

HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO: 2021-580
ADDRESS: 434 SHERMAN ST
LEGAL DESCRIPTION: NCB 514 BLK 18 LOT E 75 FT OF 13
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: robert amezquita/amezquita design studio
OWNER: Waseem Ali/ALI WASEEM & ZARRIELLO STEPHANIE
TYPE OF WORK: New construction
APPLICATION RECEIVED: November 02, 2021
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 1-story residential structure with a detached, rear accessory structure and a detached, rear carport at 434 Sherman.

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 principal 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 1-story, residential structure with a detached accessory structure at 434 Sherman, located within the Dignowity Hill Historic District.
- b. **EXISTING LOT** – This lot currently features a 1- story structure. This structure was determined to be non-contributing to the Dignowity Hill Historic District on January 2, 2019. And Administrative Certificate of Appropriateness was issued on November 18, 2021.
- c. **CONTEXT & DEVELOPMENT PATTERN** – The lot is located at the corner of Sherman and N Olive Street. Historic structures within the immediate vicinity predominantly feature 1-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 proposed a setback of approximately ten (10) feet from the property line. The applicant has not noted how the proposed setbacks relates to the historic setbacks on both Sherman and N Olive. The 1912 Sanborn Map notes a historic structure at this location that features an orientation towards Sherman with setbacks on both Sherman and N Olive that are less than those existing on the lot. Historically, this lot has not featured the depth that other lots on Sherman feature, nor the depth/width that lots on N Olive feature. Generally, staff finds the setbacks that have been proposed to be generally appropriate given the immediate surroundings and documented historic conditions.
- e. **SETBACKS & ORIENTATION** – The applicant has proposed an orientation towards Sherman Street. The corner lot structure immediately across N Olive Street features an orientation towards Sherman Street. Additionally, the historic structure that was located on this lot featured an orientation towards Sherman. Staff finds the proposed

orientation to be appropriate and consistent with the Guidelines.

- f. ENTRANCES – According to 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.
- g. 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 applicant has proposed for the new construction to feature 1-story in height with an overall height of approximately seventeen (17) feet. Staff finds the proposed massing and height to be appropriate and consistent with the Guidelines.
- h. 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 two (2) to three (3) feet. The applicant has proposed a foundation height to feature 12 (twelve) inches; however, this is not shown to scale in the submitted elevation drawings. Staff finds that the proposed foundation height should be consistent with the Guidelines.
- i. ROOF FORM – The applicant has proposed for two front and rear facing gables to be connecting by a joining ridge. Generally, staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- j. 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 applicant has noted compliance with the Guidelines regarding lot coverage.
- k. MATERIALS – The applicant has proposed materials that include composite siding featuring a seven (7) inch exposure, composite trim, an asphalt shingle roof, standing seam metal awning roofs, cedar trim and cedar beams. Staff finds that all composite siding should feature an exposure of four (4) inches, a smooth finish and a thickness of $\frac{3}{4}$ ". The proposed board and batten siding is to feature boards that are 12 inches in width with battens that are approximately $1 - \frac{1}{2}$ " in width, with a smooth finish. The proposed standing seam metal roof elements should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A large profile ridge cap is not to be used.
- l. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed.
- m. FENESTRATION PROFILE – Generally, staff finds the proposed fenestration profile to be appropriate; however, staff finds that the applicant should add fenestration to the west façade, which is currently void of fenestration.
- n. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that fenestration should be added to the west façade, as noted in finding m, and that materials should adhere to staff's standards, as noted in findings k and l.
- o. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a rear accessory structure to be located to the immediate rear (south of the proposed new construction). The applicant has proposed for the accessory structure to feature a footprint of approximately 200 square feet. The proposed accessory structure will feature composite siding featuring a seven (7) inch exposure, composite trim, and an asphalt shingle roof. The applicant has proposed for the rear accessory structure to feature sliding doors on both the north and east elevations, as well as a one over one window on the south elevation. Generally, staff finds the proposed accessory structure to be appropriate and consistent with the Guidelines. Staff finds that all composite siding should feature an exposure of four (4) inches, a smooth finish and a thickness of $\frac{3}{4}$ ". The proposed window should adhere to staff's standards for windows in new construction. A detail of the proposed door is to be submitted to OHP staff for review and approval.
- p. REAR CARPORT – The applicant has proposed to construct an open air carport at the rear of the proposed new construction. The proposed carport is to feature composite siding featuring a seven (7) inch exposure, composite trim, and an asphalt shingle roof. The proposed carport will feature a footprint of approximately 240 square feet. Generally, staff finds the proposed carport to be appropriate; however, staff finds that all composite siding should feature an exposure of four (4) inches, a smooth finish and a thickness of $\frac{3}{4}$ ".
- q. DRIVEWAY – The applicant has proposed a driveway on N Olive of decomposed granite to feature a width of ten (10) feet. Generally, staff finds the proposed driveway to be appropriate.
- r. WALKWAY – The applicant has proposed a concrete walkway leading from the front porch of the proposed new construction to the right of way at Sherman. The proposed walkway will feature a width of four (4) feet and a

concrete profile. Staff finds the proposed walkway to be appropriate and consistent with the Guidelines.

- s. LANDSCAPING – The applicant has noted the installation of grass lawn, decomposed granite, landscaping beds and hardscaping on site. Generally, staff finds the proposed landscaping to be appropriate and consistent with the Guidelines.
- t. FENCING – The lot currently features a chain-link fence, which the applicant has noted will remain, per the site plan. The existing chain-link fence is grandfathered into the code. New chain-link fencing is prohibited. If the existing fence is removed, it shall not be reinstalled.
- u. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment on site. All mechanical equipment shall be screened from view from the public right of way.

RECOMMENDATION:

Staff recommends approval with the following stipulations:

- i. That the applicant propose a foundation height that is consistent with the Guidelines, as noted in finding h.
- ii. That all horizontal composite siding feature an exposure of four (4) inches, a smooth finish and a thickness of $\frac{3}{4}$ ". The proposed board and batten siding is to feature boards that are 12 inches in width with battens that are approximately 1 – $\frac{1}{2}$ " in width, with a smooth finish. The proposed standing seam metal roof elements should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A large profile ridge cap is not to be used. These specifications apply to all three proposed structures.
- iii. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding l.
- iv. That fenestration be added to the west façade as noted in finding m.
- v. That no new chain-link fencing be installed on site.
- vi. That all mechanical equipment be screened from view from the public right of way as noted in finding t.

