

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2022

HDRC CASE NO: 2022-393
ADDRESS: 305 W KINGS HWY
LEGAL DESCRIPTION: NCB 3262 BLK 5 LOT 6 (W KINGS HWY SUBD)
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Jordan Vexler/VEXLER MARY JORDAN & SHANNON ALBERT FREY
OWNER: Jordan Vexler/VEXLER MARY JORDAN & SHANNON ALBERT FREY
TYPE OF WORK: Fenestration modifications and violation
APPLICATION RECEIVED: July 18, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa
REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Amend a previously approved design regarding fenestration modifications on the east facade. The applicant has proposed to enclose the middle window bay entirely rather than install French doors, as was previously approved. The applicant has noted the installation of a decorative fountain as an option.
2. Install a pair of French doors on the eastern-most door bay on the front façade to match the profile of those on the east façade.
3. Repair damaged plaster to the exterior of the home with in-kind materials.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

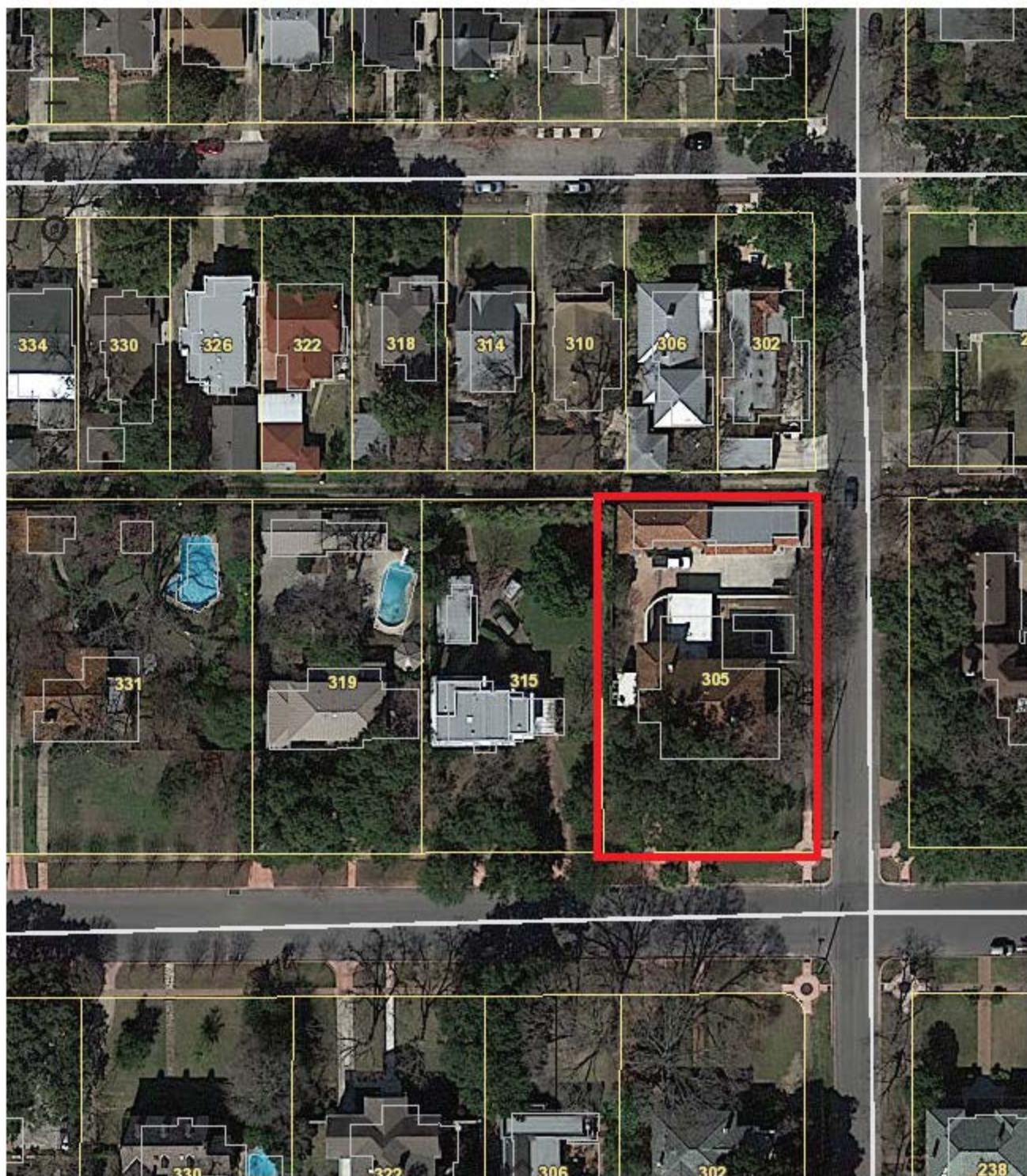
FINDINGS:

- a. The primary structure located at 305 W Kings Hwy is a 2-story residential structure constructed circa 1920, makes its first appearance in the 1951 Sanborn map, and is in the Neoclassical style with Craftsman influences. The structure features stucco siding, a prominent front gable, and a front door with multi-lite sidelites. The structure is contributing to the Monte Vista Historic District.
- b. **SCOPE OF WORK** – The applicant is requesting to amend a previously approved design regarding fenestration modifications on the east facade. The applicant has proposed to enclose the middle window bay entirely rather than install French doors, as was previously approved. The applicant has noted the installation of a decorative fountain as an option, the installation of French doors to the front façade's eastern-most bay, and to repair damaged plaster to the exterior of the home, in-kind.

- c. VIOLATION – A stop work order was issued by OHP staff on July 8, 2022, for the enclosure of the middle window bay on the east façade.
- d. SANBORN – The property makes its first appearance on the 1951 Sanborn map. On this map, the structure has an open 2-story porch on the East façade facing Belknap. The porch to the rear of the façade also has an open single-story porch.
- e. PREVIOUS APPROVAL – A six-foot privacy fence on the eastern side of the lot has previously been approved. This approval effects the visibility from the right of way of the east façade of the historic structure.
- f. FENESTRATION MODIFICATIONS (EAST ELEVATION)- The proposed request will require the amendment removal of the existing bay windows on the east elevation. The existing windows have been removed. According to Guidelines for Exterior Maintenance and Alterations 6.A.i, filling in historic openings should be avoided, especially when viewable from the public right-of-way. According to the 1951 Sanborn map, the east façade was originally open via a porch. Staff finds that fenestration should remain open to reference the openness of the previous facade and open porch. The Guidelines for Exterior Maintenance and Alterations 7.A.ii. notes that alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- g. FENESTRATION MODIFICATIONS (SOUTH ELEVATION)– The applicant has proposed to install a pair of French doors on the South façade on the eastern-most door bay on the front façade to match the profile of those on the east façade. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that original opening should be preserved. The proposed modification is not consistent with the Guidelines.
- h. REPAIR – The applicant is requesting repairs to be made to the façade with in-kind materials. According to the Guidelines for Exterior Maintenance and Alterations 2.B.i, repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Staff finds this consistent with the guidelines.

RECOMMENDATION:

1. Staff does not recommend approval of item #1, an amendment to a previously approved design based on finding f. Staff recommends the previously approved design be adhered to, which features door openings in each bay, as noted in finding f.
2. Staff does not recommend approval of item #2 based on finding g. Staff recommends the existing, front fenestration pattern be maintained, as noted in finding f.
3. Staff recommends approval of repair and maintenance of the façade with in-kind materials based on finding h.





SOUTHERN
420-2474









CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

CERTIFICATE OF APPROPRIATENESS

December 15, 2021

HDRC CASE NO: 2021-544
ADDRESS: 305 W KINGS HWY
LEGAL DESCRIPTION: NCB 3262 BLK 5 LOT 6 (W KINGS HWY SUBD)
HISTORIC DISTRICT: Monte Vista
PUBLIC PROPERTY: No
APPLICANT: Nena Scott/Thomas Bradley - 132 Joy St.
OWNER: VEXLER MARY JORDAN & SHANNON ALBERT FREY - 305 W KINGS HIGHWAY
TYPE OF WORK: Fencing

REQUEST:

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

1. Extend the privacy wall along Belknap PI to the front corner of the primary structure.
2. Replace six existing one over one wood windows with three pairs of custom wood French doors.

FINDINGS:

- a. The primary structure located at 305 W Kings Hwy is a 2-story residential structure constructed circa 1920 in the Neoclassical style with Craftsman influences. The structure features woodlap siding, a two-story front porch, a prominent front gable with decorative bracketing and vergeboarding, and a front door with multi-lite sidelites. The structure is contributing to the Monte Vista Historic District.
- b. FENCING – The applicant has proposed to extend the existing privacy fencing along Belknap to the front corner of the home. The design of the wall will be predominantly open wrought iron with solid support columns that will match the existing stucco and cap design. The fencing will measure 6 feet in height. Per the Guidelines, fencing should feature designs that are found historically in the district in terms of materiality, height, transparency, character, and detailing. Privacy fencing and walls should be located beyond the front plane of the house and should not terminate at the corner of the house or in front of the primary façade. The proposed extension will terminate just behind the front façade of the primary structure, which is consistent with privacy fencing in Monte Vista and other historic districts. Staff finds the extension consistent with the Guidelines due to its location, design, and materiality.
- c. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the first floor windows on the east façade. As submitted, the six windows will be replaced with three pairs of French doors. The general locations and dimensions of the existing openings will be retained. The decorative framing detailing on the exterior will also be retained. Per the Guidelines, existing fenestration patterns and window openings should be retained. Staff finds that French doors may be appropriate on the east façade based on the historic fenestration pattern on the front façade, which features French doors. However, staff finds that the existing wood windows should be carefully removed and salvaged to be stored on site or donated for reuse. A salvage plan is required prior to the issuance of a Certificate of Appropriateness.

RECOMMENDATION:

Item 1, Staff recommends approval of the privacy wall extension based on finding b with the following stipulations:

- i. That the final construction height of the approved fencing may not exceed the maximum height of 6 feet as approved by the HDRC at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.

Item 2, Staff recommends approval of the fenestration modifications based on finding c with the following stipulations:

- i. That the applicant salvages the windows to be removed and retains them on site for future use or donates them for reuse elsewhere. A salvage plan is required prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for the French doors to staff for review and approval.

COMMISSION ACTION:

Approved with staff stipulations.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is fluid and cursive, with the first name "Shanon" and last name "Miller" clearly legible.

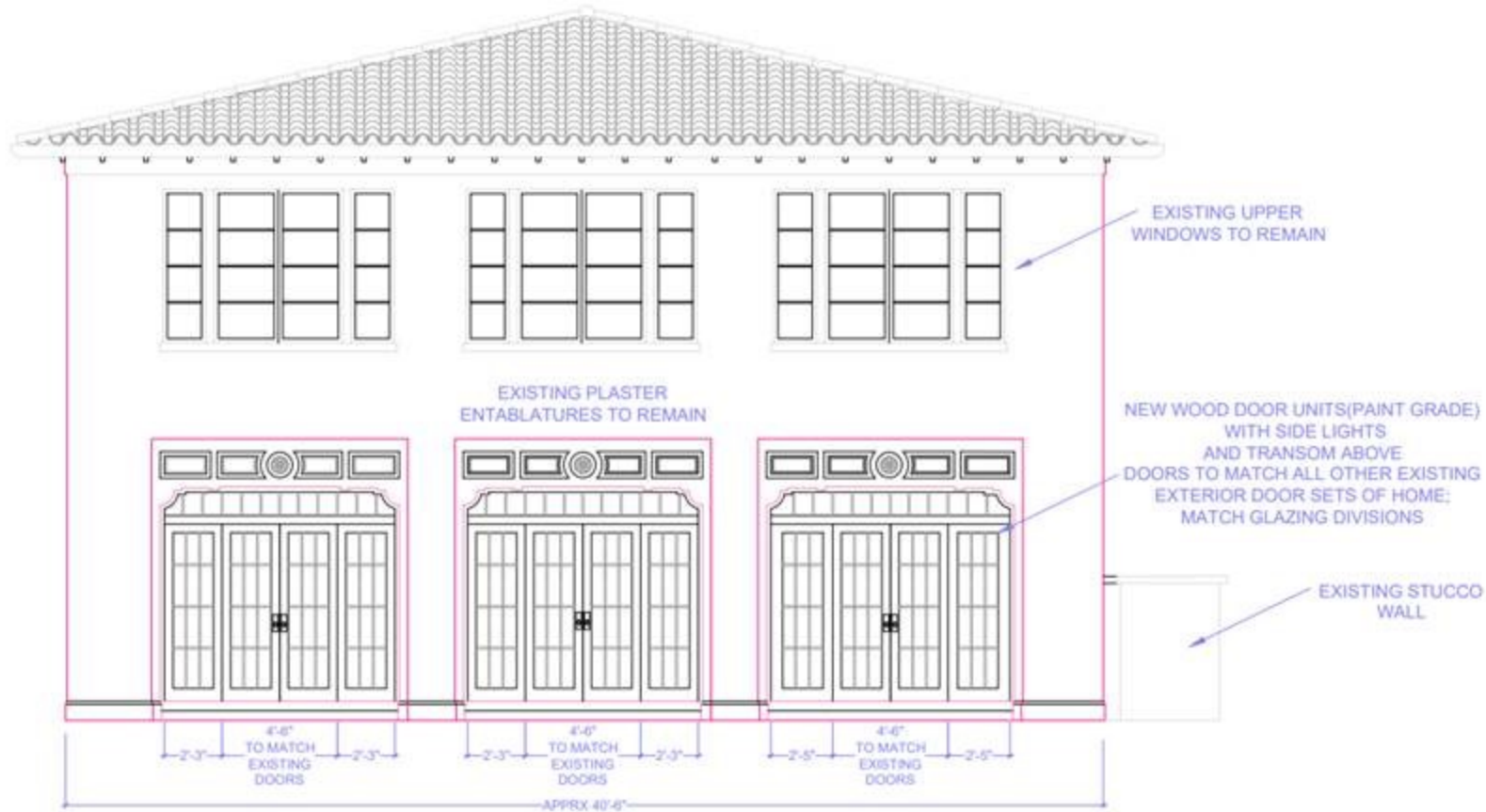
Shanon Shea Miller

Historic Preservation Officer

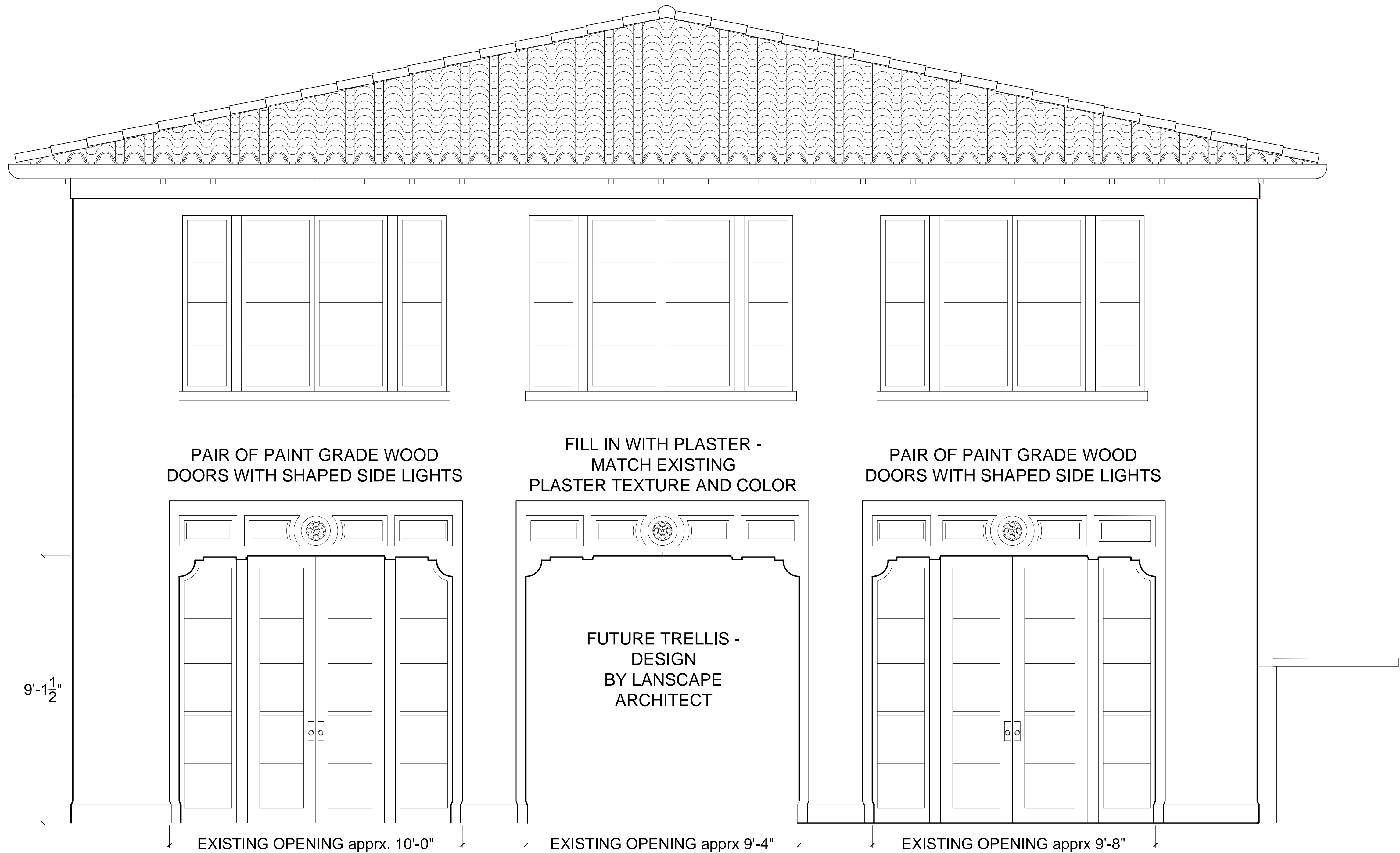
A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with



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PROPOSED EXTERIOR SIDE ELEVATION - FACING BELKNAP
SCALE: 1 / 2" = 1' - 0"

SHANNON / VEXLER RESIDENCE - 305 West Kings HWY San Antonio, TX 78212

7.8.22

DRAWN BY: CMR

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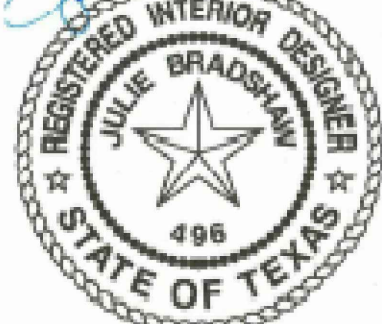

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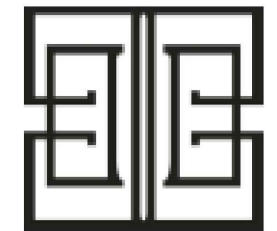
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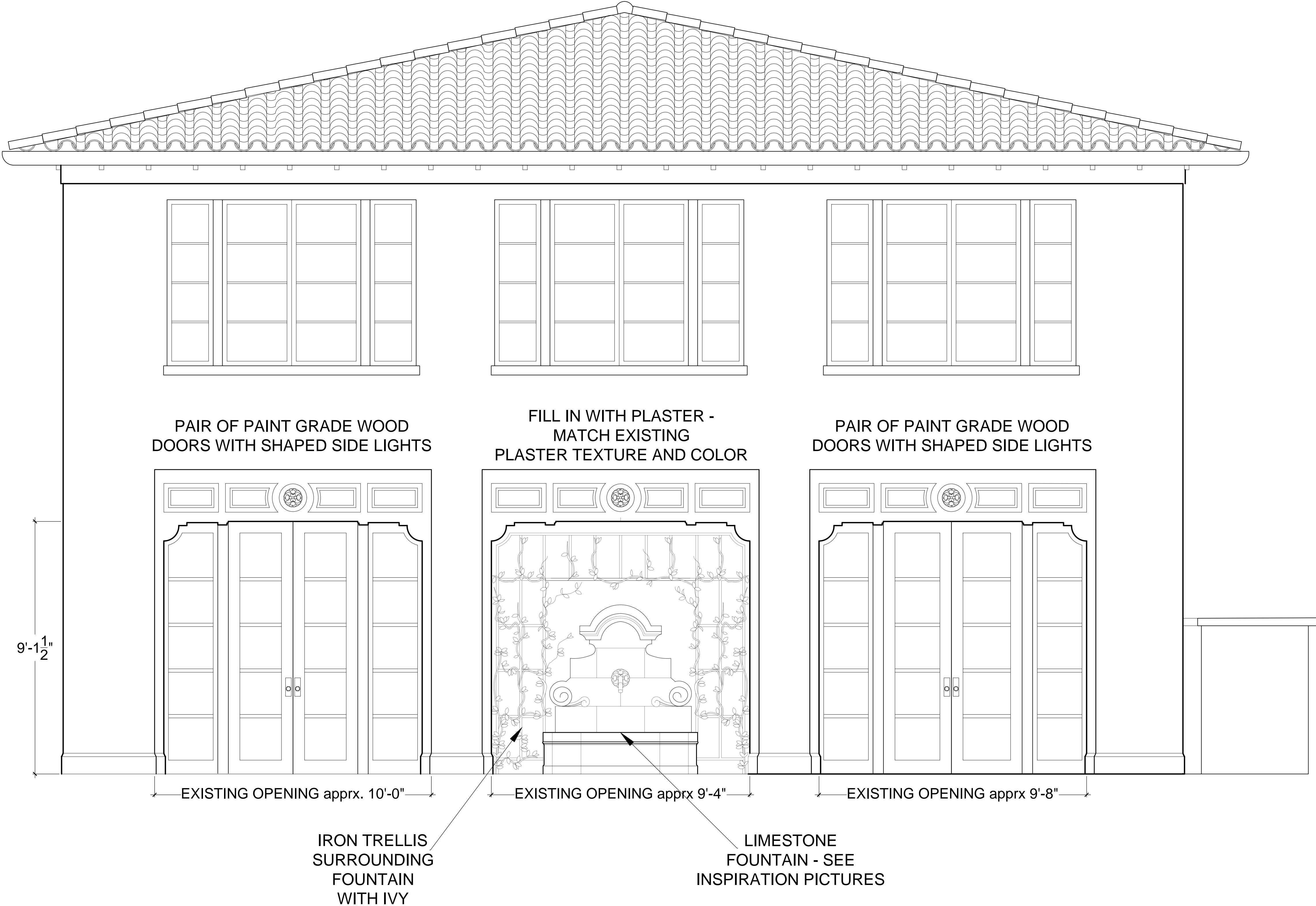
BRADSHAW DESIGNS

19 BRES BLVD
SAN ANTONIO TX
78209
210.824.1535 P
210.219.3052 C
Julie@bradshawdesigns.com

Julie Bradshaw, RID
ASID
Nat'l Kitchen & Bath
Assoc.

PROPOSED ELEVATION

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IRON TRELLIS
INSPIRATION



WALL MOUNT
LIMESTONE FOUNTAIN

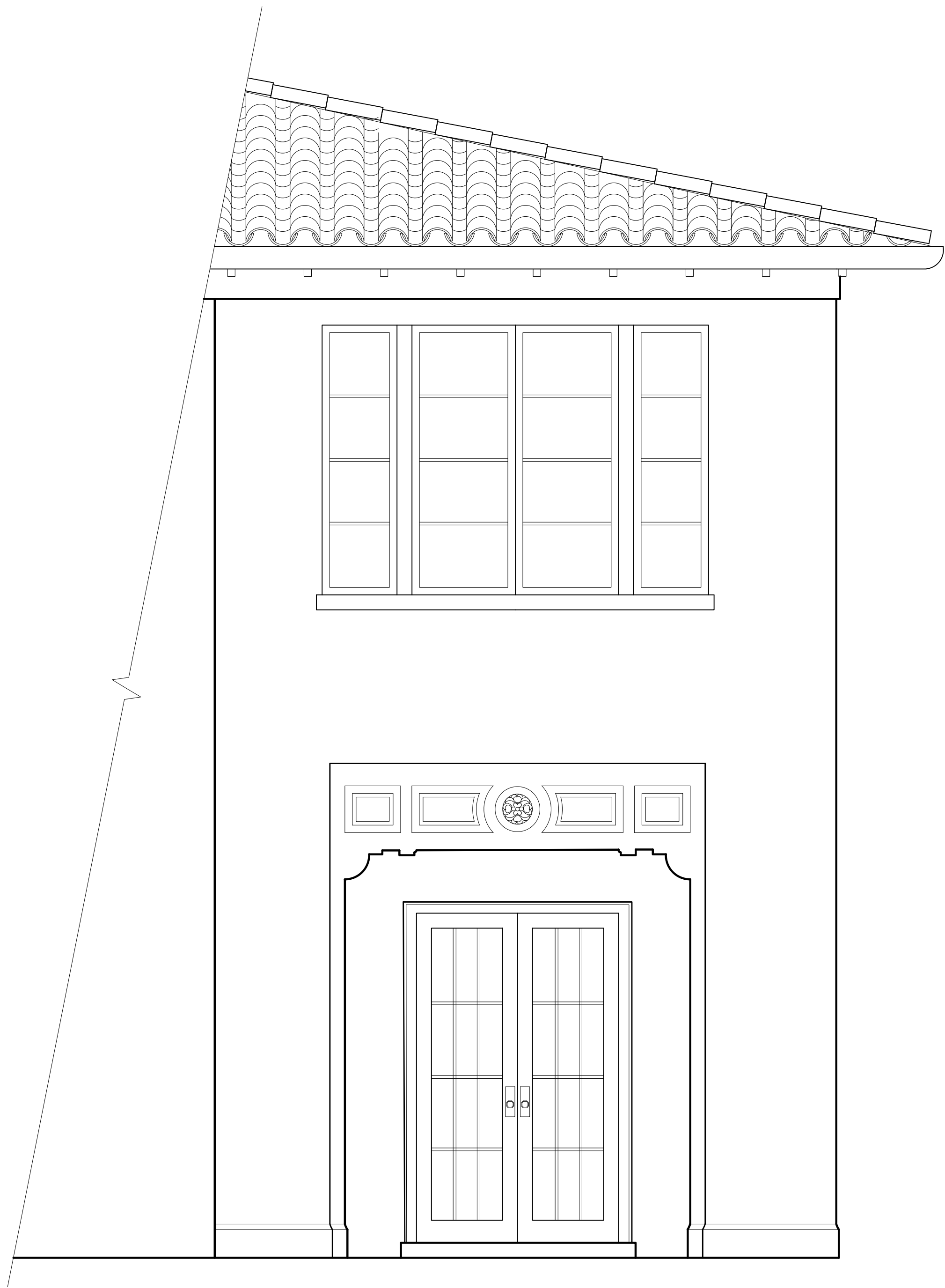


PROPOSED EXTERIOR SIDE ELEVATION - FACING BELKNAP

SHANNON / VEXLER RESIDENCE - 305 West Kings HWY San Antonio, TX 78212

7.8.22	
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BRADSHAW DESIGNS	
19 BRES BLVD SAN ANTONIO TX 78209 210.824.1535 P 210.219.3052 C Julie@bradshawdesigns.com	
Julie Bradshaw, RID ASID Nat'l Kitchen & Bath Assoc.	
PROPOSED ELEVATION	

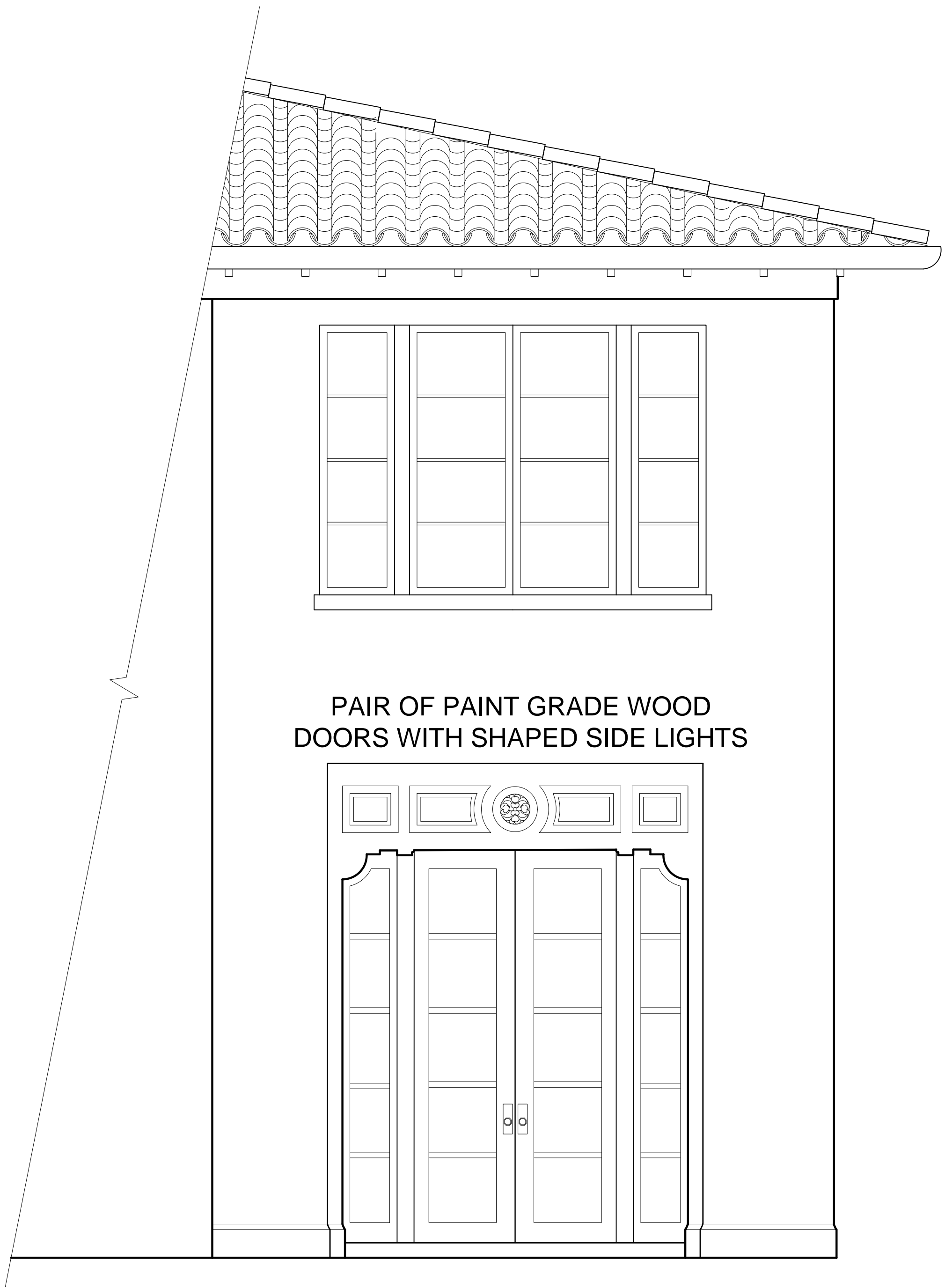
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EXISTING

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

FRONT ELEVATION - FACING KINGS HWY



PAIR OF PAINT GRADE WOOD
DOORS WITH SHAPED SIDE LIGHTS

PROPOSED

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

FRONT ELEVATION - FACING KINGS HWY

SHANNON / VEXLER RESIDENCE - 305 West Kings HWY San Antonio, TX 78212

7.20.22

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VERIFY ALL FINAL SELECTIONS WITH OWNER PRIOR TO THE EXECUTION OF PURCHASE ORDERS FOR ANY MATERIAL OR FIXTURE SELECTIONS

Julie Bradshaw

REGISTERED INTERIOR DESIGNER

JULIE BRADSHAW

496

STATE OF TEXAS

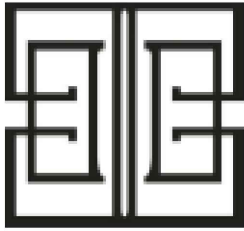
Cynthia Kuncio

REGISTERED INTERIOR DESIGNER

CYNTHIA KUNCIO

10024

STATE OF TEXAS



BRADSHAW DESIGNS

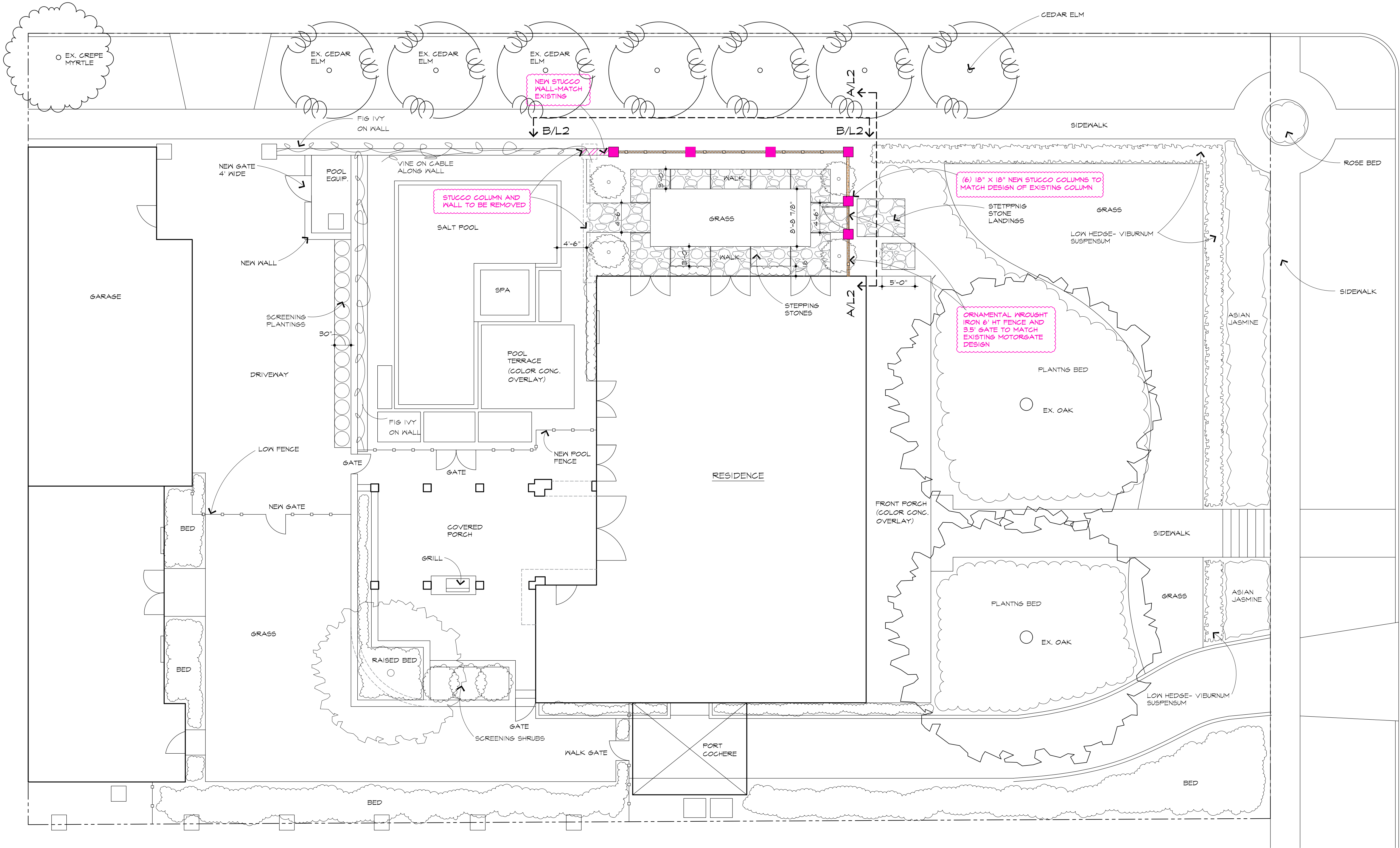
19 BRES BLVD
SAN ANTONIO TX
78209
210.824.1535 P
210.219.3052 C
Julie@bradshawdesigns.com

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ASID
Nat'l Kitchen & Bath
Assoc.

PROPOSED
ELEVATION

Openings in question are facing Belknap.

BELKNAP PLACE



W. KINGS HWY.

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

LANDSCAPE
DESIGN
FOR
VEXLER
RESIDENCE
305 W. KINGS HWY
SAN ANTONIO, TEXAS 78212

JULY 28, 2021
AUGUST 17, 2021
OCTOBER 1, 2021
OCTOBER 27, 2021
NOVEMBER 3, 2021
DECEMBER 7, 2021
THOMAS BRADLEY
& ASSOCIATES, INC.
132 JOY STREET
SAN ANTONIO, TEXAS 78212
210-821-5749