

HISTORIC AND DESIGN REVIEW COMMISSION

September 15, 2021

HDRC CASE NO: 2021-417
ADDRESS: 419 N MESQUITE ST
423 N MESQUITE ST
427 N MESQUITE ST
LEGAL DESCRIPTION: NCB 568 (RESIDENCES @ MESQUITE {IDZ}), BLOCK 17 LOT 20
NCB 568 (RESIDENCES @ MESQUITE {IDZ}), BLOCK 17 LOT 19
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Pegy Brimhall/Figurd, LLC
OWNER: Monica Naves/Vergel Constructions, LLC
TYPE OF WORK: Construction of three, 2-story residential structures and one, 2-story accessory structure
APPLICATION RECEIVED: August 13, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct three, 2-story, single-family residential structures and one, 2-story accessory structure on the vacant lots at 419, 423, and 427 N Mesquite. These lots are 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

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
- ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

- a. The applicant is requesting conceptual approval to construct three, 2-story, single-family residential structures and one, 2-story accessory structure on the vacant lots at 419, 423, and 427 N Mesquite. These lots are located within the Dignowity Hill Historic District.
- b. **CONTEXT & DEVELOPMENT PATTERN** – The lots addressed as 419, 423 and 427 N Mesquite are located at the corner of N Mesquite and Dawson Street. The 500 block of Dawson as well as the 400 block of N Mesquite both feature only one story residential structures.
- c. **EXISTING LOTS** – There are currently three lots where as previously, only two lots existed.

- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August 24, 2021. At that meeting, Committee members commented on the massing, architectural details, and lot coverage. Committee members noted that the street facing garage doors were problematic and that the lot appeared to be overbuilt.
- e. ORIENTATION – Per the Guidelines for New Construction, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed the primary orientation of the corner structure (427 N Mesquite) to face N Mesquite. Staff finds that the corner structure's entrance should be oriented toward Dawson.
- f. SETBACKS (Dawson) – The applicant has noted a setback on Dawson Street of approximately twenty-five (25) feet from the property line and sidewalk, to align with the front façade of the historic structure to the immediate west (526 Dawson). Generally, staff finds the proposed setback to be appropriate and consistent with the Guidelines. OHP staff will field verify that the setback is consistent with the Guidelines and that of the neighboring structure at 526 Dawson.
- g. SETBACKS (N Mesquite) – The applicant has noted a setback on N Mesquite of approximately nine (9) feet from the property line and sidewalk. The applicant has noted that the front setback of each structure on N Mesquite will be greater than the setback of the historic structure on the block. Staff finds this to be appropriate.
- h. SCALE & MASS – As noted in finding b, The 500 block of Dawson as well as the 400 block of N Mesquite both feature only one story residential structures. Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As previously noted, the applicant has proposed three, 2-story residential structures and one, 2-story accessory structure. The applicant has proposed overall heights for the residential structures of 28' – 6" and 32'. The applicant has proposed an overall height for the accessory structure of 22' – 1". While staff finds two stories in height to be appropriate; staff finds that the applicant should take measures to reduce the overall height of the proposed new construction as much as possible.
- i. 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. The applicant has noted foundation heights of twelve (12) inches minimum for each structure. Foundation heights found historically on this block feature between two (2) and three (3) feet in height. Staff finds that a foundation height of at least one (1) foot is appropriate and consistent with the Guidelines.
- j. ROOF FORMS – The applicant has proposed for each residential structure to feature a combination of front, side and rear gabled roofs. Generally, staff finds the proposed roof forms to be appropriate.
- k. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has noted the proposed lot coverage for all three lots. The proposed lot coverage for all three lots, including house A and the associated accessory structure are consistent with the Guidelines.
- l. MATERIALS – The applicant has proposed materials that include composite siding in both a lap and board and batten profile and standing seam metal roofs. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines; however, staff finds that composite siding should feature smooth boards that feature a thickness of ¾" and an exposure of four (4) inches. Composite siding used in a board and batten profile should feature boards that are 12 inches wide and battens that are 1 – ½" wide. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
- m. WINDOW MATERIALS – The applicant has not noted window materials at this time. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed.
- n. FENESTRATION PROFILE – Generally, staff finds that the applicant has proposed fenestration patterns that are appropriate and consistent with the Guidelines; however, staff finds that all square, fixed windows should be modified to feature larger profiles and operable sashes. Grouped windows should be separated by a mullion of approximately six (6) inches in width.
- o. FENESTRATION PROFILE – The applicant has proposed for façade locations to be void of fenestration, specifically within the front porch and on the north elevation. Staff finds that a side window should be added within the front porch massing of houses A and C.

- p. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that as noted in findings n and o, fenestration profiles should be modified to be consistent with the Guidelines and historic examples found within the district. Additionally, staff finds that all columns should feature six (6) inches square with capital and base trim. Gable returns should be eliminated from the proposed design.
- q. ACCESSORY STRUCTURE – The applicant has proposed an accessory structure between buildings A and B to feature a footprint of approximately 265 square feet and two stories in height. The applicant has proposed for the accessory structure to feature a shed roof and a front facing garage door.
- r. ACCESSORY STRUCTURE – The Guidelines for New Construction note that accessory structure should be visually subordinate to the primary structure on the lot, should be no larger in plan than 40 percent of the primary structure, should relate to the period of construction of the primary structure on the lot, should feature similar window and door openings as those found historically and should feature garage doors similar in proportion to those found historically within the district. Additionally, the Guidelines note that the location of accessory structures on site should be consistent with those found historically within the district; towards the rear of the lot. Staff finds that the proposed roof form, window fenestration and location on the site should be modified to be consistent with the Guidelines. Staff finds that with a gabled roof, increased setback and fenestration on the side façade, the proposed accessory structure would be consistent with the Guidelines.
- s. ACCESSORY STRUCTURE (Materials) – The applicant has proposed composite lap siding and a standing seam metal roof. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines; however, staff finds that composite siding should feature smooth boards that feature a thickness of ¾” and an exposure of four (4) inches. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction.
- t. ACCESSORY STRUCTURE (Window Materials) –The applicant has not noted window materials at this time. Staff finds that a wood or aluminum clad wood window that is consistent with the staff’s standards for windows in new construction should be installed.
- u. WALKWAYS – The applicant has proposed walkways leading from the front porch of each structure to the sidewalk at the right of way. Staff finds the proposed walkway to be appropriate; however, staff finds that it should be concrete and feature three to four feet in width, per the Guidelines for Site Elements.
- v. LANDSCAPING – The applicant has not proposed specific landscaping elements at this time. Staff finds that a detailed landscaping plan should be submitted for review and approval when returning to the Commission for final approval. This is to include all landscaping materials and fencing.
- w. MECHANICAL EQUIPMENT – The applicant has not specified the location of mechanical equipment at this time. All mechanical equipment is to be screened from view from the public right of way.

RECOMMENDATION:

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

- i. That the applicant orient the corner structure toward Dawson, as noted in finding e.
- ii. That the front setback for the corner structure be equal to or greater than those found historically at 526 Dawson, as noted in finding f.
- iii. That the applicant take measures to reduce the overall height of the proposed new construction as much as possible, as noted in finding h.
- iv. That composite siding feature smooth boards that feature a thickness of ¾” and an exposure of four (4) inches. Composite siding used in a board and batten profile should feature boards that are 12 inches wide and battens that are 1 – ½” wide. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted for review and approval by the Commission for new construction. This stipulation is to apply for all structures, including the accessory structure.
- v. That windows be installed that adhere to staff’s standards for windows in new construction, as noted in findings m and t. This stipulation is to apply for all structures, including the accessory structure.
- vi. That all square, fixed windows are eliminated and replaced with larger windows that feature a one over one profile with operable sashes, and that a side window be added within the front porch massing of houses A and C.

- vii. That all columns feature six (6) inches square with capital and base trim and that gable returns be eliminated from the proposed design.
- viii. That the roof form, fenestration profile and setback of the proposed accessory structure be modified as noted in finding r.
- ix. That the applicant submit a detailed landscaping plan when returning to the Commission for final approval and that all mechanical equipment is screened from view from the public right of way.

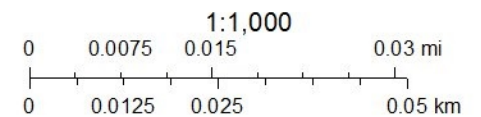
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



September 10, 2021





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

Historic and Design Review Commission
Design Review Committee Report

DATE: August 24, 2021

HDRC Case #: 2021-417

Address: 417 – 427 N Mesquite

Meeting Location: Webex

APPLICANT: Peggy Brimhall

DRC Members present: Curtis Fish, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of three, 2-story residential structures and one, 2-story accessory structure

COMMENTS/CONCERNS:

PB: Overview of proposed new construction

MS: Questions about lot configuration at the southwest corner of the lot.

