

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-410
ADDRESS: 402 LEIGH ST
LEGAL DESCRIPTION: NCB 725 BLK 7 LOT 1
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: JAMES BREAUX/James Breaux Construction
OWNER: Armand Fermin/FERMIN ARMAND A & ELEANOR I
TYPE OF WORK: Construction of a rear screened porch, construction of a 1-story rear accessory structure
APPLICATION RECEIVED: July 18, 2019
60-DAY REVIEW: September 16, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a 1-story rear screened porch addition to total approximately 280 square feet.
2. Construct a 1-story rear accessory structure to total approximately 450 square feet.

APPLICABLE CITATIONS:

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 facade of the original structure in terms of their scale and mass.
- ii. *Roof top 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.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- 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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*— New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The primary structure located at 402 Leigh is a 1-story single family home constructed circa 1900 in the Craftsman style. The structure features a cross gable configuration with front dormer, a standing seam metal roof, woodlap siding, one over one wood windows, and an asymmetrical front porch with battered brick and wood columns. The home is contributing to the Lavaca Historic District. The property also features a non-contributing 1-story rear accessory structure. The structure was granted approval for demolition administratively in 2018.

Findings for item #1, rear addition:

- b. MASSING & FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure that will function as a screened porch. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. Staff finds the proposal consistent with the Guidelines.
- c. ROOF FORM – The applicant has proposed a simple low-sloping shed roof for the addition that will begin immediately below the eaves of the rear roofline of the primary structure. The roof will also feature exposed rafter tails. According to the Guidelines for Additions, 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. Staff finds the proposal consistent with the Guidelines.
- d. ROOF MATERIAL – The applicant has proposed a 7/8” galvanized corrugated metal roof on the rear addition. According to the Historic Design Guidelines, new roofs on additions should match the primary roofing material and historic precedents in the district. Staff finds that corrugated metal is not an appropriate roof material. Staff finds that a standing seam metal roof would be most appropriate.
- e. MATERAILS: FAÇADE – The applicant has proposed a rear addition that functions primarily as a screened porch. The proposal includes cedar framing, bronze screening, and painted woodlap siding. The addition also includes cedar decking and concrete steps.. According to guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines.
- f. ARCHITECTURAL DETAILS – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. The proposed addition keeps with the Craftsman style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.

Findings for item #2, rear accessory structure:

- g. FOOTPRINT – The applicant as proposed to construct a new 1-story accessory structure in the rear of the lot. The proposed first floor footprint is approximately 450 square feet. The Historic Design Guidelines for Additions stipulate that new garages and outbuildings should be less than 40% the size of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
- h. ORIENTATION AND SETBACK – The applicant has proposed to orient the new accessory structure towards the interior of the lot, facing Riddle St. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines.
- i. SCALE & MASS – The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds the scale of the structure consistent with the Guidelines.
- j. ROOF FORM – The applicant has proposed a 1-story accessory structure with a gable roof. The east elevation will feature clear polycarbonate in the gable and the west elevation will feature an extended open gable frame with exposed collar tie joists. The roof is proposed to be 7/8” galvanized corrugated metal roofing. The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structure. Staff finds the overall proposal consistent with the Guidelines, but does not find the use of galvanized corrugated metal consistent as noted in finding d.
- k. MATERAILS – The applicant has proposed the use of reclaimed cedar siding, 6x6” cedar columns, and a galvanized corrugated panel sliding barn-style door on a wood frame. The porch will feature salvaged D’Hanis

brick pavers. Staff finds the façade, column, and floor materials generally consistent, but finds that the corrugated panel should be replaced with a more consistent material, such as wood.

1. ARCHITECTURAL DETAILS – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. New outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal generally consistent with the Guidelines.

RECOMMENDATION:

Item 1, Staff recommends approval of the rear addition based on findings a through f with the following stipulations:

- i. That the applicant installs a standing seam metal roof in lieu of the proposed corrugated metal roofing. The the standing seam metal roof 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the applicant salvages the rear windows to be removed and stores them on-site for future repairs or construction or donates or sells them to a local entity for reuse.

Item 2, Staff recommends approval of the rear accessory structure based on findings g through l with the following stipulations:

- i. That the applicant installs a standing seam metal roof in lieu of the proposed corrugated metal roofing. The the standing seam metal roof 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. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.
- ii. That the wood columns be six inch (6”) square with capital and base trim, and feature chamfered corners.
- iii. That the applicant installs a wooden sliding barn door in lieu of the proposed galvanized corrugated metal door. Updated drawings should be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iv. That the applicant complies with all applicable use, development, and permitting standards and requirements as required by the Development Services Department.

