

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2022

HDRC CASE NO: 2022-111
ADDRESS: 515 NOLAN ST
LEGAL DESCRIPTION: NCB 546 BLK 19 LOT E 7 FT OF 13 & W 46.5 FT OF 14
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Raul Jimenez
OWNER: Sergio Medellin/515 NOLAN ST SERIES
TYPE OF WORK: Amendment to a previously approved rear addition, roof modifications
APPLICATION RECEIVED: February 10, 2022
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 amend the previously approved design for a rear addition regarding roof profile and ridge height.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

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 primary historic structure at 515 Nolan was constructed circa 1950, first appears on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District.
- b. **PREVIOUS APPROVAL** – A rear addition was approved by the Historic and Design Review Commission on May 20, 2020, with the following stipulations:
 - i. **TRANSITION** - That the design incorporates a setback between new and old wall planes, utilize different but related siding materials, and/or include a vertical trim piece between forms.
 - ii. **HEIGHT** - That the total height and roof form of the original structure should not be altered and that the addition should be match or is subordinate to the historic structure in height.

A Certificate of Appropriateness and permits were issued prior to the stipulations of the approved design being met. The applicant began construction and has continued to perform work per the permitted construction documents.

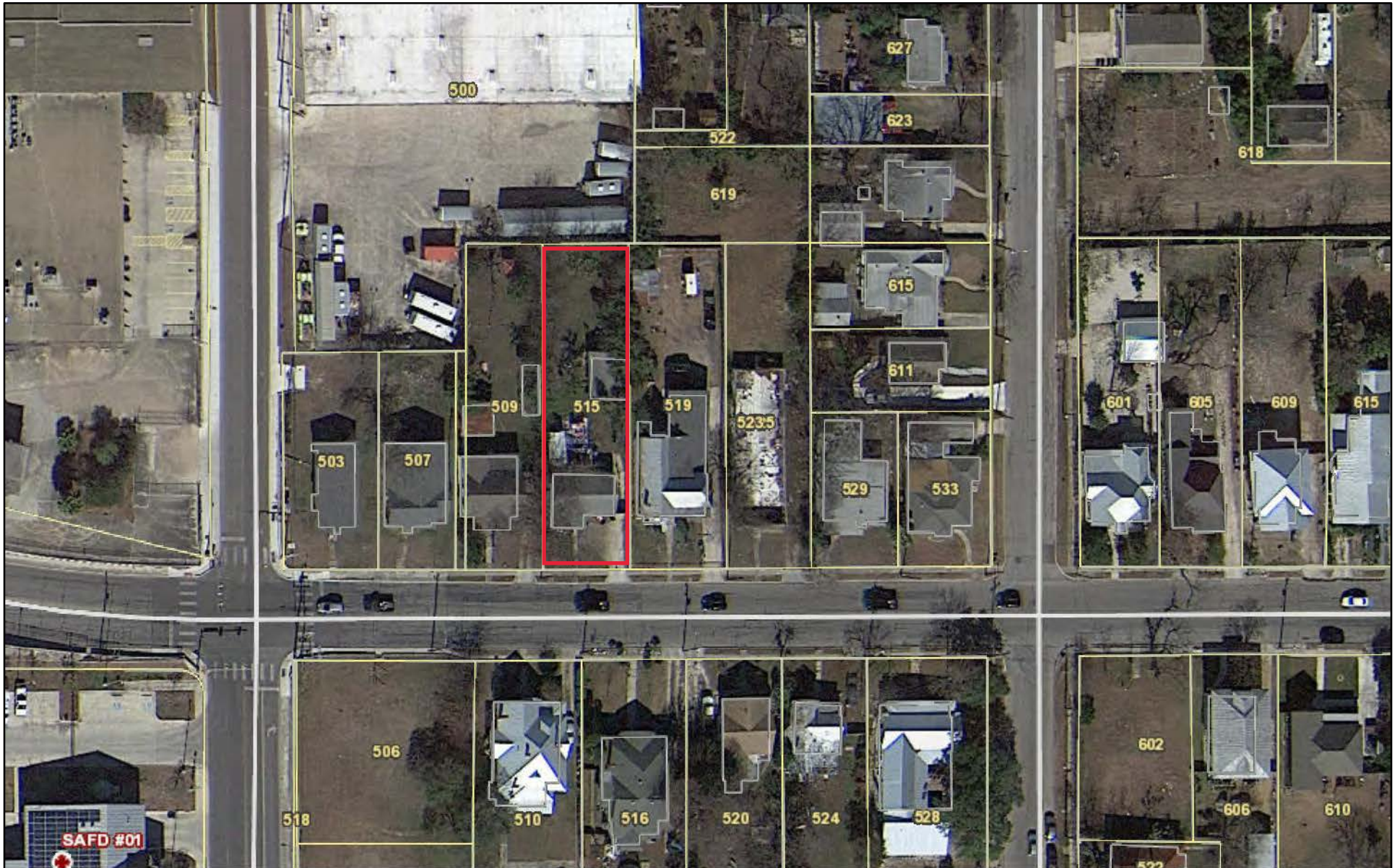
- c. **AMENDMENT** – An approval from the Historic and Design Review Commission is needed for the permitted and constructed design. Generally, staff finds the proposed design to be appropriate. The overall massing and profile is consistent with those found historically within the district.
- d. **AMENDMENT** – The applicant has previously coordinated siding installation with OHP staff. At the time of final approval, the applicant proposed to install a vinyl window, which was not consistent with staff's standards for windows in new construction. Staff finds that windows that are consistent with staff's standards for windows in new construction should be installed.

RECOMMENDATION:

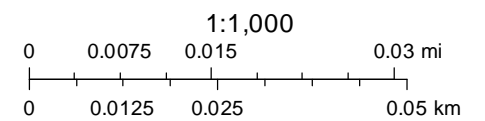
Staff recommends approval based on findings a through d with the following stipulation:

- i. That windows that are consistent with staff's standards for windows in new construction be installed.

515 Nolan



October 28, 2019





515 Nolan Street

Nolan St

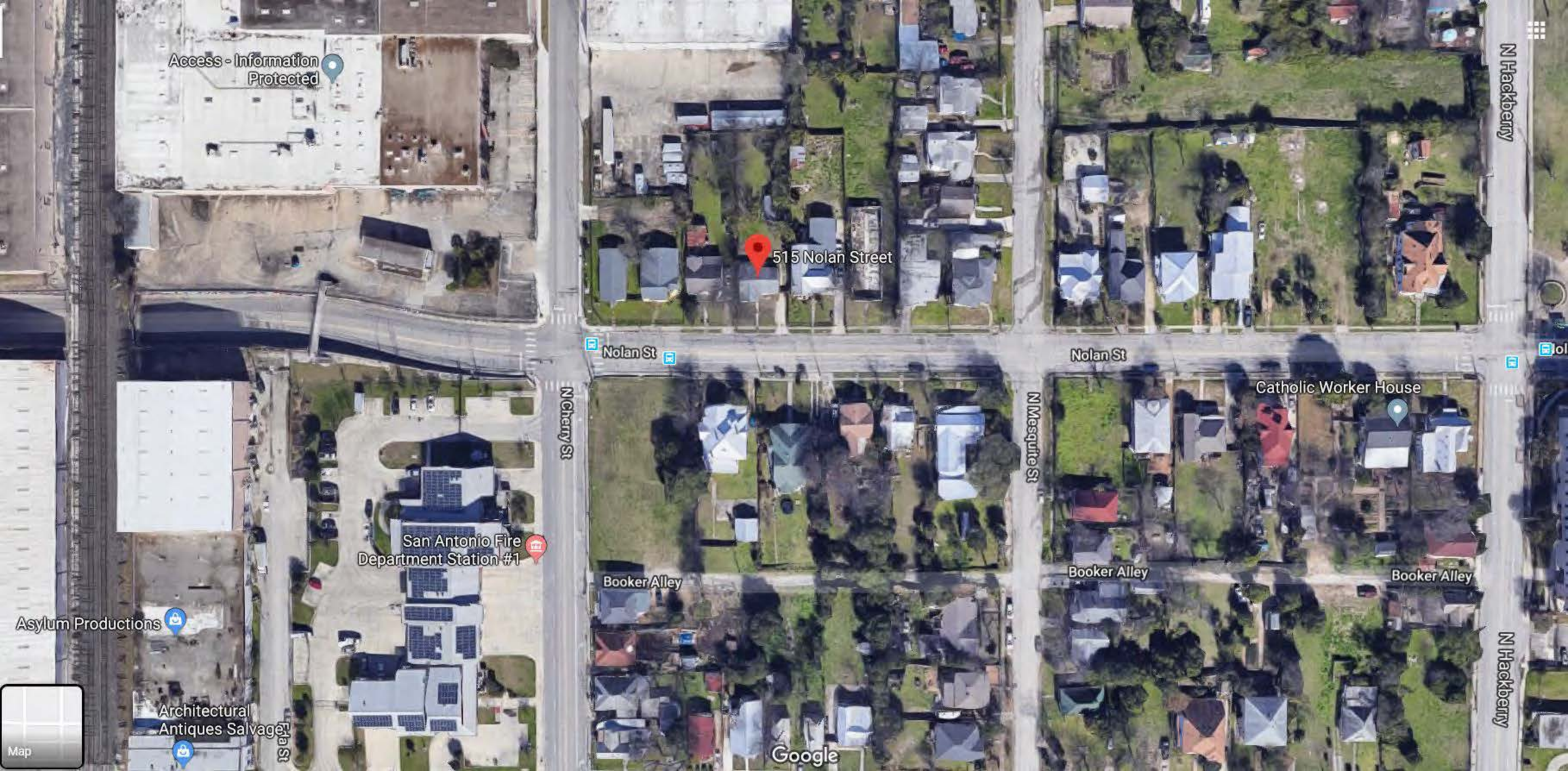
Nolan St

Nolan St

Nichols St

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Map



Access - Information Protected

515 Nolan Street

Nolan St

Nolan St

Ncherry St

N Mesquite St

N Hackberry

N Hackberry

Catholic Worker House

San Antonio Fire Department Station #1

Booker Alley

Booker Alley

Booker Alley

Google

Asylum Productions

Architectural Antiques Salvage



515 NOLAN SERIES

515 NOLAN ST.
SAN ANTONIO, TX
78202

GENERAL NOTES DESIGNER: IRC

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRCTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURE'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

GENERAL NOTES FOR 2018 IRC AND IECC

Section R317 PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY. Protection of wood & wood based products from decay shall be provided in locations listed per R317.1 by the use of naturally durable wood or wood that preservative –treated.

R317.3 FASTENERS & CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD. Fasteners & connectors in contact with preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. in accordance with the connector manufacturer's recommendations (min. zinc-coated galvanized steel or equivalent). Per R317.4.1 Wood/plastic composites shall be installed in accordance with the manufacture's instructions.

R602.3 WOOD WALL FRAMING DESIGN & CONSTRUCTION. Exterior walls of wood-frame construction shall be capable of resisting the wind reassure under 90mph per Table R301.2(2&3) in design & construction in accordance with the provisions under R602.3(1&2). All framing and structural to be designed in accordance with accepted engineering practice.

R311.7.4.1&2 STAIRWAYS TREADS & RISERS. The max. riser height shall be 7-3/4". The min. tread depth shall be 10".

R311.7.7 STAIRWAYS HANDRAILS. Handrails shall be provided on at least one side of each continuous run with four or more risers. Handrail height shall not be less than 34" & not more than 38".

R703.7.4.1 STONE/MASONRY VENEER ANCHORAGE SIZE & SPACING. Each veneer tie shall be spaced not more than 24" on center horizontally & vertically & shall not support more than 2.67 s.f. of wall area.

R703.7.6 STONE/MASONRY VENEER WEEPHOLES. Weepholes shall be provided at a max. spacing of 33" on center & not less then 3/16" in diameter; located immediately above flashing.

R302.5.2 DUCT PENETRATION. Ducts in the garage & ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a min. #26 sheet steel or other approved material & shall have no openings into the garage. Garage as per Section R309.2.

Section R314 SMOKE ALARMS. All smoke alarms shall be in accordance with UL 217 & shall receive their primary power from permanent building wiring w/ battery backup.

Section R315 CARBON MONOXIDE ALARMS. Carbon monoxide alarms shall be installed outside of each within the immediate vicinity of each sleeping area.

* R303.6 Interior stairs shall be provided with an artificial light source located in the immediate vicinity of each stairway or directly over each stairway section.

* LOCATED AT THE OPENING & RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER IRC RE38, SECTION M1305.

* ATTIC A/C UNIT- PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQFT OF PLYWOOD DECKING.

* ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M1305.

ALL FRAMING TO COMPLY W/ INTNL. RES. CODE- 2018 & ANY LOCAL CODE REQ.- VERIFY W/ BLDR SPECS

R301.2.1 DESIGN CRITERIA: WIND LIMITATIONS. All wind bracing will comply with prescriptive methods or valid engineered alternatives. Engineered alternatives will carry the seat and signature of a licensed Texas Professional Engineer and all liability for the accuracy of engineered design shall be that of the design engineer. Note: IRC Wall Bracing information on this plan is per builder. LIS ARCHITECTURAL DESIGN is not responsible for wall bracing calculations and/or any specifications.

All exterior foundations are provided by engineer and will meet 2015 IRC code requirements.

R403.1.6 FOUNDATION ANCHORAGE. Wood sole plates at all exterior walls, wood sole plates of interior braced walls & all wood sill plates shall be anchored to the foundation with anchor bolts spaced at max. 6' O.C. Figure R602.3(2).

R303.6 DWELLING/GARAGE FIRE SEPARATION. The garage shall be separated as required by TABLE 302.6. & does not apply to garage walls perpendicular to the adjacent dwelling wall.

