

# HISTORIC AND DESIGN REVIEW COMMISSION

June 07, 2017

**HDRC CASE NO:** 2017-248  
**COMMON NAME:** St John's Seminary  
**ADDRESS:** 222 E MITCHELL ST  
**LEGAL DESCRIPTION:** NCB 3975 BLK 1 LOT 1-4,6-10,17- 21,29, N IRR PT 4 OF A29,A-31A, P-100 & ADJ 16' STRIP  
**ZONING:** MF-33 H, MPOD,  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Mark Tolley/Mission DG, LTD  
**OWNER:** Archdiocese of San Antonio  
**TYPE OF WORK:** Amendment to a previously approved design regarding roof design, foundation heights, building footprints, site design, site parking and building elevations

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design to include modified roof design, foundation heights, modified site designs, the relocation of the swimming pool, site parking, the elimination of one structure and façade modifications to include a redesign of structures G and F.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 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.

### 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.

Sec. 35-673. - Site Design Standards.

(c) Topography and Drainage.

(4) Enhance or Incorporate Acequias Into The Landscape Design and Drainage Scheme of the Site. Where archeological evidence indicates a site contains or has contained a Spanish colonial acequia, incorporate the original path of the acequia as a natural drainageway or a landscape feature of the site by including it as part of the open space plan, and a feature of the landscape design.

Sec. 35-680. - Demolition of Historic Features in the Riverwalk Overlay Districts.

(c) Topography and Drainage.

(a) Other Items of Historic or Archaeological Interest. No certificate shall be issued for demolition of such historic and archaeological features dating from Spanish Colonial times including but not limited to acequias, dams, aqueducts, old mills, trailways, and other river related features or similar items.

**FINDINGS:**

- a. The St. John's Seminary campus first opened at this location in 1920 with the construction of the main, 3-story building located to the northeast of Mission Concepcion. A second building, Margil Hall, was constructed in 1935 to the rear of the main seminary building. St. Mary's Hall, to the north along Mitchell Street, was constructed in 1949. Several other buildings were constructed after 1951, including the chapel immediately to the east of the Mission Concepcion. Other site features include an allée of trees between Mission Road and the main seminary building, multiple sports courts and a historic koi pond.
- b. The applicant received final approval to construct seven new structures in addition to the demolition of accessory structures and the rehabilitation of St Mary's Hall, Drossaerts Hall and Margil Hall at the August 17, 2016, Historic and Design Review Commission hearing with stipulations that a salvaging plan be provided for structures at 203 and 205 Felisa, that each vinyl window be inset at least 1 inch within each wall, that a detailed landscaping plan be submitted to staff, that the archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to the commencement of field efforts and that the development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
- c. **UPDATED DESIGN** – Several changes to the approved 2016 design are proposed. The applicant has claimed that an increased grade for the overall site is required to remedy drainage issues. This change has resulted in an overall increase in building heights as they related to the Mission Protection Overlay District. However, documentation that substantiates this claim has not been submitted for review. Other changes to the proposal include minor relocation of site elements and consolidation of smaller buildings. Overall, staff finds that the previously-approved design, which included a series of shed, hipped and gabled roofs and more detailed Mission Revival and Spanish Eclectic architectural elements, met both the historic design guidelines and height requirements and is appropriate. The currently-requested revisions diminish the quality of the overall proposal, and renew concerns regarding overall building height, scale, and site design.
- d. **MISSION PROTECTION OVERLAY DISTRICT** – This project falls within the MPOD-1 and complied with the height regulations under the previously approved design. The revised design exceeds the height regulations in several areas. In order to mitigate the non-compliance with the height regulations, the applicant explored the use of a flat roof design with low parapet wall, but is currently proposing a sloped roof that exceeds the height restrictions by several feet. The HDRC has discretion to recommend exceptions to the height requirements where special circumstances, such as existing visual obstructions, exist. If the revised building designs receive a Certificate of Appropriateness, a building permit shall not be issued unless the project is awarded a variance from the Board of Adjustment.
- e. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on May 31, 2017. Revised drawings, which indicated a flat roof design in order to more closely conform to the height requirements, were presented. A committee member indicated preference for the original roof design which was more in keeping with the historic buildings on the St John's Seminary campus.
- f. **UPDATED DOCUMENTS** – At this time, the applicant has provided staff with only limited drawings which reflect the currently-proposed roof form. The applicant has not provided OHP with complete updated construction

documents that include site plans, floor plans, elevations, detailed drawings and roof plans that are required in order to receive final approval. The applicant may present those to the Historic and Design Review Commission at the June 7, 2017, hearing for consideration.

- g. LANDSCAPING – The applicant previously submitted and received approval of both landscaping and tree preservation plans at the August 17, 2016, HDRC hearing. These documents included proposed parking located at the corner of E Mitchell and Mission Road and internally within the site to be surrounded by the proposed new construction and existing historic structures. The applicant also received approval to install new fencing to serve as a buffer between the proposed parking lot and the public right of way.
- h. MATERIALS – At the August 17, 2016, HDRC hearing, the applicant received approval for the use of materials that included cement plaster, Hardi board and batten siding, vinyl windows and doors, cast stone trim, wood trim and barrel tile roofing. The applicant has noted as of June 2017, that casement windows will be included as opposed to the previous divided light windows. Staff finds this appropriate.
- i. RELATIONSHIP OF SOLIDS TO VOIDS – According to the Guidelines for New Construction 2.C. in regards to the relationship of solids to voids, the applicant has proposed a façade arrangement which features proportionately sized windows and facades which feature a base, midsection and cap. Staff finds the previously approved design as well as the proposed modifications addressed below to be consistent with the Guidelines.
- j. LOT COVERAGE – With the construction of multiple new structures, the applicant will be covering a large percentage of the available lot space, however, the existing Seminary structures provide the precedent with a campus-like design. Staff finds the applicant's proposed site design appropriate and consistent with the Guidelines for New Construction D.i.
- k. SETBACKS – The applicant has presented a site plan which uniquely positions each new structure to have a setback that is consistent throughout the site, be oriented toward both the interior courtyard as well as address each street and feature primary entrance orientations that are situated to respond to the automobile circulation of the site. This is consistent with the Guidelines for New Construction 1.A
- l. ARCHAEOLOGY-The property is within the River Improvement Overlay District, the local Mission Historic District, the Mission Parkway National Register of Historic Places District, the Mission Concepcion National Register of Historic Places District, and the recorded Battle of Concepcion battlefield area. Furthermore, the project footprint is within the site boundaries of previously recorded archaeological site 41BX12, which is also a registered State Antiquities Landmark (SAL). Under state law, the SAL designation mandates that the development project will require coordination with the Texas Historical Commission prior to the commencement of construction efforts. In addition, as illustrated on historic maps, the property is traversed by the Pajalache or Concepcion Acequia, a registered National Historic Civil Engineering Landmark. Human remains have also been recorded next to this project area, and could possibly extend into the property. The development project shall comply with the Health and Safety Code of Texas, a state law regarding human remains. The archaeology consultant should submit the scope of work to the Office of Historic Preservation (OHP) for review and approval prior to the commencement of field efforts. Archaeological investigations shall be required for the project area.

#### Findings related to site design modifications:

- m. SWIMMING POOL RELOCATION – The applicant has proposed to relocate the previously approved swimming pool location away from Drossaerts Hall to a more centralized location on the site. Staff finds this relocation appropriate and a minor change to the original approval.
- n. ADDITIONAL PARKING AREA – At the corner of Kalteyer and E Mitchell, a smaller building on the corner has been eliminated and replaced with additional surface parking lots. The applicant has noted that the previously approved structure has been removed to address utility and traffic concerns. The applicant has proposed to buffer this parking from the public right of way. However, staff finds that the smaller building at this corner contributed to the human scale of the overall development, and was an important buffer between the street edge and three-story buildings. The previously-approved configuration is more appropriate.

#### Findings related to building design modifications:

- o. BUILDINGS G & F MODIFICATION – The applicant has proposed to modify buildings G and F to move them further to the east on the site and away from Margill Hall. Staff finds this proposal appropriate and that through this modification the general size and massing will not be increased in a manner that will be inappropriate.
- p. ROOF DESIGN – At this time, the applicant has proposed to modify a previously approved roof design, building footprints, façade arrangement and foundation heights. Due to drainage issues, the applicant has noted the need to

raise the foundations of each proposed structure. Staff finds that the originally-approved roof design was most appropriate and consistent with the roof configurations which exist on the site. Staff supports any additional efforts to lower the overall building height, including revisions to the roof design.

- q. FAÇADE ARRANGEMENTS – The currently proposed building designs appear to feature fewer variations in façade treatment and generally fewer architectural details than the previously approved buildings. Staff finds the previously approved design to be more appropriate.

## **RECOMMENDATION:**

Staff does not recommend approval of the proposed design revisions. The previously-approved design, which included a series of shed, hipped and gabled roofs and more detailed Mission Revival and Spanish Eclectic architectural elements, met both the historic design guidelines and height requirements. The currently-requested revisions diminish the quality of the overall proposal, and renew concerns regarding overall building height, scale, and site design.

If the HDRC recommends a Certificate of Appropriateness for the revised design, then staff recommends the following stipulations:

- i. That the applicant submit elevations of each façade to be reviewed by staff and approved by the HDRC.
- ii. That all previous stipulations from the August 17, 2016, approval be met.
- iii. That the development project comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

## **CASE MANAGER:**

Edward Hall





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

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

DATE: MAY 31, 2017 HDRC Case# \_\_\_\_\_  
ST JOHN'S SEMINARY  
ADDRESS: 332 E MITCHELL Meeting Location: 1901 S ALAMO

APPLICANT: MARK TOLLEY / MISSION AG

DRC Members present: KENT BRITAIN, DR. AZZA KAMAL

Staff present: KATHY RODRIGUEZ, EDWARD HALL  
MIGUEL SALASNA, RICK BEENALER

Others present: DAVID RICHARDSON, BOB VILLEN

REQUEST: AMENAMENTS TO PREVIOUSLY APPROVED DESIGN REGARDING EXTERIOR  
MODIFICATIONS, ROOF DESIGN MODIFICATIONS AND SITE DESIGN.

COMMENTS/CONCERNS: MS: OVERVIEW OF PROPOSED CHANGES TO THE SITE  
PLAN. DAL: QUESTIONS REGARDING ANY DENSITY CHANGES, MT: NO STRUCTURE  
PROPOSED WILL BE VISIBLE FROM FROM POINT OF MEASUREMENT DUE TO  
BEING BLOCKED BY HISTORIC STRUCTURES, - INCREASE IN HEIGHT IS A RESULT  
OF NEEDING TO RAISE FOUNDATION HEIGHTS. KR: CONSIDER NOTING ON EACH  
PRESENTATION DOCUMENT WHAT WILL BE ENCRACHING INTO THE MPOL.  
MS: 8 FOOT VARIANCE REQUEST. DAL: NOTE STORIES OF EACH BUILDING ON  
SITE PLANS. A SITE SECTION WOULD ALSO BE HELPFUL. —————>

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

\_\_\_\_\_  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date

MS: ROOF CHANGES ARE FROM AN EXISTING SLOPED ROOF TO A TO A FLAT ROOF WITH ROOF PARAPETS AND SHED OVERHANGS/CANOPIES.

