HISTORIC AND DESIGN REVIEW COMMISSION

September 07, 2016

Agenda Item No: 1

HDRC CASE NO:	**2016-299**
ADDRESS:	232 SHERMAN ST
LEGAL DESCRIPTION:	NCB 512 BLK 25 LOT E 58.33 FT OF N 48.7 FT OF 11
ZONING:	R4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Jim Bailey/Alamo Architects
OWNER:	Juan Fernandez/A & F Partners, LLC
TYPE OF WORK:	Final approval of new construction

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a single family house featuring approximately 1,300 square feet on the vacant lot at 232 Sherman at the corner of Sherman and N Mesquite.

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 nonresidential
building types are more typically flat and screened by an ornamental parapet wall.
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.

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
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

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.

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.

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.

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.

7. Off-Street Parking

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

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

FINDINGS:

a. The applicant is requesting a Certificate of Appropriateness to construct a single family house featuring approximately 1,300 square feet on the vacant lot at 232 Sherman at the corner of Sherman and N Mesquite. Staff performed a site visit on July 26, 2016, and found the site to feature existing trees which the applicant has proposed to preserve.
b. This request was heard by the Historic and Design Review Commission on August 3, 2016, where it received conceptual approval with the stipulations that the applicant provide information regarding the proposed new

construction's foundation heights and that the applicant provide information regarding the location and screening of all mechanical equipment.

c. 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 new construction toward N Mesquite, consistent with the Guidelines. The applicant has proposed a setback from the public right of way at N Mesquite of approximately twenty (20) feet and a setback from Sherman of approximately sixteen (16) feet. This is consistent with the Guidelines.
d. ENTRANCES – 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 Mesquite. This is consistent with the Guidelines.
e. 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 an overall height of approximately twenty-five (25) feet. This block of N Mesquite predominantly features single story structures. Along Sherman, there are examples of multi height structures, notable at the corner of Sherman and N Hackberry. The lot at 232 Sherman is at the northern boundary of the Dignowity Hill Historic District and immediately south of an industrial site. Staff finds the applicant's proposed height appropriate and serving as a book-end to the district.
f. TRANSITIONS – Step downs in building height should be utilized to transition from the height of the proposed new construction to the single story height of the neighboring structure. The applicant has proposed a single height front porch which spans a majority of the front façade extending 6' – 5" from the front façade. Staff finds that this in addition to a single height carport with a shed roof actively transitions the structure's height to the height of the neighboring structures.
g. FOUNDATION &FLOOR HEIGHTS – 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 in the immediate vicinity of 232 Sherman feature foundation heights that range from one foot to two feet in height. The applicant has proposed foundation heights that are twenty-one inches in height and floor heights that are consistent with the historic example in the vicinity. This is consistent with the Guidelines.
h. ROOF FORM – The applicant has proposed a side gable roof, consistent with many roof structures located throughout the district. This is consistent with the Guidelines for New Construction.
i. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that feature historic proportions and contemporary interpretations of historic façade openings found throughout the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 2.C.i.
j. 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.
k. MATERIALS – In regards to materials, the applicant has proposed cement lap siding, a standing seam metal roof, wood trim, cedar posts, and fiberglass doors and windows. In regards to windows, the applicant has proposed to inset each fiberglass window within walls approximately two (2) inches. This is appropriate and consistent with the Historic Design Guidelines, Window Policy Document.
l. ARCHITECTURAL DETAILS – New building 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. Staff finds that in general the applicant's proposed design is consistent with the Guidelines for New Construction 4.A.
m. CARPORT – At the rear (west) of the proposed new construction, the applicant has proposed to construct a carport structure to feature a length of approximately thirty (30) feet and a width of approximately ten (10) feet. The applicant's proposed carport features a location, massing and roof form for the proposed new construction and the adjacent properties. Staff finds the applicant's proposed carport consistent with the Guidelines for New Construction 5.A.

n. MECHANICAL EQUIPMENT – The applicant has noted that all mechanical equipment will be screened and that the HVAC unit will be screened by fencing.
o. FENCING – At the rear of the proposed new construction, the applicant has proposed to construct a wood privacy fence. In the yard parallel to the public right of way at both Sherman and N Mesquite, the applicant has proposed to construct a cattle panel fence. The applicant is responsible for ensuring that the proposed fence does not exceed four (4) feet in height in the yard fronting Sherman and N Mesquite and six (6) feet in height at the rear (west) and side (south) of the proposed new construction.
p. DRIVEWAY – The applicant has proposed a concrete ribbon strip driveway to be approximately eight (8) feet in width. The applicant has proposed to install decomposed granite between the ribbon strips. This is appropriate and consistent with the Guidelines for Site Elements.
q. SIDEWALK – The applicant has proposed a concrete sidewalk leading from the sidewalk at the public right of way at N Mesquite to the front of the proposed new construction. This is consistent with the Guidelines.
r. LANDSCAPING – The applicant has provided a landscaping plan as well as information regarding landscaping materials. Staff finds the proposed landscaping design and materials appropriate for the Dignowity Hill Historic District and consistent with the Guidelines for Site Elements.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through r.

CASE MANAGER:

Edward Hall

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jul 21, 2016

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Burleson
Sherman
LCW Automotive Corporation
232 Sherman
Sherman
N Mesquite St
Foam Products-San Antonio
N Mesquite St
Sherman
Roddis Lumber & Veneer


STOP

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 131 SHERMAN

REQUEST: FINAL APPROVAL OF A NEW HOUSE

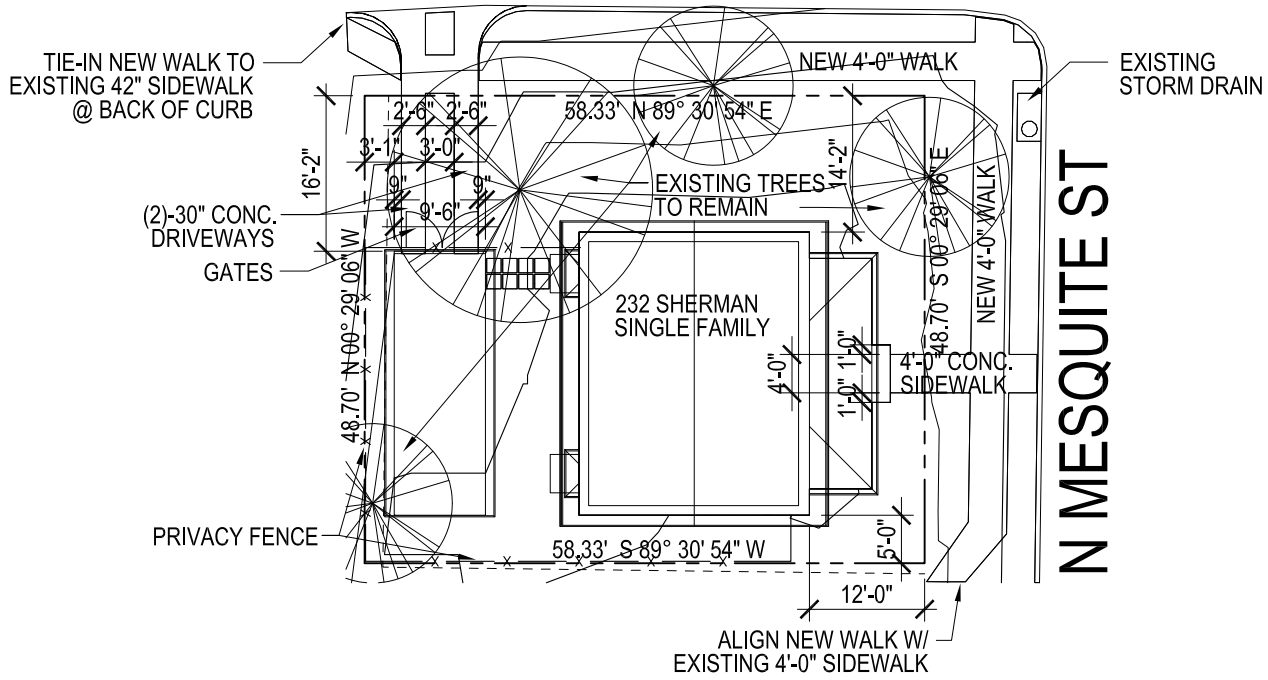
HEARING DATE: 9/7 20[illegible]

TIME: 3:00 P.M.

FOR MORE INFORMATION CONTACT
(210) 215-9274

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

232 SHERMAN



SITE PLAN

SCALE: 1"=20'-0"

232 SHERMAN

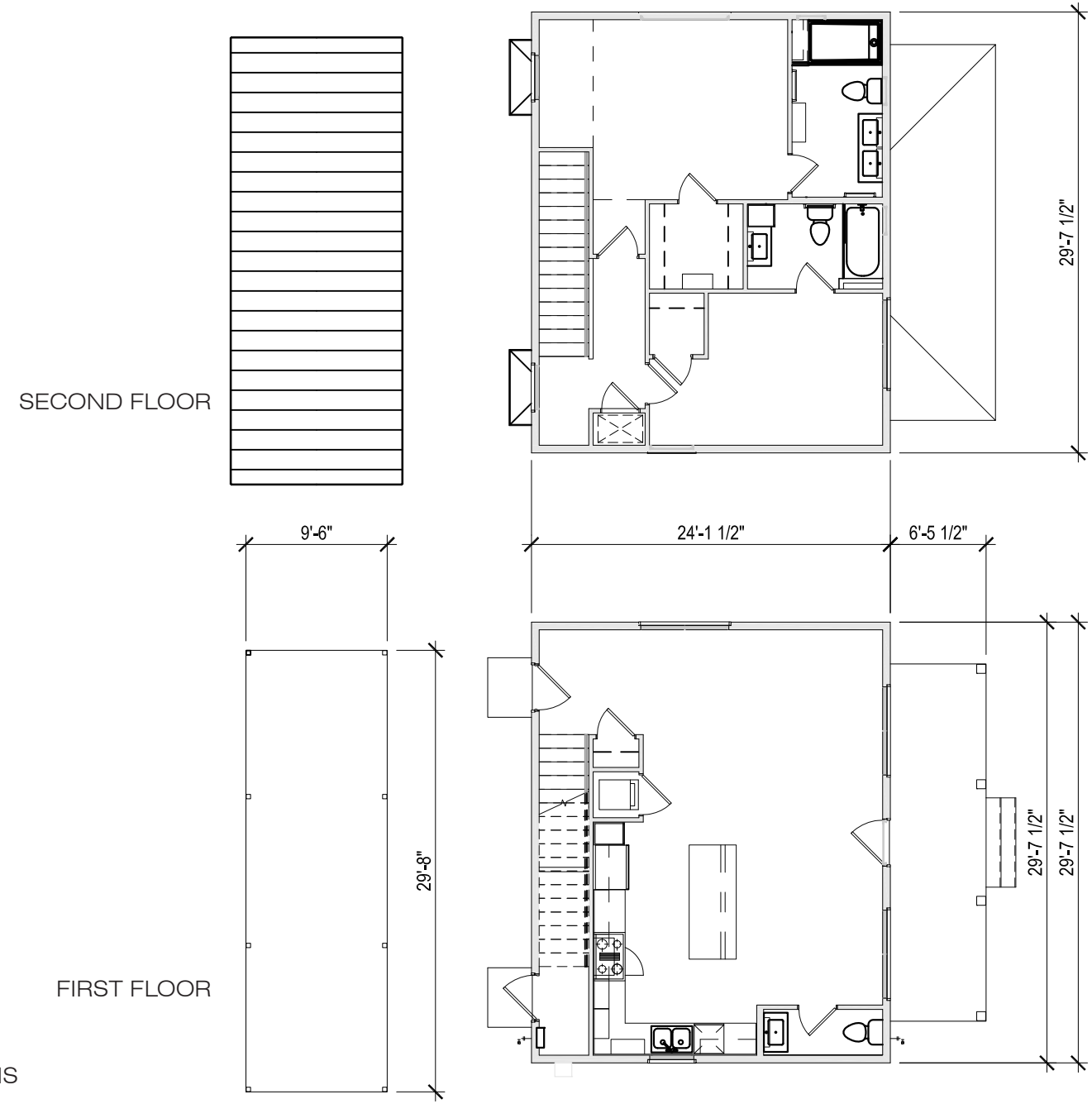
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS

AUGUST 12, 2016

PERSPECTIVE LOOKING SOUTHWEST

232 SHERMAN
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016

ALAMO ARCHITECTS

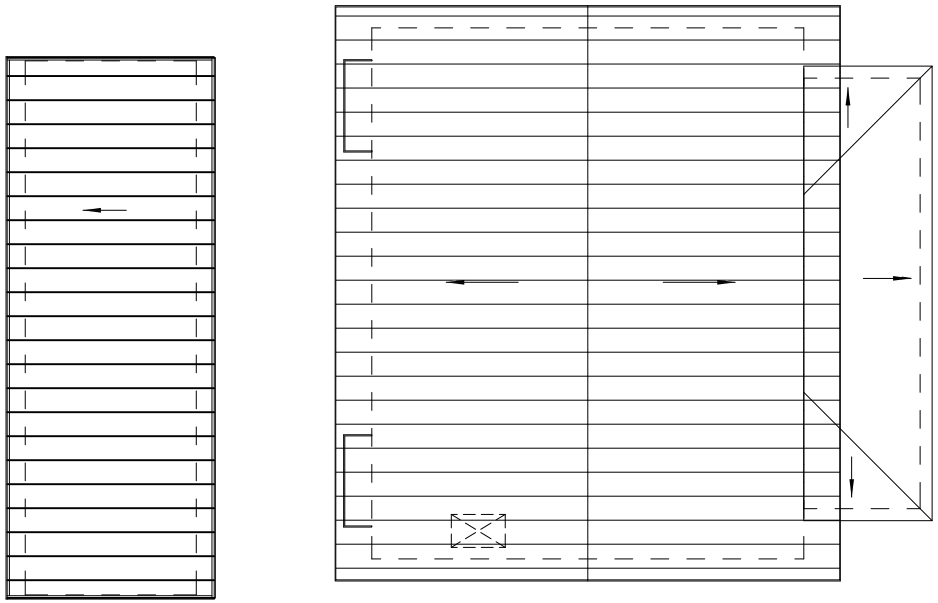


FLOOR PLANS

232 SHERMAN

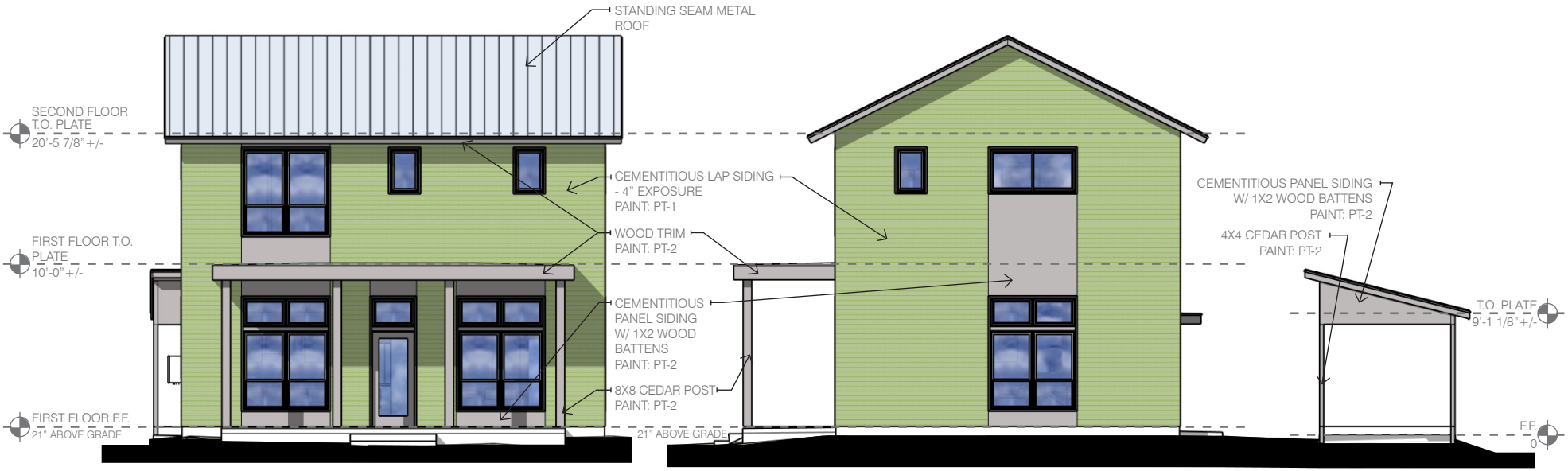
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS

AUGUST 12, 2016



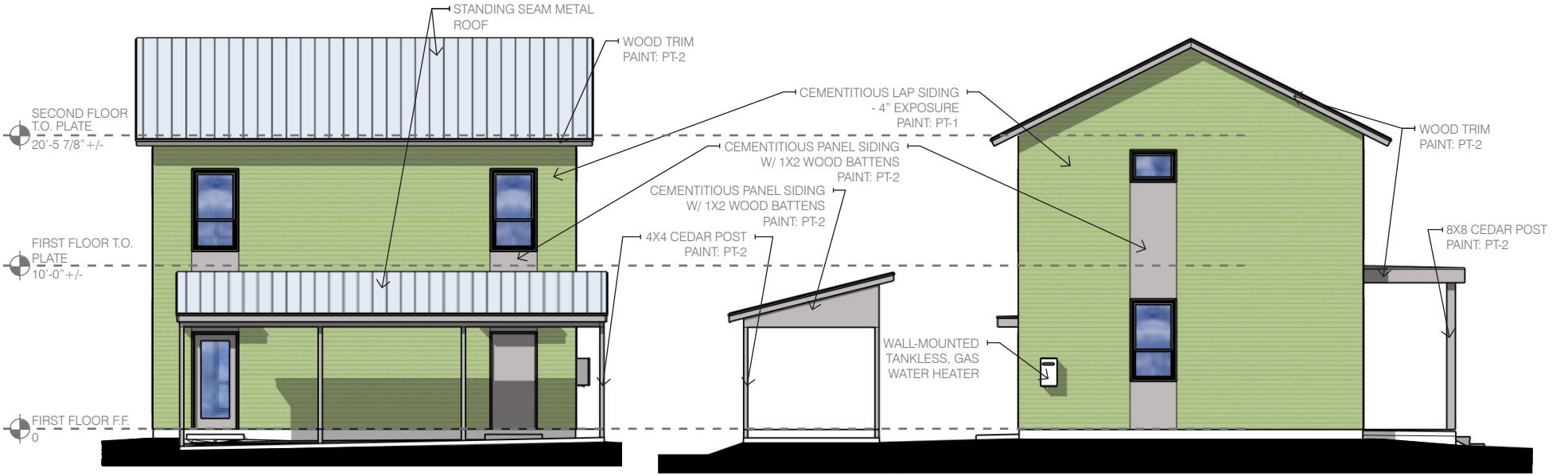
ROOF PLAN

232 SHERMAN
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016



EAST SIDE ELEVATION

NORTH SIDE ELEVATION



WEST SIDE ELEVATION

SOUTH SIDE ELEVATION

ELEVATIONS

232 SHERMAN

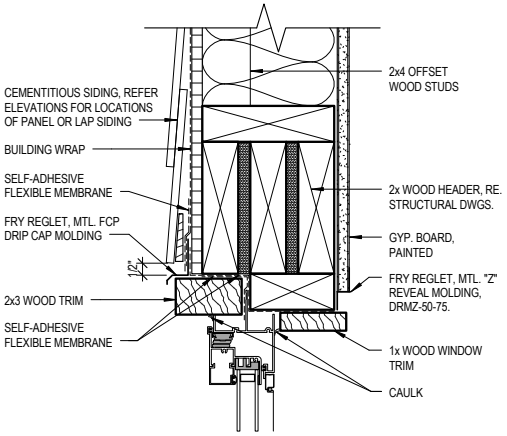
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS

AUGUST 12, 2016

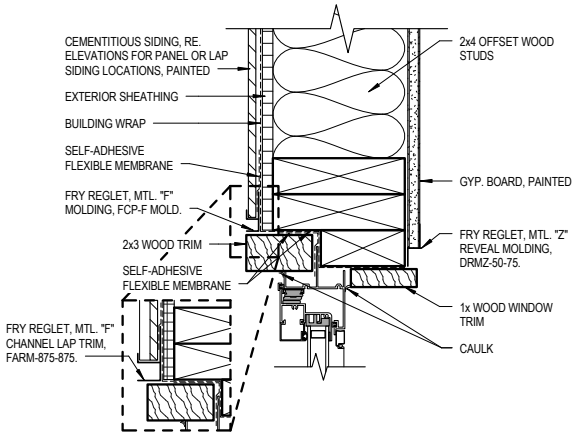
ALAMO ARCHITECTS

PT-1 - GREAT GREEN - SW6430

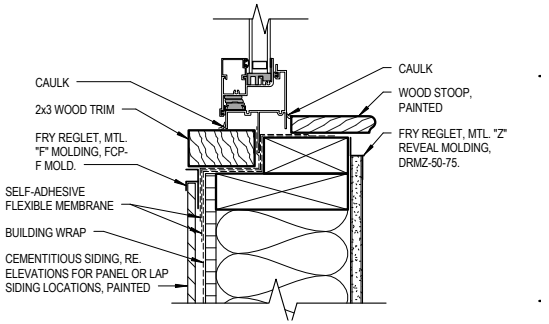
PT-2 - GRAY MATTERS - SW7066



SIDING - WINDOW HEAD



SIDING - WINDOW JAMB



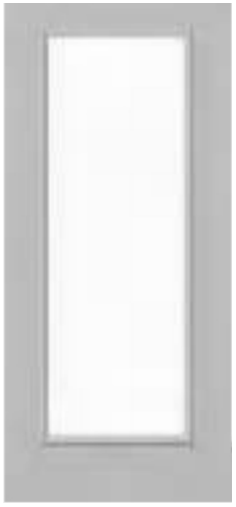
SIDING - WINDOW SILL

EXTERIOR PAINT COLORS & INSET WINDOW DETAIL

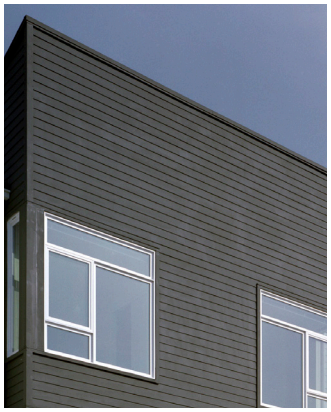
232 SHERMAN
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016

STANDING SEAM METAL ROOF
COLOR: GALVALUM

PELLA FIBERGLASS WINDOWS
COLOR: MORNING SKY GRAY



PELLA FIBERGLASS DOORS
COLOR: MORNING SKY GRAY



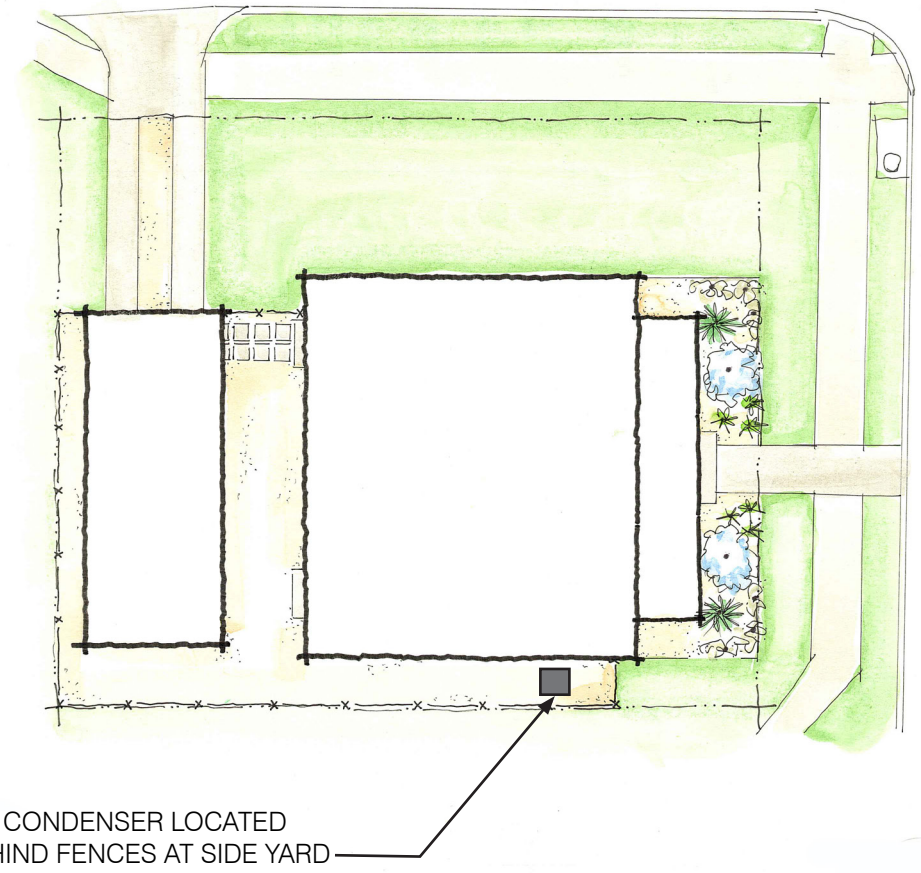
LAP SIDING - 4" REVEAL
(ACTUAL COLOR NOT REPRESENTED)

FIBER CEMENT PANEL SIDING
(ACTUAL COLOR NOT REPRESENTED)

FENCE TYPE 1
DESCRIPTION: WOOD FRAME WITH METAL MESH
PAINTED: TBD
(ACCESS GATES SIMILAR)

FENCE TYPE 2
DESCRIPTION: VERTICAL CEDAR PICKET PRIVACY FENCE

MATERIAL PALETTE



N

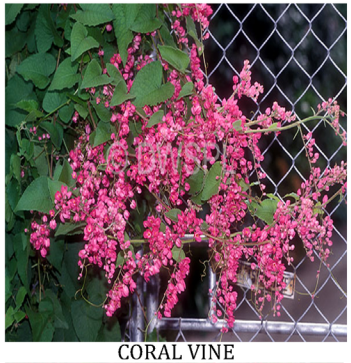
LANDSCAPE PLAN

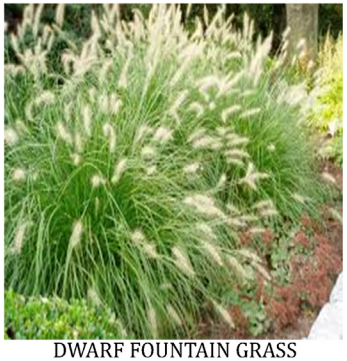
232 SHERMAN
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016

ALAMO ARCHITECTS


BULBINE


RED CRINUM LILY


CORAL VINE


DWARF FOUNTAIN GRASS


PEA GRAVEL

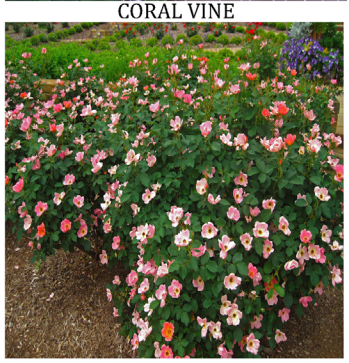

TEXAS BLEND 1"-4"


DECOMPOSED GRANITE


BOULDERS


COREOPSIS


BICOLOR IRIS


KNOCKOUT ROSE


RED SALVIA


CONCRETE PAVERS


SOCIETY GARLIC


BLUE PLUMBAGO


TEXAS SOTOL


SILVER PONY FOOT


BUFFALOGRASS

DIGNOWITY HILL INFILL
SAN ANTONIO, TEXAS

PLANT MATERIAL

JULY 15, 2016

PLANT MATERIAL LIST

232 SHERMAN
DIGNOWITY HILL INFILL, SAN ANTONIO, TEXAS
AUGUST 12, 2016

ALAMO ARCHITECTS

GENERAL NOTES - SITE PLAN

G1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL WALK THROUGH THE STAGING AREA(S) AND THE ENTIRE SITE WITH OWNER. CONTRACTOR SHALL OUTLINE SEQUENCE OF WORK AND SPECIAL ACCESS REQUIRED OUTSIDE OF THE INDICATED WORK AREA SHOWN ON SITE PLAN, TO INSURE THAT ONGOING AND TIMELY OPERATIONS WILL NOT BE HINDERED IN ANY WAY.

G2. CONTRACTOR SHALL LIMIT SITE WORK AND STAGING AREAS ONLY THAT WHICH IS NECESSARY FOR INSTALLING OF NEW WORK. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE AND SOILS EROSION. ANY DAMAGE TO EXISTING SITE DUE TO CONSTRUCTION ACTIVITIES OR SITE ACCESS SHALL BE RESTORED TO IT'S ORIGINAL CONDITION. REFER TO TREE PROTECTION PLAN.

G3. EXISTING CURB CUTS AND CONCRETE DRIVEWAYS SHALL BE PROTECTED FROM DAMAGE AND DESTRUCTION.

G4. ALL SITE DEBRIS AND CLEARED MATERIALS SHALL BE REMOVED AND DISCARDED FROM THE SITE PER PROJECT MANUAL SPECIFICATIONS. ABSOLUTELY NO DEBRIS OR CLEARED SITE REFUSE SHALL BE BURIED.

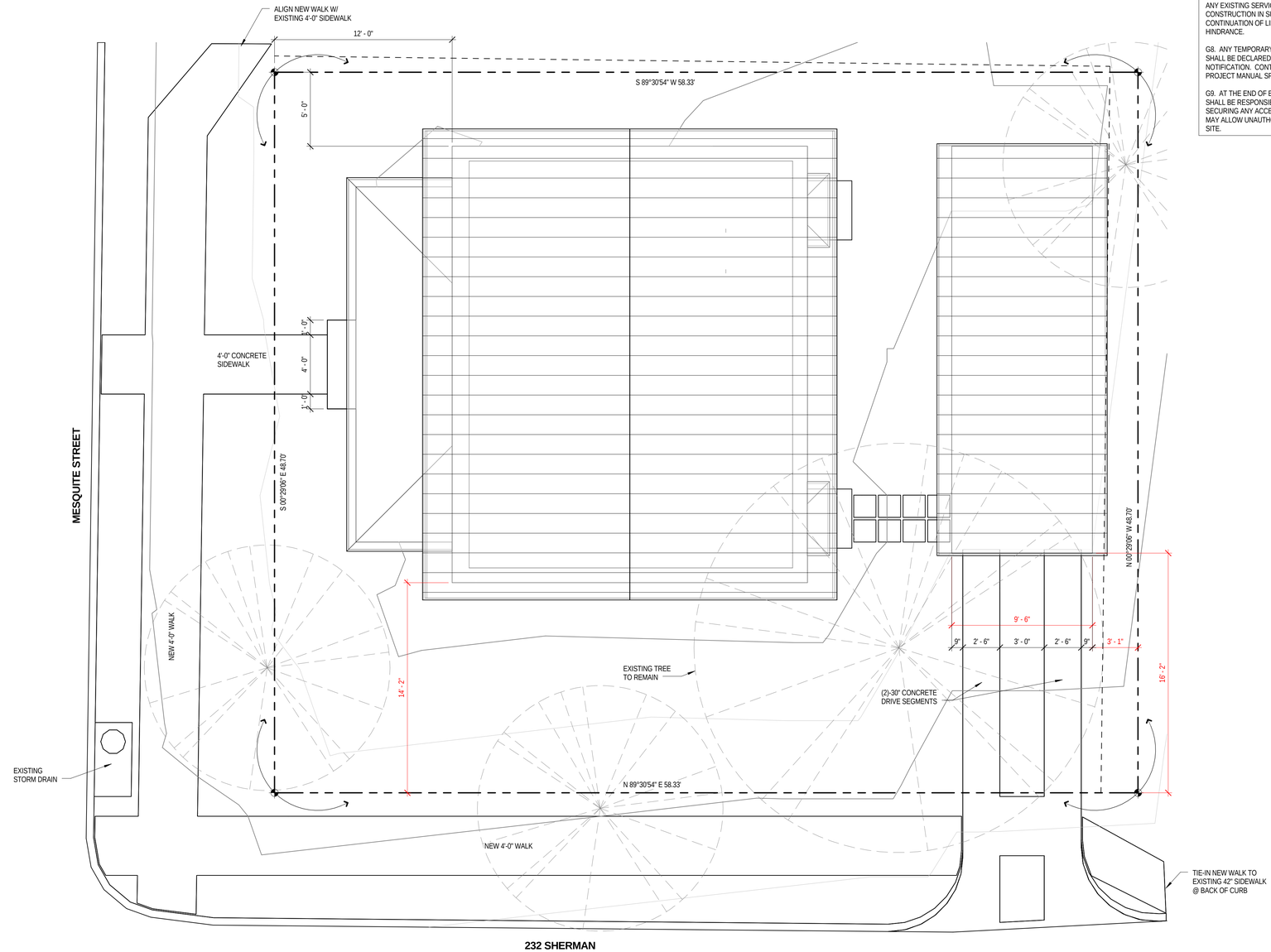
G5. REFER TO LANDSCAPE PLAN FOR TREE PRESERVATION REQUIREMENTS.

