HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO:	**2022-118**
ADDRESS:	508 N OLIVE ST
LEGAL DESCRIPTION:	NCB 571 BLK 5 LOT S46 FT OF N 102 FT OF 9-10 ARB A19
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	508 N OLIVE ST SERIES
OWNER:	508 N OLIVE ST SERIES
TYPE OF WORK:	Construction of a rear addition, rehabilitation, exterior modifications
APPLICATION RECEIVED:	April 04, 2022
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:

1. Replace the existing shingle roof with a new shingle roof.
2. Perform rehabilitative scopes of work including repair to existing porch decking and wood trim.
3. Replace the existing, aluminum windows with new windows.
4. Open the side facing front door.
5. Construct a rear addition to feature approximately 991 square feet.
6. Install a partial ribbon strip driveway and front yard parking.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)
i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Doors—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
ii. New entrances—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
iv. Window design—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
v. Muntins—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Replacement Windows
Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASHES: 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement windows should feature clear glass. Low-e or reflective coatngs 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: Replacement 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: Replacement 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.

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.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

C. CURBING
i. Historic curbing—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. Replacement curbing—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

7. Off-Street Parking

A. LOCATION

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

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

FINDINGS:

a. The historic structure at 508 N Olive was constructed circa 1910 and if first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style. Since its construction, various modifications have been made to the structure including the replacement of its original windows, the installation of stucco on the front façade, modifications to original window and door openings and the installation of asbestos siding over the original wood siding.
b. ROOF REPLACEMENT – The applicant has proposed to replace the existing shingle roof with a new shingle roof. Staff finds the proposed replacement to be appropriate and consistent with the Guidelines. All original profiles and forms of roof elements, including fascia and soffit profile should be preserved. The applicant has noted a standing seam metal roof on the porch roof. Staff finds this appropriate.
c. REHABILITATION (Siding, Porch Decking & Trim) – The applicant has noted the repair of wood siding, wood porch decking and wood trim, in-kind. The existing porch decking does not feature a historic profile. Staff finds in-kind repair to be appropriate; however, staff finds that the installation of 1x3 tongue and groove decking would be historically appropriate. The original wood siding is currently covered by asbestos tiles and will be repaired. Staff finds in-kind wood siding repair to be appropriate and consistent with the Guidelines.
d. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, non-original aluminum windows with new windows. The applicant has not specified a window product at this time. Staff finds that a

wood or aluminum clad wood window that is consistent with staff's standards for replacement windows should be installed. In-kind replacement with an aluminum window may be appropriate provided that it meets staff's standards.

e. FRONT PORCH DOOR – The historic structure previously featured a side facing front door which has been enclosed. The applicant has proposed to reopen this opening. Staff finds the proposed request to be appropriate. Staff finds that the door should feature a profile based on historic framing evidence found within the wall.
f. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 991 square feet to include an uncovered, rear deck.
g. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. The existing footprint on site is 1,229 square feet. Generally, staff finds the proposed addition to be consistent with the Guidelines.
h. MATERIALS – The applicant has proposed materials that include wood siding to match the original and a shingle roof. Staff finds the proposed materials to be appropriate and consistent with the Guidelines.
i. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff's standards for windows in new construction and additions. An aluminum window may be appropriate provided that it meets staff's standards.
j. ROOF FORM – The applicant has proposed for the rear addition to feature a hipped roof. Generally, staff finds the proposed hipped roof form to be appropriate.
k. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate; however, staff finds that the proposed roofing should consistently be one material. Additionally, staff finds that a vertical trim piece or similar detail be added to the north façade to separate the addition from the historic structure.
l. REAR DECK – The applicant has noted the construction of a rear deck to the east façade of the proposed addition. Staff finds this to be appropriate.
m. DRVIEWAY/PARKING – The applicant has proposed to install a partial ribbon strip driveway and front yard parking. As proposed, the driveway and parking location would terminate in the front yard, creating a front yard parking condition. Per the Guidelines for Site Elements 7.A.ii., parking within the front yard should not be added. The existing site does not feature a driveway. Additionally, there is no access to the rear yard from the street due to the narrow width of the lot. Staff finds that one set of ribbon strips is appropriate given no other on-site parking options. The ribbon strips should align with the curb cut and apron, as found consistently within the district. The second set of ribbon strips should be eliminated.

RECOMMENDATION:

1. Staff recommends approval of item #1, roof replacement, based on finding b with the following stipulations:
    i. That all original roofing profiles and details, including fascia and soffit profiles are preserved.

2. Staff recommends approval of item #2, repair to existing wood elements, based on finding c with the stipulation that repair be performed in kind. Staff encourages the applicant to install 1x3 porch decking rather than repair in-kind with 2x4's.

