HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2017

Agenda Item No: 20

HDRC CASE NO:	**2016-533**
ADDRESS:	608 DAWSON ST 610 DAWSON ST
LEGAL DESCRIPTION:	NCB 569 (DAWSON PLACE), BLOCK 17 LOT 19 NCB 569 (DAWSON PLACE), BLOCK 17 LOT 20
ZONING:	R-3,H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Carlos Rodriguez/Brightstar Development, LLC
OWNER:	Brightstar Development, LLC
TYPE OF WORK:	Revisions to previously approval for new construction

REQUEST:

The applicant is requesting an amendment to a pervious Certificate of Appropriateness issued by the Historic and Design Review Commission. The amendments include the following:

1. Install 14 on each building (28 total) aluminum clad one over one windows in lieu of 28 total previously approved wood 4 over 4 windows
2. Install 6 on each building (12 total) aluminum clad fixed square windows in lieu of 16 total previously approved wood fixed square windows
3. Install 2 on each building (4 total) aluminum clad fixed elongated windows in lieu of 4 total previously approved wood fixed elongated windows with one dividing light
4. Install 1 on each building (2 total) aluminum clad fixed windows in lieu of previously approved wood fixed windows with 2 x 3 dividing lights
5. Install hardiboard siding and trim in lieu of wood siding and trim
6. Alter fenestration and remove previously approved windows including one front window with 2 x 6 dividing lights on each building (2 total) and one side square fixed window on the side elevation of each building (2 total)
7. Install a front door with small window light in lieu of 2 total previously approved wood French door with 2 x 3 dividing lights
8. Install a rear door with small window light in lieu of 2 total previously approved wood paneled rear doors

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction
2. Building Massing and Form
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.

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.
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.

FINDINGS:

a. The project received final approval from the HDRC on May 4, 2016, to construct two 2-story units on a vacant lot and install fencing.
b. The project received approval to install wood windows in various configurations and install wood siding and wood trim in the two units. During construction, aluminum clad one over one windows and hardiboard siding and trim were installed. The applicant received a stop work order as work was done outside the scope of the Certificate of Appropriateness.
c. ITEM #1, 2, 3 - On May 4, 2016, staff cited the Guidelines for New Construction, which states windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. A detail of the wood 4 over 4 windows and fixed windows and wall section was submitted to staff and staff found the details within the proposed elevation consistent with the Guidelines.
d. ITEM #1, 2, 3 - The proposed windows are putty gray aluminum clad one over one, fixed square or fixed horizontal elongated windows. According to the Guidelines for Windows, windows in new construction should maintain traditional dimensions and profiles and be recessed within the window frame. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis. They should feature traditional trim and sill details. Paired windows should be separated by a wood mullion. Staff finds the proposed windows are consistent with the Guidelines in terms of profile as they are inset 1 5/6", however staff finds that the paired or trim and the color and texture is not similar to traditional materials. Staff finds that though alternative materials may be appropriate, staff finds that wood is most appropriate and what was approved on May 4, 2016 by the HDRC.
e. ITEM #4 - On May 4, 2016, staff recommended approval and the HDRC approved 2 wood fixed windows with 2x 3 dividing lights on the front of each building. The proposed new windows are aluminum clad fixed with no dividing lights. According to the Guidelines for New Construction, windows used in new construction must maintain traditional dimensions and profiles and should be recessed within the window frame. Staff finds the long fixed windows without dividing lights not traditional and therefore not consistent with the Guidelines. Staff recommends the windows include dividing lights.
f. SIDING/TRIM - On May 4, 2016, staff commented that both wood and hardiboard would be appropriate materials according to the Guidelines for New Construction 3.A.i. Wood siding was indicated on the plans submitted by the applicant and approved by the HDRC. The proposed siding is hardiboard siding and hardiboard trim. According to the Guidelines for New Construction 3.A.i., use materials that complement the type, color, and texture of materials traditional found in the district. Staff finds the proposed hardiboard appropriate for new construction and consistent with the Guidelines as it complements wood in color and texture.
g. FENESTRATION ALTERATIONS - Previously there were two double hung windows on the left and two fixed square windows on the right side. The proposed fenestration has the windows switched on each building. The proposed windows to be removed include the front fixed window with 2 x 3 dividing lights of each building and one fixed square window from each building. According to Guidelines for New Construction 2.C.i., window and door openings should be of a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the façades without the windows and with the fenestration alterations are similar to other historic structures in the district, and therefore consistent with the Guidelines.
h. FRONT DOORS – On May 4, 2016, the HDRC approved two front doors with 2 x 3 dividing lights. The new proposed doors are doors with one small window light. According to the Guidelines for New Construction, door openings of new construction should feature a similar proportion and fenestration patterns to those of historic structures found throughout the district. Staff finds the proposed door with a single light appropriate for the character of the district, and consistent with the Guidelines.
i. REAR DOORS - On May 4, 2016, the HDRC approved two solid rear doors with 3 panels. The new proposed doors are doors with one small window light. According to the Guidelines for New Construction, door openings of new construction should feature a similar proportion and fenestration patterns to those of historic structures

found throughout the district. Staff finds the proposed door with a single light appropriate for the character of the district, and consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of items #1 through 7 based on findings a through i with the following stipulations:

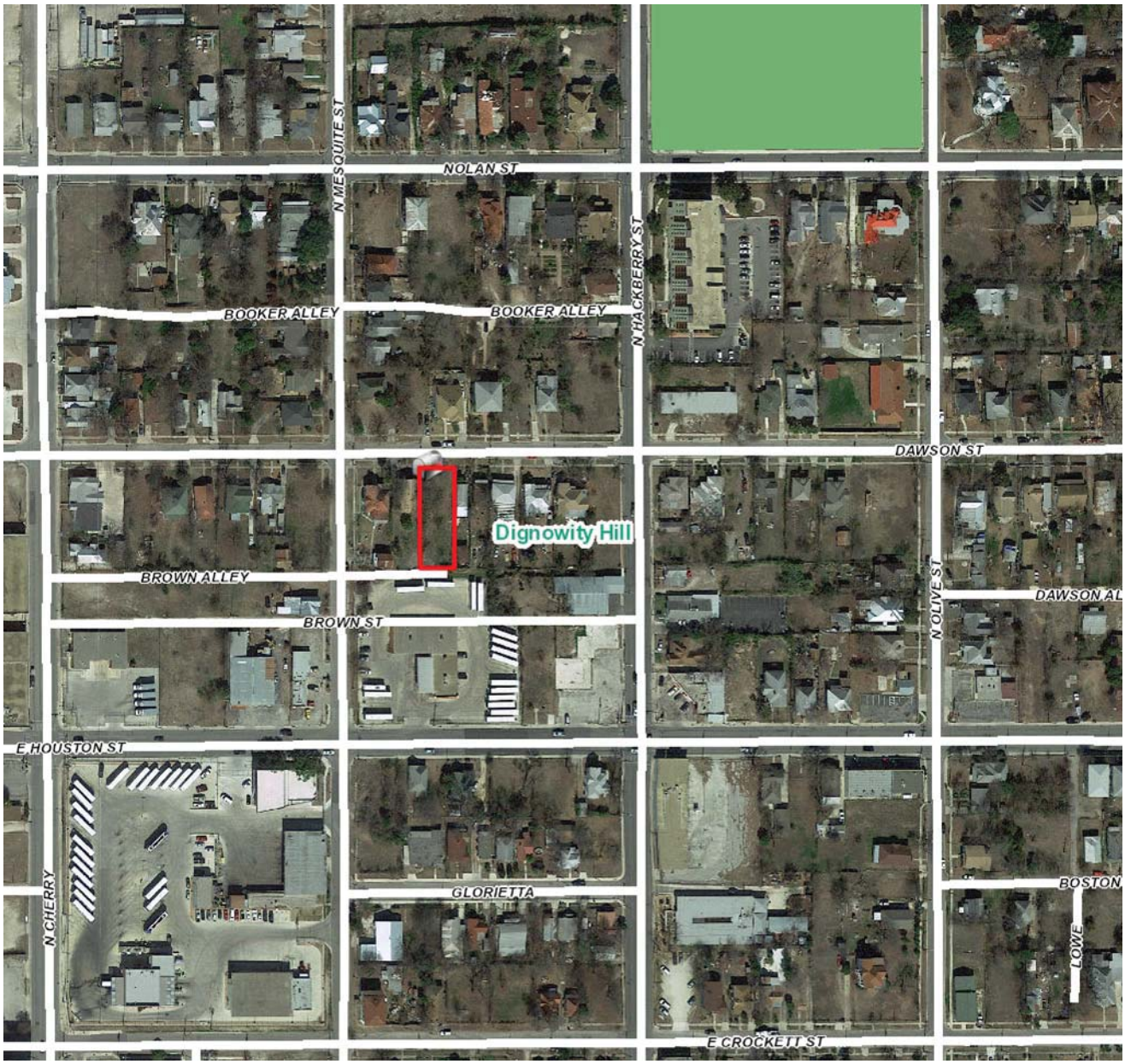
1. That the paired windows be separated by a wood trim as noted in finding d.
2. That the all new windows be made of wood as noted in finding d.
3. That the 2 aluminum clad fixed windows include dividing lights as noted in finding e.

CASE MANAGER:

Lauren Sage

CASE COMMENTS:

HDRC: Final 5/4/16, Conceptual 3/16/16
The applicant received a stop work order as work was done outside the scope, and the applicant has provided the required application and the post-work application fee has been paid.



N

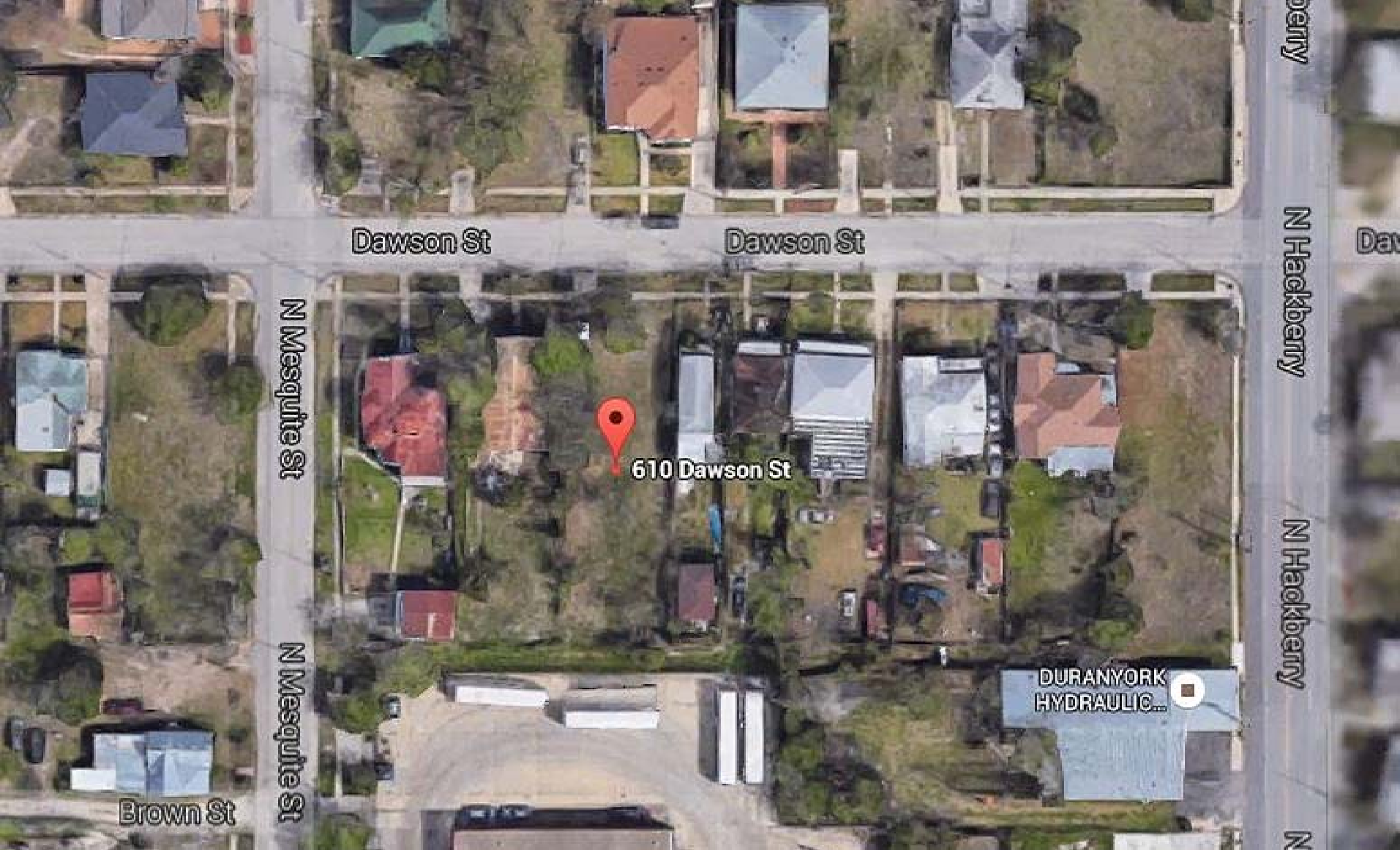
610 Dawson

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...
610 Dawson St
Brown St
N Mesquite St
Dawson St


Dawson St
Dawson St
N Hackberry
N Hackberry
N Mesquite St
N Mesquite St
610 Dawson St
DURANYORK
HYDRAULIC...
Brown St

170315
Dec 16, 2016, 12:43:29 PM

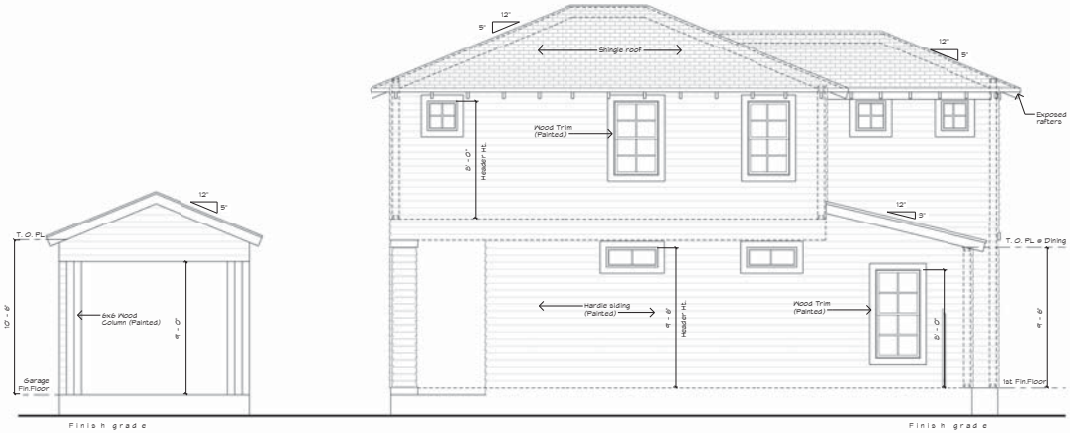
Dec 19, 2016, 1:11:16 PM

Dec 16, 2016, 12:43:50 PM

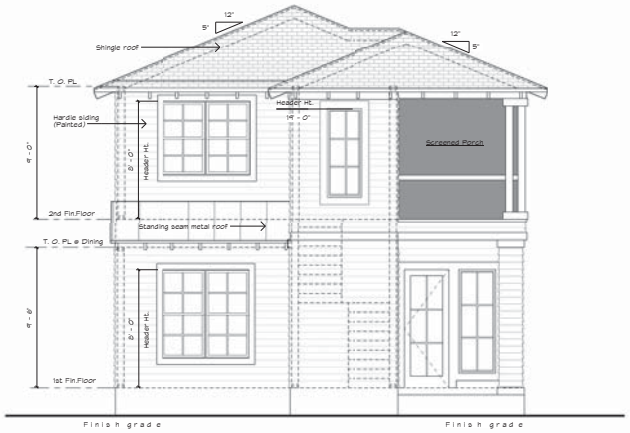
Dec 16, 2016, 12:44:07 PM

Dec 16, 2016, 12:47:00 PM

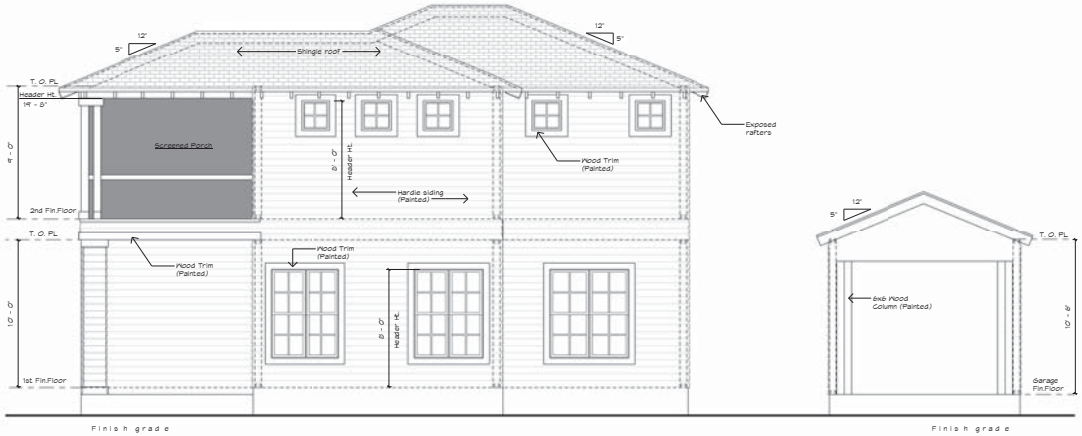
ELE ATIONS APPRO ED BY HDRC / /16
BUILDIN 1 - 61 DAWSON



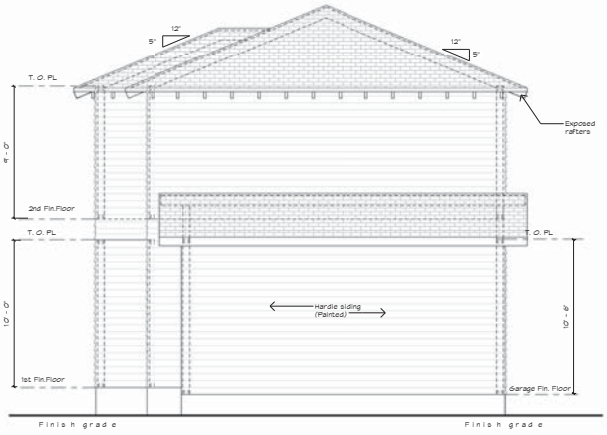
2 Building 1 Left Elevation
1/4" = 1'-0"



