

HISTORIC AND DESIGN REVIEW COMMISSION

April 06, 2016

Agenda Item No: 19

HDRC CASE NO: 2016-035
ADDRESS: 403 N PALMETTO
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT S 42 FT OF 38
ZONING: C1 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: SueAnn Pemberton/Mainstreet Architects
OWNER: Carlos Rodriguez
TYPE OF WORK: Final Approval of New Construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness to build a new three bedroom, two bathroom house on the vacant lot at the corner of N Palmetto and E Crockett.

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.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space

as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

B. REUSE OF HISTORIC MATERIALS

i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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.

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

2. Fences and Walls

B. NEW FENCES AND WALLS

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

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

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

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

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

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.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. 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 buildings 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.

FINDINGS:

- a. This request was reviewed by the Design Review Committee on January 28, 2016, where committee members commented on the proposed attached garage, the orientation to the street, fenestration patters and the overall suburban look of the proposed new construction.
- b. This request received conceptual approval at the February 3, 2016, Historic and Design Review Commission Hearing based on the revisions that were presented to the HDRC.
- c. The Guidelines for New Construct 1.A. states that setbacks should be consistent with those found historically throughout the neighborhood and that front façade and entrance orientation should follow the predominant orientation of the historic buildings along the street frontage. The applicant has provided a site plan indicating a 10 foot setback from the property line to the primary façade that faces East Crockett Street, however, has not provided staff with documents noting the historic setbacks found in the vicinity. Staff recommends the applicant match the setbacks of historic structures found in the vicinity and provide an arial site plan noting those dimensions and setbacks to staff to ensure proper setbacks are used.
- d. The applicant has oriented the primary entrance toward N Palmetto Street and has proposed a wraparound porch to address E Crockett, an architectural feature that is commonly found on historic structures located on corner lots. This is consistent with the Guidelines.
- e. According to the Guidelines for New Construction 2.A.iii foundation and floor to floor heights should be aligned within one foot of floor to floor heights on adjacent structures. The historic example common throughout the Dignowity Hill Historic District is a prominent foundation height of at least 12 inches, often times with the exposed concrete foundation or an architectural foundation skirting. The applicant has proposed a foundation height of approximately two feet. This is consistent with the Guidelines.
- f. New construction should be designed so that its overall scale and height are consistent with nearby historic structures. 403 N Palmetto is a corner lot that is immediately surrounded on either side by a two-story commercial building and a cemetery, However, there are examples of similarly sized historic structures in the immediate vicinity. Staff finds the applicant's overall height, roof form and massing are appropriate and consistent with the Guidelines.
- g. According to the Guidelines for New Construction 2.C. window and door openings should be similar in proportion to those on nearby historic facades. Generally the applicant has proposed window and door openings that are consistent with the historic context, however, the south elevation features a relatively blank wall on its easternmost half. Staff recommends the applicant introduce additional fenestration at this location. Additionally, both the north and east elevations feature portions of their facades that do not feature fenestration, specifically between the two front porch columns on the east elevation and toward the rear of the north elevation.
- h. New construction should be consistent with adjacent historic structures in terms of building to lot ratio. The proposed building footprint should not cover more than 50% of the total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.
- i. The applicant has noted that eight inch lap siding, a composition shingle roof, a screened porch, wood trim and vinyl windows are to be used. The Guidelines for New Construction 3.A.i. states that materials that complement those found throughout the district should be used. Vinyl windows are not complementary of the historic windows

found throughout the Dignowity Hill Historic District. Staff recommends the applicant install wood windows and provide a detailed wall section to staff noting that each window will be inset two to three inches to promote façade depth.

- j. The applicant has proposed to construct a detached accessory structure at the rear (west) of the primary structure to serve as a covered carport that includes a storage room. The applicant has proposed for the structure to include a front gabled roof, similar to that of the primary structure. The applicant has only provided staff with two elevations of this structure, which staff finds is insufficient for final approval. Staff recommends the applicant provide additional information regarding the construction and materials for the proposed accessory structure.
- k. The applicant has provided a site plan noting some landscaping materials, however, staff finds that a detailed landscaping plan should be provided identifying all site and landscaping materials that are to be used.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff finds that the applicant should provide the following information prior to receiving final approval and a Certificate of Appropriateness:

1. That the applicant provide an aerial site plan noting the proposed setbacks on both N Palmetto and E Crockett and their relationship to historic setbacks.
2. That the applicant introduce additional fenestration along the E Crockett Façade under and near the wraparound porch, on the N Palmetto façade between the front porch columns and along the north façade toward the rear of the structure.
3. That the applicant install wood windows and provide a detailed wall section to staff noting that each window will be inset two to three inches to promote façade depth.
4. That the applicant provide additional information regarding the construction and materials for the proposed accessory structure including all four elevations.
5. That the applicant provide a detailed landscaping plan should be provided identifying all site and landscaping materials that are to be used.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 30, 2016

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E Houston St

E Houston St

E Houston St

E Houston St

E Houston St

E Houston

N Palmetto

South Texas Center
For Pediatric Care

403 N Palmetto

Canton

Canton

E Crockett St

E Crockett St

E Crockett St

E Crockett St

N Palmetto

403 N. Palmetto

Scope of Work

Request for final approval.

Build a new three bedroom, two-bath house on a vacant site in the Dignowity Hill Historic District.

House to be wood framed with horizontal siding, 8:12 gable roof with composition shingles, double hung vinyl windows, and a single car carport.

We will return with materials, landscaping, and colors for approval.

From: [Sue Ann Pemberton](#)
To: [Edward Hall \(OHP\)](#)
Subject: Palmetto
Date: Friday, April 01, 2016 8:21:07 AM

Edward,
We want to stay on the agenda for Wednesday.
I will send all sheets to you from another computer.
The only thing we would return for is the landscape plan and colors. We know that it will be a two part color scheme, walls and contrasting trim.

Here are answers to your questions yesterday.

Materials:
Roof- dimensional composition shingles as noted
Siding - 8" lap siding as noted
All trim to be 1x
Windows - vinyl windows by Don Young (proportions are comparable to wood windows)

Wall section in included in full set of drawings to be sent
Set backs are noted on site plan already and meet code
Carport to match the house.

Thank you.

