HISTORIC AND DESIGN REVIEW COMMISSION

March 01, 2017

HDRC CASE NO:	**2017-087**
ADDRESS:	355 E KINGS HWY
LEGAL DESCRIPTION:	NCB 6327 BLK 2 LOT W 39.70' OF E 45' OF THE S 100' OF 56 & SW TRI 34.32' OF 57
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Stephen Reyna
OWNER:	Sam Asvestas
TYPE OF WORK:	New Construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a new single-family residence on the vacant lot. The proposed residence is a two-story, Prairie Revival Style house with stone veneer and stucco siding; it includes an attached two-car garage set at an angle from the street.
2. The driveway will be 11 feet wide and consist of pervious pavers.
3. A terrace with wood trellis is proposed over the garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations
Checklist for Metal Roofs

1. Use panels that are 18 to 21 inches in width.
2. Ensure seams are an appropriate height for the slope of the roof (1 to 2 inches)
3. Use a crimped ridge seam that is consistent with the historic application.
4. Use a low profile ridge cap with no ridge cap vent or end cap, when a crimped ridge seam is not used
5. Match the existing historic roof color or use the standard galvalume; modern manufacturer's colors are not recommended.

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
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.
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
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.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
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.
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.

FINDINGS:

a. This request received final approval to construct a single family residence on the vacant lot on March 19, 2014, including a detached garage with two bays, an 11’ wide driveway made of pervious pavers, and a terrace with wood trellis over the garage. Certificates of Appropriateness, per the UDC, are valid for 180 days. Since the

expiration of the approval, the applicant is requesting the re-issuance of the approval with some revisions.

b. This request received conceptual approval from the HDRC on June 19, 2013, with the following stipulations:
    a. That the driveway be no wider than 10 feet with a 12-foot apron at the street.
    b. That the garage be divided into two distinct bays.
    c. That every effort should be made to further set back the garage from the front property line, or that an additional reveal be included on the southeast corner adjacent to the garage; and
    d. That the remaining elevations are developed using a similar materials palette as the south façade.
c. The request was heard by the Design Review Committee on February 21, 2017. Members present thought the proposed aluminum clad windows were appropriate and had no other concerns with the proposed new construction.
d. This block of East Kings Hwy features homes in a variety of styles. A multi-family development is located immediately to the west of the property. The Saint Anthony's campus is located to the south across East Kings Hwy.

a. 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 example found on the block. The proposed setback of 10 feet from the property line is consistent with other residential structures along the block.
b. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed primary entrance is oriented toward E Kings Hwy. Staff finds the proposed entrance orientation appropriate and consistent with the Guidelines.
c. 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. The proposed two-story structure has an overall height of approximately 28'-2" feet. The historic structures along the block feature comparable two-story heights. The proposed height is consistent with the Guidelines.
d. 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 foundations. The proposed foundation is 2 feet in height at the left corner and is reduced to grade at the right corner where the garage is attached. Historic structures throughout Monte Vista commonly feature foundation heights of up to eighteen inches in height. Staff finds the applicant's proposed foundation height is appropriate.
e. ROOF FORM – According to the Guidelines for New Construction 2.B.i, roof forms should be consistent with those found on the block. The proposed hipped roof form is consistent with the Guidelines as hipped roof forms are commonly found on structures that were built with the neighborhood was established.
f. WINDOW & DOOR OPENINGS – According to the Guidelines for New Construction 2.C.i., window and door openings should feature similar proportion of wall to window space as typical with nearby historic facades. The proposed window and door openings are appropriately sized for the wall space for the Prairie style home.
g. LOT COVERAGE – According to the Guidelines for New Construction, 2.D.i., the building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The proposed building footprint is approximately 50% of the lot area, which is consistent with the Guidelines.
h. MATERIALS – According to the Guidelines for New Construction 3.A., materials should be used that complement materials traditionally found in the district. The proposed materials include a galvalume standing seam metal roof, dark gray stone veneer, stucco and wood architectural details. Staff finds the proposed materials compatible with materials historically used for this style of home, thus consistent with the Guidelines.
i. WINDOWS - The proposed one over windows are proposed to be made of aluminum clad. According to the Guidelines for Windows, windows of an alternative material may be considered; windows must maintain traditional dimensions and profiles that are recessed within the window frame, and that feature traditional trim and sill details. Staff finds there is sufficient documentation to display that the proposed aluminum clad windows will be installed consistent with the Guidelines and maintain the traditional appearance of historic wood one over one windows.
j. ARCHITECTURAL DETAILS –According to the Guidelines for New Construction 4.A., new buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed new construction references design elements of the Prairie style which is found within the Monte Vista Historic District. This includes a wood trellis over the garage. Staff finds that the proposed design is a contemporary

interpretation of this style and is appropriate, thus is consistent with the Guidelines.

k. ATTACHED GARAGE– According to Guidelines for New Construction 5.B.i, front-loaded garages attached to primary structures on blocks where rear or alley loaded garages were historically used are not appropriate. The proposed garage is attached to the right and set back from the front façade. The submitted plans feature a garage that is set back with an additional reveal on the corner to further offset the garage from the front facade. Due to the site constraints of this irregularly-shaped lot, staff finds this to be an appropriate solution even though it is an attached garage. There is a 16' wide single garage door made of wood and glass configured to match the appearance of two separate bays. Staff finds this an appropriate design.
l. DRIVEWAY – According to the Guidelines for Site Elements, driveways generally in historic districts are no wider than 10 feet. The proposed driveway is 11' wide screened by plantings. Staff finds the proposed driveway width is consistent with the historic development pattern in this district and that the pervious pavers are appropriate material.
m. WALKWAY – The proposed front yard walkway leads from the front porch to the public right of way and is 5' wide. According to the Guidelines for Site Elements 5.A., new walkways should follow the historic alignment, configuration and width of sidewalks and walkways. Staff finds front walkways found historically throughout the district are 4' wide. A 4' wide concrete walkway would be appropriate.
n. MECHANICAL EQUIPMENT – The applicant has not noted the location and screening of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view of the public right of way.
o. LANDSCAPING – There are three trees on site. The applicant is not requesting to remove any trees. According to the UDC, the City Arborist is requiring the applicant to plant two additional trees. At this time, the applicant has not provided a detailed landscaping plan. A detailed landscaping plan should be submitted to staff for an administrative Certificate of Appropriateness. According to the Guidelines for Site Elements 3.A., the landscape design should feature lawn along with native xeric plant materials complementing the landscape and plant palettes that would have been featured when the district was established.

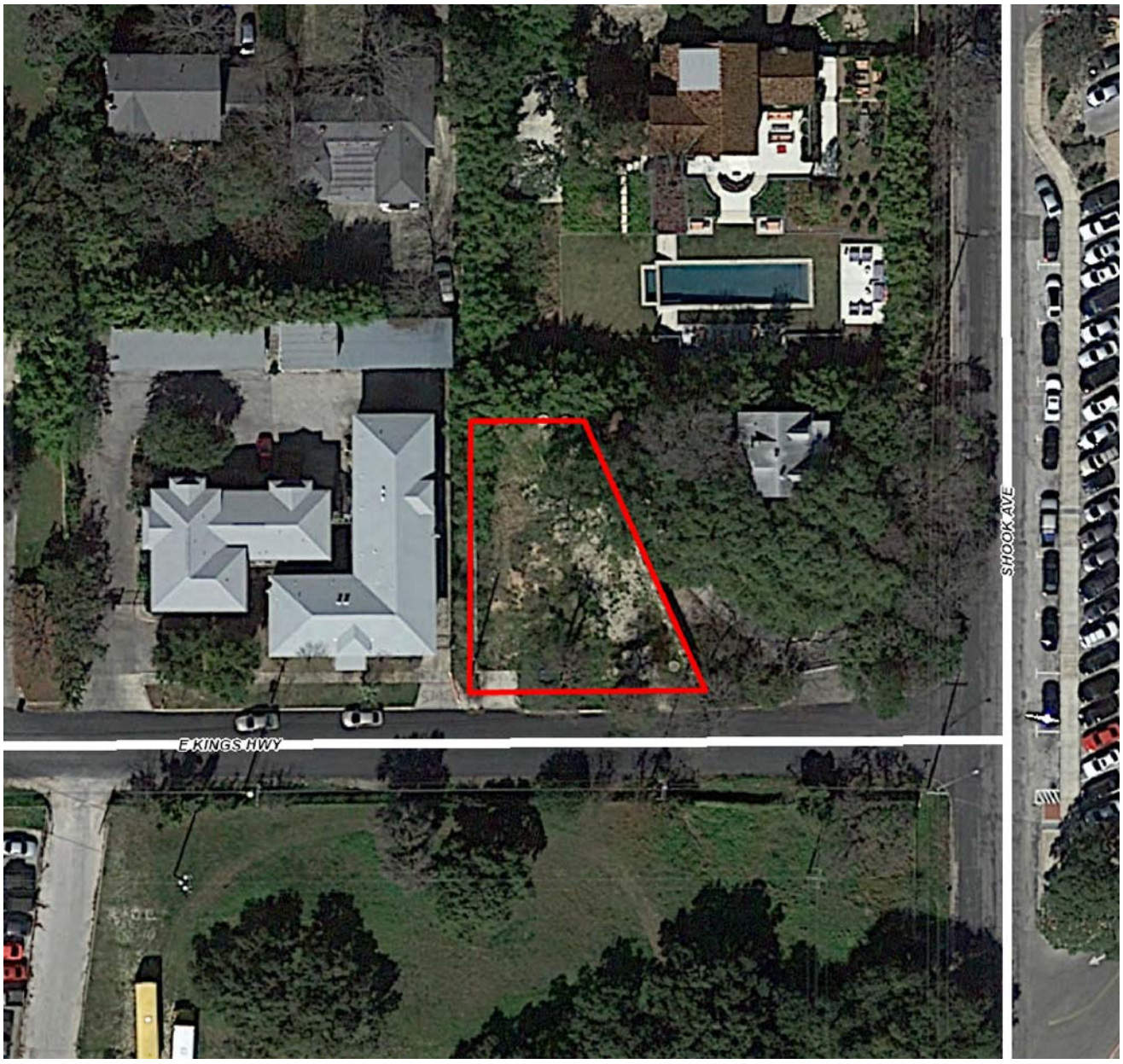
RECOMMENDATION:

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

1. That the galvalume standing seam metal roof use panels that are 18 to 21 inches in width, ensure seams are an appropriate height for the slope of the roof (1 to 2 inches), and use a crimped ridge seam that is consistent with the historic application or a low profile ridge cap with no ridge cap vent or end cap, when a crimped ridge seam is not used.
2. That the front concrete walkway is 4' wide.
3. That the mechanical equipment be noted on the plans and be screened from the public right-of-way.
4. That a landscape plan be submitted to staff consistent with the Guidelines for Site Elements 3.A. as noted in finding o.

CASE MANAGER:

Lauren Sage



N

Flex Viewer

Powered by ArcGIS Server

Printed:Feb 21, 2017

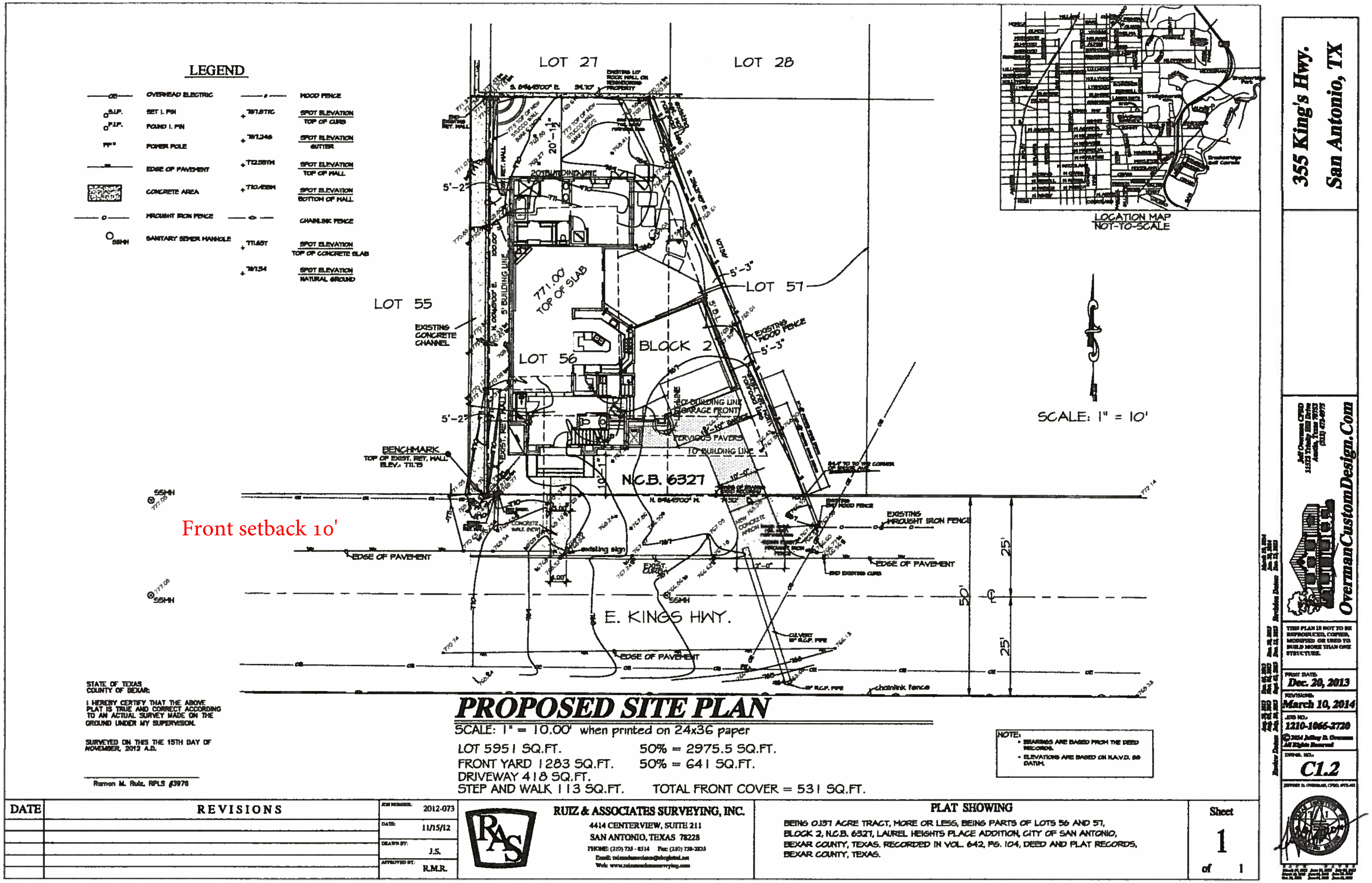
Marvin Aluminum Clad Windows

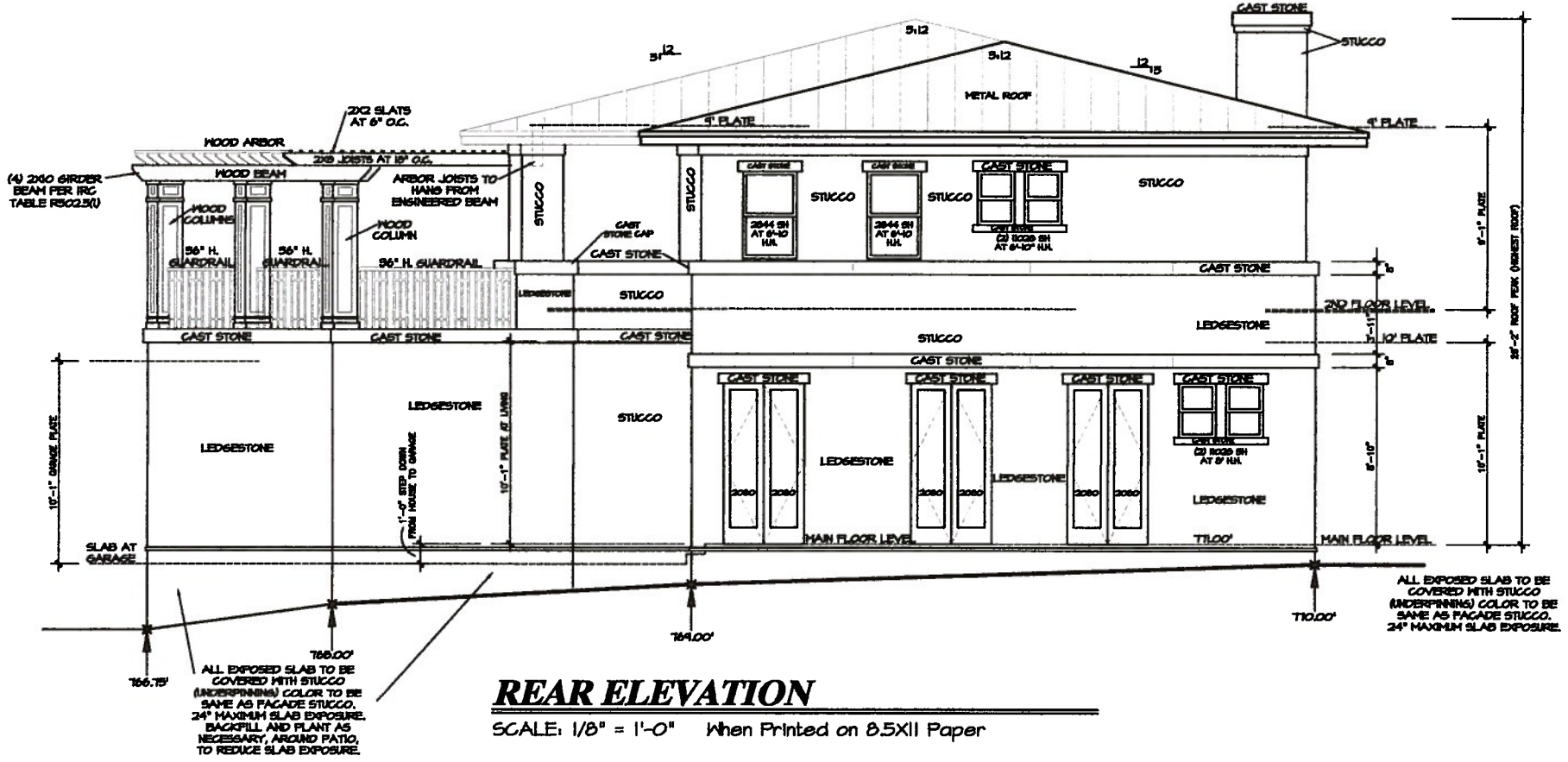
Marvin Windows is known internationally as one of the best wood window companies in the world. Marvin is known for making historically accurate wood-clad windows, that match almost identically to actual all-wood windows.

As you can see in the attached Section details highlighted in orange, the aluminum clad windows match almost identically to the all wood windows including the depth of the window relative to the frame edge, the sloped sill, and the butt-jointed window frame.

Both the homeowner and Monte Vista will benefit from substituting aluminum clad wood windows to all-wood windows:

- Marvin Aluminum Clad windows look almost exactly like Marvin all-wood windows
- Aluminum will last far longer than wood, will be virtually maintenance free, and will **not** rot.
- Aluminum windows will fade less and never have to be re-sanded and resealed. Thus, you will not have an issue with much of the rotted windows which permeate Monte Vista.
- Because the profiles of both the wood and aluminum look virtually the same, no one will be able to tell whether the windows are aluminum or wood...especially not from the street.
