

HISTORIC AND DESIGN REVIEW COMMISSION

May 19, 2021

HDRC CASE NO: 2020-557
COMMON NAME: 918 N OLIVE
ADDRESS: 914 N OLIVE ST
LEGAL DESCRIPTION: NCB 531 BLK 13 LOT W 150 FT OF 4
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates /K/T TX HOLDINGS LLC
OWNER: K/T TX HOLDINGS LLC
TYPE OF WORK: Construction of nine, 2-story residential structures, construction of carports
APPLICATION RECEIVED: April 16, 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 nine, 2-story residential structures on the vacant lots addressed as 914 and 918 N Olive, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration*—The primary façade of new commercial buildings should be in keeping with established

patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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 a Certificate of Appropriateness for approval to construct nine, 2-story residential structures on the vacant lots addressed as 914 and 918 N Olive, located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This block of N Olive currently features four historic structures that feature an orientation toward N Olive; two of which feature 1 story in height and two of which feature 2 stories in height. This lot is adjacent to recently approved new construction and lots with historic structures on the east side of the lot. To the north and south are lots that feature one primary residential structure. The historic development pattern of this block is one primary structure with occasional accessory structures.
- c. **CONCEPTUAL APPROVAL** – This request received conceptual approval from the Historic and Design Review Commission at the February 3, 2021, HDRC hearing. Conceptual approval was issued with the following stipulations:
 - That the applicant increase setbacks for each structure fronting N Olive to meet the median front yard setback of the block face or increase the setback for the northernmost house to align with the historic home at 928 N Olive. The Commission noted that the setback for the "901 Pine" structure be increased to the greatest extent possible.
 - That the applicant decrease massing on site to develop as noted in finding f. A reduction in building footprint, elimination of proposed buildings, or lowering of height to single story for some structures would be more appropriate.
 - That proposed alley and driveways be reduced to the minimum width as required by code; because the Guideline normally recommend a 10-foot driveway, the applicant must demonstrate that every attempt to conform has been made.
 - That the overall building elevations be revised for consistency with the historic design guidelines, in particular with relationship of solids to voids. Fenestration patterns, window sizes, and types should be consistent with the historic Design Guidelines. For example, the proposed duplex plan currently features a large area on the front façade that is void of fenestration or any architectural detail and must be revised.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on February 23, 2021. At that meeting, the Committee asked questions regarding setbacks and massing. Committee members also suggested decreases in massing. This request was reviewed again by the Design Review Committee on March 23, 2021. At that meeting, Committee members commented on the proposed massing, setbacks, and architectural details. This request was reviewed most recently by the Design Review Committee on May 11,

2021. At that meeting, the Committee comments on the proposed setbacks, materials specifications, fenestration patterns and massing.

- e. **SETBACKS** – 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. Where varying setbacks exist, the Guidelines recommend an applicant use the median setback of existing structures. The applicant has submitted a setback diagram noting varying setbacks for the proposed new construction. The applicant has proposed for northernmost structure to feature a setback of twenty-three (23) feet and for the southern two structures to feature setbacks of nine-teen (19) feet. Per the applicant’s setback diagram, the historic structures on this block that front N Olive feature setbacks of fifteen (15) feet and forty (40) feet. At the time of conceptual approval, staff recommended the applicant incorporate setbacks that equated to the mean setback on the block or that the applicant increase the setback of the northernmost structure to align with that of the historic structure at 928 N Olive. Generally, staff finds the median setback of nine-teen (19) feet to be appropriate and consistent with the Guidelines. An increase in the setback of the northernmost structure should be incorporated into the design, if possible.
- f. **ORIENTATION** – According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. While the applicant has proposed for structures fronting N Olive to be oriented toward the street, the second row (middle row) of houses feature an orientation that faces east. This results in blank facades facing west, toward N Olive. This is inconsistent 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. Generally, the proposal to construct two story structures fronting N Olive is consistent with the Guidelines.
- h. **SCALE & MASS** – Generally, within historic districts, the historic development pattern features rear structures with massing that is subordinate to that of the primary structure at the street, in regards to both footprints and massing/height. Since conceptual approval, the applicant has modified the site plan to propose structures street facing structures that feature a width that is greater than those to their immediate rear (middle of the site); however, at the rear of the site, the applicant has proposed duplex structures which feature widths that are greater than those fronting the street. As previously noted, this is inconsistent with the historic development pattern within the district.
- i. **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 new construction toward N Olive, with the exception of the middle row of structures, as noted in finding f. Staff finds that these structures should be oriented towards N Olive, as noted in finding f.
- j. **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. Historic structures on this block feature foundation height of approximately two to three feet in height. The submitted construction documents note that all foundation heights will be within one foot of those found historically on the block.
- k. **ROOF FORMS** – The applicant has proposed a number of roof forms that include both front and side facing gabled roofs, hipped roofs and shed porch roofs. The proposed roof forms are generally consistent with the Guidelines and roof forms found historically within the district.
- l. **MATERIALS** – The applicant has proposed materials that include composite siding with four (4), six (6), and nine (9) inch exposures, board and batten siding, standing seam metal roofs, asphalt shingle roofs, wood columns, including those with brick pedestals and wood trim. Staff finds that the proposed standing seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval. Composite siding should feature smooth finishes, mitered corners or corner trim and a thickness of $\frac{3}{4}$ of an inch. The applicant has submitted various examples of historic siding in the immediate vicinity that features varying profiles. Generally, staff find horizontal siding profiles of four and six inches to be appropriate. Composite siding installed in a board and batten profile should feature boards that are twelve inches wide and battens that are 1 to 1.5 inches wide.

- m. WINDOW MATERIALS – The applicant has noted the installation of aluminum, single-hung windows; however, the window product section that the applicant has submitted is not consistent with the product submitted as the section does not include the nailing strip nor dimensioned top, bottom and meeting rails. Staff finds that wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed. Windows should not feature faux divided lites and grouped windows should be separated by a mullion of six (6) inches in width. The applicant should submit sufficient information to the Commission for approval of a window product that is not wood or aluminum clad wood.
- n. WINDOW & DOOR OPENINGS – The Guidelines for New Construction note that window and door openings should be comparable to those found historically within the district. While the applicant has proposed for some window openings to be sized in a manner that is generally consistent with those found historically within the district, the applicant has proposed many facades to be completely void of fenestration, has proposed half sized windows where full sized windows historically exist, and has proposed for facades to feature large expanses of wall planes that feature no fenestration including, but not limited to the right and left elevations of plan 1560 (including plan B), the right and left elevations of plan 1218, the right and left elevations of plan 1525, and the left and right elevations of plan 1233. Staff finds that full size windows should be added to both the right and left elevations of plan 1530.
- o. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that fenestration patterns, massing and footprints and setbacks should be revised to be consistent with the Guidelines. In regards to the proposed duplex structure (plan 1233), an overall width has been proposed that is atypical for structures located toward the interior of a block area (an area that typically features accessory structures with massing and heights that are subordinate to that of the structure that fronts the street). The proposed roof form and lack of fenestration in the central bay of the proposed duplex structures are also atypical in terms of architectural form and arrangement of parts. Additionally, as noted in finding f, staff finds that the middle row of houses should be reoriented so that their front facades face towards N Olive, and not towards the east, resulting in blank, rear facades facing N Olive.
- p. PARKING – The applicant has proposed a number of parking configurations, including parking within the footprint of a primary structure in the form of attached garages. This is atypical for the parking configurations found historically within the district.
- q. DRIVEWAYS – The applicant has proposed automobile traffic to enter the site from a common drive that is to feature twenty (20) feet in width. Additional permeable roadways are proposed to give individual access to parking areas. While alleys are often found mid-block within the Dignowity Hill Historic District, a common drive of this width on this block with additional 18-foot driveways is inconsistent with the historic development pattern and introduces the appearance of a new street grid. Generally, the proposed alley and driveways should be reduced to the minimum width as required by code. The Guidelines normally recommend a 10-foot wide driveway for residential properties.
- r. FRONT WALKWAY – The applicant has proposed front walkways to connect the front porch of each structure to the sidewalk parallel to N Olive Street. Staff finds the proposed walkways to be appropriate and consistent with the Guidelines.
- s. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment for each structure and has noted that all mechanical equipment will be screened by six foot tall privacy fencing.
- t. FENCING – The applicant has noted the location of privacy fencing throughout the proposed development. Generally, staff finds the proposed fencing to be appropriate.
- u. LANDSCAPING – The applicant has noted the installation of natural turf with planting beds throughout. Generally, staff finds the proposed landscaping to be appropriate and consistent with the Guidelines.
- v. CARPORTS – The applicant has proposed for carports to be located throughout the proposed new construction. The applicant has noted that the proposed carports will follow staff's standard specifications regarding roofs, will not feature garage doors, and will be set behind the front facades of houses. Generally, staff finds the proposed locations and design of the carports to be appropriate.

RECOMMENDATION:

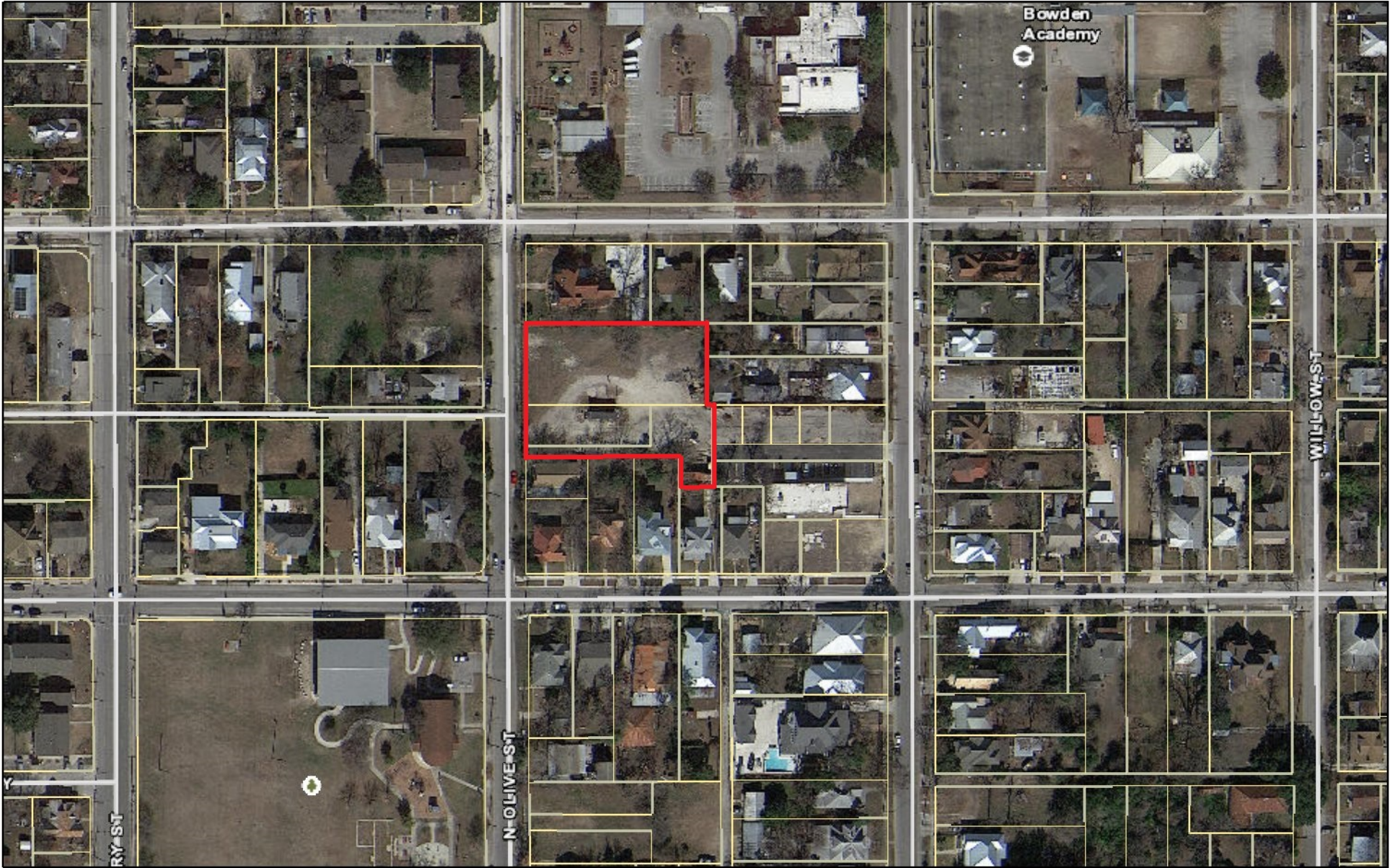
Staff does not recommend approval based on findings a through v. Staff recommends the applicant address the following items prior to receiving a recommendation for approval.

- i. That the applicant study an increase in the setback for the northern most structure that fronts N Olive, as noted in finding e.
- ii. That the applicant reorient the middle row of structures to face N Olive to prevent the rear facades of these structures from fronting N Olive, as noted in finding f.
- iii. That the applicant develop a hierarchy of heights and widths that results in reduced massing at the rear of the site, as found historically within the district and noted in finding h.
- iv. That the proposed standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish. If a ridge cap is proposed, it must be submitted for review and approval. Composite siding is to feature smooth finishes, mitered corners or corner trim and a thickness of $\frac{3}{4}$ of an inch and exposures of four and six inches with the predominant profile being four inches. Composite siding installed in a board and batten profile is to feature boards that are twelve inches wide and battens that are 1 to 1.5 inches wide.
- v. That wood or aluminum clad wood windows that are consistent with staff standard specifications are to be installed. Windows should not feature faux divided lites and grouped windows should be separated by a mullion of six (6) inches in width. If a non-aluminum clad wood or wood window is proposed, the applicant is to present a specific product to the Commission for review and approval.
- vi. That the applicant add additional and appropriately sized fenestration to elevations including but not limited to the right elevation of plan 1560 (including plan B), the right and left elevations of plan 1218, the right and left elevations of plan 1525, and the left and right elevations of plan 1233. Staff recommends that full size windows should be added to both the right and left elevations of plan 1530.
- vii. That all internal parking / attached garages within the footprint of the proposed new construction be eliminated, as noted in finding p.
- viii. That proposed alley and driveways be reduced to the minimum width as required by code; because the Guidelines normally recommend a 10-foot driveway, the applicant must demonstrate that every attempt to conform has been made.
- ix. That the proposed duplex structures be redesigned to address inconsistencies identified with the Guidelines as addressed in finding o.

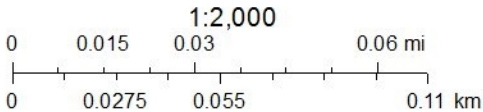
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

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



May 14, 2021





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: February 23, 2021

HDRC Case #: 2020-557

Address: 914-918 N Olive

Meeting Location: WebEx

APPLICANT: Ricardo Turrubiates/Terramark

DRC Members present: Jeff Fetzer, Gabriel Velazquez

Staff Present: Edward Hall, Cory Edwards

Others present:

REQUEST:

Review of previous HDRC approval, clarification of Commission's motion

COMMENTS/CONCERNS:

RT: Questions regarding setbacks.

GQV: Questions regarding setback approval and platting process.

JF: Have steps been considered to increase the setback of the 901 Plan to create a stepped setback to further relate to 928 N Olive?

JF: The biggest hurdle to plan (from previous hearing) is decreasing the massing and footprint. Previous concern regarding overall density of the development (stipulation 2).

ALL: Discussion regarding massing and footprints.

JF: Provide a north/south street section (include 928 N Olive, 910 N Olive) in street elevation as well. This is needed to see height and massing in relationship to historic structures on the block.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: March 23, 2021

HDRC Case #: 2020-557

Address: 914 – 918 N Olive

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates (Terramark)

DRC Members present: Jeff Fetzer, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present: Khi Ransom (Terramark)

REQUEST: Construction of nine, 2-story residential structures

COMMENTS/CONCERNS:

RT: Overview of updates to the design (Setbacks, lot configuration, etc.)

JF: The larger houses being on the street is better in regards to massing. If roof revisions are proposed, possibly keep the south Mistletoe plan with a hipped roof because it is closest to a one story structure (to keep massing as low as possibly). If gables are proposed, locate to the north closest to two story historic structure with gabled roofs.

MS: Questions regarding site plan.

RT: The only curb cut will be for the common drive. All carports/tuck under parking will be located at the rear of each structure.

MS: Is there a way to make the elevation setback shift a bit less (with a stairstep between north and south structures – through flipping Pine plan).

MS: Questions about carport/garage configuration.

MS: Could a driveway cut be located on Olive with direct access to middle unit?

MS: Street frontage needs to be unique and different.

JF: Include carports and all other site elements in the request for new construction when returning to the Commission for final approval.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: April 28, 2021

HDRC Case #: 2020-557

Address: 914 – 918 N Olive

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Terramark

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Monica Savino (Conservation Society),
Andi Rodriguez (Centro)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of nine, 2-story residential structures including attached carports.

COMMENTS/CONCERNS:

RT: Overview of presentation, proposed development

ALL: Discussion of staff's comments.

JF: Show why proposed setback of 23 feet is the greatest possible for the northern most structure.

GV: Not concerned with the orientation of middle row of structures.

MS: A development such as this presents a disruption to the urban grid as it eliminates the historic development pattern found on the block.

OVERALL COMMENTS:



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PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: May 11, 2021

HDRC Case #: 2020-557

Address: 914 – 918 N Olive

Meeting Location: Webex

APPLICANT: Ricardo Turrubiates/Terramark

DRC Members present: Jeff Fetzer, Gabriel Velasquez, Curtis Fish, Monica Savino (Conservation Society), Andi Rodriguez (Centro)

Staff Present: Edward Hall

Others present: Khi Ransom (Terramark)

REQUEST: Construction of nine, 2-story residential structures

COMMENTS/CONCERNS:

RT: General overview of updates to the design.

GV: Include the trim at the window sill into the window section. Other comments regarding windows, window documents/drawings, etc.

RT: Overview on materials/additional presentation documents

All: Discussion regarding common drive. GV: Provide code reference for width proposed.

RT: Overview on setbacks (have provided an explanation for setback of northern structure).

RT: Overview on foundation heights – applicant will comply.

RT: Overview on updated fenestration. Have added many windows as possible.

GV: The elevations look fair and appropriate.

JF: Add fenestration to larger blank walls, specifically those with garage locations.

GV: Design looks appropriate and done.

JF: As you study window fenestration, most windows on first and second floors are aligned. Consider this in the design.

OVERALL COMMENTS:

Olive Court

Requesting **Final Design Approval** of twelve residential homes located within the **Historic Dignowity Hill District**.

The proposed project will be constructed on an existing lot located West of Terramark Office Building fronting N. Olive Street.

Zoned:

IDZ with uses permitted for single family homes, Live/Work units, and uses permitted in “NC” **Neighborhood Commercial District**.
(#201608040565)

Olive Court



N. Olive Street

HDRC Presentation - Final Approval

Terramark Urban Homes

05.19.21

Olive Court

 PROPOSED PROJECT  SURROUNDING HDRC APPROVED
MEDIUM DENSITY RESIDENTIAL PROJECTS



ARIEL VIEW FROM SOUTHWEST

Olive Court

 PROPOSED PROJECT



NORTH - N. OLIVE ST. (FACING EAST)



903 N. OLIVE
2 STORY



928 N. OLIVE
2 STORY



927 N. OLIVE
1 STORY



910 N. OLIVE
1 STORY



703 HAYS ST.
1 STORY

NORTH - N. OLIVE ST. (FACING WEST)



STREETSCAPE - N. OLIVE ST. 900 BLOCK

Olive Court



SITE CLIMATE ANALYSIS

Olive Court



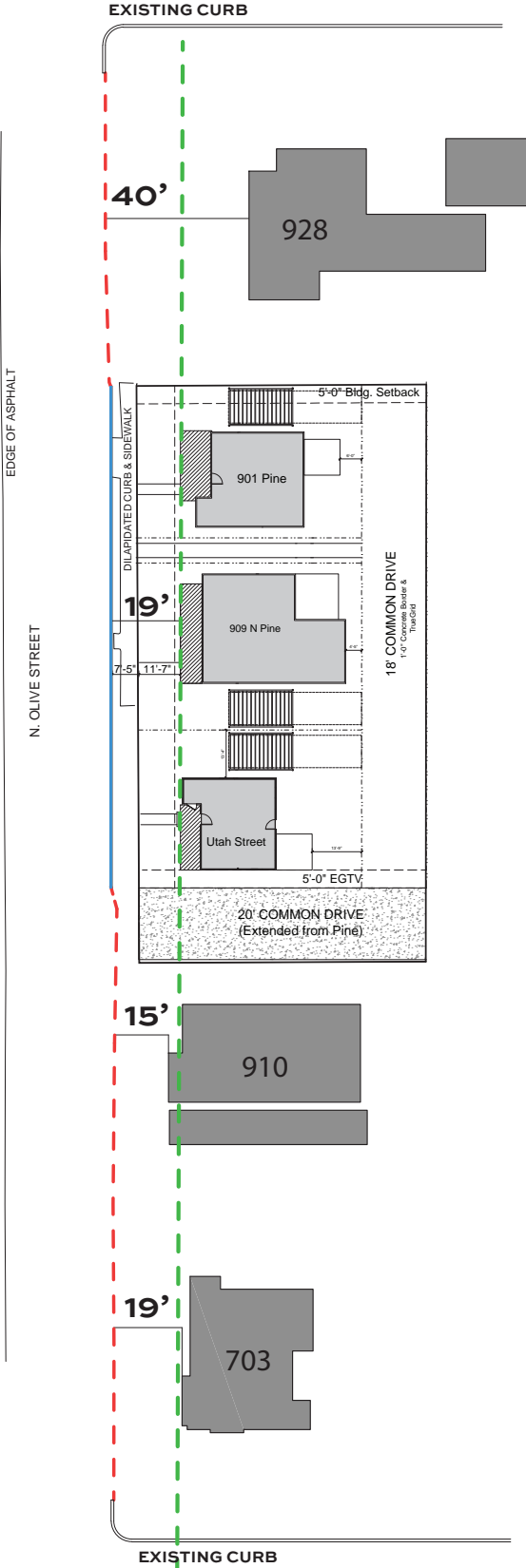
Fencing

BIOSWELL

LANDSCAPING

LANDSCAPING/FENCING EXAMPLES

Olive Court



ADDRESS	SETBACK FROM CURB
928	40'
910	15'
703	19'
AVERAGE	25'

TYPE	LINE
NON EXIST CURB	---
NEW CURB	---
NEW SETB.	---

*REQUESTING NEW SET BACK TO BE 19' FROM CURB - RULING OUT THE HIGH OF 40' AND THE LOW OF 15' MATCHING THE MEDIAN OF 19'

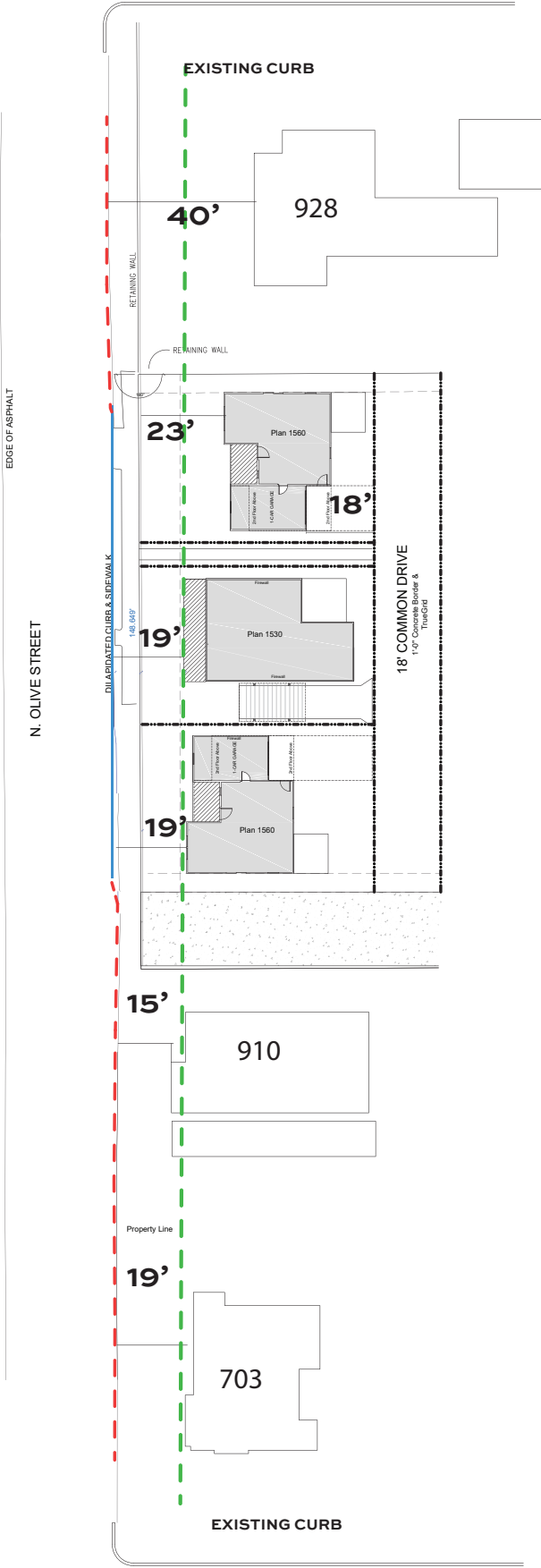
Guidelines
A. FACADE ORIENTATION
I. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2, Base Zoning Districts for applicable setback requirements.

