

HISTORIC AND DESIGN REVIEW COMMISSION

December 07, 2022

HDRC CASE NO: 2022-559
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: ERJ DEVELOPMENTS LLC
OWNER: ERJ DEVELOPMENTS LLC
TYPE OF WORK: Construction of a 2-story residential structure, construction of a first and second story addition to an existing rear accessory structure, exterior modifications, site work
APPLICATION RECEIVED: November 18, 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 and feature a driveway to the east of the structure.
2. Perform exterior modifications to the existing, rear accessory structure including modifying the fenestration pattern on both the east and west facades, the removal of an existing garage door opening on the south façade, replacing the existing asbestos siding with new lap siding and constructing both first and second level additions to the existing, single-story, rear accessory structure.
3. Install a driveway to the east of the existing accessory structure and install a parking location at the center of the site for approximately four (4) automobiles.

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 Alternations 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 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

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.

FINDINGS:

General findings:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story residential structure on the lot addressed as 918 Dawson. The applicant has also proposed to both first and second level additions to the existing, single-story, rear accessory structure on the lot. Florence Street is the public right of way to the south 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. **ALLEY CONTEXT** – The south side of this property is bounded by Florence Street. While Florence Street is a named street, it functions as an alley. The historic development pattern on the 900 block of Dawson and the 1800 block of E Houston result in rear yards with right of way access to Florence Street.
- e. **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 a footprint of approximately 2,110 additional square feet. The proposed lot coverage is consistent with the Guidelines.
- f. **SITE DESIGN** – The applicant has noted on the site plan the installation of native grass, trees, and mulch. Generally, staff finds the landscaping elements to be appropriate and consistent with the Guidelines.
- g. **PREVIOUS REVIEW** – The Historic and Design Review Commission conceptually approved the construction of a 2-story rear residential structure with the following stipulations at the October 19, 2022, Historic and Design Review Commission hearing:

- That the applicant explore ways to decrease the overall massing (height).
- That wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction be installed, as noted in the applicable citations.
- That additional fenestration be added to both the east and west facades.
- That the proposed driveway with access to Florence Alley not exceed ten (10) feet in width.

The Commission also conceptually approved modifications to the rear accessory structure with the following stipulations:

- That the applicant submit product specifications for the proposed garage door and pedestrian door. Staff recommends that both be wood.
- That the applicant retain the one, existing window opening on the west façade.

The Commission denied the construction of a 2-story structure fronting Dawson Street and the construction of a 2-story addition to the existing, rear accessory structure.

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 the proposed setback to be appropriate.
- 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 26' – 7" in height. Generally, staff finds the proposed massing and height to be appropriate.
- 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 noted a foundation height of 1' – 6". Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- 1f. ROOF FORM – The applicant has proposed a primary roof form that features both hipped and gabled forms. Both hipped and gabled roofs are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- 1g. PORCH DESIGN – The applicant has proposed a double-height, front porch element that is incorporated into the massing of the proposed new construction. The proposed porch features porch columns and porch railings. Generally, staff finds the proposed porch design to be appropriate.
- 1h. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally consistent with those found historically within the Dignowity Hill Historic District in regards to their size; however, staff finds that the applicant should add additional fenestration to the west elevation on the first floor.
- 1i. MATERIALS – The applicant has proposed materials that include wood lap siding, composite trim, and a composition shingle roof. Generally, staff finds the proposed materials to be appropriate and consistent with the Guidelines.
- 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 above findings, staff finds that additional fenestration should be added to the west façade.

11. DRIVEWAY – The applicant has proposed to install a driveway to the east of the proposed new construction to feature ten (10) feet in width. The Guidelines for Site Elements 5. B. notes that driveways should feature materials, widths, and designs that are consistent with those found historically within the district. Generally, staff finds the proposed driveway to be appropriate.
- 1m. PRIVACY FENCING – The applicant has proposed to install privacy fencing at the rear (north) and side (west) of the proposed new construction. The fencing will extend to the east property line and to the right of way at Florence Street. This configuration is consistent with existing privacy fences on this block as well as past Commission approvals, where six (6) foot tall privacy fencing was approved on Florence Street in front of new construction. Staff finds the proposed fencing to be appropriate and consistent with the Guidelines; however, the proposed fencing should not be taller than six (6) feet in height.

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 pattern on both the east and west facades, the removal of an existing garage door opening on the south façade, and replace the existing asbestos siding with new lap siding. Generally, staff finds the proposed modifications to be appropriate; however, these modifications are being made in the context of both a first and second level addition to the existing structure. Additionally, the applicant is requesting a Certificate of Appropriateness for approval to construct both first and second level additions to the existing, single-story, rear accessory structure.
- 2b. REAR ADDITION (First Floor) – The applicant has proposed to construct an addition to the rear of the existing accessory structure to feature approximately 260 square feet. 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. Generally, staff finds the first floor addition to be appropriate and in keeping with the Guidelines.
- 2c. SECOND FLOOR ADDITION – The applicant has proposed to construct a second floor addition that would feature a footprint that matches the ground level footprint (including the proposed addition referenced in finding 3b). 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 finds that the proposed second story addition is not consistent with the Guidelines for new construction. Staff finds that only a 1-story addition would be appropriate.
- 2d. MATERIALS – The applicant has proposed materials that include wood siding to match the existing found on site, a composition shingle roof, wood windows and doors, and composite trim. Generally, staff finds the proposed materials to be appropriate.
- 2e. WINDOW MATERIALS – The applicant has specified double-hung, wood windows. Staff finds this to be appropriate; however, the proposed windows should conform to staff's standards for windows in new construction.
- 2f. ROOF FORM – The applicant has proposed for the addition to feature a gabled roof, consistent with the original roof form. Staff finds the proposed roof form to be appropriate.
- 2g. ARCHITECTURAL DETAILS – Generally, staff finds the proposed second story addition atop the existing accessory structure to be inconsistent with the Guidelines. Staff finds that a one-story addition would be most appropriate.

Findings related to request item #3:

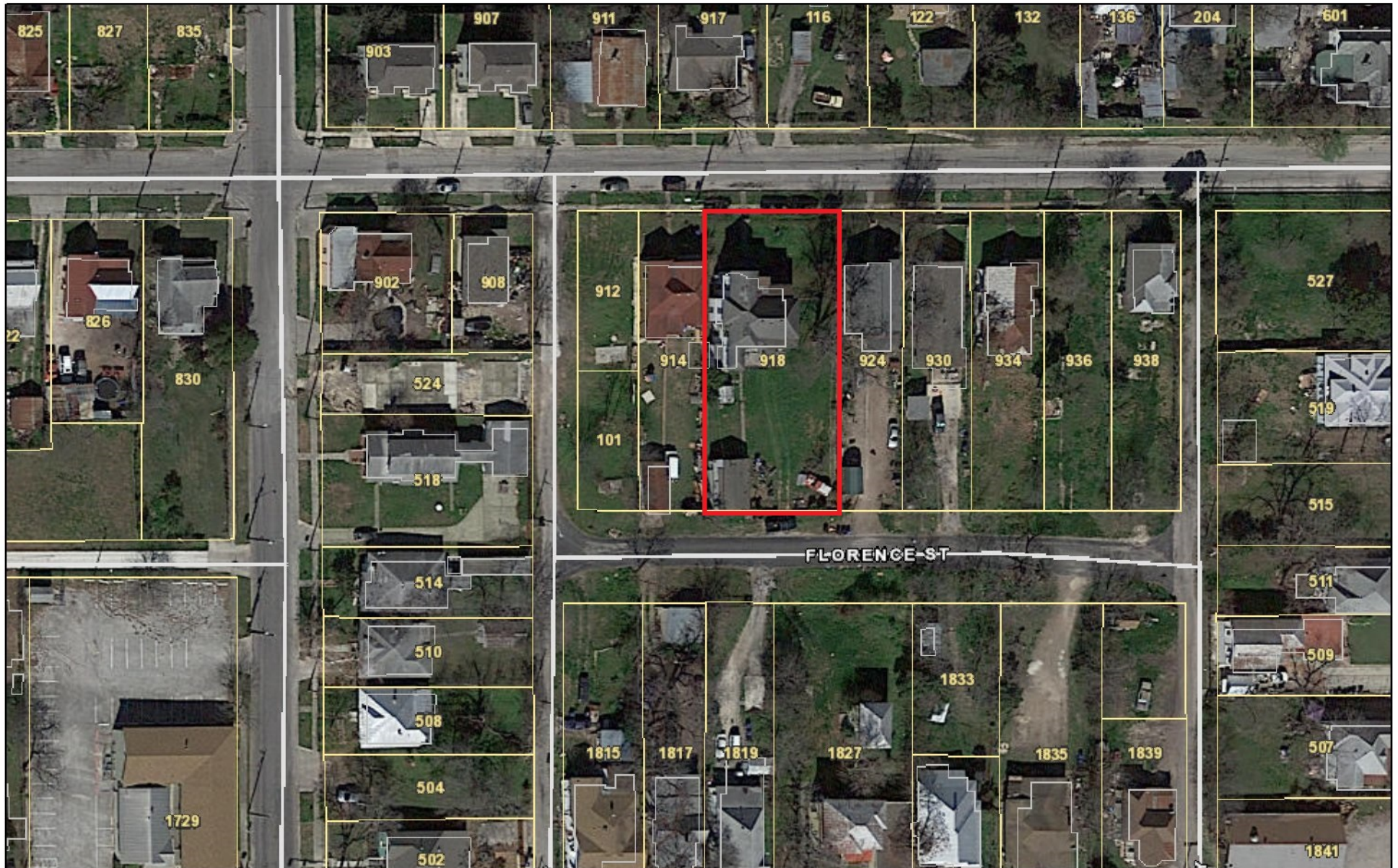
- 3a. The applicant is requesting a Certificate of Appropriateness for approval to install a driveway to the east of the existing accessory structure and install a parking location at the center of the site for approximately four (4)

automobiles. The proposed driveway will feature ten (10) feet in width. The Guidelines for Site Elements 5. B. notes that driveways should feature materials, widths, and designs that are consistent with those found historically within the district. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines. Additionally, staff finds the proposed parking location, at the interior of the site where it is screened from view, to be appropriate. Staff finds that pervious pavement would be most appropriate.

