

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
8/24/2016
TDM/BIM**



Location: 1301 South Spring Street
Applicant: Dan Rhoda / Rock Capital Group, LLC for Matthew & Elizabeth Mentgen
Permit Types: Certificate of Appropriateness and Conditional Use Permit

Project Description: This application is for a Certificate of Appropriateness to allow the construction of a new, two-story apartment building and a Conditional Use permit to use the property as a multi-family residential dwelling with five units.

The approximately 4,000 square foot structure will mostly be covered with Hardie (or similar) board-and-batten style siding with some horizontal wood siding under roof overhangs. Each unit will have balconies or porches with horizontal wood railings. The standing seam metal roof will include a solar array on the south-facing portion on the side of the structure. Five parking spaces will be constructed with access from the alley. An above-ground corrugated metal cistern will collect water from the roof for landscape irrigation, and the trash and recycling bins will be located behind a horizontal wood fence screening the parking area from 13th Street. Windows will be mostly double-hung composite with some undivided windows near the northwest corner.

Historic Significance: The southeast corner of Thirteenth and Spring was originally developed with a two-story furniture repair shop, which later became a house and then a community center. Over the first half of the Twentieth Century, this quarter block became a dense cluster of small single- and two-family dwellings, likely as segregated housing based on historic map labels placed on the community center. All of the structures were razed in the 1950s, possibly as part of Little Rock's aggressive urban renewal program. The large parcel sat vacant until 2000 when the National Register-listed Compton-Wood House (sometimes called the "doll house") was moved to 1305 Spring from 800 High Street (now Martin Luther King, Jr. Drive). The property is located in the Governor's Mansion Historic District. The current owners acquired it in 2000.

Previous Action: No permits have been issued to date at 1301 Spring. The Commission approved relocating 800 High Street to 1305 Spring in 2000.

Zoning: This property is located in Zone "M". This residential zone comprises most of the Mansion Area.

Review Standards for Certificates of Appropriateness:

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (b)A Certificate of Appropriateness shall ... be required for the erection of any new structure ...Applications for new construction requiring Commission approval will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work’s appropriateness in historical style in the context of adjoining or neighboring structures; and its consistency with the goals of the Commission’s Master Plan and Standards.

Staff finds the proposal constitutes a request to erect a new structure and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ... new construction, shall be evaluated according to the applicable Design Standards.

The Commission shall consider the staff report along with other evidence presented at the hearing. The Commission shall not be bound by the recommendations of the report.

The Commission may issue the permit(s) if it finds the proposal to be substantially consistent with the Master Plan. In reviewing the application, the Commissioners shall consider the application and base their decision upon the report of the Staff, the recommendations of the Design Review Committee, advice from Advisory Committees, impact of the proposal on the property, neighboring properties, the District as a whole, and the goals of the Master Plan and the evidence or testimony presented by the Applicants and other interested parties at the public hearing.

Staff finds the proposal should be evaluated using the General Standards, the Mansion Area Design Standards, and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone "M"

Minimum front yard setback = 25 feet, landscaped, no parking (or 15’ if historic precedent exists on the block)
Minimum side yard setback =10% of lot’s average width, but never less than 5 feet from an adjoining property
Staff finds the proposed 25' front yard, 5' north side, and 6'-6" south side setbacks are consistent with these requirements.

Minimum rear yard setback = 25 feet
Staff finds the proposed 25 ft setback is NOT consistent with this requirement. The site plan indicates a rear yard setback of 23'-6", or 18" short of the 25' minimum.

Maximum floor-to-area ratio = 1.5 : 1
Maximum building height = Lesser of 2.5 stories or 35 feet
The proposed building area is approximately 4,000 square feet for a F.A.R. of 0.6:1, well below the allowed 1.5:1. The height will be 31'.

Capitol Zoning General Standards, Definitions

Setback ... The Commission, with review, may reduce a required setback by 25% in cases where a lot is smaller than what is typical for the Area, is not accessible from an alley, or is otherwise irregular due to its shape or platting.
Staff finds the 50'x140' lot to be typical for the area, is accessible from the alley, and is not irregular due to shape or platting. Therefore, staff finds the rear yard setback should not be reduced.

Mansion Area Design Standards, Design Standards for New Construction

Policy: Creative new construction that is compatible with the historic character of the neighborhood is strongly encouraged. New buildings need not imitate older styles, and designs that contrast with the existing context simply for the sake of being different are discouraged.

Staff finds the proposal is consistent with this policy. Staff believes that the board and batten siding, general shape and massing, and siting are compatible with the historic character of the neighborhood without imitating older styles.

M1. Respect historic development patterns.

- Site a new building such that is arranged on its site in a way similar to historic buildings in the area. This includes consideration of building setbacks and open space.

M2. Maintain the traditional character of alleys.

- Maintain the traditional character and scale of an alley by locating buildings and fences along the alley edges to maintain the narrow width.

Staff finds the proposal to be mostly consistent with these standards. The inclusion of an open parking pad at the rear does not 'maintain the narrow width' of the alley as standard M2 calls for, but including parking in that location does eliminate the need for curb cuts, driveways, and other visual clutter.

M3. Locate a new building within the range of setbacks seen traditionally in the block.

- These include front, side, and rear yard setbacks.

M4. Provide a front yard similar in depth to neighboring properties.

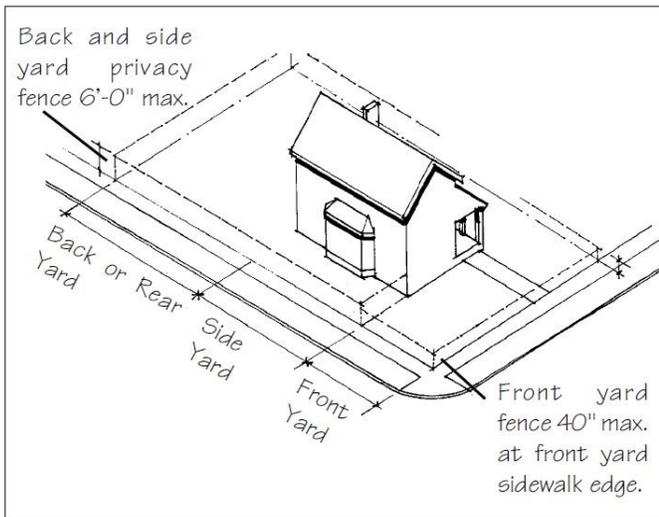
M5. Minimize the amount of hard surface paving for patios, terraces and driveways.

- A grass lawn should be the dominant material of a front yard.

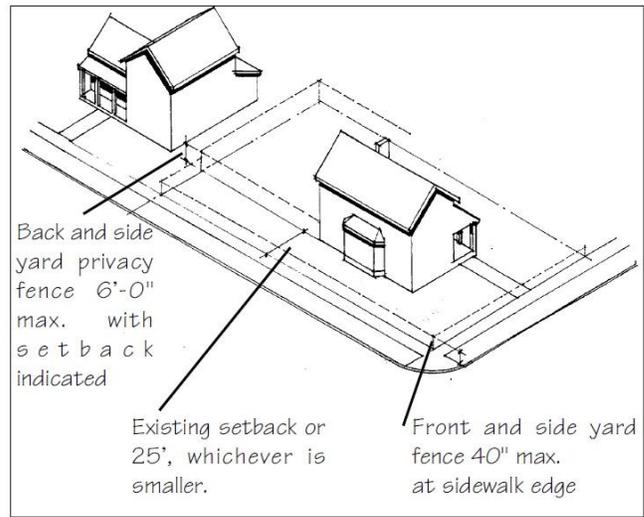
Staff finds the proposal to be consistent with these standards.

