HISTORIC AND DESIGN REVIEW COMMISSION
April 20, 2022

HDRC CASE NO:	**2022-082**
ADDRESS:	115 W MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1770 BLK 7 LOT 15
ZONING:	R-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Jeffrey Tom/TOM JEFFREY J
OWNER:	Jeffrey Tom/TOM JEFFREY J
TYPE OF WORK:	Construction of a second story addition
APPLICATION RECEIVED:	March 23, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a second story addition on the rear of the house.

APPLICABLE CITATIONS:

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.

2. Massing and Form of Non-Residential and Mixed-Use Additions
A. GENERAL
i. Historic context—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. Preferred location—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. Subordinate to principal facade—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

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.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

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

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 historic structure located at 115 W Magnolia is a single-story, single family home designed in the Folk-Victorian style. The home features a front porch and a red, standing seam metal roof. The structure is contributing to the Monte Vista Historic District.
b. The applicant attended HDRC on March 2, 2021, and received conceptual approval with staff stipulations. The applicant agreed to the stipulations and submitted updated documents for final approval for new construction of

a second story addition. Installation of two skylights has been withdrawn in the current request. Staff finds that the stipulations of conceptual approval have been met.

i. That complete construction documents be submitted for review and approval by the HDRC.
ii. That all windows adhere to staff's standards for windows in additions.
iii. That the applicant submit the final window specifications to staff prior to approval, and with the standard specifications for new windows in new additions.
iv. That the proposed standing seam metal roof match the existing. Panel width, seam height and ridge detail should be matched. Matching the color (red) is appropriate.
v. That the proposed gable returns be removed.

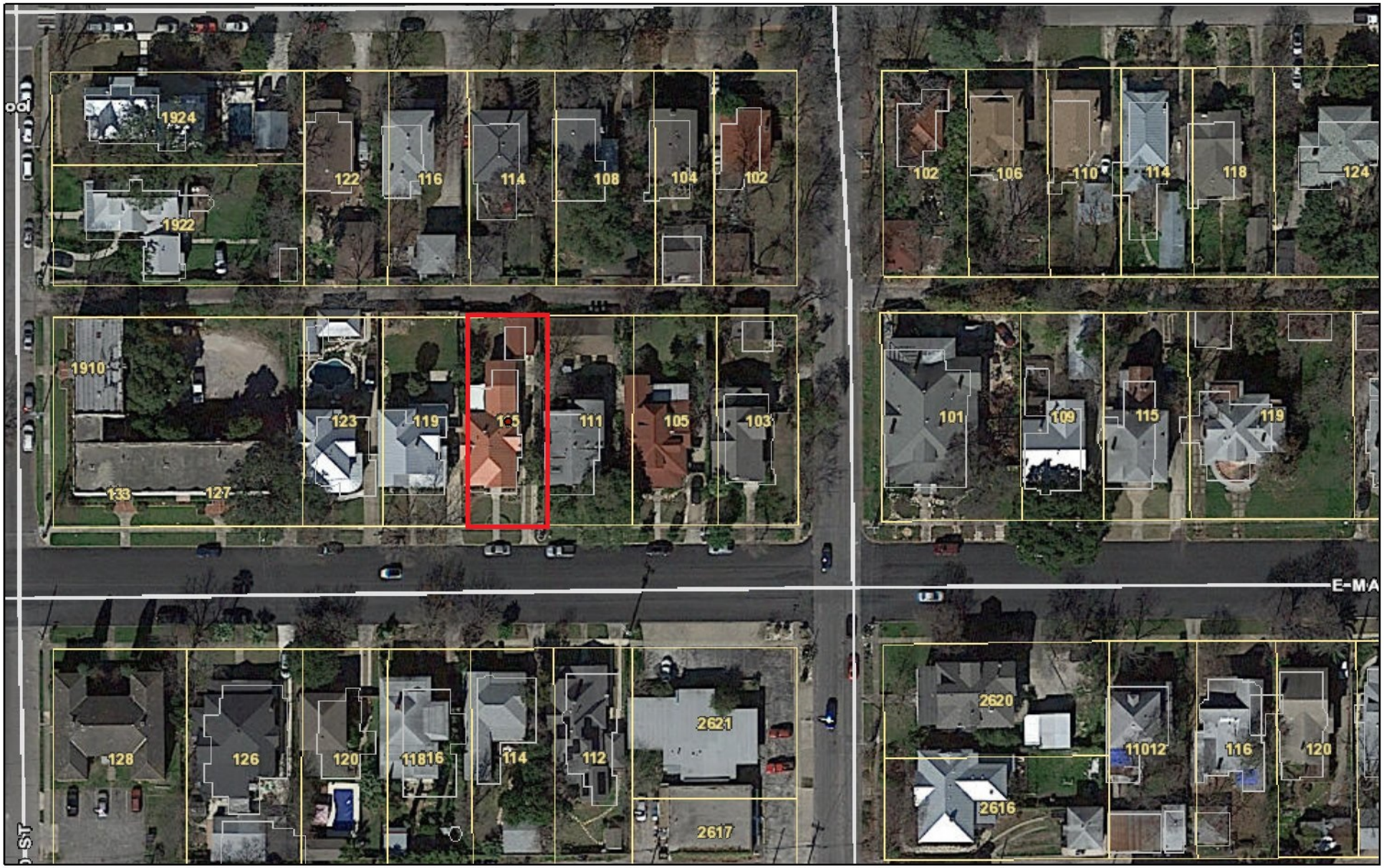
c. MASSING AND FOOTPRINT – The applicant has proposed to construct a rear, second story addition to the historic structure. The addition will be incorporated into the existing roofline and height of the existing structure, and will extend the roofline into an open gable feature above the current footprint at the rear of the structure. According to the Historic Design Guidelines, additions should be located at the side or rear of the property whenever possible and should not detract from or overwhelm the existing historic structure. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The addition utilizes an existing footprint. The addition is located at the rear of the structure and will not be directly visible from the public right-of-way; staff finds the scale and mass of the addition appropriate for the existing 2-story structure in conjunction with the careful compatible treatment of its design.
d. NEW ROOF FORM –The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, material, and orientation as the principal structure. The applicant has proposed a gable facing north, which is appropriate for the style of the home which currently features a gable facing south at the front façade. The roof also does not exceed the height of the existing primary ridgeline of the primary structure. Staff finds the proposed roof form consistent with the Guidelines.
e. EXTENSION OF EXISTING FIRST STORY ROOFLINE – The applicant has proposed to extend the existing first story roofline detail. The extension will match the existing eave detailing, dimensions, curvature, and standing seam metal, but will require concealing the current roofline as designed. According to the Historic Design Guidelines, additions should be distinguished as new without distracting from the original structure or implying a sense of false historicism. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition provides a clear visual distinction between old and new building forms. Staff finds that the extension of the first story roofline, in conjunction with the proposed siding to separate the new roofline results in a visual interpretation that the addition was not originally part of the historic structure.
f. TRANSITIONS BETWEEN OLD AND NEW –According to Guideline 2.A.v for Additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. The addition as proposed extends but separates the new and old rooflines, and is differentiated by new siding to match the color and finish of the existing structure. Staff finds the proposal generally appropriate to achieve a visual distinction between old and new elements.
g. MATERIALS – The applicant has noted siding and roofing materials to match the existing house for the addition. Staff finds this to be appropriate. Staff finds this to be appropriate.
h. WINDOW MATERIALS – At this time the applicant has not noted window materials for the proposed addition. Staff finds that either wood or aluminum clad wood windows that match the profile of those found in the historic structure should be used. Windows should adhere to staff's standards for windows in additions.

RECOMMENDATION:

Staff recommends final approval for construction of a second story addition based on finds a through f with the following stipulations:

i. That the new window adheres to staff's standards for windows in additions, as noted in finding h, and that the window specifications are submitted to staff prior to receiving approval.

City of San Antonio One Stop



February 25, 2022

1:1,000

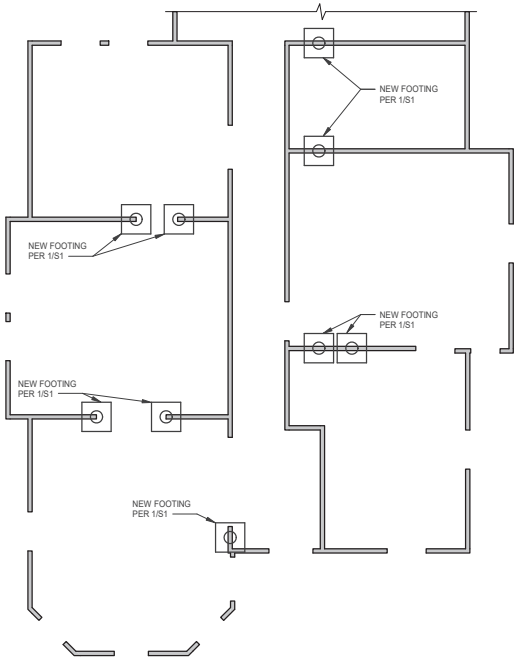
0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km


DL6-N003

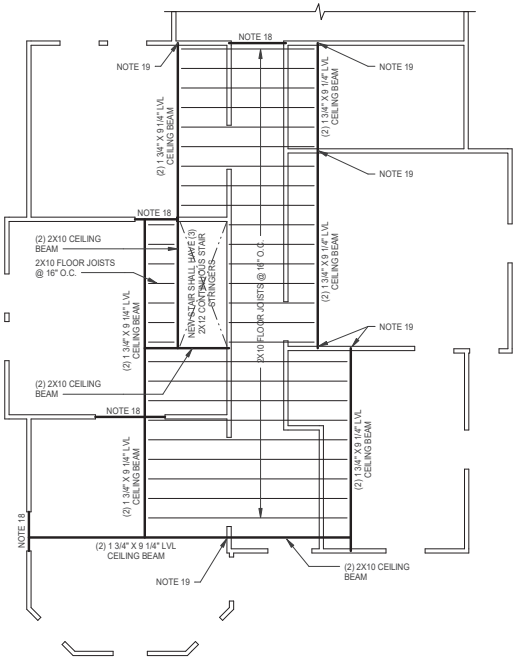

JASON
F150
Ford
TEXAS
GWF-2348


CHEVROLET



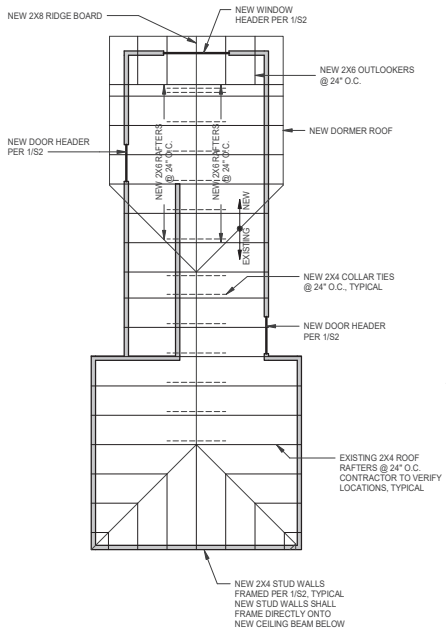
FOUNDATION AND EXISTING WALL FRAMING PLAN

1/4" = 1'-0"



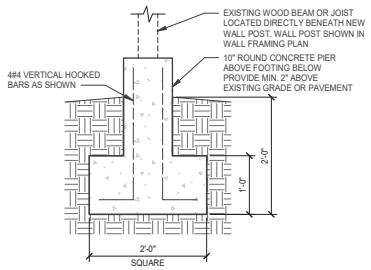
1ST FLOOR CEILING FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"



1" = 1'-0" **1**

FOUNDATION NOTES

1. GENERAL:
   - A. UNLESS NOTED OTHERWISE, THIS FOUNDATION HAD BEEN DESIGNED AS A SOIL SUPPORTED PIER-AND-BEAM FOUNDATION, AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS. EXISTING FOUNDATIONS WERE NOT VERIFIED BY POLENDO ENGINEERING. NEW FOUNDATIONS PROPOSED IN THESE DOCUMENTS ARE TO SUPPORT THE NEW FRAMING LAYOUT OF THE ATTIC ENCLOSURE, AND ARE NOT INTENDED TO ALTER OR REPLACE THE PERFORMANCE OF EXISTING FOUNDATIONS.
   - B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, BRICK LUGS, AND BLOCK OUT LOCATIONS ON-SITE AND WITH THE ARCHITECT'S FLOOR PLAN. THE CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH POLENDO ENGINEERING.
   - C. THE CONTRACTOR/ARCHITECT SHALL NOTIFY POLENDO ENGINEERING OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS IN THESE PLANS, AND THE ENGINEER'S DECISION AS TO REVISIONS SHALL BE FINAL.
   - D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL POLENDO ENGINEERING HAS CONDUCTED PRE-POUR FIELD OBSERVATIONS AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE. PLEASE CONTACT POLENDO ENGINEERING AT LEAST 24 HOURS IN ADVANCE TO SCHEDULE PRE-POUR OBSERVATIONS.
   - E. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
   - F. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOME OWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM 1A ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.
   - G. THE STRUCTURAL DESIGN IS PROVIDED IN ACCORDANCE WITH THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
   - H. THE USE OF THIS DRAWING IS LIMITED TO THE PROPERTY REFERENCED ON THIS SHEET. THIS DESIGN IS NOT SUITABLE FOR OTHER SITES, HOWEVER SIMILAR THEY MAY BE.
   - I. CONTRACTOR AND/OR CLIENT IS RESPONSIBLE FOR RETAINING A GEOTECHNICAL ENGINEER TO VERIFY ALL SUBGRADE AND FILL MATERIAL THAT THIS FOUNDATION MAY BEAR UPON IS ACCEPTABLE AND PROPERLY COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
   - J. TOP SURFACE OF SELECT FILL SHALL BE UNIFORMLY GRADED TO BE AS FLAT AND LEVEL AS PRACTICAL.
   - K. CONTRACTOR SHALL REFERENCE THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR WALL BRACING, ANCHORAGE, AND HOLD DOWN REQUIREMENTS AS PRESCRIBED IN THE CODE.
2. FOUNDATION SITE PREPARATION AND FINISH:
   - A. AREA OF FOUNDATION SHALL BE STRIPPED OF ALL VEGETATION, ORGANIC TOPSOIL, PAVEMENT SECTION, ABANDONED UTILITIES, EXISTING STRUCTURES, AND ASSOCIATED BACKFILL.
   - B. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED GRADE AT ALL PERIMETER LOCATIONS. THE GRADE ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY A MINIMUM OF 0.5 FEET IN THE FIRST 5 FEET.
   - C. TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHALL BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE HALF THE POTENTIAL HEIGHT OF THE TREE.
   - D. ALL AIR CONDITIONER DRAIN LINES SHALL DISCHARGE A MINIMUM OF 5 FEET FROM THE PERIMETER OF THE FOUNDATION.
3. CONCRETE:
   - A. CONCRETE SHALL BE MINIMUM 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE WITH ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH; IF USED, SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. CONTRACTOR SHALL SATISFY TO THEMSELF THAT THE MIX DESIGN IS SATISFACTORY FOR ITS INTENDED PURPOSE.
   - B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117.
4. REINFORCING STEEL:
   - A. REINFORCING STEEL SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615-03 GRADE 60.
   - B. LAPS AND SPLICES SHALL BE 40 BAR DIAMETERS IN LENGTH.
   - C. ALL BARS SHALL BE SUPPORTED WITHIN FORMWORK WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
   - D. SLAB REINFORCEMENT SHALL BE AT MID HEIGHT OF THE SLAB.
   - E. PROVIDE ADDITIONAL MAT OF 6X6-W1.4XW1.4 WELDED WIRE FABRIC ABOVE SLAB REINFORCEMENT.