G6. UNDER NO CIRCUMSTANCES EITHER BY CONTRACTOR OR UTILITY CONTRACTOR, SHALL ANY TREES OF ANY SIZE WHICH ARE NOTED "TO BE REMOVED" ON THE LANDSCAPE PLANS BE DEMOLISHED OR PARTIALLY REMOVED WITHOUT FIRST OBTAINING PERMISSION BY THE OWNER AND ALSO WITHOUT NOTIFICATION AND RESPONSE TO PROCEED FROM THE LANDSCAPE ARCHITECT.

G7. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE AFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT WOULD ENABLE CONTINUATION OF LIFE SAFETY SERVICES WITHOUT HINDRANCE.

G8. ANY TEMPORARY INTERRUPTION OF UTILITY SERVICES SHALL BE DECLARED TO THE OWNER WITH ADVANCE NOTIFICATION. CONTRACTOR SHALL ABIDE TO THE PROJECT MANUAL SPECIFICATIONS.

G9. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WALKING THE SITE AND SECURING ANY ACCESS GATES OR FENCE OPENINGS THAT MAY ALLOW UNAUTHORIZED ACCESS TO THE CONSTRUCTION SITE.



1 SITE PLAN - 232 SHERMAN
1/4" = 1'-0"

ALMO ARCHITECTS
1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC
13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL

PROJECT NUMBER:	2014-84
DRAWN BY:	Author
APPROVED BY:	Approver
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

ARCHITECTURAL SITE PLAN

A1.01

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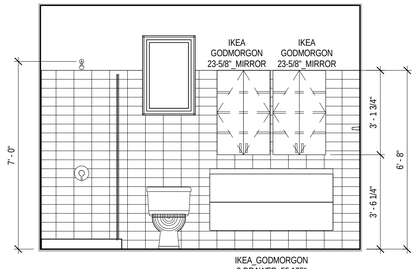
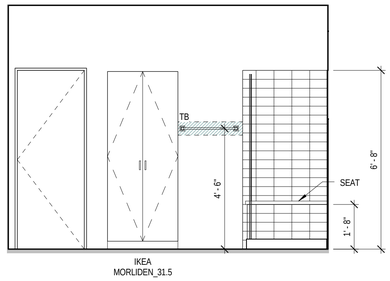


13 INT. ELEV. MASTER BATH
3/8" = 1'-0"



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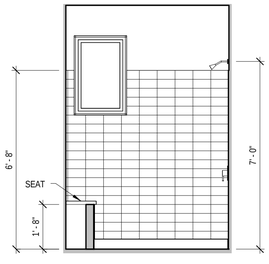
3/8" = 1'-0"



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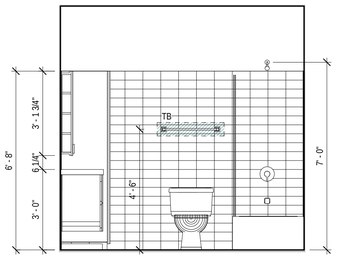
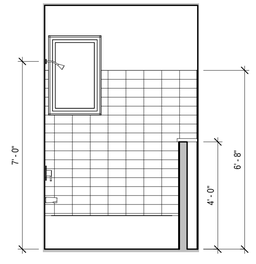
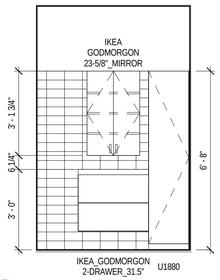
3/8" = 1'-0"



10 INT. ELEV. BATH #2
3/8" = 1'-0"



9 INT. ELEV. BATH #2
3/8" = 1'-0"



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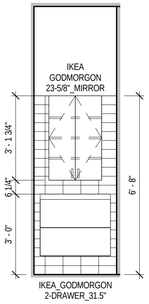
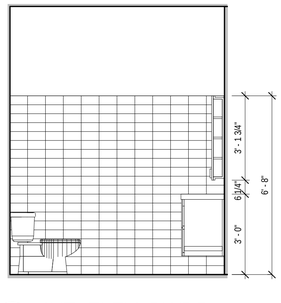
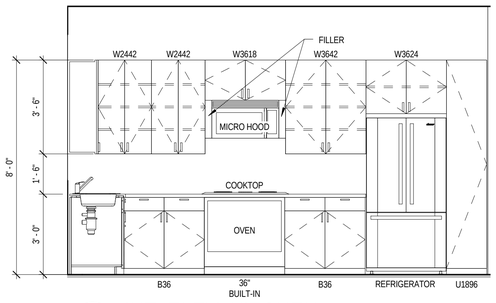
3/8" = 1'-0"



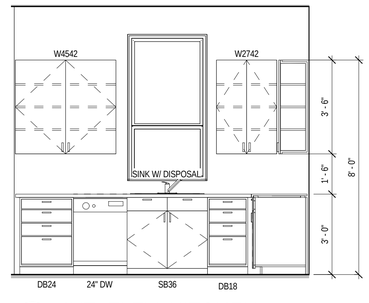
7 INT. ELEV. PWDR.
3/8" = 1'-0"



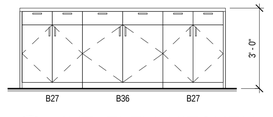
6 INT. ELEV. PWDR.
3/8" = 1'-0"



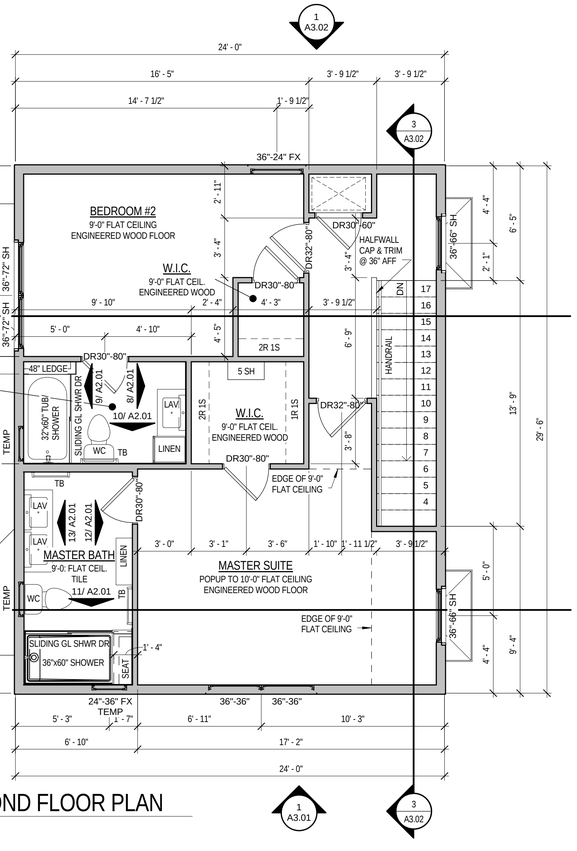
5 INT. ELEV. KITCHEN
3/8" = 1'-0"



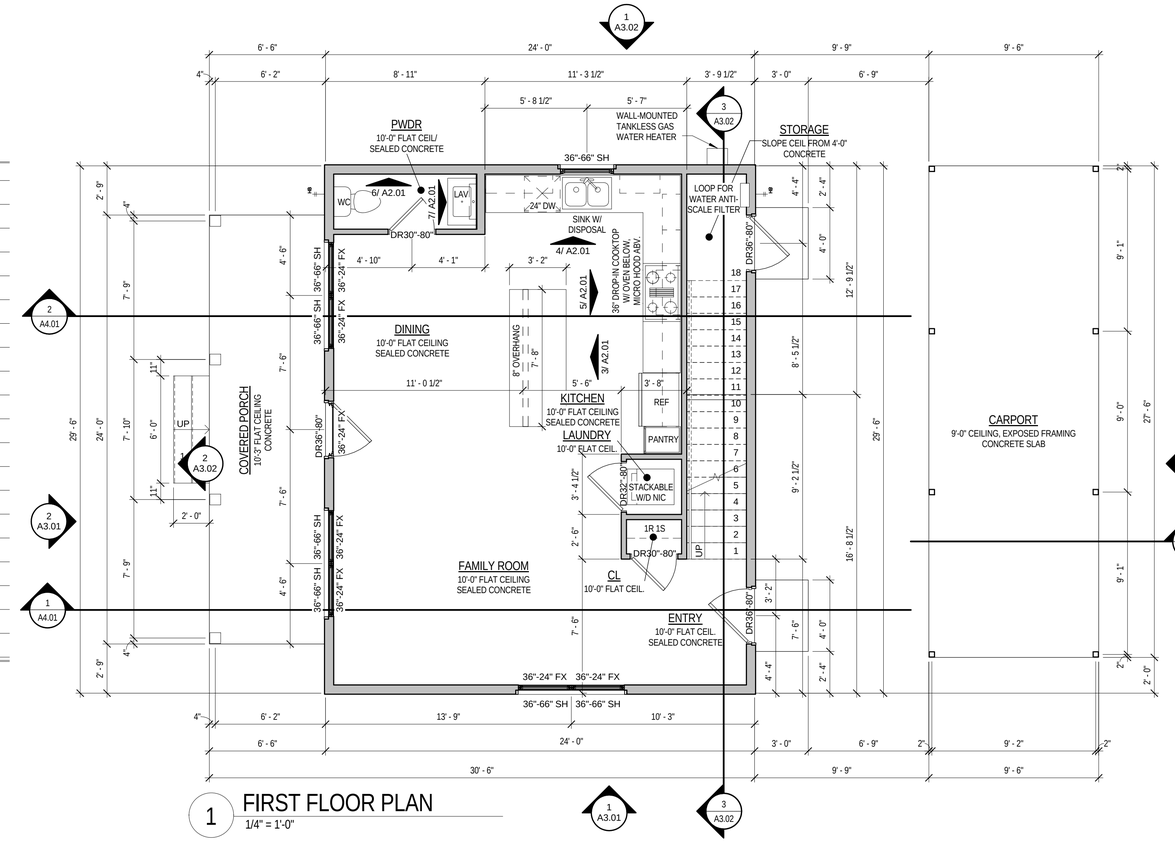
4 INT. ELEV. KITCHEN
3/8" = 1'-0"



3 INT. ELEV. KITCHEN
3/8" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN

G1. DIMENSIONS ARE FROM EDGE OF FRAMING, EDGE OF CONCRETE, OR CENTER OF COLUMN, U.N.O.

