

HISTORIC AND DESIGN REVIEW COMMISSION

February 02, 2022

HDRC CASE NO: 2022-051
ADDRESS: 419 N MONUMENTAL
LEGAL DESCRIPTION: NCB 1373 BLK 1 LOT 33
ZONING: H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Manuel Almar/Manuel Almar
OWNER: Manuel Almar/Manuel Almar
TYPE OF WORK: Exterior modifications, addition, fenestration modifications, porch modifications, fencing
APPLICATION RECEIVED: January 12, 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:

1. Replace the existing shingle roof with a new composition shingle roof.
2. Replace all existing windows and doors with new windows and doors. Existing windows are a combination of wood and aluminum.
3. Perform modifications to the historic structure's porch form, including modifications to the porch roof and entry door.
4. Perform fenestration modifications including the removal of windows within the existing porch area, the removal of original windows openings on both the north and south facades, modifications to the sizes and locations of original window openings and the introduction of new window openings on each façade.
5. Construct a rear addition to feature an open air, rear patio.
6. Install a front and rear yard fence.

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.

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Element

2. Fences and Walls

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

FINDINGS:

- a. The historic structure at 419 N Monumental was constructed circa 1910 in the Folk Victorian style, and is first found on the 1912 Sanborn Map. The historic structure originally featured a curved front porch; however, the structure has been impacted by a number of modifications, including modifications to the front porch, window replacement, the removal of some original architectural elements, and other exterior modifications.
- b. VIOLATION – Office of Historic Preservation staff performed a site visit on October 14, 2021, where a stop work order was issued for porch modifications, fenestration modifications, other exterior modifications and the installation of fencing.
- c. MODIFICATIONS TO ORIGINAL FORM – The Guidelines note that original elements, such as porches, roof forms and fenestration should be preserved. Staff finds that all existing, original architectural elements should be preserved.
- d. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingled roof with a new shingled roof. Staff finds the proposed replacement to be appropriate provided that all original roof forms and architectural details associated with the original roof form are preserved.
- e. WINDOW REPLACEMENT – As noted in finding a, many of the structure's original wood windows have been previously discarded, prior to recent years, and aluminum windows currently exist. During a staff site visit, an original wood window has been removed from the historic structure. The applicant has proposed to replace all existing windows, both aluminum and remaining wood with new windows. Staff finds that all existing and original window openings should be preserved as they exist and that all wood windows on site should be preserved and repaired. Additionally, staff finds that any replacement windows should be consistent with staff's standards for replacement windows. At this time, the applicant has not specified a product or material.
- f. PORCH FORM MODIFICATIONS – The applicant has proposed to remove the original porch form, which included a circular fascia with dentil molding. The existing front porch was enclosed with siding and windows; however, the original elements were still visible, as noted in the photos in the exhibits. While staff finds the return of the porch to an open porch to be appropriate, staff does not find the removal of the original fascia and architectural elements to be appropriate or consistent with the Guidelines. Staff finds that the original elements that were discarded should be reinstalled and that future porch restoration work should be consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. FENESTRATION MODIFICATIONS – The applicant has proposed fenestration modifications that include modifications to existing openings on the front façade, to include both window and door openings, as well as the removal of existing window openings on the north and south facades and the creation of new openings in their place. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Staff finds the proposed fenestration modifications to be inappropriate and inconsistent with the Guidelines.
- h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 900 square feet, including the rear patio space.
- i. REAR 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 to be inconsistent with the Guidelines. Staff finds that the proposed addition should be subordinate to the primary historic structure regarding footprint, massing, height, and roof form. The proposed addition should adhere to the Guidelines for Additions.
- j. REAR ADDITION (Materials) – The applicant has proposed materials that include the installation of a shingled roof and siding to match the original. Generally, staff finds the proposed materials to be appropriate.
- k. WINDOW MATERIALS – The applicant has not noted window materials at this time. Staff finds that wood or aluminum clad wood windows should be installed, consistent with staff's standards for windows in new construction and additions.

- l. ARCHITECTURAL DETAILS – As noted in finding i, staff finds that the overall massing of the addition should be reduced, and that the addition should feature a subordinate ridge line and an offset in wall planes or a detail to differentiate the addition from the historic structure's massing. Staff finds that all window openings should be consistent with the Guidelines, and that contemporarily sized windows should be eliminated for traditionally sized windows.
- m. FENCING – The applicant has noted the installation of fencing on site. Staff finds that a detailed landscaping plan, including information regarding the locations of front and rear yard fencing should be submitted for review and approval. Front yard fencing should not exceed four (4) feet in height. Privacy fencing should not exceed six (6) feet in height and should not be installed in front of the front most side windows on both facades.

RECOMMENDATION:

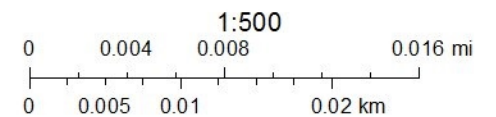
1. Staff recommends approval of item #1, roof replacement based on finding d with the stipulation that all original roof forms and architectural details are preserved.
2. Staff does not recommend approval of item #2, the replacement of existing windows and doors based on finding e. Staff recommends that all wood windows be preserved. The replacement of non-original windows and doors may be appropriate; however, the applicant should submit replacement options for review and approval. Staff recommends a wood or aluminum clad replacement windows, consistent with staff's standards for replacement windows.
3. Staff does not recommend approval of item #3, porch roof modifications. Staff recommends that the historic porch form and porch roof form be preserved. All dentil molding and ornamental architectural element should be preserved and replicated. A sample mock up must be provided to staff to verify compliance.
4. Staff does not recommend approval of item #4, fenestration modifications, based on finding g. Staff recommends that all existing window and door openings be preserved.
5. Staff does not recommend approval of item #5, the construction of a rear addition based on findings h through l. Staff recommends that the addition feature a footprint, massing, roof form, materials and architectural details, including fenestration profiles that are consistent with the Guidelines for Additions.
6. Staff does not recommend approval of item #6, the installation of site fencing. Staff recommends that a detailed landscaping plan, including information regarding the locations of front and rear yard fencing should be submitted for review and approval. All fencing should be consistent with the Guidelines for Site Elements.

City of San Antonio One Stop



January 27, 2022

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels



132

134

136

136

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STARR

GRAVELED

MAY

E. CROCKETT

GRAVELED

STATE

NOT PAVED

N. CENTRE

NOT PAVED

C E M E T E R Y

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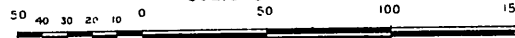
STATE ST.

BOSTON ST.

N. PINE

N. MONUMENTAL

Scale of Feet.



134

136

136

E. HOUSTON GRAVELED (STARR)

BOSTON ST.

MAY

E. CROCKETT GRAVELED

131

N. PINE

STATE ST.

POTOMAC

N. CENTRE NOT PAVED

N. MONUMENTAL

STATE ST.

C E M E T E R Y.

Scale of Feet.

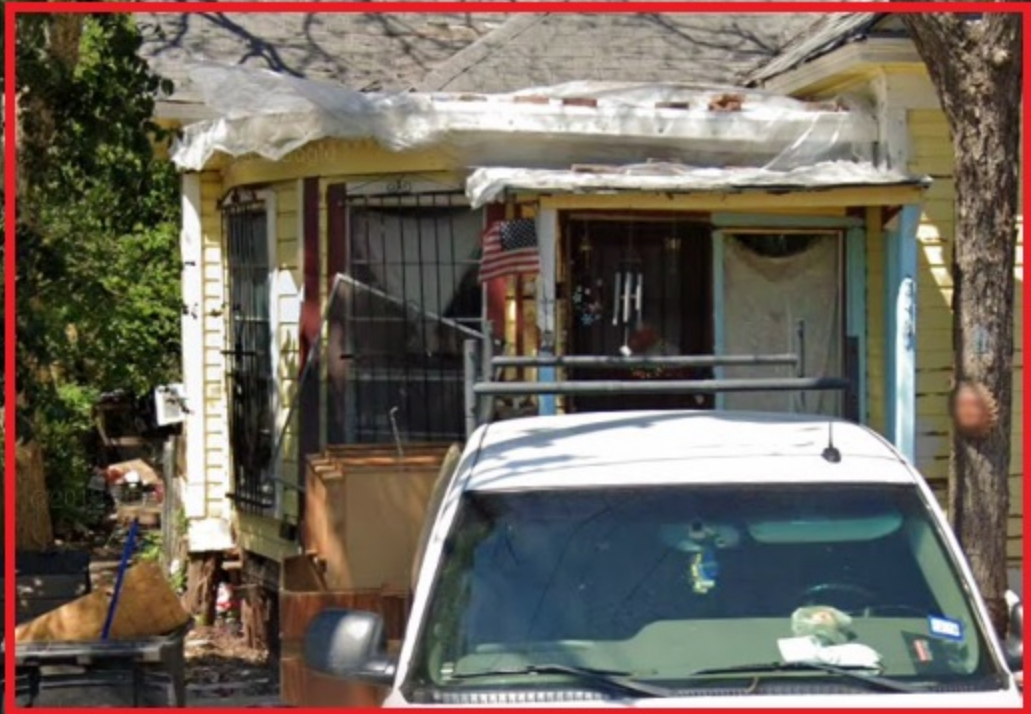
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Google

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San Antonio TX 78202
United States



January 27, 2022 at 10:59 AM
429 N Monumental St
San Antonio TX 78202
United States



January 27, 2022 at 10:59 AM
419 N Monumental St
San Antonio TX 78202
United States