R302.1 FIRE-RESISTANT CONSTRUCTION: EXTERIOR WALLS. Construction, projections, opening & penetrations of exterior walls of dwellings not located on the same lot shall comply with Table R302.1. of min. fire separation distance/rating. Projections beyond the exterior wall shall not extend over the lot line per Exception #3.

R902.1 ROOF CLASSIFCATION: ROOF COVERING MATERIALS. Roofs shall be covered with materials as set forth in Sections R904 & R905. Class A, B or C roofing shall be installed in areas desinated by law as requiring their use or when the edge of the roof is less than 3ft. from property line.

R308.4 HAZORDOUS LOCATIONS REQUIRING SAFETY GLAZING. Requirements for saftey glazing in all fixed & operable panels of swinging, sliding & bifold doors.

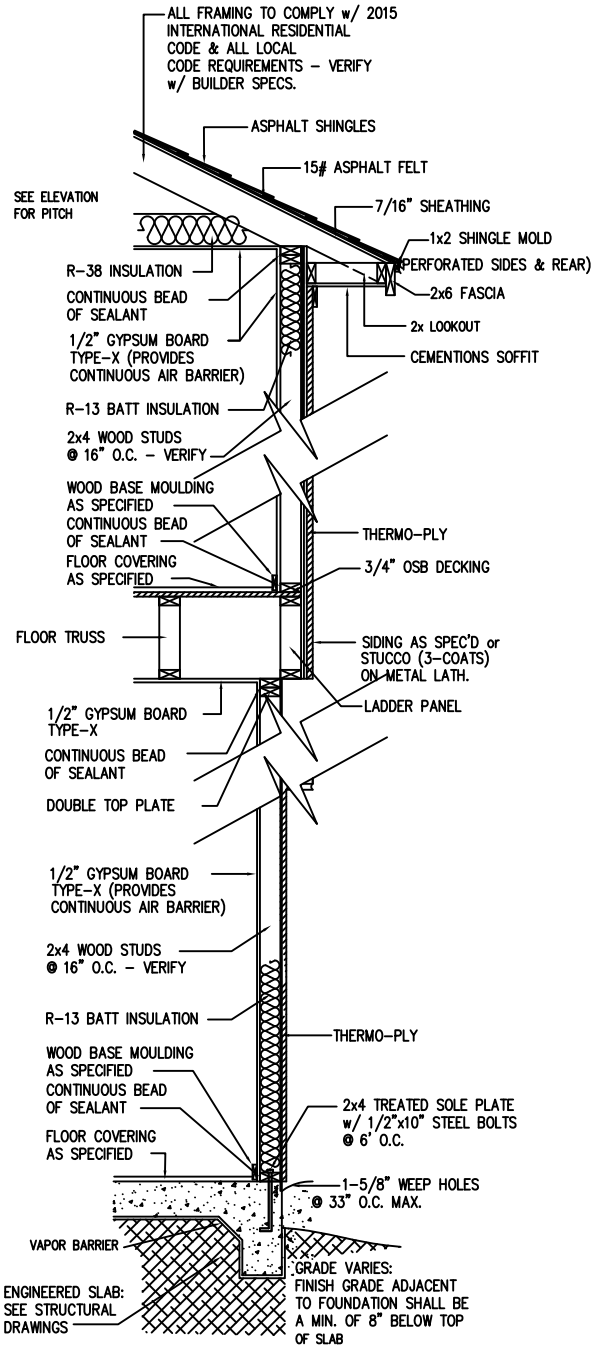
R302.5.1 DWELLING/GARAGE OPENING PROTECTION. Openings from a private garage & residence shall be equipped with a solid door or honeycomb core steel door or 20-minute fire-rated door.

R303.1 LIGHT/VENTILATION & HEATING: HABITABLE ROOMS. All habitable rooms shall have a glazing area of note less than 8% of the floor area. Natural ventilation shall be through an openable area to the outdoors of min. 4% of the floor area.

Note for all Loft areas (where applicable) to comply with Section R303 using:
Exception #1 - The use of an approved mechanical ventilation system capable of producing 0.35 air change per hour.
Exception #2 - Where Exception #1 is satisfied & artificial light is provided capable of producing and avg. illumination of 6 footcandles over the area of the room at height of 30".

ADDITION SQ. FT.	SQ.FT.
ADDITION SQ. FT. A/C AREA	791 SQ. FT.

GARAGE/SUITE SQ. FT.	SQ.FT.
SUITE SQ. FT. A/C AREA	265 SQ. FT.
GARAGE	191 SQ. FT.
PORCH	24 SQ. FT.



TYPICAL 2-STORY

THERMA ENVELOPE WALL SECTION

SCALE: NTS

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A-2

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EXISTING WINDOWS TO BE PRESERVED AND RELOCATED

8' PLT.

8' PLT.

#4

#2

#3

EXISTING WINDOWS TO BE PRESERVED AND RELOCATED

8' PLT.

8' PLT.

5

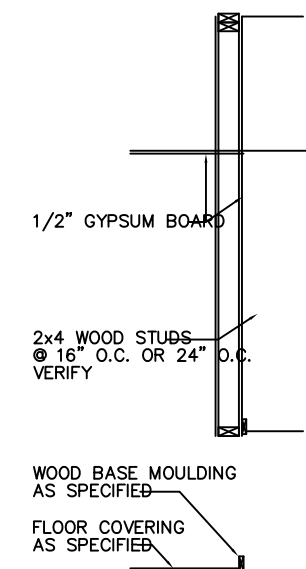
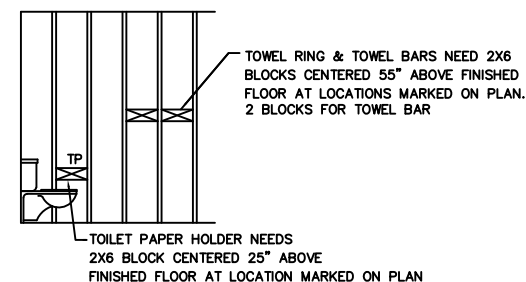
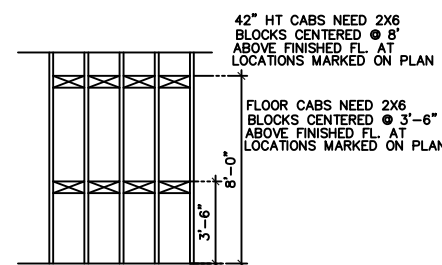
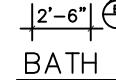
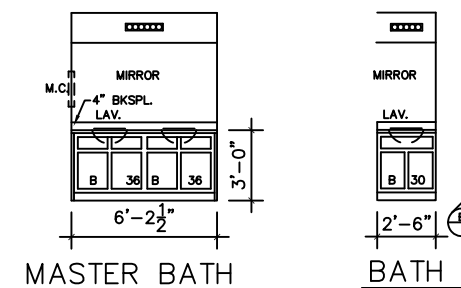
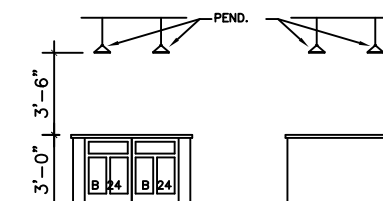
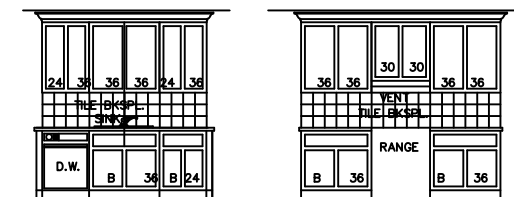
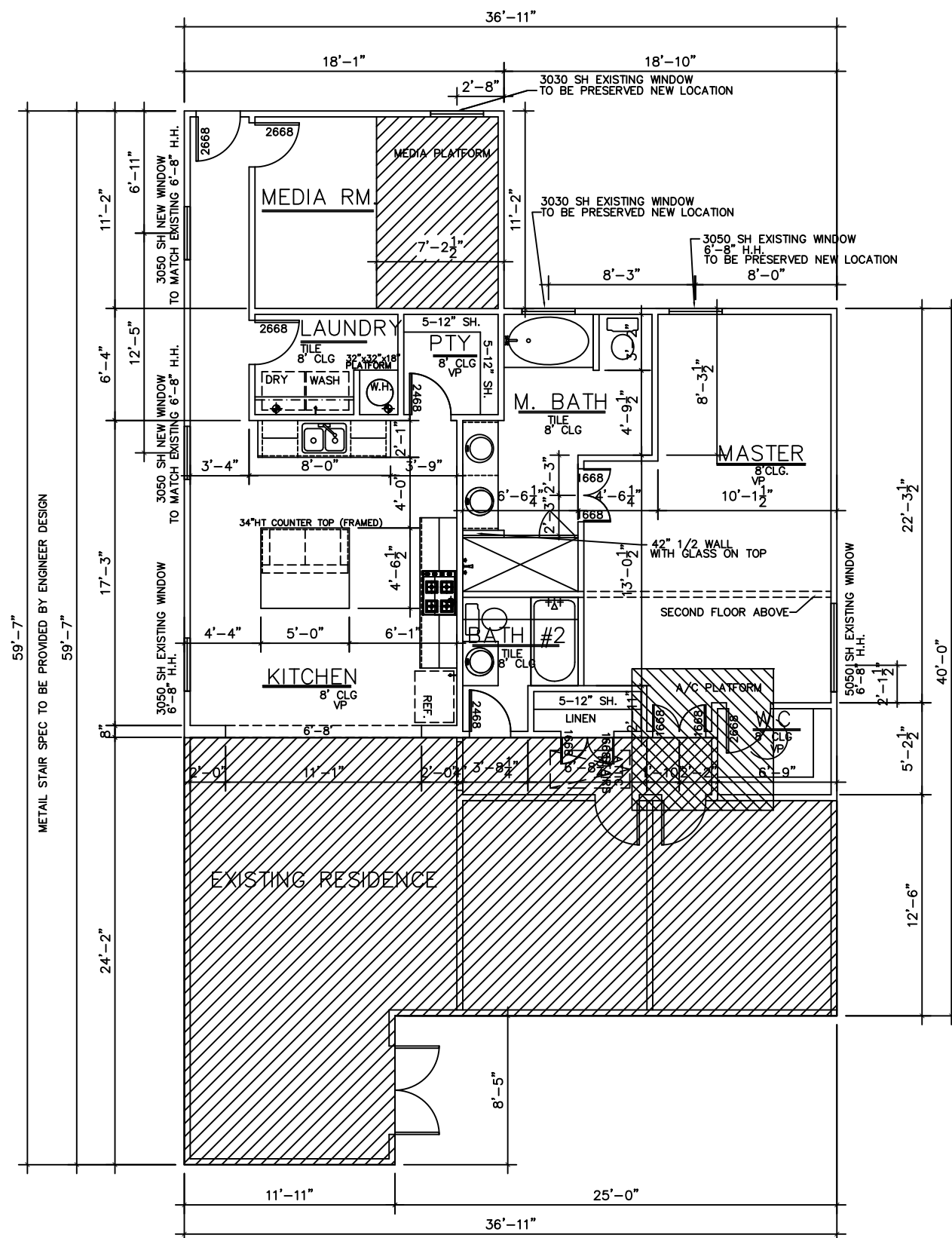
Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a central window. The roof is labeled "EXISTING WINDOW* TO BE PRESERVED AND RELOCATED" with a line pointing to the roofline. The porch is labeled "8' PLT." and the roofline is labeled "8' PLT."

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515 NOLAN SERIES
515 NOLAN ST.
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$$\underline{A} = 1$$

1/8" SCALE • 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE • 24x36 PAPER UNLESS NOTED OTHERWISE



EXISTING HOME TO BE PRESERVED

[illegible]

LIS
**ARCHITECTURAL
DESIGN SERVICES**

515 NOLAN SERIES
515 NOLAN ST.
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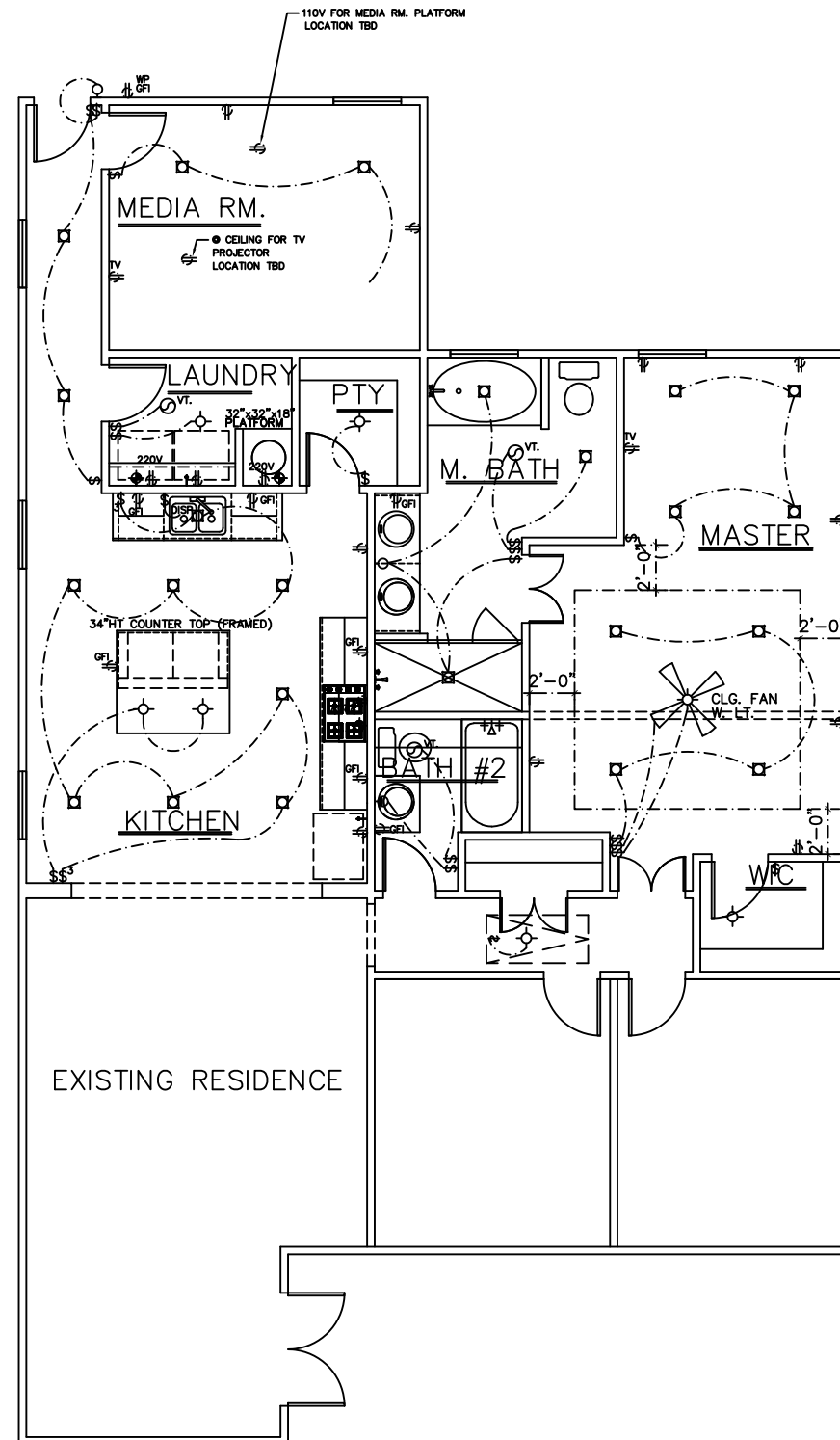
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


















