

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-190
ADDRESS: 1910 E HOUSTON ST
430 N MONUMENTAL
129 FLORENCE ALLEY
LEGAL DESCRIPTION: NCB 1372 BLK 4 LOT 1&2
NCB 1372 BLK 4 LOT 3 & N 20 FT OF 4
NCB 1372 BLK 4 LOT E 75 OF S 20 OF 4, E 75 OF 5 OR 4B & 5B
ZONING: C-2, RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: L. Shannon O'Malley
OWNER: L. Shannon O'Malley
TYPE OF WORK: Construction of four, two story, single family residential structures
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

The applicant is requesting conceptual approval to construct four, two story, single-family residential structures on the vacant lots bounded by N Monumental, E Houston and Florence Alley. The lots included in this request are numbered 40, 41, 47 and 48.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

D. TREES

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

B. DRIVEWAYS

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

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

FINDINGS:

- a. The applicant is requesting conceptual approval to construct four, two story, single-family residential structures on the vacant lots bounded by N Monumental, E Houston and Florence Alley. The lots included in this request are numbered 40, 41, 47 and 48.
- b. **CONCEPTUAL APPROVAL** –Conceptual approval is the review of general design ideas and principles (such as

scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on April 10, 2018. At that meeting, commissioners the commissioners noted that fenestration patterns should be revised, that full height windows should be installed and that window locations should be studied. Commissioners noted that short windows should not be installed on the front façade.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has provided a site plan noting the proposed new construction in context with existing structures on the block. Per this document, the applicant has proposed setbacks that are greater than those of structures currently existing on E Houston, N Monumental and Florence Alley. This is consistent with the Guidelines.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Lots 40 and 48 feature structures that front both E Houston, but feature secondary facades that address N Monumental and Florence Alley. The applicant has proposed entrances to address E Houston. Lots 41 and 47 only address N Monumental and Florence Alley and feature primary entrances that address each of these streets. Generally the proposed entrance orientation is consistent with the Guidelines.
- f. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In the immediate vicinity there are commercial structures featuring varying massing and footprints and single story residential structures. The proposed new construction is to feature two stories in height, footprints of approximately 1,000 square feet. The applicant has noted floor heights of 9' – 0". Staff finds the proposed scale and mass to be appropriate.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately 1 (one) foot. The applicant should ensure that a foundation height that is consistent with the Guidelines included.
- h. **ROOF FORM** – The applicant has proposed for each structure to feature gabled roofs and/or hipped roofs. Both of the propose roof forms are found historically within the district and are consistent with the Guidelines.
- i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window and door openings that generally are consistent in proportion to those found historically in the district. The proposed front facades feature only full height windows with the exception of the structure proposed on lot 48, which features fixed windows of a small proportion. Staff finds that these windows, if remaining at this proportion should feature sashes. Additionally, staff finds that windows that currently do not feature sashes should feature sashes that are equal in height. Interior elevations should feature fenestration adjacent to front facades comparable to that found on historic structures in the district.
- j. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed new construction that features a building to lot ratio that is higher than that recommended by the Guidelines; however, this pattern is found historically in the immediate vicinity, specifically on N Monumental. Staff finds the proposed lot coverage to be appropriate.
- k. **MATERIALS** – The applicant has noted materials that include either wood or composite siding and shingle or standing seam metal roofs. Staff finds the proposed materials to be appropriate with the Guidelines for New Construction. Siding should feature an exposure of four inches and a smooth finish. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a ridge cap is to be used, it shall be presented to staff at the time of final approval and should be minimal in profile with a height of less than two inches.
- l. **WINDOW MATERIALS** – At this time, the applicant has not noted window materials. Staff recommends the installation of wood or aluminum clad wood windows. 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.

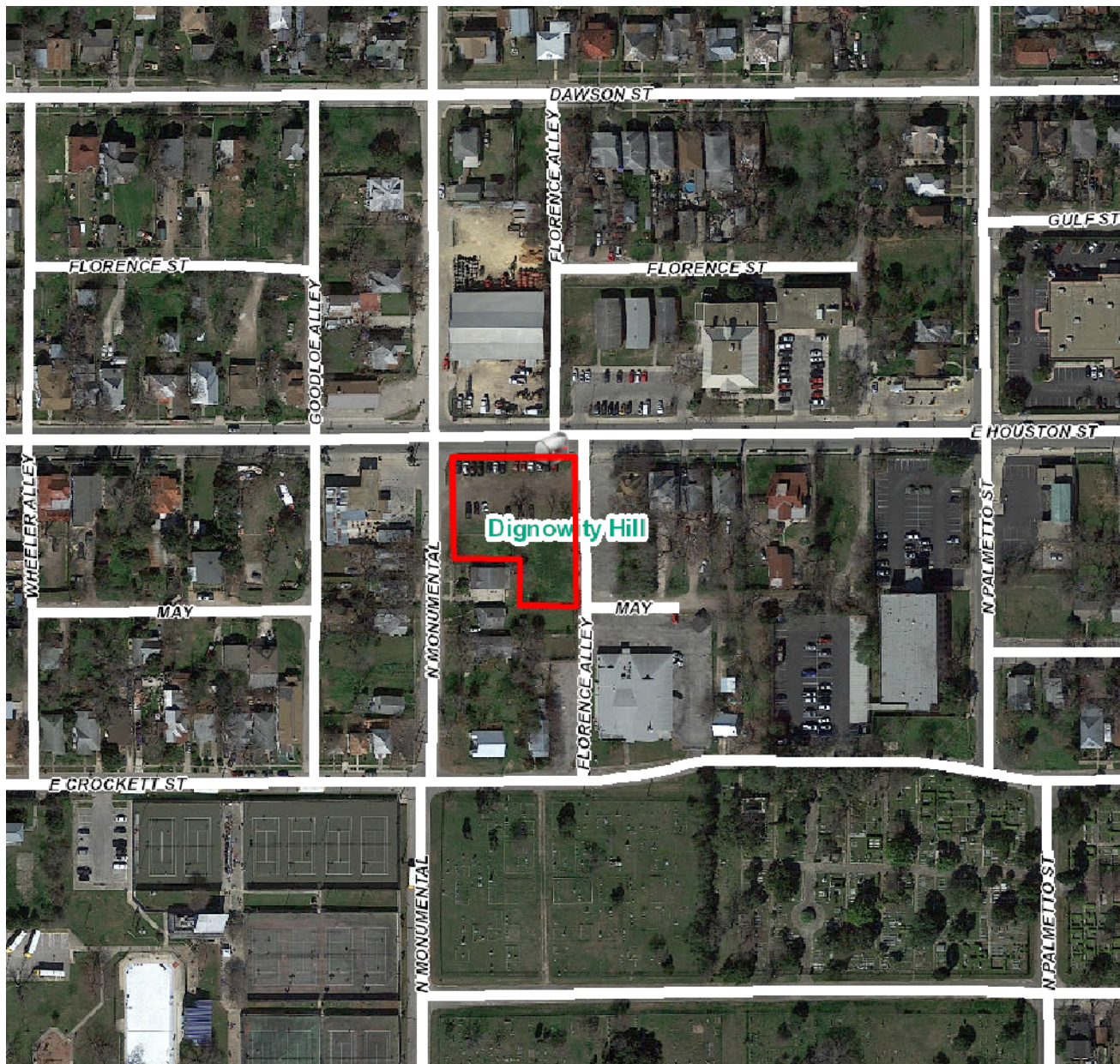
- m. **PORCH DESIGN** – The applicant has proposed for the proposed structures that front E Houston to have wrap around porches to address both street fronts. Staff finds this to be appropriate. Additionally, staff finds the proposed porch massing of each structure generally appropriate. Each porch features recessed massing and a porch structure that is integrated into the overall massing of the structure. Columns should feature a dimension of at least six inches square and should feature capital and base trim. Column details are to be submitted at the time of final approval to be reviewed by staff and the HDRC.
- n. **ARCHITECTURAL DETAILS** – Generally, the proposed architectural details are in keeping with the Guidelines and architectural elements found historically in the district. Staff finds that all gable returns on roofs should be eliminated, all windows should feature sashes and that additional fenestration should be added on facades that currently feature blank walls.
- o. **ARCHITECTURAL DETAILS**– The proposed new construction on lot 48 should feature a transom window above the proposed front door, sash windows and windows or doors at the terminus of the proposed wrap around porch. The proposed new construction on lot 47 should feature a smaller window adjacent to the front door, or a centered door with side lites and a transom window. All transom windows should feature divided lites.
- p. **COVERED PARKING** – At the rear of the proposed new construction, the applicant has proposed covered parking consisting of simple shed roofs. Staff finds the proposed location and massing of the proposed covered parking to be appropriate. The proposed new construction on lots 48 and 40, which front E Houston feature covered parking in the form of a porte-cochere.