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

VALDEZDESIGNS

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) 618-1254

BRIGHTSTAR DEVELOPMENT LLC.
210.882.2038

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

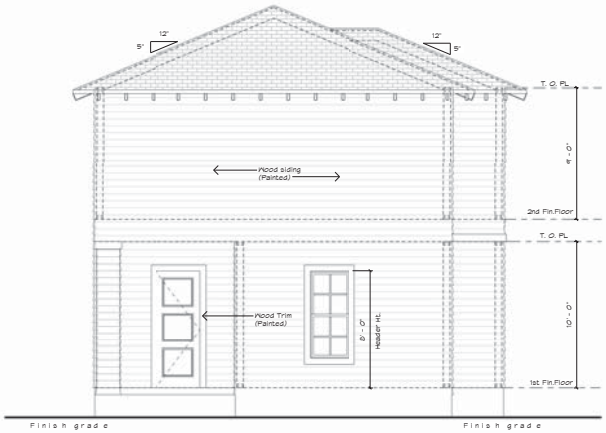
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1
2

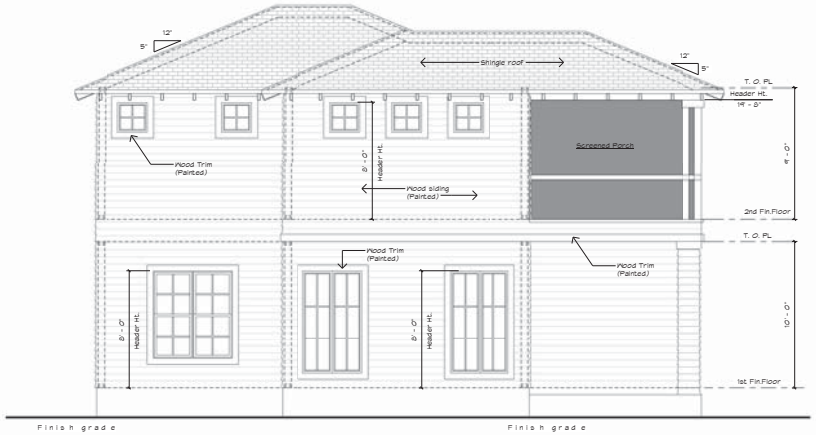
Issue Date:
04-07-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A4

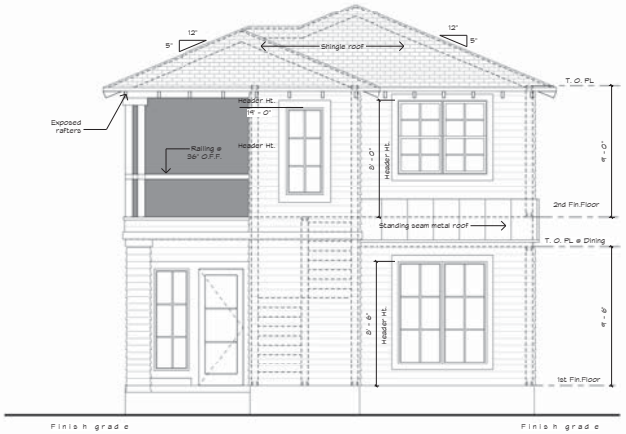
ELE ATIONS APPRO ED BY HDRC / /16
BUILDIN 2 - 6 DAWSON



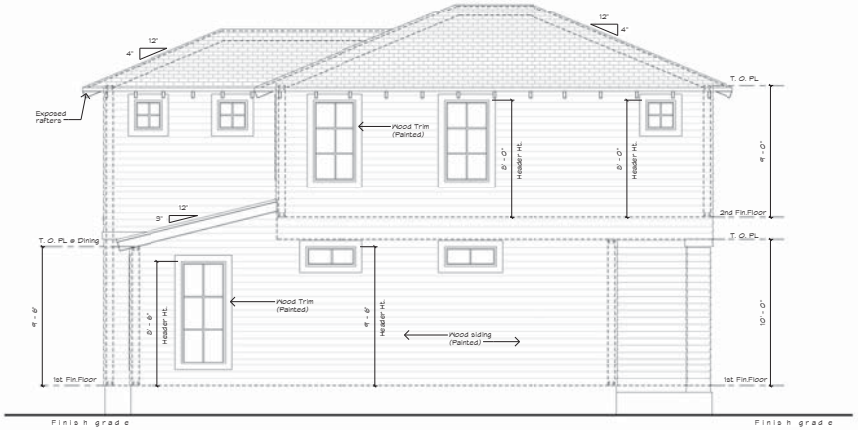
2 Building 2 Left Elevation
1/4" = 1'-0"



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"

VALDEZDESIGNS

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

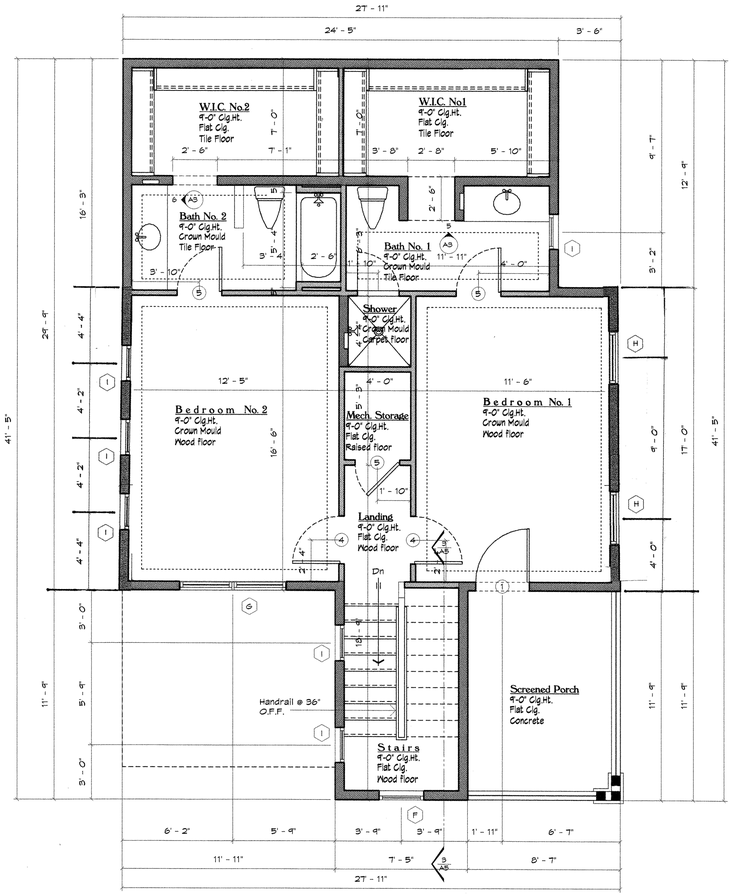
Revisions:
1
2

Issue Date:
04-07-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A6

SUBMITTED BY APPLICANT 1/ /17

(AS-BUILT/610)



2 Second Floor Notes Plan
1/4" = 1'-0"

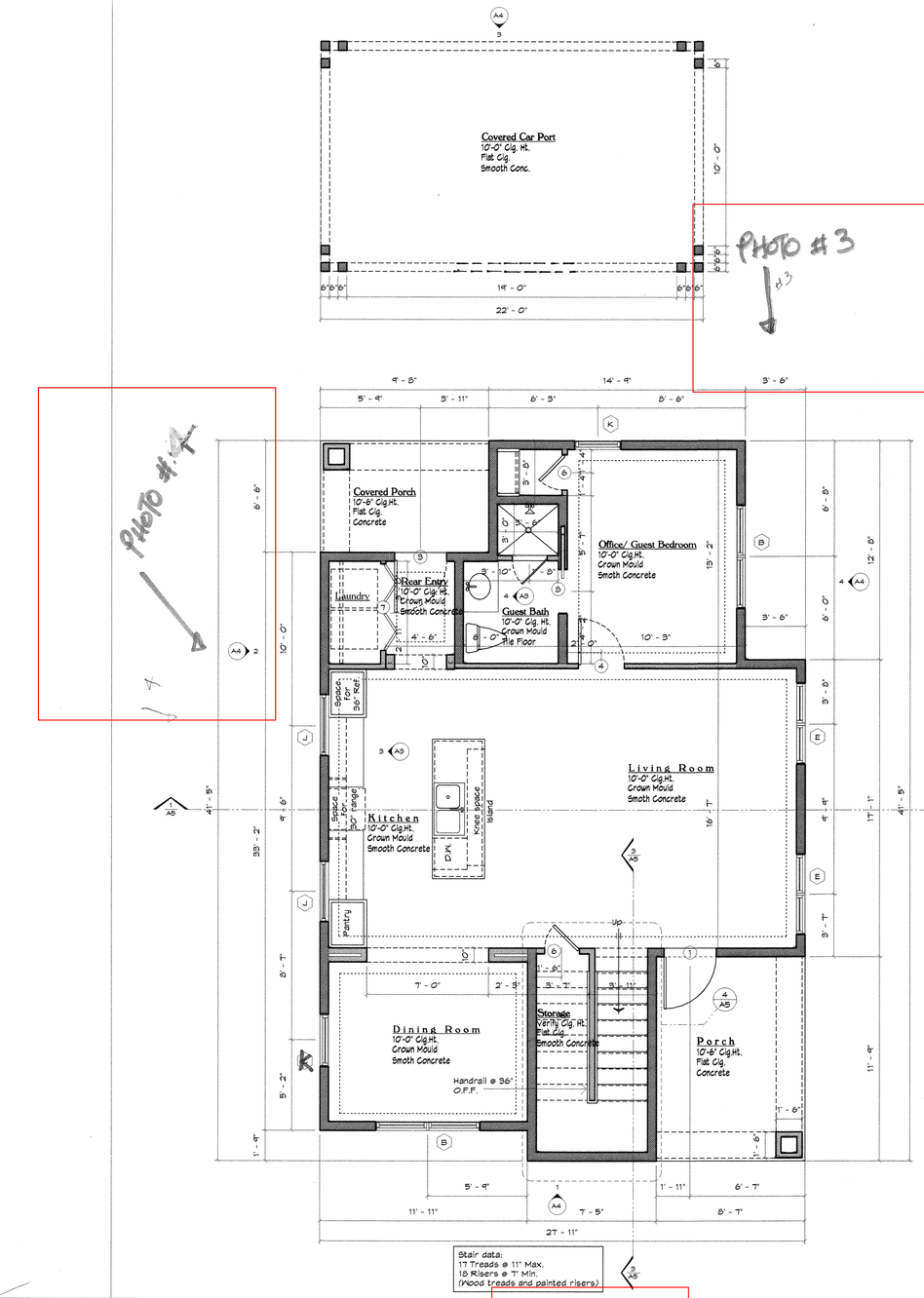


PHOTO #2

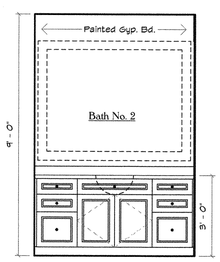
Wall Legend

- 2x4 wall
- 2x6 wall
- 2x8 wall
- 2x10 wall
- 2x12 wall
- 2x6 Stud with stone

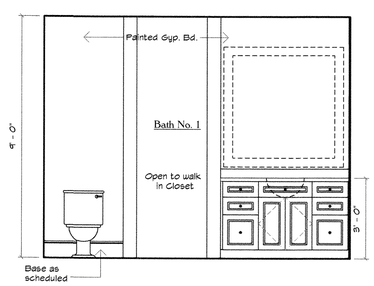
1 First Floor Notes Plan
1/4" = 1'-0"

0 2 4 8 16

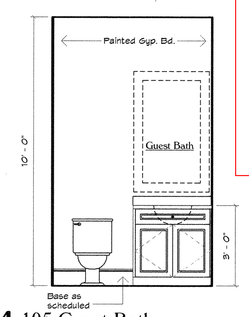
NORTH



6 205 Bath No. 2
3/8" = 1'-0"

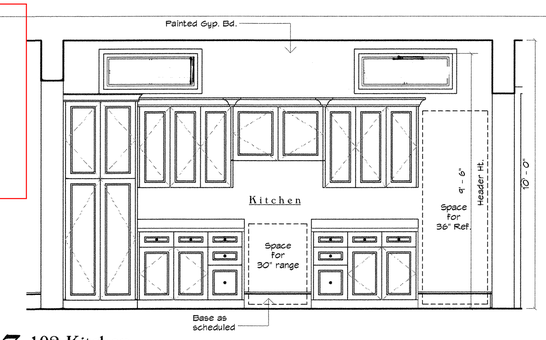


5 202 Bath No. 1
3/8" = 1'-0"



4 105 Guest Bath
3/8" = 1'-0"

PHOTO #1



3 102 Kitchen
3/8" = 1'-0"

VALDEZDESIGNS

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) 618-1299

BRIGHTSTAR DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610 DAWSON ST.
SAN ANTONIO TX
LOT: 20
COUNTY BLOCK: 17

(1)

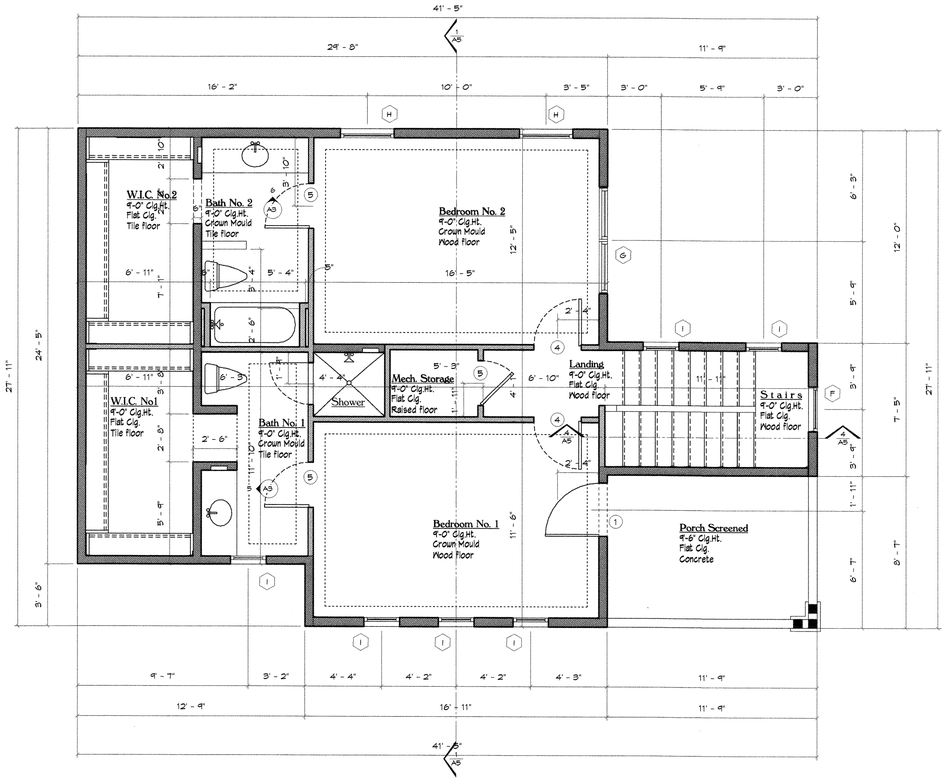
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1 07-14-2016
2

Issue Date:
07-14-2016

Sheet Title & No.
FLOOR PLANS NOTES
A3

SUBMITTED BY APPLICANT 1/ /17



2 Second Notes Floor
1/4" = 1'-0"

AS-BUILT /608

PHOTO #7

PHOTO #6

PHOTO #8

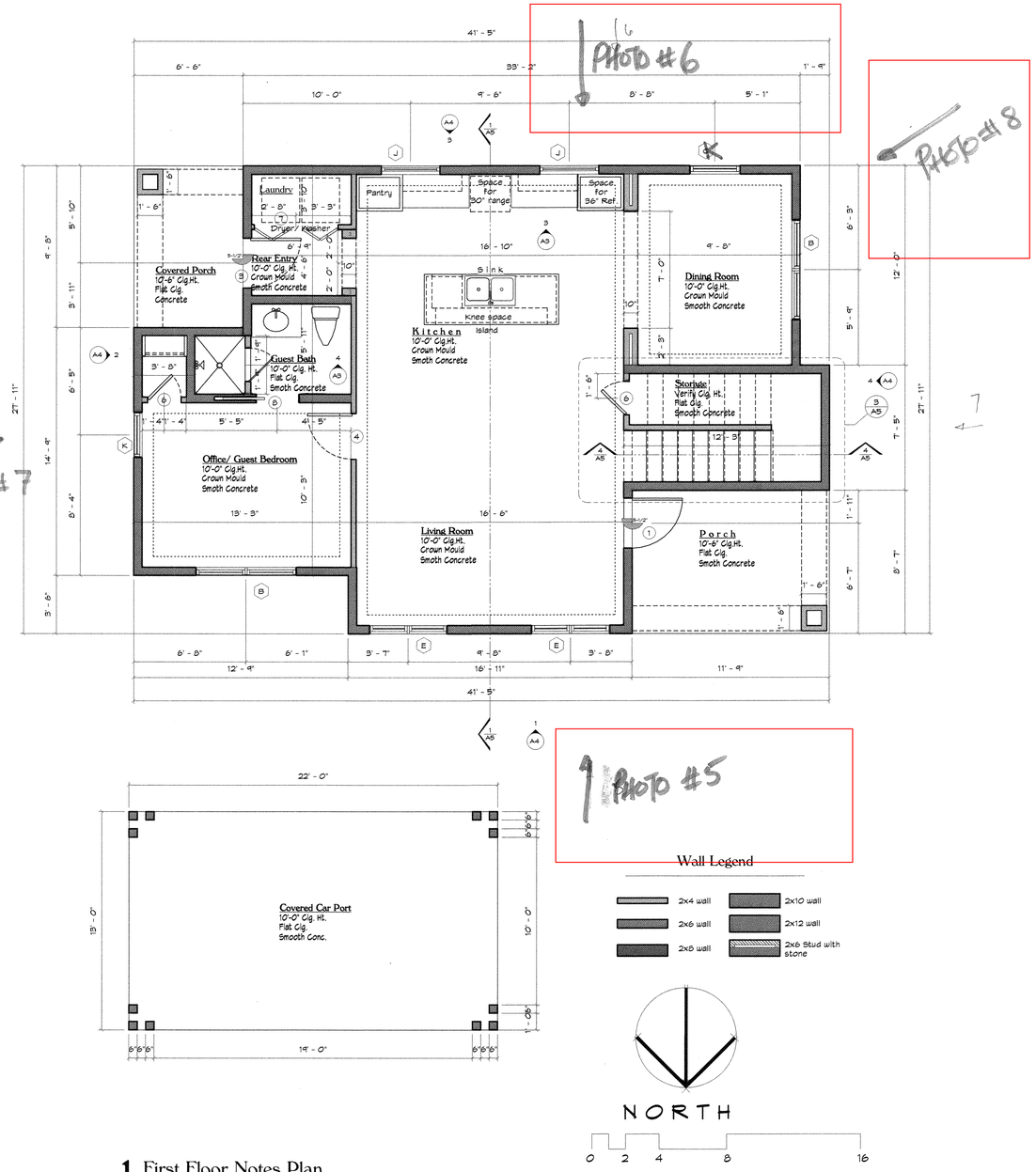


PHOTO #5

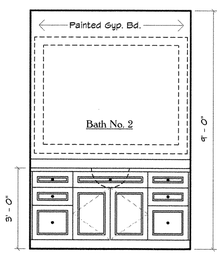
Wall Legend

- 2x4 wall
- 2x6 wall
- 2x8 wall
- 2x10 wall
- 2x12 wall
- 2x6 Stud with stone

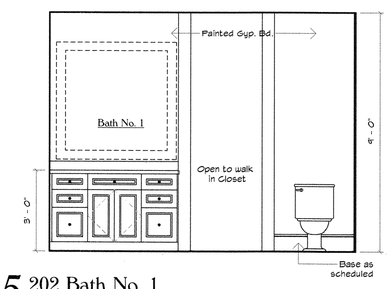
NORTH

0 2 4 8 16

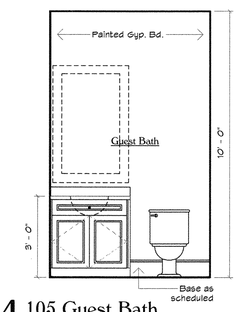
1 First Floor Notes Plan
1/4" = 1'-0"



