HISTORIC AND DESIGN REVIEW COMMISSION
December 02, 2020

HDRC CASE NO:	**2020-499**
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 1-story residential structure
APPLICATION RECEIVED:	November 03, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is a Certificate of Appropriateness for approval to construct a 1-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 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 material*s—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.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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 real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The applicant is a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 819 Lamar, located within the Dignowity Hill Historic District.
b. CONCEPTUAL APPROVAL – The applicant received conceptual approval at the October 7, 2020, Historic and Design Review Commission hearing with the following stipulations:
    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. ***This stipulation has not been fully met.***
    ii. That the proposed front facing dormer be eliminated as noted in finding h. ***This stipulation has been met.***
    iii. That wood or composition siding is appropriate in a four (4) inch exposure with mitered corners and a smooth finish. Column details should be submitted to staff for review and approval. The proposed board and batten siding should be eliminated, and siding should no change profiles on one elevation.
    iv. That windows that are consistent with staff's standards for windows in new construction be installed, as noted in finding k and in the applicable citations.
    v. That fenestration be added to blank walls on the east and west elevations, and that window be grouped and detailed consistent with those found historically on the block. Windows should be separated by a wood mullion of six inches in width, and should feature sizes and profiles that are consistent with those found historically within the block and district. ***This stipulation has not been fully met.***
    vi. That the front walkway lead to the walkway at the right of way, that a landscaping plan be developed, and that mechanical equipment be screened from view from the public right of way. ***This stipulation has been met.***
c. 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.

d. DESIGN REVIEW COMMITTEE – The applicant presented an updated design to the Design Review Committee on August 25, 2020. At that meeting, the applicant received positive feedback regarding the proposed massing. The Committee recommended that the applicant incorporate additional fenestration.

e. 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 twenty-eight (28) 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.

f. 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.

g. 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. The applicant has proposed for the new construction to feature one story in height. Staff finds this to be appropriate and consistent with the Guidelines.

h. 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; however, staff finds that the proposed foundation height should be annotated on each elevation.

i. ROOF FORM – The applicant has proposed for the structure to feature both front and side facing gabled roofs as well as hipped roofs. This block of Lamar feature gabled and hipped historic roof forms. Staff finds the proposed roof form to be appropriate.

j. 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.

k. MATERIALS – The applicant has noted materials that include composite siding and trim, asphalt shingle roofing and metal windows. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of ¾" and mitered corners. Columns should be six inches square. The applicant has proposed columns that are 15 inches in width. This is not appropriate.

l. WINDOW MATERIALS – The applicant has noted the installation of metal windows, but has not specified a specific product or material. Staff finds that windows should be consistent with staff standards for windows in new construction, noted in the applicable citations.

m. WINDOW & DOOR OPENINGS – Per the submitted documents, the applicant has proposed blank walls near the front elevation on both side elevations. Staff finds that windows should be added to separate expanses of wall that do not feature windows. Additionally, window should be grouped in a manner that is consistent with those found historically on the block, be separated by a six inch wood mullion rather than siding, feature a one over one profile and equally sized sashes.

n. WINDOW & DOOR OPENINGS – Per the submitted documents, the applicant has proposed window profiles that are atypical of those found historically within the district. The proposed windows feature sizes that are larger than those found historically within the district, or feature non-traditional profiles, such as fixed, square windows. Staff finds that windows that are consistent with those found historically within the district in regards to size and profile be installed.

o. ARCHITECTURAL DETAILS – As noted above, staff finds that roof forms and fenestration profiles should reference those found historically on the block, and that the proposed front dormer be eliminated. Additionally, the applicant has incorporated a number of Craftsman style details and architectural forms; however, the

applicant has proposed siding profiles that are more consistent with Folk structures, such as the proposed board and batten siding.

p. DRIVEWAY – The applicant has proposed to install a driveway on the east side of the lot, consistent with the historic examples found on the block. This is consistent with the Guidelines.
q. 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 simple, concrete walkway that matches those found historically within the district be installed.
r. 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.
s. 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:

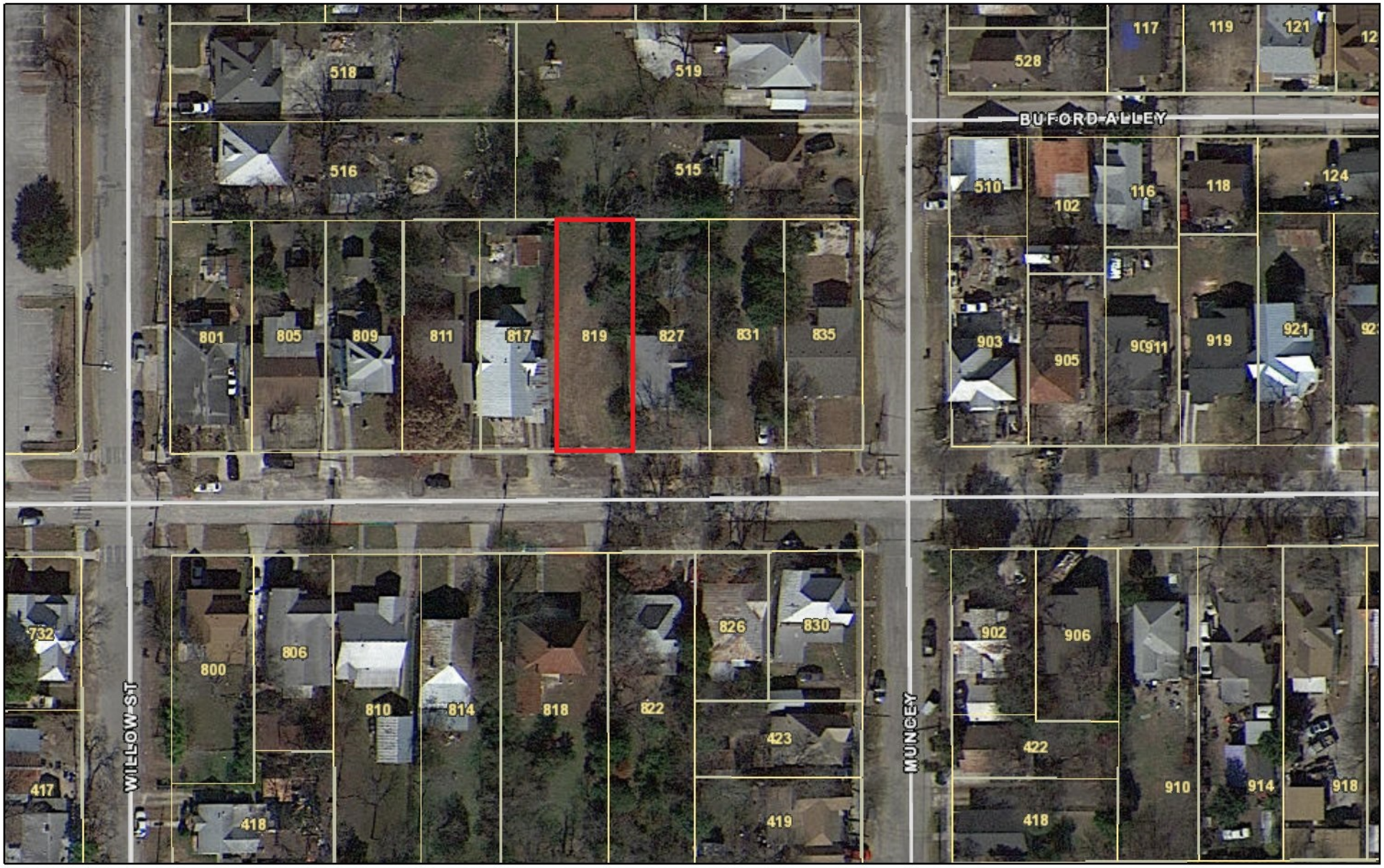
Staff does not recommend approval based on findings a through q. Staff recommends that the applicant address the following items prior to receiving a recommendation for approval:

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.
ii. That wood or composition siding is appropriate in a four (4) inch exposure with mitered corners and a smooth finish. Column details should be submitted to staff for review and approval. The proposed board and batten siding should be eliminated, and siding should no change profiles on one elevation. Columns should feature an appropriate dimension; fifteen inches is not architecturally appropriate.
iii. That windows that are consistent with staff's standards for windows in new construction be installed, as noted in finding k and in the applicable citations.
iv. That fenestration be added to blank walls on the east and west elevations, and that window be grouped and detailed consistent with those found historically on the block. Windows should be separated by a wood mullion of six inches in width, and should feature sizes and profiles that are consistent with those found historically within the block and district.

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



September 11, 2020

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee Report

DATE: August 25, 2020

HDRC Case #:

ADDRESS: 819 Lamar

Meeting Location: WebEx

APPLICANT: Michael Cisneros

DRC Members present: Jeff Fetzer

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a 1-story residential structure

COMMENTS/CONCERNS:

MC: Overview of updates to the design.
JF: Design a specific roof form to present to the Commission.
JF: Windows on the front façade can be ganged windows.
JF: Develop a sidewalk from the porch to the street
JF: Questions about setbacks
JF: Lot coverage appears to be appropriate.
JF: Windows should be added to both side facades.

OVERALL COMMENTS:

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 :

TOTAL LIVING	=	1,810
COV'D PATIO	=	108
PORCH AREA	=	121
TOTAL AREA	=	2,039 SQ.FT.

