

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2018-054
ADDRESS: 1021 N PALMETTO
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 46 FT OF 8 & 9 ARB A-1
ZONING: R-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo McCullough
OWNER: Imagine Holdings
TYPE OF WORK: Construction of a 2-story residential structure
APPLICATION RECEIVED: January 24, 2018
60-DAY REVIEW: March 25, 2018

REQUEST:

The applicant is requesting final approval to construct a 2-story single family home on the vacant lot at 1021 N Palmetto.

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.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct a 2-story single family home to feature approximately 2,000 square feet

on the vacant lot at 1021 N Palmetto, located on the eastern boundary of the Dignowity Hill Historic District. The lot is located at the intersection of N Palmetto and Burleson and is flanked to the west and the south by 1-story historic single-family homes. The blocks in the vicinity are predominantly defined by 1-story historic homes with a few 2-story historic homes, including one across the street from the vacant lot.

b. The applicant received conceptual approval from the HDRC on December 20, 2017. The approval carried the following stipulations:

1. **That the applicant reduces the floor plate height to reduce the overall height of the structure as noted in finding g;** this stipulation has been met in the current submittal.
2. **That the applicant removes the proposed chimney roof element and proposes an alternative solution for access to the rooftop terrace as noted in finding i;** this stipulation has partially been addressed in the current submittal.
3. **That the applicant explores a front porch design that creates a true porch condition. The porch should extend towards the street and feature more depth to be more consistent with the porch depths and configurations of the Dignowity Hill Historic District as noted in finding f. The final porch design of the rear elevation should respond to the changes made on the front porch and share similar design elements;** this stipulation has been partially addressed in the current submittal.
4. **That the applicant proposes windows on the left elevation that feature proportions and configurations that are more consistent with historic window patterns in the district as noted in finding j. Staff finds one over one windows to be appropriate and encourages the applicant to carry the window pattern of the three other elevations over to the left elevation for consistency;** this stipulation has partially been met in the current submittal.
5. **That the applicant submits final drawings and material specifications that are comprehensive, accurate, and meet the 80% complete construction document requirement for final approval. The current submission contains several inconsistencies between plans and elevations that must be resolved in order for consideration for final approval;** this stipulation has been met in the current submittal.
6. **That the applicant submits a comprehensive hardscaping and landscaping plan for final approval that indicates all mechanical equipment and screening methods, if applicable;** this stipulation has been partially met in the current submittal.

c. The applicant met with the Design Review Committee (DRC) on September 27, 2017. The DRC commented on the combination of stucco and lap siding, which is not common in the Dignowity Hill Historic District, nor generally in historic districts in the city. The DRC suggested a more consistent window pattern, sizes, and placement that were more representative of those found in the district and more consistent with the Guidelines. The DRC suggested to utilize the curb cut off Burleson instead of introduce a new curb cut with pavers as a driveway on N Palmetto. The DRC emphasized the importance of studying the surrounding context and responding to the neighborhood conditions, including providing exhibits or drawings that convey reasoning for design choices. The applicant met again with the DRC on December 12, 2017, with a revised design proposal that included window proportions and placement that were consistent with the Guidelines, updated exterior materials, a more defined porch, a new rear porch, and a relocated curb cut and driveway. The DRC found the driveway relocation to be appropriate. The DRC recommended installing one over one wood windows to be consistent with historic structures and the Historic Design Guidelines. The DRC also recommended reducing the floor plate height and roof pitch of the structure to limit the overall height of the building to be more consistent with surrounding historic structures. The DRC found the rear roof condition, including the rooftop terrace, to be favorable, and found that the extension of the standing seam metal roof on the edges of the terrace helped minimize its visible impact from the public right-of-way and is a more appropriate solution than a flat railing that extends the width of the façade. Overall, the DRC found that the applicant's design has made significant progress. The chimney element under consideration in this recommendation was not presented at the DRC meeting. The applicant submitted updated drawings to OHP staff on December 14, 2017. As noted in finding b, the applicant received conceptual approval from the HDRC on December 20, 2017. The applicant met again with the Design Review Committee on February 14, 2018, to present designs submitted for final approval. The DRC suggested extending the roof element above the terrace door to span more of the width of the rear roofline to create a more proportionate and appropriate detail. The DRC suggested incorporating a gutter system that effectively diverts water from the drip edge this element would create. The suggestion to extend the first floor front façade to meet the front edge of the porch was discussed and encouraged, and the DRC proposed specific modifications to the left elevation to ensure the window proportions and placement were compliant with the Guidelines. The DRC suggested adding a third column on the front porch to frame the doorway, and noted that the front door as drawn

was more Midcentury and a more appropriate door should be selected for this particular new construction project. The final landscaping plan was also briefly discussed and the applicant was reminded that all intended new landscaping should be indicated on the final site plan.

- d. **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 example found on the block. The applicant has proposed to orient the structure to face N Palmetto Street, which is consistent with the development pattern found on the block. The applicant has proposed a setback that per the application documents is to be within five feet of the adjacent setbacks. The applicant is to provide field measurements to confirm setbacks of adjacent structures and proposed a setback that is consistent. Staff finds the proposal consistent with the Guidelines.
- e. **ENTRANCES: ORIENTATION** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards N Palmetto. This is consistent with the Guidelines and the pattern of neighboring homes.
- f. **ENTRANCES: FRONT PORCH** – The applicant has proposed a front porch that projects approximately four feet from the primary setback of the front façade. Historic structures throughout the Dignowity Hill Historic District feature distinct porches that engage the pedestrian streetscape and feature numerous widths, depths and roof styles. The porch will feature a shed roof form and a standing seam metal roof. Staff finds that the general porch roof form is consistent, but finds that the first floor mass on the west side of the front façade should be extended towards the streetscape to match the location of the front porch columns. This will create a truer porch condition and result in a continuous shed porch roofline that extends the width of the front façade. Staff finds that the porch is appropriate with these modifications incorporated. The applicant is required to submit final measured drawings that illustrate these changes.
- g. **ENTRANCES: FRONT PORCH COLUMNS** – The applicant has proposed to install two square wooden columns on the front porch. Based on the submitted drawings, the posts will be 6 by 6 inches in width. According to the Historic Design Guidelines, new architectural 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. Staff finds the posts generally consistent with the Guidelines, but finds that another column should be installed to break up the long porch roof span, which is more consistent with historic precedents. Staff finds a column that frames the front door to be appropriate in terms of location.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure with a rooftop terrace. The highest point of the structure is indicated to be approximately 27'-7" to the tallest point of the ridgeline, not including the foundation. The height is generally consistent with the two-story structures nearby and the applicant has reduced the floor plates and modified the steepness of the roof pitch as compared to previous iterations. Staff finds the proposal consistent for the location of the lot.
- i. **FOUNDATION** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Historic structures found throughout the Dignowity Hill Historic District feature foundation heights of two to three feet in height. The applicant has provided information that notes a foundation height of approximately 1 to 1 ½ feet. Staff finds the proposal generally consistent.
- j. **ROOF FORM** – The applicant has proposed a gable roof form and a habitable flat rooftop terrace on the rear elevation. The cross gable pitch is commonly found in the Dignowity Hill Historic District. Guideline 3.A.iv states that new metal roofs should be constructed in a similar fashion as historic metal roofs in the district. Staff finds the proposal generally consistent with the Guidelines, but finds that the applicant should extend the roof element above the terrace door to span more of the width of the rear roofline to create a more proportionate and appropriate detail. Staff finds that the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, and a crimped ridge seam.
- k. **WINDOW & DOOR OPENINGS: PROPORTIONS AND PLACEMENT** – 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. The applicant has proposed several window openings that are consistent with historic precedents. Additionally, all paired windows feature a ganged condition. However, staff finds that the left elevation features window sizes that are not consistent with the Guidelines, OHP Window Policy Document, or historic patterns in the district.
- l. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the

size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.

