HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2022

HDRC CASE NO:	**2022-149**
ADDRESS:	326 RIVERSIDE DR
LEGAL DESCRIPTION:	NCB 7672 BLK 21 LOT NW 170 X 15 OF 5, N IRR 190 OF 6, N 207.86 OF 7, N 207.86 OF E 102 OF 8
ZONING:	IDZ-1, H, RIO-5
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	Nicholas Melde/Architexas
OWNER:	Peter Greenblum/326 RIVERSIDE LLC
TYPE OF WORK:	Exterior modifications, construction of a rear addition, fenestration modifications
APPLICATION RECEIVED:	February 28, 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 standing seam metal roof.
2. Perform fenestration modifications to the front façade by removing the two existing door openings and creating a new, door opening centered between the two groups of windows.
3. Remove the existing front porch roof and construct a new, shed porch roof.
4. Perform fenestration modifications to the northeast façade by relocating two window openings and modifying their sill heights.
5. Construct a rear addition to feature approximately seventy-two conditioned square feet as well as a rear covered porch.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres— Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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 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 existing Craftsman structure at 326 Riverside (previously addressed as 314 Riverside) was constructed circa 1945 and is contributing to the Mission Historic District.
b. PREVIOUS APPROVALS – The applicant has received an Administrative Certificate of Appropriateness for approval to perform in-kind repair to existing wood windows, wood siding, wood trim, wood soffit and fascia elements and to paint the exterior.
c. ROOF REPLACEMENT – The applicant has proposed to replace the existing, shingle roof with a standing seam metal roof. Standing seam metal roofs on Craftsman structures are vernacular to San Antonio. Staff finds the proposed replacement to be appropriate provided that the replacement roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.
d. FENESTRATION MODIFICATIONS (Front Façade) – The applicant has proposed to perform fenestration modifications to the front façade by removing the two existing door openings and creating a new, door opening centered between the two groups of windows. The Guidelines for Exterior Maintenance 6.A.i. notes that exterior window and door openings should be preserved. Staff finds the proposed request to be inconsistent with the Guidelines and finds that the existing front façade configuration should be preserved.
e. PORCH MODIFICATIONS – The applicant has proposed to remove the existing, non-original porch roof and construct a new, shed porch roof. The existing porch roof was constructed circa 2014. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that porches should be reconstructed based on accurate evidence of the original. Furthermore, the Guidelines note that If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. The applicant has proposed to construct a shed porch roof. Photos from circa 2011 note a gabled porch roof, centered on the primary roof gable with remnants of Craftsman detailing, such as exposed rafter tails. Historic Craftsman structures are found commonly throughout the Mission Historic District and predominantly feature gabled porch roofs when the front porch is not recessed within the footprint of the house. Generally, staff finds that a gabled porch roof form would be consistent with the Guidelines.
f. FENESTRATION MODIFICATIONS (Northeast Façade) – The applicant has proposed to perform fenestration modifications to the northeast façade by relocating two window openings and modifying their sill heights. The Guidelines for Exterior Maintenance 6.A.i. notes that exterior window and door openings should be preserved. Staff finds that the existing window openings should be preserved in their current location and that their original profile should be maintained.
g. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately seventy-two conditioned square feet as well as a rear covered porch. The proposed rear addition would result in an extension of the primary ridgeline and the elimination of the secondary rear gable.
h. 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 o 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 that the proposed addition is consistent with the Guidelines; however, staff finds that the applicant should incorporate a vertical element to note differentiate the addition from the original structure.
i. REAR ADDITION (Materials) – The applicant has proposed materials that include wood siding to match the original (117 profile), wood trim to match the profile of the original, a standing seam metal roof, and salvaged wood windows from the existing, rear façade. Staff finds the proposed materials to be appropriate. The addition's roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.

j. ROOF FORM – The applicant has proposed for the rear addition to feature a gabled roof, to extend the existing ridge line to the rear. Generally, staff finds the proposed roof form to be appropriate.
k. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding h, staff finds that a vertical element should be added on both the side and rear facades to differentiate the addition from original massing and walls.

RECOMMENDATION:

1. Staff recommends approval of item #1, the installation of a standing seam metal roof with the following stipulation:
    i. That the replacement roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.

2. Staff does not recommend approval of item #2, fenestration modifications to the front façade based on finding d. Staff recommends the front façade be maintained as it exists.

3. Staff recommends approval of item #3, the construction of a new porch roof with the following stipulations:
    i. That the new roof feature a gabled profile that is centered on the primary gable featuring a subordinate height as noted in the photos provided by staff in the exhibits.
    ii. That the proposed porch roof feature a standing seam metal roof to match the proposed standing seam metal roof.
    iii. That detail construction document be submitted to OHP staff for review and approval that include column details.

4. Staff does not recommend approval of item #3, fenestration modifications to the northeast façade based on finding f. Staff recommends the northeast façade be maintained as it exists and that windows maintain their current profile.

5. Staff recommends approval of item #5, the construction of a rear addition with the following stipulations:
    i. That the addition's roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth with no striations or corrugation. A roofing inspection must be scheduled with OHP staff to inspect the materials prior to installation.
    ii. That a vertical element should be added on both the side and rear facades to differentiate the addition from original massing and walls.

