

## HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2017

**HDRC CASE NO:** 2017-430  
**ADDRESS:** 814 N PINE ST  
**LEGAL DESCRIPTION:** NCB 1656 BLK D LOT 5  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Cotton Estes  
**OWNER:** Antonio Castro, Jr. , Antonio Castro, Jr.  
**TYPE OF WORK:** Construction of a two story, single family residential structure  
**REQUEST:**

The applicant is requesting conceptual approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District.

### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

#### B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

## B. NEW FENCES AND WALLS

- i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

## 3. Landscape Design

### A. PLANTINGS

- i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

### D. TREES

- i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

## 7. Off-Street Parking

### A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

### B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The applicant is requesting conceptual approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District. The lot features an alley to the immediate north.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 8,

2017, where committee members commented on the proposed massing and scale, noted that the proposed new construction was generally appropriate for Pine Street and the Dignowity Hill Historic District and noted that a landscape plan should be provided at the time on final approval.

- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of twenty (20) feet from the sidewalk. The applicant has provided a street plan with the approximately setbacks of neighboring structures. Staff finds that the proposed setback of the new construction should be greater than that of the neighboring historic structures.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward N Pine Street. This is consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features thirteen historic structures, four of which feature more than one story. The applicant has proposed an overall height of approximately twenty-seven feet in height. One story historic structures are located on both sides of the proposed new construction. Staff finds that an overall height that is consistent with the neighboring historic examples would be more consistent with the Guidelines. The applicant should consider rearranging the massing of the house to locate the taller portion towards the rear of the lot instead of the front. The applicant should provide staff with the height of neighboring structures and two story structures on this block to determine the appropriateness of the proposed height. This height should be measured from grade.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed a foundation height of 2' – 6", consistent with the Guidelines and similar to those of historic structures found on this block.
- h. **ROOF FORM** – The applicant has proposed for both main masses of the new construction to feature front facing gabled roofs. Gabled roofs are found throughout the Dignowity Hill Historic District and on a majority of the structures on N Pine. This is consistent with the Guidelines.
- i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window openings are consistent with the Guidelines. Staff finds that the small fixed windows should feature a divided light window.
- j. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is consistent with the Guidelines for New Construction 2.D.i.
- k. **MATERIALS** – Regarding materials, the applicant has proposed materials that potentially could include board and batten or horizontal or vertical siding, a standing seam or corrugated metal roof and various site landscaping materials. The applicant has noted specified a window material at this time. Staff finds the installation of wood or aluminum clad wood windows to be appropriate. Additionally, staff finds the use of a standing seam metal roof to be consistent with historic roofing materials in the district. Board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff finds the use of vertical siding that does not feature a batten to be inappropriate.
- i. **WINDOW MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- l. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the

historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. The applicant has proposed architectural forms and details that are found throughout the district.

- m. COLUMN DESIGN – The applicant has proposed front porch column(s) to face N Pine street. The applicant should provide staff with a detail of the proposed column at the time of final approval.
- n. MECHANICAL EQUIPMENT– Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has proposed to locate the mechanical equipment on the south elevation. The applicant is responsible for screening this equipment from view.
- o. DRIVEWAY – The applicant has noted a driveway along the alley to the north of the proposed new construction. Staff finds this location to be appropriate; however, the width should not exceed ten (10) feet in width.
- p. PARKING – At the rear of the site, the applicant has proposed parking for two automobiles. The applicant's site plan notes a carport; however, elevation drawings have not been provided for a carport. Staff finds that a carport would be appropriate at this location.
- q. ACCESSORY STRUCTURE – At the rear of the lot, the applicant has proposed to construct a small accessory structure. Staff finds the general size, placement and design of this accessory structure to be appropriate.
- r. LANDSCAPING – The applicant has noted a number of landscaping materials in the application documents. A detailed landscaping plan should be submitted to staff at the time of final approval.
- s. FENCING – The applicant has proposed fencing to include both front and rear yard fencing. The applicant has noted an overall height of the proposed fencing; however, front yard fencing is not to exceed four (4) feet in height while rear yard privacy fencing should not exceed six (6).

## **RECOMMENDATION:**

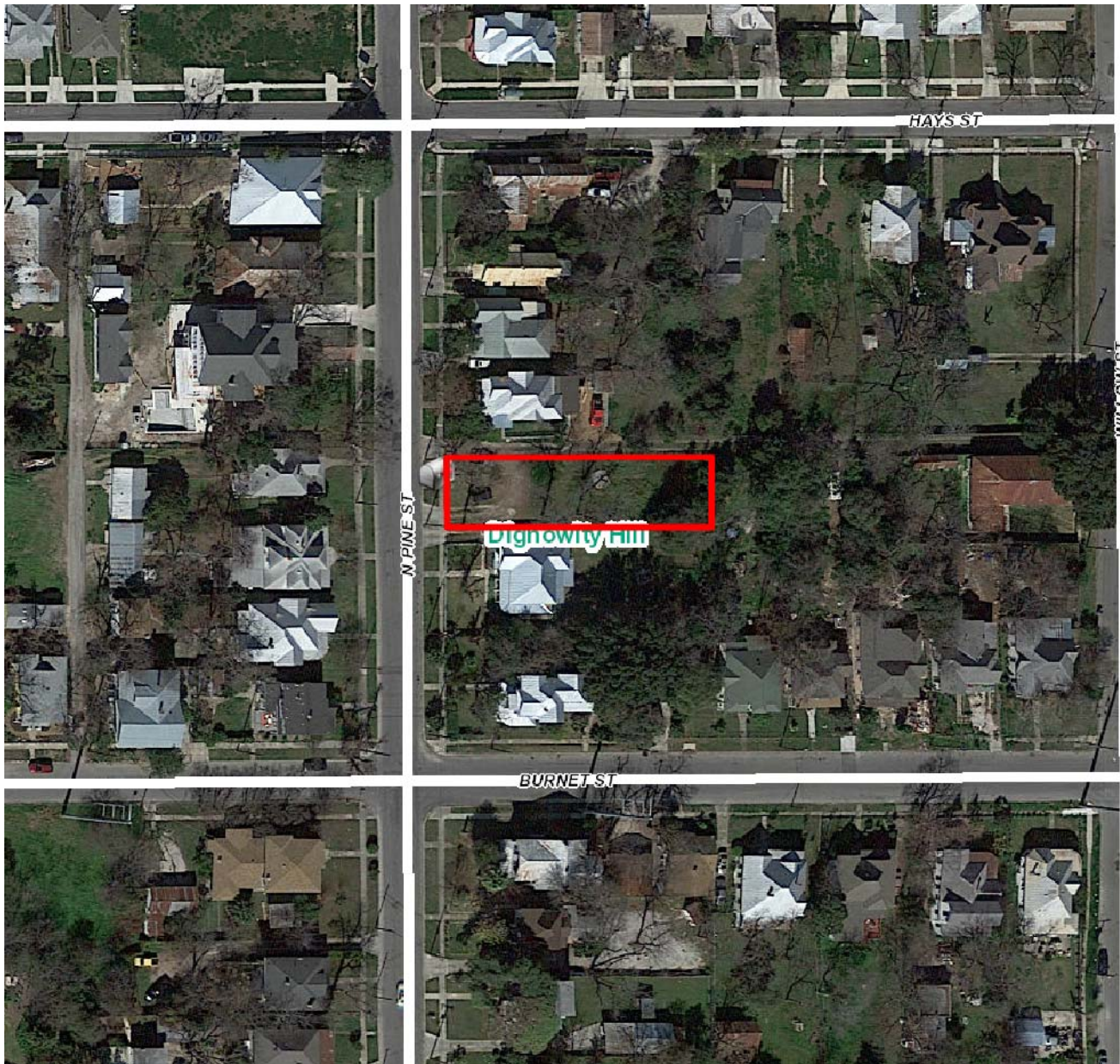
Staff recommends conceptual approval based on findings a through s with the following stipulations:

- i. That the proposed setback of the new construction be increased to as to not protrude in front of any adjacent historic structures.
- ii. That the applicant reduce the overall height of the two story portion to be more consistent with the adjacent historic structures. If the applicant desires to retain the current height, then staff recommends that the massing be rearranged to locate the taller portion towards the rear of the lot instead of the front.
- iii. That all proposed fixed windows feature a sash window meeting the specifications provided below.
- iv. That board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- v. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That the proposed side driveway does not exceed ten (1) feet in width.
- vii. That all mechanical equipment is screened from view from the public right of way.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Aug 28, 2017

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814 North Pine Street

N Pine St

N Pine St

N Pine St

N Pine St





# Historic and Design Review Commission

## *Design Review Committee*

### *Report & Recommendation*

HDRC Case# \_\_\_\_\_

Meeting Location: 1901 SALAMO

DRC Members present: MICHAEL GUARDINO, JOHN LAFFOON

Staff present: EDWARD HALL


Others present: TONY CASTRO (OWNER)

**REQUEST: NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL  
STRUCTURE**

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING REAR SETBACKS AND ADJACENT ALLEY. JL: CONSTRUCTION ON SITE SHOULD BE CAREFUL NOT TO DISTURB PLANT TREES' ROOTS. ALG: PROPOSED MASSING AND SCALE IS APPROPRIATE, FENESTRATION SHOULD BE CONSISTENT WITH HISTORIC EXAMPLES, THE HALF-FRONT PORCH BREAKS THE HISTORIC PATTERN OF PORCHES EXTENDING ACROSS THE FRONT FACADE. THE FOUNDATION HEIGHT IS APPROPRIATE. STAFF MAY HAVE CONCERNS REGARDING WINDOWS (SQUARE, FIXED). MG: FIBERGLASS OR WOOD WINDOWS ARE APPROPRIATE.

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

Submitting For Preliminary

 8/8/17

Committee Chair Signature (or representative) Date

MG! QUESTIONS REGARDING PRIVACY AND FRONT YARD FENCING; GARDEN LOOP FENCING IS APPROPRIATE.

MG! SCALE IS RELATIVELY APPROPRIATE; THERE ARE HISTORIC TWO-STORY HOUSES FOUND ON THE BLOCK.

JL! CONCEPTUAL OR FINAL APPROVAL? A LANDSCAPING PLAN SHOULD BE INCLUDED WHEN SUBMITTING FOR FINAL APPROVAL. AG SHOULD NOT BE INSTALLED AS A FRONT WALKWAY - CONCRETE AT 4 FEET IN WIDTH.

MG! A CRUMPLED BLADE CAP SHOULD BE INSTALLED FOR ROOFING.

MG! HAS A FRONT DOOR TRANSOM WINDOW BEEN EMPLOYED OR CONSIDERED.



# The General on Pine

814 N Pine St., San Antonio Texas  
Tony, Sonya, Jemma and Zephyr Castro  
Schematic Design 07.16.2017

Project Info: 1,900 sq.ft. single-family house with detached storage shed located in Dignowity Hill. One private two-story volume connected to a one-story volume containing common spaces. Design emphasis on connections to the outdoors, maintaining consistent scale with the neighborhood, passive heating, cooling and ventilation, and creating active outdoor spaces for the family to gather. This project is currently in Schematic Design, and the project team has conducted initial meetings with the Dignowity Hill Architectural Review Committee, and members of the HDRC.





PINE ST VIEW

## The General on Pine

814 N Pine St., San Antonio Texas  
Tony, Sonya, Jemma and Zephyr Castro  
Schematic Design 07.29.2017



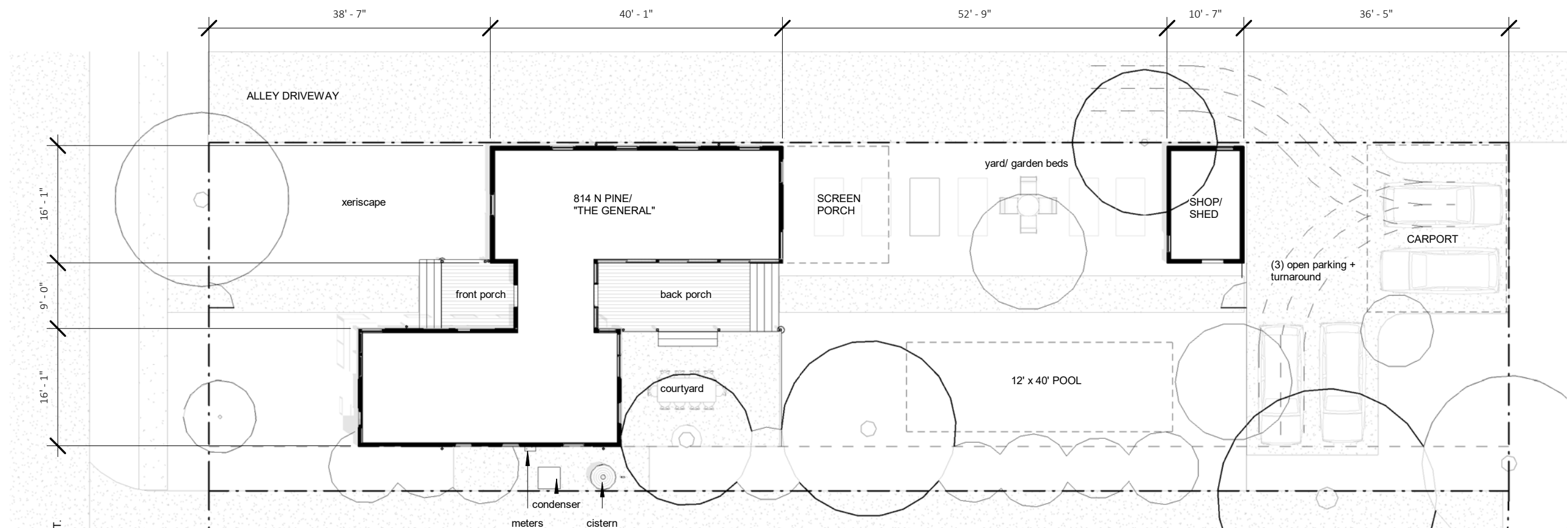
CONTEXT- SETBACKS & MASSING



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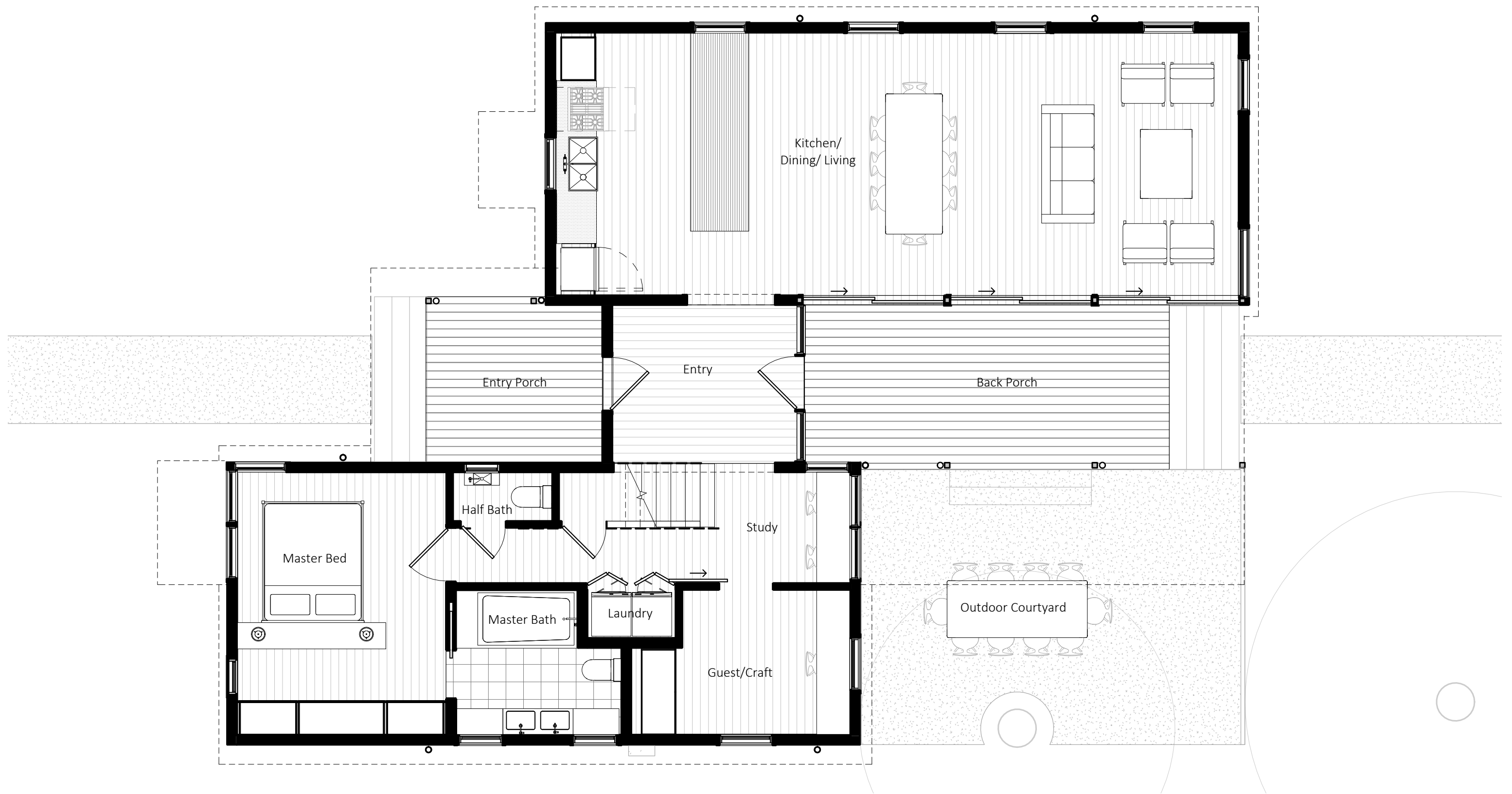


SITE PLAN 

The General on Pine

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Schematic Design 07.29.2017

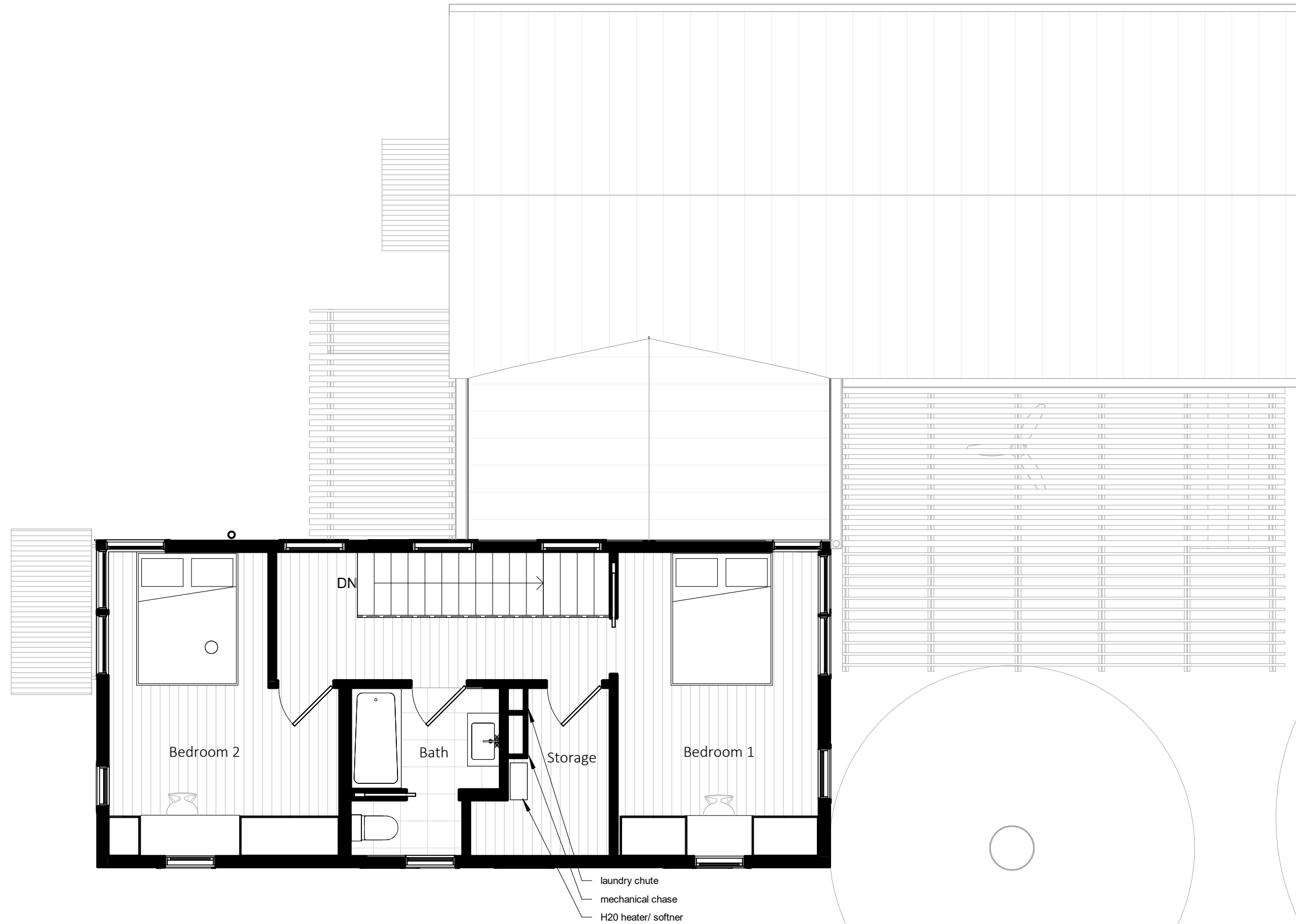




1ST FLOOR PLAN 

# The General on Pine

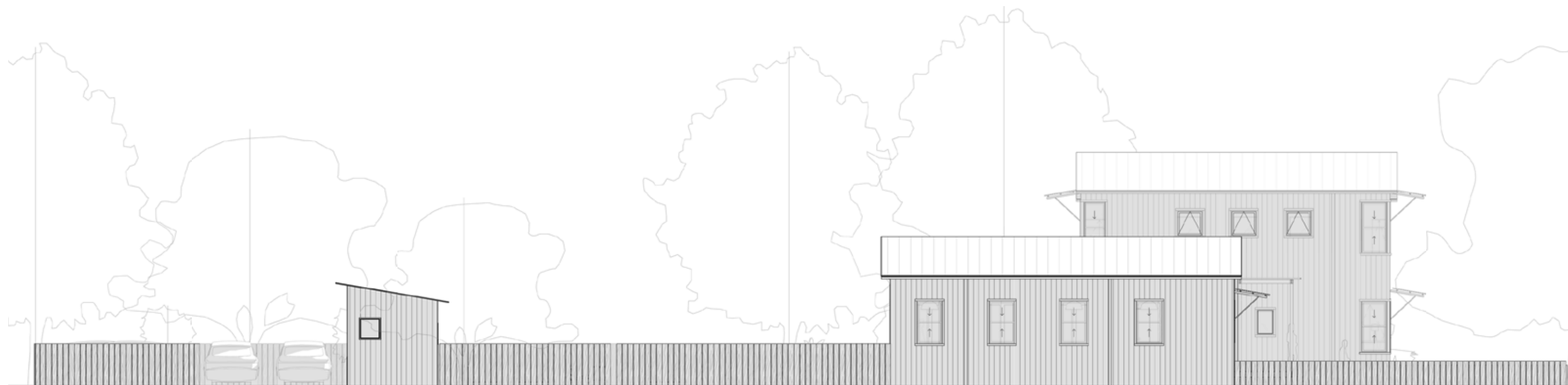
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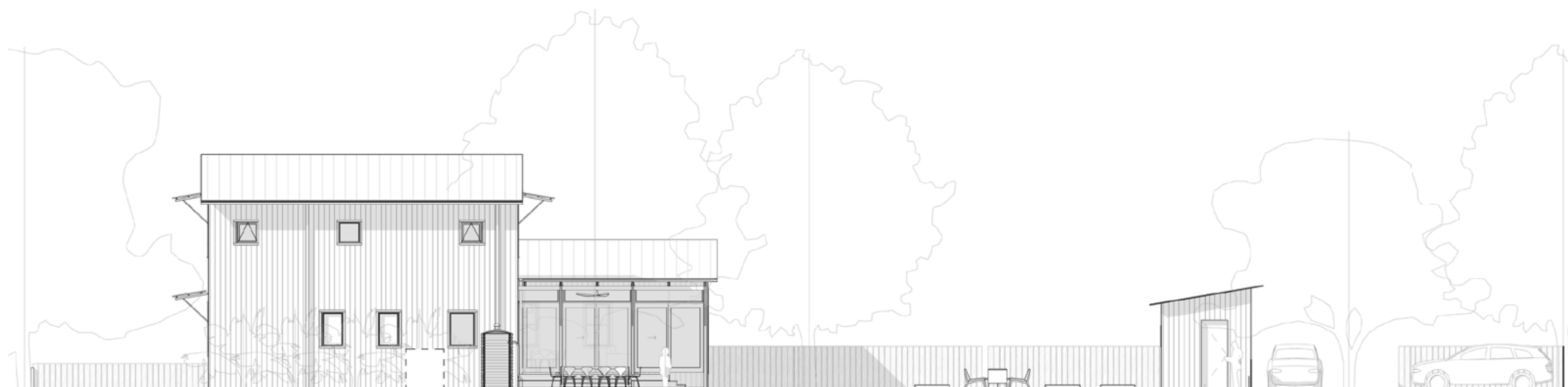
2ND FLOOR PLAN 

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Schematic Design 07.29.2017



NORTH



SOUTH

## EXTERIOR ELEVATIONS

The General on Pine

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Schematic Design 07.29.2017





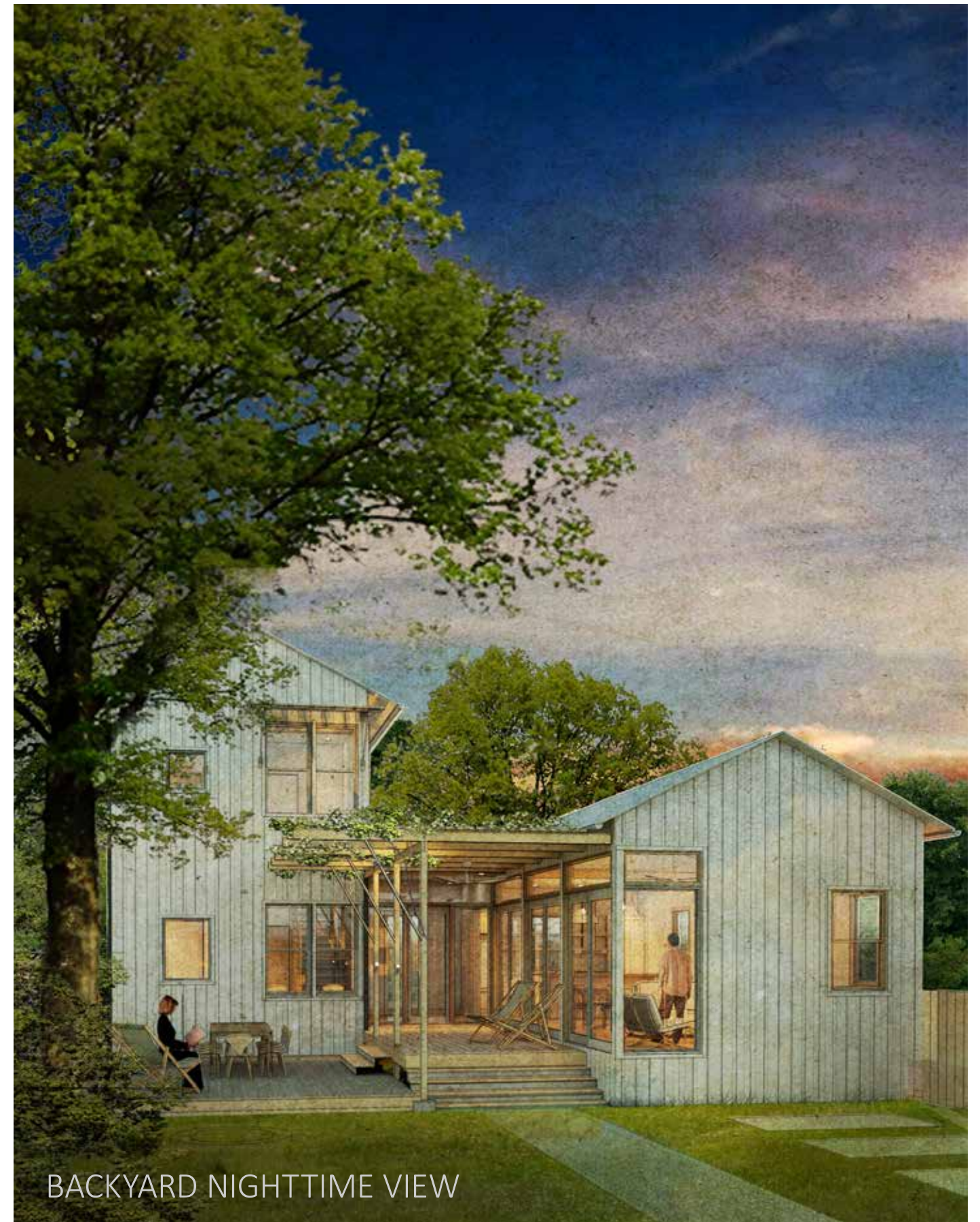
EAST



WEST

## EXTERIOR ELEVATIONS

# The General on Pine



## BACKYARD NIGHTTIME VIEW

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 Tony, Sonya, Jemma and Zephyr Castro  
 Schematic Design 07.29.2017





FRONT YARD VIEW *WORKING*

# The General on Pine

## Exterior Materials



Standing Seam, or Corrugated Metal Roof



Board and Batten, or Vertical Board with Horizontal Board Accents



vertical wood slat perimeter fence  
concrete paver/gravel walkways/courtyard  
grasscrete or gravel parking area





BACKYARD VIEW WORKING

# The General on Pine

## Exterior Precedents



future porch extension off living room



trellis/vines



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BACKYARD VIEW WORKING

The General on Pine

## Exterior Precedents



Courtyard

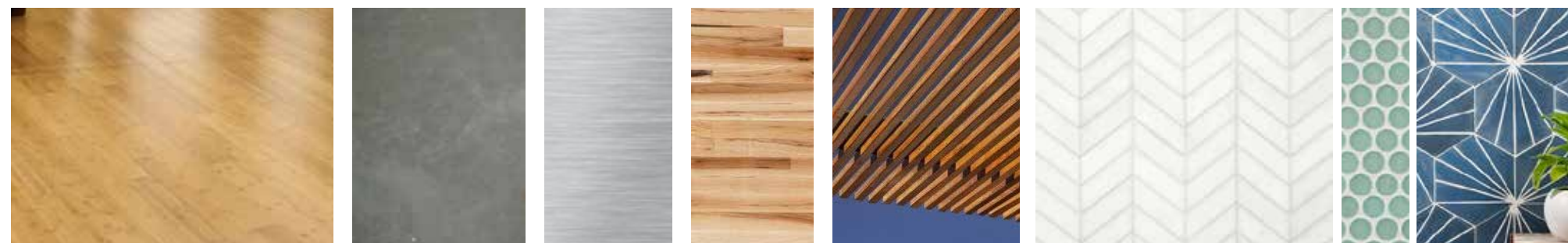


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 Tony, Sonya, Jemma and Zephyr Castro  
 Schematic Design 07.29.2017





KITCHEN VIEW WORKING



Interior finish ideas: Light wood floors, Quartzite and Butcherblock Countertops, Wood Trim & Structure, Stainless Appliances, Select Bright Finishes

## Interior Precedents- Kitchen



Simple, natural and bright, appliances blend in



The General on Pine

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Schematic Design 07.29.2017





LIVING ROOM VIEW WORKING

WORKING PERSPECTIVE VIEW

# The General on Pine

## Interior Precedents- Living Space



Indoors/Outdoor Movement, Views, Fans



Future back porch addition (off Living)



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Schematic Design 07.29.2017



Exterior Finishes		
Type	Base Description	Alternate 2 Description
Siding Type 1	Vertical SYP #1 Shiplap 1x8 Stained	HardieBoard w/ Wd Batten 1'-0" OC
Siding Type 2	Horizontal Cedar Shiplap 1x6	
Trim	SYP #1 to match Siding	
Roofing	Standing Seam (except for flaps)	Corrugated Mtl
Decking	Cedar #2 5/4x6 w/ 1/8"-1/4" Gaps	
Trellis	Cedar #2 Ref. Drawings	
Fence Type 1	Vertical SYP #2 Shiplap 1x8 w/ 1/2" gaps on 4x4 Cedar posts 4'-5' O.C.	
Fence Type 2	4x4 Cedar posts 4'-5' OC w/ stl wire or mesh infill panels	

Interior Finishes

Type	Base Description	Alternate 2 Description
Trim & Base	1x Clr. Coat Pine	1 x Ptd @ Sleeping Wing, 1x Clr Coat Pine @ Living Wing
Wall Finish Type 1	Lvl 3 Gyp	
Wall Finish Type 2	Vertical SYP #1 Shiplap 1x8 to match Ext.	
Flooring	Wide Plank Eucalyptus	Wide Plank Bamboo
Kitchen Counter Type 1	Daltile Quarzite or sim.	
Kitchen Counter Type 2	Custom 1x Pecan or Hickory Butherblock	
Wall Tile Type 1	Merola Chevron or Sim.	
Wall Tile Type 2	Large Format Ceramic	
Floor Tile Type 1	12" x 12" Stone or Sim.	
Wall Tile Type 1	Ceramic Subway	
Floor Tile Type 2	12"x12" Ceramic	

CONTEXT- PRECEDENTS (DIGNOWITY HILL)



Asymmetrical Rooflines & Corner Windows

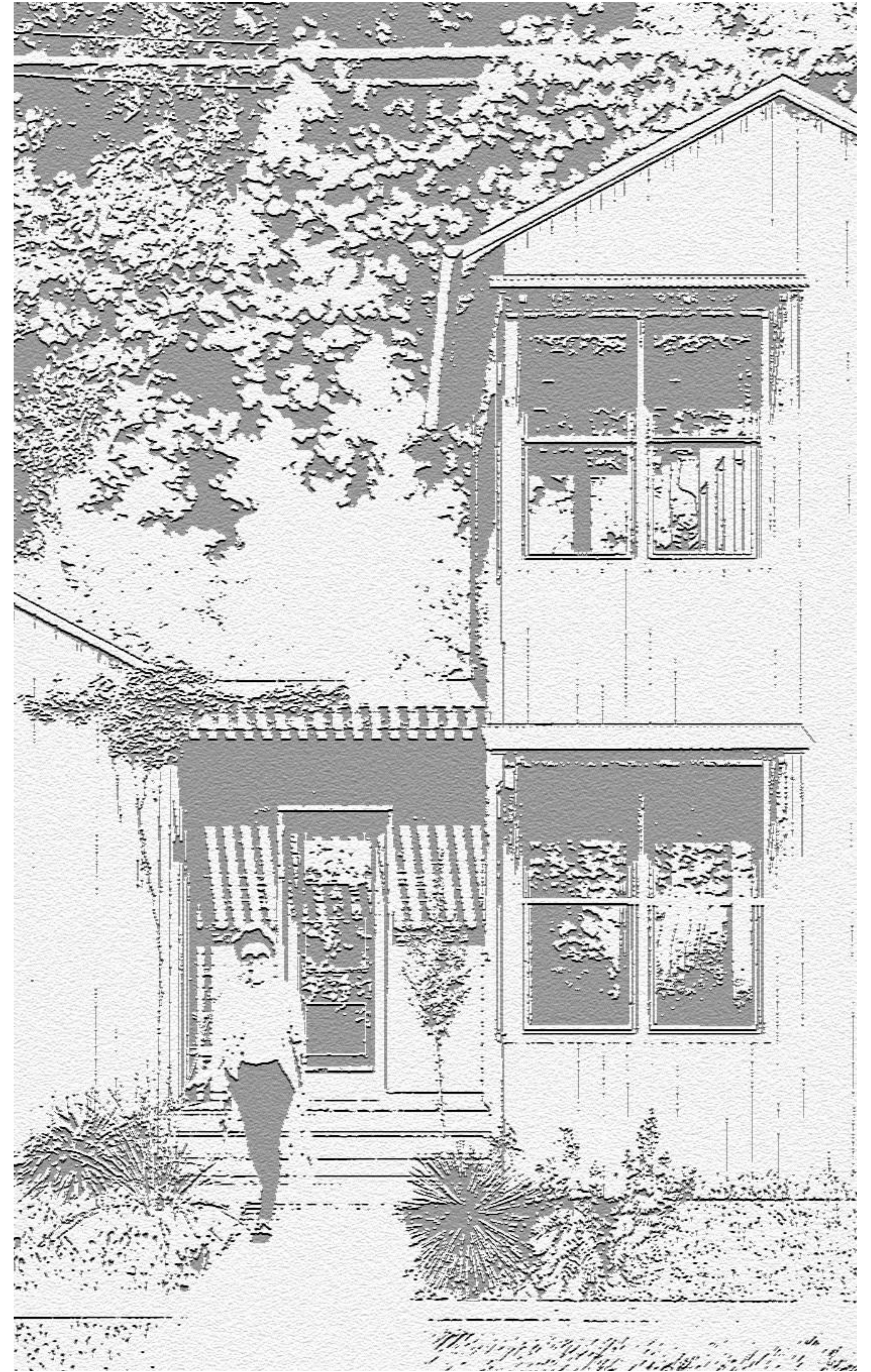


Corrugated Metal Roof & Gravel Walkway

The General on Pine



# The General on Pine



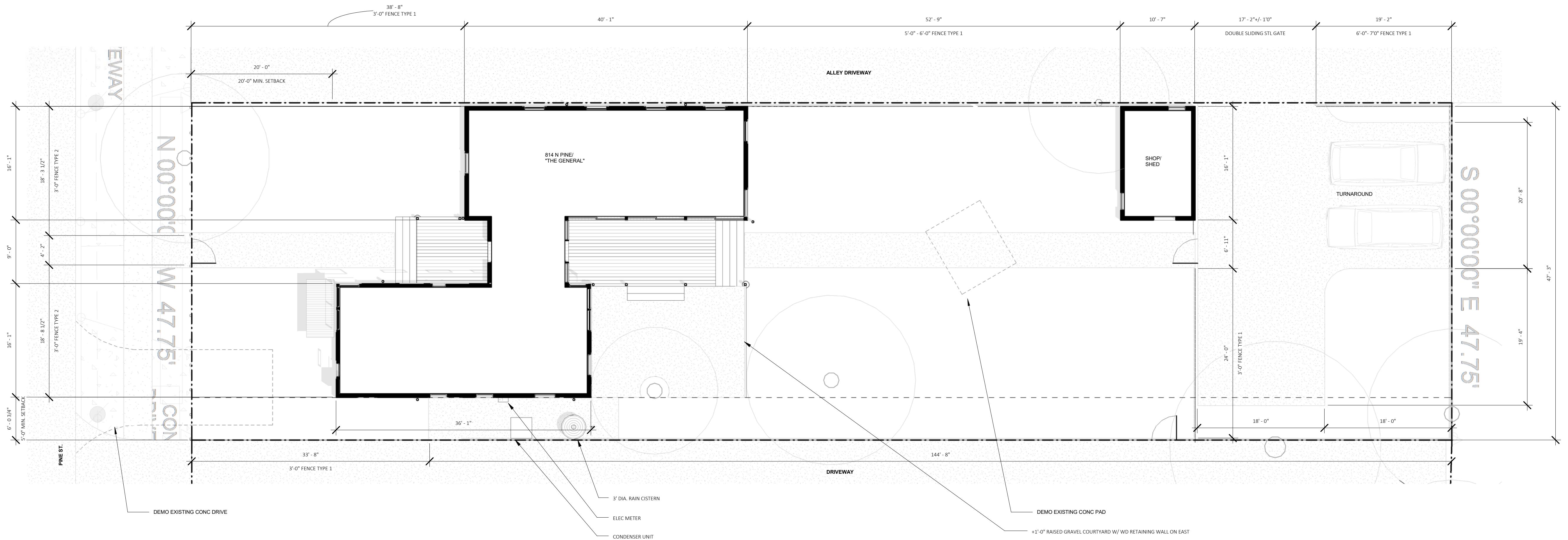
PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: SCHEMATIC DESIGN  
DATE: 07.29.2017  
OWNER: TONY & SONYA CASTRO

COVER SHEET



ABBREVIATIONS		ABBREVIATIONS (CONT.)		PROJECT DATA																																																													
<div><div><div>ABV AFF ACOUS ADJ ANOD A/C ALT ALUM ADA A.B. ARCH AD ASPH BRG BM B.M. BTWN BIT BLK (G) BD B.S. B.W. BOT B.O.B. B.O.D. B.O.S. BLDG BU CAB C.I. C.B. CLG CEM CER TILE CIR CIRC CLR COL ONC CMU CONST CONT CTR C.J. CNTR D DEMO DTL DIA DIM DR D.H. DBL DS DWG E ELEC ELEV ELV EXIST EQ EMERG EX EXP EXP JT EIFS FIN FIN FLR LR F.D. FD RZR FT FTG FOUND GA GALV G.C. GL GYP BD GYP DWE HDR HVAC H.D. HGT H. HC HM HORIZ IN INCL INSUL INT LAM LAV LH MSRY MAX MECH M.C. MED MBR MEMB MTL M. MIN MISC N NIC NTS OC PG OPP OD PTD PERF PL PLYWD PROP</div><div>ABOVE ABOVE FINISHED FLOOR ACOUSTICAL ADJUSTABLE ANODIZED AIR CONDITIONING ALTERNATE ALUMINUM AMERICANS WITH DISABILITIES ACT ANCHOR BOLT ARCHITECT (URAL) AREA DRAIN ASPHALT BEARING BEAM BENCH MARK BETWEEN BITUMINOUS BLOCK (ING) BOARD BOTH SIDES BOTH WAYS BOTTOM BOTTOM OF BEAM BOTTOM OF DECK BOTTOM OF STEEL BUILDING BUILT UP CABINET CAST IRON CATCH BASIN CEILING CEMENT CERAMIC TILE CIRCLE CIRCULAR, CIRCUMFERENCE CLEAR COLUMN CONCRETE CONCRETE MASONRY UNIT CONSTRUCTION CONTINUOUS, CONTINUE CONTRACTOR CONTROL JOINT COUNTERTOP DEEP DEMOLISH, DEMOLITION DETAIL DIAMETER DIMENSION DOOR DOUBLE HUNG DOUBLE DOWNSPOUT DRAWING EAST ELECTRIC (AL) ELEVATION ELEVATOR EXISTING EQUAL EMERGENCY EXHAUST EXPOSED EXPANSION JOINT EXTERIOR INSULATING FINISH SYSTEM FINISH (ED) FINISHED FLOOR FLOOR (ING) FINISHED DIMENSION FLOOR DRAIN FREEZER FOOT (FEET) FOOTING FOUNDATION GAGE, GAUGE GALVANIZED GENERAL CONTRACTOR GLASS GYPSUM WALL BOARD GYPSUM HARDWARE HEADER HEATING / VENTILATING / AIR CONDITIONING HEAVY DUTY HEIGHT HIGH HOLLOW CORE HOLLOW METAL HORIZONTAL INCHES INCLUDE (D), (ING) INSULATION, INSULATING INTERIOR LAMINATE (D) LAVATORY LEFT HAND MASONRY MAXIMUM MECHANICAL MEDICINE CABINET MEDIUM MEMBER MEMBRANE METAL METER (S) MINIMUM MISCELLANEOUS NORTH NOT IN CONTRACT NOT TO SCALE ON CENTER (S) OPENING OPPOSITE OUTSIDE DIAMETER PAINTED PERFORATED PLATE PLYWOOD PROPERTY LINE</div></div></div>		<div><div><div>R. REF REFL REFG RAG REQ'D RH RD RO SCHED. SEC SHT SHLV SIM SC S SP SPEC SQ SS STD STL STOR STR SD STRUCT TEL TV T&amp;G T.O.P. T.O.S. T.O.W. TYP UNO VERT WP W WIN W/ W/O WD</div><div>RADIUS REFER (ENCE) REFLECTED REFRIGERATOR RETURN AIR GRILLE REQUIRED RIGHT HAND ROOF DRAIN ROUGH OPENING SCHEDULE SECTION SHEET SHELVING SIMILAR SOLID CORE SOUTH SPACE (S) SPECIFICATION, SPECIFIED SQUARE STAINLESS STEEL STANDARD STEEL STORAGE STAIR, STRINGER STORM DRAIN STRUCTURAL TELEPHONE TELEVISION TONGUE AND GROOVE TOP OF PLATE TOP OF STEEL TOP OF WALL TYPICAL UNLESS NOTED OTHERWISE VERTICAL WATERPROOFING WEST WINDOW WITH WITHOUT WOOD</div></div></div>		<div>PROJECT: THE GENERAL ON PINE ST</div> <div>PROJECT ADDRESS: 814 N PINE ST SAN ANTONIO TX 78202</div> <div>ZONING: R5</div> <div>DISTRICT: HISTORICAL, DIGNOWITY HILL</div> <div>BUILDING USE: SINGLE-FAM RES</div> <div><div>Architectural Designer Cotton Estes 606 Dawson St San Antonio TX 78202 Phone: (401) 441 1014 Email: cotton.barrett@gmail.com</div><div>Structural Engineer Firm Name Street Address City, State, Zip Contact: Name Phone: (###) ###-#### Email:</div><div>General Contractor Firm Name Street Address City, State, Zip Contact: Name Phone: (###) ###-#### Email:</div></div>																																																													
SYMBOLS		DRAWING INDEX																																																															
<div><div><div><div>Δ C B E Φ W</div><div>ANGLE CENTERLINES CHANNEL PENNY PLATE DIAMETER WIDE FLANGE BEAM</div></div><div><div>100A</div><div>DOOR NUMBER</div></div><div><div>2.02</div><div>WINDOW NUMBER</div></div><div><div><div><div></div></div></div><div>ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")</div></div><div><div>1</div><div>REVISION NUMBER</div></div><div><div>ROOM 212</div><div>ROOM NAME &amp; NUMBER</div></div><div><div><div><div>1 A700</div><div>4</div><div>2</div><div>3</div></div><div>INTERIOR ELEVATION NUMBER &amp; SHEET NUMBER</div></div><div><div>1 A900</div><div>DETAIL NUMBER SHEET NUMBER</div></div><div><div><div><div>A400</div><div>3</div></div><div>SHEET NUMBER EXTERIOR ELEVATION NUMBER</div></div><div><div><div><div>2 A900</div></div><div>SECTION NUMBER SHEET NUMBER</div></div></div></div></div></div></div>		<div>ARCHITECTURAL SHEET LIST</div> <table><tr><th>NUMBE R</th><th>NAME</th></tr><tr><td>A000</td><td>PROJECT INFORMATION SHEET</td></tr><tr><td>A001</td><td>PROJECT INFORMATION SHEET</td></tr><tr><td>A100</td><td>SITE PLAN</td></tr><tr><td>A200</td><td>FLOOR PLANS</td></tr><tr><td>A250</td><td>ROOF PLAN &amp; RCP</td></tr><tr><td>A260</td><td>DOOR SCHEDULE</td></tr><tr><td>A261</td><td>SCHEDULES</td></tr><tr><td>A262</td><td>ROOM SCHEDULE</td></tr><tr><td>A263</td><td>PARTITION TYPES</td></tr><tr><td>A264</td><td>PARTITION TYPES - WOOD</td></tr><tr><td>A300</td><td>REFLECTED CEILING PLAN - 1ST FLOOR</td></tr><tr><td>A400</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A402</td><td>Unnamed</td></tr><tr><td>A500</td><td>BUILDING SECTIONS</td></tr><tr><td>A600</td><td>WALL SECTIONS</td></tr><tr><td>A700</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A701</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A702</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A703</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A704</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A800</td><td>VERTICAL CIRCULATION</td></tr><tr><td>A900</td><td>DETAILS</td></tr><tr><td>A901</td><td>DETAILS</td></tr><tr><td>A902</td><td>DETAILS</td></tr><tr><td>A1000</td><td>PERSPECTIVES</td></tr><tr><td>A1001</td><td>PERSPECTIVES</td></tr><tr><td>A1002</td><td>PERSPECTIVES</td></tr><tr><td>A1003</td><td>PERSPECTIVES</td></tr><tr><td>A1004</td><td>PERSPECTIVES</td></tr></table>				NUMBE R	NAME	A000	PROJECT INFORMATION SHEET	A001	PROJECT INFORMATION SHEET	A100	SITE PLAN	A200	FLOOR PLANS	A250	ROOF PLAN & RCP	A260	DOOR SCHEDULE	A261	SCHEDULES	A262	ROOM SCHEDULE	A263	PARTITION TYPES	A264	PARTITION TYPES - WOOD	A300	REFLECTED CEILING PLAN - 1ST FLOOR	A400	EXTERIOR ELEVATIONS	A402	Unnamed	A500	BUILDING SECTIONS	A600	WALL SECTIONS	A700	INTERIOR ELEVATIONS	A701	INTERIOR ELEVATIONS	A702	INTERIOR ELEVATIONS	A703	INTERIOR ELEVATIONS	A704	INTERIOR ELEVATIONS	A800	VERTICAL CIRCULATION	A900	DETAILS	A901	DETAILS	A902	DETAILS	A1000	PERSPECTIVES	A1001	PERSPECTIVES	A1002	PERSPECTIVES	A1003	PERSPECTIVES	A1004	PERSPECTIVES
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PROJECT: THE GENERAL ON PINE ST.		PROJECT INFORMATION SHEET																																																															
DESIGN PHASE: SCHEMATIC DESIGN DATE: 07.29.2017 OWNER: TONY & SONYA CASTRO		A000																																																															



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

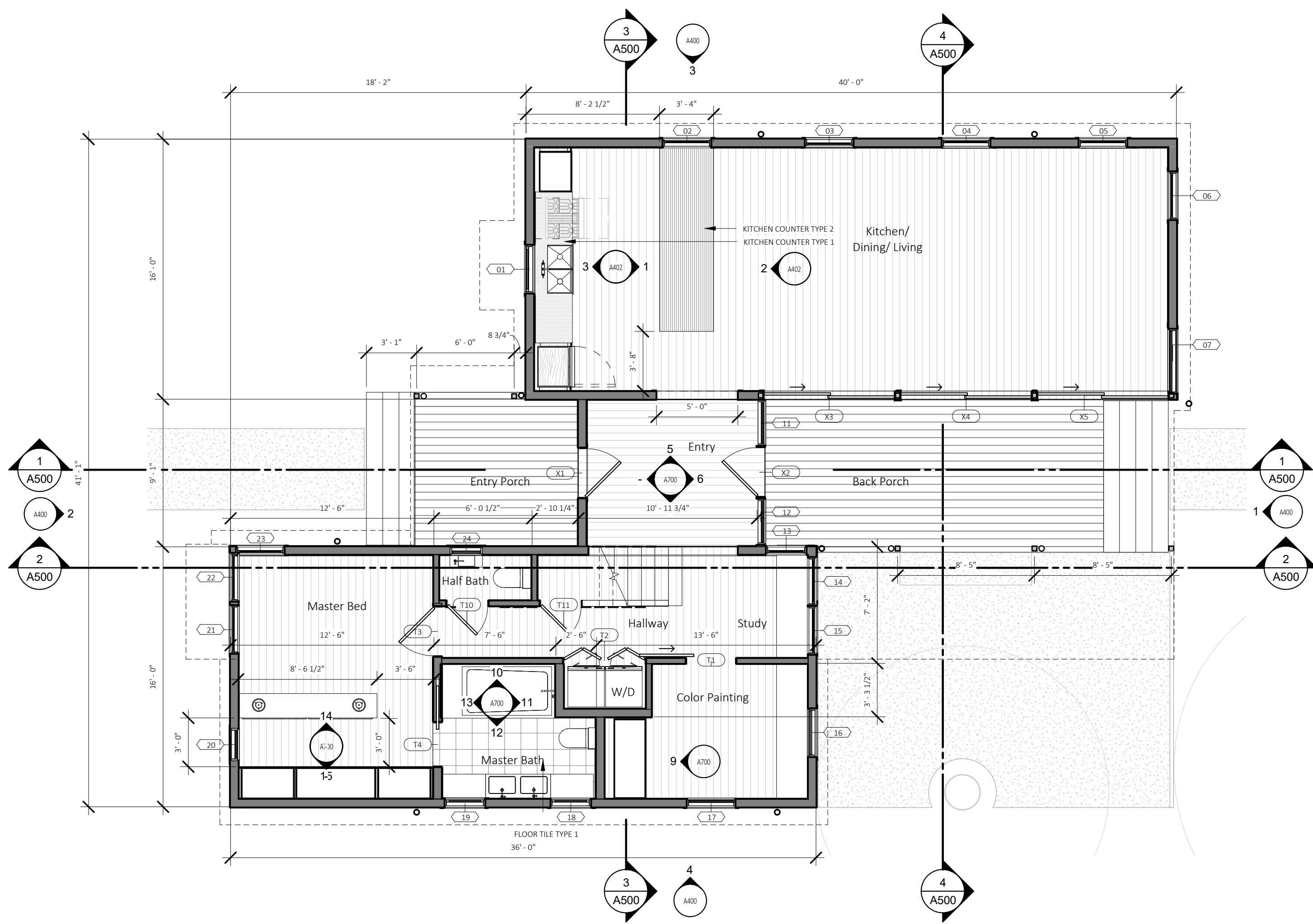
GENERAL NOTES - SITE PLAN  
1. ALL DIM TO EXT FACE OF FINISH U.N.O.  
2. VIF EXISTING TREE LOCATIONS  
3. ALL EXISTING TREES ON SITE PLAN TO REMAIN  
4. ALL UNLABELED FENCES TO BE EXISTING OR CHAINLINK, VIF.  
5. ROUGH GRADING REQ. TBD

PROJECT: THE GENERAL ON PINE ST.

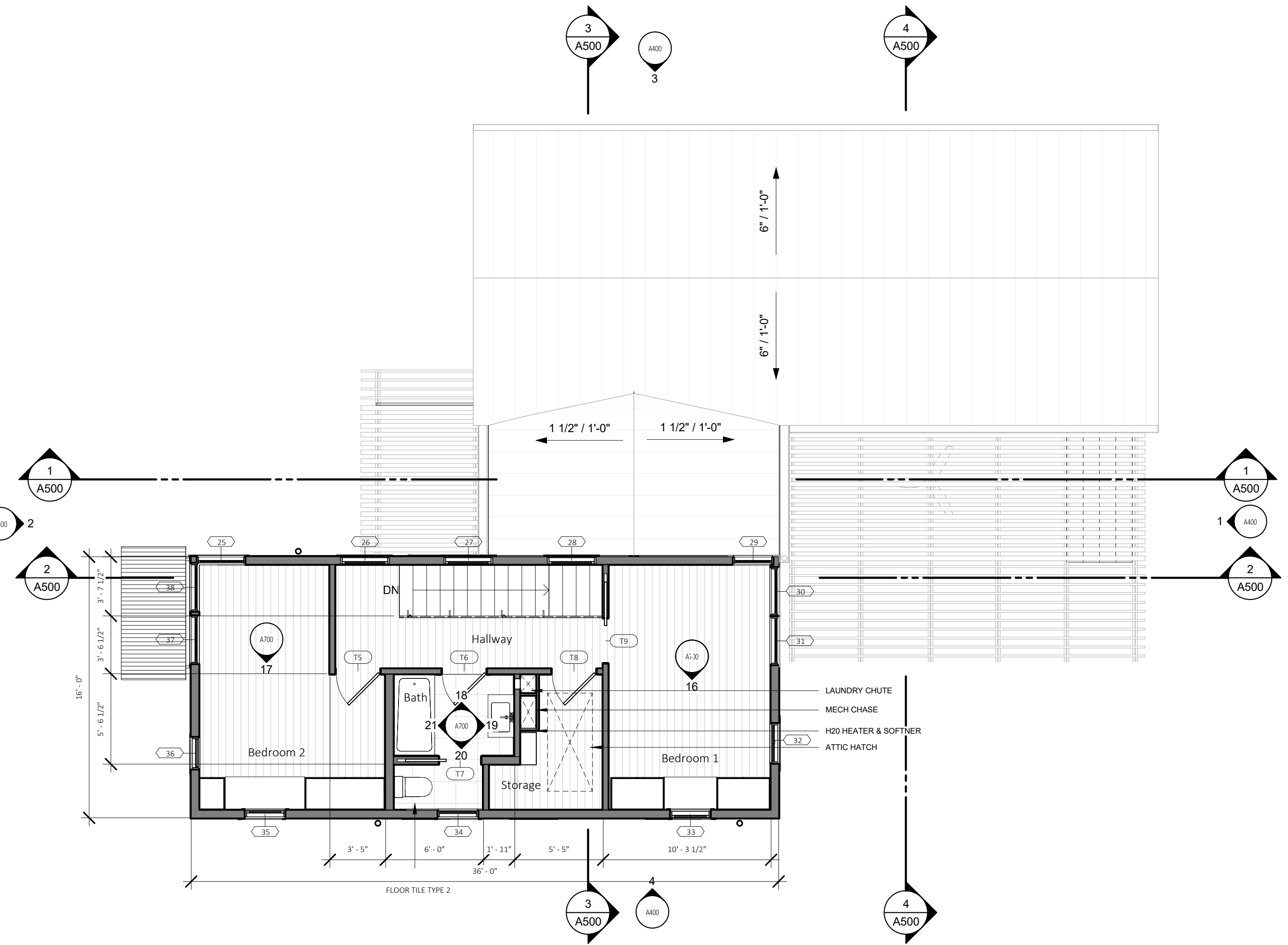
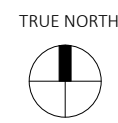
DESIGN PHASE: SCHEMATIC DESIGN  
DATE: 07.29.2017  
OWNER: TONY & SONYA CASTRO

SITE PLAN  
A100

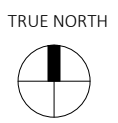




1 FLOOR PLAN- LEVEL 1  
SCALE: 3/16" = 1'-0"



2 FLOOR PLAN- LEVEL 2  
SCALE: 3/16" = 1'-0"



PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: SCHEMATIC DESIGN  
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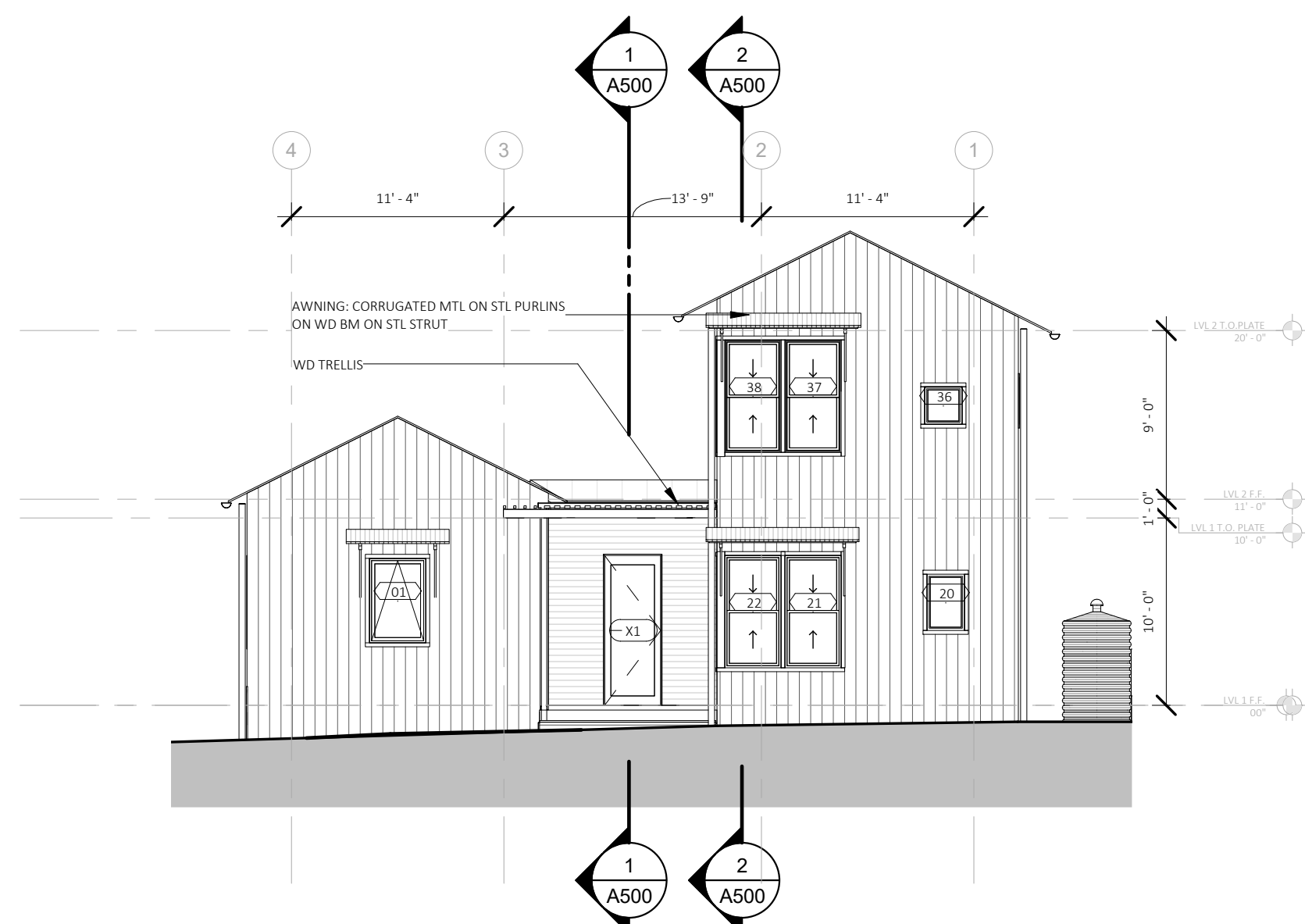
WINDOW SCHEDULE											
MARK	Window Schedule_Buildi ng	TYPE	DETAIL			FRAME		GLAZING TYPE	REMARKS	MARK	TYPE COMMENTS
			HEAD	JAMB	SILL	MATERIAL	TYPE				
01		AWNING								01	MARVIN INTEGRITY
02		DOUBLE HUNG								02	MARVIN INTEGRITY
03		DOUBLE HUNG								03	MARVIN INTEGRITY
04		DOUBLE HUNG								04	MARVIN INTEGRITY
05		DOUBLE HUNG								05	MARVIN INTEGRITY
06		DOUBLE HUNG								06	MARVIN INTEGRITY
07		FIXED								07	MARVIN INTEGRITY
08		DDD								08	MARVIN INTEGRITY
10		FIXED								10	MARVIN INTEGRITY
11		FIXED								11	MARVIN INTEGRITY
12		FIXED								12	MARVIN INTEGRITY
12		FIXED								12	MARVIN INTEGRITY
13		DOUBLE HUNG								13	MARVIN INTEGRITY
14		DOUBLE HUNG								14	MARVIN INTEGRITY
14		FIXED								14	MARVIN INTEGRITY
14		FIXED								14	MARVIN INTEGRITY
15		DOUBLE HUNG								15	MARVIN INTEGRITY
16		AWNING								16	
17		FIXED								17	MARVIN INTEGRITY
18		CASEMENT								18	MARVIN INTEGRITY
19		CASEMENT								19	MARVIN INTEGRITY
20		FIXED								20	MARVIN INTEGRITY
21		DOUBLE HUNG								21	MARVIN INTEGRITY
22		DOUBLE HUNG								22	MARVIN INTEGRITY
23		DOUBLE HUNG								23	MARVIN INTEGRITY
24		FIXED								24	MARVIN INTEGRITY
25		DOUBLE HUNG								25	MARVIN INTEGRITY
26		FIXED								26	MARVIN INTEGRITY
27		FIXED								27	MARVIN INTEGRITY
28		FIXED								28	MARVIN INTEGRITY
29		DOUBLE HUNG								29	MARVIN INTEGRITY
30		DOUBLE HUNG								30	MARVIN INTEGRITY
31		DOUBLE HUNG								31	MARVIN INTEGRITY
32		FIXED								32	MARVIN INTEGRITY
33		AWNING								33	MARVIN INTEGRITY
34		FIXED								34	MARVIN INTEGRITY
35		AWNING								35	MARVIN INTEGRITY
36		FIXED								36	MARVIN INTEGRITY
37		DOUBLE HUNG								37	MARVIN INTEGRITY
38		DOUBLE HUNG								38	MARVIN INTEGRITY
40		FIXED								40	MARVIN INTEGRITY
175		FIXED								175	MARVIN INTEGRITY

