HISTORIC AND DESIGN REVIEW COMMISSION

December 01, 2021

HDRC CASE NO:	**2021-380**
ADDRESS:	232 LAVACA ST
LEGAL DESCRIPTION:	NCB 713 BLK 10 LOT 16 & E 4 FT OF 15
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Clint Belew/BelewHouse
TYPE OF WORK:	Exterior modifications, construction of a 2-story rear addition
APPLICATION RECEIVED:	November 09, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting final approval to:

1. Remove the non-original 2-story rear addition.
2. Construct a new 2-story rear addition.
3. Replace the existing non-original front porch columns with round columns.

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 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.

5. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.
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.

6. 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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 232 Lavaca is a 1.5-story residential structure constructed circa 1910 in the Queen Anne style with Folk Victorian influences. The structure features a primary hip roof with a front-facing gable, a wraparound front porch, one over one ganged wood windows, and a 2-story rear addition with an open double-height porch. The structure is located on a corner lot at the intersection of Lavaca and Indianola streets with rear frontage along Refugio, a third primary street. The property is contributing to the Lavaca Historic District.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on October 6, 2021. The recommendation for conceptual approval included the following stipulations:
    1. That the applicant modify the proposed roof form to be more consistent with the existing roof forms on the lot and the and surrounding historic roof forms as noted in finding j. Staff recommends that the applicant incorporate a similar roof form as the existing addition; **this stipulation has not been met.**
    2. That the applicant explore material palettes that minimize the visual weight of the rear addition as noted in finding i; **this stipulation has not been met.**

3. That the applicant incorporate appropriate window sizes and proportions and modify the overall fenestration pattern; **this stipulation has been met.**
4. That the applicant explore material palettes that minimize the visual weight of the rear addition; **this stipulation has been met.**
5. That the applicant retain all existing window locations and restore the original wood windows. The applicant is required to submit a window schedule that illustrates any windows to be replaced on the primary historic structure, if applicable, along with supporting evidence that the window sashes are deteriorated beyond repair; **no window replacement is requested as part of the application for final approval.**
6. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 be concealed by a wood window screen set within the opening; **this stipulation will continue to apply.**
7. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. 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. All chimney, flue, and related existing roof details must be preserved; **this stipulation will continue to apply.**
8. That the applicant retain all existing chimneys, dormer vents, dormer shingles, and other significant architectural details; **this stipulation will continue to apply.**

c. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on August 10, 2021, to present a prior version of the proposal. The DRC was generally supportive of removing the existing rear addition due to its non-original nature, but found that the proposed new addition deviated from the historic development pattern and existing context in terms of massing, scale, materiality, and height. While more contemporary additions are found in the immediate vicinity, the DRC noted the importance of the corner lot condition of the property, which essentially creates a condition of three public right-of-ways along Lavaca, Indianola, and Refugio. The DRC suggested incorporating scale, massing, and roof forms similar to the existing addition, which nestles behind the primary historic structure and is visually subordinate. The DRC encouraged the applicant to study the materials and details of the historic structure to influence the rear addition, as well as explore a potential connector element to offer a more clear transition between the historic structure and new addition. The DRC also recommended that the applicant ensure the renderings are accurate in terms of what will be retained on the historic structure, such as chimneys or windows. The applicant met again with the Design Review Committee on September 8, 2021, to review a revised design. The DRC suggested further exploring window proportions and patterns for the addition that responded to the fenestration pattern on the historic house. The DRC also suggested adding fenestration to the west elevation, continuing to explore material palettes that are compatible with the historic structure, and continuing to explore the roof form, massing, and siting of the addition as a holistic design approach. The applicant met with the DRC on September 21 and 28, 2021, to review a revised design that is similar to the current proposal. The DRC was supportive of the window and material changes, as well as the addition of a porch overhang element at the corner of the proposed addition that echoes the location and general form of the existing front porch on the historic structure. The DRC encouraged the applicant to ensure their renderings and drawings were accurate and related to each other in terms of design. The DRC also encouraged the applicant to restore all existing wood windows.

d. EXISTING ADDITION – As noted in finding a, the structure contains an existing 2-story rear addition. Based on Sanborn Maps, the addition was constructed after 1951. Staff finds its removal eligible for administrative approval.

e. FOOTPRINT – The applicant as proposed to construct a new 2-story addition to the primary structure totaling approximately 1,066 square feet. The existing primary structure's square footage is approximately 1,639 square

feet. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.

f. ORIENTATION AND SETBACK – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.

g. SCALE – The proposed addition is 2-story and will be roughly comparable to the primary historic structure's tallest ridge in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds that a 2-story addition that is slightly subordinate to the primary structure may be appropriate due to the surrounding context of the block and vicinity. The applicant should make every effort possible to reduce the scale and mass of the addition, either through design modifications, reduction in height, material selections, or a combination of these methods.

h. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted elevations, the applicant is requesting window sizes and proportions that are a modern interpretation of those found on the primary structure that also incorporate traditional ganged trim conditions, recess, inset, and configurations. Staff finds the proposed fenestration appropriate with the stipulations listed in the recommendation.

i. MATERIALITY – The applicant has proposed to use composite lap siding, metal and/or hardi panel siding, and a standing seam metal roof. The window and door materials are not indicated. Staff finds that the material palette should respond to the design modifications outlined in staff's findings and should minimize the visual weight of the proposed addition. The Guidelines encourage a material palette that responds to the existing historic structure and historic structures in the vicinity.

j. ROOF FORM – The proposed 2-story rear addition will utilize a flat roof form. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that the applicant should modify the roof form to feature a gable, hip, or another form that is more consistent with the primary structure and roof forms found historically. Staff encourages the applicant to incorporate a similar roof form as the existing addition, which nests within the existing primary structure's roofline and is complementary while clearly reading as a new addition.

k. ARCHITECTURAL DETAILS - According to the Guidelines for Additions, new additions should feature 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. While staff finds that the modern interpretations of the specific details, forms, and design elements found on the primary structure may be appropriate, staff does not find the addition consistent at this time due to the flat roof form and material palette.

l. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in the original wood screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

m. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing

windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

n. WINDOW REPLACEMENT – According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding k, the applicant is responsible for submitting comprehensive and complete documentation to assess window replacement, including a window schedule, photos of all windows requested to be replaced, and a proposed replacement product. Staff finds that all existing windows should be repaired and restored unless demonstrably deteriorated beyond repair. Not enough information has been provided by the applicant at this time to assess a window request. The applicant has verbally stated that all existing windows are to be repaired, which should be confirmed for final approval.
o. PORCH MODIFICATIONS – The applicant has proposed to replace the existing non-original front porch posts with new round columns with a simple capital and base. The proposed columns are predominantly Neoclassical in style but have precedent on Folk Victorian and Queen Anne styles in the district. Per the Guidelines, porches and their related elements, such as ceilings, floors, and columns, should be replaced in-kind 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. Porch elements should be reconstructed 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. Staff finds that replacement of the existing columns is appropriate.
p. FENCING – The submitted renderings include new cattle panel style fencing. The requested fencing in the front yard is proposed to be 4'-0" in height and fully metal, including the hogwire and vertical and horizontal fence components. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, materiality, and character. Staff finds that cattle panel fencing is generally appropriate for the district, but finds that the posts and rails should be woo in lieu of the proposed fully metal fence, which is more consistent with fence materials historically used in the Lavaca Historic District.
q. REAR YARD MODIFICATIONS – The submitted site plan includes information not requested as part of this application, including the widening of an existing rear curb cut, privacy fencing, and a rear detached structure. An approval for the scope included in the request item for this case does not imply approval or endorsement of additional items, including any new site work, renovations, exterior modifications, additions, hardscaping, landscaping, or new construction. A separate application for a Certificate of Appropriateness is required to initiate review of additional work.