WOOD FRAMING NOTES

1. UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.
2. JOISTS, RAFTERS AND BEARING WALLS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. NON-BEARING WALL FRAMING MAY BE CONSTRUCTION GRADE SPRUCE-PINE-FIR (SPF).
3. BEAMS DESIGNATED AS "LVL" SHALL BE 2.0E MICROLLAM LVL ENGINEERED LUMBER OR APPROVED EQUIVALENT.
4. TIE OPPOSING RAFTERS TOGETHER AT 4'-0" ON CENTER BY NAILING TO ADJACENT CEILING JOISTS OR BY INSTALLING 1X4 (MINIMUM) CROSS TIES AT LEAST 3'-0" BELOW RIDGE ELEVATION.
5. PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. OFFSET SPLICES 4'-0" IN TOP PLATE AND OVERLAP AT CORNERS. EXTERIOR SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS EMBEDDED 7", AT A MAXIMUM OF 4'-0" ON CENTER. INTERIOR SILL PLATES SHALL BE BOLTED OR SHOT TO THE FOUNDATION AT 4'-0" ON CENTER. THERE SHALL BE ONE ANCHOR WITHIN 12" OF EACH END OF EACH PIECE.
6. SILL PLATES RESTING ON FOUNDATION OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH PRESERVATIVE.
7. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS AND AROUND ALL OPENINGS.
8. REFER TO 2/S1 FOR TYPICAL HEADER SCHEDULE.
9. UNLESS OTHERWISE DETAILED, CEILING JOIST CONNECTIONS TO SUPPORTING BEAMS (FLUSH TYPE CONNECTIONS), USE TYPE "LU" JOIST HANGERS, AS MANUFACTURED BY THE SIMPSON COMPANY OR "TECO-U-GRIP" JOIST HANGERS, AS MANUFACTURED BY THE TIMBER ENGINEERING COMPANY. SLOPING ROOF JOISTS HANGERS SHALL BE TYPE "LSU," AS MANUFACTURED BY THE SIMPSON COMPANY, OR EQUAL. THE TYPE OF HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST SUPPORTED.
10. UNLESS OTHERWISE NOTED, CEILING BEAM END CONNECTIONS SHALL BE SIMPSON STRONG-TIE HU TYPE HANGERS OR EQUIVALENT INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. PROVIDE HANGERS APPROPRIATE FOR THE DEPTH AND TOTAL WIDTH OF THE BEAM SPECIFIED.
11. THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING JOISTS, OR FLOOR), UNLESS DETAILED OTHERWISE. DO NOT INTERRUPT STUD FRAMING WITH AN INTERMEDIATE HEAD PLATE IN TALL WALLS. USE FULL HEIGHT STUDS.
12. ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS. ALL ANCHOR AND EXPANSION BOLTS USED FOR WOOD TO CONCRETE CONNECTIONS IN THE CRAWL SPACE SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
13. REFER TO THE ARCHITECTURAL DRAWINGS FOR ADDITIONAL WOOD FRAMING MEMBERS AND PROVIDE SUCH MEMBERS EVEN THOUGH NOT SHOWN ON THE STRUCTURAL DRAWINGS.
14. FLOOR SHEATHING: SHALL BE 5/8" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OF MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES.
15. ROOF SHEATHING: SHALL BE 1/2" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OF MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES.
15. CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. FASTENERS USED IN EXTERIOR LOCATIONS SHALL BE GALVANIZED.
16. WALL STUDS SHALL BE 2X4 @ 16" O.C., OR 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE. SEE ARCHITECTURAL PLANS WHERE 2X6 WALLS ARE REQUIRED.
17. EXISTING ROOF FRAMING, INCLUDING SHEATHING, RAFTERS, BRACING, TIES, AND SLOPE, SHALL REMAIN UNALTERED UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
18. VERIFY EXISTING HEADER IS SIZED PER 1/S2 HEADER SCHEDULE AND FRAMING REQUIREMENTS. IF EXISTING FRAMING DOES NOT MEET THESE REQUIREMENTS, PROVIDE NEW WALL FRAMING TO MEET THE REQUIREMENTS OF 1/S2.
19. NEW (3) 2X4 WOOD POST LOCATED TO PROVIDE DIRECT BEARING FOR NEW CEILING BEAM. SEE 3/S2.

POLENDO ENGINEERING, LLC
F-21593
210-473-1271
STATE OF TEXAS
EUGENE A. POLENDO
131544
JANUARY 10, 2022

PROJECT NAME

115 W Magnolia

SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE

PROJECT STATUS

CONSTRUCTION DOCUMENTS

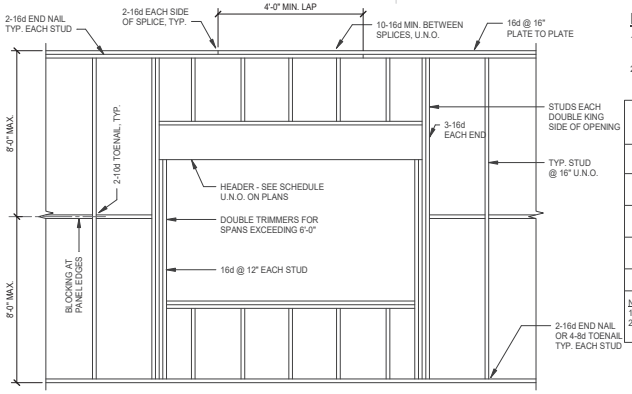
DRAWN EP

SHEET NAME

FRAMING PLANS, NOTES, & DETAILS

SHEET NUMBER

S1



NOTES:

1. SEE SHEAR WALL SHEATHING SCHEDULE FOR SPECIAL FRAMING MEMBER SIZE REQUIREMENTS AT CLOSE NAIL SPACING (3X STUDS, SILL AND BLOCKING).
2. DOOR OPENINGS SIM. SEE ARCH'L FOR ROUGH OPENING DIMENSIONS AND LOCATIONS.

HEADER SCHEDULE

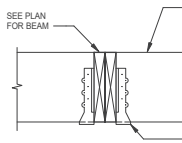
MAX. CLR. SPAN	2x4 WALL	2x6 WALL
3'-6"	2-2x8 & 1/2" PLYWD. SHIM	3-2x6 & 2-1/2" PLYWD. SHIMS
5'-4"	2-2x10 & 1/2" PLYWD. SHIM	3-2x8 & 2-1/2" PLYWD. SHIMS
6'-6"	2-2x12 & 1/2" PLYWD. SHIM	3-2x10 & 2-1/2" PLYWD. SHIMS
>6'-6"	SEE PLAN	SEE PLAN

NOTES:
1. USE TABLE U.N.O. ON PLAN
2. NAIL COMPONENTS TOGETHER FROM EACH FACE W/ 16D NAILS AT ENDS AND AT 24" TOP AND BOTTOM.

WALL FRAMING ELEVATION

TYPICAL DETAIL

1



JOIST OR BEAM SIZE	HANGER
2X6	LUS26
2X8	LUS26
2X10	LUS28
(2) 2X10	LUS28-2
(2) 2X12	LUS210-2
(2) 1 3/4" X 11 7/8" LVL	HHUS410
(2) 1 3/4" X 14" LVL	HHUS410
(2) 1 3/4" X 16" LVL	HU416
(2) 1 3/4" X 18" LVL	HU416
2 1/2" X 16" WOOD I-JOIST	HU316

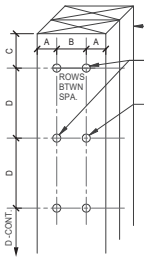
NOTES:
- CONTRACTOR OR OWNER TO NOTIFY POLENDO ENGINEERING IF ALTERNATE HANGER MANUFACTURER AND/OR SIZE IS REQUESTED TO BE USED ON THIS PROJECT.

HANGER

TYPICAL DETAIL

NO SCALE

2



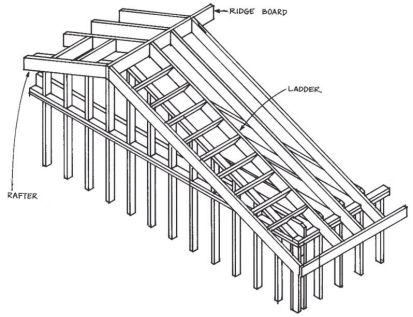
TYPE	A	B	C	D
2x4	1	1 1/2	2 1/2	6
2x6	1 1/2	2 1/2	2 1/2	6
2x8	1	2 5/8	2 1/2	6
2x10	1 1/4	2 1/4	2 1/2	6
2x12	1 1/2	2 3/4	2 1/2	6

NOTE:
DOUBLE 2x8, 2x10 & 2x12 PROVIDE 3 LONGITUDINAL ROWS OF NAILS.

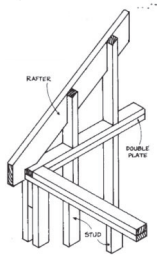
BUILT-UP WOOD POSTS

TYPICAL DETAIL

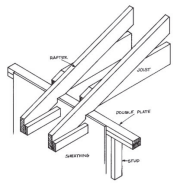
3



ROOF FRAMING GABLE OVERHANG



WALL FRAMING AT GABLE ENDS



ROOF FRAMING AT EAVE

POLENDO ENGINEERING, LLC
F-21593
210-473-1271
STATE OF TEXAS
EUGENE A. POLENDO
131544
JANUARY 10, 2022

PROJECT NAME

115 W Magnolia

SAN ANTONIO, TX 78212

REVISION SCHEDULE

NO.	DATE	ISSUE

PROJECT STATUS

CONSTRUCTION DOCUMENTS

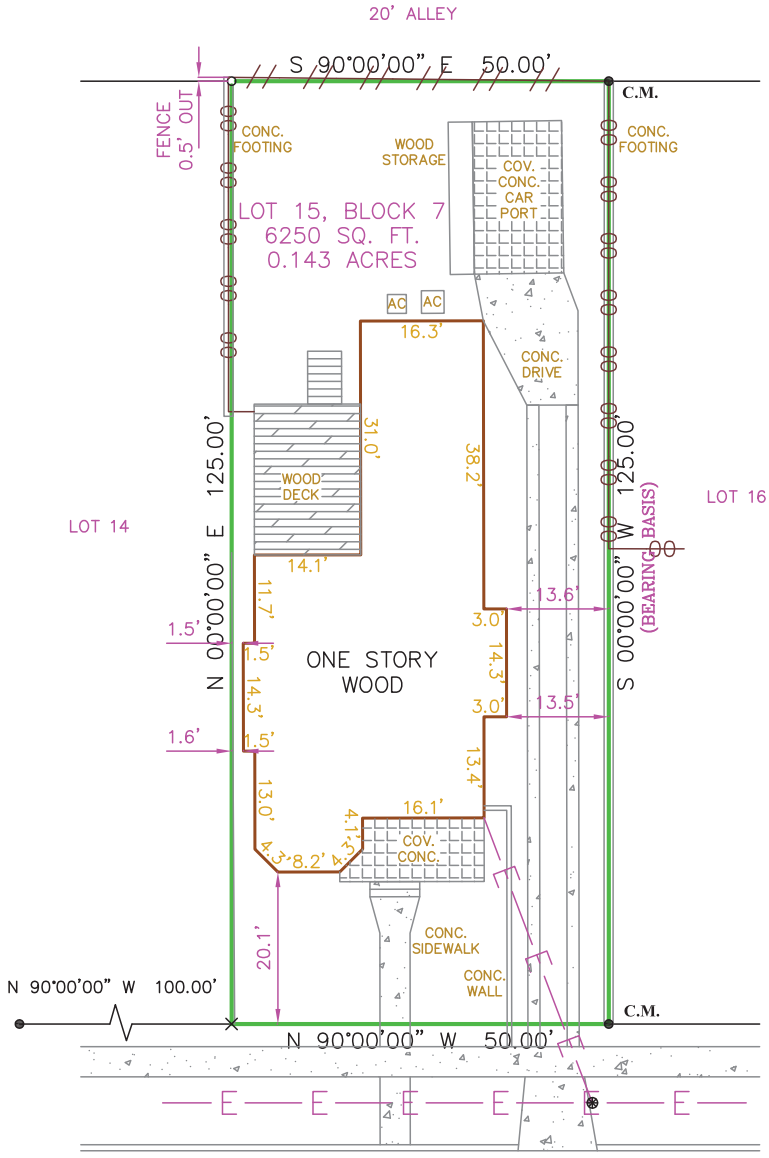
DRAWN EP

SHEET NAME

FRAMING DETAILS

SHEET NUMBER

S2



SCALE: 1"=20'

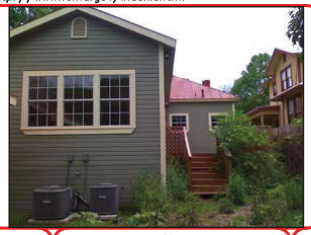
W. MAGNOLIA AVENUE

(80' R.O.W.)

NOTE:
THIS LOT IS SUBJECT TO A SEWER CONNECTION EASEMENT ESTABLISHED BY INSTRUMENT RECORDED IN VOLUME 398, PAGE 205, DEED RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:
TITLE REPORT INDICATES THERE ARE NO RESTRICTION OR COVENANTS OF RECORD.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C , Panel No. 0455 F , which is Dated 06/18/2007 . By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X . Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.