City of San Antonio One Stop

April 1, 2022

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

PROJECT SUMMARY

REHABILITATION AND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE

REHABBED SQUARE-FOOTAGE	684
ADDITION SQUARE-FOOTAGE	72
TOTAL	756

APPLICABLE CODES

LOCAL:

CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

NATIONAL:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

BUILDING ENVELOPE

1. SLAB-ON-GRADE FOUNDATION OVER A MOISTURE/VAPOR BARRIER. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
2. WOOD-FRAMED WALLS, SECOND FLOOR, AND ROOF. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
3. SHEATHING AND DECKING PER STRUCTURAL ENGINEER. USE ZIP WALL SYSTEM, OR APPROVED EQUAL, AT EXTERIOR WALLS AND ROOF DECK. SUBSTITUTIONS WILL BE CONSIDERED.
4. SPRAY FOAM INSULATE ROOF CAVITY (R-38) AND UNDER FLOOR (R-13, CLOSED-CELL)
5. RESTORE EXISTING WOOD WINDOWS, AND MAKE ALTERATIONS PER PLANS.
6. REUSE EXISTING FRONT DOOR, PAINT
7. V-CRIMP GALVALUME METAL ROOF WITH GALVALUME GUTTERS, AND DOWNSPOUTS. COORDINATE ROOF UNDERLAYMENT WITH ROOFING CONTRACTOR

HVAC

1. SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED HVAC/MECHANICAL INSTALLER.
2. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOMS. PANASONIC FV-11VH2, NO LIGHT (OR APPROVED EQUAL).
3. INSTALL VENT HOOD CENTERED ABOVE RANGE. MODEL NO. TO BE DETERMINED

ELECTRICAL

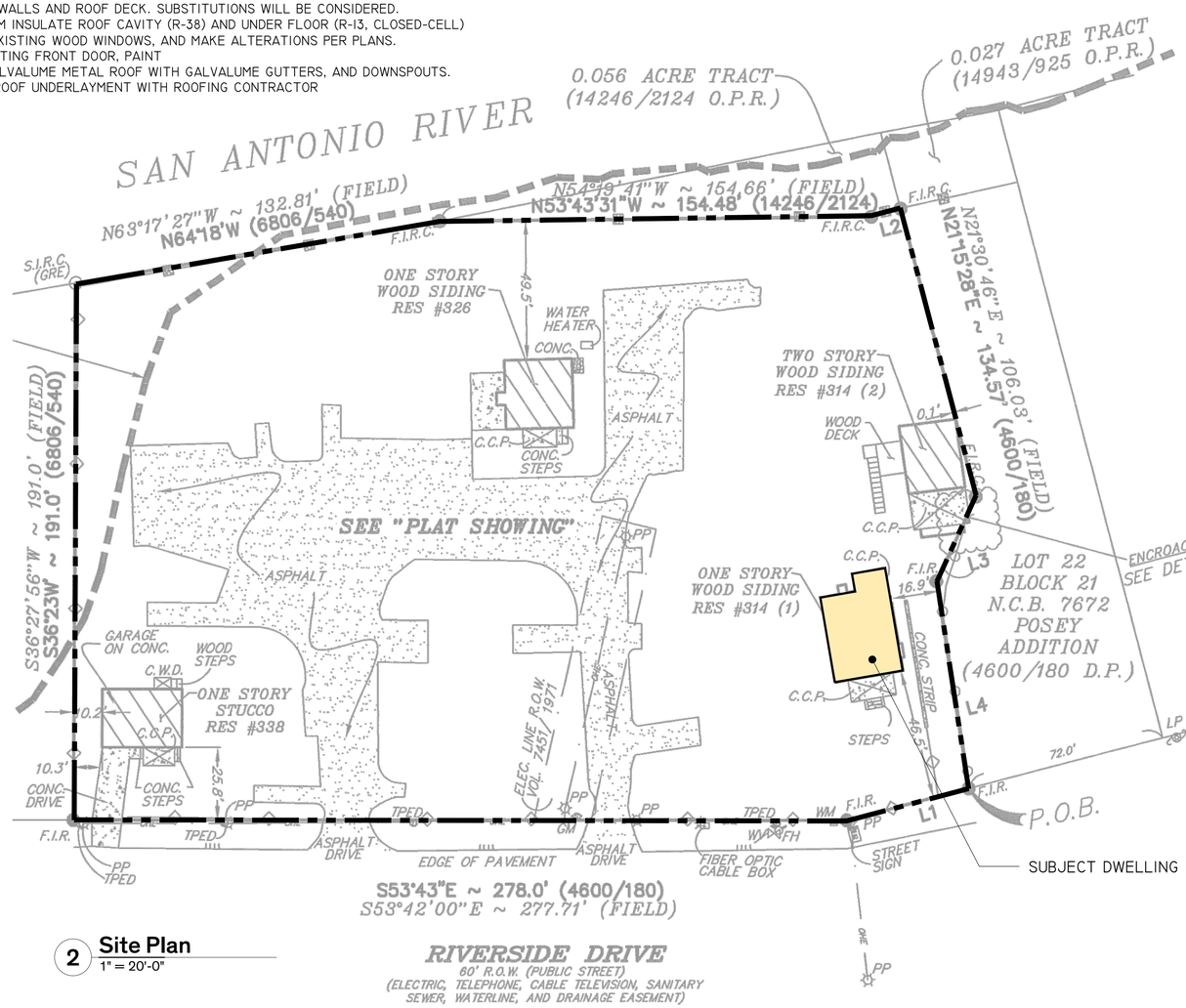
1. EXTERIOR PANEL LOCATION PER ELECTRICIAN.
2. COORDINATE ELECTRICAL DEMANDS FOR HVAC SYSTEM WITH HVAC INSTALLER
3. COORDINATE ELECTRICAL DEMANDS FOR WATER HEATER WITH PLUMBER
4. INSTALL INTERIOR AND EXTERIOR OUTLETS PER CODE, COORDINATE WITH LICENSED ELECTRICIAN
5. FIXTURE SELECTIONS TBD. REFER TO CEILING PLAN FOR LOCATIONS/QUANTITY
6. COORDINATE ELECTRICAL DEMANDS FOR APPLIANCES WITH OWNER
7. INSTALL CAR CHARGING OUTLET AT CARPORT, COORDINATE EQUIPMENT AND EXACT LOCATION WITH OWNER