1/8" SCALE • 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE • 24x36 PAPER UNLESS NOTED OTHERWISE

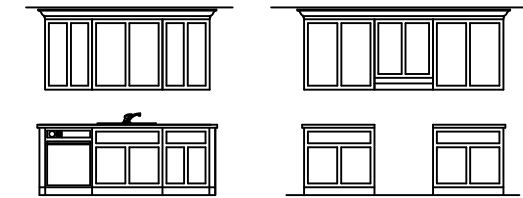
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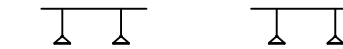


ELECTRICAL LEGEND

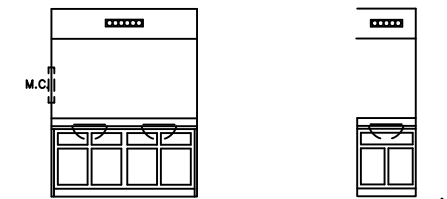
- | | | | |
|---|-----------------------|---|---------------------|
|  | RECESS LIGHT |  | THERMOSTAT |
|  | CEILING MOUNTED LIGHT |  | DOOR BELL |
|  | WALL MOUNTED LIGHT |  | ELEC. PANEL |
|  | EYEBALL RECESS LIGHT |  | S.M. SMOKE DETECTOR |
|  | FLOOD LIGHTS |  | PHONE |
|  | VENT |  | T.V. |
|  | LANTERN |  | GAS |
|  | CEILING FAN W/ LIGHT |  | CHM. CHIME |
|  | CEILING FAN |  | 1-WAY SWITCH |
|  | 110 VOLT |  | 2-WAY SWITCH |
|  | 220 VOLT |  | 3-WAY SWITCH |
|  | WATER PROOF |  | JUNCTION BOX |



KITCHEN



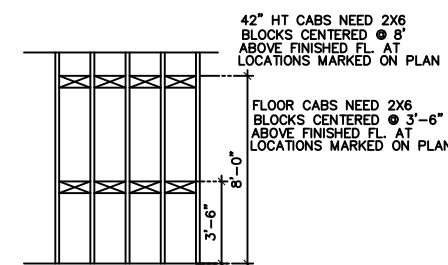
KITCHEN ISLAND



MASTER BATH

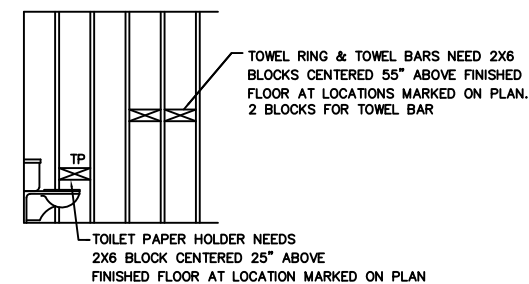


BATH



KITCHEN BLOCKING DETAIL

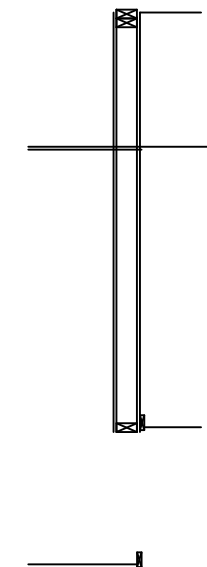
SCALE: NTS



BATH BLOCKING DETAIL

SCALE: NTS

EXISTING HOME TO BE PRESERVED



TYP. INTERIOR WALL SECTION

SCALE: NT

[illegible]

LIS
**ARCHITECTURAL
DESIGN SERVICES**

515 NOLAN SERIES
515 NOLAN ST.
SAN ANTONIO, TX
78202

515 NOLAN ST.
SAN ANTONIO, TX
78202

A-3

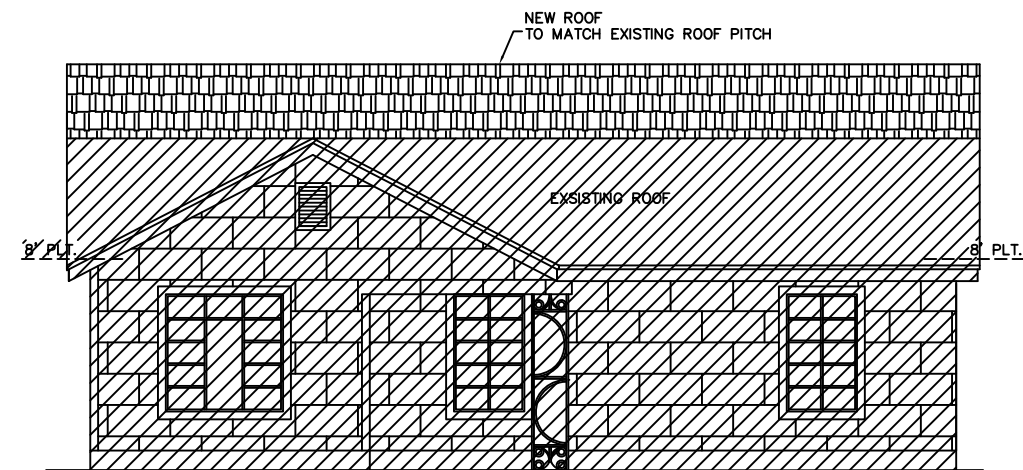
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1/4" SCALE • 24x36 PAPER UNLESS NOTED OTHERWISE

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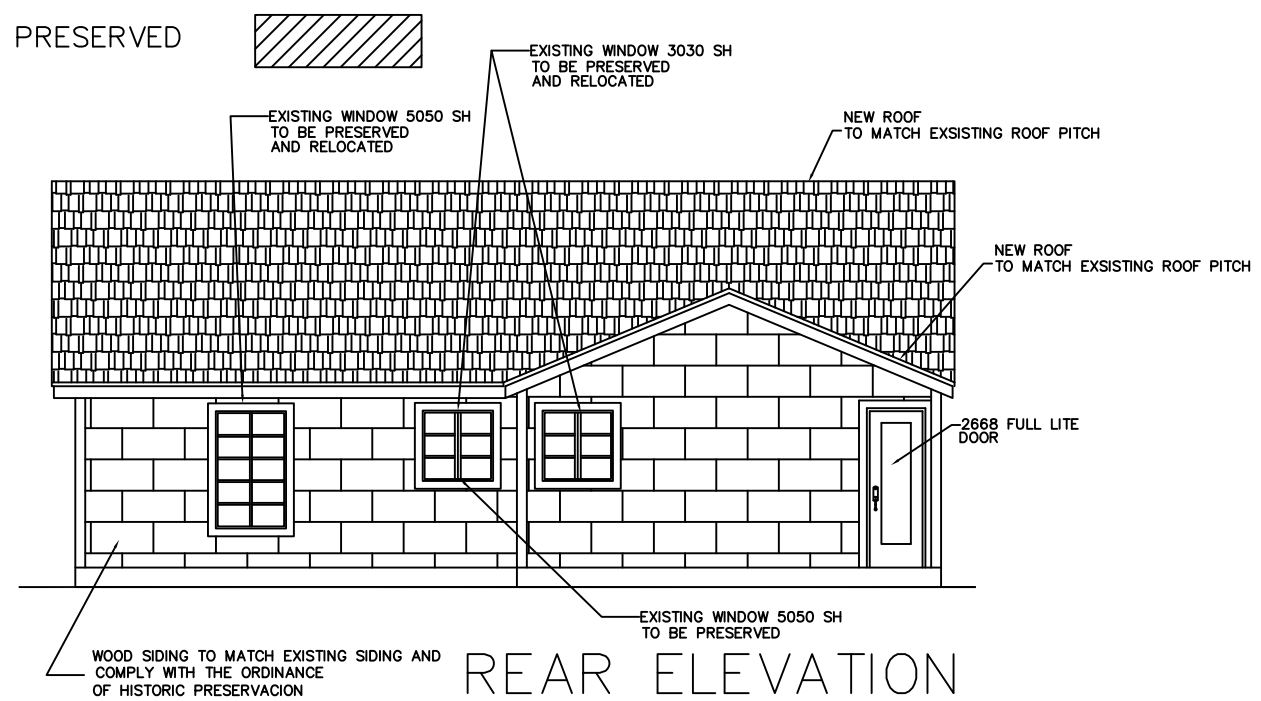
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PROPOSED NEW ADDITION

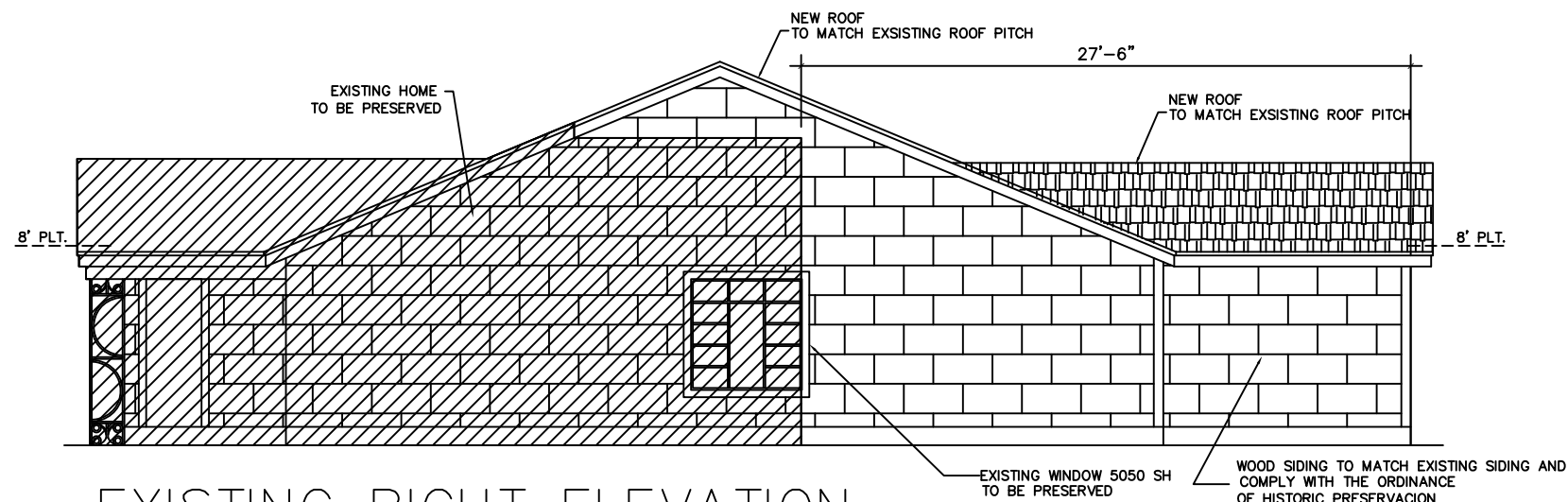
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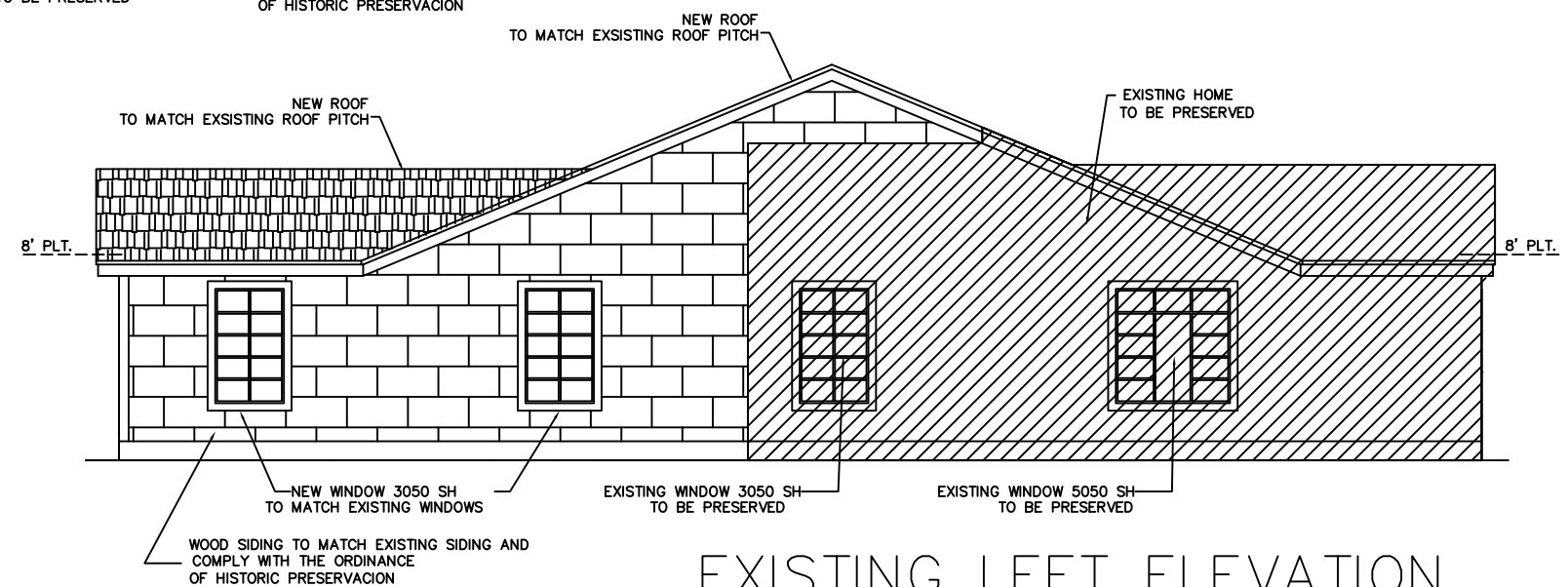
FRONT ELEVATION (NO CHANGES)



REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

[illegible]

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515 NOLAN SERIES
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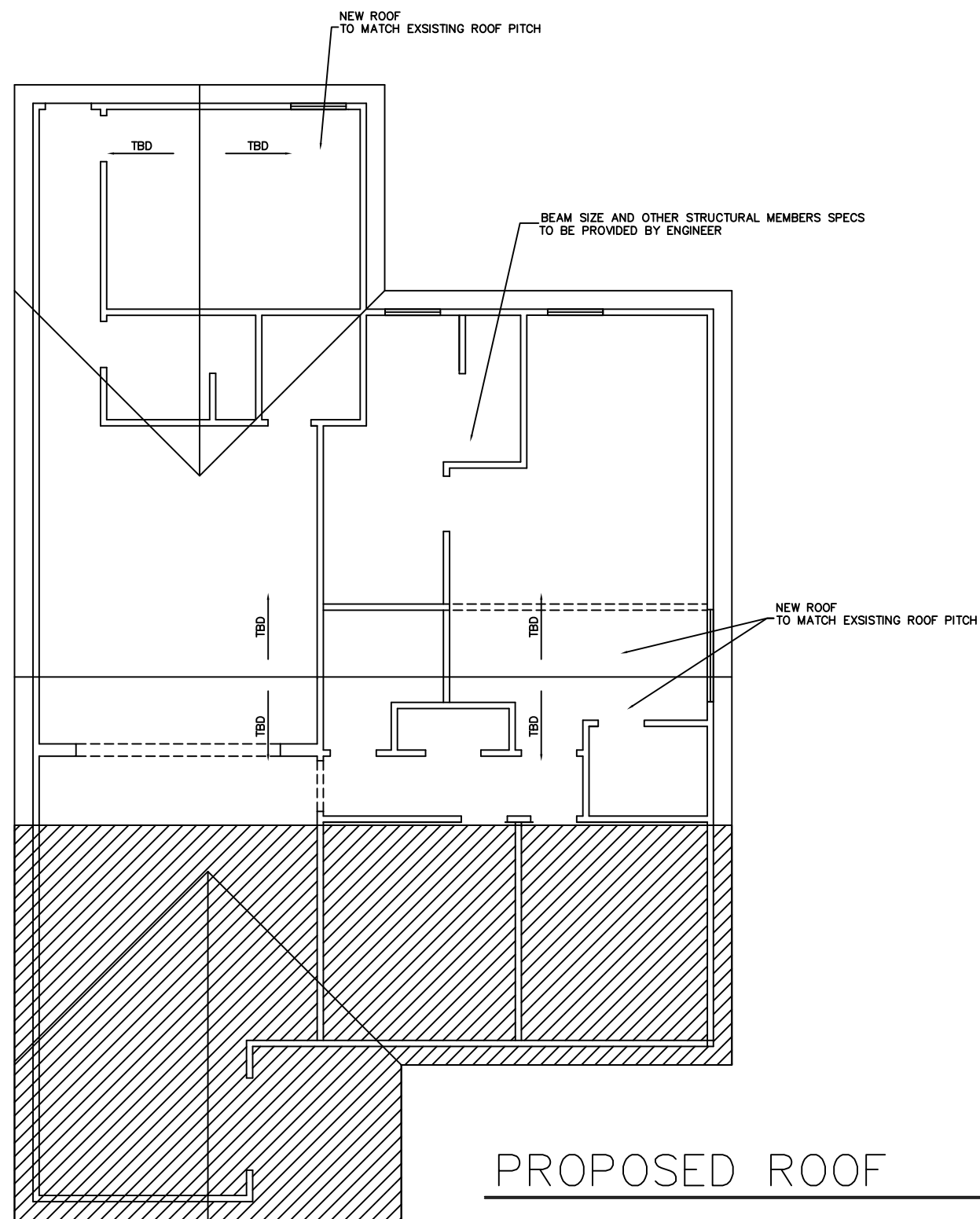
A-5

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STRUCTURAL COMPONENTS AND SPECIFICATIONS TO BE PROVIDED BY ENGINEER
ROOF PITCH TO BE VERIFIED



PROPOSED ROOF

[illegible]

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**ARCHITECTURAL
DESIGN SERVICES**

515 NOLAN SERIES

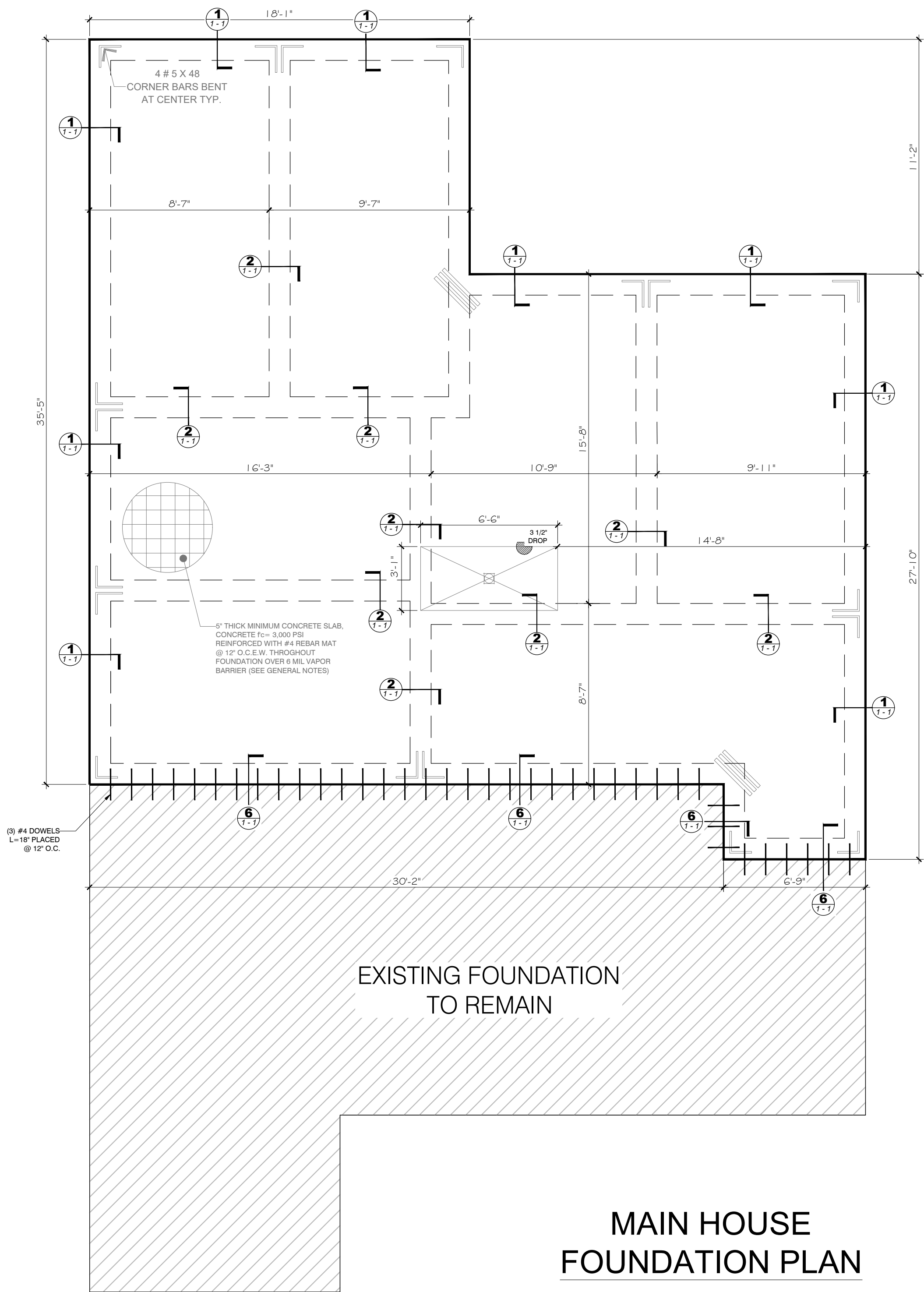
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78202

A-4

1/8" SCALE • 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE • 24x36 PAPER UNLESS NOTED OTHERWISE

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FRONT OF STRUCTURE
AREA = 1,122 SF