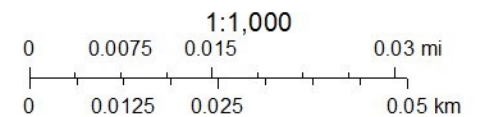
RECOMMENDATION:

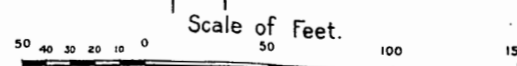
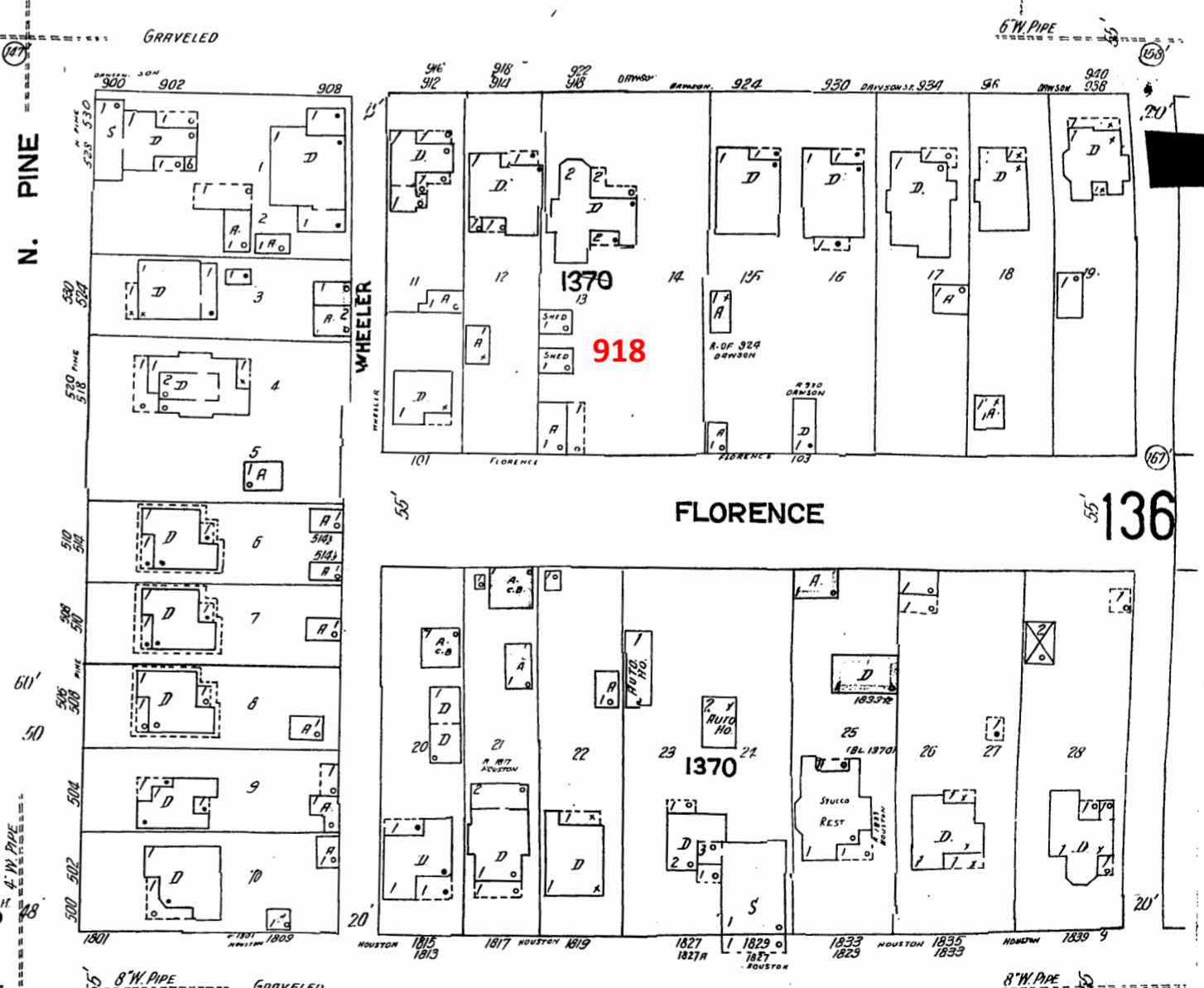
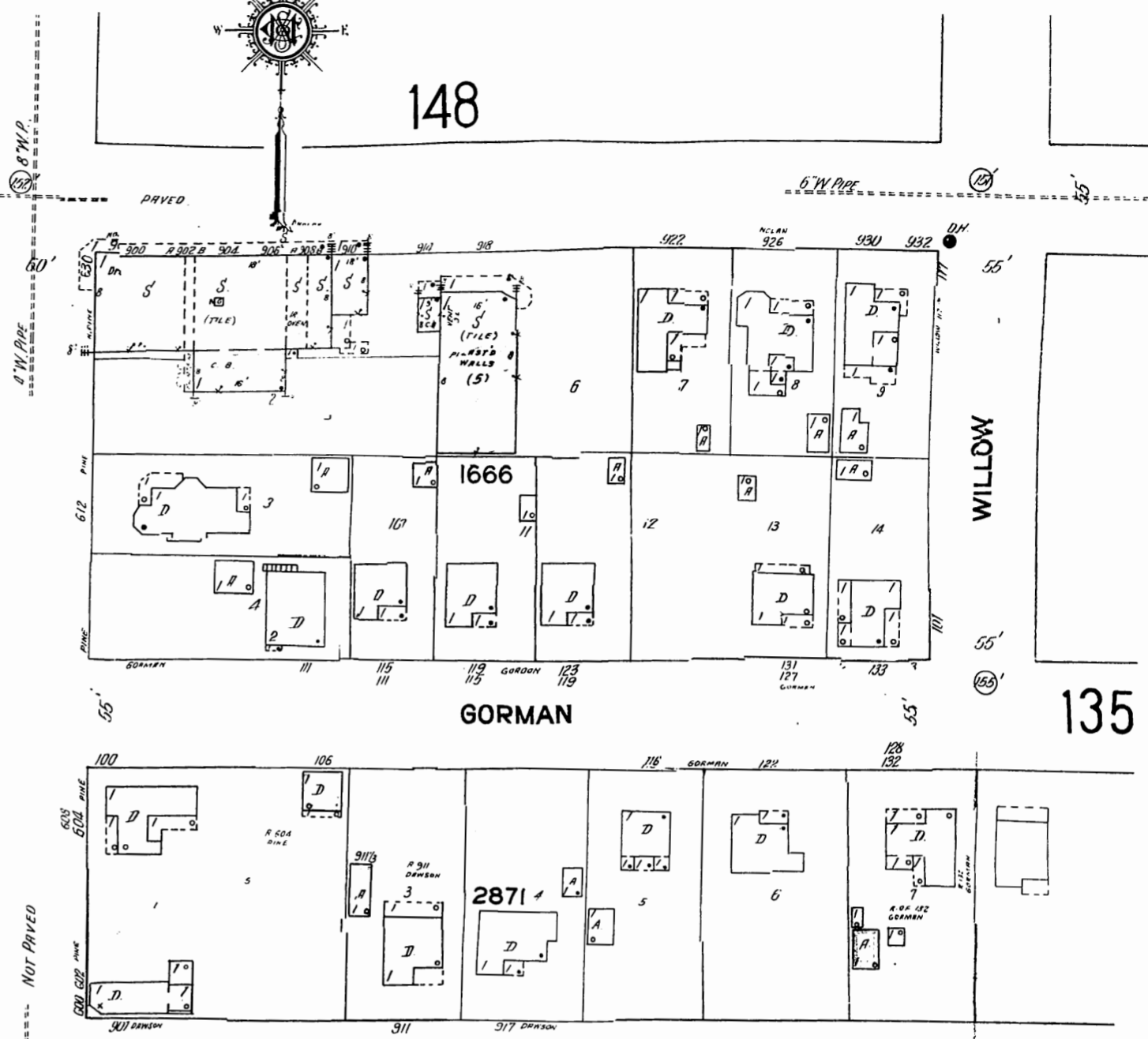
1. Staff recommends approval of item #1, the construction of a 2-story, residential structure based on findings 1a through 1m with the following stipulations:
 - i. That wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction be installed, as noted in finding 1j and in the applicable citations.
 - ii. That additional fenestration be added to both the west facade, as noted in finding 1h.
 - iii. That the proposed privacy fencing not exceed six (6) feet in height.
2. Staff does not recommend approval of item #2, exterior modifications to the existing rear accessory structure and the construction of additions based on findings 2a through 2g. Staff recommends the applicant construct a one-story addition to be consistent with the Guidelines.
3. Staff recommends approval of item #3 the installation of driveways with the following stipulations:
 - i. That the on-site parking location be made of pervious paving.