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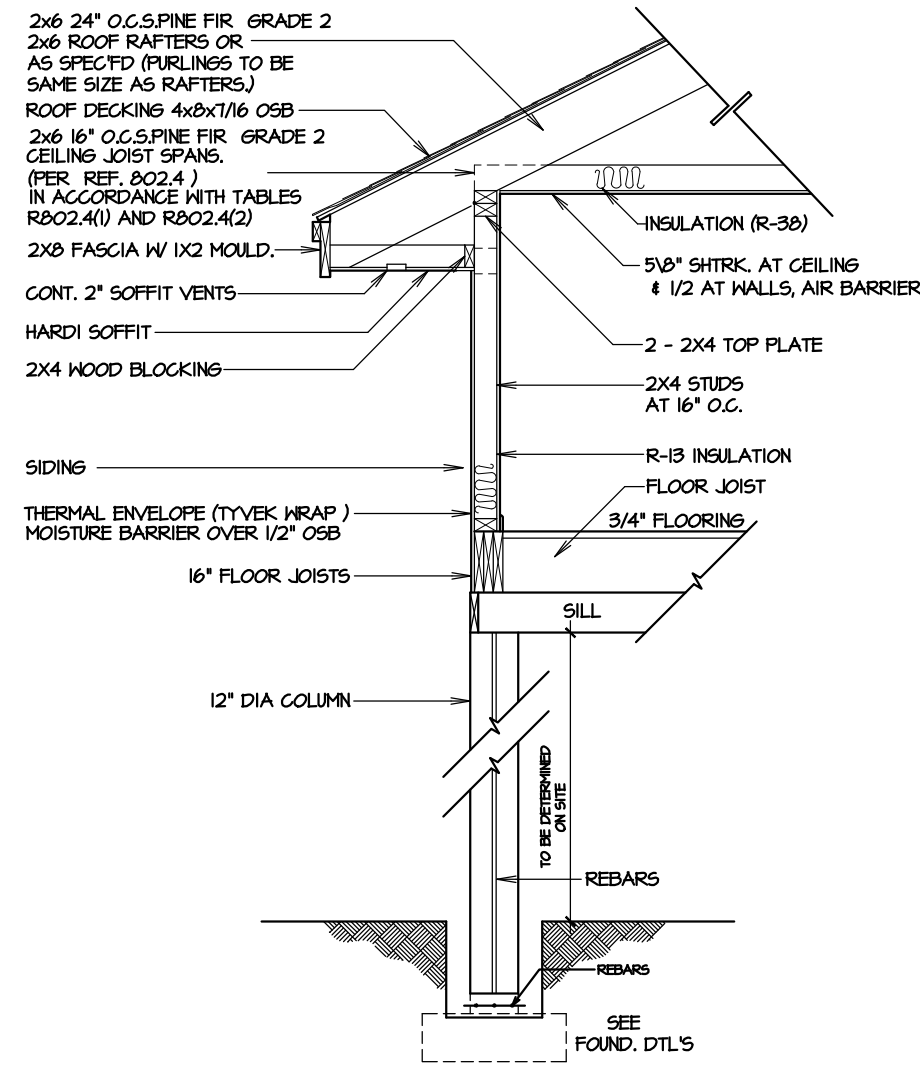


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United States



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429 N Monumental St
San Antonio TX 78202
United States





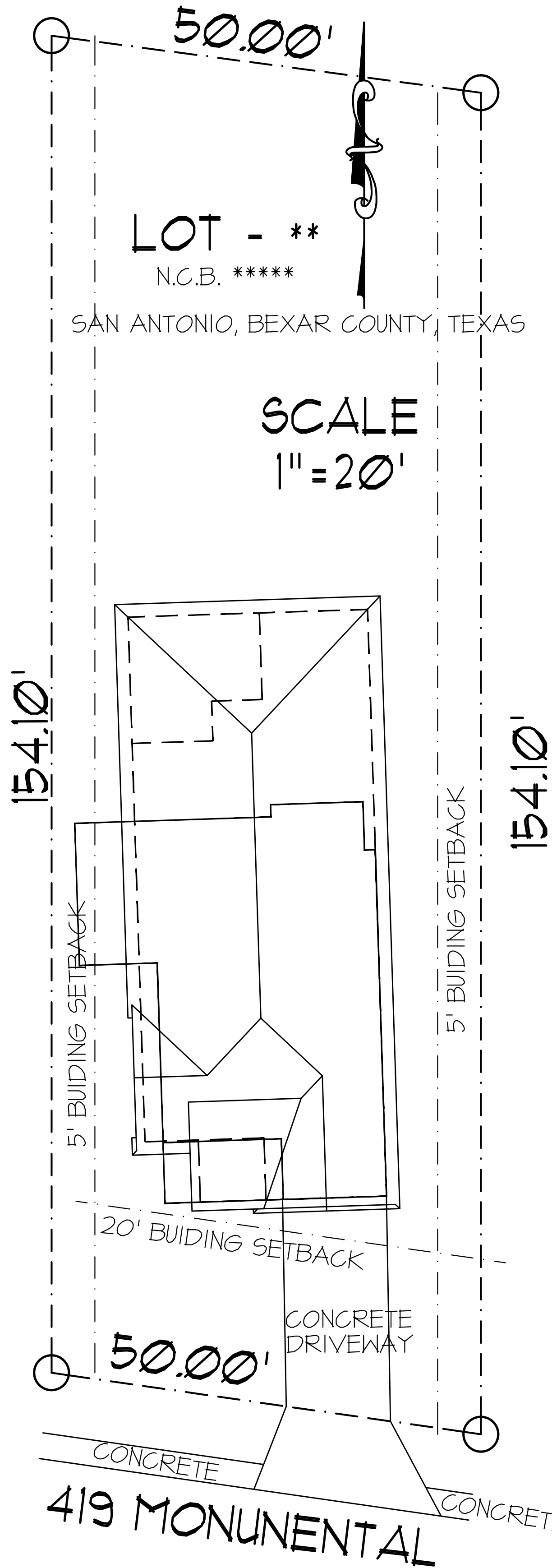
TYPICAL WALL SECTION
NOT TO SCALE

GENERAL NOTES:

1. ALL FRAMING AND STRUCTURAL DESIGN TO BE 115 M.P.H.
2. ALL SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER, SECTION 317
3. ROUND ALL SHEETROCK CORNERS
4. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 SQ. FT. CLEAR NET OPENING AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HGT. SHALL BE MAX. 44" ABOVE FLOOR.
5. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENING WITH MASONRY ABOVE.
6. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
7. CROSS VENTILATION AT ENCLOSED ATTICS.
8. ELECTRICAL CONTRACTOR TO LOCATE JOV. OUTLET WITHIN 25'-0" OF A/C COMPRESSOR. (GFI IF NOT IN SOFFIT)
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0"
10. PREFAB FIREPLACE TO BE IEC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
11. PROVIDE HANDRAILS ON ALL STAIRS WITH MIN. OF 2 RISERS AS PER I.R.C. SEC. R315.
12. PREHIRE FOR SECURITY SYSTEM RE. OWNER
13. LOOP WATER HEATER.

TABLE R402.4.1.1 (2018 IECC)

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES ASHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND 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. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW / DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVERTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDED WITH OVERLAPING JOINTS TAPED.
SHAFTS, PENETRATION	DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.
FIREPLACE	AN AIR BARRIER SHALL BE INSTALLED ON FIREPLACE WALLS. FIREPLACES SHALL HAVE GASKETED DOORS.