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.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

An aerial photograph of a residential neighborhood with various lots outlined. A red rectangle highlights lot H 434. Other labeled lots include 403, 409, 415, 421, 425, 429, H 402, H 410, H 414, H 416, H 422, H 502, H 506, H 510, H 514, H 518, H 1122, H 1125, H 1121, H 1118, H 1119, H 1114, H 1102, HHS, H 515, H 517, H 1115, H 1107, H 1162, H 1158, H 1154, H 1150, H 1146, H 1142, H 1138, H 1110, H 1114, H 1118, H 1122, H 1126, H 1130, H 1134, and several unlabeled lots marked with 'H'.

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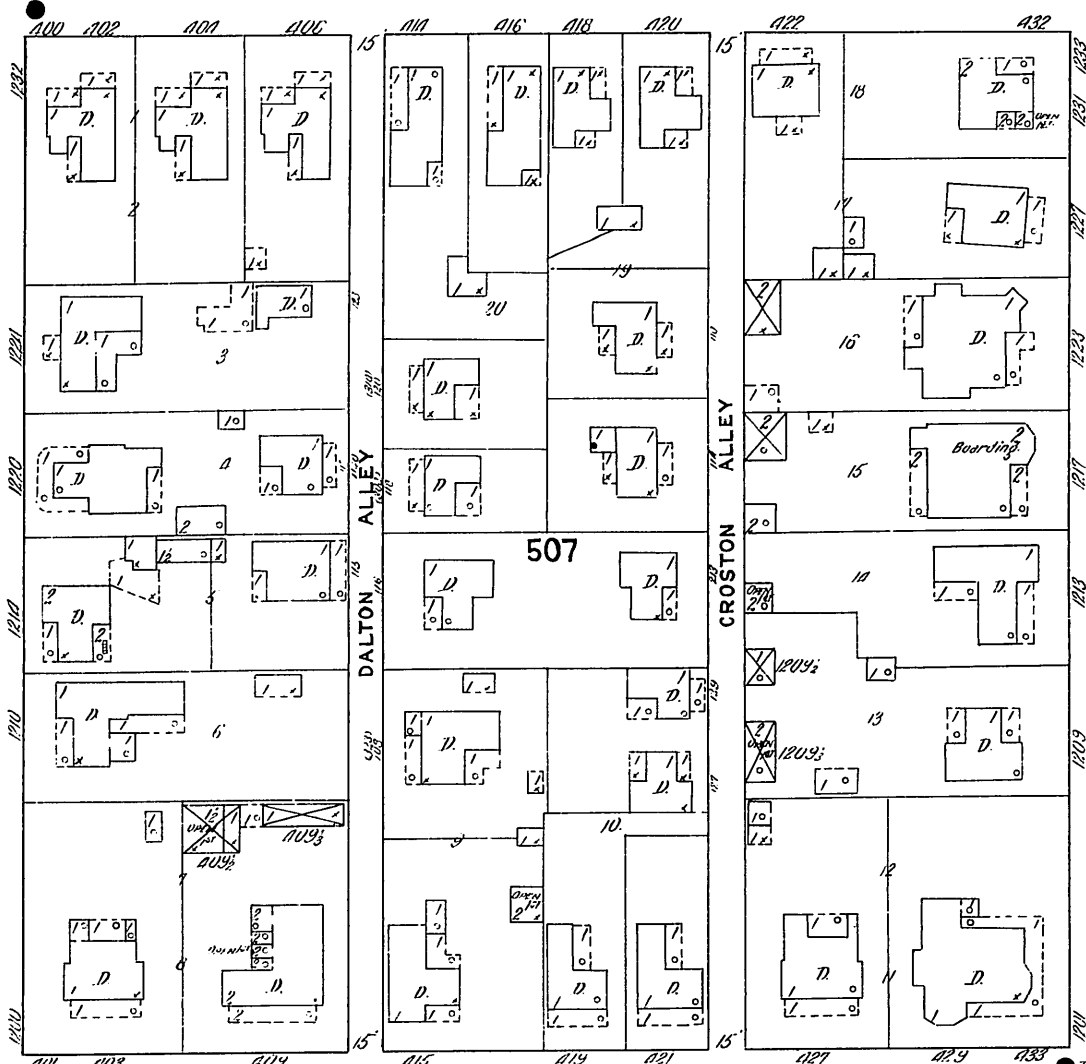
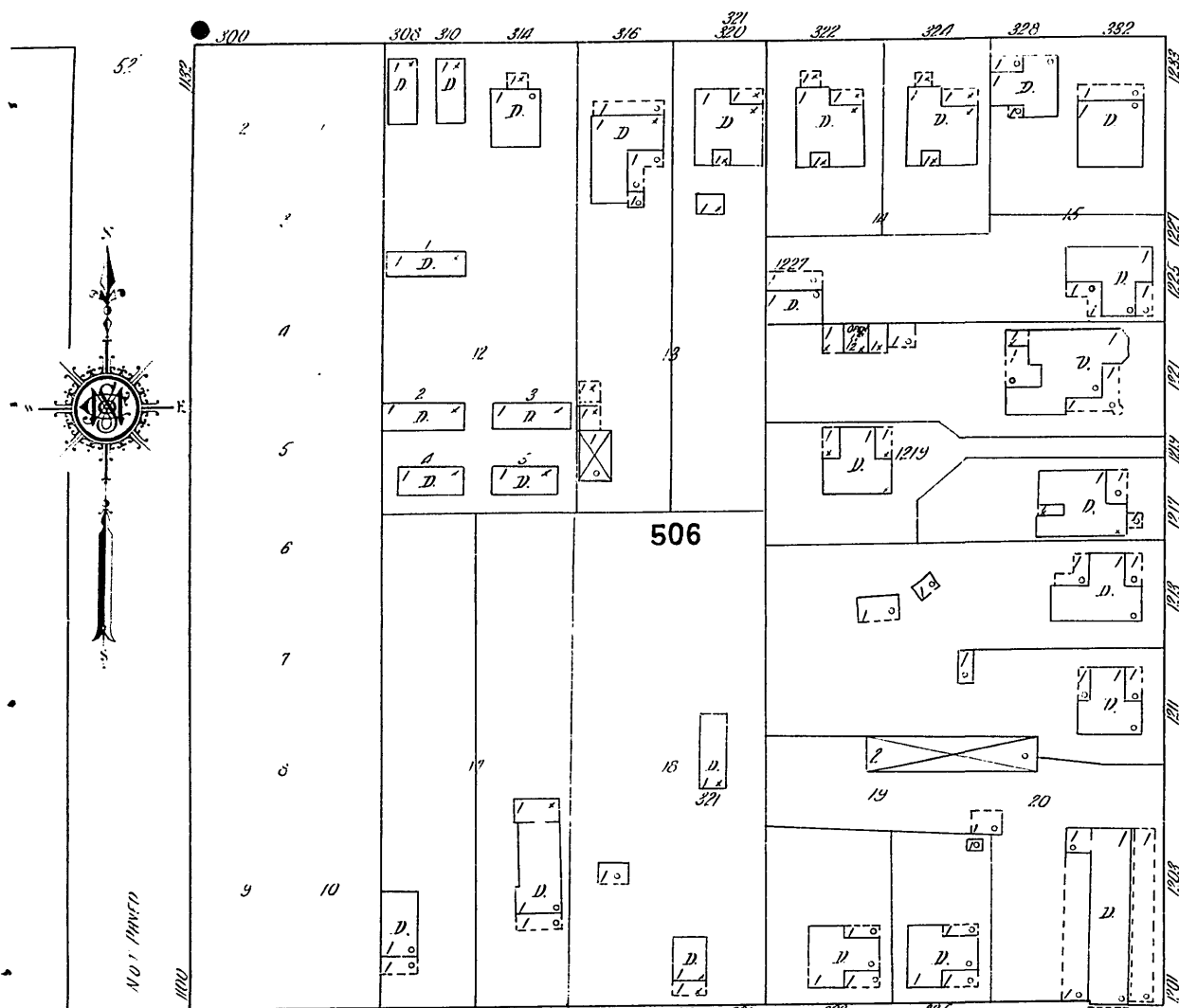
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MILAM

