

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2017-544
ADDRESS: 313 E LOCUST
LEGAL DESCRIPTION: NCB 1738 BLK 3 LOT 3, EXC W 2 FT OF S 116.7 FT
ZONING: C-2 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Robert Moritz/DHR Architects
OWNER: GCM Holdings, Inc
TYPE OF WORK: Final approval for construction of two, 2-story duplexes
APPLICATION RECEIVED: April 13, 2018
60-DAY REVIEW: June 12, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story duplex structures on the vacant lot located at 313 E Locust.

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 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.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

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

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

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 two, 2-story buildings on the vacant lot at 313 E Locust, located within the Tobin Hill Historic District. The lot is flanked by a historic 2-story single family home designed in the Queen Anne style to the east, a parking lot and 2-story office complex to the west, and a residential alley to the north. The lot is located a distance of approximately one lot from the intersection of E Locust and McCullough Ave. This stretch of E Locust is characterized by historic 1-story and 2-story single family homes, designed primarily in the Queen Anne and Craftsman styles; historic 2-story multifamily homes with larger footprints; two 2-story apartment complexes, one of which is non-contributing to the district; and a non-contributing convenience store at the corner of E Locust and McCullough. Additionally, the corner of E Locust and Paschal features a modern infill development containing four 2-story townhomes, each oriented towards Paschal St.
- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on November 15, 2017. The approval carried the following stipulations:
 1. That the applicant increases the setback of the front unit to be more consistent with the adjacent 2-story historic structure as noted in finding e; **this stipulation has not been met.**
 2. That the applicant eliminates at least one of the car stalls in each of the front units to reduce the overall length, massing, and footprint of the structure as noted in findings e, g, and i; **this stipulation has been met.**
 3. That the applicant modifies the proposed entryway configurations to be more consistent with transoms and side lites found on historic precedents in the district as noted in finding j; **this stipulation has not been fully met.**
 4. That the applicant lowers the hipped porch projects on the public alley elevation of the rear unit as noted in finding m; **this stipulation has been met.**
 5. 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. The applicant should indicate all mechanical equipment on the site plans and/or elevations for final approval; **this stipulation has been met.**
 6. 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; **this stipulation has not been met.**
- c. CASE HISTORY – The applicant met with the Design Review Committee on June 28, 2017. Prior to the meeting, the applicant's proposal included four total units – three 3-story units and one 2.5-story unit – oriented back-to-back on the lot, with one 3-story unit located directly adjacent to the E Locust right-of-way. At the DRC meeting, the applicant shared a revised site plan that included two 3-story units facing E Locust, and two 3-story units located in the rear of the property, all facing the direction of E Locust. This was the proposal that the DRC reviewed and discussed. The DRC noted that the proposal was a departure from the traditional development pattern of the district, which does not feature two single-family homes in the front of the lot with two single-family homes of the same height in the rear of the lot. The DRC also wanted more clarification on how the alley condition would be treated. The DRC suggested exploring a more traditional configuration of having two taller single family homes oriented towards E Locust, and shorter single family homes in the rear of the lot that took on the massing, form, and appearance of a rear accessory structure. Tall single family homes with shorter rear accessory structures, or rear accessory dwelling units, are historically common in the Tobin Hill Historic District. The applicant withdrew their previous design at the July 19, 2017, HDRC hearing. The applicant submitted a new design for the November 15, 2017, HDRC hearing and received conceptual approval.
- d. CONTEXT AND DEVELOPMENT PATTERN – Of the historic structures on the immediate block of E Locust, bounded by McCullough to the west and Paschal to the east, one house is 2-stories in height, and the remainder are 1-story. Continuing east, on the block of E Locust bounded by Paschal and Gillespie, the historic homes are predominantly 2-stories in height. Of the historic structures on the immediate block of E Locust, bounded by McCullough to the west and Paschal to the east, one house is 2-stories in height, and the remainder are 1-story. Continuing east, on the block of E Locust bounded by Paschal and Gillespie, the historic homes are predominantly 2-stories in height. Additionally, each of these structures is architecturally unique from one another, which creates diversity and character along the streetscape.

