

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-455
ADDRESS: 919 E CROCKETT ST
LEGAL DESCRIPTION: NCB 576 BLK 15B LOT 10
ZONING: R-3 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Amber Caddell/Design Tech Homes
OWNER: Jennifer & Jeffery Park
TYPE OF WORK: Construction of a 2-story residential structure
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story single family residential structure on the vacant lot addressed 919 E Crockett St.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct a 2-story single family structure on the vacant lot at 919 E Crockett in the Dignowity Hill Historic District. The lot is located mid-block on the northern side of E Crockett as bounded by the west by N Mesquite and to the east by N Hackberry. The lot is flanked to the east by a 1-story historic single family home; to the west by a vacant lot, a 1-story single family home, and a 2-story single family home at the intersection of E Crockett and N Mesquite; to the south by six historic 1-story single family structures and one historic 2-story single family structure; and to north by 1-story single family structures. The historic residential development pattern of this block is largely intact with the exception of a few vacant lots where historic houses previously stood. Based on Sanborn Maps of the area, three 1-story single family structures with identical footprints used to occupy the lot, which was wider and encompassed addresses 917, 919, and 921. The vacant lot to the west of the site, previously addressed 911 E Crockett, featured a 1-story single family structure that extended the full depth of the lot.
- b. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted a setback of approximately 25’-0” from the front façade to the street. Based on the submitted setback study provided by the applicant, the setbacks of existing historic structures on the block are 14 feet, 21 feet, 21 feet, and 24 feet. The proposed setback is 1 foot deeper than the most recessed structure on the block. Staff finds this to be appropriate.
- c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward E Crockett St. This is consistent with the Guidelines.
- d. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed the historic precedent. The remaining historic structures on the block are primarily 1-story with two 2-story structures. The applicant has noted on the submitted drawings that the proposed ridge line will be approximately 25” feet. The first floor will feature an approximately 9 foot plate height and the second floor will feature an approximately 10 foot tall interior ceiling height. Based on the submitted block elevation study, the proposed new construction will be taller than the existing structures on the block, including the 2-story historic structure on the corner of E Crockett and N Mesquite. Staff does not find the proposed height to be consistent with the Guidelines based on the context of the block and the information provided by the applicant. Staff finds that the overall height should be reduced through the shortening of the second story or the lowering of the top plate height to produce an overall height that is comparable with the heights of neighboring, historic structures.
- e. **PORCH CONFIGURATION AND MASSING** – The applicant has proposed to incorporate a front porch on the front façade of the new structure. The first floor front porch features a simple low sloping shed roof that projects approximately 2 feet from the front façade plane. The door entrance area will be recessed into the structure by approximately 5 feet. The Historic Design Guidelines state that porches on new construction should be reflective of the development pattern of the district. Typically in historic districts, including Dignowity Hill, residential porch massing elements project towards the streetscape to engage pedestrians. Staff finds the applicant should extend the front porch further to be consistent with the development pattern of the district. Staff finds that the setback of the overall structure may need to be increased to accommodate this additional extended footprint.
- f. **PORCH RAILING** – The applicant has proposed a second story porch railing constructed of horizontal wood slats. According to the Historic Design Guidelines, architectural details that are in keeping with the predominant architectural style along the block face or within the district should be incorporated. Staff generally finds a porch railing to be appropriate, but finds that the design of the railing should respond more closely to those used historically in the district, such as vertical balustrades.
- g. **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 noted a foundation height of approximately one foot. Historic structures on this block feature foundation heights of approximately eighteen (18) to twenty-four (24) inches. This is generally consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed a primary gable roof form with an additional front gable. There are historic examples of this roof form throughout the Dignowity Hill Historic District. Staff finds the proposed roof form generally consistent with the Guidelines.
- i. **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. The applicant has proposed several window and door openings that are generally consistent with those found on historic structures in regards to location and size, but the proposed paired windows do not feature a true ganged condition. Additionally, the applicant has proposed several windows that are inconsistent with the Guidelines, including the small rectangular windows on the right elevation and the long rectangular windows on the rear elevation.

- j. WINDOW MATERIALS – The applicant has proposed to install vinyl windows. According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. Staff finds that wood or aluminum-clad wood windows most appropriate. Staff does not recommend the installation of vinyl windows.
- k. 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. The proposed new construction does not meet this Guideline. However, the overall lot is narrow relative to existing lots in the nearby vicinity. The footprint of the building is generally consistent with the historic structures found on E Crockett and adjacent blocks. Staff finds the proposed lot coverage acceptable given these site-specific considerations.
- l. MATERIALS – Based on the submitted documents, the applicant has proposed smooth horizontal composite board siding, board and batten siding, wooden columns, and a composite shingle roof. Staff finds the materials consistent with the Guidelines.
- m. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, the proposed architectural features are consistent with the Guidelines and relate to historic examples found throughout the Dignowity Hill Historic District.
- n. COLUMNS – The applicant has proposed front porch columns. The columns will be wood with mitered corners, recessed panels, and a 1x4” cap wrap. The columns are appropriate for the style of the structure.
- o. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant has indicated an A/C unit to the north of the proposed structure. The proposal includes a new 6’ tall privacy fence, which will screen the unit from the public right-of-way. Staff finds the proposed screening method appropriate.
- p. DRIVEWAY & PARKING – The applicant has indicated an approximate location for a new driveway on the east side of the proposed structure. The proposed driveway is to be concrete per the submitted site plan. The applicant is required to verify this information for final approval. Per the Guidelines, staff finds a maximum width of 10 feet for the driveway and a maximum width of 12 feet for the apron to be appropriate.
- q. LANDSCAPING – The applicant has not indicated a proposed plan for existing or new landscaping at this time beyond the implementation of grass. The applicant will return at a later date to seek approval for a landscaping plan. The applicant should coordinate with the City Arborist to determine the significance of any existing trees and indicate any trees to be removed on the final site plan, if applicable.
- r. FENCING – The applicant has not indicated a proposal for fencing at this time.

