

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-180  
**COMMON NAME:** 421-425 E Mistletoe  
**LEGAL DESCRIPTION:** NCB 863 BLK LOT 14 E 45.5 FT OF 13 & W 4.5 FT OF 15  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Ricardo Turrubiates/Tarramark Urban Homes  
**OWNER:** K/T TX Holdings, LLC  
**TYPE OF WORK:** Construction of housing development  
**REQUEST:**

The applicant is requesting final approval to construct a housing development to include eight single-family detached homes. The homes will be two stories with a second floor height of 20'-6" plus the roof pitch. Materials will include cement fiber board lap siding, asphalt shingle roof, and stucco and wood trim. The lot will feature a central private common drive with two low-impact driveways on both ends of the lot.

## 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 non-residential 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

*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.

### 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.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

## FINDINGS:

- a. The lots are located within the proposed Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City council is made. The applicant has proposed to construct a housing development to include eight single-family bungalows and is seeking final approval of the submitted designs.
- b. **SITEPLAN** – In order to accommodate vehicular access into the site, the applicant proposes three curbcuts: two for individual units facing the street and one shared driveway with a width of 20 feet. This amount of driveway exposure is not typical within the district and alternative configurations should be explored.
- c. **FOOTPRINT** – As presented, individual units reviewed as standalone structures are generally consistent with the overall principles in the guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern of one single family homes per lot. The applicant references Ewald St as a "pocket neighborhood" of 10 single-family detached homes. However, the homes all front a public city street in a manner consistent with historic developmental patterns of the neighborhood, and are clustered in a similar footprint and spatial configuration to houses that front the larger thoroughfares in the neighborhood like E Mistletoe. The homes are all also one-story. The applicant's proposed development of all two-story homes is located along a proposed terminal private dead end within a much smaller overall footprint compared to the Ewald St cluster of homes when including the public street. The applicant also references the Mayfair Condominiums, located at the intersection of E Mistletoe and McCullough, as a representative precedent. This condominium is not located within the proposed district boundary and is not a representative example within the residential neighborhood context. The condominium also fronts McCullough, which is a much larger and busier thoroughfare than E Mistletoe. Additionally, the references the King's Court Senior Apartment complex, which is a cluster of



four duplexes, as another representative example of footprint and spatial configuration. These structures are also one-story and are not included within the boundary of the proposed Tobin Hill North Historic District.

- d. **MASSING AND SCALE** – The proposed bungalows measure approximately 20’-6” in height without including the roof pitch. While the proposed Tobin Hill North Historic District contains nine two-story single family homes, the block of E Mistletoe surrounding the proposed development is predominately characterized by modest, single-story homes. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Staff finds the proposed height inconsistent with this guideline and that attempts to mitigate the overall height and appearance from the street should be made.
- e. **WINDOW SIZE** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Staff finds the proposed larger rectangular windows on both building prototypes measuring 3x5’ and 3x4’ consistent with this ratio. Staff also finds the proposed tripartite windows on the first floor of each prototype comparable to historic configurations. Staff does not find the use of square 2x2’, rectangular 2x3’, or circular porthole window styles consistent with this ratio nor with the window typologies of the proposed historic district.
- f. **WINDOW AND DOOR PLACEMENT** – The proposed design for both Building 1 and Building 2 include the placement of windows and doors, including their trim, directly abutting rim board, roof trim pieces, and/or fiberboard on every elevation. This direct adjacency of materials and façade elements is not typical of historic approaches to fenestration. Additionally, on some elevations, the blank wall space between openings exceeds the continuous wall space recommendations in the guidelines.
- g. **COLUMNS AND PORCH** – The Historic Design Guidelines note that new architectural details should be reflective of their time while respecting the predominant stylistic elements of the district. Additionally, new details should be simple in design and should complement, but not visually compete with, the character of historic structures within the district. The proposed bungalows evoke Craftsman details, which are common in the proposed Tobin Hill North Historic District. The current porch configuration on both Building 1 and Building 2 feature one column and one faux column detail. Staff finds the configuration inconsistent with the predominant stylistic elements of porches in the district, which feature two columns and project towards the public right-of-way.
- h. **ROOF** – According to the Guidelines for New Construction, roof materials that are similar in terms of form, color, and texture to those traditionally used in the district should be incorporated. The proposed roofs are consistent with the guidelines in both material and form.

## **RECOMMENDATION:**

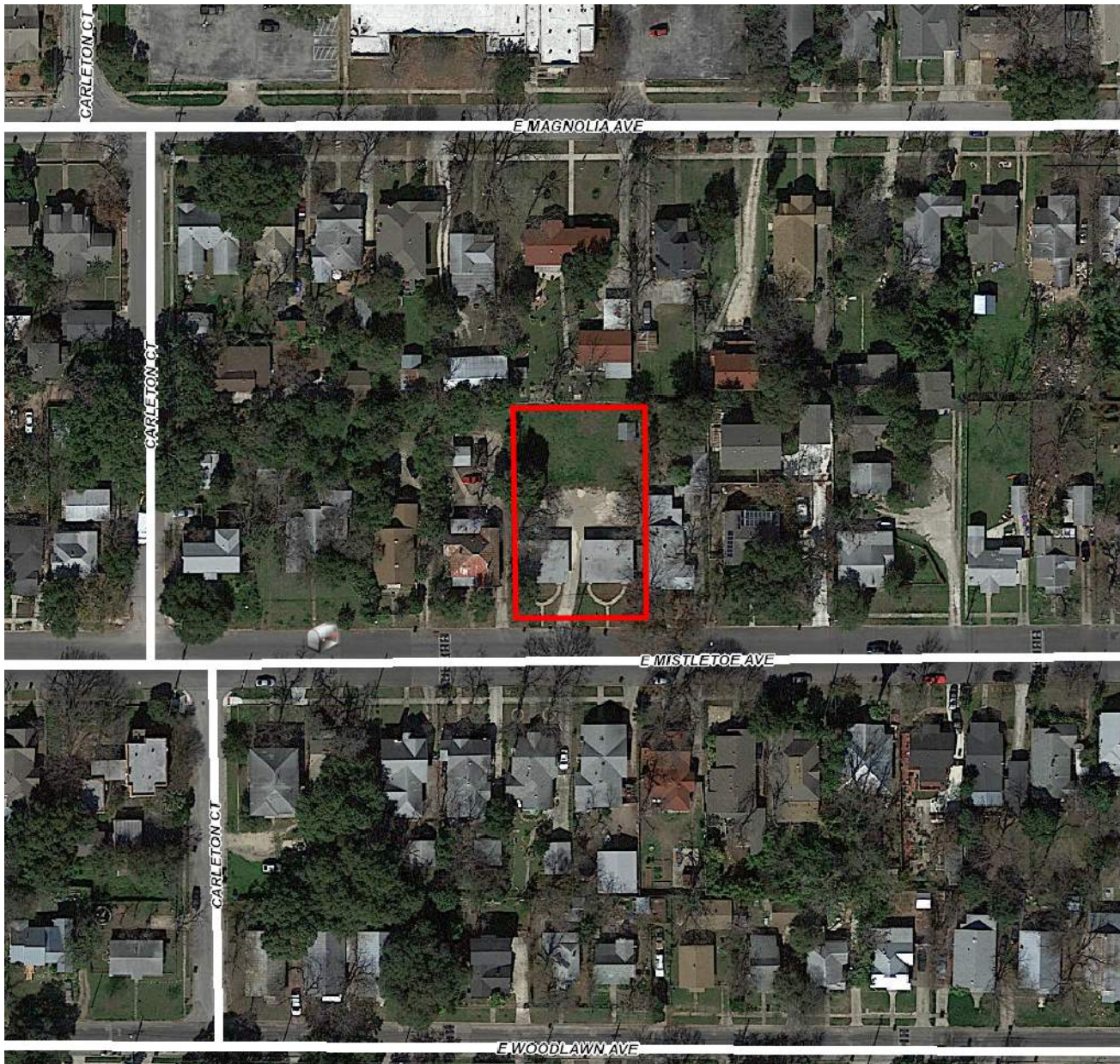
Staff does not recommend final approval of the submitted designs at this time based on findings a through g. Staff recommends the following modifications to the proposal:

- a. That the site plan configuration be modified to require fewer curb cuts at the street based on finding b.
- b. That fewer units are explored to be more in keeping with the established development pattern within the district based on finding c.
- c. The applicant explores 1.5 story options or prototypes with a modified roof pitch to respond to the dominant historic massing context of the neighborhood.
- d. Fenestration patterns on both prototypes are revised to be more consistent with the size and placement common of historic facades in the district.
- e. That the front porch configuration for the two homes facing E Mistletoe is modified to include two columns that project from the façade and engage the streetscape.
- f. That the proposed windows are true divided lites or a 1 over 1 configuration with wood screens featuring divided lites to reflect window configurations common in the district and the proposed modern Craftsman approach.

## **CASE MANAGER:**

Stephanie Phillips





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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# TERRAMARK

— URBAN HOMES —

Terramark's latest project at 425 East Mistletoe will create a pocket housing development in a vibrant neighborhood. The 16,000 square foot site was uniquely under-utilized with two efficiency-duplexes on less than 1/3 of the available lot. These dilapidated structures were removed in 2016 as Terramark began reimagining the site.

The recent application for a Historic Designation on a portion of the block outlines some of the characteristics of the block:

*"Home sizes and styles vary greatly through the proposed district, but Ewald Street contains a consistent group of small shotguns and Valentino Place has a few small bungalows. The size of the homes reflects the modest means of the renters and property owners"*

- December 21<sup>st</sup> HDRC Application

Ewald Street refers to 10 charming shotgun houses build in the early 1900's providing reasonably priced homes and Valentino is tucked behind existing houses along Mistletoe. This is one of the most unique aspects to the block and looks to be a cornerstone of the recent Historic Designation Application.

As the neighborhood evolved, the need remains for quality housing at attainable prices. Terramark believes it can meet that objective while still providing a well-designed project that fits within the historic and overall character of the neighborhood.

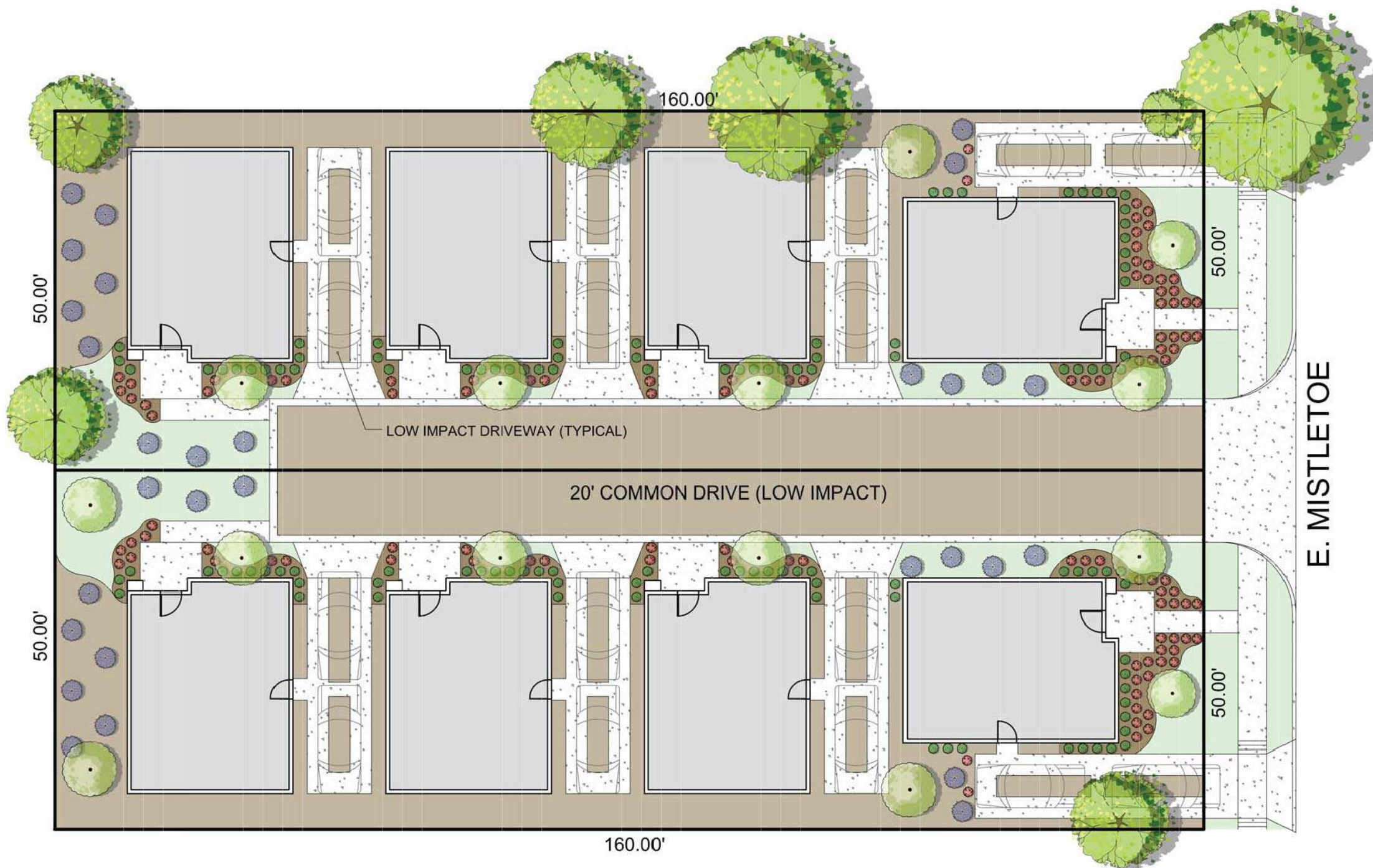
We are proposing 8 single-family bungalows tucked into the site. From the street, two homes will be positioned to showcase the project and continue the rhythm of Mistletoe. Ample off-street parking is critical to a block with commercial and residential sharing limited frontage. Each home will have two off-street parking spaces and low-impact drives.

I appreciate your time and consideration and look forward to working with OHP.

Warm regards,

Charles Turner





CURRENT ZONING: RM4

PROJECT DATA	
LAND AREA:	0.367 Ac.
TOTAL LOTS:	2
TOTAL UNITS PER LOT:	4
TOTAL UNITS:	8
UNITS ALLOWED PER UDC:	8
UNITS PER ACRE:	21.8
UNIT S.F.:	1312 s.f.
PARKING PER UNIT:	2
TOTAL PARKING:	16

GROUND COVER TYPES	
	GRASS
	DECOMPOSED GRANITE
	MULCH / LANDSCAPE
	CONCRETE

LANDSCAPING LEGEND	
	EXISTING TREE
	NEW TREE
	LARGE SHRUB
	MEDIUM SHRUB
	FLOWERING SHRUB

# LANDSCAPE PLAN



## TREES



REDBUD



LIVE OAK



CEDAR ELM

## LARGE SHRUBS



VIBURNUM



XYLOSMA



CHERRY LAUREL

## MEDIUM SHRUBS



IRIS GERMANICA



BOXWOOD



NANDINA

## FLOWERING SHRUBS



BULBINE

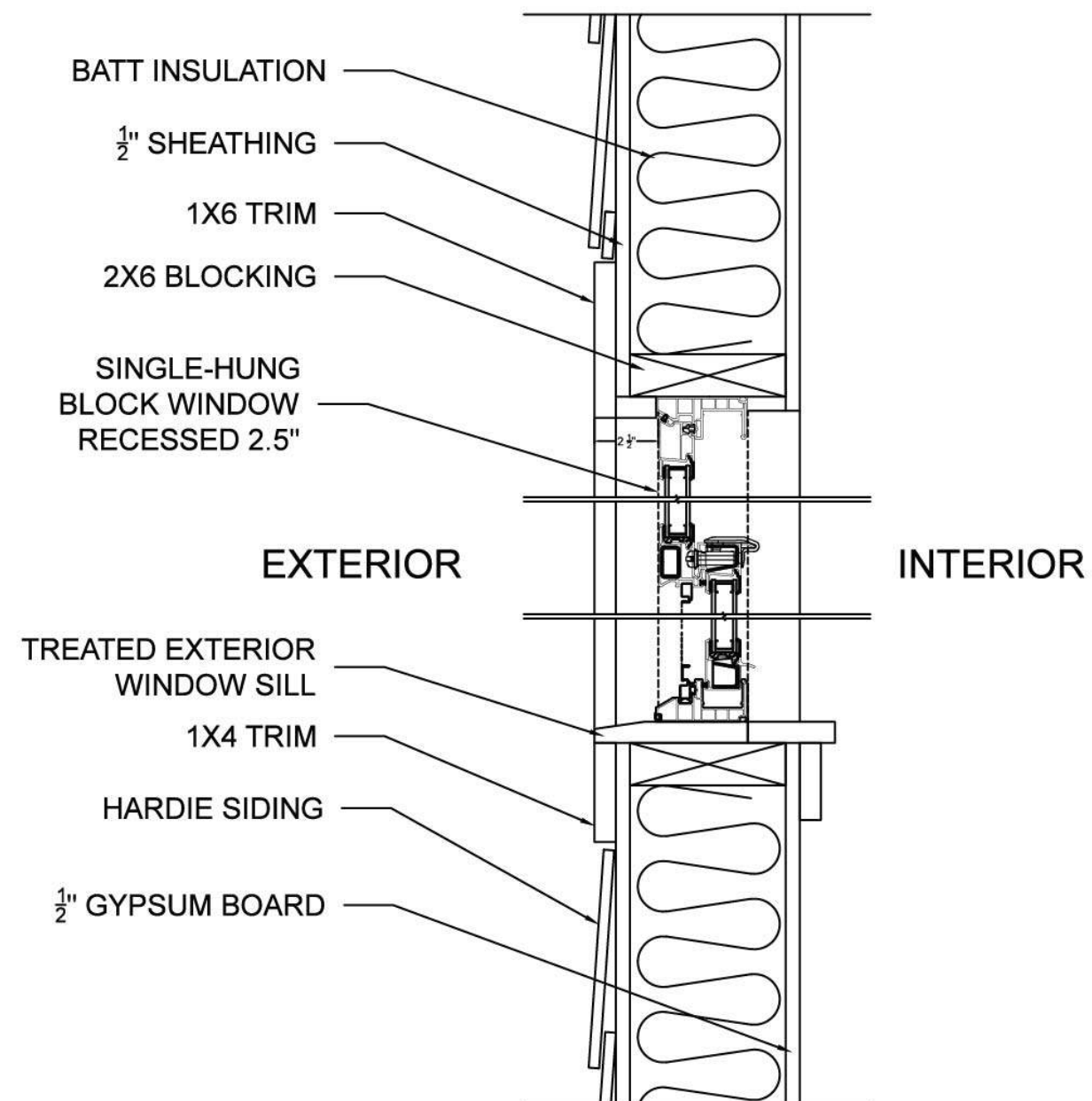


SKULLCAP



SALVIA GREGGII





Proposed Single-Hung Block Window Detail



Proposed Single-Hung Block Window





417 E. Mistletoe Ave

421 E. Mistletoe Ave

425 E. Mistletoe Ave

431 E. Mistletoe Ave





### Edwald St. - Pocket Community Density Information

Units: 10

Acres: 0.4775

Density: 20.9 Units/Acre

### 421/425 E. Mistletoe Ave - Development Density Information

Units: 8

Acres: 0.3673

Density: 21.8 Units/Acre

Edwald St. - Pocket Community Model

421/425 E MISTLETOE AVE  
(8 SINGLE-DETACHED HOMES)

MAYFAIR CONDOMINIUMS  
(3-STORY BUILDING - 60 UNITS)



KING'S COURT  
SENIOR APARTMENTS  
(4-PLEX / DUPLEX)

EWALD ST - POCKET  
NEIGHBORHOOD  
(10 SINGLE-DETACHED HOMES)





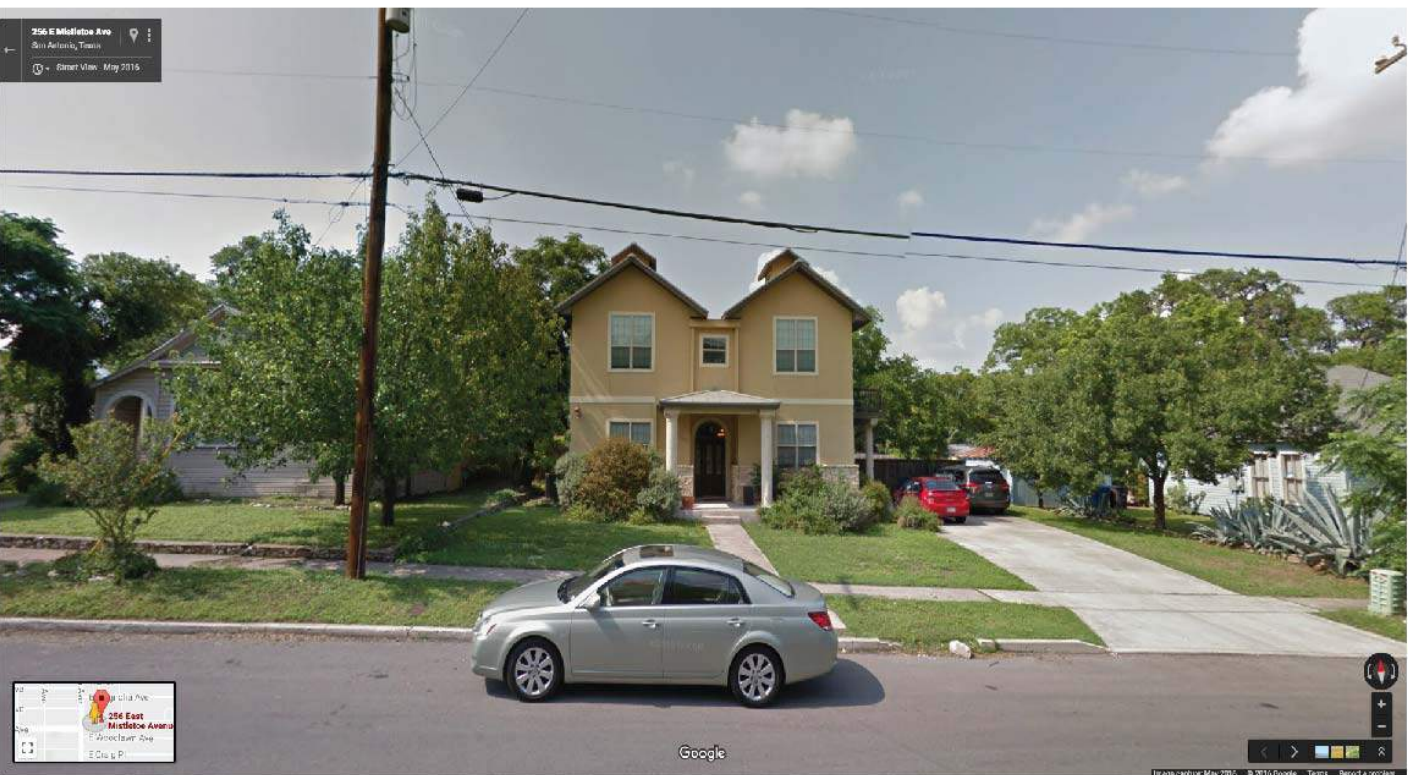
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357 E. Mistletoe