- e. **SETBACKS** – 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. This block of E Locust contains historic structures that feature front yard setbacks of approximately 20-35 feet. Based on the submitted documentation, the neighboring historic structure to the east has a front setback of 32.11 feet. The historic 1-story structure two lots down has a setback of approximately 18.24 feet. The applicant has proposed a setback of approximately 28.27 feet. While the proposed setback is greater than the median between those of the historic structures that exist on the same block of E Locust, its placement would be approximately seven feet closer to the sidewalk than the historic structure immediately adjacent to the east. Staff finds that the setback should be increased to be compatible with the immediate context of the block.
- f. **ORIENTATION & ENTRANCES** – The applicant has proposed for the primary of the two units to face E Locust, and the rear unit to be oriented towards the interior of the lot, towards the direction of E Locust. The pedestrian entry of the front unit will be accessed from the south on E Locust. The pedestrian entry of the rear unit will be accessed from the south from an interior courtyard and driveway. The historic development pattern of the rear alley contains rear garages and parking spaces oriented towards the alley. Both of the two units contains rear-loading attached garages on the first floor, each of which are accessed from the rear alleyway to the north. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. This is true for this particular block of E Locust. Staff finds the orientation to be consistent with the Guidelines.
- g. **SCALE & MASS** – The applicant has proposed two 2-story units. One will be located along the street frontage of E Locust and one will be located at the rear of the property, directly adjacent to an existing alley. Per the submitted elevations, the ridgeline of the front 2-story unit is 31'-6 ¾". The ridgeline of the rear unit is 28'-10 ¾". Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. Per the submitted elevations, the applicant has indicated that the 2-story historic structure directly to the east is approximately 35'-4" in height. The rear 2-story structure does not overwhelm existing alleyway structures in terms of height.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The elevations for the front unit indicated a foundation height of approximately 2'-2" (26 inches). Staff finds that the front unit has a foundation height consistent with the Guidelines.
- i. **ROOF FORM** – The applicant has proposed a hipped roof form for both the front and rear unit. The front unit also contains a front gable. These roof forms are found throughout the Tobin Hill Historic District as well as this block of E Locust. Staff finds the proposal consistent with the Guidelines.
- 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. However, the entry doors feature transom and side lite configurations that are not found historically in the district. Staff finds that the configuration should be modified to more closely match those rooted in historic precedents.
- k. **WINDOW & DOOR MATERIALS** – The applicant proposed to install Milgard vinyl windows and doors. Staff finds that wood or aluminum clad wood windows and wood doors would be the most appropriate per the OHP Window Policy Document.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant has proposed to locate two units – one with a footprint of 2,905 square feet and one with a footprint of 1,230 square feet – on a lot featuring approximately 9,130 square feet. The proposed lot coverage is approximately 45.3%, which is generally consistent with the Guidelines. However, based on findings e and g, staff finds that the depth of the proposed carports should be reduced to eliminate overall mass.
- m. **MATERIALS** – The applicant has proposed materials that include composite wood siding, standing seam metal roofs, and simple wood columns and railings. Staff finds siding and roofing materials to be generally consistent with the Guidelines and compatible for new construction in the district. Staff finds that the siding should feature a smooth finish and an exposure of four inches.
- 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. The proposed front unit features a second story gable, front entry door transoms and side lites, and simple square columns with a capital and base. The rear unit features ganged windows, bracketed eaves, and simplified columns. Staff finds these architectural details to be consistent with the Guidelines.

- o. **MECHANICAL EQUIPMENT** – The applicant has indicated mechanical equipment on the submitted site and landscaping plan. The ground AC units are located to west of the front duplex and to the west and east of the rear duplex and are concealed by landscaping. Staff finds this to be appropriate.
- p. **LANDSCAPING** – The applicant has provided staff with a landscaping plan at this time that indicates new trees, shrubbery, and low plants. However, a species list has not yet been submitted. Staff requires this information.