3 EXTERIOR BEAM SECTION AT GARAGE WALL W/STUCCO VENEER (IF APPLICABLE)

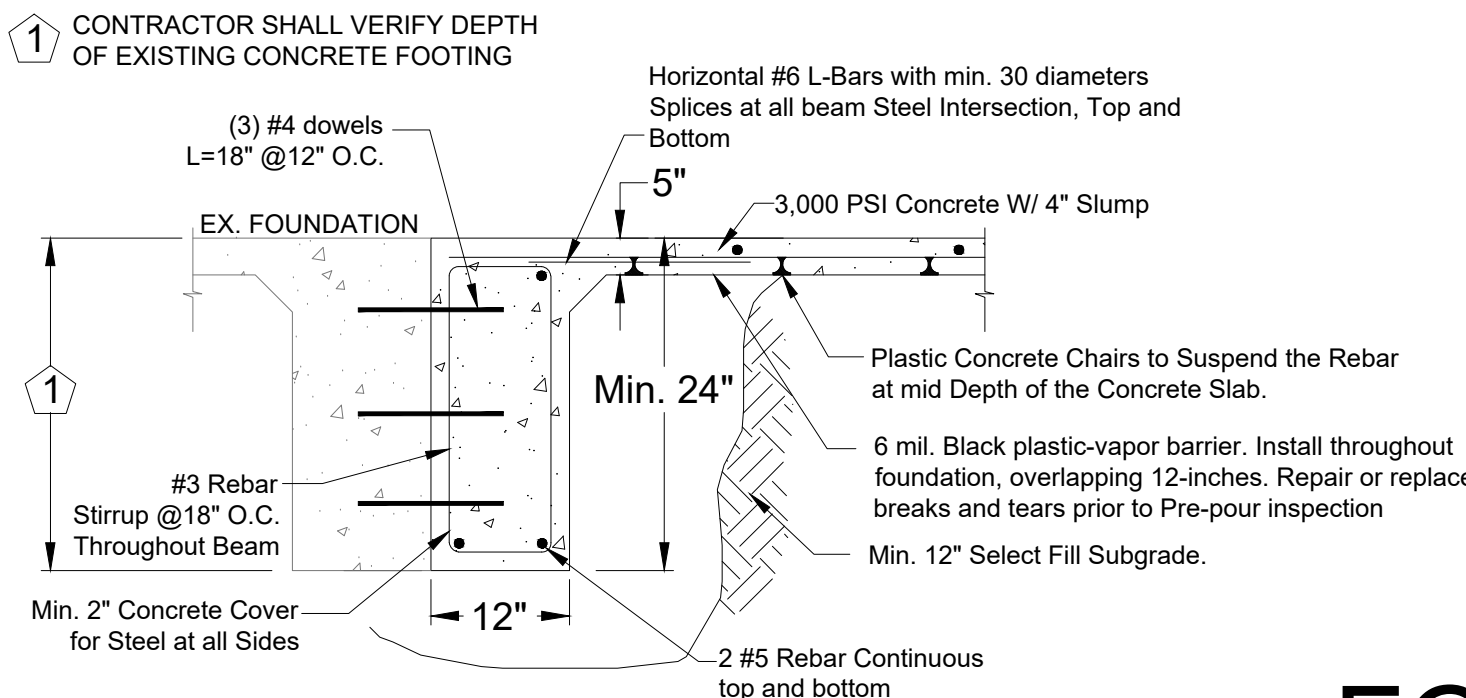
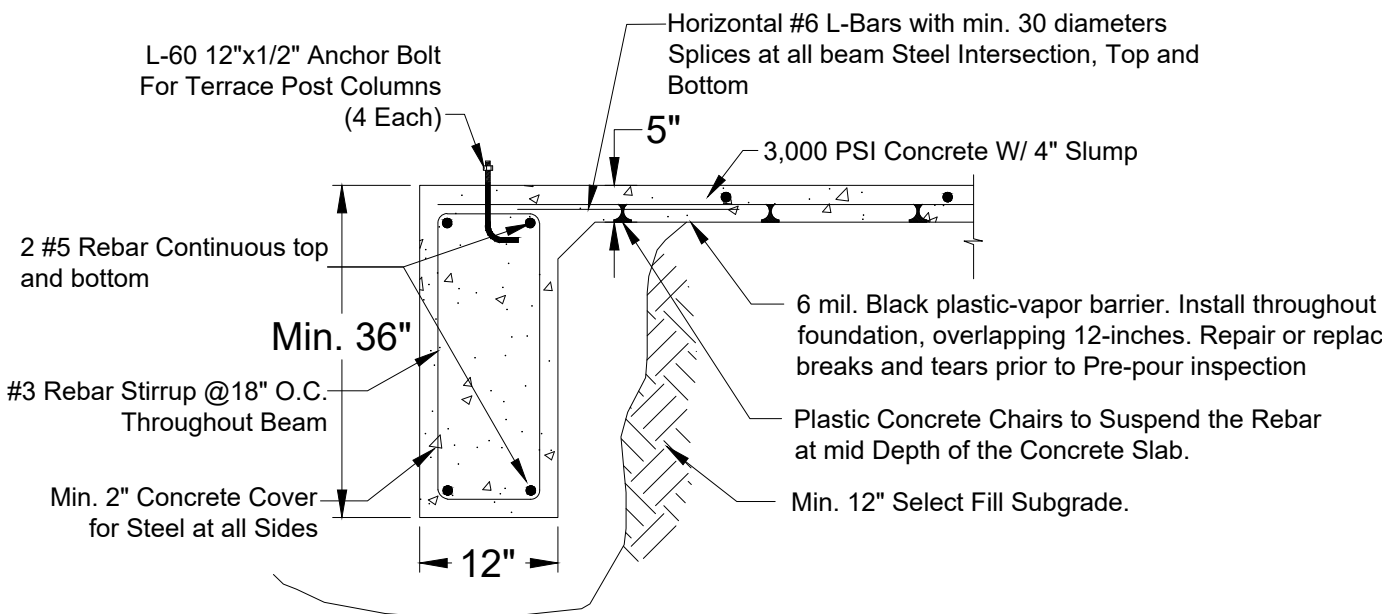
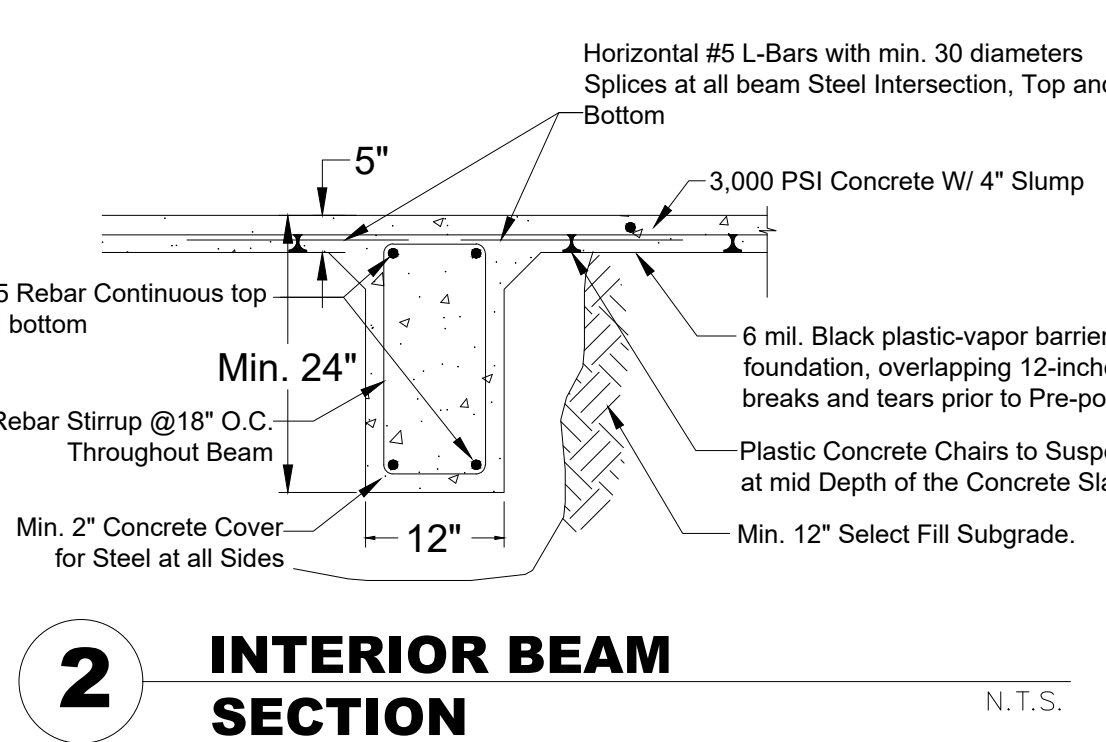
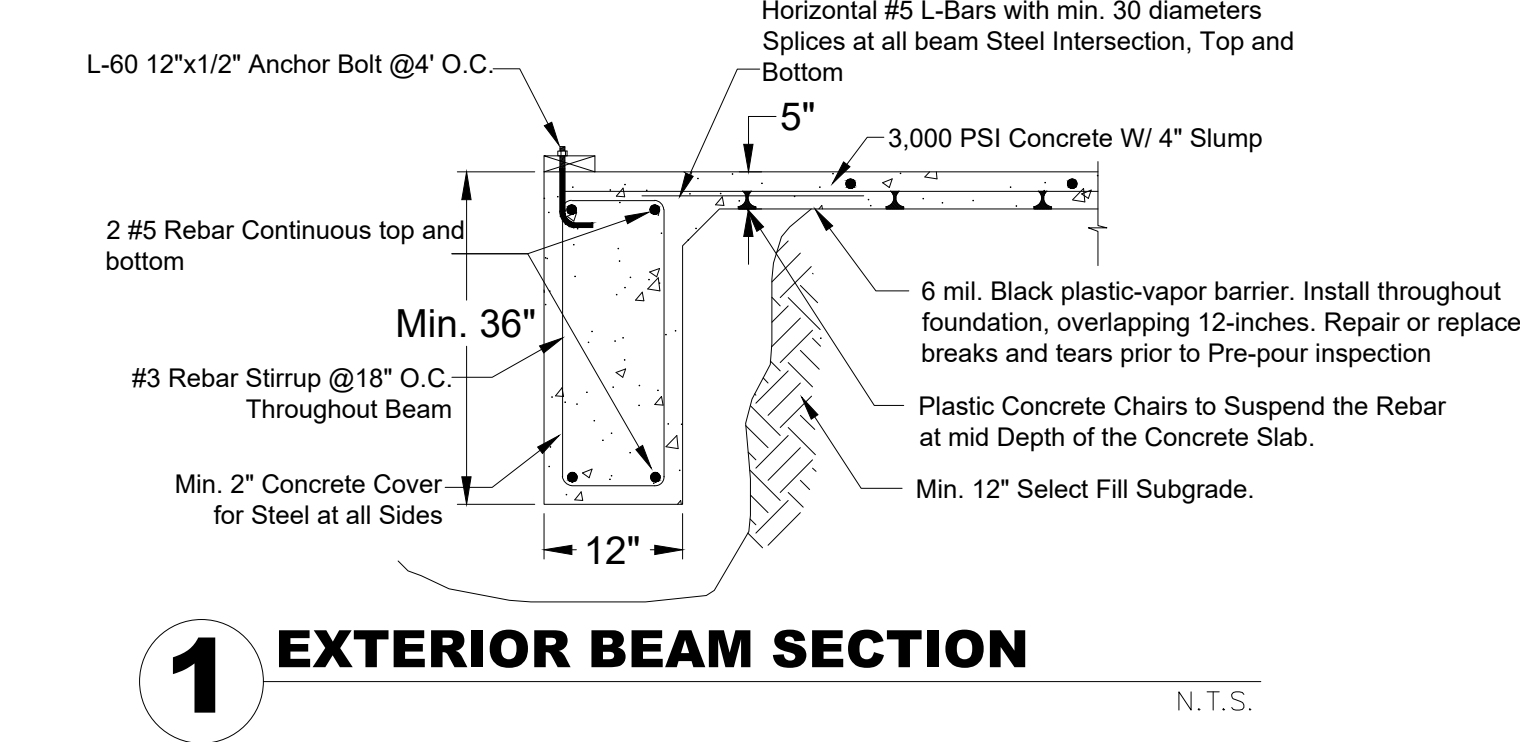
4 Z-BAR CROSS SECTION

5 EXTERIOR BEAM SECTION AT COVERED PORCH (IF APPLICABLE)

6 INTERIOR BEAM W/ DOWEL TO EXISTING SECTION

FOUNDATION PLAN

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



- FOUNDATION NOTES:
- THE AREA OF THIS PROPERTY IS LOCATED WHERE THERE IS CLAY SUBSURFACE MATERIAL THAT MAY NOT BE SUITABLE FOR FOUNDATION CONSTRUCTION AND/OR SHALL REQUIRE RECOMMENDATION FROM GEOTECHNICAL ENGINEER TO ESTABLISH PARAMETERS OF CONSTRUCTION. NO GEOTECHNICAL DATA AND FOUNDATION RECOMMENDATIONS WERE PROVIDED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT THE FOUNDATION PAD AREA BY EXCAVATING AND REMOVING THE SPOILS AND INSTALLING SELECT BACKFILL MATERIAL AT LIFTS TO TOP OF GRADE AND COMPACTED PRIOR TO COMMENCING TRENCHING FOR BEAM CONSTRUCTION. AT THE CONTRACTOR'S CHOOSING, A GEOTECHNICAL REPORT WITH FOUNDATION RECOMMENDATIONS CAN BE CONSIDERED AND PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK TO PROCEED IN MODIFYING AND PREPARATION OF CONSTRUCTION AREA PER A GEOTECHNICAL REPORT RECOMMENDATIONS.
 - CONTRACTOR SHALL BE PREPARED IF ROCK IS ENCOUNTERED THROUGHOUT THE WORKING AREA AND SHALL NOT IMPEDE OR DELAY THE CONSTRUCTION OF FOUNDATION (N.S.P.I.)
 - TYPICAL SECTION MARKS AND DETAILS SHOWN ARE "TYPICAL" AND SHALL APPLY TO SIMILAR SITUATIONS.
 - ALL BEAMS ARE TO BE A MINIMUM OF 12" WIDE BY 36" DEEP (EXTERIOR) AND 12" WIDE BY 24" DEEP (INTERIOR), SLAB TO BE 5.0" THICK, UNLESS NOTED OTHERWISE ON FOUNDATION LAYOUT.
 - ALL EXTERIOR BEAMS MUST EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL OR TOPS ROCK. IF SOLID ROCK IS ENCOUNTERED BENEATH THE BEAM, THE BEAM DEPTH MAY BE REDUCED. THE MAXIMUM REDUCTION IN BEAM DEPTH MAY NOT EXCEED 50% OF THE ORIGINAL DEPTH. SPECIFIC PERMISSION MUST BE OBTAINED FROM THE ENGINEER PRIOR TO BEAM CONSTRUCTION.
 - NO ACCELERATORS ARE TO BE USED IN THE EVENT OF COLD WEATHER.
 - ALL CONCRETE SHALL BE CONSOLIDATED BY USE OF A MECHANICAL VIBRATOR THROUGHOUT THE FOUNDATION AREA AND SPECIFICALLY THE BEAM DEPTHS.
 - REINFORCING BARS SHALL BE DESIGNED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI CODE.
 - REINFORCING BARS SHALL BE ASTM A615 GRADE 60 OR BETTER, EXCEPT #3 AND #4 BAR TIES SHALL BE GRADE 40 OR BETTER.
 - CONTINUOUS REINFORCING BARS SHALL HAVE A MINIMUM LAP OF 30 DIAMETERS OR 24", WHICHEVER IS GREATER. PROVIDE CORNER BARS FOR ALL CONTINUOUS REINFORCING BARS AT ALL CORNERS WITH A MINIMUM LAP OF 30 DIAMETERS OR 24" WHICHEVER IS GREATER.
 - WELDED WIRE MESH (W.W.F.) SHALL CONFORM TO LATEST ASTM A185.
 - PLACE CONCRETE AT SUCH RATE THAT CONCRETE WHICH IS BEING INTEGRATED WITH FRESH CONCRETE IS STILL PLASTIC.
 - DEPOSIT CONCRETE AS NEARLY AS POSSIBLE TO ITS FINAL LOCATION TO AVOID AGGREGATION DUE TO REHANDLING AND FLOWING. DO NOT SUBJECT CONCRETE TO ANY PROCEDURE WHICH MIGHT CAUSE SEGREGATION. DO NOT USE MECHANICAL VIBRATORS TO RELOCATE CONCRETE.
 - ALL P.V.C., COPPER AND PIPE INSULATION RUN HORIZONTALLY SHALL BE A MINIMUM OF 6.0" FROM THE TOP OF THE SLAB.
 - ADDITIONAL STIRRUPS PLACED AT EVERY CORNER OF CONCRETE FOUNDATION.

- MATERIALS:
- ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28-DAYS. CONCRETE DESIGN MIX SHALL BE AS PER ACI 318.
 - ALL REINFORCING BARS SHALL CONFORM TO LATEST ASTM A-615.
 - (OPTIONAL) CONCRETE CYLINDERS SHALL BE POURED FOR THE PURPOSE OF VERIFYING THE STRENGTH OF THE POURED CONCRETE BY A GEOTECHNICAL TESTING LAB. A SET OF FOUR CYLINDERS SHALL BE PREPARED FOR EVERY 100 YARDS OF PLACED IN THE GROUND CONCRETE. THE TESTING LAB SHALL FORWARD THE RESULTS OF THE TESTING (SLUMP AND STRENGTH) TO THE OWNER AND THE DESIGN ENGINEER.