- m. MATERIALS – The applicant has proposed materials that include horizontal smooth composite siding and wood siding, simple wooden porch posts, a standing seam metal roof, and aluminum-clad wood windows. Generally, staff finds these materials appropriate for the Dignowity Hill Historic District.
- n. WINDOW MATERIALS – The applicant has verbally stated their intent to install aluminum-clad wood windows. Staff finds the proposal appropriate. The windows should comply with the OHP Window Policy Document for New Construction and the stipulations listed in the recommendation.
- o. DOORS – The applicant has proposed to install two doors on the structure. One will be located at the front entrance and a set of French doors will be installed at the rear entrance. The rear entrance doors feature a simple design and profile with one lite each. The front door, as drawn, indicates a three panel style that is more akin to Midcentury Modern architecture and design. Staff finds that the front door design should feature two or four lites that relate more closely to the Craftsman-inspired architecture of the proposal.
- p. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The architectural details of the proposal are an interpretation of the context of the neighborhood, which features Craftsman bungalows, Queen Anne cottages, and Folk Victorian homes in the direct vicinity. Staff finds the proposal consistent with the Guidelines.
- q. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for accommodating mechanical elements and screening them from the public right-of-way.
- r. DRIVEWAY: LOCATION – According to the Historic Design Guidelines for Site Elements, driveways that are similar to the historic configuration found on site or in the district should be incorporated. Currently, a curb cut exists off Burleson, which the applicant will utilize for a rear driveway. Staff finds the proposal consistent with the Guidelines.
- s. DRIVEWAY: MATERIAL - According to Guideline 5.B.i, driveways similar in material find in the district should be used. Concrete driveways are characteristic of the Dignowity Hill Historic District. Staff finds the material consistent with the Guidelines.
- t. WALKWAYS – The applicant has proposed to install a concrete walkway off Palmetto to meet the proposed front door. Another walkway will be installed to connect the rear porch to the rear concrete driveway. Poured concrete walkways are historically common in the Dignowity Hill Historic District. Staff finds the locations, materials, and dimensions of the walkways consistent.
- u. LANDSCAPING – The applicant has proposed to retain several existing trees on the site per the indicated site plan. The applicant is required to coordinate with the City Arborist's office to ensure the proposed new construction will not impact any significant or heritage trees. Additionally, the applicant has verbally stated their intent for installing additional appropriate small trees and shrubbery in the front yard. The applicant is required to submit a landscaping plan that indicates all of these elements to staff for review and approval prior to receiving a Certificate of Appropriateness.

RECOMMENDATION:

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

- i. That the applicant extends the first floor projecting mass to meet the front edge of the porch as noted in finding f and installs a third porch column as noted in finding g. Final measured drawings that reflect these changes must be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the applicant extends the rooftop terrace overhang element to extend more of the width of the structure as noted in finding i. Final measured drawings that reflect this change must be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iii. That the applicant selects an architecturally appropriate front door as noted in finding o and submits a specification to staff for review and approval.
- iv. That the applicant proposes windows on the left elevation that feature proportions and configurations that are more consistent with historic window patterns in the district as noted in finding j. Staff finds one over one windows to be appropriate and encourages the applicant to carry the window pattern of the three other elevations over to the left elevation for consistency. All windows on the structure should feature architecturally appropriate

inset, trim, and sill detail. A window schedule, as well as window specification and section detail, must be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.

- v. That the applicant installs a seam metal roof that features panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, and a crimped ridge seam.
- vi. That the applicant submits a final site plan that illustrates the landscaping plan discussed in the DRC meeting for staff review and approval prior to receiving a Certificate of Appropriateness.

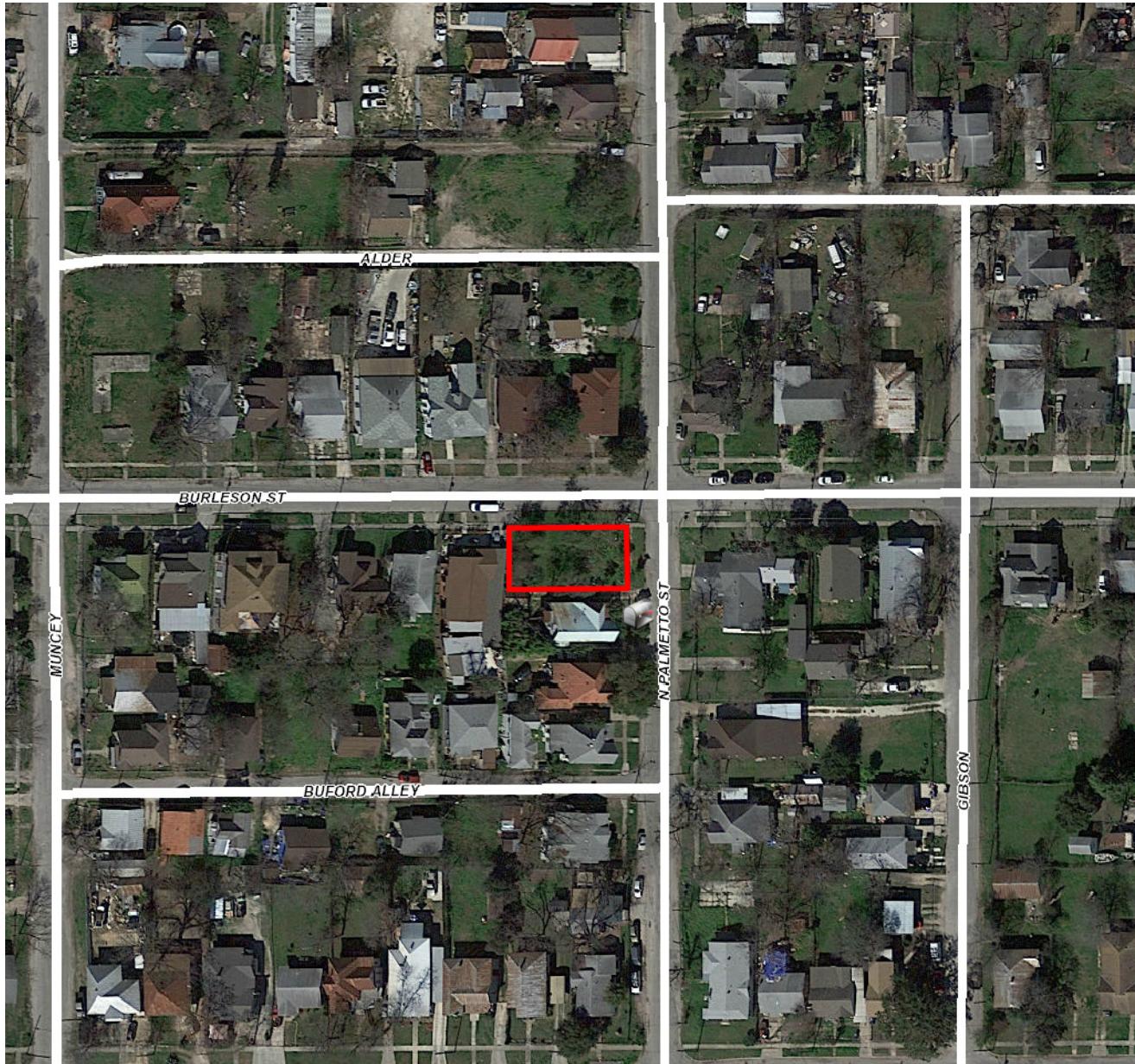
The applicant agreed to meet these stipulations on February 16, 2018.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 27, 2017; December 12, 2017; and February 14, 2018. The discussions, as well as an overall case history, are outlined in finding c.



Flex Viewer

Powered by ArcGIS Server

Printed: May 10, 2017

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CITY OF SAN ANTONIO
NOTICE OF HEARING
URBAN DESIGN
REVIEW COMMISSION
ADDRESS: 101 W. PALMETTO
REQUEST: RIP-ZONING PERMIT (R-2-2018-0044)
ALTA: Foothill Drive
HEARING DATE: ~~08/01/2017~~ Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035
ALL HURC MEETINGS TAKE PLACE AT 101 W. ALAMO







SANBORN MAP 1911-1951

1 E K. . . 035 SAN ANTONIO VOL 2.

162

163

162

BURLESON

1021

This is a hand-drawn floor plan of a building, likely a residence, showing multiple rooms and their layout. The plan includes the following features and labels:

- Rooms and Areas:** The plan shows several rooms, some with specific labels:
 - Rooms labeled 'A', 'B', 'C', and 'D' are distributed throughout the layout.
 - Rooms labeled 'E' are located on the right side of the plan.
 - Rooms labeled 'F' and 'G' are indicated by dashed lines, suggesting they are either not fully built or are under construction.
- Doors:** Numerous doors are marked with the letter 'D' throughout the plan.
- Windows:** Windows are marked with the letter 'W'.
- Legend:** A legend is located in the bottom right corner, showing a symbol for 'F' (a dashed line) and a symbol for 'G' (a solid line).
- Dimensions:** Some rooms have dimensions written near their boundaries, such as '10x10', '12x12', and '14x14'.
- Labels:** The plan includes several labels:
 - 'A' is labeled 'S-CRHS'.
 - 'B' is labeled 'R-100'.
 - 'C' is labeled 'R-100'.
 - 'D' is labeled 'R-100'.
 - 'E' is labeled 'R-100'.
 - 'F' is labeled 'R-100'.
 - 'G' is labeled 'R-100'.
- Other:** There are some small, illegible labels and numbers scattered throughout the plan, such as '1', '2', '3', '4', '5', '6', '7', '8', '9', '10', '11', '12', '13', '14', '15', '16', '17', '18', '19', '20', '21', '22', '23', '24', '25', '26', '27', '28', '29', '30', '31', '32', '33', '34', '35', '36', '37', '38', '39', '40', '41', '42', '43', '44', '45', '46', '47', '48', '49', '50', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100', '101', '102', '103', '104', '105', '106', '107', '108', '109', '110', '111', '112', '113', '114', '115', '116', '117', '118', '119', '120', '121', '122', '123', '124', '125', '126', '127', '128', '129', '130', '131', '132', '133', '134', '135', '136', '137', '138', '139', '140', '141', '142', '143', '144', 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163 N. PALMETTO AV
W/3

163

158

MINCEY

LAMAR

1971 PROVED

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158

210

161

HAYS

135

A scale bar marked in feet, ranging from 0 to 100 with increments of 10. The text "Scale of Feet." is written above the scale.

