

HISTORIC AND DESIGN REVIEW COMMISSION

October 04, 2017

HDRC CASE NO: 2017-507
ADDRESS: 715 GRANT AVE
LEGAL DESCRIPTION: NCB 1827 BLK 35 LOT 20 AND 21, 22, 23
ZONING: IDZ,HS,NCD-5
CITY COUNCIL DIST.: 1
LANDMARK: Jackson, John and Alice B - House
APPLICANT: Michael Perez
OWNER: Michael Perez/MP2 Home Restoration
TYPE OF WORK: Construction of four, 2-story single family homes
REQUEST:

The applicant is requesting conceptual approval to construct four, 2-story single family units on the vacant lot located at 715 Grant Ave. Two units will have attached garages and two will have detached garages.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to construct four 2-story units on the vacant lot at 715 Grant Ave, which carries an individually-designated HS overlay. The property, previously known as 1002 W Magnolia, was designated as a historic landmark by Ordinance 2009-01-15-0048 on January 15, 2009. In early 2011, the primary historic structure caught fire, and the Dangerous Structure Determination Board issued a demolition order. The property is located in the Beacon Hill NCD-5 (Neighborhood Conservation District), which went into effect on December 15, 2005. The lot is surrounded by historic 1-story and 2-story single family homes, designed primarily in the Craftsman style; historic 2-story multifamily homes with larger footprints; and the Conqueror's Assembly Church.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. The applicant met with the Design Review Committee (DRC) on September 12, 2017. The DRC discussed the site plan and its relationship with the surrounding Beacon Hill Neighborhood Conservation District context. The DRC also addressed the multiple roof forms on each unit, and suggested that they be simplified to be more

harmonious with nearby precedents. The DRC made similar comments regarding the window variety, sizes, and placement.

- d. **LOT COVERAGE** – Many lots in the vicinity feature a primary residential structure that fronts a primary street with one or more accessory structures toward the rear of the site. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Building footprints should be limited 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. For each individual lot, impervious coverage ranges from 38% to 46.6%. There are several historic structures along the blocks of W Magnolia and W Mistletoe that met or exceed these percentages. Staff finds the proposal generally consistent with the Guidelines.
- e. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Per the applicant's proposed site plan, each structure will be set back 20 feet from the property line. Two of the structures will be oriented towards W Magnolia Ave and two will be oriented towards Grant Ave. While the former historic landmark structure was one single family home oriented towards W Magnolia Ave, the orientation of each unit is generally consistent with established patterns on the block, as corner homes are oriented towards W Magnolia and mid-block homes are oriented towards Grant. Staff finds the setbacks and orientation generally consistent, but has not seen a site plan that places each of the proposed units in context with the surrounding setbacks of the existing structures on the block.
- f. **ENTRANCES** – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. All of the front entrances are oriented towards their principal street in a way that is consistent with the development pattern of the block. Staff finds the entrances consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed four individual single family structures. The ridge lines, as indicated on the submitted elevations, range from 23'-0" (Lot-2), 23'-2" (Lot-3), 31'-6" (Lot-1), to 32'-6" (Lot-4). The scale of the individual buildings is generally consistent with the Guidelines.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Neighboring historic structures feature foundation heights of approximately two to three feet. The applicant has proposed foundation heights of approximately one foot for each unit. This is generally consistent with the UDC.
- i. **ROOF FORM** – The Historic Design Guidelines for New Construction state that new structures should incorporate roof forms, including pitch, overhangs, and orientation, that are consistent with those predominantly found on the block. The applicant has proposed to incorporate both gabled and hipped roofs into the four units, as well as exposed eave rafters, bracketing, vergeboards, and gable details to include scalloped shingles and false timbering. Gabled and hipped roofs are found throughout the Beacon Hill Neighborhood Conservation District. Staff finds the proposed forms consistent with the development context of the block.
- j. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window as compared to nearby historic facades should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures.
- k. **WINDOW MATERIALS** – According to the Historic Design Guidelines for Windows, windows used in new construction should maintain traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance, and feature traditional trim and sill details. At this time, the applicant has not specified window materials; however, staff finds that one-over-one wood windows or aluminum-clad wood windows should be used.
- l. **GARAGES** – The applicant has proposed to provide covered car parking for each of the four units. Two of the units, both facing W Magnolia, will have attached garages towards on east façade of the structures. The structures facing Grant Ave will have detached garages facing the alleyway to the south. Each garage contains an overhead rolling garage door measuring 9 by 8 feet. According to the Historic Design Guidelines, new garages should follow the historic 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.
- m. **MATERIALS** – At this time, the applicant has proposed materials that include Hardi lap siding with the textured side exposed, board and batten siding, a standing seam metal roof, and brick. A smooth finish should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile

ridge cap and a standard galvalume finish.

- n. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Architectural details, such as well-proportioned porch elements, window coverings, roof eaves, and variations in wall planes add depth and visual interest and contribute to the overall quality of the design. Staff finds the proposed architectural details reflective of the district and consistent with the Guidelines.
- o. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction, all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment.
- p. **SIDEWALK** – The applicant has indicated their plan to install sidewalks facing Grant Ave and W Magnolia Ave. However, these have not been formally indicated on the site plan. The proposed sidewalks should relate to those found historically in the district in terms of location, width, and material.
- q. **DRIVEWAYS** – On both the east and west side of the lot, the applicant has proposed to install ribbon driveways. Two driveways will be accessed from W Magnolia Ave, and two driveways will be accessed from an existing unpaved alley off of Grant Ave. The applicant has stated their intent to pave the alley for improved access. The Guidelines for Site Elements note that driveways should relate to historic driveways in the district and should not exceed (10) feet in width. The proposed driveways are consistent with the Guidelines in terms of configuration, but their widths are not provided on the submitted site plans.
- r. **LANDSCAPING** – The applicant has noted the location of walkways and driveways on the site plan; however, a detailed landscaping plan should be submitted to staff prior to submitting for final approval.

RECOMMENDATION:

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

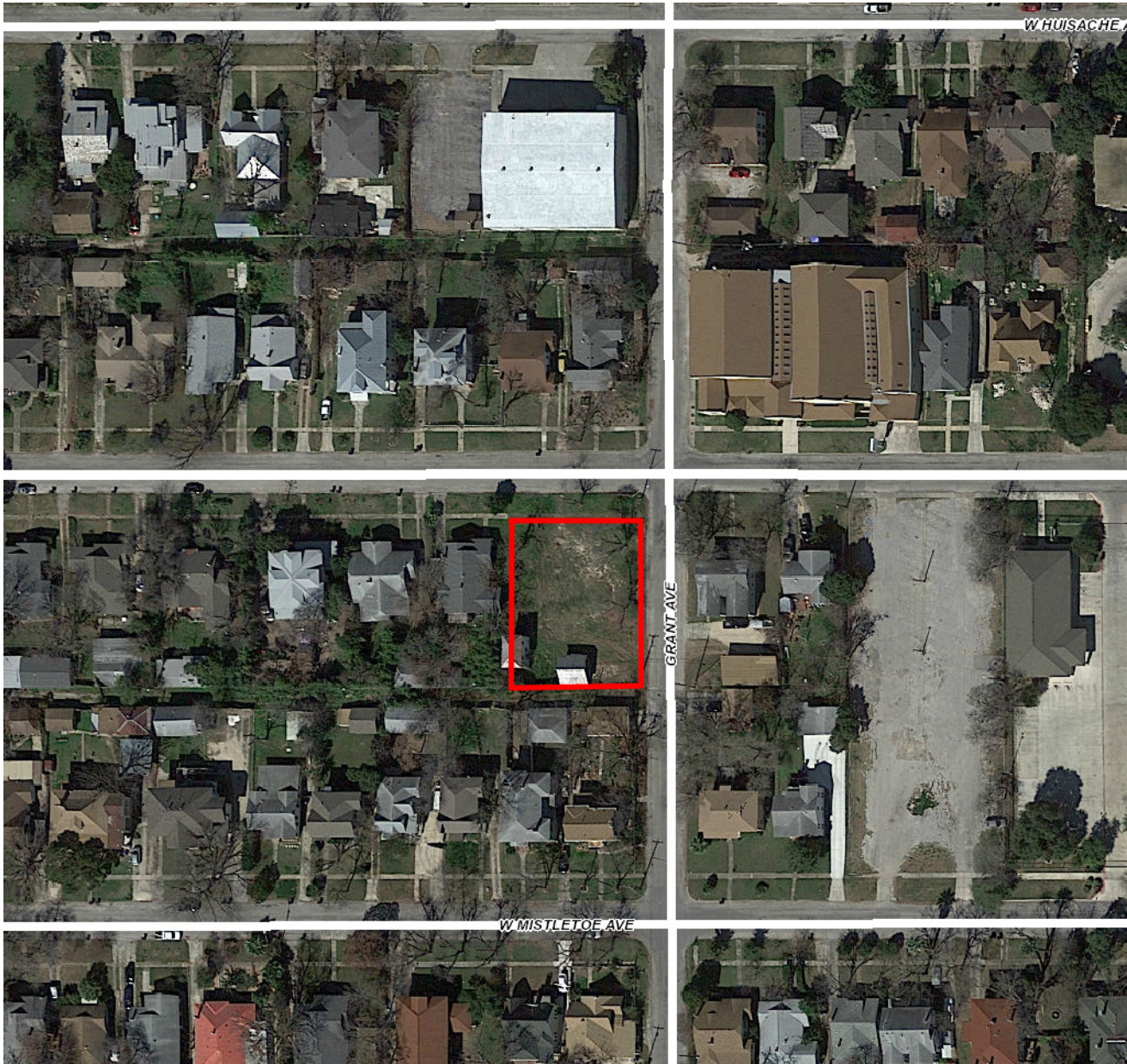
- i. That the applicant submits a comprehensive landscaping plan for final approval. The landscaping plan should indicate all setbacks with dimensions, all locations and dimensions of proposed hardscaping, and the locations and species of plants.
- ii. That the applicant indicates all mechanical equipment on the site plans and/or elevations for final approval.
- iii. That the applicant utilizes a smooth finish for horizontal plank siding and an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- iv. That the applicant installs one-over-one wood windows or aluminum clad wood windows as noted in finding k. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on September 12, 2017. The discussion is outlined in finding c.



Flex Viewer

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Printed: Aug 25, 2017

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Rainbow Vacuum
Authorized Distributor

Eastern Orthodox
Catholic Church

Superior Sports Center

Grace Cath
Christian Ch

Grant Ave

W Mistake Ave

Grant Ave

Grant Ave

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave





















19ft
Google Maps

18ft

17ft

15ft

16ft

15ft

1010 W. Magnolia
15-foot Front Setback



Imagery ©2017 CAPCOG, DigitalGlobe, Texas Orthoimagery Program, Map data ©2017 Google United States 20 ft

715 Grant:

Approx: Front Setback
along W. Magnolia & Grant Ave.

1001 W.
Mistletoe

Detached Garage
4 ft setback on
Grant Ave.

REVISIONS

AUGUST 6, 2017
SEPTEMBER 21, 2017

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LOT-1 MAGNOLIA AVENUE



HOME RESTORATION

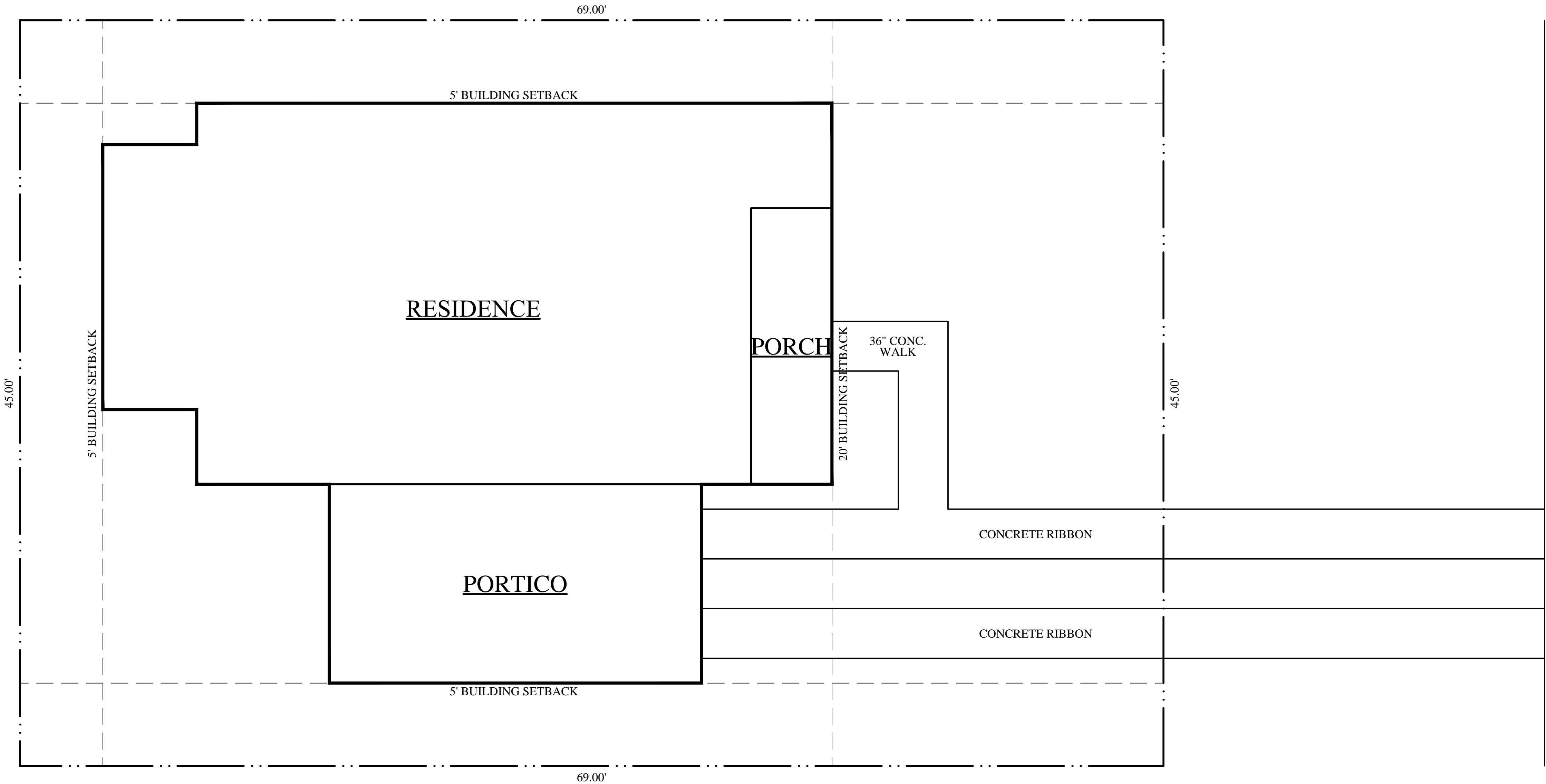
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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN
JULY 28, 2017