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INDEX TO DRAWINGS

October 28, 2020

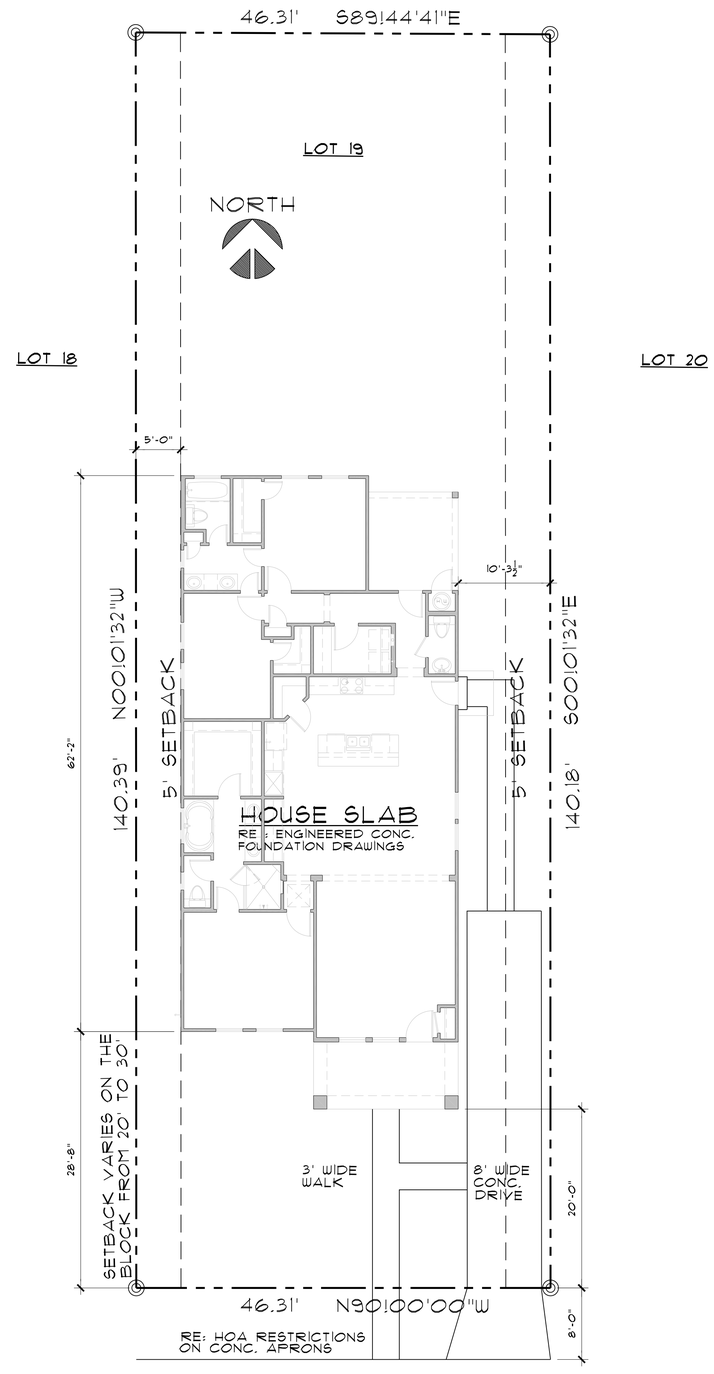
Job: 19-238
October 28, 2020

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
10-05-20	DJ
10-28-20	DJ

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78202

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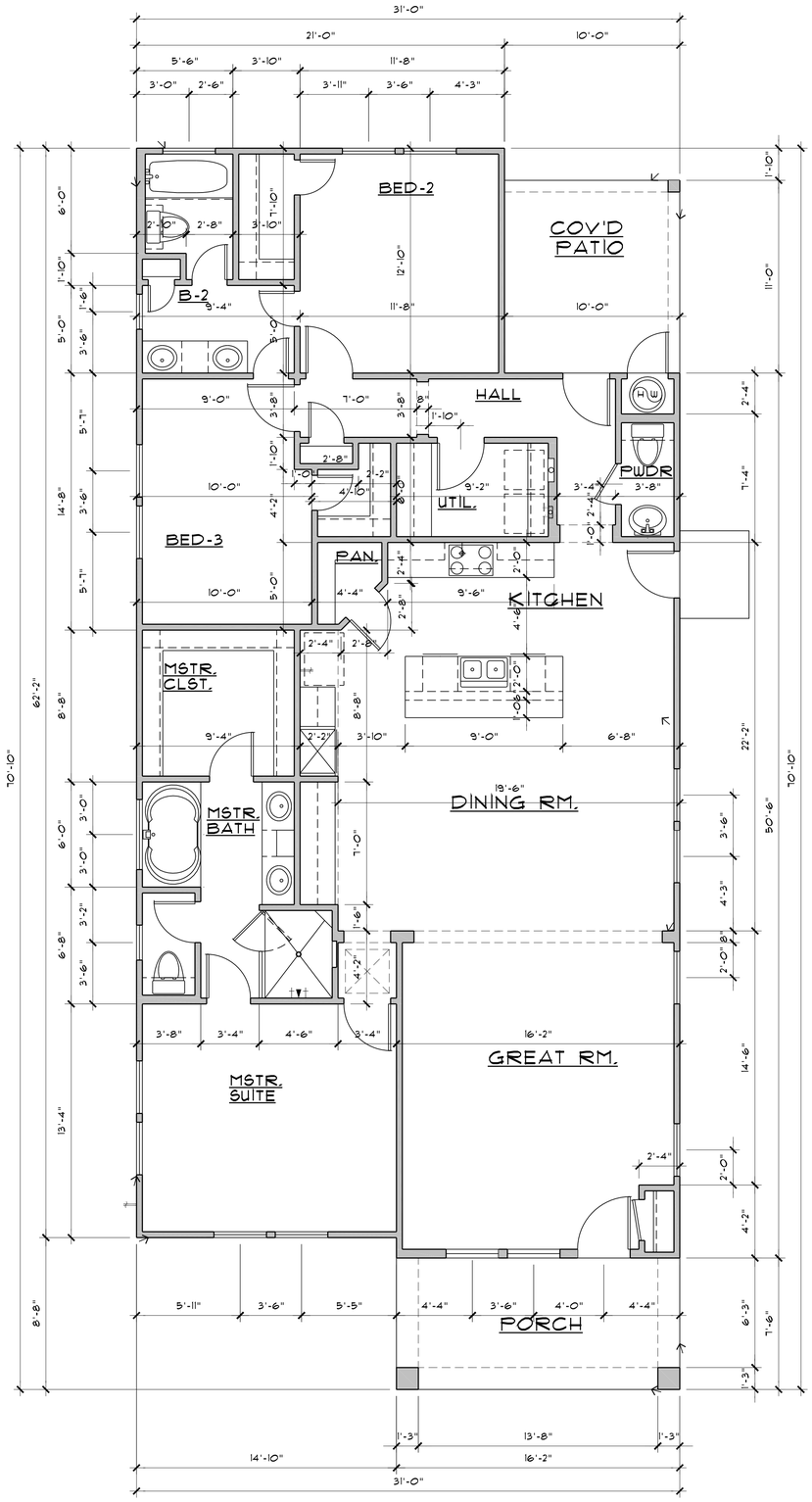
DRAWN	DH
CHECKED	DH
DATE	3-25-20
PROJECT	Spec
JOB. NO.	19-238
SHEET	A1
OF	SHEETS

SITE PLAN

819 Lamar St.



FLOOR PLAN DIMENSIONS

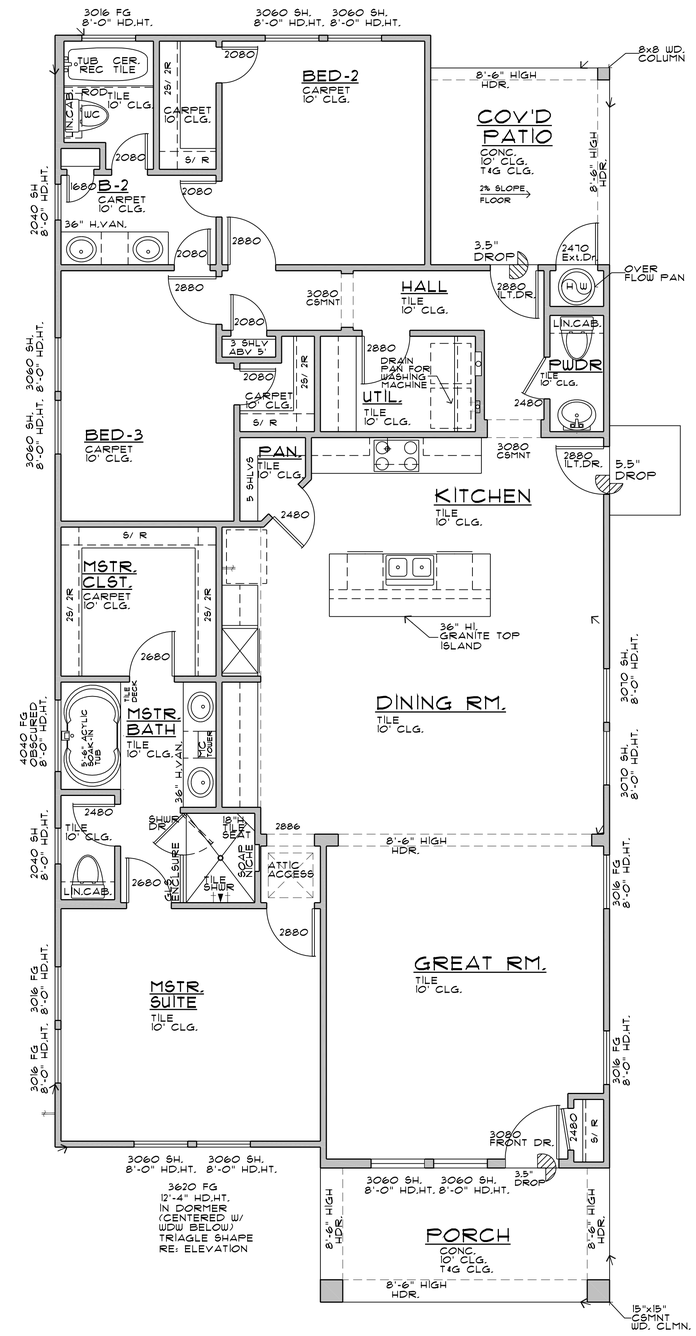
SCALE : 1/4" = 1'-0"

AREAS

	:	121
TOTAL LIVING	=	1,810
COV'D PATIO PORCH AREA	=	108
TOTAL AREA	=	2,039 SQ.FT.

CONTRACTOR NOTES

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 VANITYS AND ALL PICTURE PLUGS.



FLOOR PLAN NOTES

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

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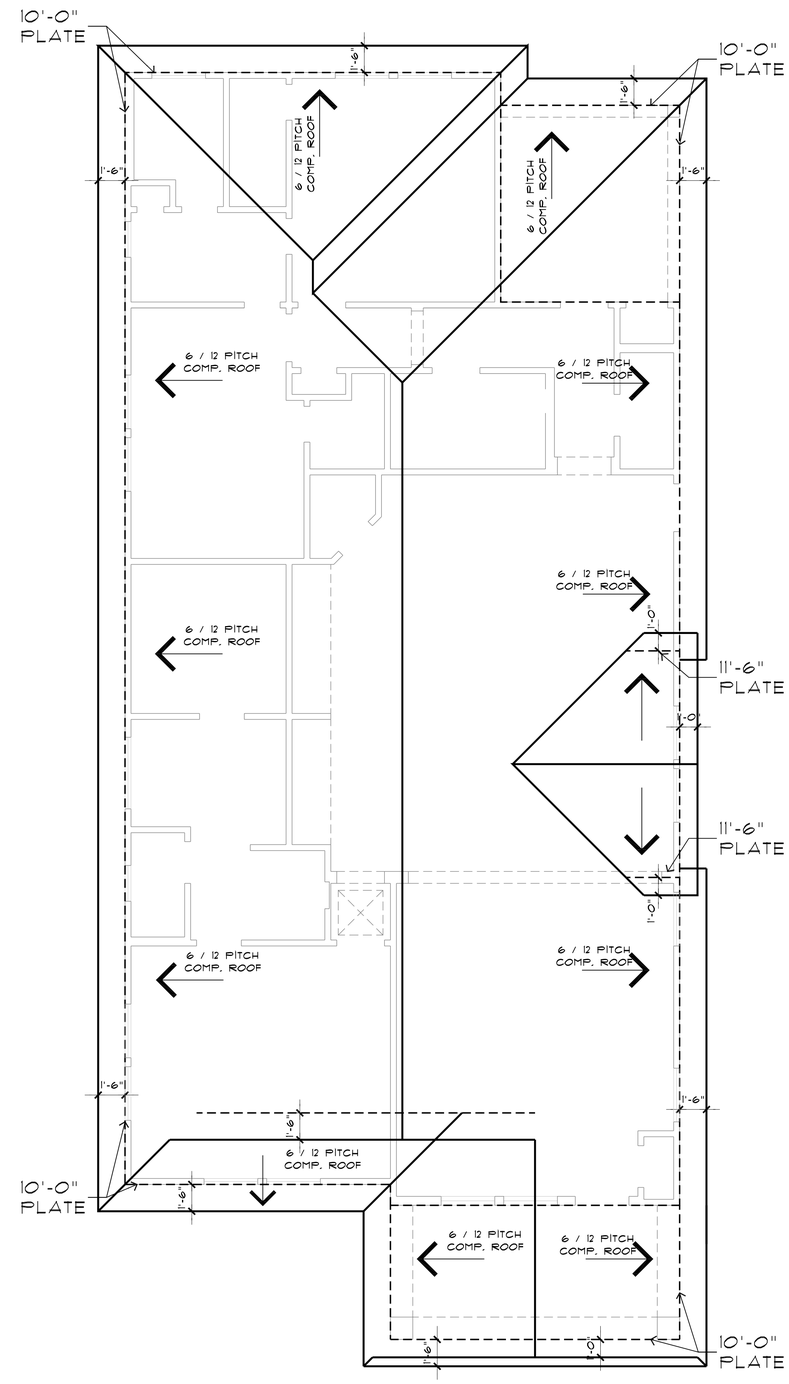
OF	SHEETS

FLOOR PLAN NOTES AND DIMENSIONS

819 Lamar St.

NOTES

1. METAL ROOF : 6 / 12 PITCH ROOF UNLESS OTHER WISE NOTED
2. ALL OVERHANGS ARE TO BE 18" UNLESS OTHER WISE AS DIMENSIONED
3. PROVIDE 2" WIDE CON'T. VENTS ON ALL SOFFITS.
4. PROVIDE LOW PROFILE -STATTIC AIR- ATTIC VENTS VERIFY ON JOB SITE W/ BUILDER. PROPER ATTIC VENTILLATION TO BE CALCULATED BY ATTIC VENT PROVIDER.
5. ALL FASCIA TO BE 2 x 6 WOOD w/ WOOD TRIM AND CONT GALV. MTL EDGE TRIM, UNLESS OTHER WISE NOTED
6. ALL FINISH SELECTIONS ARE TO BE SELECTED AND OR APROVED BY THE OWNER. BUILDER TO PROVIDE SAMPLES OF FINISHES FOR SELECTIONS.



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

REVISIONS	BY
10-05-20	DJ
10-28-20	DJ

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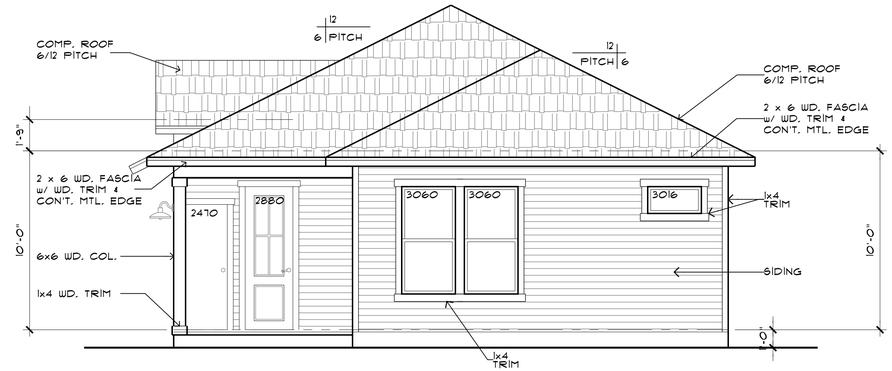
OF	SHEETS

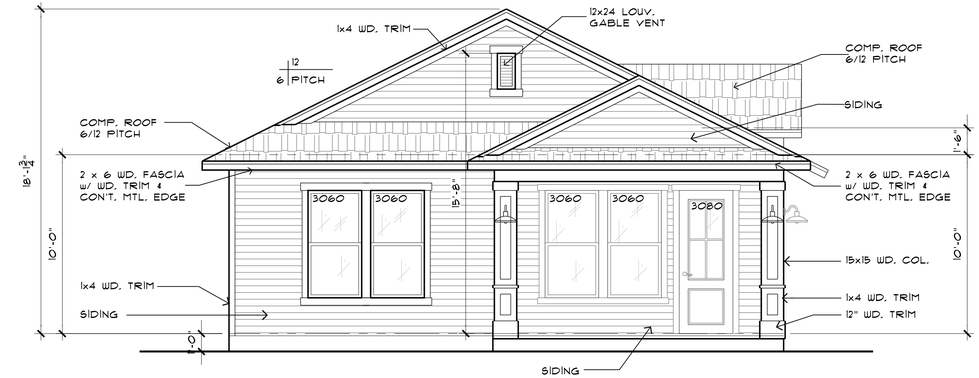
ROOF PLAN

819 Lamar St.



REAR ELEVATION

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

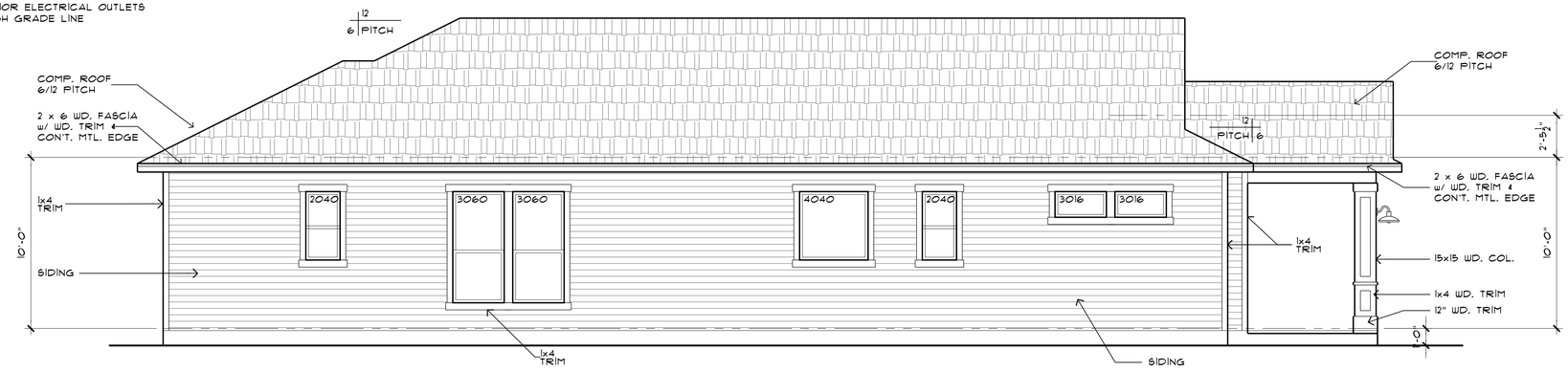


FRONT ELEVATION

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

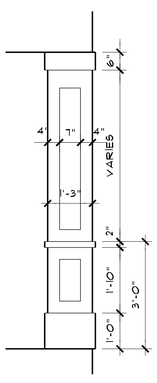
NOTES

1. VERIFY ALL FINISH ELEVATIONS (SLAB,LUGS,GRADES, CONC FLAT WORK) WITH LANDSCAPE DRWGS, AND ON JOB SITE WITH BUILDER.
2. COORDINATE WITH FOUNDATION AND FINISH GRADES ALL HOSE BIBBS AND EXTERIOR ELECTRICAL OUTLETS TO BE 18 " MAX. ABOVE FINISH GRADE LINE

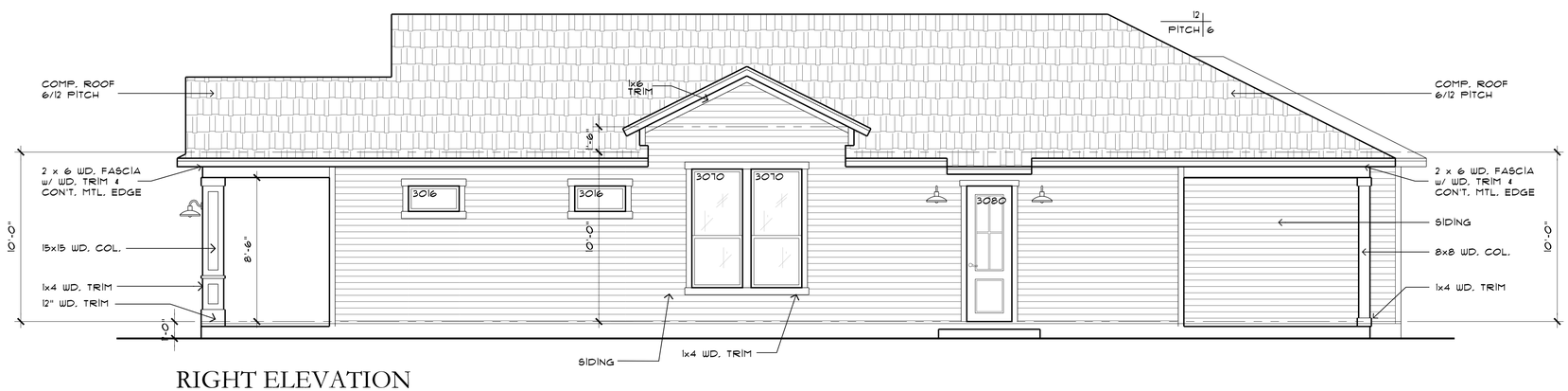


LEFT ELEVATION

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



TYP. COLUMN DET.



