

HISTORIC AND DESIGN REVIEW COMMISSION

September 19, 2018

HDRC CASE NO: 2018-442
ADDRESS: 213 SWEET
LEGAL DESCRIPTION: NCB 2558 BLK E LOT 12
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
APPLICANT: Sylvia Trevino
OWNER: Cristela Canales
TYPE OF WORK: Construction of a rear addition, rehabilitation
APPLICATION RECEIVED: August 31, 2018
60-DAY REVIEW: October 30, 2018
REQUEST:

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

1. Rehabilitate the primary historic structure to include repair to siding, trim, windows, porch, roof structure and roofing material.
2. Construct a two story, rear addition to the historic structure.
3. Demolish an existing, rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The structure at 213 Sweet Street was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure features Folk Victorian architectural elements including a side gabled roof and a shallow hipped porch roof. The applicant has proposed to rehabilitate the existing, historic structure, construct a two story, rear addition and demolish an existing, contributing accessory structure in the rear yard.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval from the Historic and Design Review Commission on January 17, 2018, with the following stipulations:
 - i. That the fiber cement siding feature a smooth finish and a four inch profile and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish.
 - ii. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iii. That every attempt be made to preserve the historic accessory in place. If the HDRC approves its removal, then the materials should be salvaged and reused where possible.
- c. REAR ACCESSORY STRUCTURE – The lot at 213 Sweet features a rear accessory structure, which in its current location matches the location of an accessory structure found on the 1952 Sanborn Map. The applicant has

proposed to demolish this rear structure. The structure features materials that are historic to the district such as wood board and batten siding and an original standing seam metal roof. Staff finds the structure to be contributing to the site and does not recommend approval of its removal. If the Historic and Design Review Commission does find the removal of the rear accessory structure to be appropriate, staff finds that salvageable materials should be incorporated into the addition, whether on the interior or exterior.

- d. **REHABILITATION** – The applicant has noted rehabilitative scopes of work that include siding repair, trim repair, window repair, porch repair, roof structure repair and roofing material repair. Staff finds the repair of these elements in kind to be appropriate and consistent with the Guidelines. Structural repairs to the porch and roof should not result in an altered profile. New foundation skirting should feature a profile that matches the historic structure’s siding.
- e. **REAR ADDITION** – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Per the application documents, the applicant has proposed a width that is subordinate to that of the historic structure and insets on both sides. As noted in finding a, the rear addition is to feature two stories with an overall height that exceeds that of the historic structure by approximately five (5) feet.
- f. **ROOF FORM** – The applicant has proposed a hipped roof facing Sweet Street, complementary of that of the historic structure’s porch and a rear gabled roof facing the rear alley. Staff finds the overall proportion and form of both roof forms to be architecturally appropriate and consistent with the Guidelines 1.A.
- g. **TRANSITION** – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure. This is consistent with the Guidelines.
- h. **SCALE, MASS & FORM** – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint that when including the proposed covered patio, nearly doubles that of the primary historic structure. While the proposed footprint and height are not consistent with the Guidelines, staff finds that application documents provided by the applicant such as perspectives note that the proposed addition will not necessarily overwhelm the historic structure. The applicant has updated the proposed design to feature a clear separation between the roof structure of the primary historic structure and the massing of the proposed addition. Additionally, the applicant has provided a lot coverage study noting a proposed building to lot ration that is comparable with those found in the district. Staff finds this appropriate.
- i. **MATERIALS** – The applicant has proposed materials that include a standing seam metal roof, fiber cement lap siding, fiber cement shingle siding, fiberglass doors, and two over two windows of which a material has not been specified. The proposed siding should feature a smooth finish and a four inch profile. 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 galvalume finish.
- j. **WINDOW MATERIALS** – The applicant at this time has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- k. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitation of the primary historic structure, based on finding d.
2. Staff recommends approval of item #2, the construction of a rear addition based on findings e through j with the following stipulations:
 - i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color

selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- ii. That the fiber cement siding feature a smooth finish and a four inch profile and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish. An inspection of roofing materials is to be scheduled with OHP staff prior to installation to ensure that a ridge cap is not installed.
3. That every attempt be made to preserve the historic accessory in place. If the HDRC approves its removal, then the materials should be salvaged and reused where possible.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 11, 2018

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CITY of SAN ANTONIO
NOTICE of HEARING
HEARDING & PLANNING
REVIEW COMMISSION

ADDRESS:	213 SWEET
REQUEST:	Change of Use of Property
HEARING DATE:	September 19, 2018
HEARING TIME:	11:00 AM

ALL HEARINGS TAKE PLACE AT THE CITY OF SAN ANTONIO

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W. GUENTHER

MICHIGAN

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RISCHE

MICHIGAN

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S. FLORES

NATHAN

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356

FRASCH

DANIEL

MICHIGAN

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213

SWEET

MICHIGAN

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S.P. HOTEL

FARMERS HOTEL

UNION HOTEL

ARANSAS

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Scale of Feet.

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213 SWEET

CONTENTS	
PROJECT DESCRIPTION	2
PROJECT SITE	3
EXISTING SITE PHOTOS	4
SITE PLAN	5
PERSPECTIVE - LOOKING EAST	6
PERSPECTIVE - LOOKING WEST	7
MATERIALS	8
LOT COVERAGE - DENSITY COMPARISON	9
CONTEXT - EXISTING 2-STORY STRUCTURES	10

213 Sweet has been in our family for over three generations and we hope to maintain the home's character for many more generations to come. Some of our family members grew up together while some even married within the neighborhood. Our family continues to live and will remain in the neighborhood for many years to come. This restoration and its proposed addition have been in the planning process for years. 213 Sweet represents a home in which my mother lived in for years and it fundamentally represents a different way of living. I would like nothing more than to respect her legacy while at the same time adapting the property to a contemporary home for my growing family. We have meaningful history here and we hope to stay and thrive within the neighborhood we love and cherish.

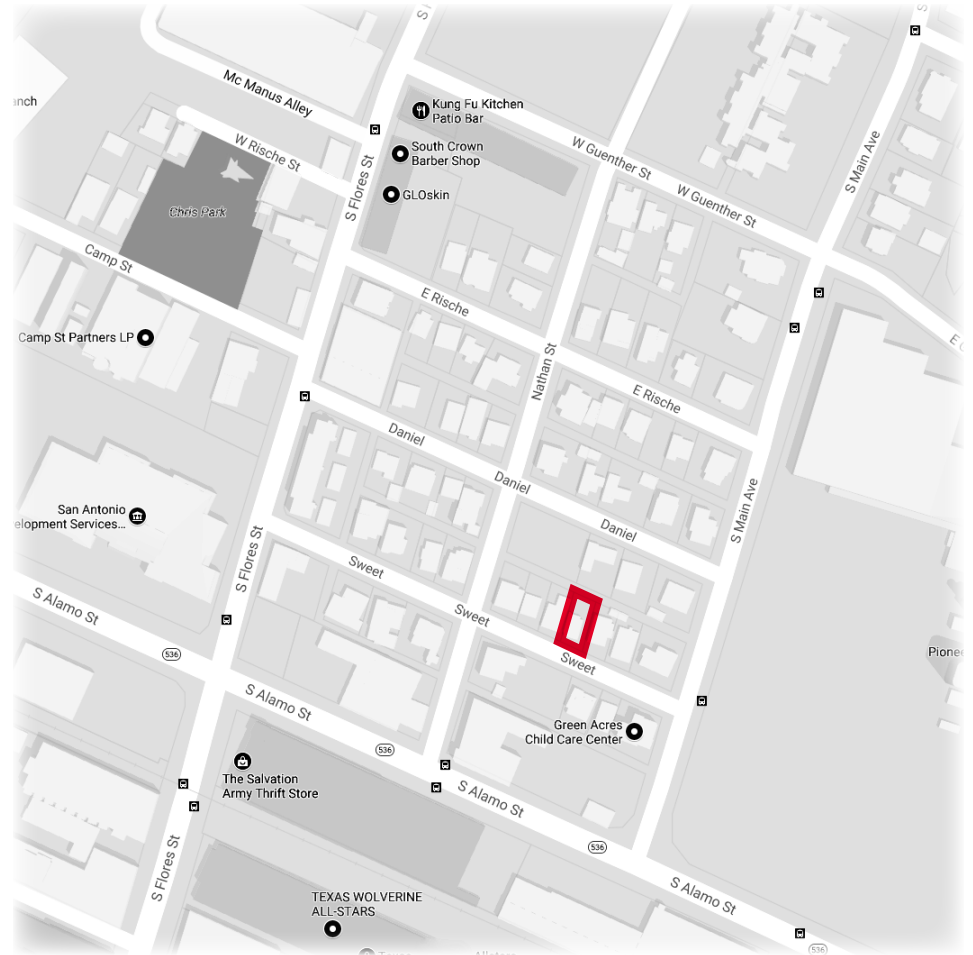
After careful review of the design guidelines for historic districts we believe we have achieved a design that is appropriate and aesthetically sensitive to the original house and the period in which it was originally constructed. That sensitivity has been applied to minimize the visual appearance of this addition to the existing streetscape of Sweet Street. It will borrow material elements from the original home with the use of lap siding, shingles, and a metal roof. The addition will differentiate itself from the original house with simpler detailing and a subdued color palette.

PROJECT DESCRIPTION

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

AUGUST 28, 2018



PROJECT SITE

213 SWEET
 NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 AUGUST 28, 2018



LOOKING NORTH



LOOKING SOUTH



LOOKING EAST



LOOKING WEST

EXISTING SITE PHOTOS

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
AUGUST 28, 2018



SITE PLAN

213 SWEET

NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS

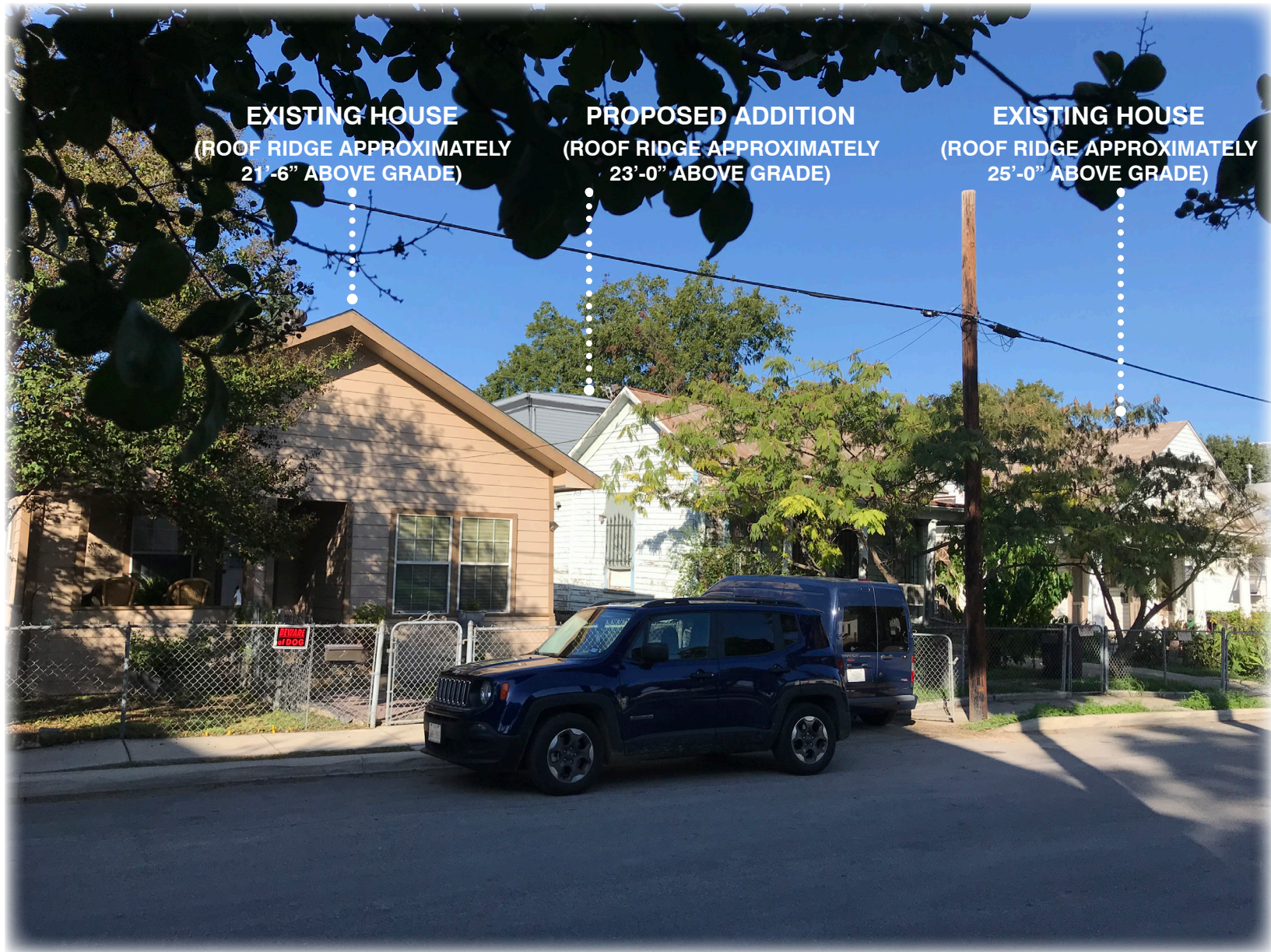
AUGUST 28, 2018



--- PROPERTY LINE

0 10' 20' 40'

