

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-001
ADDRESS: 819 LAMAR ST
LEGAL DESCRIPTION: NCB 1368 BLK 5 LOT 19
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Cisneros/Harmony Custom Homes
OWNER: Nickolas Markov
TYPE OF WORK: Construction of a 2-story, single-family residential structure
APPLICATION RECEIVED: May 01, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.

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

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.

- o COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a 2-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.
- b. CONTEXT & DEVELOPMENT PATTERN – The context and development pattern of this block of Lamar Street predominantly features single story historic structures, in addition to one, 2-story historic structure. Recently, the Historic and Design Review Commission has approved new construction featuring 1-story in height.
- c. 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.
- 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 noted a setback of thirty (30) feet from the front porch to the property line; however, the applicant has not noted how the correlates to historic structures found on the block. Staff finds that the applicant should provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block.
- 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 to orient the proposed new construction and its entrance toward Lamar. This is consistent with the Guidelines.
- f. 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. As noted in finding b, this block of Lamar predominantly features 1-story historic structures, and one 2-story historic structure. The applicant has proposed an overall height of approximately twenty-six (26) feet. Generally, staff finds the proposed height of two stories to be appropriate; however, staff finds that the structure features a massing towards the rear that is atypical of historic structures found within the district. Staff finds that the applicant should modify the proposed massing, specifically that which relate to the rear roof's profile and massing.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. This block of Lamar features historic structures that feature foundation heights of between one and three feet in height. The applicant has proposed a foundation height of approximately one (1) foot in height. Generally, staff finds the proposed foundation height to be appropriate.
- h. ROOF FORM – The applicant has proposed a roof form that consists of both front and side gabled roofs. Generally, staff finds these forms to be appropriate; however, the front facing gable should feature a ridge height that is consistent with the side facing gable, as found historically within the district. As noted in finding f, the proposed massing of the roof form toward the rear of the proposed new construction is inconsistent with those found historically within the district. The rear roof form should feature a traditional roof form, such as a gable or hip.
- i. 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 applicant's proposed lot coverage is consistent with the Guidelines.
- j. MATERIALS – The applicant has proposed materials that include composite siding, composite trim, a composition shingle roof, and vinyl windows. Staff finds that all composite siding should feature an exposure of four inches, a smooth finish, a thickness of approximately ¾" and mitered corners. Additionally, composite trim, fascia board and soffits should feature smooth finishes.
- k. WINDOW MATERIALS – As noted in finding j, the applicant has proposed vinyl windows. Many of the windows that the applicant has proposed feature sizes and profiles that are inconsistent with those found historically within the district. Additionally, staff finds that ganged windows should be separated by a mullion

of at least six (6) inches in width, rather than feature one single unit with two windows. Staff finds that staff's standard specifications for windows in new construction should be followed, which are noted in the applicable citations. The proposed windows do not meet these specifications.

- l. FENESTRATION PROFILE – The applicant has proposed fenestration profiles that are atypical for those found historically within the district, specifically in regards to size, profile, and placement. Staff finds that traditional window sizes should be used, and that additional windows should be incorporated on the side facades to reduce the amount of uninterrupted wall planes.
- m. ARCHITECTURAL DETAILS – As noted in the above findings, staff finds that roof forms and fenestration profiles should be modified to be consistent with those found historically within the district. Additionally, staff finds that porch and column configuration that is consistent with those found historically in the district (specifically related to double height porches) should be used. The applicant has proposed column profiles and spacing that is atypical for historic double height porches found historically within the district.
- n. DRIVEWAY – The applicant has proposed a site configuration that will result in the proposed driveway terminating at the front façade of the proposed new construction. The Guidelines for Site Elements 7.A. notes that front yard parking should not be added into the front yard setbacks. Staff finds the proposed site configuration to be inconsistent with the Guidelines.
- o. FRONT WALKWAY – The applicant has proposed a front walkway that leads to the on site driveway, rather than leading to the sidewalk at the right of way, as is the historic pattern within the district. The Guidelines for Site Elements note that front yard sidewalks should appear similar to those found historically within the district in regards to their materials, width, alignment and configuration. Staff finds that the proposed front yard walkway is inconsistent with the Guidelines, and that a simply, concrete walkway that matches those found historically within the district be installed.
- p. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Staff finds that all mechanical equipment should be screened from view from the public right of way.
- q. LANDSCAPING – At this time the applicant has not provided information regarding landscaping. A detailed landscaping plan should be submitted to OHP staff for review and approval. Landscaping should be consistent with the Guidelines for Site Elements.

RECOMMENDATION:

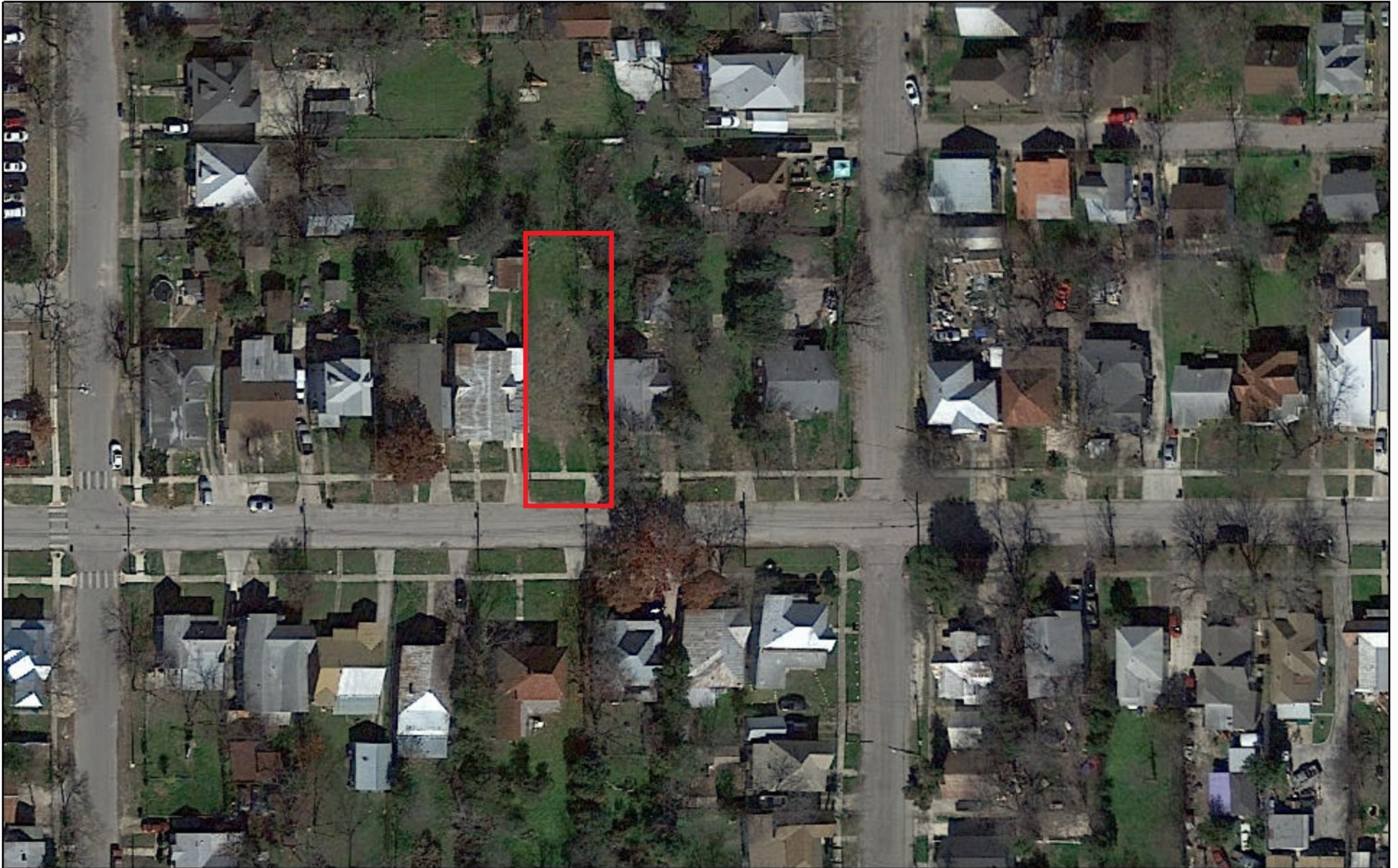
Staff does not recommend conceptual approval at this time, based on findings a through q. Staff recommends that the following items be addressed prior to a recommendation for conceptual approval.

- i. That the applicant provide documentation noting that the proposed new construction will feature a setback that is equal to or greater than those found historically on the block, as noted in finding d.
- ii. That the applicant modify the proposed massing, specifically that which relate to the rear roof's profile and massing as noted in finding f and h.
- iii. That all composite siding feature an exposure of four inches, a smooth finish, a thickness of approximately ¾" and mitered corners. Additionally, composite trim, fascia board and soffits should feature smooth finishes.
- iv. That the applicant install windows that are consistent with staff's standards for windows in new construction, referenced in the applicable citations, as noted in finding k.
- v. That traditional window sizes be used, and that additional windows should be incorporated on the side facades to reduce the amount of uninterrupted wall planes, as noted in finding l.
- vi. That porch and column configuration that is consistent with those found historically in the district (specifically related to double height porches) be used, as noted in finding m.
- vii. That the applicant submitted a detailed landscaping plan that notes the locations and types of landscaping materials, and that notes the screening of mechanical equipment.

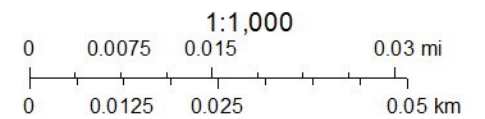
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

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.

City of San Antonio One Stop



June 11, 2020



SPEC HOME FOR:
819 Lamar St.
Lot 19, Blk. 5
San Antonio, Texas 78202

SPEC HOME FOR:
819 Lamar St.
Lot 19, Blk. 5
San Antonio, Tx. 78202

AREAS :		
FIRST FLOOR	=	1,291
SECOND FLOOR	=	681
TOTAL LIVING	=	1,972
BALCONY	=	168
COV'D PATIO	=	120
PORCH AREA	=	168
TOTAL AREA	=	2,434 SQ.FT.

