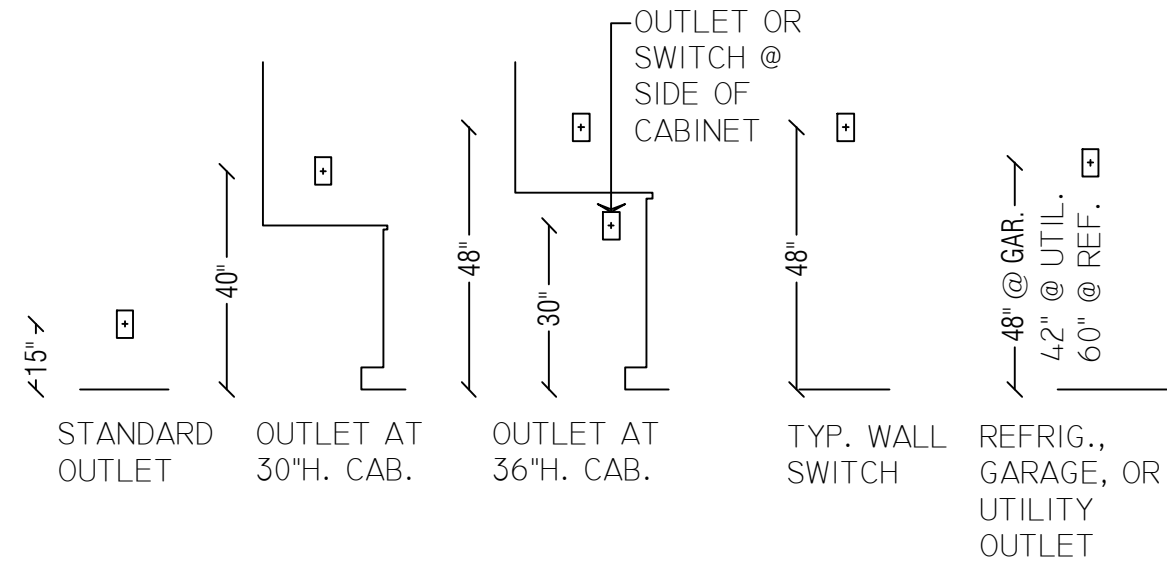
ELECTRICAL PLAN

Scale: 3/8"=1'-0"



FIRST FLOOR

ELECTRIC FIXTURE HEIGHTS  
(UNLESS NOTED OTHERWISE)



PROJECTA ENGINEERING, LLC

PROJECTA ENGINEERING, LLC  
CARRIE E. GRIFFIN, P.E.  
SAN ANTONIO, TX 78230  
PHONE (210) 380-0060  
cgriffin@projectaengineering.com

PROJECT

234  
YUCCA ST.

San Antonio, TX. 78210  
DATE: 09/07/2021  
PROJECT NO.

REVISION	DATE
1	
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NOTES:

DRAWN BY: MARIEL DE OBALDIA

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 1,060 SQFT

MAIN LEVEL  
ELECTRICAL  
PLAN

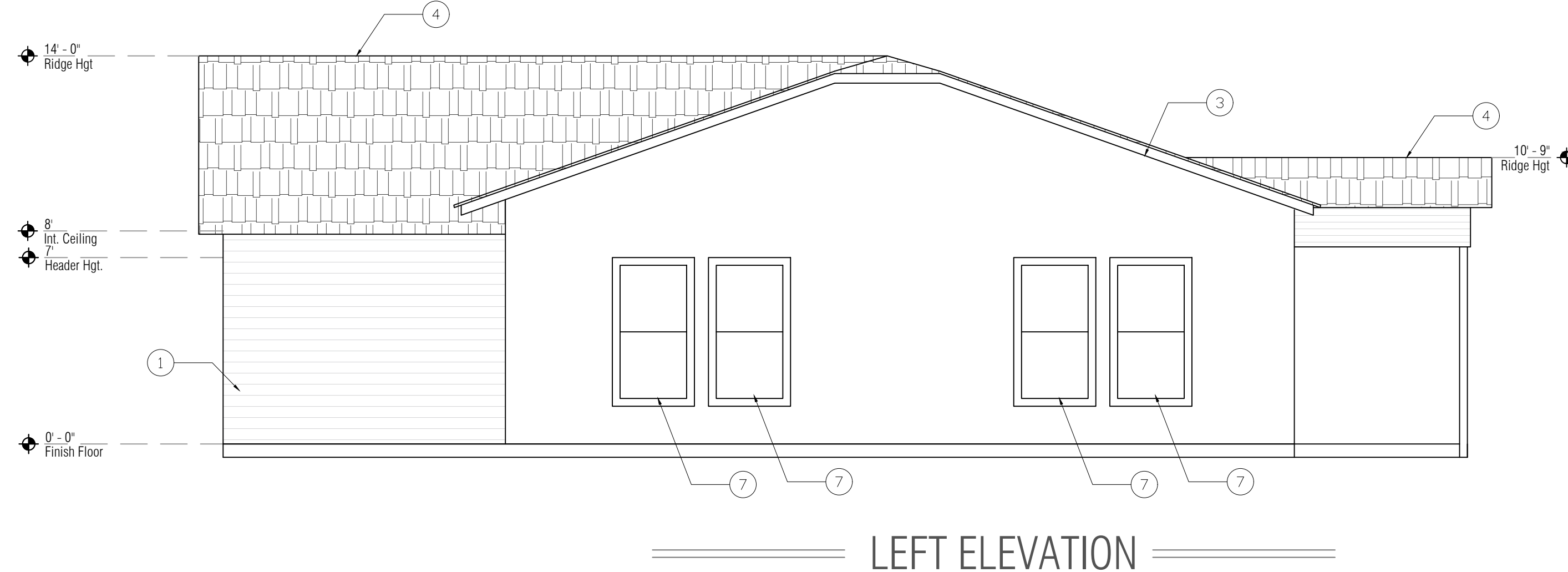