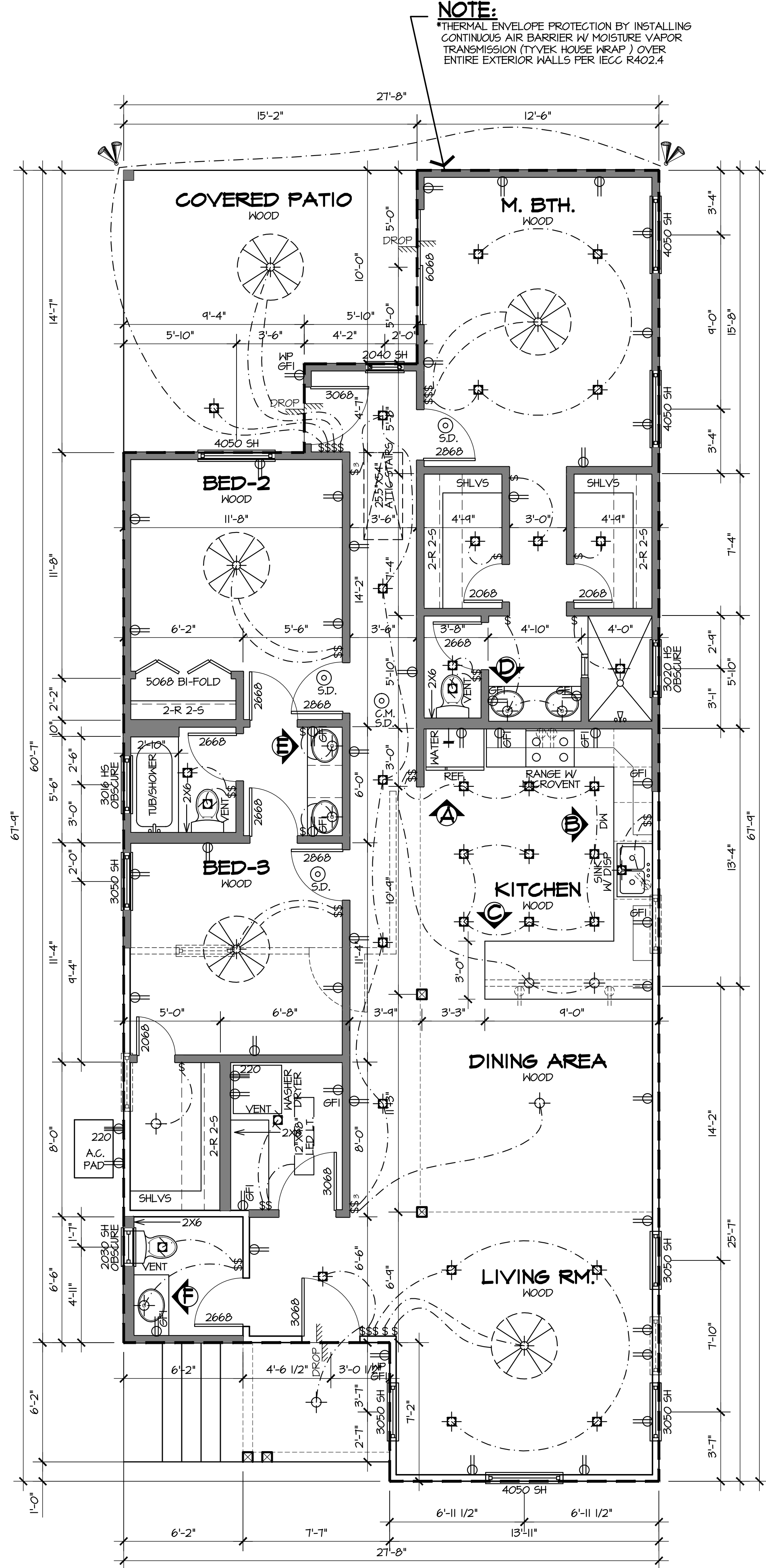
AREAS

TOTAL HEATED 1581 SQFT

PORCH 41 SQFT

PATIO 144 SQFT

TOTAL COVERED 1022 SQFT



ALMAR RESIDENTIAL RENOVATIONS

VILCHIS DESIGN GROUP
ARCHITECTURAL DESIGNERS

ARTURO VILCHIS
OWNER/ DESIGNER

12022 STONEY BRIDGE
SAN ANTONIO, TEXAS 78232
TELEPHONE: (210) 878-5838
FAX: -----

DRAWN BY:
ARTURO VILCHIS

STARTING DATE
JULY 30, 2006

REVISED DATE

JOB#
21164

SHEET#
1 OF 2

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FOUNDATION NOTES

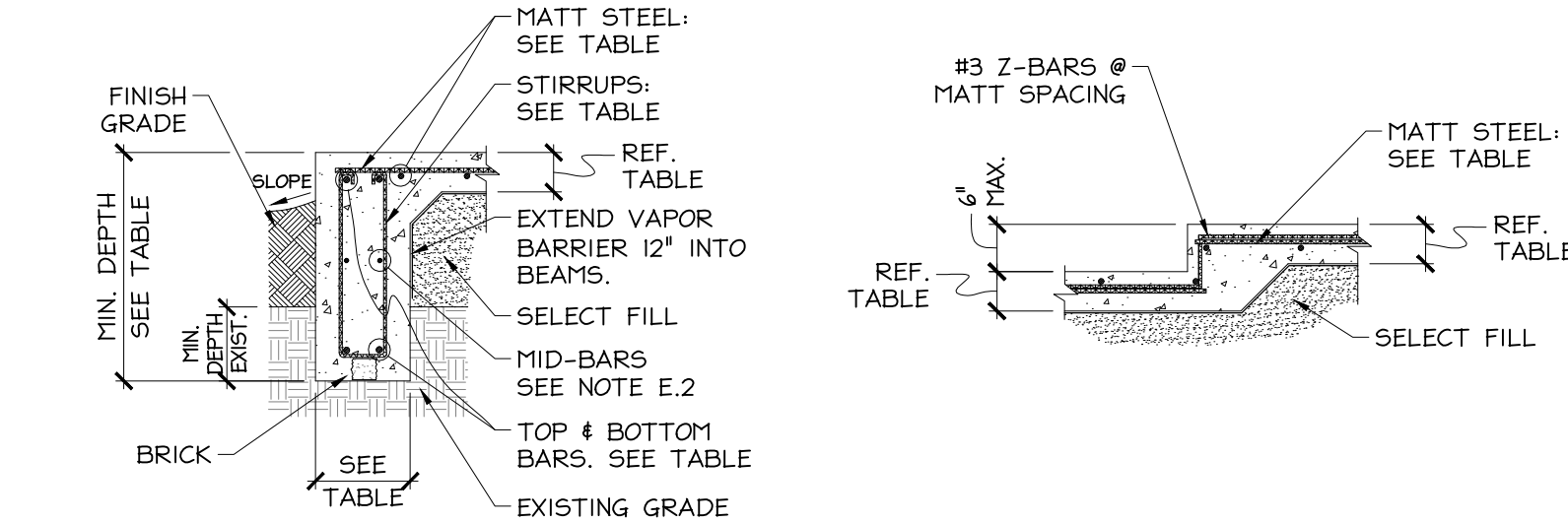
A. GENERAL
1. THIS FOUNDATION HAS BEEN DESIGNED AS A CONVENTIONALLY REINFORCED SLAB-ON-GRADE FOUNDATION. GEOTECHNICAL INFORMATION PROVIDED BY:
SOIL SURVEY BEXAR COUNTY TEXAS-SERIES 1962
SOIL SYMBOL H_uC- HOUSTON BLACK CLAY
SHEET 54
2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPS, BLOCK OUT LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS.
3. A PRE-POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.

B. CONCRETE
1. CONCRETE SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
2. CONCRETE SLUMP: 5"

C. SITE AND SUBGRADE PREPARATION
1. EXISTING VEGETATION SHOULD BE STRIPPED TO A MINIMUM DEPTH OF 6-INCHES AND REMOVED FROM SITE. ANY AREAS OF SOFT OR WET CLAY SHOULD BE REMOVED AND REPLACED WITH SELECT MATERIAL.
2. THE SITE SHOULD BE GRADED SUCH THAT SURFACE WATER IS DIRECTED AWAY FROM THE EXCAVATION DURING CONSTRUCTION. IN ADDITION, SITE GRADING SHOULD ALLOW FOR SURFACE AND ROOF DRAINAGE AWAY FROM THE STRUCTURE DURING THEIR DESIGN LIFE. PLANTERS AND LANDSCAPING ARE NOT RECOMMENDED WITHIN 6- FEET OF THE BUILDING AREA, AS THEY CAN ALLOW FOR MOISTURE INFILTRATION INTO THE SUBGRADE.
3. COMPACTED SELECT FILL- ANY IMPORT OR SELECT FILL SHOULD BE AN APPROVED INORGANIC MATERIAL FREE OF DEBRIS WITH A MAXIMUM PI OF 20 AND PARTICLE SIZE OF 3-INCHES. THE MATERIAL SHOULD BE PLACED IN LIFTS NOT TO EXCEED 8-INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO WITHIN PLUS OR MINUS THREE (±3) PERCENTAGE POINTS OF THE MAXIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR METHOD.
4. LOOSE SELECT FILL- USE OF PLASTIC BAGGING AND SELECT LOOSE FILL TO FORM THE BEAMS IS PERMISSABLE. THE FILL MUST HAVE A PI OF LESS THAN 20 AND NO PARTICLES EXCEEDING 3-INCHES IN DIAMETER. WHEN NOTED ON PLAN 12-INCH PIERS MUST BE INSTALLED AT THE INTERSECTIONS OF BEAMS AND REINFORCED WITH (4)-#3 VERTICAL REBAR. THE PIER MUST EXTEND TO EXISTING GRADE.
5. INSTALL A 10 MIL PLASTIC VAPOR BARRIER OVER GRADED PADS. TAPE ALL TEARS AND PENETRATIONS. THE PLASTIC SHOULD EXTEND A MINIMUM OF 12-INCHES INTO GRADE BEAMS.

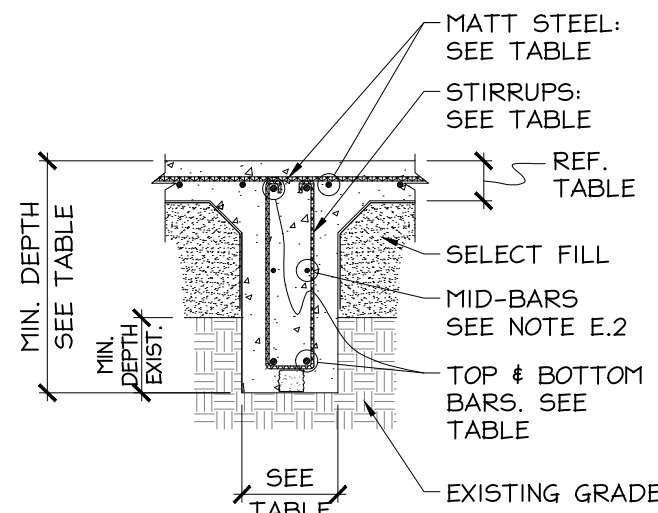
D.REINFORCEMENT
1. REINFORCEMENT: ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE
2. STIRRUPS AND TIES: ASTM A-615, GRADE 40, UNLESS NOTED OTHERWISE
3. ALL REINFORCEMENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICES FOR DETAILING CONCRETE STRUCTURES" (ACI 315, LATEST ADDITION).
4. ALL LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
5. CONCRETE IN CONTACT WITH SOIL SHALL HAVE A MINIMUM REINFORCEMENT COVER OF 3-INCHES. CONCRETE EXPOSED TO AIR SHALL HAVE A MINIMUM COVER OF 1 1/2-INCHES.
6. SLAB BARS SHALL BE PLACED MID-PLANE.
7. CORNER BARS - ONE BAR TOP AND BOTTOM AT EXTERIOR CORNERS. TWO BOTTOM BARS WHERE INTERIOR BEAMS MEET EXTERIOR BEAMS. (REFER TO DETAILS)
8. **IMPORTANT-** REINFORCEMENT **MUST** HAVE PROPER COVER. FOUNDATION WILL NOT BE APPROVED UNTIL PROPER COVER IS OBTAINED.

E. CONCRETE GRADE BEAMS
1. BEAM DEPTHS ARE MINIMUM GIVEN IN CHART. IF SOLID ROCK PREVENTS EXCAVATION TO SPECIFIED BEAM DEPTH WITHOUT THE USE HEAVY EQUIPMENT SUCH AS A JACK HAMMER OR HOE RAM, MINIMUM DEPTH MAY BE REDUCED TO 16-INCHES.
2. WHEN BEAM DEPTHS EXCEED 36-INCHES, ADD TWO-#3 HORIZONTAL REBAR AT 18-INCHES ON CENTER. IF BEAM DEPTH EXCEEDS 5- FEET, REF. DEEP BEAM DETAIL.
3. PAY PARTICULAR ATTENTION TO SPECIFIED PENETRATION OF EXCAVATION INTO **EXISTING** SOIL. PENETRATION DEPTH IS MEASURED FROM THE BOTTOM OF GRADE BEAM TO SURFACE OF EXISTING SOIL, NOT FINISHED GRADE.
4. CLEAN ALL TRASH AND LOOSE FILL OUT OF BEAMS PRIOR TO REQUESTING PRE-POUR INSPECTION.