RECOMMENDATION:

Staff does not recommend final approval at this time based on findings a through q.

If the HDRC finds the request consistent and recommends final approval, staff recommends that the following stipulations apply:

i. That the applicant modify the proposed roof form to be more consistent with the existing roof forms on the lot and the and surrounding historic roof forms as noted in finding j. Staff recommends that the applicant incorporate a similar roof form as the existing addition.
ii. That the applicant explore material palettes that minimize the visual weight of the rear addition as noted in finding i.
iii. That the applicant retains all existing window locations and restore the original wood windows. The applicant is required to submit a window schedule that illustrates any windows to be replaced on the primary historic

structure, if applicable, along with supporting evidence that the window sashes are deteriorated beyond repair. All existing openings must be retained as noted in findings l through o.

iv. That the applicant submits final window specifications for the addition to staff for review and approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 be concealed by a wood window screen set within the opening.

v. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. 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. All chimney, flue, and related existing roof details must be preserved.

vi. That the applicant retain all existing chimneys, dormer vents, dormer shingles, and other significant architectural details.

vii. That all final material specifications for siding, skirting, and other exterior elements be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

viii. That the posts and rails on the proposed fencing be wood in lieu of the requested fully metal fence style as noted in finding p.

ix. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

If the HDRC finds the request consistent and recommends final approval, any additional information represented the submitted documents that are not included in the request language for this case requires a separate request for a Certificate of Appropriateness as noted in finding q.

City of San Antonio One Stop

August 11, 2021

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

CODE REVIEW SUMMARY

LOCATION: 232 LAVACA STREET SAN ANTONIO, TEXAS 78210

OCCUPANCY CLASSIFICATION			
BUILDING TYPE: SINGLE FAMILY		BUILDING AREA: 2,803 S.F.	

DRAWING INDEX

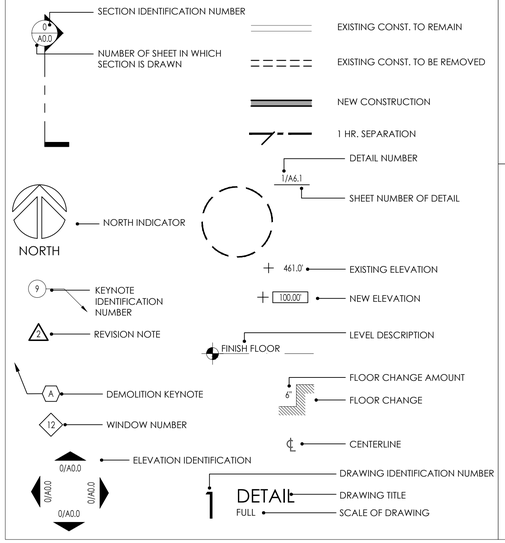
Lavaca Remodel

232 Lavaca Street
San Antonio, TX 78210

DESIGN TEAM

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
210.421.8890
GENEVIE@EXQUISITESA.COM

LEGEND

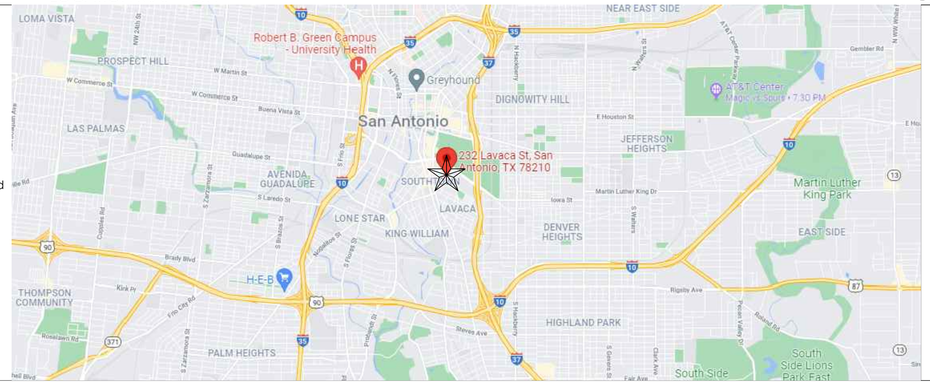


APPLICABLE BUILDING CODES & AUTHORITIES

2018 International Building Code
2018 International Residential Code
2018 International Existing Building Code
2018 International Mechanical Code
2018 International Plumbing Code
2018 International Fuel Gas Code
2018 International Fire Code
2018 International Energy Conservation Code
2017 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

LOCATION MAP - CITY



BUILDING OFFICIAL STAMP

EXQUISITE DESIGN
DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Lavaca Remodel

232 Lavaca Street
San Antonio, TX 78210

OWNER

San Antonio Modern
Clint Belew &
David House

232 Lavaca Street
San Antonio, TX 78210

PROJECT NUMBER

21-Lavaca

CONSTRUCTION DOCS ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Cover Sheet / /index