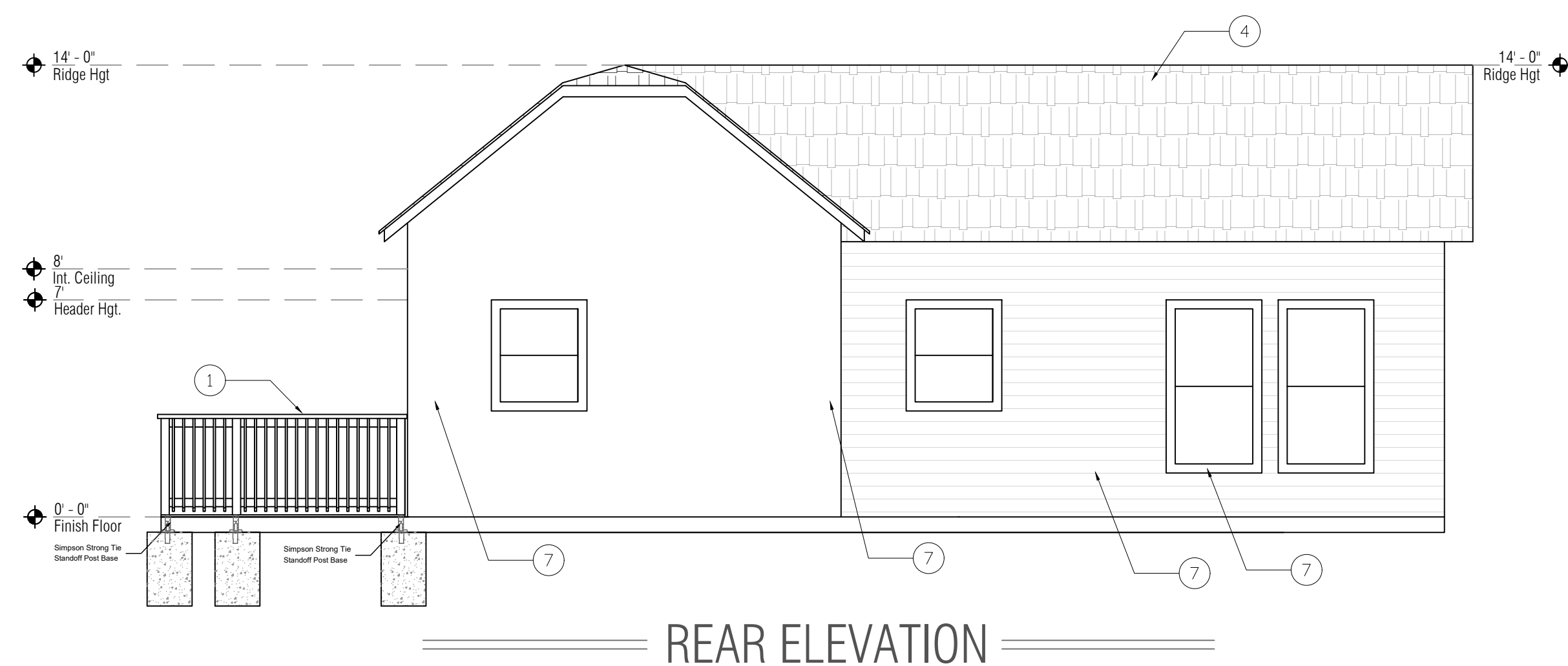
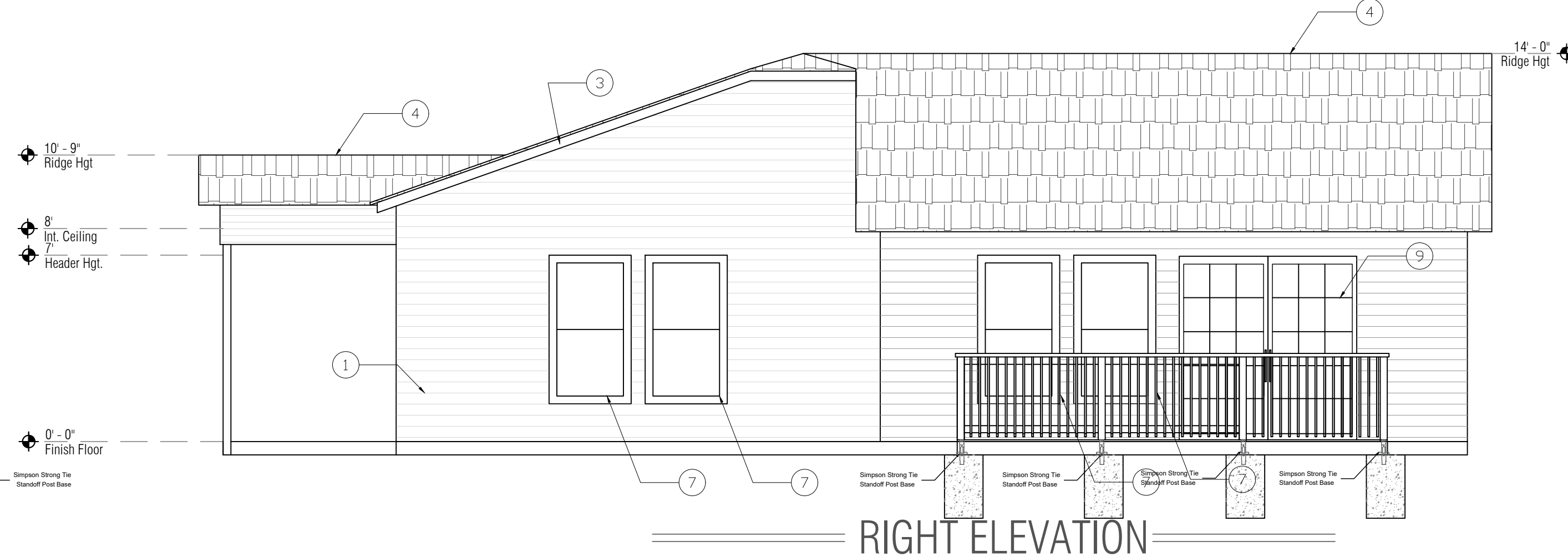
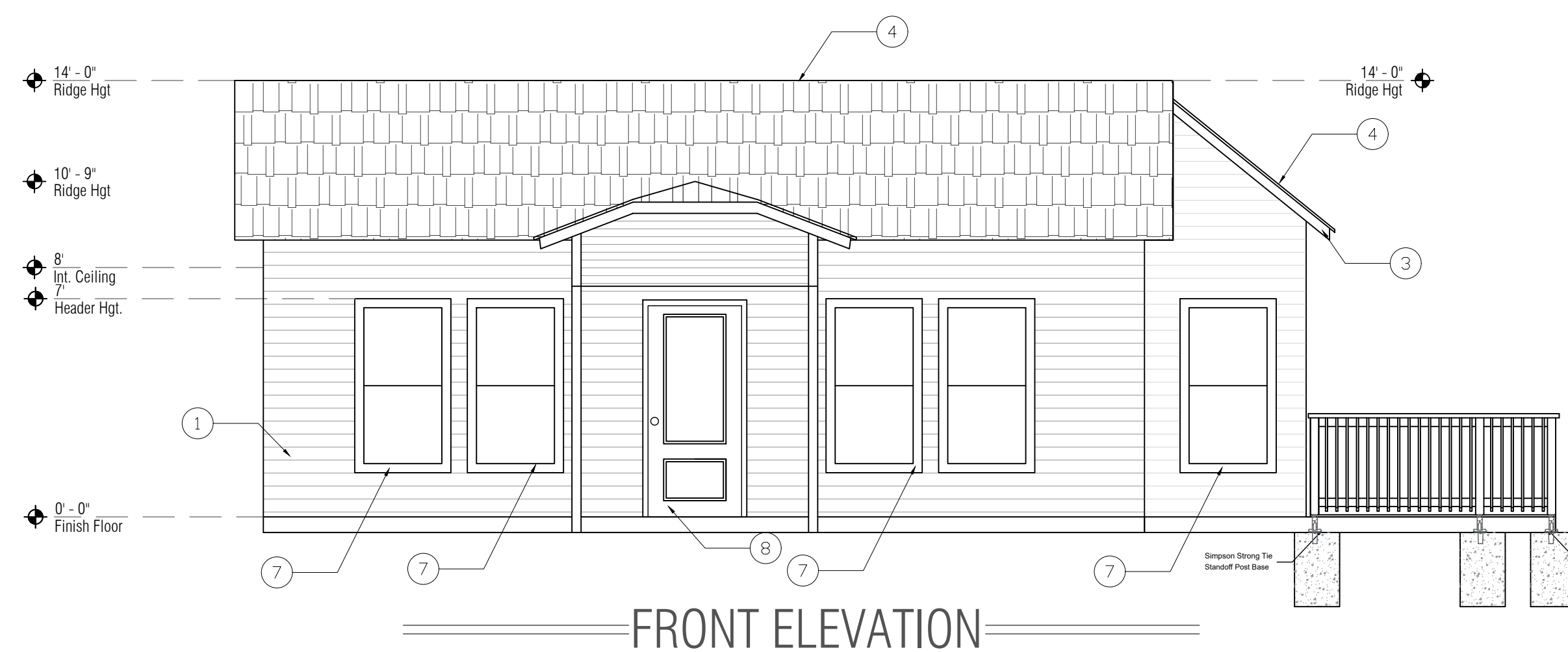
SCALE: 3/8"=1'-0"