MS: The first impression is that the lots are being overbuilt. The amount of houses that are being proposed are creating other issues with the Guidelines (attached garages/parking)

MS: The middle house is essentially a three story with a roof deck.

CF: Street facing attached garage doors are problematic.

CF: Anything that can be done to reduce the perceived mass, particularly on the middle structure is appropriate.

CF: More traditional architectural forms and materials should be considered for the design (Rather than those that were used on an adjacent project on Brown Alley).

CF: Dormers that are limited in scale and capacity offer opportunities to break the roof plane.

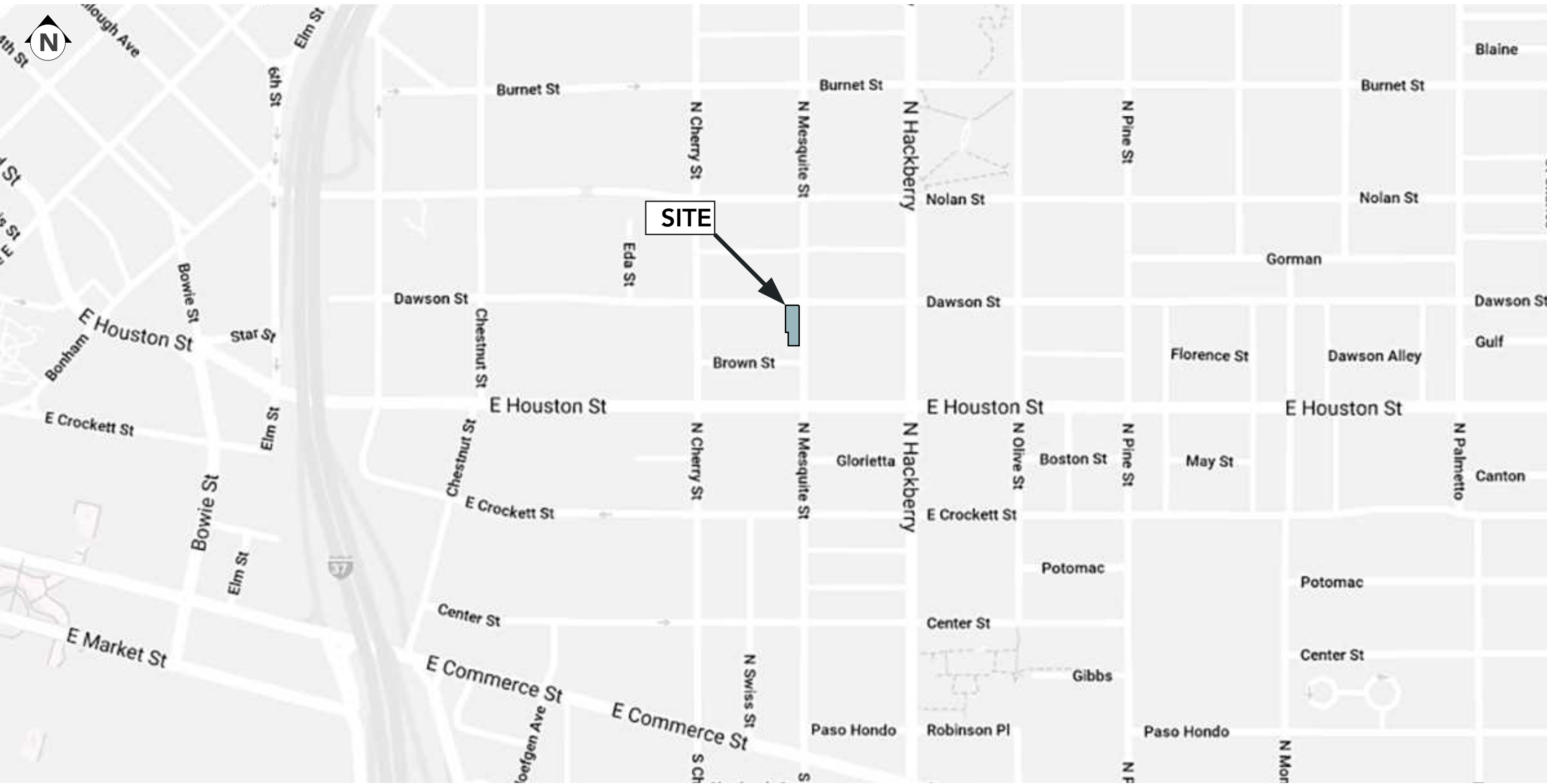
OVERALL COMMENTS:



1 PERSPECTIVE
G0.00



2 PERSPECTIVE
G0.00



3 LOCATION
G0.00

General Notes

A - General Requirements

- 1 If there are any questions regarding these plans, contact Peggy Brimhall at 646-726-3173.
- 2 No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
- 3 No changes to or variations from these plans may be made except upon written instruction from owner.
- 4 An operation and maintenance manual shall be provided to the occupant or owner.
- 5 Contractor will provide temporary sanitary facilities on the job site before the start of work.
- 6 Contractor shall protect and keep clean all areas not affected by scope of project.
- 7 Contractor shall verify all dimensions on the job site.
- 8 Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
- 9 Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
- 10 All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
- 11 Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
- 12 Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
- 13 Storm water drainage management plan shall be implemented during construction.
- 14 Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
- 15 Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor and per IRC sec 310.
- 16 Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
- 17 Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
- 18 All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
- 19 Walls shall be braced in accordance of IRC sec R602.10.
- 20 Glazing shall comply with IRC sec R308.
- 21 All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.

S-Structural

- 1 Engineer specifications shall override architectural specifications.
 - 2 The bottom of all footing trenches shall be level and clean.
 - 3 Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
 - 4 Moisture content of building materials used in wall and floor framing is checked before enclosure.
 - 5 Vapor retarders and capillary break is installed at slab-on-grade foundations.
 - 6 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
 - 7 Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
 - 8 Install 2x6 backing at bath accessories.
 - 9 All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.
- MEP - Mechanical, Electrical, Plumbing**
- 1 Engineer and specialist specifications shall override architectural specifications.
 - 2 Duct openings and other air distribution component openings shall be covered during construction.
 - 3 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
 - 4 HVAC system installers are trained and certified in the installation of hvac equipment.
 - 5 HVAC supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
 - 6 Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
 - 7 Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
 - 8 When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
 - 9 Water softeners are not a part of this scope.
 - 10 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
 - 11 All outside electrical outlets to be WP/GFCI outlets.
 - 12 Recessed lighting fixtures to be IC rated as required by code.
 - 13 Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
 - 14 Recessed lights in the building thermal envelope to be:
 - 1) Type IC rated and ASTM E283 labeled and
 - 2) Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Footprint : Lot Ratio

House	Lot Green Space	Footprint Area SF	Lot Area SF
House A	44.39 %	1,007.53	2,269.62
House B	38.97 %	909.94	2,334.9
House C	28.38 %	966.4	3,405.71

Construction Notes

Construction Type	Type V
Occupancy Group	R
Property Address	-
Legal Lot Description	-
Zoning	IDZ

NO CHANGE TO PLAT

Applicable Codes

International Residential Code 2018
International Fire Code 2018
International Mechanical Code 2018
International Plumbing Code 2018
National Electric Code 2017

International Energy Conservation Code 2016

- House A

Total Lot Area: 2,269.6 sq. ft.

Total Conditioned Area: 1,651.1 sq. ft.
Garage Area: 269.9 sq. ft.
Covered Entry Patio: 94.2 sq. ft.
Total Covered Area: 94.2 sq. ft.

- House B

Total Lot Area: 2,334.9 sq. ft.

Total Conditioned Area: 1,924.3 sq. ft.
Carport Area: 200.0 sq. ft.
Covered Entry Patio: 104.4 sq. ft.
Total Covered Area: 104.4 sq. ft.

- House C

Total Lot Area: 3,405.1 sq. ft.

Total Conditioned Area: 1,690.2 sq. ft.
Carport Area: 200.0 sq. ft.
Covered Entry Patio: 114.4 sq. ft.
Total Covered Area: 242.6 sq. ft.

