

## HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

**HDRC CASE NO:** 2018-097  
**ADDRESS:** 808 E CARSON  
**LEGAL DESCRIPTION:** NCB 1266 BLK 2 LOT 2  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Government Hill Historic District  
**APPLICANT:** Peggy Brimhall  
**OWNER:** 808 E Carson, LLC  
**TYPE OF WORK:** Construction of two, two story residential structures  
**APPLICATION RECEIVED:** February 22, 2018  
**60-DAY REVIEW:** April 23, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to construct two, two story, multi-family residential structures on the vacant lot at 808 E Carson.

### 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 conceptual approval to construct two, two story, multi-family residential structures on the vacant lot at 808 E Carson. This lot is located within the Government Hill Historic District. This case was first heard by the Historic and Design Review Commission on December 20, 2017, where it was referred to the Design Review Committee. A request was withdrawn by the applicant at the Historic and Design Review Commission on



February 7, 2018. Since that time, the applicant has modified the proposed new construction.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on February 27, 2018, where committee members noted that black gravel was inappropriate, that the proposed massing approach was much improved, that the proposed parking solution is appropriate, that the window profiles are appropriate and that there was no concern over the proposed roof decks.
- d. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed setbacks as well as orientations that are consistent with the historic examples found throughout the district and the Guidelines.
- e. **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 architectural elements for both structures that signal entrances; however, formal entrance massing has not been proposed. Staff finds that a porch or porch like elements should be incorporated.
- f. **SCALE & MASS (E Carson)** – 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. 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. This block of E Carson features seven residential structures, three of which feature two stories in height. While there are examples of historic structures nearby that feature multiple stories in height, the proposed new construction features a total height of 32' – 4" (E Carson structure). Staff finds the proposed height of the structure to address E Carson inconsistent with the Guidelines. Additionally, the proposed massing features solid wall planes at locations where historic structures feature voids for porches.
- g. **SCALE & MASS (Colita)** – The applicant has reduced the proposed massing of the rear unit that is to address Colita to feature an overall height of 22' – 4". The proposed rear structure's massing is subordinate to that of the proposed primary structure and generally consistent with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has not provided specifics for foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed roof forms that include gabled and hipped roofs. Generally, these proposed roof form are appropriate and are found historically throughout the Government Hill Historic District; however, the applicant has also proposed roof forms which resemble mansard roofs, a form not found within the district. Staff finds that the proposed roof forms should more closely relate to hipped roofs.
- j. **ROOF FORM** – The applicant has proposed for the roof form to be raised over the head height of the proposed balconies forming a façade arrangement that is not common for structures in the district. Staff finds that the proposed roof form should originate lower on the second level's façade.
- k. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the applicant has proposed fenestration that features an overall size consistent with that found on historic structures throughout the district.
- l. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- m. **MATERIALS** – The applicant has proposed materials that include both vertical and horizontal Hardi siding and standing seam metal roofs. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A smooth finished should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
- n. **ARCHITECTURAL DETAILS** – The applicant has proposed structures that generally feature massing that is appropriate for this block; however, various architectural details should be addressed prior to receiving conceptual approval, such as recessed porch massing, ground level fenestration and façade depth. The applicant has proposed an architectural form features forms and profiles found commonly in the historic, Folk Victorian style; specifically, porches on Folk Victorian structures are recessed behind the massing of protruding bays. This should be addressed by the applicant prior to receiving conceptual approval.



- o. **ARCHITECTURAL DETAILS (PORCHES)** – The proposed new construction does not feature porch massing, a primary architectural element of Folk Victorian architecture. Staff finds this to be inappropriate and inconsistent with the Guidelines. Additionally, in regards to porches, the adjacent structures on the lot feature porches that compromise a large portion of the structures ground level footprint and massing. Without the incorporation of porches, the proposed massing is inconsistent with that found in the district and on neighboring Folk Victorian Structures.
- p. **ARCHITECTURAL DETAILS / PARKING LOCATIONS** – The applicant has proposed covered parking at the rear of each structure both on the ground floors and in a detached accessory structure. Generally, staff finds the proposed parking locations and parking structure appropriate.
- q. **LANDSCAPING** – The applicant has provided staff with a landscaping plan that notes proposed materials and their general locations as well as location of site elements. Staff finds the use of black gravel inappropriate. All driveways should feature profiles that match those found within the district including width and materials.

**RECOMMENDATION:**

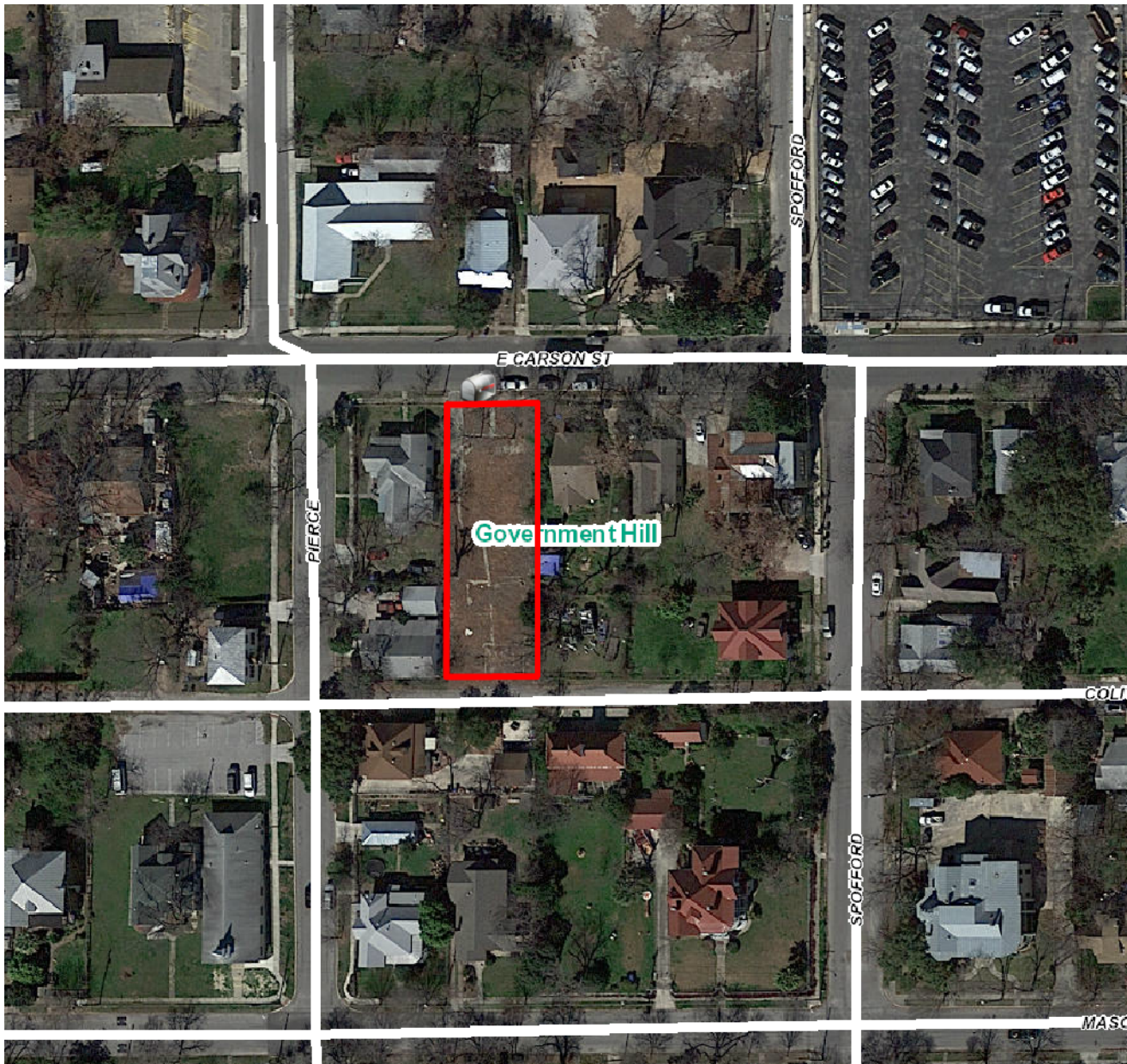
Staff find the overall site plan to be appropriate as well as the massing of the proposed rear structure on Colita Street; however, staff finds that the following items should be addressed prior to receiving conceptual approval:

- i. That porches or porch like elements should be incorporated as noted in finding e.
- ii. That the proposed roof height should be lowered as noted in findings f and j.
- iii. That porches should be included to be recessed behind protruding bays as noted in finding n.
- iv. That the applicant continue to develop materials with the specifications noted in finding m.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Dec 15, 2017

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808 East Carson

Carson Street  
Christian Church





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

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

DATE: FEBRUARY 17, 2017

HDRC Case# 2018-097

ADDRESS: 808 E CARSON

Meeting Location: 1901 S ALAMO

APPLICANT: PEGY BRIMHALL

DRC Members present: MICHAEL GUARDINO, EDUARDO A GARZA, CURTIS FISH

Staff present: EDUARDO HALL

Others present: \_\_\_\_\_

REQUEST: CONSTRUCTION OF TWO, TWO STORY RESIDENTIAL STRUCTURES

COMMENTS/CONCERNS: EB: OVERVIEW OF UPDATES + MODIFICATIONS  
TO ORIGINAL DESIGN. MG: BLACK GRAVEL IS NOT NECESSARILY  
AN APPROPRIATE PAVING MATERIAL. MG: THE MASSING APPROACH  
IS MUCH IMPROVED, PARKING SOLUTION IS ALSO APPROPRIATE.  
THE SCALE, WINDOWS OF COTTAGE IS APPROPRIATE; AS ARE  
DORMERS. MG: NO CONCERN OVER CUT OUT ROOF AREAS. EG: NO  
MAJOR CONCERNS.