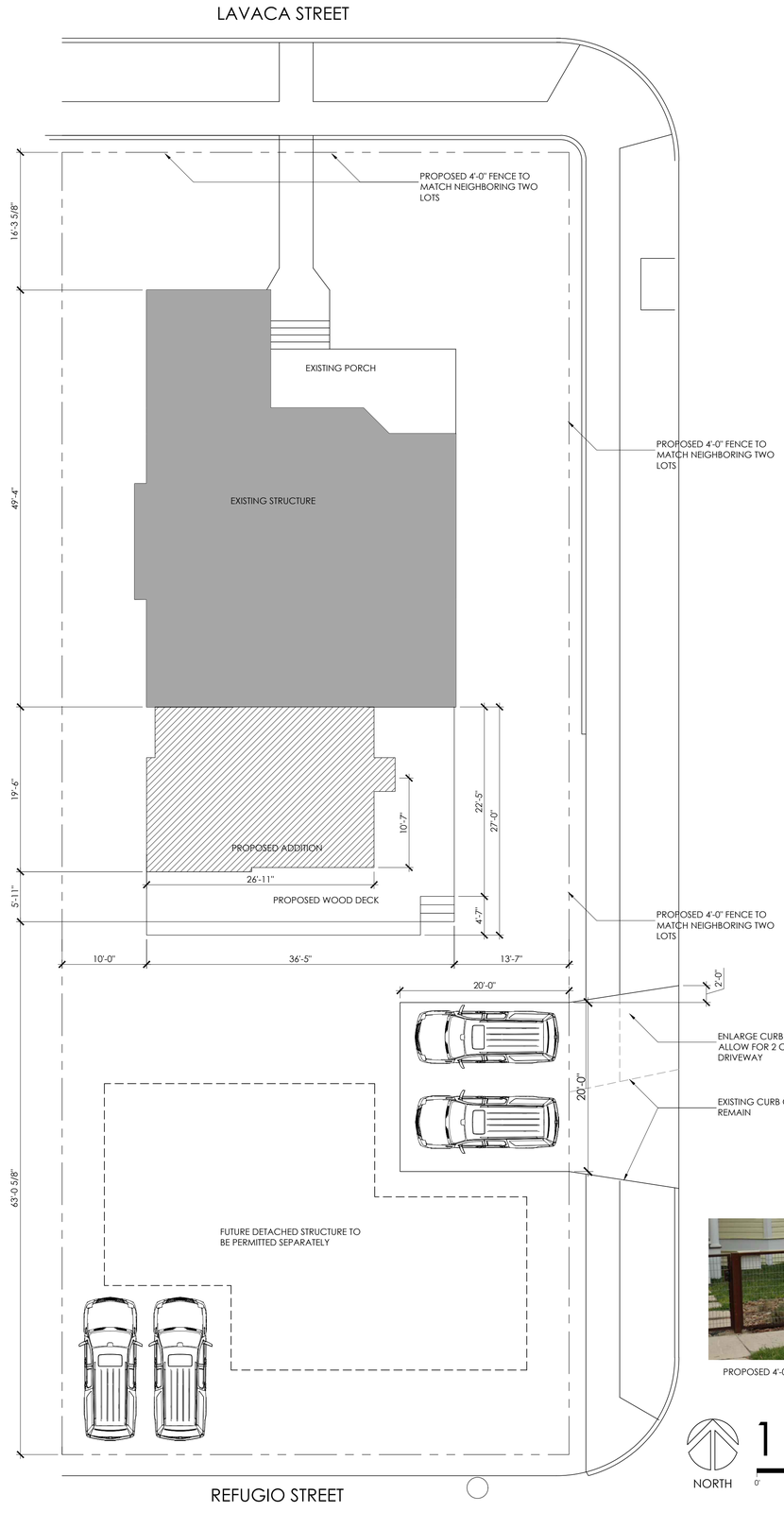
DATE

20 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A0.01

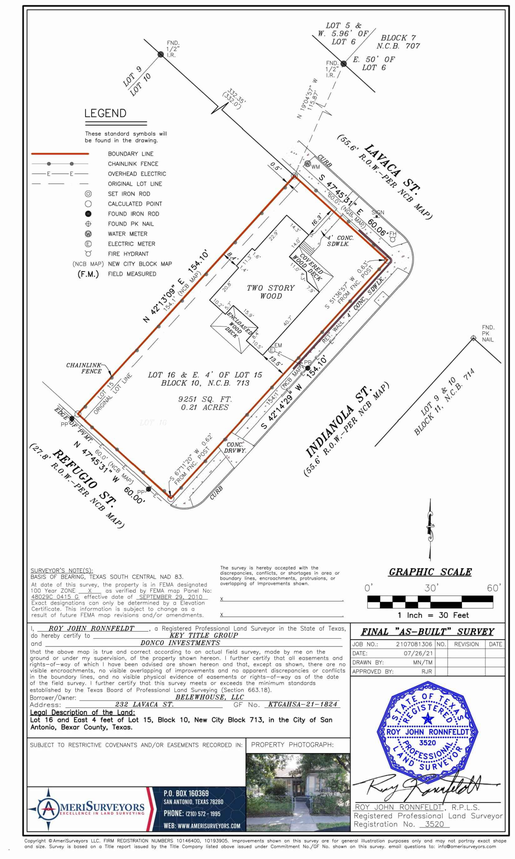


1 SITE PLAN
1/8" = 1'-0"

NORTH

0' 2' 4' 8' 12'

PROPOSED 4'-0" FENCE EXAMPLE



SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.
At date of this survey, the property is in FEMA designated 100 Year ZONE "X" as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010.
Exact designations can only be determined by a Elevation Certificate. Flood zone is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X_____

X_____

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to KEY TITLE GROUP and DONCO INVESTMENTS that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: BELLWHOUSE, LLC
Address: 232 LAVACA ST. GF No. KTGAHSA-21-1824
Legal Description of the Land:
Lot 16 and East 4 feet of Lot 15, Block 10, New City Block 713, in the City of San Antonio, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPHY:

AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

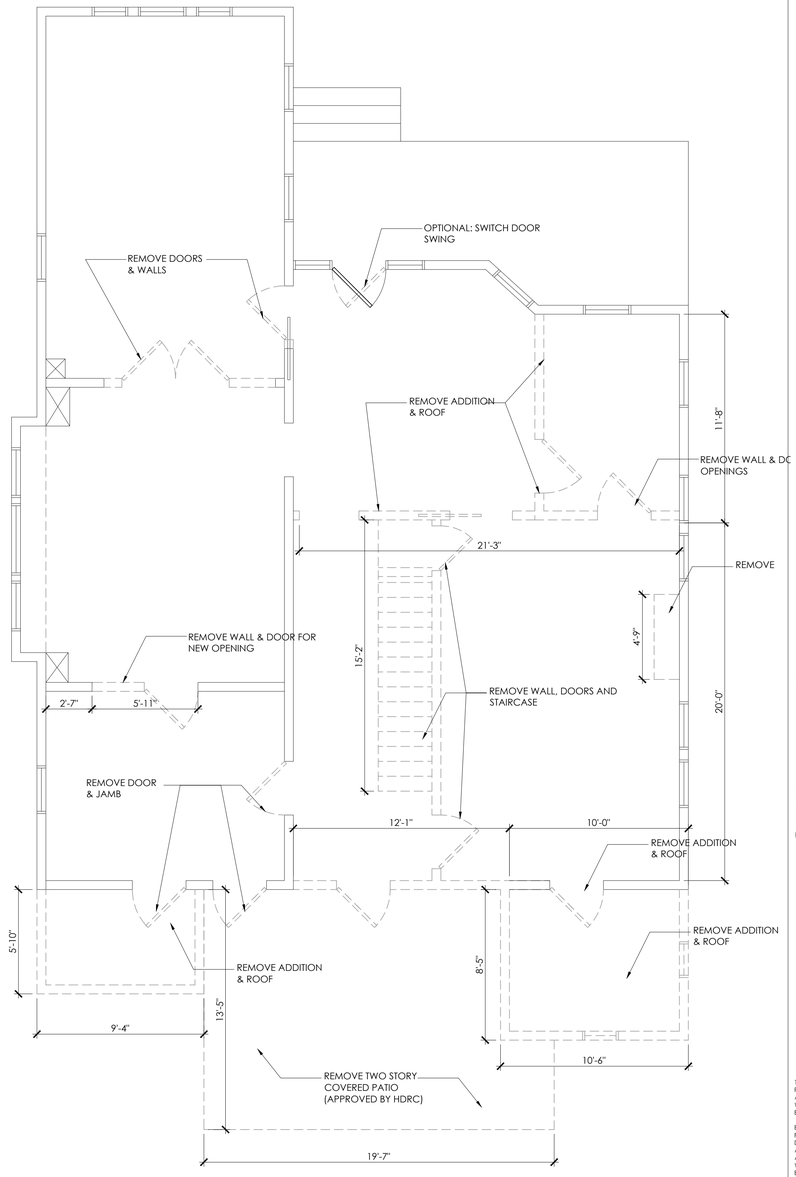
FINAL "AS-BUILT" SURVEY

JOB NO.:	2107081306	NO.	REVISION	DATE
DATE:	07/26/21			
DRAWN BY:	MN/TM			
APPROVED BY:	RJR			

STATE OF TEXAS REGISTERED ROY JOHN RONNFELDT 3520 PROFESSIONAL LAND SURVEYOR

ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

2 SURVEY
NO SCALE



3 DEMO PLAN
1/4" = 1'-0"

LEGEND

EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

EXQUISITE DESIGN

DATE EXP. DATE

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE: (210) 421-8890
GENEVIE@EXQUISITESA.COM

Lavaca Remodel

232 Lavaca Street
San Antonio, TX 78210

OWNER

San Antonio Modern
Clint Belew &
David House

232 Lavaca Street
San Antonio, TX 78210

PROJECT NUMBER

21-Lavaca

CONSTRUCTION DOCS ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Site Plan & Survey

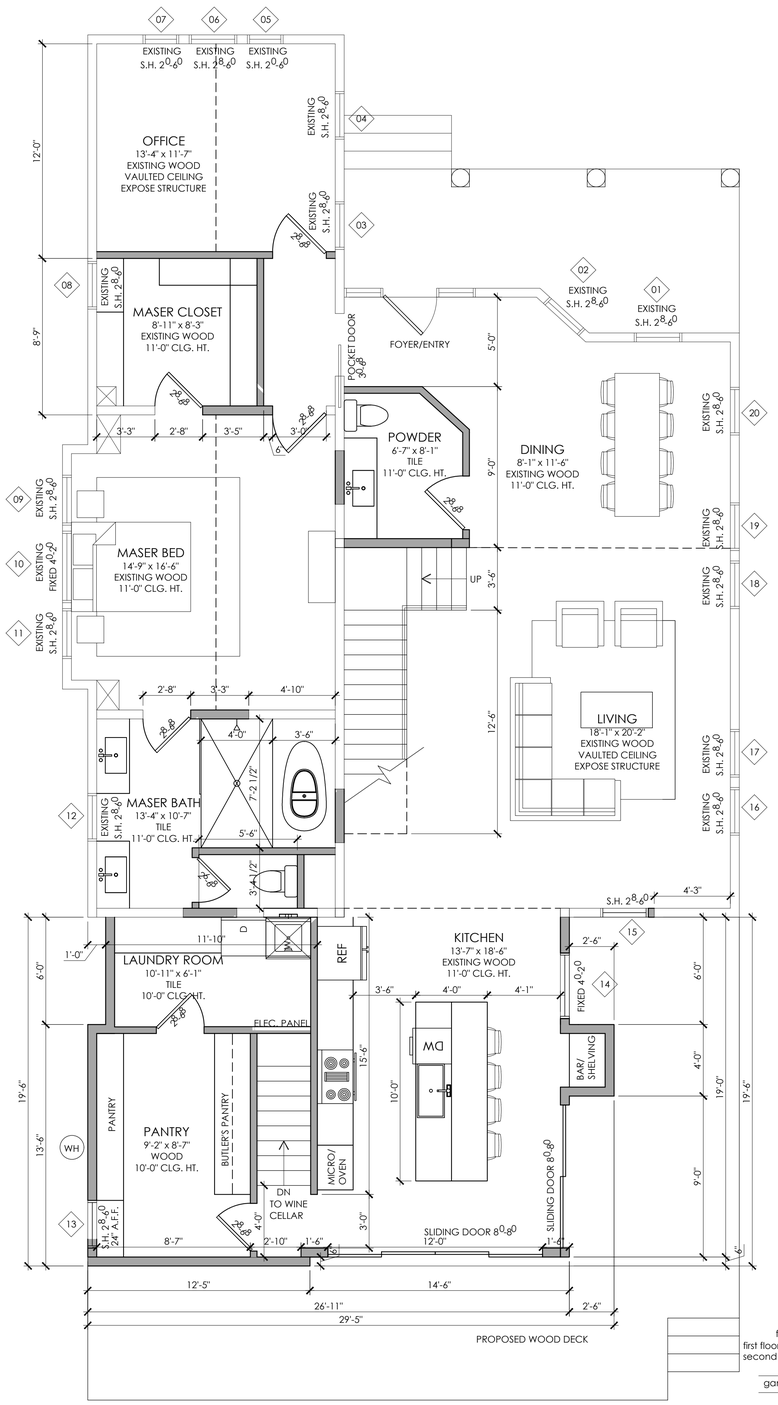
DATE

20 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A1.01

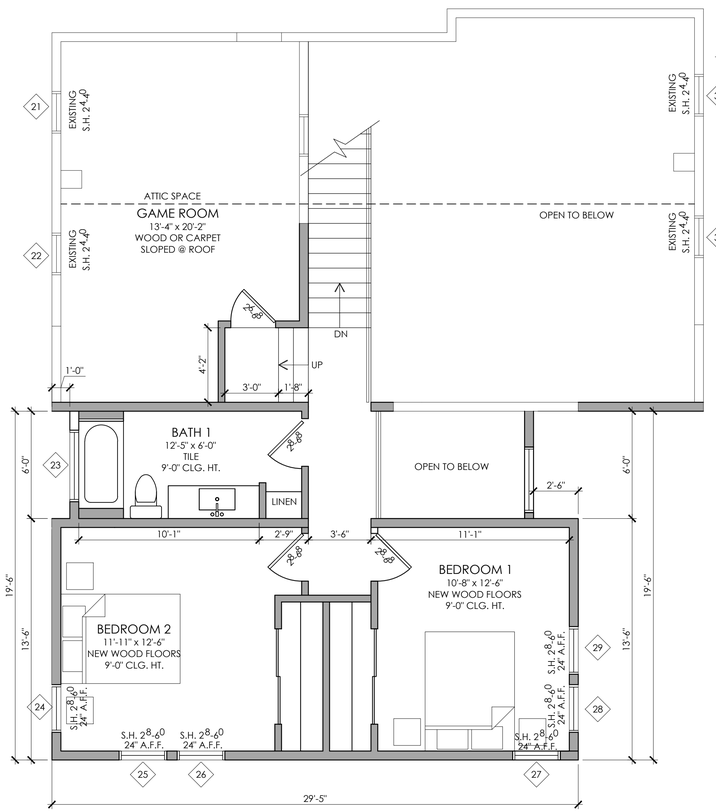


1 FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

0' 2' 4' 8' 12'



2 SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

0' 2' 4' 8' 12'

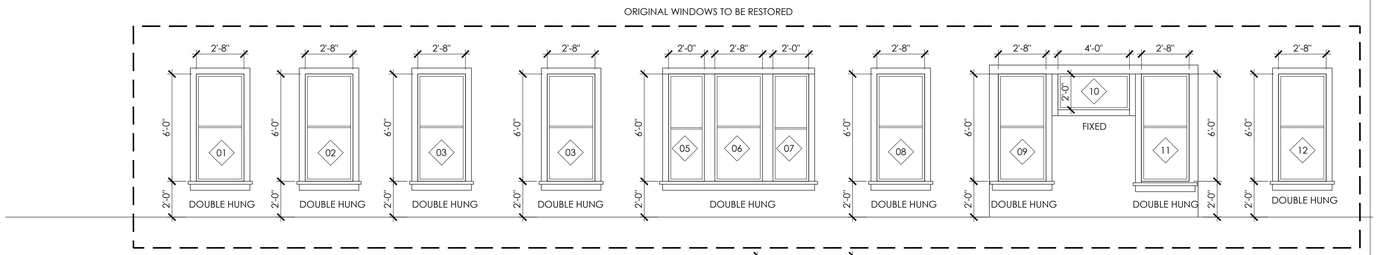
LEGEND

2X4 NON RATED PARTITION

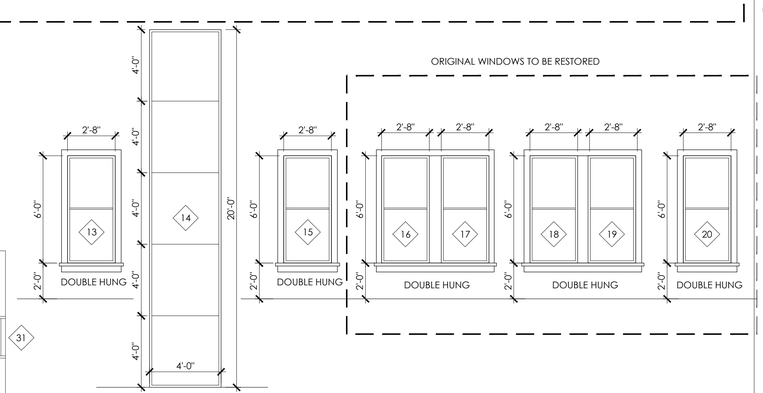
EXISTING WALLS TO REMAIN

WALLS TO BE REMOVED

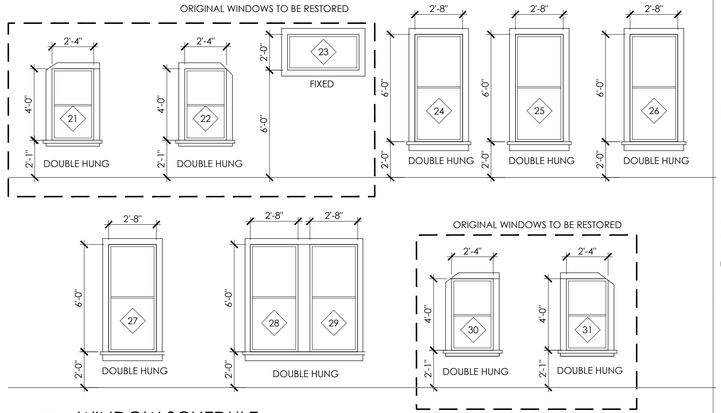
ORIGINAL WINDOWS TO BE RESTORED



ORIGINAL WINDOWS TO BE RESTORED



ORIGINAL WINDOWS TO BE RESTORED



3 WINDOW SCHEDULE

1/4" = 1'-0"

WINDOW NOTES

WINDOW TYPE: ALUMINUM CLAD WOOD
COLOR: SW CAVIAR 6990
PROFILES: 2" INSET WITHIN FACADE
MEETING RAILS: MUST BE TALLER THAN 1.25" & STILES NO WIDER THAN 2.25".

ALL **NEW** WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS

ALL **ORIGINAL** WINDOWS TO BE RESTORED

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SHEET TITLE

Floor Plan
Window Schedule

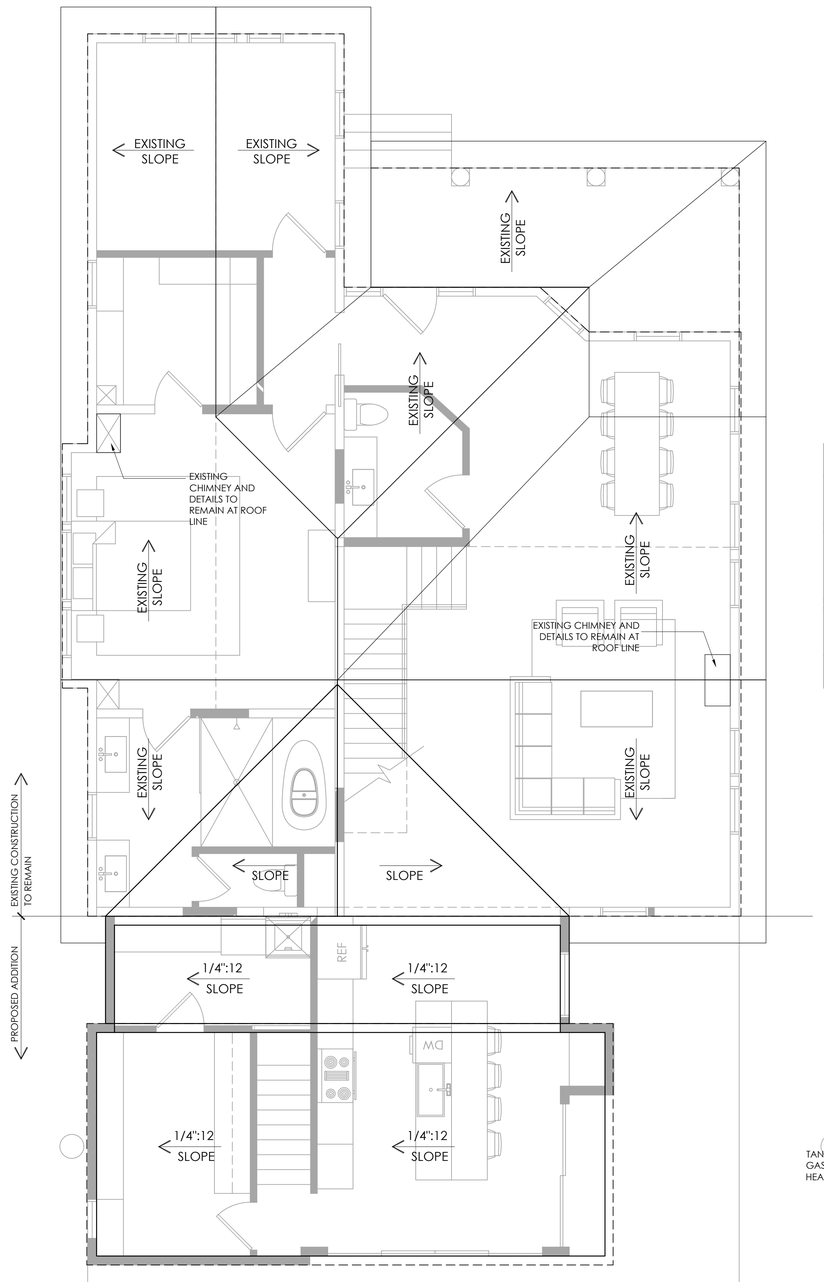
DATE

20 October 2021

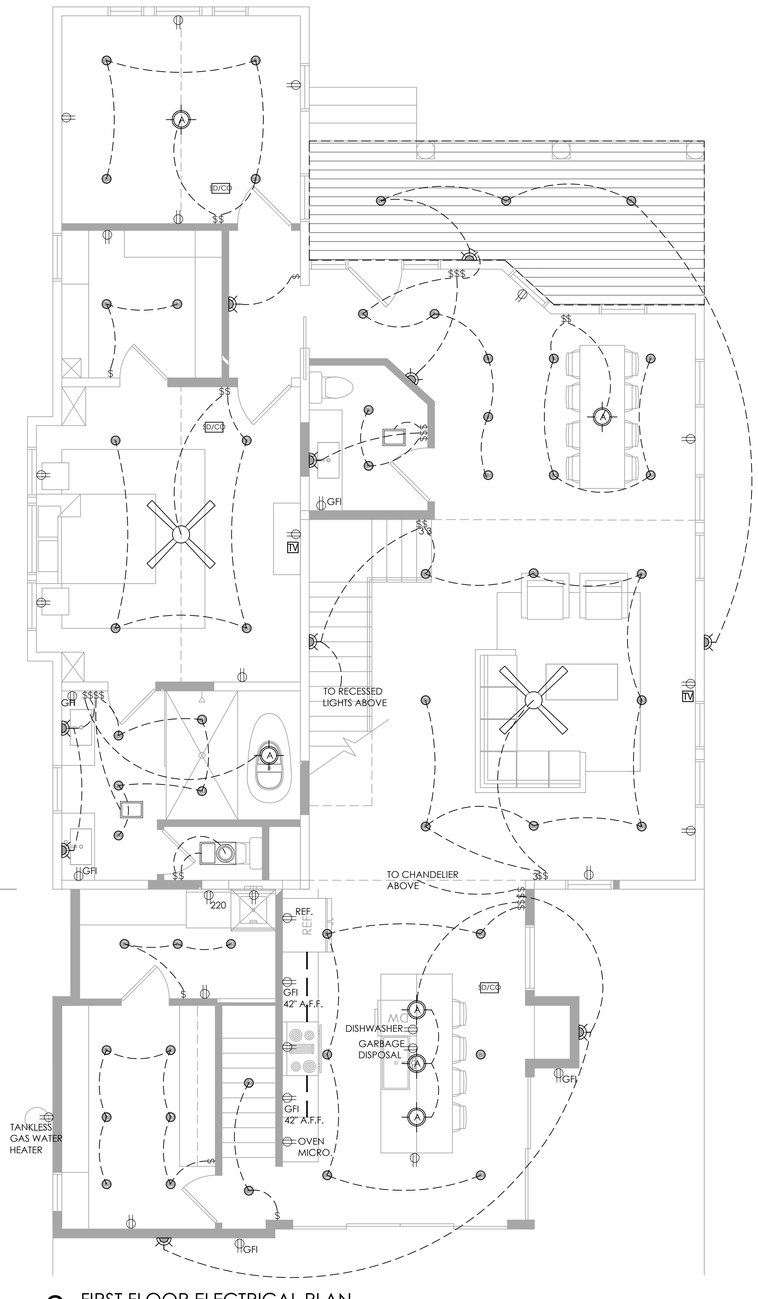
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A2.01



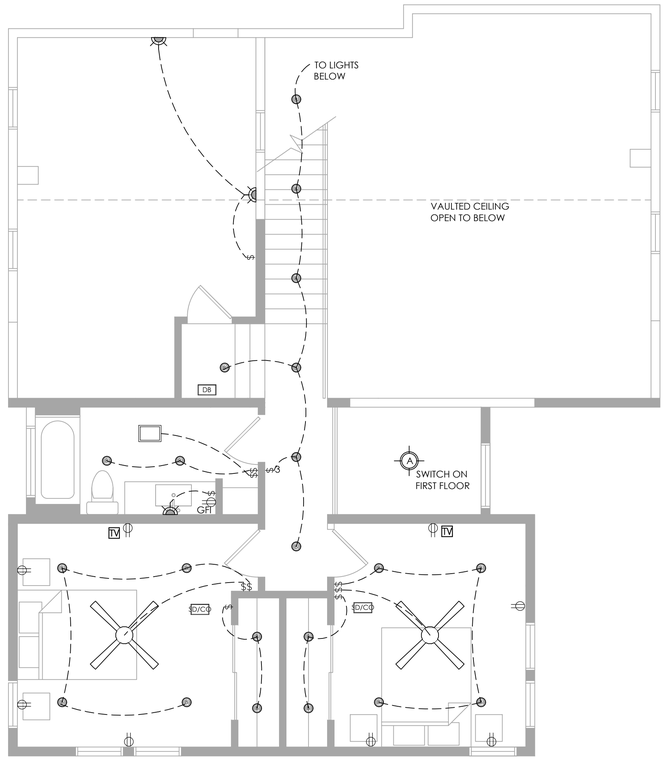
1 ROOF PLAN
1/4" = 1'-0"



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

ELECTRICAL LEGEND

- CABLE TELEVISION / SATELLITE OUTLET
- 20 AMP, 120V, SINGLE PHASE DUPLEX RECEPTACLE 1PH-3W
- 220V, SINGLE PHASE DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE / GROUND FAULT INTERRUPTING
- LIGHT / POWER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- CURRENT LINE
- WALL SCONCE / USE EXTERIOR FIXTURE OUTSIDE AND AT WET AREAS
- DECORATIVE SUSPENDED LIGHT FIXTURE
- DOOR BELL
- SMOKE DETECTOR/CARBON MONOXIDE COMBO
- LIGHT / VENT / HEAT
- VENT
- 6" RECESSED LED CAN LIGHT / USE EXTERIOR FIXTURE OUTSIDE AND AT WET AREAS
- LED STRIP LIGHT UNDER CABINET WITH ON/OFF SWITCH
- CEILING FAN WITH LIGHT
- HOSE BIB
- WOOD TONGUE AND GROOVE SIDING



3 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE
Roof Plan
Electrical Plan

DATE
20 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER
A3.01

N EXTERIOR ELEVATION
1/4" = 1'-0"

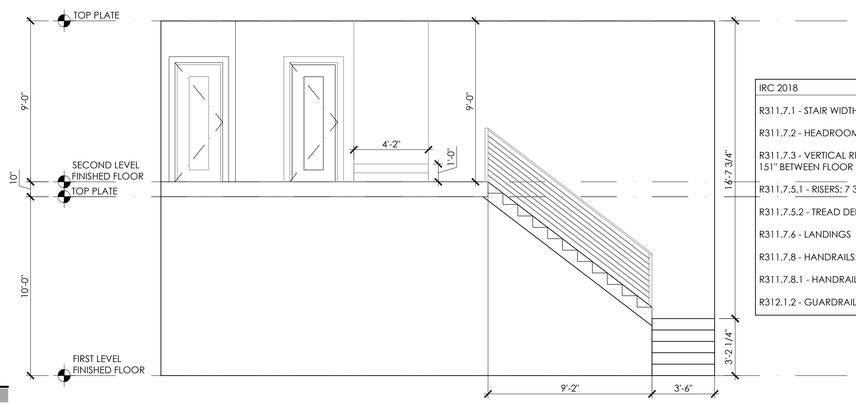
METAL ROOF NOTES

STANDING SEAM METAL ROOF SPECS.
* 18" TO 21" WIDE
* SEAMS THAT ARE 1" TO 2" HIGH
* CRIMPED RIDGE SEAM
* STANDARD GALVALUME FINISH
* PANELS TO BE SMOOTH
* RIDGES TO FEATURE A DOUBLE-MUNCH OR CRIMPED RIDGE CONFIG.
* NO VENTED RIDGE CAPS OR END CAPS ALLOWED

ALL **NEW** WINDOWS TO BE ALUMINUM CLAD WOOD WINDOWS

ALL **ORIGINAL** WINDOWS TO BE RESTORED

COLUMN EXAMPLE



1 STAIR DETAIL
1/4" = 1'-0"

IRC 2018

R311.7.1 - STAIR WIDTH: 36" MIN.

R311.7.2 - HEADROOM: NOT LESS THAN 6'-8"

R311.7.3 - VERTICAL RISE: NO LARGER THAN 151" BETWEEN FLOOR LEVELS & LANDINGS

R311.7.5.1 - RISERS: 7 3/4" MAX

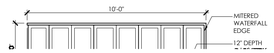
R311.7.5.2 - TREAD DEPTH: 10" MIN.

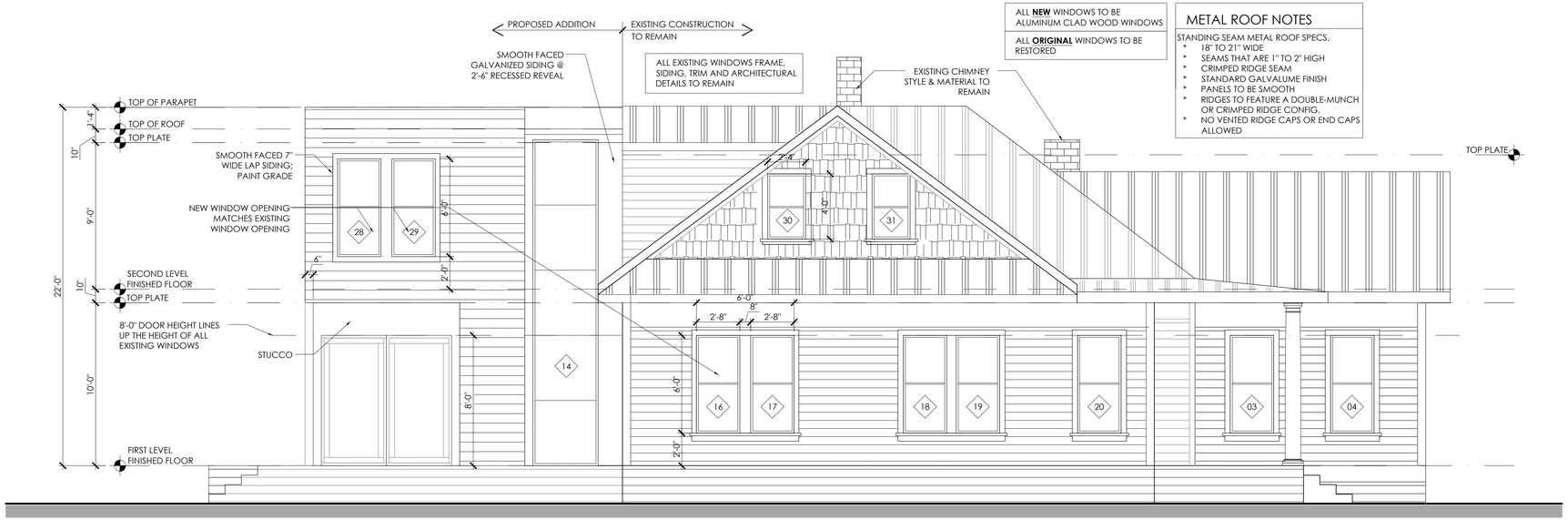
R311.7.6 - LANDINGS

R311.7.8 - HANDRAILS: 1 SIDE OF STAIRS MIN.

R311.7.8.1 - HANDRAIL HEIGHT:34"-38"

R312.1.2 - GUARDRAIL HEIGHT: 36" MIN





E EXTERIOR ELEVATION
1/4" = 1'-0"

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ALL **ORIGINAL** WINDOWS TO BE RESTORED

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CONSTRUCTION DOCS
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NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Exterior Elevations

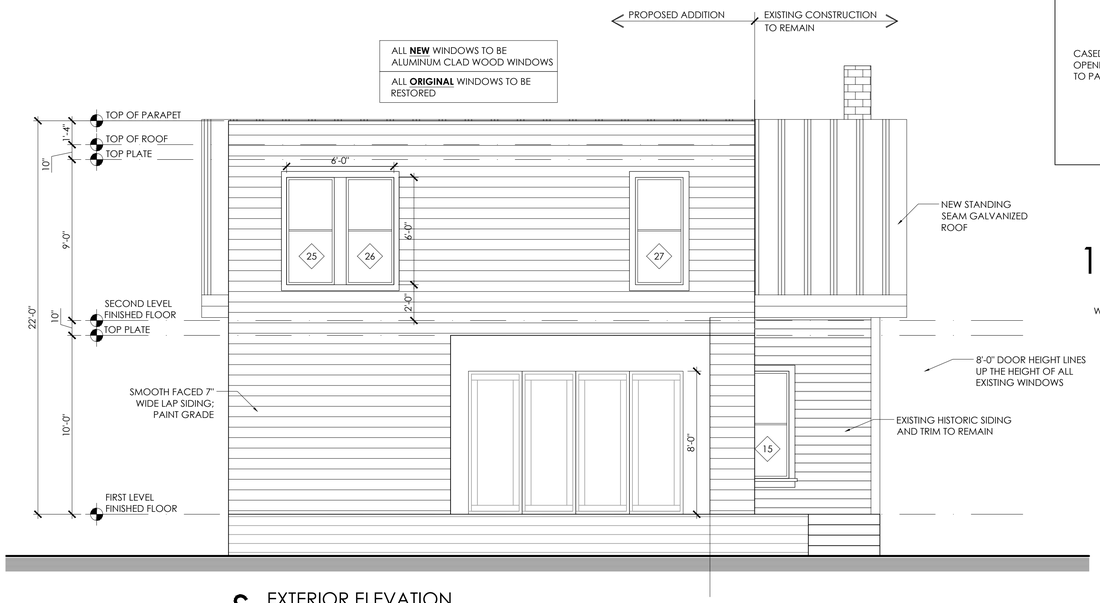
DATE

20 October 2021

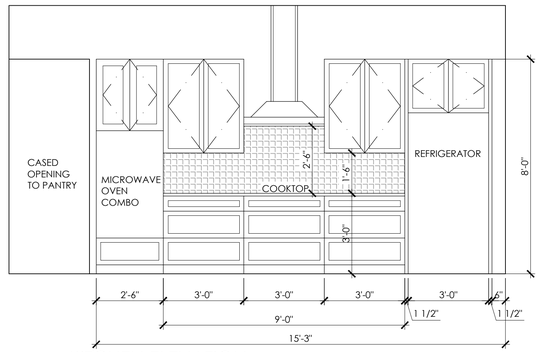
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

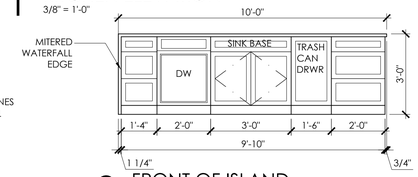
A4.01



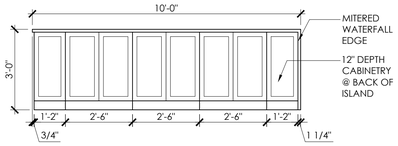
S EXTERIOR ELEVATION
1/4" = 1'-0"



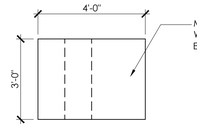
1 KITCHEN ELEVATION
3/8" = 1'-0"



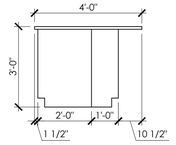
2 FRONT OF ISLAND
3/8" = 1'-0"



3 BACK OF ISLAND
3/8" = 1'-0"

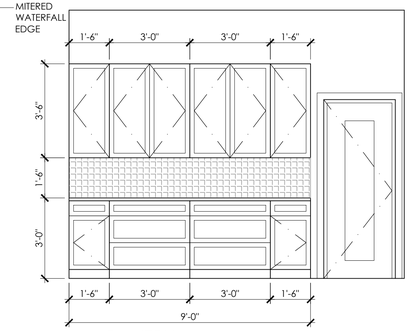


4 SIDE OF ISLAND
3/8" = 1'-0"

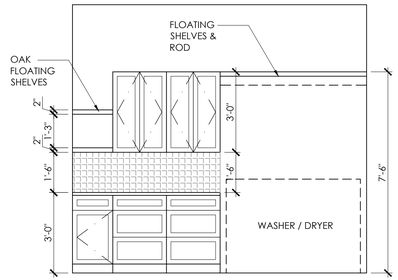


5 SIDE OF ISLAND
3/8" = 1'-0"

6 BAR
3/8" = 1'-0"



7 PANTRY
3/8" = 1'-0"



8 LAUNDRY
3/8" = 1'-0"

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ALL **ORIGINAL** WINDOWS TO BE RESTORED

METAL ROOF NOTES

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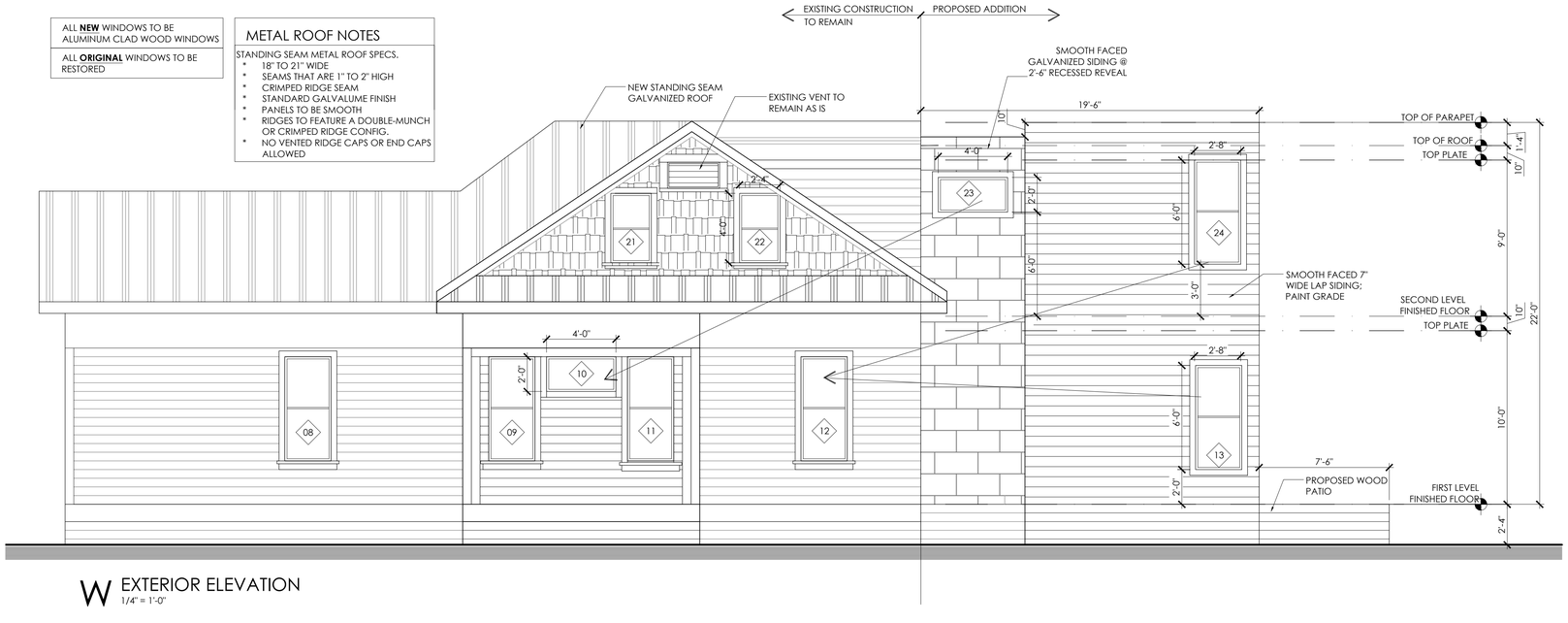
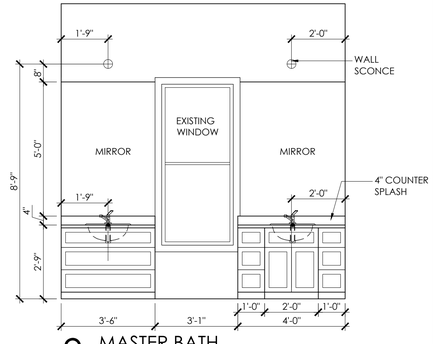
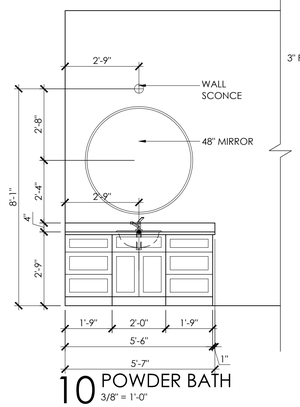


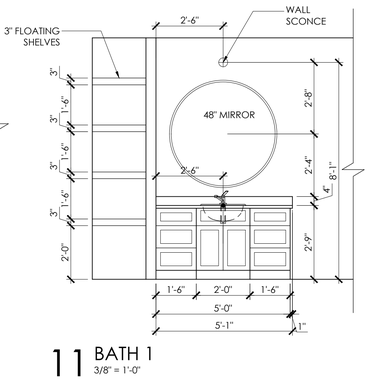
W EXTERIOR ELEVATION
1/4" = 1'-0"



9 MASTER BATH
3/8" = 1'-0"



10 POWDER BATH
3/8" = 1'-0"



11 BATH 1
3/8" = 1'-0"

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NO.	DATE	DESCRIPTION OF ISSUE

SHEET TITLE

Exterior Elevations
Cabinetry Elevations

DATE

20 October 2021

BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

SHEET NUMBER

A4.02