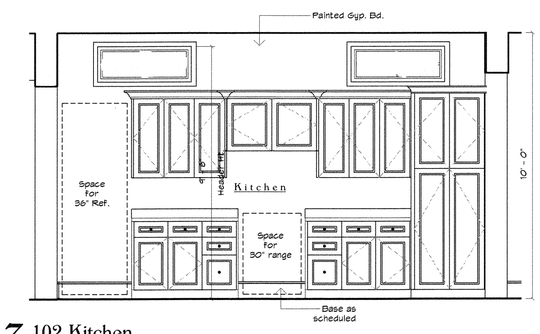
6 205 Bath No. 2
3/8" = 1'-0"



5 202 Bath No. 1
3/8" = 1'-0"



4 105 Guest Bath
3/8" = 1'-0"



3 102 Kitchen
3/8" = 1'-0"

VALDEZDESIGNS

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
608 Dawson St
SAN ANTONIO TX
LOT: 19
COUNTY BLOCK: 17

(3)

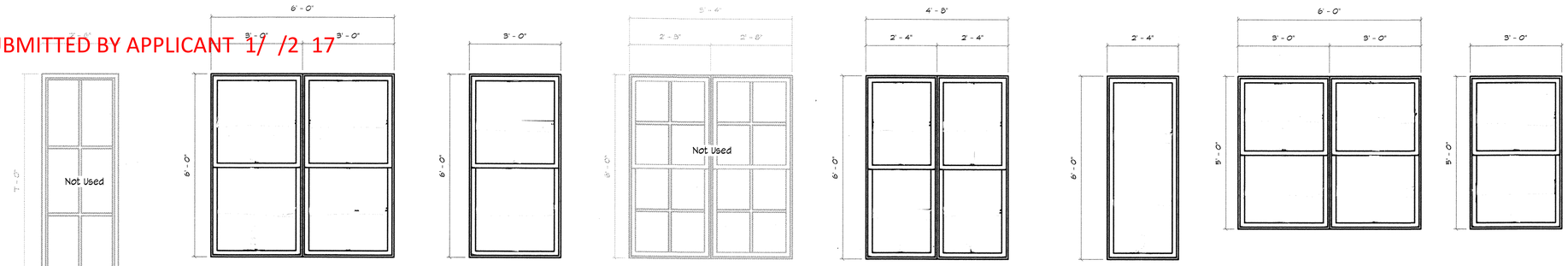
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1 07-14-2016
2

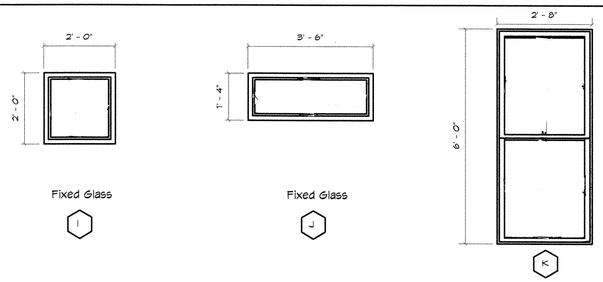
Issue Date:
07-14-2016

Sheet Title & No.
FLOOR PLANS
A3

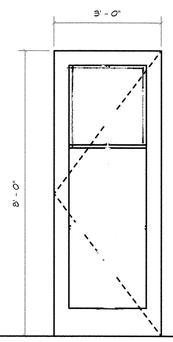
SUBMITTED BY APPLICANT 1/ /2 17



Fixed Glass (A) | 2-Single Hung (B) | Single Hung (C) | 2-Single Hung (D) | 2-Single Hung (E) | Stairs Fixed Glass (F) | 2-Single Hung (G) | Single Hung (H)

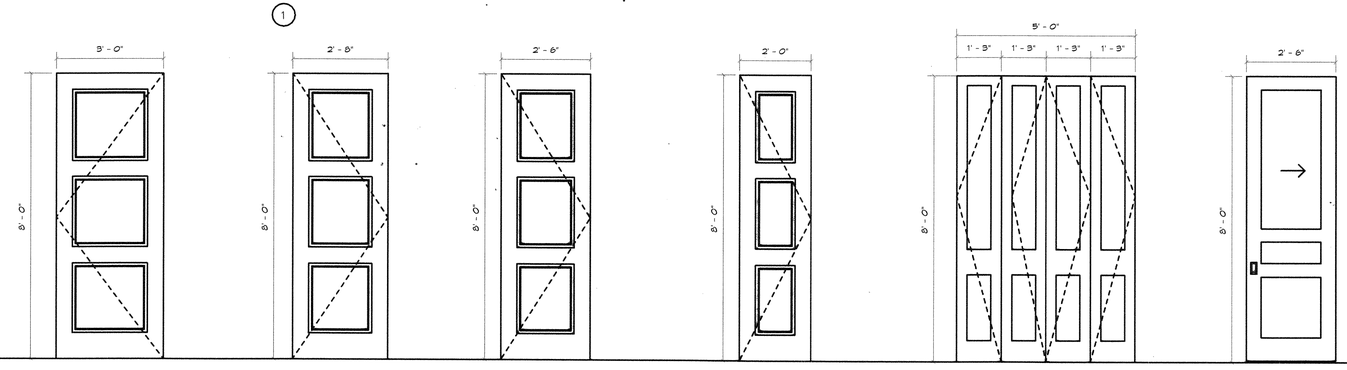


Fixed Glass (I) | Fixed Glass (J) | (K)



SEE PHOTO OF PROPOSED DOOR FOR DETAILS

French Door
To be picked by Builder
(1)



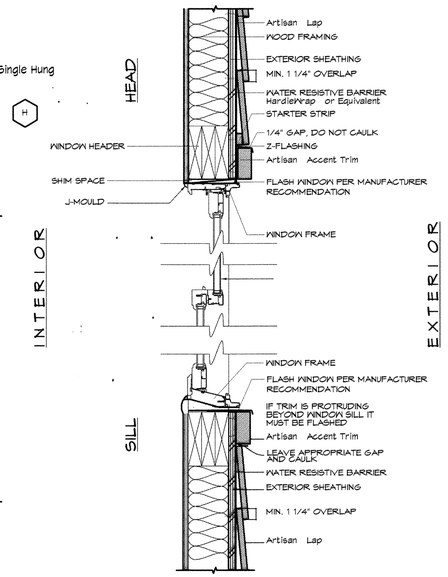
Solid core door with closer (Painted) (3) | Panel door Interior Door (Painted) (4) | Panel door Interior Door (Painted) (5) | Panel door Interior Door (Painted) (6) | Panel Bi-Fold door (Painted) (7) | Panel Pocket door (Painted) (8)

Window Notes

1. ~~All windows and exterior doors will be Wood.~~
2. All windows are to have a slope sill to prevent water damage.
3. Rough openings for windows/ mulled assemblies are approximate and must be verified with window manufacturer and shop drawings must be approved by builder.
4. Refer to floor plans and elevations for proper operation of each individual window.

1 Window Schedule

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



2 ~~Wood~~ Window Detail @ Lap Siding

1 1/2" = 1'-0"

Door Notes

1. All interior Panel Doors will be 3 panel and coordinated with interior designer and owner.
2. Odd size attic access doors are flush panel/ fully gasketted and weather-stripped.
3. All exterior doors to be also fully gasketted and weather-stripped to prevent all weather damage.
4. Verify all door operations and directions with owner prior to purchasing doors and installation.

3 Door Schedule

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

VALDEZDESIGNS

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) 618-1299

BRIGHTSTAR DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
610/608 608 Dawson St
SAN ANTONIO TX
LOT: 19
COUNTY BLOCK: 17

(5)

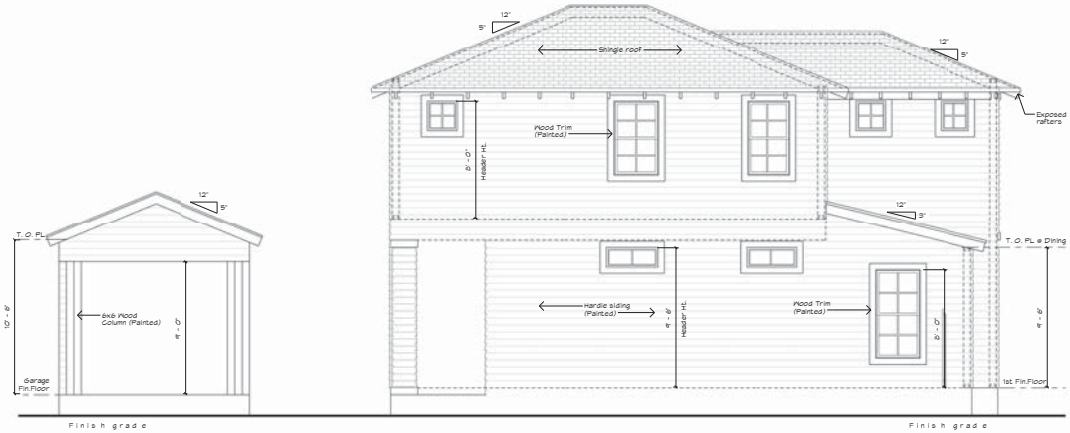
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1 07-14-2016
2

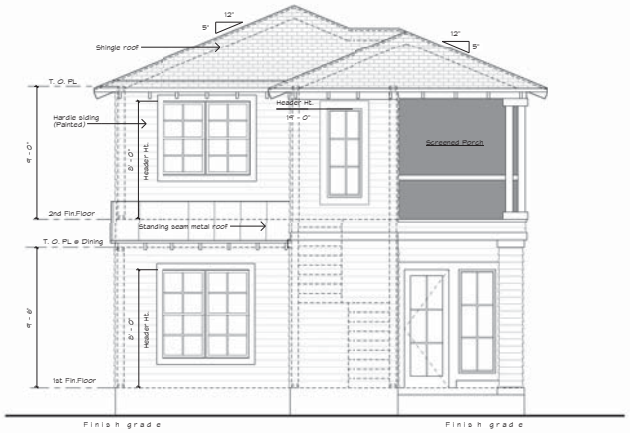
Issue Date:
07-14-2016

Sheet Title & No.
DOORS AND WINDOWS
A6

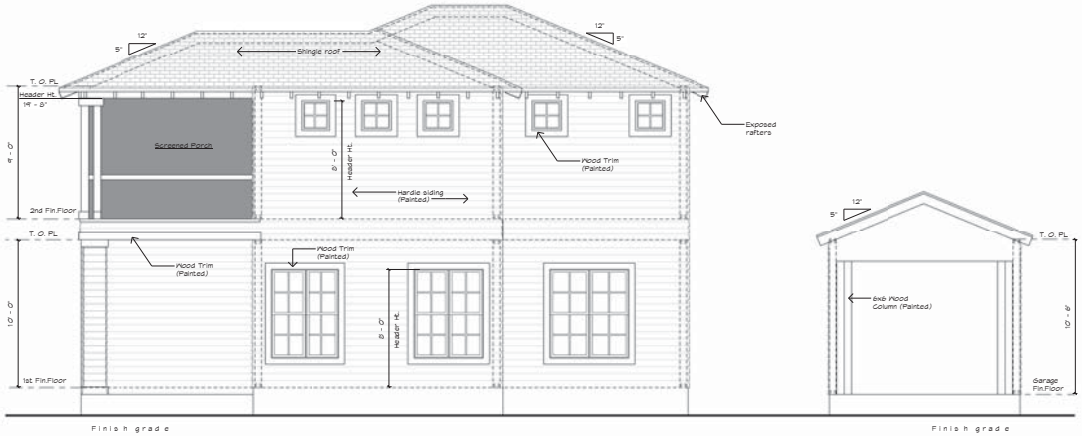
ELE ATIONS APPRO ED BY HDRC / /16
BUILDIN 1 - 61 DAWSON



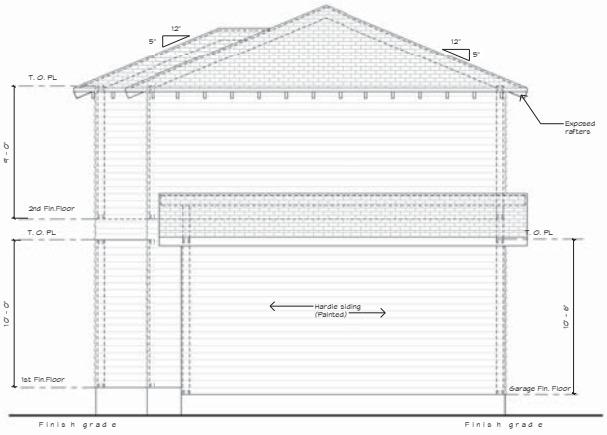
2 Building 1 Left Elevation
1/4" = 1'-0"



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

VALDEZDESIGNS

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) 618-1254

BRIGHTSTAR DEVELOPMENT LLC.
210.882.2038

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

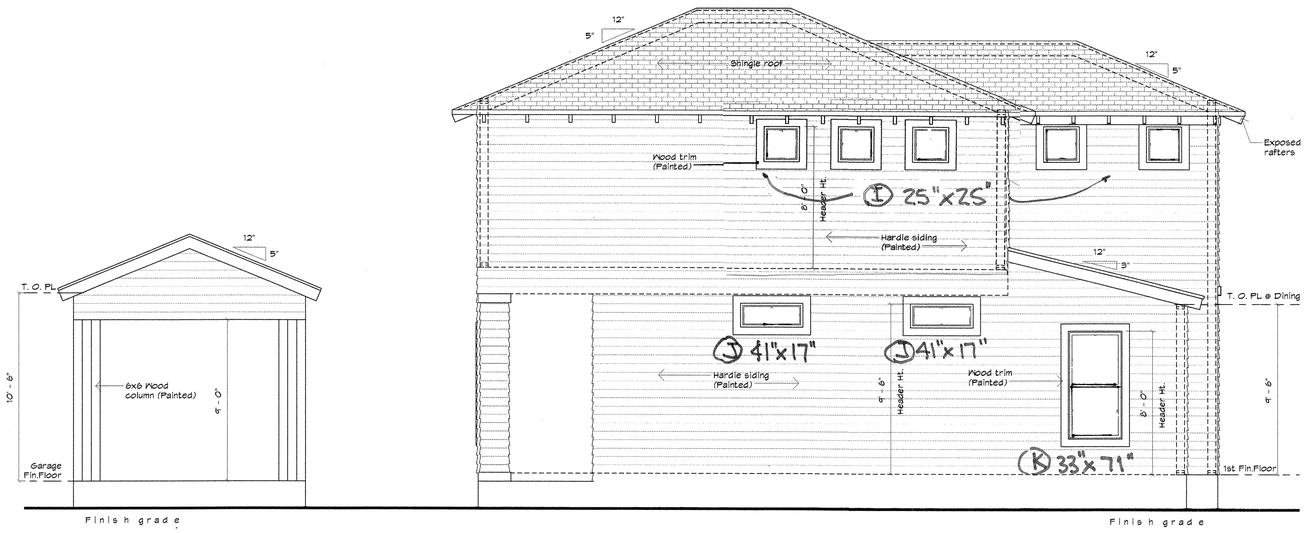
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1
2

Issue Date:
04-07-2016

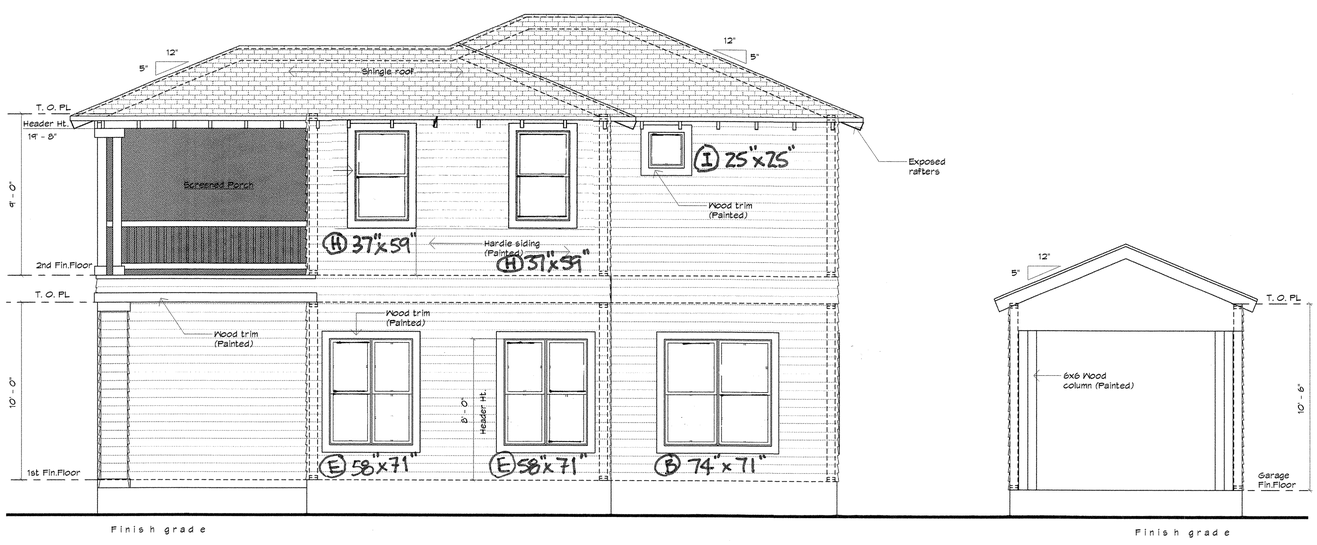
Sheet Title & No.
EXTERIOR ELEVATIONS
A4