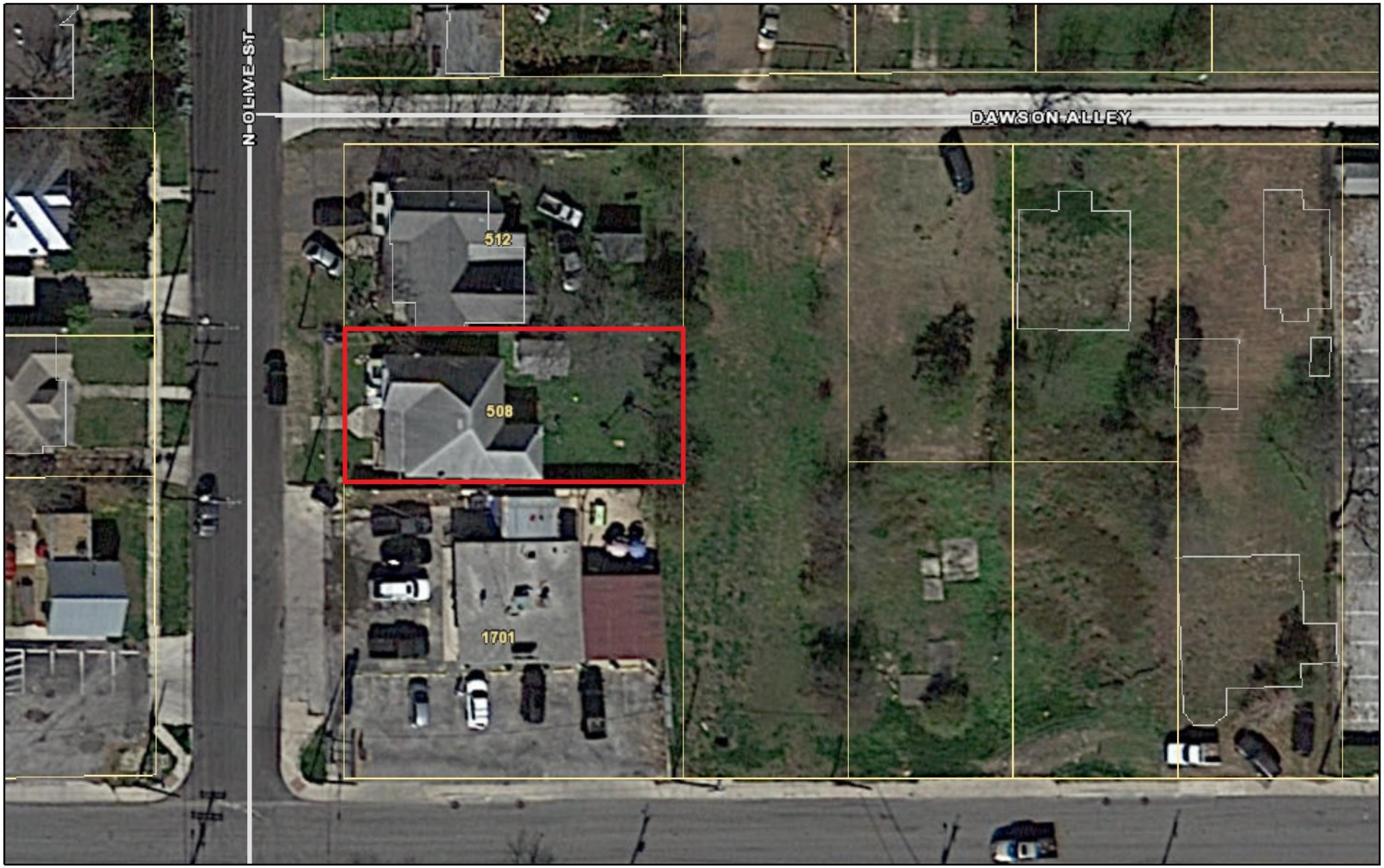
3. Staff recommends approval of item #3, window replacement with the stipulation that the applicant submit wood or aluminum clad wood windows that are consistent with staff's standards for replacement windows to OHP staff for review and approval. An aluminum window may be appropriate should it be consistent with staff's standards for replacement windows.

4. Staff recommends approval of item #4, the opening of the side facing front door, based on finding e, with the stipulation that the door feature a profile based on historic framing evidence found within the wall.

5. Staff recommends approval of item #5, the construction of a rear addition based on findings f through l with the following stipulations:
    i. That either a setback or vertical trim piece be added to the north façade to differentiate the addition from the historic structure.
    ii. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in new construction and additions. An aluminum window may be appropriate should it be consistent with staff's standards for windows in new construction and additions.

6. Staff recommends approval of item #6, the installation of a ribbon strip driveway with the stipulation that only one set of ribbon strips are installed and that they are aligned with the curb cut and driveway apron.

City of San Antonio One Stop



April 15, 2022

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

1912 SANBORN MAP

147

148

NOLAN

MACADAMIZED

6" W. PIPE

800 802 808 810 820 824 828 832

563

1666

WILLOW

NOT PAVED

900 914 918 922 926 930 932

GORMAN

135

100 116 128

2871

DAWSON

GRAVELED

133

802 804 800 806 810 814 820 826 830 832

N. OLIVE

N. PINE

910 902 916 918 922 940

1370

FLORENCE

136

DAWSON 571 ALLEY

508

STARR

LYNN ST.

131

132

8" W. PIPE

Scale of Feet.

50 40 30 20 10 0 50 100 150


Stay SA Historic Vacation Rentals
Con Huevos Tacos
Tacos • $
508 N Olive St, San Antonio, TX 78202
Dignowity Meats
Barbecue • $
Dignowity Meats
Free Delivery on 1st Order
N Olive St
E Houston St
Dawson Alley
523
519
515
511
509
1623
1623a
512
514
516
804
810
118
122
1709
1713

508 NORTH OLIVE STREET ELEVATION

REMODEL & ADDITION PROJECT
508 N. OLIVE SREET SERIES
SAN ANTONIO, TEXAS

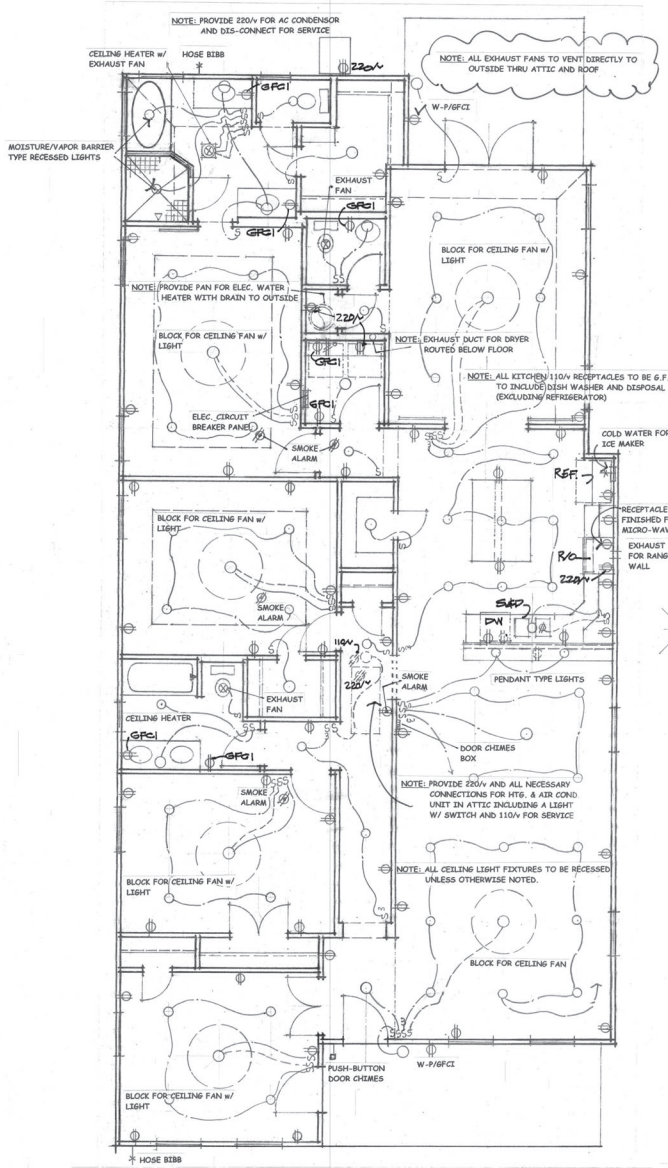
Alejandro H. Peña Jr.
DESIGNER
(210) 274-6446.....San Antonio, Texas.....alex@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR.
P.A.D. Cert. No. TX362

OLIVE SERIES
508 N. OLIVE ST.
San Antonio, Texas

This Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017 National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas

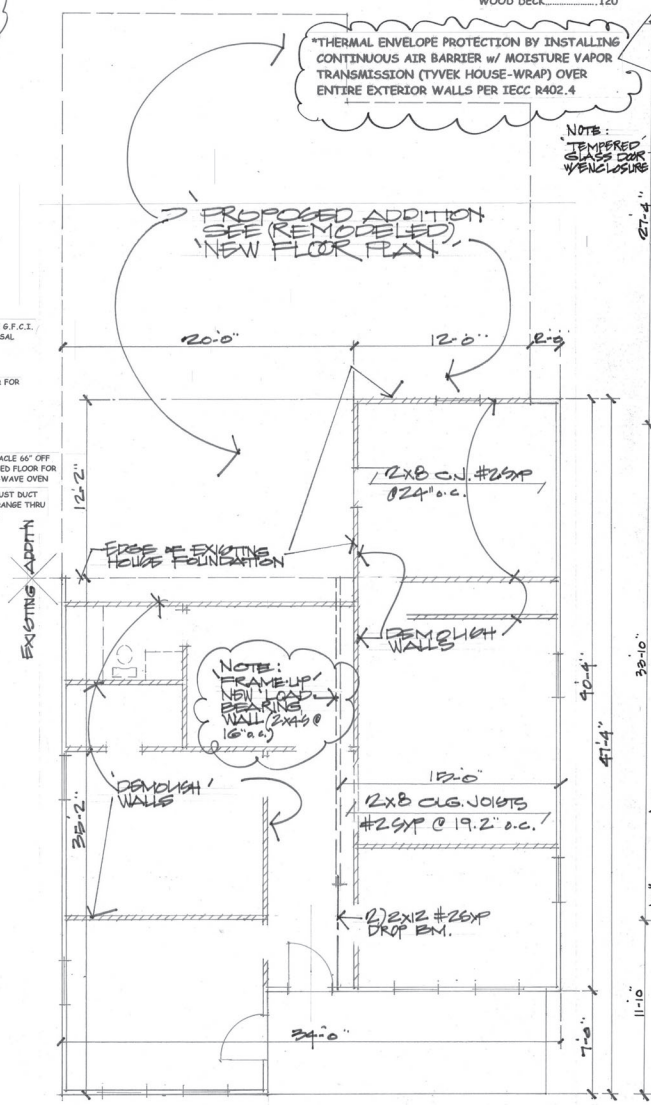
This Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017 National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas

BUILDING AREAS (SQ.FT.)
AS BUILT.....1,229
ADDITION.....991
TOTAL LIVING.....2,220
PORCH.....133
WOOD DECK.....120



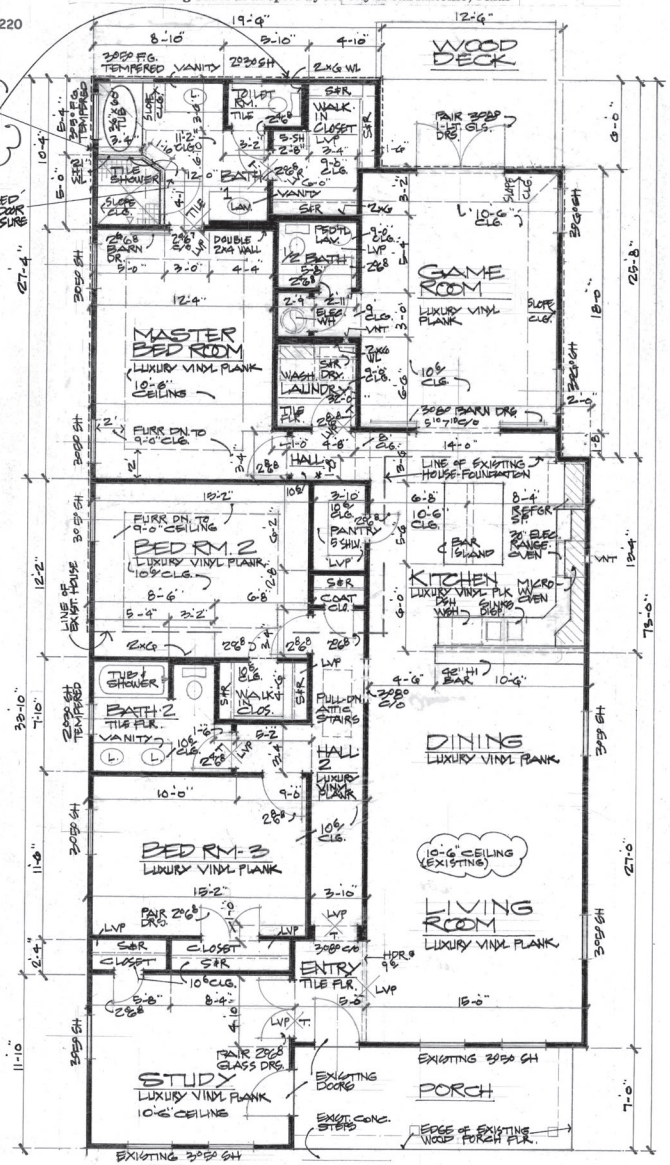
ELECTRICAL/UTILITY PLAN

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



'AS BUILT'/DEMOLITION PLAN

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



'NEW' FLOOR PLAN

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

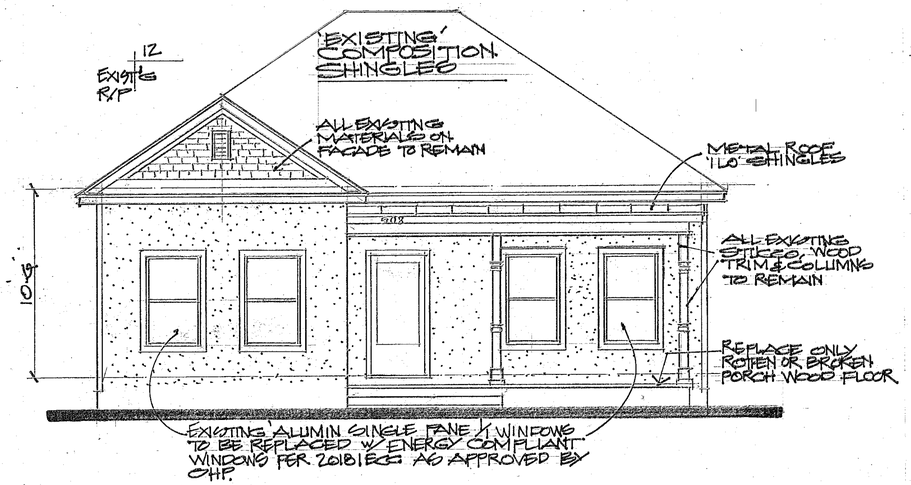
WINDOW NOTE: ALL EXISTING WINDOWS ARE ALUMINUM SINGLE PANE & WERE PREVIOUSLY REPLACED DURING PAST OWNERSHIP OF PROPERTY. BUILDER TO REMOVE & INSTALL NEW ENERGY COMPLIANT TYPE TO MEET 'SHP' RECOMMENDATIONS W/APPROVAL

Alejandro H. Peña Jr. DESIGNER
(210) 274-6446.....San Antonio, Texas.....alex@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR. T.D.L.R. Cert. No. TX-352

OLIVE SERIES
508 N. OLIVE ST.
San Antonio, Texas

JOB NO. A-R/222

SHEET 1 OF 3



508 NORTH OLIVE STREET ELEVATION

REMODEL & ADDITION PROJECT

508 N. OLIVE SREET SERIES

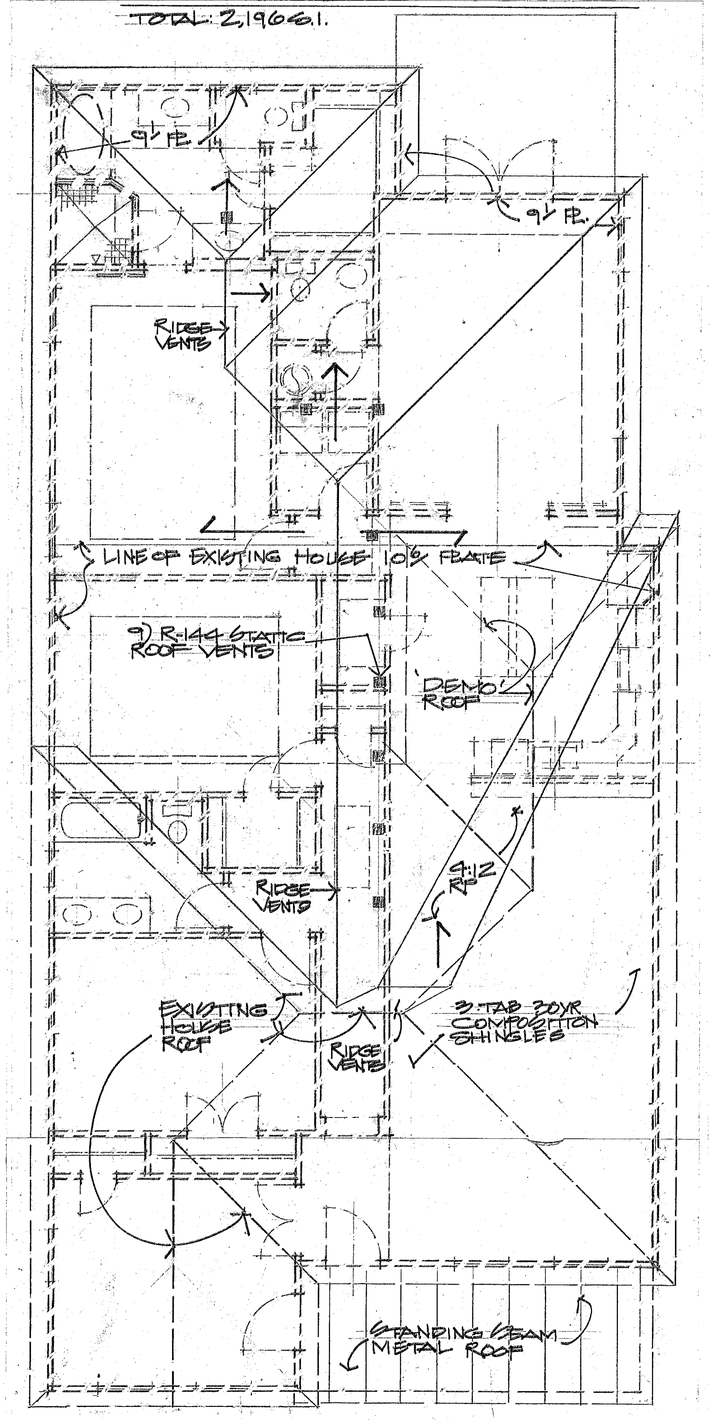
SAN ANTONIO, TEXAS

Alejandro H. Peña Jr.
DESIGNER
(210) 274-6446.....San Antonio, Texas.....alex@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR.
P.B.S. Cert. No. TX-382