SHEET
A-1
1 OF 3

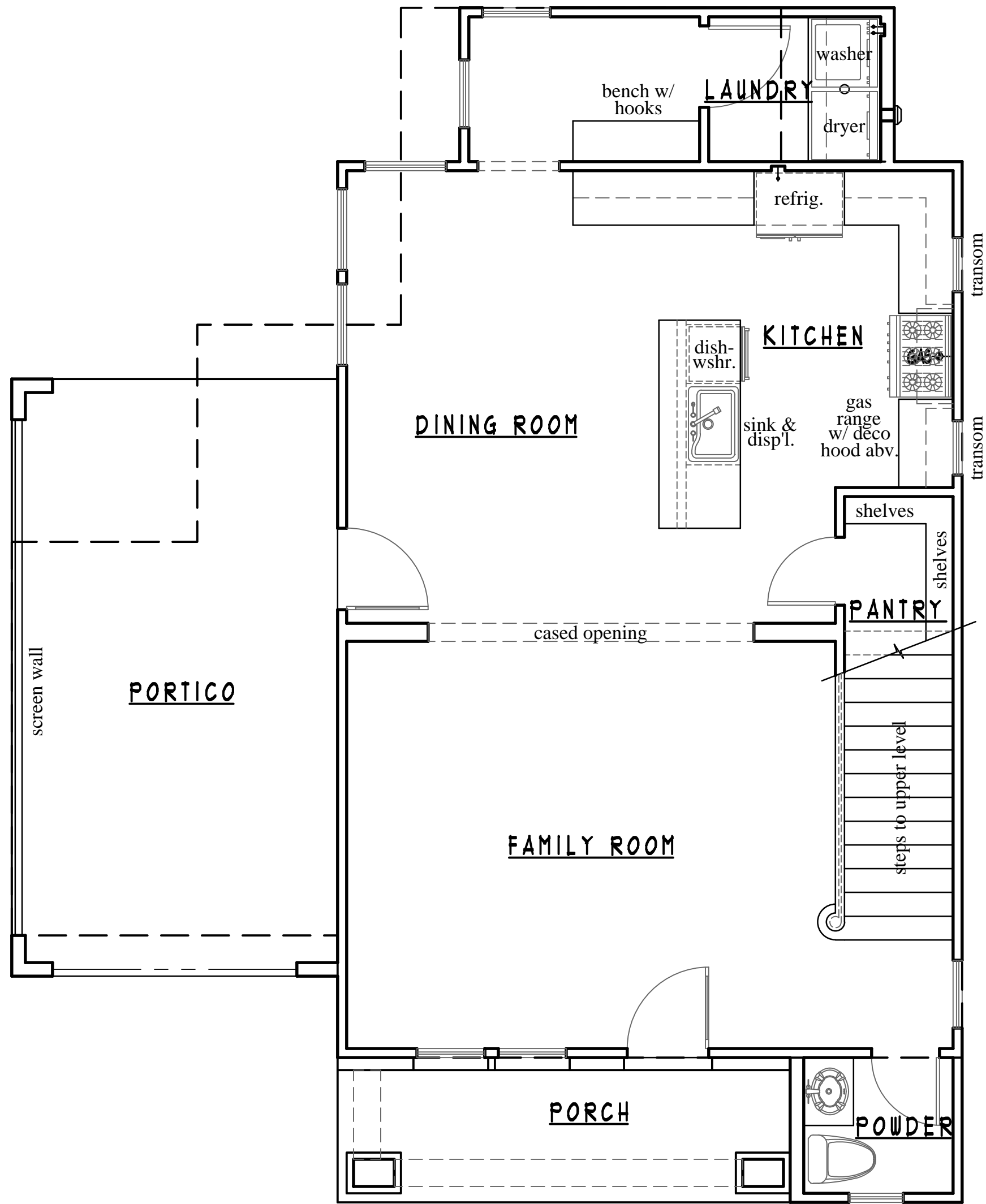
IMPERVIOUS COVERAGE

PROPERTY		3105 SQ. FT.
MAIN STRUCTURE		1242 SQ. FT.
FLATWORK		252 SQ. FT.
COVERAGE		48.1% SQ. FT.



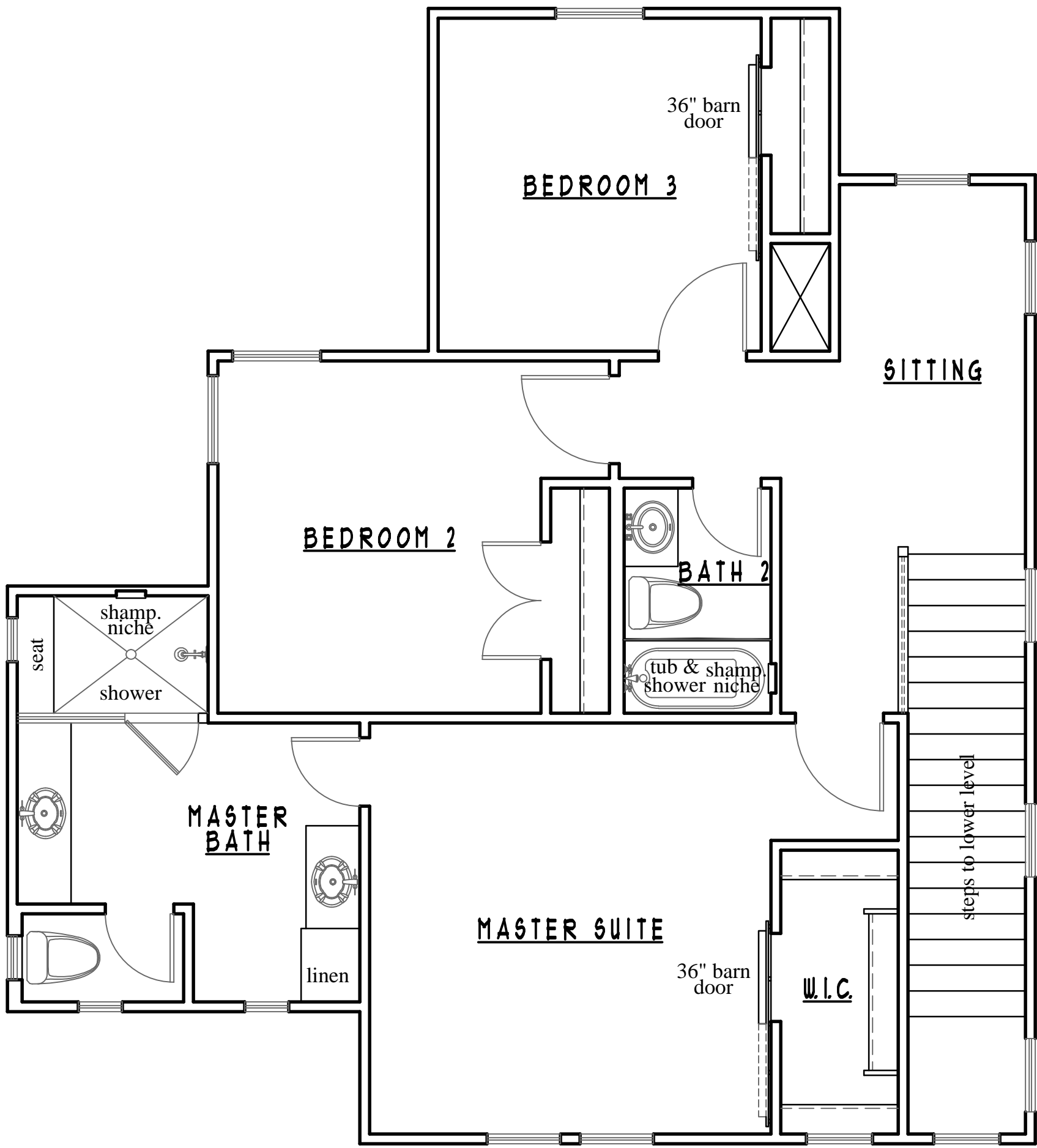
SITE PLAN
SCALE : 1/4"=1'-0"

LOT-1 MAGNOLIA



LOWER LEVEL FLOOR PLAN

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



UPPER LEVEL FLOOR PLAN

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

SQUARE FOOTAGE CHART		
LOWER LEVEL		891 SQ. FT.
UPPER LEVEL		953 SQ. FT.
TOTAL LIVING AREA		1844 SQ. FT.
PORTICO		270 SQ. FT.
PORCH		81 SQ. FT.
TOTAL BUILDING AREA		2195 SQ. FT.