SUBMITTED BY APPLICANT 1/ /2 17
BUILDIN 1 - 61 DAWSON
AS-BUILT/610



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

1 Front Elevation
1/4" = 1'-0"



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

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

VALDEZDESIGNS

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: 20
COUNTY BLOCK: 17

(2)

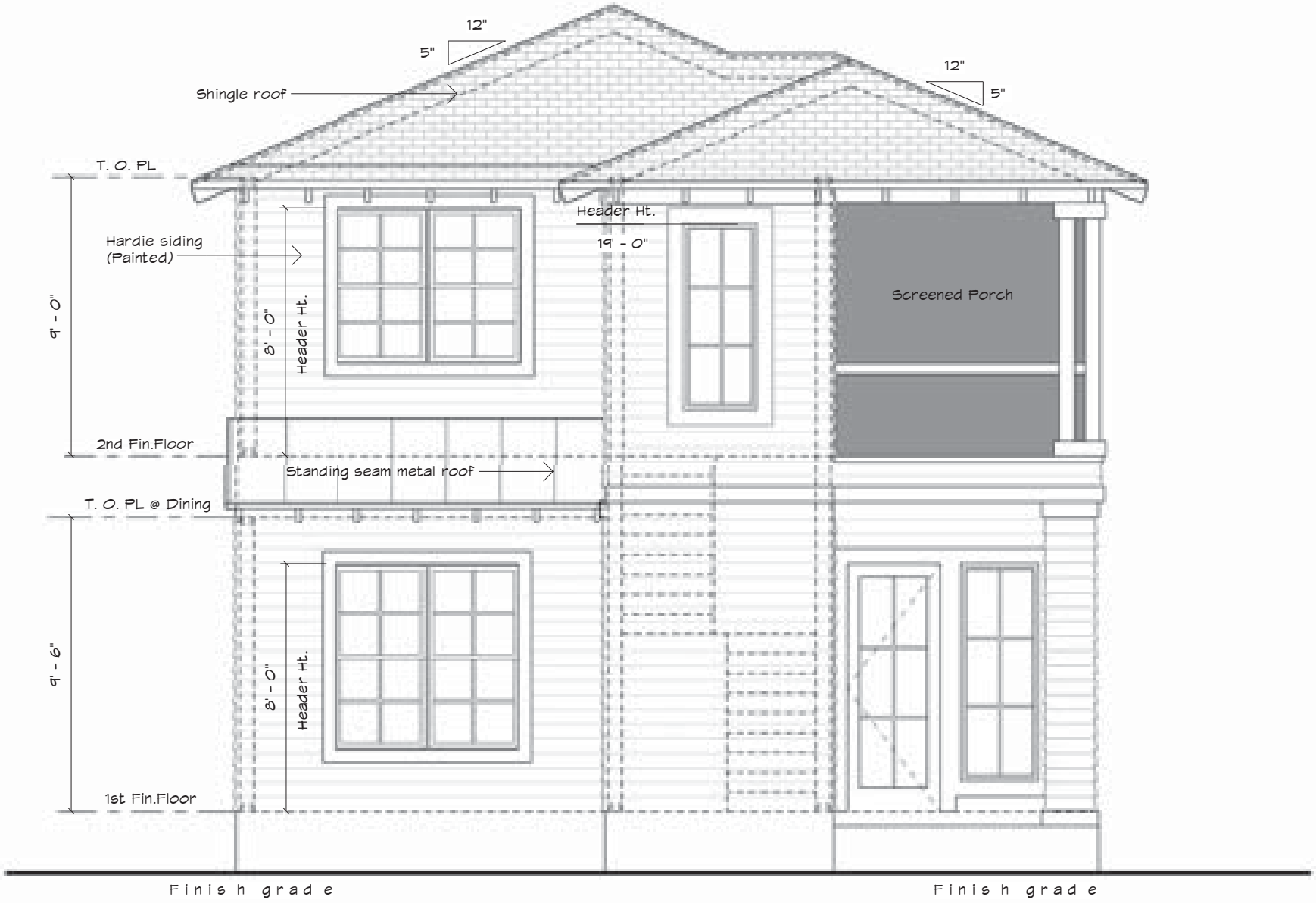
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1 07-14-2016
2

Issue Date:
07-14-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A4

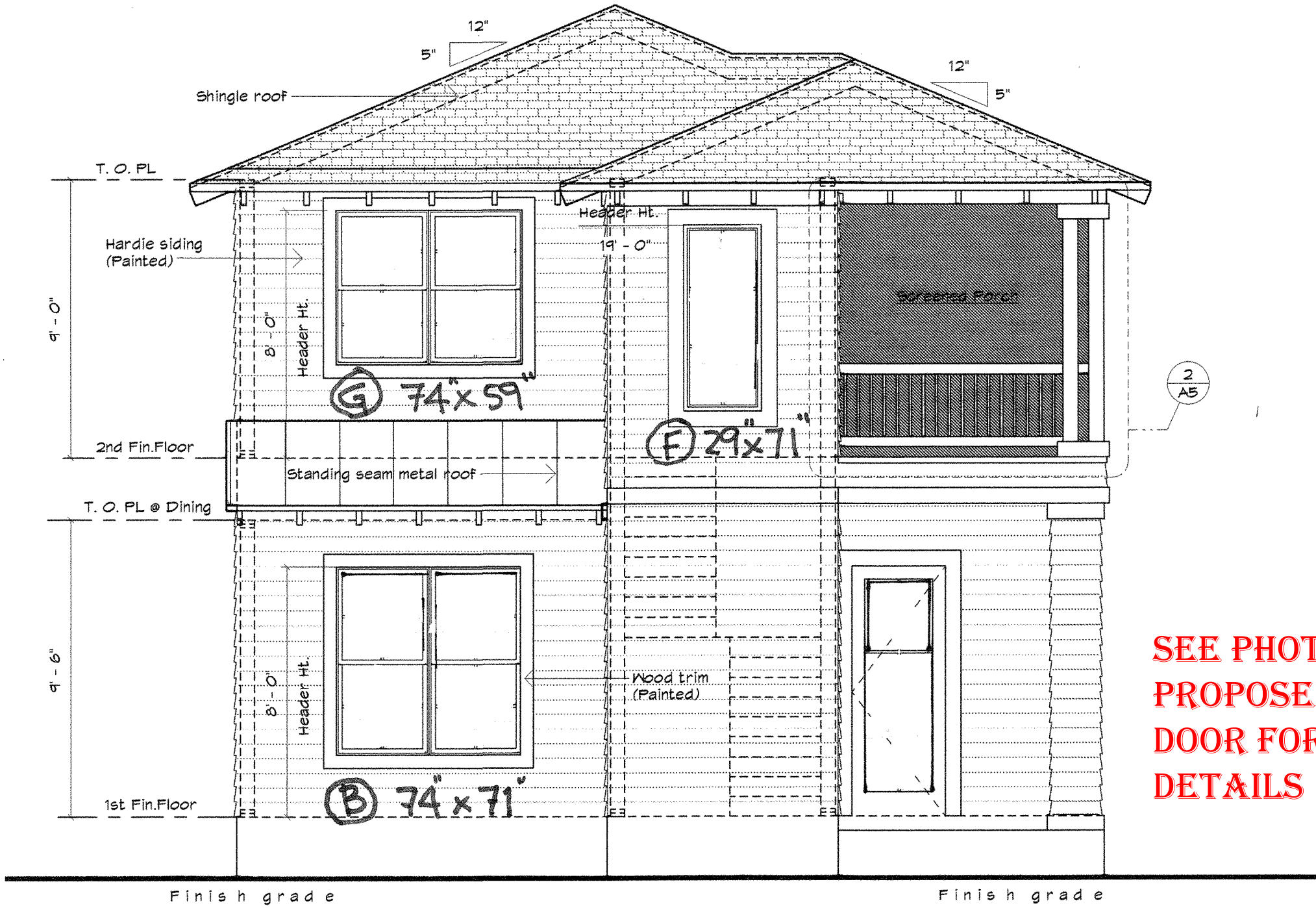
ELE ATIONS APPRO ED BY HDRC / /16



1 Building 1 Front elevation

1/4" = 1'-0"

SUBMITTED BY APPLICANT 1/ /2 17



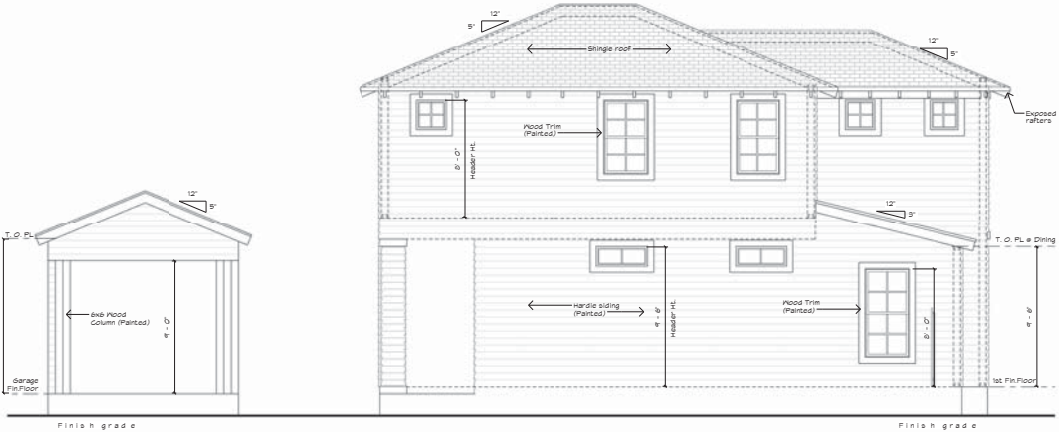
SEE PHOTO OF PROPOSED DOOR FOR DETAILS

1 Front Elevation

1/4" = 1'-0"

From: Carlos Rodriguez <crrtx@yahoo.com>
Date: January 3, 2017 at 4:00:37 PM CST
To: crrtx@yahoo.com
Subject: Photos Dawson 608/610