Sheet Index

G0.00 Project Data
G0.01 Site Plan
G0.02 Context Page
G0.03 Street Elevations
G0.04 Perspective Views
G0.05 Perspective Views
A1.00 Floor Plans House A
A2.00 Exterior elevations House A
A1.01 Floor Plans House B
A2.01 Exterior elevations House B
A1.02 Floor Plans House C
A2.02 Exterior elevations House C

Symbols Index

	Drawing Note		Revision Item
	Sheet Reference Marker		Directional Indicator
	Sheet Reference Marker		Elevation Marker
	Unless Otherwise Noted		True North
	Perspective View Symbol		

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N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXX

Issue title:
For Conceptual Approval

Date: 09/03/2021

Revisions:

Sheet Contents:
Project Data

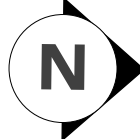
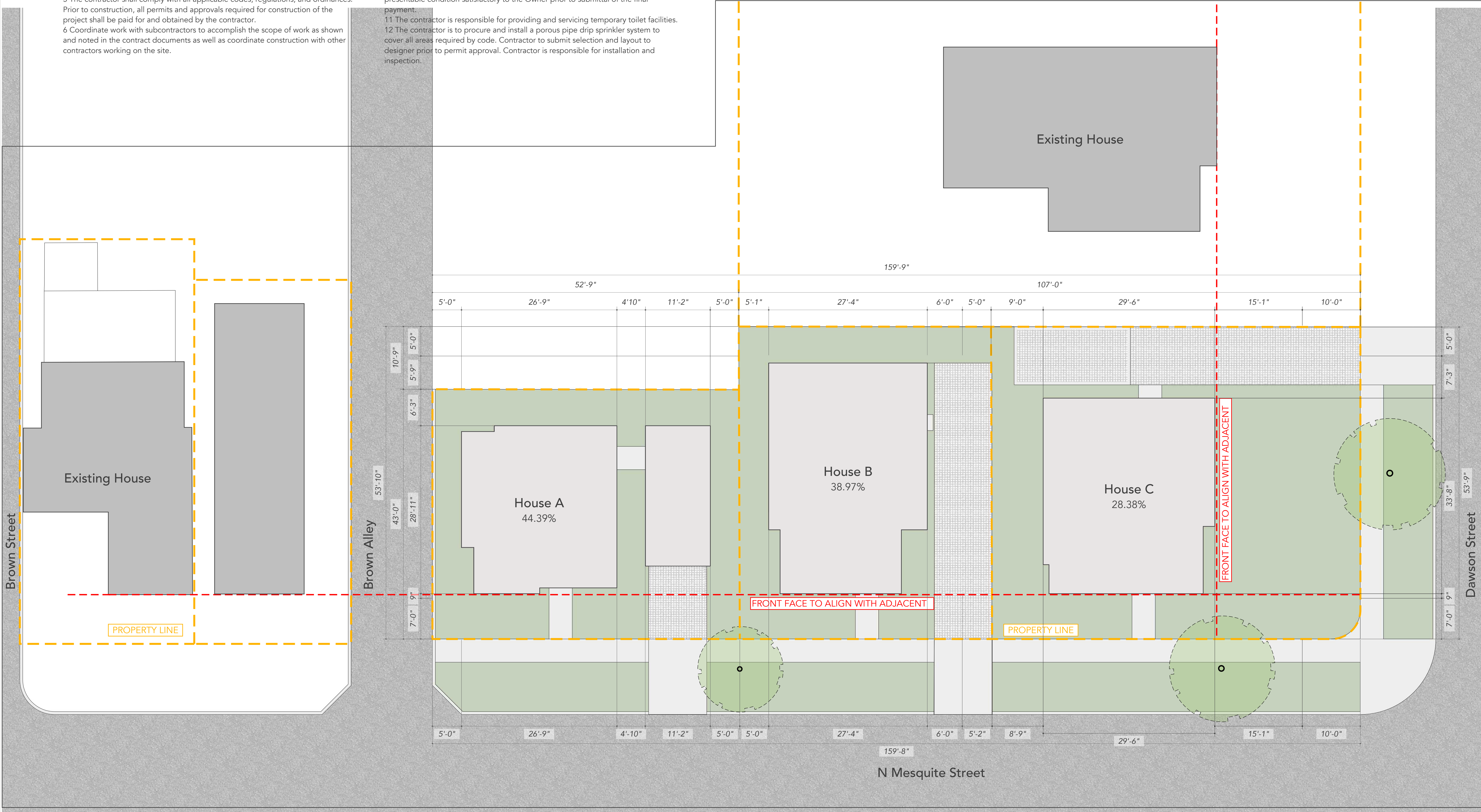
Sheet Number:

G0.00

General Notes

- 1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 3 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 4 The contractor is responsible for removal of trash on a daily basis.
- 5 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.
- 6 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.

- 7 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 8 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 9 The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 10 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 11 The contractor is responsible for providing and servicing temporary toilet facilities.
- 12 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.



N
Mesquite
Street

N Mesquite Street,
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Project No. -
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Sheet Contents:
Site Plan

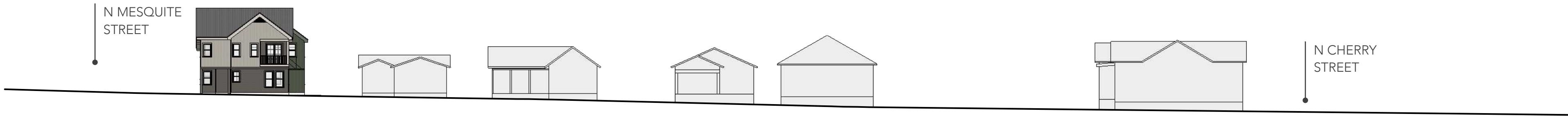
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1 3D VIEW FROM SOUTH
G0.01



2 3D VIEW FROM NORTH
G0.01



3 SITE OF LINE PERSPECTIVE - DAWSON ST.
G0.01 SCALE 1" = 30'



4 SITE OF LINE PERSPECTIVE - MESQUITE ST.
G0.01 SCALE 1" = 30'



A. BUILDING ON DAWSON ST.



B. BUILDING ON DAWSON ST.



C. BUILDING ON N MESQUITE ST.



D. BUILDING ON N DAWSON ST.

8 CONTEXT IMAGES
G0.01



FRONT HOUSE



ACCESSORY STRUCTURE

6 ACROSS MESQUITE ST.
G0.01

Dignowity Hill was San Antonio's first exclusive residential suburb, home to prominent San Antonio merchants and business owners who constructed large estates in the late 1800s due to its high elevation, proximity to downtown, and the size of the lots. Our design echos this time and, because it faces one of the neighborhoods collector street, also serves as a transition to the more modest Folk Victorian and Craftsman-style homes of the 1920s that are located along the tertiary streets. With details inspired by these styles and volumes that support a modern lifestyle, we are a project that looks back and lives forward.

7 NARRATIVE
G0.01

N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -
APN: XXXXXXX

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Date: 09/03/2021

Revisions:

Sheet Contents:
Context Page

Sheet Number:

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1 EAST ELEVATION
G0.03 SCALE 1/8" = 1'-0"



1 EAST ELEVATION
G0.03 SCALE 1/8" = 1'-0"

N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXX

Issue title:
For Conceptual Approval

Date: 09/03/2021

Revisions:

Sheet Contents:
Street Elevations

Sheet Number:

G0.03

Designer, Project Manager:
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1 VIEW 1
G0.04



2 VIEW 2
G0.04

N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXX

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Date: 09/03/2021

Revisions:

Sheet Contents:
Perspective Views

Sheet Number:

G0.04

Designer, Project Manager:
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1 VIEW 1
G0.05