Sue Ann



403 N PALMETTO AVENUE

403 N PALMETTO AVENUE SAN ANTONIO, TEXAS 78202

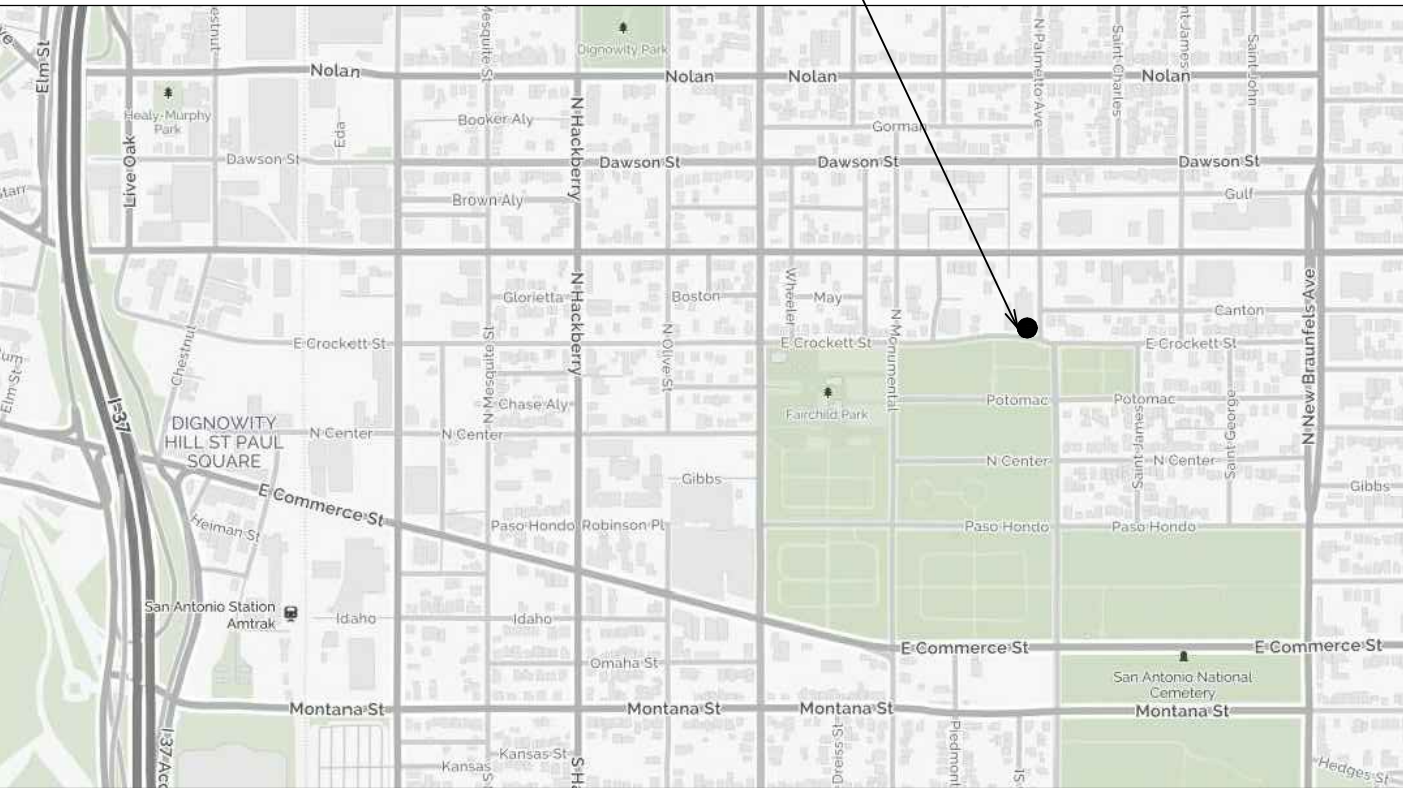
MARCH, 11 2016

INDEX OF DRAWINGS

AS-1.0 COVER SHEET & SITE PLAN
A-1.0 FLOOR PLAN
A-2.0 EXTERIOR ELEVATIONS

PROJECT LOCATION

403 N PALMETTO AVENUE SAN ANTONIO, TEXAS 78202



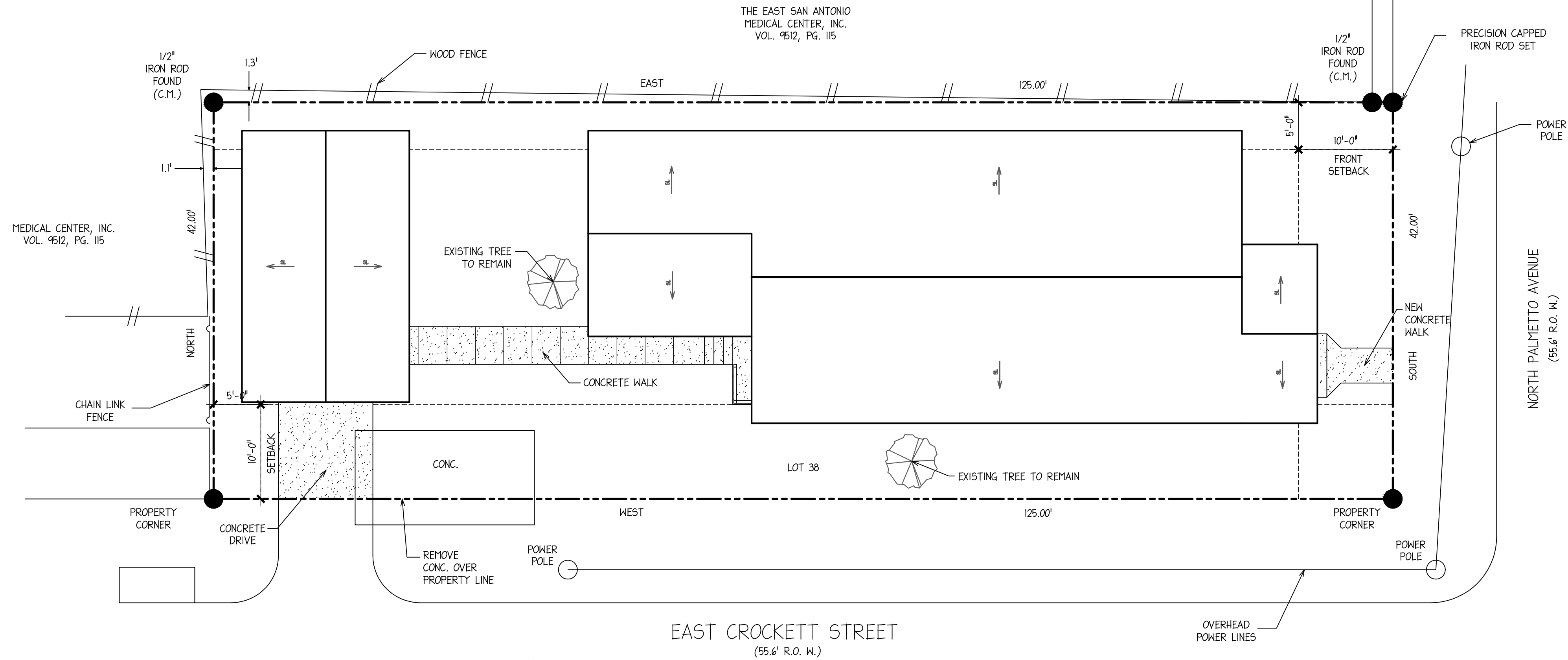
PROJECT TEAM:

ARCHITECT

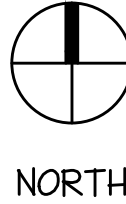
MAINSTREET ARCHITECTS INC.
709 AVENUE E
SAN ANTONIO, TEXAS 78215
(210) 732-9268

STRUCTURAL ENGINEER

CALVETTI & ASSOCIATES, INC
342 WILKENS AVE
SAN ANTONIO, TEXAS 78210
(210) 828-6419



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



BRIGHTSTAR DEVELOPMENT LLC.
(210) 882-2038

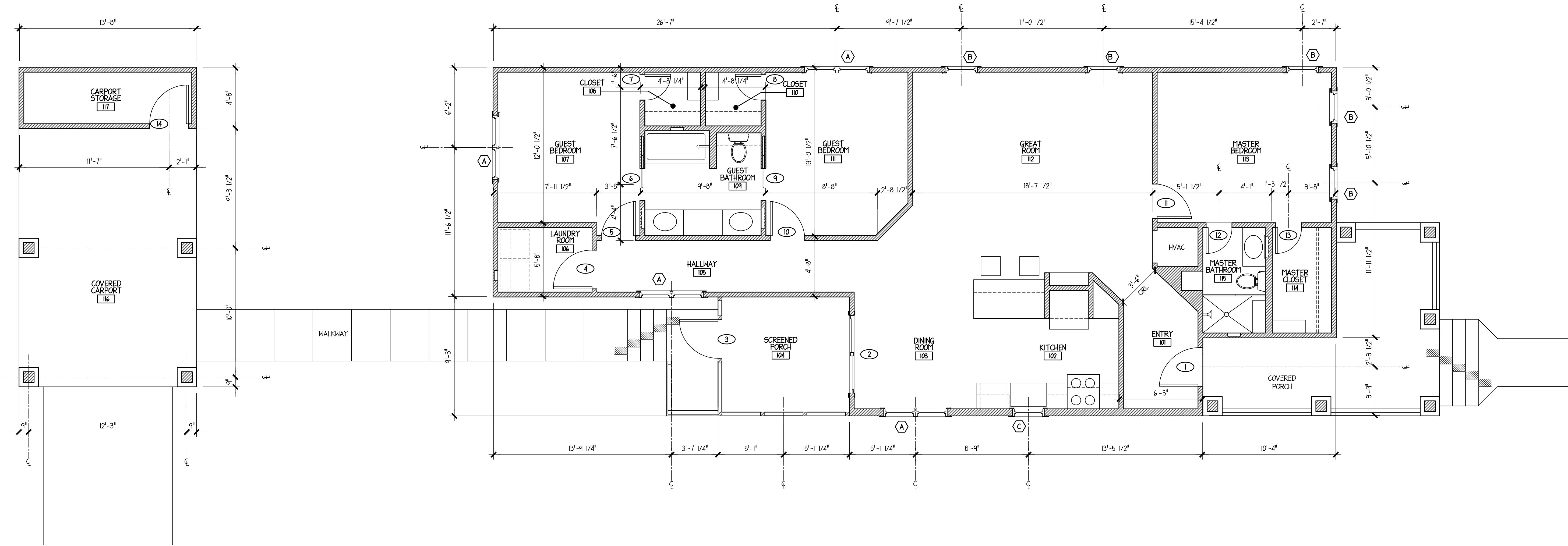
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CONSTRUCTION
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ARCHITECTS INC.
SUE ANN PEMBERTON
#8330

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ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.732.9268

REVISIONS	BY

403 N PALMETTO AVENUE
403 N Palmetto Avenue, San Antonio, Texas 78202
COVER SHEET & SITE PLAN

Date:
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Job Number:
Sheet Number:
A-0
Sheet ## of



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

FINISH SCHEDULE

FLOOR- STAINED CONCRETE
WALL & CEILING- PTD. GYP
TRIM- PAINTED
CABINETS- PAINTED

WINDOW SCHEDULE

A	28" X 60" R.O.	PAIR	VINYL	HALF SCREEN
B	28" X 60" R.O.		VINYL	HALF SCREEN
C	28" X 42" R.O.		VINYL	HALF SCREEN

DOOR SCHEDULE

1	101	ENTRY	3'0"-7'0"	WOOD W/GLASS PANEL
2	103	DINING	6'0"-7'0"	SLIDING GLASS
3	104	PORCH	3'0"-7'0"	FULL SCREEN
4	106	LAUNDRY	3'0"-7'0"	WOOD PANEL
5	107	BEDROOM	2'8"-7'0"	WOOD PANEL
6	109	BATHROOM	2'6"-7'0"	WOOD POCKET DOOR
7	108	CLOSET	2'0"-7'0"	WOOD PANEL
8	110	CLOSET	2'0"-7'0"	WOOD PANEL
9	109	BATHROOM	2'6"-7'0"	WOOD POCKET DOOR
10	111	BEDROOM	2'8"-7'0"	WOOD PANEL
11	113	BEDROOM	2'8"-7'0"	WOOD PANEL
12	115	BATHROOM	2'0"-7'0"	WOOD PANEL
13	114	CLOSET	2'0"-7'0"	WOOD PANEL
14	117	STORAGE	3'0"-7'0"	WOOD PANEL