NAV: CONCERNS REGARDING THE PROPOSED MODIFICATIONS IN ROOF DESIGN. REINTRODUCING EXISTING GABLED ROOFS MAY BE APPROPRIATE.



## St. John's Seminary Site Plan Update



1. The State Historic Preservation Office required us to move the pool away from Drossaerts Hall. Moving the pool helps maintain the historic context of Drossaerts Hall and the pool will now be relatively close to where the existing pool is.
2. Building H is being slightly enlarged to incorporate the units from the townhome style building on the NE corner of the site which was removed due to a utility easement that runs across the NE corner of the property as well as fire access and right of way restrictions. Additionally, its removal addressed area residents concerns about oncoming traffic visibility issues that may have been caused by the prior townhome buildings location.
3. Buildings G & F have been redesigned to move them further from the historic Margil Hall structure at State Historic Preservation Office direction. State Historic Preservation Office felt the new buildings were impinging on the historic nature of Margil's hall. Turning radius restrictions also made the townhome buildings impractical.





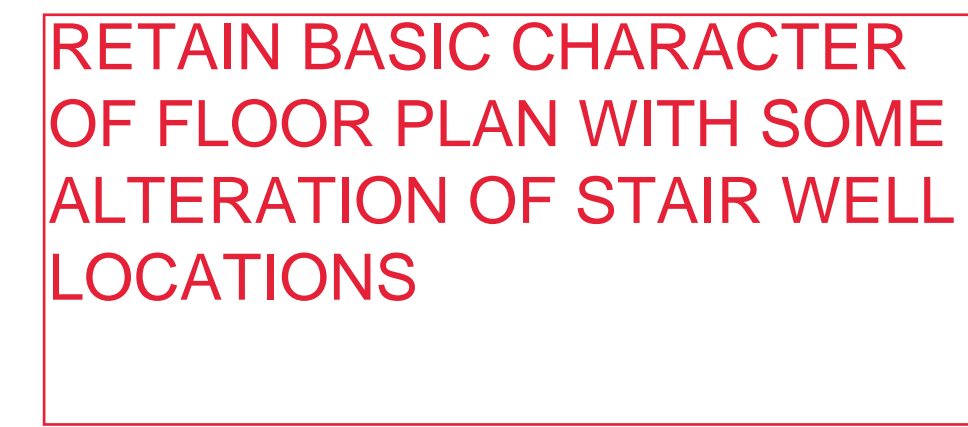


RECEIVED BY STAFF ON MAY 19, 2017, THE APPLICATION DEADLINE FOR THE JUNE 7, 2017, HDRC HEARING.





03/A3.7



Ø1/A3.7



**B&A**  
ARCHITECTS INC.

Architect

DATE 08/09/2016

Issuance:

Revisions:

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

Project No. 1-12345

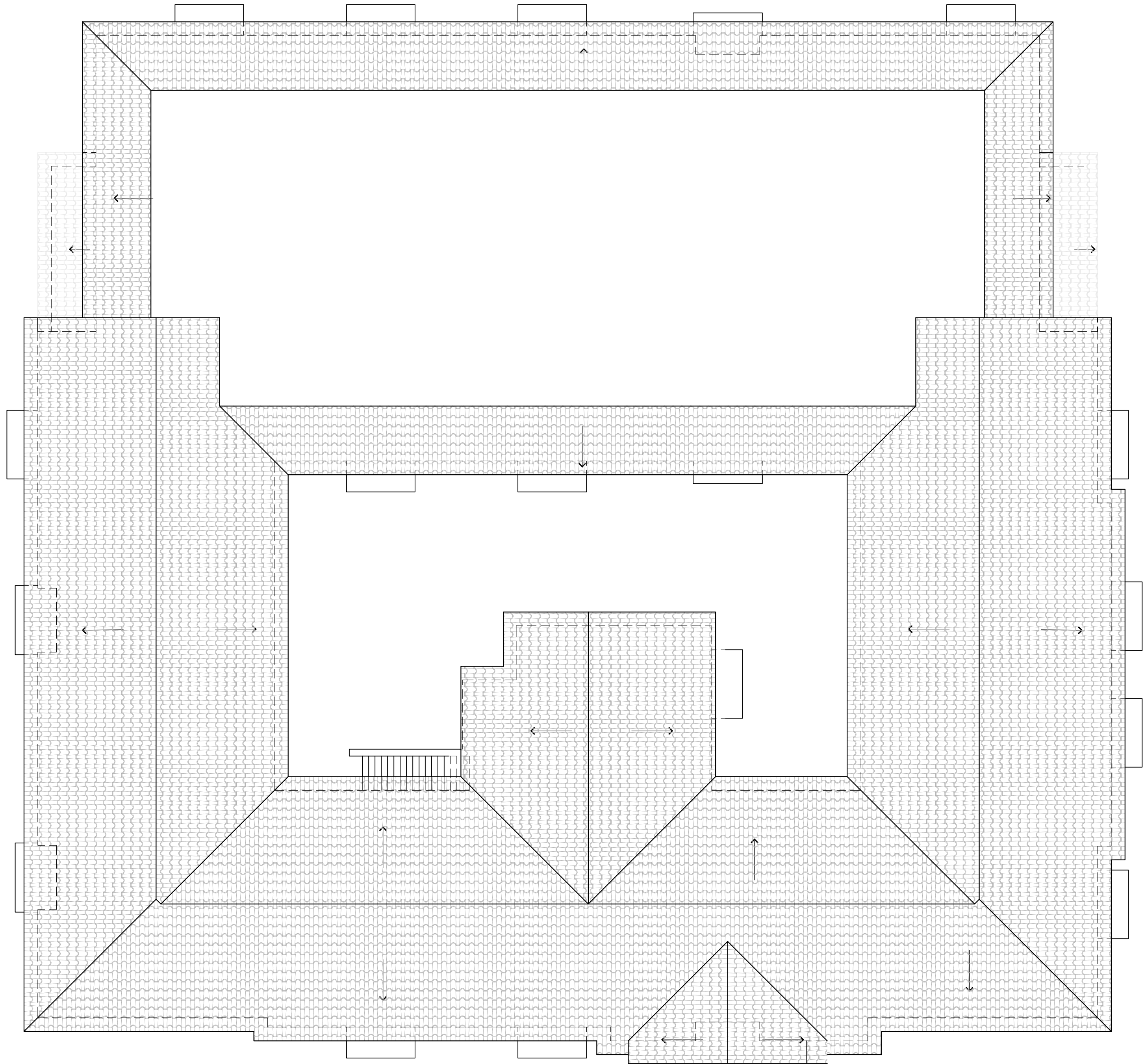
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Date: 08/17/2016

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TILE ROOFING

SINGLE PLY ROOFING

DRAIN & OVERFLOW  
DRAIN CALCULATIONS

WALL WITH STONE VENEER

2x6 WALL

2 HR. RATED FIRE WALL

30x36 ATTIC ACCESS  
PANEL PROVIDE LOCK  
(1 HR. RATED) REF. 04/A10.4

DRAFTSTOP DOOR 22x36 REF. 12 & 13/A10.4

ATTIC DRAFTSTOP

GENERAL NOTES

1. 2x6 WALLS AT BREEZEWAYS AND ADJACENT TO UNCONDITIONED SPACES. DOUBLE 2x4 WALLS AT TENANT SEPARATION WALLS. REFER TO UNIT PLANS AND WALL SECTIONS.

2. REFER TO WALL SECTIONS FOR FIRE RATINGS OF WALLS.

3. REFER TO BUILDING ELEVATIONS & WALL SECTIONS FOR HEIGHTS OF BUILDING MATERIALS.

4. ALL ROOF SLOPES ARE 3:12 UNLESS OTHERWISE NOTED (ON BUILDINGS WITH PITCHED ROOFS AT END ELEVATIONS ONLY, REFER TO EXTERIOR ELEVATIONS FOR LOCATIONS).

5. ALL OVERHANGS ARE 2'-0" AT PITCHED ROOFS UNLESS OTHERWISE NOTED.

6. GUTTERS ON ALL OVERHANGS NOT OVER LOWER ROOFS OR AT - 4th FLOOR PATIO ROOFS - GUTTERS & DOWNSPOUTS SIZED BY MANUFACTURER PER IBC-2015 PLUMBING CODE, SECT. 106 - PAINTED TO MATCH BUILDING COLOR.

7. ROOF VENT CONTRACTOR TO COORDINATE WITH CLAY TILE MANUFACTURER FOR SIZE & QUANTITY AND NET FREE AREA TO MEET CALCULATION FOR REQUIRED ROOF VENTILATION.

RETAIN SLOPED ROOFS (MIN. 4:12 SLOPE) WITH COMPOSITE BARREL TILE (AS PREVIOUSLY APPROVED) AT SINGLE-LOADED WINGS AND UTILIZE A MANSARD STYLE ROOF (TPO FLAT ROOF AT INNER AREA) CONFIGURATION AT DOUBLE-LOADED CORRIDORS TO LIMIT OVERALL BUILDING HEIGHT

01 ROOF PLAN  
BUILDING TYPE I - ROOF PLAN  
SC 3/32" = 1'-0"

NOT FOR CONSTRUCTION FOR PRELIMINARY REVIEW ONLY

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www.ba-architects.com

Architect  
ERIC A. BRENDLER JR.  
DATE 08/09/2016  
NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION

Issuance:  
Review Only Set - 08/09/2016

Revisions:

St. John's  
Apartments  
San Antonio, TX  
New Construction Phase

Page Description  
BUILDING TYPE 1  
ROOF PLAN

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Checked By:

Project No. 14005

Date: 08/17/2016

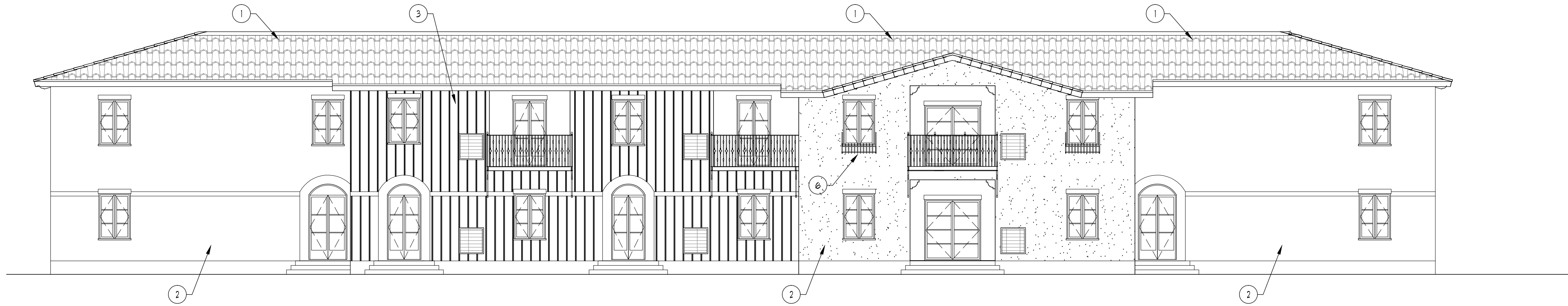
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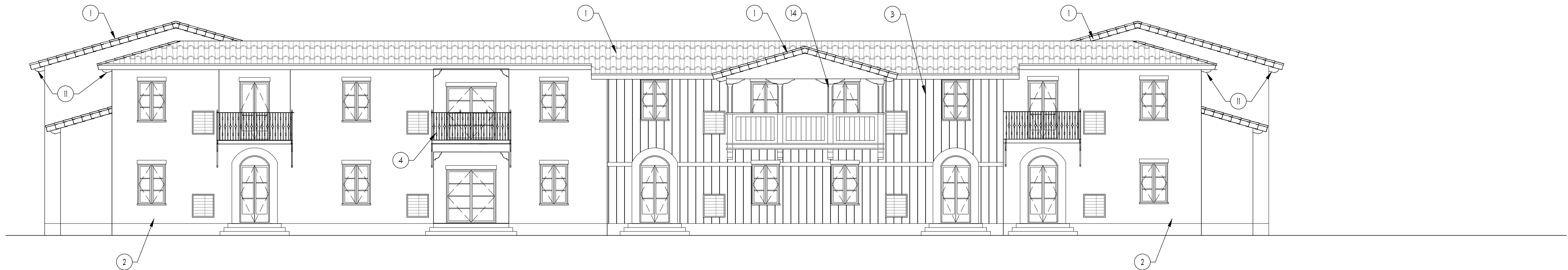
- KEYNOTES
- 1. BARREL TILE ROOF
  - 2. STUCCO
  - 3. BOARD AND BATTEN CEMENT FIBER BOARD
  - 4. DECORATIVE WROUGHT IRON BALCONY
  - 5. CAST STONE
  - 6. DECORATIVE WROUGHT IRON PLANTER
  - 7. CANTERA STONE COLUMN
  - 8. CANTERA STONE WALL CAP
  - 9. ROUGH SAUN CEDAR BEAM
  - 10. OVERHEAD DOOR
  - 11. ROUGH SAUN CEDAR EXPOSED RAFTER TAIL
  - 12. ROUGH SAUN CEDAR TRELLIS
  - 13. ROUGH SAUN CEDAR FASCIA
  - 14. ROUGH SAUN CEDAR COLUMN



01 EXTERIOR ELEVATION  
BUILDING TYPE I - NORTH @ BLDG #1  
SC: 1/8" = 1'-0"



02 EXTERIOR ELEVATION  
BUILDING TYPE I - EAST @ BLDG #1  
SC: 1/8" = 1'-0"



03 EXTERIOR ELEVATION  
BUILDING TYPE I - SOUTH @ BLDG #1  
SC: 1/8" = 1'-0"

RETAIN ARCHED OPENINGS AT SINGLE  
DOORS OR BREEZEWAY OPENINGS.

RE-INTRODUCE CASEMENT WINDOWS  
WHERE APPROPRIATE IN LIEU OF  
PREVIOUSLY APPROVED 3-OVER-1  
SINGLE HUNG WINDOWS.

8" TYPICAL ELEVATION FROM GROUND  
TO FINISHED FLOOR AT FIRST LEVEL.

9'-0" PLATE HEIGHTS PER LEVEL AS IS  
TYPICAL FOR NEW CONSTRUCTION.

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Architect

ERIC A. BRENDLER JR.

DATE 08/09/2016

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Issuance:

Review Only Set : 08.09.2016

Revisions:

St. John's  
Apartments  
San Antonio, TX  
New Construction Phase

Page Description  
BUILDING TYPE I  
EXTERIOR  
ELEVATIONS

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Checked By:

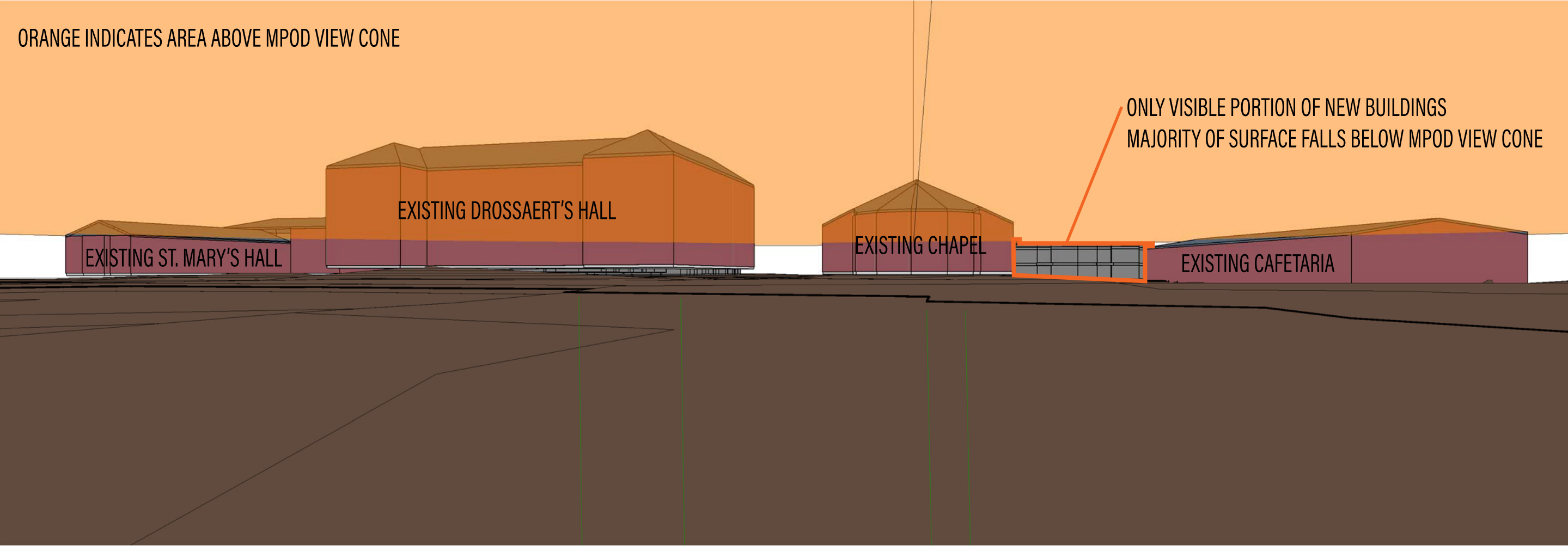
Project No. 14005

Date: 08/17/2016

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EXISTING ST. JOHN'S SEMINARY BUILDINGS OBSTRUCT MAJORITY OF VIEW OF THE PROPOSED NEW CONSTRUCTION  
MISSION CONCEPCION AND EXISTING TREES AND VEGETATION THAT FURTHER OBSTRUCTS VIEW OF THE PROPOSED NEW CONSTRUCTION NOT SHOWN.

ST. JOHN'S SEMINARY - SITE STUDIES  
VIEW FROM MONUMENT MARKER WITH EXISTING HISTORIC BUILDINGS

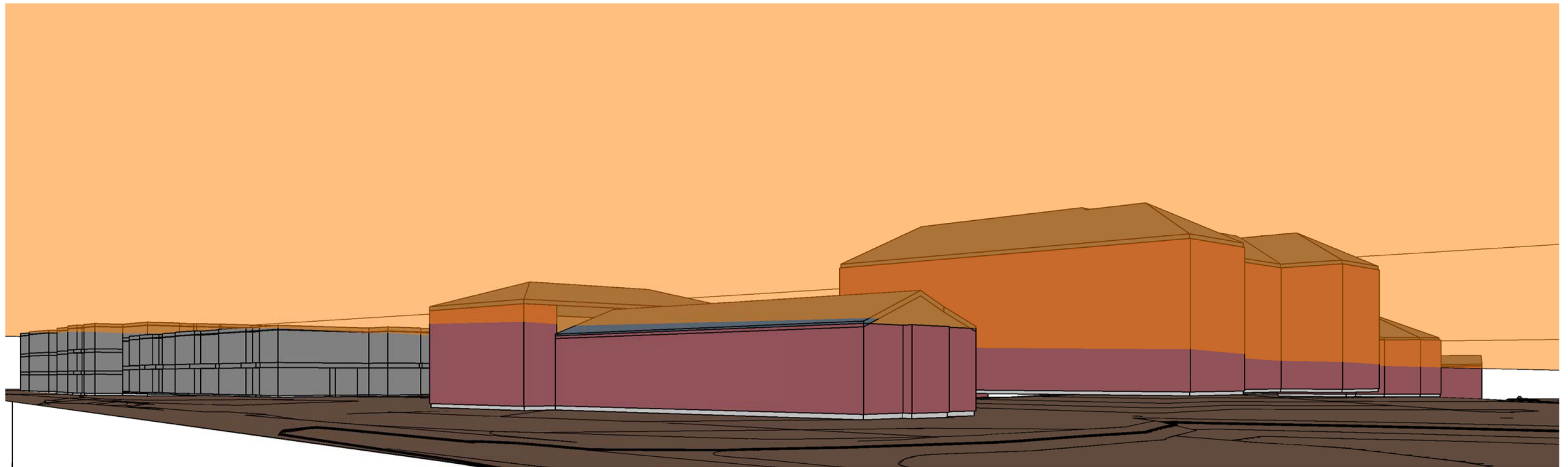




ALL VIEWS OF NEW CONSTRUCTION ARE OBSTRUCTED BY EXISTING BUILDINGS WHEN MISSION CONCEPCION IS INCLUDED.

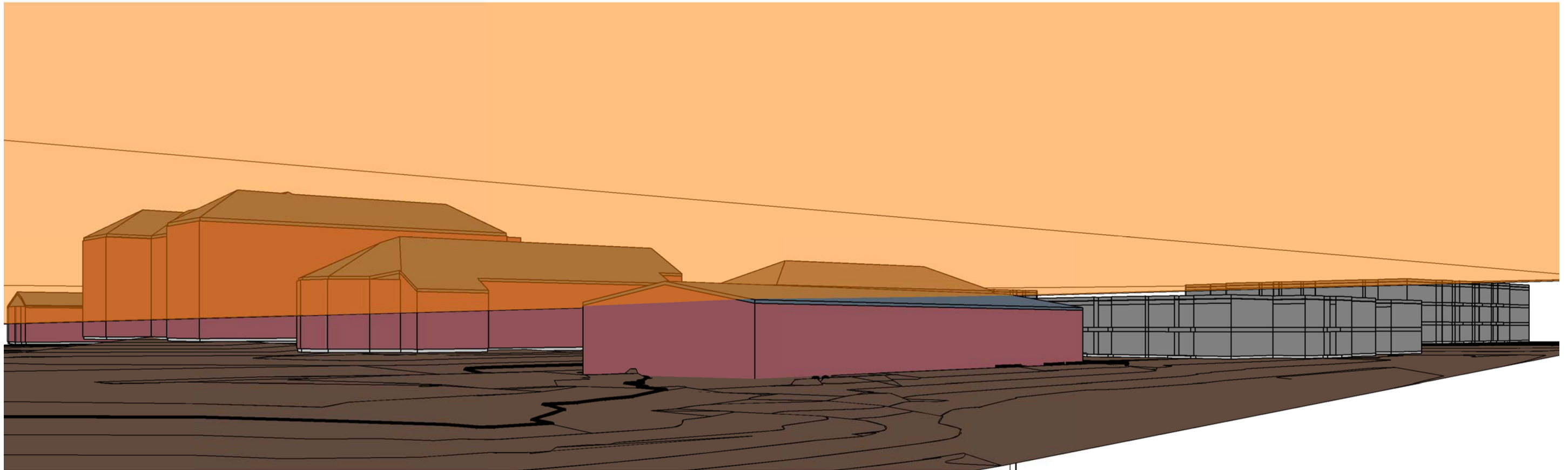
**ST. JOHN'S SEMINARY - SITE STUDIES**  
**VIEW FROM MONUMENT MARKER WITH EXISTING HISTORIC BUILDINGS AND OVERLAY OF MISSION CONCEPCION.**