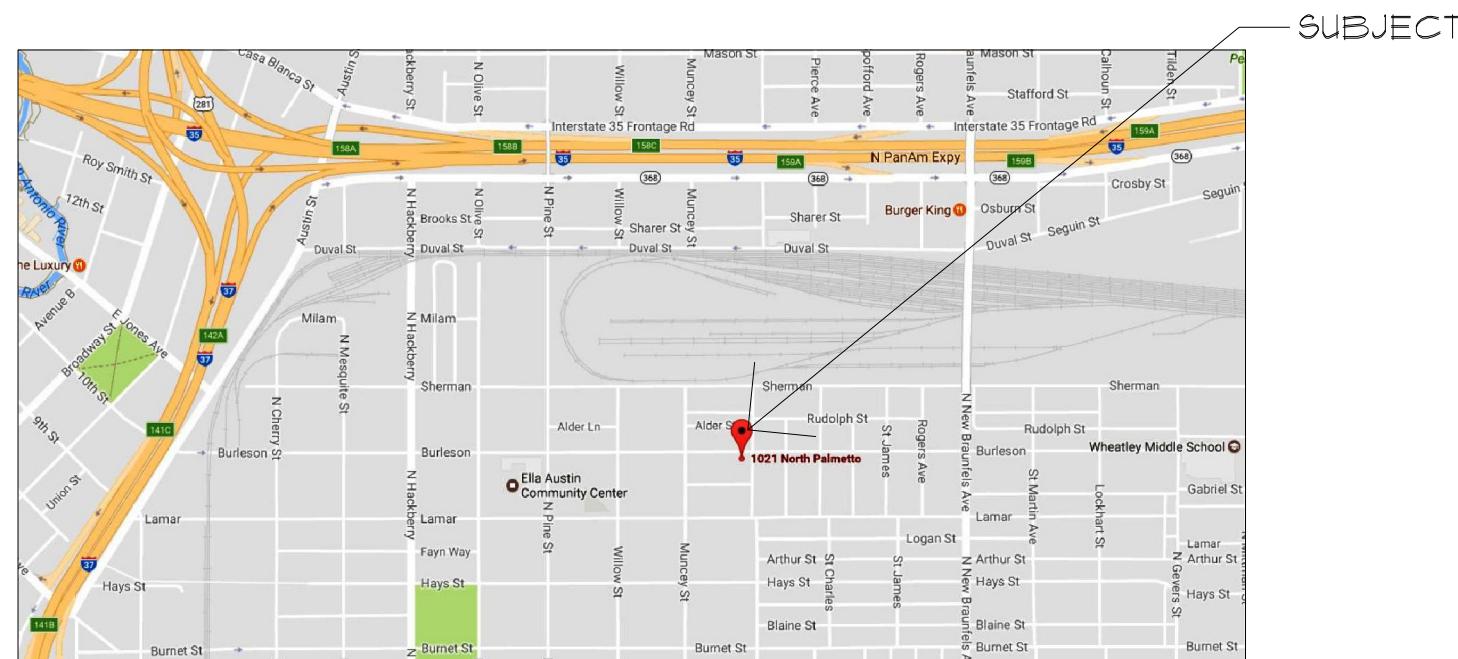
NEW SPEC HOME

LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS

GENERAL NOTES:
APPLICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2015 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2015 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10
(ELECTRICAL)
2015 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"X30"IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.1 SQUARE FEET (MINIMUM 12" X 12" IN QUADRANT, 12" X 12" HEIGHT 24"). MAXIMUM HEIGHT OF 8'6" TO FLOOR 14".IRC SECTION 310.2.4.1
3. DUELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DUELLING OVER GARAGE REQUIRES ON HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS.IRC SECTION 310.2.4. EXCITATION
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NIC/IC/CITY CODE 2015, GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO, IN BATHROOM/LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS, ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(C) OF THE 2015 NEC, ACCESS DOORS SHALL BE PROVIDED FOR GFCI OUTLETS IN TUBS/TOWERS, ALSO, IN BATHROOMS.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS, BRICK LINTELS, HEADER BEAM'S OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF BUILDING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOAD-BEARING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE. THE OPENINGS LOCATED ON THE 2ND OR 3RD FLOOR, THE CLEAR AREA OF THE LOUVER OPENINGS OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 600 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE.IRC AMENDMENTS SECTION 312.2.4
7. GLASS - SAFETY GLAZING REQUIRED IN INGRESSES AND EGRESSES, DOORS, SLIDING DOORS, STORM DOORS, AND DOORS IN ENCLOSURES FOR DOORS 48" OR HIGHER, FOOT, BATH, BEAM, ROOF, BATH, ETC., AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF THE DOOR, PARTIAL GLAZING ON THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE.IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE.IRC SECTION 2406.4.10
8. GATE DETAILS - MINIMUM HEIGHT OF GUARD RAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GROUND OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARD RAIL.IRC SECTION 2009.3
9. MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED, THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED 24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED 30'.IRC SECTION 2109.3
10. MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER.IRC SECTION 2109.4.6.2
11. PLUMBING, 1/2" AND 3/4" - TO COMPLY WITH THE 2015 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS, WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER, REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 501 WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOT'S BURNERS OR HEATING ELEMENTS AND BUTTGES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.2
12. SMOKE DETECTORS - DUELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SLEEPING AREA. SMOKE DETECTORS UNITS AS MORE THAN ONE STORY AND IN DUELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.IRC SECTION 310.31 AND AMENDMENTS STAIRS - STAIR RISERS 8" MAX, 7" MIN, RUN 9" MINIMUM, HALL 10" MIN, 38" MAX, AND LANDINGS TO COMPLY WITH IRC SECTION 1020.3
13. BATHROOMS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALL-SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE.IRC SECTION R 3012
14. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX 2"
15. DUELLING-GARAGE DOOR TO BE MINIMUM 1 3/8" THICK OR 20 MIN. FIRE RATED.

CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH AN ORDER FOR MATERIALS. THE CONTRACTOR AND OWNER SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS, AND DETAILS. CONTRACTOR SHALL REPORT ANY DIFFERENCES OR OMISSIONS FROM THE WORKING DRAWINGS. DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HERBY NOTIFIES BOTH OWNER AND CONTRACTOR, THAT HE, THE "DESIGNER" RELIEVES HIMSELF OF LIABILITY TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONSIDERATIONS, DRAWINGS AND DETAILED PLANS CONSTITUTE THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ITS SOLE DISCRETION.
IT IS THE RESPONSABILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.



