

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 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 of a housing development to include the following items:

1. A master site plan of six single-family, two-story detached homes. The lot will feature a central private common drive.
2. The design of four of the six proposed houses. Each of the proposed houses 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 final design of the remaining two houses will be submitted at a later time.

## 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 principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

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

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

#### B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### 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 homes, and is seeking final approval of the site plan and four of the six house designs.
- b. The applicant was heard by the HDRC on April 19, 2017 for a proposal that included eight single family homes. The proposal was deferred to the Design Review Committee (DRC). The applicant met with the DRC on April 25, 2017 to consider the current plan proposal. The applicant outlined the updates from the proposal heard on April 19, which included: the modification of the site plan from eight single family homes to six single family homes; the change from using two prototypes two six different housing designs; the removal of two side driveways; the increase in yard space for each home; the addition of carports for two of the six homes; the elaboration in detail of the overall landscaping plan; and the increase in variety in the elevations. The applicant also provided an exhibit

that placed the homes fronting E Mistletoe in the context of surrounding houses, which was a request from the April 19 hearing from the Commission. The DRC believed that the updated proposal was a step forward from the proposal heard on April 19 in terms of number of homes, architectural vocabulary, scale, and developed site plan. The DRC still echoed former concerns of drainage, potential desert factor in the landscape, side setbacks, and the proposal's consistency with the overall development pattern of the neighborhood. The DRC provided the application with suggestions on which case studies were relevant to the proposal and which exhibits would be beneficial to include or create for the May 17 hearing in order to illustrate the proposal comprehensively within the context of the neighborhood.

- c. **CONTEXT** – The applicant has submitted exhibits that place the front-facing buildings in context of the E Mistletoe streetscape. Based on staff analysis, the scaling of the existing structures does not appear to be an accurate reflection of their height relative to the proposed buildings in terms of floor height, rooflines, and window and door sizes. The proposed buildings in this illustration do not appear to have their foundations rendered.
- d. **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. 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.
- e. **MASSING AND SCALE** – The proposed Building 1 and Building 2 measure approximately 20'-6" in height without including the roof pitch. Prototype 1436 measures 28'-2" to the top of the roof ridgeline. While the proposed Tobin Hill North Historic District contains nine two-story single family homes, the rest of the block of E Mistletoe surrounding the proposed development contains single-story single family 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.
- f. **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 all 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 peephole window styles consistent with this ratio nor with the window typologies of the proposed historic district.
- g. **WINDOW AND DOOR PLACEMENT** – The proposed design for Building 1, Building 2, and Prototype 4.2B 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.
- h. **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 houses each evoke Craftsman details, which are common in the proposed Tobin Hill North Historic District. However, 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.

- i. 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. There is a mixture of roof materials amongst the proposed four houses. The proposed roofs are consistent with the guidelines in both material and form.

#### Building-Specific Findings

- j. BUILDINGS 1 AND 2 – Building 1 and Building 2 were submitted in the proposal heard by the HDRC on April 19, 2017. In staff recommendations, as well as at the hearing, it was noted that the windows did not comply with the OHP Window Policy document. It was also noted that these buildings did not feature full porches with two columns. The suggested modifications have not been made since the last hearing.
- k. PROTOTYPE 4.2B – This design will be one of the two homes fronting the E Mistletoe streetscape, located at the southeast corner of the lot, as indicated in the submitted site plan. The 2-story house features a composition shingle hipped roof, a standing seam metal roof projecting from the first story to cover the entryway porch, stained 4x4” cedar post columns wrapped in painted hardi trim, and stained 4x4” cedar Craftsman-style brackets beneath the primary roofline. The first story wall material is painted horizontal fiber siding cement with a 6” profile, and the second story wall material is the same material in a 4” profile. A painted horizontal 2x12” stringer with trim cap is located slightly above the interior second floor level. The foundation is approximately 3’ with concrete steps. The height is 19’-3” without the roof height included. Staff finds the proposed porch appropriate for the location of the home along E Mistletoe, as it projects towards the street and contains definitive columns, which mimic the development pattern and residential context of the neighborhood. The house features the 2x2” fixed windows mentioned in finding e as inconsistent with the Historic Design Guidelines, OHP Window Policy document, and historic fenestration patterns of the neighborhood. Additionally, this prototype is a verbatim replica submitted to the March 15 HDRC hearing for the project located at the 600 block of Burleson in Dignowity Hill. This prototype was approved for that particular development.
- l. PROTOTYPE 1436 – This design will be one of two homes fronting the E Mistletoe streetscape, located at the southwest corner of the lot, as indicated in the submitted site plan. The 2-story house features a composition shingle hipped roof with a low-pitched front gable, a standing seam metal roof projecting from the first story approximately 2’-7 ½” inches to cover the entryway porch, and 2x4 cedar joist framing in a Craftsman bracket style beneath. The wall material is horizontal fiber siding cement with a 6” profile on a majority of the structure, with horizontal fiber cement in a 4” profile covering the inset on the southeast corner. The foundation is 2’ concrete with concrete steps. The total height of the structure is 28’-2” at the highest point of the roof ridge line. 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. Additionally, the square windows on the second story of the left elevation are inconsistent with the Historic Design Guidelines, OHP Window Policy document, and historic fenestration pattern of the proposed district. The Historic Design Guidelines also note that new architectural details should be reflective of their time while respecting the predominant stylistic elements of the district. Staff finds the proposed front elevation overhang inconsistent with street-facing porches of the district.

#### **RECOMMENDATION:**

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

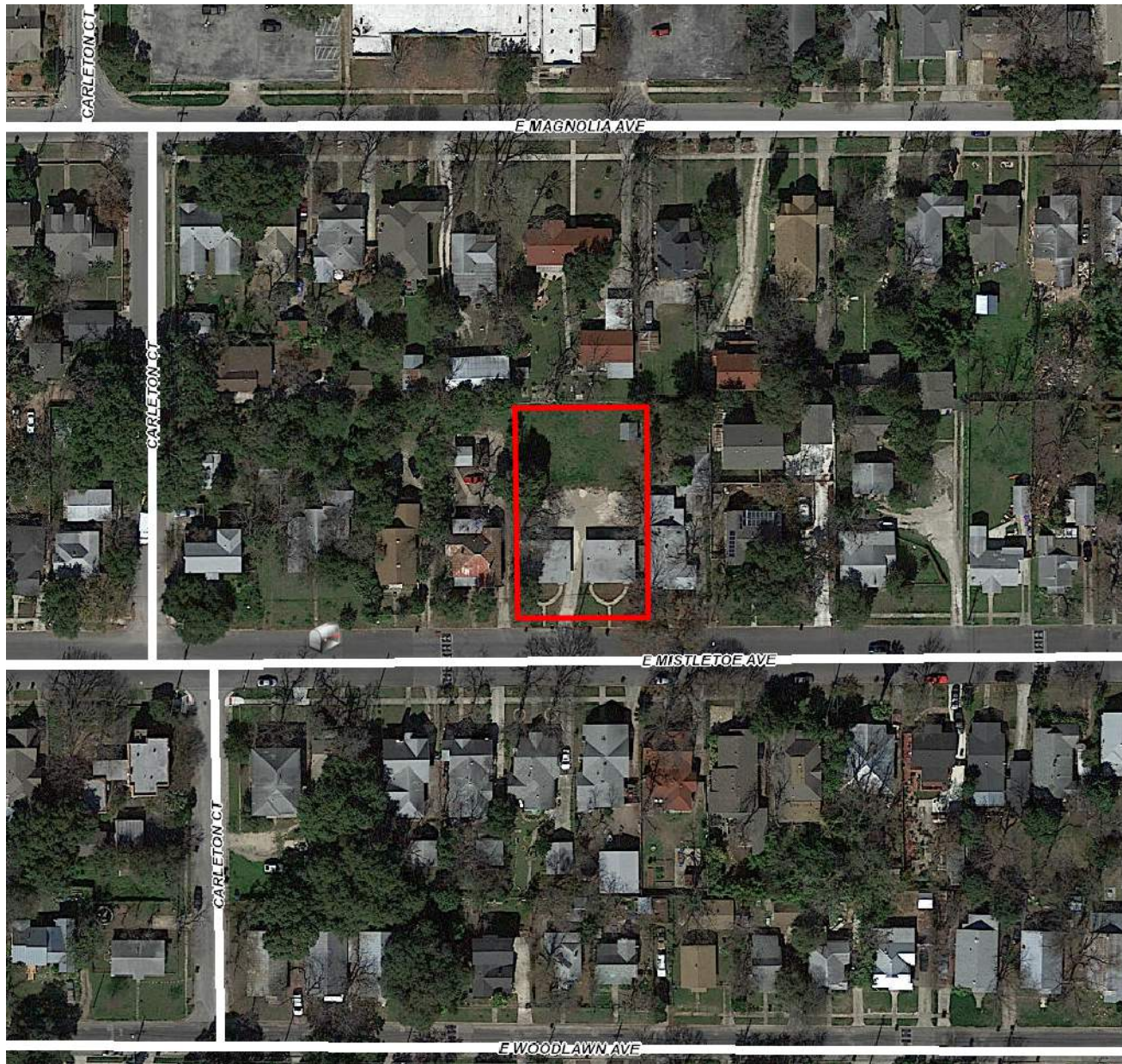
- a. The applicant explores designs that respond to the context of the district versus utilizing designs that are built or proposed in other parts of the city.
- b. The applicant explores 1.5 story options or prototypes with a modified roof pitch to respond to the dominant historic massing context of the neighborhood.
- c. Fenestration patterns on all prototypes are revised to be more consistent with the size and placement common of historic facades in the district.
- d. That the front porch configuration for Prototype 1436 is modified to include two columns that project from the façade and engage the streetscape.
- e. 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

**CASE COMMENTS:**

- The applicant was heard by the HDRC for an alternative proposal on April 19, 2017. The proposal was deferred to Design Review Committee (DRC).
- The applicant met with the DRC on April 25, 2017. The discussion is outlined in finding b.



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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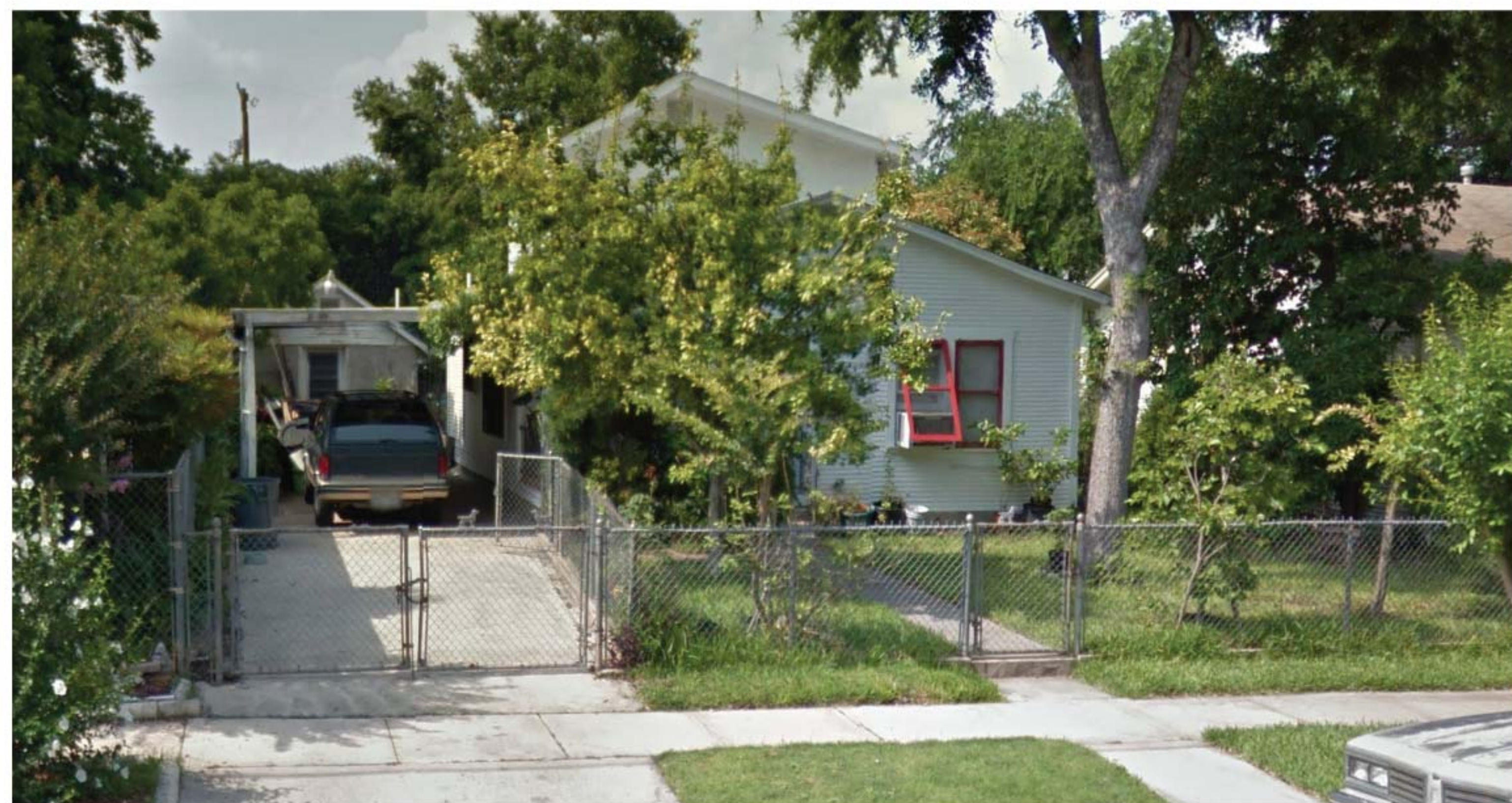








215 Carleton



683 E. Mistletoe



511 E Mistletoe





507 E. Mistletoe



357 E. Mistletoe



398 E. Mistletoe



256 E. Mistletoe





398 E. Mistletoe





417 E. Mistletoe Ave

425 E. Mistletoe Ave

431 E. Mistletoe Ave





CURRENT ZONING: RM4	
PROJECT DATA	
LAND AREA:	0.367 Ac.
TOTAL LOTS:	2
TOTAL UNITS PER LOT:	3
TOTAL UNITS:	6
UNITS ALLOWED PER UDC:	8
UNITS PER ACRE:	16.4
BUILDING TO LOT RATIO:	28.1%
PARKING PER UNIT:	2
TOTAL PARKING:	12

GROUND COVER TYPES	
	GRASS
	DECOMPOSED GRANITE
	MULCH / LANDSCAPE
	CONCRETE
	LOW IMPACT

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

LANDSCAPE PLAN  
1/16" = 1'-0"



DATE	CHANGE	BY
5/01/17	LANDSCAPE PLAN CREATED	MH

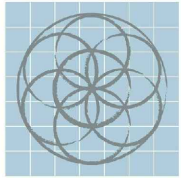
421/425  
E. MISTLETOE

LANDSCAPE

Sheet # 1L

1/16" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE  
1/8" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE  
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED.





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DESIGN

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Mistletoe

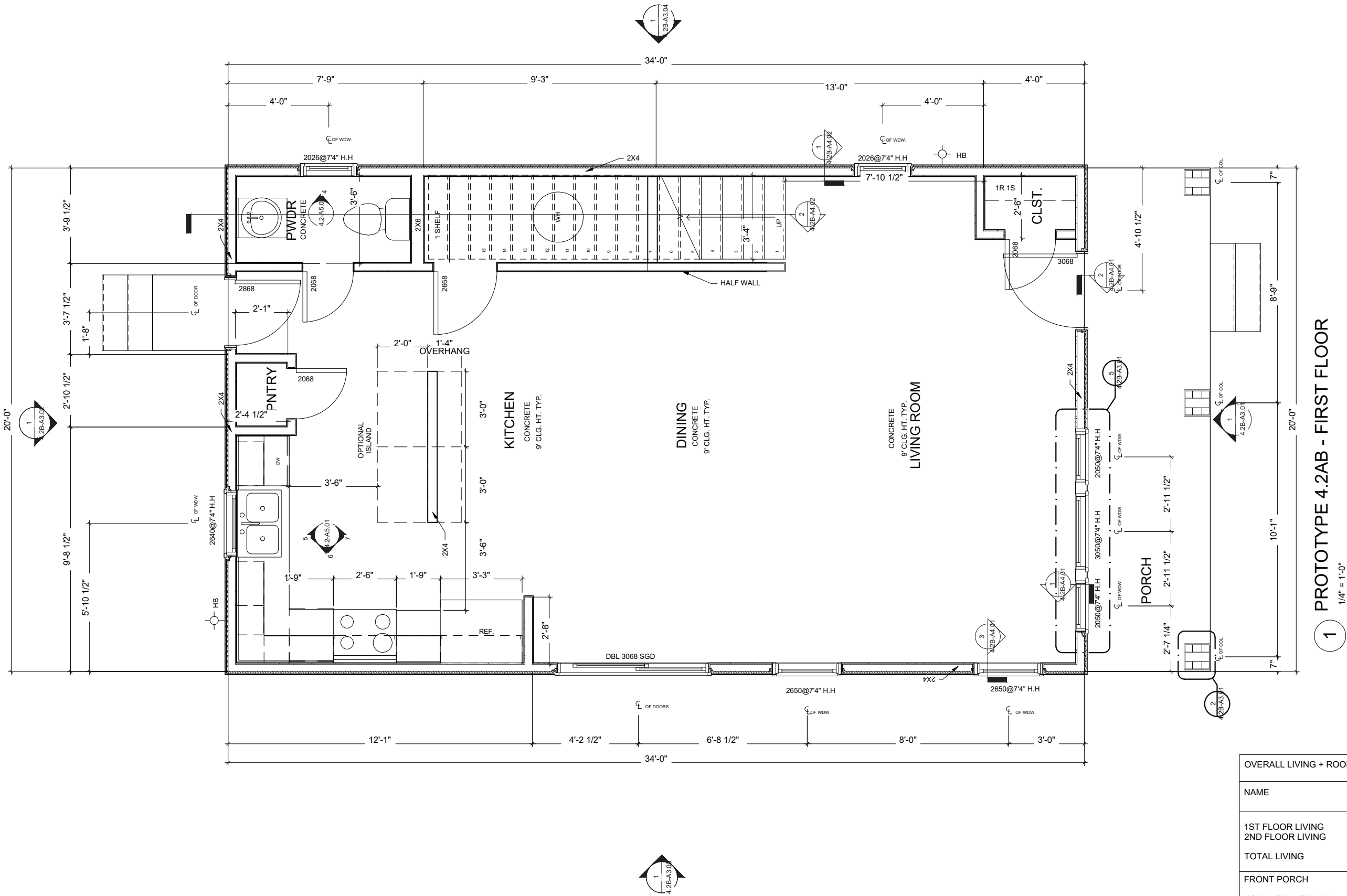
421/425 E Mistletoe  
San Antonio, TX

No.	Date	Description
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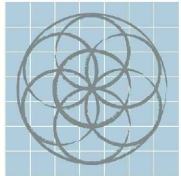
01 FLOOR PLAN

PLAN 4.2B



1  
1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
TOTAL LIVING	1312 S.F.
FRONT PORCH	100 S.F.
TOTAL STRUCTURE	1,412 S.F.
COMP. ROOF AREA	930 S.F.
METAL ROOF AREA	118 S.F.



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Mistletoe

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No.	Date	Description
1	05/01/2017	Construction Set



02 FLOOR PLAN

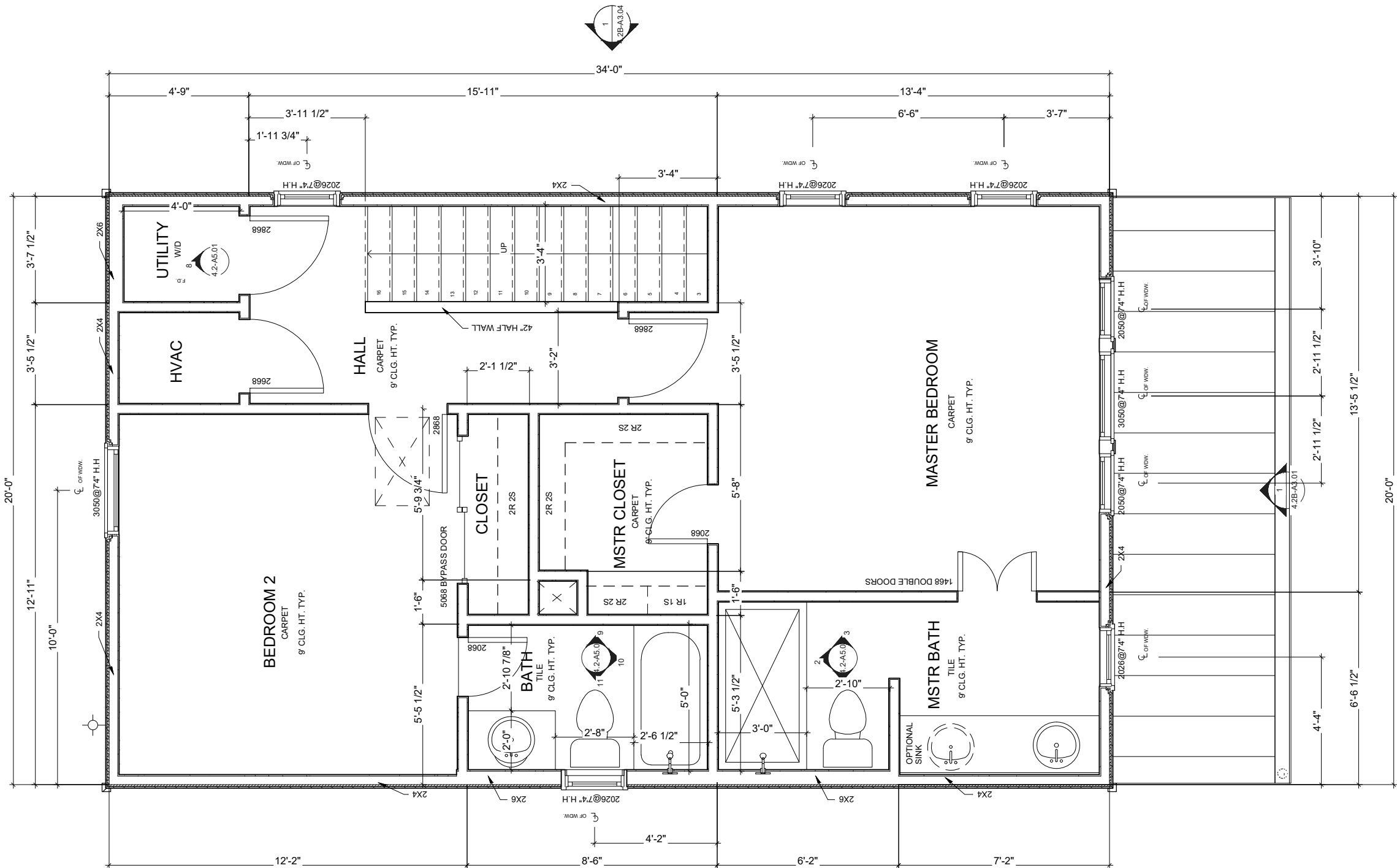
PLAN 4.2B

Project number  
Date  
May 1, 2017

Drawn by  
Checked by

4.2B-A2.04

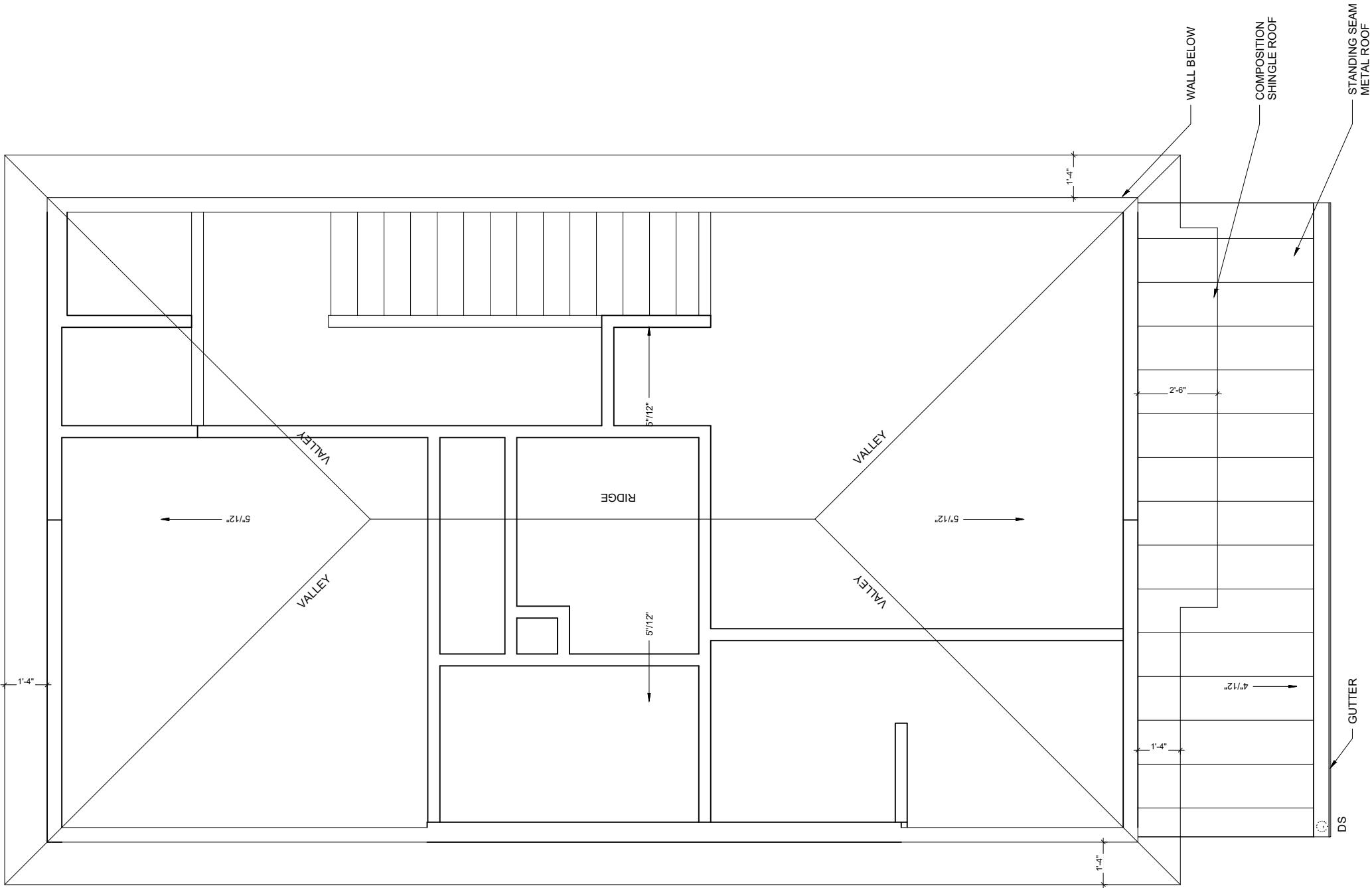
Scale



1  
1/4" = 1'-0"

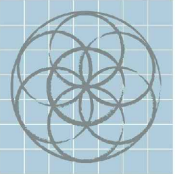
OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING	680 S.F.
2ND FLOOR LIVING	632 S.F.
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FRONT PORCH	100 S.F.
TOTAL STRUCTURE	1,412 S.F.
COMP. ROOF AREA	930 S.F.
METAL ROOF AREA	118 S.F.