G2. CONTRACTOR TO PROVIDE TREATED WOOD BLOCKING AS NECESSARY FOR ANY WALL MOUNTED ITEMS OR ACCESSORIES.

G3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PLAN DIMENSIONS PRIOR TO BEGINNING ANY CONSTRUCTION OR FABRICATION, AND NOTIFY ARCHITECT IN WRITING OF ANY DESCREPANCIES.

G4. ALL DOORS TO BE 4" FROM FACE OF ADJACENT GYPSUM BOARD OF PERPINDICULAR WALL TO EDGE OF DOOR, U.N.O. IF A DIMENSION IS SHOWN, THIS WILL NOT INDICATE DISTANCE FROM FACE OF GYPSUM BOARD TO EDGE.

G5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING ANY MILLWORK OR ORDERING ANY SPECIALTY ITEMS OR EQUIPMENT.

AREAS

CONDITIONED:	
1ST FLOOR -	658 SF
2ND FLOOR -	691 SF
TOTAL CONDITIONED -	1,349 SF
UNCONDITIONED:	
STORAGE -	50 SF
COVERED PORCH -	168 SF
CARPORT -	228 SF
TOTAL UNCONDITIONED -	446 SF
TOTAL AREA UNDER ROOF -	1,564 SF
TOTAL SLAB AREA -	876 SF
ROOF AREAS:	
STAND SEAM W/ OVERHANGS -	1,338 SF
TPO MEMBRANE -	190 SF

ALMO ARCHITECTS
1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT
Sandalwood LLC
13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL

PROJECT NUMBER:	2014-84
DRAWN BY:	Author
APPROVED BY:	Approver
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

FLOOR PLAN

A2.01

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GENERAL NOTES - REFLECTED CEILING PLAN

G1. TYPICAL CEILING HEIGHT IS XX'-X" A.F.F. UNLESS NOTED OTHERWISE.

G2. ALL FIXTURES ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. VERIFY WITH ELECTRICAL DRAWINGS. ANY DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

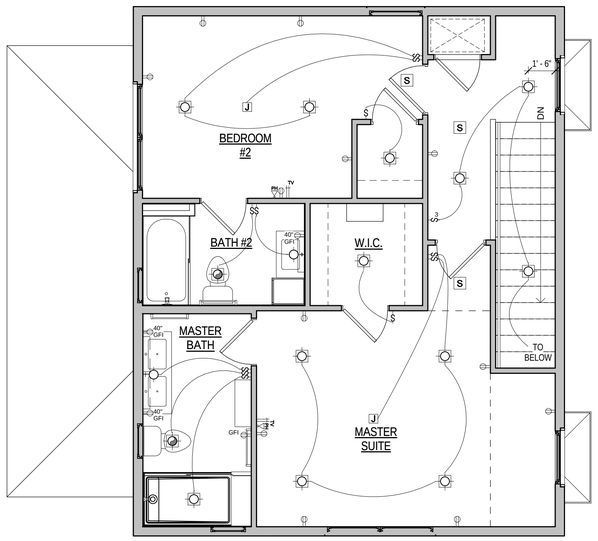
G3. REFER TO FINISH SCHEDULE FOR GYPSUM BOARD PAINT COLORS AND OTHER MISC. PAINT COLORS.

G4. GENERAL CONTRACTOR TO COORDINATE ALL MEP AND SPRINKLER SYSTEMS, AND SUBMIT COORDINATED PLAN TO ARCHITECTS FOR REVIEW AND APPROVAL PRIOR TO PERMITTING, FABRICATION AND INSTALLATION OF ANY SYSTEM.

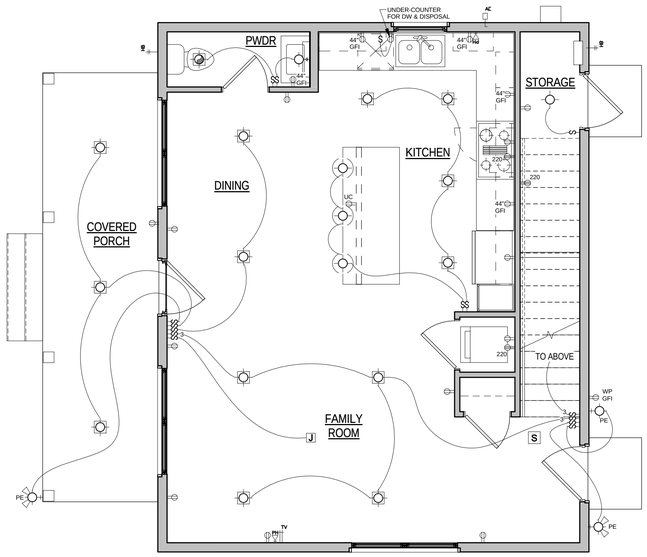
G5. FIRE SEAL ALL GAPS, CRACKS, AND PENETRATIONS THROUGH CEILING AT RATED ASSEMBLIES.

ELECTRICAL SYMBOL LEGEND

	SURFACE MOUNTED, 2-BULB CEILING LIGHT
	RECESSED CAN LIGHT, CFL BULB
	RECESSED CAN ADJUSTABLE SPOT LIGHT, HALOGEN BULB
	RECESSED CAN LIGHT W/ EXHAUST FAN
	SURFACE MOUNTED, 42" CEILING FAN W/ LIGHT KIT, CFL BULB
	SURFACE MOUNTED, HANGING LIGHT
	WALL MOUNTED, 2-BULB WALL SCONCE
PE MD	WALL MOUNTED, 2-BULB WALL SCONCE, PHOTOELECTRIC LIGHT SENSOR, W/ MOTION DETECTION SENSOR
	WALL MOUNTED, 2-BULB HALOGEN FLOOD LIGHT W/ LIGHT & MOTION SENSOR
S	WALL MOUNTED, SWITCH
3 S	WALL MOUNTED, 3-WAY SWITCH
DIM S	WALL MOUNTED, DIMMER SWITCH
	WALL MOUNTED, 120V OUTLET
WP GFI	WALL MOUNTED, 120V OUTLET, WATER PROOF, AND GROUND FAULT INTERRUPTER
XX" GFI	WALL MOUNTED, 120V OUTLET, W/ MOUNTING HEIGHT, AND GROUND FAULT INTERRUPTER
	WALL MOUNTED, 220V OUTLET
S	CEILING MOUNTED SMOKE DETECTOR
TV	WALL MOUNTED, TELEVISION OUTLET
TV	WALL MOUNTED, PHONE & DATA OUTLET
J	PRE-WIRED, RECESSED 'J'-BOX
AC L	PRE-WIRED, RECESSED 'J'-BOX



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ARCHITECTS
1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC
13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL

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BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

ELECTRICAL PLAN

A2.02

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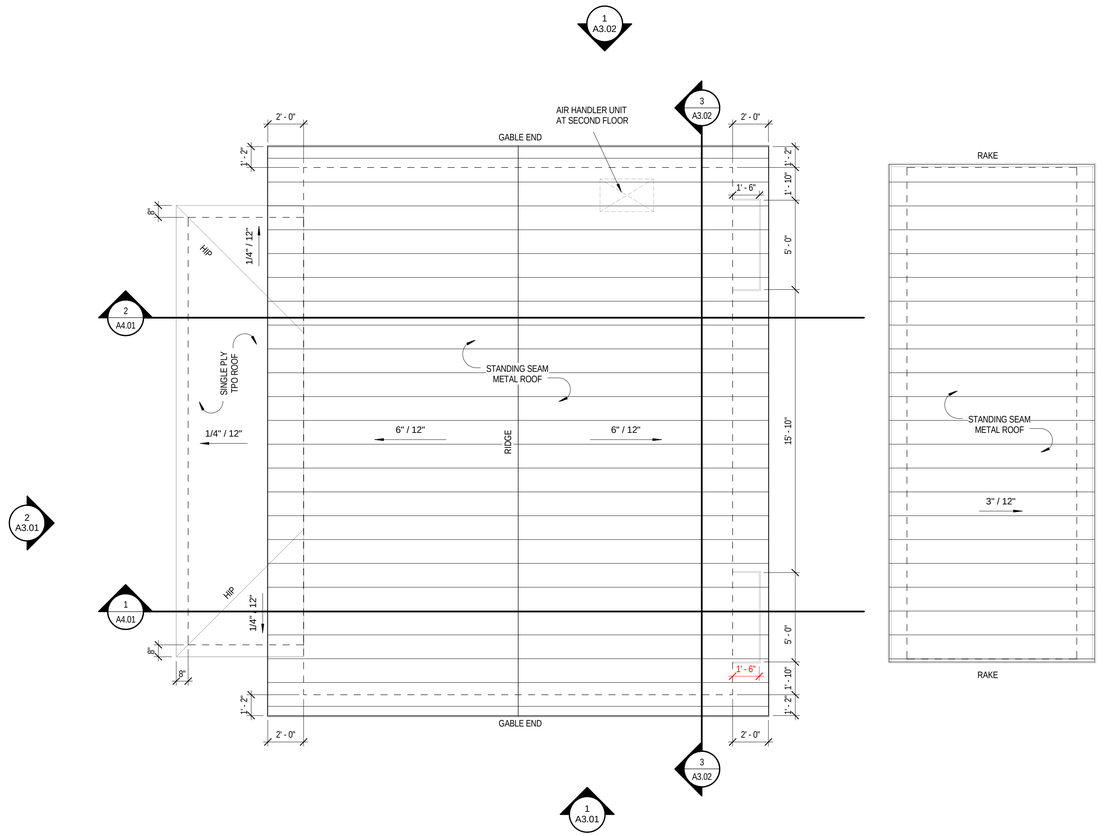
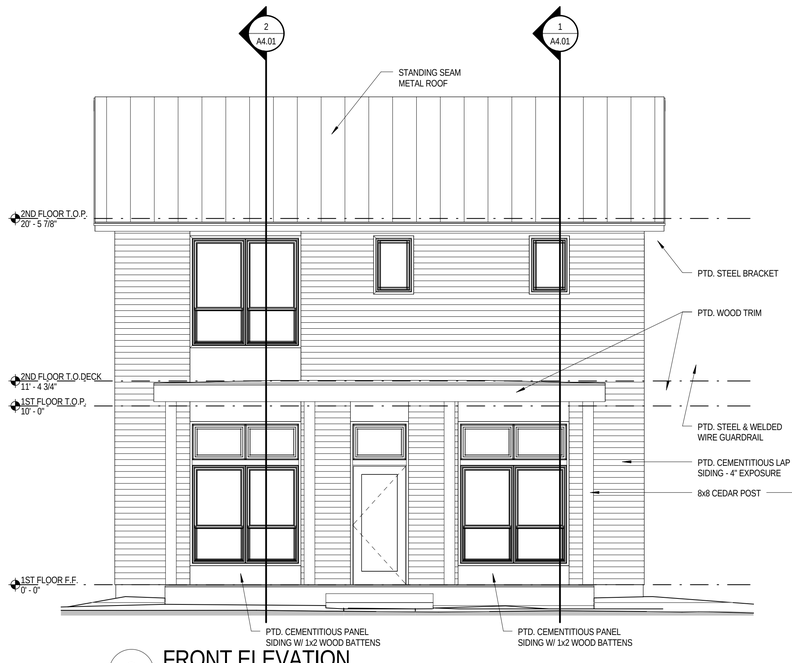