Property Address:
115 W. MAGNOLIA AVENUE
Property Description:
LOT 15, BLOCK 7, NEW CITY BLOCK 1770, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Owner:
JEFFREY TOM AND DINA TOM

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ○ = 1/2" IRON ROD TO BE SET
- ● = FND 1/2" IRON ROD
- × = FND "X" ON CONCRETE
- ( ) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ⊛ = POWER POLE
- —E— = OVERHEAD ELECTRIC
- —oo— = CHAIN LINK FENCE
- —//— = WOOD FENCE

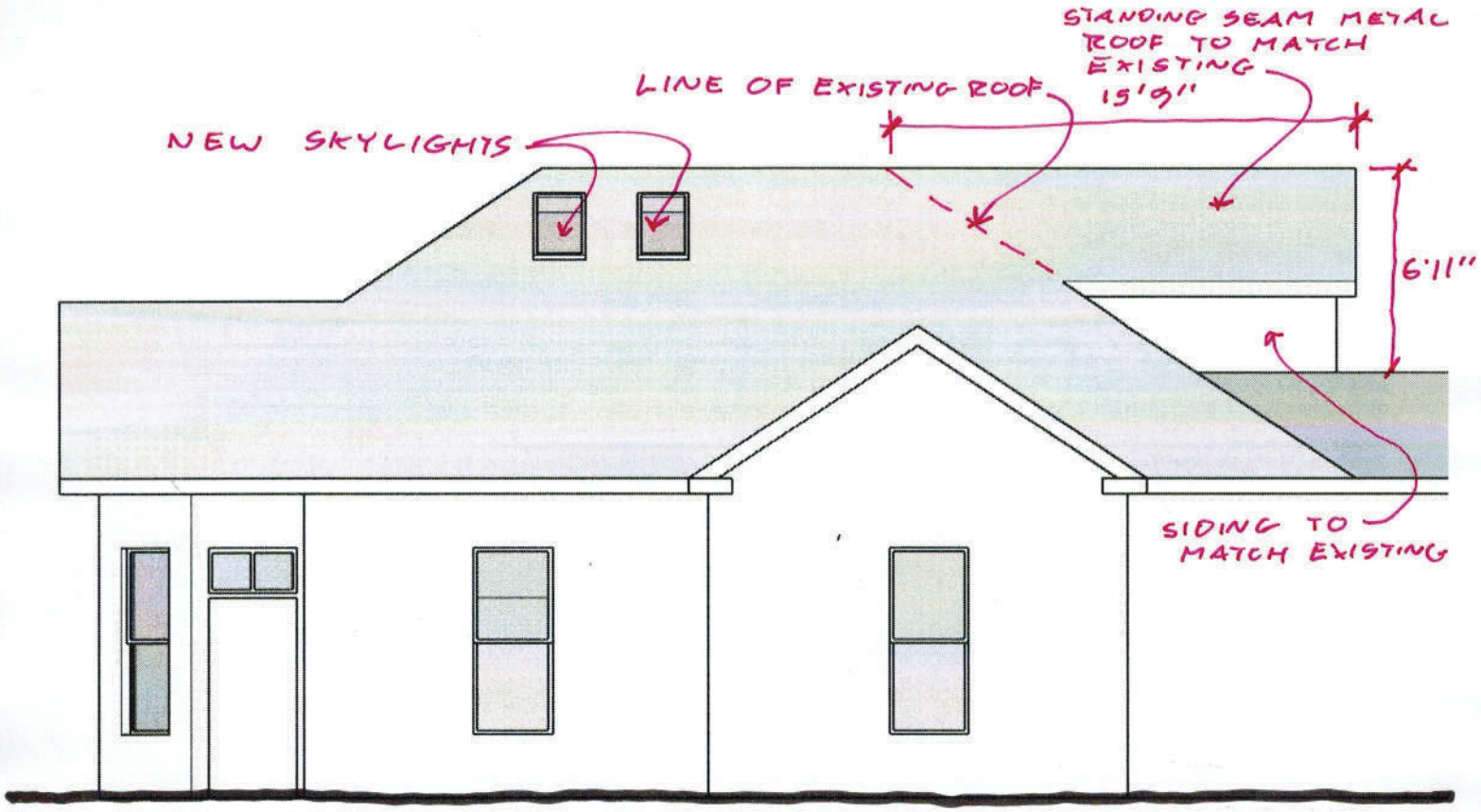
STATE OF TEXAS
REGISTERED
JOSE ANTONIO TREVINO
5552
PROFESSIONAL
LAND SURVEYOR

I, JOSE ANTONIO TREVINO, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

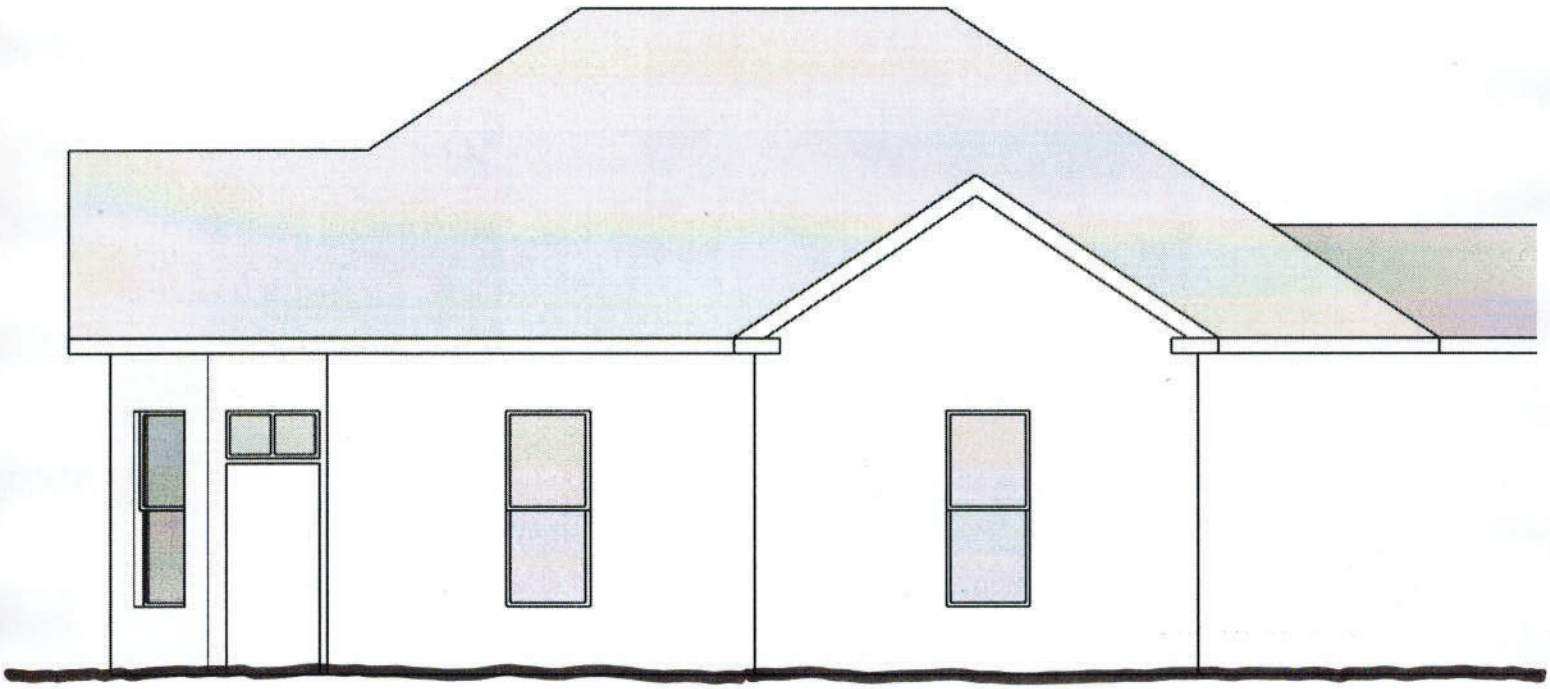
DRAWN BY: JC

G.F. NO. 112423 | JOB NO. 46627 | TITLE COMPANY: PRESIDIO TITLE | DATE: 4-19-10