GENERAL NOTES:

CONTRACTOR SHALL COORDINATE WITH ALL CONSTRUCTION PLANS RELATED TO THIS PROJECT, SPECIFICALLY THE MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL/STRUCTURAL PLANS FOR PLACEMENT OF WALLS, PLUMBING FIXTURES AND/OR OTHER RELATED APPURTENANCES FOR THIS PROJECT THAT MAY IMPACT THE CONSTRUCTION OF FOUNDATION PAD.

PROJECT NAME & ADDRESS

515 NOLAN ST.
SAN ANTONIO TX-78202

PROJECT No. 297-515 NOLAN

SCALE AS SHOWN DATE 11/24/2020

THESE PLANS ARE THE PROPERTY OF ISRO ENGINEERING SERVICES, PLLC AND ANY USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT IS PROHIBITED.

OWNER/ DEVELOPER:

MEDELLIN INVESTMENTS

ENGINEER:

ISRO ENGINEERING SERVICES, P.L.L.C.
8018 KITTY HAWK ROAD, UNIT #1
CONVERSE, TEXAS 78109
TBPE REGISTRATION NO. : F-14466
OFFICE (210) 793-8136, MOBILE (956) 236-5615
ISRO.GROUP@GMAIL.COM

SEAL:

JUAN G. RODRIGUEZ
101255
LICENSED PROFESSIONAL ENGINEER
DATE: NOVEMBER 25, 2020

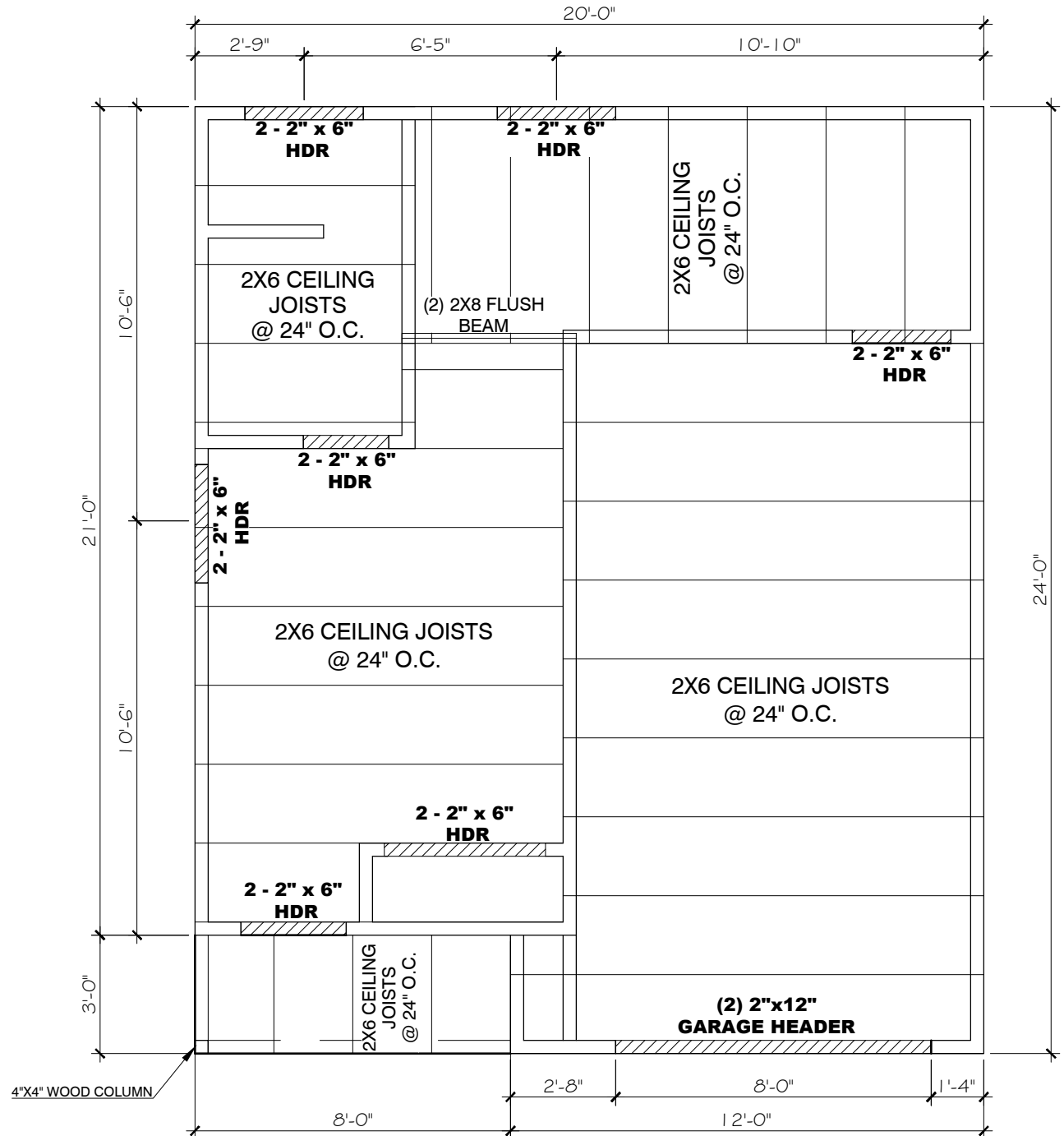
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DATE 11/24/2020