403 N PALMETTO AVENUE
403 N Palmetto Avenue, San Antonio, Texas 78202

FLOOR PLAN

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Sheet ## of _____

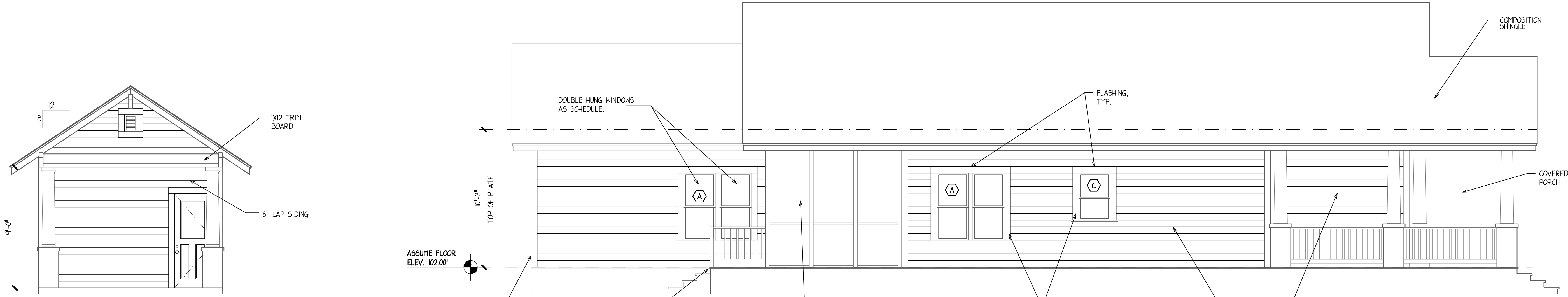
MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
#8330

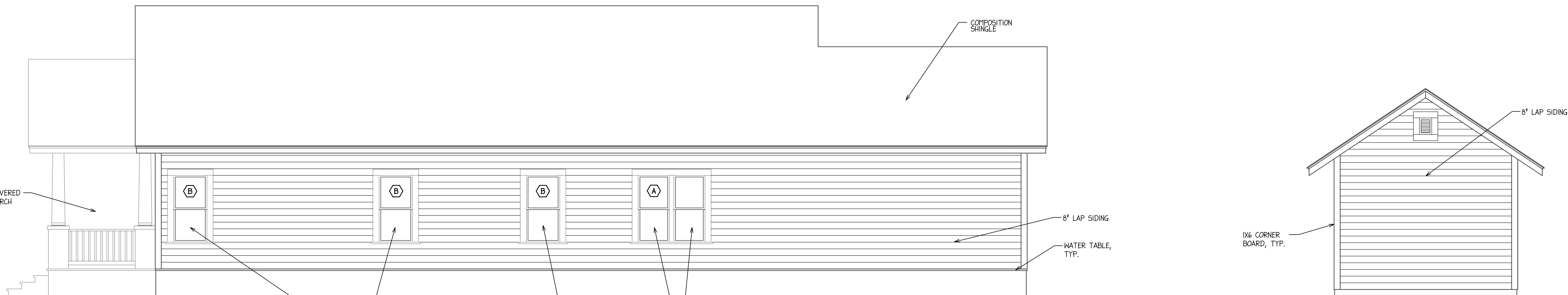
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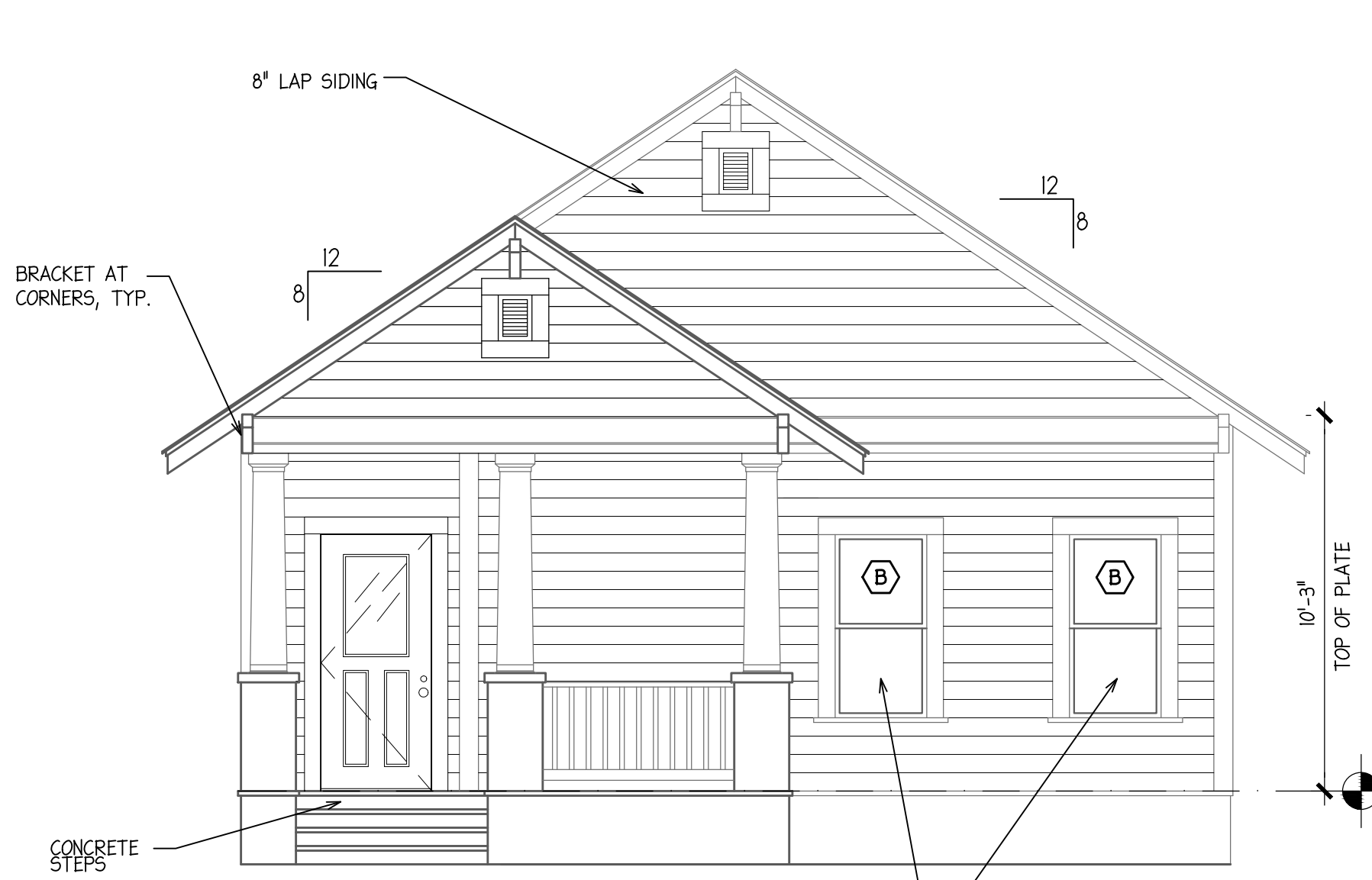
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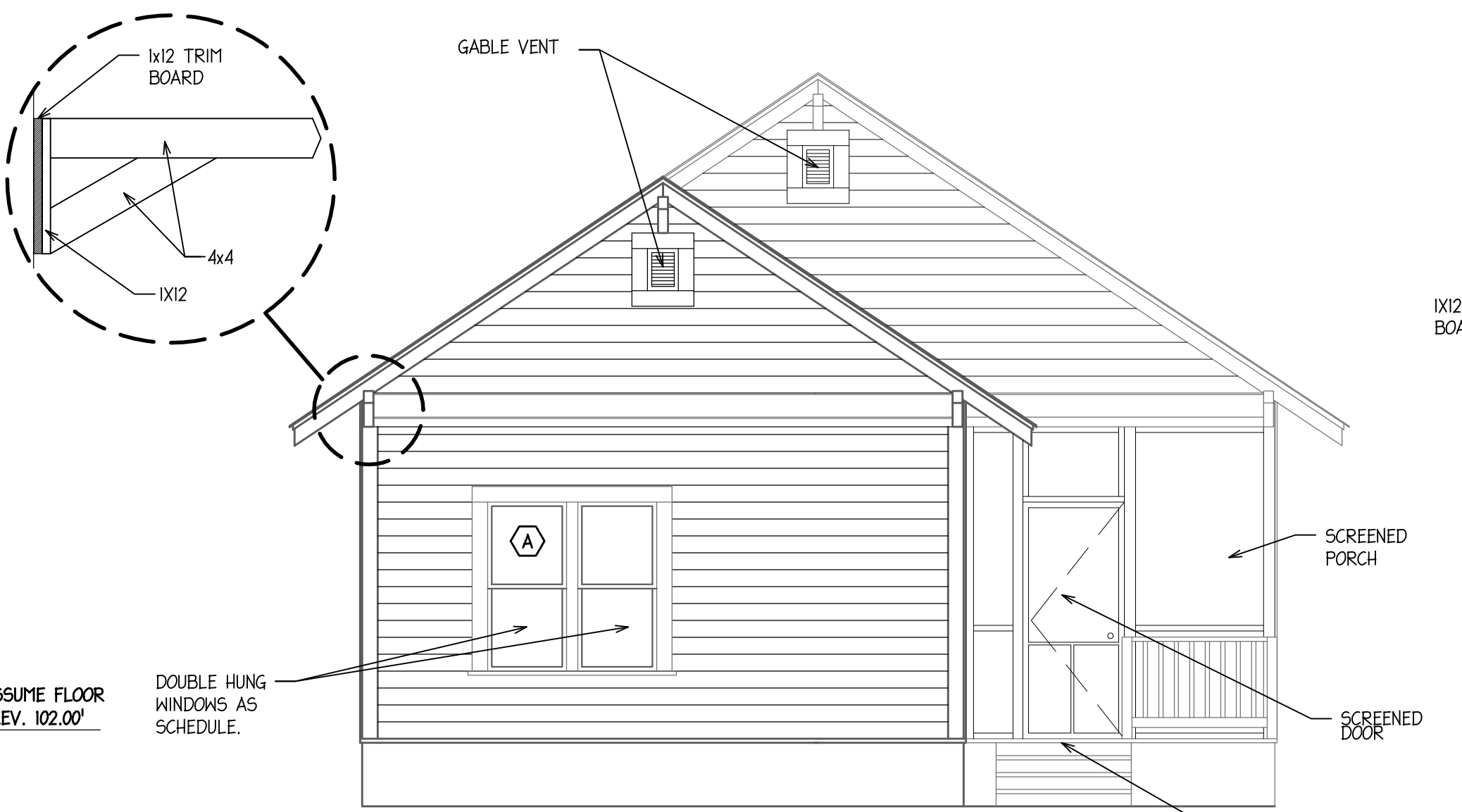
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



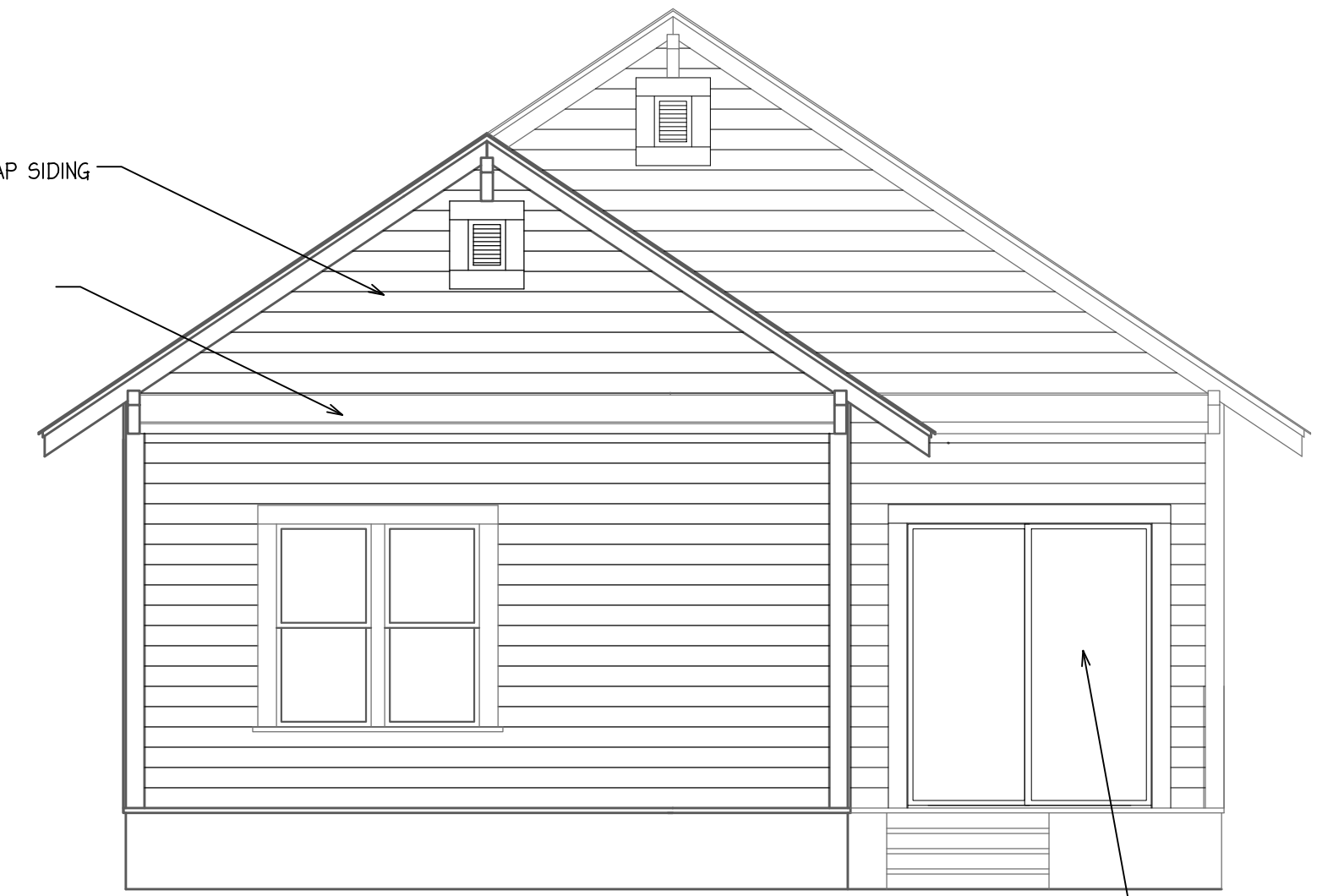
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



5 HIDDEN WEST ELEVATION
SCALE: 1/4" = 1'-0"

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709 AVENUE E SAN ANTONIO, TEXAS 78215 210.7329268

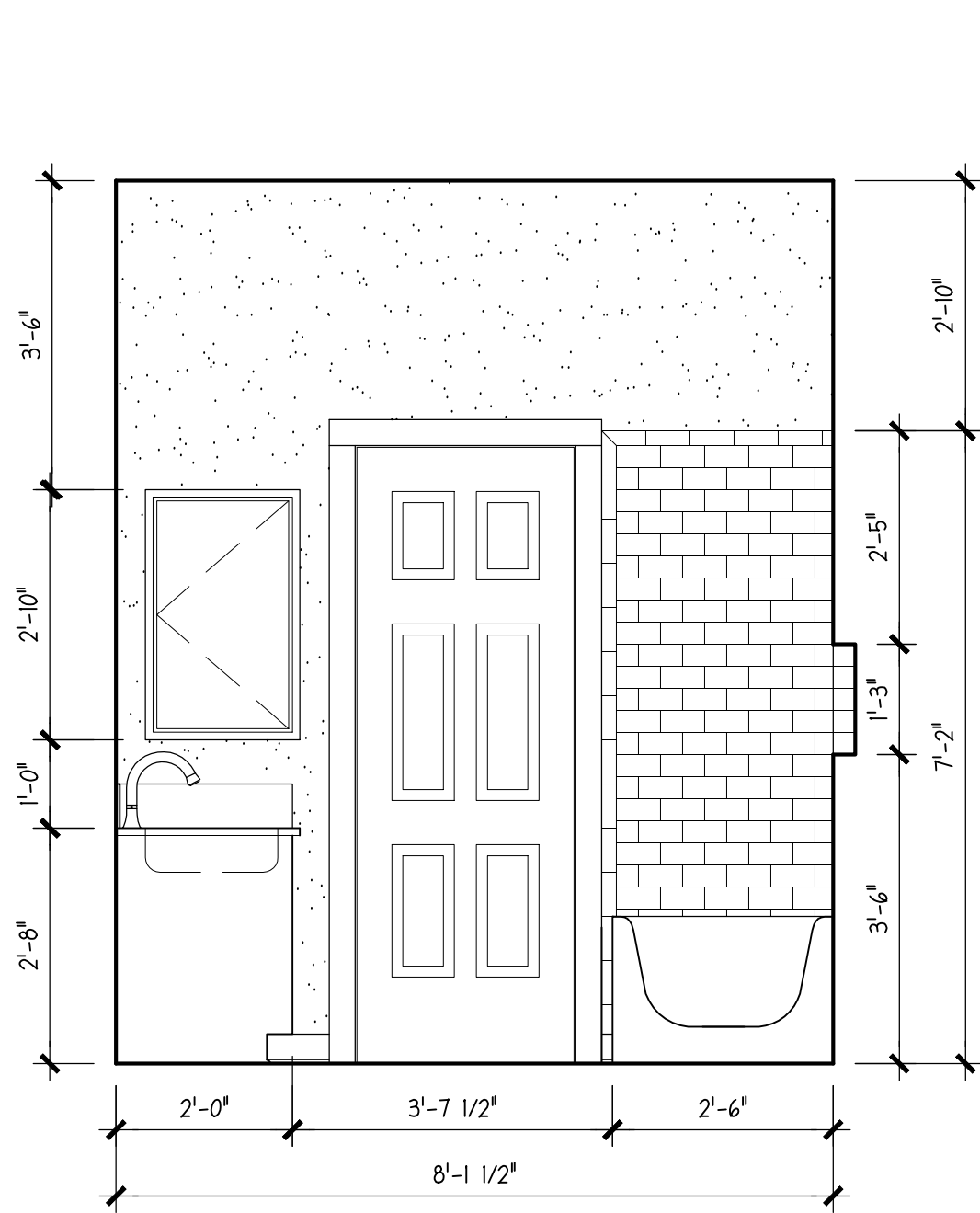
REVISIONS	BY

403 N PALMETTO AVENUE
403 N Palmetto Avenue, San Antonio, Texas 78202
EXTERIOR ELEVATIONS

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Sheet Number: A-2.0
Sheet # of