5 ROOF PLAN

1/4" = 1'-0"



2 FRONT ELEVATION

1/4" = 1'-0"

1 RIGHT SIDE ELEVATION

1/4" = 1'-0"

1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC

13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

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San Antonio, TX, 78204

SEAL

PROJECT NUMBER:	2014-84
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BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

EXTERIOR ELEVATIONS

A3.01

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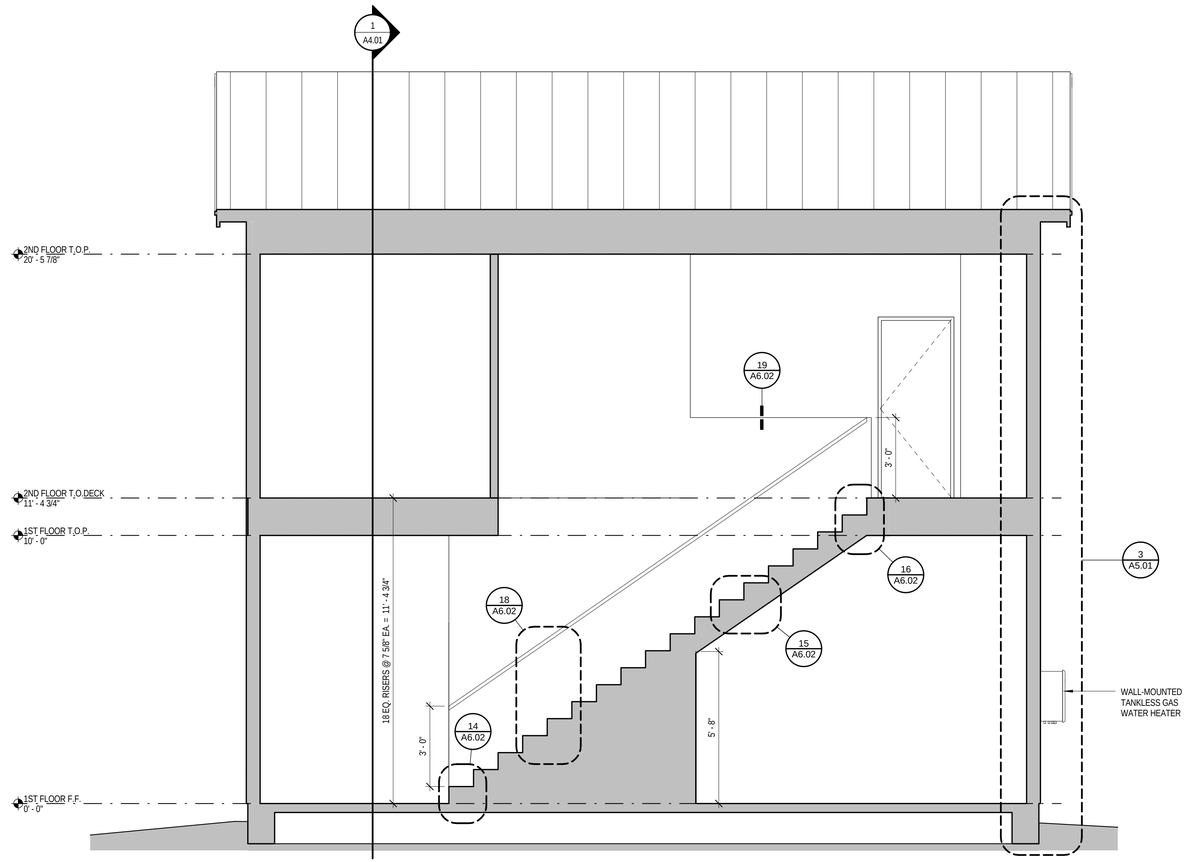
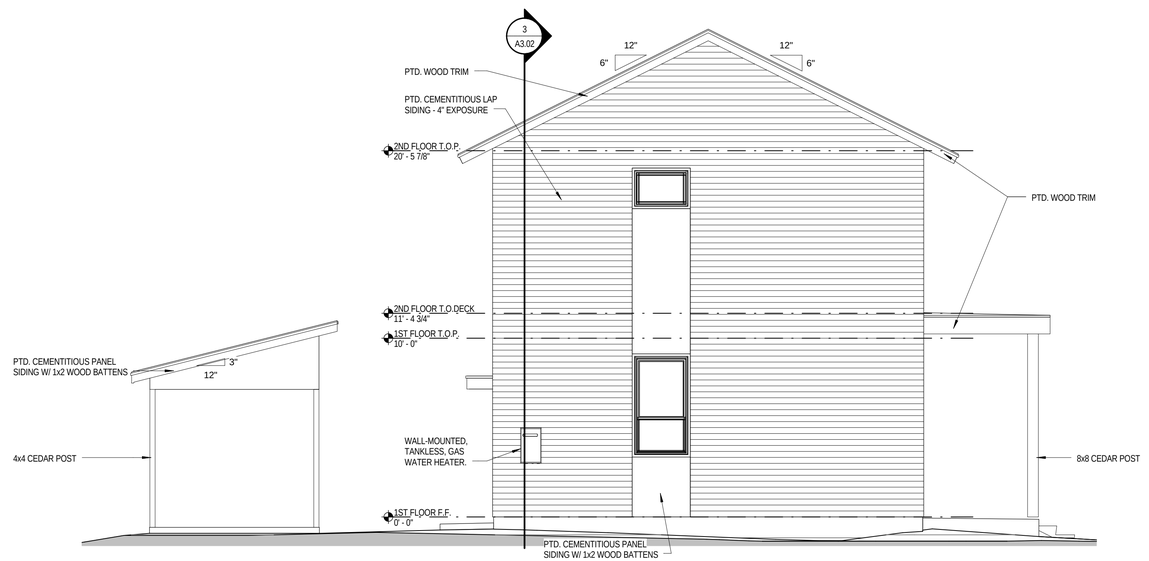


3 STAIR SECTION
3/8" = 1'-0"



1 LEFT SIDE ELEVATION
1/4" = 1'-0"

2 REAR ELEVATION
1/4" = 1'-0"

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San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC

13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL 06/28/16

PROJECT NUMBER:	2014-84
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APPROVED BY:	Approver
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BID DATE:	
CONSTRUCTION DATE:	

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EXTERIOR ELEVATIONS

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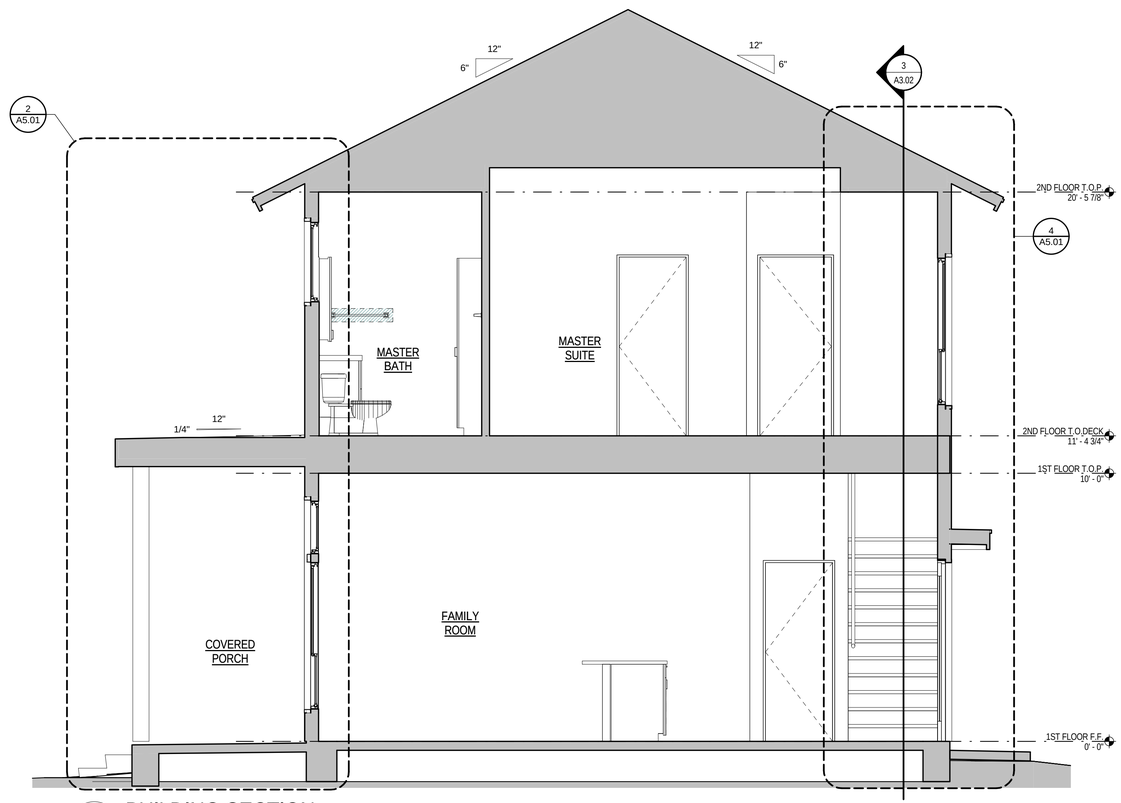
GENERAL NOTES - ROOF PLAN

G1. ALL ROOFING DETAILS SHALL CONFORM WITH "SMACNA" AND "NRCA" REQUIREMENTS.

G2. ALL DIMENSIONS ARE TO FACE OF FRAMING.