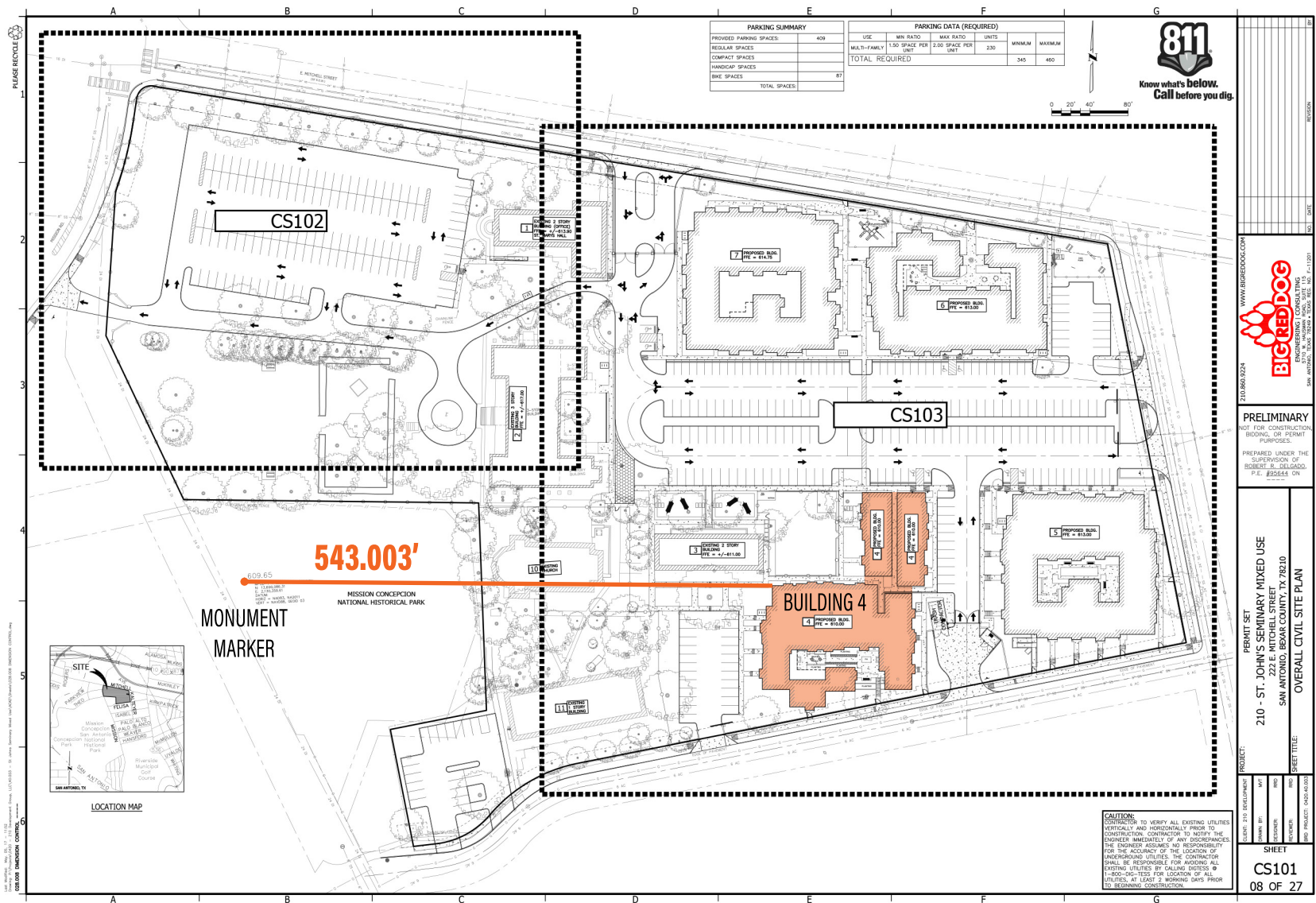
**ST. JOHN'S SEMINARY - SITE STUDIES**  
**VIEW FROM NORTHWEST OF SITE WITH EXISTING HISTORIC BUILDINGS**

MAY 5, 2017



**ST. JOHN'S SEMINARY - SITE STUDIES**  
**VIEW FROM SOUTHWEST OF SITE WITH EXISTING HISTORIC BUILDINGS**

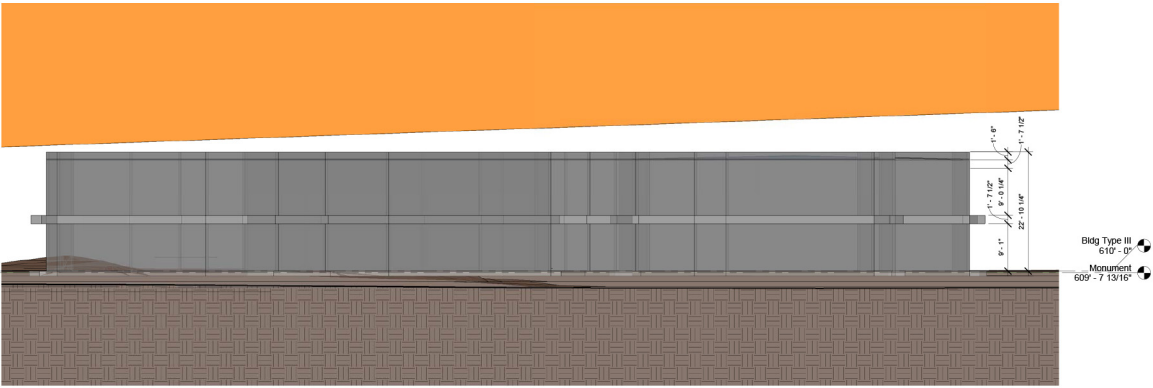
MAY 5, 2017



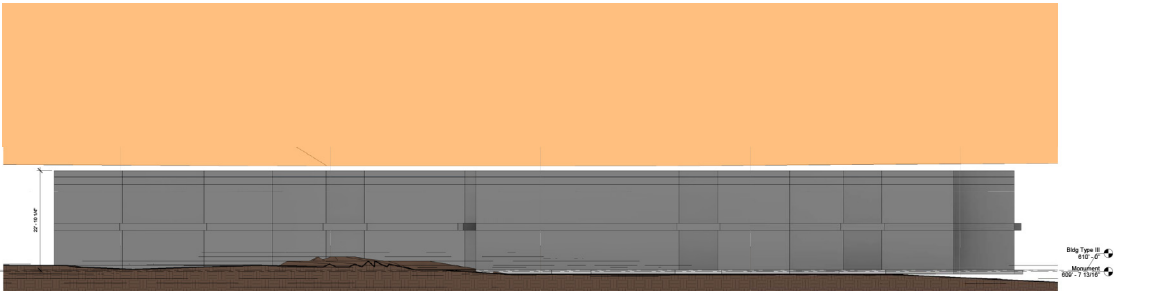
DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 4: 543.003' HORIZONTAL  
MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 24.462' HIGH AT 609.65' ELEVATION  
PROPOSED BUILDING HEIGHT AND ELEVATION: 22.854' HIGH AT 610.00' ELEVATION  
MAXIMUM PROPOSED INTRUSION INTO MPOD: NONE, BUILDING IS 1.258' BELOW MPOD  
MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 4: COMPLIANT WITH DEFAULT 2°