New Construction - Office of Historice Preservation Handbook
City of San Antonio Historic Deisgn Guidelines - pg. 6

INITIAL SETBACK EXHIBIT

Olive Court

THE NEW PROPOSED SETBACK FOR THE NORTHERN UNIT IS THE MAX DISTANCE FROM THE CURB DRIVEN BY THE ABILITY TO OFFER THE UNIT 2 PARKING SPOTS FOLLOWING A TANDEM LAYOUT.



SETBACK EXHIBIT

*BASED ON DRC MEETINGS AND WORKING WITH OHP WE ARE PROPOSING TO PUSH THE NORTH HOME BACK TO 23'

ADDRESS	SETBACK FROM CURB
928	40'
910	15'
703	19'
AVERAGE	25'

TYPE	LINE
NON EXIST CURB	---
NEW CURB	—
NEW SETB.	- - -

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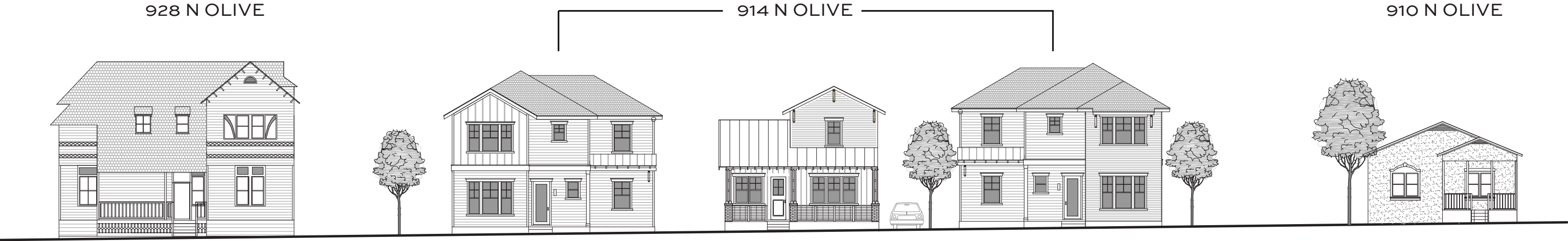
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New Construction - Office of Historice Preservation Handbook
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Olive Court



STREETVIEW

Olive Court

PLAN 1560 - B

PLAN 1533

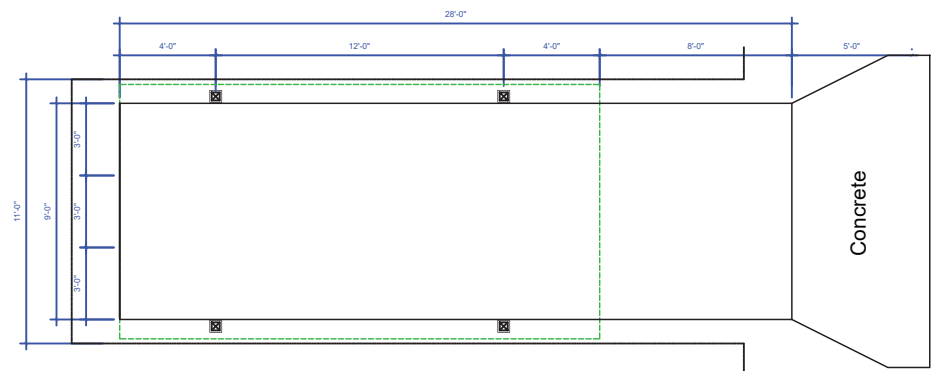
PLAN 1560



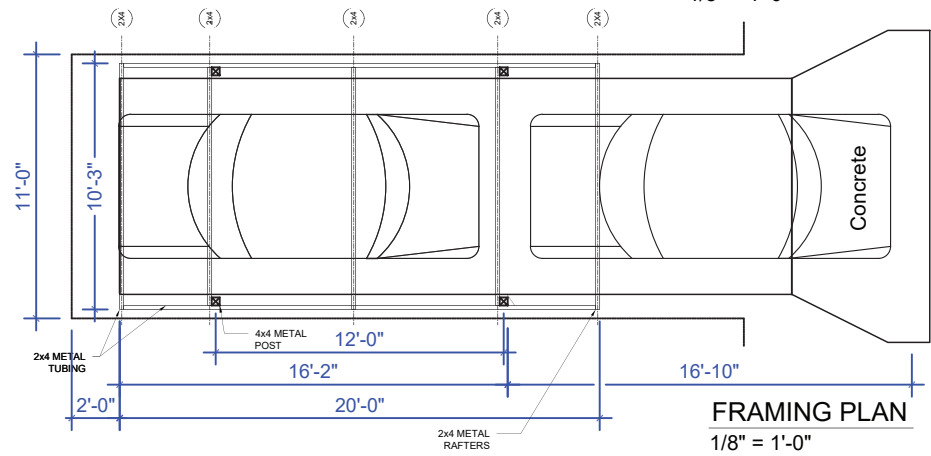
LANDSCAPE IS HIDDEN TO SHOW SLAB WHICH WILL BE WITHIN 1' OF NEIGHBORS SLAB EXPOSURE RECOMMENDATION BY OHP COMMITTEE

HOMES FRONTING OLIVE ST.

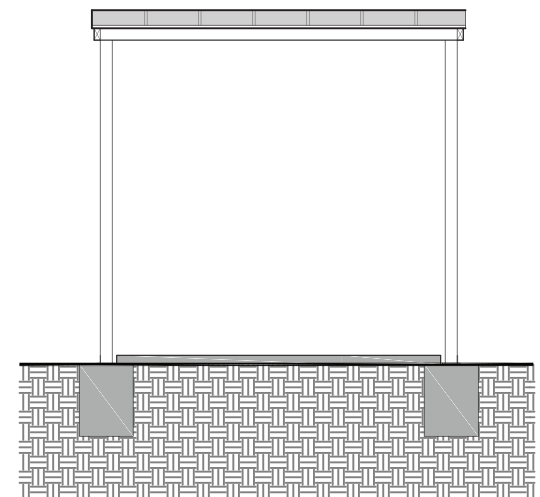
Olive Court



FLATWORK PLAN
1/8" = 1'-0"



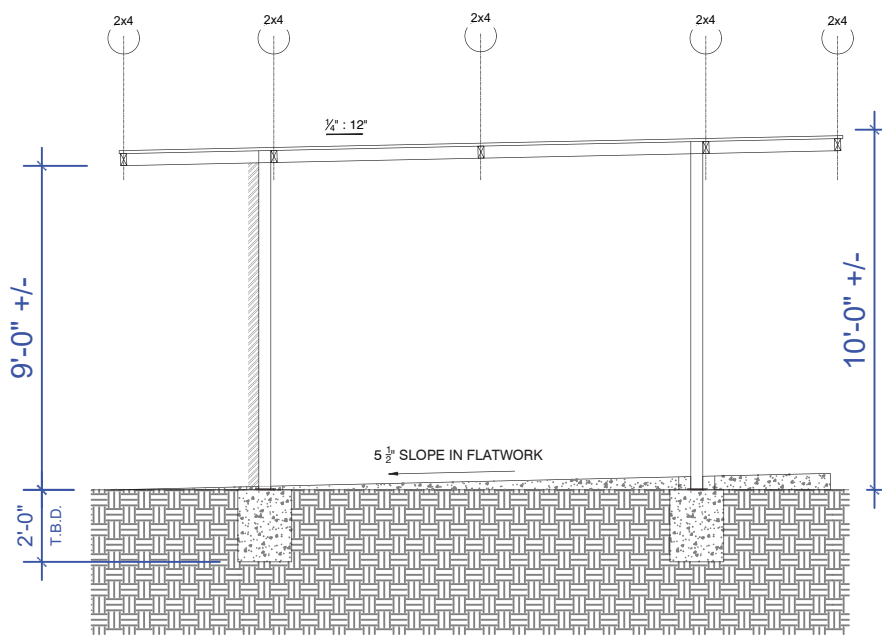
FRAMING PLAN
1/8" = 1'-0"



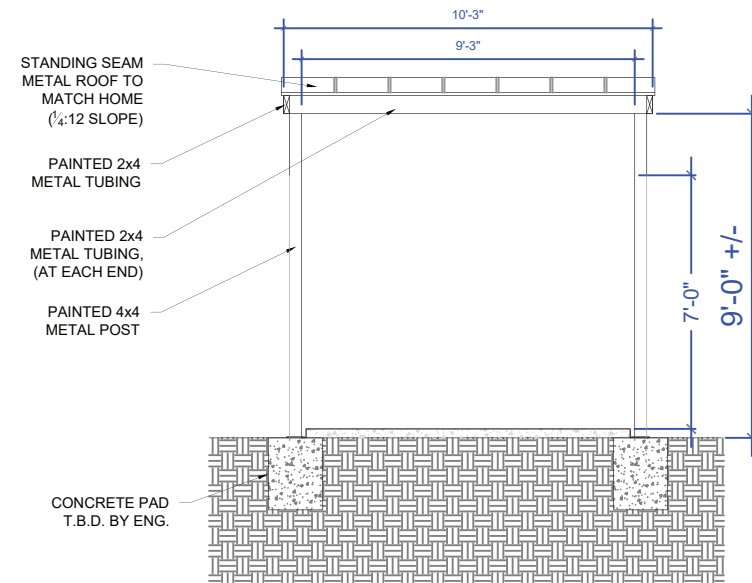
MKT ELEVATION
1/4" = 1'-0"

- i. That proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. A crimped ridge seam is to be used and if a ridge cap is requested, it must feature a low profile and be approved by staff prior to installation.

Agreed to Do



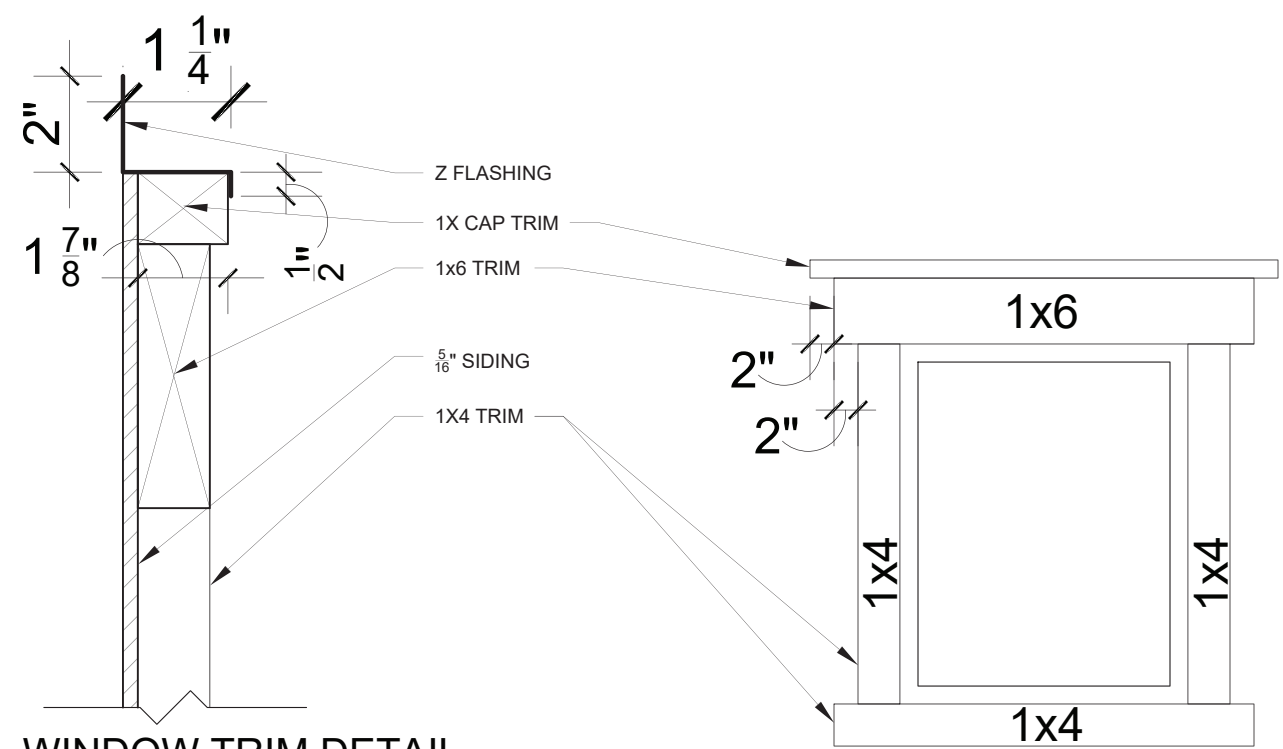
SIDE ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

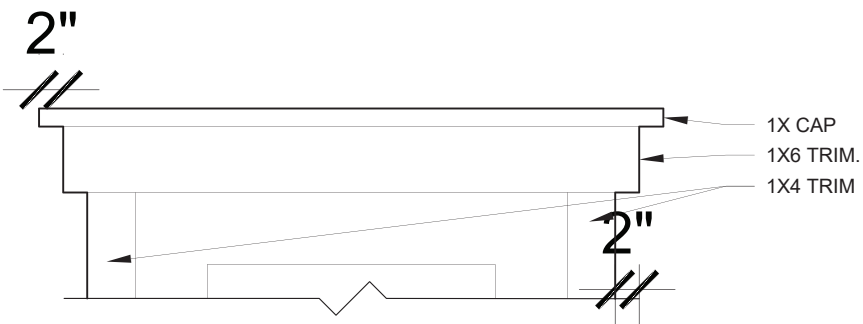
CARPORT EXHIBIT

Olive Court



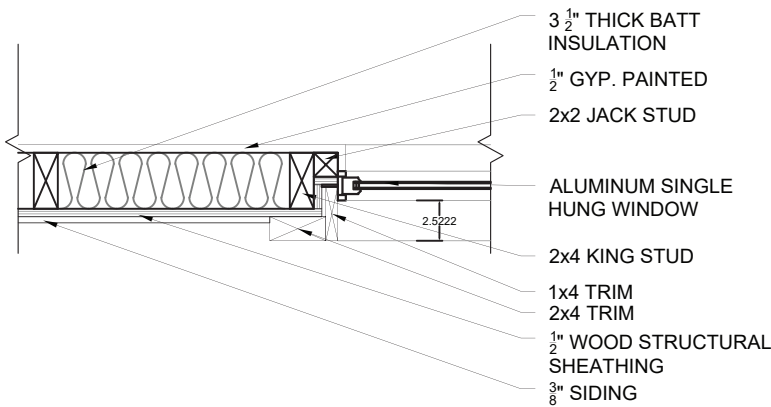
WINDOW TRIM DETAIL
SCALE: 3" = 1'-0"

WINDOW TRIM DETAIL
SCALE: 3/4" = 1'-0"



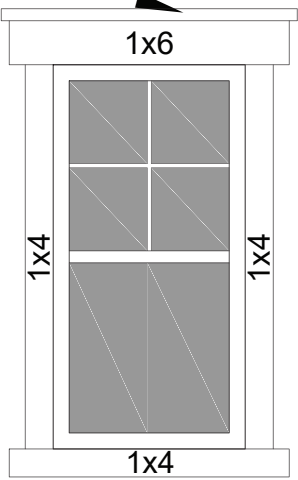
DOOR TRIM DETAIL
SCALE: 3/4" = 1'-0"

RECESS WINDOW
2x4 (KING) STUDS
2x2 JACK STUD
3/8" SIDING & 1x TRIM



WINDOW FRAMING DETAIL
SCALE: 1" = 1'-0"

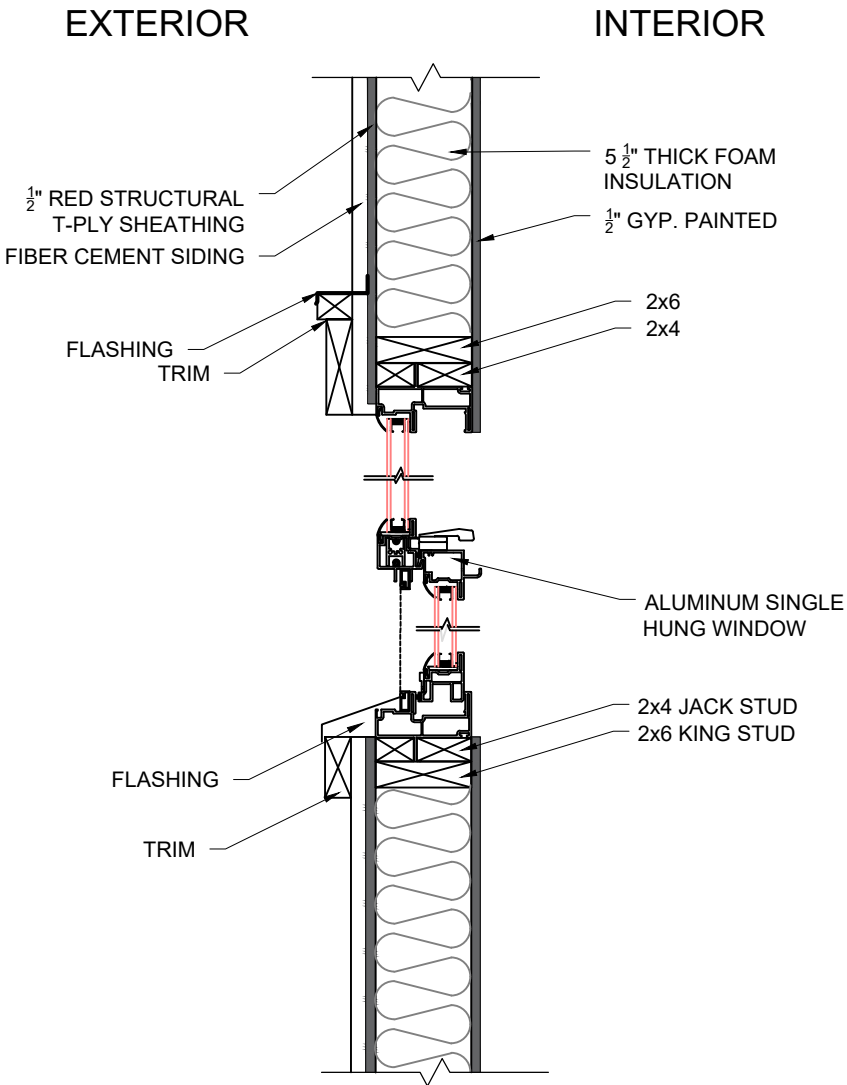
1x2 CAP TRIM



WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

WINDOW DETAIL

Olive Court



ALUMINUM WINDOW

10 YEAR GLASS WARRANTY

4810 SERIES SINGLE HUNG

STANDARD FEATURES

- Thermally broken aluminum frame with polyurethane poured in place and debridged to reduce thermal conductivity of aluminum frame
- Virtually maintenance-free extruded aluminum construction with electrostatically applied finish
- Sloped sill allows for proper water drainage to the exterior
- Sleek profile provides larger viewing area
- Interior glazing allows for easier glass replacement
- Side load removable bottom sash
- Block and tackle balance system
- Energy-efficient Warm Edge insulating glass
- Structural meeting rail provides rigid stability and allows for a tighter, weather-resistant unit
- Dual lift rails on bottom sash for easy operation
- Frame depth available in 2 1/4"
- Integral nailing fin with a 1 1/2" setback for simple installation

WARM EDGE TECHNOLOGY

OPTIONS

LOW-E GLASS

HP GLASS

IMPACT RATED

GLASS OPTIONS:

Low-E, Low-E^{SC}, Low-E2+, Low-E^{SC}2+, HP, HP^{SC}, HP2+, HP^{SC}2+, obscure and tempered

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in 3/4", 7/8" flat and 1-3/16" SDL with shadow bar

PRODUCT CONFIGURATION:

Matching side lites, fixed panels, transoms, segmented transoms and a wide selection of architectural shapes

HARDWARE OPTION:

Safety vent latch to meet ASTM F2090-2008 requirements

COLOR OPTIONS:

WHITE

BRONZE

BLACK

PLYGEM WINDOWS

- Available Low-E option.
- Opt. HP Glass combines Low-E with argon gas fill for high performance.
- Olive Court units feature a 2" frame depth.
- Optional a 2 7/16" frame depth.