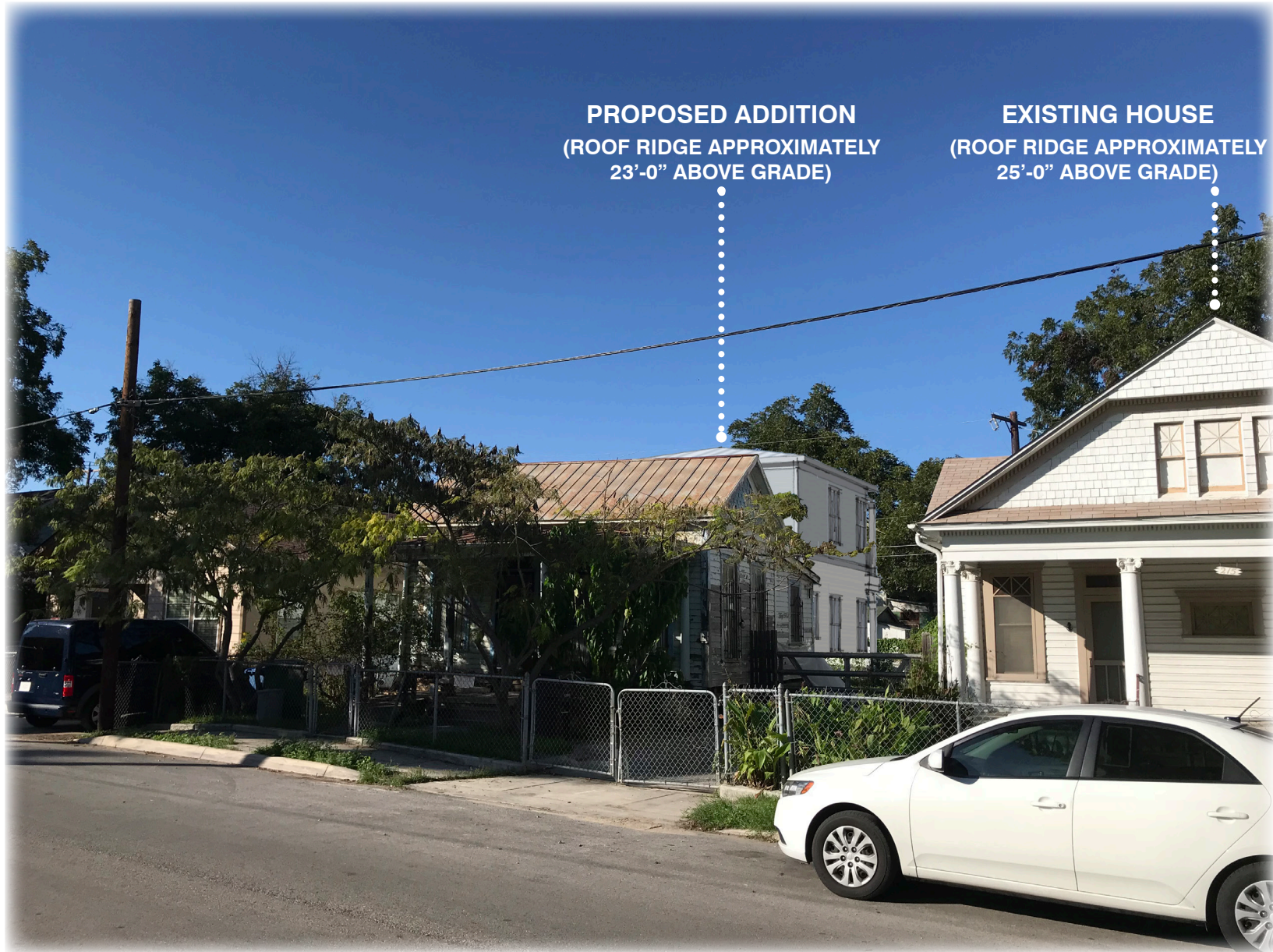
1" = 20'-0"



PERSPECTIVE - LOOKING EAST

NOTE: (ACTUAL COLOR NOT REPRESENTED)

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
AUGUST 28, 2018



PERSPECTIVE - LOOKING WEST

NOTE: (ACTUAL COLOR NOT REPRESENTED)

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
AUGUST 28, 2018



STANDING SEAM METAL ROOF
 COLOR: GALVALUM
 (PANELS - 18"-21" WIDE, SEAMS 1"-2" IN
 HEIGHT, CRIMPED RIDGE SEAM)



PELLA
 DESIGN SERIES WINDOWS
 COLOR: WHITE



PELLA
 FIBERGLASS DOORS
 COLOR: TO MATCH SW -
 2817 ROOKWOOD AMBER



FIBER CEMENT LAP SIDING SMOOTH -
 4" REVEAL
 (ACTUAL COLOR NOT REPRESENTED)

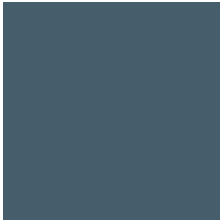
MATERIALS

213 SWEET
 NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 AUGUST 28, 2018

EXTERIOR PAINT COLORS



SW 7008 - ALABASTER
 (FIELD COLOR)



SW 0048 - BUNGLEHOUSE BLUE
 (TRIM/ACCENT COLOR)



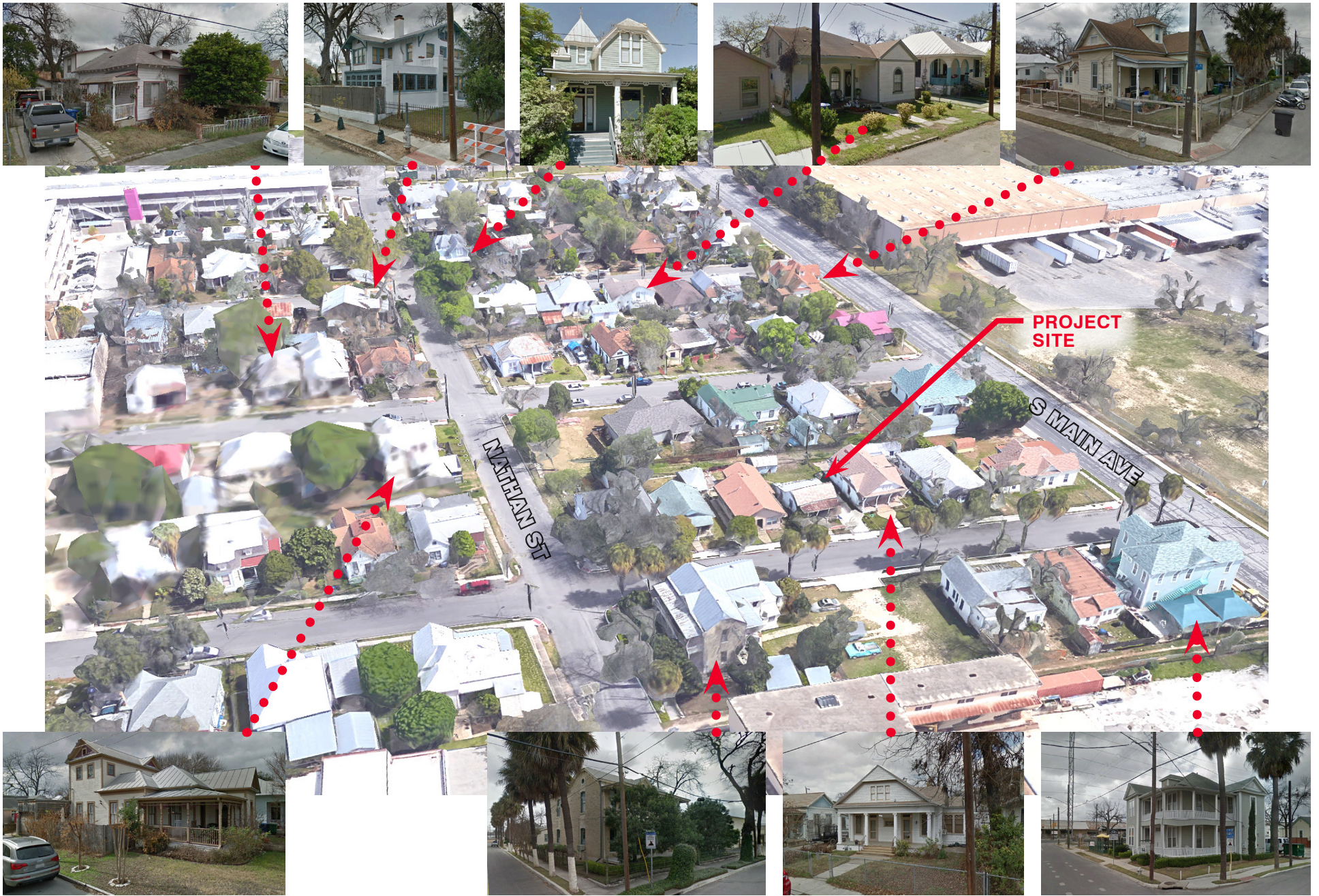
SW 2817 - ROOKWOOD AMBER
 (EXTERIOR DOOR COLOR)