## ST. JOHN'S SEMINARY - NEW CONSTRUCTION

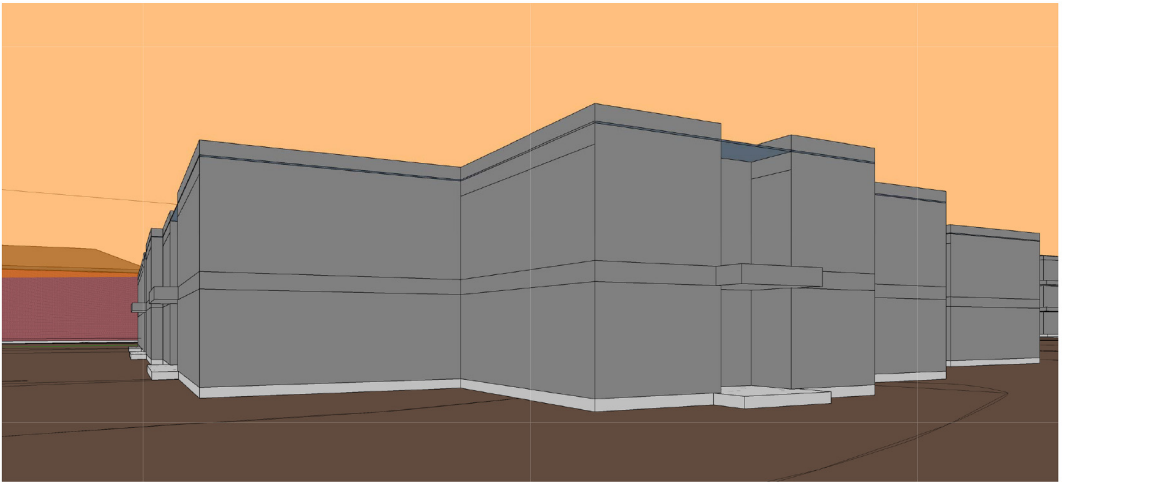
### MPOD OVERVIEW FOR BUILDING 4



SOUTH ELEVATION BUILDING MASSING AND MPOD VIEW CONE

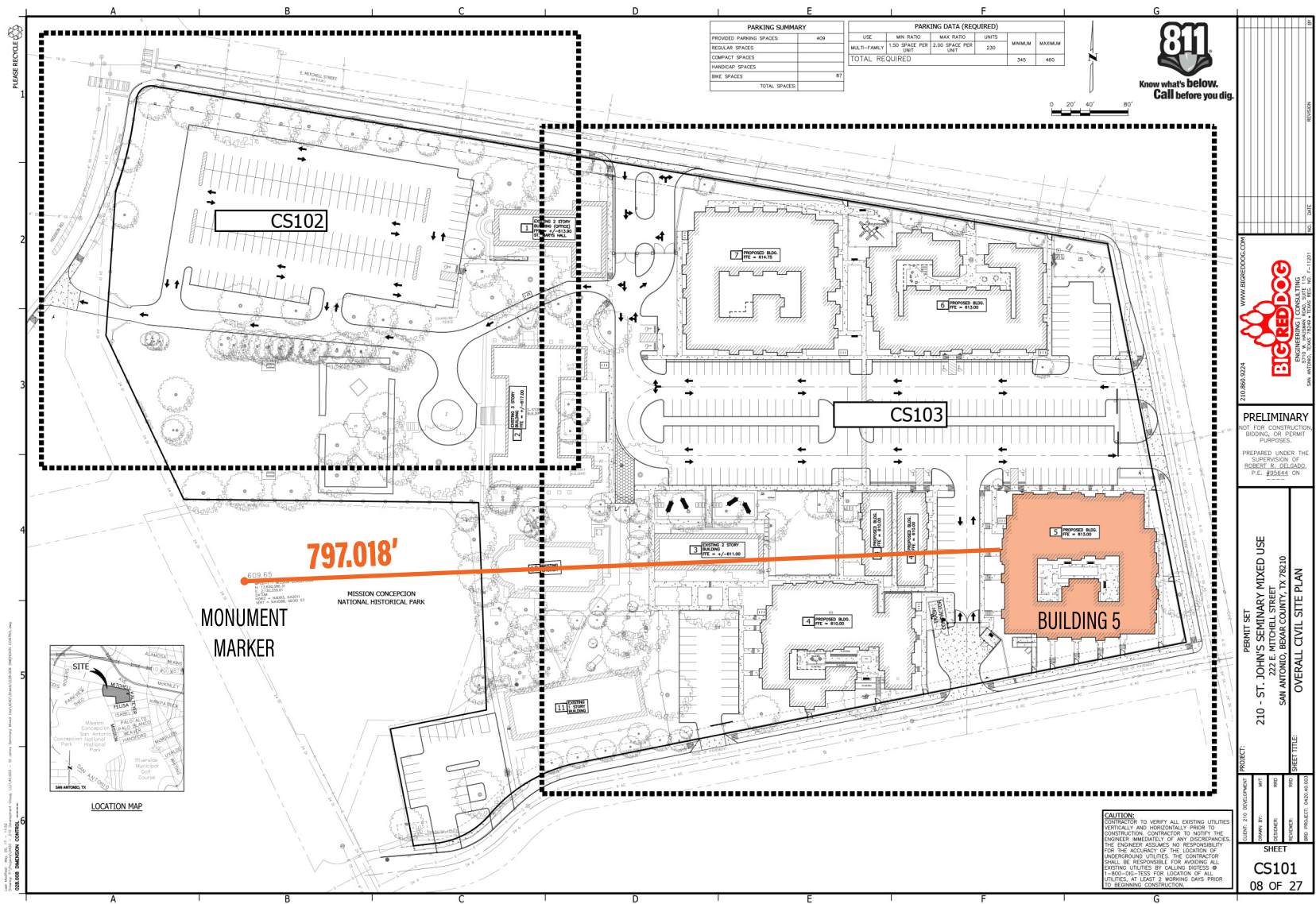


WEST ELEVATION BUILDING MASSING AND MPOD VIEW CONE



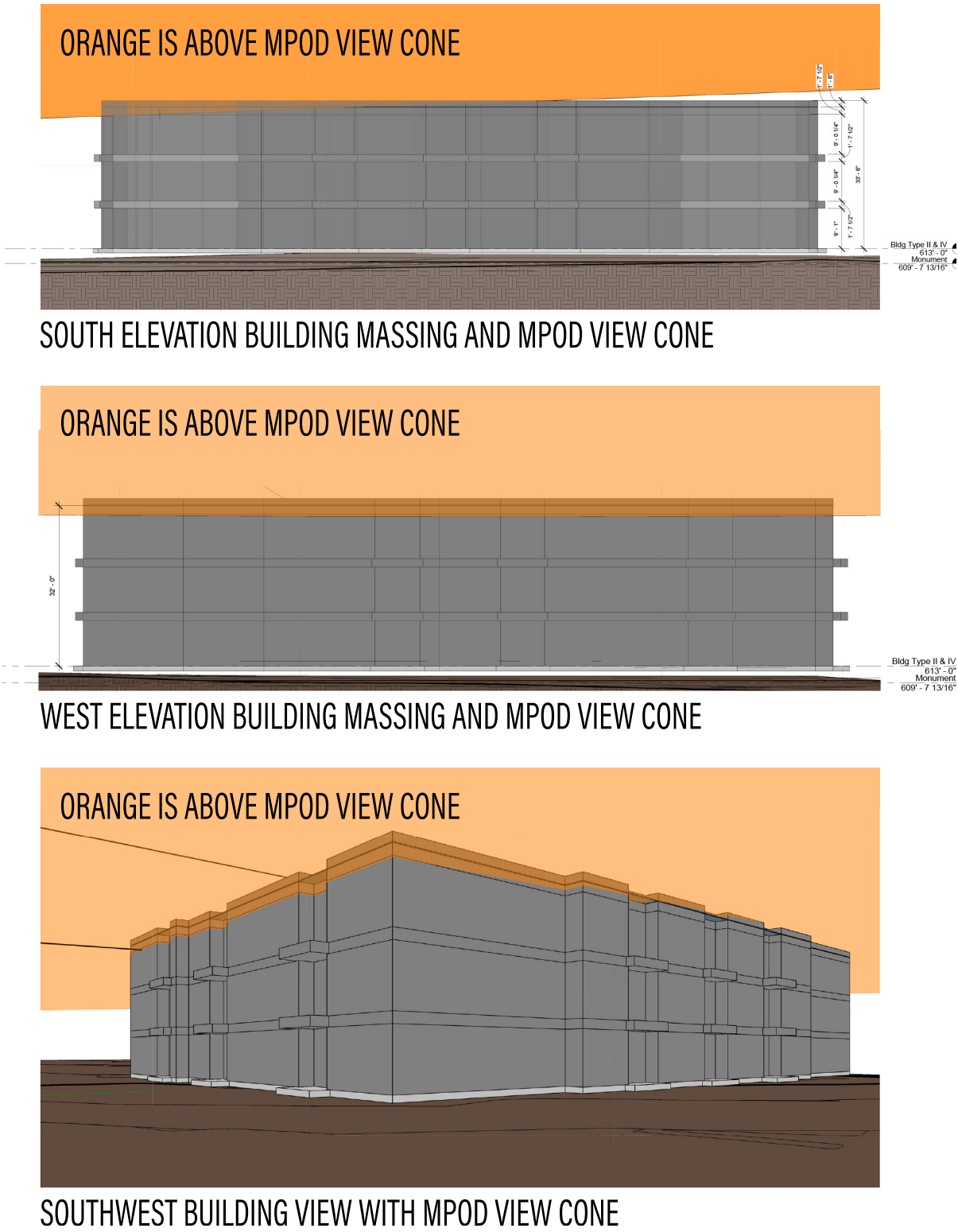
SOUTHWEST BUILDING VIEW WITH MPOD VIEW CONE

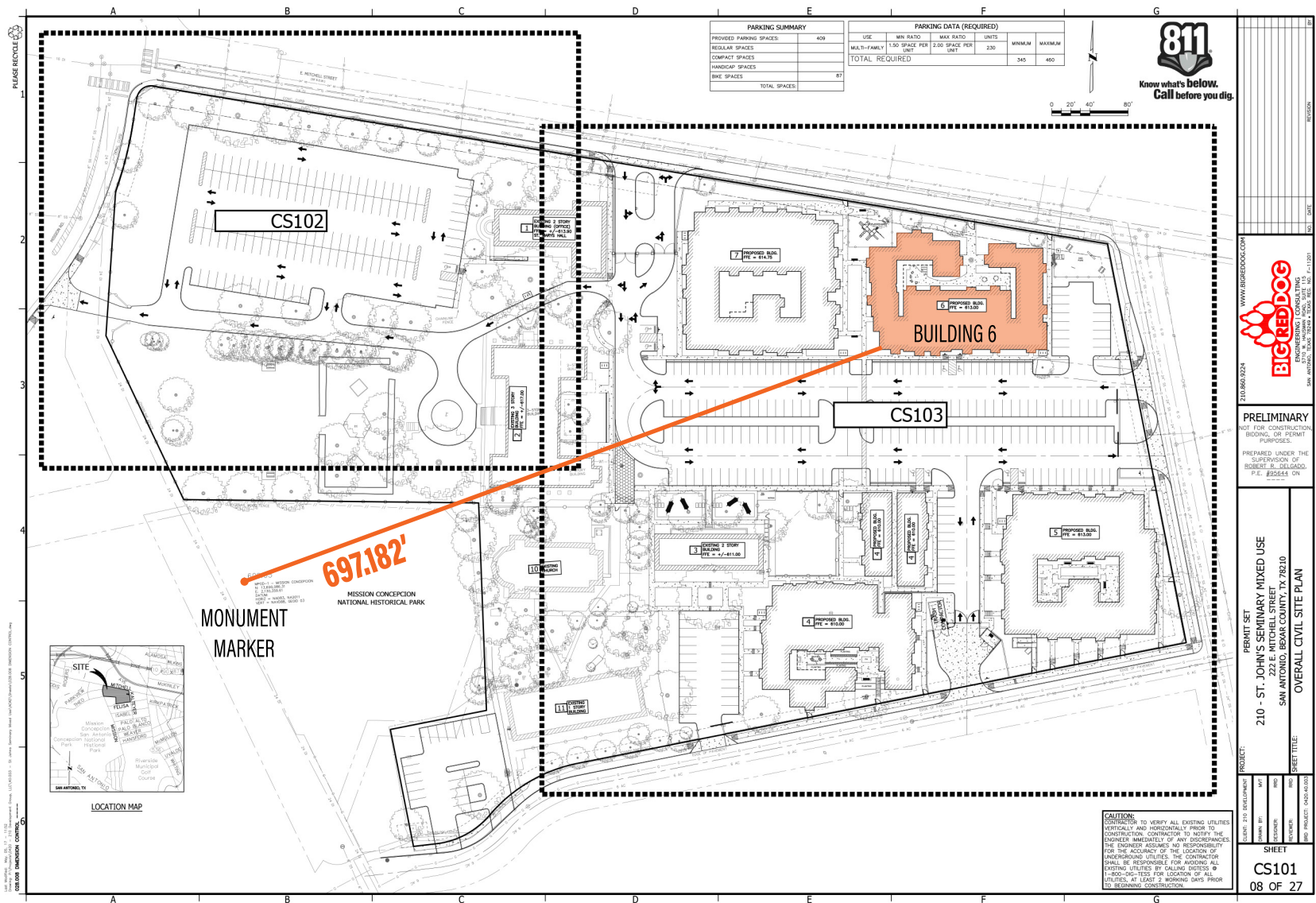




DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 5: 797.018' HORIZONTAL  
MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 33.333' HIGH AT 609.65' ELEVATION  
PROPOSED BUILDING HEIGHT AND ELEVATION: 33.500' HIGH AT 613.00' ELEVATION  
MAXIMUM PROPOSED INTRUSION INTO MPOD: 3.517' VERTICAL  
MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 5: 2.253°