Windows used in new construction should:

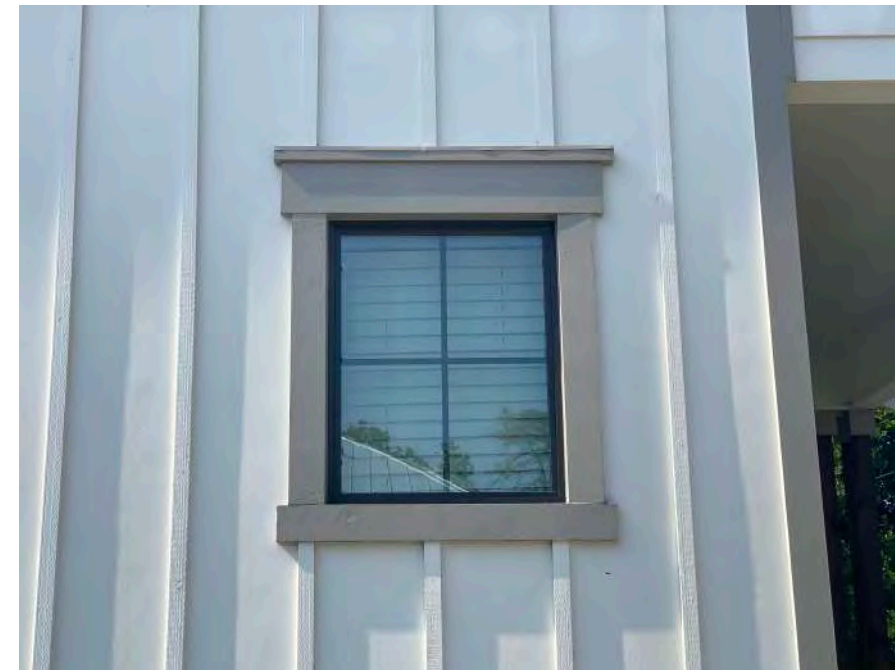
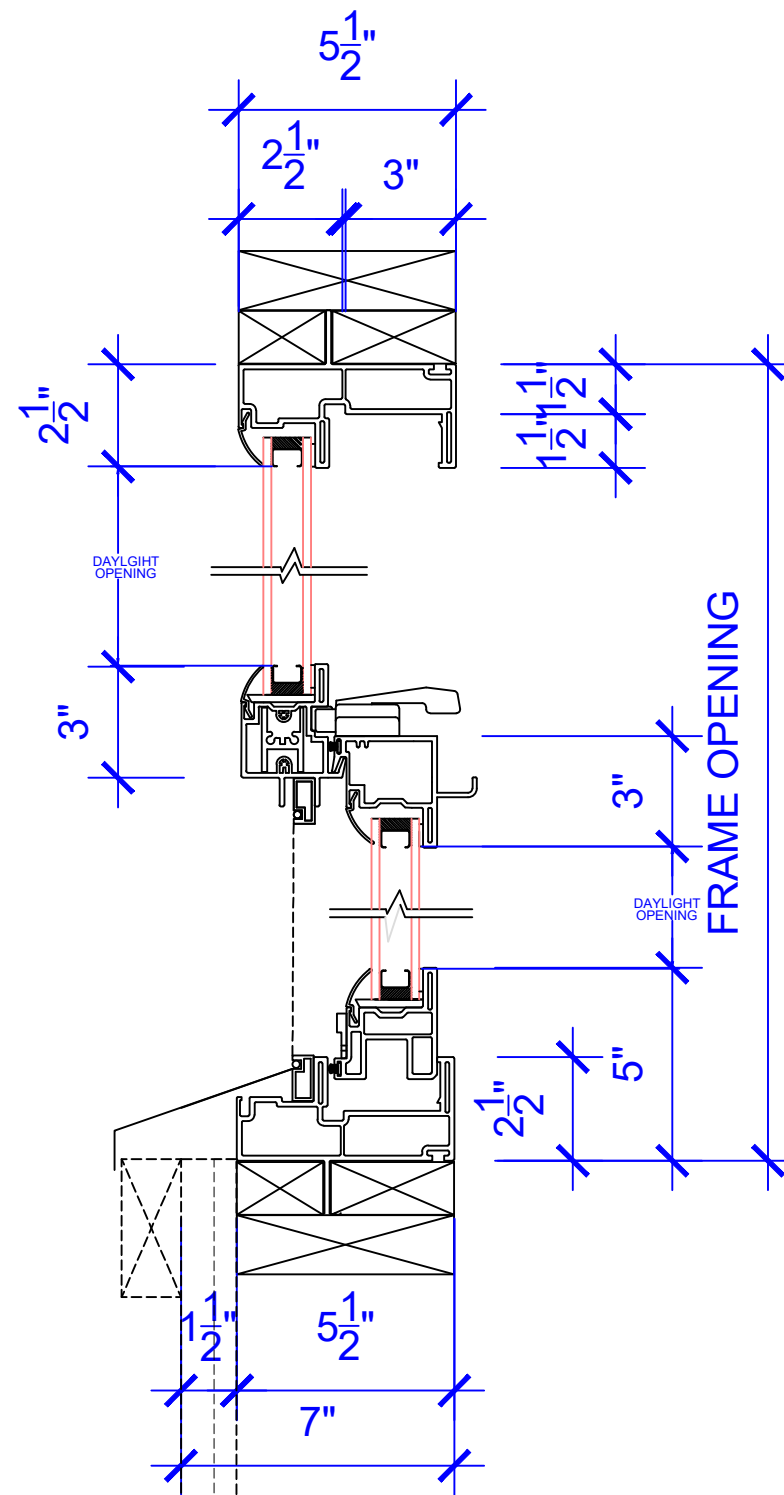
- Maintain traditional dimensions and profiles
 - Be recessed within the window frame. Windoes with a nailing strip are not recommended;
 - Feature traditional materials or appearance. Wood windows are most appropriate.
- Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature Traditional trim and sill details. Paired windows should be seperated by a wood mullin.

The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

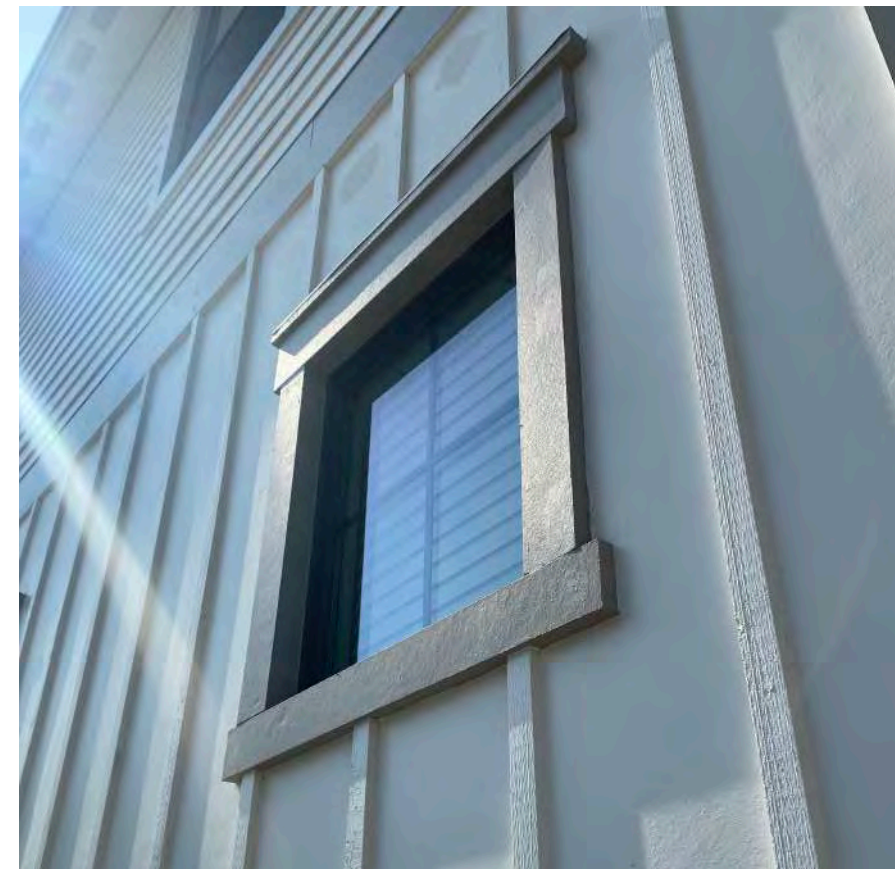
4810 SERIES THERMAL PERFORMANCE				
	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WARM EDGE				
3/4" IGU Clear	1.61	0.62	0.65	0.67
3/4" IGU Low E	2.08	0.48	0.31	0.57
3/4" IGU Low E ^{SC}	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.33	0.43	0.30	0.55
3/4" IGU Low E ^{SC} 2+	2.33	0.43	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP ^{SC}	2.27	0.44	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP ^{SC} 2+	2.50	0.40	0.23	0.43
WARM EDGE				
3/4" IGU Low E	2.13	0.47	0.31	0.57
3/4" IGU Low E ^{SC}	2.13	0.47	0.24	0.44
3/4" IGU Low E 2+	2.38	0.42	0.30	0.55
3/4" IGU Low E ^{SC} 2+	2.38	0.42	0.23	0.43
3/4" IGU HP	2.27	0.44	0.31	0.57
3/4" IGU HP ^{SC}	2.33	0.43	0.24	0.44
3/4" IGU HP 2+	2.50	0.40	0.30	0.55
3/4" IGU HP ^{SC} 2+	2.50	0.40	0.23	0.43

WINDOW DETAIL AND SPECS

Olive Court



FINISH PRODUCT OF WHAT THE WINDOW SPECS & DETAILS PROVIDED WILL RESEMBLE



FINISH PRODUCT OF WHAT THE WINDOW SPECS & DETAILS PROVIDED WILL RESEMBLE

WINDOW SPECS with REPRESENTATION

Olive Court



- Horizontal Siding w/4" Exposure
-4" Shingles



-Horizontal Siding w/8 & 10" Exposure



-Horizontal Siding w/4 " Exposure



- Vertical 8" Exposure
-Horizontal Siding w/6" Exposure



-Horizontal Siding w/8 " Exposure



-Horizontal Siding w/4 " Exposure

This exhibit shows how within the surrounding context homes have a different variation from siding to board & batten not limited to a specific design specification.

MATERIAL EXHIBIT OF EXSITING HOMES

Olive Court



N. Pine & Boston
- 18' WIDE



May & Wheeler Alley
- 20 WIDE

This exhibit shows existing alley's that are located within the Historic District

ALLEY EXHIBIT

Olive Court



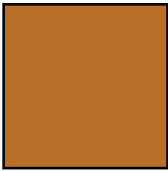
Building Communities Not Just Homes

905 N. Pine

San Antonio, Texas 78202 - 210.588.9212



BODY



COLUMNS



DOOR



TRIM

PLAN 1560

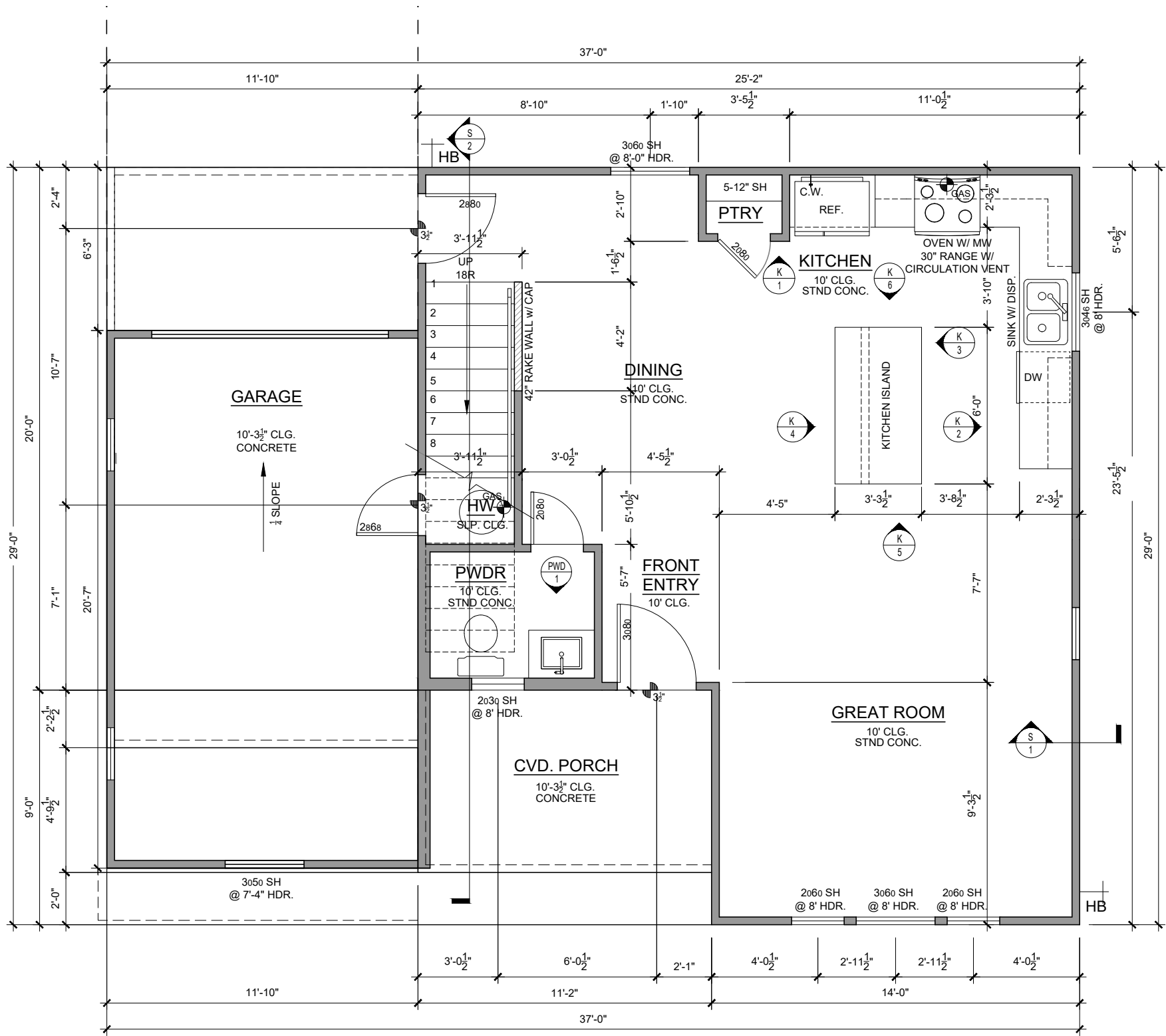
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26	ROOF TRUSSES

SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	629
2ND FLOOR LIVING	931
TOTAL LIVING	1560
PORCH	79
GARAGE	243
SLAB	951
TOTAL STRUCTURE	1882

LOCATION MAP



Olive Court



PLAN 1560



OLIVE COURT - 1560 PLAN

914,918 N. OLIVE STREET

04/08/21 D.D.2 SET

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CHANGE	
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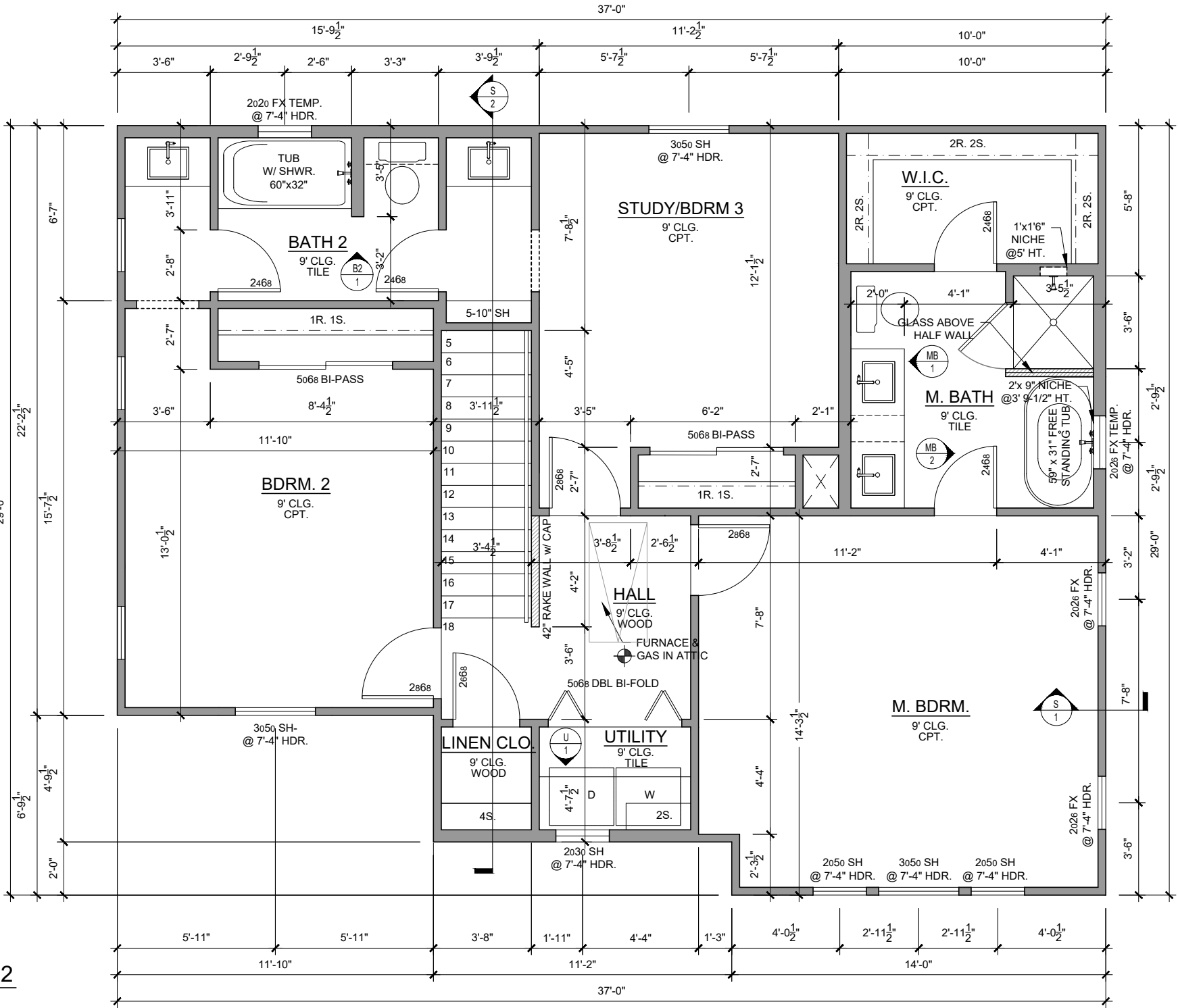
1ST FLOOR

SHEET NO.

4

Olive Court

FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



PLAN 1560



OLIVE COURT - 1560 PLAN

914,918 N. OLIVE STREET

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2ND FLOOR

SHEET NO.

Olive Court



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DRAWING TITLE

FRONT ELEVATION

SHEET NO.

9



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

FRONT ELEVATION

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

*REFER TO DETAIL CALLOUT IN
DETAIL SHEET 13

PLAN 1560

Olive Court



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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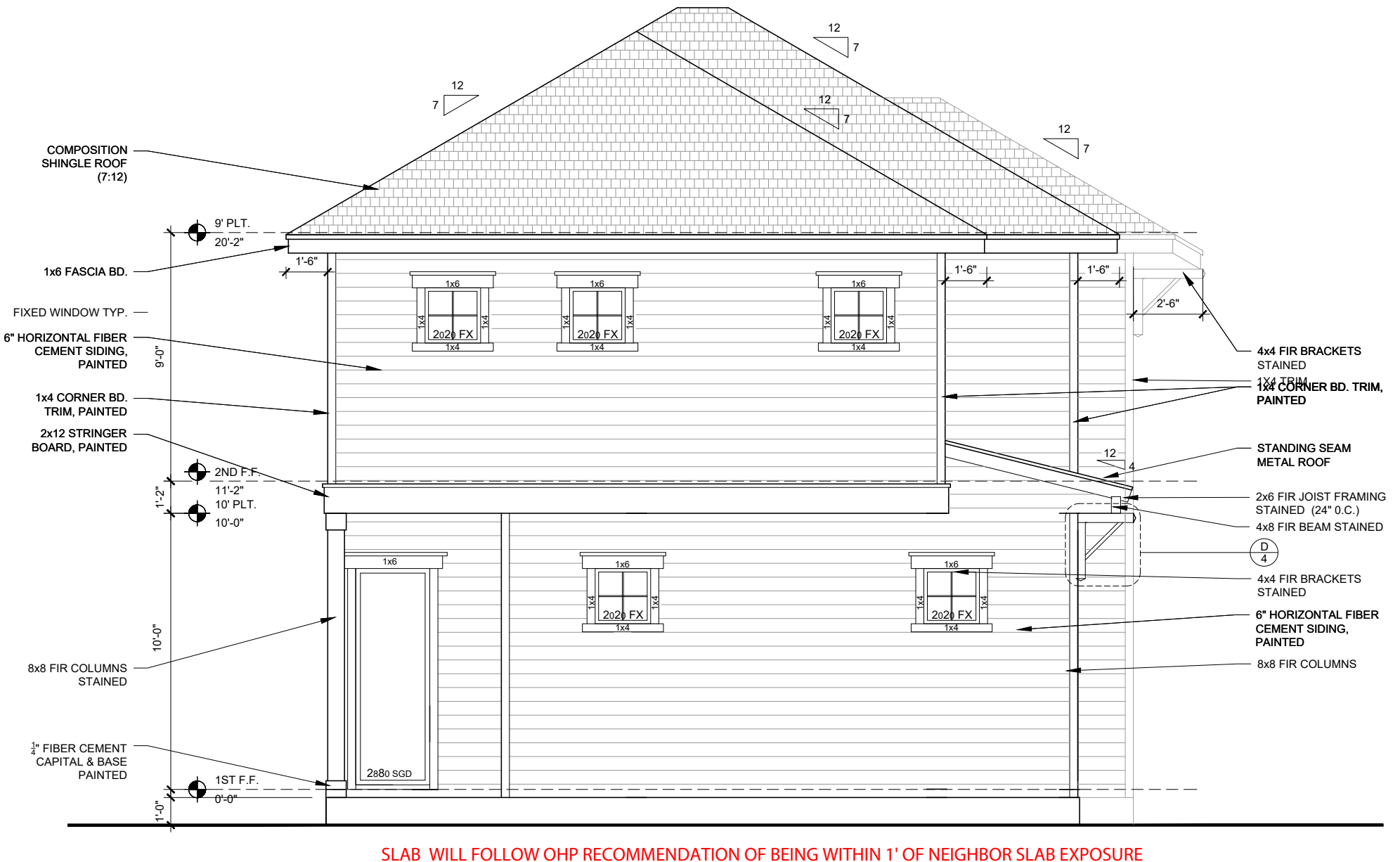
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REAR ELEVATION

SHEET NO.

10

Olive Court



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

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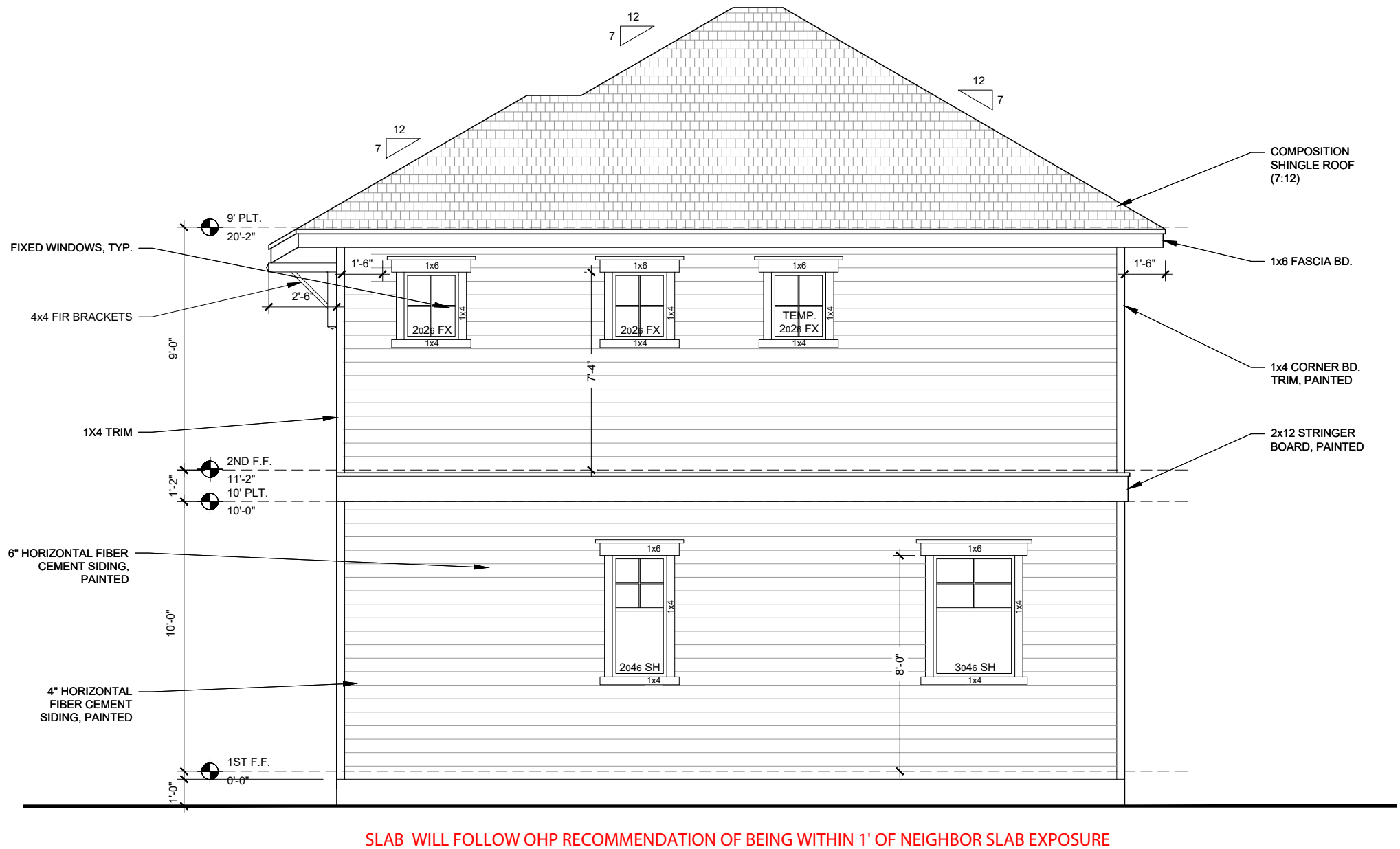
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DRAWING TITLE
**LEFT
ELEVATION**

SHEET NO.

