

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2018-531
ADDRESS: 912 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT N 98 FT OF 11
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Joseph Turner
OWNER: Joseph Turner
TYPE OF WORK: Construction of a two story, multi-family residential structure and a one story, single family residential structure
APPLICATION RECEIVED: March 15, 2019
60-DAY REVIEW: May 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a two story, multi-family residential structure to address Dawson Street.
2. Construct a one-story, single-family residential structure at the rear of the lot at the intersection of Florence and Wheeler Alleys.
3. Construct four, wood framed carports between the two residential structures.

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:

General Findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, multi-family residential structure and a one story, single-family residential structure on the vacant lot bounded by Dawson Street to the north, Wheeler Alley to the west and Florence Street. The proposed two story structure is to address Dawson Street while the proposed one story structure is to address Wheeler Alley.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval on November 11, 2018, for request items #1 and #2 with the following stipulations:
 - a. That the applicant provide a site plan noting additional historic structures on this block of Dawson to confirm that a setback that is equal to or greater than those found historically on the block is used.
 - b. That the applicant propose a foundation height that is consistent with the Guidelines. **The applicant has addressed this stipulation in the construction documents for final approval.**
 - c. That the proposed materials follow the specifications outlined in the findings. **The applicant has addressed this stipulation in the construction documents for final approval.**
 - d. That the applicant install wood or aluminum clad wood windows that feature meeting rails that are 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 an 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. **The applicant has addressed this stipulation in the construction documents for final approval.**
 - e. That additional window openings be included into the proposed design and that the applicant address window proportions.
 - f. That the proposed parking location at the corner of Wheeler Alley and Florence Street be relocated or eliminated. **The applicant has addressed this stipulation in the construction documents for final approval.**
- c. PARKING – The applicant has noted the placement of parking between the proposed two structure, with access provided from Wheeler Alley. Generally, staff finds the proposed parking location to be appropriate.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for approval to construct a two story, multi-family residential structure to address Dawson Street.
- 1b. 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 provided a site plan that notes that the proposed new construction will feature a front façade plane that matches that of the historic structure to the immediate east. The neighboring historic structure features the second deepest setback on this block. That the applicant install a setback on Dawson that is greater than that of the adjacent historic structure. All portions, including porches, should feature a greater setback than the adjacent historic structure’s setback.
- 1c. 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 for a primary entrance to be oriented toward Dawson. This is consistent with the Guidelines.
- 1d. 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 that of the majority of historic buildings by more than one-story. This block of Dawson features historic structures that predominately feature one story in height. One, two story historic structure is found on the block. Staff finds that the proposed height is atypical for what is found historically on the block; however, the construction of a two story structure may be appropriate due to the change in elevation as the block progresses east. Staff finds that the applicant should submit a street elevation that accurately notes the change in grade in relationship to both the proposed structure’s height in relationship to historic structure’s heights and the proposed structure’s foundation height.
- 1e. 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 proposed a foundation height of approximately 1’ – 10”. This is consistent with the Guidelines.

- 1f. **ROOF FORM** – The applicant has proposed both front and side facing gabled roofs. Generally, these proposed roof form are appropriate and are found historically throughout the Dignowity Hill Historic District; however, staff finds that the massing of the side gabled roof should be reduced to be more comparable to those found historically in regards to massing and width.
- 1g. **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. Staff finds the proposed window proportions are consistent with the Guidelines and then historic examples found throughout the district; however, staff finds that additional fenestration should be incorporated into the east elevation.
- 1h. **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.
- 1i. **MATERIALS** – The applicant has proposed materials that includes an asphalt shingle roof, composite siding with a four (4) inch exposure, wood trim, railings and columns. Generally, the proposed materials are appropriate and consistent with the Guidelines. The applicant is to ensure that the proposed composite siding features a smooth finish.
- 1j. **WINDOW MATERIALS** – The applicant has proposed wood windows. Staff finds the proposed window materials to be appropriate. The proposed windows should feature meeting rails that are 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 an 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.
- 1k. **ARCHITECTURAL DETAILS** – The applicant has proposed architectural details that generally feature massing that is consistent with that found historically in the district. The applicant has proposed front facing gabled roofs, double height and recessed front porches. As noted in finding 1j, staff finds that the proposed east elevation should feature additional fenestration. Additionally, staff finds that the proposed cantilevered balconies should feature columns or brackets, that the north and south elevations should feature an additional second story window, that the front and rear porch doors should be centered on the porch steps, and that windows should be centered under roof forms.
- 1l. **ARCHITECTURAL DETAILS (Porches)** – The applicant has proposed a porch depth of four (4) feet. Staff finds that the applicant should increase the proposed porch depth to at least five (5) feet to feature a porch depth more consistent with those found historically on the block.
- 1m. **SITE DESIGN** – The applicant has proposed a sidewalk leading from the sidewalk at the right of way to the front porch. The proposed location and noted width of this sidewalk is appropriate. The sidewalk should match the sidewalk at the right of way in regards to materials.

Findings related to request item #2:

- 2a. The applicant is requesting a Certificate of Appropriateness for approval to construct a one-story, single-family residential structure at the rear of the lot at the intersection of Florence and Wheeler Alleys.
- 2b. **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 for this structure to be sited as a rear accessory structure to the larger, two story structure. Florence Street acts as an alley with no primary structures. Structures located on Florence Alley are accessory structures. Wheeler Alley also does not feature primary structures. The applicant has proposed for the structure to feature an orientation toward both Florence Street and Wheeler Alley and a setback from Wheeler Alley that matches that of the proposed primary structure. Generally, staff finds this to be appropriate.
- 2c. **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 for the primary entrance to front Florence Street. This is consistent with the Guidelines.
- 2d. **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 that of the majority of historic buildings by more than one-story. One

story primary and accessory structures are found commonly adjacent to Wheeler Alley and Florence Street. Staff finds the proposed massing to be appropriate.

- 2e. 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 proposed a foundation height of approximately 1' – 10". This is consistent with the Guidelines.
- 2f. ROOF FORM – The applicant has proposed both front and side facing gabled roofs. Staff finds both of the proposed roof forms to be appropriate and consistent with the Guidelines.
- 2g. 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 is consistent with that found within the district.
- 2h. MATERIALS – The applicant has proposed materials that includes an asphalt shingle roof, composite siding with a four (4) inch exposure, wood trim, railings and columns. Generally, the proposed materials are appropriate and consistent with the Guidelines. The applicant is to ensure that the proposed composite siding features a smooth finish.
- 2i. WINDOW MATERIALS – The applicant has proposed wood windows. Staff finds the proposed window materials to be appropriate. The proposed windows should feature meeting rails that are 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 an 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.
- 2j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally appropriate and consistent with the Guidelines for New Construction.

Findings related to request item #3:

- 3a. Between the two residential structure, the applicant has proposed to construct four, wood framed carports between the two residential structures.
- 3b. DESIGN & CHARACTER – The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to historic structures, should not be more than forty (40) percent of the primary structure's footprint in size and should feature complementary materials and simplified architectural details. The applicant has proposed standing seam metal roofs and wood columns and beams. The proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.

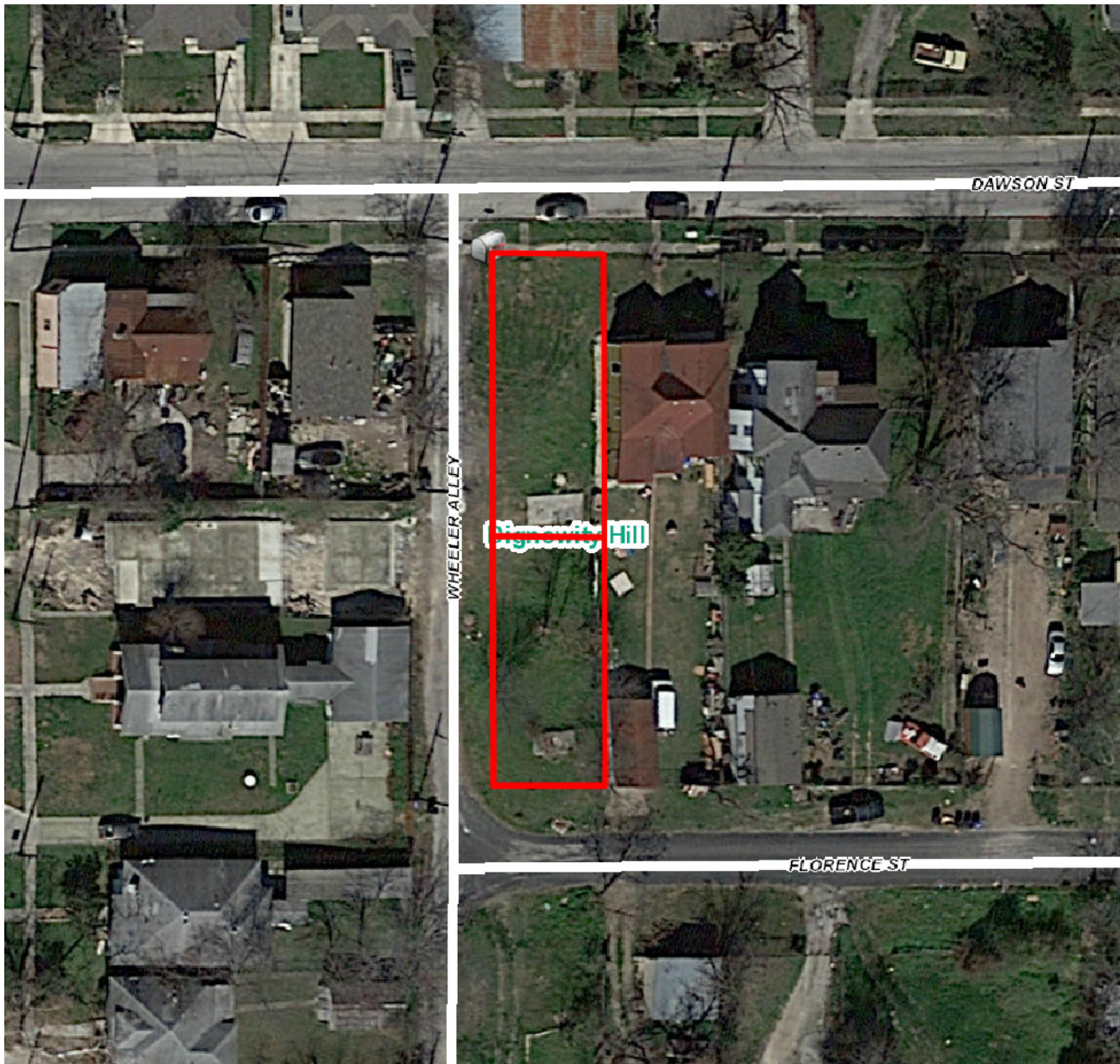
RECOMMENDATION:

- 1. Staff recommends that the applicant address the following items prior to receiving a recommendation for final approval:
 - i. That the applicant install a setback on Dawson that is greater than that of the adjacent historic structure. All portions, including porches, should feature a greater setback than the adjacent historic structure's setback.
 - ii. That the applicant submit a street elevation that accurately notes the change in grade in relationship to both the proposed structure's height in relationship to historic structure's heights and the proposed structure's foundation height.
 - iii. That the applicant install additional fenestration to the structure's east, north and south elevations ig and ik as noted in finding ig.
 - iv. That the front and rear doors be centered on the porch steps and that the porch depths be increased to at least five (5) feet.
 - v. That the massing of the side gabled roof should be reduced to be more comparable to those found historically in regards to massing and width.
 - vi. That the cantilevered balconies feature columns with capital and base trim or brackets and that all siding feature a smooth finish.

- vii. That the proposed wood windows feature meeting rails that are 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 an 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.
- 2. Staff recommends approval of item #2 based on finding 2a through 2j with the following stipulations:
 - i. That the proposed wood windows feature meeting rails that are 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 an 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.
 - ii. That all siding feature a smooth finish.
- 3. Staff recommends approval of item #3 based on findings 3a and 3b with the following stipulation:
 - i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