PLUMBING

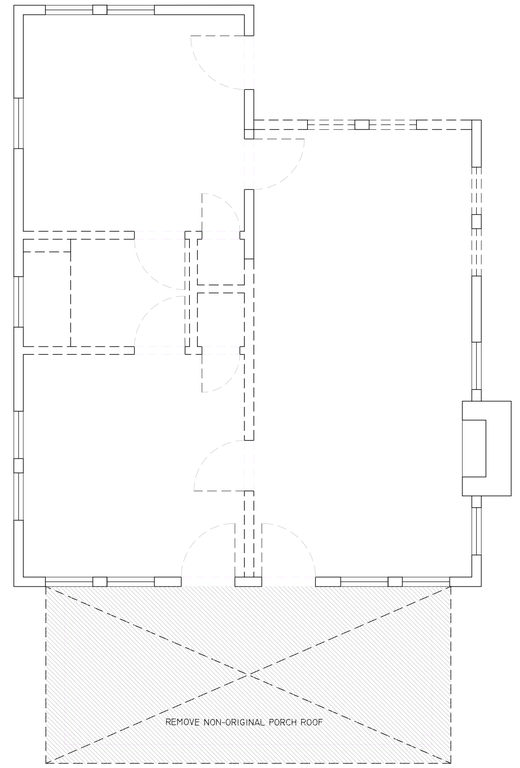
1. WHOLE HOUSE WATER HEATER WITH INLINE FILTER, TO BE SIZED BY PLUMBER. COORDINATE LOCATION WITH OWNER AND ARCHITECT
2. FIXTURE AND HARDWARE SELECTIONS TBD. REFER TO PLANS FOR LOCATION AND QUANTITY
3. INSTALL GAS OUTLET TO UTILITY CLOSET, KITCHEN RANGE, LAUNDRY ROOM, AND OUTDOOR KITCHEN AT ROOF DECK.
4. INSTALL WATER SOFTENER. LOCATION TBD.

INTERIOR FINISH

1. REFINISH EXISTING WOOD FLOORS.
2. TILE IN BATHROOM FLOORS AND SHOWERS, AND AT KITCHEN BACKSPLASH. COORDINATE FINISHES WITH OWNER AND ARCHITECT.
3. LIGHT ORANGE-PEEL TEXTURE ON 1/2" DRYWALL, SATIN PAINT FINISH ON WALLS AND CEILINGS.
4. 1X WOOD TRIM AT BASE, WINDOWS, AND DOORS, HIGH GLOSS PAINT FINISH.



2 **Site Plan**
1" = 20'-0"



1 **Demolition Plan**
1/4" = 1'-0"

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Riverside Townhomes
Planning & Design

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REVISION HISTORY

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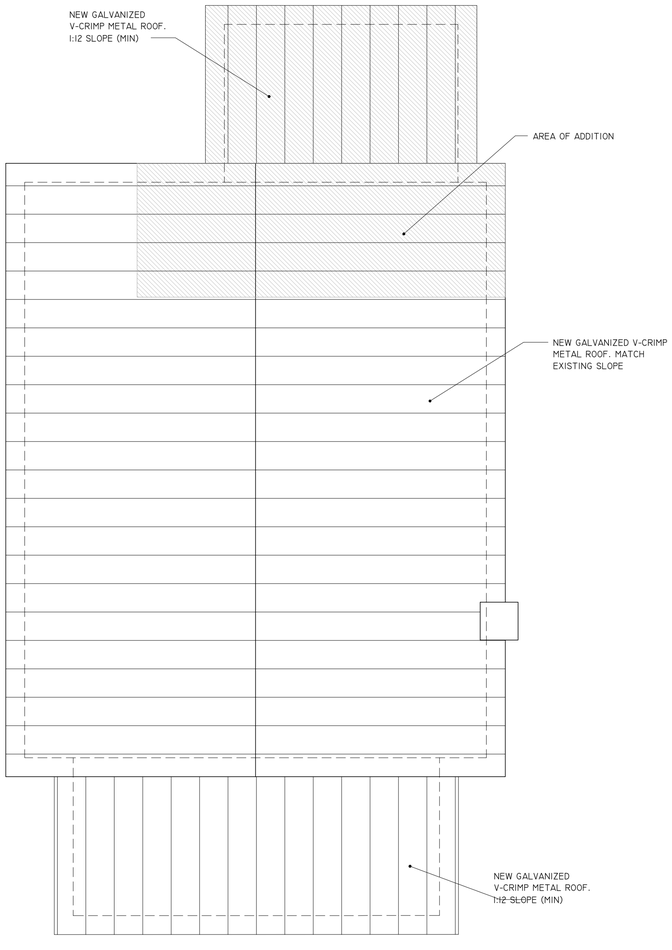
Architexas No. 20XX