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6' WIDE

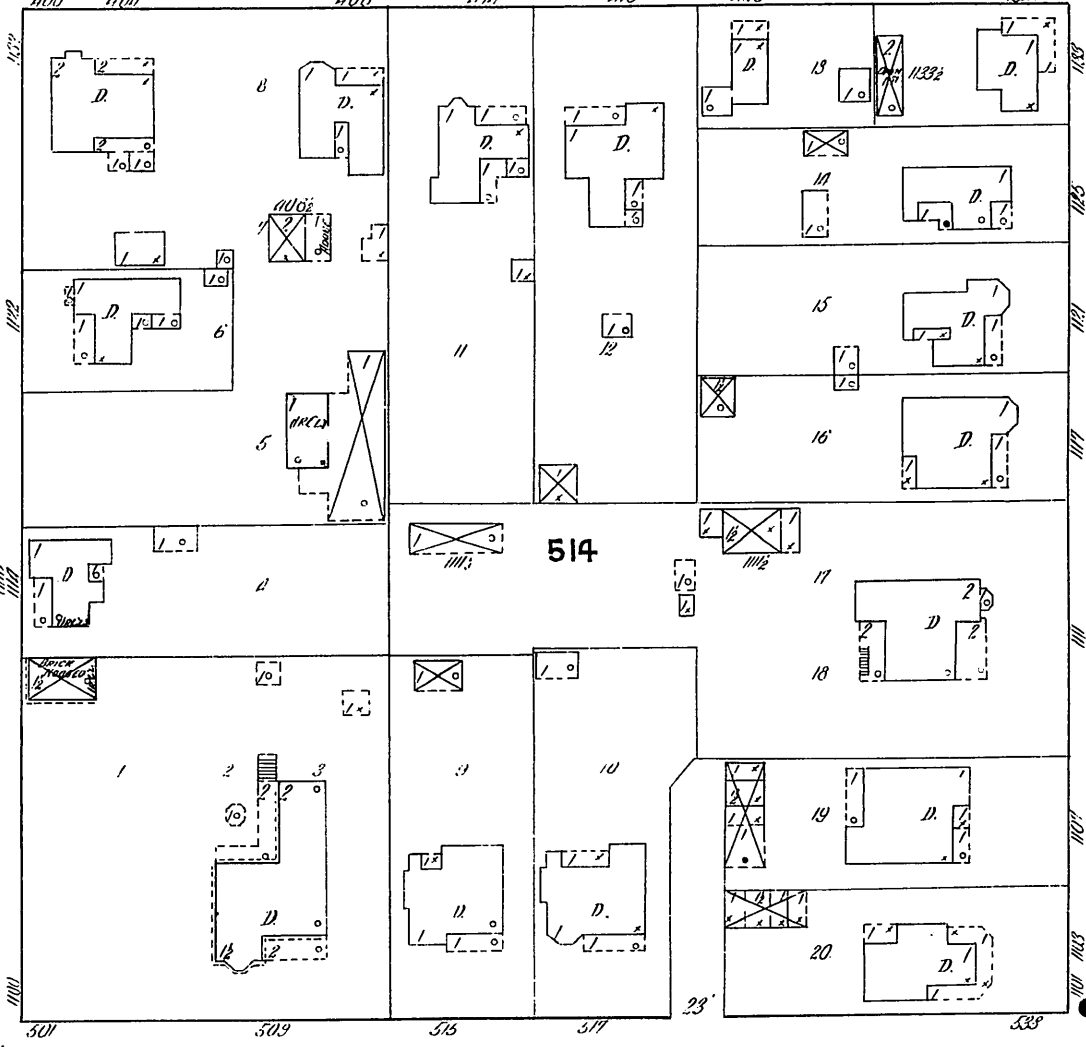
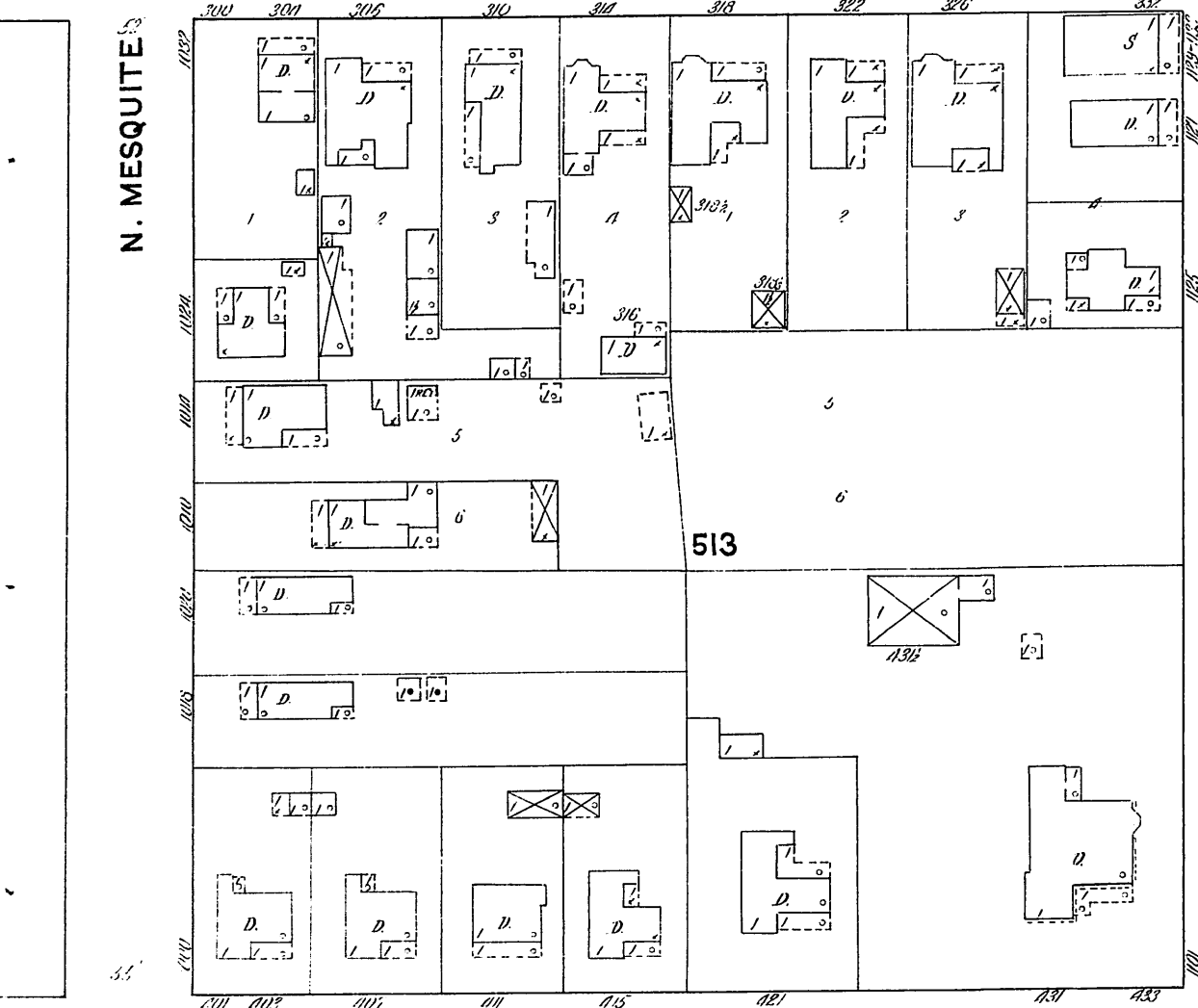


