

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2016

Agenda Item No: 13

HDRC CASE NO: 2016-053
COMMON NAME: 610 Dawson
LEGAL DESCRIPTION: NCB 569 BLK 17 LOT 3
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Carlos Rodriguez/Brightstar Development
OWNER: Brightstar Development
TYPE OF WORK: Final approval for new construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness for:

1. Final approval to construct two, two story units on the vacant lot at 610 Dawson.
2. Install a 36" front yard wrought iron fence.
3. Install a 6' rear cedar privacy fence.

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been

retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. PREVIOUS MEETINGS - The applicant received conceptual approval on March 16, 2016; the HDRC approved with the stipulations that the applicant review the design of the garage and return to staff with an alternate design for a carport, that fenestration is added on the elevations that are void, that the window proportions are consistent throughout both structures, that the foundation heights of both proposed structures are modified to be consistent with the character of the block, and plans for all facades of all structures being proposed are submitted. The applicant has since submitted plans for a carport, plans for all facades of all structures and detail of setbacks along the block.
- b. PREVIOUS MEETINGS - The request was reviewed by the Design Review Committee on February 24, 2016. The committee members present had concerns regarding window fenestration pattern, landscaping plan, and

examples of comparable homes in the district.

- c. **PROPOSAL/EXISTING** - The applicant has proposed to construct two, two story single family homes on the property located at 610 Dawson. The property has been re-platted into two separate lots with one fronting Dawson and the second fronting the rear alley.
- d. **SETBACK** - The applicant has proposed a setback of approximately 20 feet from Dawson, consistent with the existing, historic structures on the block. This is consistent with the Guidelines for New Construction.
- e. **ENTRANCES** - The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of the house that fronts Dawson to be oriented toward Dawson. This is consistent with the Guidelines for New Construction 1.B.i.
- f. **HEIGHT/SCALE** - According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of Dignowity Hill features a variety of homes that are single and two stories. The applicant has proposed for the new construction to be two stories in height and approximately eighteen (18) feet in height. This is consistent with the Guidelines.
- g. **FOUNDATION HEIGHTS** - Foundation heights of new construction should be within one foot of floor to floor heights on historic adjacent structures. The applicant has illustrated a foundation height on the elevations to be 2'-0". Staff finds that the applicant's foundation height is consistent with the Guidelines for New Construction 2.A.iii.
- h. **ROOF FORM** - New construction in historic districts should include a similar roof form to those found historically throughout the district. The housing stock on this block of Dawson features a combination of hipped and gabled roofs. The applicant has proposed for the new construction to include a hipped roof. This is consistent with the Guidelines.
- i. **WINDOW/DOOR OPENINGS** - According to the Guidelines, window and door openings of new construction should feature a similar proportion and fenestration patterns to those of historic structures found throughout the district. Both structures feature double-hung windows, side by side on the front and right elevations and double-hung windows on the left elevations that are consistent throughout the neighborhood. The rear elevation of building #1 and the left elevation of building #2 will both have a double hung window, four over four, and a wooden door. Both structures will have front porches, one with front doors facing the street. This is consistent with the Guidelines for New Construction 2.C.i.
- j. **WINDOWS** - Consistent with the Guidelines for New Construction, windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. Windows with a nailing strip are not recommended. The corresponding page from the adopted windows policy document has been added to the exhibits for this request. A detail of the wood, 4 over 4 windows, and wall section has been submitted and is consistent with the Guidelines.
- k. **MATERIALS** - The applicant has proposed materials consisting of wood and Hardi Board siding, wood windows and composition shingles. These materials are consistent with the Guidelines for New Construction 3.A.i.
- l. **BUILDING/LOT RATIO** - According to the Guidelines for New Construction 3.D.i., new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The applicant's proposal is consistent with the Guidelines.
- m. **OUTBUILDING MATERIALS** - A single car covered carport will be constructed on each lot and will be located at the rear of the house that is closest to Dawson Street. Each garage will feature Hardi siding, exposed rafters, an asphalt shingle roof and an overhead garage door. Outbuildings should feature complementary materials that relate to the period of construction of the principal structure. The principal structure features Hardi board siding and an asphalt shingle roof. The proposed materials are consistent with the Guidelines for New Construction 5.A.iii.
- n. **OUTBUILDING ORIENTATION** - New garages should match the predominant orientation found along the block. The proposed rear orientation of both garages is consistent with the orientation in the Dignowity Hill historic district and is also consistent with the Guidelines for New Construction 5.B.i.
- o. **MECHANICAL EQUIPMENT** - Mechanical equipment should be located at the rear of the property and be screened from the public right of way. The applicant is proposing to locate these towards the rear of each unit, at the back left corner and will not be visible from the street. Staff finds this consistent with the Guidelines.
- p. **SITE ELEMENTS / FENCE** - The applicant is requesting a black 36" wire fence to extend along the front property line, along driveway and behind front façade of building #1 on both left and right side, also along the rear of the driveway, extending from right property line to the southwest corner of the carport on Lot #2, and a portion along the right of the driveway. Additionally, a 6' cedar fence is proposed to be installed along the rear

and right property line extending from rear property line up until the front façade and just behind front facade of building #1. Staff found that there are transparent 4' front yard fences and wood privacy fences along the block. Staff finds the height and design appropriate and consistent with the Guidelines. Staff recommends that the 6' rear privacy fence terminate behind the front porch of building #1.

- q. LANDSCAPING –The applicant has submitted a landscaping plan consisting of native plants and sod covering over 50% of the yard. The applicant is not requesting any trees to be removed. This is consistent with the Guidelines for Site Elements 3., regarding landscape design.
- r. DRIVEWAY – The applicant is proposing to install a 10' decomposed granite driveway with curb and install 2' x 2' pavers with granite joints along the interior side of the driveway. The applicant is also proposing to install two walkways made of 4' x 4' pavers with sod joints. According to the Guidelines for Site Elements, walkways should follow the historic alignment, configuration and width. Staff finds that the width and alignment appropriate and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of all items based on findings a through r with the stipulation that the 6' wood privacy fence start behind the front porch of building #1.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

HDRC: 3/16/16

DRC: 2/24/16



610 Dawson

Dignowity Hill

Printed: Mar 11, 2016

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





DURANYORK
HYDRAULIC

Brown St

610 Dawson St

N Mesquite St

Dawson St

Daws

cker Alley

berry

N Haakberry

N Haakberry

N

Dawson St

Dawson St

N Mesquite St

N Mesquite St

Brown St



610 Dawson St

DURANYORK
HYDRAULIC...

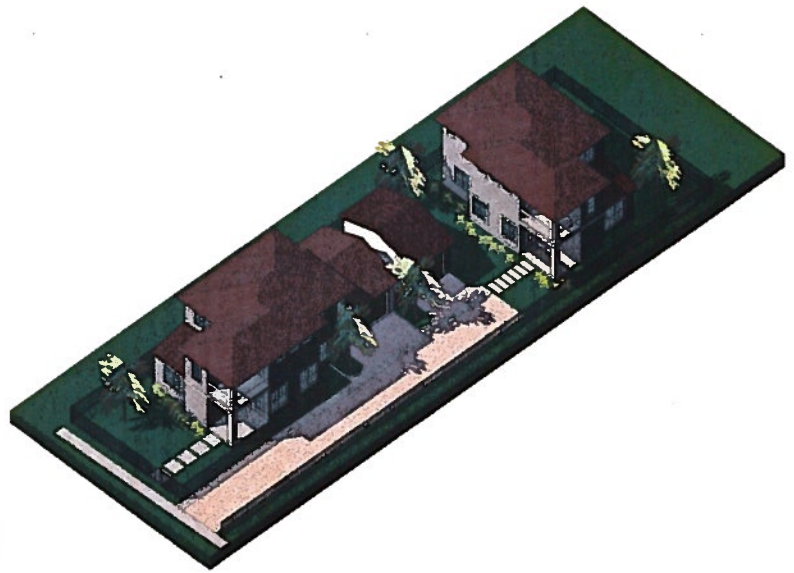
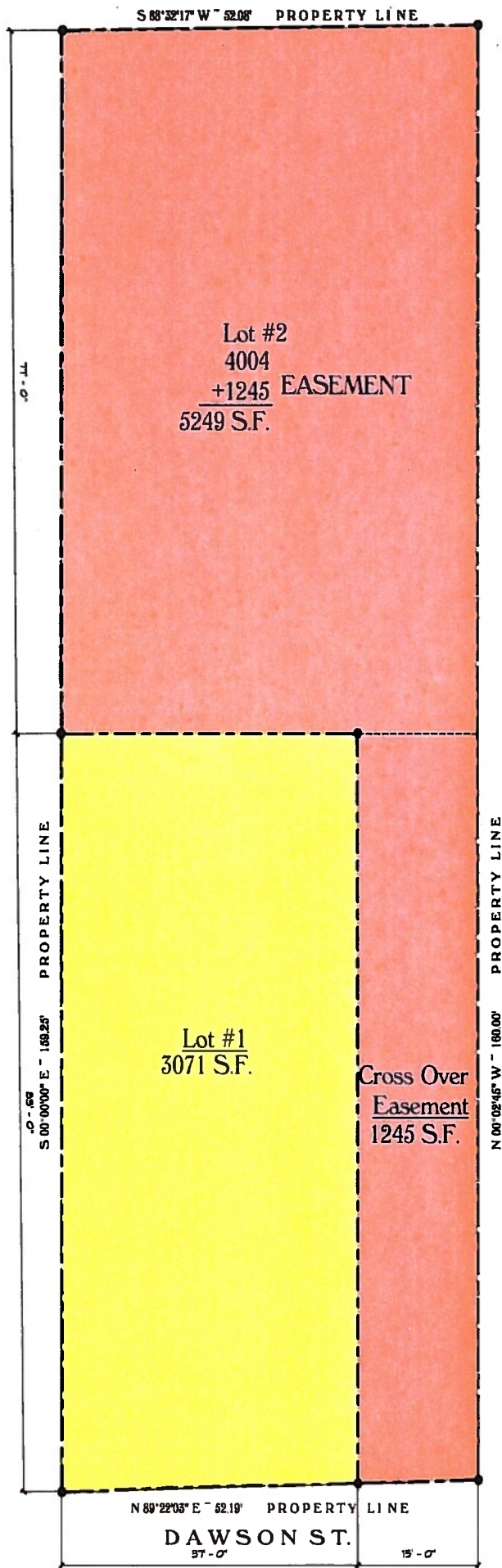


Designed by
Valdezdesigns, LLC
Builder: Brightstar Development LLC.



6609 Blanco Rd. STE 210
San Antonio, Texas 78216
210.618.1239
www.valdezdesigns.com

Brightstar Development LLC.
Carlos Rodriguez
210.882.2038
San Antonio, Texas

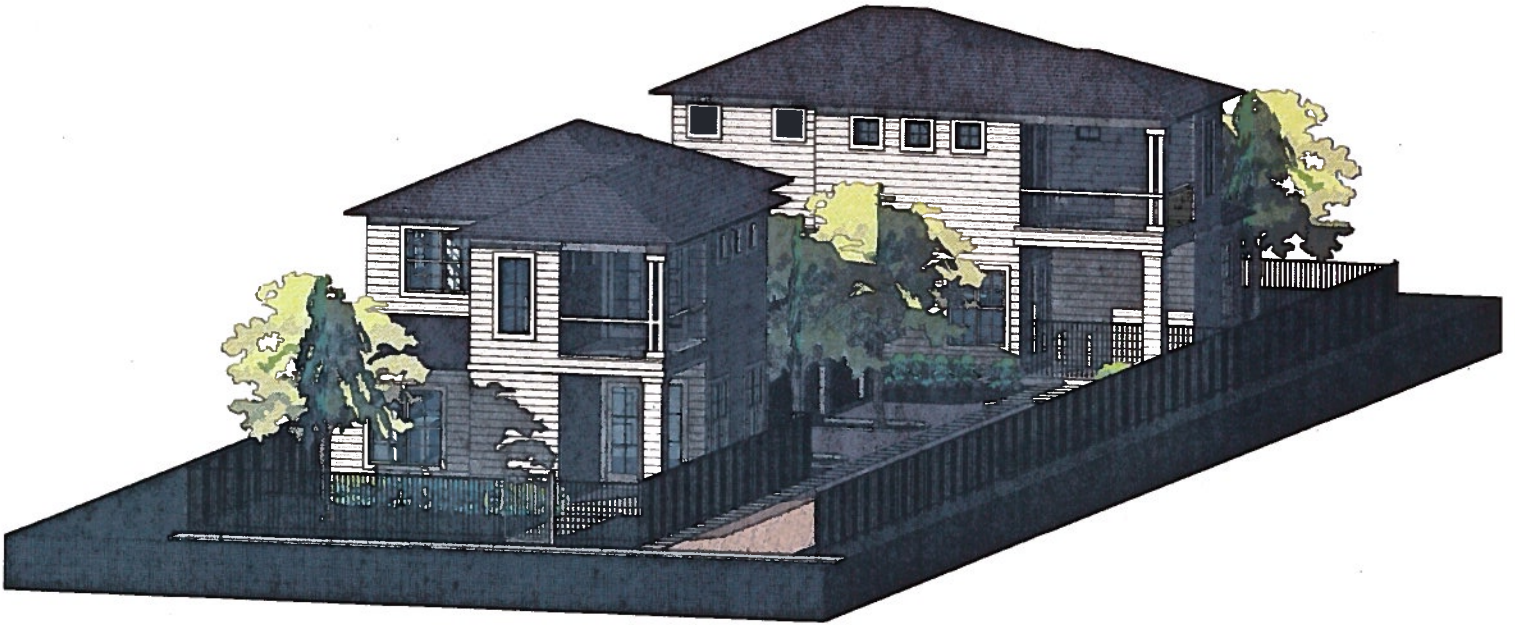


Site plan (Aerial View)

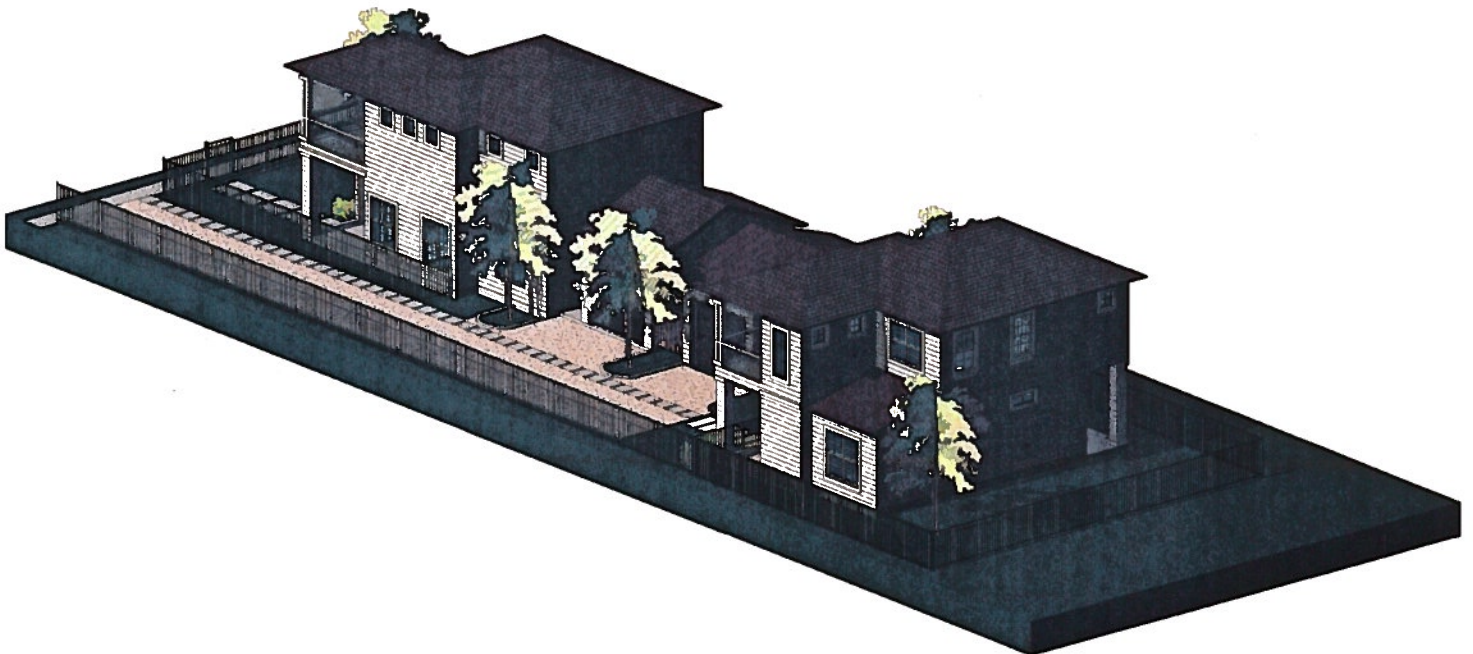
Flag lot:
610 Dawson St.
8320 Sf.
Zone R-3H

Site Plan Diagram





Front Perspective View
N.T.S



Rear Perspective View
N.T.S



Street View



Aerial View of Site



HOMES ALONG THE BLOCK - FOUNDATION HEIGHTS



HOMES ALONG THE BLOCK - FOUNDATION HEIGHTS



HOMES ALONG THE BLOCK - FOUNDATION HEIGHTS



HOMES ALONG THE BLOCK - FOUNDATION HEIGHTS



HOMES ALONG THE BLOCK - FOUNDATION HEIGHTS





DAWSON PLACE

610 DAWSON ST
LOT 3, BLK 17
SAN ANTONIO .TX



Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 610-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:

1

2

Issue Date:

04-07-2016

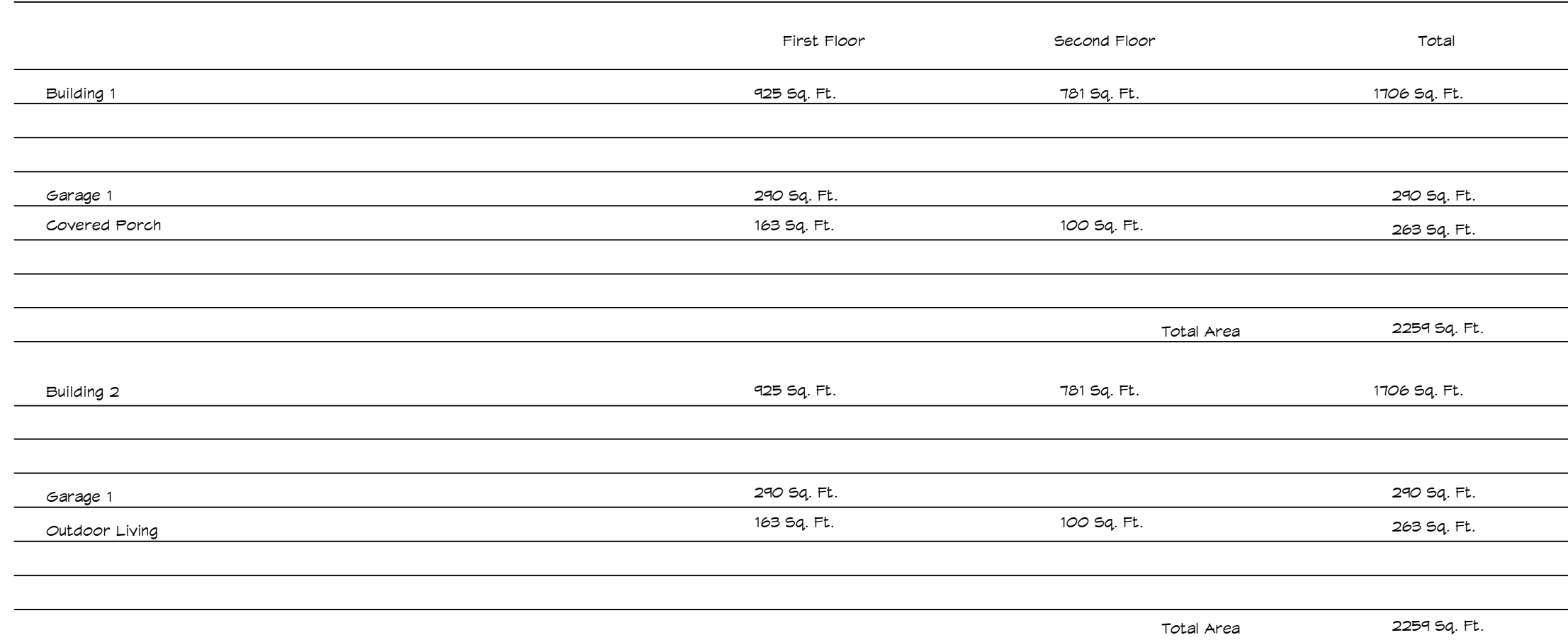
Sheet Title & No.