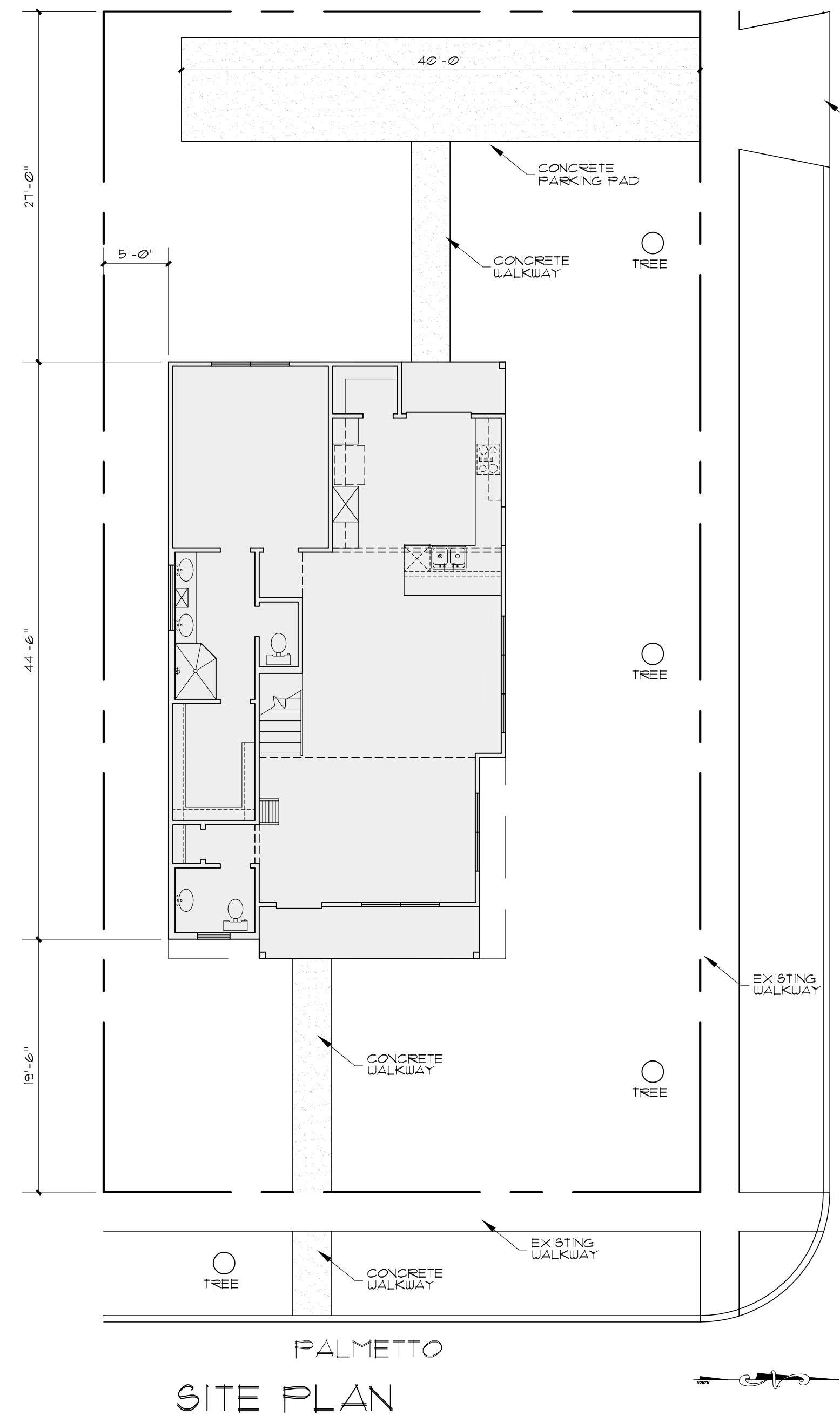
LOCATION MAP

N.T.S.



AERIAL VIEW

LOT N 46 FT OF 8 & 9 ARB A-,
BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS



SITE PLAN

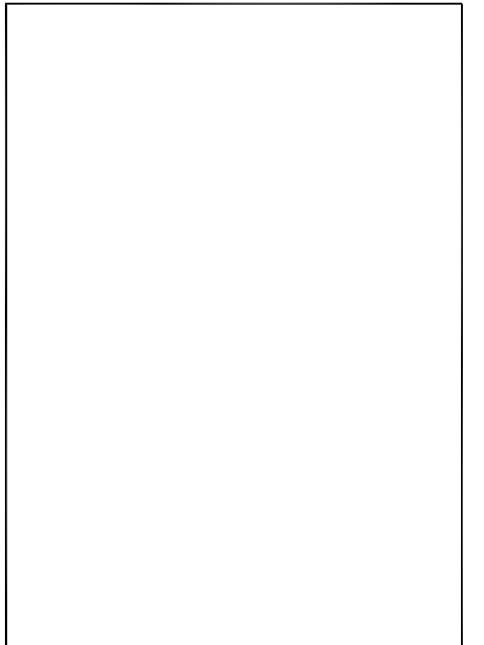
SCALE: 1" = 20'



VIEW ALONG BURLESON

N.T.S.

NEW SPEC HOME
LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
DIGNOWITY HILL, HIST. DIST.
SAN ANTONIO, TEXAS



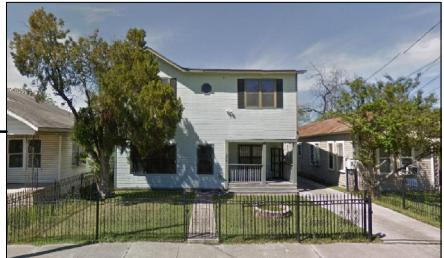
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 02.09.2018
	PROJECT No:
SHEET 1 of	5

MCCULLOUGH DESIGN ASSOCIATES
14255 BLANCO
SAN ANTONIO, TX 78216
P.H. 843-1632
ricardo@mcculloughda.com