M6. If it is to be used, a fence should be in character with those seen historically.

- A fence that defines a front yard is usually low to the ground; less than 40 inches.
- Transparent elements, such as wood picket or wrought iron, are appropriate.
- Privacy fences may be used in back yards and along alleys.
- Chain link and solid "stockade" fences are discouraged in front and side yards when they face the street.
- Contemporary interpretations of traditional fences should be compatible with the historic context.
- Note that using no fencing at all is often the best approach.
- See also the standards on fences as found in the Rehabilitation Standards for Historic Properties.



Fence setback requirements for residence.



Fence height and setback requirements for a corner residential lot with an adjacent residence.

Staff finds the proposal to be mostly consistent with these standards. Because there is no adjacent residence, the fence proposed for screening the trash cans between the parking area and 13th Street is in the rear yard as shown in the Design Standards diagram on the left and therefore can be up to 6' tall. The proposal to use stained horizontal boards is not an exact copy of traditional privacy fences, but the texture and materials are in character with those seen historically. Similarly, the fence proposed for screening the HVAC units on the south side of the building is consistent with these standards.

M7. Provide a progression of public-to-private spaces when planning a new structure.

- This includes a sequence of experiences, beginning with the "public" sidewalk, proceeding to a "semipublic" walkway, to a "semiprivate" porch or entry feature and ending in the "private" spaces beyond.
- Provide a walkway running perpendicular from the street to the front entry.
- Multi-family housing should address the street in a manner similar to that of traditional single family residences.

M8. Orient the front of a primary structure to the street.

- The building should be positioned parallel to the lot lines, maintaining the traditional grid pattern of the block.

M9. Orient the primary entry of a building to the street.

- In some cases, the front door itself is positioned perpendicular to the street. In addition to the front door the entry should be clearly defined with a walkway and porch that also orients to the street.

M10. Clearly define the primary entrance by using a front porch.

- The front porch should be "functional" in that it is used as a means of access to the entry.

M11. Construct a new building to appear similar in mass and scale to single-family residences seen historically.

- Provide a porch that is similar to those seen traditionally.
- Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

M13. The primary plane of the front should not appear taller than those of typical historic structures in the neighborhood.

- No building may exceed two and one-half stories in height.

M14. Design a new building to appear similar in width to that of nearby single-family structures

- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the historic context

Staff finds the proposal to be generally consistent with these standards. Long two-story buildings are not common in the neighborhood, but the design of the proposed structure breaks up the 91'-6"-long 13th Street face into smaller sections, and the width of the 38'-6" Spring Street face is similar to others seen traditionally.

M15. Use building forms that are similar to those seen traditionally.

- Simple rectangular solids are appropriate.

M16. Use roof forms that appear similar to those seen traditionally.

- Sloping roofs such as gable and hip forms are appropriate. The pitch should be similar to those of historic buildings in the area.
- The primary ridge line of a residential roof should not exceed the historic maximum for the block.
- Eave depths should be similar to those seen traditionally in the neighborhood.
- *Staff finds the proposal to be generally consistent with these standards.*

M17. Roof materials should appear similar in character to those used historically.

- The material should appear similar in scale and finish to those used traditionally. It should be of earth tones and have a matte, non-reflective finish.
 - Composition shingles are appropriate. Tile, slate and metal may also be considered.
 - Rolled roofing, glossy plastic and other highly reflective finishes are inappropriate.
- (see condition below regarding roof finish)*

M18. Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the area.

- Large surfaces of glass are generally inappropriate. Divide large glass surfaces into a smaller set of windows that are similar to those seen traditionally.

M19. Use building materials that appear similar to those used traditionally.

- Horizontal lap siding is preferred in most applications.

M20. New materials that are similar in character to traditional ones may be considered.

- Alternative materials should appear similar in scale, texture and finish to those used historically. They also should have a proven durability in similar applications.
- For example, synthetic siding may be considered for a *new* building if the dimension of the exposed lap is similar to that used historically, and the finish, texture and trim elements are also in character.

M21. Use building materials that contribute to the traditional sense of scale of the block.

Staff finds the proposal to be generally consistent with these standards. The use of Hardie board-and-batten siding differs from the traditional wood lap siding for main houses, but it is similar to the siding found on many accessory structures throughout the District. While out of the District, the material echoes the siding on the upper level of the Herron-Horton residence and studio immediately to the north and to the closest portion of the Refrigeration & Electric Supply Company's building to the northwest. Furthermore, the vertically-oriented siding will be compatible with the tall Compton-Wood House immediately to the south.

M23. The imitation of older historic styles is discouraged.

- One should not replicate historic styles because this blurs the distinction between old and new buildings, as well as making it more difficult to visually interpret the architectural evolution of the district.
- Drawing upon elements of a traditional style in a manner that will convey a new building as being of its own time while maintaining a sense of compatibility with the historic context, however, is encouraged.

M24. Contemporary interpretations of traditional details are encouraged.

- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.

M25. Windows should appear similar in character to those of historic buildings in the area.

- Windows on primary facades should be similar in size and shape to those seen traditionally.

M26. Windows with vertical emphasis are encouraged on primary facades.

- A general rule is that the height of the window should be twice the dimension of the width in most residential contexts.

M27. Frame windows in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional depth and trim are preferred.
- However, other materials may be considered if the appearance is similar to that of the historically significant wood window in dimension, profile and finish.
- Windows should be trimmed in wood. This trim must have a dimension similar to that used historically.

M28. Windows should be simple in shape.

M29. Dormers should be in scale with those used traditionally in the area.

- Dormers should be subordinate to the roof itself, and lower than the ridge line.

Staff finds the proposal to be consistent with these standards.

Mansion Area Master Plan, Planning & Design Goals

1. To ... promote new infill housing development ...
3. To create an improved image and stronger sense of identity.
4. To continue to develop a more family-friendly environment for residents and visitors alike.

Mansion Area Master Plan, Urban Design Goals

1. To preserve the character of the Mansion Area neighborhood ...
3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal to be generally consistent with these goals.

Review Criteria for Conditional Use Permits:

Capitol Zoning District Commission Rule, Section 2-105. C.2.The Commission may grant Conditional Use Permits to permit a use of land not permitted by right under the zoning applicable thereto, provided that the conditional use in question is permitted for that land under the Master Plan ...

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan ...

Staff finds the proposal should be evaluated using the General Standards and the Mansion Area Master Plan.

Capitol Zoning General Standards, Zoning Requirements for the Capitol Zoning District

Zone “M”, Residential

Permitted uses— single family; two family residential

Conditional uses – multi-family residential...