RIGHT ELEVATION

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

REVISIONS	BY
10-05-20	DJ
10-28-20	DJ

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EXTERIOR ELEVATIONS

DRAWN	DH
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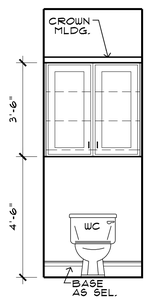
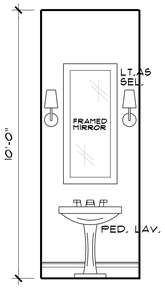
OF	SHEETS

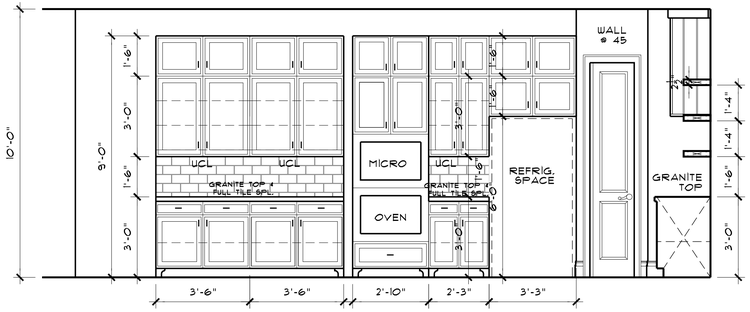
819 Lamar St.



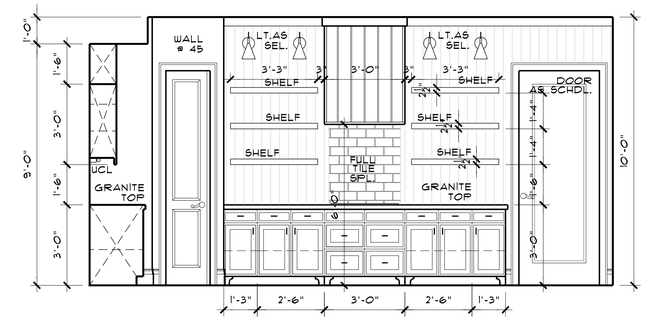
1 POWDER
SCALE : 3/8" = 1'-0"



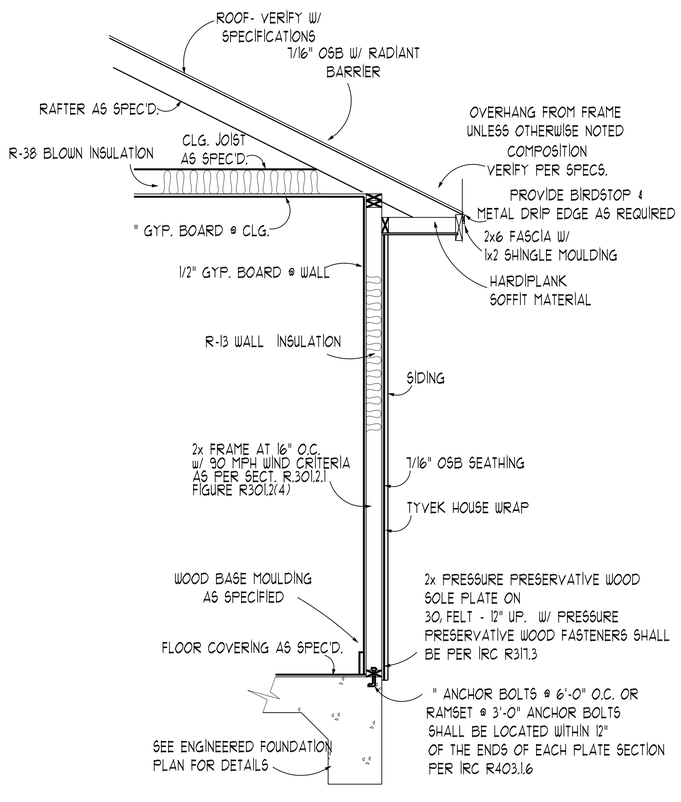
2 POWDER
SCALE : 3/8" = 1'-0"



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

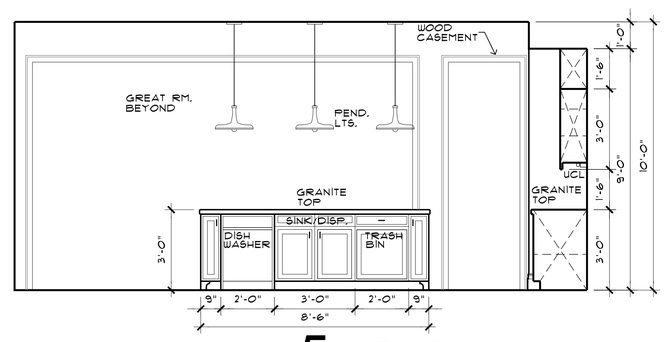


4 KITCHEN
SCALE : 3/8" = 1'-0"

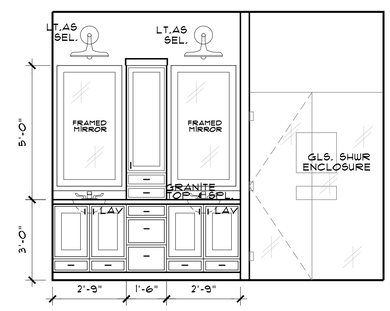


TYP. SIDING WALL SECTION

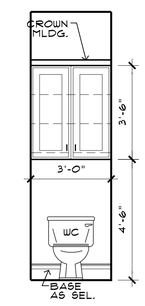
1 STORY SECTION — 2009 IRC



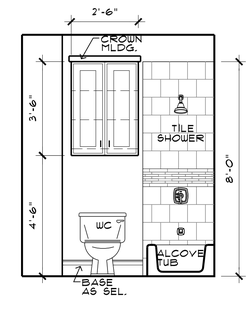
5 KITCHEN
SCALE : 3/8" = 1'-0"



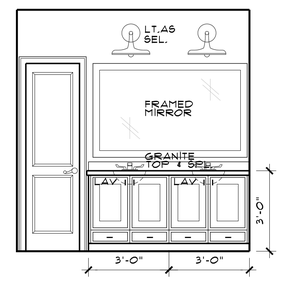
6 MSTR. BATH
SCALE : 3/8" = 1'-0"



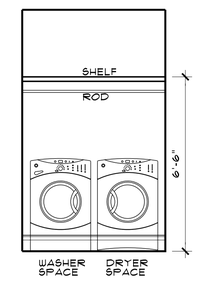
7 MSTR. BATH
SCALE : 3/8" = 1'-0"



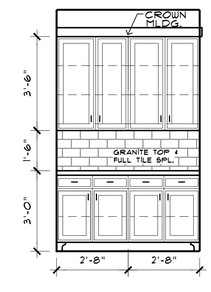
8 BATH-2
SCALE : 3/8" = 1'-0"



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



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



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

REVISIONS	BY
10-05-20	DJ
10-28-20	DJ

HARMONY Custom Homes
Dream - Design - Build
michael@harmonycustomhomestexas.com
1 (210) 422-8919

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

DAVID HERRERA DESIGNS
Custom Home Designer
(210) 860-5414 / San Antonio, Texas, USA / www.davidherreradesigns.com

INTERIOR ELEVATIONS

819 Lamar St.

DRAWN	DH
CHECKED	DH
DATE	3-25-20
PROJECT	Spec
JOB. NO.	19-238
SHEET	A5
OF	SHEETS

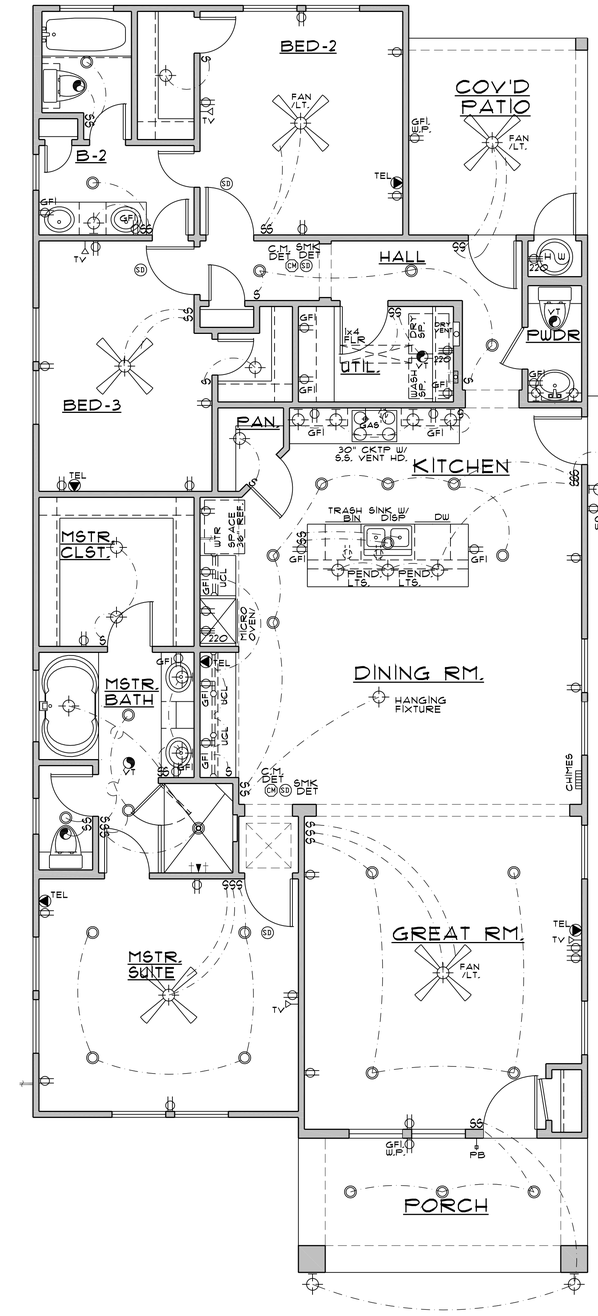
ELEC. LEGEND

- SWITCH
- INCANDECENT LIGHT
- SELECT WALL LIGHT FIXTURE
- FLOOD LIGHTS
- RECESS LIGHT
- RECESS PIN LIGHT
- RECESS SPOT LIGHT
- WALL SCONCE LIGHT
- HEATER VENT LIGHT
- VENT LIGHT
- VENT
- HEATER VENT
- HEATER LIGHT
- CEILING HEATER
- SMOKE DETECTOR
- CARBON DIOXIDE DETECTOR
- INTERCOM - M= MASTER CONTROL
- SPEAKER
- PUSH BUTTON SWITCH
- CHIMES
- CABLE TV OUTLET
- TELEPHONE
- DATA
- TV/TELEPHONE/DATA
- 110 VOLT OUTLET
- 110 VOLT FLOOR OUTLET (VERIFY LOCATION W/ OWNER.)
- 110 VOLT OUTLET HALF SWITCHED
- 220 VOLT OUTLET
- 4PLEX OUTLET
- JUNCTION BOX
- FLUORECENT LIGHT
- GARAGE DOOR OPENER
- CEILING FAN W/ LIGHT
- LIGHT W/ BLOCK AND WIRE FOR FUTURE CLG. FAN
- CEILING FAN
- 2' x 4' FLUORECENT LIGHT FIXTURE
- 1' x 4' FLUORECENT LIGHT FIXTURE
- AIR HANDLING UNIT (VERIFY W/ MECH SUBCONTRACTOR)

GFI = GROUND FAULT INTERCEPTOR
WP = WATER PROOF
GAS
WATER

GENERAL ELECTRICAL NOTES

1. BREAKER BOX TO BE LOCATED IN UTILITY ROOM WALL NEAR SERVICE DOOR.
2. 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
3. EXTERIOR COLUMN AND PORCH LIGHTS TO BE AT 7'-0" A.F.F.
4. PREWIRE LOW VOLTAGE FOR O.H. DOOR. GARAGE DOOR OPENER BUTTON TO BE 5'-0"
5. DOORBELL WIRING TO BE 42" A.F.F. WHERE APPLICABLE.
6. DOOR BELL CHIMES TO BE 8" FROM CEILING TO BOTTOM OF BOX.
7. MICROWAVE/ VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. IN OVER COOKTOP.
8. VANITY LIGHT BOXES TO BE @ 86" A.F.F. (TO BOTTOM OF BOX)
9. BATH VANITY PLUGS TO BE 42" A.F.F. (TO BOTTOM OF BOX)
10. INSTALL GFIC PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTER TOPS.
11. 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.
12. SECURITY KEY PADS TO BE ABOVE SWITCHES 60" A.F.F.
13. NO WIRES TO BE RUN OVER ATTIC ACCESS.
14. DISH WASHER PLUG TO BE LOCATED IN SINK BASE CABINET FOR ACCESS.
15. SECURITY PANEL TO BE 4' A.F.F. TO BOTTOM OF BOX.
16. 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX. PLUG TO BE HORIZONTAL.
17. THERMOSTAT TO BE LOCATED 63" A.F.F. TO CENTER OF BOX.
18. ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER IRC M1307.3
19. 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
20. ATTIC A/C UNIT - PROVIDE OVERFLOW PAN AS PER M1411.3.1 (IRC 2015)