SHEET

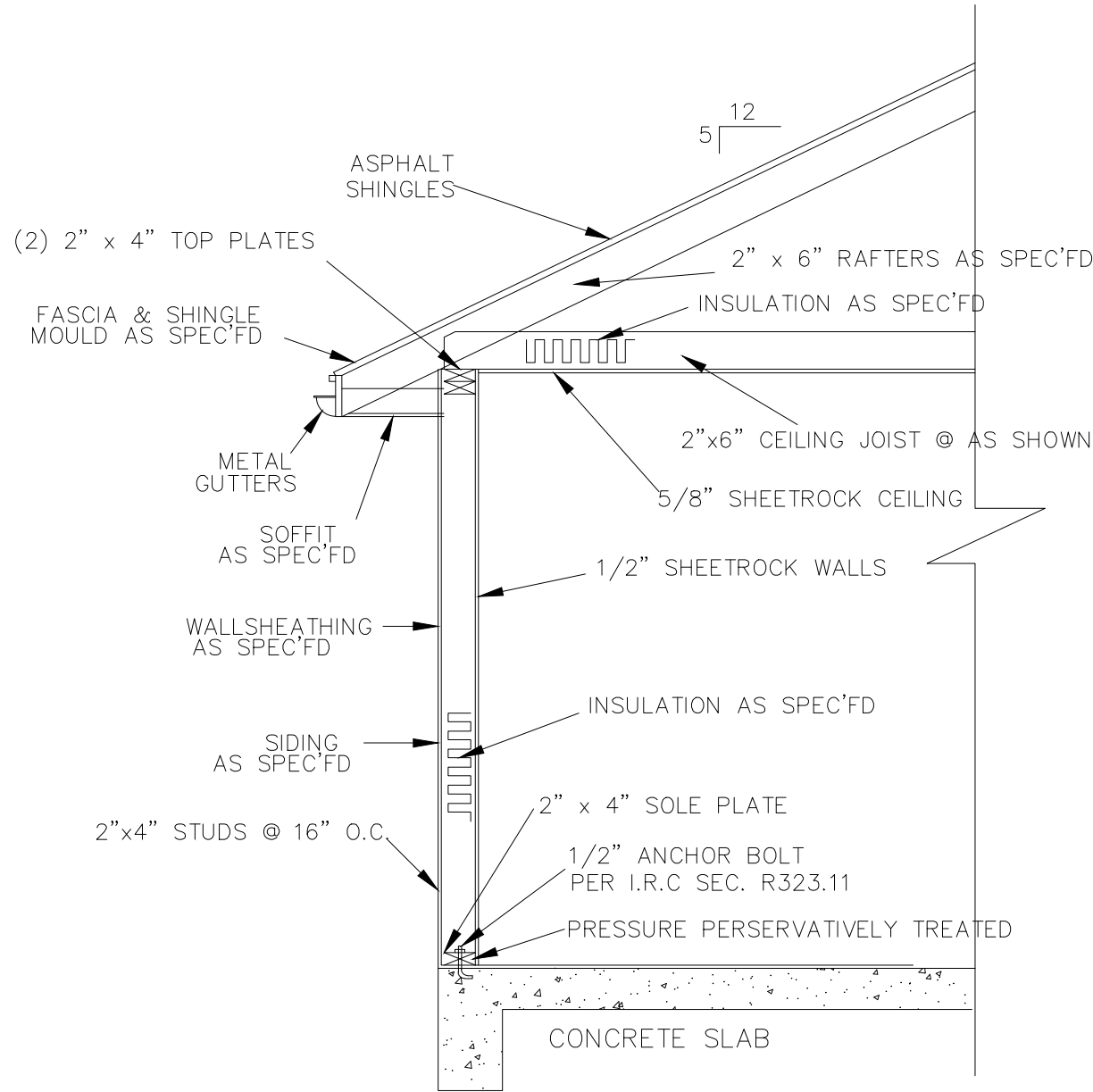
S1.0
SHEET 1 OF 1

MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

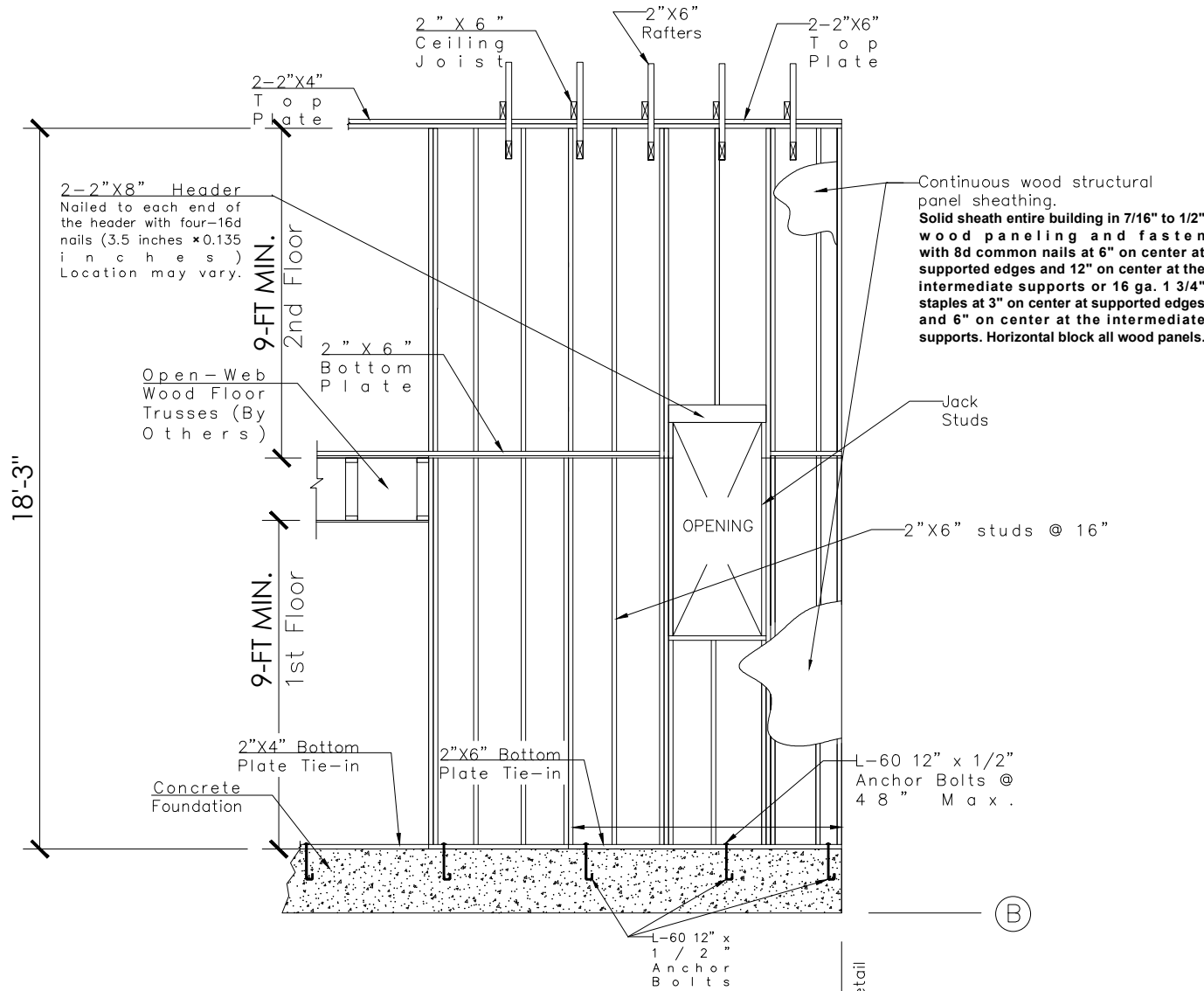


DETACHED SUITE
AND GARAGE
CEILING JOIST PLAN

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



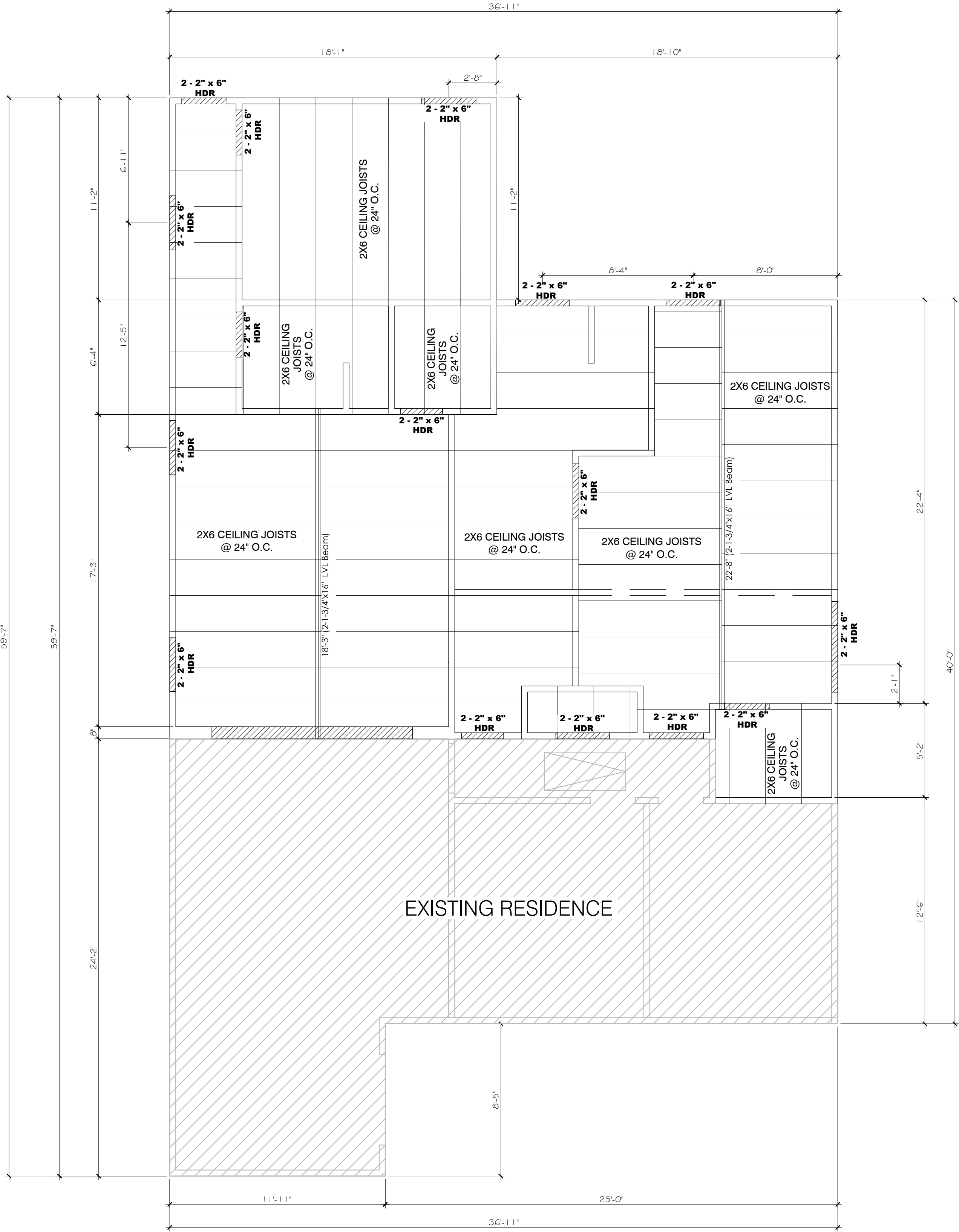
TYPICAL WALL SECTION
SCALE: N.T.S.



TALL WALL DETAIL
BEARING WALL UP

CEILING JOIST PLAN

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



FRONT OF STRUCTURE

FRAMING NOTES

- WOOD FRAMING NOTES:
DEAD LOADS - ROOF - 10 PSF - COMPOSITION SHINGLE LIVE LOADS - FLOORS - 40 PSF - ROOF 20 PSF - CEILING JOIST 10 PSF SNOW
LOAD - 5 PSF WIND LOAD - 80MPH
APPLIED PER IBC/IRC = 1.0 EXPOSURE "B" SEISMIC CATEGORY "A"
- STUDS ARE TO BE MINIMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 16" O.C. AT INTERIOR WALLS, UNLESS NOTED OTHERWISE ON THE PLANS.
 - NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
 - ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NO LESS THAN 80 160 NAILS ON EACH SIDE OF THE JOINT.
 - HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE THE HEADER EXCEEDS 4" TO THE STUDS.
 - ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.
 - ALL WOOD SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.
 - ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS, & OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.
 - INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM, WALLBOARD, CABINERY, ETC.
 - ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAX. SPACING WITH AT LEAST 2 BOLTS PER PLATE.
 - 16" Lx6" Wx10" FLOOR JOIST SYSTEM SHALL BE DESIGNED BY OTHERS.

2018 INTERNATIONAL RESIDENTIAL CODE

CEILING JOIST TABLE LL=10 psf, DL=5 psf

CEILING JOIST SPACING (in)	SPECIES AND GRADE	MAXIMUM CEILING JOIST SPAN				
		2"x4"	2"x6"	2"x8"	2"x10"	2"x12"
12	SOUTHERN PINE #2	11'-10"	18'-8"	24'-7"	27'-0"	33'-0"
16	SOUTHERN PINE #2	10'-9"	16'-11"	21'-7"	25'-7"	30'-4"
24	SOUTHERN PINE #2	9'-3"	13'-11"	17'-7"	20'-11"	24'-7"

PROJECT NAME & ADDRESS

515 NOLAN ST.
SAN ANTONIO TX-78202

PROJECT No. 297-515 NOLAN

SCALE
AS SHOWN

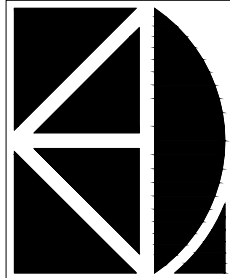
DATE
11/24/2020

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OWNER/
DEVELOPER:

MEDELLIN INVESTMENTS

ENGINEER:



ISRO ENGINEERING SERVICES, P.L.L.C.
8018 KITTY HAWK ROAD, UNIT #1
CONVERSE, TEXAS 78109
TBPE REGISTRATION NO. : F-14466
OFFICE (210) 793-8136, MOBILE (956) 236-5615
ISRO.GROUP@GMAIL.COM

SEAL:



DATE: NOVEMBER 25, 2020

VER:

1.00

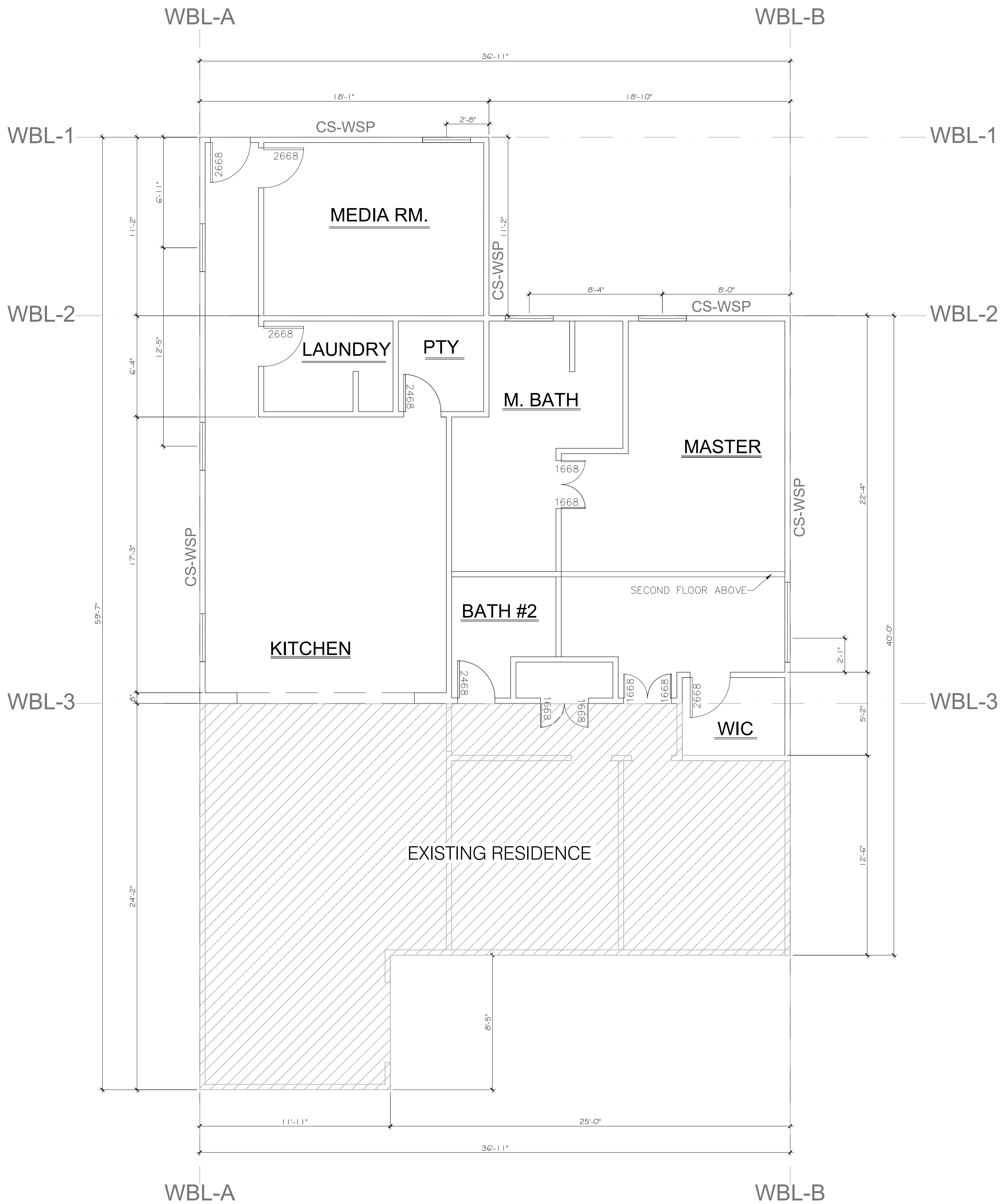
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11/24/2020