- Because of the historical design of the Marvin Aluminum clad window, the finned installation method will result in a window that is recessed in the hole, lending it to the historic look. The finned installation method will look like a block frame installation, will be easier to waterproof, and will provide the homeowner with a watertight installation method which will be far superior to a block frame installation.
- Because the exterior of the windows will not have to be sanded and repainted every 1-2 years, the aluminum clad windows are far "greener" than all wood windows.


LEGEND
OVERHEAD ELECTRIC
SET I. PIN
FOUND I. PIN
POWER POLE
EDGE OF PAVEMENT
CONCRETE AREA
WROUGHT IRON FENCE
SANITARY SEWER MANHOLE
WOOD FENCE
SPOT ELEVATION TOP OF CURB
SPOT ELEVATION GUTTER
SPOT ELEVATION TOP OF WALL
SPOT ELEVATION BOTTOM OF WALL
CHAINLINK FENCE
SPOT ELEVATION TOP OF CONCRETE SLAB
SPOT ELEVATION NATURAL GROUND
LOT 27
LOT 28
LOT 55
LOT 56
LOT 57
BLOCK 2
N.C.B. 6327
771.00 TOP OF SLAB
EXISTING CONCRETE CHANNEL
EXISTING WOOD FENCE
PERVIOUS PAVERS
10' BUILDING LINE
BENCHMARK
TOP OF EXIST. RET. WALL
Front setback 10'
EDGE OF PAVEMENT
EXISTING WROUGHT IRON FENCE
E. KINGS HWY.
SSMH
chainlink fence
25'
50'
SCALE: 1" = 10'
LOCATION MAP
NOT-TO-SCALE
355 King's Hwy.
San Antonio, TX
OvermanCustomDesign.Com
STATE OF TEXAS
COUNTY OF BEXAR:
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
SURVEYED ON THIS THE 15TH DAY OF NOVEMBER, 2012 A.D.
Ramon M. Ruiz, RPLS #3978
PROPOSED SITE PLAN
SCALE: 1" = 10.00' when printed on 24x36 paper
LOT 5951 SQ.FT. 50% = 2975.5 SQ.FT.
FRONT YARD 1283 SQ.FT. 50% = 641 SQ.FT.
DRIVEWAY 418 SQ.FT.
STEP AND WALK 113 SQ.FT. TOTAL FRONT COVER = 531 SQ.FT.
NOTE:
BEARINGS ARE BASED FROM THE DEED RECORDS.
ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.
DATE
REVISIONS
2012-073
11/15/12
J.S.
R.M.R.
RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TEXAS 78228
PLAT SHOWING
BEING 0.137 ACRE TRACT, MORE OR LESS, BEING PARTS OF LOTS 56 AND 57, BLOCK 2, N.C.B. 6327, LAUREL HEIGHTS PLACE ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. RECORDED IN VOL. 642, PG. 104, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
Sheet
1
of 1
Dec. 20, 2013
March 10, 2014
1210-1066-2720
C1.2



REAR ELEVATION

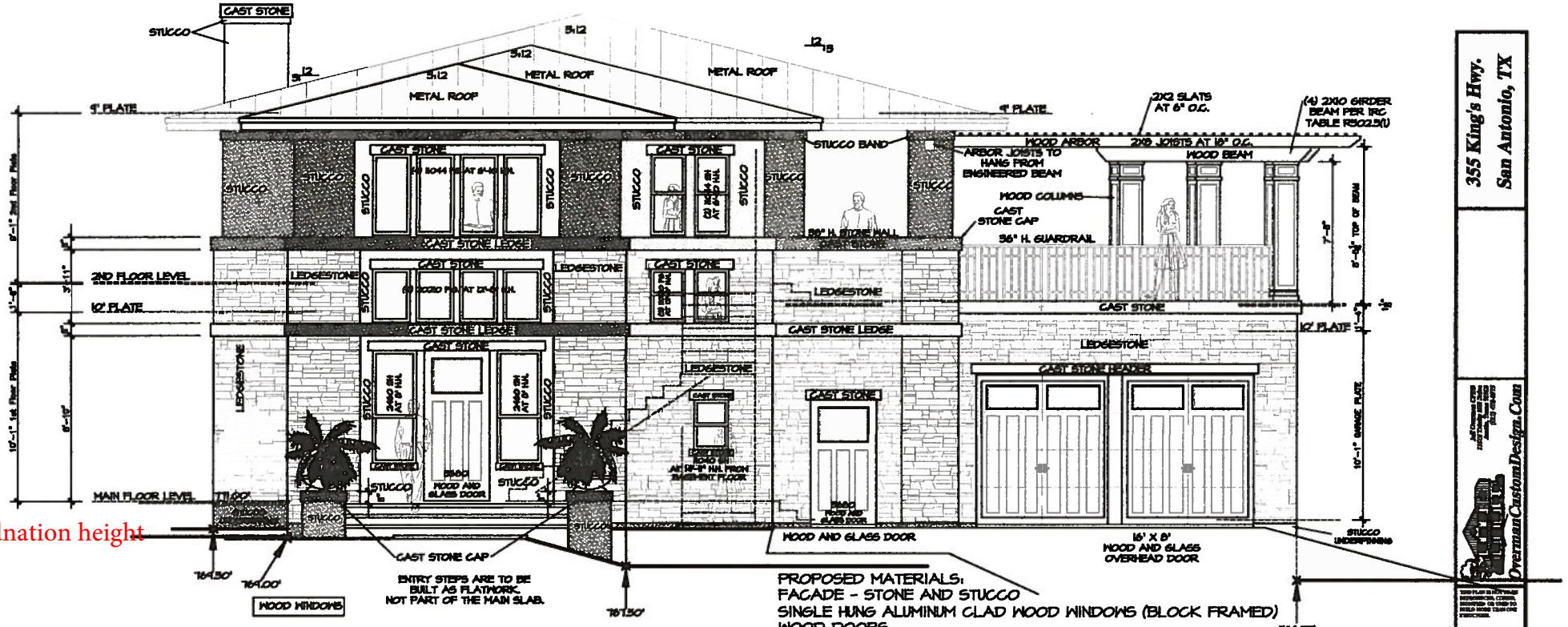
SCALE: 1/8" = 1'-0" When Printed on 8.5X11 Paper