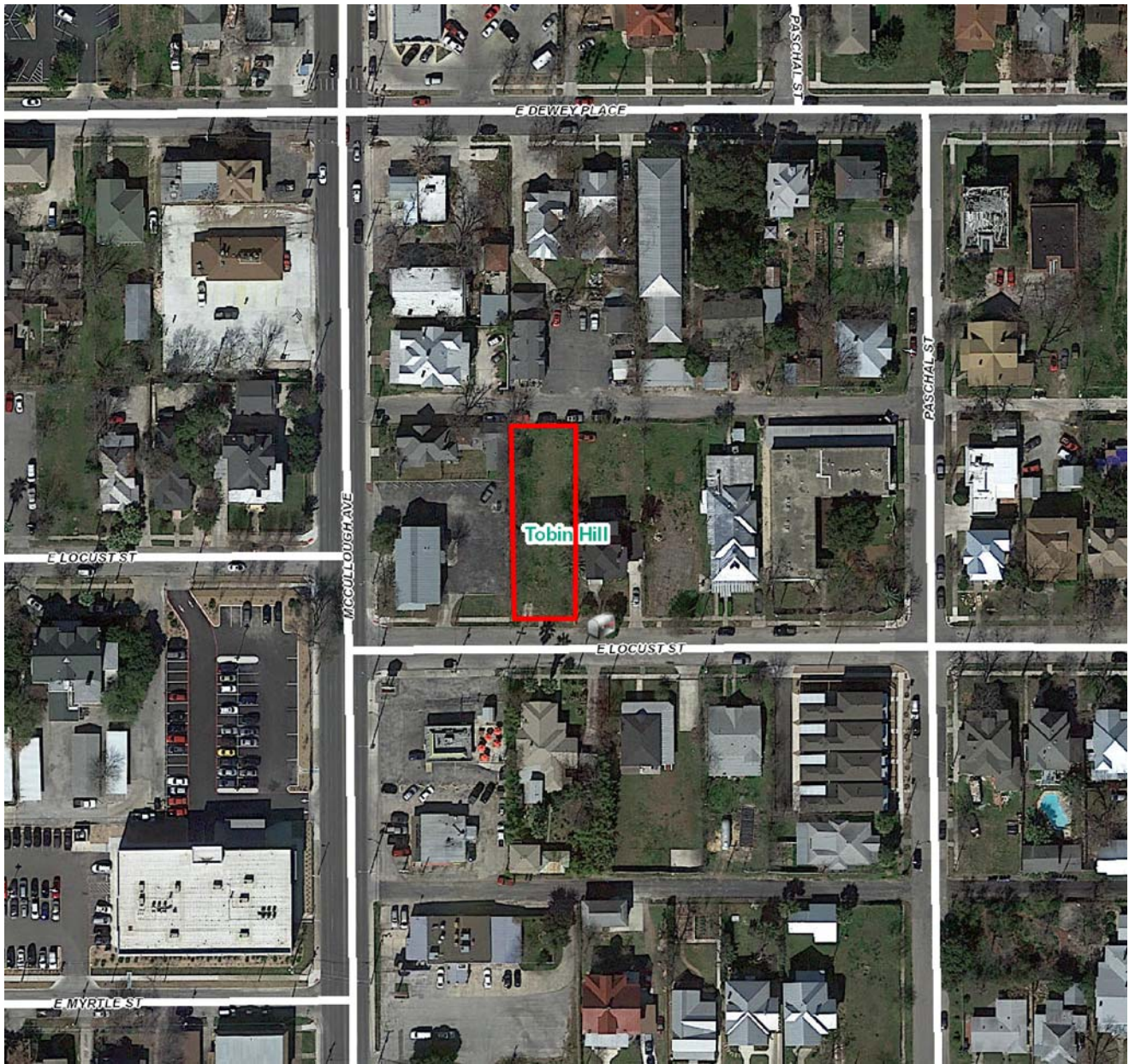
RECOMMENDATION:

Staff recommends final approval based on findings a through p with the following stipulations:

- i. That the applicant increases the front setback to measure at least 30 feet from the property line as measured to the front plane of the building. The applicant is required to submit an updated site plan that reflects this change to staff for review and approval prior to receiving a Certificate of Appropriateness.
- ii. That the front doors feature side lite and transom configurations that are more consistent with historic precedents and proportions. The applicant is required to submit final specifications and drawings for both entryways to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iii. That the applicant installs aluminum-clad wood windows in lieu of the proposed vinyl. The applicant is required to submit a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. 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.
- iv. That the applicant submits a landscaping species list to staff that accompanies the submitted landscaping plan to staff for review and approval prior to receiving a Certificate of Appropriateness.
- v. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 24, 2017

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Alamo Auto
Sound & Security

Law Offices of
Patrick L. Hancock

313 East Locust Street

Looking Glass

McCullough Ave

E Locust St

CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: 101 E. 44TH ST
REQUEST: CONSTRUCTION OF 1400-1500 S.W.

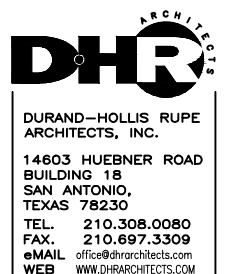
HEARING DATE: NOV 11, 2011 Time: 3:00 PM
FOR MORE INFORMATION CONTACT
(210) 207-0035

ALL HDRC MEETINGS TAKE PLACE AT 1901 S. ALAMO

313 EAST LOCUST STREET
FOR FINAL APPROVAL

GCM HOLDINGS, INC.


APRIL 13, 2018






<div>REF:</div> <div>PROJECT NO: 16-032</div> <div>DATE: 11/28/17</div> <div>CAD DWG FILE: 313ELOCHDRC.DWG</div> <div>DRAWN BY: RM</div> <div>CHK'D BY: GHD</div>	<div><div><div>ARCHITECTS</div><div>DHR</div></div><div>DURAND-HOLLIS RUPE ARCHITECTS, INC.</div><div>14603 HUEBNER ROAD BUILDING 18 SAN ANTONIO, TEXAS 78230</div><div>TEL. 210.308.0080 FAX. 210.697.3309 eMAIL office@dhrarchitects.com WEB www.DHRARCHITECTS.COM</div></div>	<div>SHEET TITLE</div> <div>AERIAL VIEW OF SITE</div>	<div>DRAWING</div> <div>S1</div>
		<div>DRAWING SCALE</div> <div>N.T.S.</div>	
		<div>PROJECT NAME</div> <div>313 E. LOCUST</div>	