RECOMMENDATION:

Staff recommends conceptual approval of the proposed new construction on lots 40, 41, 47 and 48 with the following stipulations:

- i. That the applicant ensure that foundation heights are consistent with the Guidelines and within one foot of those found historically in the vicinity of the proposed new construction as noted in finding g.
- ii. That proposed fixed windows feature sashes and that additional fenestration be added to facades that are currently void of fenestration.
- iii. That all composite siding feature an exposure of four inches and a smooth finish. Standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. If a ridge cap is to be used, it shall be presented to staff at the time of final approval and should be minimal in profile with a height of less than two inches.
- iv. That wood or aluminum clad wood windows be installed. has not noted window materials. Staff recommends the installation of wood or aluminum clad wood windows. 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.
- v. That column details be submitted to staff when returning for final approval as noted in finding m.
- vi. That gable returns/soffit boxes be eliminated as noted in finding n.
- vii. That the proposed new construction on lot 48 feature a transom window above the proposed front door and a window or door on both levels one and two where the wraparound porch terminates. The proposed new construction on lot 47 should feature a smaller window adjacent to the front door, or a centered door with side lites and a transom window. All transom windows should feature divided lites.

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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Florence St

Sanchez 5 Hardware

Pickett Academy

Goodloe Alley

N Monumental St

Florence Alley

Smitty's Club
& Sports Bar

E Houston St

E Houston St

E Houston St

Goodloe Alley

N Monumental St

Florence Alley

Monumental

Mt Gilead Baptist Church

OHP - Design Review Site Notes:

- 1. Lots 40 - 43 will address from Monumental Street with vehicle parking at rear of residence though the access road
- 2. Lots 44 - 48 will address from Florence Alley with vehicle parking at rear of residence through the access road.
- 3. Lots 40 & 48 will be a two story residence with a wrap around porch to Houston street with continued architectural elements that are in accordance with OHP design guidelines.
- 4. We acknowledge the importance of the Houston Street Fenestration. So in conjunction with OHP recommendations these two housed will have exterior design elements that better acknowledge Houston Street.
- 5. Lot 44 will be a 2 story residence with vehicle access from Florence Alley. parking will be at rear of property with side access.

OHP Staff Recommendation Response:

1. Building Entrance Orientation

All approved lots will follow all setbacks and orientations of historical guidelines and that of IDZ zoning

Lots 41 - 43

Front Door will face East on N. Monumental S. with vehicle parking at rear through private drive.

Lots 44 - 47

Front Door face West on Florence Alley with vehicle parking at rear through private drive.

Lots 40 & 48

Will face there respective side streets to match the fenestration of adjoined lots.

A corner element that addresses both Houston Street and adjoining side streets will be implemented and illustrated at time of individual architectural review for each respective lot.

2. Building Massing and Form

a. Scale and Mass

First floor plate height will be 9'-0" with an 18" sub-floor system and a 9'-0" second floor plate height.

b. Roof Form

Roof slope will vary from 3:12 to 8:12 dependent the individual details of the house which will consist of both Gables and Hip roof elements.

c. Relationship to solids and voids

Windows and doors will be of similar size and shape of as typical with nearby historic facades. They will not vary more than 25% in size.

3. Materials and Textures

a. All exterior material will consist of either wood or cementitious siding.

Oriented horizontal and Vertical consistent with nearby historic facades

b. All roof materials will be composition shingle roof or standing seam

metal roof of as typical with nearby residences

4. Architectural Details

a. The final individual designs of the structures will follow and implement the details of the nearby historic facades in keeping with the architectural guidelines.

5. Garages and Outbuildings

a. NO garages are being proposed as part of this review. Each lot will have a detached car port with rear access from the private drive. No access or view of the carport will be at front of elevation.

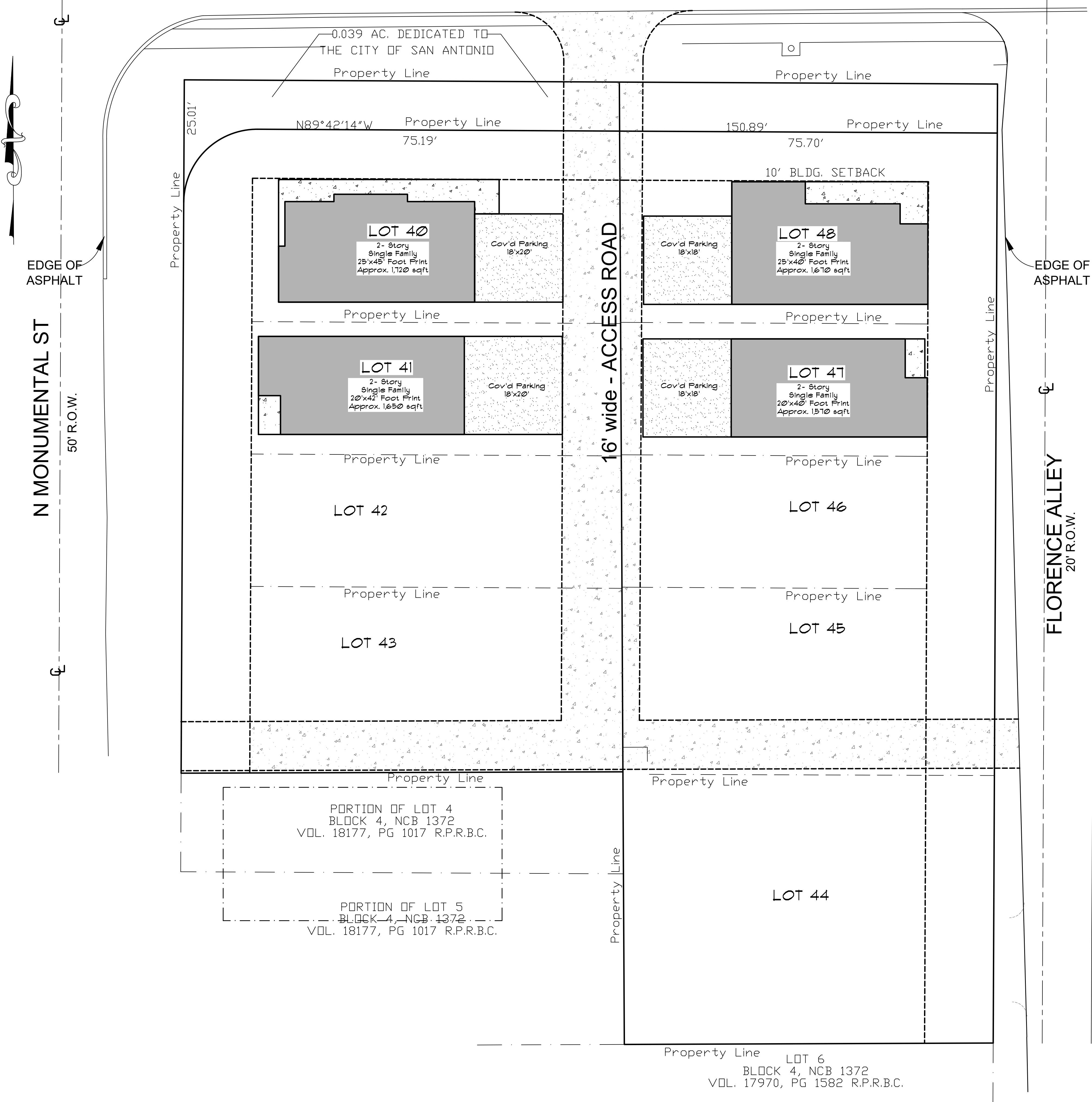
6. Mechanical Equipment and Roof Appurtenances

a. Final location of meters and hvac condenser units TBD at time of individual residential permit

b. Each lot's mechanical equipment will be screened from view at the public right of way.