LOT COVERAGE - DENSITY COMPARISON

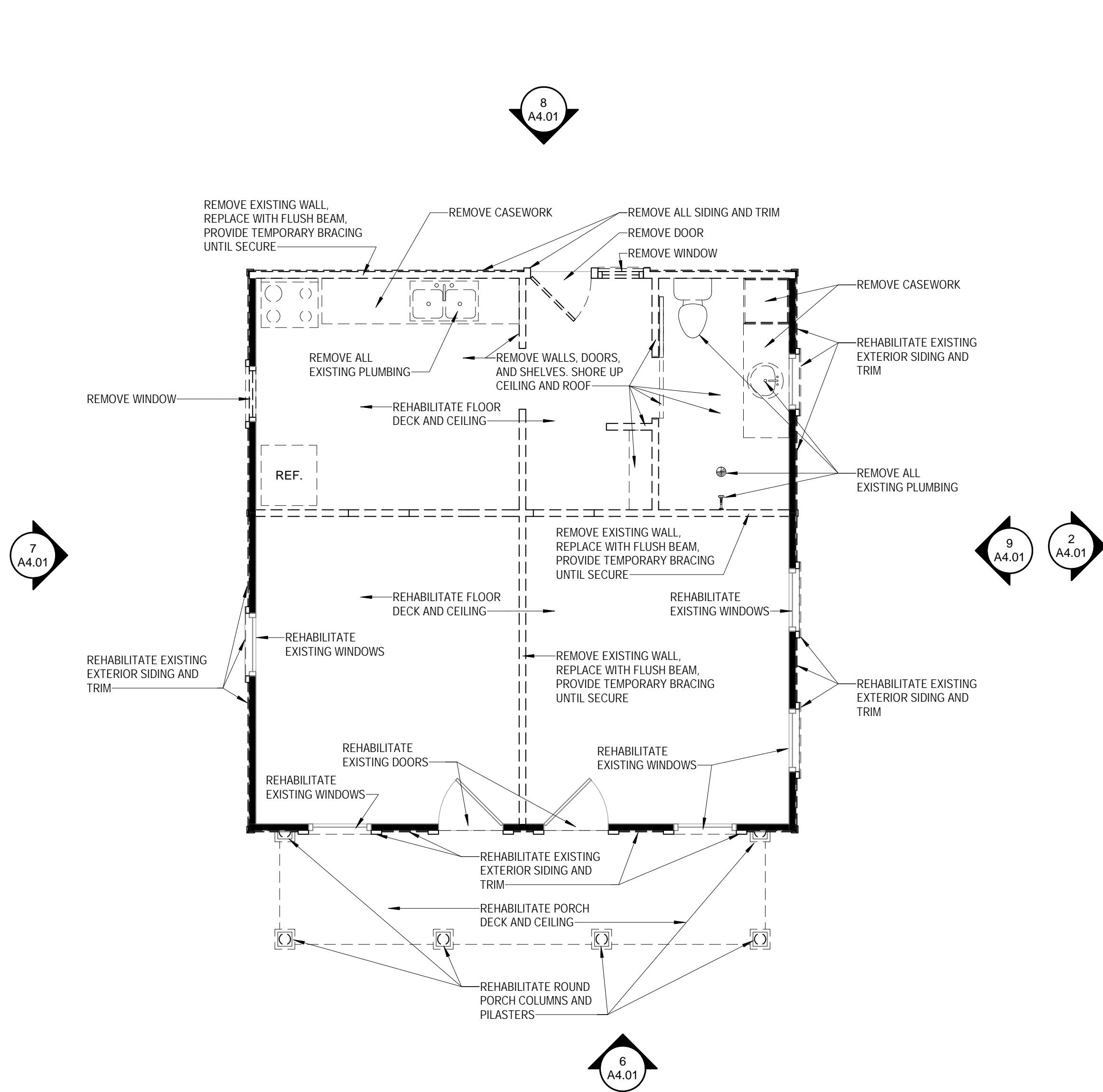
--- PROPERTY LINES
NOT TO SCALE

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
AUGUST 28, 2018

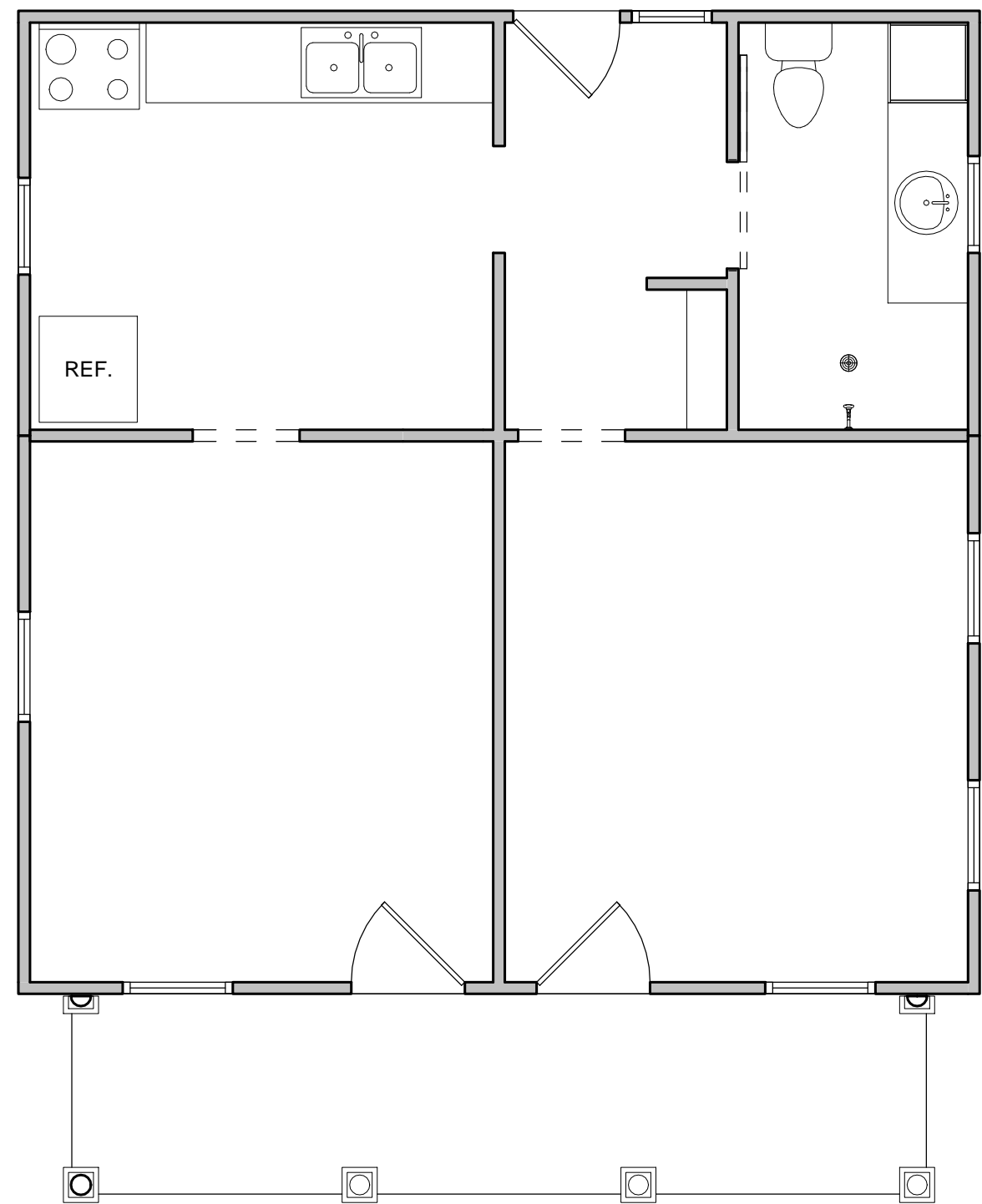


CONTEXT - EXISTING 2-STORY STRUCTURES

213 SWEET
NATHAN HISTORIC DISTRICT, SAN ANTONIO, TEXAS
AUGUST 28, 2018



2 FLOOR PLAN - DEMOLITION
1/4" = 1'-0"



1 FLOOR PLAN - EXISTING
1/4" = 1'-0"

AREAS - EXISTING	
EXISTING - LIVING AREA - CONDITIONED	589 SF
	589 SF
EXISTING - COVERED PORCH	105 SF
	105 SF
Grand total	694 SF

WALL TYPE	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	MASONRY TO MATCH EXISTING
	UNRATED PARTITION WALL
	1-HOUR RATED PARTITION ASSEMBLY TYPE UL U340
	EXTENT OF THERMAL ENVELOPE

DEMO. KEYNOTES	
KEY VALUE	KEYNOTE TEXT

8446 Winged Foot Dr.
Frisco, TX 75034
P: 972.261.1180
Kovach@7248.net



SEAL 2018-xx-xx

NUM:	DATE:	ISSUE DESCRIPTION:

213 SWEET STREET

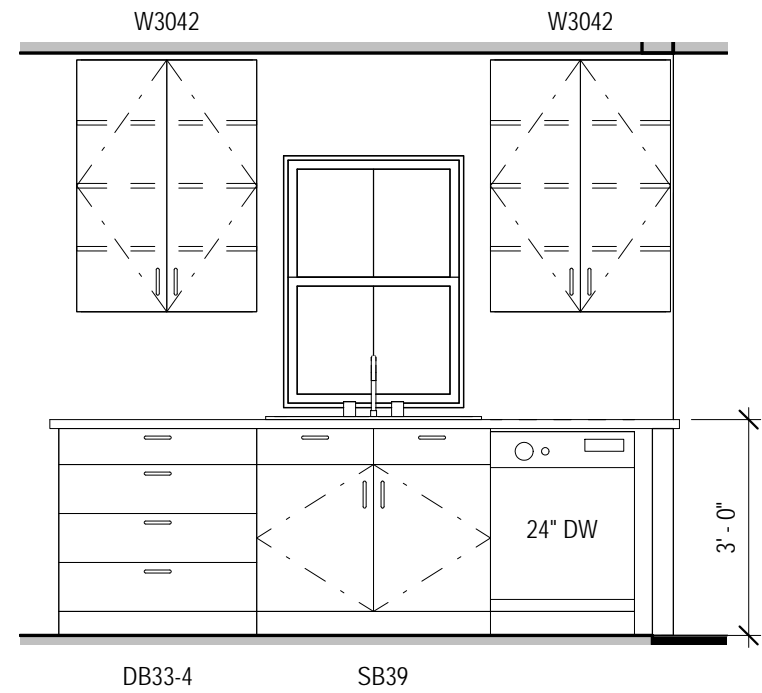
213 Sweet Street
San Antonio, TX 78204

PROJECT NUMBER:	2018-01
DRAWN BY:	EE
APPROVED BY:	GKD
PERMIT DATE:	2018-xx-xx
BID DATE:	2018-xx-xx
CONSTRUCTION DATE:	2018-xx-xx

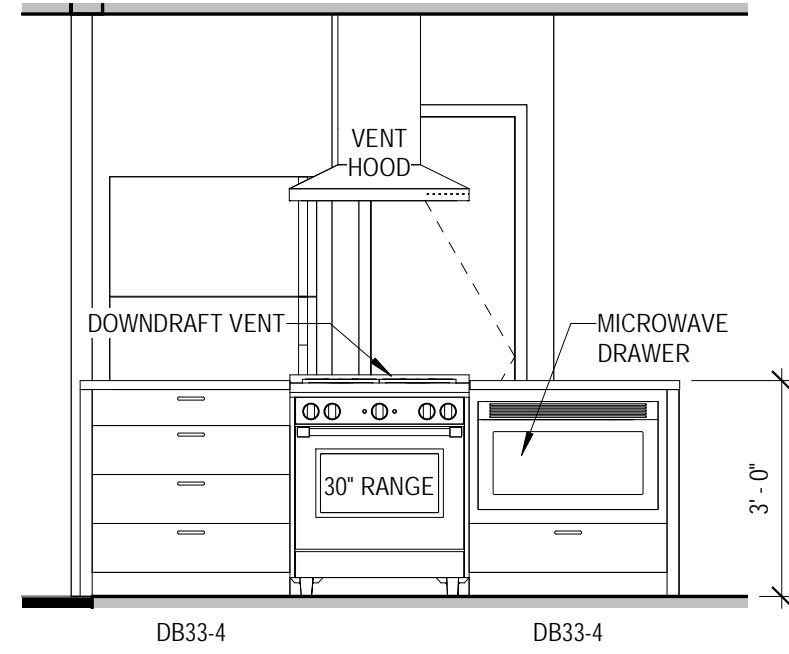
SHEET TITLE

EXISTING PLAN

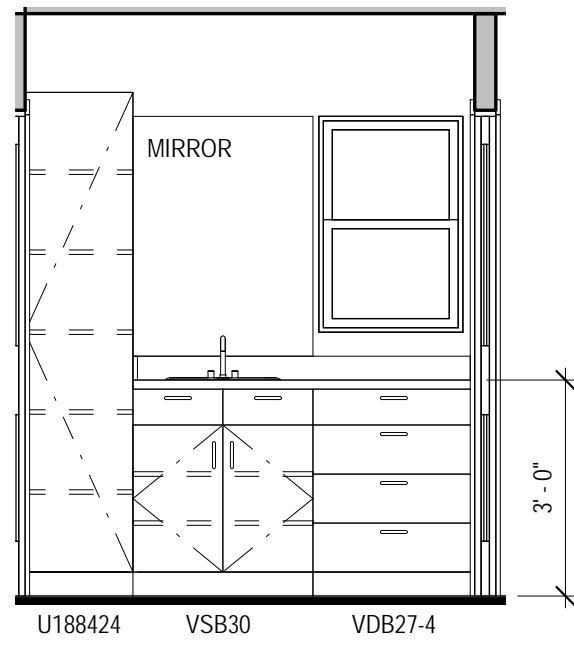
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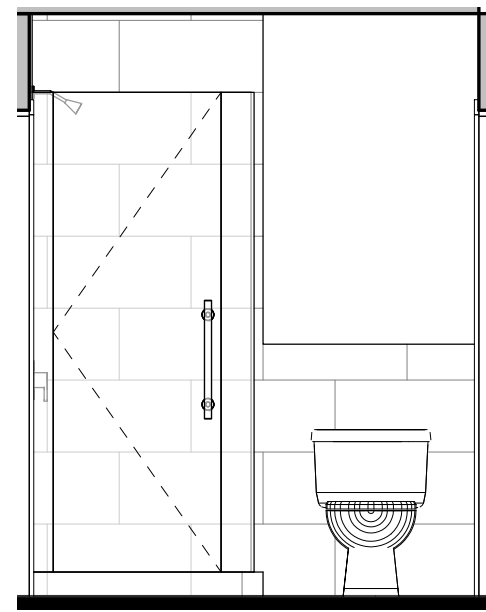
3 INT. ELEV. - KITCHEN
3/8" = 1'-0"



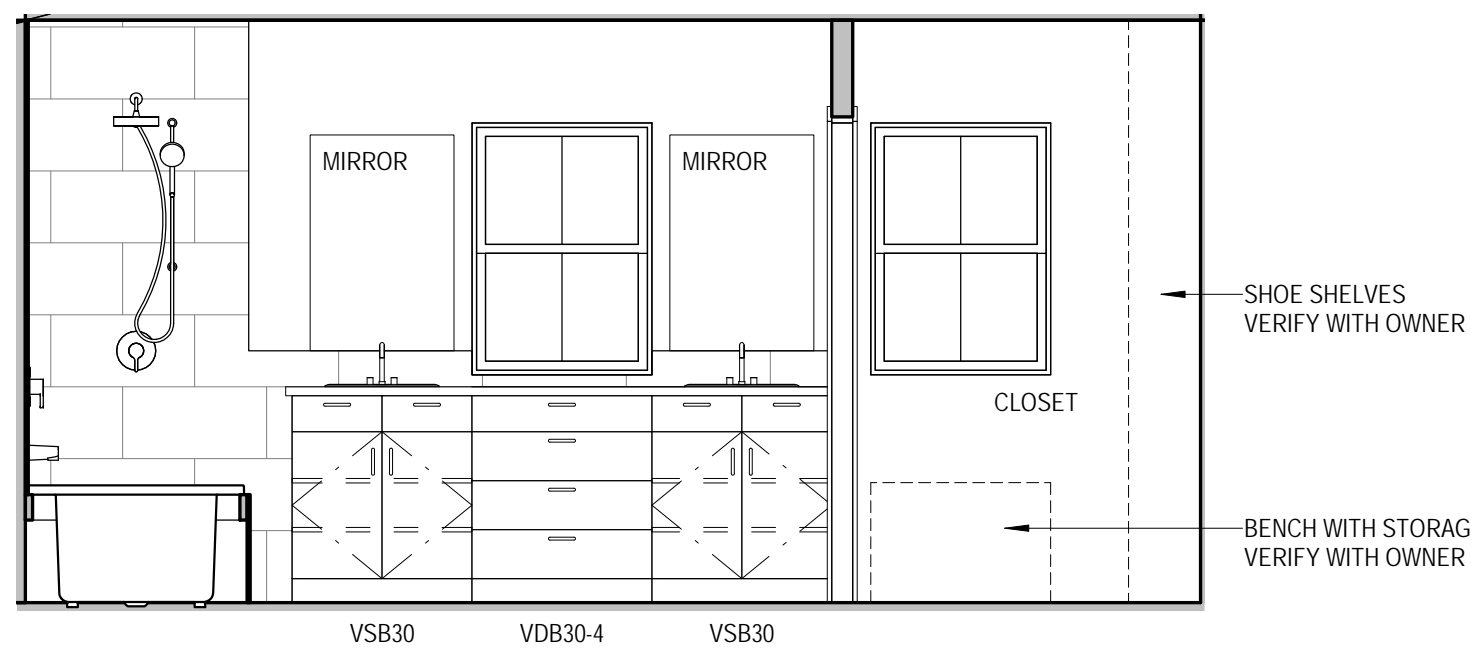
4 INT. ELEV. - KITCHEN
3/8" = 1'-0"



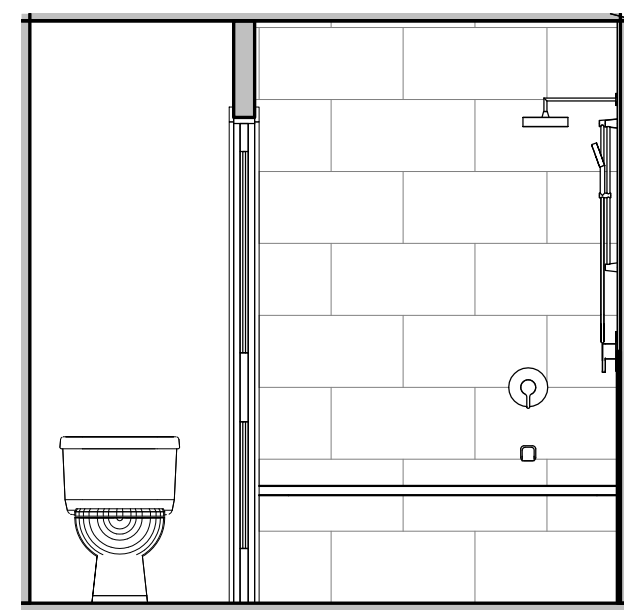
5 INT. ELEV. - BATH 1
3/8" = 1'-0"