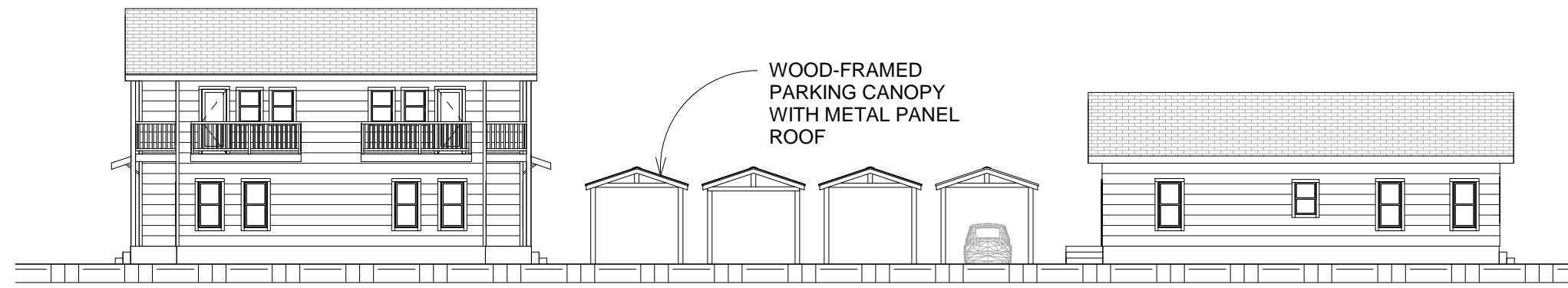


Flex Viewer

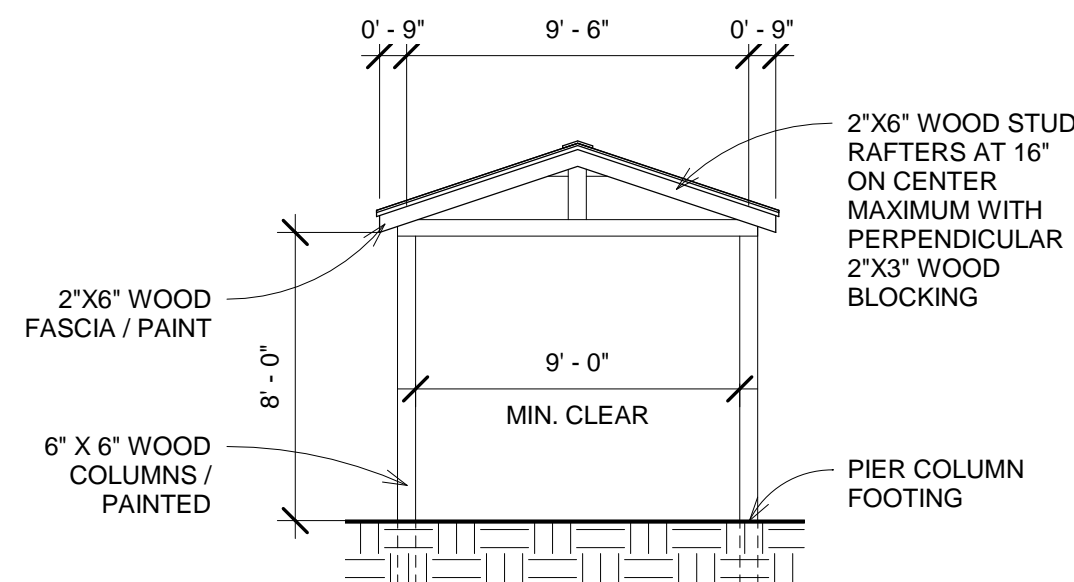
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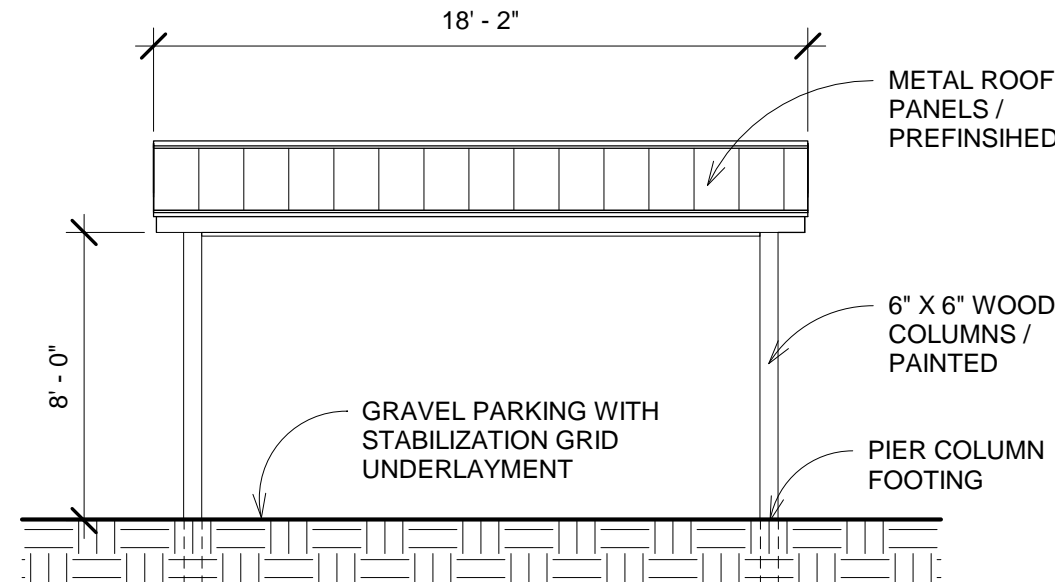
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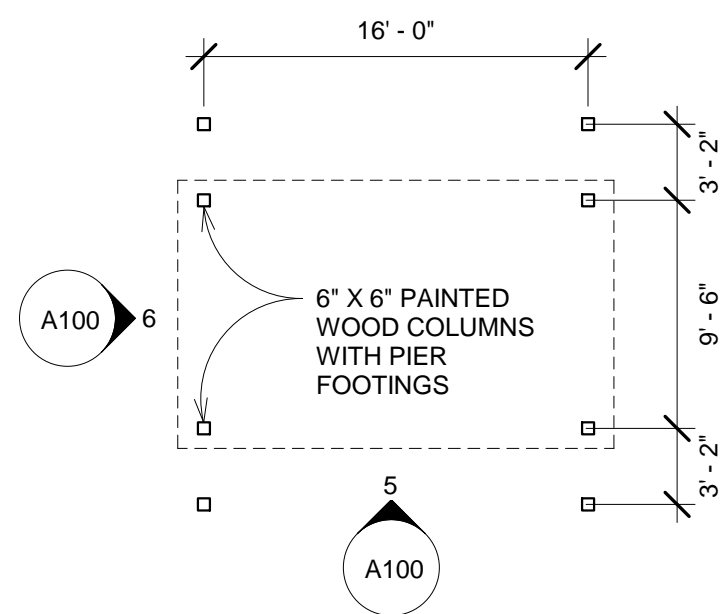
4 OVERALL SITE WEST ELEVATION
1/16" = 1'-0"



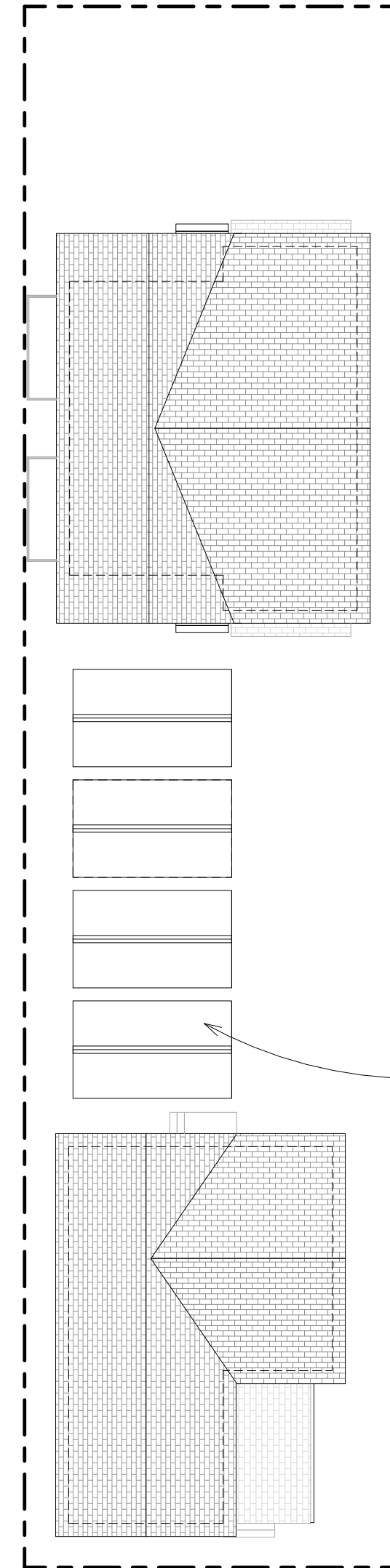
6 CANOPY FRONT ELEVATION
3/16" = 1'-0"



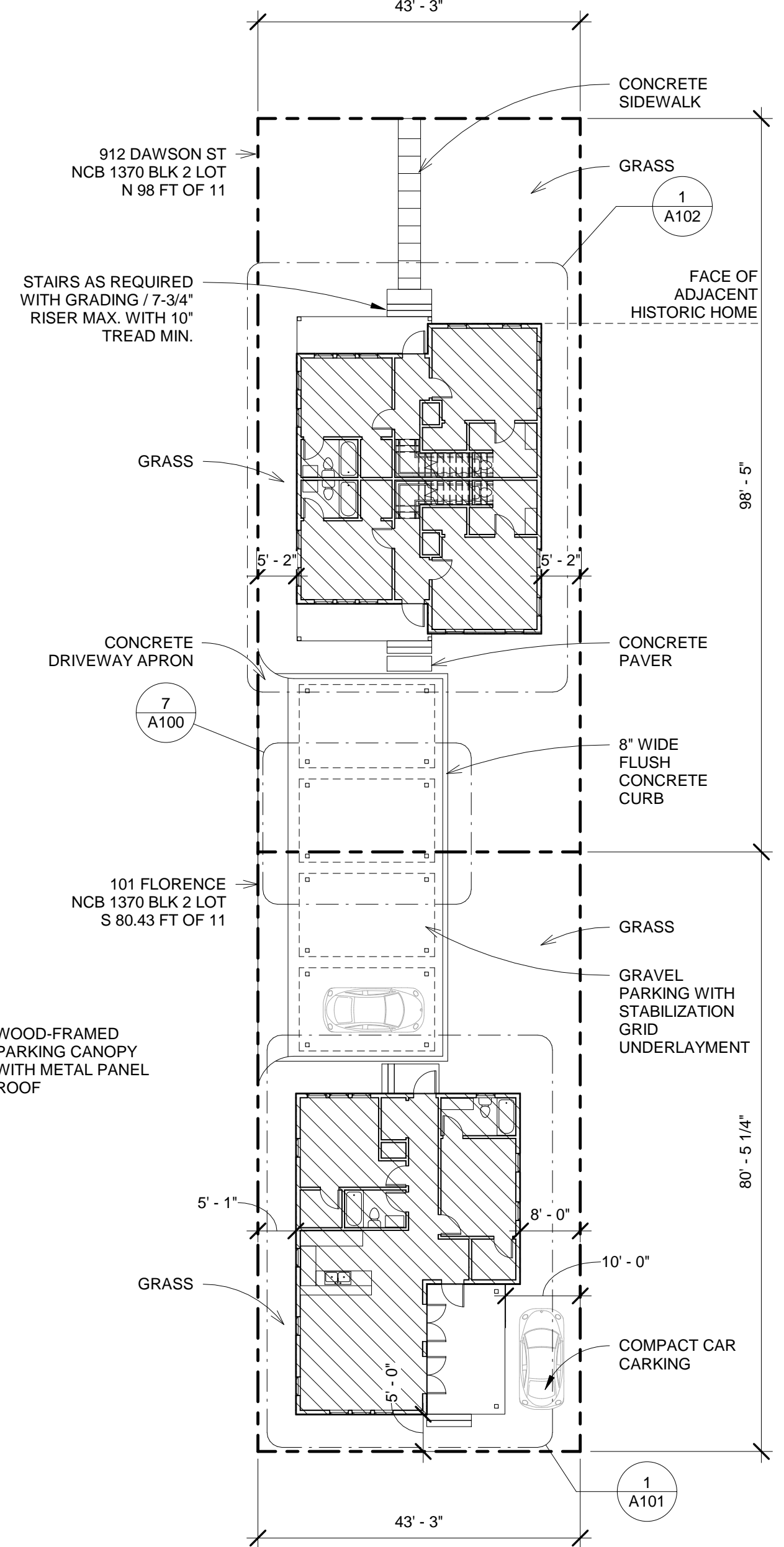
5 CANOPY SIDE ELEVATION
3/16" = 1'-0"



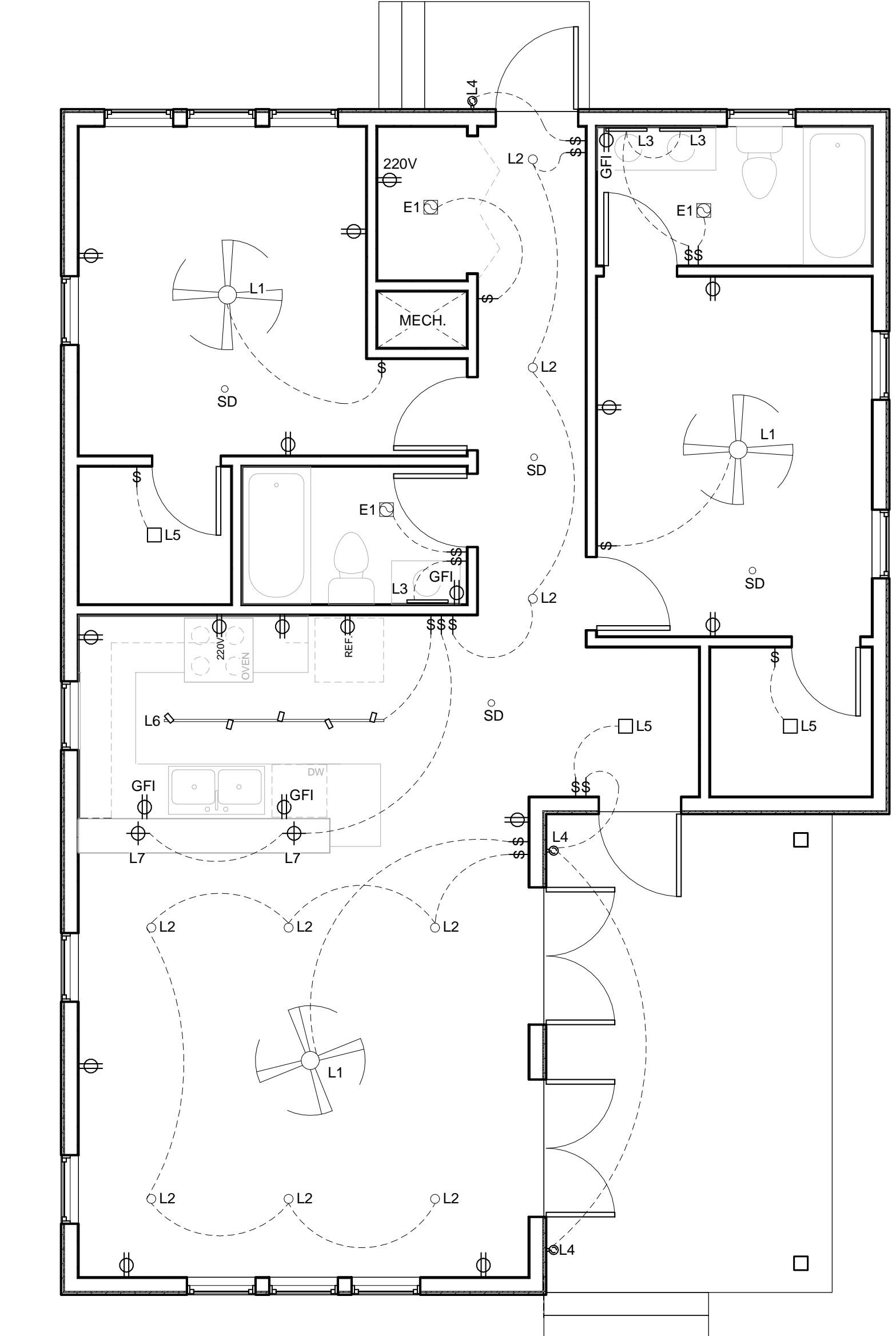
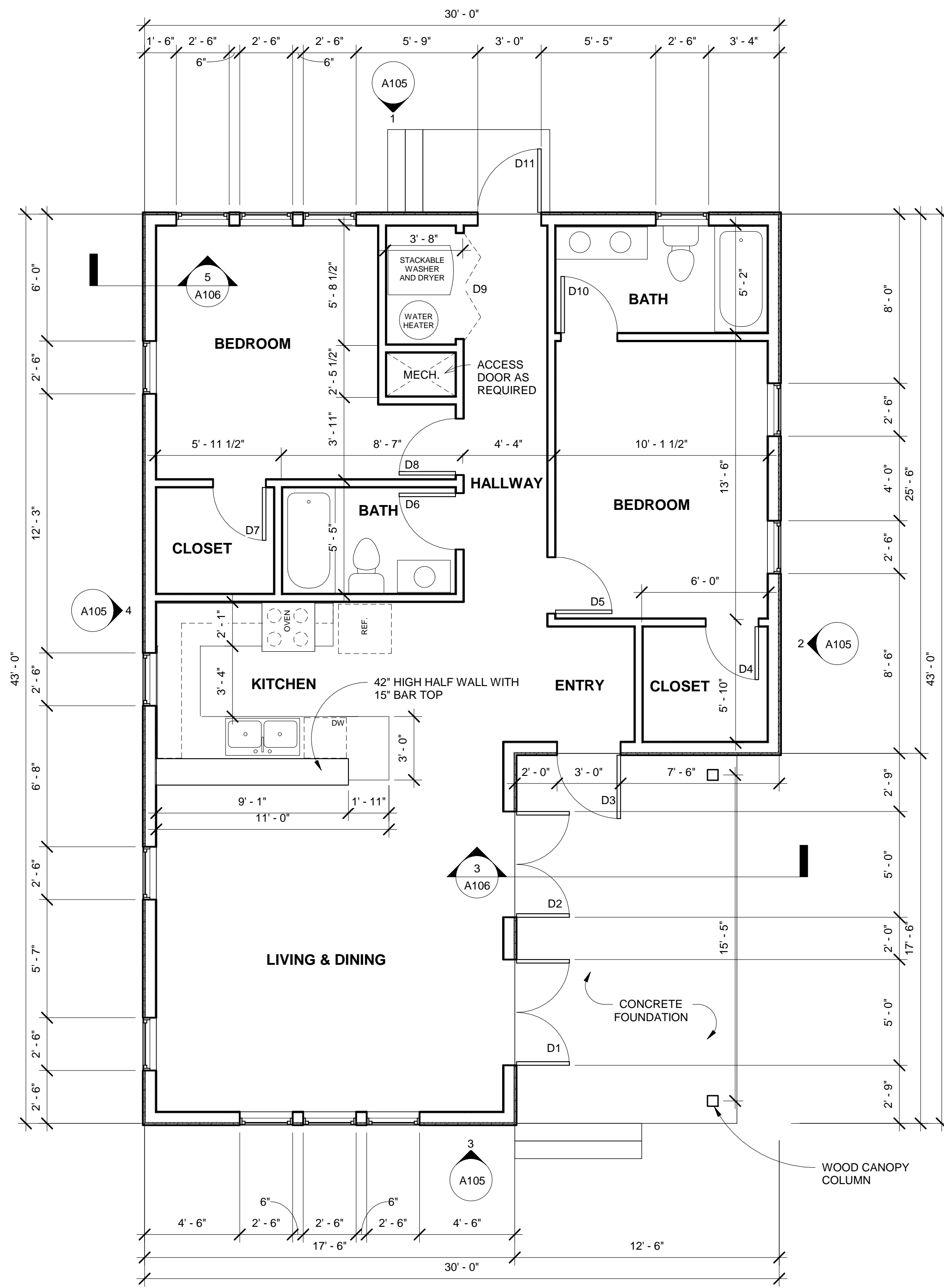
7 PARKING CANOPY PLAN
1/8" = 1'-0"



