

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-168  
**ADDRESS:** 915 E CROCKETT ST  
**LEGAL DESCRIPTION:** NCB 576 BLK 15B LOT 18 (CROCKETT ST)  
**ZONING:** R-3, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Jennifer Park/PARK JENNIFER L & JEFFREY S  
**OWNER:** Jennifer Park/PARK JENNIFER L & JEFFREY S  
**TYPE OF WORK:** Construction of a 2-story, single family residential structure  
**APPLICATION RECEIVED:** April 19, 2023  
**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 construct a 2-story, single-family residential structure on the vacant lot at 915 E Crockett, located within the Dignowity Hill Historic District.

The applicant has noted that fencing is not being requested at this time and that a separate application for fencing will be submitted at a later date.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 1. Building and Entrance Orientation

#### A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

#### B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

### 2. Building Massing and Form

#### A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

#### B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

*ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

*i. Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

*i. Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

*ii. Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

*iii. Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

*iv. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

*v. Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

*i. Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

*ii. Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

*iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

*i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

*ii. Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

## B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
  - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ### 6. Mechanical Equipment and Roof Appurtenances

## A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.

## 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.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 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.

## 3. Landscape Design

### A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

## B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

## D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

### A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single-family residential structure on the vacant lot at 915 E Crockett, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the July 20, 2022, Historic and Design Review Commission hearing with the following stipulations:
  - i. That the applicant confirm that the proposed new construction will feature a setback that is equal to or greater than those found historically on this block. A setback that matches that of the new construction at 919 E Crockett would be appropriate, as this setback is consistent with the Guidelines. *This stipulation has been met.*

- ii. That the applicant incorporate a foundation height of at least one (1) foot in height. *This stipulation has been met.*
- iii. That if composite siding is installed, it feature a smooth finish and an exposure of four (4) inches. Board and batten siding should feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width. Metal and shingle roofing are both appropriate; however, metal roofing should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.
- iv. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction. *This stipulation has been met.*
- v. That the applicant revise the proposed fenestration profile. Windows and their openings should feature traditional sizes and profiles. Grouped windows should be separated by a mullion of at least six (6) inches in width. *This stipulation has been met.*
- vi. That the proposed porch columns be six (6) inches square and feature capital and base trim.
- vii. That the applicant develop a detailed landscaping plan that notes the installation of landscaping materials, includes a front walkway, and includes any fencing plans. *This stipulation has been met.*
- viii. That the proposed driveway be separated from the proposed new construction by a landscaping strip, and be no more than ten (10) feet in width. *This stipulation has been met.*
- c. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. The lot immediately adjacent to the east features new construction built in 2019. The lot to the immediate east is void of structures. This block features 13 structures, 11 of which are historic. Two, structures constructed within the past 5 years features two stories in height. One historic structure features two stories in height. All other structures feature one story in height.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that the proposed setback will be greater than the setback of the adjacent new construction. This setback would be greater than the setbacks of the historic structures on this block. Staff finds the proposed setback to be appropriate and consistent with the Guidelines. A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.
- e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The north side of this block currently features three, 1-story historic structure that front E Crockett. New construction featuring 2-stories in height is located at the corner, facing N Hackberry as well as mid-block, facing E Crockett on the adjacent lot. A 2-story, historic structure at the corner of E Crockett and N Mesquite was destroyed by fire in June 2022. The south side of this block features historic structures of various massing profiles, including both 1 and 2 story structures. The applicant has proposed to construct a 2-story residential structure; however, the applicant has proposed for 1-story massing to be featured on the southern half of the lot, providing a setback of the 2-story massing. Generally, staff finds this approach to be appropriate.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one (1) to two (2) feet in height. The applicant has specified an overall foundation height of at least one (1) foot in height. Staff finds this to be appropriate and consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed for the new construction to feature a series of front facing gabled roofs. Front facing gabled roofs are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed lot features .07 acres in size, or approximately,

3,050 square feet. The applicant has proposed a building footprint of approximately 1,270 square feet. Staff finds the proposed building to lot ratio to be appropriate.