355 King's Hwy.
San Antonio, TX

OvermanCustomDesign.Com

Issue Date: June 22, 2015
Revision: Jan. 31, 2017
Job No.: 1216-0066-3720

Sheet No.: A2.1b



2' foudnation height

PROPOSED MATERIALS:
FACADE - STONE AND STUCCO
SINGLE HUNG ALUMINUM CLAD WOOD WINDOWS (BLOCK FRAMED)
WOOD DOORS
CAST STONE HEADERS, SILLS AND HORIZONTAL BANDS
PAINTED WOOD TRIM
STAINED WOOD GARAGE DOORS
STAINED WOOD SOFFIT
METAL GUTTERS AND DOWN SPOUTS
FLAGSTONE PORCH AND STEP TREADS
PAINTED METAL HANDRAIL
STAINED WOOD ARBOR

FRONT ELEVATION

SCALE: 1/8" = 1'-0" When Printed on 8.5X11 Paper

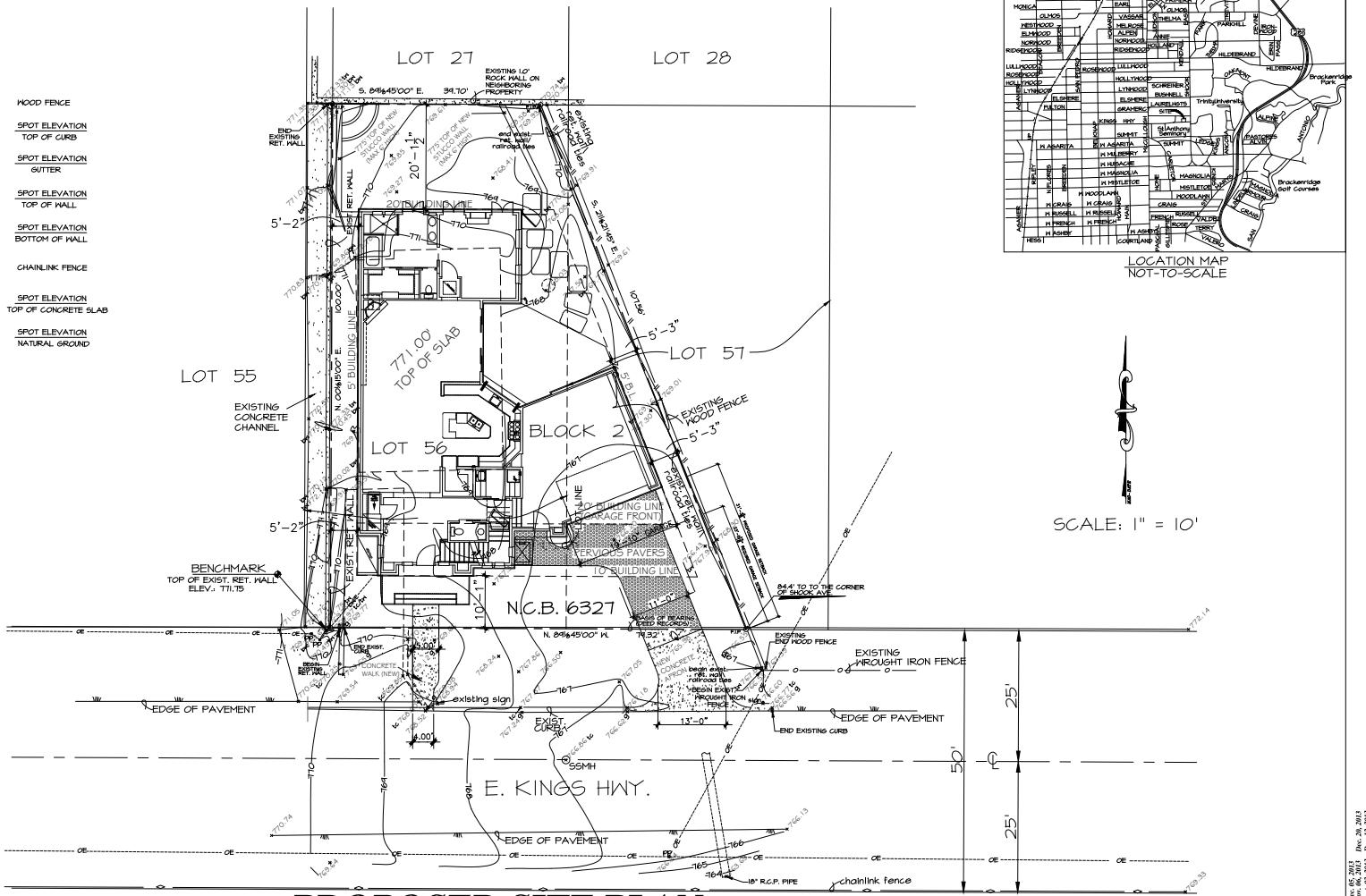
355 King's Hwy.
San Antonio, TX

OvermanCustomDesign.Com

A2.1a

LEGEND

OE	OVERHEAD ELECTRIC	WF	WOOD FENCE
S.I.P.	SET I. PIN	767.87TC	SPOT ELEVATION TOP OF CURB
F.I.P.	FOUND I. PIN	767.24G	SPOT ELEVATION GUTTER
PP	POWER POLE	772.33TW	SPOT ELEVATION TOP OF WALL
W	EDGE OF PAVEMENT	770.45BW	SPOT ELEVATION BOTTOM OF WALL
	CONCRETE AREA		
O	WROUGHT IRON FENCE	<>	CHAINLINK FENCE
SSMH	SANITARY SEWER MANHOLE	771.65T	SPOT ELEVATION TOP OF CONCRETE SLAB
		767.34	SPOT ELEVATION NATURAL GROUND



STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

SURVEYED ON THIS THE 15TH DAY OF NOVEMBER, 2012 A.D.

Ramon M. Ruiz, RPLS #3976

PROPOSED SITE PLAN

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NOTE:
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- ELEVATIONS ARE BASED ON N.A.V.D. 88 DATUM.

DATE	REVISIONS

JOB NUMBER: 2012-073
DATE: 11/15/12
DRAWN BY: J.S.
APPROVED BY: R.M.R.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211
SAN ANTONIO, TEXAS 78228
PHONE: (210) 735 - 8514 Fax: (210) 738-2835
Email: ruizandassociates@sbcglobal.net
Web: www.ruizassociatessurveying.com

PLAT SHOWING

BEING 0.137 ACRE TRACT, MORE OR LESS, BEING PARTS OF LOTS 56 AND 57, BLOCK 2, N.C.B. 6327, LAUREL HEIGHTS PLACE ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. RECORDED IN VOL. 642, PG. 104, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

Sheet 1 of 1

355 King's Hwy.
San Antonio, TX

Jeff Overman CPBD
11512 Trinity Hill Drive
Austin, Texas 78753
(512) 472-0975
OvermanCustomDesign.Com

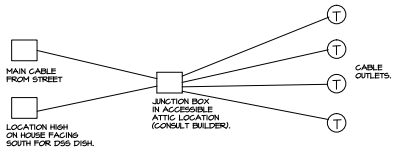
PRINT DATE: Dec. 20, 2013
SCALE:
JOB NO.: 1210-1066-2720

DRWG. NO.: C1.2

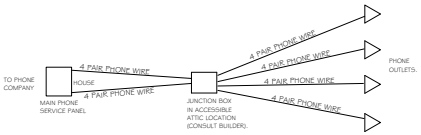
JEFFREY D. OVERMAN, CPBD, #TX-452

Review Dates: Aug. 30, 2013 Aug. 03, 2013 July, 29, 2013 Dec. 05, 2013 Nov. 06, 2013 Sept. 02, 2013 Dec. 20, 2013 Dec. 12, 2013