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

[Signature]

Committee Chair Signature (or representative)

FEB 27 18  
Date

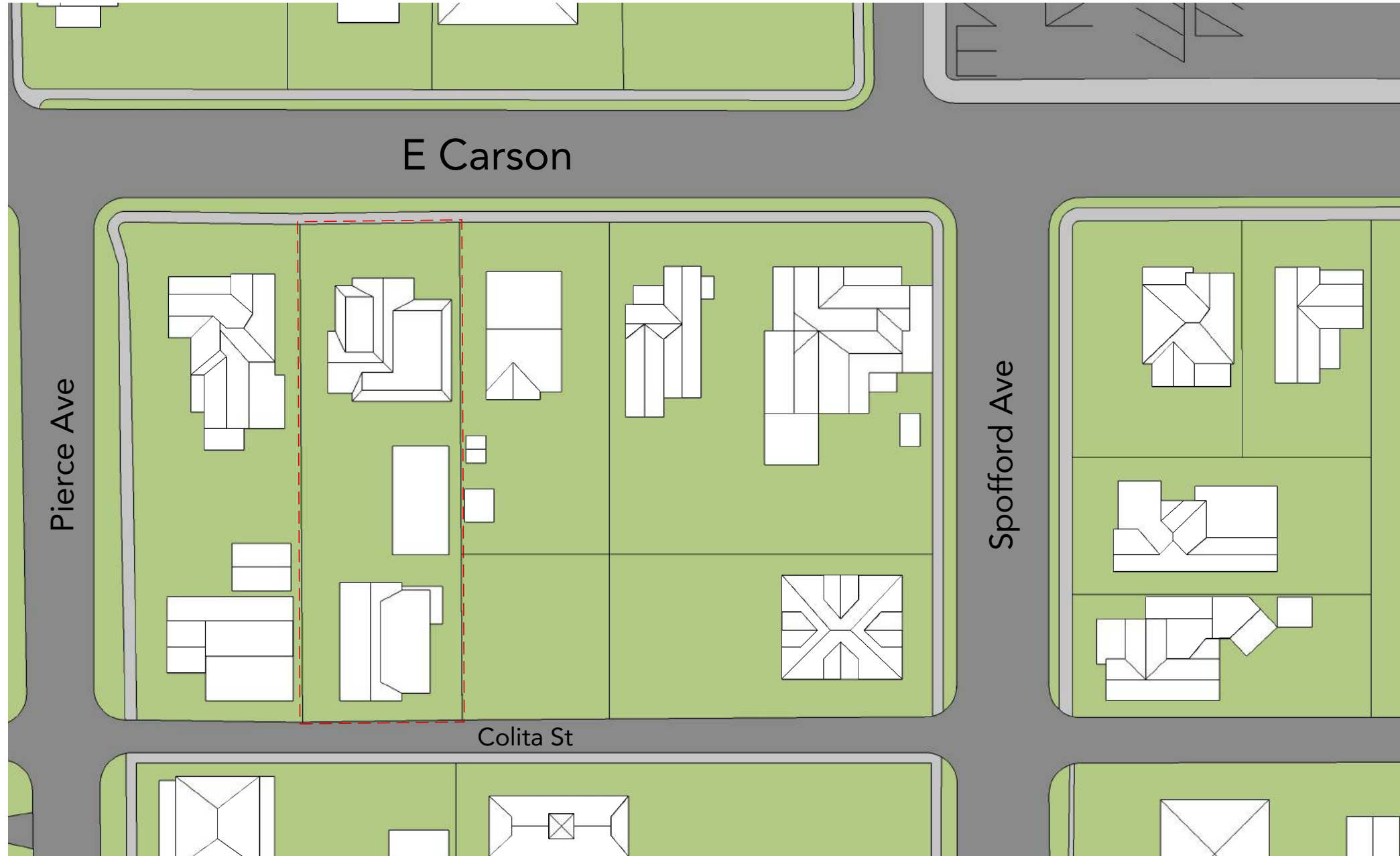




1

PERSPECTIVE

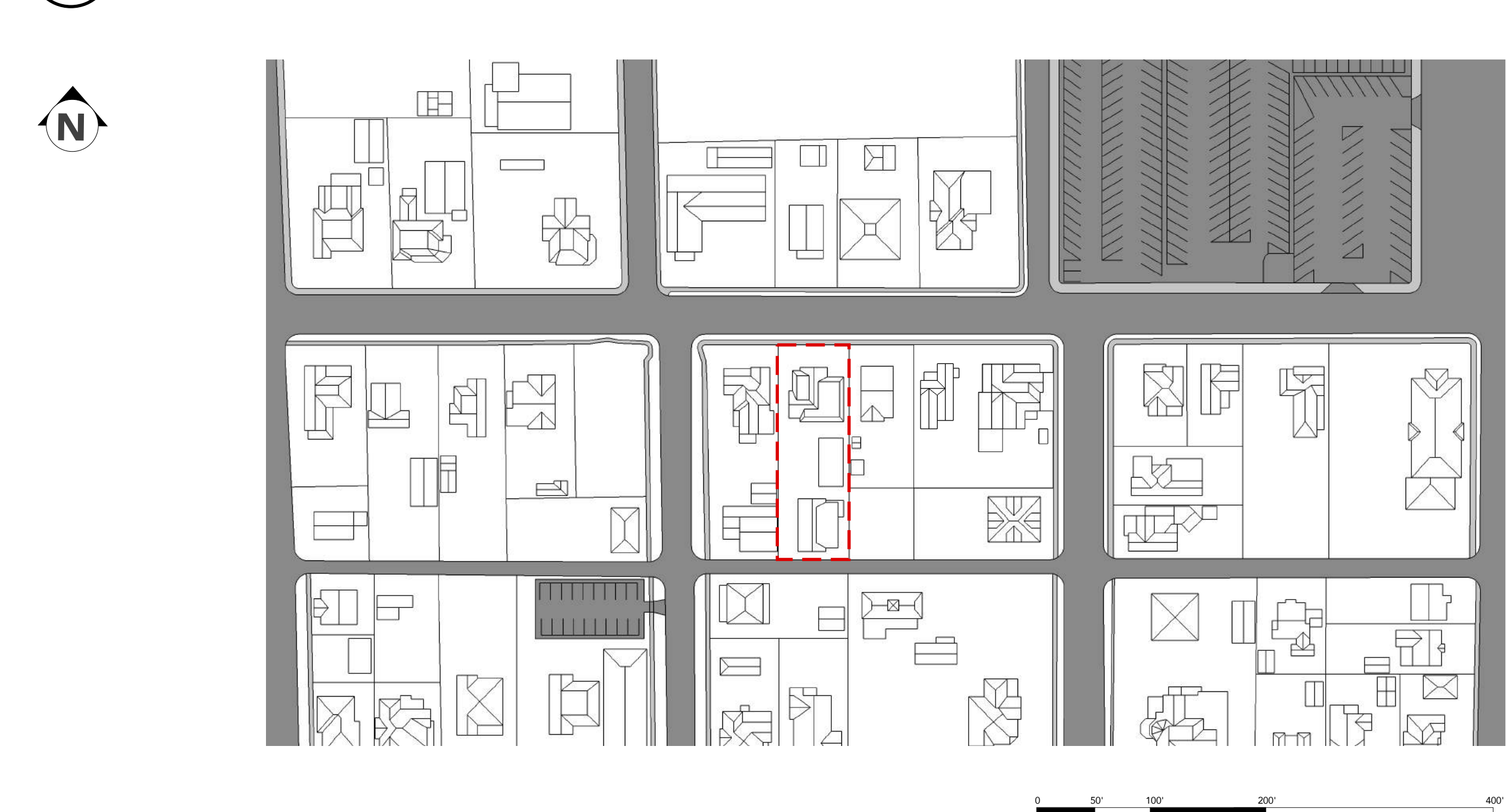
A0.0 NTS



2

SITE PLAN

A0.0 SCALE 1" = 50' - 0"



3

LOCATION PLAN

A0.0 SCALE 1" = 100' - 0"

## General Notes

### A - General Requirements

- 1 If there are any questions regarding these plans, contact Peggy Brimhall at 646-726-3173.
- 2 No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
- 3 No changes to or variations from these plans may be made except upon written instruction from owner.
- 4 An operation and maintenance manual shall be provided to the occupant or owner.
- 5 Contractor to propose and code compliant waste management plan to be approved by environmental services division and implemented through job completion.
- 6 Contractor will provide temporary sanitary facilities on the job site before the start of work.
- 7 Contractor shall protect and keep clean all areas not affected by scope of project.
- 8 Contractor shall verify all dimensions on the job site.
- 9 Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
- 10 Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
- 11 All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
- 12 Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
- 13 Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
- 14 Storm water drainage management plan shall be implemented during construction.
- 15 Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
- 16 Building to be located per existing stakes on site, done by others. Builder to visit site for verification.
- 17 Builder to provide allowance for 4" deep drive pavement to connect street to parkway.
- 18 Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor and per IRC sec 310.
- 19 One-hour rated gypsum board shall be installed under stairs.
- 20 Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
- 21 Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
- 22 All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
- 23 Walls shall be braced in accordance of IRC sec R602.10.
- 24 Glazing shall comply with IRC sec R308.
- 25 All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.

### S-Structural

- 1 Engineer specifications shall override architectural specifications.
- 2 The bottom of all footing trenches shall be level and clean.
- 3 Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
- 4 Moisture content of building materials used in wall and floor framing is checked before enclosure.
- 5 Vapor retarders and capillary break is installed at slab-on-grade foundations.
- 6 See Structural Insulation Panel System shop drawings for exterior envelope specifications.
- 7 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 8 Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
- 9 Install 2x6 backing at bath accessories.
- 10 All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.

### MEP - Mechanical, Electrical, Plumbing

- 1 Engineer and specialist specifications shall override architectural specifications.
- 2 Duct openings and other air distribution component openings shall be covered during construction.
- 3 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 4 Hvac system installers are trained and certified in the installation of hvac equipment.
- 5 Hvac supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
- 6 Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- 7 Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
- 8 When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
- 9 Water softeners are not a part of this scope.
- 10 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- 11 Automatic irrigation system controllers installed at the time of final inspection shall be weather based.
- 12 Sprinkler system shall be provided in accordance with section P2904, 2015 International Residential Code, Section R302. Section P2904 indicates that design and installation of residential sprinkler systems shall be in accordance with NFPA 13D or section P2904, which shall be considered equivalent to NFPA 13D.
- 13 All outside electrical outlets to be WP/GFCI outlets.
- 14 Recessed lighting fixtures to be IC rated as required by code.
- 15 Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
- 16 Recessed lights in the building thermal envelope to be:
  - 1) Type IC rated and ASTM E283 labeled and
  - 2) Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

## Construction Notes

Construction Type: II-A  
Occupancy Group: Group R-2

Property Address: 808 E Carson St., San Antonio, Texas 78708  
Legal Lot Description: Lot 2, Block 2, New City Block, 1266, in the city of San Antonio, Bexar County, Texas  
Zoning: RM-4, application for RM-5 with 1 unit variance to be filed on February 9, 2017

NO CHANGE TO PLAT

### Applicable Codes

International Residential Code 2016  
International Fire Code 2009  
International Mechanical Code 2009  
International Plumbing Code 2009  
National Electric Code 2008

International energy conservation code 2016

Total property lot area: 9 853.00 sq. ft.  
Total area Carson building: 4 766 sq. ft.  
Total area Colita building: 1 981 sq. ft.  
Total area garage building: 878 sq. ft.  
Total impervious cover: 1 981 sq. ft.  
Total metal roof area: 4 117 sq. ft.  
Total foundation slab area: 4 117 sq. ft.