COVER SHEET

C

Sheet Number	
A	Cover
A IN.	General Information
A1	Architectural Site Plan
A2	Roof Plan
A3	Floor Plans Building #1
A4	Exterior Elevations Building #1
A5	Floor Plans Building #2
A6	Exterior Elevations Building #2
A7	Doors and Windows
A8	Details
E1	Electrical Plan Building #1
E2	Electrical Plan Building #2

Electrical Symbols



Building Color Scheme.

1. All work shall be performed in a complete and workman like manner, conforming with the best standards of practice in the various trades.
2. The work shall be performed in compliance with the 2009 International code series as adopted by the City of San Antonio.
3. The contractors shall verify all dimensions and site conditions prior to starting work. The designer shall be notified of any discrepancies.
4. Nothing indicated in these drawings shall imply other than a total and complete weather tight and structurally sound job. Any device, connector or other item needed to accomplish this shall be provided and installed even if not specifically noted on the drawings.
5. Reasonable care and accuracy was practiced in the preparation of these drawings. If questions arise as to the intent of any specified item, contact Valdezdesigns 210.615.1294 immediately.
6. No vehicle is permitted on the adjacent property and any damage done to existing drives and walks or other structures will be repaired or replaced and charged to the person or company responsible.
7. Trade names and brands noted on the plans are for quality standards only. Substitutions of "Equal" products may be made with owners permission. I.C.B.O. / N.E.R. substitutions shall be made only with products which have currently active I.C.B.O. / N.E.R. evaluation reports, or be approved and listed by other nationally recognized test agencies.
1. Building one khaki base and white trim
2. Building two moss green base and white trim
3. Structural engineering by Spauldin Structural Engineering
Phone: 210.451.7756



1. THESE COPYRIGHTED
PLANS AND RELATED DETAILS
ARE DRAWN EXCLUSIVELY FOR
THE USE OF VALDEZDESIGNS,
INC.

2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS

3. VALDEZDESIGNS, INC.
HOLDS THE EXCLUSIVE RIGHT
OF DISTRIBUTION.

4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 618-1239

DIGNOWITY HILL
610 DAWSON ST
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Drawn By: JV RB

Project #: 1110

Copyright: 2016

1

2

Issue Date:

04-07-2016

Sheet Title & No.

ARCHITECTURAL
INFO.

Ain.



1. THESE COPYRIGHTED
PLANS AND RELATED DETAILS
ARE DRAWN EXCLUSIVELY FOR
THE USE OF VALDEZDESIGNS,
INC.

2. THESE PLANS AND
RELATED DETAILS ARE THE
LEGAL PROPERTY OF
VALDEZDESIGNS INC. LOCATED
IN SAN ANTONIO, TEXAS

3. VALDEZDESIGNS, INC.
HOLDS THE EXCLUSIVE RIGHT
OF DISTRIBUTION.

4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 618-1239

NOWITY HILL
 610 DAWSON ST
 SAN ANTONIO TX
 LOT: 3
 COUNTY BLOCK: 17

Drawn By: JV RB

Project #: 1110

Copyright: 2016

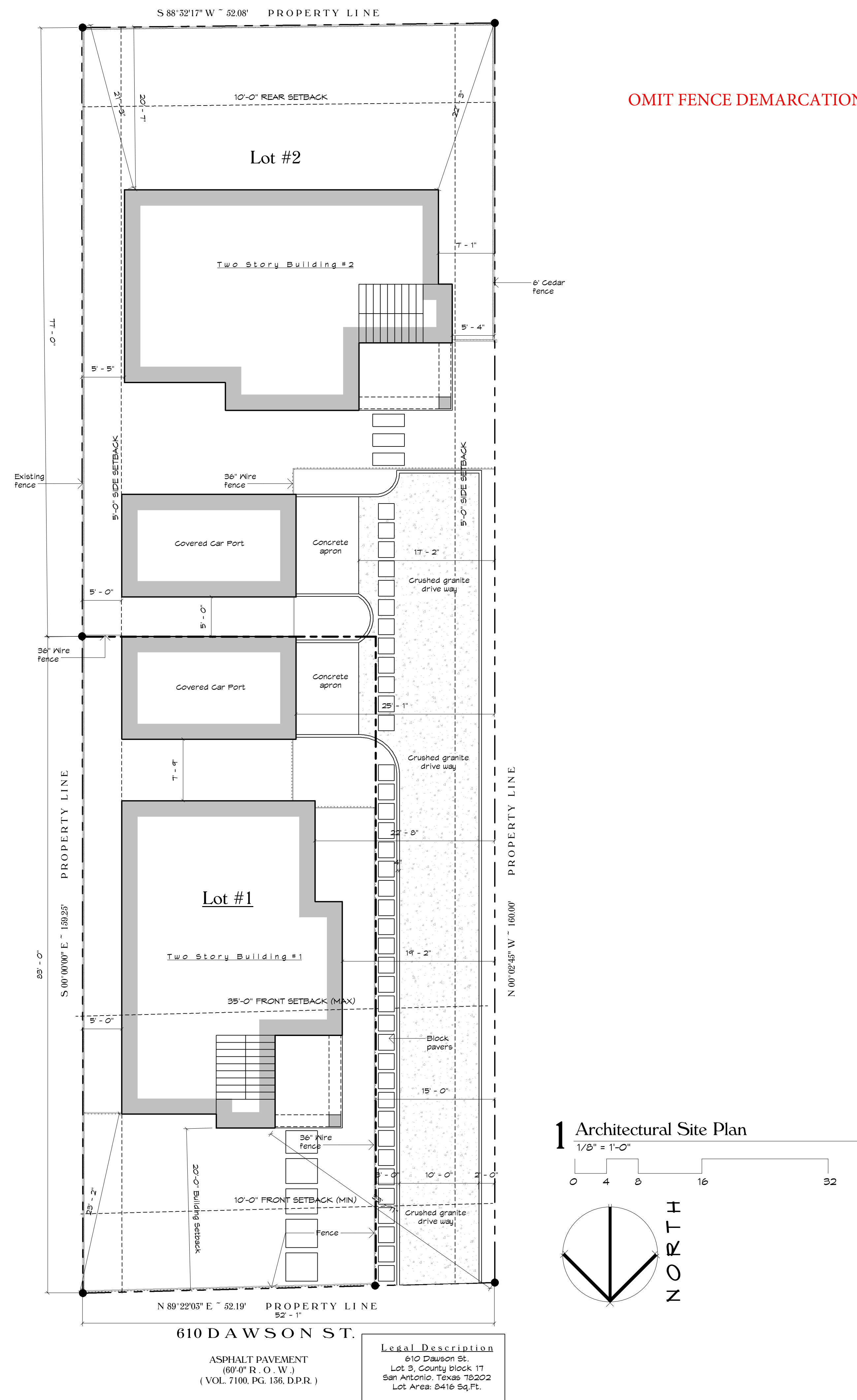
I

4

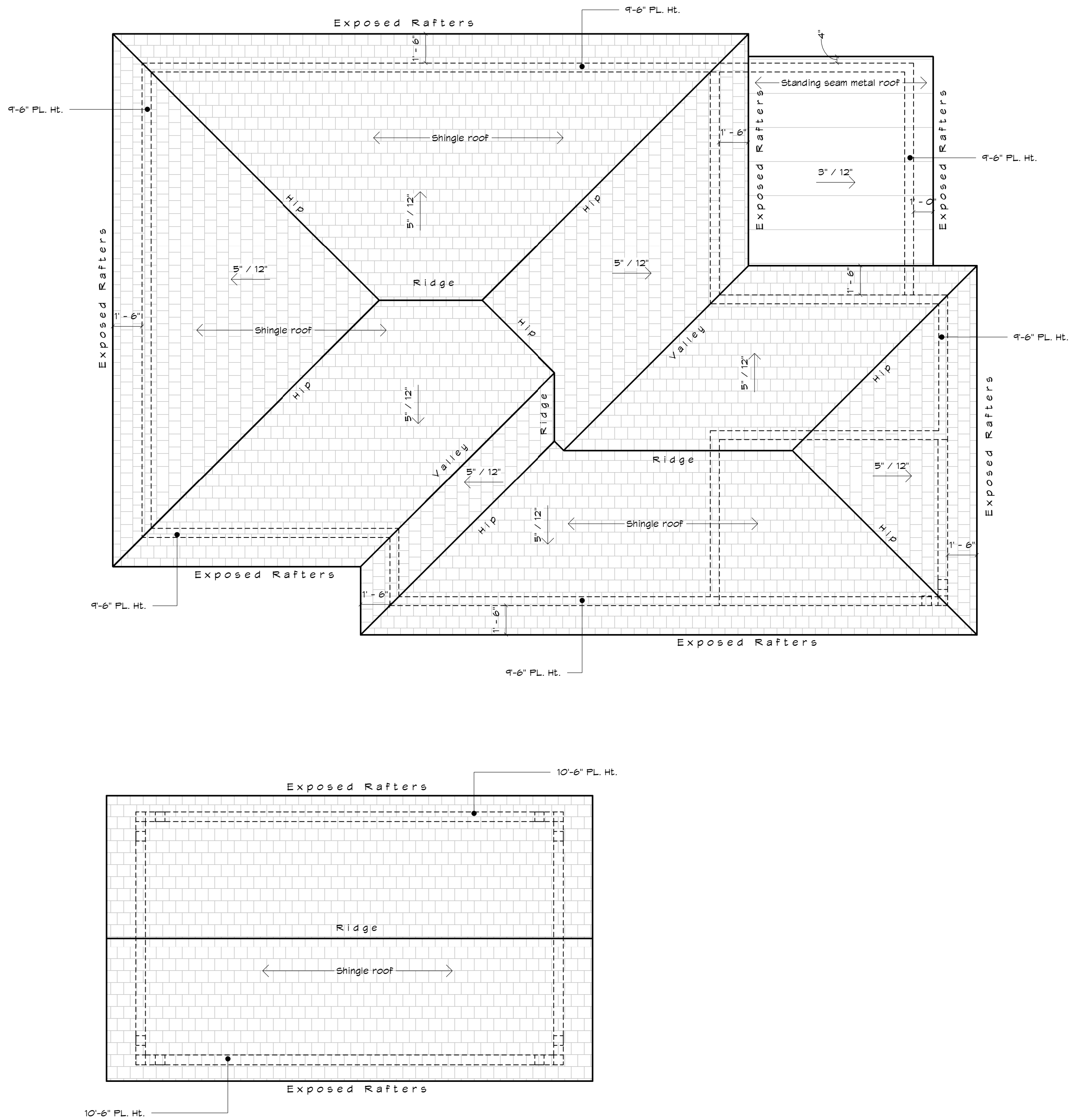
04-07-2016

SITE PLAN

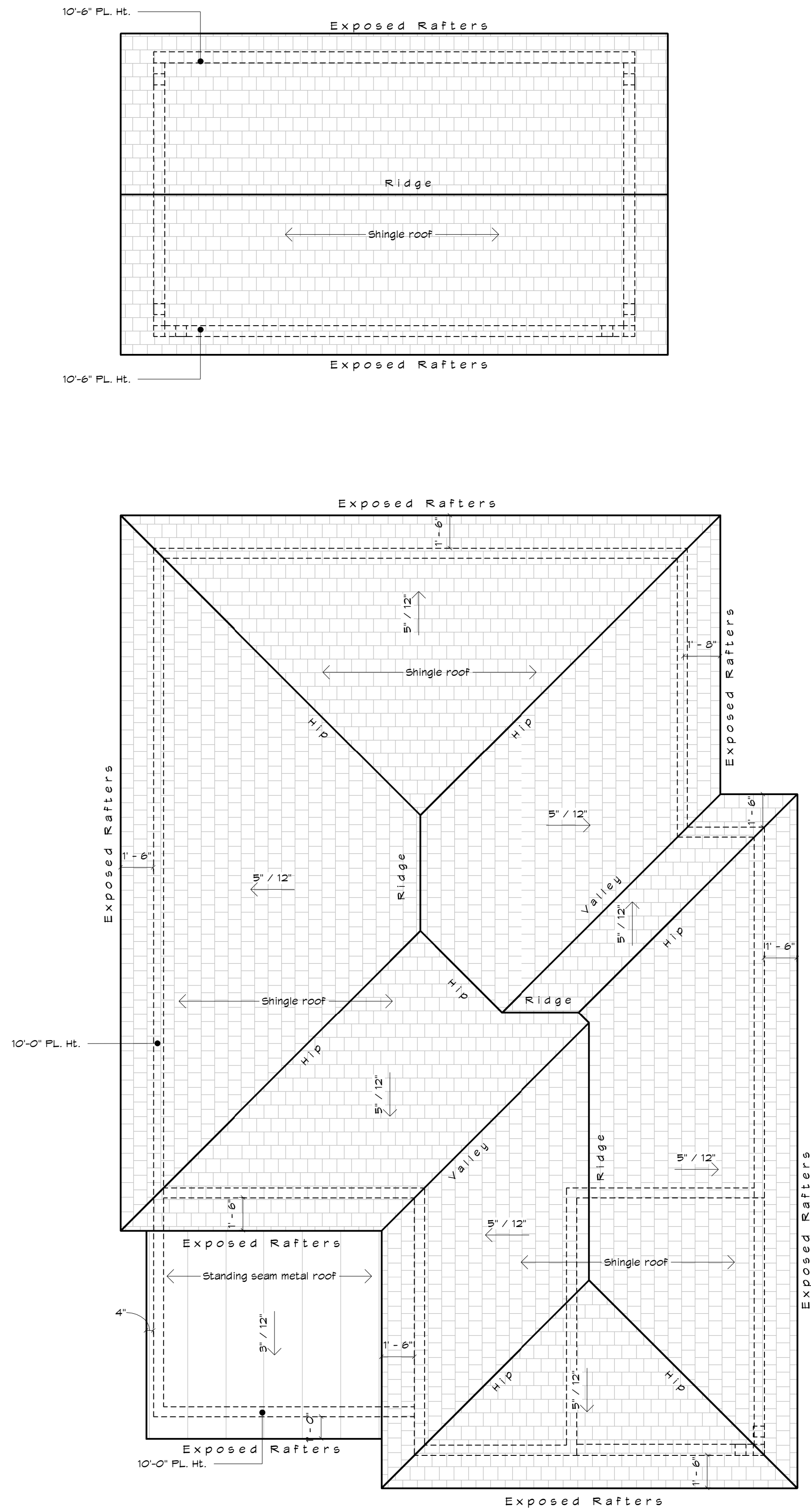
A1



2 Roof Plan Building #2
1/4" = 1'-0"



1 Roof Plan Building #1
1/4" = 1'-0"



1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
 2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
 3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
 4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 610-1234

Drawn By: JV RB
Project #: 1110
Copyright: 2016

1
2

04-07-2016

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 610-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