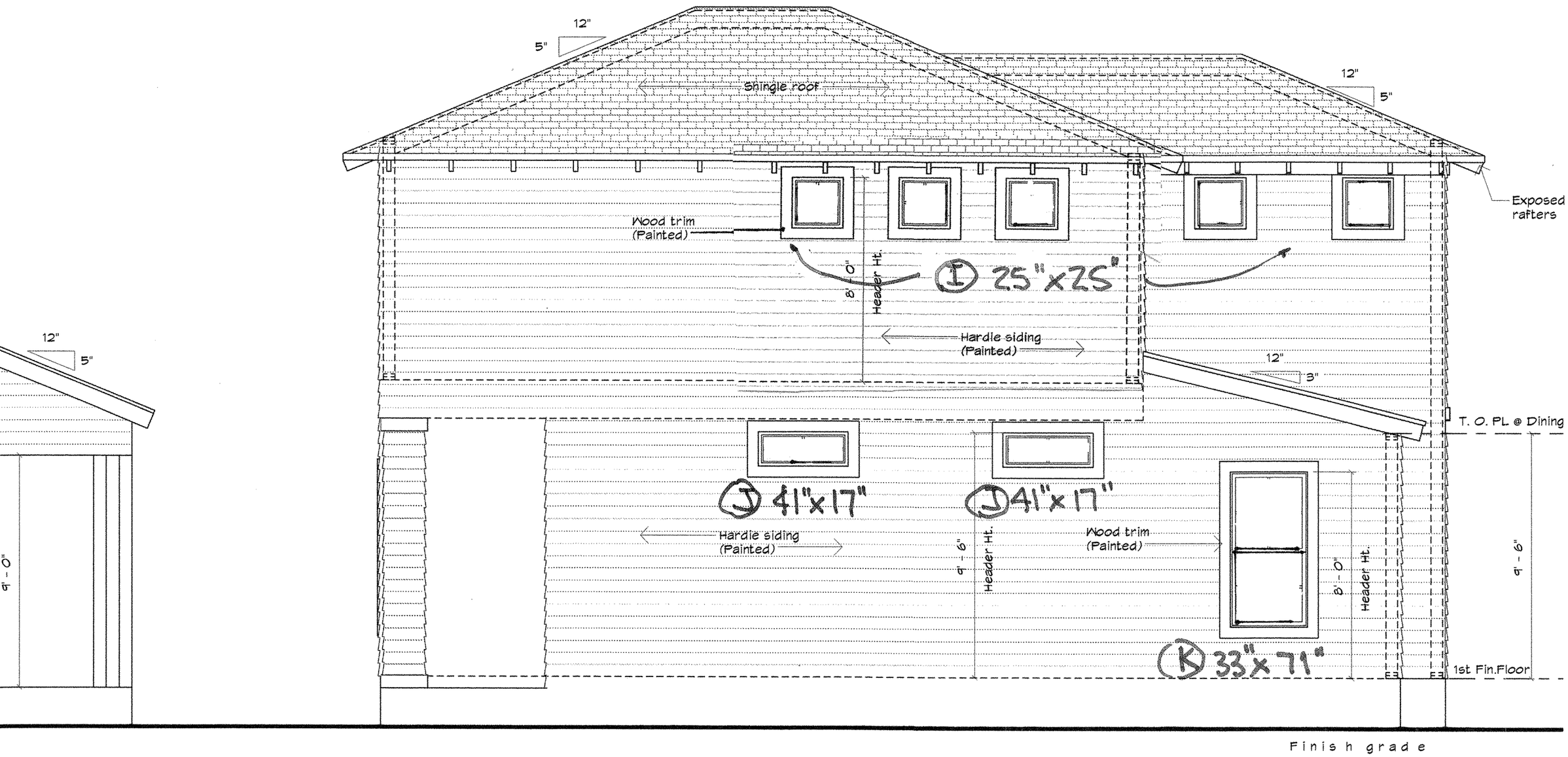
ELE ATIONS APPRO ED BY HDRC / /16



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

SUBMITTED BY APPLICANT 1/ /2 17

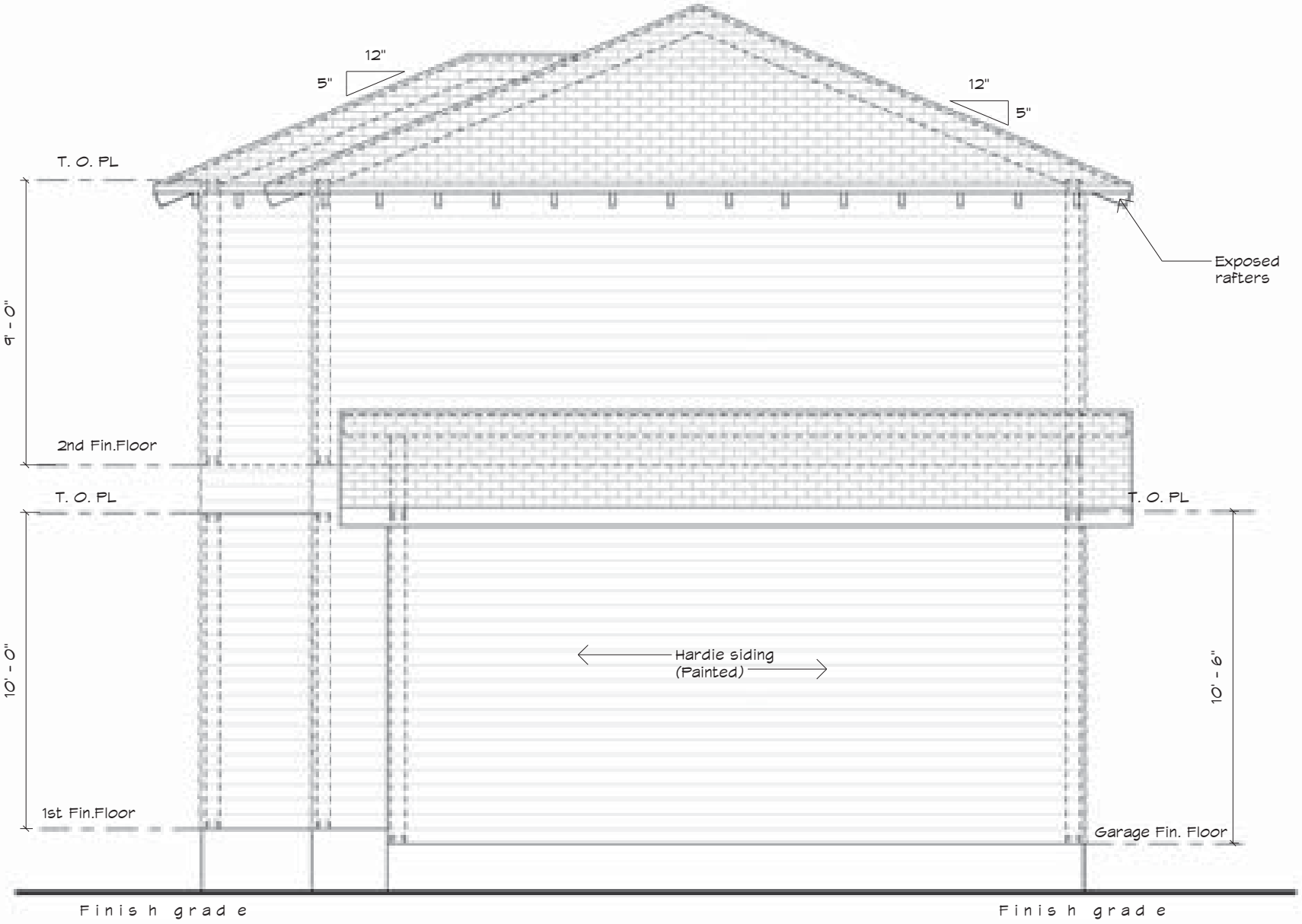
AS-BUILT/610



n

Photo #4
East partial elevation

ELE ATIONS APPRO ED BY HDRC / /16

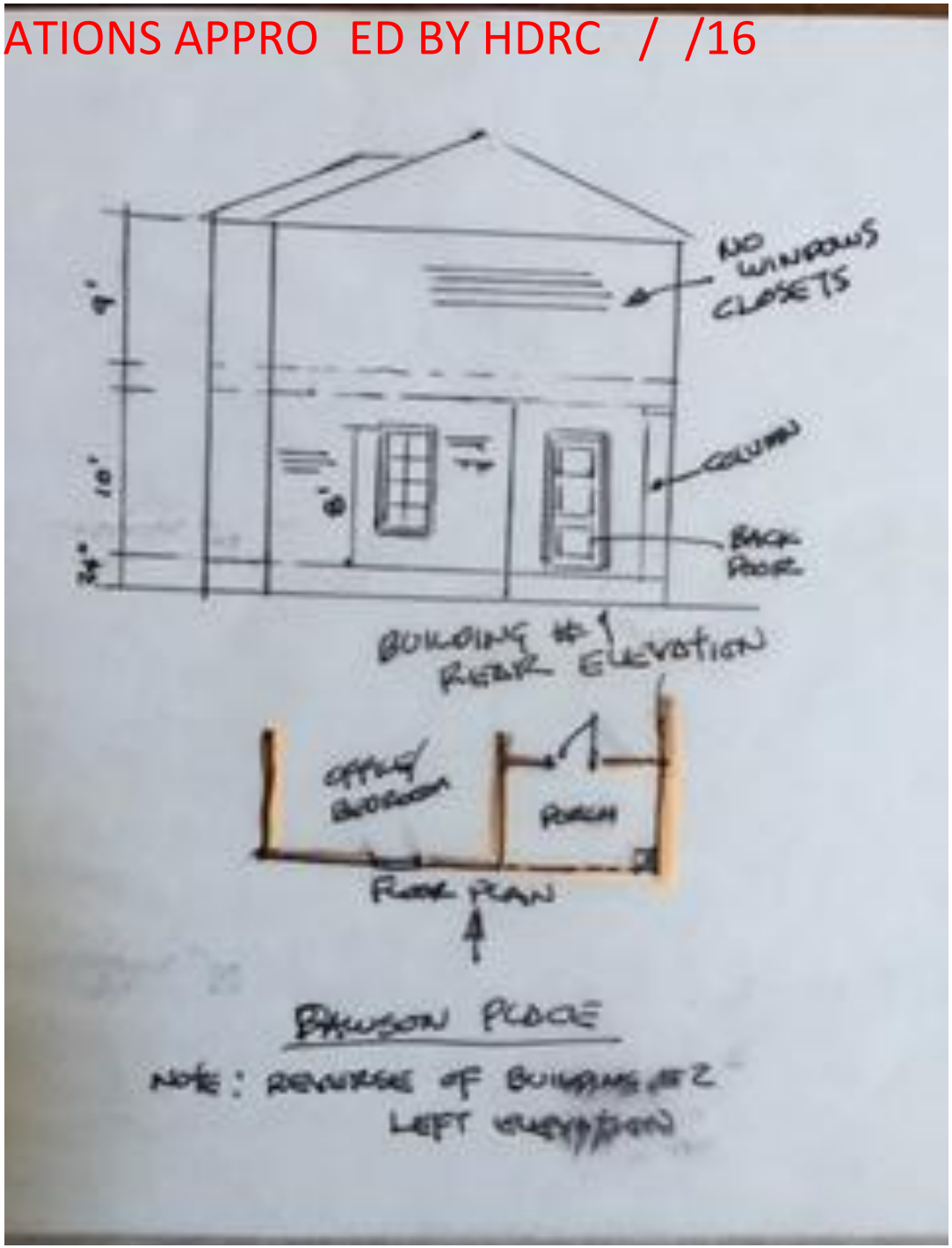


3 Building 1 Rear Elevation

1/4" = 1'-0"

CARPORT

ELE ATIONS APPRO ED BY HDRC / /16



SUBMITTED BY APPLICANT 1/ /2 17

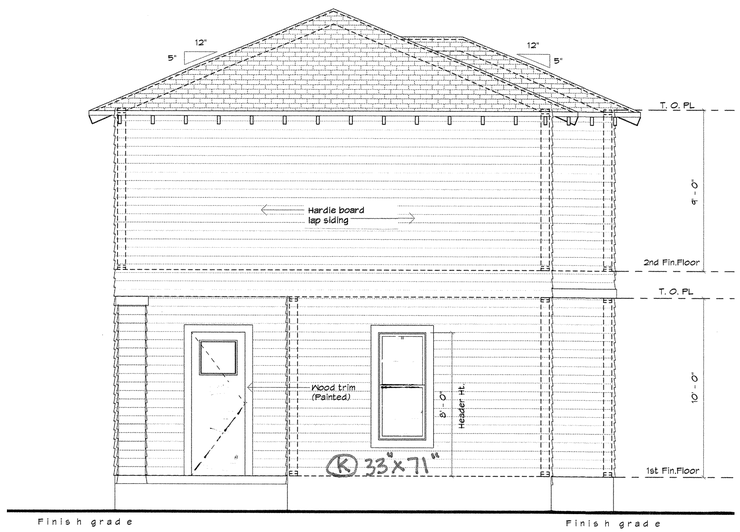
3 Rear Elevation

1/4" = 1'-0"

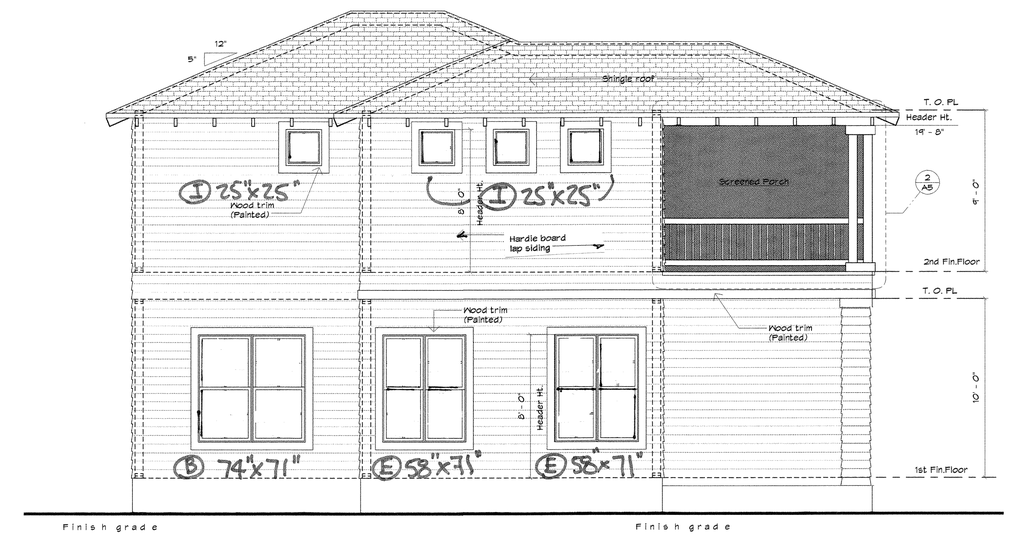
Photo#3
South elevation/610

SUBMITTED BY APPLICANT 1/ /17
BUILDIN 2 - 6 DAWSON

AS-Built/608

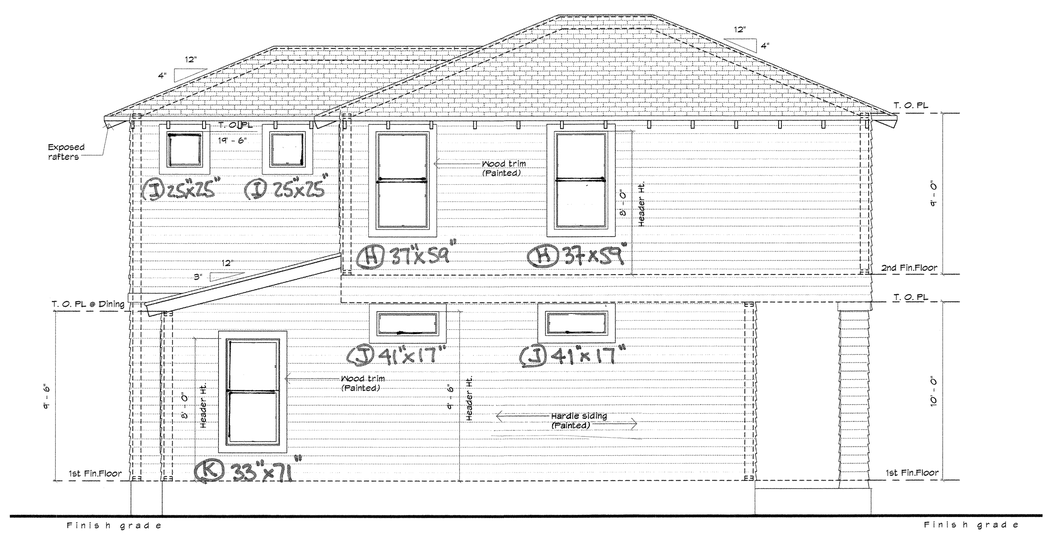


2 Left Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

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



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

VALDEZDESIGNS

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) 618-1299

BRIGHTSTAR DEVELOPMENT LLC.
210.882.2038

DIGNOWITY HILL
608 Dawson St
SAN ANTONIO TX
LOT: 19
COUNTY BLOCK: 17

(4)

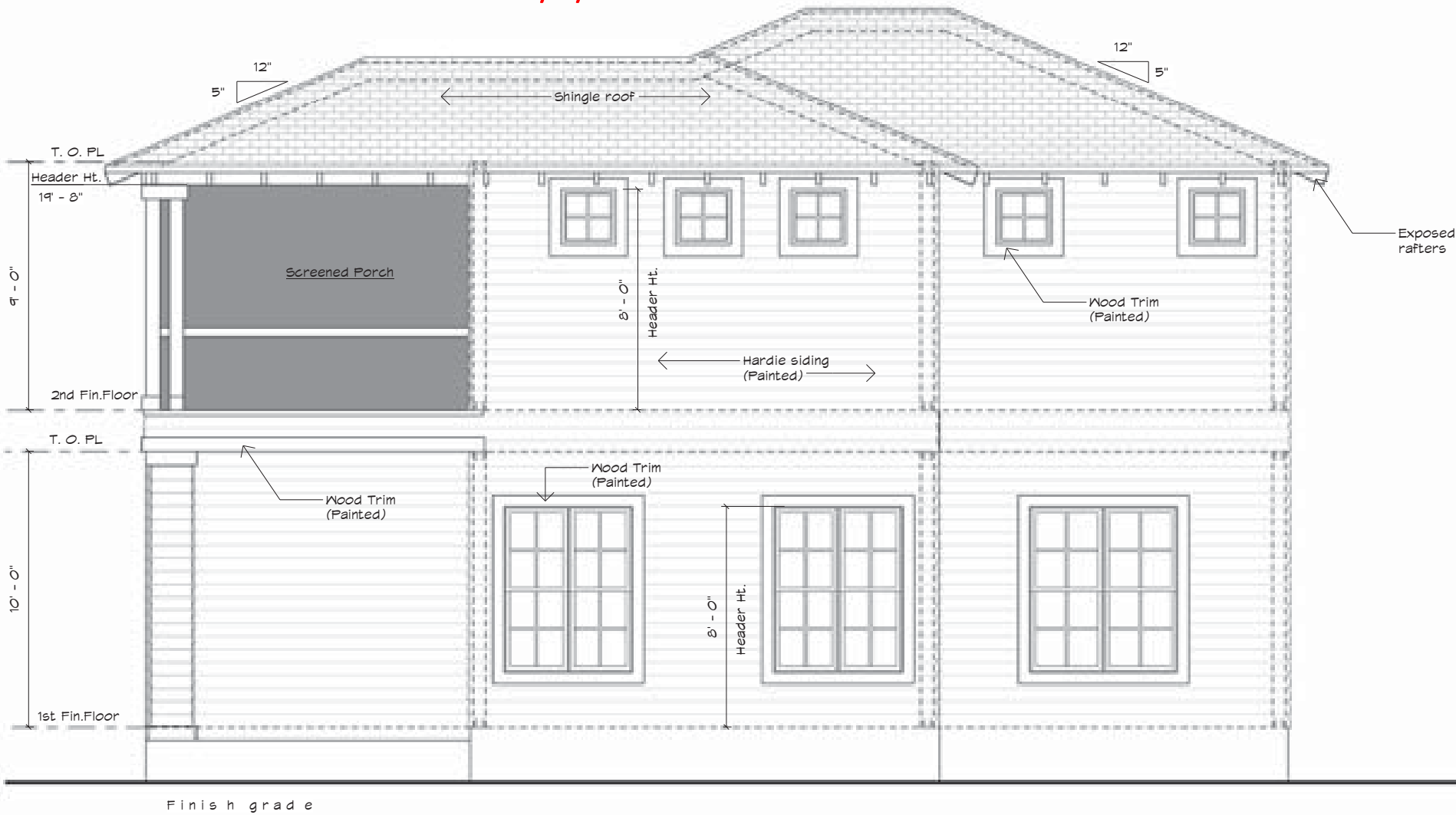
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1 07-14-2016
2

Issue Date:
07-14-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A4

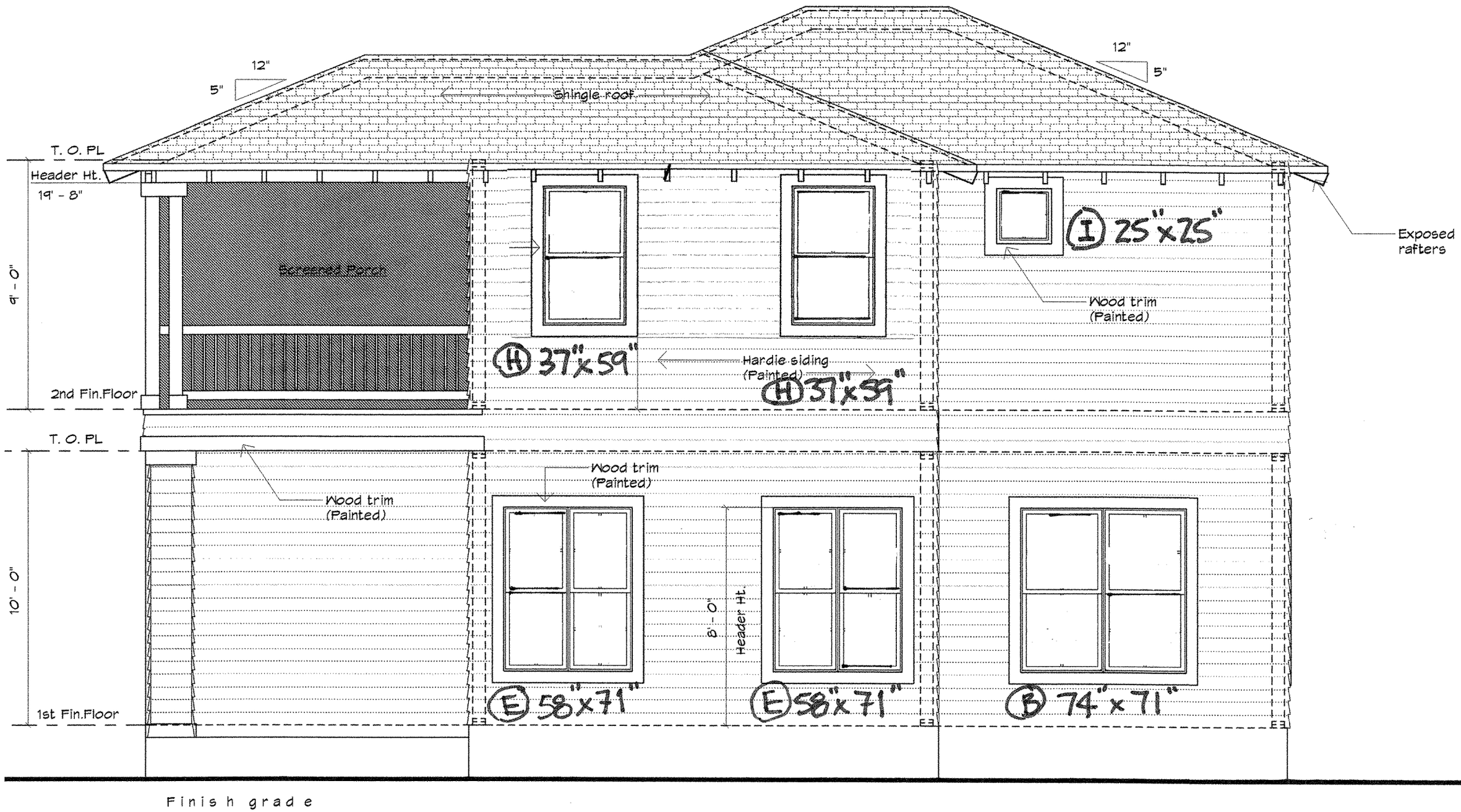
ELE ATIONS APPRO ED BY HDRC / /16



4 Building 1 Right Elevation

1/4" = 1'-0"

SUBMITTED BY APPLICANT 1/ /2 17



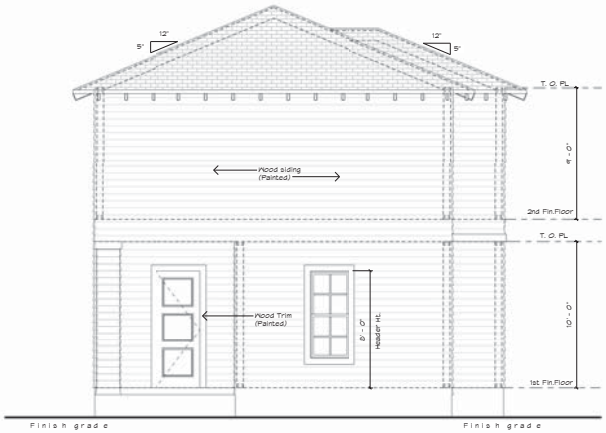
4 Right Elevation

1/4" = 1'-0"