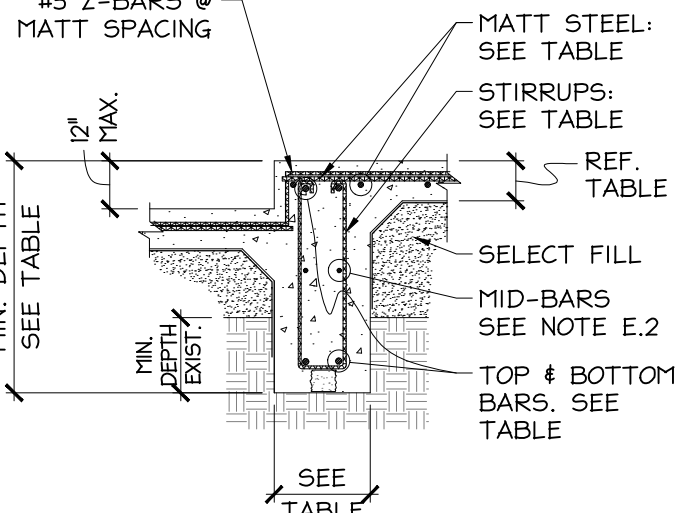


1 SECTION N.T.S.
EXTERIOR BEAM

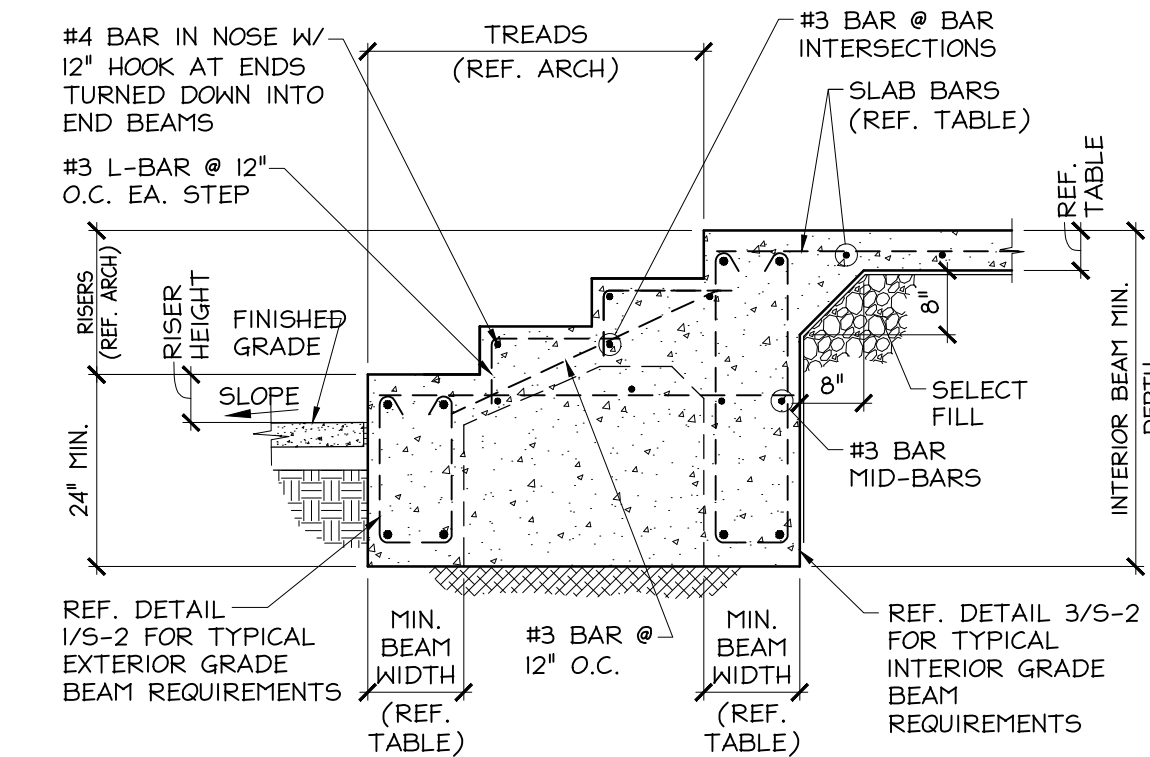
2 SECTION N.T.S.
INTERIOR SLAB DROP



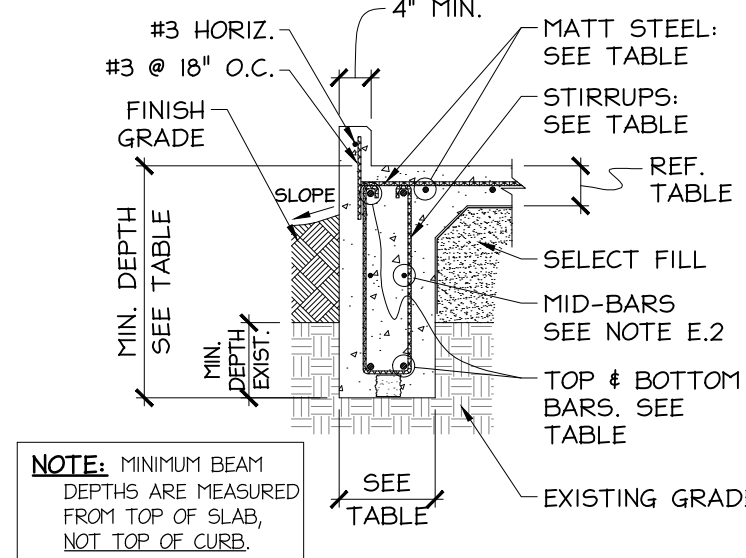
3 SECTION N.T.S.
INTERIOR BEAM



4 SECTION N.T.S.
INTERIOR BEAM W/ DROP



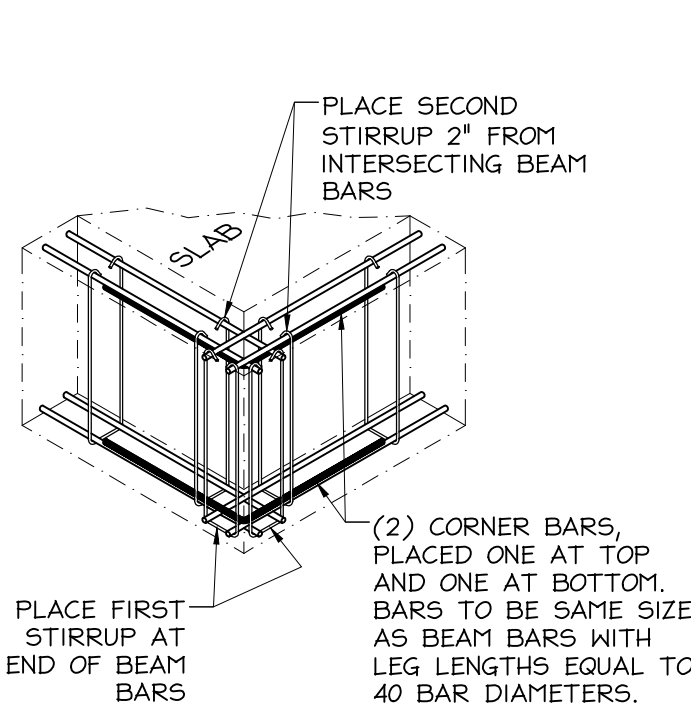
5 SECTION N.T.S.



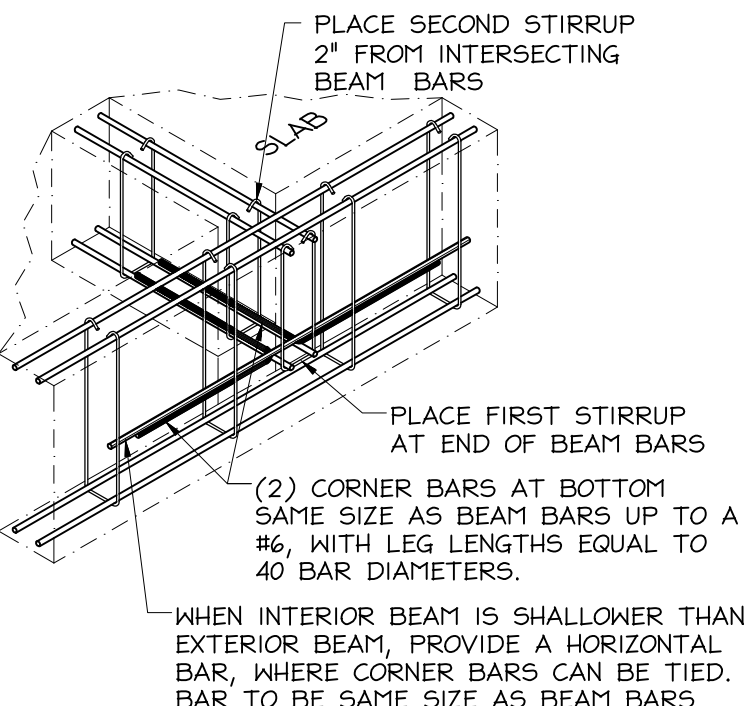
6 SECTION N.T.S.
EXTERIOR BEAM W/ CURB

BEAM AND SLAB TABLE								
BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	36"	24"	30"	2-#8 TOP 2-#8 BOT	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.	4"

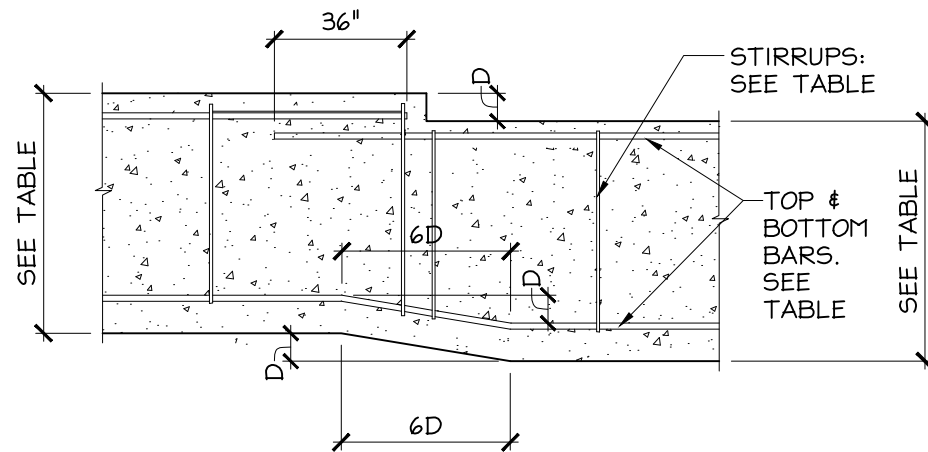
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.