11

Olive Court



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

PLAN 1560



OLIVE COURT - 1560 PLAN
914,918 N. OLIVE STREET

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DRAWING TITLE

RIGHT
ELEVATION

SHEET NO.

12

Olive Court



Building Communities Not Just Homes

905 N. Pine

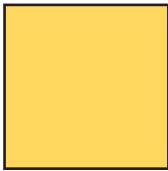
San Antonio, Texas 78202 - 210.588.9212



BODY



COLUMNS



DOOR



TRIM

PLAN 1560 - B

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LOCATION MAP



Olive Court



OLIVE COURT - 1560 PLAN
914,918 N. OLIVE STREET

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DRAWING TITLE

FRONT ELEVATION

SHEET NO.

9



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

*REFER TO DETAIL CALLOUT IN
DETAIL SHEET 13

PLAN 1560

Olive Court



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1560



OLIVE COURT - 1560 PLAN
914,918 N. OLIVE STREET

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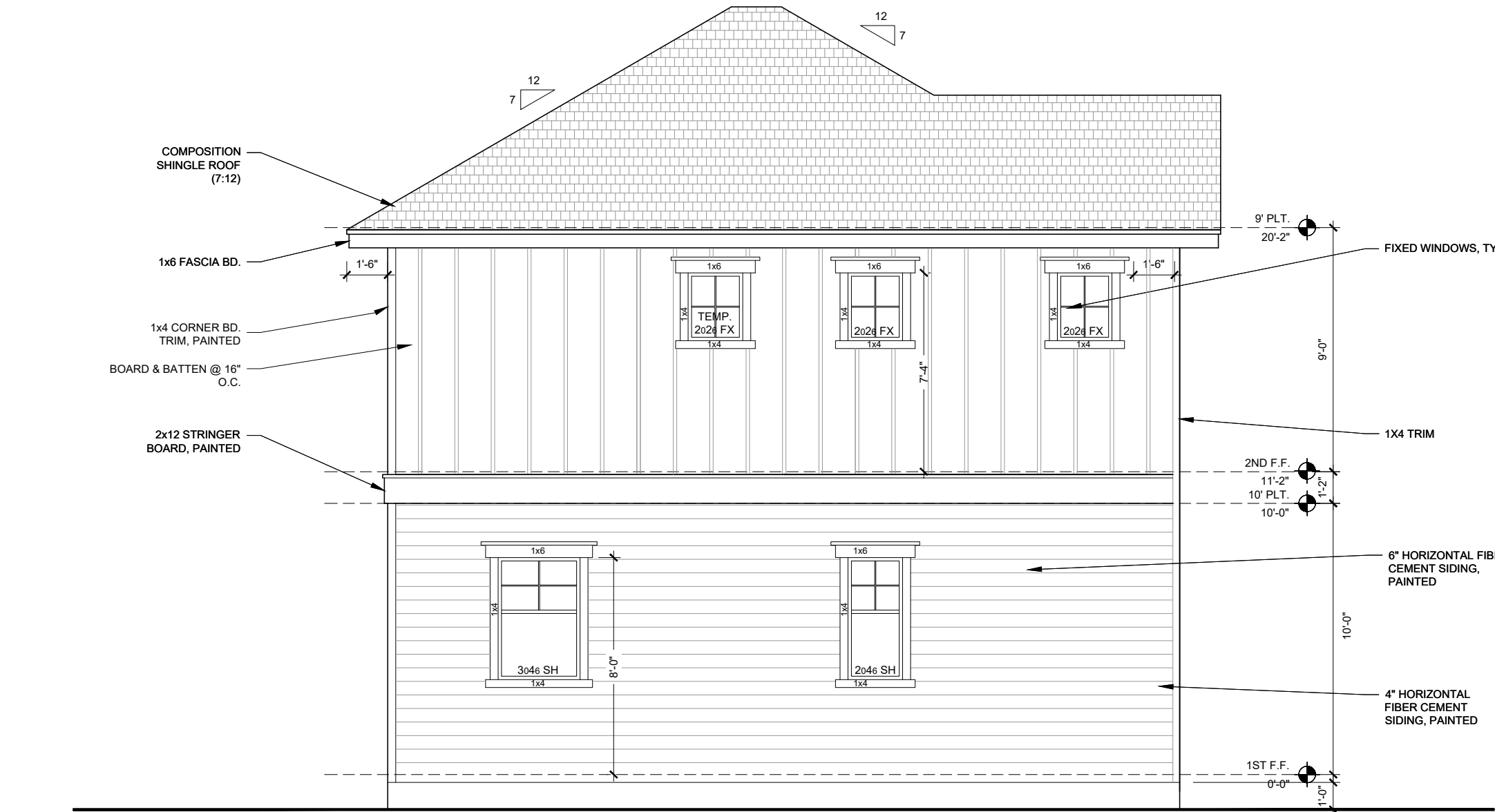
DRAWING TITLE

REAR ELEVATION

SHEET NO.

10

Olive Court



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

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PLAN 1560



OLIVE COURT - 1560 PLAN
914,918 N OLIVE STREET

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DATE	04/08/21
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DRAWING TITLE
**LEFT
ELEVATION**

SHEET NO.

11

Olive Court



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1560



OLIVE COURT - 1560 PLAN
914,918 N. OLIVE STREET

04/08/21 D.D.2 SET

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REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
RIGHT ELEVATION

SHEET NO.
12

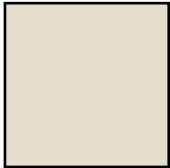
Olive Court



Building Communities Not Just Homes

905 N. Pine

San Antonio, Texas 78202 - 210.588.9212



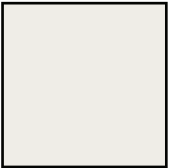
BODY



COLUMNS



DOOR



TRIM

PLAN 1533

TABLE OF CONTENTS

SHEET #	DESCRIPTION
	COVER PAGE
0	RECORDED PLAT
1	SITE PLAN
2	FLOOR PLAN - LEVEL 1
3	FLOOR PLAN - LEVEL 2
4	ROOF PLAN
5	FRONT ELEVATION
6	REAR ELEVATION
7	LEFT ELEVATION
8	RIGHT ELEVATION
9	SECTION AT STAIRS
10	PRELIMINARY SECTION
11	ELECTRICAL PLAN - LEVEL 1
12	ELECTRICAL PLAN - LEVEL 2
13	FRAMING PLAN - LEVEL 1
14	FRAMING PLAN - LEVEL 2
15	PRELIM. FENCING & LANDSCAPE PLAN
16	INTERIOR ELEVATIONS
17	DETAILS
18	GRADING PLAN (T.B.D.)

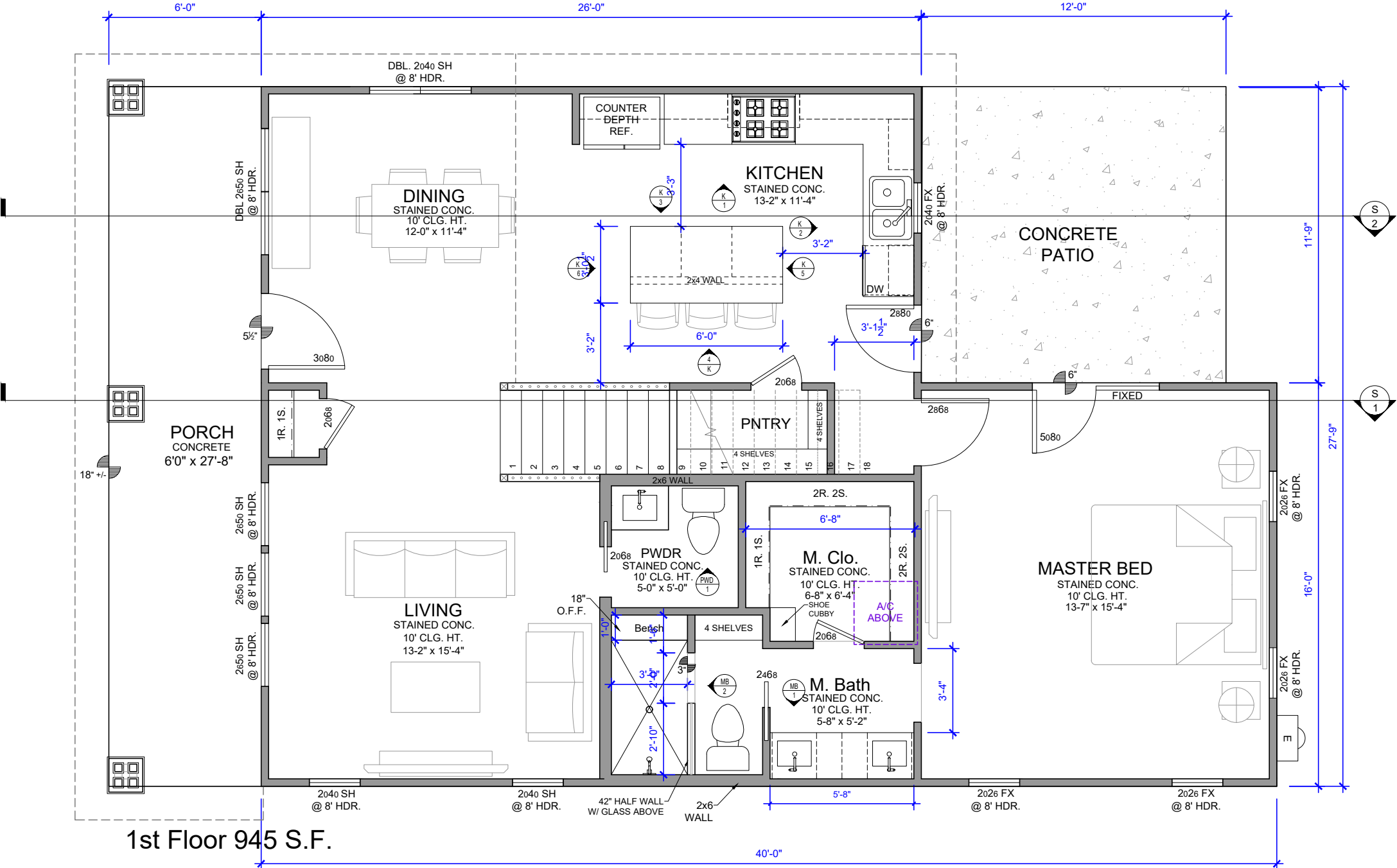
SQUARE FOOTAGE CALCULATION

AREA	SQUARE FEET
1ST FLOOR LIVING	945
2ND FLOOR LIVING	585
TOTAL LIVING	1530
PORCH	165
SLAB	1237
TOTAL STRUCTURE	1695

LOCATION MAP



Olive Court



PLAN 1530

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



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS
D.D.2 SET 04/08/21

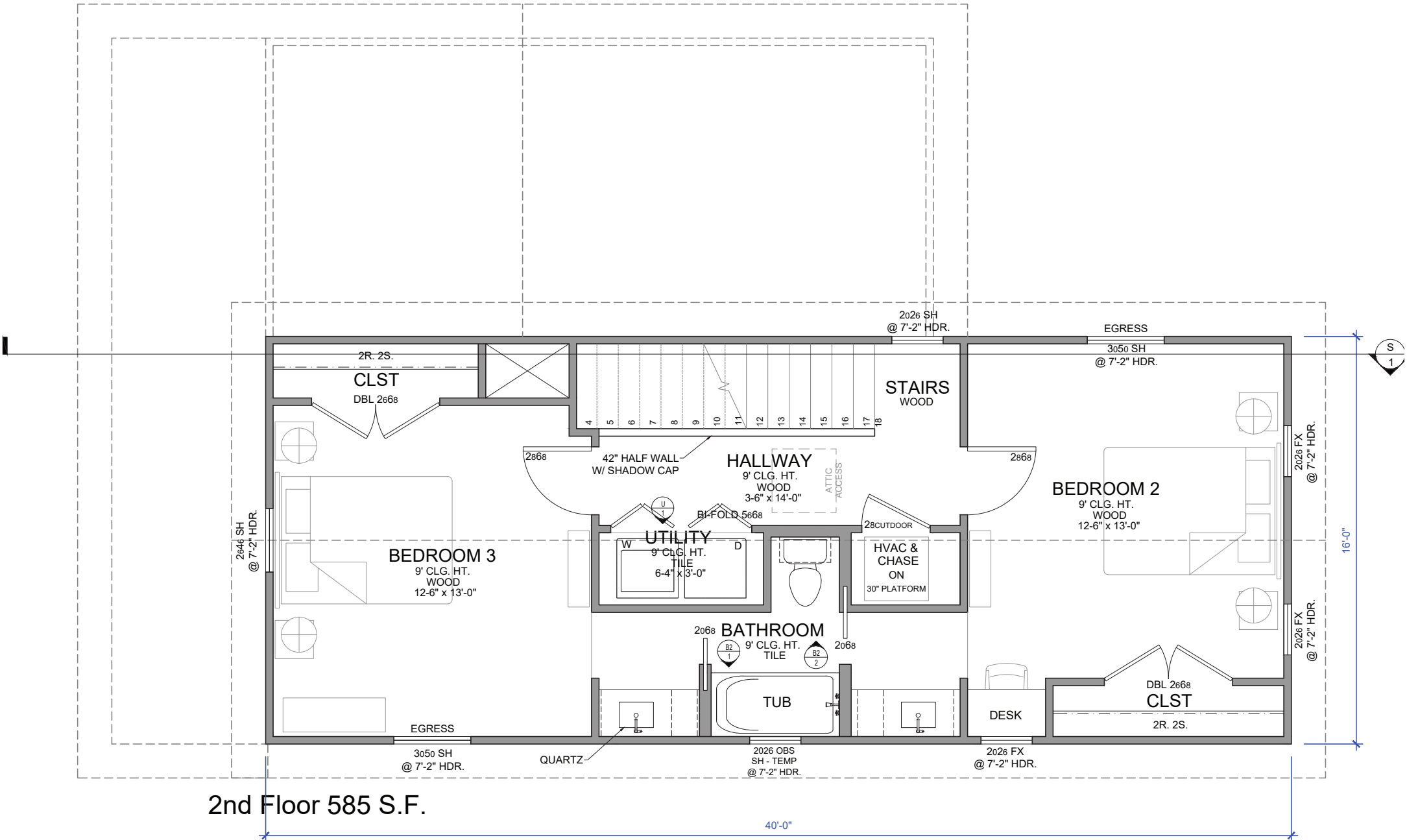
DATE 04/08/21
DRAWN BY KR

FLOOR PLAN - LEVEL 1

SHEET NO.

2

Olive Court



PLAN 1530

FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS
D.D.2 SET 04/08/21

DATE 04/08/21
DRAWN BY KR

FLOOR PLAN - LEVEL 2

SHEET NO.

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1530



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS	
D.D.2 SET	04/08/21

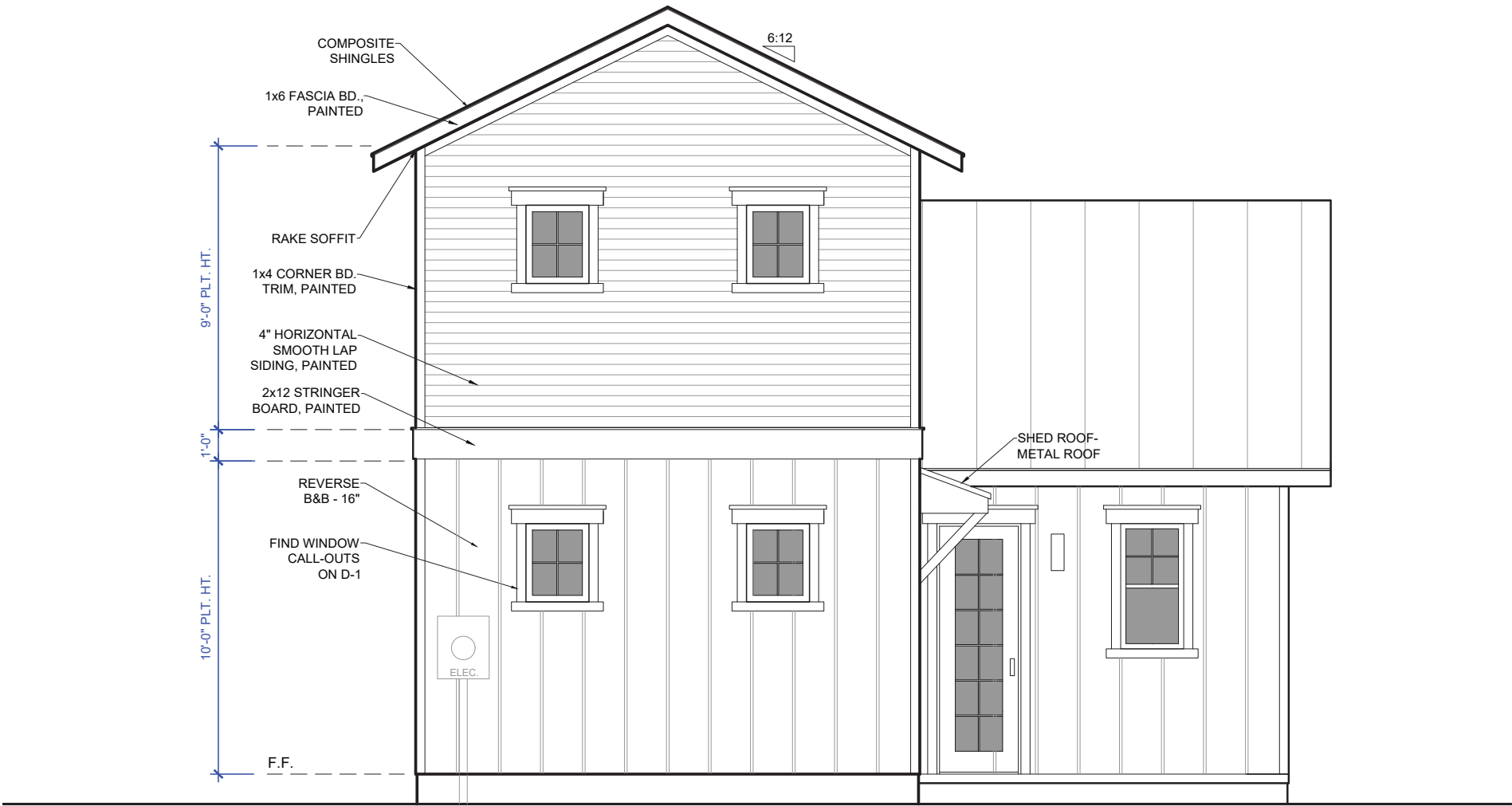
DATE	04/08/21
DRAWN BY	KR

FRONT ELEVATION

SHEET NO.

5

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1530



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS	
D.D.2 SET	04/08/21

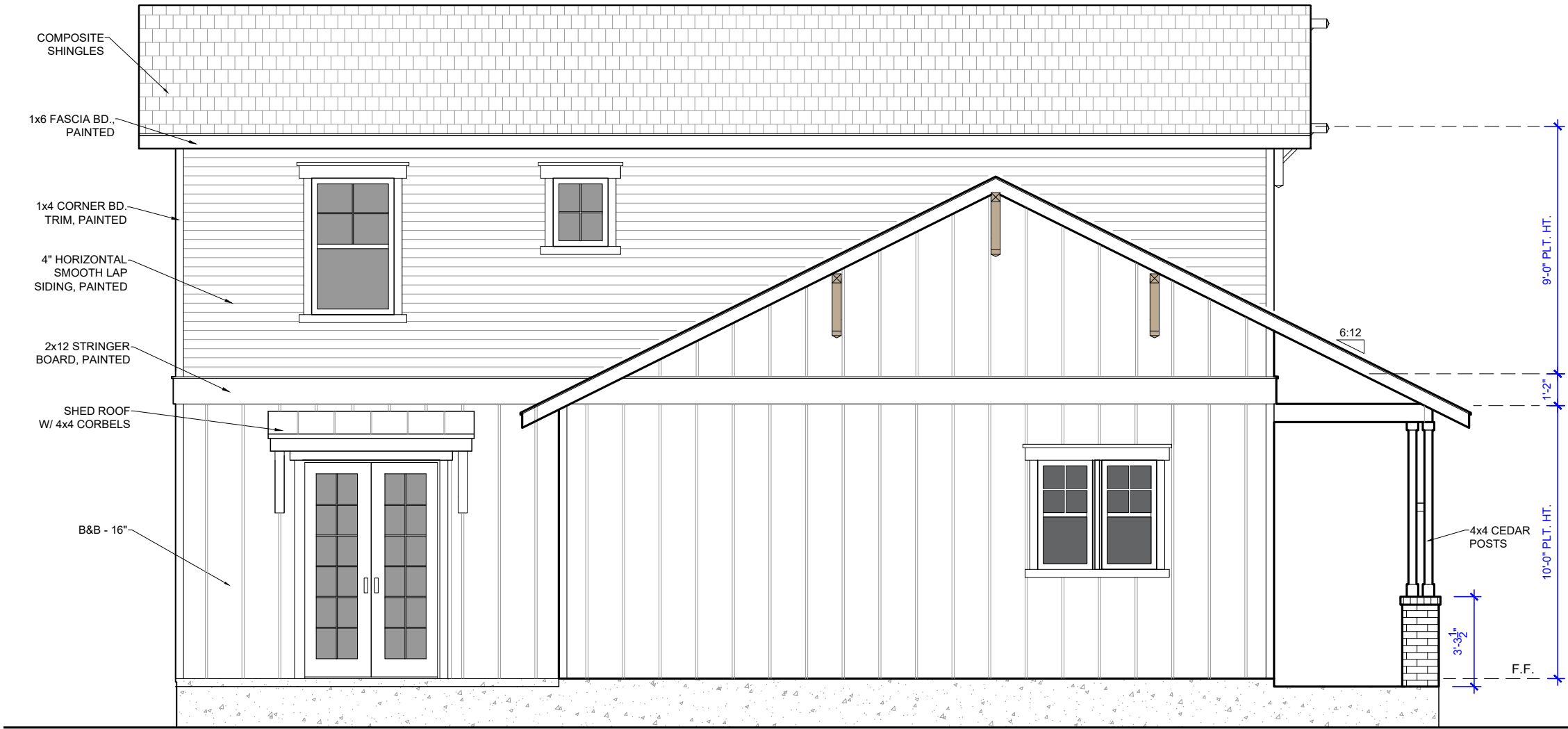
DATE	04/08/21
DRAWN BY	KR

REAR
ELEVATION

SHEET NO.

6

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1530



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS	
D.D.2 SET	04/08/21

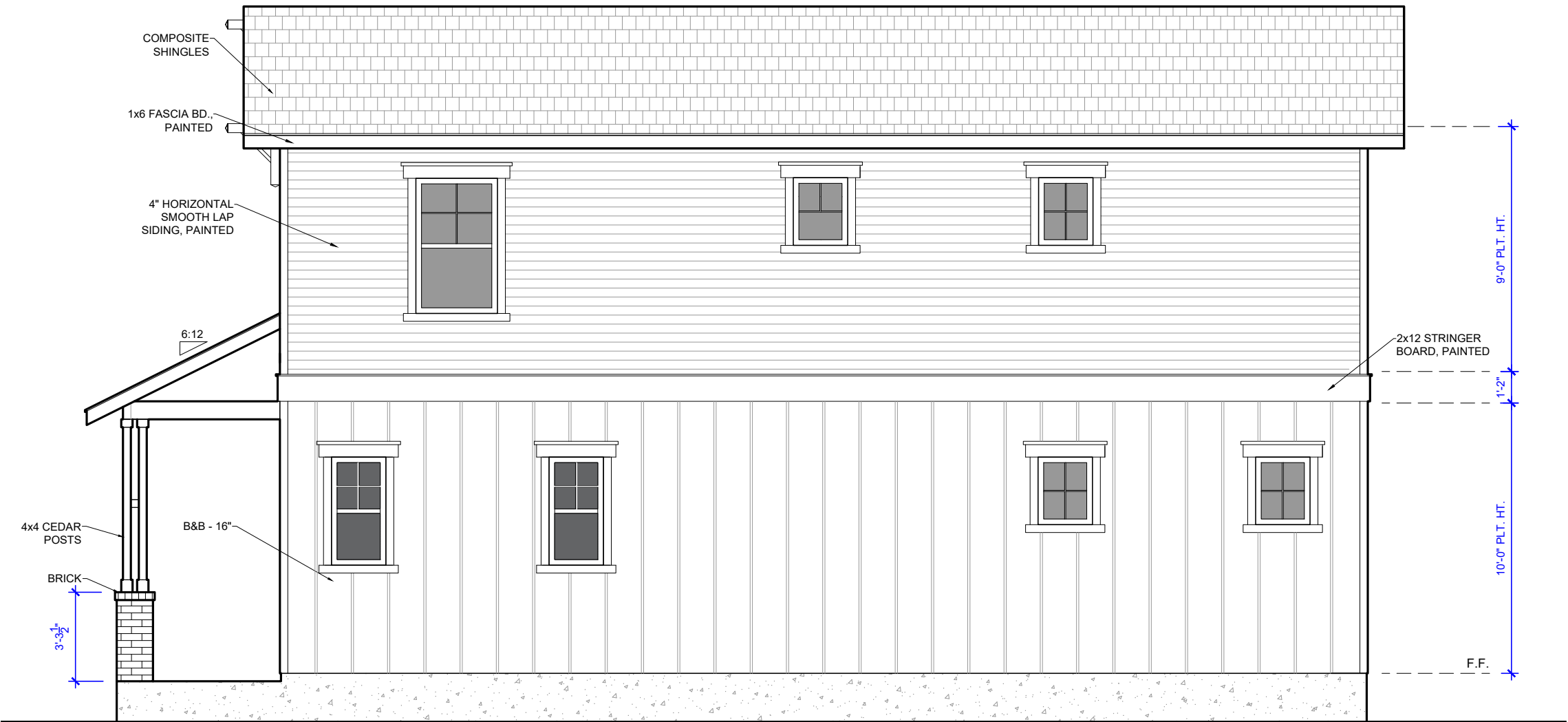
DATE	04/08/21
DRAWN BY	KR

LEFT ELEVATION

SHEET NO.

7

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1530



OLIVE COURT - 909 PLAN
914, 918 N. OLIVE ST.

04/08/21 - D.D.2 SET

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REVISIONS	
D.D.2 SET	04/08/21

DATE	04/08/21
DRAWN BY	KR

RIGHT ELEVATION

SHEET NO.

8

Olive Court



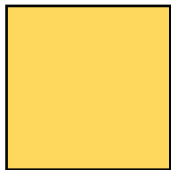
905 N. Pine
San Antonio, Texas
78202 - 210.588.9212
Building Communities Not Just Homes



BODY



COLUMNS



DOOR

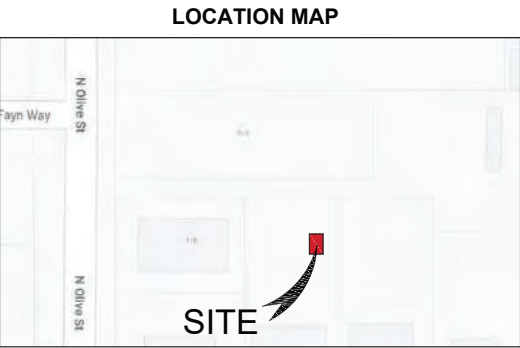


BODY - 2

PLAN 1218

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
	COVER PAGE
00	MASTER SITE PLAN
0	SITE PLAN
1	FLOOR PLANS - LEVEL 1&2 W/ ROOF PLAN
2	SECTIONS
3	ELEVATIONS
4	ELECTRICAL PLANS - LEVEL 1&2
5	INTERIOR ELEVATIONS
6	LANDSCAPE PLAN (T.B.D.)
7	FRAMING PLANS - LEVEL 1&2 W/ DETAILS

SQUARE FOOTAGE	
AREA	SQUARE FEET
1ST FLOOR LIVING	563
2ND FLOOR LIVING	655
TOTAL LIVING	1218
PORCH	118
SLAB	699
TOTAL STRUCTURE	1336



Olive Court

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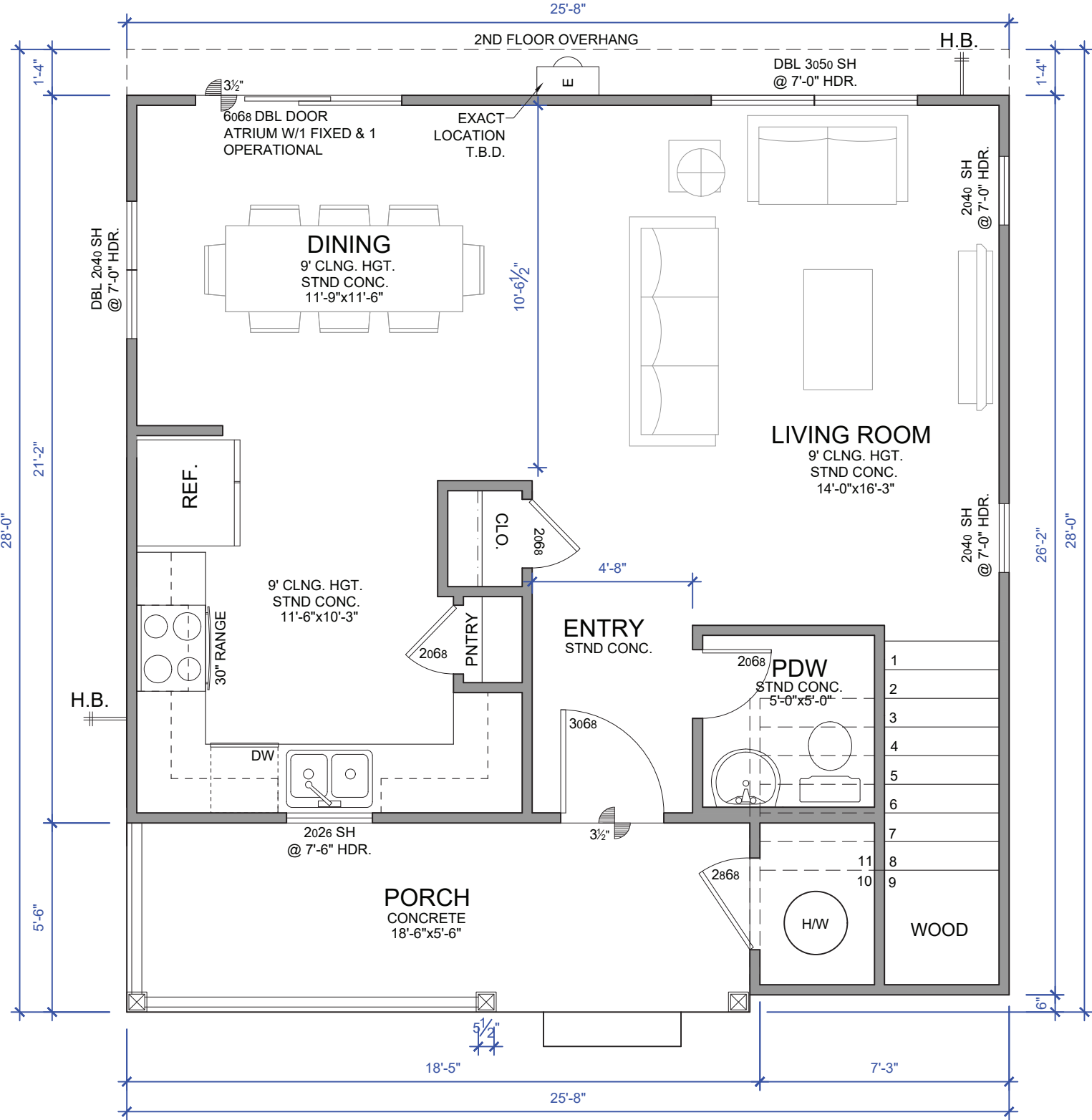
REVISIONS	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
1ST LEVEL

SHEET NO.
1

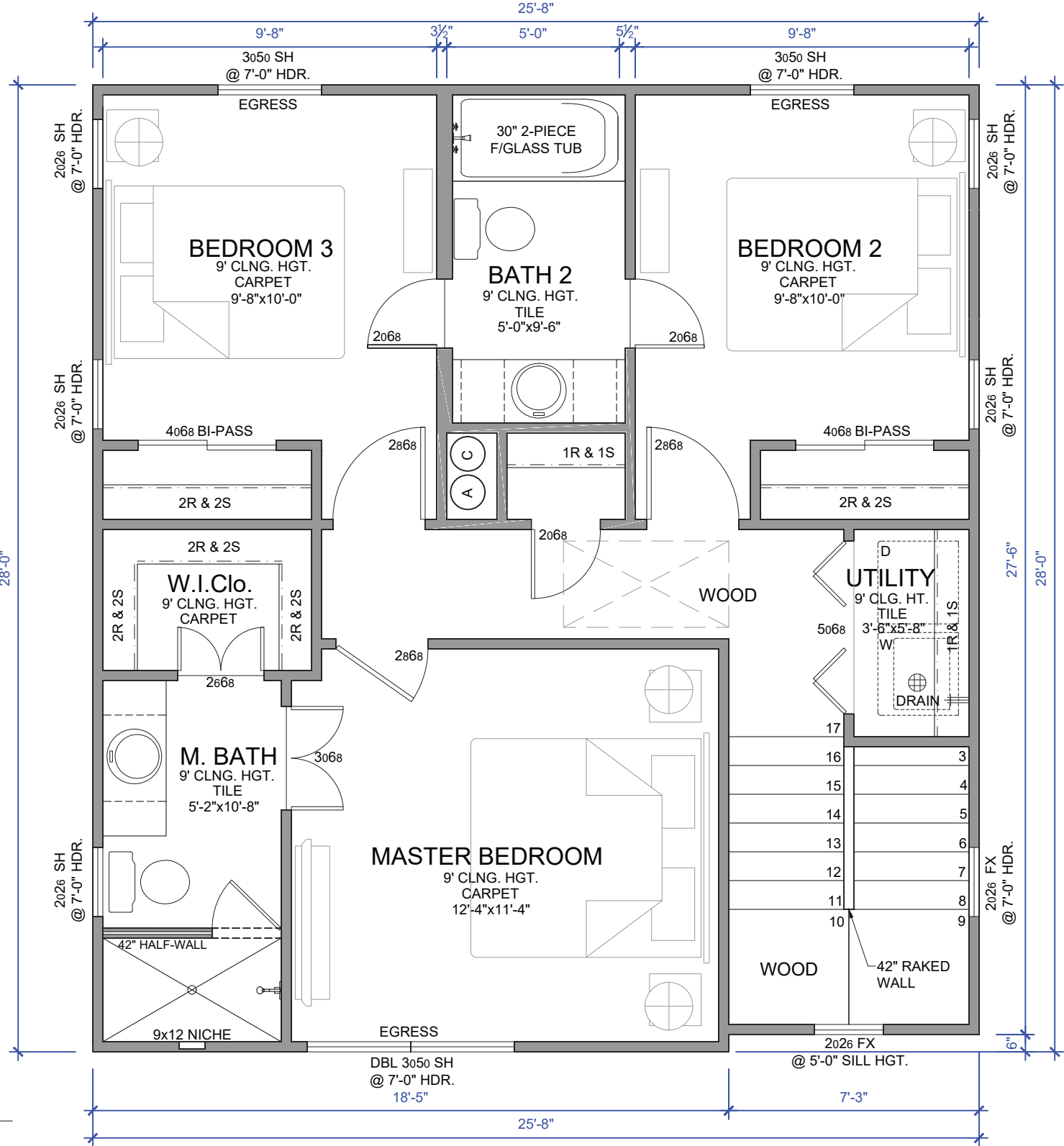
FLOOR PLANS- LEVEL 1 & 2
SCALE: 1/4" = 1'-0"



PLAN 1218

Olive Court

FLOOR PLANS- LEVEL 1
SCALE: 1/4" = 1'-0"



PLAN 1218



OLIVE COURT - 1218 PLAN
914,918 N. OLIVE STREET
04/08/2021 - D.D.1 SET

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REVISIONS	
D.D.2	04/08/21

DATE 04/08/21
DRAWN BY KR

DRAWING TITLE

2ND LEVEL

SHEET NO.

2

Olive Court



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1218



OLIVE COURT - 1218 PLAN
914,918 N. OLIVE STREET

04/08/2021 - D.D.1 SET

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REVISIONS	
D.D.2	04/08/21

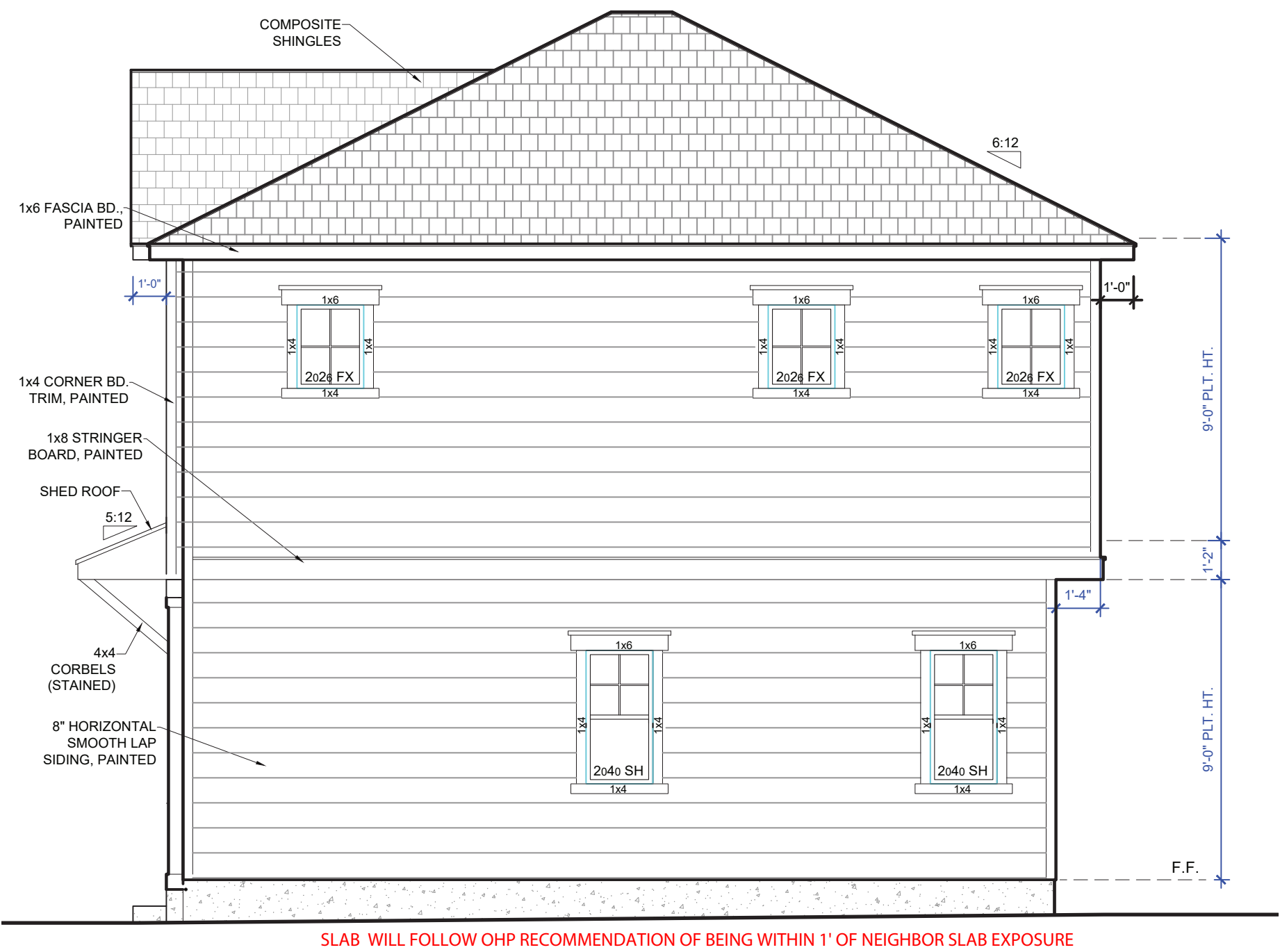
DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
FRONT ELEVATION

SHEET NO.

3

Olive Court



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

PLAN 1218



OLIVE COURT - 1218 PLAN
914,918 N. OLIVE STREET

04/08/2021 - D.D.1 SET

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REVISIONS	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
RIGHT ELEVATION

SHEET NO.

4

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1218



OLIVE COURT - 1218 PLAN
914,918 N. OLIVE STREET

04/08/2021 - D.D.1 SET

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REVISIONS	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
REAR ELEVATION

SHEET NO.

5

Olive Court



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

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1218



OLIVE COURT - 1218 PLAN
914,918 N. OLIVE STREET

04/08/2021 - D.D.1 SET

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REVISIONS	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE

LEFT ELEVATION

SHEET NO.

6

Olive Court



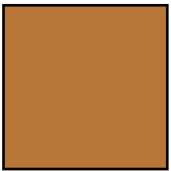
Building Communities Not Just Homes

905 N. Pine

San Antonio, Texas 78202 - 210.588.9212



BODY



COLUMNS



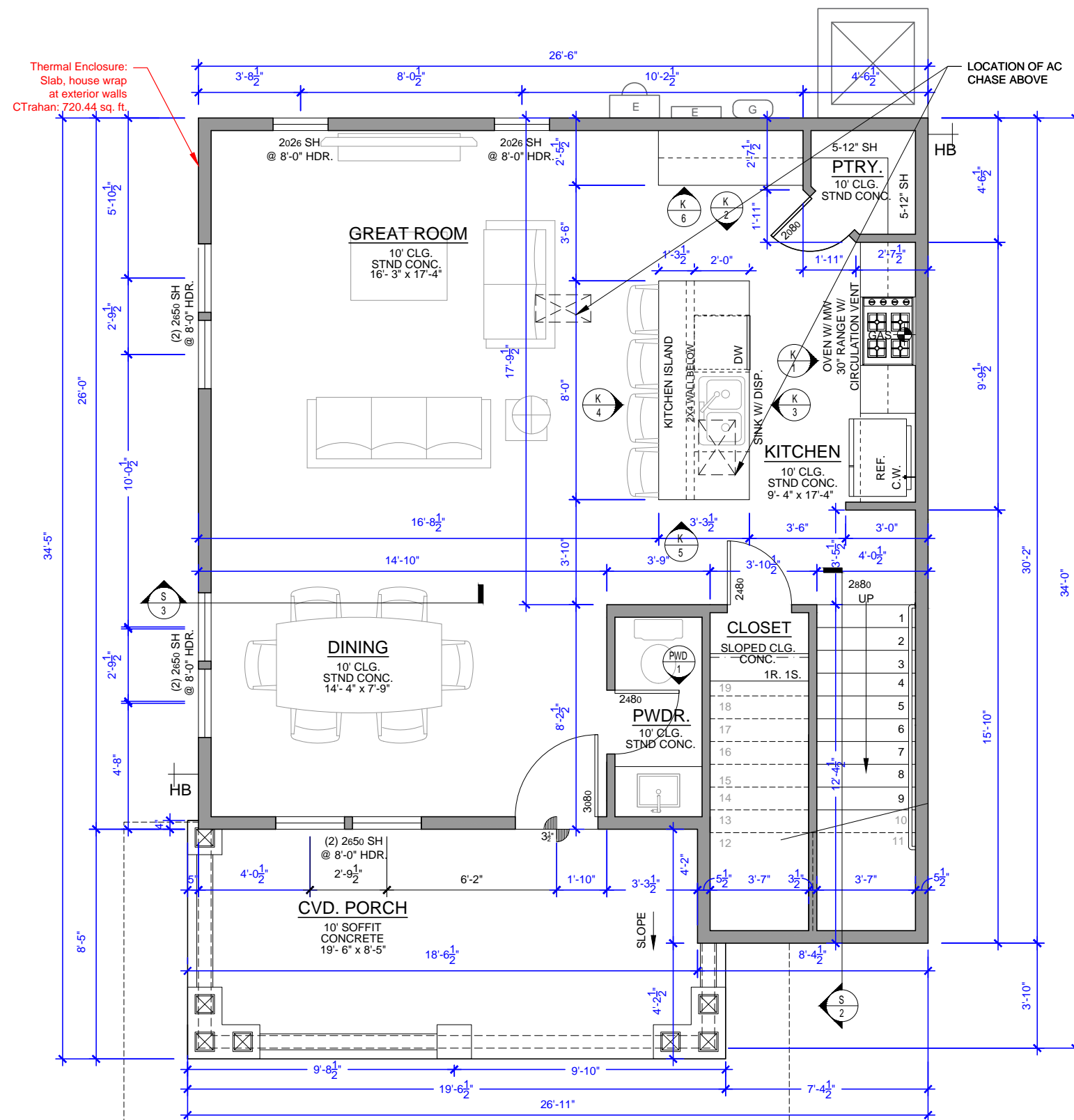
DOOR

PLAN 1525

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SHEET #	DESCRIPTION
0	COVER PAGE
1	RECORDED PLAT
2	MASTER SITE PLAN
3	GRADING & UTILITY PLAN
4	SITE PLAN
5	FLOOR PLAN - LEVEL 1
6	FLOOR PLAN - LEVEL 2
7	ROOF PLAN
8	FOUNDATION
9	FRONT ELEVATION
10	REAR ELEVATION
11	LEFT ELEVATION
12	RIGHT ELEVATION
13	SECTION AT PORCH
14	SECTION AT STAIR & TYP. WALL
15	DETAILS
16	INTERIOR ELEVATIONS
17	ELECTRICAL PLAN - LEVEL 1
18	ELECTRICAL PLAN - LEVEL 2
19	LANDSCAPE PLAN

SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	801
TOTAL LIVING	1525
PORCH	160
SLAB	884
TOTAL STRUCTURE	1685







OLIVE COURT
914,918 N. OLIVE

04/08/21 D.D.2 SET

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REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE **04/08/21**
DRAWN BY **KR**

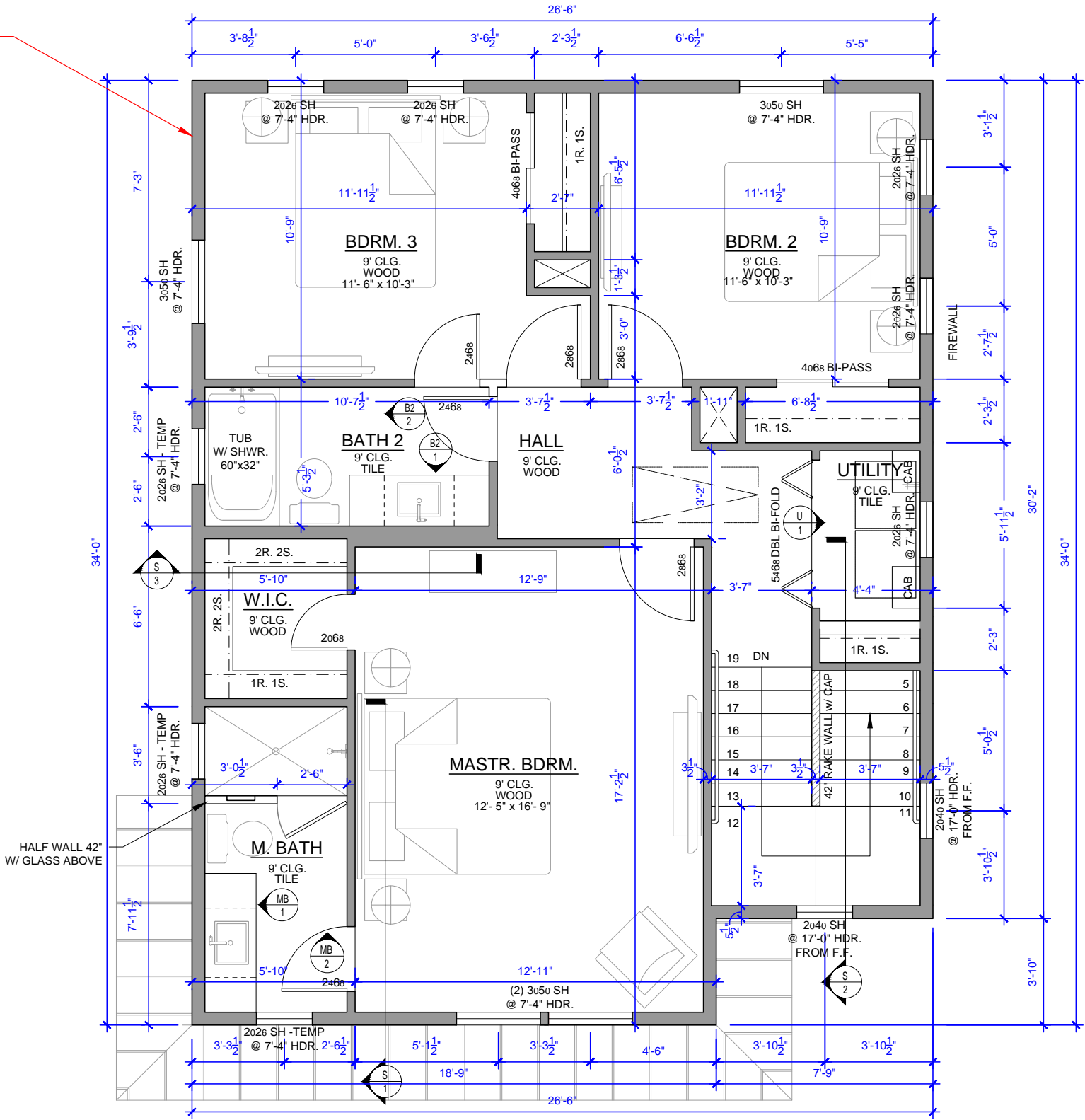
DRAWING TITLE

2ND FLOOR

SHEET NO.
5

FLOOR PLAN - LEVEL 2
SCALE: $\frac{1}{4}" = 1'-0"$

Thermal Enclosure:
Ceiling, house wrap
at exterior walls, floor
at frame floor area
CTrahan: 870.43 sq.ft.



PLAN 1525

Olive Court



OLIVE COURT
914,918 N. OLIVE

04/08/21 D.D.2 SET

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REVISIONS
CHANGE
D.D.2 04/08/21

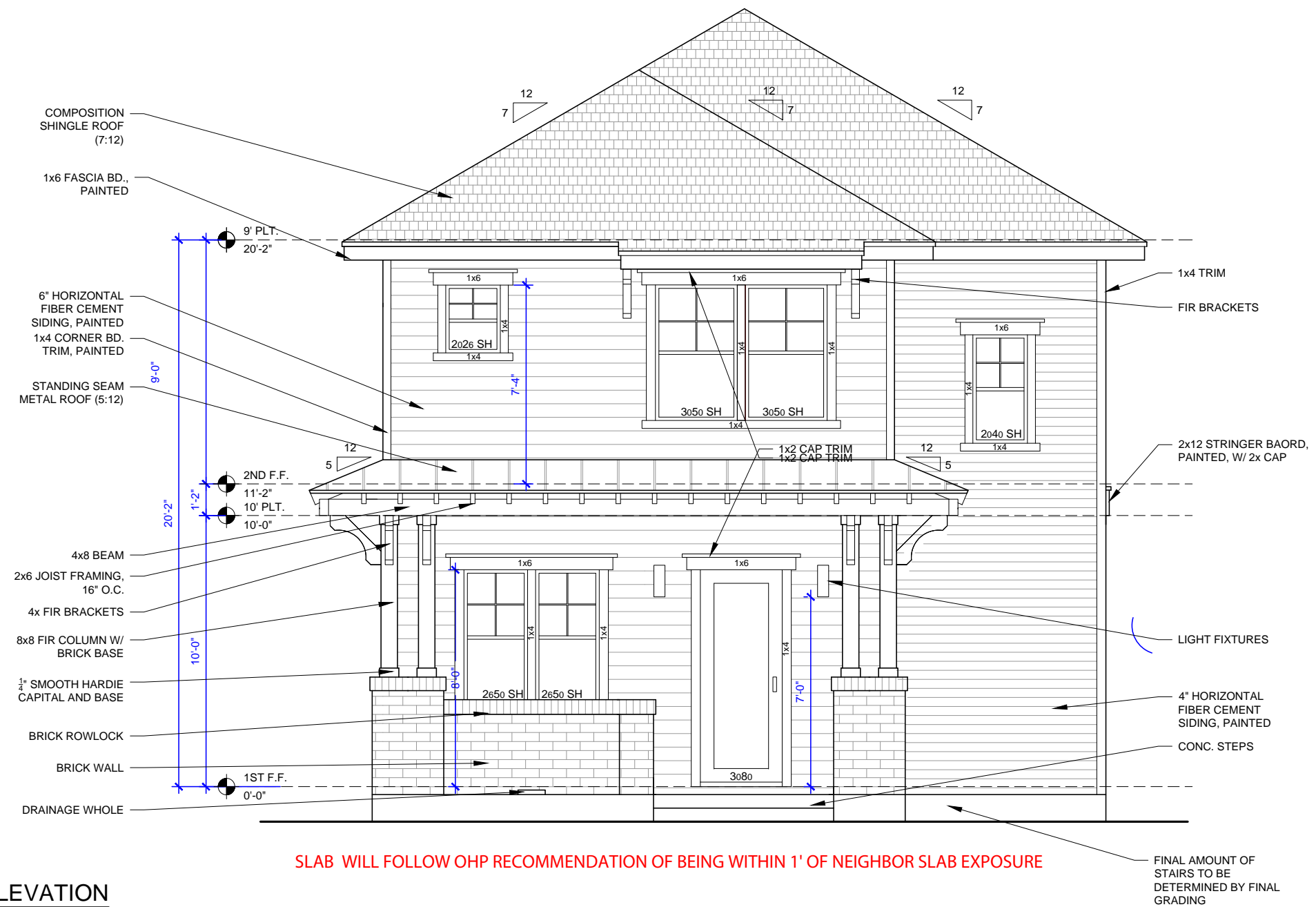
DATE 04/08/21
DRAWN BY KR

DRAWING TITLE

**FRONT
ELEVATION**

SHEET NO.

8



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

— FINAL AMOUNT OF STAIRS TO BE DETERMINED BY FINAL GRADING

PLAN 1525

Olive Court



TERRAMARK
URBAN HOMES

OLIVE C
914,918 N. OLIVE

04/08/21 D.D.2 SET

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REVISIONS

CHANGE

D.D.2 04/08/21

DATE 04/08/21

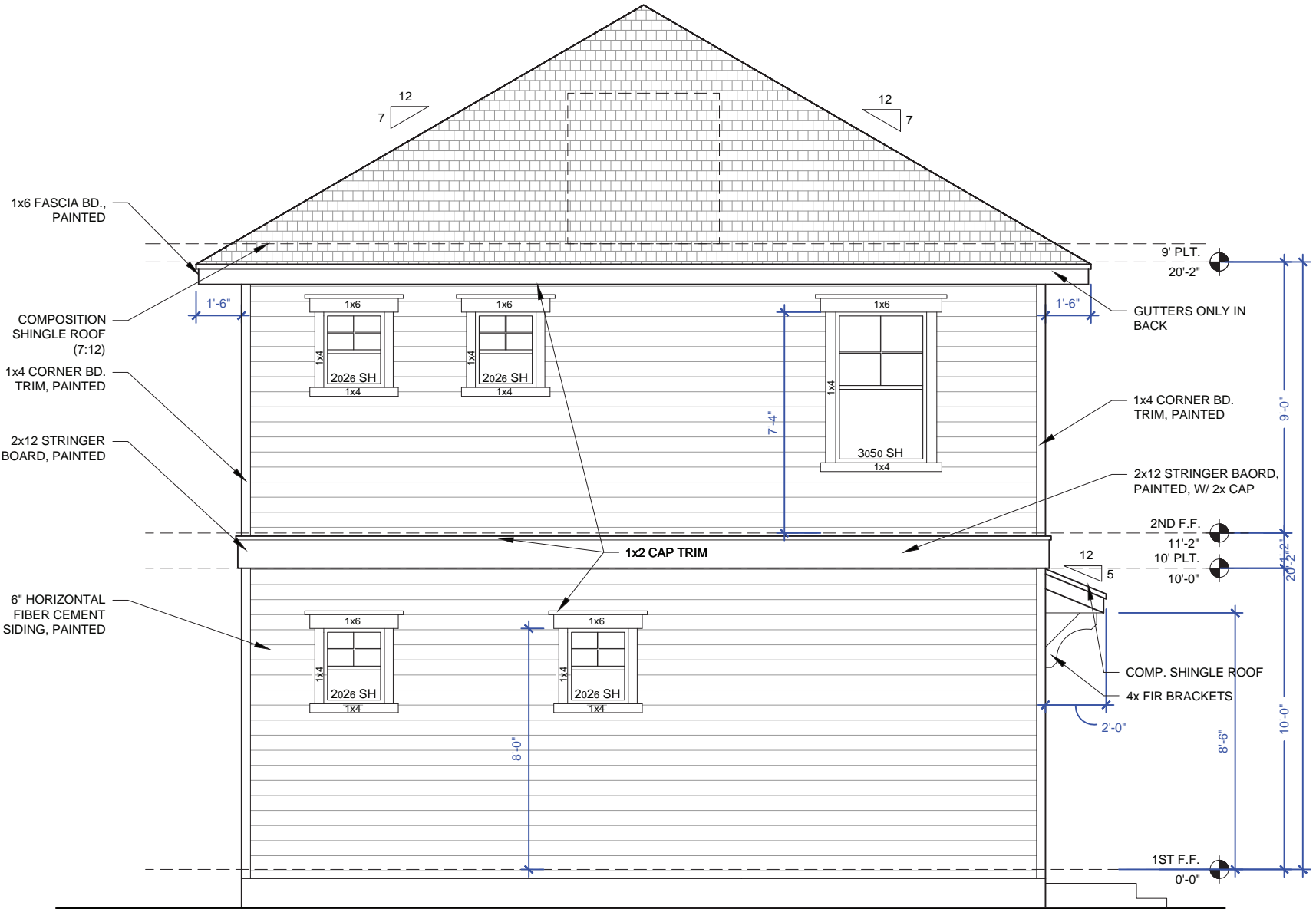
DRAWN BY KR

DRAWING TITLE

REAR ELEVATION

SHEET NO.

9



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

REAR ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

PLAN 1525

Olive Court



OLIVE COURT
914, 918 N. OLIVE
04/08/21 D.D.2 SET

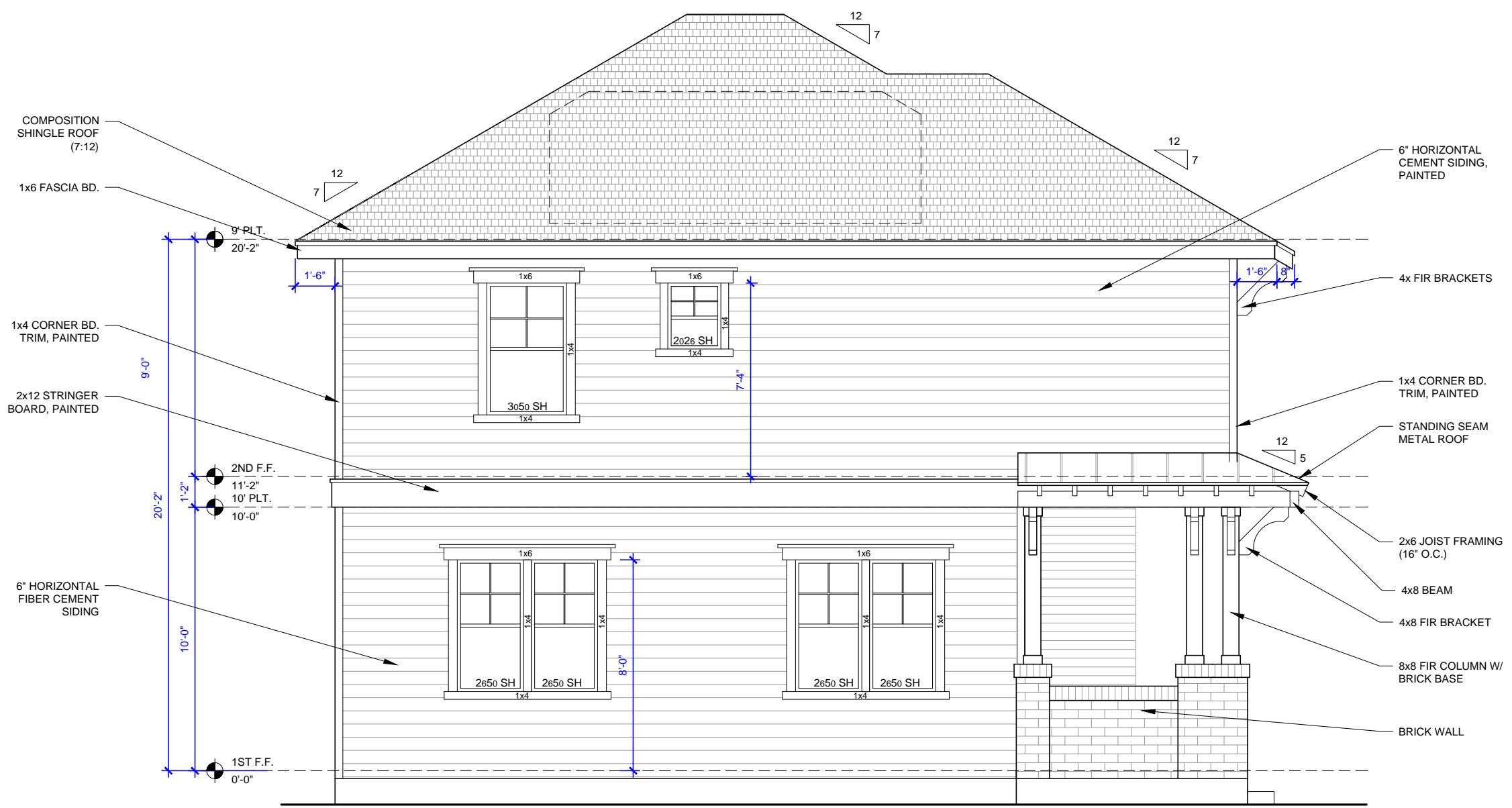
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REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
RIGHT ELEVATION

SHEET NO.
11



RIGHT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

PLAN 1525



Olive Court



OLIVE COURT
914,918 N. OLIVE
04/08/21 D.D.2 SET

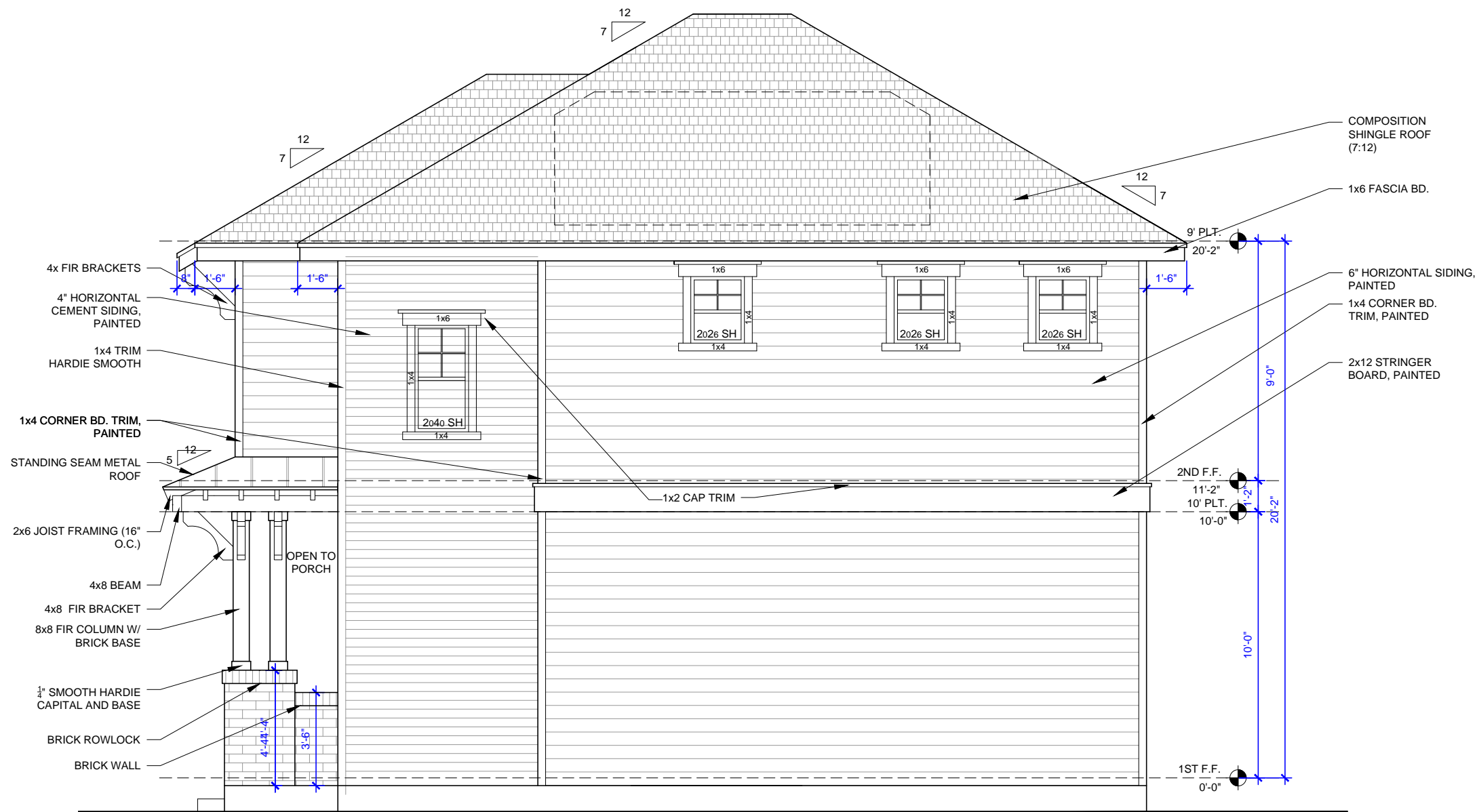
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REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE 04/08/21
DRAWN BY KR

DRAWING TITLE
LEFT ELEVATION

SHEET NO.
10



LEFT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1525

Olive Court



Building Communities Not Just Homes

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San Antonio, Texas 78202 - 210.588.9212



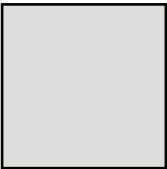
BODY



COLUMNS



BODY 2



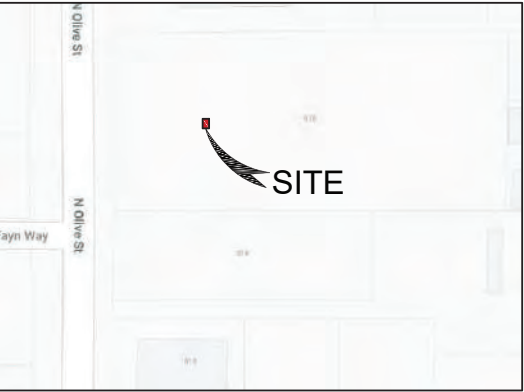
TRIM

PLAN 1526

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
1	MASTER SITE PLAN
2	SITE PLAN
3	GRADING & UTILITY PLAN
4	FLOOR PLAN - LEVEL 1
5	FLOOR PLAN - LEVEL 2
6	ELECTRICAL PLAN - LEVEL 1
7	ELECTRICAL PLAN - LEVEL 2
8	INTERIOR ELEVATIONS
9	FRONT ELEVATION
10	REAR ELEVATION
11	LEFT ELEVATION
12	RIGHT ELEVATION
13	DETAILS
14	ROOF PLAN
15	SECTION AT PORCH
16	SECTION AT STAIR & TYP. WALL
17	FOUNDATION
18-24	STRUCTURAL FRAME
25	STRUCTURAL TRUSSES
26	ROOF TRUSSES

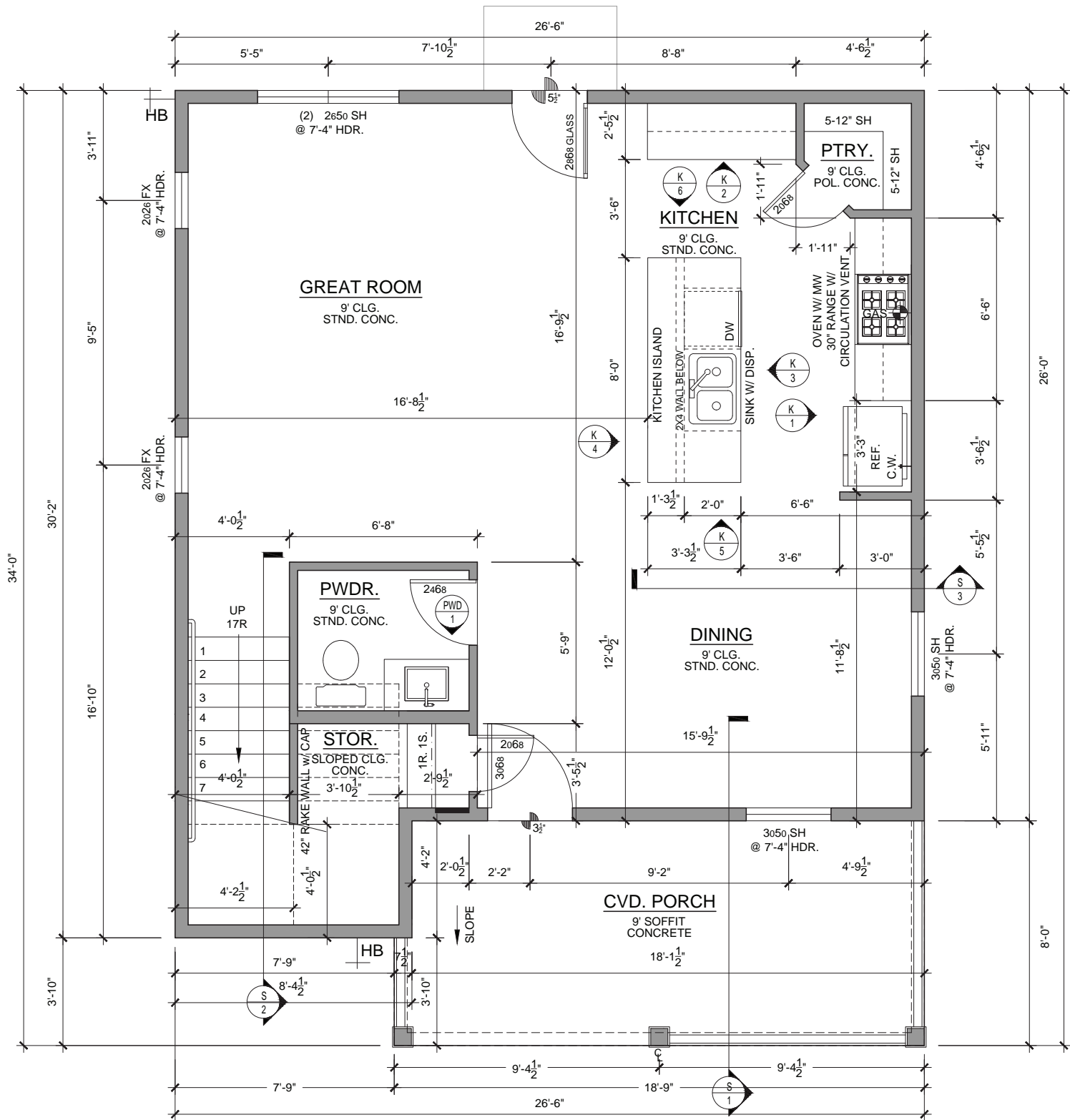
SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	802
TOTAL LIVING	1526
PORCH	147
SLAB	871
TOTAL STRUCTURE	1673