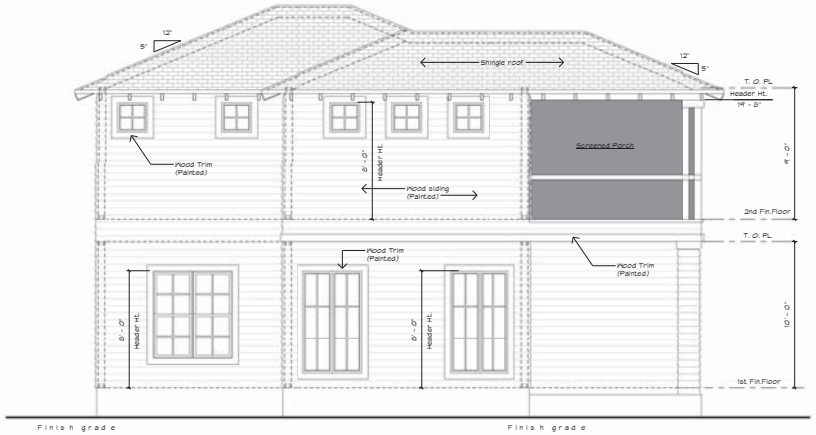
Photo#1
North elevation/610

Photo #2
West elevation/ 610

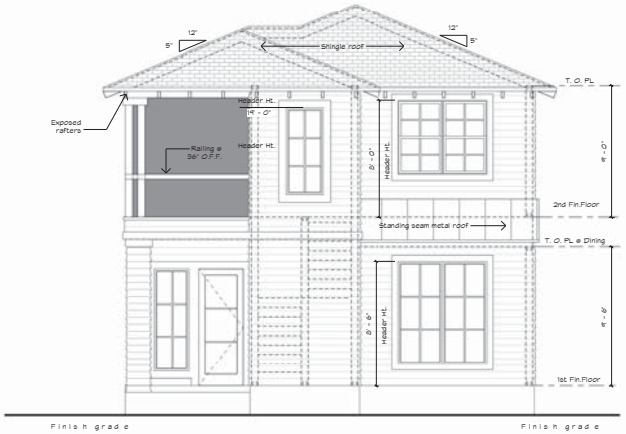
ELE ATIONS APPRO ED BY HDRC / /16
BUILDIN 2 - 6 DAWSON



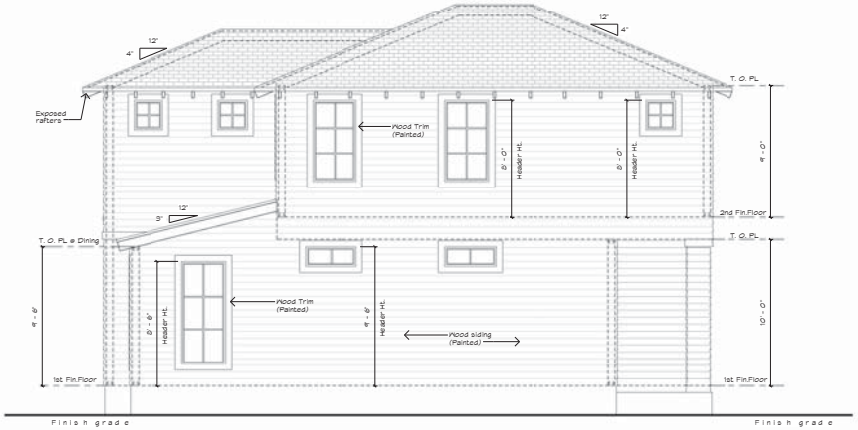
2 Building 2 Left Elevation
1/4" = 1'-0"



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"

VALDEZDESIGNS

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

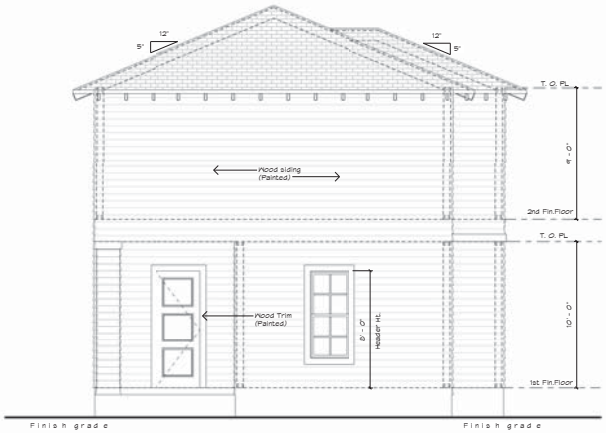
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1
2

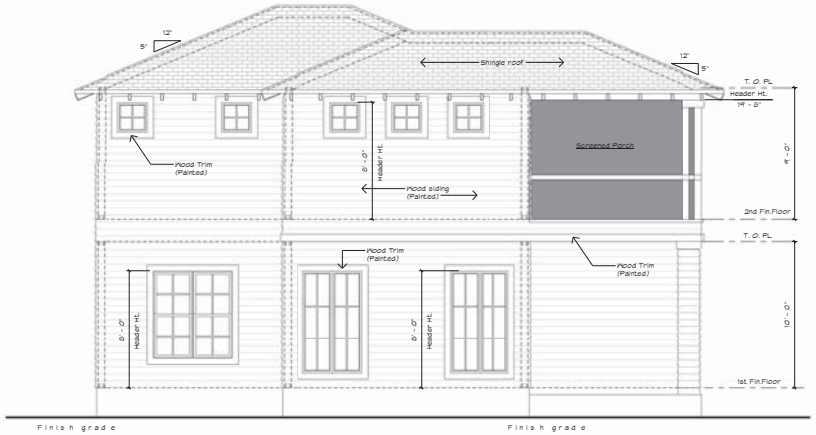
Issue Date:
04-07-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A6

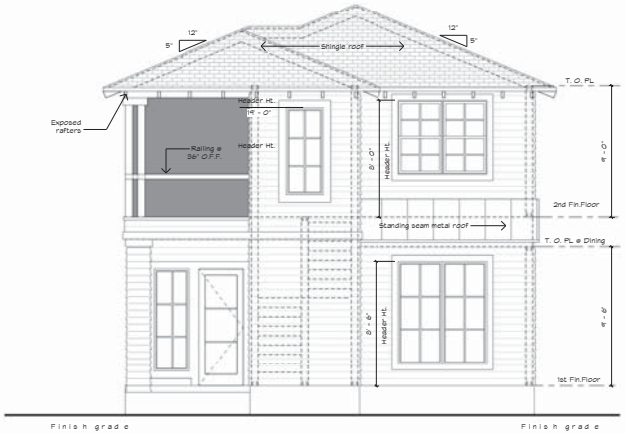
ELE ATIONS APPRO ED BY HDRC / /16



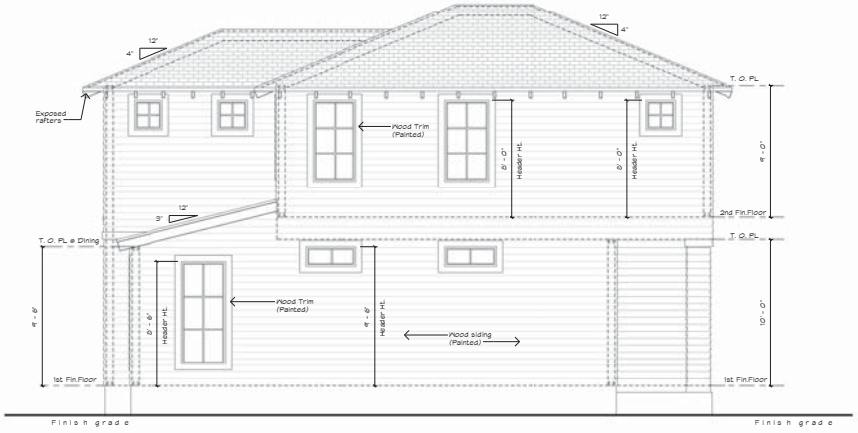
2 Building 2 Left Elevation
1/4" = 1'-0"



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"

VALDEZDESIGNS

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

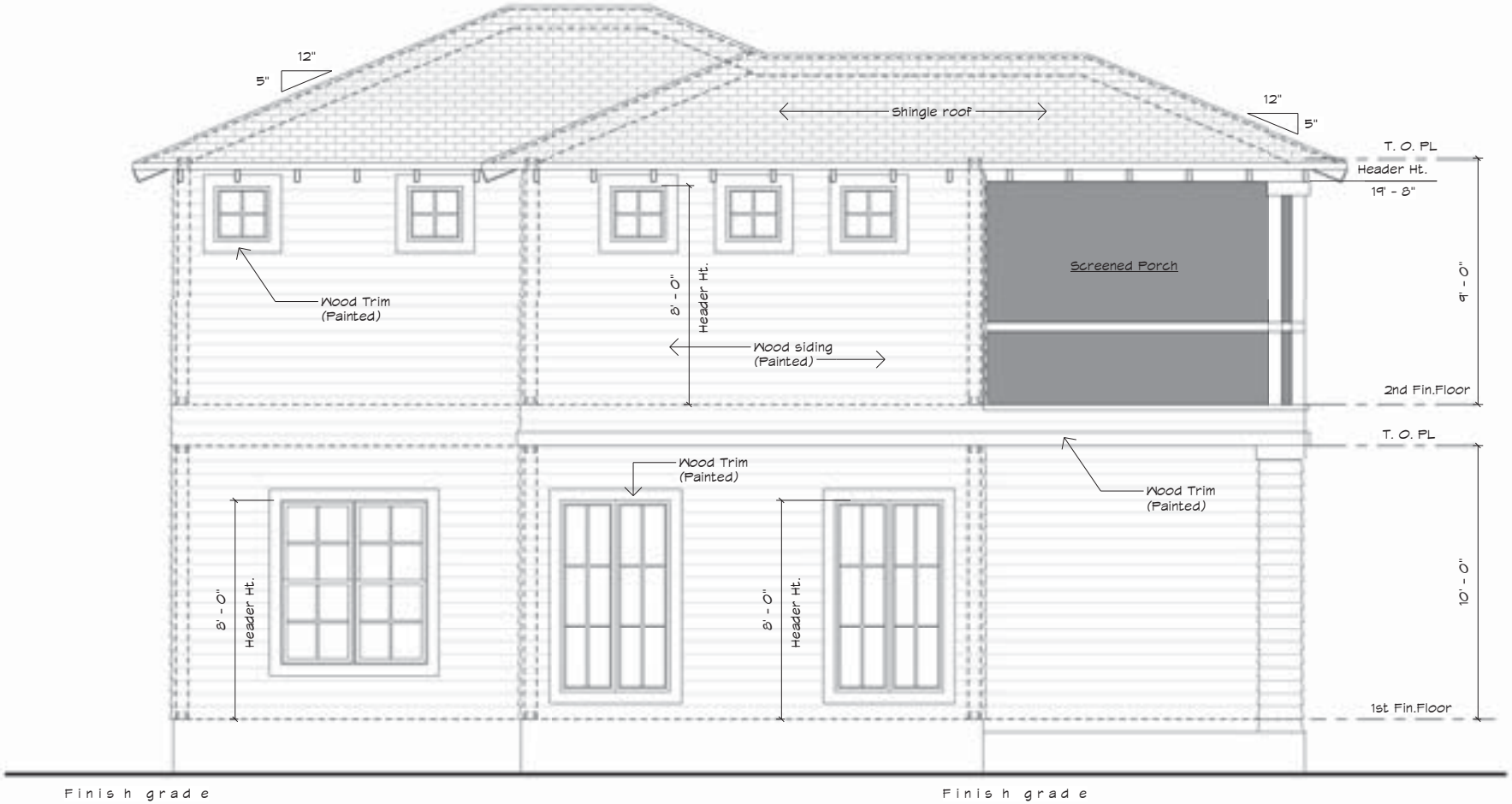
Plan Information:
Drawn By: JV RB
Project #: 1110
Copyright: 2016

Revisions:
1
2

Issue Date:
04-07-2016

Sheet Title & No.
EXTERIOR ELEVATIONS
A6

APPRO ED BY HDRC / /16

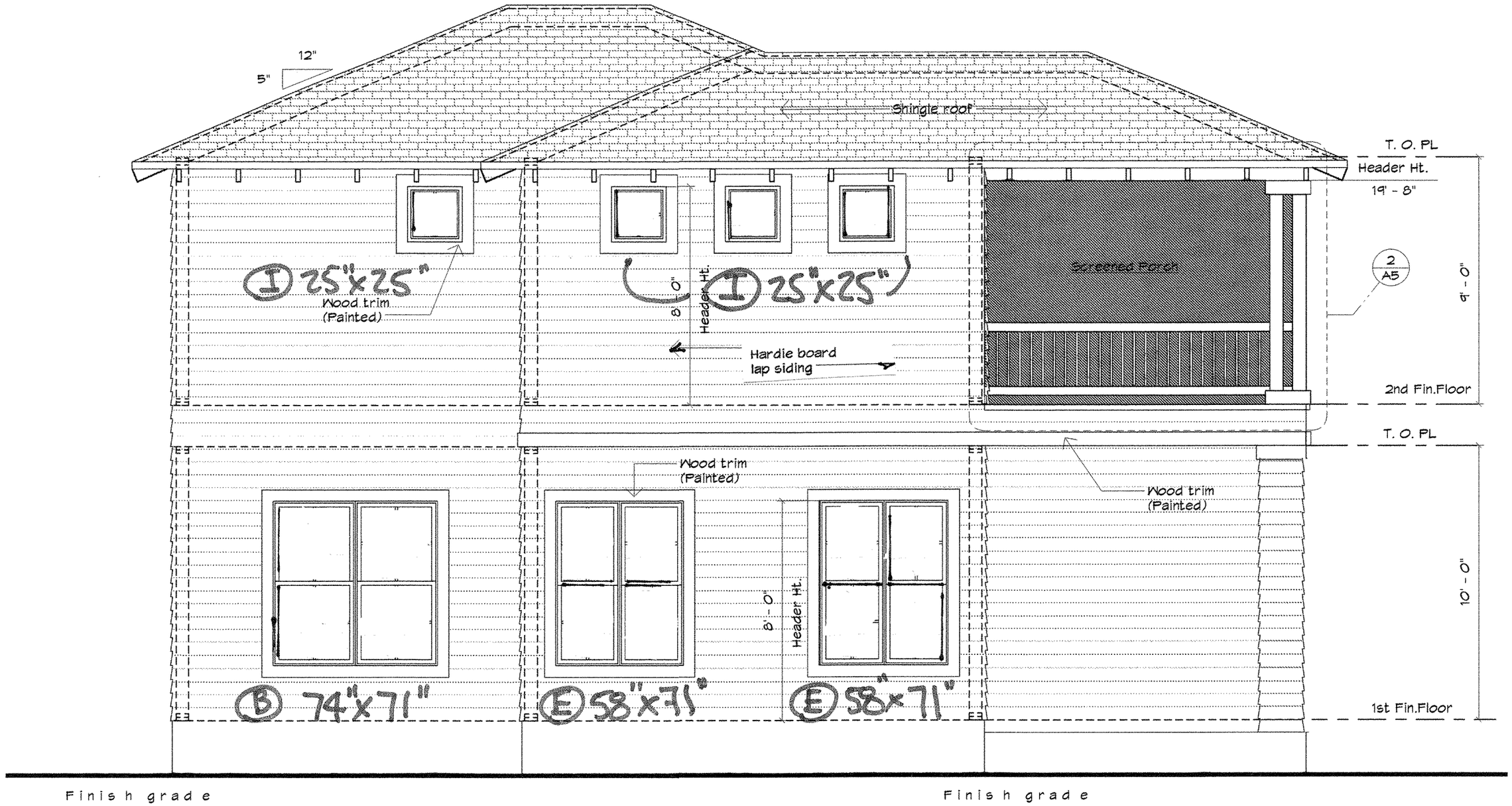


1 Building 2 Front Elevation

1/4" = 1'-0"

SUBMITTED BY APPLICANT 1/4/17

BUILDING 2 - 608 DAWSON



1 Front Elevation

1/4" = 1'-0"