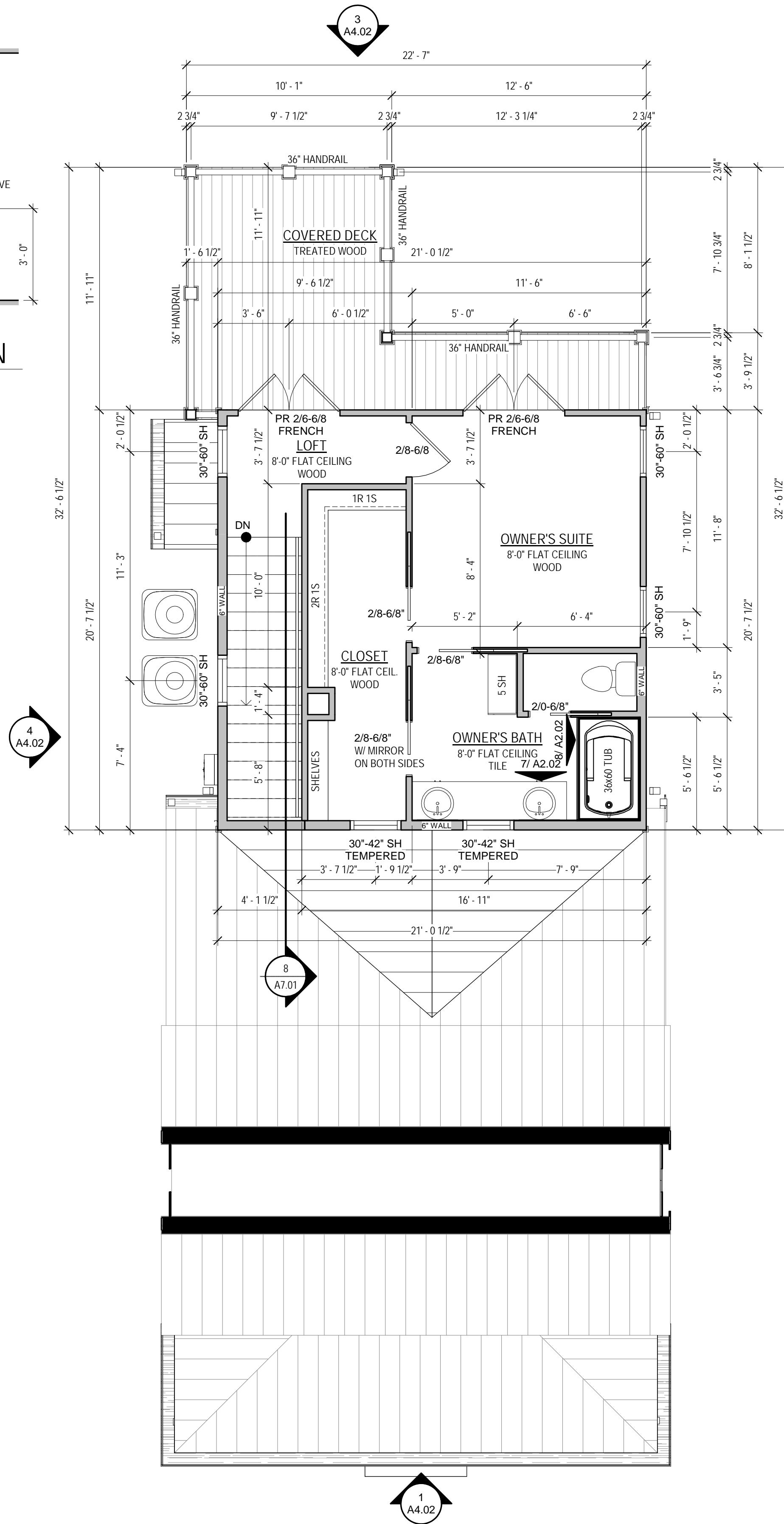
6 INT. ELEV. - BATH 1
3/8" = 1'-0"



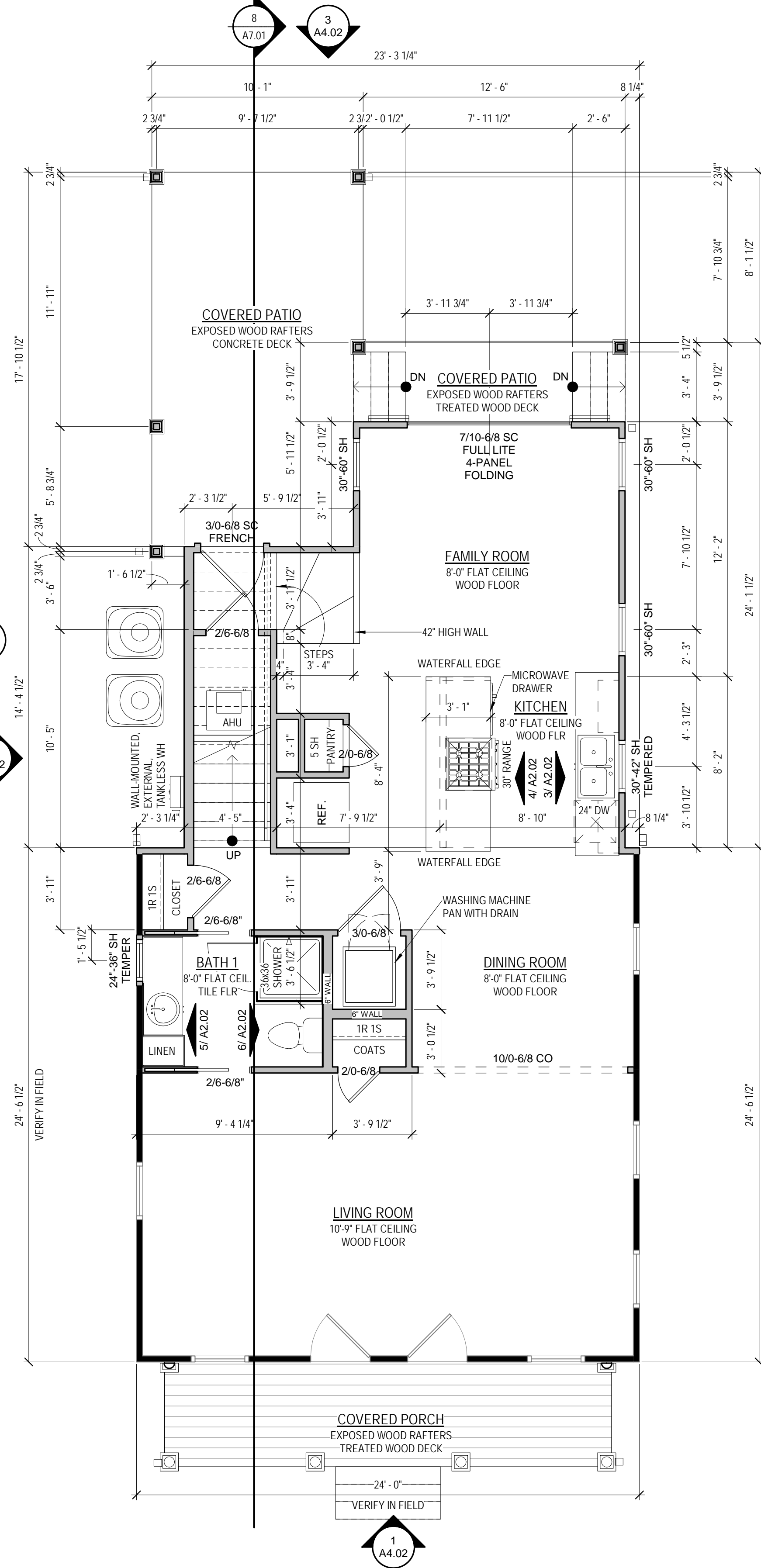
7 INT. ELEV. - OWNER'S BATH
3/8" = 1'-0"



8 INT. ELEV. - OWNER'S BATH
3/8" = 1'-0"



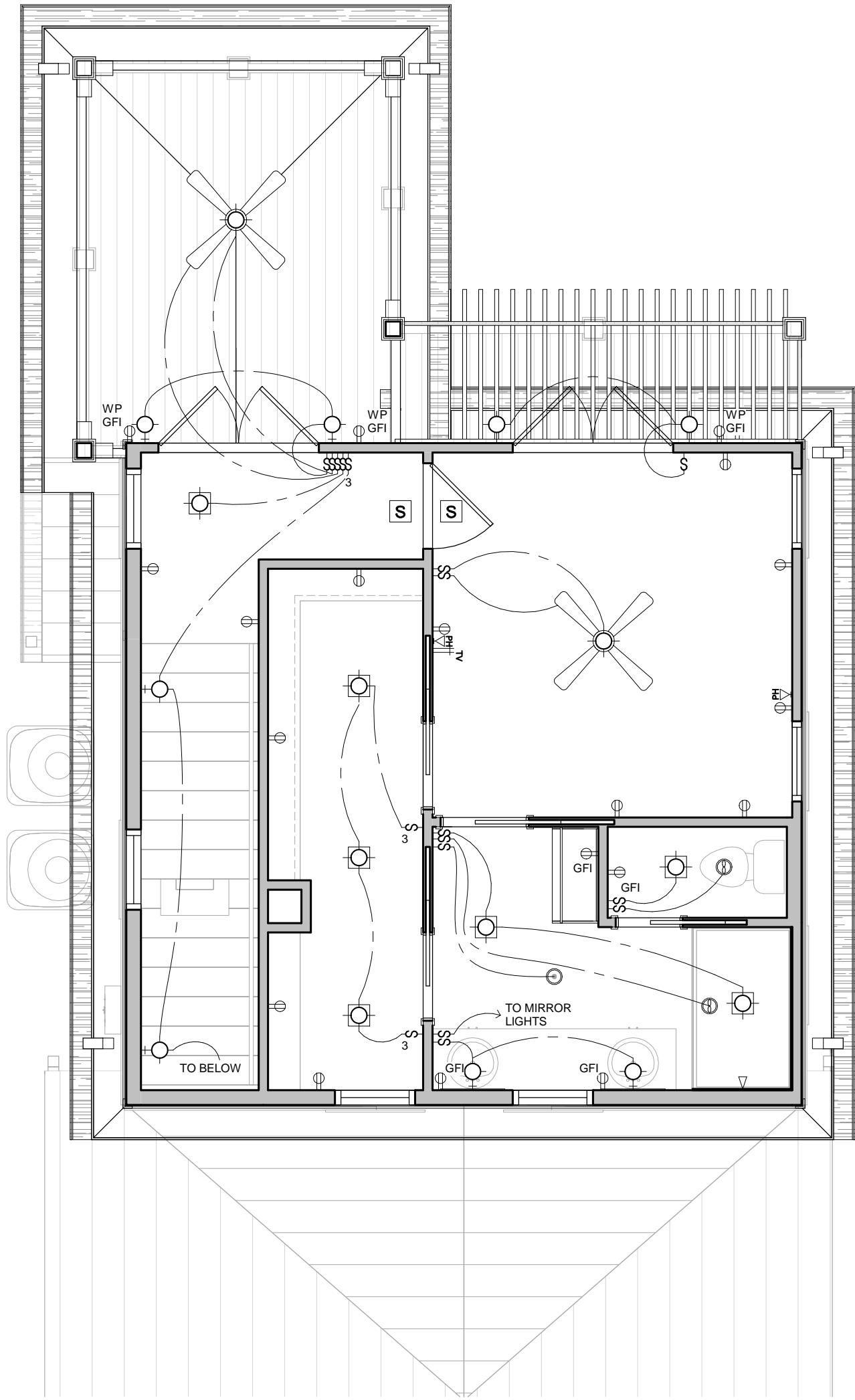
2 SECOND FLOOR PLAN
1/4" = 1'-0"



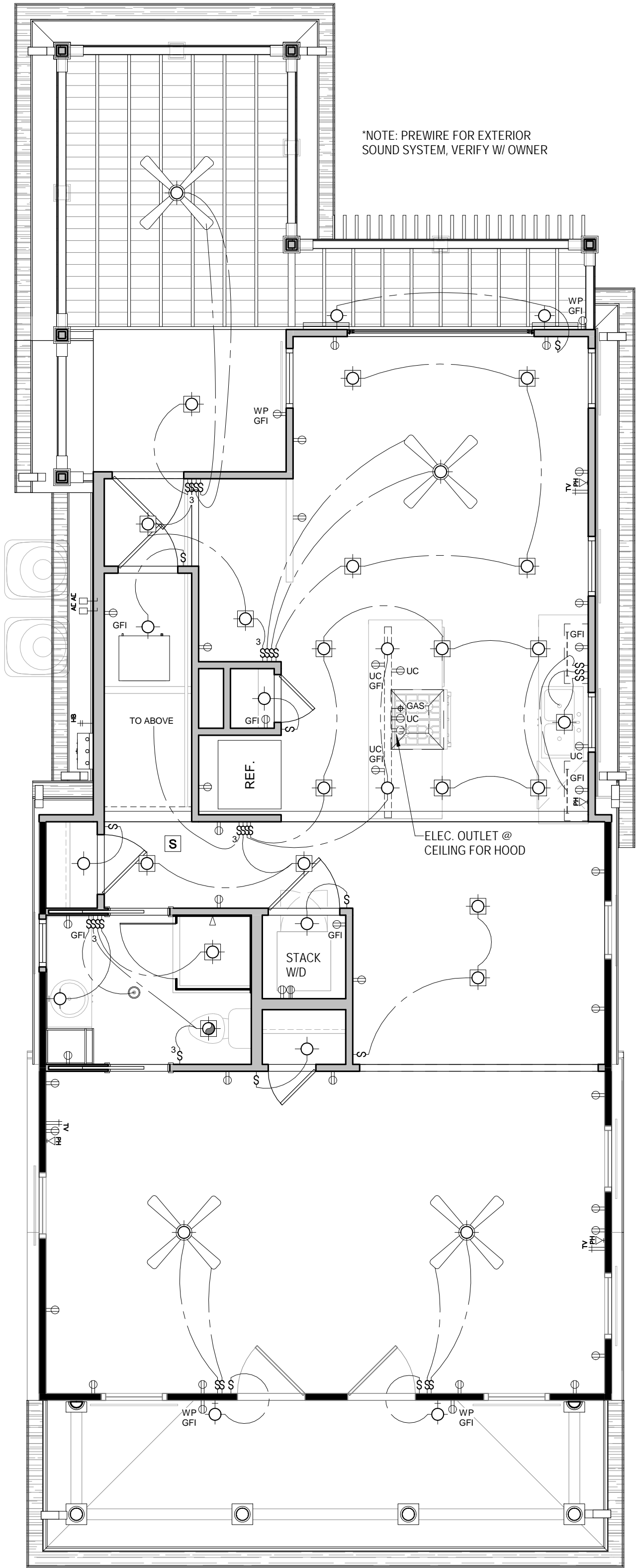
1 FIRST FLOOR PLAN
1/4" = 1'-0"