BACK DATES
March 27, 2013 June 14, 2013 July 09, 2013
March 13, 2013 June 06, 2013 June 27, 2013
Oct. 31, 2012 June 04, 2013 June 20, 2013



SCHEMATIC CABLE TV WIRING DIAGRAM



SCHEMATIC TELEPHONE WIRING DIAGRAM

ELECTRICAL SYMBOLS LEGEND

- FAN AND LIGHT
- 2X4 FLOOR — FLUORESCENT LIGHT
- LIGHT
- SCONCE LIGHT
- RECESSED CAN LIGHT
- DATA / TELEPHONE / CABLE TV / INTERNET
- 110V DUPLEX OUTLET
- 110V 4-PLEX OUTLET
- 220V OUTLET
- VENT
- VENT - LIGHT
- S.D. — SMOKE DETECTOR
- GDO — GARAGE O.H. DOOR OPENER
- O.H. DOOR OPENER PUSH BUTTON
- DOORBELL CHIMES
- P.B. — DOORBELL PUSH BUTTON
- SPKR — SPEAKER
- SVC — SPEAKER VOLUME CONTROL

FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" When Printed on 24x36 Paper

355 King's Hwy.
San Antonio, TX

Jeff Overman CPBD
11512 Twin Hills Drive
Austin, Texas 78753
(512) 472-0975

OvermanCustomDesign.Com

PRINT DATE: ***Dec. 20, 2013***

SCALE:

JOB NO.: ***1210-1066-2720***

DRWG. NO.: ***E1.1***

JEFFREY D. OVERMAN, CPBD, #TX-482

Review Dates: *Aug. 30, 2013* *Sept. 02, 2013* *Nov. 05, 2013* *Dec. 12, 2013* *Dec. 20, 2013* *Jan. 29, 2013*

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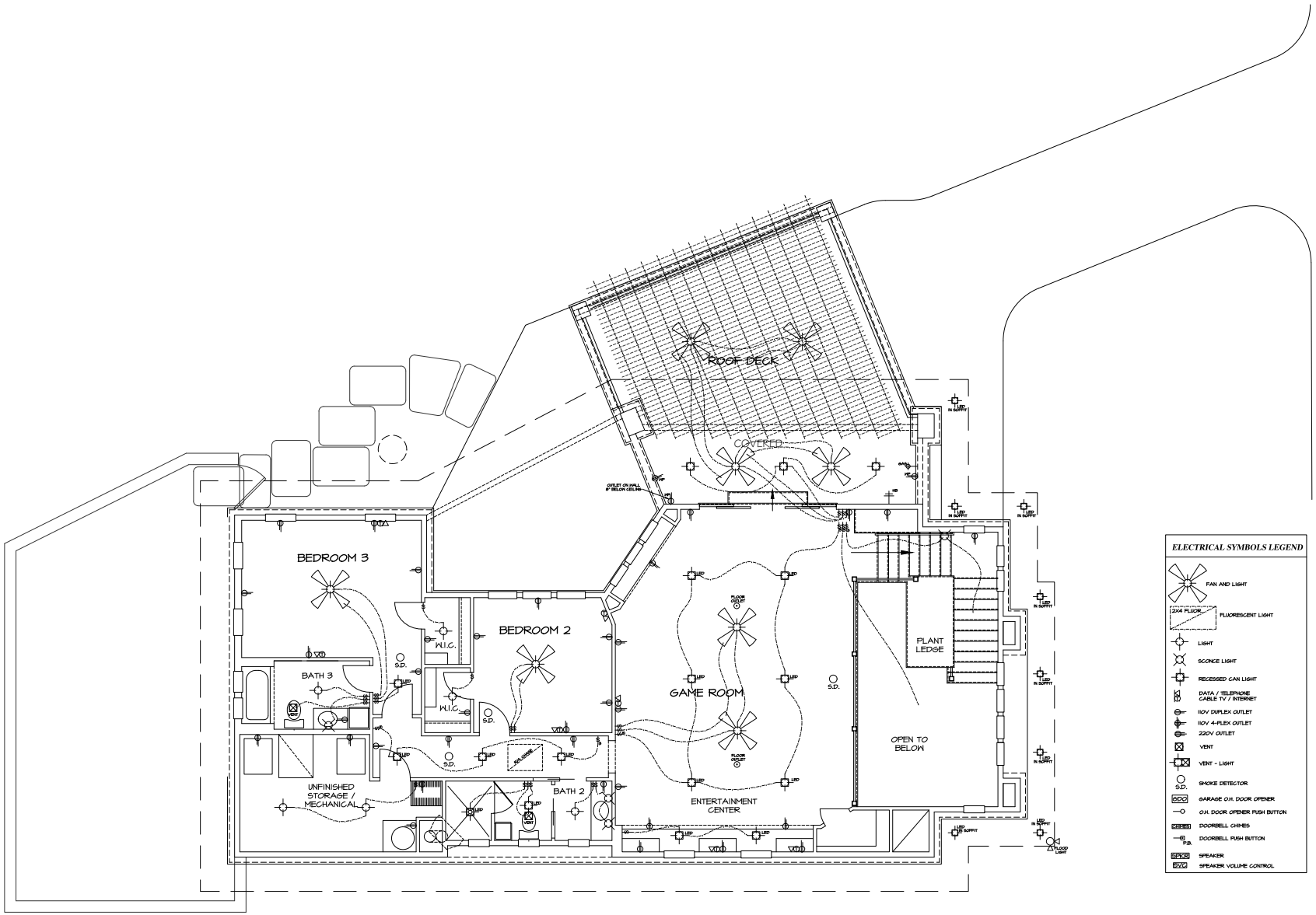
March 27, 2012 June 14, 2013 July 09, 2012
March 23, 2013 June 06, 2013 June 27, 2013
Oct. 31, 2012 June 04, 2013 June 28, 2013



ELECTRICAL SYMBOLS LEGEND

- FAN AND LIGHT
- 2X4 FLUOR. — FLUORESCENT LIGHT
- LIGHT
- SCONCE LIGHT
- RECESSED CAN LIGHT
- DATA / TELEPHONE CABLE TV / INTERNET
- 110V DUPLEX OUTLET
- 110V 4-PLEX OUTLET
- 220V OUTLET
- VENT
- VENT - LIGHT
- S.D. — SMOKE DETECTOR
- GDO — GARAGE O.H. DOOR OPENER
- O.H. DOOR OPENER PUSH BUTTON
- CHIMES — DOORBELL CHIMES
- P.B. — DOORBELL PUSH BUTTON
- SPKR — SPEAKER
- SVC — SPEAKER VOLUME CONTROL

SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" When Printed on 24x36 Paper

355 King's Hwy.
San Antonio, TX

Jeff Overman CPBD
11512 Trinity Hill Drive
Austin, Texas 78753
(512) 472-0975
OvermanCustomDesign.Com

PRINT DATE: **Dec. 20, 2013**

SCALE:

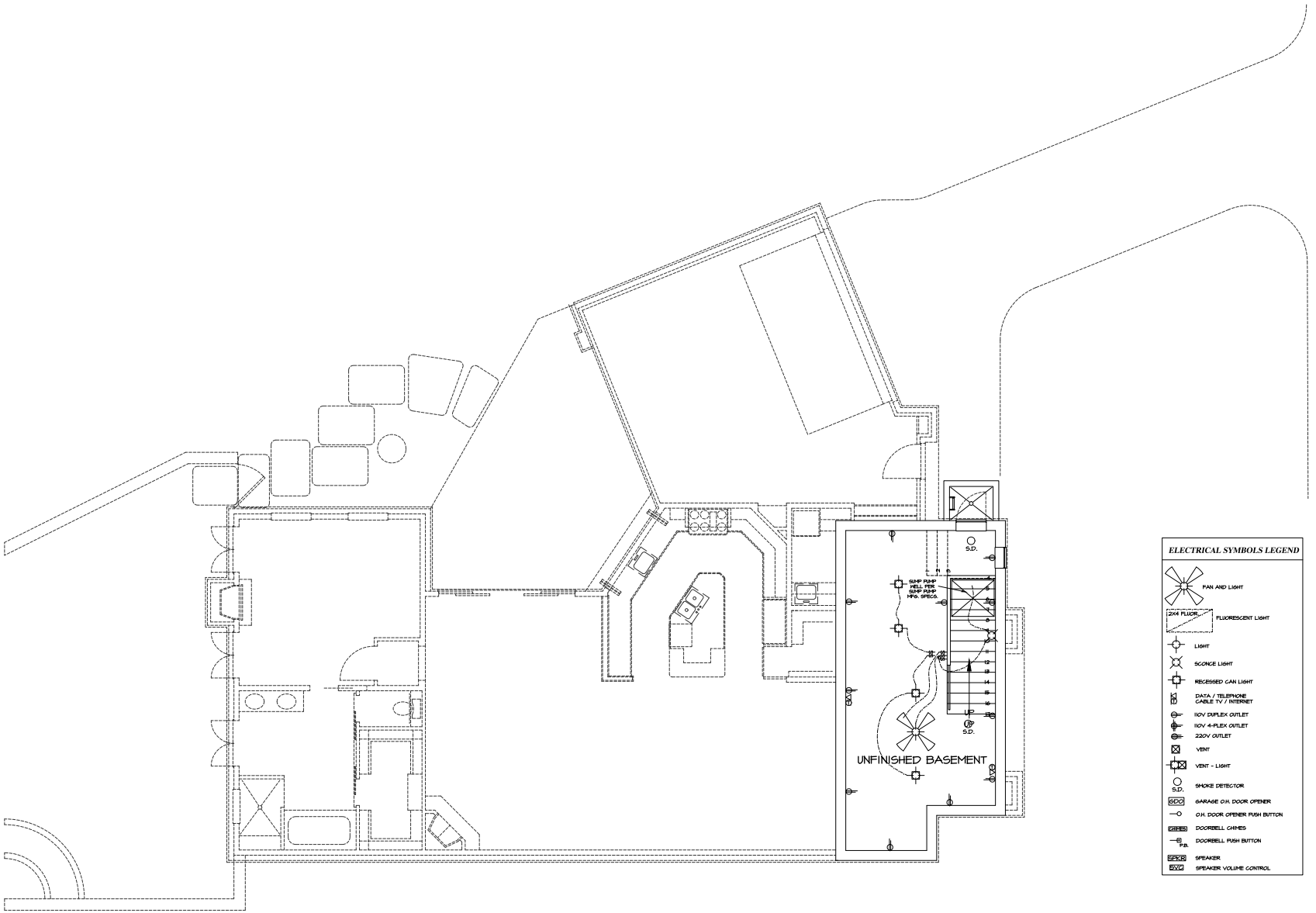
JOB NO.: **1210-1066-2720**

DRAWG. NO.: **E1.2**

JEFFREY D. OVERMAN, CPBD, #TX-452

Review Dates: Aug. 30, 2013 / Aug. 05, 2013 / July, 29, 2013 / Sept. 02, 2013 / Nov. 06, 2013 / Dec. 08, 2013 / Dec. 12, 2013 / Dec. 20, 2013

BACK DATES
March 27, 2013 / March 28, 2013 / Oct. 31, 2013 / June 14, 2013 / June 86, 2013 / June 86, 2013 / July 09, 2013 / June 27, 2013 / June 26, 2013



ELECTRICAL SYMBOLS LEGEND

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UNFINISHED BASEMENT

SCALE: 1/4" = 1'-0" When Printed on 24x36 Paper

355 King's Hwy. San Antonio, TX

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OvermanCustomDesign.Com

PRINT DATE: *Dec. 20, 2013*

SCALE:

JOB NO.: *1210-1066-2720*

DRWG. NO.: ***E1.3***

JEFFREY D. OVERMAN, CPBD, #TX-452

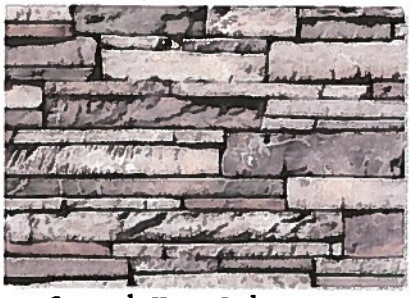
Review Dates: July, 29, 2013 Aug. 07, 2013 Aug. 30, 2013 Sept. 02, 2013 Nov. 06, 2013 Dec. 05, 2013 Dec. 12, 2013 Dec. 20, 2013

March 27, 2013 June 14, 2013 July 09, 2013
March 22, 2013 June 06, 2013 June 27, 2013
Oct. 31, 2012 June 04, 2013 June 20, 2013

Coronado Honey Ledge Color Options

Additional colors may be available for this profile, please contact us for more information.

Profile Project Gallery | Specification Sheet | Installation Guides



Coronado Honey Ledge - Huron

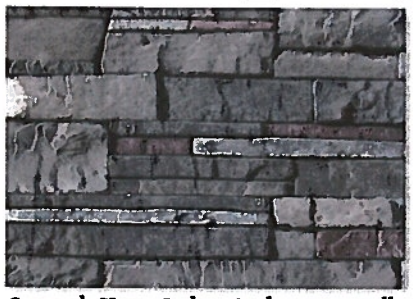
Coronado Honey Ledge - Sioux Falls

Coronado Honey Ledge - Four Rivers

Coronado Honey Ledge - Golden Harvest

Coronado Honey Ledge - Carmel Mountain

Coronado Honey Ledge - Chablis



Coronado Honey Ledge - Rocky Mtn. Rundle

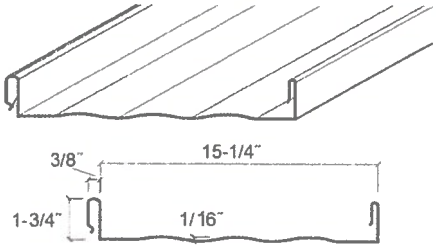
Coronado Honey Ledge - Shasta

Coronado Honey Ledge - Grey Quartzite

Download Literature | Request a Catalog | Installation Guides

Standing Seam

The new Mueller Snap Lock panel is one of the most versatile panels made. Whether using MSL on a commercial metal building or on a residential application, its structural performance is unsurpassed. The bold profile of the MSL and the many color choices can satisfy any visual need that might arise. Having to choose form or function when making a roofing decision is no longer an issue when Mueller Snap Lock is your choice. Its structural brawn and obvious beauty make it a panel for many applications.



Standing Seam (MSL) Benefits:

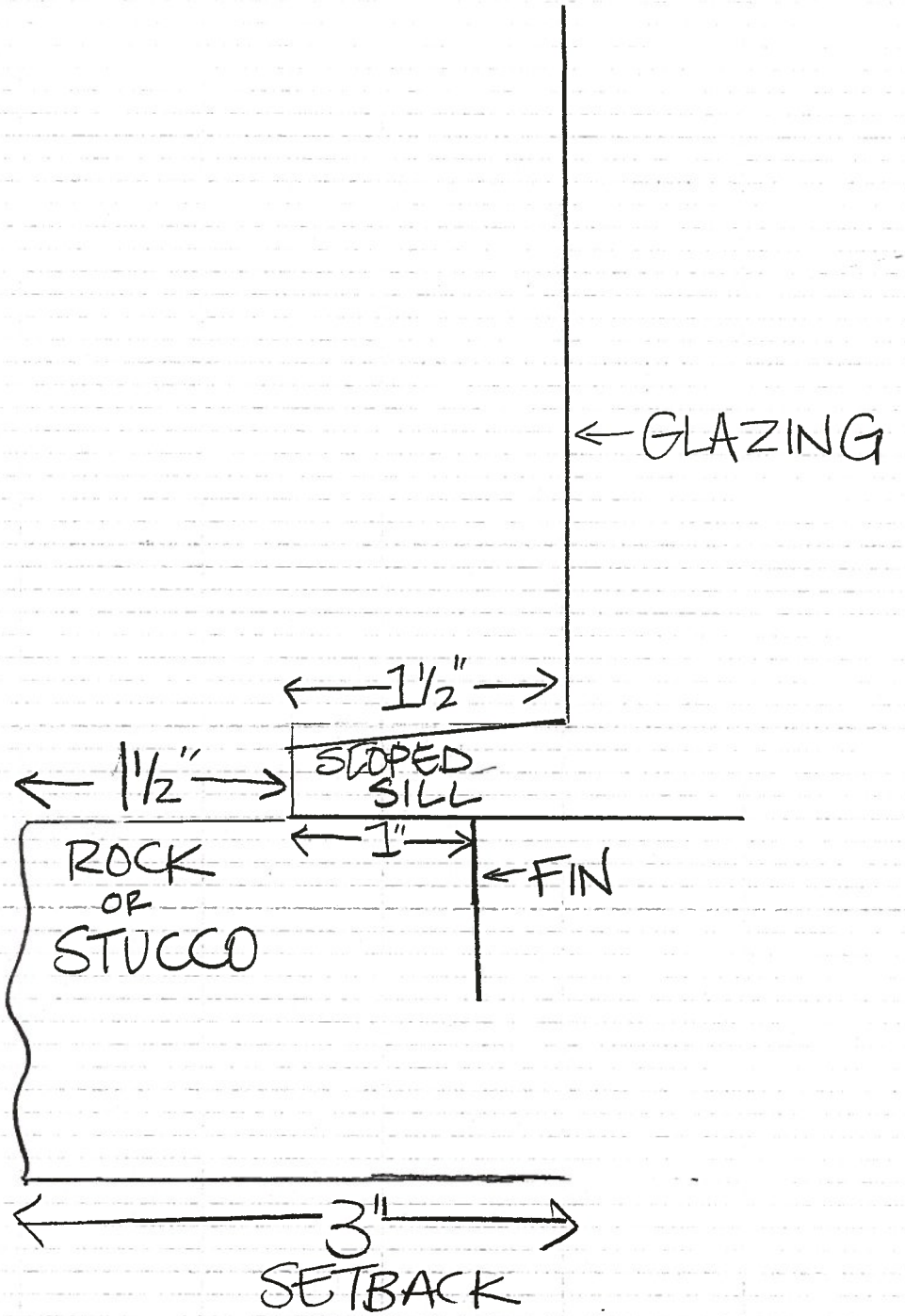
- Up to a 30-Year Limited Paint Warranty
- A Wide Range of Designer Colors
- Hail Resistant - Underwriters Laboratories
- Class-4 Rating
- Fire Resistant
- Wind Resistant up to 140 mph
- 24 Gauge - Commercial Grade Steel
- Energy Efficient
- Greater Life Expectancy
- Outstanding Durability
- Possible Insurance Savings

A wavy appearance — called "oil canning" — often occurs in the flat areas of formed metal products, such as metal roofs. Oil canning doesn't compromise the structural integrity of the metal – it's simply an aesthetic issue, and sometimes affects Mueller's CF, AP and Standing Seam Panels. The term oil canning is an industry standard used to describe this occurrence and is not a reason for rejection.

Standing Seam Panel Color Options:

Colors may vary by monitor settings. Please contact us to get the most accurate color representation. We will be glad to provide you with color samples. *Galvalume has a protective top coat which may possibly change the color of the panels over a period of time, giving a slight brownish tint to the panels. Mueller, Inc. reserves the right to add or discontinue colors without notice.

Click here for information about our paint warranties.



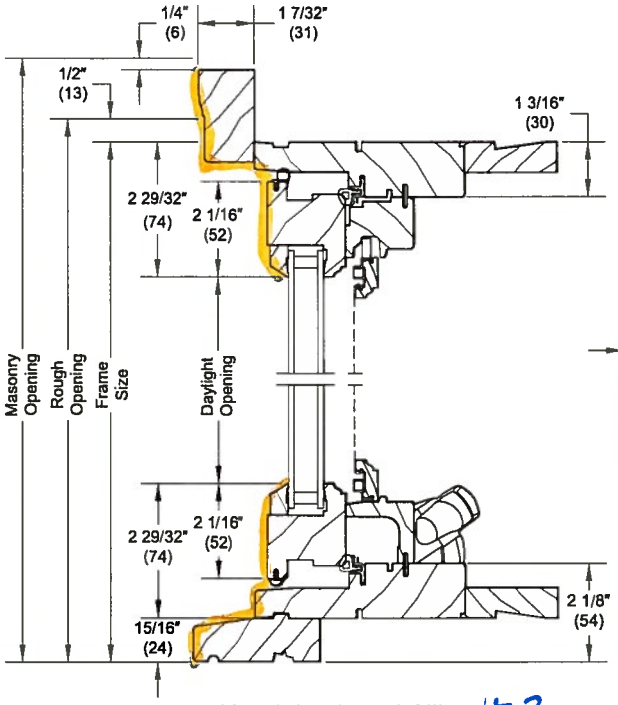
MARVIN ALUMINUM CLAD WINDOW FINNED INSTALLATION

MARVIN Windows and Doors
Built around you.

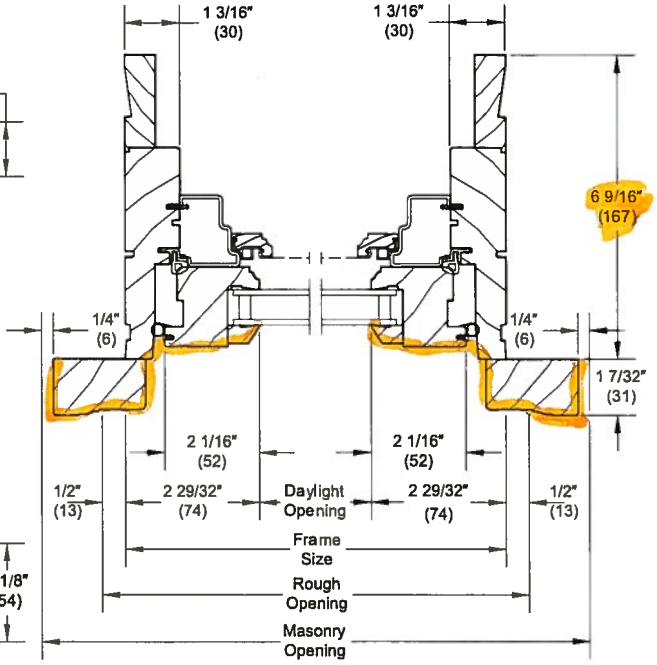
Section Details: 6 9/16" (167) Jambs and Wood Screen

1 of 2

Scale: 3" = 1' 0"



Head Jamb and Sill #3



Jambs #4

Compare #3 on page 1 with #3 on page 2

#4 on page 1 with #4 on page 2

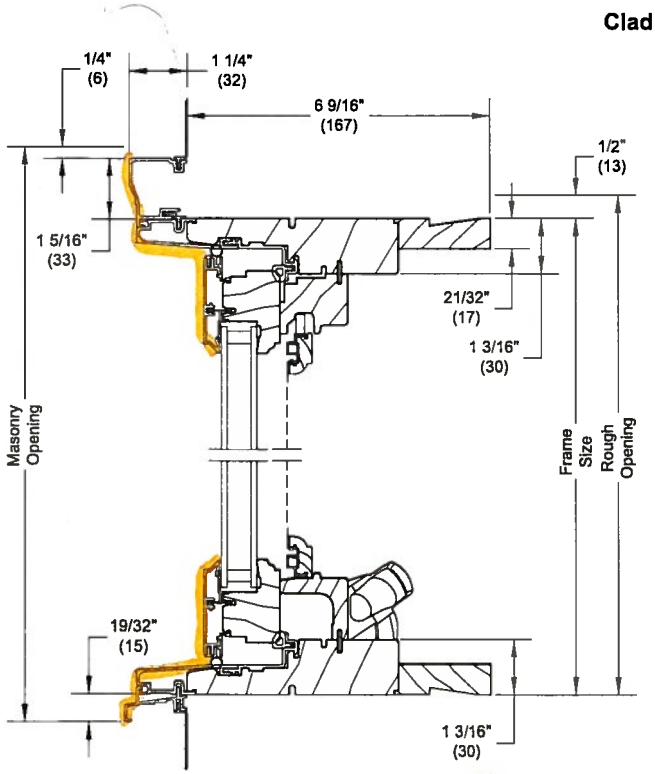
MARVIN Windows and Doors
Built around you.