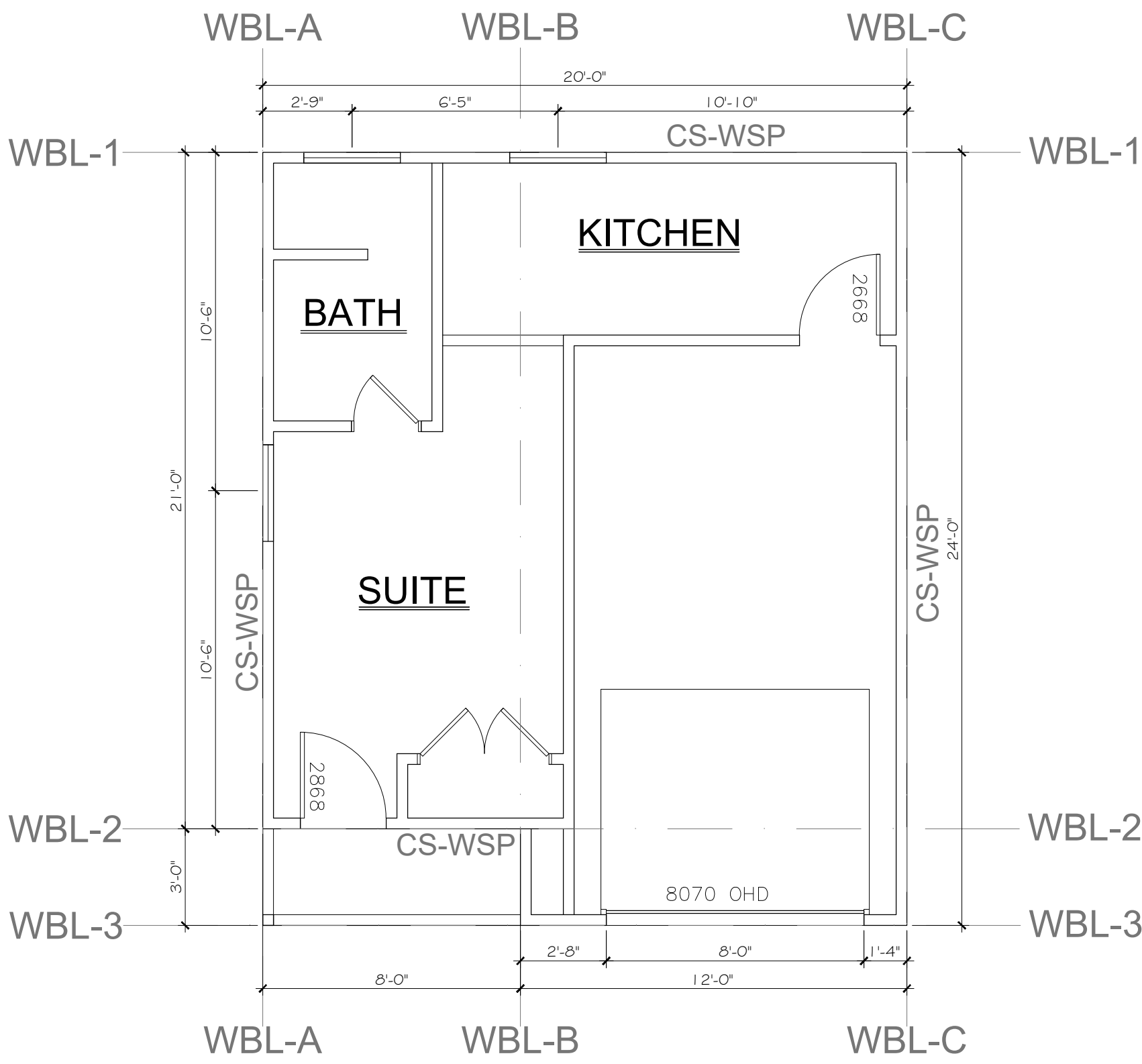
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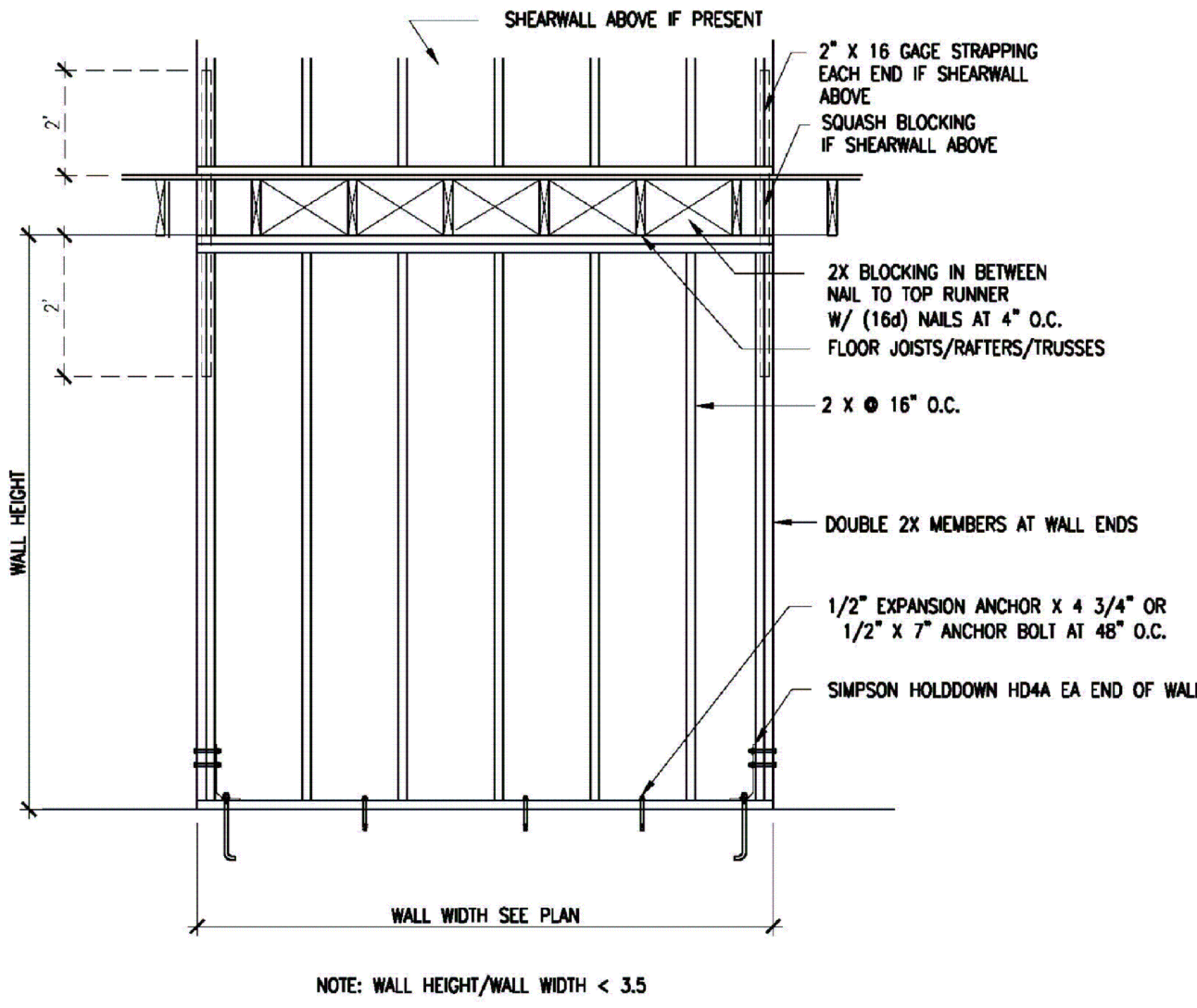
SHEET 1 OF 3



FRONT OF STRUCTURE



DETACHED SUITE
AND GARAGE
WIND BRACING PLAN
Scale: 1/4" = 1' - 0"



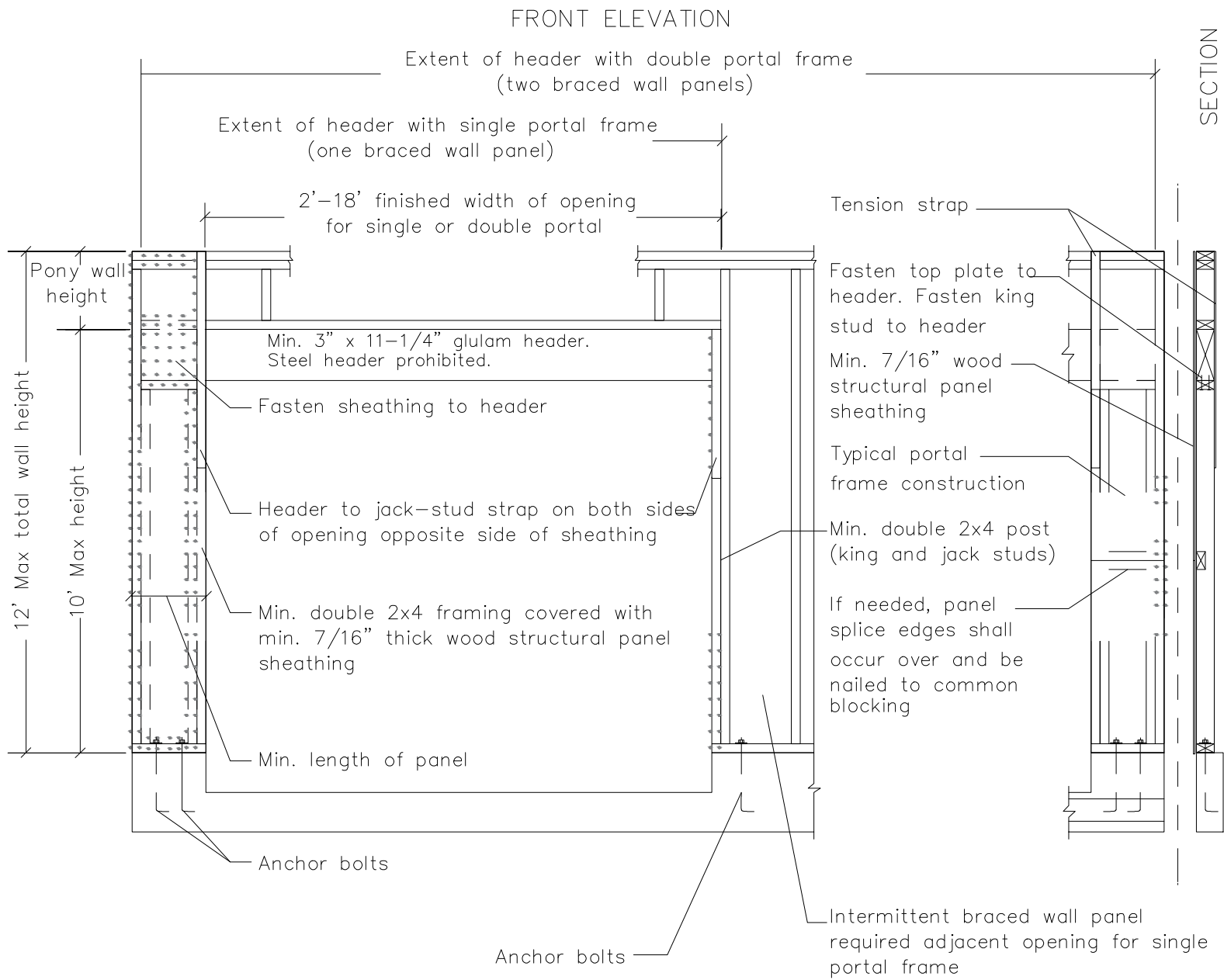
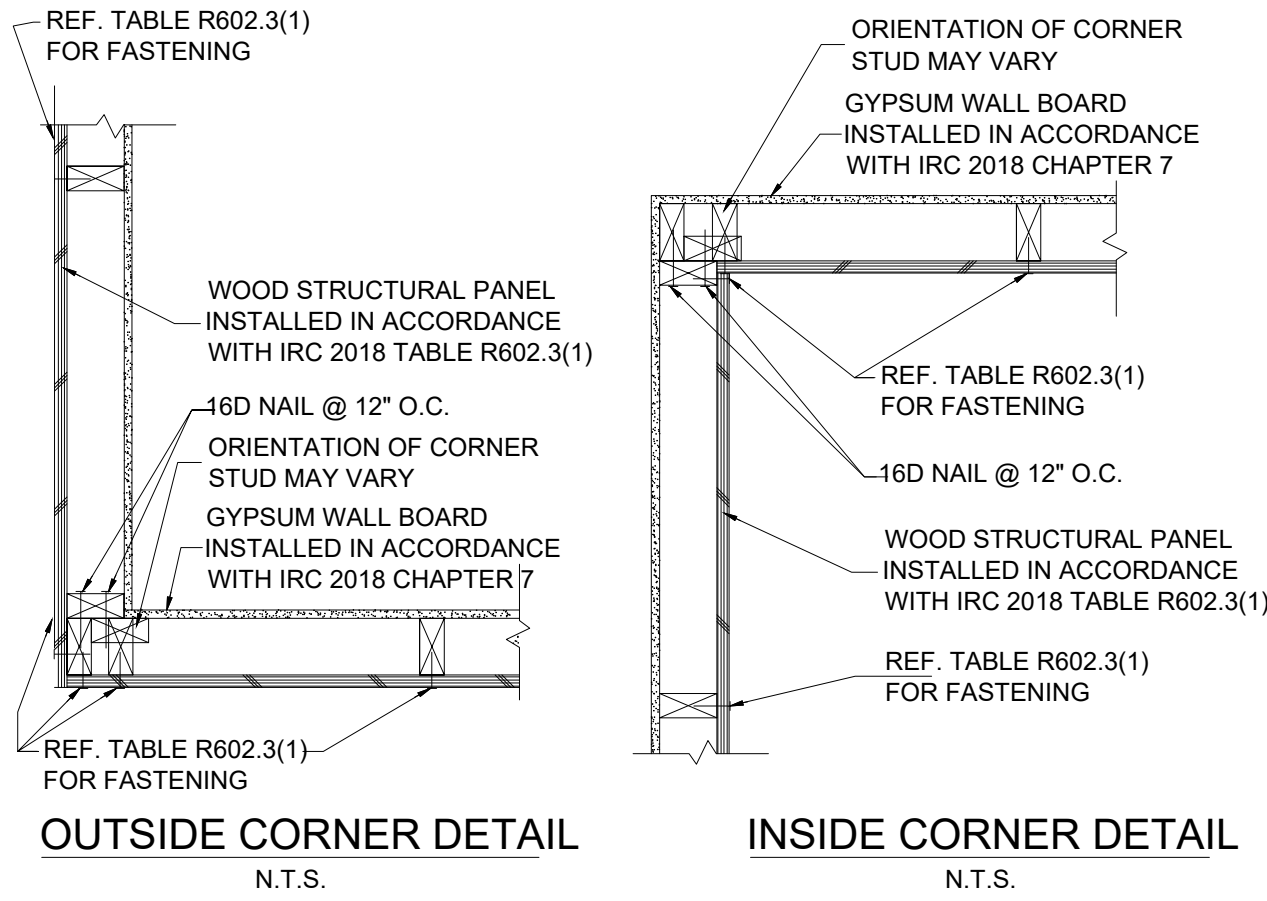
TYPICAL BRACED WALL DETAIL
NO SCALE

SHEARWALL SCHEDULE CONFORM TO IRC METHOD WSP		
MARK	WALL CONSTRUCTION	WALL & SILL PLATE ANCHORING
	1/2" OSB PLYWOOD ONE FACE OF WALL (BLOCKED) W/ 8d NAILS @ 6" O.C. ALONG PANEL EDGES & 3" O.C. @ INTERIOR STUD LINE.	1/2" X 7" ANCHOR BOLTS @ 4'-0" O.C. MAX SPACING MINIMUM 2 PER PLATE
		WALL CHORD MEMBER (2) 2X STUDS

FASTENING SCHEDULE

CODES	
Building Code	International Residential code 2018 Edition. Section R602.10.4
WALL BRACING LEGEND	
LIB	Let - In - Bracing Minimum thickness: 1" x 4" wood or approved metal straps at 45° to 60° angles for maximum 16" stud spacing. Fasteners: Wood 2-8d common nails or 3-8d (2 1/2" long x 0.113" dia.) nails. Spacing: wood per stud and top and bottom plates.
CS-WSP	Continuous wood structural panel sheathing. Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 4" on center at the intermediate supports. Horizontal block all wood panels.

CONTINUOUS SHEATHING METHOD



METHOD PFG - PORTAL FRAME AT GARAGE

WIND BRACING PLAN

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

PROJECT NAME & ADDRESS 515 NOLAN ST. SAN ANTONIO TX-78202	PROJECT No. 297-515 NOLAN		OWNER/ DEVELOPER: MEDELLIN INVESTMENTS	ENGINEER: ISRO ENGINEERING SERVICES, P.L.L.C. 8018 KITTY HAWK ROAD, UNIT #1 CONVERSE, TEXAS 78109 TBPE REGISTRATION NO. : F-14466 OFFICE (210) 793-8136, MOBILE (956) 236-5615 ISRO.GROUP@GMAIL.COM	SEAL: DATE: NOVEMBER 25, 2020	VER: 1.00	SHEET S2.2 SHEET 3 OF 3
	SCALE AS SHOWN	DATE 11/24/2020				DATE 11/24/2020	







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516 Nolan St
San Antonio, Texas

Google

Street View - Mar 2019