A.003

PLAN No:

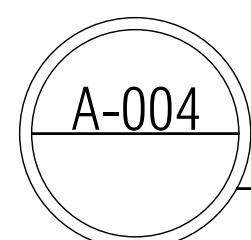
SEP 2021





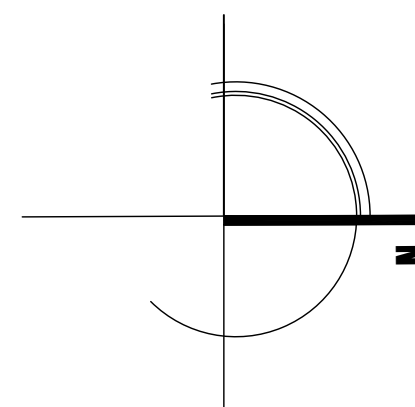
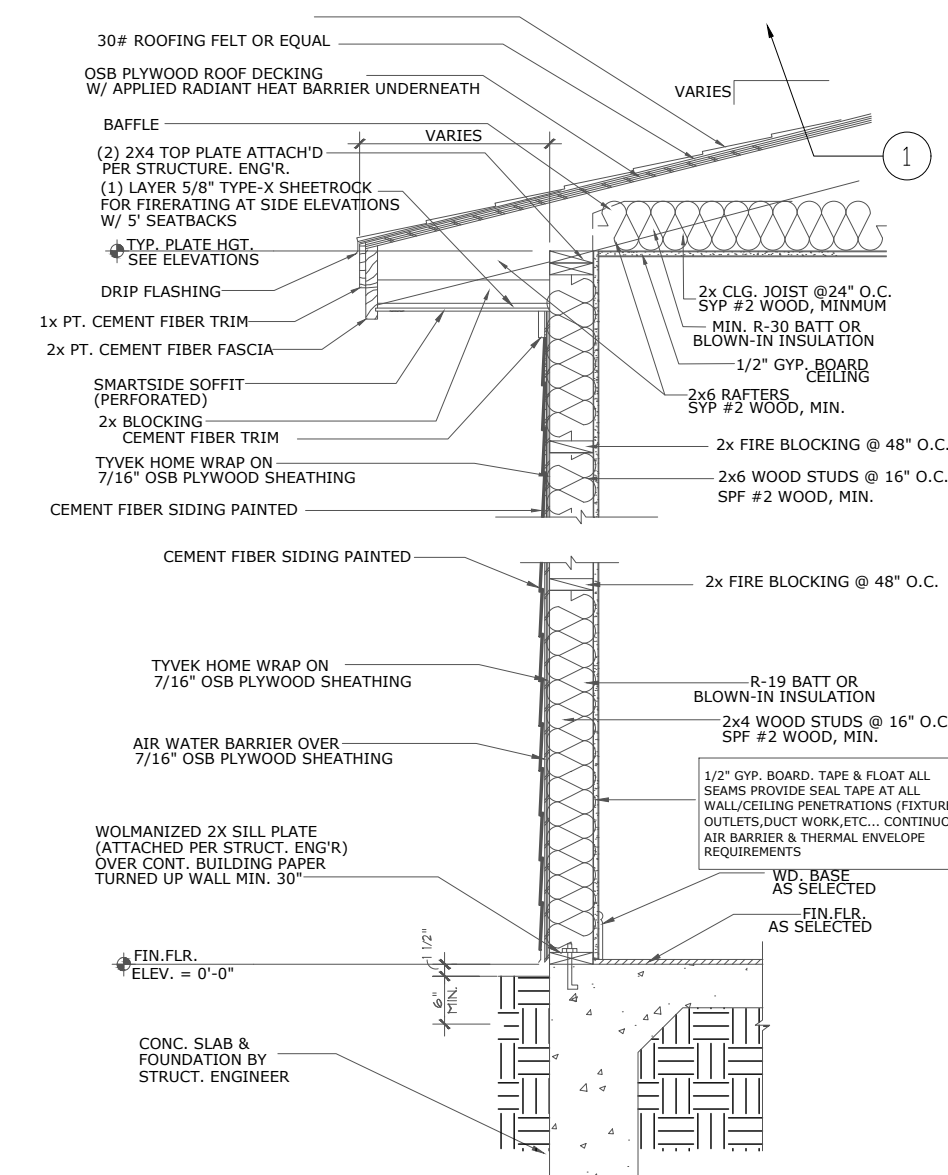
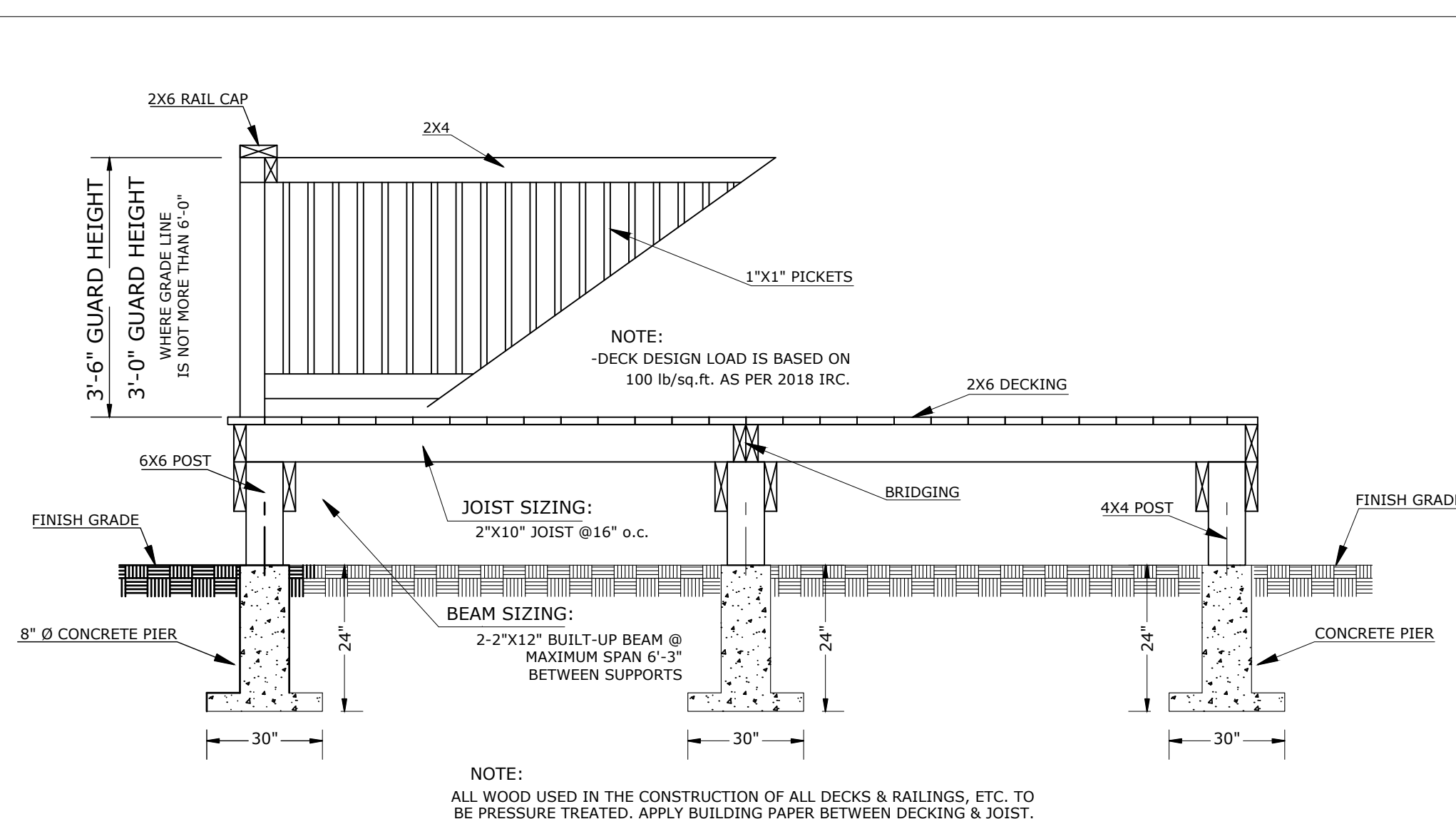
## KEY NOTES (X)