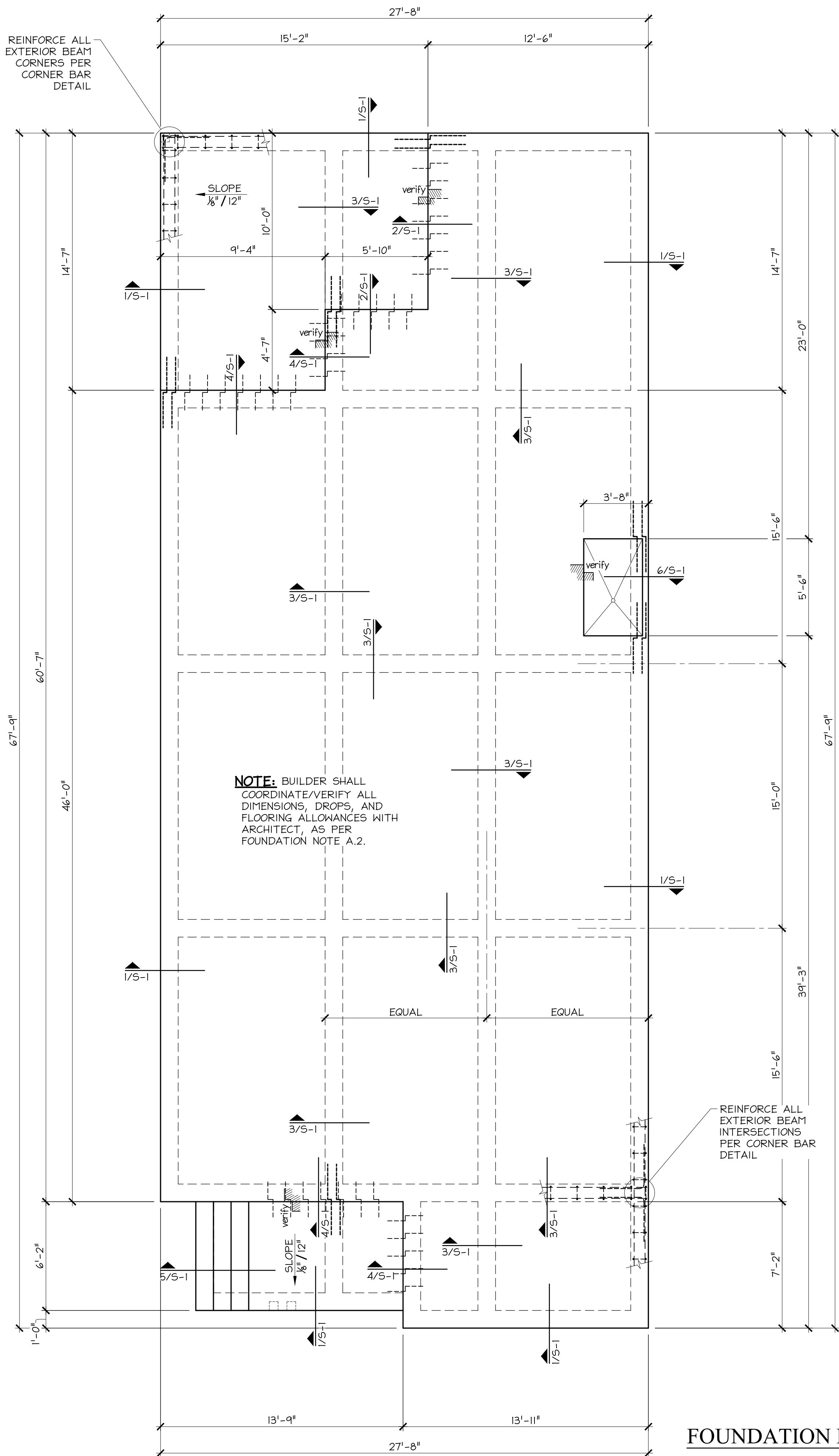
CORNER BAR DETAIL
OUTSIDE EXTERIOR BEAM CORNER
N.T.S.



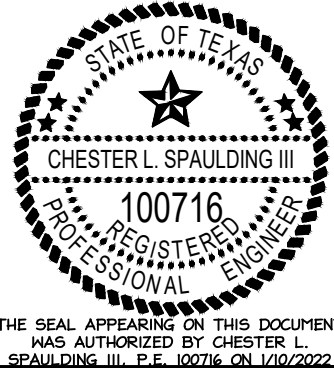
CORNER BAR DETAIL
AT INTERIOR BEAM TO EXTERIOR BEAM INTERSECTION
N.T.S.



BEAM PROFILE AT DROP
N.T.S.



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



Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Tx
Phone 210-451-7756 REG. # F-10775

PROPOSED FOUNDATION AT
419 N. MONUMENTAL
SAN ANTONIO, TEXAS
FOUNDATION PLAN

DRAWN BY: MS
DATE: 01/10/2022
SCALE: 1/4" = 1'

S1
of 1

GENERAL NOTES:

1. LET-IN BRACING

A. 1x4 LET-IN: ATTACH CONTINUOUS DIAGONAL 1x4 (#2 S.Y.P.) LET-IN TO TOP & BOTTOM PLATES AND INTERVENING STUDS. ATTACH 1x2-12d NAILS AT EACH PLATE AND STUDS. END OF LET-IN AT TOP PLATE SHOULD BE CLOSE TO THE BUILDING CORNER UNLESS NOTED OTHERWISE. INSTALL BRACE AT NO LESS THAN A 45 DEGREE ANGLE AND NO GREATER THAN 60 DEGREE ANGLE TO THE HORIZONTAL. ARROW DENOTES DOWNWARD PATH OF 1x4.

B. SIMPSON RCWB METAL BRACING MAY BE USED IN PLACE OF THE 1X4 LET-IN ON 2x6 WALLS WHEN THE FOLLOWING MINIMUM WALL LENGTHS ARE AVAILABLE:

- 8' PLATE-SIMPSON RCWB2. MIN. 8' WALL LENGTH REQUIRED.
9' PLATE-SIMPSON RCWB2. MIN. 6'-10" WALL LENGTH REQUIRED.
10' PLATE-SIMPSON RCWB4. MIN. 10' WALL LENGTH REQUIRED.

ATTACH SIMPSON RCWB AS SPECIFIED BY THE MANUFACTURER.
THE SIMPSON TWB IS NOT AN ACCEPTABLE SUBSTITUTION FOR THE 1X4 LET-IN.

2. OSB SHEATHING- NAIL ATTACHMENT: ATTACH 7/16" OSB TO STUDS W/ 8d (.131")x 2 1/2" NAILS @ 6"O.C. AT ALL EDGES AND 6"O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE.

STAPLE ATTACHMENT: ATTACH 7/16" OSB TO STUDS WITH 1 3/4" - 16 GAUGE STAPLES @ 6"O.C. AT ALL EDGES AND 6"O.C. ALONG INTERMEDIATE STUDS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 3/8" AND SHALL BE INSTALLED WITH THE CROWN PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS.