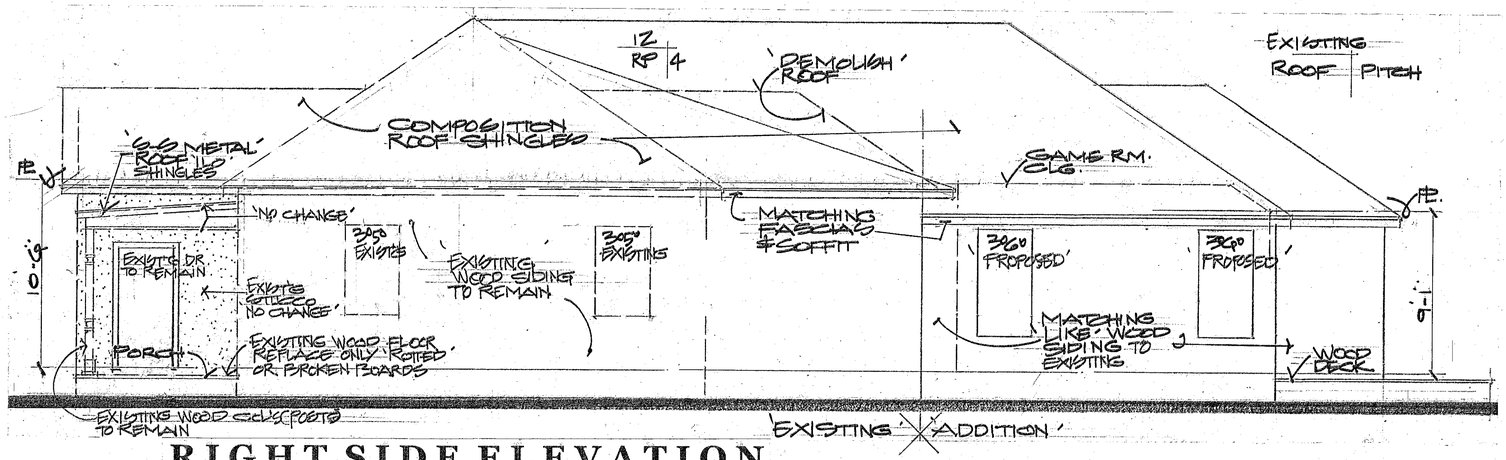
OLIVE SERIES
508 N. OLIVE ST.
San Antonio, Texas

This Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017 National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas

NOTE: ATTIC VENTILATION REQUIREMENT
PROVIDE 2,127.2 SQ. IN. OF FREE AIR VENTING
50 LF RIDGE VENTING = 900 S.I.
9) R-144 STATIC ROOF VENTS = 1,296 S.I.
TOTAL: 2,196 S.I.

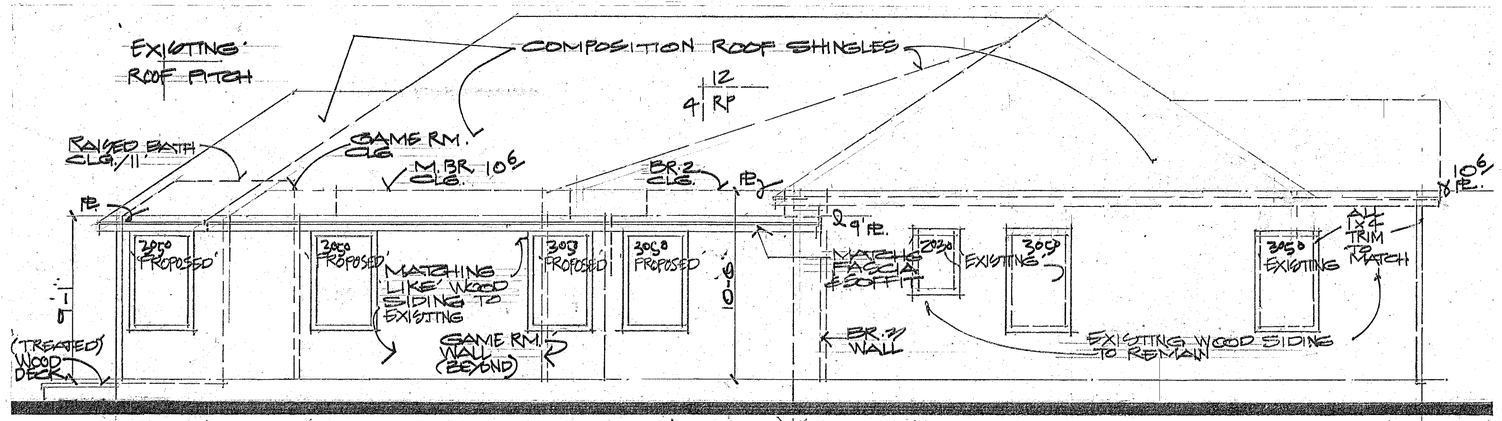


ROOF PLAN/ SCALE: 1/4 = 1'-0"



