

HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2015

Agenda Item No: 15

HDRC CASE NO: 2015-331
ADDRESS: 524 N PINE ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 3
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ceaser Gonzalez
OWNER: Ceaser Gonzalez

REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to:

1. Construct a new, approximately 1,300 square foot single family home on a raised foundation.
2. Construct a new, approximately 484 square foot wood trellis carport at the rear of the property.
3. Replace existing wood and chain link fence along adjoining properties with new wood fencing and adding at rear of the property new wood fencing with wrought iron driveway gate 5' in height by 9' in width.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space

as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

4. Architectural Details

A. GENERAL

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.

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.

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.

2. Fences and Walls

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.
- 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

- 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%.

D. TREES

- 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

- 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.

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.

FINDINGS:

- a. The proposed design was reviewed by the Design Review Committee on July 7, 2015. DRC meeting notes addressed concerns for use of material consistency, proposed roof ridge line, adding context and providing consistency with widow types and fenestration rhythm. The project was overall positively received by the DRC.
- b. HDRC conceptual approval with staff stipulations was approved on July 15, 2015. Staff stipulated that (a.) the roof be revised to have a continuous ridge along the top, (b.) fenestration pattern along the sides and back be revised to be consistent with adjacent historical facades, (c.) the carport align as close as possible with adjacent garages and (d.) information on placement of mechanical units, landscaping and fencing be submitted for staff review.
- c. The request for new construction is for a vacant lot currently located at 524 N. Pine.
- d. The applicant proposes a setback and front façade orientation to be consistent with historical setbacks and orientations associated with existing homes located on N. Pine and within the Dignowity Hill Historic District. This is consistent with the Guidelines for New Construction 1.A.i. and 1.A.ii.
- e. According to the Guidelines for New Construction on Building Massing and Form, new buildings should have similar height, scale and roof forms consistent with nearby historic structures. The applicant has revised the proposed roofline to have a continuous ridge along the top, consistent with neighboring structures. The proposed roof design is consistent with Guidelines 2.A.i and 2.B.i.
- f. The applicant selected as the primary fenestration, vinyl single hung windows approximately 32" x 62" for the front, rear and side elevations, to be installed with a ¾" recess, wood sill horns and 6" wood exterior trim. According to the Guidelines for New Construction 3.A.i., materials should complement the type, color and texture of materials traditionally found in the district. The applicant's proposal is not consistent with the Guidelines.
- g. While the applicant has proposed windows consisting of a material that is not consistent with the Guidelines, the applicant has proposed to install the windows to include a ¾" recess, wood sill horns and 6" wood exterior trim to match the profile of wood windows found throughout the district. This information should be presented to the Historic and Design Review Commission in detail in order to be considered as an alternative to wood windows.
- h. In addition to wood windows, wood doors should also not be so dissimilar as to distract from the historic interpretation of the district. Wood doors are typically found throughout the district and are appropriate in new construction. The applicant's proposal of architectural fiberglass for the front door is not consistent with the Guidelines for New Construction 3.A.i.
- i. According to the Guidelines for New Construction, window and door opening should have similar proportions of wall to window space as typical with nearby historic facades. Window and door openings shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic structures. In addition, large areas of blank walls should be avoided. The applicant has revised the proposed fenestration patterns with a more unified rhythm. The applicant's revised design as it pertains to relationship of solids to voids is consistent with the Guidelines, 2.C.i.
- j. The proposed design's footprint is less than 50% of the total lot area and is consistent with adjacent historic building to lot ratios. This is consistent with the Guidelines 2.D.i.
- k. According to the Guidelines for New Construction, materials should 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 character defining features of the district. The applicant proposes to use #105 Dutch Lap exterior wood siding, HardiePlank shingle panels on front and side gables and composition asphalt shingle roof. The materials are consistent with Guidelines for New Construction 3.A.i. and 3.A.iii.
- l. According to the Guidelines for New Construction, incorporated architectural details should be 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. The proposed design's gable returns are not typical to the district and are not consistent with the Guidelines for New Construction on Architectural Details 4.A.i.
- m. The applicant request a new, approximately 484 square foot trellis carport at the rear of the property. The proposed wood trellis carport is approximately 9 feet in height. The proposed carport will have direct entry and

exit access to Wheeler Alley, consistent with neighboring garages and outbuildings. According to the Guidelines on New Construction, garages and outbuildings should be visually subordinate to the principle historic structure in terms of their height, massing, and form. New outbuildings should be no larger in plan than 40 percent of the principle historic structure footprint, and character should be related to the principle building's period of construction through use of complementary materials and simplified architectural details. The proposed wood trellis carport is consistent with the Guidelines for New Construction in terms of massing, form, building size and character.

- n. A stipulation of conceptual approval was for the applicant to align the proposed carport as closely as possible to the historic setback of rear accessory structures throughout the district. At this time, the applicant has provided staff with updated information regarding this stipulation, including a site plan and feasibility study indicating carport alignment limitations.
- o. According to the Guidelines for New Construction mechanical equipment should not be located in front yards or in other locations that are clearly visible from the public right-of-way. The applicant has provided staff requested information on the proposed location of mechanical equipment to the rear of the property. The location of mechanical equipment is at the rear of the building and is consistent with the Guidelines for New Construction 6.A.i. and 6.A.ii.
- p. The applicant proposes replacement of existing wood fence extending along adjacent north properties with a new wood fence. Replacement of existing chain link fence along adjacent properties south of site and the addition of a rear wood privacy fence with wrought iron driveway gate 5' in height by 9' in width. The proposed fencing's design, location, height and use of appropriate materials are consistent with the Guidelines on New Construction 2.B.i, 2.B.ii, 2.B.iii and 2.B.v.
- q. The applicant has provided additional information on the proposed landscaping, including a landscape plan showing proposed location and type of trees and lawn coverage. The proposed landscape plan is consistent with the Guidelines for Site Elements 3.A.ii and 3.D.ii.
- r. The applicant proposes to maintain 4' wide concrete walkway leading to the building's primary entrance. This is consistent with the historic alignment, configuration and width of walkways associated with the neighborhood.
- s. The applicant proposes to introduce a new concrete paved driveway and apron at the rear of the property, providing access to Wheeler Alley. This consistent with the Guidelines for Site Elements, 5.B.i.

RECOMMENDATION:

Staff recommends approval of item #1 based on findings a through l and findings o through s, with the following stipulations:

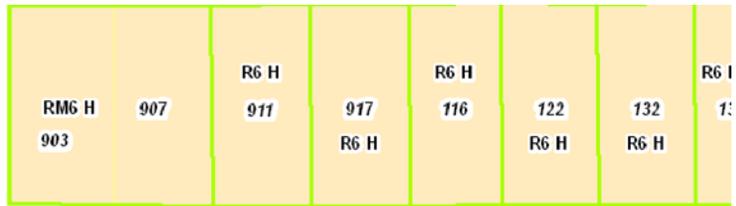
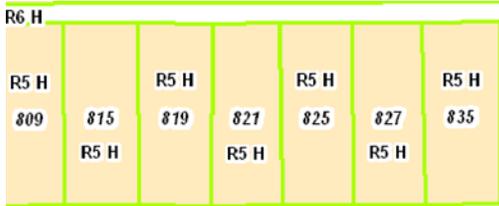
- i. The applicant eliminates gable returns to be more consistent with architectural detailing found in the district.
- ii. The applicant provides additional information on window installation including a profile section for staff review, per finding g.
- iii. The applicant uses window and door materials consistent with the Guidelines for New Construction 3.A.i.

Staff recommends approval of item #2 based on findings m and n.

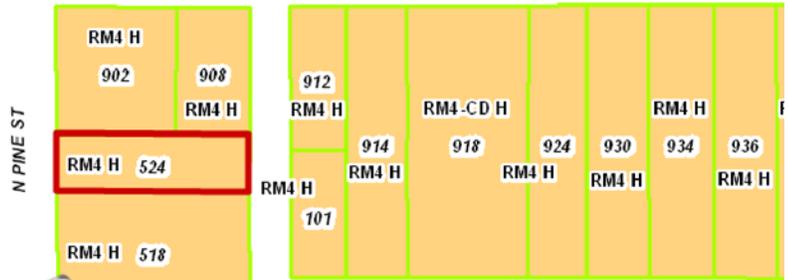
Staff recommends approval of item #3 based on finding p.

CASE MANAGER:

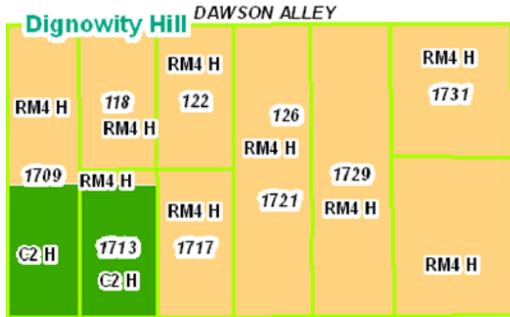
Adam Ronan



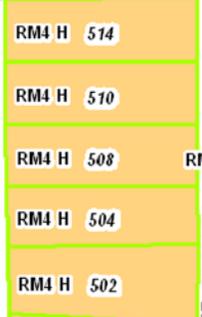
DAWSON ST



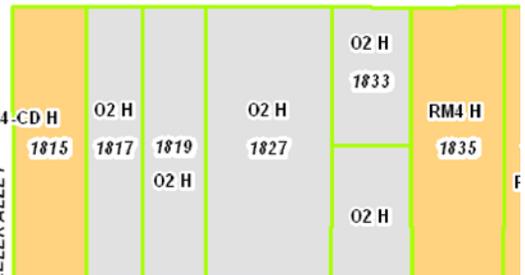
N PINE ST



DAWSON ALLEY

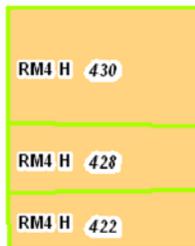
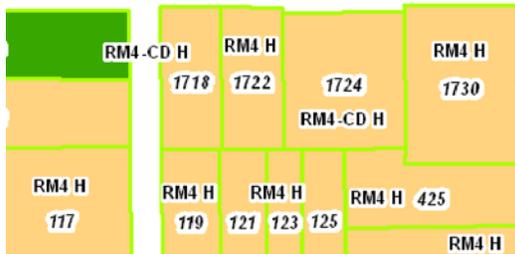


FLORENCE ST



WHEELER ALLEY

E HOUSTON ST



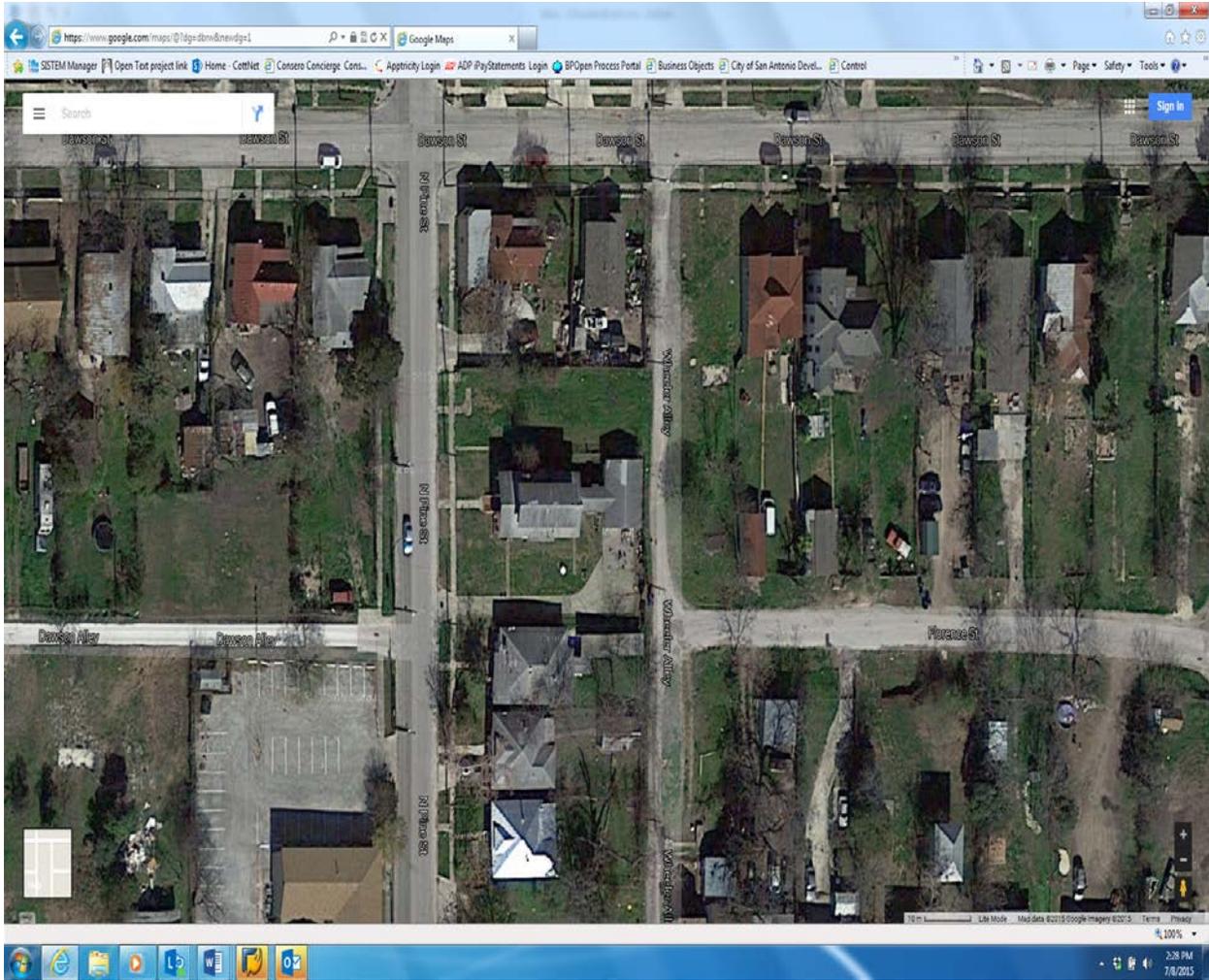


Flex Viewer

Powered by ArcGIS Server

Printed: Aug 11, 2015

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This project proposes construction of a 1300 square foot single family home on a raised foundation and a 484 square foot trellis carport at the rear of the property with alley access from Wheeler Alley sited on the RM4 H zoned lot located at 524 N Pine. The one story house will be clad with painted #105 wood siding and Hardi plank shingle panels with a composition asphalt shingle roof. The front of the house will have a large front porch and is set back from the street in alignment with the house immediately adjacent and consistent in set back , scale and mass with homes on the 500 block of N Pine. The Carport Trellis will have Alley access consistent with the homes on the 500 block of N Pine and the overall neighborhood and will be sited as close as possible to the adjacent garages along the Wheeler Alley. The scope of the proposed projects includes the replacement of existing wood fences extending along the adjacent properties to the north of the site and the existing chain link fence along the adjacent property to the south of the site with new wood fence , the addition of a wood fence and a 9 foot wrought iron driveway gate to the rear of the site along Wheeler Alley and wrought iron fence on either side of the property to the fence set back consistent with adjoining properties



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 7/7/15

HDRC Case# _____

ADDRESS: 524 N. Pine

Meeting Location: 1901 S. Alamo

APPLICANT: Caesar Gonzalez

DRC Members present: Michael Guasino, Betty Feldman.

Staff present: Adriana Zign

Others present: _____

REQUEST: New construction single family house.

COMMENTS/CONCERNS: CB - intended to do two windows vs. one w/ shutter. MB - If you're doing wood, you should look at doing all wood. BF - having an aerial might help. Show context. MB - Street elevation is appropriate. Detail for return at gable. Bulk of house has lower ridge line. Visibility of side elevation? CB - sides aren't very exposed. MB - Multiplicity of window types, play w/ sizes to make it more consistent. Look at return. Rear elevation isn't an issue. Not visible. Nicely done, good infill design.

COMMITTEE RECOMMENDATION: APPROVE DISAPPROVE
APPROVE WITH COMMENTS/STIPULATIONS:

Show context. REVISE WINDOWS - SIDE

Felix Est. Ration

Committee Chair Signature (or representative)

7/7/15
Date

NO
DUMPING
VIOLATIONS
CALL
207-5410



524 N Pine site photos

Front of site



View of adjacent property to right of site



View of adjacent properties facing Dawson St back yards the left of site



Existing chain link fence along adjacent property to south of site



Existing wood fence along adjacent property to north of site



Aerial View of site



NG
ATORS
PD
INCE









Schedule of Materials

Windows and Doors

Front Door

JELD-WEN Architectural Fiberglass ¾ glass 1 panel exterior door



Rear door

Jeldwen 3' x 6'8" full view steel door



Storage room door

Jeldwen 3' x 6'8" 4 panel steel door



Front and Rear Elevation

Jeld-Wen Builders Vinyl Single Hung to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim

Frame Size: 31 1/2 x 63 1/2

Actual Size: 31 1/2 -in X 63 1/2 -in

Builders Vinyl Single Hung Window Tilt Nail Fin (1 1/4" setback),

White Ext/White Int , Vent Height = 32 ,

EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.0 sqft Egress (1st Floor)*,

TDI# WIN-1153 TDI-AAMA, PG35, DP+35/-35,

PEV 2015.2.2.1321/PDV 6.369 (07/09/15) IA



Side Elevations:

Bedrooms- Jeld-Wen 32 X 62 Builders Vinyl Single Hung at bedrooms to meet egress requirements to be installed with a $\frac{3}{4}$ " recessed installation to include wood sill horns and 6" wood exterior trim same as front elevation

Frame Size: 31 1/2 x 63 1/2

Actual Size: 31 1/2 -in X 63 1/2 -in

Builders Vinyl Single Hung Window Tilt Nail Fin (1 1/4" setback),

White Ext/White Int , Vent Height = 32 ,

EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

White Int Hardware, Style Cam Lock(s), 2 Locks, *Meets 5.0 sqft Egress (1st Floor)*,

TDI# WIN-1153 TDI-AAMA, PG35, DP+35/-35,

PEV 2015.2.2.1321/PDV 6.369 (07/09/15) IA



Side Elevations continued:

Kitchen and Laundry room : 36 X 36 Builders Vinyl Single Hung Tilt , Nail fin, White Ext/White Int Vent Height 18, to be installed with a 3/4" recessed installation to include wood sill horns and 6" wood exterior trim

Frame Size: 35 1/2 x 35 1/2

Actual Size: 35 1/2 -in X 35 1/2 -in

Builders Vinyl Single Hung Window Tilt Nail Fin (1 1/4" setback),

White Ext/White Int , Vent Height = 18 ,

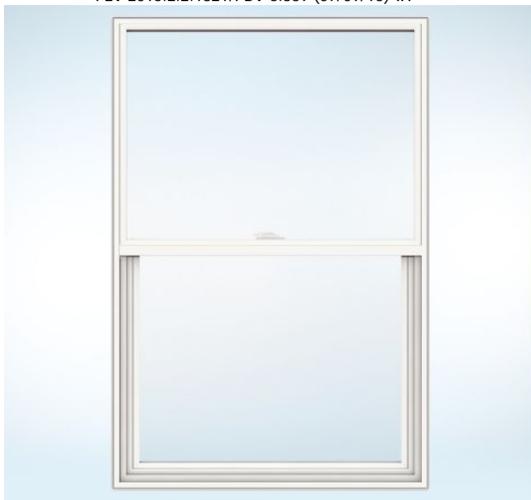
EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

White Int Hardware, Style Cam Lock(s), 2 Locks, *Does Not Meet

Egress*,

TDI# WIN-1153 TDI-AAMA, PG35, DP+35/-35,

PEV 2015.2.2.1321/PDV 6.369 (07/09/15) 1A



Bathrooms -Jeld-Wen 4' x 1'6" Builders Vinyl Fixed windows to be installed with a 3/4" recessed installation to include wood sill horns and 6" wood exterior trim

Frame Size: 47 1/2 x 17 1/2

Actual Size: 47 1/2 -in X 17 1/2 -in

Builders Vinyl Fixed Window Single Hung/Slider Nail Fin (1 1/4" setback), White Ext/White Int ,

EStar South-Central Low-E 366 Clear Argon 0 - 3500 feet

TDI# WIN-1151 TDI-AAMA, PG50, DP+50/-50,



Exterior siding will be # 105 **Dutch Lap Siding** 3/8" overlap with a 1 1/4" curved recessed edge and **Hardie Shingle Straight-Edge Panel** on front and side gables





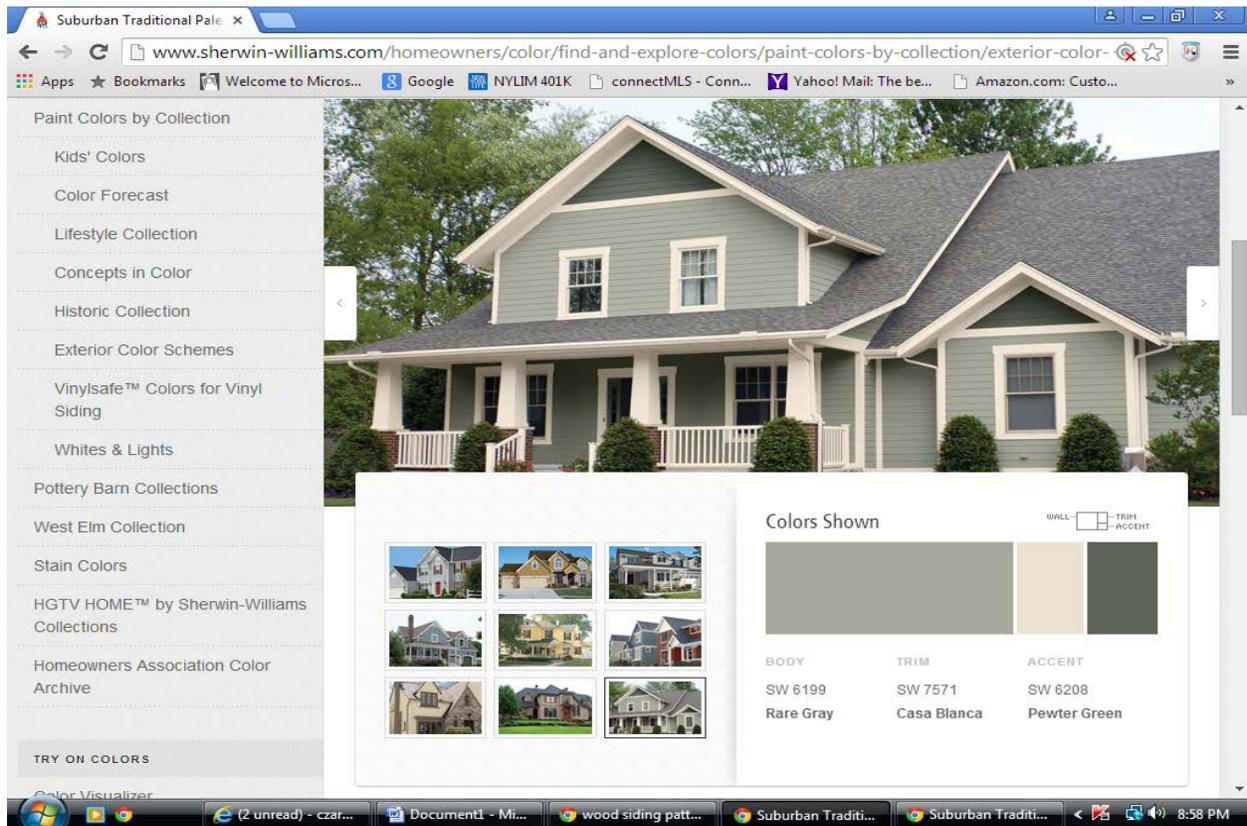
Roofing material



Owens Corning laminated Architectural roof asphalt shingle in Driftwood color

Exterior color

Sherwin Williams SW 6199 Rare Gray on body, SW6208 Pewter Green on Gable and SW Casa Blanca on Trim



Trellis Material -

Columns – 6" X 6" decay resistant wood painted same color as house trim

Beams - 2" X 6" decay resistant wood painted same color as house trim

Trellis – 2" X 2" decay resistant wood painted same color as house trim

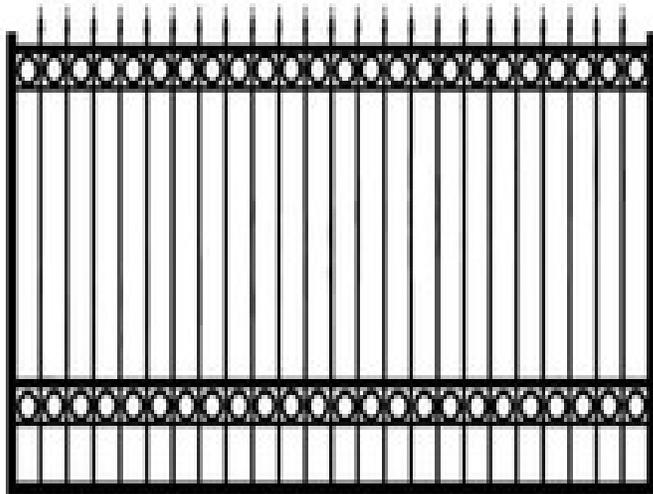
Wood Fence Materials

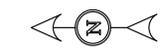
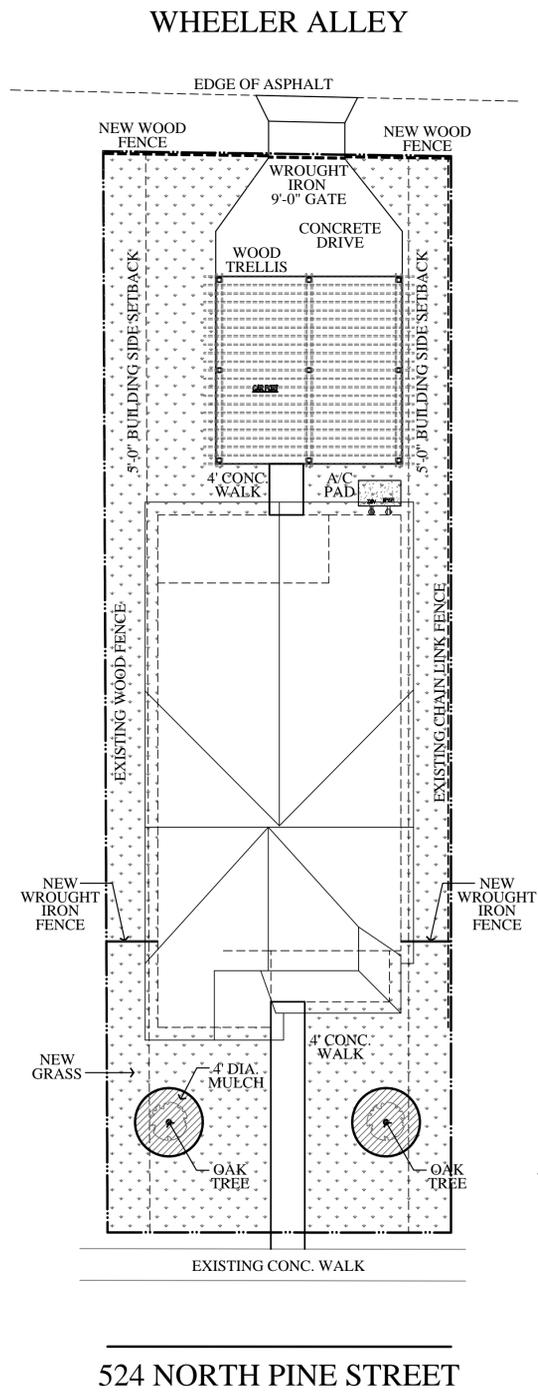
The wood fence will be constructed of 4X4 wood posts with 2x4 rails and 1x6 pickets of decay resistant wood material



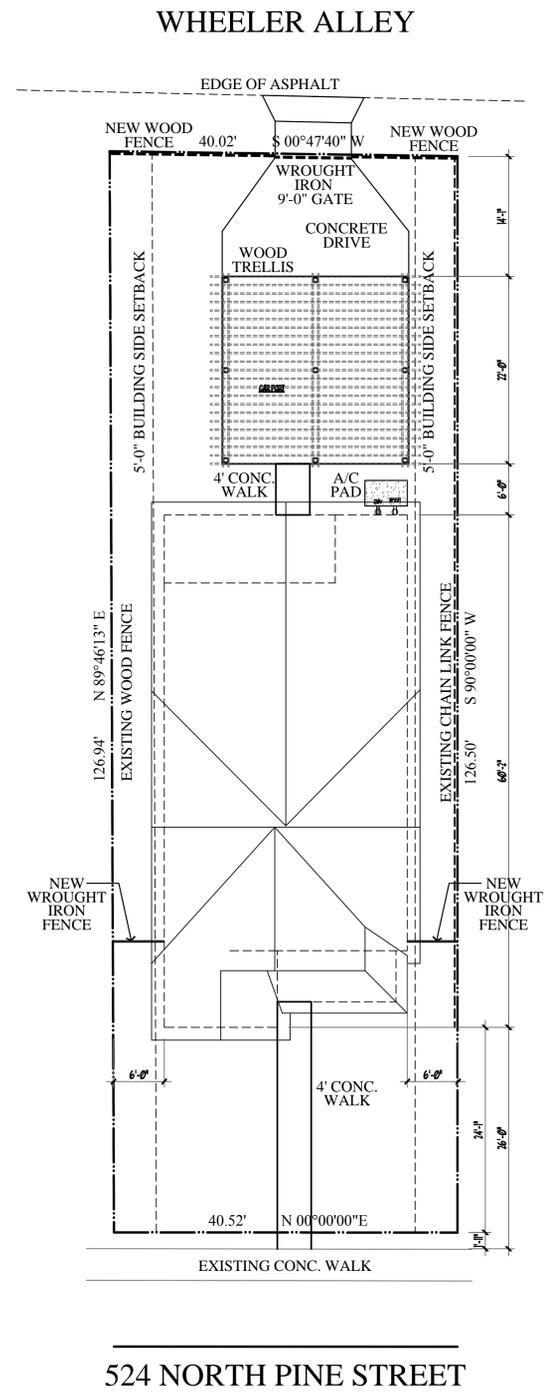
Iron Fencing and gate material

The sliding driveway gate and wrought iron fencing extending from the house to the wood fence on either side of property will be 5' tall, painted black and of similar design.





LANDSCAPE PLAN
SCALE : 1"=20'-0"



SITE PLAN
SCALE : 1"=20'-0"

LOT - 3
BLOCK - 2
NCB-1370
524 NORTH PINE STREET

REVIEW ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING NOT FOR PERMIT 7-27-15

REVISIONS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
NOT FOR PERMIT

A RESIDENCE FOR:
GONZALEZ CERVANTES
524 N. PINE, LOT-3, BLOCK-2, NCB-1370

BERT ARCE - HOME DESIGN
0 CONNOR ROAD SUITE 115
SAN ANTONIO TX 78247
TEL: 214-957-1384
EMAIL: bertrance@gmail.com

DATE
6-3-15

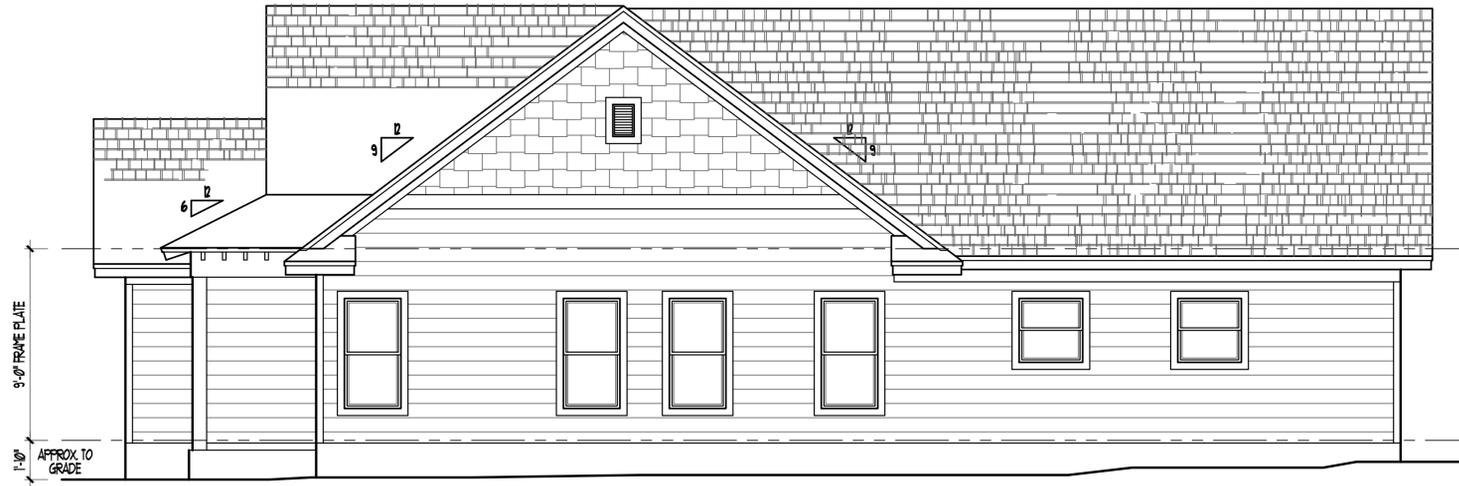
SHEET NO.
1
OF
4



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



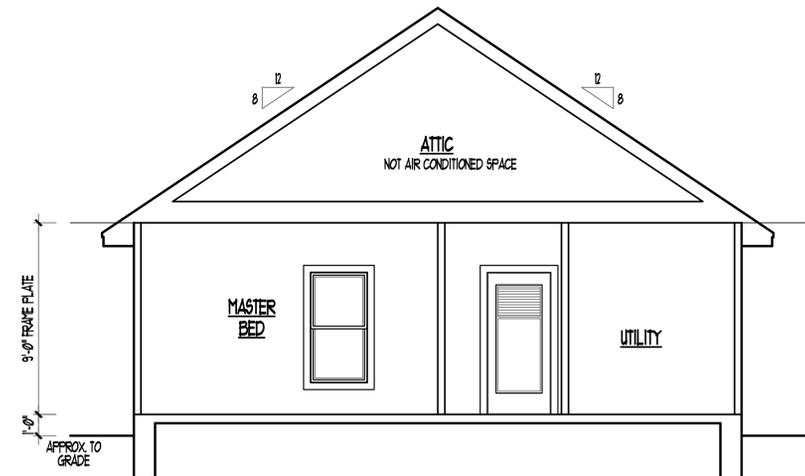
FRONT ELEVATION
SCALE : 1/4"=1'-0"



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



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



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

REVIEW ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING

REVISIONS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
NOT FOR PERMIT

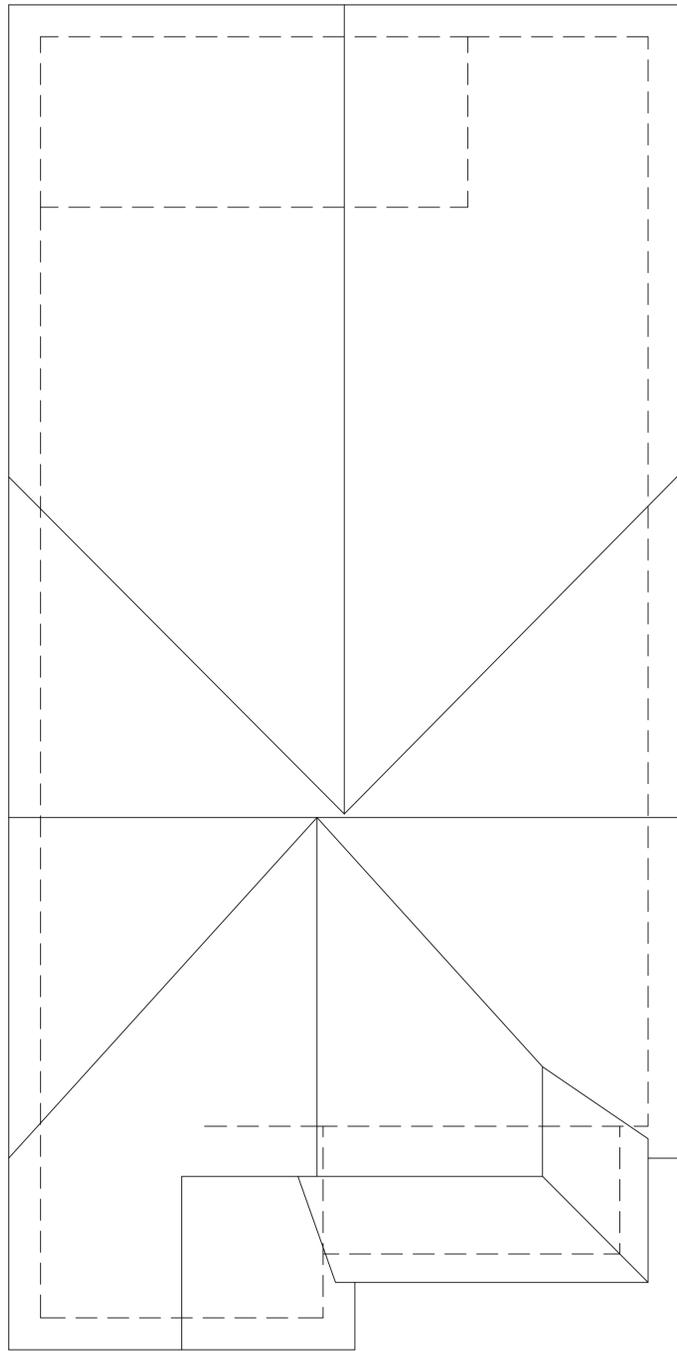
A RESIDENCE FOR:
GONZALEZ CERVANTES
524 N. PINE, LOT 3, BLOCK 3, NCB#1370

BERT ARCE - HOME DESIGN
O'CONNOR ROAD SUITE 115
SAN ANTONIO TX 78247
TEL: 214-957-1384
EMAIL: berarc@home.com

DATE
6-3-15

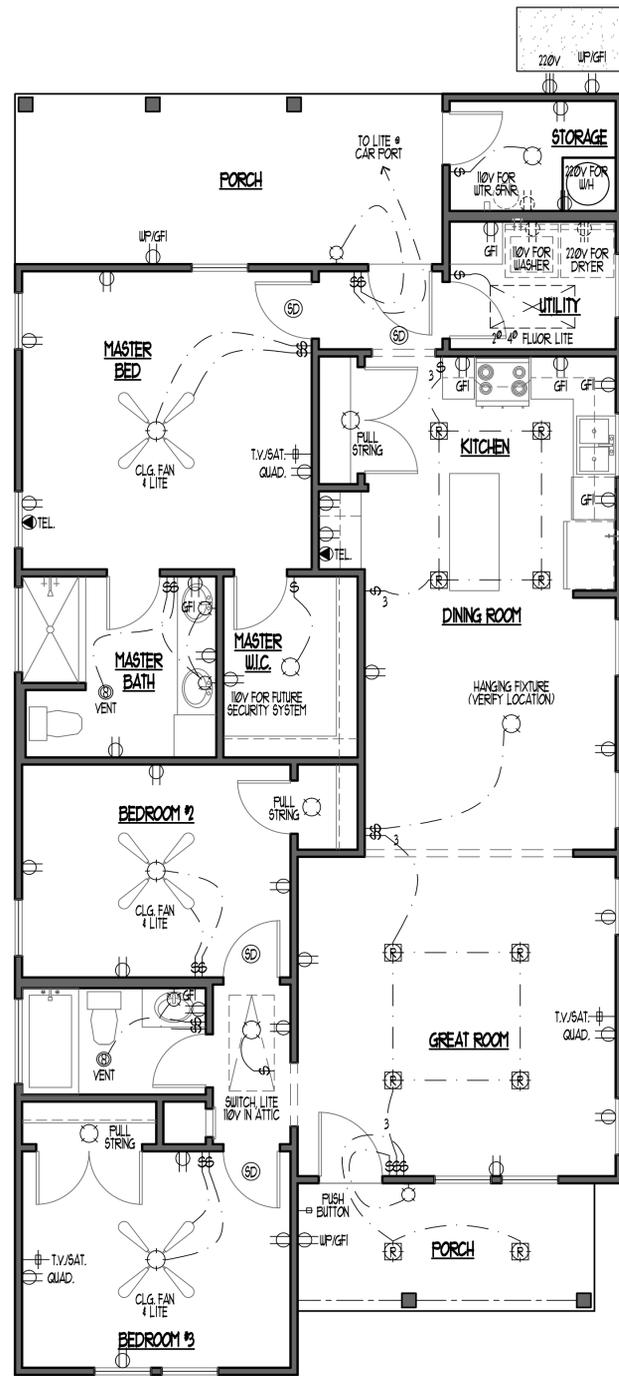
SHEET NO.
3
OF
4

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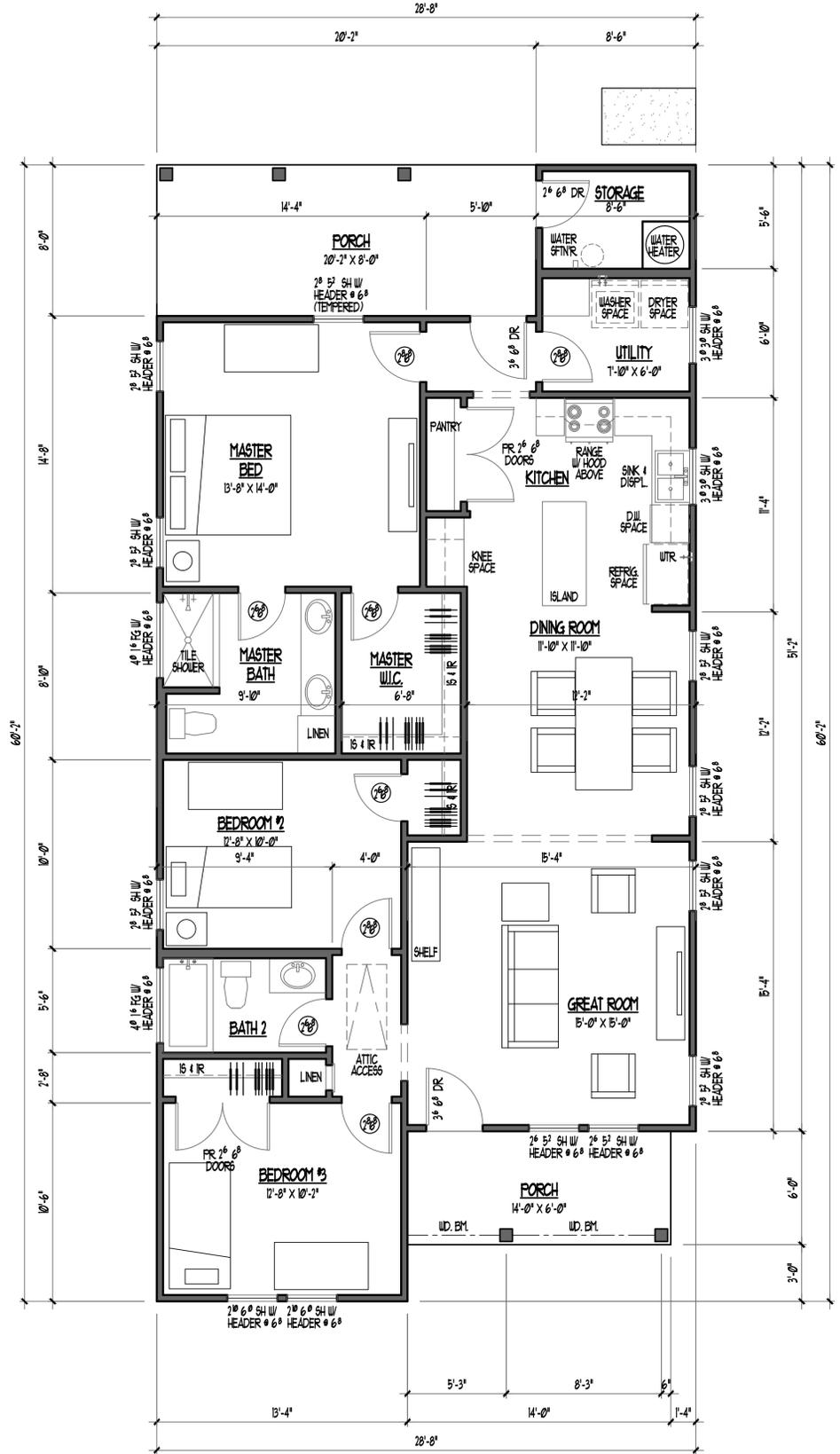
ROOF PLAN

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



ELECTRICAL PLAN

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



FLOOR PLAN

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

REVISIONS

REVIEW ONLY - NOT FOR CONSTRUCTION - NOT TO SCALE DRAWING

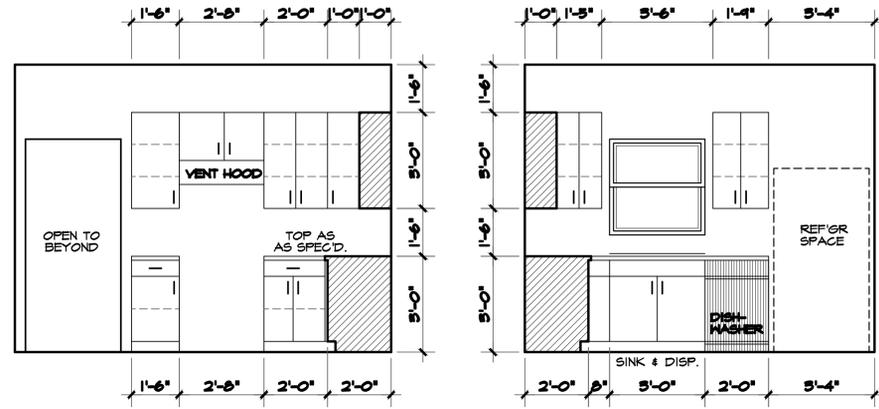
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A RESIDENCE FOR:
GONZALEZ CERVANTES
524 N. PINE, LOT 3, BLOCK 3, NCB 1370

BERT ARCE - HOME DESIGN
O'CONNOR ROAD SUITE 115
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TEL: 1-210-577-1384
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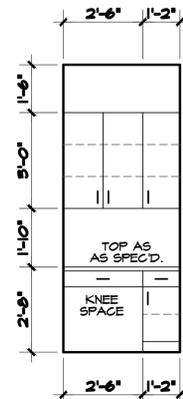
DATE
6-3-15

SHEET NO.
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OF
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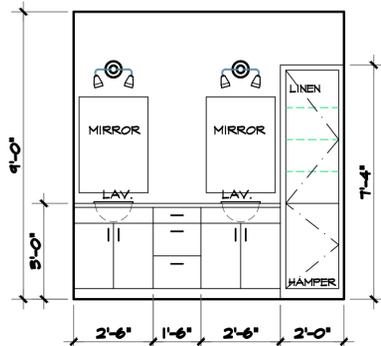
KITCHEN CABINET ELEVATIONS

NOTE: VERIFY DESIGN W/ BUILDER & OWNER.



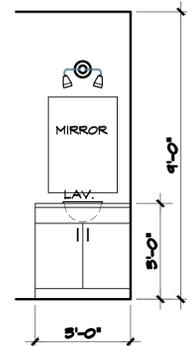
KITCHEN/ DESK

NOTE: VERIFY DESIGN W/ BUILDER & OWNER.

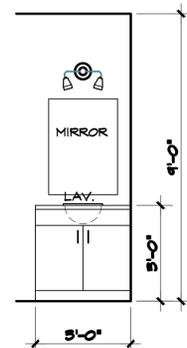


MASTER BATH

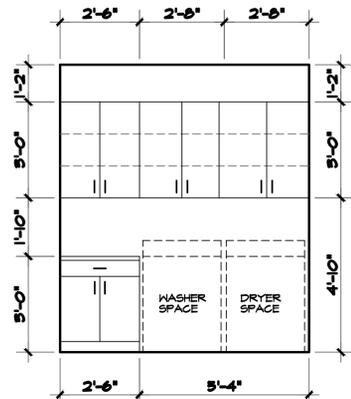
NOTE: VERIFY DESIGN W/ BUILDER & OWNER.



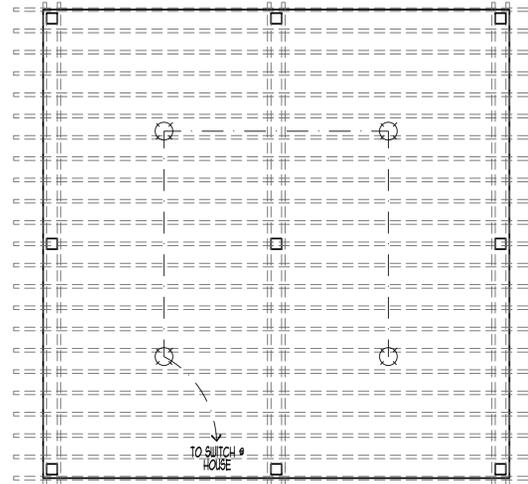
BATH 2



BATH 2

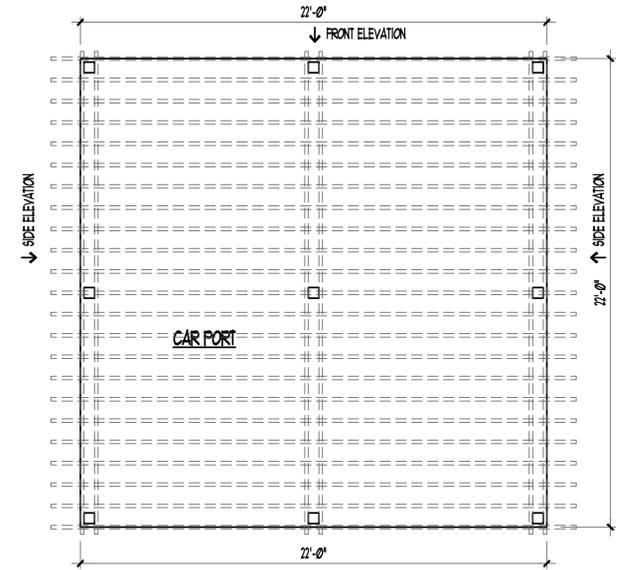


UTILITY ROOM



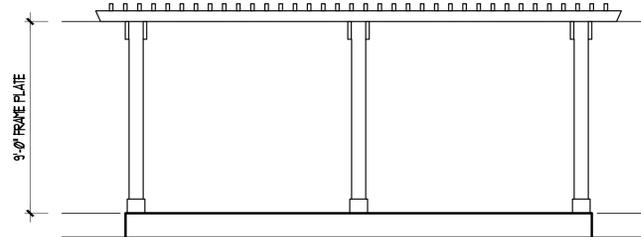
CAR PORT ELECTRICAL PLAN

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



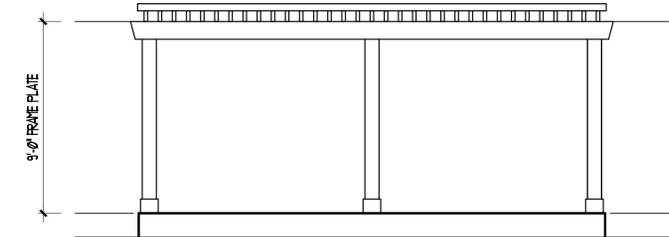
CAR PORT FLOOR PLAN

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



CARPORT/ TRELLIS - FRONT ELEVATION

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



CARPORT/ TRELLIS - SIDE ELEVATION

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

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A RESIDENCE FOR:
GONZALEZ CERVANTES
524 N. PINE, LOT 3, BLOCK 3, NCB#1370

BERT ARCE - HOME DESIGN
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Site Plan Study Conclusion

A site plan study was performed and options considered for rear parking access so as to align as close as possible to garage structures along Wheeler Alley.

1. Pair of 9' gates were evaluated for rear access parking and it was concluded this would not allow for adequate space required for cars to exit the carport into the alley
2. Utilization of an 18' sliding gate for rear access parking was evaluated and it was concluded an 18' gate exceeds the site limits

Conclusion: A custom made sliding driveway gate 5' tall and 9' in width was deemed the most feasible option to accommodate a rear entry two car carport sited as close as possible to the adjacent garages along Wheeler Alley.