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805 BURLESON



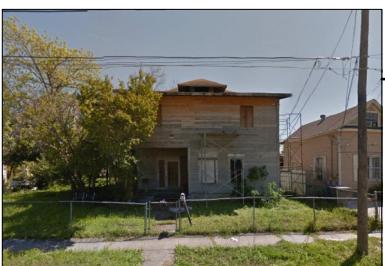
1000 BURLESON



1025 BURLESON



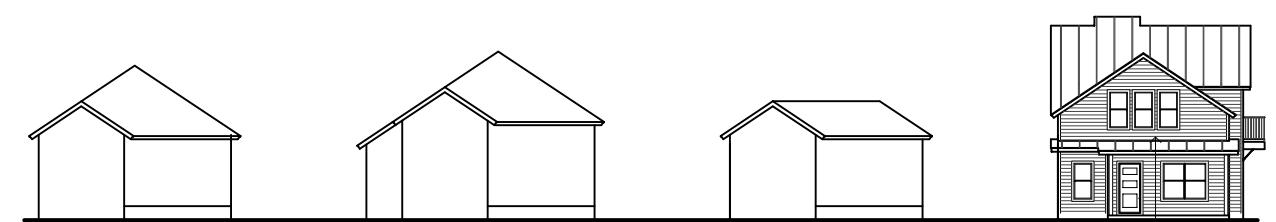
911 BURLESON



SUBJECT
1021 PAMETTO

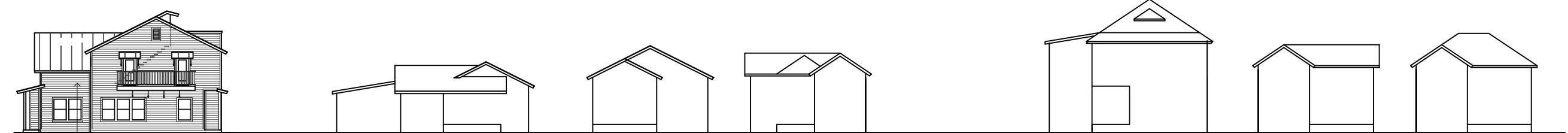
NEARBY 2 STORY STRUCTURES





N. PALMETTO

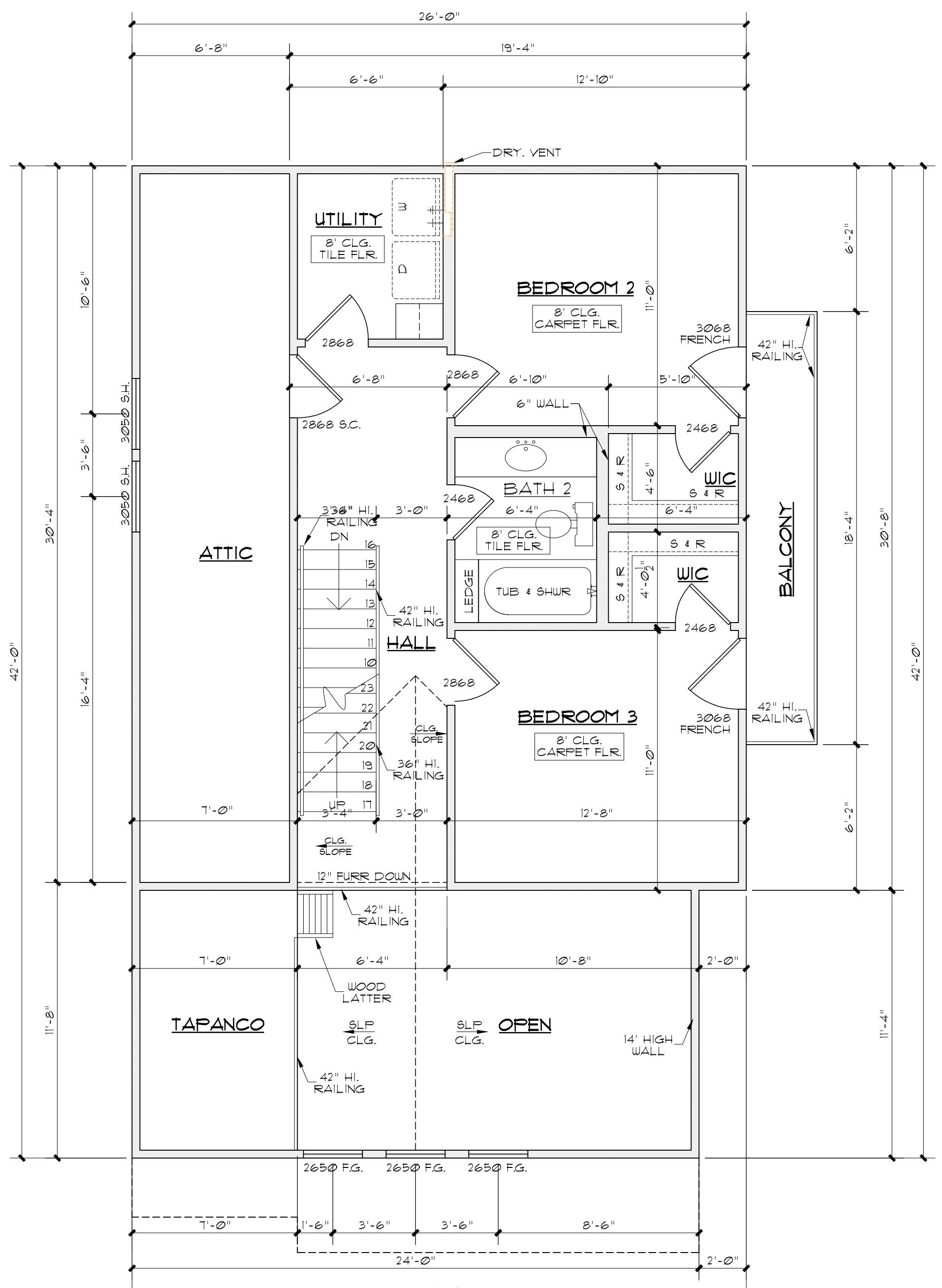
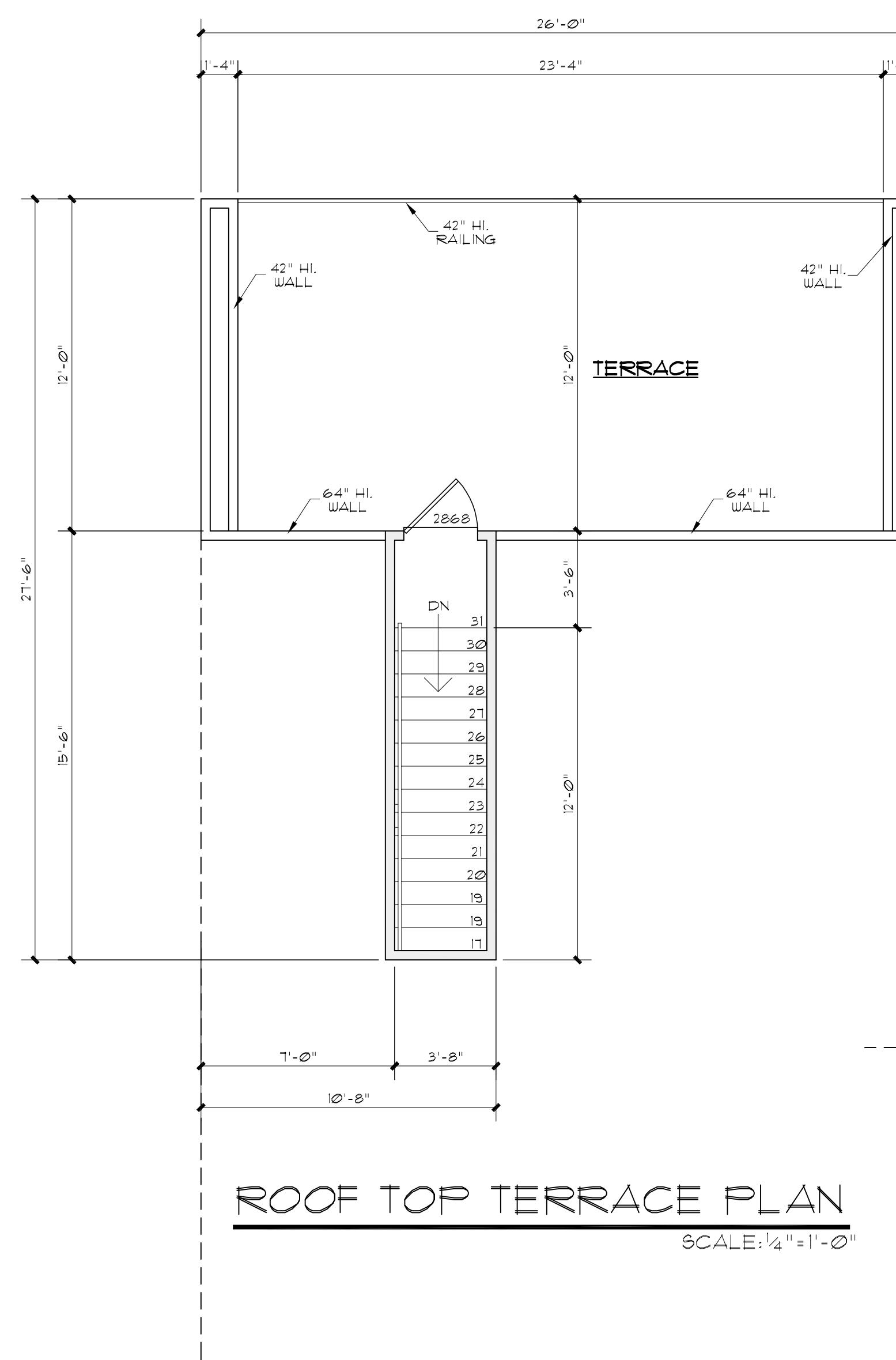
SUBJECT
1021 PALMETTO



BURLESON

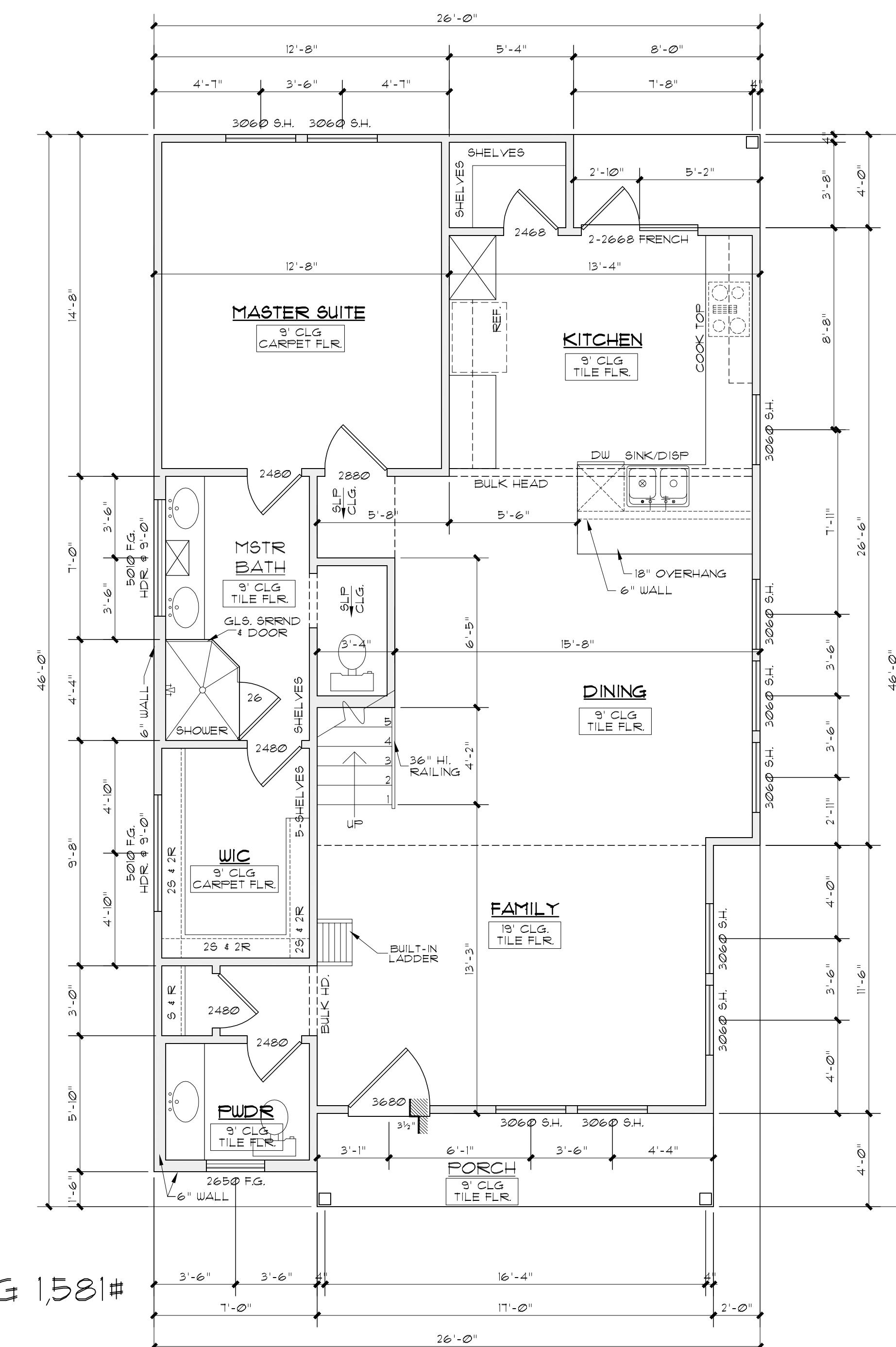
SUBJECT
1021 PALMETTO

STREET SCAPES



TOTAL LIVING 1,581#
SCALE: $\frac{1}{4}'' = 1'-0''$

NOTES:
1. 1st FLOOR PLATE AT 10'-0", 2nd @ 9'-0" AFF
2. 1st FLOOR WINDOW HEADER HT. AT 8'-0" 2nd FLOOR 6'-8" AFF. UNLESS
OTHERWISE NOTED.