REVISIONS

AUGUST 6, 2017

SEPTEMBER 21, 2017

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LOT-1 MAGNOLIA AVENUE

P

M

2

HOME RESTORATION

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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN

JULY 28, 2017

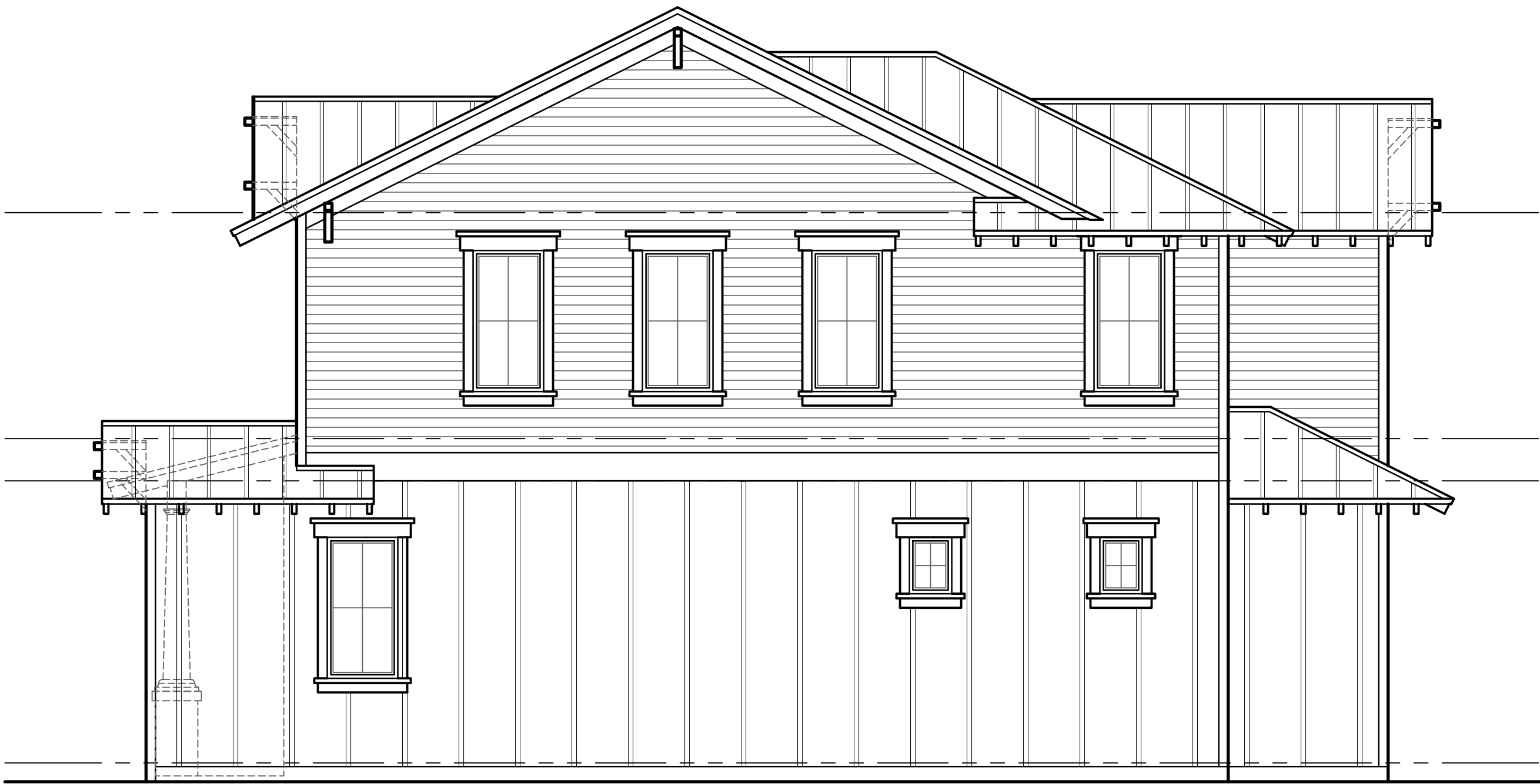
SHEET

A-2

2 OF 3



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



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



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



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

REVISIONS

AUGUST 6, 2017
SEPTEMBER 21, 2017

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LOT-1 MAGNOLIA AVENUE

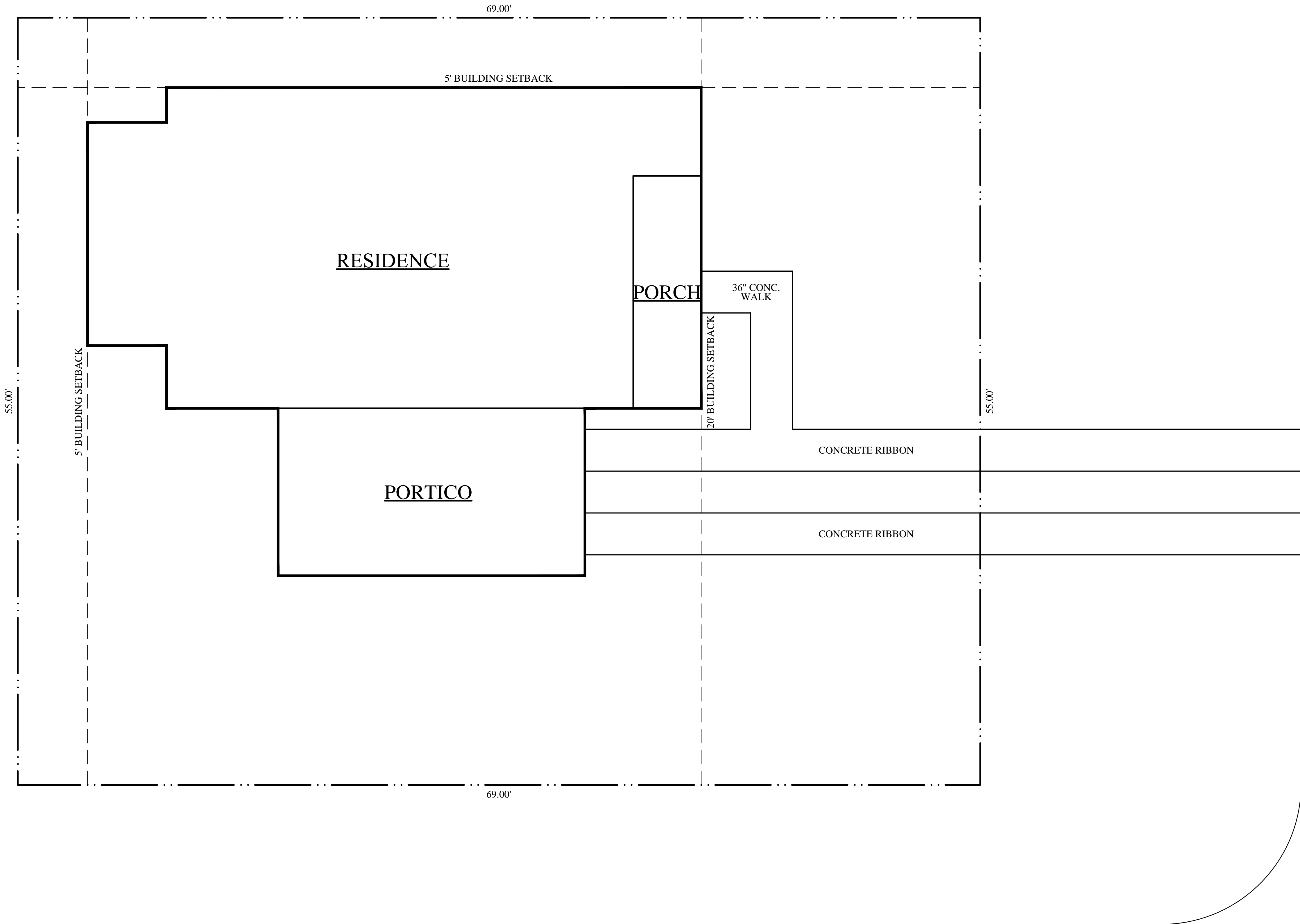


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DATE DRAWN
JULY 28, 2017

SHEET
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LOT-1 MAGNOLIA



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

IMPERVIOUS COVERAGE		
PROPERTY		3795 SQ. FT.
MAIN STRUCTURE		1236 SQ. FT.
FLATWORK		255 SQ. FT.
COVERAGE		39.2% SQ. FT.

