

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2021-135
COMMON NAME: Dawson at N Olive (three individual lots, currently unaddressed)
LEGAL DESCRIPTION: NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 23
NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 22
NCB 570 (OLIVE-DAWSON SUBD), BLOCK 6 LOT 21
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Raul Ruiz/OliveDawson LLC
OWNER: Raul Ruiz/OliveDawson LLC
TYPE OF WORK: Conceptual review of new construction
APPLICATION RECEIVED: March 18, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval of a site plan for the construction of three (3), 1-story residential structures on the vacant lot at the southwest corner of Dawson and N Olive, located within the Dignowity Hill Historic District. These lots are currently unaddressed.

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.

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.
- **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 of a site plan for the construction of three (3), 1-story residential structures on the vacant lot at the southwest corner of Dawson and N Olive, located within the Dignowity Hill Historic District. These lots are currently unaddressed.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. This lot is bounded by Dawson Street to the north and N Olive Street to the east. Historic structures on the 500 block of N Olive and the 700 block of Dawson all feature one story in height. Corner structures found historically on Dawson Street feature an orientation toward Dawson.
- d. **SETBACKS (N Olive)**– 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. The applicant has proposed a setback for each structure on N Olive of 29' – 2" from the property line. Per the submitted site plan, the proposed setbacks are greater than that of the adjacent historic structure at 519 N Olive. Generally, staff finds these setbacks to be appropriate and consistent with the Guidelines.
- e. **SETBACKS (Dawson)** – 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. The applicant has proposed a setback on Dawson of 10' – 0". Per the submitted site plan, the

proposed setback on Dawson Street is less than that of the adjacent historic structure, and is not consistent with the Guidelines for New Construction.