Total living units: 4 (3 + 1)

01 Floor living per unit A: 504 sq. ft.  
02 Floor living per unit A: 584 sq. ft.  
03 Floor living per unit A: 524 sq. ft.  
Total floor living per unit A: 1 612 sq. ft.

01 Floor living per unit B: 317 sq. ft.  
02 Floor living per unit B: 650 sq. ft.  
03 Floor living per unit B: 606 sq. ft.  
Total floor living per unit B: 1 573 sq. ft.

01 Floor living per unit C: 544 sq. ft.  
02 Floor living per unit C: 544 sq. ft.  
03 Floor living per unit C: 493 sq. ft.  
Total floor living per unit C: 1 581 sq. ft.

01 Floor living per unit D: 1 061 sq. ft.  
02 Floor living per unit D: 910 sq. ft.  
Total floor living per unit D: 1 971 sq. ft.

## Sheet Index

|                                  | Conce<br>ptual | Permit | CD,<br>Phase 1 |
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| A1.1 Plans - Construction        |                |        |                |
| A1.2 Plans - Reflected Ceiling   |                |        |                |
| A1.3 Plans - Reflected Ceiling   |                |        |                |
| A1.4 Plans - Electrical          |                |        |                |
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| Sheet Reference Marker    | Directional Indicator |
| Sheet Reference Marker    | Elevation Marker      |
| Schedule Reference Number | True North            |



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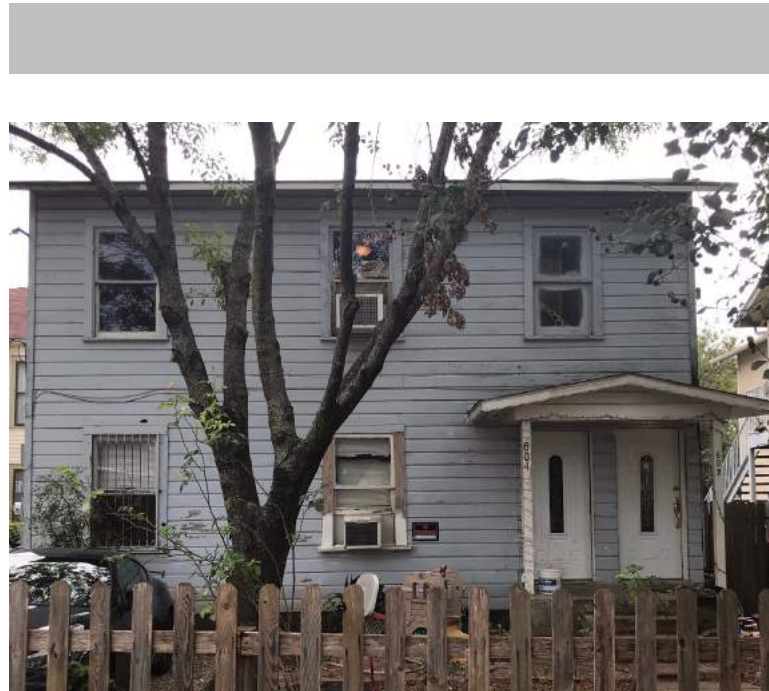
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No. Date Remark

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201801  
Sheet Contents:  
Project Data

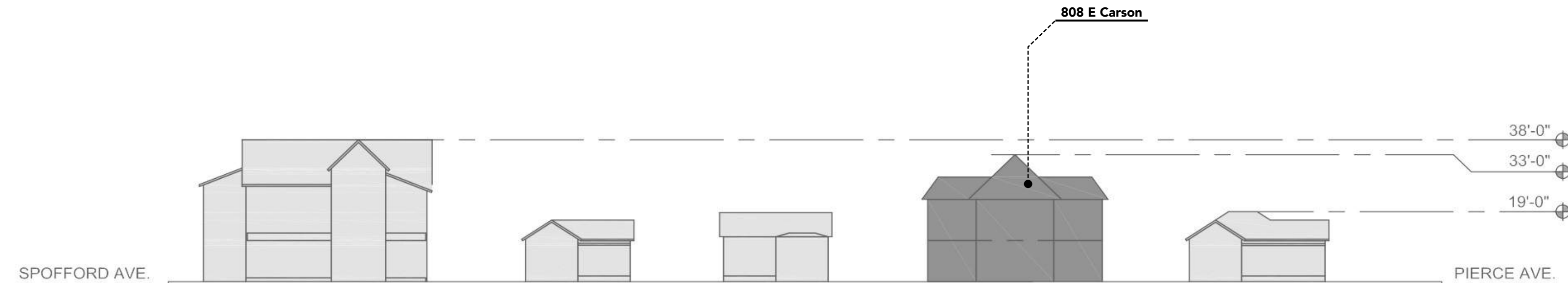
Sheet Number:  
A0.0





1 ON CARSON STREET

A0.1



2 ELEVATION STUDY DIAGRAM

A0.1

**808 E Carson Street in historic Government Hill**

The historic Government Hill district has hosted an abundance of architecturally significant single-family homes to multifamily housing since World War II. The neighborhood is a unique and vibrant community with a diverse mix of architectural styles and building types, including Victorian architecture in the Gothic Revival Style. Our project at 808 E Carson continues the traditions utilizing updated construction methods and use of space and forms.

We intend to build two multi-storey neo-Victorian structures, one facing North towards Carson Street and the other facing south toward Colita alley. Each structure will contain 4 units for sale so to encourage ownership. Each unit will have an onsite two-car garage and a rooftop patio. Total height of the structure will be similar to other two story structures on Carson Street and adjacent to Colita Alley.

The Victorian style we are utilizing evolved largely from the imposing, elaborate Gothic style, which appealed to the romantic Victorian idea that fashion, architecture and furnishings should be beautiful. Ideas from the Gothic style may have started the Victorian styles, but the Industrial Revolution nationalized the trend and made it affordable to everyone, the result is much of what we see in historic Government Hill. After this period, a more streamlined style came to be. Our project shows that the beauty and proportions of a Victorian style can also be streamlined and beautiful, in a modern way.

Key Elements of Victorian Styles

- Two to three stories. Victorian homes are usually large and imposing, ours is two stories and utilizes the attic as living space.
- Wood or stone exterior. The majority of Victorian styles use wood siding, we will emulate the pattern wood makes using today's fiber cement materials.
- Complicated, asymmetrical shape. Victorian homes have wings and bays in many directions, ours will too.
- Decorative trim. Victorian homes are usually decorated with elaborate wood or metal trim. We will use trim in some areas and in others we will create interest and detail at edges where trim typically is through articulations of shade and shadow.
- Textured wall surfaces. We will use metal screen patterns, board and batten, and custom cute fiber cement panel to create texture.
- Steep, multi-faceted roof or Mansard roof. Victorian homes often have steep, imposing rooflines with many gables facing in different directions. The Second Empire Victorian style has a flat-topped Mansard roof with windows in the side to allow for maximum space inside the house. We utilize Mansard roofs and incorporate Gable roofs, common to Government Hill.
- Two-story porch as open space. Common to Victorian examples in Government Hill, we will use these proportions to dress open spaces in the structure.
- Towers. Some high-end Victorian homes are embellished with a round or octagonal tower with a steep, pointed roof. We will embellish our gabled "towers."
- Vibrant colors. Before the Victorian era, most houses were painted all one color, usually white or beige. By 1867, bright earth tones like burnt sienna and mustard yellow were in vogue. We will take from the neighborhood and create a duo-tone palette.

3 NARRATIVE

A0.1



Mansard roof and vertical texture.

Townhome facade.



Gable tower with streamlined trim.



Tall, multi-roof structure.



Townhome facade.



Mansard roof with dormer.



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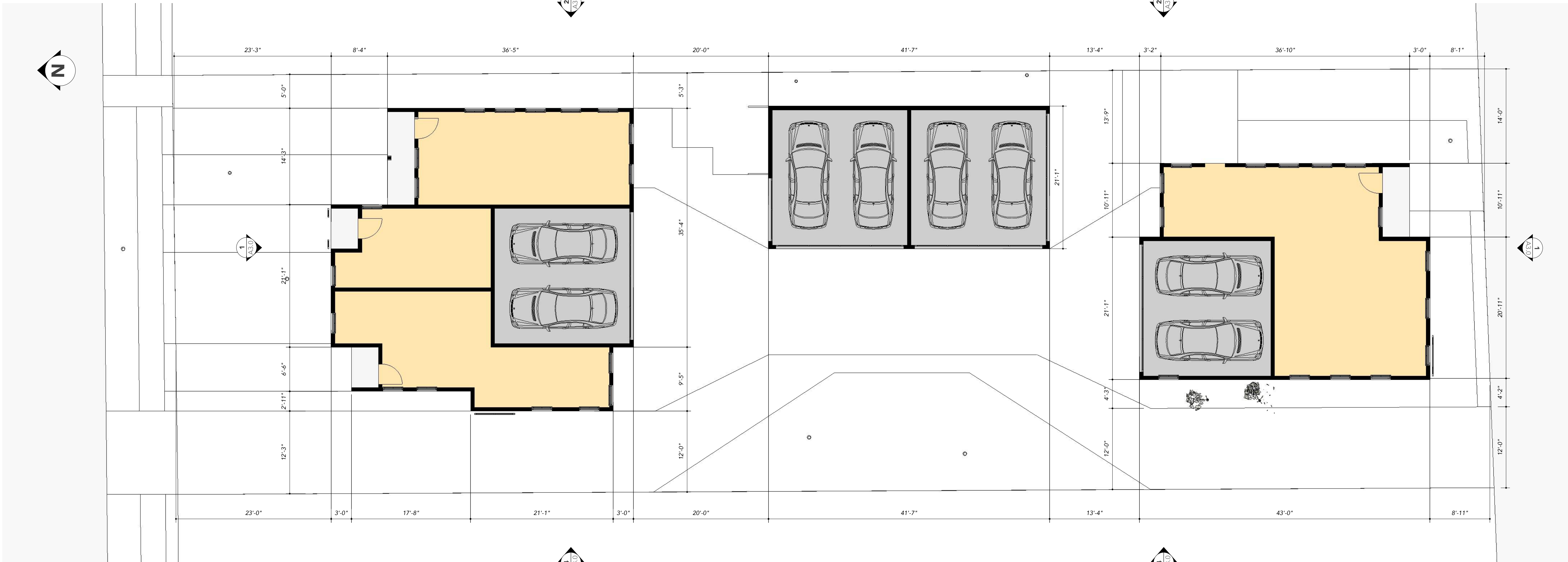
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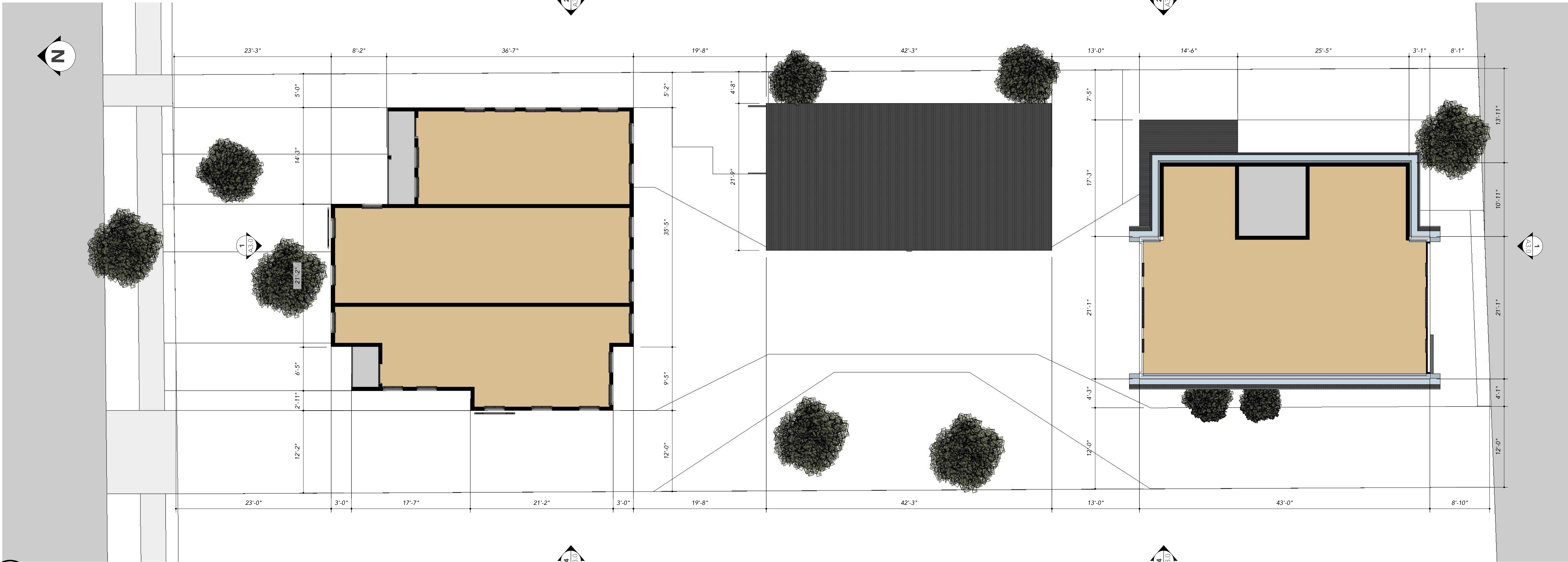
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201801  
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Project Data