	<div><p>DURAND—HOLLIS RUPE ARCHITECTS, INC.</p><p>14603 HUEBNER ROAD BUILDING 1B SAN ANTONIO, TEXAS 78230</p><p>TEL. 210.308.0080 FAX. 210.697.3309 eMAIL office@dhrarchitects.com WEB www.DHRARCHITECTS.COM</p></div>	SHEET TITLE	DRAWING	
REF:		VIEW FROM STREET		
PROJECT NO: 16-032		DRAWING SCALE		N.T.S.
DATE: 11/28/17		PROJECT NAME		313 E. LOCUST
CAD DWG FILE: 313ELOCHDRC.DWG				
DRAWN BY: RM				
CHK'D BY: GHD				



<div>REF:</div> <div>PROJECT NO: 16-032</div> <div>DATE: 11/28/17</div> <div>CAD DWG FILE: 313ELOCHDRC.DWG</div> <div>DRAWN BY: RM</div> <div>CHK'D BY: GHD</div>	<div>  <div> <div>DURAND-HOLLIS RUPE ARCHITECTS, INC.</div> <div> 14603 HUEBNER ROAD BUILDING 18 SAN ANTONIO, TEXAS 78230 </div> <div> TEL. 210.308.0080 FAX. 210.697.3309 eMAIL office@dhrarchitects.com WEB www.DHRARCHITECTS.COM </div> </div> </div>	<div>SHEET TITLE</div> <div>VIEW FROM ALLEY</div>	<div>DRAWING</div> <div>S3</div>
		<div>DRAWING SCALE</div> <div>N.T.S.</div>	
		<div>PROJECT NAME</div> <div>313 E. LOCUST</div>	

SETBACK EVALUATION

317 LOCUST: 32.11'

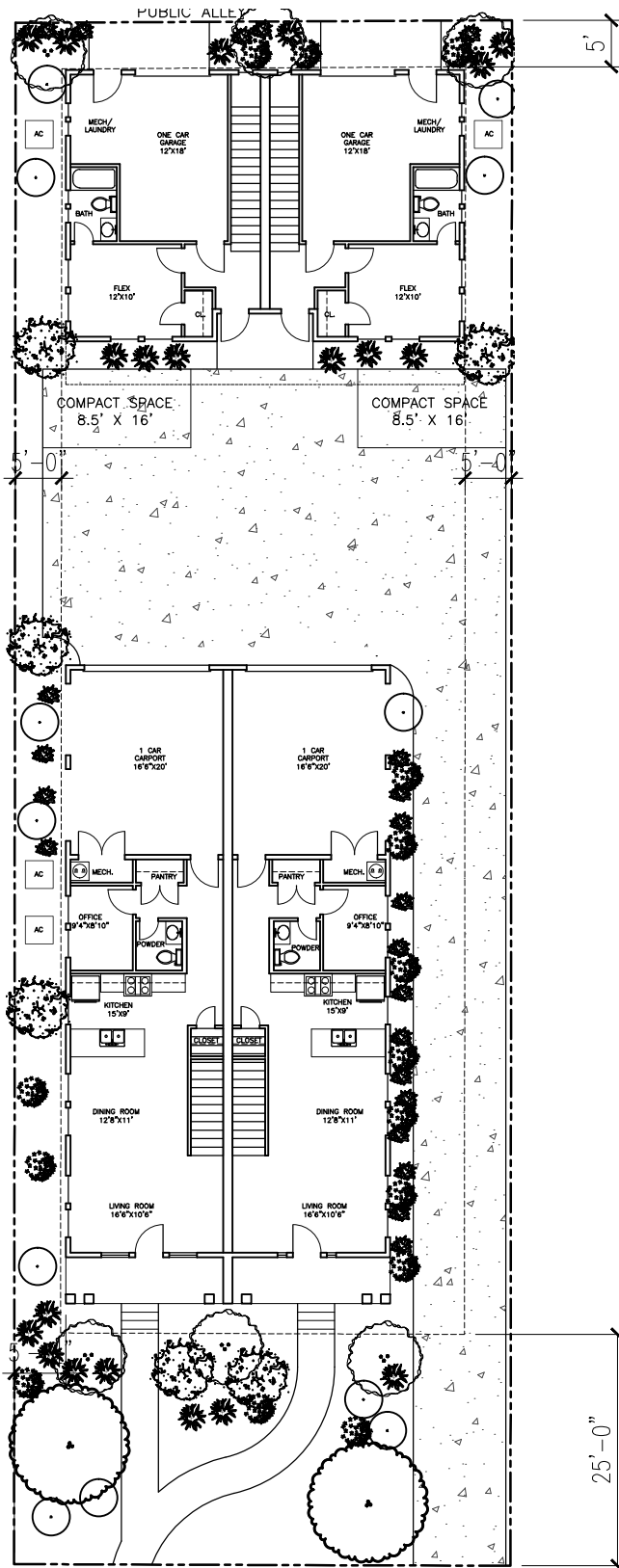
325 LOCUST: 18.24'

