

HISTORIC AND DESIGN REVIEW COMMISSION

August 17, 2022

HDRC CASE NO: 2022-402
ADDRESS: 918 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 13 14
ZONING: RM-4 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Evelyn Ramirez/HAWKINS JAMES C
OWNER: Evelyn Ramirez/HAWKINS JAMES C
TYPE OF WORK: Construction of a 2-story residential structure and construction of an addition to a rear accessory structure
APPLICATION RECEIVED: July 25, 2022
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:

1. Construct a 2-story residential structure at the rear of the lot addressed at 918 Dawson. The proposed new construction will feature frontage to Florence Street.
2. Perform exterior modifications to the existing, rear accessory structure including modifying the fenestration profile on the east façade, removing one existing garage door opening on the south façade, and removing one existing window opening on the west façade.
3. Construct a 2-story addition to the rear of the existing, detached accessory structure at the southern end of the lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. 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.

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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.

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 principal 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:

General findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story residential structure at the rear of the lot addressed as 918 Dawson. The applicant has also proposed to construct a 2-story addition to the rear of the existing, detached accessory structure at the rear of the lot. Dawson Alley is the named alley at the southern side of the property.
- b. **CONTEXT & DEVELOPMENT PATTERN** – This lot features frontage to Dawson Street to the north and Florence Street to the south. Florence Street to the south features rear accessory structures and one, primary

residential structure that was constructed in 2021. The historic structure addressed as 918 Dawson is a 2-story. There is one, 2-story structure in the rear of a yard with Florence Street access.

- c. EXISTING LOT – This lot features the 2-story, historic structure and a 1-story, rear accessory structure. The historic structure was constructed circa 1905 and is found on the 1912 Sanborn Map. The current, rear accessory structure is found on the 1951 Sanborn Map. Both the primary and rear accessory structures have been modified from their original form.
- d. LOT COVERAGE – The existing lot features 14,499 square feet. The existing structures on site total approximately 2,000 square feet. The applicant has proposed to introduce approximately 2,500 additional square feet. The proposed lot coverage is consistent with the Guidelines.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story residential structure at the rear of the lot addressed at 918 Dawson. The proposed new construction will feature frontage to Florence Street.
- 1b. SETBACKS – The applicant has proposed a setback on Florence Street that is greater than the existing setback of the 1-story accessory structure. The existing accessory structure on site features a setback that is generally consistent with those found historically on the block. Generally, staff finds that a proposed setback that is greater than that found historically on Florence Street is appropriate. Staff finds that a final setback diagram should be submitted for review and approval.
- 1c. 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. As noted in finding c, the primary, historic structure on this lot features 2-stories in height. The applicant has proposed for 2-stories in height, and an overall height of approximately twenty-eight (28) feet in height. Generally, staff finds a massing of 2-stories in height to be appropriate; however, staff finds that the applicant should explore ways to decrease massing, when possible. Additionally, staff finds that the applicant should provide the height dimension from grade to the ridge.
- 1d. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
- 1e. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. The applicant has not specified a foundation height at this time. Staff finds that a foundation height that is consistent with the Guidelines should be incorporated into the design.
- 1f. ROOF FORM – The applicant has proposed an overall hipped roof form with two smaller hipped elements that extend out over double height entrance/porch elements. Generally, staff finds the overall hipped form to be appropriate; however, staff finds that one porch roof element would be most consistent with historic examples found historically within the district.
- 1g. PORCH DESIGN – As noted in finding 6a, staff finds that one porch roof element would be most consistent with historic examples found within the district. The extension of one porch element across the front façade would allow the applicant to incorporate additional balcony space and an architectural form that is consistent with the Guidelines.
- 1h. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally consistent in size and profile as those found historically within the district, and consistent with the Guidelines. Windows that feature fixed, square or rectangular profiles should be amended to feature one over one profiles. Additionally, staff finds that additional window openings should be added to both the east and west facades to separate each wall plane.
- 1i. MATERIALS – The applicant has proposed materials that lap siding, composite trim, a composite shingle roof, and metal guard rails. Staff finds that all lap siding should feature a four inch exposure and a smooth finish. Railings should incorporate wood elements to relate to historic, wood railings within the district.
- 1j. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that the applicant should install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction.

- 1k. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that the applicant should explore a reduction in massing, should modify the proposed porch roof and porch form and should revise window openings to be consistent with the Guidelines.
- 1l. PARKING – The applicant has proposed pull-in parking from Florence Street. This form of parking is not found historically within the historic district. Historically, parking is located on the interior of the lot, or to the side of a residential structure. Staff finds that the proposed parking should be modified to be consistent with the Guidelines and examples found historically within the district.

Findings related to request item #2:

- 2a. The applicant has proposed to perform exterior modifications to the existing, rear accessory structure including modifying the fenestration profile on the east façade, removing one existing garage door opening on the south façade, and removing one existing window opening on the west façade. Generally, staff finds the slight fenestration modifications on the east and south facades to be appropriate as they are in keeping with the architectural style of the structure and allow the structure to continue to read as a rear garage; however, staff finds that the one existing window opening on the west façade should remain to prevent that façade from being void of fenestration. Staff finds the proposed new, garage door to be appropriate as well as the proposed pedestrian door.

Findings related to request item #3:

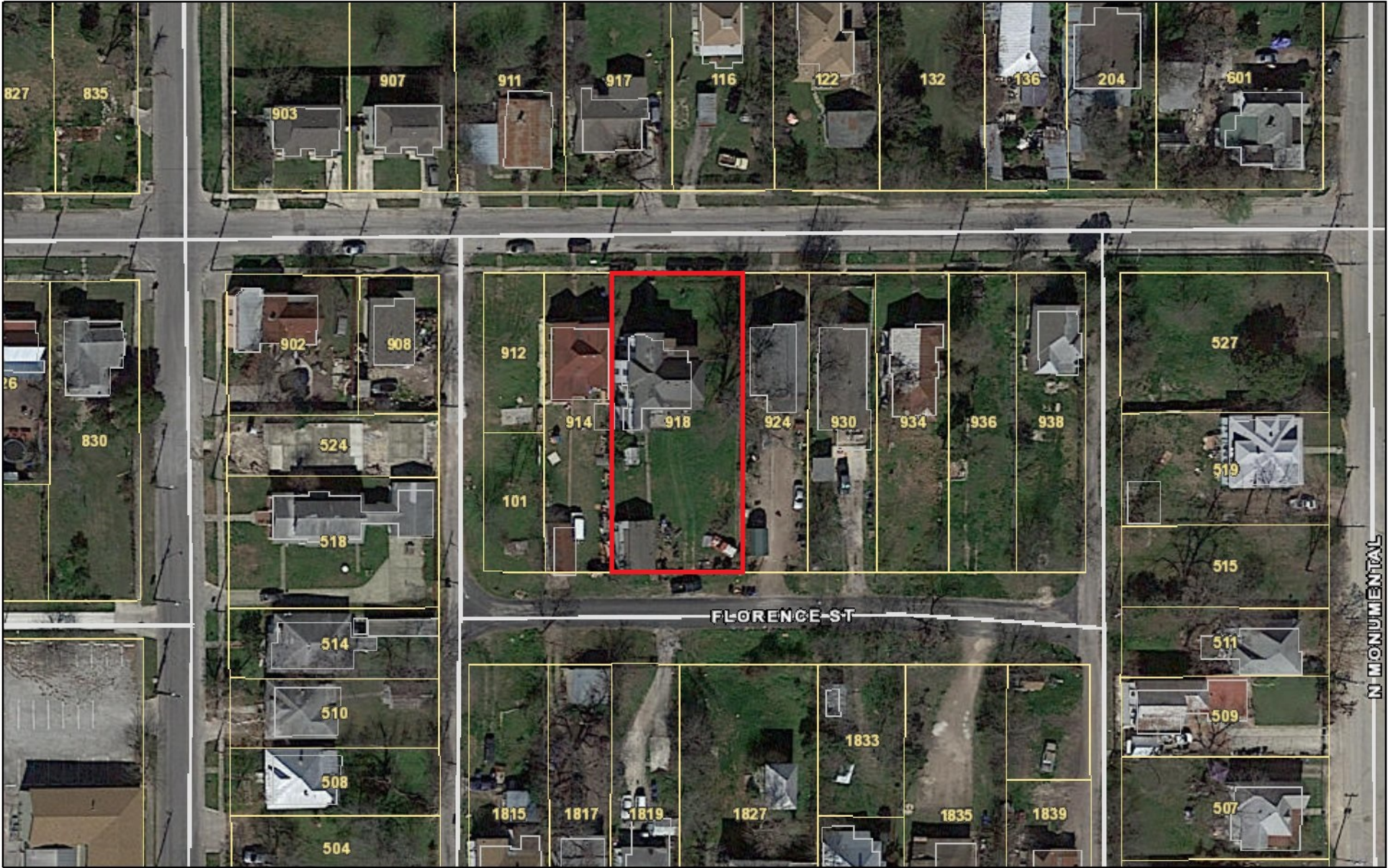
- 3a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story addition to the rear of the existing, detached accessory structure at the southern end of the lot.
- 3b. REAR ADDITION– The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. Staff does not find the proposed 2-story addition to the existing, rear accessory structure to be consistent with the Guidelines. Staff finds that a 1-story addition would be more appropriate
- 3c. REAR ADDITION (Materials) – The applicant has proposed to install wood siding, a composite shingle roof, a metal guardrail and one over one windows. Staff finds that the applicant should provide additional information regarding the proposed siding's profile. Additionally, staff finds that the proposed railings should incorporate wood elements to relate to historic, wood railings within the district.
- 3d. WINDOW MATERIALS – The applicant has not specified window materials at this time. Staff finds that the applicant should install wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction.
- 3e. ROOF FORM – The applicant has proposed for the rear addition to feature a front facing gabled roof. Generally, staff finds the proposed roof form to be appropriate.
- 3f. ARCHITECTURAL DETAILS – Generally, staff finds the proposed window openings and architectural details to be appropriate; however, as noted in finding 3b, staff finds that the proposed rear addition should be reduced in massing to be consistent with the Guidelines. Additionally, staff finds that additional window openings should be added to west façade.

RECOMMENDATION:

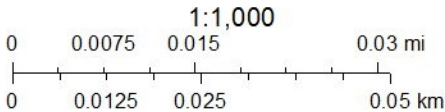
1. Staff recommends conceptual approval of the general massing and footprint of the proposed 2-story structure based on findings 1a through 1k with the following stipulations:
 - i. That the applicant submit a setback diagram noting the exact setback of the proposed new construction on site.
 - ii. That the applicant explore ways to decrease the overall massing and height of the proposed new construction, such as reducing individual floor heights to nine (9) feet.
 - iii. That a foundation height that is consistent with the Guidelines should be incorporated into the design.

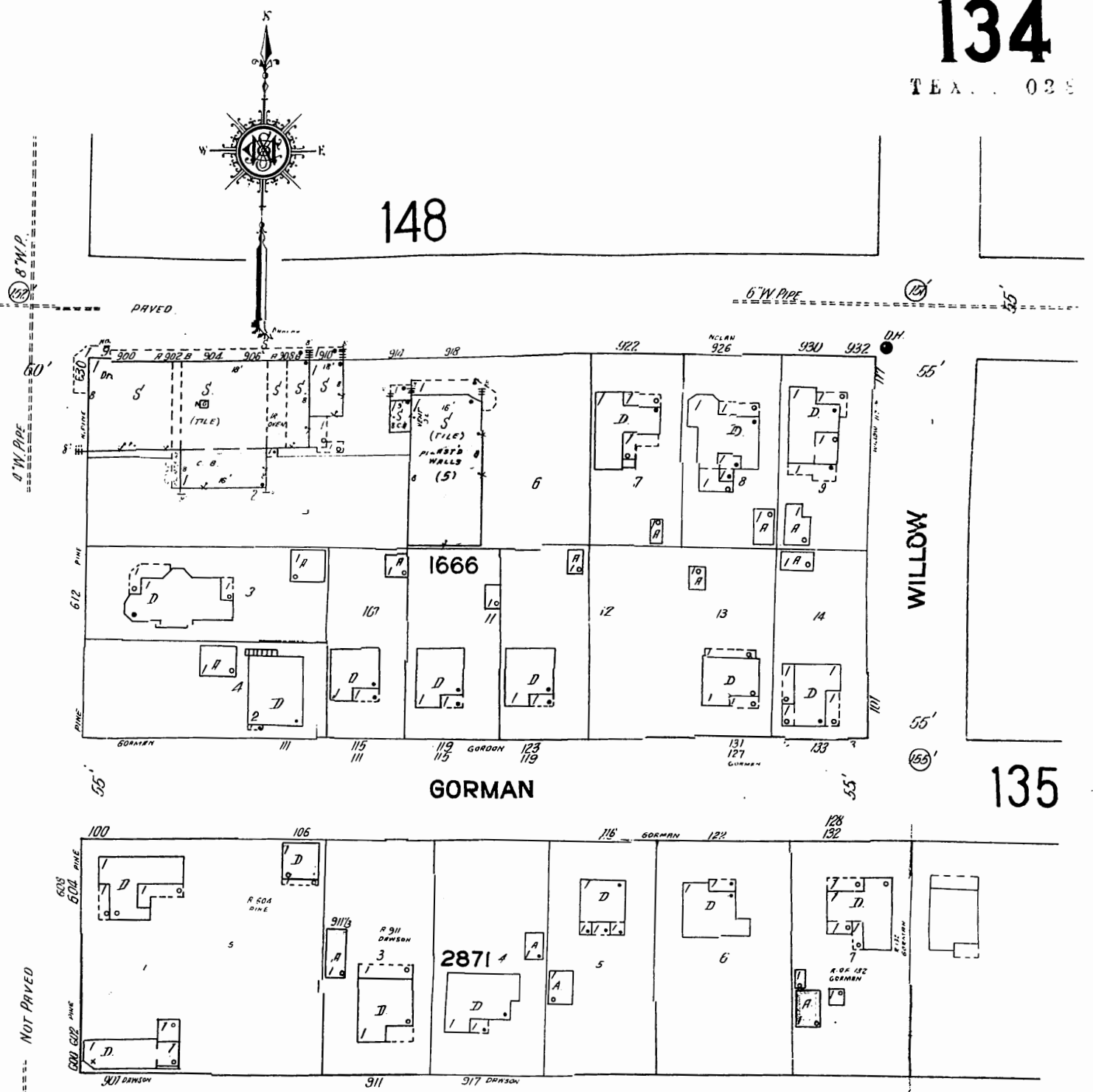
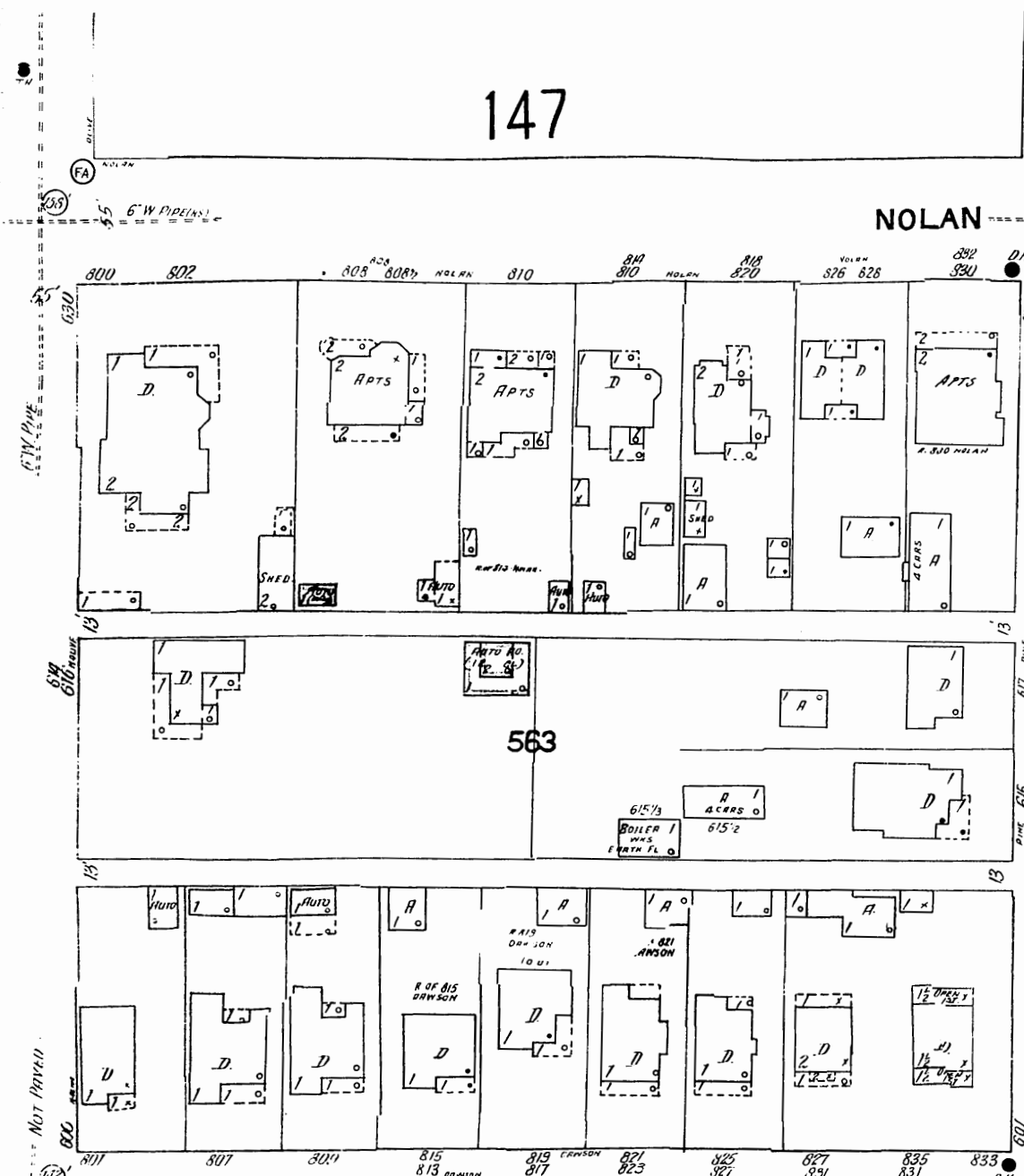
- iv. That the applicant incorporate a double-height, full width porch rather than use two, separate balcony elements with individual roof forms. The incorporation of a double-height, full width porch with one porch roof form would be consistent with historic, 2-story structures found within the district.
 - v. That windows that feature fixed, square or rectangular profiles be amended to feature one over one profiles. Additionally, staff recommends that additional window openings should be added to both the east and west facades to separate each wall plane.
 - vi. That all lap siding feature a smooth finish and a four inch exposure or be wood, and that the proposed windows be wood or aluminum clad wood and feature a one over one profile. Additionally, recommends finds that the proposed metal railing should incorporate wood elements to be consistent with porch railings found historically within the district.
 - vii. That the proposed parking be amended to not result in parking in front of the proposed new construction. Parking to the side of the new construction, or at the interior of the lot would be consistent with the Guidelines.
2. Staff recommends approval of item #2, modifications to the rear accessory structure based on finding 2a with the following stipulation:
- i. That the applicant submit product specifications for the proposed garage door and pedestrian door. Staff recommends that both be wood.
 - ii. That the applicant retain the one, existing window opening on the west façade.
3. Staff does not recommend approval of item #3, the construction of a 2-story addition to the existing, rear accessory structure. Staff recommends the applicant modify the massing to feature either a 1-story addition, or an addition that features a reduction in massing. Additionally, staff recommends the applicant adhere to the following:
- i. That the applicant provide product specifications for the proposed wood siding and that the proposed windows be wood or aluminum clad wood and feature a one over one profile. Additionally, recommends finds that the proposed metal railing should incorporate wood elements to be consistent with porch railings found historically within the district.
 - ii. That additional window openings be added to the west façade.
 - iii. That the applicant explore a reduction in height of the 2-story portion, such as a reduction in floor heights. The applicant is responsible for providing the overall height of the structure from grade to ridge, as noted in finding 3b.

City of San Antonio One Stop



August 12, 2022









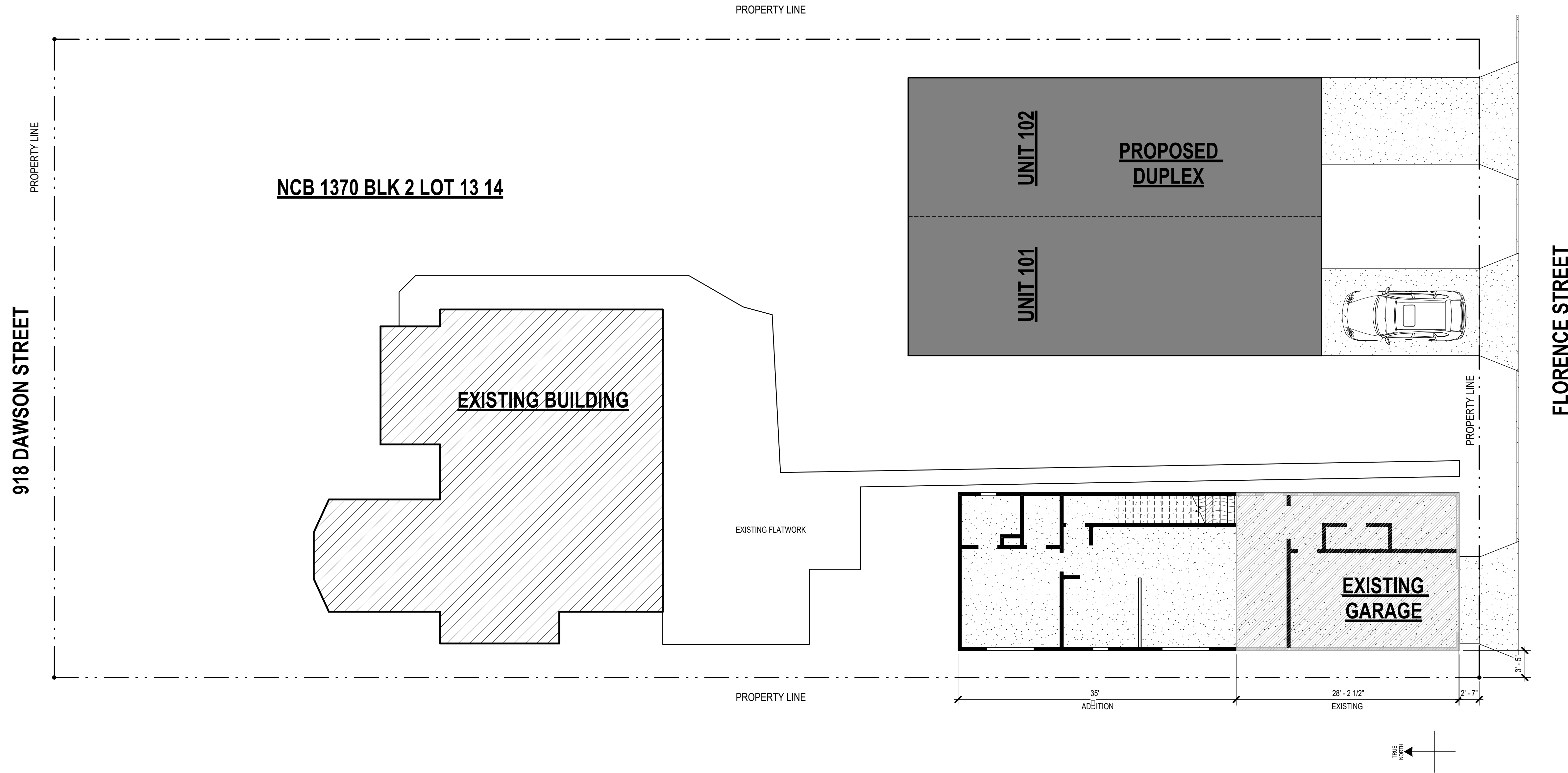
Florence St











CONSULTANT LOGO

GARAGE ADDITION
918 DAWSON
SAN ANTONIO, TEXAS, 78223
CONCEPT DRAWINGS

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - **22-008**
DATE : 7/20/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

SITE PLAN

SHEET
A1.01

OWNERS PROJECT NUMBER:
☐

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DATE: 8/05/2022 12:24:52 AM
FILE: C:\Users\Jose.Rivas\Documents\ERJ DEVELOPMENTS\SanAntonio\DWG\A0.01.dwg
USER: J.R.

CONSTRUCTION NOTES:

- SUBCONTRACTORS SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND RESIDENTIAL DESIGNER IN WRITING PRIOR TO SUBMITTING PROPOSAL.
- THE CONTRACTOR AND ALL SUBCONTRACTORS ARE TO COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE CONTINUING THE WORK.
- NOTIFY DESIGNER OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
- VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
- FLOOR PLANS' DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- SHOULD THE CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
- CONTRACTOR SHALL REMOVE CONSTRUCTION WASTE AND DEBRIS FROM PROJECT SITE ON A DAILY BASIS, AND DISPOSE OF ITEMS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.

GENERAL NOTES:

APPLICABLE BUILDING CODES & AUTHORITIES
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

A. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANGS & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE AND FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.

B. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY OWNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.

D. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQFT. 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 FLOOR PER IRC SEC 310.1.

E. ALL STAIRS HANDRAILS SHALL BE 36" AFF PER R311.5.6 AND GUARDRAILS SHALL BE 42" AFF PER R312.1.

F. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 10'-0" OF A/C COMPRESSOR (GF IF NOT IN SOFFIT).

G. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R313.2 SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS AND IN ROOM IMMEDIATELY OUTSIDE BEDROOMS.

H. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.

I. GLAZING SHALL COMPLY WITH IRC SEC. R308.4. (PROVIDE SAFETY GLAZING IN DOORS, IN WINDOWS WITHIN 24" OF DOORS AND IN SHOWER ENCLOSURES)

J. ROOF OVERHANG SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.

K. ALL STAIRWAYS SHALL BE MIN. 3'-6" W (3'-0" CLEAR BETWEEN HANDRAILS) WITH MAX RISER HEIGHT OF 7-3/4" AND MIN. TREAD DEPTH OF 10" WITH 1" NOSE PER R311.5.1.

L. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND UNDERSIDE OF STAIRS PROTECTED WITH 5/8" GYPSUM BOARD.

RESIDENTIAL DESIGNER

JOSE RIVAS 210.870.0233
DERIVAS89@GAMIL.COM

-- ARCHITECTURAL SHEET INDEX --

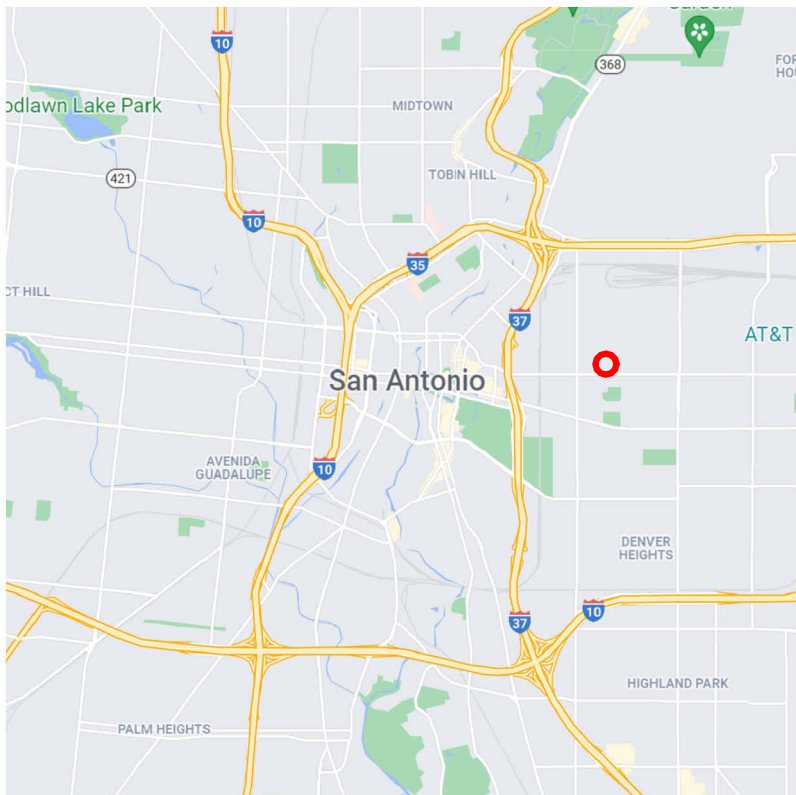
A0.01	COVER
A0.02	SITE PLAN
A1.01	FLOOR PLANS
A1.02	FLOOR PLANS
A1.03	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS
A2.04	INTERIOR ELEVATIONS
A2.05	INTERIOR ELEVATIONS
A3.01	WALL SECTIONS

-- ELECTRICAL SHEET INDEX --

E1.1	POWER & LIGHTING LAYOUT
------	-------------------------

-- STRUCTURAL SHEET INDEX --

LOCATION MAP - CITY



CODE REVIEW SUMMARY

BUILDING TYPE: SINGLE-FAMILY DUPLEX
ZONING: RM-4

DAWSON DUPLEX
918 DAWSON STREET UNIT 101 & 102

ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS
08/05/2022 REVIEW SET

CONDITIONED

FIRST FLOOR: 1,512 SF

SECOND FLOOR: 1,586 SF

TOTAL CONDITIONED AREA: 3,098 SQFT
UNCONDITIONED ENCLOSED AREA 59 SQFT



CONSULTANT LOGO

918 DAWSON DUPLEX
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - **22-011**

DATE : 8/05/2022

DRAWN BY : JR

CHECKED BY :

BLDG. NO. :

COVER

SHEET

A0.01

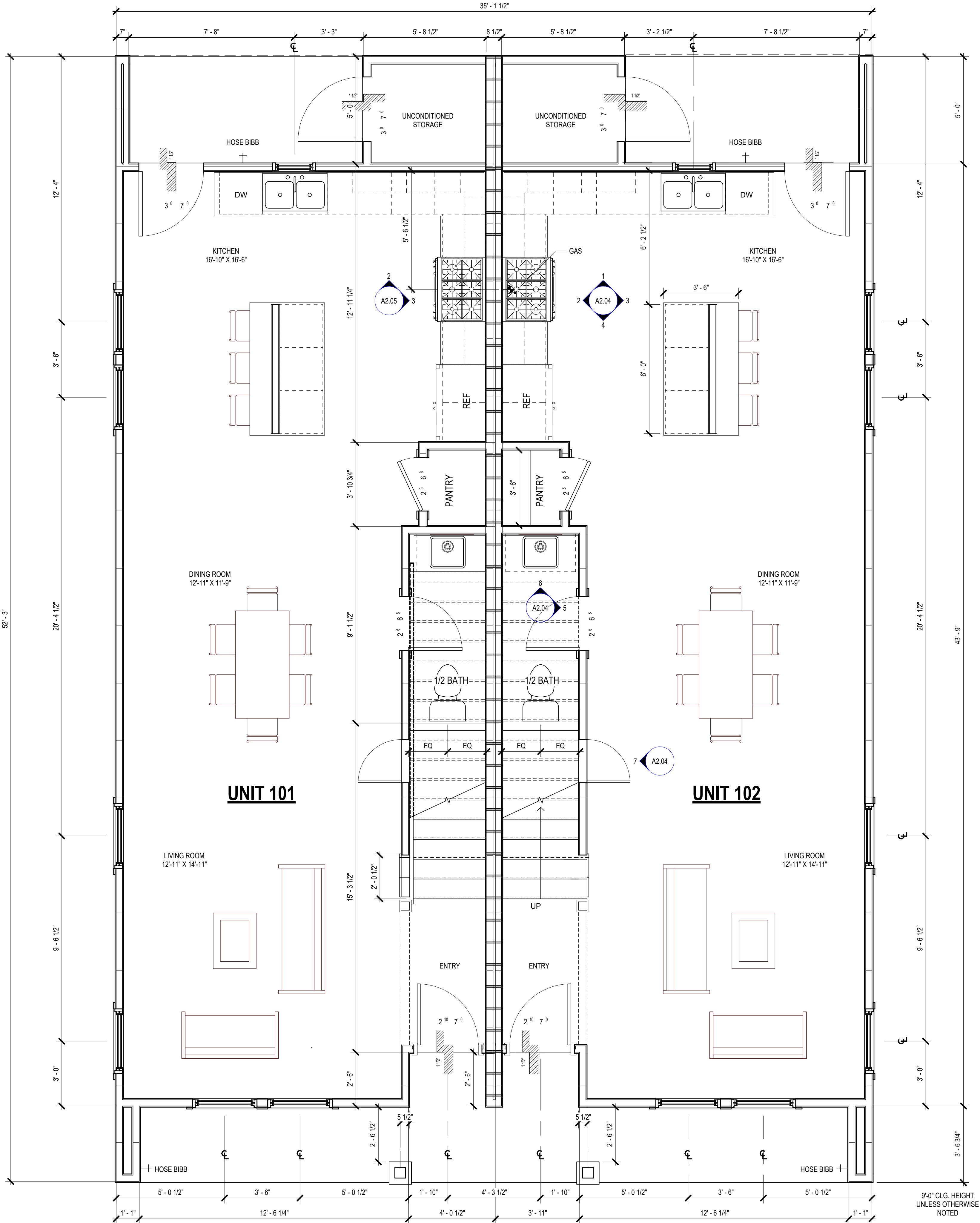
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1 FIRST FLOOR PLAN

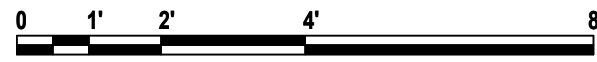
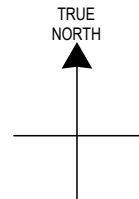
SCALE: 3/8" = 1'-0"



WALL LEGEND:

- 2X4 NON RATED PARTITION
- 2X6 NON RATED WALL
- DOUBLE - 1 HOUR RATED PARTITION
ASSEMBLY TYPE: UL DES U305
5/8" TYPE X GYPSUM WALLBOARD

FIRST FLOOR CONDITIONED AREA: 1,512 SQFT
UNCONDITIONED ENCLOSED AREA 59 SQFT



CONSULTANT LOGO

918 DAWSON DUPLEX
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - 22-011
DATE : 8/05/2022
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FLOOR PLANS

SHEET
A1.01

OWNERS PROJECT NUMBER:

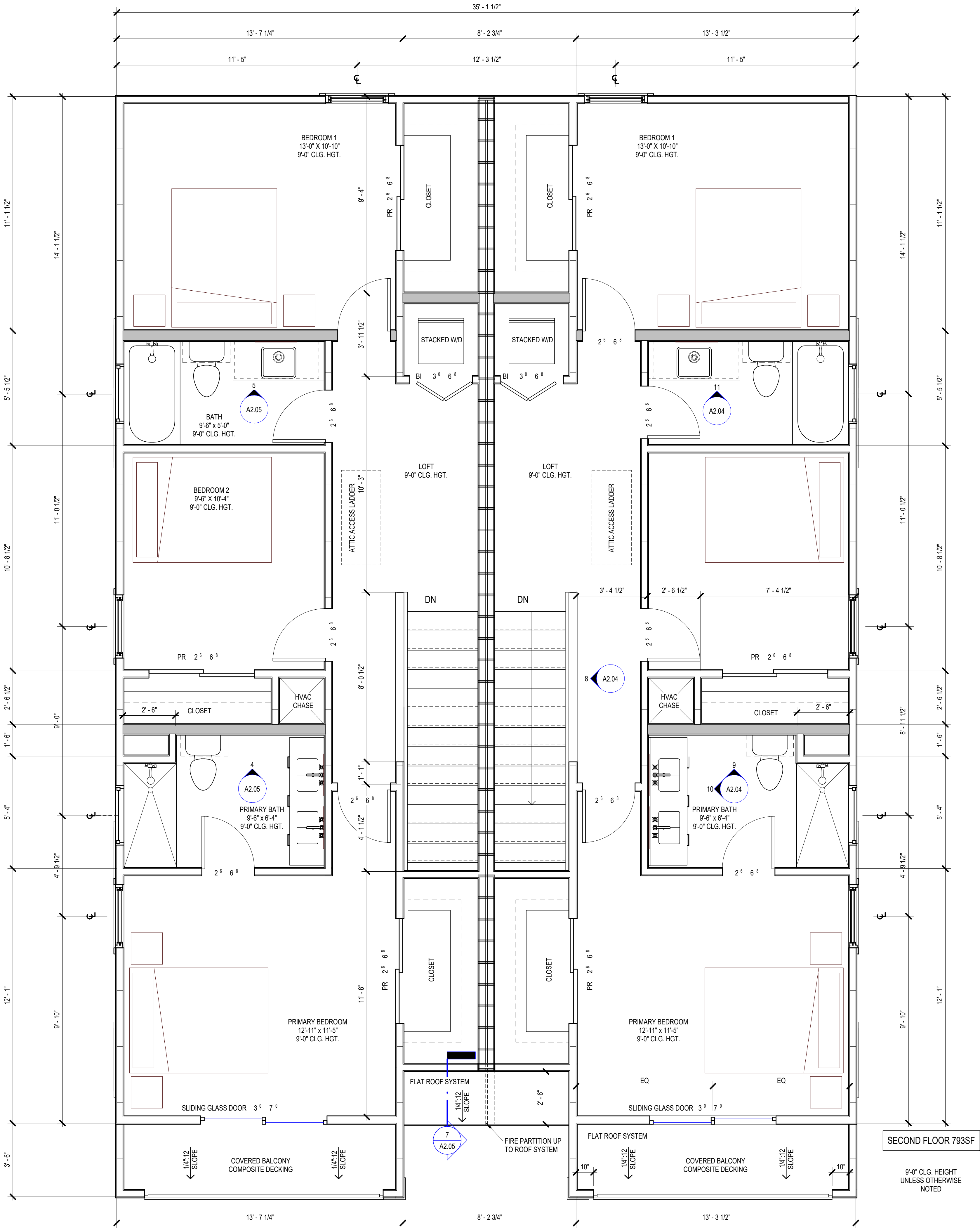
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USER: J.D.F.

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1 SECOND FLOOR PLAN

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



WALL LEGEND:

- 2X4 NON RATED PARTITION
- 2X6 NON RATED WALL
- DOUBLE - 1 HOUR RATED PARTITION
ASSEMBLY TYPE: UL DES U305
5/8" TYPE X GYPSUM WALLBOARD

SECOND FLOOR CONDITIONED AREA: 1,586 SQFT



CONSULTANT LOGO

918 DAWSON DUPLEX ERJ DEVELOPMENTS SAN ANTONIO, TEXAS, 78203 REVIEW SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

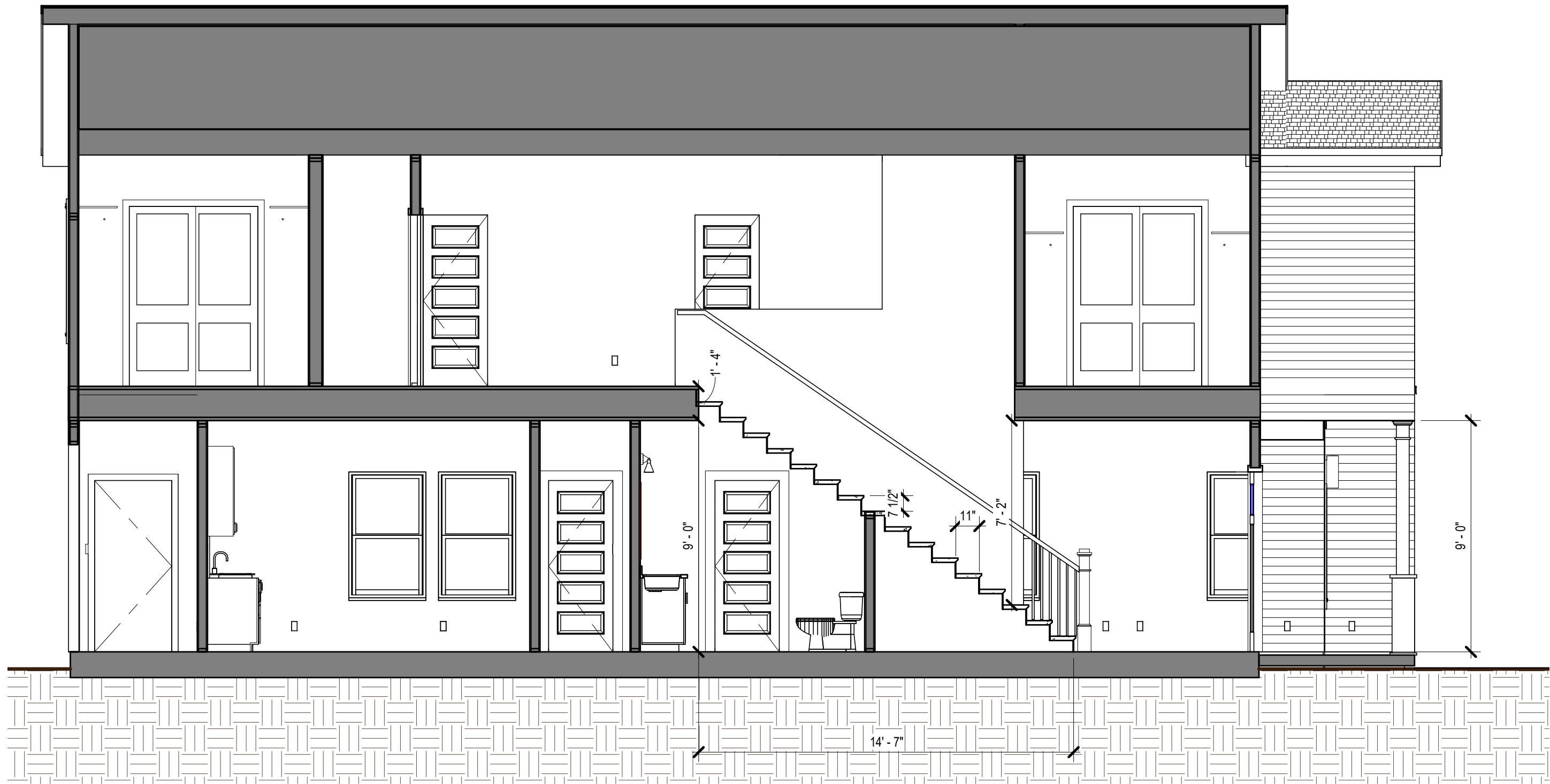
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DATE : 8/05/2022
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FLOOR PLANS

SHEET
A1.02

OWNERS PROJECT NUMBER:

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USER: J.PRU
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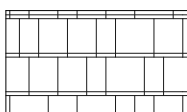


2 BUILDING SECTION / STAIR DETAIL

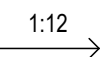
SCALE: 1/4" = 1'-0"

IRC 2018
R311.7.1 - STAIR WIDTH: 36" MIN
R311.7.5.1 - RISERS: 7 3/4" MAX
R311.7.5.2 - TREADS: 10" MIN
R311.7.8.1 - HANDRAIL HEIGHT: 34"-38"
R312.1.2 - GUARDRAIL HEIGHT: 36" MIN

ROOF LEGEND:



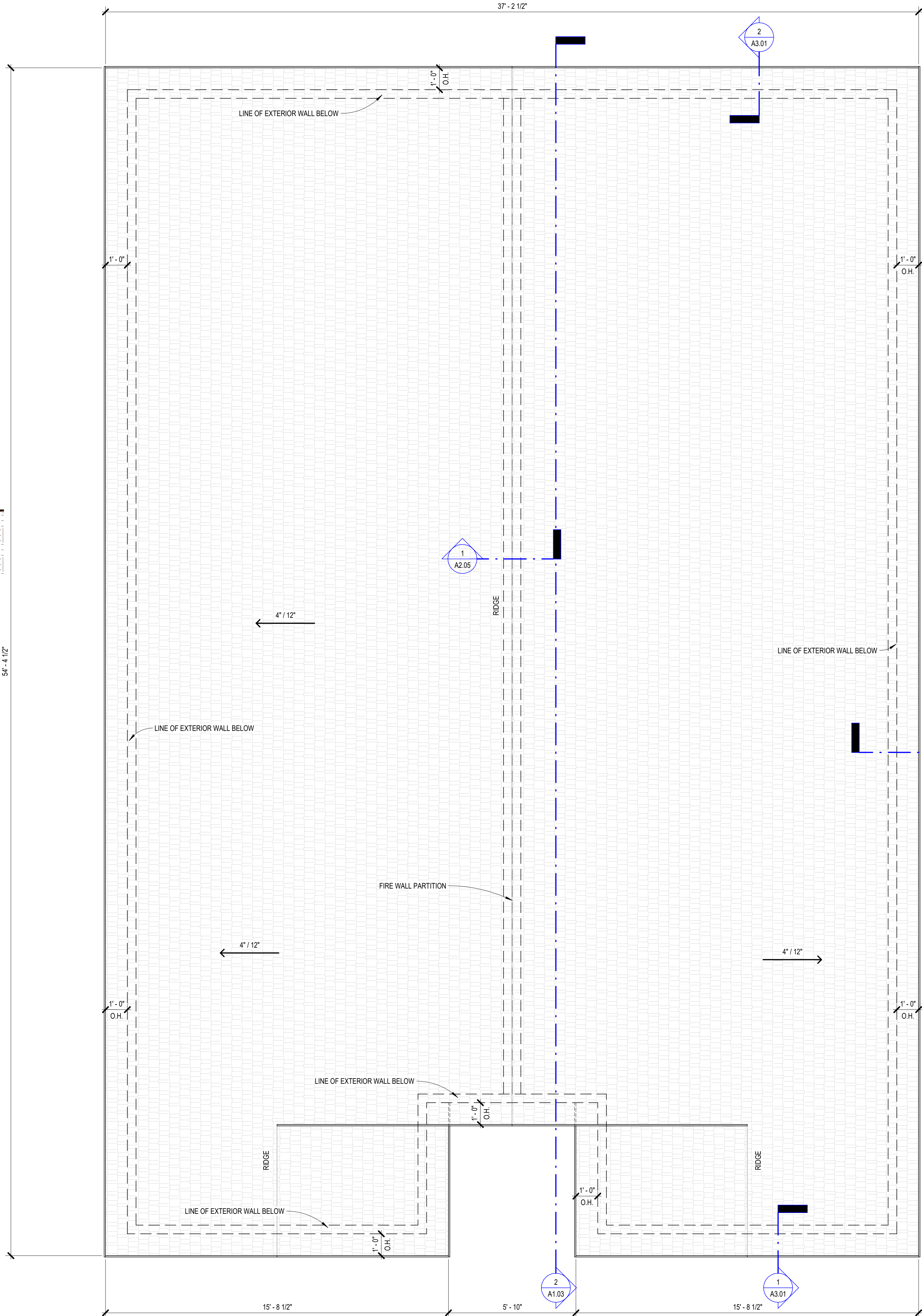
COMPOSITE SHINGLE ROOF
CHARCOAL BLACK



ROOF SLOPE DIRECTION

1 ROOF PLAN

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



REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - 22-011

DATE : 8/05/2022

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BLDG. NO. :

ROOF PLAN

SHEET

A1.03

OWNERS PROJECT NUMBER:



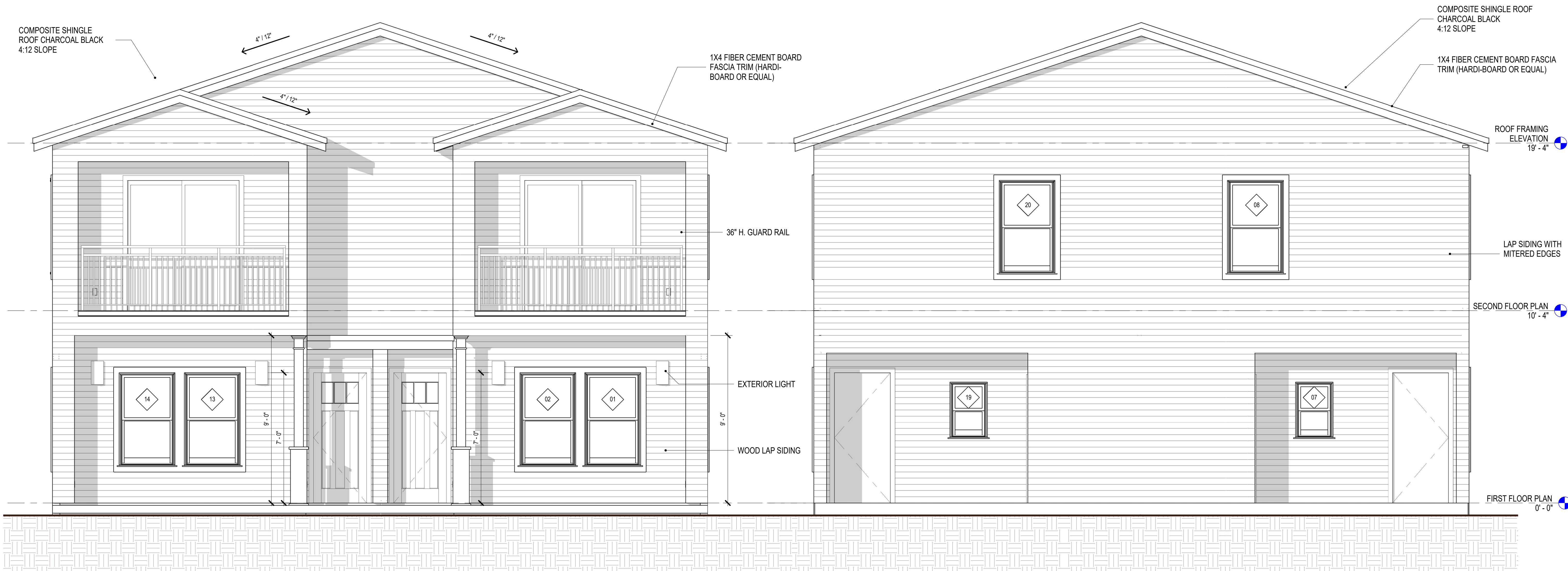
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No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE : 8/05/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

EXTERIOR
ELEVATIONS

SHEET
A2.01

OWNERS PROJECT NUMBER:



1 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"
0 1' 2' 4' 8'

2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"
0 1' 2' 4' 8'

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1 WEST ELAVATION

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



REVISIONS

No.	Description	Date

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DATE : 8/05/2022

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EXTERIOR ELEVATIONS

SHEET

A2.02

OWNERS PROJECT NUMBER:



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USER: J.P.R.



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"
0 1' 2' 4' 8'



CONSULTANT LOGO

918 DAWSON DUPLEX
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78203
REVIEW SET

SEAL INSERTION

REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - 22-011
DATE : 8/05/2022
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EXTERIOR
ELEVATIONS

SHEET
A2.03

OWNERS PROJECT NUMBER:



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REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - **22-011**
DATE: 8/05/2022
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INTERIOR ELEVATIONS

SHEET

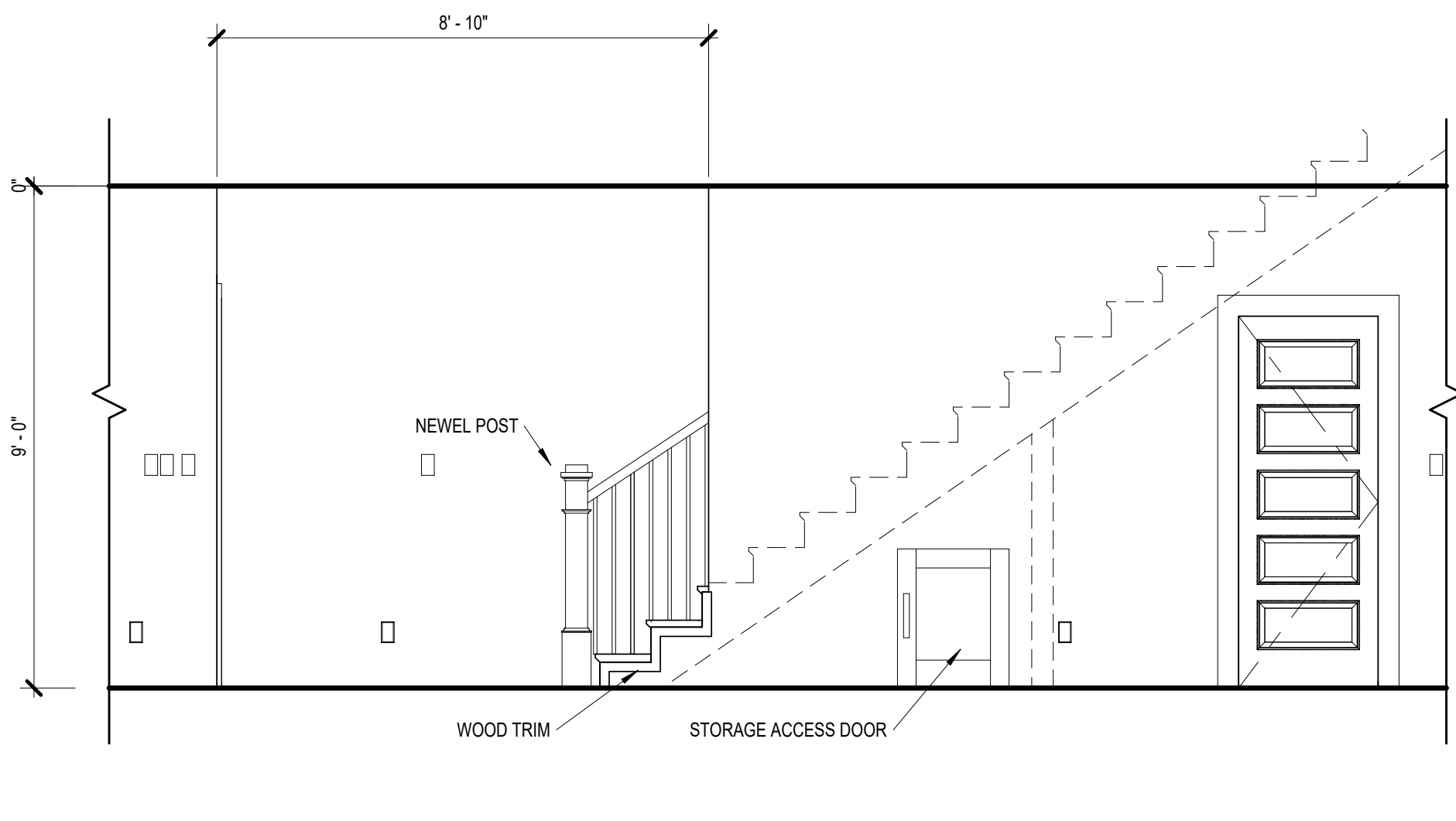
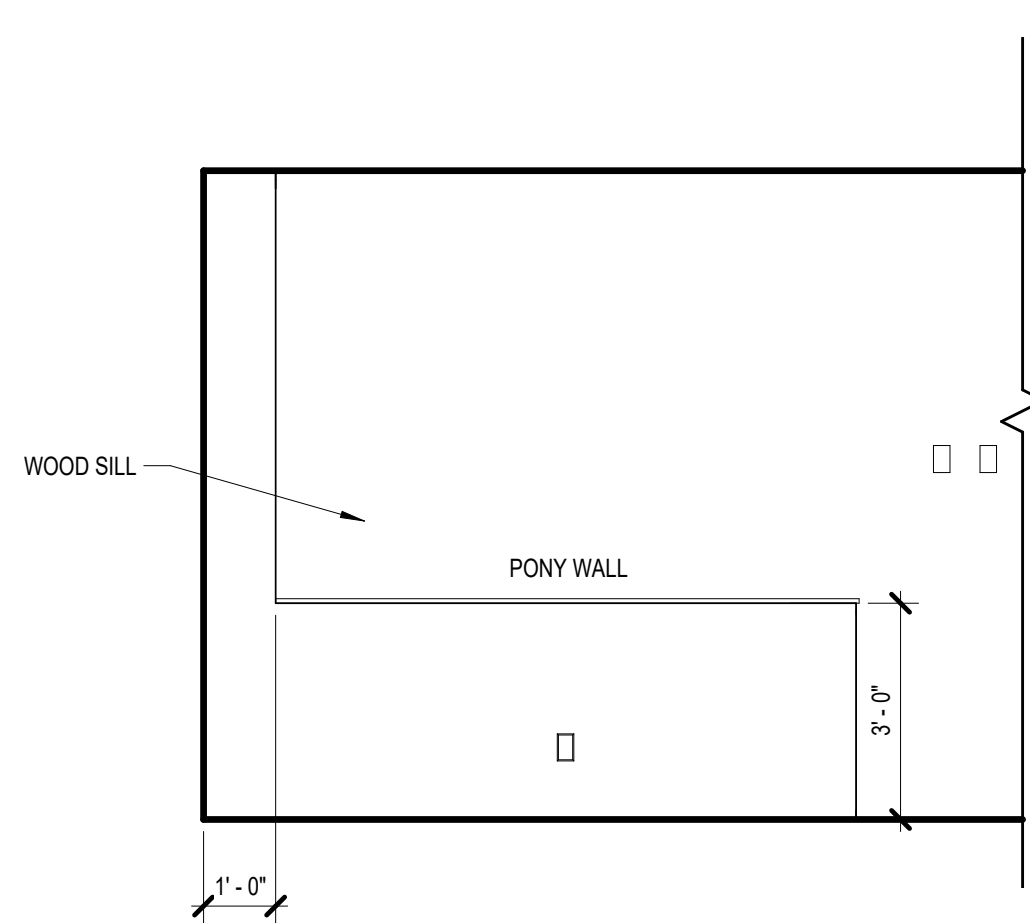
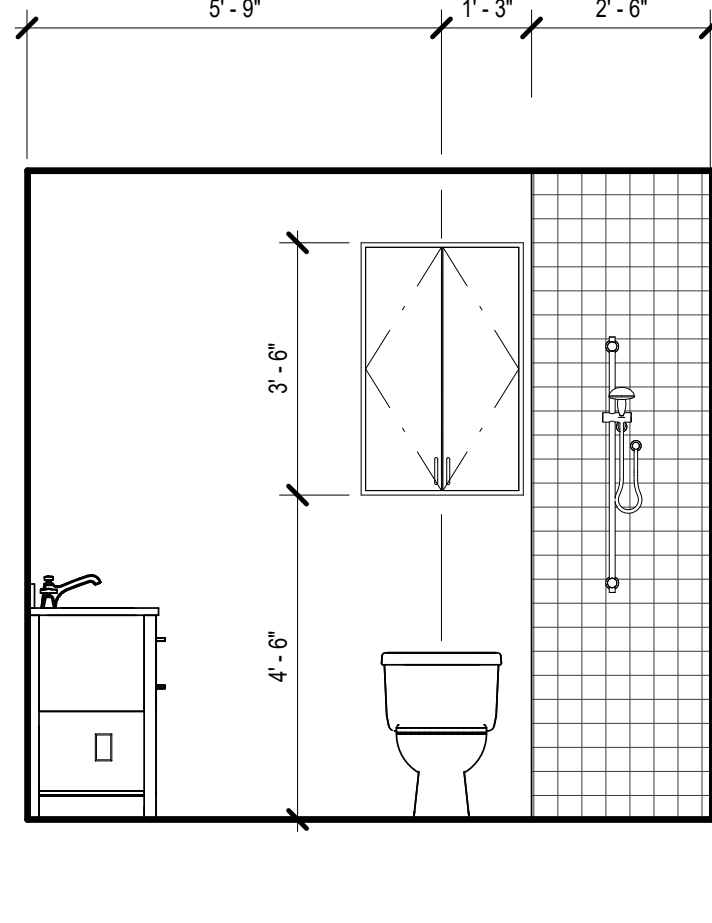
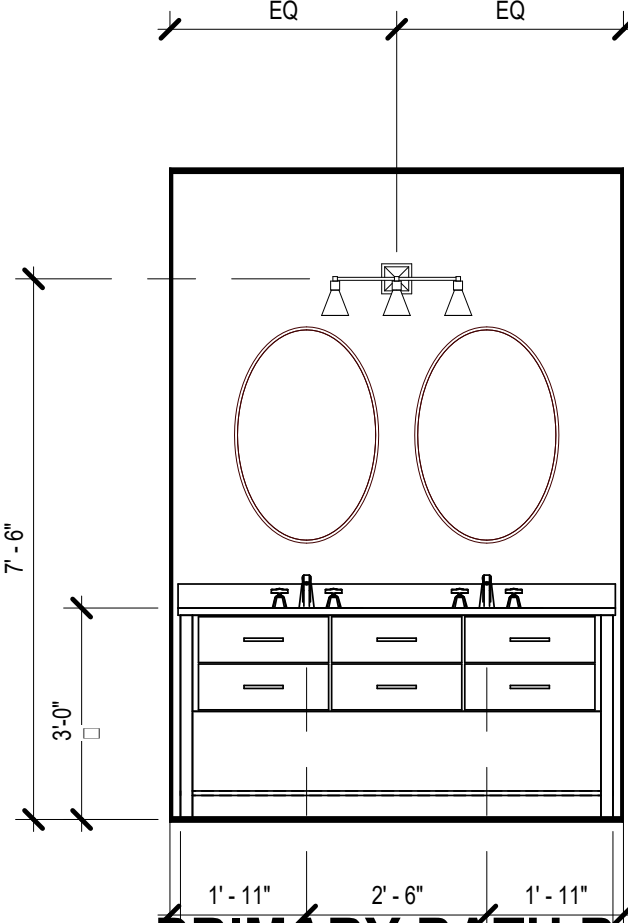
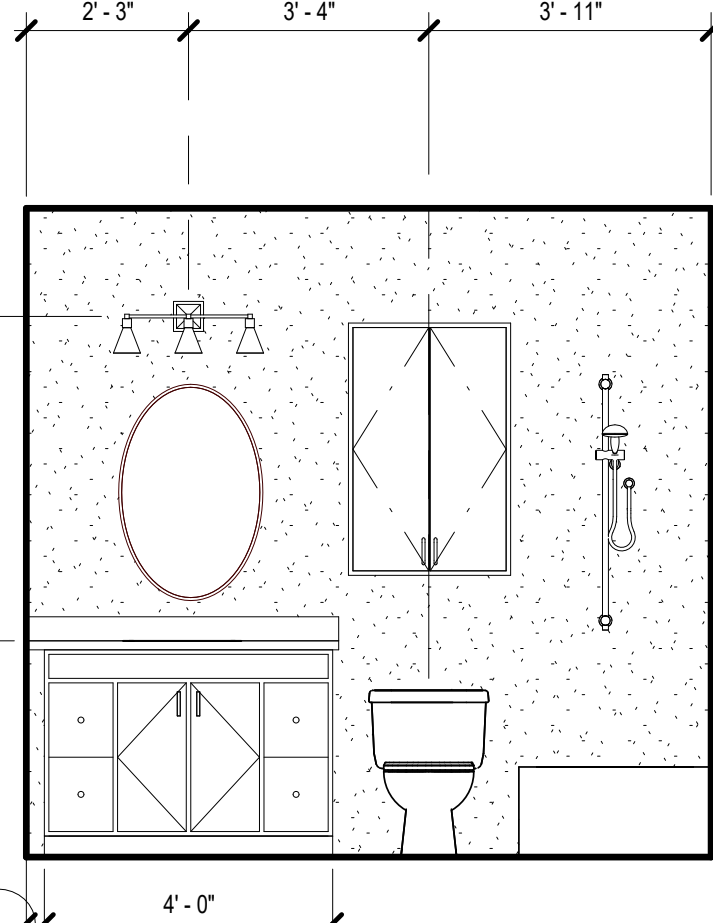
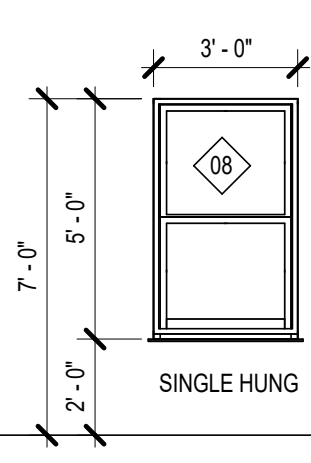
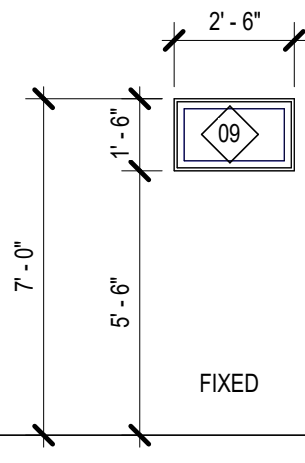
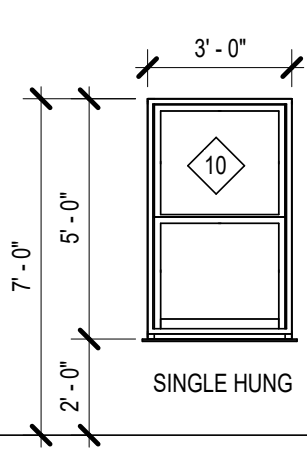
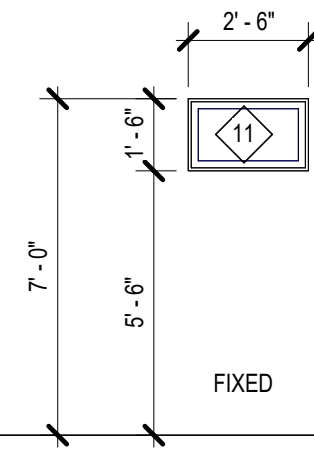
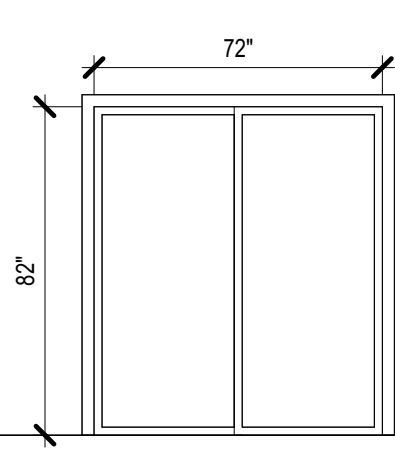
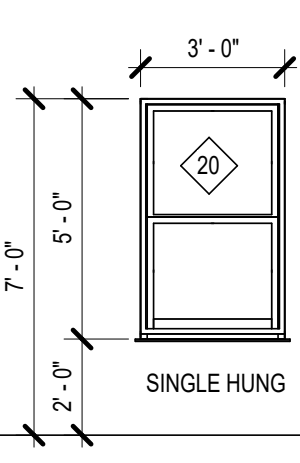
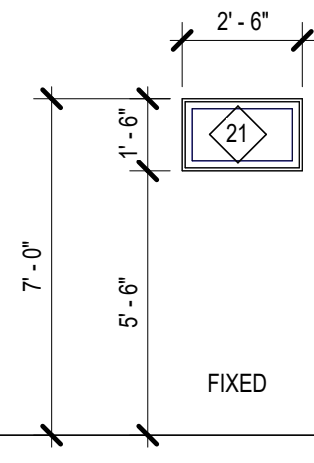
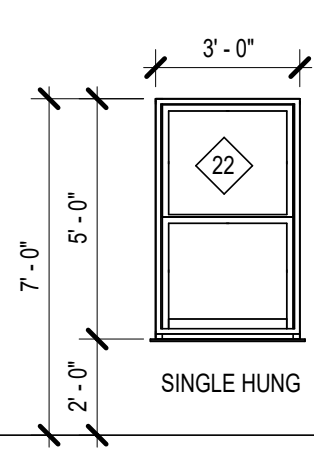
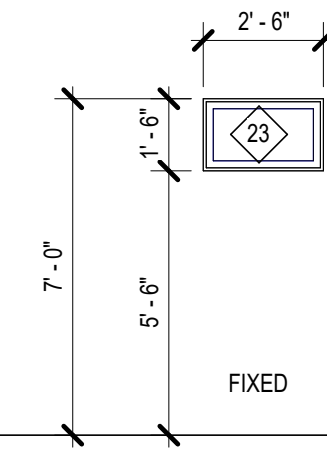
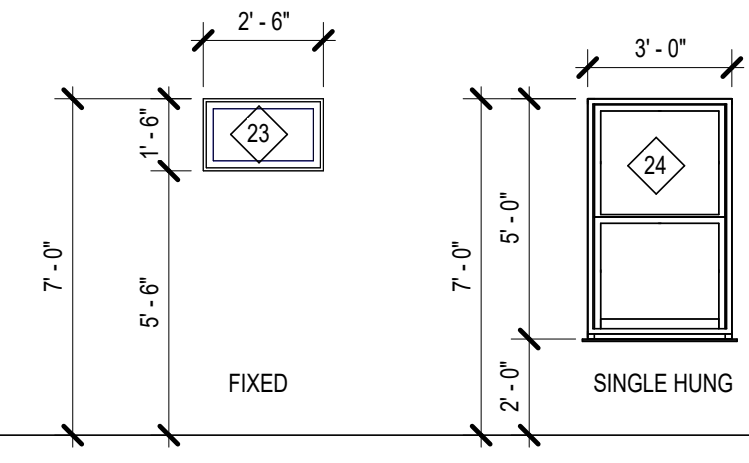
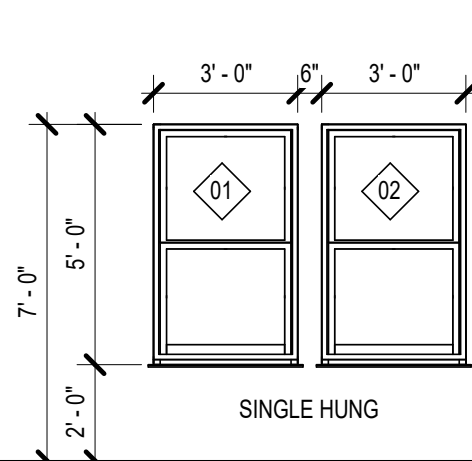
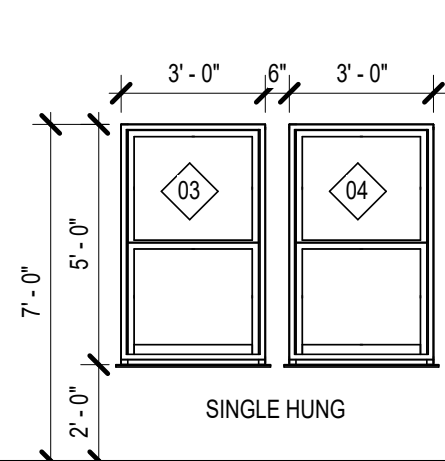
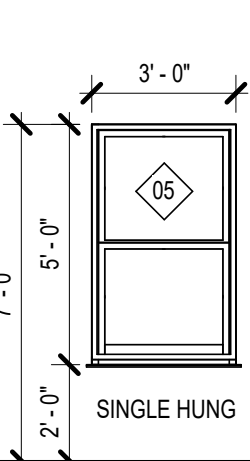
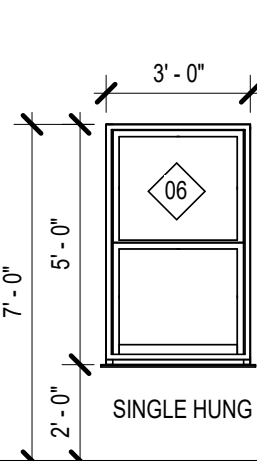
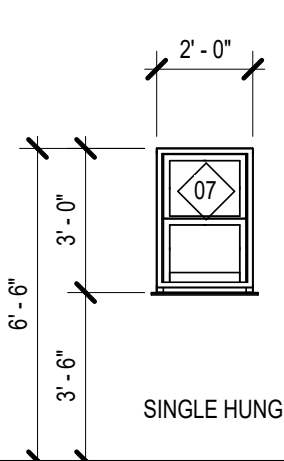
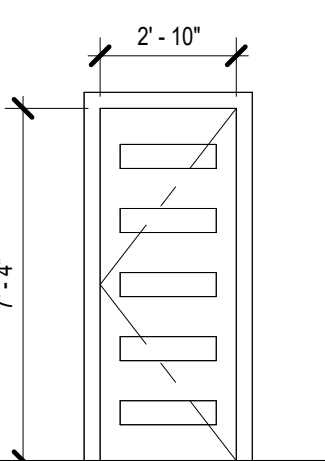
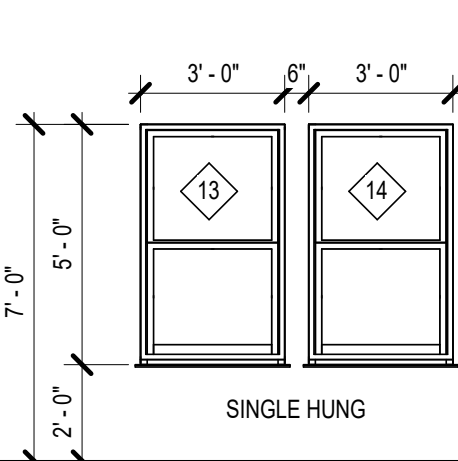
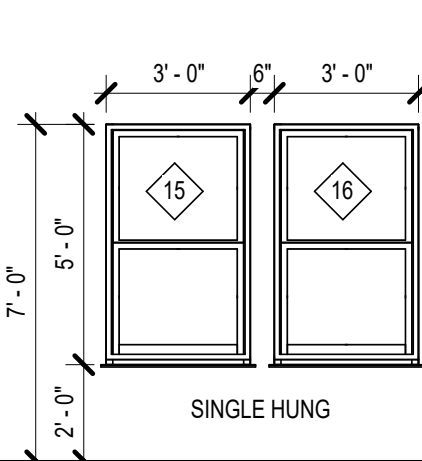
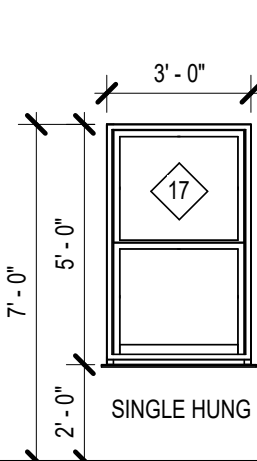
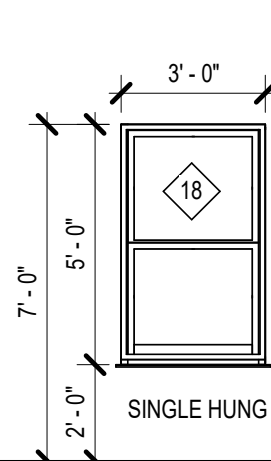
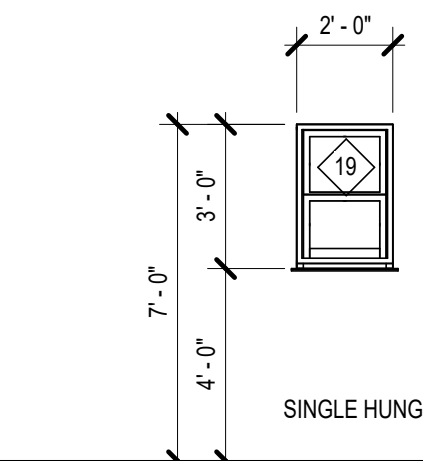
A2.04

OWNERS PROJECT NUMBER:



WINDOW SPECS

MODEL WINDOW 25CDH3760 FRAME SIZE VARIES BY JW
W-2500 STD CLAD DOUBLE HUNG, ARULAST PINE,
BRILLIANT WHITE EXTERIOR,
NATURAL INTERIOR NAIL FIN (STANDARD)
INSULATED LOW E 366
ANNEALED GLASS
CLEAR OPENING



6 1ST FLOOR 1/2 BATH
SCALE: 3/8" = 1'-0"

5 1ST FLOOR HALF BATH
SCALE: 3/8" = 1'-0"

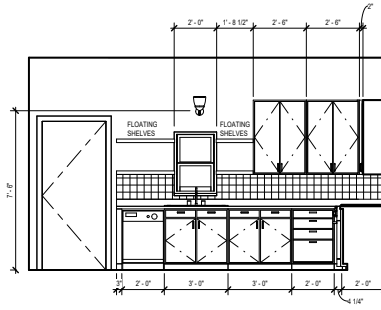
4 KITCHEN ISLAND 2
SCALE: 3/8" = 1'-0"

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

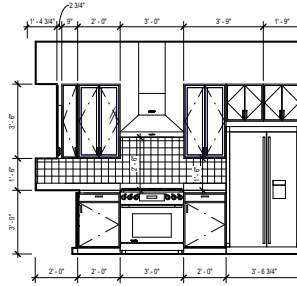
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SCALE: 3/8" = 1'-0"

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

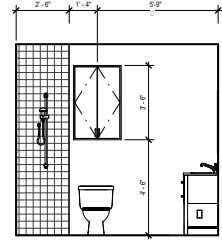
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USER: J.D.R.
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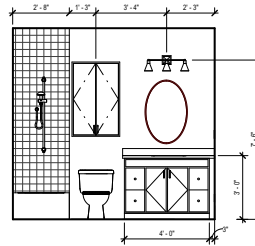
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SCALE: 3/8" = 1'-0"



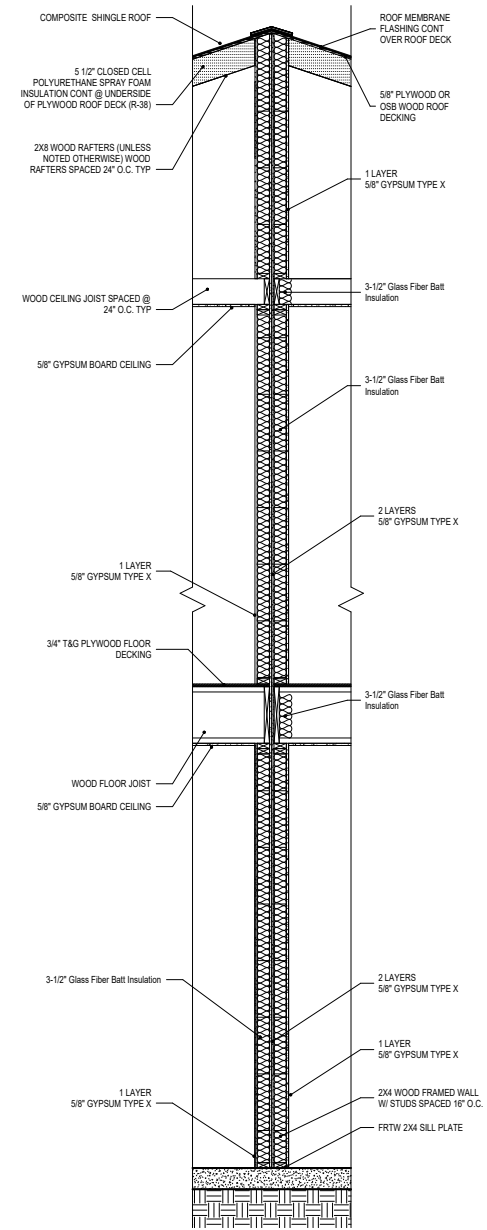
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SCALE: 3/8" = 1'-0"



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



5 2ND FLOOR BATH UNIT 2
SCALE: 3/8" = 1'-0"



1 FIRE PARTITION SECTION
SCALE: 3/4" = 1'-0"

REVISIONS		
No.	Description	Date

"AE" PROJ. NO. **22-002**
DATE: 10/25/2022
DRAWN BY: JM
CHECKED BY:
BLDG. NO.:

INTERIOR ELEVATIONS

SHEET
A2.05

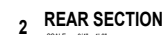
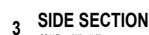
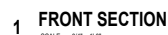
OWNERS PROJECT NUMBER

CEA ACCTON

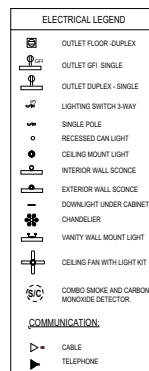
'A/E' PROJ. NO. - **22-002**
DATE : 1/22/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

WALL SECTIONS

OWNER PROJECT NUMBER:



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



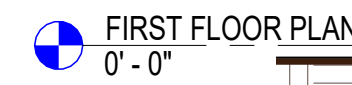
SCALE: 3/8" = 1'-0"

[illegible]



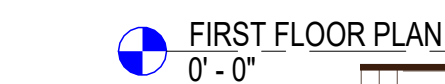
8'-0" CLG. HEIGHT UNLESS
OTHERWISE NOTED

OWNERS PROJECT NUMBER:



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

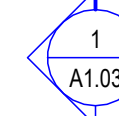
IRC 2018
R311.7.1 - STAIR WIDTH: 36" MIN
R311.7.5.1 - RISERS: 7 3/4" MAX
R311.7.5.2 - TREADS: 10" MIN
R311.7.8.1 - HANDRAIL HEIGHT: 34"-38"
R312.1.2 - GUARDRAIL HEIGHT: 36" MIN



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



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



REVISIONS		
No.	Description	Date

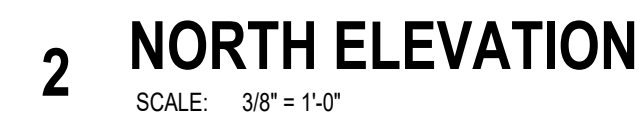
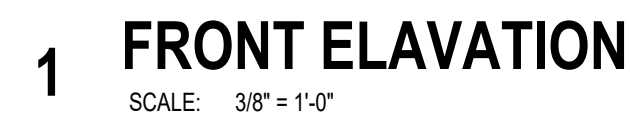
A/E* PROJ. NO. - **22-010**
 DATE : 7/29/2022
 DRAWN BY : JR
 CHECKED BY :
 LDG. NO. :

ROOF PLAN

SHEET

A1.03

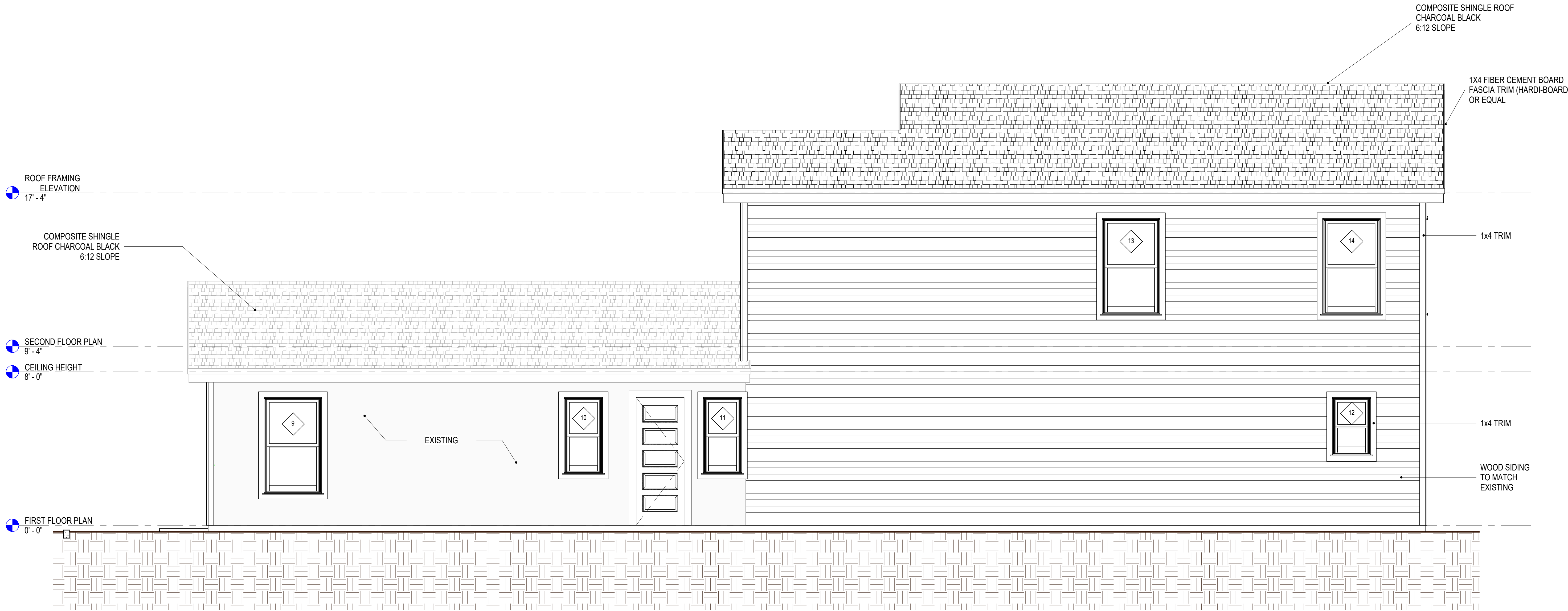
OWNERS PROJECT NUMBER:



OWNERS PROJECT NUMBER:

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DATE: 7/29/2022 12:58:24 AM
FILE: C:\Users\Jesse.Pruitt\Documents\ERU DE ELEVATIONS\Sheet\Drawings\Garage Conversion.rvt
USER: J.PRU



1 WEST ELEVATION

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

CONSULTANT LOGO

DAWSON RESIDENCE ADDITION

918 DAWSON
SAN ANTONIO, TEXAS, 78223
REVIEW SET

SEAL INSERTION

REVISIONS

No.	Description	Date

"A/E" PROJ. NO. - 22-010

DATE : 7/29/2022

DRAWN BY : JR

CHECKED BY :

BLDG. NO. :

EXTERIOR ELEVATIONS

SHEET

A2.02

OWNERS PROJECT NUMBER:

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