7. Designing for Energy Efficiency

a. all final permitted lots will follow COSA energy code.



SITE PLAN

Scale : 3/32" = 1'

Contractor Notes:
Working drawings shall not be scaled. Before proceeding with any work or ordering materials, the contractor and/or subcontractor shall verify all notes and measurements.
Contractor shall report any discrepancies in or omissions from the working drawings.
Details and drawings are builders' type and the designer of this set of plans hereby notifies both the owner and contractor that he, the "designer" relieves himself of liabilities to said working drawings.
It is the responsibility of the general contractor to insure that the construction of this project meets all local structural codes.

HOUSTON STREET DEVELOPMENT

SCHEMATIC PROPOSAL

LOTS - 40-48

SAN ANTONIO, TEXAS

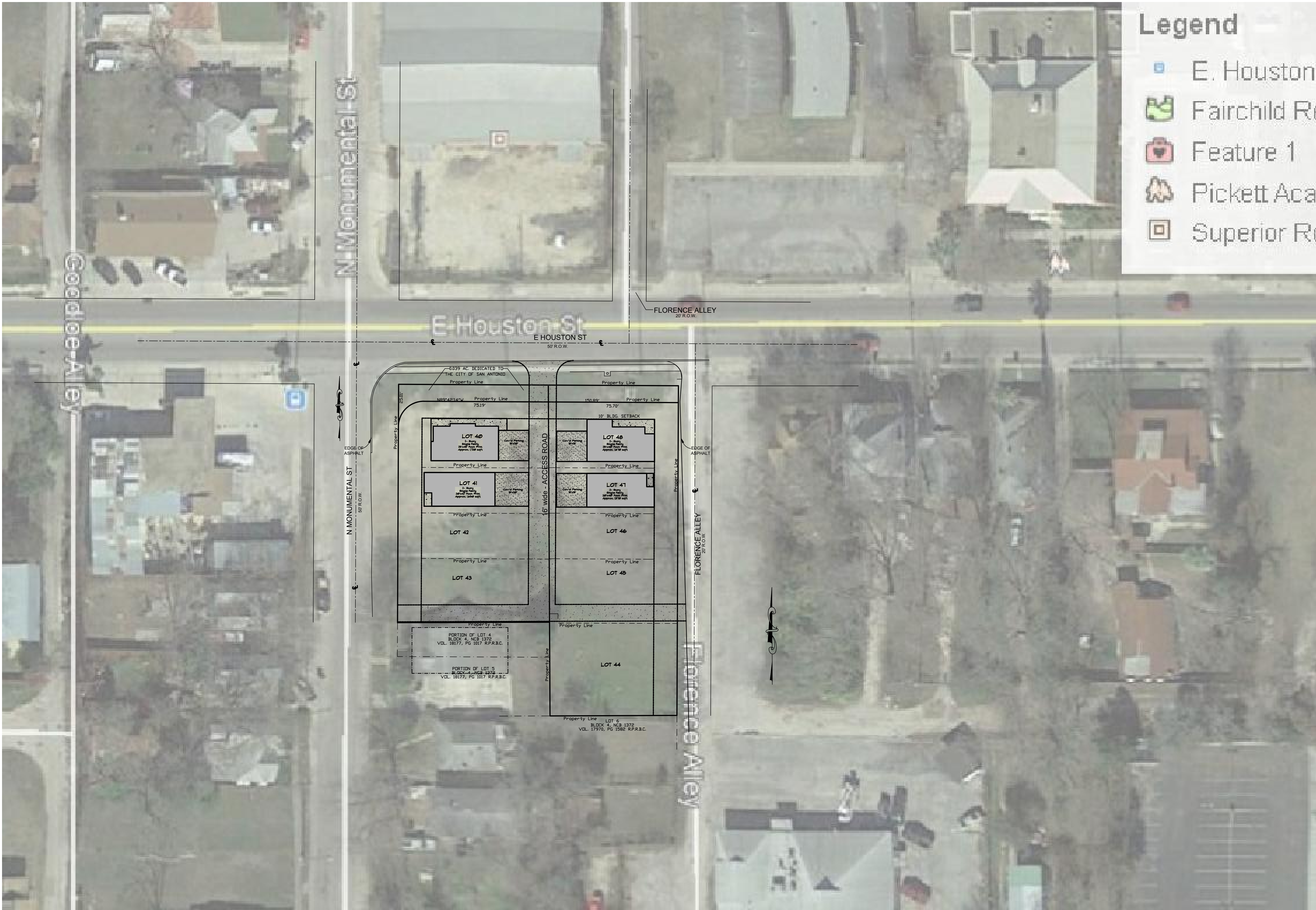
Issue Date:
2/5/2018

Revisions:

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1

Sheet Number:



AERIAL SITE PLAN

Scale : 3/32" = 1'

Revisions:

Issue Date:	2/5/2018

HOUSTON STREET DEVELOPMENT
SCHEMATIC PROPOSAL

LOTS - 40-48
SAN ANTONIO, TEXAS

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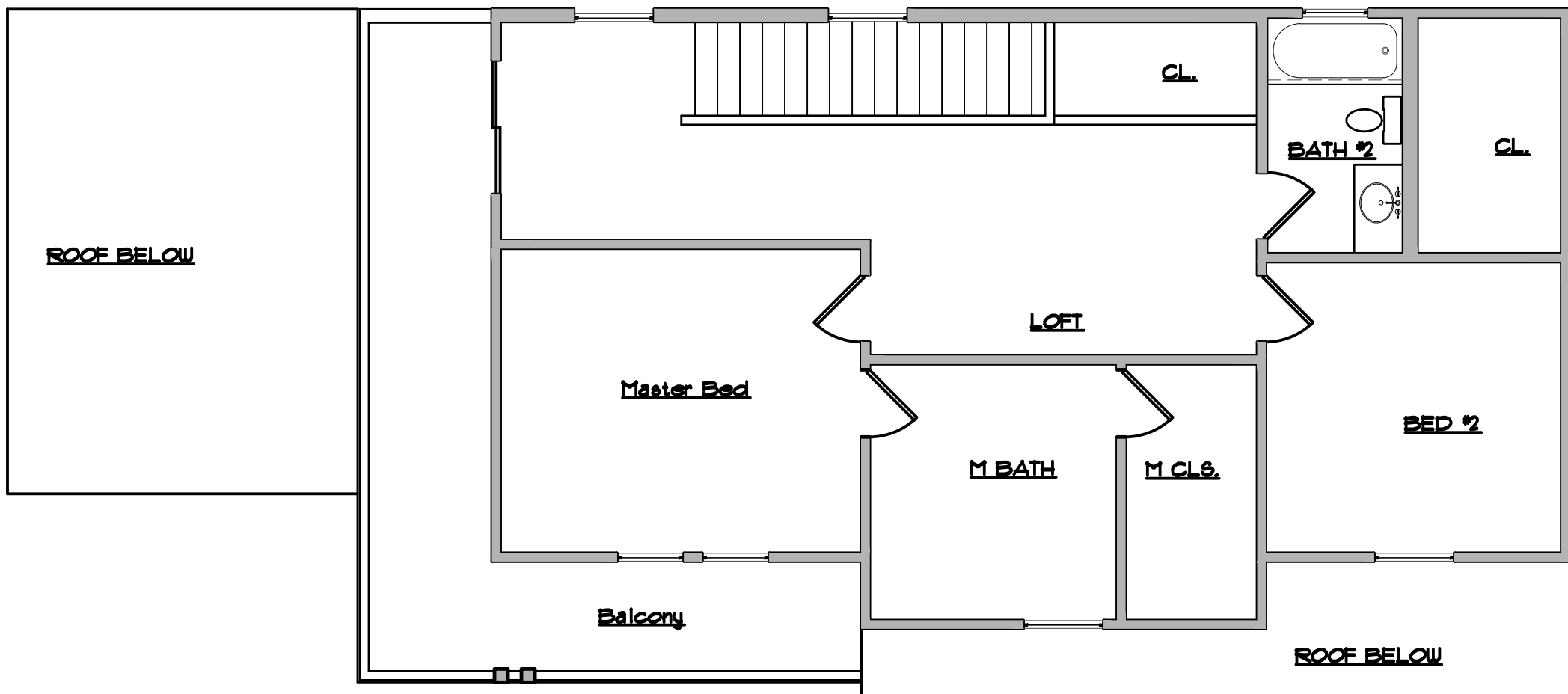


Lot - 40

AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	888 S.F.
2nd Floor Living SQFT	837 S.F.
TOTAL Living SQFT	1,725 S.F.
TOTAL SLAB	1000 S.F.