HARMONY

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CREATIVE INTERIORS

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A8	ELECTRICAL PLAN

March 25, 2020

Job: 19-238
March 25, 2020

LEGAL

819 Lamar St.
Lot 19, Blk. 5
San Antonio, Texas 78202

CONTRACTOR NOTES

1. VERIFY EXACT LOCATION OF HOUSE ON JOB SITE WITH BUILDER.

2. VERIFY ALL FINISH ELEVATIONS (SLAB,LUGS,GRADES, CONC FLAT WORK) ON JOB SITE WITH BUILDER AND/OR LANDSCAPE ARCHITECT.

3. VERIFY AND PROVIDE CONDUITS AND DRAINS REQUIRED UNDER CONC. WORK PRIOR TO POUR.

4. COORDINATE EXACT LOCATION AND CONFIGURATION OF ALL FLAT WORK ON JOB SITE WITH BUILDER AND/OR LANDSCAPE ARCHITECT.

5. VERIFY ALL CONC. A/C PAD LOCATIONS, COORDINATE WITH MECHANICAL SUBCONTRACTOR.

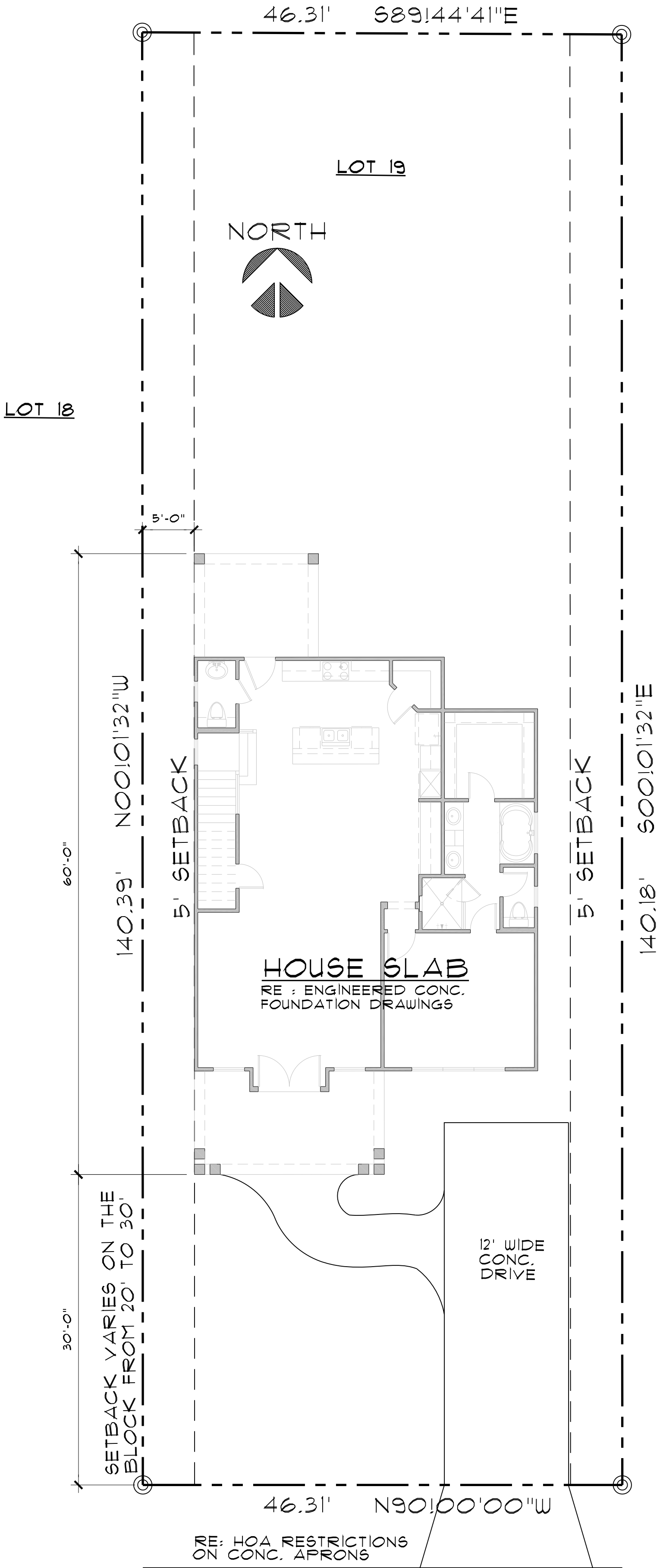
6. LANDSCAPING, FENCING, AND/OR SCREENS AS SPECIFIED, COORDINATE WITH LANDSCAPE DRAWINGS.
7. VERIFY ALL FLOOR OUTLET LOCATIONS IN SLAB ON JOB SITE WITH OWNER.

8. PROVIDE POSITIVE WATER DRAINAGE AWAY FROM HOUSE, COORDINATE WITH LANDSCAPE DRAWINGS.

9. BUILDER SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS,AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.

SITE PLAN

SCALE : 1/8" = 1'-0"



819 Lamar St.

REVISIONS	BY

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DRAWN DH
CHECKED DH
DATE 3-25-20
PROJECT Spec
JOB. NO. 19-238
SHEET A1
OF SHEETS

SITE PLAN

819 Lamar St.

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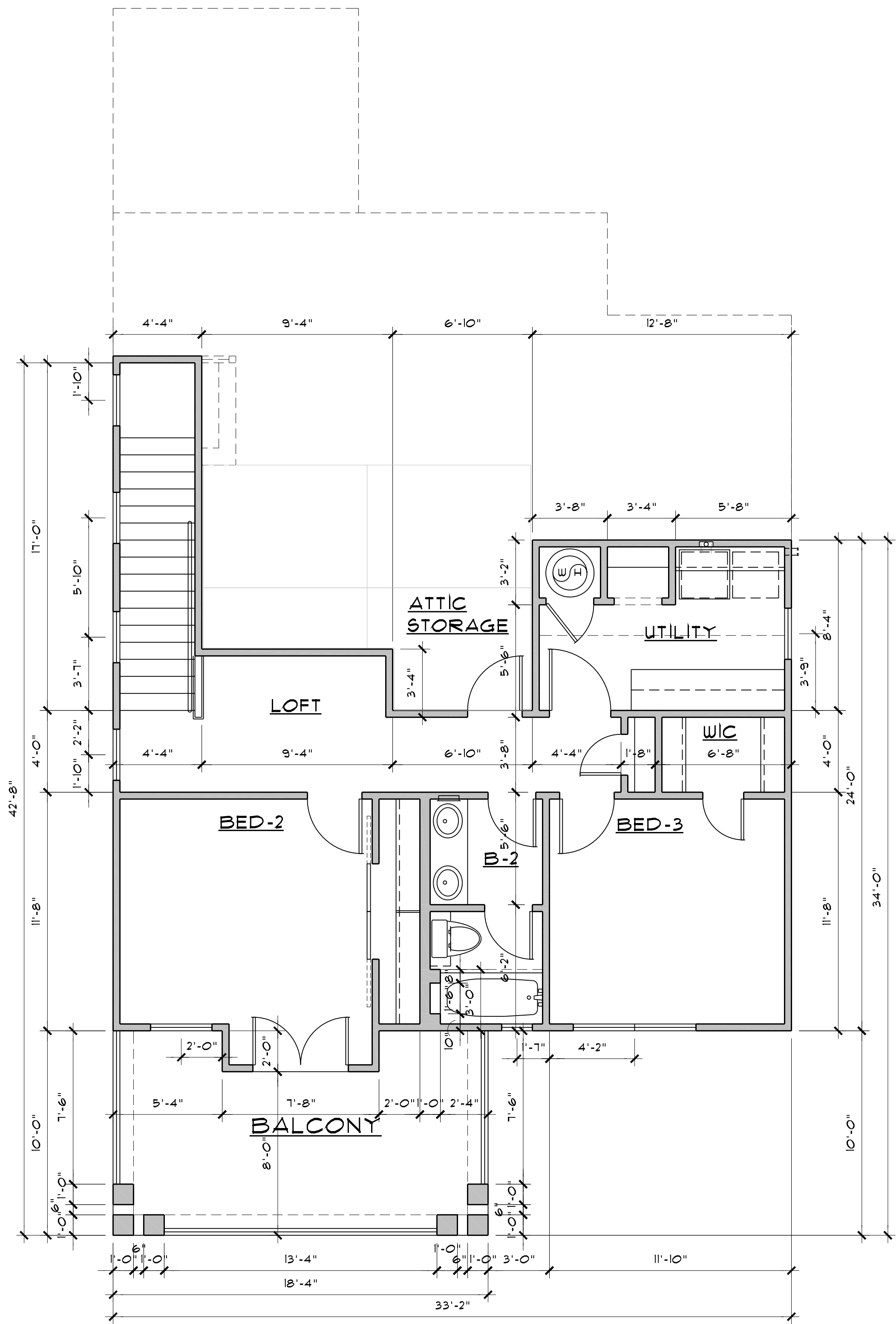
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FLOOR PLAN NOTES

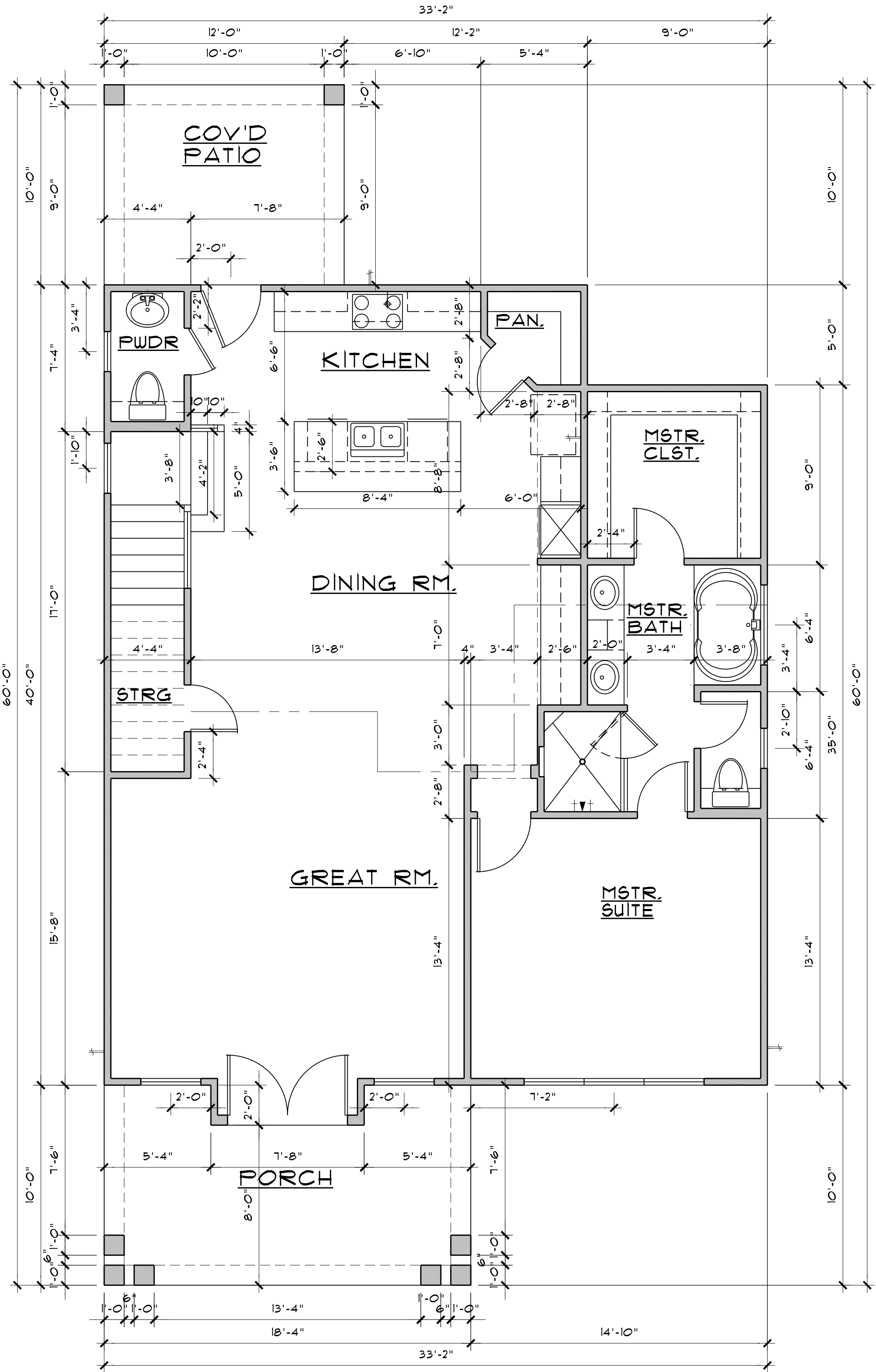
819 Lamar St.



1. PROVIDE PLATFORM & ALL REQ'D. CONNECTIONS FOR A/C IN ATTIC.
2. VERIFY ALL ATTIC ACCESS LOCATIONS ON JOB SITE W/ BUILDER AND OWNER.
3. VERIFY ALL FLOOR OUTLET LOCATIONS ON JOB SITE W/ BUILDER AND OWNER.
4. VERIFY ALL SOAP AND SHAMPOO RECESS LOCATIONS WITH BUILDER.
5. ROUNDED GYP. BD. CORNERS THRU OUT HOUSE. RE: BUILDER
6. PROVIDE FULL PERIMETER BURGLAR AND FIRE ALARM SYSTEM AND SMOKE DETECTORS.
7. ELECTRICIAN TO VERIFY PLUGS AT VANITY'S AND ALL PICTURE PLUGS.



SECOND FLOOR DIMENSION PLAN
SCALE : 1/4" = 1'-0"



FIRST FLOOR DIMENSION PLAN
SCALE : 1/4" = 1'-0"

AREAS :

FIRST FLOOR	=	1,297
SECOND FLOOR	=	681
TOTAL LIVING	=	1,978
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PORCH AREA	=	168
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DRAWN	DH
CHECKED	DH
DATE	3-25-20
PROJECT	Spec
JOB. NO.	19-238
SHEET	A3
OF	SHEETS

FLOOR PLAN DIMENSIONS

819 Lamar St.

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PROJECT Spec
JOB. NO. 19-238
SHEET A5

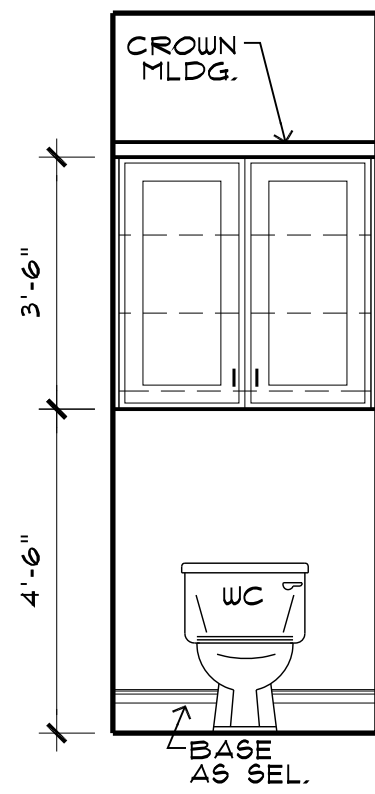
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819 Lamar St.

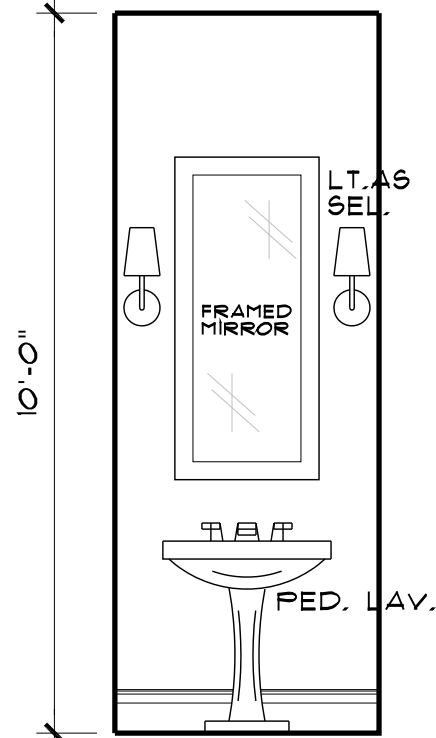


- RIGHT ELEVATION
SCALE : 1/4" = 1'-0"