AREAS - NEW	
1ST FLOOR - CONDITIONED	969 SF
2ND FLOOR - CONDITIONED	434 SF
	1,403 SF
COVERED CAR PORT	176 SF
COVERED DECK	121 SF
COVERED PATIO	49 SF
COVERED PORCH	105 SF
	452 SF
DECK	46 SF
	46 SF
Grand total	1,901 SF

WALL TYPE	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	MASONRY TO MATCH EXISTING
	UNRATED PARTITION WALL
	1-HOUR RATED PARTITION ASSEMBLY TYPE UL U340
	EXTENT OF THERMAL ENVELOPE



2 2ND FLOOR RCP - ELECTRICAL
1/4" = 1'-0"



1 1ST FLOOR RCP - ELECTRICAL
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND	
	SURFACE MOUNTED, 2-BULB CEILING LIGHT
	RECESSED CAN LIGHT, CFL BULB
	RECESSED CAN ADJUSTABLE SPOT LIGHT, HALOGEN BULB
	RECESSED CAN LIGHT W/ EXHAUST FAN
	EXHAUST FAN
	HEATER
	UNDER CABINET TASK LIGHTING
	SURFACE MOUNTED, 42" CEILING FAN W/ LIGHT KIT, CFL BULB
	SURFACE MOUNTED, HANGING LIGHT
	WALL MOUNTED, 2-BULB WALL SCONCE
	WALL MOUNTED, 2-BULB WALL SCONCE, PHOTOELECTRIC LIGHT SENSOR, W/ MOTION DETECTION SENSOR
	WALL MOUNTED, 2-BULB HALOGEN FLOOD LIGHT W/ LIGHT & MOTION SENSOR
	WALL MOUNTED, SWITCH
	WALL MOUNTED, 3-WAY SWITCH
	WALL MOUNTED, DIMMER SWITCH
	WALL MOUNTED, 120V OUTLET
	WALL MOUNTED, 120V OUTLET, WATER PROOF, AND GROUND FAULT INTERRUPTER
	WALL MOUNTED, 120V OUTLET, W/ MOUNTING HEIGHT, AND GROUND FAULT INTERRUPTER
	WALL MOUNTED, 220V OUTLET
	CEILING MOUNTED SMOKE DETECTOR
	WALL MOUNTED, TELEVISION OUTLET
	WALL MOUNTED, PHONE & DATA OUTLET
	PRE-WIRED, RECESSED J-BOX
	PRE-WIRED, RECESSED J-BOX
	GAS
	CEILING MOUNTED FLOURESCENT LIGHT