2 VIEW 2
G0.05

N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXX

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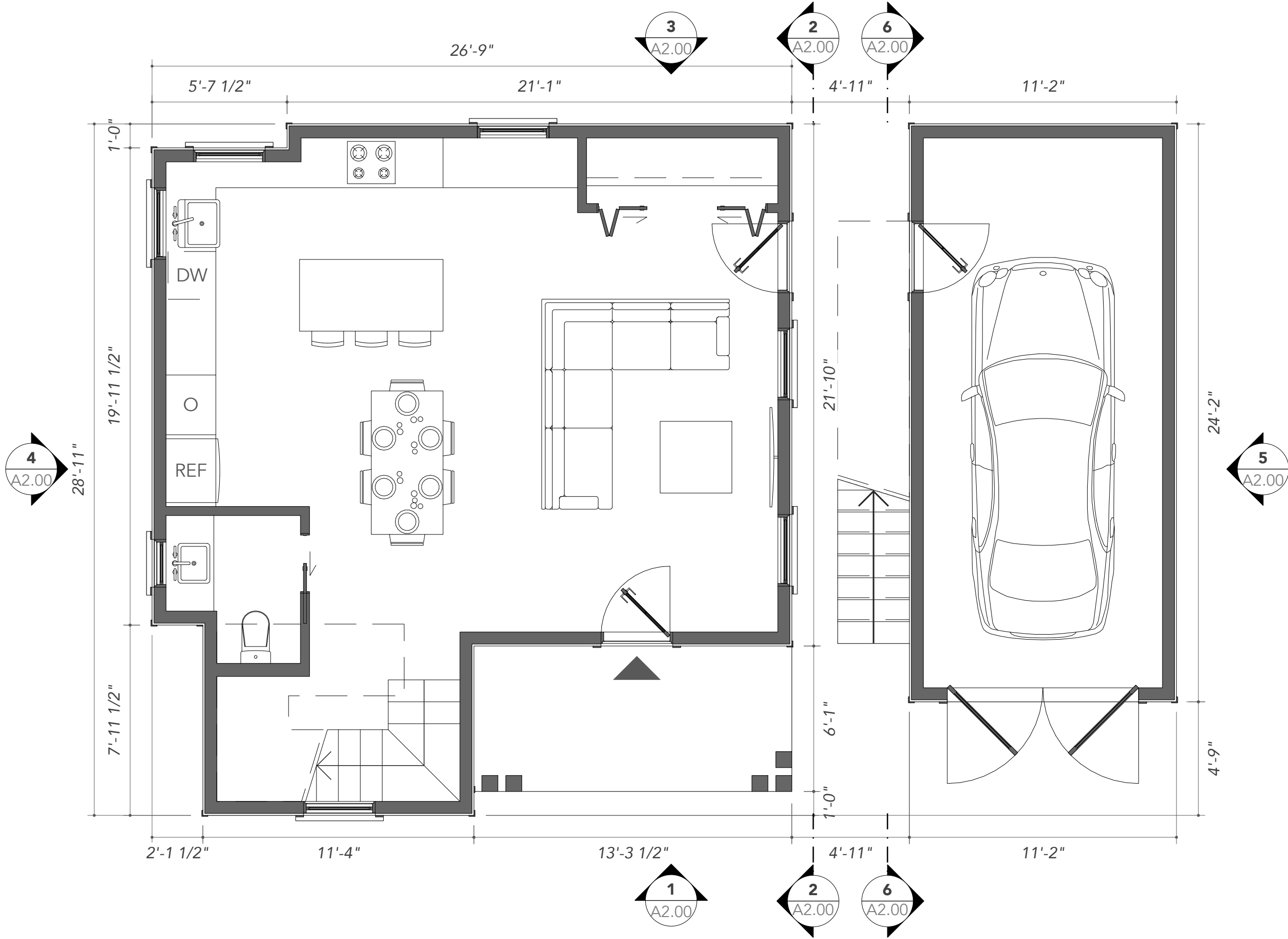
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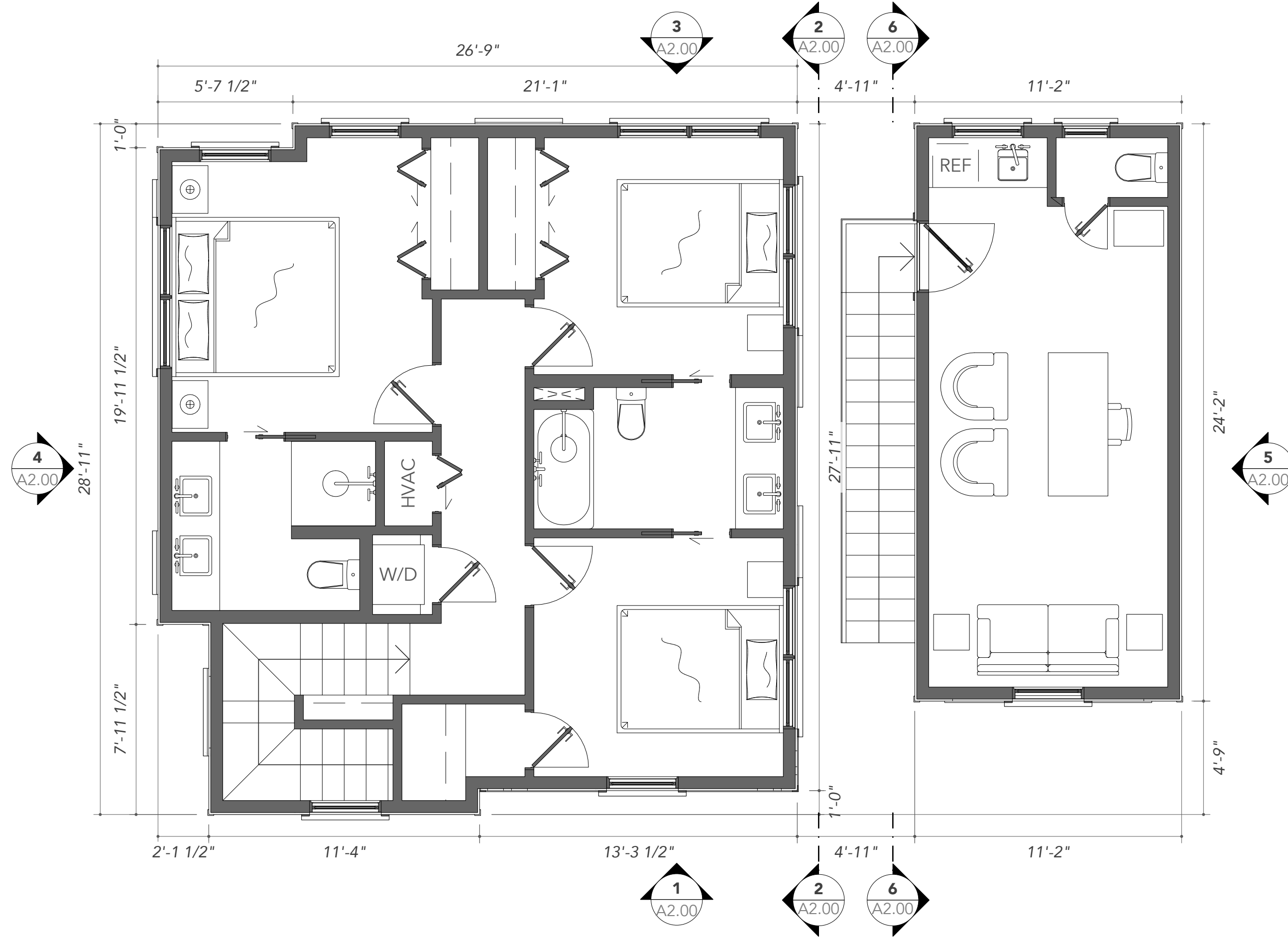
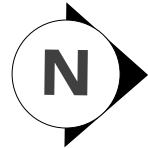
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Perspective Views

Sheet Number:

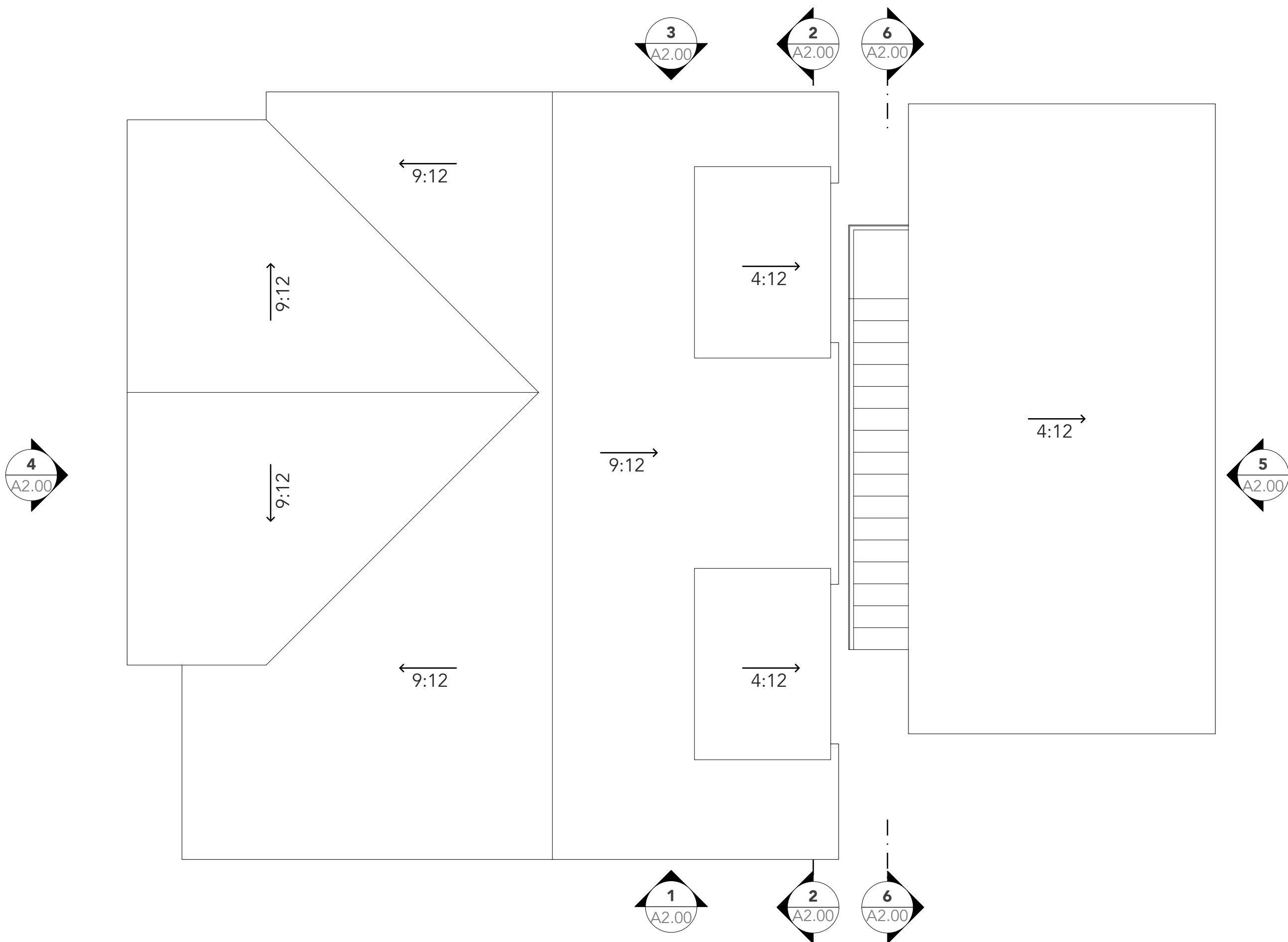
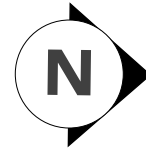
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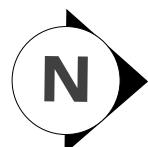
1 LEVEL 1
A1.00 SCALE 1/4" = 1'-0"