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A0.1





**1 GROUND FLOOR PLAN**  
A1.0 SCALE 1/8" = 1'-0"



**2 FIRST FLOOR PLAN**  
A1.0 SCALE 1/8" = 1'-0"



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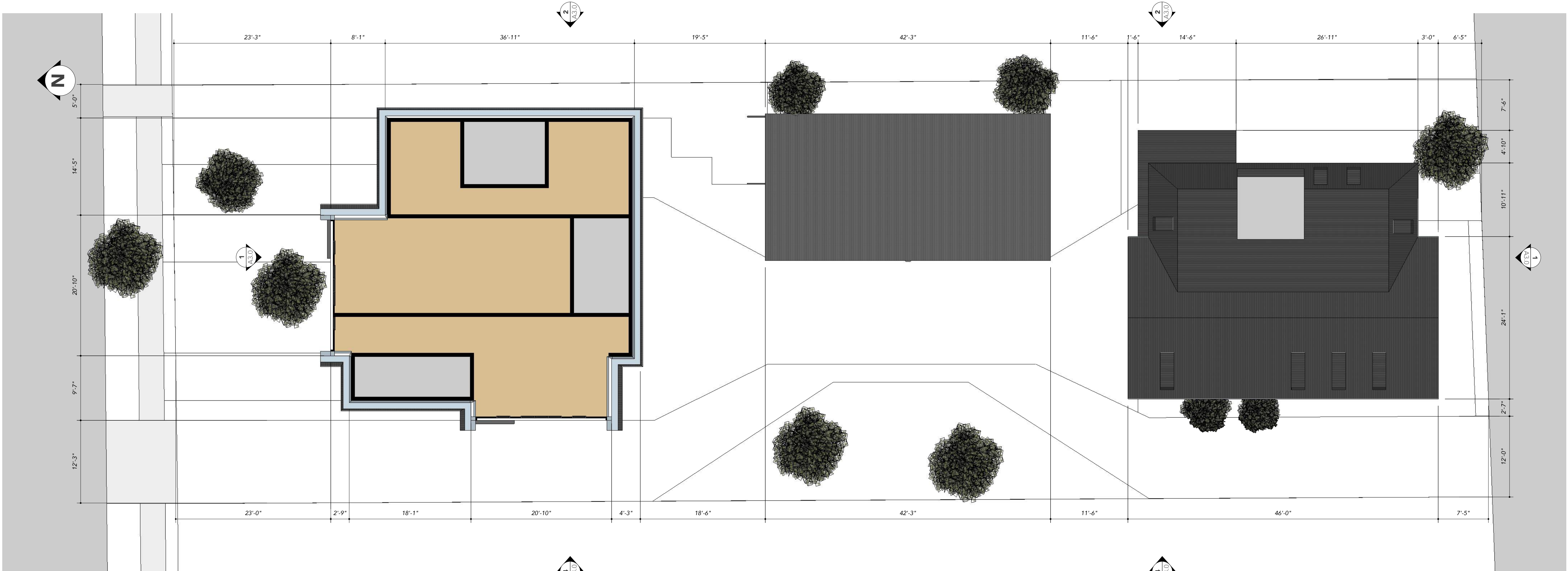
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No. Date Remark

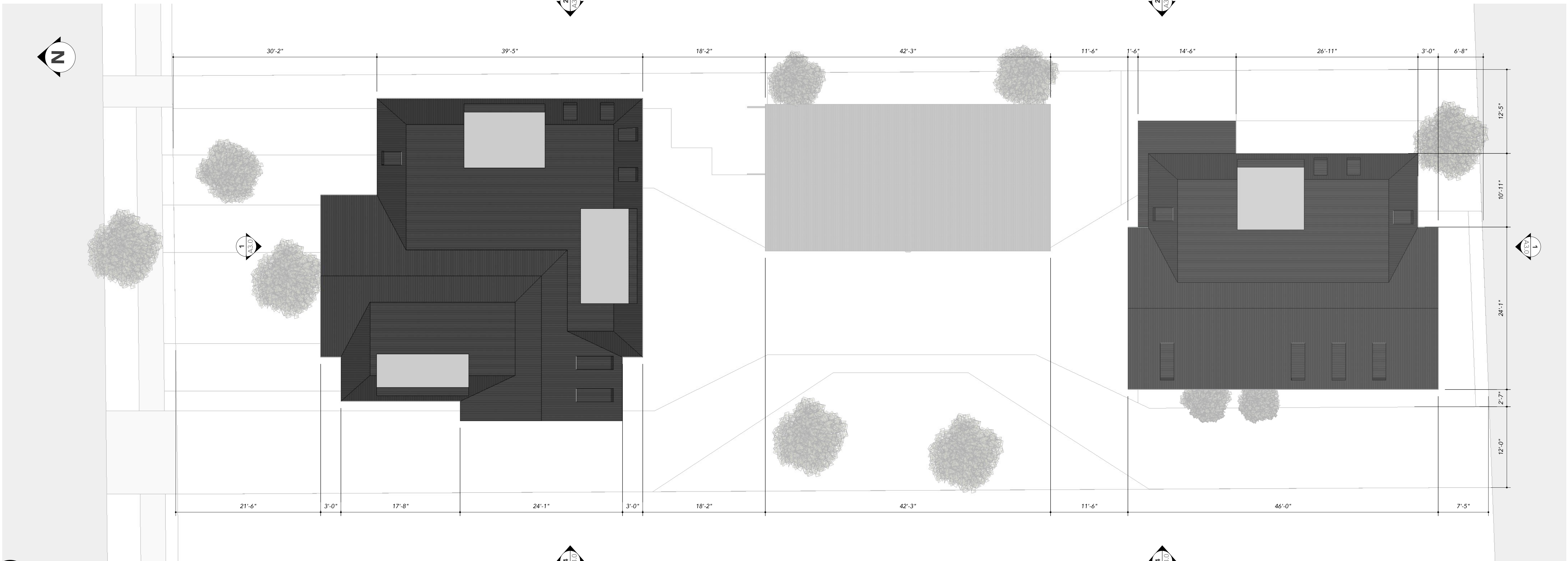
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Sheet Contents:  
Plans

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**1 SECOND FLOOR PLAN**  
A1.1 SCALE 1/8" = 1'-0"



**2 SECOND FLOOR PLAN**  
A1.1 SCALE 1/8" = 1'-0"



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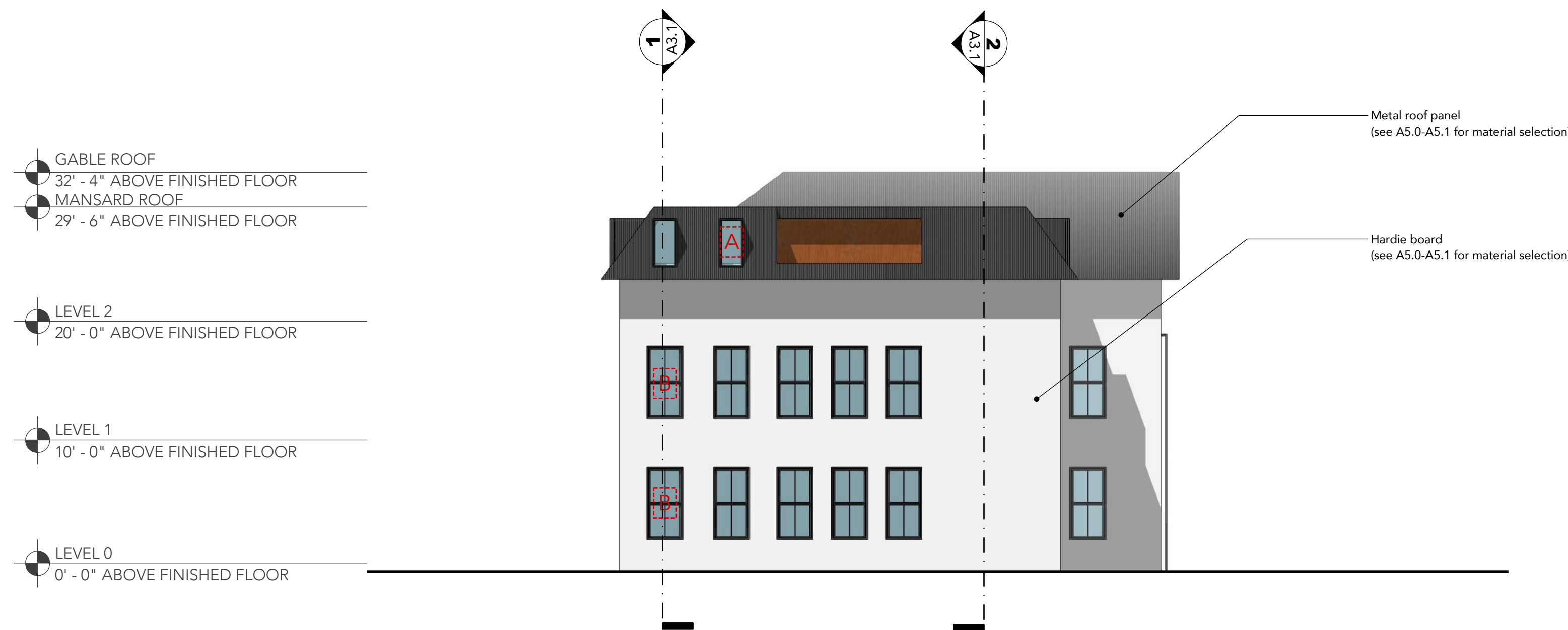
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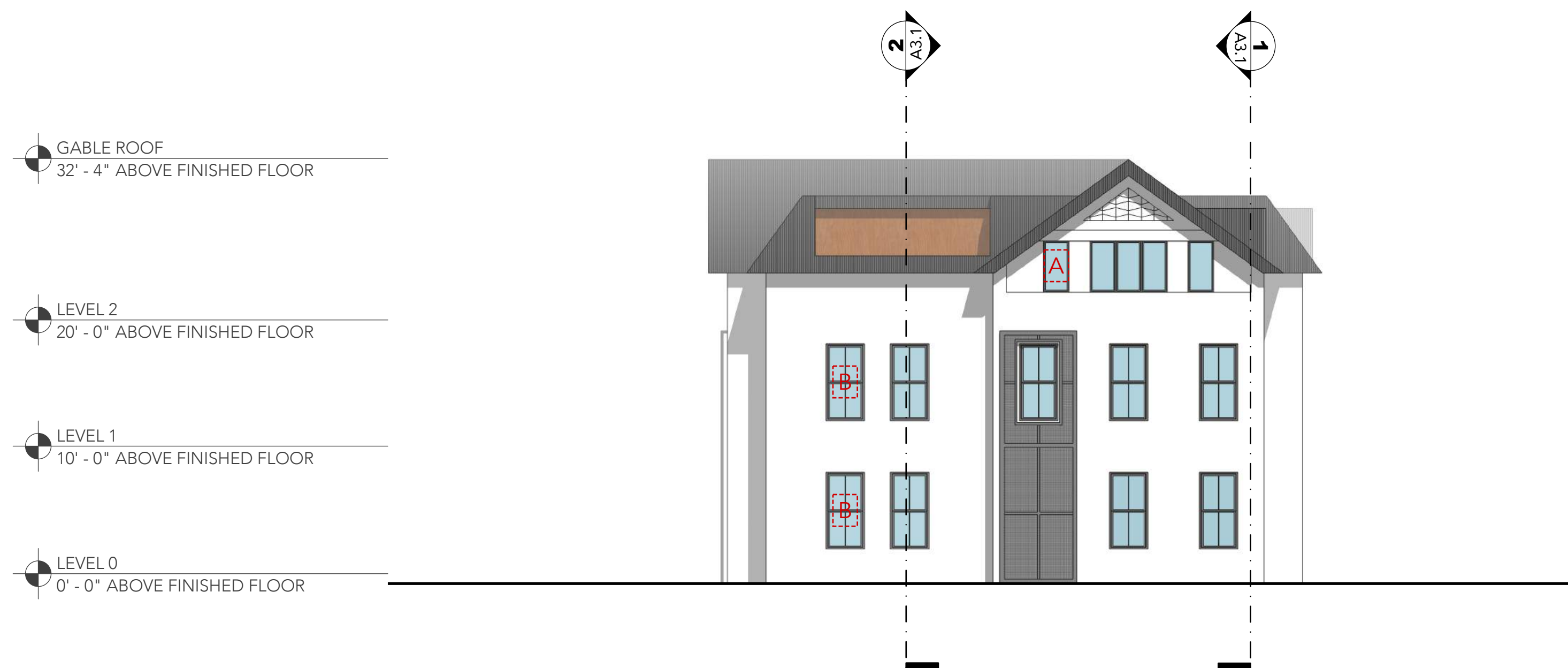
**1 CARSON STREET BUILDING NORTH SIDE**  
A3.0 SCALE 1/8" = 1'-0"



**2 CARSON STREET BUILDING EAST SIDE**  
A3.0 SCALE 1/8" = 1'-0"



**3 CARSON STREET BUILDING SOUTH SIDE**  
A3.0 SCALE 1/8" = 1'-0"



**4 CARSON STREET BUILDING WEST SIDE**  
A3.0 SCALE 1/8" = 1'-0"

WINDOW TYPES: **A** 2'-0" x 4'-0" **B** 3'-0" x 6'-0"

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| No.       | Remark |

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201801

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Building 1  
Elevations

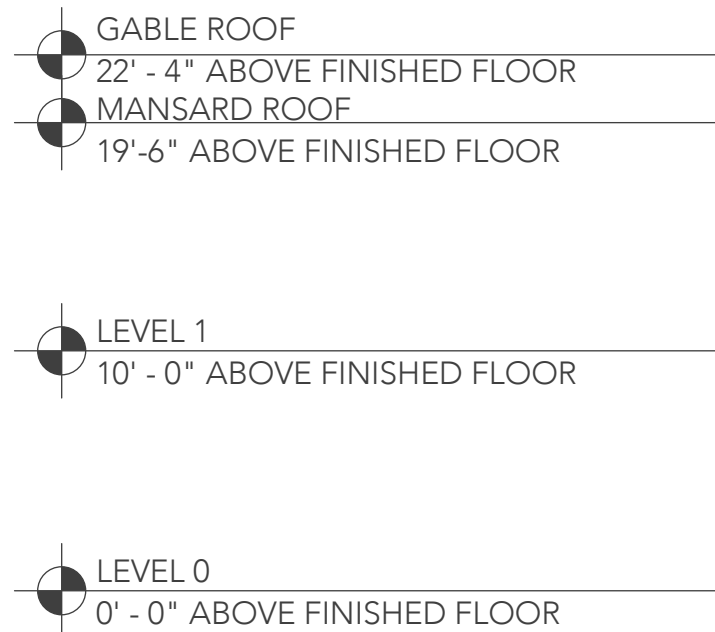
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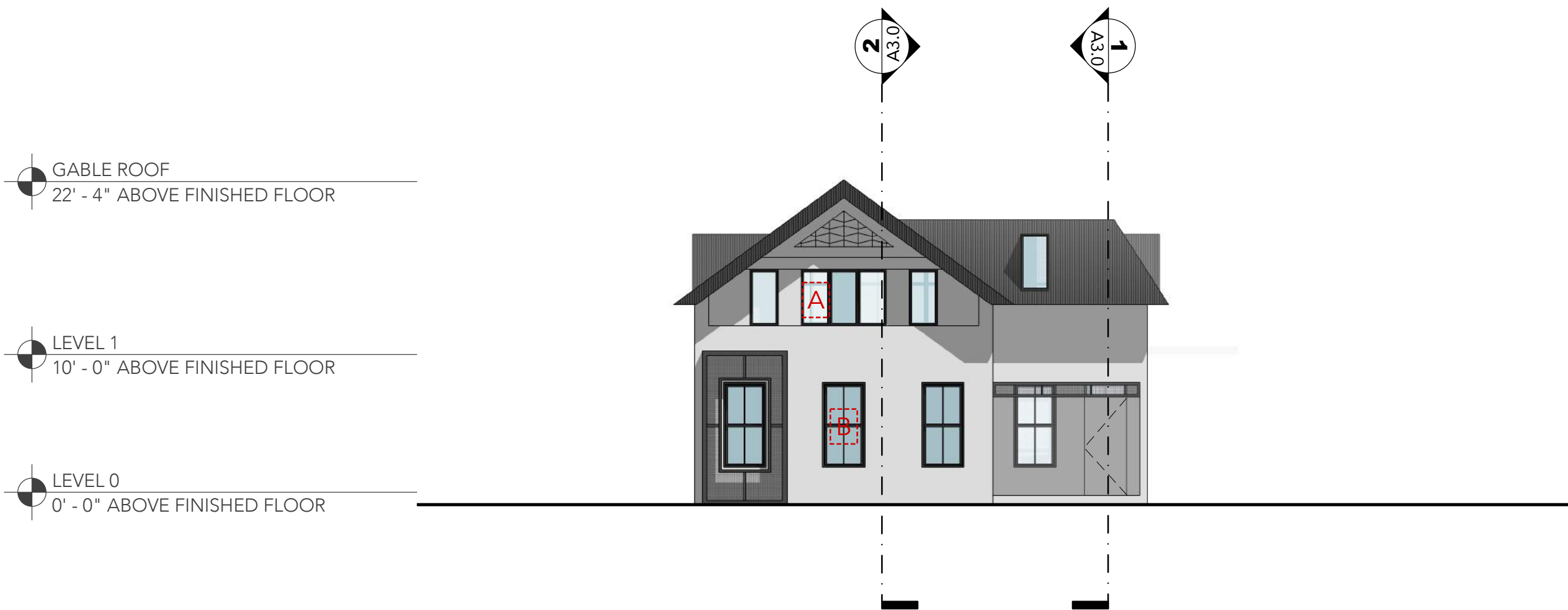




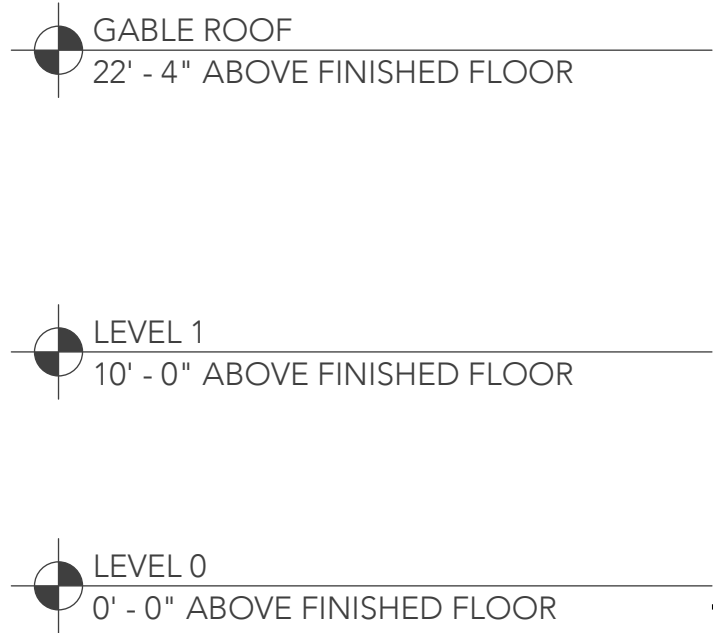
**1 COLITA STREET BUILDING NORTH SIDE**  
A3.1 SCALE 1/8" = 1'-0"