LOCATION MAP



Olive Court

FLOOR PLAN - LEVEL 1
SCALE: $\frac{1}{4}" = 1'-0"$



PLAN 1525



OLIVE COURT - 1525 PLAN

914.918 N. OLIVE STREET

04/08/21 D.D.2 SET

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REVISIONS	
CHANGE	
D.D.2	04/08/21

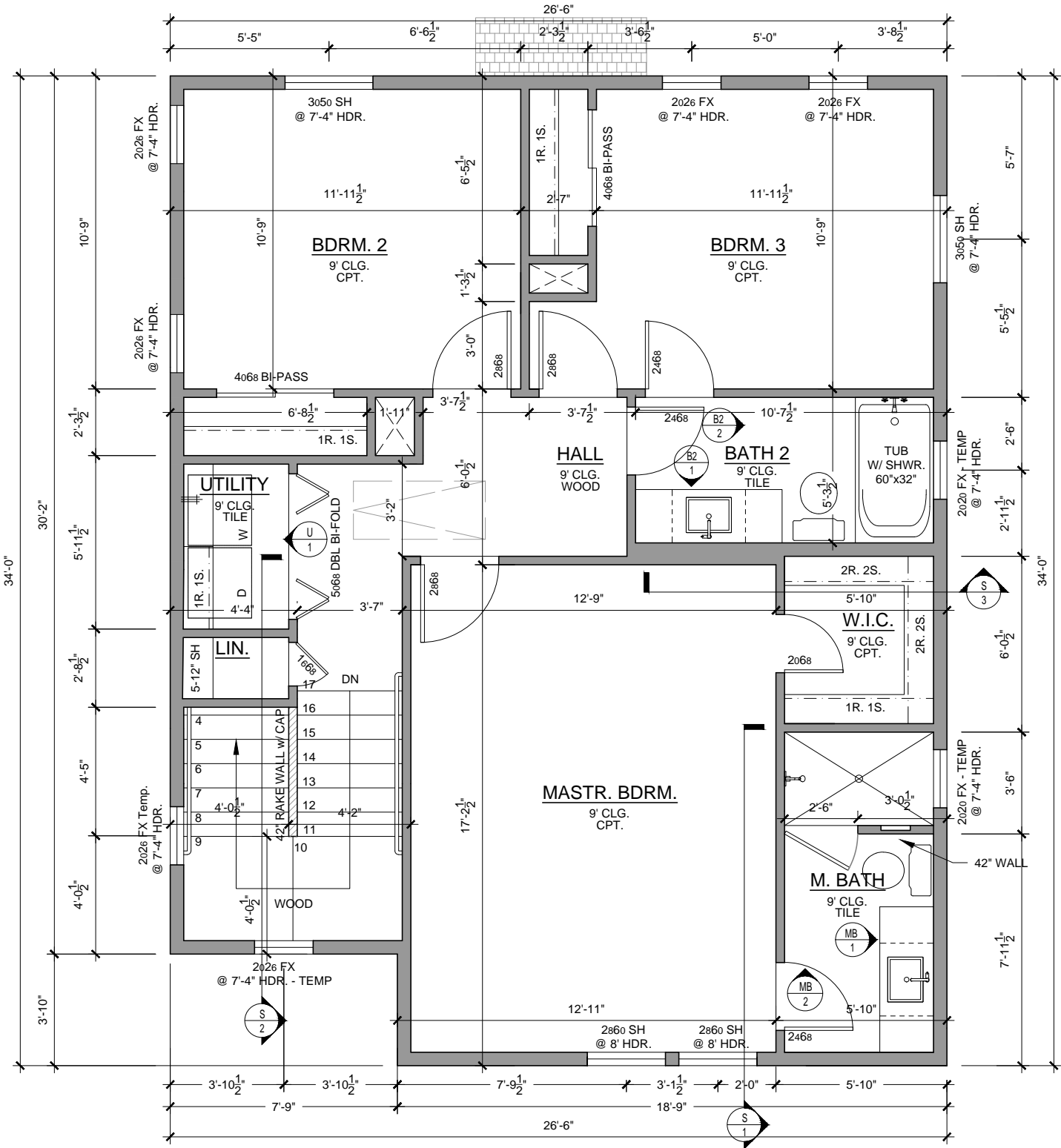
DATE 04/08/21
DRAWN BY KR

DRAWING TITLE
1ST FLOOR

SHEET NO.
4

Olive Court

FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



PLAN 1525



OLIVE COURT - 1525 PLAN

914,918 N. OLIVE STREET

04/08/21 D.D.2 SET

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REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

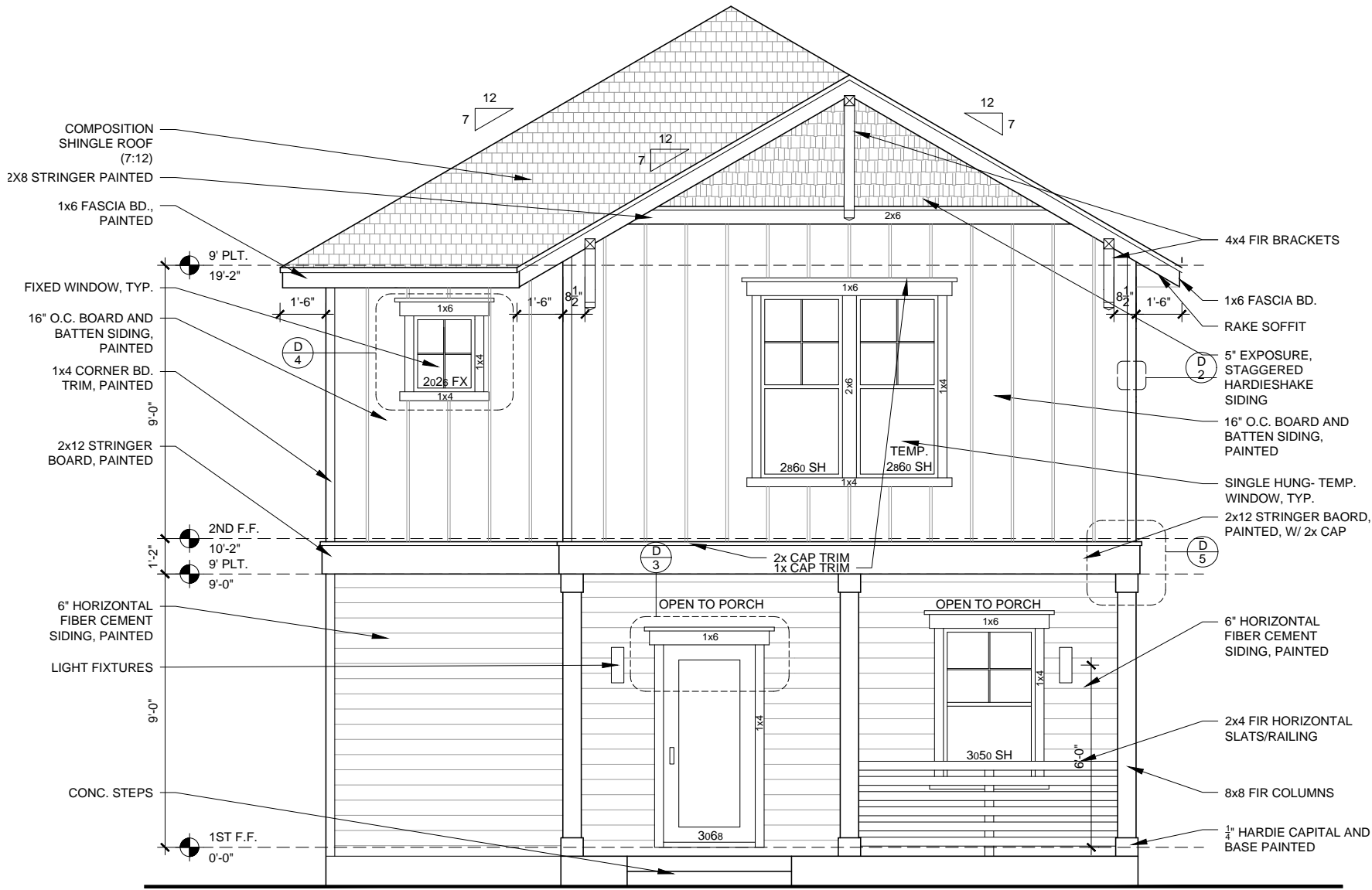
DRAWING TITLE

2ND FLOOR

SHEET NO.

5

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1525



OLIVE COURT - 1525 PLAN
914,918 N. OLIVE STREET

04/08/21 D.D.2 SET

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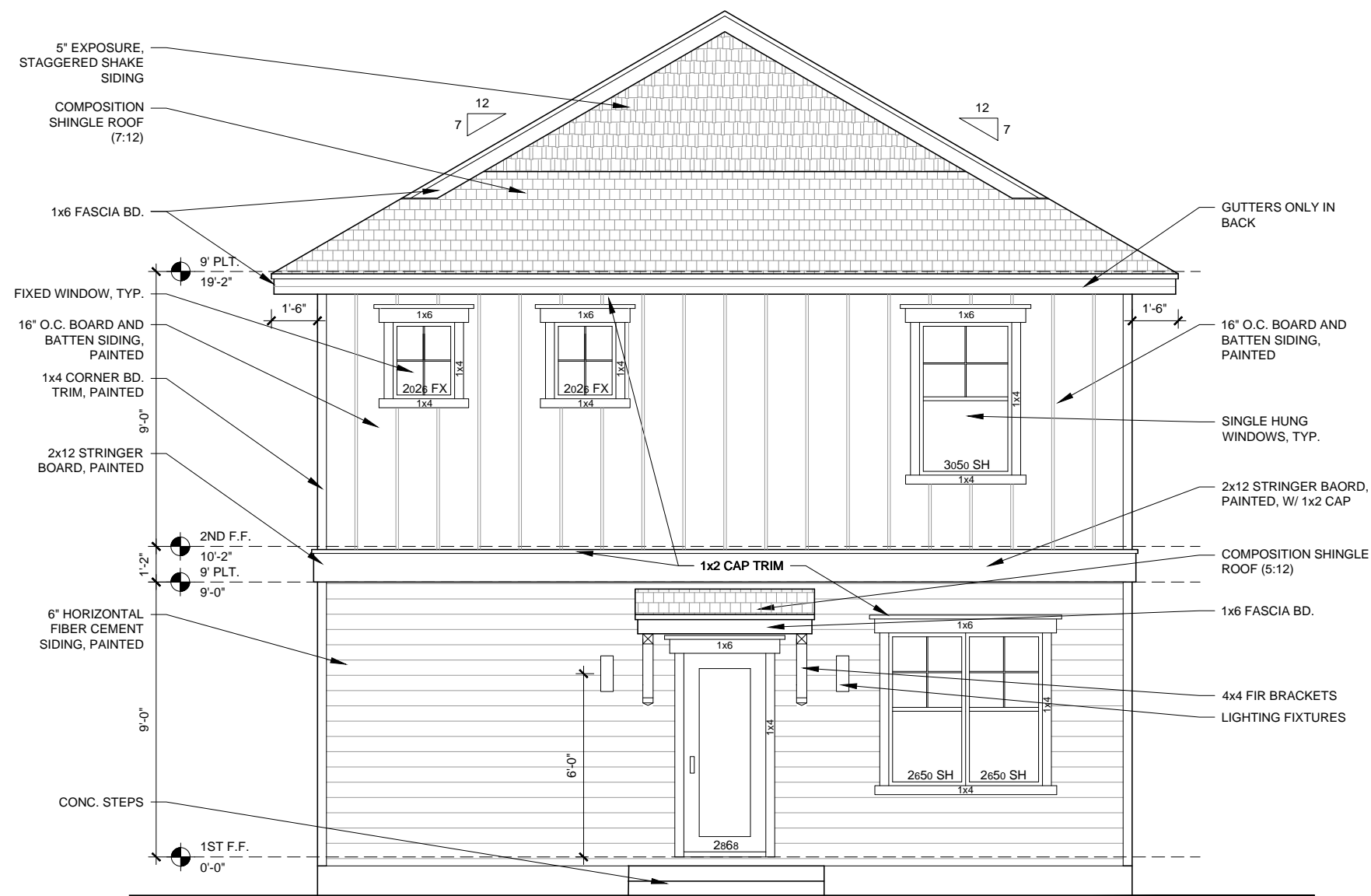
REVISIONS	
CHANGE	
D.D.2	04/08/21

DATE	04/08/21
DRAWN BY	KR

DRAWING TITLE
FRONT ELEVATION

SHEET NO.

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

REAR ELEVATION
SCALE: $\frac{1}{4}$ " = 1'-0"

PLAN 1525



OLIVE COURT - 1525 PLAN
914,918 N. OLIVE STREET

04/08/21 D.D.2 SET

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D.D.2	04/08/21

DATE	04/08/21
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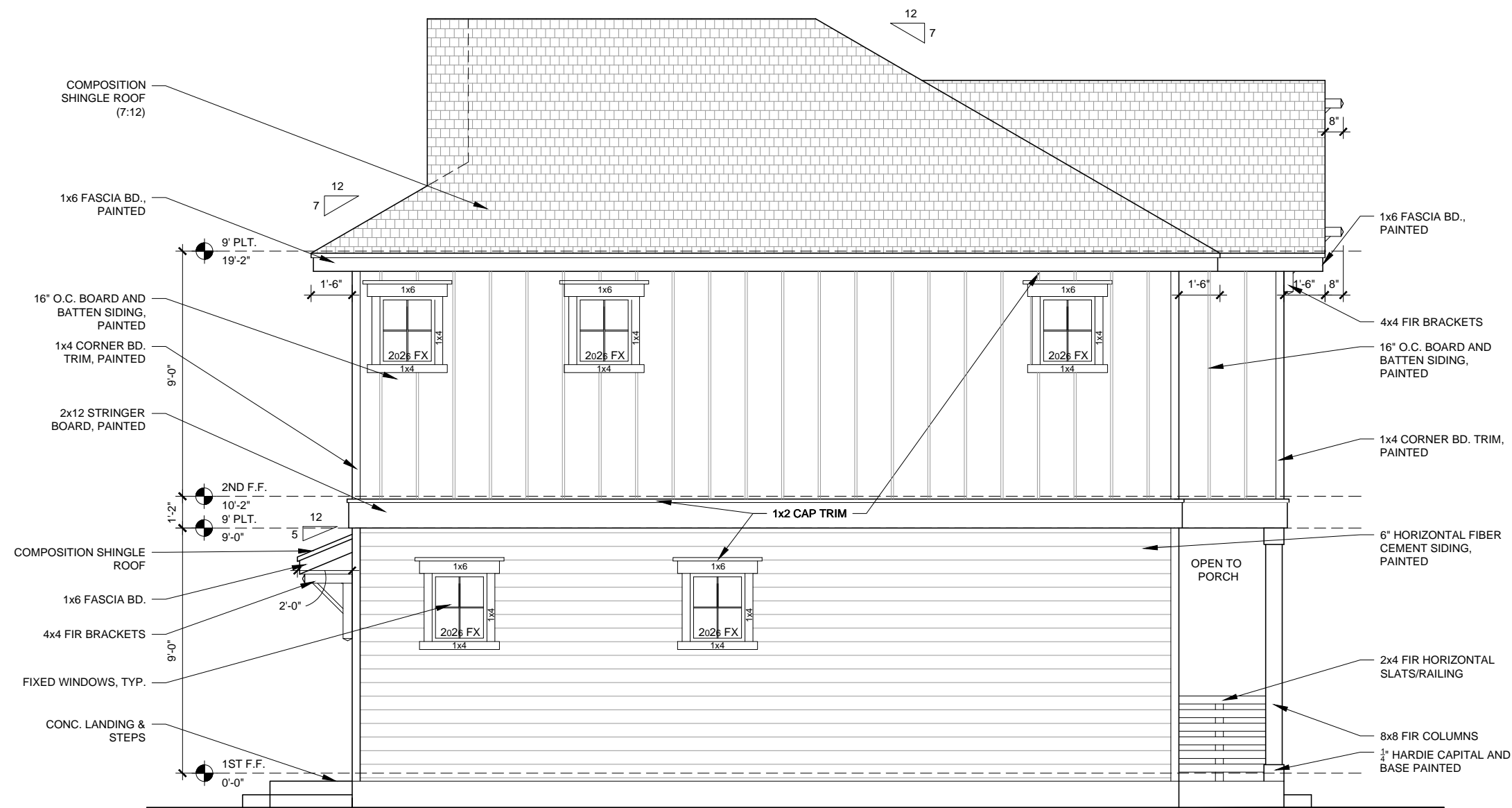
DRAWING TITLE

REAR
ELEVATION

SHEET NO.

10

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

LEFT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

PLAN 1525



TERRAMARK
URBAN HOMES
905 N. PINE ST.
SAN ANTONIO, TX 78202

OLIVE COURT - 1525 PLAN
914,918 N. OLIVE STREET

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D.D.2 04/08/21

DATE 04/08/21

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DRAWING TITLE

**LEFT
ELEVATION**

SHEET NO.

11

Olive Court



OLIVE COURT - 1525 PLAN

914,918 N. OLIVE STREET

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D.D.2	04/08/21

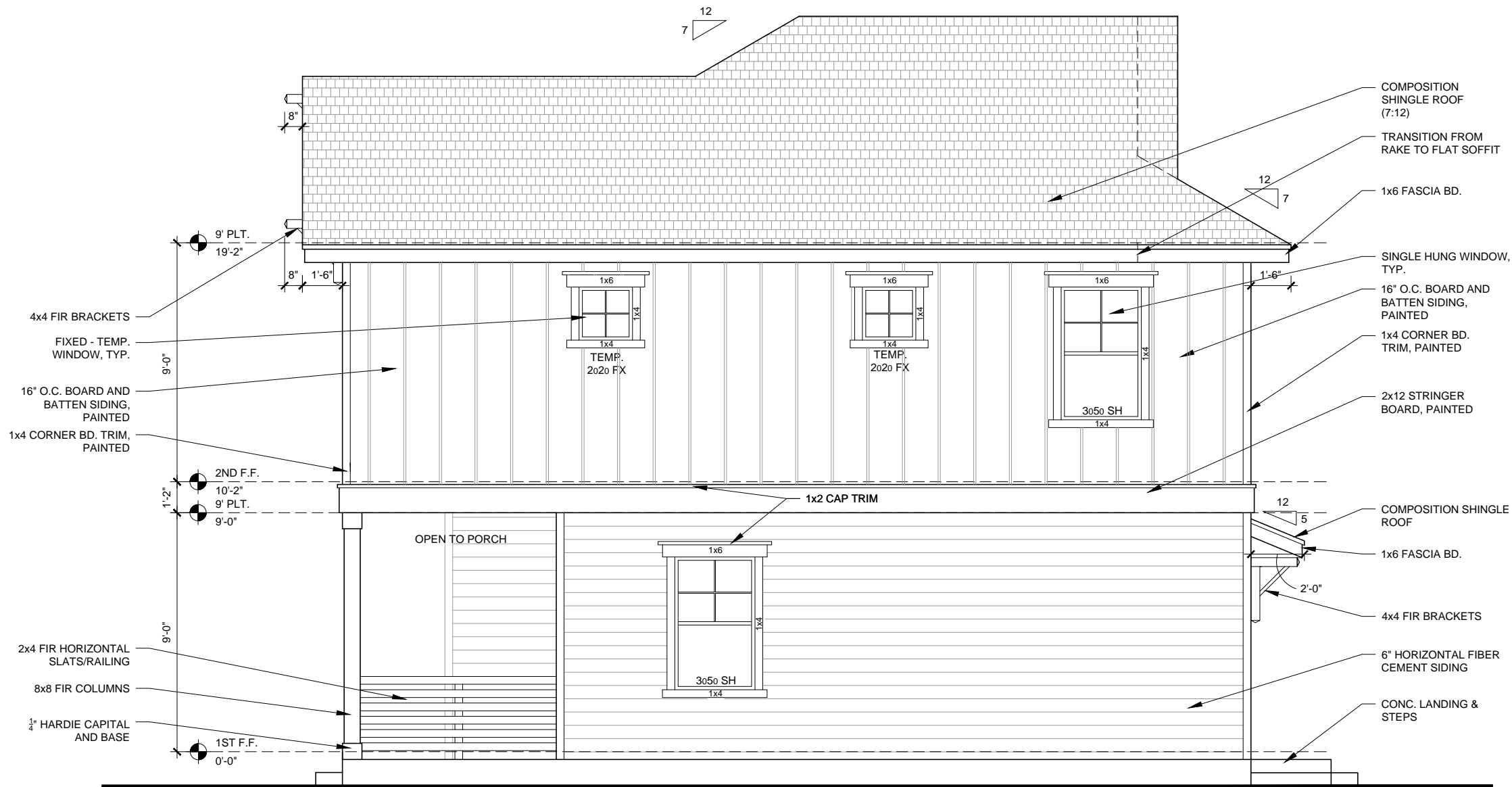
DATE 04/08/21
DRAWN BY KR

DRAWING TITLE

RIGHT
ELEVATION

SHEET NO.