Section Details: Casing, 6 9/16" (167) Jambs, Wood Screen

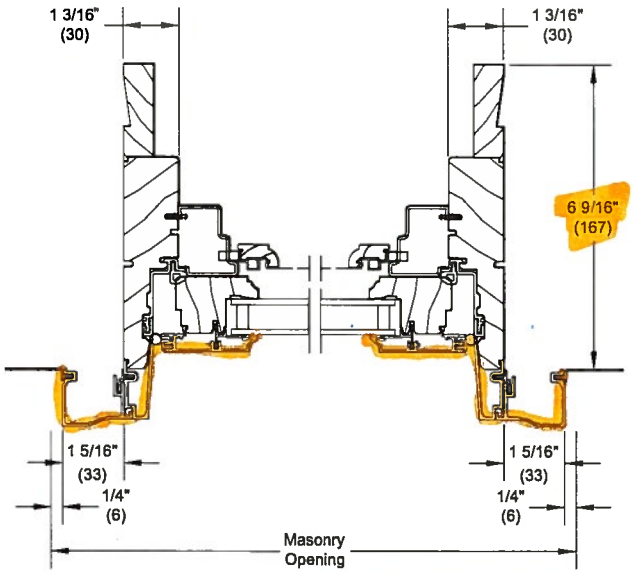
2 of 2

Scale: 3" = 1' 0"

Clad BMC

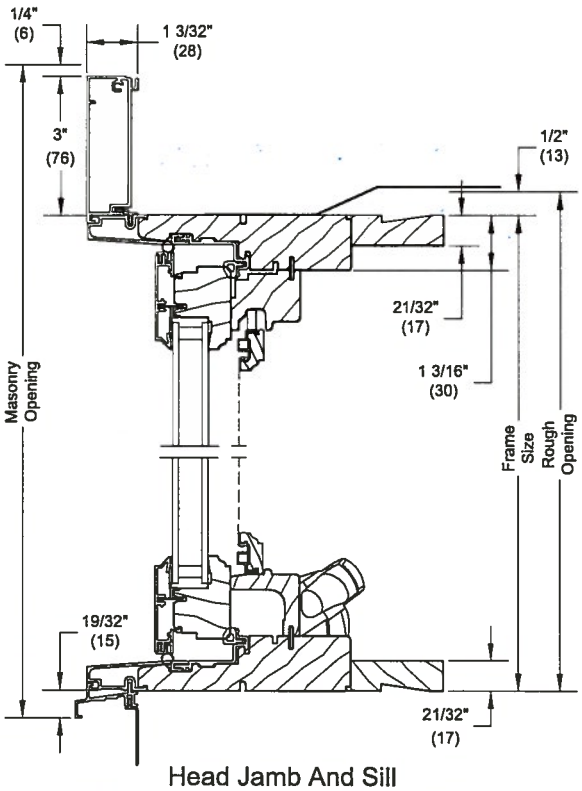


Head Jamb and Sill #3

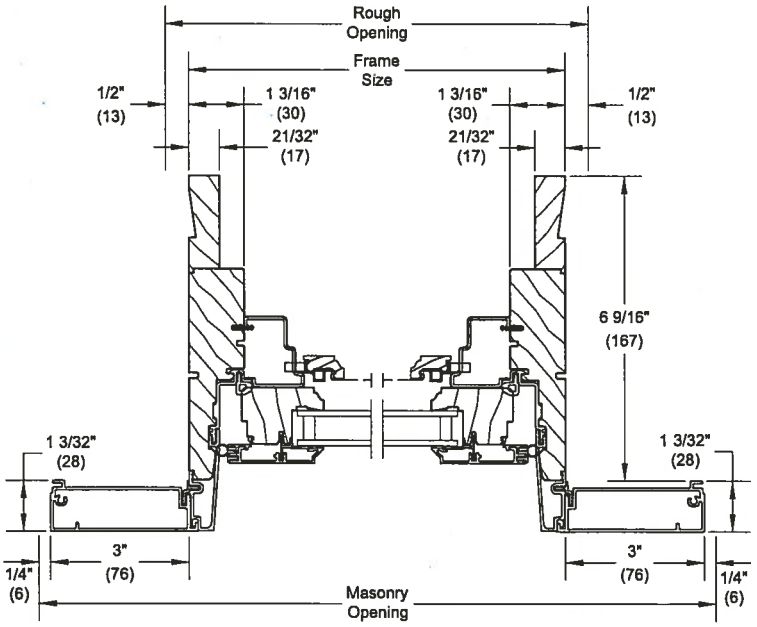


Jambs #4

Clad Flat Casing

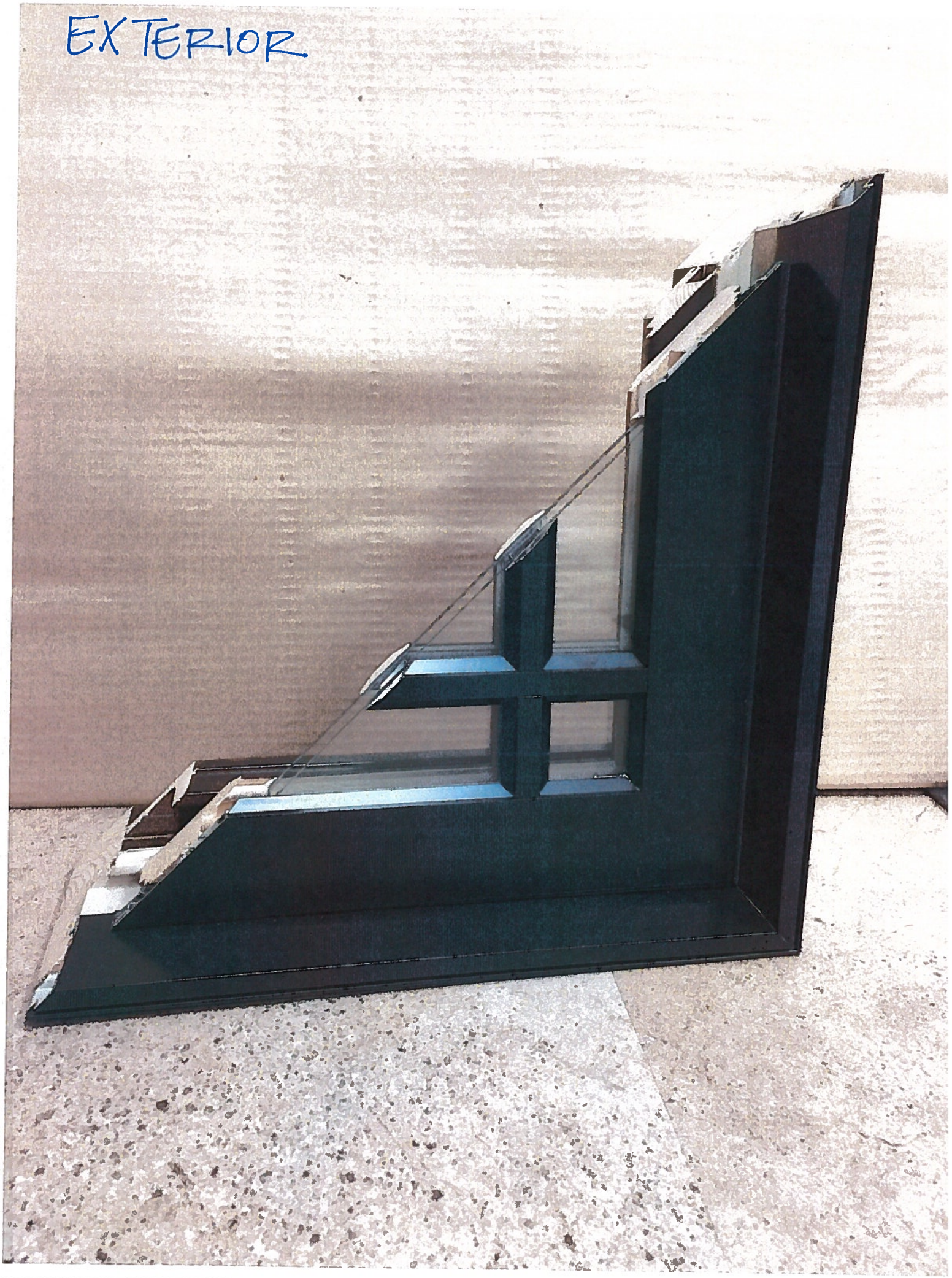


Head Jamb And Sill
Clad Flat Casing with Wood Screen



Jambs
Clad Flat Casing with Wood Screen

EXTERIOR



INTERIOR


ENERGY STAR certified versions
of this product are available.
Ask your salesperson for details.


MARVIN


MARVIN


MARVIN


To be removed by the homeowner.
Operating instructions.
MARVIN

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 2/21/17 HDRC Case# 2017-087

ADDRESS: 355 E Kings Hwy Meeting Location: Pecan

APPLICANT: Stephen Reyna

DRC Members present: Connor, Guarino

Staff present: Lauren Sage, Stephanie

Others present: —

REQUEST: New construction w revisions

COMMENTS/CONCERNS: MG: sees inset, dividing lights, finds it consistent.
MC: Asked about details of standing seam metal.
No concerns about windows.
MG: asked about final configuration and color and selection.

COMMITTEE RECOMMENDATION: **APPROVE [✓] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) 2/21/17 Date