1 PROTOTYPE 4.2B - ROOF PLAN

1/4" = 1'-0"



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421/425 E Mistletoe  
San Antonio, TX

No.	Date	Description
1	05/01/2017	Construction Set



ROOF PLAN

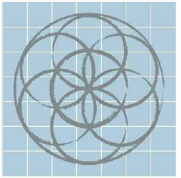
PLAN 4.2B

Project number  
Date  
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Checked by

May 1, 2017

4.2B-A2.05

Scale



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San Antonio, TX

No.	Date	Description
1	05/01/2017	Construction Set



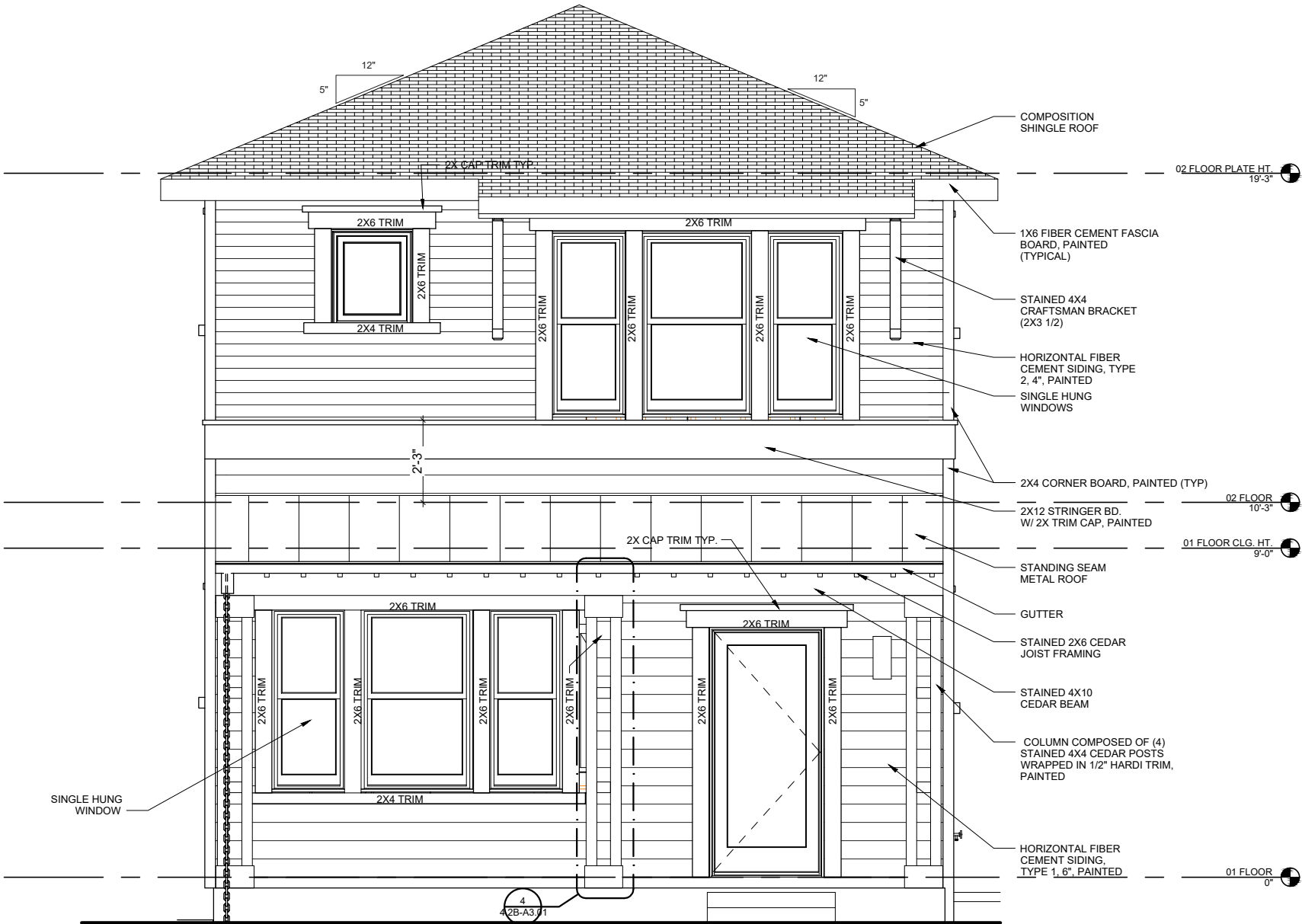
FRONT ELEVATION

PLAN 4.2B

Project number	
Date	May 1, 2017
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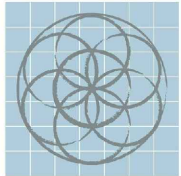
4.2B-A3.01

Scale



1  
1/4" = 1'-0"

PROTOTYPE 4.2B - FRONT ELEVATION



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San Antonio, TX

No.	Date	Description
1	05/01/2017	Construction Set



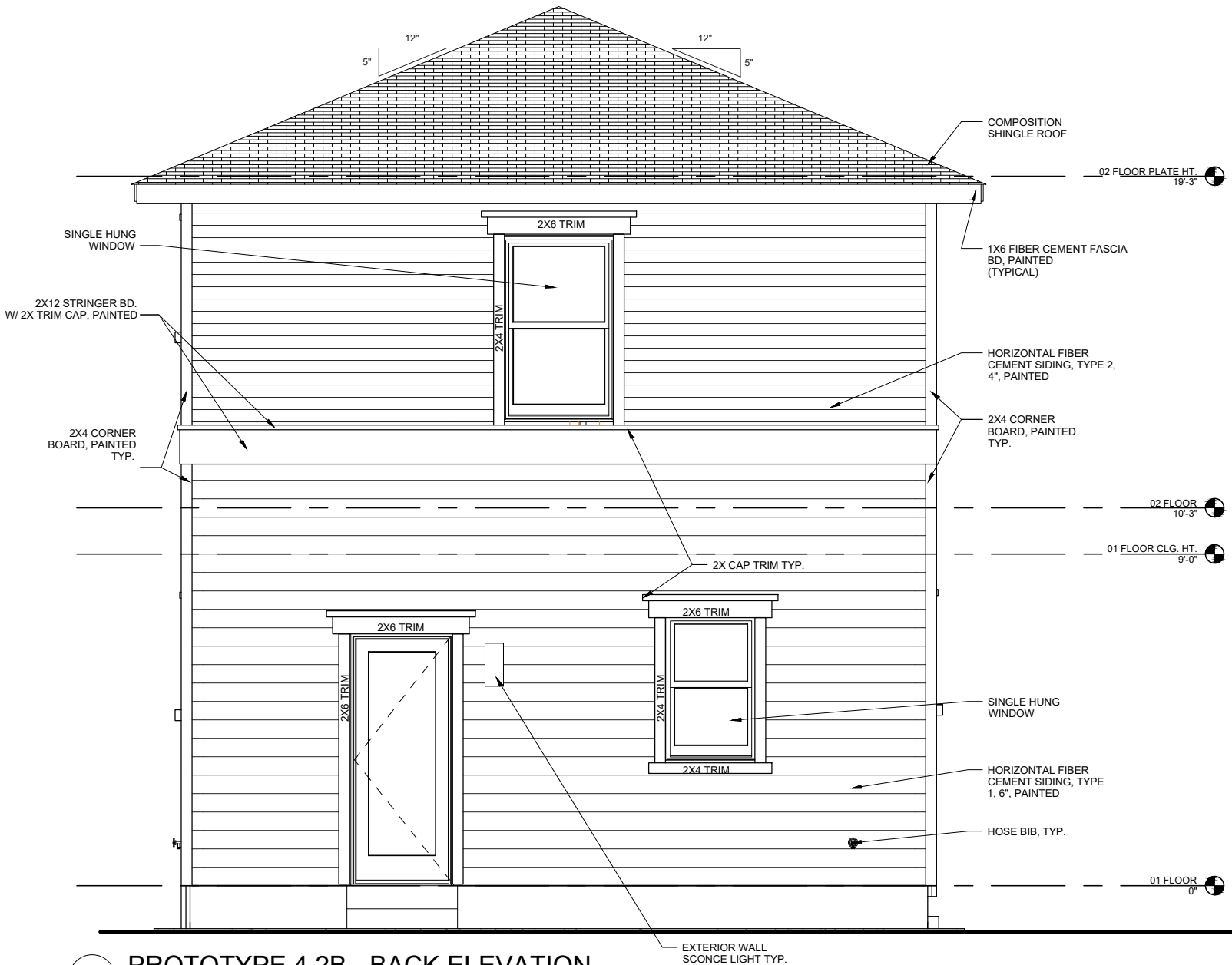
BACK ELEVATION

PLAN 4.2B

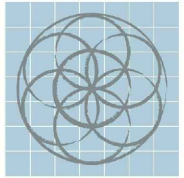
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Date May 1, 2017  
Drawn by  
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4.2B-A3.02

Scale



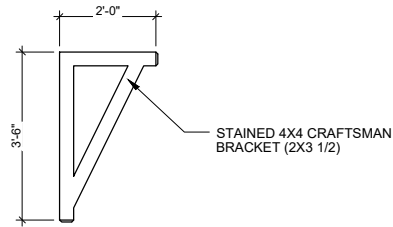
1 PROTOTYPE 4.2B - BACK ELEVATION  
1/4" = 1'-0"



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2 CRAFTSMAN BRACKET ELEVATION



1 PROTOTYPE 4.2B - SIDE ELEVATION  
1/4" = 1'-0"

Mistletoe

421/425 E Mistletoe  
San Antonio, TX

No.	Date	Description
1	05/01/2017	Construction Set



SIDE ELEVATION

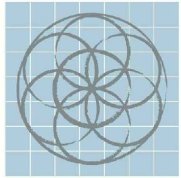
PLAN 4.2B

Project number  
Date May 1, 2017  
Drawn by  
Checked by

4.2B-A3.03

Scale





SEVENTH  
GENERATION  
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519  
San Antonio, Texas 78205  
TEL (210) 262-6161 TEL (210) 241-7490

Mistletoe

421/425 E Mistletoe  
San Antonio, TX

No.	Date	Description
1	05/01/2017	Construction Set



SIDE ELEVATION

PLAN 4.2B

Project number  
Date  
May 1, 2017

Drawn by  
Checked by

4.2B-A3.04

Scale



1 PROTOTYPE 4.2B - SIDE ELEVATION  
1/4" = 1'-0"

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:

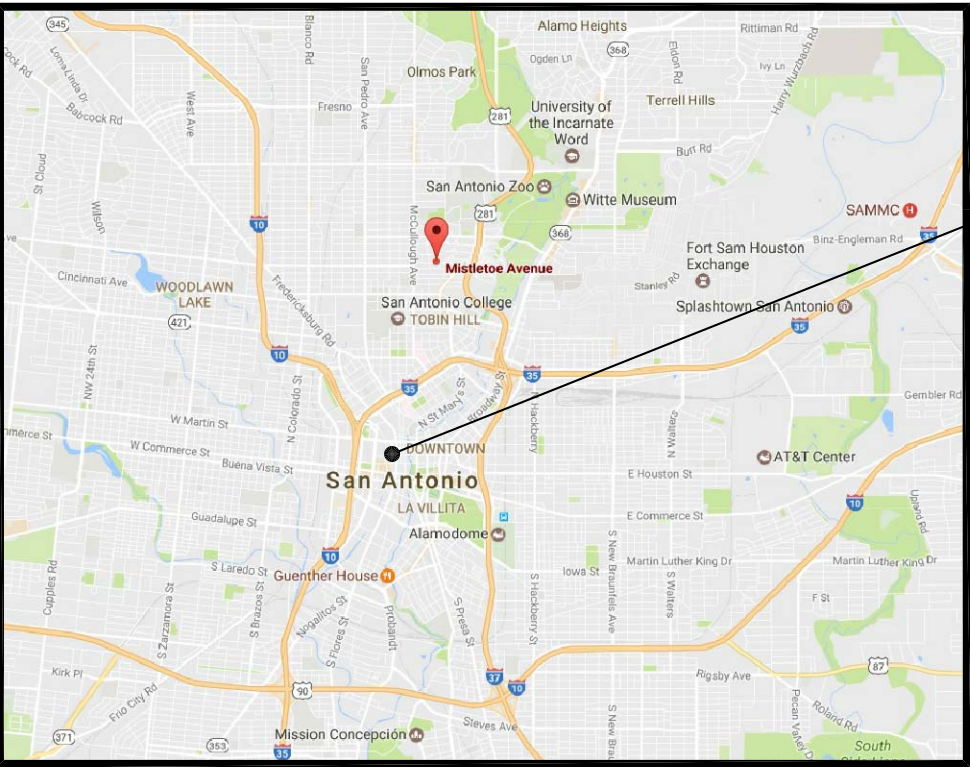
- 2015 INTERNATIONAL RESIDENTIAL CODE
  - 2015 INTERNATIONAL GAS CODE
  - 2015 INTERNATIONAL MECHANICAL CODE
  - 2014 NATIONAL ELECTRICAL CODE
  - 2015 INTERNATIONAL PLUMBING CODE
- (WITH LOCAL AMENDMENTS)

PROJECT INFORMATION:

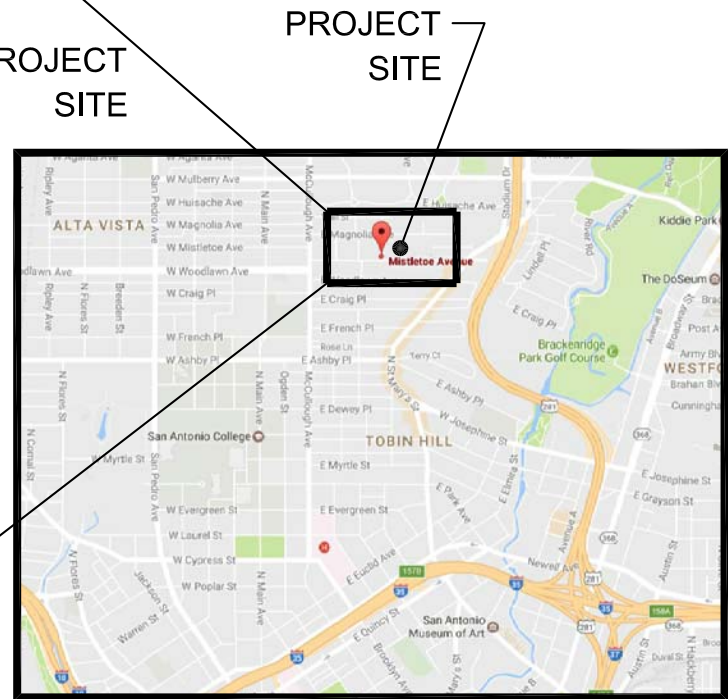
- PROJECT: BUILDING 1  
421 AND 425 E. MISTLETOE  
SAN ANTONIO, TX. 78212
- LEGAL: NCB 863, LOT 51 AND 52
- OWNER : TERRAMARK URBAN HOMES
- PURPOSE: DWELLING UNITS

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



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

Architect

DOCUMENTS INCOMPLETE:  
NOT FOR REGULATORY  
APPROVAL, PERMITTING, OR  
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.

Drawn By: STAFF

Checked By: EG

Project No. 17-1010A

Date: 20 FEB 2017

Page:

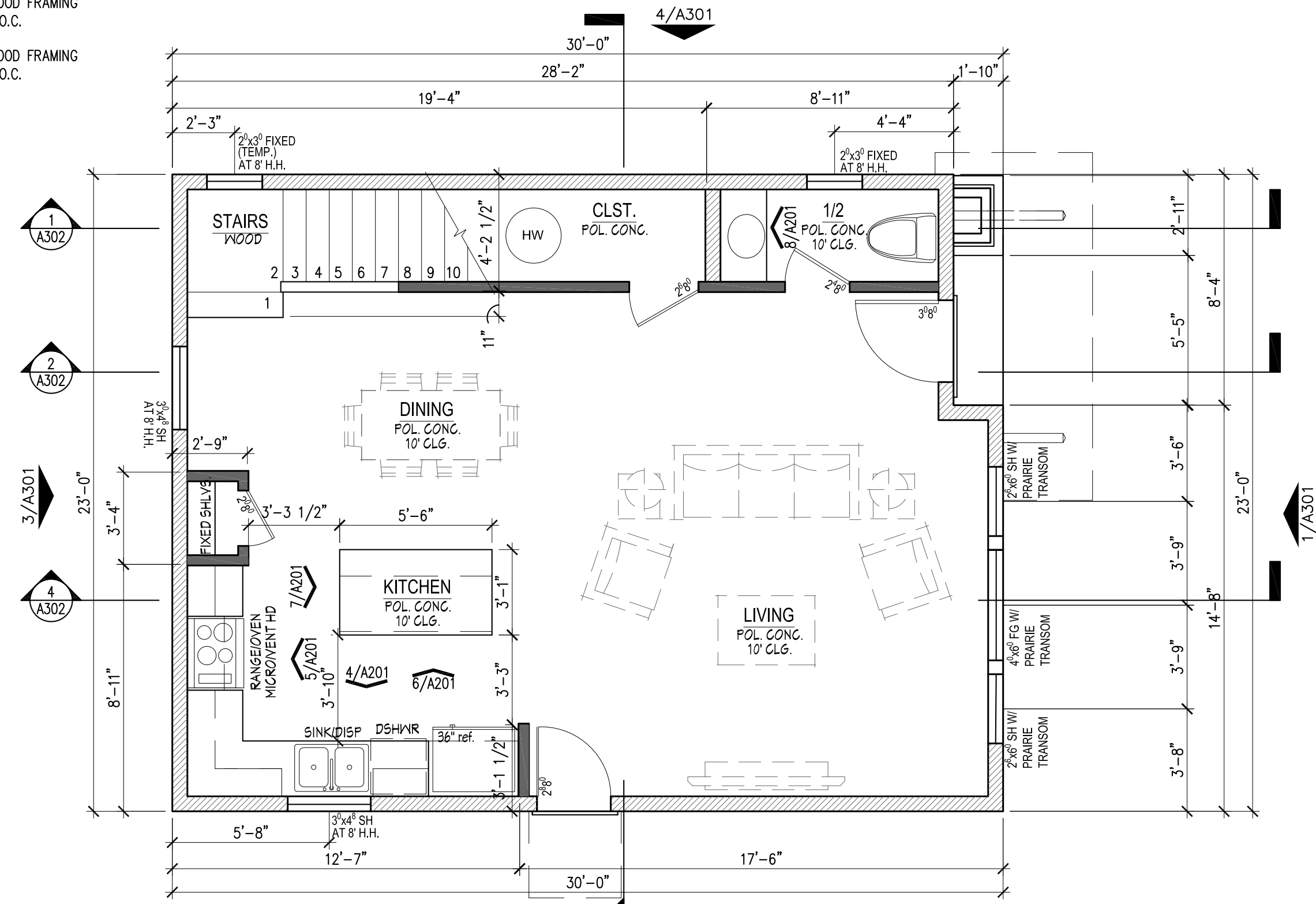
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BUILDING 1



LEGEND

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

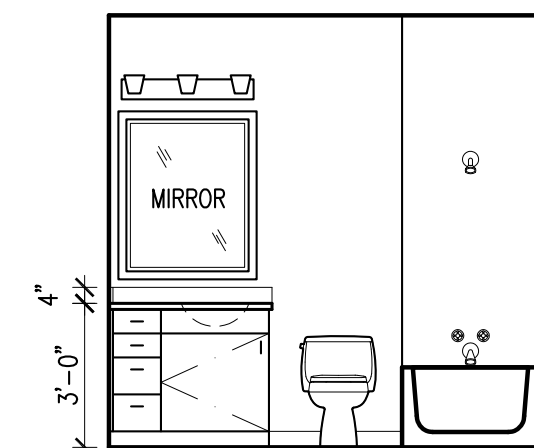
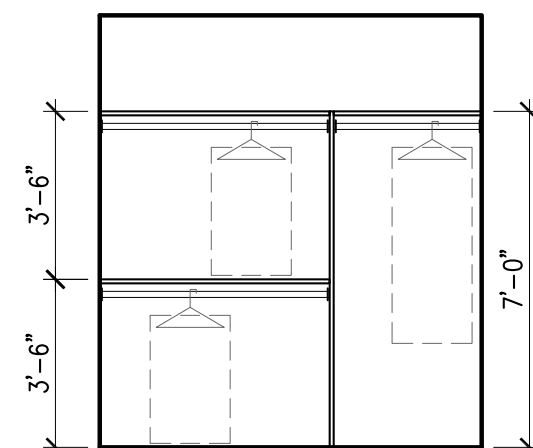
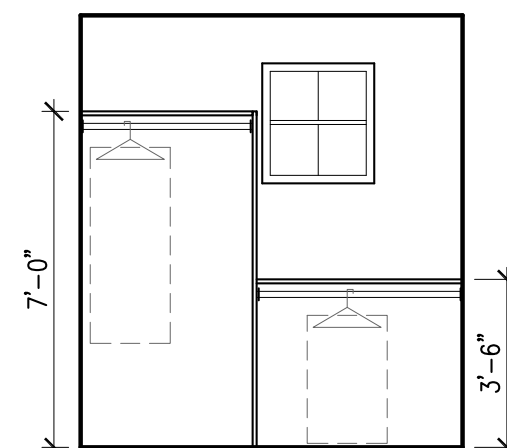
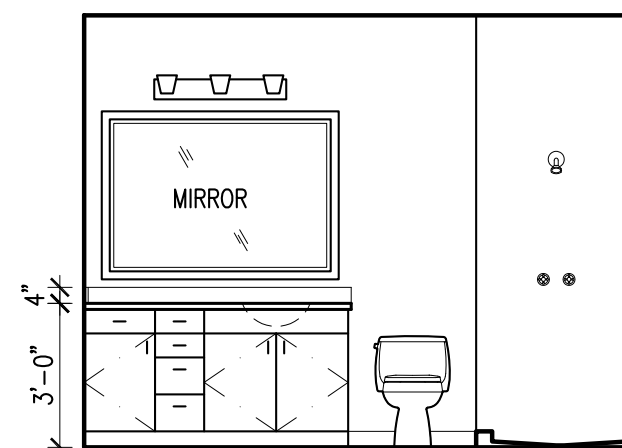
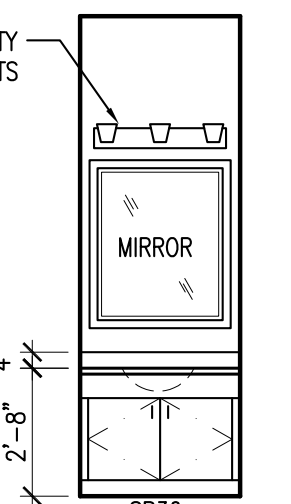
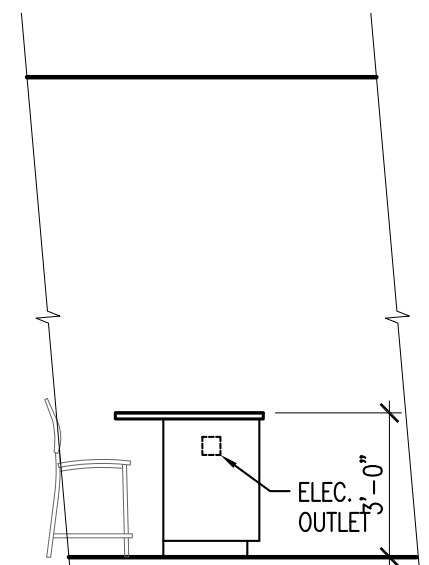
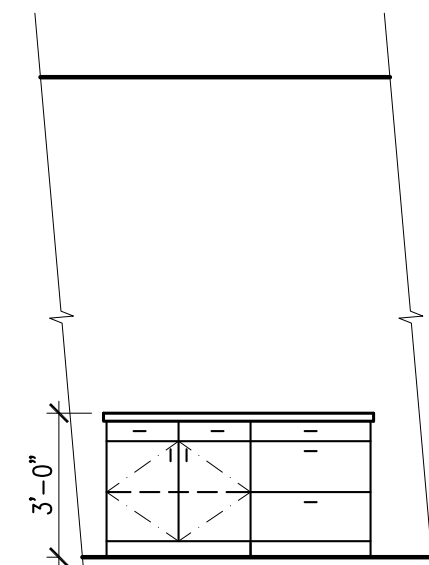
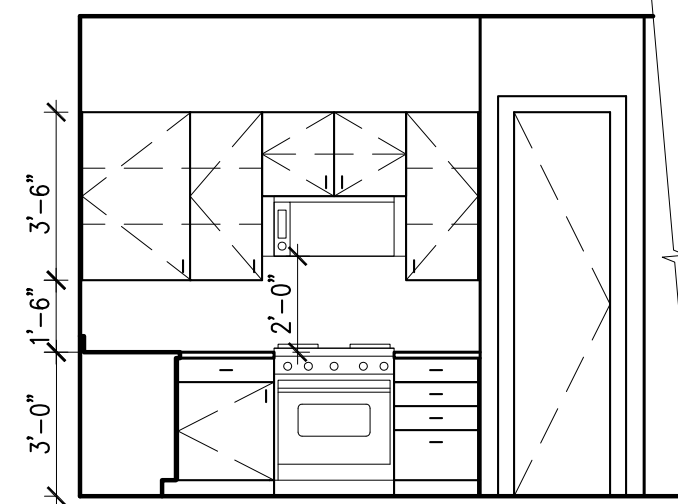
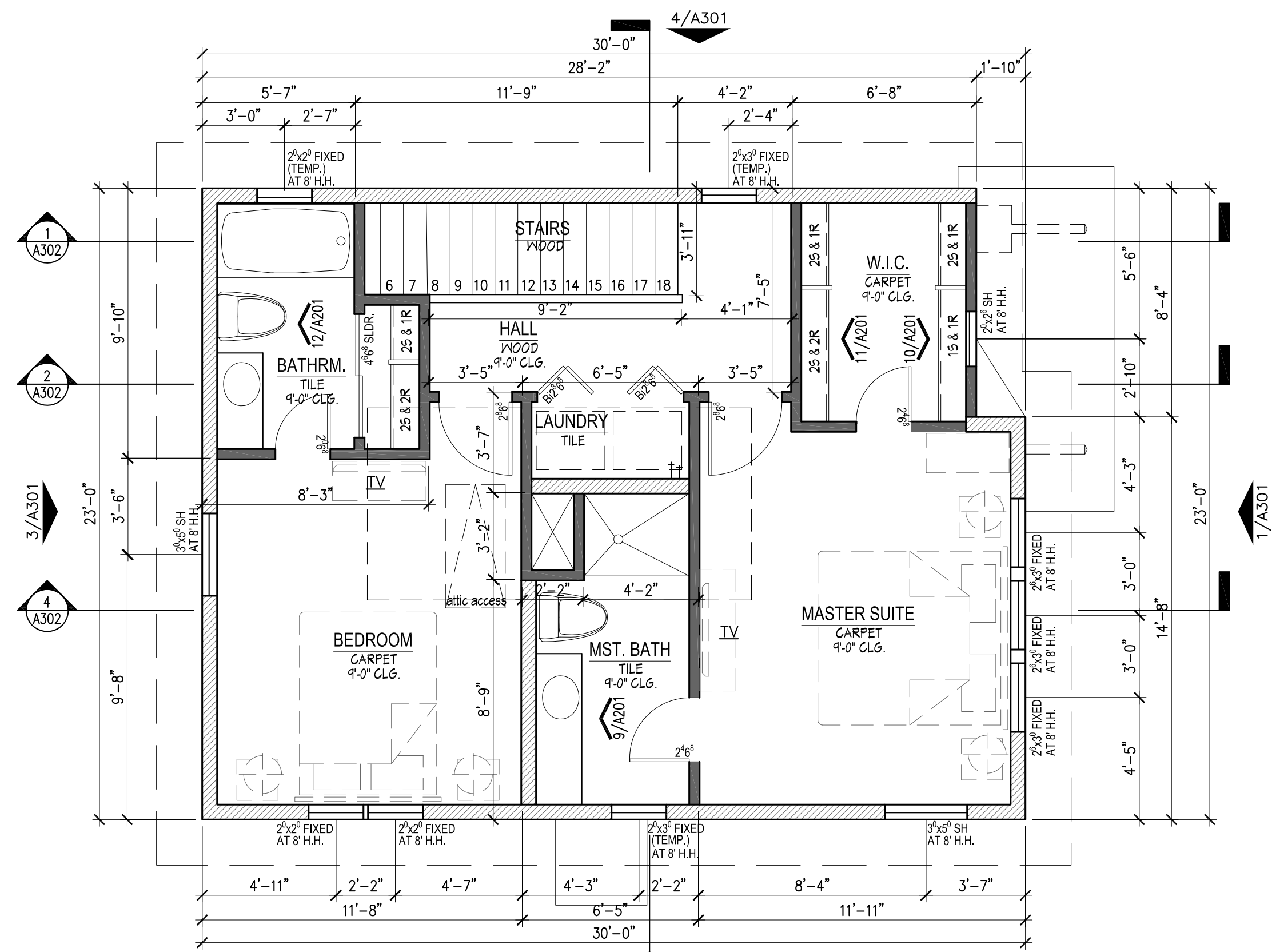
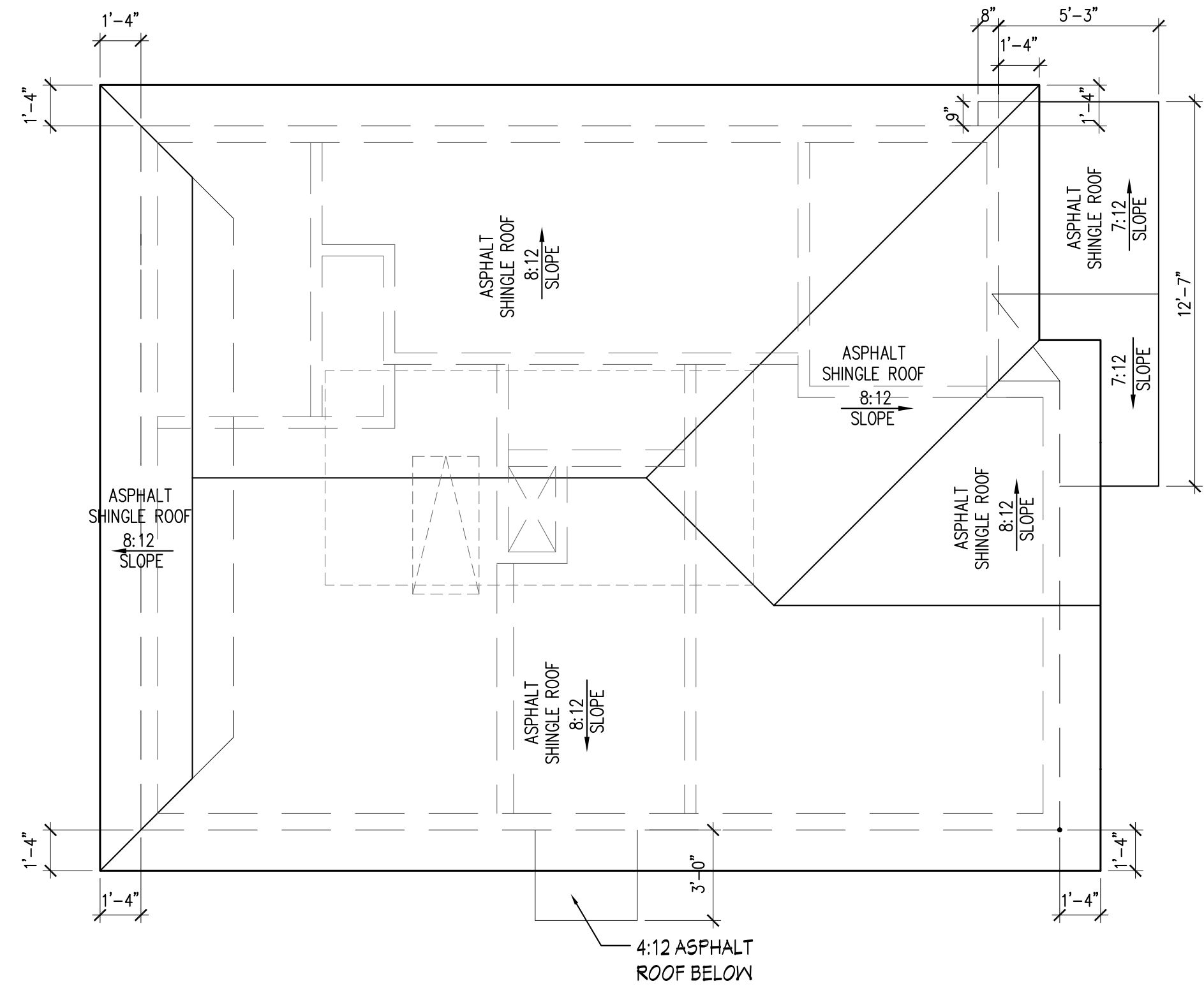


Square Footage Chart	
AREA	SQUARE FEET
1st Floor Living	675
2nd Floor Living	637
Total Living	1,312

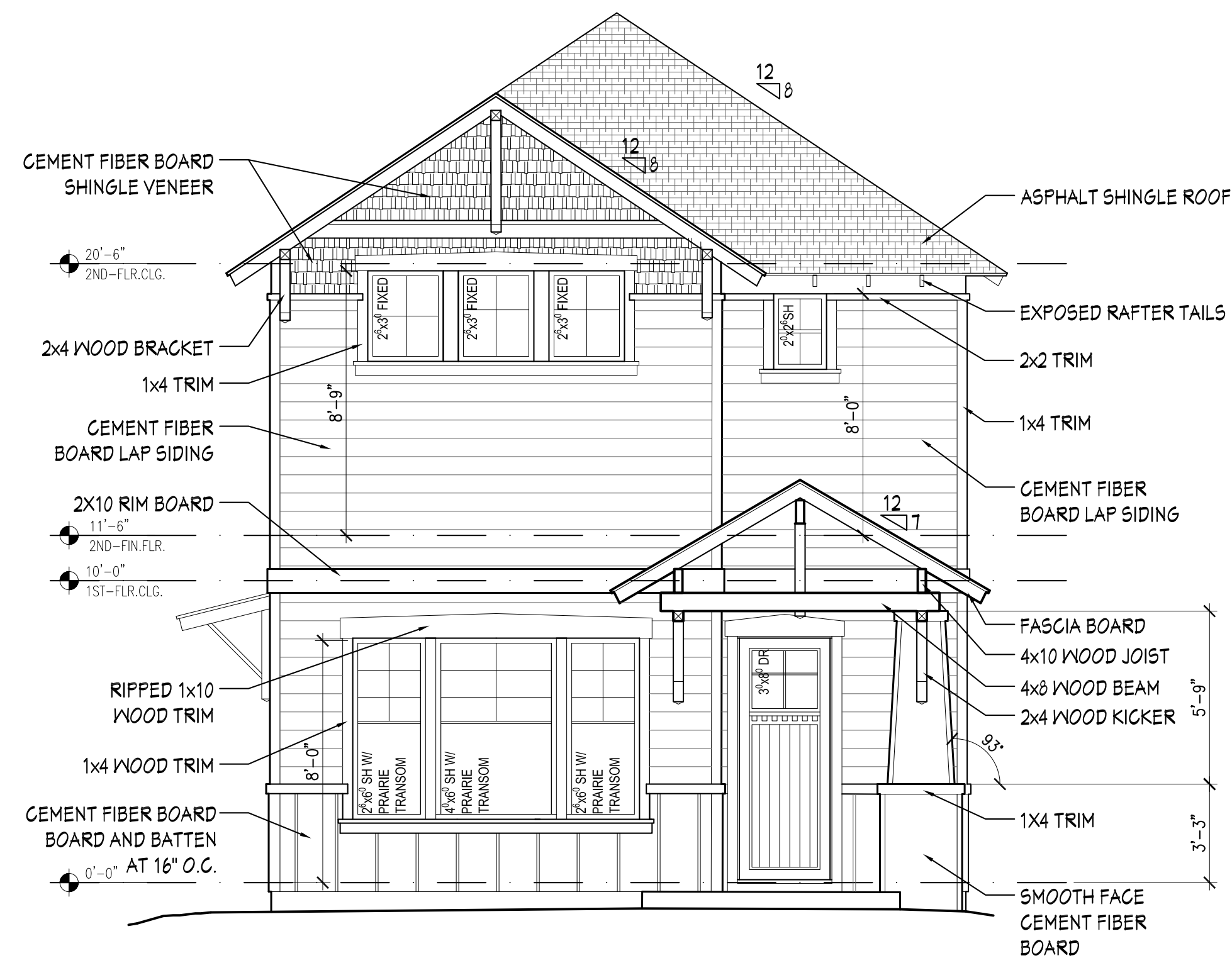
1st Floor Living	675
Porch	15
Slab	690

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

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



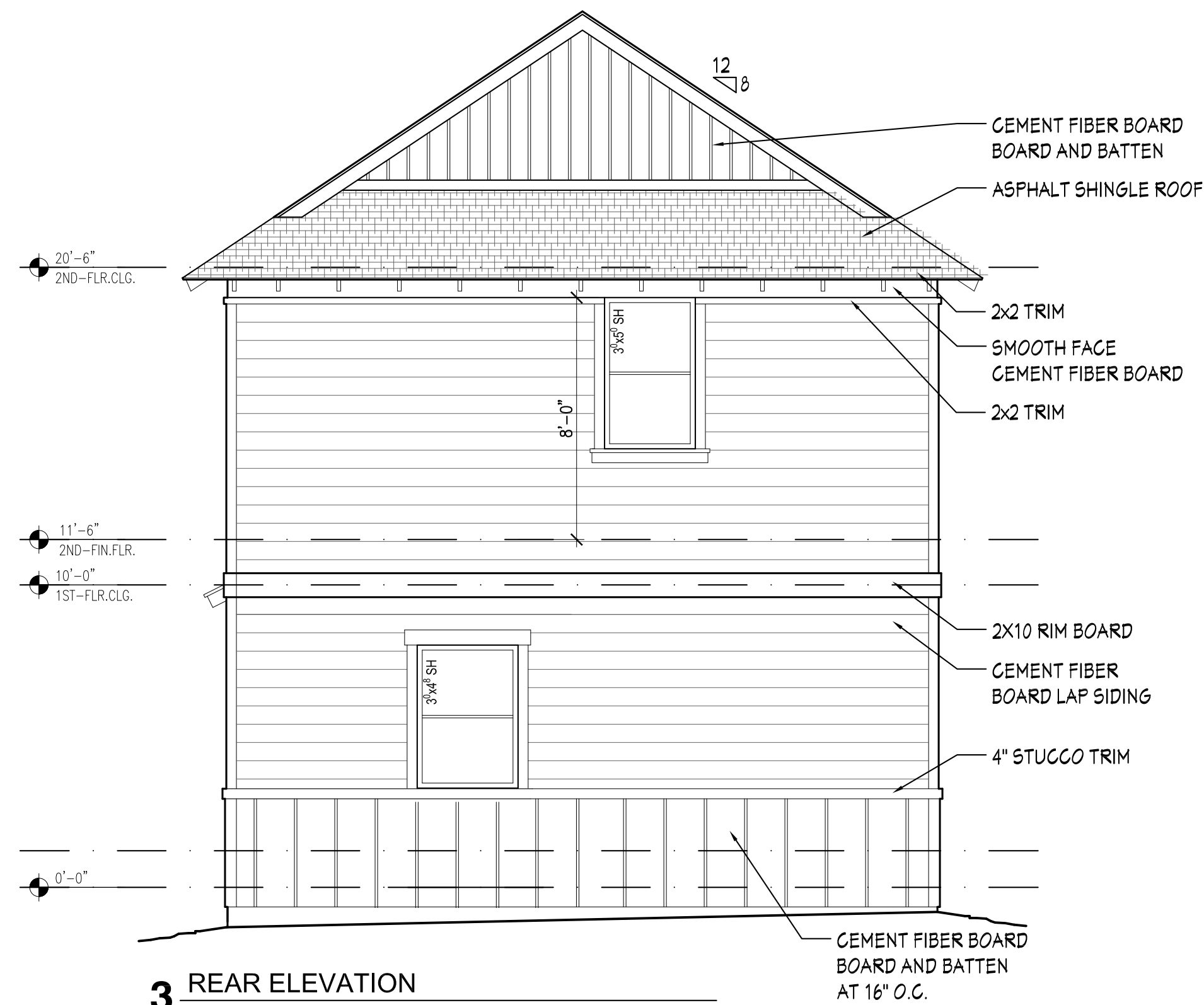
CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"



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

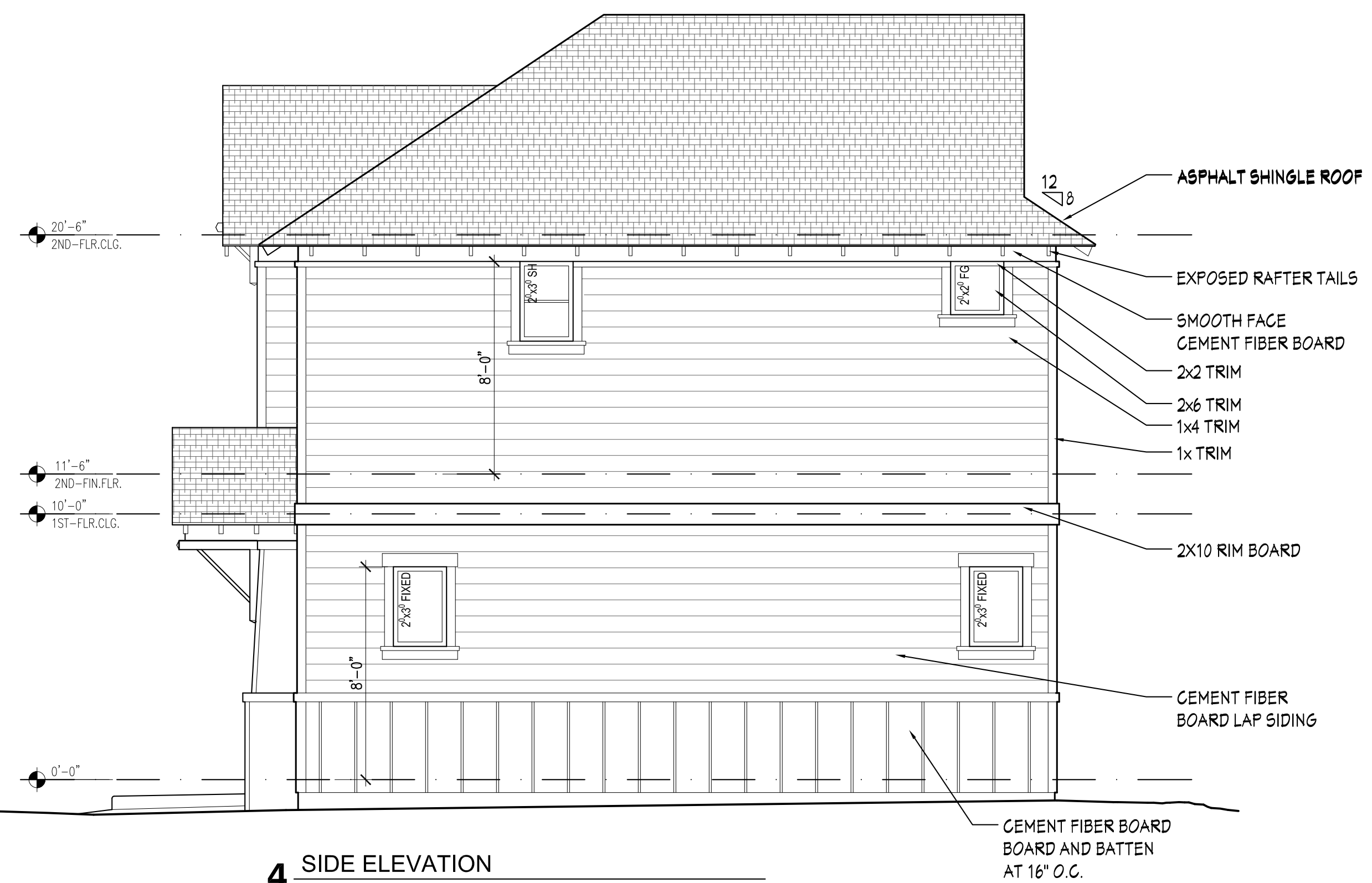


### SIDE / CARPORT ELEVATION



### 3 REAR ELEVATION

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



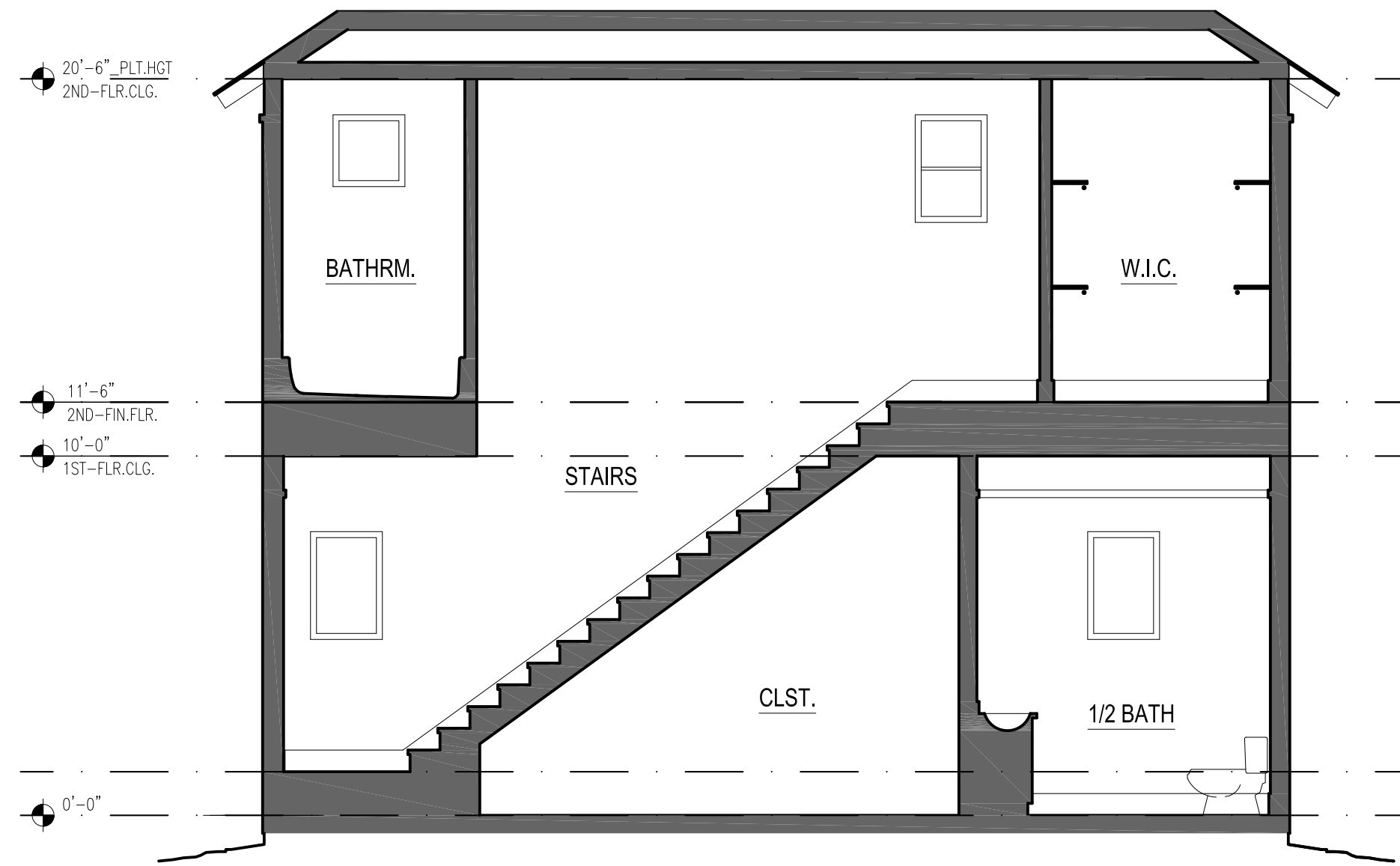
#### 4 SIDE ELEVATION

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

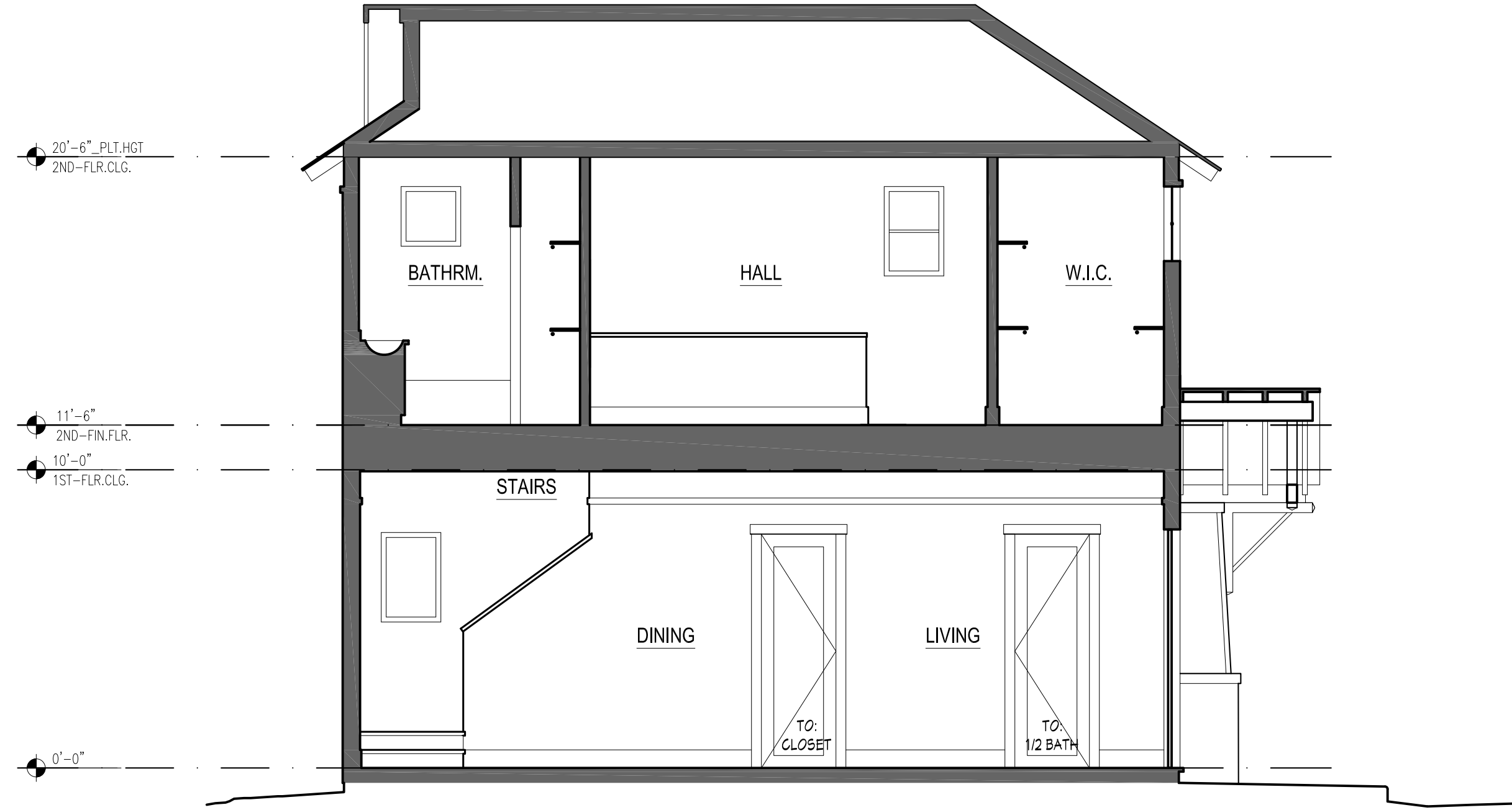


Z:\GRC Architecture\Terramark\mistletoe\Thu\_30\_Mar\_2017 - 11:34am

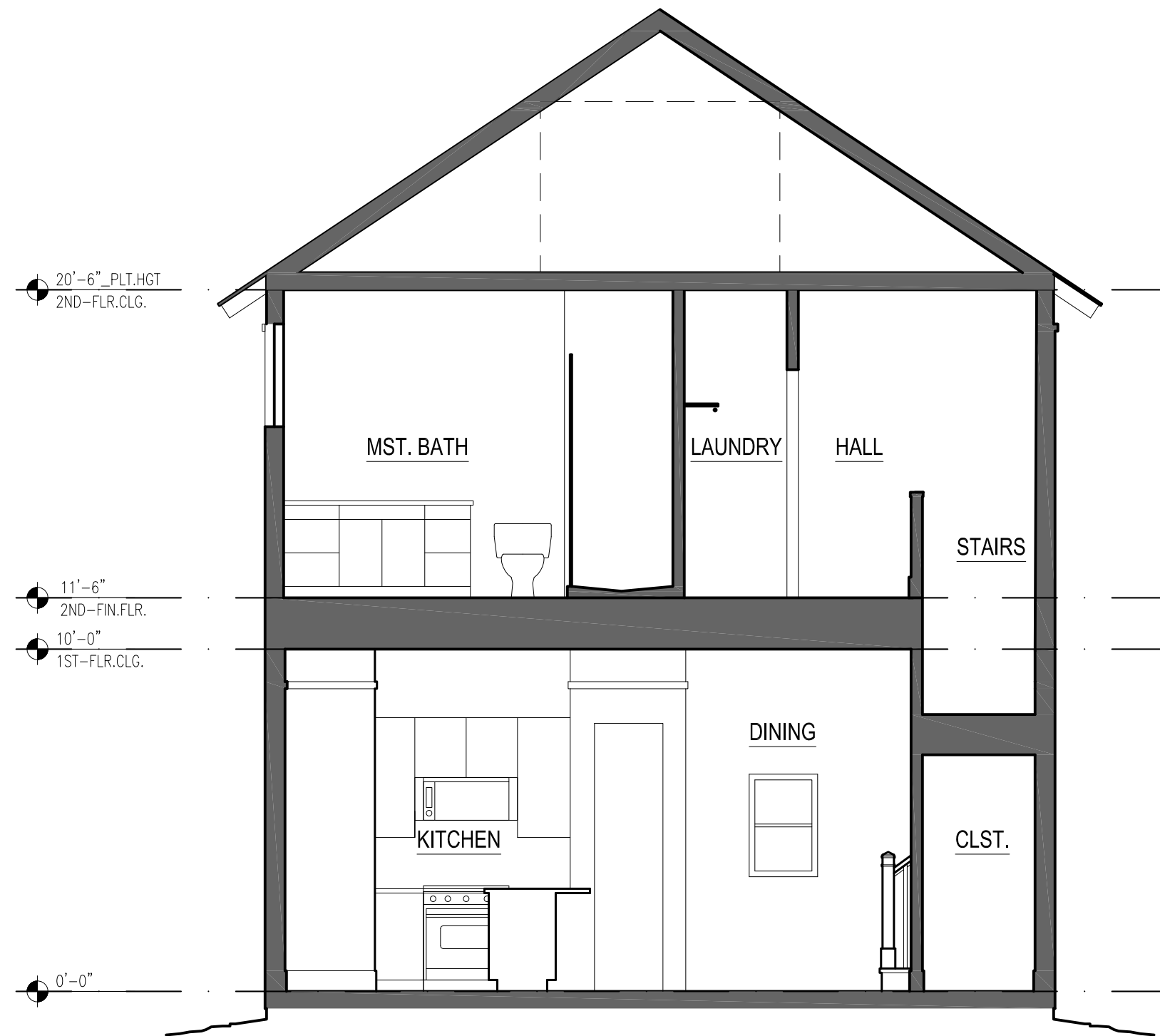
NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE.  
IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE NOT TO SCALE



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



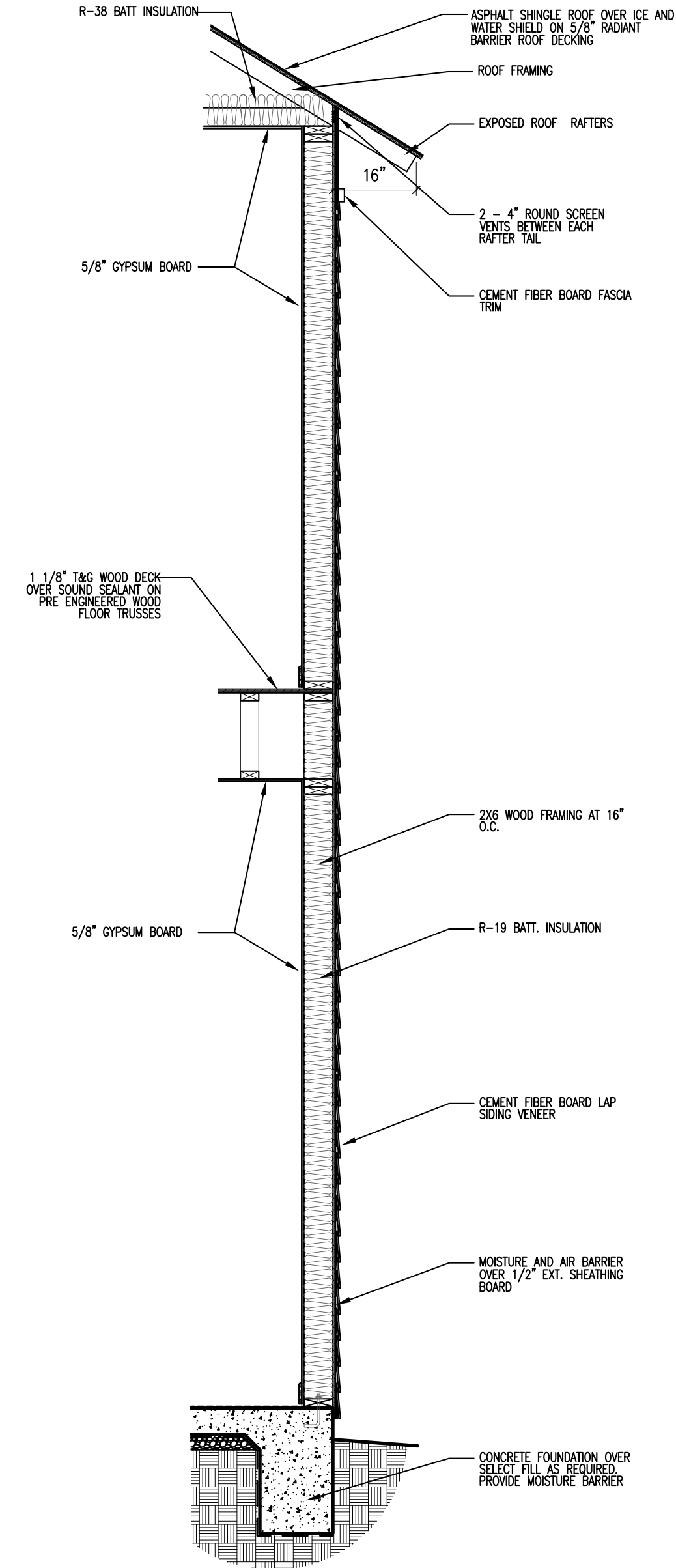
**2 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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



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

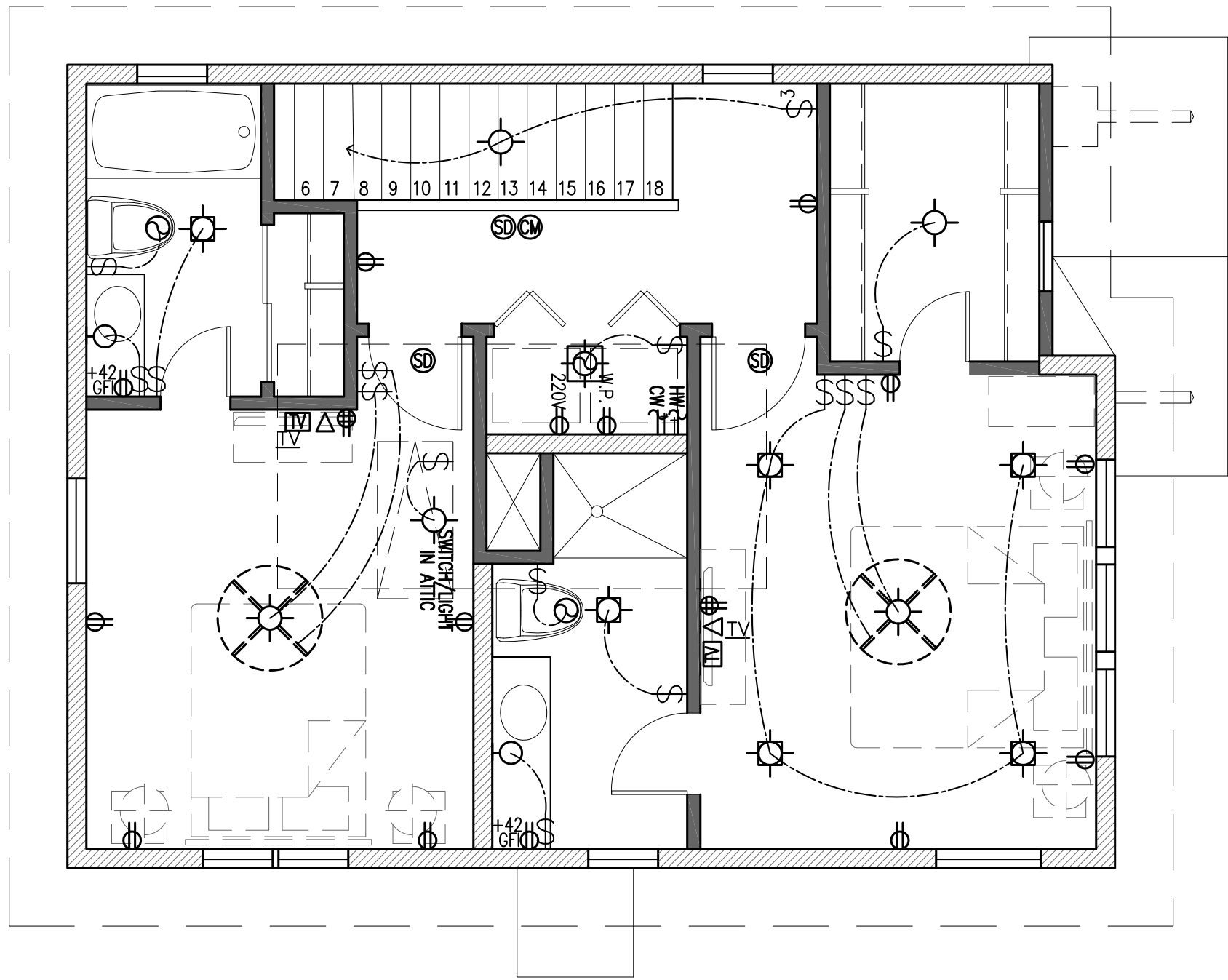


**5 TYPICAL WALL SECTION**  
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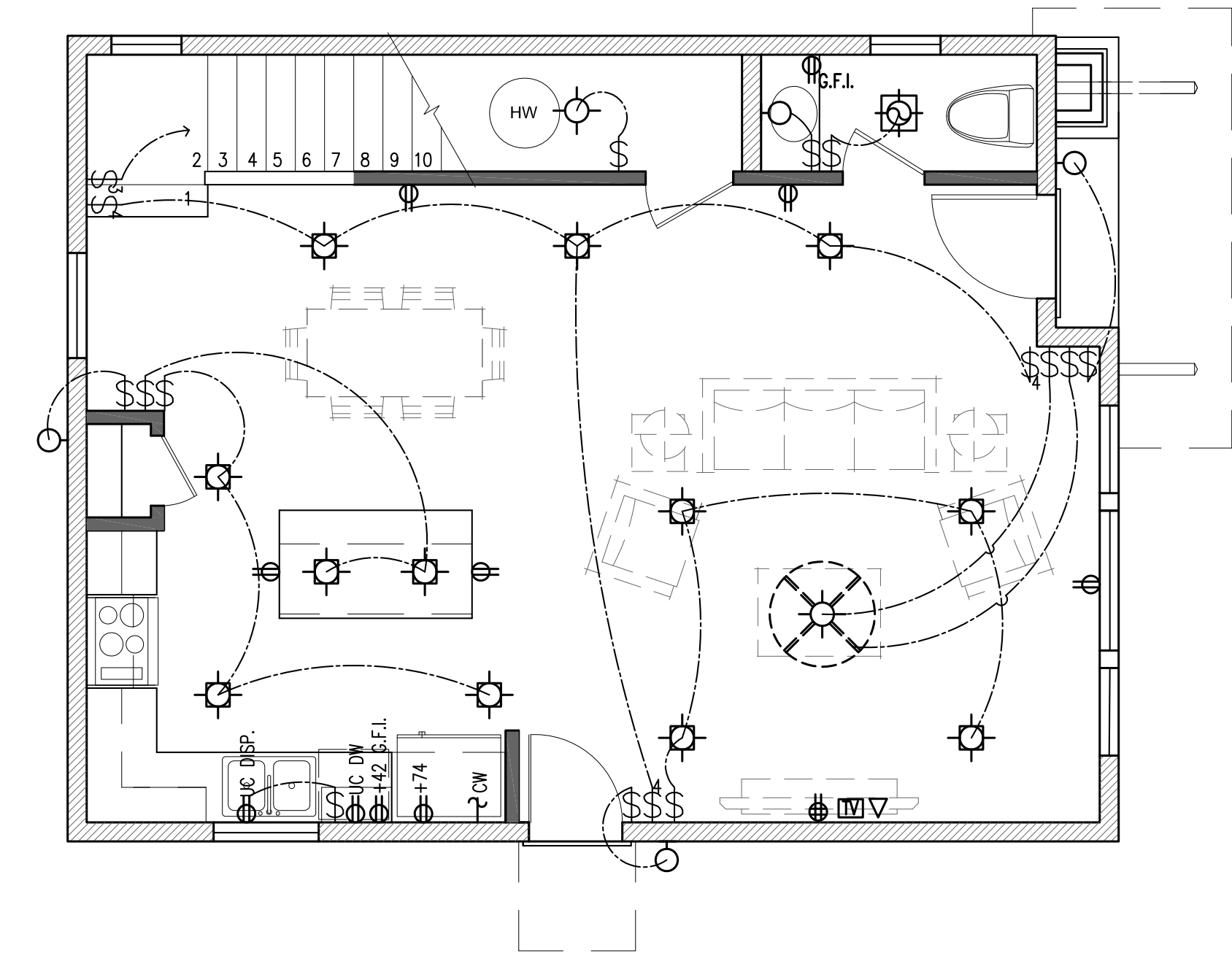
NOTE FOR ALL EXPOSED CANTILEVER AND EXTERIOR CONDITIONS:

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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NOTE: ORIGINAL DRAWINGS ARRANGED FOR 35"x24" SHEET SIZE.  
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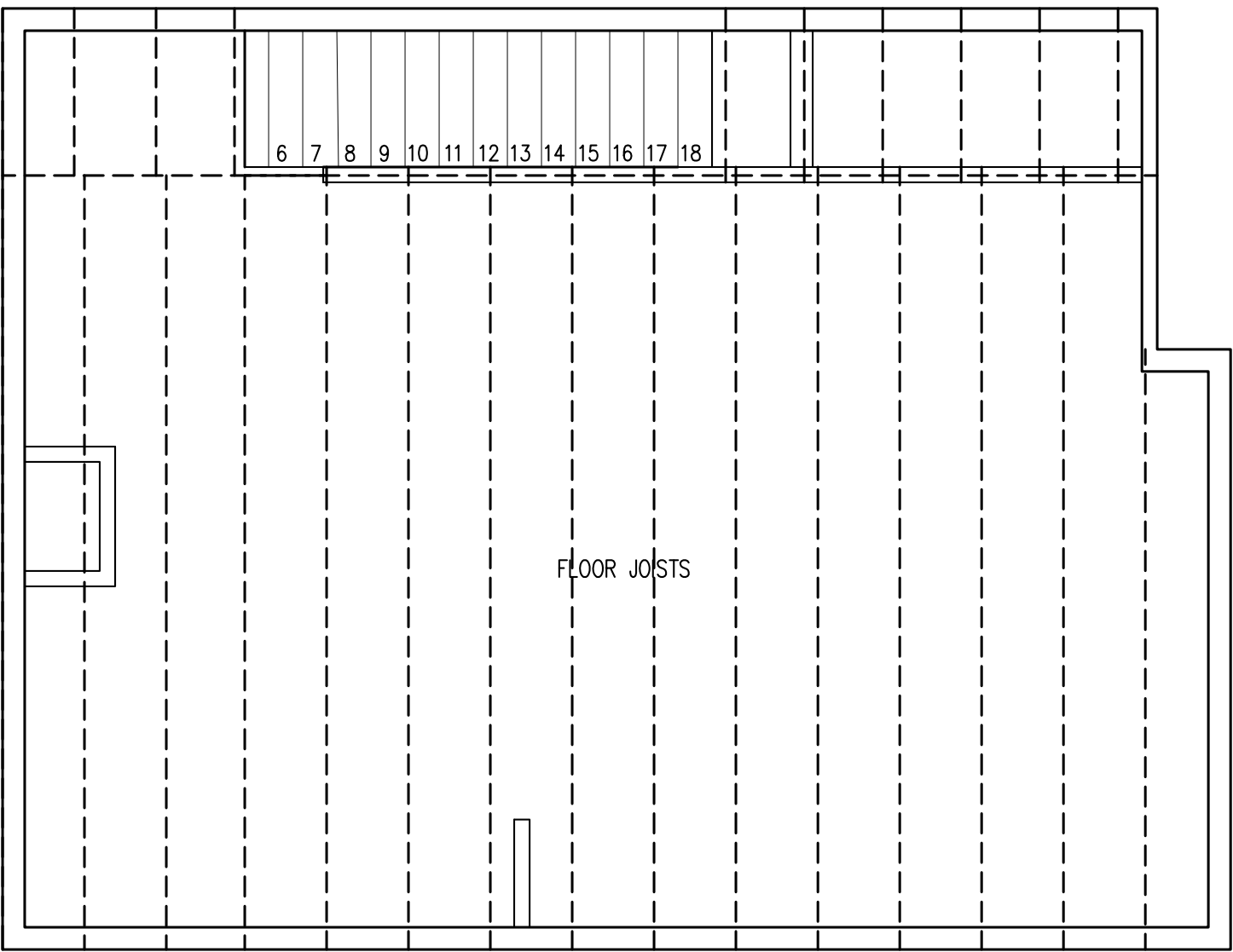
**2 SECOND FLOOR PLAN**  
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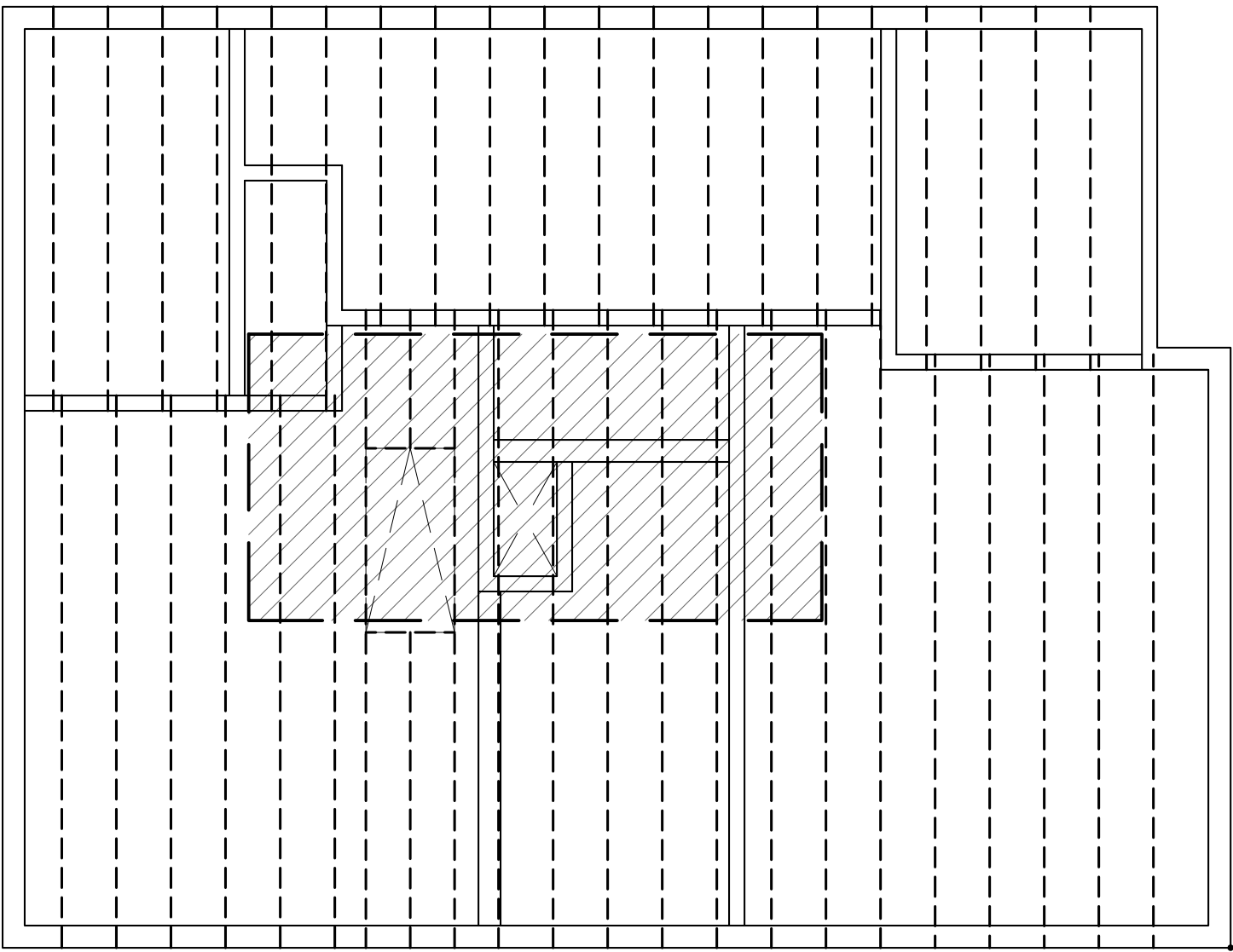
**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

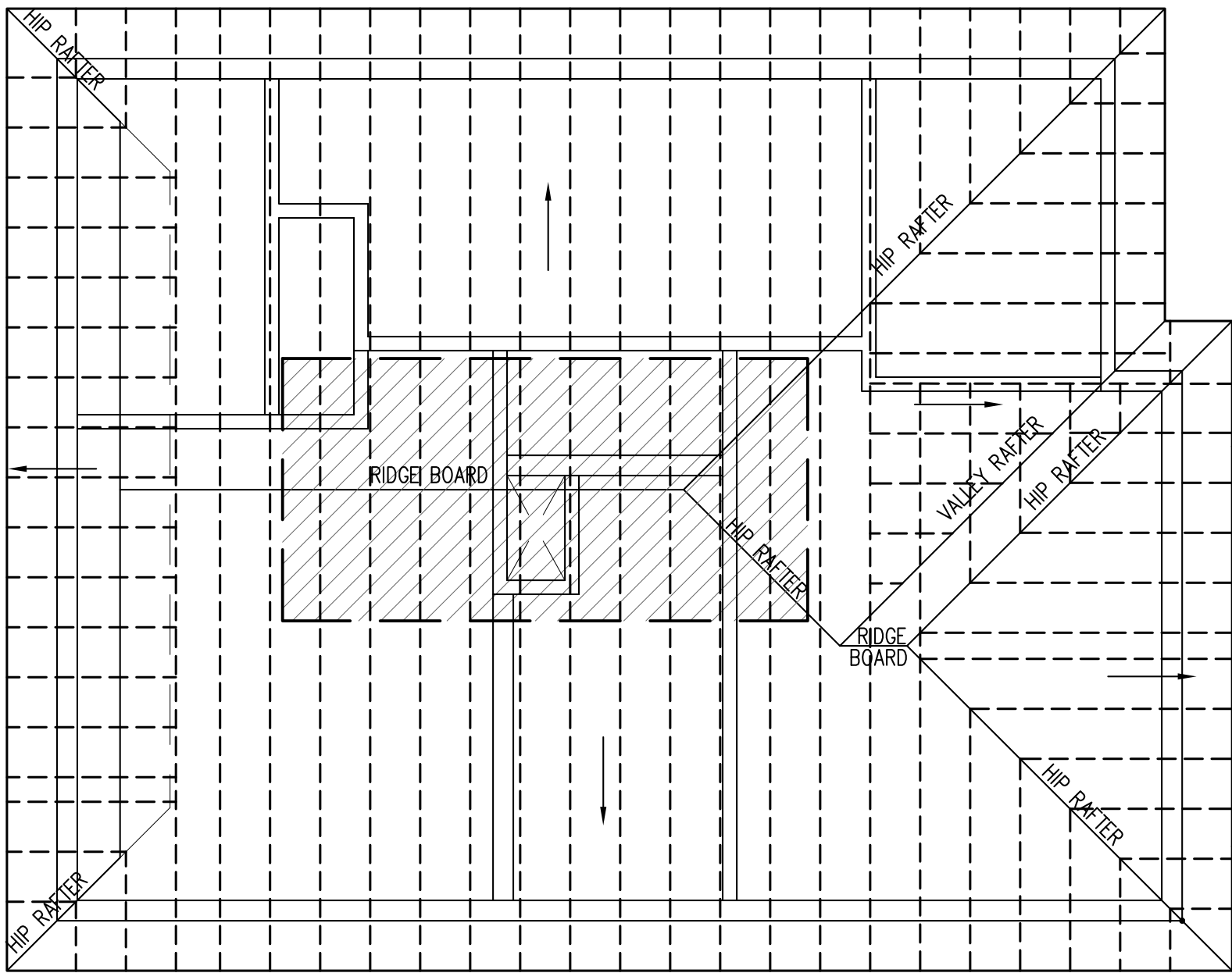
- LIGHT AND CEILING FAN WITH BLOCKING
- SURFACE LIGHT
- RECESSED LIGHT
- RECESSED VENT AND LIGHT
- SURFACE MOUNTED WALL LIGHT
- 110V DUPLEX OUTLET
- 220V OUTLET
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- TELEPHONE/DATA
- W.P. WATERPROOF / WATER RESISTANT
- G.F.I. GROUND FAULT CIRCUIT INTERRUPT
- SINGLE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



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

DOCUMENTS INCOMPLETE:  
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APPROVAL, PERMITTING, OR  
CONSTRUCTION.

EDWARD A. GARZA  
TEXAS REGISTRATION #  
15906

Mistletoe - Building 1



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description  
**ELECTRICAL  
PLAN AND  
FRAMING PLANS**

NOTE: THESE DRAWINGS AND ACCOMPANYING  
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ON OTHER PROJECTS OR EXTENSIONS OF THIS  
PROJECT EXCEPT BY AGREEMENT IN WRITING  
AND WITH APPROPRIATE COMPENSATION TO THE  
ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF

Checked By: EG

Project No. 17-1010A

Date: 20 FEB 2017

Page:

A401

BUILDING 1

- 30 MAR. 2017 -

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



CODE SUMMARY

GENERAL NOTES:

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APPLICABLE CODES:

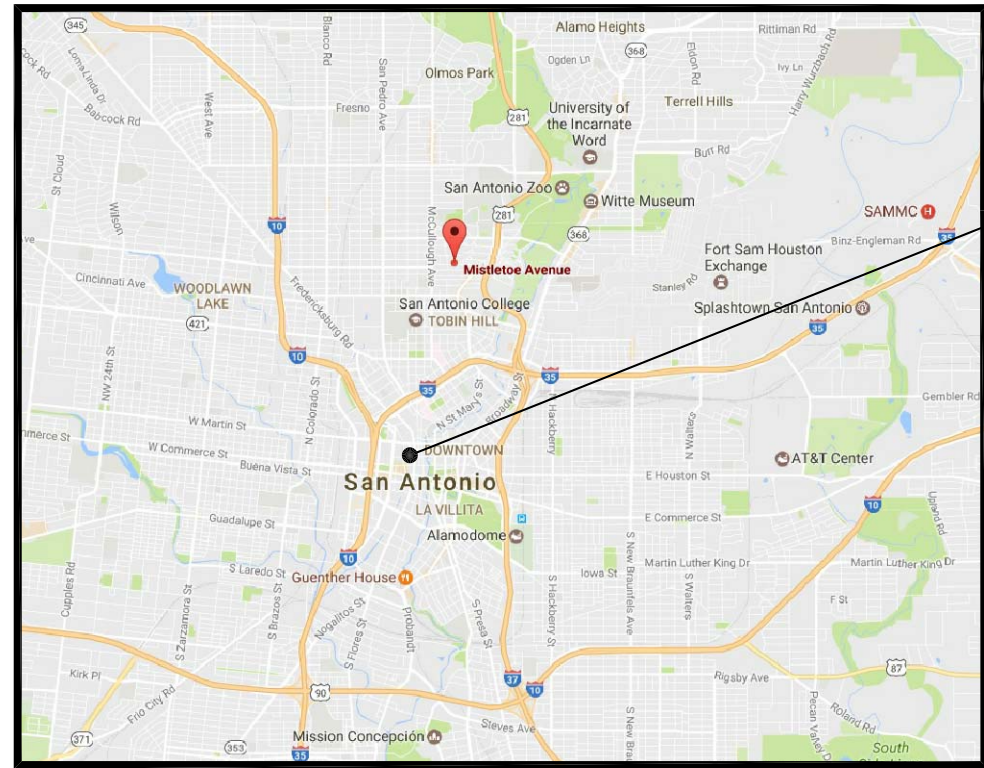
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL GAS CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- (WITH LOCAL AMENDMENTS)

PROJECT INFORMATION:

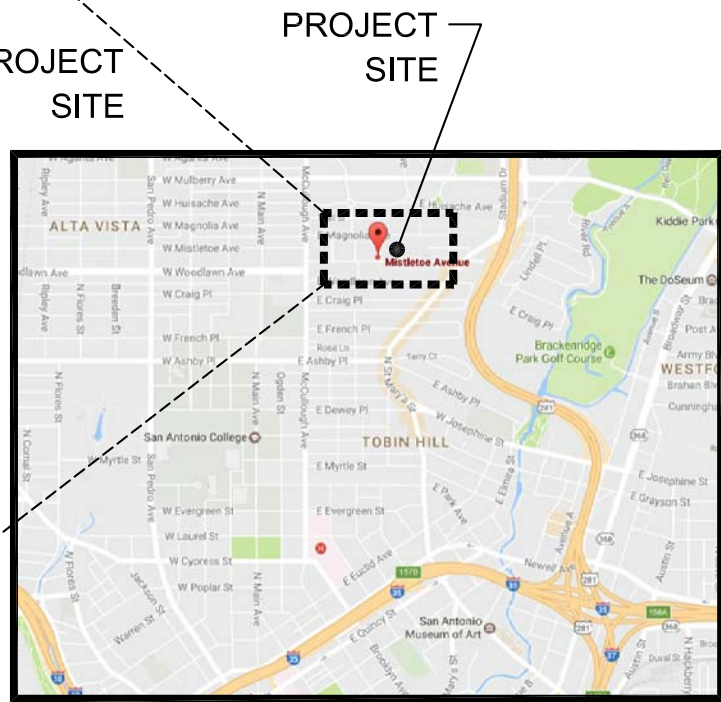
- PROJECT: BUILDING 2  
421 AND 425 E. MISTLETOE  
SAN ANTONIO, TX. 78212
- LEGAL: NCB 863, LOT 51 AND 52
- OWNER : TERRAMARK URBAN HOMES
- PURPOSE: DWELLING UNITS

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



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

Architect

DOCUMENTS INCOMPLETE:  
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APPROVAL, PERMITTING, OR  
CONSTRUCTION.

EDWARD A. GARZA  
TEXAS REGISTRATION #  
15806

Mistletoe - Building 2



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description  
COVER

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Drawn By: STAFF

Checked By: EG

Project No. 17-1010B

Date: 20 FEB 2017

Page:

A000

BUILDING 2

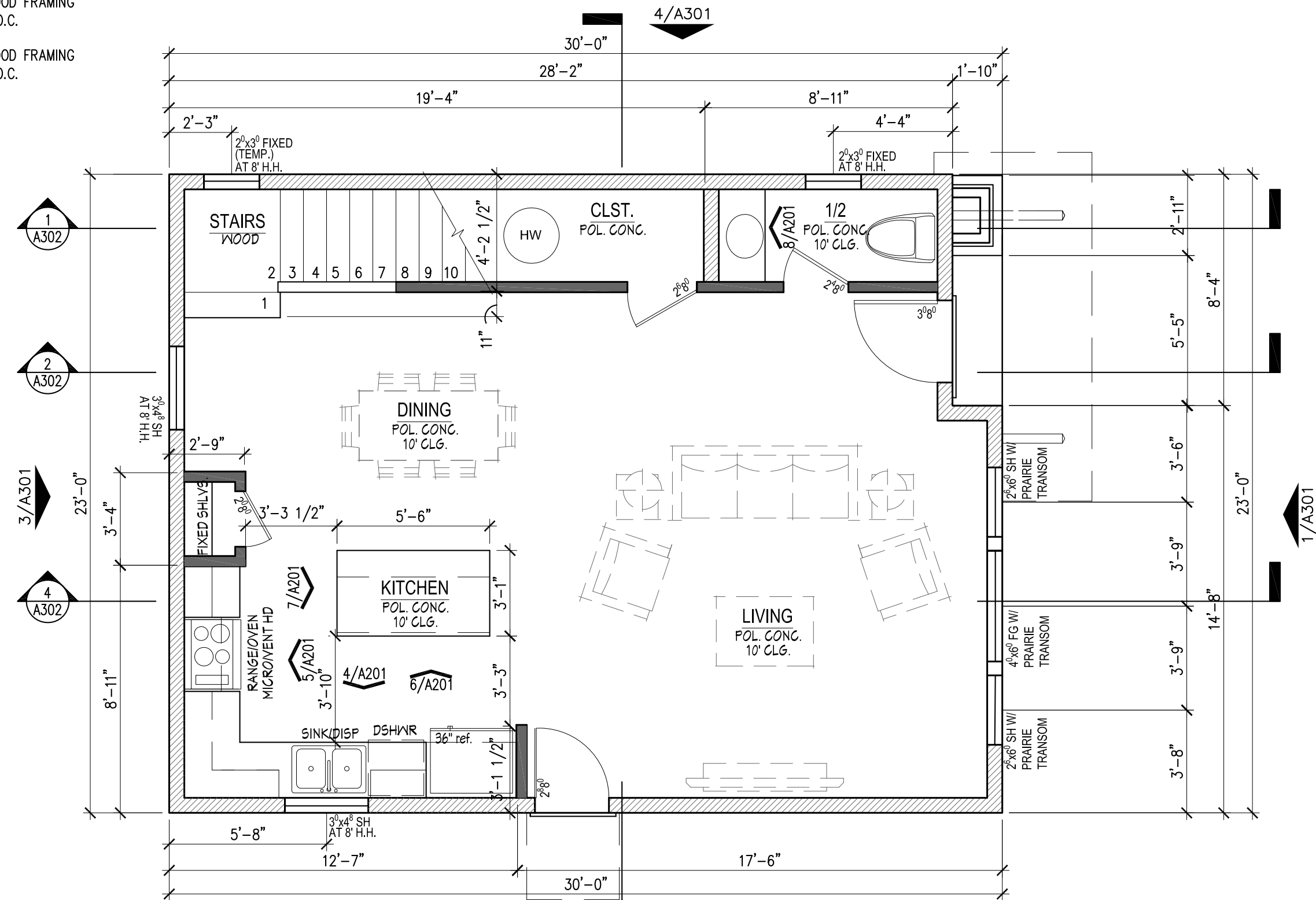


**LEGEND**

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

2X6 WOOD FRAMING AT 16"O.C.

2X4 WOOD FRAMING AT 16"O.C.