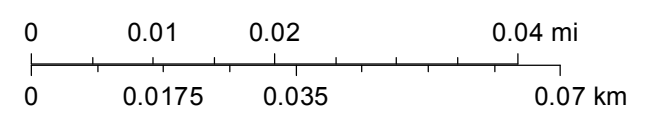
City of San Antonio One Stop



August 1, 2019

— User drawn lines

1:1,000

















YELLOW - WOOD 6" FENCE - EXISTING
BLUE - ROT IRON 4" FENCE - PROPOSED
GREEN - FOOTPRINT OF HOME

PLOT PLAN

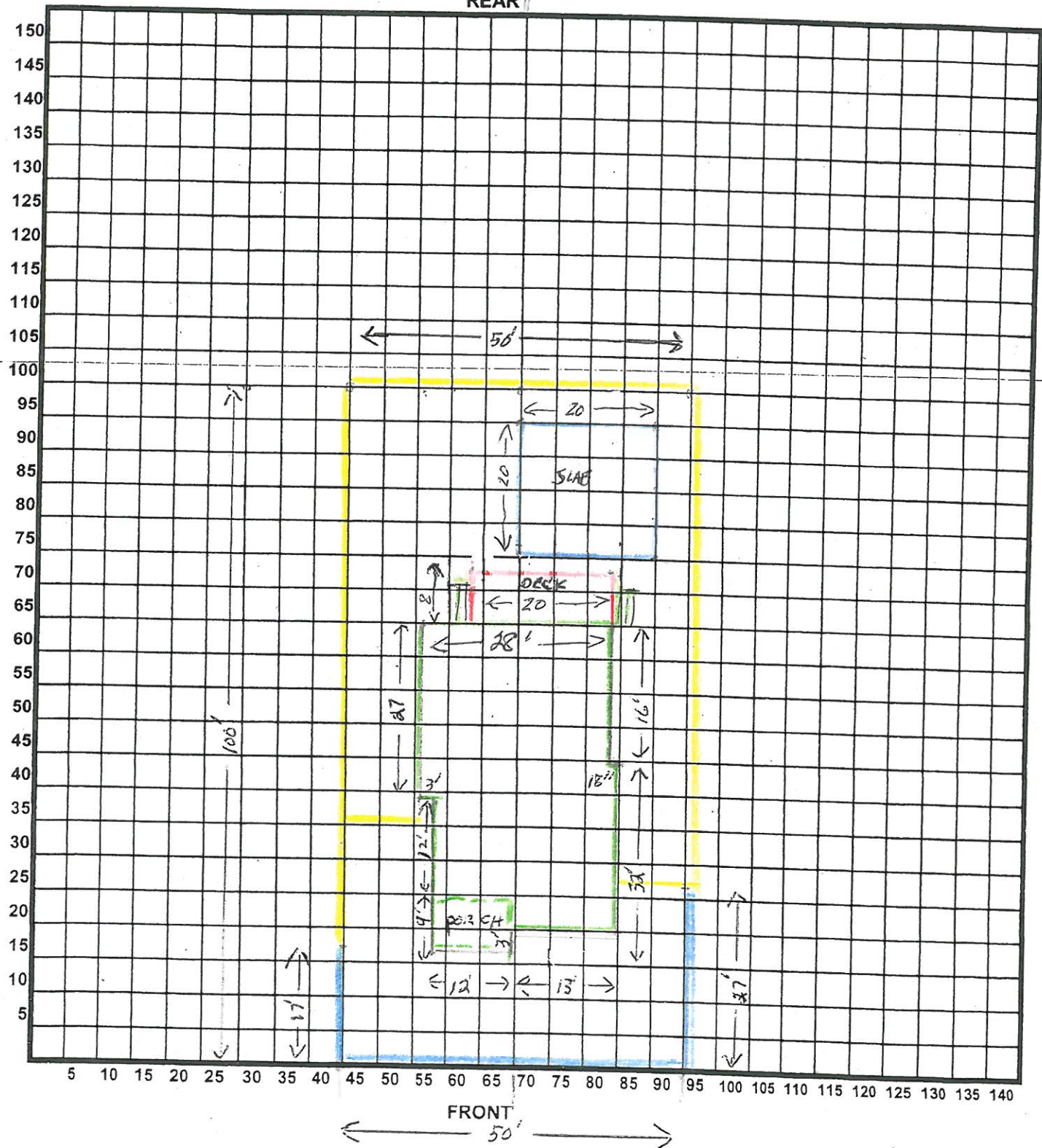
FOR
BLDG PERMITS

Address 234 WILLOW

Lot 5 (50' x 142') Block H

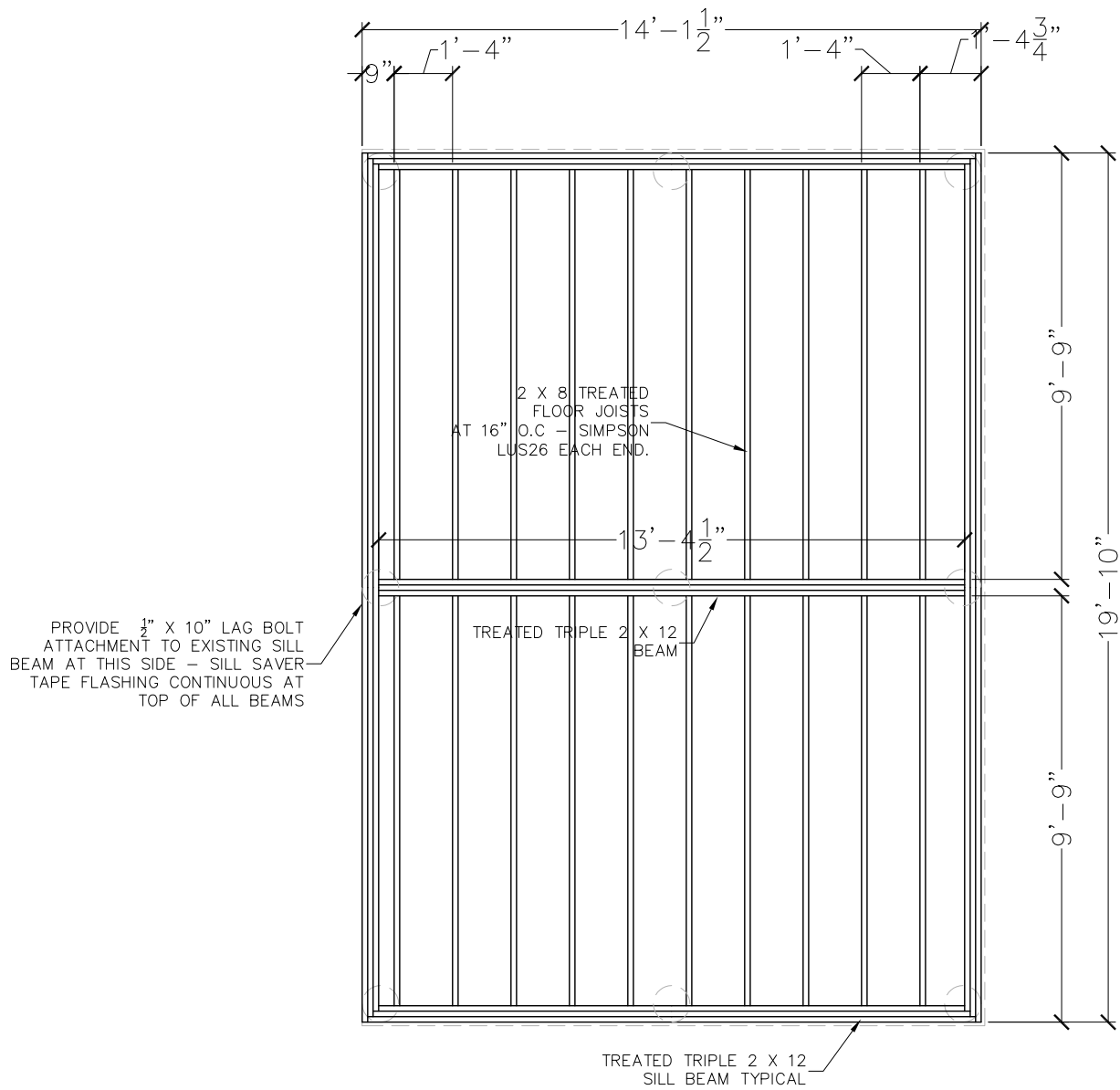
NCB 1660

REAR



Date

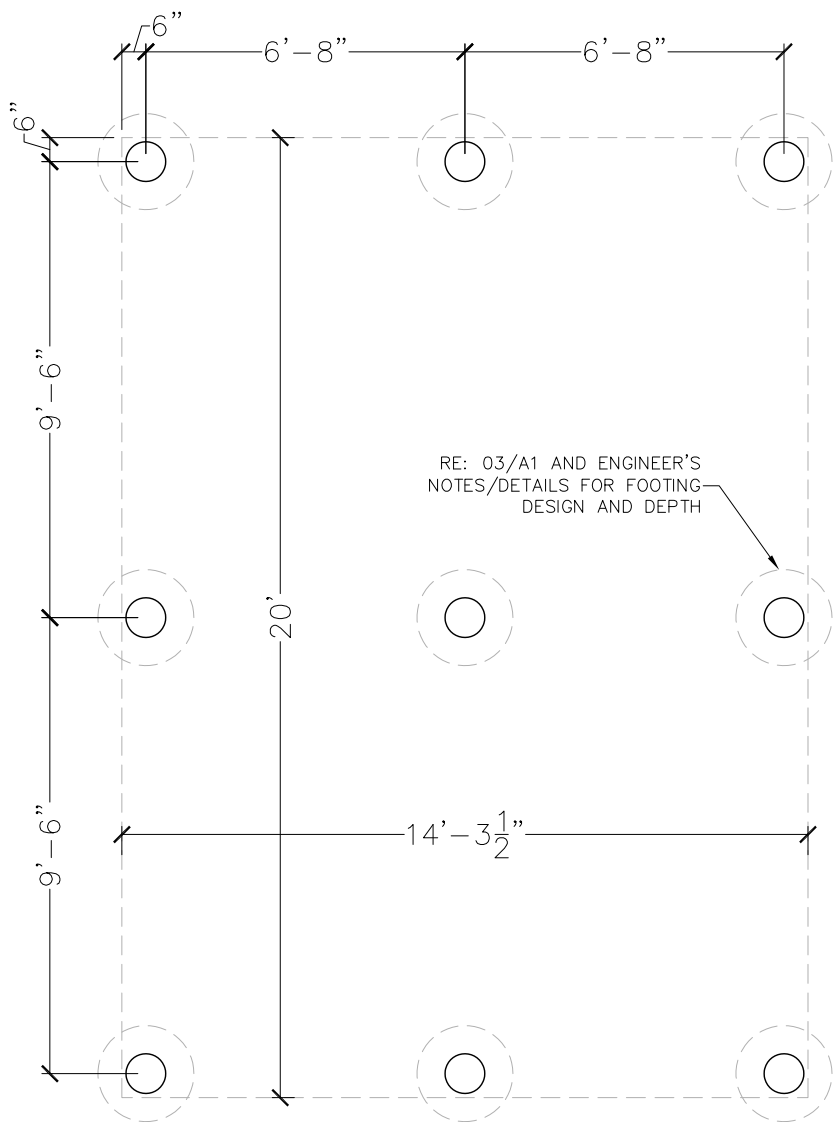
Signature of Applicant



01
A1

FLOOR FRAMING - PORCH

SCALE: 1/4" = 1'



02
A1

FOOTING PLAN - PORCH

SCALE: 1/4" = 1'

JOIST AND RAFTER SPAN TABLE							
SIZE	SPACING	CEILING AND FLOOR JOISTS			RAFTERS		
		20 PSF 1/240 D	30 PSF 1/360 D	40 PSF 1/360 D	60 PSF 1/360 D	20 PSF 1/180 D	30 PSF 1/180 D
2x6	12" O.C.	15'-6"	11'-10"	10'-9"	9'-4"	16'-8"	14'-5"
	16" O.C.	13'-8"	10'-9"	9'-9"	8'-6"	14'-8"	12'-6"
	24" O.C.	11'-0"	9'-4"	8'-6"		11'-9"	10'-2"
2x8	12" O.C.	20'-1"	15'-7"	14'-2"	12'-4"	21'-7"	18'-8"
	16" O.C.	17'-5"	14'-2"	12'-10"	11'-3"	18'-8"	16'-2"
	24" O.C.	14'-2"	12'-4"	11'-0"		15'-3"	13'-2"
2x10	12" O.C.	24'-0"	19'-10"	18'-0"	15'-8"	25'-8"	22'-3"
	16" O.C.	20'-9"	18'-0"	16'-1"	13'-7"	22'-3"	19'-3"
	24" O.C.	17'-0"	14'-8"	13'-2"		18'-2"	15'-9"
2x12	12" O.C.		24'-2"	21'-9"	18'-5"		
	16" O.C.		21'-1"	18'-10"	15'-11"		
	24" O.C.		17'-2"	15'-4"			

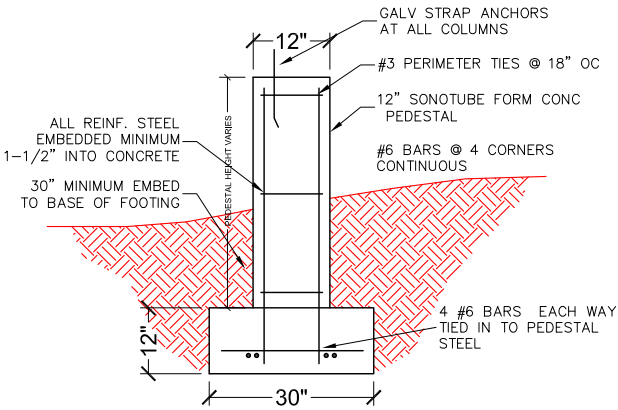
ALL SPANS NOTED HERE ARE INTENDED FOR USE IN COVERED STRUCTURES OR WHERE THE MOISTURE CONTENT DOES NOT EXCEED 19% FOR AN EXTENDED PERIOD OF TIME.

LOADING CONDITIONS ARE EXPRESSED IN PSF (POUNDS PER SQUARE FOOT). ALL JOIST AND RAFTER SPANS ARE BASED ON THE GIVEN LIVE LOAD, A 10 PSF DEAD LOAD AND THE GIVEN DEFLECTION.

SPANS ARE BASED ON THE USE OF #2 Y.P. OR BETTER.

CHECK SOURCES OF SUPPLY FOR AVAILABILITY OF LUMBER IN LENGTHS GREATER THAN 20'-0".

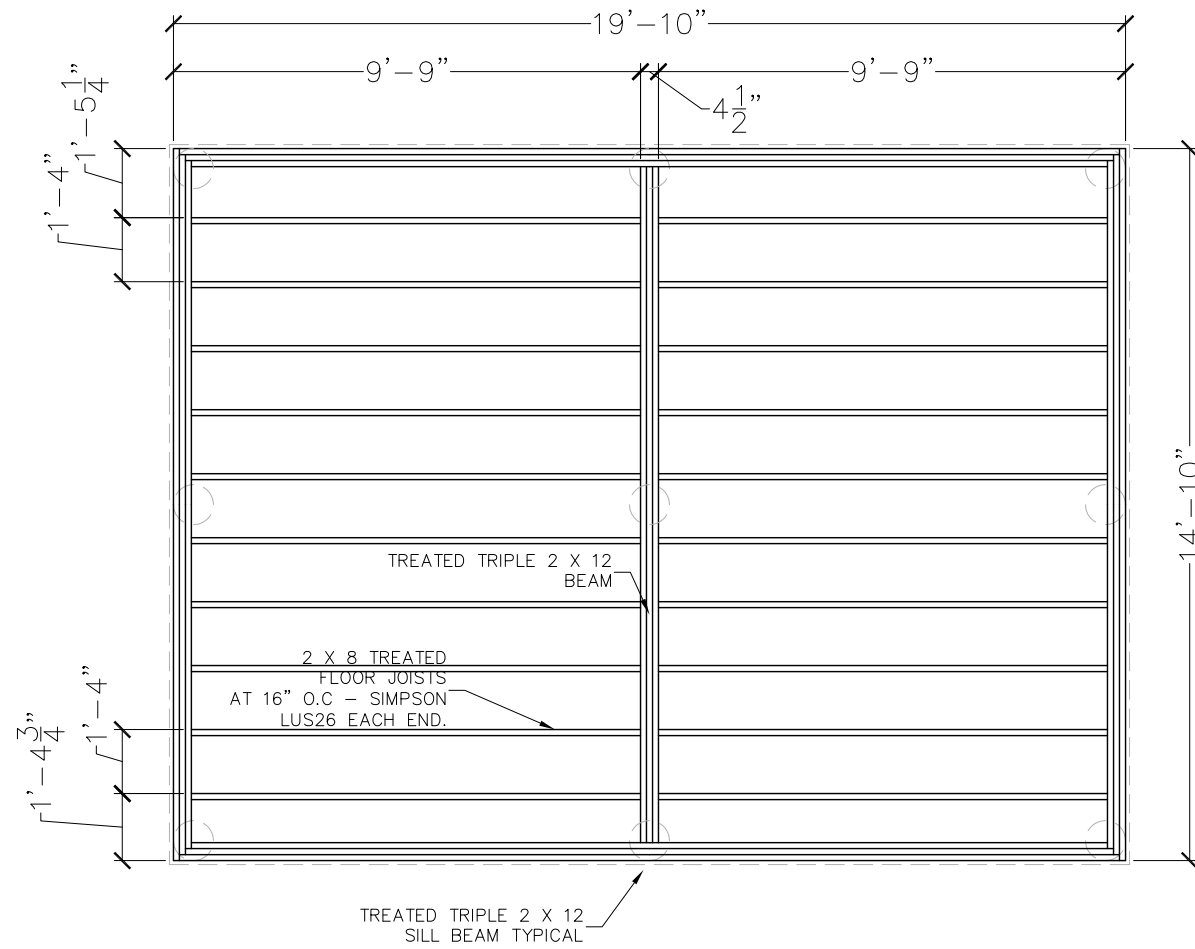
HEADER SPANS (DOUBLE 2X W/ 1/4" PLYWOOD SPACER)			
SIZE	SPAN	SIZE	SPAN
2 X 4	TO 3'-6"	2 X 10	TO 12'-0"
2 X 6	TO 6'-0"	2 X 12	TO 14'-0"
2 X 8	TO 8'-0"		



03
A1

PIER SECTION

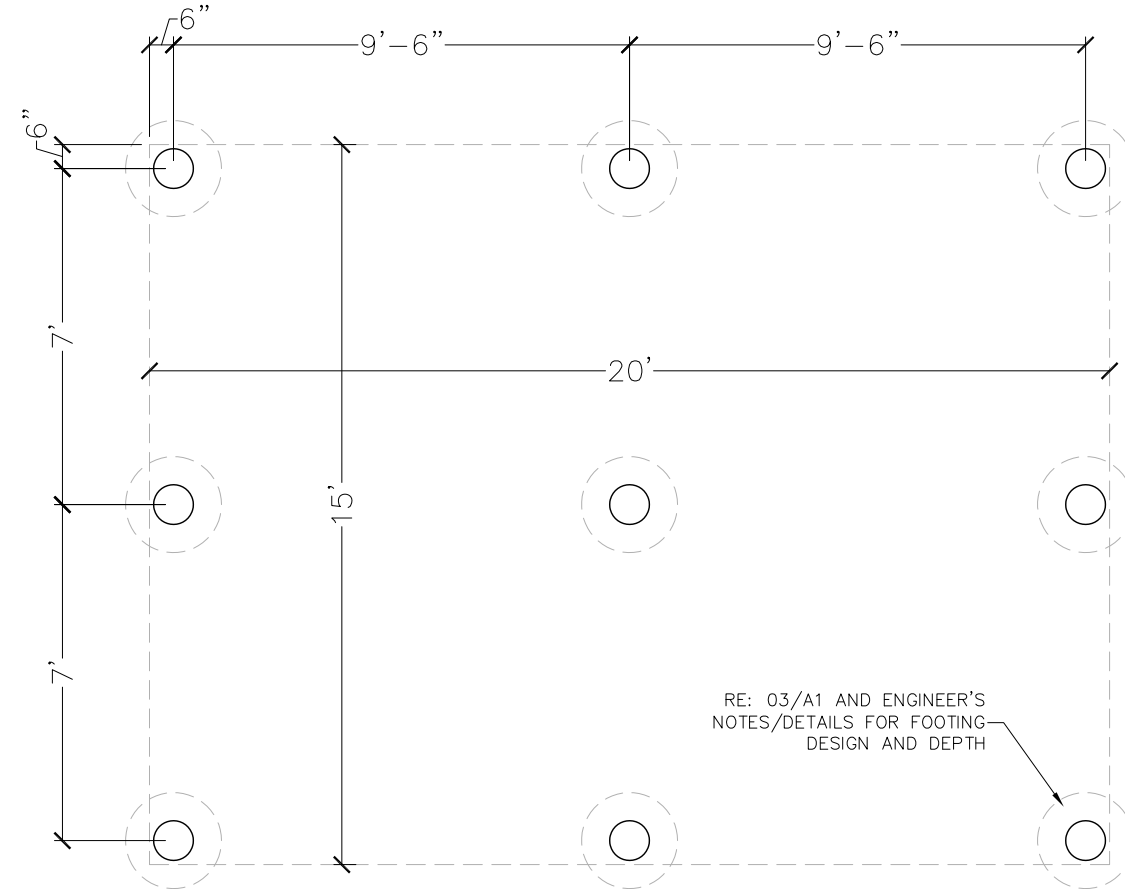
SCALE: 1/2" = 1"



01
A2

FLOOR FRAMING - SHED

SCALE: 1/4" = 1'









































02
A2

FOOTING PLAN - SHED

SCALE: 1/4" = 1'

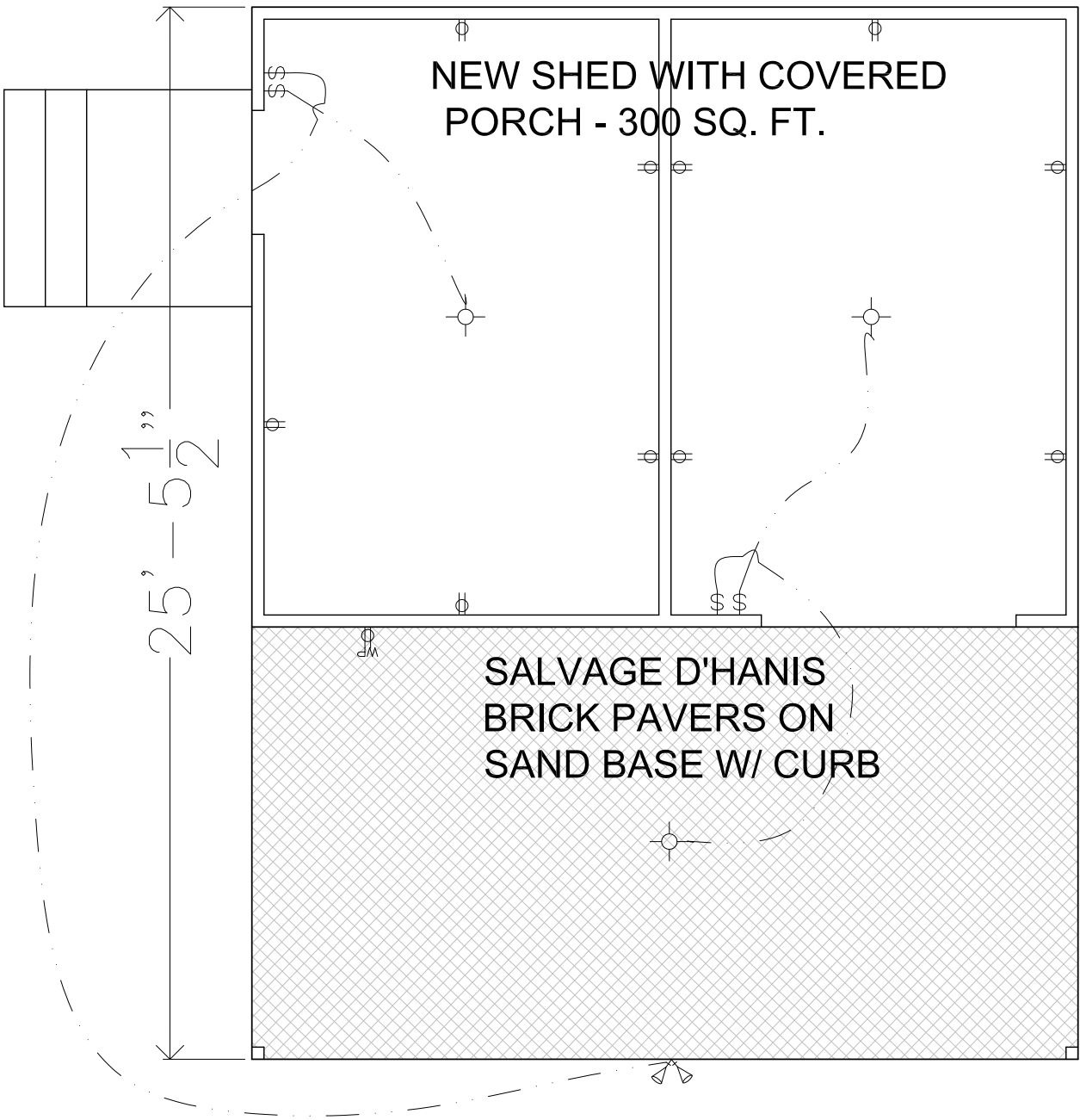
ELECTRICAL LEGEND

	RECESSED 'CAN' LIGHT		EXTER. FLOOD LIGHT
	SEALED REC. LIGHT		EXTER. H.I.D. LIGHT HPS/MH-ARMOR WALL MOUNT
	DIRECTIONAL REC. LT. "TEEBALL" TYPE		INTER. H.I.D. LIGHT HPS/MH-PENDANT WALL MOUNT
	PENDANT LIGHT		MAIN FEED LOCATION
	SURFACE MOUNT LIGHT		MAIN BREAKER PANEL
	WALL MOUNT LIGHT		DOORBELL BUTTON
	SWITCH		DOORBELL
	3 WAY OR 4 WAY SWITCH		PHONE JACK
	DIMMER SWITCH		CABLE/SAT/ANTENNA
	110 VOLT OUTLET		CAT-5e NETWORK JACK
	110 VOLT G.F.I.		AUDIO HOOKUPS RCA/OPTICAL/ETC
	110 VOLT DEDICATED		SPEAKER HOOKUPS
	110 V WEATHERPROOF		NETWORK HUB
	110 V FLOORPLUG		CONTROL PANEL
	220 VOLT OUTLET		SECURITY/HVAC/ETC
	SINGLE PHASE		GAS JET
	VENT FAN		CEILING FAN
	VENT/LIGHT		OPTIONAL LIGHT KIT
	HEAT/VENT/LIGHT		SMOKE DETECTOR HARDWIRED/BACKUP

01
A3

ELECTRICAL PLAN

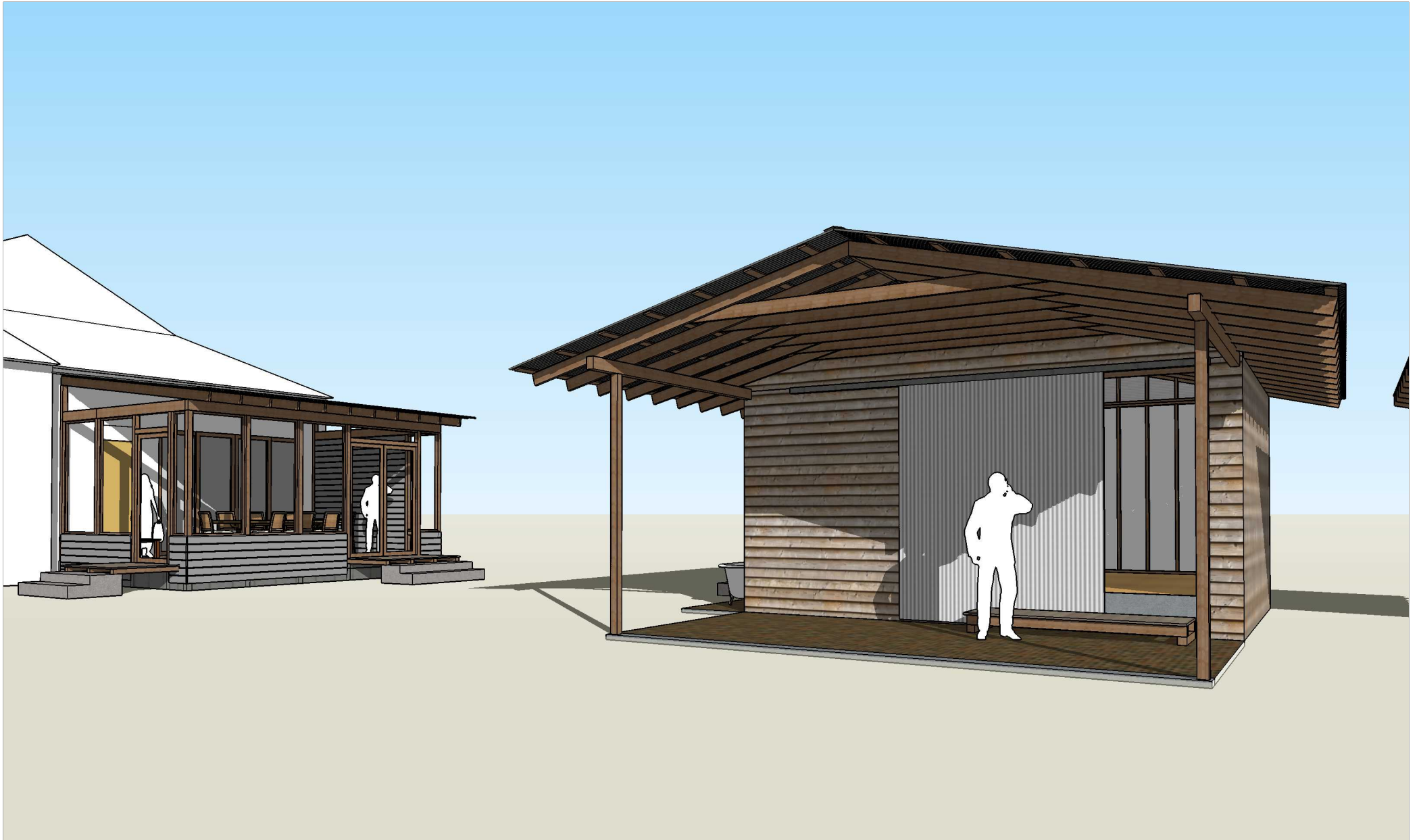
SCALE: 1/4" = 1"



02
A3

ELECTRICAL PLAN

SCALE: 1/4" = 1"

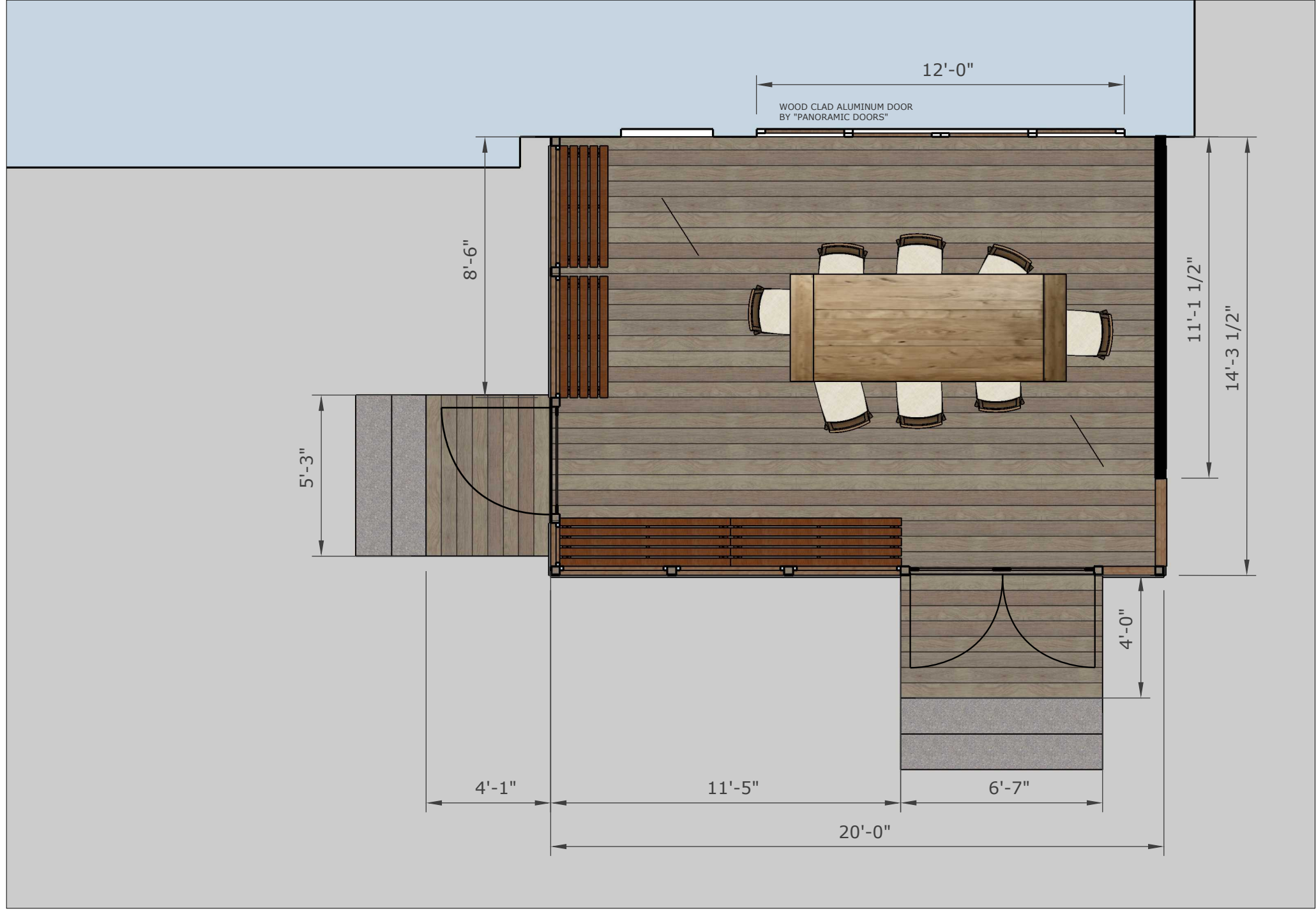


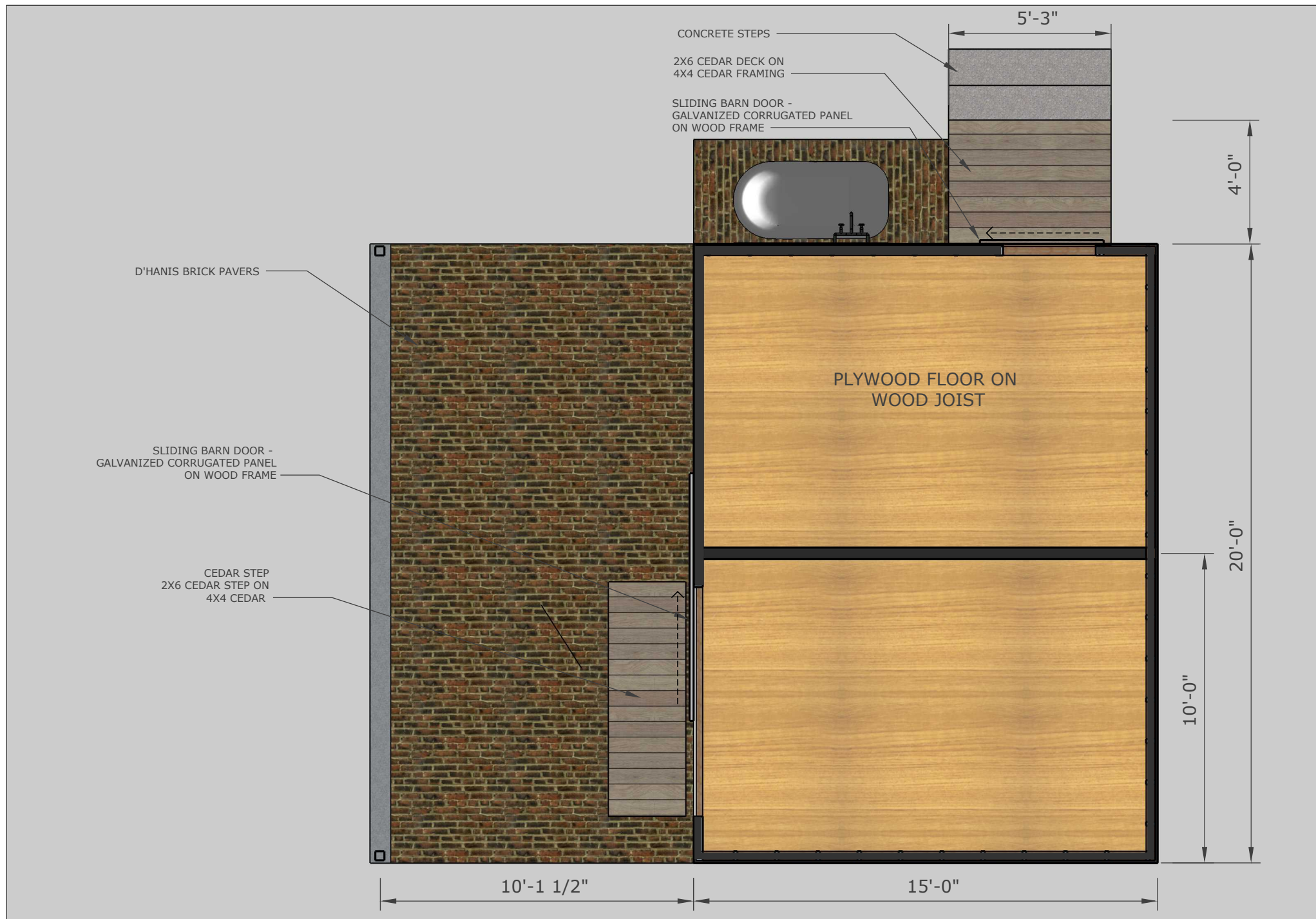
CASA FERMIN+ISELIN::

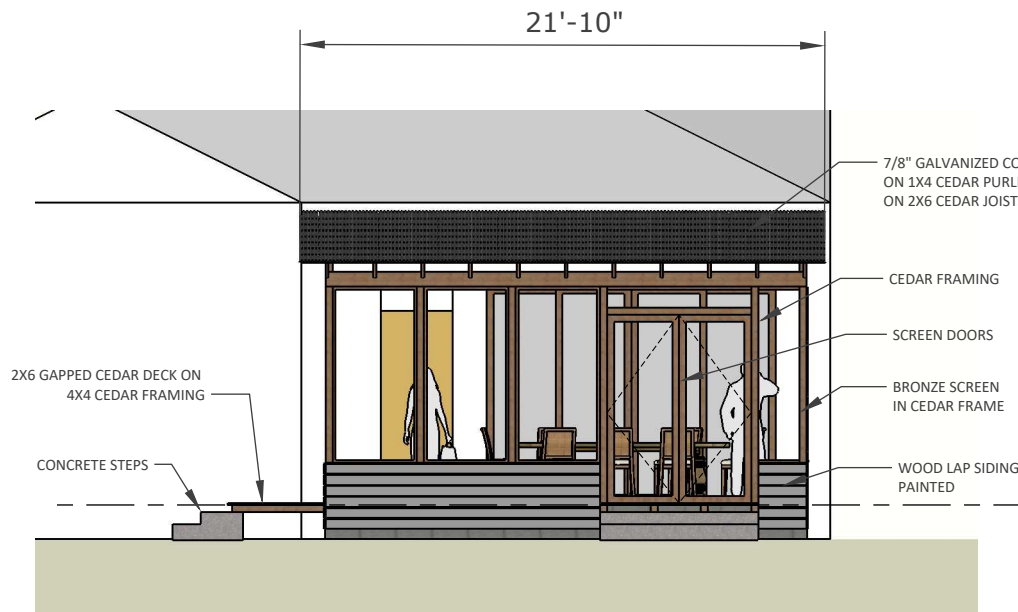
May 22, 2018 ::

LEIGH STREET, SAN ANTONIO, TEJAS::