LOT-2 MAGNOLIA

REVISIONS

AUGUST 6, 2017
SEPTEMBER 21, 2017

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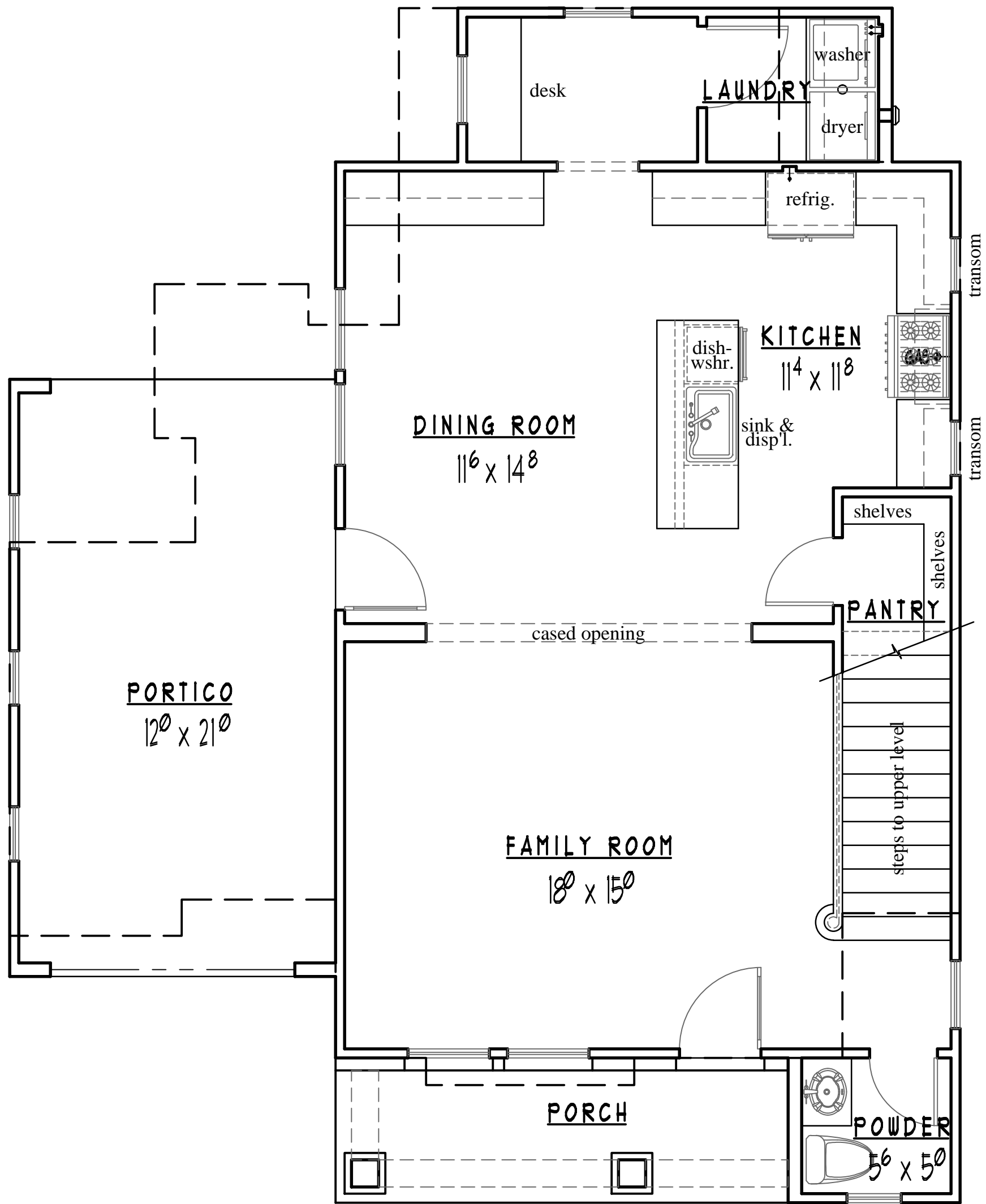
LOT-2 MAGNOLIA AVENUE



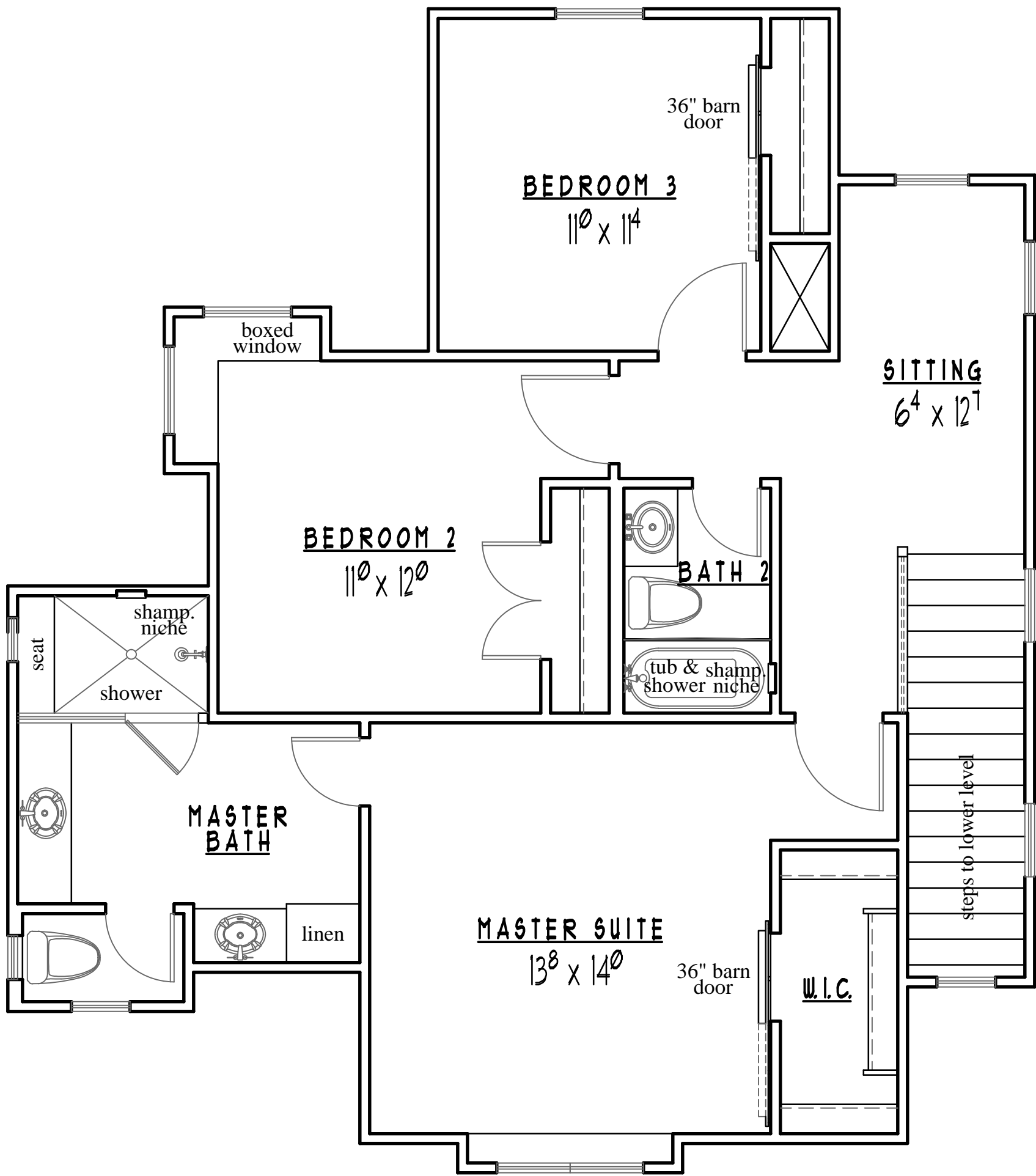
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JULY 28, 2017

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1 OF 3



LOWER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"



UPPER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"

SQUARE FOOTAGE CHART		
LOWER LEVEL		891 SQ. FT.
UPPER LEVEL		968 SQ. FT.
TOTAL LIVING AREA		1859 SQ. FT.
PORTICO		264 SQ. FT.
PORCH		81 SQ. FT.
TOTAL BUILDING AREA		2204 SQ. FT.