3 OVERALL ROOF PLAN
1/16" = 1'-0"

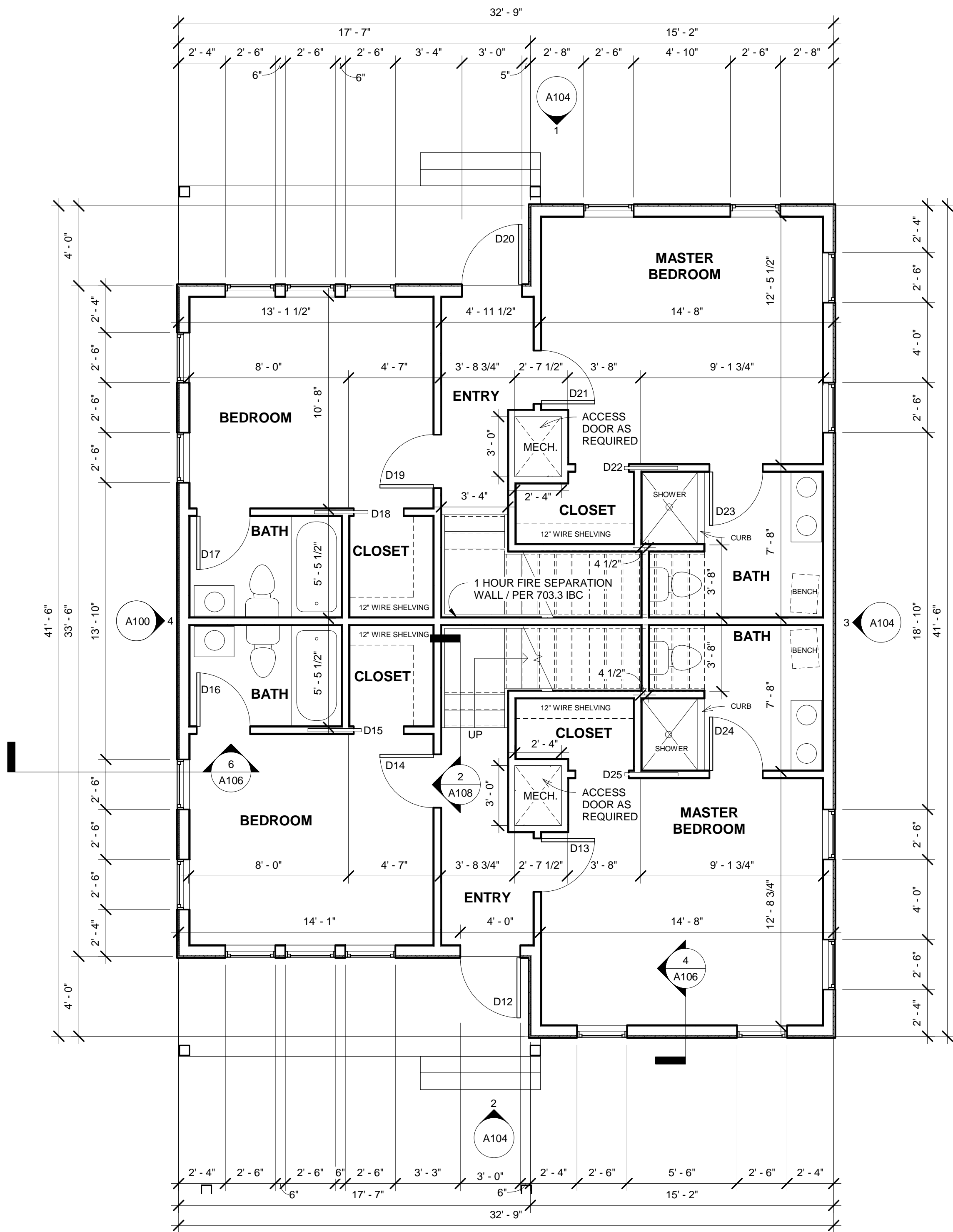


1 OVERALL SITE PLAN
1/16" = 1'-0"

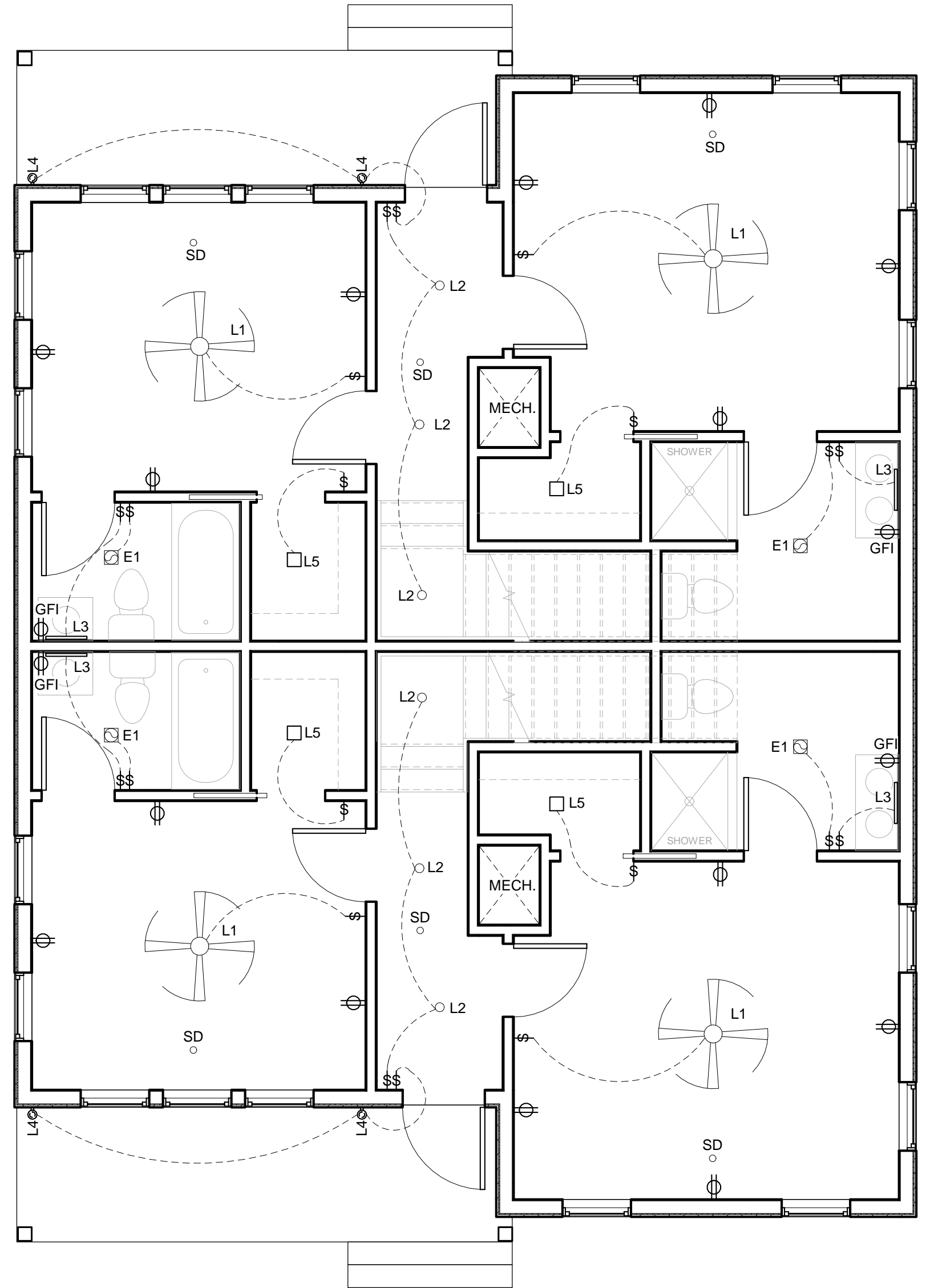


LIGHTING / ELECTRICAL SCHEDULE		
MARK	SIZE / MODEL	TYPE
L1	48"	FAN / LIGHT COMBINATION
L2	4" ROUND	IC RATED RECESSED CAN
L3	18"	VANITY
L4	AS SELECTED	EXTERIOR WALL SCONCE
L5	AS SELECTED	SURFACE MOUNT
L6	8' TRACK	SURFACE MOUNT
L7	AS SELECTED	PENDANT
E1	AS SELECTED	EXHAUST FAN W/ LIGHT
SD	AS SELECTED	COMBINATION SMOKE AND CO2

GENERAL ELECTRICAL NOTE: LIGHTING TO BE MINIMUM OF 90% HIGH EFFICACY TYPE. COMBINATION SMOKE AND CO2 DETECTORS SHALL BE HARDWIRED TO BUILDING WITH BATTERY BACKUP.



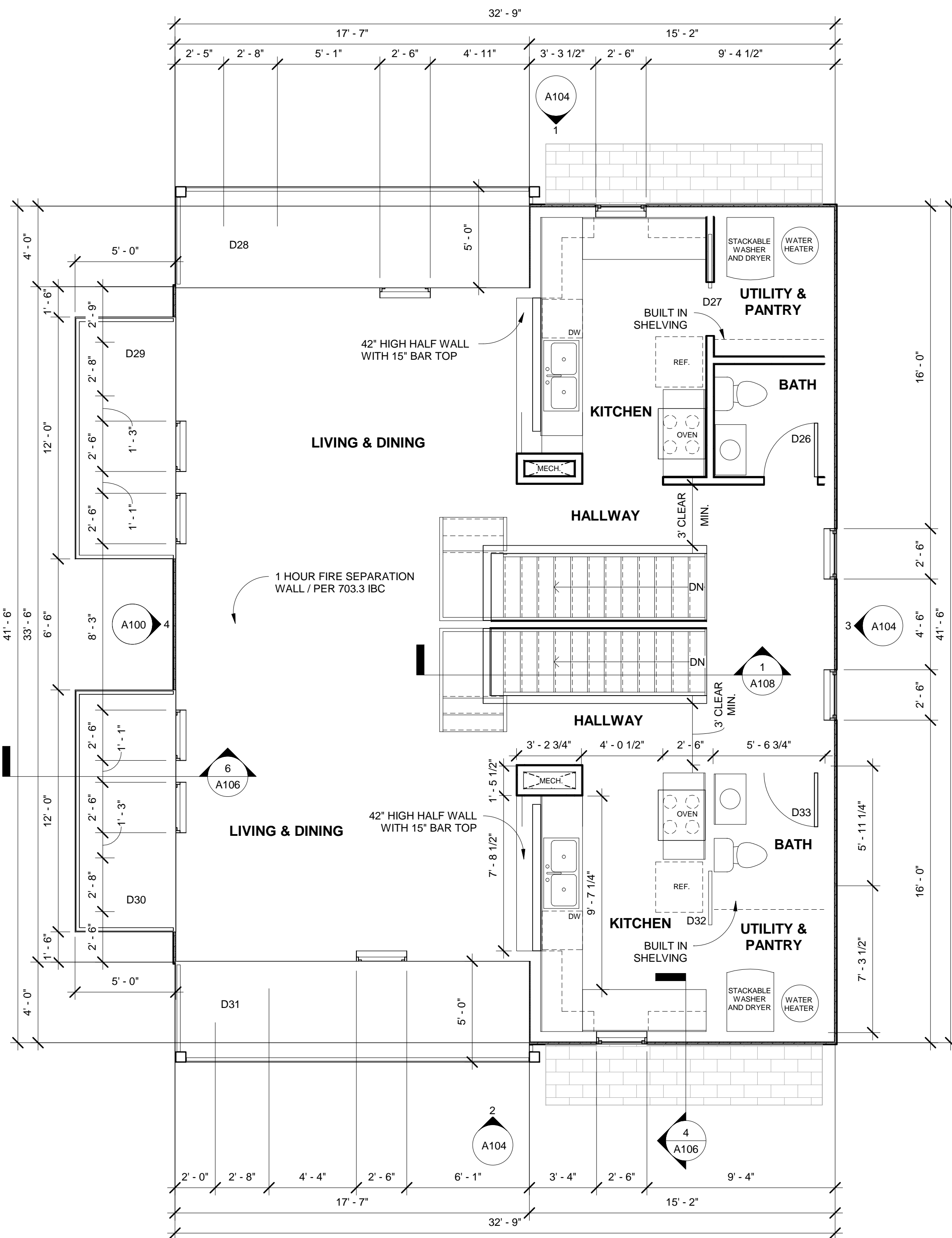
1 DUPLEX FIRST FLOOR PLAN
1/4" = 1'-0"



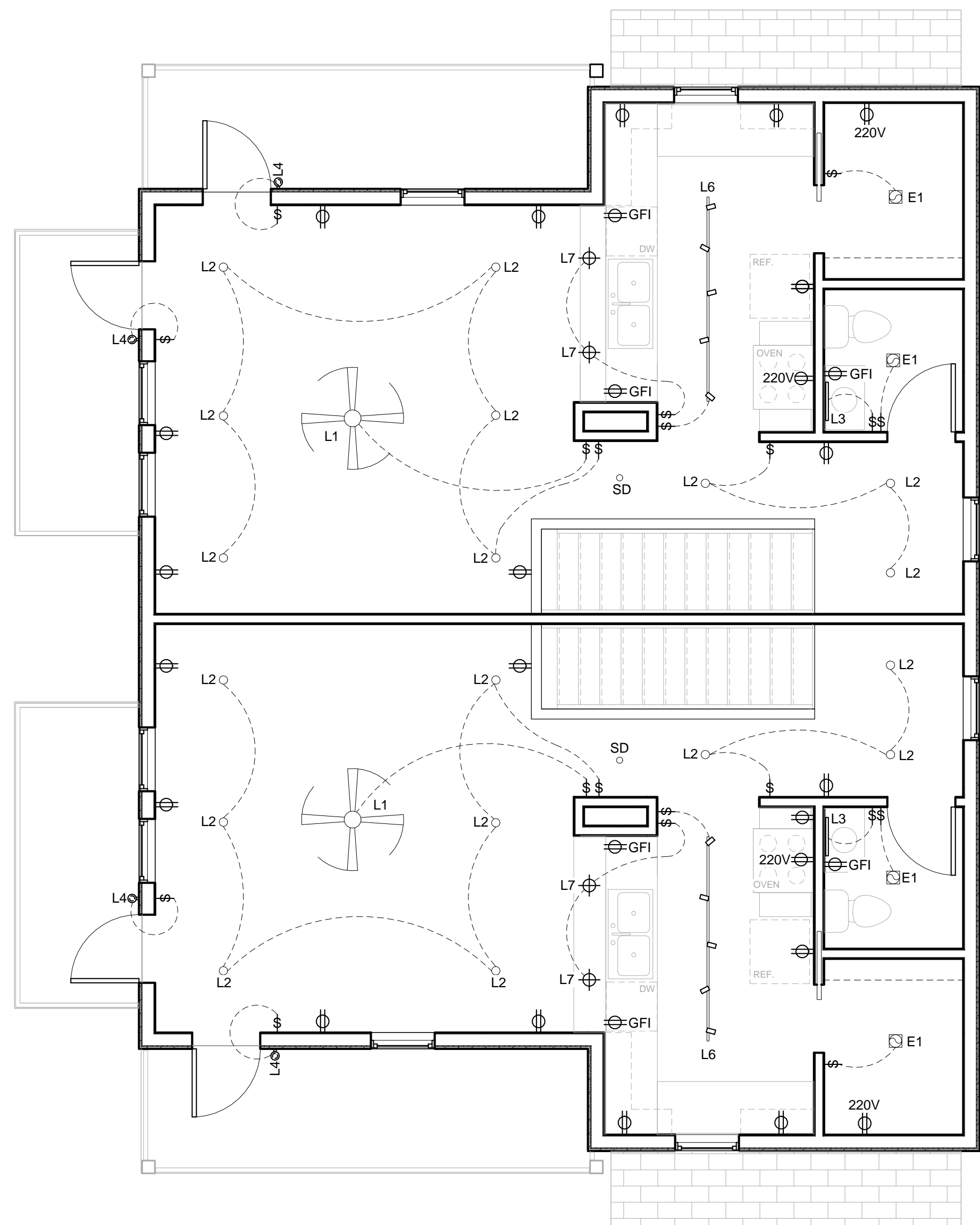
2 DUPLEX FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

LIGHTING / ELECTRICAL SCHEDULE		
MARK	SIZE / MODEL	TYPE
L1	48"	FAN / LIGHT COMBINATION
L2	4" ROUND	IC RATED RECESSED CAN
L3	18"	VANITY
L4	AS SELECTED	EXTERIOR WALL SCNCE
L5	AS SELECTED	SURFACE MOUNT
L6	8' TRACK	SURFACE MOUNT
L7	AS SELECTED	PENDANT
E1	AS SELECTED	EXHAUST FAN W/ LIGHT
SD	AS SELECTED	COMBINATION SMOKE AND CO2

GENERAL ELECTRICAL NOTE: LIGHTING TO BE MINIMUM OF 90% HIGH EFFICACY TYPE. COMBINATION SMOKE AND CO2 DETECTORS SHALL BE HARDWIRED TO BUILDING WITH BATTERY BACKUP.