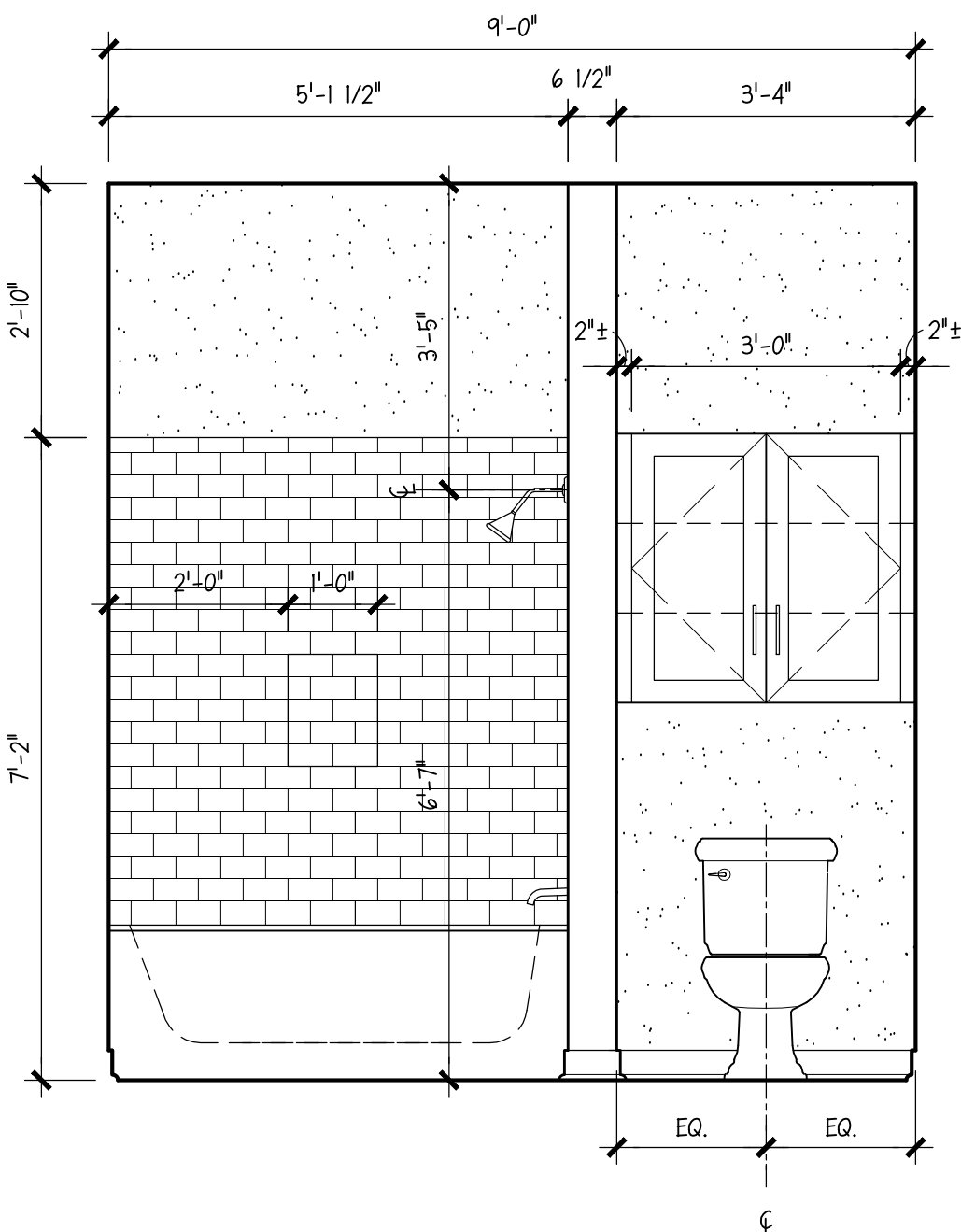
S:\Cal Draw\403 N Palmetto Avenue\03 - Drawings\02 - Working drawings\403 N PALMETTO AVE- SHEET BORDER- EXT ELEVATIONS.dwg

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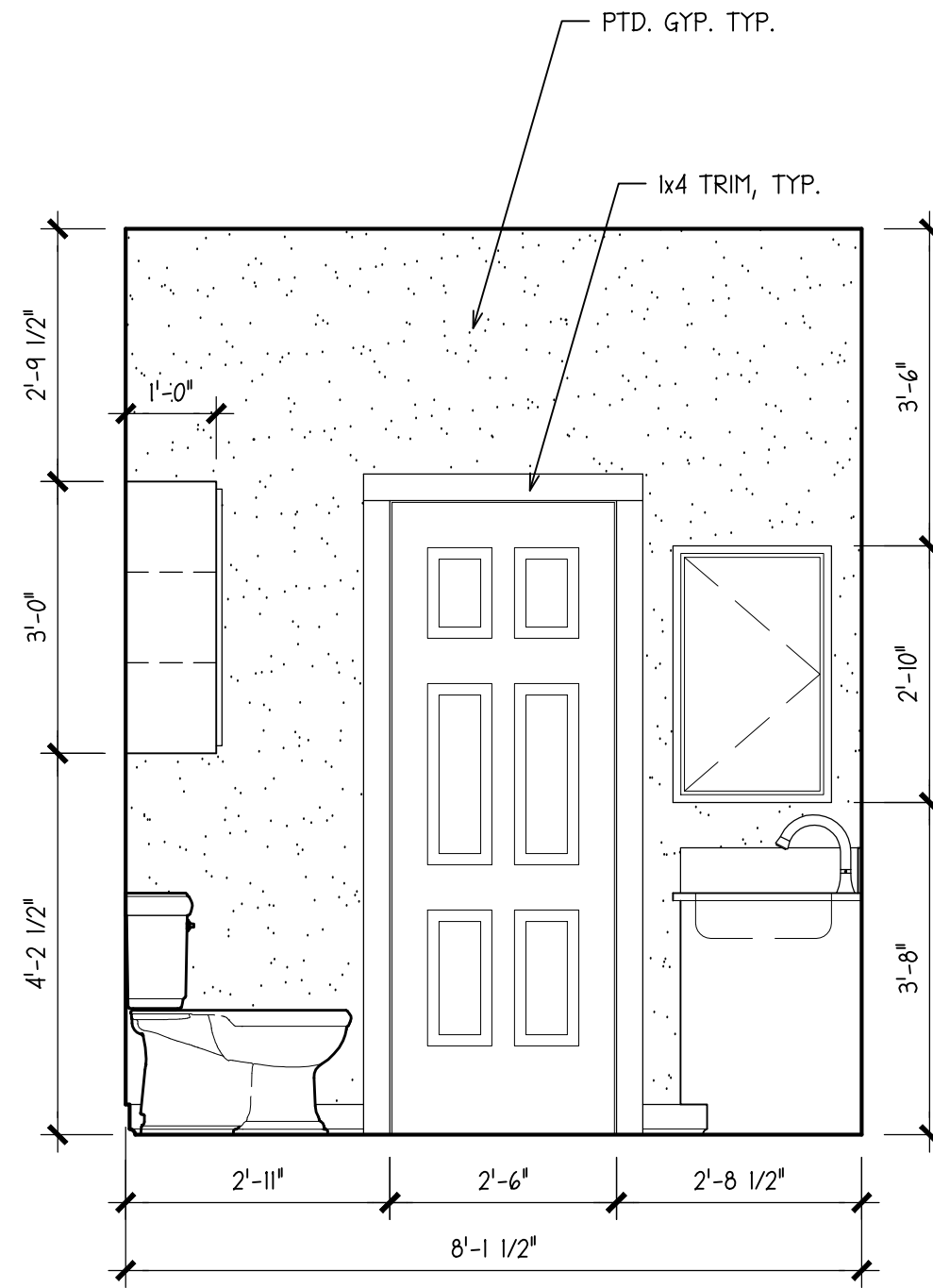
1 SHARED BATHROOM
EAST ELEVATION

SCALE: 1/2" = 1'-0"



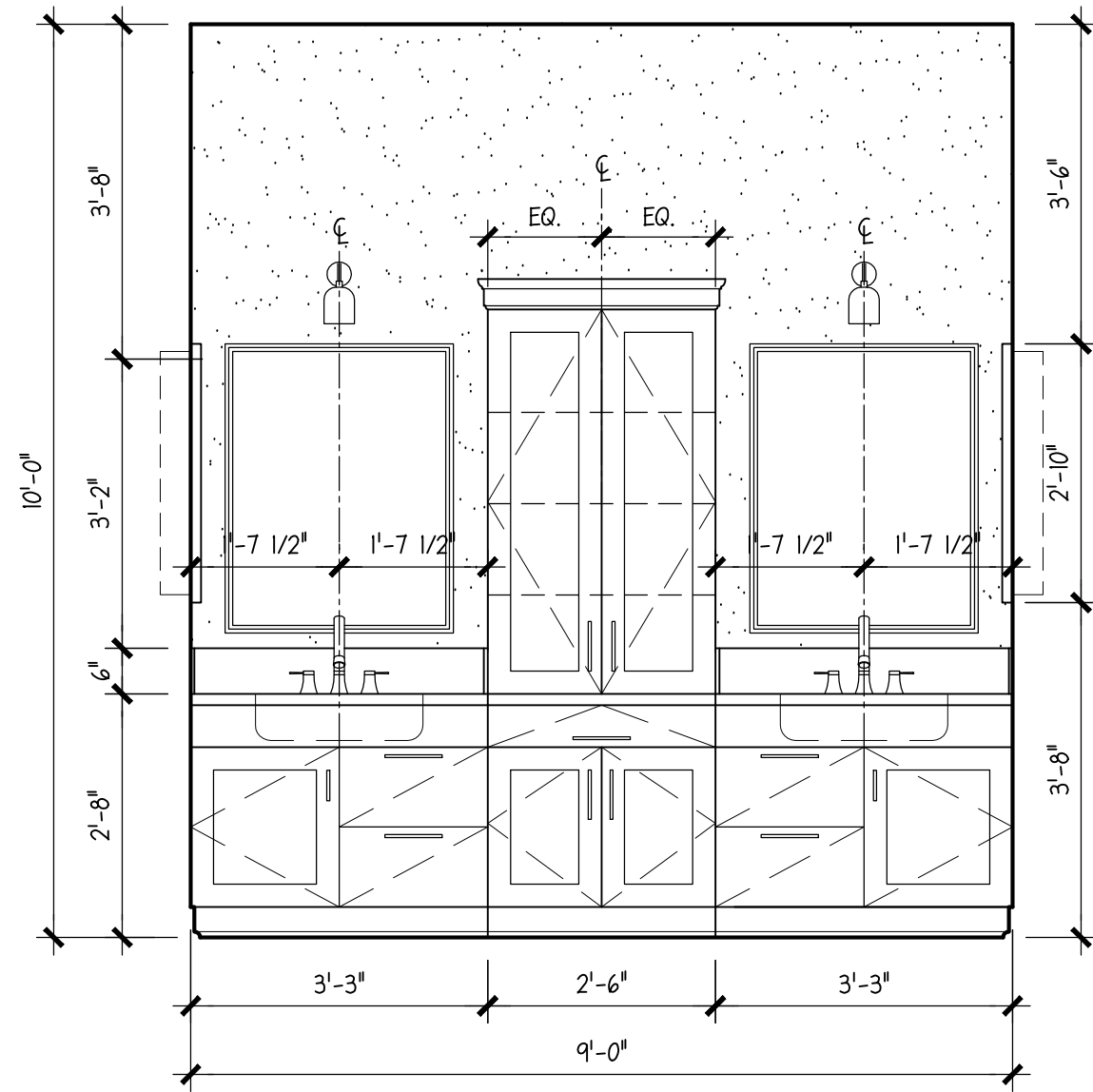
2 SHARED BATHROOM
NORTH ELEVATION

SCALE: 1/2" = 1'-0"