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SHERMAN

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6' WIDE



156

BURLESON

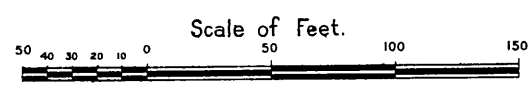
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1912 SANBORN MAP



1. PRIOR TO BEGINNING ANY WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW AFFECTING SITE WORK TO BE DONE, INCLUDING, BUT NOT LIMITED TO EXIST LOCATIONS OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, RESTRICTIONS OR REQUIREMENTS, LOCATION, SIZE AND DEPTH OF ALL UTILITIES, EXISTING TREES, EXISTING AND FINISHING GRADES, FINISH FLOOR ELEVATIONS AND SLAB DROPS, WALKS, DRIVES, EDGING, TRIM, CURBS, ALL FENCES AND WALLS AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. OWNER WILL BE NOTIFIED IMMEDIATELY REGARDING CHANGES OR DISCREPANCIES FOR SPECIFIC INSTRUCTIONS TO CONTRACTOR.

- ## GENERAL CONSTRUCTION NOTES

- | | |
|------|--|
| A1.1 | Architectural Site Plan |
| A2.1 | Architectural First Floor Plan |
| A4.1 | Roof Plan |
| A5.1 | Building Elevations |
| A5.1 | Building Elevation, Typ. Wall Sect. |
| A5.2 | Building Elevations, Wall Section, Window De |

BUILDING CODES:

2018	INTERNATIONAL	RESIDENTIAL CODE
2018	INTERNATIONAL	BUILDING CODE
2018	INTERNATIONAL	FIRE CODE
2018	INTERNATIONAL	PLUMBING CODE
2018	INTERNATIONAL	MECHANICAL CODE
2017	NEC	
2018	IECC	

PROJECT SCOPE: This is a new 1164 AC s.f. Residence with a 242 SF Carport and 201 SF Detached Study.

The building construction is as follows:

New 25 year Asphalt shingle roof systems over wood Rafters and wood Ceiling joist on 2x6 wood studs over a reinforce concrete foundation. The exterior finish is painted hardiboard siding, painted.

PROPOSED CONSTRUCTION:
Type V B (UNPROTECTED) (Section 602 and Table 601)



1. PROVIDE TEMPORARY SHORING FOR ROOF AND WALLS. COORDINATE DEMOLITION WITH NEW WALL FRAMING. VERIFY NEW WALL FRAMING BEFORE DEMO OF EXIST.
2. PROVIDE TEMPORARY CAPS FOR ALL EXPOSED ELEC., A.C., WATER, GAS, AND PLUMBING.
3. PROVIDE PROTECTION FROM THE ELEMENTS AND DAY TO DAY CONSTRUCTION. PROVIDE PLASTIC COVER TO EXPOSED ROOF AND WALL OPENINGS.
4. ALL PLUMBING LINES DISTURBED DURING DEMOLITION SHALL BE REPAIRED, CAPPED OR SEALED IMMEDIATELY.
5. CONTRACTOR TO KEEP THE SITE AND INTERIOR FREE FROM DEBRIS.
6. CONTRACTOR SHALL SECURE THE SITE AT THE END OF EACH WORKING DAY.