ELECTRICAL FLOOR PLAN

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

REVISIONS	BY
10-05-20	DJ
10-28-20	DJ

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ELECTRICAL FLOOR PLAN

819 Lamar St.

DRAWN	DH
CHECKED	DH
DATE	3-25-20
PROJECT	Spec
JOB. NO.	19-238
SHEET	A6
OF	SHEETS

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:	NO FIREPLACE
SIZE:	NO FIREPLACE
CHIMNEY MATERIAL:	NO CHIMNEY
GLASS DOORS:	NA
MANTLE:	NA
FACE:	NA
HEARTH:	NA
3) Framing	
STUD SPACING:	2 x 4 STUDS; 16" ON CENTER @ ALL WALLS W/ CALFORNIA FRAMING
EXTERIOR SOLE PLATE MATERIAL:	PRESSURE TREATED 2x 's w/ DOW SILL SEAL AT EXTERIOR ONLY
SIDING MATERIAL:	CEDARMILL ROUGHSAWN" LAP SIDING H
SHEATHING @ SIDING:	15 LB FELT TYVAC house wrap
SHEATHING @ MASONRY:	NA
SOFFIT MATERIAL:	HARDISOFFIT - PERFORATED
FASCIA:	2 X 6
SUBFLOORING:	NA
ROOF FRAME:	CONVENTIONAL PER PLAN
ROOF DECKING:	RADIANT BARRIER
EXTERIOR TRIM:	TEXTURED HARDBOARD
MISC:	SLOPED CEILING PER PLAN
	10' PLATE HEIGHT, 1st FLOOR; 2nd FLOOR, PER PLAN
	BLOCK FOR CABINETS
4) Exterior Paints & Stains	
SHUTTERS:	AQUA GLEEM 100% ACRYLIC - GLOSS PPG water base
SIDING:	AQUA GLEEM 100% ACRYLIC - GLOSS PPG water Base
TRIM:	AQUA GLEEM 100% ACRYLIC - GLOSS PPG water base

5) Masonry			
MASONRY PER PLAN:	NA		
MISC:	NA		
	NA		
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:	METALFRAME		
GLAZING:	LOW E		
STYLE:	NA		
TEMP:	STD		
SCREENS:	STANDARD HALF SCREENS AT ALL OPERABLE WINDOWS		
MISC:			
9) Exterior Doors			
FRONT:	8’-0”KNOTTY ALDER		
REAR:	METAL w/ INSULATED GLASS (1 lite)		
GARAGE DOORS:	EMBOSSED 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:	SHAKER PANEL (BUILT IN)		
MASTER BATH DOOR STYLE:	SHAKER PANEL		
BATH 2 DOOR STYLE:	SHAKER 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 LEVEL2		
KITCHEN ISLAND:	GRANITE (PER PLAN)		
MASTER BATH:	GRANITE (PER PLAN)		
BATH 2:	GRANITE LEVEL 2 WITH UNDERMOUNT SQUARE 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:	NA		
HANDRAIL:	NA		
NEWEL POST:	NA		
BALUSTER:	NA		
MISC:	FJWP AT WINDOW STOOLS AND APRONS		
	NA		
	NA		
	MDF SHELVING PANTRY, LINENS AND WALK IN CLOSETS		
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 PPG WATER BASE		
PAINT TRIM:	MONARCH 'MOPAKO' SEMI-GLOSS ENAMEL WATER BASE		
GARAGE:	NA		

NOTE:	ROUND CORNERS THROUGHOUT, (EXCLUDING WINDOWS)		
15) Plumbing-Tub/Shower-Enclosure-Surrounds			
COMMODE@MASTER:	ELONGATED		
HARDWARE FINISH@MASTER:	SATIN FINISH		
VANITY BOWL@MASTER:	DROP IN SQUARE		
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 FINISH		
VANITY BOWL@BATH2:	UNDERMOUNT SQUARE		
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:	ONE		

A/C ENERGY RATING:	16 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:	NA		
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 BURNER15KBTU		
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” SINGLE5.0 CU FT CONVECTION STAINLESS		
20) Hardware			
BRAND:	EDMONTON BY KWIKSET		
INTERIOR FINISH:	BRUSHED NICKEL		

EXTERIOR FINISH:	BRUSHED NICKEL			
MISC:	TOWEL BAR(S), TOWEL RINGS, PAPER HOLDERS - CHROME @ BATHROOMS AND POWDER			
INTERIOR HINGE:	SATIN NICKLE			
EXTERIOR HINGE:	SATIN NICKEL			
21) Flooring				
CARPET:	STD. LEVEL - PORTICO 'SUCCESS II' PER CUSTOMER			
PAD:	3/8" Rebond			
LOCATION:	ENTRY	CERAMIC TILE		
LOCATION:	KITCHEN/BREAKFAST	CERAMIC TILE		
LOCATION:	BATHS (per plan)	CERAMIC TILE		
LOCATION:	SECONDARY BATHS	CERAMIC TILE		
22) Landscaping				
TOP SOIL:	AVERAGE 2" TOP SOIL; FROM FRONT; FROM SIDES AND REAR (PER BOYL ADDENDUM)			
GRASS:	PER FRONT, REAR AND SIDES			
SHRUBS:	FRONT			
TREES:	2			
FLOWERBED:	FRONT			
23) Flatwork-Decks & Railing				
DRIVEWAY WIDTH:	BRUSH			
PATIO SIZE:	BRUSH			
ENTRY WALK SIZE:	BRUSH			
CITY WALK SIZE:	BRUSH			
FRONT PORCH FINISH:	BROOM FINISH PER BOYL ADDENDUM			
FENCE:	NONE			
MISC:	ALLOW 1000 SQ. FT. OF BROOM FINISH CONCRETE FLATWORK FOR DRIVE, WALKS AND PATIO			
MISC.	PVC UNDER DRIVEWAY & SIDEWALK			
25) Misc				
26) Energy Star				


921


92


317


712
712


417


414