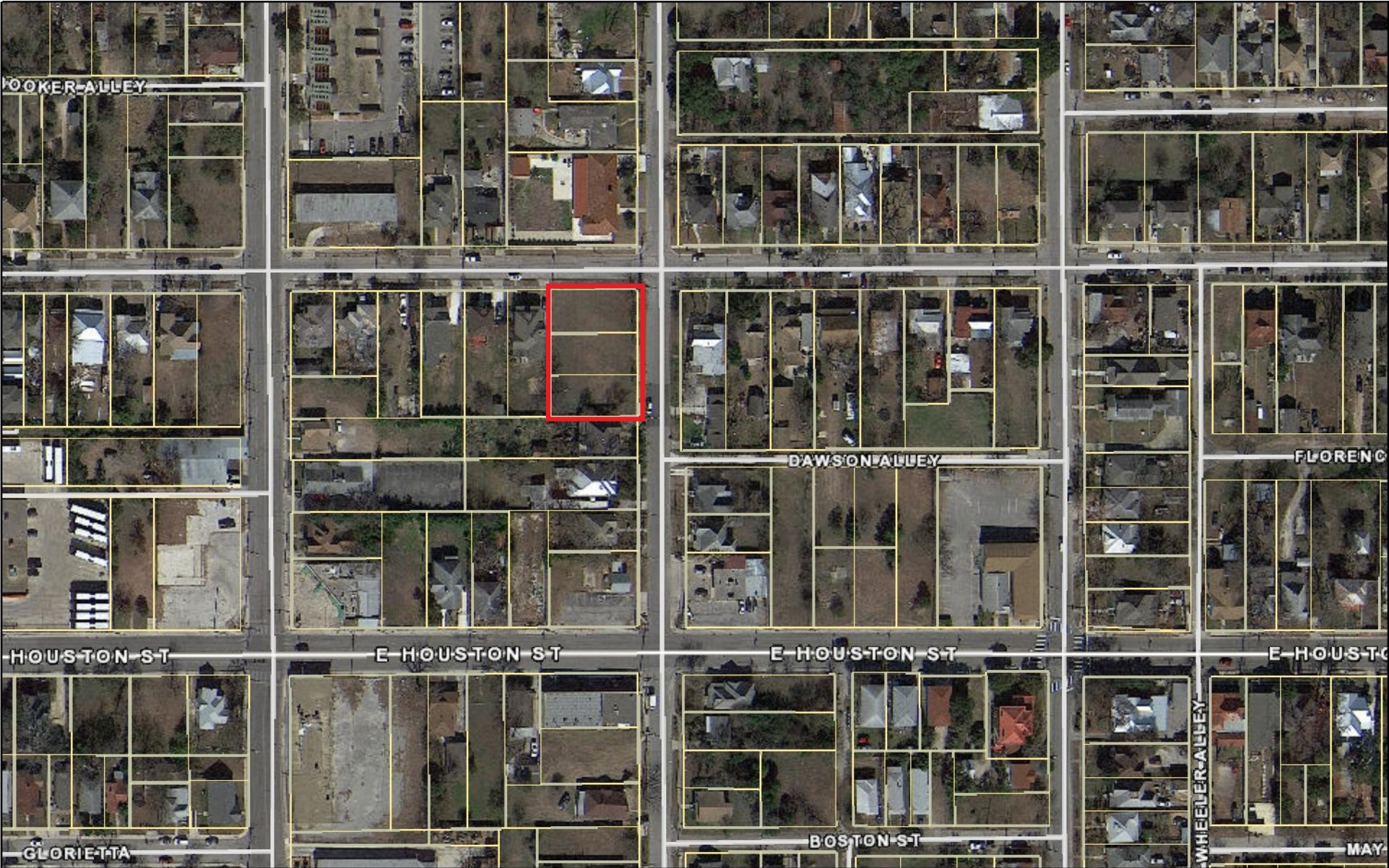
- f. **ORIENTATION (N Olive & Dawson)** – The Guidelines for New Construction note that the orientation of new construction should be oriented consistently with the historic examples found within the district. As noted in finding c, corner structures found historically on Dawson Street feature an orientation toward Dawson. Per the submitted site plan, the applicant has proposed to orient the corner structure toward N Olive, inconsistent with both the Guidelines for New Construction and the historic development pattern within the district. Staff finds that the northern most lot should feature a structure that features a primary orientation toward Dawson Street.
- g. **BUILDING SPACING** – The applicant has proposed approximately thirteen (13) and fifteen (15) feet between each structure. This block of N Olive features building spacing that is less than what is found commonly throughout the district. Staff finds that the applicant should provide additional information noting proposed building spacing that is comparable to that which is found historically on this block of N Olive.
- h. **DRIVEWAYS** – The applicant has proposed driveways which result in front yard parking conditions, which are not consistent with the Guidelines, nor the historic driveway pattern found within the district. Staff finds that driveways should not exceed ten (10) feet in width, and should be positioned at the side of each proposed structure (south side, per the pattern on this block).
- i. **FRONT WALKWAYS** – Historic structures feature walkways that lead from the front porch to the sidewalk at the public right of way. Staff finds that walkways that are consistent with the Guidelines should be added for each structure.
- j. **GENERAL DESIGN** – The applicant has noted on the submitted site plan three structures that feature identical footprints. While many structures within the Dignowity Hill Historic District feature similar footprints, porch design, roof profiles and architectural details, the exact design is not found in a grouped setting. Staff finds that the applicant should incorporate varying massing and architectural details to result in three, unique structures.