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LOT-2 MAGNOLIA AVENUE

HOME RESTORATION

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JULY 28, 2017

SHEET
A-2
2 OF 3



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



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



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



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

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LOT-2 MAGNOLIA AVENUE

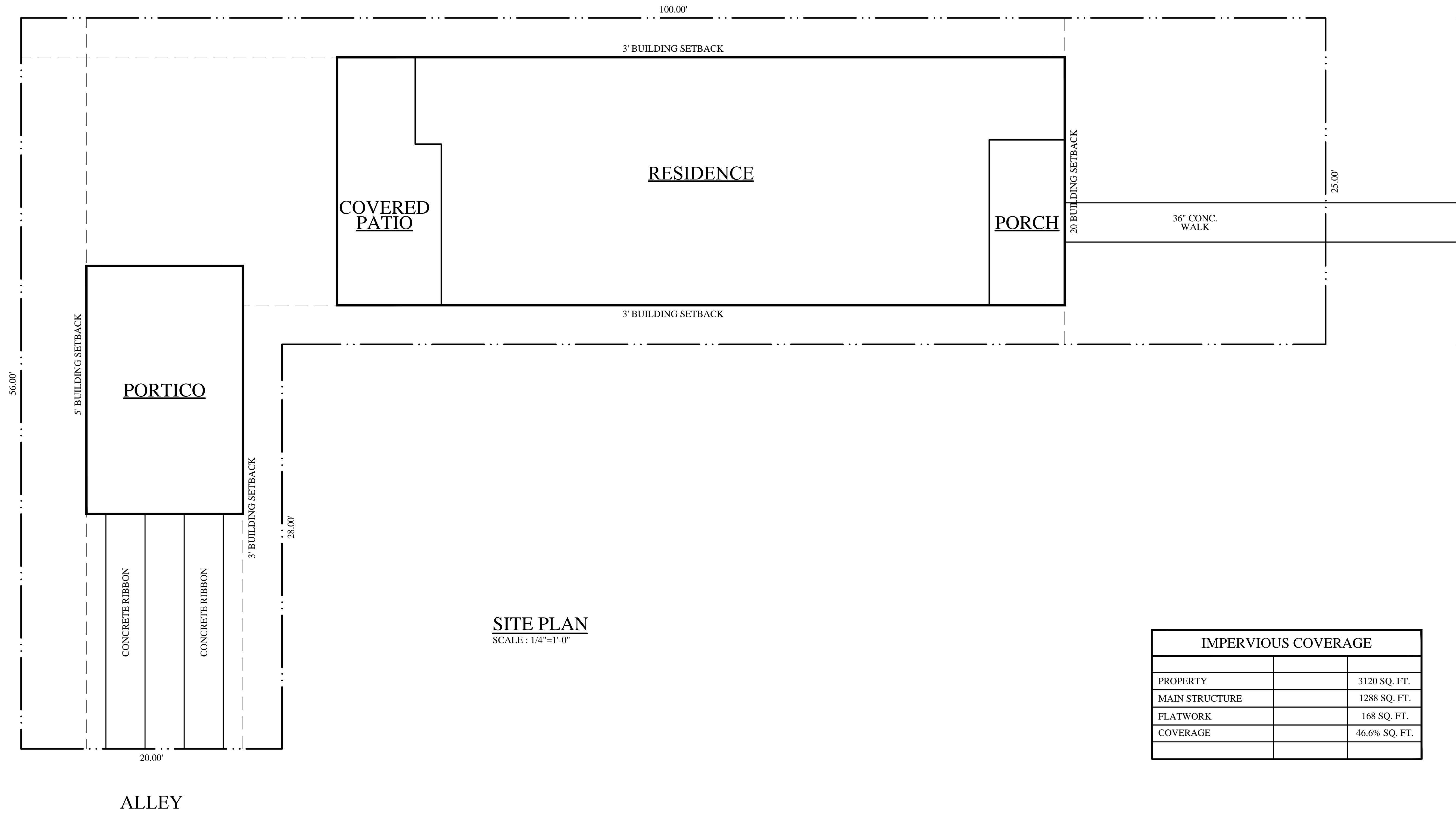


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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

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JULY 28, 2017

SHEET
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3 OF 3

LOT-2 MAGNOLIA



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

IMPERVIOUS COVERAGE		
PROPERTY		3120 SQ. FT.
MAIN STRUCTURE		1288 SQ. FT.
FLATWORK		168 SQ. FT.
COVERAGE		46.6% SQ. FT.

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LOT-3 GRANT AVENUE



HOME RESTORATION

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LOT-3 GRANT AVENUE

AUGUST 6, 2017

AUGUST 6, 2017

SEPTEMBER 21, 2017

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LOT-3 GRANT AVENUE



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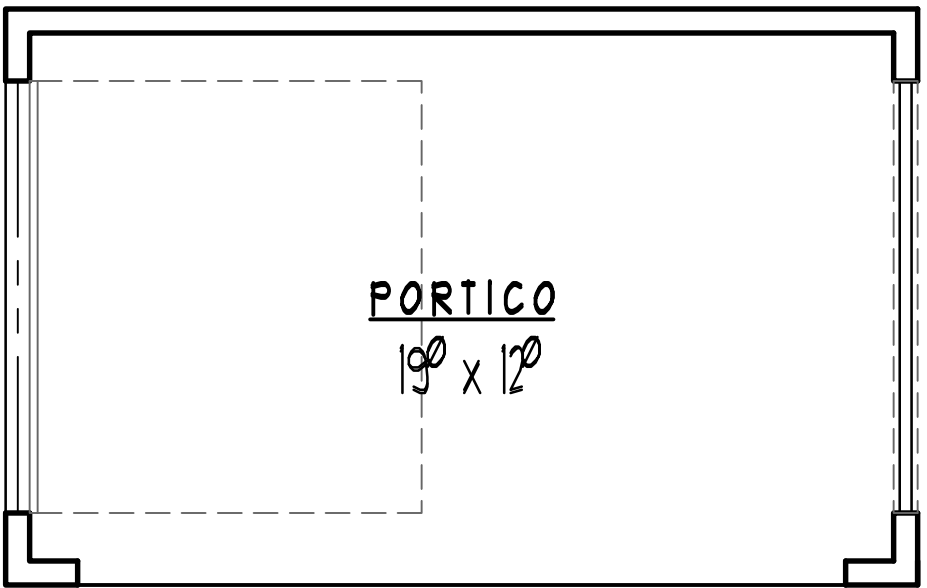
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JULY 28, 2017

SHEET

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OF 3



SQUARE FOOTAGE CHART		
LOWER LEVEL		848 SQ. FT.
UPPER LEVEL		873 SQ. FT.
TOTAL LIVING AREA		1721 SQ. FT.
PORTICO		228 SQ. FT.
PORCH		73 SQ. FT.
COVERED PATIO		139 SQ. FT.
TOTAL BUILDING AREA		2161 SQ. FT.

LOT-3 GRANT AVENUE



RIDGE HEIGHT 25'-7"

FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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LOT-3 GRANT AVENUE