1

2

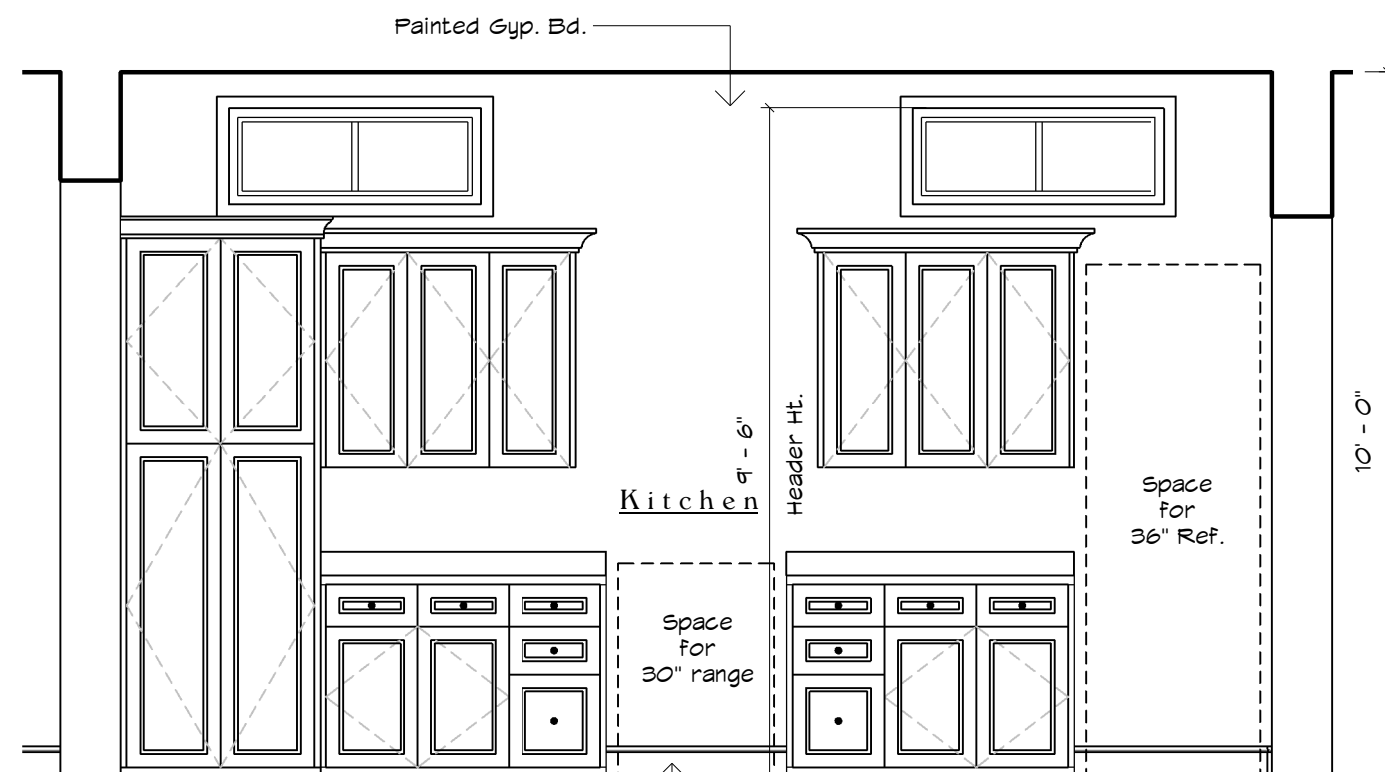
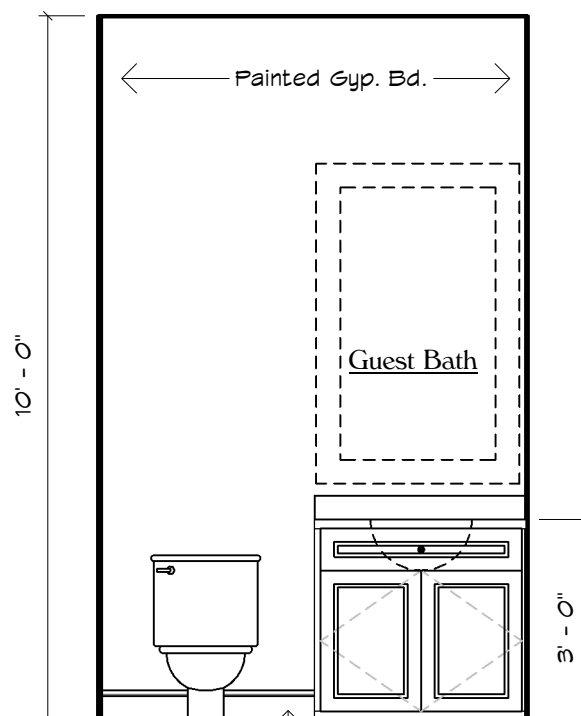
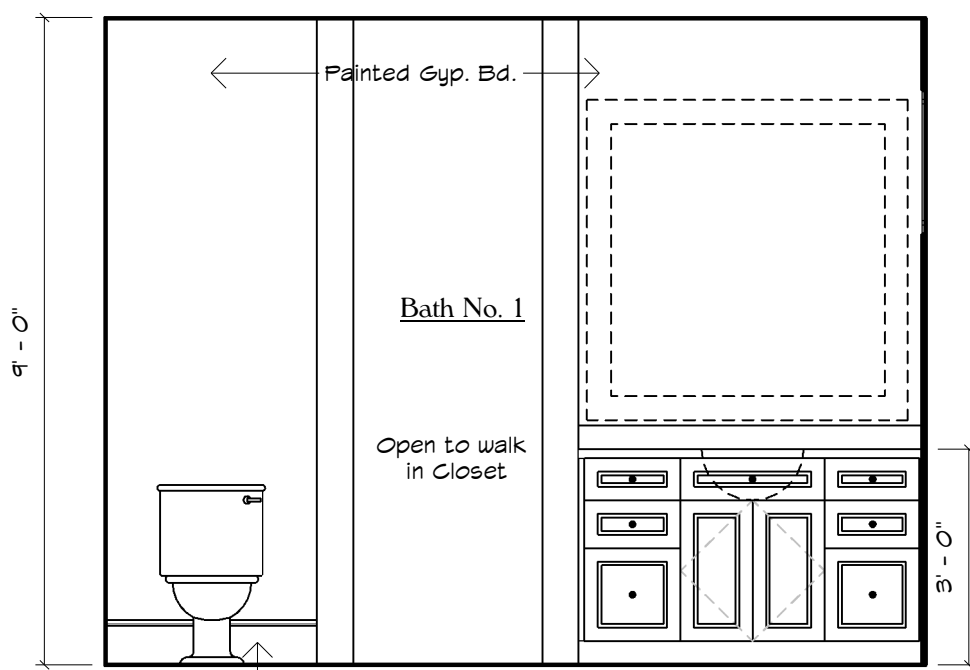
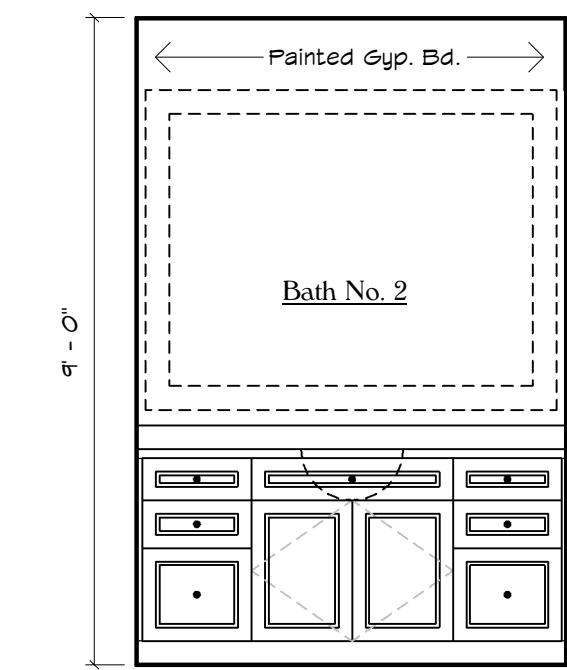
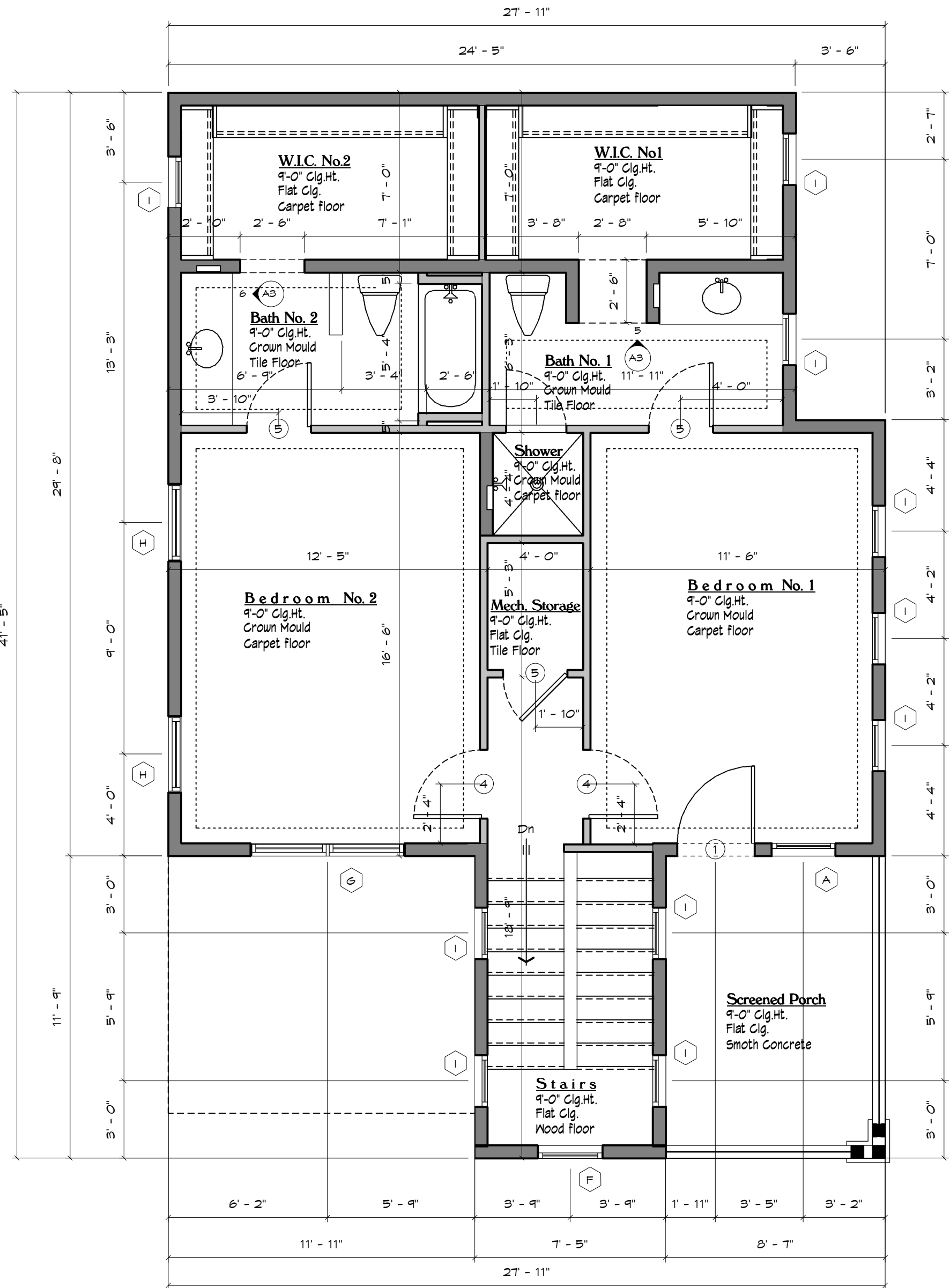
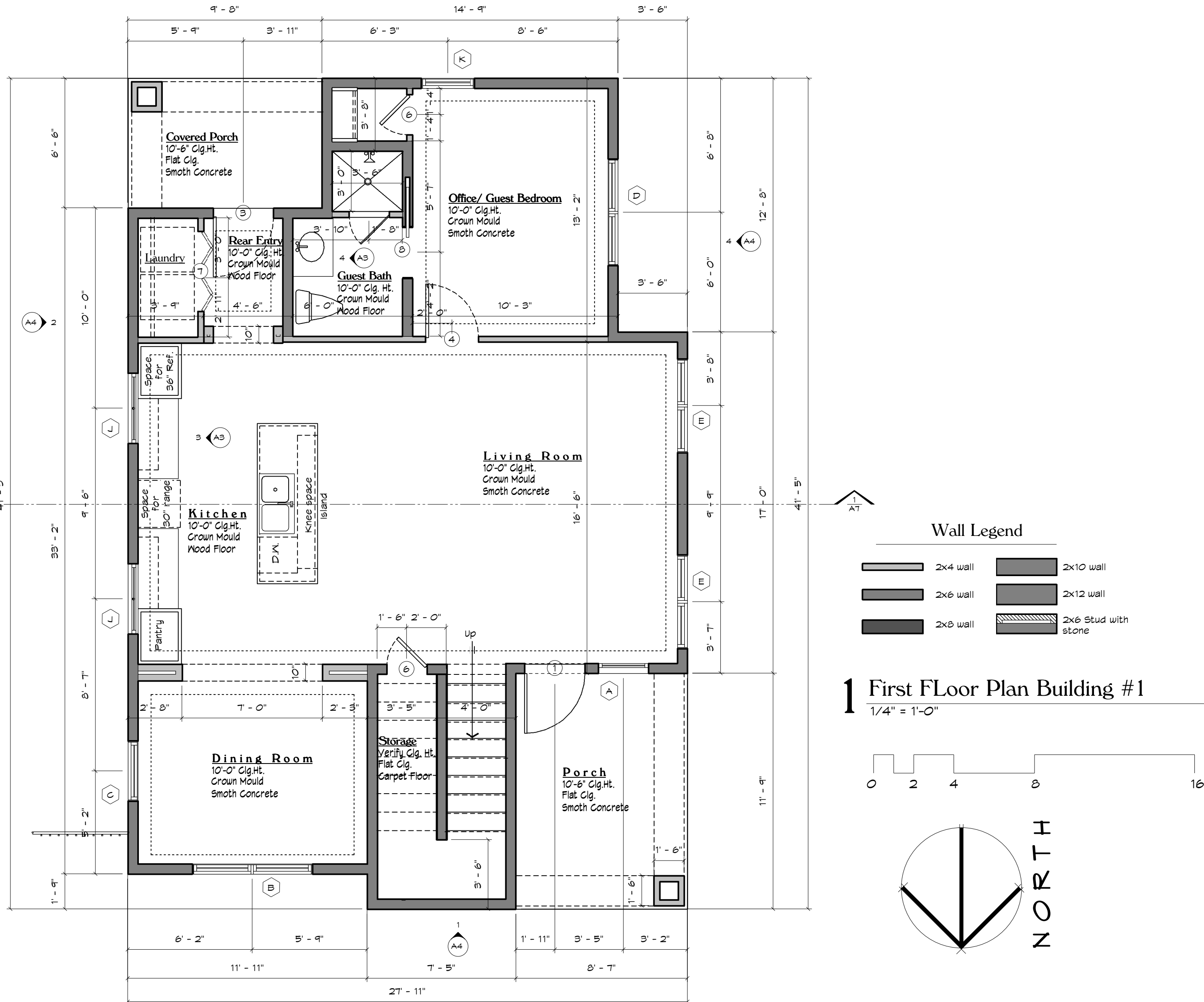
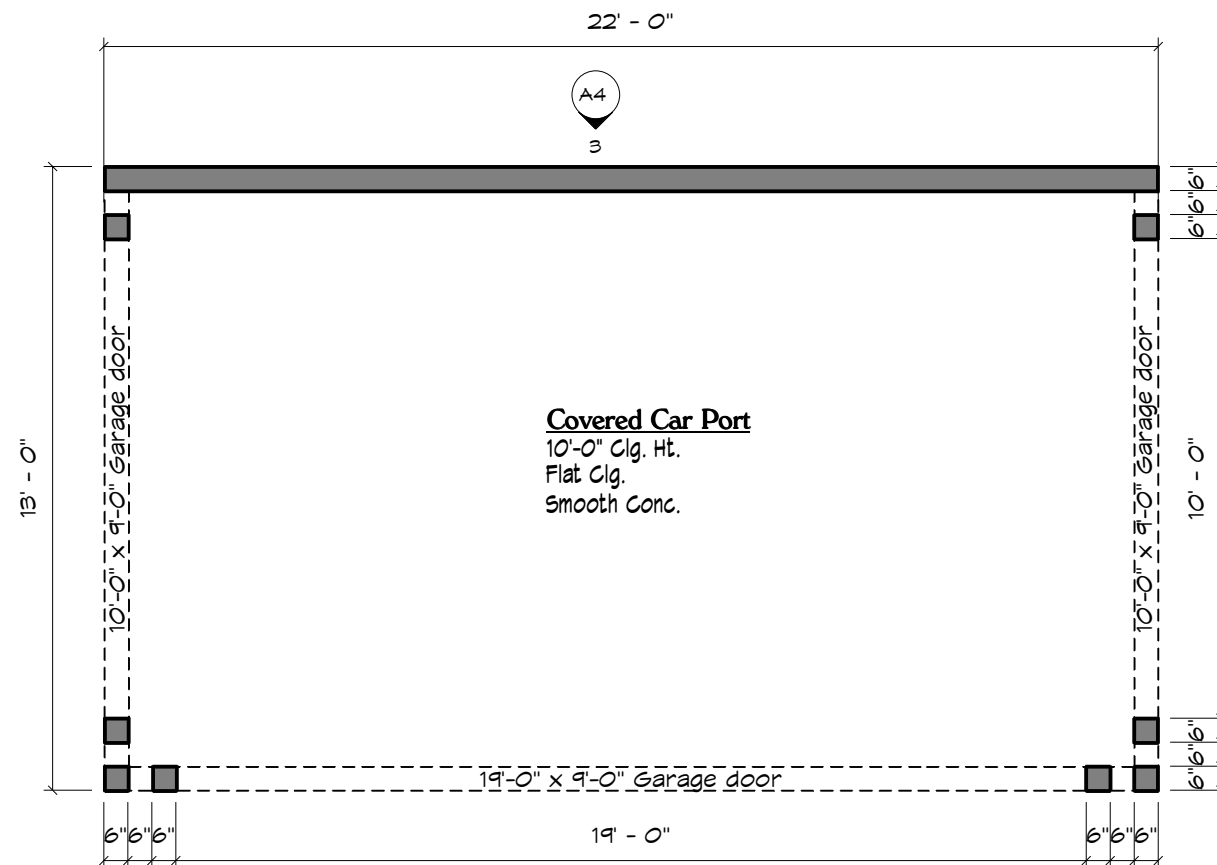
Issue Date:

04-07-2016

Sheet Title & No.

FLOOR PLANS
BUILDING 1

A3



Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.

2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS

3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.

4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 610-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

1

2

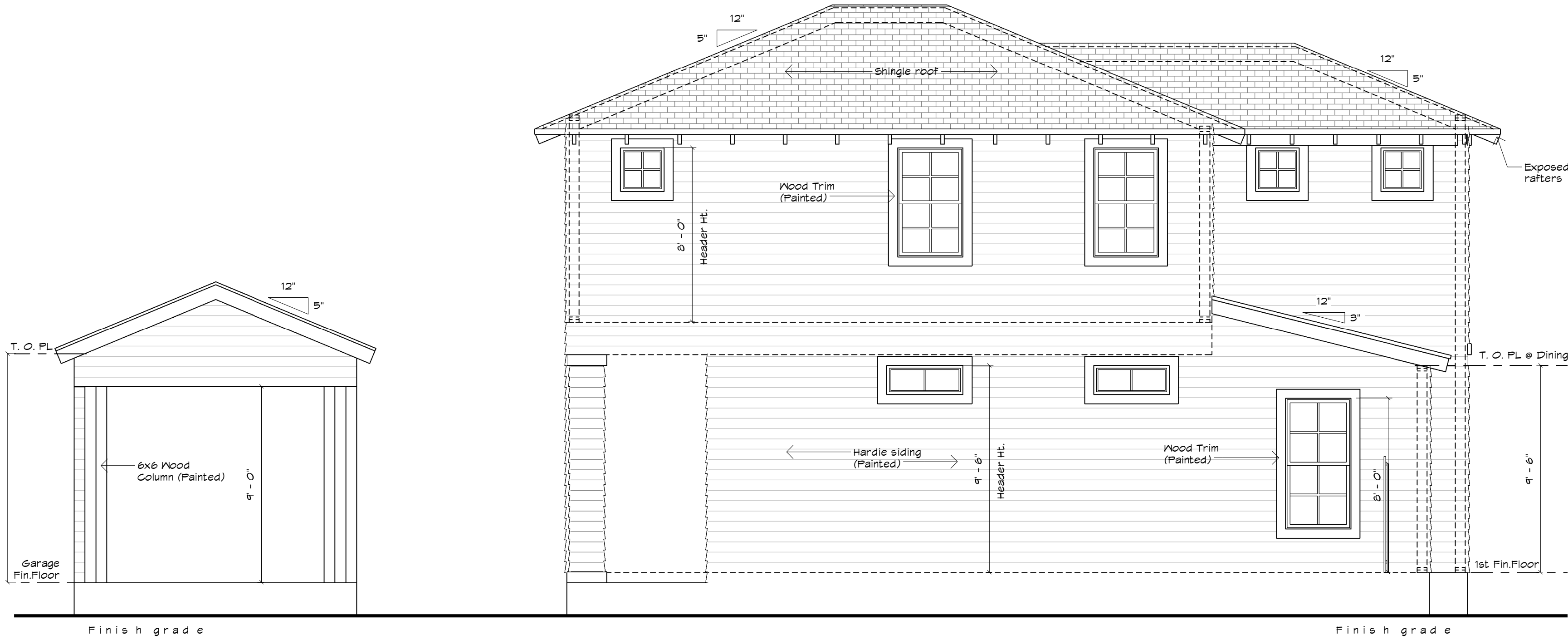
Issue Date:

04-07-2016

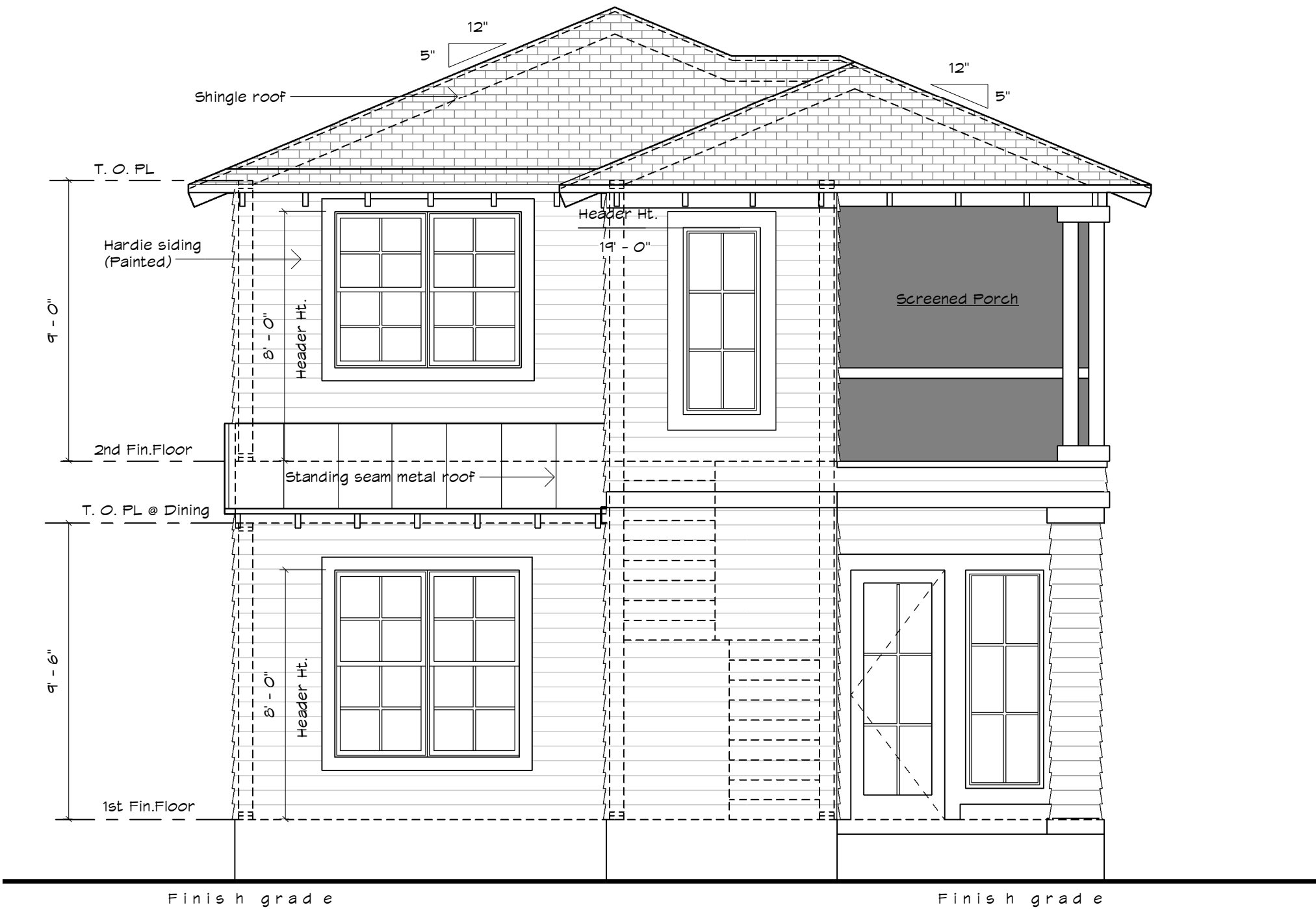
Sheet Title & No.