2 LEVEL 2
A1.00 SCALE 1/4" = 1'-0"



3 ROOF PLAN
A1.00 SCALE 1/4" = 1'-0"



N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXXX

Issue title:
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Date: 09/03/2021

Revisions:

Sheet Contents:
House A
Floor Plans

Sheet Number:

A1.00



1 EAST ELEVATION
A2.00 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
A2.00 SCALE 1/4" = 1'-0"



3 WEST ELEVATION
A2.00 SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.00 SCALE 1/4" = 1'-0"

N Mesquite Street

N Mesquite Street,
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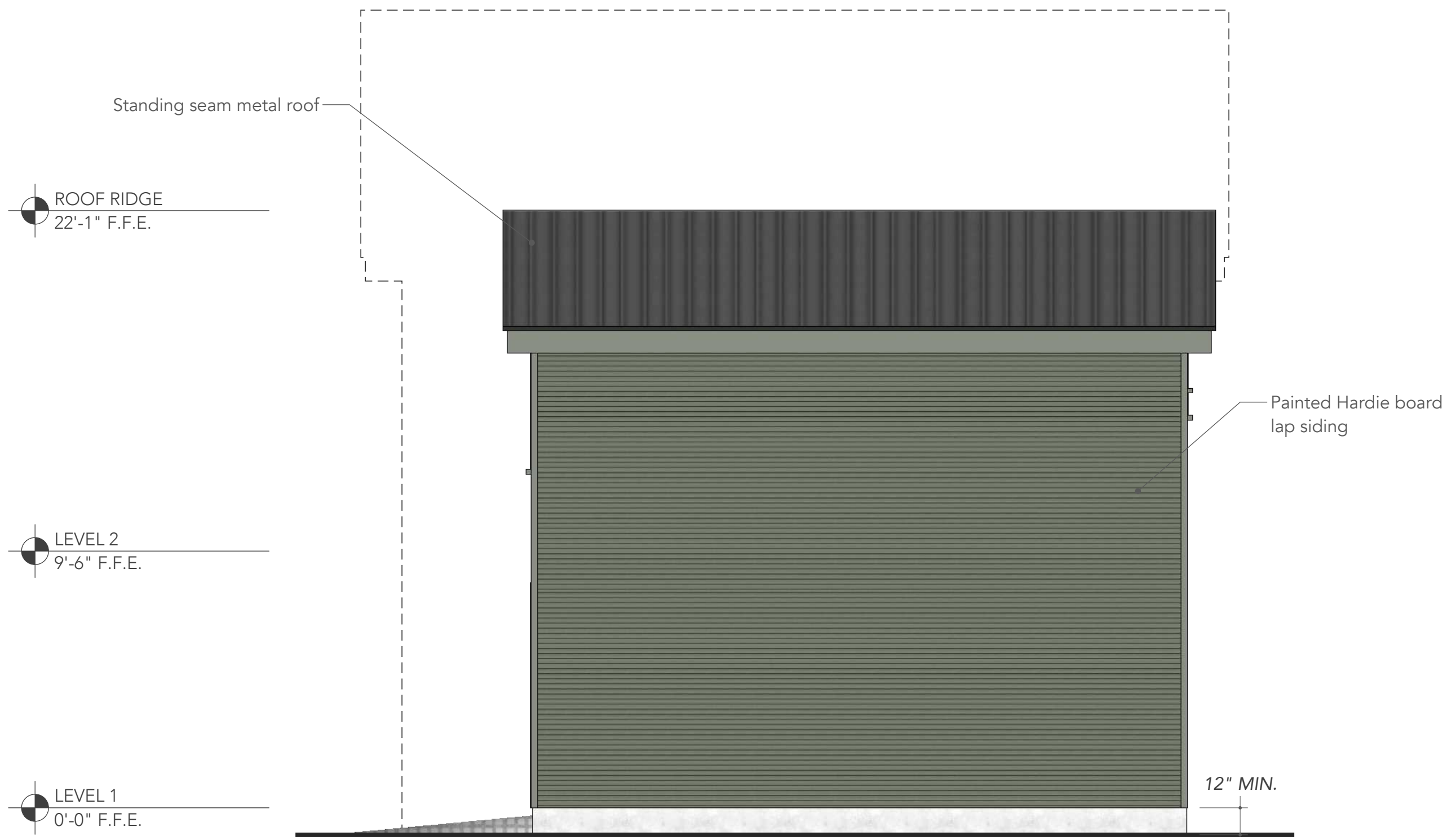
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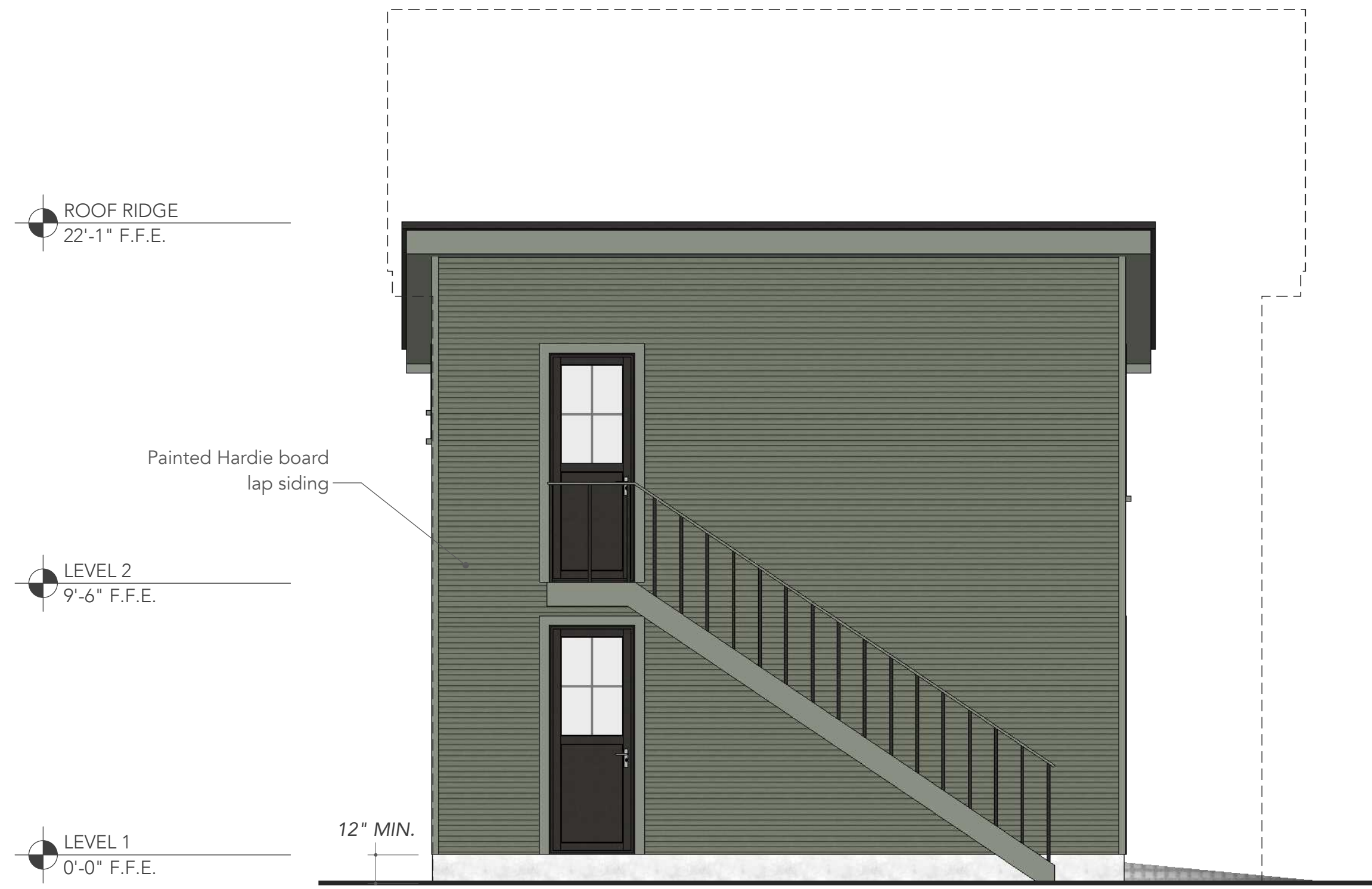
Sheet Contents:
House A
Elevations

