

HISTORIC AND DESIGN REVIEW COMMISSION

December 20, 2017

HDRC CASE NO: 2017-630
ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
ZONING: R-5, HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Richard & Susan Theis
OWNER: Richard & Susan Theis
TYPE OF WORK: Construction of a single family residential structure
APPLICATION RECEIVED: December 01, 2017
60-DAY REVIEW: January 30, 2018
REQUEST:

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

1. Construct a single family residential structure on the vacant lot at 429 Devine Street to feature a footprint of approximately 2,500 square feet.
2. Construct a detached accessory structure to feature a footprint of approximately 600 square feet.

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 a Certificate of Appropriateness to construct a one story, single family residential structure to feature a footprint of approximately 2,500 square feet.
- b. 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 noted per application documents that the proposed new construction will align with the front porch of the house to the west and the front façade of the house to the east. Staff finds that the proposed new construction should feature an overall setback that is greater than those of the primary historic structures.
- c. 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 Devine Street. This is consistent with the Guidelines.
- d. PORCH MASSING – Historic structures throughout the Lavaca Historic District feature front façade massing with recessed front porches. The applicant has proposed a front façade which is flat and features no porch element. Staff does not find this to be appropriate. Staff recommends the applicant introduce porch massing that is complementary of the historic porches found along this block and throughout the district.
- e. 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. The proposed massing is consistent with the Guidelines for New Construction.
- f. 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 not provided specifics for foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- g. ROOF FORM – The applicant has proposed roof forms to include a street facing gabled roof and a flat roof. The street facing gabled roof is a form found historically throughout the Lavaca Historic District; however, flat roofs are not found historically throughout the district.
- h. 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 feature sizes that are contemporary in nature. Staff finds that window and door openings that closer relate to those found historically throughout the district should be installed. Fixed windows are not appropriate. All windows should feature an operable sash. The overall fenestration pattern should also follow the established ratio of solids to voids. As proposed, the large areas of blank wall space are a significant departure from this Guideline.
- i. 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 applicant's proposed new construction is consistent with the Guidelines.
- j. MATERIALS – Regarding materials, the applicant has proposed materials that include wood siding, a standing seam metal roof and aluminum windows. Staff finds that the proposed siding should feature a four (4) inch exposure to relate to historic siding profiles found throughout the district. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- k. MATERIALS – Regarding windows, the applicant has proposed aluminum windows. Generally, staff finds the proposed aluminum windows to be appropriate given the contemporary architectural detailing of the proposed new construction. 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. Details on each should be submitted to staff for review.
- 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. Generally, staff finds the proposed architectural massing and details to

be appropriate; however, the staff finds that the applicant should address the current lack of porch massing, current lack of window openings that relate to those found on historic structures throughout the district and address the currently proposed flat roof on the street facing façade.

- m. **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 is responsible for screening all mechanical equipment.
- n. **DRIVEWAY** – The applicant has proposed a single vehicle parking location utilizing the existing curb cut and a proposed shallow driveway. Per the Guidelines for Site Elements 7.A.ii., off street parking areas should not be added within the front yard setback as to not disrupt the continuity of the streetscape. Staff finds the installation of a driveway to be appropriate; however, the driveway should follow the historic example found on the block and extend along the side of the proposed new construction rather than stop at the front of the proposed new construction.
- o. **ACCESSORY STRUCTURE** – At the rear of the lot, the applicant has proposed to construct an accessory structure to feature a total size of approximately 600 square feet. Generally, staff finds the location, massing and proposed materials appropriate; however, the accessory structure should feature materials specifications consistent with those noted in findings j and k.
- p. **LANDSCAPING** – The applicant has noted the installation of Bermuda grass and a tree in the front yard with a rear orchard. Generally, staff finds the proposed landscaping plan to be appropriate and consistent with the Guidelines.
- q. **SIDEWALK** – The applicant has proposed a front yard sidewalk to lead from the sidewalk at the public right of way to the front door. The proposed sidewalk should align with the front door and should feature a width consistent with those found historically in the district; typically three to four feet in width.

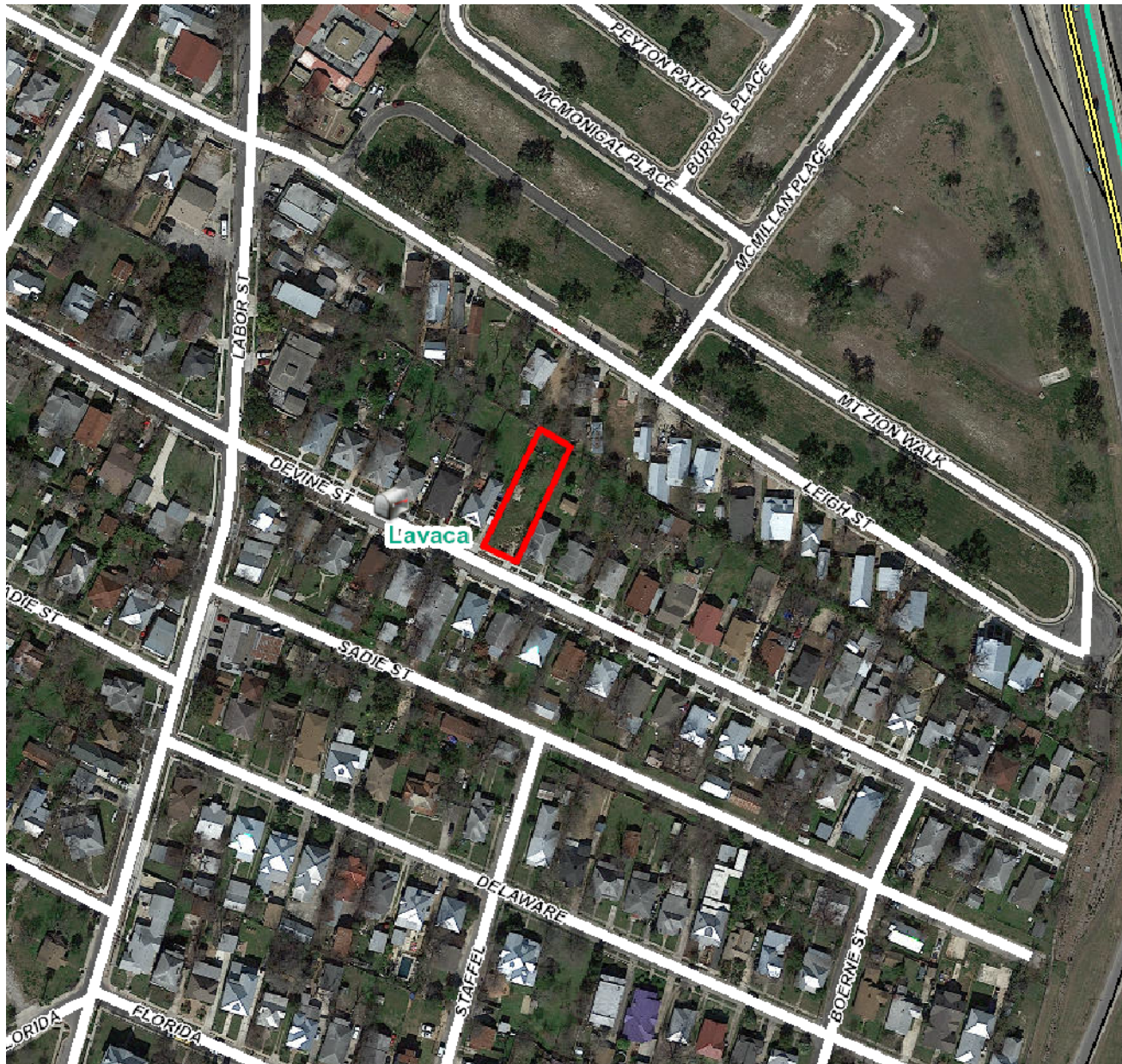
RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends the applicant address the following items prior to receiving conceptual approval:

- i. That the proposed new construction features an overall setback that is greater than those of the primary historic structures as noted in finding b.
- ii. That the introduce a porch configuration that is compatible with the historic porches found along this block and throughout the district as noted in finding d.
- iii. That a foundation height that is within one foot of the neighboring structure’s foundation heights be installed as noted in finding f.
- iv. That the proposed wood siding should feature a four (4) inch exposure to relate to historic siding profiles found throughout the district. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- v. That window specifications as noted in finding k are met. A detailed wall section should be submitted to staff for review.
- vi. That window openings that are complementary of those found historically in the district in regarding of size, head and sill height are installed as noted in findings h and l.
- vii. That the overall fenestration pattern be substantially revised to eliminate blank walls, in particular on the front façade. The fenestration pattern must follow the established ratio of solids to voids as demonstrated on nearby historic homes.
- viii. That the proposed flat roof portion of the primary façade be modified to become more consistent with historic, street facing facades found on the block as noted in findings g and l
- ix. That the proposed driveway be modified as to not present front yard parking as noted in finding n.
- x. That all mechanical equipment is screened from view at the public right of way as noted in finding m.
- xi. That the proposed accessory structure features material detailing consistent with that of the primary structure as noted in finding o.
- xii. That the proposed sidewalk align with the front door and should feature a width consistent with those found historically in the district; typically three to four feet in width as noted in finding q.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Historic Design Review Committee Application

Written narrative for proposed new construction for 429 Devine Street.

Owners: Dr. Richard and Susan Theis

The application is for a new construction on the currently empty lot at 429 Devine Street in Lavaca neighborhood. This narrative will describe the general conditions, the strategies to dialogue with the existing houses on the street including the placement on the site, the proportions and alignments of the windows and doors, the roof profiles as well as the materials of the exterior of the proposed house.



1.View of lot from the South-East



1.View of lot from the South

The lot is approximately 50 feet wide and 174 feet deep. The proposed house is a single story and is 2,260 square feet not including the screen-in porch, which is 306 square feet. The proposal includes a roof terrace over the Master Bedroom suite with a stair from the back courtyard up to the roof terrace. The roof terrace is not visible from the street and designed to give the owners a view of the skyline. The proposal includes an auxiliary dwelling unit of approximately 600 square feet at the back of the lot. There is not a proposed garage however the proposal includes a driveway for a car to park off of the street. The entrance is oriented to the street. The organization of the building is a long narrow bar on the west. On the east is a series of rooms separated by courtyards. The proposed exterior envelope for the buildings is a well insulated 2x6 wall with a ventilated facade of charcoal grey wood siding. Selected windows have operable exterior shade elements. The proposed roofing material is standing seam metal roofing for the gable roof.

English Vendrell Architects

Mary English and Xavier Vendrell

T 773.450.3266

E mkemken@gmail.com

x@xaviervendrellstudio.com



3. Aerial view with photomontage of the proposed house



4. Street view with photomontage of the proposed house

The front facade of the proposed house is aligned in plan with elements of the houses on either side. The proposed house aligns with the front of the porch of the house to the west and with the front facade of the house to the east.

The proportions of the windows of the existing houses on Devine Street are oriented vertically, this is reflected in the windows of the proposed house. The roof profiles seen on Devine Street tend to be gable or hip roofs, the proposed house has an open gable roof profile.

The design of the proposed house relies on passive cooling techniques. Operable windows that are located to provide cross ventilation and have operable shading elements to allow ventilation while blocking the direct sunlight will help to passively cool the house. The operable shading elements also provide an element of scale and relate to the crafted elements of the historic houses. The glass to the courtyards will be shaded through the use of shade trees. The courtyards will be detailed so that they can be used as an extension of the interior rooms.

The plan for planting includes using xeric plantings in a quiet palette to create green without demanding too much attention. The front yard will be grass with a tree. The courtyards will have less than one third of the ground covered with pavers that are arranged with space between them to allow for water to permeate. The two thirds remaining courtyard area will be planted with xeric plants and with one or two small shade trees in each.

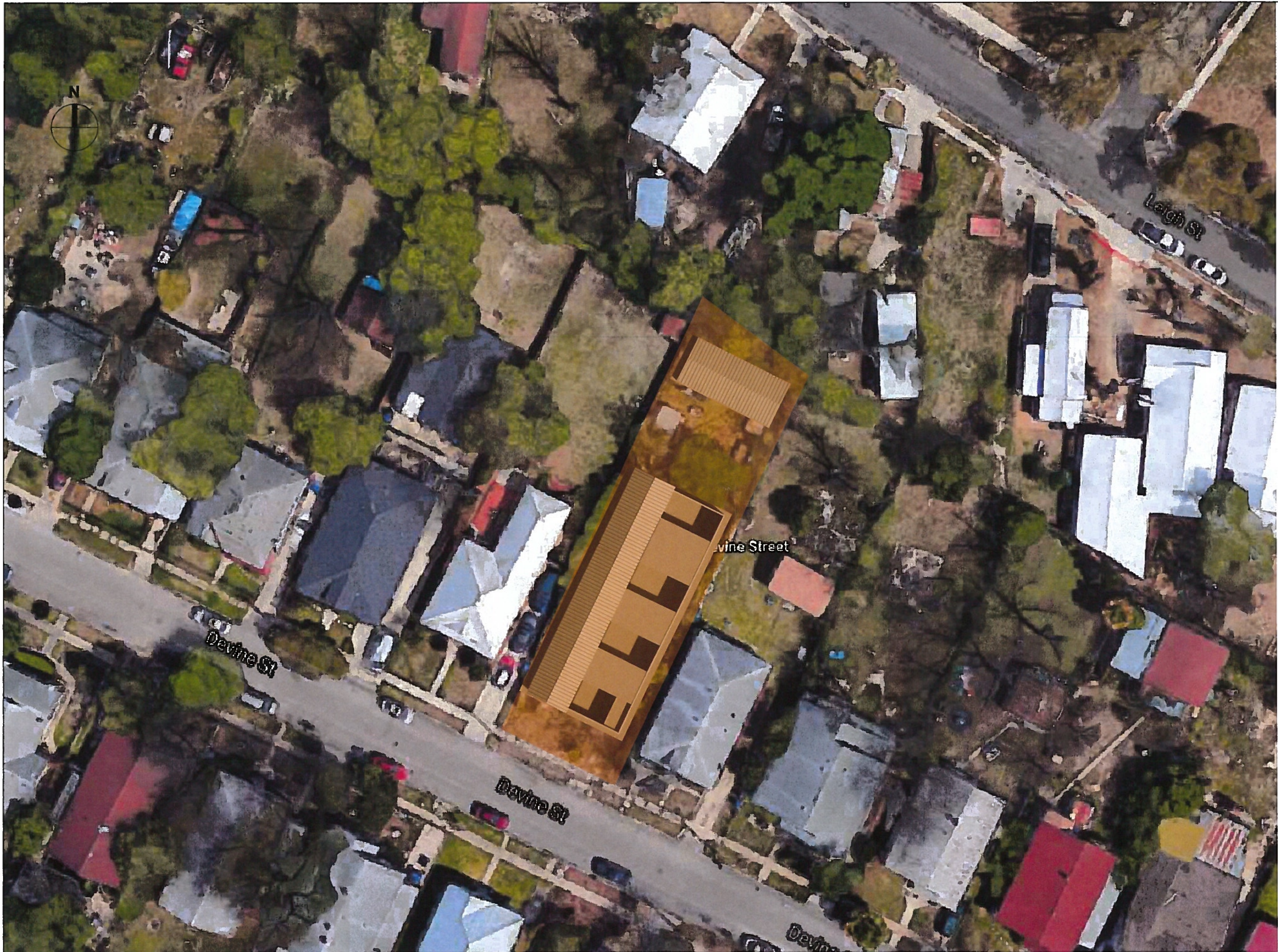
English Vendrell Architects

Mary English and Xavier Vendrell

T 773.450.3266

E mkemkenglish@gmail.com

x@xaviervendrellstudio.com



English Vendrell
Architects

T 773.450.3266
Emkengkenglish@gmail.com

PROJECT # SA01

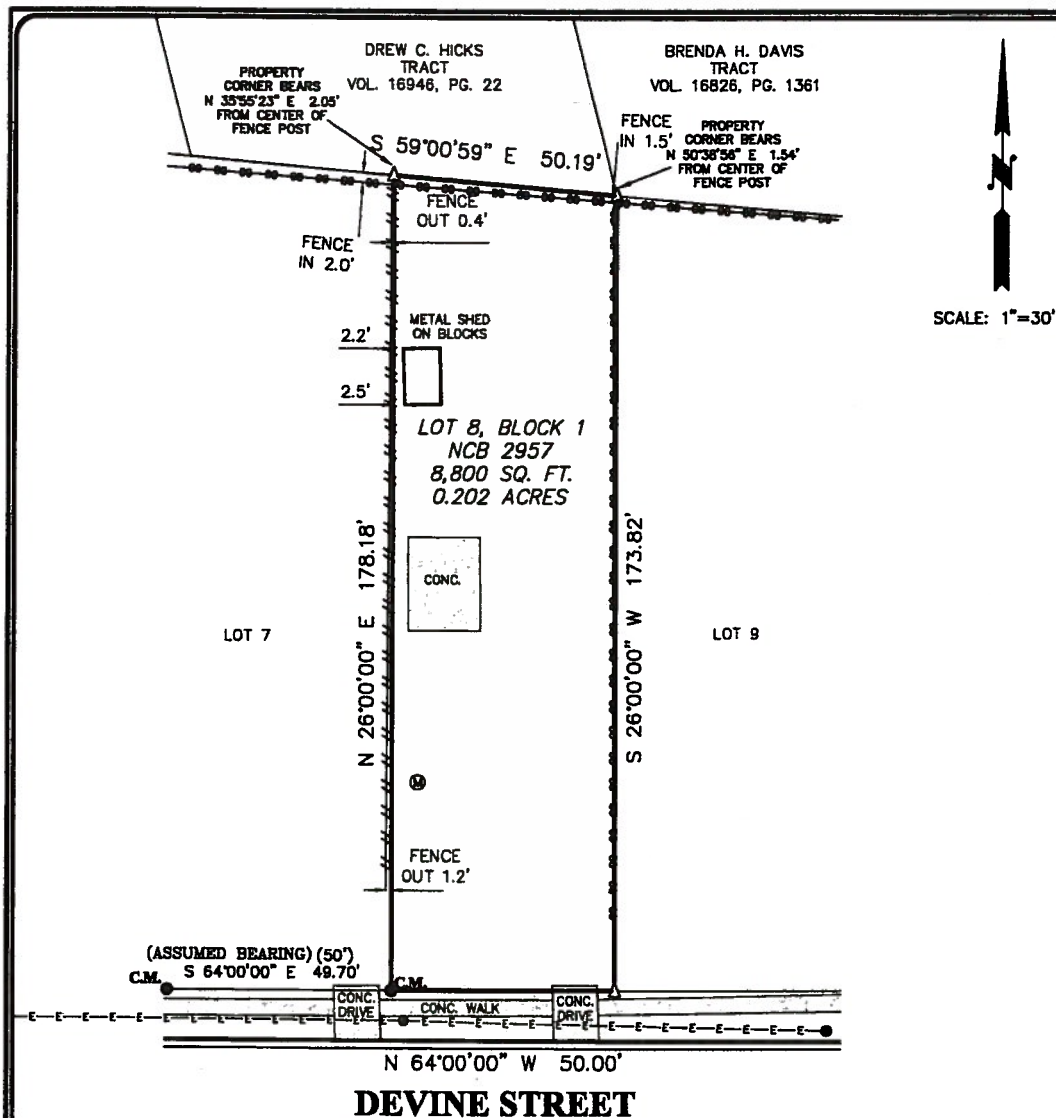
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 201

DRAWING TITLE
COVER SHEET AER
WITH HOUSE
SHEET 1



NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480255, Panel No. 04152, which is dated 09-29-2010. By reading from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) 'X'. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/hydroatlas>.

Property Address:
429 DEVINE STREET
Property Description:
LOT 8, BLOCK 1, NCB 2957, LOCATED IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 455, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.

Owner:
RICHARD R. THEIS & SUSAN E. THEIS

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9898

LEGEND
A = CALCULATED POINT
1/2" = 1/2" IRON ROD
B.S. = RECORD INFORMATION
C.M. = BUILDING SETBACK
C.M. = CONTROLLING MONUMENT
DISCONNECTED ELCC. METER POLE
P = POWER POLE
E = OVERHEAD ELECTRIC
W = WOOD FENCE
-- = CHAIN LINK FENCE

MARK J. EWALD
5095
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5095

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: MC
G.F. NO. 15-230744-SA JOB NO. 86854
TITLE COMPANY: FIRST NATIONAL TITLE DATE: 09/27/2015



English Vendrell
Architects

773.450.3266
mkemkenglish@gmail.com

PROJECT # SA01

PROPOSED THEIR
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 201

DRAWING TITLE
SURVEY AND SITE
PHOTOS
SHEET 2



English Vendrell
Architects
T 773.450.3266
Emkengkenglish@gmail
PROJECT # SA01

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 20:

DRAWING TITLE
SITE PHOTOS
SHEET 3



English Vendrell
Architects

T 773.450.3266
Emkengkenglish@gmail

PROJECT # SA01

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILI

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 20:

DRAWING TITLE
AERIAL SITE PHOTO
SHEET 4



English Vendrell
Architects

T 773.450.3266
Emkengkenglish@gmail

PROJECT # SA01

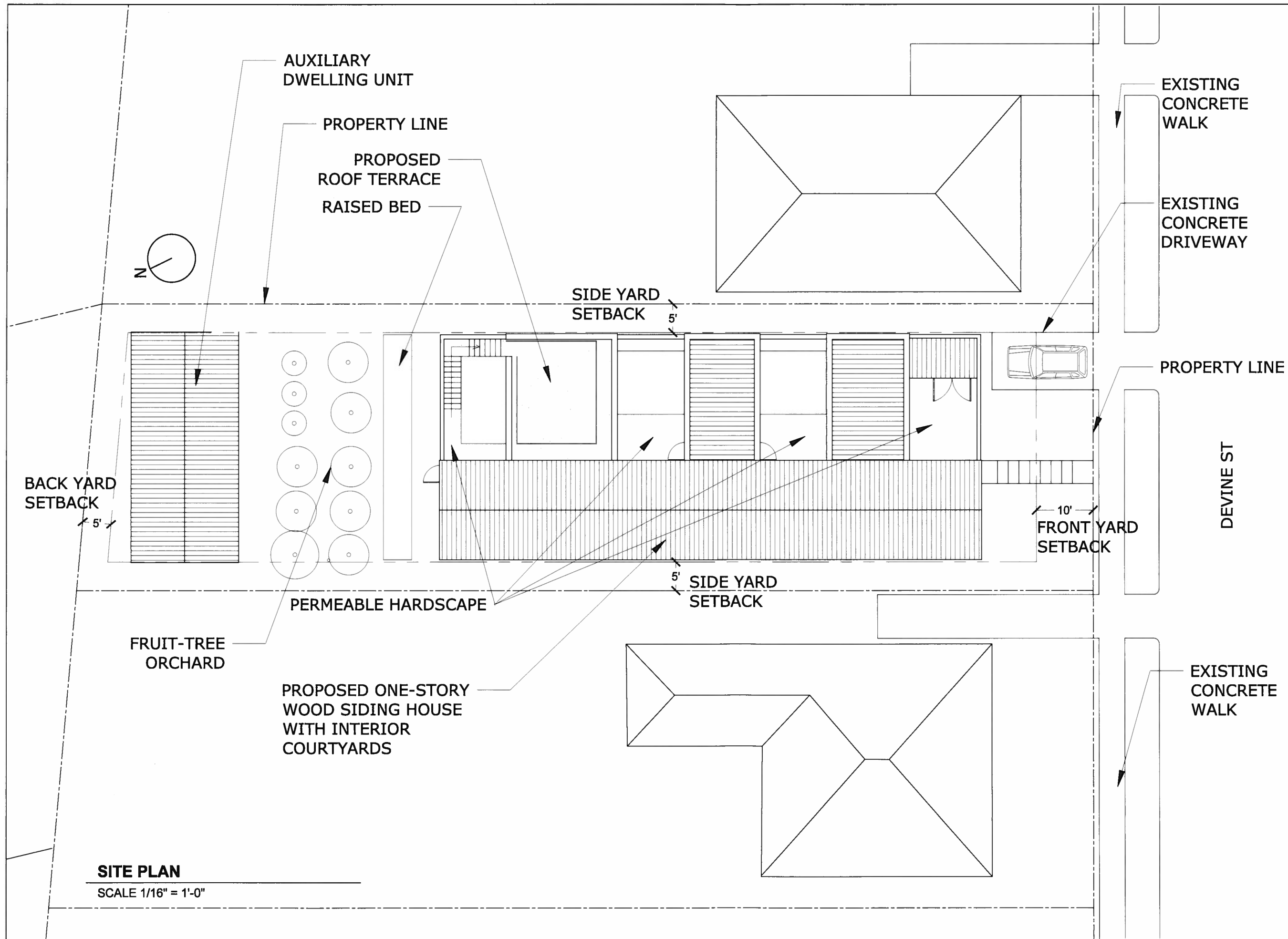
PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 20:

DRAWING TITLE
AERIAL SITE PLAN
SHEET 5



English Vendrell
Architects
T 773.450.3266
Emkengkenglish@gmail.
PROJECT # SA01

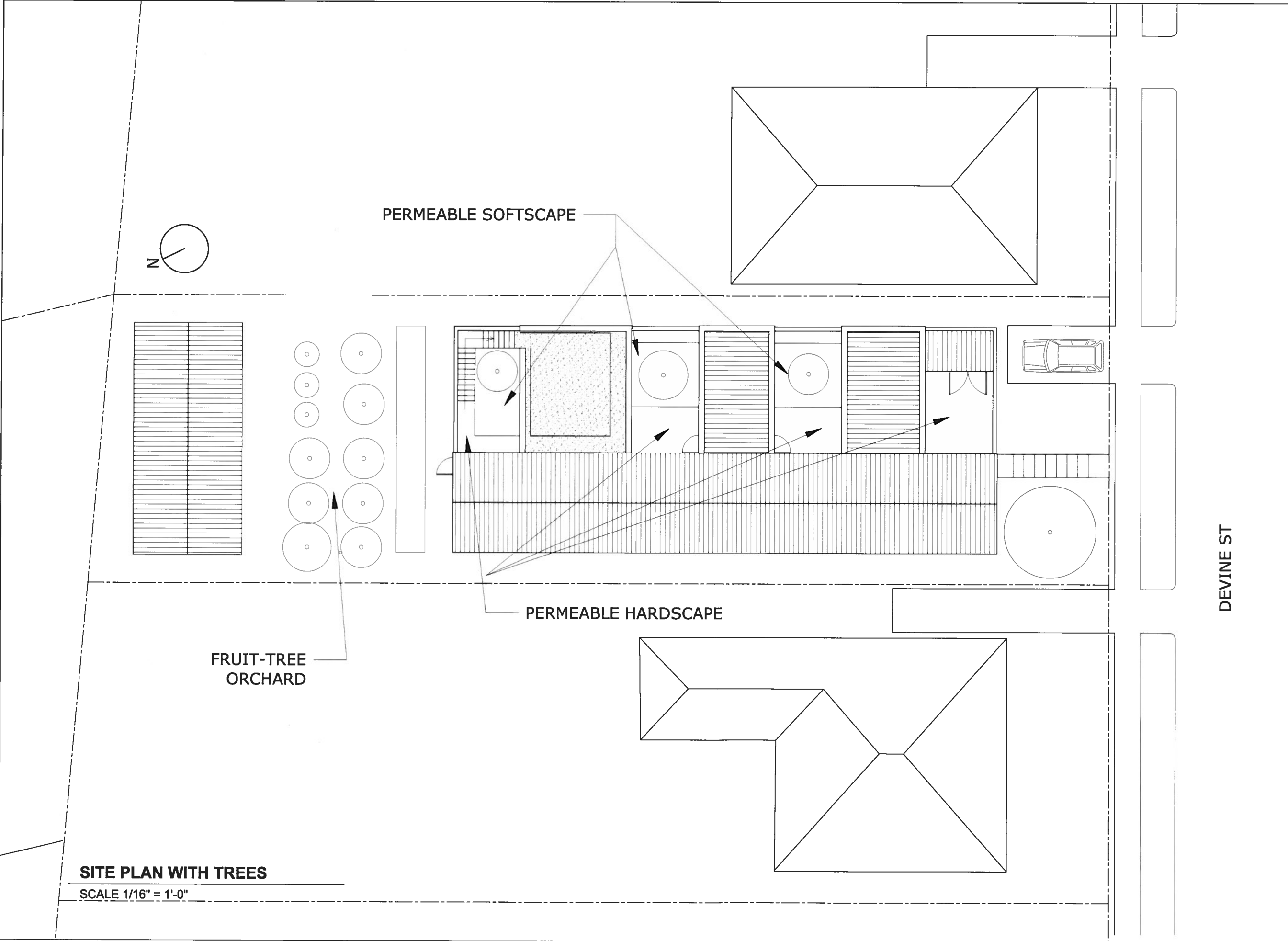
PROPOSED THEIR
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
November 10, 201

DRAWING TITLE
SITE PLAN WITH
ZONING
SHEET 6



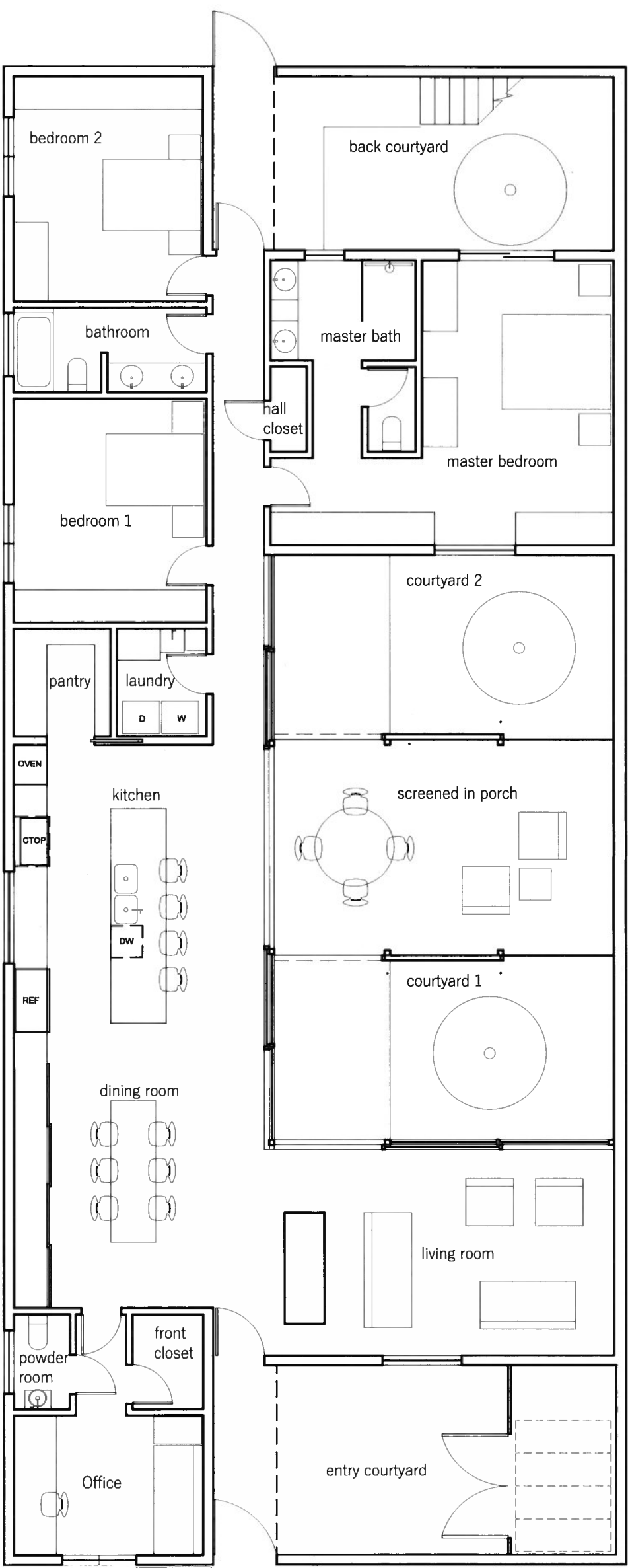
PROPOSED THEIS
FAMILY
RESIDENCE

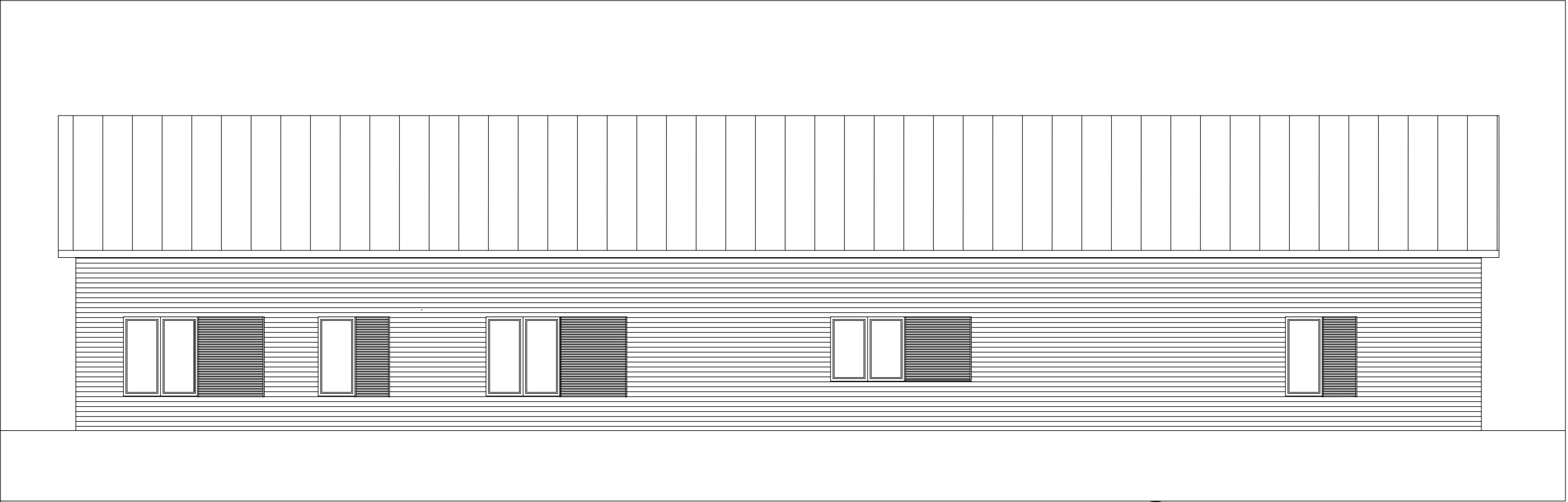
SUSAN & RICHARD
THEIS WITH FAMIL

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 201

DRAWING TITLE
FLOOR PLANS
SHEET 8





English Vendrell
Architects

T 773.450.3266
E mkemkenglish@gmail.com
PROJECT # SA01

PROPOSED THEIS
FAMILY
RESIDENCE

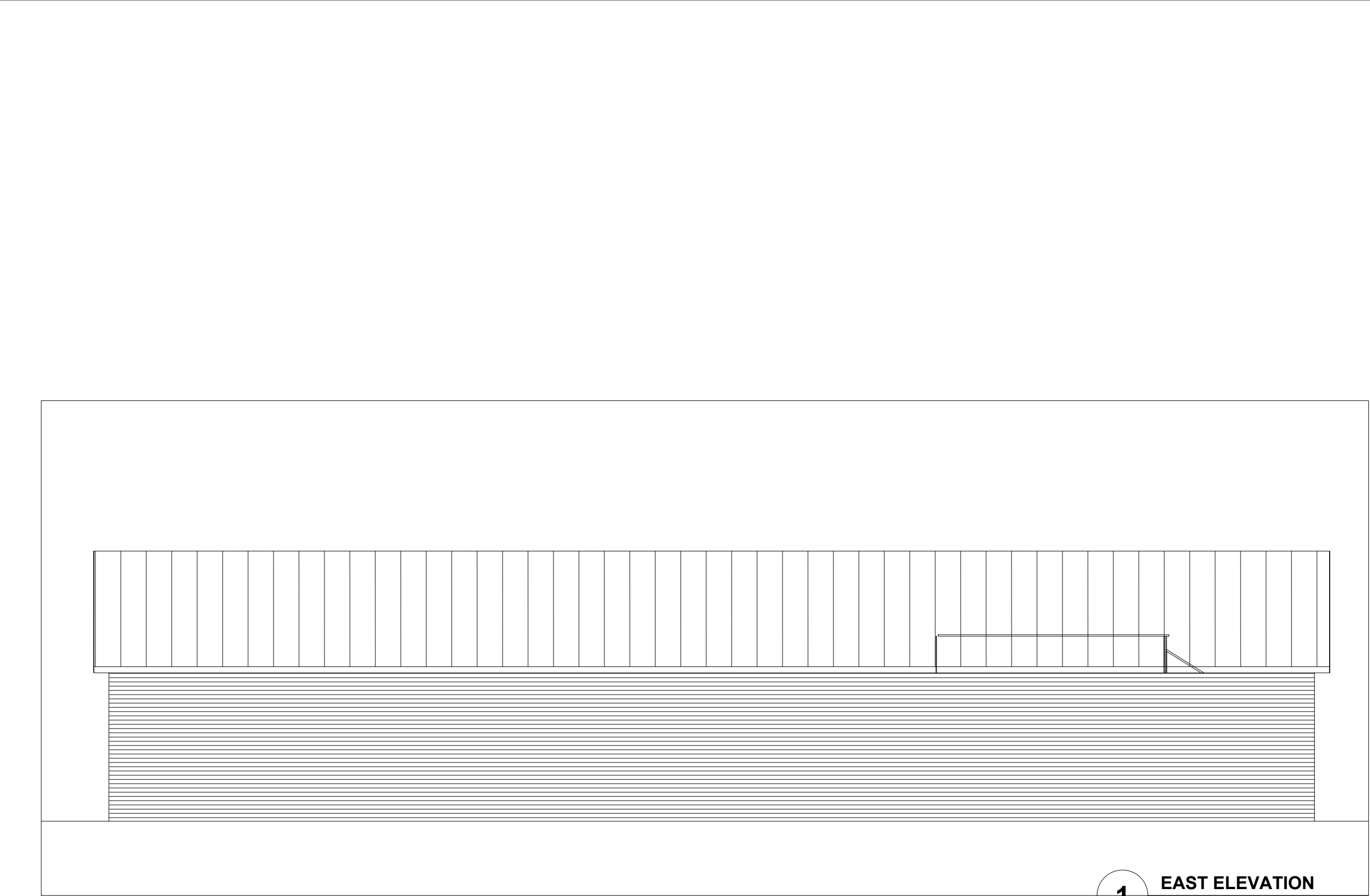
SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
November 10, 2017

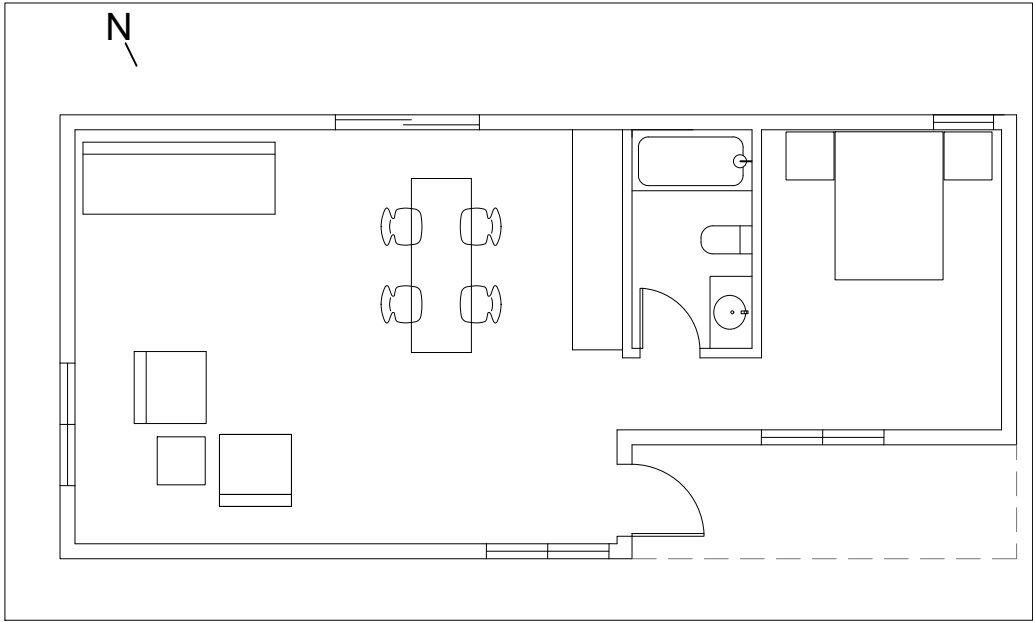
DRAWING TITLE
ELEVATIONS

SHEET 9

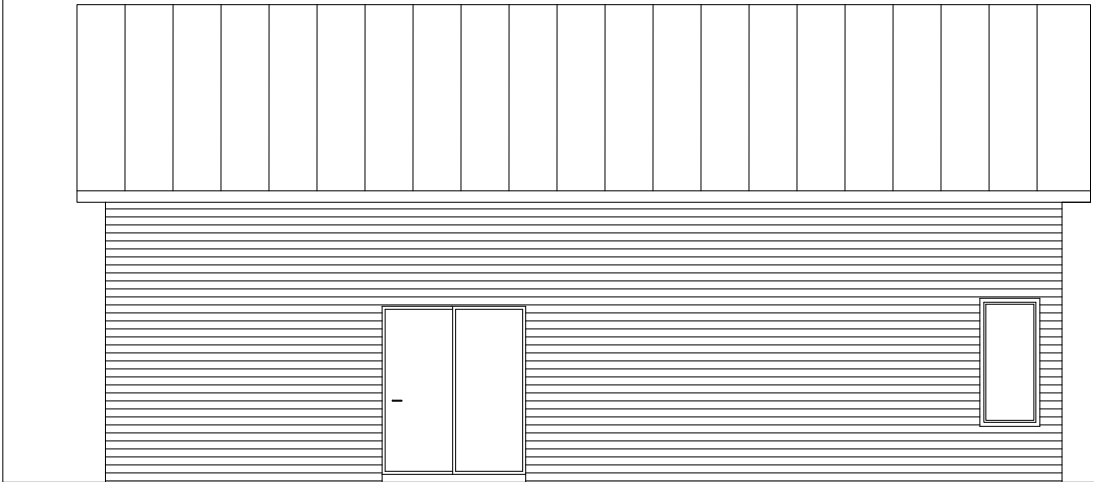


1 **EAST ELEVATION**
SCALE 1/8" = 1'-0"

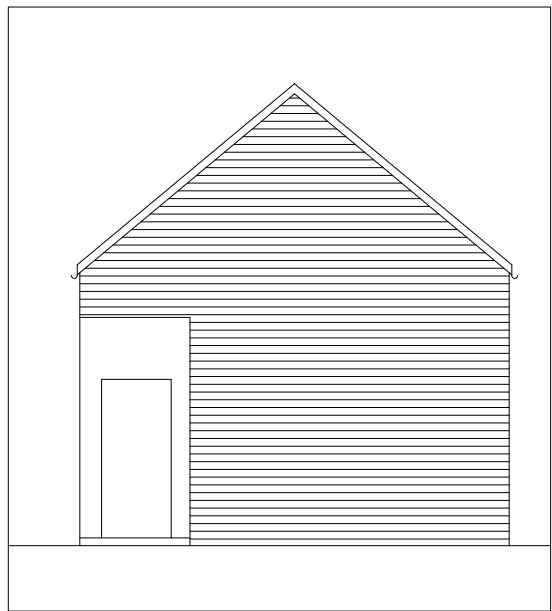
English Vendrell Architects
773.450.3266 mkemkenglish@gmail.com
PROJECT # SA01
PROPOSED THEIS FAMILY RESIDENCE
SUSAN & RICHARD THEIS WITH FAMILY
429 DEVINE ST. SAN ANTONIO, TX.
DATE: November 10, 2017
DRAWING TITLE ELEVATIONS
SHEET 9



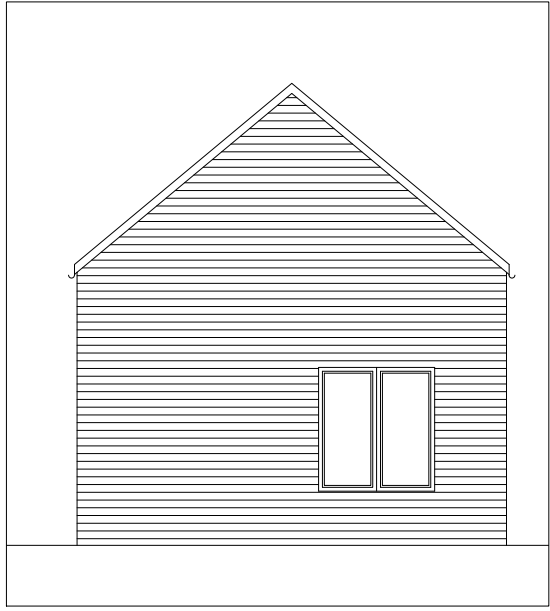
1 FLOOR PLAN AUXILIARY DWELLING UNIT
SCALE 1/8" = 1'-0"



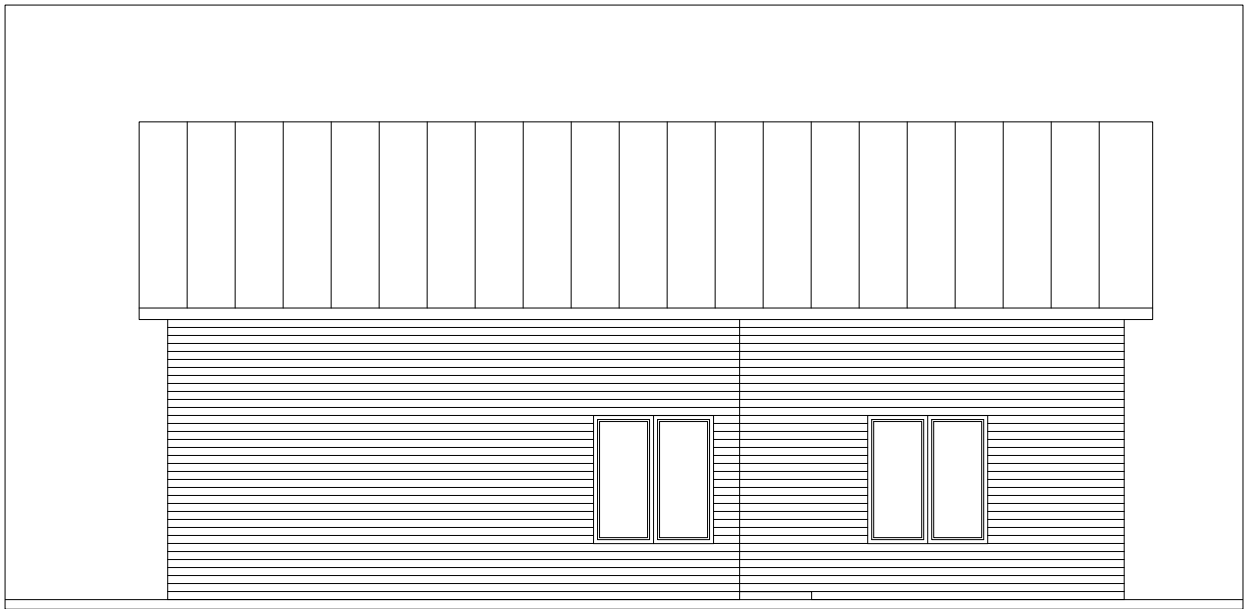
2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

English Vendrell
Architects

T 773.450.3266
E mkemkenglish@gmail.com

PROJECT # SA01

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
November 10, 2017

DRAWING TITLE
AUXILIARY UNIT
FLOOR PLAN &
ELEVATIONS
SHEET 9



English Vendrell
Architects

T 773.450.3266
Emkengkenglish@gmail

PROJECT # SA01

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILI

429 DEVINE ST.
SAN ANTONIO, TX

DATE:
November 10, 20:

DRAWING TITLE
PROPOSED HOUSE
VIEW
SHEET 10

Windows

The proposed house will have Milgard Aluminum windows. See the attached window detail from the manufacturer. The sizes of the windows are listed by Room.

Bedroom #2 double casement 60x66

Bathroom casement 30x66

Bedroom #1 double casement 60x66

Kitchen double casement 60x66

Powder Room 30x66

Office double casement 60x66

Master Bedroom fixed 48x90 ganged with an awning 48x24, sliding glass patio doors 50x96

Master Bathroom casement 30x66

Living Room double casement 60x66

The proposed glass wall system for the courtyards is Western Windows aluminum glazing system. See the attached details from the manufacturer. The sizes are by Room.

Series 600 sliding glass doors

Series 600 window wall

Courtyard #2 Western Window system Series 600 window wall (12'-0"x9'-6")

Screened-In Porch Western Window system Series 600 sliding doors (13'-0"x9'-6")

Courtyard #1 Western Window system Series 600 window wall (12'-0"x9'-6")

Courtyard #1 (Living Room Wall) Western Window system Series 600 sliding doors (20'-0"x9'-6")

The proposed windows for the auxiliary dwelling unit are Milgard Aluminum windows. See the attached window detail from the manufacturer. The sizes of the windows are listed by Room.

Living Room double casement 60x66

Entry double casement 60x66

Bedroom casement 30x66 and double casement 60x66

Dining Room sliding glass patio doors 50x84

Landscaping

The proposed landscaping for the front yard includes Bermuda grass and an Eve's Necklace Tree. The driveway will be concrete. Courtyards #1 and #2 will have one Viburnum, Rusty Blackhaw each. The back yard will have fruit and flowering trees including Texas Persimmon, Anacacho and Mexican Buckeye.

English Vendrell Architects

Mary English and Xavier Vendrell

T 773.450.3266

E mkemken@gmail.com
x@xaviervendrellstudio.com

Standard Aluminum

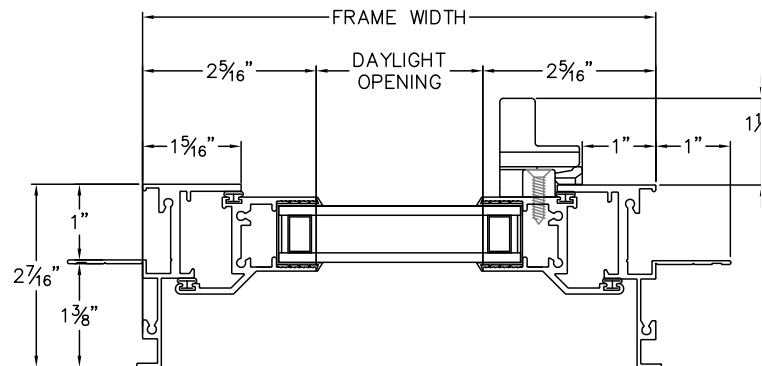
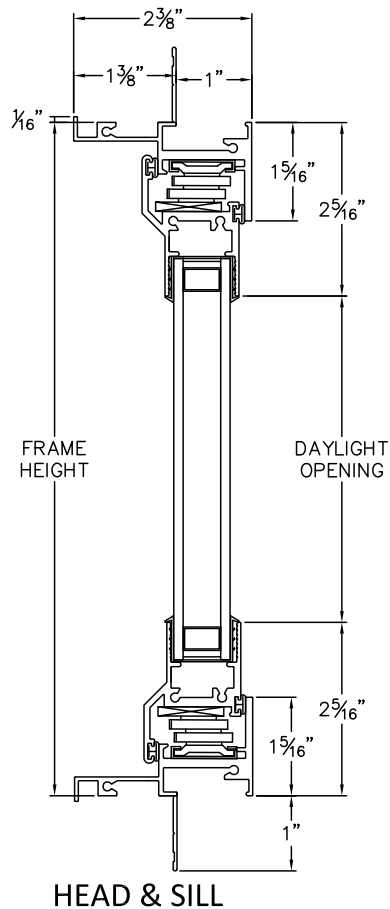
Casement Window

1-3/8" Setback - Push Open

CAD File Scale	View	File Name	Units
NTS	Horizontal & Vertical	Aluminum_910S_FC_1.375_push-open	Inch

More Technical Documents can be found at milgard.com/professionals
Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

FULL CASEMENT - PUSH OPEN SERIES 910S

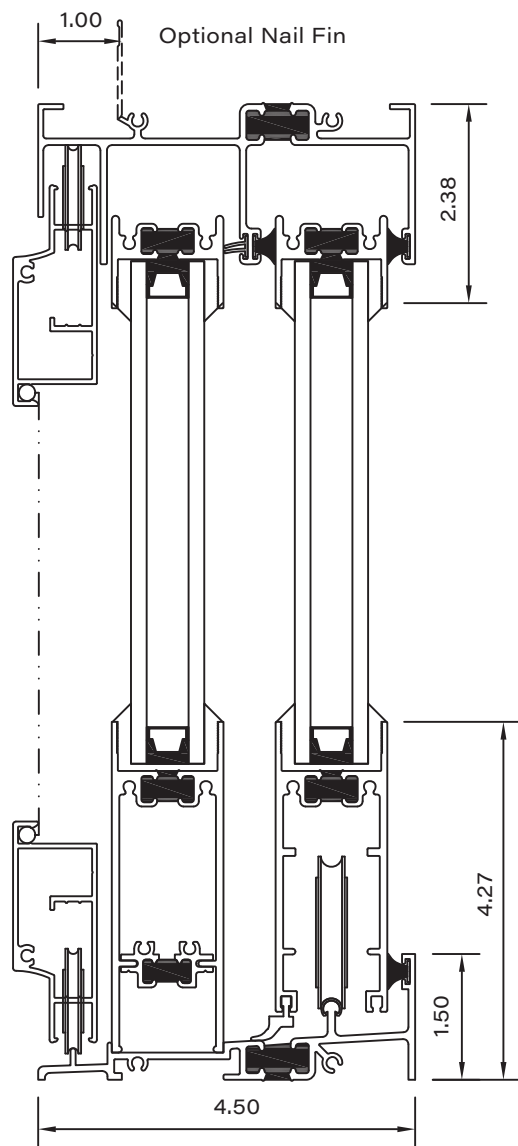


Revit, SketchUp, .PDF and .DWG files can be accessed at milgard.com/professionals or clicking here:

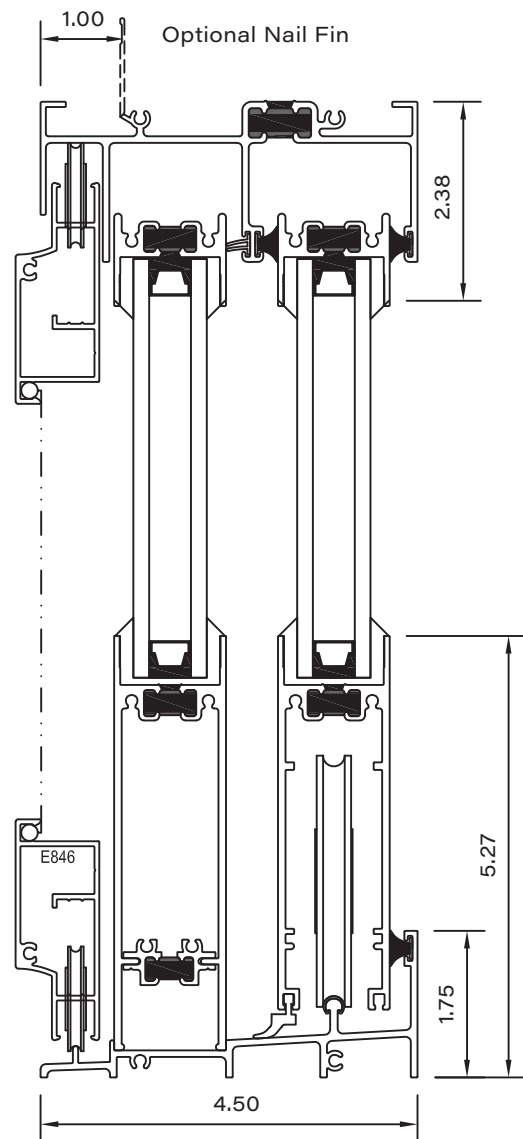
[Standard Aluminum Architectural Library](#)

[Go back to Quick Links](#)

Series 600 Sliding Glass Door

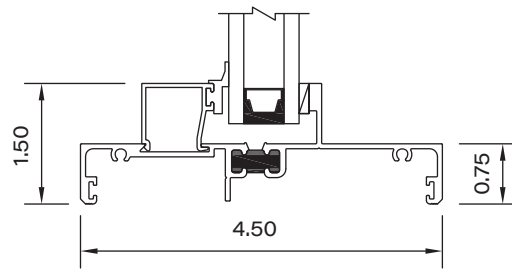


vertical section with 1.81"
diameter rollers and 1.50" threshold

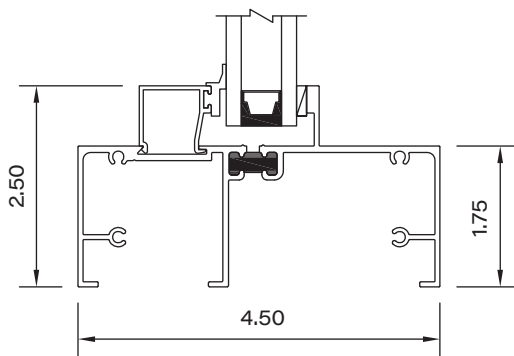


vertical section with 3.00"
diameter rollers and 1.75" threshold

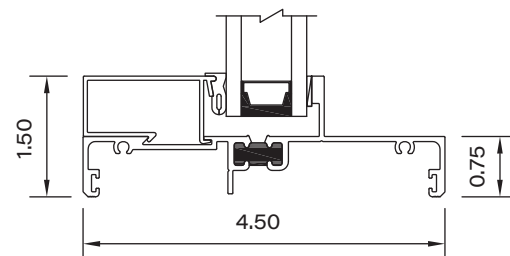
Series 600 Window Wall



standard sill



highbase sill



standard sill with flush stop