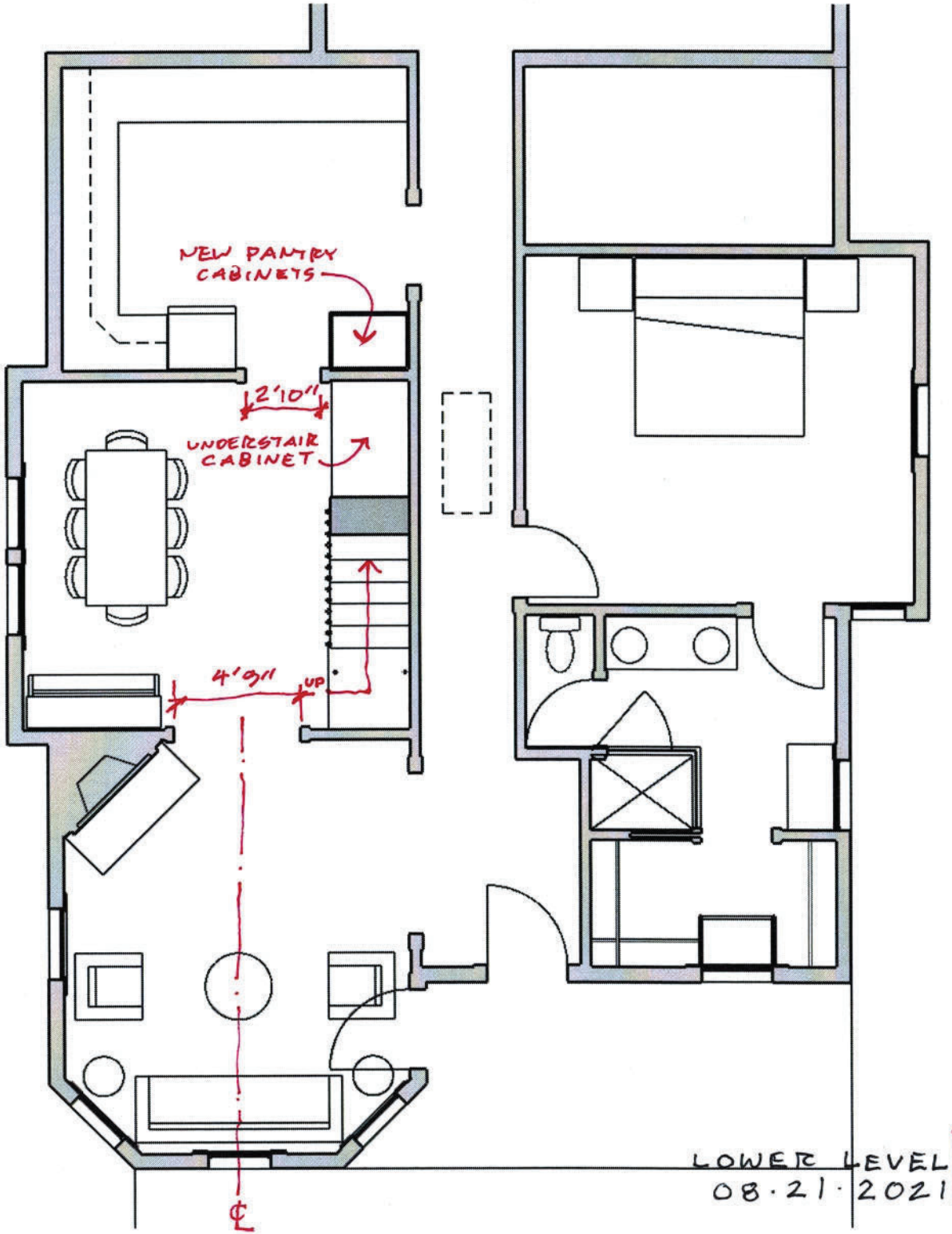
PROPOSED

FRONT OF HOUSE/STREET



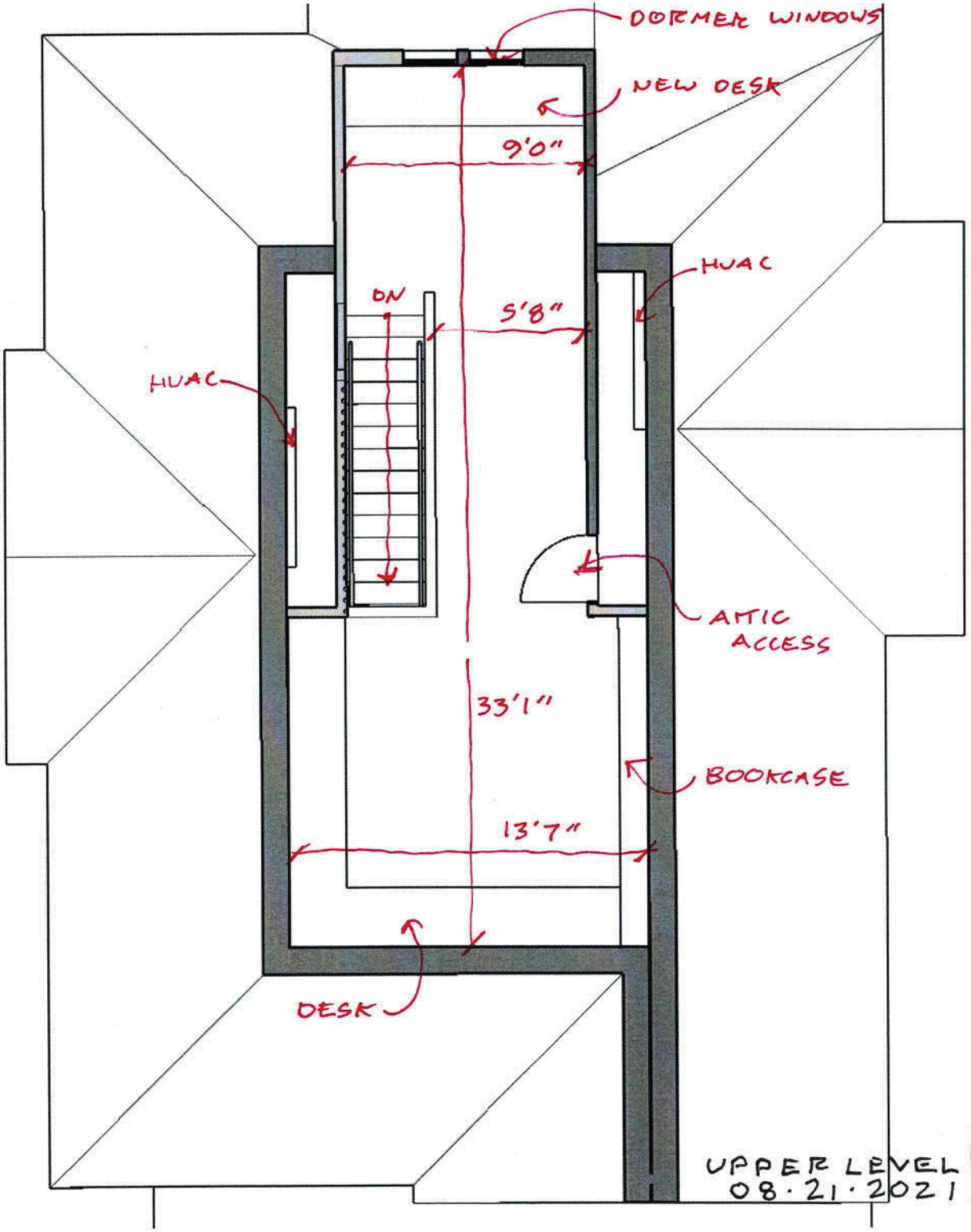
EXISTING

HIWORKS EAST ELEVATION
09.29.2021



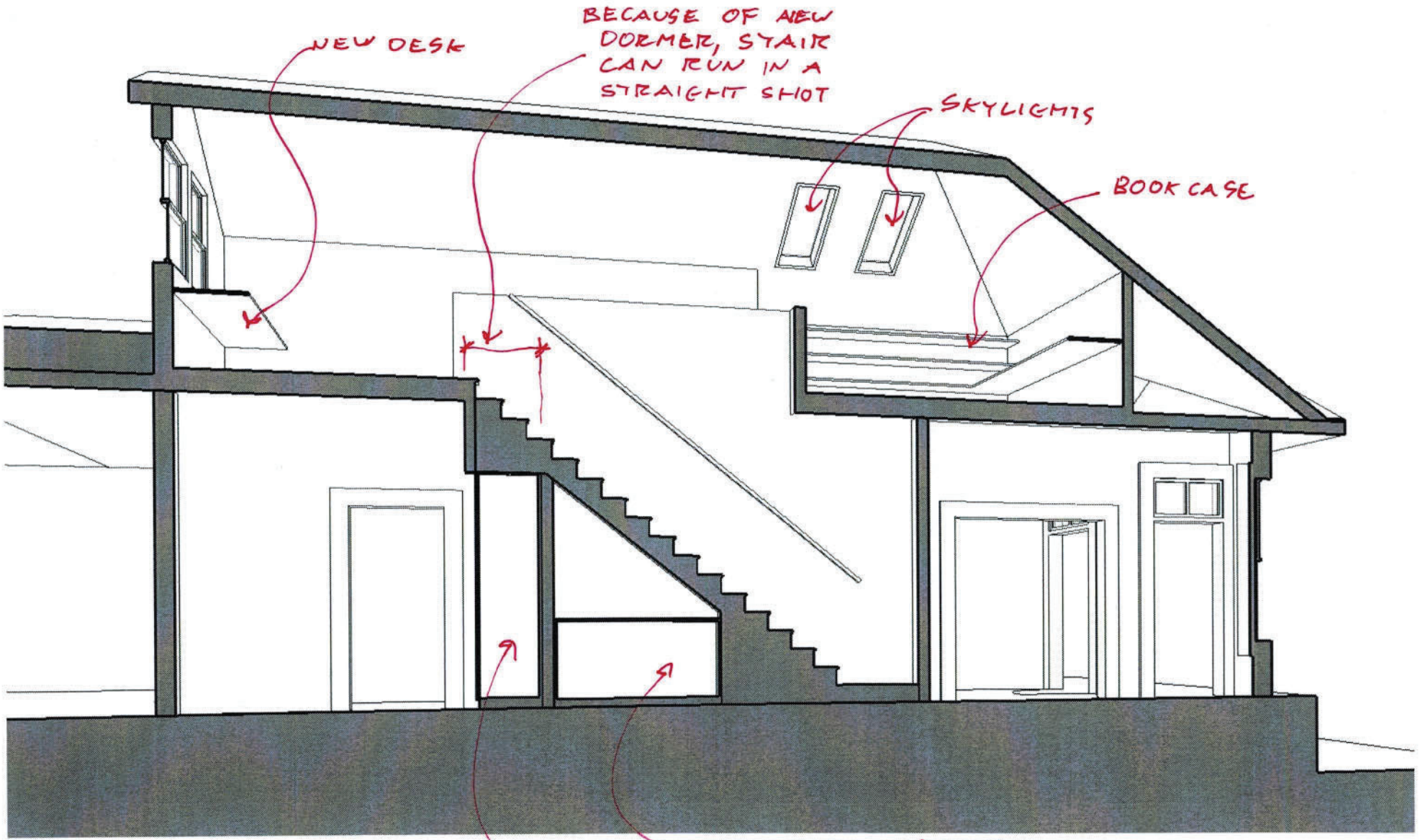
LOWER LEVEL
08·21·2021

HIWORKS



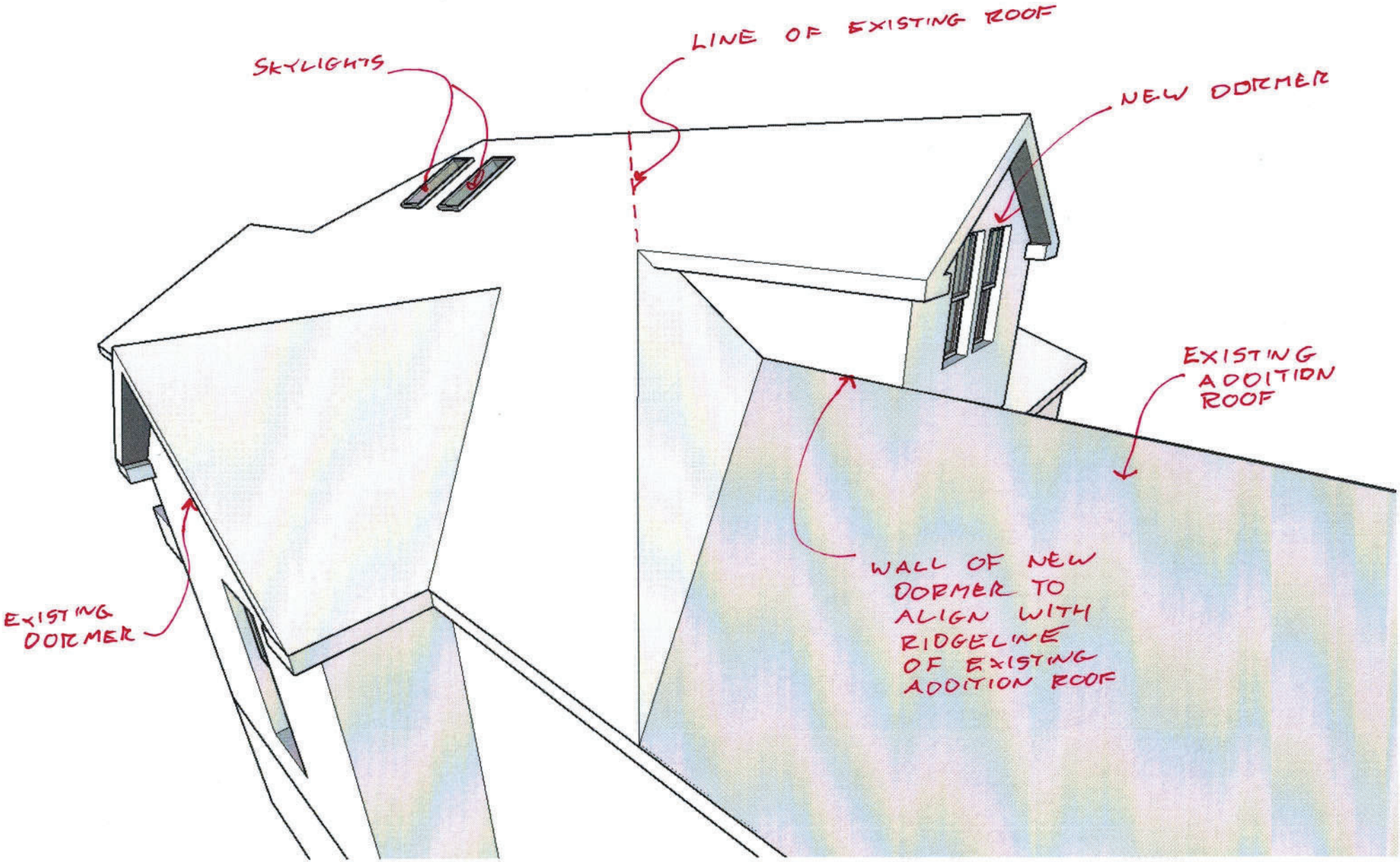
UPPER LEVEL
08.21.2021

HIWORKS



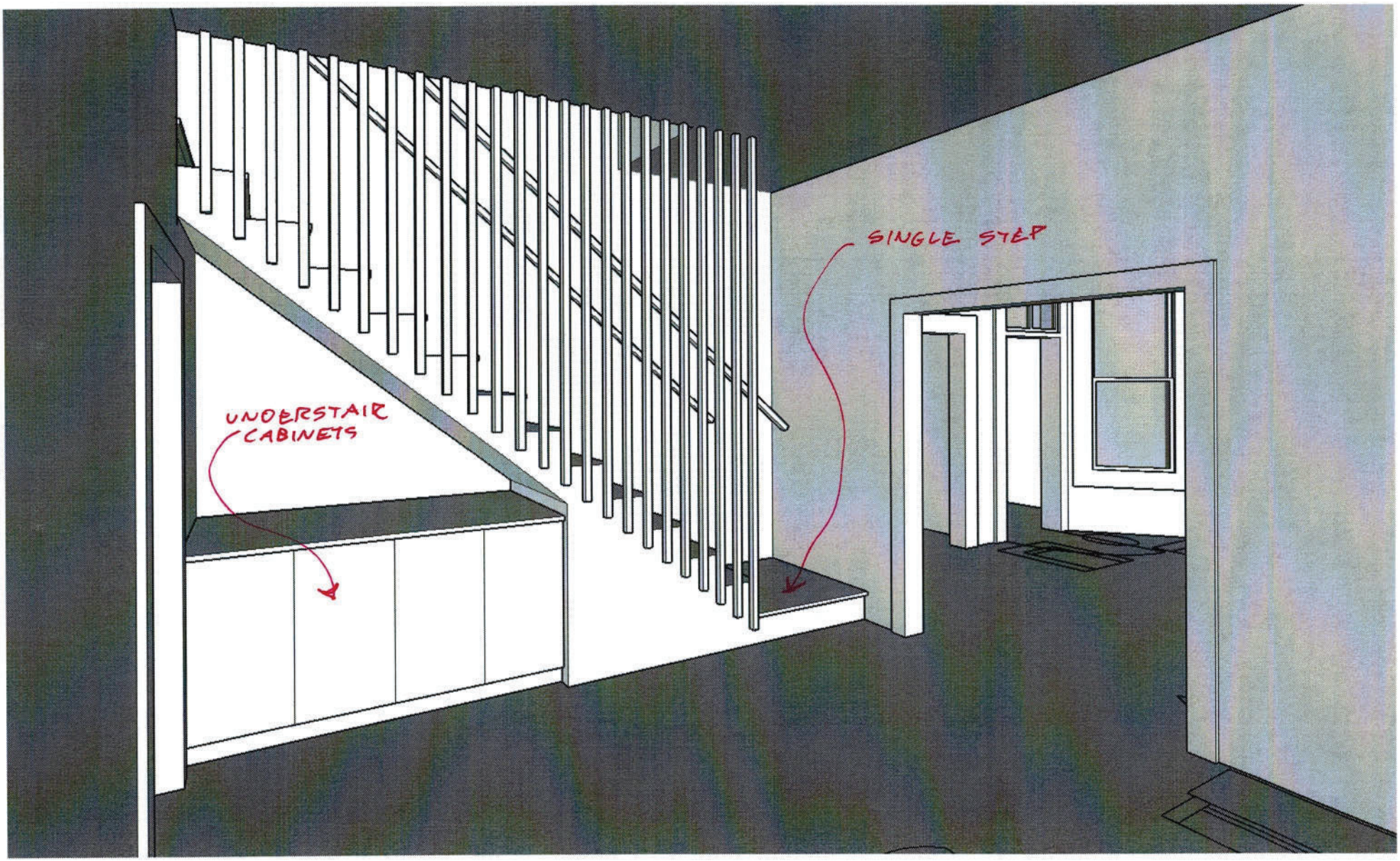
SECTION
08·21·2021

HIWORKS



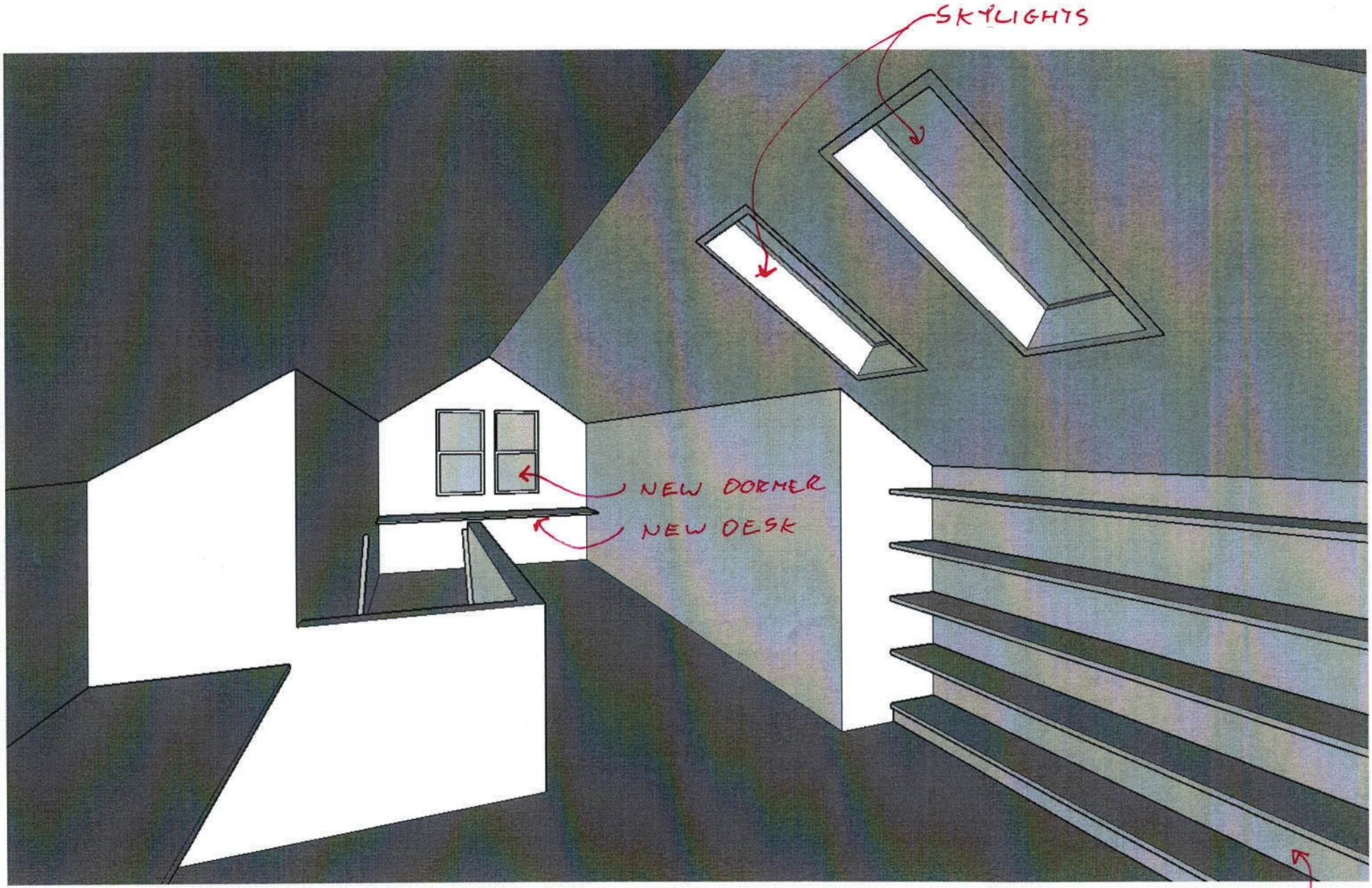
EXTERIOR VIEW
08.21.2021

HIWORKS



DINING VIEW
08·21·2021

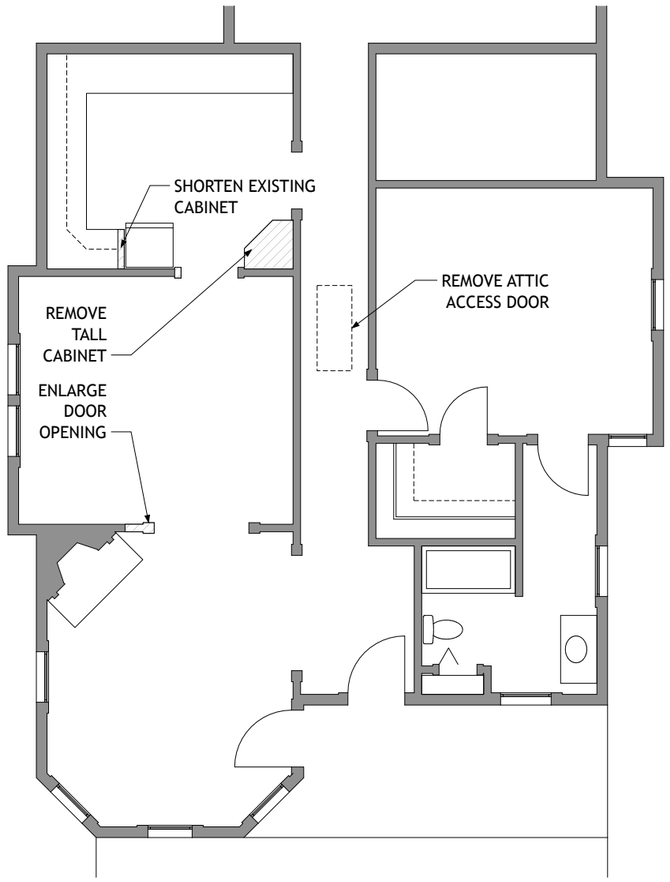
HIWORKS



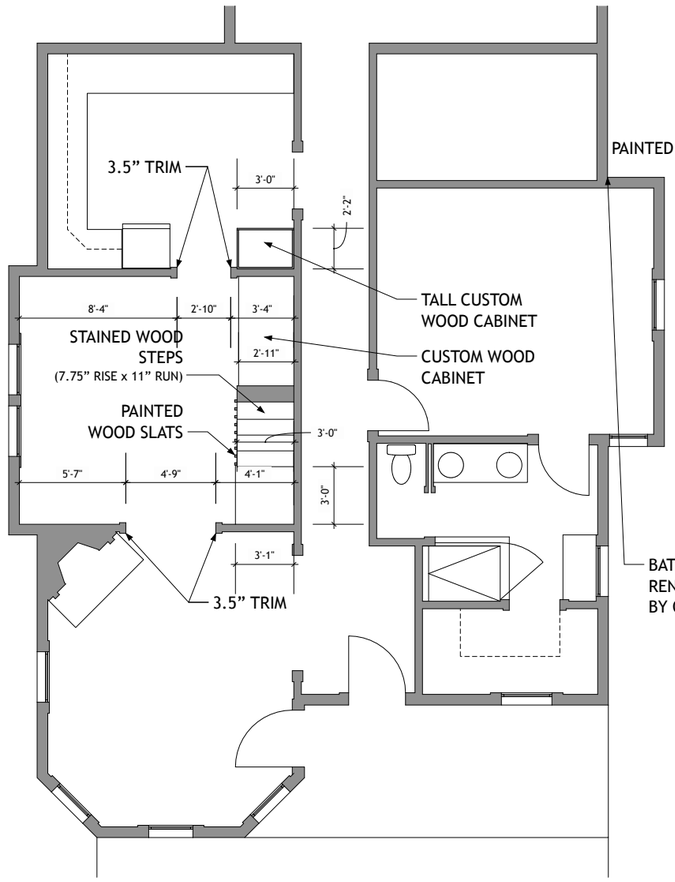
OFFICE VIEW
08·21·2021

HIWORKS

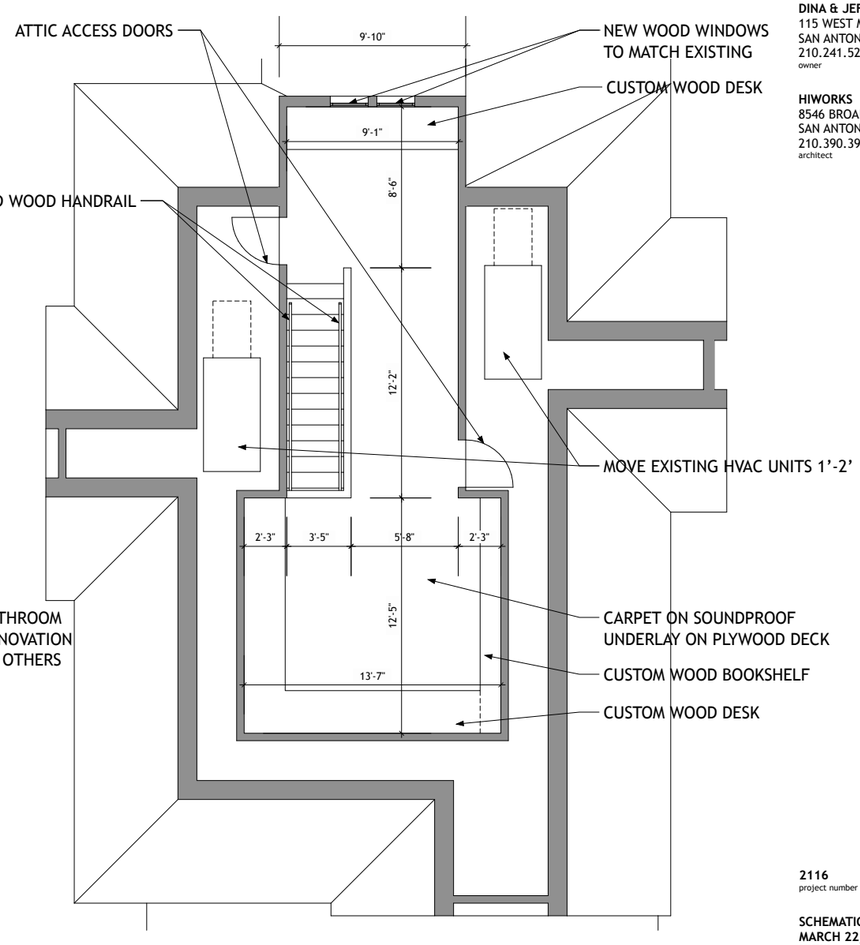
Updated Documents following HDRC Feb 16



1 DEMOLITION PLAN
1/4” = 1'-0"