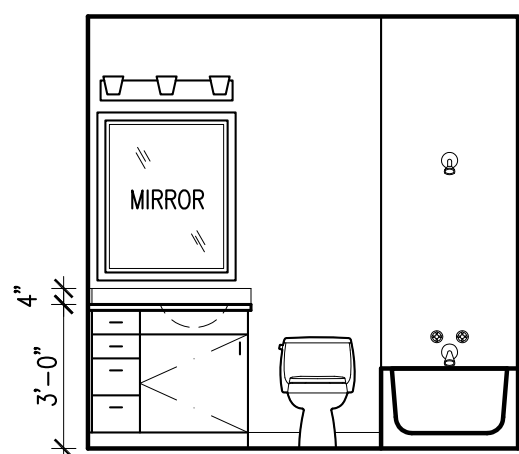
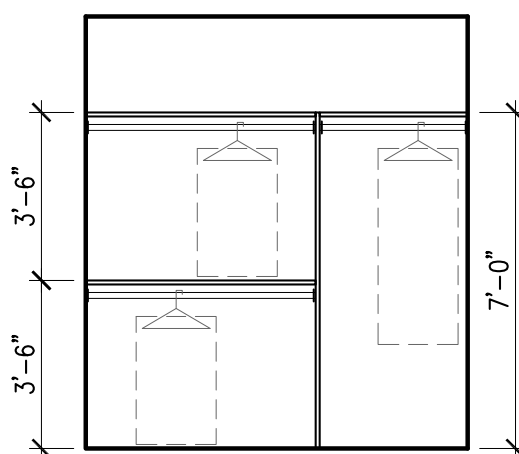
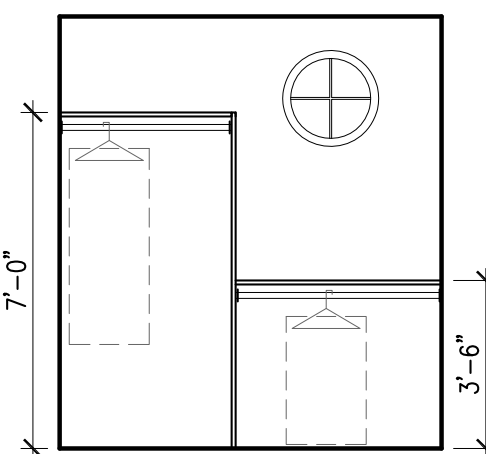
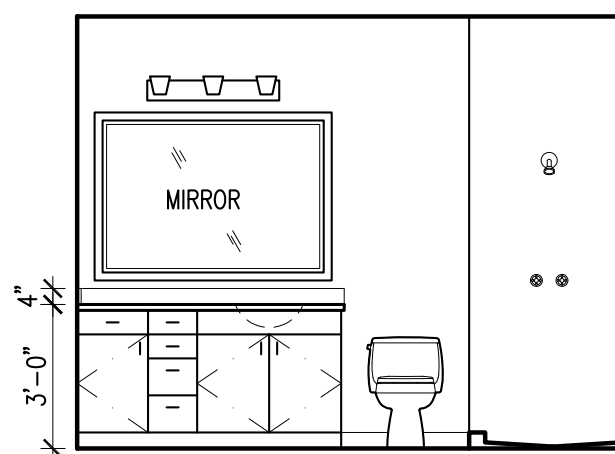
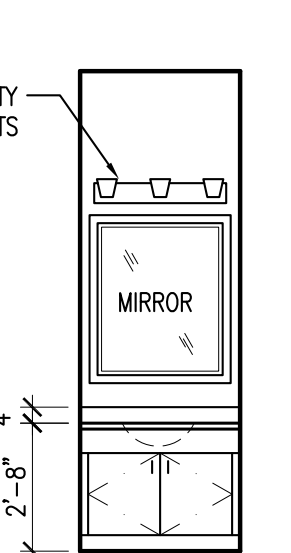
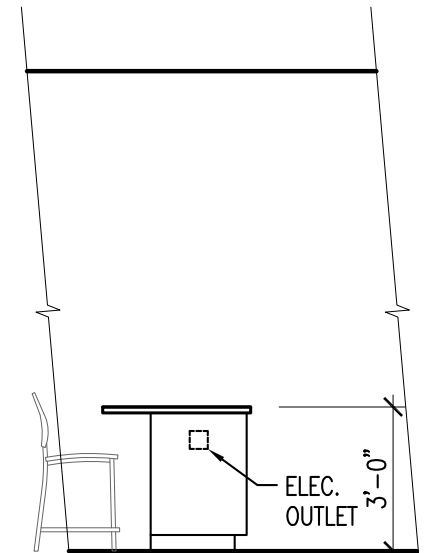
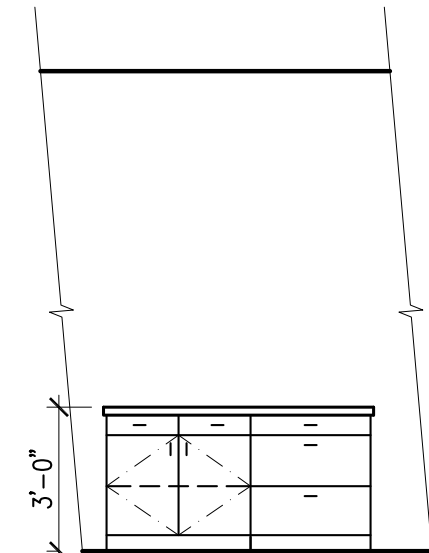
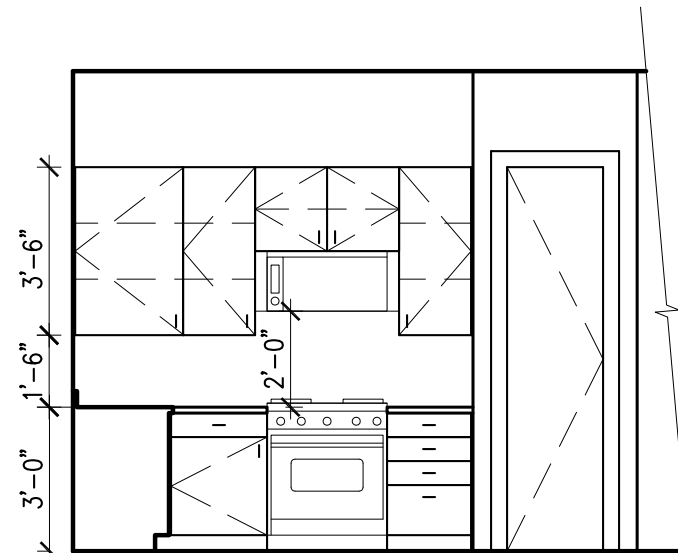
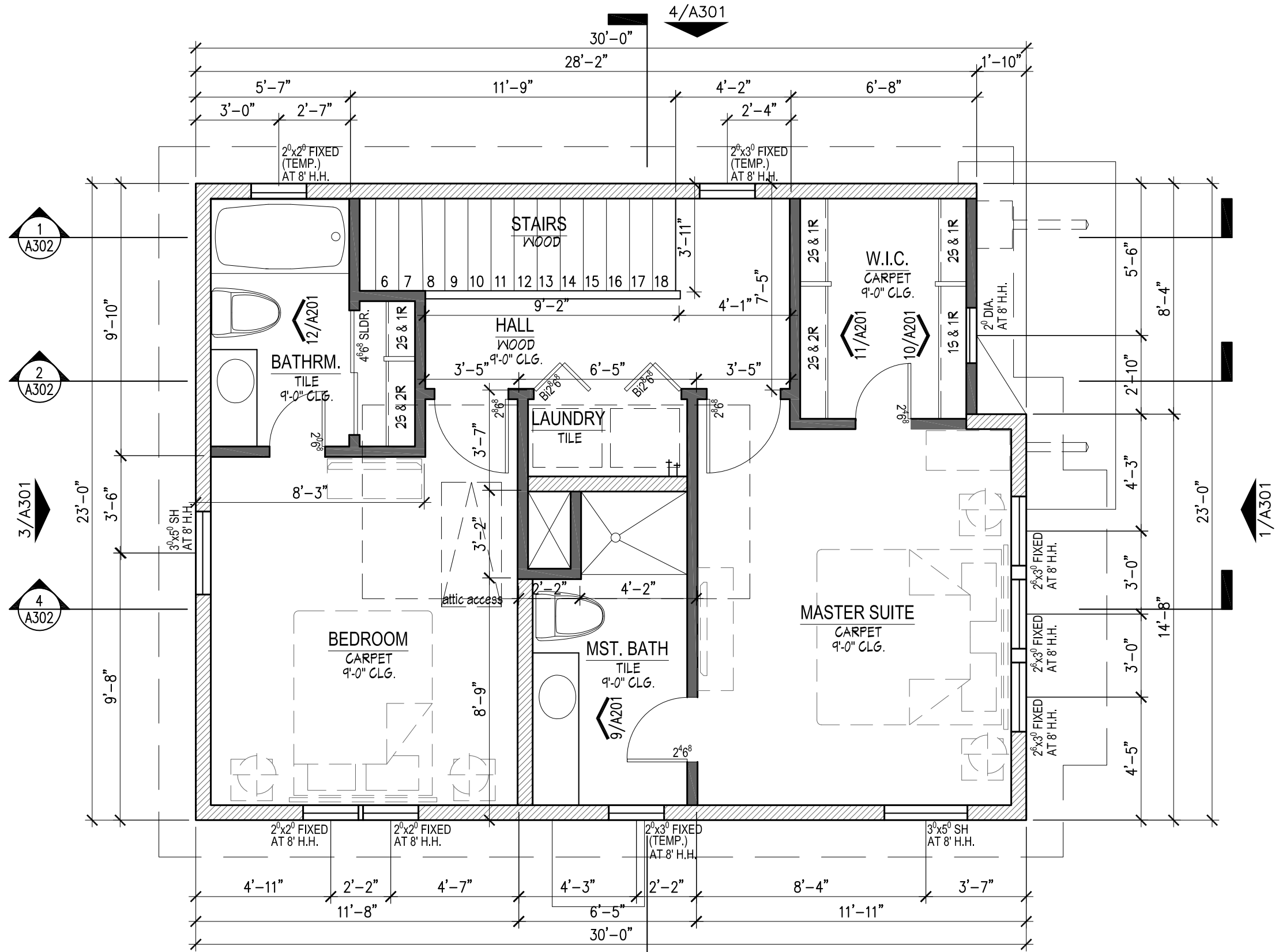
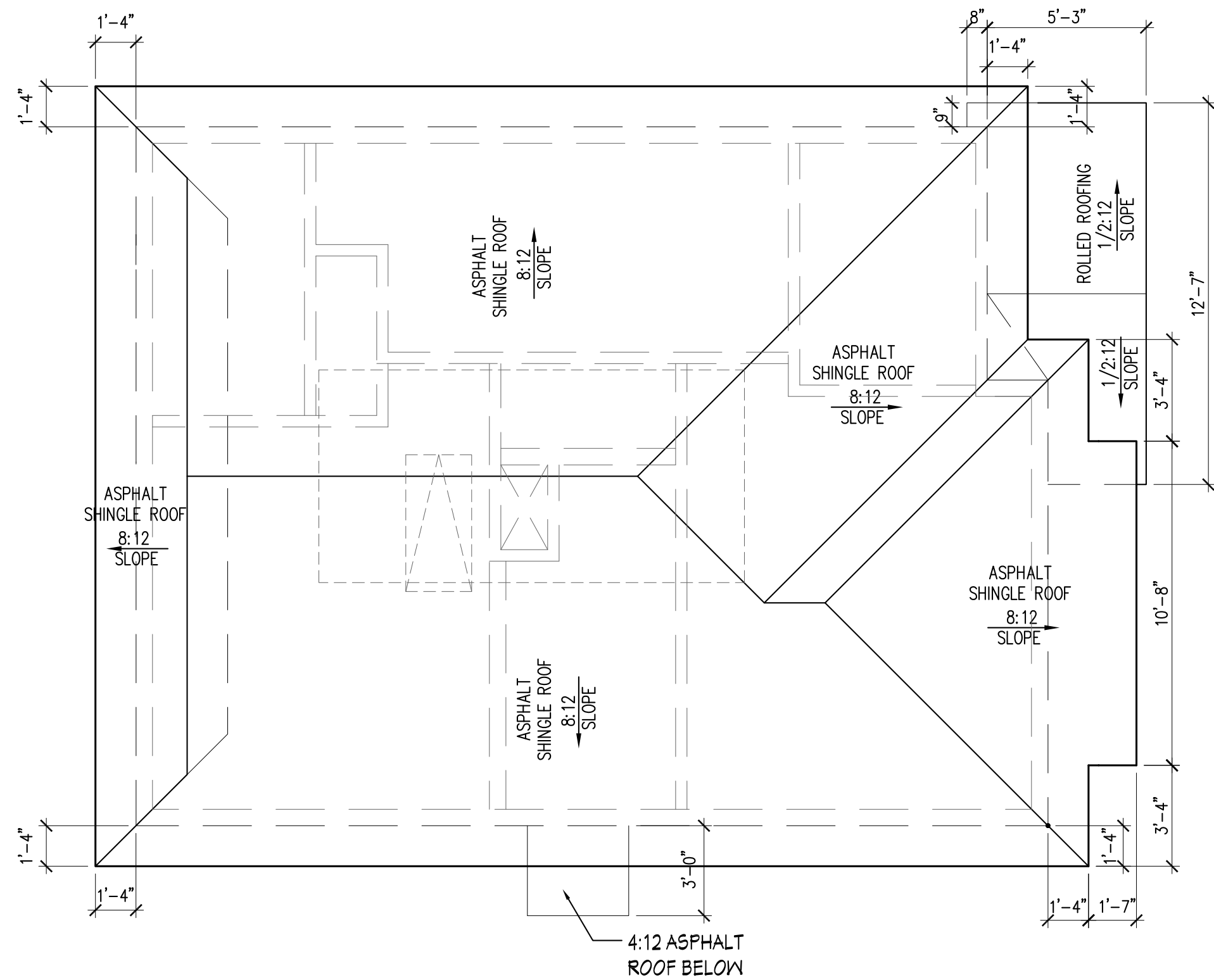


Square Footage Chart	
AREA	SQUARE FEET
1st Floor Living	675
2nd Floor Living	637
Total Living	1,312

1st Floor Living	675
Porch	15
Slab	690

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

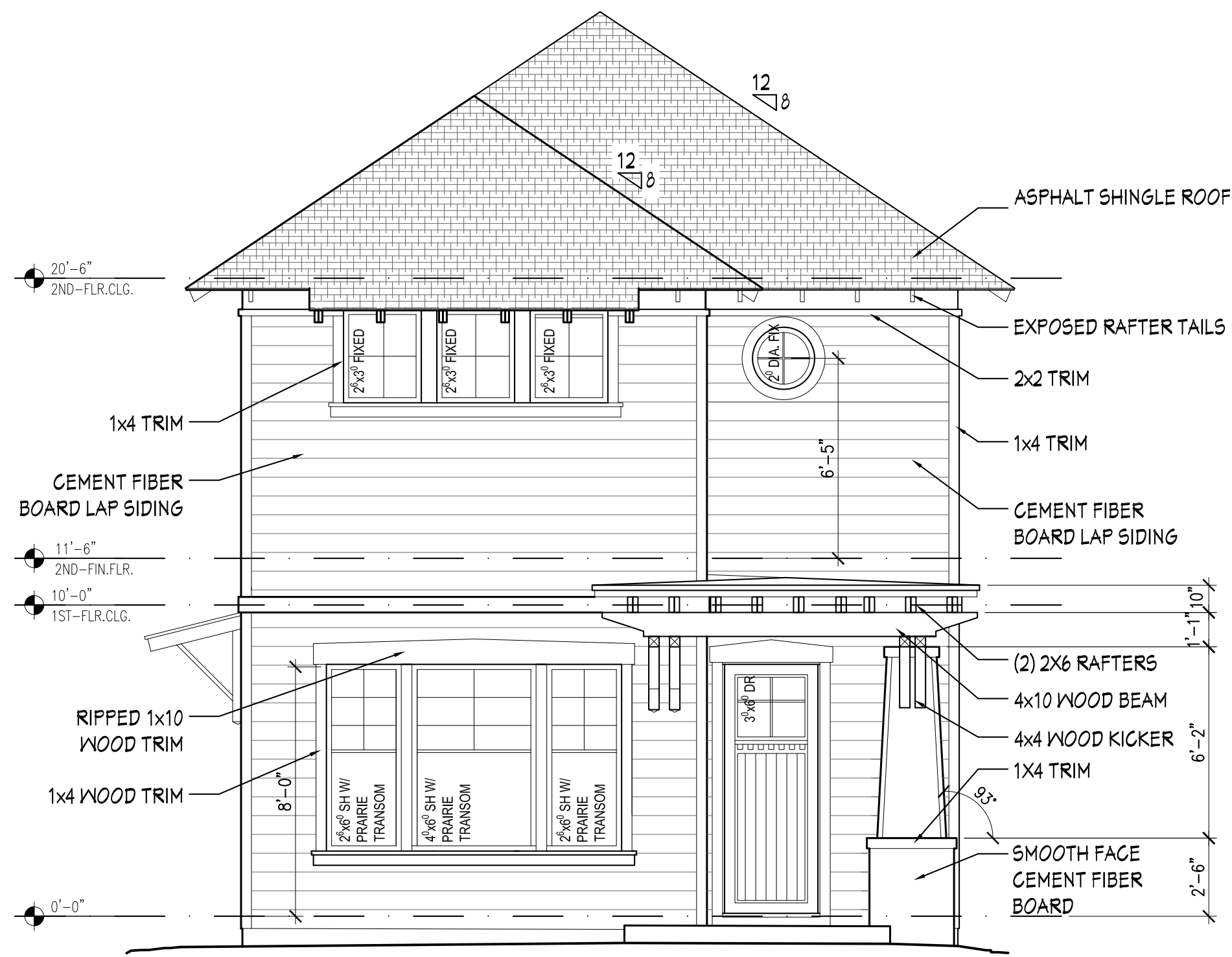
Carport Flatwork	360
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CABINET ELEVATIONS  
SCALE: 1/4" = 1'-0"



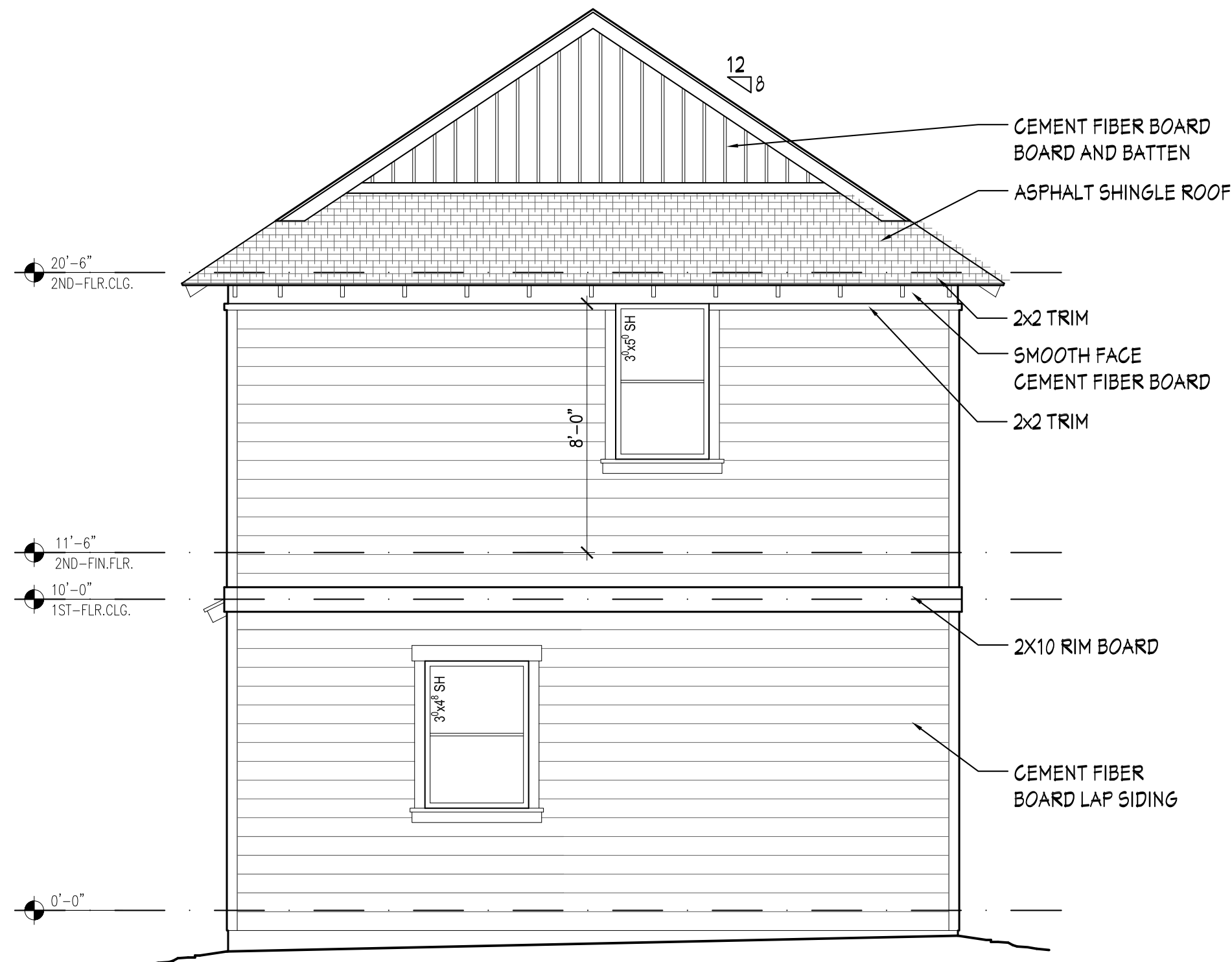
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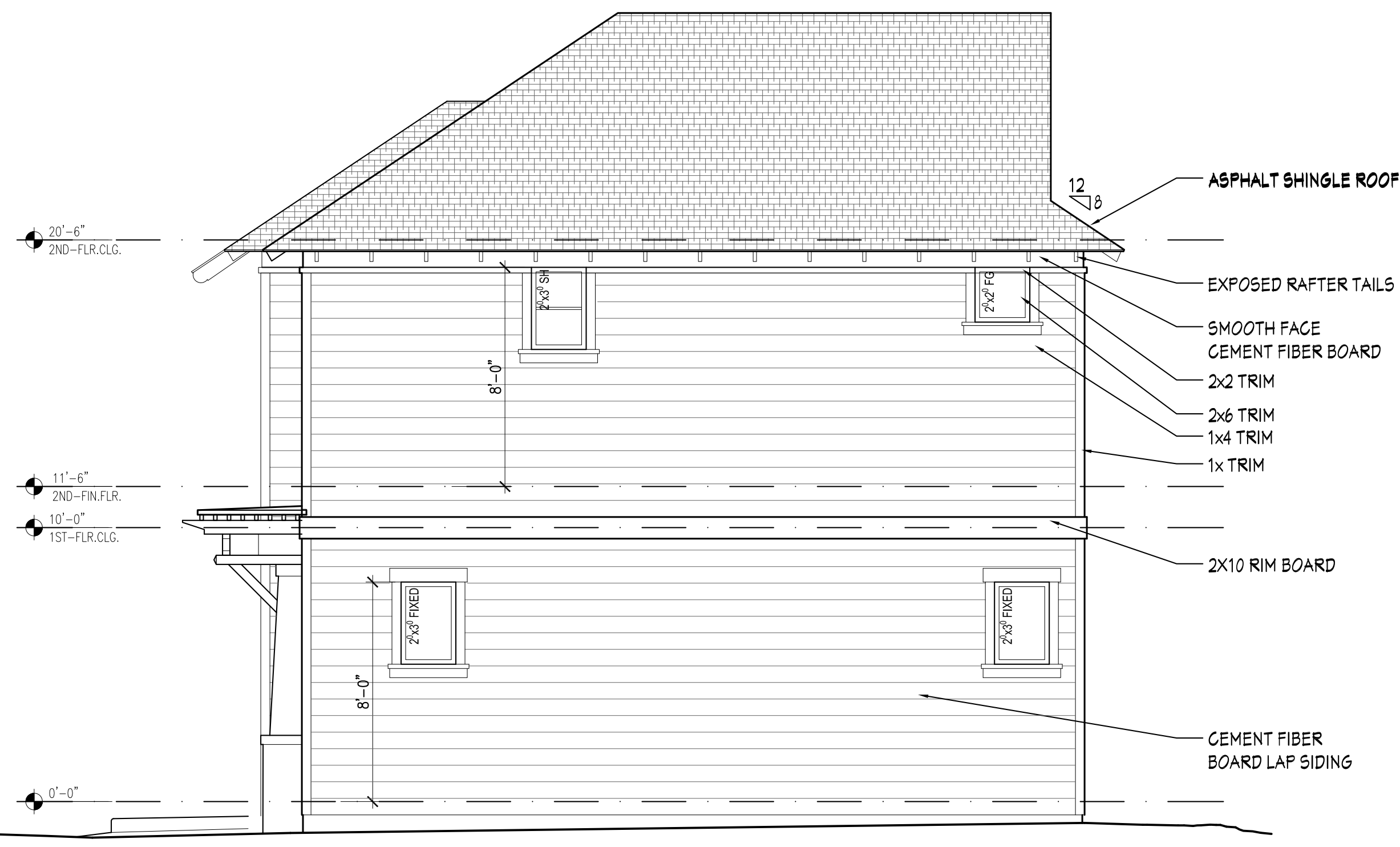
FRONT ELEVATION