SOLE PLATE ANCHORAGE

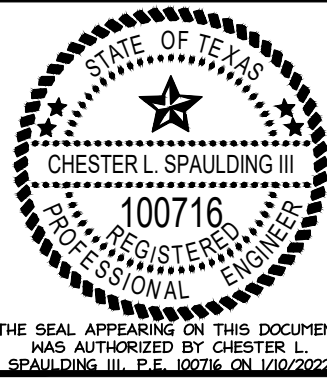
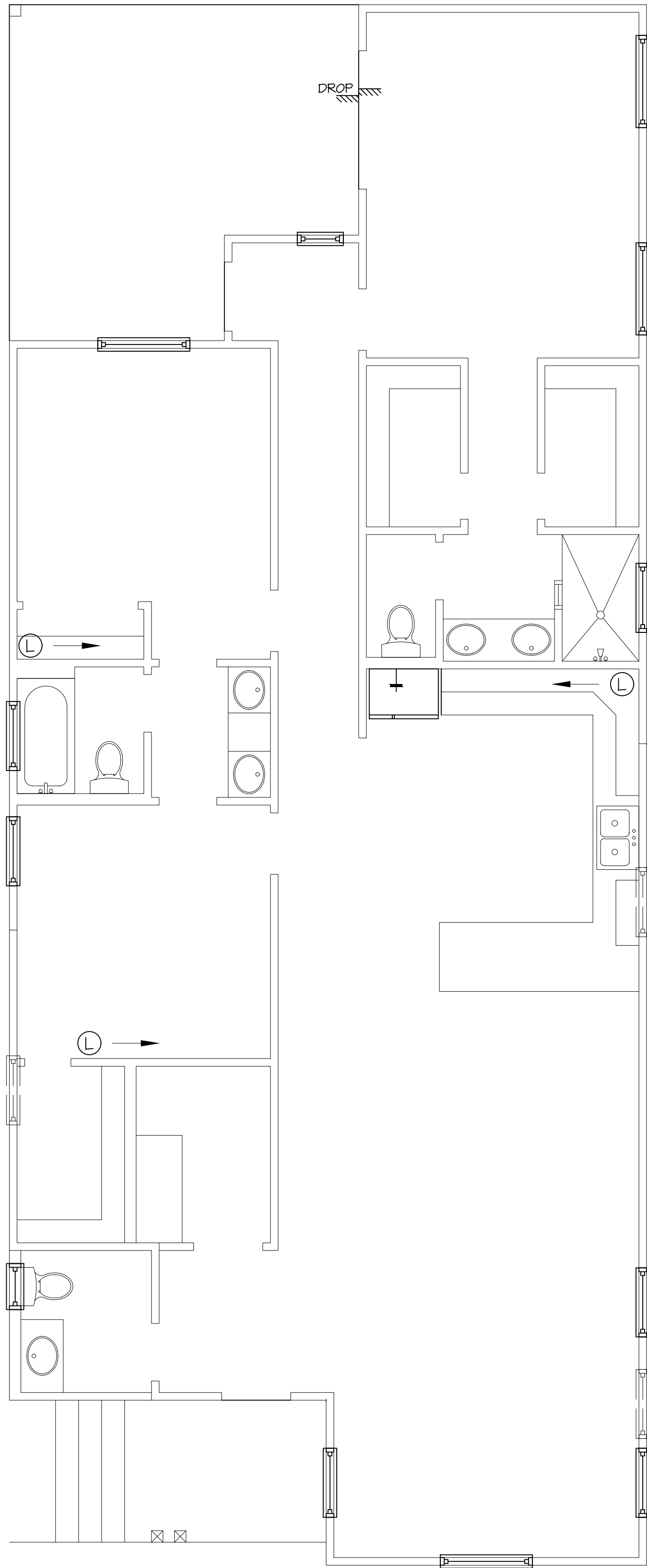
1. BOTTOM PLATES SHOULD BE ANCHORED TO THE FOUNDATION WITH 1/2" J-BOLTS HAVING A MINIMUM OF 7" CONCRETE EMBEDMENT AND SPACED NO MORE THAN 6' ON CENTER. THERE SHOULD BE AT LEAST 2 BOLTS PER PLATE AND THERE MUST BE A BOLT WITHIN 12" OF EACH END OF THE PLATE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT.

NOTE:

SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB PLYWOOD. ATTACH PLYWOOD AS PER NOTE 2.

LEGEND:

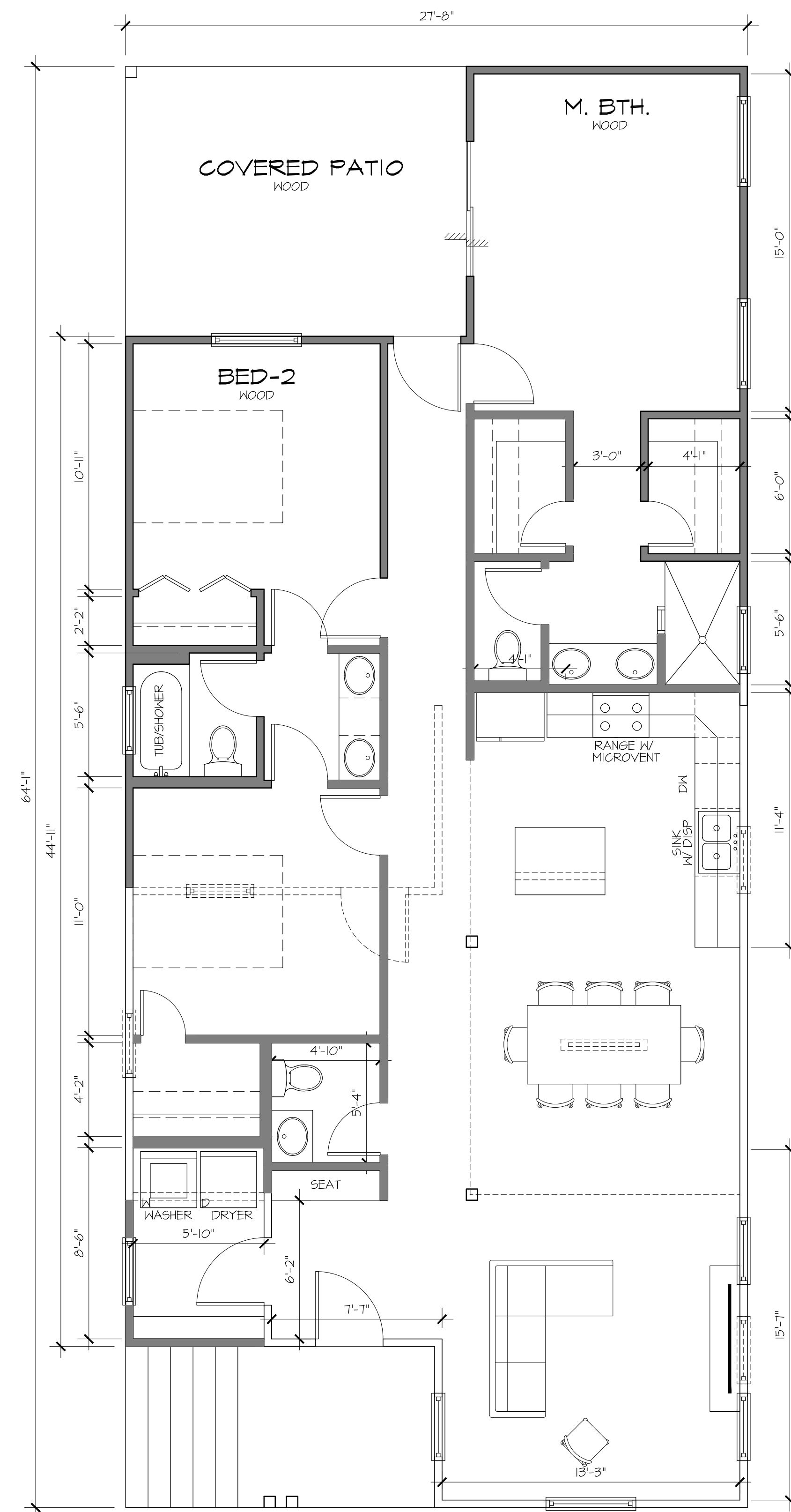
Ⓛ LET-IN BRACE-SEE NOTES 1 SHEET 1.



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12227 Huebner, Ste. 106 San Antonio, Tx
Phone 210-451-7756 REG. # F-10775

PROPOSED FOUNDATION AT
419 N. MONUMENTAL
SAN ANTONIO, TEXAS
WALL BRACING PLAN

DRAWN BY: MS
DATE: 01/10/2022
SCALE: 1/4"= 1'



<u>AREAS</u>		
TOTAL HEATED	1493	SQFT
PORCH	54	SQFT
PATIO	182	SQFT
TOTAL COVERED	1729	SQFT

MONUMENTAL

COVERED PATIO
WOOD

BED-2
WOOD

M. BTH.
WOOD

Diagram showing a washer and dryer unit with a height dimension of 5'-10".

WASHER DRYER
5'-10"

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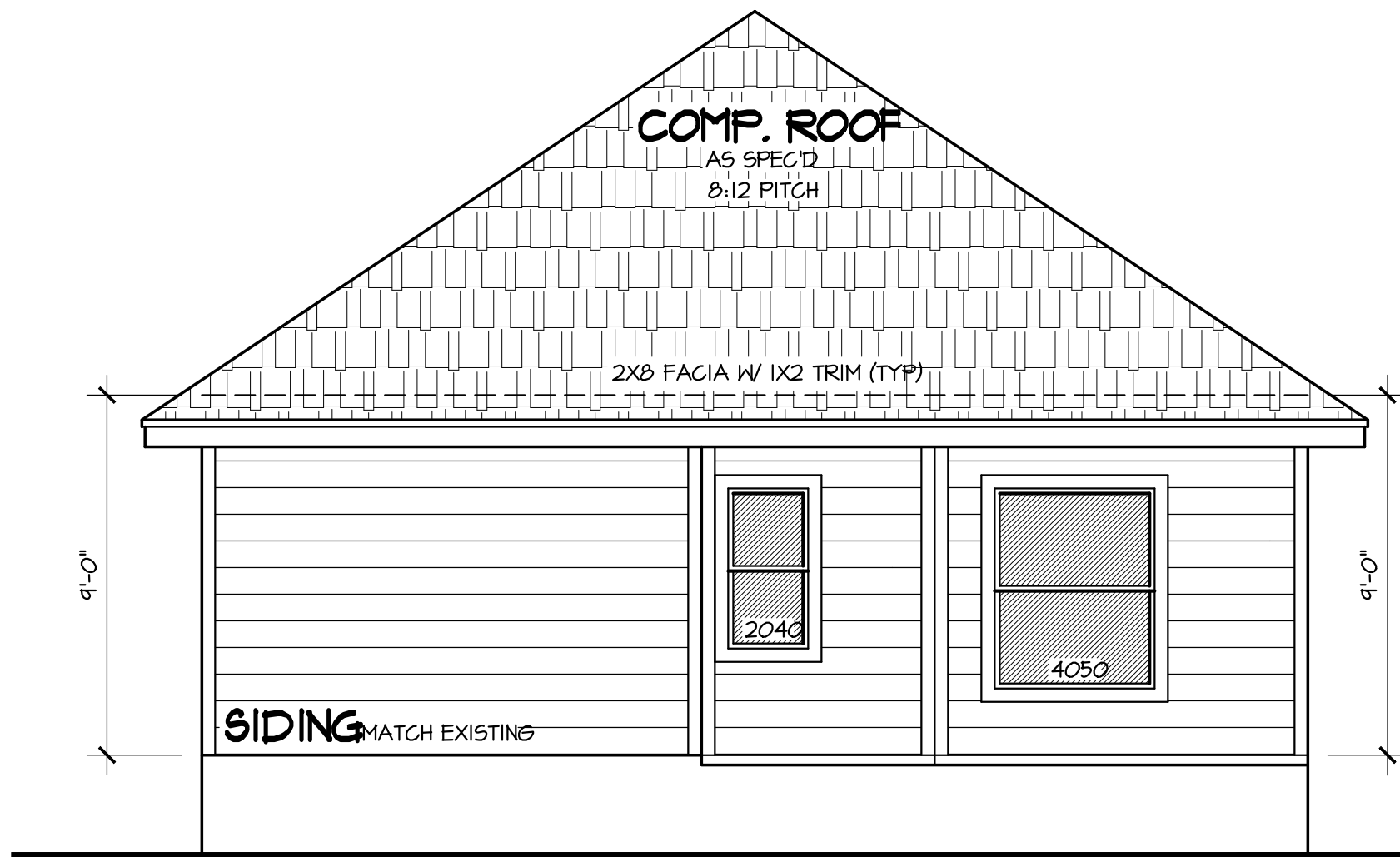
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ADE AC