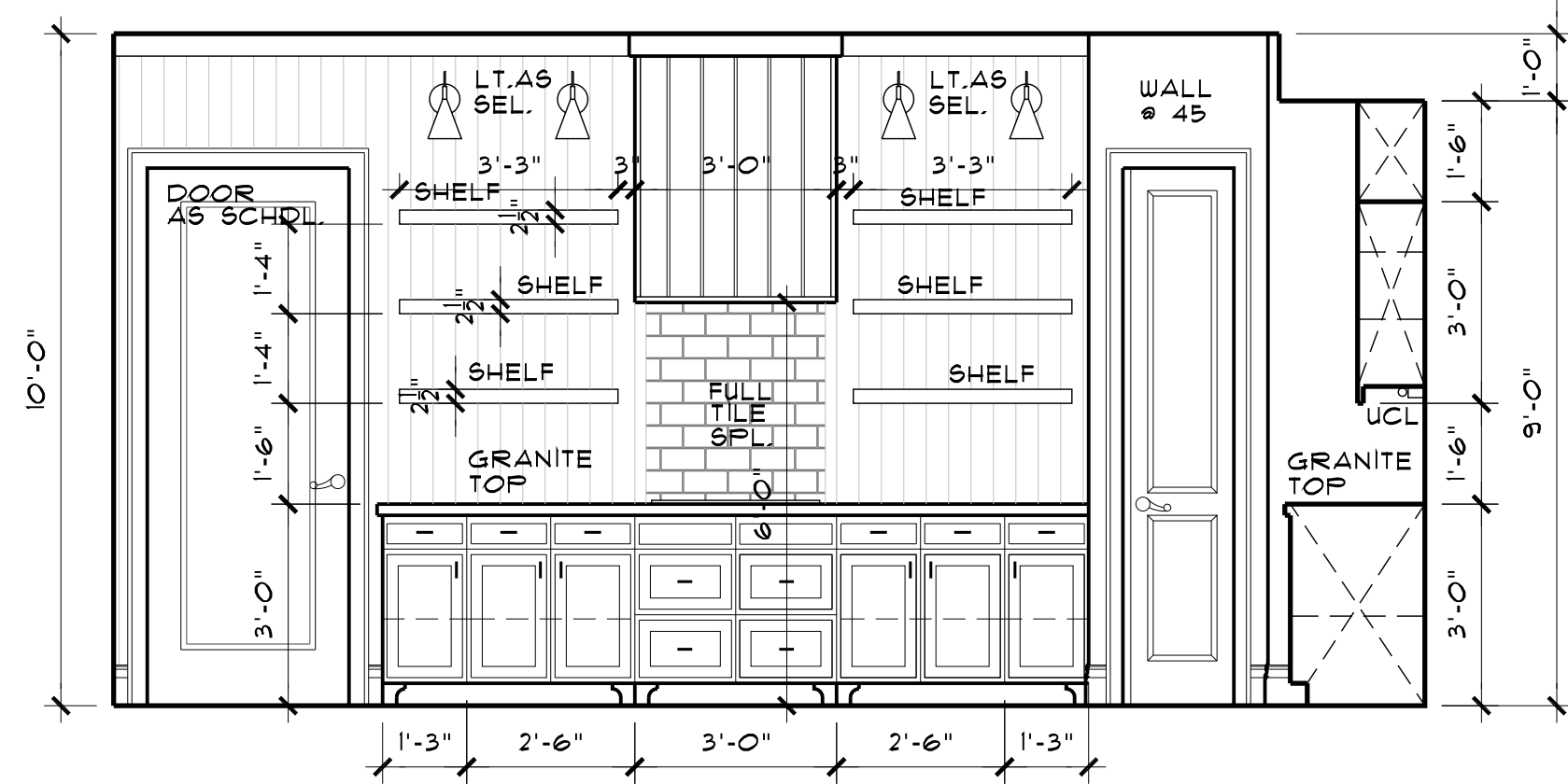




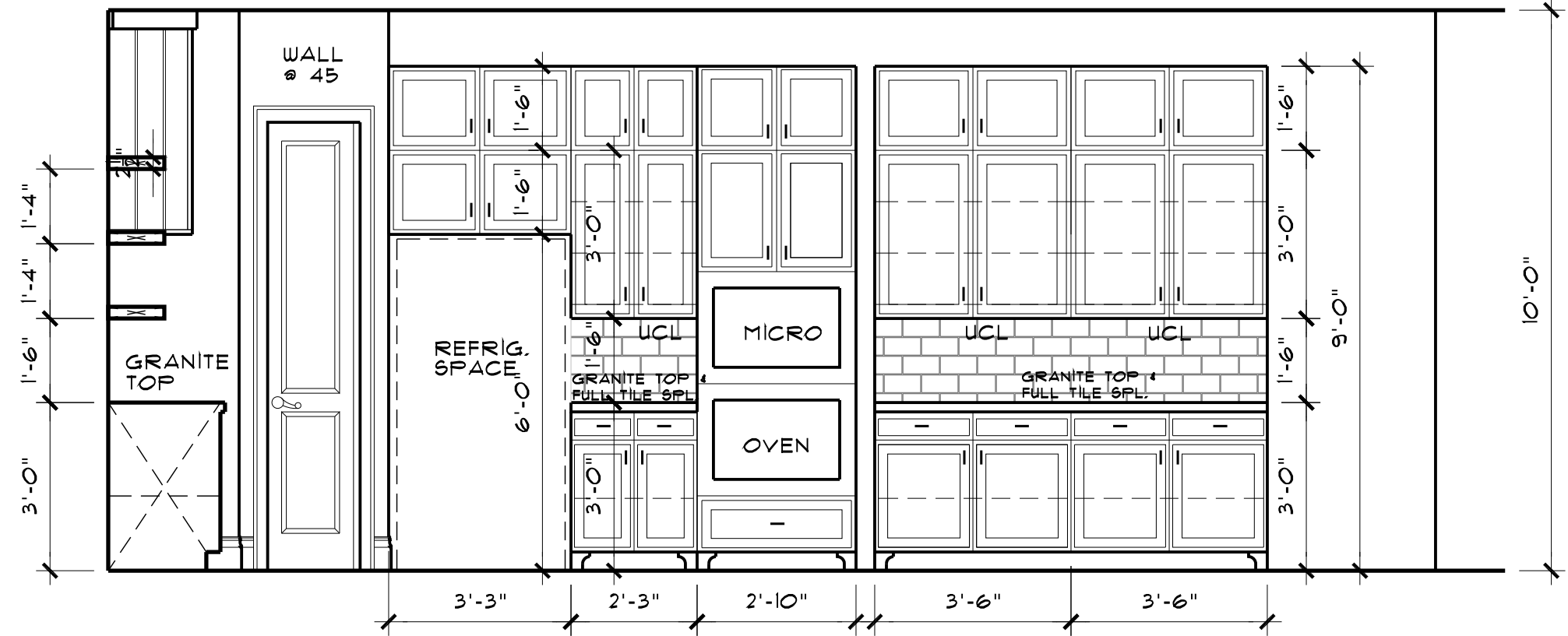
1 POWDER
SCALE : 3/8" = 1'-0"



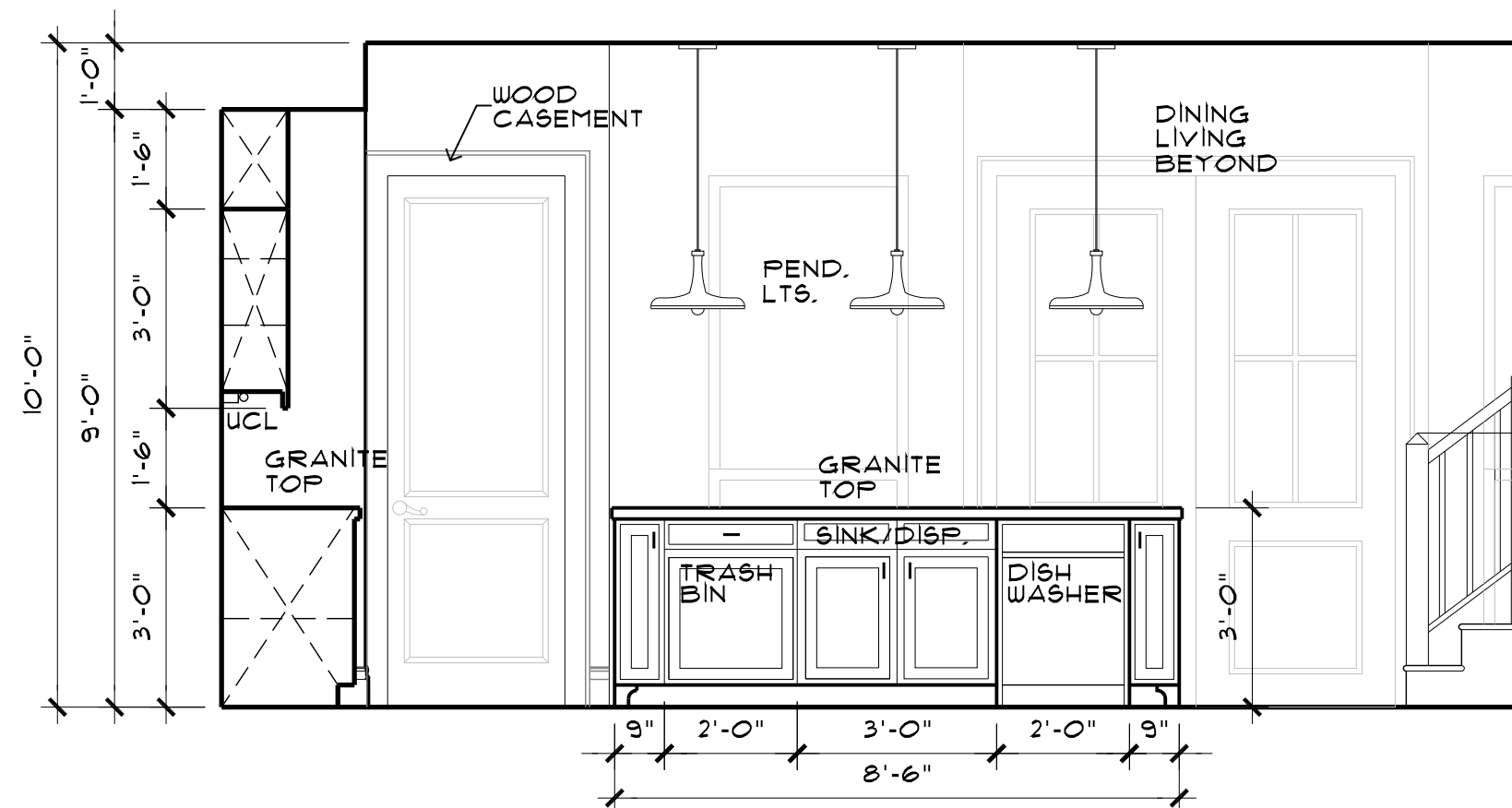
2 POWDER
SCALE : 3/8" = 1'-0"



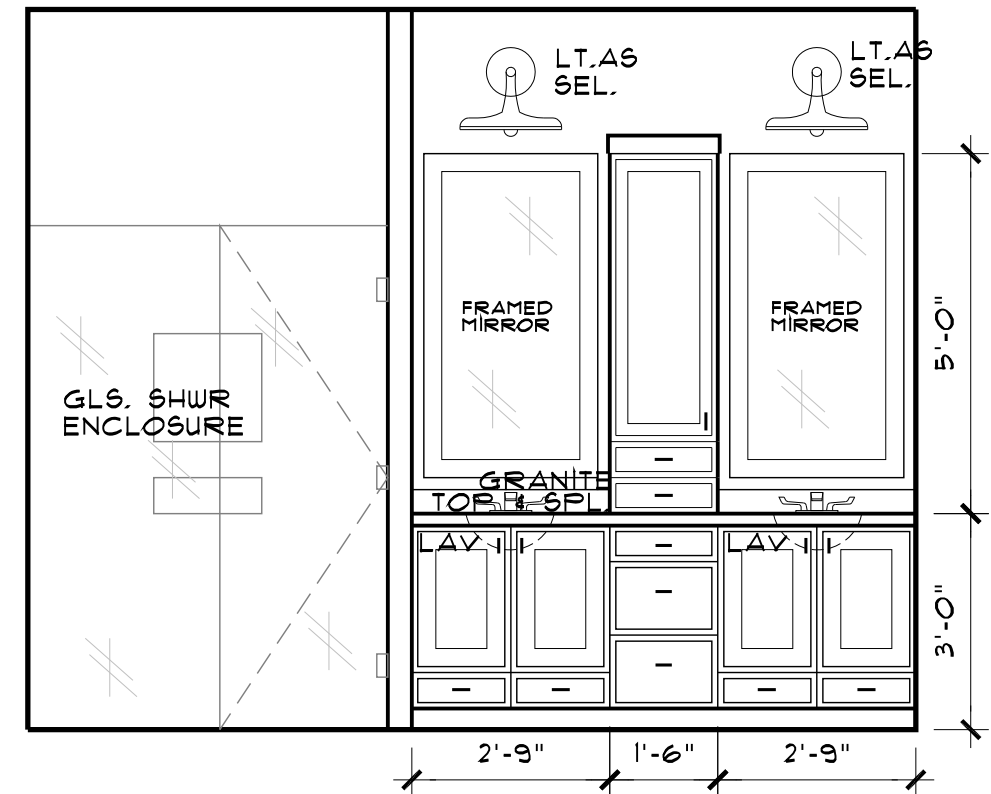
3 KITCHEN
SCALE : 3/8" = 1'-0"



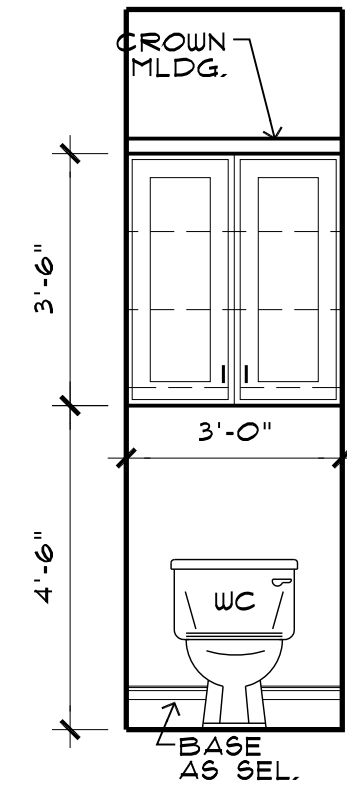
4 KITCHEN / DINING
SCALE : 3/8" = 1'-0"



