

HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

HDRC CASE NO: 2019-463
ADDRESS: 111 BOSTON
LEGAL DESCRIPTION: NCB 578 BLK B LOT 8
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: LINDLEE LLC
OWNER: LINDLEE LLC
TYPE OF WORK: New construction, final approval
APPLICATION RECEIVED: March 10, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the vacant lot at 111 Boston, 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 materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

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

B. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

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 requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the vacant lot at 111 Boston, located within the Dignowity Hill Historic District. This lot is located mid-block between N Olive Street and Lowe Street.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval on September 18, 2019, with the following stipulations:
 - That the applicant continue to revise the proposed wrap around porch roof and to achieve a shallower roof pitch and that the porch roof extend across the front façade.
 - That composite siding feature an exposure of four (4) inches, a thickness of ¾" and mitered corners; that standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, crimped ridge seams, or and a standard galvalume finish; and that a uniform roofing material be used throughout
 - That wood or aluminum clad wood windows should be installed. Staff finds the proposed windows to be appropriate; however, meeting rails must be no taller than 1.25" and stiles no wider than 2.25".

White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- That a detailed landscaping plan be submitted when returning to the Commission for final approval.

Staff's recommendations for a study to reduce the proposed massing and porch revisions, including a revising porch roof pitch and further design on the wrap around porch were not included.

- c. **CONTEXT & DEVELOPMENT PATTERN** – This block of Boston features both one story, historic structures as well as infill construction consisting of two story structures.
- 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 approximately 12' – 5" from the front property line; however, the applicant has not provided information noting this setback's relationship to those of neighboring historic structures. Staff finds that a setback diagram noting a setback that is greater than those of the adjacent historic structures should be submitted, as was approved conceptually.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is appropriate and 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. The applicant has proposed an overall height of 26' – 2". The existing structures on the block each feature one story in height. Boston alley features a decrease in elevation from east to west. Staff finds that the applicant should submit a street elevation noting all existing structures on the block (both east and west of the proposed new construction) to confirm the appropriateness of the proposed height and massing.
- g. **SCALE & MASS** – Staff finds that it would be most appropriate for the proposed new construction to feature a mass similar to those found historically on the block at the front and increased massing at the rear; however, an increased setback, as was approved conceptually, may reduce the proposed massing at the front when compared to adjacent historic structures. Staff finds that both setback and street elevation diagrams should be submitted for review, as noted in findings d and f.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. At this time, the applicant has proposed an overall foundation height that is twelve (12) inches. Staff finds this to be appropriate and consistent with the Guidelines.
- i. **ROOF FORMS** – The applicant has proposed roof forms that include front and side facing gabled roofs, a shed porch roof, and a side facing shed roof. Generally, each of the proposed roof forms are found historically within the Dignowity Hill Historic District and consistent with the Guidelines; however, staff finds that the proportions of the porch roof should be modified for the proposed porch roof to feature a shallower pitch than what has been proposed.
- j. **PORCH MASSING** – Historic structures found historically within the district feature porch massing that is integral to the massing of the structure as a whole. As proposed, the porch massing consists of a stoop with a shed roof. As noted in finding i, staff finds that the proposed porch roof should feature a reduces slope, as the slope currently proposed is not found historically within the district on porch roofs. Staff also finds that additional porch massing and architectural elements should be added to the east elevation.
- k. **ARCHITECTURAL DETAILS** – As noted in the findings above, staff finds that fenestration should be modified to feature full size windows on the front façade and in locations on side facades toward the front of the structure, that the proposed porch roof slope should be decreased, and that additional consideration should be given to the proposed porch massing.

- l. WINDOW & DOOR OPENINGS – The applicant has proposed a number of window and door openings that are sized consistently with those found historically within the district. Staff finds that larger, full sized windows should be incorporated in primary locations where smaller windows are currently located, specifically in locations on the front or near the front on side elevations.
- m. MATERIALS – The applicant has noted materials that will consist of wood siding with a four (4) inch exposure, shingle roofs, wood trim, six inch square wood columns with capital and base trim, and wood windows. Generally, staff finds the proposed materials to be appropriate and consistent with those found historically within the district and the Guidelines.
- n. WINDOW MATERIALS – The applicant has noted the installation of wood windows; however, has not provided product specifications for the proposed windows. Staff finds that a wood or an aluminum clad wood window that meets staff’s standards for windows in new construction should be installed.
- o. DRIVEWAY – The applicant has proposed a concrete, ribbon strip driveway on the west side of the lot to feature a width of 9’ – 2”. The existing, historic structures on this block do not feature formal driveways, but instead feature informal front yard parking. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.
- p. SIDEWALK & WALKWAY – The applicant has noted the installation of a front yard walkway to lead from the front porch to the sidewalk at the right of way. Staff finds this to be appropriate; however, staff finds that both the proposed sidewalk at the right of way should be consistent with development standards.
- q. LANDSCAPING – The applicant has provided landscaping information that staff finds to be appropriate.

RECOMMENDATION:

Staff recommends approval based on findings a through q with the following stipulations:

- i. That a setback diagram noting a setback that is greater than those of the adjacent historic structures be submitted, as noted in finding d.
- ii. That the applicant submit a street elevation noting all existing structures on the block (both east and west of the proposed new construction) to confirm the appropriateness of the proposed height and massing, as noted in finding f.
- iii. That the applicant reduce the proposed slope of the shed porch roof and incorporate the porch’s massing into that of the structure’s primary massing. This can be accomplished by extending the proposed porch roof’s width, or including a wrap around element that.
- iv. That larger, full sized windows should be incorporated in primary locations where smaller windows are currently located, specifically in locations on the front or near the front on side elevations.
- v. That the applicant install wood or aluminum clad wood windows that are consistent with staff’s standards for specifications in new construction, as noted in finding n and in the applicable citations.

A foundation inspection must be scheduled with OHP staff to ensure that appropriate setbacks are being installed. The foundation inspection shall be scheduled prior to the pouring of the foundation.

[illegible]

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

1. That a setback diagram noting a setback that is greater than those of the adjacent historic structures should be submitted. **The building sits back 3'-0" from the 10' setback (13'-0" from the property line). See attached site plan drawing A-1.1 and 111 Boston Setbacks.**
2. That the applicant submit a street elevation noting all existing structures on the block (both east and west of the proposed new construction) to confirm the appropriateness of the proposed height and massing. **See attached drawing, 111 Boston Heights that was previously submitted for Conceptual Approval.**
3. That the applicant reduce the proposed slope of the shed porch roof to one that is comparable to shed porch roofs found historically within the district. **Slope was reduced from 5/12 to 4/12. Please see revised elevations, A-3.1.**
4. That larger, full sized windows should be incorporated in primary locations where smaller windows are currently located, specifically in locations on the front or near the front on side elevations. **The side elevation has been revised to incorporate larger windows. Please see revised elevations, A-3.1.**
5. That the applicant install wood or aluminum clad wood windows that are consistent with staff's standards for specifications in new construction, as noted in finding n and in the applicable citations. **They will be traditional double hung, wood windows to meet the requirements.**

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.

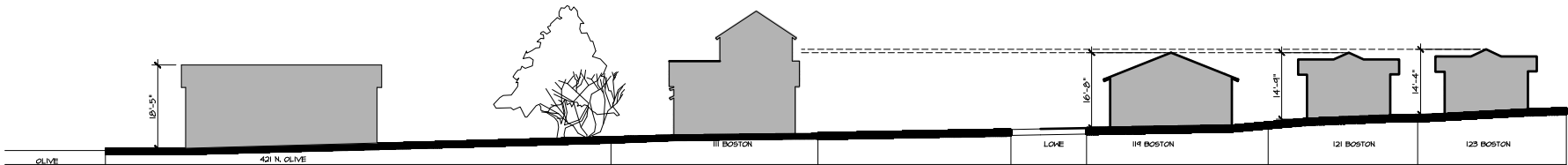
APPLICANT'S RESPONSE TO STAFF'S STIPULATIONS.



