

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-133
ADDRESS: 520 LEIGH ST
LEGAL DESCRIPTION: NCB 2739 BLK LOT 4F & PT OF 5F (AKA TRACT 6)
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Scott Jones/LABOR STREET COMMONS LLC
OWNER: Scott Jones/LABOR STREET COMMONS LLC
TYPE OF WORK: Construction of a multistory residential structure, site modifications
APPLICATION RECEIVED: March 17, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a new 2-story single family residence at the lot addressed 520 Leigh St.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments

shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*— New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

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

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

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

B. SITE DESIGN

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

C. SOLAR COLLECTORS

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

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 applicant is requesting final approval to construct one 2-story structure on the lot addressed 520 Leigh. This lot was originally part of a contiguous parcel previously addressed 606-608 Labor, located within the Lavaca Historic District, which has been subdivided. The proposed 2-story single family residence will have a footprint of approximately 1,262 square feet. While the parcel addressed 520 Leigh has pedestrian access via a small pathway connecting to Leigh St, the proposed 2-story structure's vehicular access is through the 606-608 Labor parcel, which currently features three historic 1-story, single family structures, two of which front Labor St.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on March 3, 2021. The approval carried the following stipulations:
 1. That the applicant provides a comprehensive site analysis, including photos of area structures, line-of-sight studies, perspectives from both Labor and Leigh streets that show the height and scale of existing structures versus proposed developments, and documentation indicating the heights and massing of nearby structures as they currently exist as noted in finding r; **this stipulation has been met.**
 2. That the proposed structure be reduced in height and massing to be consistent with rear accessory structures found historically within the district (subordinate to primary structures), as noted in findings f and g; **this stipulation will continue to apply for final approval.**
 3. That the applicant utilize foundation heights that are consistent with the Guidelines, as noted in finding i; **this stipulation will continue to apply for final approval.**
 4. That the applicant incorporate roof forms that are more consistent with the surrounding historic context as noted in finding j; **this stipulation will continue to apply for final approval.**
 5. That the applicant incorporate appropriate traditional window sizes and proportions and modify the overall fenestration pattern as noted in finding k; **this stipulation will continue to apply for final approval.**
- c. **SCOPE** - Some of the previously-submitted schematic documents included conceptual information about a new 3-story multifamily residential structure in the center-rear of the lots addressed 606-608 Labor, as well as renovation work to the existing three historic structures, two of which are located along the street frontage on Labor. Based on the submitted context renderings, the applicant may bring a future request forward for 2-story rear additions to the existing 1-story historic structures. These scopes are not included in the current request for work at 520 Leigh. As proposed, the included site plan with the footprint of the proposed 3-story multifamily structure is not consistent with the Guidelines, and the scale of the multifamily structure, along

with the scale of the additions for the historic structures fronting Labor, may not be appropriate. An approval for the scope included in the request item for this case (520 Leigh) does not imply approval or endorsement of the schematic site plan of the adjacent lots, tracts, or parcels addressed 606-608 Labor, 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 work on the adjacent lots.

- d. **CONTEXT & DEVELOPMENT PATTERN** – As noted in finding a, the parcel addressed 520 Leigh is currently surrounded on all sides by other parcels, with vehicular access provided through the lots addressed 606-608 Labor and an additional narrow easement extending from the lot to Leigh St. The lot was previously part of a contiguous parcel addressed 606-608 Labor, which was formally replatted sometime in the past two years. The lot previously featured six residential structures, three of which were deemed non-contributing by the Office of Historic Preservation in 2019 and subsequently demolished. The remaining structures were constructed circa 1925 and are contributing to the Lavaca Historic District. In addition to this parcel, 520 Leigh is surrounded on all sides by extant structures, including a recent 3-story residential structure to the south, a 1930s-era 1-story convenience store at the corner of Leigh and Labor to the immediate north of the site, a midcentury-era 1.5 story clinic across the street on Labor, a 1-story historic structure to the north along Leigh, a vacant parcel to the immediate north of the site, and a series of residential new construction project along Leigh to the west. The property is one lot from the intersection of Labor and Leigh to the north.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on May 28, 2020. At this time, the lot addressed 520 Leigh was still part of the parcel addressed 606-608 Labor, and the full scope listed in finding b was included for consideration. The DRC noted the unique context of the site, including the variety of construction typologies and periods of construction that immediately surround the site. The DRC’s feedback largely focused on the then-proposed 3-story multifamily structure in the center of the lot, including modifying roof forms to visually reduce the proposed massing and revisiting the proposed window patterns and types to be more in keeping with historic precedents. The DRC also provided similar feedback for the windows for the proposed residential single family structure, along with exploring a screening solution to visually minimize the view of the new structure from Leigh St, as the lot between Leigh St and the proposed new construction is vacant. The applicant met again with the DRC on February 9, 2021, to discuss the current proposal. The DRC stressed the importance of providing renderings or line-of-sight studies from Labor, Devine, and Leigh streets to visually demonstrate the impact of the new residential structure on the surrounding context. The DRC agreed that the overall height of the proposed structure may be appropriate for the site based on surrounding 2-story primary and accessory structures, but wanted to see additional documentation that demonstrated the impact on 1-story structures on Labor and Leigh. The DRC also recommended adjusting the overall roof forms to visually minimize the scale of the structure.
- f. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The proposed structure is located towards the rear of the property and do not feature primary street frontage. The applicant has proposed to orient the 2-story single family residence towards the street. While staff finds that the previous structures on the lot featured both street-facing and interior-facing orientations, staff finds that the proposed massing and scale of the proposal in conjunction with the orientation inconsistent with the Guidelines.
- g. **SCALE & HEIGHT** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Labor features a 3-story recently constructed structure immediately to the north, as well as multiple historic structures, both residential and commercial, most of which are 1-story. While the proposed height of the new construction may be consistent with the Guidelines given the existence of a two-story historic structure on the block, staff is concerned regarding the proposed proportions of the new construction relative to the development pattern of the lot, which originally featured 1-story structures.
- h. **MASS** – Historically, rear accessory structures in historic district feature a scale that is subordinate to that of the primary historic structure. Staff finds the massing of the rear structure to be inconsistent with the Guidelines based on the contextual information provided and historic precedents in the district.
- i. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.