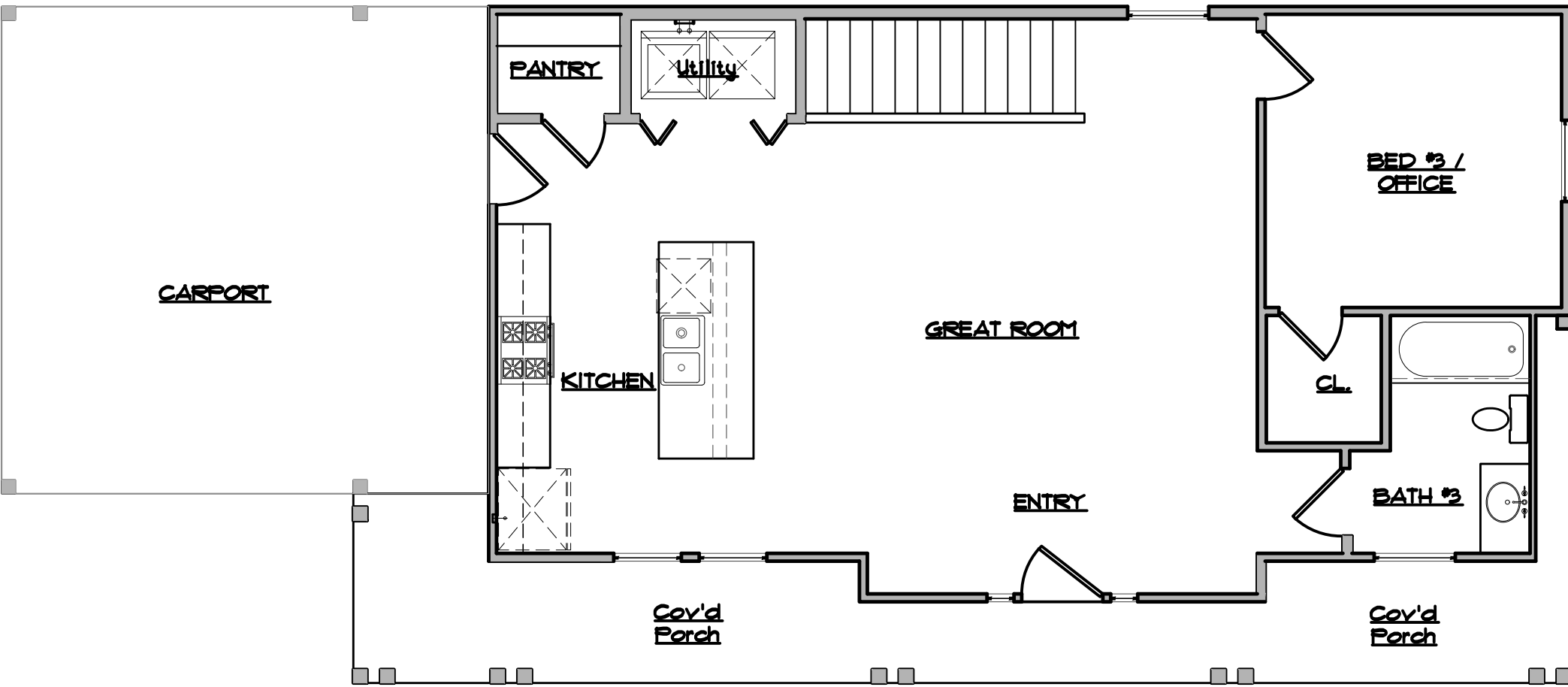
FRONT Elevation - NORTH



2nd Floor PLAN



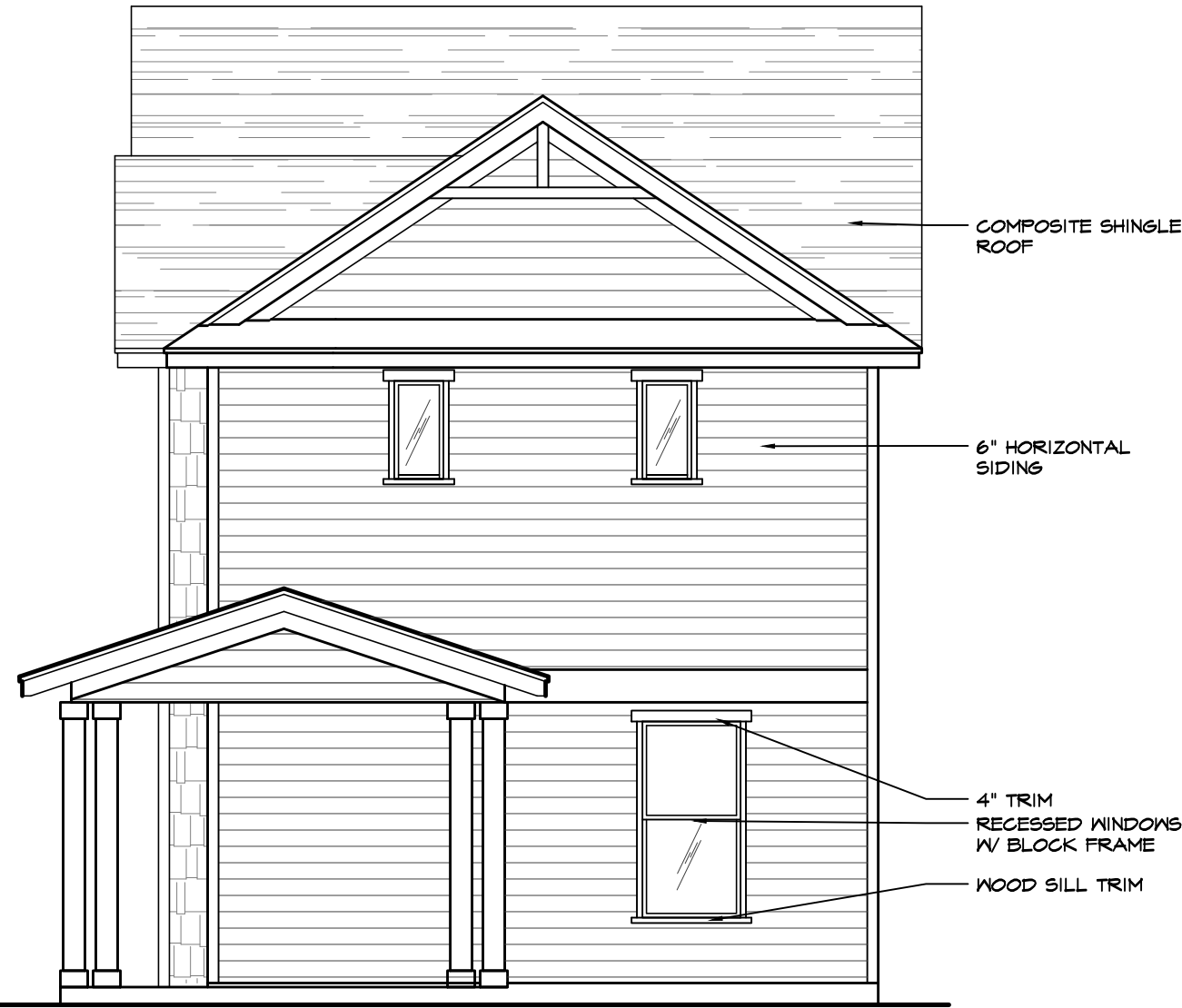
REAR Elevation - SOUTH



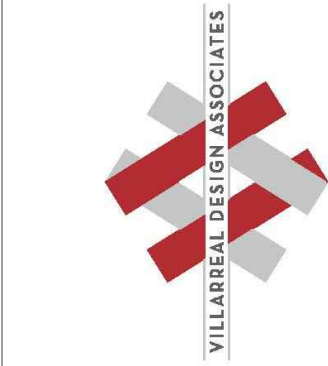
1st Floor Plan



SIDE Elevation - EAST



SIDE Elevation - WEST



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HOUSTON STREET DEVELOPMENT
SCHEMATIC PROPOSAL

LOTS - 40-48
SAN ANTONIO, TEXAS

Revisions:

Issue Date:
2/5/2018

Sheet Number:

Lot - 48

AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	864 S.F.
2nd Floor Living SQFT	813 S.F.
TOTAL Living SQFT	1,677 S.F.
TOTAL SLAB	1000 S.F.