2 LOWER LEVEL PLAN
1/4” = 1'-0"



3 UPPER LEVEL PLAN
1/4” = 1'-0"

HIWORKS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Tom Tom Attic

115 WEST MAGNOLIA AVENUE
SAN ANTONIO, TEXAS 78212

DINA & JEFF TOM
115 WEST MAGNOLIA AVENUE
SAN ANTONIO, TEXAS 78212
210.241.5212
owner

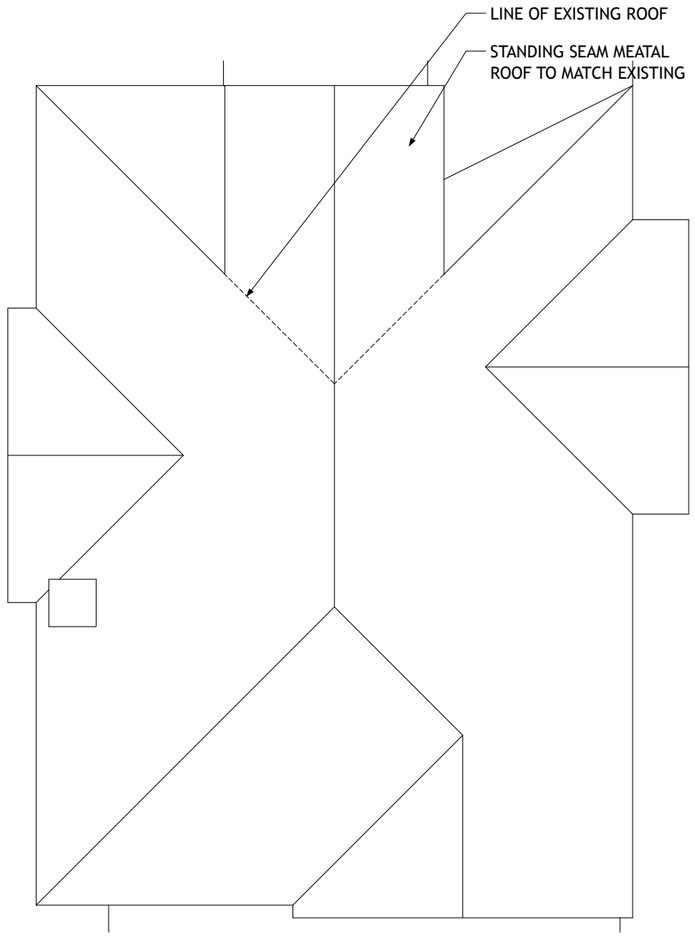
HIWORKS
8546 BROADWAY, SUITE 232
SAN ANTONIO, TEXAS 78217
210.390.3930
architect

2116
project number

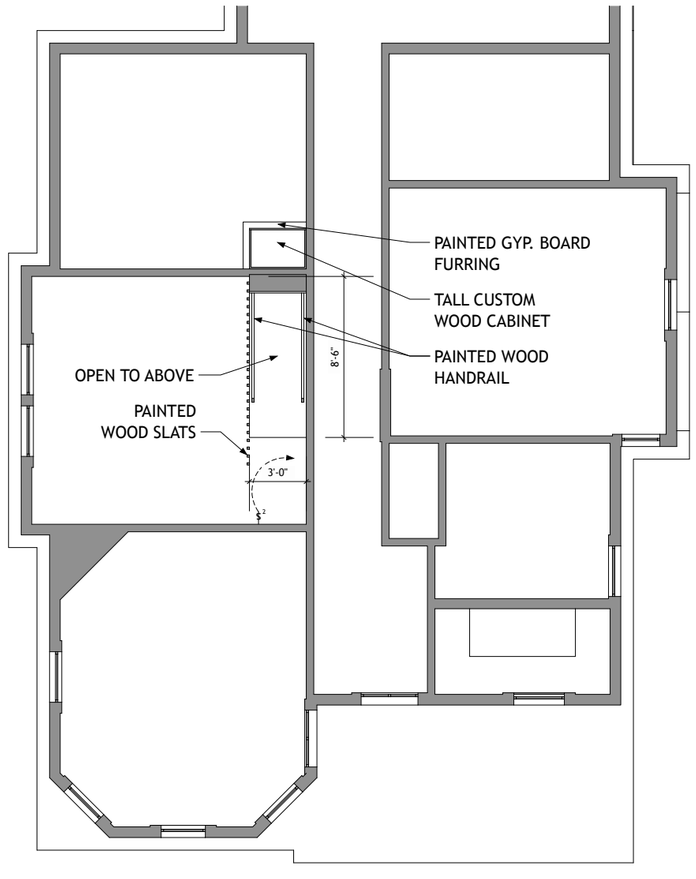
SCHEMATIC DESIGN SET
MARCH 22, 2021
progress

a2.0
PLANS

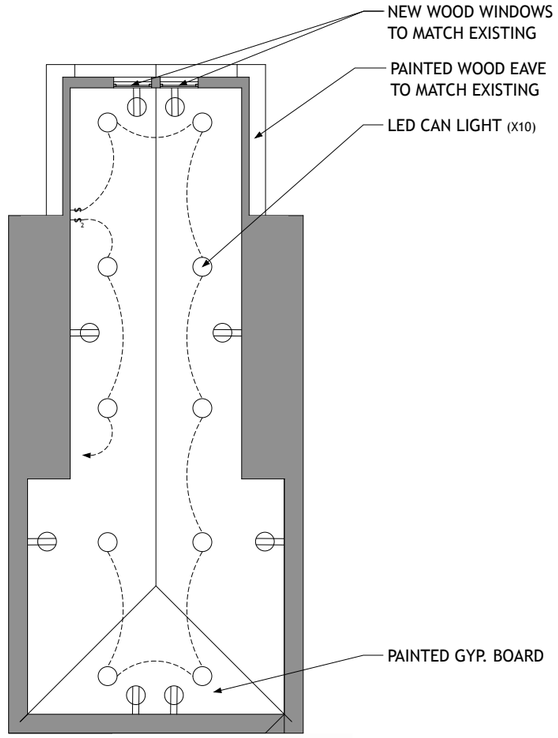
Updated Documents following HDRC Feb 16



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



2 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UPPER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