12



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

RIGHT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

PLAN 1525

Olive Court



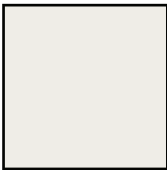
Building Communities Not Just Homes

905 N. Pine

San Antonio, Texas 78202 - 210.588.9212

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3	FLOOR PLAN - LEVEL 2
4	ELECTRICAL PLAN - LEVEL 1
5	ELECTRICAL PLAN - LEVEL 2
6A	INT. ELEVATIONS - 300, 700, 400
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7	FRONT ELEVATION
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9	LEFT ELEVATION
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11	DETAILS A
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13	DETAILS C
14	ROOF PLAN
15	SECTION AT ENTRY
16	CROSS SECTION
17	SECTION TYP.WALL AT WINDOW, TYP. WALL, & FIRE WALL

SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	613
2ND FLOOR LIVING	620
TOTAL LIVING	1233
PORCH	37
SLAB	650
TOTAL STRUCTURE	1270



BODY



COLUMNS



DOOR - 1



DOOR - 2

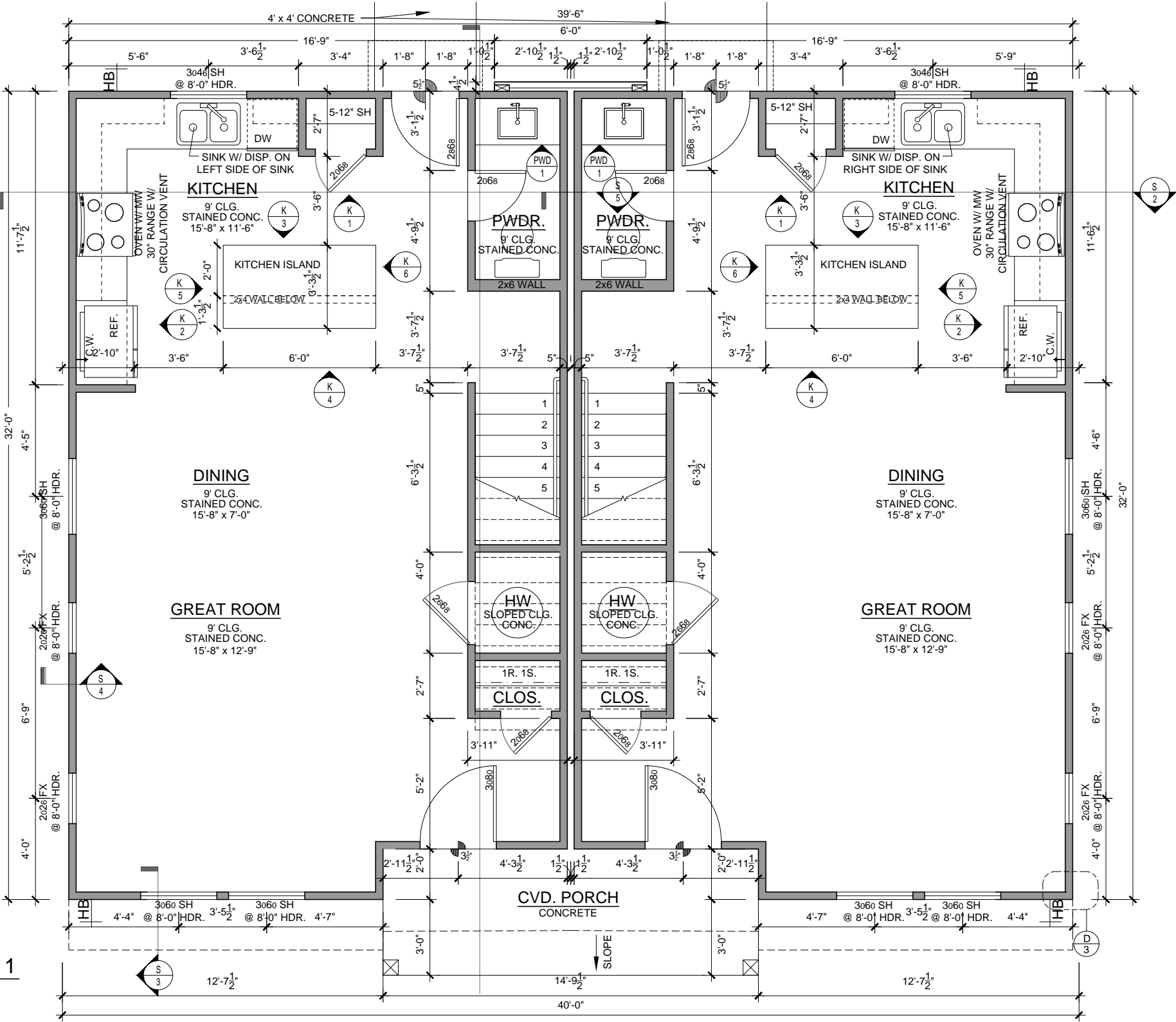


PLAN 1233

Olive Court

WILL NOT BE ABLE TO INCREASE FENESTRATION DUE TO THE IRC BUILDING CODE - WITH THIS WALL BEING A FIREWALL WE ARE NOT ALLOWED TO EXCEED 25% FENESTRATION

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



PLAN 1233



OLIVE COURT - Melrose Plan

914.918 N. OLIVE

04/09/21 D.D.2 SET

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D.D.2	04/09/21

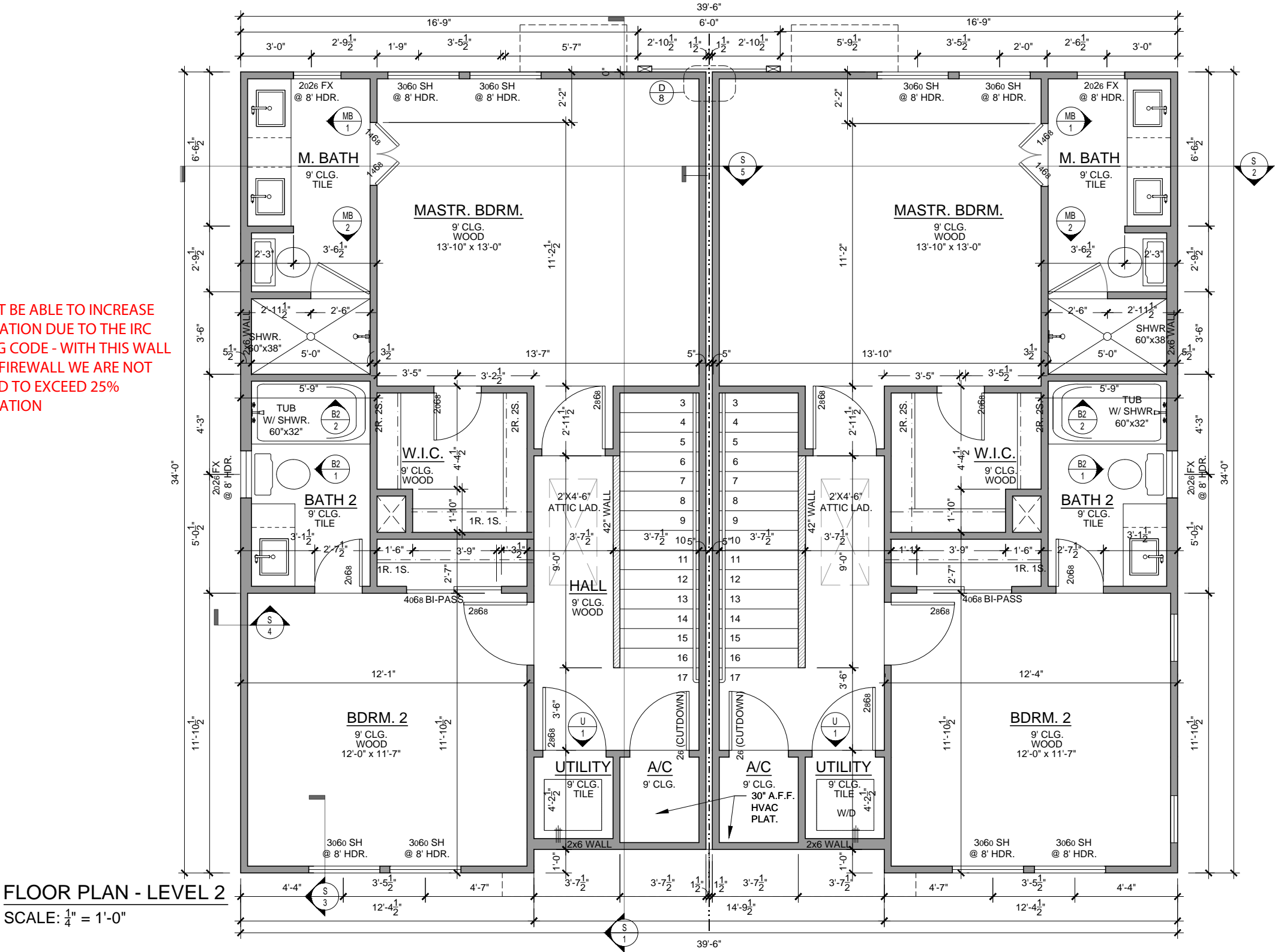
DATE	04/09/21
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1ST FLOOR

SHEET NO.
2

Olive Court

WILL NOT BE ABLE TO INCREASE FENESTRATION DUE TO THE IRC BUILDING CODE - WITH THIS WALL BEING A FIREWALL WE ARE NOT ALLOWED TO EXCEED 25% FENESTRATION



FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"

PLAN 1233



OLIVE COURT - Melrose Plan
914,918 N. OLIVE

04/09/21 D.D.2 SET

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D.D.2	04/09/21

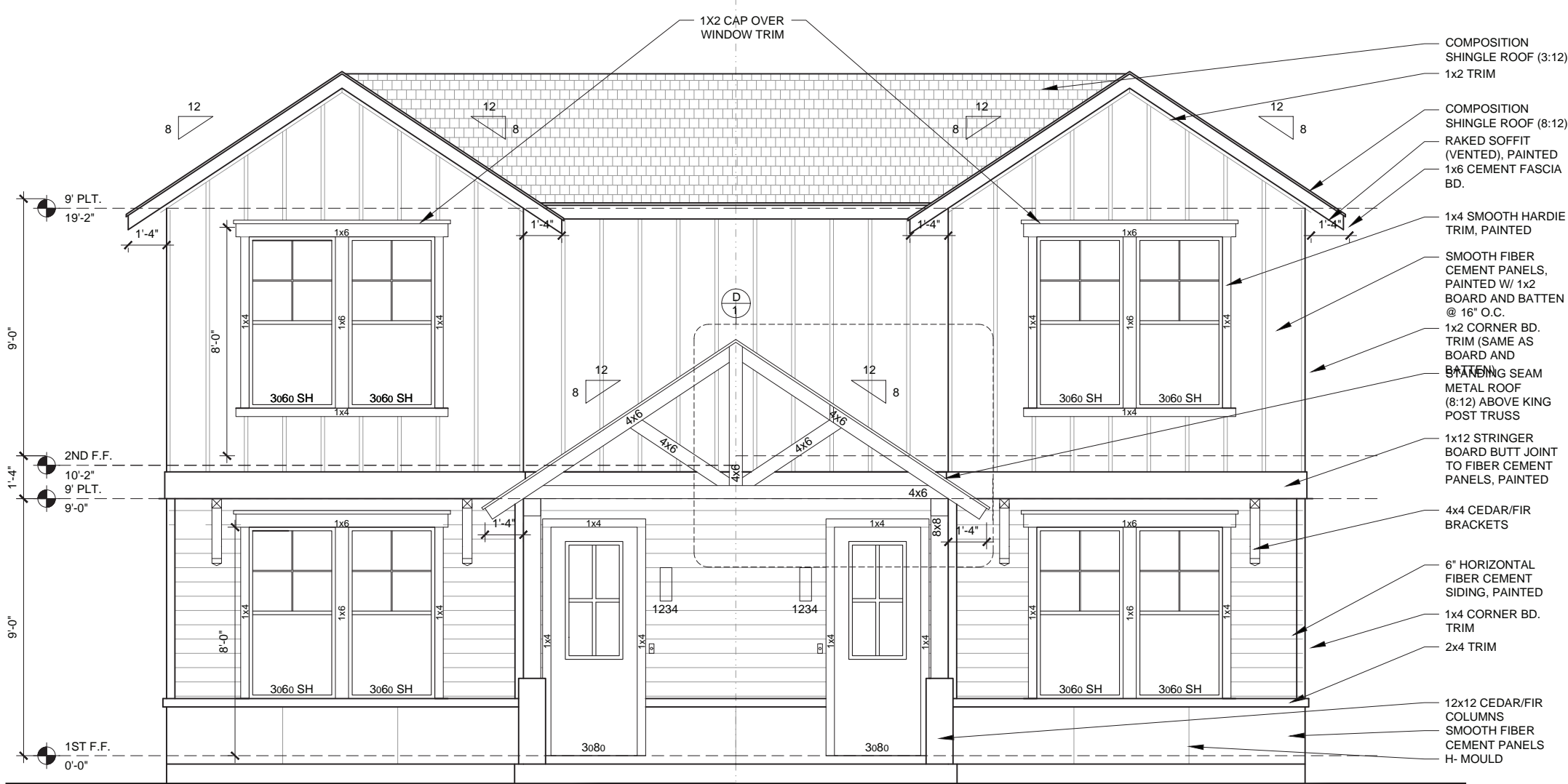
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2ND FLOOR

SHEET NO.

3

Olive Court



FRONT ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

PLAN 1233



OLIVE COURT - Melrose Plan
014 019 N OLIVE

04/09/21 D.D.2 SET

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CHANGE

D.D.2 04/09/21

DATE	04/09/21
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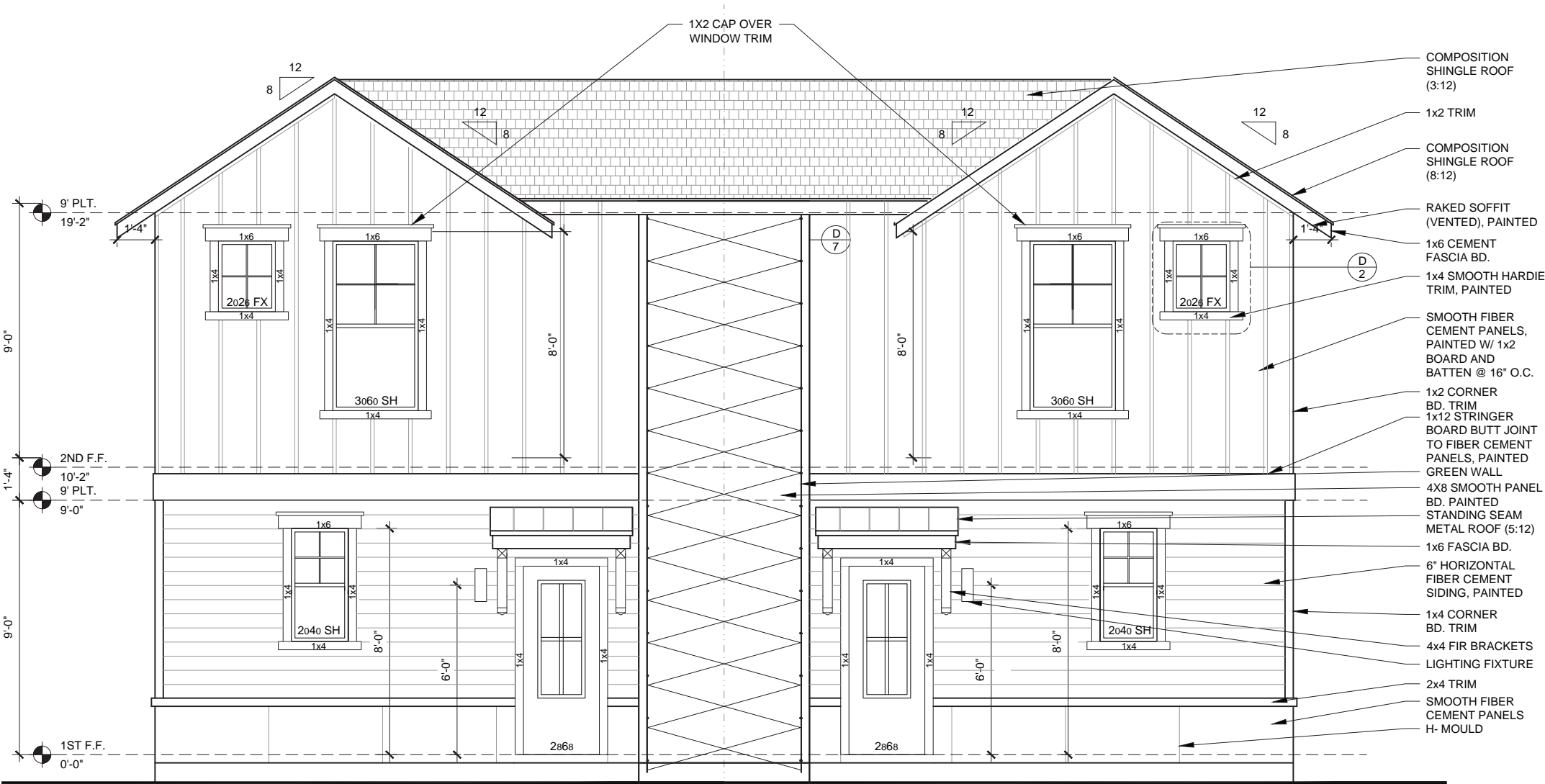
DRAWING TITLE

**FRONT
ELEVATION**

SHEET NO.

7

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

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

PLAN 1233



OLIVE COURT - Melrose Plan

914,918 N. OLIVE

04/09/21 D.D.2 SET

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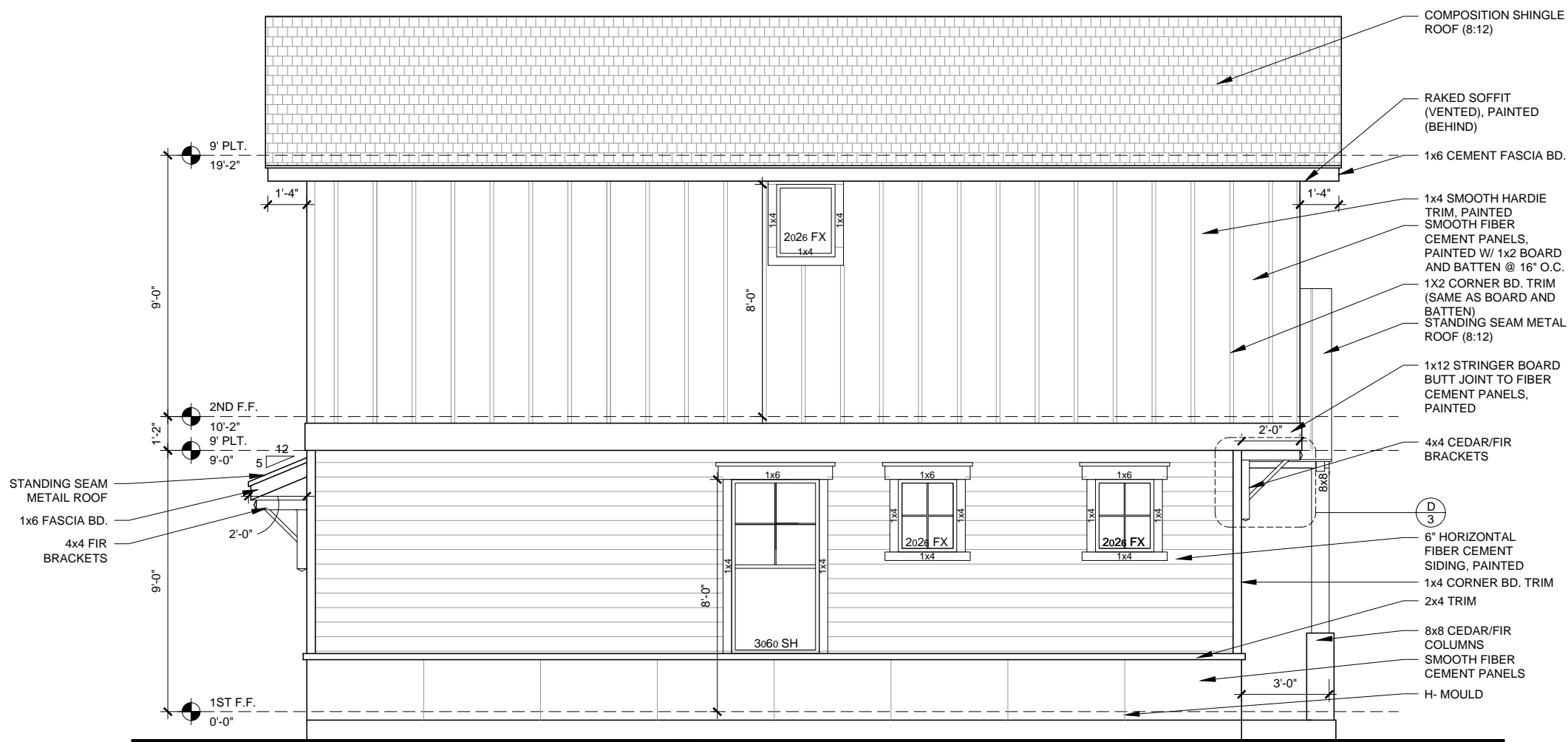
DRAWING TITLE

REAR
ELEVATION

SHEET NO.

8

Olive Court



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

PLAN 1233



OLIVE COURT - Melrose Plan

914,918 N. OLIVE

04/09/21 D.D.2 SET

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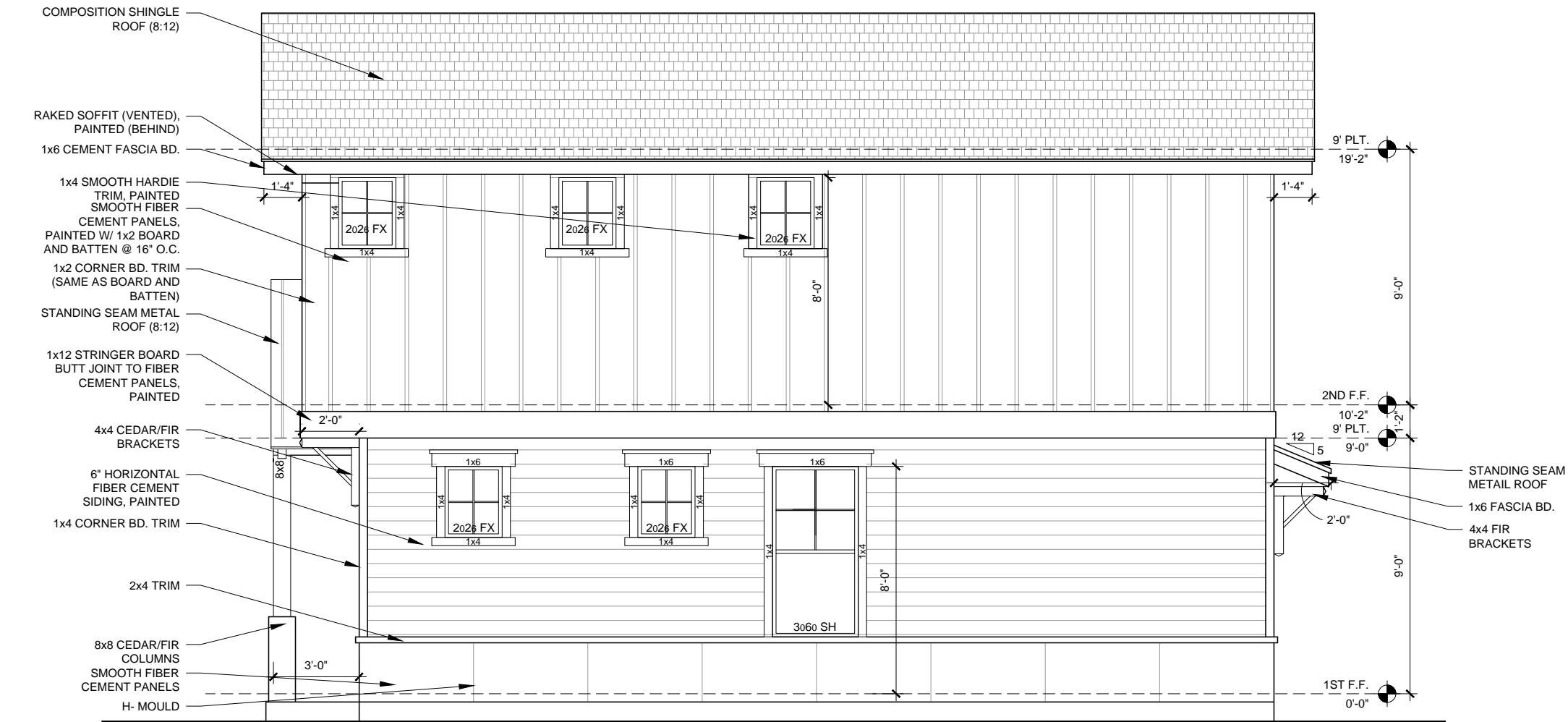
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DRAWING TITLE
LEFT ELEVATION

SHEET NO.

Olive Court



SLAB WILL FOLLOW OHP RECOMMENDATION OF BEING WITHIN 1' OF NEIGHBOR SLAB EXPOSURE

RIGHT ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

PLAN 1233



OLIVE COURT - Melrose Plan
914.918 N. OLIVE

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DRAWING TITLE
RIGHT ELEVATION

SHEET NO.
10

Thank You



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URBAN HOMES