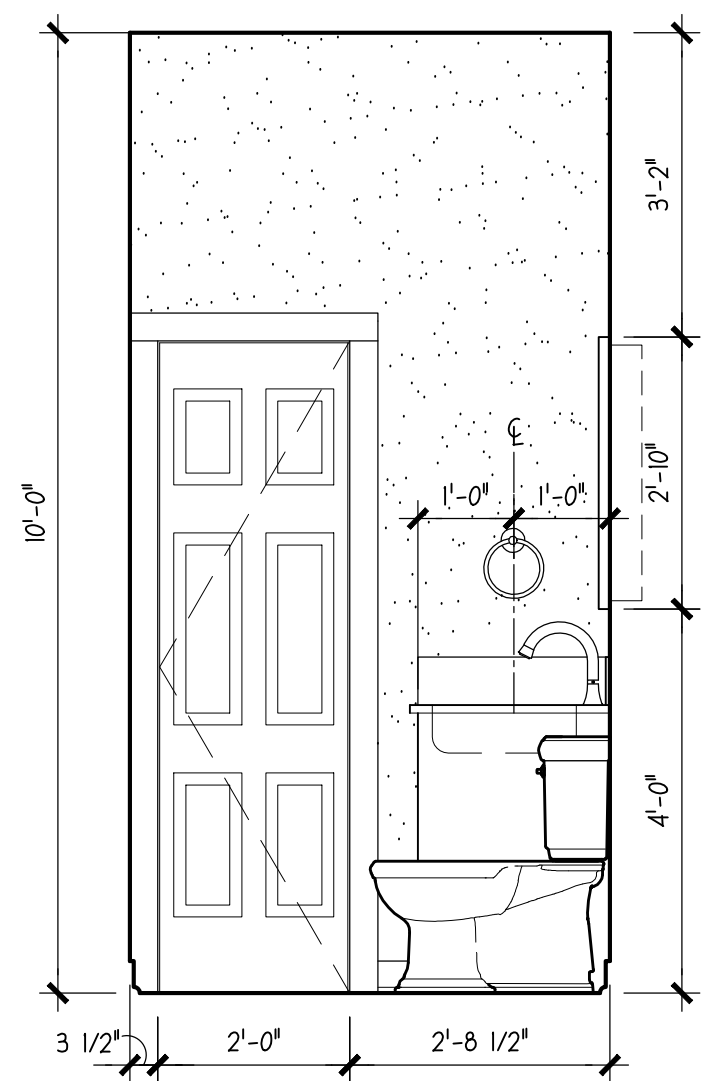
3 SHARED BATHROOM
WEST ELEVATION

SCALE: 1/2" = 1'-0"



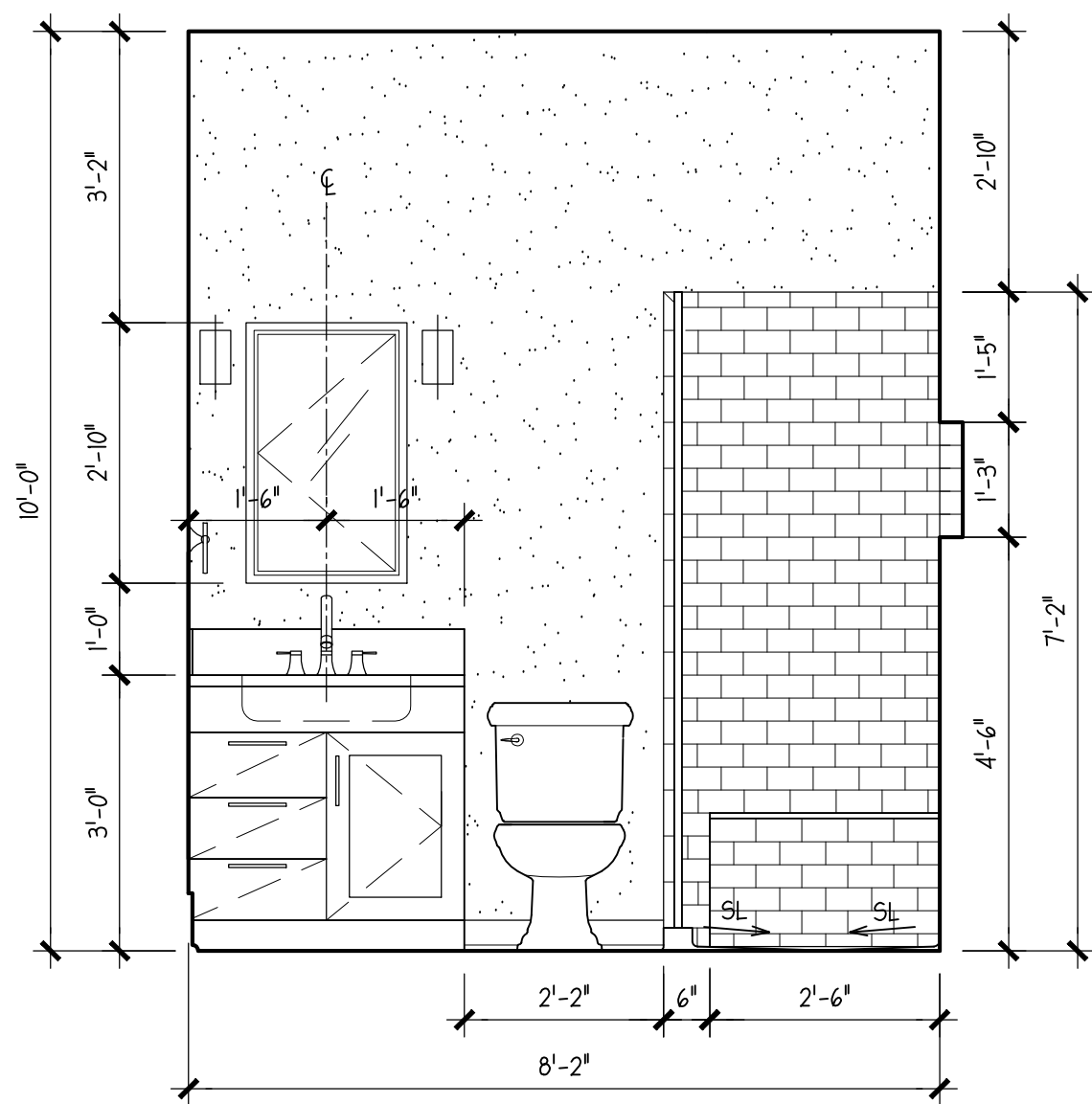
4 SHARED BATHROOM
SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



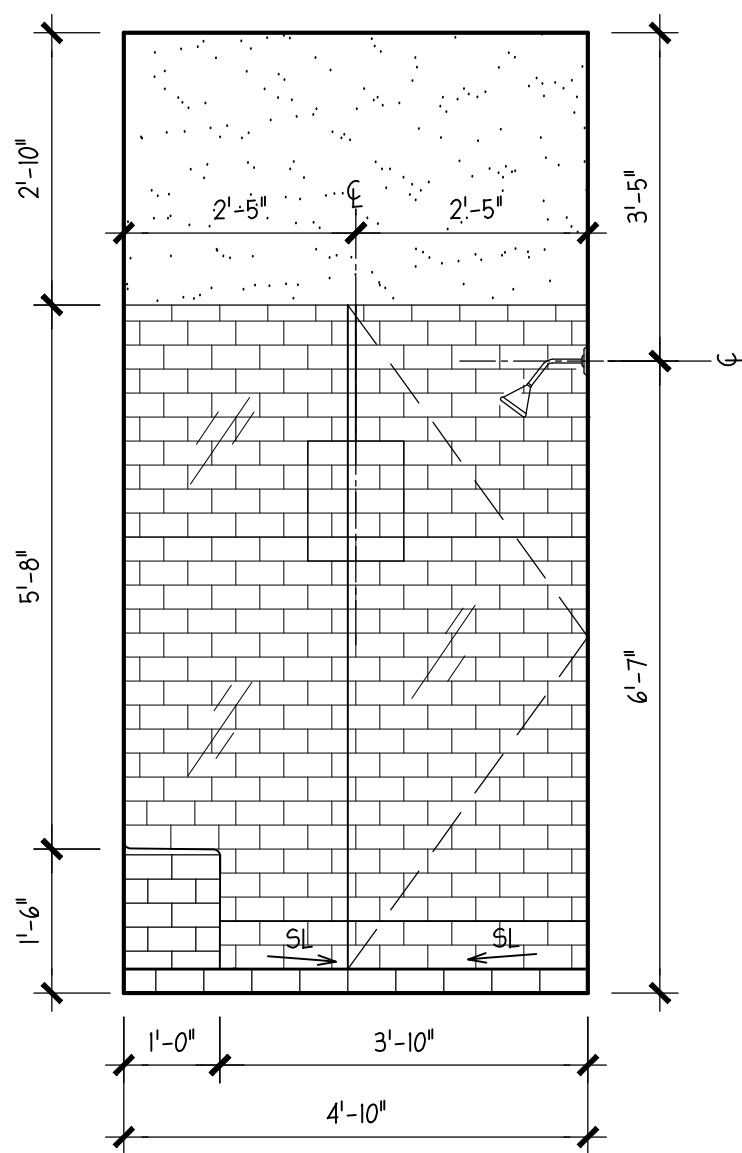
5 MASTER BATHROOM
NORTH ELEVATION

SCALE: 1/2" = 1'-0"