RECOMMENDATION:

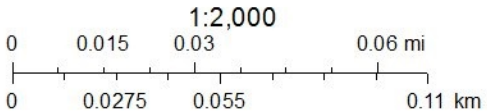
Staff does not recommend conceptual approval based on findings a through j. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval:

- i. That the applicant reorient the structure on the northern most lot to feature an orientation toward Dawson Street and propose a setback on Dawson street that is equal to or greater than those found historically on the block, as noted in findings e and f.
- ii. That the applicant confirm that the proposed building spacing is comparable to that found historically on this block of N Olive, as noted in finding g.
- iii. That the applicant eliminate the proposed driveway configuration which results in front loaded parking as noted in finding h. Staff recommends that the applicant place driveways to the south of the proposed new construction, and that driveways do not exceed ten (10) feet in width.
- iv. That the applicant incorporate front walkways for each structure, as noted in finding i.
- v. That the applicant propose varying massing and architectural details to result in three, unique structures as noted in finding j.

City of San Antonio One Stop

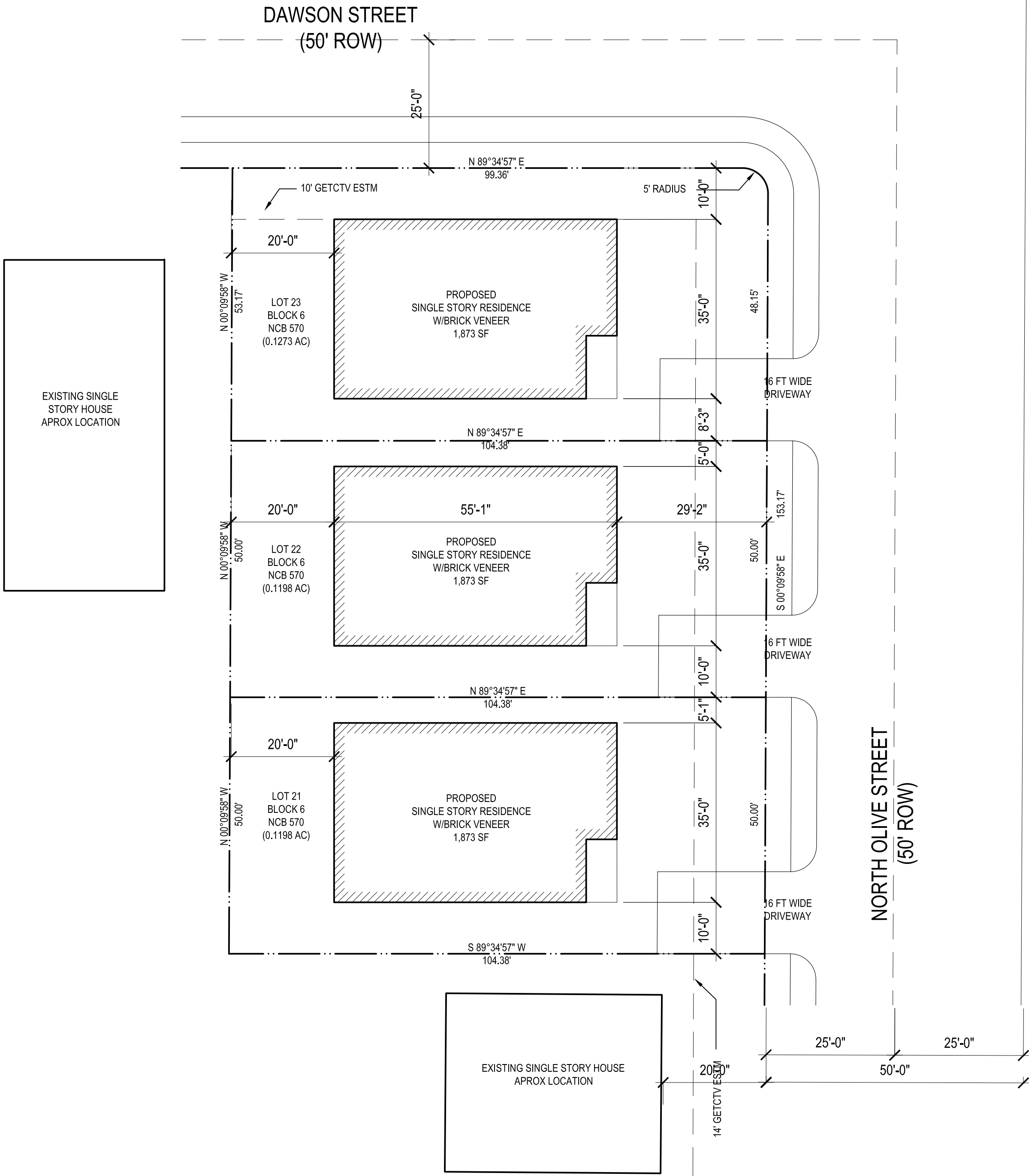


April 2, 2021





601 N Olive
78202



1 PROPOSED SITE PLAN
Scale: 1/16"=1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES, INC. MEP.

SITE PLAN NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WATERPROOF BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY BIDDING OR ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS SHOULD THE CONTRACTOR TAKE EXCEPTION TO THESE DETAILS HE SHALL NOTIFY THE ARCHITECT PRIOR TO BIDDING ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
2. IT IS THE INTENT OF THIS DRAWING AND SPECIFICATIONS TO PROVIDE FOR A PLUMB, TRUE, LEVEL AND SQUARE STRUCTURE AND ACCESSORIES UNLESS INDICATED OTHERWISE ANY DEVIATION FROM THIS INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL BLDNG. CODE, AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDINGS ON THE SITE AND SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF THE WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
5. THE DRAWINGS SHALL NOT BE SCALED, ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
6. IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS AND CONDITIONS AND IS INCLUDED AS PART OF THE WORK. DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS, INSPECTIONS AND CERTIFICATES OF OCCUPANCY NECESSARY FOR THE PROPER EXECUTION AND FINAL ACCEPTANCE OF THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY THE SIZES, DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
9. THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION OF THEIR SERVICES TO THE PROJECT.

OLIVE STREET HOUSES for
Mr. John Beckelhymr
Bexar County, Texas

Structural

MEP

Civil Engineer

Revisions:

1
2
3

Issued for interim review only. Not for regulatory approval, permitting or construction.

PRELIMINARY
DRAWING

Date: 03/15/2021

Project:

Drawn by: JON

Checked by: JHS



MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS

ARCHITECTURAL
SITE PLAN

JUAN HOMERO SANCHEZ
ARCHITECT

6909 Springfield Ave., Ste 107 T: (956) 723 2939
Laredo, Texas 78041 T: (956) 723 1360

juanhomerosanchez @ gmail.com

A1.0

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5.00'	7.88'	7.09'	S 45°17'31" E	90°15'05"
C2	5.00'	7.87'	7.08'	S 45°14'15" E	90°11'48"

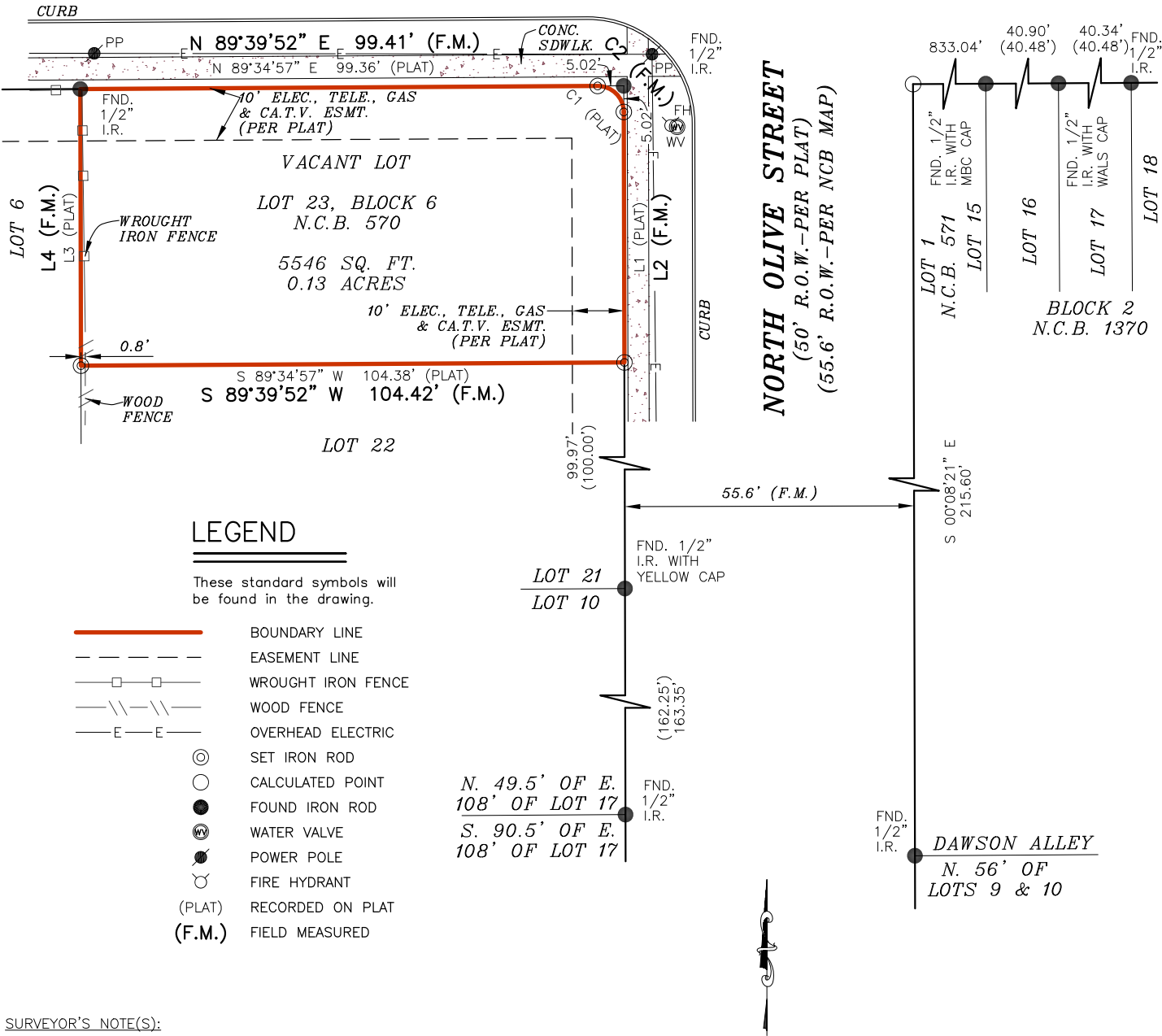
LINE	BEARING	DISTANCE
L1	S 00°09'58" E	48.15'
L2	S 00°08'21" E	48.14'
L3	N 00°09'58" W	53.17'
L4	N 00°08'21" W	53.16'

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X

X

DAWSON STREET
(50' R.O.W.-PER PLAT)
(55.6' R.O.W.-PER NCB MAP)



SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS
SOUTH CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PRESERVE TITLE COMPANY and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JOHN BECKELHYMER AND/OR ASSIGNS
Address: LOT 23 N. OLIVE ST. GF No. 042903

Legal Description of the Land:

Lot 23, Block 6, New City Block 570, Olive-Dawson Subdivision, situated in the City of San Antonio, Texas, according to the map or plat thereof recorded in Volume 20001, Page 775, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 20001, PAGE 775, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

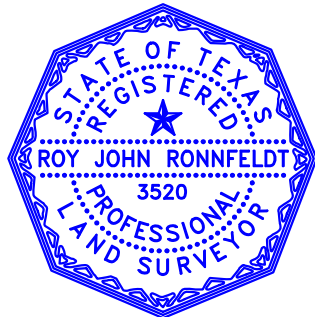
PROPERTY PHOTOGRAPH:



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

"BOUNDARY" SURVEY

JOB NO.:	2101074459	NO.	REVISION	DATE
DATE:	01/07/21			
DRAWN BY:	MN/VT			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520

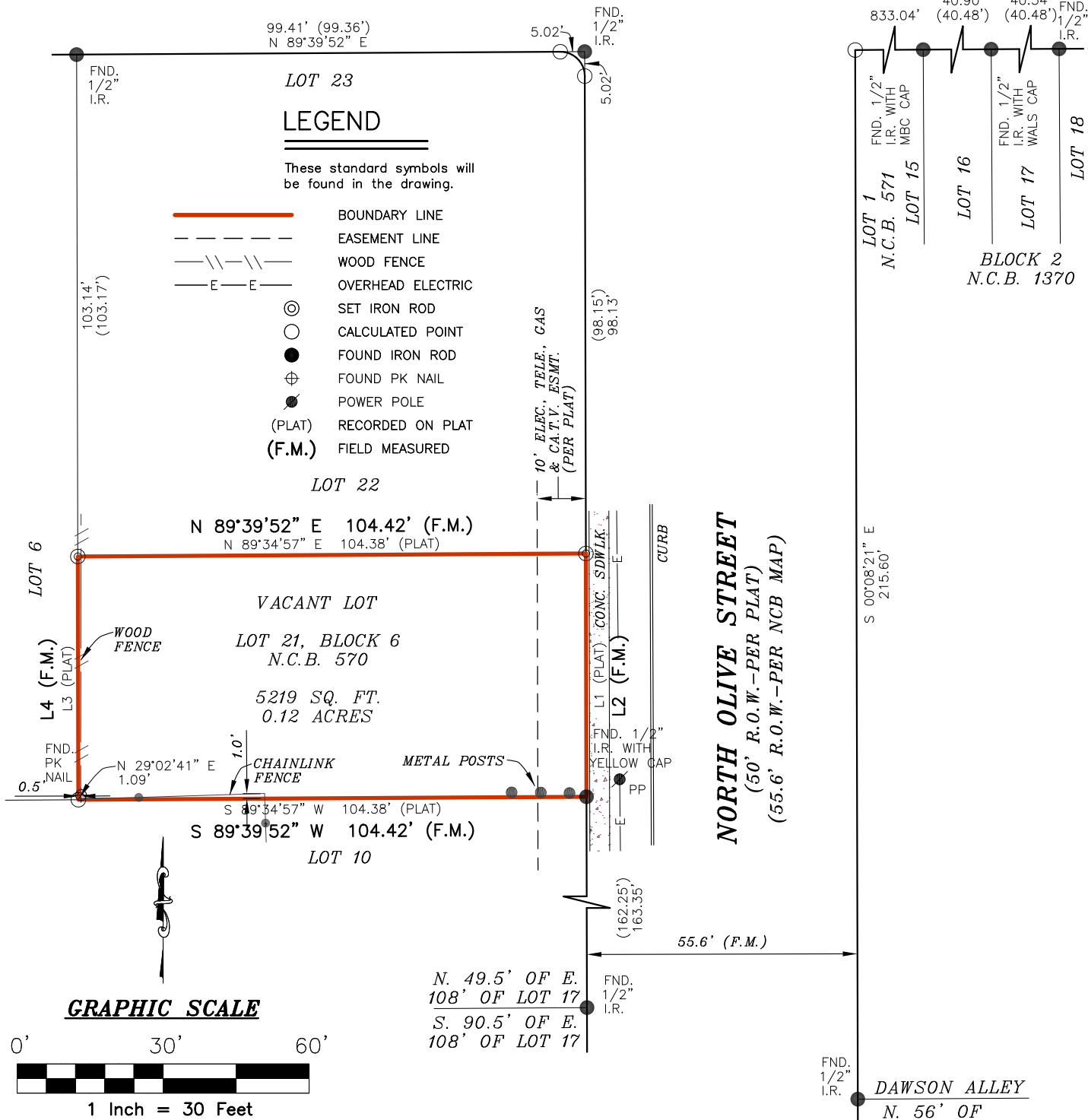
LINE	BEARING	DISTANCE
L1	S 00°09'58" E	50.00'
L2	S 00°08'21" E	49.98'
L3	N 00°09'58" W	50.00'
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The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X _____

X _____

DAWSON STREET



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that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JOHN BECKELHYMER AND/OR ASSIGNS
Address: LOT 21 N. OLIVE ST. GF No. 042903

Legal Description of the Land:

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SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 20001, PAGE 775, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



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"BOUNDARY" SURVEY

JOB NO.:	2101074457	NO.	REVISION	DATE
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Registered Professional Land Surveyor
Registration No. 3520

LINE	BEARING	DISTANCE
L1	S 00°09'58" E	50.00'
L2	S 00°08'21" E	49.98'
L3	N 00°09'58" W	50.00'
L4	N 00°08'21" W	49.98'

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

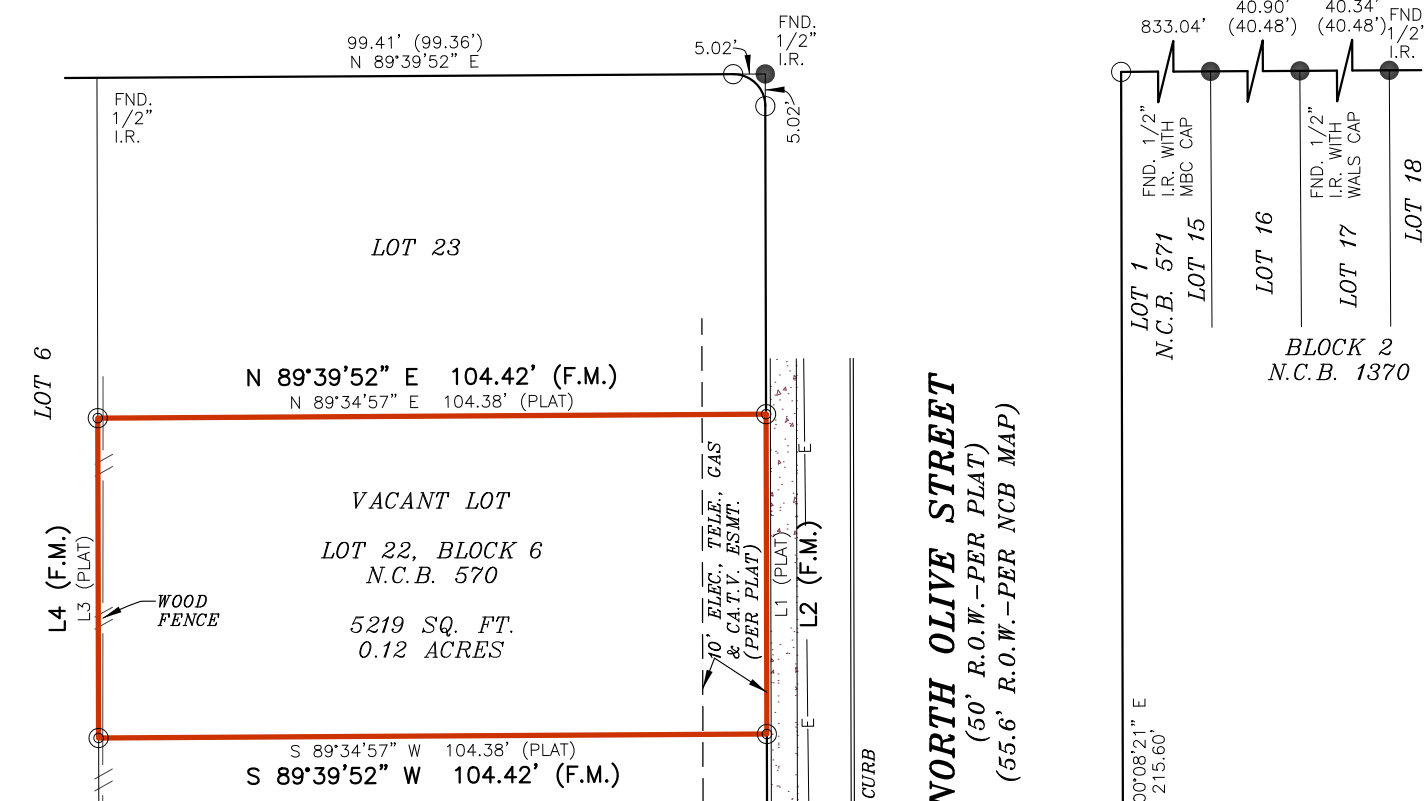
SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS
SOUTH CENTRAL NAD 83.

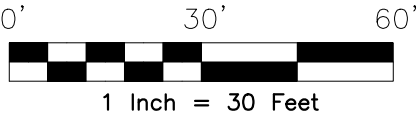
X _____

X _____

DAWSON STREET



GRAPHIC SCALE



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

N. 49.5' OF E.
108' OF LOT 17
S. 90.5' OF E.
108' OF LOT 17

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to PRESERVE TITLE COMPANY and ---

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: JOHN BECKELHYMER AND/OR ASSIGNS
Address: LOT 22 N. OLIVE ST. GF No. 042903

Legal Description of the Land:
Lot 22, Block 6, New City Block 570, Olive-Dawson Subdivision, situated in the City of San Antonio, Texas, according to the map or plat thereof recorded in Volume 20001, Page 775, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 20001, PAGE 775, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



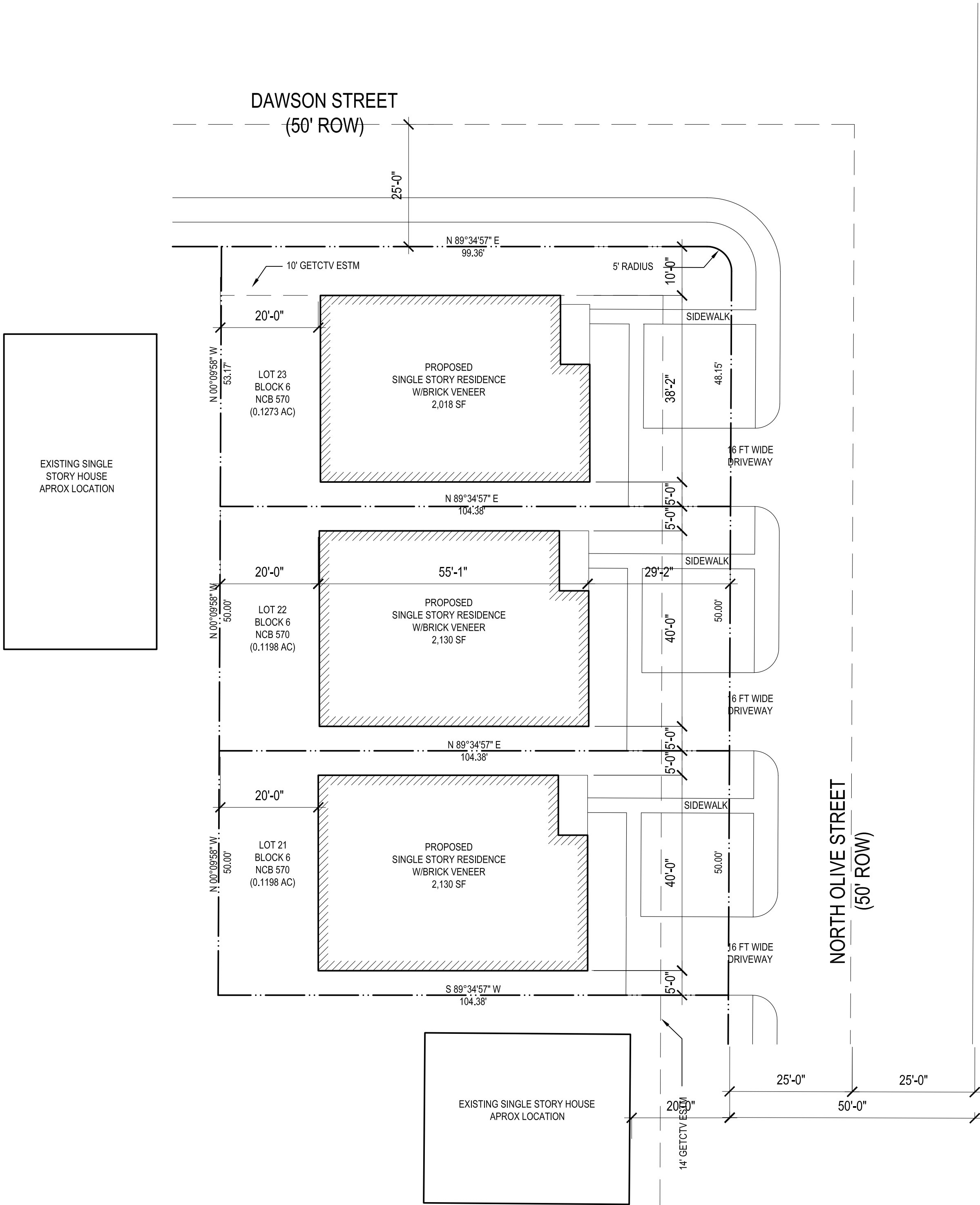
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

"BOUNDARY" SURVEY

JOB NO.:	2101074458	NO.	REVISION	DATE
DATE:	01/07/21			
DRAWN BY:	MN/VT			
APPROVED BY:	RJR			



ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



1 PROPOSED SITE PLAN
Scale: 1/16"=1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK.
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES, INC. MEP.

SITE PLAN NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WATERPROOF BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY BIDDING OR ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS SHOULD THE CONTRACTOR TAKE EXCEPTION TO THESE DETAILS HE SHALL NOTIFY THE ARCHITECT PRIOR TO BIDDING ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
2. IT IS THE INTENT OF THIS DRAWING AND SPECIFICATIONS TO PROVIDE FOR A PLUMB, TRUE, LEVEL AND SQUARE STRUCTURE AND ACCESSORIES UNLESS INDICATED OTHERWISE ANY DEVIATION FROM THIS INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL BLDNG. CODE, AND ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDINGS ON THE SITE AND SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING THE PROJECT OR THE COMMENCEMENT OF THE WORK. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
5. THE DRAWINGS SHALL NOT BE SCALED, ALL DIMENSIONS HAVE PREFERENCE OVER SCALE AND SHALL BE FIELD VERIFIED AND SHALL BE COORDINATED WITH THE WORK OF ALL TRADES IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
6. IT IS THE INTENT OF THIS DRAWING TO SHOW MANNER OF ACCOMPLISHING THE WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS AND CONDITIONS AND IS INCLUDED AS PART OF THE WORK. DISCREPANCIES FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR THE COMMENCEMENT OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS, INSPECTIONS AND CERTIFICATES OF OCCUPANCY NECESSARY FOR THE PROPER EXECUTION AND FINAL ACCEPTANCE OF THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY THE SIZES, DIMENSIONS AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS, BASES AND FOUNDATIONS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER.
9. THE CONTRACTOR SHALL ADVISE ALL UTILITY COMPANIES OF THE PROPER WORK AND SHALL COORDINATE ANY WORK REQUIRED FOR THE TIMELY CONNECTION OF THEIR SERVICES TO THE PROJECT.

Project:
**OLIVE STREET HOUSES for
Mr. John Beckelhymmer
Bexar County, Texas**

Structural:
MEP:

Civil Engineer:
Revisions:

1
2
3

Issued for interim review only. Not for regulatory approval, permitting or construction.

PRELIMINARY
DRAWING

Date: 04/01/2021
Project:
Drawn by: JON
Checked by: JHS

JHS
ARCHITECT

MEMBERS
AMERICAN
INSTITUTE OF
ARCHITECTS

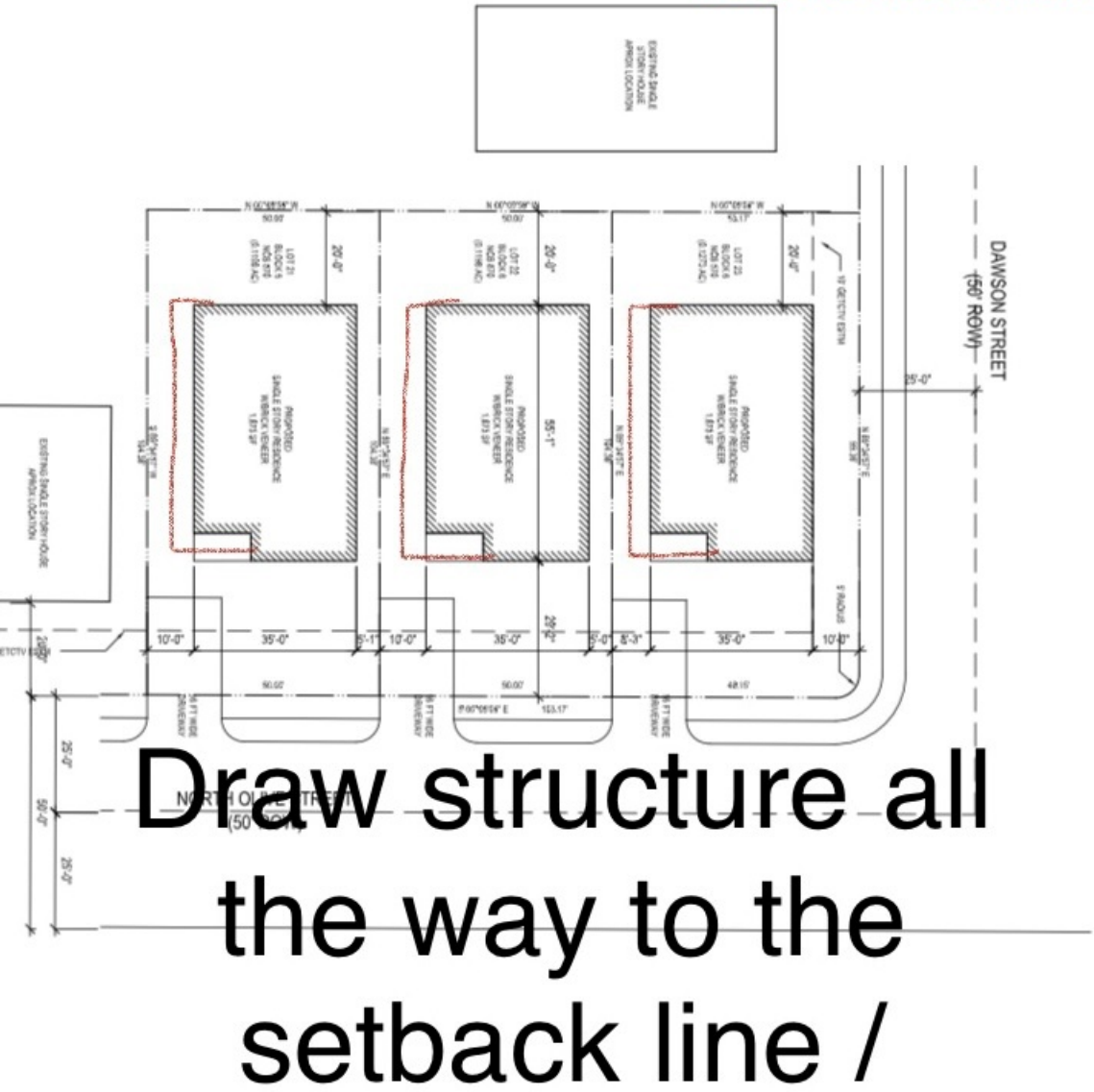
ARCHITECTURAL
SITE PLAN

A1.0

JUAN HOMERO SANCHEZ
ARCHITECT

6909 Springfield Ave., Ste 107 T: (956) 723 2939
Laredo, Texas 78041 T: (956) 723 1360

juanhomerosanchez@gmail.com



Draw structure all
the way to the
setback line /



DOCUMENT INCLUDED FOR REFERENCE - NOT INCLUDED IN STAFF'S REPORT.



DOCUMENT INCLUDED FOR REFERENCE - NOT INCLUDED IN STAFF'S REPORT