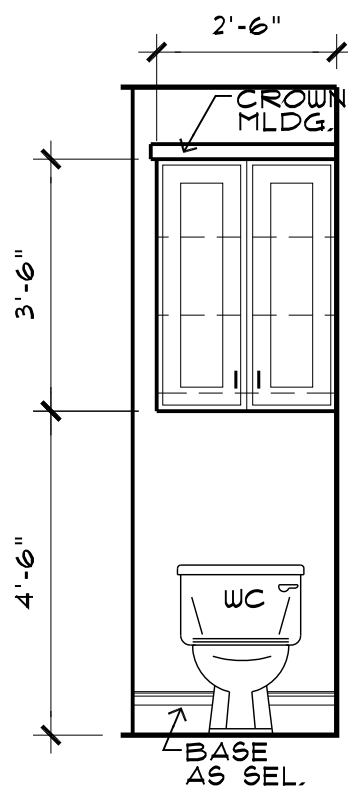
5 KITCHEN
SCALE : 3/8" = 1'-0"



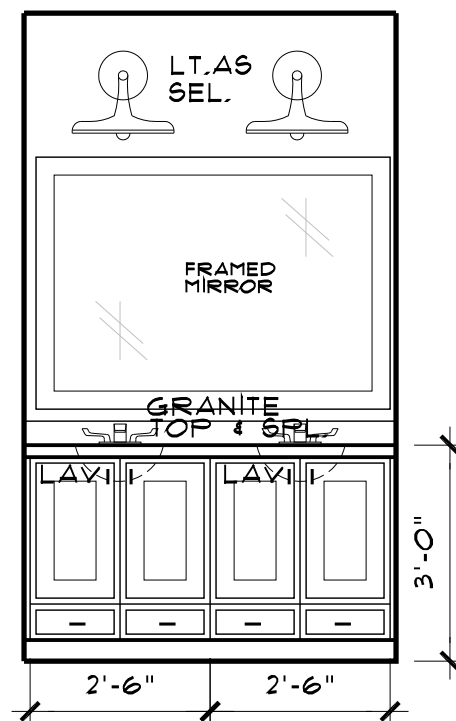
6 MSTR. BATH
SCALE : 3/8" = 1'-0"



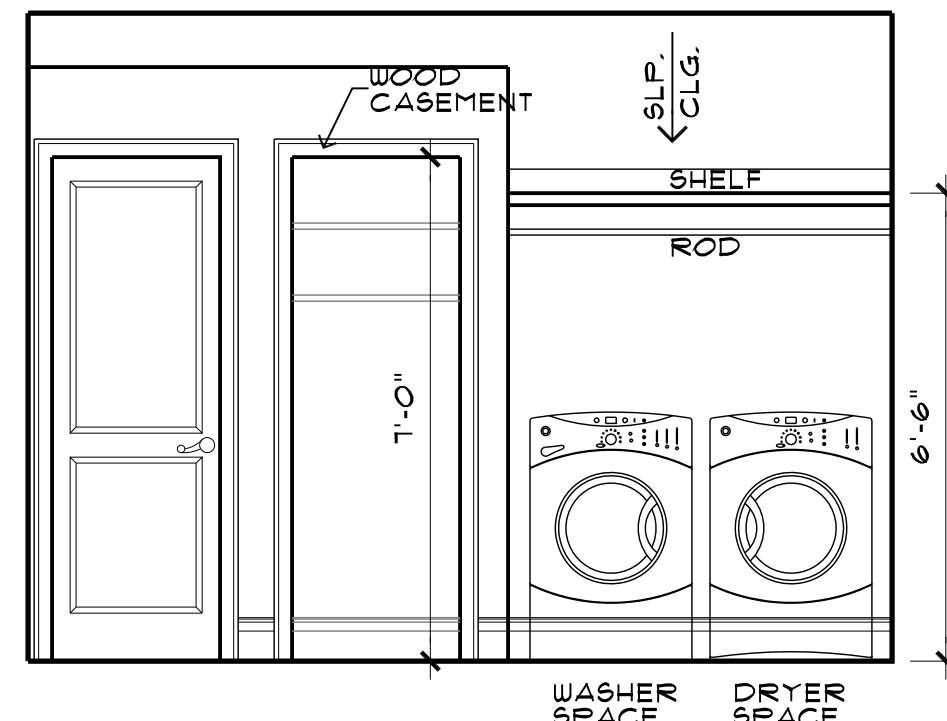
7 MSTR. BATH
SCALE : 3/8" = 1'-0"



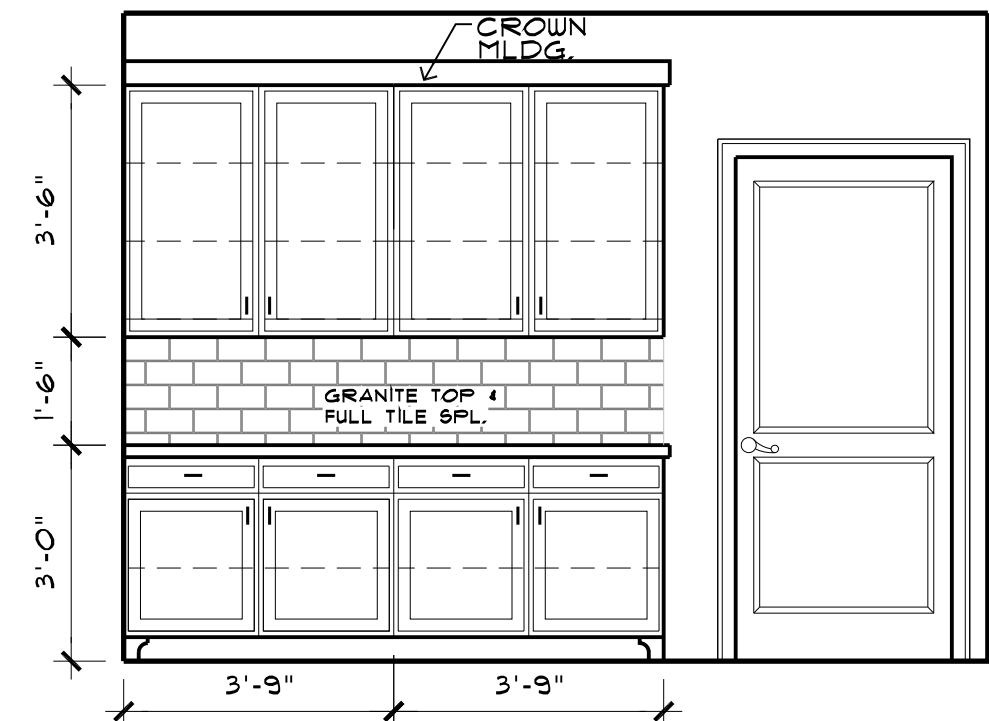
8 BATH-2
SCALE : 3/8" = 1'-0"



9 BATH-2
SCALE : 3/8" = 1'-0"



10 UTILITY
SCALE : 3/8" = 1'-0"



11 UTILITY
SCALE : 3/8" = 1'-0"

REVISIONS	BY

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Spec Home For :
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Lot 19, Blk. 5
San Antonio, Tx.
78202