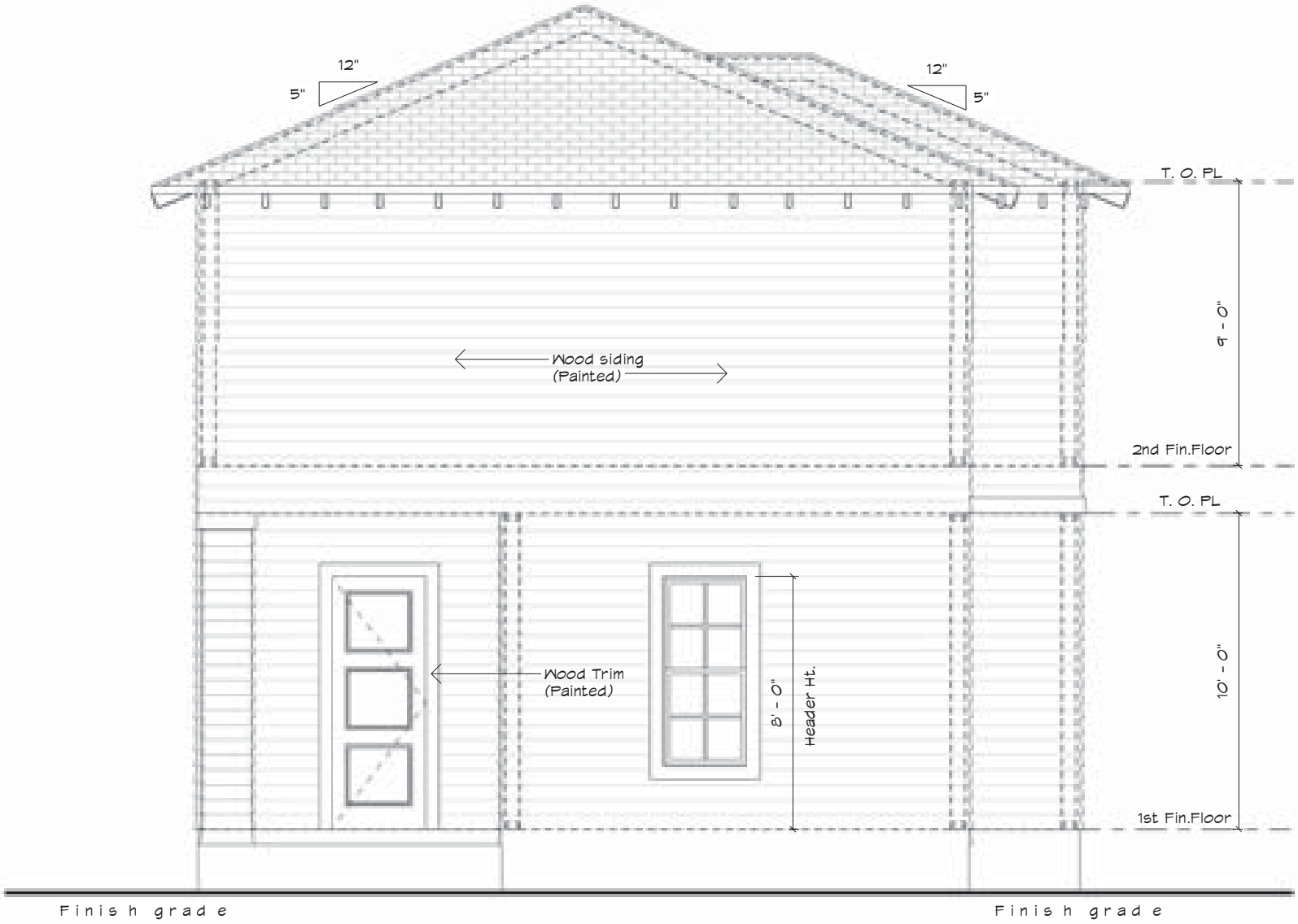
Photo #5
North elevation/608

P 1/6/2 17

-

-

APPRO ED BY HDRC / /16

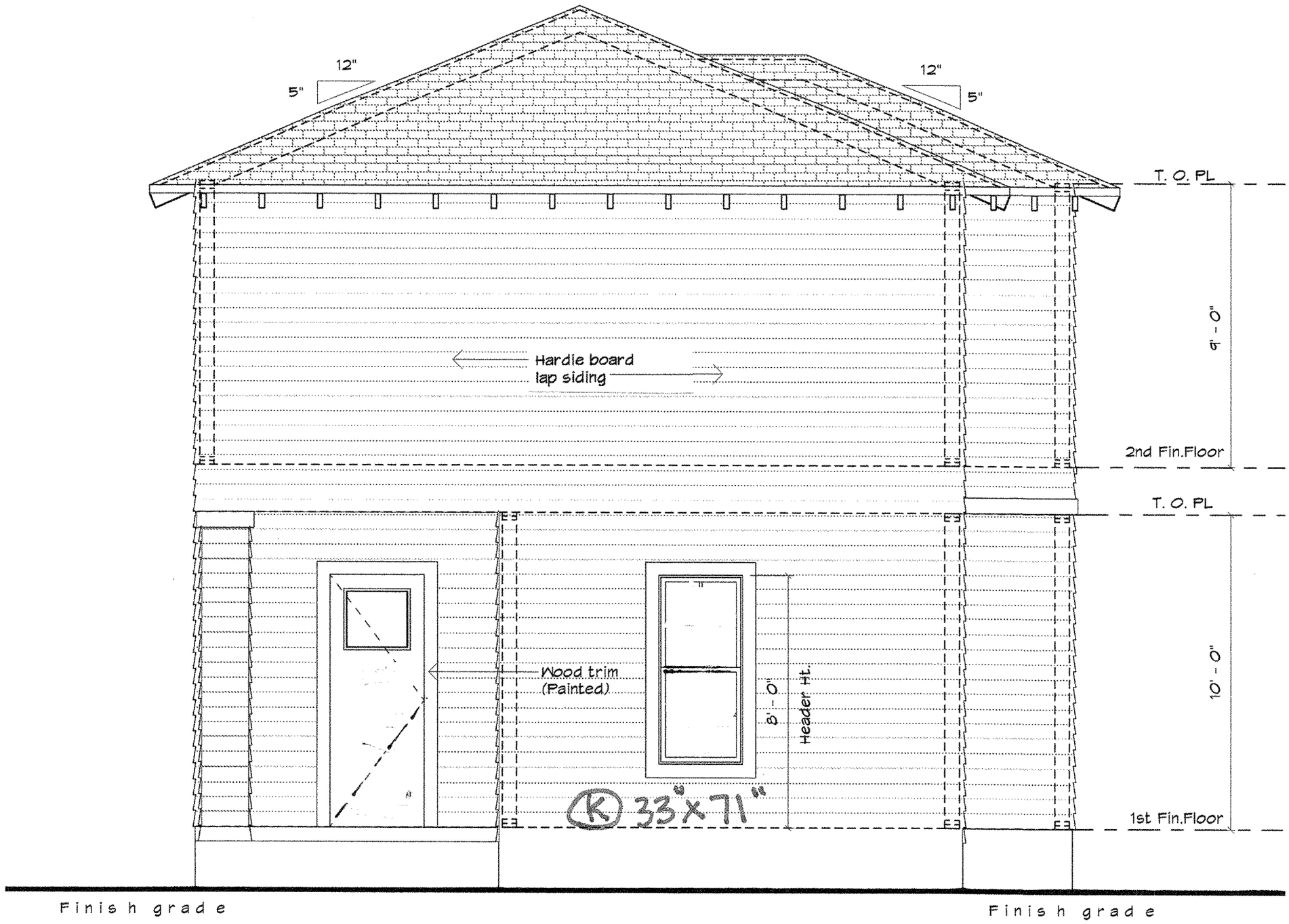


2 Building 2 Left Elevation

1/4" = 1'-0"

AS-BUILT/608

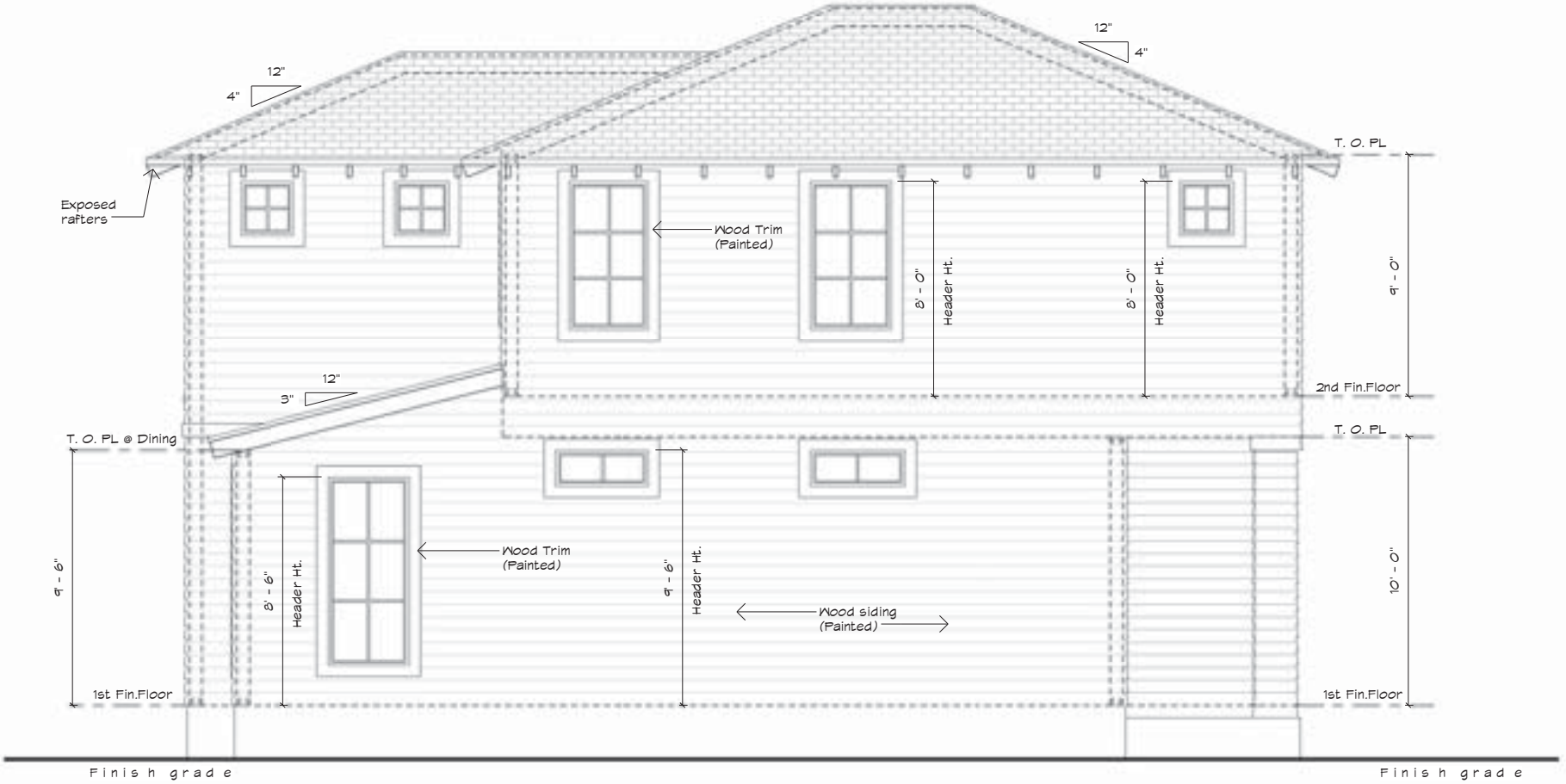
SUBMITTED BY APPLICANT 1/4/17



2 Left Elevation

1/4" = 1'-0"

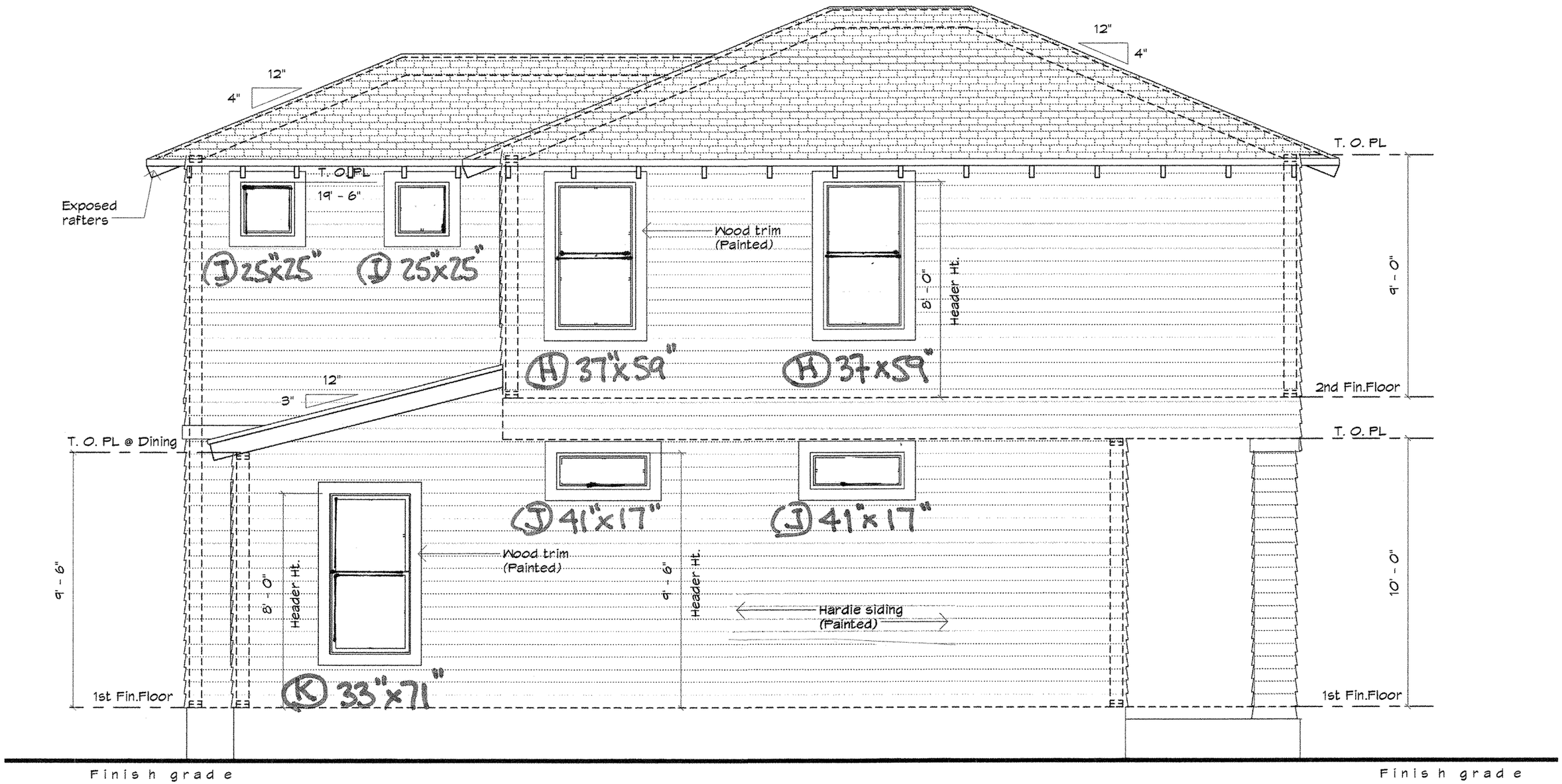
APPRO ED BY HDRC / /16



3 Building 2 Rear Elevation

1/4" = 1'-0"

SUBMITTED BY APPLICANT 1/4/17

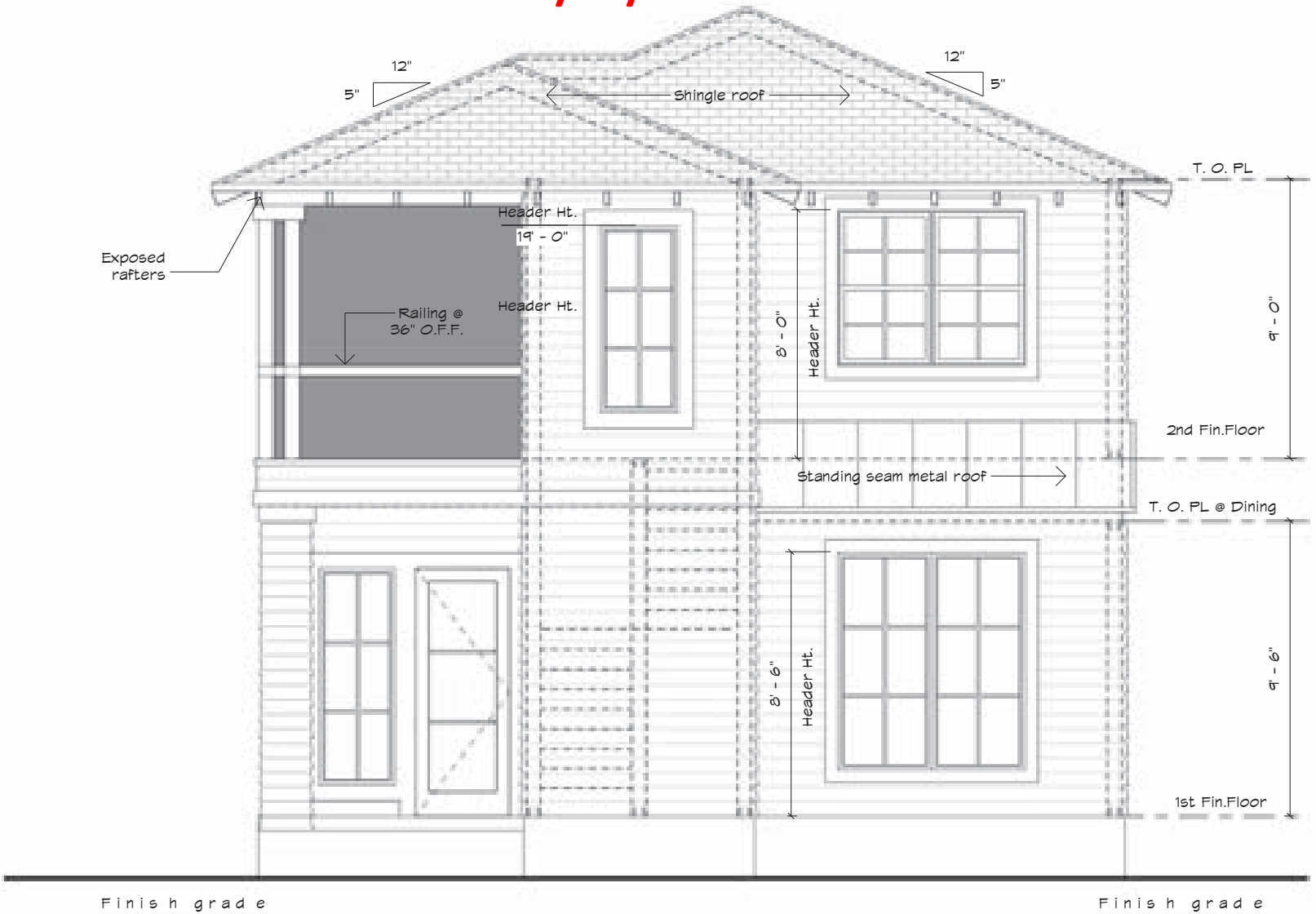


3 Rear Elevation

1/4" = 1'-0"