111

Boston St

Boston St

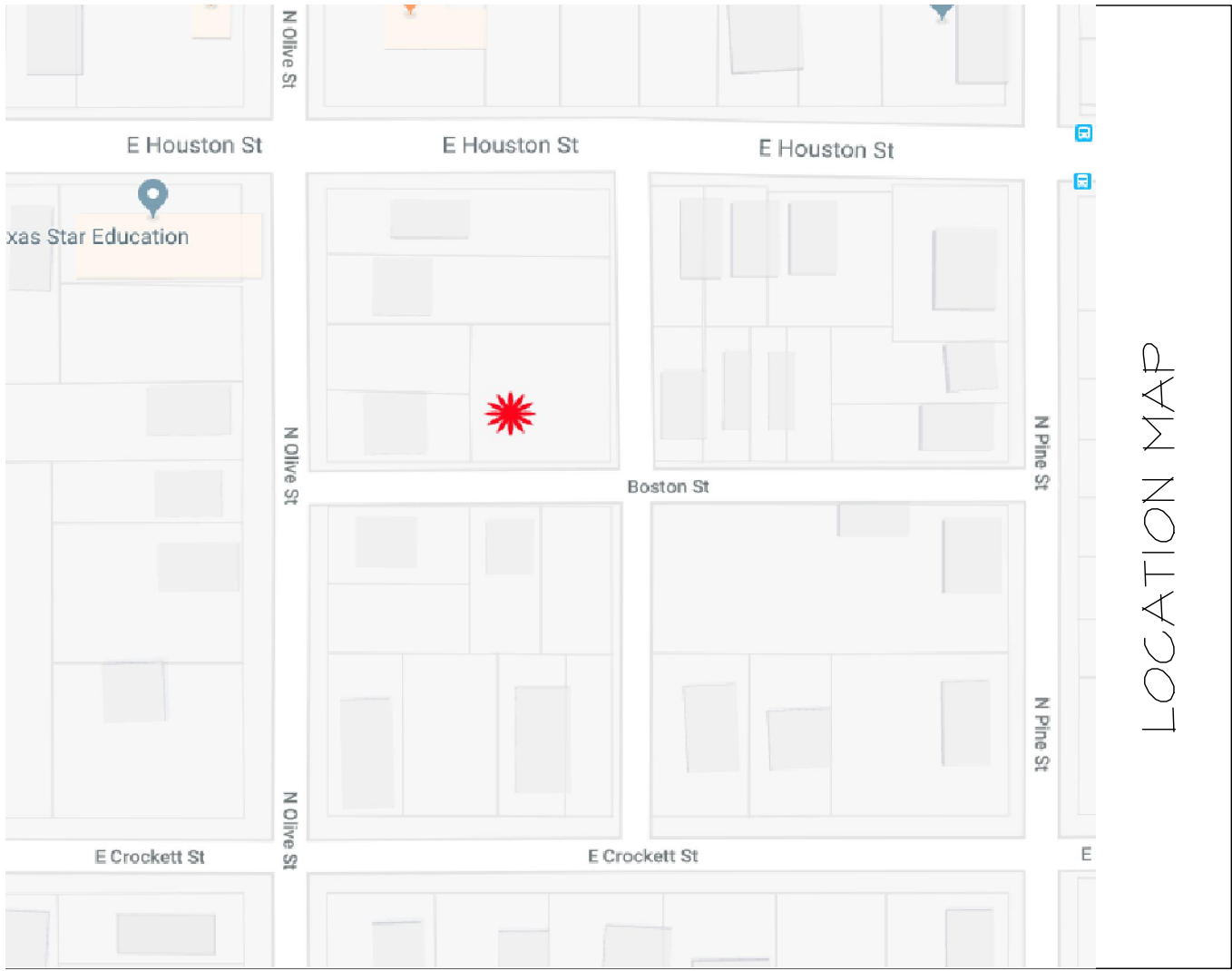


1 **CONTEXT**
SCALE: NS

	LindLee, LLC	111 Boston	16 - September - 2019	
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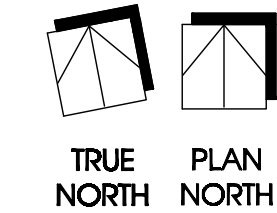
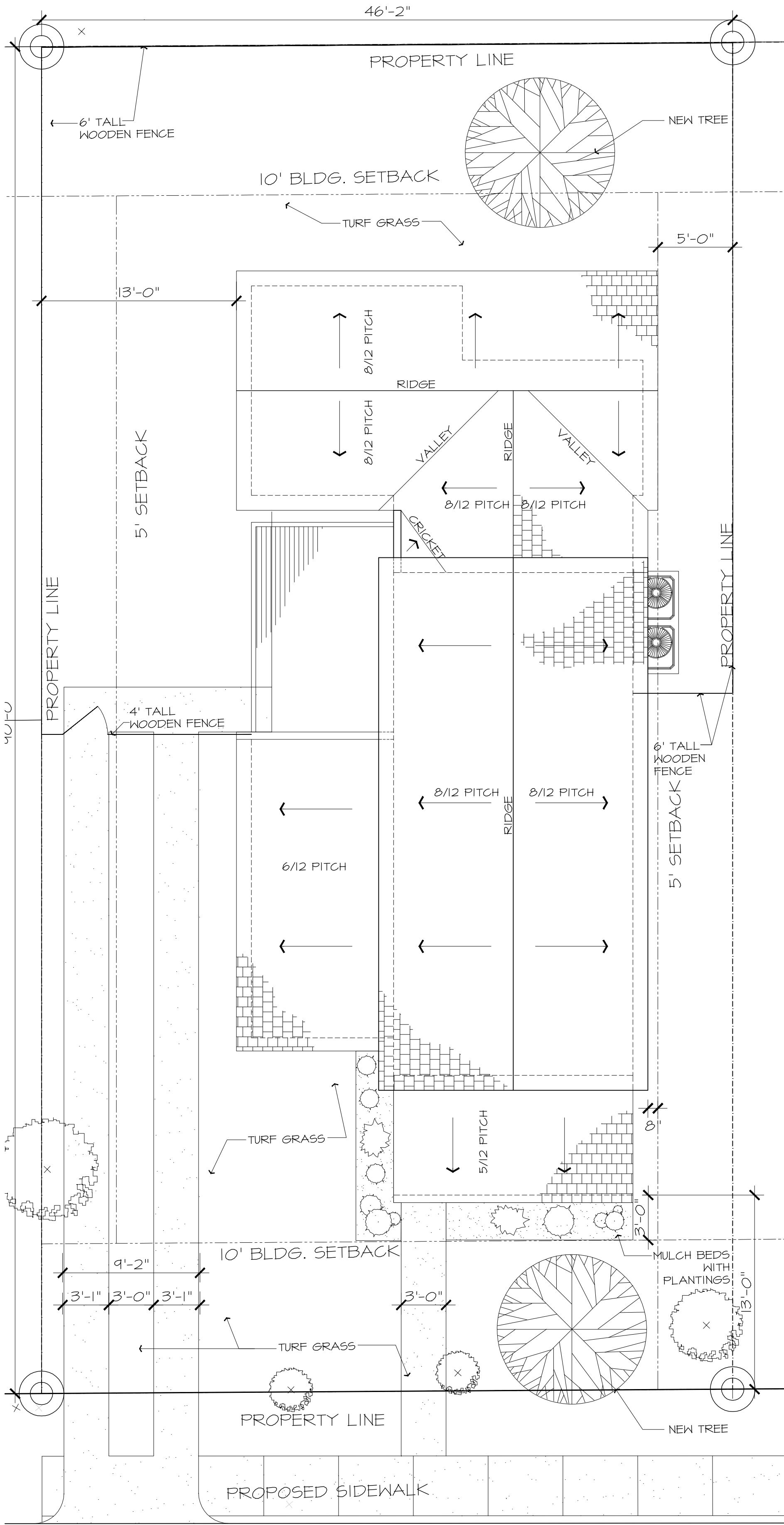
all drawings, specifications and other documents, including models prepared by LindLee, LLC, are instruments of service for use solely with respect to this project and shall not be used on other projects or for the completion of this project without the expressed written permission of LindLee, LLC. Robert Lee, designer, shall be deemed author of these documents and shall retain all common law, statutory and other reserved rights, including copyrights. DO NOT SCALE DRAWINGS.

LEGAL DESCRIPTION: NCB 57B BLK B LOT 8	ADDRESS: 111 Boston Street
BUILDING CODE: 2018 INTERNATIONAL RESIDENTIAL CODE	
ENERGY CODE: 2018 IECC	

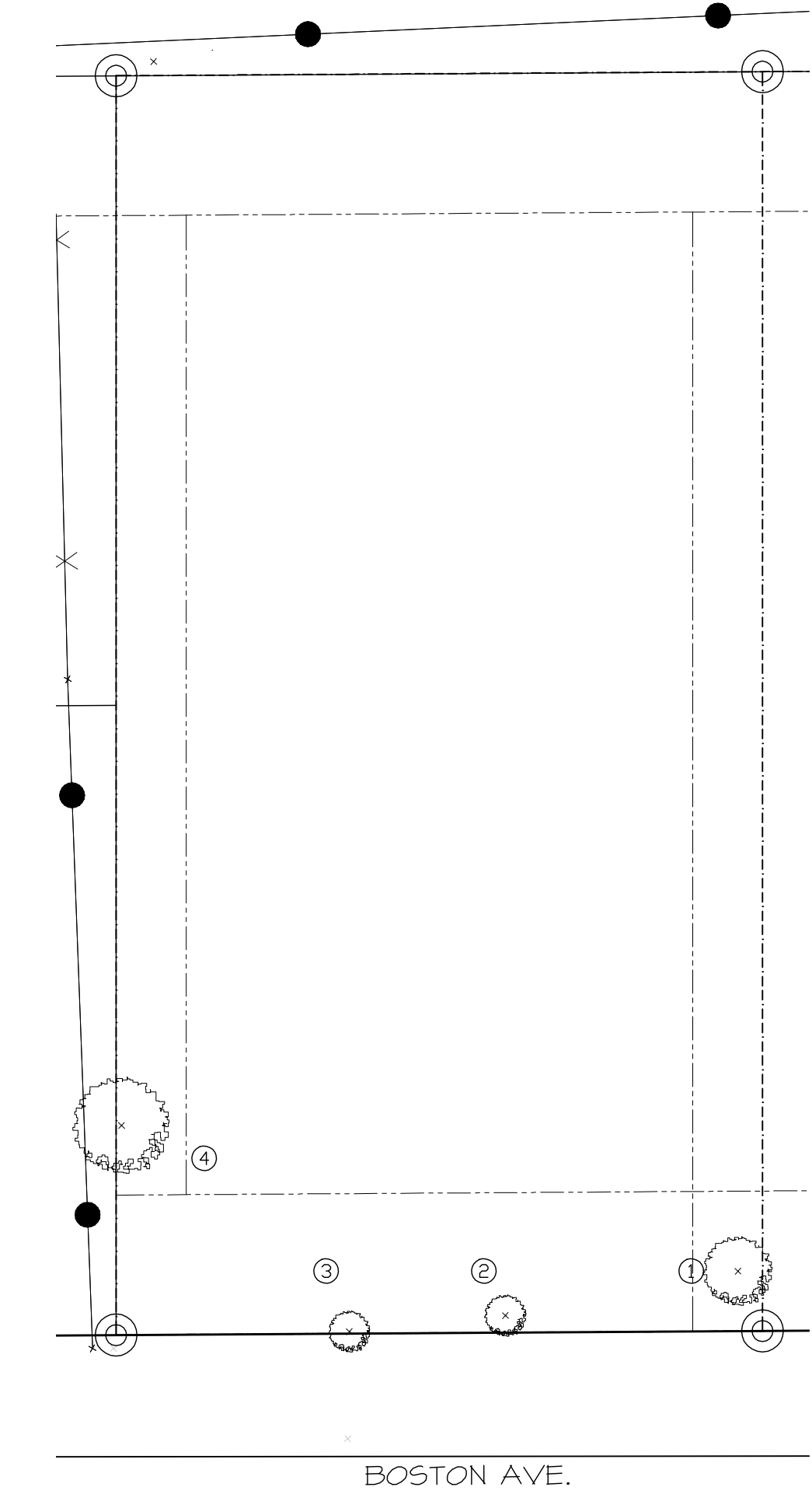


LINDLEE, LLC 205 FLORIDA ST. SAN ANTONIO, TX 78210 CONTACT: ROBERT LEE PHONE: 210-410-7017 ROBERT.LINDLEE@GMAIL.COM	PROJECT TEAM
STRUCTURAL ENGINEER HQ ENGINEERING PHONE: 210-318-6000 Hugo@hq-eng.net	