SIDE / CARPORT ELEVATION

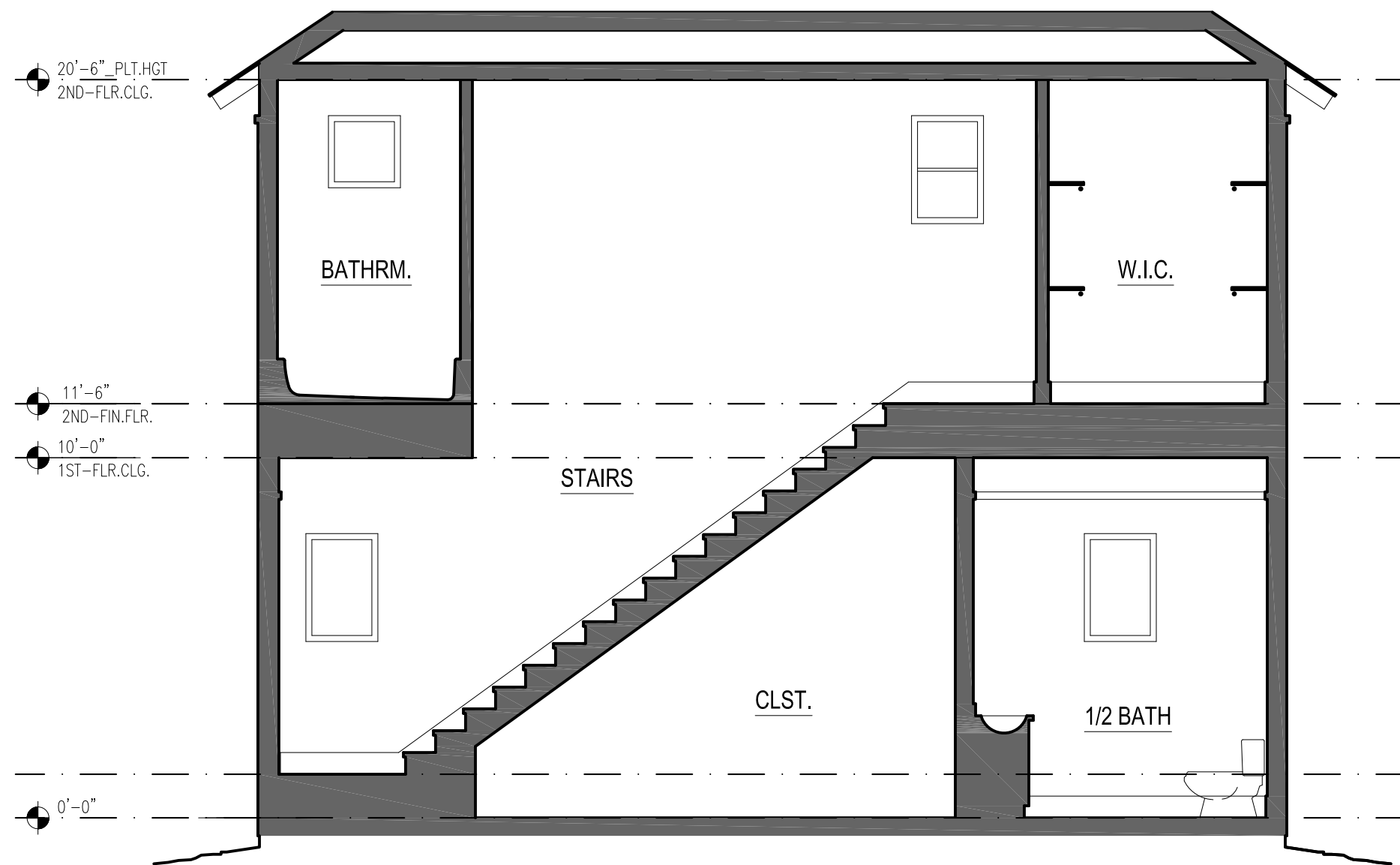


3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



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

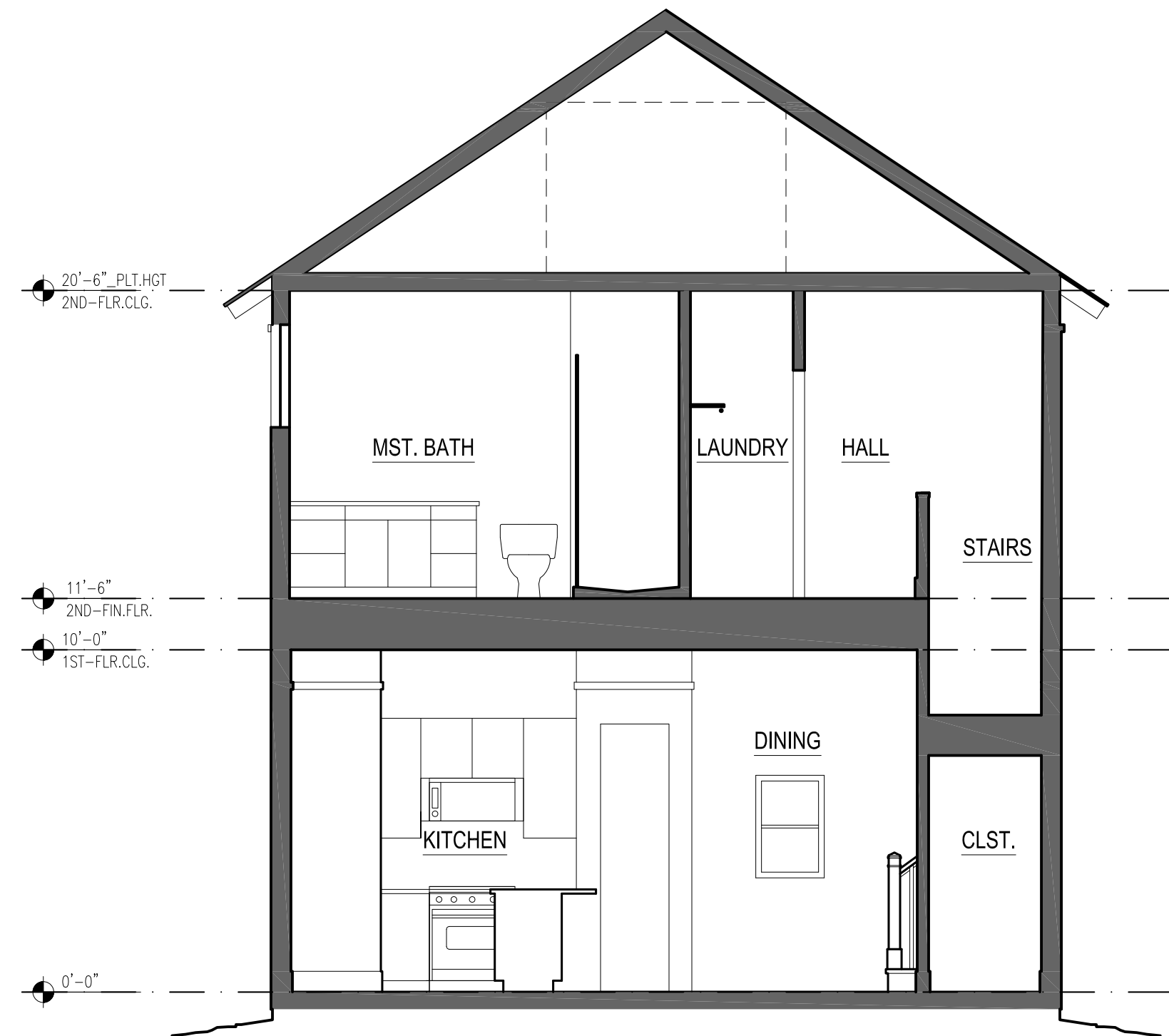
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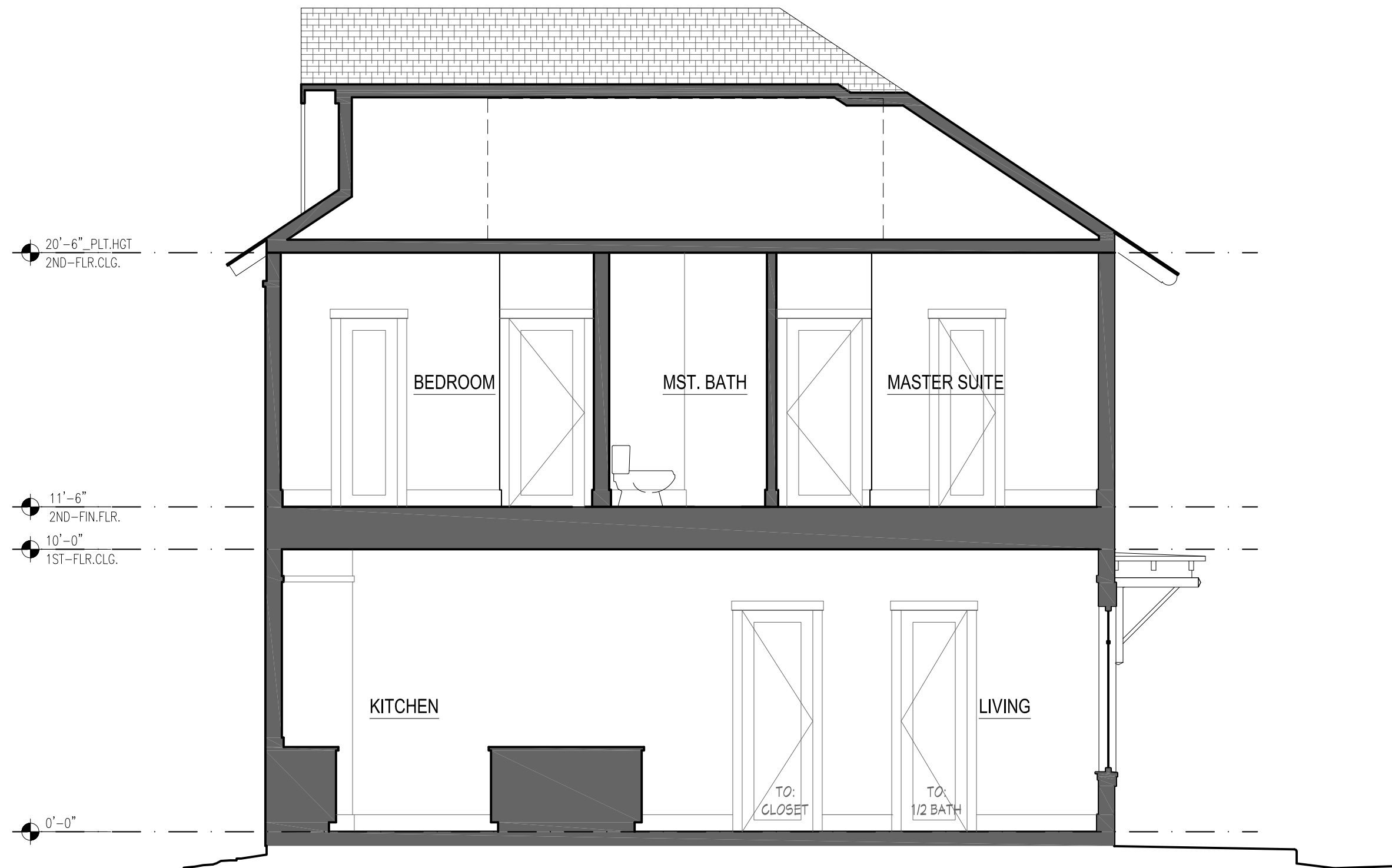
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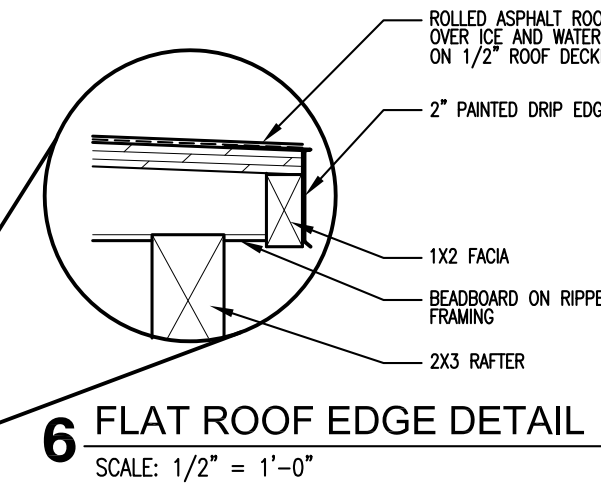
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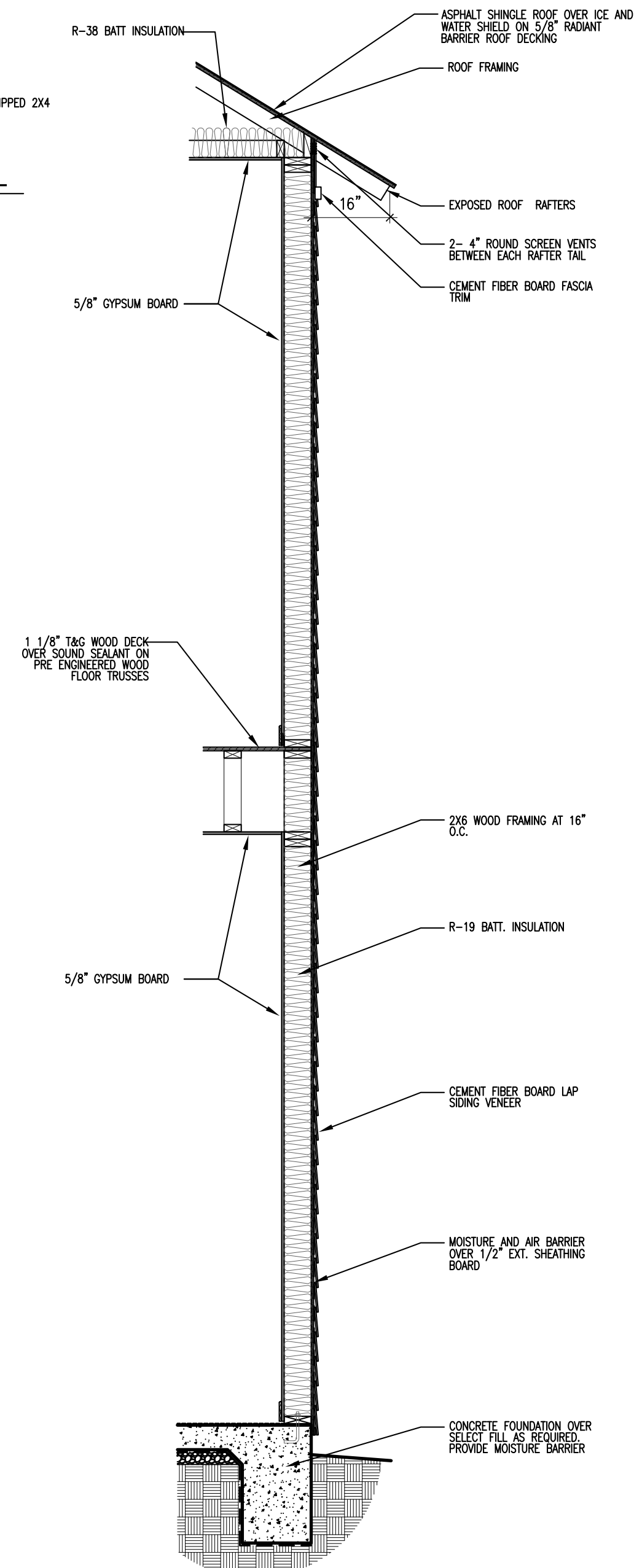
**3 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



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



**6 FLAT ROOF EDGE DETAIL**  
SCALE: 1/2" = 1'-0"



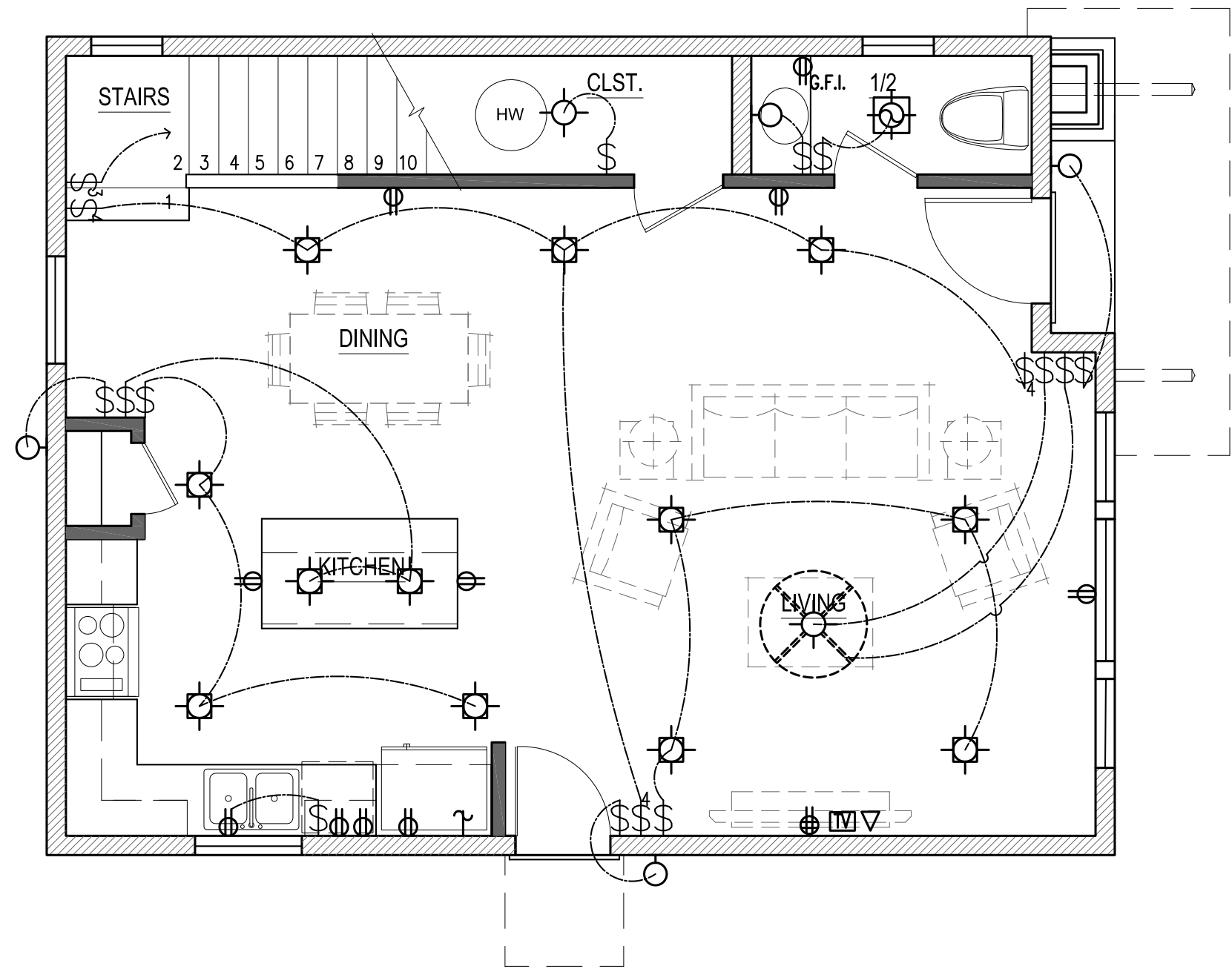
**5 TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"

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1. INSTALL A RIGID AIR BARRIER OR OTHER SUPPORTING BLOCKING TO SEPARATE THE CANTILEVER FROM THE CONDITIONED SPACE ABOVE. SEAL ALL BEAMS, 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.

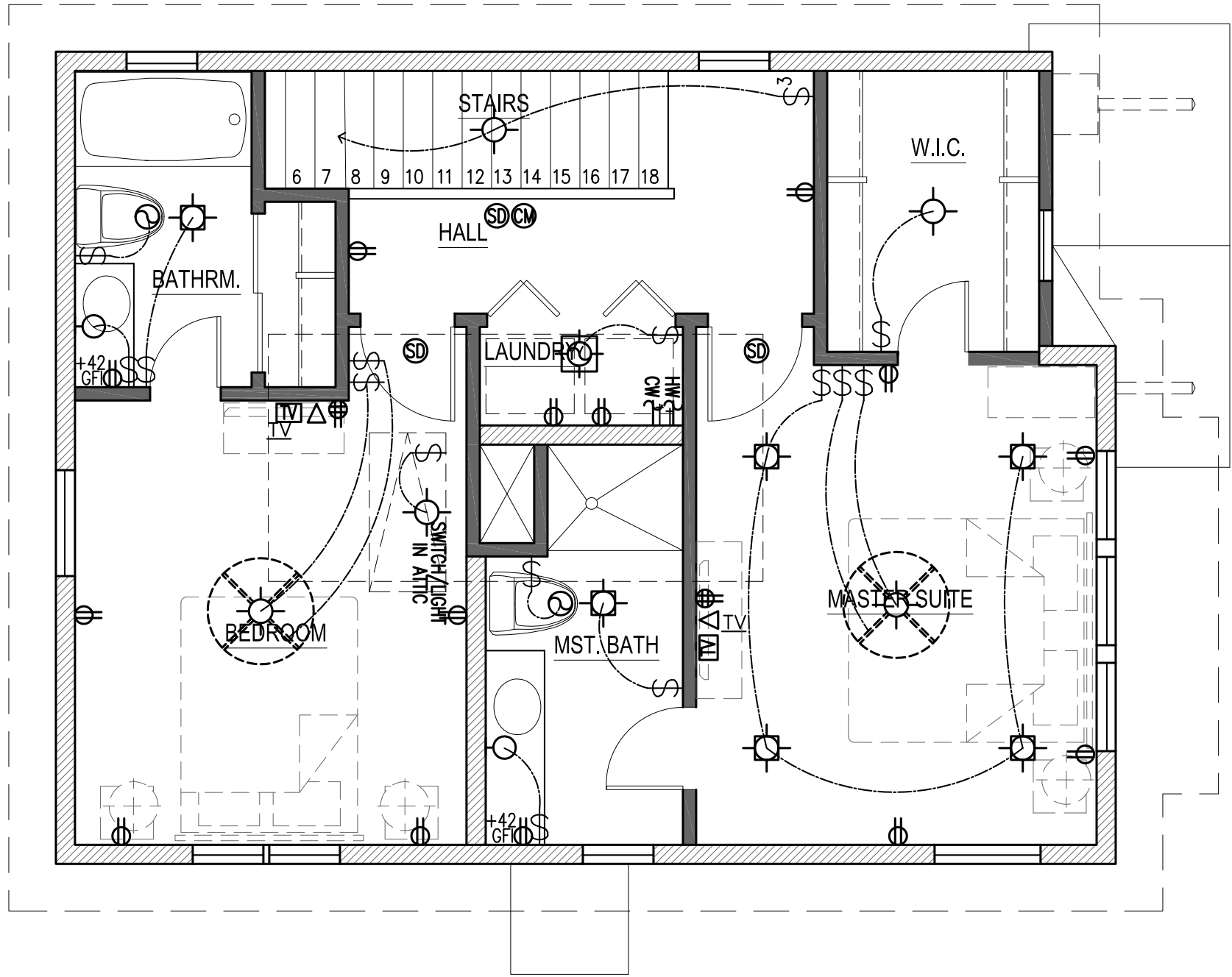




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NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x24" SHEET SIZE.  
IF PRINTED ON A LARGER SIZE, ALL DIMENSIONS ARE NOT TO SCALE



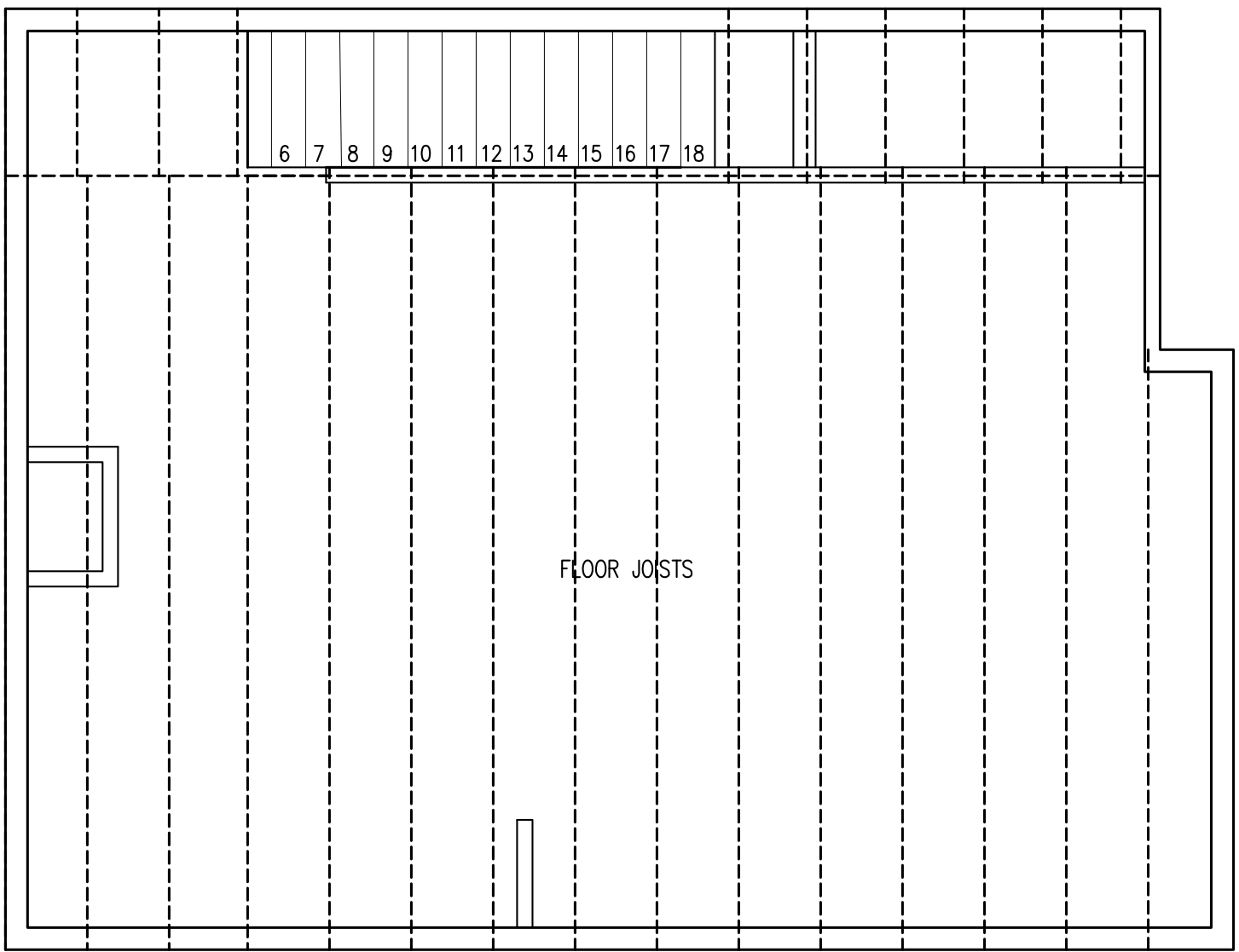
1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