City of San Antonio One Stop



October 12, 2022









Florence St





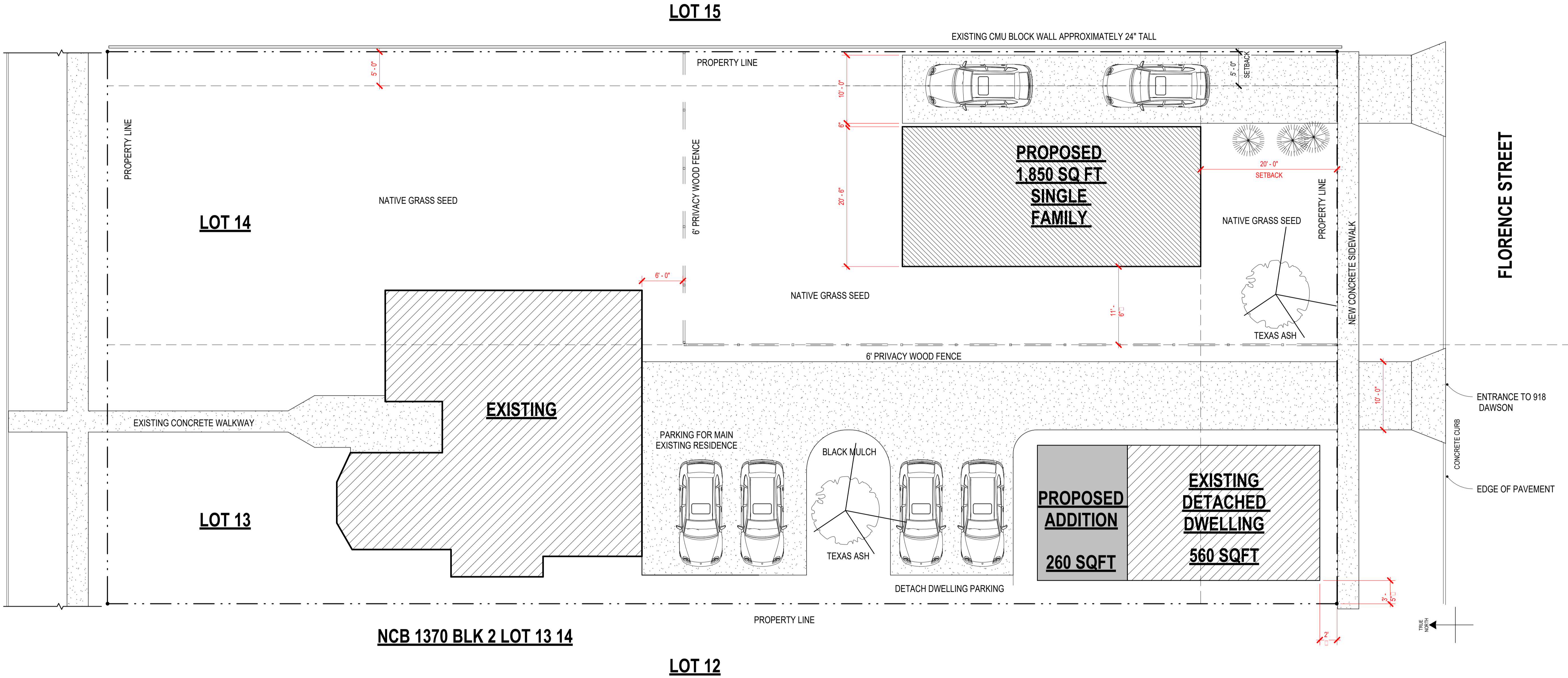




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USER: DJR

918 DAWSON STREET



1 SITE PLAN

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

REVISIONS		
No.	Description	Date

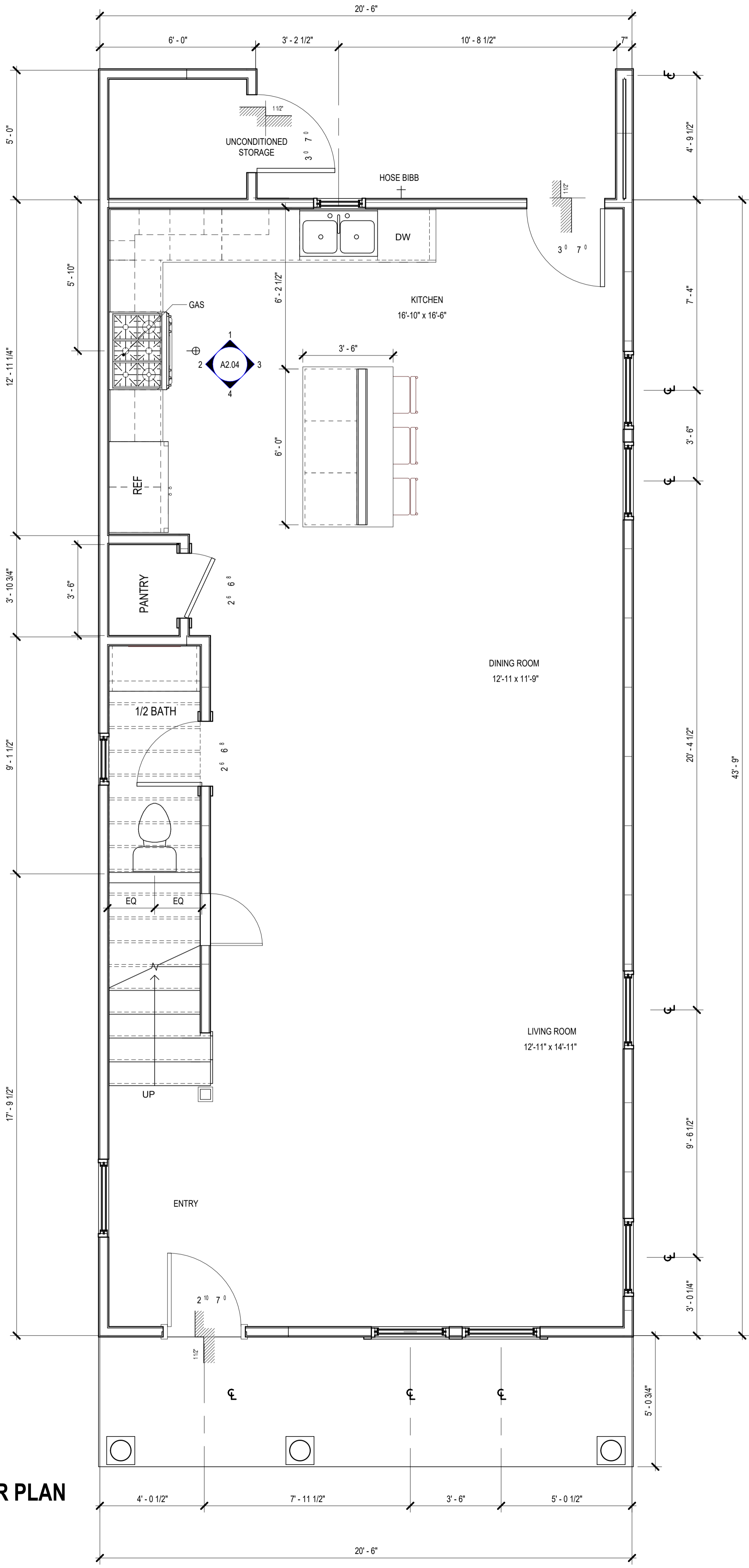
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DATE : 11/16/2022
DRAWN BY : JR
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USER: J.P.
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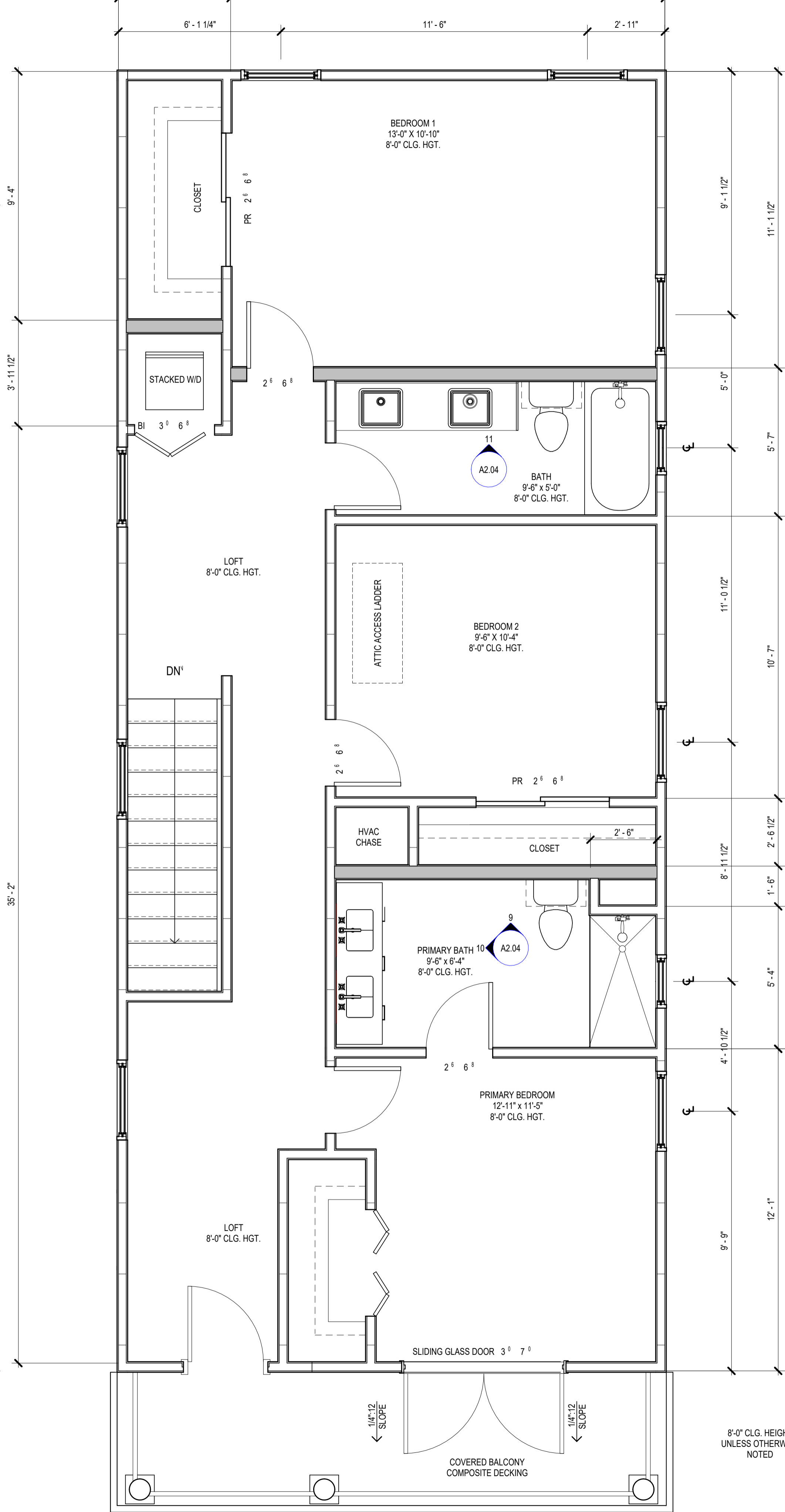
1 FIRST FLOOR PLAN