COVER SHEET	SHEET INDEX
ARCHITECTURAL A-1.1 COVER/SITE/ROOF PLAN, TREE LOCATION A-2.1 FLOOR PLANS & INTERIOR ELEVATIONS A-3.1 EXTERIOR ELEVATIONS A-4.1 BUILDING SECTIONS A-4.2 DOOR/WINDOW/SECTION/PLAN DETAILS E P ELECTRICAL & PLUMBING LAYOUT PLANS STRUCTURAL FOUNDATION S1.0 STRUCTURAL NOTES S1.1 STRUCTURAL NOTES S2.0 FOUNDATION, 2ND FLR. LOW CEILING PLAN S2.1 HIGH ROOF & LOW ROOF FARMING PLAN S2.2 1ST FLR. & 2ND FLR. BRACING PLAN S3.0 TYPICAL DETAILS S3.1 TYPICAL DETAILS S4.0 SECTIONS S4.1 SECTIONS & DETAILS	



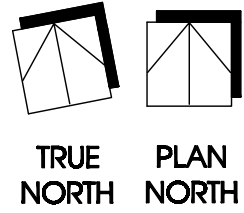
1 Site Plan
SCALE: 3/16" = 1'-0"



UNDERBRUSH PERMIT: 2631472

TREE INVENTORY

TREE #	DIAMETER	DESCRIPTION	TO BE REMOVED
1	10"	HACKBERRY	NO
2	6"	HACKBERRY	NO
3	6"	HACKBERRY	NO
4	14"	HACKBERRY	NO



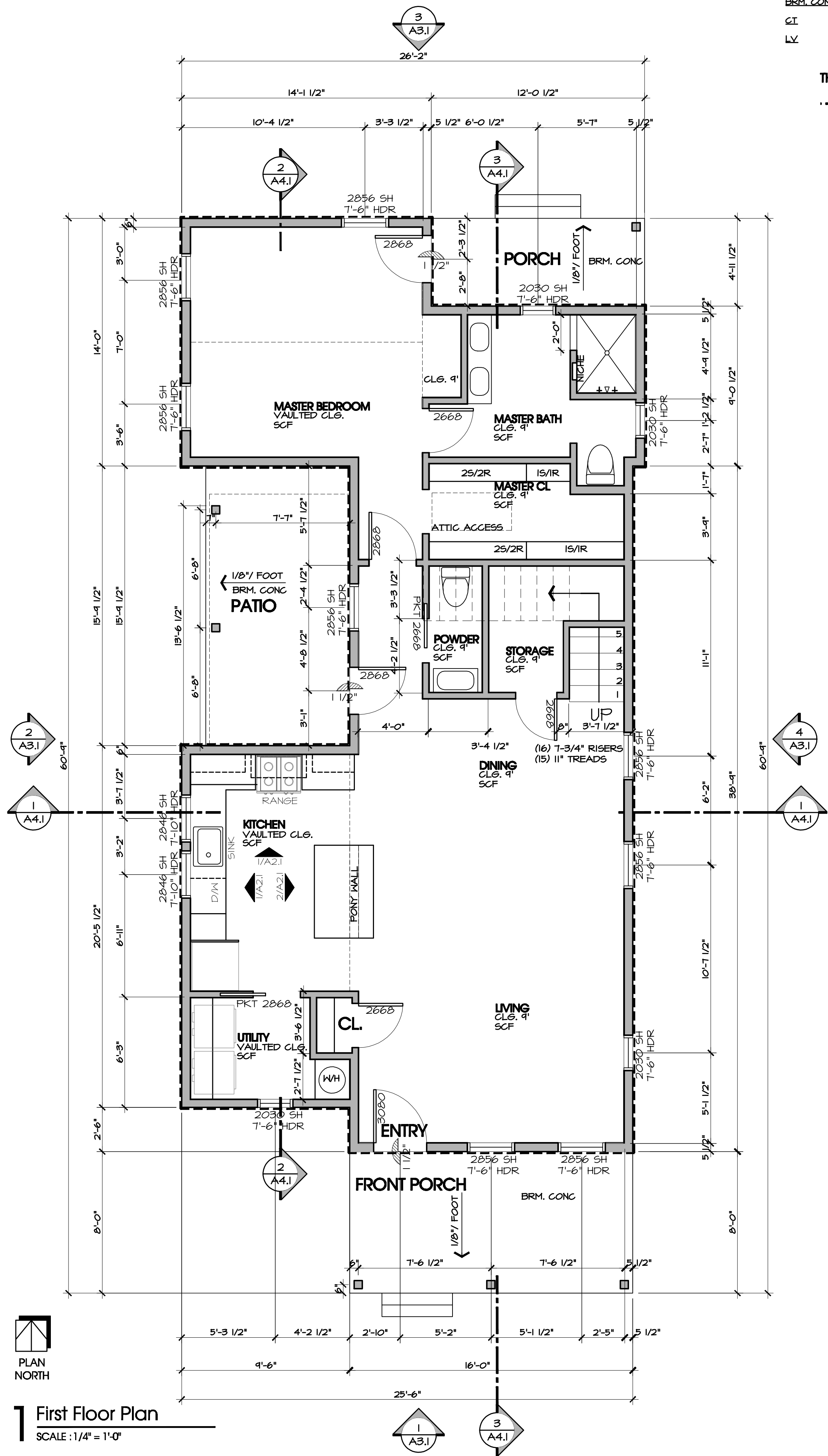
2 Tree Survey
SCALE: 3/32" = 1'-0"

LINDLEE, LLC
designer
Robert Lee

111 Boston
Residence
111 BOSTON SAN ANTONIO, TX 78202

10 August 2017 100% CDS

A-1.1
Site, Tree & Roof Plans



1 First Floor Plan
SCALE: 1/4" = 1'-0"

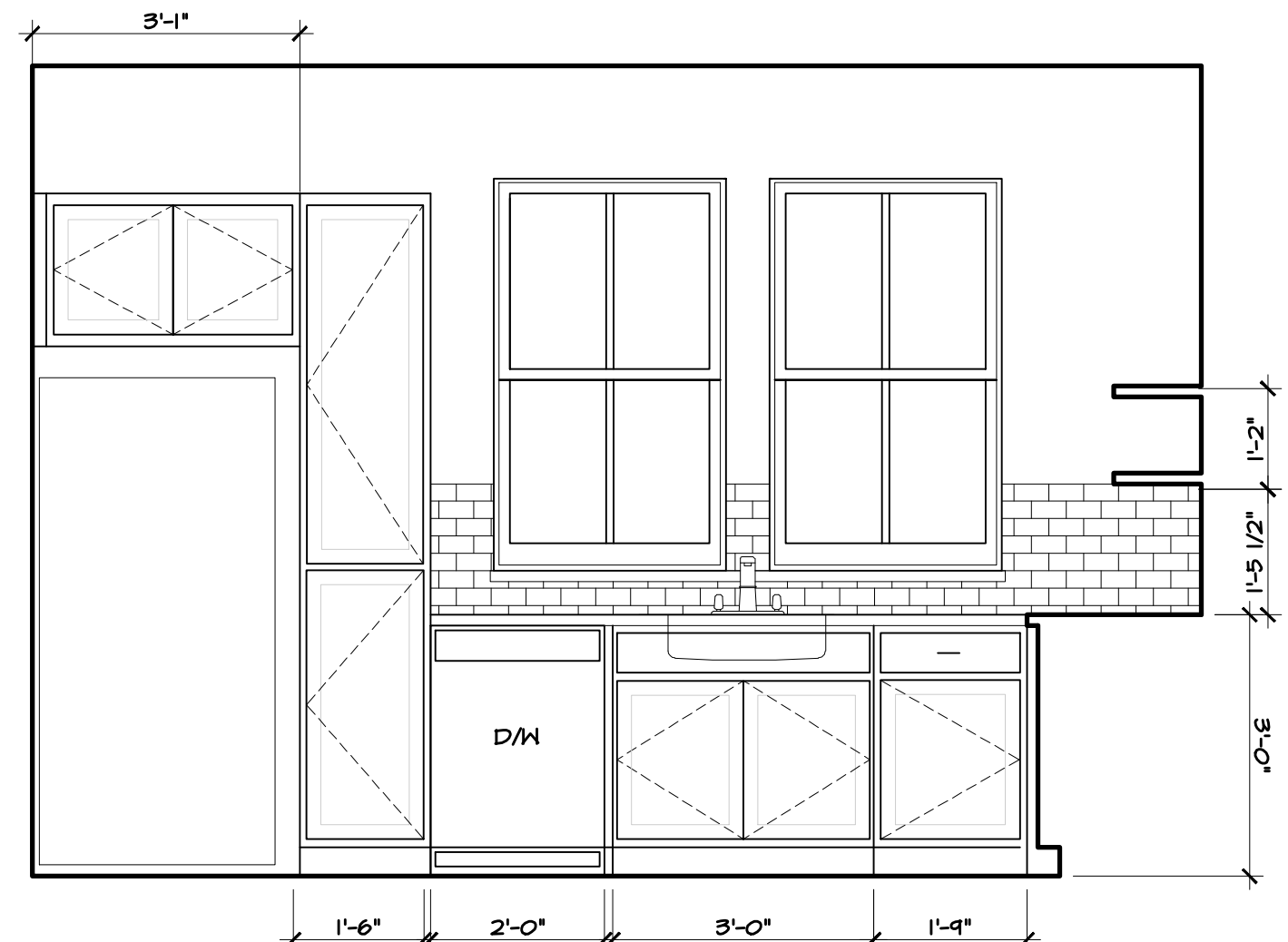
FINISH LEGEND

SCF	SEALED CONCRETE FLOOR
BRM. CONC.	BROOM FINISH CONCRETE
CT	CERAMIC TILE FLOOR
LV	LUXURY VINYL FLOORINGS

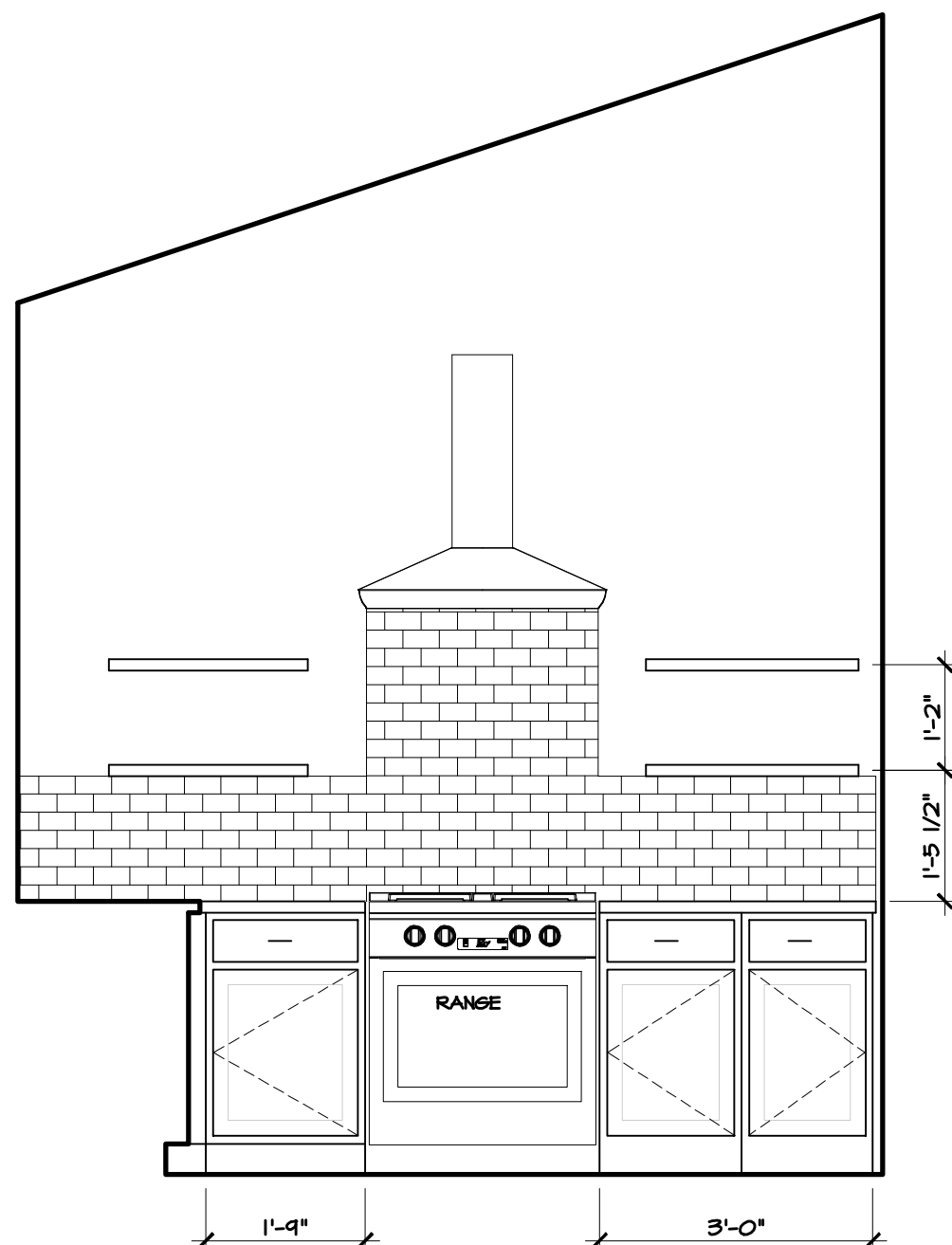
THERMAL ENVELOPE

GENERAL NOTES

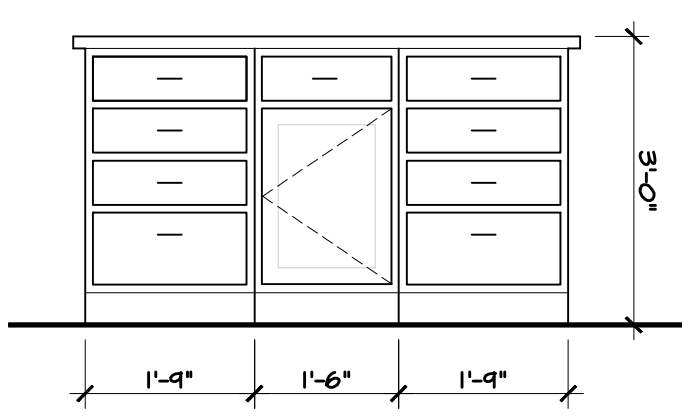
- A. DIMENSIONS ARE TO FACE OF STUDS & CENTER OF OPENINGS.
- B. ALL WALLS SHALL BE 2X6 CONSTRUCTION UNLESS OTHERWISE NOTED.
- C. REFER TO STRUCTURAL DRAWINGS.
- D. ALL PLUMBING WALLS BEHIND TOILETS & LAVATORIES SHALL BE 2X6 CONSTRUCTION.
- E. NOMINAL DOOR & WINDOW SIZES NOTED ON PLANS. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR/HIND. MANUFACTURER CUTSHEETS.
- F. PROVIDE BLOCKING FOR UPPER KITCHEN CABINETS, SHELVING, AND VENT HOOD, REF. TO INTERIOR ELEVATIONS



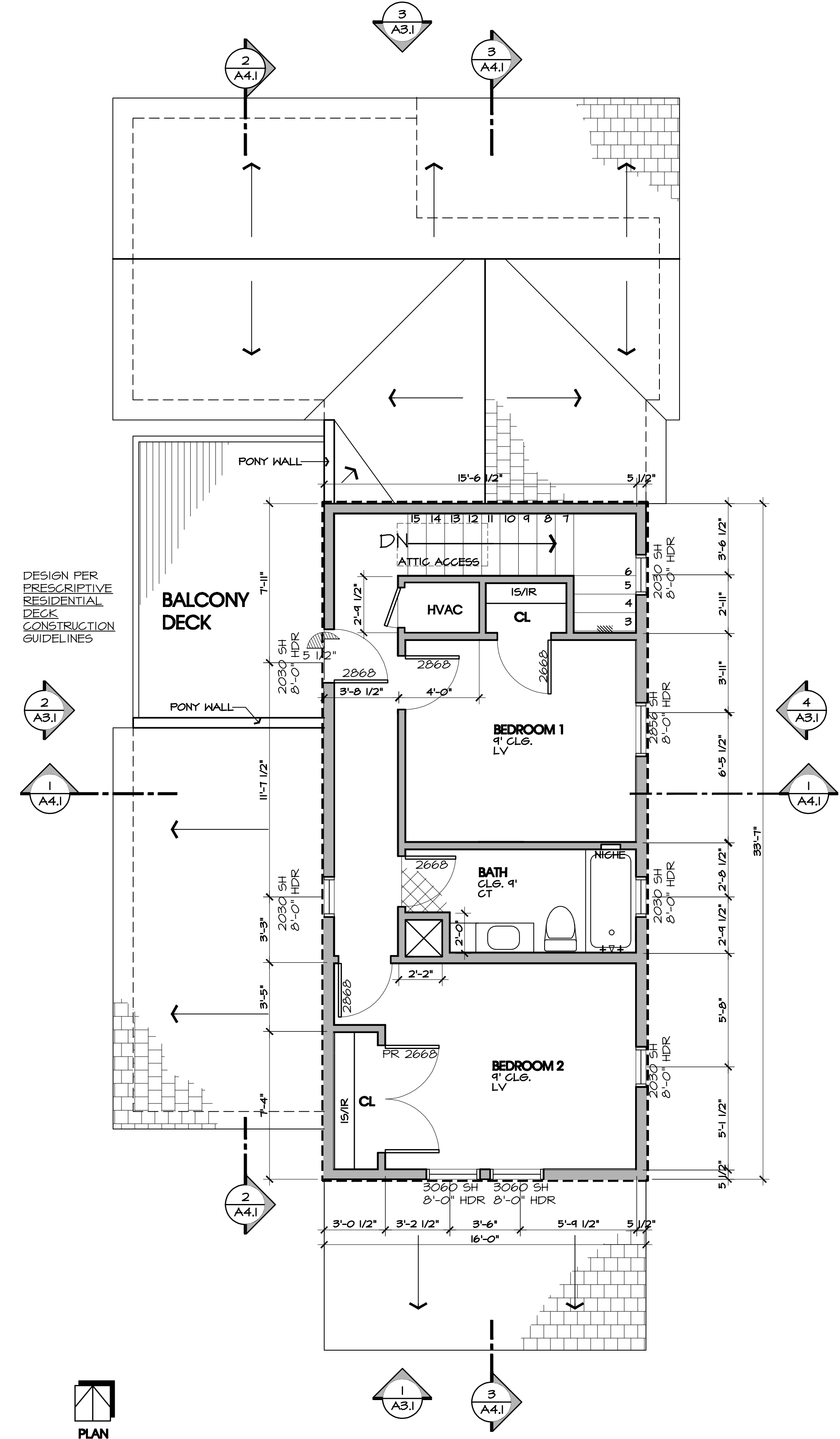
1 Int. Elev. Kitchen
SCALE: 1/2" = 1'-0"