8446 Winged Foot Dr.
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seven d four
design

213 SWEET STREET

213 Sweet Street
San Antonio, TX 78204

PROJECT NUMBER: 2018-01

DRAWN BY: EE

APPROVED BY: FM

PERMIT DATE: 2018-xx-xx

BID DATE: 2018-xx-xx

CONSTRUCTION DATE: 2018-xx-xx

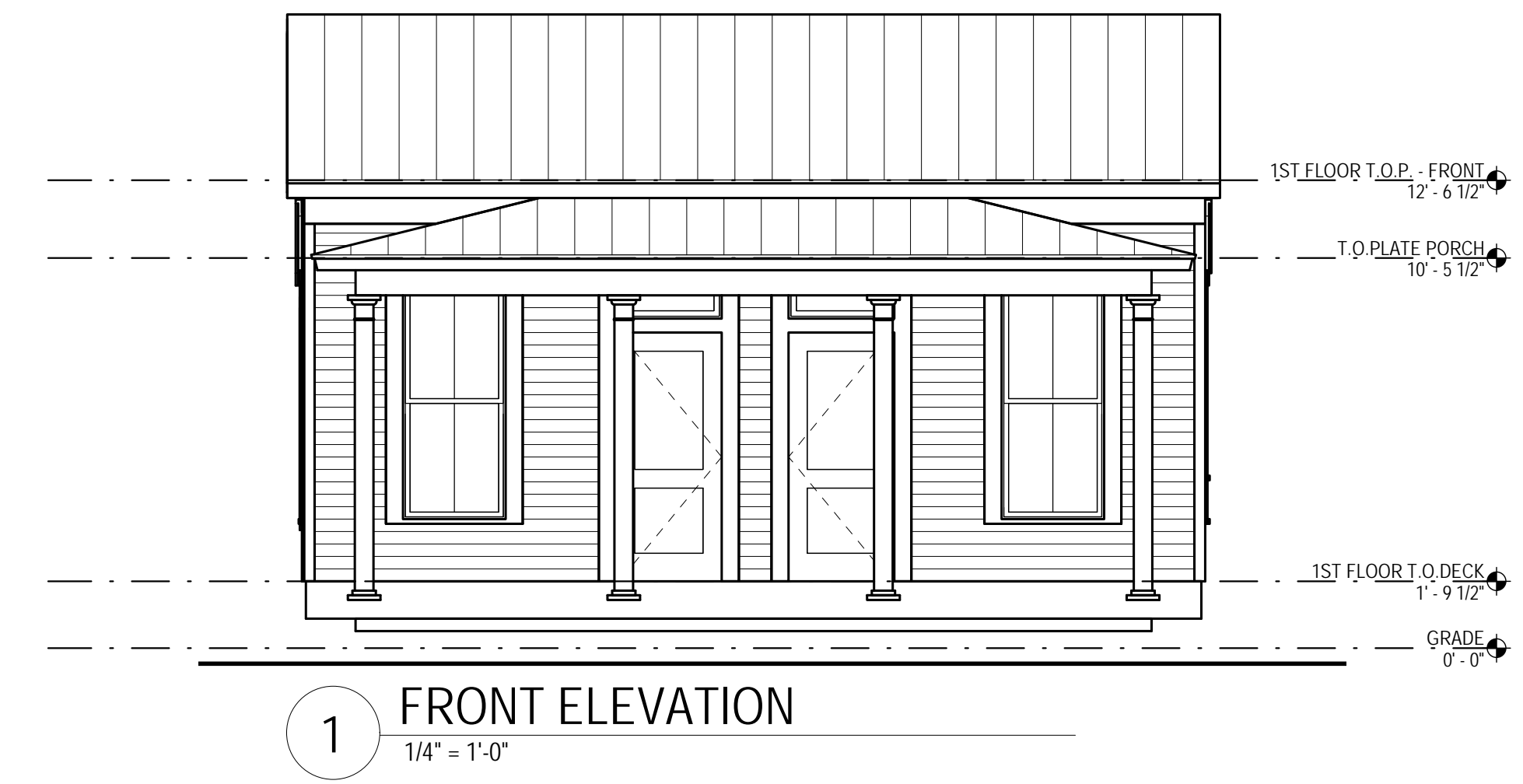
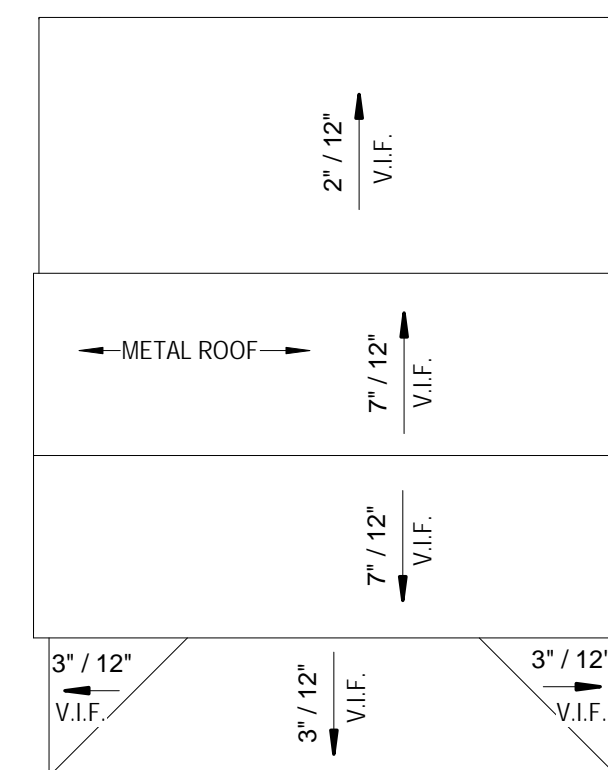