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



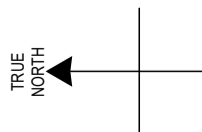
2 SECOND FLOOR PLAN

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



WALL LEGEND:

- 2X4 NON RATED PARTITION
- 2X6 NON RATED WALL
- 2x4 - 16" O.C. 1 HOUR RATED PARTITION
ASSEMBLY TYPE: UL DESIGN NO. V344
(TYPE X GYPSUM, MINERAL WOOL INSULATION, TYPE X GYPSUM SHEATHING)



REVISIONS		
No.	Description	Date

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DATE: 10/13/2022
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BLDG. NO.:

FLOOR PLANS

SHEET

A1.02

OWNERS PROJECT NUMBER:

CONSULTANT LOGO

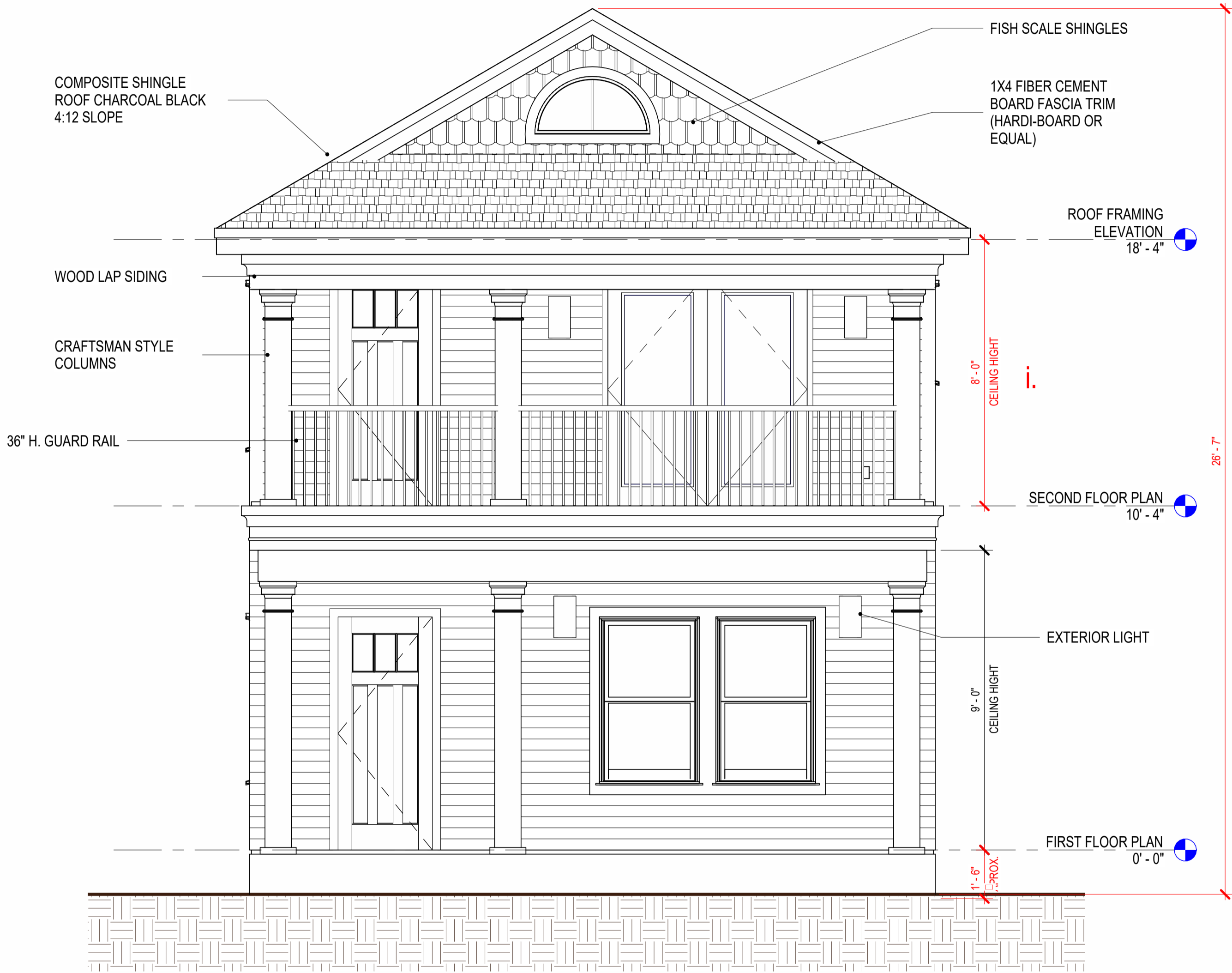
918 DAWSON SINGLE FAMILY 1,850 SQFT
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78202
REVIEW DRAWINGS

