

# HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

**HDRC CASE NO:** 2017-467  
**ADDRESS:** 423 N HACKBERRY ST  
**LEGAL DESCRIPTION:** NCB 576 BLK 15A LOT N 30.32 FT OF 12  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** John Brearley  
**OWNER:** John and Irene Brearley  
**TYPE OF WORK:** New construction of a 2-story single family home  
**REQUEST:**

The applicant is requesting conceptual approval to construct a new two-story single family home on the vacant lot at 423 N Hackberry St.

## 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 has proposed to construct a two story house on the vacant lot at 423 N Hackberry in the Dignowity Hill Historic District. The lot is located mid-block between E Houston St to the north and Glorietta to the south. The lot is flanked to the north by a 2-story historic single family home, to the west by a series of historic 1-story single family homes, to the south by two vacant lots, and to the east by a non-contributing 1-story warehouse structure. This area of Hackberry St is transitional and features both commercial and residential structures.
- 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. The applicant met with the Design Review Committee (DRC) on September 12, 2017. The DRC mentioned that the existing context rhythm is mixed, but most commonly, foundations are 18-24 inches off grade. However, this project faces the issue of the ridge height being taller if the foundation were to be raised. A possible solution may be raising the porch entity and keeping the parking at grade. Regarding the parking configuration, the DRC noted that it is a departure from traditional development patterns. The DRC suggested a possible resolution of designing the front porch element as enclosed versus open to eliminate the issue of second story massing fronting the street, noting that there is precedent for this in historic districts. This approach may also offer more opportunity for

fenestration on the front façade. The DRC did recognize the difficulties of shotgun lot, foundation considerations, nearby context, and the accommodation of a 2-story structure. The applicant was amenable to lowering the height to be more consistent with the context.

- 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 example found on the block. The applicant has noted a setback of approximately 10'-8" from the front façade to the front sidewalk. The historic structure immediately to the north of 423 N Hackberry features a side setback from the sidewalk of approximately 20'-0". This is the only historic structure that partially fronts N Hackberry on this block. According to a 1951 Sanborn Map, three 1-story residential structures occupied this block of N Hackberry and all featured a minimal front setback. Based on the historic development pattern and current context of the block, staff finds the proposed setbacks appropriate.
- 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 Hackberry. 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 greatly exceed the historic precedent. The only remaining historic residential structure on N Hackberry between E Houston and Glorietta is 2 stories. The remaining historic structures in the vicinity on Glorietta are 1-story. The applicant has noted on the submitted drawings that the proposed ridge line will be 28'-10" from the finish floor, which is approximately one foot from grade, bringing the total height to approximately 29'-10" feet. Both the first and second stories will feature 10'-0" tall interior ceiling heights separated by a web truss measuring 1'-6". The neighboring 2-story historic structure features a first floor ceiling height of 10'-0" and a second floor ceiling height of 8'-0". Staff does not find the proposed height to be consistent with the Guidelines. Staff finds that the overall height should be reduced through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic structures.
- g. **PORCH CONFIGURATION AND MASSING** – The applicant has proposed to incorporate a front porch on the front façade of the new structure. The porch mass will be inset approximately 6" from the front façade. The Historic Design Guidelines state that porches on new construction should be reflective of the development pattern of the district. Typically in historic districts, including Dignowity Hill, residential porch massing elements project the furthest towards the streetscape to engage pedestrians. Two story structures feature a second story that is set back from the porch. As proposed, the structure's second story extends over the front porch, which increases the massing on the street. This is addressed in Guideline 2.A.ii, which states that step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition should be utilized. There is no historic precedent in the district for this porch form or massing strategy. Staff finds the porch inconsistent with the Guidelines.
- h. **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 noted that the foundation will be slab-on-grade and have a minimal height. Historic structures on this block feature foundation heights of approximately eighteen (18) to twenty-four (24) inches. This is generally inconsistent with the Guidelines and the surrounding context.
- i. **ROOF FORM** – The applicant has proposed a primary gable roof form with an additional front gable. There are historic examples of this roof form throughout the Dignowity Hill Historic District. Staff finds the proposed roof form generally consistent with the Guidelines.
- j. **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. The applicant has proposed window and door openings that are generally consistent with those found on historic structures in regards to location and size with the exception of the right and left elevations, which feature several small fixed windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district, as well as a series of ganged windows with minimal trim separation between them. All proposed window detailing can be modified to relate closer to historic examples, such as the use of approximately six inches of separation between double windows. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained.
- k. **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. At this time, the applicant has not specified window materials; however, staff finds that one-over-one wood windows or aluminum-clad wood windows should be used based on the Historic Design Guidelines and the OHP Window Policy Document.

- l. 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 does not meet this Guideline.
- m. MATERIALS – Based on the submitted drawings notes, the applicant has proposed shake shingle siding, a composition shingle roof, and board and batten siding. However, the siding indicated as shake shingle is rendered as horizontal board siding. If horizontal composite siding is used, a smooth finished should be used along with an exposure of four inches for lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- n. 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. Generally the proposed architectural features are consistent with the Guidelines and relate to historic examples found throughout the Dignowity Hill Historic District.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant has indicated an A/C unit to the north of the proposed structure. The proposal includes a new 6’ tall privacy fence, which will screen the unit from the public right-of-way. The applicant is responsible for screening all mechanical equipment and submitting full details for final approval.
- p. DRIVEWAY & PARKING – The applicant has proposed a new front concrete driveway measuring approximately 10’-8” in length and approximately 10’-0” in width. The concrete terminates at the front façade of the proposed new structure’s carport and transitions into crushed granite. According to the Historic Design Guidelines, new garages should follow the historic 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. There is no historic precedent for an attached garage in the Dignowity Hill Historic District. The development pattern in the Dignowity Hill Historic District is most commonly for driveways to extend through the front yard to the side and rear yard of historic properties. Staff does not find the proposed front-loaded parking and driveway location to be consistent with the Guidelines or with the development pattern of the district.
- q. LANDSCAPING – The applicant has not at this time provided information regarding landscaping. The applicant is responsible for submitting a landscaping plan when returning to the HDRC for final approval.
- r. FENCING – The applicant has noted per the site plan that a new privacy fence measuring 6’ in height is to be installed in the side and rear yard behind the front façade. Staff finds the proposed location and height appropriate; however, the applicant is to submit a detail of the proposed fence, including materiality and design, when returning to the HDRC for final approval.

## **RECOMMENDATION:**

Staff does not recommend conceptual based on findings a through s. The applicant should address the following prior to returning to the HDRC:

1. That the applicant provides information noting the setbacks of adjacent historic structures on a contextual site plan.
2. That the applicant reduces the proposed height through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring historic structures.
3. That the applicant sets the second story back from the front façade and modifies the front porch configuration and massing as noted in finding g. The porch should be the mass that projects furthest towards the streetscape to reflect the developmental context of the area.
4. That the applicant explores ways to incorporate a raised foundation for a front porch or pedestrian entry to be more consistent with neighboring historic structures as noted in finding h, if feasible.
5. That the applicant explores ways to construct a driveway along the side of the proposed new construction as noted in finding p.
6. That the applicant introduces window sizes and proportions that are more consistent with the Historic Design Guidelines, the OHP Window Policy Document, and adjacent historic structures to the right and left elevations as noted in finding i.
7. That that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used based on

findings i and j. Meeting rails must be 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 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.

8. That the applicant provides additional information regarding exterior materials. Composite siding, whether lap or shingle, should feature a smooth finish and an exposure of four inches for lap siding. Hardi shingles should not have a faux wood texture. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.

**CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

The applicant met with the Design Review Committee (DRC) on September 12, 2017. The discussion is outlined in finding c.





## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 11, 2017

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Coach USA

Daisy Charters & Shuttles

DURANYORK  
HYDRAULIC...

Our Beauty Salon

Snap House

423 North Hackberry

Strong Foundation

ackberry N Hackberry

E Crockett St

E Crockett St

E Houston St



129

EX. 138

133

E. HOUSTON (STARR)

423

GLORIETTA (GLORIETH)

E. CROCKETT

N. MESQUITE

N. HACKBERRY

N. OLIVE

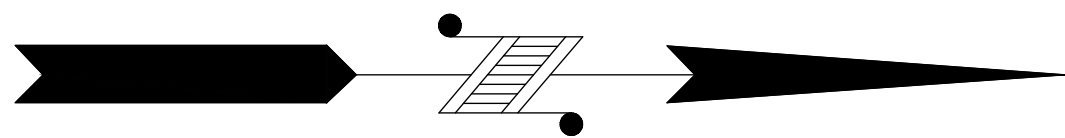
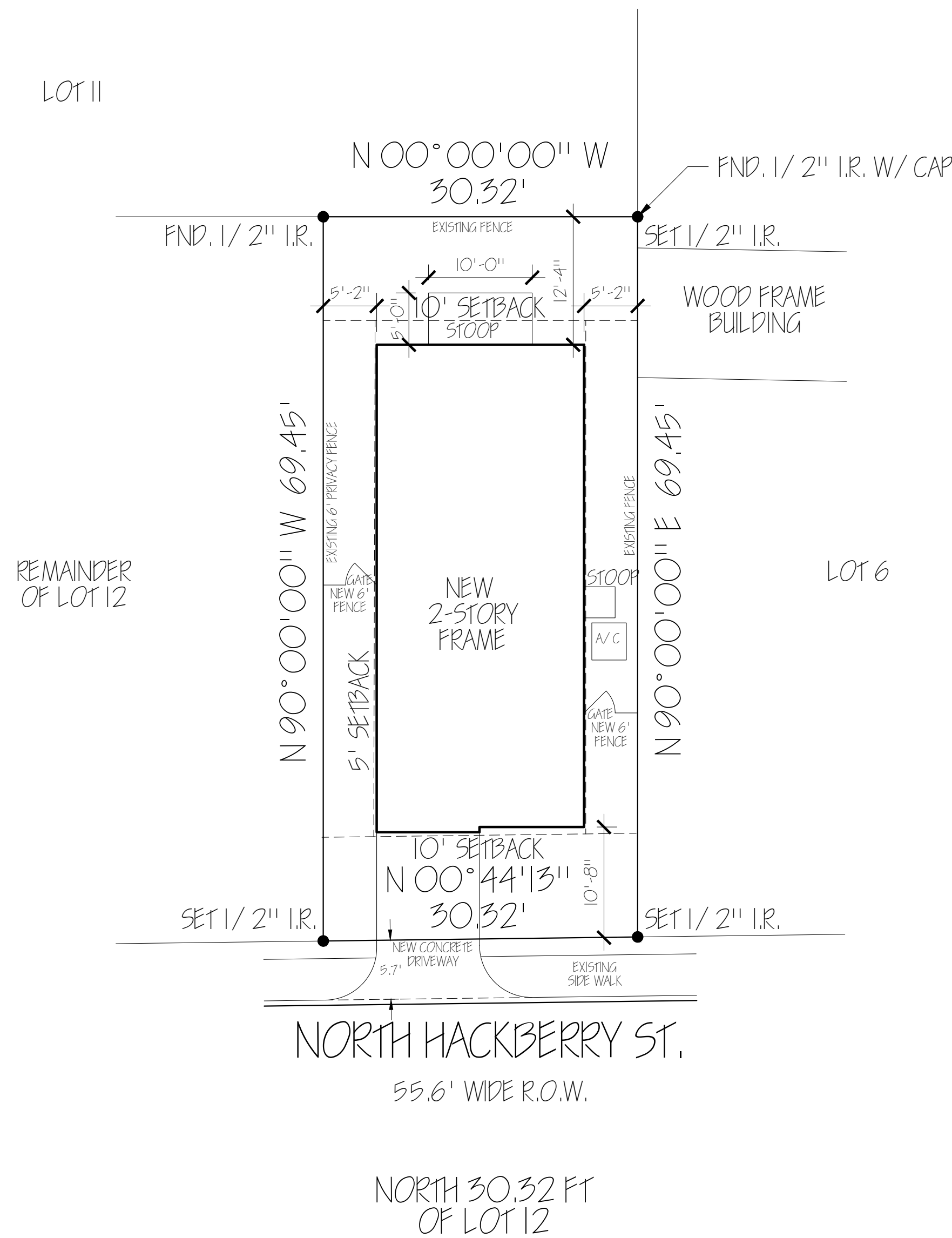
N. CENTRE

130

Scale of Feet.

1951 SANBORN MAP

# TRESMOUR 101



THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101  
SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

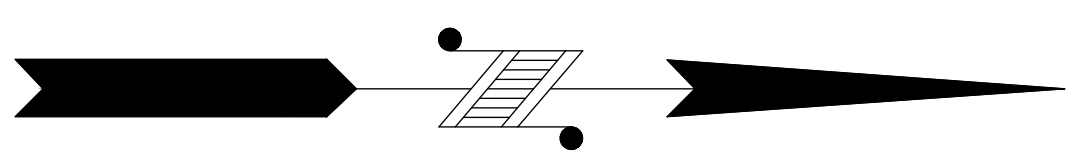
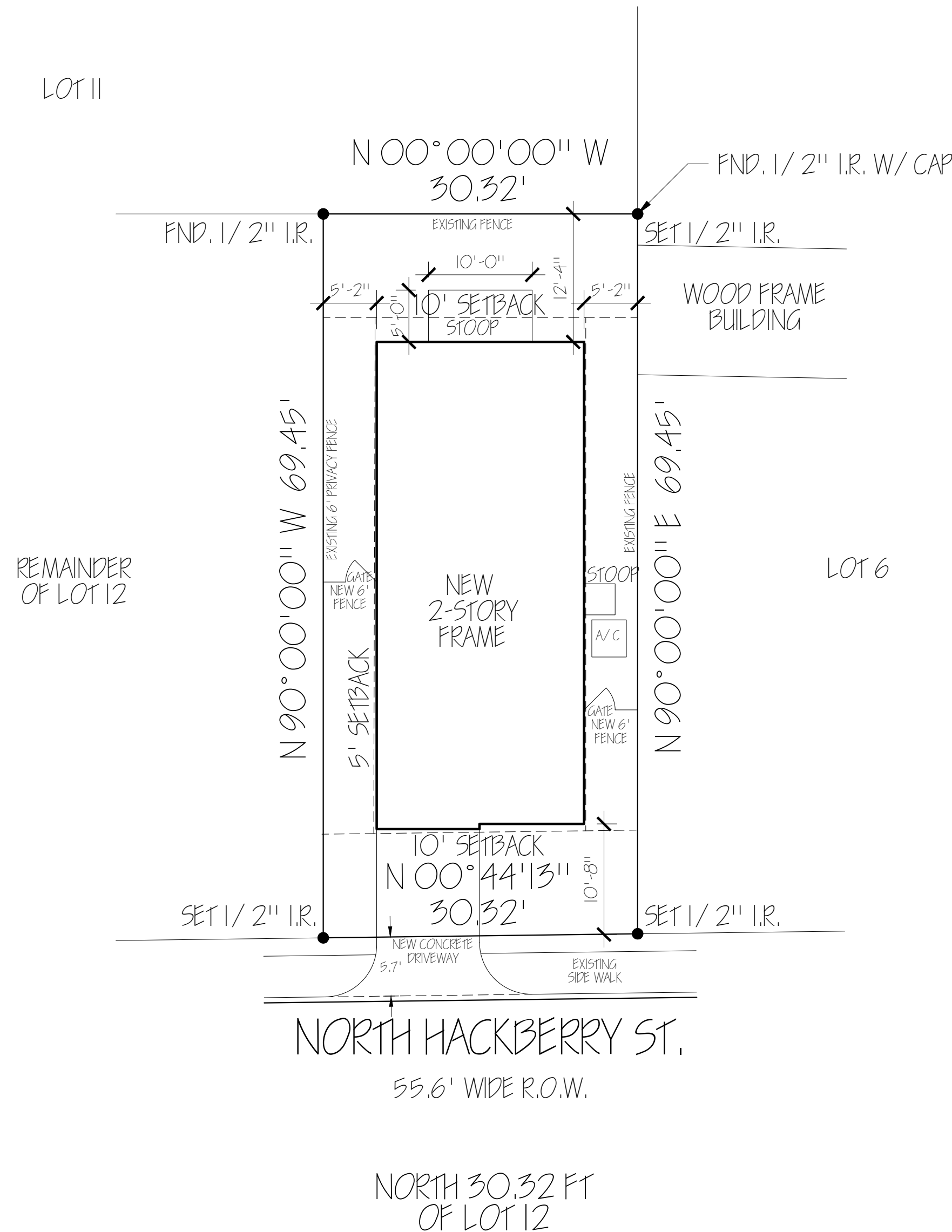
CLIENT: TRESMOUR 101  
ADDRESS: 423 NORTH HACKBERRY ST.  
CITY/STATE: SAN ANTONIO, TEXAS 78202

FILE: TRESMOUR-4  
DATE: 30 MAY 17  
DRAWN BY: MJM  
REVISIONS:

1 OF 6  
SHEET  
675

CUSTOM  
DESIGNS  
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

# TRESMOUR 101



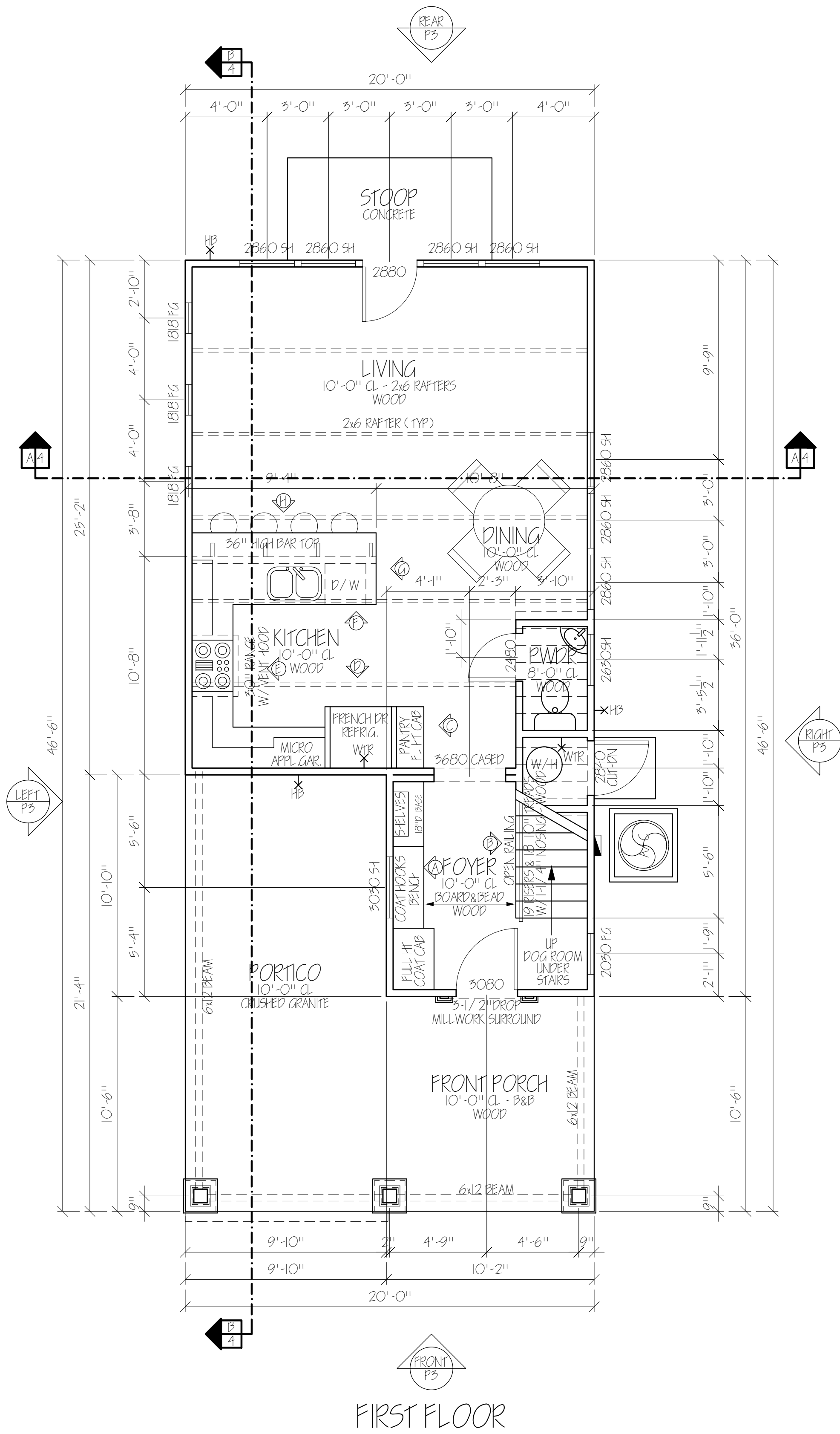
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TRESMOUR 101  
SCALE: 1" = 10'-0"