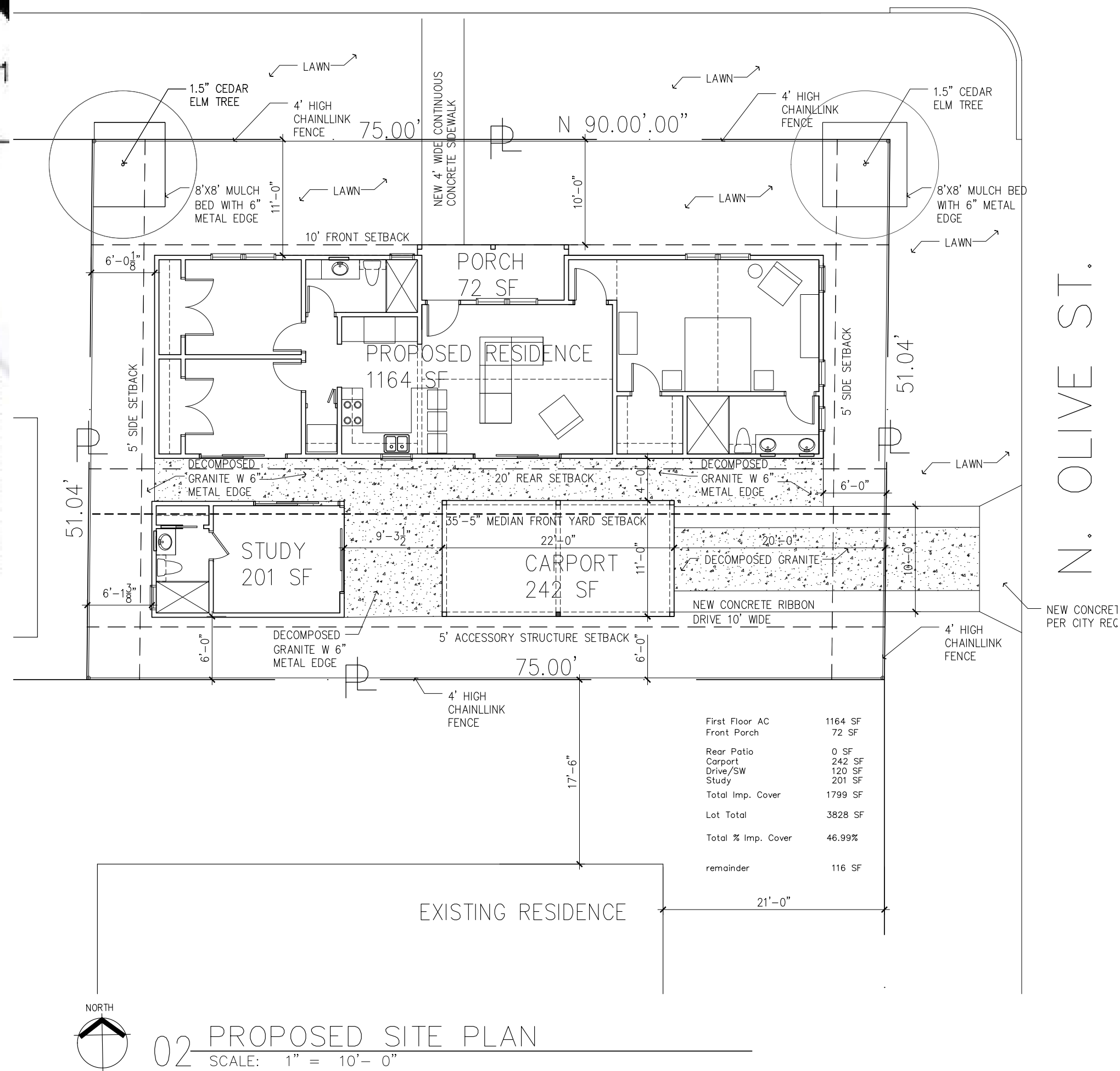
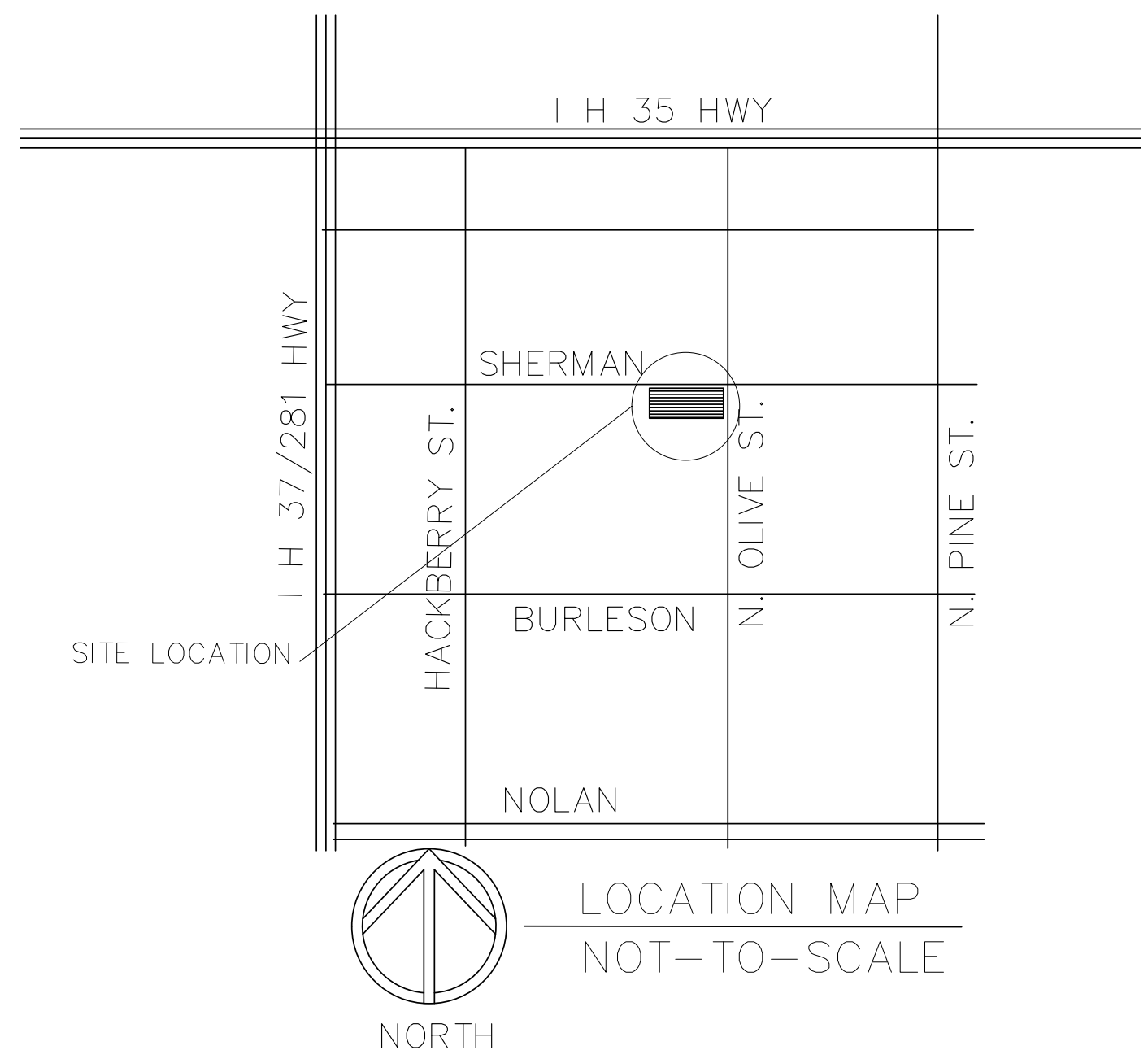
LEGAL DESCRIPTION:

THE EAST HALF OF LOT 13, BLOCK 18, NCB,
514, AN ADDITION TO THE CITY OF SAN ANTONIO,
ACCORDING TO THE DEED RECORDS OF BEXAR COUNTY,
TEXAS.

DESIGNER
AP Architects
Contact: Robert A. Amezcua
515 Cosgrove
San Antonio, Texas 78210
phone 210.275.4559
email silorob@yahoo.com

OWNER
Mr. Waseem Ali and Mrs. Stephanie Zarriello
Contact:
434 Sherman
San Antonio, Texas
phone

First Floor AC	1164 SF
Front Porch	72 SF
Rear Patio	0 SF
Carport	242 SF
Drive/SW	120 SF
Study	201 SF
Total Imp. Cover	1799 SF
Lot Total	3828 SF
Total % Imp. Cover	46.99%
remainder	116 SF



515 Cosgrove

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ISSUED FOR FINAL
HISTORIC APPROVAL NOT
FOR CONSTRUCTION

11.01.2021

434

Sherman
Street

San Antonio
Texas

Revised

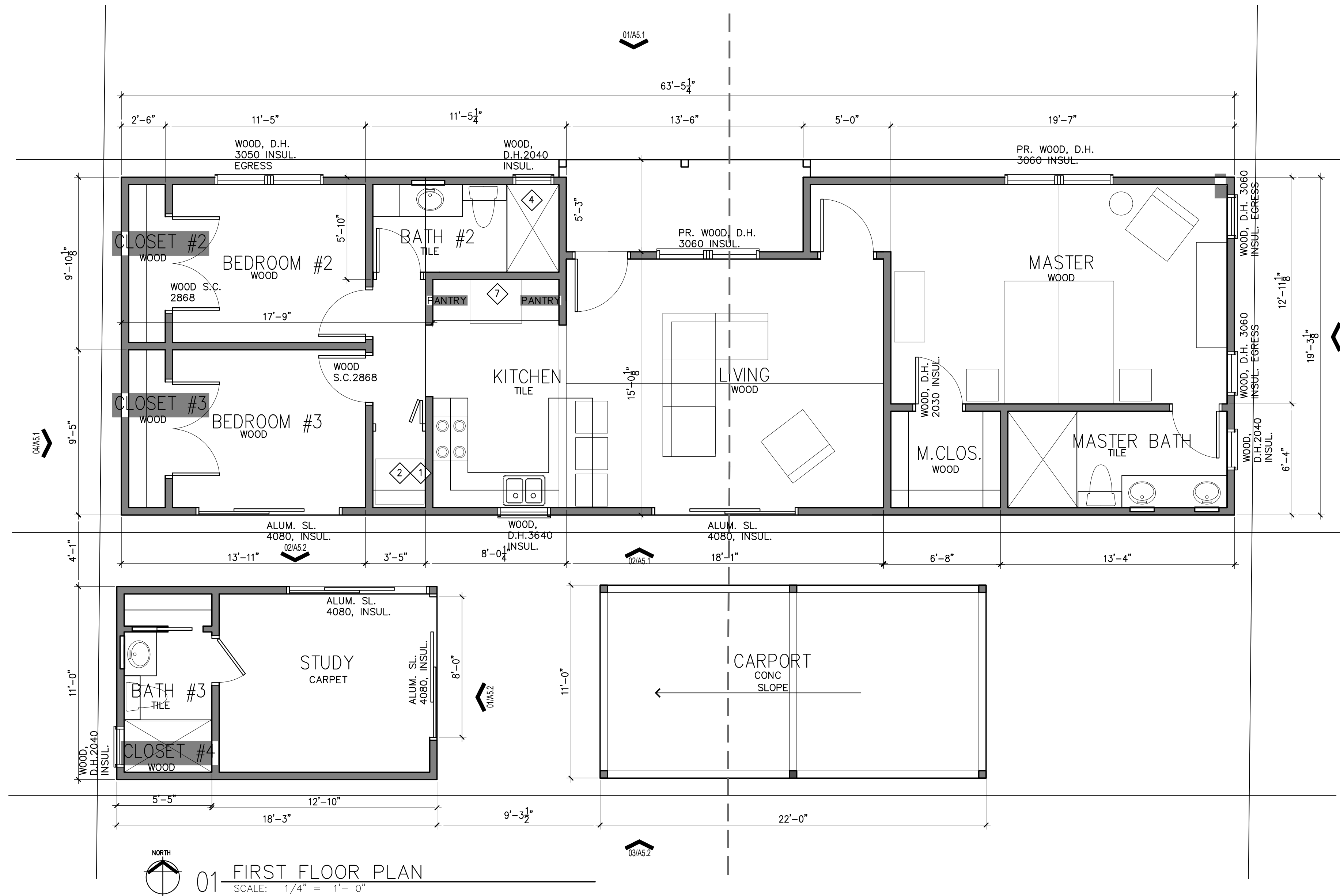
Date _____

project no.
2020.34
date
11.01.2021

S H E E T

SITE PLANS

A1.1



GENERAL PLAN NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND GRADES PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS STATED OTHERWISE.
2. ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION AT 16" O.C. ALL INTERIOR WALLS TO BE 2X6 AT 16" O.C. UNLESS OTHERWISE NOTED, (ALL SOUTHERN PINE #2 MIN.) ALL PLUMBING WALLS TO BE 2X6.
3. ALL INTERIOR GYP.BD.CEILINGS TO BE 5/8" AS SPEC. ALL GYP BD. WALLS TO BE 5/8" GYP. BD., TAPE, FLOAT, TEXTURE, AND PAINT UNLESS NOTED OTHERWISE, BASE BID SHERWIN WILLIAMS PAINT. BASE BID 1 COAT OF PRIMER AND 2 FINISH COATS.
4. CONTRACTOR TO PROVIDE WATERPROOF CEMENTITIOUS BACKER BOARD AT ALL WET AREAS.
5. ALL CONSTRUCTION SHALL CONFORM TO ALL BUILDING CODES AND REGULATIONS, CITY ORDINANCES AND OSHA SAFETY STANDARDS.