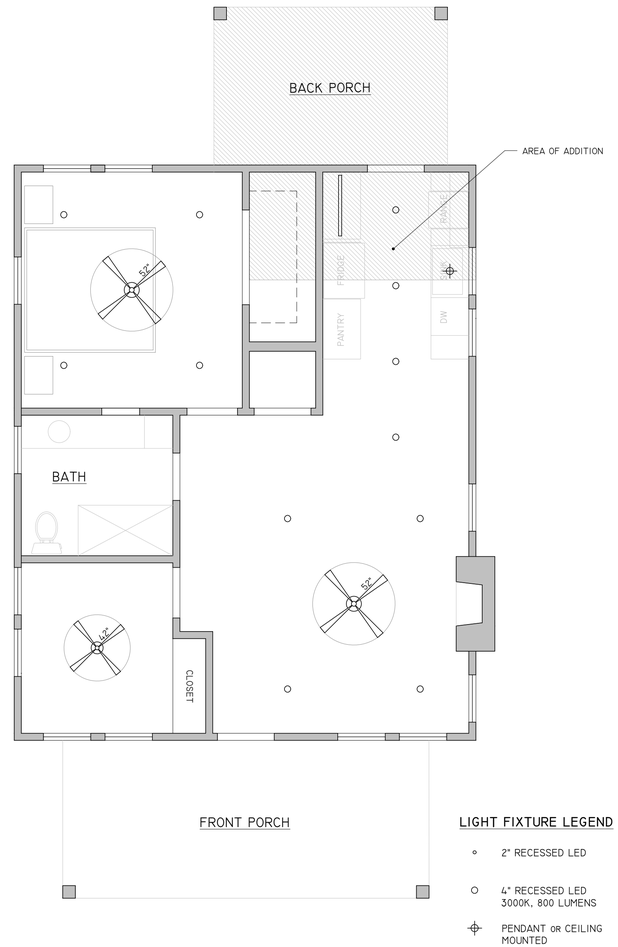
Date November 16, 2021

Sheet Name Site Plan

Sheet Number A1.01



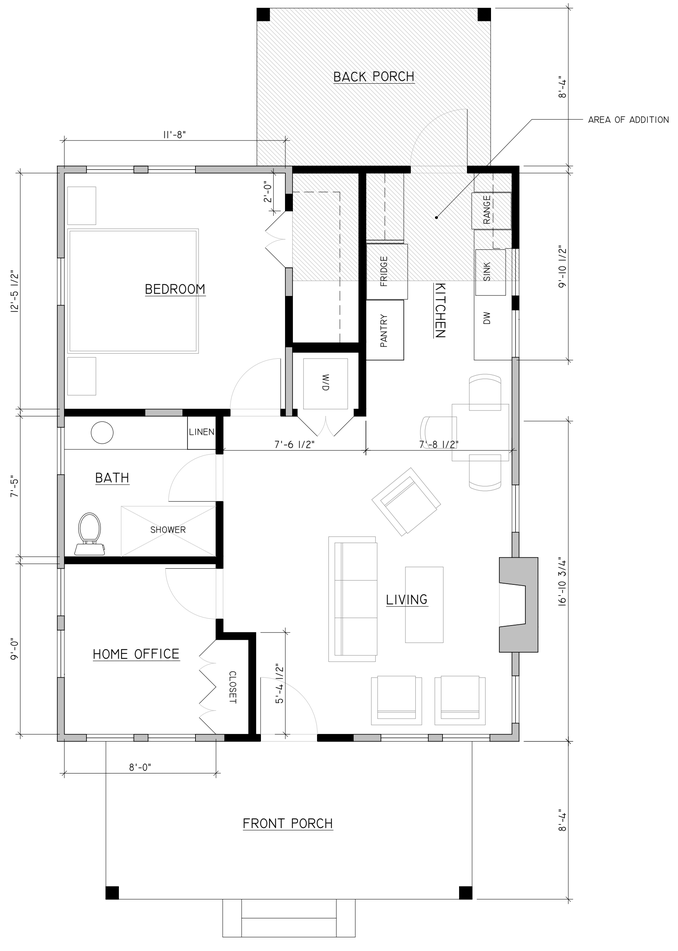
3 Roof Plan
1/4" = 1'-0"



2 Ceiling Plan
1/4" = 1'-0"

LIGHT FIXTURE LEGEND

- 2" RECESSED LED
- 4" RECESSED LED 3000K, 800 LUMENS
- PENDANT OR CEILING MOUNTED
- WALL SCONCE
- UNDER CABINET LIGHTING
- CEILING FAN NO LIGHT KIT
- BATHROOM EXHAUST FAN WITH HEATER, NO LIGHT.



1 New Floor Plan
1/4" = 1'-0"

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20XX

Date
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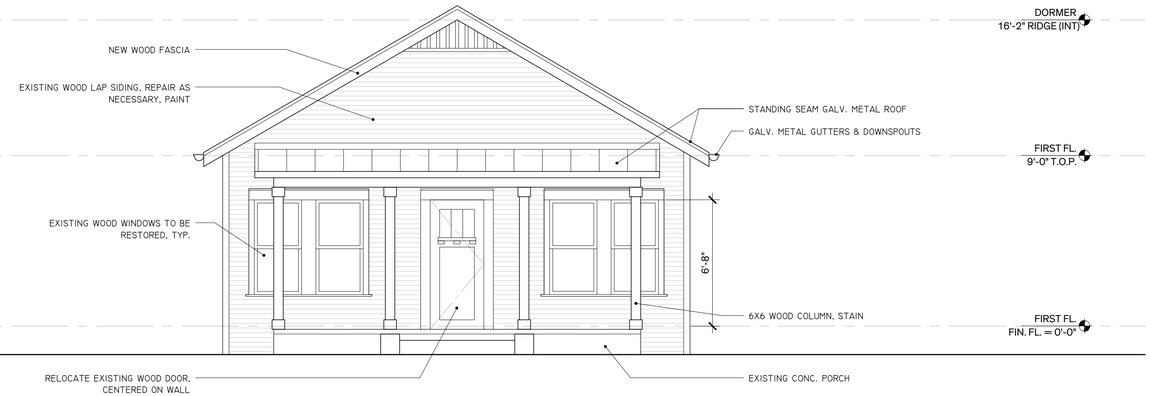
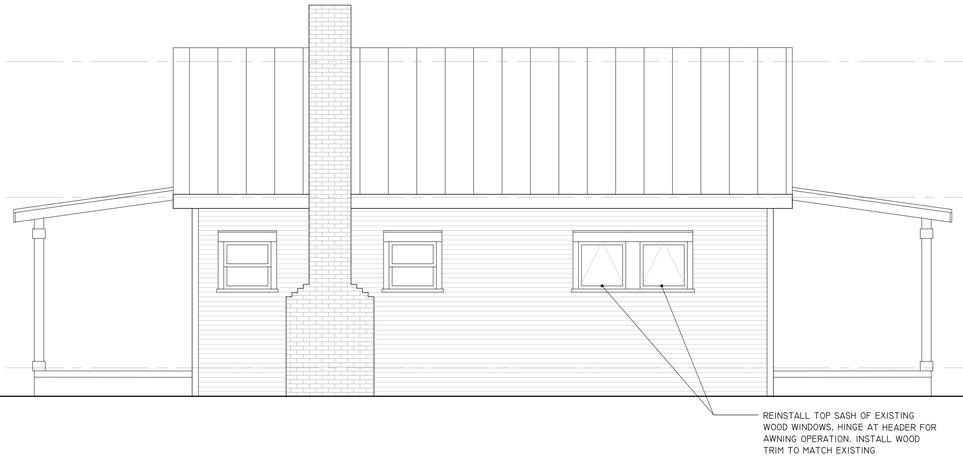
Sheet Name
Site Plan + Floor Plan

Sheet Number
A1.02

4 Elevation - Southwest
1/4" = 1'-0"



3 Elevation - Southeast
1/4" = 1'-0"



2 Elevation - Northeast
1/4" = 1'-0"

1 Elevation - Northwest
1/4" = 1'-0"

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Date
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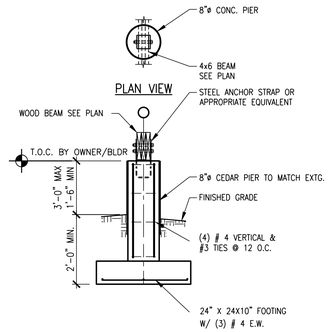
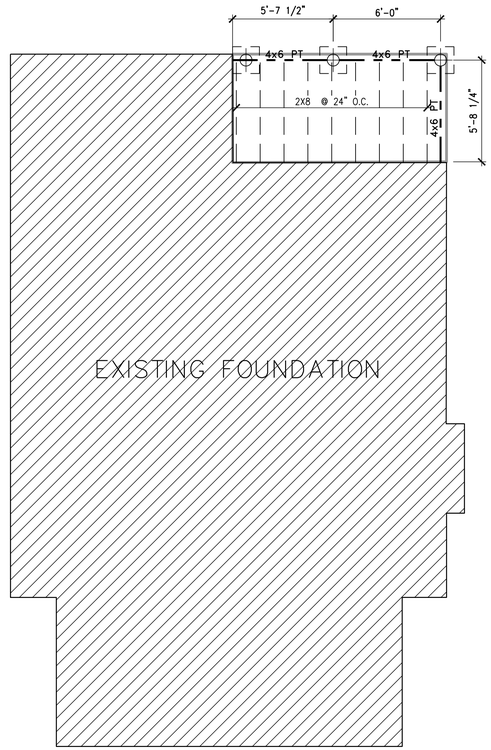
Sheet Name
Existing Images

Sheet Number
A2.00



1 DETAIL
PIER DETAIL
NTS



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

PIER REPLACEMENTS ARE TO BE TO THE DESIGN STANDARDS REGARDING FOOTING AND PIER INSTALLATION

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

1-21-22

STATE OF TEXAS
JOSÉ I. VILLARREAL
91208
LICENSED PROFESSIONAL ENGINEER

SEAL:

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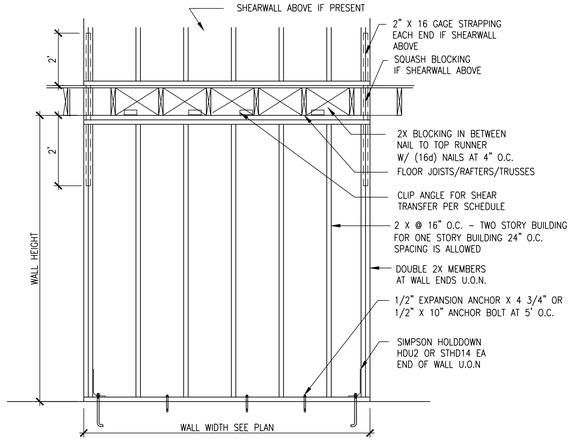
SHEET TITLE:
FOUNDATION PLAN

RESIDENCE REMODEL
326 RIVERSIDE
SAN ANTONIO, TX

JOB NO:	22-027
DATE:	01/21/22
DESIGNER:	MR
CHECKED:	JIV, PE
DRAWN:	MR

SHEET:
S-1
OF 3



NOTE: WALL HEIGHT/WALL WIDTH < 3.5

TYPICAL BRACED WALL DETAIL

NO SCALE

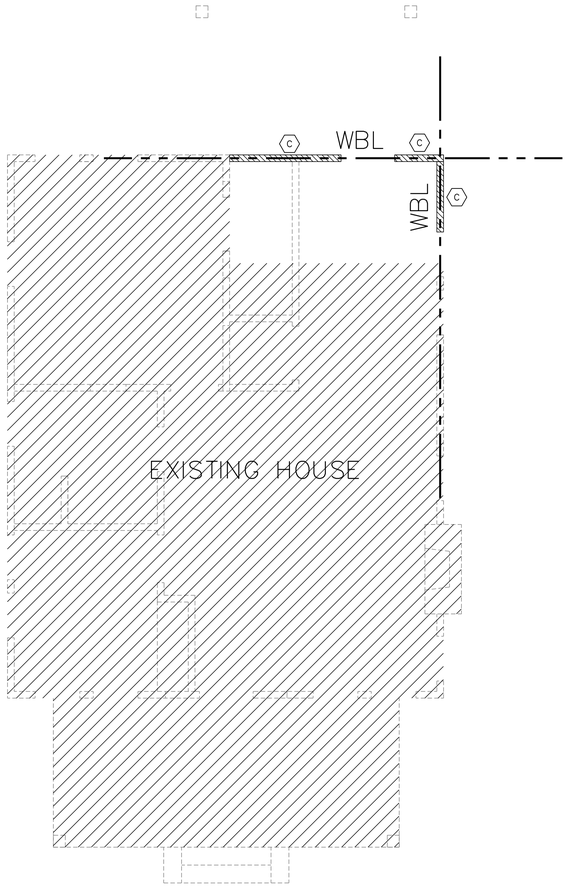
SHEAR WALL SCHEDULE

ALLOWABLE LOAD	MARK/TYPE	DESCRIPTION*	NO. OF SIDES	SILL BOLTING	SHEAR TRANSFER	SILL NAILING	ALT. SHEAR TRANSFER	IRC METHOD
150 PLF	A	1/2" GYP. BOARD @ INT. FACE BLOCKED W/ 6D COOLER NAILS @ 4" O.C. AND 1/2" GYP. SHEATHING @ EXT. FACE BLOCKED W/ 5D COOLER NAILS @ 4" O.C. (ALL SUPPORTS EA. FACE NAILED @ 4" O.C.)	TWO	1/2"@ 60" O.C.	A35F @ 18"	16D @ 6" O.C.	A35 @ 20"	GB
175 PLF	B	1/2" GYP. BOARD BLOCKED W/ 6D COOLER @ 4" O.C. (ALL SUPPORTS NAILED @ 4" O.C.)	TWO	1/2"@ 60" O.C.	A35F @ 15"	16D @ 3" O.C.	A35 @ 17"	GB
280 PLF	C	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES AS ALTERNATIVE TO PLYWOOD USE RED T-PLY	ONE	1/2"@ 60" O.C.	A35F @ 21"	16D @ 7 " O.C.	A35 @ 19"	WSP
560 PLF	D	1/2" PLYWOOD STRUCT. 1 BLOCKED W/ 8D NAILS @ 6" O.C. EDGES	TWO	1/2"@ 18" O.C. OR 5/8"@ 27" O.C.	A35F @ 10"	16D @ 3 1/2" O.C.	A35 @ 9"	WSP

1. NAIL ALL PANELS 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. (ALL PANEL EDGES SHALL BE BLOCKED.)
2. SHEATHING AT ONE SIDED WALLS MAY BE PLACED ON EITHER FACE OF STUDS. PLACE ON EXTERIOR FACE AT EXTERIOR WALLS. PLACE ON GUEST ROOM SIDE AT INTERIOR WALLS.

SHEAR WALL ANCHOR SCHEDULE

TYPE	DESCRIPTION	ANCHOR	EMBEDMENT	POST	CAPACITY [LBS]
1	MST48	N/A			
2	HDU2	5/8"	12"	4X4 MIN.	3075
3	HDU4	5/8"	14"	4X4 MIN.	4565
4	HDU5	5/8"	14"	4X4 MIN.	5645
5	HDU8	7/8"	16"	6X6 MIN.	6765
6	HDU11	1"	18"	6X6 MIN.	9335
7	STHD14	N/A		4X4 MIN.	3065



WIND BRACING PLAN
Scale: 1/4"= 1'-0"

DESIGN CRITERIA NOTES

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL INTERNATIONAL RESIDENTIAL/BUILDING CODE 2018 EDITION
WOOD AITC
WOOD TRUSSES TPI

2. DESIGN LOADS

DEAD LOADS
ROOF 10 PSF – COMPOSITION SHINGLE
LIVE LOADS
FLOORS 40 PSF
ROOF 20 PSF
CEILING JOIST 10 PSF

3. SNOW LOAD : 5PSF
4. WIND LOAD : 115MPH APPLIED PER I(B/R)C I = 1.0 EXPOSURE "B"
5. SEISMIC : SEISMIC CATEGORY "A"

ROUGH CARPENTRY

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.

2. ALL LOAD BEARING PARTIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.

3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER

4. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED

5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL.

7. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

LVL'S = 2,600 PSI
PSL'S = 2,900 PSI
GLULAMS = 2,400 PSI

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED

9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES, GYPSUM WALLBOARD, CABINETRY , ETC.

10 ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE.

11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL MEMBERS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JACK STUDS.

12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS

13. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.

14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS.

15. FLOOR DECK SHALL BE 3/4" T&G APA RATED SHEATHING WITH MINIMUM SPAN INDEX OD 48/24. NAIL PLYWOOD TO FRAMING MEMBERS WITH 10d NAILS AS FOLLOWS:

FLOOR ZONE: FIRST 8' FROM SHEARWALLS – OTHERS

PANEL EDGES	4" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.

16. FOR METAL AND COMPOSITE SHINGLE ROOFING PLYWOOD ROOF DECKING SHALL BE 15/32"OSB AND FOR CLAY AND CONCRETE ROOFING PLYWOOD ROOF DECKING SHALL BE 5/8" OSB APA RATED CD INTERIOR WITH EXTERIOR GLUE.
NAIL PLYWOOD TO FRAMING WITH 6d NAILS AS FOLLOWS:

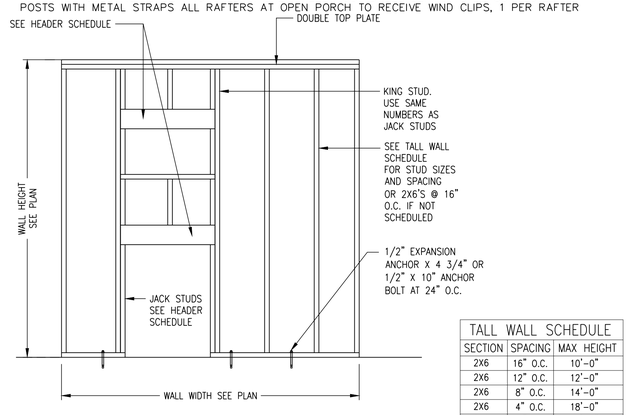
ROOF ZONE: FIRST 5' FROM END – FIRST 4' FROM EDGE & RIDGE – OTHERS & SHEAR WALLS

PANEL EDGES	4" O.C.	6" O.C.	6" O.C.
PANEL FIELD	6" O.C.	6" O.C.	6" O.C.

17. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

18. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

19. PORCH COLUMNS TO BE ANCHORED IN GALVANIZED POST BASES BEAMS TO BE CONNECTED TO POSTS WITH METAL STRAPS ALL RAFTERS AT OPEN PORCH TO RECEIVE WIND CLIPS, 1 PER RAFTER



TYPICAL TALLWALL DETAIL

NO SCALE

TALL WALL SCHEDULE

SECTION	SPACING	MAX HEIGHT
2X6	16" O.C.	10'-0"
2X6	12" O.C.	12'-0"
2X6	8" O.C.	14'-0"
2X6	4" O.C.	18'-0"
2X8	16" O.C.	15'-0"
2X8	12" O.C.	16'-5"
2X8	8" O.C.	15'-5"

REVISIONS

NO.	DESCRIPTION	DATE	APPR.

FILE:

1-21-22

SEAL: STATE OF TEXAS – JOSE I. VILLARREAL – 91208 – LICENSED PROFESSIONAL ENGINEER

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SHEET TITLE: WIND BRACING PLAN

RESIDENCE REMODEL
326 RIVERSIDE
SAN ANTONIO, TX

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S-2
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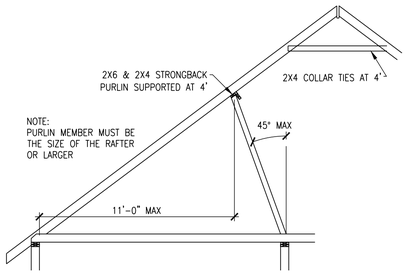
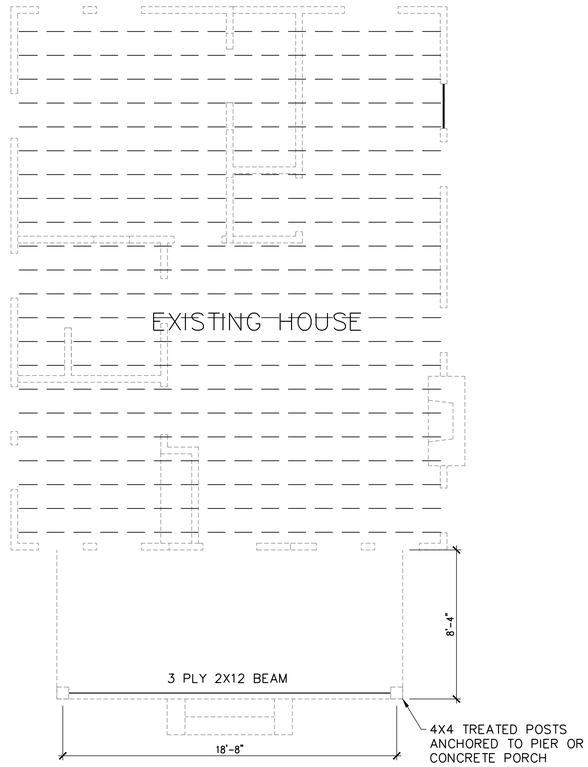


PURLIN SUPPORT FOR 2X6 RAFTERS @ 24"

SIMILAR CONFIGURATION FOR LARGER RAFTERS WITH THE SUPPORT DISTANCE EQUAL TO ALLOWABLE SPAN

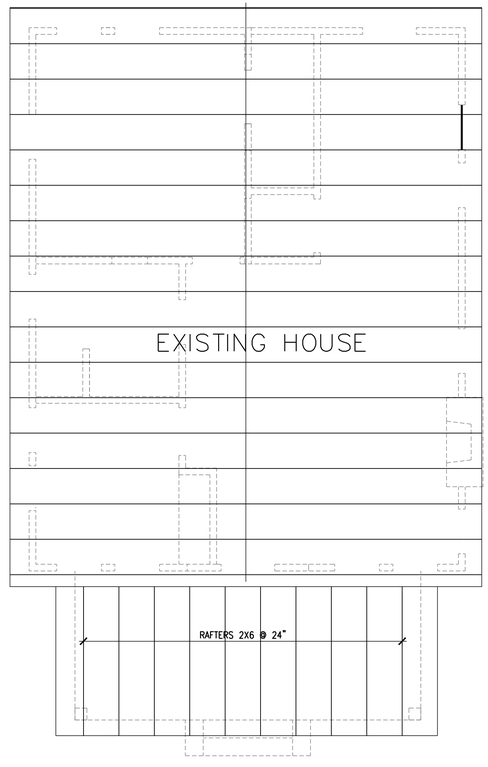


CEILING PLAN

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

ALL CEILING JOISTS TO BE 2X6 @ 16" O.C.

ALL CEILING JOISTS TO BE 9'-0" U.O.N. ON DRAWINGS



ROOF FRAMING PLAN

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

ALL RAFTERS TO BE 2X6 @ 16" O.C. U.O.N

ALL HIP AND VALLEY BEAMS TO BE (2) 2X8 U.O.N

HANGER SCHEDULE		
MEMBER	HANGER	REACTION (LBS)
(1) 2x'S	HU SERIES	500 MIN.
(2) 2x10	HU210-2	1,650
(2) 2x12	HU212-2	2,145
(3) 2x10	HU210-3	1,875
(3) 2x12	HU212-3	2,145
3.5X9.25	HUS410	1,860
3.5x11.875	HUS412	2,510
3.5x14	HU416	2,680
3.5x16	HHUS410	5,190
3.5x18	HGUS414	11,180
5.25X9.25	HU5.31/9	1,875
5.25x11.875	HHUS5.5/10	5,190
5.25x14	HHUS5.5/10	5,190
5.25x16	HHUS5.5/10	5,190
5.25x18	HGUS5.5/14	11,180
TJI'S	IUT SERIES	730 MIN
TRUSSES	H SERIES	
* THESE HANGERS ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN		
* ALL HANGERS ARE SIMPSON STRONG TIE.		

HEADER SCHEDULE		
	MAXIMUM SPAN	
SIZE	ONE STORY B.R.	TWO STORY B.R.
2-2x6	3'-6"	2'-5"
2-2x8	4'-5"	3'-2'
2-2x10	5'-5"	3'-10"
2-2x12	6'-3"	4'-5"
* THESE HEADER SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN		
* ALL MATERIAL TO BE NO.2 S.P.		
* NUMBER OF STORIES BELOW ROOF LEVEL (B.R.)		
* USE (2) JACK STUDS FOR 2X12 (1) JACK STUD FOR OTHERS. KING STUDS NO. EQUALS JACK STUD		

BEAM SCHEDULE		
MARK	SIZE	JACK STUDS
L1	(2) 1 3/4" X 11 1/4" LVL	(2) 2 X 4/6
L2	(2) 1 3/4" X 14" LVL	(2) 2 X 4/6
L3	(2) 1 3/4" X 16" LVL	(2) 2 X 4/6
L4	(2) 1 3/4" X 18" LVL	(3) 2 X 4/6
L5	(3) 1 3/4" X 11 1/4" LVL	(2) 2 X 6
L6	(3) 1 3/4" X 14" LVL	(2) 2 X 6
L7	(3) 1 3/4" X 16" LVL	(2) 2 X 6
L8	(3) 1 3/4" X 18" LVL	(3) 2 X 6
L9	(3) 1 3/4" X 20" LVL	(4) 2 X 6

NAILING SCHEDULE	
CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8D
2. BRIDGING TO JOIST, TOENAIL EA END	2-8D
3. 1"X6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D
4. WIDER THAN 1"X6" SUBFLOOR TO EA JOIST, FACE NAIL	3-8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D @ 16" OC
7. TOP PLATE TO STUD, END NAIL	2-16D
8. STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16D, END NAIL
9. DOUBLE STUDS, FACE NAIL	16D @ 24" OC
10. DOUBLE TOP PLATES, FACE NAIL	16D @ 16" OC
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
12. CONTINUOUS HEADER, TWO PIECES	16D @ 16" OC ALONG EA EDGE
13. CEILING JOIST TO PLATE, TOENAIL	3-8D
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8D
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
16. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16D
17. RAFTER TO PLATE, TOENAIL	3-8D
18. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D
19. 1"X8" SHEATHING OR LESS TO EA BEARING, FACE NAIL	2-8D
20. WIDER THAN 1"X8" SHEATHING TO EA BEARING, FACE NAIL	3-8D
21. BUILT-UP CORNER STUDS	16D @ 24" OC
22. BUILT-UP GIRDER AND BEAMS	20D @ 32" OC AT TOP AND BOTTOM AND STAGGERED 2-20D @ EA ENDS AND AT EA SPLICE
23. TRUSS TO PLATE, TOENAIL	3-16D

NO.	DESCRIPTION	DATE	APPR.

REVISIONS

FILE:

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S-3
OF 3


314
WARNING
Security Cameras In Use


314


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