**2 COLITA STREET BUILDING EAST SIDE**  
A3.1 SCALE 1/8" = 1'-0"



**3 COLITA STREET BUILDING SOUTH SIDE**  
A3.1 SCALE 1/8" = 1'-0"



**4 COLITA STREET BUILDING WEST SIDE**  
A3.1 SCALE 1/8" = 1'-0"

WINDOW TYPES: **A** 2'-0" x 4'-0" **B** 3'-0" x 6'-0"

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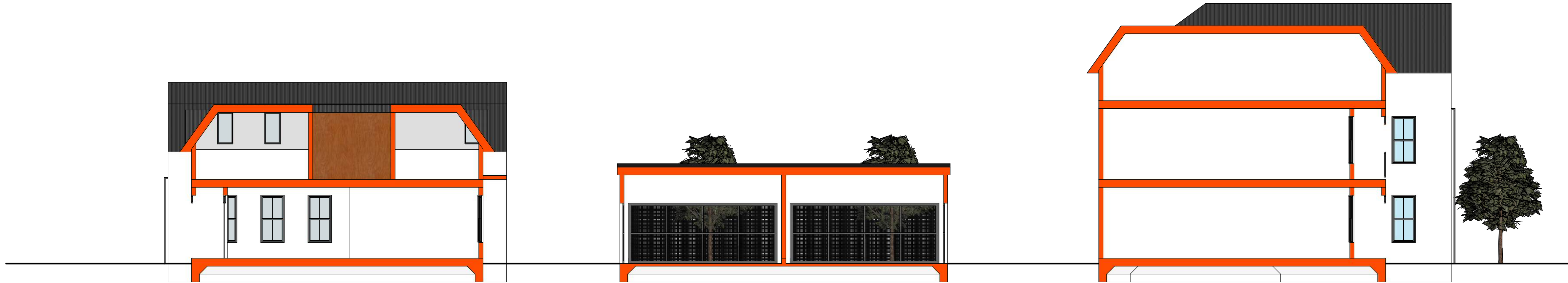
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201801  
Sheet Contents:  
Building 2  
Elevations  
Sheet Number:  
**A2.1**



GABLE ROOF  
22' - 4" ABOVE FINISHED FLOOR

LEVEL 1  
10' - 0" ABOVE FINISHED FLOOR

LEVEL 0  
0' - 0" ABOVE FINISHED FLOOR



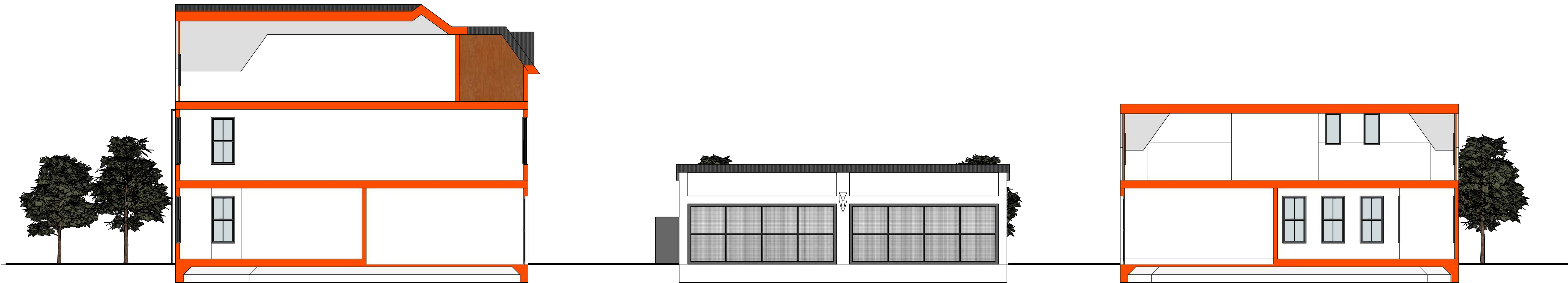
**1** LONGITUDINAL BUILDINGS SECTION 1  
A3.0 SCALE 1/8" = 1'-0"

GABLE ROOF  
32' - 4" ABOVE FINISHED FLOOR

LEVEL 2  
20' - 0" ABOVE FINISHED FLOOR

LEVEL 1  
10' - 0" ABOVE FINISHED FLOOR

LEVEL 0  
0' - 0" ABOVE FINISHED FLOOR



**2** LONGITUDINAL BUILDINGS SECTION 2  
A3.0 SCALE 1/8" = 1'-0"

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Sheet Contents:  
Building  
Sections

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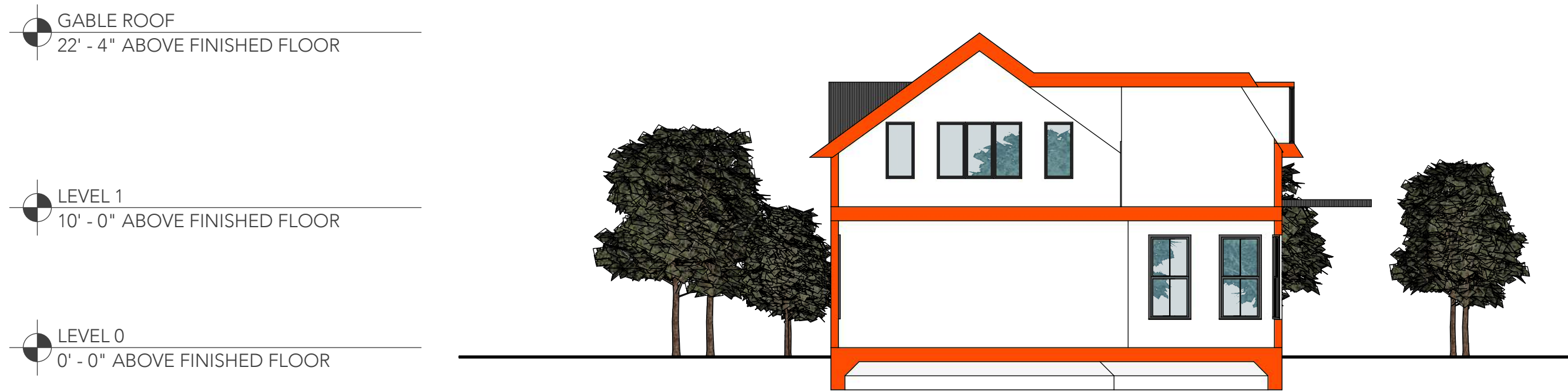