MEAN: 25.18'

PROPOSED: 28.27'



<div>REF:</div> <div>PROJECT NO: 16-032</div> <div>DATE: 11/28/17</div> <div>CAD DWG FILE: 313ELOCHDRC.DWG</div> <div>DRAWN BY: RM</div> <div>CHK'D BY: GHD</div>	<div><div><div><div><div><div></div><div></div></div></div><div><div><div></div><div>DHR</div><div>ARCHITECTS</div></div></div><div><div><div>DURAND-HOLLIS RUPE</div><div>ARCHITECTS, INC.</div><div>14603 HUEBNER ROAD</div><div>BUILDING 18</div><div>SAN ANTONIO,</div><div>TEXAS 78230</div><div>TEL. 210.308.0080</div><div>FAX. 210.697.3309</div><div>eMAIL office@dhrarchitects.com</div><div>WEB WWW.DHRARCHITECTS.COM</div></div></div></div></div></div>	SHEET TITLE		DRAWING
		SETBACKS		
		DRAWING SCALE		
		PROJECT NAME		S4
		313 E. LOCUST		
				N.T.S.

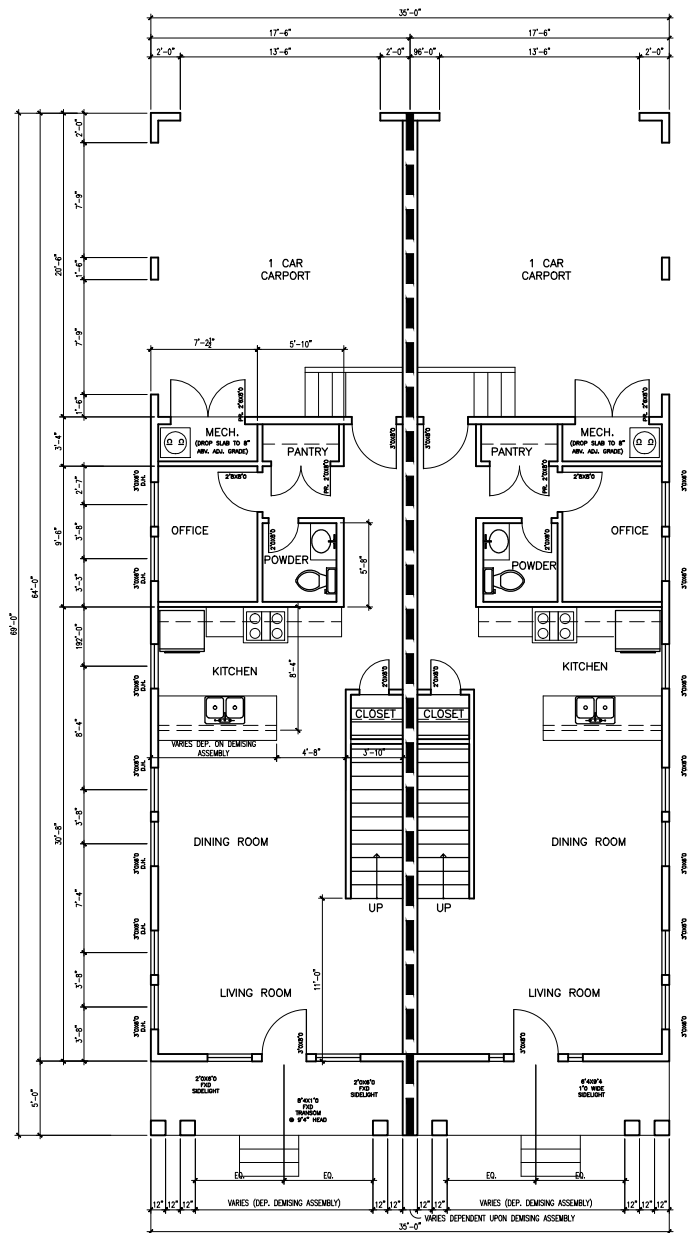


Lot Size: 9,130 sq ft
 Total Building Footprint:
 3,645 sq. ft. = 40% of lot

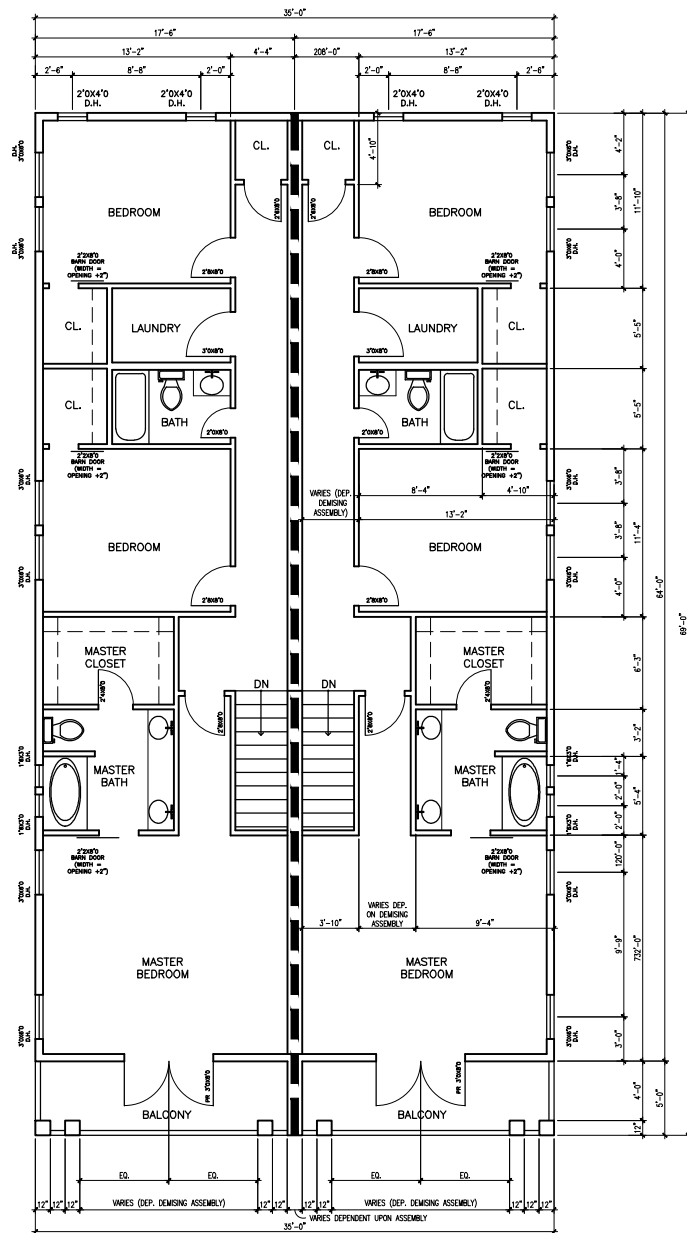
Street Unit Footprint = 2,415 sq. ft.,
 Living Area = 1,881 sq. ft. each
 Rear Unit Footprint = 1,230 sq. ft.,
 Living Area = 976 sq. ft. each