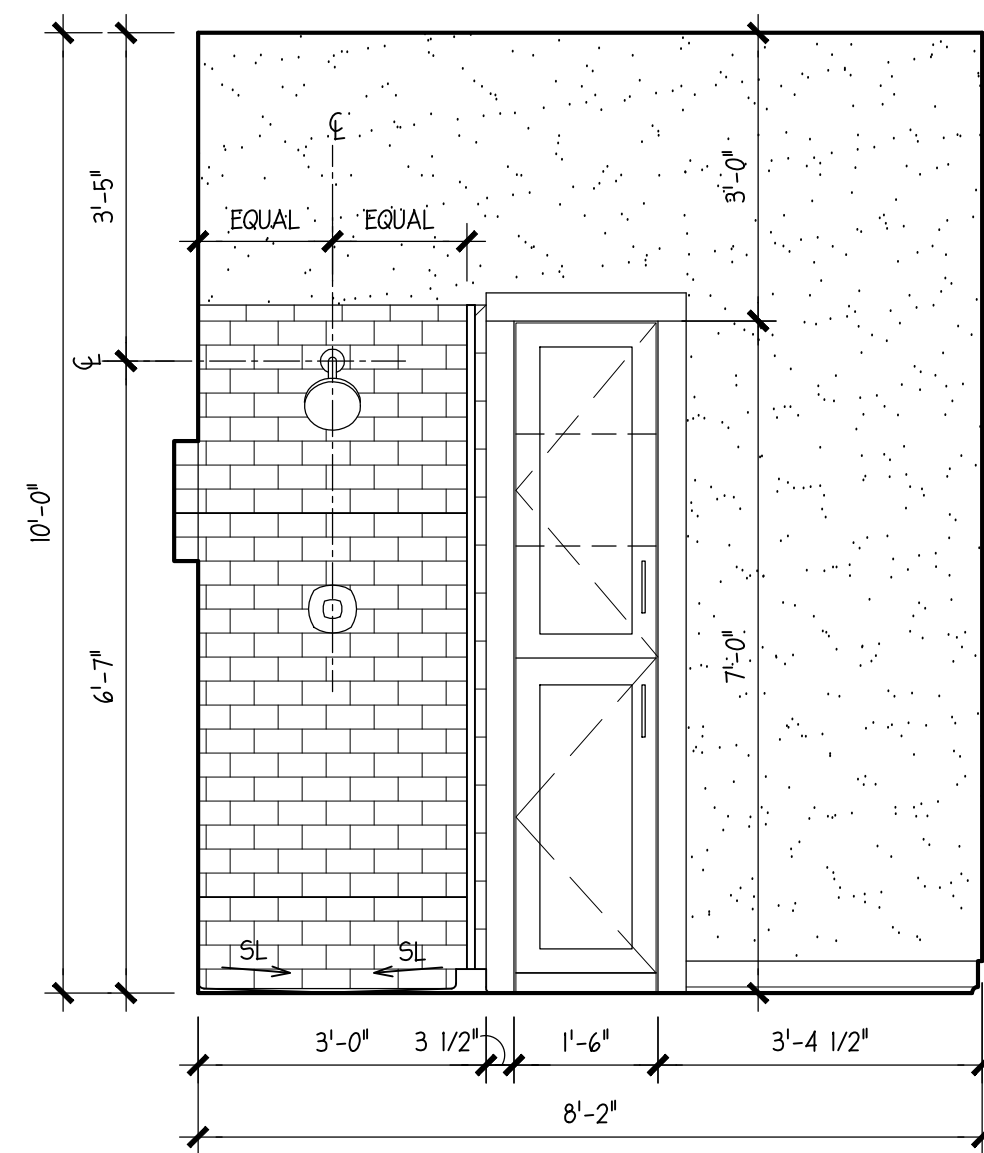
6 MASTER BATHROOM
WEST ELEVATION

SCALE: 1/2" = 1'-0"



7 MASTER BATHROOM
SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



8 MASTER BATHROOM
EAST ELEVATION

SCALE: 1/2" = 1'-0"

403 N PALMETTO AVENUE
403 N Palmetto Avenue, San Antonio, Texas 78202
BATHROOMS ELEVATIONS

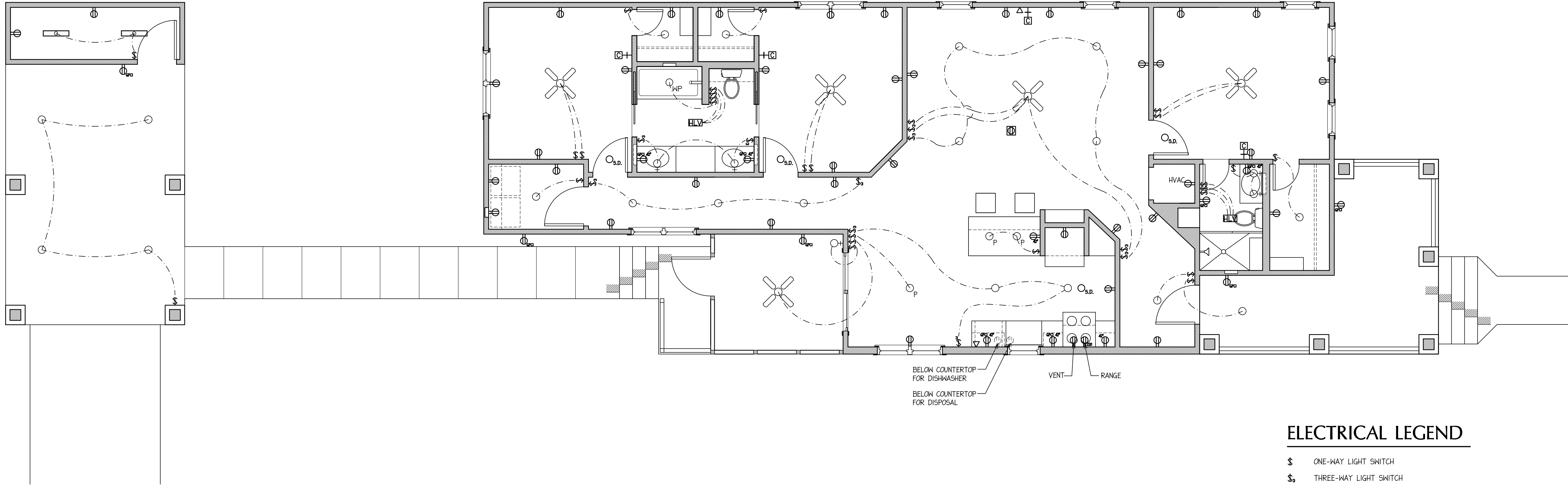
Date:
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Job Number:
Sheet Number:
A-3
Sheet ## of

MAIN STREET
ARCHITECTS INC.
709 AVENUE E SAN ANTONIO, TEXAS 78215 210.7329268

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CONSTRUCTION
MAIN STREET
ARCHITECTS INC.
SUE ANN PEMBERTON
#8330

BRIGHTSTAR DEVELOPMENT LLC.
(210) 882-2038

S:\Cadd\403 N Palmetto Avenue\03 - Drawings\02 - Working drawings\403 N Palmetto Ave - Sheet E001R - Electrical plan.dwg



1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
NORTH

ELECTRICAL LEGEND

- ONE-WAY LIGHT SWITCH
- THREE-WAY LIGHT SWITCH
- DUPLEX RECEPTACLE OUTLET (**INDICATE MOUNTING HEIGHT ONLY IF DIFFERENT THAN THE STANDART HEIGHT)
- QUADPLEX RECEPTACLE OUTLET
HEIGHT ONLY IF DIFFERENT THAN THE STANDART HEIGHT)
- DUPLEX RECEPTACLE OUTLET 220V
- FLOOR OUTLET
- TELEVISION/CABLE OUTLET
- TELEPHONE OUTLET
- DATA OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- JUNCTION BOX
- HEATER/LIGHT/VENT
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- RECESSED WATERPROOF LIGHT FIXTURE
- 1 X 4 FLOURESCENT LIGHT FIXTURE
- CEILING FAN
- LINETYPE FOR ELECTRICAL WIRING

403 N PALMETTO AVENUE
403 N Palmetto Avenue, San Antonio, Texas 78202

ELECTRICAL PLAN

Date:

Scale:

Drawn by:

Job Number:

Sheet Number:
A-5

Sheet ## of

REVISIONS

BY

MAIN STREET ARCHITECTS INC.