Sheet Number:

A2.00



5 NORTH ELEVATION - GARAGE
A2.00 SCALE 1/4" = 1'-0"



6 SOUTH ELEVATION - GARAGE
A2.00 SCALE 1/4" = 1'-0"

N Mesquite Street

N Mesquite Street,
San Antonio, Texas 78202

Project No. -

APN: XXXXXXXX

Issue title:
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Date: 09/03/2021

Revisions:

Sheet Contents:
House A
Elevations

Sheet Number:

A2.00

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N Mesquite Street

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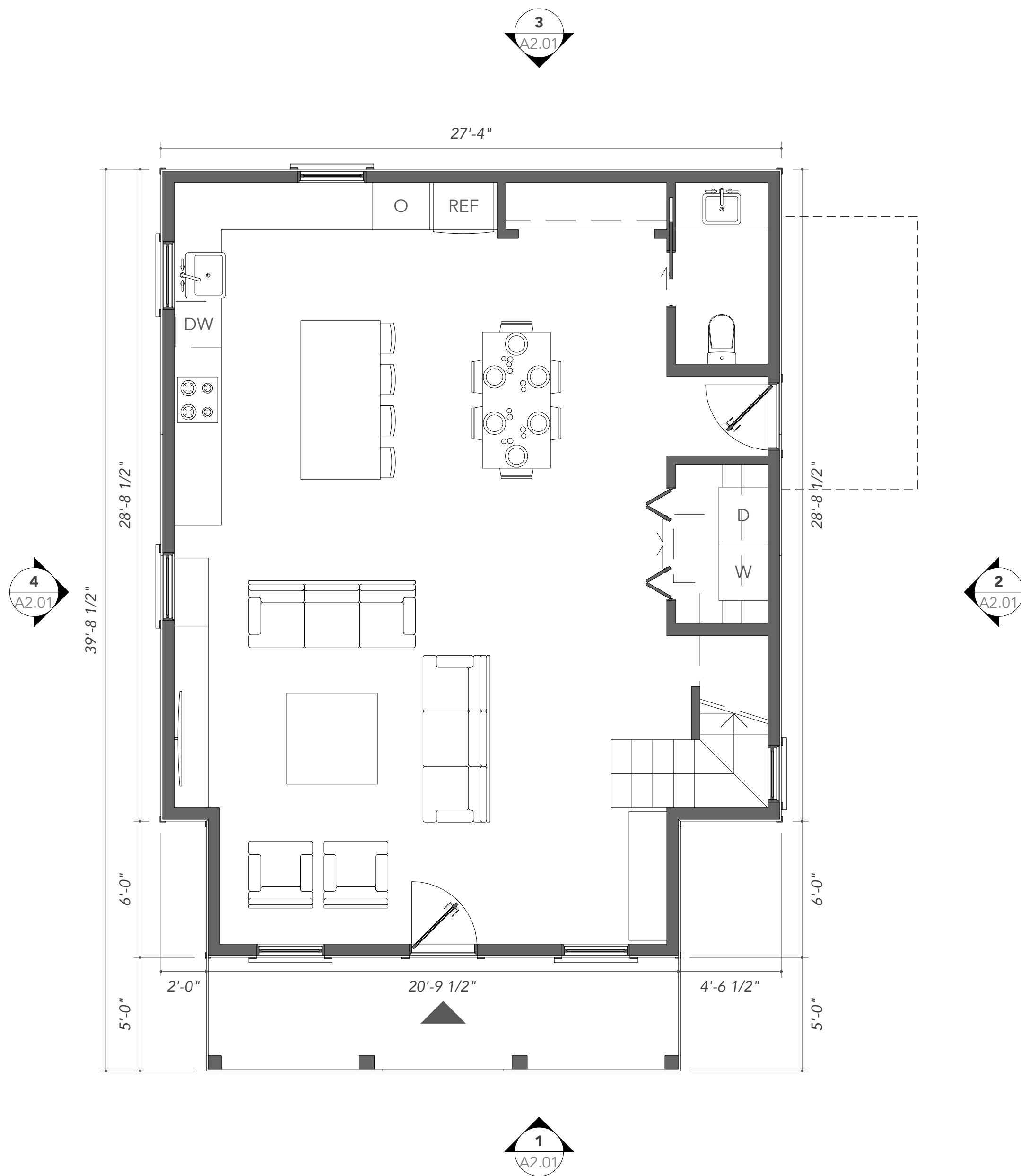
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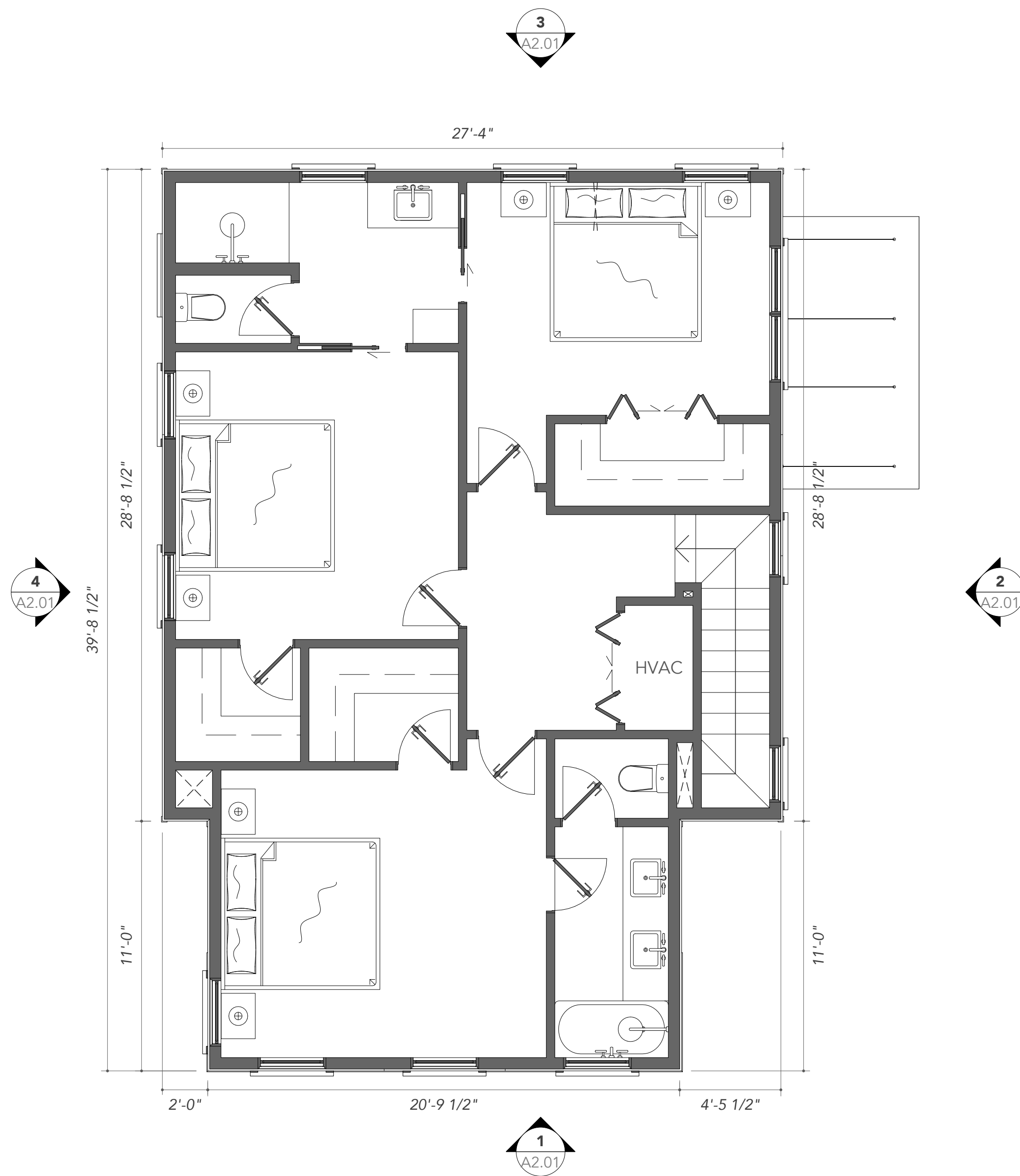
Sheet Contents:
House B
Floor Plans