EXTERIOR
ELEVATIONS

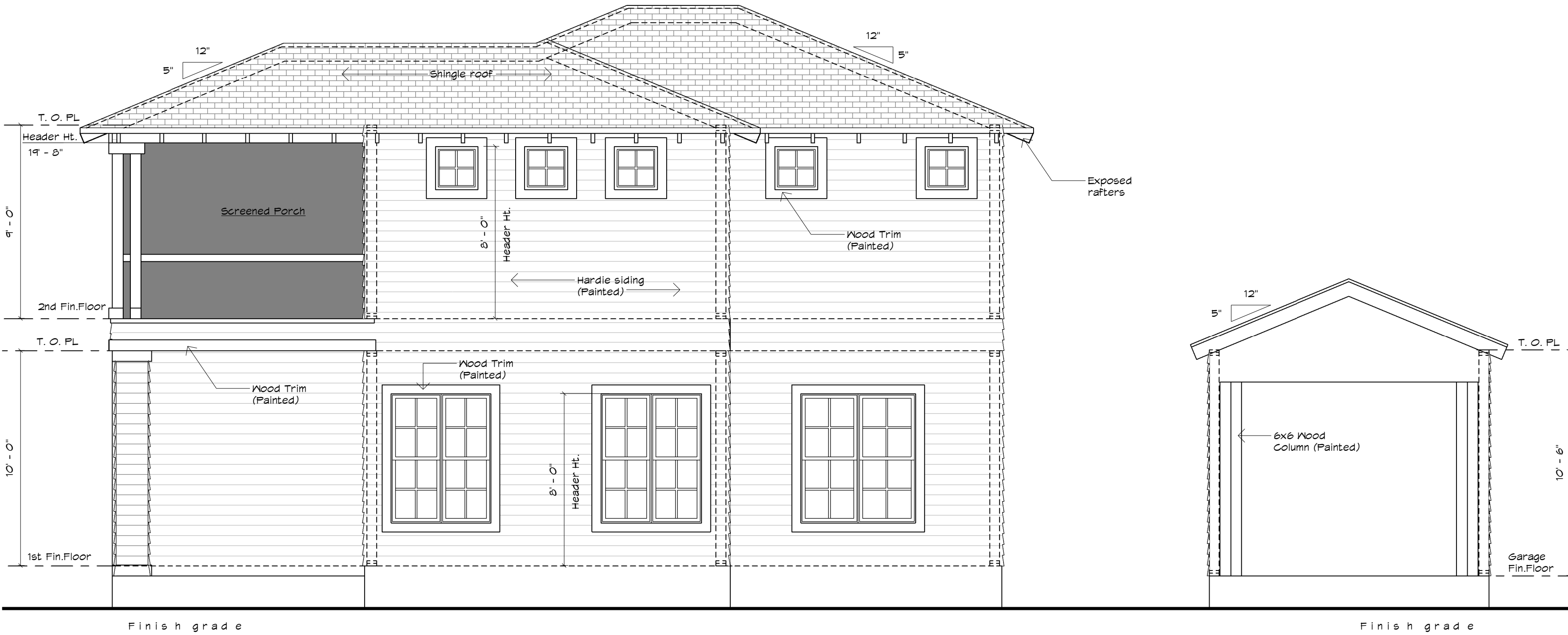
A4



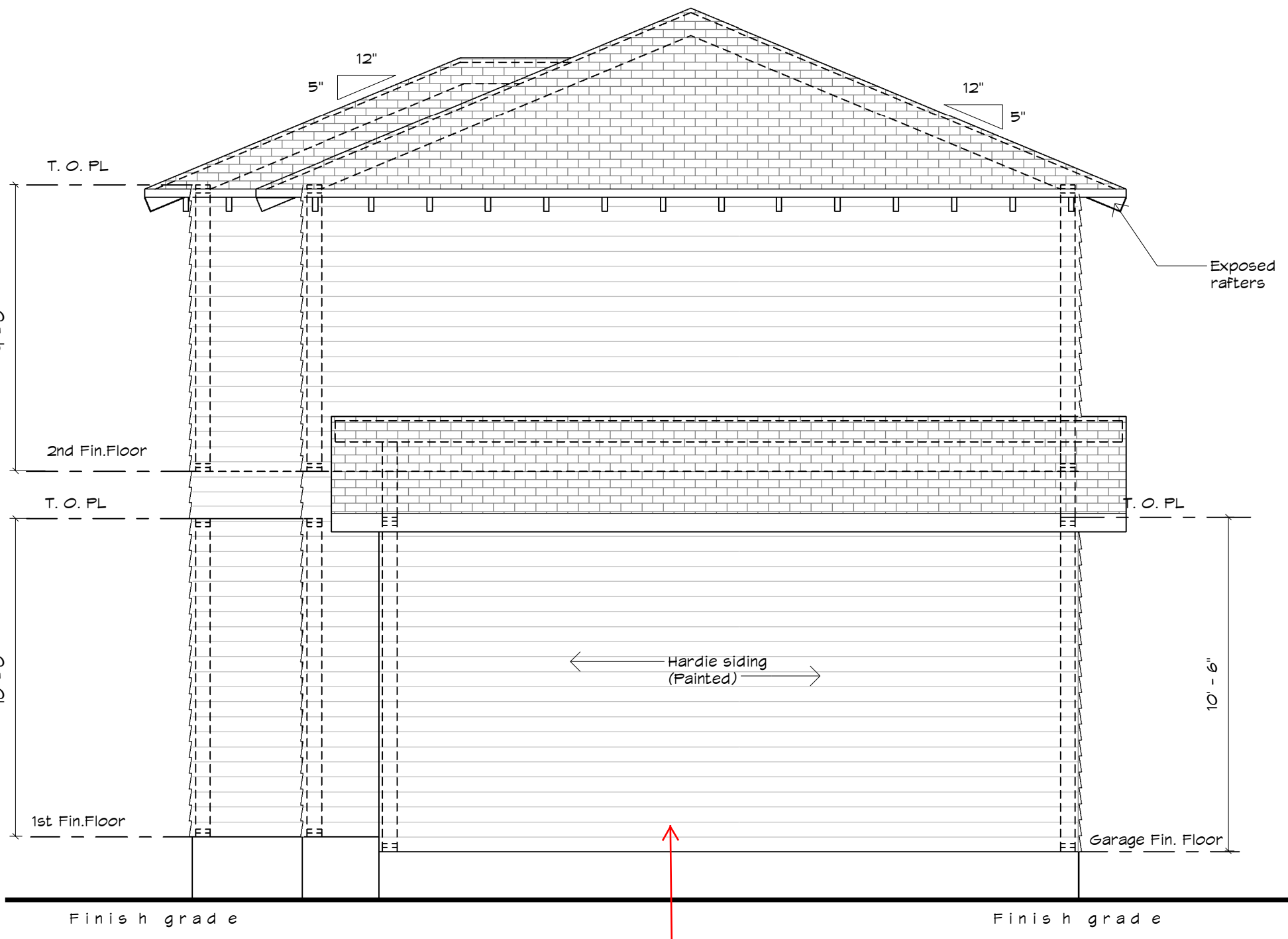
2 Building 1 Left Elevation
1/4" = 1'-0"