SEAL INSERTION

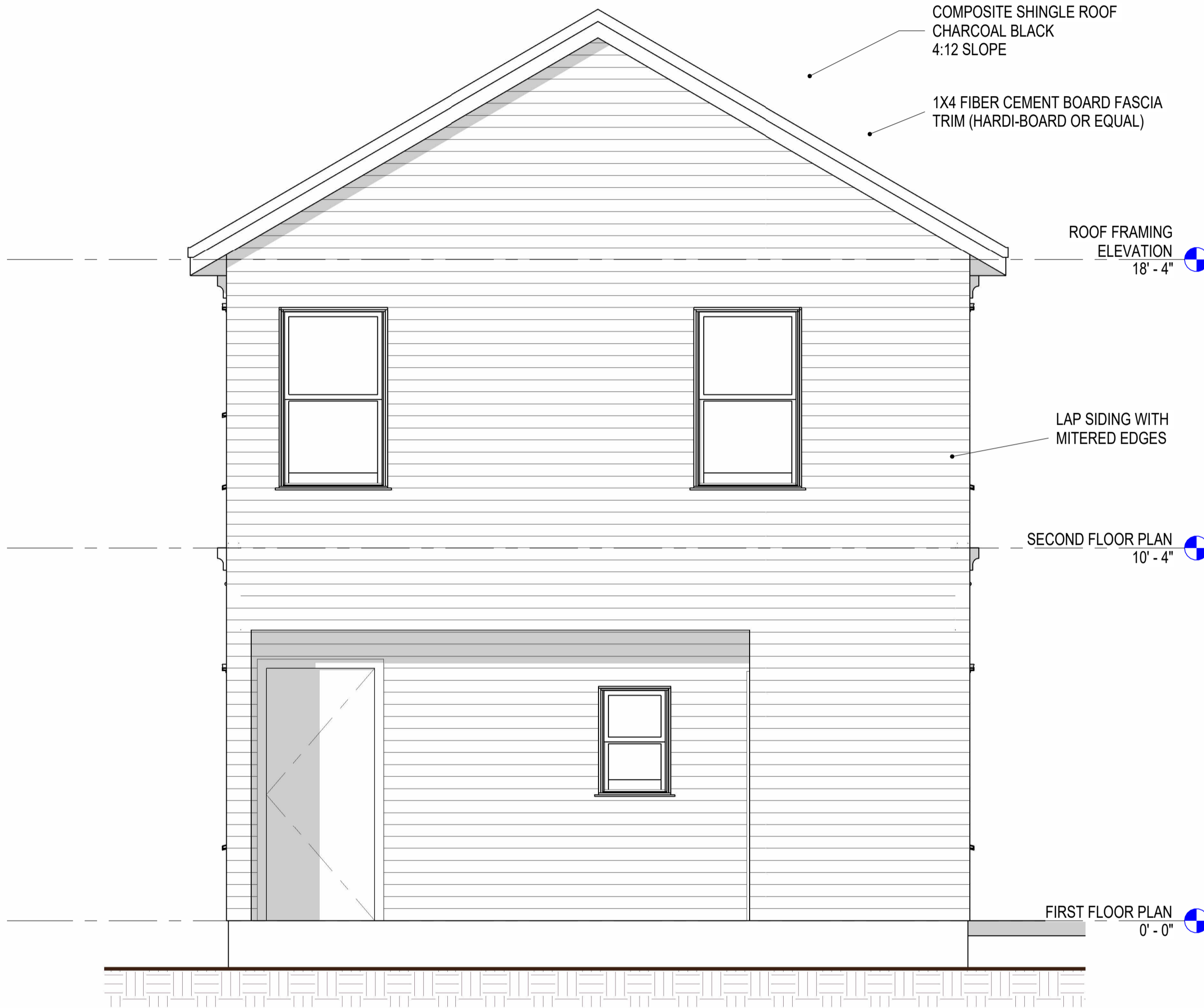


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USER: D.J.R.



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



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

REVISIONS		
No.	Description	Date

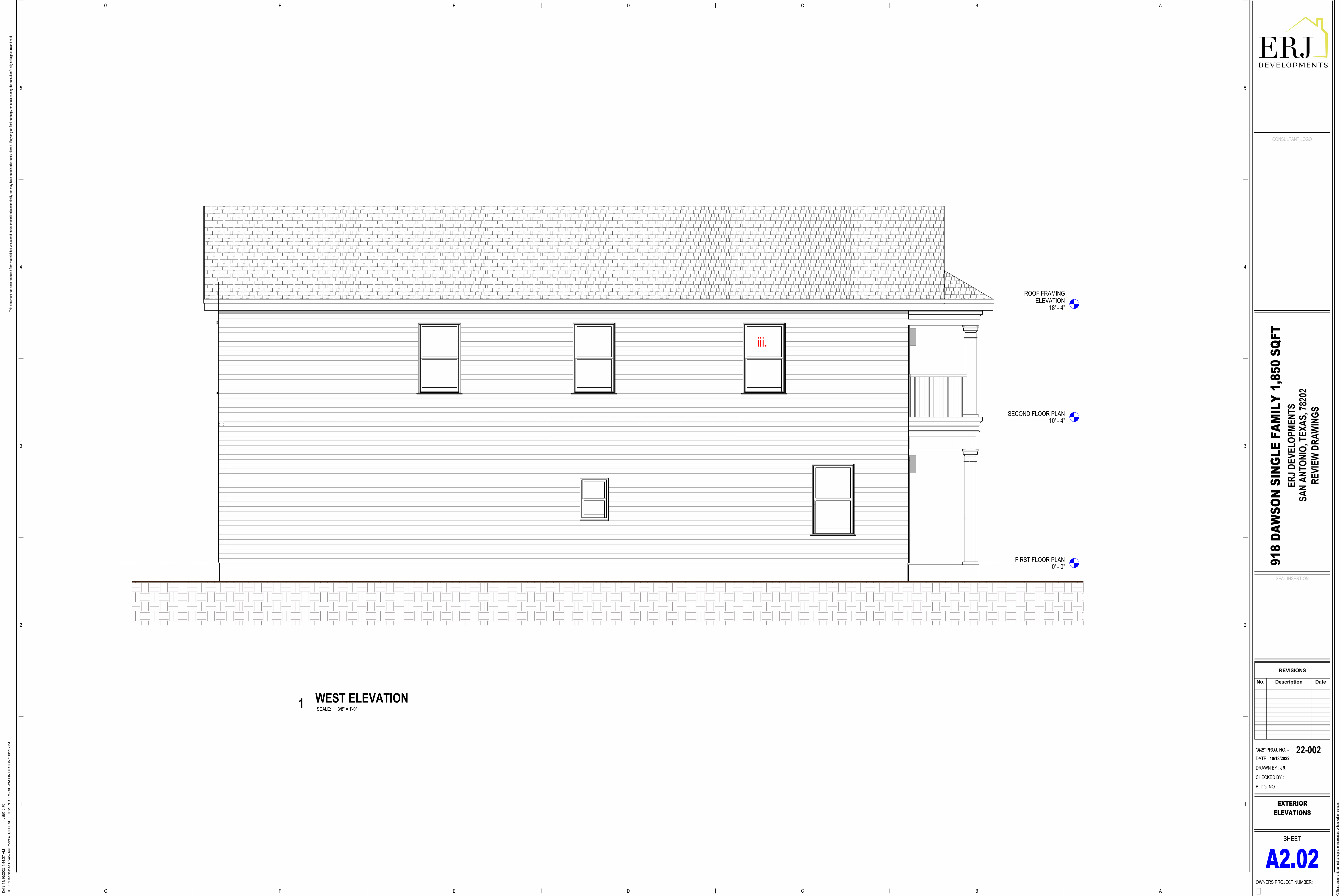
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DATE : 10/13/2022
DRAWN BY : JR
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BLDG. NO. :

EXTERIOR
ELEVATIONS

SHEET
A2.01

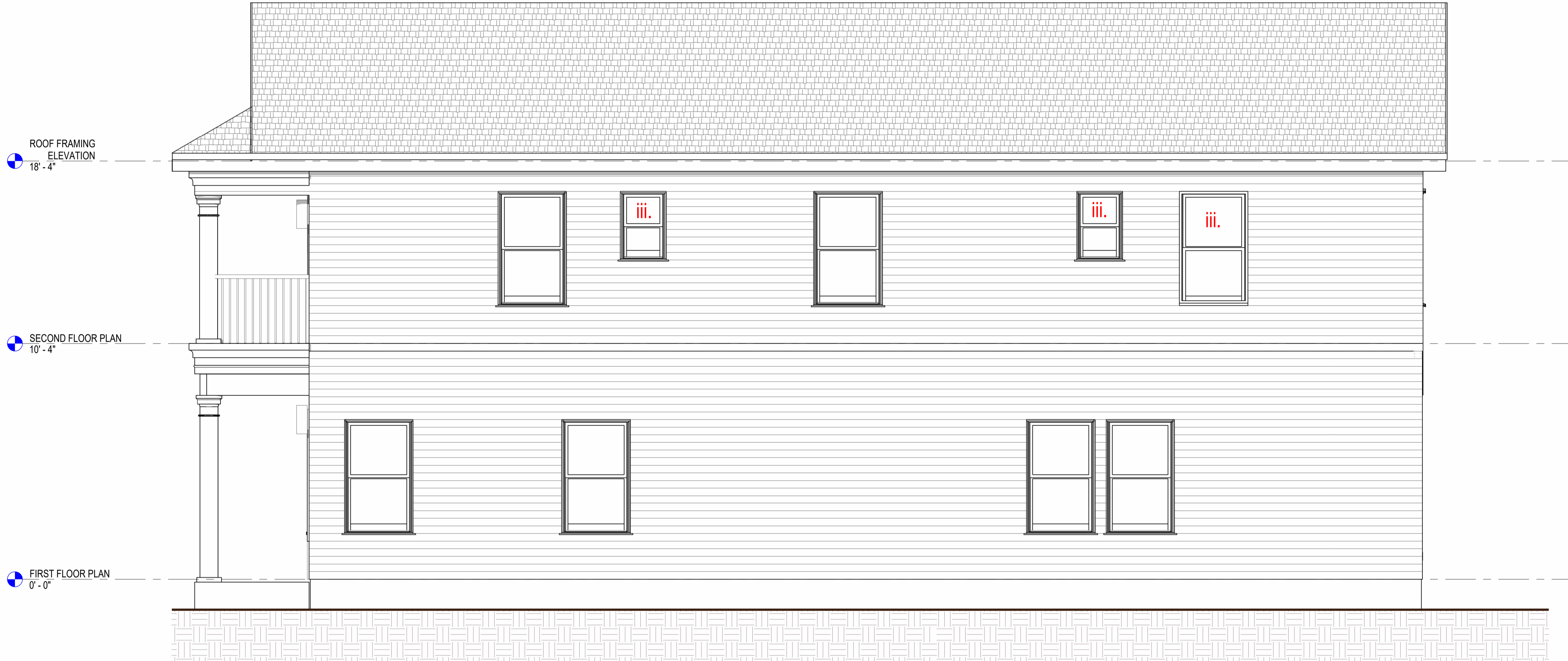
OWNERS PROJECT NUMBER:





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



CONSULTANT LOGO

918 DAWSON SINGLE FAMILY 1,850 SQFT
ERJ DEVELOPMENTS
SAN ANTONIO, TEXAS, 78202
REVIEW DRAWINGS

SEAL INSERTION

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - 22-002
DATE : 10/13/2022
DRAWN BY : JR
CHECKED BY :
BLDG. NO. :

EXTERIOR
ELEVATIONS

SHEET
A2.03

OWNERS PROJECT NUMBER:



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An architectural rendering of a two-story house. The house features a gabled roof with a small dormer window. The exterior walls are clad in horizontal siding. On the ground floor, there is a large window with multiple panes and a door with a small transom. The second floor has a balcony with a metal railing and a glass door leading out. The house is set against a plain, light-colored background.