**1 CARSON STREET BUILDING SECTION 1**  
A3.1 SCALE 1/8" = 1'-0"



**2 CARSON STREET BUILDING SECTION 2**  
A3.1 SCALE 1/8" = 1'-0"



**3 COLITA STREET BUILDING SECTION 1**  
A3.1 SCALE 1/8" = 1'-0"





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| Date      | Remark |

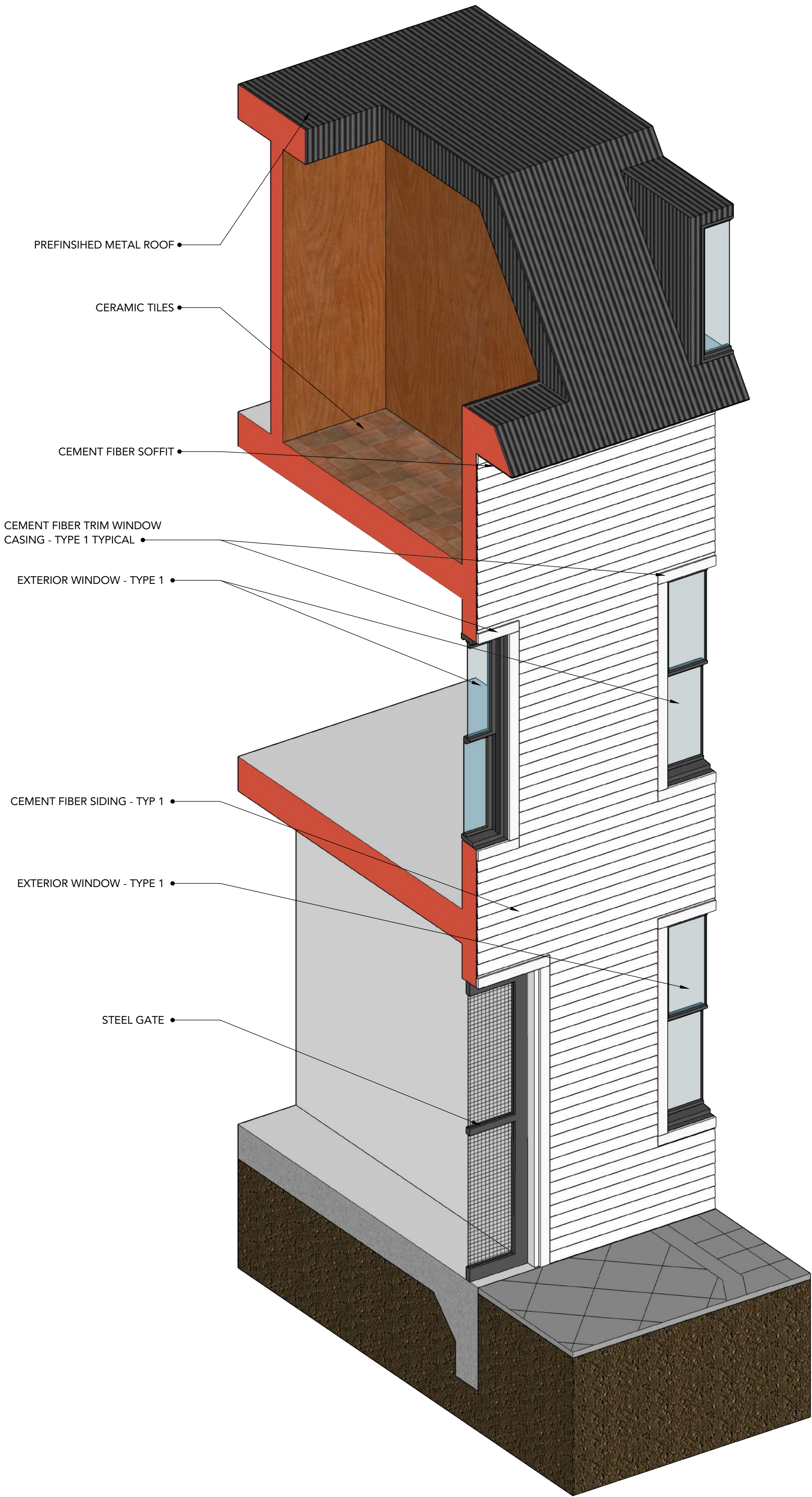
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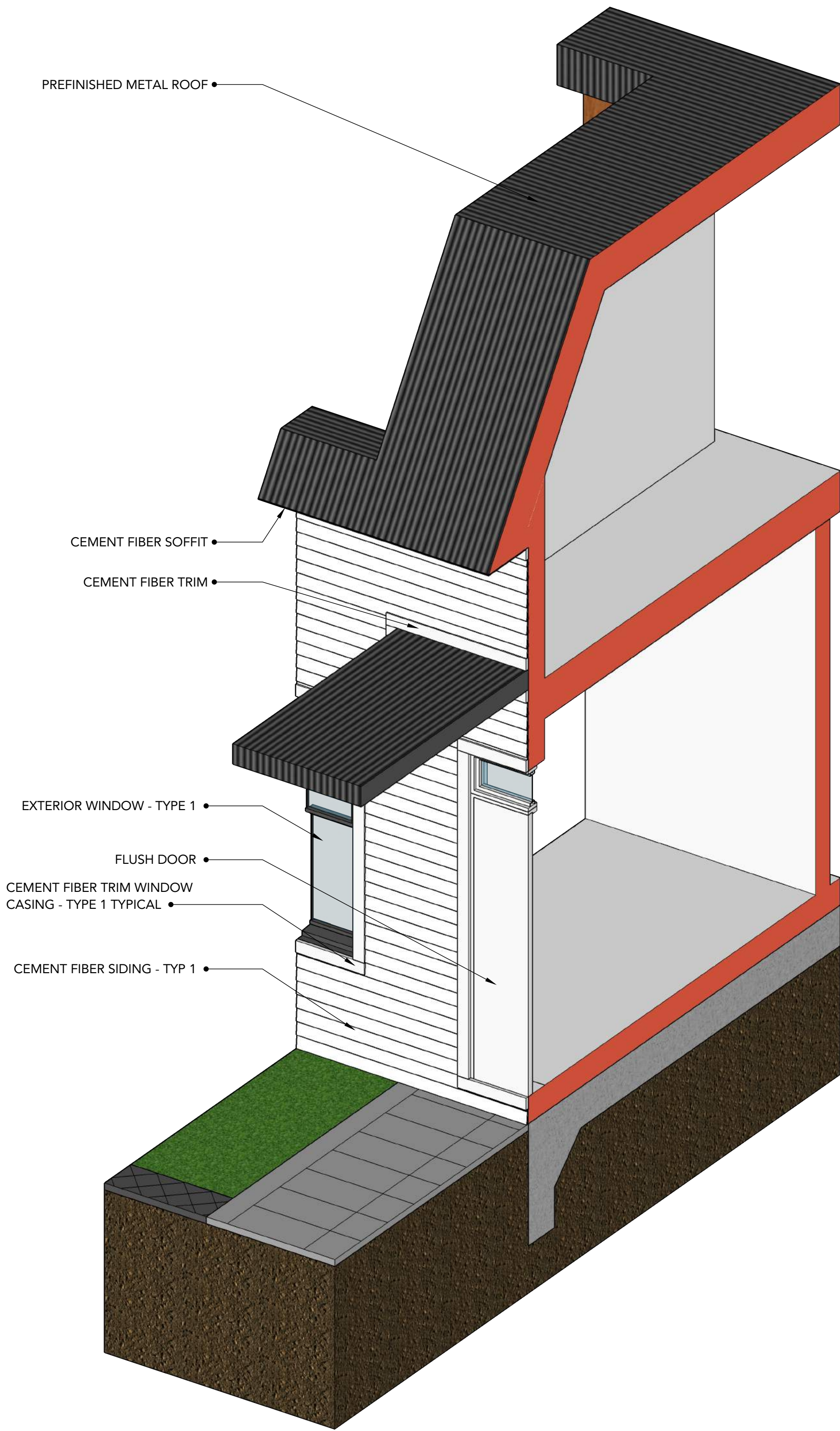


| EXTERIOR FINISHES            |                              |   |  |
|------------------------------|------------------------------|---|--|
| NOTE ON SHEET                | MANUFACTURER                 | PRODUCT NAME                                  | NOTES  |
| CEMENT FIBER SIDING - TYPE 1 | JAMES HARDIE                 | HARDIPLANK HORIZONTAL LAP SIDING              | SMOOTH FINISH WITH 4" EXPOSURE                           |
| CEMENT FIBER SIDING - TYPE 2 | JAMES HARDIE                 | HARDIPANEL VERTICAL SIDING - BOARD AND BATTEN | SELECT CEDAR FINISH WITH 1 1/2" BATTENS AT 12" ON CENTER |
| CEMENT FIBER SIDING - TYPE 3 | JAMES HARDIE                 | HARDISHINGLE VERTICAL SIDING                  | STRAIGHT EDGE PANEL                                      |
| CEMENT FIBER TRIM - TYPE 1   | JAMES HARDIE                 | HARDITRIM                                     | 1" X 3.5" TRIM BOARD WITH SMOOTH FINISH                  |
| PREFINISHED METAL ROOF       | AMERICAN BUILDING COMPONENTS | SL-16   | CONCEALED FASTENER METAL PANEL - 16" WIDTH               |

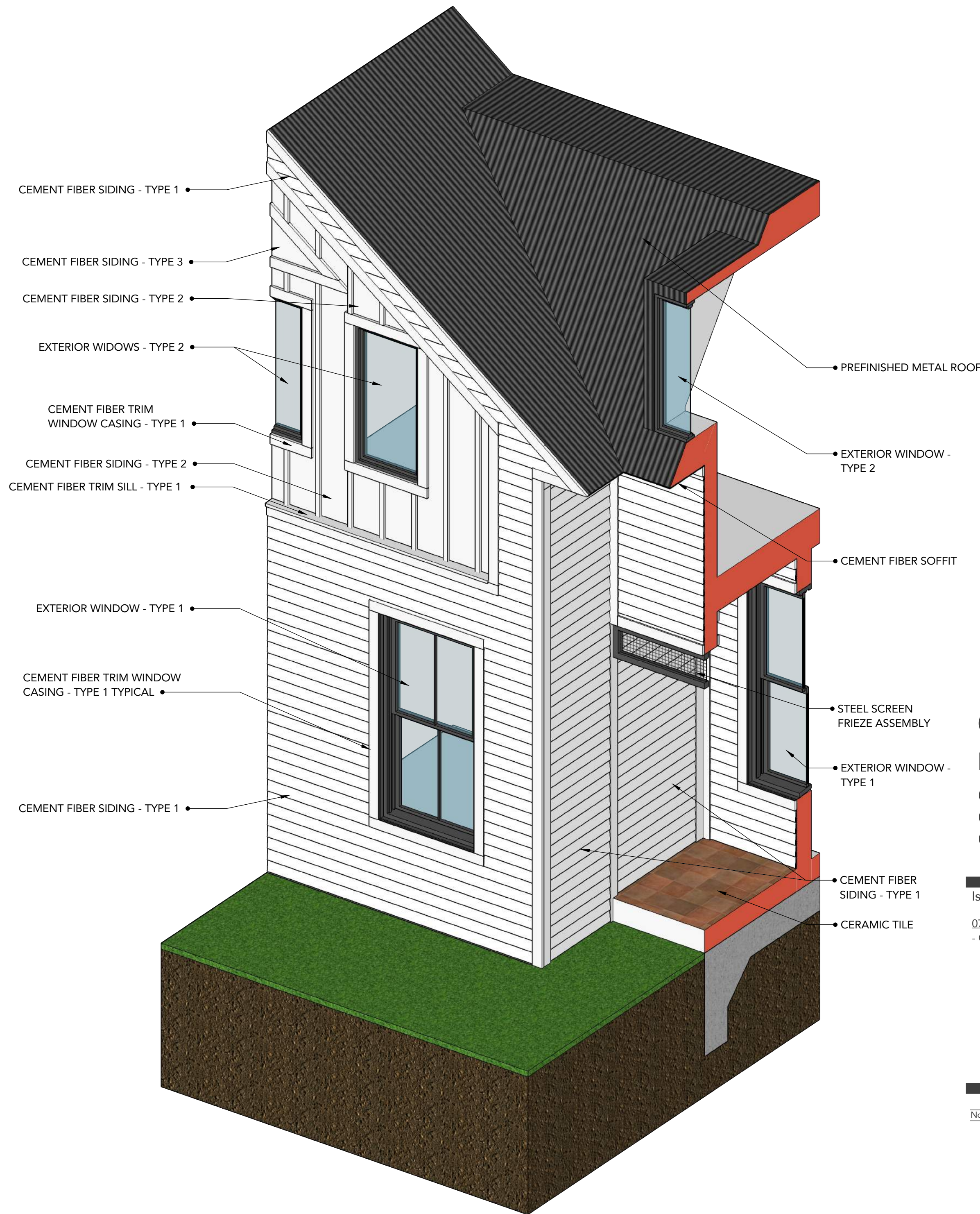
| WINDOWS                  |              |                             |                              |
|--------------------------|--------------|-----------------------------|------------------------------|
| NOTE ON SHEET            | MANUFACTURER | PRODUCT NAME                | NOTES                        |
| EXTERIOR WINDOW - TYPE 1 | MILGARD      | TUSCAN SERIES - SINGLE HUNG | 3'W X 6'H - BRONZE FINISH    |
| EXTERIOR WINDOW - TYPE 2 | MILGARD      | TUSCAN SERIES - CASEMENT    | 2'W X 4'H - BRONZE FINISH    |
| EXTERIOR WINDOW - TYPE 3 | MILGARD      | TUSCAN SERIES - CASEMENT    | 3'W X 3'-6"H - BRONZE FINISH |