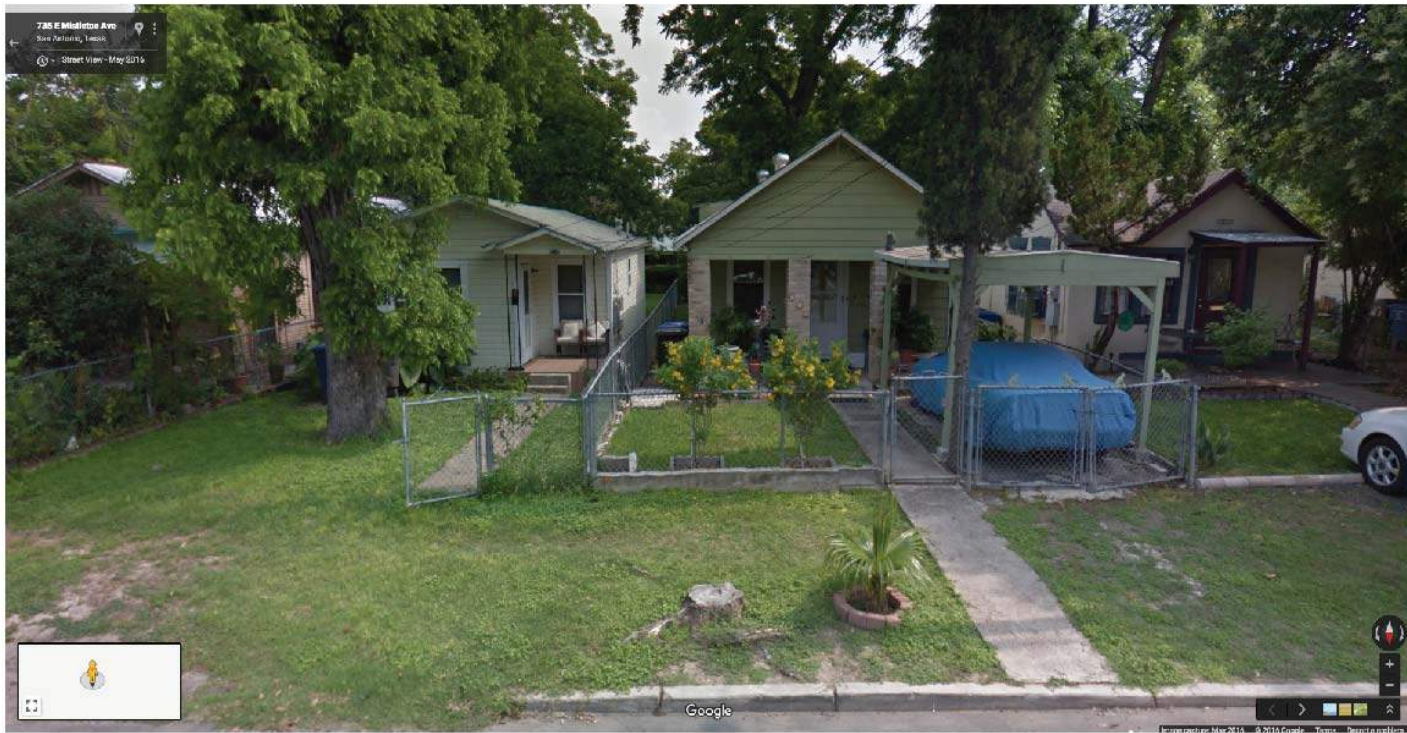


398 E. Mistletoe



256 E. Mistletoe

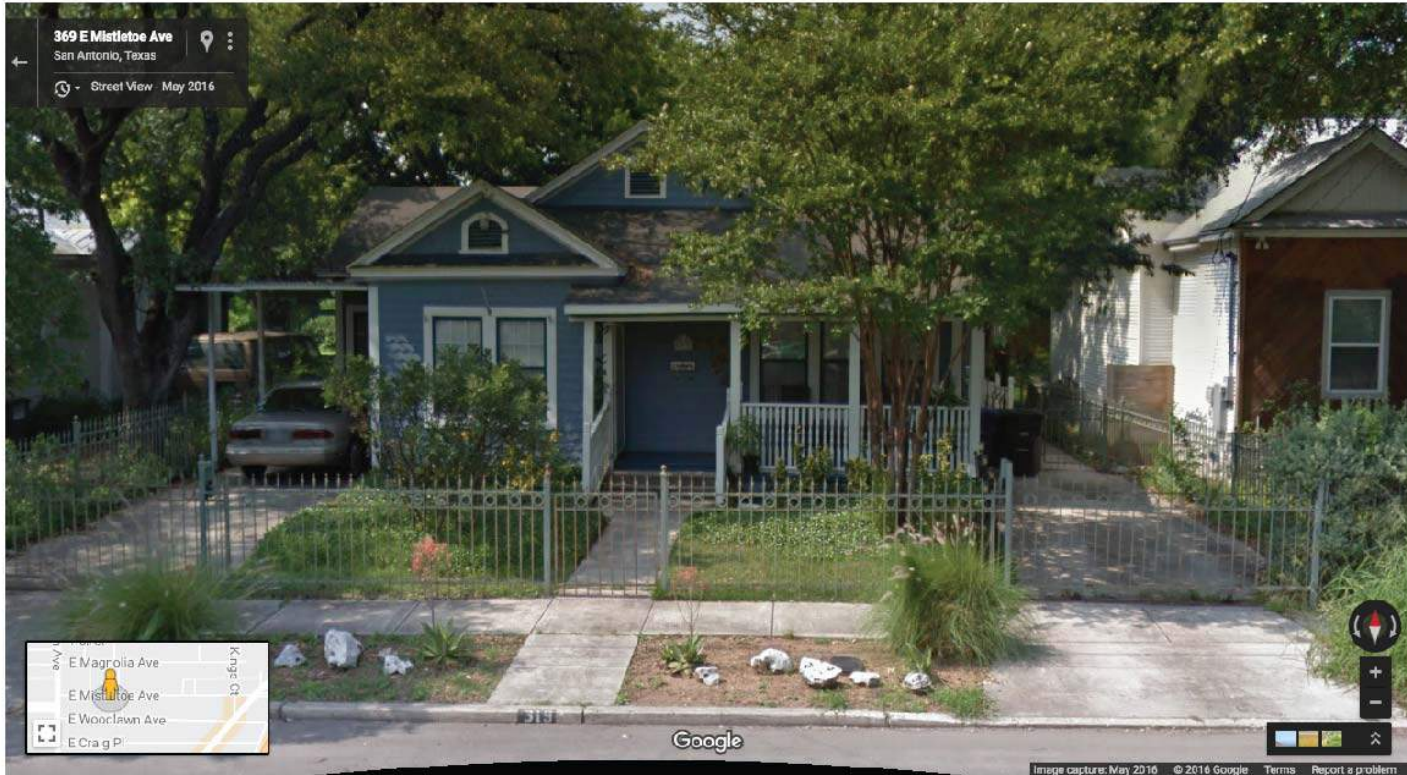




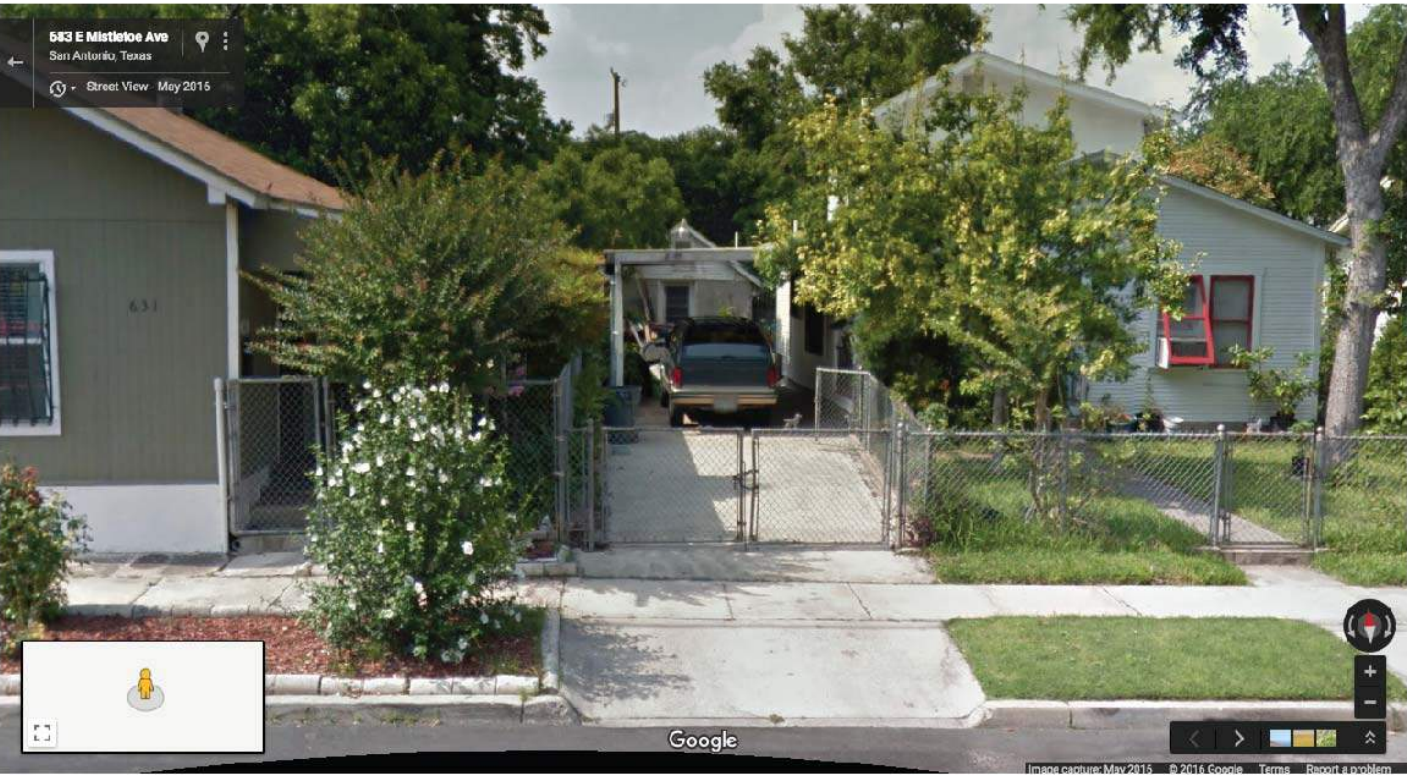
735 E. Mistletoe



747 E. Mistletoe



369 E. Mistletoe



683 E. Mistletoe



CODE SUMMARY

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES INVOLVED.

APPLICABLE CODES:

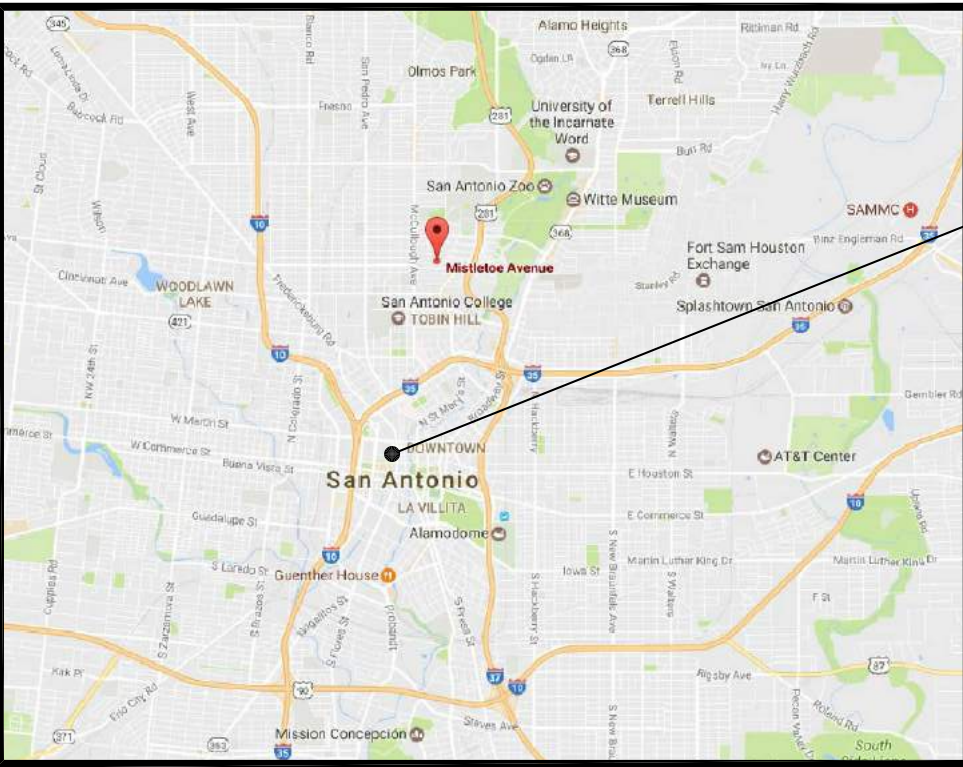
- 2015 INTERNATIONAL RESIDENTIAL CODE
  - 2015 INTERNATIONAL GAS CODE
  - 2015 INTERNATIONAL MECHANICAL CODE
  - 2014 NATIONAL ELECTRICAL CODE
  - 2015 INTERNATIONAL PLUMBING CODE
- (WITH LOCAL AMENDMENTS)

PROJECT INFORMATION:

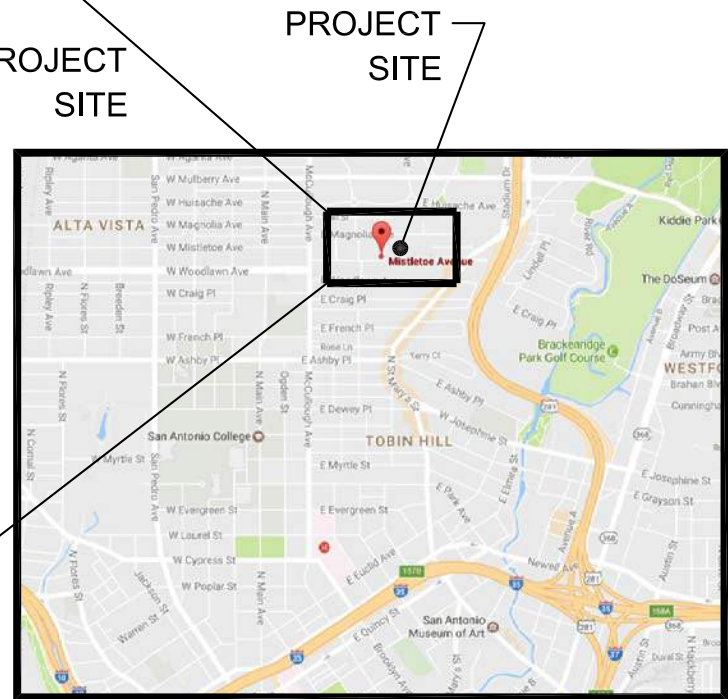
- PROJECT: BUILDING 1  
421 AND 425 E. MISTLETOE  
SAN ANTONIO, TX. 78212
- LEGAL: NCB 863, LOT 51 AND 52
- OWNER : TERRAMARK URBAN HOMES
- PURPOSE: DWELLING UNITS

SHEET INDEX

- A000 COVER SHEET, SHEET INDEX, LOCATION MAP  
A101 ARCHITECTURAL SITE PLAN  
A201 FIRST FLOOR PLAN, SECOND FLOOR PLAN, ROOF PLAN, AND INTERIOR ELEVATIONS  
A301 EXTERIOR ELEVATIONS  
A302 BUILDING SECTIONS AND WALL SECTION  
A401 ELECTRICAL PLANS AND DIAGRAMMATIC FRAMING PLANS  
A801 SPECIFICATIONS  
A802 SPECIFICATIONS  
A803 SPECIFICATIONS



AREA MAP



LOCATION MAP

BUILDING 1

421 and 425 E. Mistletoe,  
San Antonio, Texas 78212



GRG

architecture

118 BROADWAY, SUITE 620  
SAN ANTONIO, TX. 78205  
210.447.7000

Architect

DOCUMENTS INCOMPLETE:  
NOT FOR REGULATORY  
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CONSTRUCTION.

EDWARD A. GARZA  
TEXAS REGISTRATION #  
15906

Mistletoe - Building 1



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description  
COVER

NOTE: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

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Checked By: EG

Project No. 17-1010A

Date: 20 FEB 2017

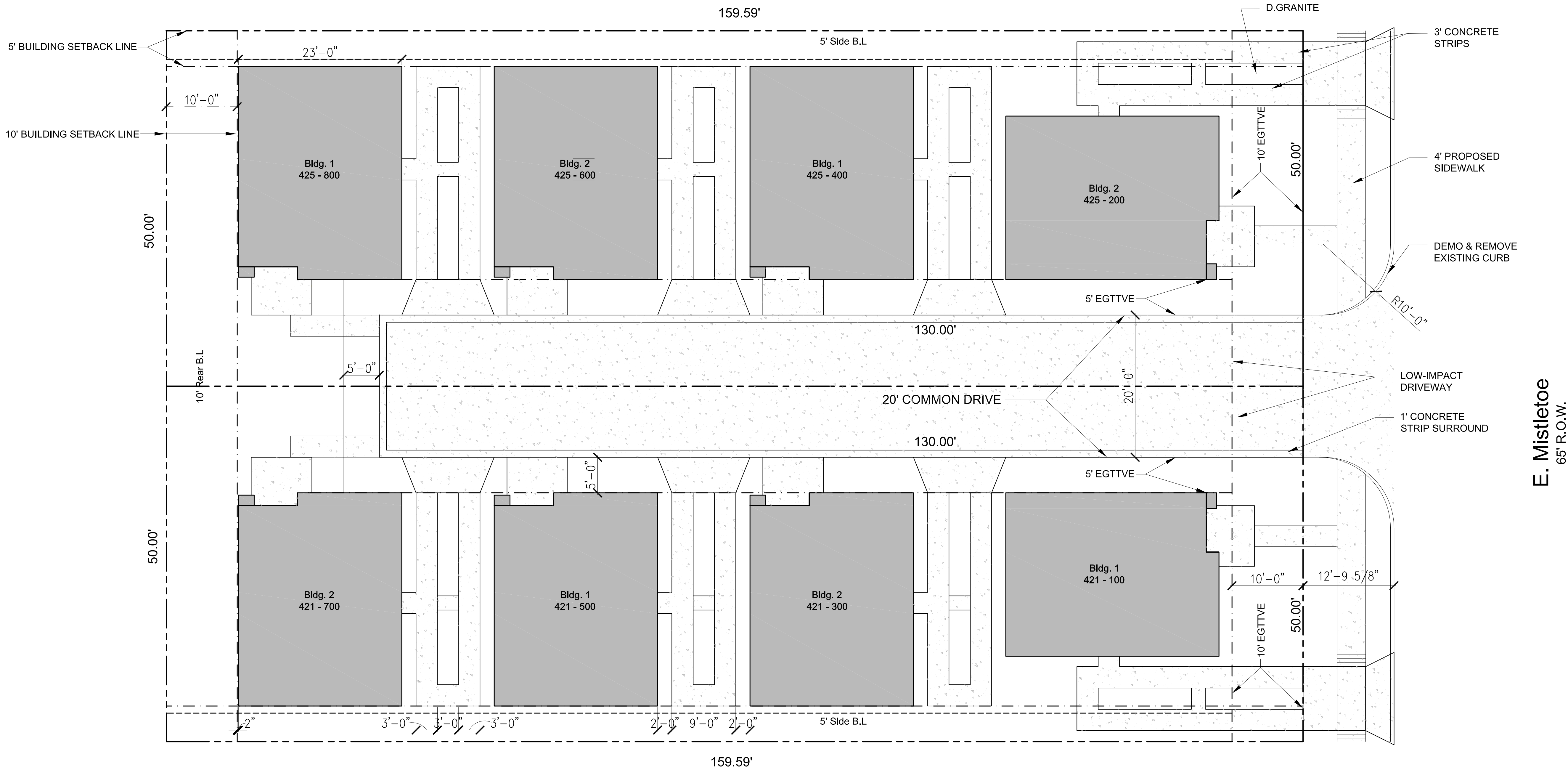
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BUILDING 1



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IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE NOT TO SCALE



**1** ARCHITECTURAL SITE PLAN  
SCALE: 1/4" = 1'-0"



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CONSTRUCTION.