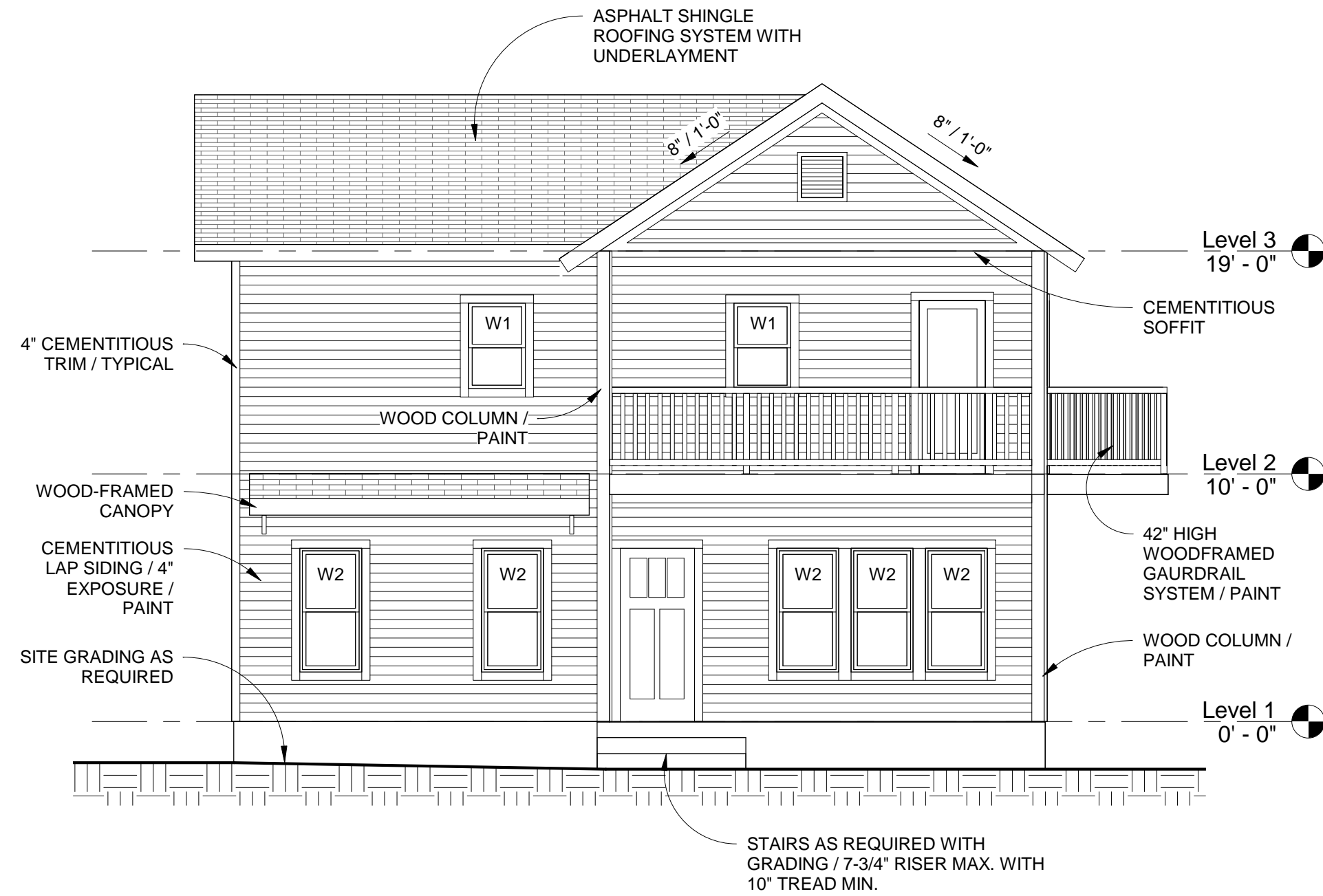
① DUPLEX SECOND FLOOR PLAN
1/4" = 1'-0"



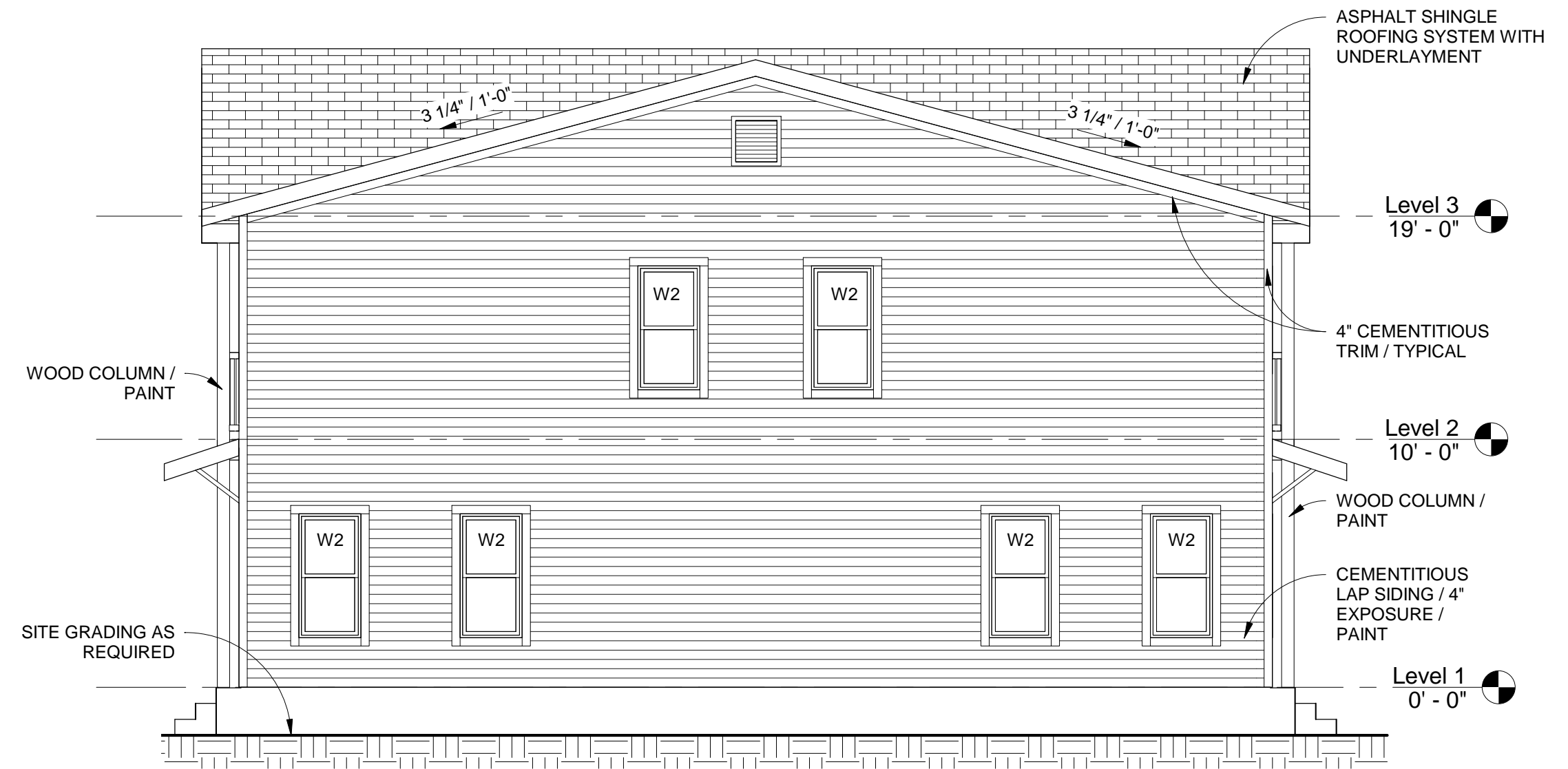
② DUPLEX SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

LIGHTING / ELECTRICAL SCHEDULE		
MARK	SIZE / MODEL	TYPE
L1	48"	FAN / LIGHT COMBINATION
L2	4" ROUND	IC RATED RECESSED CAN
L3	18"	VANITY
L4	AS SELECTED	EXTERIOR WALL SCONCE
L5	AS SELECTED	SURFACE MOUNT
L6	8" TRACK	SURFACE MOUNT
L7	AS SELECTED	PENDANT
E1	AS SELECTED	EXHAUST FAN W/ LIGHT
SD	AS SELECTED	COMBINATION SMOKE AND CO2

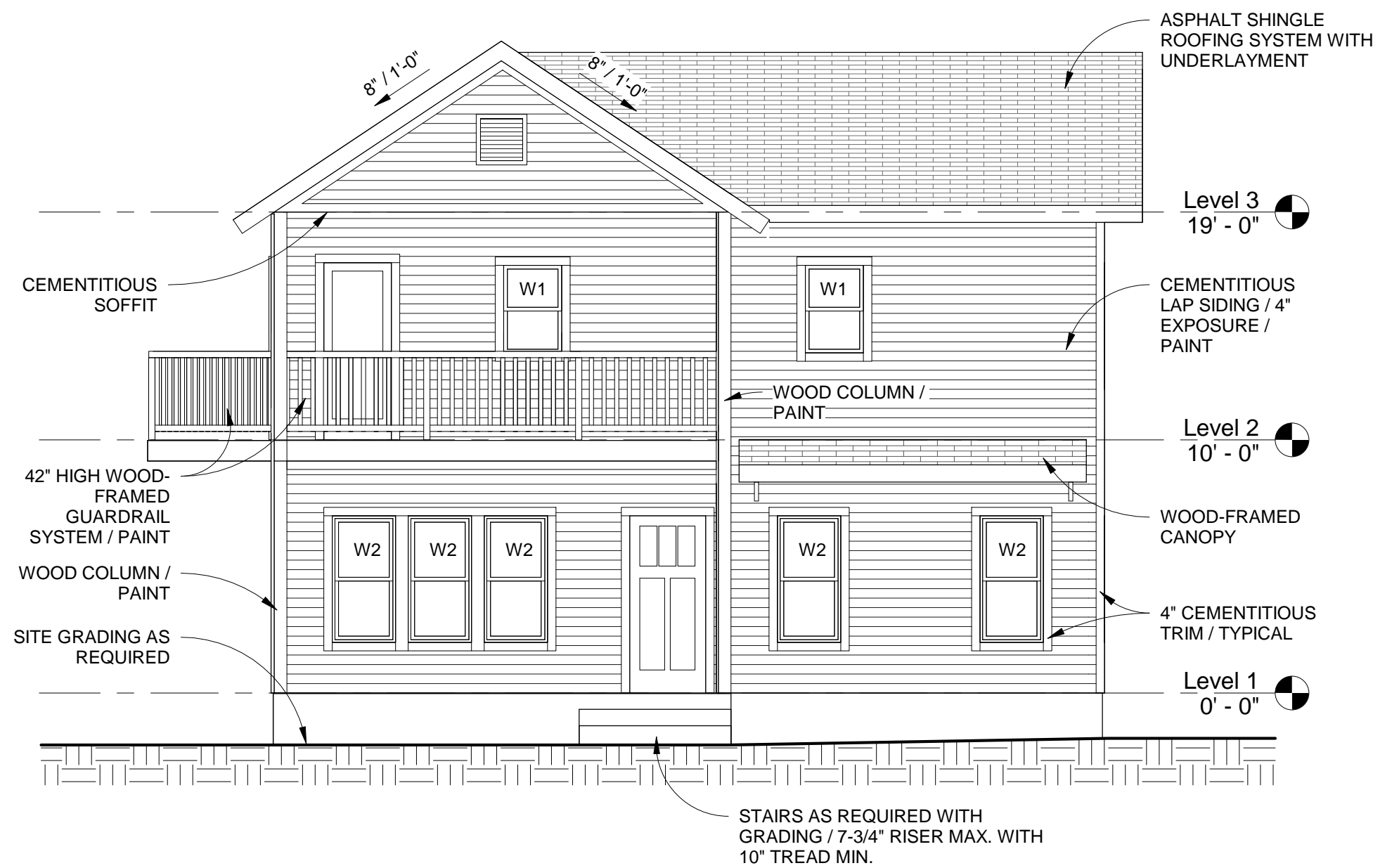
GENERAL ELECTRICAL NOTE: LIGHTING TO BE MINIMUM OF 90% HIGH EFFICACY TYPE. COMBINATION SMOKE AND CO2 DETECTORS SHALL BE HARDWIRED TO BUILDING WITH BATTERY BACKUP.