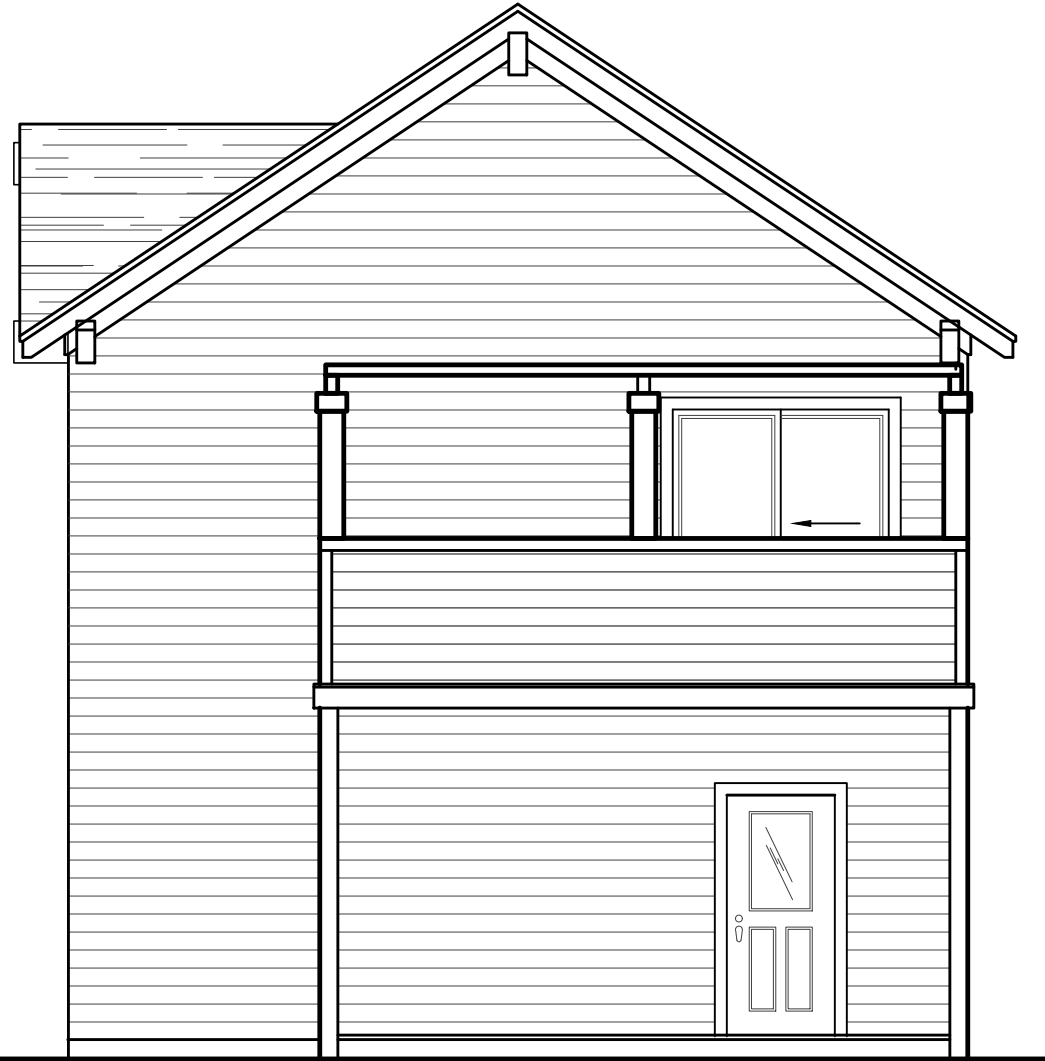
FRONT Elevation -NORTH



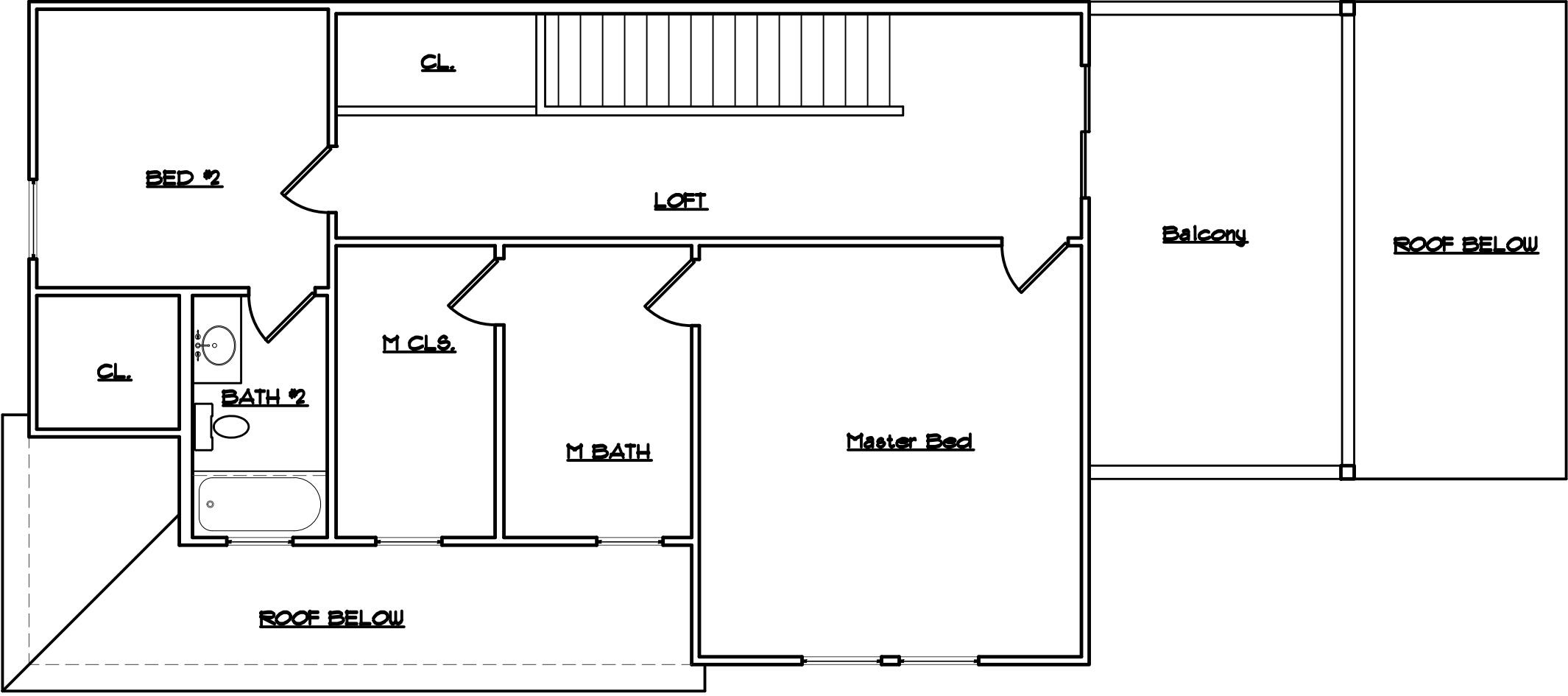
REAR Elevation - SOUTH



SIDE Elevation - EAST

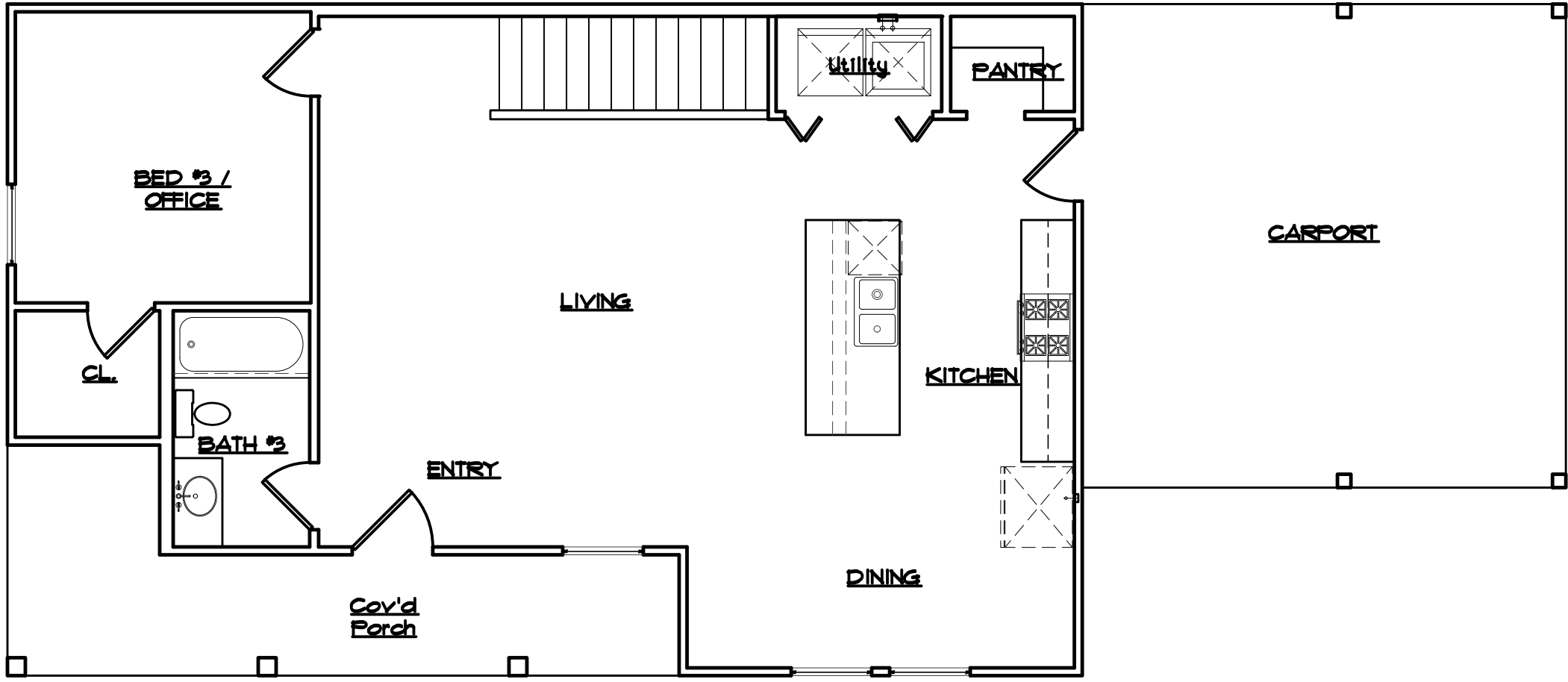


SIDE Elevation - WEST



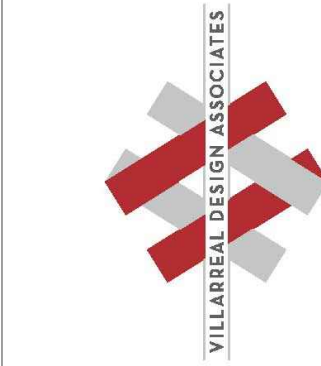
2nd Floor Plan

Scale = 3/16" = 1'



1st Floor Plan

Scale = 3/16" = 1'



Contractor Notes:
Working drawings shall not be scaled. Before proceeding with any work or ordering materials, the contractor and/or subcontractor shall verify all notes and measurements.
Contractor shall report any discrepancies in or omissions from the working drawings.
Details and drawings are builders' type and the designer of this set of plans hereby notifies both the owner and contractor that he, the "designer" relieves himself of liabilities to said working drawings.
It is the responsibility of the general contractor to insure that the construction of this project meets all local structural codes.