EDWARD A. GARZA  
TEXAS REGISTRATION #  
15906

## Mistletoe - Building 1



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description

### ARCHITECTURAL SITE PLAN

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Checked By: EG

Project No. 17-1010A

Date: 20 FEB 2017

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# A101

BUILDING 1

- 30 MAR. 2017 -

- NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION - 100% REVIEW SET

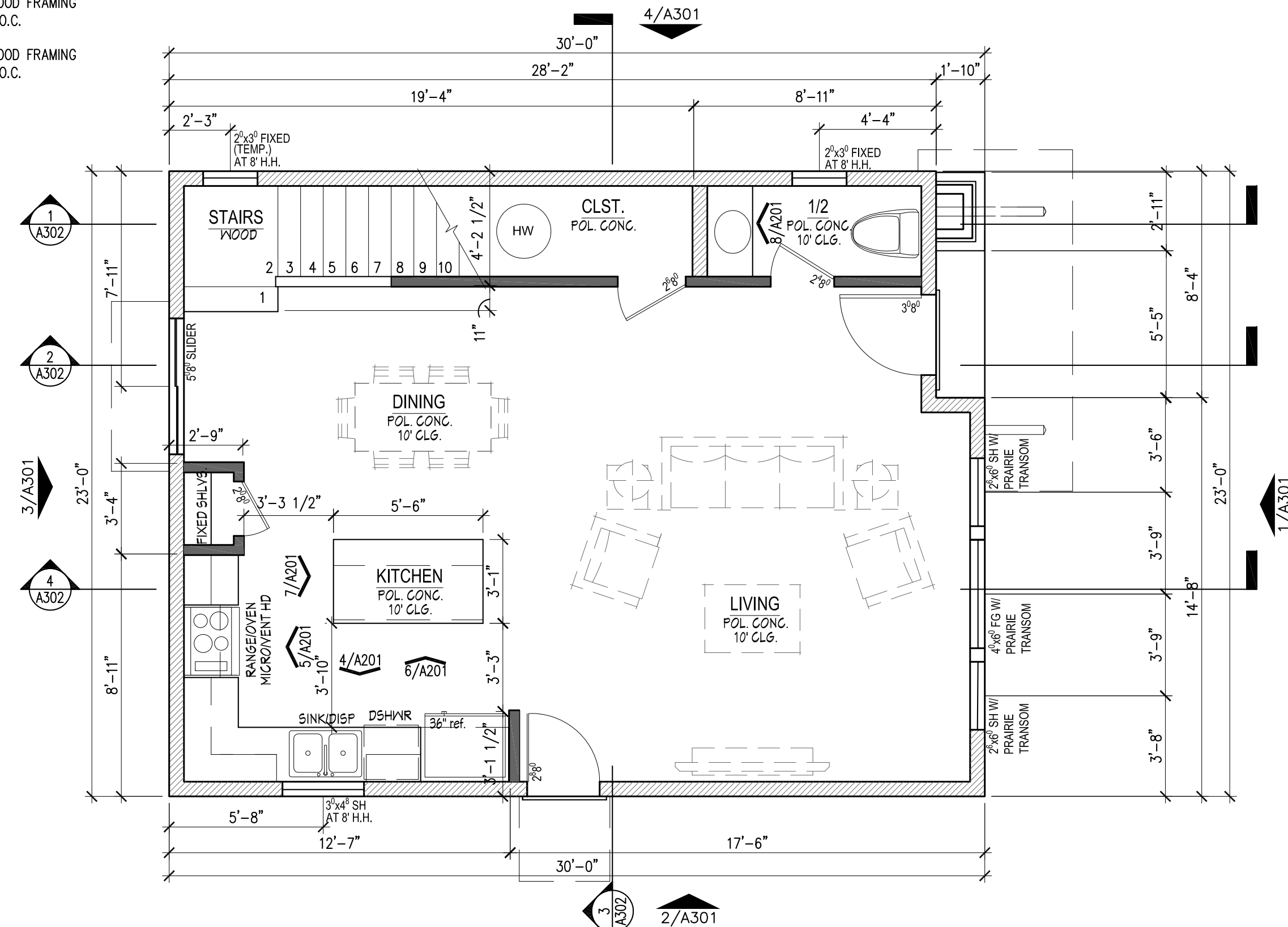


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NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE.  
IF PRINTED ON A LARGER SIZE, ALL DIMENSIONS ARE NOT TO SCALE

LEGEND

- 2X6 WOOD FRAMING AT 16"O.C. (1HR RATED)
- 2X6 WOOD FRAMING AT 16"O.C.
- 2X4 WOOD FRAMING AT 16"O.C.



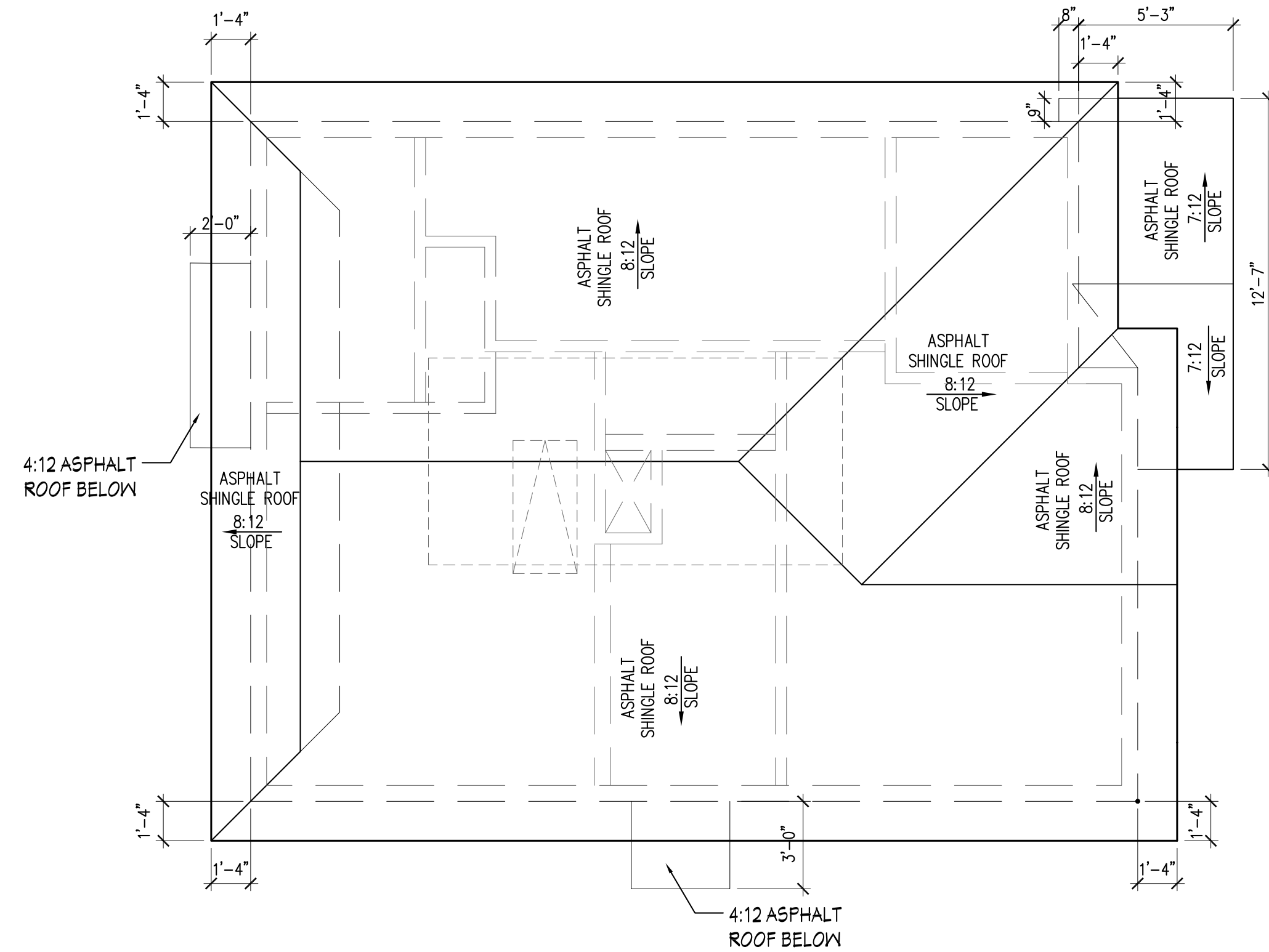
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Square Footage Chart	
AREA	SQUARE FEET
1st Floor Living	675
2nd Floor Living	637
Total Living	1,312

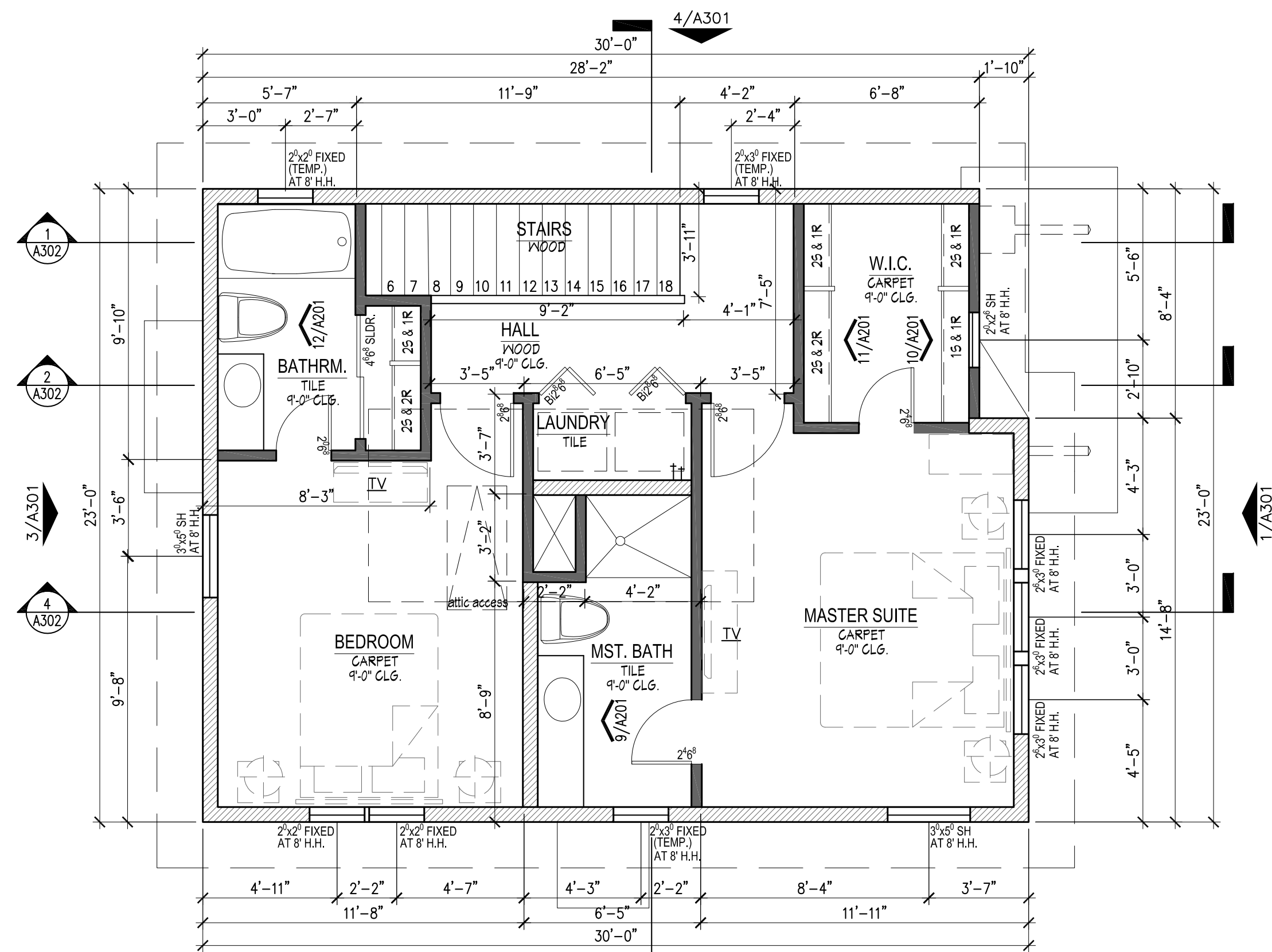
1st Floor Living	675
Porch	15
Slab	690

1st Floor Living	675
2nd Floor Living	637
Porch	58
Total Frame	1,370

Carport Flatwork	360
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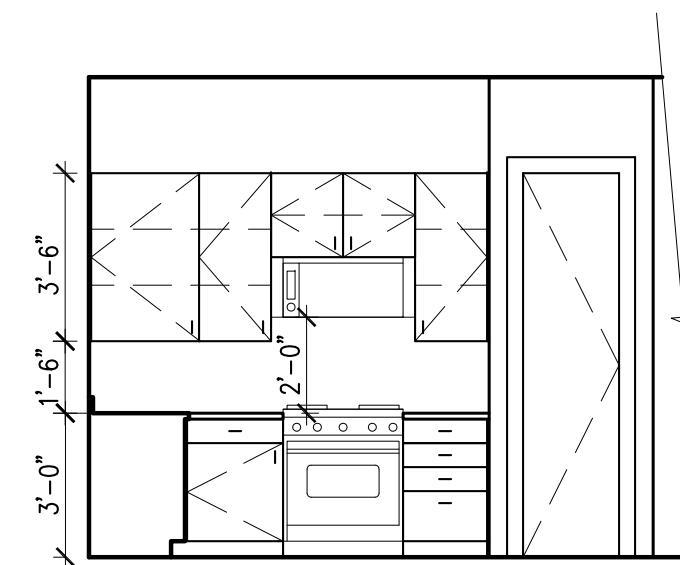
3 ROOF PLAN  
SCALE: 1/4" = 1'-0"



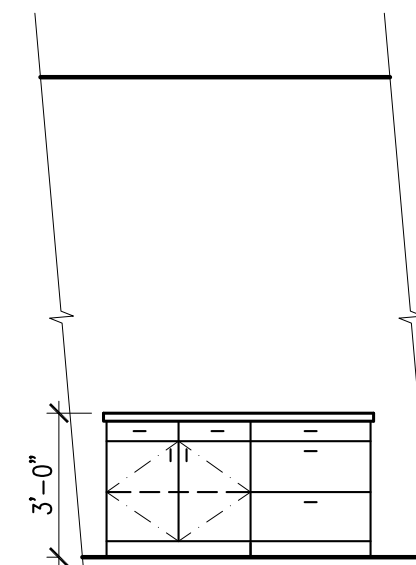
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SCALE: 1/4" = 1'-0"



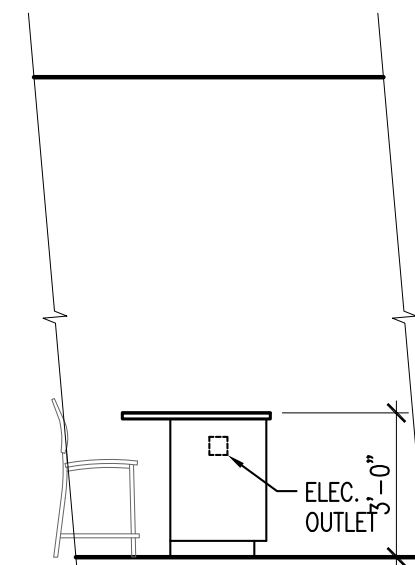
4 KITCHEN  
SCALE: 1/4" = 1'-0"



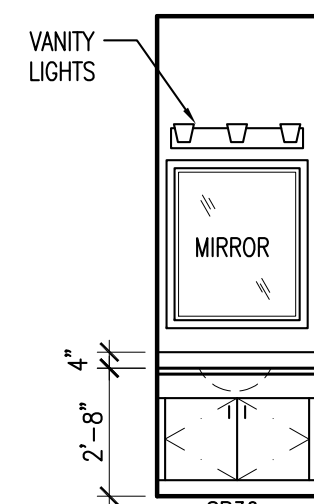
5 KITCHEN  
SCALE: 1/4" = 1'-0"



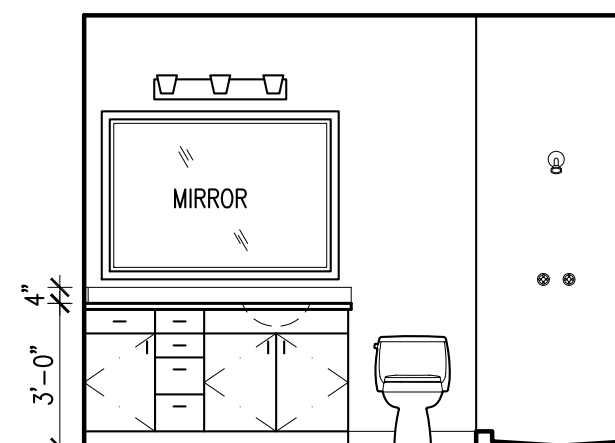
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SCALE: 1/4" = 1'-0"



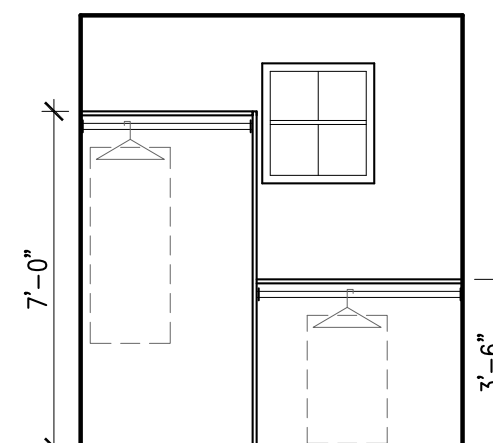
7 KITCHEN  
SCALE: 1/4" = 1'-0"



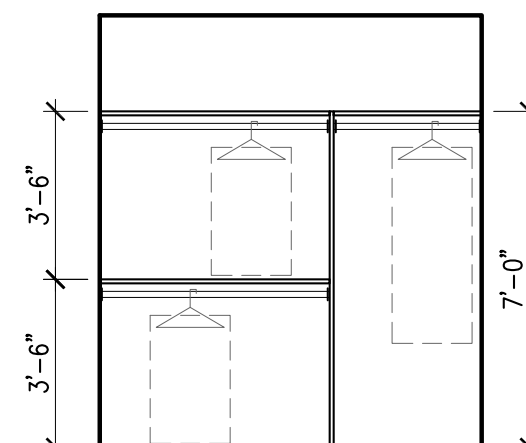
8 1/2 BATH  
SCALE: 1/4" = 1'-0"



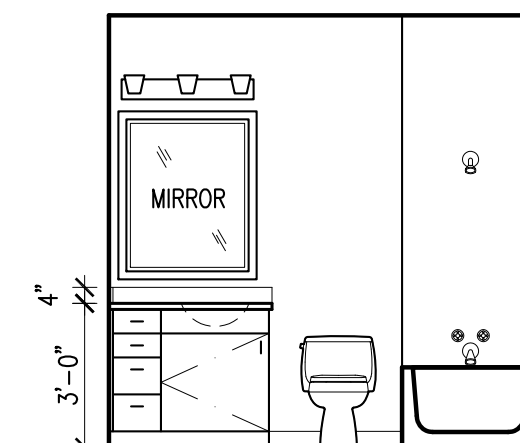
9 MASTER BATH  
SCALE: 1/4" = 1'-0"



10 MASTER CLOSET  
SCALE: 1/4" = 1'-0"



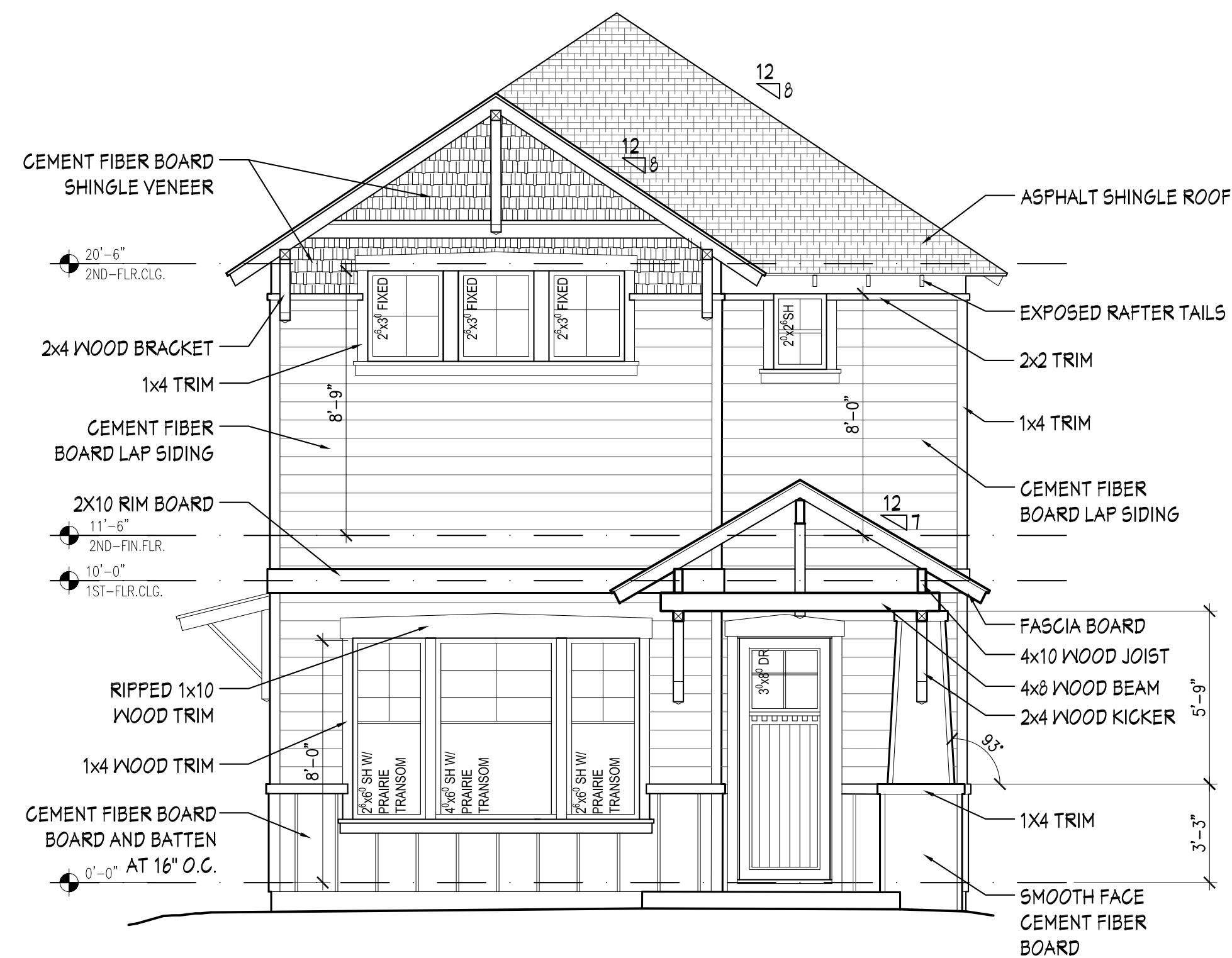
11 MASTER CLOSET  
SCALE: 1/4" = 1'-0"