- j. MATERIALS – The applicant has proposed materials that include composite lap siding, composite board and batten siding, an asphalt shingle roof, and aluminum clad wood windows. The applicant has noted that the proposed lap siding will feature a smooth finish and a five (5) inch exposure. Additionally, the applicant has noted that the proposed board and batten siding will feature boards that are twelve (12) inches wide and battens that are 1.5 inches wide. Staff finds that a five (5) inch exposure for lap siding is appropriate.
- k. WINDOW MATERIALS – The applicant has proposed to install aluminum clad wood windows. Staff finds that the proposed aluminum clad wood windows should adhere to the adopted policy guide for windows in new construction. Staff finds that all windows should feature true divided lites with no faux interior divisions. The applicant has noted that windows will feature one over one profiles.
- l. FENESTRATION PROFILE – The applicant has proposed a fenestration profile that is generally consistent with the Guidelines and historic examples found within the district.
- m. PORCH – The applicant has proposed a front porch that features distinct massing and form. Generally, staff finds the proposed porch to be appropriate and consistent with the Guidelines. Staff finds that columns should be six inches square with capital and base trim. A final column detail is to be submitted to OHP staff for review and approval.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines. Staff finds that all windows, columns and siding should be consistent with staff's standards.
- o. LANDSCAPING – The applicant has provided a landscaping plan that notes the installation of grass, decomposed granite with site pavers, planting beds and a new tree. Staff finds the proposed landscaping plan to be appropriate and consistent with the Guidelines.
- p. DRIVEWAY – The applicant has proposed to install a concrete driveway that would result in the driveway terminating in front of a portion of the massing of the historic structure. Historically, driveways within the Dignowity Hill Historic District are located completely to the side of the primary structure on the lot. The applicant has proposed to separate the driveway from the proposed new construction with a landscaping strip. Staff finds the proposed location to be appropriate. The proposed driveway should not exceed ten (10) feet in width.
- q. WALKWAY/SIDEWALK – The applicant has proposed both a concrete walkway and a concrete sidewalk on site. The proposed walkway will lead from the sidewalk at the right of way. The concrete sidewalk should be consistent with City of San Antonio standards and should match the existing sidewalks on the north side of E Crockett. The proposed walkway should be consistent with those found historically within the district.
- r. FENCING – The applicant has noted that fencing is not being requested at this time and that a separate application for fencing will be submitted at a later date.
- s. MECHANICAL EQUIPMENT – All mechanical equipment should be installed in a manner where it is screened from view from the right of way.

## RECOMMENDATION:

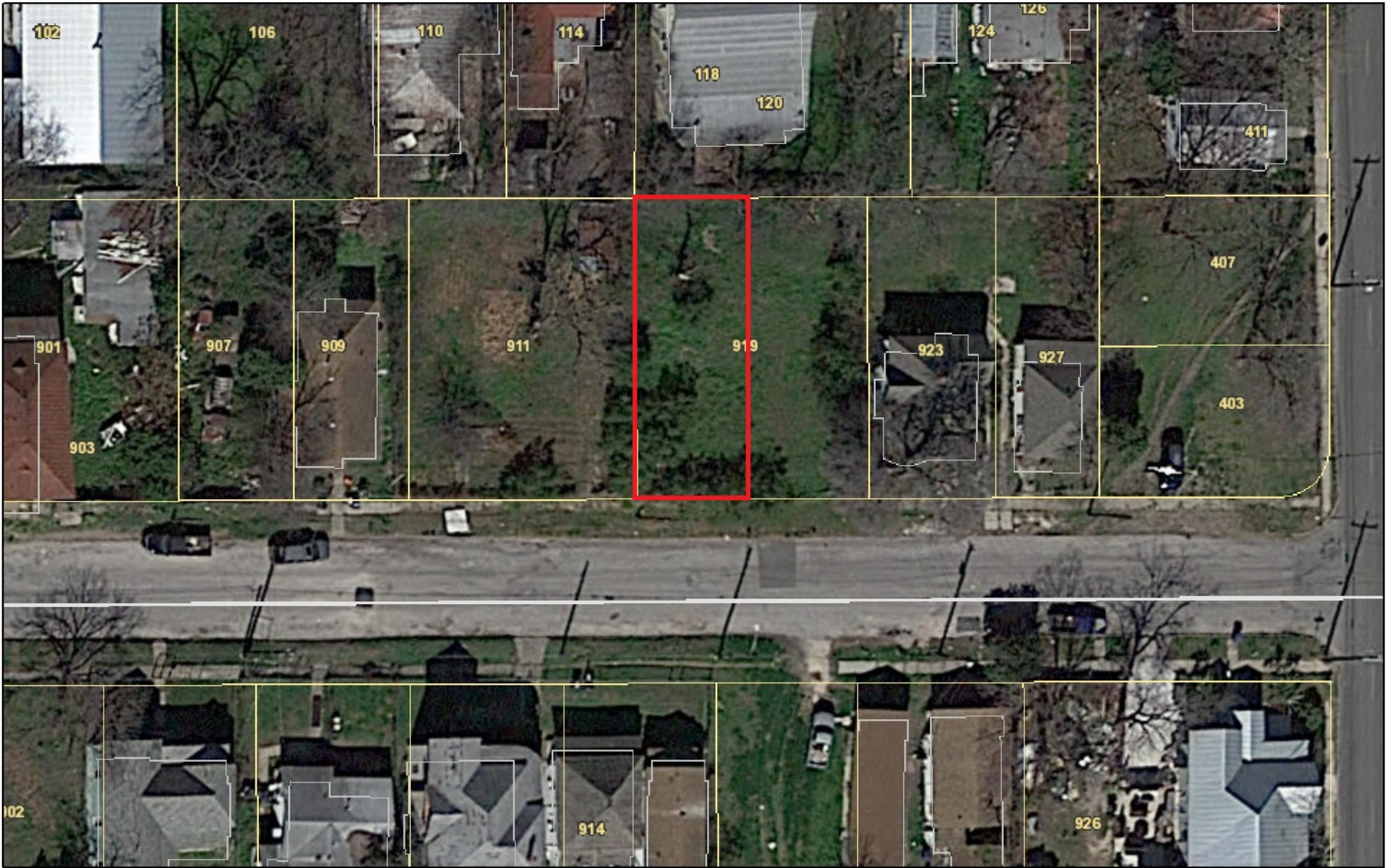
Staff recommends approval based on findings a through r with the following stipulations:

- i. That all lap siding feature an exposure of five (5) inches, as noted in finding j. Board and batten siding should feature smooth boards that are approximately 12 inches in width with battens that are approximately 1.5 inches in width. All siding should be smooth with no faux wood grain profiles.
- ii. That the proposed aluminum clad wood windows adhere to the adopted policy guide for windows. All windows should feature true divided lites with no faux interior divisions. *(The applicant has noted an amendment to one over one windows.)*
- iii. That a final porch column detail be submitted to OHP staff for review and approval, as noted in finding m. Columns should be six (6) inches square with capital and base trim.
- iv. That the proposed driveway not exceed ten (10) feet in width, and that the sidewalk at the right of way match COSA standards and the existing sidewalks on the north side of E Crockett.
- v. That all mechanical equipment be screened from view from the public right of way.

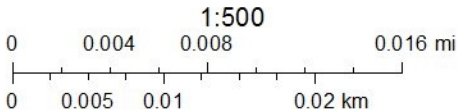
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.



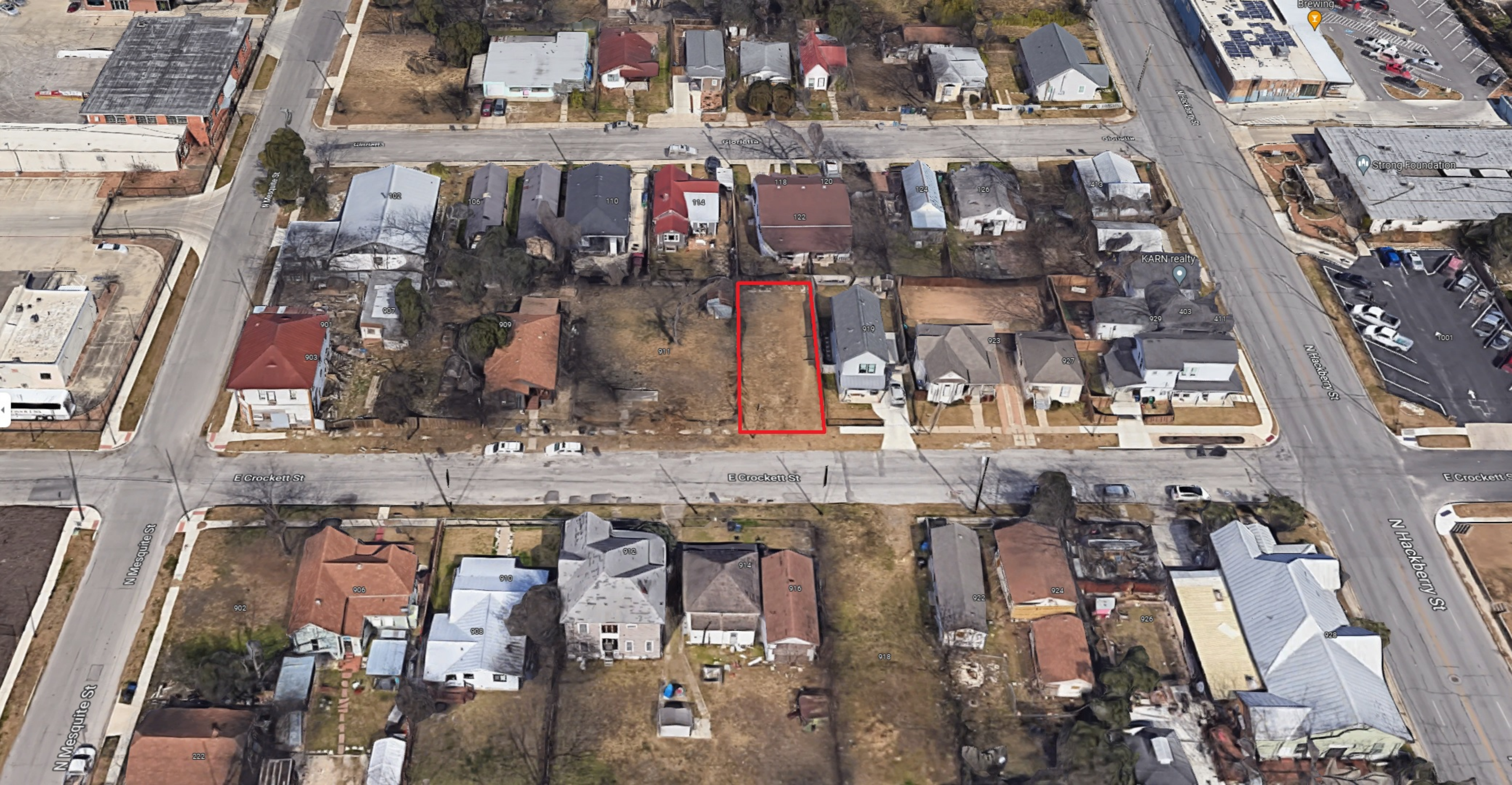
City of San Antonio One Stop



July 8, 2022







Brewing

Strong Foundation

KARN realty

E Crockett St

E Crockett St

E Crockett St

N Mesquite St

N Hackberry St

222

902

906

908

910

912

914

916

918

922

924

926

928

901

903

907

909

911

919

923

927

929

403

411

1001

102

106

110

114

118

120

124

126

413

122







# PARK CUSTOM RESIDENCE

915 E CROCKETT ST  
SAN ANTONIO, TX 78202  
ARCHITECTURAL PLANS

## GENERAL NOTES

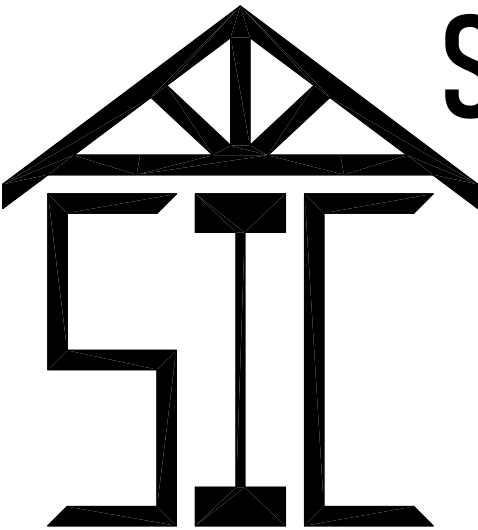
- ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 130 M.P.H. WIND CRITERIA AS PER SEC. R301.2.1 AND TABLE R301.2 (5).
- PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILLS, SILLS AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC R404.2
- PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIPPED GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC 404.2
- HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC R311.7.8 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC R311.7.5
- INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION SECTION R602.10.1 BRACED WALL PANEL INFORMATION SECTION 602.10.2
- AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SEC. R311.2
- TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" " AND NOT GREATER THAN 2" AS PER SECTION 311.7.8.5
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR SEC R 312.2.1
- AIR BARRIER AND INSULATION INSTALLATION SHALL COMPLY WITH IRC TABLE R402.4.1.1
- BUILDING THERMAL ENVELOPE SHALL BE INSTALLED AND COMPLY WITH IECC TABLE R103.2.1
- LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC R303.7 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC R303.7.
- SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R314.3 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM PER SEC R314.4.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R315.2
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER 2018 IRC CHAPTER 28 SECTION 28.01.7.
- A LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING & A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M1305.1.3.1
- ATTIC A/C UNIT - PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQ. FT. OF PLYWOOD DECKING.
- ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M1305.1

Through acceptance of these plans, recipient acknowledges and agrees to the following: Under no circumstances shall the transfer of the received information, drawings and plans for use by Recipient be deemed a sale by SIC, LLC. SIC, LLC makes no warranties, either expressed or implied, including, without limitation, warranties of merchantability, workmanship, or fitness for any particular purpose. The received information is provided to Recipient "AS IS". In no event will the SIC, LLC be liable for any damages, including, without limitation, incidental or consequential damages, with respect to this Agreement or your use of the received information and plans. SIC, LLC does not guarantee that the received information will be error free and Recipient assumes any risk in connection with its use of the received information. The designs represented by these plans are copyrighted and are subject to copyright protection under Title 17 U.S.C., Sec. 101 of the Copyright Laws of the United States of America. Any unauthorized use, copying or duplication of these plans or the designs represented therein is subject to damages and/or judicial action as provided by federal law. Recipient shall comply with said copyright laws requiring that any and all reproduction or display of these plan designs shall include the required SIC, LLC copyright notice. Subject to your compliance with the terms of our agreement, you have a one-time, limited license to use these plans for the sole purpose of construction of a single residence or building. Upon purchase of SIC, LLC's plans, YOU are given a one-time limited license to use such plans only for your own single residence or building. Only the individual or entity that purchases the plans will have the license to use the plans. Use, copying or duplication by any other person or entity for any other residence or building requires a separate license and payment of a repeat or reuse fee to SIC, LLC.