<div>REF:</div> <div>PROJECT NO: 16-032</div> <div>DATE: 4/13/18</div> <div>CAD DWG FILE:</div> <div>DRAWN BY: RM</div> <div>CHK'D BY: GHD</div>	<div><div><div><div>DHR</div><div>ARCHITECTS</div></div><div>DURAND-HOLLIS RUPE ARCHITECTS, INC.</div><div>14603 HUEBNER ROAD BUILDING 18 SAN ANTONIO, TEXAS 78230</div><div>TEL. 210.308.0080 FAX. 210.697.3309 eMAIL office@dhrarchitects.com WEB www.dhrarchitects.com</div></div></div>	SHEET TITLE	SITE PLAN	DRAWING
		DRAWING SCALE	1" = 20'-0"	
		PROJECT NAME	313 E. LOCUST	

A0



① FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



② SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND
1 HOUR RATED WALL
UL U350-A

DHR
DURAND-HOLLIS, RUPE
ARCHITECTS, INC.
14803 HUEBNER ROAD
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GCM HOLDINGS
313 E LOCUST AVE
SAN ANTONIO, TEXAS 78212

FRONT UNIT
AND FLOOR PLANS

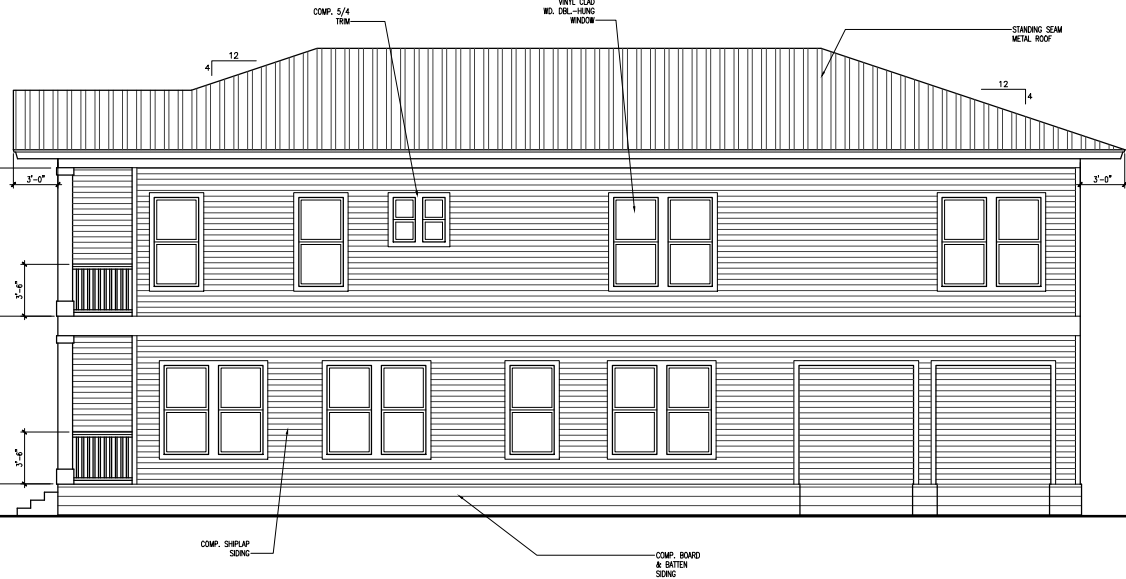
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PROJECT NO. 16-032
ISSUE DATE: 04-13-18
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REVIEWED BY: GDH
PROJECT ARCHITECT:
DURAND-HOLLIS, RUPE
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TEXAS LICENSE NO. 10861