FLOOR PLAN LEGEND	
	NEW 2X6 STUDS (SOUTHERN PINE #2) AT 16 O.C. WALL CONSTRUCTION

FLOOR AREA

First Floor AC	1164 SF
Front Porch	72 SF
Rear Patio	0 SF
Carport	242 SF
Drive/SW	120 SF
Study	201 SF
Total Imp. Cover	1799 SF
Lot Total	3828 SF
Total % Imp. Cover	46.99%
remainder	116 SF

- FLOOR PLAN KEY NOTES**
- 1 2 COMPARTMENT SINK W/ GARBAGE DISPOSAL
 - 2 NEW DISHWASHER
 - 3 NEW WASHER AND GAS DRYER BY OWNER
 - 4 NEW GAS RANGE W/DOUBLE OVEN/VENT HOOD ABOVE
 - 5 75 GALLON GAS WATER HEATER, IN ATTIC
 - 6 4" FLOOR DRAIN
 - 7 NEW 36" REF/FRZ WITH WATER SUPPLY
 - 8 NEW METAL STAIRS WITH CONC. LANDING AND STEPS 7.75" MAX RISER, 10" MIN TREAD.
 - 9 STAIRS WITH PAINTED RISERS 6.5"MAX, OAK TREADS STAINED 12"MIN. PLUS 1.25" OAK NOSING
 - 10 NEW AC IN ATTIC, BASE BID TRANE, 15 SEER
 - 11 NEW STAINLESS STEEL ORB FIREPLACE
 - 12 PANTRY 6 SHELVES
 - 13 36" HIGH COUNTERTOP
 - 14 HEAVY DUTY ALUMINUM 25"x60" PULL DOWN STAIRS
 - 15 CONCRETE LANDING
 - 16 NEW 3 WAY FIRE PLACE BY SPARK
 - 17 NEW OAK HANDRAIL AT 2'-10" ABOVE NOSING
 - 18 1 SHELF AND 2 ROD, ADJUSTABLE
 - 19 GC COORDINATE ALL REQUIREMENTS FOR FUTURE ELEVATOR BY SYMMETRY RESIDENTIAL ELEVATOR, WITH INLINE GEAR DRIVE.

GENERAL CONSTRUCTION NOTES

1. ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK, DIMENSIONS, HEIGHTS, QUANTITIES, MATERIALS, ETC. AND SHALL COORDINATE ALL ITEMS INVOLVED INCLUDING BUT NOT LIMITED TO FINISHES, MATERIALS, PATTERNS, EQUIPMENT, PLUMBING, ELECTRICAL, MECHANICAL AND THE INTENDED QUALITY.
2. CONTRACTORS SHALL SUPPLY ALL LABOR, MATERIALS, SCAFFOLDING, APPARATUS, EQUIPMENT, TOOLS, SECURITY, TEMPORARY POWER AND LIGHTING, AS WELL AS ALL NECESSARY PERMITS, LICENSES, INSURANCE, TAXES, FEES AND BONDS FOR THE ENTIRE AND PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR THE SAFE AND PROPER AND LAWFUL USE AND MAINTENANCE OF SAME. CONTRACTORS SHALL FURTHER PERFORM IN THE MOST COMPLETE AND BEST WORKMANLIKE MANNER ALL WORK COVERED WITHIN THESE DOCUMENTS, PROPERLY INCIDENTAL THERETO OF REASONABLY IMPLIED INCLUDING ALL MECHANICAL AND ELECTRICAL WORK.
3. ALL BIDS SHALL BE QUALIFIED IF NECESSARY TO REFLECT THE INTENT AND REQUIREMENTS OF THESE PLANS AND ALL CLARIFICATION ITEMS DISCUSSED WITH OWNER AND AGREED TO BE FURNISHED. SUBMIT ADEQUATE SUPPLEMENTAL BID DATA AND SCHEDULE OF VALUES TO OWNER TO SUBSTANTIATE BIDS AND ALL PRICES. THE PARTIES MAY ELECT TO REVIEW AND CLARIFY SPECIFIC ITEMS PRIOR TO ENTERING AN AGREEMENT.
4. ALL SUPPLEMENTARY ITEMS, TRIMS, MOULDINGS, FITTINGS, GROUNDS, ANCHORS, CAULKING, SEALANTS, WATERPROOFING, FRAMING, CONNECTIONS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE EACH ITEM OF WORK SHALL BE PROVIDED IN A COMPLETE MANNER BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF REASONABLY IMPLIED AND IS A COMMON TRADE PRACTICE FOR SUPERIOR WORK IN THIS AREA.
5. COORDINATE AND CLARIFY WITH OWNER ALL ALLOWANCES, CONTINGENCIES, POTENTIAL EXTRAS AND OPTIONAL ITEMS WITH BID SUBMITTAL. SUBMIT A LIST OF EQUIPMENT, FIXTURES, MATERIALS, TRIM, ETC., PROPOSED THAT IS NOT CLEARLY SPELLED OUT IN PLANS AND SPECS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODE REQUIREMENTS, NATIONAL ELECTRIC CODE AND BEST TRADE PRACTICES
7. SUBMIT PLANS TO ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL (OR VERIFY THAT APPROVAL HAS BEEN OBTAINED) IF APPLICABLE. NOTIFY OWNER OF BUILDING PERMIT "NOTATIONS" AND RELATED INSPECTOR PROBLEMS DURING CONSTRUCTION. VERIFY THAT ALL PERMITS HAVE BEEN PROPERLY OBTAINED.
8. FOUNDATION CONTRACTOR MUST COORDINATE FOUNDATION DRAWINGS WITH ARCHITECTURAL PLANS ON THE JOB. GENERAL CONTRACTOR SHALL MAKE SURE THIS IS DONE ESPECIALLY DROPS, LUGS, DIMENSIONS, CURBS, WATER PROOFING, GRADES, ETC. MASONRY LUGS WILL BE LOWERED TO A DESIGNATED MAXIMUM DISTANCE ABOVE FINISH GRADES AND MUST BE "DROPPED" AS REQUIRED.
9. NEW FINISH FLOOR OF RESIDENCE SHALL BE 12" BELOW EXISTING FINISH FLOOR AT 1125 N. OLIVE