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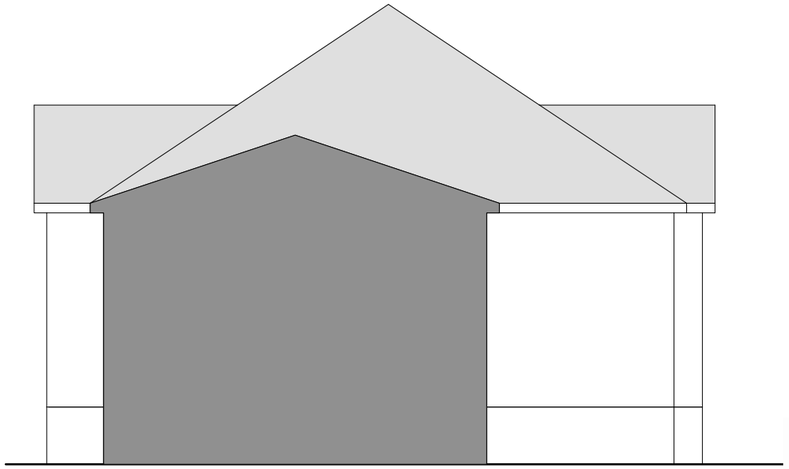
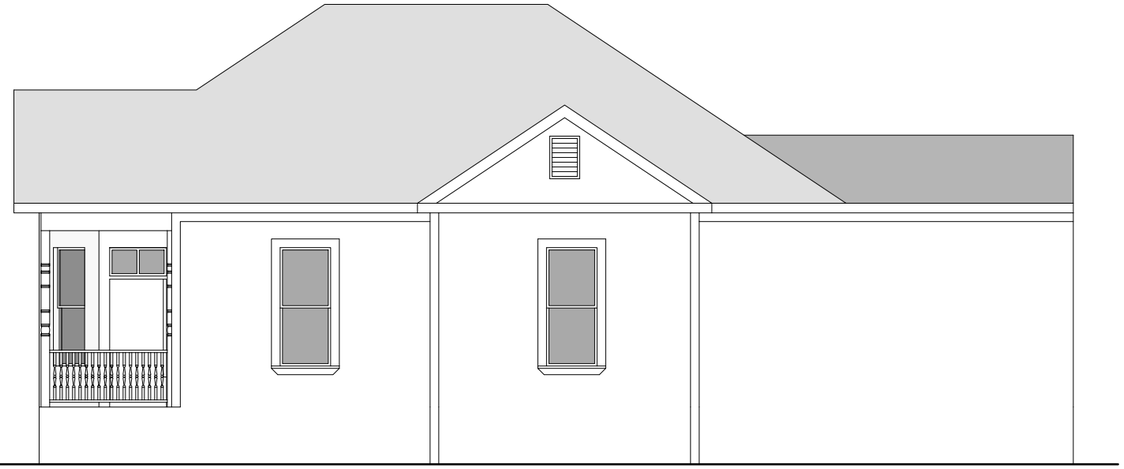
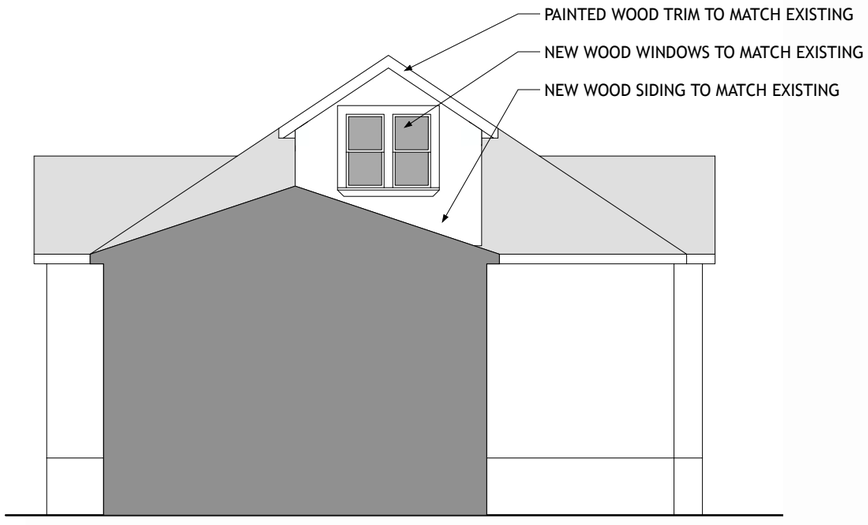


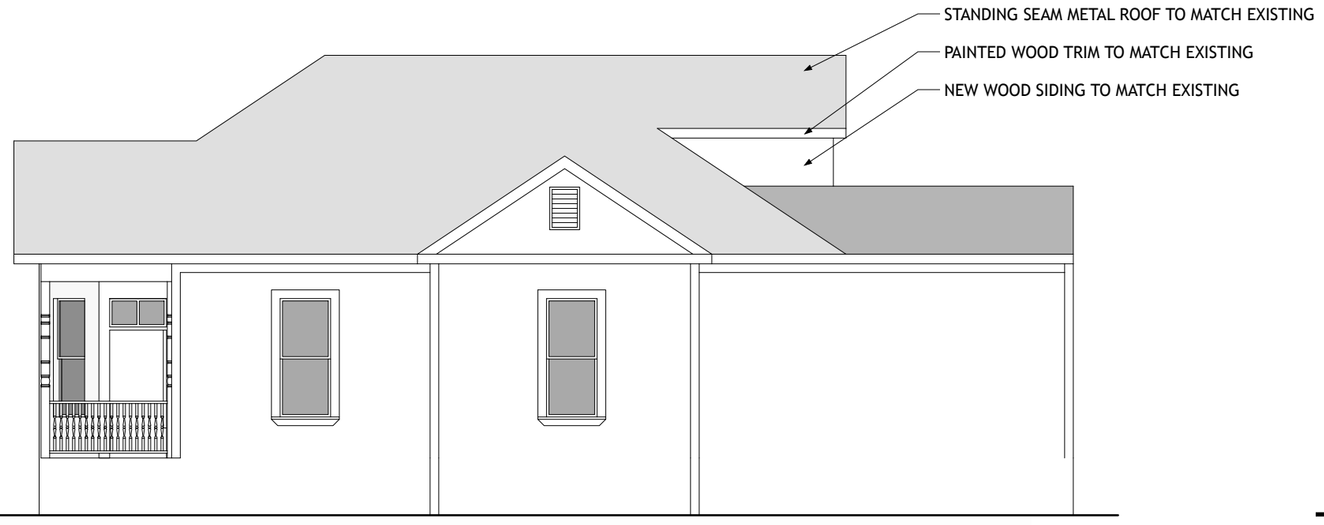
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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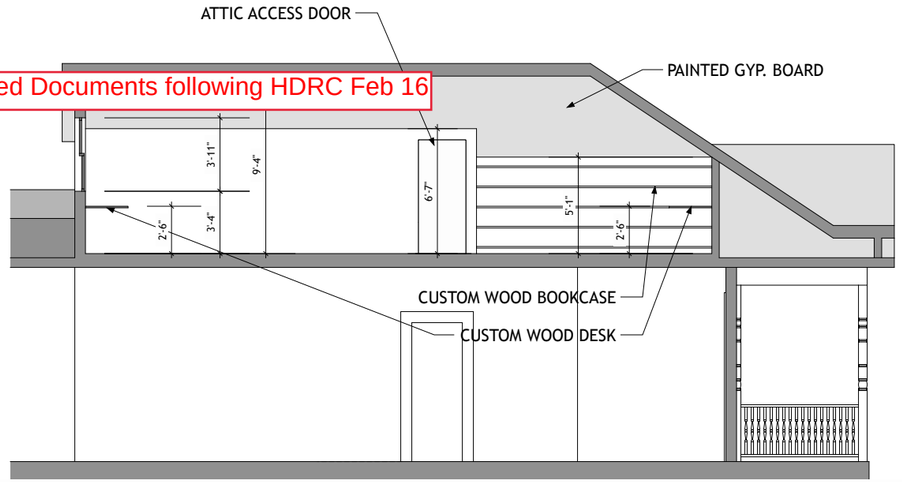
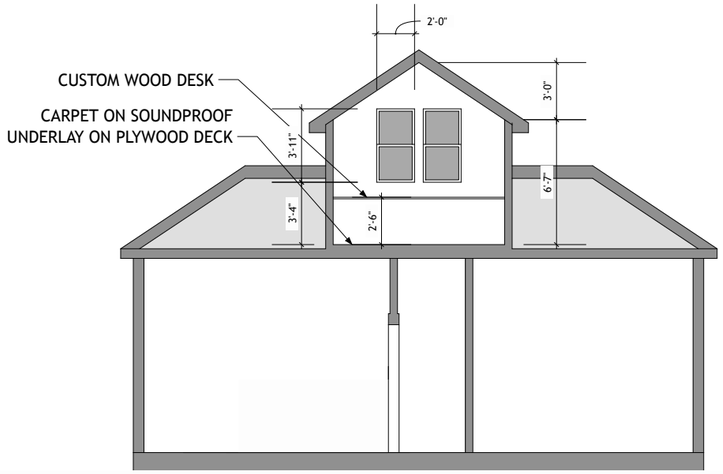
a3.0
BUILDING ELEVATIONS

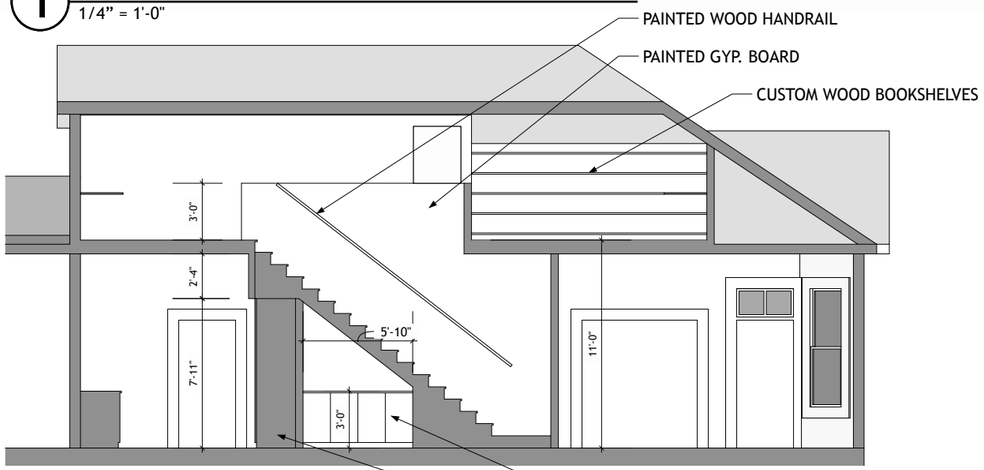
Updated Documents following HDRC Feb 16



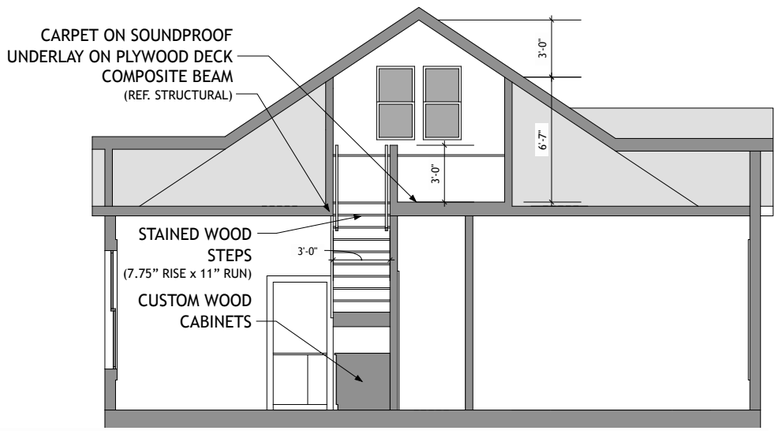
1 SECTION THROUGH OFFICE
1/4" = 1'-0"



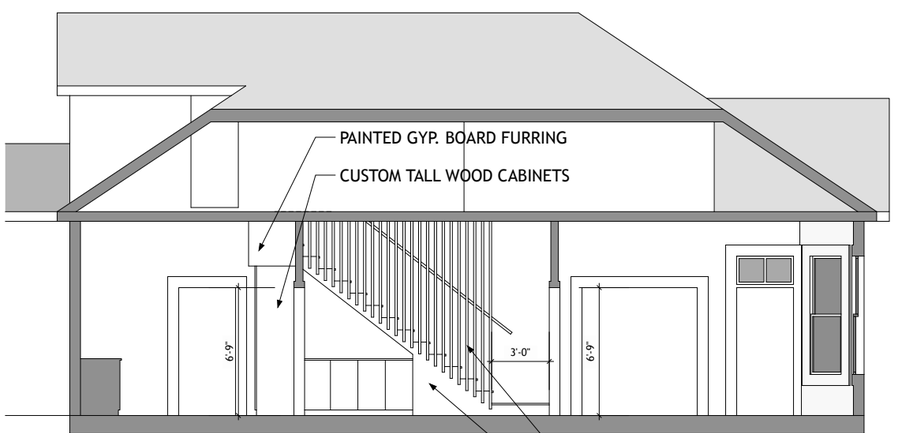
2 SHORT SECTION THROUGH DORMER
1/4" = 1'-0"