1 Building 1 Front elevation
1/4" = 1'-0"

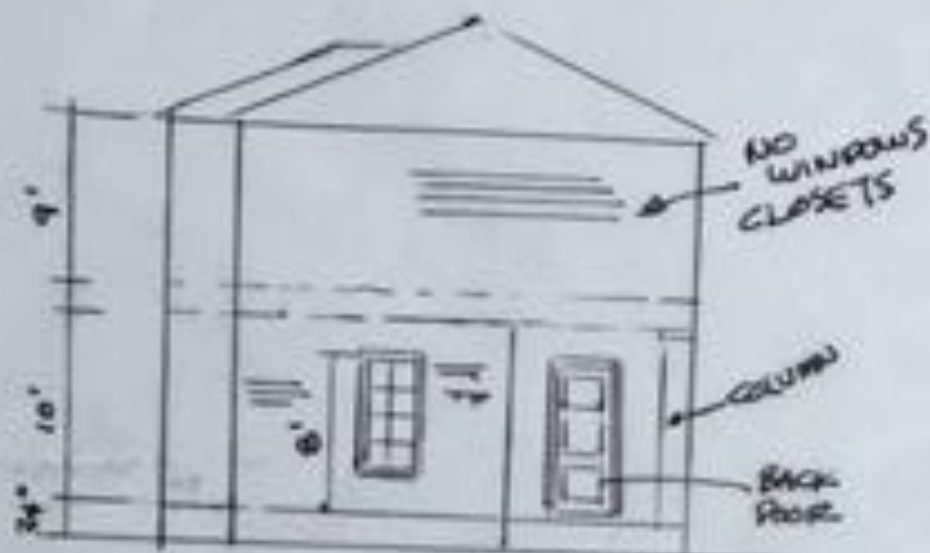


4 Building 1 Right Elevation
1/4" = 1'-0"



3 Building 1 Rear Elevation
1/4" = 1'-0"

CARPORT



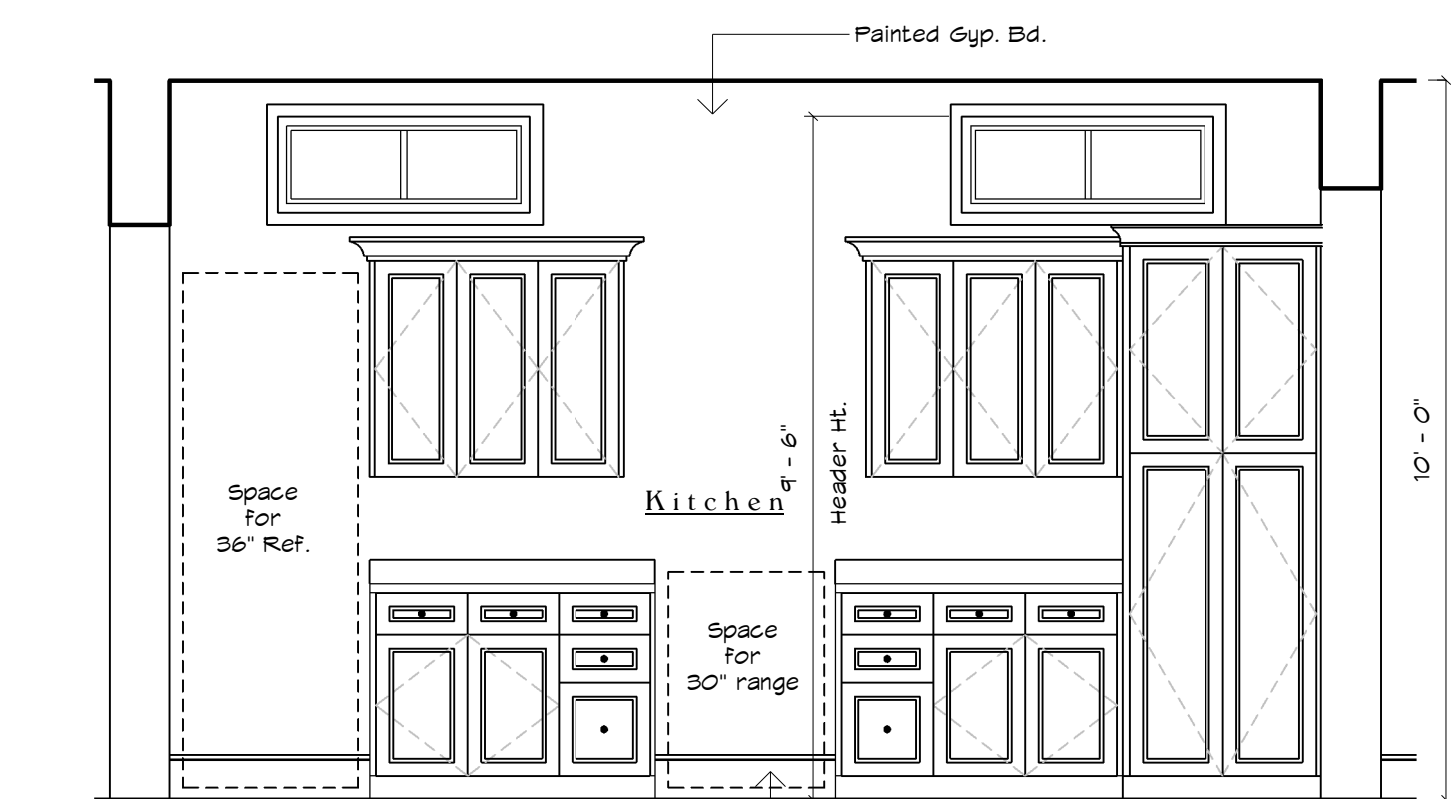
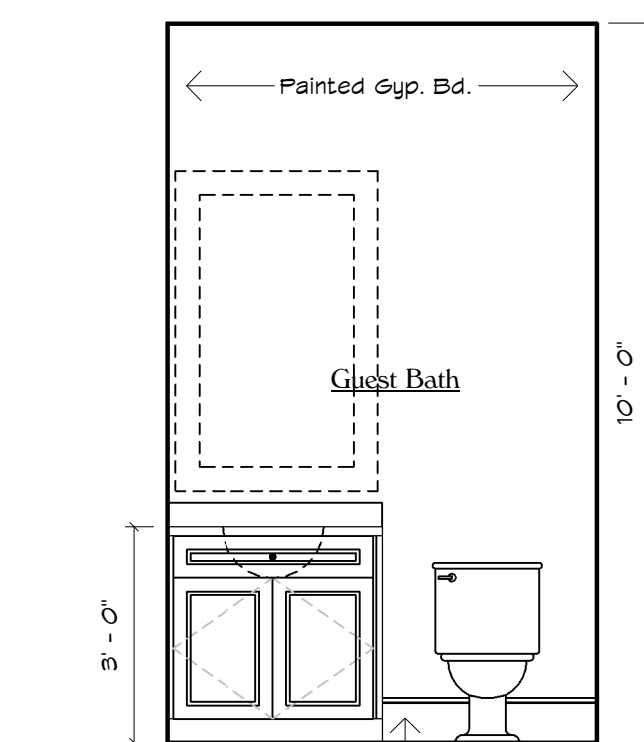
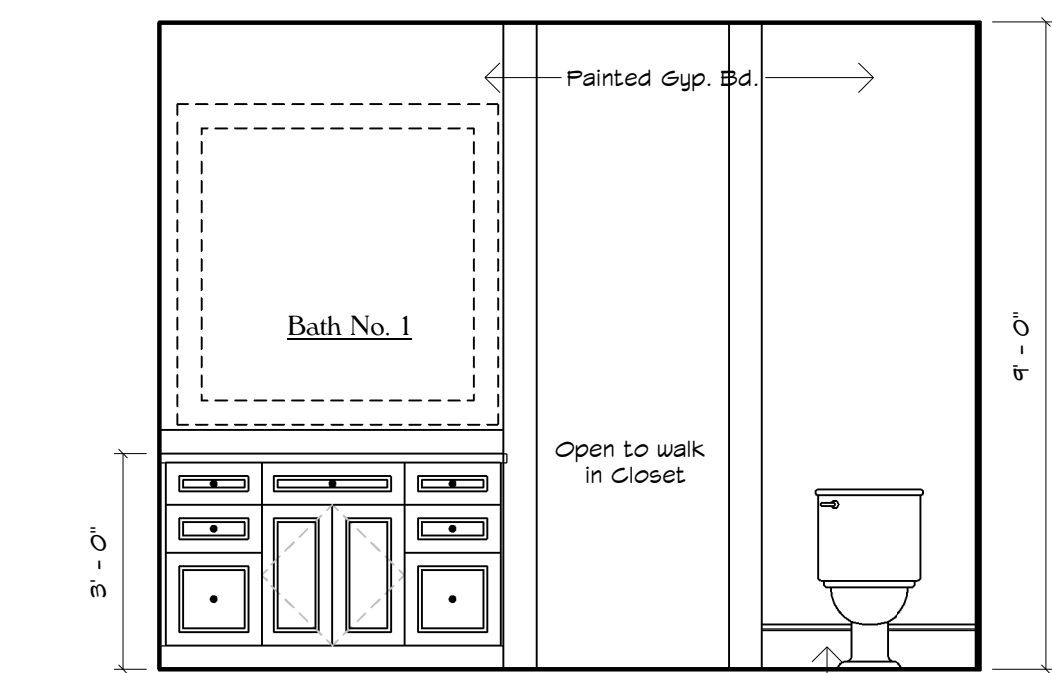
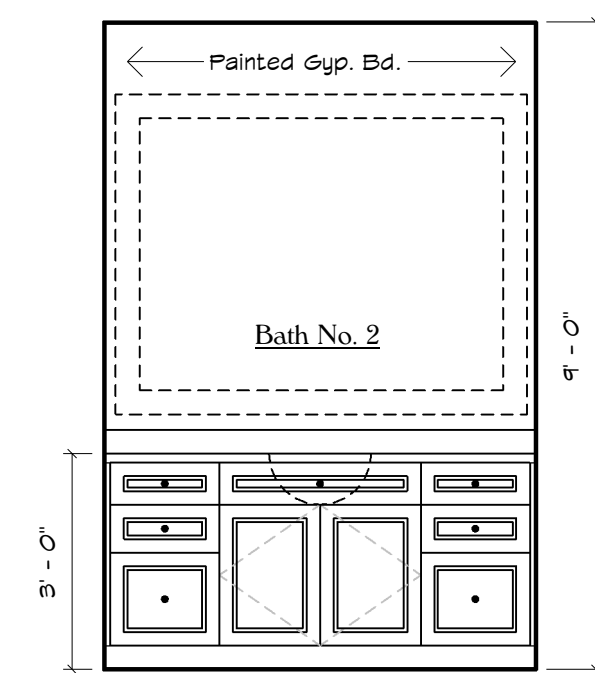
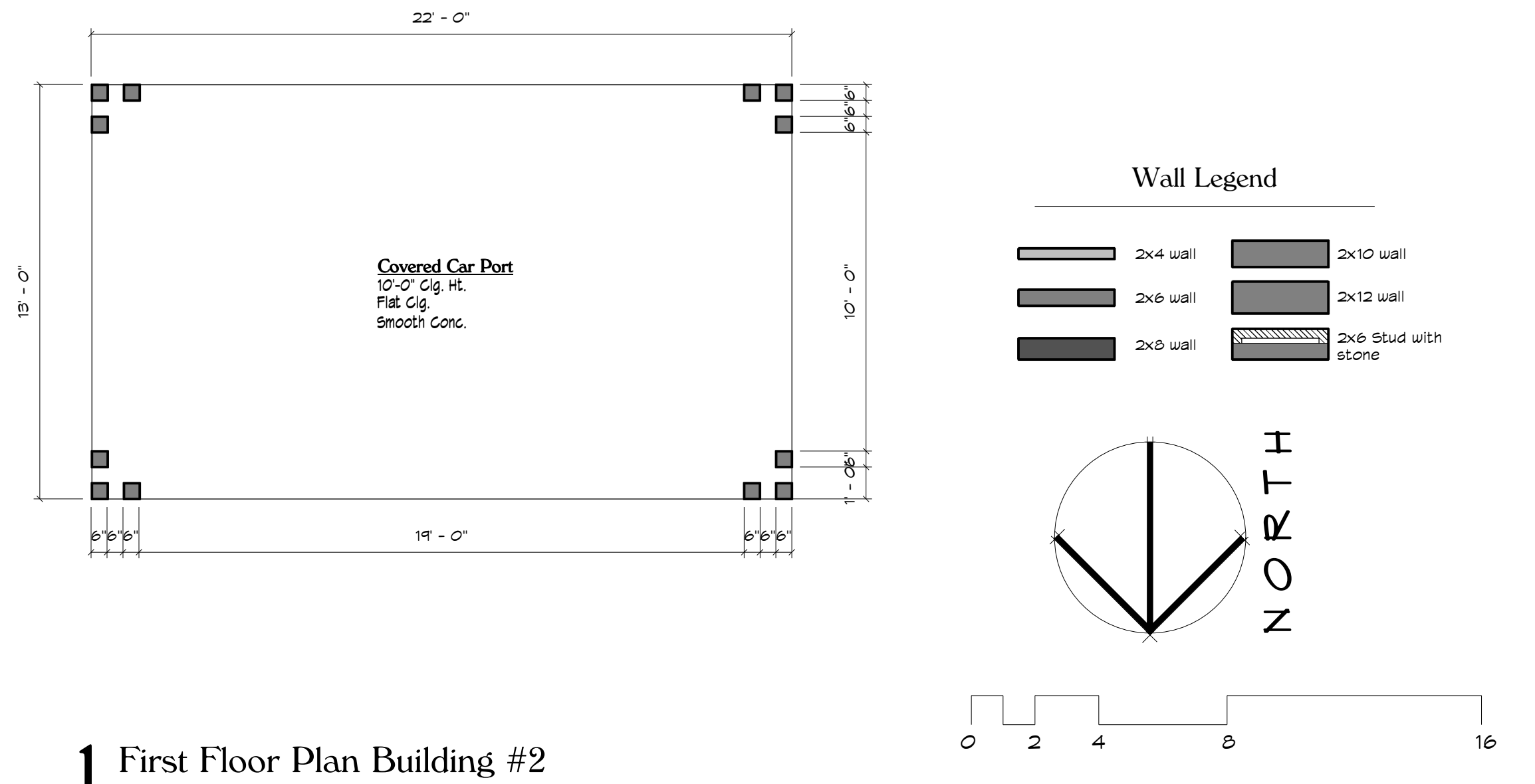
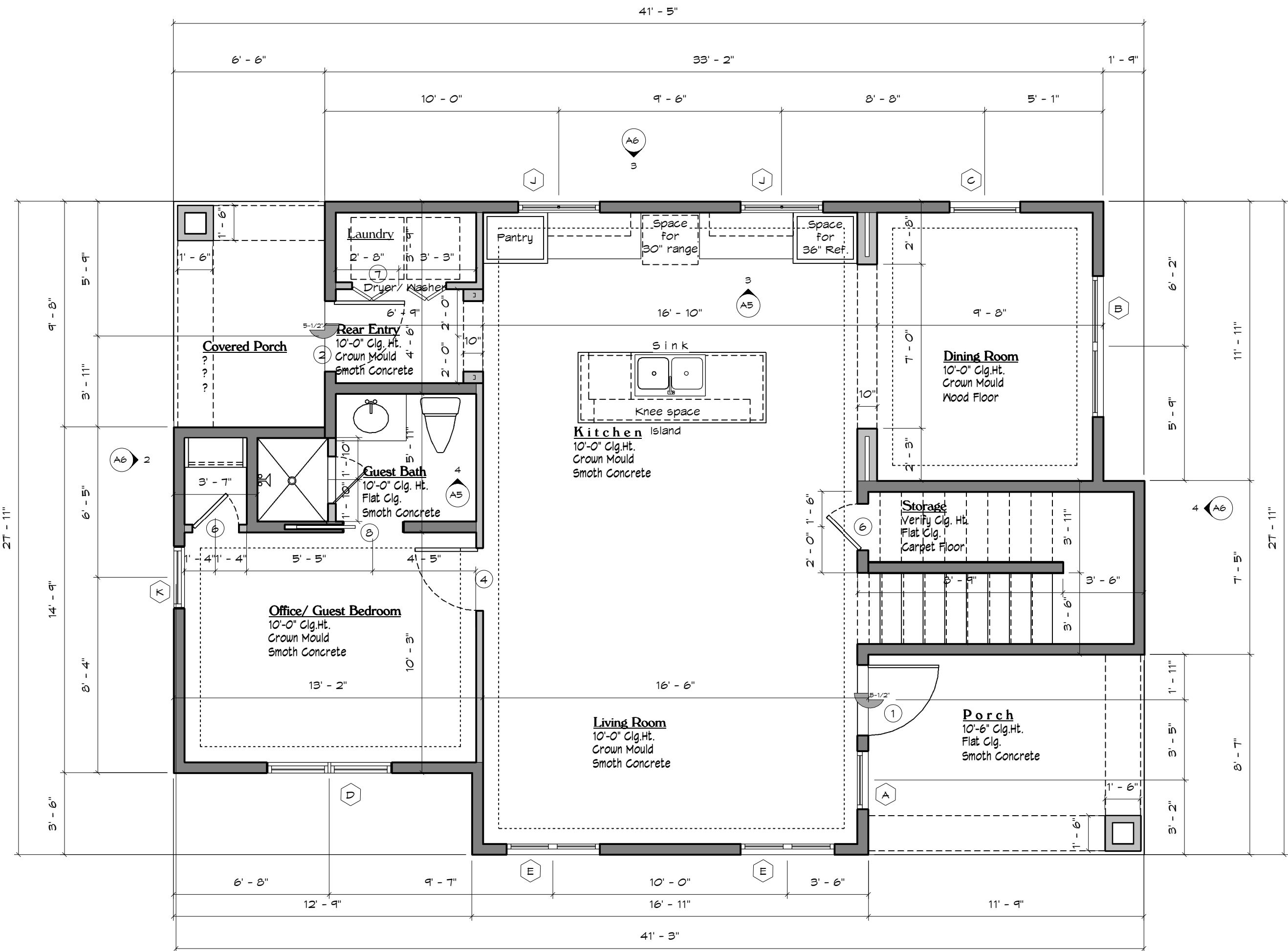
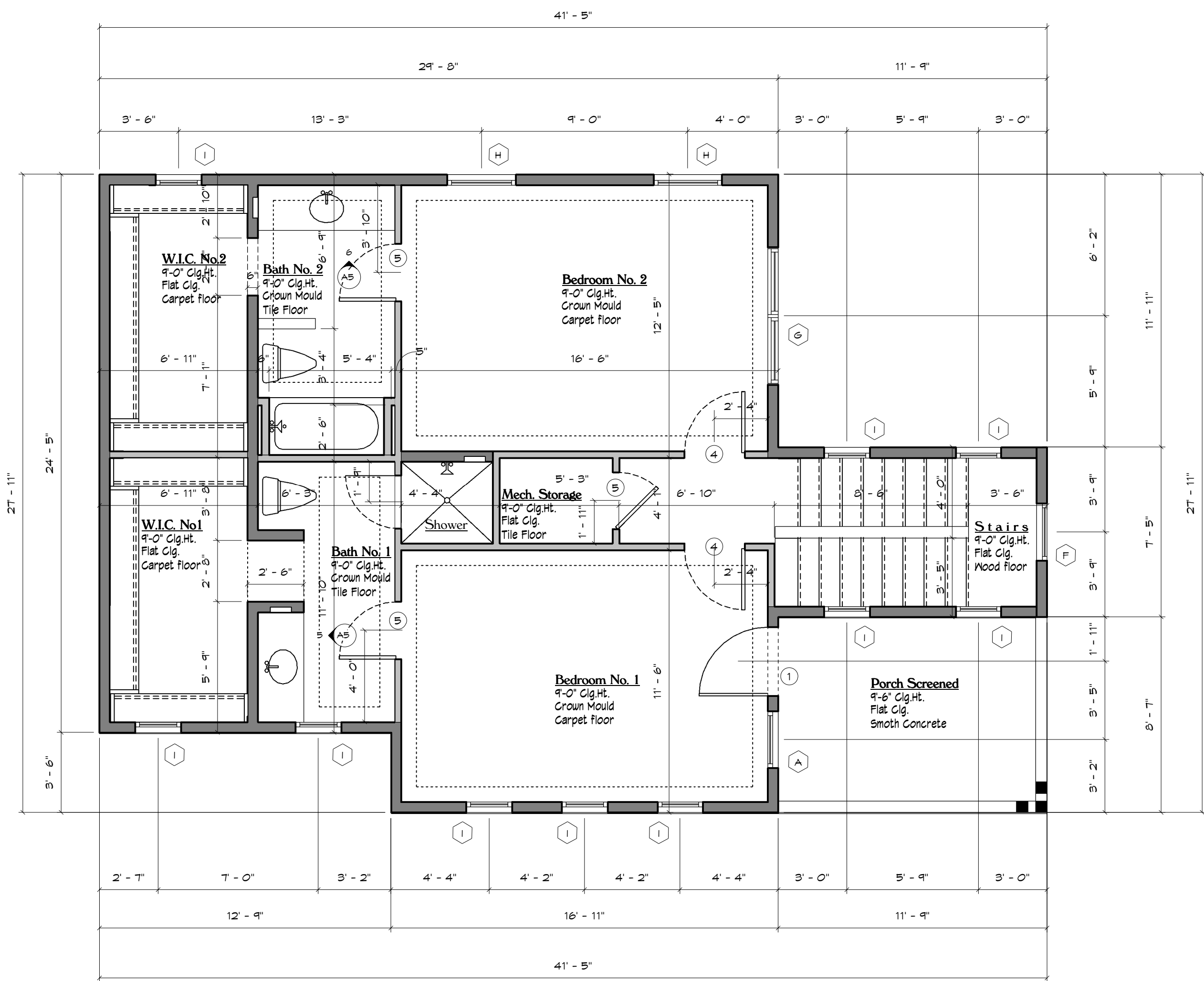
BUILDING REAR ELEVATION



FLOOR PLAN

BRUNSON PLACE

NOTE: REVERSE OF BUILDING IS LEFT ELEVATION



Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.

2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS

3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.

4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 616-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

1

2

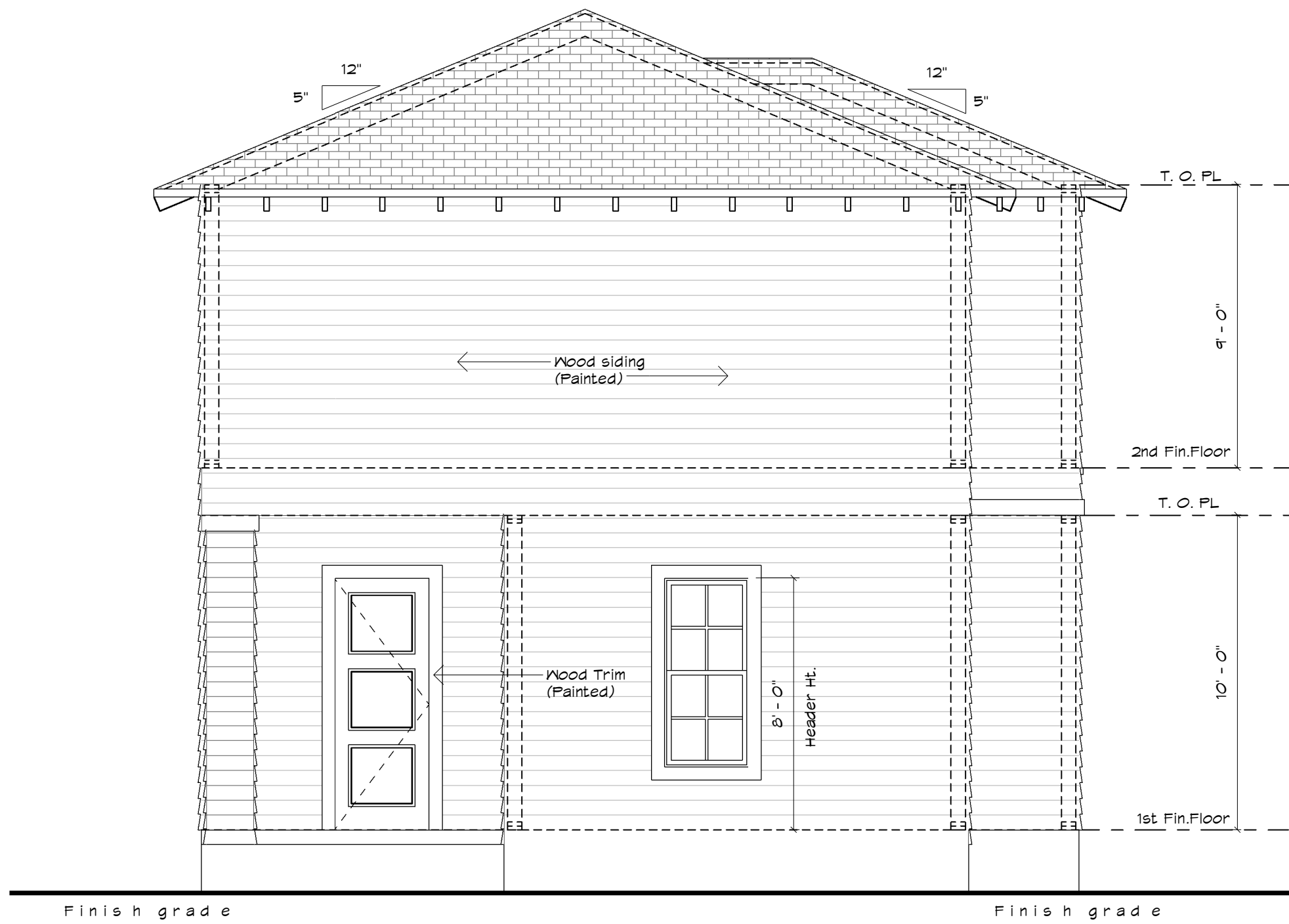
Issue Date:

04-07-2016

Sheet Title & No.

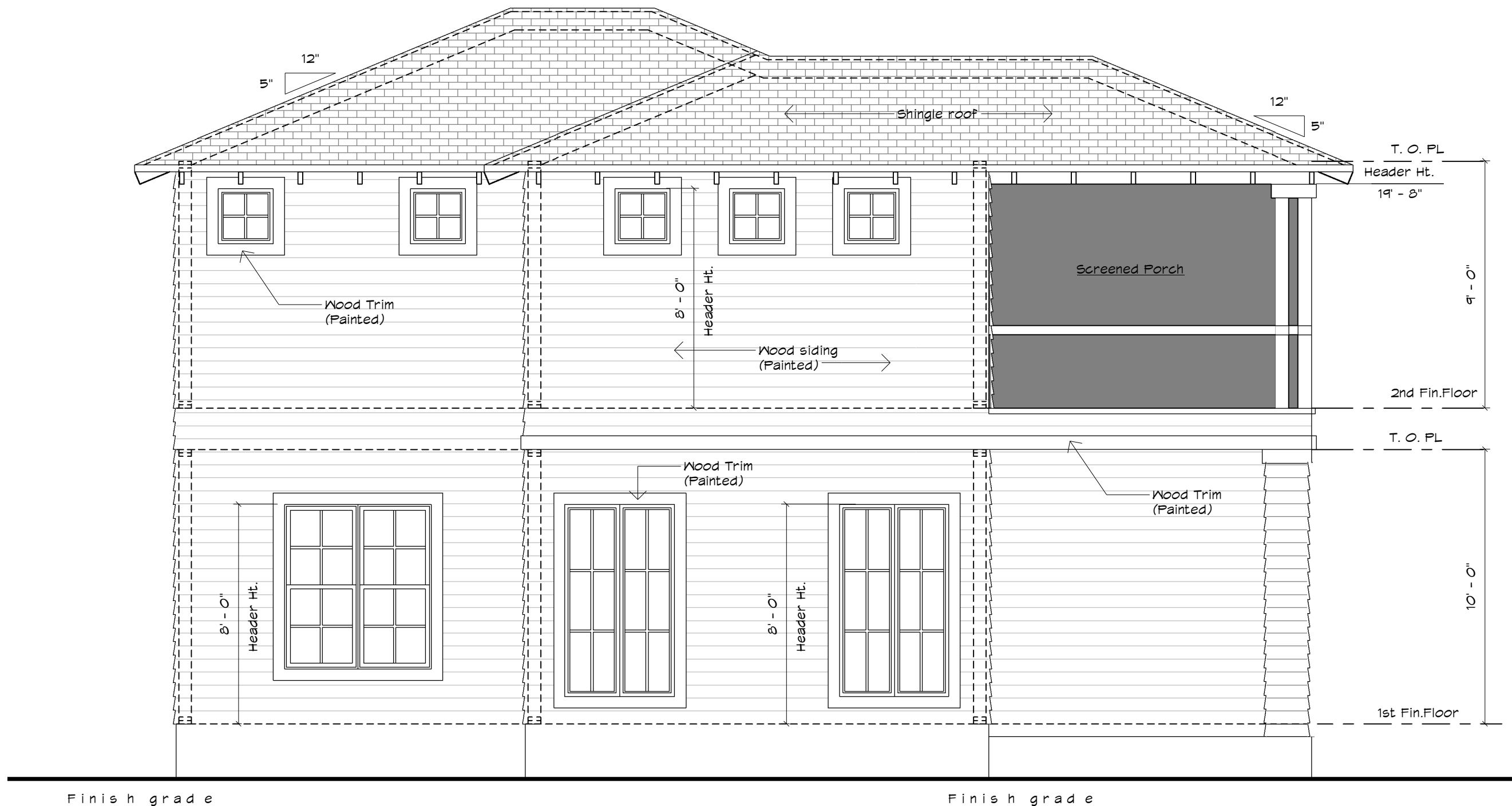
EXTERIOR
ELEVATIONS

A6



2 Building 2 Left Elevation

1/4" = 1'-0"