HOME RESTORATION

RANDY HERRERA
DESIGNER, LLC

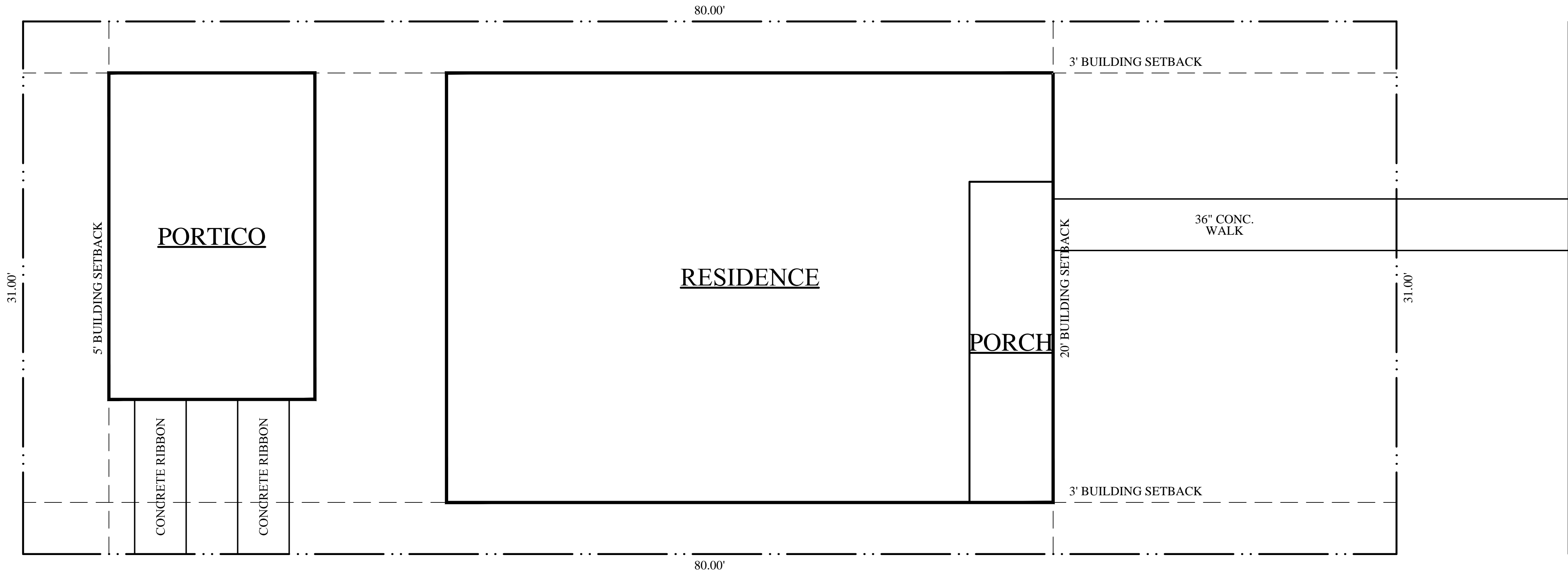
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JULY 28, 2017

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LOT-3 GRANT AVENUE



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

ALLEY

IMPERVIOUS COVERAGE		
PROPERTY		2480 SQ. FT.
MAIN STRUCTURE		1111 SQ. FT.
FLATWORK		114 SQ. FT.
COVERAGE		49.3% SQ. FT.

LOT-4 GRANT AVENUE

REVISIONS

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LOT-4 GRANT AVENUE



HOME RESTORATION

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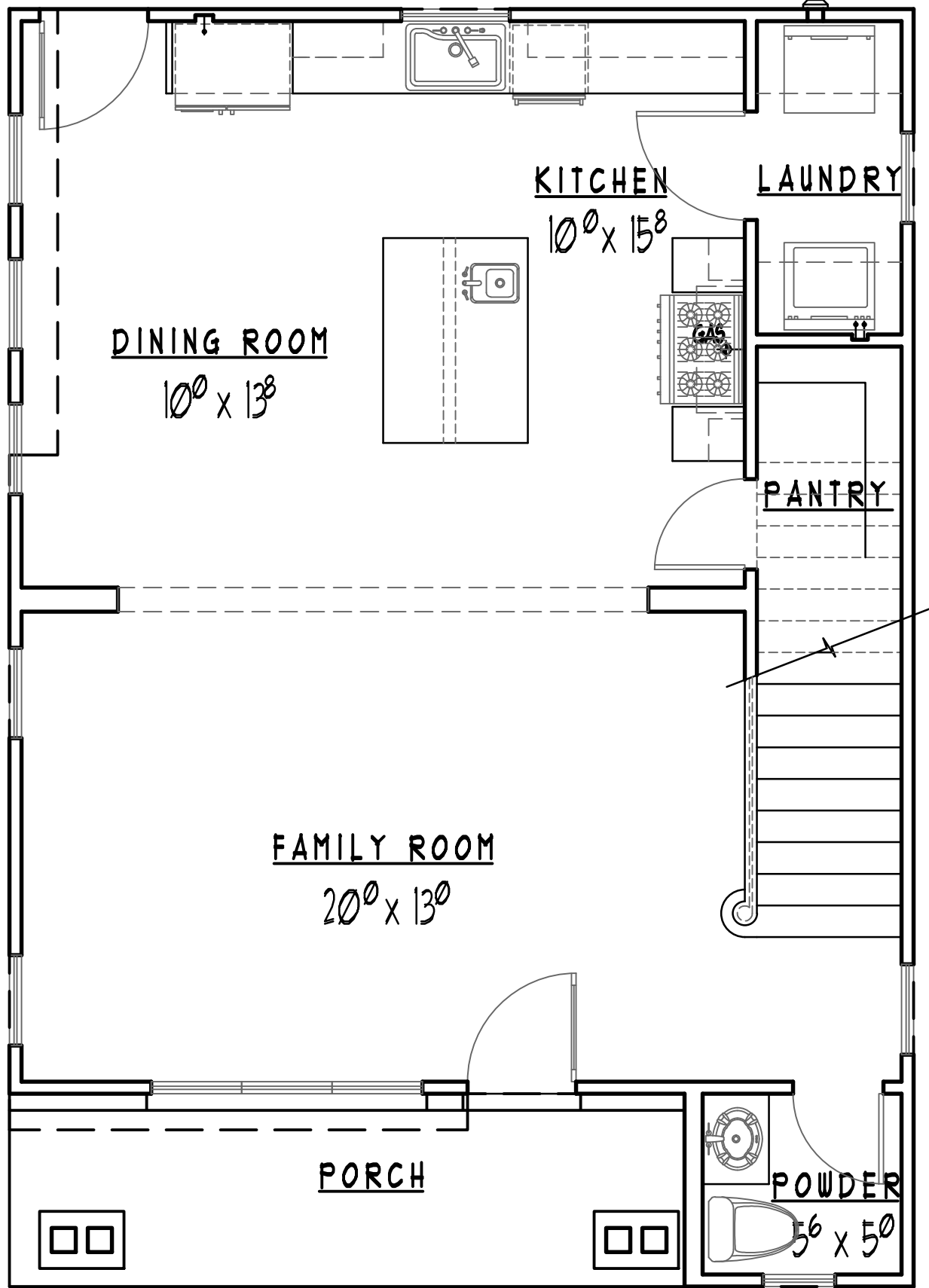
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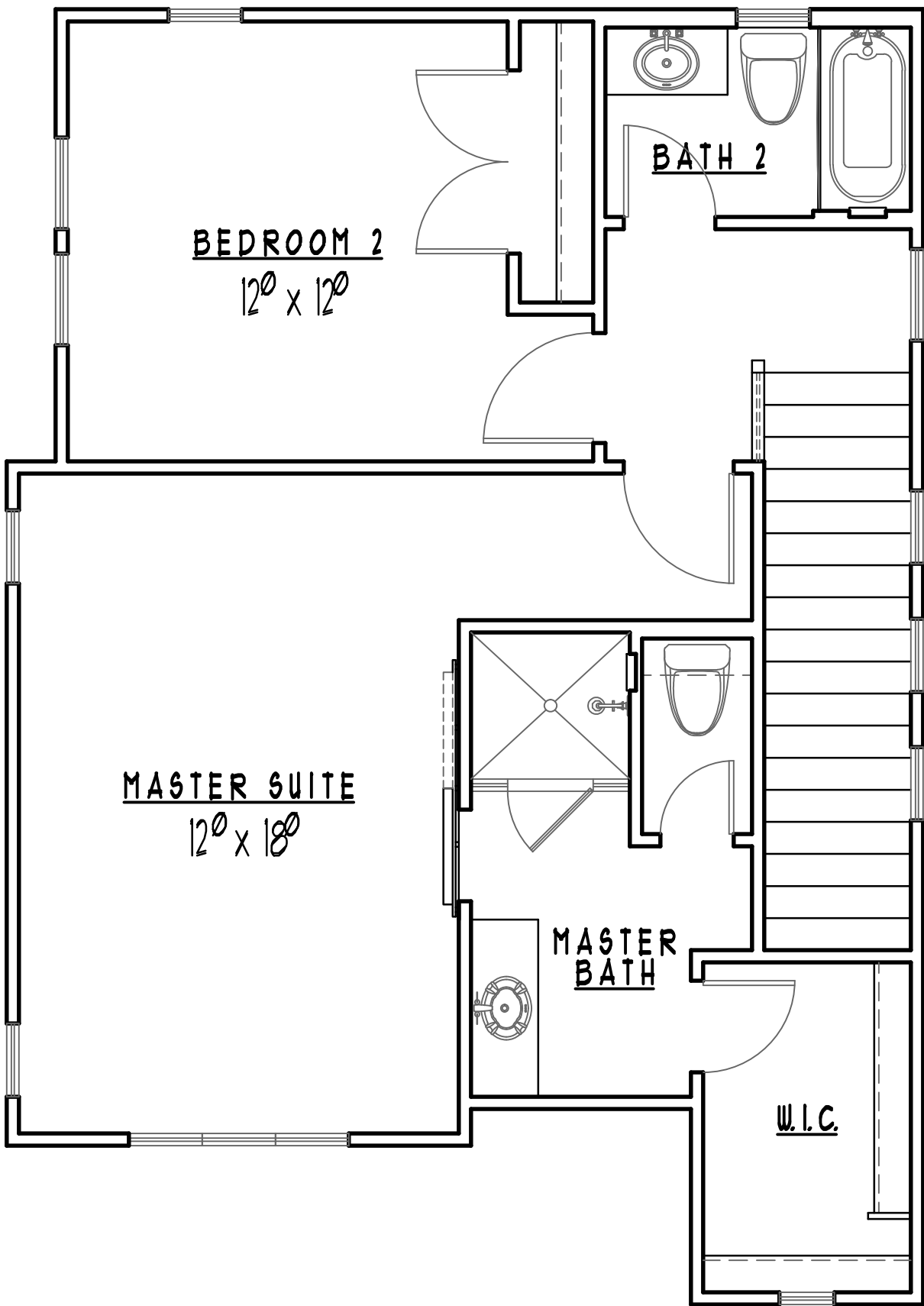
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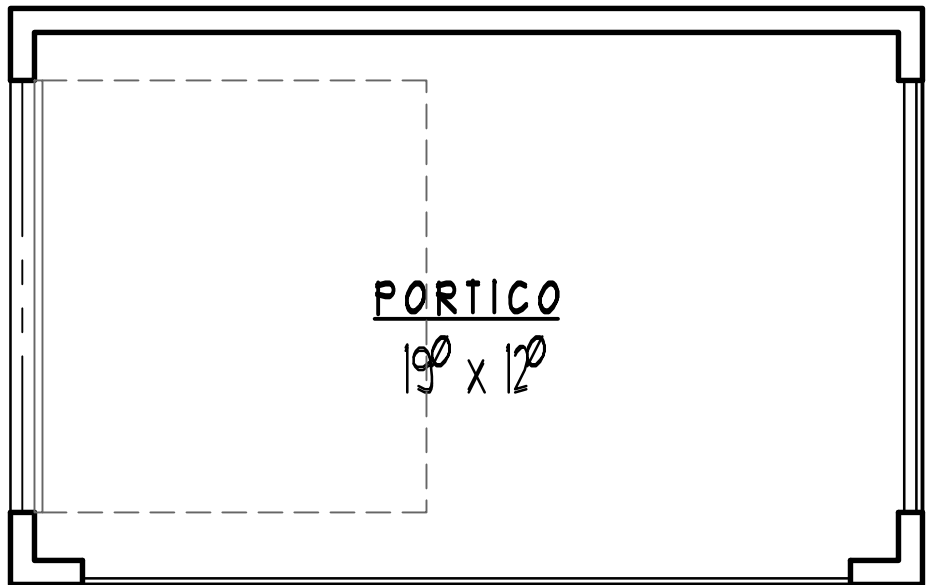
SHEET
A-1
1 OF 3



LOWER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"



UPPER LEVEL FLOOR PLAN
SCALE : 1/4"=1'-0"



SQUARE FOOTAGE CHART		
LOWER LEVEL		792 SQ. FT.
UPPER LEVEL		712 SQ. FT.
TOTAL LIVING AREA		1504 SQ. FT.
PORTICO		228 SQ. FT.
PORCH		91 SQ. FT.
TOTAL BUILDING AREA		1823 SQ. FT.

REVISIONS

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LOT-4 GRANT AVENUE

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SHEET

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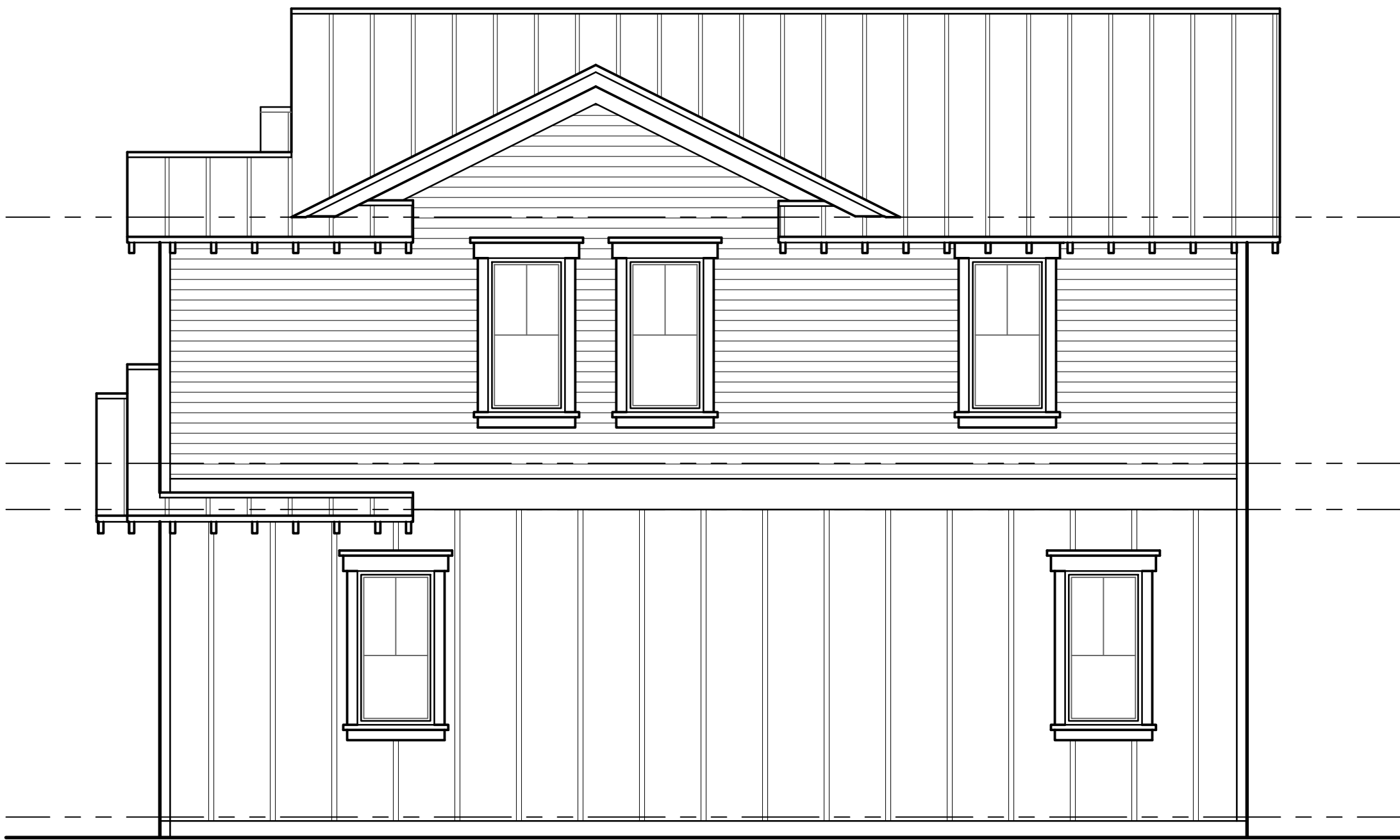
2 OF 3



RIDGE HEIGHT 26'-3"

FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

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LOT-4 GRANT AVENUE



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LOT-4 GRANT AVENUE