PREPARED FOR:  
JENNY PARK

JANUARY 2023



STEVENSON IOERGER  
CONSTRUCTION, LLC

(726) 206 - 8499  
ADMIN@SICBUILD.COM  
SICBUILD.COM

## SHEET INDEX

SHEET DESCRIPTION	SHEET NO.
COVER SHEET	A0.00
PLOT PLAN	A1.00
FLOORPLAN	A2.00
ELEVATIONS	A3.00
ROOF - DETAILS	A4.00
ELECTRICAL PLAN	E1.00

## TOTAL FOOTAGES

FIRST FLOOR LIVING: 1,096 SF  
SECOND FLOOR LIVING: 602 SF

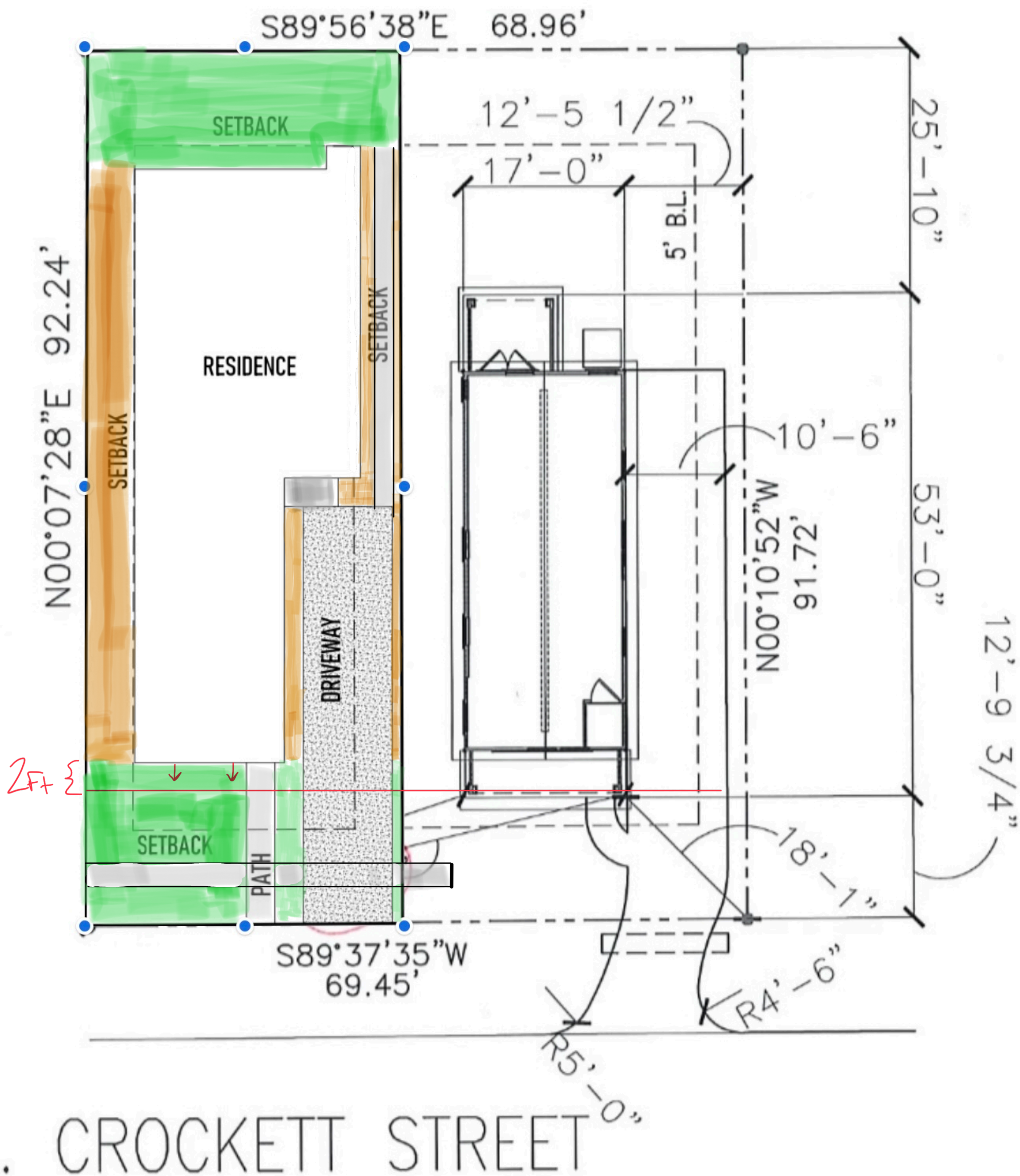
TOTAL LIVING: 1,698 SF

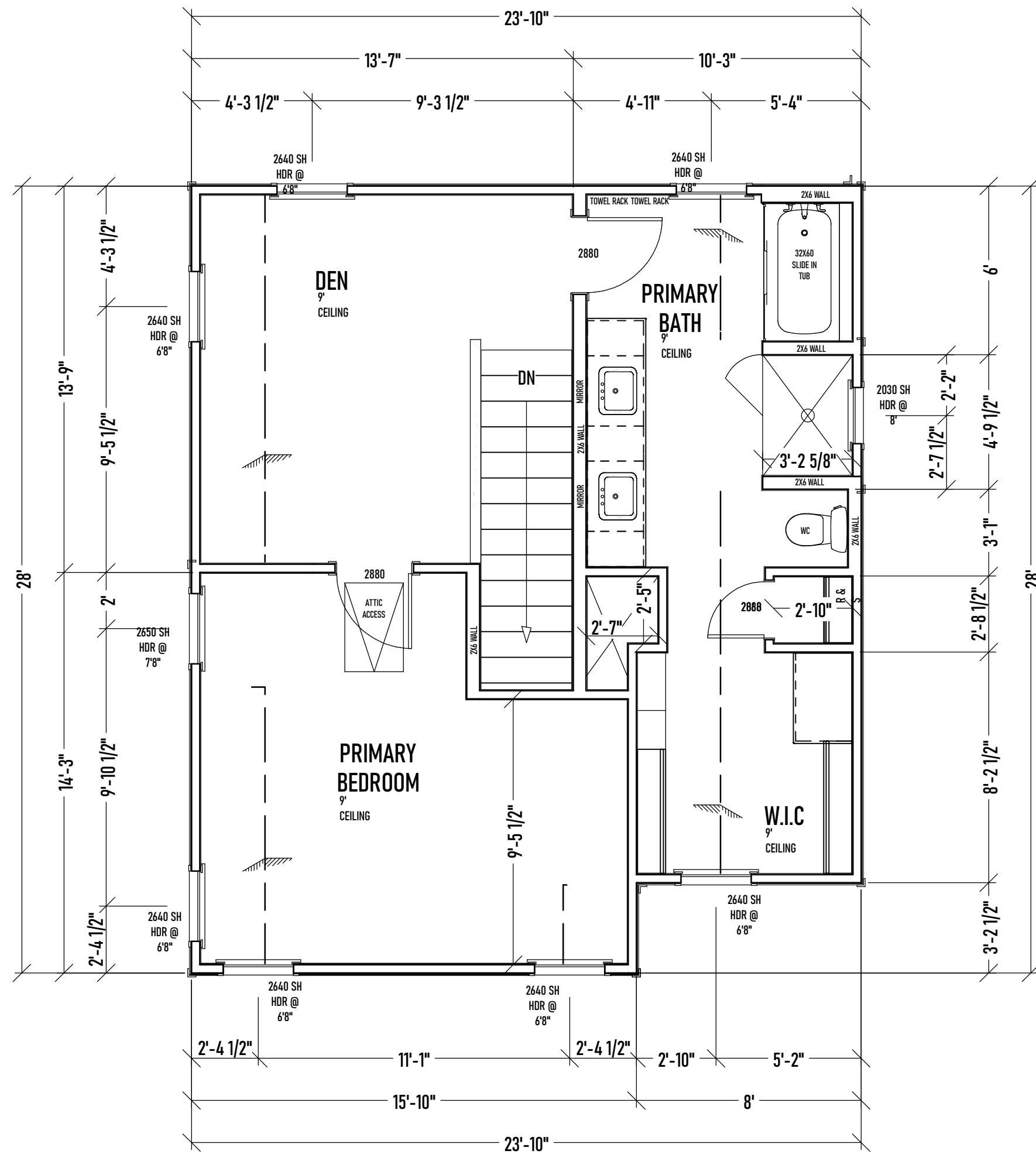
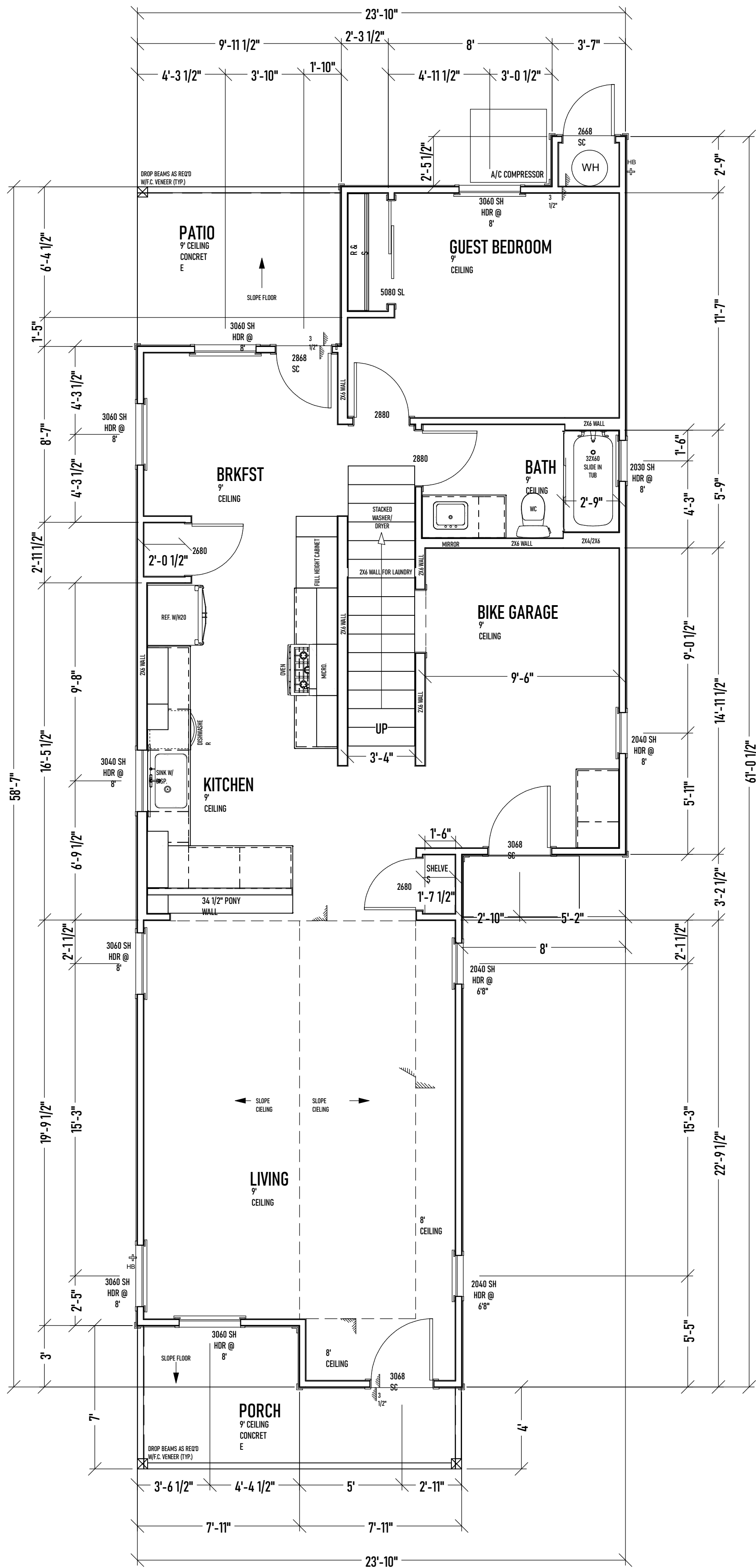
PORCH: 87 SF  
PATIO: 78 SF  
WATER HEATER CLOSET: 9 SF