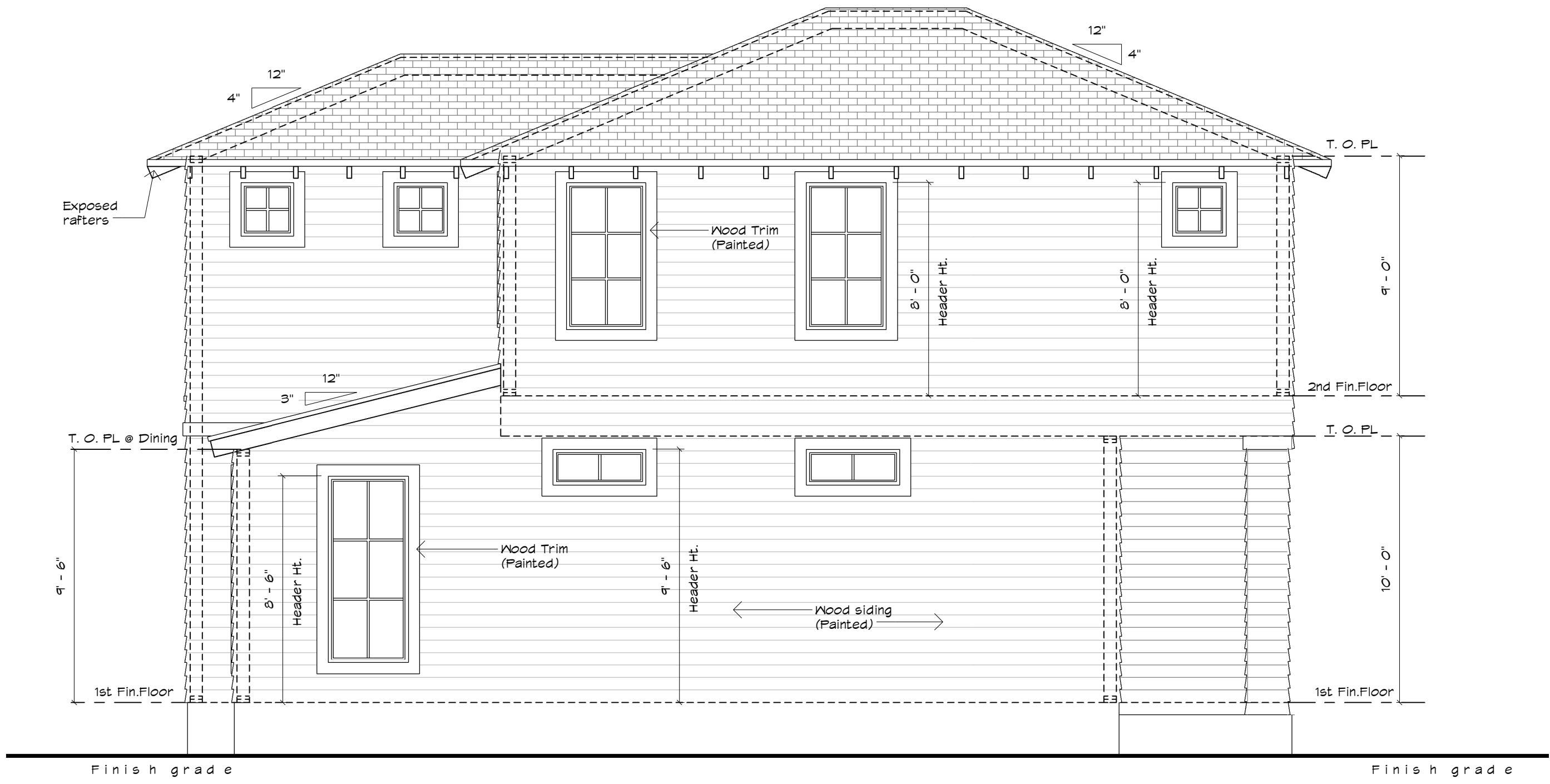
1 Building 2 Front Elevation

1/4" = 1'-0"



4 Building 2 Right Elevation

1/4" = 1'-0"



3 Building 2 Rear Elevation

1/4" = 1'-0"

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.

2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC., LOCATED IN SAN ANTONIO, TEXAS

3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION

4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 618-1294

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:

- 1
- 2

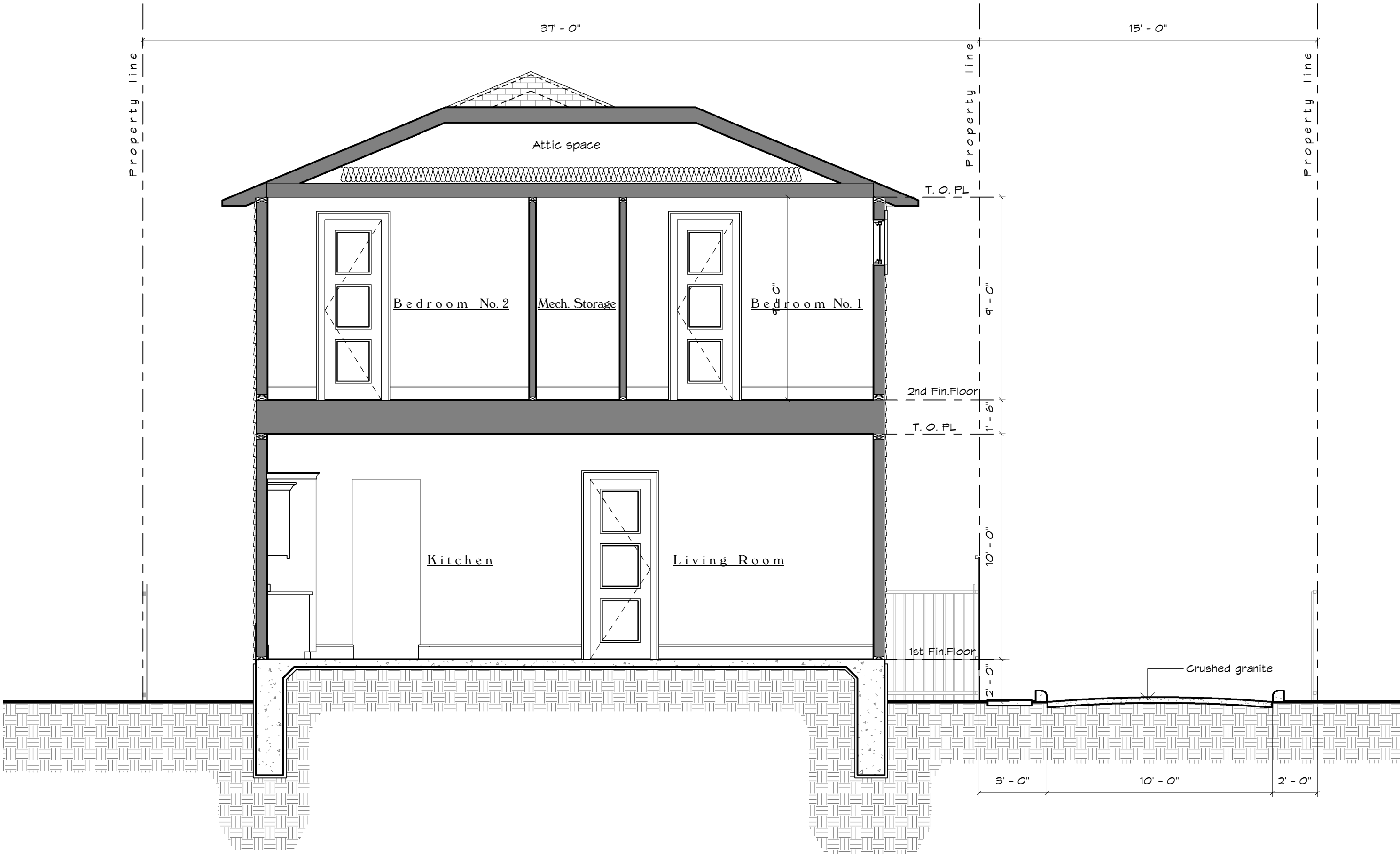
Issue Date:

04-07-2016

Sheet Title & No.

CROSS SECTION

A7



1 Section At Living Room
1/4" = 1'-0"



1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
 2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
 3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
 4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 618-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

1

2

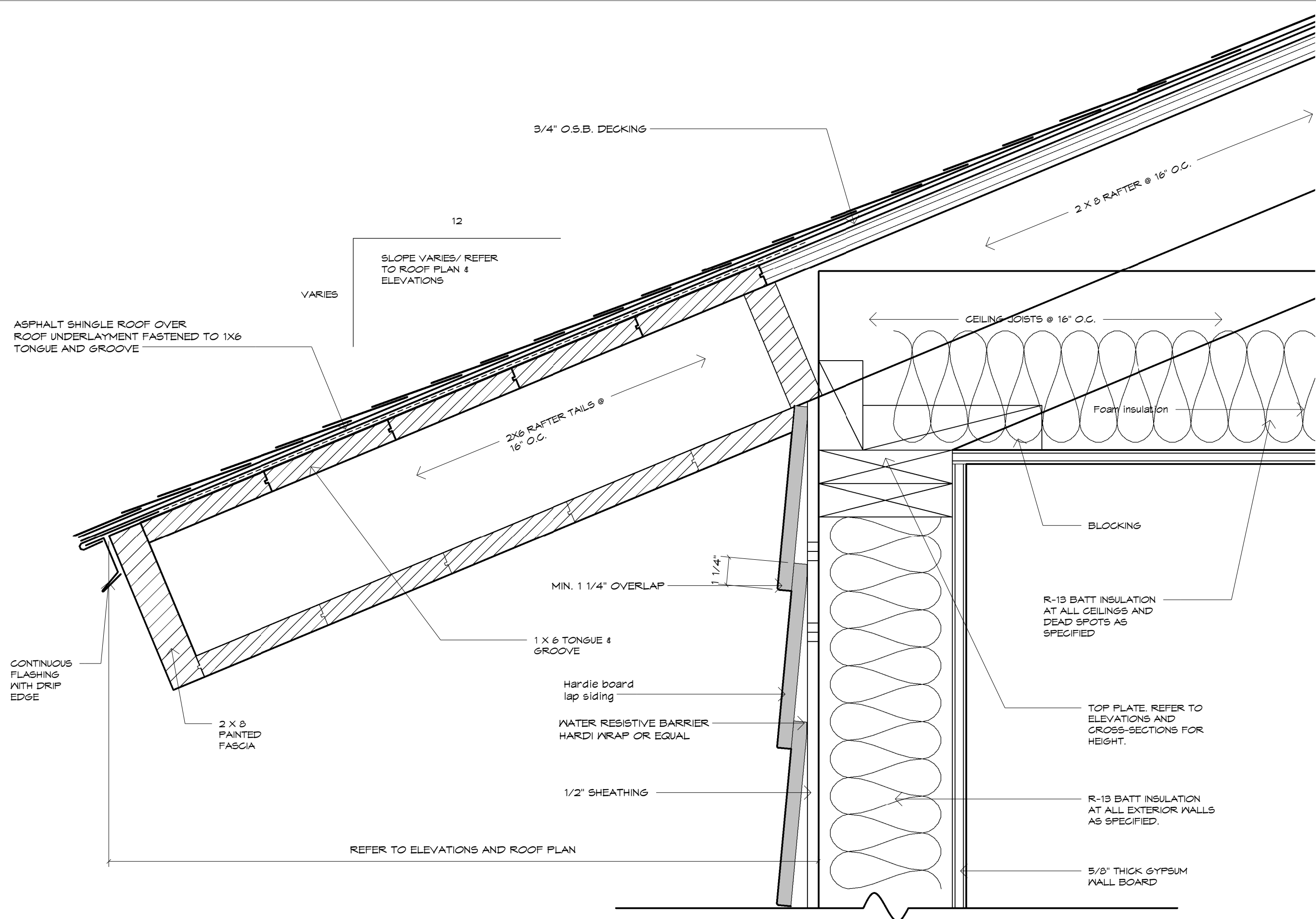
Issue Date:

04-07-2016

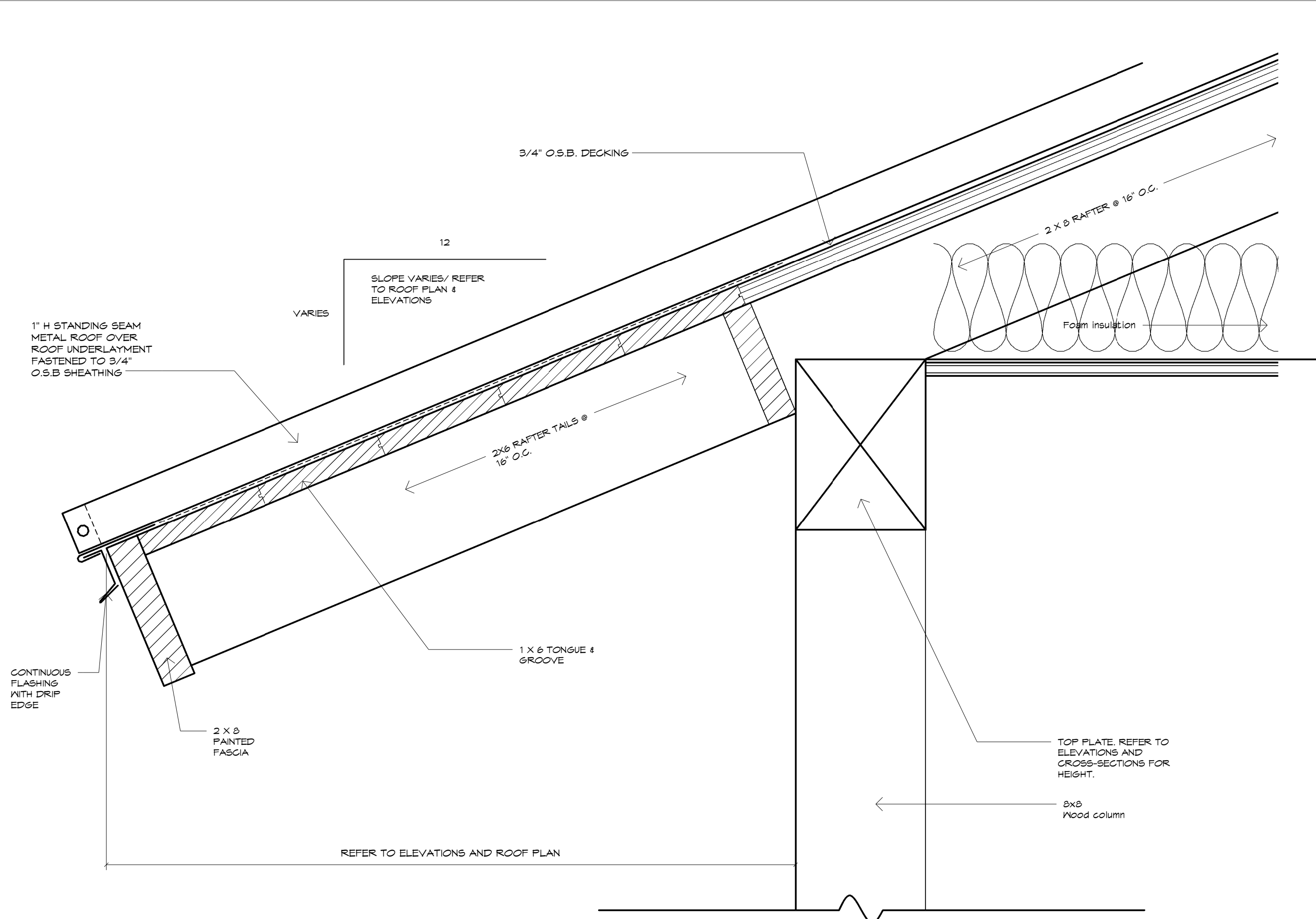
Sheet Title & No.

DETAILS

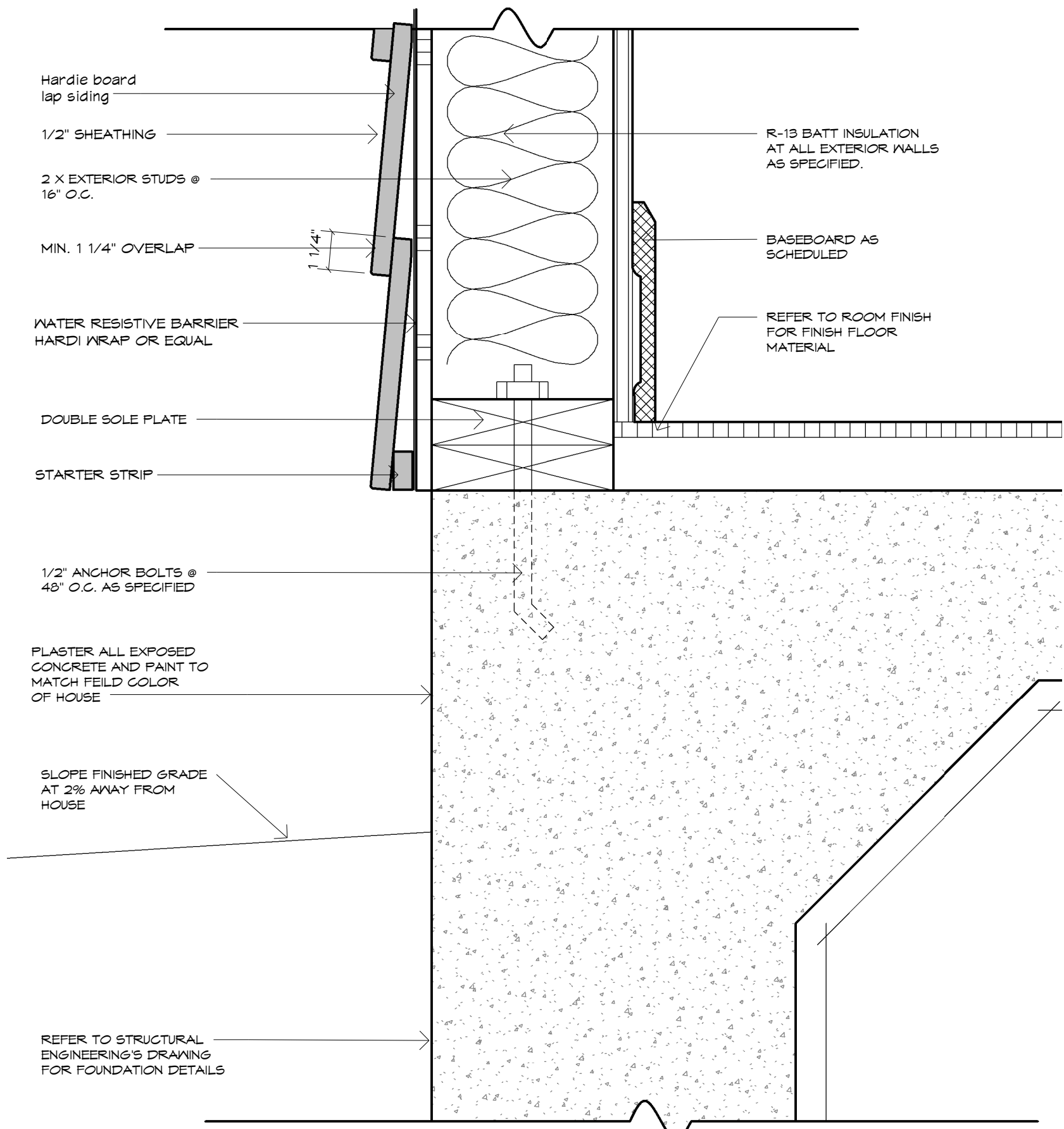
A9



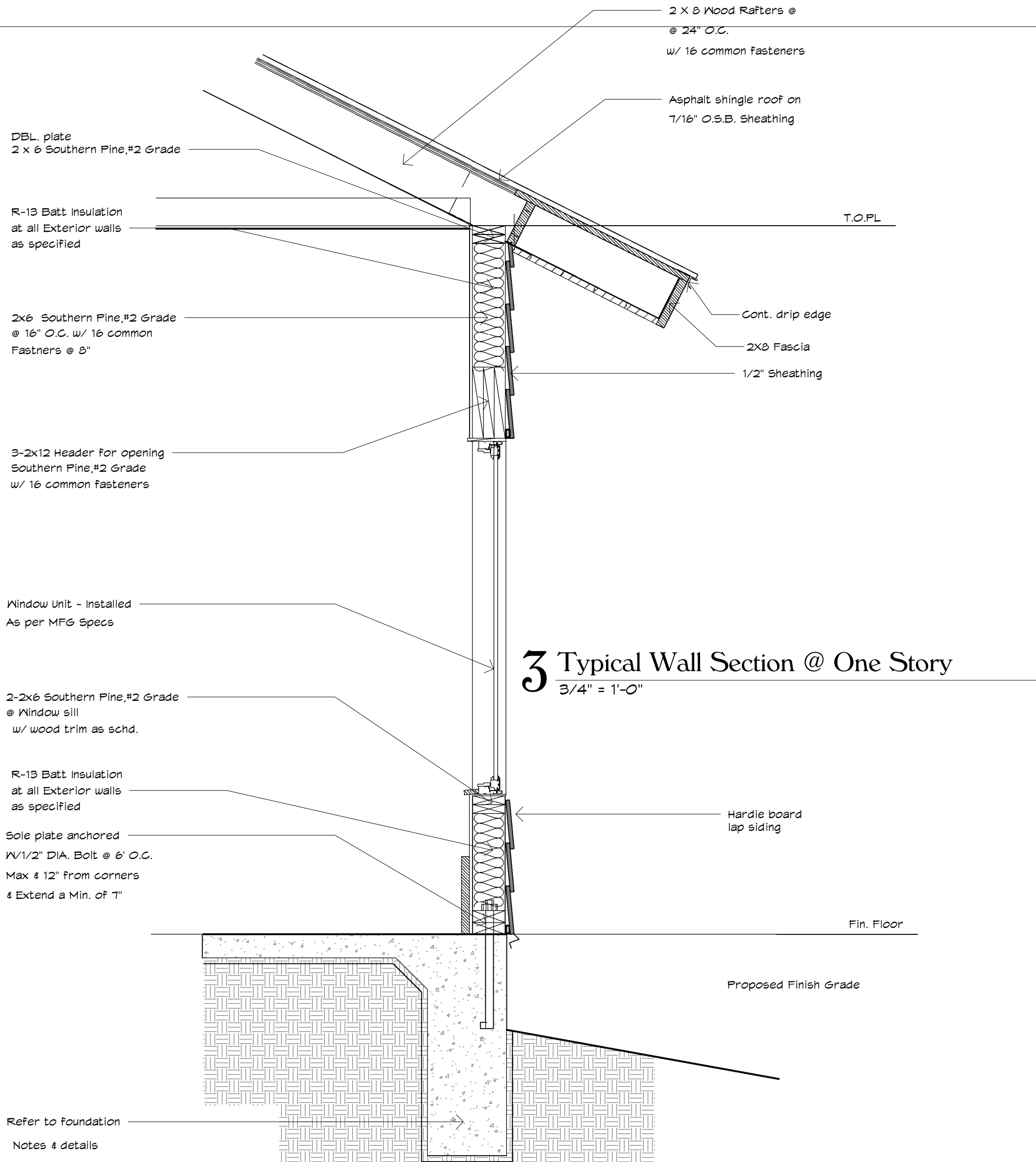
2 Boxed-In Eave @ Lap Siding Wall
3" = 1'-0"