2 BUILDING SECTION
3/8" = 1'-0"



1 BUILDING SECTION
3/8" = 1'-0"

ALAMO ARCHITECTS

1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC

13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

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232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL

PROJECT NUMBER:	2014-84
DRAWN BY:	Author
APPROVED BY:	Approver
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

BUILDING SECTIONS

A4.01

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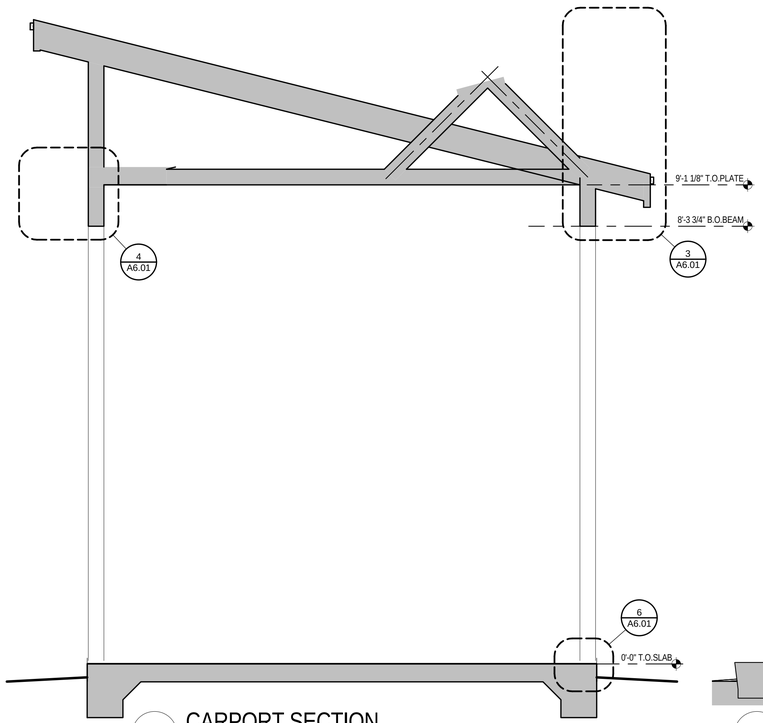
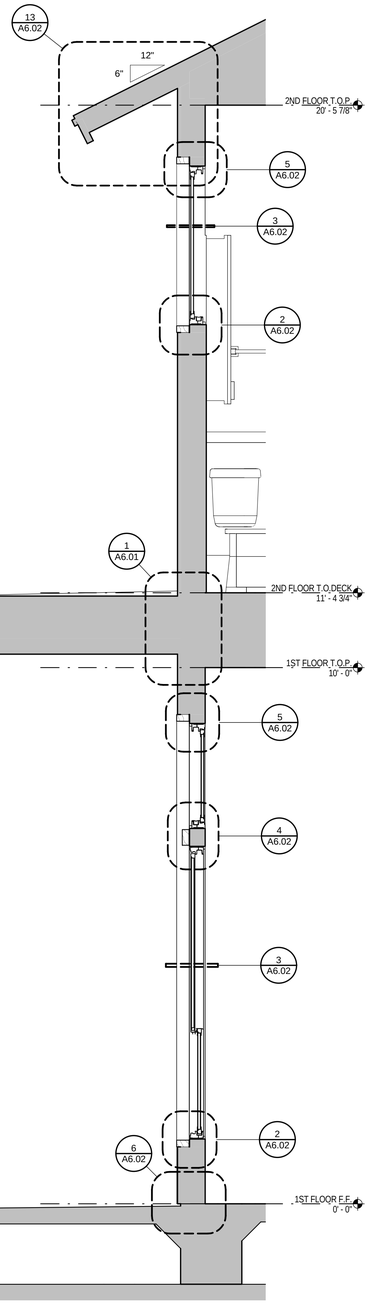
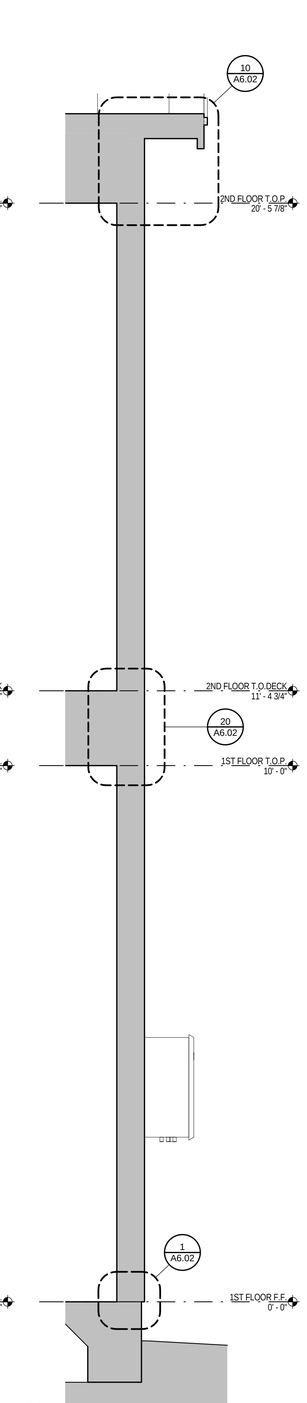


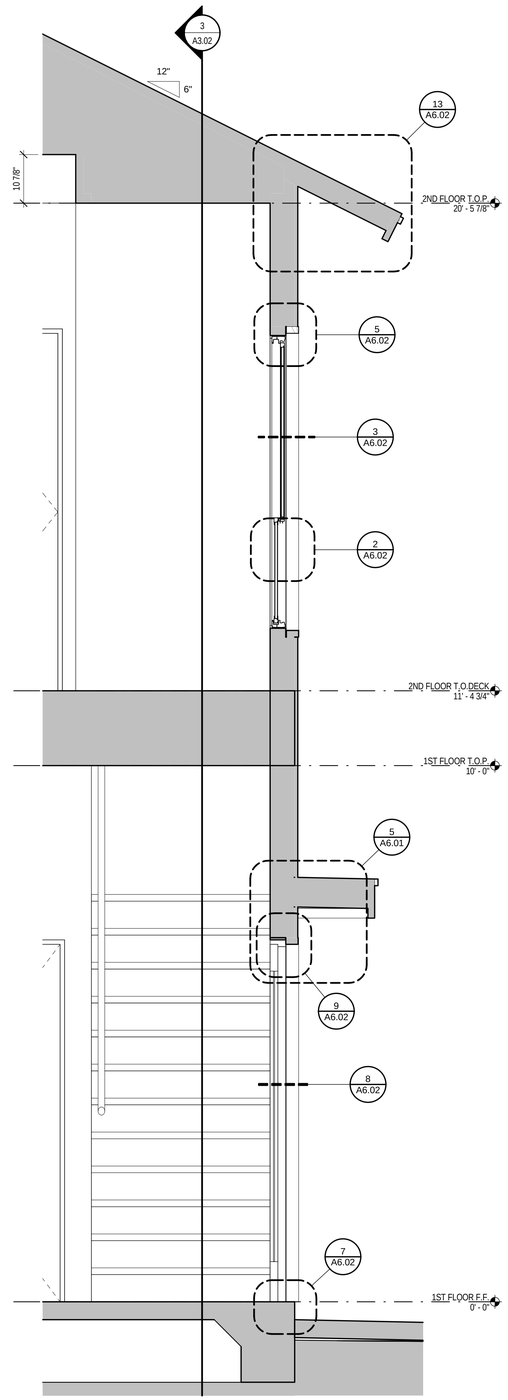
1 CARPORT SECTION
3/4" = 1'-0"



2 EXT. WALL SECTION
3/4" = 1'-0"



3 EXT. WALL SECTION
3/4" = 1'-0"



4 EXT. WALL SECTION
3/4" = 1'-0"

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San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC
13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

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CONSTRUCTION DATE:	

SHEET TITLE

WALL SECTIONS

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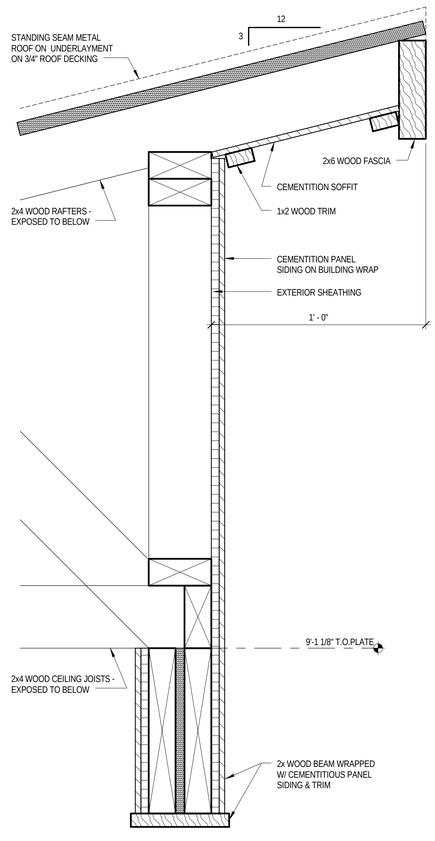
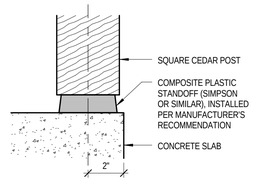
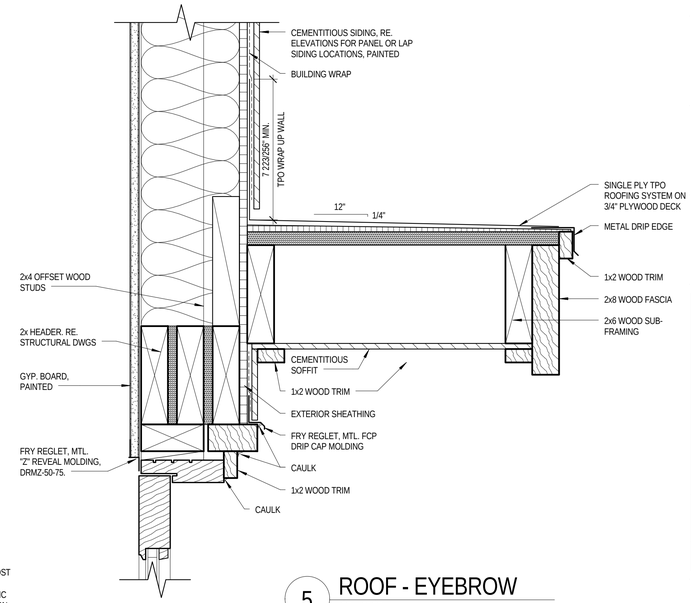


3 ROOF - OVERHANG - CARPORT HIGH
3" = 1'-0"

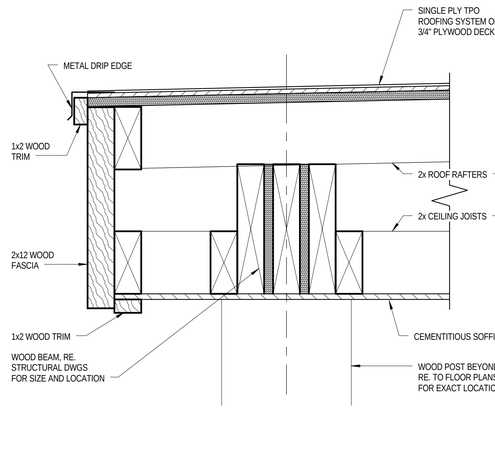
4 ROOF - OVERHANG - CARPORT LOW
3" = 1'-0"



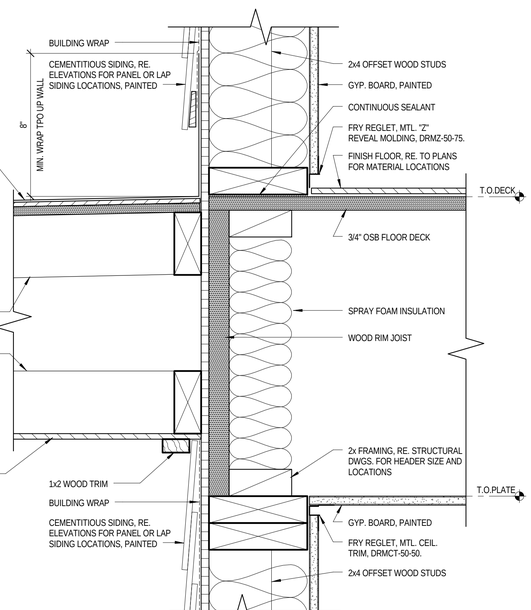
6 WOOD POST - BASE
3" = 1'-0"