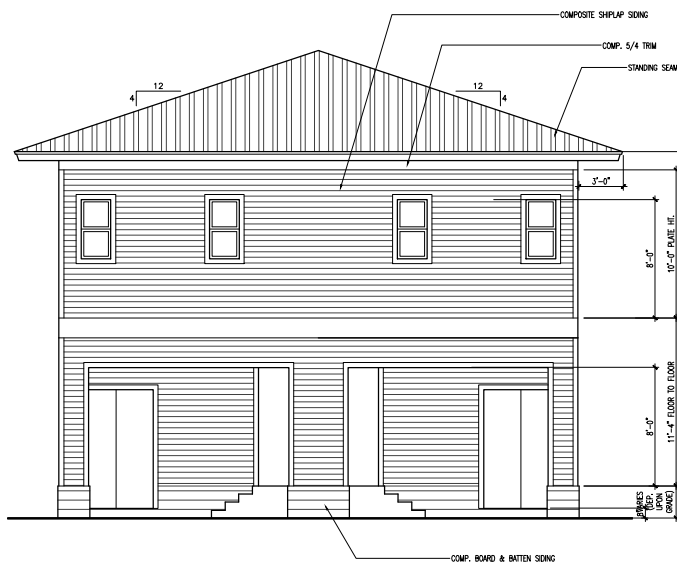
A100



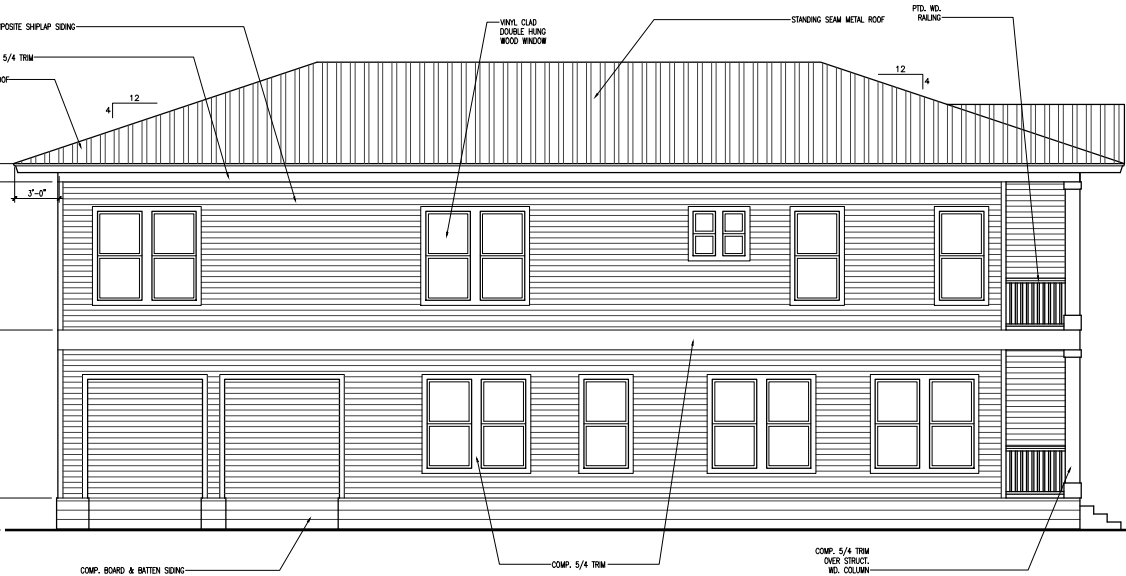
① SOUTH ELEVATION
SCALE: 1/4"=1'-0"



② EAST ELEVATION
SCALE: 1/4"=1'-0"



③ NORTH ELEVATION
SCALE: 1/4"=1'-0"



④ WEST ELEVATION
SCALE: 1/4"=1'-0"

DHR
DURAND-HOLLIS, RUPE
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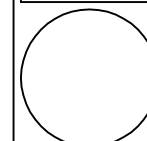
FRONT UNIT
ELEVATIONS