1 Rafter Tail Detail @ Column
3" = 1'-0"



4 Wall Section @ Lap Siding Wall
3" = 1'-0"



3 Typical Wall Section @ One Story
3/4" = 1'-0"

Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC. LOCATED IN SAN ANTONIO, TEXAS
3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION.
4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.

VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 610-1234

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWTY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB

Project #: 1110

Copyright: 2016

Revisions:

1

2

Issue Date:

04-07-2016

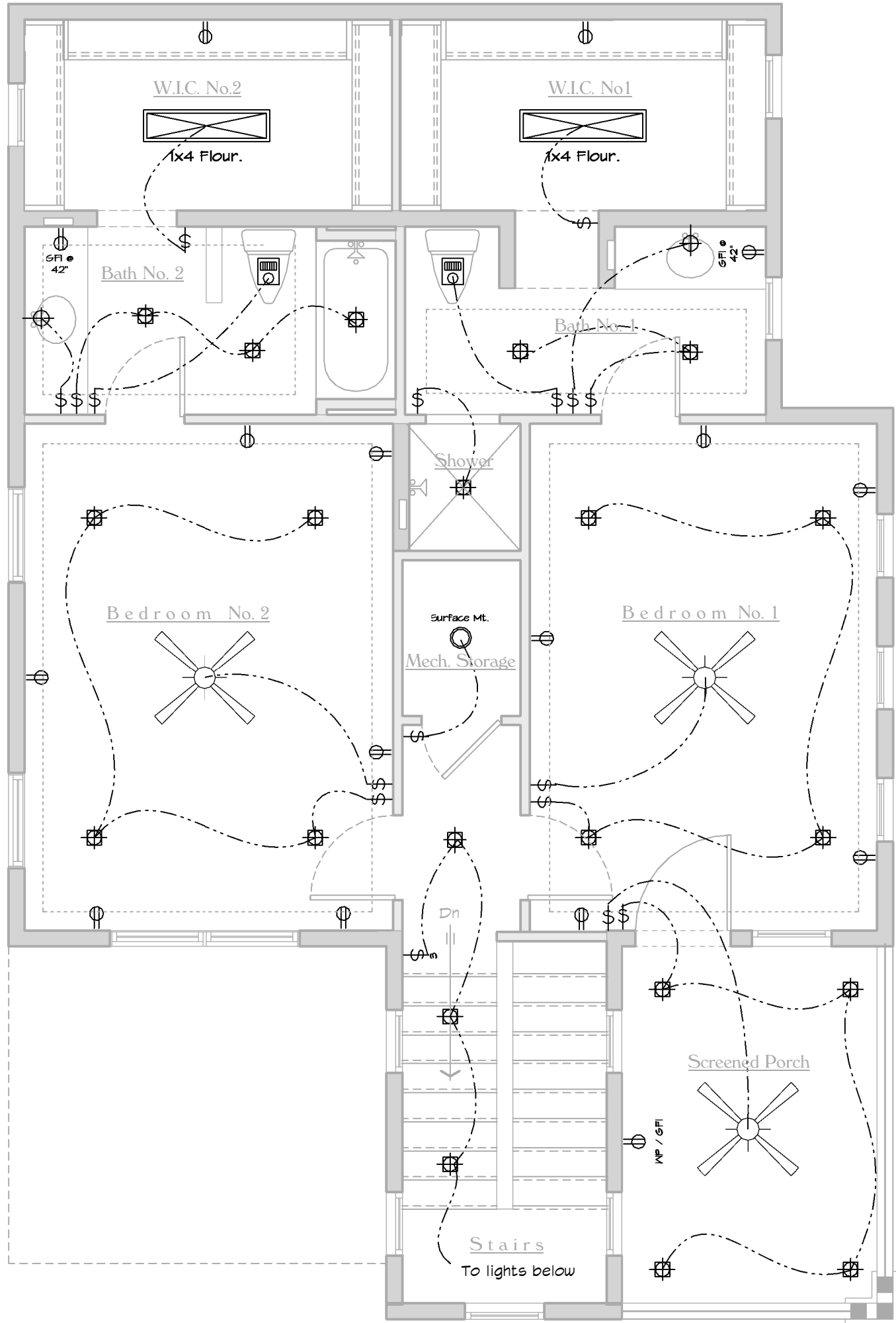
Sheet Title & No.

ELECTRICAL PLAN
BUILDING 1

E1

2 Second Floor Electrical Plan Building #1

1/4" = 1'-0"



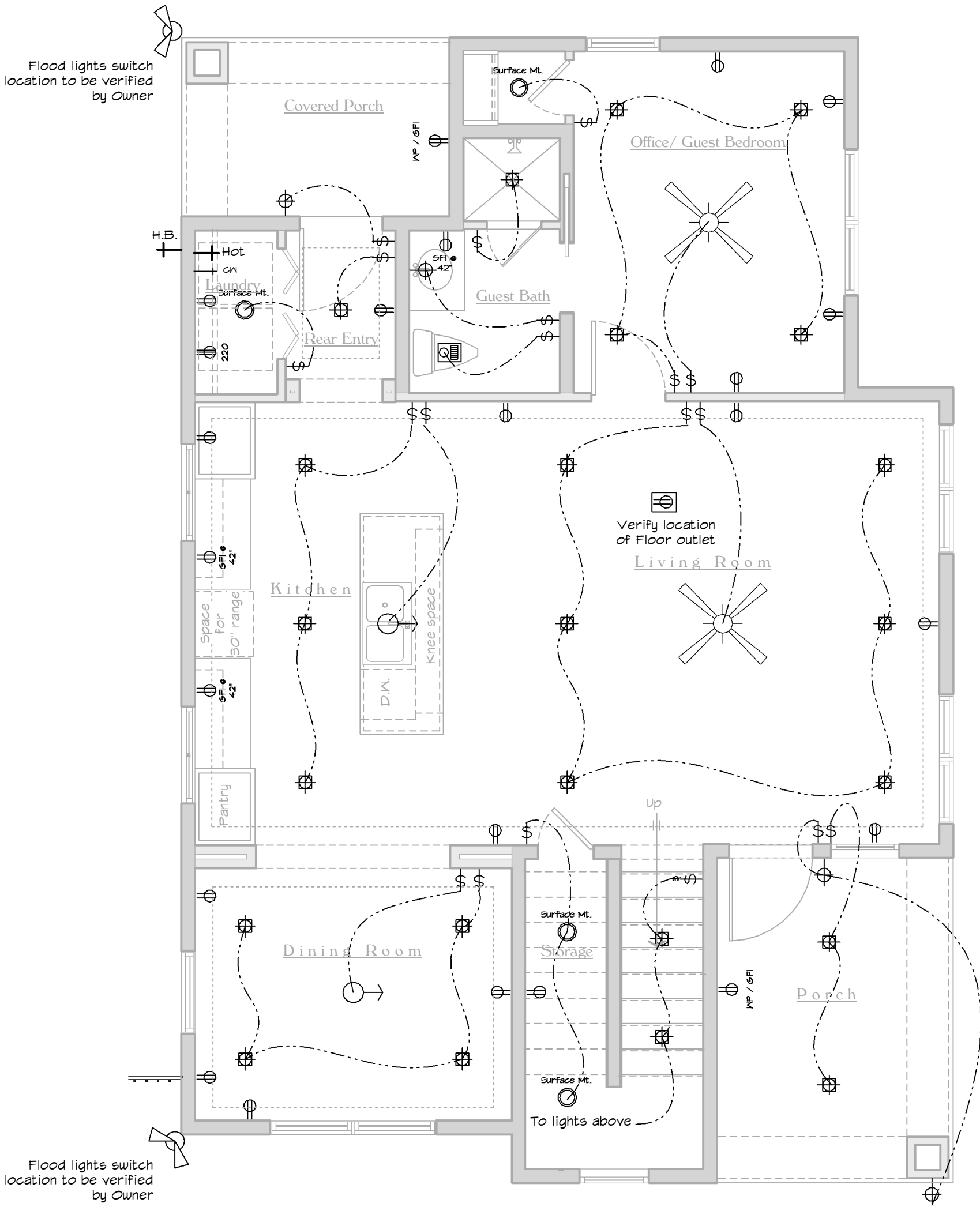
ELECTRICAL LEGEND

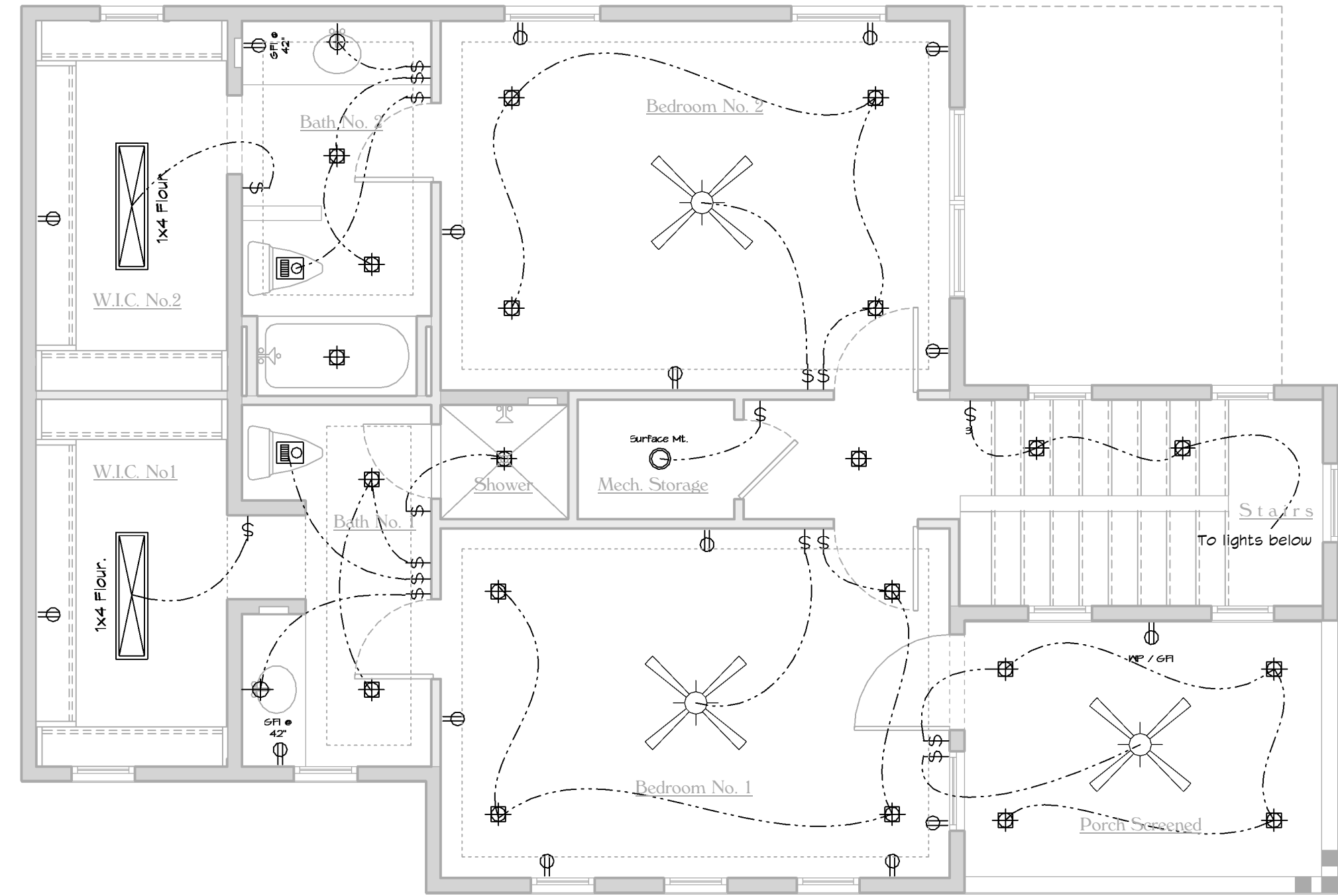
	110v typ. outlet		Flood lights		Switch
	Waterproof 110v outlet		Typ. telephone line		Three way switch
	220 typ. outlet		Typ. home office line		Four way switch
	Waterproof 110v typ. outlet		Cable tv outlet		Garage door push button
	Typ. GFI outlet		Typ. door bell chimes		Door bell
	Waterproof typ. GFI outlet		Typ. vent fan		Cold water connection
	6" Recessed can light		Typ. garage door opener		Hot water connection
	Mini recessed can light		Hanging fixture		Gas connection
	Under counter light		Typ. ceiling fan w/ optional light		Hose bib
	Fluorescent light		Typ. water heater optional gas/ electric		Exterior wall sconce
	Wall mount light		Typ. water softener water loop sys.		Typ. smoke detector / fire alarm (Required by code)
	Sconce light				

Elec. Notes

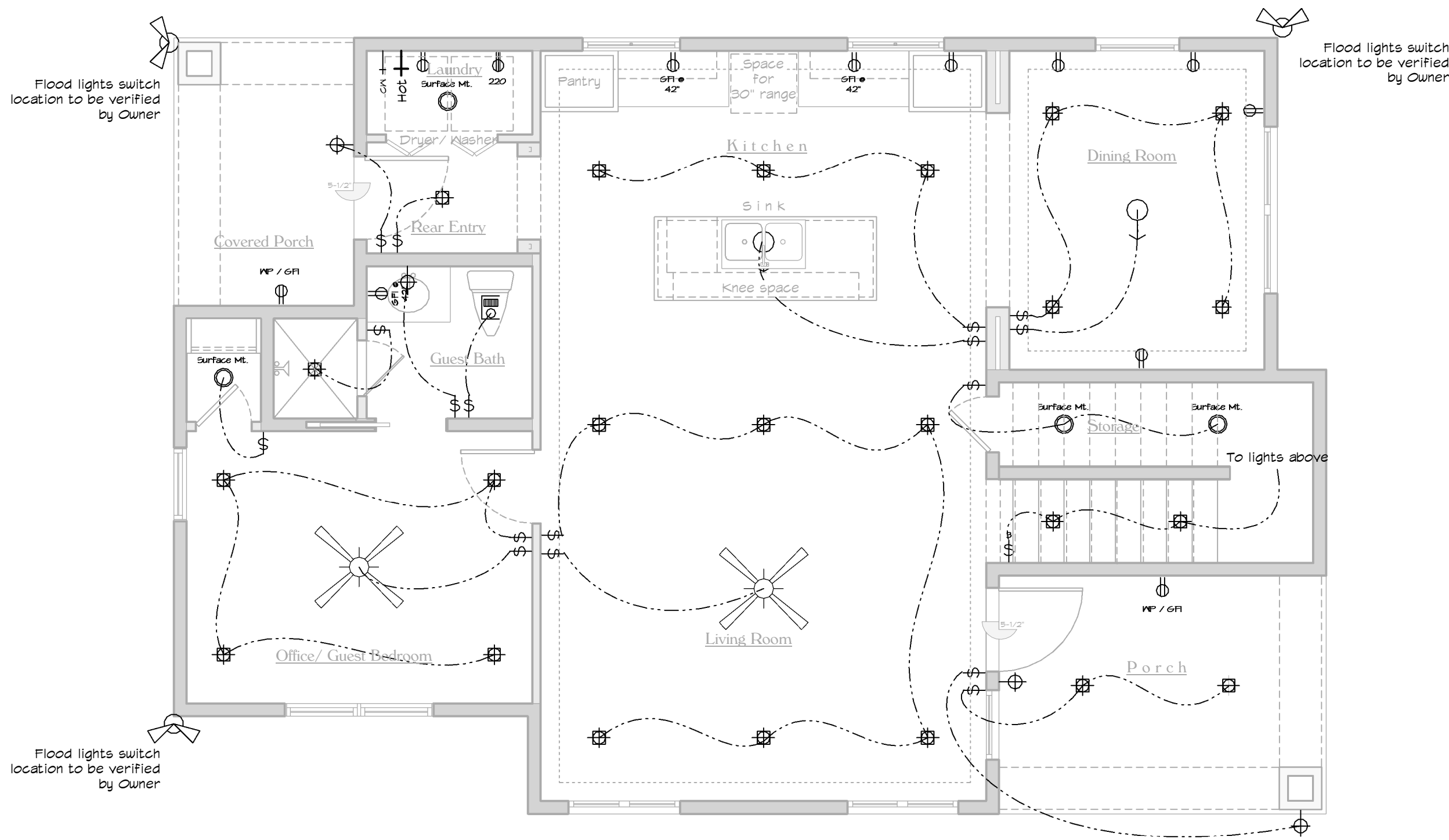
1 First Floor Electrical Plan Building #1

1/4" = 1'-0"

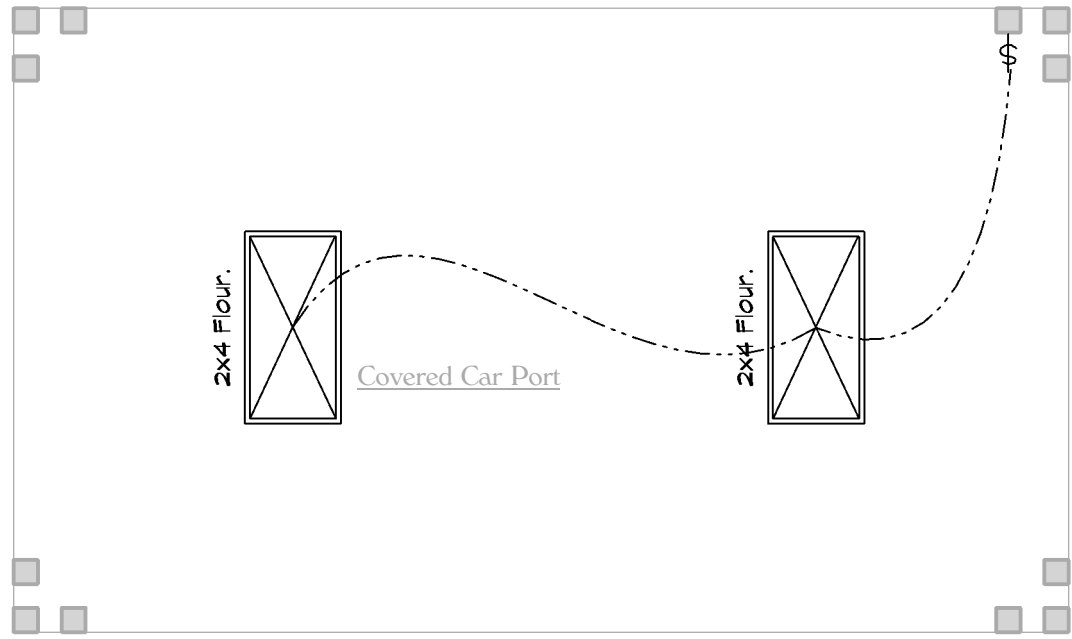




2 Second Floor Electrical Plan building #2
1/4" = 1'-0"



1 First Floor Electrical Plan Building #2
1/4" = 1'-0"



ELECTRICAL LEGEND

	110v typ. outlet		Flood lights		Switch
	Waterproof 110v outlet		Typ. telephone line		Three way switch
	220 typ. outlet		Typ. home office line		Four way switch
	Waterproof 110v typ. outlet		Cable tv outlet		Garage door push button
	Typ. GFI outlet		Typ. door bell chimes		Door bell
	Waterproof typ. GFI outlet		Typ. vent fan		Cold water connection
	6" Recessed can light		Typ. garage door opener		Hot water connection
	Mini recessed can light		Hanging fixture		Gas connection
	Under counter light		Typ. ceiling fan w/ optional light		Hose bib
	Fluorescent light		Typ. water heater optional gas/ electric		Exterior wall Sconce
	Wall mount light		Typ. smoke detector / Fire alarm (Required by code)		
	Sconce light		Typ. water softener Water loop sys.		