5 ROOF - EYEBROW
3" = 1'-0"



2 COVERED PORCH FASCIA
3" = 1'-0"



1 COVERED PORCH @ WALL
3" = 1'-0"

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1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT

Sandalwood LLC
13750 San Pedro Ave. Ste B10
San Antonio, TX 78232
P. 210.490.7272 / F. 210.490.7725

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEERS

NUM:	DATE:	ISSUE DESCRIPTION:

PROJECT NAME

232 SHERMAN

Project Address
San Antonio, TX, 78204

SEAL

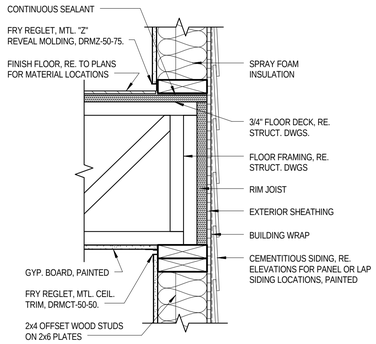
PROJECT NUMBER:	2014-84
DRAWN BY:	Author
APPROVED BY:	Approver
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

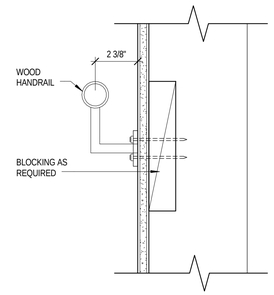
DETAILS

A6.01

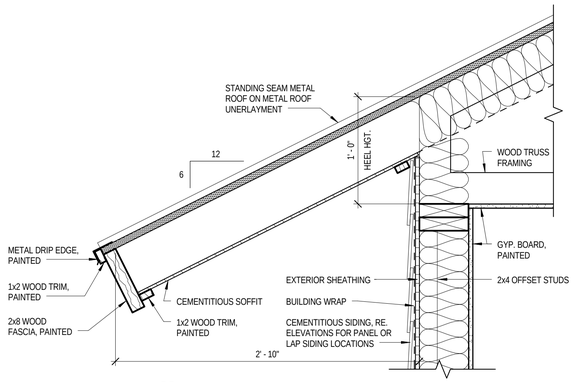
8/10/2016 4:47:21 PM G:\2015\2015-56 3 Site Digtnowity Infill\02 Current\01 Drawings\01 Sheets-Xref's\01 BIM\01 Central Files\232 SHERMAN.rvt



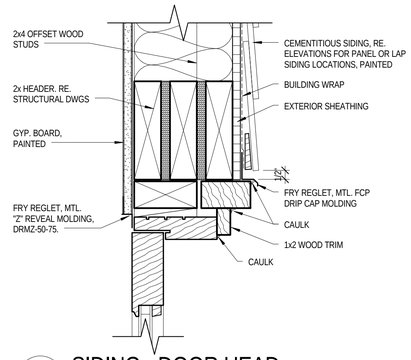
20 FLOOR FRAMING
1 1/2" = 1'-0"



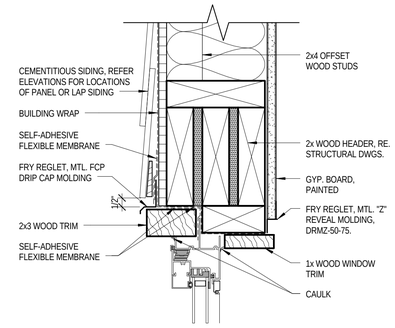
17 HANDRAIL RETURN DETAIL
3" = 1'-0"



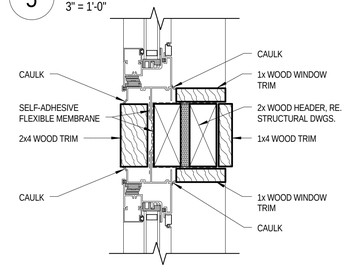
13 ROOF - TYPICAL OVERHANG
1 1/2" = 1'-0"



9 SIDING - DOOR HEAD
3" = 1'-0"



5 SIDING - WINDOW HEAD
3" = 1'-0"



4 SIDING - WINDOW TRANSOM
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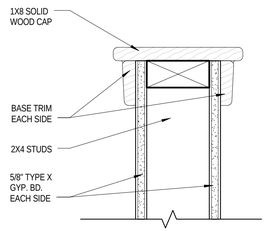
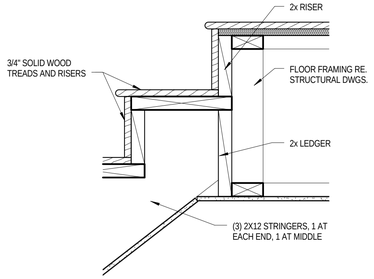
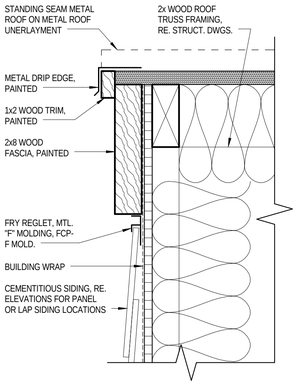


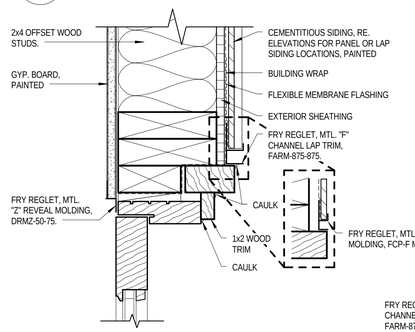
19 INTERIOR WALL CAP
3" = 1'-0"



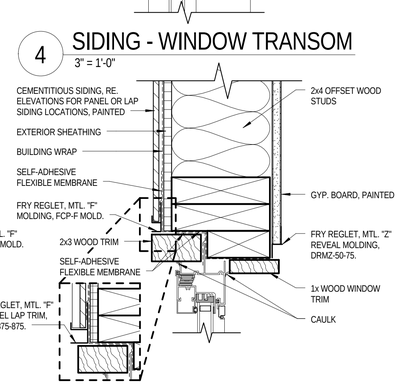
16 INTERIOR STAIR DETAIL
1 1/2" = 1'-0"



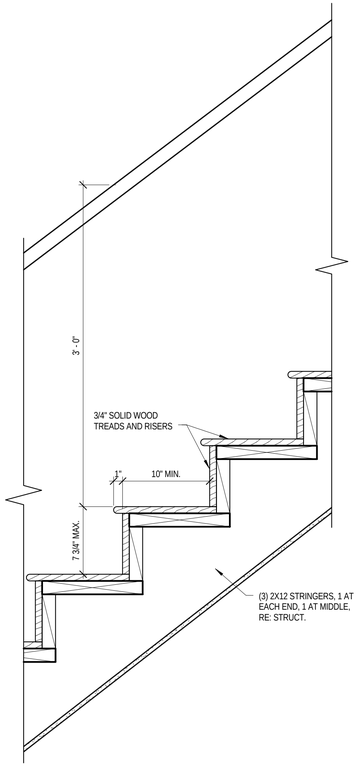
12 ROOF - GABLE END ZERO
3" = 1'-0"



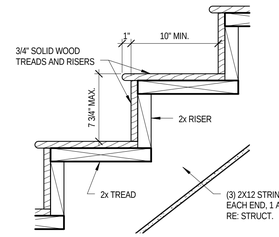
8 SIDING - DOOR JAMB
3" = 1'-0"



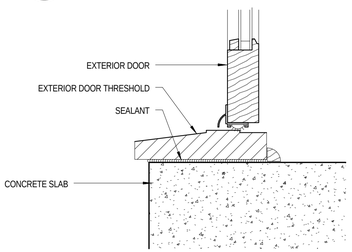
3 SIDING - WINDOW JAMB
3" = 1'-0"



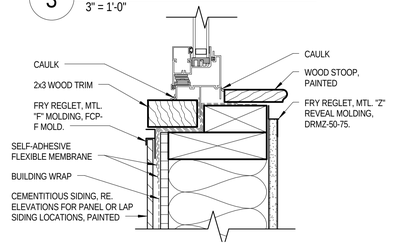
18 INTERIOR STAIR DETAIL
1 1/2" = 1'-0"



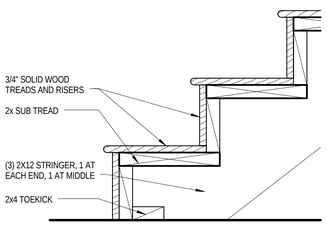
15 INTERIOR STAIR DETAIL
1 1/2" = 1'-0"



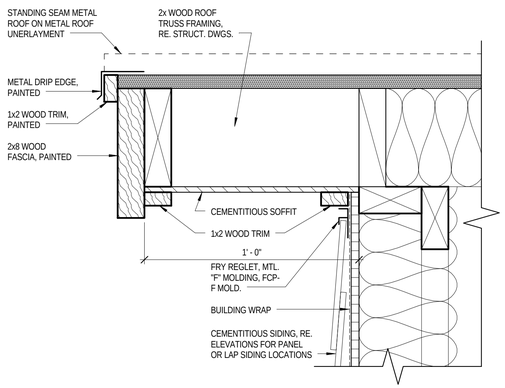
7 SIDING - DOOR THRESHOLD
3" = 1'-0"



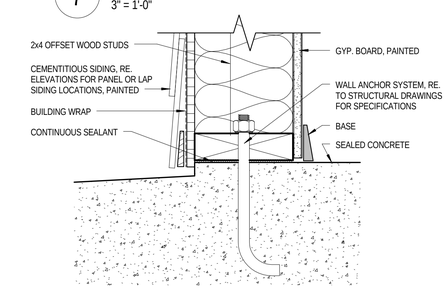
2 SIDING - WINDOW SILL
3" = 1'-0"



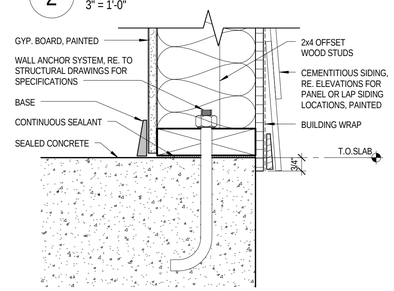
14 INTERIOR STAIR DETAIL
1 1/2" = 1'-0"



10 ROOF - GABLE END TYP.
3" = 1'-0"



6 SIDING - WALL @ PORCH SLAB
3" = 1'-0"



1 SIDING - WALL @ SLAB
3" = 1'-0"

ARCHITECTS
1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

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13750 San Pedro Ave. Ste B10
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SEAL 07/28/15

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STANDARD DETAILS

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