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A200

REAR UNIT FLOOR PLANS



PROJECT NO. 16-032
ISSUE DATE: 04-13-18
DRAWN BY: RM
REVIEWED BY: GDM
PROJECT ARCHITECT:
GABRIEL DURAND-HOLLIS, FA
TEXAS LICENSE NO. 10681

Overall Dimensions:

- Overall Width: 43'-0"
- Overall Depth: 34'-0"

Room Dimensions and Layout:

- Garage:** ONE CAR GARAGE (6'0" x 6'0" O.A.)
- Flex:** FLEX (5'-8" x 10'-4")
- Bath:** BATH (5'-1" x 5'-2")
- Mech/Laundry:** MECH/LAUNDRY (4'-4" x 10'-4")
- Stairwell:** 10'-4" wide
- CL:** Closets (2'-0" x 2'-0" and 2'-0" x 2'-0")

Notes:

- VARIES DEP. ON DEMISING ASSEMBLY (multiple locations)
- VARIES DEP. ON DEMISING ASSEMBLY (multiple locations)

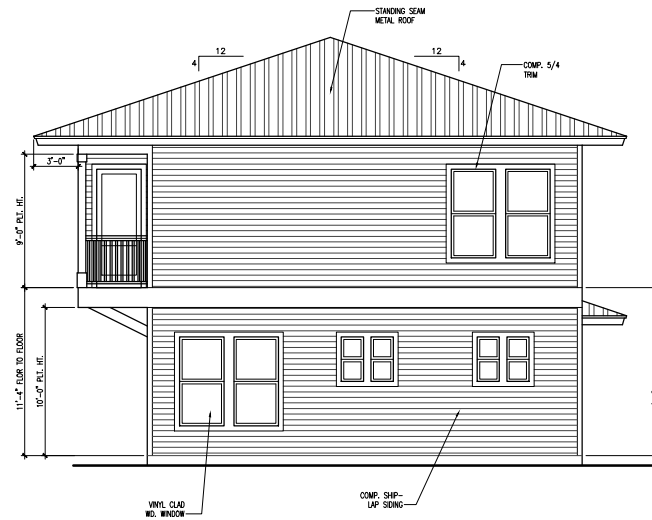
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LEGEND

  1 HOUR RATED WALL
UL U350-A



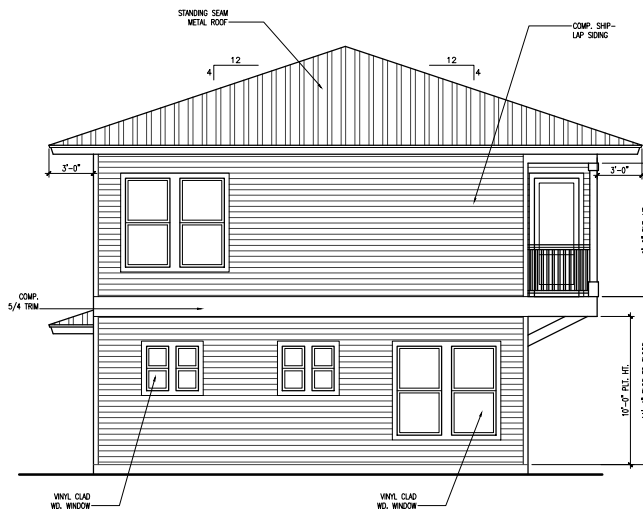
① SOUTH ELEVATION
SCALE: 1/4"=1'-0"



② EAST ELEVATION
SCALE: 1/4"=1'-0"



③ NORTH ELEVATION
SCALE: 1/4"=1'-0"



④ WEST ELEVATION
SCALE: 1/4"=1'-0"

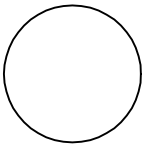


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REVIEWED BY: GDH
PROJECT ARCHITECT:
CUNIEL DURAND-HOLLIS, P.A.
TEXAS LICENSE NO. 10881

A200




STANDING SEAM METAL ROOF




COMPOSITE WOOD SIDING



WOOD RAILING

REF: PROJECT NO: 16-032 DATE: 11/28/17 CAD DWG FILE: 313ELOCHDRC.DWG DRAWN BY: RM CHK'D BY: GHD	 DURAND—HOLLIS RUPE ARCHITECTS, INC. 14603 HUEBNER ROAD BUILDING 18 SAN ANTONIO, TEXAS 78230 TEL: 210.308.0080 FAX: 210.697.3309 eMAIL: office@dhrarchitects.com WEB: www.DHRRARCHITECTS.COM	SHEET TITLE	MATERIALS	DRAWING
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		PROJECT NAME	313 E. LOCUST	



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PROJECT NO: 16-032		DRAWING SCALE	N.T.S.
DATE: 11/28/17		PROJECT NAME	313 E. LOCUST
CAD DWG FILE: 313ELOCHDRC.DWG			A9
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