AREAS

1495	SQFT
54	SQFT
182	SQFT

COVERED 1729 SQFT

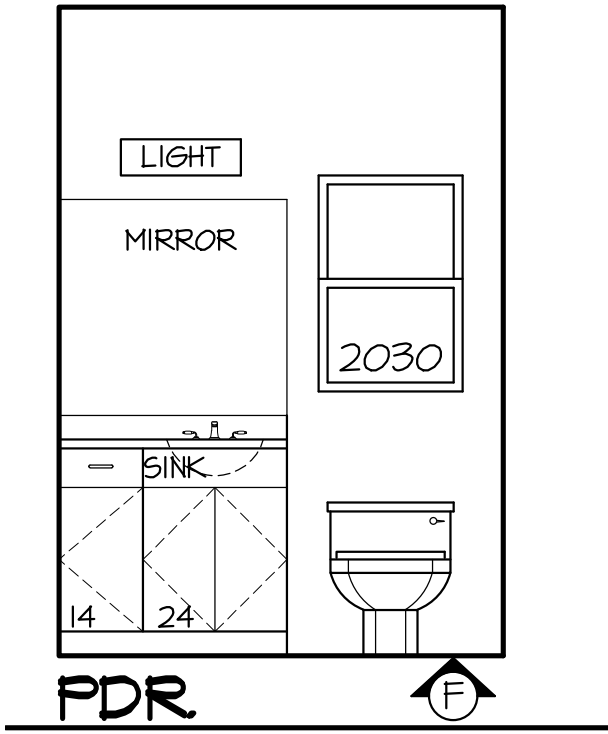


REAR ELEVATION

SCALE 1/4" = 1'-0"



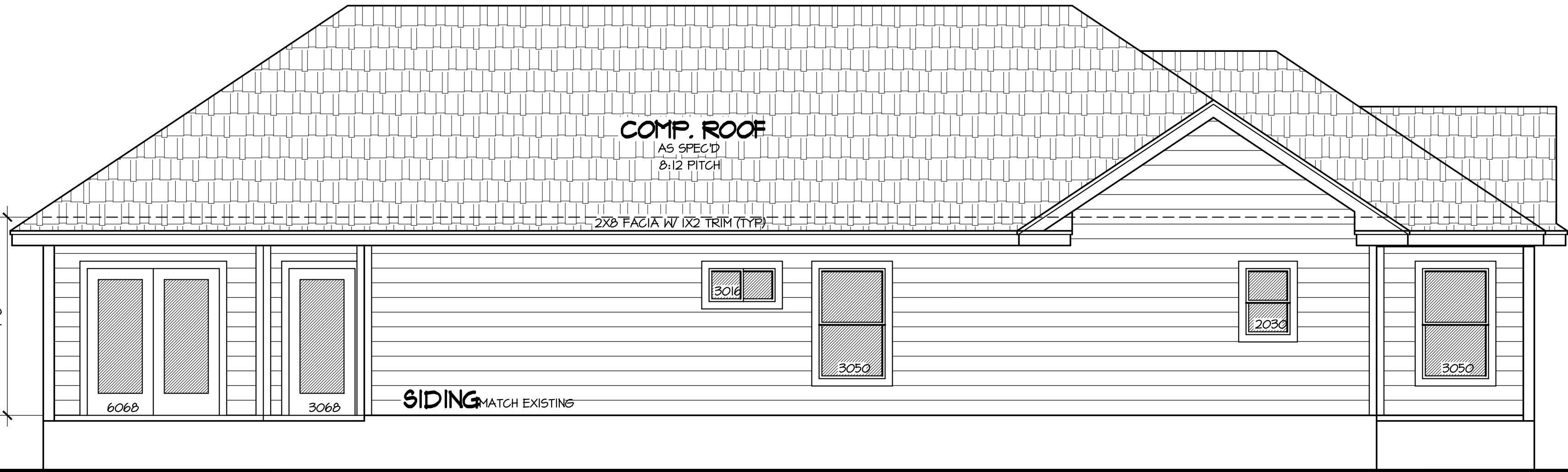
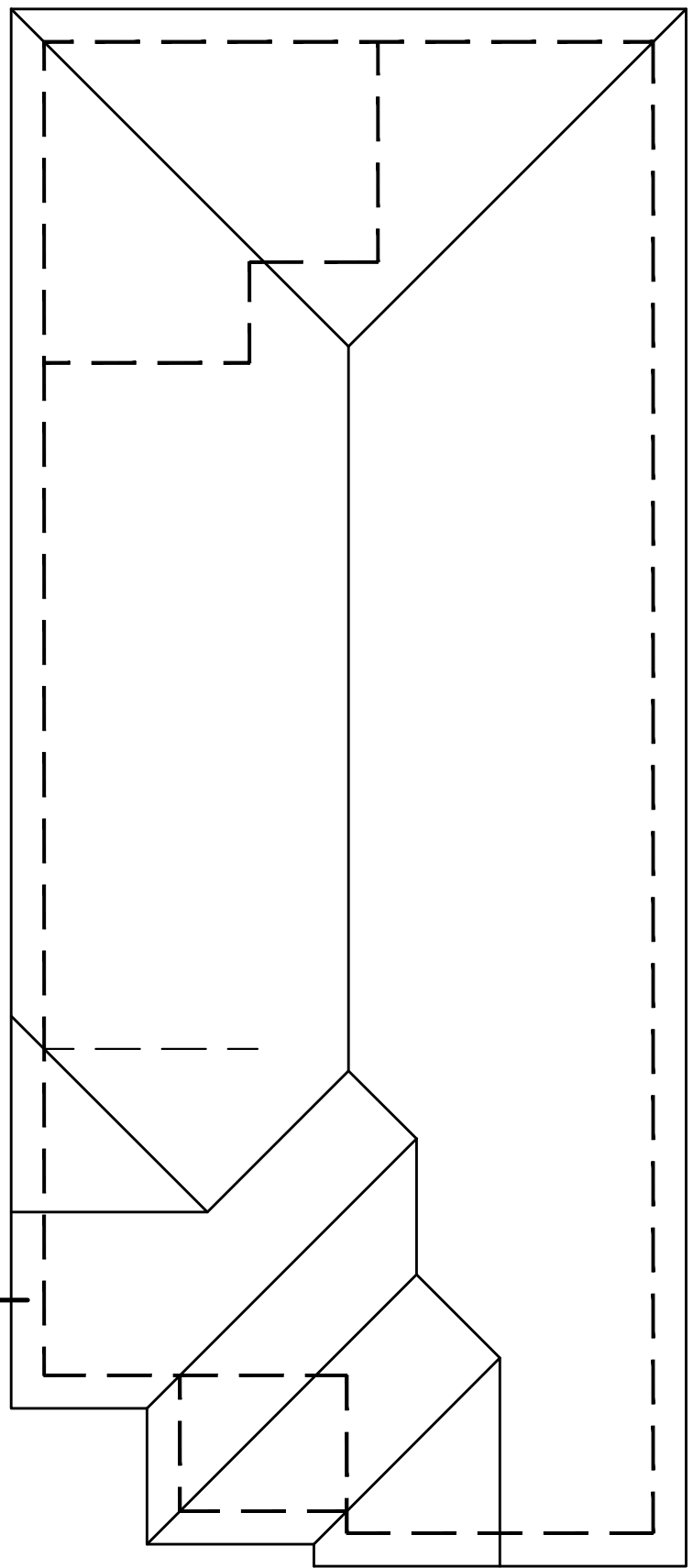
FRONT ELEVATION



ROOF PLAN

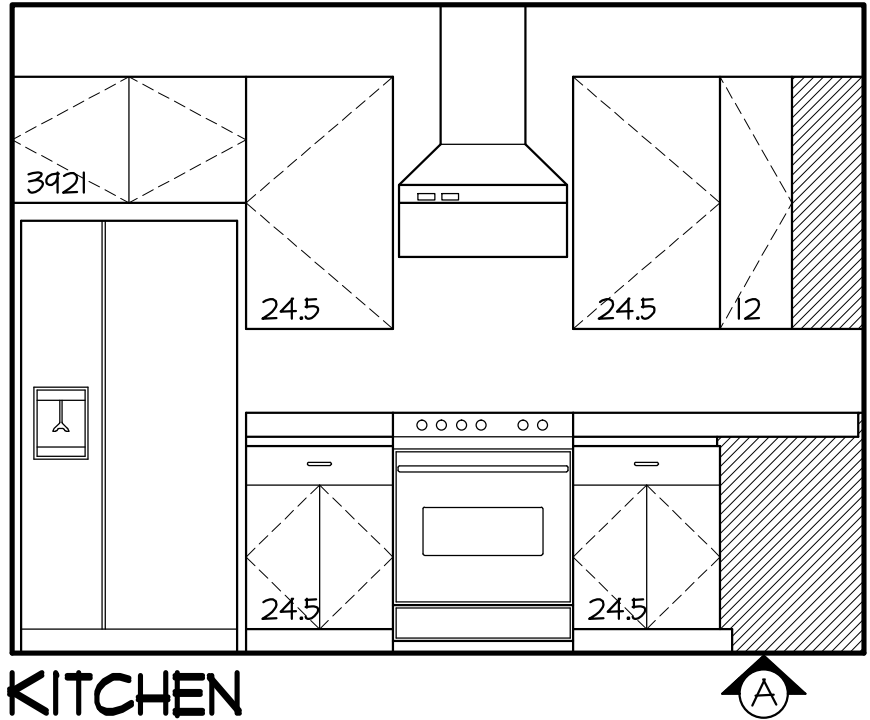
SCALE 1/8" = 1'-0"