**1 WALL SECTION (CARSON BUILDING)**  
A5.1 SCALE 1/2" = 1'-0"



**2 WALL SECTION (COLITA BUILDING)**  
A5.1 SCALE 1/2" = 1'-0"



**2 WALL SECTION (COLITA BUILDING)**  
A5.1 SCALE 1/2" = 1'-0"





**1** NORTH PERSPECTIVE VIEW  
A9.0 NTS



**2** SOUTH PERSPECTIVE VIEW  
A9.0 NTS

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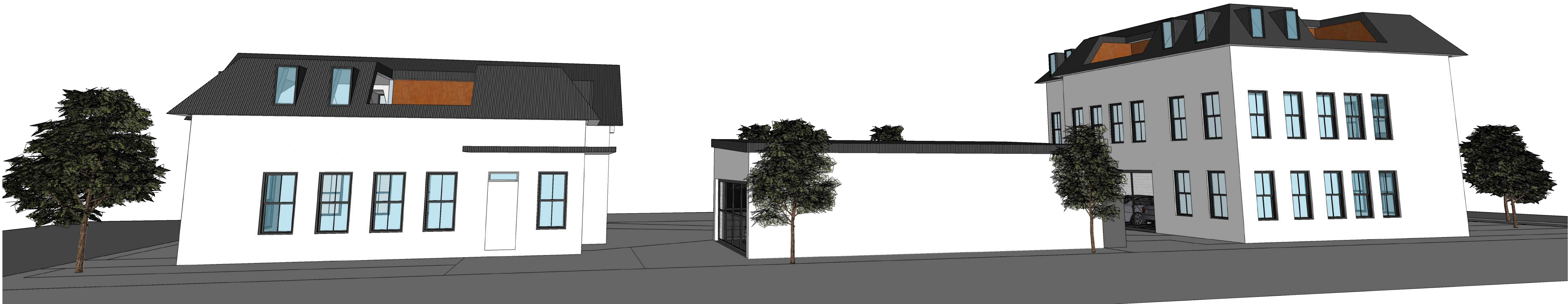
Sheet Contents:  
Perspective  
Views

Sheet Number:  
A9.0





**1** WEST 3D VIEW  
A9.1 NTS



**2** EAST 3D VIEW  
A9.1 NTS

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201801  
Sheet Contents:  
Perspective  
Views  
Sheet Number:  
**A9.1**



| Item No. | Symbol | Material or Plant Common Name       | Plant Species Name      | Color                                | Size/Volume      | Notes  |
|----------|--------|-------------------------------------|-------------------------|--------------------------------------|------------------|--|
| 1        | ①      | St. Augustine Grass                 | Stenotaphrum secundatum | Standard                             | -                | Apply steel edging to perimeter                                      |
| 2        | ②      | Boxwood Hedges                      | Buxus sempervirens      | Standard                             | -                | -  |
| 3        | ③      | Small Gravel                        | -                       | Light Grey                           | 0'-5/8" particle | Apply steel edging to perimeter                                      |
| 4        | ④      | Edging Pavers                       | -                       | Light Grey                           | 2" x 4" each     | Apply steel edging to perimeter                                      |
| 5        | ⑤      | Concrete driveway                   | -                       | -                                    | -                | Finish to match foundation, see engineer drawings for specifications |
| 6        | ⑥      | Fig Vine                            | Ficus pumila            | Standard                             | -                | Provide backing for upwards growth, height to match adjacent fence   |
| 7        | ⑦      | COSA 96lb Garbage Recepticles       | -                       | -                                    | -                | -  |
| 8        | ⑧      | Fig Vine                            | Ficus pumila            | Standard                             | -                | -  |
| 9        | ⑨      | Interlock Pavers with Smooth Gravel | -                       | Light grey paver, multi-color gravel | 0'-1/2 particle  | Set to wire screen for upwards growth                                |
| 10       | ⑩      | Meramec P-gravel                    | -                       | Tan, chalk                           | 0'-1/4" particle | Make trail, 24" wide, apply steel edging to both sides               |
| 11       | ⑪      | Boxwood Hedges                      | Buxus sempervirens      | Standard                             | -                | -  |
| 12       | ⑫      | Boxwood Hedges                      | Buxus sempervirens      | Standard                             | -                | -  |
| 13       | ⑬      | Boxwood Hedges                      | Buxus sempervirens      | Standard                             | -                | -  |
| 14       | ⑭      | Post Oak Tree                       | Quercus stellata        | Standard                             | 1-1/2" diameter  | -  |
| 15       | ⑮      | Small Gravel                        | -                       | Dark Grey                            | 0'-5/8" particle | -  |
| 16       | ⑯      | Pecan Tree                          | Carya illinoinensis     | Standard                             | 1-1/2" diameter  | -  |
| 17       | ⑰      | Permeable Pavement                  | -                       | -                                    | Grey             | 6" x 6" field  |

1

L0.0

MATERIAL SCHEDULE

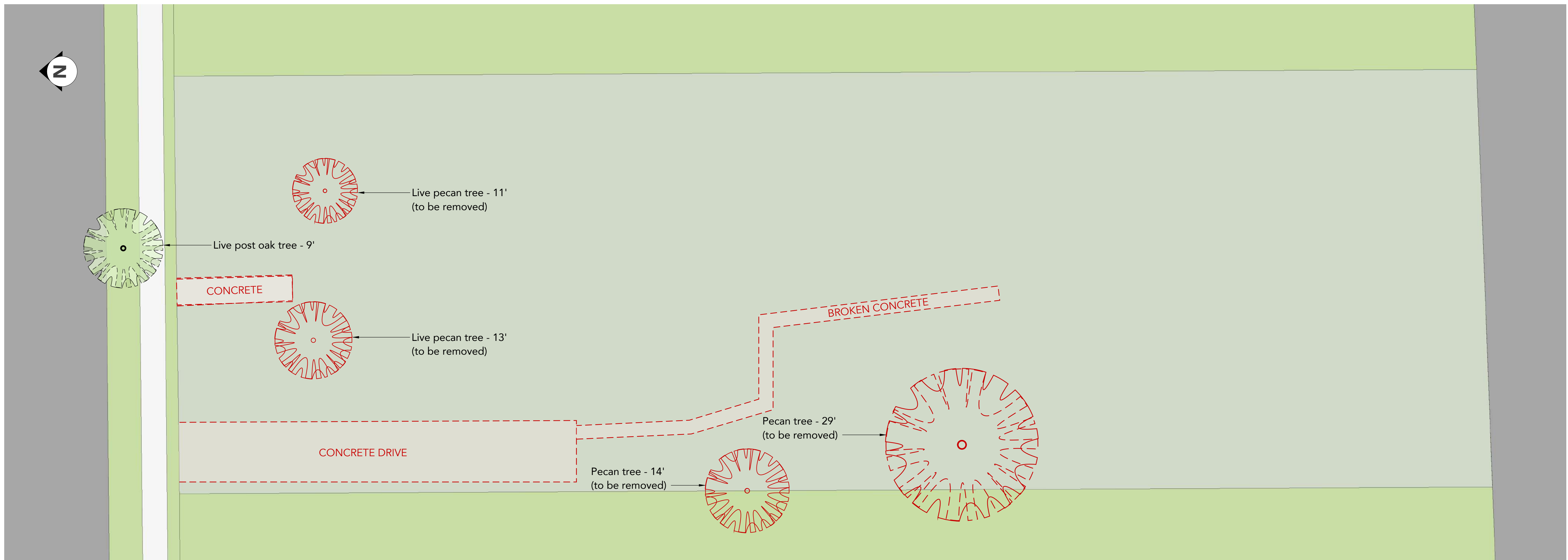


## General Notes

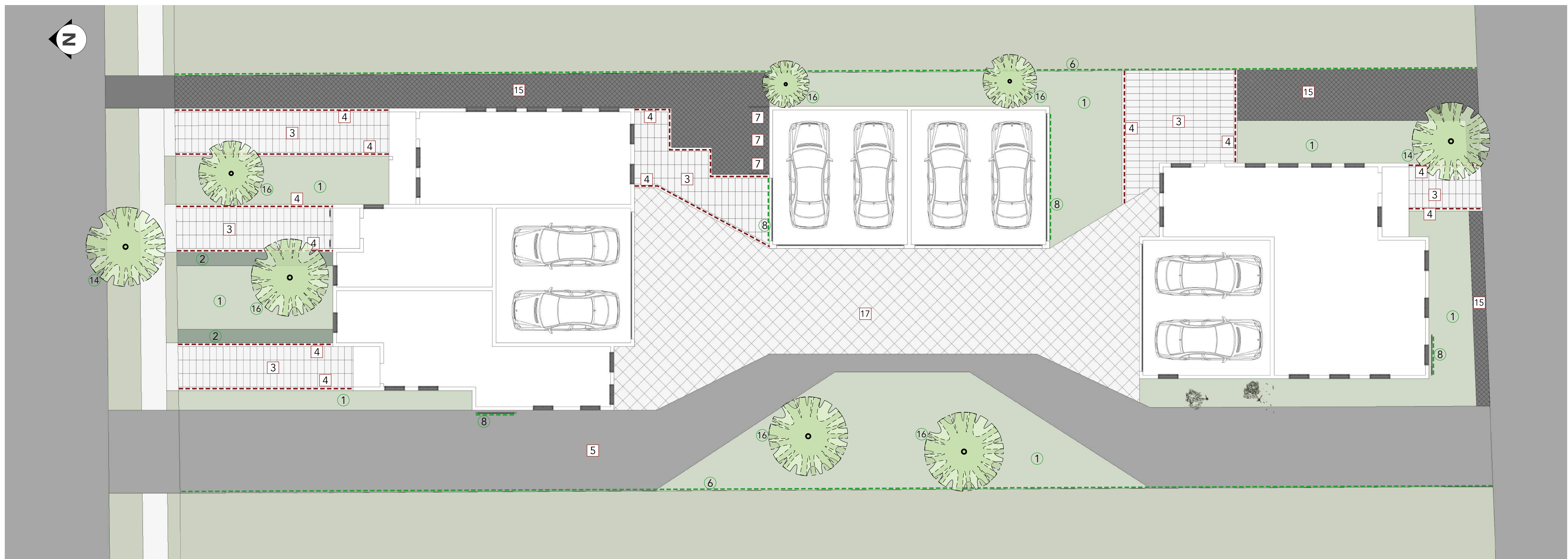
- 1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2 The designer shall be notified by the contractor of any discrepancies discovered between the plans and actual site conditions before proceeding with work. The contractor shall be liable for all modifications and damages if work proceeds without the notification.
- 3 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 4 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 5 The contractor shall notify designer 48 hours prior to commencement of work to coordinate project inspection schedules.
- 6 Any alternatives and/or substitutions proposed by the contractor shall be submitted to the designer for approval. Changes to the scope of work and/or contract documents resulting from the acceptance of the contractor's alternates and/or substitutes shall be the responsibility of the contractor.
- 7 The contractor is responsible for removal of trash on a daily basis.
- 8 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.
- 9 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site

- 10 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access with the Owner. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 11 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 12 The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 13 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 14 The contractor is responsible for providing and servicing temporary toilet facilities.
- 15 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.





**1 DEMOLITION PLAN**  
L1.0 SCALE 1/8" = 1'-0"



**2 CONSTRUCTION PLAN**  
L1.0 SCALE 1/8" = 1'-0"