- 1) CEMENT FIBER SIDING, PAINTED
- 2) CEMENT FIBER BOARD TRIM, PAINTED
- 3) CEMENT FIBER FASCIA
- 4) COMPOSITION SHINGLES ROOF
- 5) PICTURE TEMPERED
- 6) WINDOW SLIDING
- 7) WINDOW SINGLE - HUNG LOW E
- 8) EXTERIOR DOOR
- 9) EXTERIOR FRENCH DOOR



Scale:  $1/4"=1'-0"$

## ELEVATION PLAN



**Projecta** ENGINEERING PLLC  
PROJECTA ENGINEERING, PLLC  
CARMEN C GROTH, P.E., PMP  
SAN ANTONIO, TX 78230  
PHONE: (210) 380-0060  
[cgroth@projectaengineering.com](mailto:cgroth@projectaengineering.com)

PROJECT

234  
YUCCA ST.

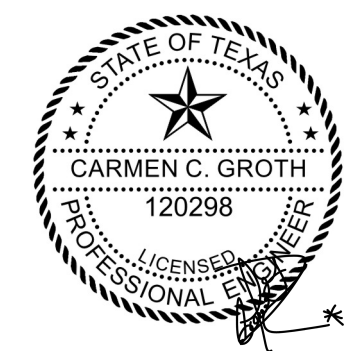
San Antonio, TX. 78210

DATE: 09/07/2021  
PROJECT NO.