1 DUPLEX NORTH ELEVATION
3/16" = 1'-0"



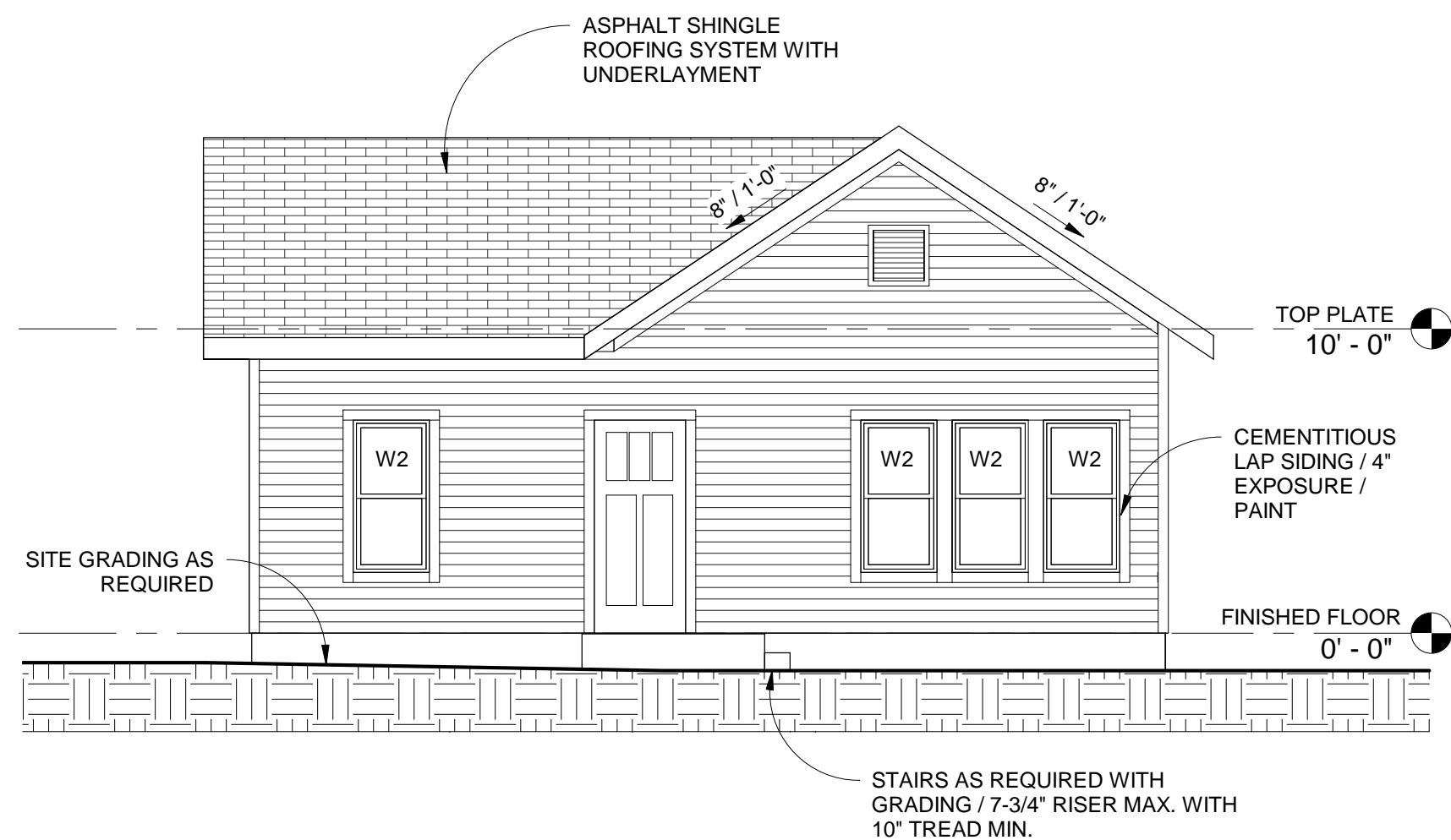
3 DUPLEX EAST ELEVATION
3/16" = 1'-0"



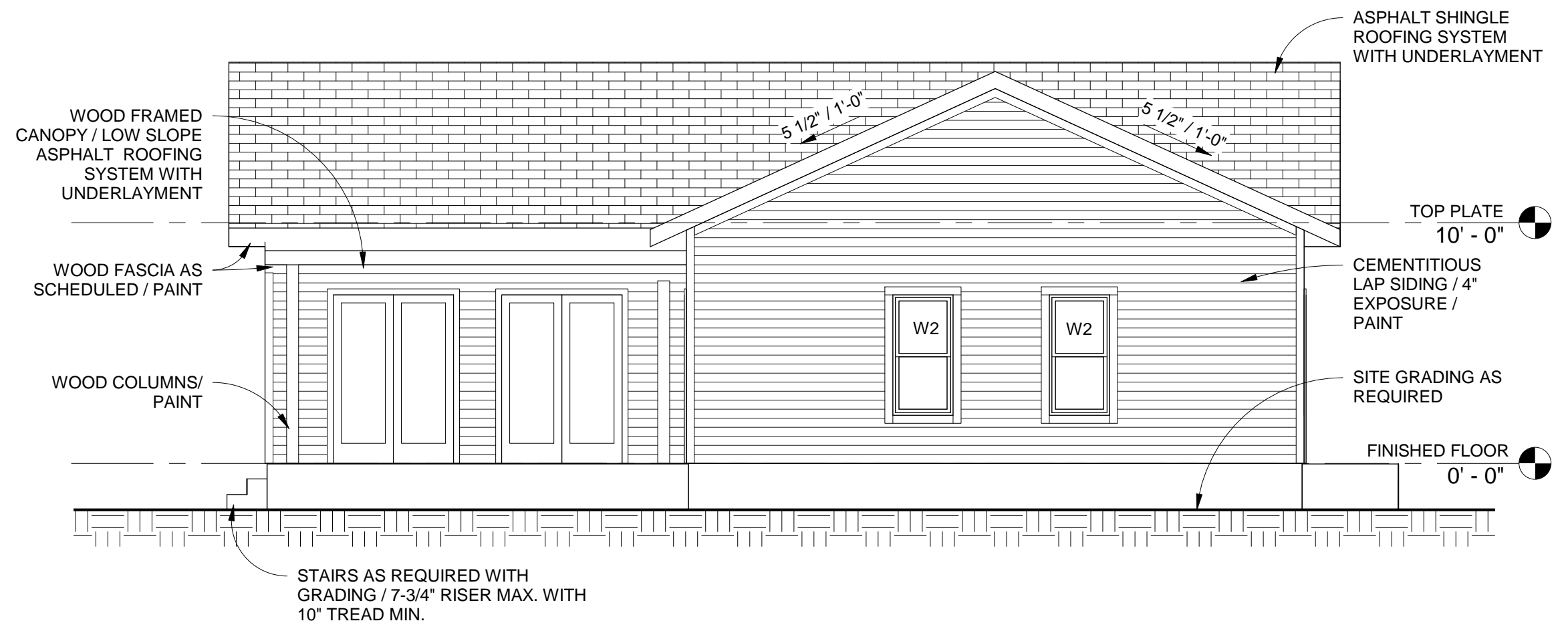
2 DUPLEX SOUTH ELEVATION
3/16" = 1'-0"



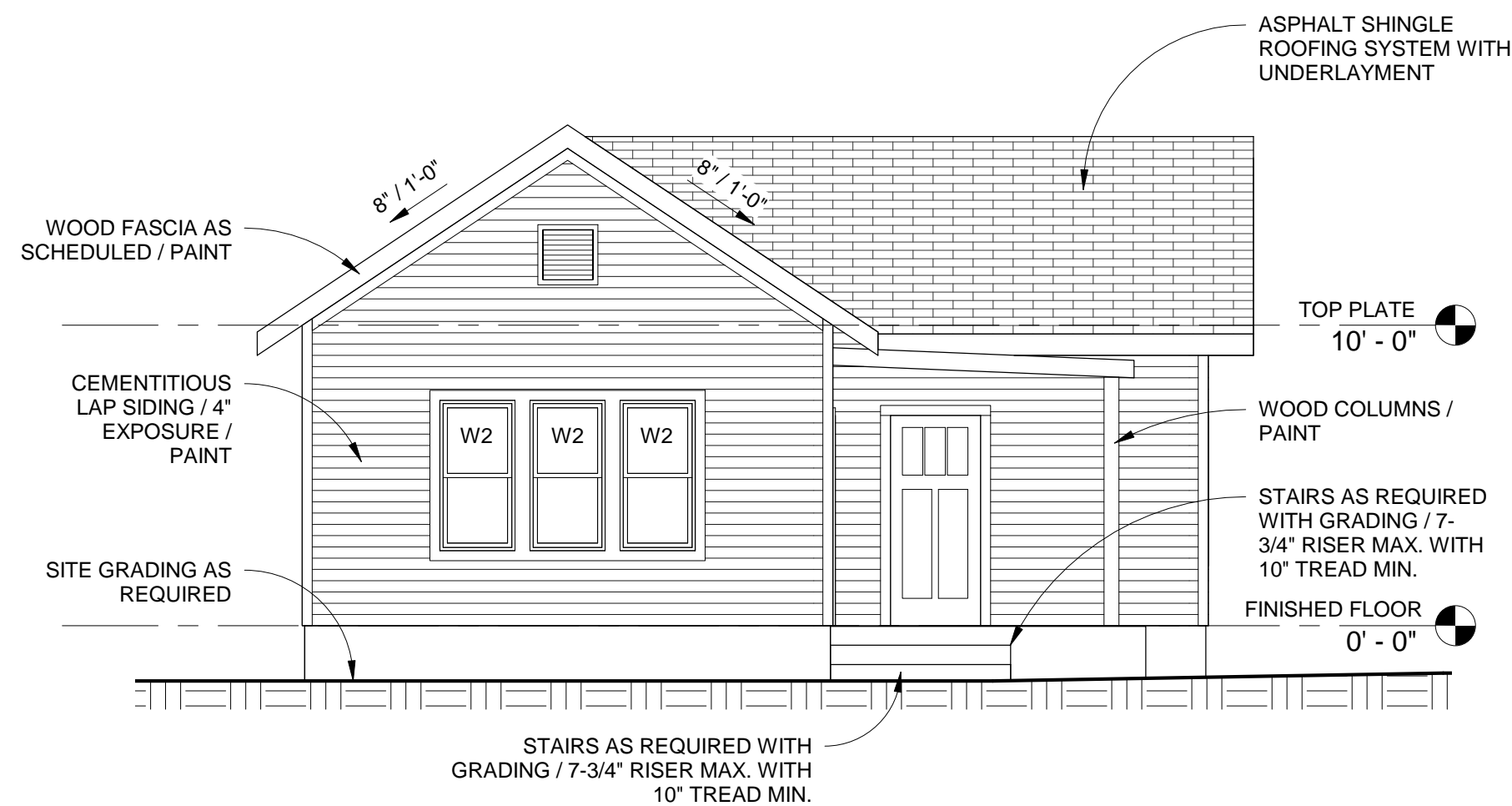
4 DUPLEX WEST ELEVATION
3/16" = 1'-0"



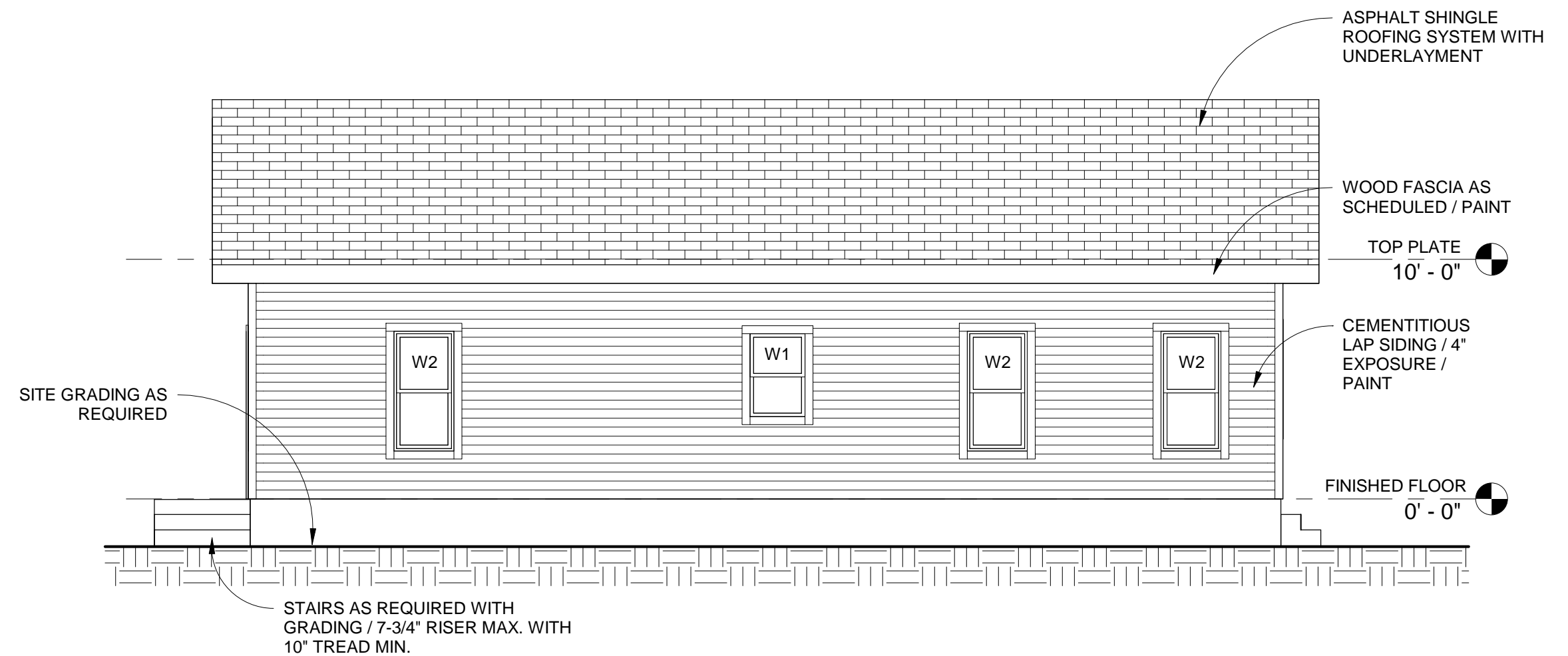
① SINGLE FAMILY NORTH ELEVATION
3/16" = 1'-0"



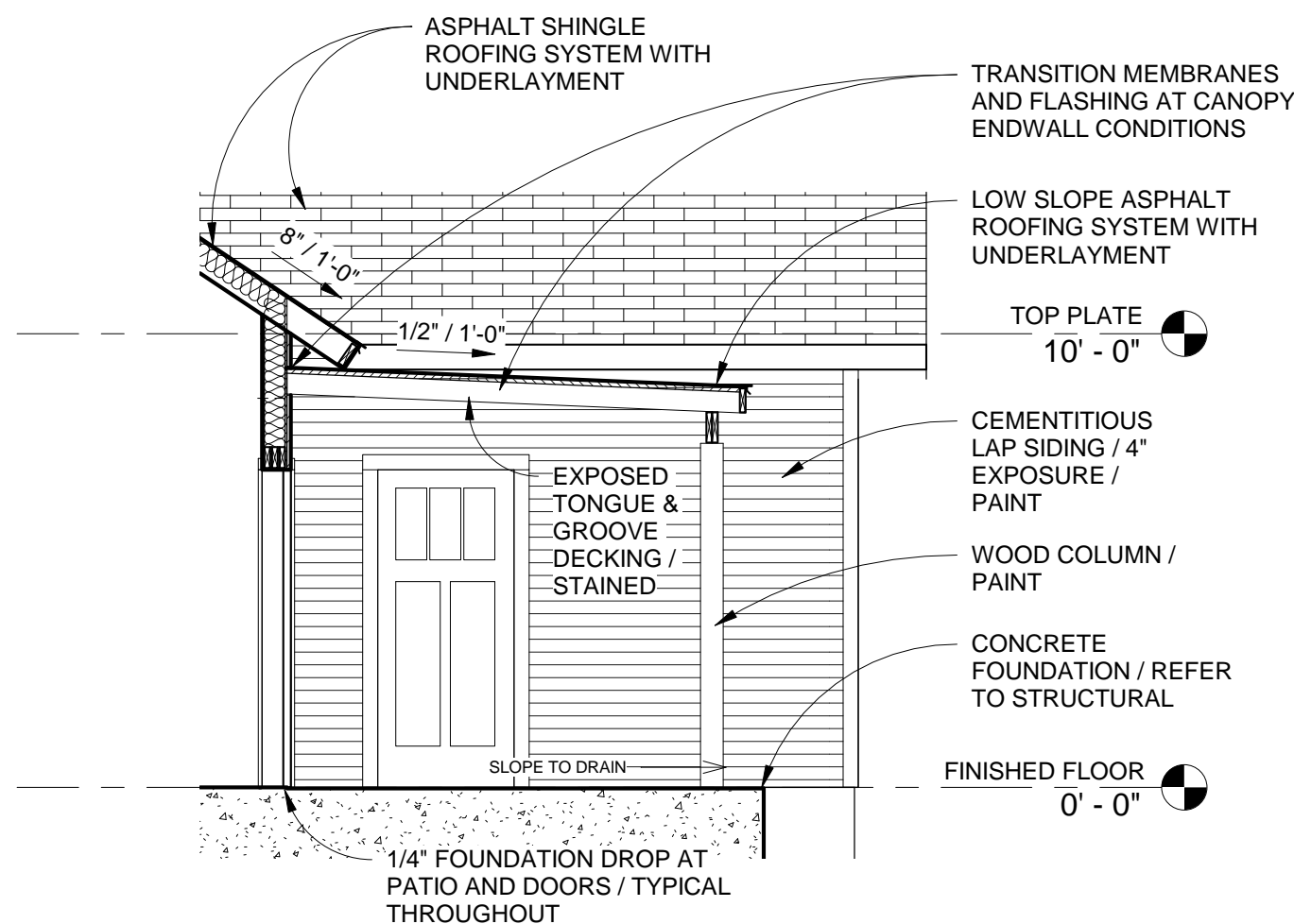
② SINGLE FAMILY EAST
3/16" = 1'-0"



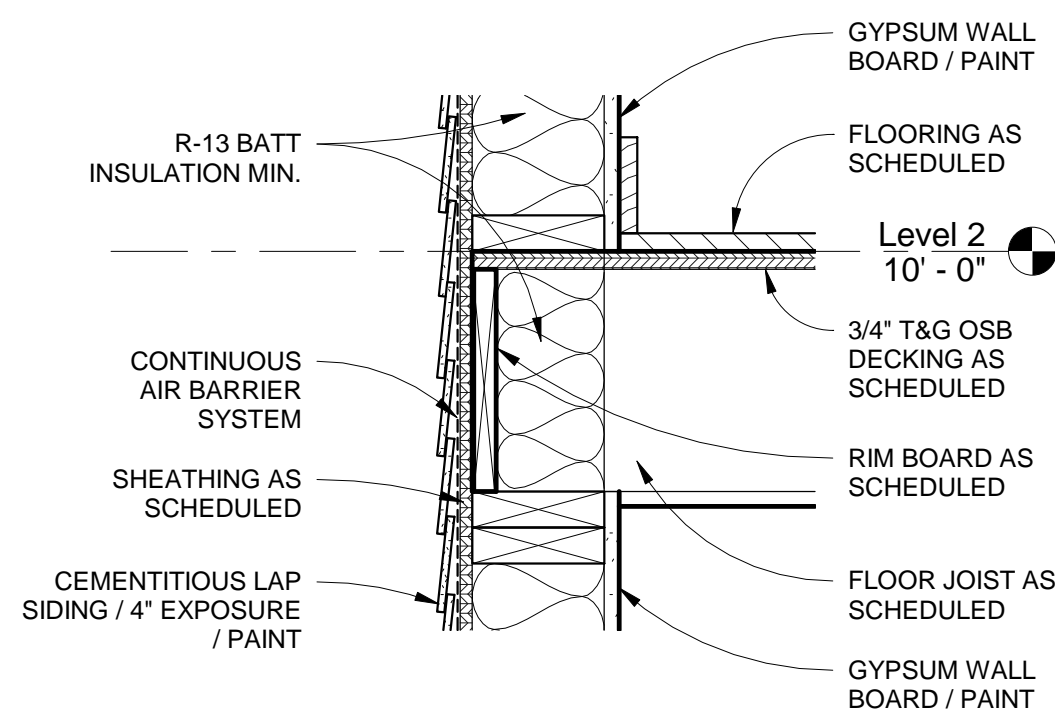
③ SINGLE FAMILY SOUTH
3/16" = 1'-0"



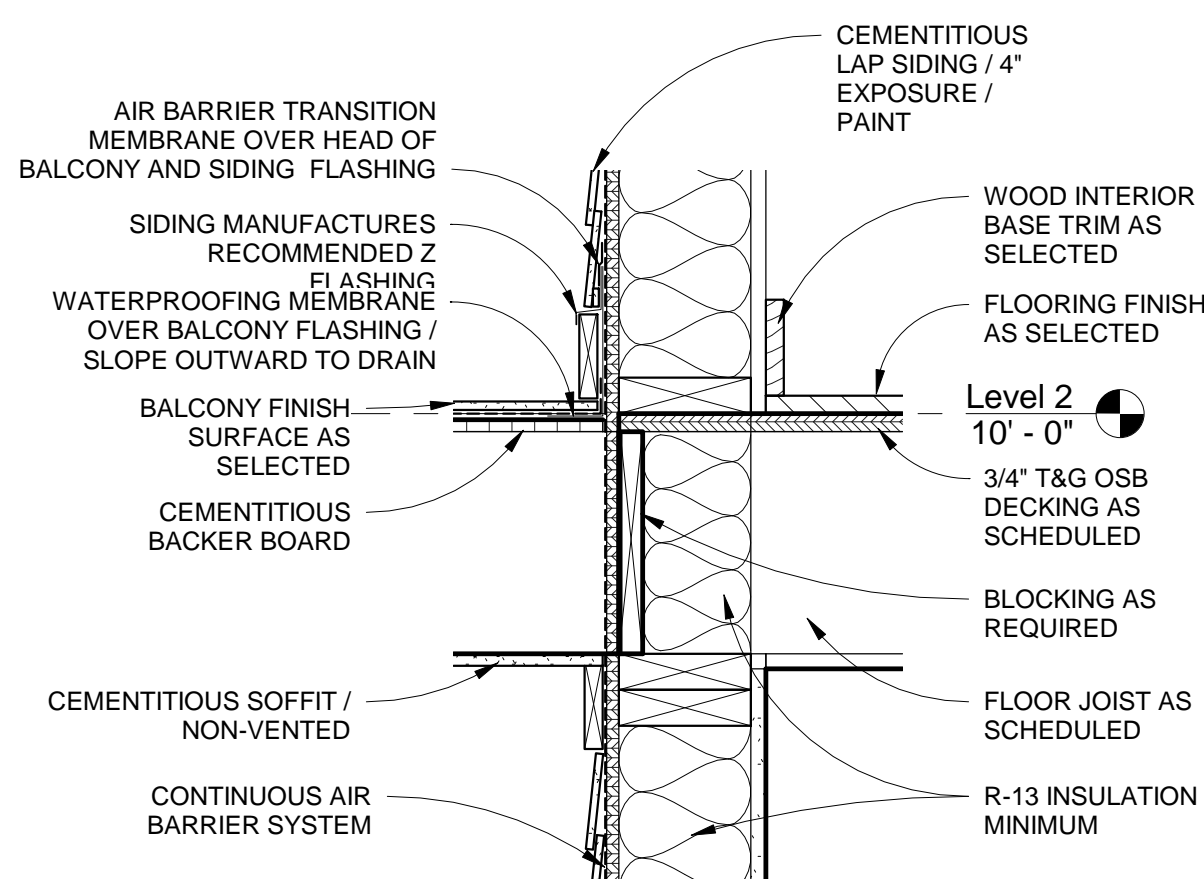
④ SINGLE FAMILY WEST
3/16" = 1'-0"



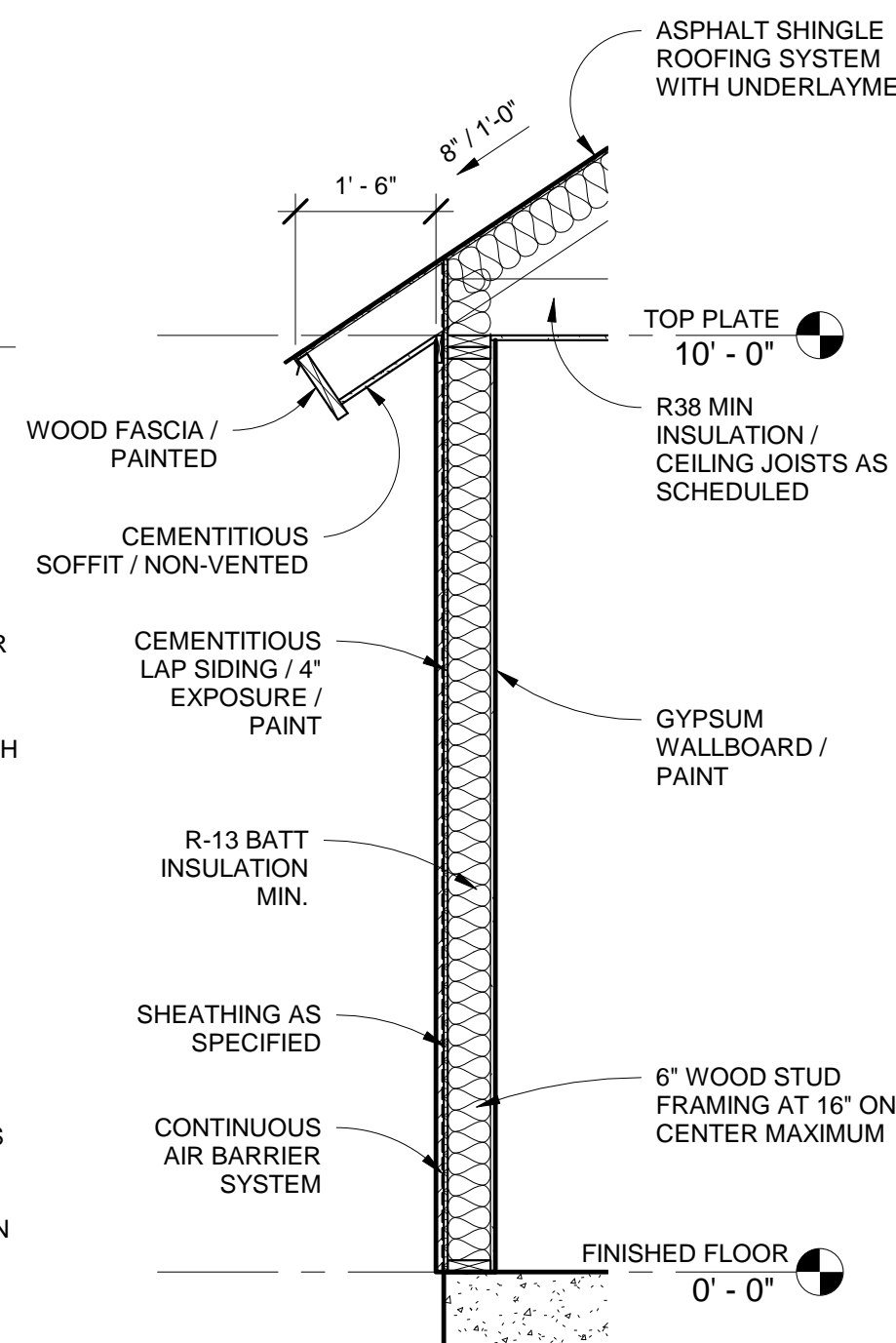
3 PORCH COVER
1/4" = 1'-0"



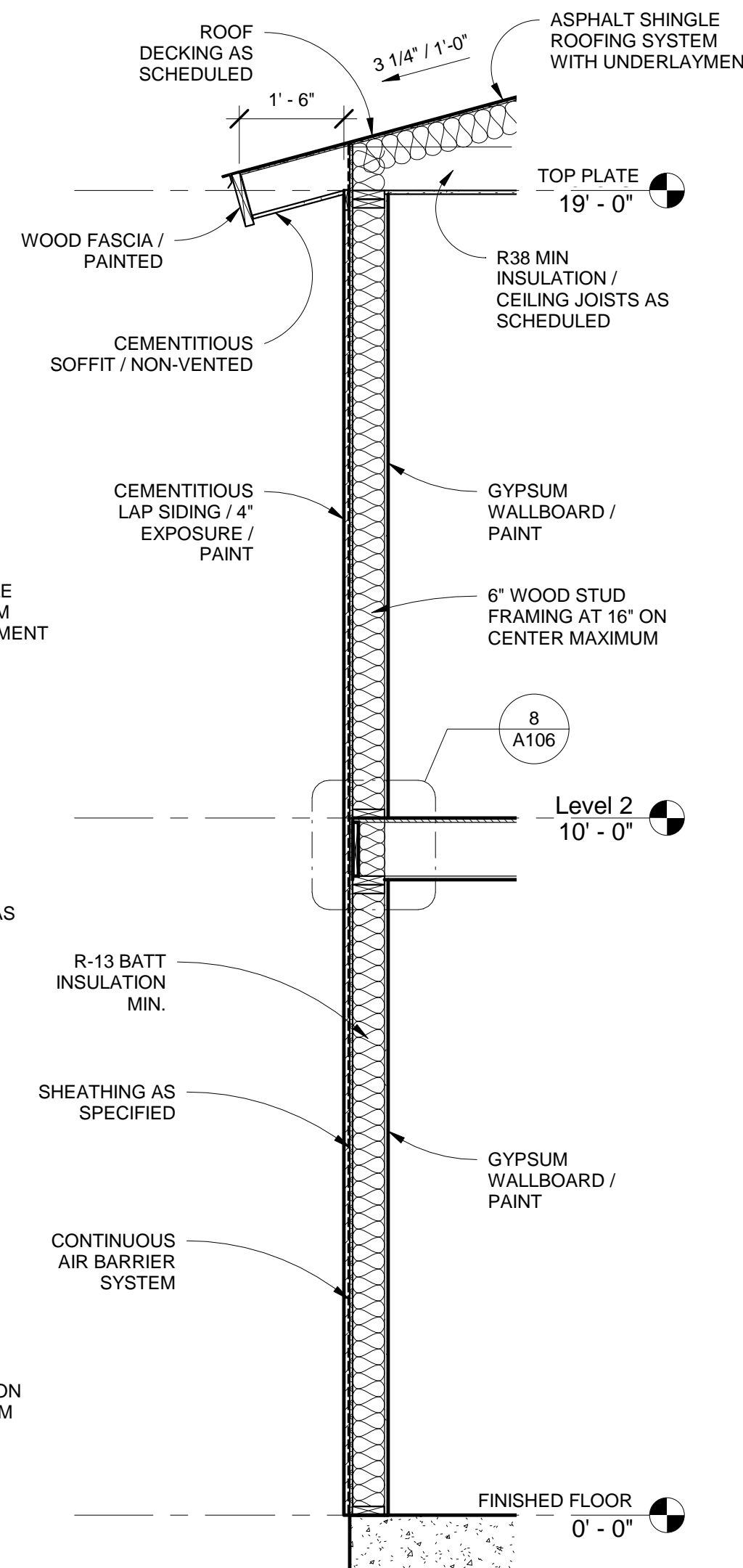
8 RIM JOIST TYPICAL
1 1/2" = 1'-0"



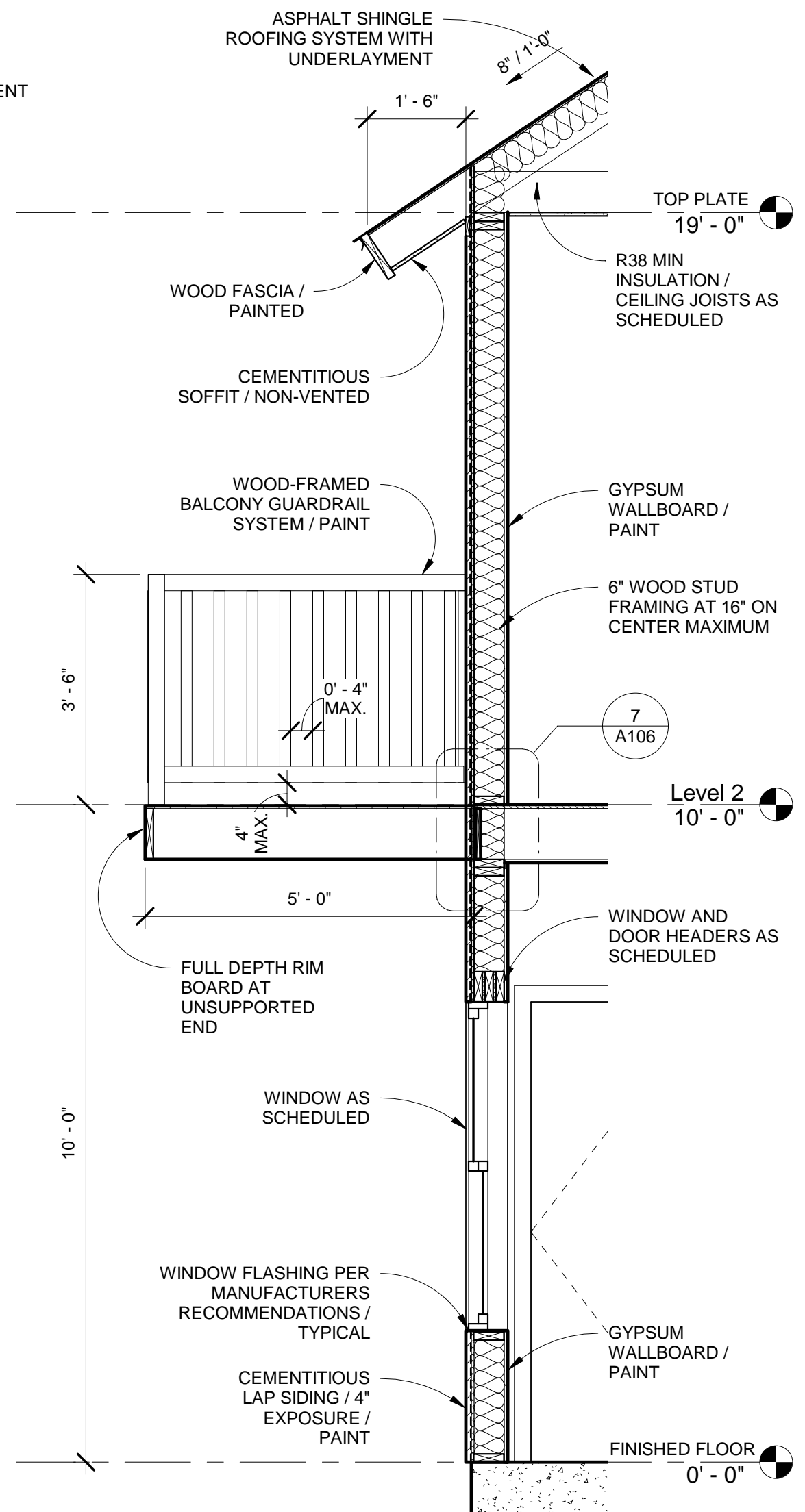
7 BALCONY CONNECTION
1 1/2" = 1'-0"



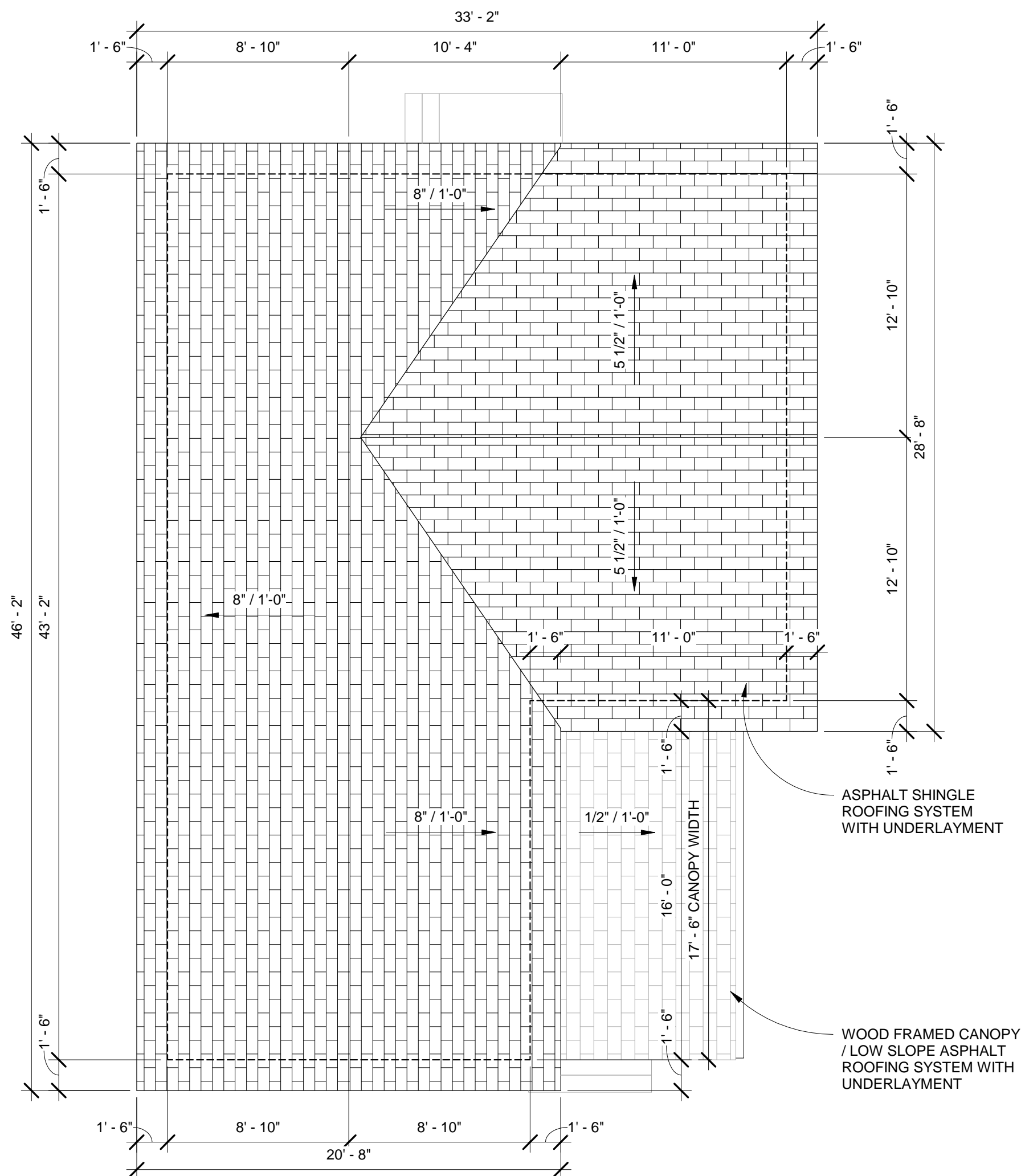
5 SINGLE FAMILY EAVE
1/2" = 1'-0"



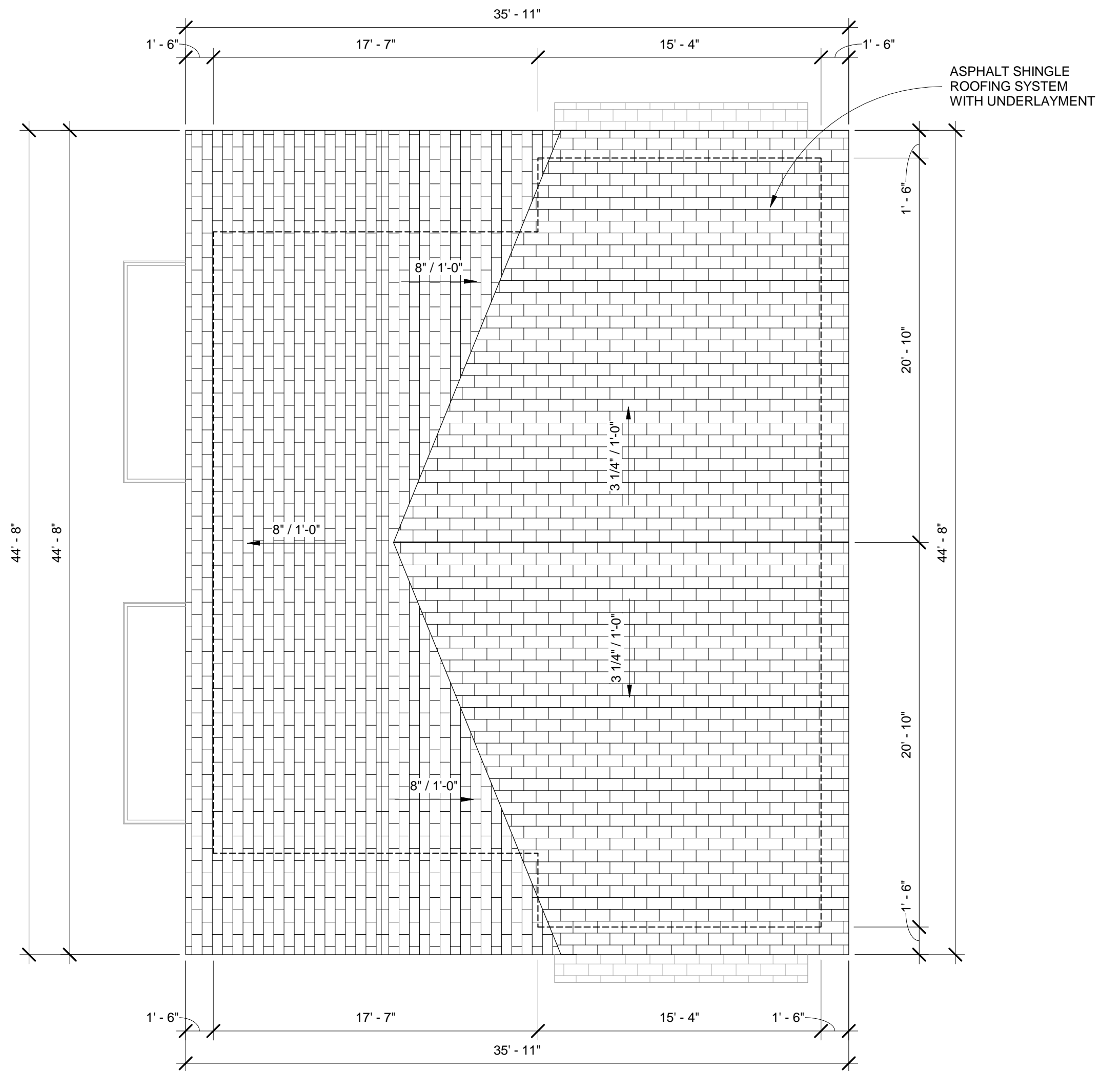
4 DUPLEX EAVE
1/2" = 1'-0"



6 BALCONY
1/2" = 1'-0"

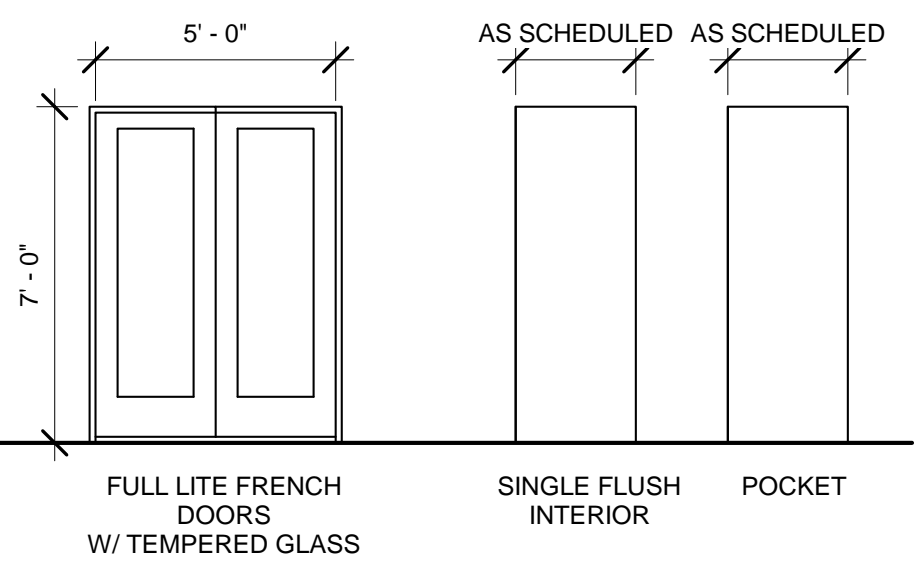
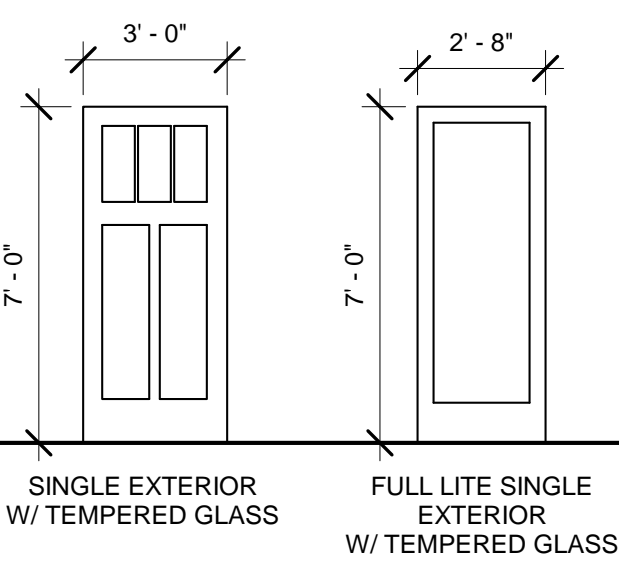
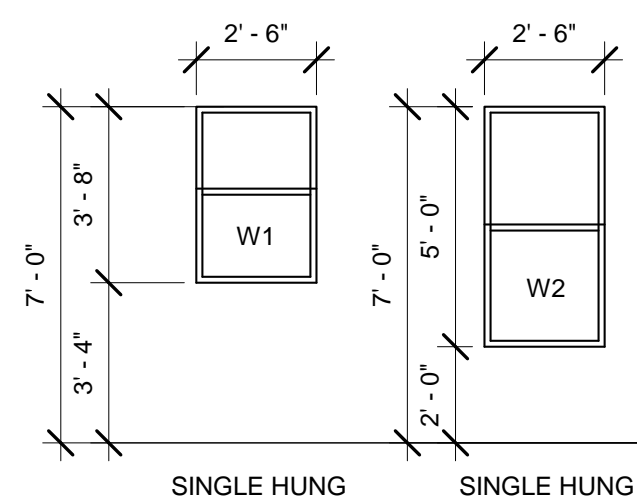


② SINGLE FAMILY ROOF PLAN
3/16" = 1'-0"

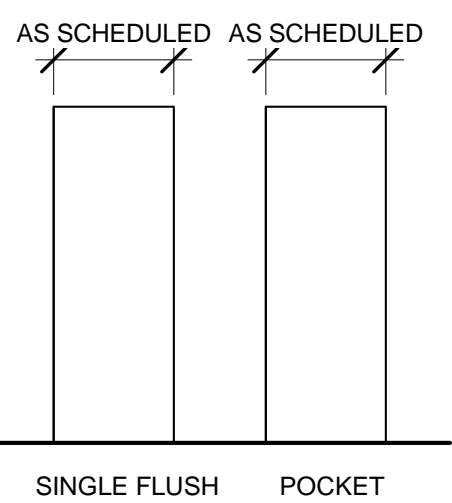


① DUPLEX ROOF PAN
3/16" = 1'-0"

WINDOW TYPES



DOOR TYPES

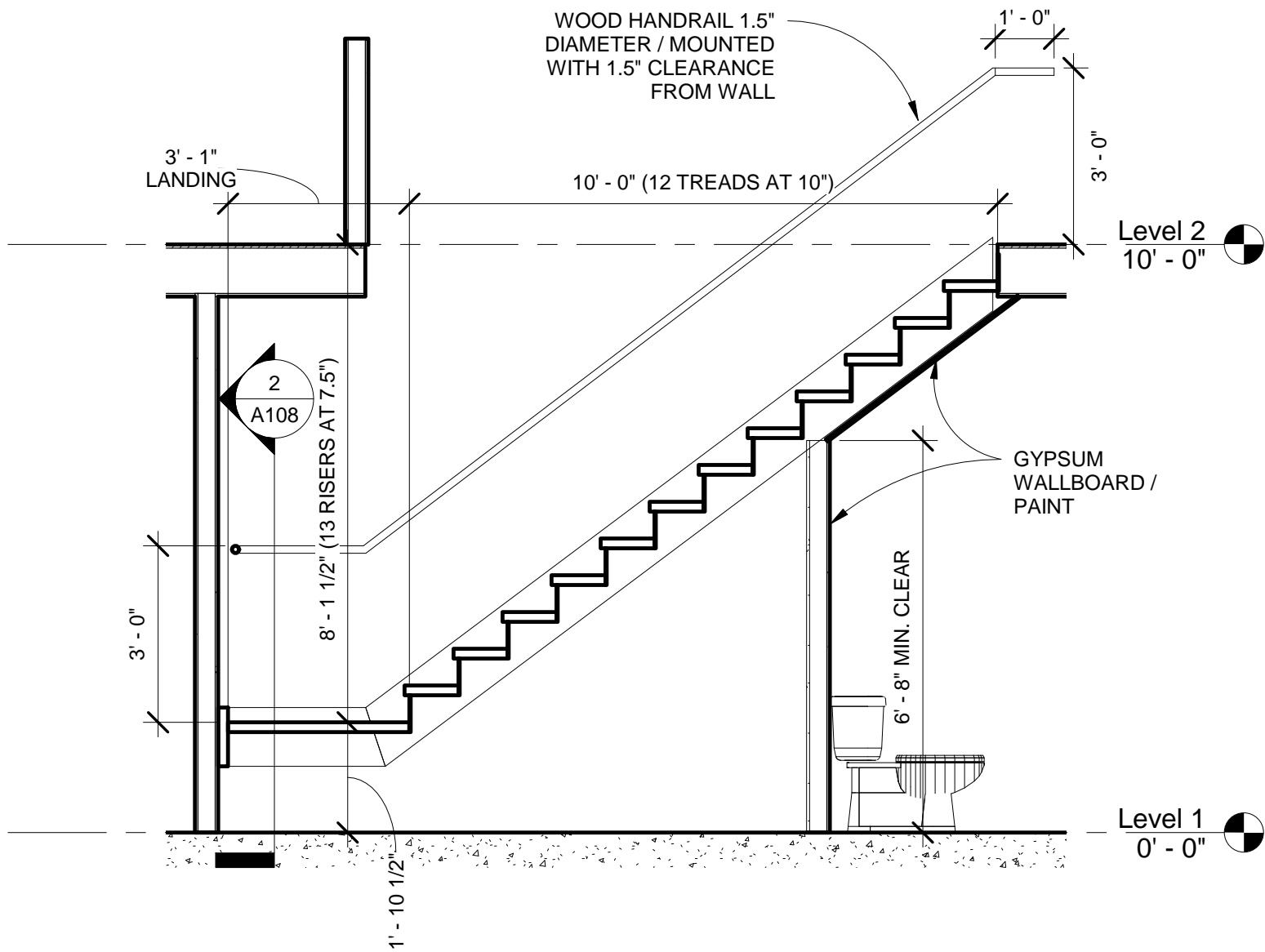


WINDOW SCHEDULE

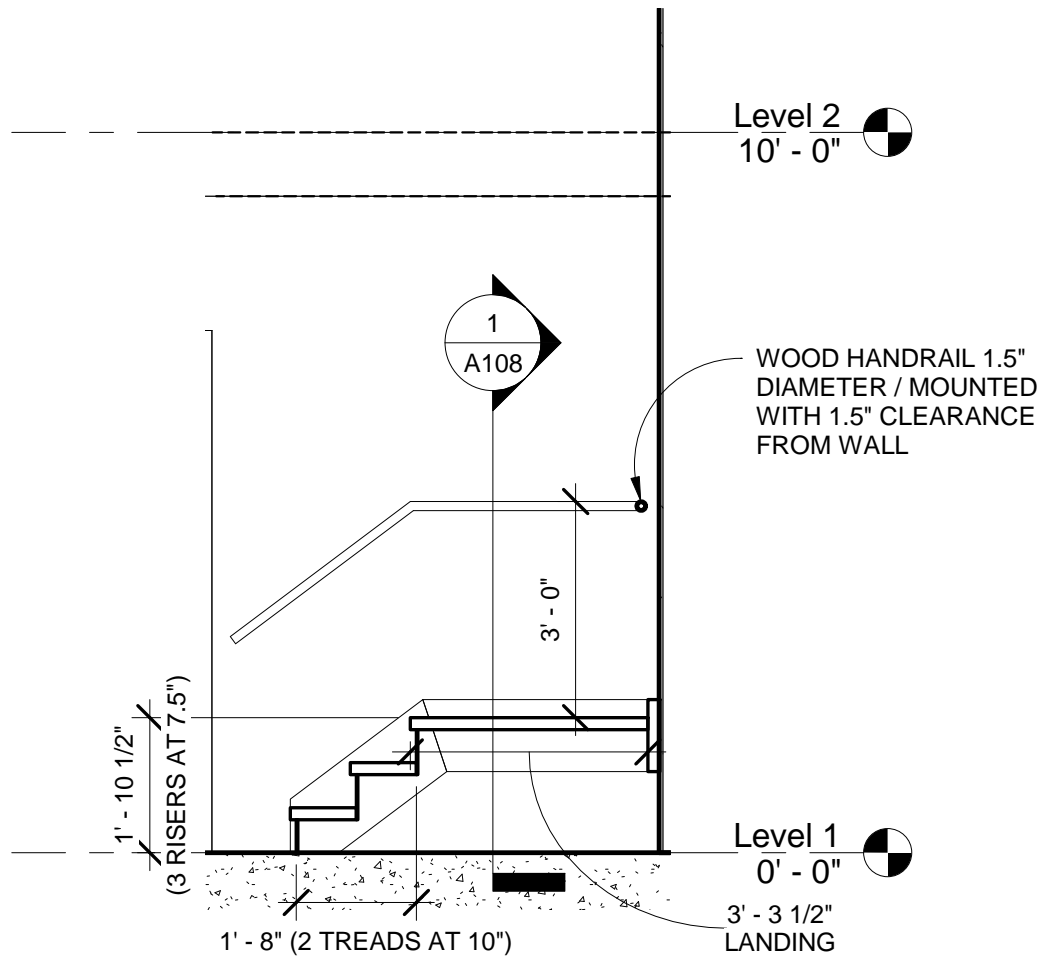
MARK	HEIGHT	WIDTH	TYPE	SILL HEIGHT	MATERIAL
W1	44"	30"	SINGLE-HUNG	40"	WOOD
W2	60"	30"	SINGLE-HUNG	24"	WOOD

DOOR SCHEDULE

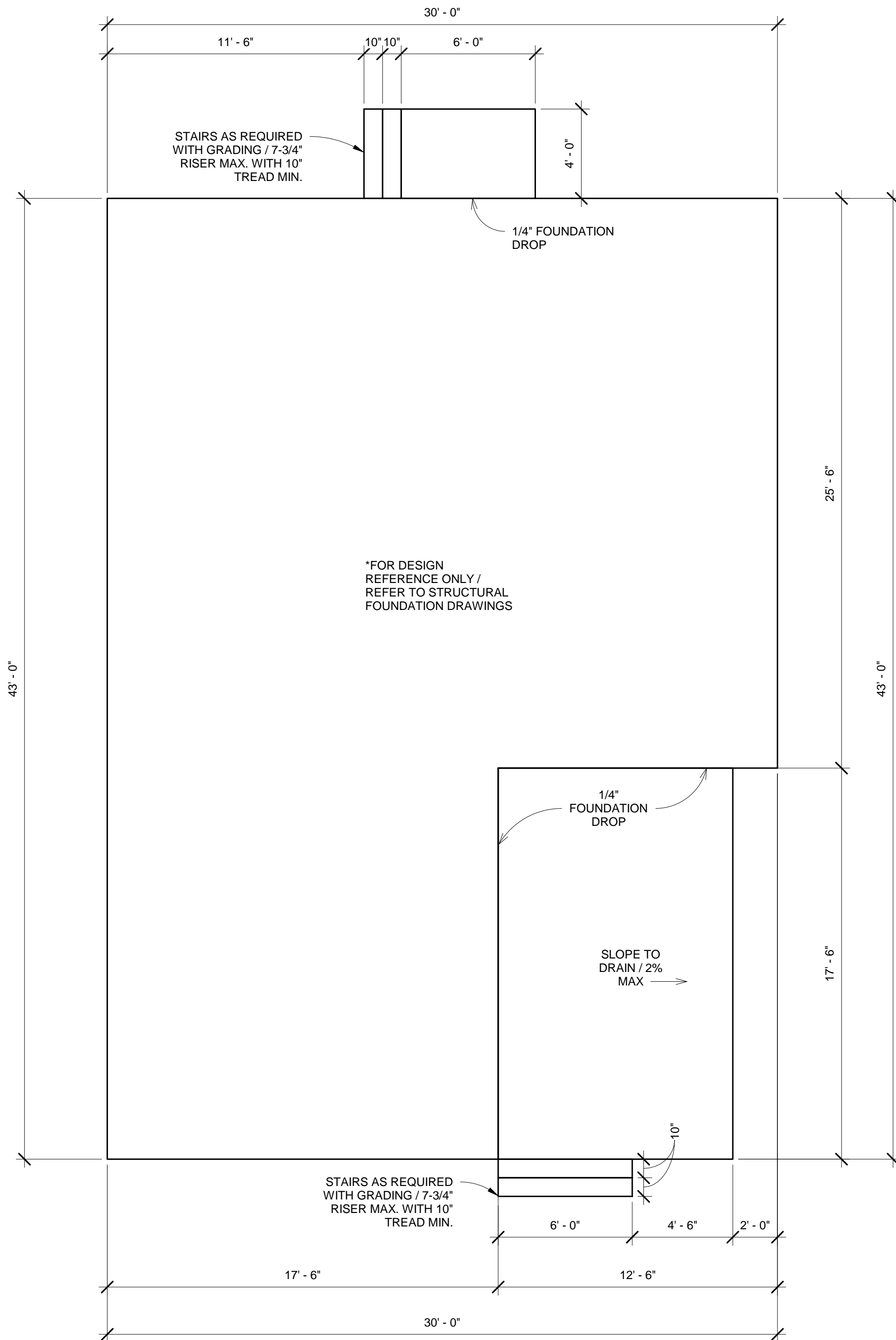
MARK	HEIGHT	WIDTH	DOOR TYPE	MATERIAL / FINISH
D1	84"	60"	FRENCH	WOOD / PAINTED
D2	84"	60"	FRENCH	WOOD / PAINTED
D3	84"	36"	EXTERIOR ENTRY	WOOD / PAINTED
D4	84"	30"	SINGLE FLUSH	WOOD / PAINTED
D5	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D6	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D7	84"	30"	SINGLE FLUSH	WOOD / PAINTED
D8	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D9	84"	60"	BI-FOLD W/ SLATS	WOOD / PAINTED
D10	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D11	84"	36"	EXTERIOR ENTRY	WOOD / PAINTED
D12	84"	36"	EXTERIOR ENTRY	WOOD / PAINTED
D13	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D14	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D15	84"	30"	POCKET DOOR	WOOD / PAINTED
D16	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D17	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D18	84"	30"	POCKET	WOOD / PAINTED
D19	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D20	84"	36"	EXTERIOR ENTRY	WOOD / PAINTED
D21	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D22	84"	30"	POCKET DOOR	WOOD / PAINTED
D23	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D24	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D25	84"	30"	POCKET	WOOD / PAINTED
D26	84"	32"	SINGLE FLUSH	WOOD / PAINTED
D27	84"	32"	POCKET	WOOD / PAINTED
D28	84"	32"	EXTERIOR	WOOD / PAINTED
D29	84"	32"	EXTERIOR	WOOD / PAINTED
D30	84"	32"	EXTERIOR	WOOD / PAINTED
D31	84"	32"	EXTERIOR	WOOD / PAINTED
D32	84"	32"	POCKET	WOOD / PAINTED
D33	84"	32"	SINGLE FLUSH	WOOD / PAINTED



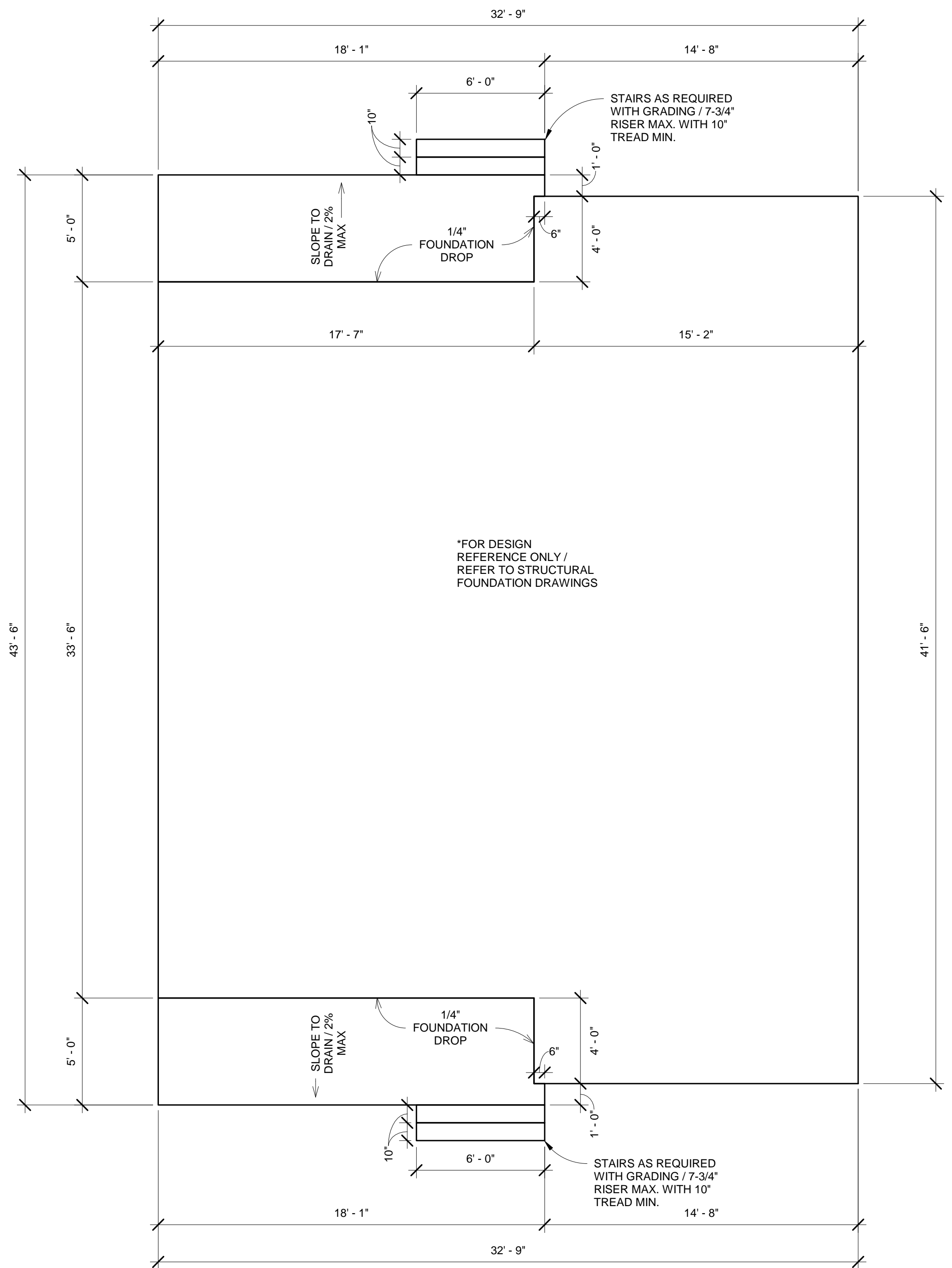
① STAIR LONG
3/8" = 1'-0"



② STAIR SHORT
3/8" = 1'-0"



2 SINGLE FAMILY RESIDENCE SLAB EDGE PLAN
1/4" = 1'-0"



1 DUPLEX SLAB EDGE PLAN
1/4" = 1'-0"