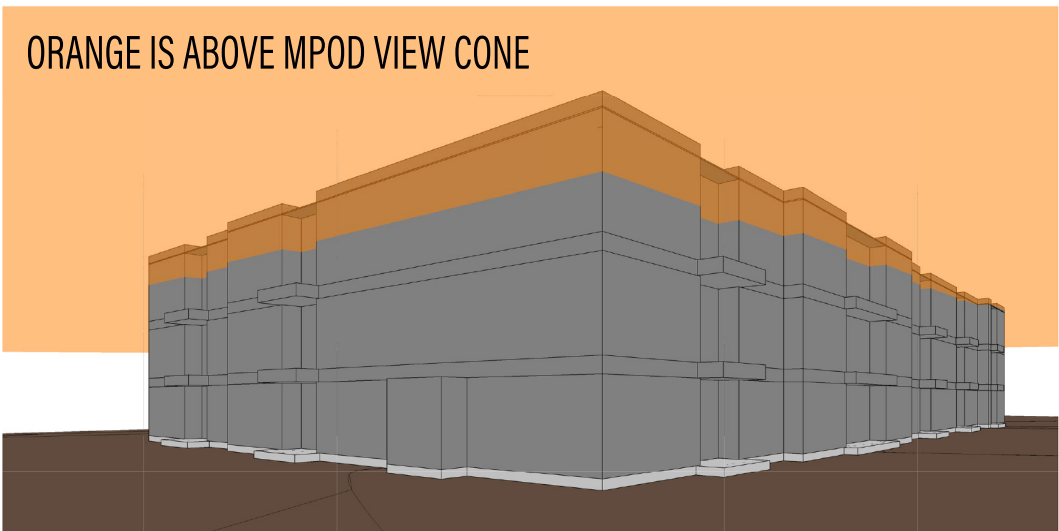
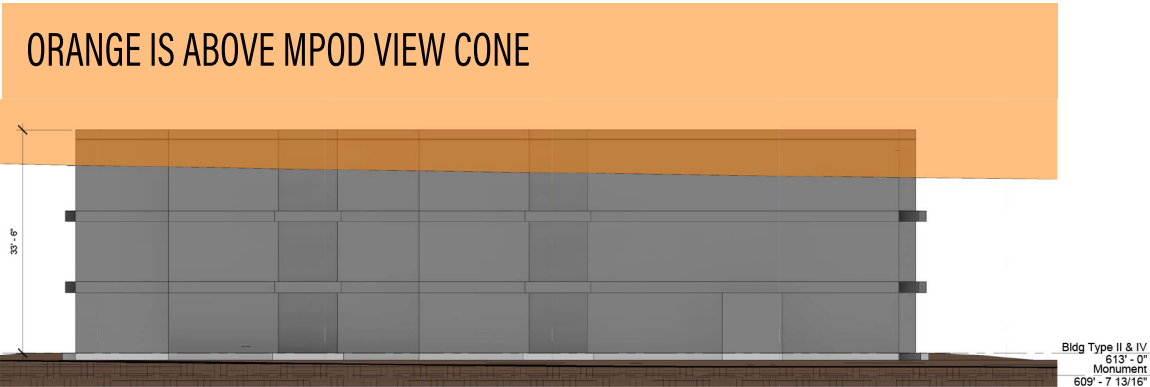
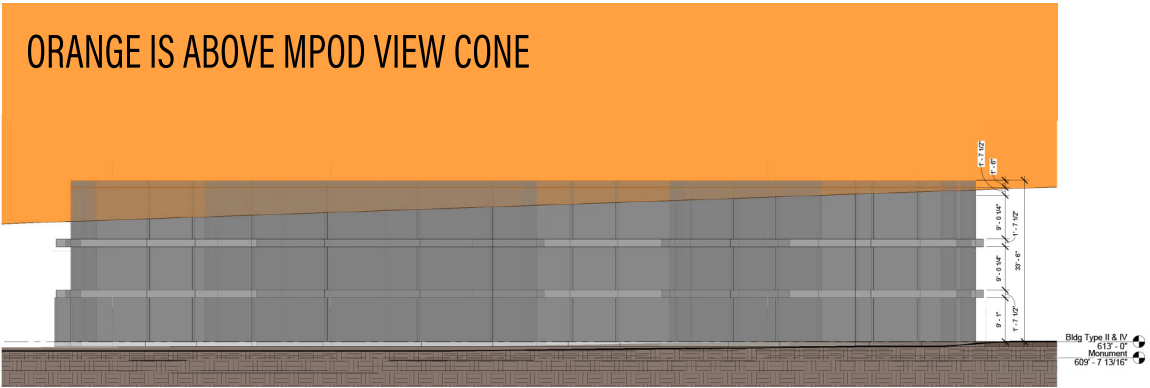
ST. JOHN'S SEMINARY - NEW CONSTRUCTION  
MPOD OVERVIEW FOR BUILDING 5



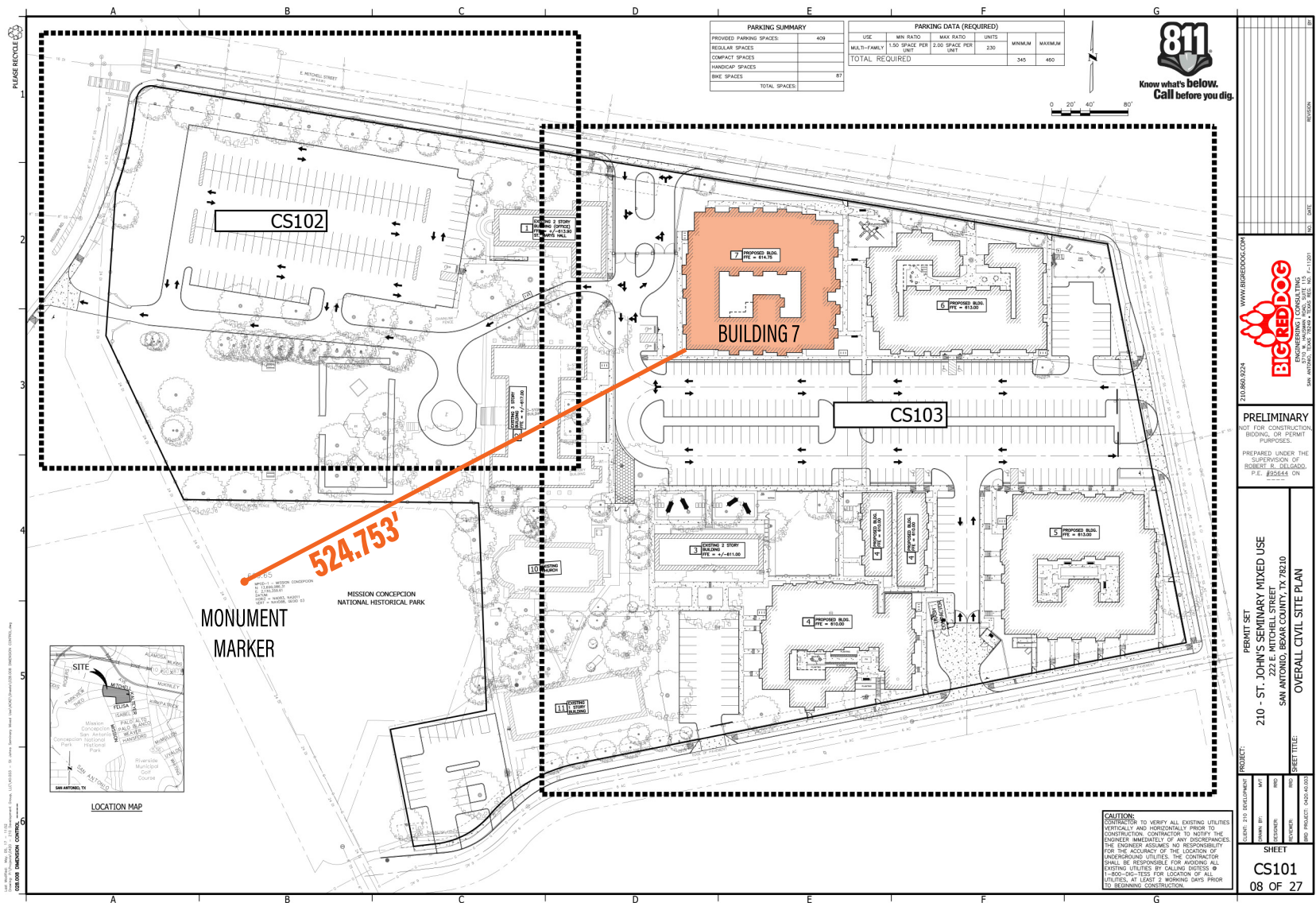


DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 6: 697.182' HORIZONTAL  
MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 29.846' HIGH AT 609.65' ELEVATION  
PROPOSED BUILDING HEIGHT AND ELEVATION: 33.500' HIGH AT 613.00' ELEVATION  
MAXIMUM PROPOSED INTRUSION INTO MPOD: 7.004' VERTICAL  
MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 6: 2.575°

## ST. JOHN'S SEMINARY - NEW CONSTRUCTION MPOD OVERVIEW FOR BUILDING 6

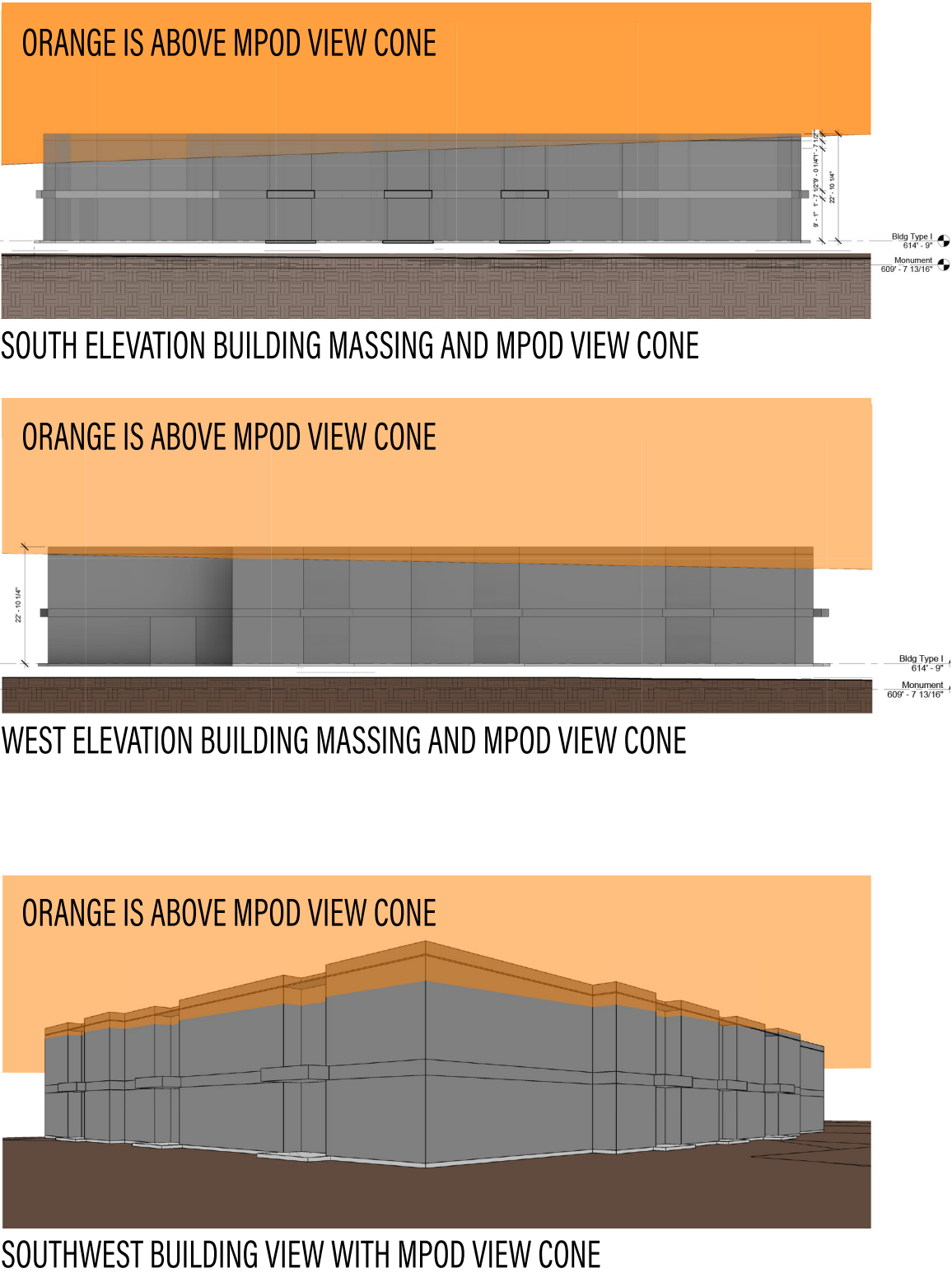






DISTANCE FROM MPOD MONUMENT MARKER TO NEAREST POINT ON BUILDING 7: 524.753' HORIZONTAL  
MAXIMUM MPOD COMPLIANT HEIGHT AT STATED DISTANCE: 23.824' HIGH AT 609.65' ELEVATION  
PROPOSED BUILDING HEIGHT AND ELEVATION: 22.854' HIGH AT 614.75' ELEVATION  
MAXIMUM PROPOSED INTRUSION INTO MPOD: 4.130' VERTICAL  
MPOD VIEWING ANGLE TO ACHIEVE COMPLIANCE OF PROPOSED BUILDING 7: 2.451°