DATE: \_\_\_\_\_  
PROJECT NO: \_\_\_\_\_

REVISION	DATE
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## NOTES



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PROJECT TYPE

## RESIDENTIAL

**LIVING SPACE: 1,060 SQFT**

**ELEVATION /  
DECK PLAN**

SCALE:            INDICATE

# A.004

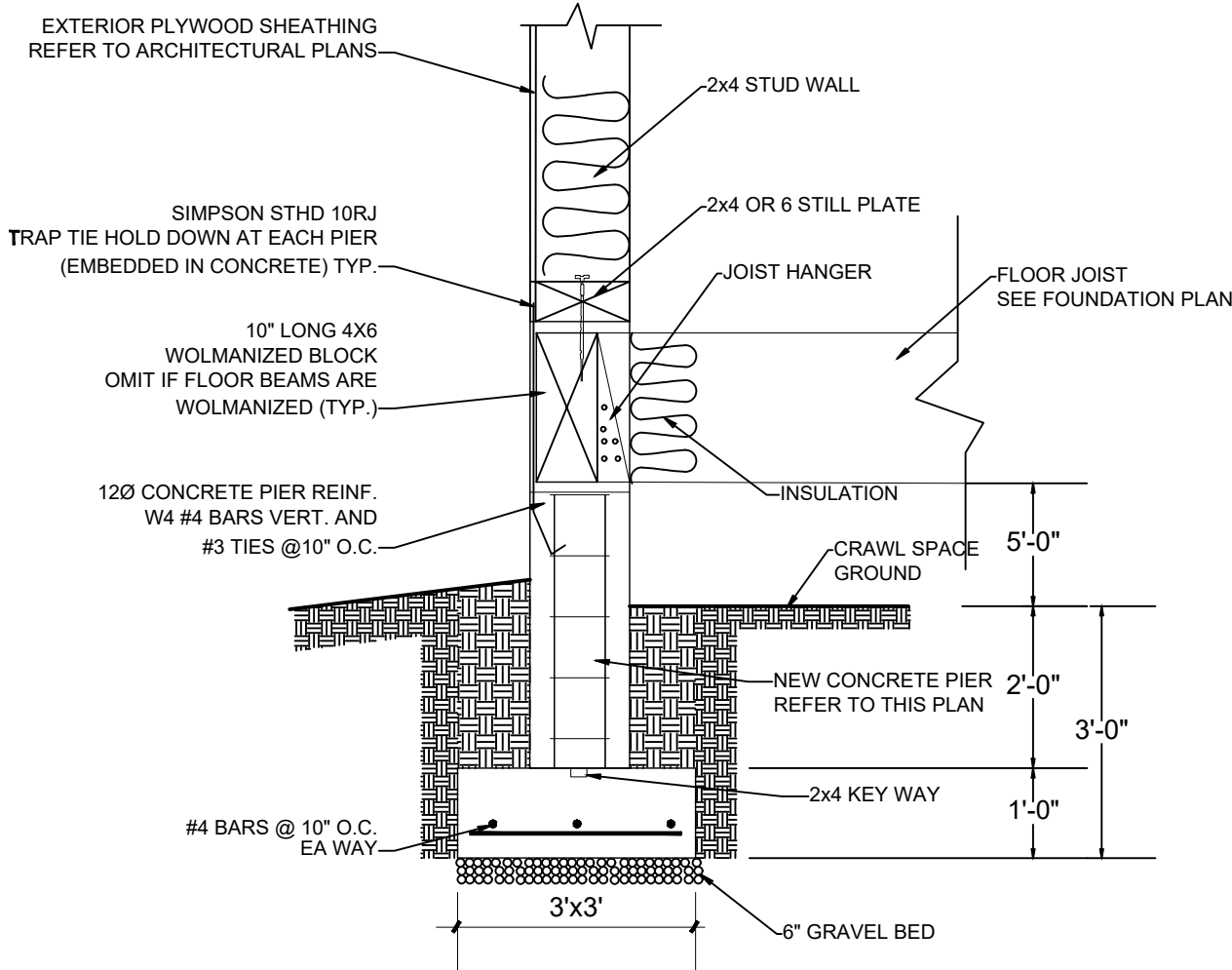
PLAN No

SEP 2021



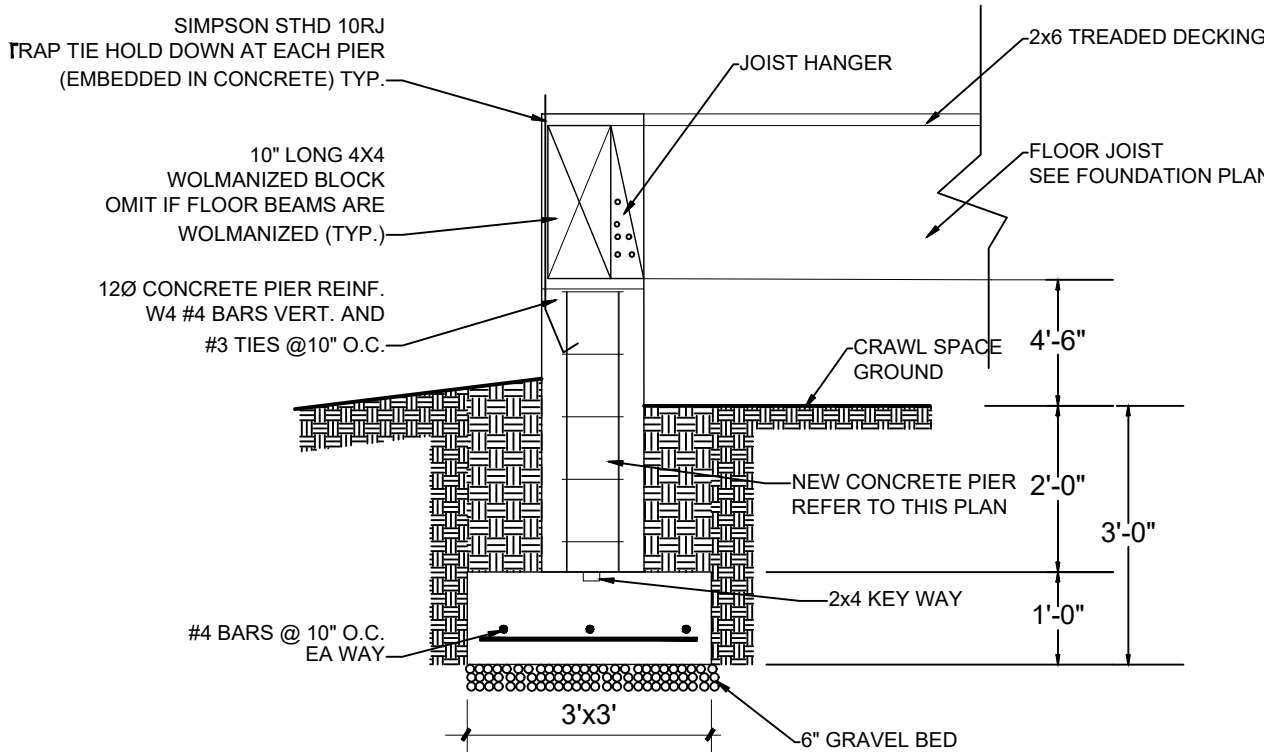
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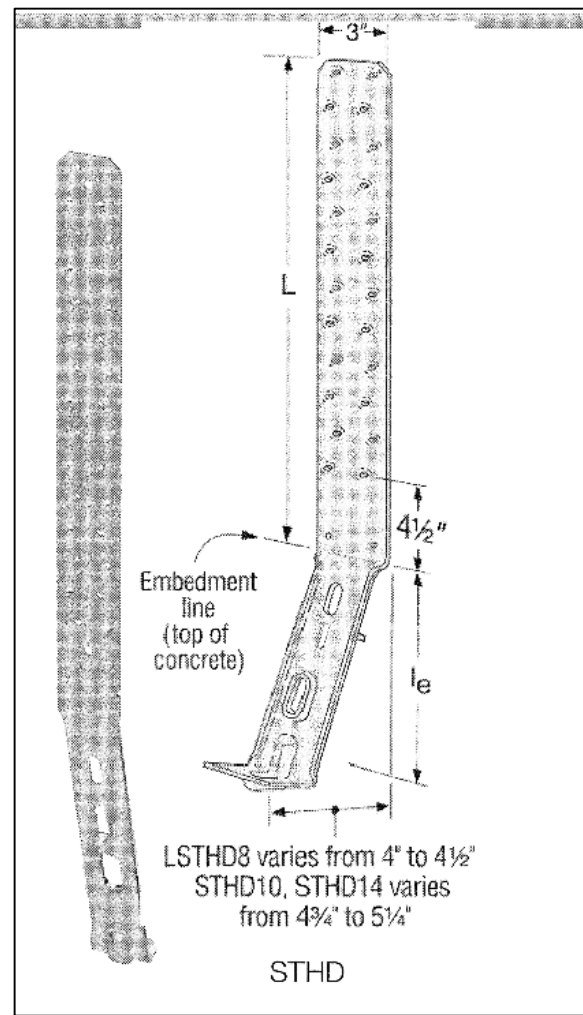
## 2 FOOTING DETAIL HOUSE

SCALE: N.T.S.



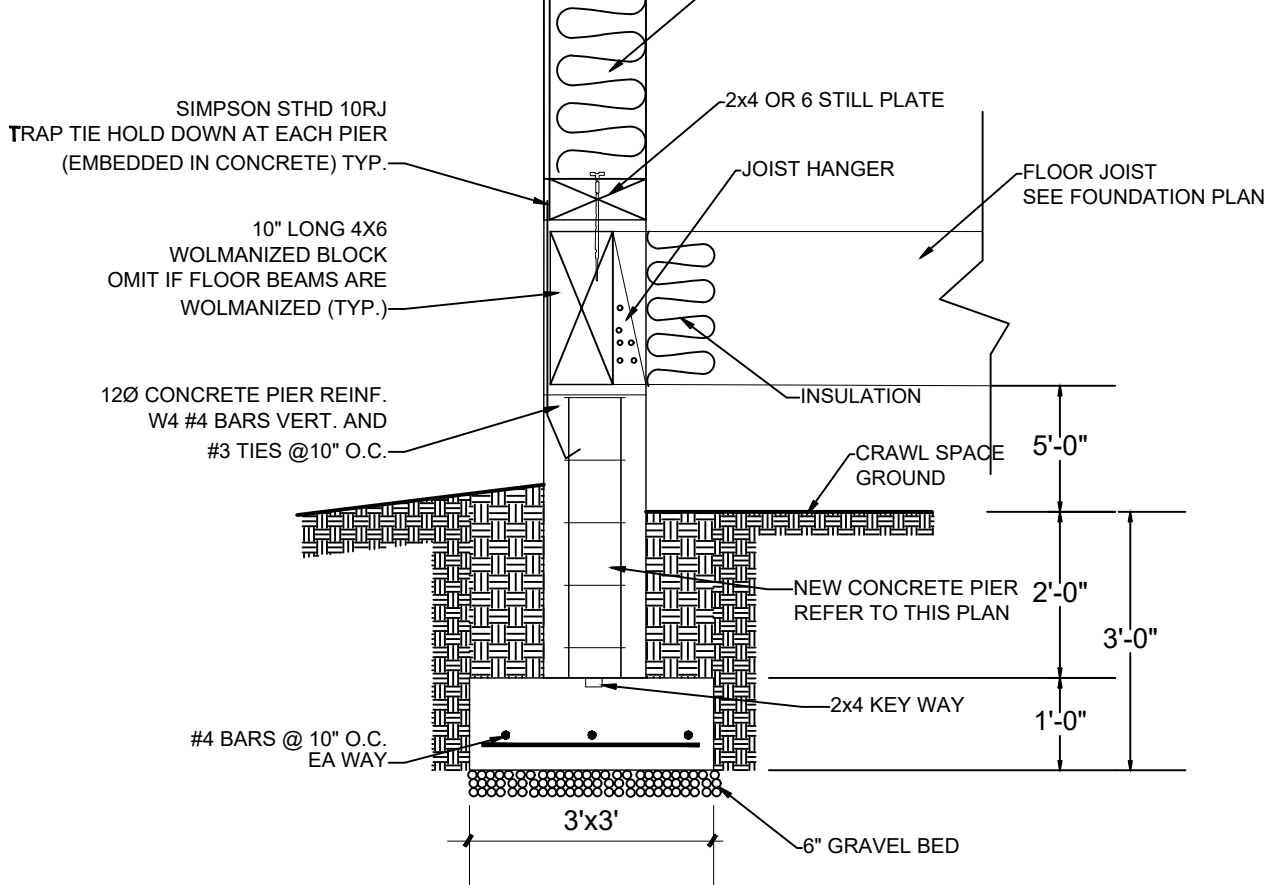
## 3 FOOTING DETAIL DECK

SCALE: N.T.S.



## 4 TYP. HOLDDOWN

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



### STRUCTURAL DESIGN CRITERIA

1. THE 2018 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE DOCUMENTS.

STRUCTURAL DESIGN IS BASED ON THE FOLLOWING:

FLOOR LIVE LOADS: Pier and Wd Beams = 100 PSF  
FLOOR DEAD LOADS: Wood Deck = 20 PSF

ROOF LIVE LOADS: N/A  
ROOF DEAD LOADS: N/A

GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (i) = 1.0

DEAD LOAD COMBINATIONS ( ALLOWABLE STRESS DESIGN METHOD)  
D  
D + L  
D + L + (Lr or S or R)  
D + (W or 0.7E) + L + (Lr or S or R)  
0.6D + W  
0.6D + 0.7E

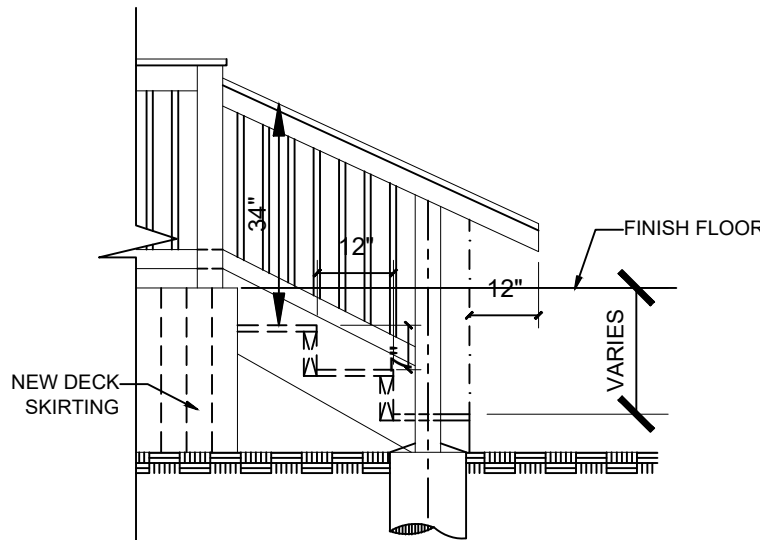
WIND LOADS  
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60 FT.

