HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO:	**2021-357**
ADDRESS:	611 MUNCEY
LEGAL DESCRIPTION:	NCB 1301 (BURLESON SUBD), BLOCK 2 LOT 24
ZONING:	RM-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Felix Ziga/Ziga Architecture Studio PLLC
OWNER:	Bob Prado/DELAFIELD INVESTMENTS LLC
TYPE OF WORK:	Construction of a 1.5-story, single-family residential structure
APPLICATION RECEIVED:	July 16, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5-story, single-family residential structure on the vacant lot at 611 Muncey, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has
been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of
setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE
i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS
i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL
i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.
Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
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.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer’s color is not allowed and color selection must be presented to staff.

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 1.5-story, single-family residential structure on the vacant lot at 611 Muncey, located within the Dignowity Hill Historic District.
b. CONTEXT & DEVELOPMENT PATTERN – This lot is currently void of any structures. This block of Muncey currently features eight existing structures, including new construction, that all feature 1-story in height. Generally, structures on the west side of the street that are orientated towards Muncey feature a uniform setback.
c. 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 proposed a setback that is to be generally aligned with the front setbacks of the structures found historically on the block that are oriented toward Muncey; however, the exact setback is not clear per the application documents. OHP staff will field verify that the setback is consistent with the Guidelines and that of the neighboring structure at 615 Muncey.
d. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines.
e. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Burleson features all one-story structures. The applicant has proposed 1.5 stories in height and an overall height of 28' – 8 ½". The applicant has submitted a street elevation noting the proposed new construction in context with existing and historic structures on the block. Generally, staff finds the proposed massing to be appropriate as the one story massing of the house will be aligned with the existing structures. An increased setback may further reduce the structure's perceived massing in relationship to the historic structures on the block.
f. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has proposed a foundation height of 1' – 6". Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
g. ROOF FORM – The applicant has proposed a number of roofs, including front and side facing gabled roofs, and a shed porch roof. The proposed roof forms are found historically within the Dignowity Hill Historic District and are consistent with the Guidelines.
h. 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 noted a total building footprint of 1,453 square feet. The lot features 5,056 square feet. The proposed lot coverage of 29% is appropriate and consistent with the Guidelines.
i. MATERIALS – The applicant has proposed materials that include composite board and batten siding, sealed cedar plank siding, corten corrugated metal siding, steel columns, a standing seam metal roof, and wood windows. Staff finds the installation of composite board and batten siding and a standing seam metal roof to be appropriate and consistent with the Guidelines as well as historic examples found within the district. Staff finds that board and batten siding should feature a smooth finish, boards that are twelve (12) inches wide and battens that are 1 – ½" in width. Additionally, staff finds that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam. A low profile ridge cap can be submitted for review and approval by the Commission for new construction. Staff does not find the use of corten corrugated siding, cedar plank siding and steel columns to be consistent with the Guidelines, as these materials as not found historically within the district in single-family residential construction.
j. MATERIALS (Windows) – The applicant has proposed to install Jeld-Wen wood windows. Staff finds the installation of wood windows to be appropriate and consistent with the Guidelines. Staff finds that the proposed windows should be consistent with staff's standard specifications for windows in new construction (noted in the applicable citations).

k. FENESTRATION PROFILE – The applicant has proposed fenestration profiles that feature large, picture windows as well as fixed windows. While the applicant has proposed individually scaled window openings to be sized consistently with those found historically within the district, the proposed windows do not feature operable sashes, as recommended in staff's standards for windows in new construction. Additionally, the applicant has proposed large, picture windows that feature the size of two or three individually sized traditional windows without separating mullions and operable sashes. Staff finds that the applicant should proposed fenestration profiles that feature individual windows with operable sashes. On the front and side elevations, larger window openings should be separated by mullions and feature individual window openings with windows that feature operable top and bottom sashes in a one over one profile.

l. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate as they relate to massing and roof forms. Staff finds that materials and fenestration profiles should be amended as noted in findings i and k, to be consistent with the Guidelines and staff's standards.

m. DRIVEWAY – The applicant has proposed a concrete ribbon strip driveway. The applicant has noted an overall width of ten (10) feet with a middle strip of decomposed granite. The driveway is proposed on the south side of the lot. This block of Muncey primarily features informal driveway conditions on both the north and south sides of structures. Staff finds the proposed driveway proposal to be appropriate and consistent with the Guidelines.

n. FRONT WALKWAY – The applicant has proposed to install a concrete front walkway leading from the front porch to the sidewalk at the public right of way. The applicant has noted a walkway that is to feature four (4) feet in width. This is consistent with the Guidelines.

o. LANDSCAPING – The applicant has provided landscaping information on the proposed site plan noting the installation of grass throughout the front and rear yards. Staff finds this to be appropriate. Grass should also be included in the right of way strip between the public sidewalk and curb.

p. FENCING – The applicant has proposed to replace the existing, front yard chain link fencing with a new, hog wire fence to feature four (4) feet in height. The applicant has also proposed side and rear privacy fencing to feature six (6) feet in height. Staff finds the installation of fencing to be appropriate; however, staff finds that the proposed front yard fence should turn at the driveway and feature a driveway gate that is set back from the front façade plane of the new construction.

q. MECHANICAL EQUIPMENT – The applicant has proposed to place mechanical equipment on the north side of the proposed new construction. Staff finds that all mechanical equipment should be screened from view from the public right of way, per the Guidelines.

RECOMMENDATION:

Staff recommends final approval based on findings a through q with the following stipulations:

i. That the front setback be equal to or greater than that of the historic structure at 615 Muncey, and that field verification be required prior to the issuance of a COA.

ii. That board and batten siding feature a smooth finish, boards that are twelve (12) inches wide and battens that are 1 – ½" in width. Additionally, staff recommends that the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam.

iii. That the proposed corrugated steel siding, steel columns and cedar siding be eliminated and that materials that are consistent with the Guidelines and those found historically within the district be used.

iv. That the proposed wood windows adhere to staff's standard specifications, as noted in finding j and in the applicable citations.

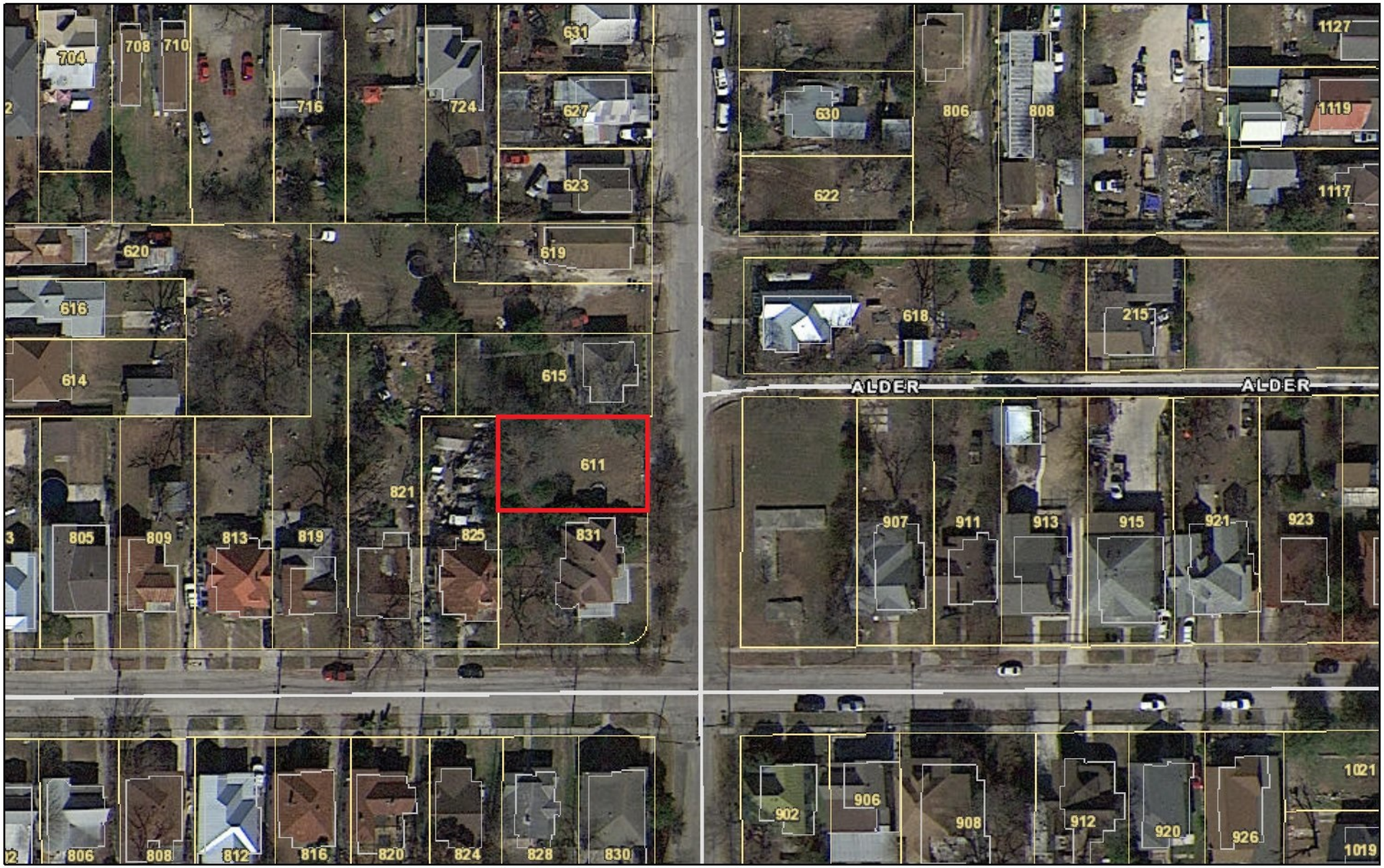
v. That fenestration profiles be modified as noted in findings k and l. Windows should feature individual heights and widths that are comparable to those found historically within the district. Windows should feature operable sashes in a one over one profile.

vi. That grass or fully landscaped greenspace is installed in the right of way strip between the sidewalk and curb, that the proposed fence turn at the driveway and feature a driveway gate that is set back behind the front façade of the new construction and that all mechanical equipment is screened from view from the public right of way.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



July 30, 2021

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611 MUNCEY – NARRATIVE

Requesting final approval to construct a one and a half story house on a vacant lot. The property is located very close to the northern and eastern boundary of the district which is adjacent to the Union Pacific East Railroad Yard.

The project will include a ribbon driveway, a walkway connecting the house to the street, and a front and rear yard fence. The proposed front yard fence will be 4'tall wood and hog wire and the rear fence will be 6'tall wood privacy.

Adjacent houses are mostly one story. The houses immediately to the left and right have higher pitched roofs and the proposed design does not overwhelm its adjacent neighbors. The proposed design will not be more than one story taller than its historic neighbors and will not overwhelm the historic houses.

The existing houses on Muncey are located approximately 28 to 30ft from the edge of street/curb. The proposed house will be set back 2ft from its adjacent historic neighbors to maintain alignment with the historic street setback and also to clear a 14ft. easement located on the front of the property.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other historic houses on the block. Existing foundation heights range from approximately 6in to 18in. The proposed design will have an 18in foundation height and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small front porch with 4x4 steel painted columns, a galvalume standing seam metal roof, a mix of Hardie board and batten siding, clear sealed wood, and corrugated corten steel. The proposed structure will have clad-wood frame windows.

The proposed design maintains appropriate size, massing and proportions while incorporating modern interpretations of historic materials and architectural details. From the adjacent Victorian home, we borrowed the high-pitched roof and the shallow overhangs.

The design also incorporates modern window types with historic window proportions and recess distances. This allows for the design to be clearly identified as modern, but at the same time, compatible with its historic context in material, size, scale, and proportion.

The proposed design also incorporates some industrial elements to tie into its industrial/railroad context. The use of corrugated steel allows for a modern use of this historic material that maintains historic siding proportions and clear shadow lines. The proposed steel columns provide articulation to the porches with a modern interpretation of a base and capital by using a thin base plate at the bottom and a saddle beam hanger at the top.

Site Photo: 611 Muncey

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Context Photos

831 Burleson

615 Muncey

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Context Photos

615 Muncey

615 Muncey

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Context Photos

623 Muncey

627 Muncey

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Context Photos

631 Muncey

Union Pacific East Railroad Yard

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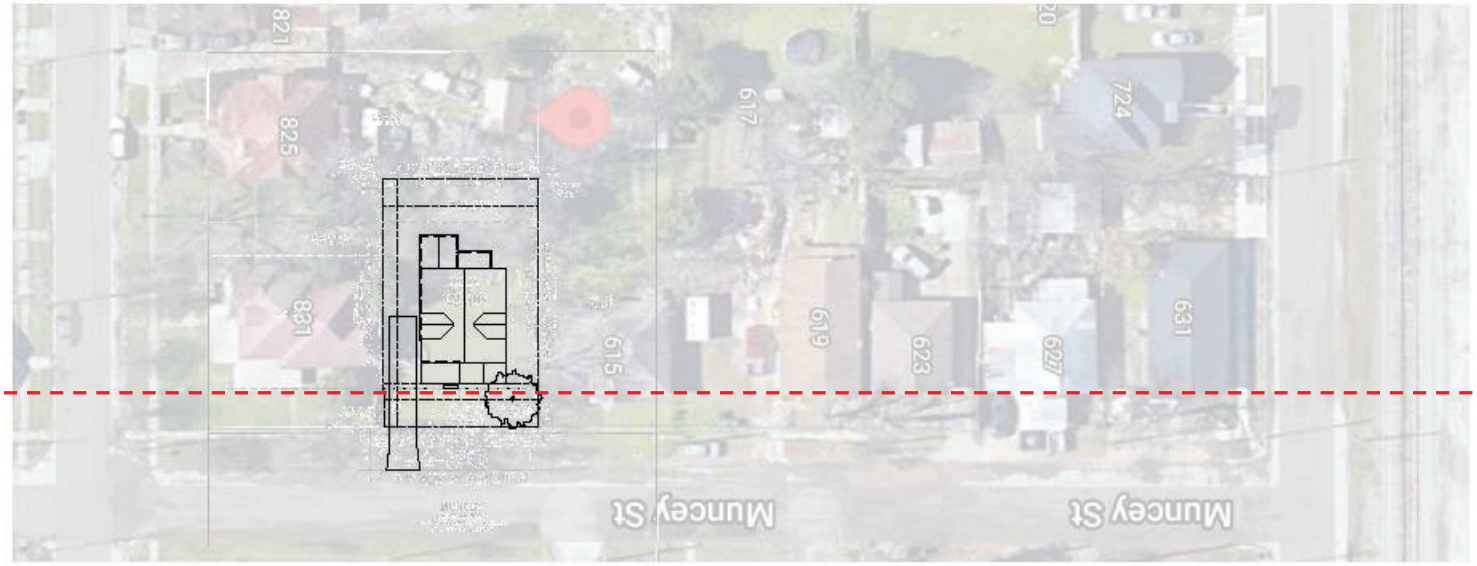
Front Setbacks along Muncey St.

The historic houses on this block are located approximately 28-30ft. from edge of street/curb. The proposed front setback is aligned with the predominant historic setback on the block.



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Foundation Heights along Muncey St.

12IN

6IN

12IN

12IN

18IN

The historic houses on this block have foundation heights ranging from 6in to 18in. The proposed 18in foundation height is within one foot of the highest foundation height as recommended by the guidelines.

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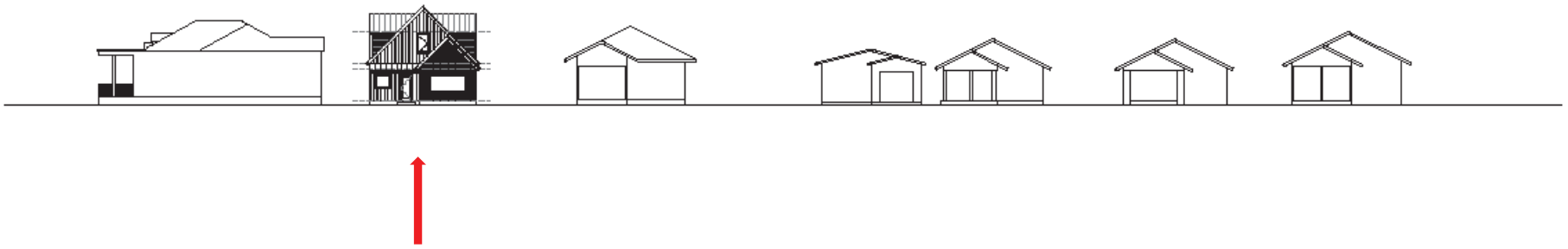

PROJECT SITE

Muncey Street Elevation

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Architectural Details Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

SHALLOW OVERHANGS

CONTEMPORARY FENESTRATION PATTERN AND WINDOW TYPES

USE OF INDUSTRIAL MATERIALS

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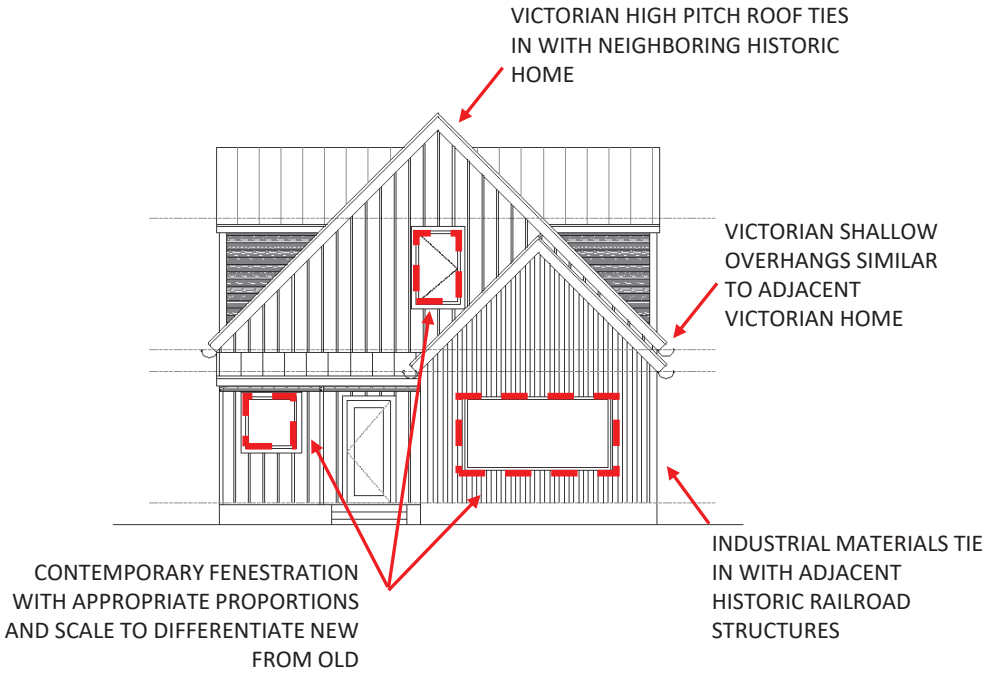
Front elevation study

319 BURLESON: PREVIOUSLY APPROVED DESIGN

ZIGA ARCHITECTURE STUDIO PROJECT, UNDER CONSTRUCTION



611 MUNCEY: KEPT MASSING, PROPORTIONS AND SHAPE BUT INCORPORATED MODERN INTERPRETATIONS OF HISTORIC ARCHITECTURAL DETAILS AND MATERIALS

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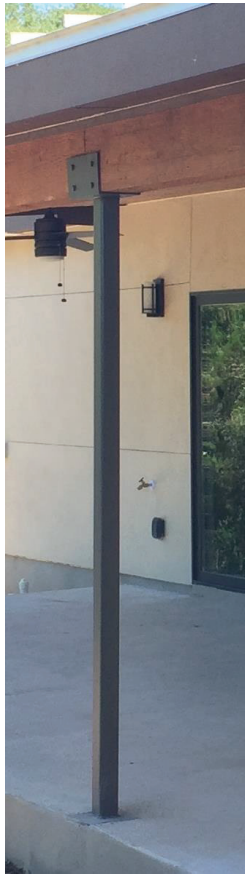
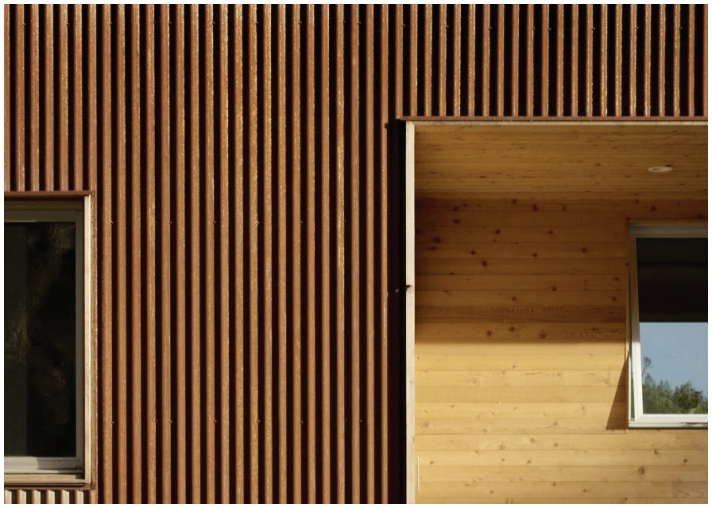
BODY AND TRIM
SW7048 URBANE BRONZE



COLUMN DETAIL

STANDING SEAM METAL ROOF

HARDIE BOARD AND BATTEN SIDING



CORTEN CORRUGATED STEEL PANELS WITH STAINED WOOD ACCENTS

JELD-WEN W-2500 CLAD-WOOD WINDOWS IN CHESTNUT BRONZE

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PROPOSED 6’-0” CEDAR PRIVACY FENCE AT REAR & SIDE YARDS

PROPOSED 4’-0” WOOD AND WIRE FRONT YARD FENCE TO REPLACE EXISTING FENCE

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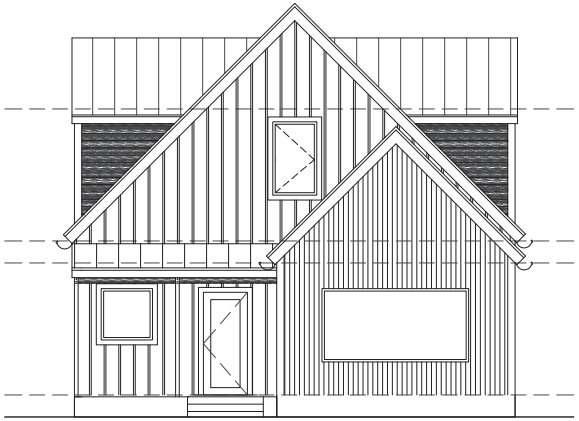
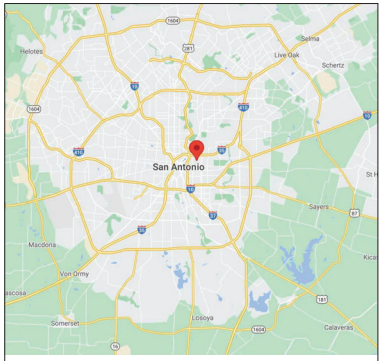
Architecture | Interiors | Historic Preservation

NEW RESIDENCE

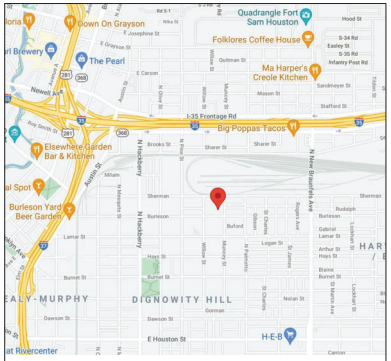
611 MUNCEY ST., SAN ANTONIO, TX 78202





SITE LOCATION MAP #1

NOT TO SCALE



SITE LOCATION MAP #2

NOT TO SCALE

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.

2. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.

5. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.

6. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.

7. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

8. THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.

9. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.

10. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.

11. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

12. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.

13. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.

14. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.

15. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

16. INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.

19. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.

20. THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.

21. ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIRWATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.

22. THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.

23. UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

NOT DRAWN YET

NOT DRAWN YET

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

11723 WHISPER VALLEY ST, SAN ANTONIO, TX 78230 | 210-201-3637

1700 S LAMAR BLVD, STE 338, AUSTIN, TX 78704 | 512-522-5505

INFO@STUDIOZIGA.COM | WWW.STUDIOZIGA.COM

CODE INFORMATION

2018 INTERNATIONAL RESIDENTIAL CODE
2018 IECC

BUILDING DATA

SQ. FT.:	1,271 S.F.	FIRST FLOOR S.F.
	556 S.F.	SECOND FLOOR S.F.
	1,827 S.F.	TOTAL LIVING S.F.
	182 S.F.	PORCHES
	2,009 S.F.	TOTAL S.F.

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DELAFIELD INVESTMENT, LLC

DRAWING FOR REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

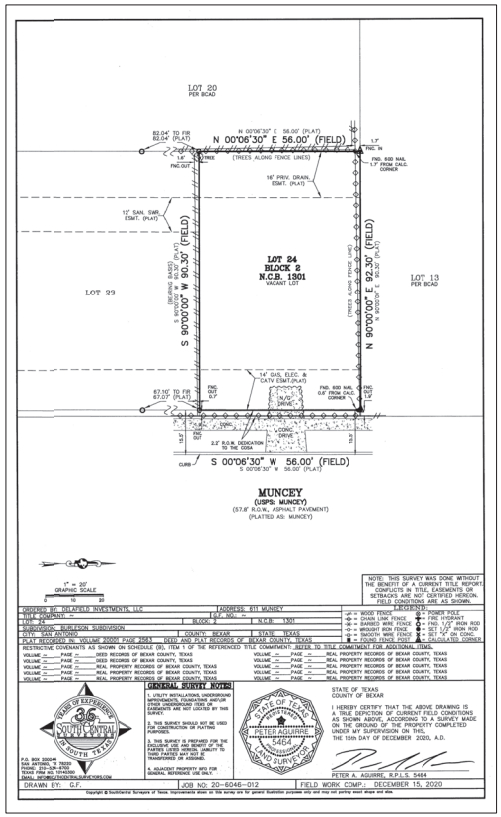
ISSUE

#	DATE	DESCRIPTION
1	05/28/2021	CLIENT REVIEW
2	7/16/2021	HDRC

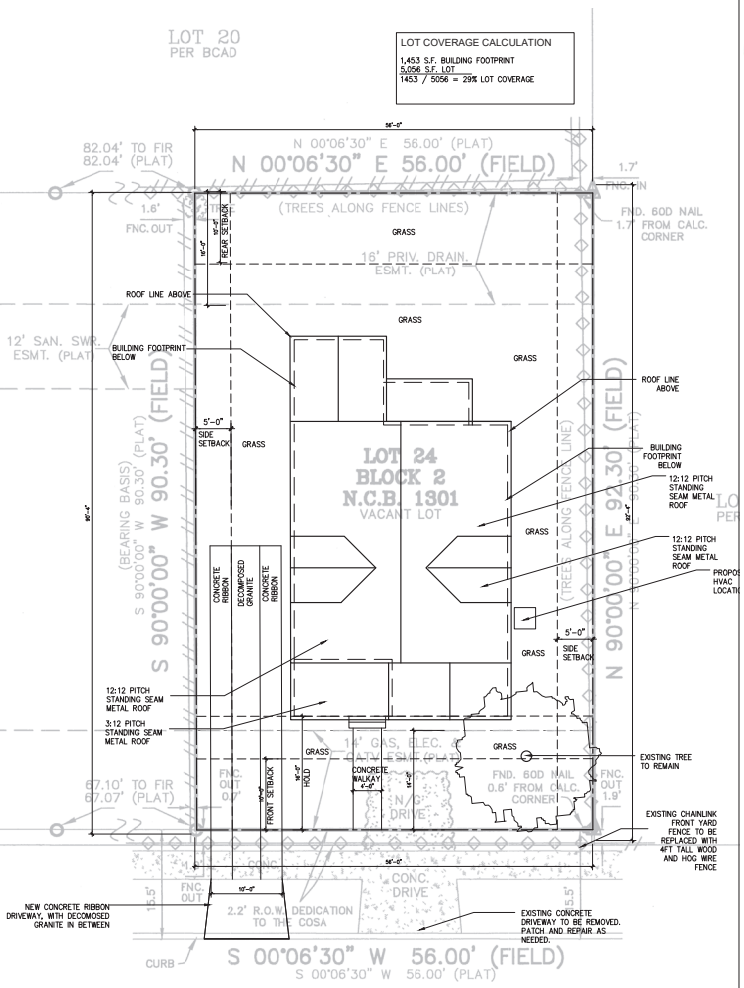
PROJECT NO.	21-127
DATE:	07-16-21
DRAWN BY:	FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

CS



1 SURVEY
SCALE: FULL SCALE



1 PROPOSED SITE/ROOF PLAN
SCALE: 1/8"=1'-0"

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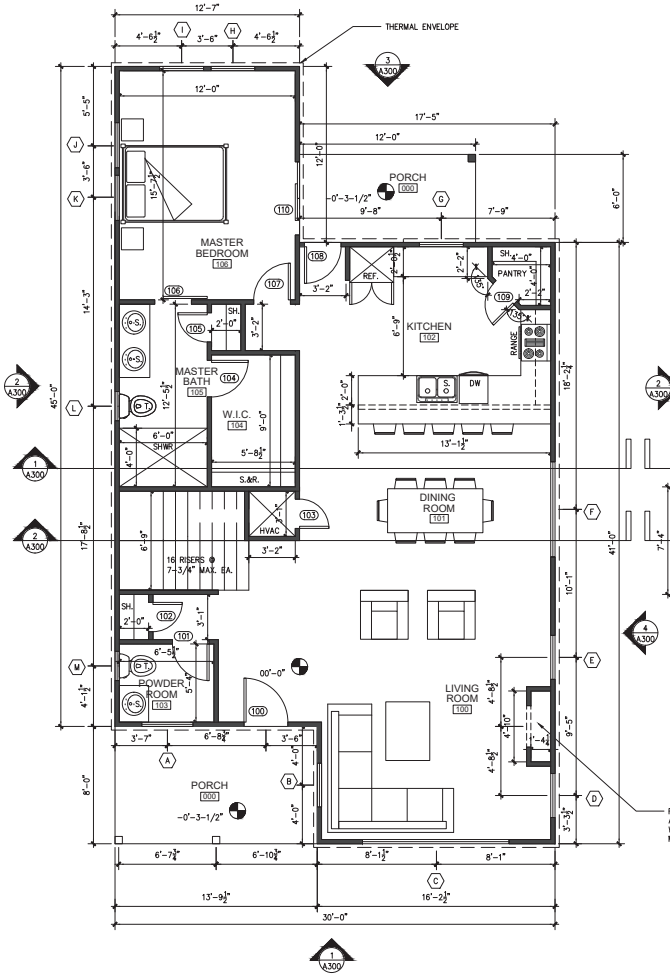
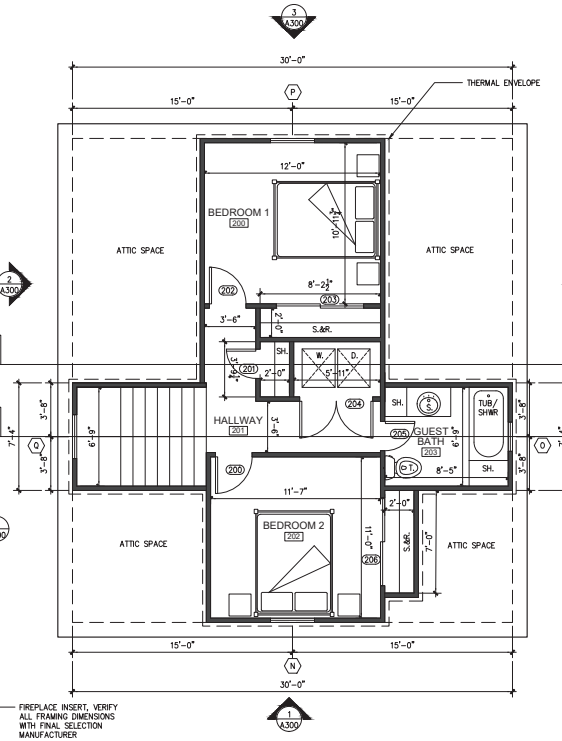
SP100



1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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

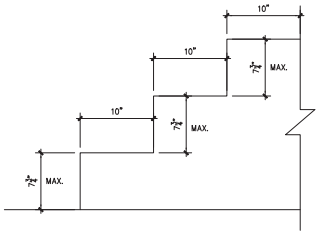
PLAN NORTH

TRUE NORTH

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



2 STAIR DIMENSION CONTROL DETAIL

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

STAIR NOTE:

"Stair nosings shall comply with the following: R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than ¾ inch and not more than 1-1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed ½ inch.

Exception: A nosing projection is not required where the tread depth is not less than 11 inches."

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PROPOSED FLOOR PLANS

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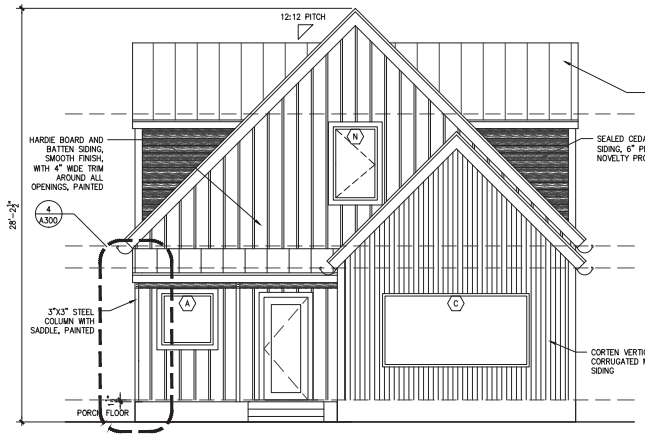
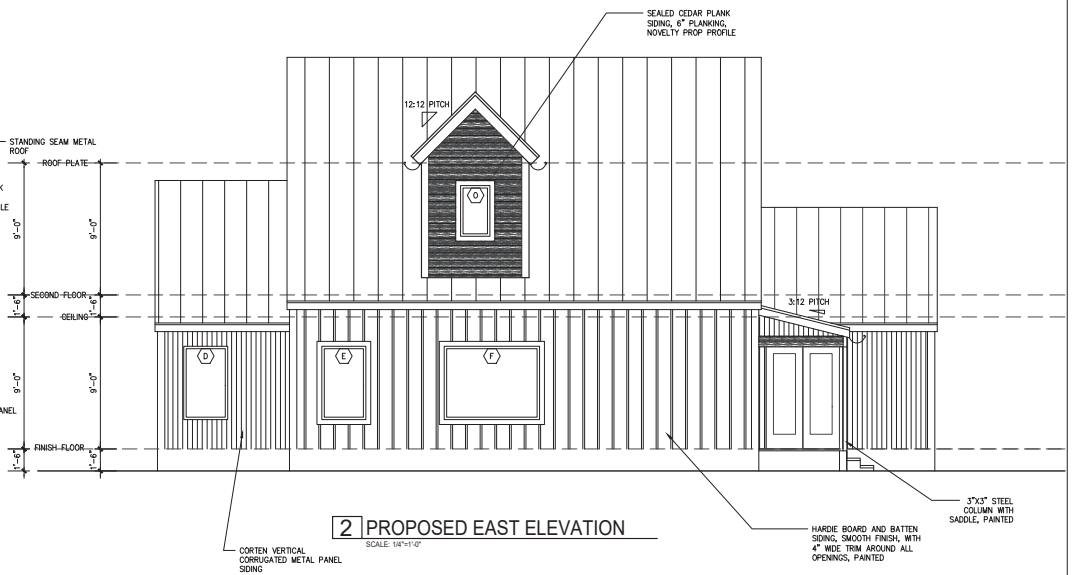


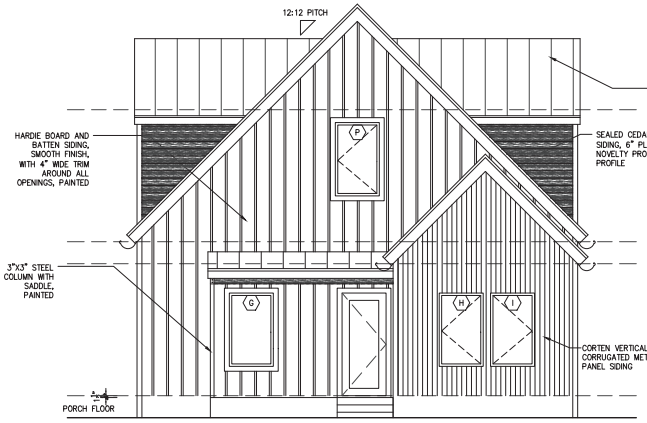
1 PROPOSED FRONT ELEVATION

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



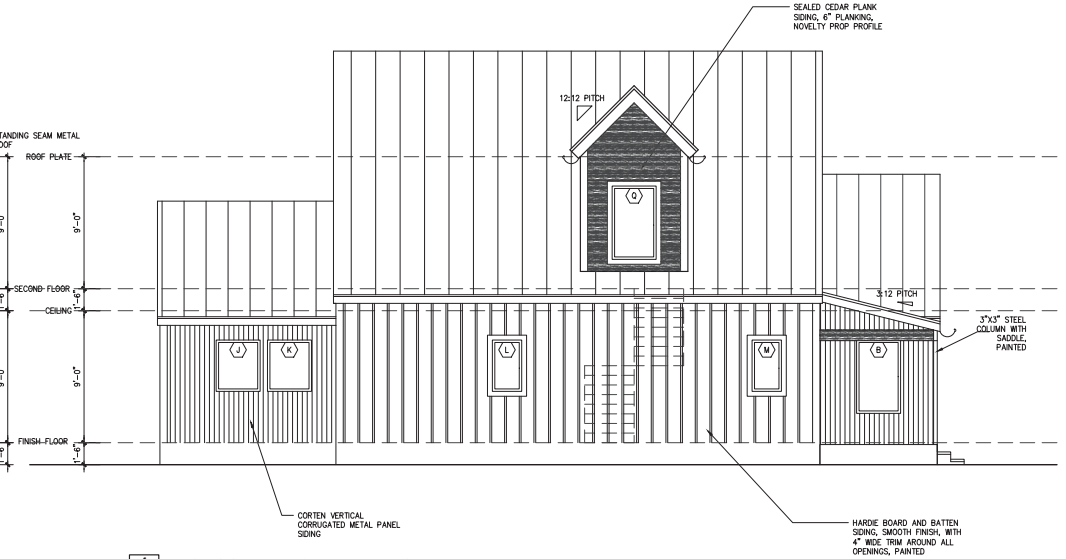
2 PROPOSED EAST ELEVATION

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



3 PROPOSED NORTH ELEVATION

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



4 PROPOSED WEST ELEVATION

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

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PROPOSED EXTERIOR ELEVATIONS

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FELIX J. ZIGA JR., AIA
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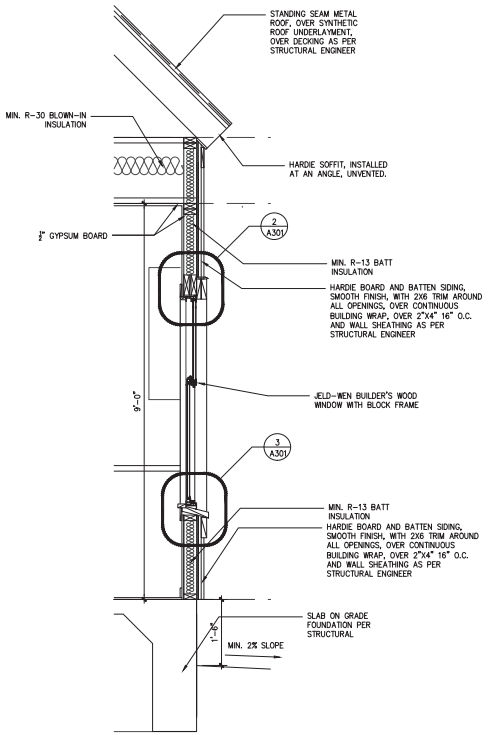
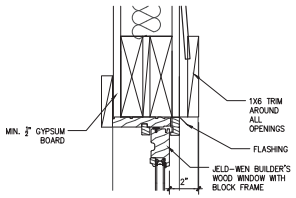
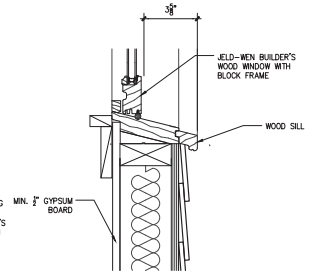
A200



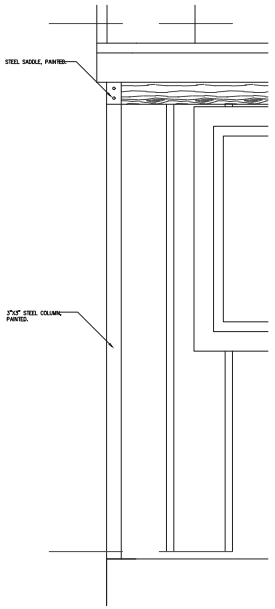
1 WALL SECTION, TYP.
SCALE: 3/4"=1'-0"



2 WINDOW HEAD
SCALE: 3"=1'-0"



3 WINDOW SILL
SCALE: 3"=1'-0"



4 COLUMN DETAIL
SCALE: 1"=1'-0"

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WALL SECTION & DETAILS

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REVIEWED BY:	FJZ

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A301