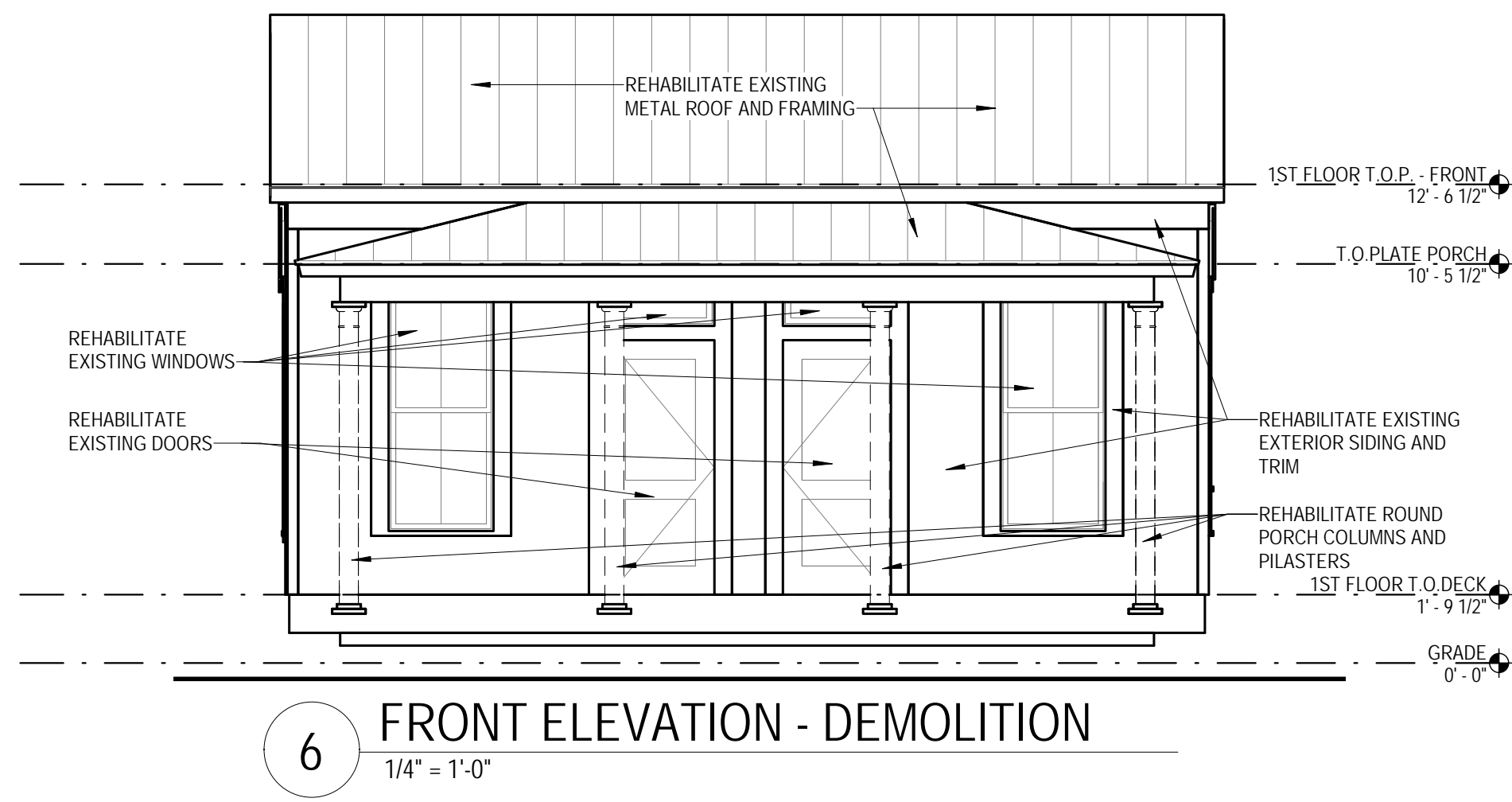
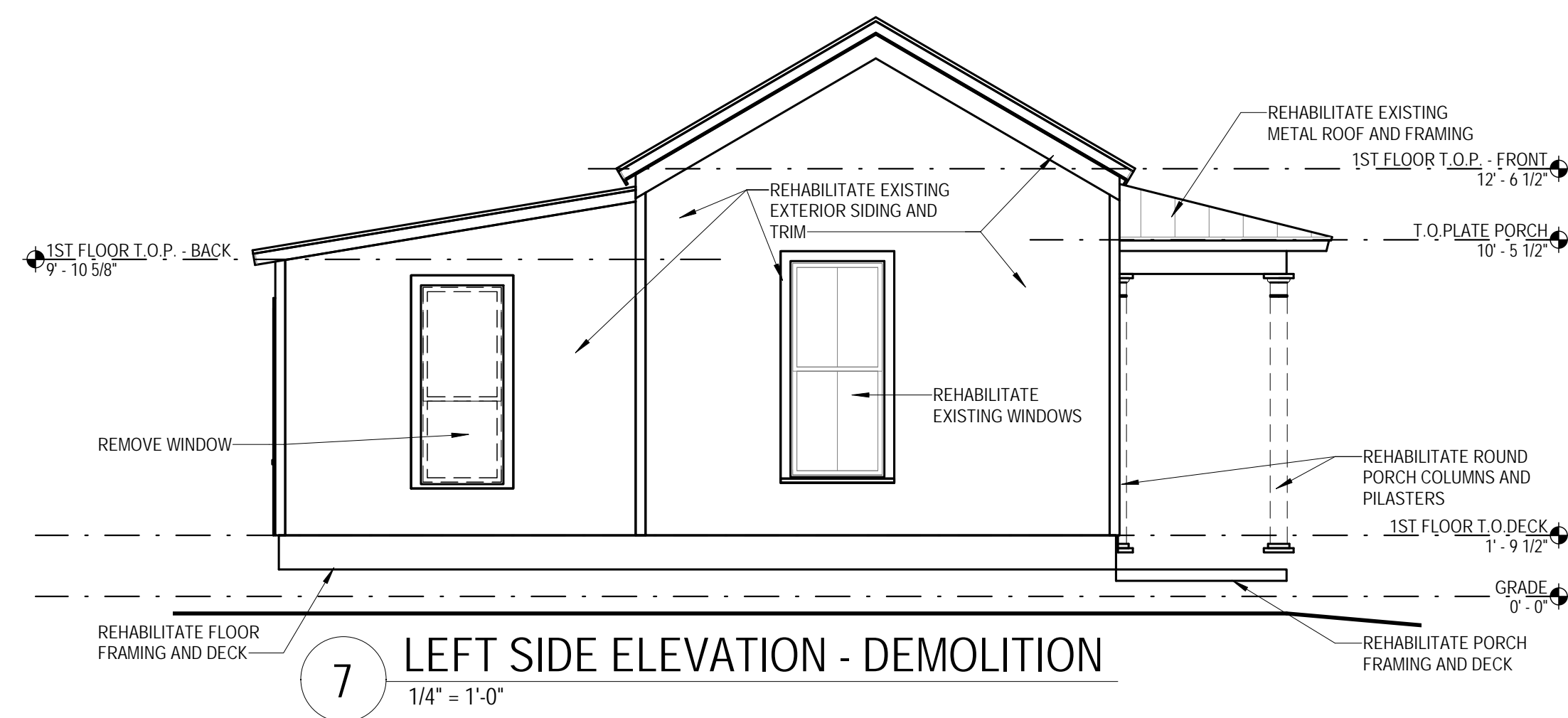
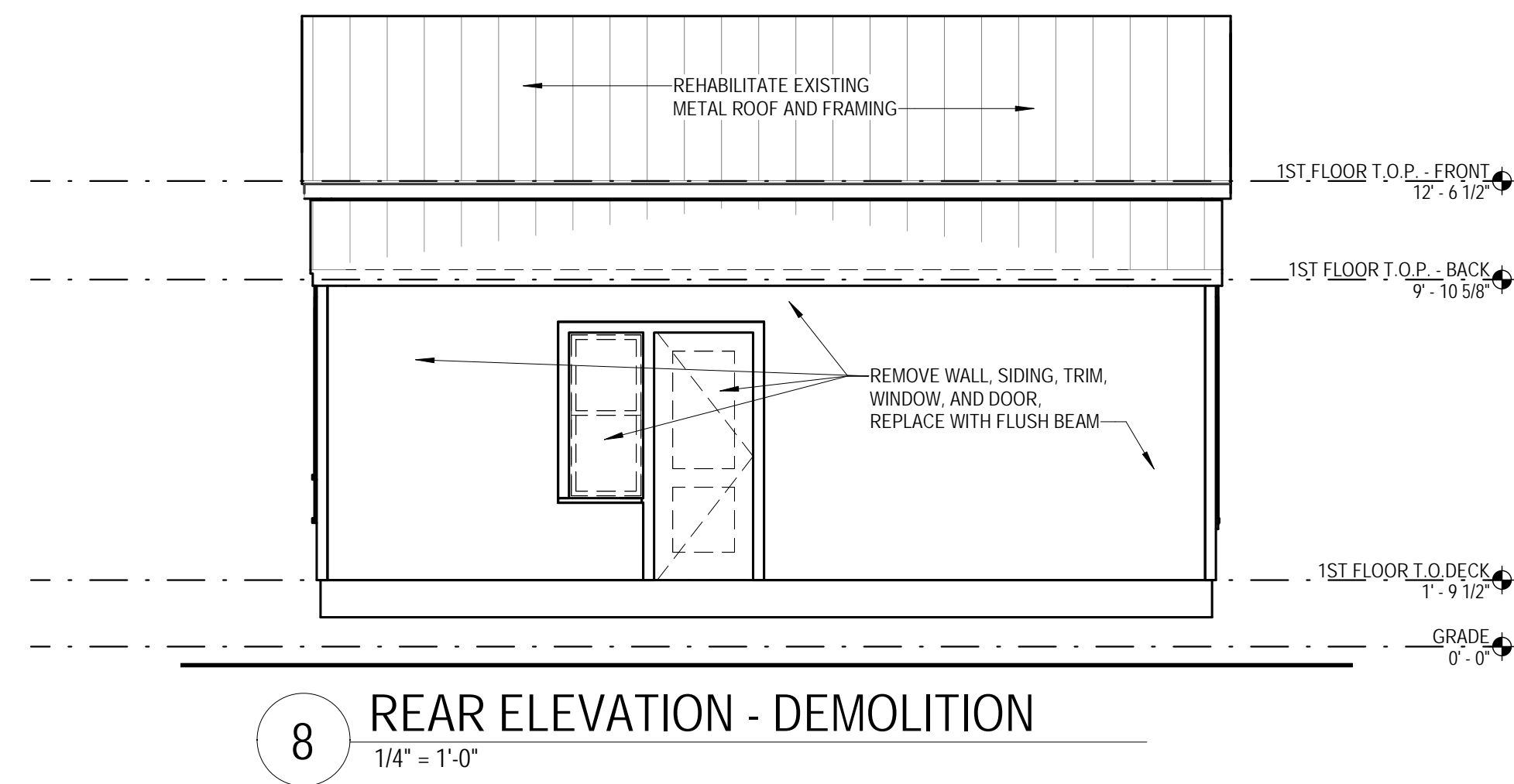
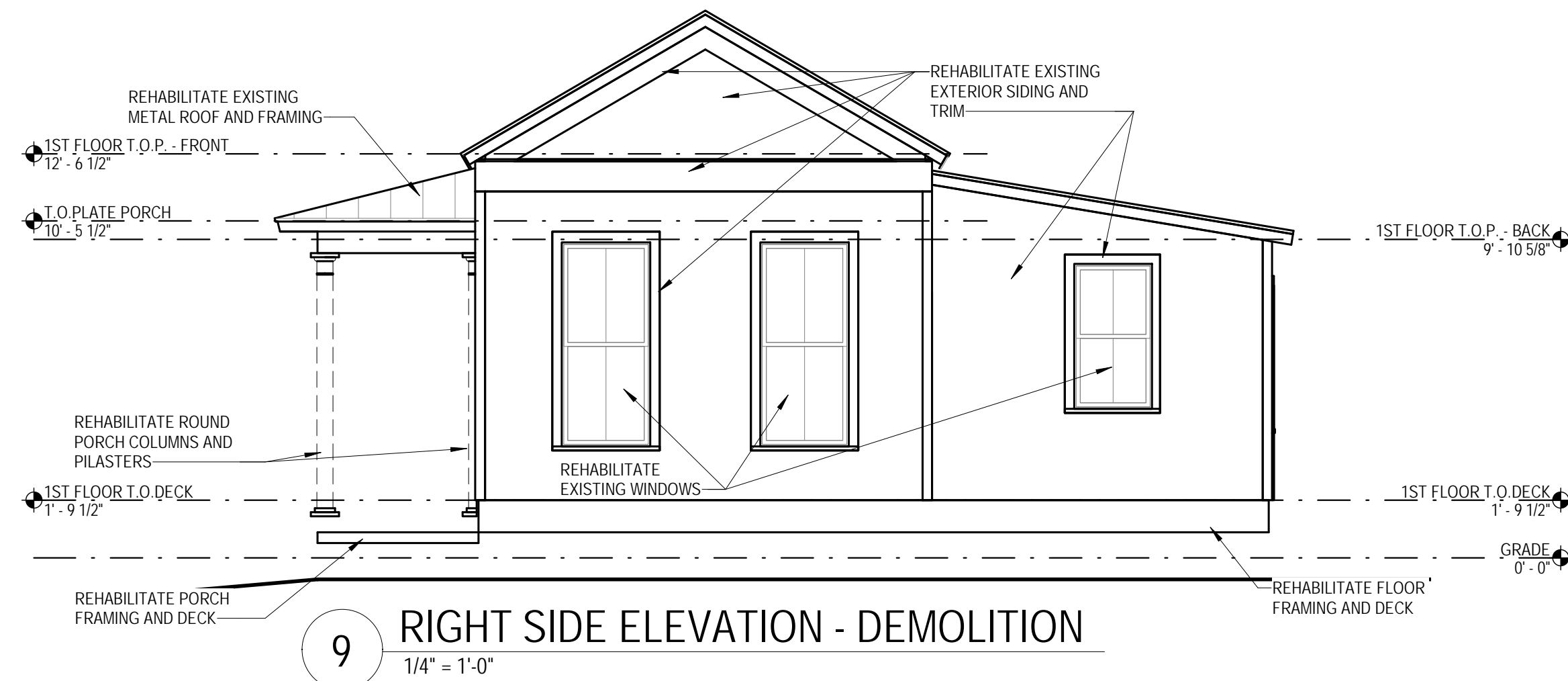
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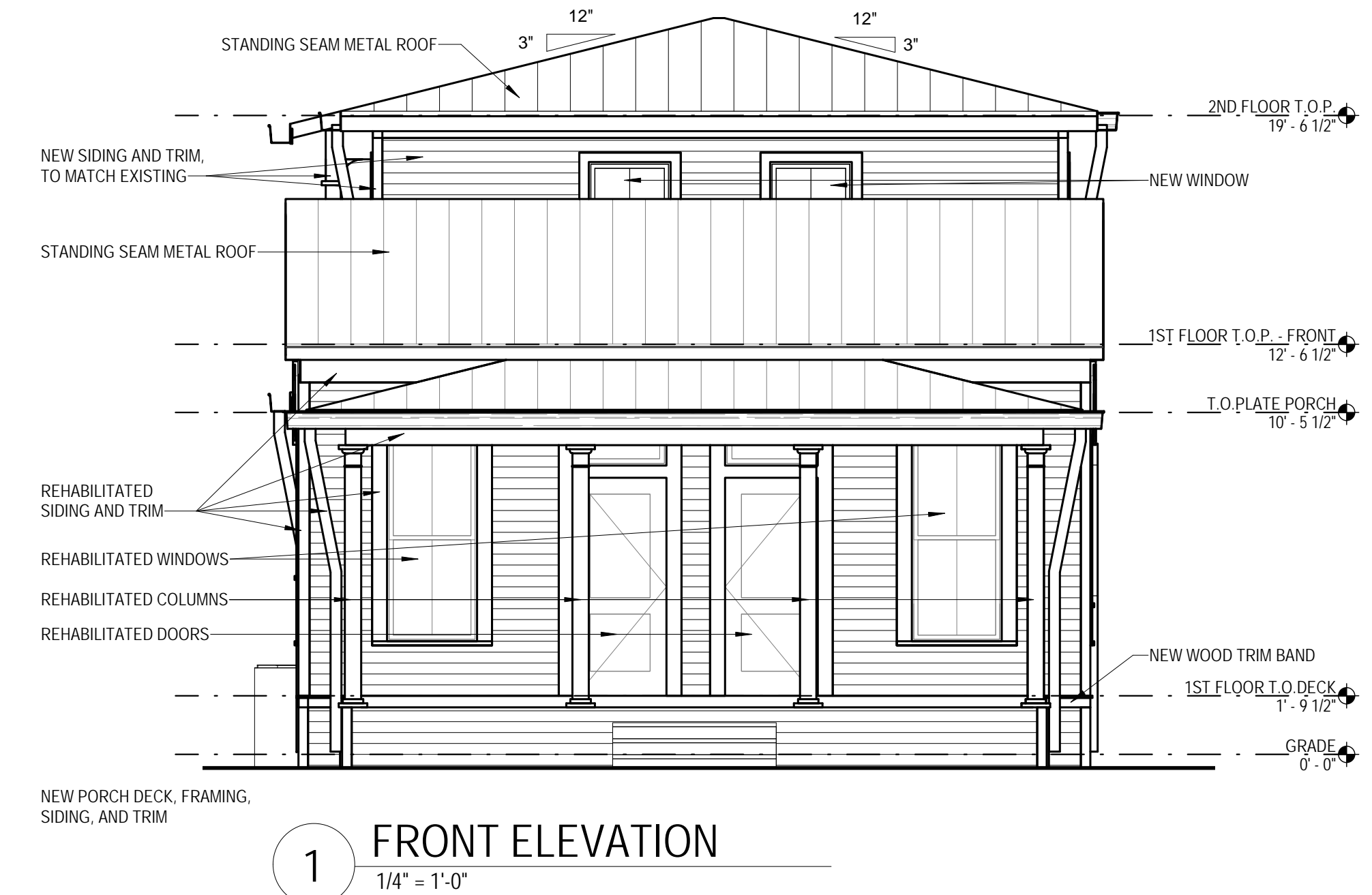
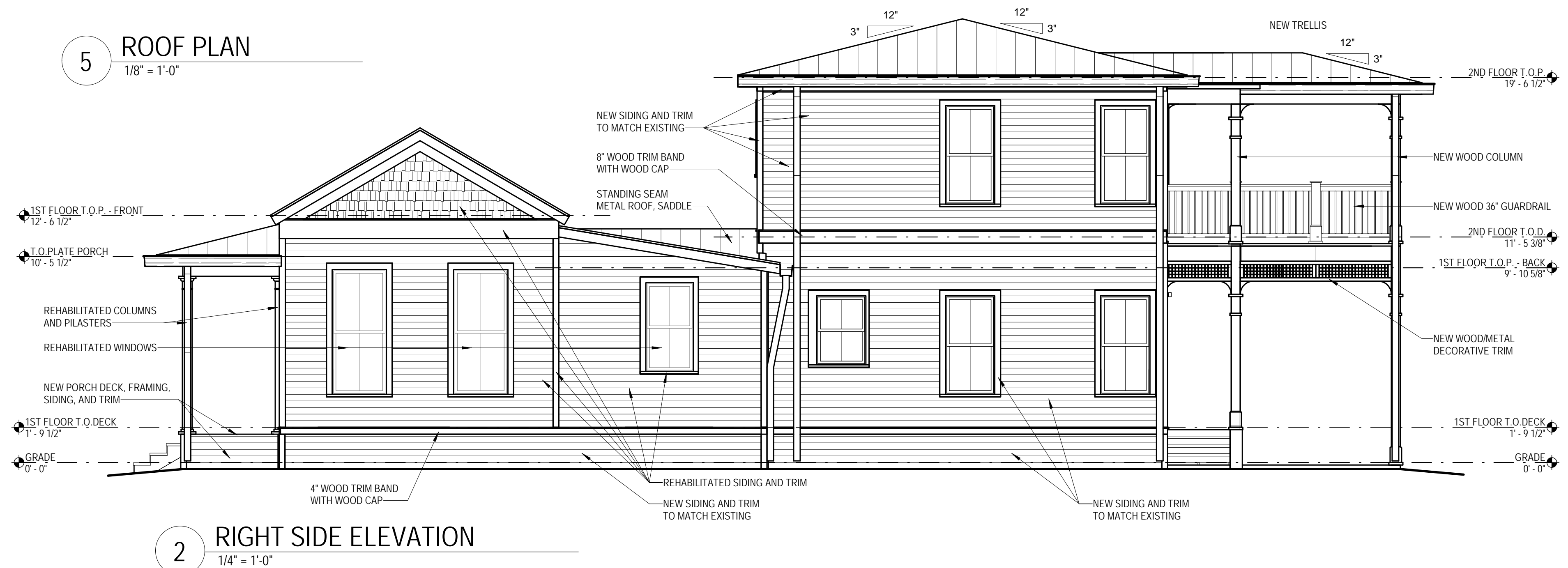
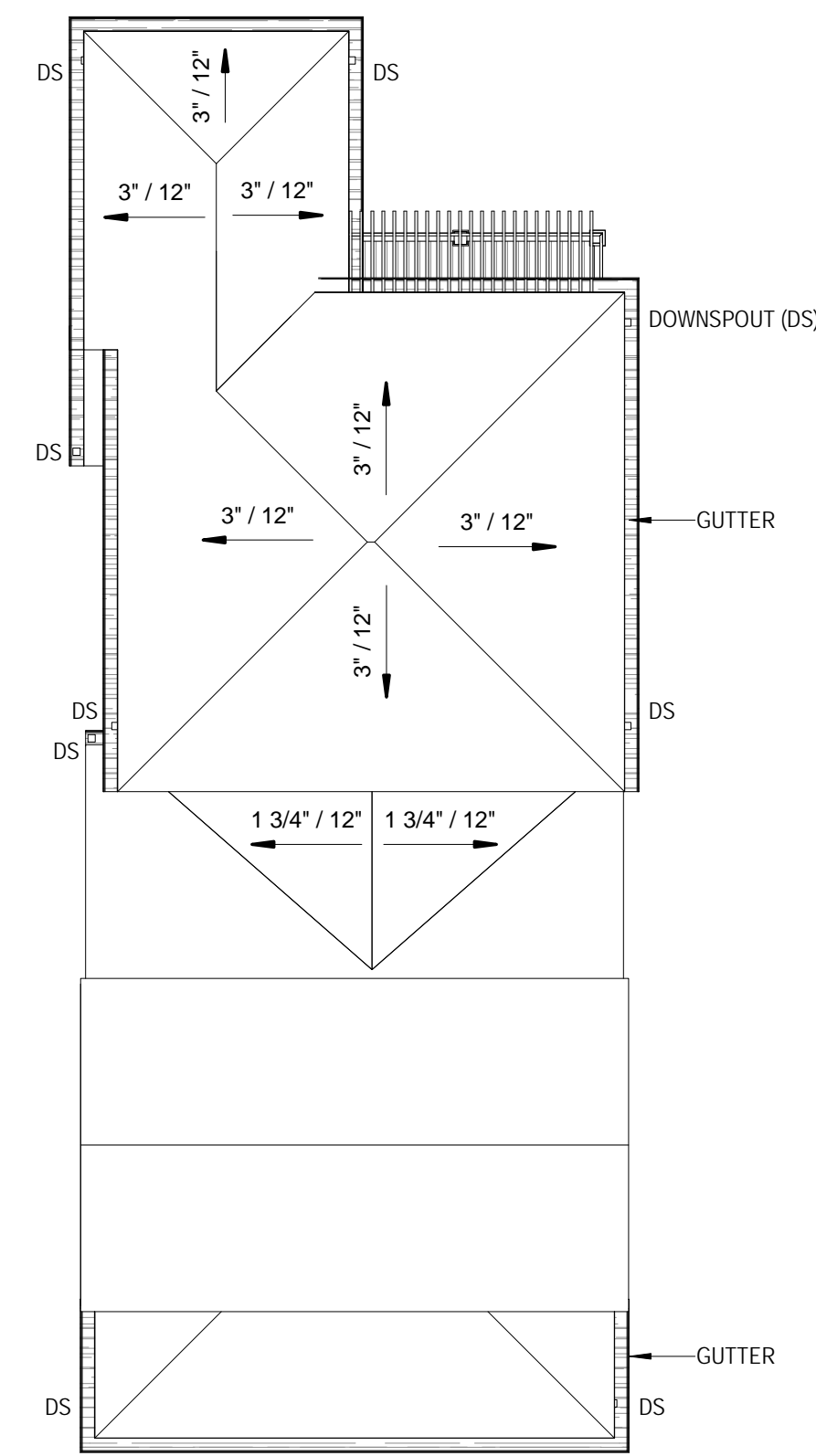
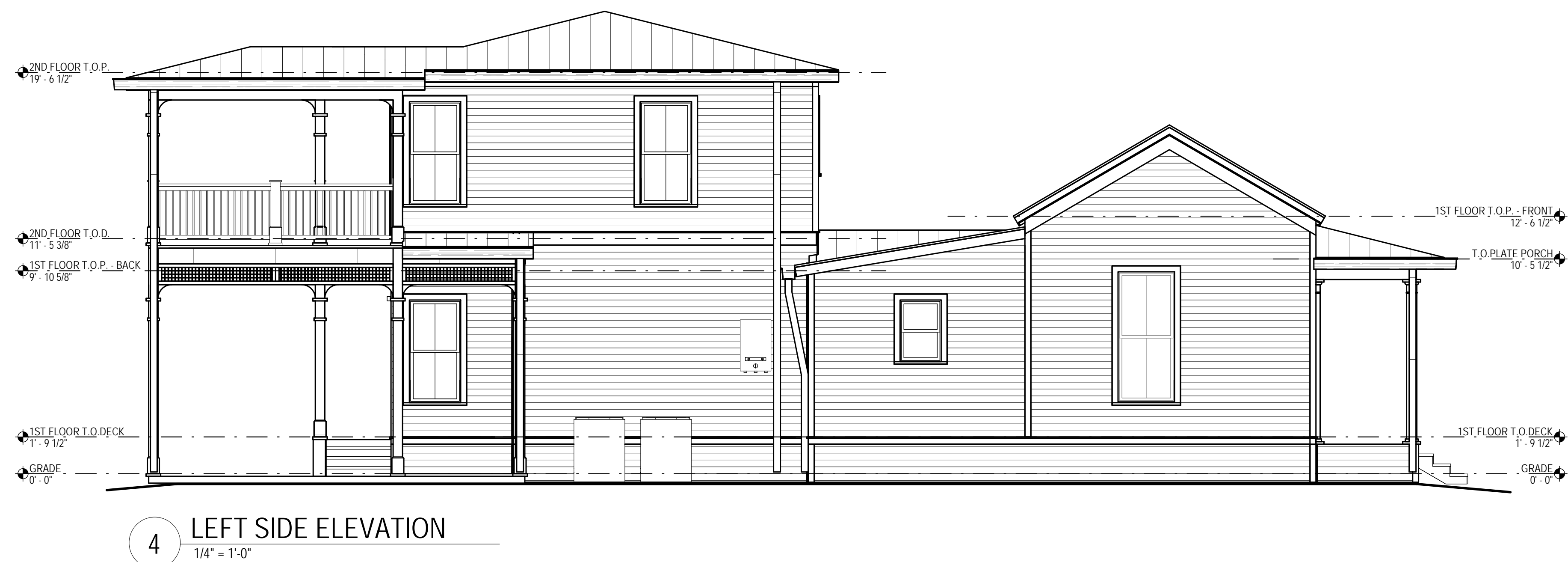
2018-xx-xx