AREAS	
1st FLOOR	1,055#
2nd FLOOR	548#
TOTAL LIVING	2,603#
PORCH	68#
PATIO	32#
TERRACE	280#
TOTAL SLAB	1,155#
TOTAL BUILDING	1,993#

NEW SPEC HOME
LOT N 46 FT OF 8 & 9 ARB A-, BLK 6, NCB 1369
1021 N. PALMETTO
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SAN ANTONIO, TEXAS

REVISIONS:	
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	PROJECT No:
SHEET 2 of	5

14255 BLANCO
AN ANTONIO, TX 78216
PH. 843-1632
ricardo@mcculloughda.com

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METAL ROOF OVER 30° FELT, OVER $\frac{1}{2}$ " OSB, BD.

RFTER @ 16" O.C. OR PRE-FAB TRUSS

R-30 BATT INSULATION

12 SEE ELEVATIONS

1/2" SHT. ROCK

2x CEILING JOIST

BLOCKING

POLY-SEAL FOAM ALL JOINTS & OPENINGS

1/2" SHT. ROCK

MOISTURE BARRIER ALL WINDOW SILLS

R-13 BATT INSULATION

1x2 MOLDING

2x6 SUB FASCIA

SOFFIT W/2" CONT. VENT STRIP

DRIP FLASHING

1x2 TRIM W/MTL. FLASHING

7" HARDI FASCIA

2x4 STUDS @ 16" O.C.

SEE ELEVATIONS

1x4 DIAGONAL BRACING @ ALL CORNERS

2x4 STUDS @ 16" O.C.

RAMSET ANCHORED @ 24" O.C.

CARPET OR TILE OVER CONC. FLOOR

3 COAT STUCCO ON METAL LATH

1/2" W.P. GYP. BD.

2x4 TREATED BASE PLATE OVER 40" x 4" FELT

SELECT COMPACT FILL

SLOPE TO DRAIN

6 MIL. VISQUEEN MEMBRANE

COMPACT EXISTING SUB-GRADE

SEE ENGINEER SPECS FOR FOUNDATION DETAILS

STUCCO WALL SECTION

SCALE: $\frac{1}{2}'' = 1' - 0''$

METAL ROOF OVER 30*

This technical diagram illustrates a cross-section of a building's roof and wall junction. The roof is a metal roof over 30* felt, over $\frac{1}{2}$ " OSB, BD. The wall section shows a rafter or pre-fab truss with foam insulation. The ceiling joist is 2x, with blocking and $\frac{1}{2}$ " drywall. The wall features R-13 foam insulation, 2x4 studs @ 16" O.C., 1x2 molding, and a sub fascia with a continuous vent strip. A drip flashing is shown at the eaves. The floor joist is 16" flr. jst. A moisture barrier is applied to all window sills. Poly-seal foam is used for all joints and openings. A vertical dimension of 8'-0" is indicated on the left.

MATERIALS AND DETAILS:

- METAL ROOF OVER 30* FELT, OVER $\frac{1}{2}$ " OSB, BD.
- RAFTER OR PRE-FAB TRUSS
- FOAM INSULATION
- SEE ELEVATIONS
- 12
- SOFFIT FURRING SOFFIT W/2" CONT. VENT STRIP
- DRIP FLASHING 1X2 TRIM W/MTL. FL.
- 7" HARDI FASCIA
- 2x6 SUB FASCIA SOFFIT W/2" CONT. VENT STRIP
- 1X2 MOLDING
- 2x4 STUDS @ 16" O.C.
- R-13 FOAM INSULATION
- 1/2" SHT. ROCK
- 2X CEILING JOIST
- BLOCKING
- 1/2" SHT. ROCK
- 3/4" T & G PLYWD. DECKING GLUED & NAILED
- 2X4 PLATE
- POLY-SEAL FOAM ALL JOINTS & OPENINGS
- MOISTURE BARRIER ALL WINDOW SILLS
- 16" FLR. JST.
- 5/8" SHT. ROCK

POINTS & OPENINGS

Architectural cross-section diagram showing a wall and floor assembly. The wall section includes $\frac{1}{2}$ " SHT. ROCK, R-13 FOAM INSULATION, and 3 COAT STUCCO ON METAL LATH. The floor section shows CARPET OVER PADDING OVER CONC. FLOOR, 10" "J" ANCHOR BOLTS @ 60" O.C., BASE BD., and 1/2" W.P. GYP. BD. A foundation detail shows SELECT COMPACT FILL, 6 MIL. VISQUEEN MEMBRANE, and COMPACT EXISTING SUB-GRADE. The floor is sloped to a drain. Foundation details are referred to in the text.

SEE ENGINEER SPECS
FOR FOUNDATION DETAILS

◎ 中国古典文学名著

SECTION A-A

SECTION A-A

14'-0"

14'-0" HALL BEYOND

14'-0" TAPANCO

9'-0" FOUNDATION AS SPEC'D

9'-0" MASTER BEDROOM

9'-0" UTILITY

14'-0" TERRACE

42" HI. RAILING

42" HI. RAILING

36" HI. HANDRAIL

36" HI. HANDRAIL

BUILT-IN LADDER

STAIRS

FRAIMING AS SPEC'D

42" HI. WALL

42"

SCALE 3/16" = 1'-0"

SCALE: $3/16'' = 1'' - \emptyset''$

This architectural roof plan diagram illustrates a complex building structure with multiple levels and varying roof pitches. The roof is divided into several sections, each labeled with its specific pitch. Key features include:

- 42" HIGH RAILING:** Located at the top edge of the roof.
- FLOOR SLOPE:** Indicated by an arrow pointing upwards.
- 8:12 PITCH:** The primary roof pitch for the main sections, shown at the top, bottom, and right edges.
- 6:12 PITCH:** A secondary roof pitch, notably steeper, located on the left side and the central balcony area.
- 3:12 PITCH:** A shallower roof pitch, located at the bottom right corner.
- Central Balcony:** A rectangular balcony structure with a central support column, featuring a 6:12 PITCH.
- Staircases:** Indicated by dashed lines and arrows, showing the vertical circulation within the building.

SCALE: $\frac{1}{8}'' = 1' - \emptyset''$

NOTE: ALL ROOF OVERHANGS 12" FROM FRAME, UNLESS NOTED OTHERWISE

AL ROOF
6/12 PITCH

10'6"

10'6" x 30" VENT

6 12

MT BRAC

SIDING AS SPECIFIED

1x4 TRIM

SIDING AS SPECIFIED

EIGHT ELEVATION

SCALE: 3/16" = 1' - 0"

This architectural drawing shows a two-story house elevation with a gabled roof and a metal roof. The house features horizontal siding and several windows. The roof has a 6:12 pitch. The drawing includes various dimensions and labels:

- Vertical dimensions:** 26' - 4" from the base to the top of the roof, and 14' - 0" from the base to the top of the first floor.
- Horizontal dimensions:** 1st FF (First Floor), 2nd FF (Second Floor), and Siding areas.
- Labels:** TOP OF RIDGE, METAL ROOF, 6:12 PITCH, 1x4 TRIM, MTL BRACKET, METAL COPPING, and various window and door details.
- Annotations:** Arrows point to specific features like the metal bracket and coping on the right side.

FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1' - \emptyset''$

POST SPECIFIED
REAR ELEVATION

SCAI E3/16 11-1

SCALE: 3/16" = 1'-0"

42" HIGH WALL 6 12

18" x 30" VENT

12 6

METAL ROOF
8:12 PITCH

TOP F

12 3

1x4 TRIM

14' - 0" FF

SIDING AS SPECIFIED

LEFT ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1' - 0"

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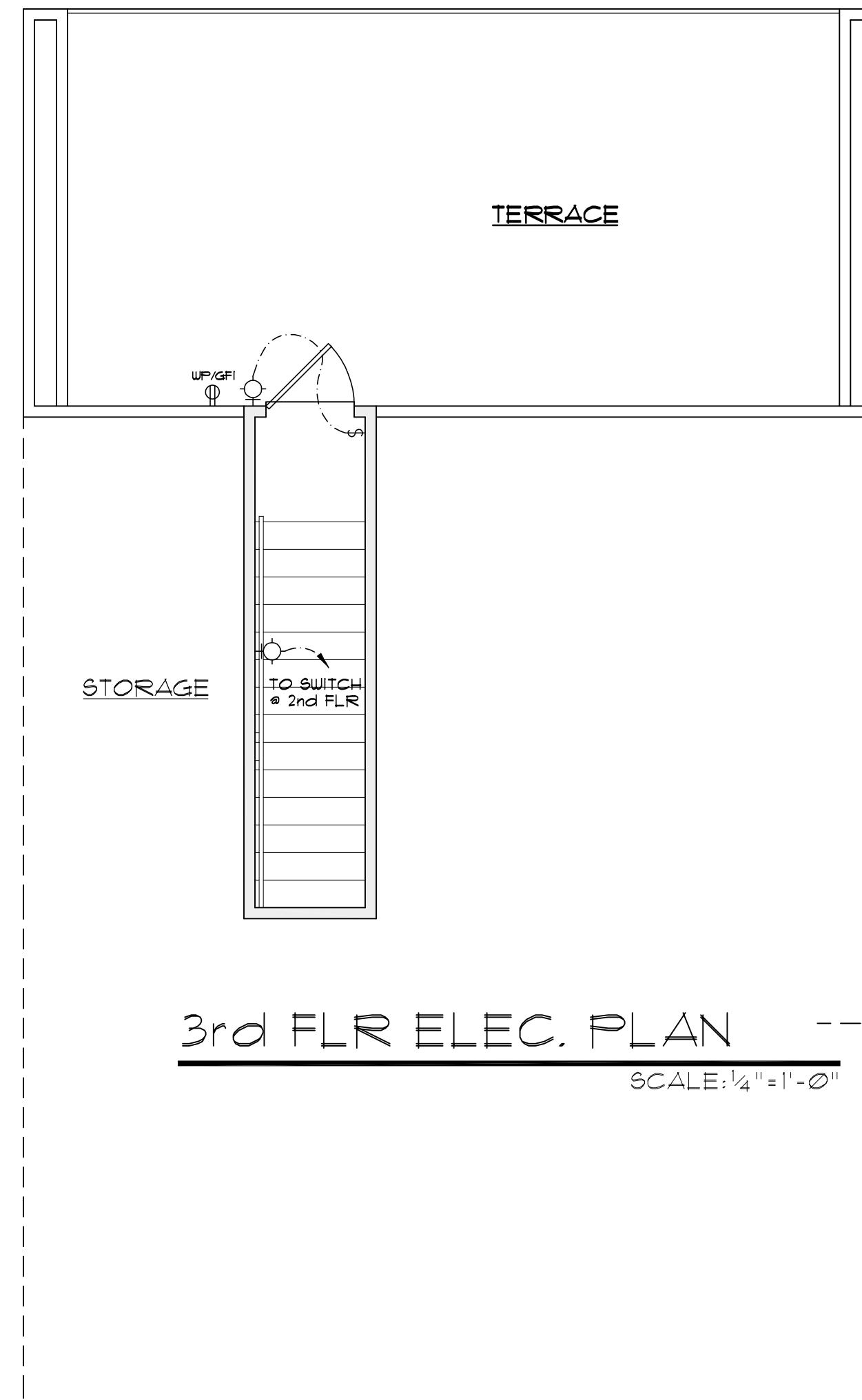


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AN ANTONIO, TX 78216
PH. 843-1632
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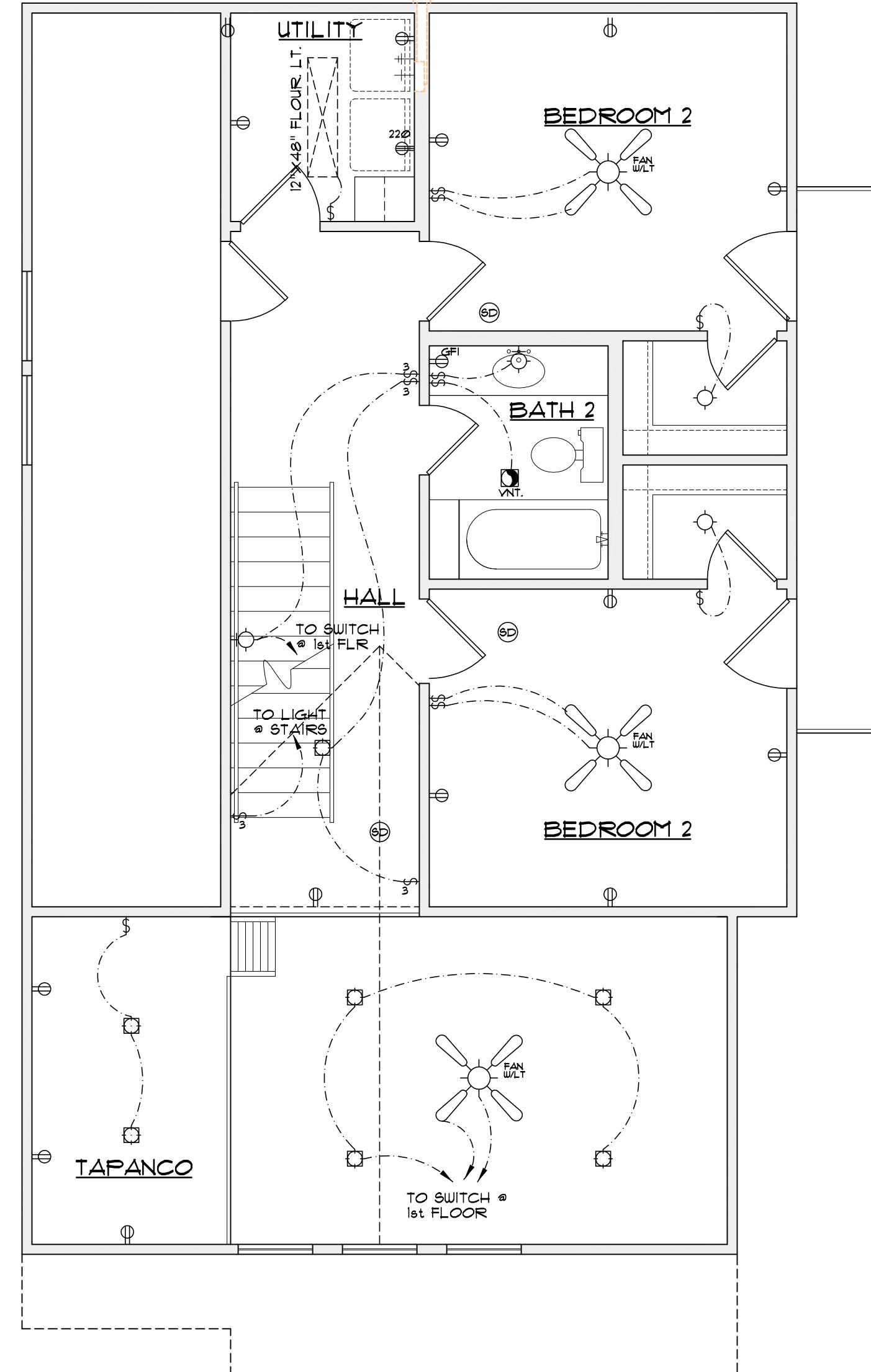
NEW SPEC HOME

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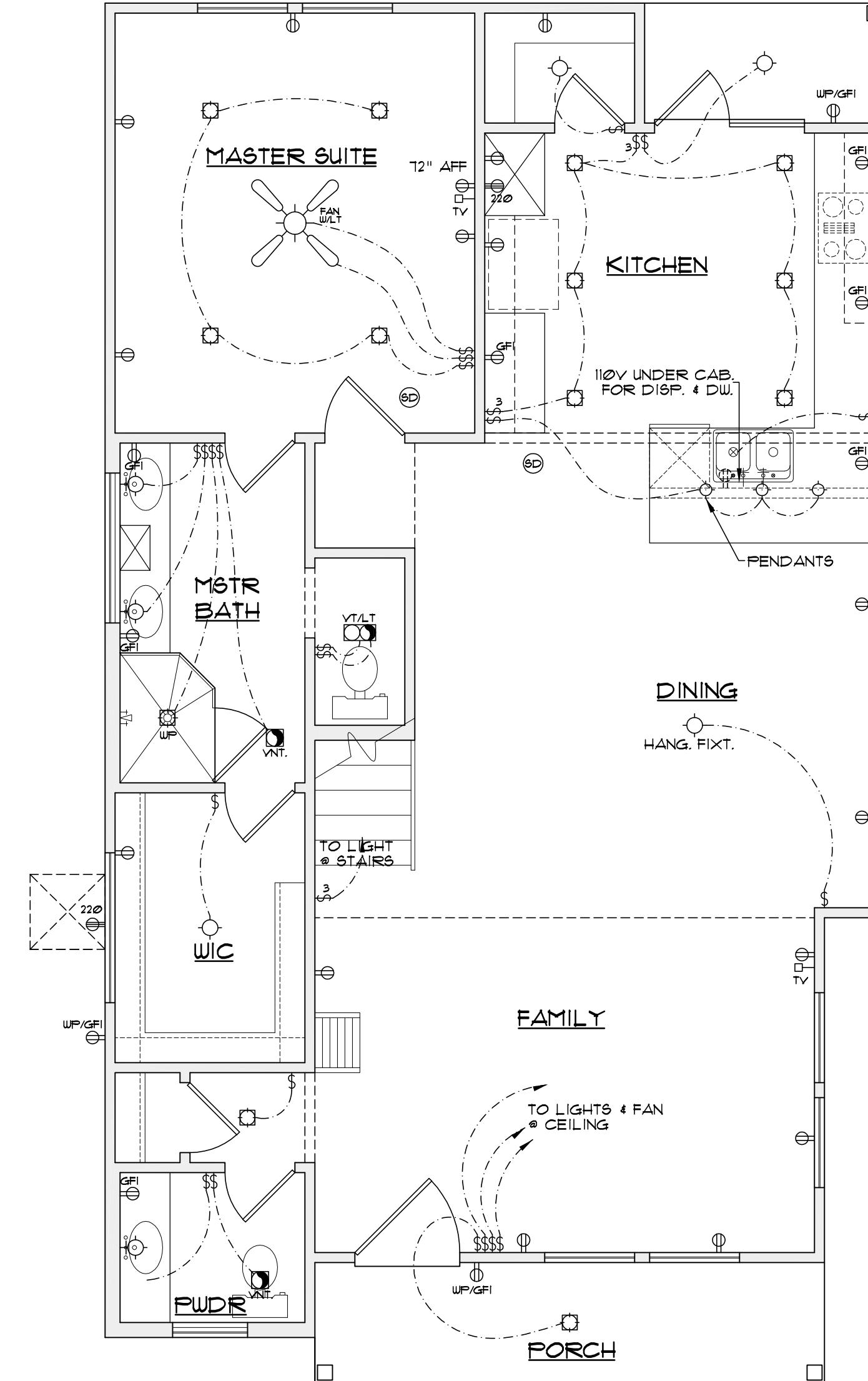
3rd FLR ELEC. PLATE