JOSE@VILLARREALDESIGN.COM

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

DAWSON RESIDENCE ADDITION
918 DAWSON
SAN ANTONIO, TEXAS, 78223
REVIEW SET

SEAL INSERTION

REVISIONS

[illegible]

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DATE : 11/18/2021

DRAWN BY : JR

CHECKED BY :

BLDG. NO. :

COVER

SHEET

A0.01

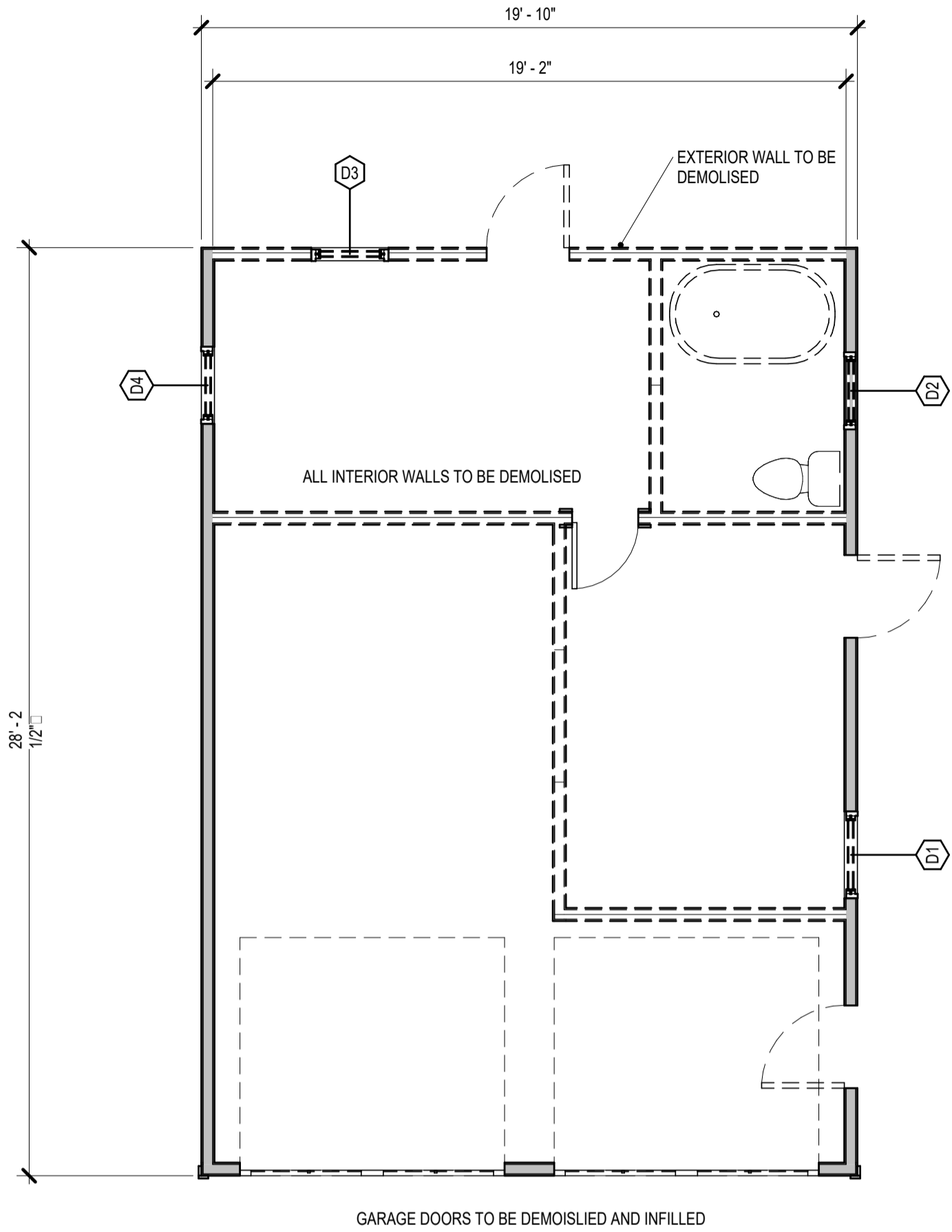
OWNERS PROJECT NUMBER:

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USER: J.Pruitt

DEMOLITION GENERAL NOTES:

- REFER TO NEW CONSTRUCTION PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- THE OWNER HAS THE RIGHT TO SALVAGE ANY AND ALL DEMOLISHED MATERIALS THAT ARE SCHEDULED FOR DEMOLITION BY THE CONTRACTOR.
- PRIOR TO START OF DEMOLITION, SECURE FROM THE OWNER A LIST OF ADDITIONAL EXISTING BUILDING COMPONENTS TO BE SALVAGED AND DELIVERED TO THE OWNER. EXERCISE SUFFICIENT CARE IN SALVAGE OPERATIONS SUCH THAT SALVAGED COMPONENTS ARE DELIVERED TO THE OWNER IN THEIR EXISTING CONDITION.
- CONTRACTOR SHALL PROPERLY REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS. ANY HAZARDOUS MATERIALS ARE TO BE PROPERLY REMOVED AND DISPOSED OF ACCORDING TO, OSHA, CITY, COUNTY, STATE AND FEDERAL GUIDELINES.
- WHERE M.E.P. ITEMS ARE REMOVED, REPAIR THE OPENING THRU WALLS, FLOORS, ROOFS, ETC. TO MATCH THE EXISTING SURROUNDING SURFACES.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, EQUIPMENT AND FURNITURE THAT IS TO BE LEFT IN PLACE.
- WHERE CEILINGS ARE REMOVED ALL ASSOCIATED ITEMS, SUCH AS LIGHTS, GRID, DIFFUSERS, SUSPENSION WIERS, ETC. SHALL ALSO BE REMOVED.
- ALL M.E.P. SYSTEMS AND MATERIALS THAT ARE ABANDONED SHALL BE REMOVED.
- THE GENERAL CONTRACTOR SHALL FURNISH AND MAINTAIN SATISFACTORY BARACADES AND OR OTHER SUITABLE BARRIERS AS REQUIRED TO PROVIDE PROTECTION TO THE PUBLIC AND WORKERS DURING ALL DEMOLITION ACTIVITIES.
- CUT, REMOVE, PATCH AND SEAL, AS REQUIRED, WALLS AND FLOORS FOR INSTALLATION OF PIPING, CONDUIT, DUCT WORK, ETC.
- ALL NON-REUSED, EXISTING ELECTRICAL CONDUCTORS ASSOCIATED WITH REMOVED AND/OR RELOCATED EQUIPMENT, DEVICES, FIXTURES, ETC., ARE TO BE REMOVED COMPLETELY BACK TO THE PANELBOARD OR NEXT OUTLET REMAINING IN SERVICE. REMOVE ALL CONDUIT TO BELOW FINISHED SURFACE AND PROVIDE BLANK COVER PLATE OR PROPERLY SEAL AS APPLICABLE. MAKE NECESSARY PROVISIONS TO MAINTAIN UNINTERRUPTED OPERATION OF REMAINING OUTLET DEVICES ON AFFECTED CIRCUITS.
- PROVIDE ALL NECESSARY JUNCTION BOXES, RACEWAY EXTENSIONS, CONDUCTORS, SUPPORTS, FASTENERS, TERMINATIONS, ETC. REQUIRED TO PROPERLY INSTALL NEW AND RELOCATED EQUIPMENT, DEVICES, FIXTURES ETC. PROVIDE CONCEALED RACEWAY WHENEVER POSSIBLE.
- SUPPORT ALL NEW AND RELOCATED LIGHTING FIXTURES FROM BUILDING STRUCTURES, NOT FROM CEILING SYSTEMS.
- RELOCATE EXISTING OUTLET BOXES, CONDUIT, CONDUCTORS, ETC. AS REQUIRED TO CLEAR NEW CONSTRUCTION OPENINGS CUT THRU WALLS, FLOORS, CEILINGS AND ROOFS, AND AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW SYSTEMS. ROUTE CONCEALED RACEWAY WHENEVER POSSIBLE.
- WHERE PARTITION REMOVAL EXPOSES EXISTING FACILITIES TO REMAIN, RELOCATED EXPOSED FACILITIES OR SERVICES, ROUTE CONCEALED RACEWAY WHENEVER POSSIBLE.
- REMOVE ALL FOUNDATION, SUPPORTS AND PADS SERVING REMOVED EQUIPMENT.
- COORDINATE REPAIRS OF ALL DAMAGED/UNFINISHED WALLS, FLOORS, CEILINGS AND ROOF SURFACES AND PENETRATIONS WITH ARCHITECT.
- PATCH, REPAIR AND/OR PREPARE ALL INTERIOR WALL SURFACES IN REMODELED AREAS TO RECEIVE NEW PAINT AND/OR OTHER FINISHES AS SCHEDULED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION EQUIPMENT AND FURNITURE THAT IS TO BE LEFT IN PLACE.
- ALL DEMOLITION ACTIVITIES MUST BE COORDINATED WITH THE CONSTRUCTION PHASING PLAN(S).
- SEE M.E.P. DEMOLITION PLAN(S) FOR ALL M.E.P. ITEMS. REF. STRUCTURAL DEMOLITION PLAN(S) FOR ALL STRUCTURAL ITEMS.
- SEE CIVIL DEMOLITION PLAN(S) FOR ALL SITE RELATED ITEMS.
- WHERE NEW PIPING, CONDUITS OR DUCTWORK PENETRATES EXISTING RATED WALLS, THE PENETRATIONS(S) SHALL BE SEALED AS REQUIRED TO MAINTAIN THE FIRE RATING OF THE CONDITION.
- ITEMS OR MATERIALS THAT ARE TO REMAIN, SHALL BE PATCHED, CLEANED, RUBBED, SANDED, FLOATED, ETC. TO A "LIKE NEW" CONDITION, AS TO MATCH ADJACENT NEW SCHEDULED MATERIALS.
- WHERE A WALL IS KEYED TO BE REMOVED, ALL ITEMS ASSOCIATED WITH THAT WALL SHALL ALSO BE REMOVED, SUCH AS, DOORS, WINDOWS, CABINETS, ETC.
- TOOTH IN MASONRY WHERE EXISTING MASONRY ABUTS NEW MASONRY IN THE SAME WALL PLANE. NEW MASONRY SHALL MATCH EXISTING COURSING AND BOND PATTERN.
- WHERE CEILING GRIDS AND TILES ARE TO BE REMOVED, THE CONTRACTOR SHALL REMOVE ANY BATT INSULATION THAT IS INSTALLED ABOVE THE EXISTING CEILING.
- REMOVE EXISTING ROOFING, ROOF FLASHING AND ROOF TOP EQUIPMENT AS REQUIRED FOR NEW CONSTRUCTION.
- WHERE MATERIALS ARE REMOVED FOR THE PURPOSE OF RELOCATION ELSEWHERE IN THE PROJECT, CONTRACTOR SHALL PROTECT MATERIALS FROM DAMAGE DURING TRANSIT TO NEW LOCATION AND SHALL PROPERLY STORE MATERIALS, IF REQUIRED, UNTIL INCORPORATED IN THE WORK.
- CONTRACTOR SHALL PATCH AND REPAIR AREAS WHERE TRENCHING WILL OCCUR THROUGH CONCRETE AND/OR ASPHALT SURFACES, CURBS, WALLS, ETC. THAT ARE TO REMAIN INTACT DURING DEMOLITION.
- CONCRETE SURFACES MUST BE CLEAN AND ROUGH. ALL OIL, DIRT, DEBRIS, PAINT AND UNSOUND CONCRETE MUST BE REMOVED. THE SURFACE MUST BE PREPARED MECHANICALLY USING A SCRABBLER, BUSH HAMMER, CHIPPING HAMMER, SHOTBLAST OR SCARIFIER, WHICH WILL GIVE A SURFACE A PROFILE OF A MINIMUM 1/8" (3 MM) AND EXPOSE THE COARSE AGGREGATE OF THE CONCRETE. THE FINAL STEP IN CLEANING, SHALL BE THE COMPLETE REMOVAL OF ALL DUST, DIRT AND RESIDUE BY PRESSURE WASHING AND/OR VACUUM. MINIMUM TOPPING DETH SHALL BE 1/2".
- PROVIDE SHORING, BRACING, AND SUPPORTS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT BEFORE CUTTING OR ALTERING ANY OPENING IN AN EXISTING LOAD BEARING OR NON-LOAD BEARING WALL, FOOTING, OR ROOF DECK.
- UNLESS OTHERWISE INDICATED ON THE STRUCTURAL OR ARCHITECTURAL DRAWINGS, PROVIDE TEMPORARY STEEL ANGLE MASONRY SUPPORT AT NEW OPENINGS CUT IN EXISTING MASONRY WALLS, WHETHER BEARING OR NON-BEARING, WITH MINIMUM 6" BEARING. REFER TO SHEETS A111 FOR NEW WORK.
- INSPECT FLOORS TO RECEIVE NEW FINISHES PRIOR TO BID. COMPLETELY REMOVE FLOOR FINISHES TO BE REPLACED UON. CLEAN AND PROPERLY PREPARE THE EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH MATERIAL. STRIP, PATCH, AND FILL TO PROVIDE A SMOOTH, DURABLE SURFACE FREE OF BURRS AND ADHESIVE AND SUITABLE FOR APPLICATION OF NEW FINISH MATERIAL. UNDER CUT OF DOORS TO ACCOMMODATE NEW FLOOR FINISH WHERE NEW FINISH IS THICKER THAN ORIGINAL FINISH.
- WHERE NEW CONCRETE OR TOPPING IS TO BE PLACED OVER EXISTING CONCRETE SLAB, ABRASDE EXISTING CONCRETE FINISH FOR BETTER BOND.



1 EXISTIN FLOOR PLAN

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

D1



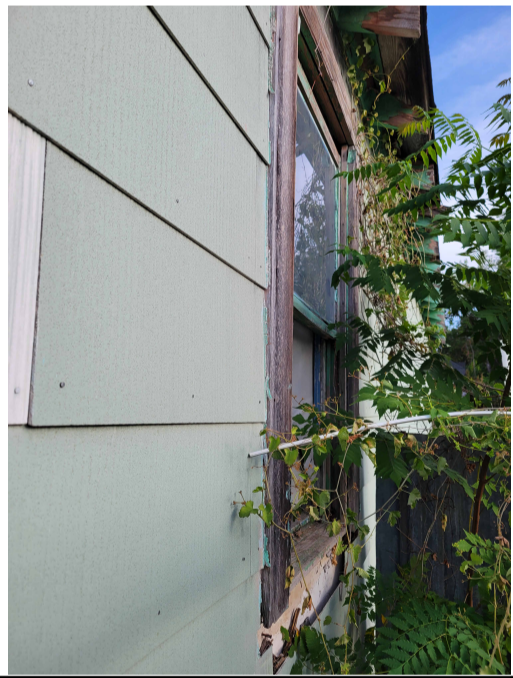
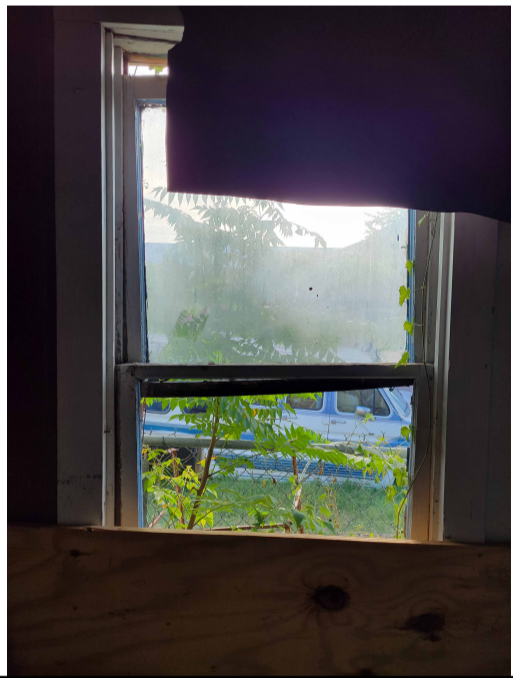
D2



D3



D4



WINDOW SCHEDULE								
Mark	TYPE	PHASE	WIDTH	HEIGHT	MATERIAL	SILL HEIGHT	HEAD HEIGHT	AREA
1	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
2	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
3	TRADITIONAL DOUBLE-HUNG	NEW	2' - 0"	3' - 0"	WOOD	3' - 8"	6' - 8"	6.00 SF
4	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
5	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
6	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
7	TRADITIONAL DOUBLE-HUNG	NEW	2' - 0"	3' - 0"	WOOD	3' - 8"	6' - 8"	6.00 SF
9	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
12	TRADITIONAL DOUBLE-HUNG	NEW	2' - 0"	3' - 0"	WOOD	3' - 8"	6' - 8"	6.00 SF
13	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
14	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
15	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
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17	TRADITIONAL DOUBLE-HUNG	NEW	3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
18	TRADITIONAL DOUBLE-HUNG	NEW	2' - 0"	4' - 0"	WOOD	2' - 8"	6' - 8"	8.00 SF
19	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
20	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
21	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	1' - 8"	6' - 8"	15.00 SF
D1	EXISTING	DEMOLISED	2' - 7 1/2"	4' - 1"	WOOD	3' - 0"	7' - 1"	10.72 SF
D2	EXISTING	DEMOLISED	2' - 4"	2' - 10"	WOOD	4' - 3"	7' - 1"	6.61 SF
D3	EXISTING	DEMOLISED	2' - 4"	4' - 5"	WOOD	2' - 8"	7' - 1"	10.31 SF
D4	EXISTING	DEMOLISED	2' - 4"	4' - 5"	WOOD	2' - 8"	7' - 1"	10.31 SF
273.94 SF								