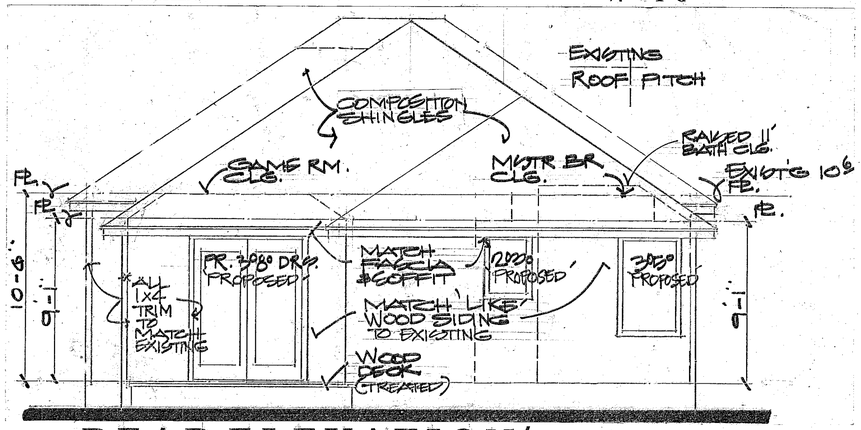
RIGHT SIDE ELEVATION

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

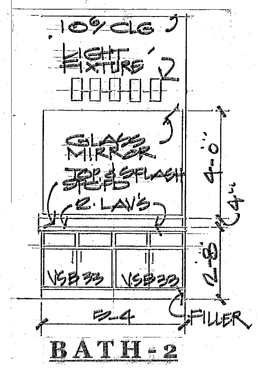


LEFT SIDE ELEVATION

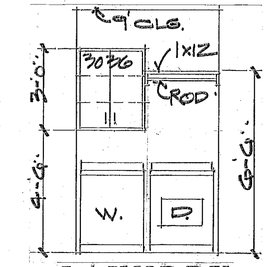
SCALE: 1/4" = 1'-0"



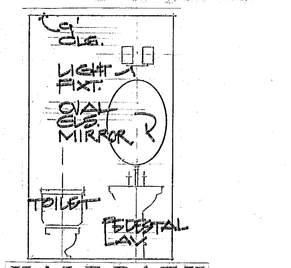
REAR ELEVATION/ SCALE: 1/4" = 1'-0"



BATH - 2



LAUNDRY



HALF BATH

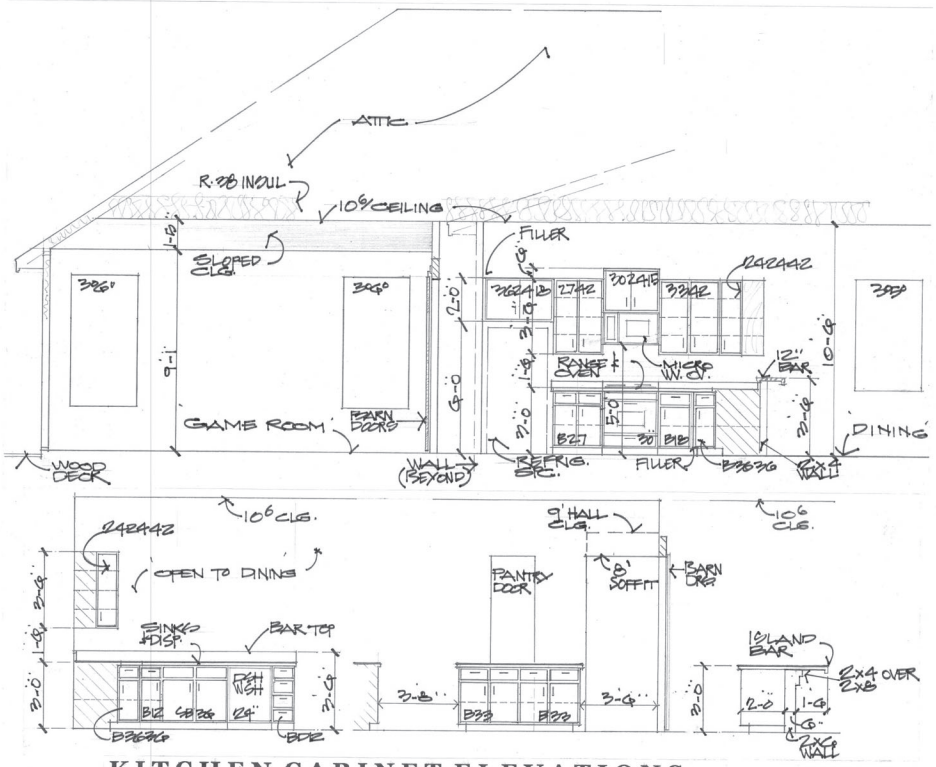
REVISED: MAR. 02 - 2022

This Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017 National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas

Alejandro H. Peña Jr.
DESIGNER
(210) 274-6446.....San Antonio, Texas.....alex@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR.
P.B.S. Cert. No. TX-522

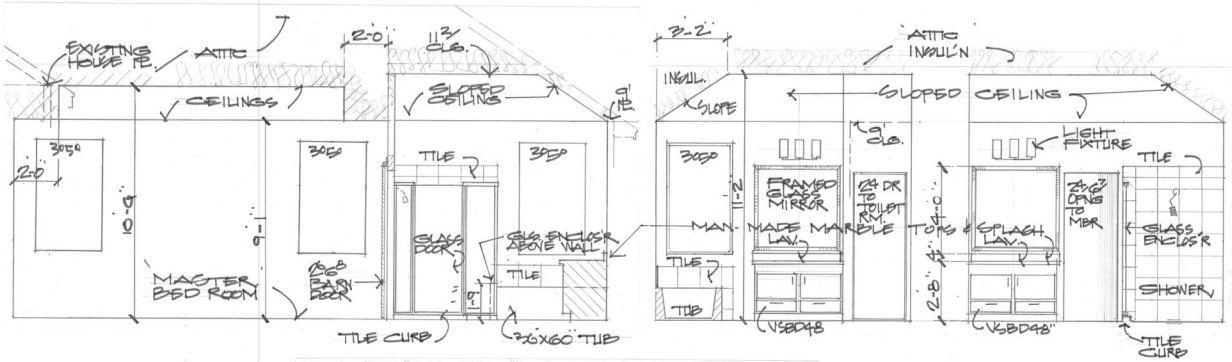
OLIVE SERIES
508 N. OLIVE ST.
San Antonio, Texas