## ST. JOHN'S SEMINARY - NEW CONSTRUCTION MPOD OVERVIEW FOR BUILDING 7

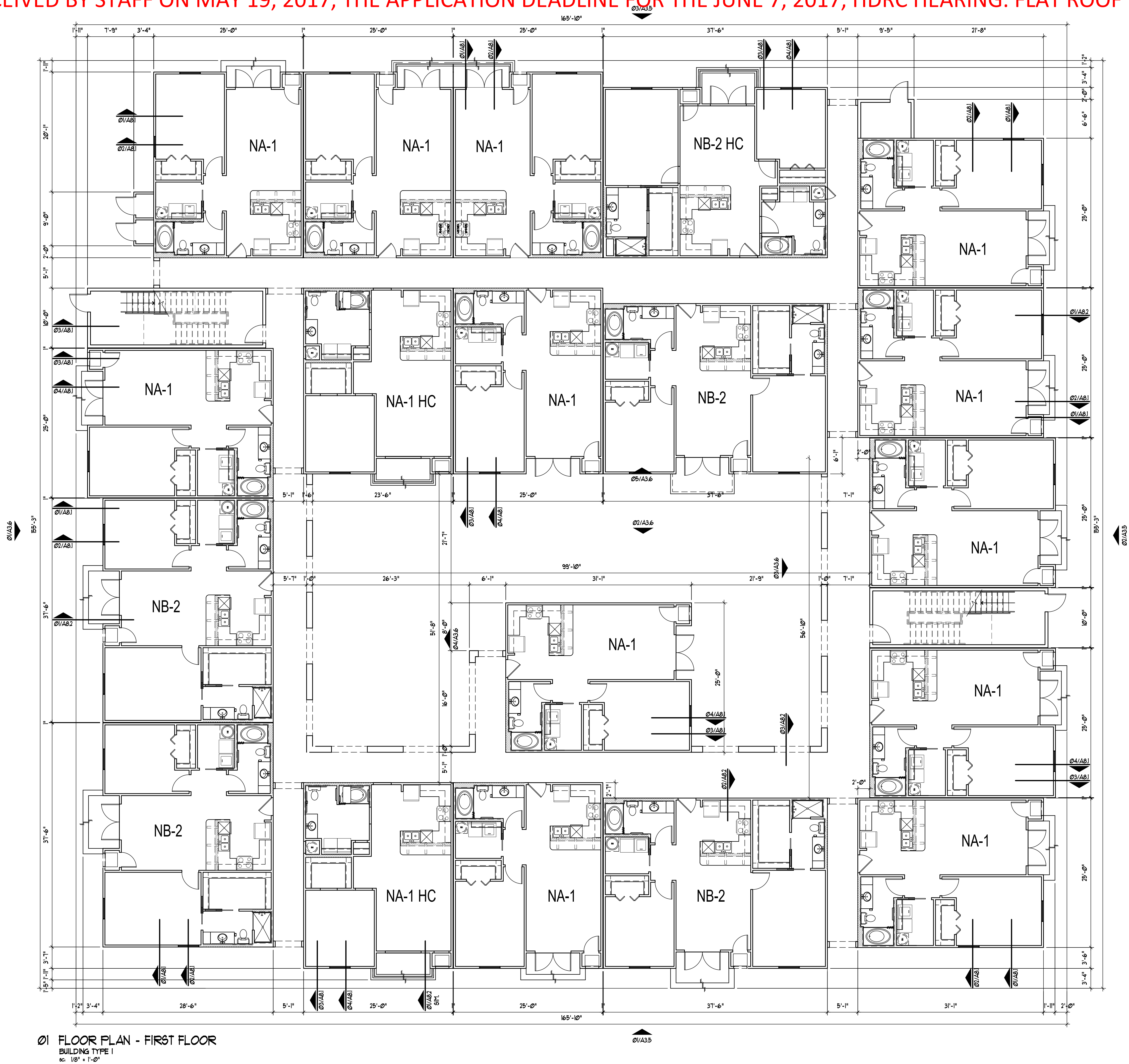




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Page Description  
BUILDING TYPE I  
1ST FLOOR PLAN

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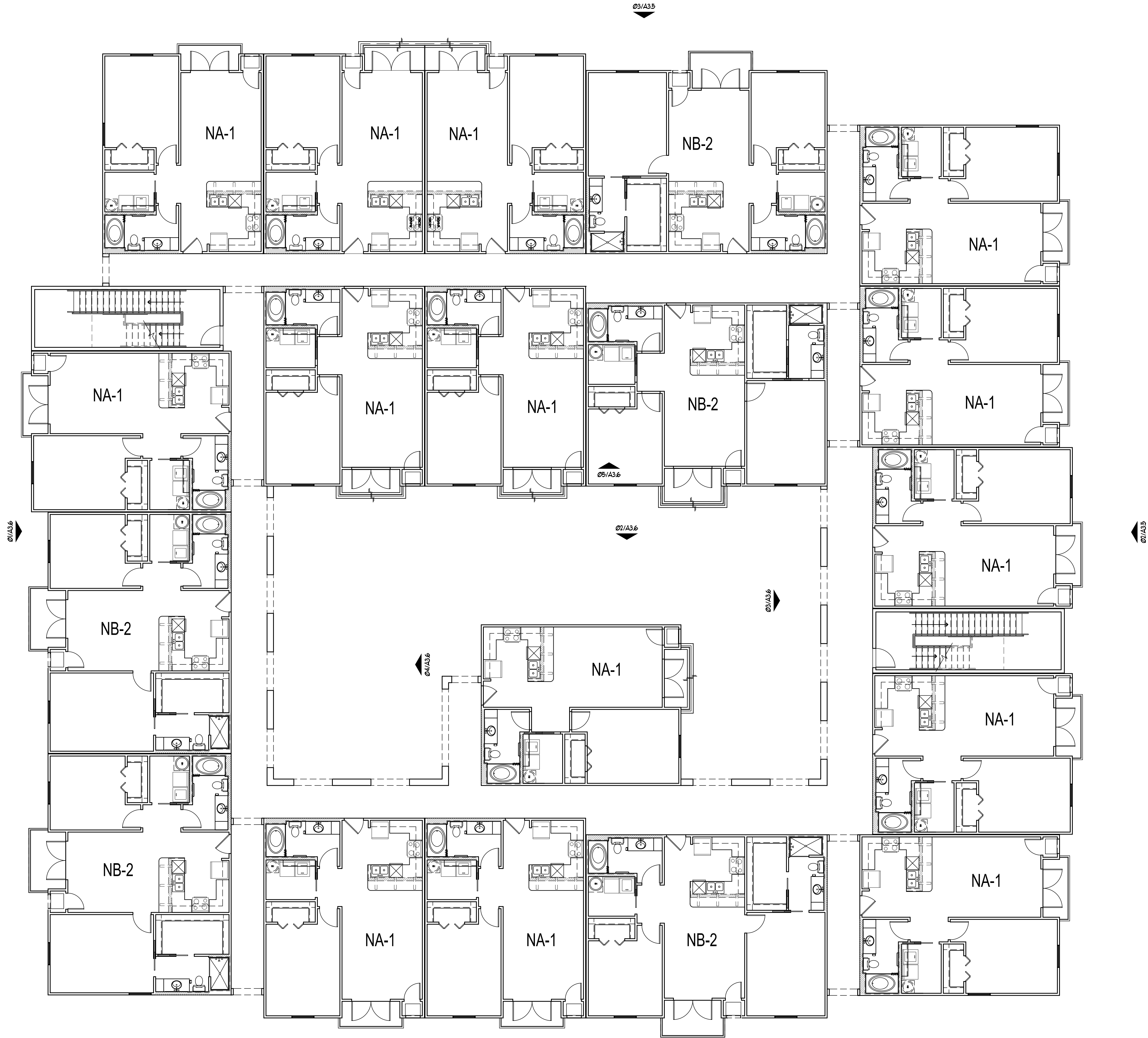
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01 FLOOR PLAN - 2ND FLOOR  
BUILDING TYPE I  
SC 1/8" = 1'-0"



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Page Description  
BUILDING TYPE I  
2ND FLOOR PLAN

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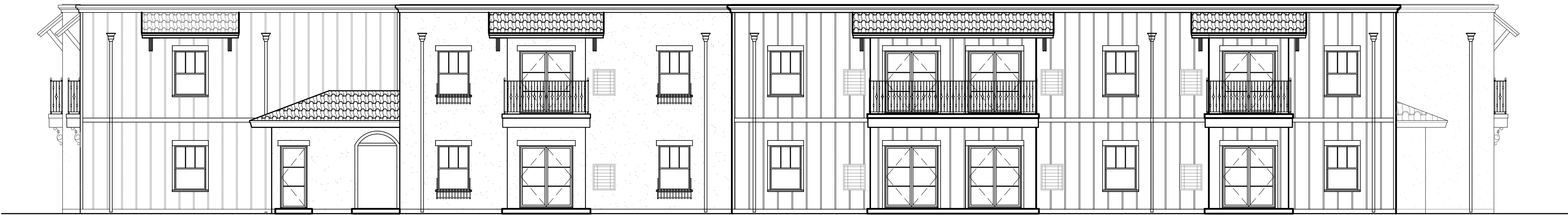
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01 EXTERIOR ELEVATION  
BUILDING TYPE I - SOUTH • BLDG #1  
SC: 1/8" = 1'-0"



02 EXTERIOR ELEVATION  
BUILDING TYPE I - EAST • BLDG #1  
SC: 1/8" = 1'-0"



03 EXTERIOR ELEVATION  
BUILDING TYPE I - NORTH • BLDG #1  
SC: 1/8" = 1'-0"



04 EXTERIOR ELEVATION  
BUILDING TYPE I - WEST • BLDG #1  
SC: 1/8" = 1'-0"

- KEYNOTES
1. BARREL TILE ROOF
  2. STUCCO
  3. BOARD AND BATTEN, CEMENT FIBER BOARD
  4. DECORATIVE WROUGHT IRON BALCONY
  5. CAST STONE
  6. DECORATIVE WROUGHT IRON PLANTER
  7. CANTERA STONE COLUMN
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Page Description  
BUILDING TYPE I  
EXTERIOR  
ELEVATIONS