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INTERIOR ELEVATIONS

819 Lamar St.

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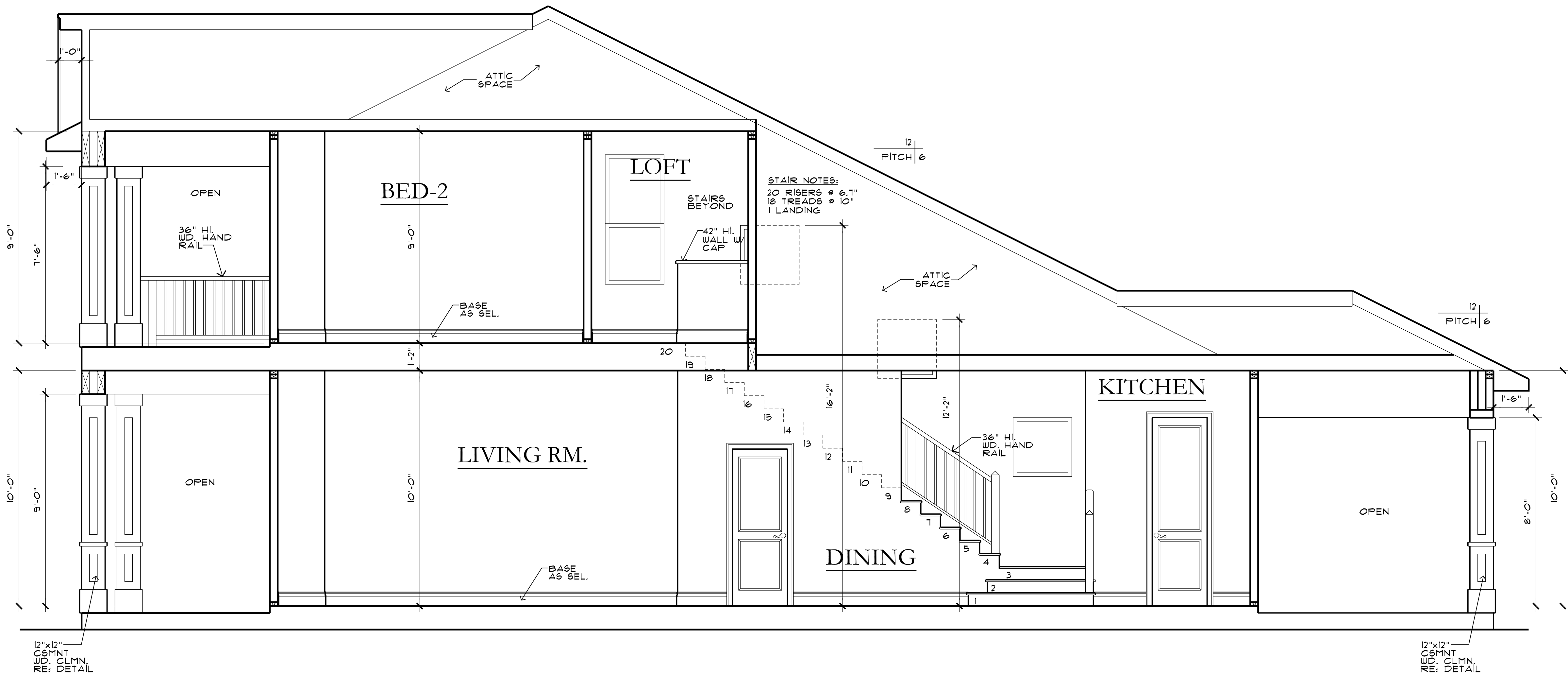
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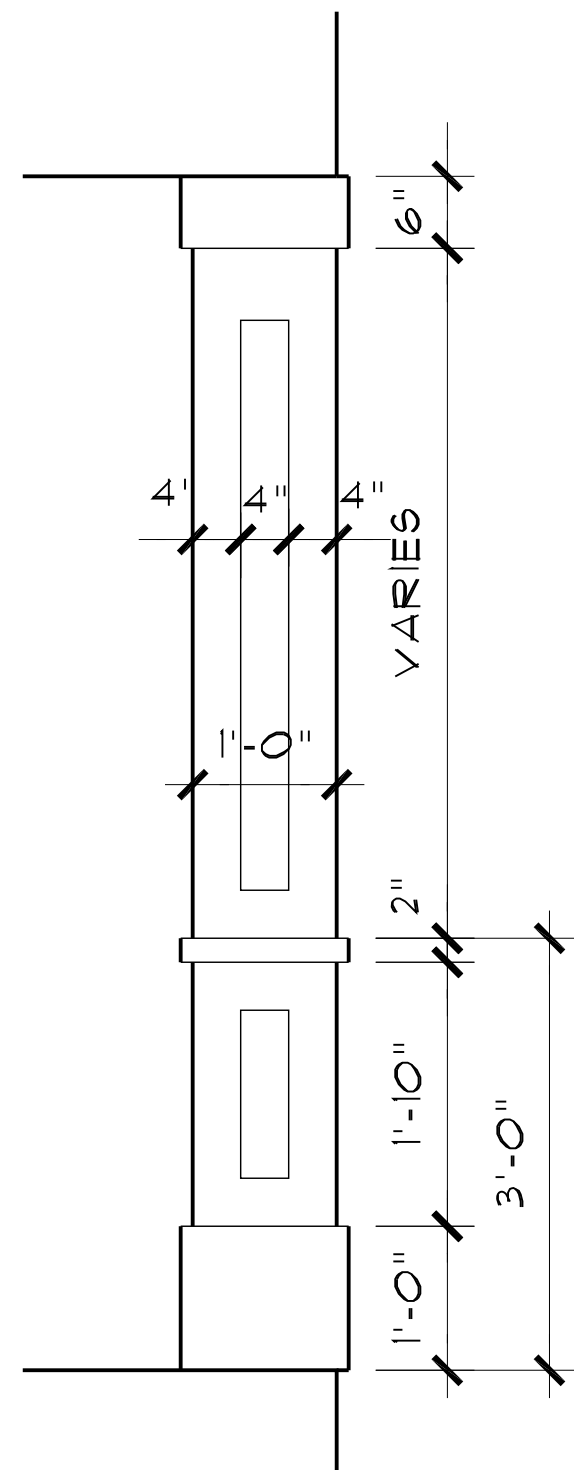
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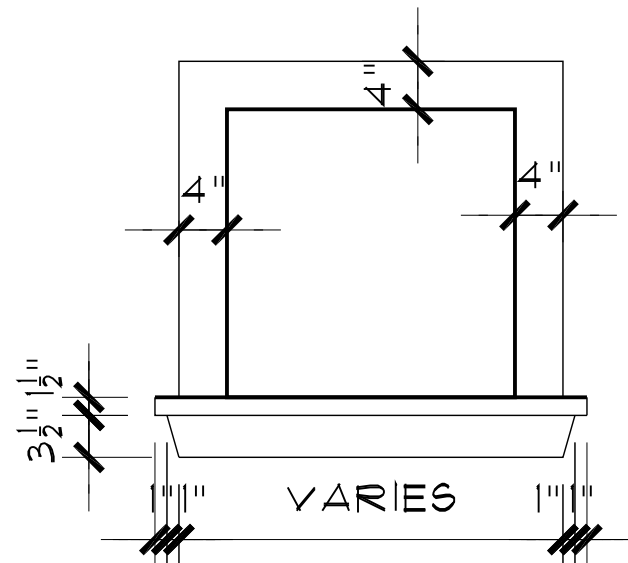


1 BUILDING SECTION

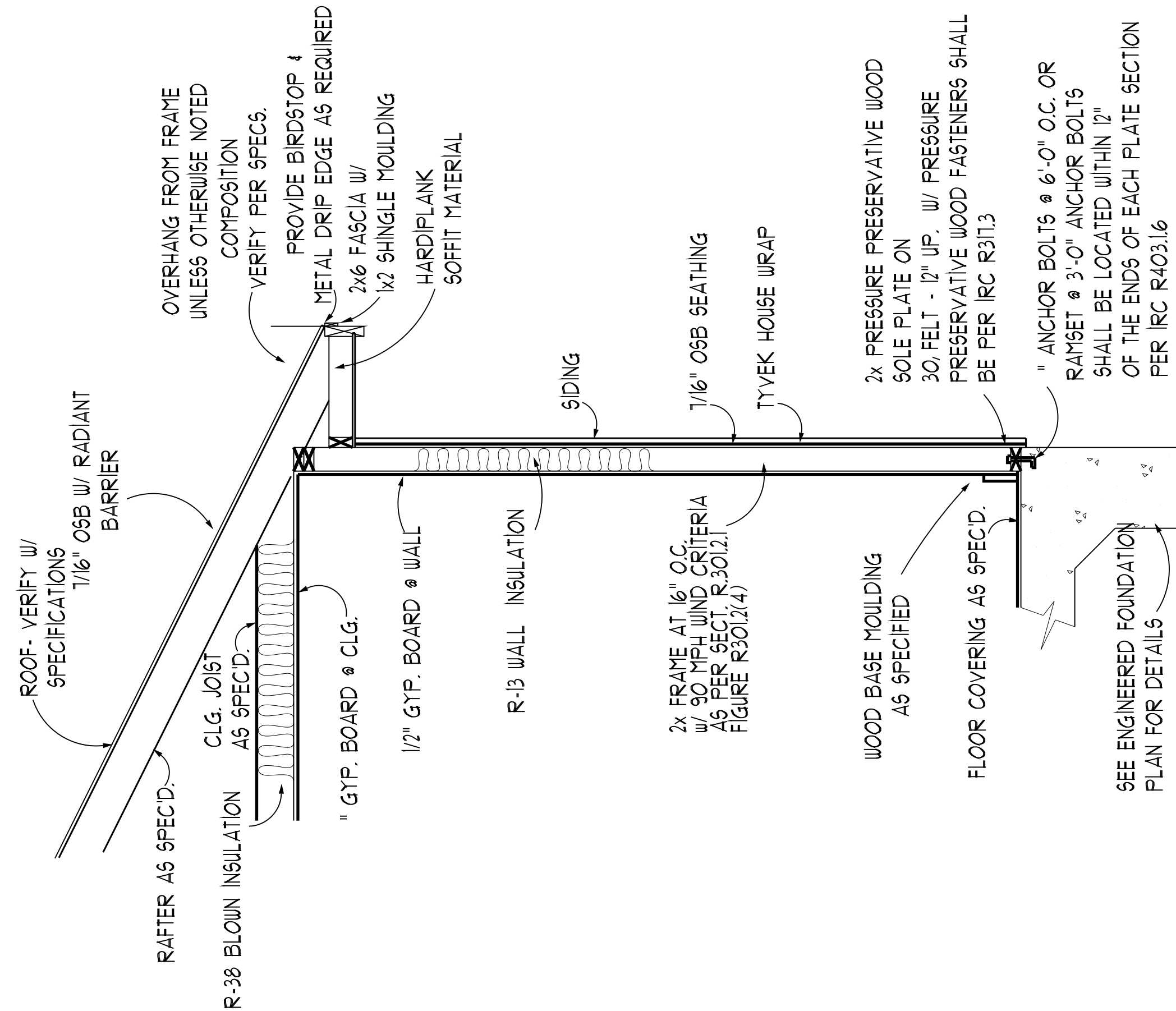
SCALE : 3/8" = 1'-0"



TYP. COLUMN DET.



TYP. WDW TRIM DET.