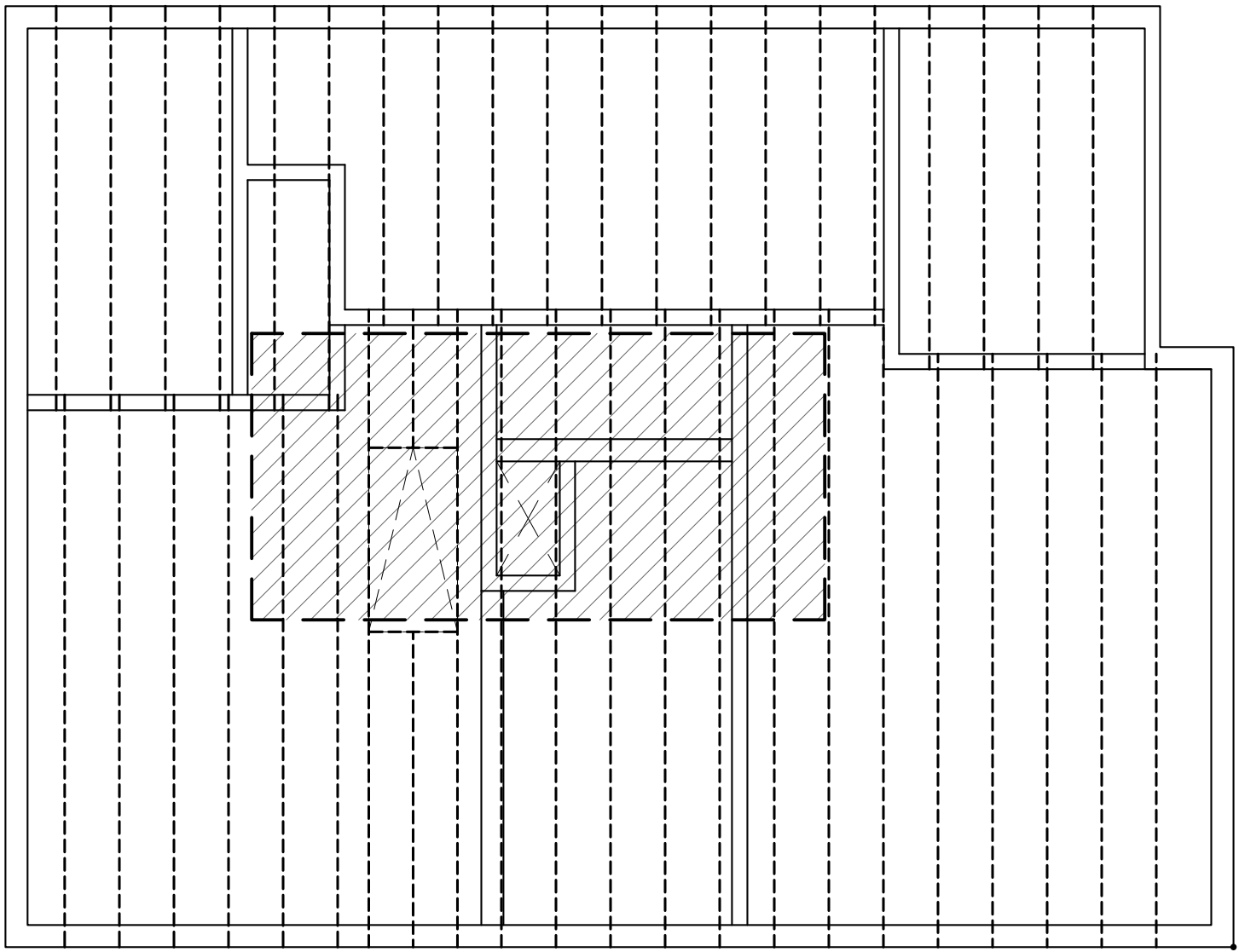
2 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

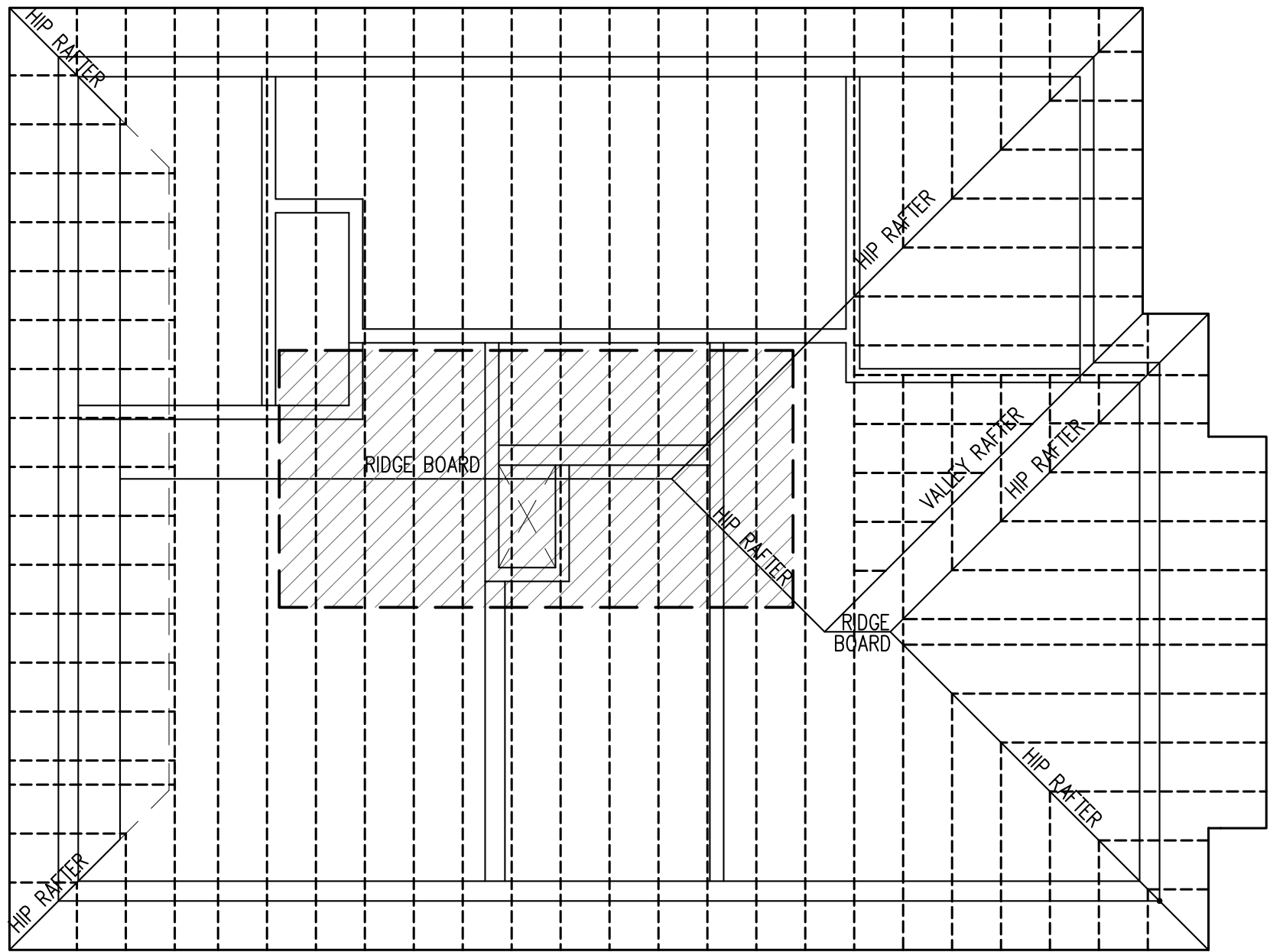
- [Symbol] LIGHT AND CEILING FAN WITH BLOCKING
- [Symbol] SURFACE LIGHT
- [Symbol] RECESSED LIGHT
- [Symbol] RECESSED VENT AND LIGHT
- [Symbol] SURFACE MOUNTED WALL LIGHT
- [Symbol] 110V DUPLEX OUTLET
- [Symbol] 220V OUTLET
- [Symbol] SMOKE DETECTOR
- [Symbol] CARBON MONOXIDE DETECTOR
- [Symbol] TELEPHONE/DATA
- [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"



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

DOCUMENTS INCOMPLETE:  
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CONSTRUCTION.

EDWARD A. GARZA  
TEXAS REGISTRATION #  
15806

Mistletoe - Building 2



421 and 425 E. Mistletoe  
San Antonio, Texas 78212

Page Description  
ELECTRICAL  
PLAN AND  
FRAMING PLANS

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.

Drawn By: STAFF

Checked By: EG

Project No. 17-1010B

Date: 20 FEB 2017

Page:

A401

BUILDING 2

- 30 MAR. 2017 -

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

# 421/425 E Mistletoe

## Plan 1436



Building Communities Not Just Homes

1218 E. Euclid

San Antonio, Texas 78212 - 210.588.9212



TABLE OF CONTENTS	
1	FLOOR 1 PLAN
2	FLOOR 2 PLAN
3	INTERIOR ELEVATIONS
4	FRONT ELEVATION
5	REAR ELEVATION
6	LEFT ELEVATION
7	RIGHT ELEVATION
8	ROOF PLAN

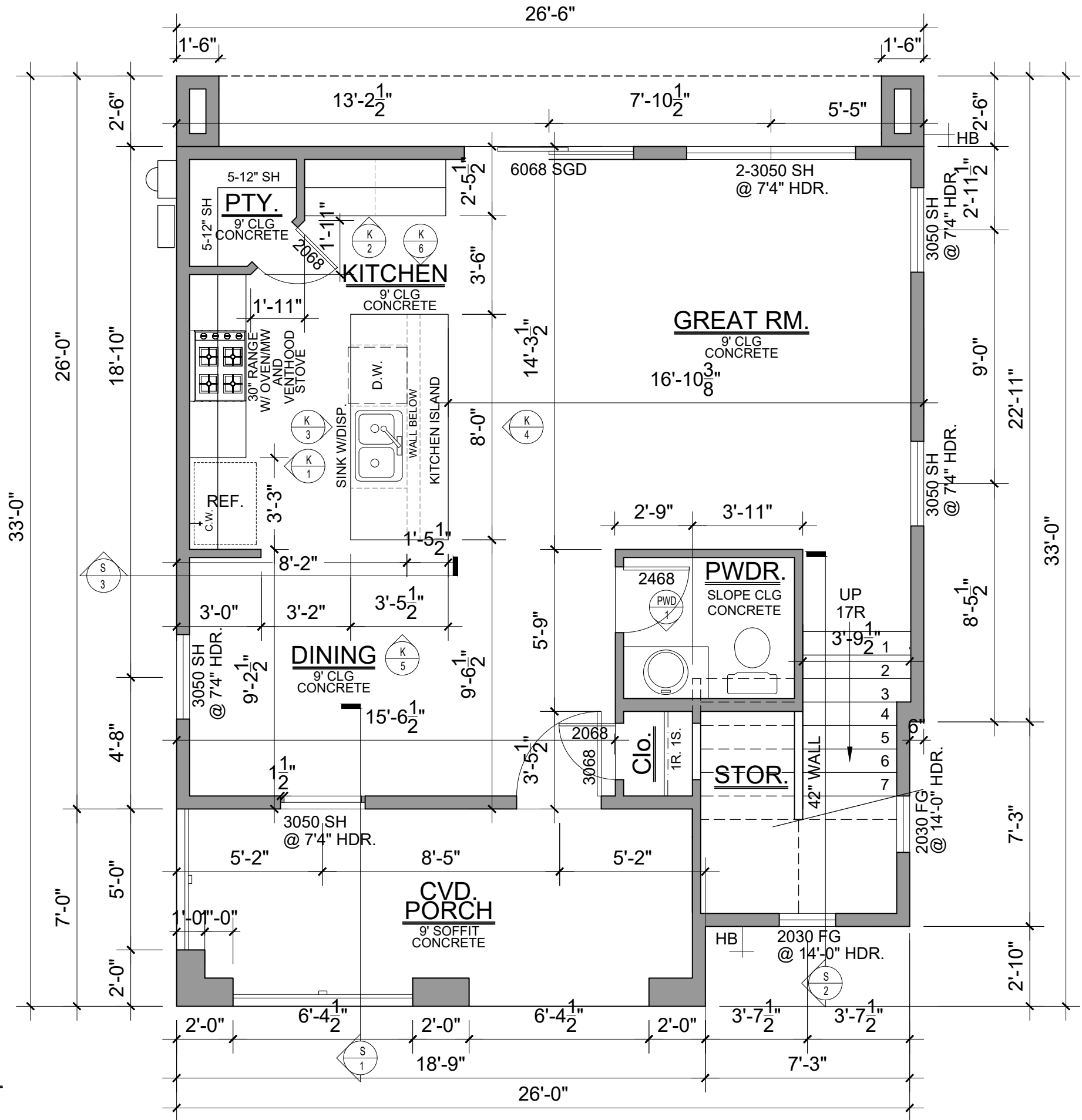
SQUARE FOOTAGE CALCULATION	
1ST FLOOR	653 s.f.
2ND FLOOR	783 s.f.
<b>TOTAL LIVING</b>	<b>1436 s.f.</b>
PORCH	129 s.f.
SLAB AREA	782 s.f.
 TOTAL STRUCTURE	 1565 s.f.

DOOR SCHEDULE			
DOOR SIZE	QTY.	INTERIOR	EXTERIOR
2'-0" x 6'-8"	9	9	-
2'-4" x 6'-8"	1	1	-
2'-8" x 6'-8"	4	4	-
3'-0" x 6'-8"	1	-	1
6'-0" x 6'-8" SGD	1	-	1

WINDOW SCHEDULE	
WINDOW	QTY.
2'-0" x 2'-0" FIXED	6
2'-0" x 3'-0" FIXED	2
2'-8" x 6'-0" SINGLE HUNG	2
3'-0" x 5'-0" SINGLE HUNG	8

# FIRST FLOOR PLAN

1/4" = 1'-0"



DATE	CHANGE	BY
5/01/17	CONSTRUCTION SET	MH

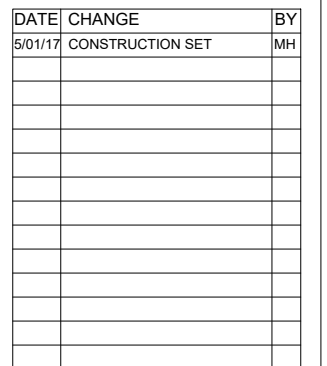


421/425  
E. MISTLETOE

Plan 1436

Sheet # 1

1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE  
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

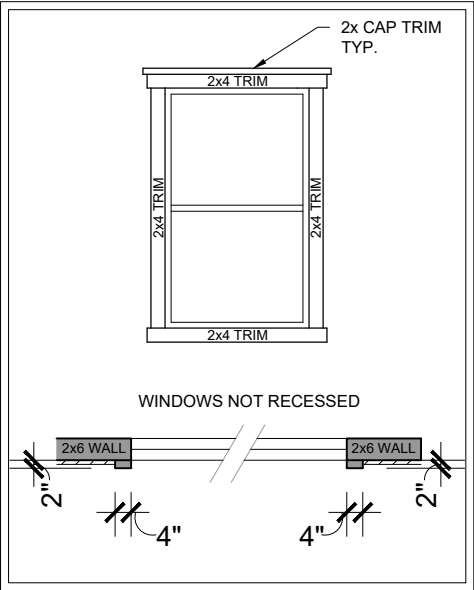
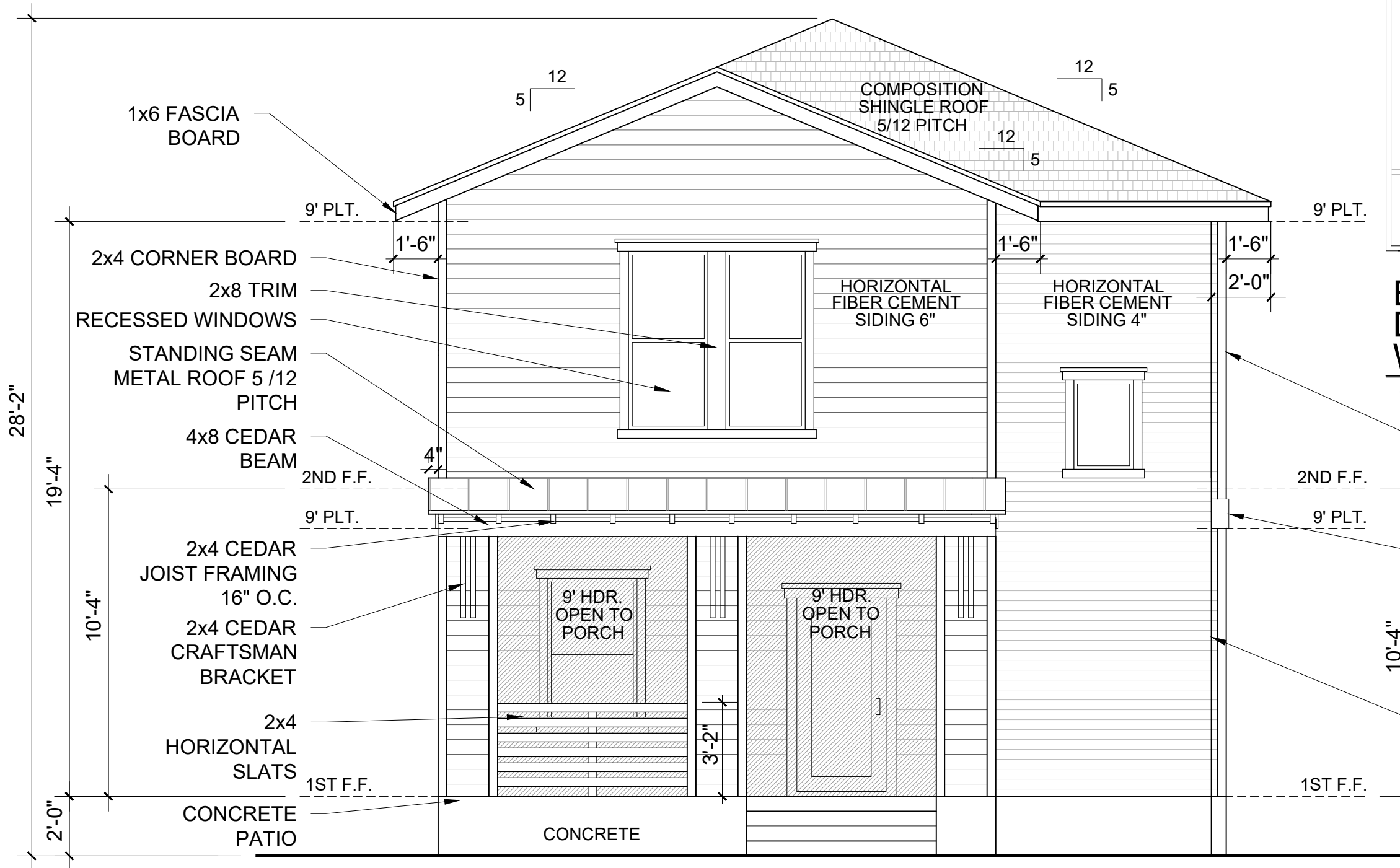

$$1/4'' = 1'-0''$$


Plan 1436

Sheet # 2







EXT. FRAME  
DETAIL @ ALL  
WINDOWS U.N.O.  
1/2" = 1'-0"

2X4 CORNER  
BOARD

2x12  
STRINGER

XTREME TRIM

FRONT ELEVATION

1/4" = 1'-0"

DATE	CHANGE	BY
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421/425  
E. MISTLETOE

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Sheet # 4

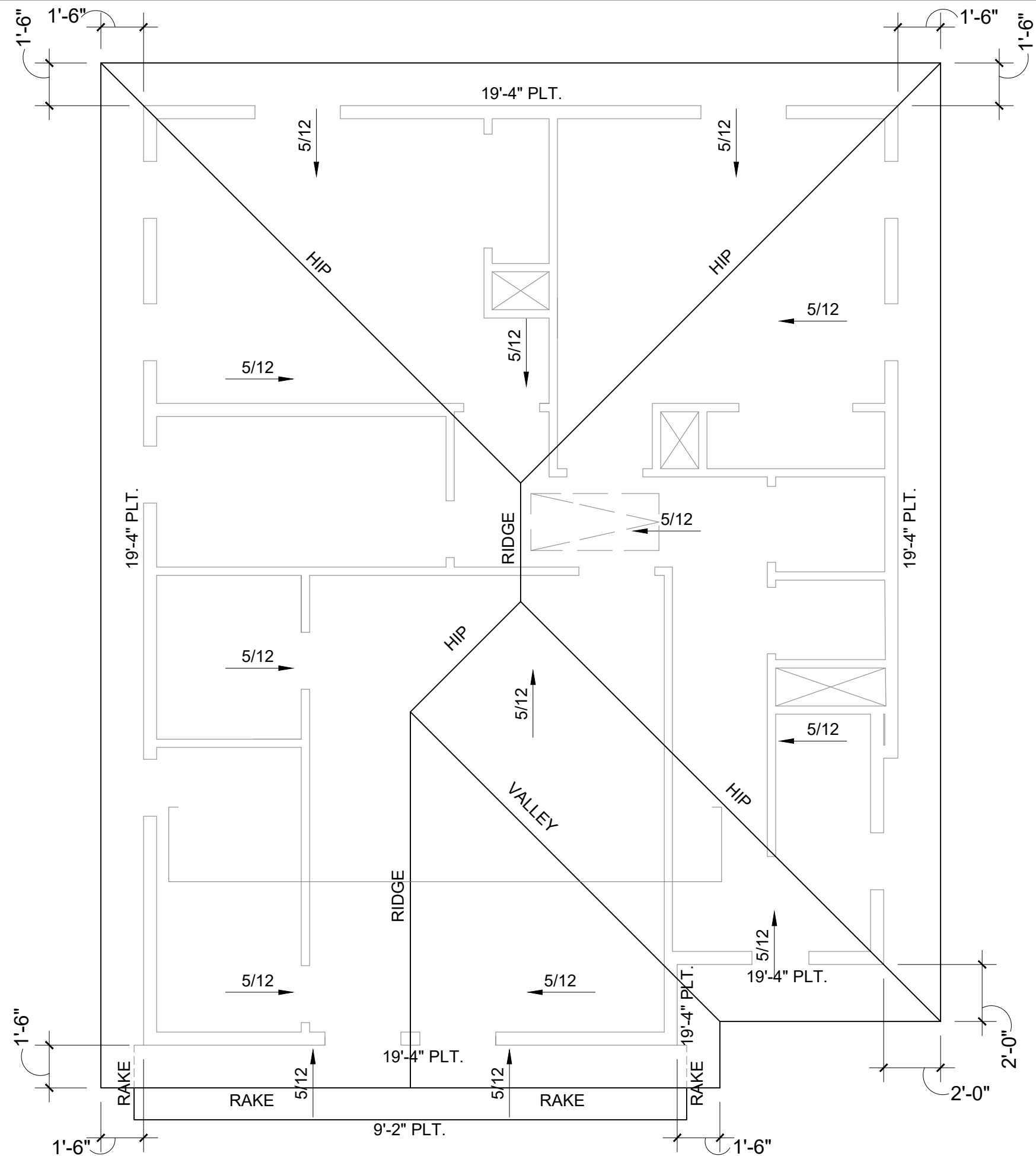
1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE  
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE









$$\frac{1}{4}'' = 1'-0''$$
[illegible]

421/425  
E. MISTLETOE

Plan 1436

Sheet # 8

1/4" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE  
1/2" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE





**MASSING STUDY**



**ELEVATION STUDY**

**421/425 E MISTLETOE STREETScape STUDY**