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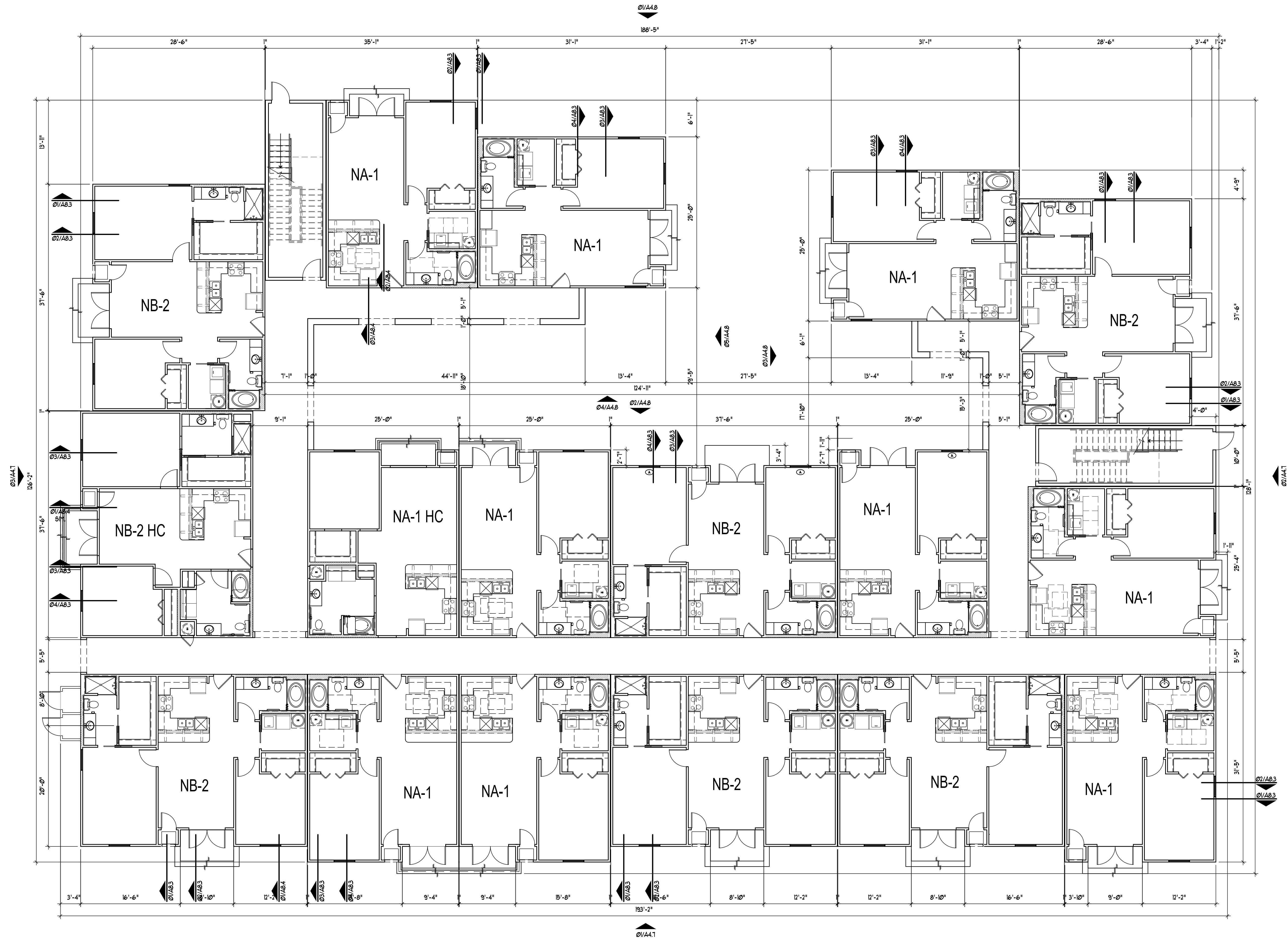
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01 FLOOR PLAN - FIRST FLOOR  
BUILDING TYPE II  
SCALE: 1/8" = 1'-0"



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Page Description  
BUILDING TYPE II  
1ST FLOOR PLAN

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01 FLOOR PLAN - 2ND FLOOR  
BUILDING TYPE II  
SCALE: 1/8" = 1'-0"

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Page Description  
BUILDING TYPE II  
2ND FLOOR PLAN

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01 FLOOR PLAN - 3RD FLOOR  
BUILDING TYPE II  
60 1/8" = 1'-0"

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BUILDING TYPE II  
3RD FLOOR PLAN

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- KEYNOTES
1. BARREL TILE ROOF
  2. STUCCO
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  10. OVERHEAD DOOR
  11. ROUGH SAUN CEDAR EXPOSED RAFTER TAIL
  12. ROUGH SAUN CEDAR TRELLIS
  13. ROUGH SAUN CEDAR FASCIA
  14. ROUGH SAUN CEDAR COLUMN

Ø1 EXTERIOR ELEVATION  
BUILDING TYPE II - SOUTH • BLDG #6  
SC: 1/8" = 1'-0"



Ø2 EXTERIOR ELEVATION  
BUILDING TYPE II - EAST • BLDG #6  
SC: 1/8" = 1'-0"



Ø3 EXTERIOR ELEVATION  
BUILDING TYPE II - WEST • BLDG #6  
SC: 1/8" = 1'-0"



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Page Description

BUILDING TYPE II  
EXTERIOR  
ELEVATIONS

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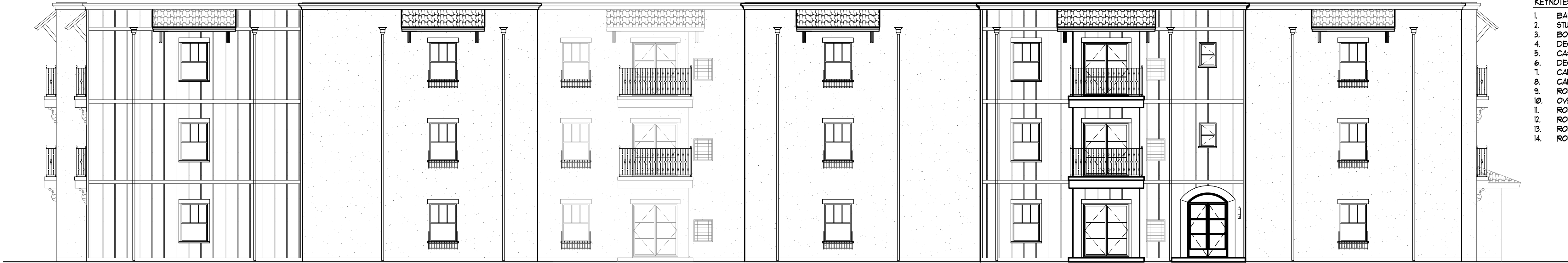
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- KEYNOTES
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  - 2. STUCCO
  - 3. BOARD AND BATTEN, CEMENT FIBER BOARD
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  - 12. ROUGH SAUN CEDAR TRELLIS
  - 13. ROUGH SAUN CEDAR FASCIA
  - 14. ROUGH SAUN CEDAR COLUMN

01 EXTERIOR ELEVATION  
BUILDING TYPE II - NORTH • BLDG 16  
SC. 1/8" = 1'-0"

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01 FLOOR PLAN - FIRST FLOOR  
BUILDING TYPE III - OVERALL BUILDING  
sc. 3/32" = 1'-0"



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Page Description  
BUILDING TYPE III  
OVERALL BUILDING  
1ST FLOOR PLAN

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Page Description

BUILDING TYPE III  
OVERALL BUILDING  
2ND FLOOR PLAN

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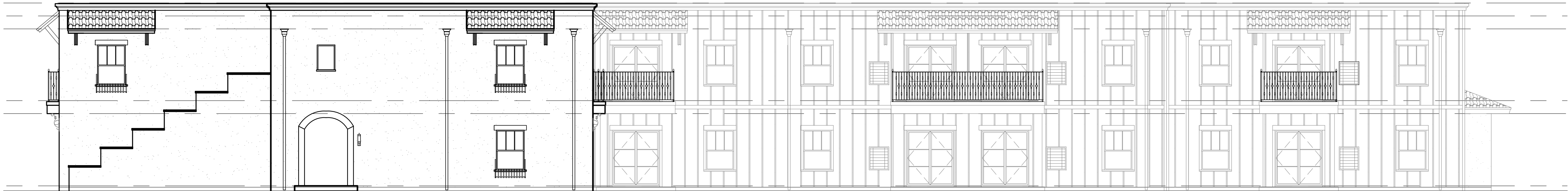
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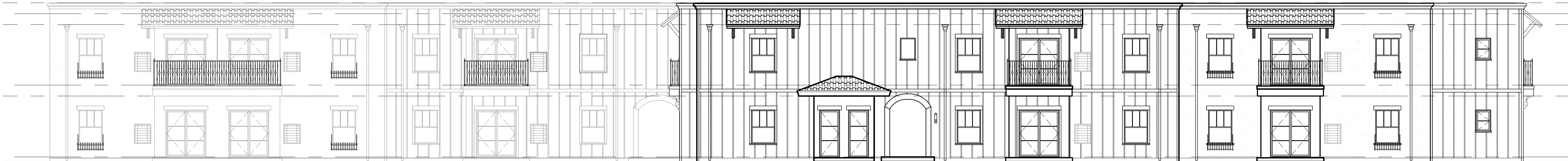
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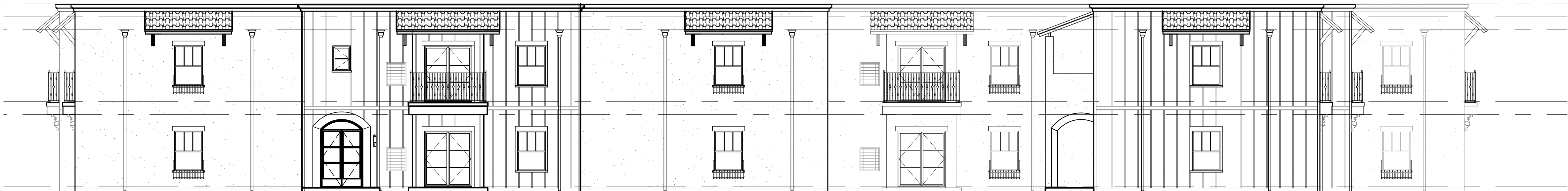
### A5.3



01 EXTERIOR ELEVATION  
BUILDING TYPE III - NORTH • BLDG 5  
sc. 1/8" = 1'-0"



02 EXTERIOR ELEVATION  
BUILDING TYPE III - WEST • BLDG 5  
sc. 1/8" = 1'-0"



03 EXTERIOR ELEVATION  
BUILDING TYPE III - SOUTH • BLDG 5  
sc. 1/8" = 1'-0"



04 EXTERIOR ELEVATION  
BUILDING TYPE III - EAST • BLDG 5  
sc. 1/8" = 1'-0"

- KEYNOTES
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ELEVATIONS

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