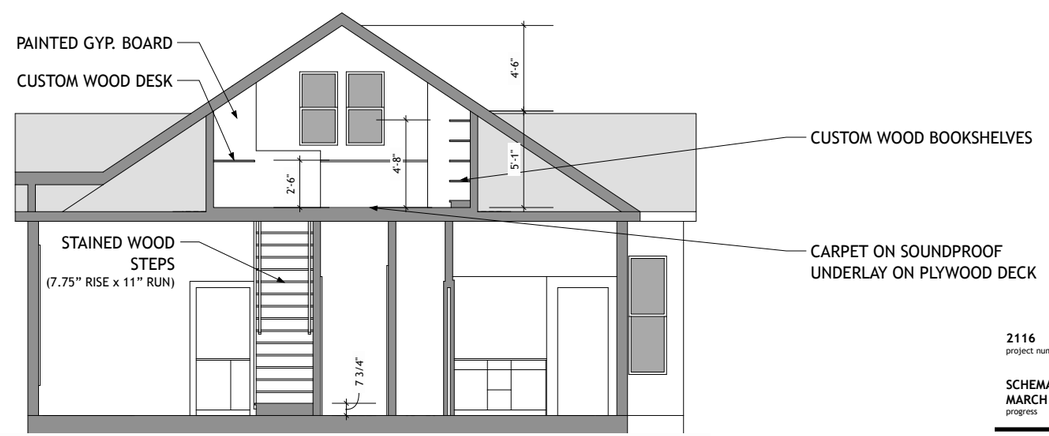
3 SECTION THROUGH STAIR
1/4" = 1'-0"



4 SHORT SECTION THROUGH STAIR
1/4" = 1'-0"



5 SECTION THROUGH DINING
1/4" = 1'-0"



6 SHORT SECTION THROUGH LANDING
1/4" = 1'-0"

HIWORKS

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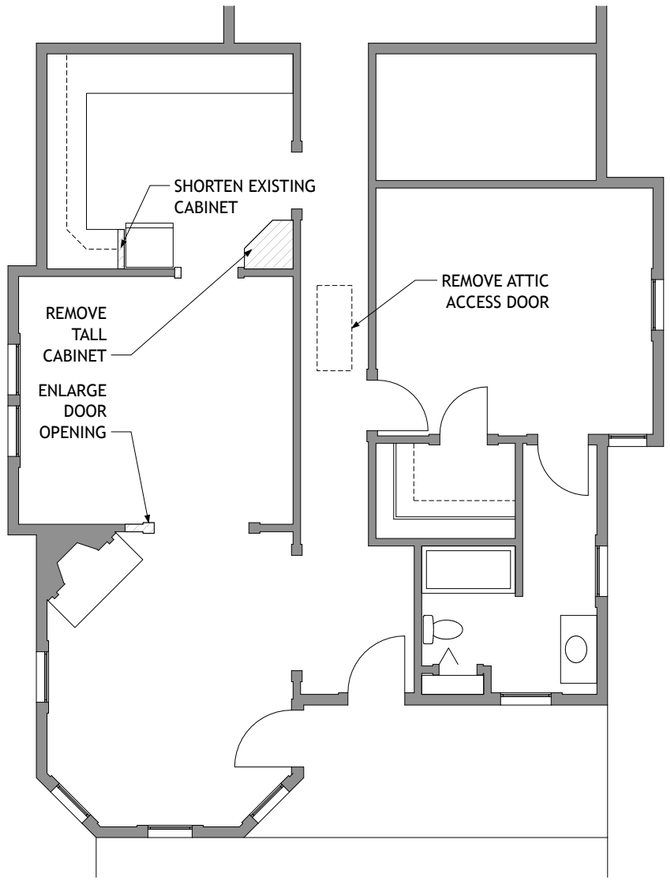
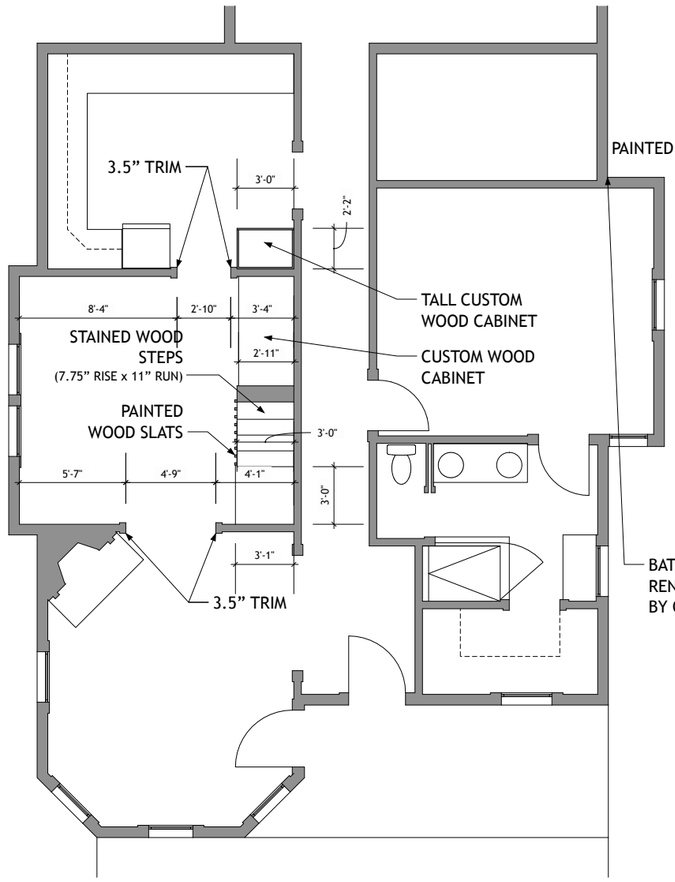
BUILDING SECTIONS

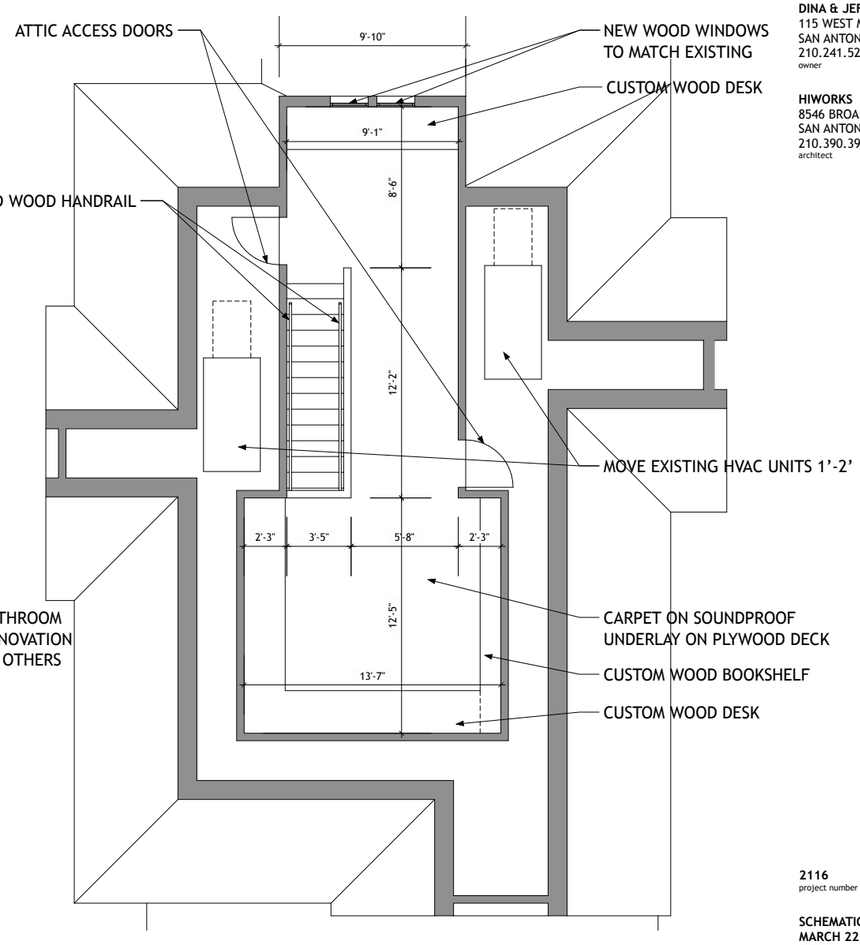
Updated Documents following HDRC Feb 16



1 DEMOLITION PLAN
1/4” = 1'-0"



2 LOWER LEVEL PLAN
1/4” = 1'-0"



3 UPPER LEVEL PLAN
1/4” = 1'-0"

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PLANS

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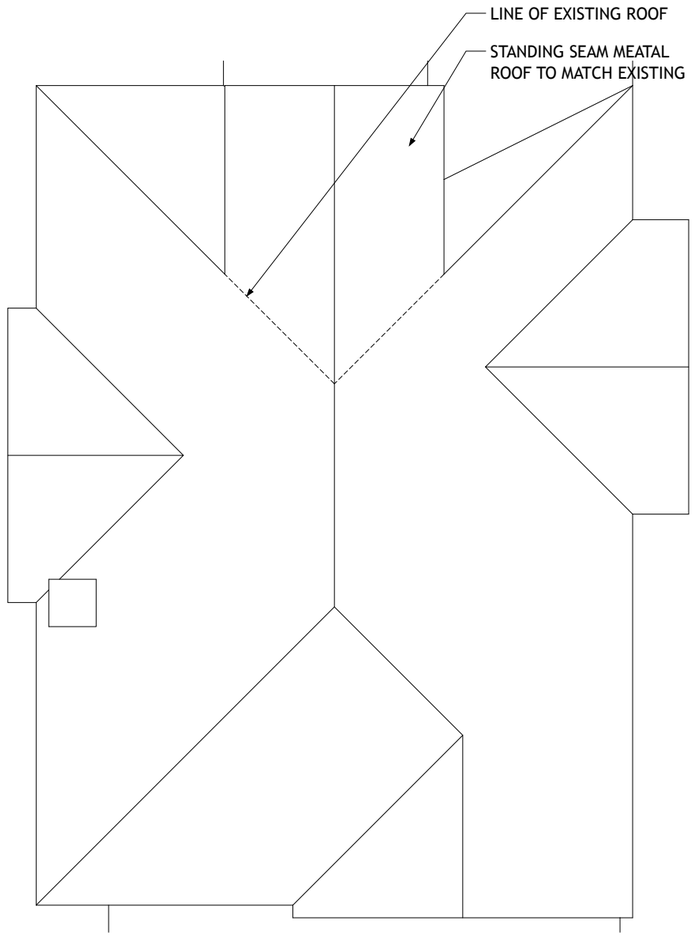
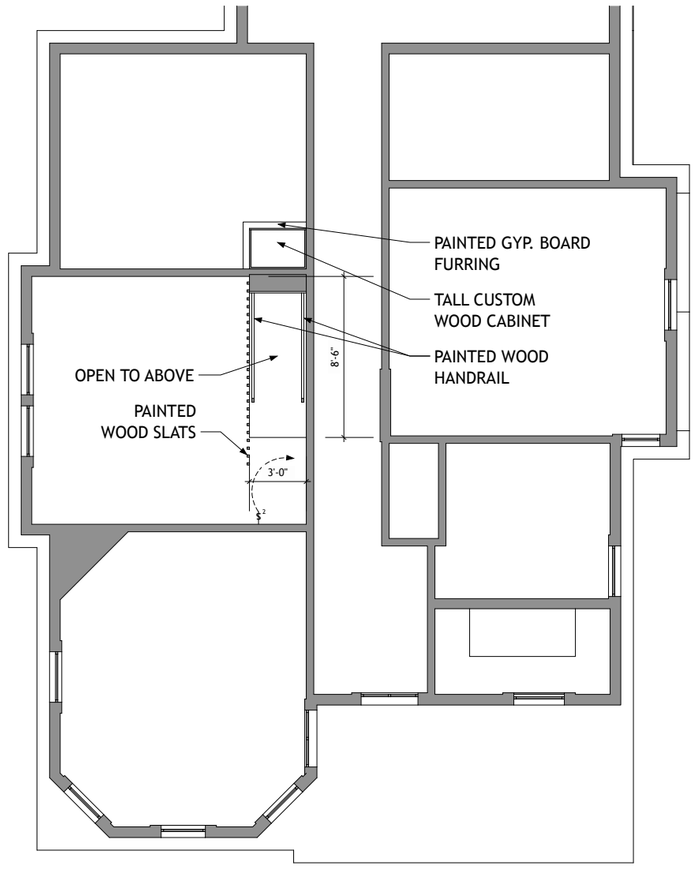
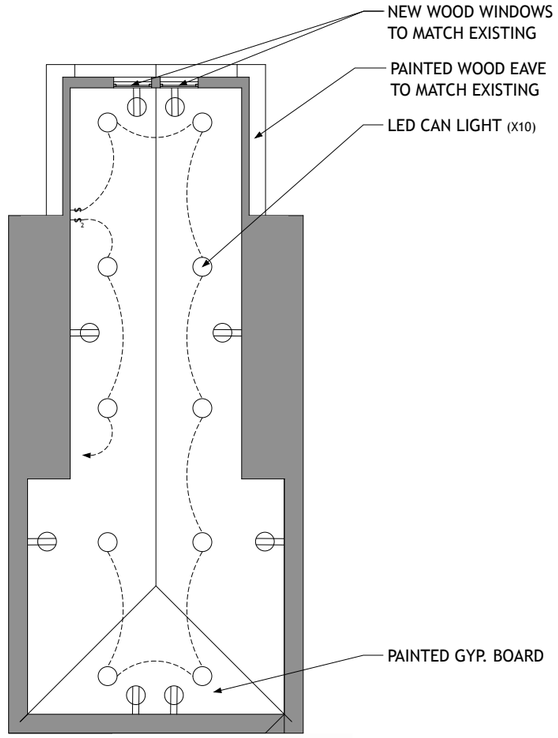


1 ROOF PLAN
1/4" = 1'-0"



2 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"