2 Int. Elev. Kitchen
SCALE: 1/2" = 1'-0"



3 Int. Elev. Kitchen
SCALE: 1/2" = 1'-0"



2 Second Floor Plan
SCALE: 1/4" = 1'-0"

LINDLEE, LLC
designer
Robert Lee

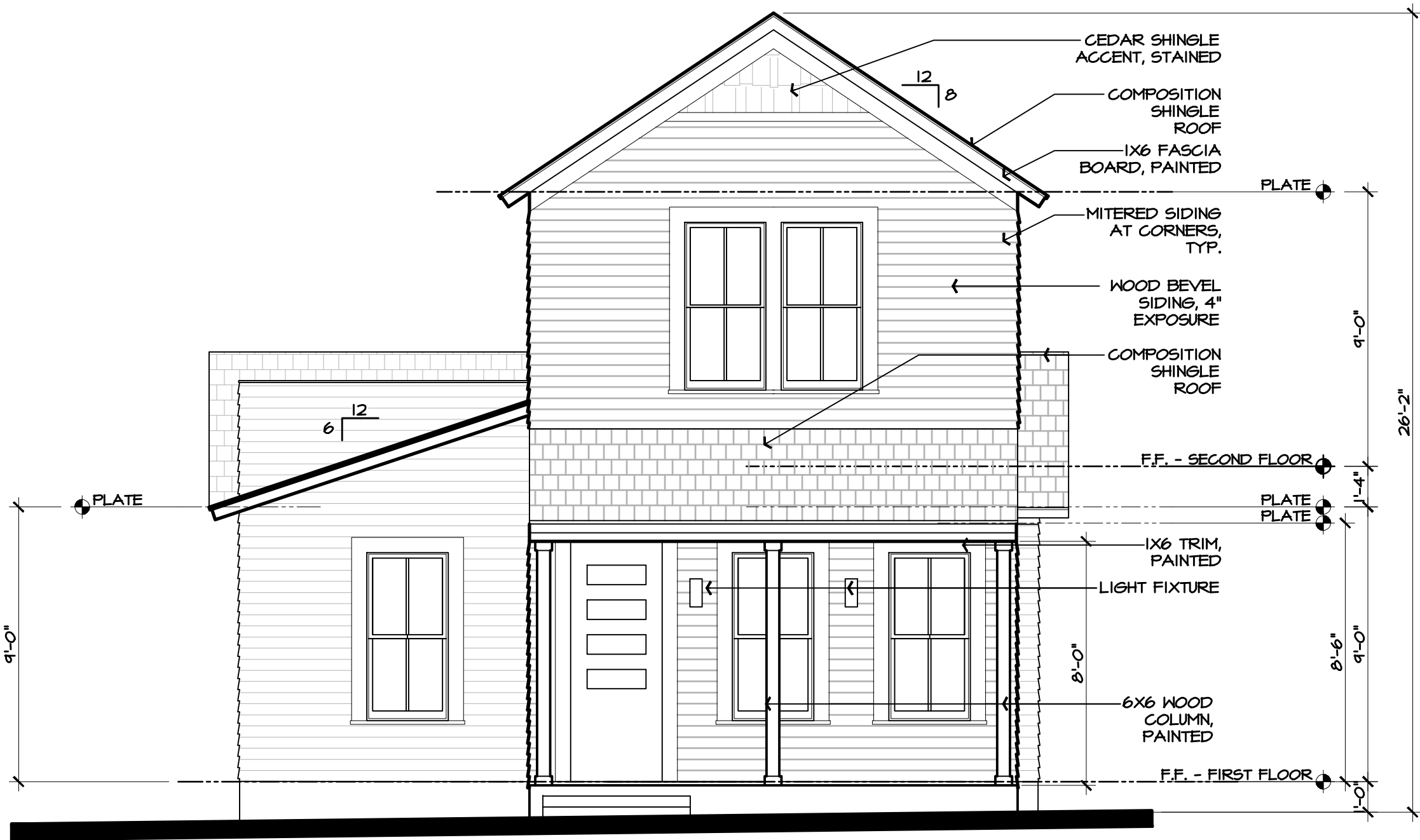
111 Boston Residence

111 BOSTON SAN ANTONIO, TX 78202

10 August 2017 100% CDs

A-2.1

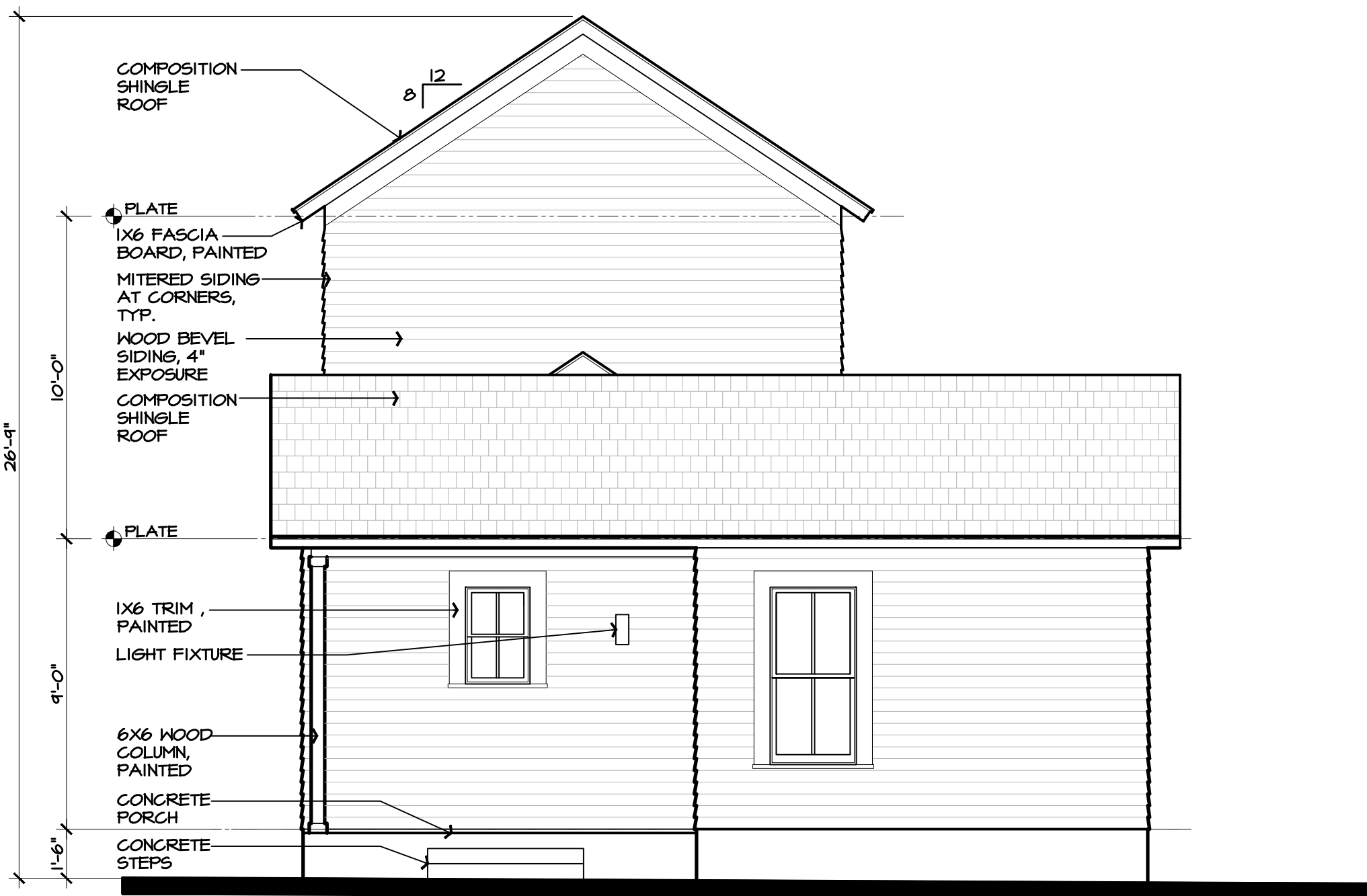
Floor Plans



1 FRONT/EAST ELEVATION
SCALE : 1/4" = 1'-0"



2 SIDE/SOUTH ELEVATION
SCALE : 1/4" = 1'-0"



3 REAR/WEST ELEVATION
SCALE : 1/4" = 1'-0"



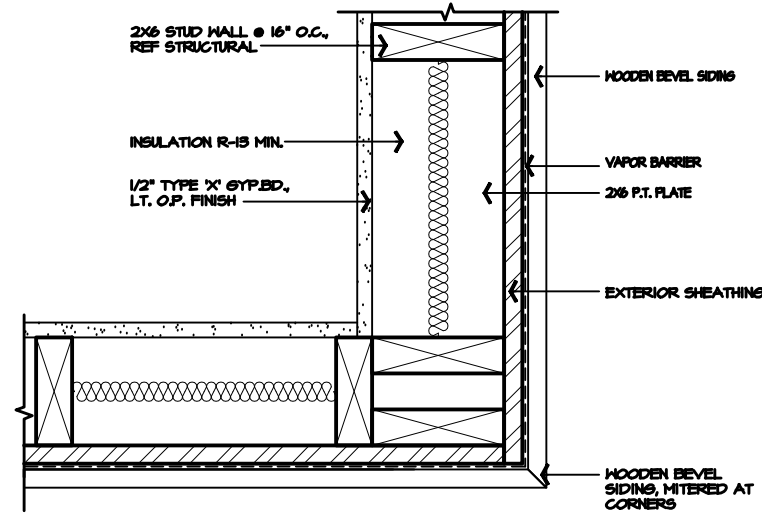
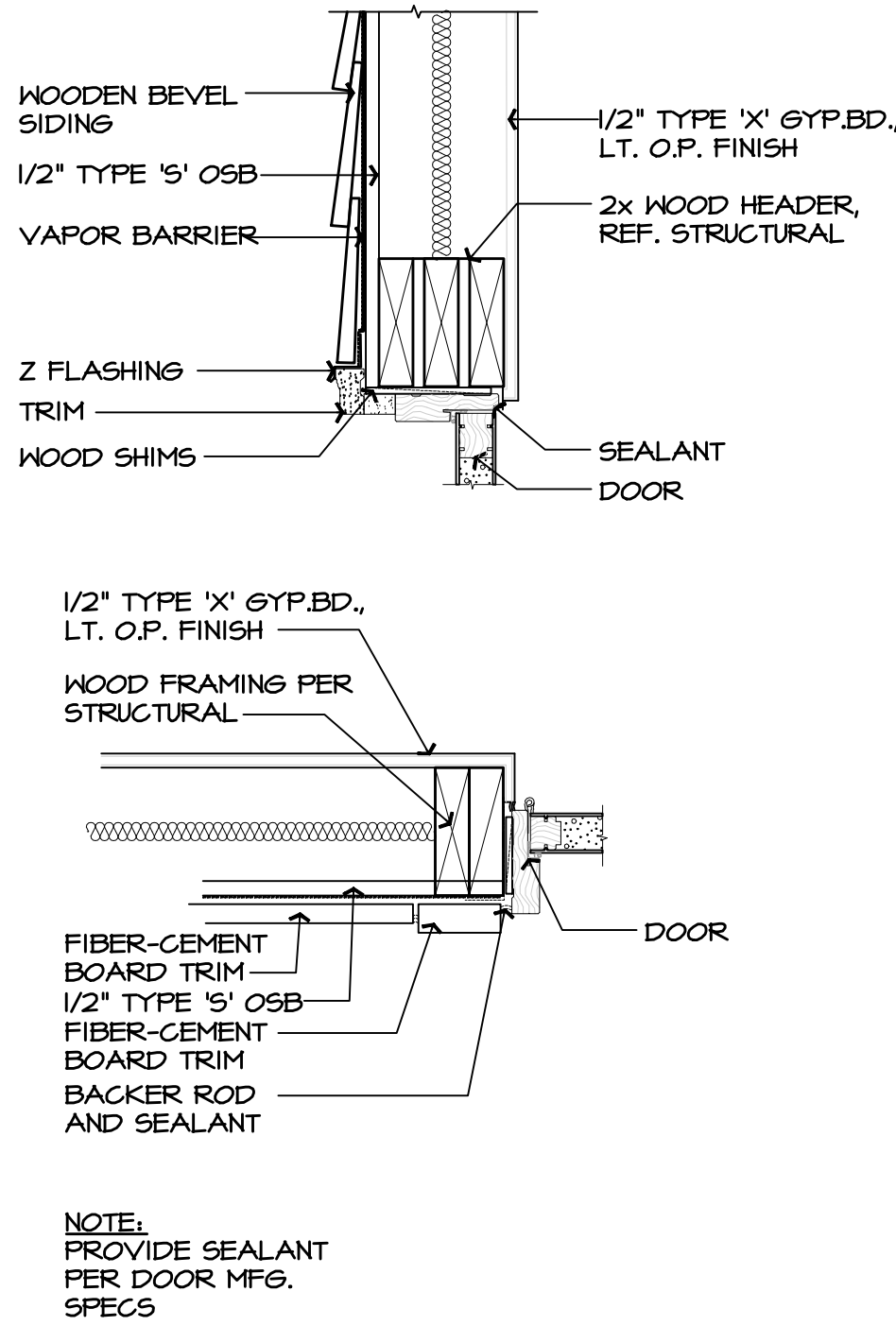
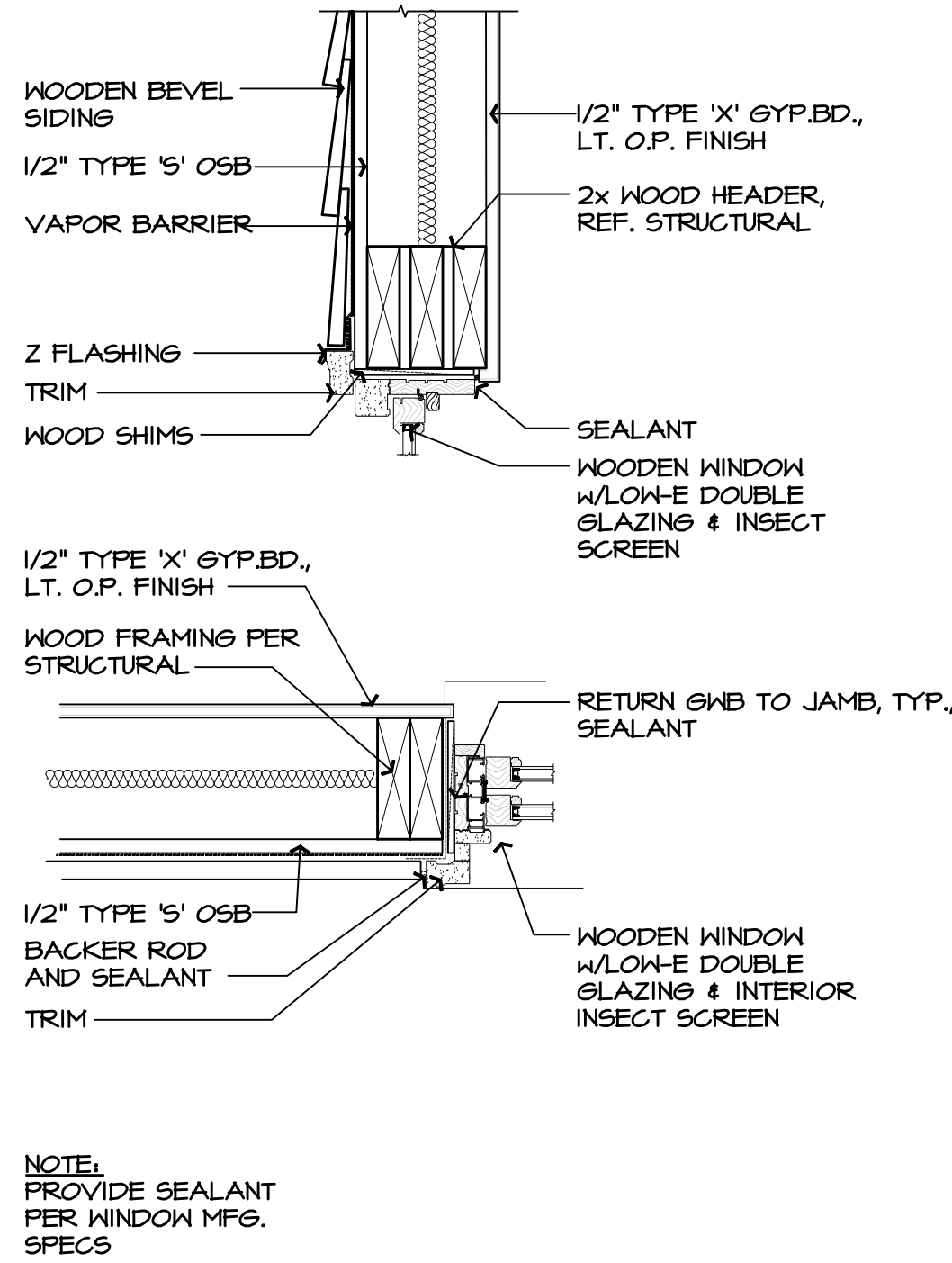
4 NORTH/SIDE ELEVATION
SCALE : 1/4" = 1'-0"

LINDLEE, LLC
designer
Robert Lee

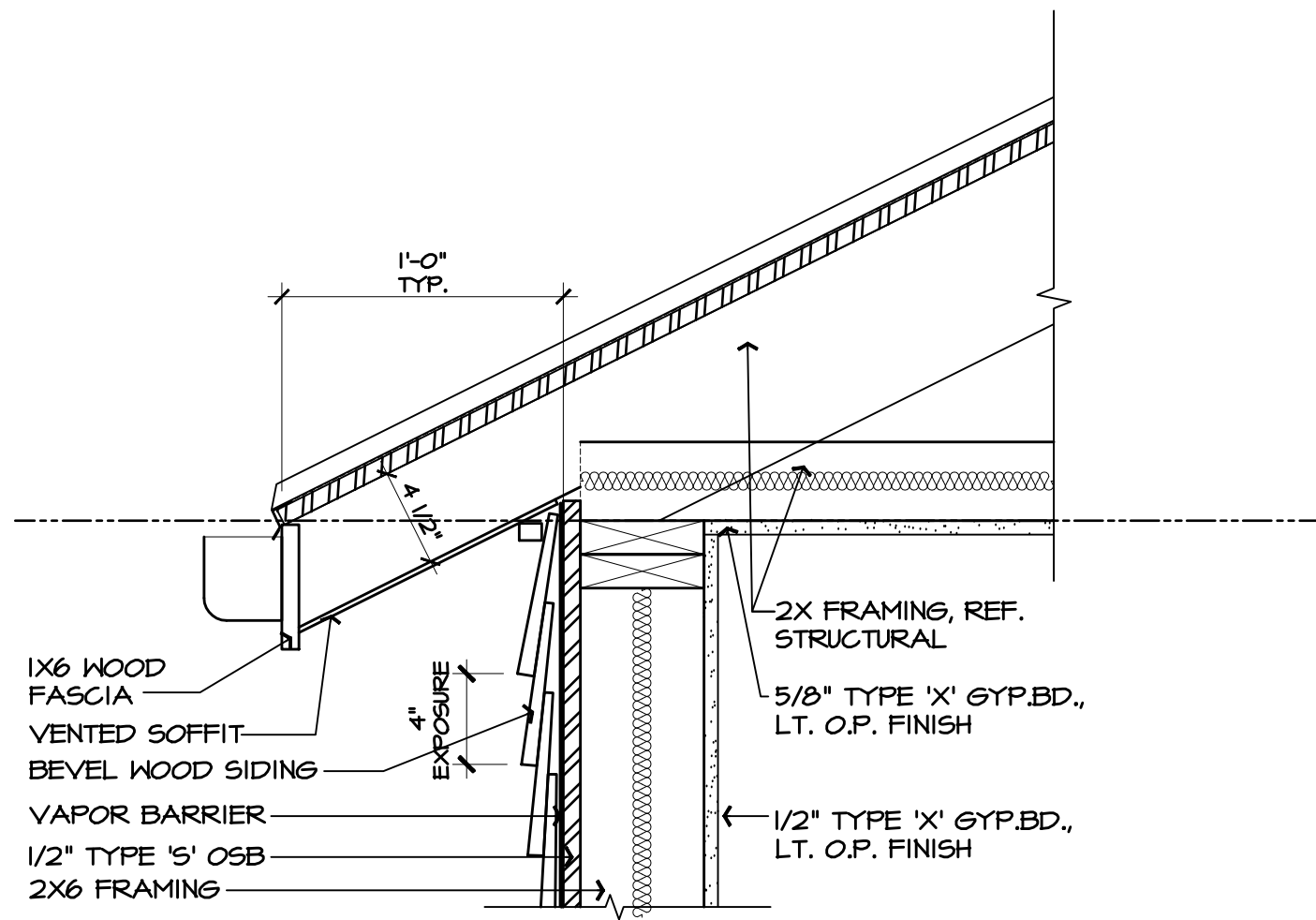
111 Boston
Residence
111 BOSTON SAN ANTONIO, TX 78202

10 August 2017 100% CDS

A-3.1
Exterior Elevations



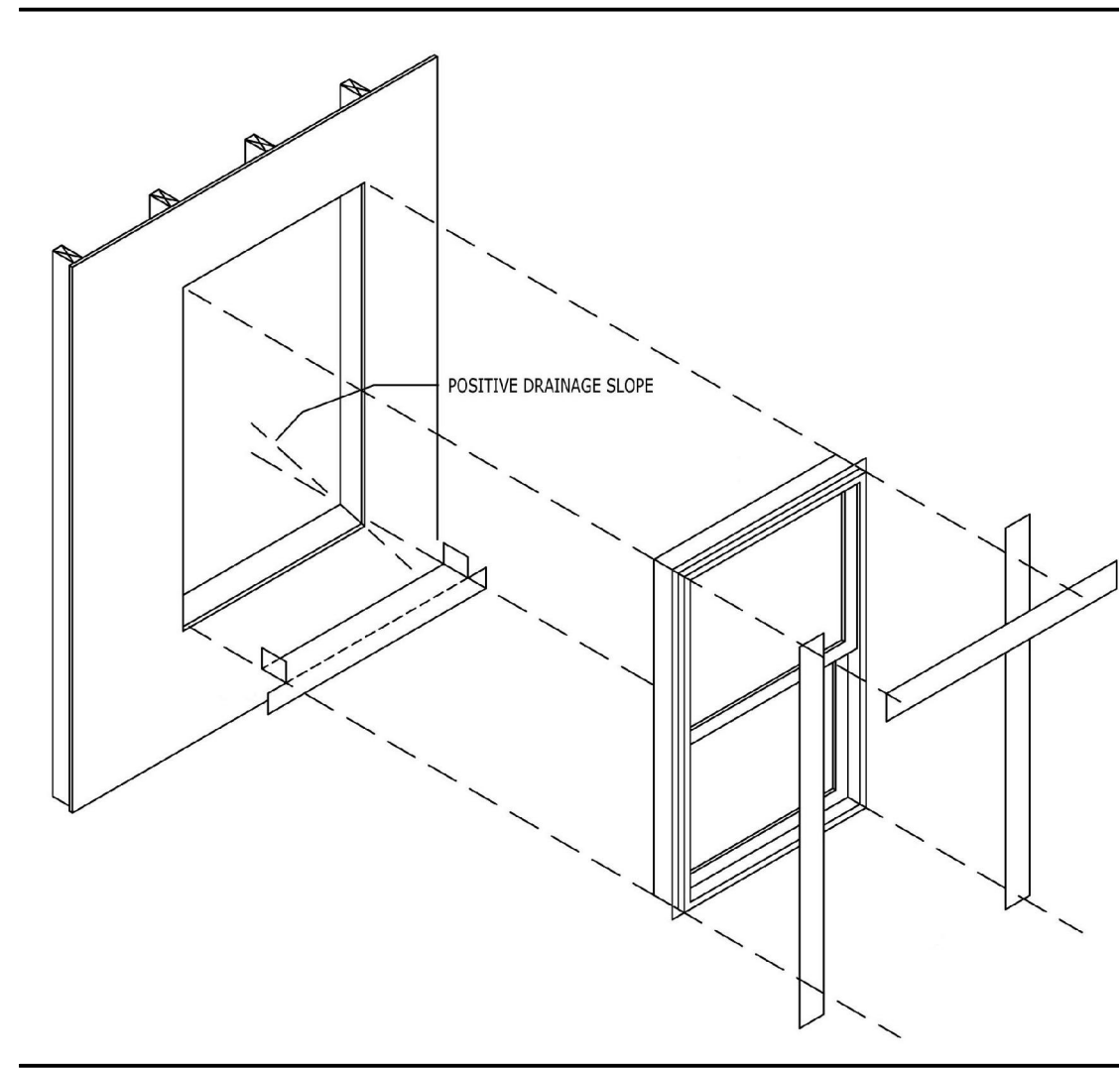
3 CORNER SIDING DTL
SCALE : 1-1/2" = 1'-0"



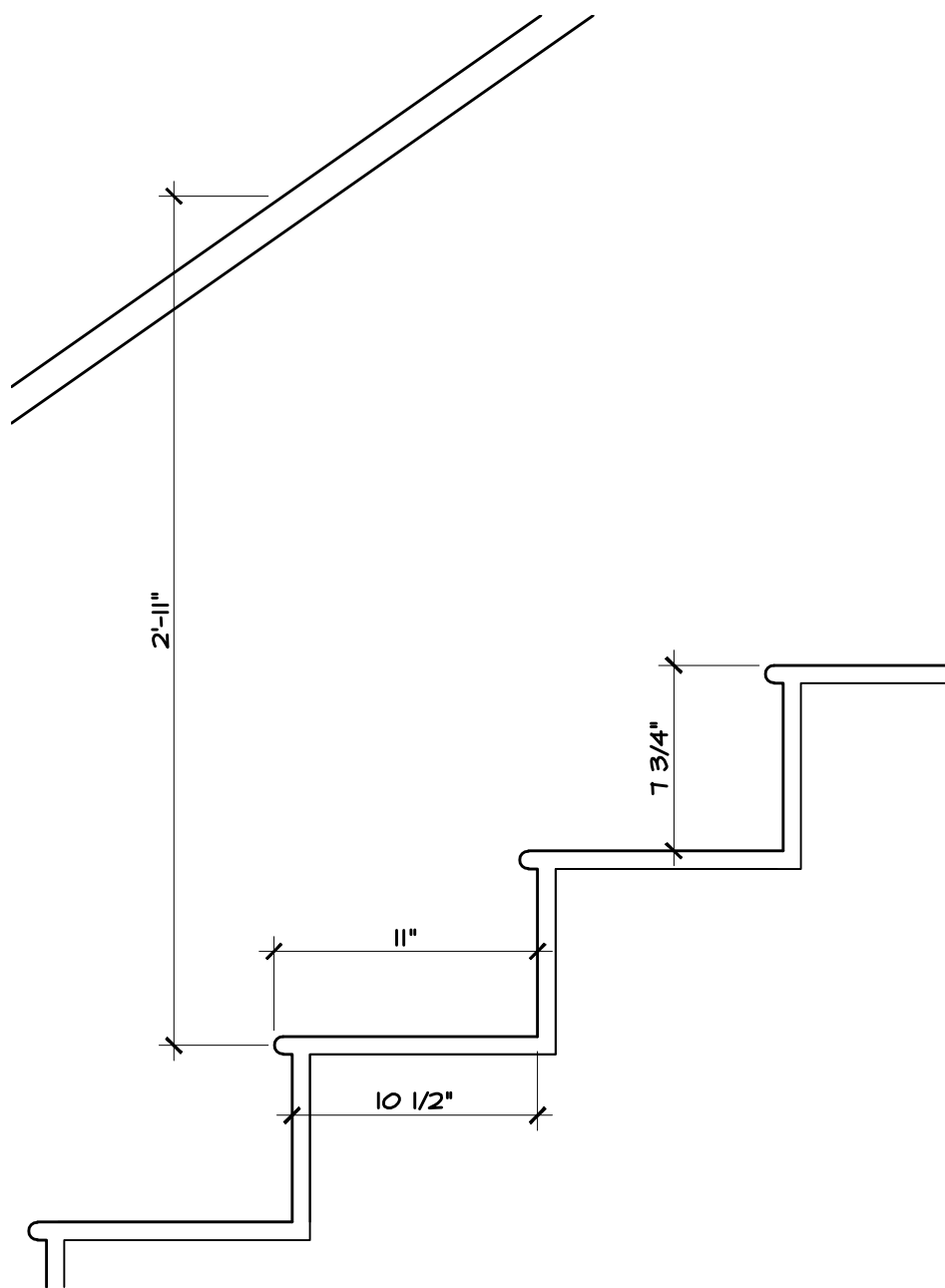
4 CORNER SIDING DTL
SCALE : 1-1/2" = 1'-0"

1 WINDOW HEAD/JAMB/SILL DTLS
SCALE : 1-1/2" = 1'-0"

2 DOOR HEAD/JAMB/SILL DTLS
SCALE : 1-1/2" = 1'-0"



5 WINDOW/DOOR FLASHING
SCALE : 1-1/2" = 1'-0"



6 STAIRS
SCALE : 1-1/2" = 1'-0"

LINDLEE, LLC
designer
Robert Lee

111 Boston
Residence
111 BOSTON SAN ANTONIO, TX 78202

10 August 2017 100% CD'S

A-4.2
Door/Win/Sect/Plan Details

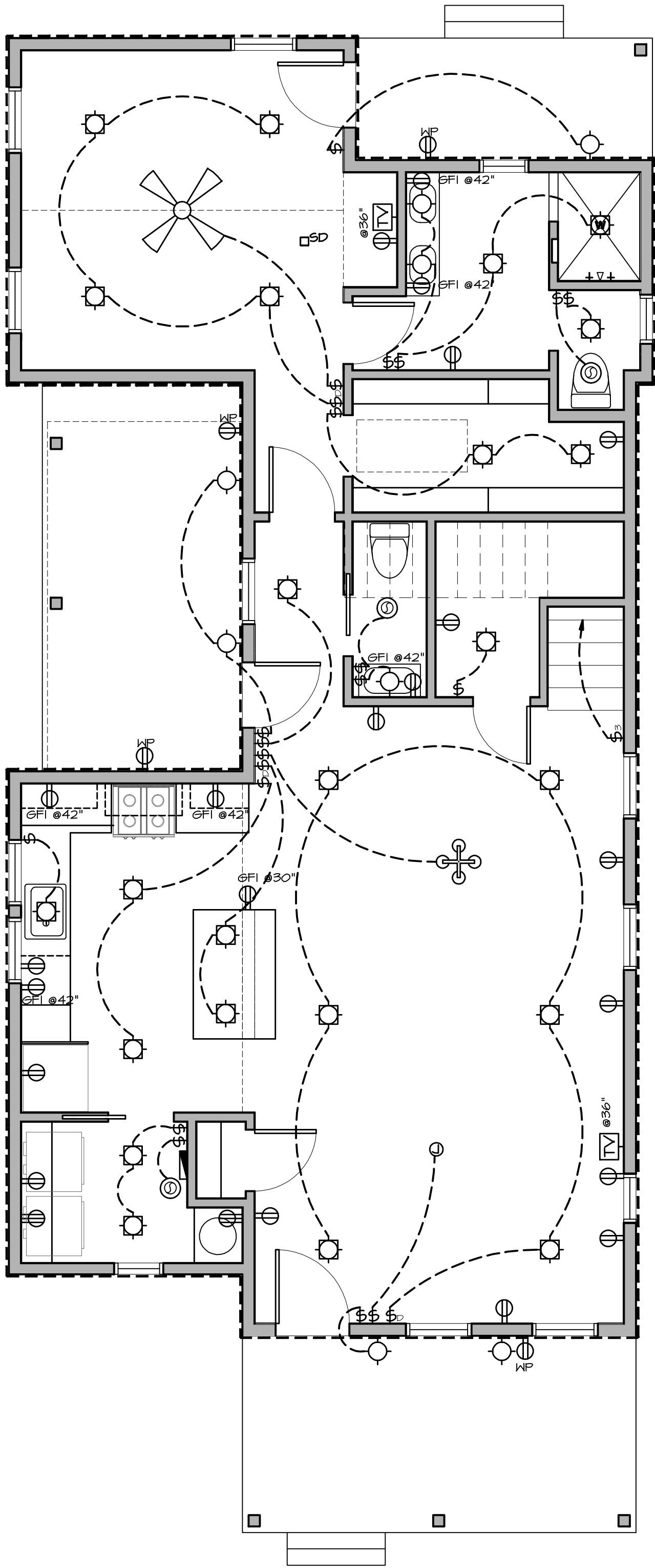
GENERAL NOTES

- 1. ALL ROOF PENETRATIONS MUST BE A MINIMUM OF 4'-0" AWAY FROM SEPARATING WALL.
- 2. ALL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
- 3. ALL MEP PENETRATIONS AT SEPARATING WALL TO BE 1 HOUR FIRE-RATED.
- 4. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL CONTRACTOR.
- 5. ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL FOR A/C UNITS WITH CUT-OFFS AT AIR HANDLER AND COMPRESSOR.
- 6. DISHWASHER OUTLET BOX TO BE WALL MOUNTED BEHIND UNIT, 6" A.F.F.
- 7. ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF AND TYPE OF POKER TO ALL APPLIANCES.
- 8. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- 9. SMOKE DETECTORS SHALL BE HARDWIRED TO PRIMARY ELECTRICAL SERVICES WITH A BATTERY BACK-UP.
- 10. ALL SWITCHES TO BE MOUNTED 44" TO BOTTOM OF PLATE A.F.F. UNLESS OTHERWISE NOTED.
- 11. MOUNT OUTLETS AT COUNTERTOP 2 INCHES ABOVE COUNTERTOP.
- 12. ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE ON A G.F.C.I. CIRCUIT. ADDITIONAL G.F.C.I. AS REQUIRED BY CODE.

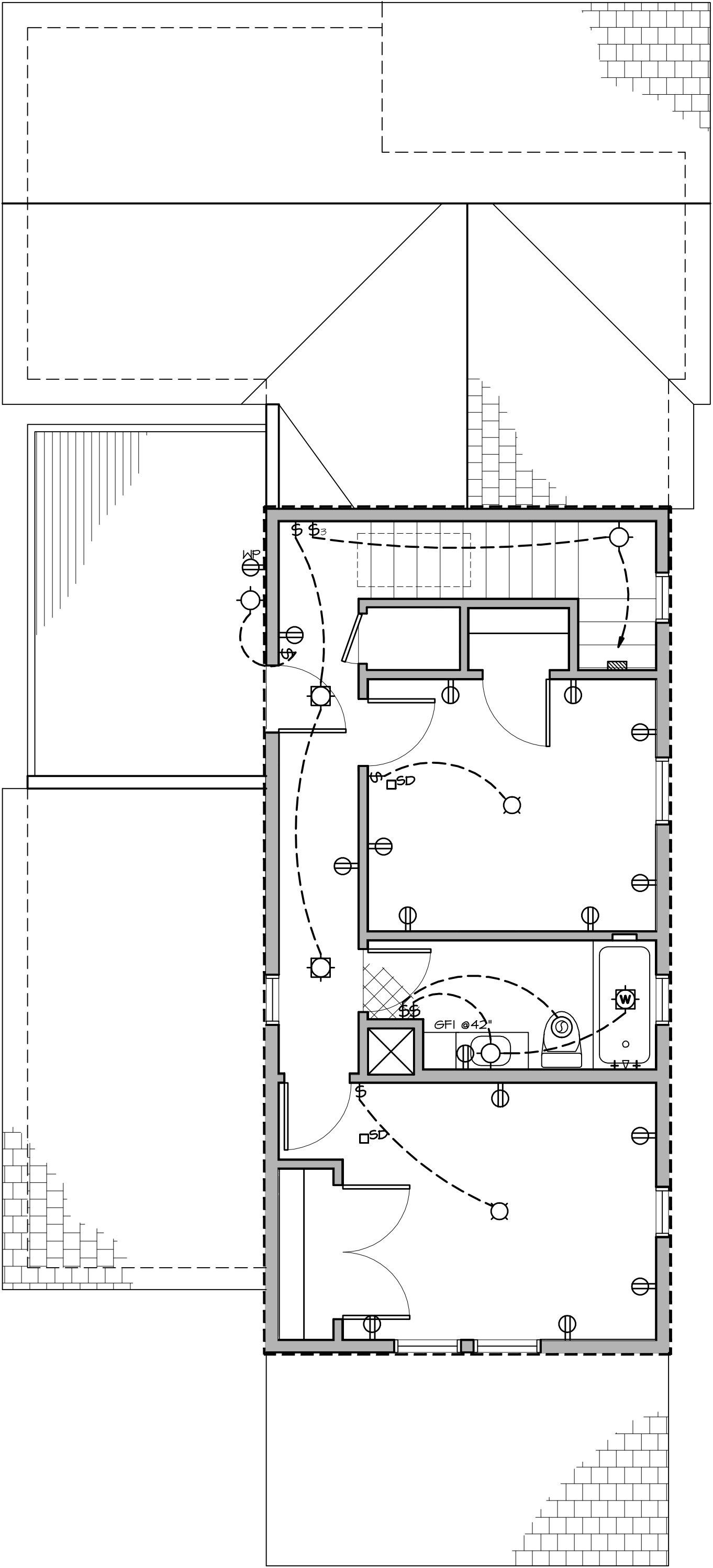
Electrical Legend

NOTE: NOT ALL SYMBOLS ARE USED ON PLAN

- ⊕ JUNCTION BOX
- Ⓜ RECESSED FLUSH FLOOR DUPLEX
- Ⓜ 110V DUPLEX RECEPTACLE
- Ⓜ WP= WATER PROOF
- Ⓜ FP= FIRE PROOF
- Ⓜ GFCI= GROUND FAULT CIRCUIT INTERRUPTER
- Ⓜ 220V RECEPTACLE
- 1/2 HOT
- Ⓜ GARAGE DOOR OPENER OUTLET
- Ⓜ E - EXHAUST
- Ⓜ 6" RECESSED DOWN LIGHT
- Ⓜ 6" WET LOCATION REC. DOWN LIGHT
- Ⓜ WALL WASH/ ART LIGHT
- Ⓜ EXT. SCONGE. PHOTO CELL CONTROLLED
- Ⓜ SCONGE
- Ⓜ SURFACE MOUNTED FIXTURE
- Ⓜ PENDANT FIXTURE
- Ⓜ WALL-MOUNT JAR LIGHT
- Ⓜ SMOKE DETECTOR W/ ALARM VERIFICATION WIRED & BATTERY BACKUP
- Ⓜ CARBON MONOXIDE DETECTOR W/ ALARM VERIFICATION WIRED & BATTERY BACKUP
- Ⓜ SWITCH
- Ⓜ DIMMER SWITCH
- Ⓜ 3-WAY SWITCH
- Ⓜ 3-WAY DIMMER SWITCH
- Ⓜ COMBO OUTLET -CAT 5/CABLE/ SATELLITE T.V./ PHONE
- Ⓜ DOUBLE MINI FLOOD
- Ⓜ DOOR BELL
- Ⓜ 4' FLUORESCENT 4 BULBS SURFACE MOUNTED
- Ⓜ UNDER COUNTER FLUORESCENT LIGHT
- Ⓜ CHANDELIER
- Ⓜ DISCONNECT SWITCH
- Ⓜ ELECTRICAL PANEL
- Ⓜ ELECTRICAL METER



2 First Floor Plan
SCALE : 1/4" = 1'-0"



3 Second Floor Plan
SCALE : 1/4" = 1'-0"

LINDLEE, LLC
designer
Robert Lee

#101
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Residence
111 BOSTON SAN ANTONIO, TX 78202

10 August 2017 100% CDS

EP
Electrical/ Plumbing Plans



PLAN
NORTH

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



PLAN
NORTH