12 BATH  
SCALE: 1/4" = 1'-0"

CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"

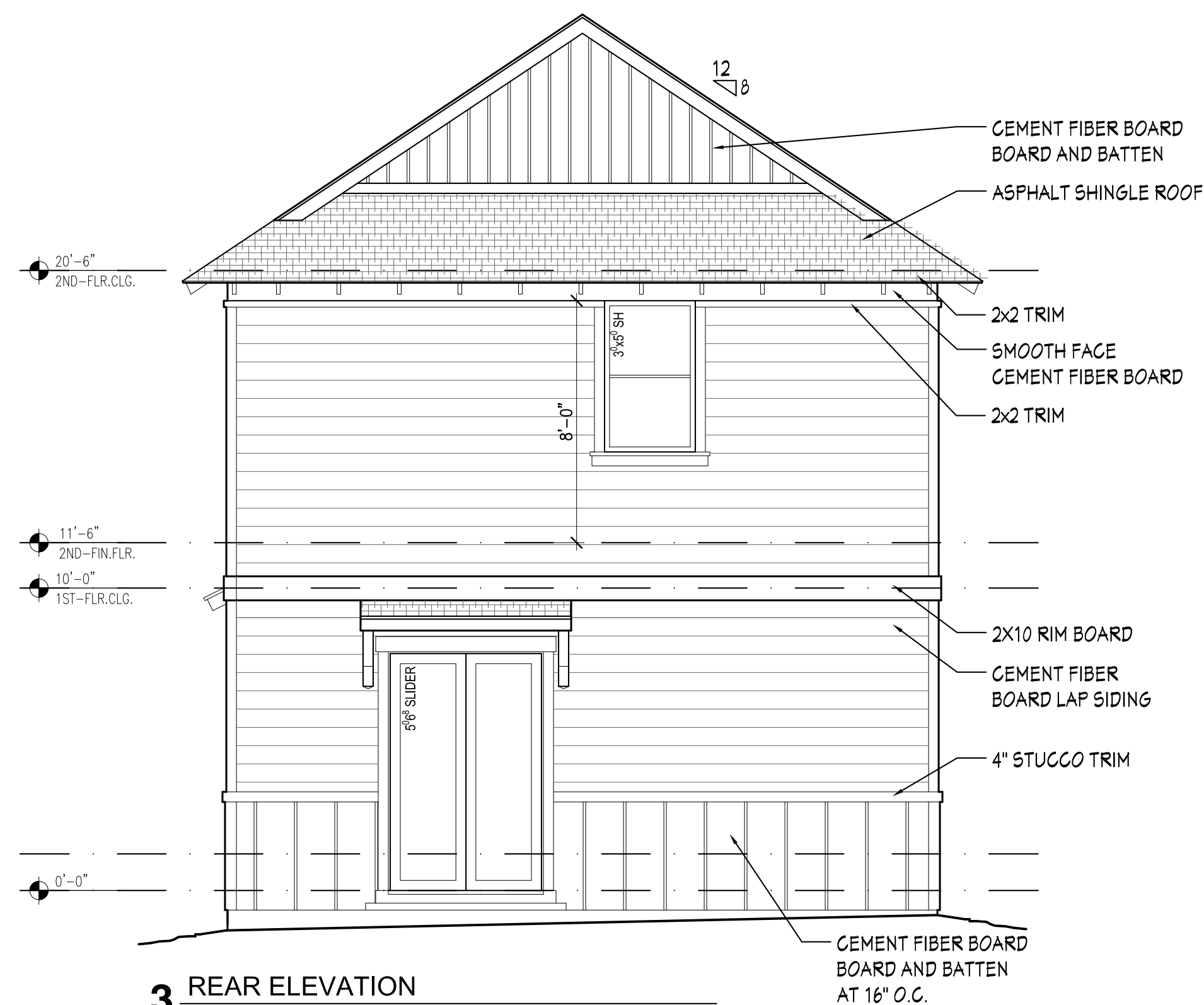




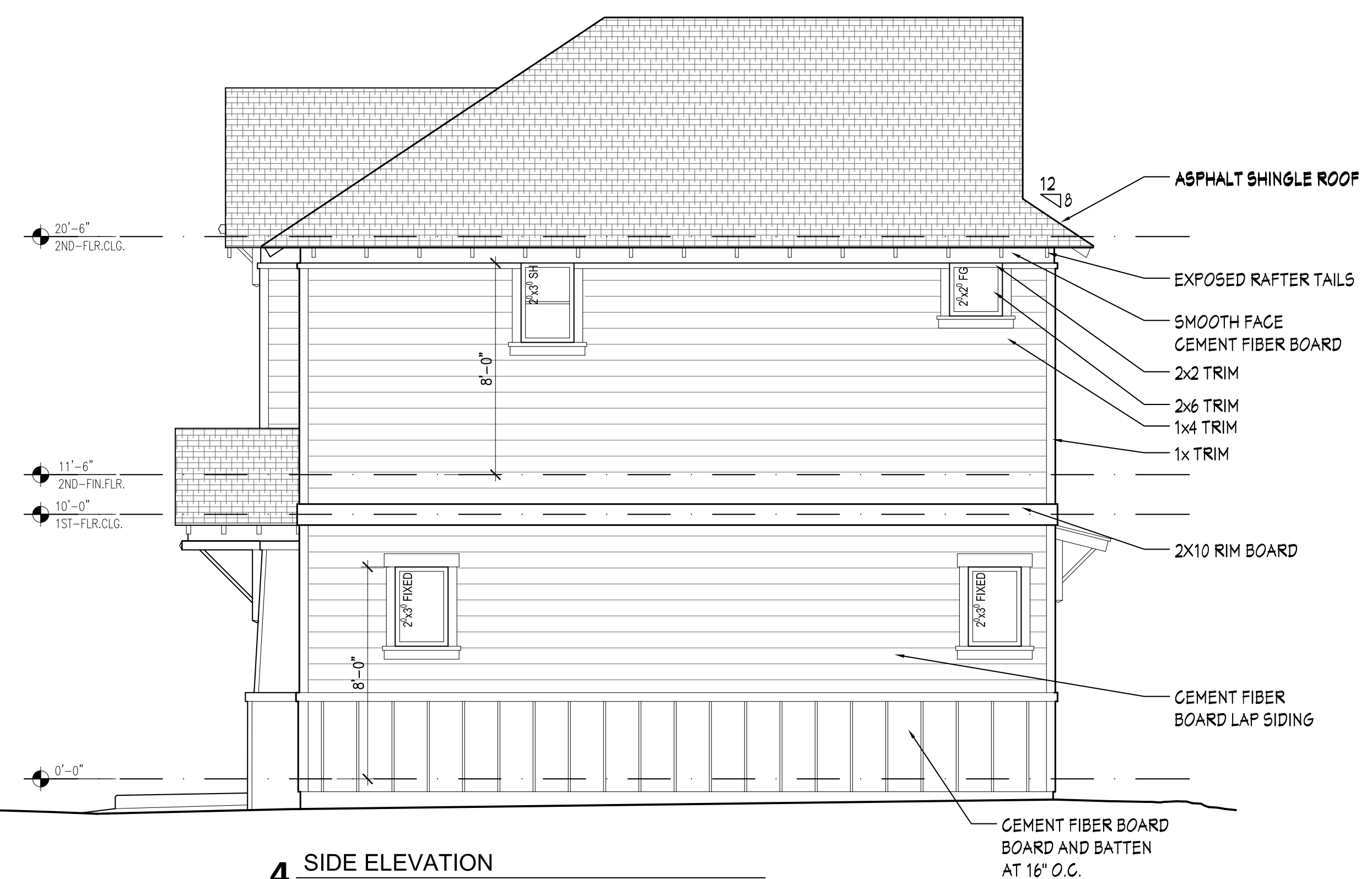
**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



SIDE / CARPORT ELEVATION



### 3 REAR ELEVATION

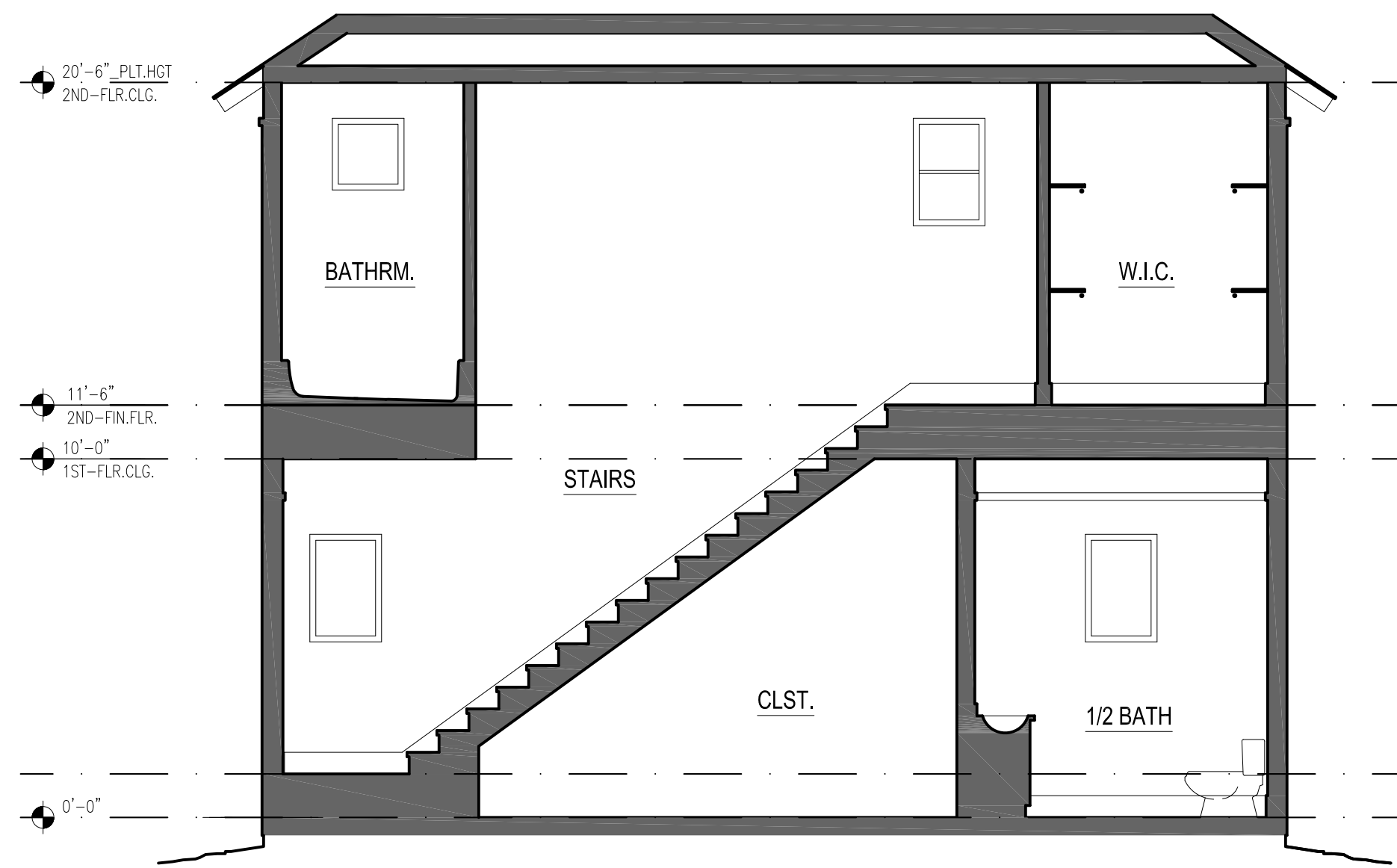


#### 4 SIDE ELEVATION

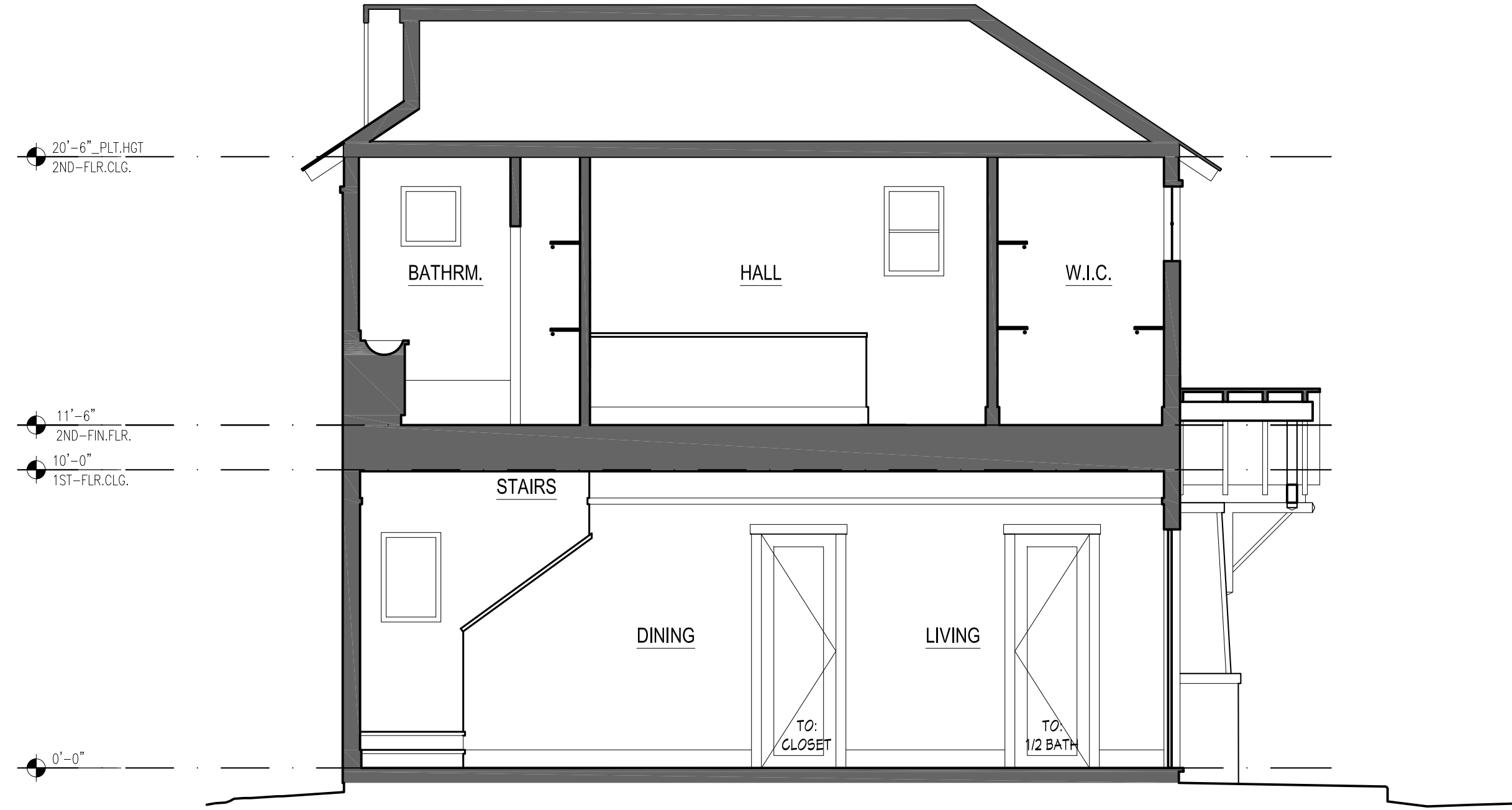


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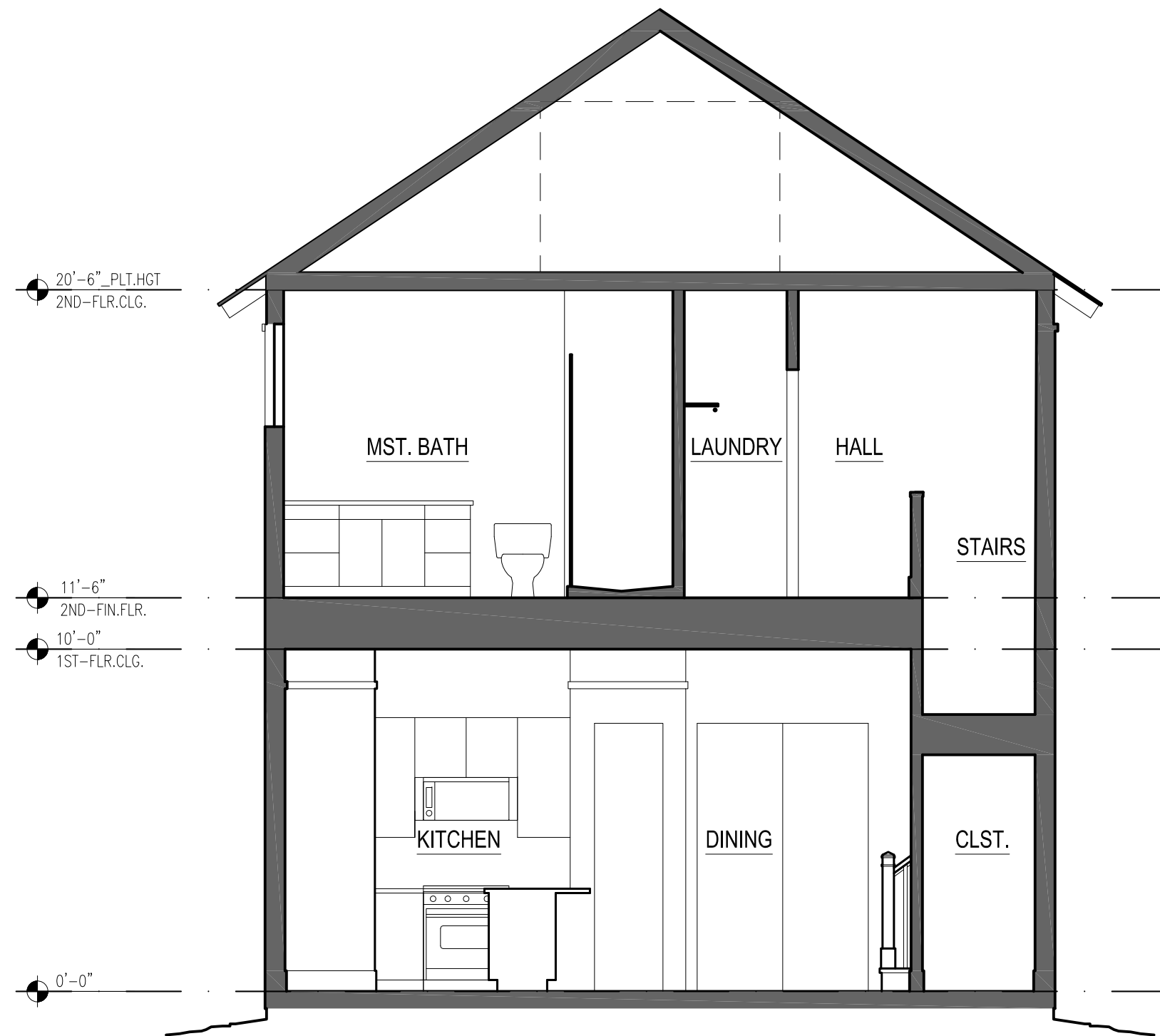
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**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



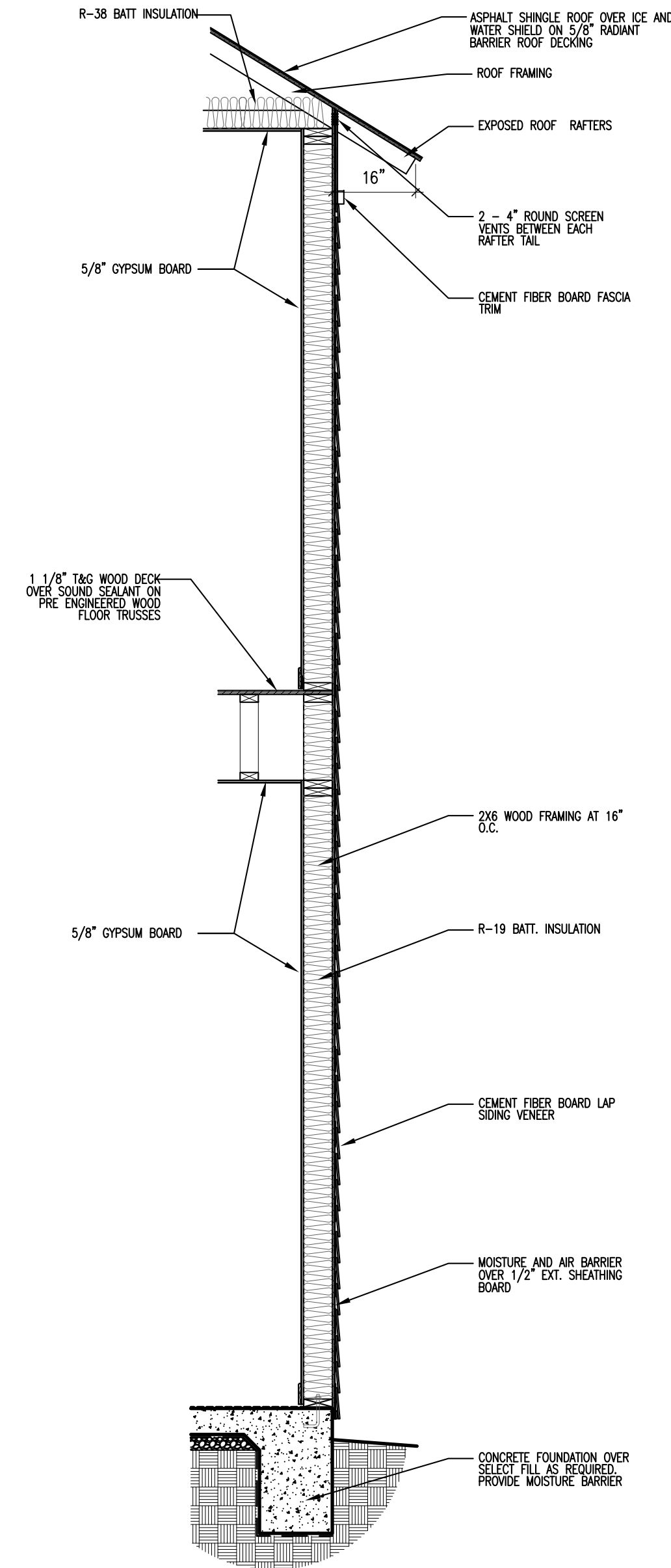
**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



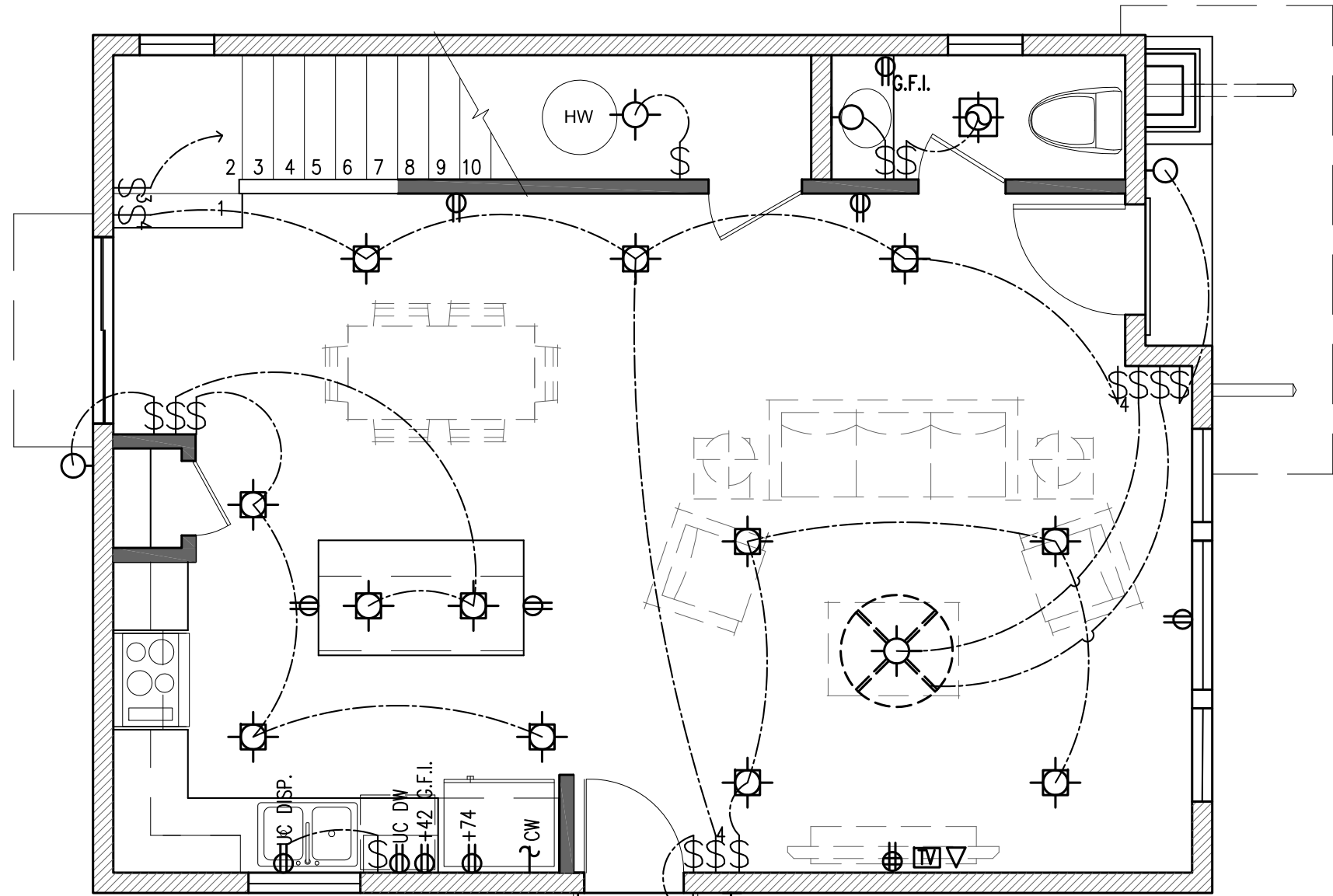
**5 TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"

NOTE FOR ALL EXPOSED CANTILEVER AND EXTERIOR CONDITIONS:

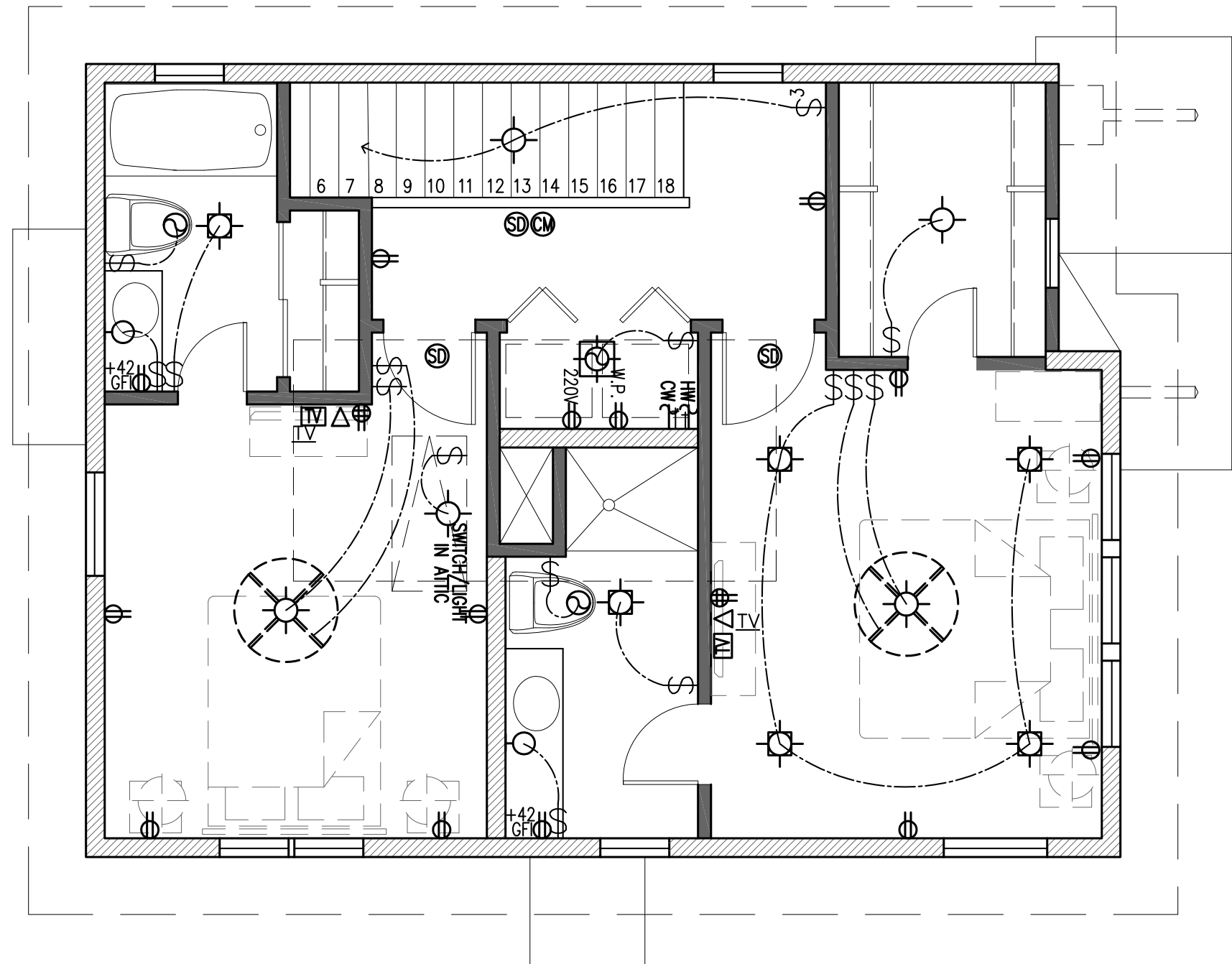
1. INSTALL A RIGID AIR BARRIER OR OTHER SUPPORTING BLOCKING TO SEPARATE THE CANTILEVER FROM THE CONDITIONED SPACE ABOVE. SEAL ALL SEAMS, GAPS, AND HOLES IN THE AIR BARRIER WITH CAULK OR FOAM.
2. BLOCK AND SEAL ANY OPEN FLOOR JOISTS ABUTTING THE CANTILEVER FLOOR CAVITIES.
3. COVER THE BOTTOM OF THE INSULATED CANTILEVER FLOOR CAVITIES WITH A RIGID, WEATHER-RESISTANT SOLID BLOCKING MATERIAL SUCH AS PLYWOOD OR HOUSE SIDING.
4. INSTALL INSULATION WITHOUT MISALIGNMENTS, COMPRESSIONS, GAPS, OR VOIDS TO FILL THE CANTILEVER FLOOR CAVITY, MAKING FULL CONTACT WITH THE TOP, BOTTOM, AND SIDES OF A CANTILEVERED FLOOR CAVITY



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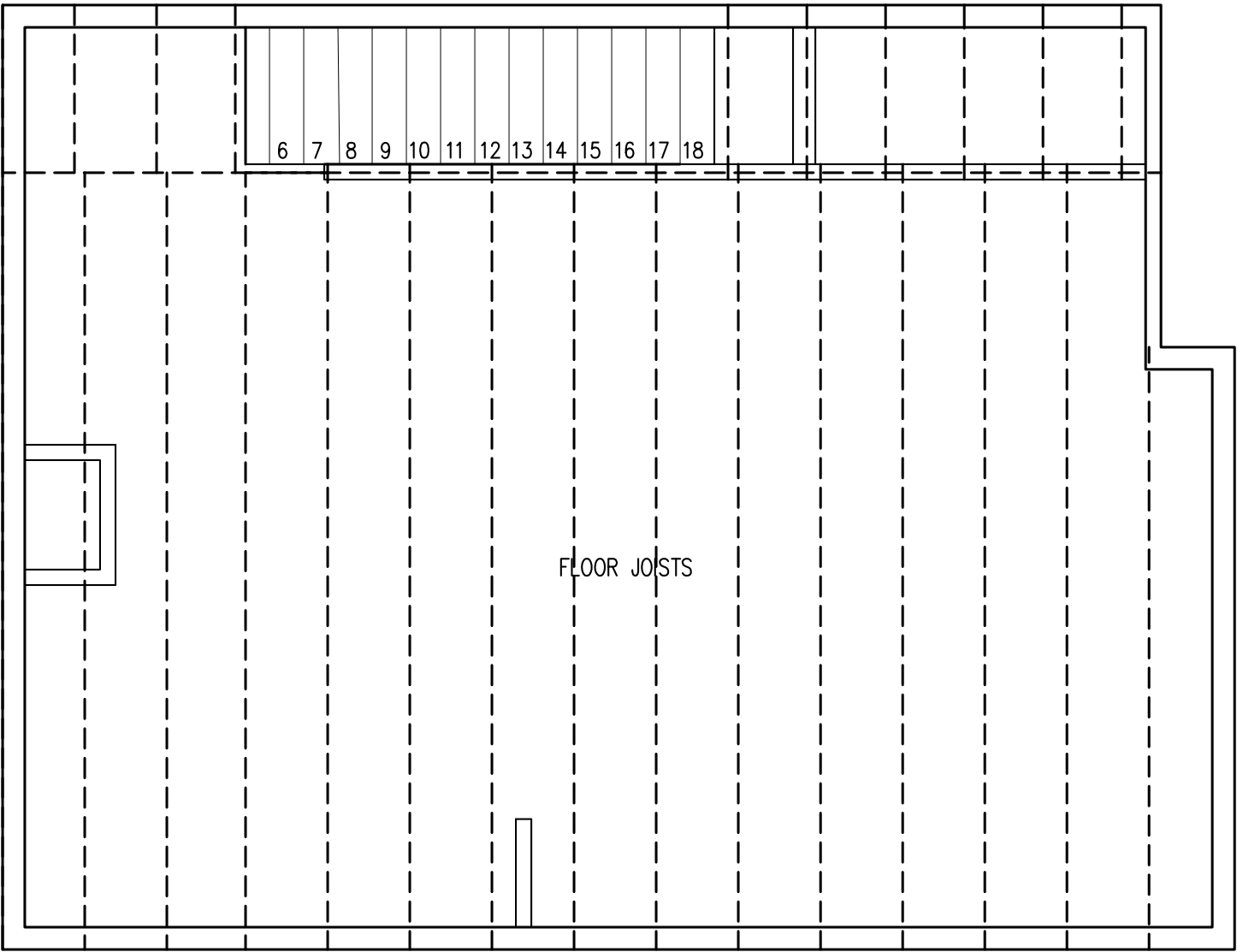
**1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



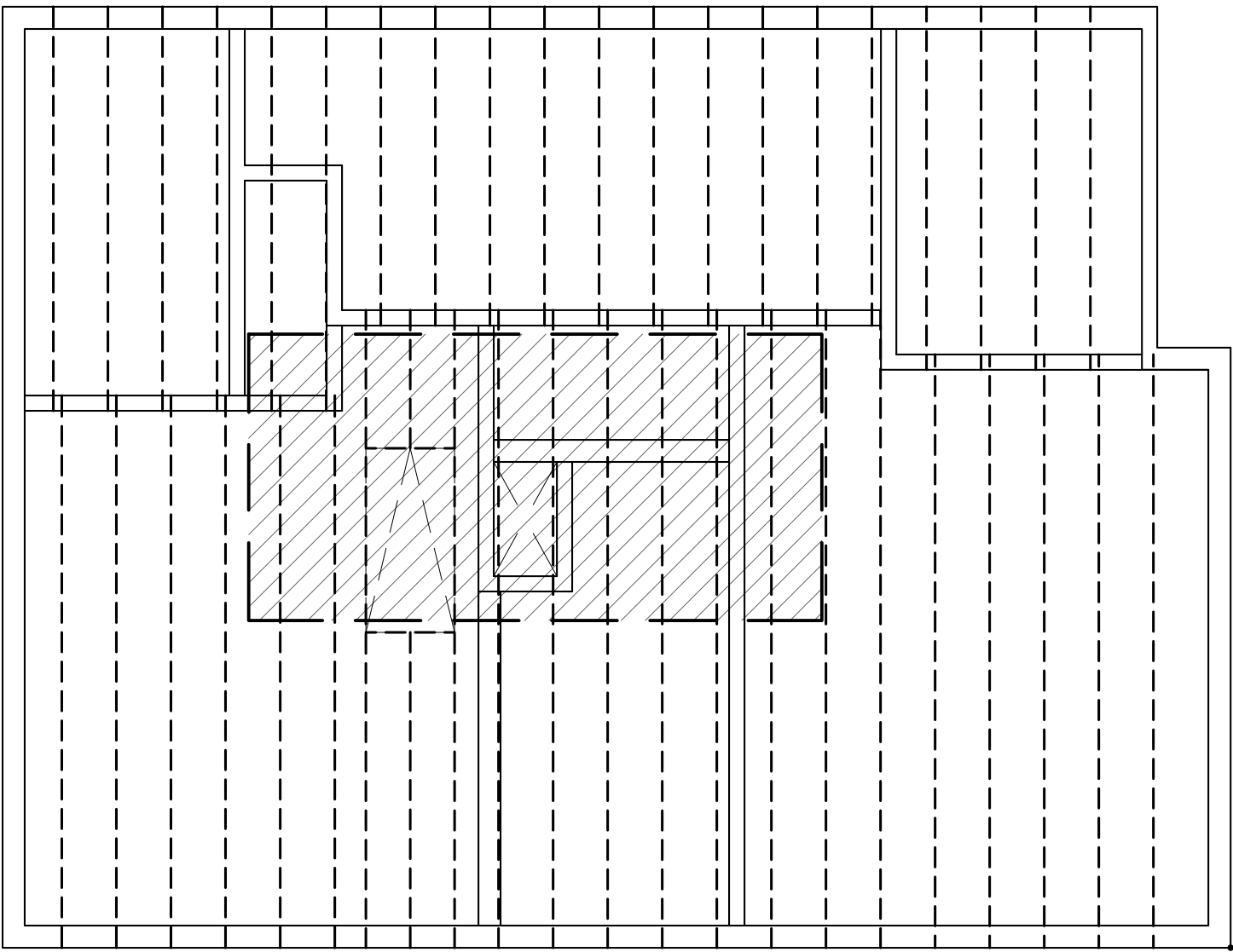
**2** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

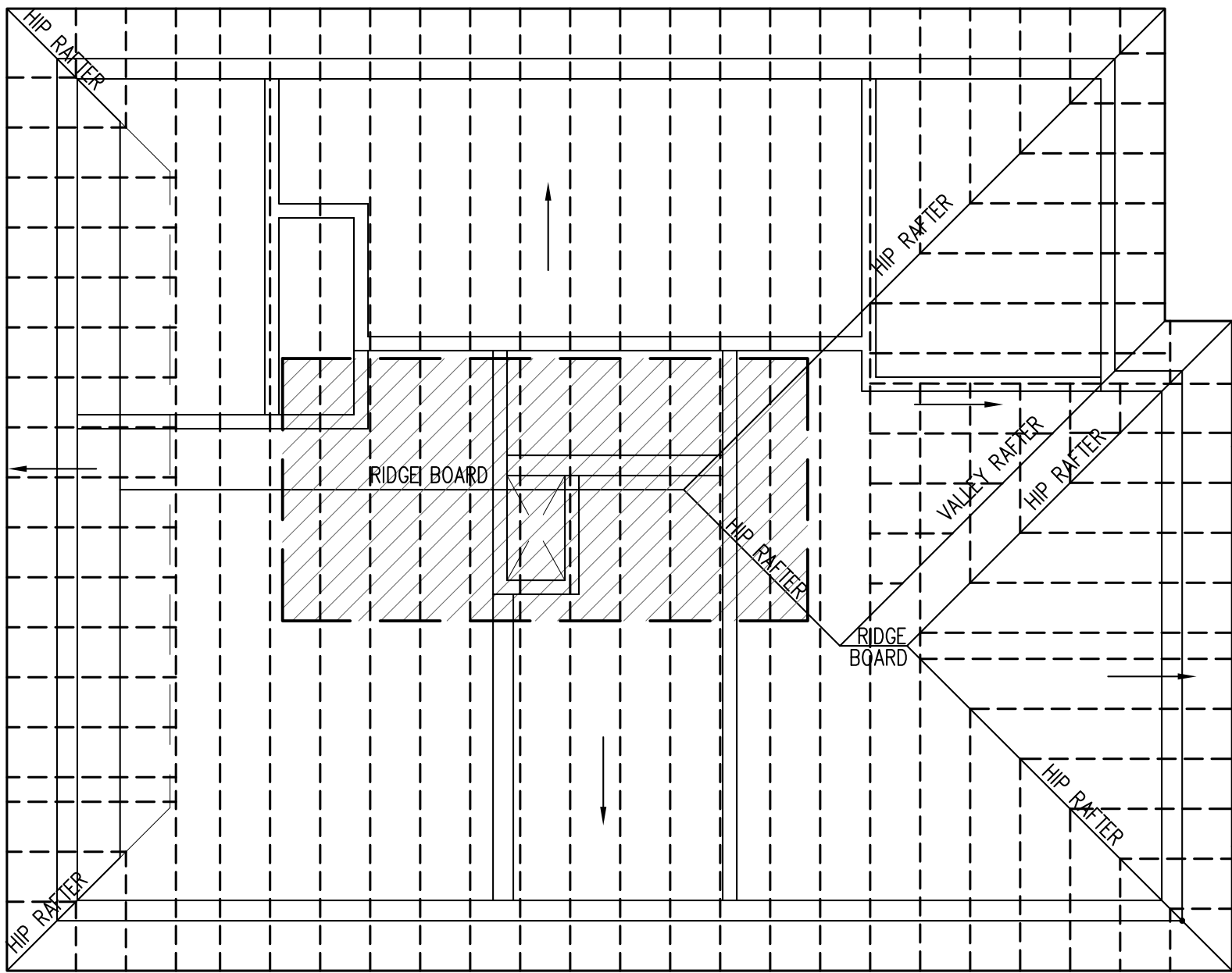
- LIGHT AND CEILING FAN WITH BLOCKING
- SURFACE LIGHT
- RECESSED LIGHT
- RECESSED VENT AND LIGHT
- SURFACE MOUNTED WALL LIGHT
- 110V DUPLEX OUTLET
- 220V OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- TELEPHONE/DATA
- W.P. WATERPROOF / WATER RESISTANT
- G.F.I. GROUND FAULT CIRCUIT INTERRUPT
- SINGLE SWITCH
- TWO-WAY SWITCH
- THREE-WAY SWITCH
- C.W. COLD WATER
- H.W. HOT WATER



**3** DIAGRAMMATIC SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**4** DIAGRAMMATIC ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**5** DIAGRAMMATIC ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



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TEXAS REGISTRATION #  
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Mistletoe - Building 1



421 and 425 E. Mistletoe  
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Page Description  
**ELECTRICAL  
PLAN AND  
FRAMING PLANS**

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Page:

**A401**

BUILDING 1

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CODE SUMMARY

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES INVOLVED.

APPLICABLE CODES:

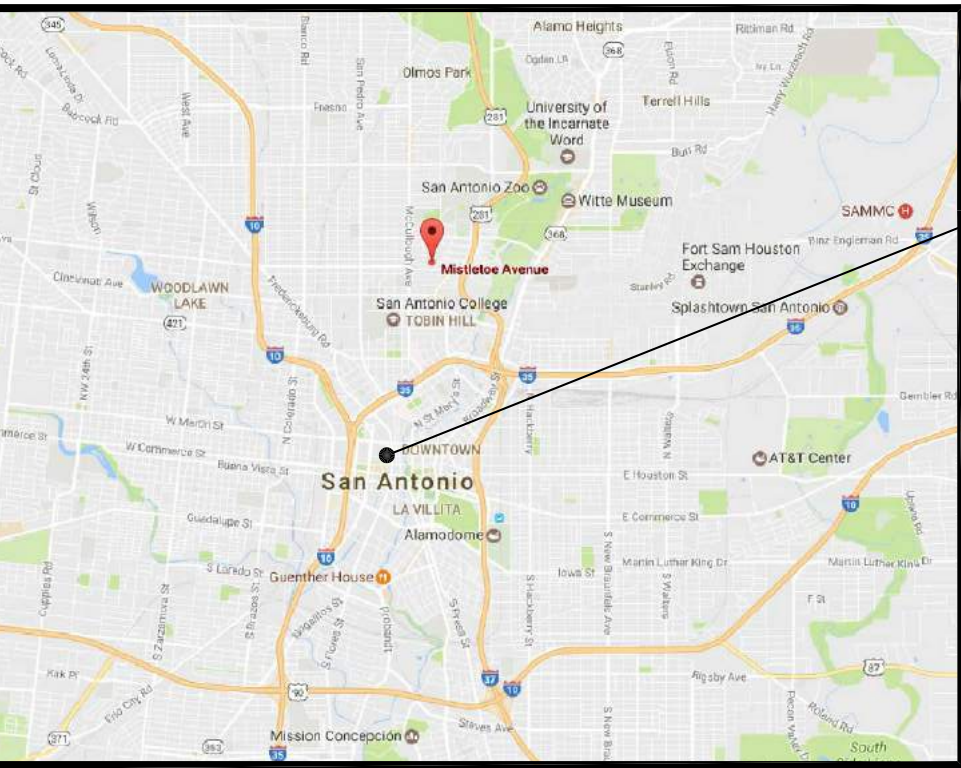
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- (WITH LOCAL AMENDMENTS)

PROJECT INFORMATION:

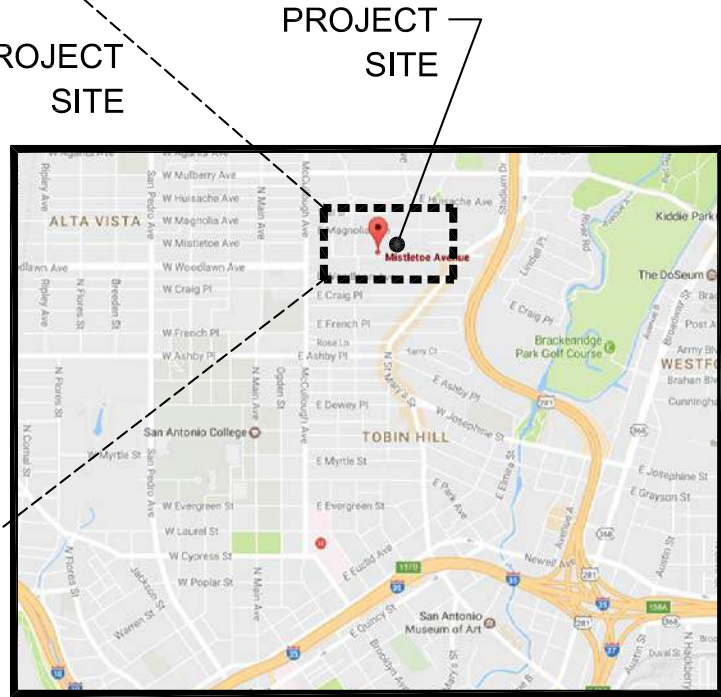
- PROJECT: BUILDING 2  
421 AND 425 E. MISTLETOE  
SAN ANTONIO, TX. 78212
- LEGAL: NCB 863, LOT 51 AND 52
- OWNER : TERRAMARK URBAN HOMES
- PURPOSE: DWELLING UNITS

SHEET INDEX

- A000 COVER SHEET, SHEET INDEX, LOCATION MAP
- A101 ARCHITECTURAL SITE PLAN
- A201 FIRST FLOOR PLAN, SECOND FLOOR PLAN, ROOF PLAN, AND INTERIOR ELEVATIONS
- A301 EXTERIOR ELEVATIONS
- A302 BUILDING SECTIONS AND WALL SECTION
- A401 ELECTRICAL PLAN AND DIAGRAMMATIC FRAMING PLAN
- A801 SPECIFICATIONS
- A802 SPECIFICATIONS
- A803 SPECIFICATIONS



AREA MAP



LOCATION MAP



BUILDING 2

421 and 425 E. Mistletoe,  
San Antonio, Texas 78212



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Mistletoe - Building 2



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San Antonio, Texas 78212

Page Description  
COVER

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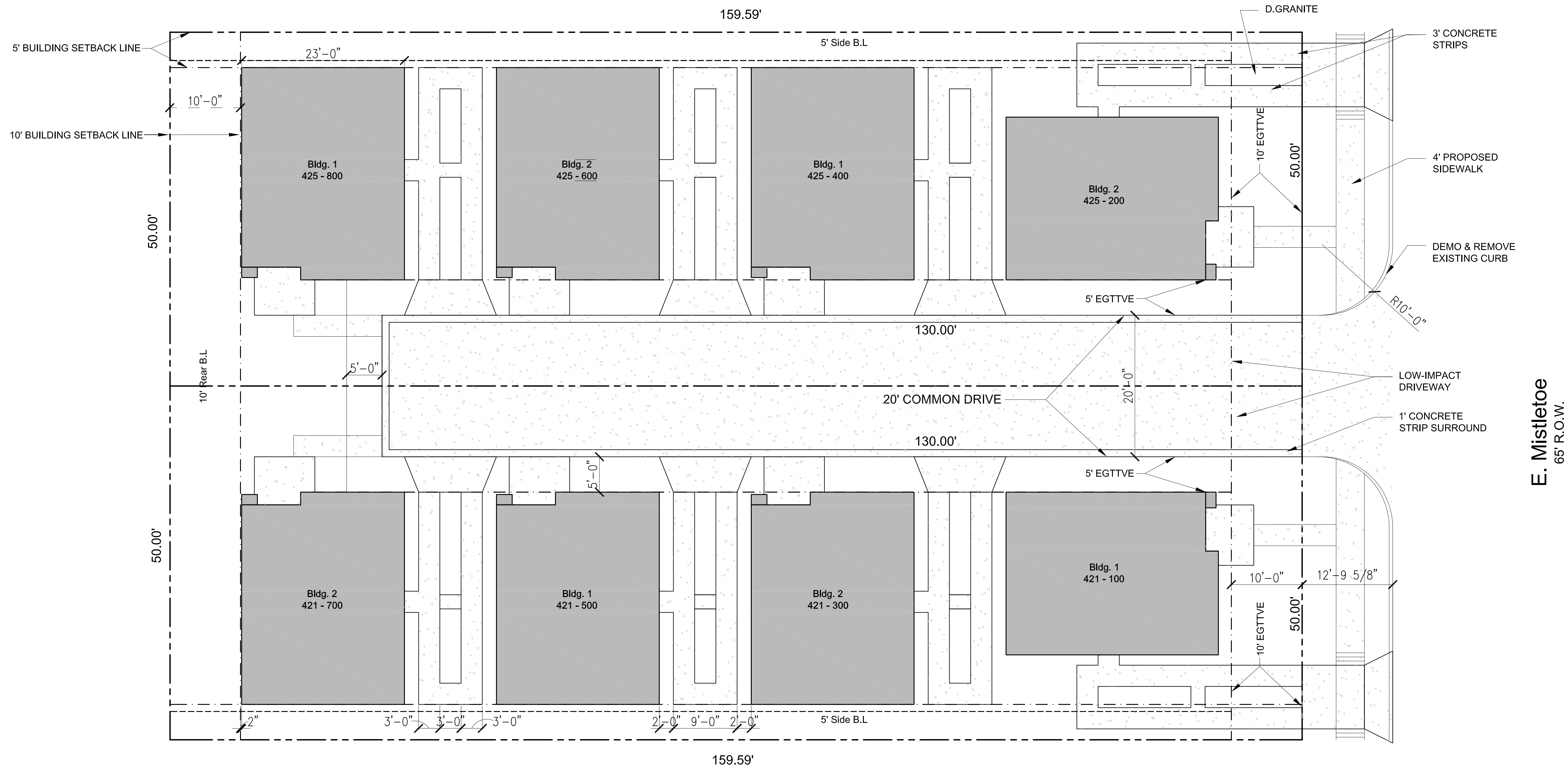
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BUILDING 2



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**1** ARCHITECTURAL SITE PLAN  
SCALE: 1/4" = 1'-0"



**E. Mistletoe**  
65' R.O.W.

## Mistletoe - Building 2



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description

**ARCHITECTURAL  
SITE PLAN**

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BUILDING 2

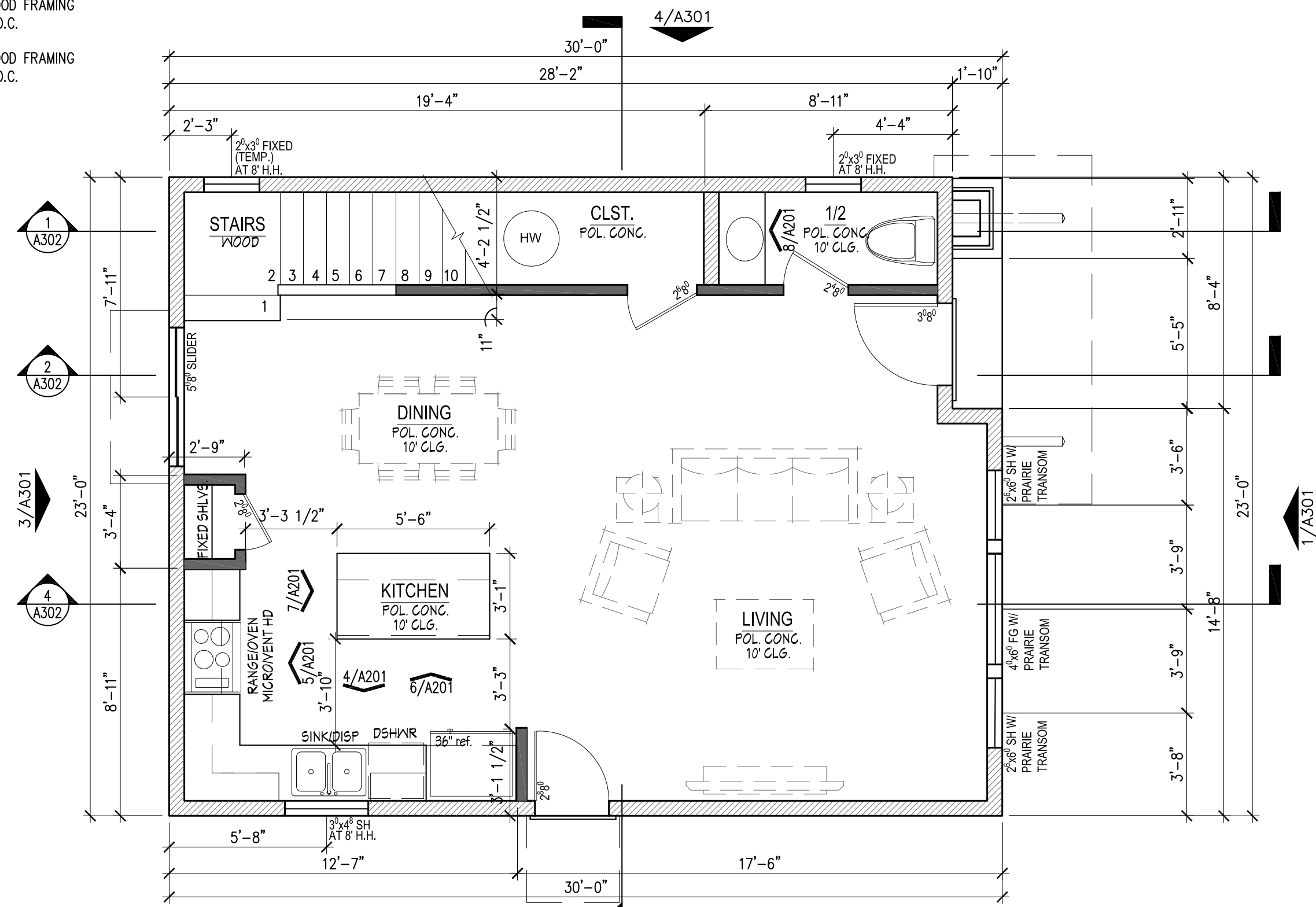
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LEGEND

- 2X6 WOOD FRAMING AT 16"O.C. (1HR. RATED)
- 2X6 WOOD FRAMING AT 16"O.C.
- 2X4 WOOD FRAMING AT 16"O.C.

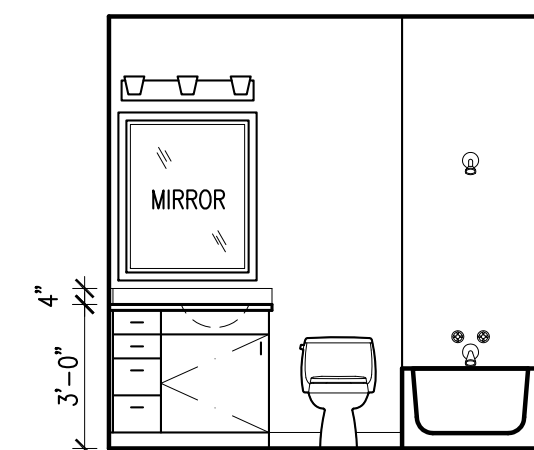
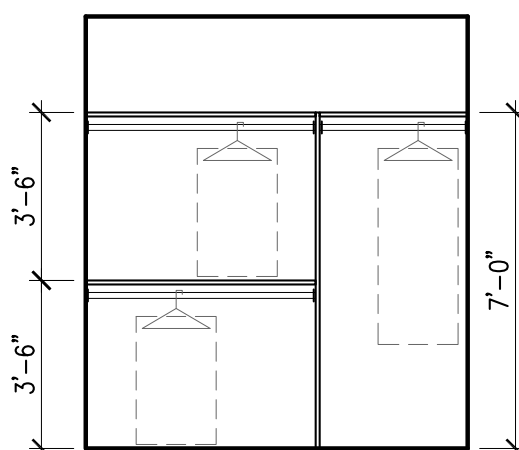
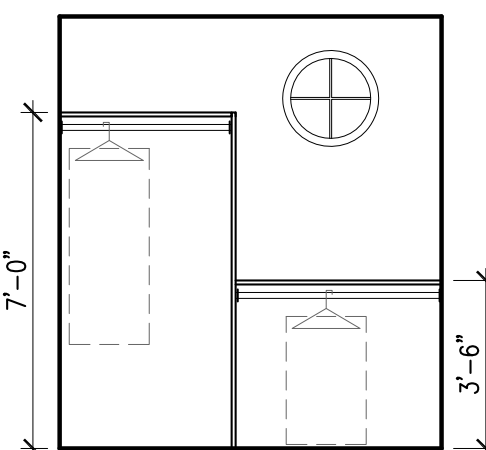
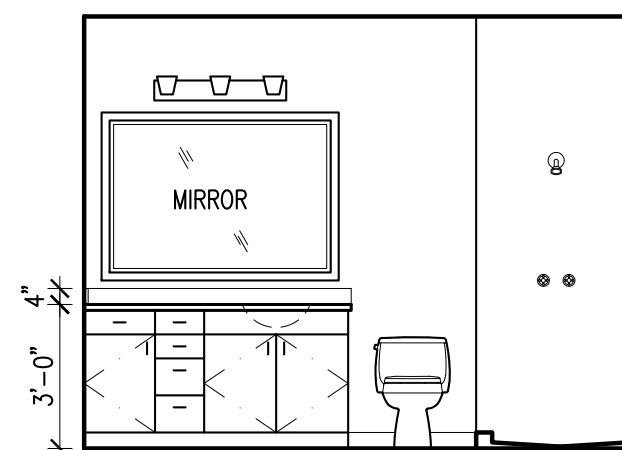
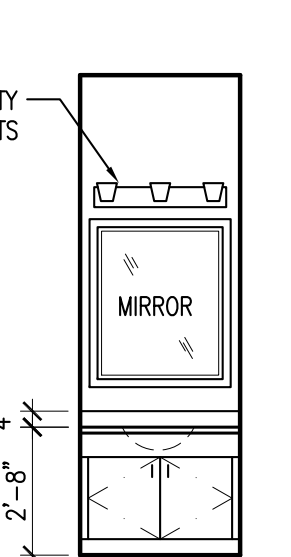
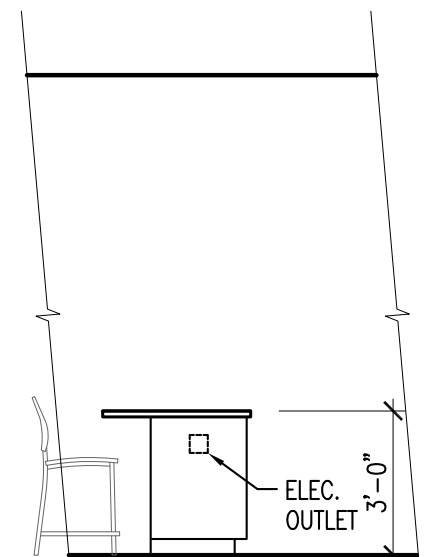
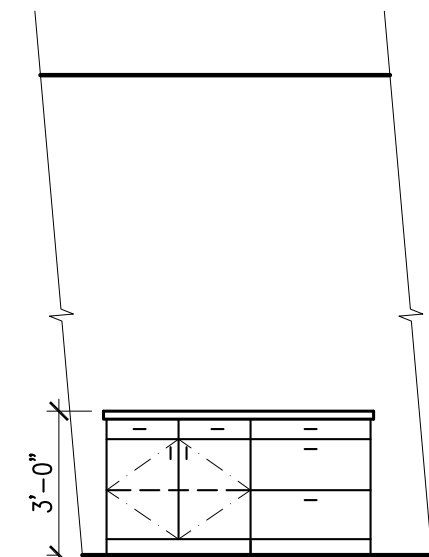
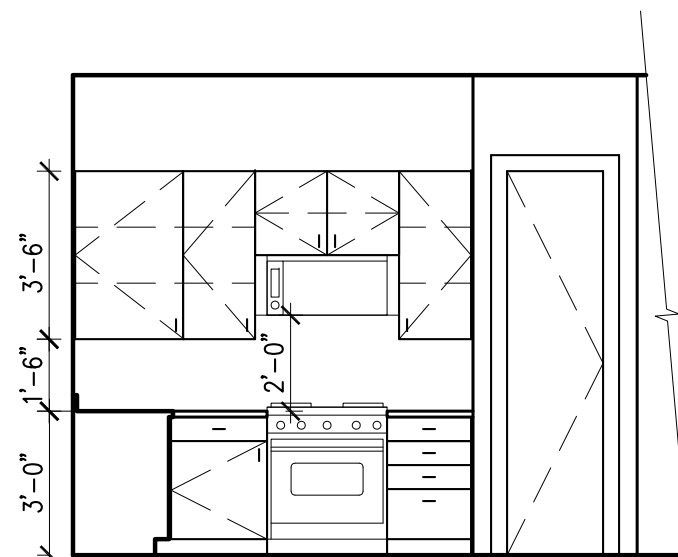
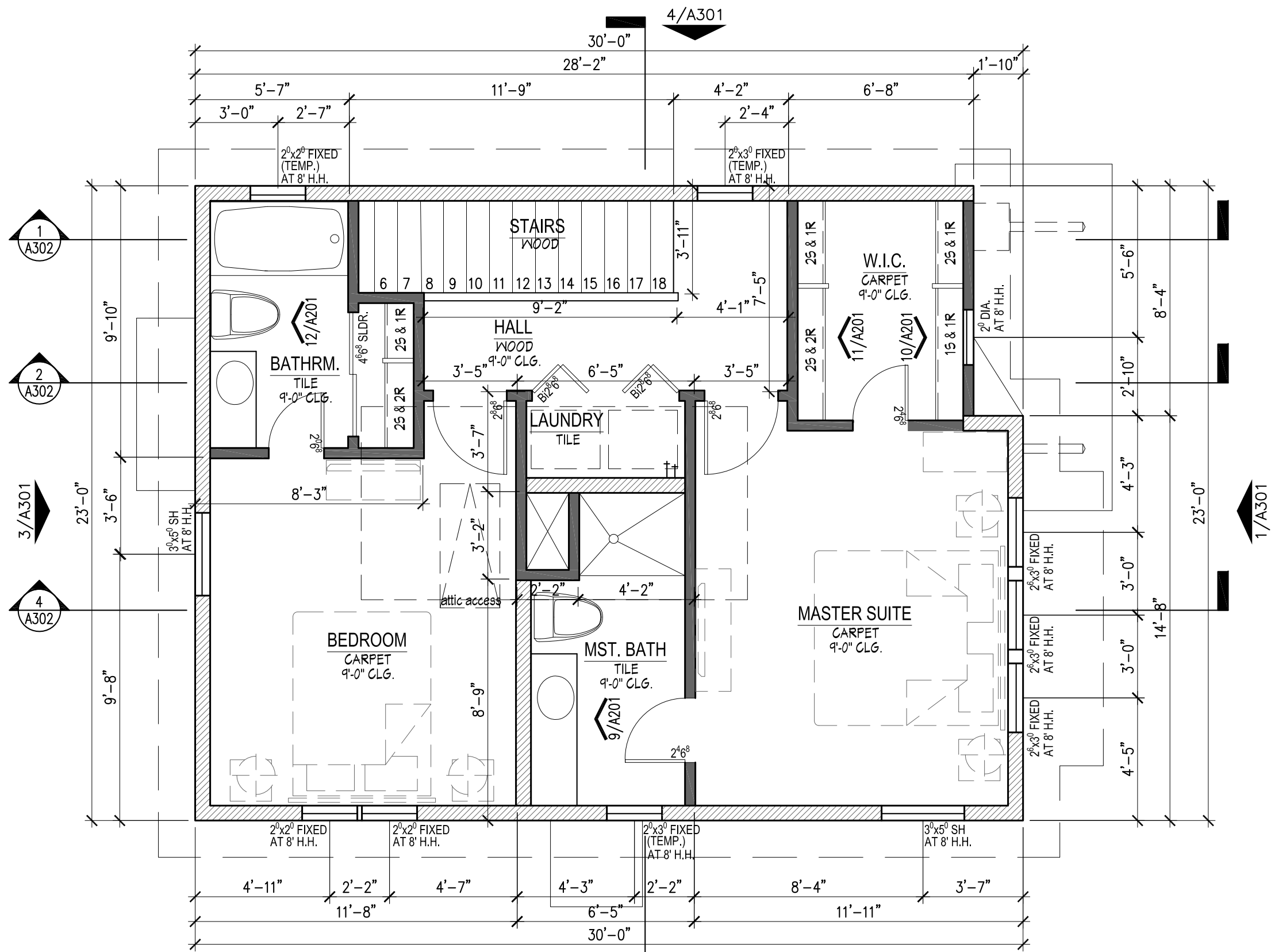
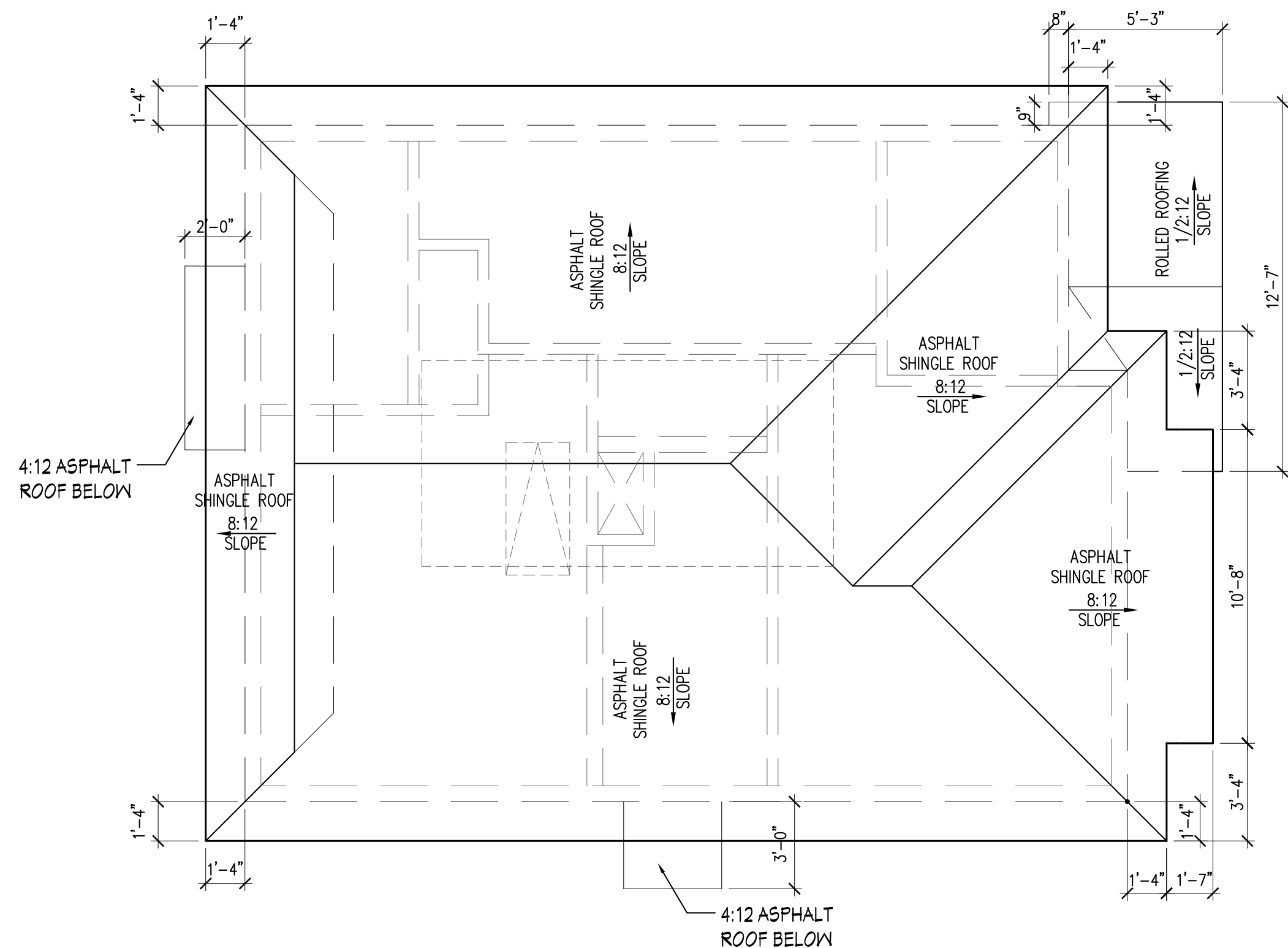


Square Footage Chart	
AREA	SQUARE FEET
1st Floor Living	675
2nd Floor Living	637
Total Living	1,312

1st Floor Living	675
Porch	15
Slab	690

1st Floor Living	675
2nd Floor Living	637
Porch	58
Total Frame	1,370

Carport Flatwork	360
------------------	-----



CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"

Mistletoe - Building 2



421 and 425 E. Mistletoe  
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Page Description  
FIRST FLR,  
SECOND FLR.,  
AND ROOF PLAN

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BUILDING 2

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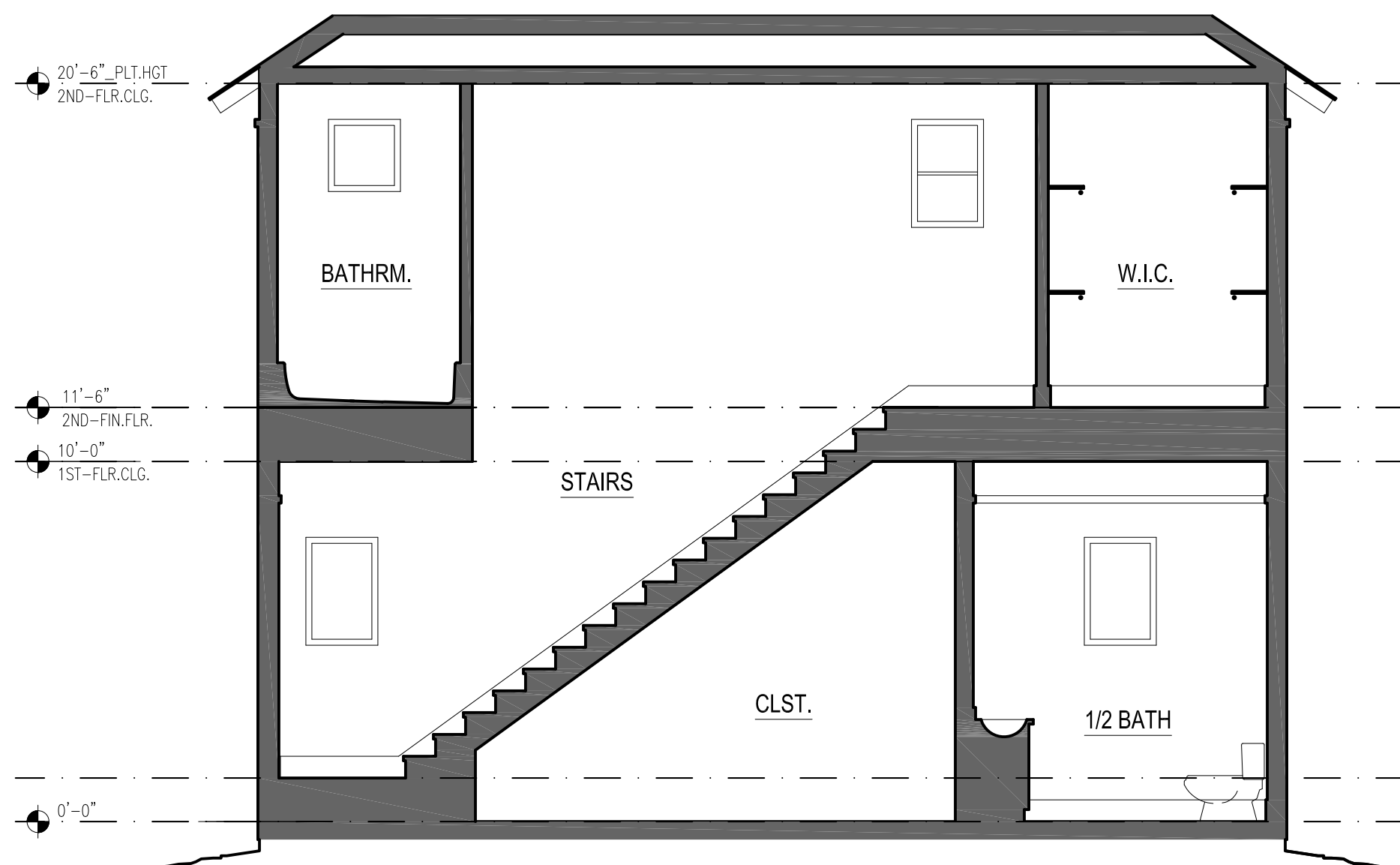
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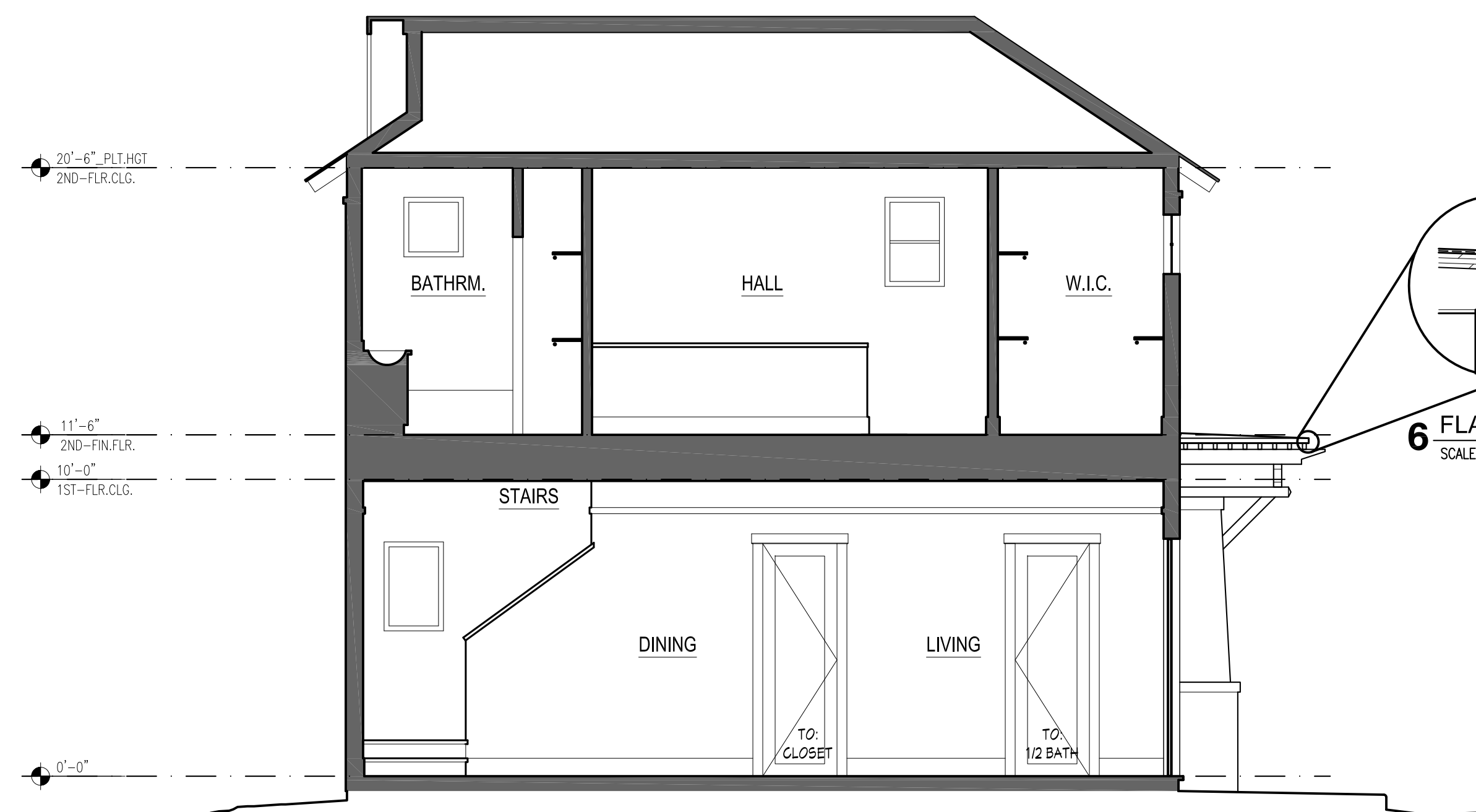




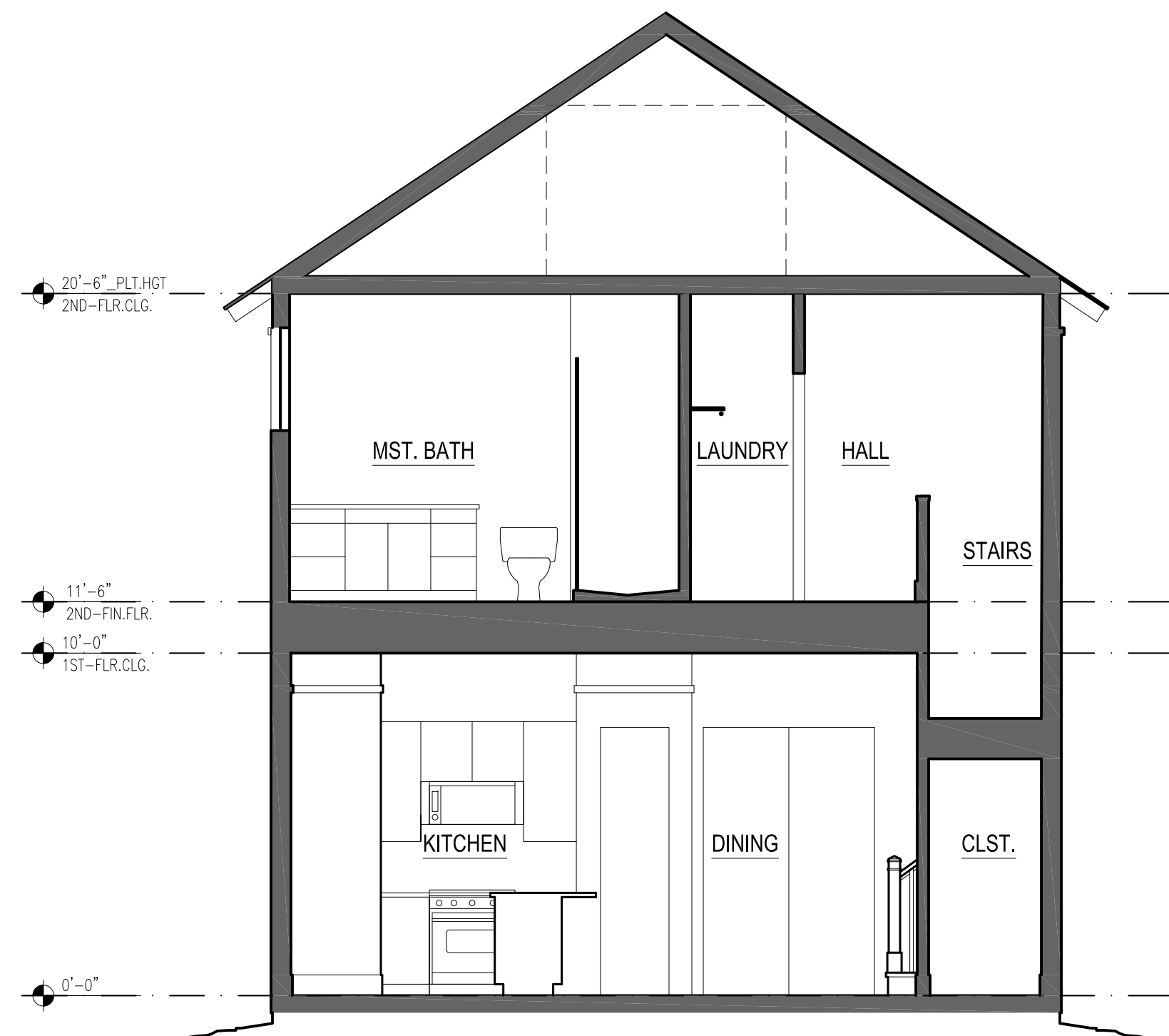
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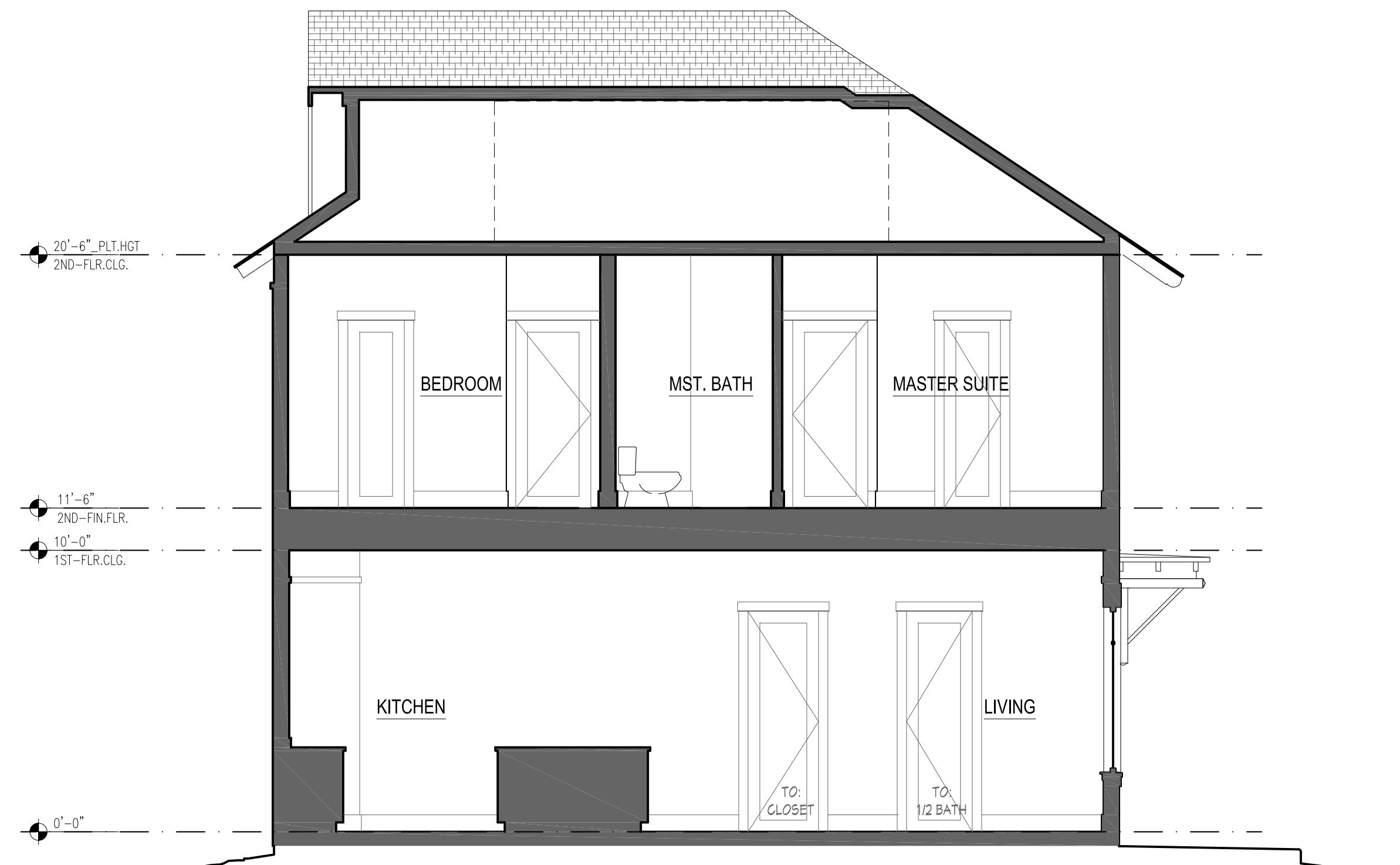
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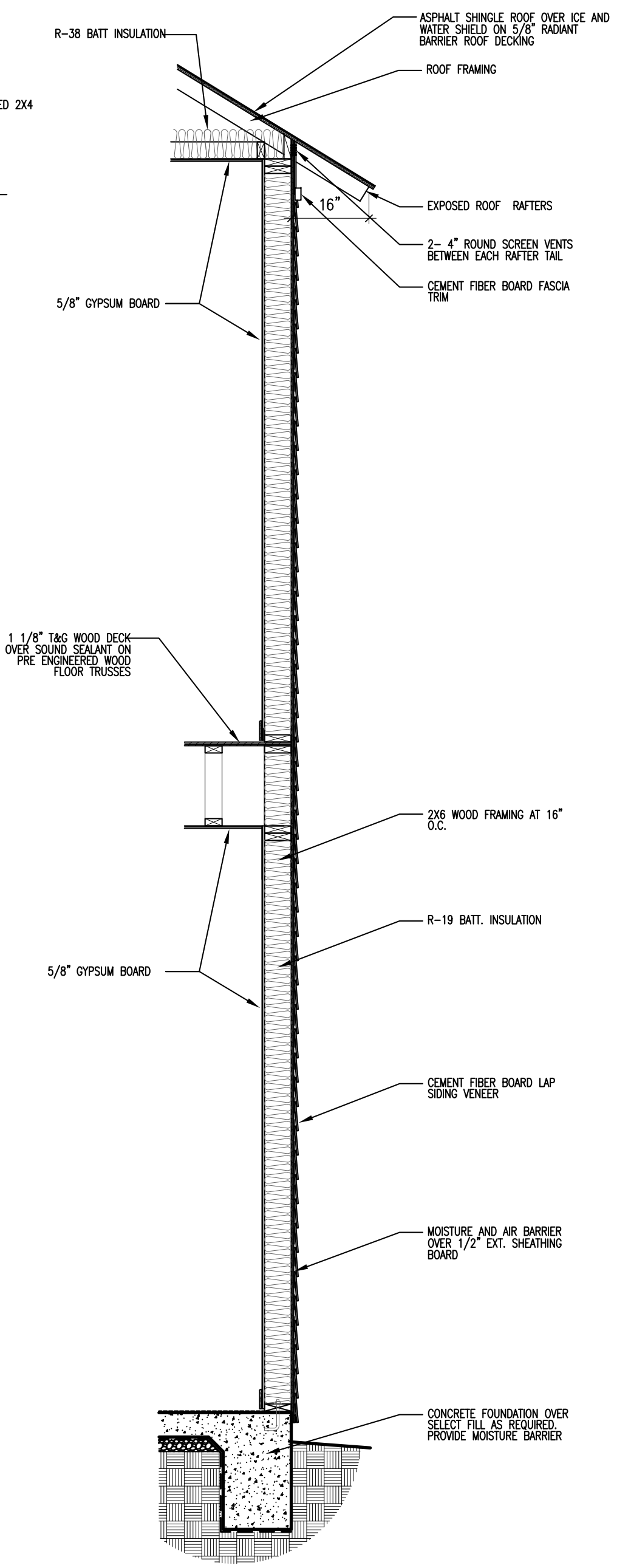
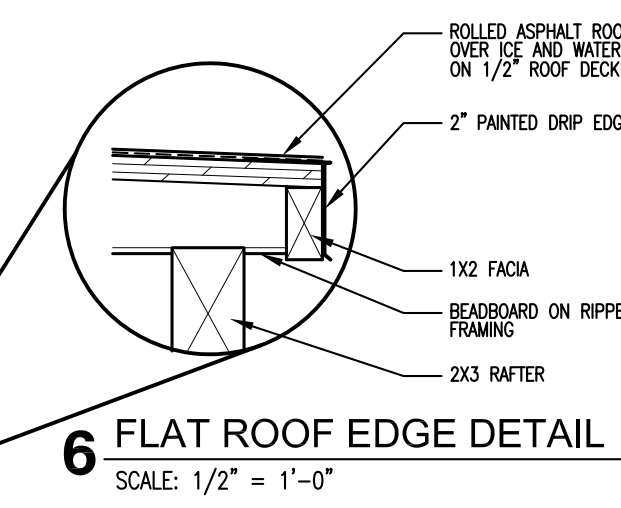
**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**4 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



**5 TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"

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  2. BLOCK AND SEAL ANY OPEN FLOOR JOISTS ABUTTING THE CANTILEVER FLOOR CAVITIES.
  3. COVER THE BOTTOM OF THE INSULATED CANTILEVER FLOOR CAVITIES WITH A RIGID, WEATHER-RESISTANT SOLID BLOCKING MATERIAL SUCH AS PLYWOOD OR HOUSE SIDING.
  4. INSTALL INSULATION WITHOUT MISALIGNMENTS, COMPRESSIONS, GAPS, OR VOIDS TO FILL THE CANTILEVER FLOOR CAVITY, MAKING FULL CONTACT WITH THE TOP, BOTTOM, AND SIDES OF A CANTILEVERED FLOOR CAVITY.

## Mistletoe - Building 2



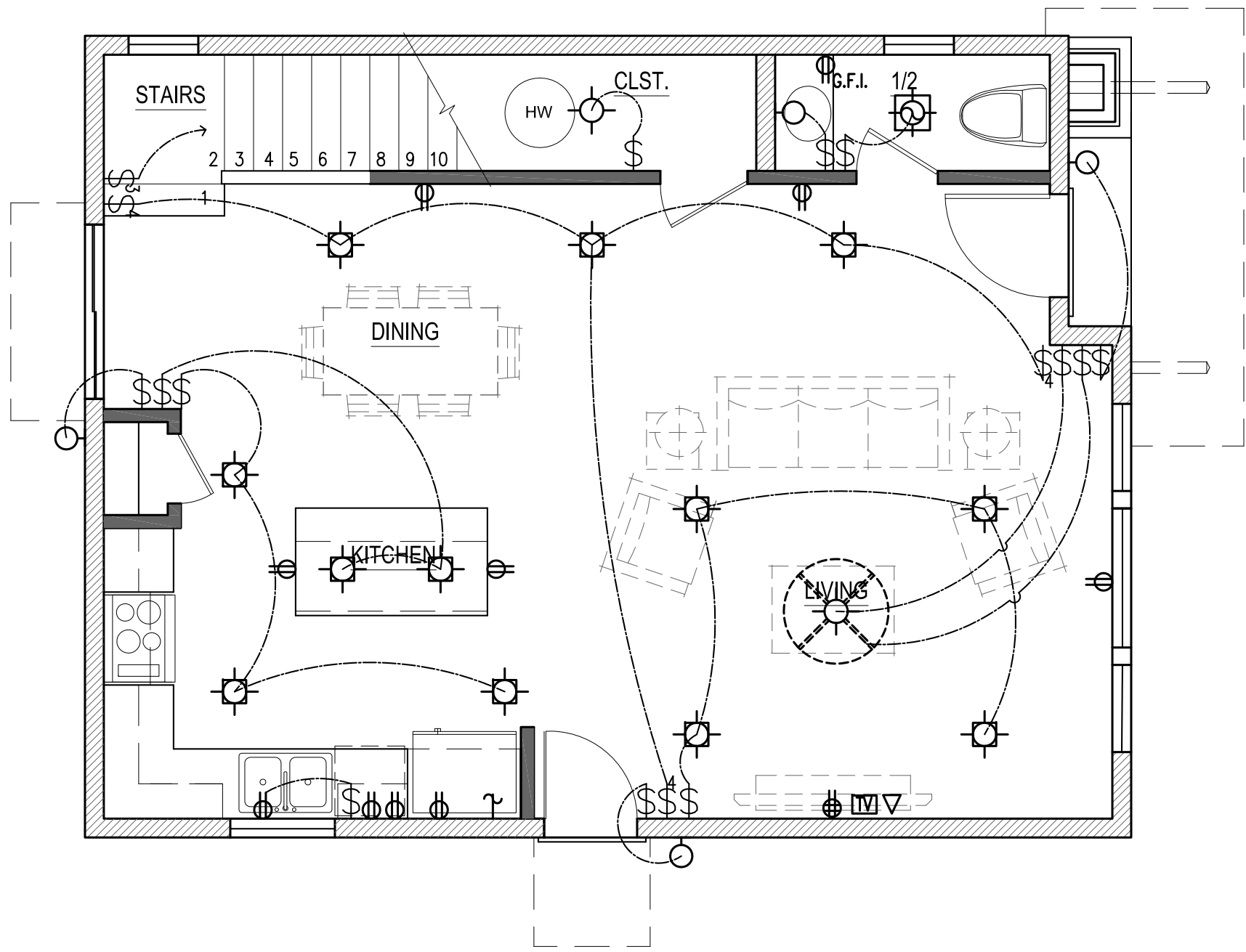
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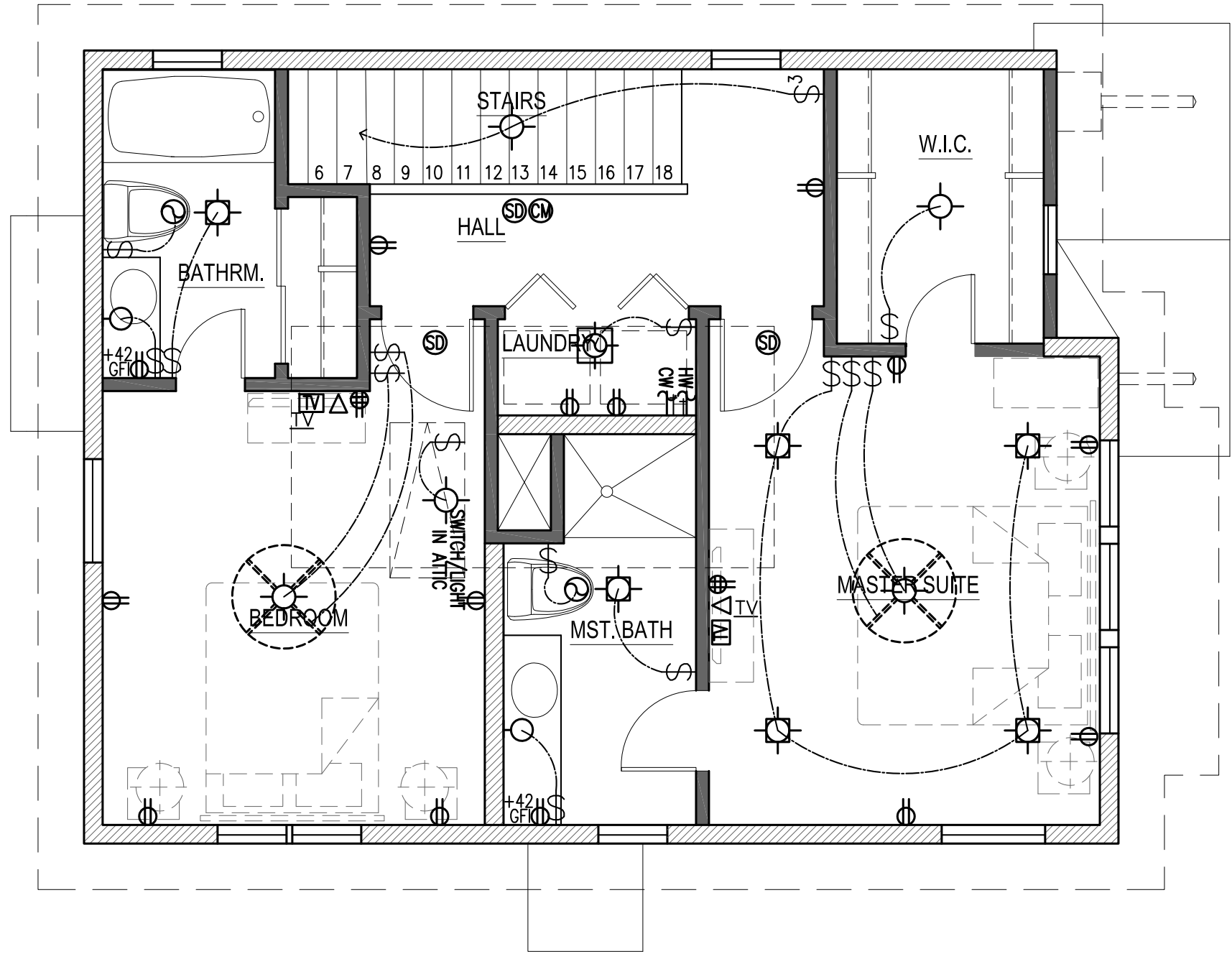
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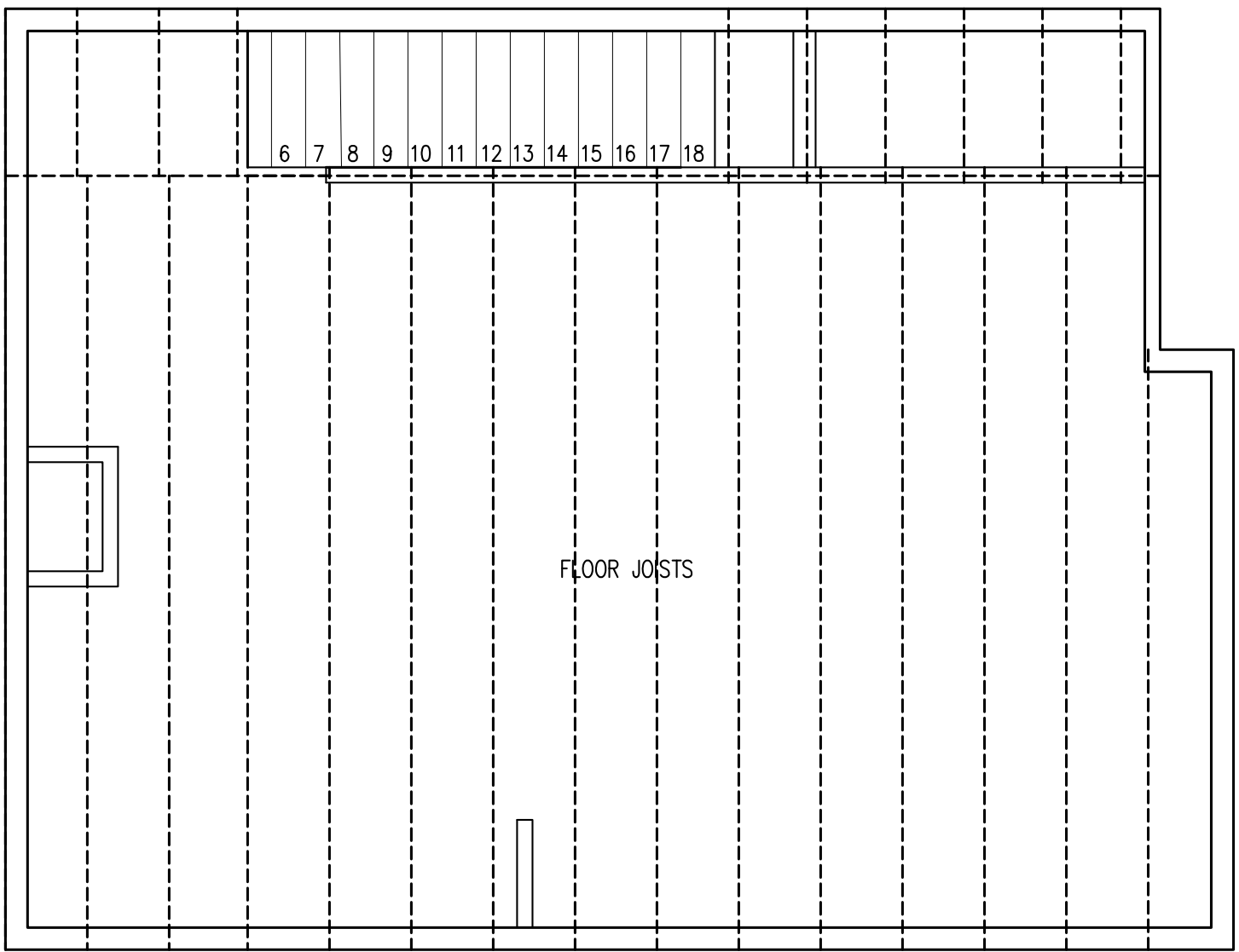
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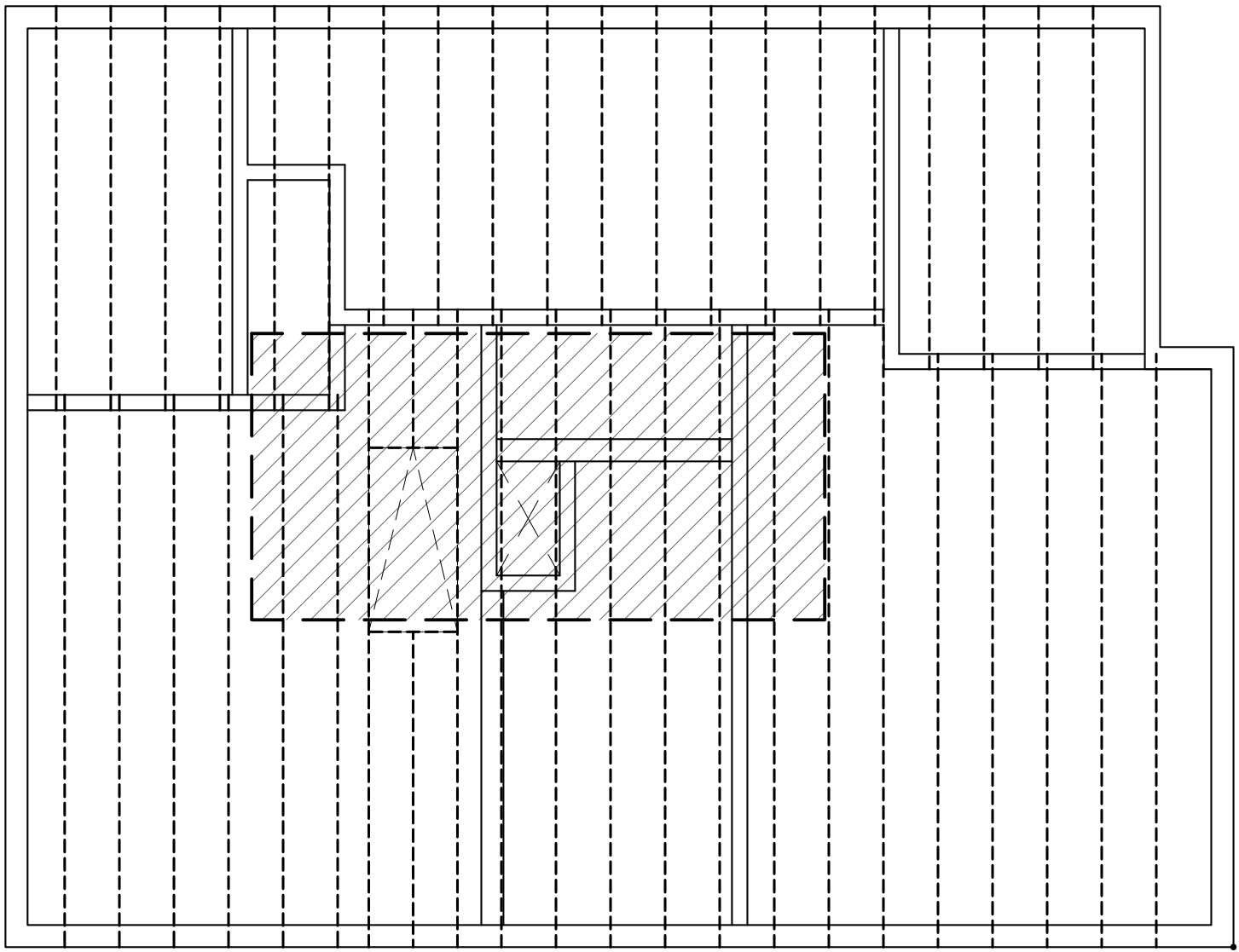
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SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

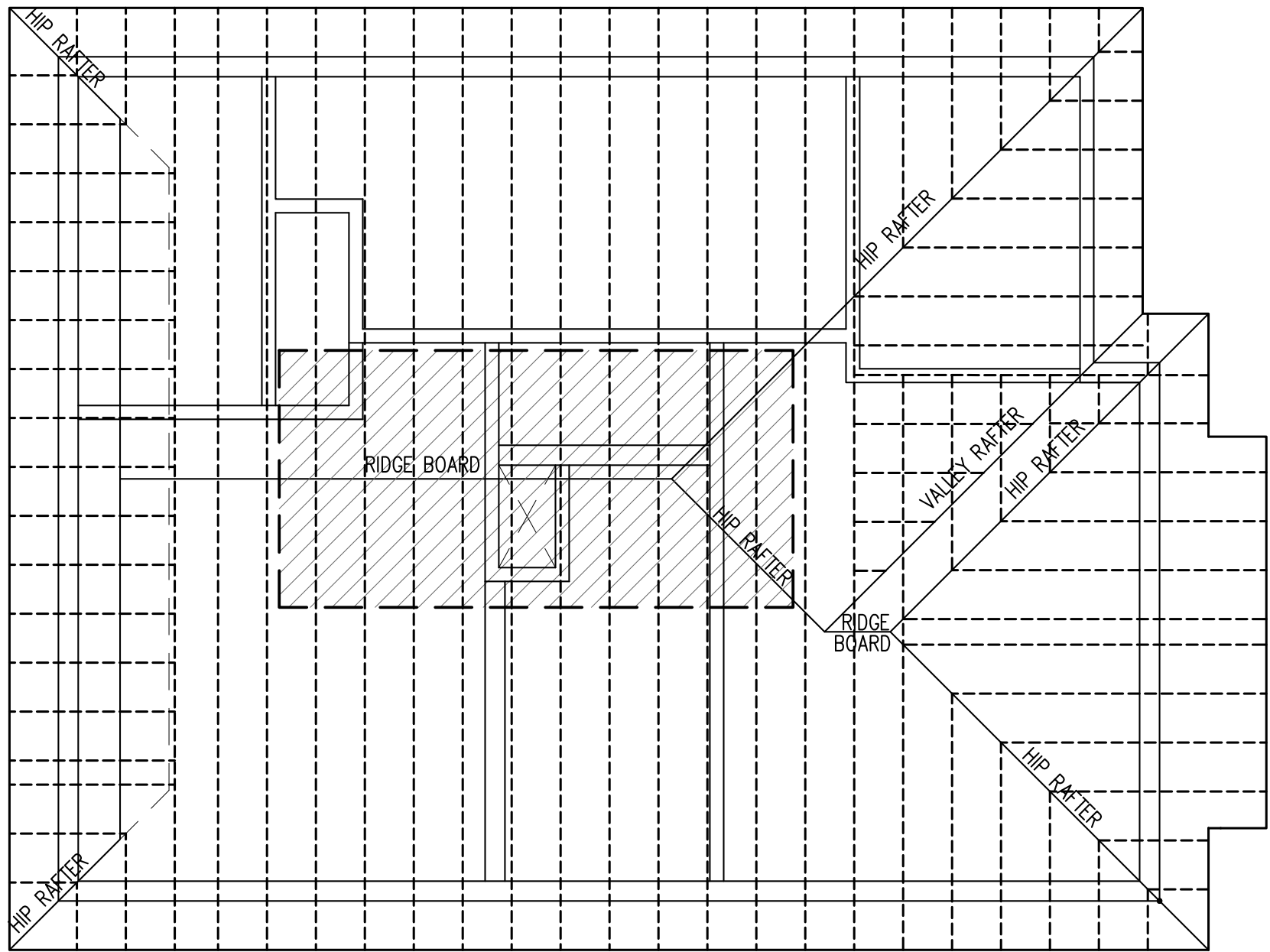
- [Symbol] LIGHT AND CEILING FAN WITH BLOCKING
- [Symbol] SURFACE LIGHT
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- [Symbol] 220V OUTLET
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- [Symbol] CARBON MONOXIDE DETECTOR
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- [Symbol] W.P. WATERPROOF / WATER RESISTANT
- [Symbol] G.F.I. GROUND FAULT CIRCUIT INTERRUPT
- [Symbol] SINGLE SWITCH
- [Symbol] TWO-WAY SWITCH
- [Symbol] THREE-WAY SWITCH
- [Symbol] CW COLD WATER
- [Symbol] HW HOT WATER



3 DIAGRAMMATIC SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



4 DIAGRAMMATIC ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



5 DIAGRAMMATIC ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



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EDWARD A. GARZA  
TEXAS REGISTRATION #  
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Mistletoe - Building 2



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Page Description  
ELECTRICAL  
PLAN AND  
FRAMING PLANS

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BUILDING 2

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