Legal Notice of Copyright:

1. THESE COPYRIGHTED PLANS AND RELATED DETAILS ARE DRAWN EXCLUSIVELY FOR THE USE OF VALDEZDESIGNS, INC.
 2. THESE PLANS AND RELATED DETAILS ARE THE LEGAL PROPERTY OF VALDEZDESIGNS INC., LOCATED IN SAN ANTONIO, TEXAS
 3. VALDEZDESIGNS, INC. HOLDS THE EXCLUSIVE RIGHT OF DISTRIBUTION
 4. THE DRAWINGS BEING REPRESENTED MAY NOT BE COPIED IN FULL OR IN PART WITHOUT PRIOR WRITTEN PERMISSION GRANTED BY VALDEZDESIGNS, INC.
- VALDEZDESIGNS, Inc.
San Antonio, Texas
Voice (210) 615-1294

BRIGHTSTAR
DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 3
COUNTY BLOCK: 17

Plan Information:

Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:

1
2

Issue Date:

04-07-2016

Sheet Title & No.

ELECTRICAL PLAN
BUILDING 2

E2

Growing Solutions Plant Selection

For Dawson Place



Yaupon Holly Tree



Red Tip Photinia



Boxwood



Blue Flax Lily



Liriope



Dwarf Yaupon Holly



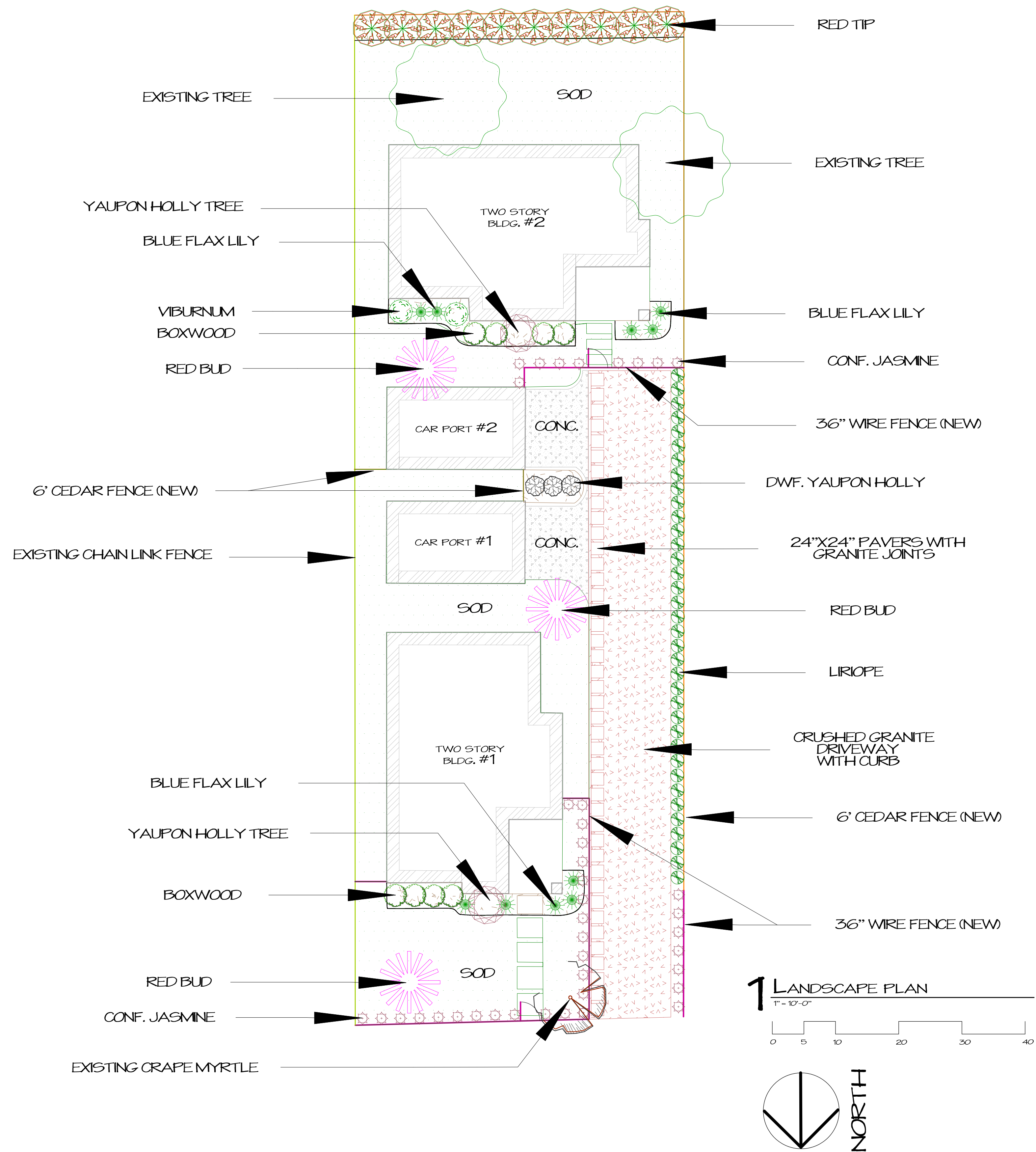
Confederate Jasmine Vine



Viburnum



Red Bud Tree



Revision #: 001

Date: 3/25/2016

Scale:

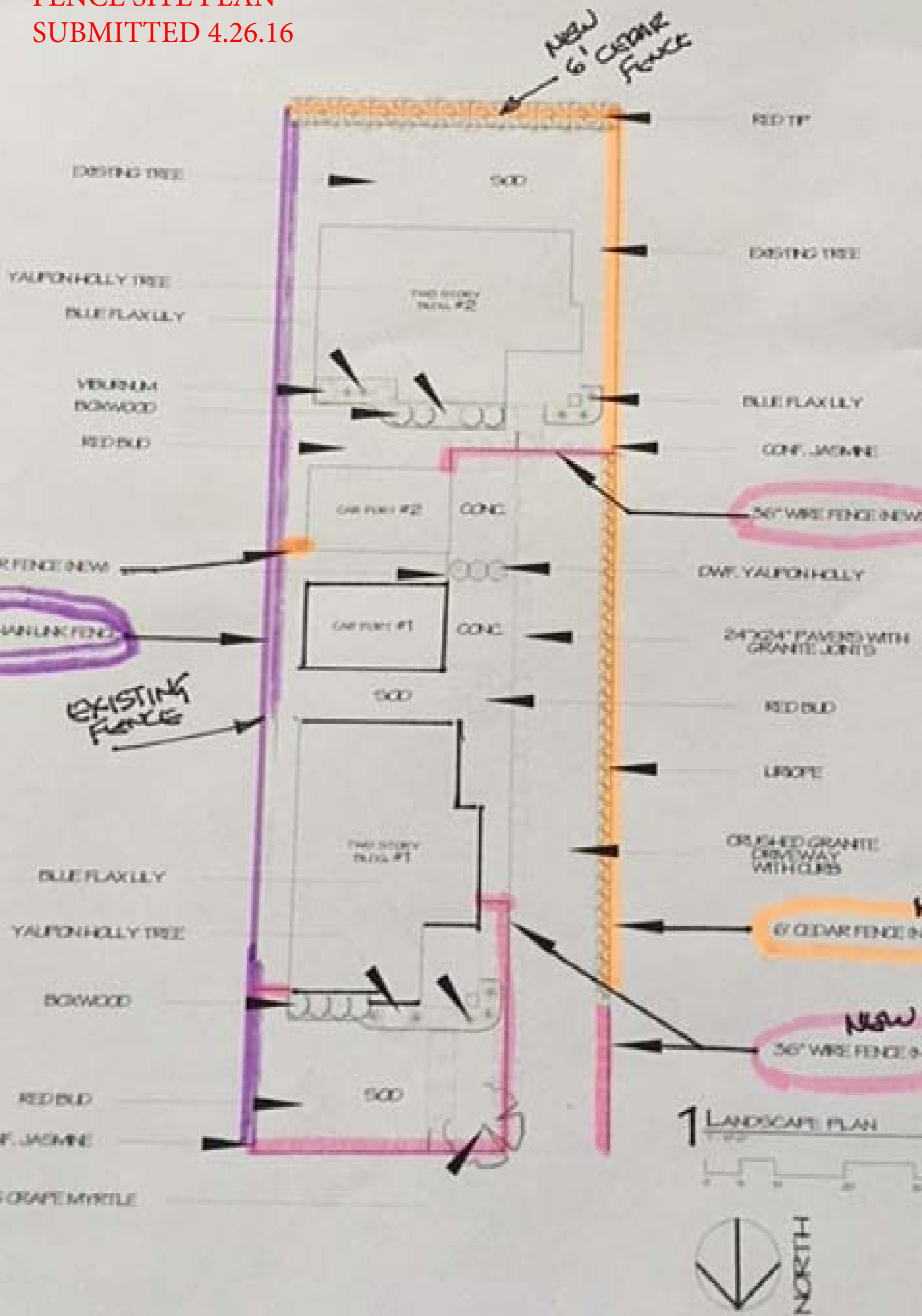
1" = 10'

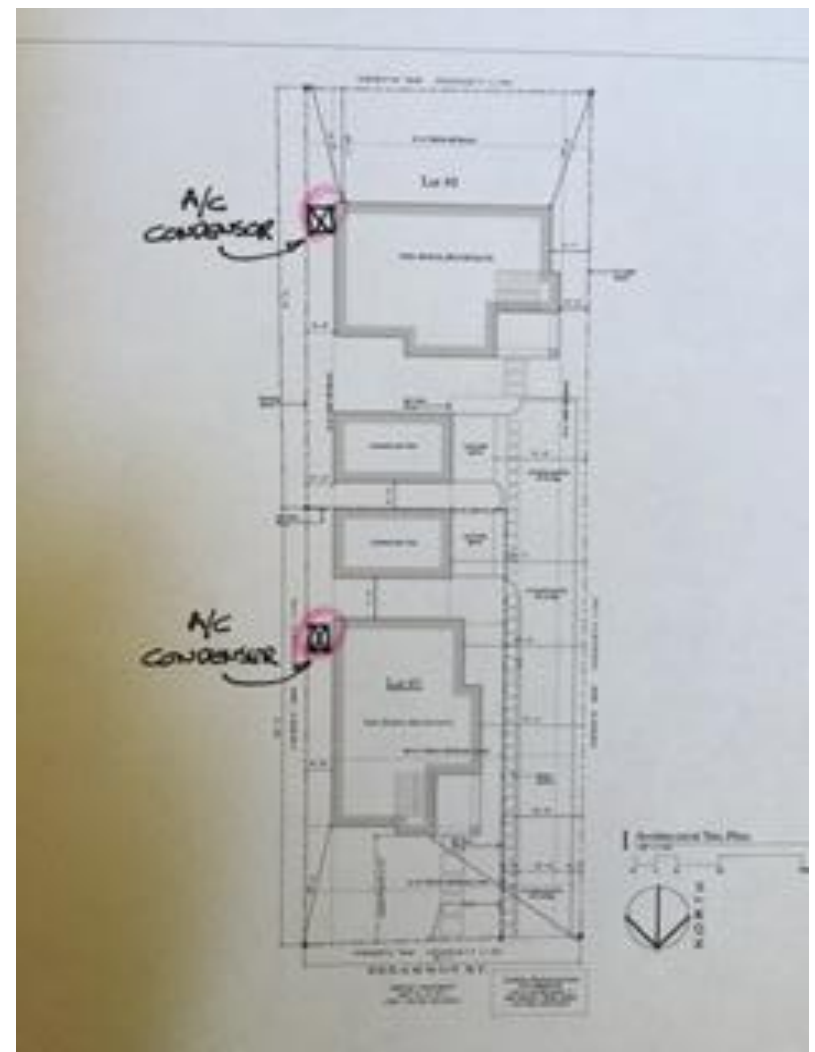
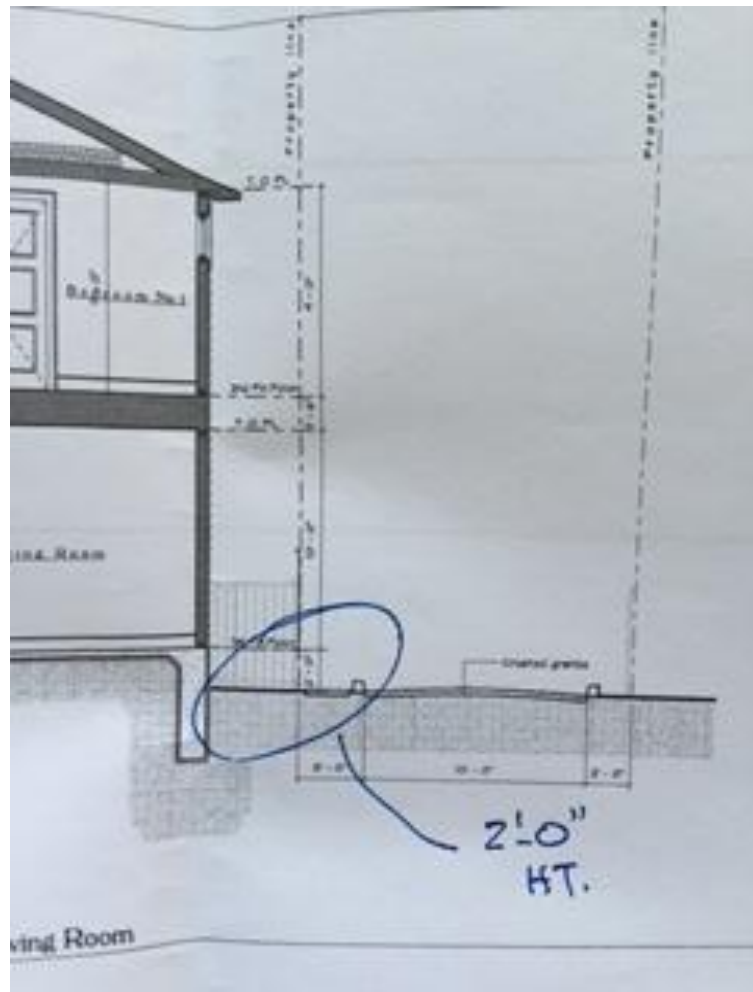
Landscape Plan: 610 Dawson Street

Landscape Design by: Renee Buchanan

Growing Solutions

FENCE SITE PLAN -
SUBMITTED 4.26.16







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

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

DATE: 2-24-16 HDRC Case# _____

ADDRESS: 610 Dawson Meeting Location: South town

APPLICANT: Carlos Rodriguez

DRC Members present: Betty Feldman, John Lafoane

Staff present: Katie Totman

Others present: Rafael Recerra, Joseph Valdez

REQUEST: New Construction (two separate homes that are
two story) on a flag lot.

COMMENTS/CONCERNS: BF: double hung window? → no, single hung.
JL: hardie on proposal, but wood siding on plans? Applicant indicates
hardie is correct for life span. BF: fenestration pattern; @ staircase →
don't need windows, imbalanced & inappropriate on front elevation.
maybe minor first floor ^{windows} ~~windows~~ on front elevation.
JL: steeper pitched roof would increase the size (?) BF: OK w/ a 4:12 pitch.
JL: ex. of other homes in neighborhood that are comparable.
JL: may be nice to have a landscape plan.

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:


Committee Chair Signature (or representative)

Feb 24 2016
Date

SELECTING WINDOWS FOR NEW BUILDINGS

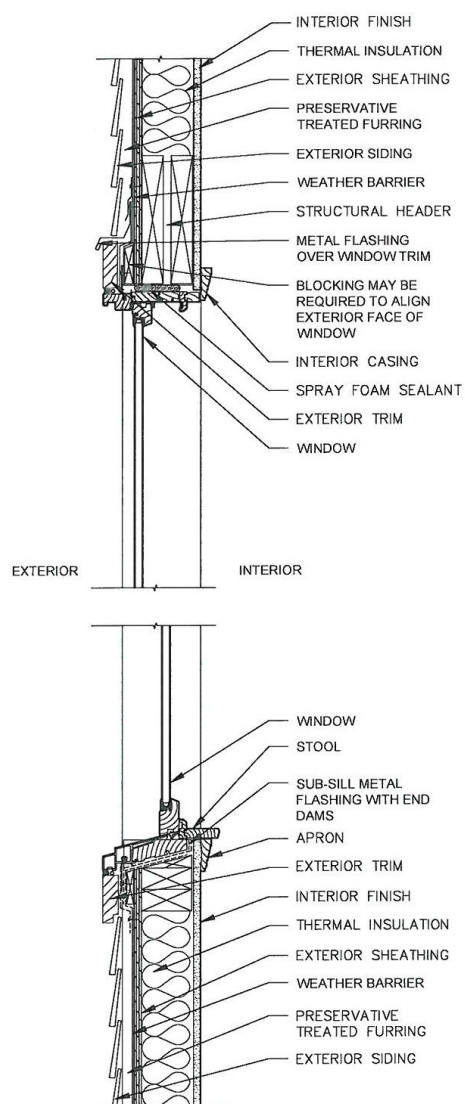
3.A.i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district...

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.

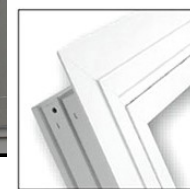
Examples in New Construction:



Block Frame



(not recommended)



Flush Flange