Photo #6
South elevation/608

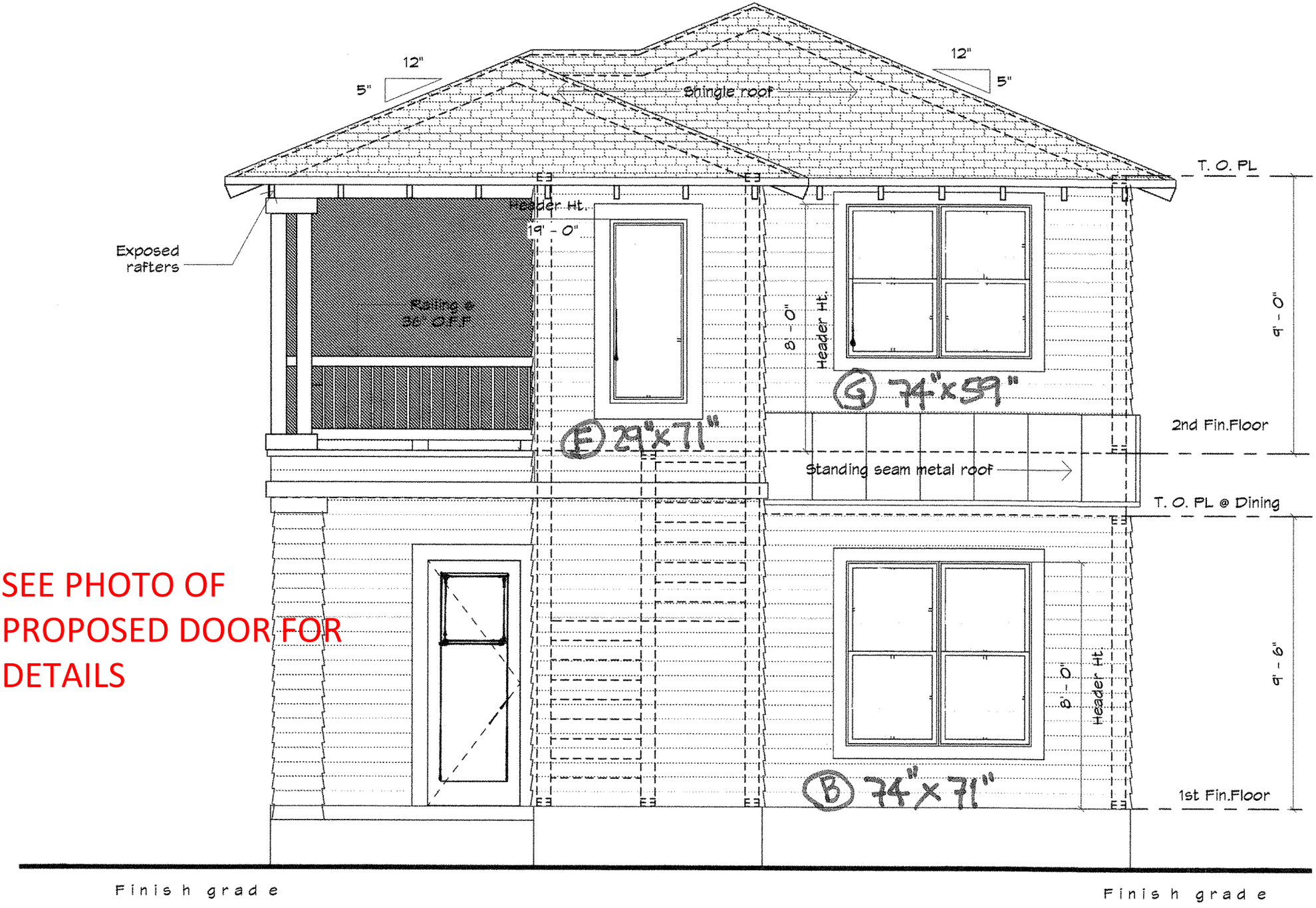
APPRO ED BY HDRC / /16



4 Building 2 Right Elevation

1/4" = 1'-0"

SUBMITTED BY APPLICANT 1/4/17



SEE PHOTO OF PROPOSED DOOR FOR DETAILS

4 Right Elevation

1/4" = 1'-0"

Photo#7
West elevation/608

Photo #8

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

608/610 DAWSON

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

PROPOSED 1/6/17

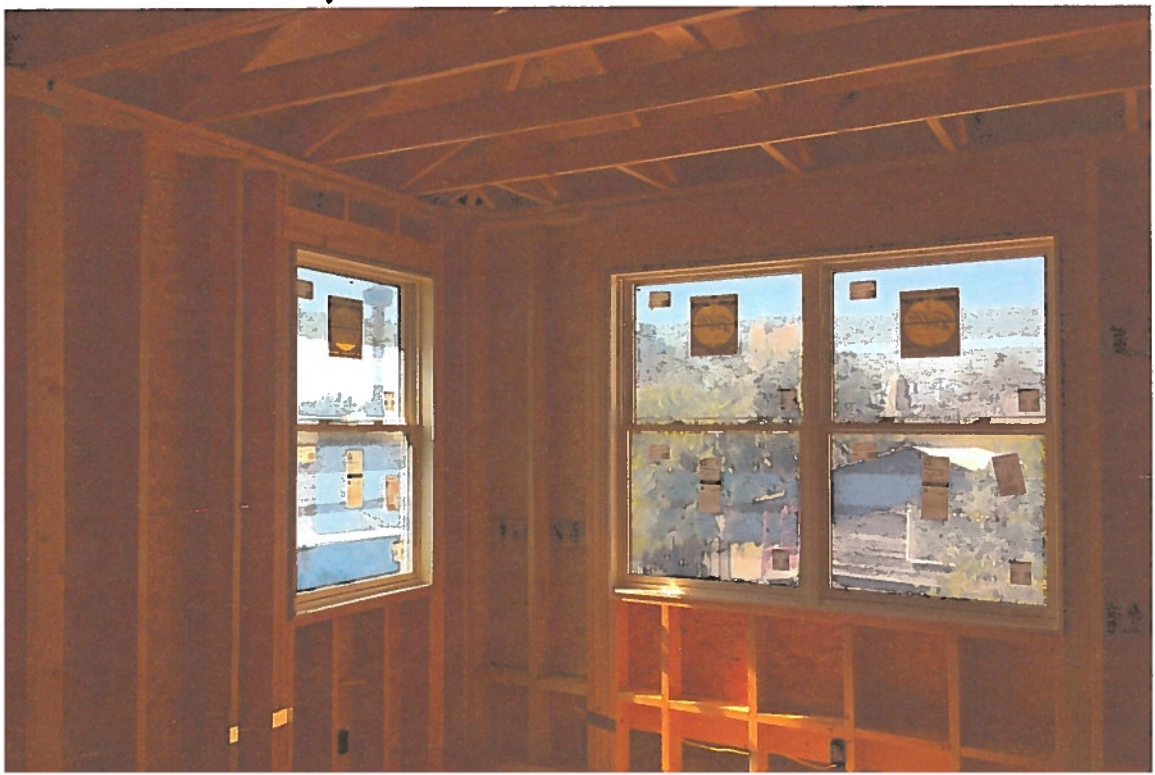
INTERIOR

608/610 DAWSON

PROPOSED 1/6/17

INTERIOR

608/610 DAWSON



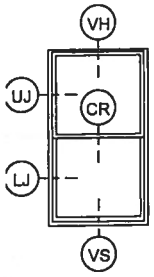
PROPOSED 1/6/17

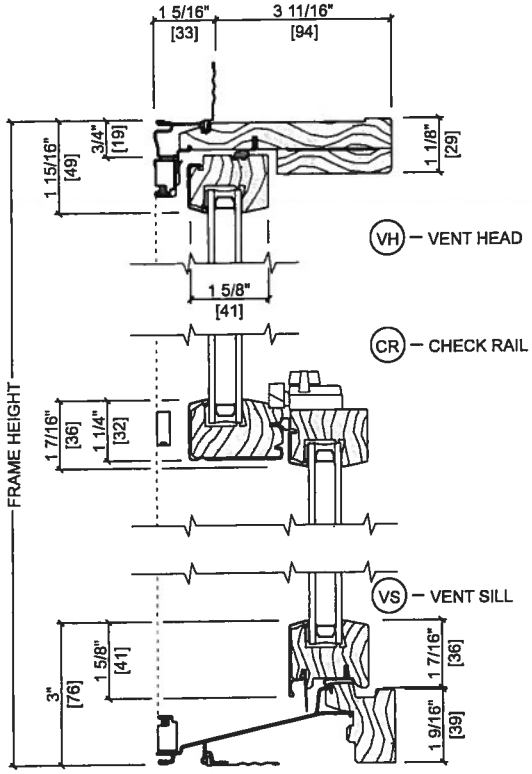
UNIT SECTIONS

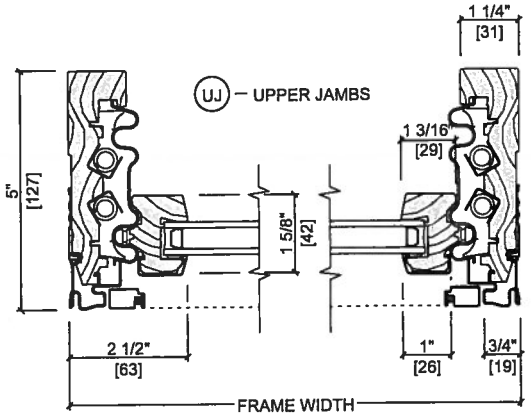
Aluminum-Clad Wood

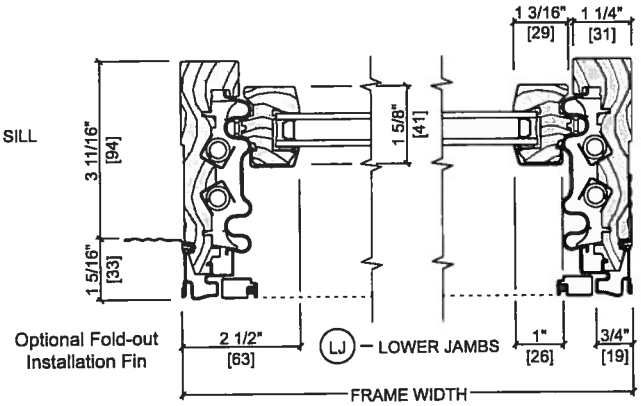
HUNG

VENT









CROSS SECTION

608/610 DAWSON

ale 3" = 1' 0"

dimensions are approximate.

For additional product information, visit PELLAADM.com

- Downloadable CAD files.

Features and options.

PROPOSED 1/6/17

HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.

- Champagne
- White
- Brown
- Bright Brass[1]
- Satin Nickel[1]
- Oil-Rubbed Bronze[2]
- Antique Brass[3]
- Chrome[3]

HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.

PREFINISHED PINE INTERIORS ✓

The interiors of all Pella® Pine windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home. Three prefinished paint colors or primed, ready-to-paint interiors are also available.

- Natural
- Golden Oak
- Early American
- Special Walnut
- Provincial
- Cherry
- Red Mahogany
- Dark Mahogany
- White
- Bright White
- Linen White ★
- Primed

ALUMINUM-CLAD EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

- White
- Tan
- Putty ★
- Brown
- Poplar White
- Portobello
- Morning Sky Gray
- Hartford Green
- Brick Red
- Black

PROPOSED 1/6/17

Contract - Detailed

Pella Window and Door Showroom of San Antonio
6510 Blanco Road
San Antonio, TX 78216
Phone: (210) 735-2030 **Fax:** (210) 735-3837

Sales Rep Name: Sendejo, Sylvia
Sales Rep Phone: (210) 735-2030
Sales Rep Fax: (210) 735-2030
Sales Rep E-Mail: ssendejo@pellasouthtexas.com

Customer Information	Project/Delivery Address	Order Information
Brightstar Development, LLC.	**610 Dawson**	**Quote Name:** 610 Dawson/Carlos Rodriguez -Proline Windows
208 Argo Ave	610 Dawson St.	
		Order Number: 370R10101
SAN ANTONIO, TX 78209-5113	**Lot #**	**Quote Number:** **8288986**
Primary Phone: (210) 882-2038	San Antonio, TX 78202	**Order Type:** Non-Installed Sales
Mobile Phone:	**County:**	**Wall Depth:**
Fax Number:	**Owner Name:**	**Payment Terms:** Special
E-Mail:	610 Dawson St.	**Tax Code:** SACC
Contact Name:	**Owner Phone:**	**Cust Delivery Date:** 10/21/2016
		Quoted Date: 9/20/2016
Great Plains #:		**Contracted Date:**
Customer Number: 1008112698		**Booked Date:**
Customer Account: 1004021587		**Customer PO #:**

Customer Notes: PROLINE SERIES
PUTTY EXTERIOR
LINEN WHITE PRE-FINISHED INTERIOR
SUN DEFENSE LOW E GLAZING W/ARGON GAS
STANDARD CHAMPAGNE INTERIOR LOCK HARDWARE
6-9/16" JAMB DEPTH
NO SCREENS
NAILING FIN
PELLA INSTALLATION TAPE @ NO CHARGE
DELIVERY TIME : 4 WEEKS

Line #	Location:	Attributes
10	F Stairs	

Viewed From Exterior

PK # 819

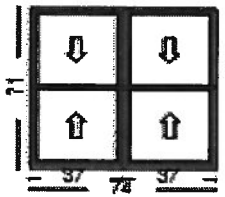
ProLine, Sash Set Fixed, 29 X 71, Putty

Item Price	Qty	Ext'd Price
$482.99	1	$482.99

1: 2971 Fixed Sash Set
Frame Size: 29 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.53, CPD PEL-N-22-00520-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-827
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 200".

Rough Opening: 29 - 3/4" X 71 - 3/4"

Line #	Location:	Attributes
20	B Din Rm/Office	



Viewed From Exterior

PK # 819

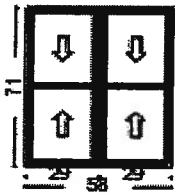
ProLine, 2-Wide Double Hung, 74 X 71, Putty

Item Price	Qty	Ext'd Price
$906.49	2	$1,812.98

1: 3771 Double Hung, Equal
Frame Size: 37 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
2: 3771 Double Hung, Equal
Frame Size: 37 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 290".

Rough Opening: 74 - 3/4" X 71 - 3/4"

Line #	Location:	Attributes
24	E Living	



Viewed From Exterior

PK #
819

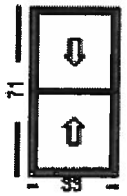
ProLine, 2-Wide Double Hung, 58 X 71, Putty

Item Price	Qty	Ext'd Price
$813.44	2	$1,626.88

1: 2971 Double Hung, Equal
Frame Size: 29 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
2: 2971 Double Hung, Equal
Frame Size: 29 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 258".

Rough Opening: 58 - 3/4" X 71 - 3/4"

Line #	Location:	Attributes
25	K Office/Diing	



Viewed From Exterior

PK #
819

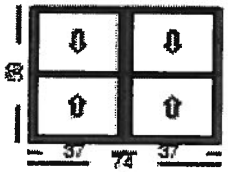
ProLine, Double Hung, 33 X 71, Putty

Item Price	Qty	Ext'd Price
$411.86	2	$823.72

1: 3371 Double Hung, Equal
Frame Size: 33 X 71
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, No Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, TDI WIN-694
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 208".

Rough Opening: 33 - 3/4" X 71 - 3/4"

Line #	Location:	Attributes
30	G Bedroom #2	



PK # 819

Viewed From Exterior

ProLine, 2-Wide Double Hung, 74 X 59, Putty

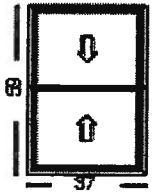
Item Price	Qty	Ext'd Price
$867.23	1	$867.23

1: 3759 Double Hung, Equal
Frame Size: 37 X 59
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
2: 3759 Double Hung, Equal
Frame Size: 37 X 59
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 266".

Rough Opening: 74 - 3/4" X 59 - 3/4"

Customer Notes: INCLUDES SAFETY LOCKS

Line #	Location:	Attributes
35	H Bdrm 2	



Viewed From Exterior

PK #
819

ProLine, Double Hung, 37 X 59, Putty

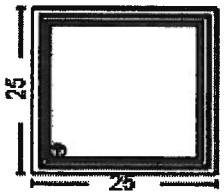
Item Price	Qty	Ext'd Price
$421.97	2	$843.94

1: 3759 Double Hung, Equal
Frame Size: 37 X 59
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Champagne, Limited Opening Hardware, Order Sash Lift
Screen: No Screen
Performance Information: U-Factor 0.30, SHGC 0.22, VLT 0.52, CPD PEL-N-35-00260-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, TDI WIN-694
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 192".

Rough Opening: 37 - 3/4" X 59 - 3/4"

Customer Notes: SAFETY LOCKS INCLUDED

Line #	Location:	Attributes
40	I Stairs, Bdrm 2, Ba	



Viewed From Exterior

PK #
819

ProLine, Sash Set Fixed, 25 X 25, Putty

Item Price	Qty	Ext'd Price
$240.97	6	$1,445.82

1: 2525 Fixed Sash Set
Frame Size: 25 X 25
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.53, CPD PEL-N-22-00520-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-827
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 100".

Rough Opening: 25 - 3/4" X 25 - 3/4"

Line #	Location:	Attributes
45	J Kitchen	

ProLine, Sash Set Fixed, 41 X 17, Putty

Item Price	Qty	Ext'd Price
$257.15	2	$514.30

Viewed From Exterior

PK #
819

1: 4117 Fixed Sash Set
Frame Size: 41 X 17
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Linen White Interior
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.53, CPD PEL-N-22-00520-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, TDI WIN-827
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, No Interior Trim, 6 9/16", 7 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 116".

Rough Opening: 41 - 3/4" X 17 - 3/4"

Line #	Location:	Attributes
50		

PELLA INSTALLATION TAPE

Item Price	Qty	Ext'd Price
$0.00	5	$0.00

Customer Notes: NO CHARGE PER SYLVIA

PROPOSED 1/6/17

Customer: Brightstar Development, LLC. Project Name: 610 Dawson Order Number: 370R10101 Quote Number: 8288986

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Customer Signature

Date

Credit Card Approval Signature

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals	
Taxable Subtotal	$8,417.86
Sales Tax @ 8.25%	$694.47
Non-taxable Subtotal	$0.00
Total	$9,112.33
Deposit Received	$0.00
Amount Due	**$9,112.33**

x 2

$ 18,244.66

608 DAWSON 18 WINDOWS

610 DAWSON 18 WINDOWS

total 36 WINDOWS

PHOTOS SUBMITTED BY APPLICANT 1/11/17 IN RESPONSE TO STAFF'S COMMENTS

PHOTOS SUBMITTED BY APPLICANT 1/11/17 IN RESPONSE TO STAFF'S COMMENTS
- PAIRED WINDOWS WITH MIDDLE TRIM

PHOTOS SUBMITTED BY APPLICANT 1/11/17 IN RESPONSE TO STAFF'S COMMENTS
- PAIRED WINDOWS WITH MIDDLE TRIM

612 DAWSON
- PHOTOS SUBMITTED BY APPLICANT

612 DAWSON
- PHOTOS SUBMITTED BY APPLICANT

612 DAWSON
- PHOTOS SUBMITTED BY APPLICANT

612 DAWSON
- PHOTOS SUBMITTED BY APPLICANT

612 DAWSON
- PHOTOS SUBMITTED BY APPLICANT

PHOTOS SUBMITTED BY APPLICANT
OF NEIGHBOR HOMES

PHOTOS SUBMITTED BY APPLICANT OF NEIGHBOR HOMES

PHOTOS SUBMITTED BY APPLICANT OF NEIGHBOR HOMES

PHOTOS SUBMITTED BY APPLICANT OF NEIGHBOR HOMES