JOB NO. A-R/222
SHEET 3 OF 3



KITCHEN CABINET ELEVATIONS

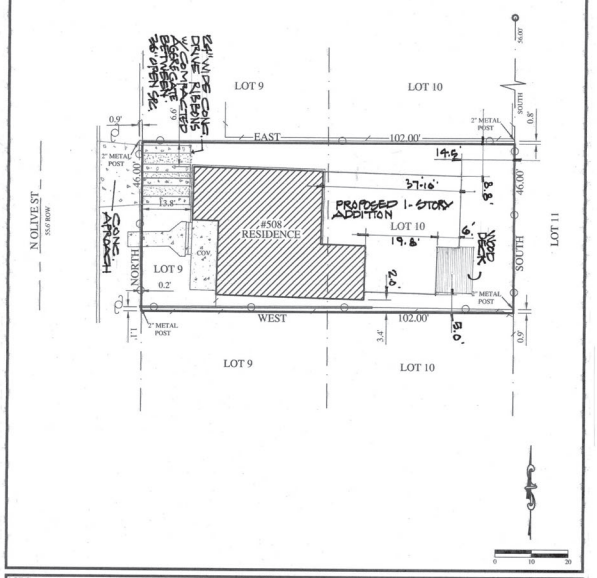
SCALE: 3/8" = 1'-0"



MASTER BD-RM & BATH ELEV'S

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:
VOLUME ____ PAGE ____ RECORDS VOLUME ____ PAGE ____ RECORDS
VOLUME ____ PAGE ____ RECORDS VOLUME ____ PAGE ____ RECORDS
VOLUME ____ PAGE ____ RECORDS VOLUME ____ PAGE ____ RECORDS

RECORD INFORMATION
N89°27'41"E
65.00'
AS MEASURED IN FIELD
S33°29'20"W
161.24'



LOT(S): A-19 BLOCK 5 N.C.B. 571
SUBDIVISION CITY OF SAN ANTONIO
VOLUME ____ PAGE ____ OF THE ____ RECORDS
OF BEXAR COUNTY, TEXAS.
WITNESS MY HAND AND SEAL THIS DAY 03 OF JANUARY, 20 20.
ADDRESS 508 N OLIVE ST
G.F. NO. 19-0007214SAR1
ROSIN GROUP, INC. JOB NO. 2604-054-000
DRAWN BY: JET SURVEYED BY: JM
CERTIFIED TO 508 N LOVE ST SERIES, A SERIES OF BELLA JAX CUSTOM HOMMES, LLC

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED BY OWNER ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING.

WOOD FENCE · UTILITY POLE · CHAIN LINK FENCE
BARBED WIRE · IRON / WROUGHT IRON · COV COVERED
LIGHTPOST · TRANSFORMER · 1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROSIN GRP 2906" (UNLESS OTHERWISE NOTED)
CONCRETE · 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

Rosin Group, Inc.
Engineering & Project Management
Registered Professional Land Surveyor
11765 WEST AVE., #203 210-490-6001
SAN ANTONIO, TEXAS 78216 FAX: 210-495-9580

ROY R. ROSIN 2906 PROFESSIONAL LAND SURVEYOR
R. ROSIN, R.P.L.S. FIRM NO. 10015500

© 2016

SITE PLAN/ SCALE: 1/16" = 1'-0"

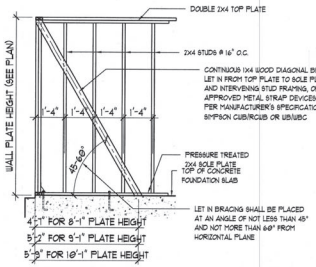
Alejandro H. Peña Jr.
DESIGNER
(210) 274-6446.....San Antonio, Texas.....alex@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR.
FLS.D. Cert. No. TX-0522

OLIVE SERIES
508 N. OLIVE ST.
San Antonio, Texas

JOB NO.
A-R/222

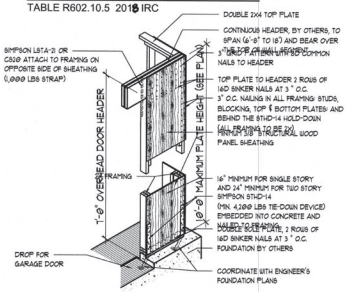
SHEET
2 OF 3

This Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017 National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas



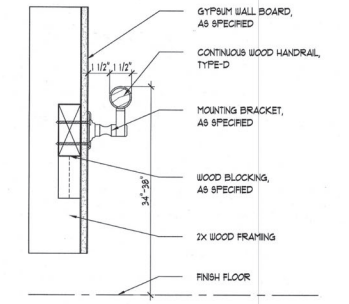
DIAGONAL BRACE: 'LIB'

TABLE R602.10.5 2018 IRC



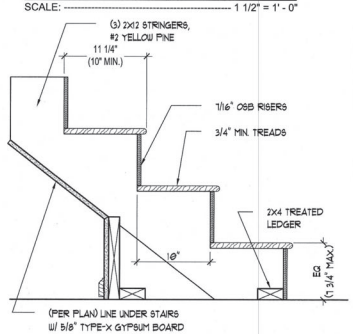
PORTAL FRAME: 'PFH'

TABLE R602.10.3.3 2018 IRC



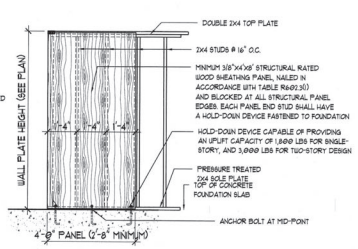
TYPICAL HANDRAIL DETAIL

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



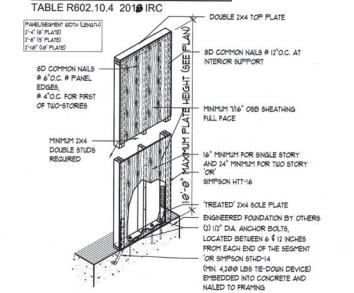
TYPICAL STAIR DETAIL

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



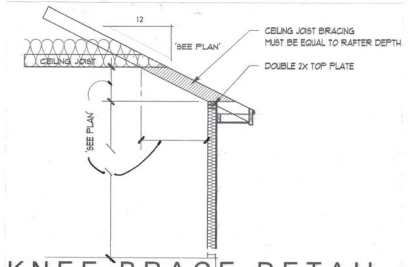
SOLID PANEL: 'WSP'

TABLE R602.10.4 2018 IRC



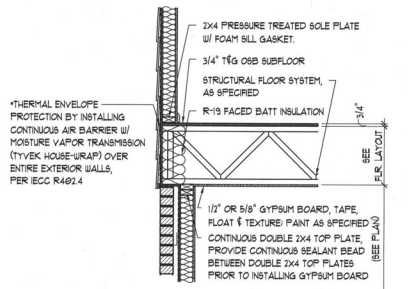
ALTERNATE WALL BRACE: 'ABW'

TABLE R602.10.4 2018 IRC



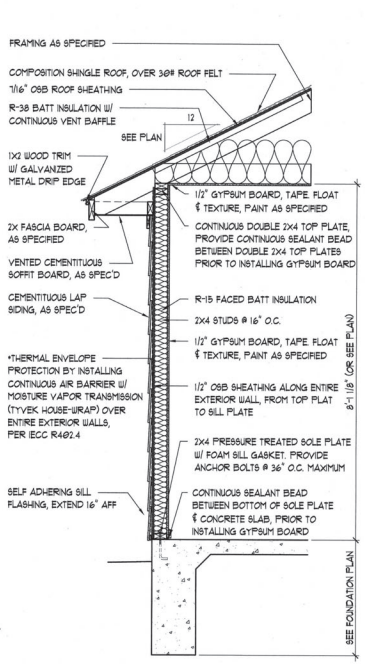
KNEE BRACE DETAIL

SCALE: 3/8" = 1' - 0"



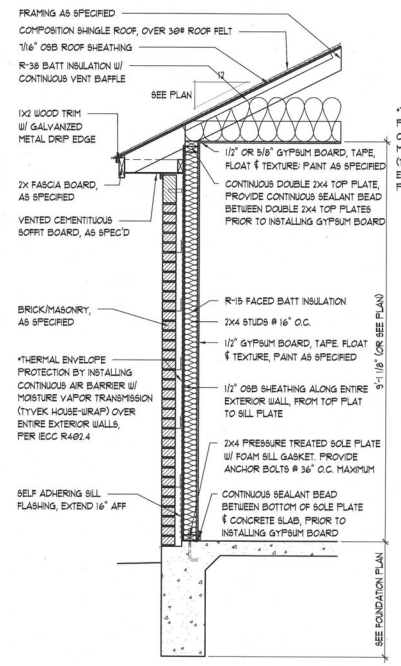
ALTERNATE WALL BRACE: 'ABW'

TABLE R602.10.4 2018 IRC



1-STORY FRAME W/SIDING

SCALE: 3/4" = 1' - 0"

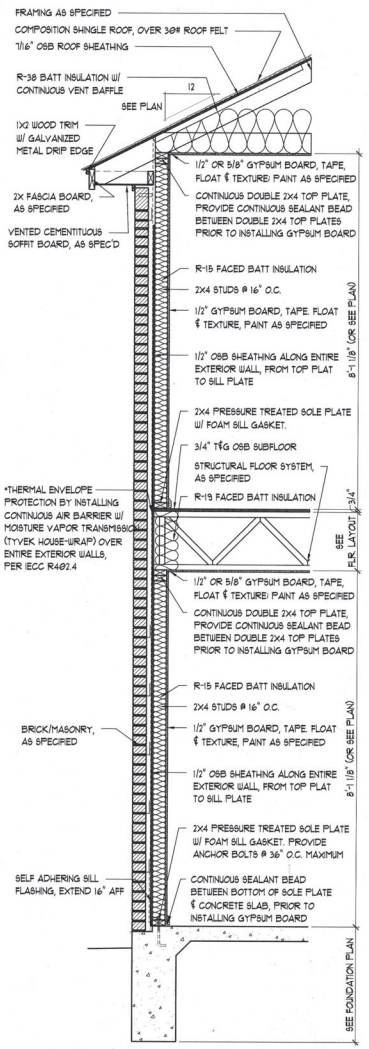


1-STORY FRAME W/MASONRY

SCALE: 3/4" = 1' - 0"

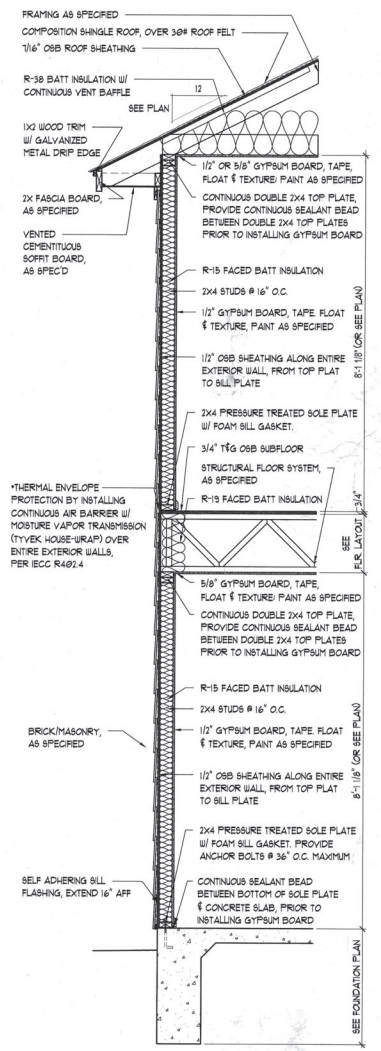
ALTERNATE WALL BRACE: 2-STORY FRAME W/MASONRY & SIDING

SCALE: 3/4" = 1' - 0"



2-STORY FRAME W/MASONRY

SCALE: 3/4" = 1' - 0"



2-STORY FRAME W/SIDING

SCALE: 3/4" = 1' - 0"

Drawing or Plan meets and complies with the model version of the 2018IRC International Residential Code with Amendments, 2018IEEC International Energy Conservation Code, 2017NEC National Electric Code, 2018 IPC and 2018 IMC and their amendments and all other convening Building Codes as adopted by the City of San Antonio, Texas

Alejandro H. Peña Jr.
DESIGNER
San Antonio, Texas 78247 (210) 274-0446
ale@alejandropenadesigner.com
ALEJANDRO H. PEÑA, JR. CPTED Cert. No. TX-282

REMODEL & ADDITION
508 NORTH OLIVE ST.
San Antonio, Texas

JOB NUMBER: 32-104

DETAIL SHEET

508