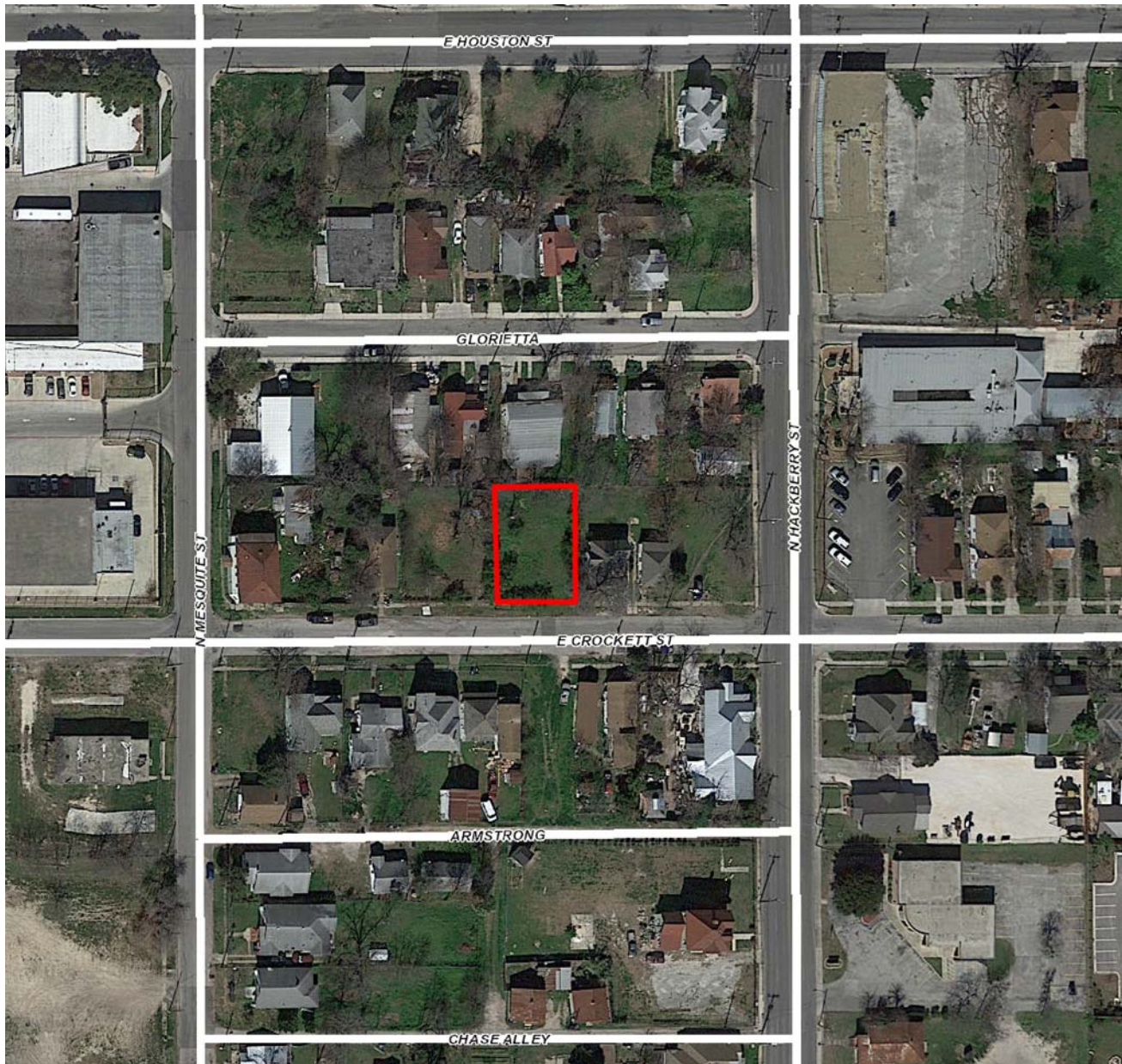
RECOMMENDATION:

Staff recommends conceptual approval based on the documentation provided and findings a through r with the following stipulations:

- i. That the applicant explores 1.5 story massing to be more consistent with the development pattern of the block as noted in finding d and submits a final, detailed, and accurate height study that places the proposed new construction in context with the existing historic structures on the block.
- ii. That the applicant extends the front porch footprint to engage the street as noted in finding e. The porch should project a minimum of 5 feet to be consistent with historic precedents on the block and in the district.
- iii. That the applicant installs wood or aluminum-clad wood windows in lieu of the proposed vinyl windows and submits a final window specification to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

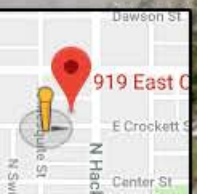
Printed: Sep 14, 2018

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E Crockett St

FOR SALE
Call 700-8681



129

133

E. HOUSTON (STARR)

127

GLORIETTA (GLORIETH)

919

E. CROCKETT

128

N. MESQUITE

N. HACKBERRY

N. OLIVE

N. CENTRE

130

Scale of Feet.