TYP. SIDING WALL SECTION

2009 IRC

1 STORY SECTION

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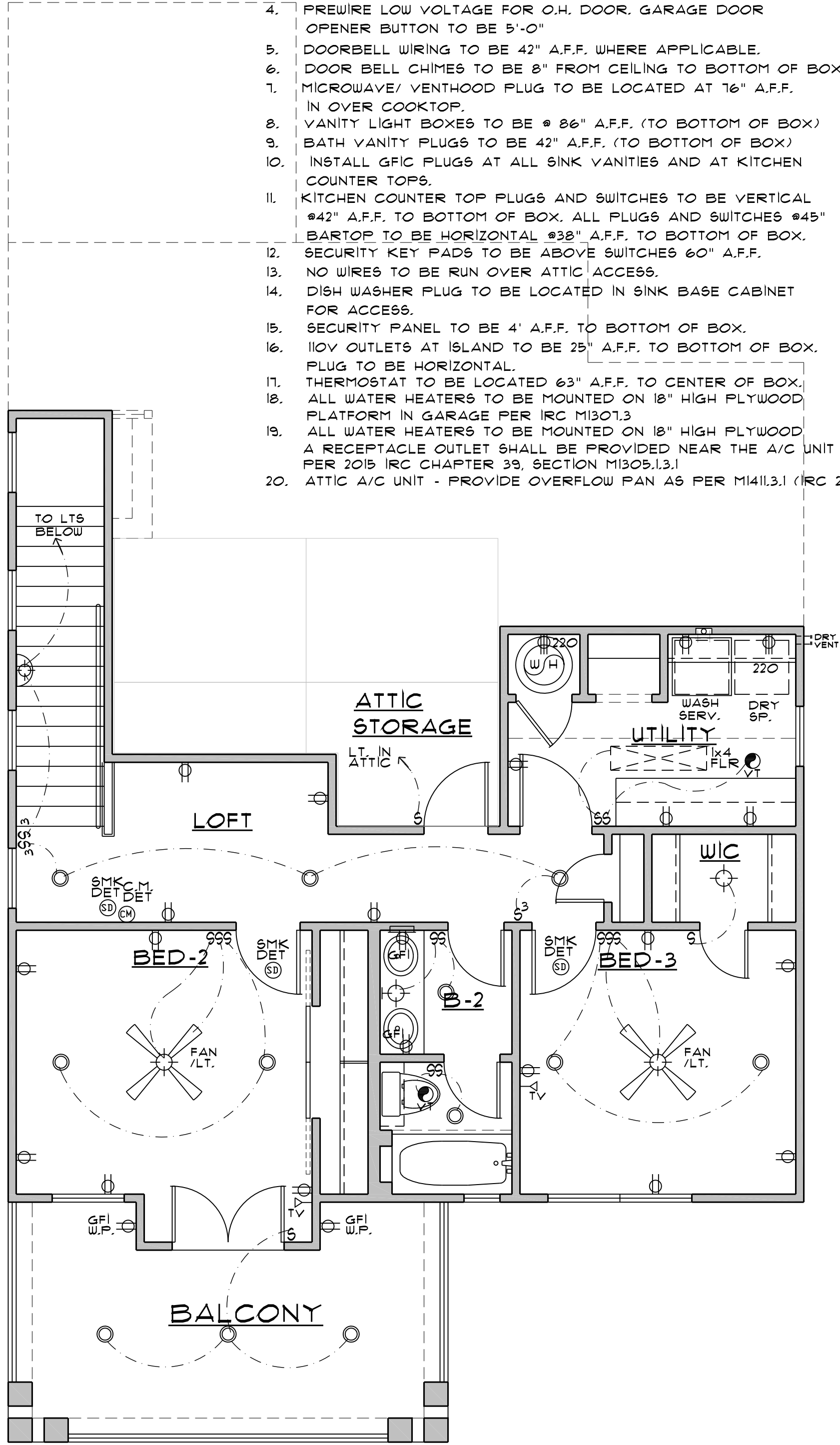
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819 Lamar St.

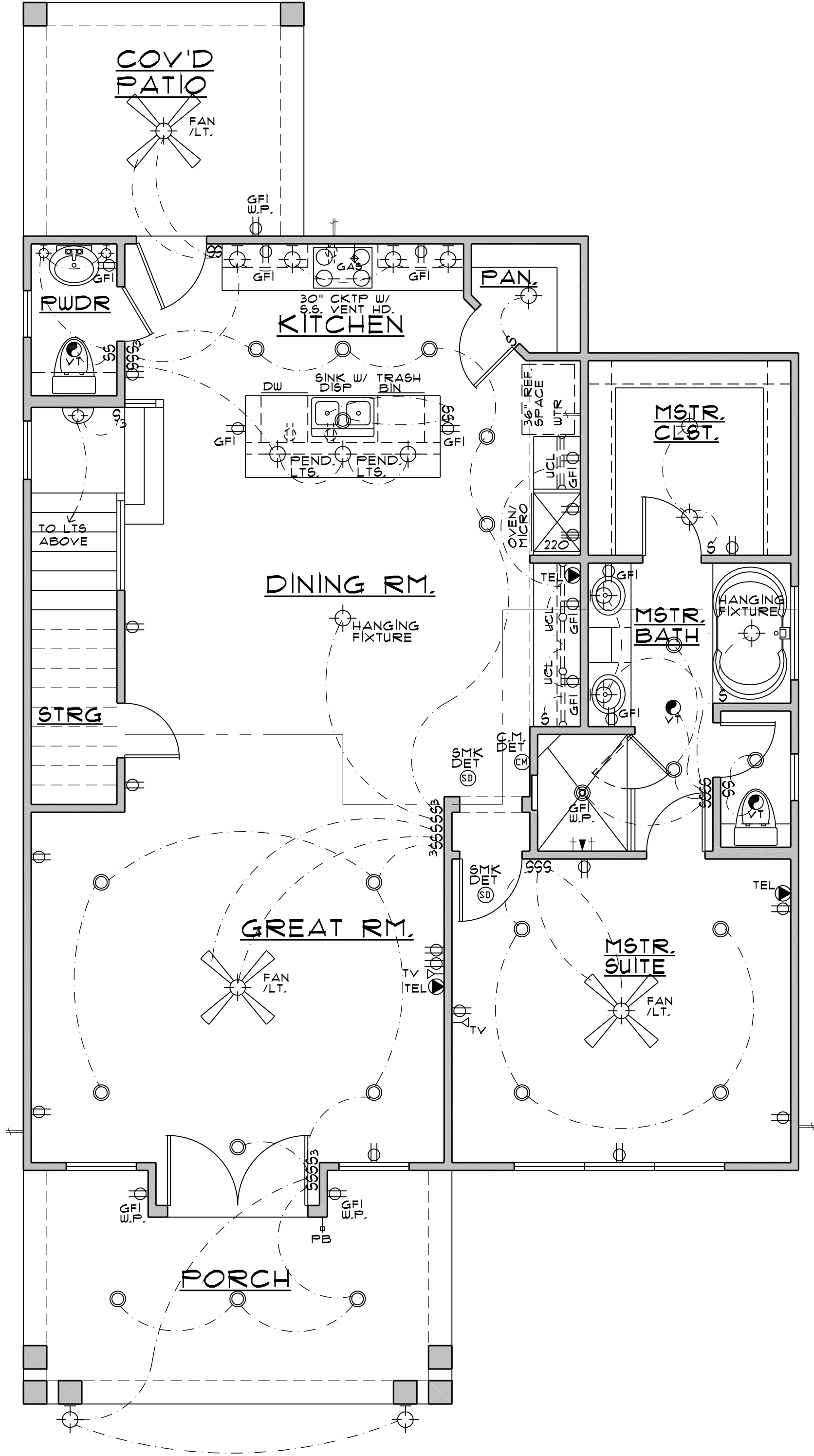
GENERAL ELECTRICAL NOTES

- BREAKER BOX TO BE LOCATED IN UTILITY ROOM WALL NEAR SERVICE DOOR.
- ALL PLUGS AND SMOKE DETECTORS PER CODES AN LOCATED ON PLAN. ALL SMOKE DETECTORS SHALL BE INSTALLED AS PER SEC R314. ALL CARBON MONOXIDE ALARMS SHALL BE INSTALLED AS PER SEC R315.
- EXTERIOR COLUMN AND PORCH LIGHTS TO BE AT 1'-0" A.F.F.
- PREWIRE LOW VOLTAGE FOR O.H. DOOR, GARAGE DOOR OPENER BUTTON TO BE 5'-0"
- DOORBELL WIRING TO BE 42" A.F.F. WHERE APPLICABLE.
- DOOR BELL CHIMES TO BE 8" FROM CEILING TO BOTTOM OF BOX.
- MICROWAVE/ VENTHOOD PLUG TO BE LOCATED AT 16" A.F.F. IN OVER COOKTOP.
- VANITY LIGHT BOXES TO BE @ 26" A.F.F. (TO BOTTOM OF BOX)
- BATH VANITY PLUGS TO BE 42" A.F.F. (TO BOTTOM OF BOX)
- INSTALL GFCI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTER TOPS.
- KITCHEN COUNTER TOP PLUGS AND SWITCHES TO BE VERTICAL @42" A.F.F. TO BOTTOM OF BOX. ALL PLUGS AND SWITCHES @45" BARTOP TO BE HORIZONTAL @38" A.F.F. TO BOTTOM OF BOX. SECURITY KEY PADS TO BE ABOVE SWITCHES 60" A.F.F.
- NO WIRES TO BE RUN OVER ATTIC ACCESS.
- DISH WASHER PLUG TO BE LOCATED IN SINK BASE CABINET FOR ACCESS.
- SECURITY PANEL TO BE 4' A.F.F. TO BOTTOM OF BOX.
- 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX. PLUG TO BE HORIZONTAL.
- THERMOSTAT TO BE LOCATED 63" A.F.F. TO CENTER OF BOX.
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER IRC M1301.3
- ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER 2015 IRC CHAPTER 39, SECTION M1305.1.3.1
- ATTIC A/C UNIT - PROVIDE OVERFLOW FAN AS PER M1411.3.1 (IRC 2015)



SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL FLOOR PLAN

HARMONY

Custom Homes Inc.

CONSTRUCTION SPECIFICATIONS

1) Foundation

STRUCTURAL REINFORCEMENT:	ENGINEERED POST TENSION CABLE SYSTEM
CONCRETE STRENGTH:	3000 P.S.I. @ 28 DAYS
MISC.:	ANCHOR BOLTS

2) Fireplace

TYPE:	PRE-FABRICATED METAL; WOOD BURNING
SIZE:	42"
CHIMNEY MATERIAL:	STUCCO
GLASS DOORS:	DIRECT VENT FIREPLACES ONLY
MANTLE:	STONE
FACE:	STONE/BRICK MATCH WITH EXTERIOR OF HOME
HEARTH:	MASONRY TO MATCH HOME STONE/BRICK

3) Framing

STUD SPACING:	2 x 4 STUDS: 16" ON CENTER @ ALL WALLS W/ CALIFORNIA FRAMING
EXTERIOR SOLE PLATE MATERIAL:	PRESSURE TREATED 2x's w/ DOW SILL SEAL AT EXTERIOR ONLY
SIDING MATERIAL:	HARDPLANK "CEDARMILL ROUGHSAWN" LAP SIDING
SHEATHING @ SIDING:	15 LB FELT
SHEATHING @ MASONRY:	4X8 ZIP BOARD
SOFFIT MATERIAL:	HARDISOFFIT - PERFORATED
FASCIA:	2 X 6
SUBFLOORING:	3/4" OSB TONGUE AND GROOVE
ROOF FRAME:	CONVENTIONAL PER PLAN
ROOF DECKING:	RADIANT BARRIER
EXTERIOR TRIM:	TEXTURED HARDBOARD
MISC:	SLOPED CEILING PER PLAN
	9' PLATE HEIGHT, 1st FLOOR; 2nd FLOOR, PER PLAN
	SUBFLOOR GLUED, NAILED & SCREWED
	BLOCK FOR CABINETS