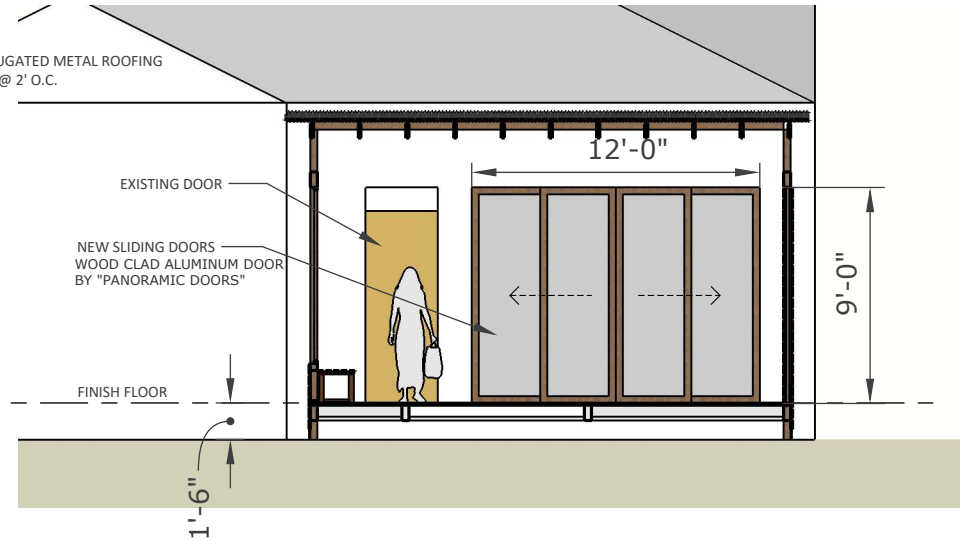




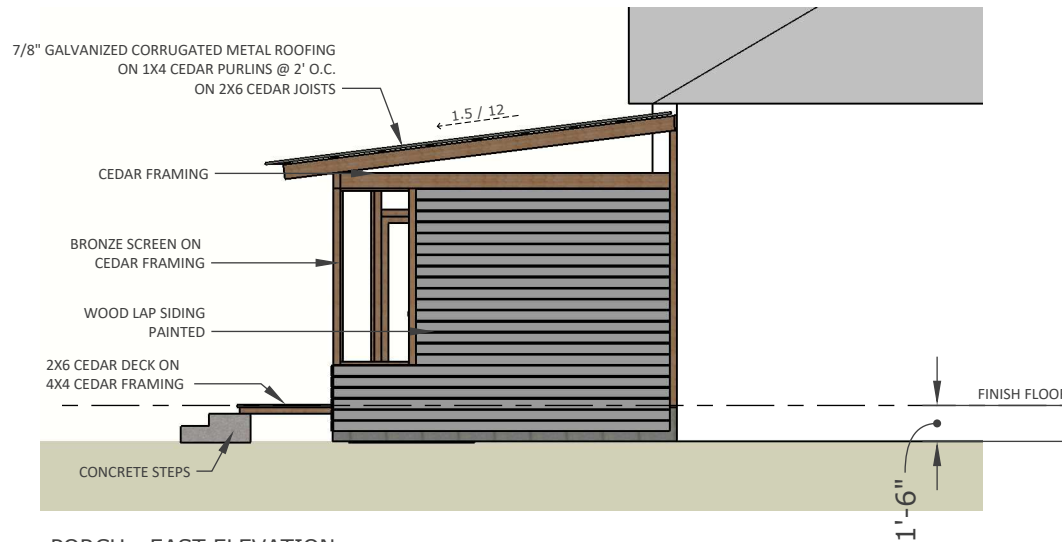




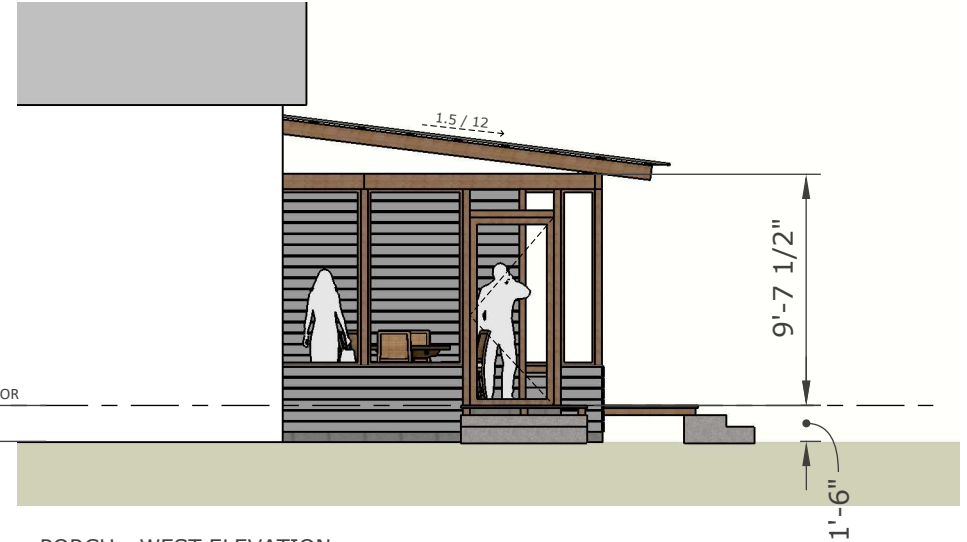
PORCH - SOUTH ELEVATION



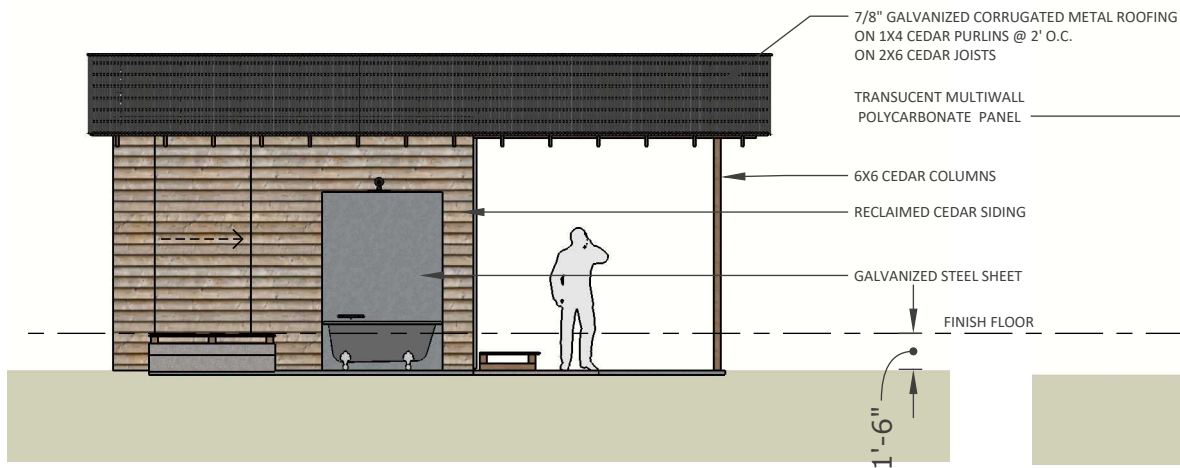
HOUSE - SOUTH ELEVATION



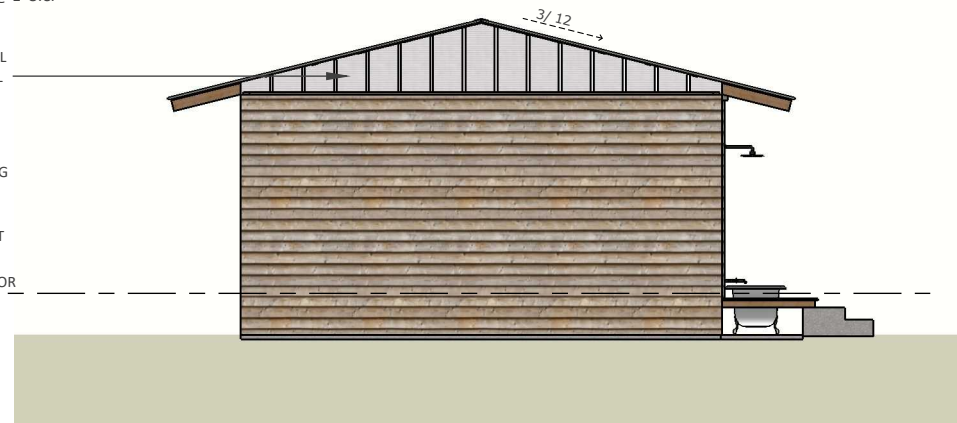
PORCH - EAST ELEVATION



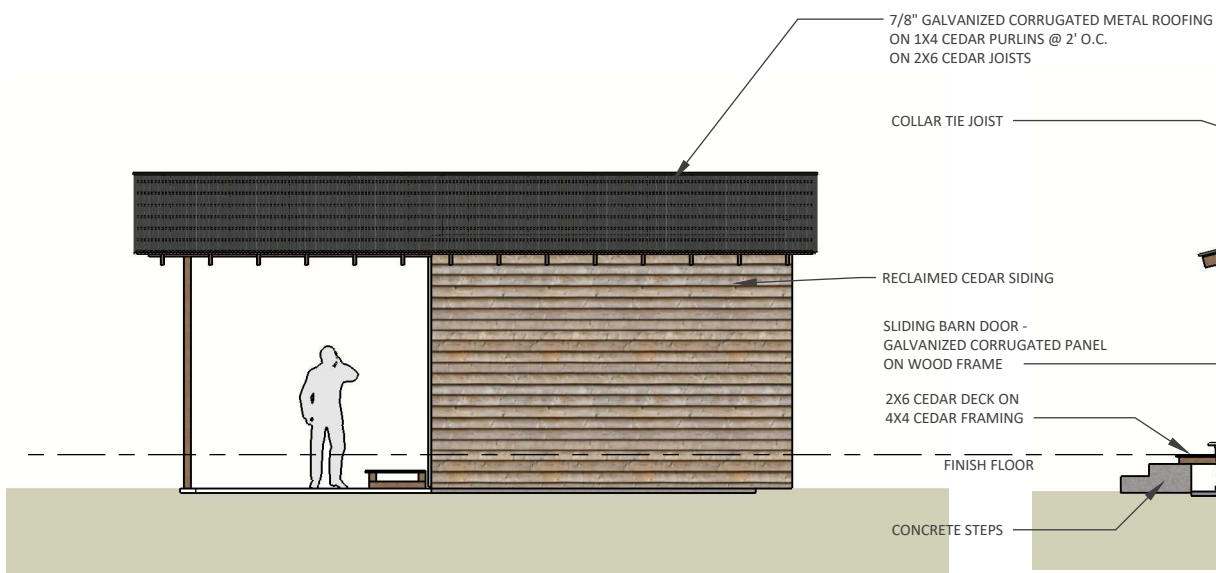
PORCH - WEST ELEVATION



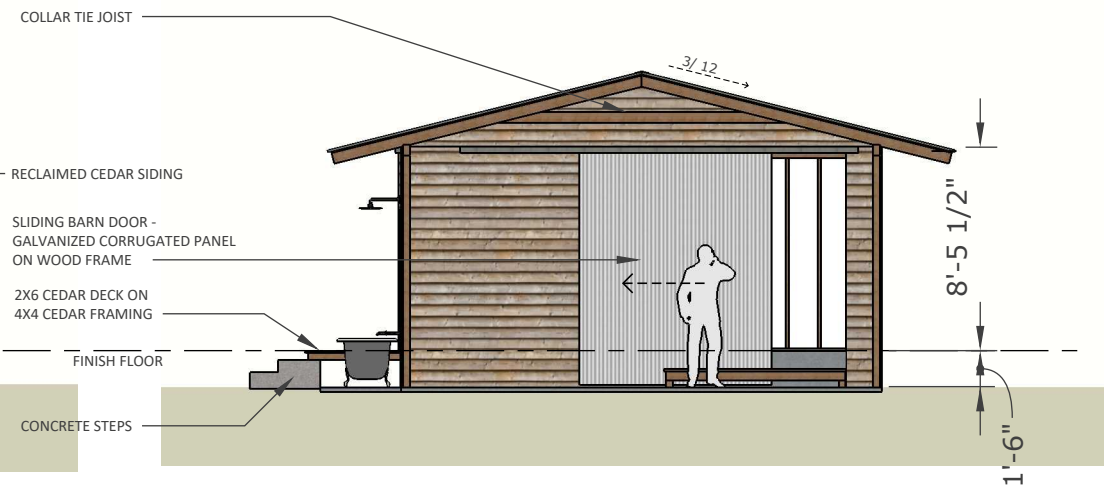
SHED - NORTH ELEVATION



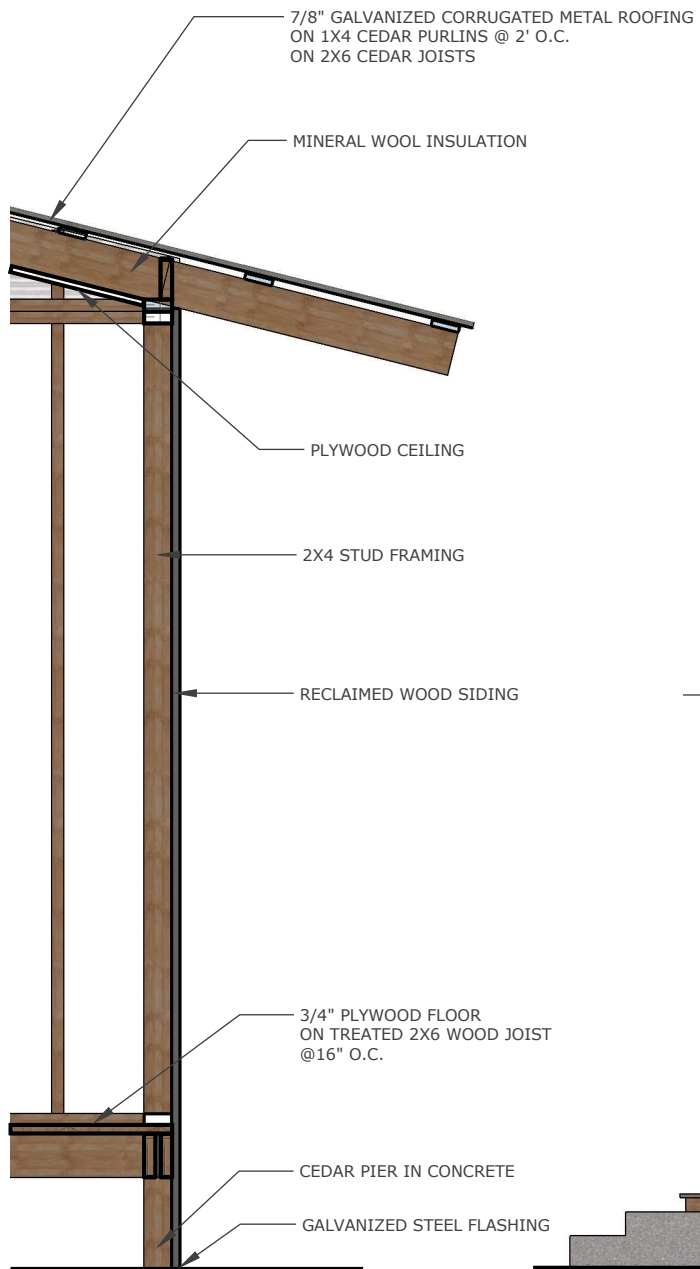
SHED - EAST ELEVATION



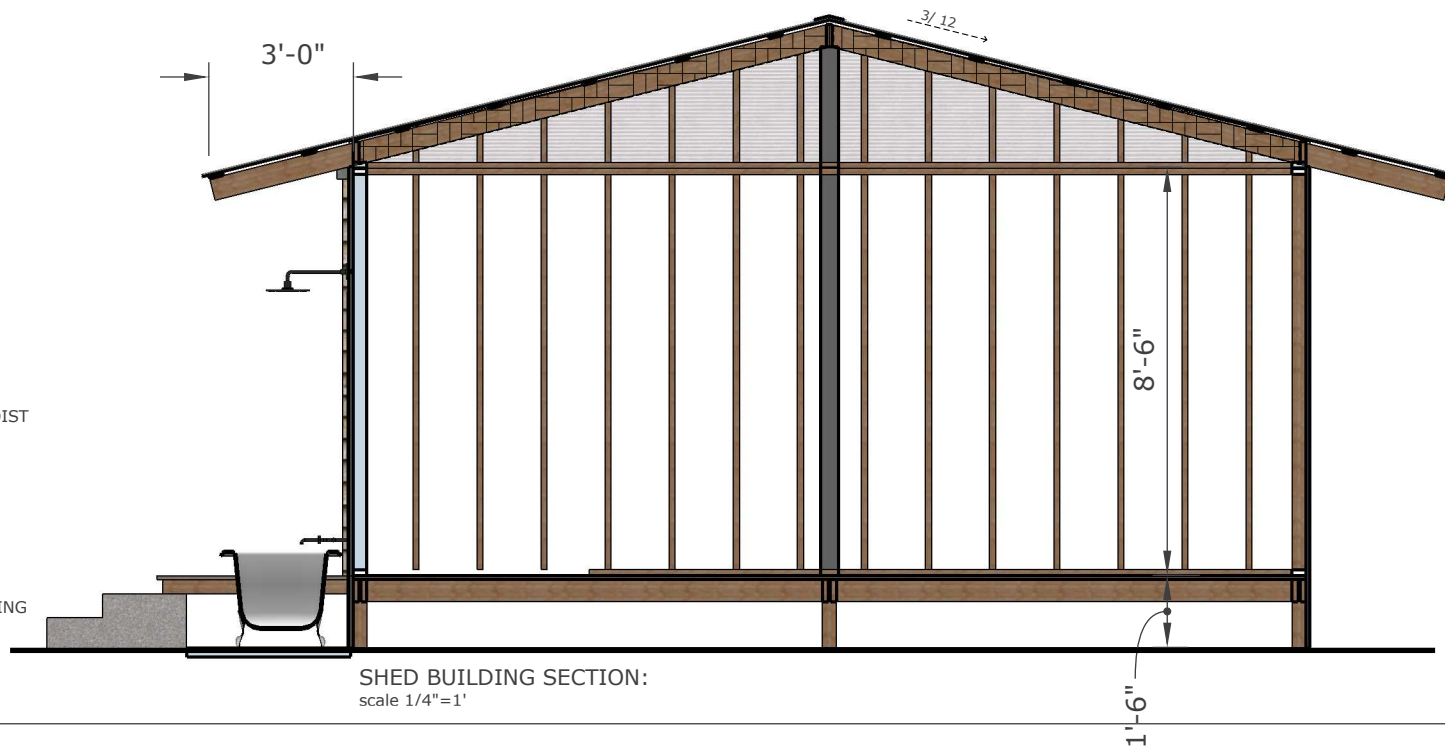
SHED - SOUTH ELEVATION



SHED - WEST ELEVATION



WALL SECTIONS
scale 1/2"=1'



SHED BUILDING SECTION:
scale 1/4"=1'

Materials Specifications - 402 Leigh St Porch Addition and Shed

Item	Material
Roofing and sliding doors	Corrugated galvanized steel over wood purlins
Roof Framing	2x pine joists and rafters
Ceiling	open to rafters
Columns and exterior wood	4 x 4 cedar or treated pine, stained (Behr - sable - semi-transparent)
Siding	shed - 1 x 6 cedar lap siding, stained (Behr - sable - semi-transparent); porch - 1 x 6 drop siding, painted (Behr - medium gray)
Porch Floor	2 x 6 gapped cedar - stained (Behr - espresso - semi-transparent)
Floor Framing	2x treated pine - 2 x 10/2 x 12 beams; 2 x 8 joists
Clerstory (shed)	8mm PolyGal - clear
Screening	Bronze screening/cedar frames
New back door	Pella Pro-line bronze exterior/wood interior