BASIC WIND SPEED ( 3 SEC. GUST) = 115 MPH, BASIC WIND PRESS. = 16 PSF.  
STRUCTURE TYPE = BUILDING  
STRUCTURE CLASSIFICATION CATEGORY II, EXPOSURE CATEGORY B.  
TOPOGRAPHIC EFFECTS ( Kzt) = 1.0, GUST EFFECT FACTOR (G) = 0.85, RIGID STRUCTURE.  
ENCLOSURE CLASSIFICATION: ENCLOSED  
UPLIFT: 7 PSF

SEISMIC LOADS  
SEISMIC USE GROUP I  
SHORT DURATION Ss = 0.104  
ONE SECOND DURATION Sd1 = 0.031  
SITE CLASS = C  
SEISMIC DESIGN CATEGORY = A  
BASIC SEISMIC-FORCE-RESISTING SYSTEM = ORDINARY STEEL MOMENT FRAME  
ANALYSIS PROCEDURE = SIMPLIFIED

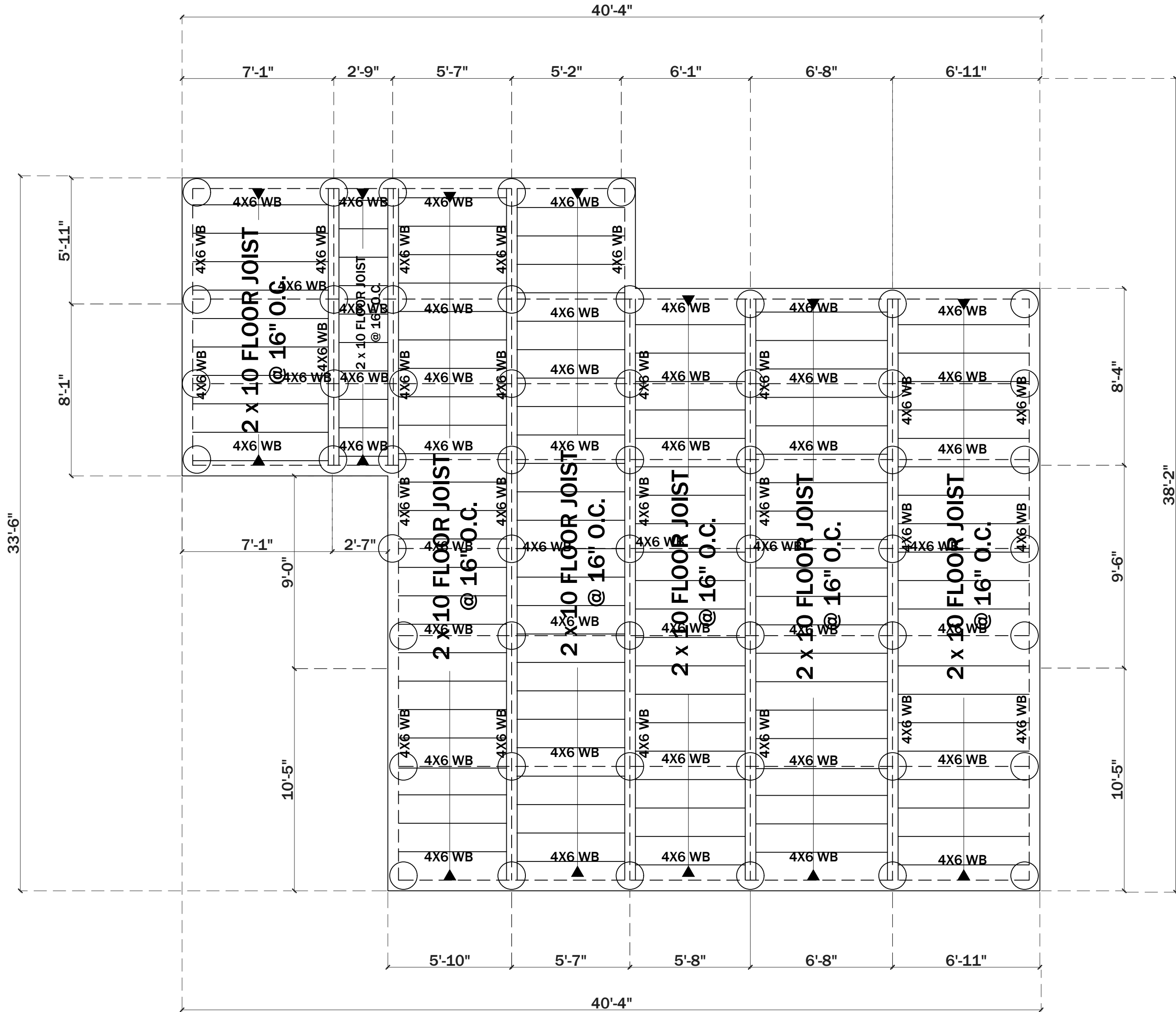
SOIL DESIGN PARAMETERS: (ASSUMED)  
THE SOIL SUPPORTING THE FOUNDATION ARE EXPANSIVE WITH AN EFFECTIVE PLASTICITY INDEX (PI) > 15

MINIMUM EXTERIOR PIER DEPTH BELOW FINAL GRADE = 24"  
SOIL UNCONFINED COMPRESSION qu = 2800 - 3000 PSF.  
SOIL CLIMATIC RATING (Cw) = 17 (SAN ANTONIO AREA)



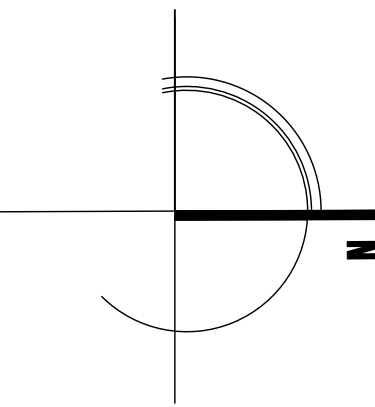
## 5 VIEW PLAN-STAIRS TYP.

SCALE: N.T.S.



### NOTE:

The Finished Floor Elevation (FFE) must EH DW OHDVW    ¶ DPVO DERYH PHDQ VHD (level),  
i.e.,    at least two-feet above the City of San Marcos Base Flood Elevation (BFE) of 577.4' amsl, per the adopted Ordinance, Flood Maps, and Model.



**Projecta**  
ENGINEERING  
PROJECTA ENGINEERING, LLC  
CARMEN G. GIBSON, P.E.  
SAN ANTONIO, TX 78230  
PHONE (210) 380-0060  
cgroth@projectaengineering.com

PROJECT

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PROJECT TYPE:

RESIDENTIAL

LIVING SPACE: 1,059 SQFT

FOUNDATION  
PLAN  
FLOOR JOIST

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

S.004

PLAN No:

SEP 2021