Staff finds the proposal to be consistent with this requirement. "Multi-family" is allowed as a conditional use in Zone M.

Minimum lot area per dwelling unit = 2,500 square feet / 1 D.U. or 1,200 sq. ft / DU with review
Staff finds this 50'x100' lot is 7,000 square feet in area. The proposed 5-unit apartment building will result in 1,400 square feet of lot available per dwelling unit, necessitating Commission review.

Capitol Zoning General Standards, *Parking / Loading Requirements for the Capitol Zoning District*

P1. Requirement

There shall be provided for each use in any zone the number of off street parking spaces required for that use ...

P14. Required parking spaces by use

4.) Residential (multi-family dwelling) = 1 space per 1 bedroom unit or 1.5 spaces per 2 bedroom unit or more.

Staff finds the proposal is consistent with this requirement. The structure contains five dwelling units (four one-bedrooms and one two-bedroom), so the parking rules require 5.5 off-street spaces. The agency has traditionally rounded down parking figures to the nearest whole number. The proposed site plan indicates five spaces will be provided on site.

Mansion Area Master Plan, *Planning & Design Goals*

1. To revitalize existing housing, to promote new infill housing development and promote diversity among residents

Enhancing the social and economic diversity of the neighborhood is very important to many area residents.

2. To rehabilitate dilapidated historic structures in and around the neighborhood

Protecting the environs of the Governor's Mansion is the primary charge of the CZDC; therefore, the rehabilitation of dilapidated and neglected historic structures is an important goal.

3. To create an improved image and stronger sense of identity

Neighborhood residents already feel a strong sense of identity but wish this image to extend throughout the community of Little Rock.

4. To continue to develop a more family-friendly environment for residents and visitors alike

Providing such elements as landscaping, period lights, trails, parks and medians might help to accomplish this goal.

5. To establish new and to better define existing gateways into the neighborhood

Letting pedestrians know when they enter and leave the character areas of the Governor's Mansion neighborhood is very important to residents.

6. To create a mixture of uses throughout the neighborhood

Providing convenient neighborhood services is vital to the long-term success of any community.

Staff finds the proposal to be consistent with these goals. The proposed use will provide more activity in an area dominated by large commercial land uses to the north, improve the streetscape along Spring and 13th Streets, provide more housing options for residents, and put a long-vacant parcel of land back into service.

Mansion Area Master Plan, *Urban Design Goals*

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings

The preservation and restoration of significant buildings in the Mansion Area, as well as the preservation of the overall character of the Mansion Area, is the primary goal of this plan.

2. To enhance the pedestrian experience throughout the commercial areas

Streets should be places that are active with pedestrians, where walking is a pleasant experience. The automobile should appear subordinate to other uses. Therefore, parking and circulation requirements should be accommodated in a manner that supports the desired uses for the neighborhood.

3. To establish a sense of visual continuity within the Mansion Area neighborhood

A theme to visually unify the neighborhood is needed. Landscaping should help establish a sense of visual continuity in the area. It should include places for outdoor activities, including plazas and courtyards, as well as visual accents that give identity to individual blocks.

4. To promote commercial land uses along Broadway and Main Street that complement the residential neighborhood

An important goal for the Mansion Area is to promote a mix of uses that will support a lively neighborhood. ...

5. To accommodate the need for commercial uses along both Broadway and Main Streets, heavily traveled transportation corridors, while preserving the residential character of the remaining portions of the neighborhood

Staff finds the proposal to be consistent with these goals. The neighborhood developed with a mixture of uses and structures, including small apartment buildings built alongside single-family residential structures.

Mansion Area Master Plan, Recommendations for Automobile Circulation

Traffic impacts on the neighborhood should be minimized to the greatest extent possible... Other techniques which contribute to traffic calming, such as on-street parking, should also be considered.

Staff finds the proposal to be consistent with these recommendations.

Mansion Area Master Plan, Recommendations for Parking

- Encourage area residents to develop off-street parking when undertaking rehabilitation or new construction projects.
- Zoning standards that require locating parking away from the street edge should be enforced ...

Staff finds the proposal to be consistent with these recommendations.

Neighborhood Reaction: None to date.

Proposed Findings of Fact: Based on the Master Plan and materials submitted by the applicant, staff finds that:

- 1) This application represents a request to construct a new primary structure and use the property as multi-family residential, and cannot be permitted at the staff level;
- 2) The findings made above are incorporated herein;
- 3) The proposed structure:
 - a. is two stories tall and generally rectangular in shape;
 - b. incorporates a covered front porch and primary entrance oriented toward the street;
 - c. utilizes vertical board-and-batten cementitious fiberboard siding;
 - d. has a sloped standing seam metal roof with an unspecified finish;
 - e. features vertically-oriented, rectangular windows with synthetic frames;
 - f. includes solar panels on the south-facing portion of the roof largely not visible from adjacent streets; and
 - g. will be located on a 50'x140' lot, with a 25' front yard setback, a 23'-6" rear yard setback, a 5' setback on the north side, and a 6'-6" setback on the south side;
- 4) The proposed lot adjoins a platted alley and is of a typical size and layout for the area;
- 5) The proposed use as Multi-family residential is allowed as conditional use at 1301 Spring;
- 6) The proposed structure will contain four one-bedroom dwelling units and one two-bedroom unit;
- 7) The property is surrounded by a variety of uses and is located less than three blocks from Main Street;
- 8) The proposal includes five off-street parking spaces.

Proposed Conclusions of Law: Based on the findings above, staff concludes:

- 1) The proposal is consistent with Design Standards for new construction;
- 2) The proposal is substantially consistent with the Mansion Area Master Plan;
- 3) The proposal is substantially consistent with the requirements for approving a Certificate of Appropriateness. (cf. CZDC Rule, Sec. 2-105. C.1.e);
- 4) The requirement for 5.5 off-street parking spaces should be reduced to 5;
- 5) The proposed use is consistent with the Mansion Area Master Plan's Land Use recommendations, Planning & Design Goals, and Urban Design Goals;
- 6) The proposed use is consistent with the requirements for approving a Conditional Use permit.

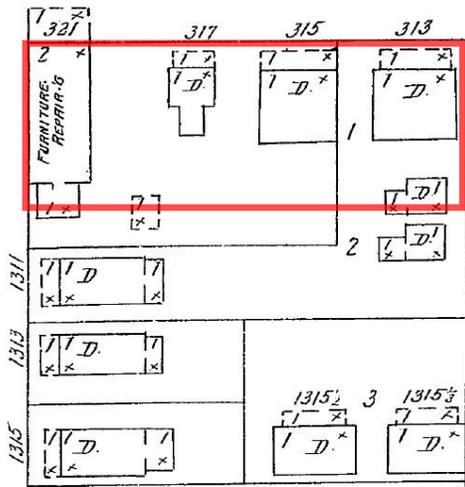
Staff Recommendation: Based on the above conclusions, staff recommends **approval** of the application with the following conditions:

- 1) That all state and city codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times;
- 3) That a site plan showing rear setback of 25' be presented prior to staff issuing the permits; and
- 4) That a matte, non-metallic roof finish proposal be submitted prior to staff issuing the permits.

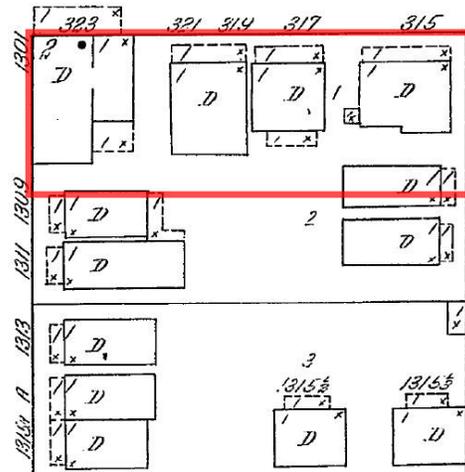
Design Review Committee recommendation: The committee voted 3-1 to recommend **approval**. The dissenter expressed the viewpoint that the roof material should be composite shingles instead of standing-seam metal. The applicants said that budget constraints might ultimately compel them to use shingles but that they prefer to use metal if possible. Members discussed the location and screening of the trash receptacles and HVAC equipment. Members also discussed the importance of focusing on details for a building of this size in this location- exact dimensions of boards and battens, how corners will be handled, window trim, gutter and downspout layout, etc. They did not elevate any of the issues to the level of recommending them as conditions, but they encouraged the applicants to work on those details instead of asking contractors to develop them as they build.

Mansion Area Advisory Committee recommendation: The committee voted 12-3 to recommend approval. The committee discussed the roof material choice and whether standing seam metal complied with Design Standard M17. Members noted that several historic homes in the area had standing seam metal roofs- the Garland-Mitchell House, the Rozelle-Murphy House, 904 Scott, etc. Members also noted that the Commission had previously approved a metal roof for new construction at 1301 Arch. The committee discussed whether the shape and scale of the proposed structure detracted from the house next door at 1305 Spring. During the public comment period, nearby property owners expressed concern about the visibility of the solar panels, the density of the development, the potential for increased parking pressure on the street, and the location of the waste bins. The applicants addressed the solar panels by noting that they would only be installed on the south-facing roof partially concealed behind the front portion of the building and that 1305 Spring would serve to block views, and they noted that the waste bins would be located behind a fence that would also serve to screen the parking area from 13th Street. Staff noted that the number of units proposed was allowed by the zoning density rules; that the number of off-street parking spaces was adequate to meet the parking rules; and that even though the Design Standards are silent on solar panels for new construction, the proposed solar installation would be compliant with the Rehabilitation Standards were this a pre-existing historic property.

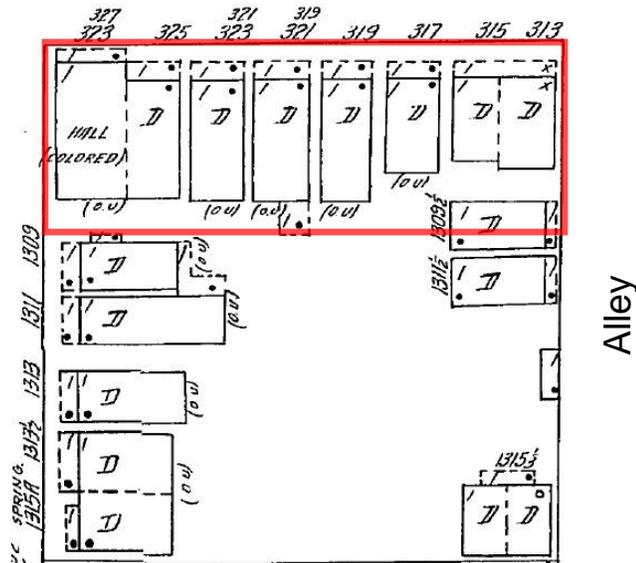
Details from Sanborn Fire Insurance Co. Maps



1897



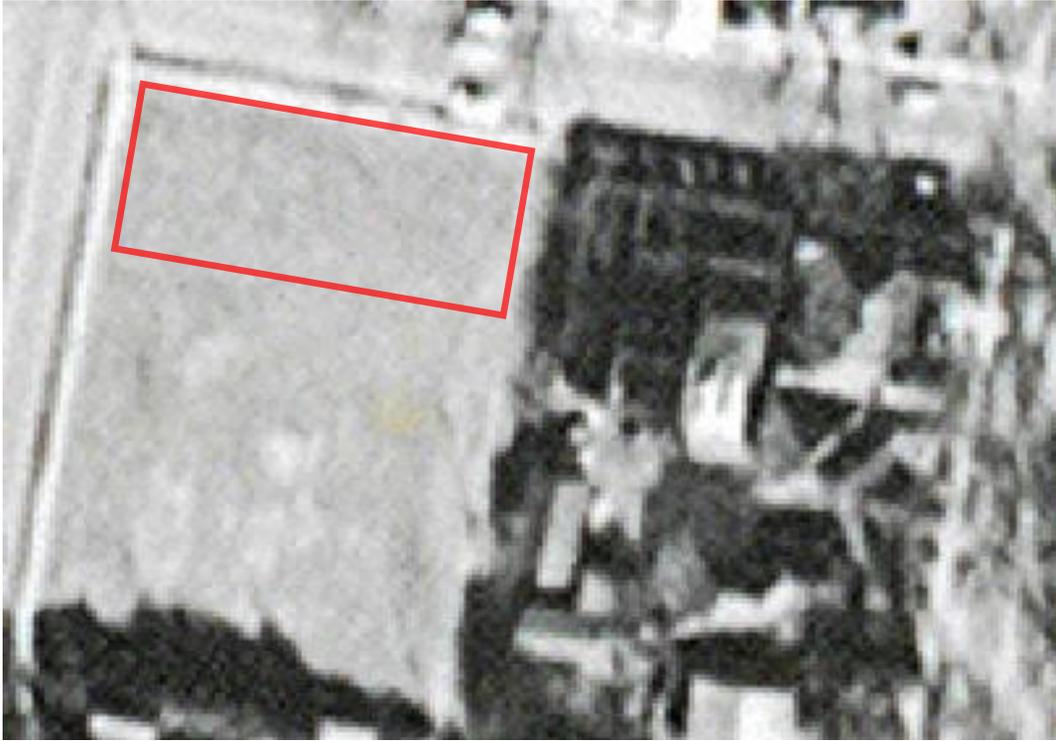
1913



1950

The northwest quadrant of the block contained various dense arrangements of small single- and two-family structures from the late 1800s through the middle of the 20th century. The lot where 1301 Spring is proposed to be built contained more than seven dwellings in 1950 along with a hall or meeting place classified as 'colored'.

Archive Aerial photo



1960- The entire northwest quadrant of the block was razed sometime between 1950 and 1960, possibly as an application of Little Rock's aggressive Urban Renewal efforts of the day. The parcel appears to have remained empty until 2000 when the National Register-listed Compton-Wood House was relocated from 800 High Street (now MLK) to the middle of the parcel at 1305 Spring. The approximate outline of 1301 Spring is shown in red. (also note the presence of the 'Ruin' at 305 W. 13th in this aerial photo).