HOUSTON STREET DEVELOPMENT
SCHEMATIC PROPOSAL

LOTS - 40-48
SAN ANTONIO, TEXAS

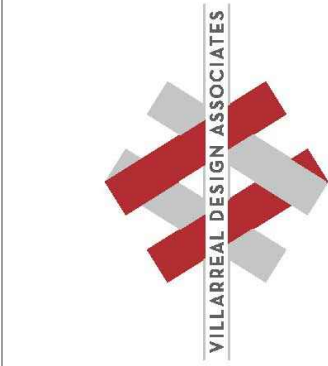
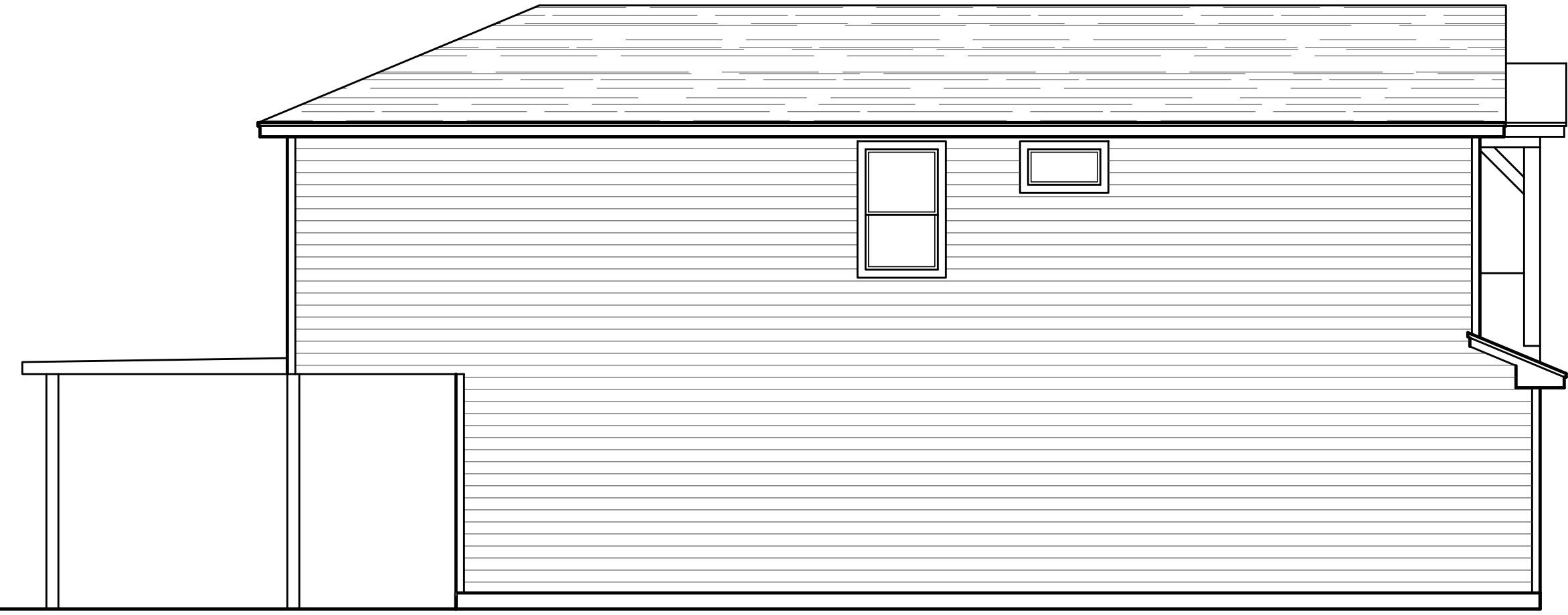
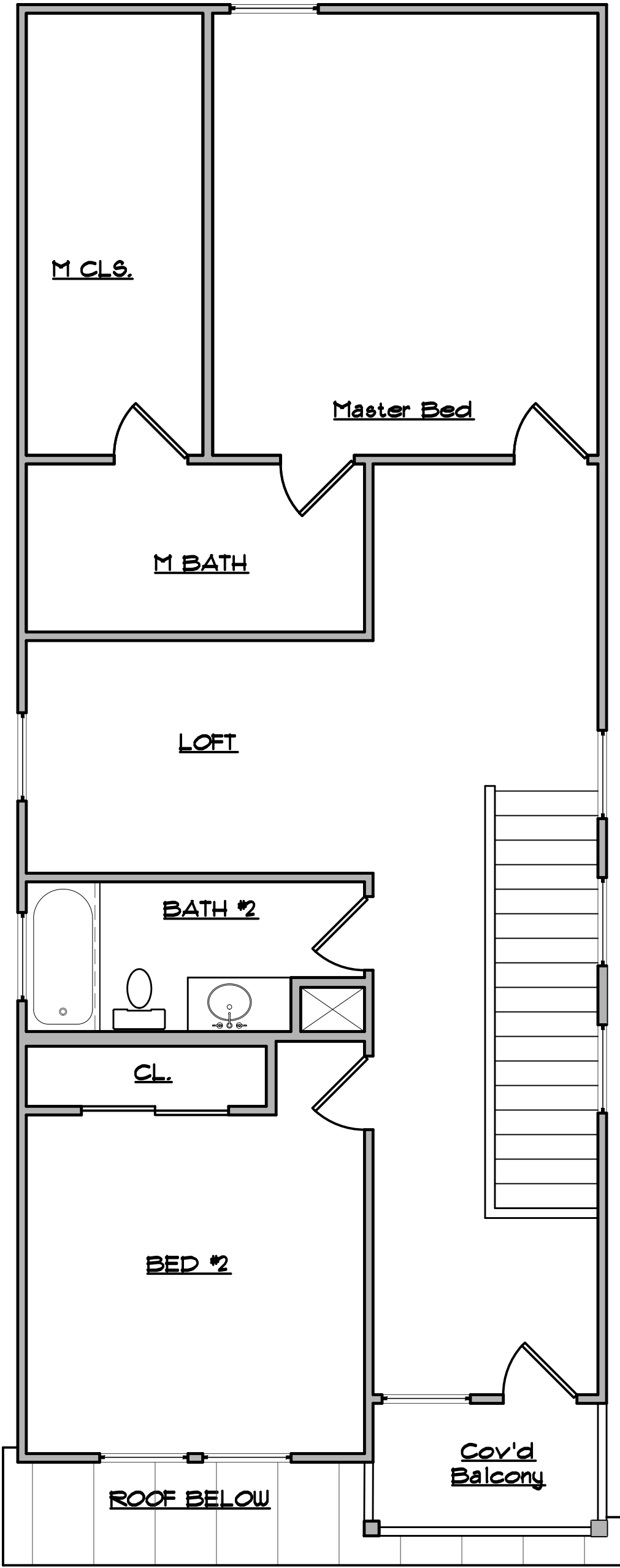
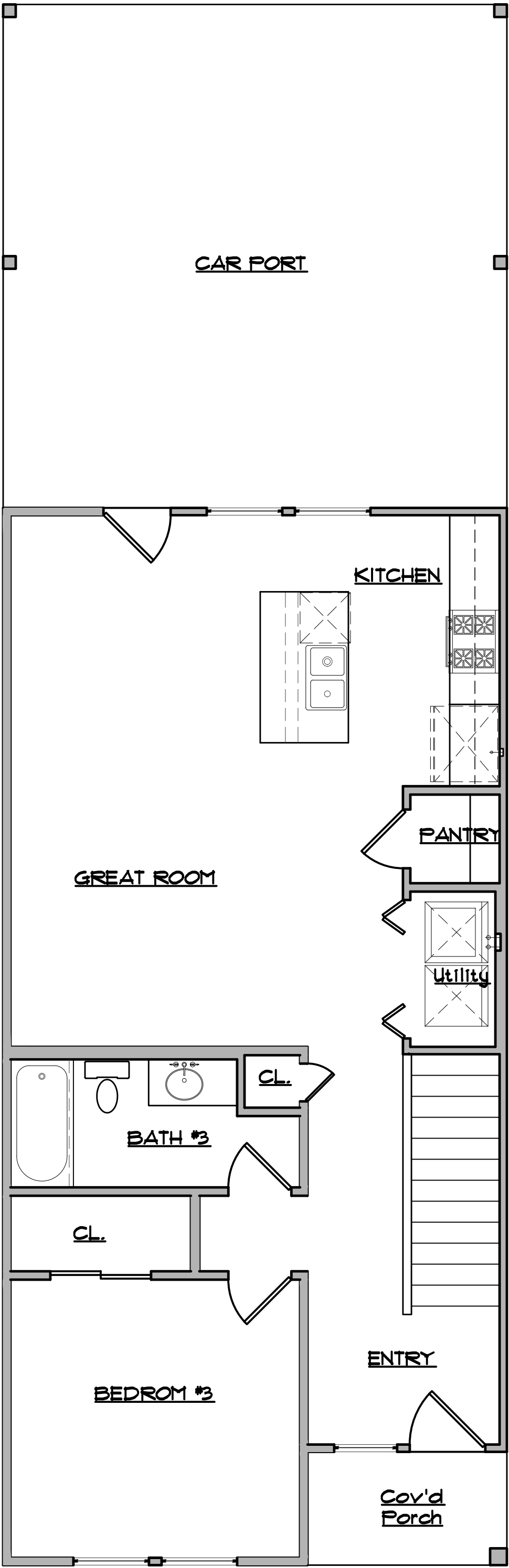
Revisions:

Issue Date:
2/5/2018

Sheet Number:

Lot - 41

AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	807 S.F.
2nd Floor Living SQFT	921 S.F.
TOTAL Living SQFT	1,728 S.F.
TOTAL SLAB	1,040 S.F.



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HOUSTON STREET DEVELOPMENT
SCHEMATIC PROPOSAL

LOTS - 40-48
SAN ANTONIO, TEXAS

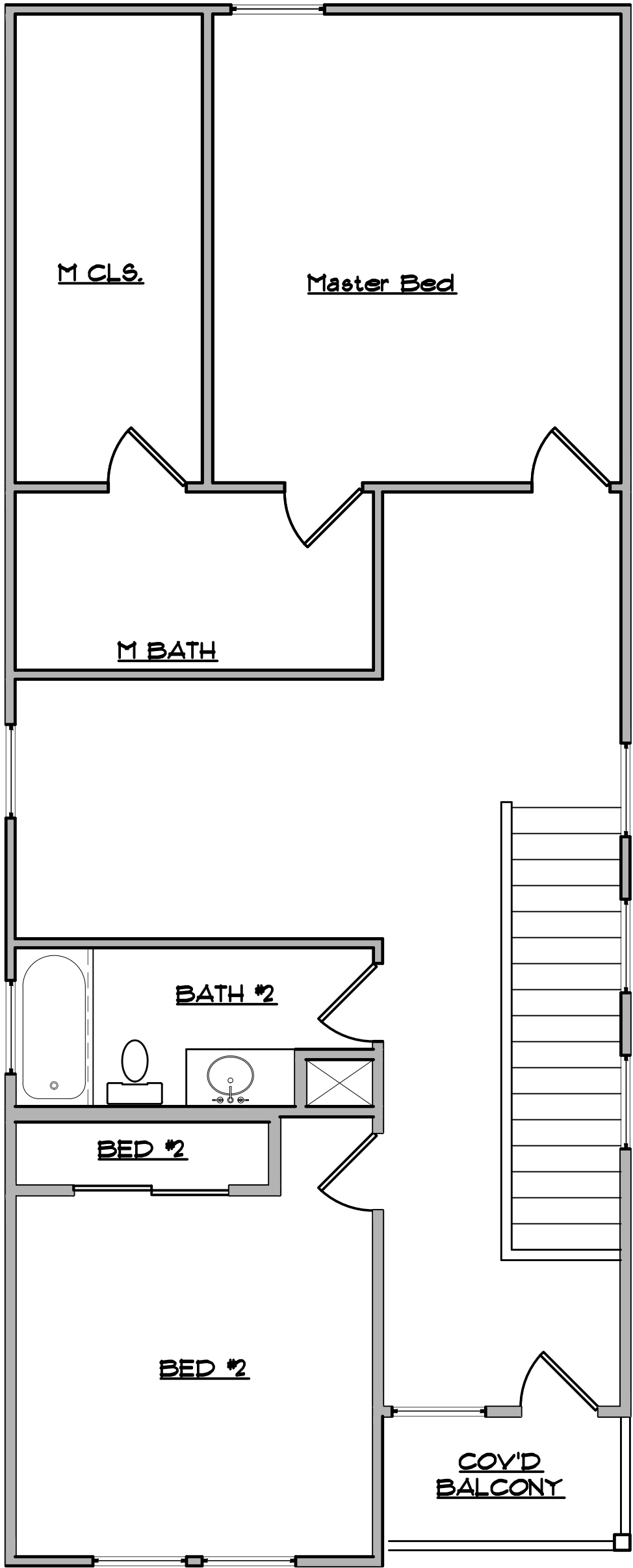
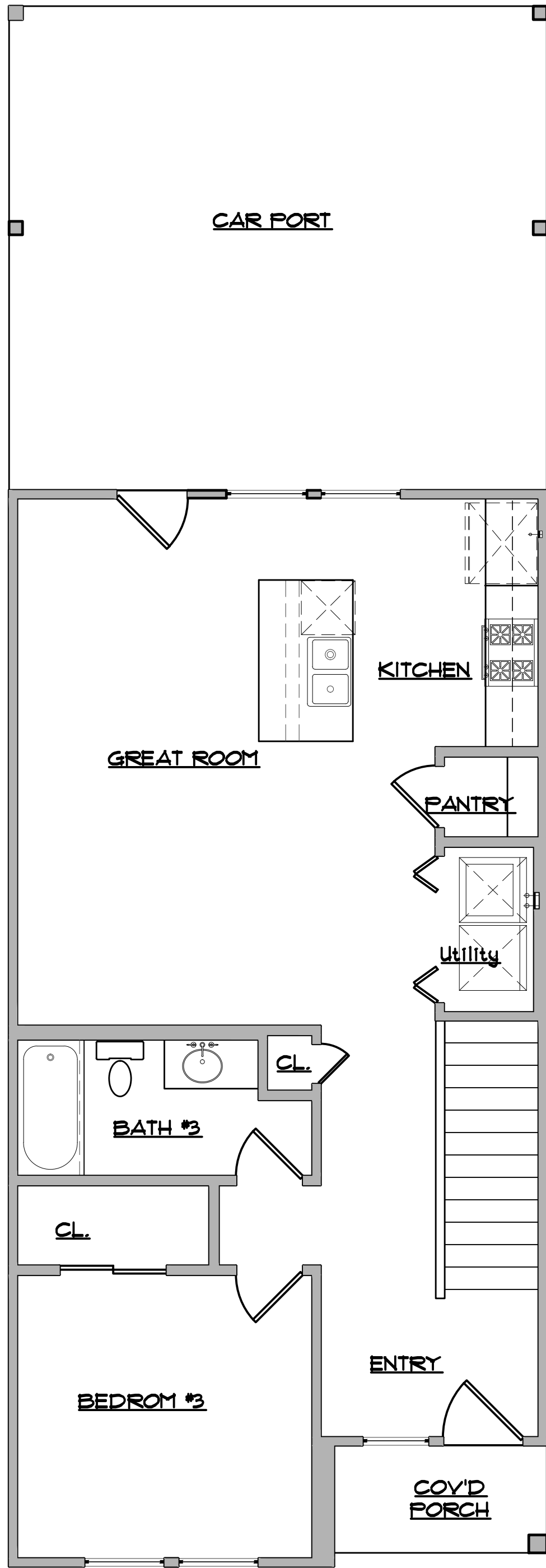
Issue Date:
2/5/2018

Revisions:

Sheet Number:

Lot - 47

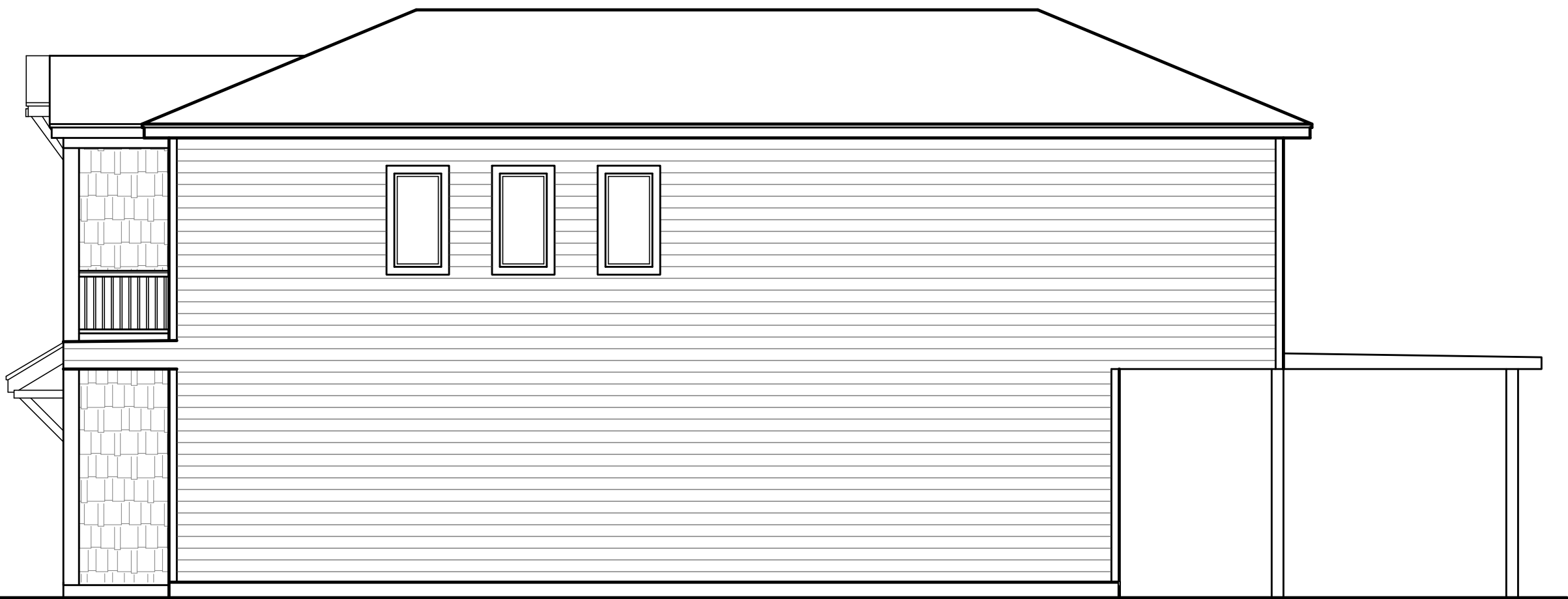
AREA TABULATIONS	
	TOTAL
1st Floor Living SQFT	807 S.F.
2nd Floor Living SQFT	962 S.F.
TOTAL Living SQFT	1,769 S.F.
TOTAL SLAB	1,040 S.F.



REAR Elevation - WEST



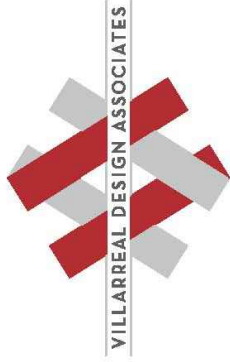
FRONT Elevation - EAST



SIDE Elevation - NORTH



SIDE Elevation - SOUTH



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HOUSTON STREET DEVELOPMENT
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1st Floor Plan

Scale = 3/16" = 1'

2nd Floor Plan

Scale = 3/16" = 1'