NUM: DATE: ISSUE DESCRIPTION:

RENOVATION REFLECTED CEILING PLAN


A2.03





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SEAL 2018-xx-xx

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213 SWEET
STREET

213 Sweet Street
San Antonio, TX 78205

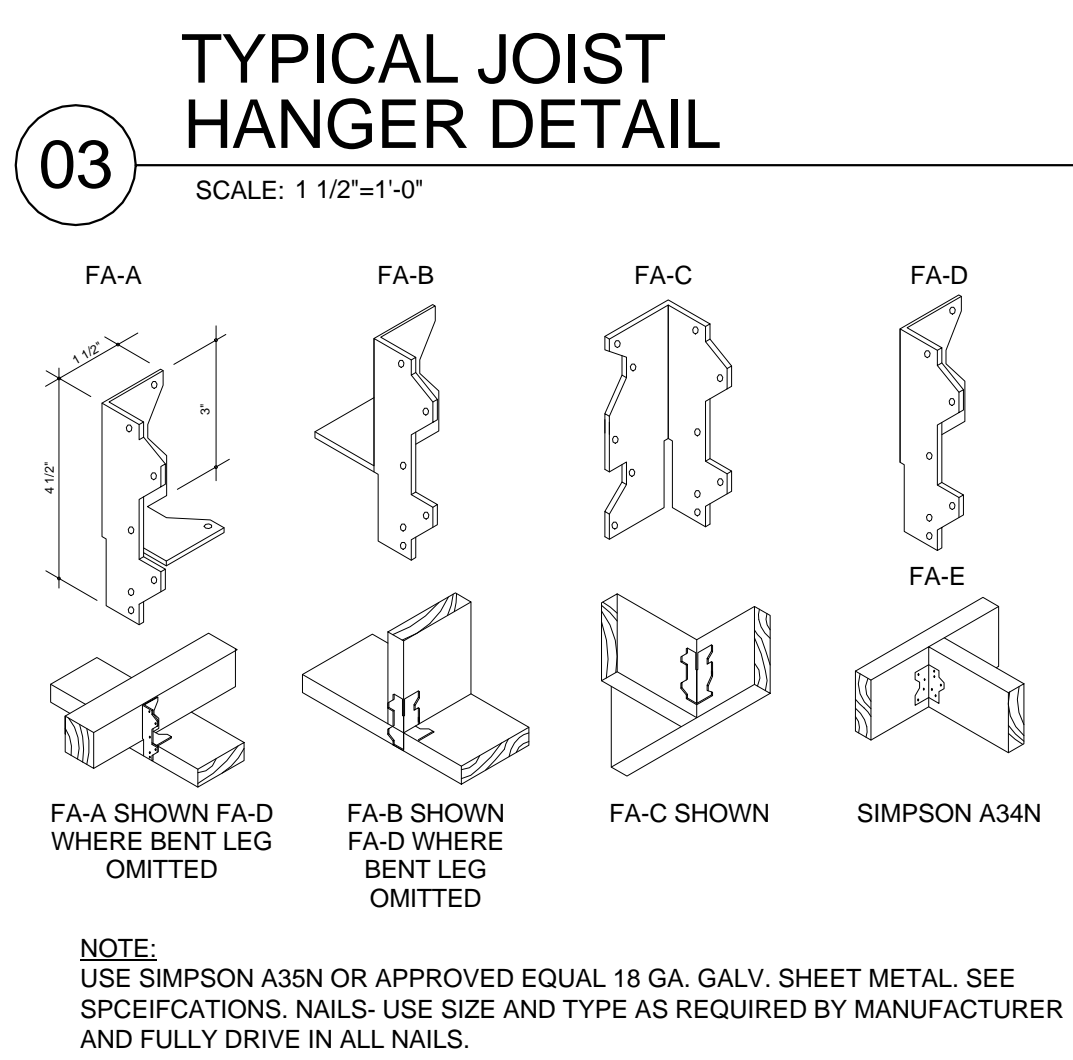
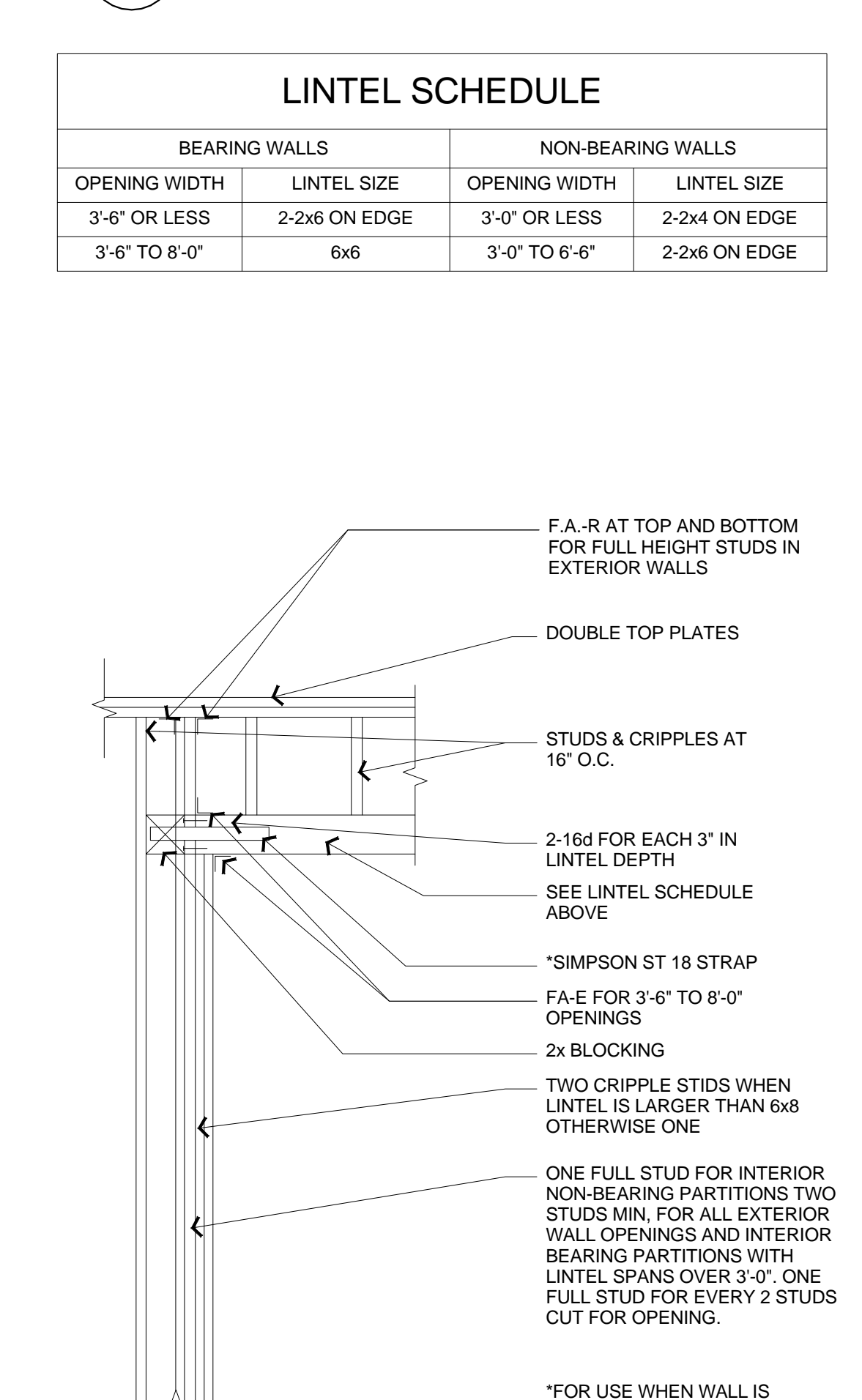
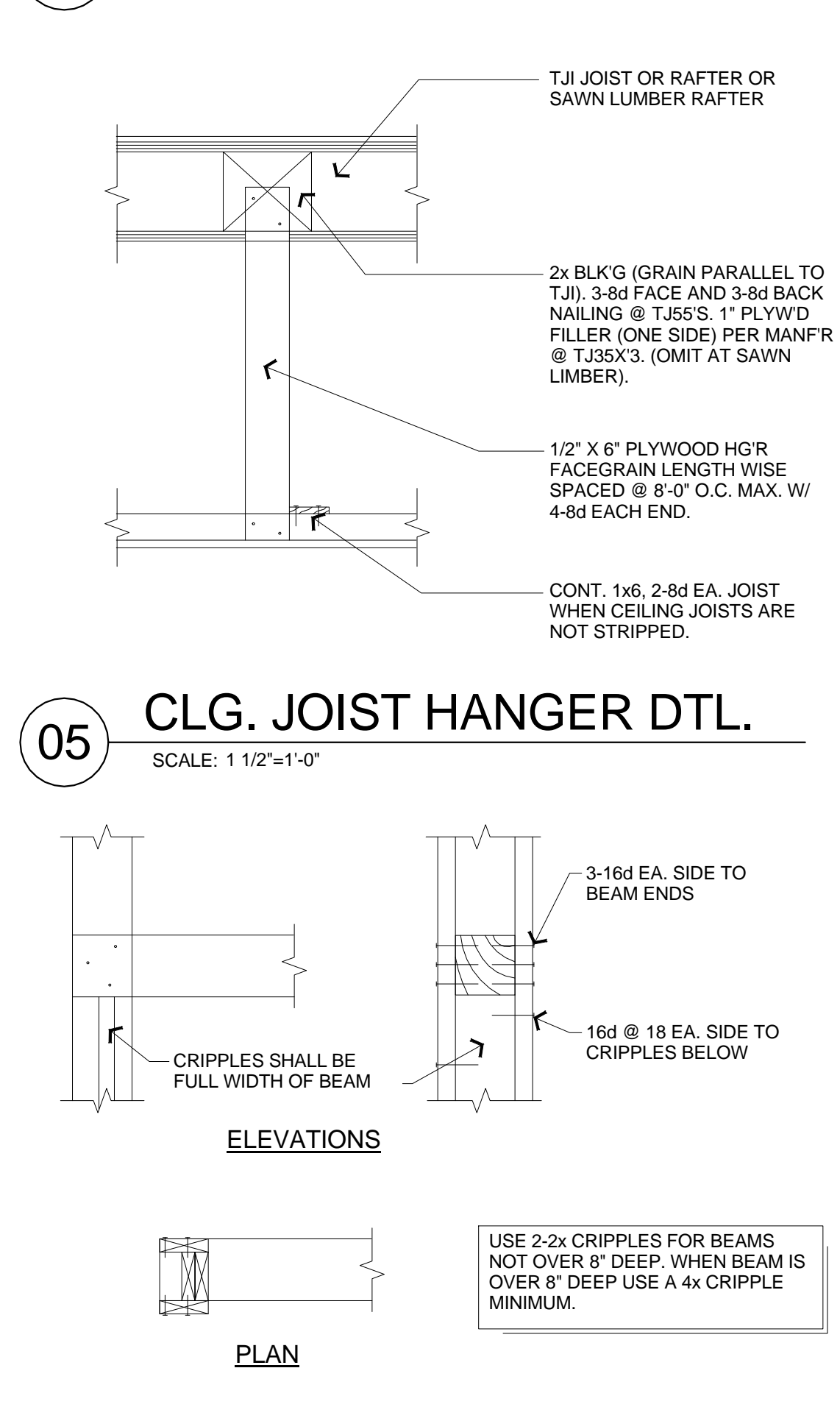
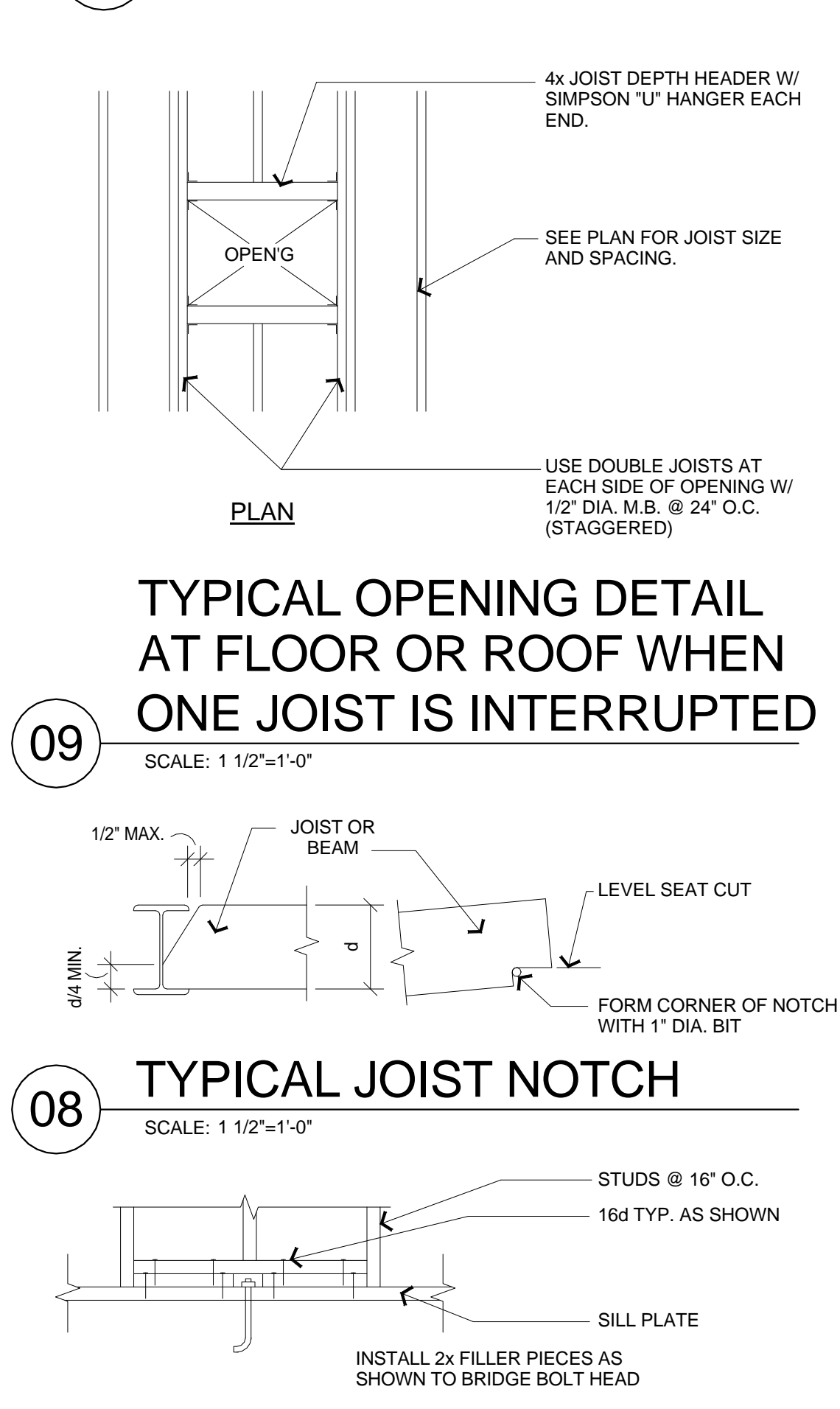
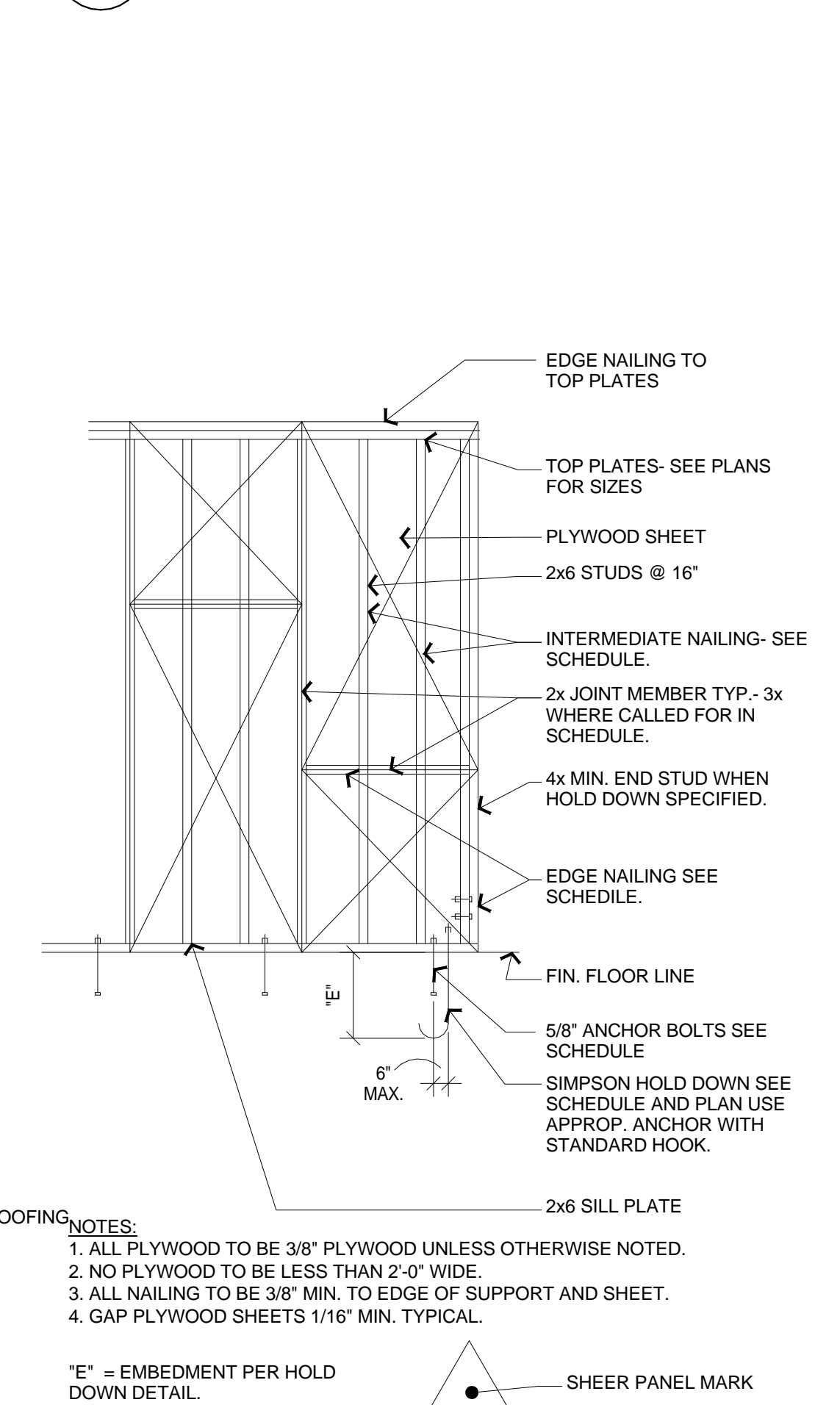
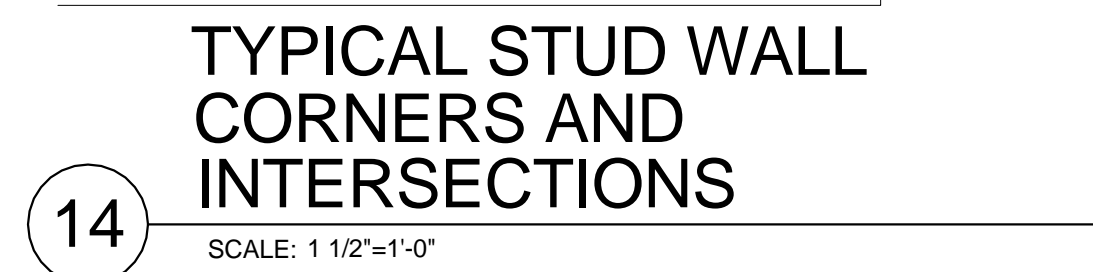
PROJECT NUMBER:	2018-01
DRAWN BY:	EL
APPROVED BY:	GKR
PERMIT DATE:	2018-xx-xx
BID DATE:	2018-xx-xx
CONSTRUCTION DATE:	2018-xx-xx

SHEET TITLE

EXTERIOR
ELEVATIONS &
ROOF PLAN -
RENOVATION

A4.02





NOTE:
WHERE CEILING JOIST SPACE IS
GREATER THAN SHOWN IN
SCHEDULE USE SUSPENSION
CEILING DETAIL TYPICAL.

SEAL	2018-XX-XX
NUM:	DATE:
ISSUE DESCRIPTION:	