Current Photos of Property





Neighborhood Context





Structures across 13th Street to the northwest and north



The 'Ruin' immediately to the east across the alley. (Note: the CZDC previously approved demolition of this incomplete structure, but the current owner is exploring the possibility of obtaining a Variance to preserve it by completing it as a single-family house)



1314 and 1316 Spring located toward the southwest across Spring Street (from Google Street View)



403 W 13th (from Google Street View)



CAPITOL ZONING DISTRICT COMMISSION

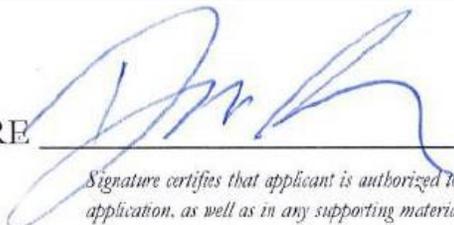
APPLICATION FORM

PROPERTY ADDRESS 1301 S. Spring St., Little Rock, AR 72202

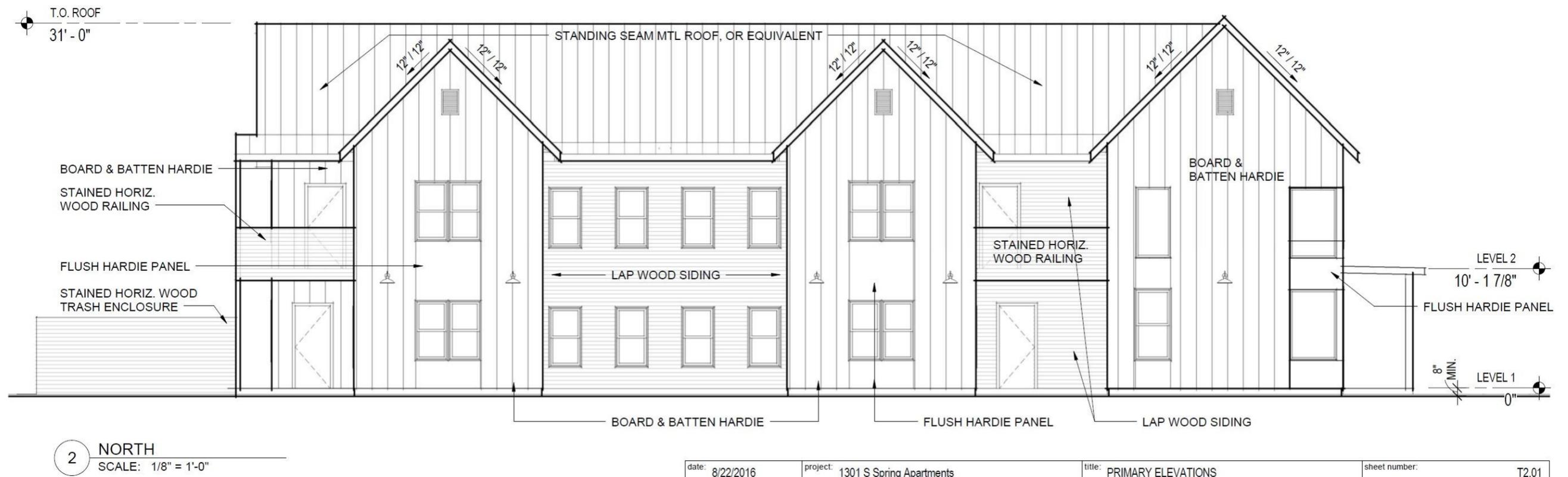
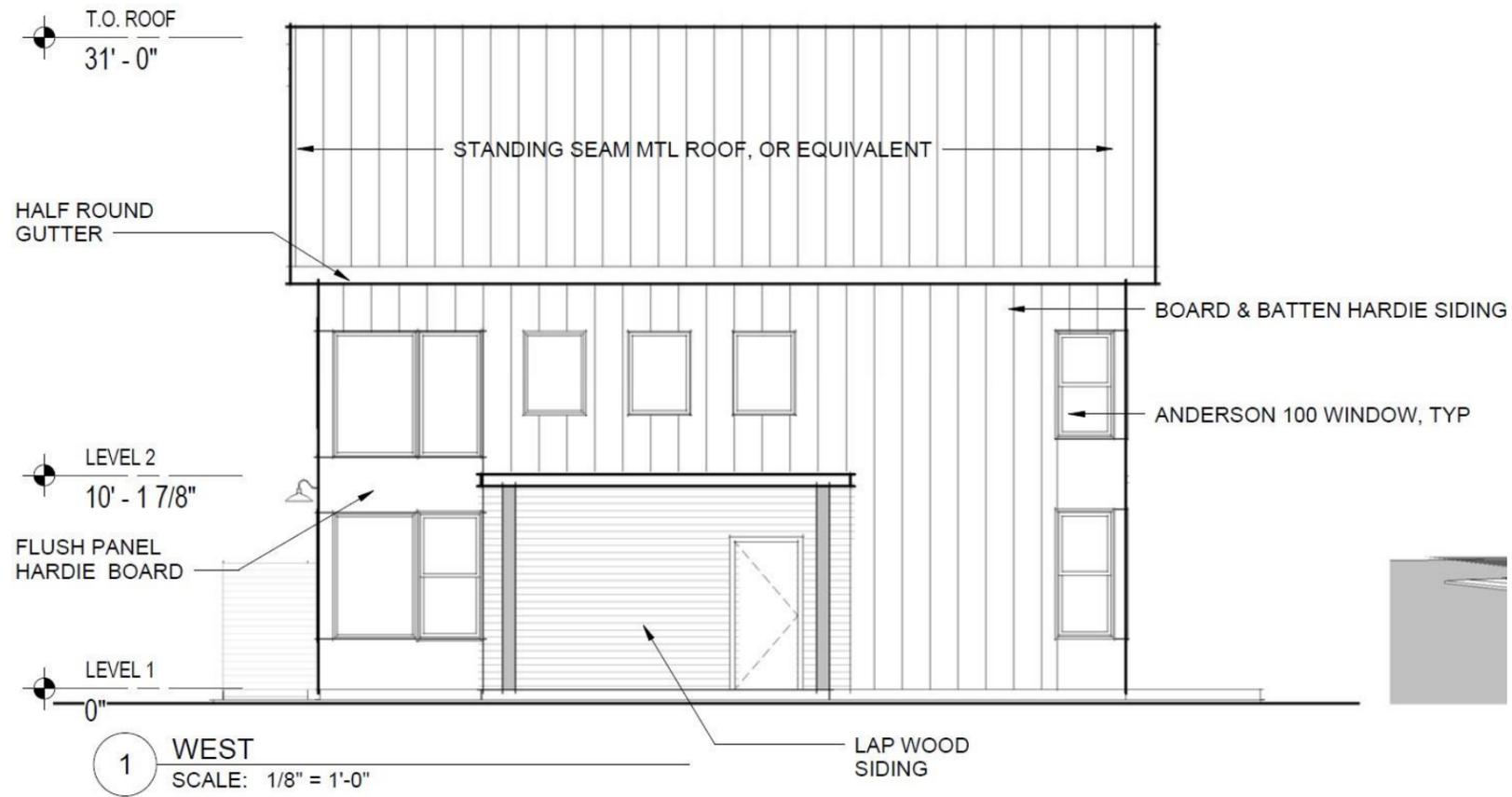
PROPERTY OWNER Current owners: Matthew & Elizabeth Mentgen
Sale Pending to Rock Capital Group LLC or assigns

PERSON FILING APPLICATION Dan Roda, Esq., for Rock Capital Group LLC
if other than owner

APPLICANT PHONE AND EMAIL [REDACTED]

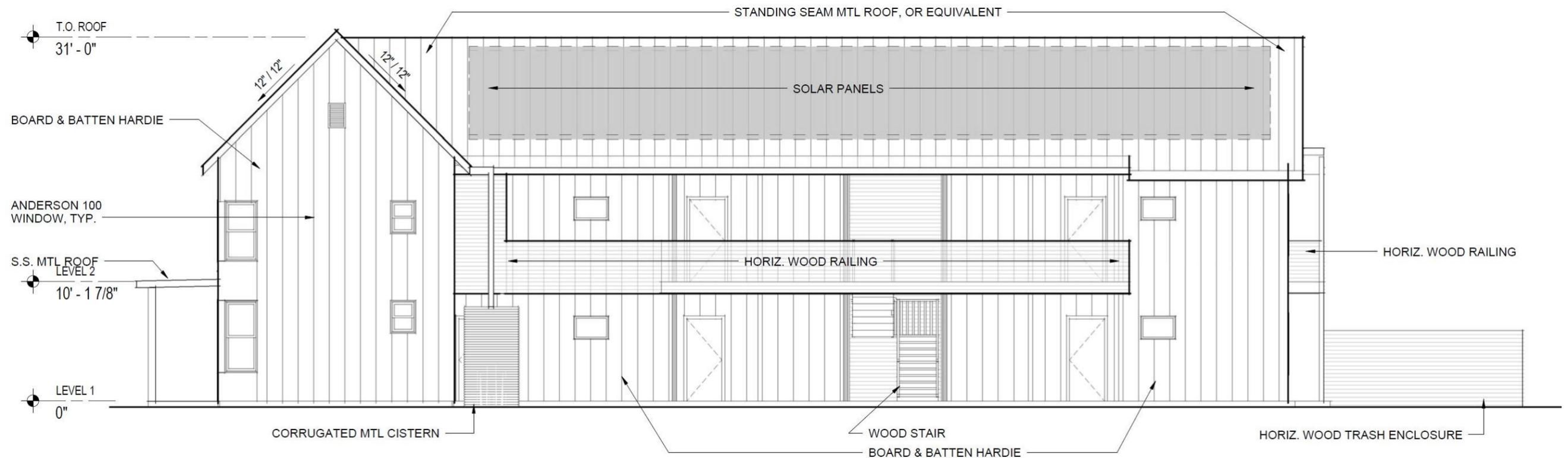
APPLICANT SIGNATURE AND DATE  August 15, 2016
Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE Property is currently a vacant lot. Applicants propose to construct a new approx. 4,000 sq. ft. two-story building, to contain five luxury apartment units, with eco-friendly amenities. See attachments for further detail.



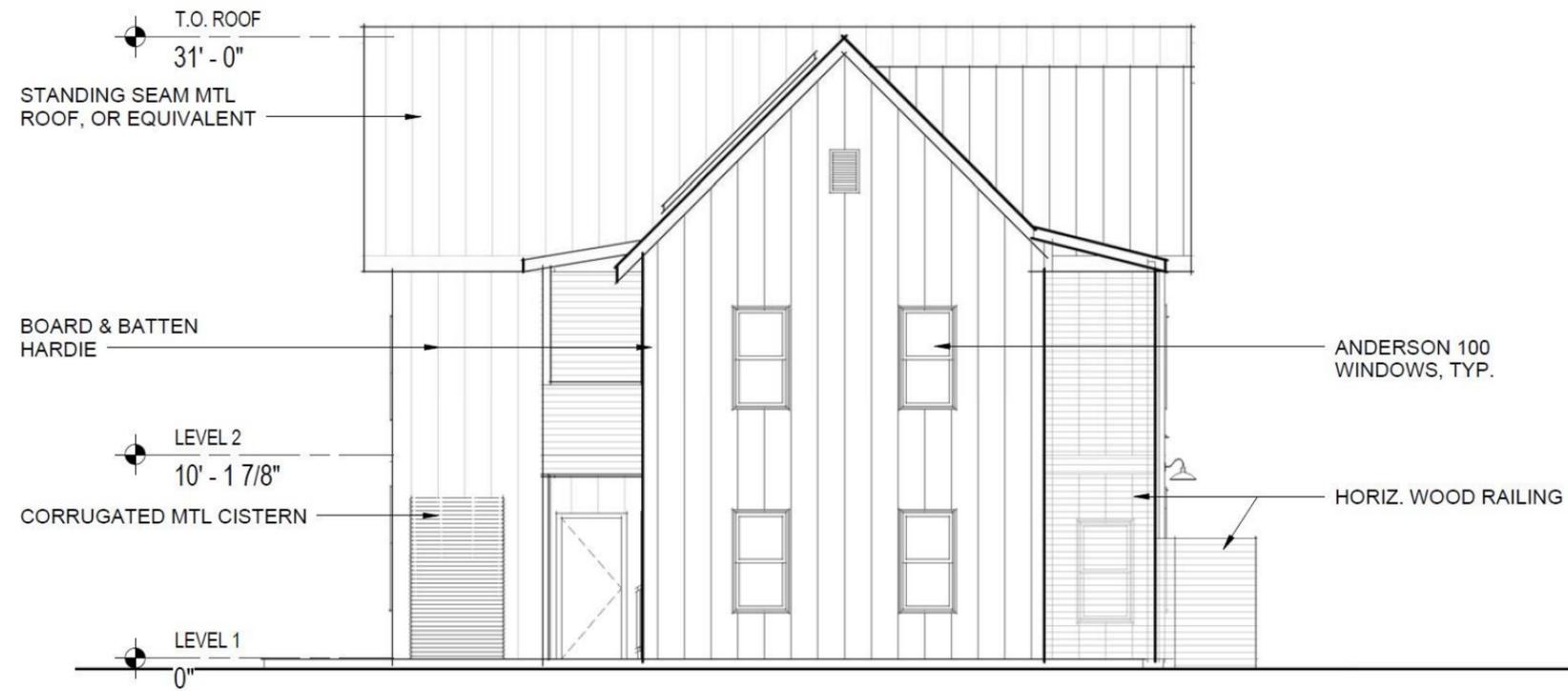
date: 8/22/2016	project: 1301 S Spring Apartments	title: PRIMARY ELEVATIONS	sheet number: T2.01
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Note: Images have been reformatted to fit this page size. Do not rely on scales shown. -CZDC staff



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

date: 8/22/2016	project: 1301 S Spring Apartments	title: SECONDARY ELEVATIONS	sheet number: T2.02
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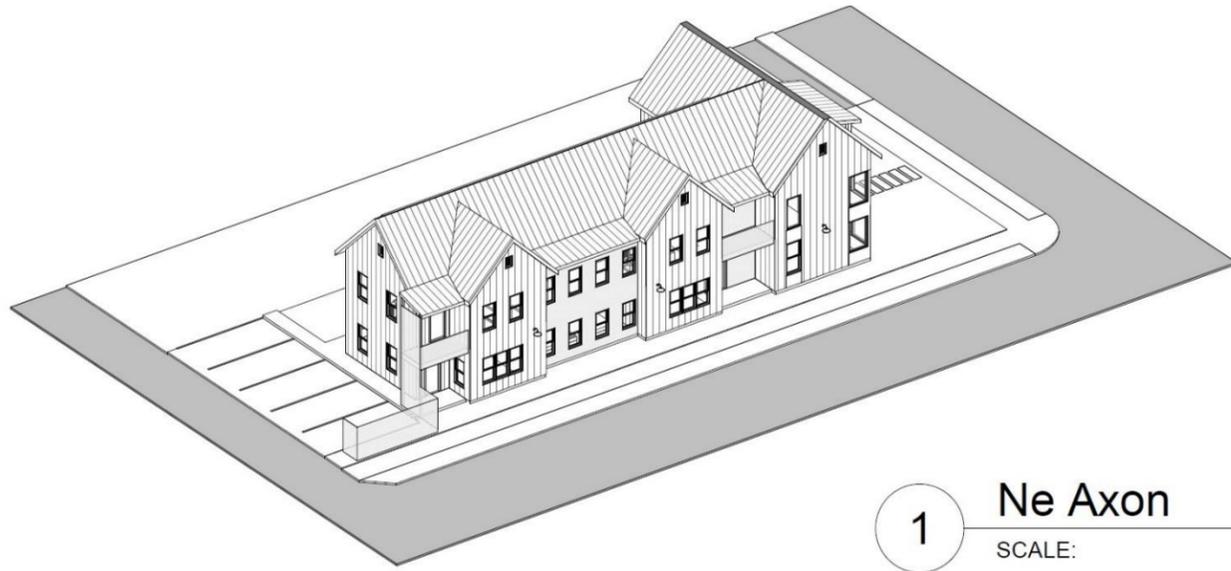
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