- j. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Based on the submitted elevations, the proposed foundation is slab-on-grade with a minimal rise. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
- k. ROOF FORMS – The applicant has proposed a multi-slope roofline. The primary roofline is a side gable with a low-sloping shed roof extending to the north. . Staff generally finds these roof forms to be consistent based on the surrounding context, but finds that in context with the proportions of the home, additional roof solutions should be explored to visually reduce the mass of the flat roof portion, primarily on the north and east elevations.
- l. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Per the elevations that the applicant has submitted, staff finds the proposed windows to be inconsistent with the Guidelines. The proposed sizes, configurations, and rhythm are not found historically within the district.
- m. PORCH MASSING – The applicant has proposed a front porch that consists of a stoop and roof element that is attached to the front façade of the historic structure. Porches found historically within the district feature massing that is incorporated into the massing of the structure, rather than simply attaching to the front façade, particularly in the case of two story structures. Per the action for conceptual approval from the HDRC, the proposed porch massing is sufficient.
- n. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Staff does not find the lot coverage consistent with the Guidelines.
- o. MATERIALS – At this time the applicant has not submitted final information regarding materials. Staff finds that all siding should feature a four (4) inch exposure, a thickness of ¾”, mitered corners and a smooth finish. Any stucco elements should feature a true trowel application and finish in lieu of EFIS or a similar product. Columns should be six inches square, and window materials should meet staff’s standards for windows in new construction.
- p. WINDOW MATERIALS – The applicant has proposed aluminum clad wood windows, which may be consistent with staff’s stipulations. However, the proposed windows in terms of pattern, detailing, configuration, proportion, and inset are not consistent with the Guidelines.
- q. ARCHITECTURAL DETAILS – As noted in the previous findings, staff finds that many of the proposed architectural details, roof massing, and window proportions are inconsistent with the Guidelines. Staff finds that these elements should be modified.
- r. DRIVEWAY AND SITE ELEMENTS – The applicant has provided the location of walkways and driveways. Per the applicant, the proposed structure will be accessed through the center of the adjacent parcels addressed 606-608 Labor. There is not a precedent for this kind of access in the historic district, and the separate parcels creates a condition whereby a change of ownership could render the proposed rear structure inaccessible without an agreement for access.

RECOMMENDATION:

Staff does not recommend final approval based on findings a through r. Staff recommends that the applicant address the following prior to returning to the HDRC:

- i. That the proposed structure be reduced in height and massing to be consistent with rear accessory structures found historically within the district (subordinate to primary structures), as noted in findings f and g.
- ii. That the applicant utilize foundation heights that are consistent with the Guidelines, as noted in finding i.
- iii. That the applicant incorporate roof forms that are more consistent with the surrounding historic context as noted in finding j.
- iv. That the applicant incorporate appropriate traditional window sizes and proportions and modify the overall fenestration pattern as noted in finding k.

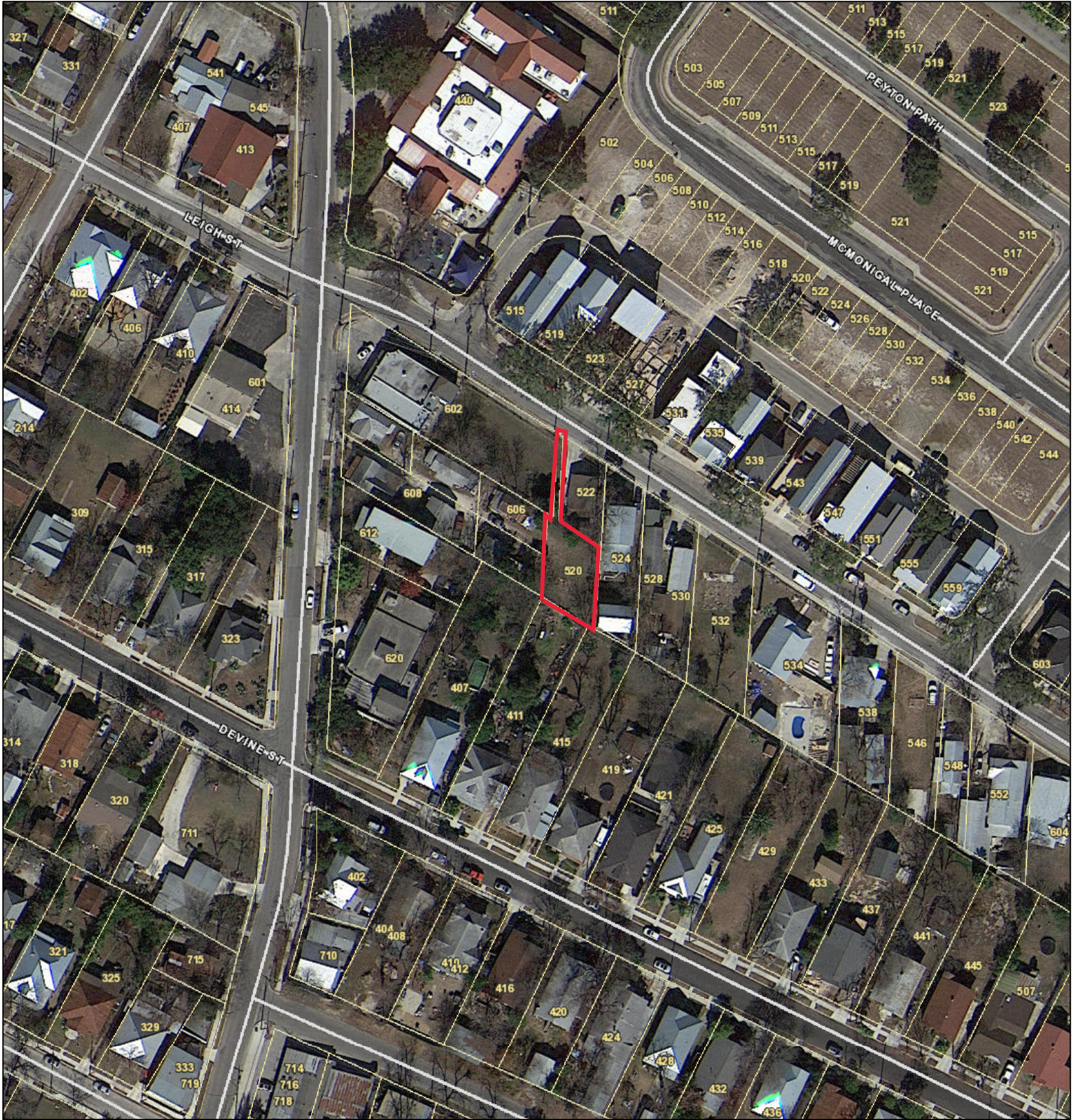
If the HDRC finds the request consistent and recommends final approval, staff recommends that the following stipulations apply:

- i. That any stucco elements should feature a true trowel application and finish in lieu of EFIS or a similar product.

- ii. That all wood and/or composite siding feature a maximum exposure of 4 to 6 inches, a thickness of ¾", mitered corners and a smooth finish. No faux grain is permissible. A final product specification is required to be submitted prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant submit window specifications for review and approval prior to the issuance of a Certificate of Appropriateness that meet the following stipulations: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White color is not allowed, and color selection must be presented to staff. 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That any driveway modifications on the parcel addressed 520 Leigh, or adjacent parcels as required for access, be a maximum of 10 feet in width at the street frontage with a concrete apron that flares no wider than 12 feet.
- v. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish with no striation. 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.

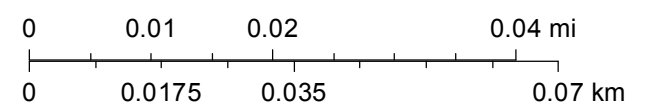
Additional development represented on an adjacent parcel or parcels is not approved and requires a separate request for a Certificate of Appropriateness. Any approvals are exclusively tied to improvements on the parcel, tract, or property addressed 520 Leigh.

City of San Antonio One Stop



January 28, 2021

1:1,000





LABOR-ST

515

519

523

527

531

535

601

414

602

608

606

522

612

524

520

528

530

317

323

620

407

10m



Labor Street Park

520 Leigh St, San Antonio, TX 78210

Am Stop Convenience store

Lopez Family Practice

303

306

314

520 Leigh St, San Antonio, TX 78210

Am Stop Convenience store

Lopez Family Practice

Leigh St

Leigh St

Leigh St

Labor St

Labor St

Labor St

Labor St

602

606

608

612

620



520 Leigh St, San Antonio, TX 78210

Compass Rose Academy

Am Stop Convenience store

Lopez Family Practice

534

532

530

522

527

523

519

620

612

608

606

602

323

317

Leigh St

Leigh St

Leigh St

Devine St

Labor St

Labor St

Labor St

Santa St

East View from Front Door



The Garage/Apartment to the East has a height of roughly 25'

Northeast from the Front Door



The residence at 524 Leigh Street has a height of approximately 28'

North View from Front Door



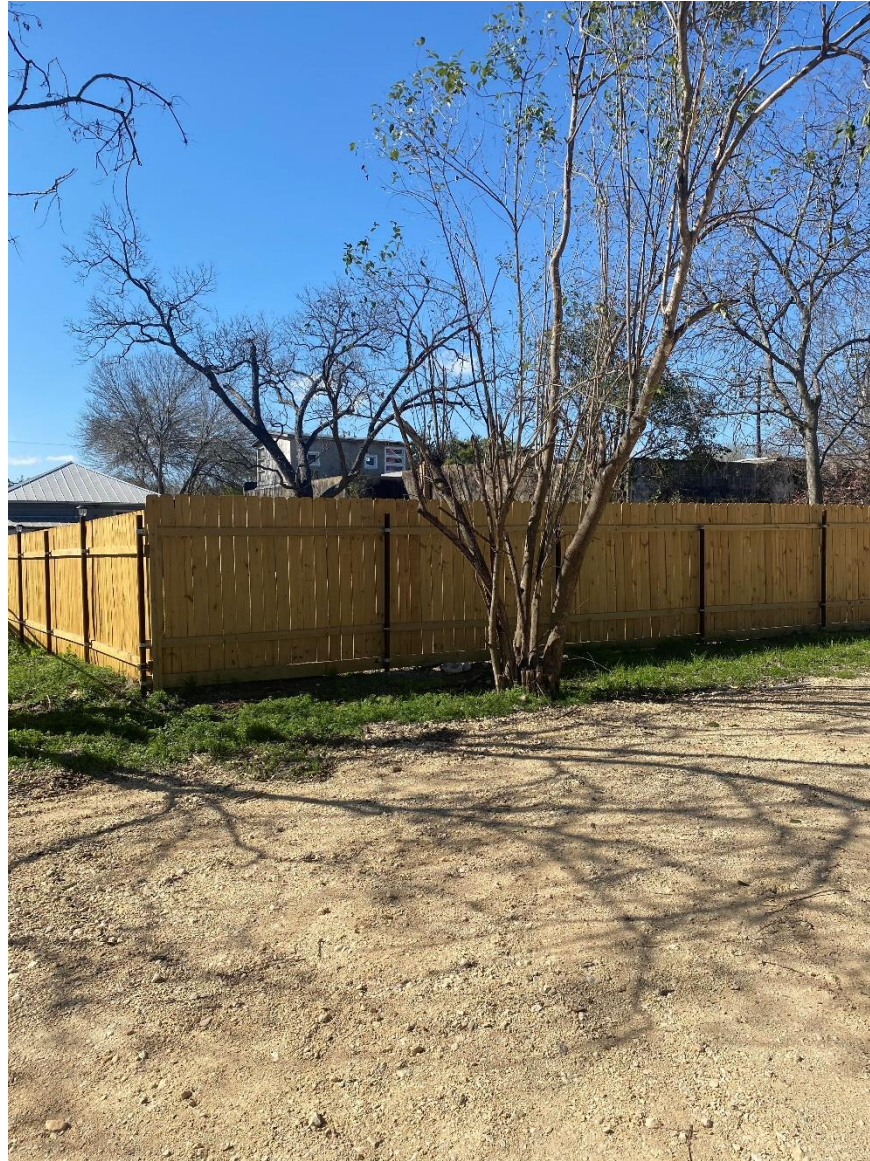
Residence directly to the North has a height of approximately 15'

View Southwest from the Front Door



Residence at 612 Labor Street has an eave height of 32'-34'

Southeast View from Front Door



Commercial Structure located at 620 Labor Street has an eave height of approximately 32'

View directly South from Leigh Street



The residence located at 522 Leigh Street has an eave height of roughly 15' and will completely obstruct the view of the proposed residence

View Southeast from Leigh Street



Looking across vacant lot from Leigh Street, residence will be visible until lot is developed. At that point, residence will only be visible looking down the 6' walkway

View directly West from Front Door

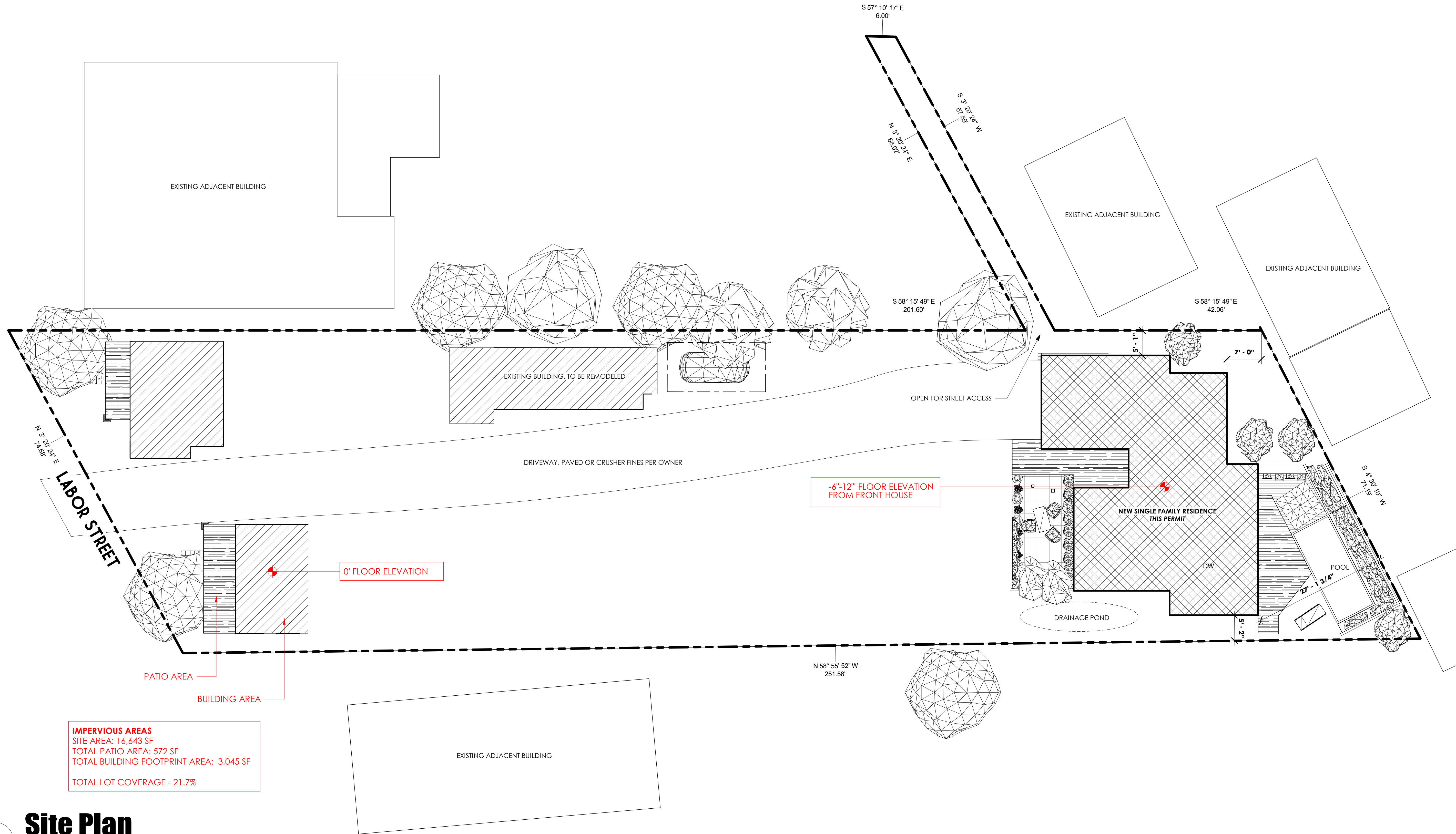


The front three structure will be renovated with new additions which will have eave heights of roughly 24'. The commercial structure across Labor has an eave height of roughly 20'

View Northwest from the Front Door



The vacant lot was just surveyed and is under development. The commercial structure located at 602 Labor has a parapet height of approximately 15'. It is a convenience store with a flat roof.

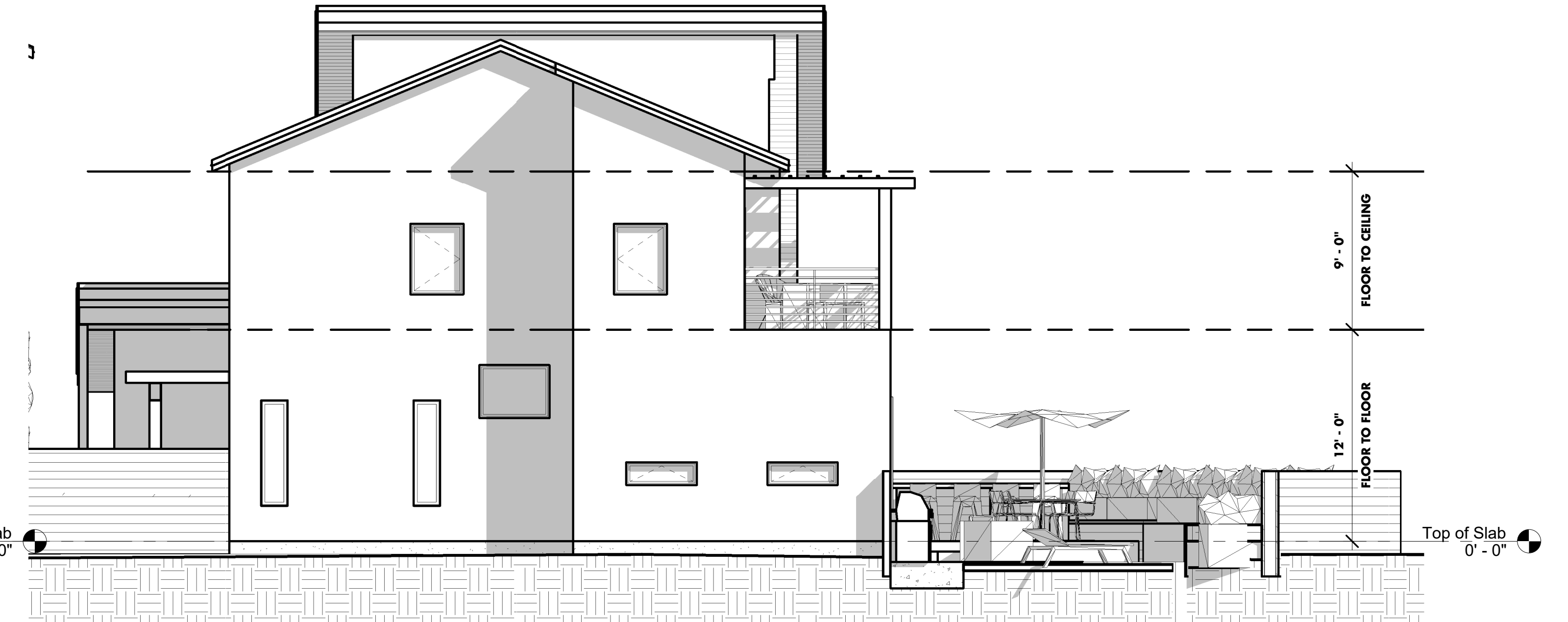


IMPERVIOUS AREAS
 SITE AREA: 16,643 SF
 TOTAL PATIO AREA: 572 SF
 TOTAL BUILDING FOOTPRINT AREA: 3,045 SF
 TOTAL LOT COVERAGE - 21.7%

1 **Site Plan**
 1" = 10'-0"



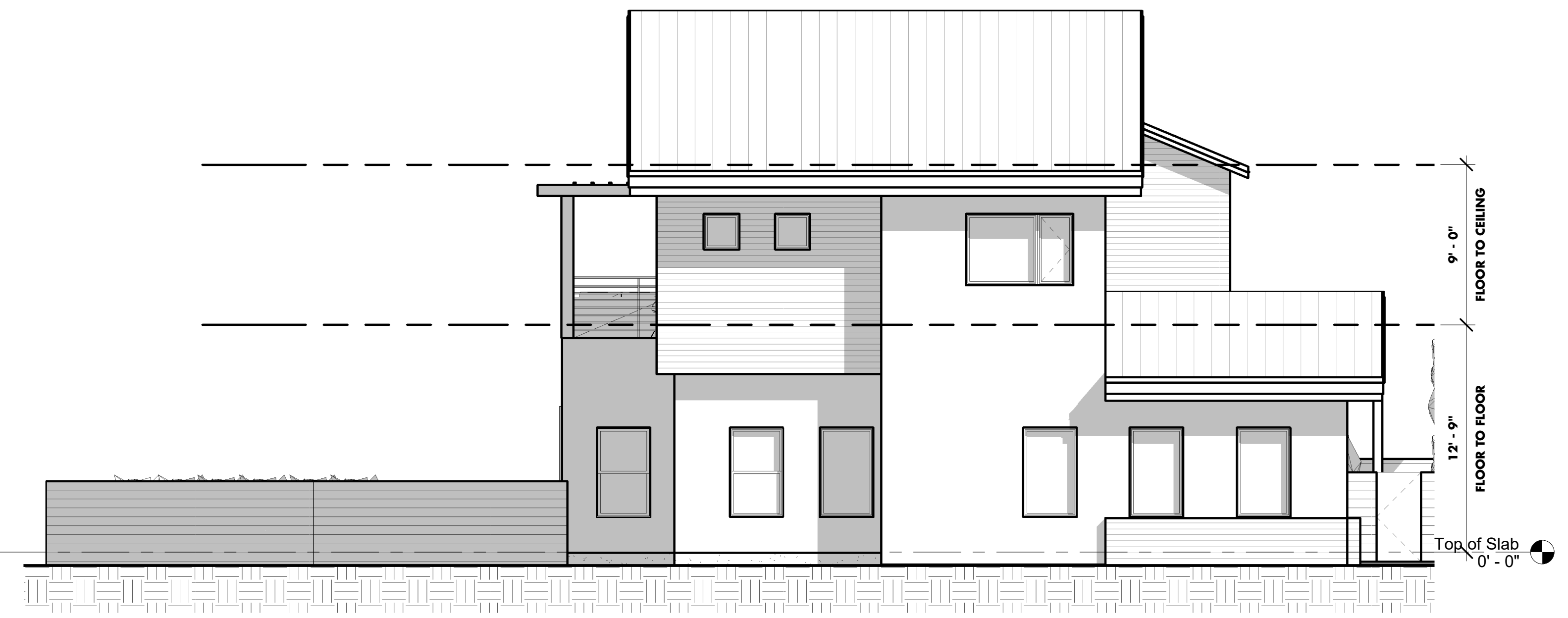
1 **Standalone Residence-West Elevation**
3/16" = 1'-0"



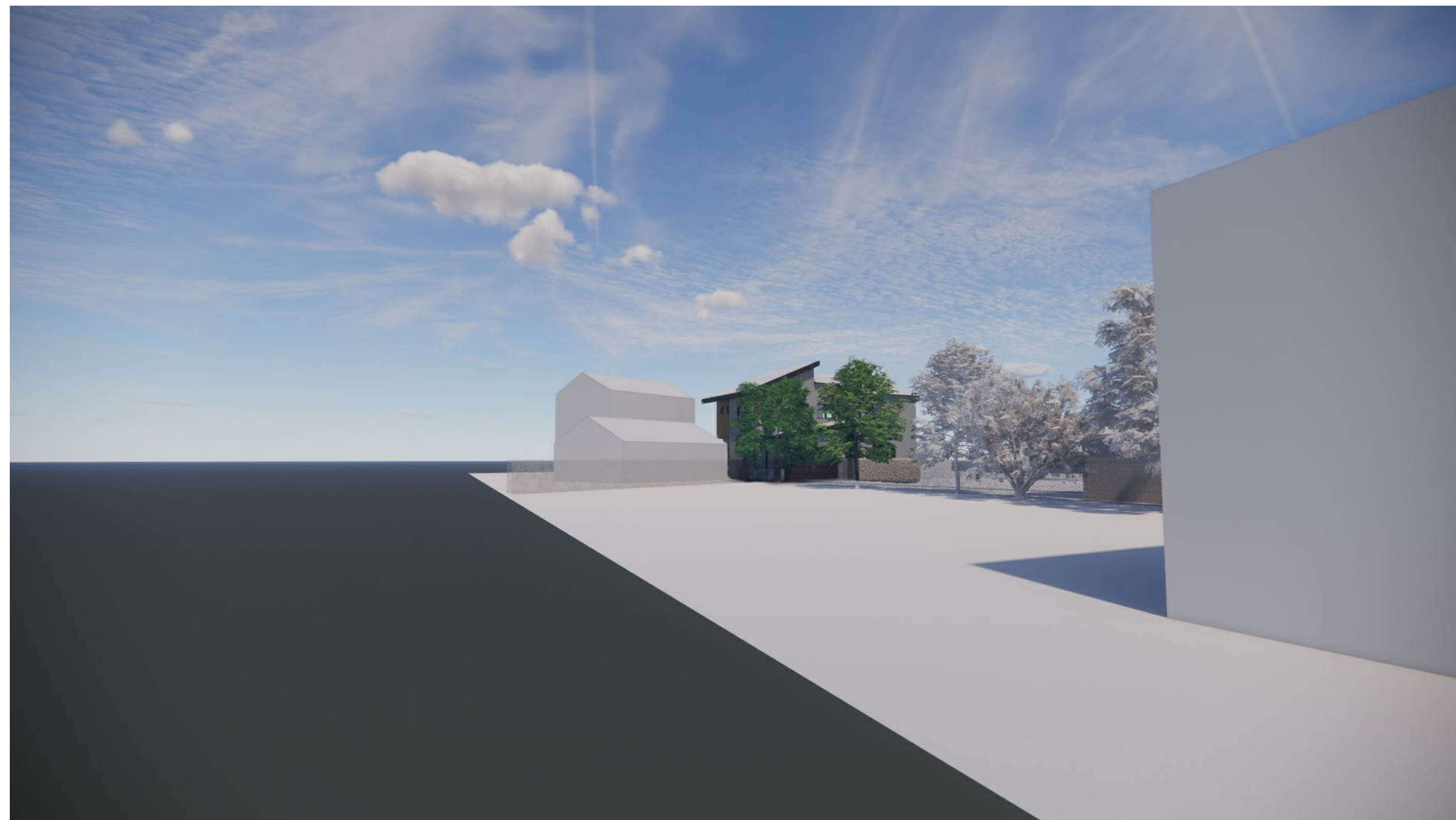
2 **Standalone Residence-South Elevation**
3/16" = 1'-0"

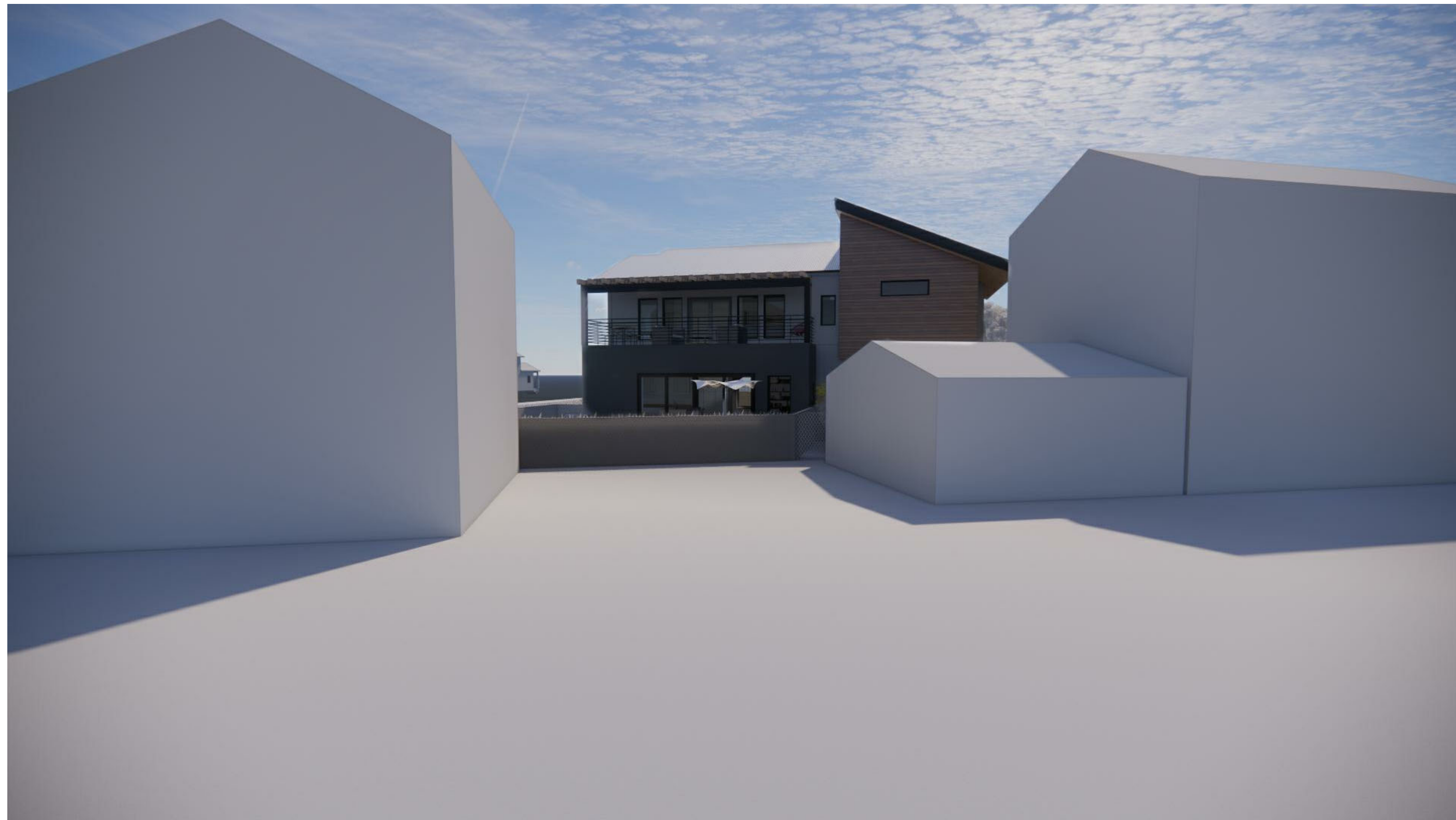
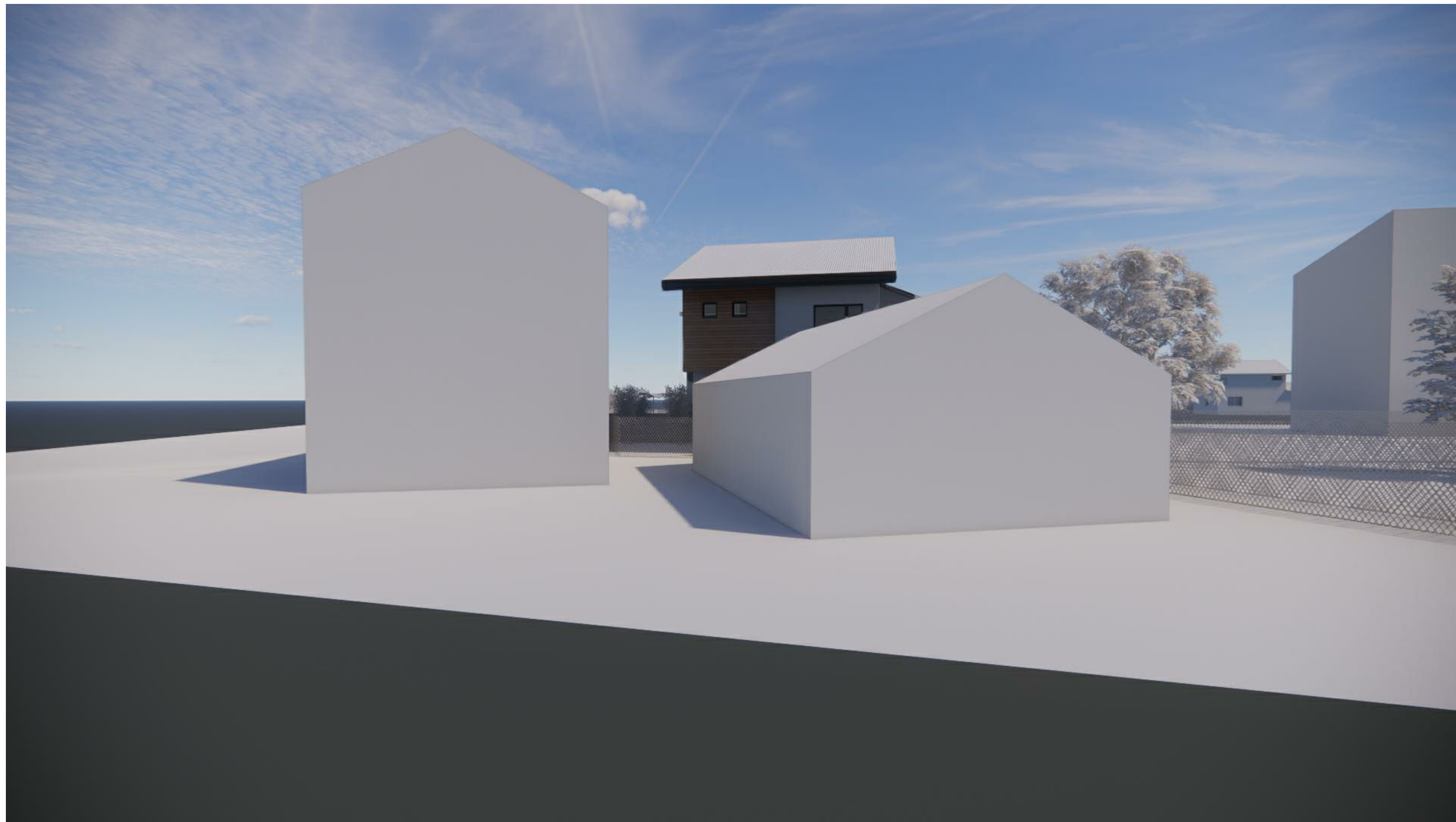


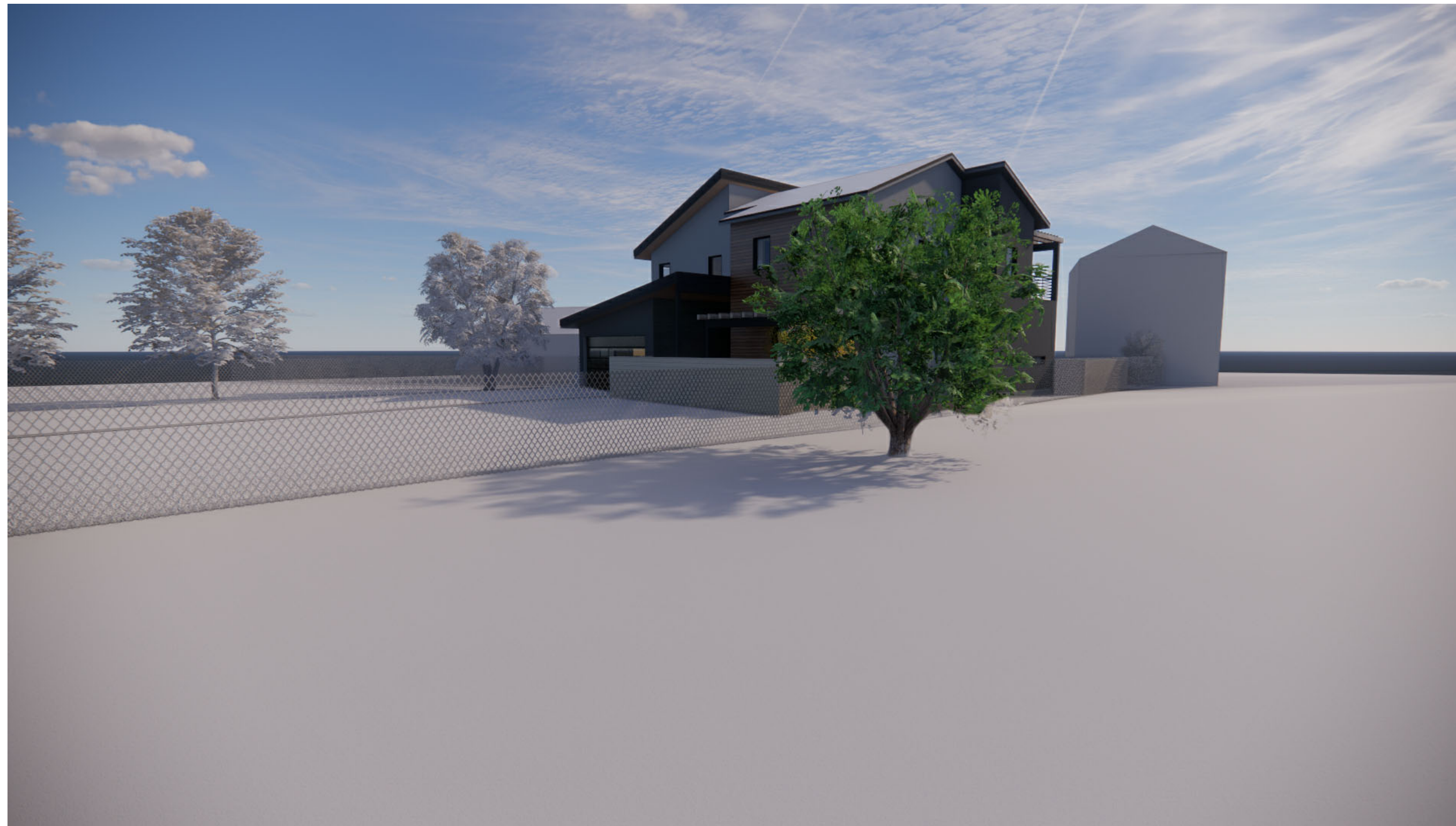
3 **Standalone Residence-East Elevation**
3/16" = 1'-0"



4 **Standalone Residence-North Elevation**
3/16" = 1'-0"







SAHA Daycare
Commercial Buildings
Eaves 28' +/-

515 – 531 Leigh
Eaves 28' +/-

Leigh Street

602 Labor Street
Commercial Building
15' Parapet Height
Flat Roof

Future
Development

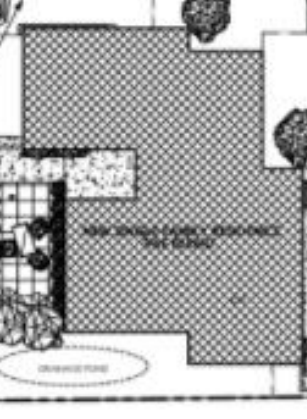
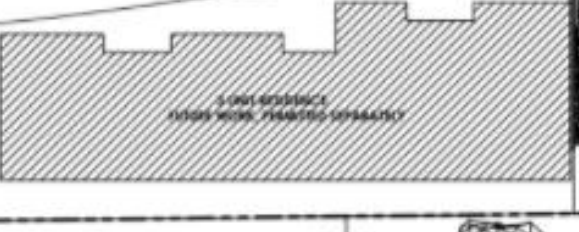
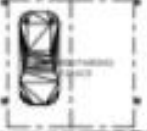
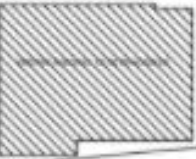
Future
Development

522 Leigh
Eave 15'

524 Leigh
Eave 28' +/-

601 Labor Street
Commercial Building
25' +/- Eave height

LABOR STREET



524 Leigh
Rear Building
Eave 25' +/-

612 Labor Street
Eave 34' +/-

Exterior Specifications

520 Leigh Street

Windows:	Andersen E Series Wood windows, aluminum clad exterior
Front Entry Door:	Custom manufactured steel insulated
Rear Window Wall:	Andersen MultiGlide System
Wood Siding:	Composite wood siding by New Tech Wood or equal
Stucco:	3 coat system with color finish coat. Color – Off white
Metal Roofing:	Standing seam metal roofing system, Galvanized (silver) color
Flat Roof:	Spray Foam Roofing System, White surface color
Garage Door:	Metal/Wood Garage Door by Barraga or equal