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11.01.2021

434
Sherman
Street

San Antonio
Texas

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S H E E T

FIRST FLOOR PLAN

A2.1

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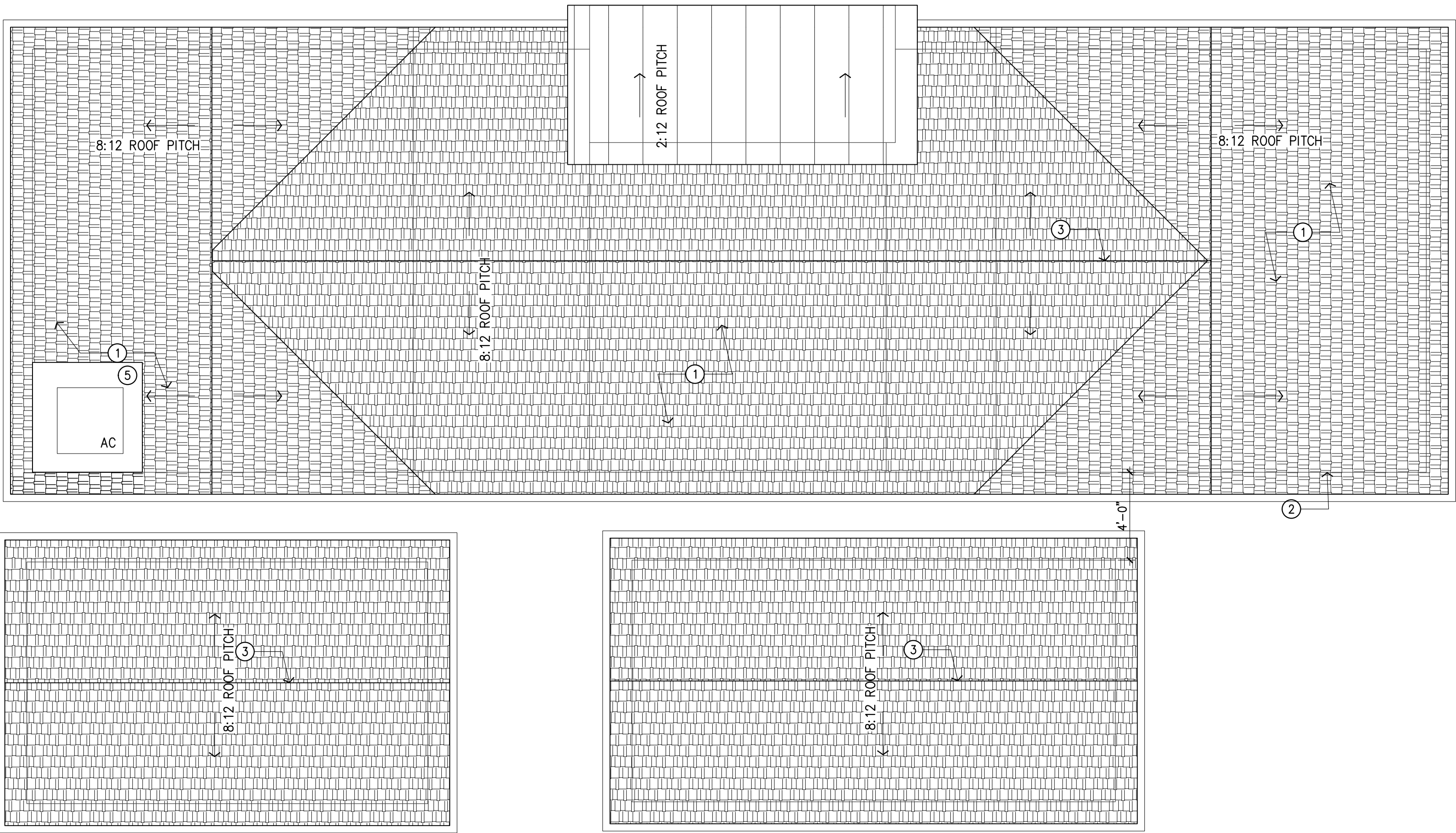
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S H E E T

ROOF PLAN
A4.1



- ROOF PLAN GENERAL NOTES**
- 1 NEW ROOF SYSTEM AND SUPPORT TO MEET U.L. 120 WIND UPLIFT DESIGN CRITERIA
 - 2 VERIFY MEP ROOF PENETRATIONS-- QUANTITIES AND LOCATIONS ON REAR OF BUILDING, WITH MEP DRAWINGS
 - 3 ALL ROOF CURB/ ROOF JACKS REQUIRED STRUCTURAL COMPONENTS AND FLASHING MATERIALS SHALL BE MANUFACTURER'S STANDARD MATERIALS REQUIRED FOR A WEATHERTIGHT INSTALLATION
 - 4 PROVIDE GALVALUME GUTTERS AND DOWNSPOUTS, COORDINATE ALL LOCATIONS AND REQUIREMENTS PRIOR TO CONSTRUCTION.
- ROOF PLAN KEY NOTES**
- ① NEW 25 YEAR COMPOSITION SHINGLE ROOF AS SELECTED.
 - ② LINE OF BUILDING BELOW
 - ③ CONT. CRIMP RIDGE SEAM
 - ④ WOOD CEILING, STAINED
 - ⑤ FLOATING 2X6 TREATED WOOD DECK, STAINED, ON SLOPED EPDM ROOF
 - ⑥ 2X6 CEDAR TRELLIS, STAINED
 - ⑦ ROOF DRAIN ON EPDM ROOF
 - ⑧ GALV. OVERFLOW SCUPPER
 - ⑨ MECHANICAL EQUIPMENT HIDDEN ON ROOF BEHIND SCREENS



01 PROPOSED HOUSE ROOF PLAN
SCALE: 1/4" = 1'- 0"