3 UPPER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

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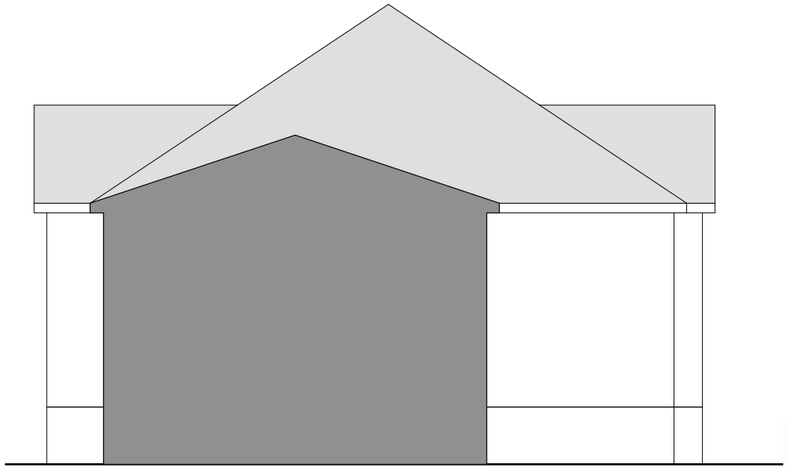
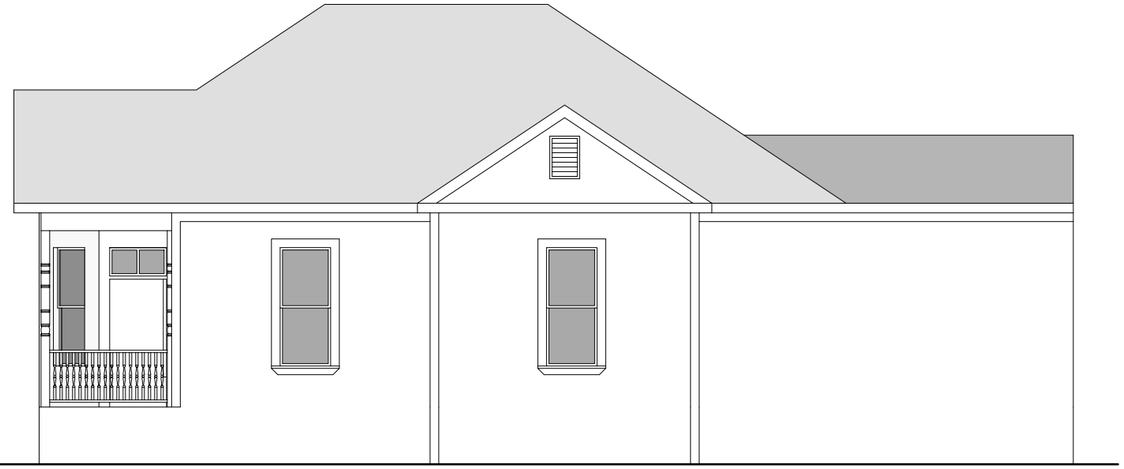
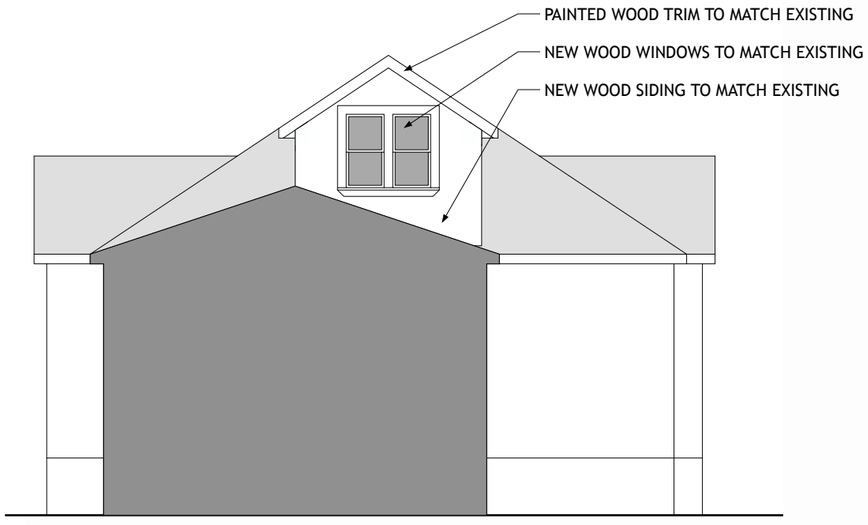


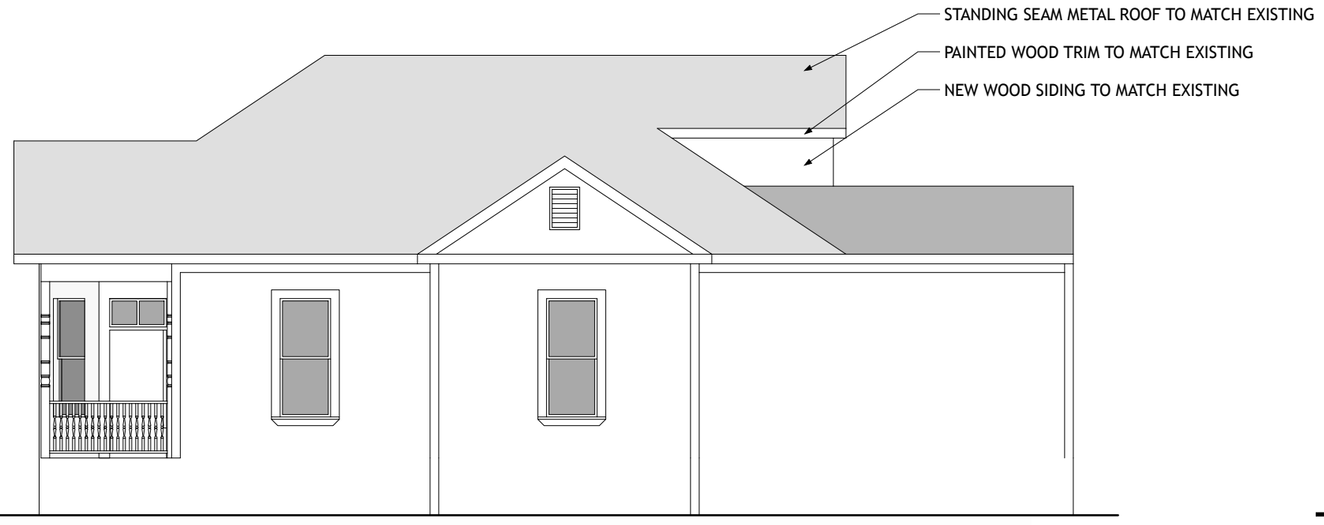
1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING EAST ELEVATION
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



4 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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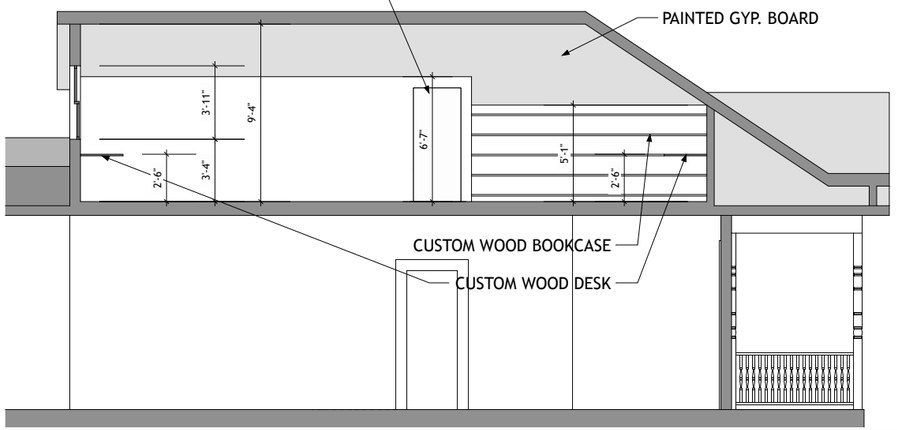
architect

2116
project number

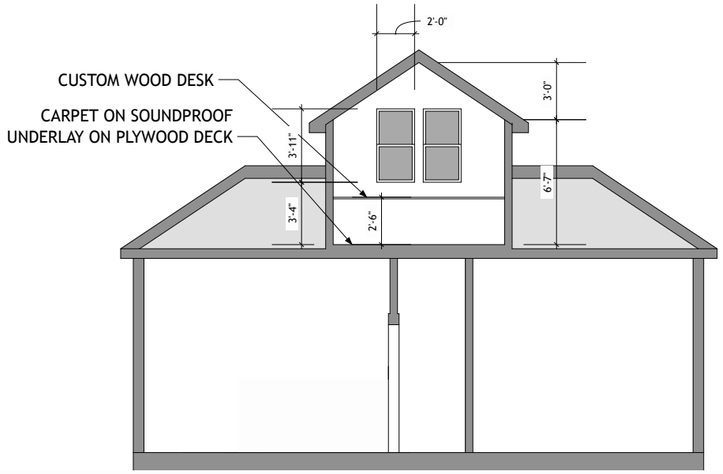
SCHEMATIC DESIGN SET
MARCH 22, 2021
progress

a3.0
BUILDING ELEVATIONS

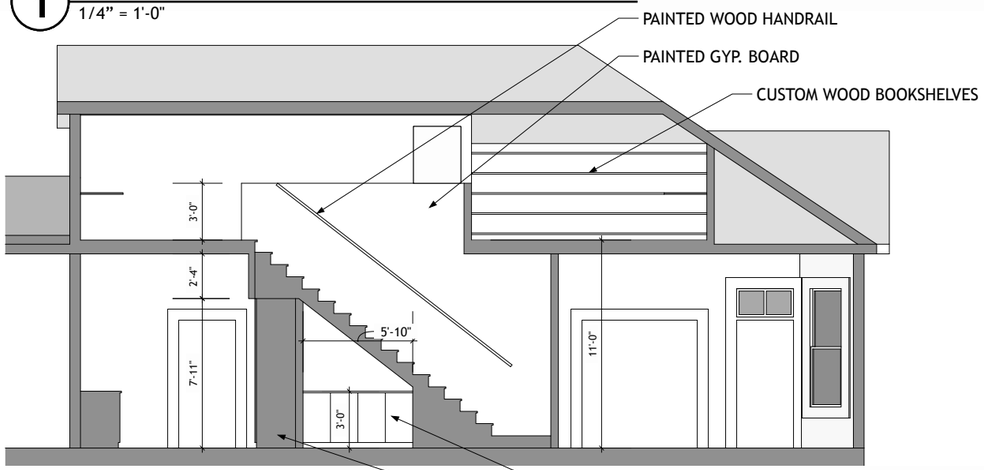
Updated Documents following HDRC Feb 16



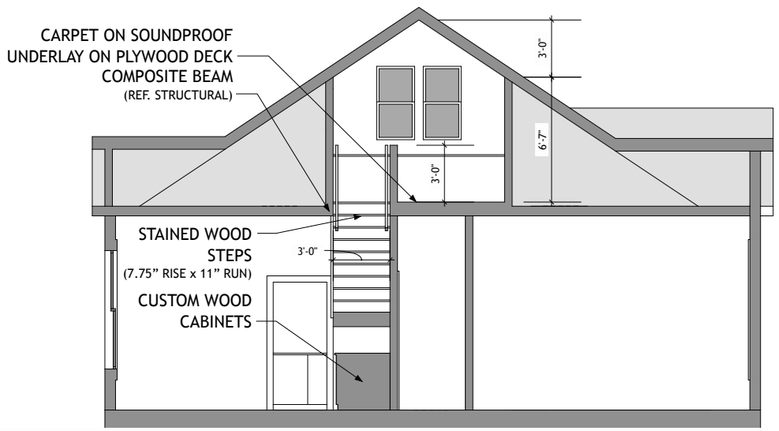
1 SECTION THROUGH OFFICE
1/4" = 1'-0"



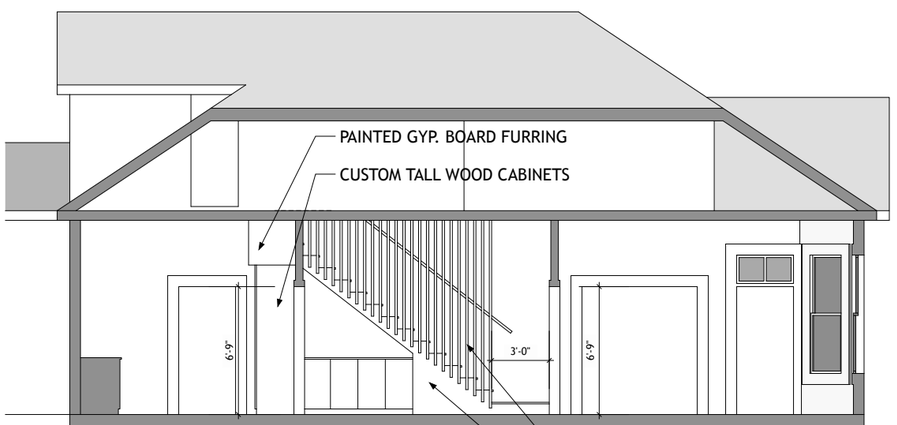
2 SHORT SECTION THROUGH DORMER
1/4" = 1'-0"



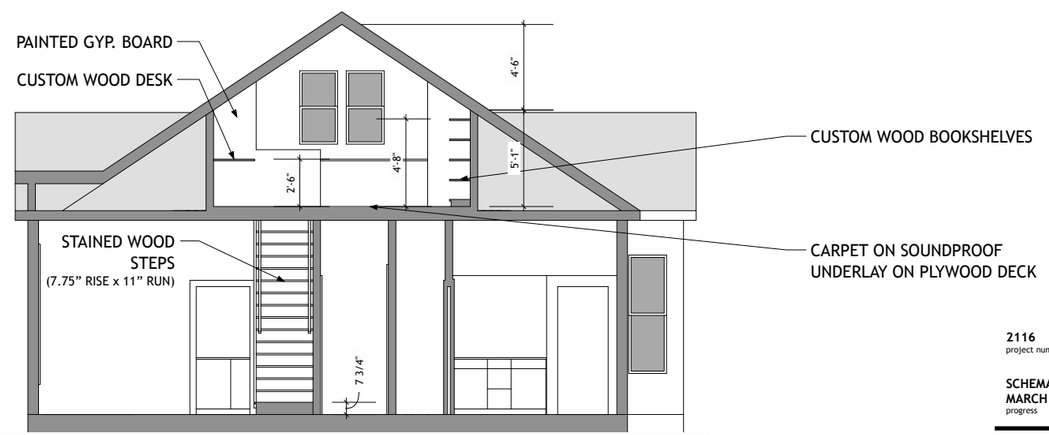
3 SECTION THROUGH STAIR
1/4" = 1'-0"



4 SHORT SECTION THROUGH STAIR
1/4" = 1'-0"



5 SECTION THROUGH DINING
1/4" = 1'-0"



6 SHORT SECTION THROUGH LANDING
1/4" = 1'-0"

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