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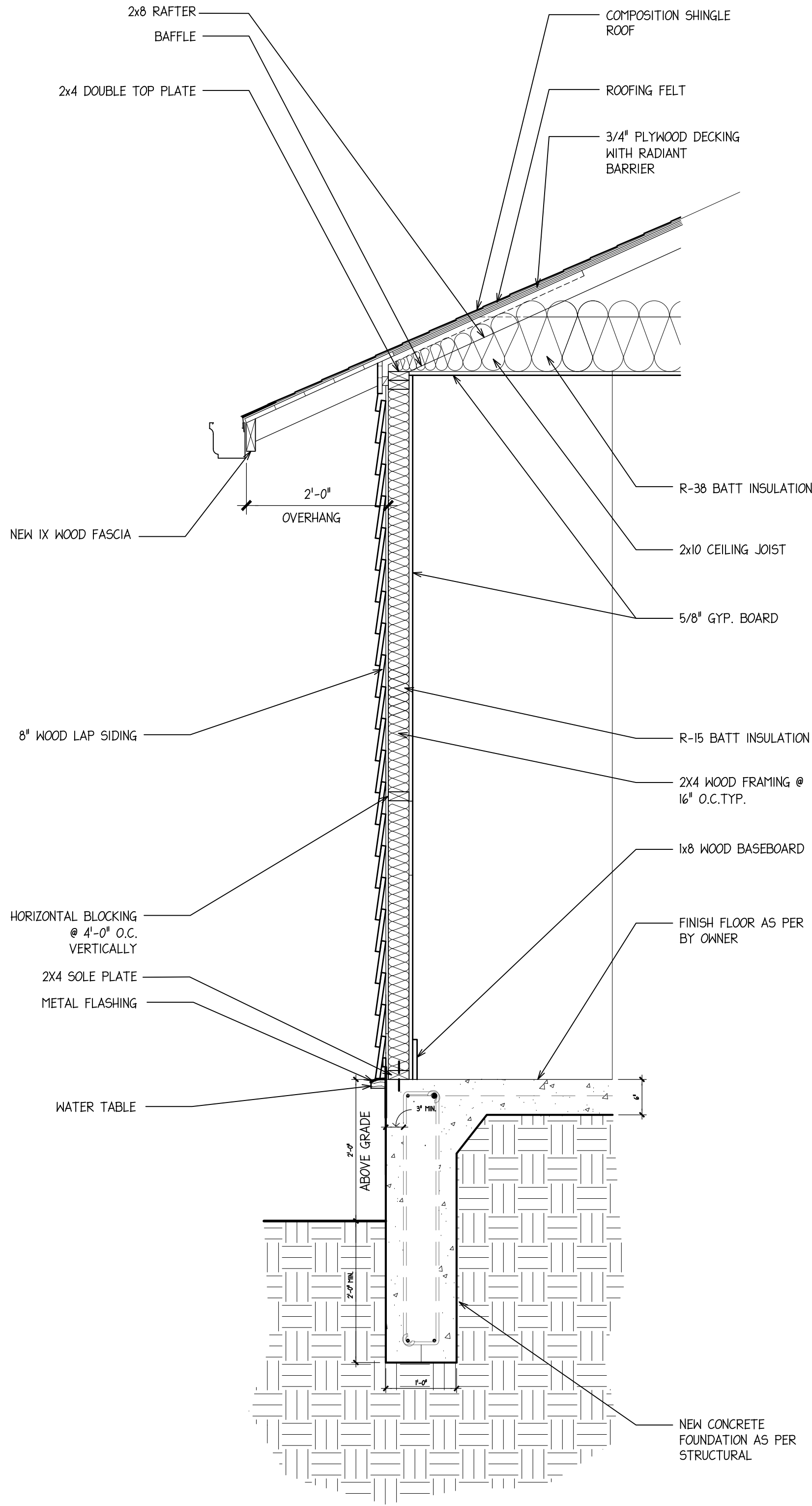
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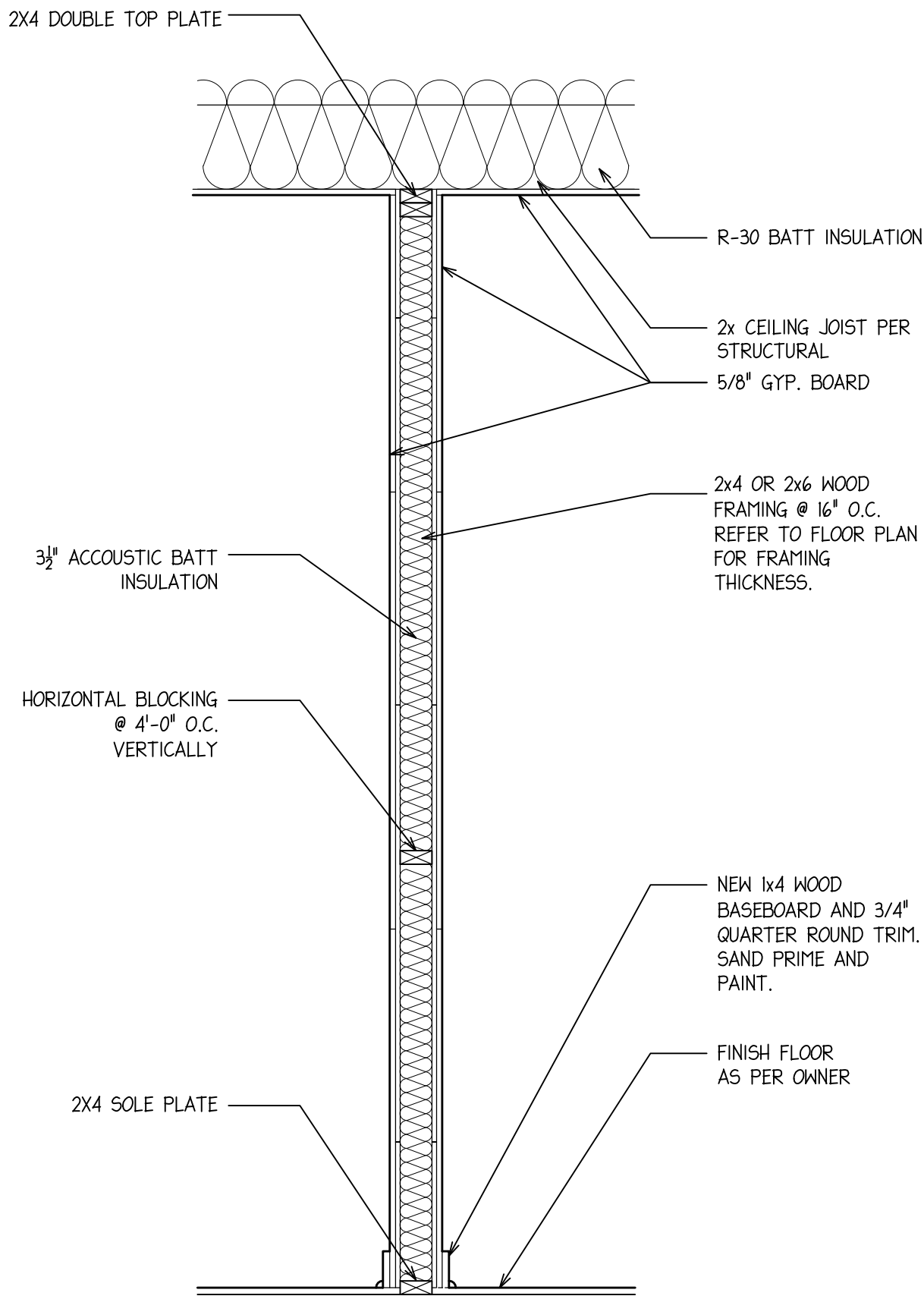
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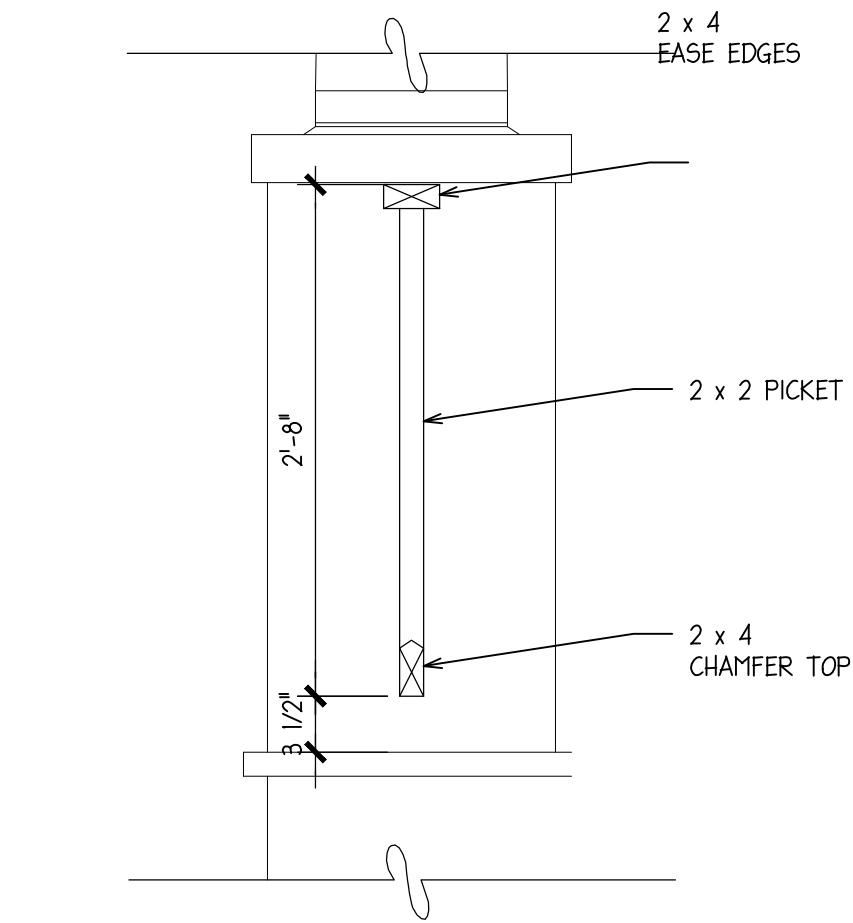
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1 EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



2 INTERIOR WALL SECTION, TYPICAL
SCALE: 3/4" = 1'-0"



3 PORCH HANDRAIL DETAIL
SCALE: 1" = 1'-0"