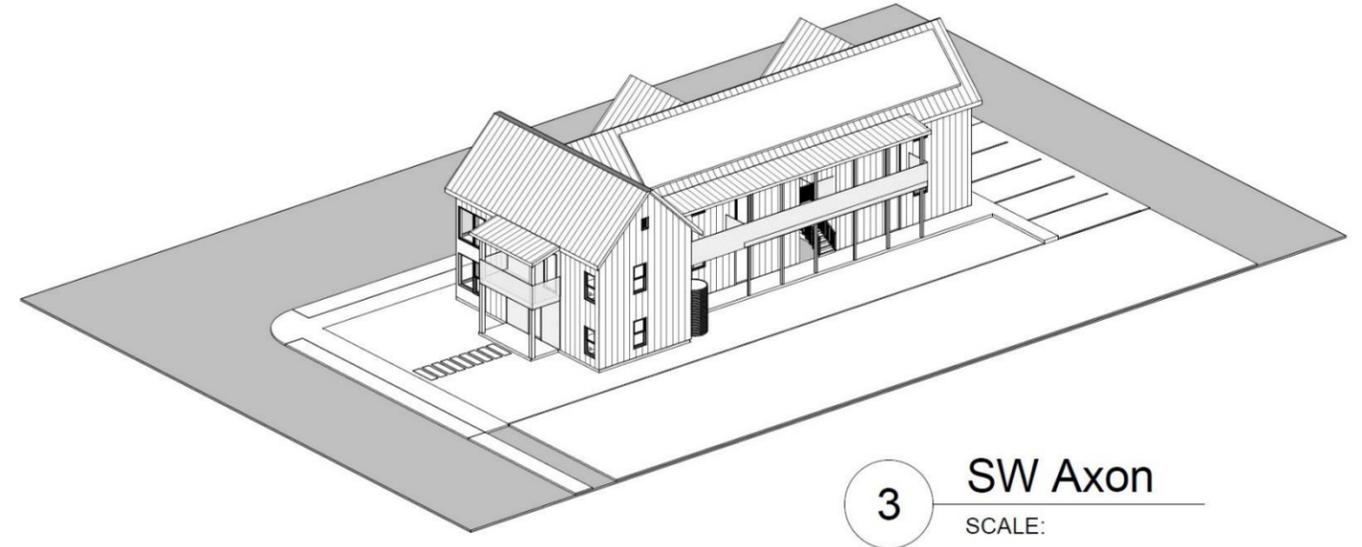
SOUTHWEST PERSPECTIVE



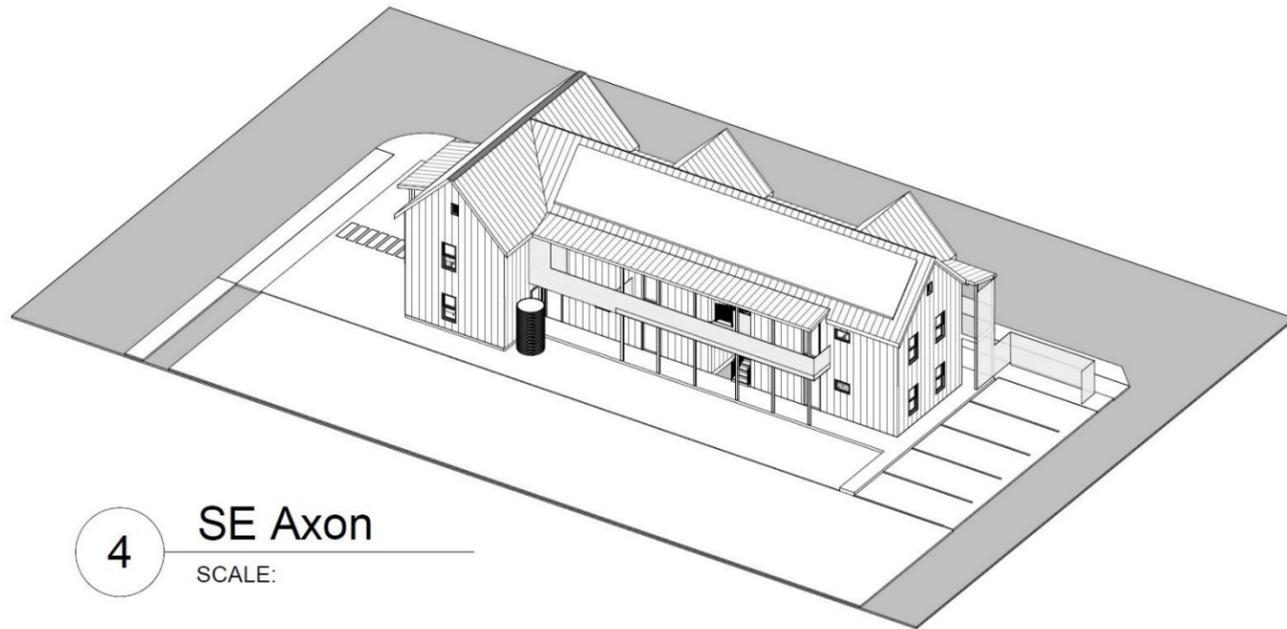
NORTHWEST PERSPECTIVE



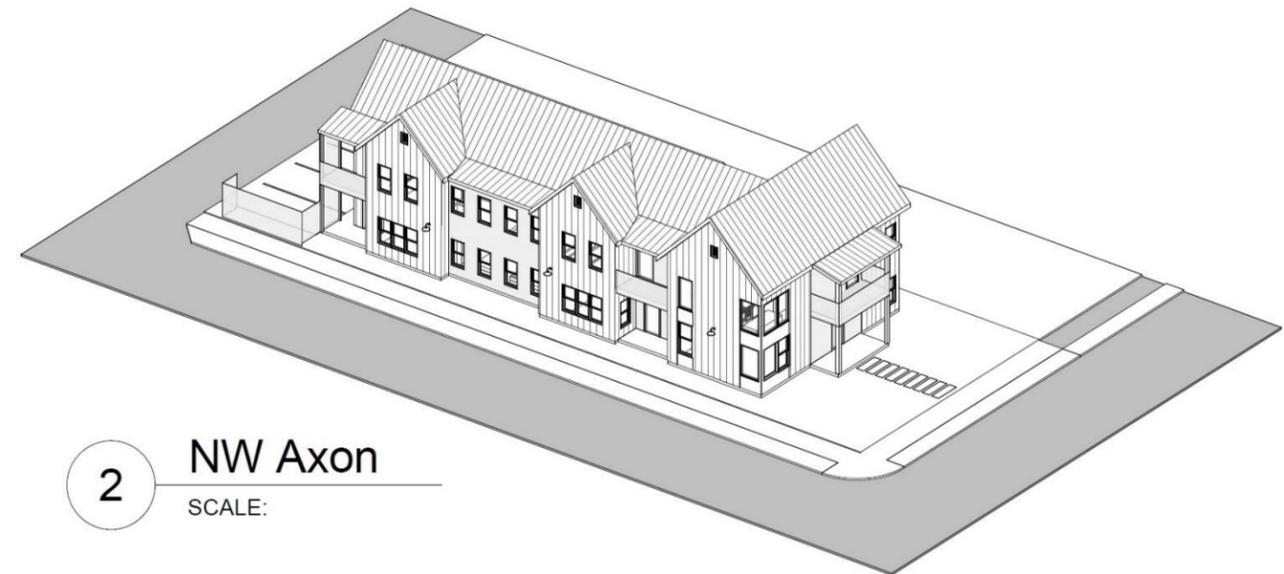
1 Ne Axon
SCALE:



3 SW Axon
SCALE:



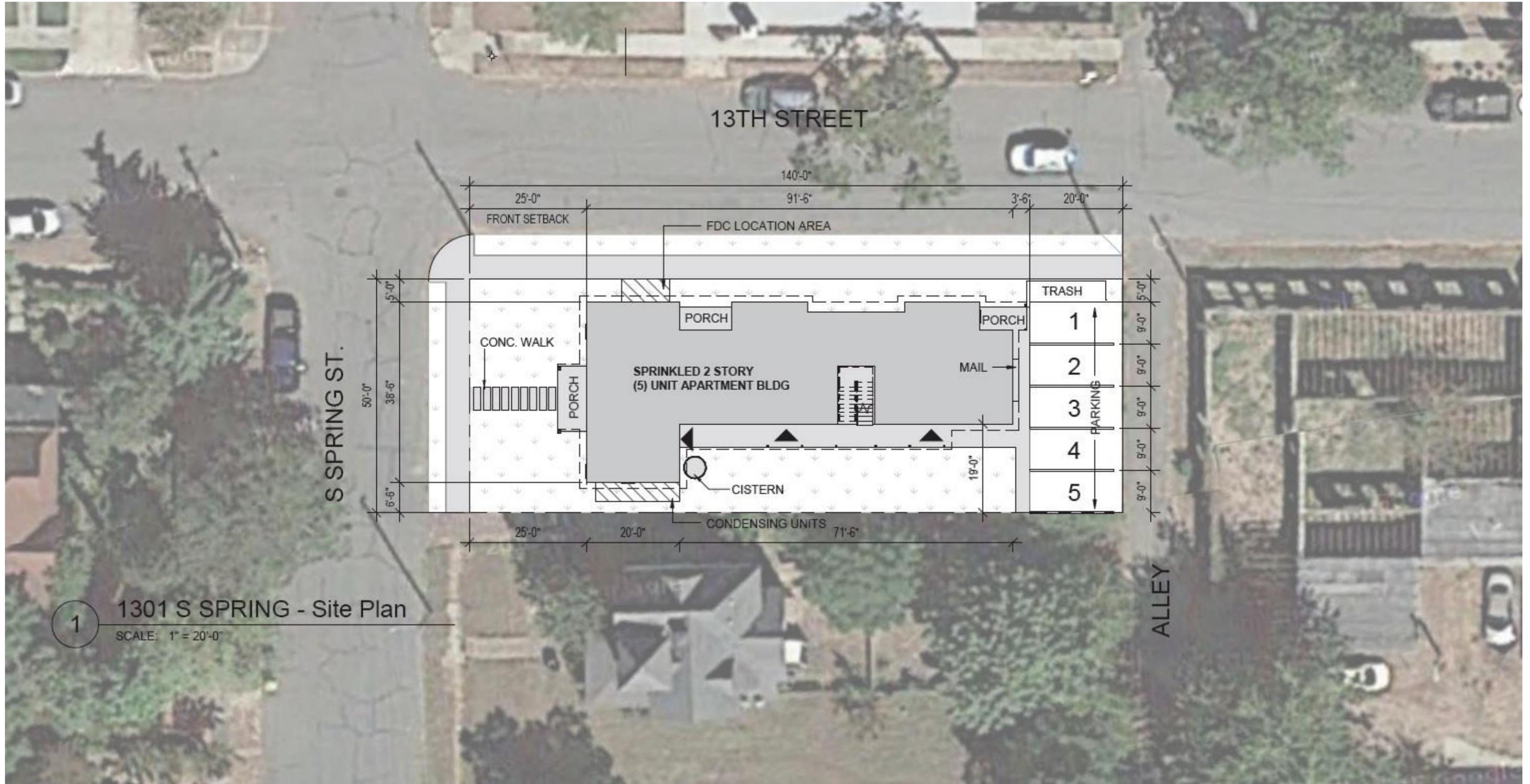
4 SE Axon
SCALE:



2 NW Axon
SCALE:

date: 8/15/2016	project: 1301 S Spring Apartments	title: Axons	sheet number: T3.01
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CZDC staff note: these views show an earlier version of the window and porch arrangement. The footprint, shape, and roof planes depicted are accurate, but refer to the views on pages 12-14 for details.



1

1301 S SPRING - Site Plan

SCALE: 1" = 20'-0"