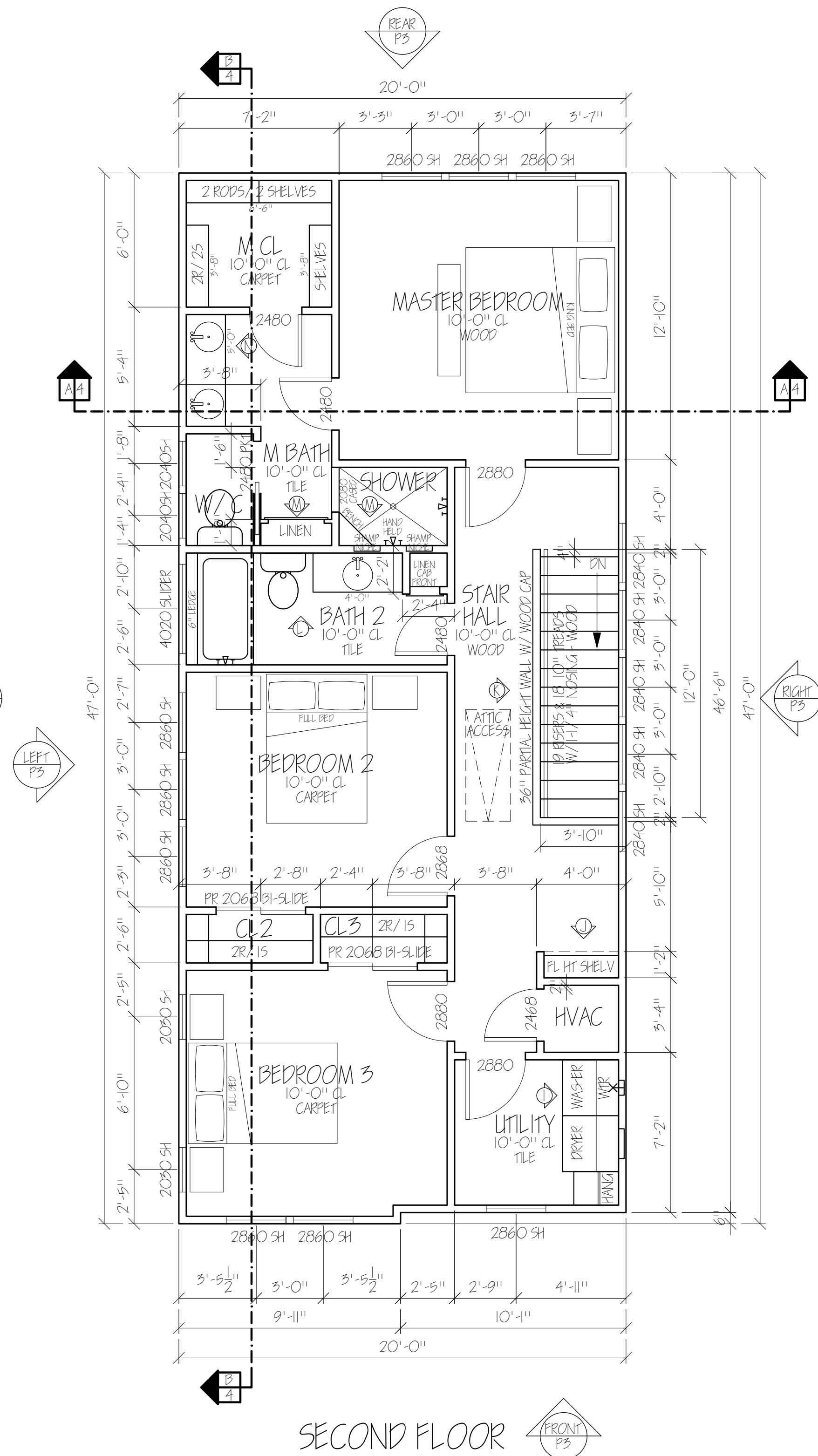
NOT FOR CONSTRUCTION

CLIENT: TRESMOUR 101  
ADDRESS: 423 NORTH HACKBERRY ST.  
CITY/STATE: SAN ANTONIO, TEXAS 78202

FILE: TRESMOUR-4  
DATE: 30 MAY 17  
DRAWN BY: MJM  
REVISIONS:



FIRST FLOOR



SECOND FLOOR

FIRST FLR. LIVING	613	SF
SECOND FLR. LIVING	935	SF
TOTAL LIVING	1,548	SF
PORTICO	210	SF
FRONT PORCH	107	SF

CONSTRUCTION NOTES  
EXTERIOR

FLOOR JOISTS TO BE 1'-6"  
ROOF MATERIAL TO BE COMPOSITION SHINGLE  
ALL FASCIA TO BE 2x8 W/ METAL DRIP EDGE ON 1x4 TRIM (SEE DETAILS) - PAINTED  
ALL OVERHANG SOFFITS TO BE PAINTED TO MATCH FASCIA  
ATTIC INSULATION TO BE SPRAY FOAM ON BOTTOM OF ROOF SYSTEM & BETWEEN FLOORS  
EXTERIOR WALL INSULATION TO BE B.I.B.  
ALL EXTERIOR PAINT COLORS TO BE DETERMINED BY OWNER  
ALL LAP SIDING & BOARD & BATTEN SIDING W/ 1x4 TRIM - PAINTED  
PROVIDE 1 x 6 TRIM BOARD AT TRANSITION FROM LAP SIDING TO BOARD & BATTEN SIDING  
REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS  
ALL WINDOWS TO HAVE 2x4 JAMB & 2x6 HEADER W/ 1x STOP & 2x2 SILL W/ 2x4 CORBELS (SEE DETAIL) - PAINTED - COLOR TPD BY OWNER  
ALL SIDING TO DIE INTO 2x WINDOW/ DOOR TRIM  
WINDOWS TO BE WHITE VINYL W/ ONE VERTICAL DIVISION OF LITE PER SASH  
ALL WINDOWS TO HAVE PRIMARY & SECONDARY LOCKS  
WINDOW HEAD HEIGHT TO BE 8'-0" (UNLESS OTHERWISE NOTED)  
FRONT DOOR TO BE DECORATIVE PROVIDED BY OWNER  
FRONT DOOR SURROUND TO BE WOOD TRIM & PILASTERS MATCHING FRONT COLUMNS - PAINTED  
ALL EXTERIOR DOORS TO HAVE HEAVY DUTY STRIKE PLATES W/ 4" SCREWS  
AT LIVING ROOM DOOR DROP FOUNDATION FOR THRESHOLD SO THAT TOPS OF 8 FOOT DOORS ALIGN WITH TOPS OF WINDOWS WITH 8'-0" HEADERS  
EXTERIOR COLUMNS TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY  
CEILING AT FRONT PORCH & PORTICO TO BE 1x6 "V"-GROOVE - PAINTED COLOR TPD BY OWNER  
PORCH & PORTICO TO HAVE SALT ROCK CONCRETE TEXTURE  
EXTERIOR CONCRETE PADS TO BE BROOM FINISH & HAVE 1/ 4" / FOOT SLOPE AWAY  
PROVIDE (2) 4" SLEEVE CONDUITS ACROSS DRIVE WAY  
PROVIDE DECORATIVE VENT IN GABLES AS SHOWN ON EXTERIOR ELEVATIONS - PAINTED  
PROVIDE DECORATIVE GABLE BRACKETS. SEE ELEVATIONS FOR LOCATIONS & ENLARGED DETAILS  
INSTALL CORBELS AT CANTILEVERED BAY. SEE EXT. ELEVATIONS - PAINTED  
- FLOOR JOISTS CANTILEVERED OUT 6"

INTERIOR

ALL DOORS SET 6" OFF ADJACENT WALL OR CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE  
FIRST FLOOR WALLS, CLING & 2-STORY STAIR WALL TO BE GYP BD W/ LIGHT HAND- TROWELED FINISH - PAINTED  
SECOND FLOOR WALLS & CLING TO BE GYP BD W/ KNOCKDOWN ORANGE PEEL TEXTURE - PAINTED  
GYPSUM SQUARED CORNERS ON ALL OUTSIDE CORNERS  
PROVIDE 4" CROWN MOULDING IN LIVING, DINING, & KITCHEN - TPD BY OWNER  
WINDOW CASING TO PINE & HAVE WOOD RETURN SILL, JAMBS, HEADS  
HEADER TO BE 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER  
JAMB TO BE 1x4; SILL TO BE 2x4 HORIZONTALLY W/ 1x4 BASE TRIM  
DOOR CASING TO BE 1x4 PINE W/ 1x6 ON 1x2 STOP EXTENDING 3/ 4" BEYOND JAMB & HEADER  
INTERIOR DOORS TO BE 6 HORIZONTAL PANEL SOLID CORE WOOD - FINISH TPD BY OWNER  
ALL DOOR HANDLES TO BE LEVER STYLE - LEVERS & HINGES TO BE BRUSHED NICKEL  
FIRST FLOOR BASE TRIM TO BE 1x8 - PAINTED - COLOR TO BE DETERMINED BY OWNER  
SECOND FLOOR BASE TRIM TO BE 1x6 - PAINTED - COLOR TO BE DETERMINED BY OWNER  
ALL TRIM WORK TO BE PAINTED - COLOR TPD BY OWNER (SEE CASING DETAILS)  
FIRST FLOOR FLOORING TO BE WOOD STAINED & SEALED - TPD BY OWNER  
SECOND FLOOR FLOORING AT STAIR HALL & MASTER BEDROOM TO BE WOOD STAINED & SEALED - COLOR TPD BY OWNER  
SECOND FLOOR BATH ROOMS & UTILITY TO HAVE TILE FLOORING - TPD BY OWNER  
SECONDARY BEDROOMS & CLOSETS TO HAVE CARPET  
STAIR STRINGER TO BE WOOD - PAINTED - COLOR TO BE DETERMINED BY OWNER  
STAIR TREADS TO BE STAINED WOOD & RISERS TO BE PAINTED WOOD - COLORS TPD BY OWNER  
STAIR SPINDLES TO BE WOOD - PAINTED - COLOR TO BE DETERMINED BY OWNER  
NEWEL POSTS & HANDRAIL TO BE STAINED - COLOR TO BE DETERMINED BY OWNER  
PANELING UNDER STAIR TO BE SIMPLE 1 X WOOD W/ BOARD & BEAD FIELD - PAINTED

ALL NEW CABINERY TO BE PAINT GRADE - FINISH & STYLE TO BE CHOSEN BY OWNER  
ALL NEW BASE CABINETS INCLUDING LAVATOIRES TO BE 34- 1/ 2" TALL UNLESS NOTED OTHERWISE  
ALL NEW KITCHEN COUNTERTOPS TO BE GRANITE W/ UNDERMOUNT STAINLESS STEEL SINK  
- COLOR & STYLE TPD BY OWNER  
ALL NEW LAVATORY COUNTERTOPS TO BE LEVEL 1 GRANITE W/ WHITE PORCELAIN UNDERMOUNT SINK  
ALL NEW CABINET PULLS - STYLE & FINISH TO BE DETERMINED BY OWNER  
ALL BATH PLUMBING FIXTURES TO HAVE LEVER HANDLES - STYLE & FINISH TPD BY OWNER  
ALL MIRRORS TO BE FRAMED MIRRORS - STYLE & FINISH TO BE DETERMINED BY OWNER  
MASTER SHOWER TO HAVE CUSTOM TILE SURROUND TO CEILING - TILE TPD BY OWNER  
METAL BATH TUB TO HAVE CUSTOM TILE SURROUND TO CEILING - TPD BY OWNER  
INSTALL TILE TRIM CHAIR RAIL OR BULLNOSE AROUND ALL SHOWER TILE EDGES  
NO RAW CUT EDGES TO BE EXPOSED INCLUDING SHOWER NICHES  
PROVIDE BLOCKING BESIDE TOPS OF WINDOWS FOR DRAPERY RODS  
IN BATHROOMS FOR TOWEL BARS, TOWEL RINGS, T.P. HOLDERS & OVER SINKS FOR DECORATIVE MIRRORS.  
PROVIDE SOUND RETENTION BATT INSULATION AT ALL BATHS, POWDER, UTILITY ROOM & BETWEEN STAIR HALL & BEDROOMS  
AT MASTER CLOSET: PROVIDE CONTINUOUS SHELF AROUND TOP OF CLOSET  
MASTER BED ROOM TO HAVE V-GROOVE W/ CROWN - FINISH & COLOR TPD BY OWNER  
ENTRY CEILING TO BE BOARD & BEAD - PAINTED  
WATER HEATER: RELIANCE WATER HEATER 6-50-ECOL510 48 GALLON LOWPOY ( 27.5 x 33 x 37.75 in) OR - REEM WATER HEATER 50 GALLON ( 23" DIAx 48" HIGH)  
-

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101  
SCALE: 1/ 4" = 1'-0"

NOT FOR CONSTRUCTION

CLIENT: TRESMOUR 101

ADDRESS: 423 NORTH HACKBERRY ST.

CITY/STATE: SAN ANTONIO, TEXAS 78202

FILE: TRESMOUR-4  
DATE: 30 MAY 17  
DRAWN BY: JHP  
REVISIONS:

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FIRST FLR. LIVING	613	SF
SECOND FLR. LIVING	<u>935</u>	SF
TOTAL LIVING	1,548	SF
PORTICO	210	SF
FRONT PORCH	107	SF

EXTERIOR

FLOOR JOISTS TO BE 1'-6"

ROOF MATERIAL TO BE COMPOSITION SHINGLE

ALL FASCIA TO BE 2x8 W/ METAL DRIP EDGE ON 1x4 TRIM (SEE DETAILS) - PAINTED

ALL OVERHANG SOFFITS TO BE PAINTED TO MATCH FASCIA

ATOMIC INSULATION TO BE SPRAY FOAM ON BOTTOM OF ROOF SYSTEM & BETWEEN FLOORS

EXTERIOR WALL INSULATION TO BE R13.

ALL EXTERIOR PAINT COLORS TO BE DETERMINED BY OWNER

ALL LAP SIDING & BOARD & BATTEN SIDING W/ 1x4 TRIM - PAINTED

BOARD & BATTEN SIDING, CENTER PATTERN ON EDGE OF EACH GABLE

PROVIDE 2 x 6 TRIM BOARD AT TRANSITION FROM LAP SIDING TO BOARD & BATTEN SIDING

REFERENCE EXTERIOR ELEVATIONS FOR LOCATIONS

ALL WINDOWS TO HAVE 2x4 JAMB & 2x6 HEADER W/ 1x STOP & 2x2 SILL W/ 2x4 CORBELS (SEE DETAIL) - PAINTED - COLOR TPD BY OWNER

ALL SIDING TO BE INTO 2x WINDOW/ DOOR TRIM

WINDOWS TO BE WHITE VINYL W/ ONE VERTICAL DIVISION OF LITE PER SASH

ALL WINDOWS TO HAVE PRIMARY & SECONDARY LOCKS

WINDOW HEAD HEIGHT TO BE 8'-0" (UNLESS OTHERWISE NOTED)

FRONT DOOR TO BE DECORATIVE PROVIDED BY OWNER

FRONT DOOR SURROUND TO BE WOOD TRIM & PILASTERS MATCHING FRONT COLUMNS - PAINTED

ALL EXTERIOR DOORS TO HAVE HEAVY DUTY STRIKE PLATES W/ 4" SCREWS

AT LIVING ROOM DOOR DROP FOUNDATION FOR THRESHOLD SO THAT TOP OF 8 FOOT DOOR ALIGNS WITH TOPS OF WINDOWS WITH 8'-0" HEADERS

EXTERIOR COLUMNS TO HAVE MITERED CORNERS SO THAT NO TRIM PIECES ARE NECESSARY (SEE DETAIL)

CEILING AT FRONT PORCH & PORTICO TO BE 1x6 1/4"-GROOVE - PAINTED COLOR TPD BY OWNER

PORCH, PORTICO & REAR STOOP TO HAVE SALT ROCK CONCRETE TEXTURE

EXTERIOR DECORATIVE PADS TO BE BROOM FINISH & HAVE 1/4" / FOOT SLOPE AWAY

PROVIDE (2) 4" SLEEVE CONDUITS ACROSS DRIVE WAY

PROVIDE DECORATIVE VENT IN GABLES AS SHOWN ON EXTERIOR ELEVATIONS - PAINTED

PROVIDE DECORATIVE GABLE BRACKETS - PAINTED SEE ELEVATIONS FOR LOCATIONS & ENLARGED DETAILS

INSTALL CORBELS AT CANTILEVERED BAY. SEE EXT. ELEVATIONS - PAINTED

- FLOOR JOISTS CANTILEVERED OUT 6"

INTERIOR

ALL DOORS SET 6" OFF FACED WALL OR CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE  
FIRST FLOOR WALL 5'x8" & 2-STORY STAIR WALL TO BE GYP BD W/ LIGHT HAND- TROWELED FINISH - PAINTED  
SECOND FLOOR WALL 5'x8" CLING TO BE GYP BD W/ KNOCKDOWN ORANGE PEEL TEXTURE - PAINTED  
GYPSUM SQUARED CORNERS ON ALL OUTSIDE CORNERS  
PROVIDE 4" CROWN MOLDING IN LIVING, DINING, & KITCHEN - TPO BY OWNER  
WINDOW CASING TO BE PINE & HAVE WOOD RETURN SILL, JAMB, HEADS  
HEADER TO BE 1x6 ON 1x2 SPOK EXTENDING 5/4" BEYOND JAMB & HEADER  
JAMB TO BE 1x4 SILL TO BE 2x4 HORIZONTALLY W/ 1/4" APRON  
DOOR CASING TO BE 1x4 PINE W/ 1x6 ON 1x2 SPOK EXTENDING 5/4" BEYOND JAMB & HEADER  
INTERIOR DOORS TO BE COMPOSITE 1 OVER 2 PANEL - FINISH TPO BY OWNER  
SOLID CORE DOORS @ BEDROOMS, POWDER, BATH, UTILITY, WATER CLOSET  
HOLLOW CORE DOORS @ CLOSETS & HVAC CLOSET  
ALL DOOR HANDLES TO BE LEVER STYLE - LEVERS & HINGES TO BE BRUSHED NICKEL  
FIRST FLOOR BASE TRIM TO BE 1x8 - PAINTED - COLOR TO BE DETERMINED BY OWNER  
SECOND FLOOR BASE TRIM TO BE 1x6 - PAINTED - COLOR TO BE DETERMINED BY OWNER  
ALL TRIM WORK TO BE PAINTED - COLOR TPO BY OWNER (SEE CASING DETAILS)  
FIRST FLOOR FLOORING TO BE WOOD STAINED & SEALED - TPO BY OWNER  
SECOND FLOOR FLOORING AT STAIR HALL & MASTER BEDROOM TO BE WOOD STAINED & SEALED  
-COLOR TPO BY OWNER  
SECOND FLOOR BATH ROOMS & UTILITY TO HAVE TILE FLOORING - TPO BY OWNER  
SECONDARY BEDROOMS & CLOSETS TO HAVE CARPET  
STAIR STRINGER TO BE WOOD - PAINTED - COLOR TO BE DETERMINED BY OWNER  
STAIR TREADS TO BE STAINED WOOD & RISERS TO BE PAINTED WOOD - COLORS TPO BY OWNER  
STAIR SPINDLES TO BE WOOD -PAINTED - COLOR TO BE DETERMINED BY OWNER  
NEWEL POST & HANDRAIL TO BE STAINED - COLOR TO BE DETERMINED BY OWNER  
PANELING UNDER STAIR TO BE SIMPLE 1 X WOOD W/ BOARD & BAY FIELD - PAINTED  
STAIR HALL UPSTAIRS - PROVIDE WOOD CAP @ TOP OF PARTIAL HEIGHT WALL AROUND STAIR -STAINED  
ALL NEW CABINERY TO BE PAINT GRADE - FINISH & STYLE TO BE CHOSEN BY OWNER  
PROVIDE APPLIANCE GARAGE UNDER MICROWAVE CABINET EQUIPPED W/ RETRACTABLE DOOR PANEL  
RUN C TOP CONTINUOUSLY INTO APPLIANCE GARAGE W/ NO BOTTOM RAIL INTERCEPTING C TOP  
ALL NEW BASE CABINETS INCLUDING LAVATORIES TO BE 34- 1/2" TALL UNLESS NOTED OTHERWISE  
ALL NEW KITCHEN COUNTERTOPS TO BE GRANITE W/ UNDERMOUNT STAINLESS STEEL SINK  
-COLOR & STYLE TPO BY OWNER  
NEW LAVATORY COUNTERTOPS TO BE LEVEL 1 GRANITE W/ WHITE PORCELAIN UNDERMOUNT SINK  
ALL NEW CABINET PULLS - STYLE & FINISH TO BE DETERMINED BY OWNER  
ALL BATH PLUMBING FIXTURES TO HAVE LEVER HANDLES - STYLE & FINISH TPO BY OWNER  
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MASTER SHOWER TO HAVE CUSTOM TILE SURROUND TO CEILING - TILE TPO BY OWNER  
METAL BATH TUB TO HAVE CUSTOM TILE SURROUND TO CEILING - TPO BY OWNER  
INSTALL TILE TRIM CHAIR RAIL OR BULLNOSE AROUND ALL SHOWER TILE EDGES  
NO RAW CUT EDGES TO BE EXPOSED INCLUDING SHOWER NICHES  
PROVIDE BLOCKING BESIDE TOPS OF WINDOWS FOR DRAINAGE RODS,  
IN BATHROOMS FOR TOWEL BARS, TOWEL RINGS, T.P. HOLDERS &  
OVER SINKS FOR DECORATIVE MIRRORS.  
PROVIDE SOUND RETENTION BATT INSULATION AT ALL BATHS, POWDER,  
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AT MASTER CLOSET: PROVIDE CONTINUOUS SHIP AROUND TOP OF CLOSET  
MASTER BED ROOM TO HAVE V-GROOVE W/ CROWN - FINISH & COLOR TPO BY OWNER  
ENTRY CEILING TO BE BOARD & BEAD - PAINTED  
LIVING CEILING TO HAVE 2x6 EXPOSED RAFTER BEAMS - FINISH & COLOR TPO BY OWNER  
WATER HEATER, RELIANCE WATER HEATER 6-50-EC150-48 48 GALLON LEMBOY  
(27.5 x 55 x 57.75 in) OR - REEM WATER HEATER 50 GALLON (23" DIA x 48" HIGH)

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TRESMOUR | 01

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

NOT FOR CONSTRUCTION

CLIENT: TRESMOUR | 01

ADDRESS: 423 NORTH HACKBERRY ST.

CITY/STATE: SAN ANTONIO, TEXAS 78202

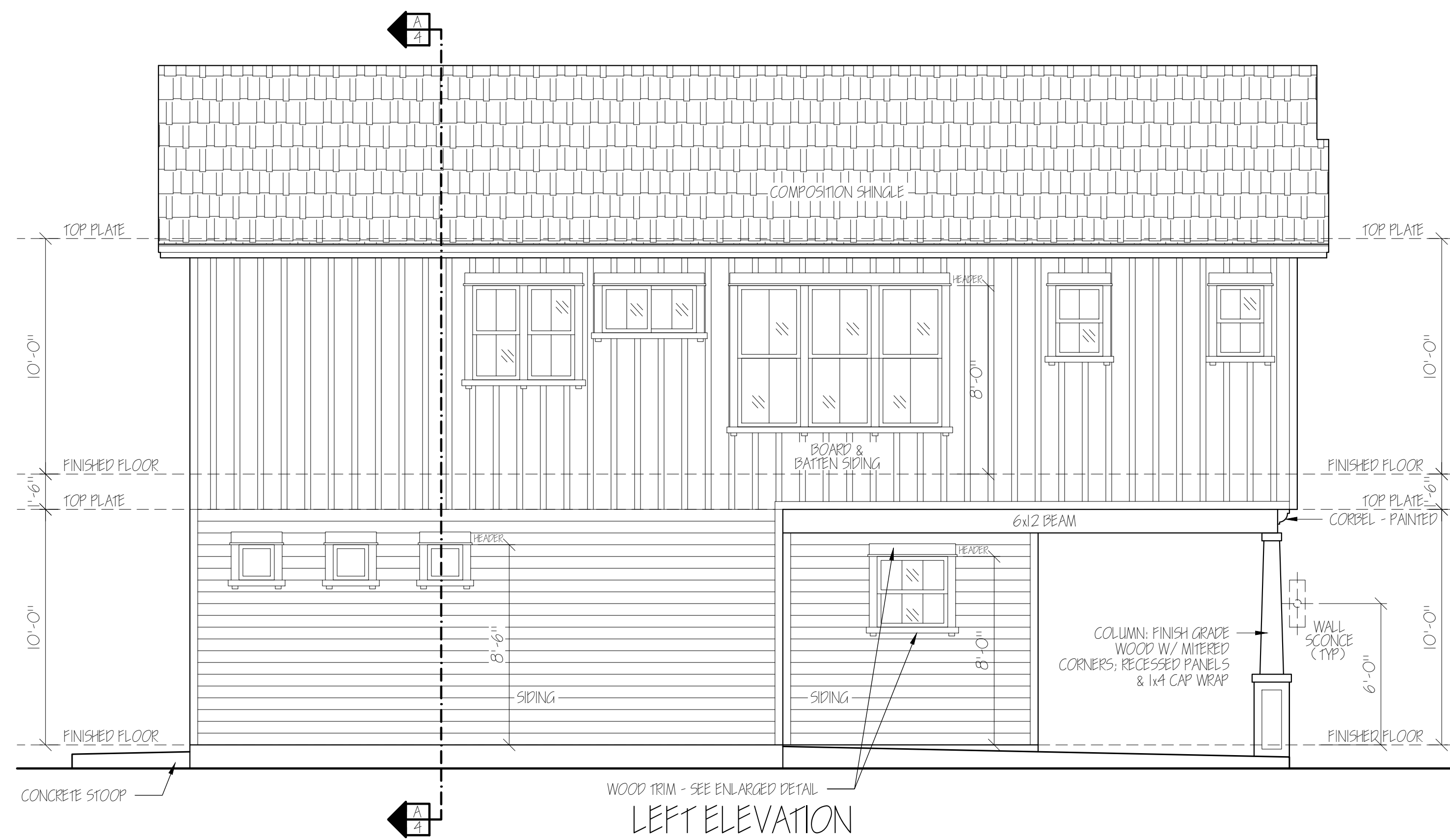
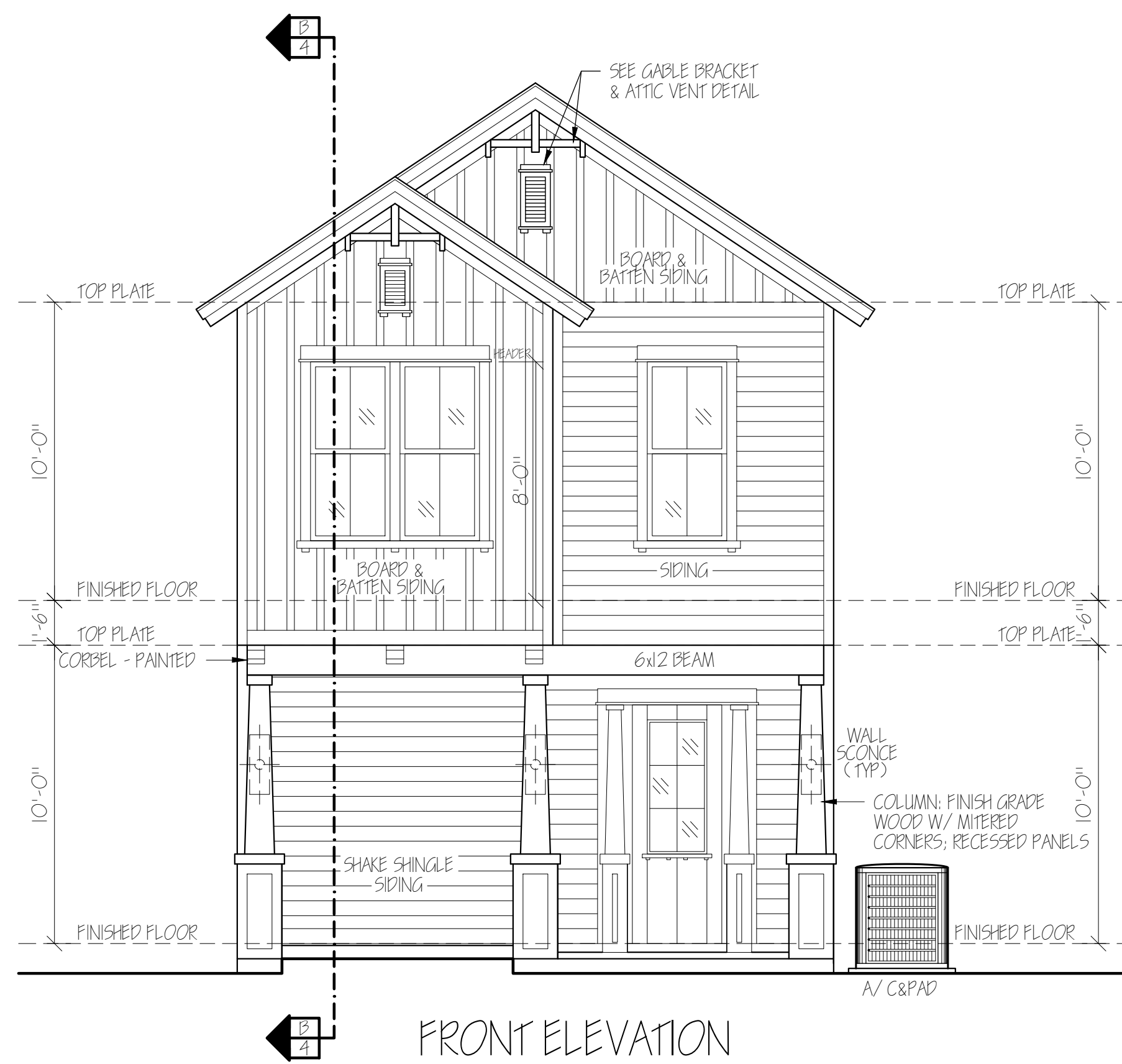
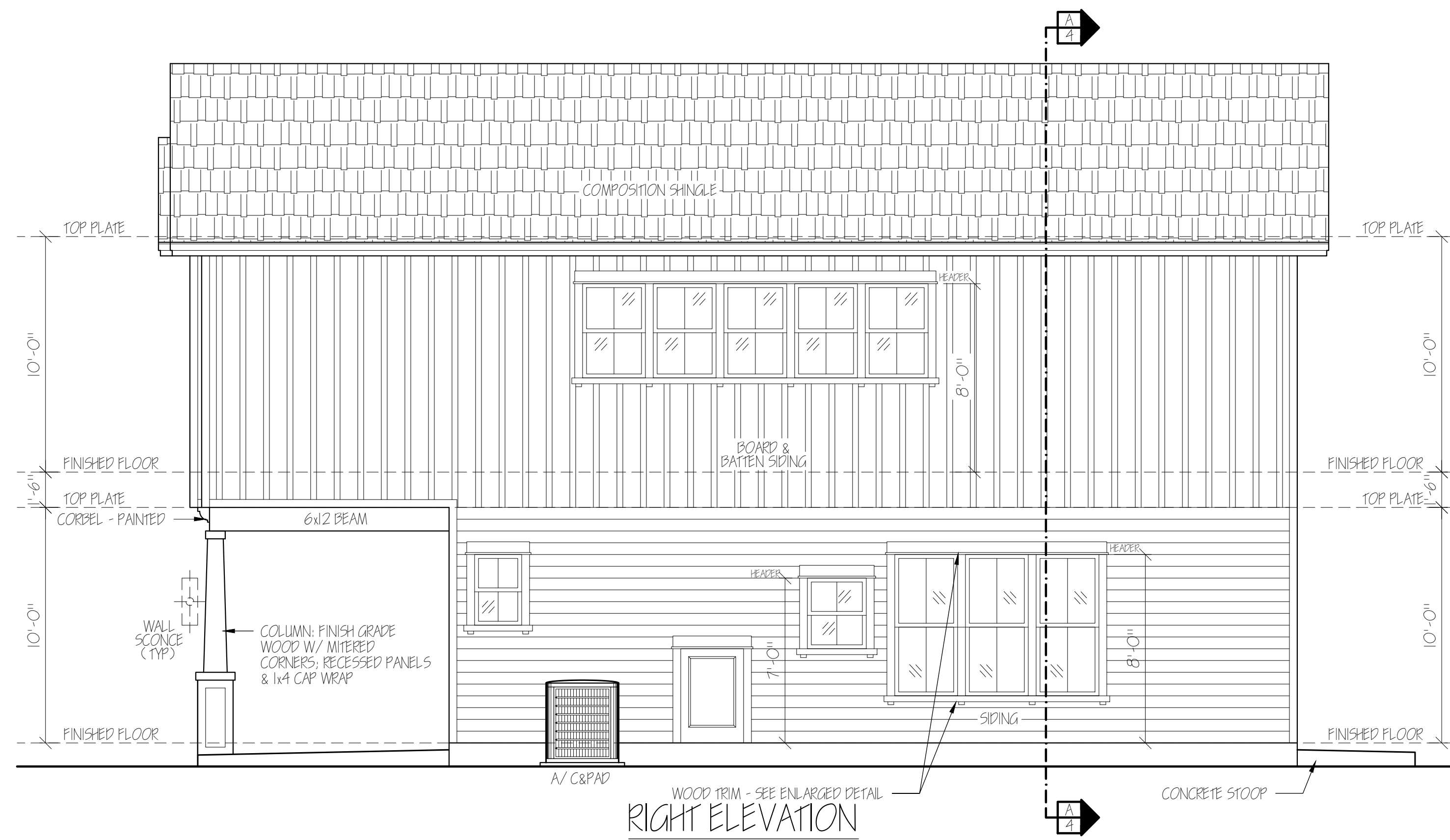
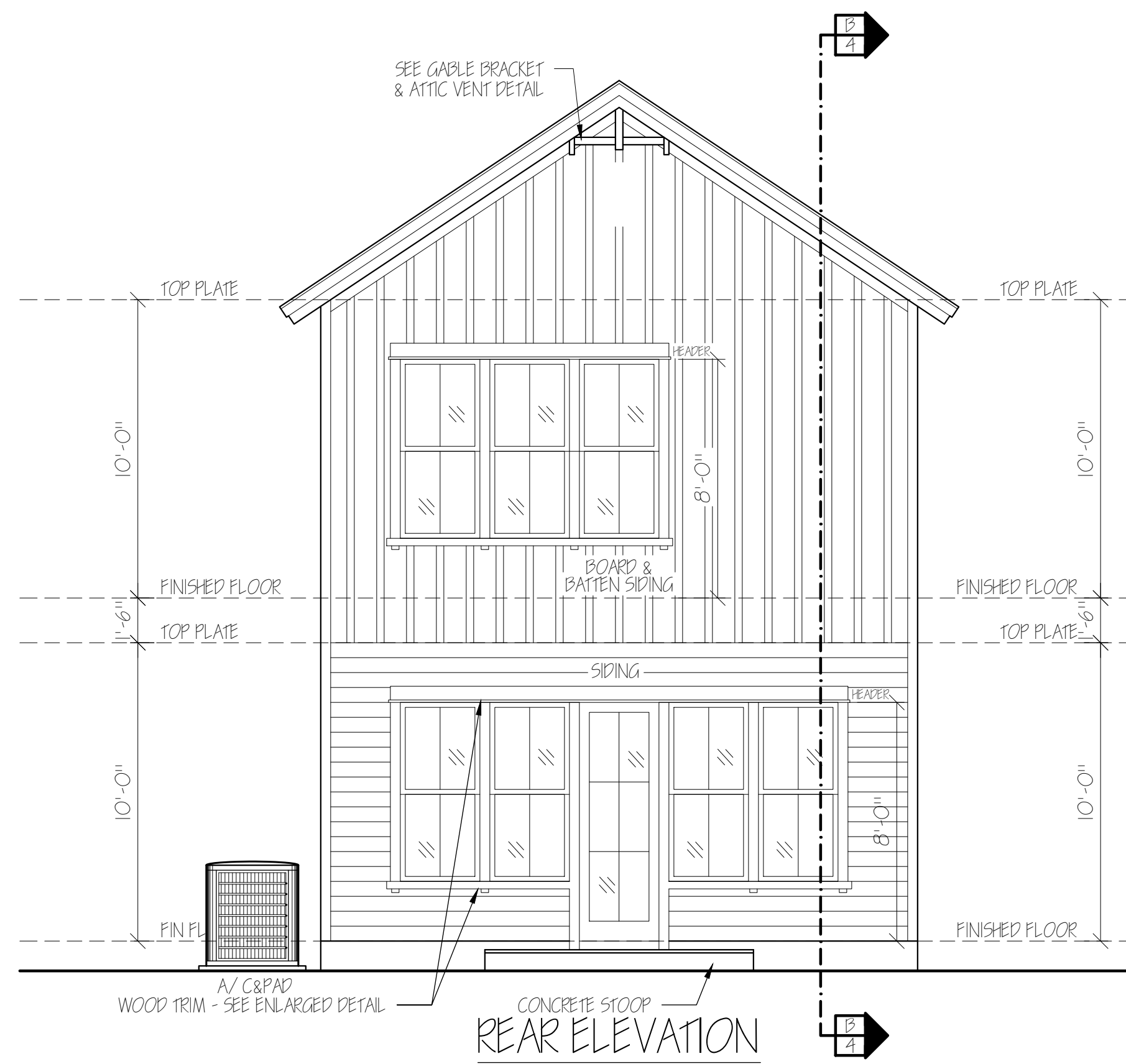
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DESIGNS

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FILE: TRESMOUR-4  
DATE: 30 MAY 17  
DRAWN BY: JHP  
REVISIONS:

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TRESMOUR IOI

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

**NOT FOR CONSTRUCTION**

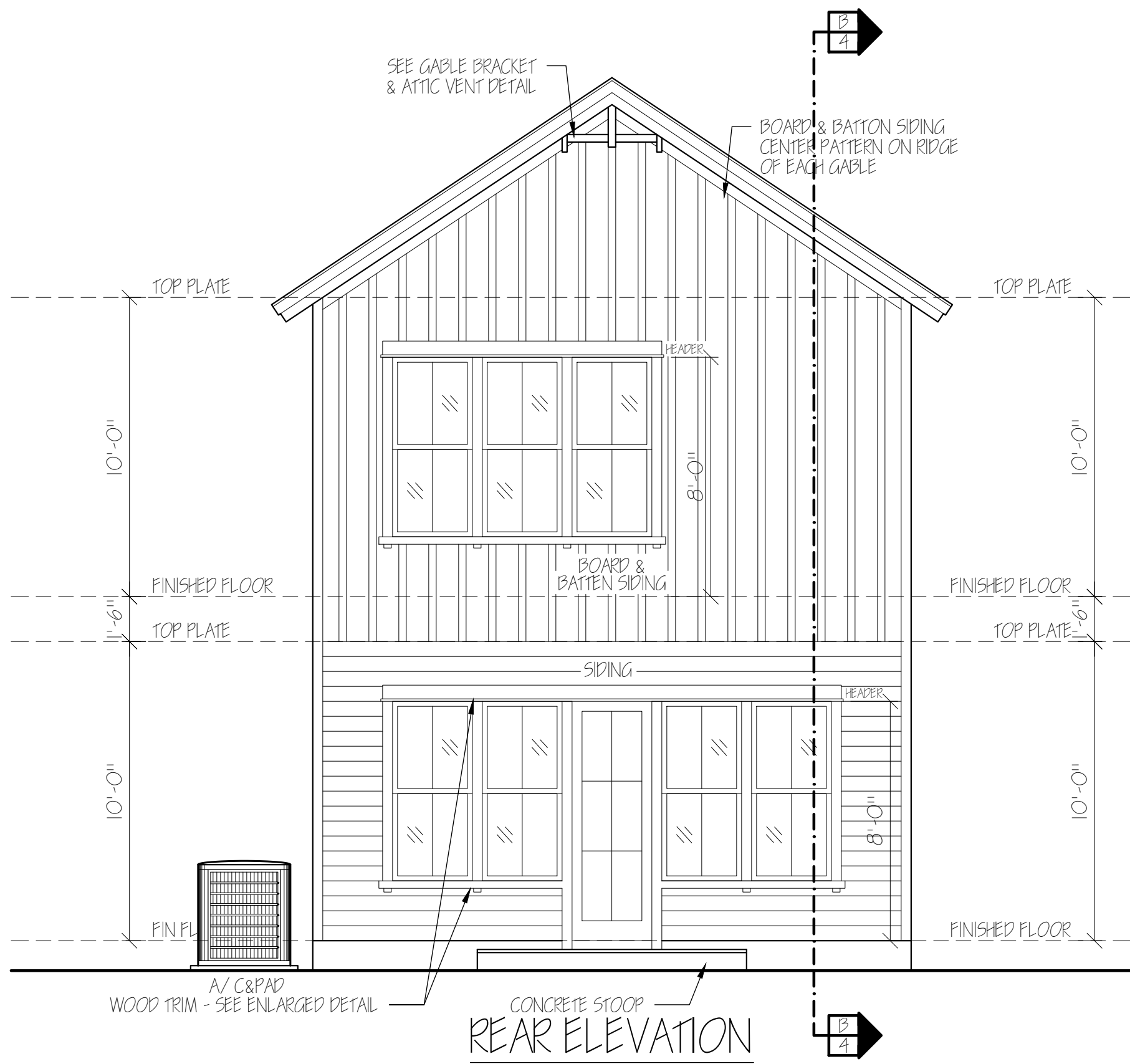
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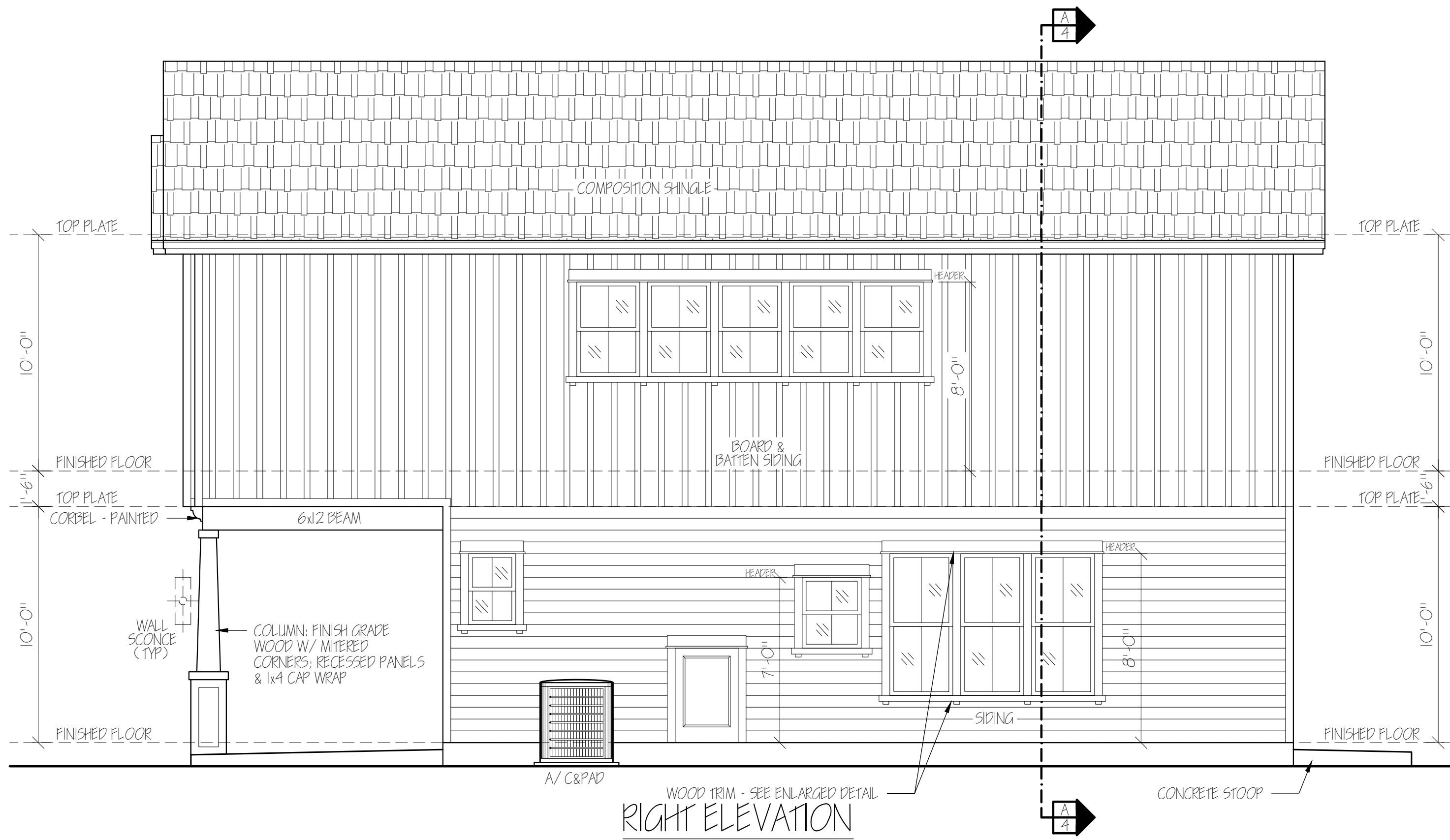
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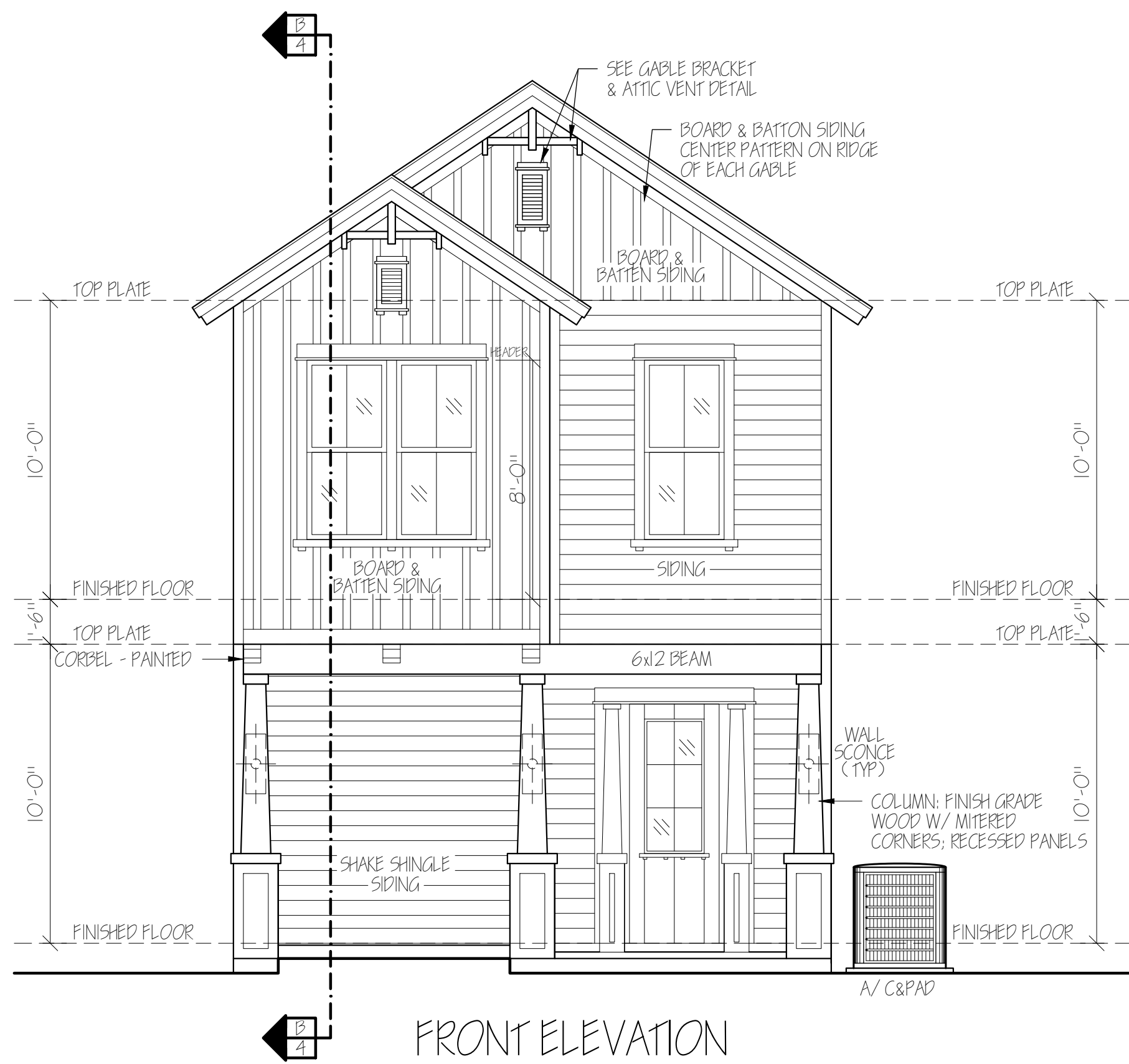
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2017 675



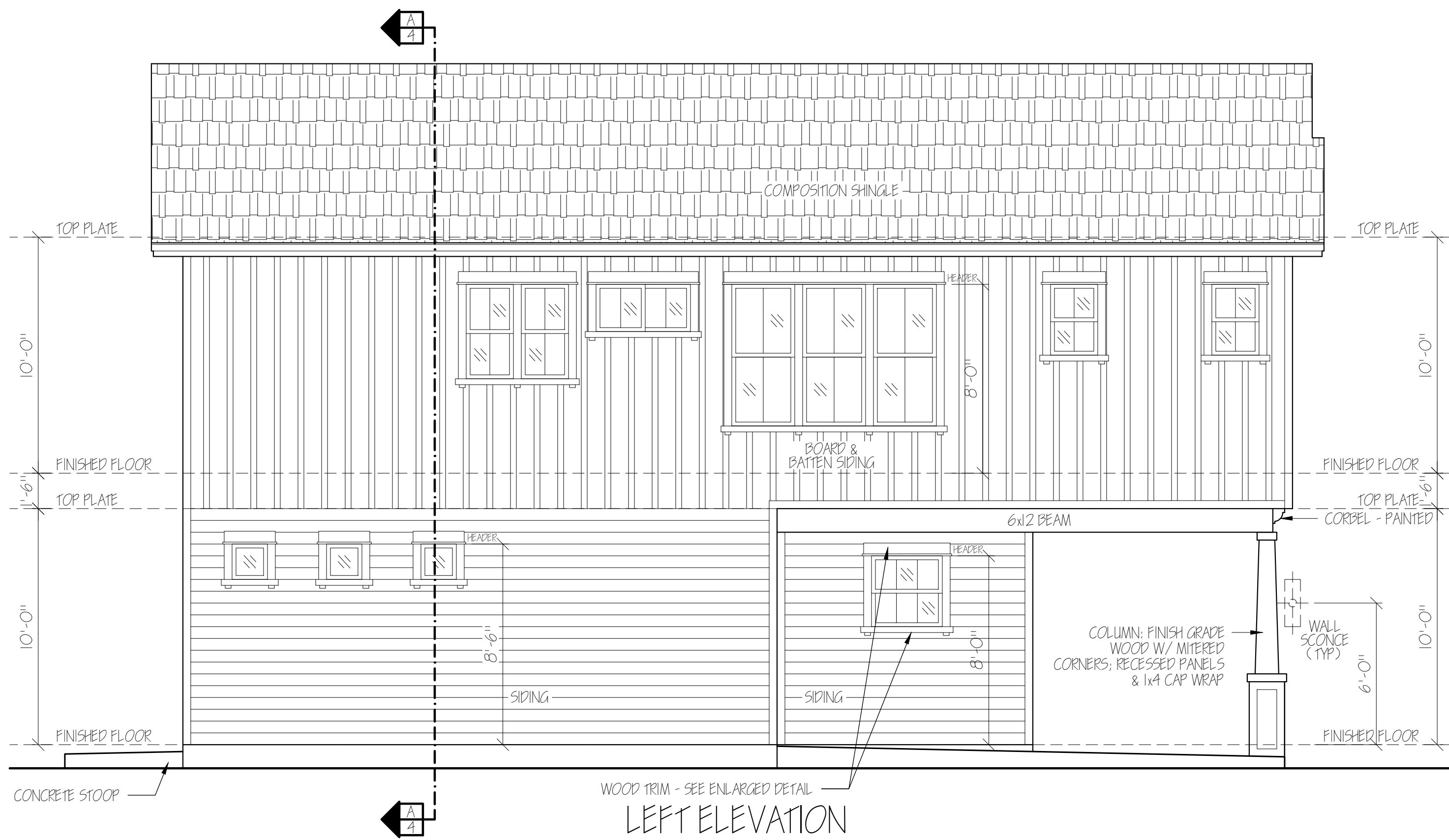
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

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TRESMOUR 101  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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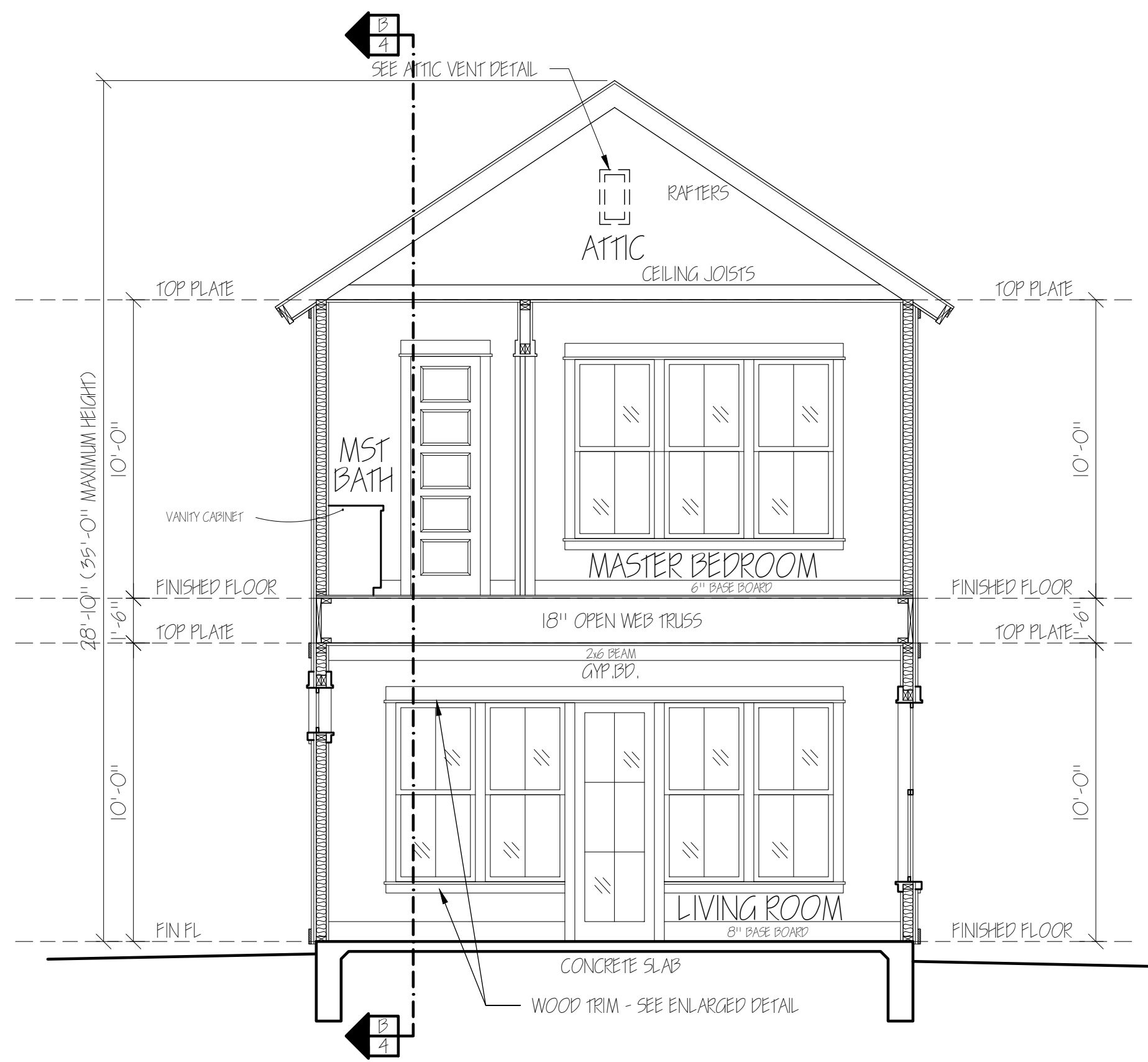
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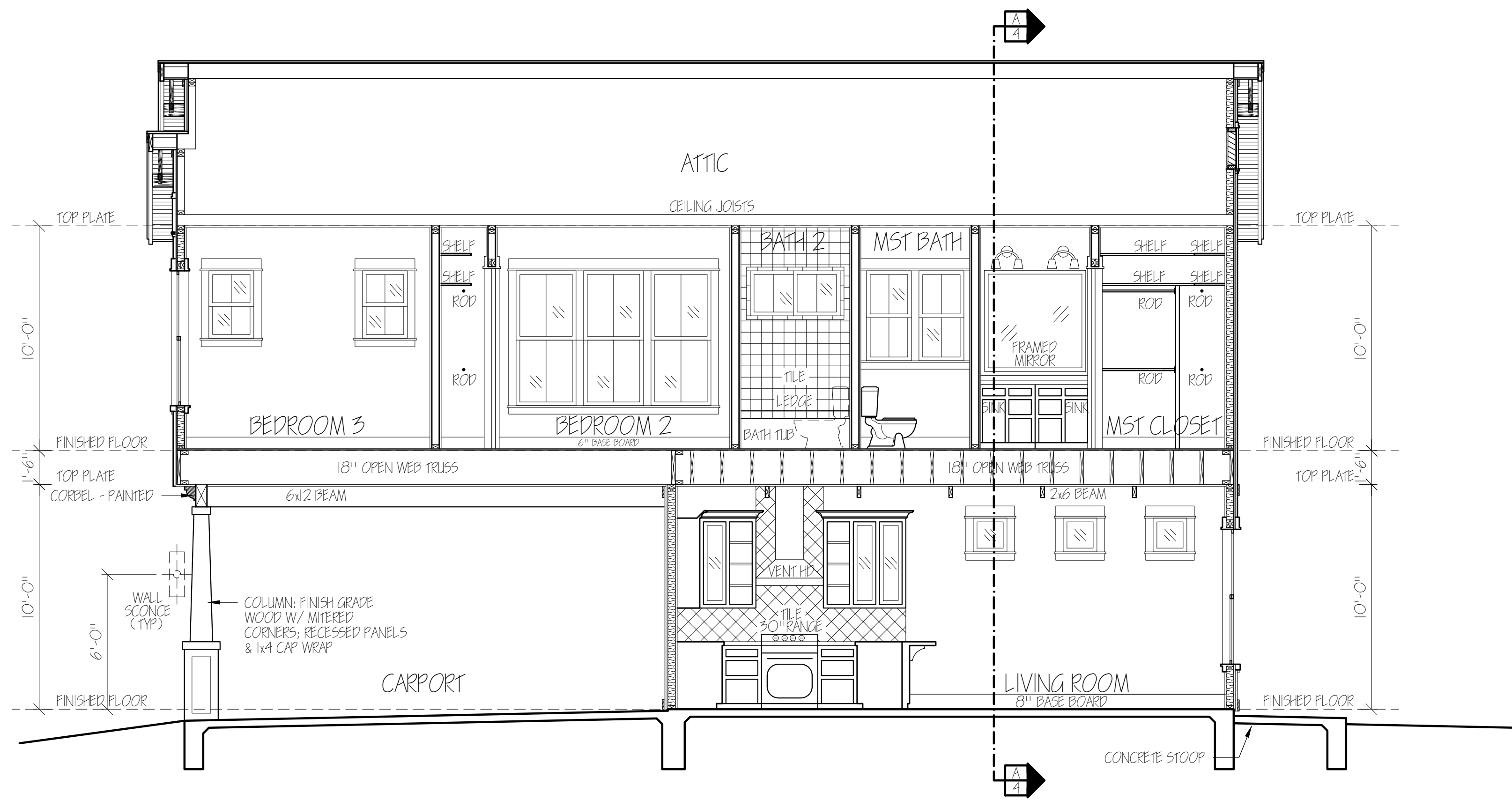
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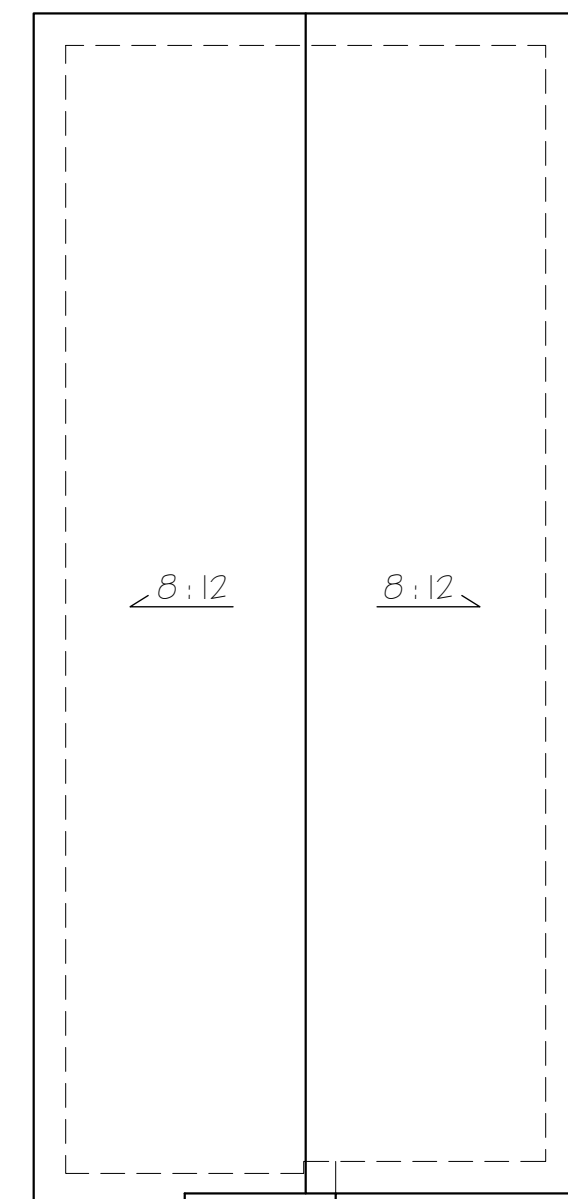
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BUILDING SECTION/ ELEVATION A



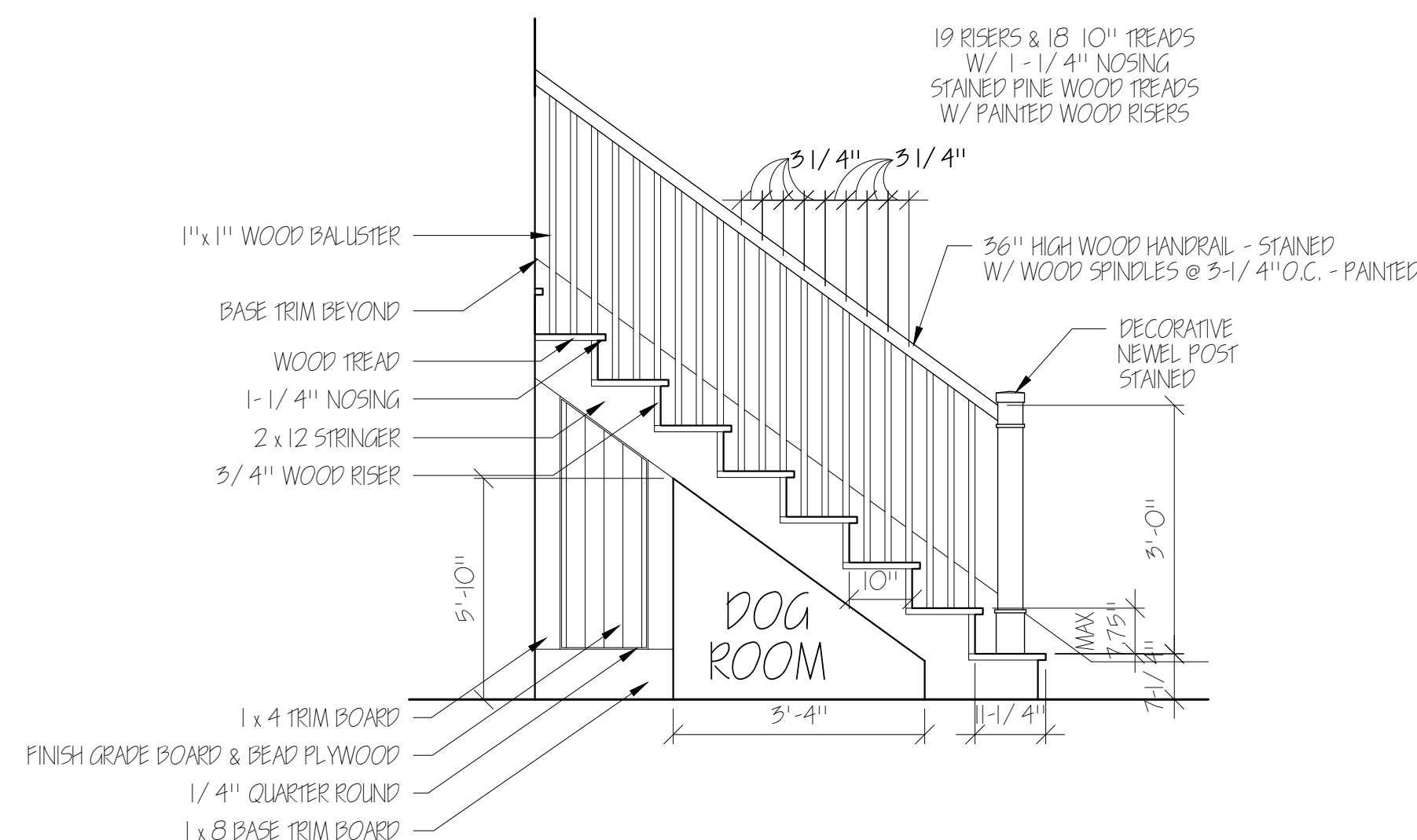
BUILDING SECTION/ ELEVATION B



ALL OVERHANGS TO BE 1'-4" (UNLESS OTHERWISE NOTED)

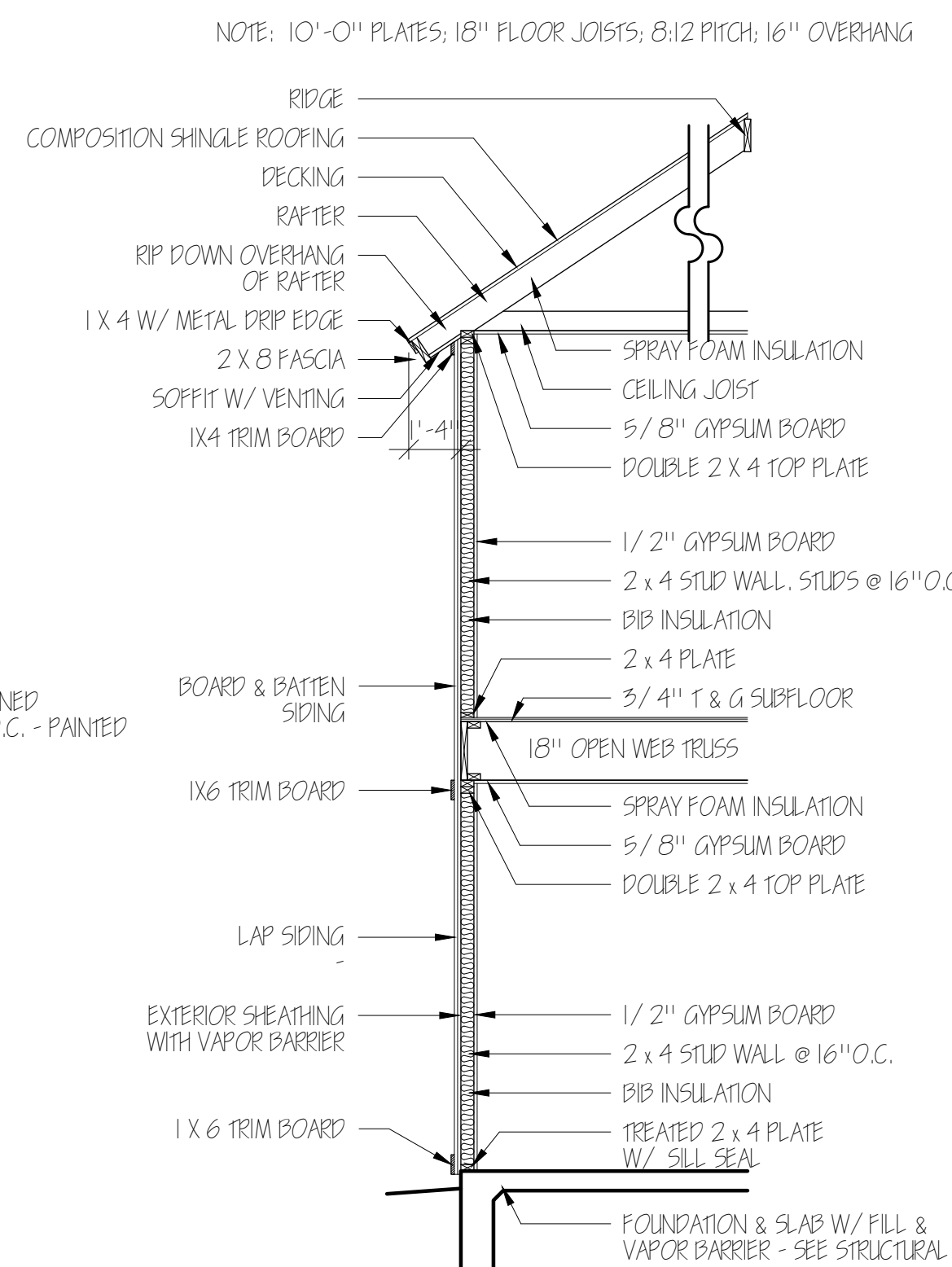
ROOF PLAN

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



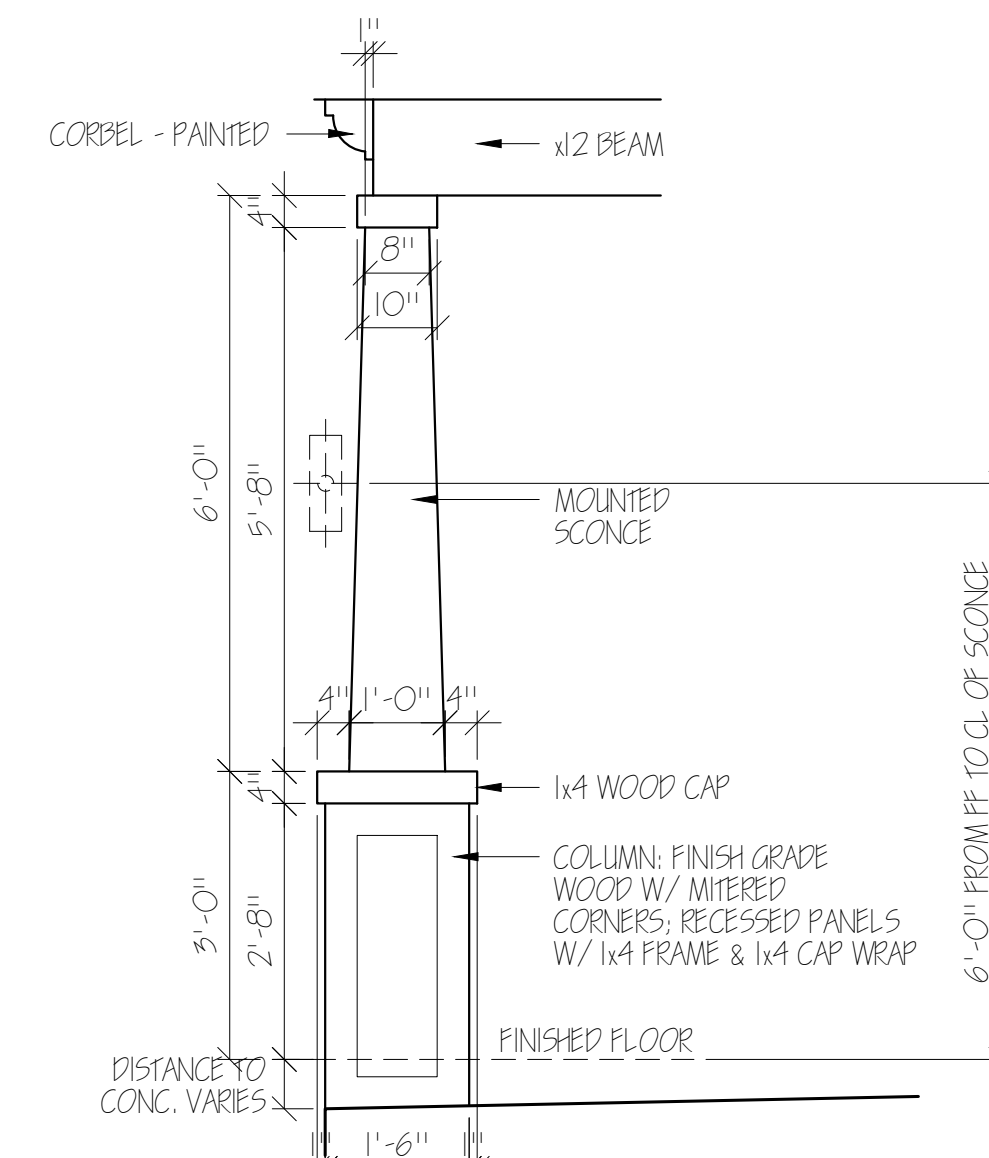
FOYER STAIR DETAIL

INT. ELEVATION "B"  
SCALE: 1/2" = 1'-0"



2-STORY WALL SECTION

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



TYP. EXTERIOR COLUMN

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

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TRESMOUR 101

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

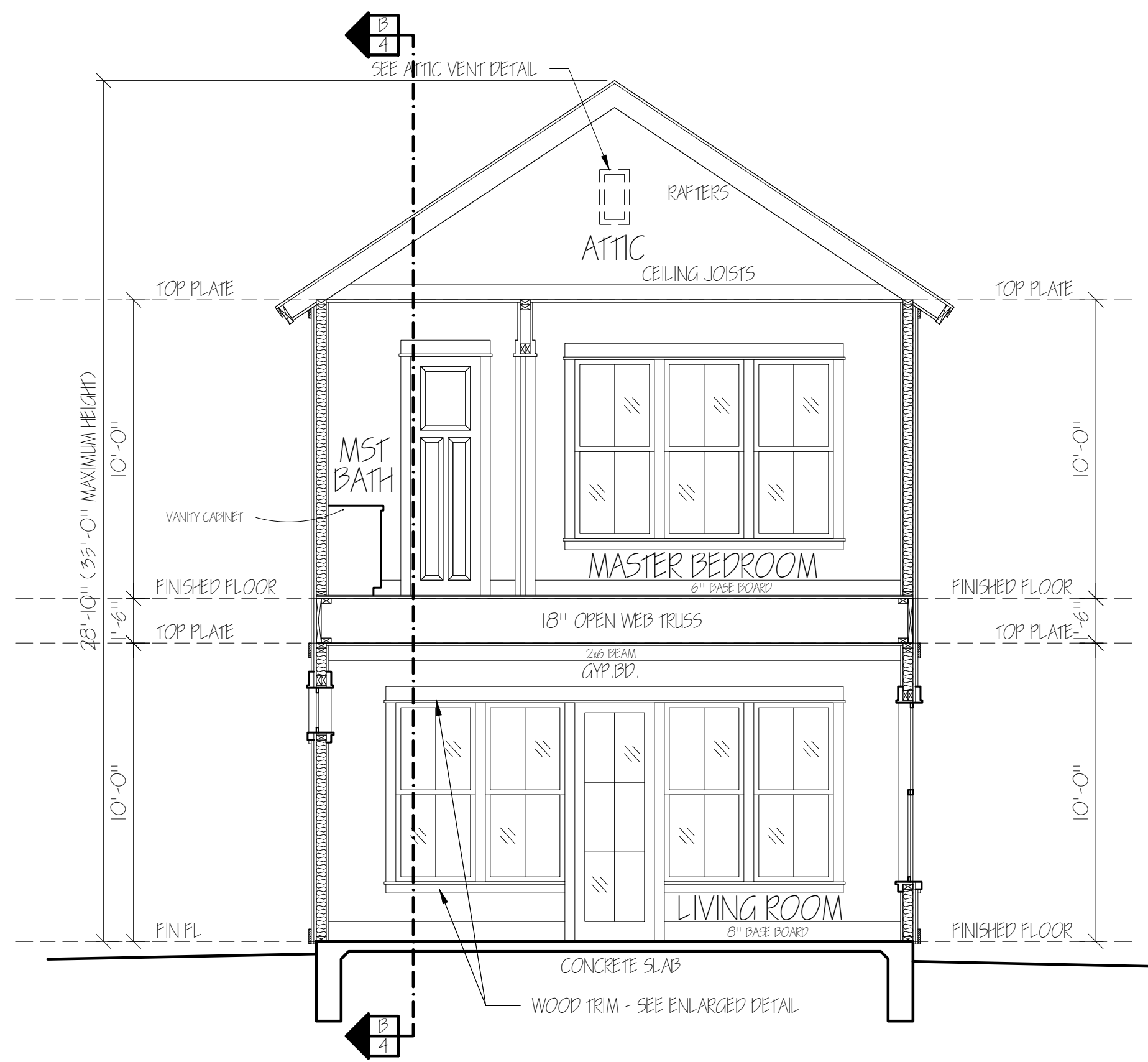
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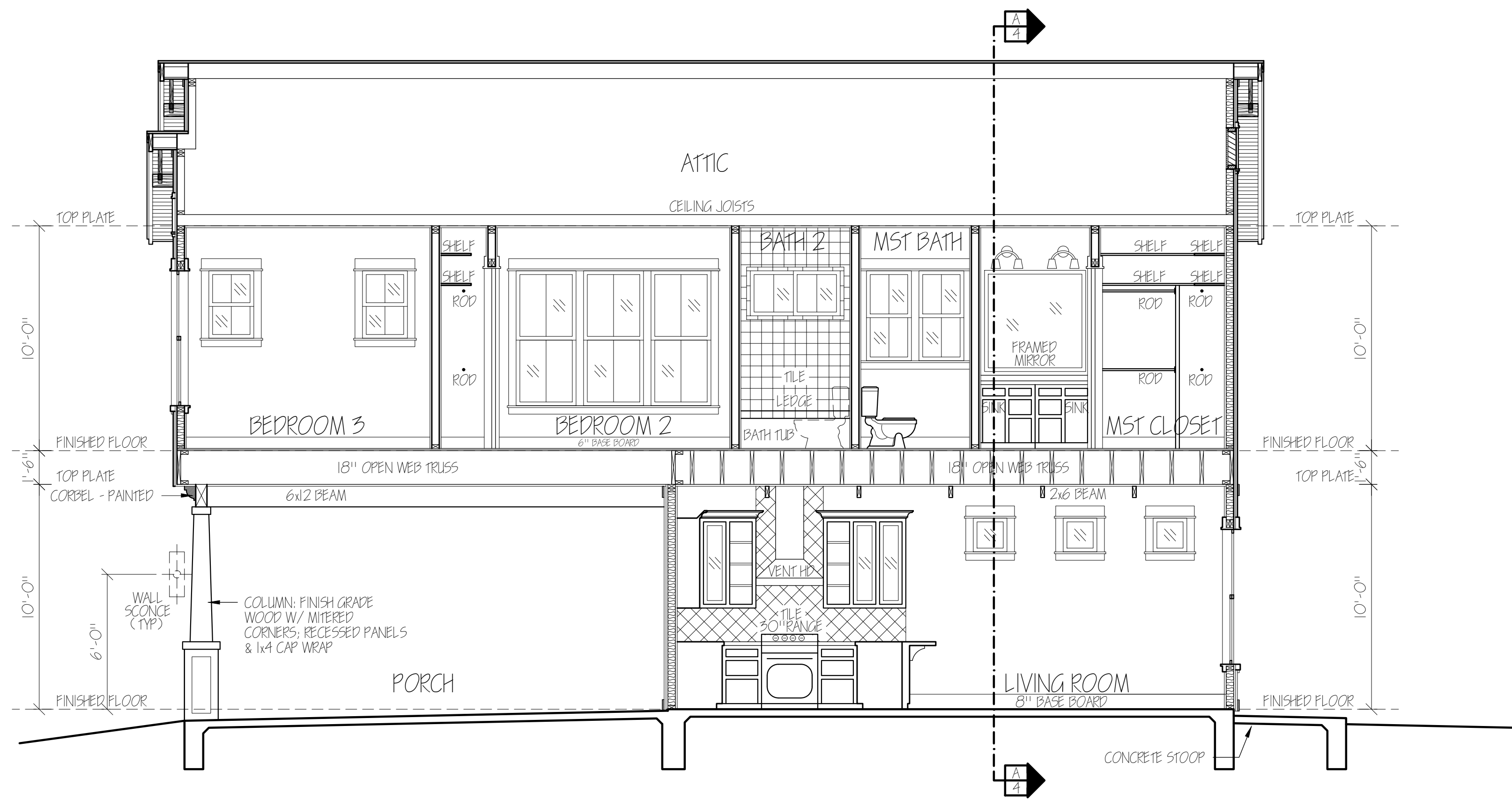
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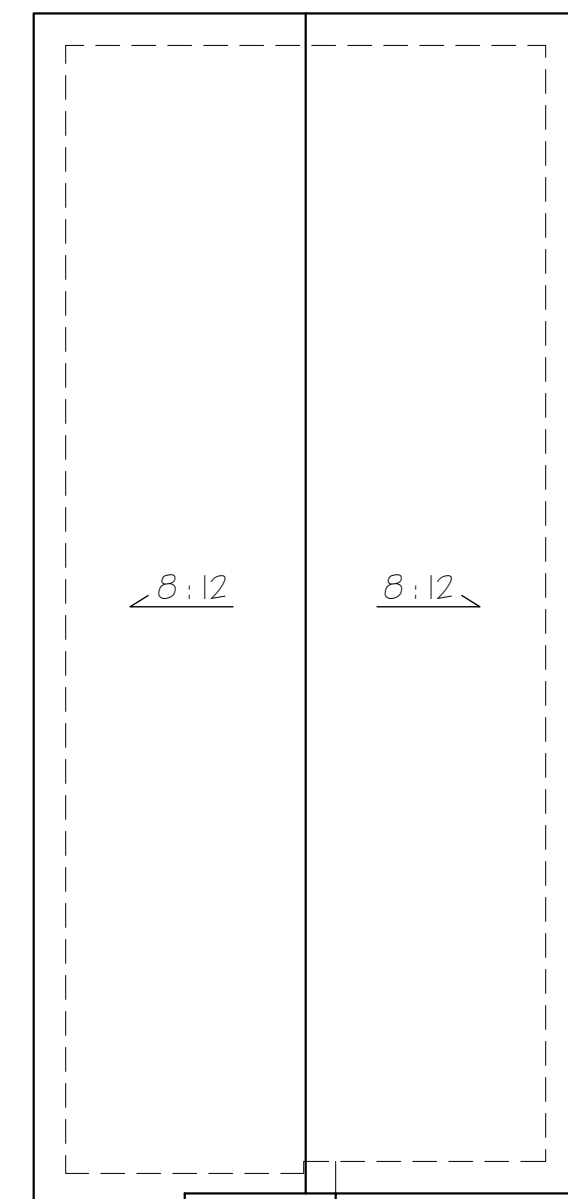
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BUILDING SECTION/ ELEVATION A