1. ALL ROOF SLOPES ARE TO BE 6 : 12 UNLESS OTHERWISE NOTED
2. PROVIDE 2" CONTINUOUS SOFFIT VENTS
3. ALL OVERHANGS ARE TO BE 1'-6" FROM FRAME
4. ATTIC SPACE VENT AREA REQUIREMENTS:
TOTAL SQ. FT. OF ATTIC = 210 SQ. FT.
TOTAL FREE VENT REQUIRED: $210 / 300 = 0.7$ SQ. FT.
REQUIRED ATTIC ROOF VENTS:
5. REQUIRED ATTIC ROOF VENTS: 2 -14" WIND TURBINES

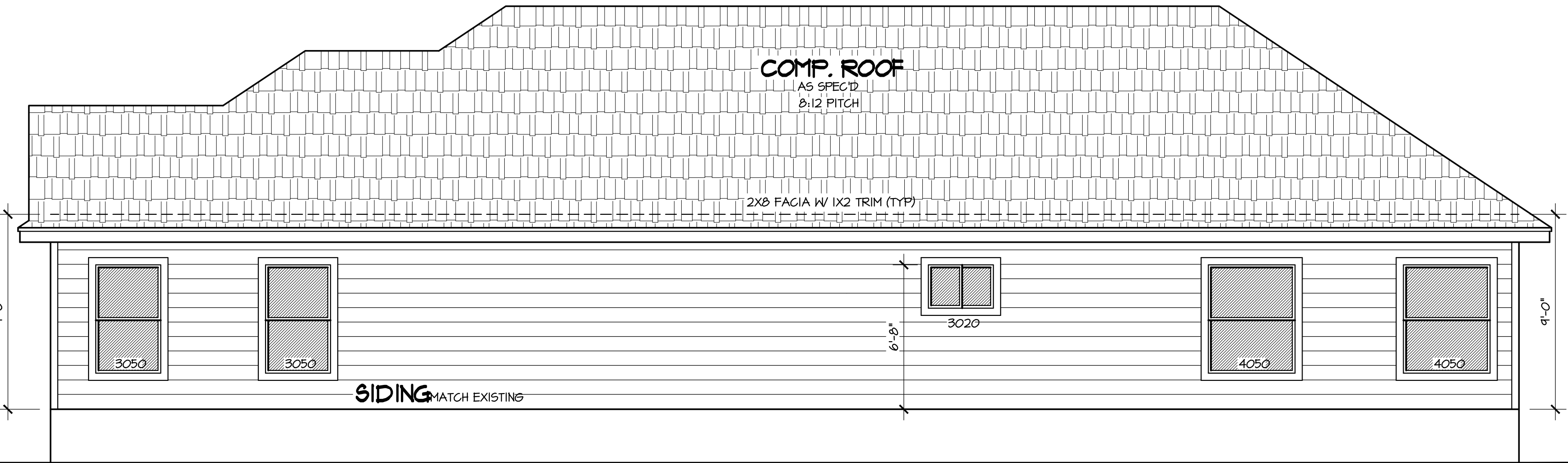
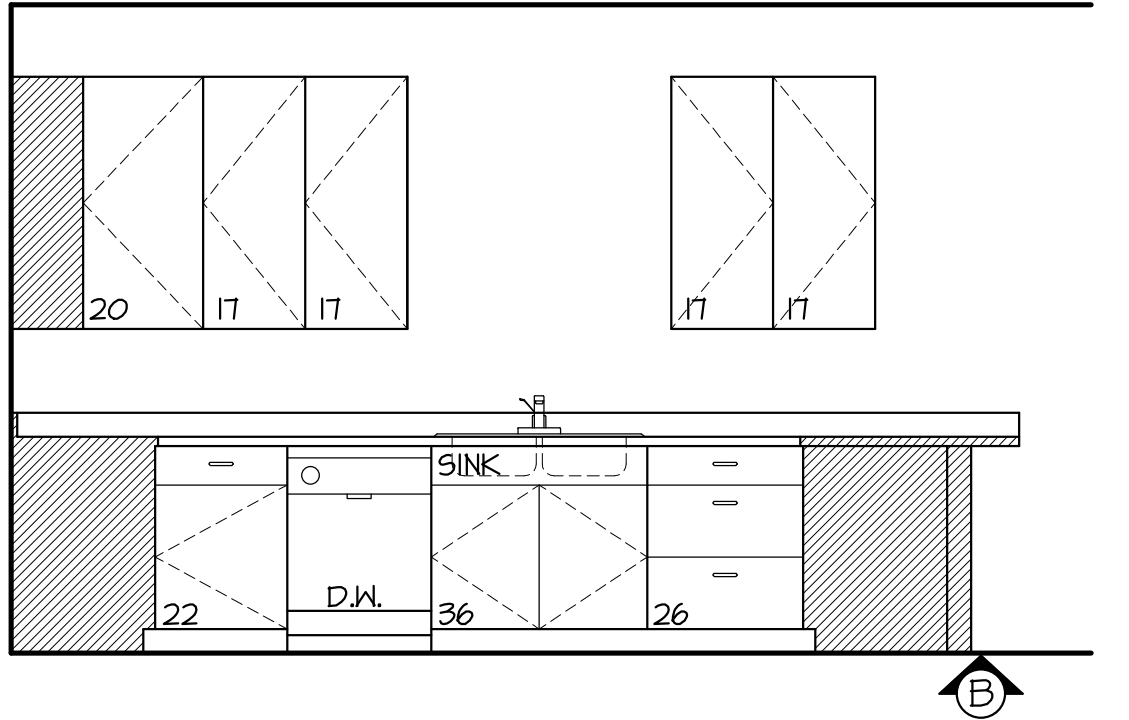


LEFT ELEVATION

SCALE 1/4" = 1'-0"

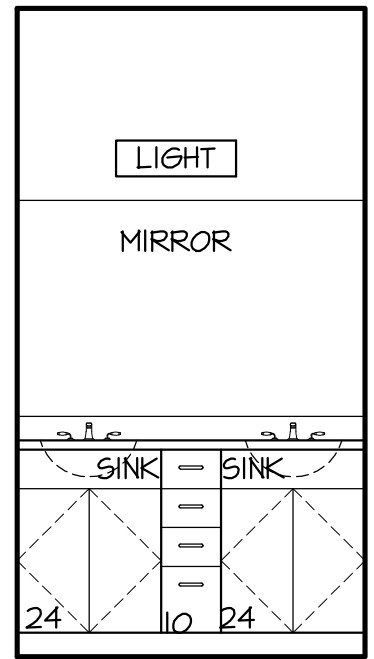
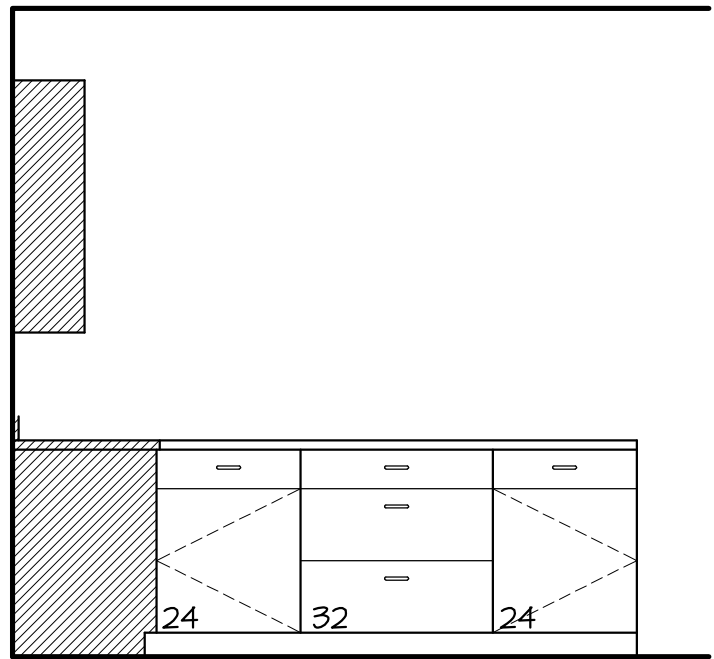


KITCHEN

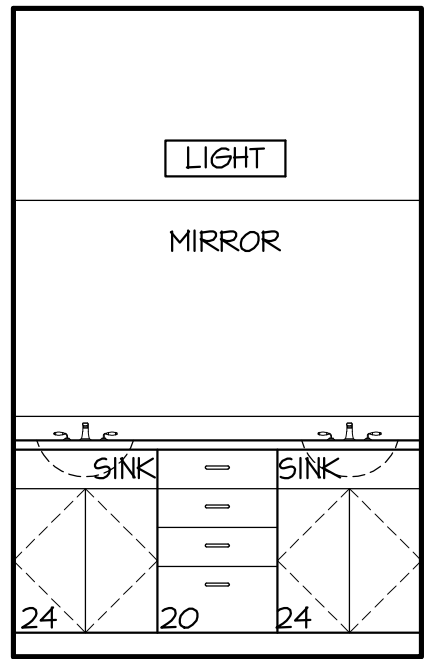


RIGHT ELEVATION

SCALE 1/4" = 1'-0"



M. BATH



BATH-2

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DRAWN BY:
ARTURO VILCHIS

STARTING DATE
JULY 30, 2006

REVISED DATE

JOB#
21164

SHEET#
2 OF 2