Site Photos

919 E Crockett



Site Photos

919 E Crockett



919 E Crockett

This project is the new construction of a two story single family home, constructed in the shotgun style, at 919 E Crockett Street. Below are some items and explanations that may come up during your review.

Foundation: We propose to have the foundation height at 1 foot, similar to two of the two story homes on the block.



902 E Crockett



998 E Crockett St

Windows: The third principle in the new construction guidelines states that “when applied to a compatible building form, contemporary materials and architectural details can increase energy efficiency and provide visual interest.” It is with this principle in mind that we propose to use vinyl windows throughout the house. Energy conservation and efficiency is very important to Design Tech Homes and our customers. We have chosen vinyl windows as standard for their proven thermal superiority.

Landscaping – Lawn only front and back. There are 4 trees on the property according to the tree survey, and we will review the requirements for keeping or planting new trees with the city arborist.

JENNIFER & JEFFREY PARK
919 EAST CROCKETT STREET
SAN ANTONIO, TEXAS

Lot A-13, Block B
NCB 576
City of San Antonio
Bexar County, Texas

Lot A-14, Block B
NCB 576
City of San Antonio
Bexar County, Texas

LEGEND

These standard symbols will
be found in the drawing.

- Edge of Asphalt
- PK Nail Found
- Utility Pole
- Overhead Electric
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- Fence Post
- Water Meter
- Bridge Spike Found
- Chainlink Fence
- Wood Fence
- Concrete

Lot 4, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

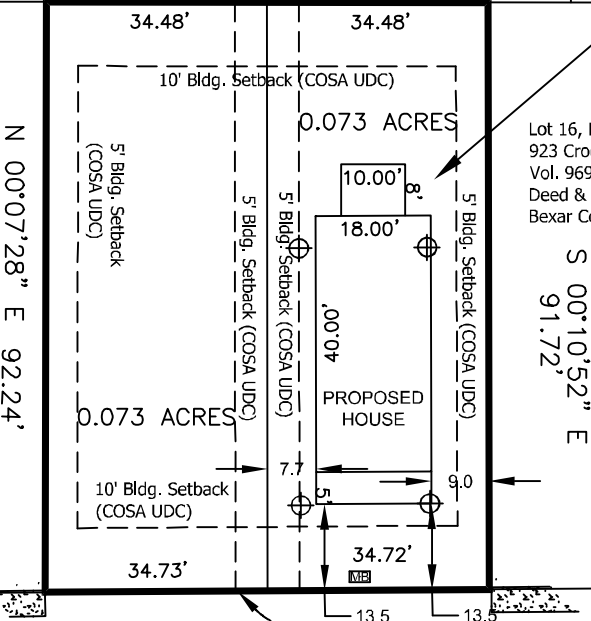
Lot 5, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot 6, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Lot 10, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

EXHIBIT SHOWING PROPOSED DIVISION OF LOT 10,
BLOCK B, NEW CITY BLOCK 576, CITY OF SAN
ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO
DEED DESCRIBED IN DOCUMENT TO JENNIFER L.
PARK AND JEFFREY S. PARK IN DEED OF RECORD IN
DOCUMENT NO. 20180089896, OFFICIAL PUBLIC
RECORDS, BEXAR COUNTY, TEXAS.

S 89°56'31" E 68.96'



Lot 16, Block B NCB 576
923 Crockett Subdivision
Vol. 9696, Pg. 222
Deed & Plat Records
Bexar County, Texas

Lot 15, Block B NCB 576
923 Crockett Subdivision
Vol. 9696, Pg. 222
Deed & Plat Records
Bexar County, Texas

Lot 13, Block B NCB 576
929 Crockett Subdivision
City of San Antonio
Bexar County, Texas

Lot 14, Block B NCB 576
929 Crockett Subdivision
City of San Antonio
Bexar County, Texas

Lot 9, Block B,
NCB 576
City of San Antonio
Bexar County, Texas

Bearing Basis S 89°37'35" W 69.45'

E. CROCKETT STREET
(55.6' R.O.W.)



Scale: 1" = 30'

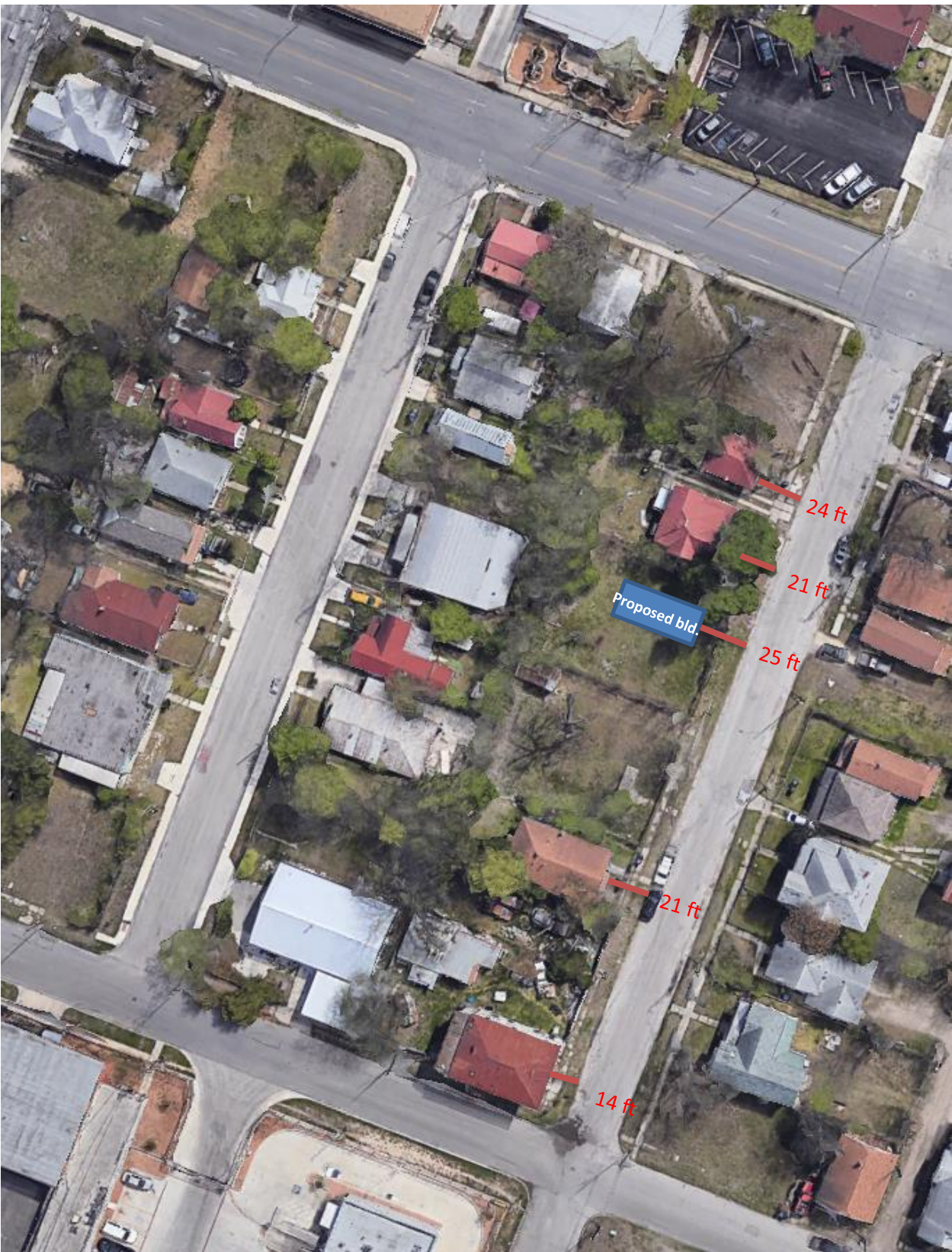


Survey Notes:

1. Bearings Based on NAD83, Texas South Central Zone (4204).
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. No title commitment provided at the time of survey.
4. Per City of San Antonio Unified Development Code (COSA UDC):
 - RM-4 "Residential Mixed District" (Section 35-310.06)
 - 10' Building Setback - along Front and Rear lot lines
 - 5' Building Setback - along Side lot lines
 - H "Historic Districts" (Section 35-333)

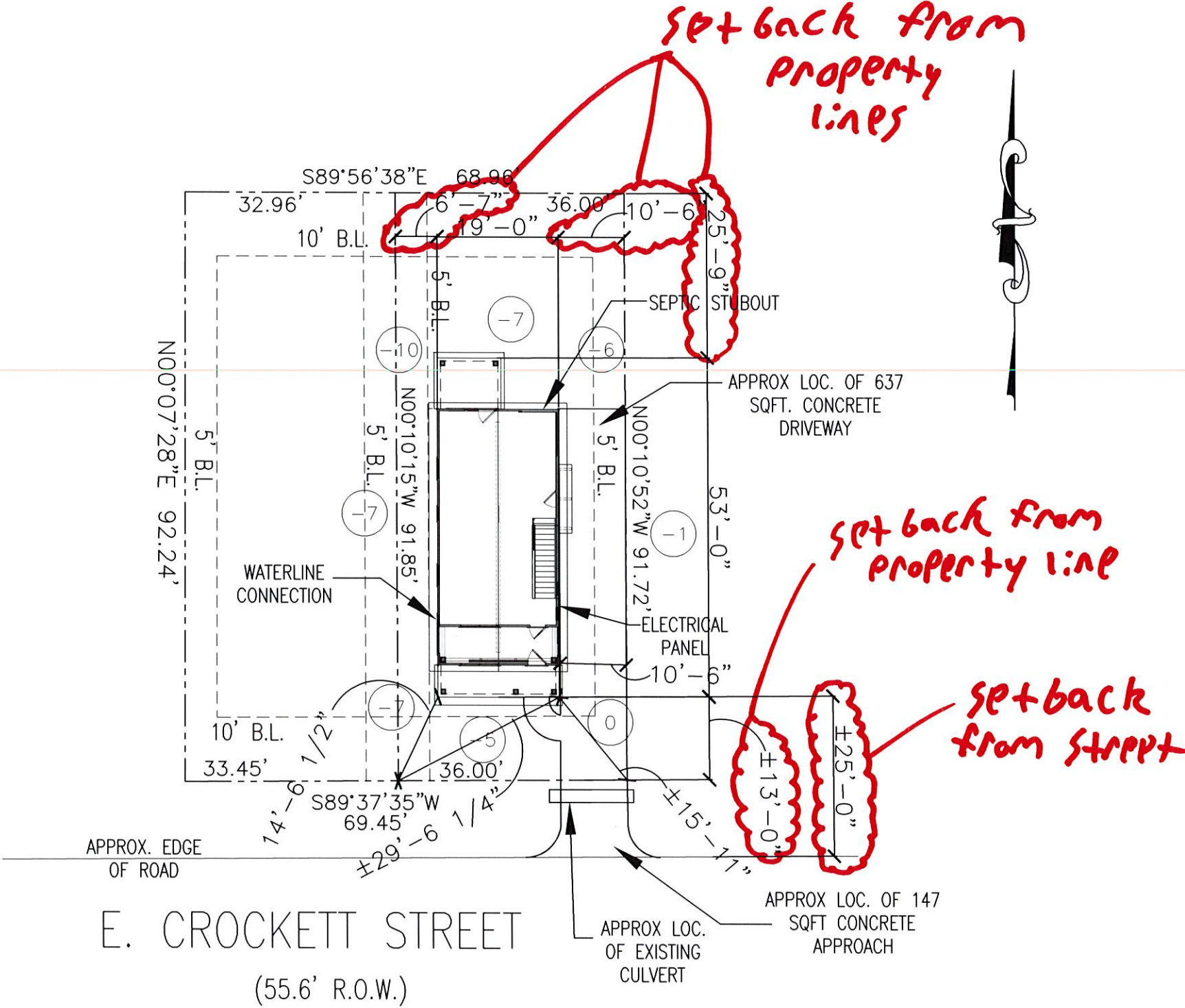
Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
www.rickmanlandsurveying.com TBPLS Firm No. 101919-00



919 CROCKETT STREET
SAN ANTONIO, BEXAR COUNTY,
TEXAS 78202

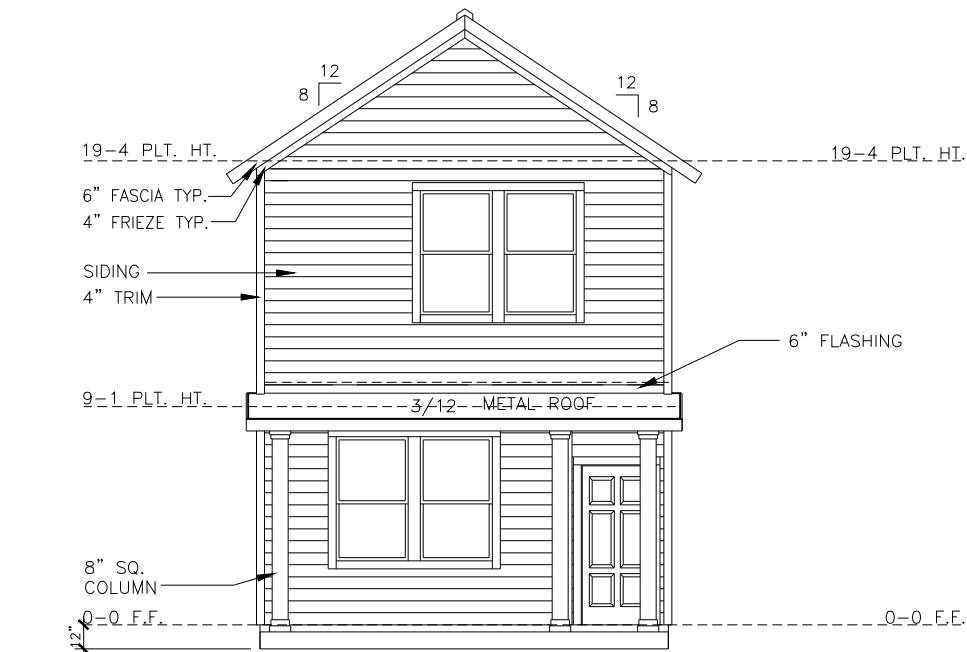
Subdivision: Dignowity Hill
Lot: 10
Block: 15B
Section: N/A



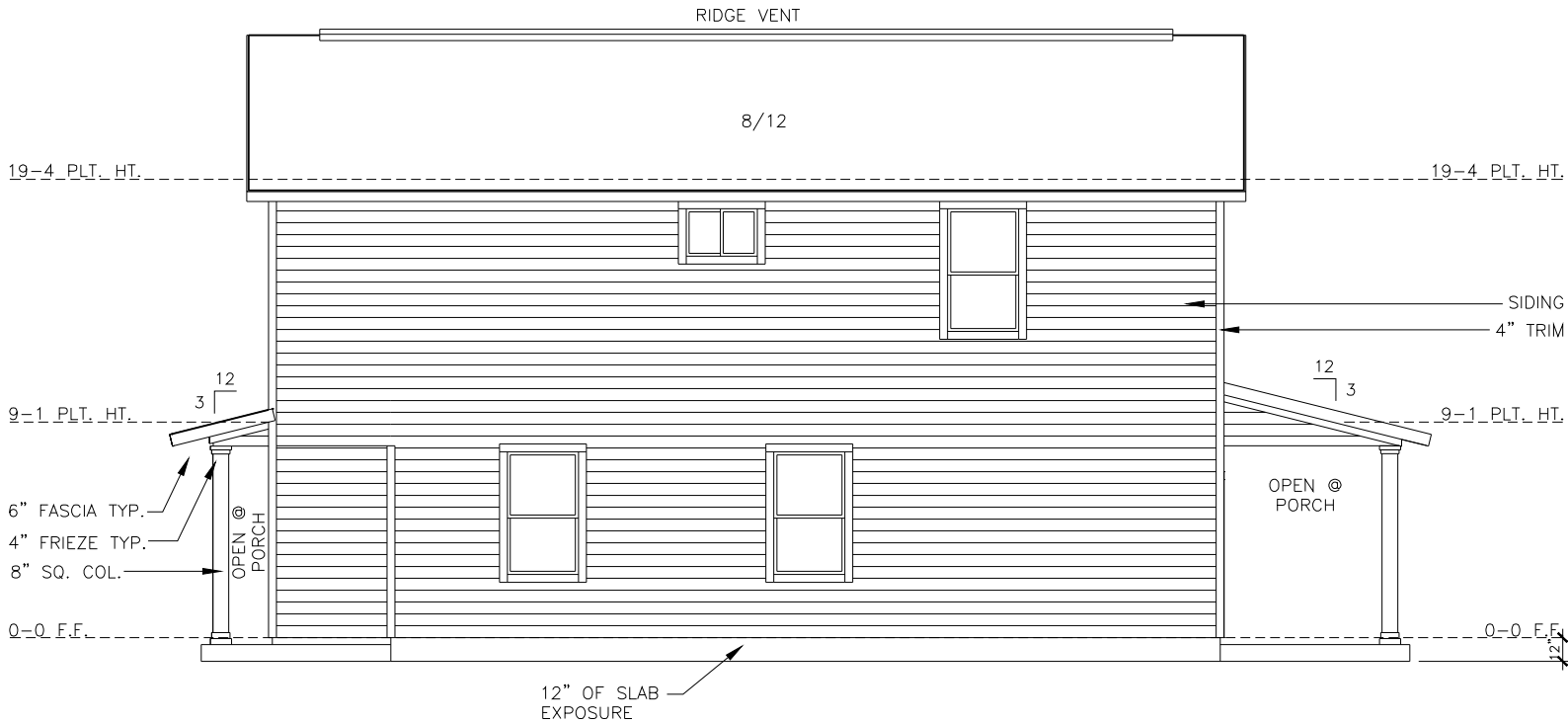
PREVIOUS SUBMISSION FOR SEPTEMBER 19, 2018, HDRC
HEARING - SETBACK NOTES

REVISIONS	
1	PP080618JW
2	PP2090618JW
3	
4	
5	
6	
7	
8	
9	
10	
Bastrop Houston San Antonio www.dth.com	
DESIGN TECH HOMES CUSTOM BUILDER	
Homeowner's Name: Jeffrey and Jennifer Park	
Homeowner's Signature of Approval:	
Sale's Consultant's Name: Diana Camacho	
Sale's Consultant's Signature of Approval:	
Preliminary Plan 2	
Drawn By: JW	
Checked By:	
Job Number: 2666	
Date: 08/06/18	
Scale: 1" = 20'	
Sheet Number: 1 of 8	
Plot Plan	

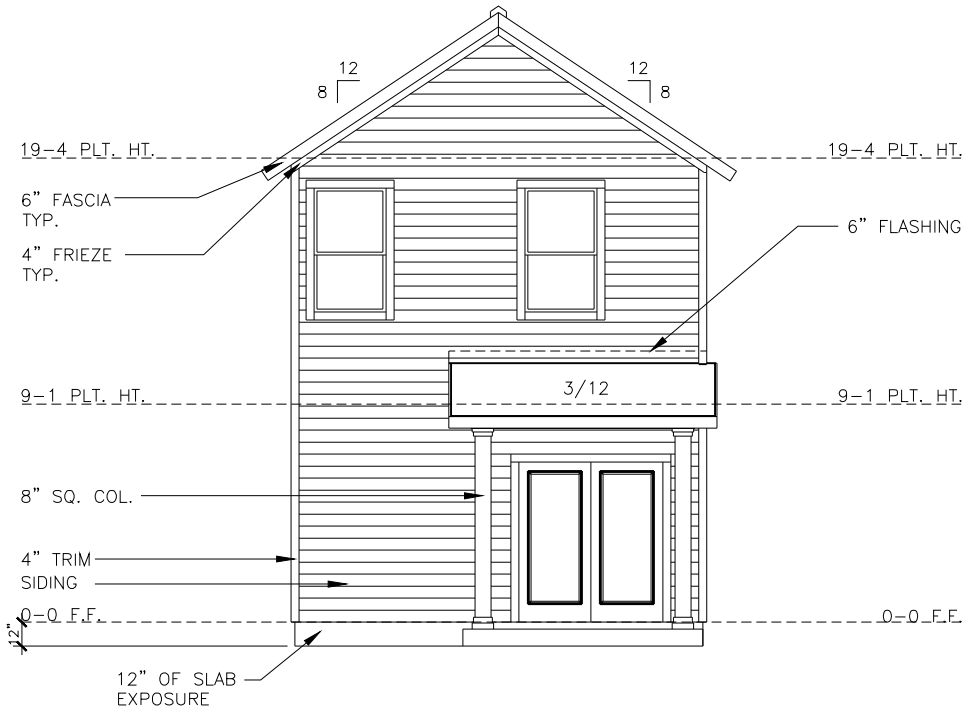
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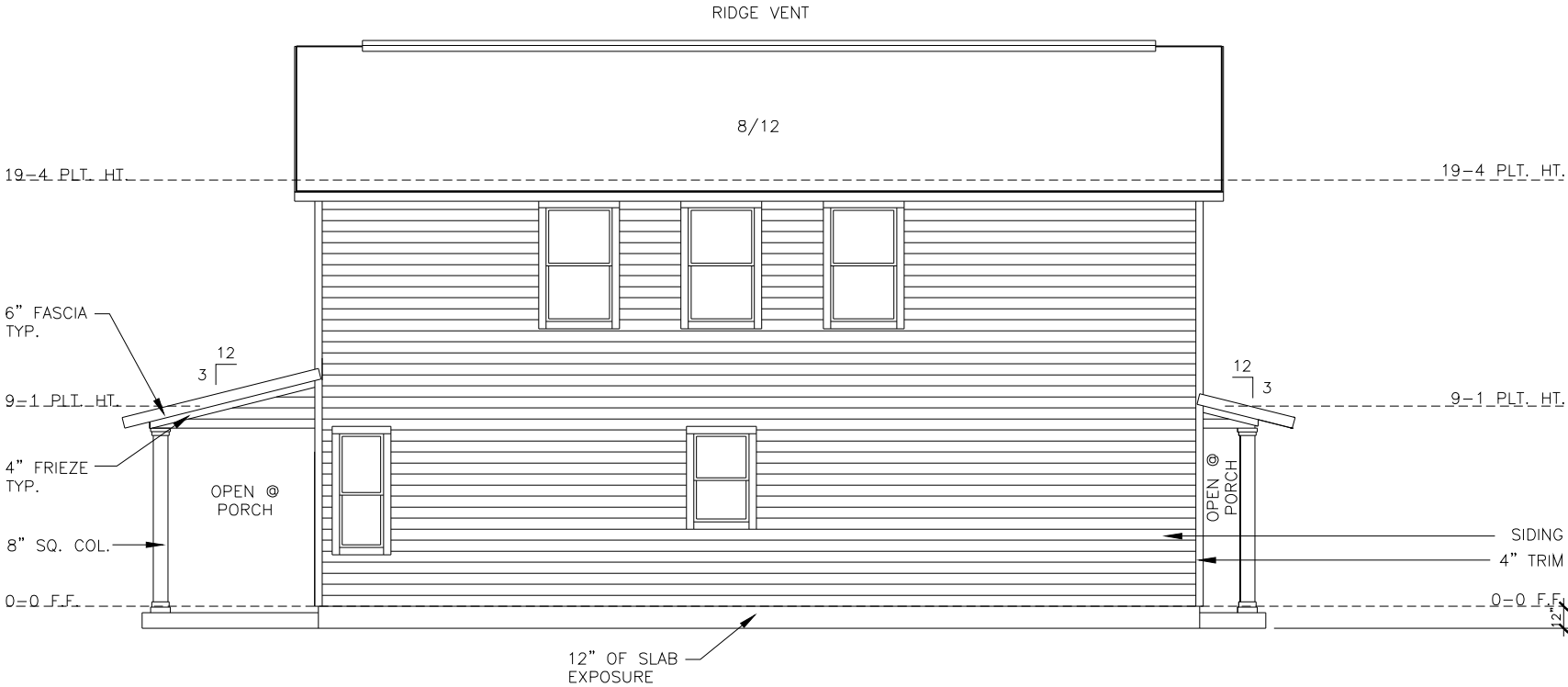
FRONT ELEVATION



RIGHT ELEVATION

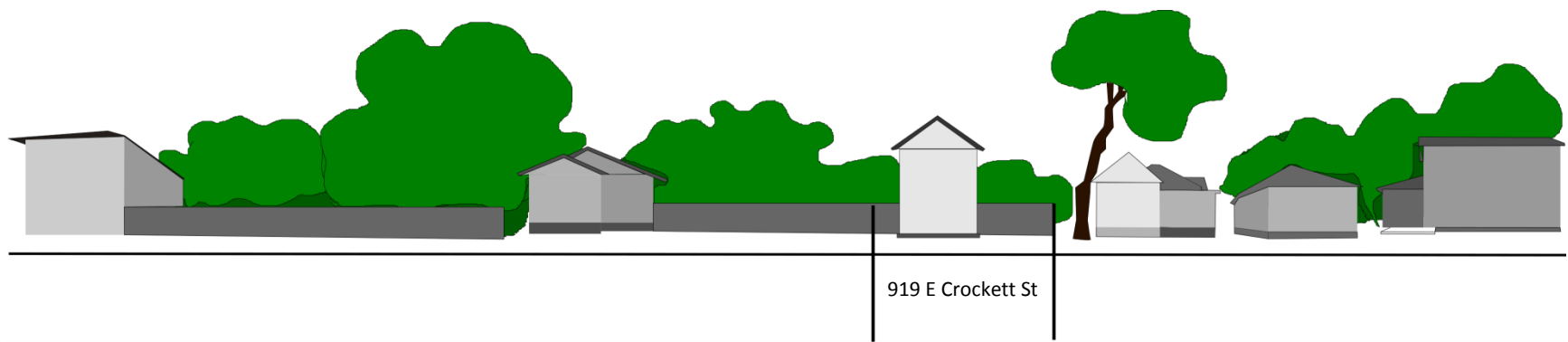


REAR ELEVATION



LEFT ELEVATION

REVISIONS	
1	PP080618JW
2	PP2090618JW
3	PP3092618LC
4	
5	
6	
7	
8	
9	
10	
<div>Houston San Antonio www.dth.com</div>	
DESIGN TECH HOMES CUSTOM  BUILDER	
Homeowner's Name: Jennifer & Jeff Park	
Homeowner's Signature of Approval:	
Sale's Consultant's Name: Diana Camacho	
Sale's Consultant's Signature of Approval:	
Drawn By: JW	
Checked By:	
Job Number:	
Date: 06/28/18	
Scale: 1/8" = 1'-0"	
Sheet Number: 7 of 9	
Exterior Elevations	
Preliminary Plan 3	



Block Elevation

Materials

919 E Crockett St

***All colors to still be selected

Columns



Available Finishes:



Gray Primed



Brown Primed



Cedartone Finished

919 E Crockett St

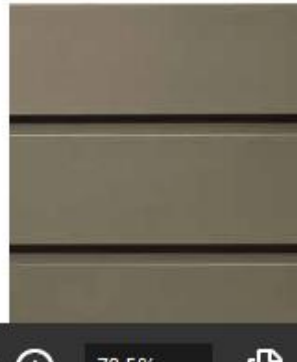
Siding Material



Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus						
Pcs./Pallet	324	280	252	210		
Prime						
Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3



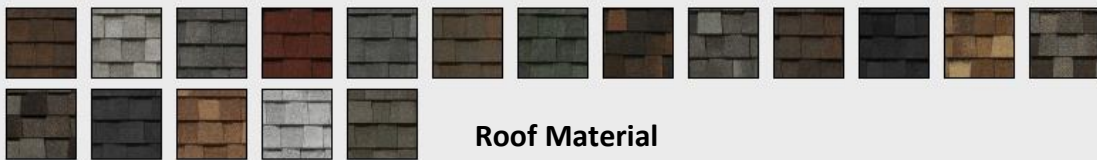
Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3



Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

Materials

919 E Crockett St



Roof Material



Exterior Front Door

Materials

919 E Crockett St

Tongue and Groove soffit material for Porch and balcony



Canadian Ice Lager (pictured)

*Belgian White Ale**



Texas Honey Brown



English Porter



American Nut Brown



Irish Stout

Specification of Materials

919 E. Crockett St.

Exterior Veneer	Siding trim, freeze & fascia – Fiber Cement (smooth)	T:\links\Hardi Siding.pdf
	Sheathing - 7/16" OSB Structural sheathing	
	Home wrap/vapor barrier - Tyvek® building wrap	
Porch ceiling	True Soffit (tongue and groove)	http://www.woodtone.com/products/RealWood/traditional
Windows	Double-pane, Low E3, vinyl frame windows that meet or exceed Energy Star specifications. Choice of obscure or clear glass in master bath. Screens on all operational windows. Windows at dormers and garage will be fixed windows. Color – White	https://player.vimeo.com/video/68951109
Exterior Doors	<ul style="list-style-type: none"> • Front door - 5 lite painted fiberglass 30x68 • Other doors – Therma -Tru Smooth-Star® Fiberglass w/ foam core and Low-E glass (Per Plan) *Note- Doors open out unless covered by roof Non-removable hinge pins included for security 	https://www.homedepot.com/p/MMI-Door-36-in-x-80-in-Davina-Low-E-Right-Hand-Inswing-5-Lite-Clear-Modern-Painted-Fiberglass-Smooth-Prehung-Front-Door-Z0349078R/302643513?cm_mmc=Shopping%7CG%7CB%7C%7CD30%7CMulti%7CGeneric%7CPLA%7CALLExteriorDoors%7c71700000032209583%7c58700003832418681%7c92700031602429189&gclid=EAlaIQobChMIkZ3bw7eX3QIV2LbACh0XfQ1mEAQYAIAABEgKsTvD_BwE&gclid=aw.ds&dclid=CJGn88m3l90CFc6_wAod9tILzw
Foundation	AC PADS – concrete per plan	
Foundation Gutters	FOUNDATION CONCRETE MIX - 3000 psi	
Foundation	ENGINEERING- Foundation designed & inspected by independent registered engineering firm SECONDARY DOOR STOOPS	

Specification of Materials

919 E. Crockett St.

Gutters Exterior paint/Primer	Concrete 42" x 42" (Per Plan)	
	SLAB ON GRADE Review of independent soils report performed by registered engineering firm Standard beams 12" wide x 24" deep Engineered post tension slab 6 mil poly-vapor barrier	
	Aluminum, factory painted	
	<ul style="list-style-type: none"> PPG - 100% Acrylic Latex Satin – 2 color (siding + trim) PPG - Exterior House Primer Flat 	
Roof	<ul style="list-style-type: none"> Shingles – CertainTeed Landmark - Asphalt with Synthetic Underlayment Metal accent on porch and side overhang – 24 gauge one standard color Ventilation – Ridge Vents 	https://www.certainteed.com/residential-roofing/products/landmark/