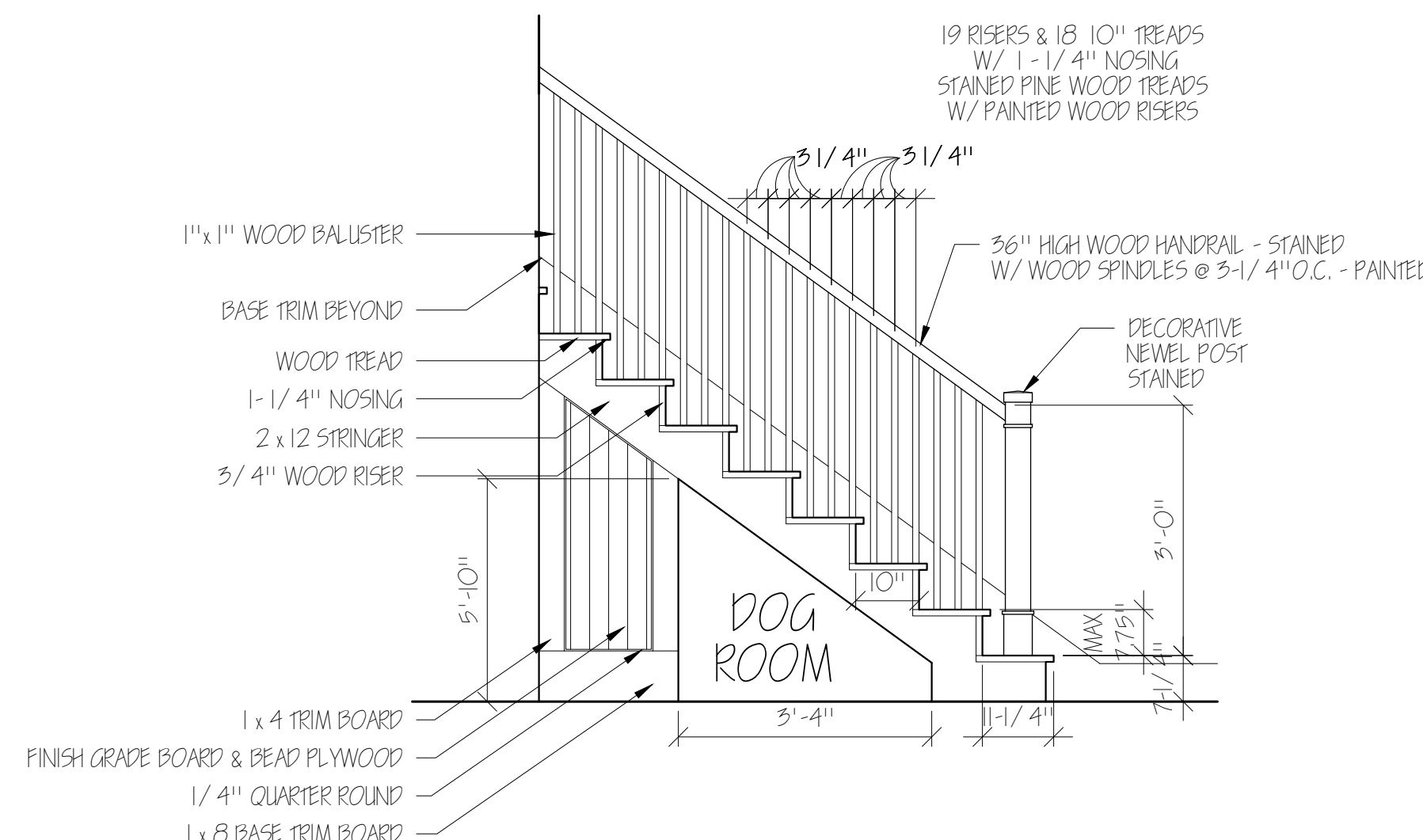
BUILDING SECTION/ ELEVATION B



ALL OVERHANGS TO BE 1'-4" (UNLESS OTHERWISE NOTED)

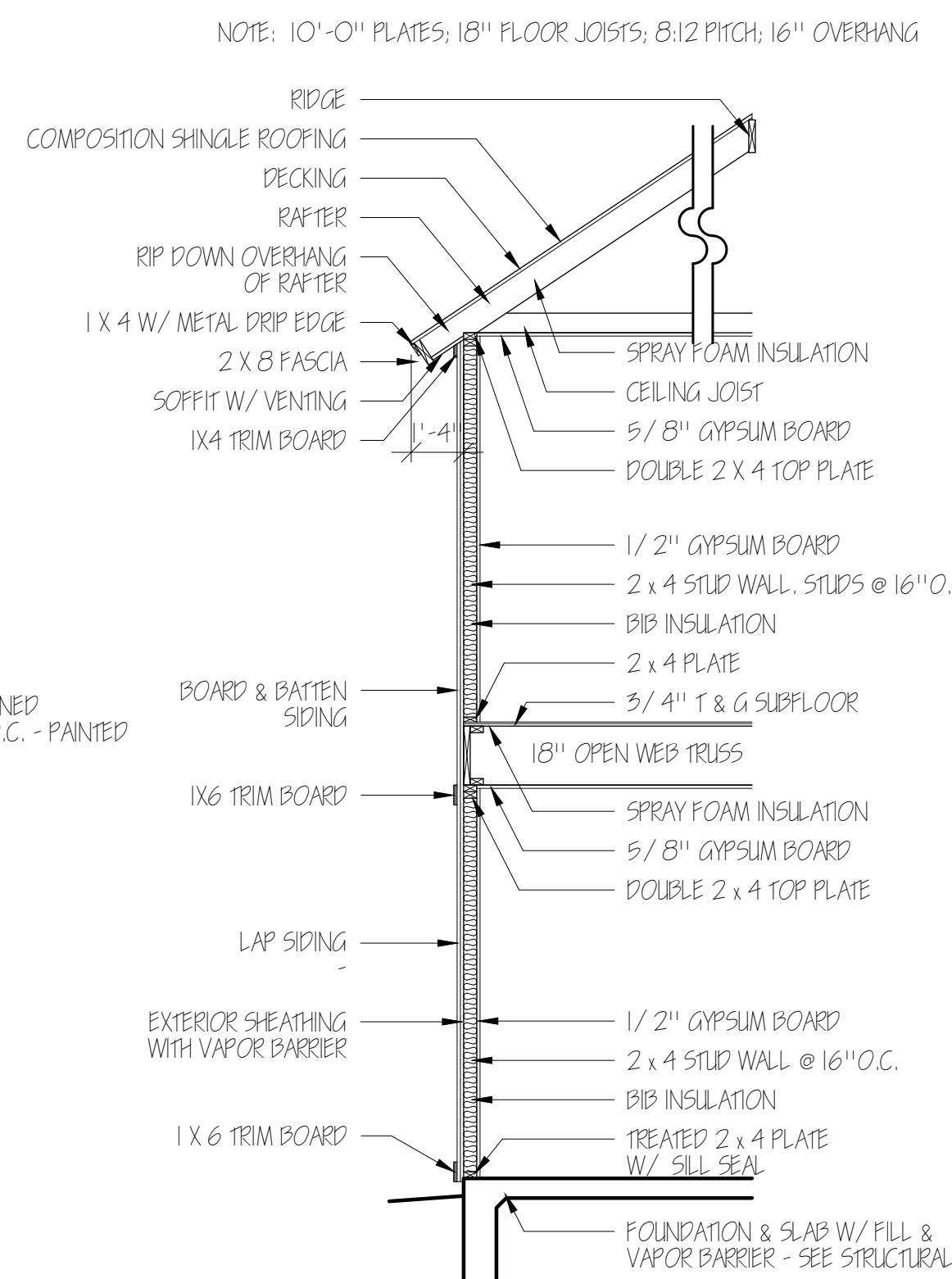
ROOF PLAN

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



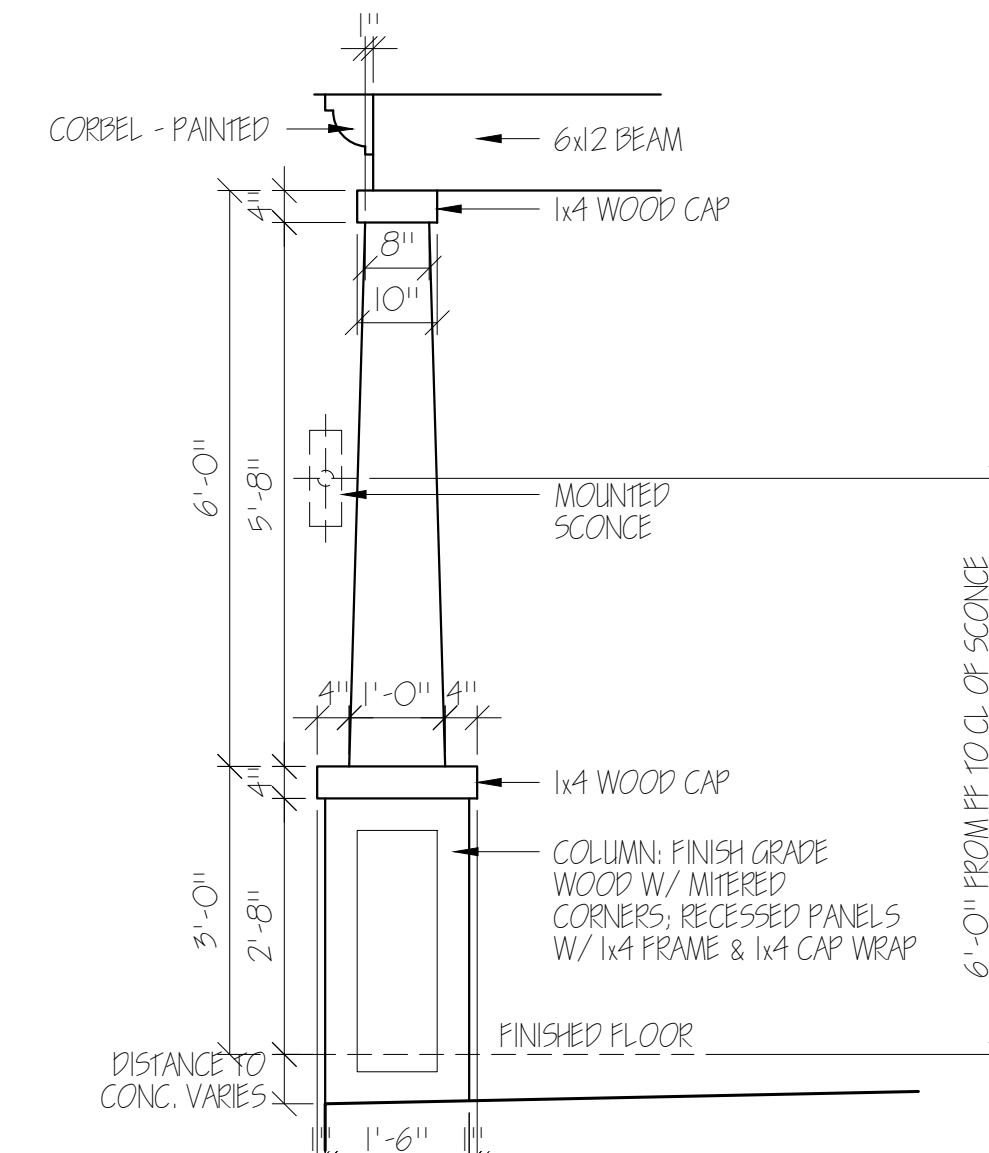
FOYER STAIR DETAIL

INT. ELEVATION "B"  
SCALE: 1/2" = 1'-0"



2-STORY WALL SECTION

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



TYP. EXTERIOR COLUMN

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

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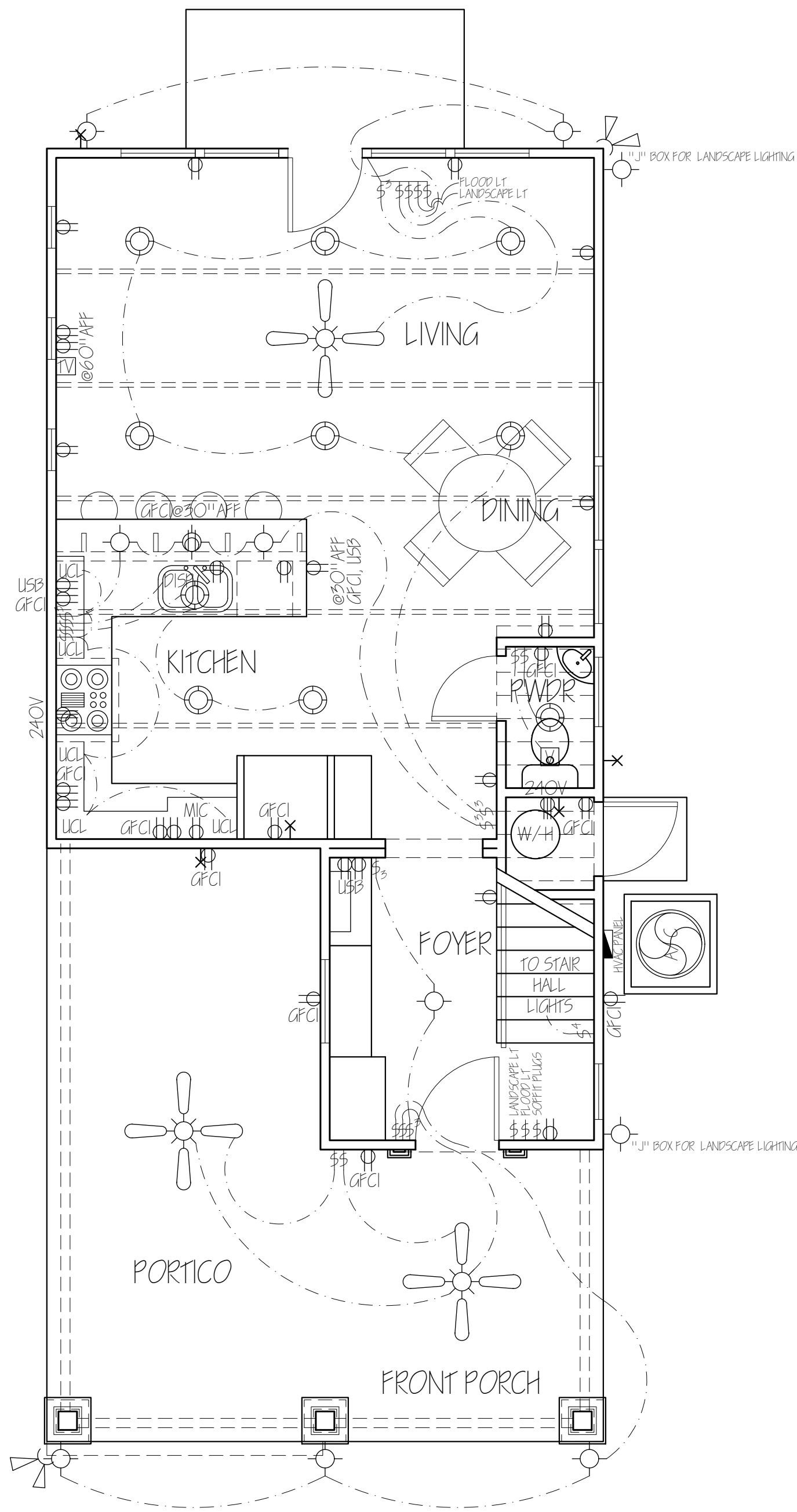
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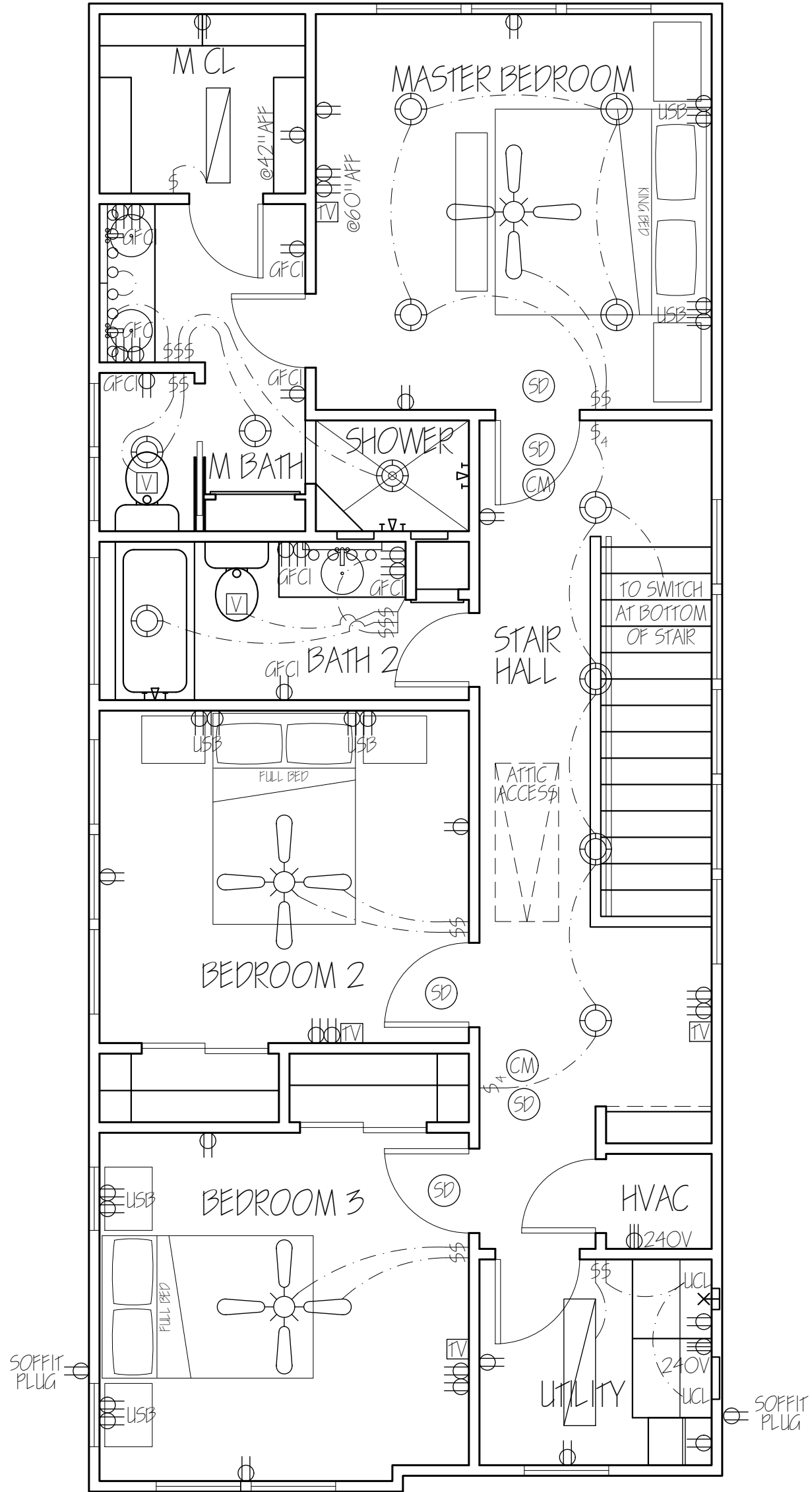
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FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

LEGEND	
	CLING FAN W/ LIGHT
	JUNCTION BOX
	RECESSED CAN
	MINI REC. CAN
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	VANITY LIGHT
	FLOOD LIGHT
	HEAT/ VENT/ LIGHT
	VENT
	RJ45 JACK
	TV JACK
	TELEPHONE JACK
	120V OUTLET
	240V OUTLET
	SWITCH
	3-WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECT SUB PANEL

ELECTRICAL NOTES  
ALL LIGHTING TO BE L.E.D.  
ALL ELECTRICAL OUTLETS & SWITCHES & PLATES TO BE WHITE  
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL FIREPLACES & APPLIANCES  
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL HVAC EQUIPMENT  
PROVIDE ELECTRICAL POWER FOR LANDSCAPE LIGHTING IN BOTH FRONT & BACK YARDS  
COLUMN SCONCES CENTER TO BE 6'-0" FROM FINISHED FLOOR  
INSTALL A/ V WIRING AS NECESSARY FOR TV/ SURROUND SOUND SYSTEM & SPEAKERS

NOT FOR CONSTRUCTION

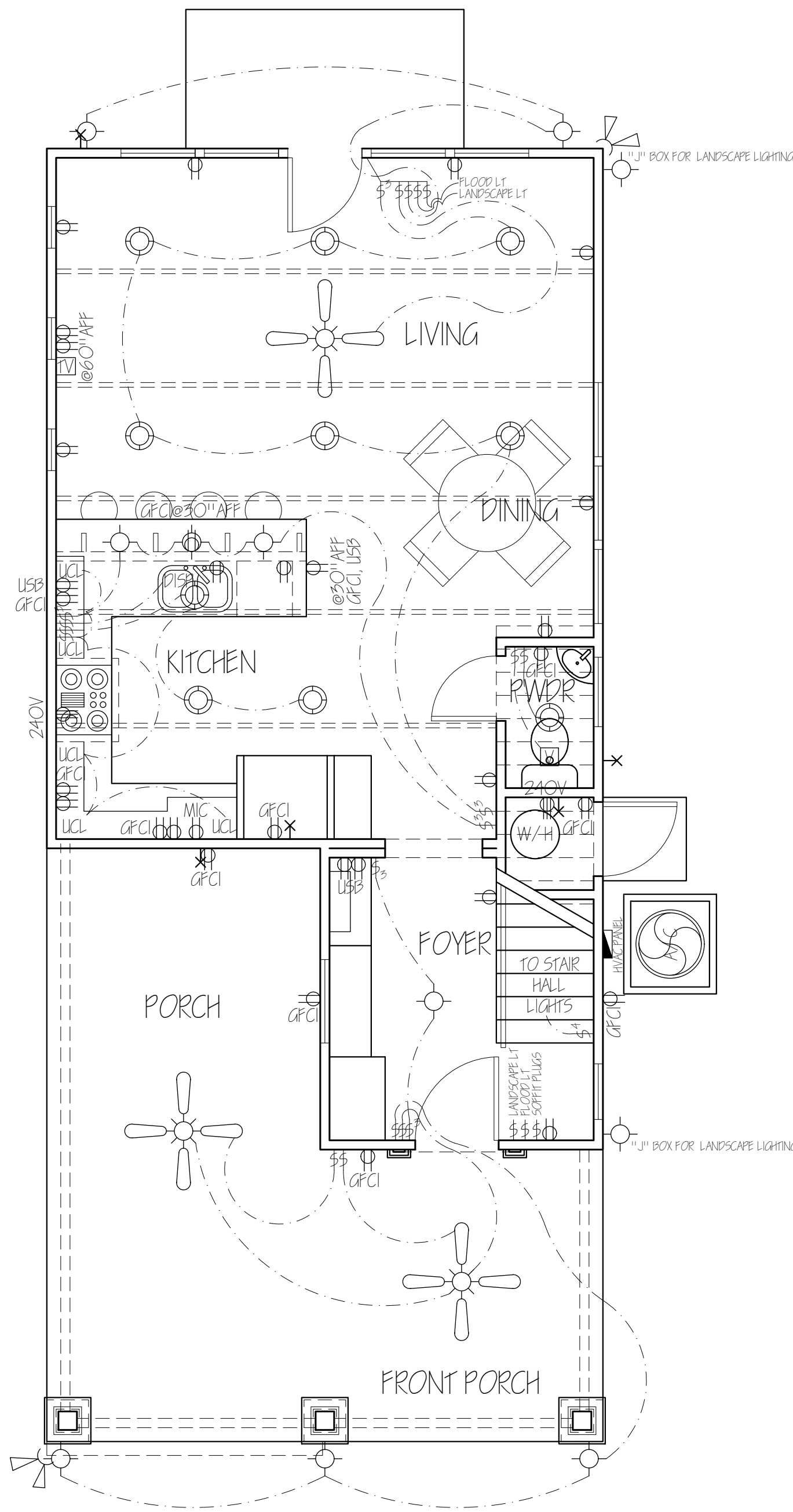
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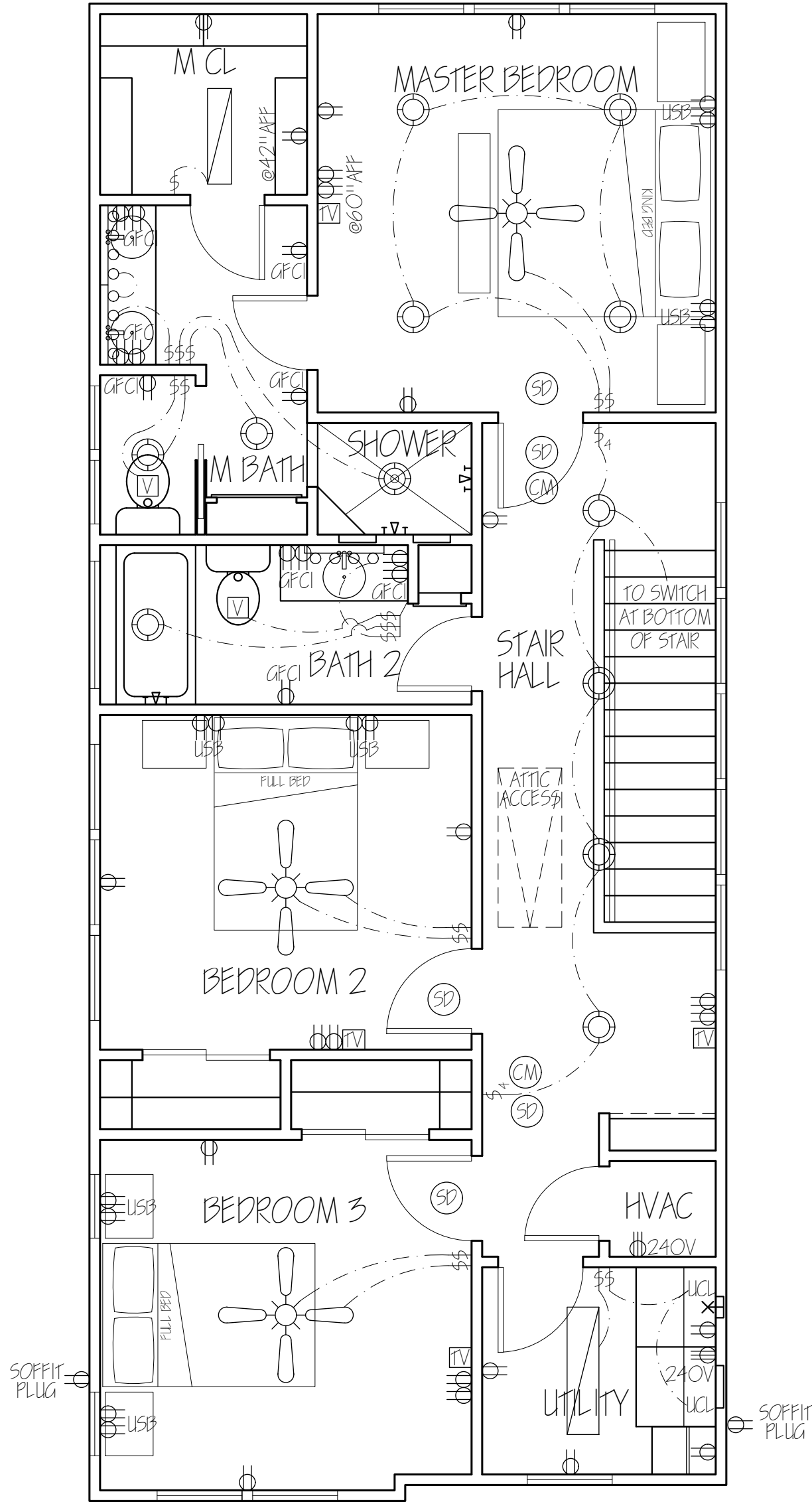
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FIRST FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

LEGEND	
	CLNG. FAN W/ LIGHT
	JUNCTION BOX
	RECESSED CAN
	MINI REC. CAN
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	VANITY LIGHT
	FLOOD LIGHT
	HEAT/ VENT/ LIGHT
	VENT
	RJ45 JACK
	TV JACK
	TELEPHONE JACK
	120V OUTLET
	240V OUTLET
	SWITCH
	3-WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	ELECT SUB PANEL

ELECTRICAL NOTES  
ALL LIGHTING TO BE L.E.D.  
ALL ELECTRICAL OUTLETS & SWITCHES & PLATES TO BE WHITE  
PROVIDE POWER AS REQUIRED BY MANUFACTURERS SPECS AT ALL FIREPLACES & APPLIANCES  
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PROVIDE ELECTRICAL POWER FOR LANDSCAPE LIGHTING IN BOTH FRONT & BACK YARDS  
COLUMN SCONCES CENTER TO BE 6'-0" FROM FINISHED FLOOR  
INSTALL A/ V WIRING AS NECESSARY FOR TV/ SURROUND SOUND SYSTEM & SPEAKERS

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ADDRESS: 423 NORTH HACKBERRY ST.  
CITY/STATE: SAN ANTONIO, TEXAS 78202

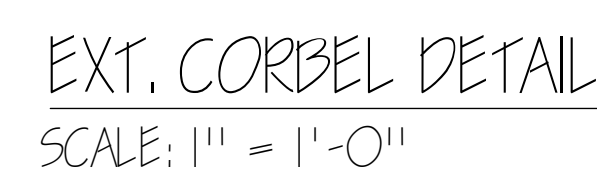
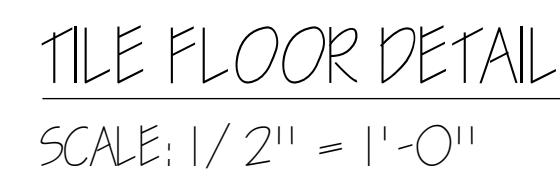
CUSTOM DESIGNS  
28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

FILE: TRESMOUR-4  
DATE: 30 MAY 17  
DRAWN BY: JHP  
REVISIONS:

THESE DRAWINGS ARE BASED ON IDEAS FROM THE CUSTOMER AND THE DESIGNER. ALL LOCATIONS AND DIMENSIONS ARE TO BE FIELD-VERIFIED BY THE CUSTOMER AND CONTRACTOR PRIOR TO START OF WORK.

TRESMOUR 101  
SCALE: 1/ 4" = 1'-0"





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TRESMOUR 101

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

**NOT FOR CONSTRUCTION**

CLIENT: TRESMOUR 101

ADDRESS: 423 NORTH HACKBERRY ST.

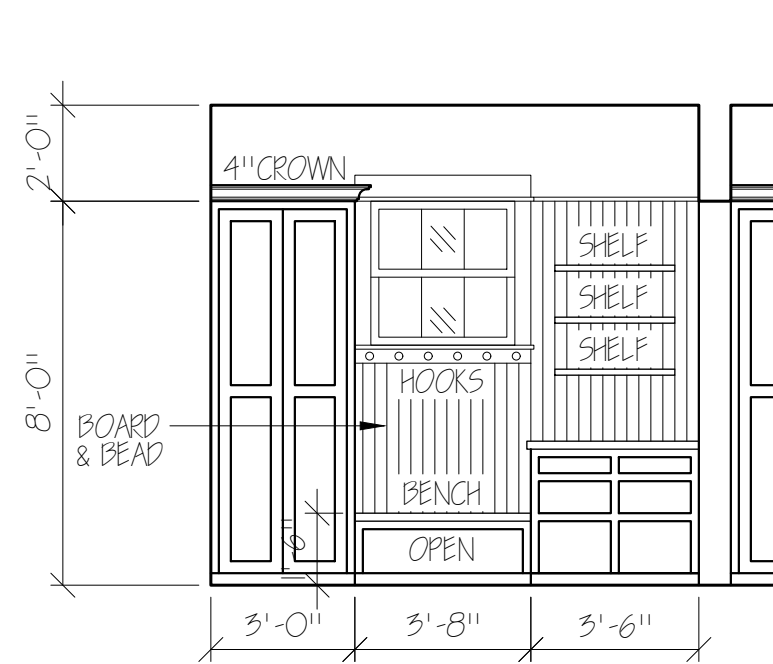
CITY/STATE: SAN ANTONIO, TEXAS 78202

# PT CUSTOM DESIGNS

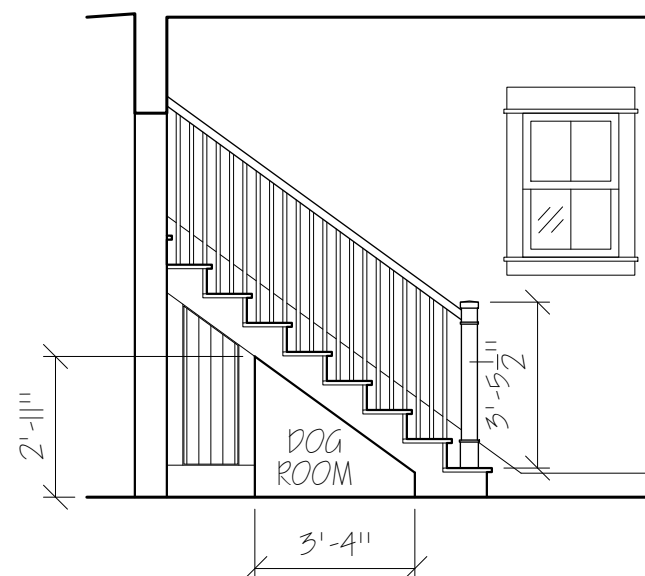
289991 IHIO WEST, STE 280 BOERNE, TX 78006 (210) 698-7806

FILE: TRESMOUR-4  
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DRAWN BY: JHP  
REVISIONS:

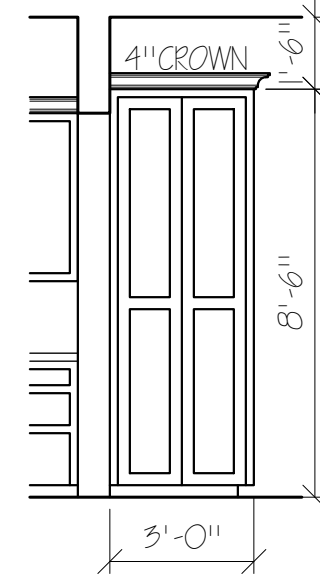
SHEET  
6 OF 6  
© 2017 675



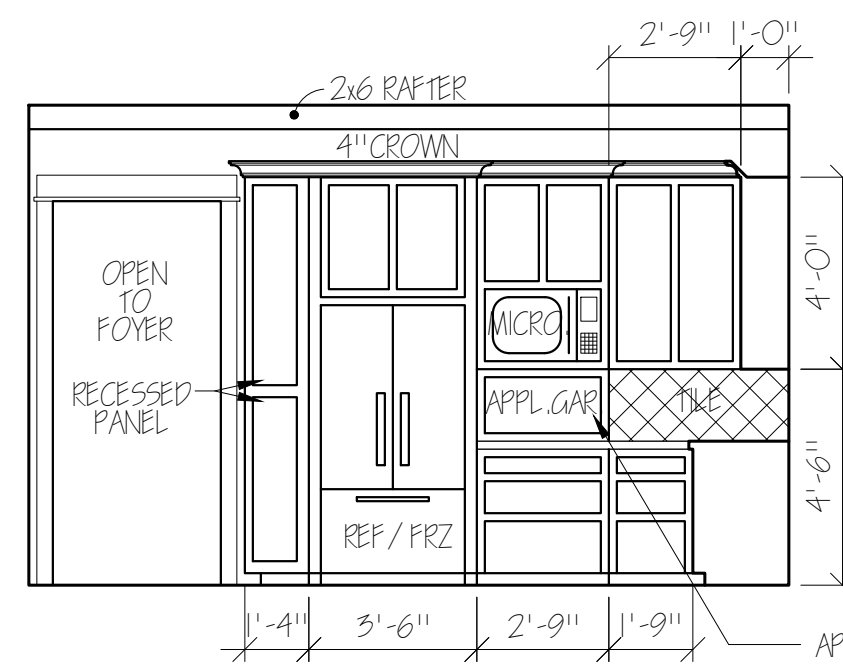
ELEVATION A



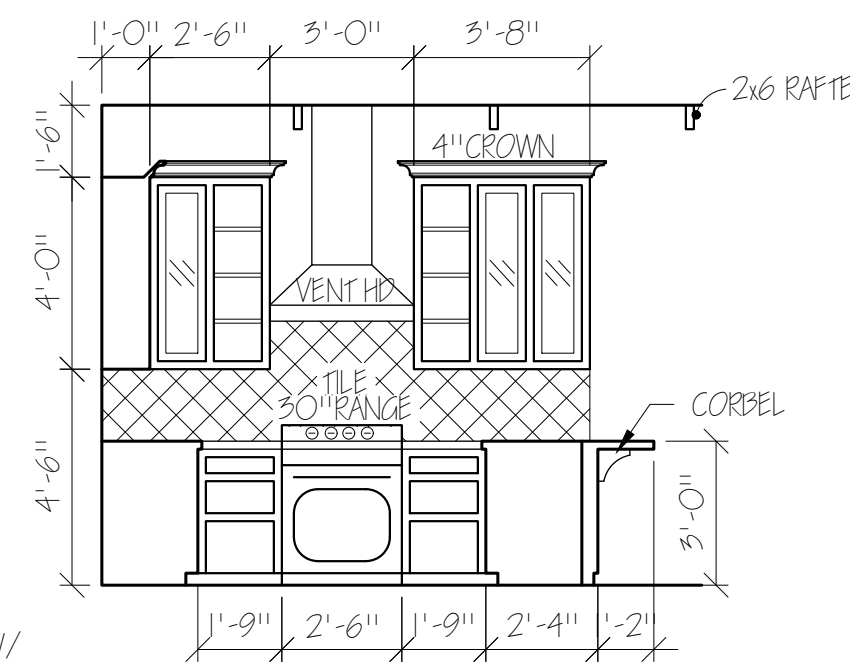
ELEVATION B



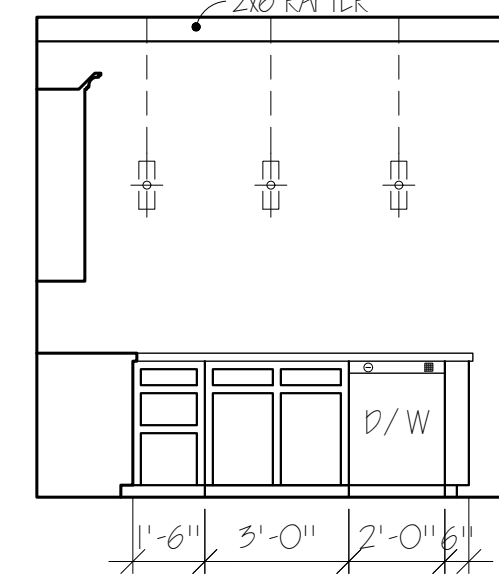
ELEVATION C



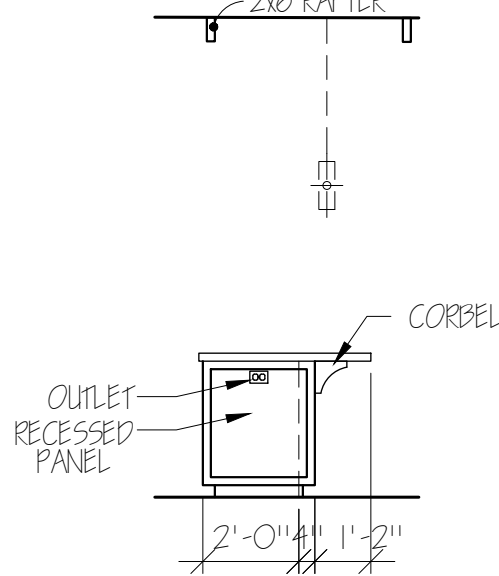
ELEVATION D



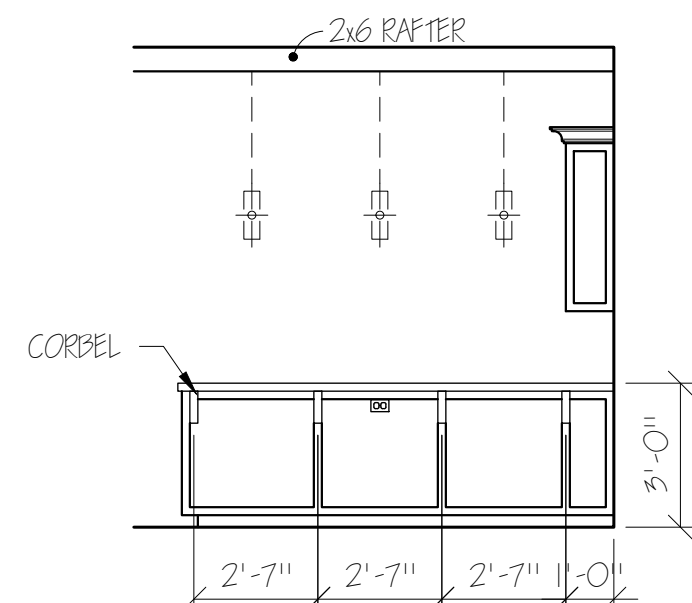
ELEVATION E



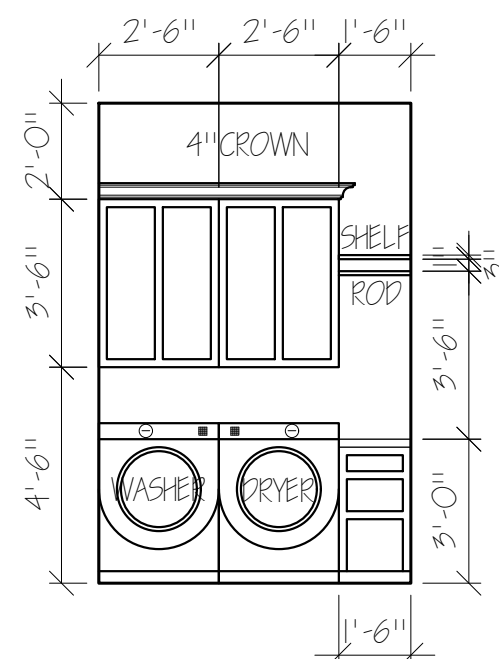
ELEVATION F



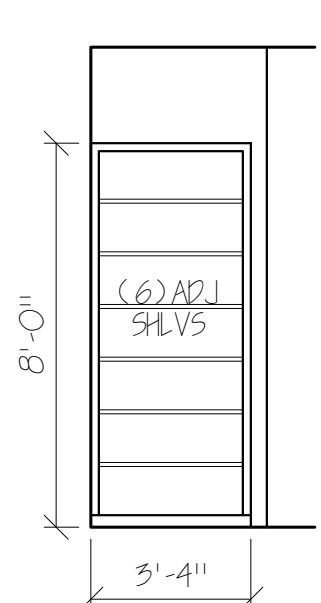
ELEVATION G



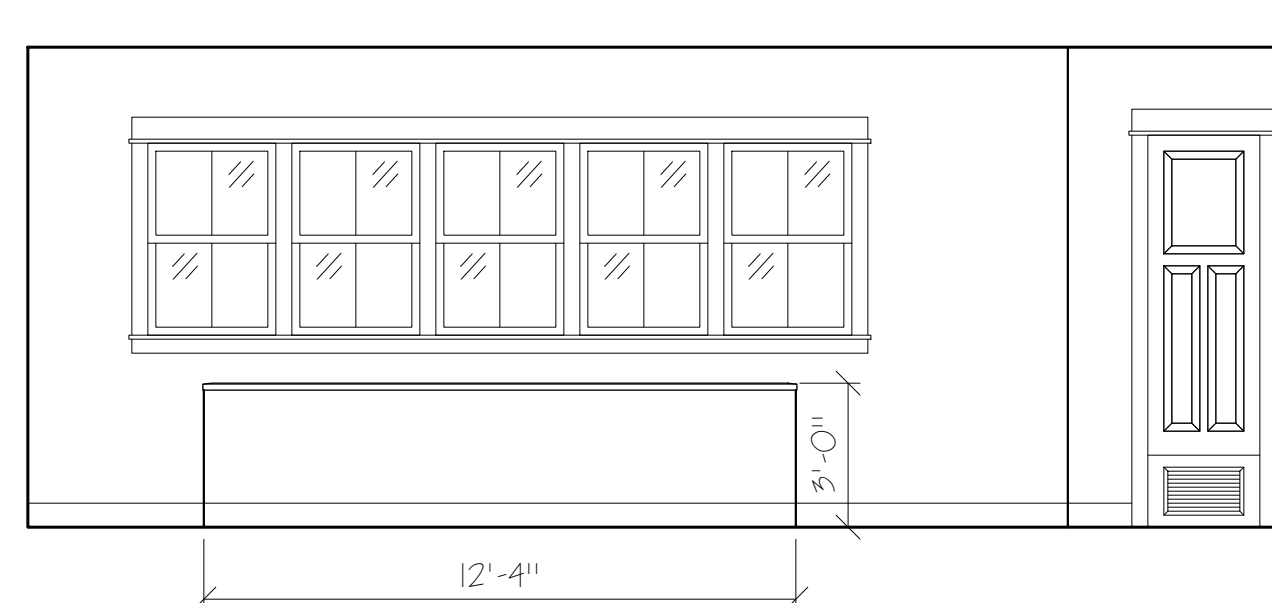
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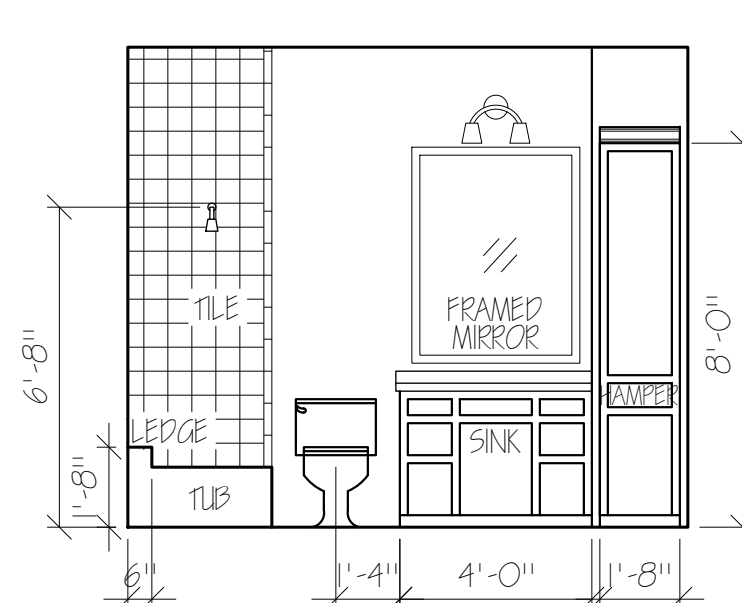
ELEVATION I



ELEVATION J



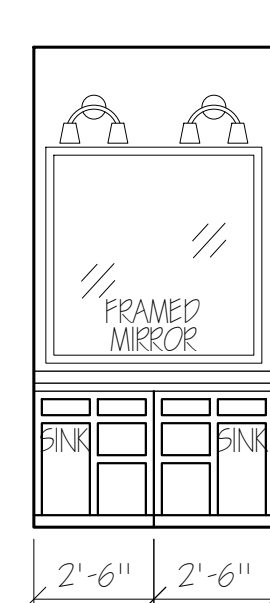
ELEVATION K



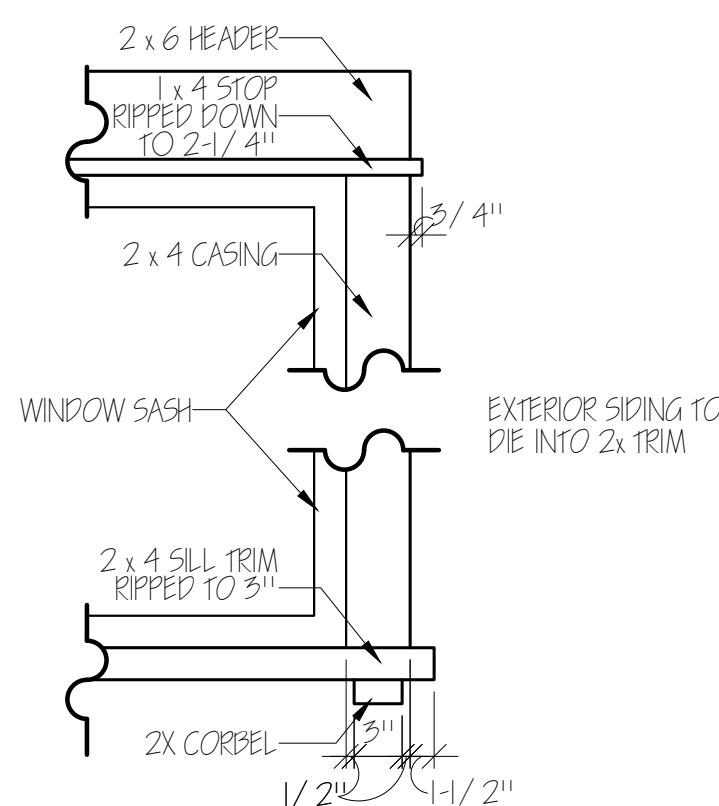
ELEVATION L



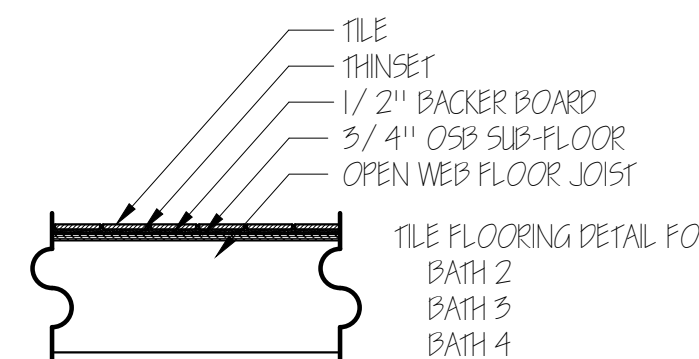
ELEVATION M



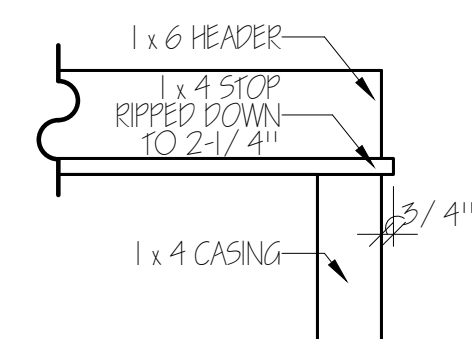
ELEVATION N



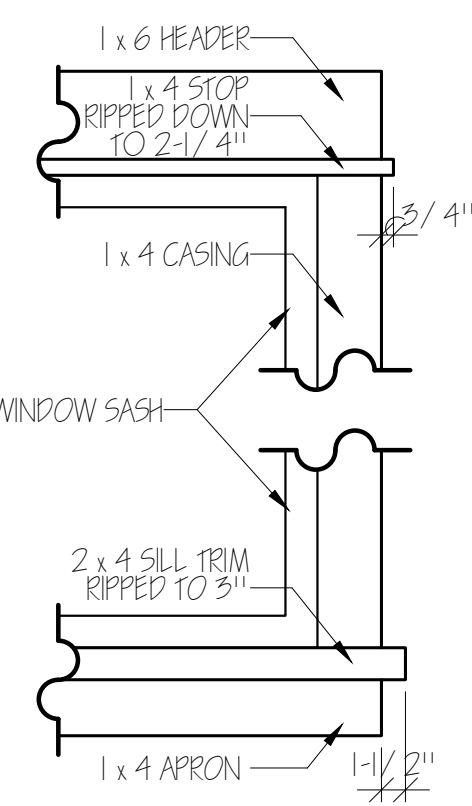
EXT. WINDOW FRAME DET.  
SCALE: 1" = 1'-0"



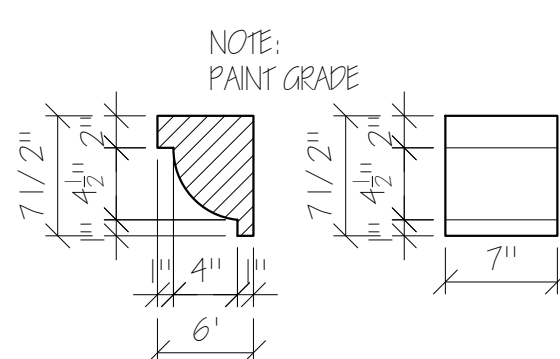
TILE FLOOR DETAIL  
SCALE: 1-1/2" = 1'-0"



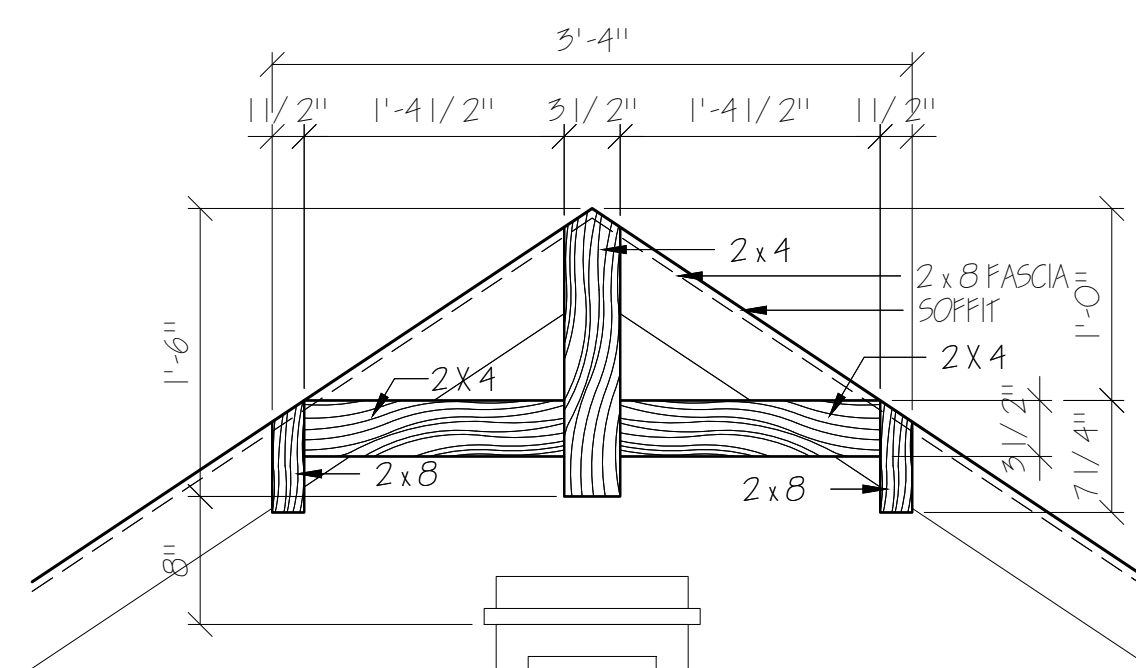
INTERIOR CASING DETAIL  
SCALE: 1" = 1'-0"



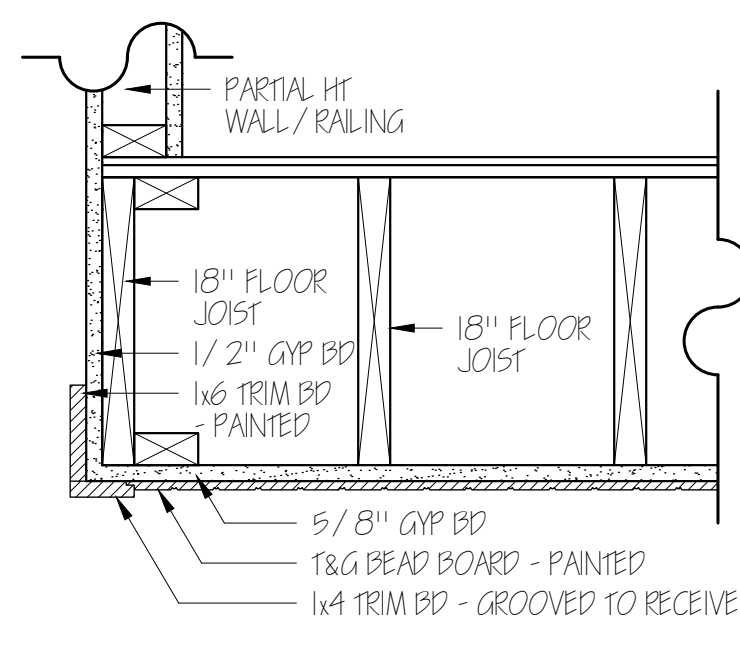
INT. WINDOW FRAME DET.  
SCALE: 1" = 1'-0"



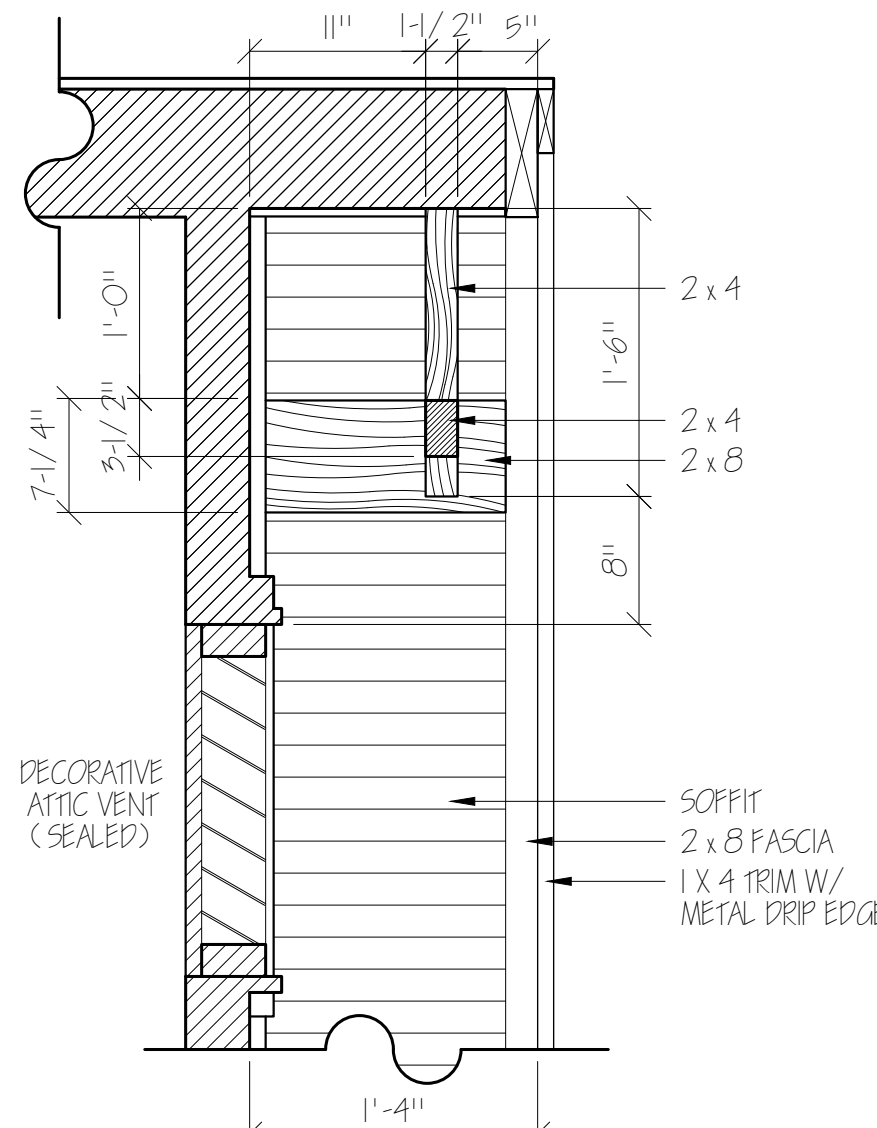
EXT. CORBEL DETAIL  
SCALE: 1" = 1'-0"



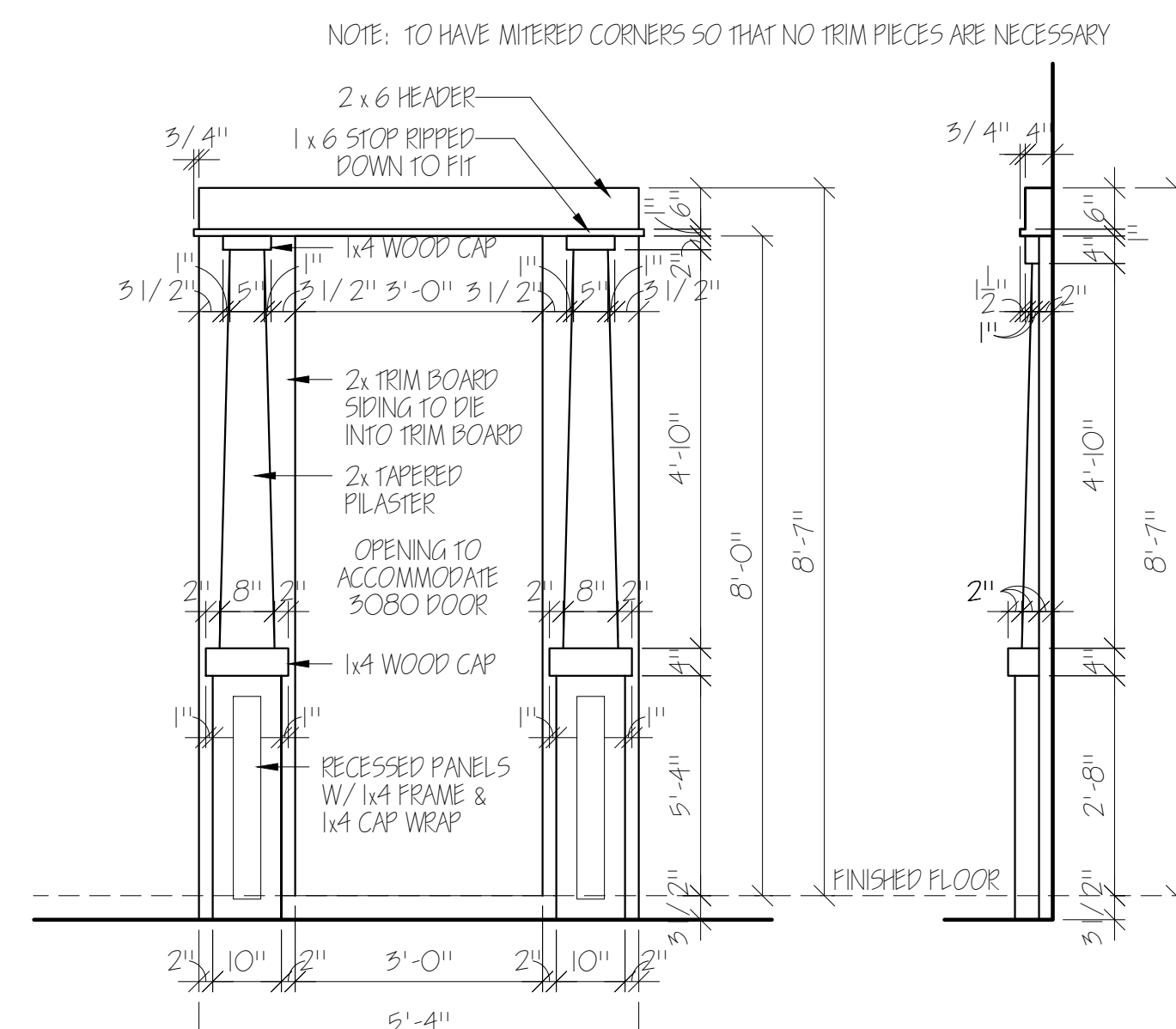
GABLE BRACKET ELEVATION DETAIL  
SCALE: 1" = 1'-0"



BEAD BOARD CEILING @ STAIR OPENING  
SCALE: 1" = 1'-0"



GABLE BRACKET SECTION DETAIL  
SCALE: 1" = 1'-0"



DECORATIVE FRONT DOOR SURROUND  
SCALE: 1/2" = 1'-0"

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TRESMOUR 101  
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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6 SHEET  
OF 6  
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CUSTOM  
DESIGNS

28991 IH10 WEST, STE 280 BOERNE, TX 78006 (210) 698-7806



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 09-12-17

HDRC Case# 2017-467

ADDRESS: 423 N HACKBERRY

Meeting Location: OHP

APPLICANT: JOHN + IRENE BREARLEY

DRC Members present: LAFFOON, GUARINO

Staff present: STEPHANIE PHILLIPS

Others present: MARIA NELSON-CENTRO

REQUEST: NEW CONSTRUCTION OF 2-STORY SINGLE  
FAMILY HOME

**COMMENTS/CONCERNS:**

RHYTHM IS MIXED. TYPICALLY, EXISTING HOUSES ARE  
18-24 INCHES OFF GRADE. Like to see elevated floor  
level. Slab on grade is an issue, but then extends  
ridge line. Porch could be taller. Variance for parking  
may not apply.

Projecting porch effectively "closed" - maybe close it.  
Would look like an existing pattern. →

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

Committee Chair Signature (or representative)

9/12/17  
Date

Alien to pattern - parking car within porch.

Enclosing porch: more projection, more opportunity for fenestration.

Applicant - could ~~to~~ modify second floor plate.

MG: mowing ridge down will be better for block.

End of parking ~~spot~~ space = kitchen wall.

MG: read as single gable with tiled porch.

Parking could be filled as a porch - hypothetically.

Difficulties: 2 stories, shotgun lot, foundation considerations.

18" foundation would be acceptable.