DOOR SCHEDULE															
MARK	Type	PANEL					FRAME			DETAIL			GLASS TYPE	REMARKS	MARK
		WIDTH	HEIGHT	THICKNESS	PANEL MATERIAL	FINISH	FRAME TYPE	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD			
X7	SWING	3' - 0"	8' - 0"	1 3/4"	SC WD										X7
X5	SLIDER	8' - 0"	8' - 0"	1 3/4"	GLAZING										X5
X4	SLIDER	8' - 0"	8' - 0"	1 3/4"	GLAZING										X4
X3	SLIDER	8' - 0"	8' - 0"	1 3/4"	GLAZING										X3
X2	SWING SLIDER	3' - 0"	8' - 0"	1 3/4"	GLAZING/WD										X2
X1	SWING SLIDER	3' - 0"	8' - 0"	1 3/4"	GLAZING/WD										X1
T11	SWING	2' - 6"	6' - 8"	1 3/4"	HC WD	BOARD									T11
T10	SWING	2' - 6"	6' - 8"	1 3/4"	HC WD	BOARD									T10
T9	POCKET POCKET	2' - 8"	6' - 8"	1 3/4"	SC WD										T9
T8	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T8
T7	POCKET	2' - 6"	6' - 8"	1 3/4"	SC WD										T7
T6	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T6
T5	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T5
T4	POCKET	2' - 8"	7' - 0"	1 3/4"	SC WD										T4
T3	SWING	3' - 0"	7' - 0"	1 3/4"	SC WD										T3
T2	BIFOLD	5' - 0"	7' - 0"	1 3/4"	HC WD										T2
T1	BARN	3' - 0"	7' - 0"	1 3/4"	SC WD										T1

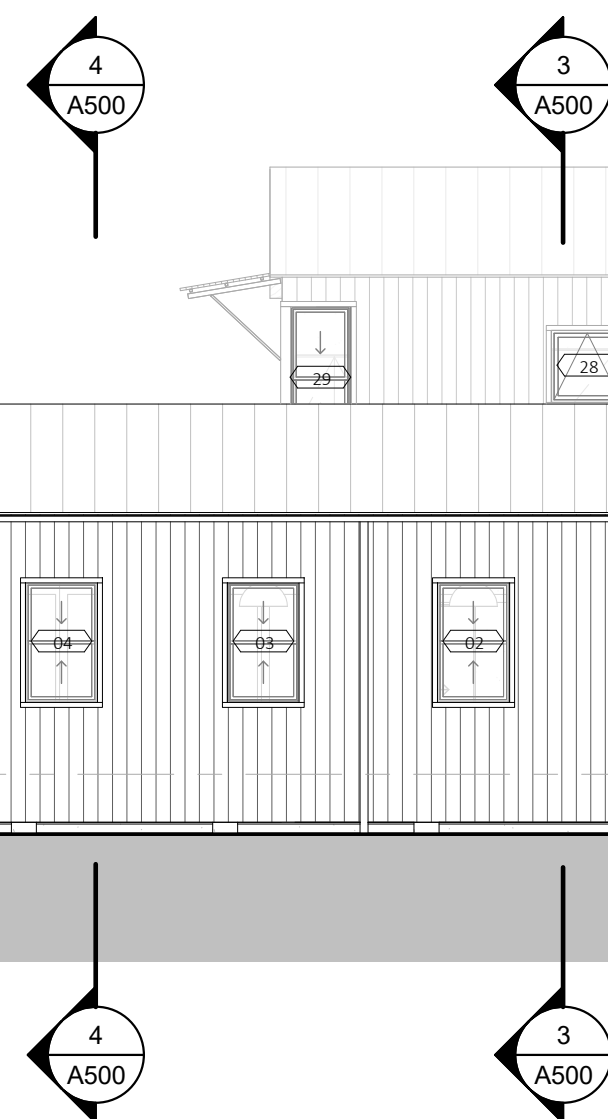
GENERAL NOTES WINDOW TYPES.

- 1
- SCHEDULE DIMENSIONS ARE OF FRAME
- 2
- ALL EAST AND WEST FACING GLAZING TO BE LOW-E
- 3
- ALL WINDOWS TO BE MILGARD INTEGRITY, BARE WOOD INTERIOR, PEBBLE GREY EXTERIO
- 4
- ALL OPERABLE WINDOWS TO RECEIVE SCREENS
- 5
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
- 6
- VERIFY ALL DIEMENSIONS IN FIELD.





2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



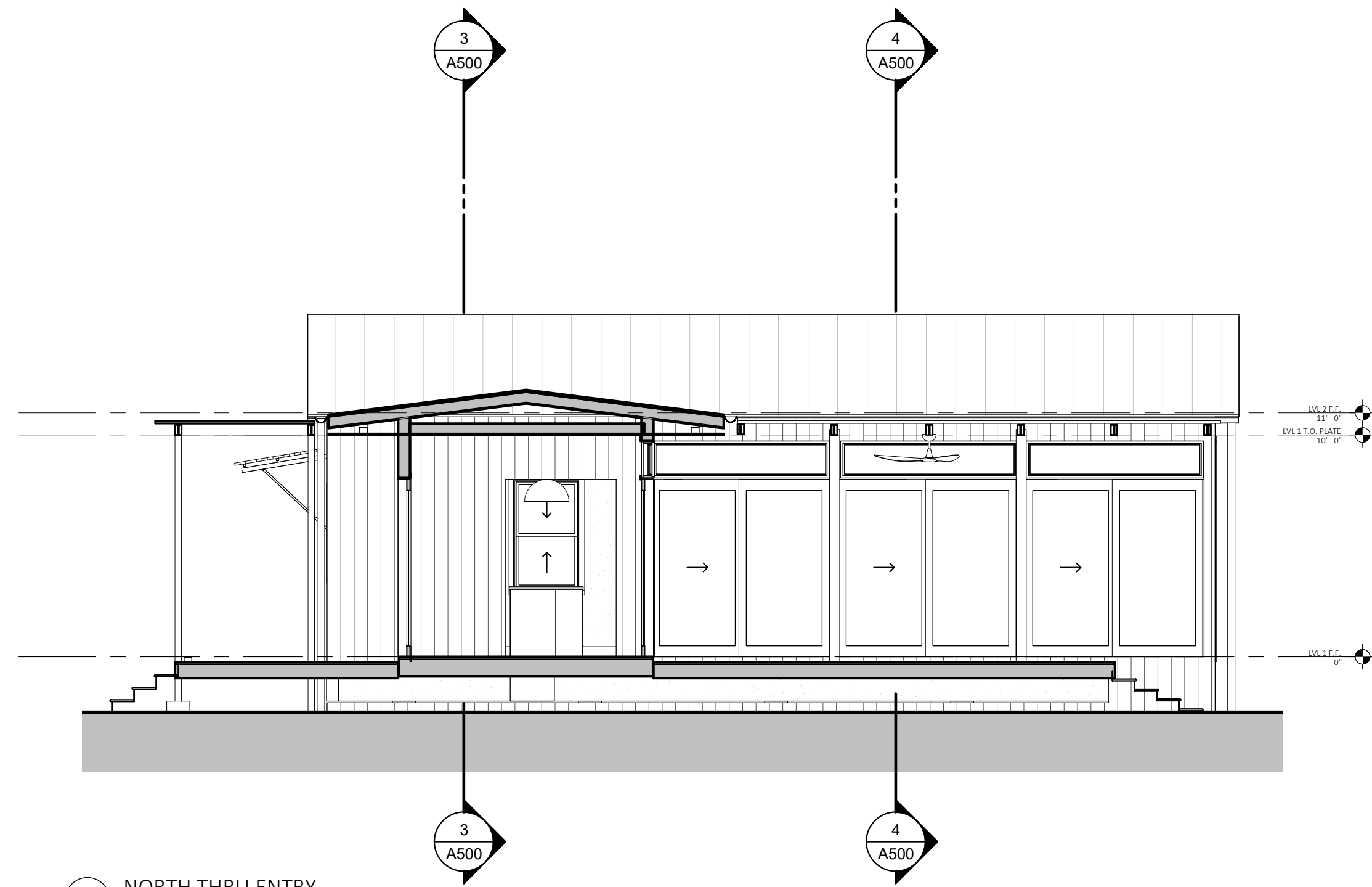
**GENERAL NOTES - EXTERIOR ELEVATIONS**

1. FENCELINES IN LINE WITH FACE OF BUILDING TO BE CO-PLANAR WITH SIDING
2. ROUGH GRADING REQ. TBD
3. ALL GUTTERS TO BE 6" GALV HALF-ROUND
4. ALL DOWNSPOUTS TO BE 4" GALV ROUND WITH MATCHING ELBOW BRACKETS AS REQ.

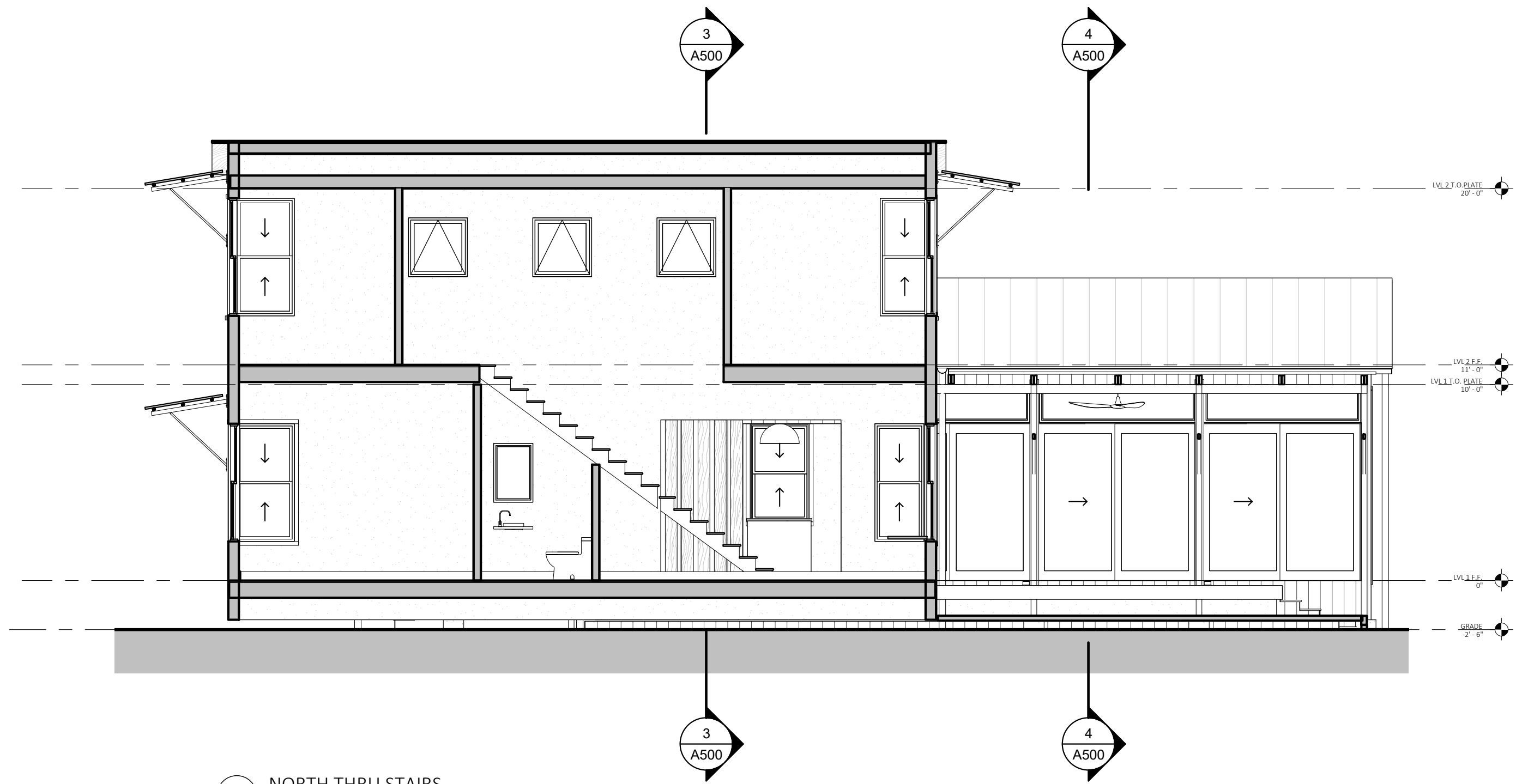
EXTERIOR ELEVATIONS

**A400**

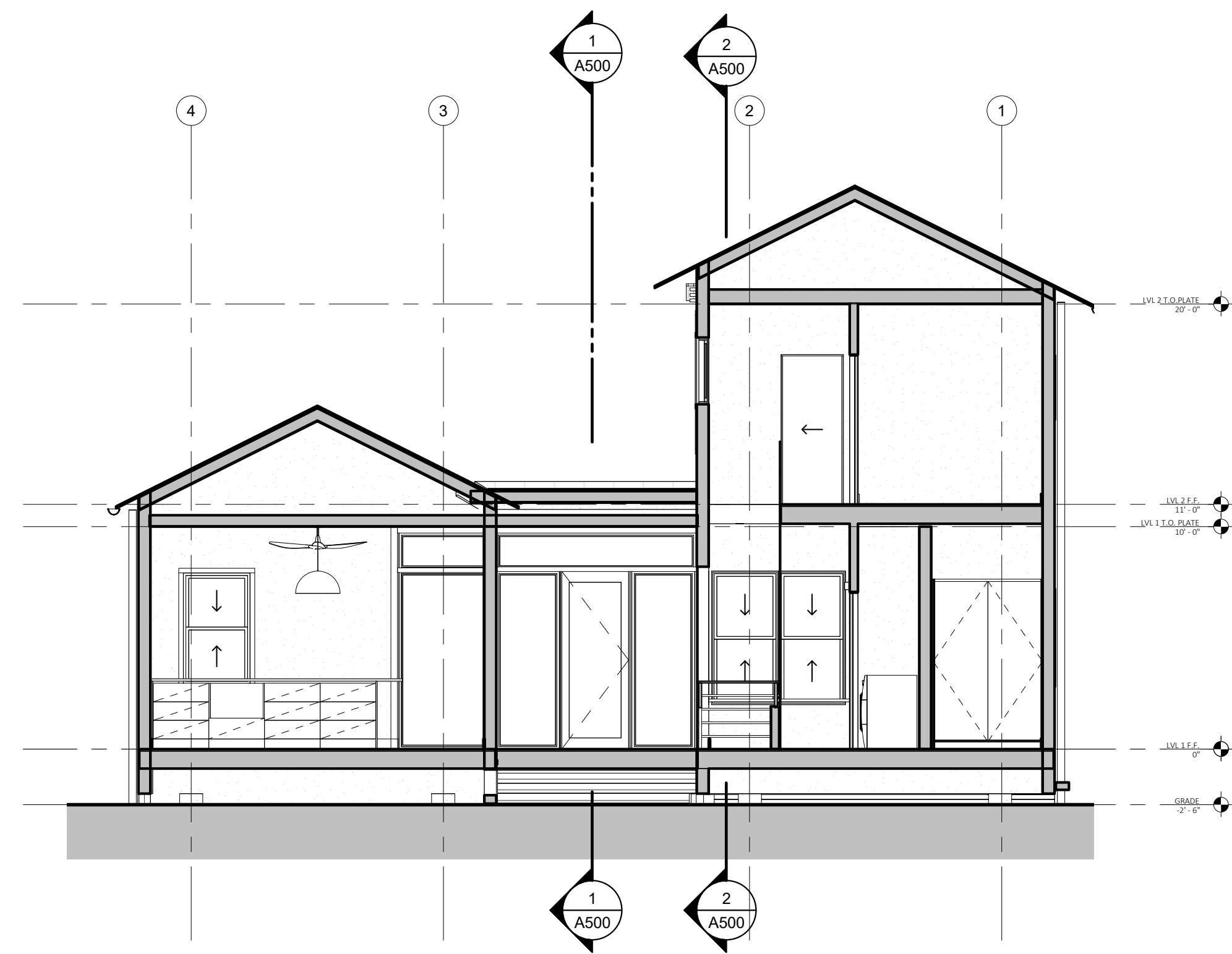




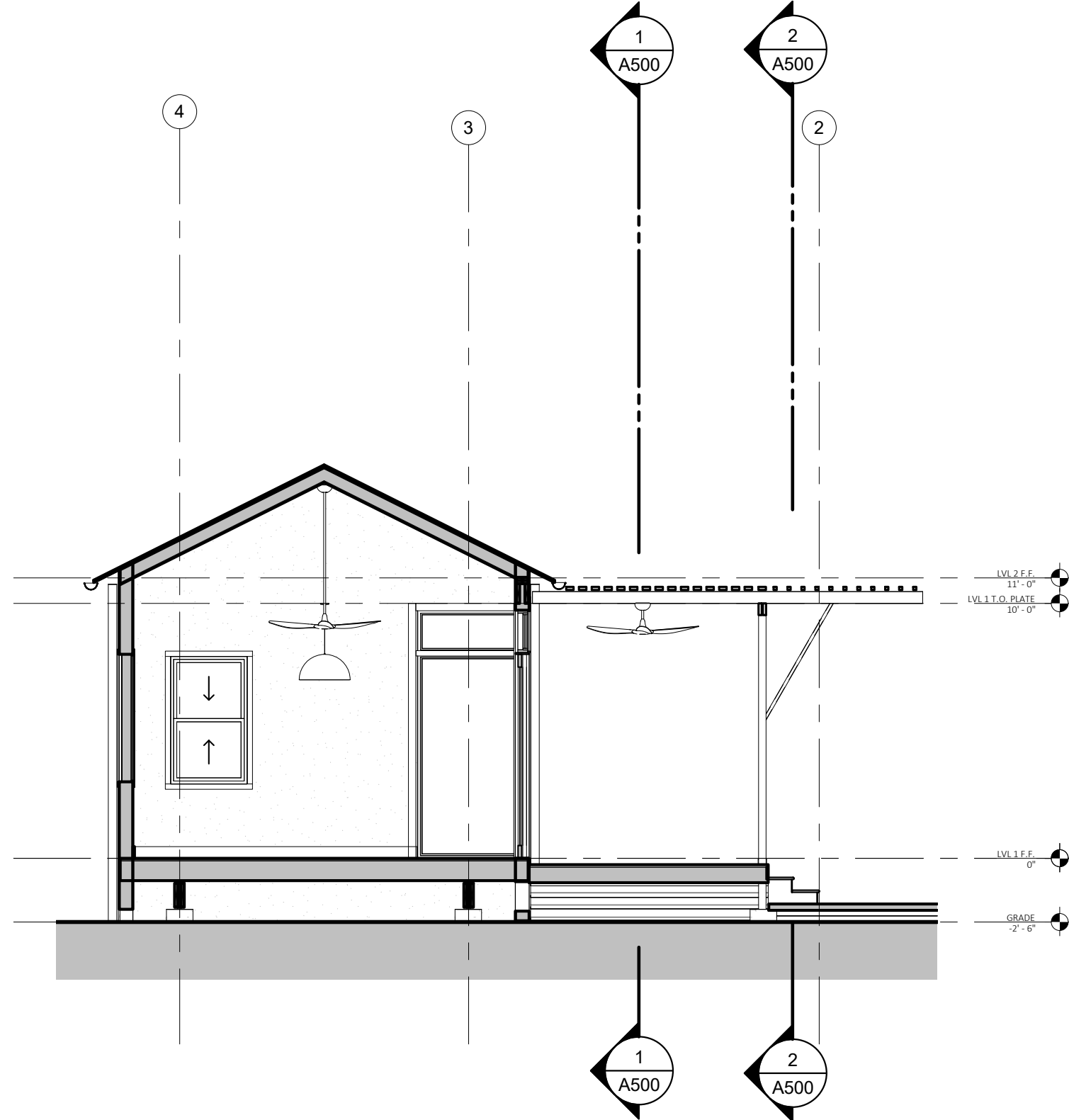
1 NORTH THRU ENTRY  
SCALE: 3/16" = 1'-0"



2 NORTH THRU STAIRS  
SCALE: 3/16" = 1'-0"



3 EAST THRU KITCHEN  
SCALE: 3/16" = 1'-0"



4 EAST THRU LIVING  
SCALE: 3/16" = 1'-0"

PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: SCHEMATIC DESIGN  
DATE: 07.29.2017  
OWNER: TONY & SONYA CASTRO

BUILDING SECTIONS

A500

2 Kitchen West  
SCALE: 3/8" = 1'-0"

4 Kitchen Bar East  
SCALE: 3/8" = 1'-0"

3 Kitchen Bar West  
SCALE: 3/8" = 1'-0"

5 Entry North  
SCALE: 3/8" = 1'-0"

6 Entry East  
SCALE: 3/8" = 1'-0"

7 Entry South  
SCALE: 3/8" = 1'-0"

9 Guest/Craft West  
SCALE: 3/8" = 1'-0"

10 Master Bath N  
SCALE: 3/8" = 1'-0"

11 Master Bath East  
SCALE: 3/8" = 1'-0"

12 Master Bath S  
SCALE: 3/8" = 1'-0"

13 Master Bath W  
SCALE: 3/8" = 1'-0"

14 Master Bed N  
SCALE: 3/8" = 1'-0"

15 Master Bed S  
SCALE: 3/8" = 1'-0"

16 Bedroom 1 South  
SCALE: 3/8" = 1'-0"

17 Bedroom 2 South  
SCALE: 3/8" = 1'-0"

18 Bath North  
SCALE: 3/8" = 1'-0"

19 Bath East  
SCALE: 3/8" = 1'-0"

20 Bath South  
SCALE: 3/8" = 1'-0"

21 Bath West  
SCALE: 3/8" = 1'-0"

Interior Finishes			
Type	Alternate 1 Description	Alternate 2 Description	
Trim & Base	1x Clr. Coat Pine	1 x Ptd @ Sleeping Wing, 1x Clr Coat Pine @ Living Wing	
Wall Finish Type 1	Lvl 3 Gyp		
Wall Finish Type 2	Vertical SYP #1 Shiplap 1x8 to match Ext.		
Flooring	Wide Plank Eucalyptus	Wide Plank Bamboo	
Kitchen Counter Type 1	Daltile Quarzite or sim.		
Kitchen Counter Type 2	Custom 1x Pecan or Hickory Butcherblock		
Wall Tile Type 1	Merola Chevron or Sim.		
Wall Tile Type 2	Large Format Ceramic		
Floor Tile Type 1	12" x 12" Slate or Sim.		
Wall Tile Type 1	Ceramic Subway		
Floor Tile Type 2	Ceramic		