4) Exterior Paints & Stains

SHUTTERS:	AQUA GLEEM 100% ACRYLIC - GLOSS
SIDING:	AQUA GLEEM 100% ACRYLIC - GLOSS
TRIM:	AQUA GLEEM 100% ACRYLIC - GLOSS

5) Masonry	
MASONRY PER PLAN:	STANDARD SELECTION w/ STANDARD MORTAR w/ LIMESTONE STONE and STUCCO
MISC:	CAST LIMESTONE ADDRESS BLOCK per subdivision MASONRY VENEER @ FRONT ELEVATION PER PLAN WITH MASONRY VENEER @ FIRST FLOOR SIDES
6) Roofing	
TYPE:	ASPHALT/FIBERGLASS PER PLAN
GRADE:	30 YEAR DIMENSIONAL
ATTIC VENTING:	8" X 16" SOFFIT VENTS / AIR HAWKS AS REQUIRED / GABLE VENTS PER PLAN
MISC:	DRIP EDGE TO BE METAL (PAINTED)
7) Gutters	
TYPE:	FRONT ONLY
8) Windows	
TYPE:	VINYL/ALMOND
GLAZING:	LOW E
STYLE:	DIVIDED LITE FRONT ONLY, 1/1 SIDES AND REAR
TEMP:	STD
SCREENS:	STANDARD HALF SCREENS AT ALL OPERABLE WINDOWS
MISC:	
9) Exterior Doors	
FRONT:	6'-8" KNOTTY ALDER
REAR:	METAL w/ INSULATED GLASS (1 lite)
GARAGE DOORS:	EMBOSSSED RAISED PANEL METAL w/ GLASS INSERTS AT TOP ROW ONLY (PER PLAN)
SPECIAL HARDWARE:	BRUSHED NICKEL/ORB PASSAGE KNOB & DEADBOLT @ FRONT, REAR & HOUSE TO GARAGE DRS.
10) Insulation (Heated Area)	
EXTERIOR WALLS:	R-15 KRAFT FACED BATTS
EXPOSED FLR:	R-22 @ GARAGE CEILING w/ LIVING ABOVE
FLAT CEILING:	R-38 BLOWN
EXPOSED FLR:	R-22 @ LIVING ABOVE PORCHES, PATIOS, etc.
POLYSEAL:	ONE AND TWO PHASE
SLOPED CLG:	R-22 BATTS
11) Cabinets	
TYPE:	CUSTOM PRE- FINISHED KNOTTY ALDER/ MAPLE
KITCHEN DOOR STYLE:	RAISED PANEL (BUILT IN)
MASTER BATH DOOR STYLE:	RAISED PANEL
BATH 2 DOOR STYLE:	RAISED PANEL
POWDER BATH DOOR STYLE:	N/A

UTILITY DOOR STYLE:	N/A		
MISC:	CROWN MOULD TRIM AT TOP OF UPPER CABINETS		
	42" UPPER CABINETS		
	ONE MEDICINE CABINET AT ALL FULL BATHS		
12) Countertops			
KITCHEN DECK:	GRANITE LEVEL 2		
KITCHEN BACKSPLASH:	CERAMIC TILE LEVEL 2		
KITCHEN ISLAND:	GRANITE (PER PLAN)		
MASTER BATH:	GRANITE (PER PLAN)		
BATH 2:	GRANITE LEVEL 2 WITH UNDERMOUNT OVAL BOWL		
POWDER:	VITREOUS CHINA PEDESTAL WITH 24"X36" MIRROR (per plan)		
MISC:	ROUND EDGES		
13) Interior Trim & Doors			
INTERIOR DOOR STYLE:	RIVERSIDE' STYLE RAISED PANEL		
INTERIOR DOOR SIZE:	6'-8" Text hardboard Paint		
TRIM SIZE:	3-1/2" FJWP PAINT		
BASE SIZE:	5-1/4" FJWP PAINT		
CHAIRRAIL:	NONE		
CROWNMOULD MATERIAL:	DINING ROOM		
STAIRS HANDRAIL MATERIAL:	SHEETROCK HALF WALL WITH WOOD CAP AT ALL HORIZONTAL AREAS		
HANDRAIL:	WOOD (STAINED) AT SLOPES ONLY		
NEWEL POST:	WOOD (STAINED) AT SLOPES ONLY		
BALUSTER:	(METAL) AT SLOPES ONLY		
MISC:	FJWP AT WINDOW STOOLS AND APRONS		
	HOUSE TO GARAGE DOOR TO BE RAISED PANEL		
	CUT DOWN HVAC DOORS TO ALWAYS BE TEXTURED SLAB		
	MDF SHELVING		
14) Interior Paints & Wall Finish			
SHEETROCK WALLS:	1/2"		
SHEETROCK CEILING:	5/8"		
NOTE:	HARDIE BACKER @ TUBS		
TEXTURE WALLS:	MEDIUM DRAG-NO PRIME		
TEXTURE CEILING:	MEDIUM DRAG-NO PRIME		
PAINT WALLS AND CEILING:	MONARCH 'MOPAKO' LATEX, FLAT FINISH		
PAINT TRIM:	MONARCH 'MOPAKO' SEMI-GLOSS ENAMEL		
GARAGE:	SHEETROCK, TAPE FLOAT AND TEXTURE ALL WALLS AND CEILING		

NOTE: ROUND CORNERS THROUGHOUT, (EXCLUDING WINDOWS)

15) Plumbing-Tub/Shower-Enclosure-Surrounds

COMMODE@MASTER:	ELONGATED
HARDWARE FINISH@MASTER:	ORB/SATIN FINISH
VANITY BOWL@MASTER:	DROP IN OVAL
VANITY FAUCET@MASTER:	SGL. HANDLE CHATEAU #4621
TUB@MASTER:	42" x 60" DROP OVAL ROYAL TUB w/ EXTENDED DECK AS SEAT (PER PLAN)
TUB SPLASH@MASTER:	6"x 6" CERAMIC TILE
TUB FAUCET@MASTER:	TWO HANDLE DECK MOUNT
SHOWER PAN@MASTER:	CERAMIC TILE
COMMODE@BATH2:	ELONGATED
HARDWARE FINISH@BATH2:	SATIN NICKEL/ORB FINISH
VANITY BOWL@BATH2:	UNDERMOUNT REC. OVAL
VANITY FAUCET@BATH2:	SGL. HANDLE CHATEAU #4621
TUB@BATH2:	30"x 60" WHITE PORC. STEEL
TUB SPLASH@BATH2:	6"x 6" CERAMIC TILE
TUB FAUCET@BATH2:	SGL. HANDLE CHATEAU #2353
SHOWER PAN@BATH2:	
COMMODE@POWDER:	ELONGATED
HARDWARE FINISH@POWDER:	CHROME
VANITY BOWL@POWDER:	VITREOUS CHINA PEDESTAL
VANITY FAUCET@POWDER:	SGL. HANDLE CHATEAU #4621
SHOWER WALL:	6"x 6" CERAMIC TILE
SHOWER FAUCET:	SGL. HANDLE 'CHATEAU' #2352
SHOWER ENCLOSURE:	CLEAR GLASS / CHROME/ORB/SATIN NICKLE
KITCHEN SINK:	STAINLESS STEEL
KITCHEN FAUCET:	MOEN #7430 SATIN NICKLE/ORB FINISH
HOSE BIBBS:	TWO SINGLE LEVER W/ SPRAYER
WATER HEATER(S):	40 GALLON
GAS OUTLETS:	STOVE, FIREPLACE AND PATIO
MISC:	INSULATE ALL WATER LINES IN EXTERIOR WALLS
	DISPOSAL FURNISHED AND INSTALLED BY PLUMBER

16) HVAC

UNIT TYPE:	CARRIER
# OF UNITS:	PER PLAN

A/C ENERGY RATING:	15 SEER - PURON		
FURNACE:	ALL ELECTRIC HEAT PUMP		
THERMOSTAT:	PROGRAMABLE		
MISC:	HEAT & A/C VENTS AT ALL BATHS		
	EXHAUST FANS PER LOCAL CODES		
17) Electrical			
220 OUTLETS:	WATER HEATER(S); FURNACES(S); DRYER, RANGE		
RECESSED LIGHT(S):	KITCHEN (5)		
SWITCHES & PLUGS:	WHITE		
CEILING FAN(S):	FAMILY & MASTER BEDROOM (WITH LIGHT KIT)		
BLOCK ONLY FOR CEILING FANS:	ALL SECONDARY BEDROOMS, STUDY, AND GAMEROOM (IF APPLICABLE)		
MISC:	LIGHT PACKAGE TO INCLUDE DOORBELL & CHIMES		
	ALL CIRCUITS COPPER WIRING EXCEPT SUB-FEED AND MAIN SERVICE		
	EXHAUST FANS PER LOCAL CODES		
	SMOKE DETECTORS PER LOCAL CODES		
	PRE-WIRE AND INSTALL GARAGE DOOR OPENER		
MISC:	FIVE RECESS CAN LIGHTS IN KITCHEN		
MISC:	ONE RECESS CAN LIGHT ABOVE SINK		
18) Low Voltage Wiring			
STRUCTURED WIRING:	NONE		
PRE-WIRE TELEVISION:	2 (RG6 COAXIAL CABLE)		
PRE-WIRE TELEPHONE:	2 (CAT 5)		
GARAGE DOOR OPENER:	INSTALLED		
SECURITY SYSTEM:	COMPLETE w/ 1 KEYPAD (PREWIRES ONLY AT FRONT DOOR AND MASTER), 1 SIREN, ALL OPERABLE		
19) Appliances			
BRAND:	GE PROFILE		
RANGE:	N/A		
COOKTOP:	JGP5036SLSS 36" BUILT IN COOKTOP 5 BURNER 15KBTU		
HOOD:	JVX5360SJSS UNDER CABINET VENT		
DISHWASHER:	GDT695SSJSS 24" DISHWASHER STAINLESS INTERIOR		
MICROWAVE:	PEB7227SLSS 24" BUILT IN MICROWAVE SENSOR COOK		
DISPOSAL:	IN-SINK-ERATOR, 1/2 HORSEPOWER FURNISHED & INSTALLED BY PLUMBER		
MISC:	STAINLESS 30" TRIM KIT		
WALL OVEN:	JT5000SFSS 30" SINGLE 5.0 CU FT CONVECTION STAINLESS		
20) Hardware			
BRAND:	EDMONTON BY KWIKSET		
INTERIOR FINISH:	BRUSHED NICKEL/ORB		