TOTAL COVERED: 1,872 SF

(1) Attic A/C unit provide req. elec. And/or gas w/overflow pan to outside on (32) sq. ft. of plywd. Decking. Install as per local code.







SCALE BAR: 1/4" = 8'

ALL DOORS AND DOORWAYS TO BE CENTERED IN THEIR RESPECTIVE SPACES UNLESS DIMENSIONED OTHERWISE

ALL CLOSETS TO RECEIVE SAME FLOOR FINISH AS ADJACENT ROOM

HOSE BIBS @ 18'-24" ABOVE FINISHED GRADE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

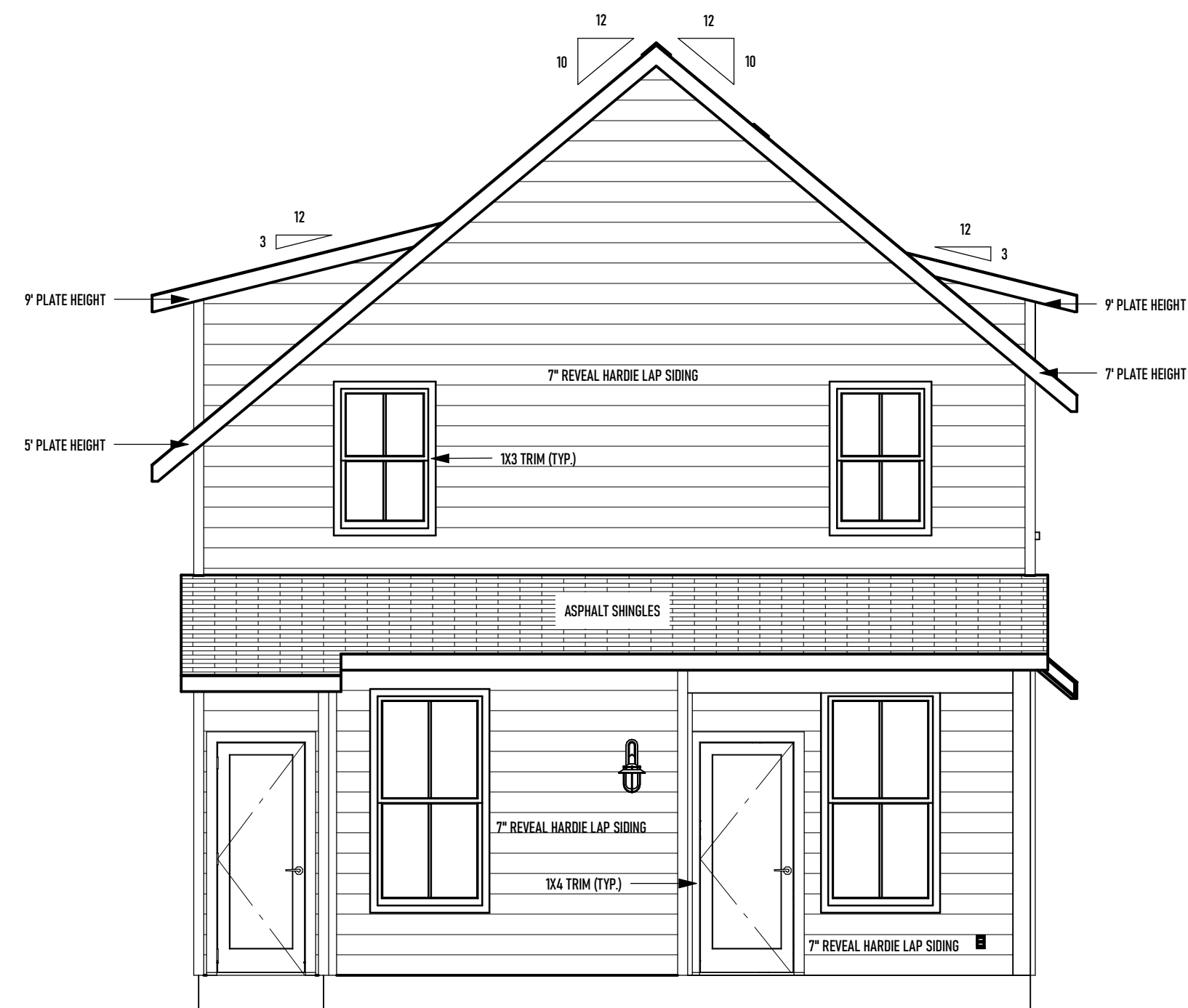
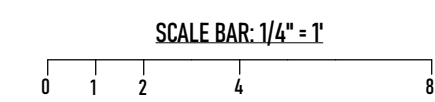
NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE





## ELEVATIONS

SHEET NAME:

**PARK CUSTOM RESIDENCE**

PROJECT NAME:

DRAWN BY:

 **STEVENSON IORGER  
CONSTRUCTION, LLC**

(772) 284-5189  
ADMIN@SICBUILD.COM  
SICBUILD.COM

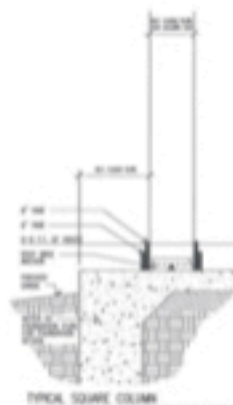
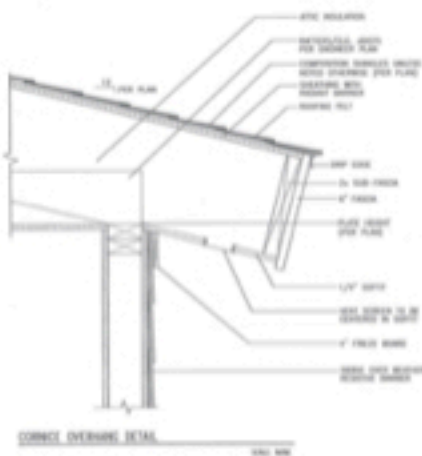
CLIENT: JENNY PARK  
915 E CROCKETT STREET  
SAN ANTONIO, TEXAS 78202  
PROJECT NO: 22032

SHEET:

**A3.00**

# Exterior

Composite siding - smooth finish 7" smooth fiber cement  
Board and batten - smooth boards and batten 1.5 inches spaced at 12 inches  
Shingle roofing - Georgetown gray by Certain Teed Landmark  
House Color - white (trim/fascia/window trim)  
Window Color - Black



1 FRONT ELEVATION - SOUTH



## W-2500™ Clad-Wood Window: Fixed



### Model Overview

**PROJECT TYPE**  
New construction and replacement

**MAINTENANCE LEVEL**  
Moderate

**WARRANTY**  
20 Year Warranty

**COLORS & FINISHES**  
7 Exterior Colors  
13 Interior Finish Options

**SCREEN & TRIM OPTIONS**  
4 Interior Trim Options

**GLASS**  
Energy efficient, textured and protective.

**MATERIALS**  
1 Wood Option

**FRAME OPTIONS**  
Integral Nailing Fin  
Block Frame/Replacement

**DIVIDED LITES**  
Grilles between the glass.



### Model Overview

**PROJECT TYPE**  
New construction and replacement

**MAINTENANCE LEVEL**  
Moderate

**WARRANTY**  
20 Year Warranty

**COLORS & FINISHES**  
7 Exterior Colors  
13 Interior Finish Options

**SCREEN & TRIM OPTIONS**  
3 Insect Screens

**GLASS**  
Energy efficient, textured and protective.

**HARDWARE**  
1 Handle Option in 8 finishes

**FRAME OPTIONS**  
Integral Nailing Fin  
Block Frame/Replacement

**DIVIDED LITES**  
Grilles between the glass.

**MATERIALS**  
1 Wood Option