SCALE: $\frac{1}{4}$ " = 1'-0"



2nd FLR ELEC. PLAN

SCALE: $\frac{1}{4}$ " = 1" - Ø"



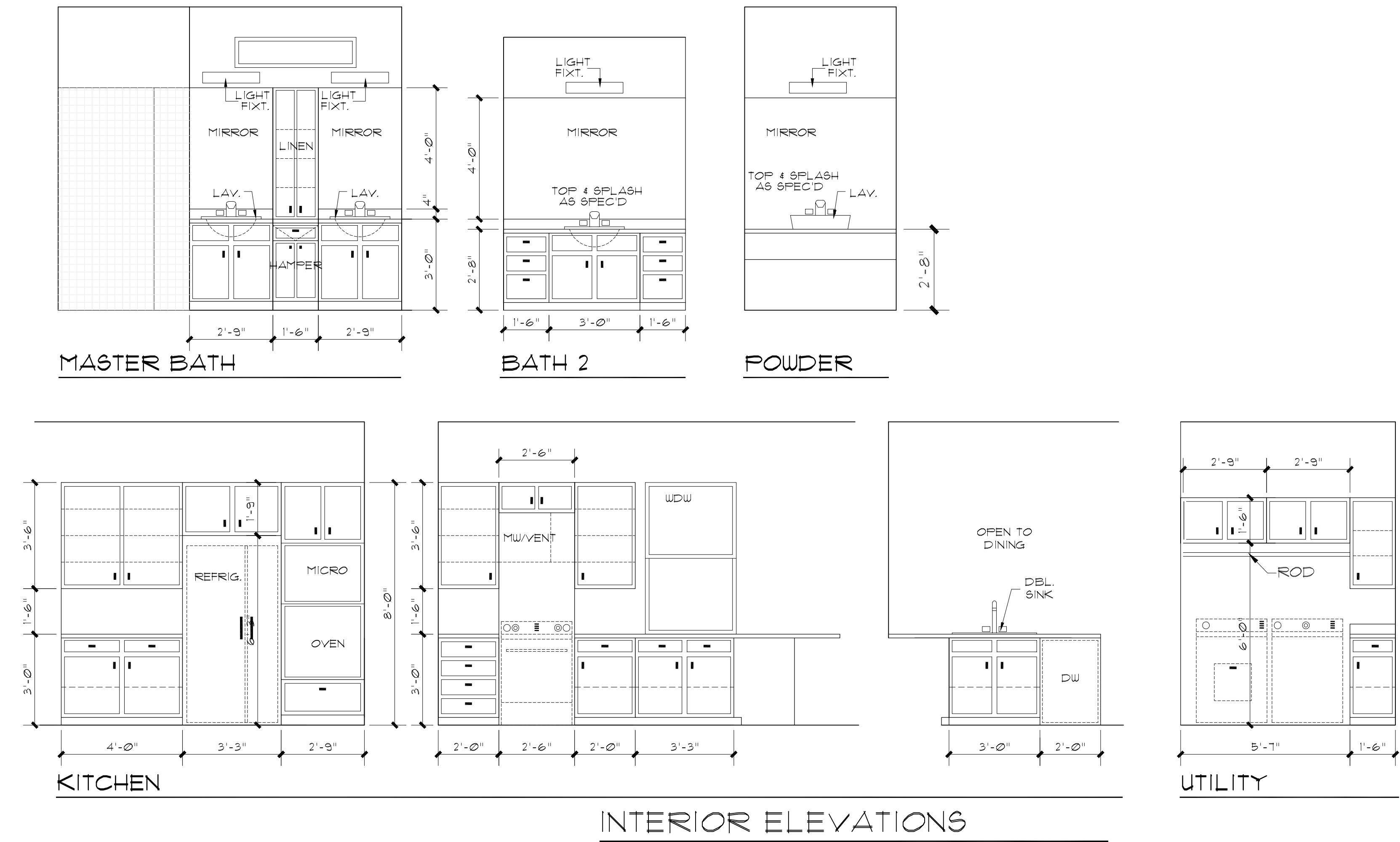
1st FLR. ELEC PLAN

SCALE: $\frac{1}{4}'' = 1' - \emptyset'$

GRAPHIC SYMBOLS					
ELECTRICAL			PLUMBING		
	SWITCH		TELEVISION OUTLET		HALOGEN WALL MOUNTED FIXTURE
	DIMMER SWITCH		SATELLITE TELEVISION W/TELEPHONE LINE		CEILING MOUNT SPOT LIGHT
	THREE WAY SWITCH		INTERCOM		FLUORESCENT LIGHT FIXTURE
	FOUR WAY SWITCH		SPEAKER OUTLET		WALL MOUNT FLOUR. LT. FIXTURE
	DUPLEX OUTLET		SMOKE DETECTOR		TRACK LT.
	DUPLEX OUTLET 1/2 SWITCHED		THERMOSTAT		TRACK-MOUNT FIXT.
	FLOOR OUTLET		ELECTRICAL PANEL BOX		UNDER CABINET LIGHT
	110 VOLT 4 PLEX OUTLET		PUSH BUTTON SWITCH		CEILING MOUNT EXHAUST FAN
	CEILING OUTLET		CHIMES		WALL MOUNT EXHAUST FAN
	DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER		KEY SWITCH		CEILING MOUNT HEAT LAMP
	220 VOLT DUPLEX OUTLET		SURFACE MOUNT CLG. FIXTURE		WALL MOUNT HEAT LAMP
	DUPLEX OUTLET RAISED TO HEIGHT INDICATED		WALL MOUNT FIXTURE		CEILING MOUNT HEAT LAMP
	WATERPROOF DUPLEX OUTLET		FULL CHAIN LIGHT		COMBINATION FIXT. HEAT, VENT, LIGHT
	J-BOX DUPLEX OUTLET		RECESSED CEILING FIXTURE		FLOOD LIGHT
	TELEPHONE OUTLET		RECESSED EYEBALL FIXTURE		CEILING FAN W/LT
	TELEPHONE FLOOR OUTLET		HALOGEN RECESSED CEILING FIXTURE		
MISC.					
	SECURITY SYSTEM PANEL		VACUUM SYSTEM OUTLET		VACUUM CLEANER TANK
	VACUUM SYSTEM SWEEP OUTLET				

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COLORS SAMPLE
1021 PALMETTO



6" WOOD SIDING



6" CEDAR SIDING



STANDING SEAM METAL ROOF



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 2/14/18

HDRC Case# 2018-054

ADDRESS: 1021 N PALMETTO Meeting Location: OHP

APPLICANT: RICARDO MCCULLOUGH / JIM BENFIELD
(NOT PRESENT) (PRESENT)

DRC Members present: L AFFOON, LAZARINE

Staff present: PHILLIPS

Others present: _____

REQUEST: CONSTRUCTION OF 2-STORY SINGLE FAMILY

HOME - FINAL APPROVAL

POOF -

COMMENTS/CONCERNS: Span width of terrace instead of width of the door. Gives it more of a job. Could incorporate a gutter or drip edge to divert water.

Add post to frame door - equidistant from door.

Door looks a little midcentury - select one that's more appropriate for the area - two lites on top.

Add small vertical window in powder room. Add ganged windows in bedroom. Ensure left elevation shares pattern of the rest of the facades. *SUBMIT ALL proposed landscaping.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

Date