Sheet Number:

A1.01



1 LEVEL 1
A1.01 SCALE 1/4" = 1'-0"



2 LEVEL 2
A1.01 SCALE 1/4" = 1'-0"



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N Mesquite Street

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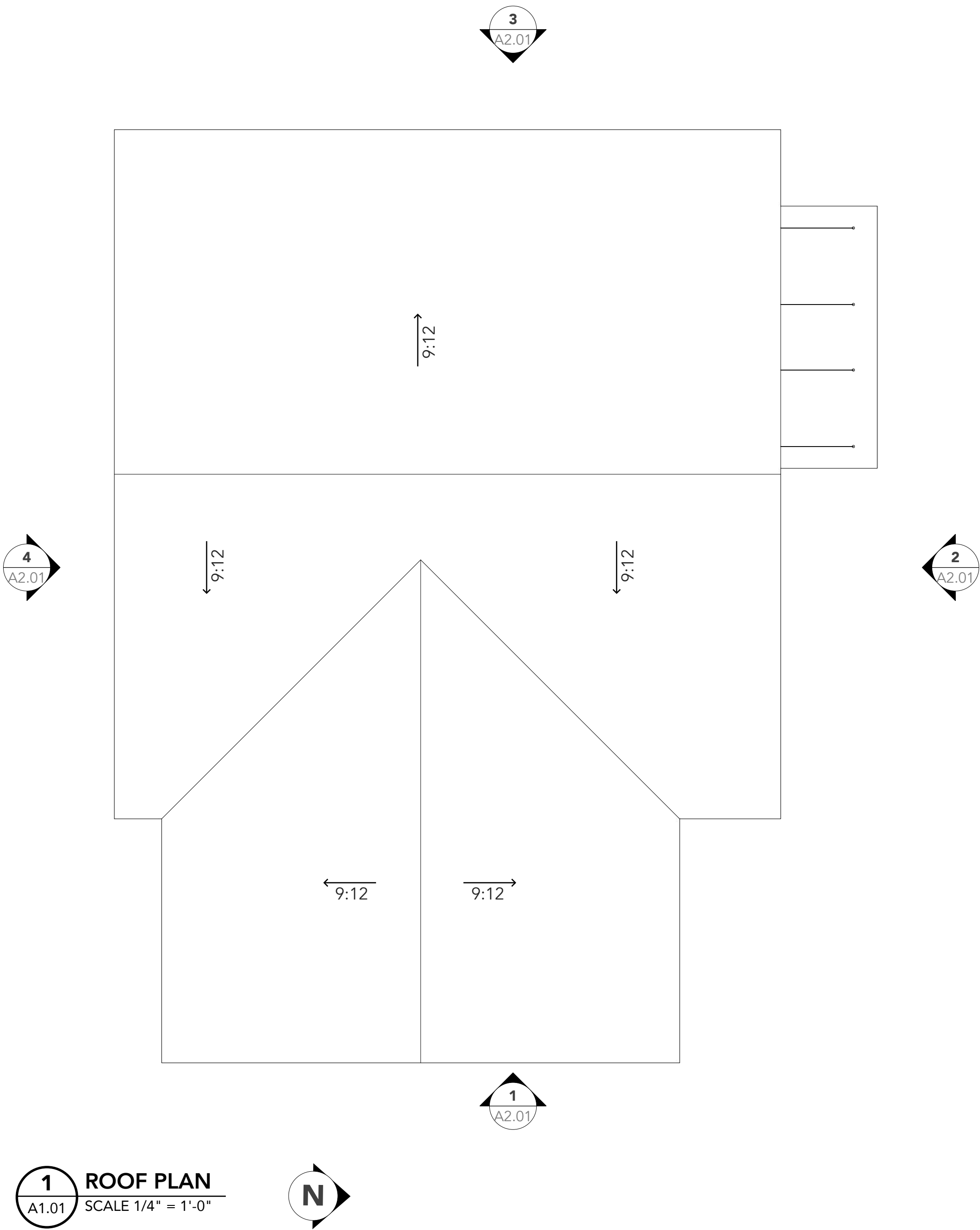
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Revisions:

Sheet Contents:
House B
Floor Plans

Sheet Number:

A1.01





1 EAST ELEVATION
A2.01 SCALE 1/4" = 1'-0"



3 WEST ELEVATION
A2.01 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
A2.01 SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.01 SCALE 1/4" = 1'-0"

N Mesquite Street

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Date: 03/09/2021

Revisions:

Sheet Contents:
House B
Elevations

Sheet Number:

A2.01

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N Mesquite Street

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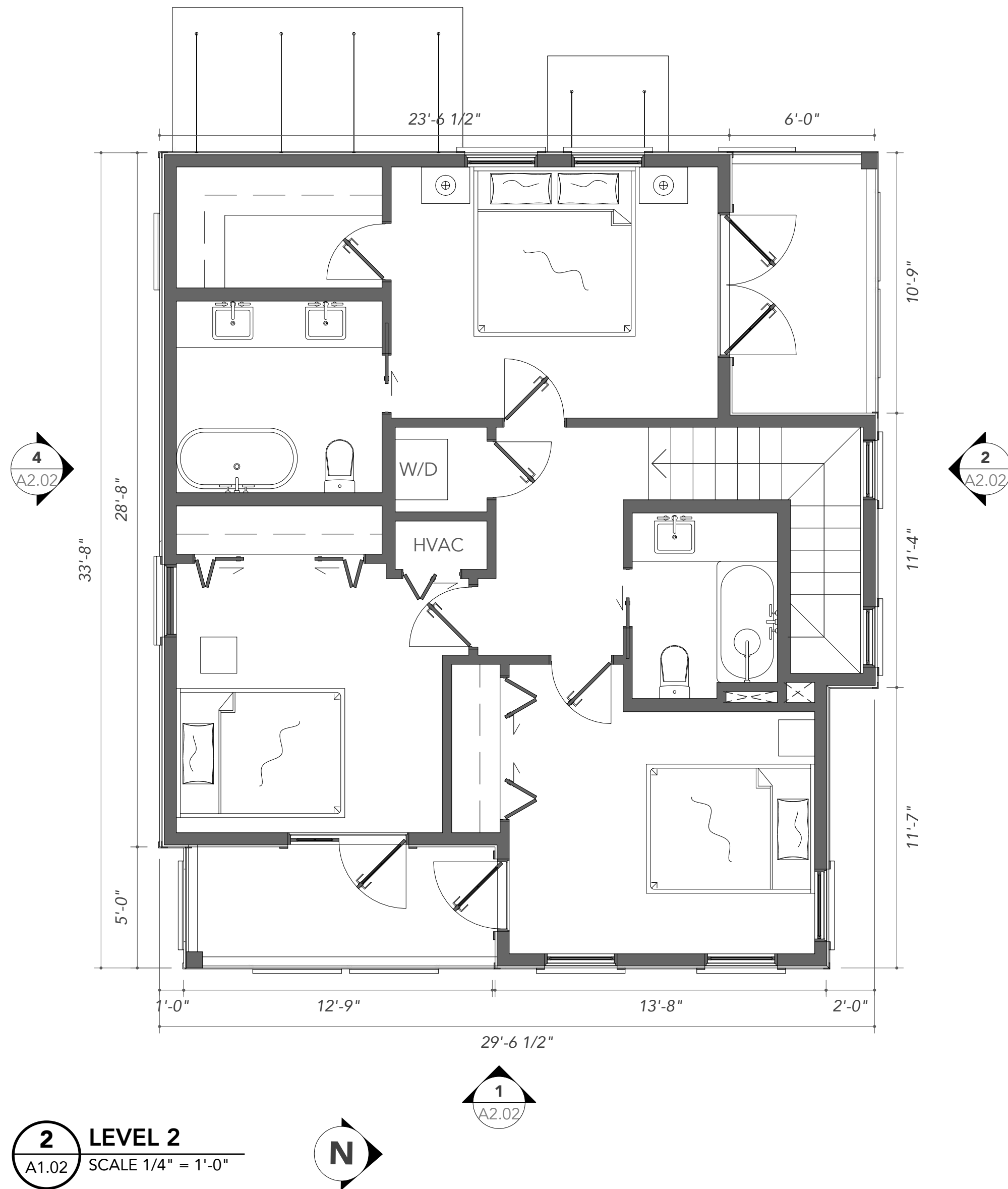
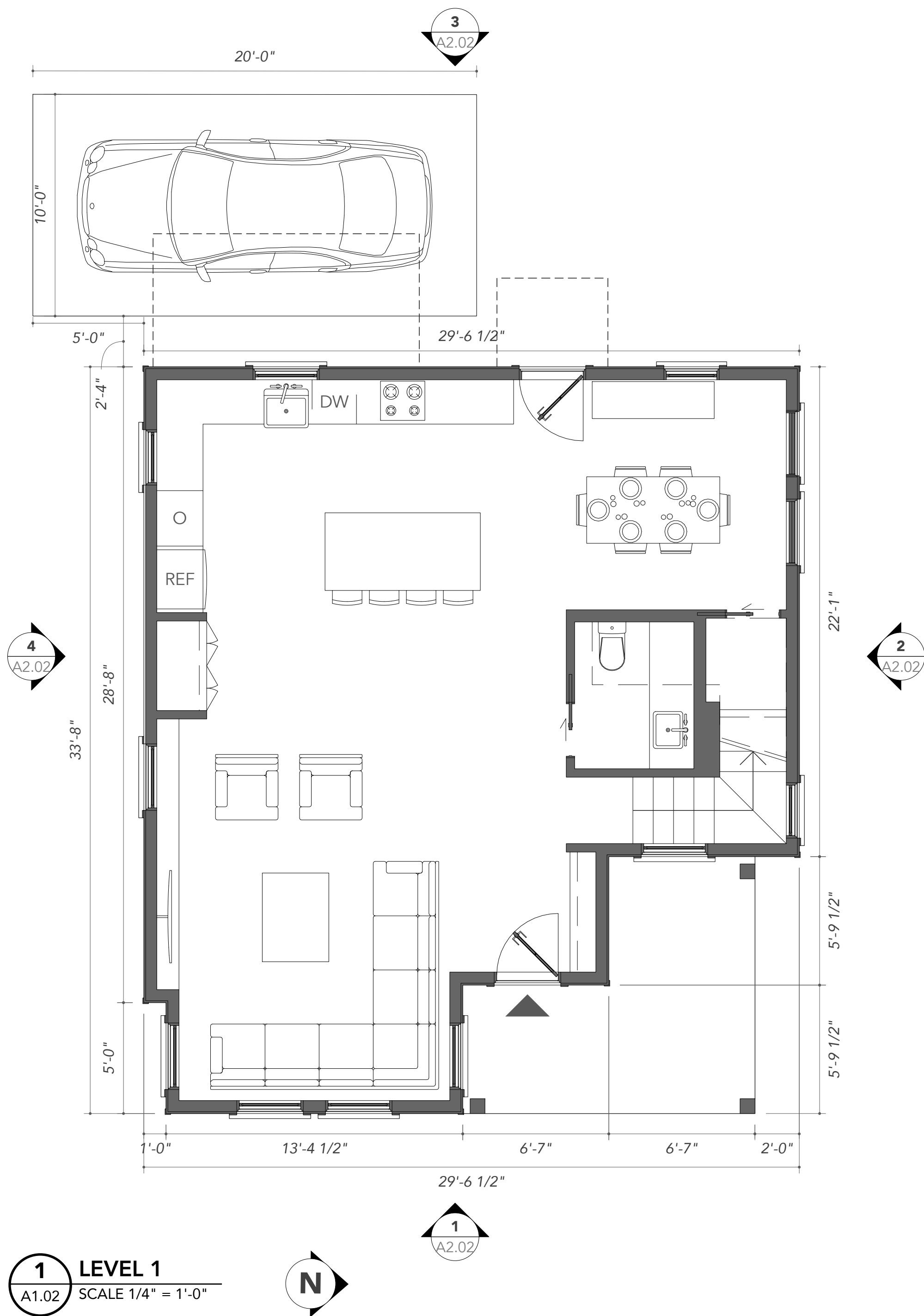
Date: 09/03/2021

Revisions:

Sheet Contents:
House C
Floor Plans

Sheet Number:

A1.02



Designer, Project Manager:
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N Mesquite Street

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San Antonio, Texas 78202

Project No. -

APN: XXXXXXXX

Issue title:
For Conceptual Approval

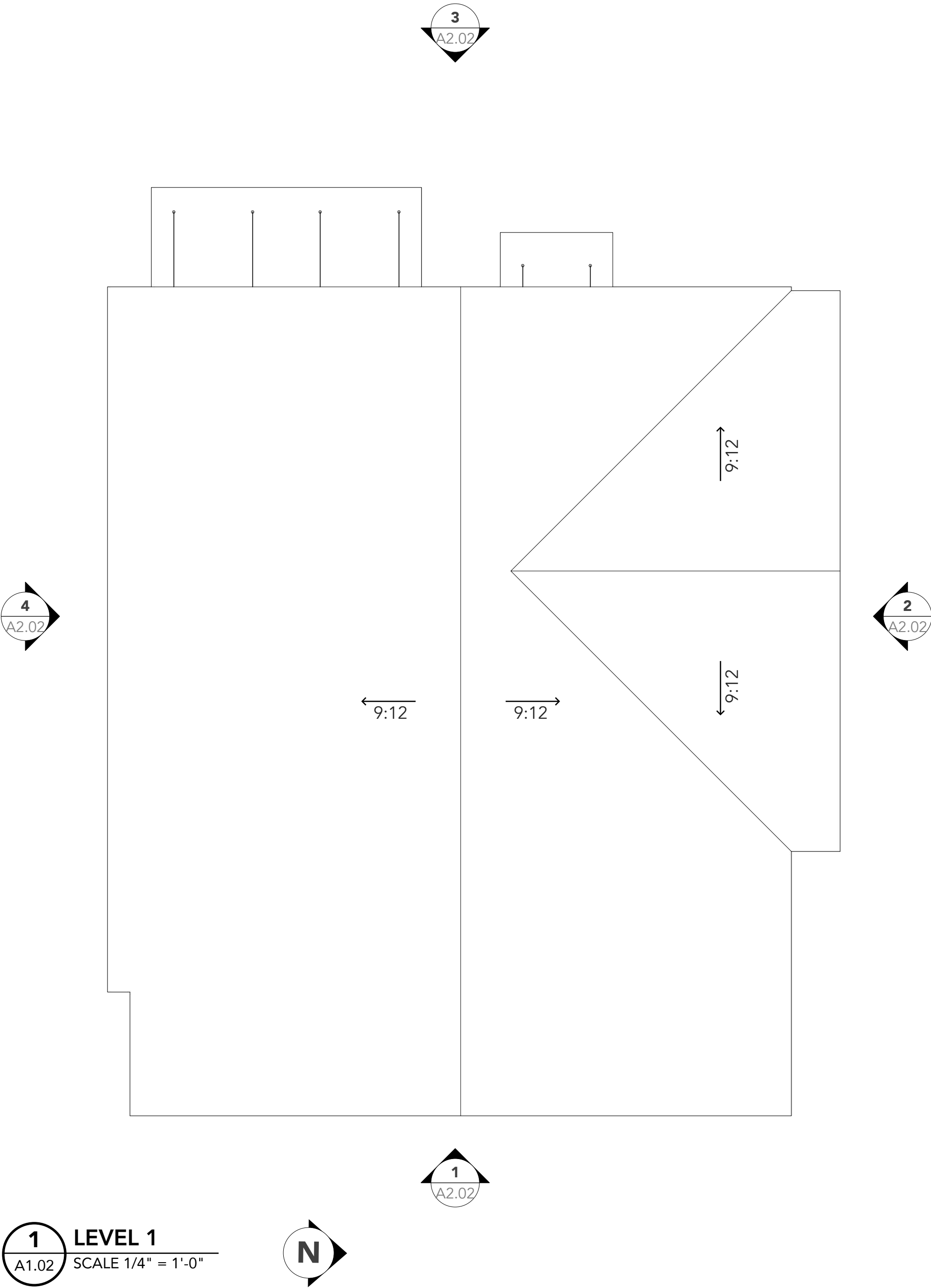
Date: 09/03/2021

Revisions:

Sheet Contents:
House C
Floor Plans

Sheet Number:

A1.02





1 EAST ELEVATION
A2.02 SCALE 1/4" = 1'-0"



3 WEST ELEVATION
A2.02 SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
A2.02 SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.02 SCALE 1/4" = 1'-0"

N Mesquite Street

N Mesquite Street,
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Revisions:

Sheet Contents:
House C
Elevations

Sheet Number:

A2.02