REVISIONS		
No.	Description	Date

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DATE : 11/18/2022
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DEMOLITION PLAN /
WINDOW SCHEDULE

SHEET

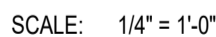
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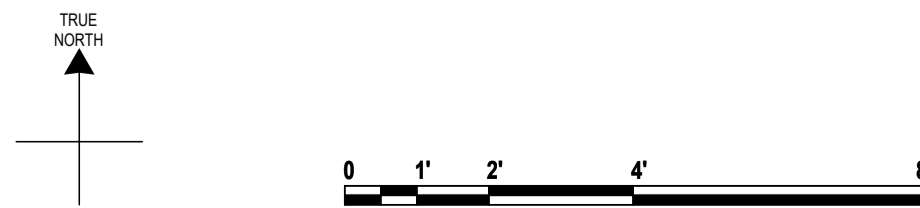
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OWNERS PROJECT NUMBER



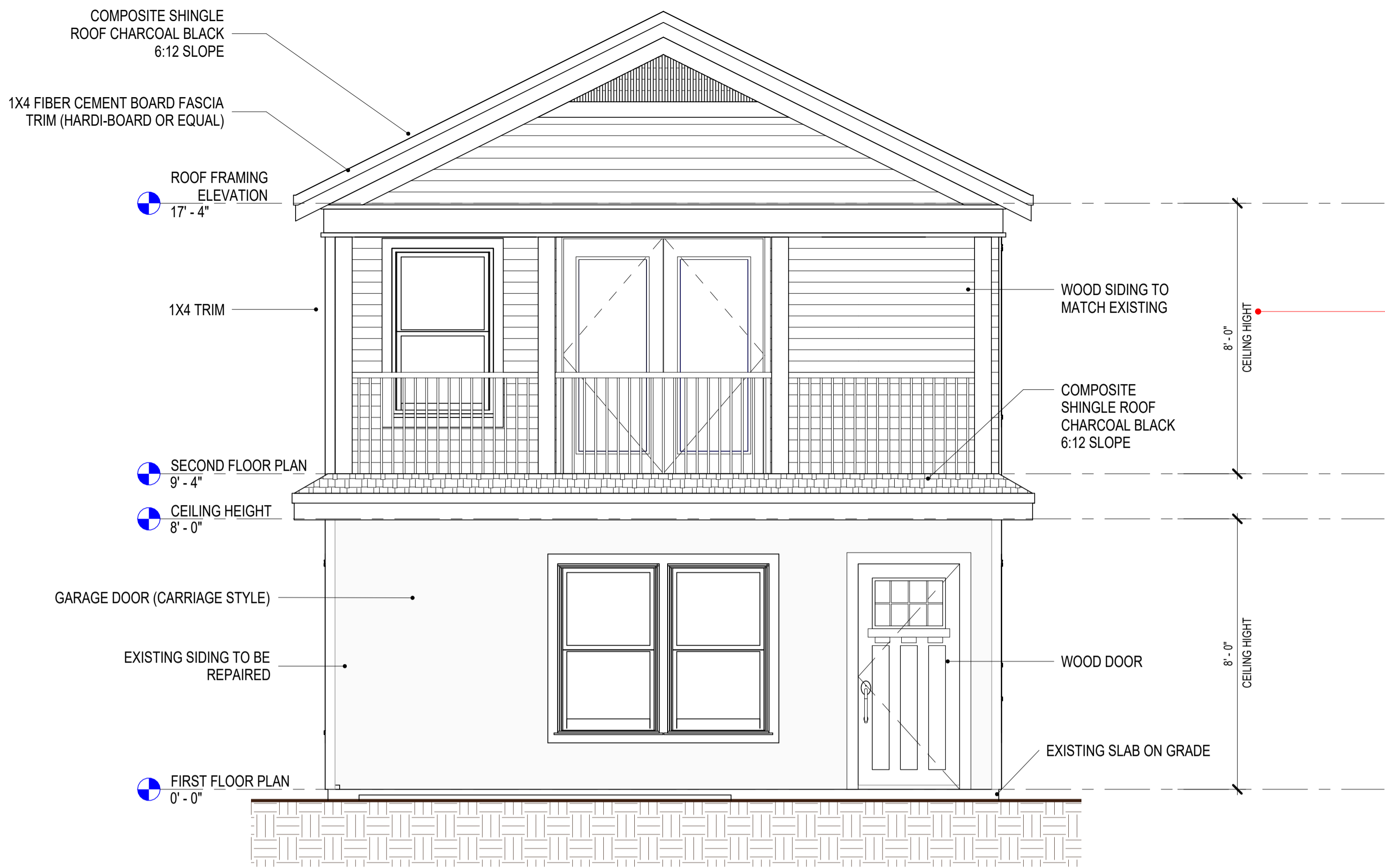
8'-0" CLG. HEIGHT UNLESS
OTHERWISE NOTED

TOTAL CONDITIONED AREA: 1,320 SQFT

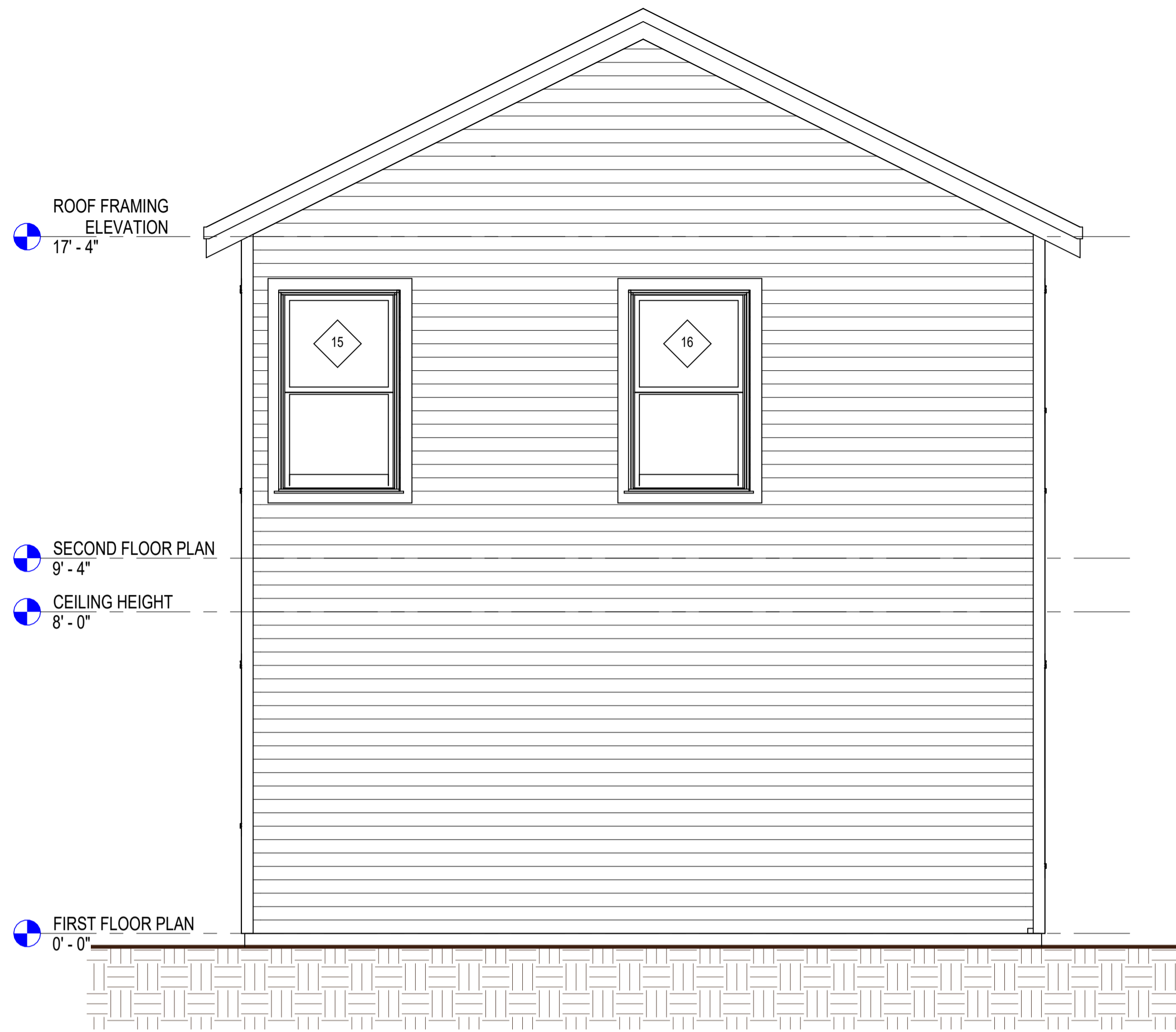


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USER: J.P.R.



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



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



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

REVISIONS		
No.	Description	Date

"A/E" PROJ. NO. - 22-010
DATE : 11/18/2022
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EXTERIOR
ELEVATIONS

SHEET
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USER: J.P.R.



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

REVISIONS		
No.	Description	Date

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DATE : 11/18/2022
DRAWN BY : JR
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BLDG. NO. :

EXTERIOR
ELEVATIONS

SHEET
A2.02

OWNERS PROJECT NUMBER:

