

HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO: 2018-394
COMMON NAME: 229 LINDELL PL
LEGAL DESCRIPTION: NCB 6529 BLK 1 LOT 1
ZONING: R-4, H, RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Joshua Sutton
OWNER: Joshua Sutton
TYPE OF WORK: Amendments to a previously approved design for construction of a single family residential structure
APPLICATION RECEIVED: July 27, 2018
60-DAY REVIEW: September 25, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction. Within this request, the applicant has proposed the following modifications:

1. Modify the previously approved window fenestration to include additional fenestration on the side elevations and reduced fenestration on the street facing dormer.
2. Install double-hung, aluminum clad wood windows in place of the previously approved wood windows.
3. Install 8" Hardie board shingle siding in place of the previously approved 8" pine siding.
4. Increase the size of the proposed rear accessory structure to 28' x 26'.

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.

FINDINGS:

- a. A Certificate of Appropriateness was issued by the Historic and Design Review Commission on February 1, 2017, for the construction of a two story, single family residential structure and a rear accessory structure on the vacant lot at 229 Lindell Place, in the River Road Historic District with the following stipulations:
 - i. That the applicant install two wood windows into the garage rather than two vinyl windows.
 - ii. That the applicant provide information regarding the garage structure's roofing materials.
 - iii. That the applicant install a sidewalk that is consistent with those found throughout the district.

Since that time, ownership of the property has changed hands and amendments to the previously approved design have been proposed.

- b. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the previously approved window fenestration to include a centered window with flanking windows on the street facing dormer rather than two sets of double windows. Generally, staff finds the proposed modification to be appropriate. Additionally, the applicant has proposed additional fenestration on both side facades.
- c. WINDOW MATERIALS – The applicant has proposed to install double hung, wood clad aluminum windows rather than the previously approved wood windows. Staff finds this request to be appropriate. The proposed aluminum clad wood windows should feature meeting rails that are 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 an 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. Grouped windows should be separated by a wood mullion to feature approximately six (6) inches in width. Windows featuring false divided lites are not appropriate.
- d. SIDING – The previous approval include wood siding with an eight (8) inch exposure. The applicant has proposed to install Hardie siding with an eight (8) inch exposure. Staff finds the installation of Hardie siding and trim to be appropriate; however, staff finds that the proposed siding should feature an exposure of four (4) inches.
- e. ACCESSORY STRUCTURE – The previously approved accessory structure featured a footprint of 24' x 22'. At this time, the applicant has proposed to increase the size to 28' x 26'. Staff finds the proposed increase in size to be appropriate. Staff finds that two separate garage doors that are not vinyl should be installed.
- f. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, Archaeological investigations may be required.

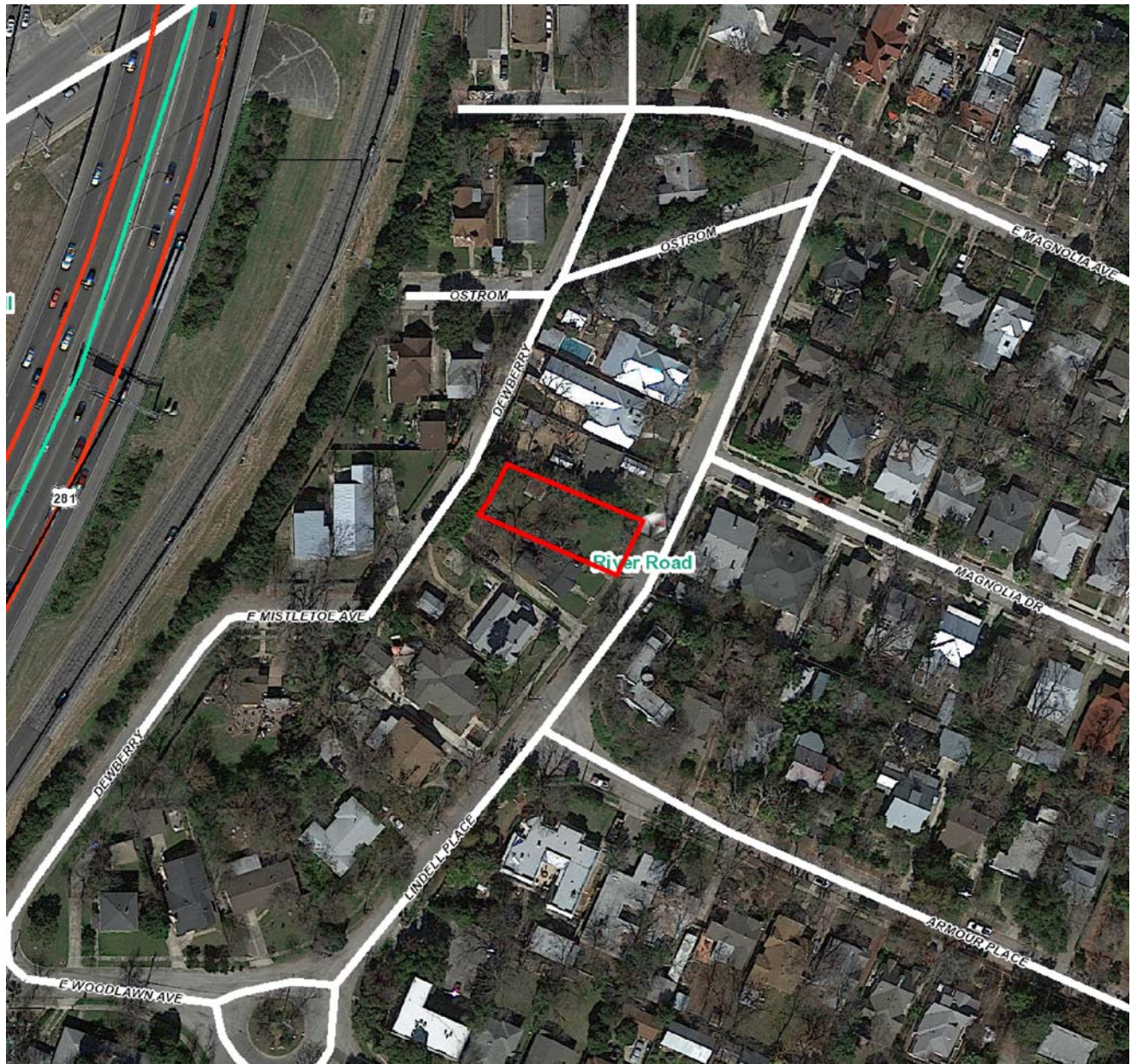
RECOMMENDATION:

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

- i. The proposed aluminum clad wood windows should feature meeting rails that are 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 an 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. Grouped windows should be separated by a wood mullion to feature approximately six (6) inches in width. Windows featuring false divided lites are not appropriate.
- ii. That the proposed Hardie siding feature an exposure of four (4) inches.
- iii. That the proposed accessory structure feature two garage doors that are wood or aluminum in material.
- iv. ARCHAEOLOGY- Archaeological investigations may be required. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 12, 2016

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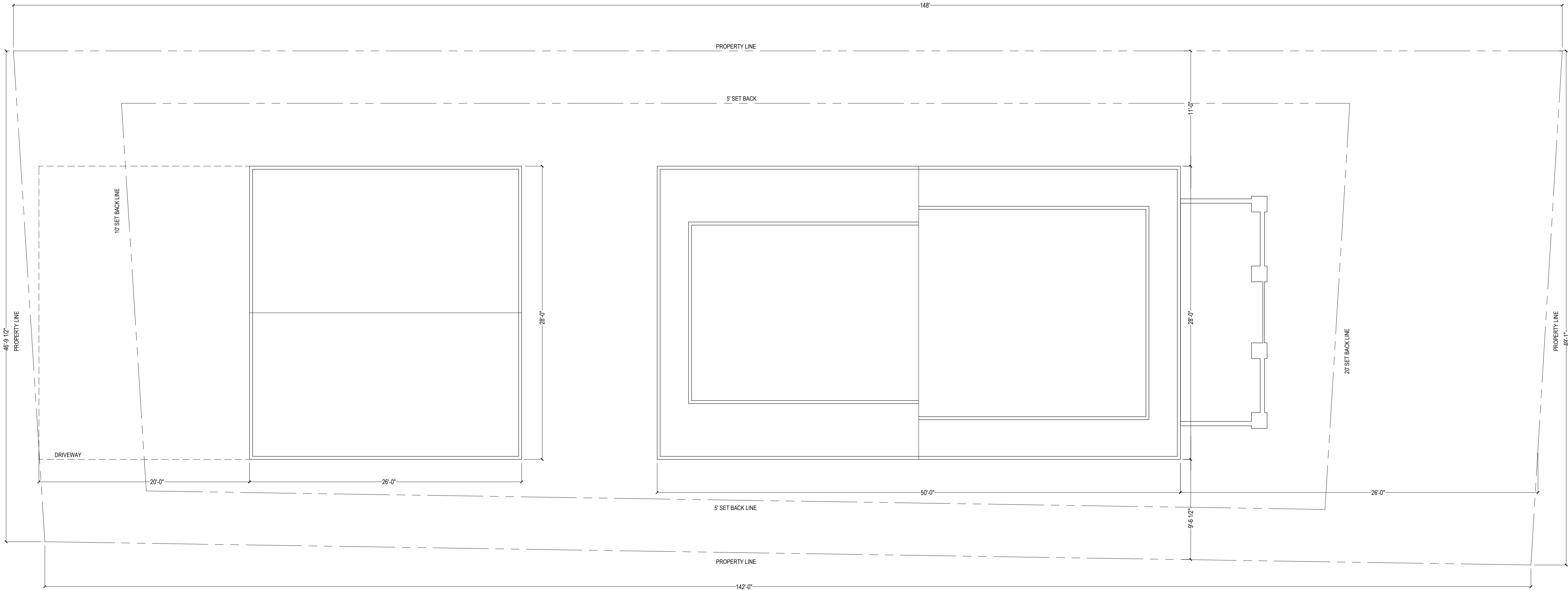


229 Lindell Place

Detailed Description of Project for HDRC Application

Property owner (Joshua Sutton) is requesting the transfer of HDRC COA 2016-511 originally issued to George D. Nash, due to purchase of property and transfer of previously approved plans to construct a 2-story single family residence with detached garage. Owner proposes the transfer of all previous approvals to the original project at the time of Final Approval, with the following notable changes:

- 1) Updated 1st floor interior layout, keeping original exterior dimensions of 28' x 50'
- 2) Adjusted 2nd story floor plan to match originally approved elevations, properly aligning load bearing walls, and bringing total interior sq ft. to 2553
- 3) Increased garage dimensions to 28' x 26' to accommodate larger vehicle and additional storage space, eliminating the need for an additional exterior shed at rear of property, bringing total slab of house, garage, and front porch to 2305 sq ft
- 4) Replaced approved 8" pine shiplap siding and Hardi board shingle siding with HardiePlank smooth horizontal lap siding with 8" reveal
- 5) Replaced approved double hung wood windows with aluminum clad wood windows
- 6) Modified window fenestration as detailed in attached elevations
- 7) Eliminated brick chimney
- 8) Roofing materials specified as composition shingle on both house and garage



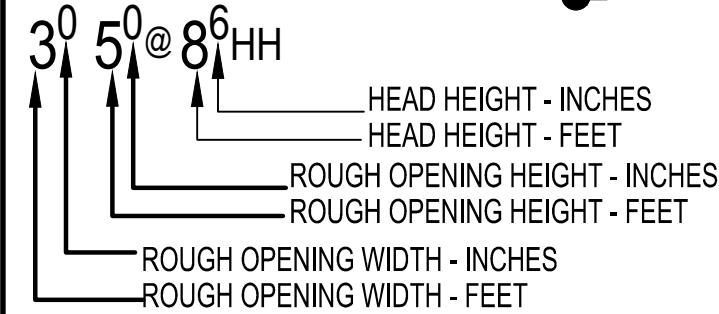
BUILDER NOTE:

PROJECT SITE LOCATED IN SAN ANTONIO, TX
MUST COMPLY WITH BUILDING CODES:
2015 International Codes and the 2014 National Electrical Code (NEC)

ABBREVIATIONS

ABV. - ABOVE
BLW. - BELOW
CAB. - CABINET
CLG. HT. - CEILING HEIGHT
EL. - ELEVATION
GC. - GENERAL CONTRACTOR
HH. - HEAD HEIGHT
PL.HT. - PLATE HEIGHT
PTD. - PAINTED
REF. - REFERENCE
TYP. - TYPICAL STANDARD CONSTRUCTION
UNO. - UNLESS NOTED OTHERWISE

WINDOW & DOOR



WINDOW AND DOOR HEAD HEIGHTS SHOWN ON SHEETS A1 AND A5, SCHEDULES
WINDOW AND DOOR ROUGH OPENING SHOWN ON SHEETS A1 AND A5, SCHEDULES
WINDOW AND DOOR STYLES ARE SHOWN ON A5, SCHEDULES

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SUTTON RESIDENCE

JOSH & MEG
229 LINDELL PLACE,
SAN ANTONIO, TX 78212

O'NEAL DRAFTING & DESIGNS
DEVAN O'NEAL
19010 CR 385
512-203-7463
MARQUEZ, TX 77865

VERSION A

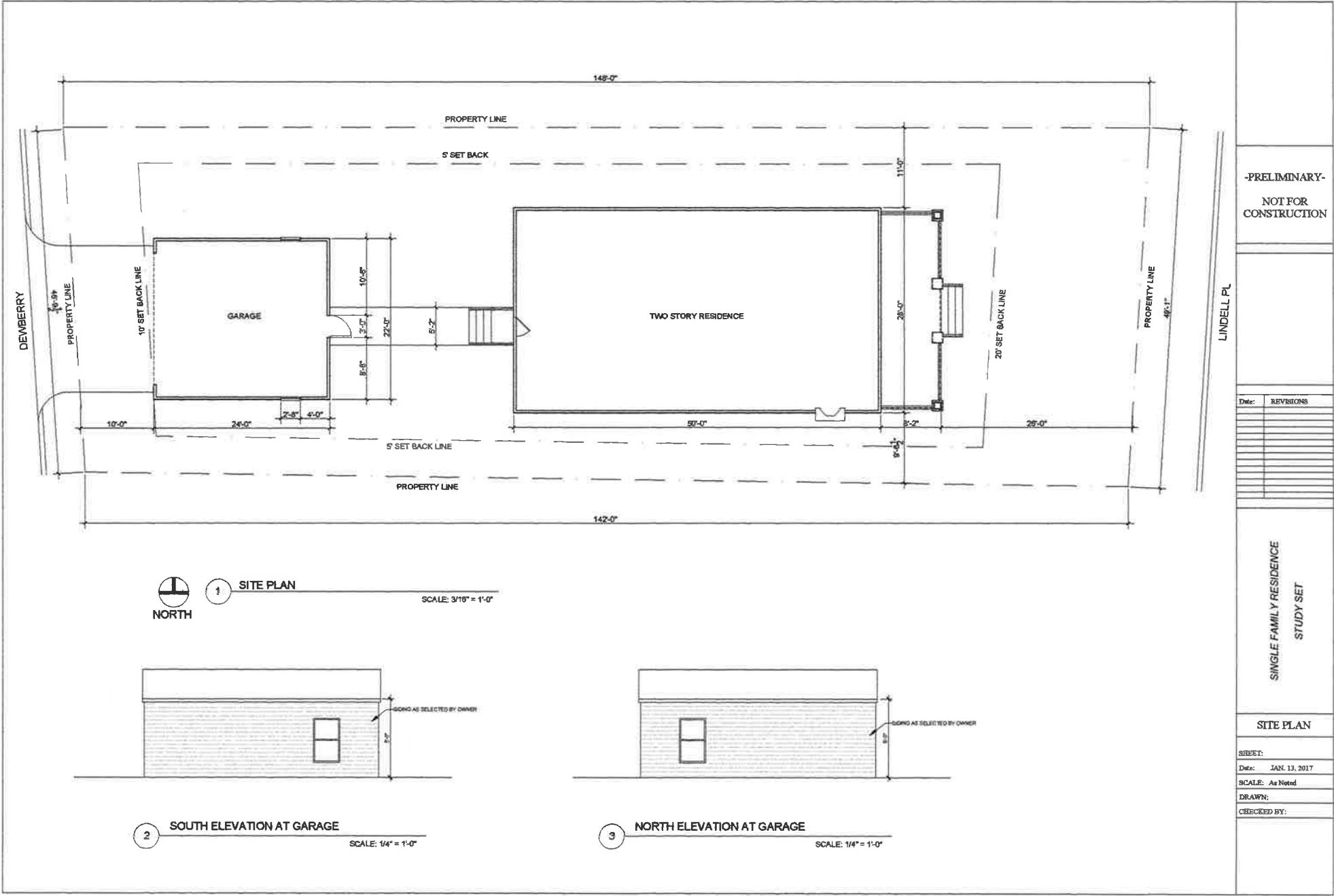
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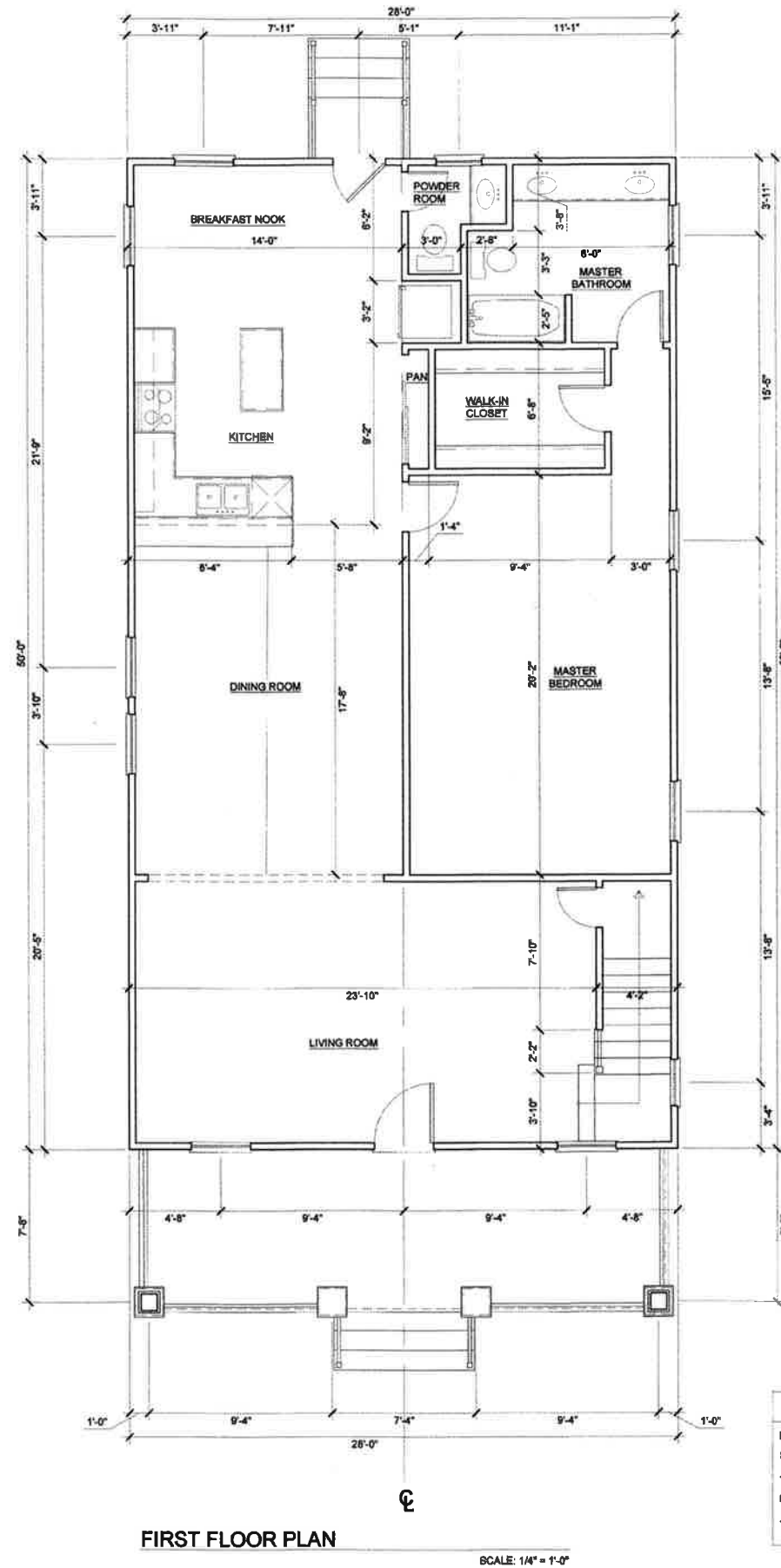
TITLE
SITE PLAN

A-0

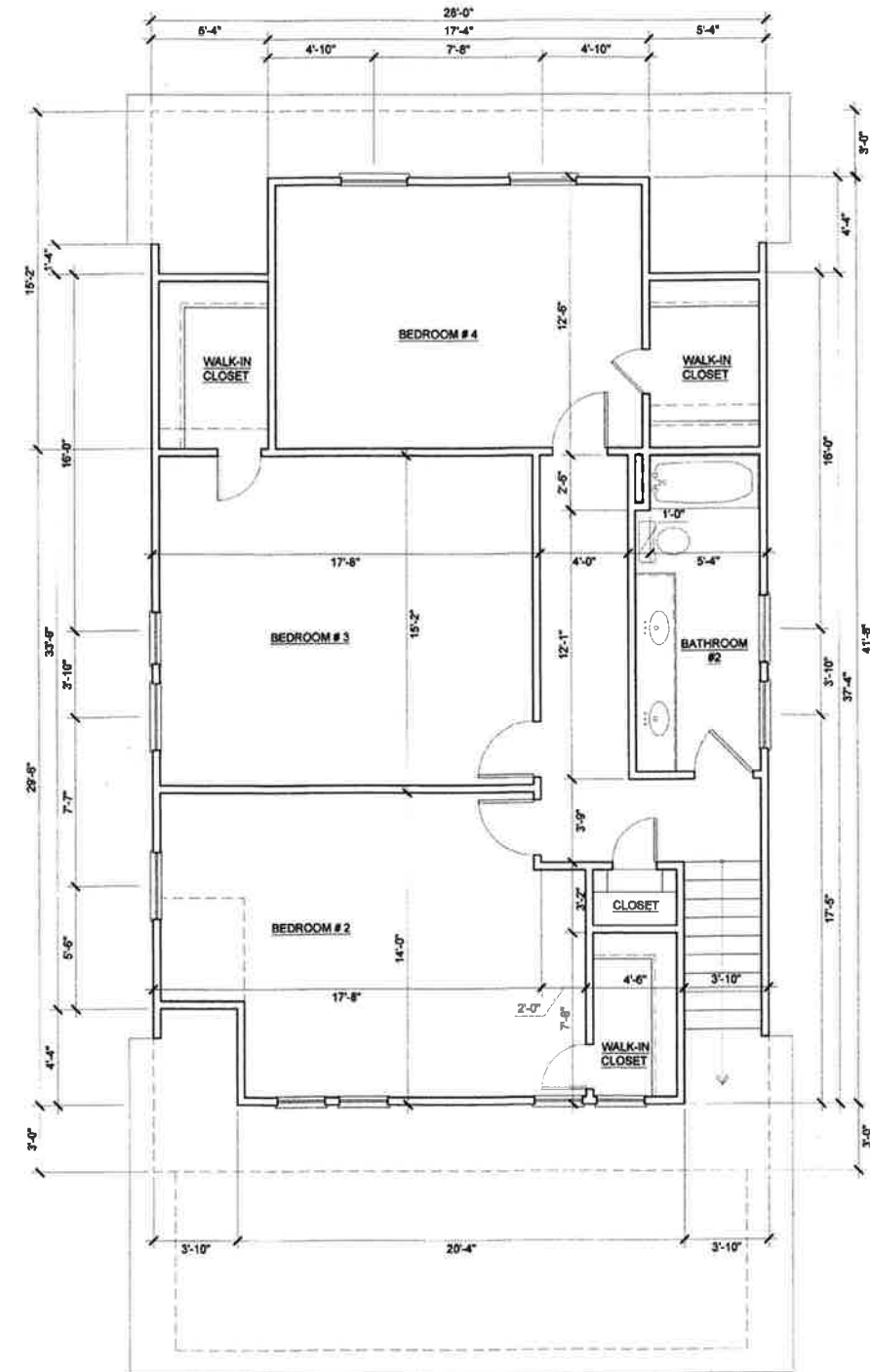
SHEET
1 OF 6

PREVIOUSLY APPROVED SITE PLAN





BUILDING AREA	
FIRST FLOOR	
SECOND FLOOR	
TOTAL LIVING AREA	
PORCH	
TOTAL BUILDING AREA	



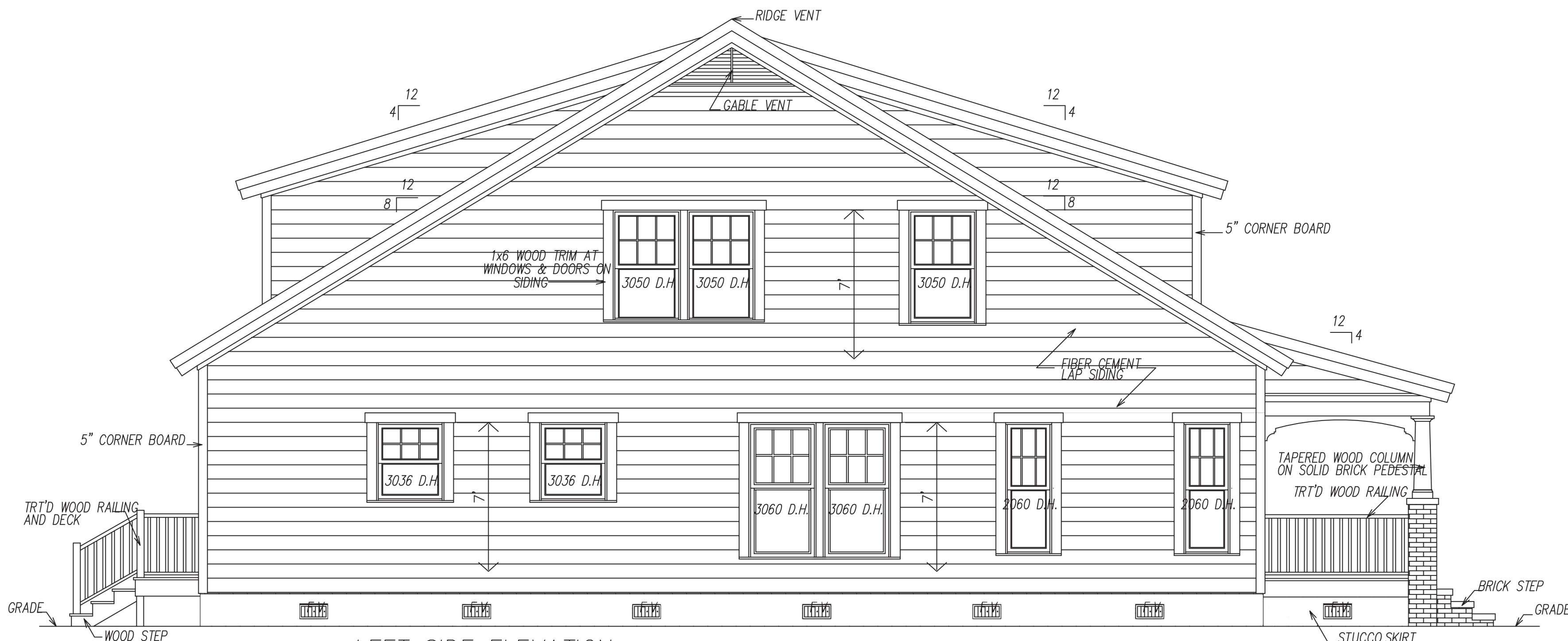
PREVIOUSLY APPROVED FLOORPLANS

PROPOSED ELEVATIONS



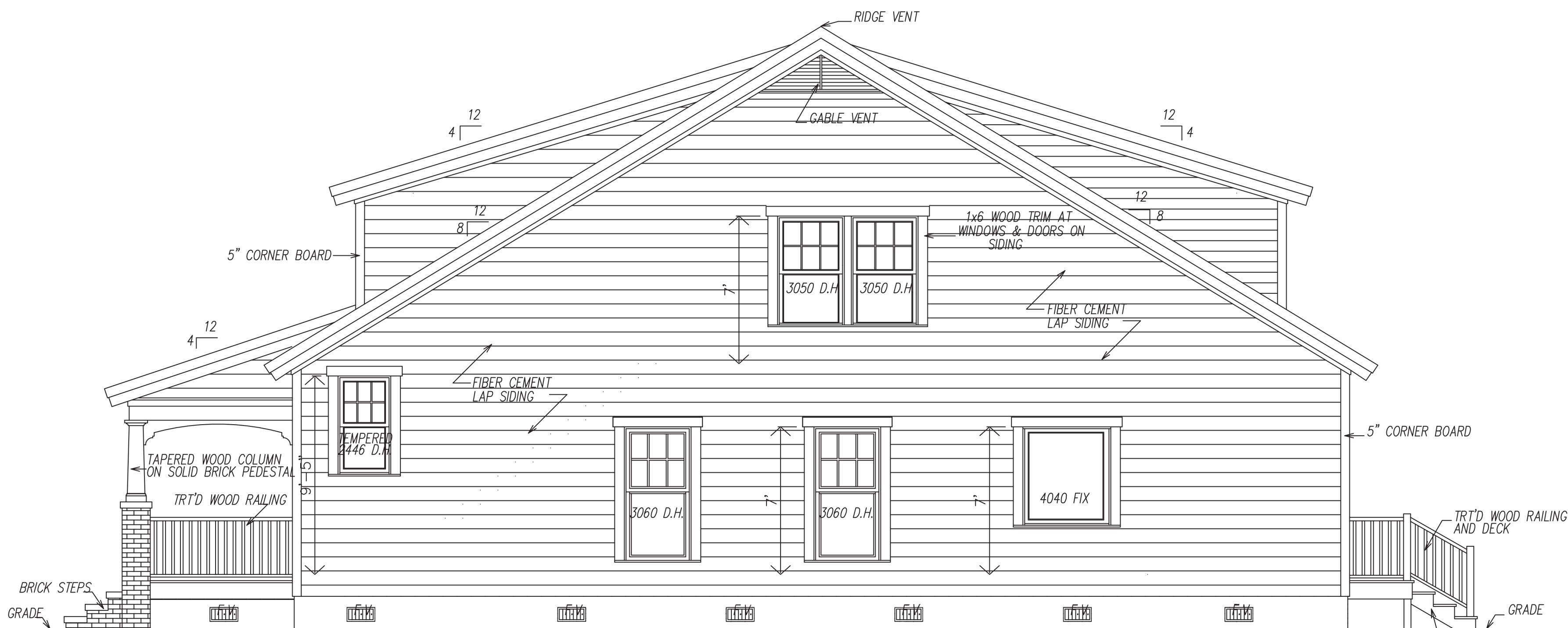
FRONT ELEVATION

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



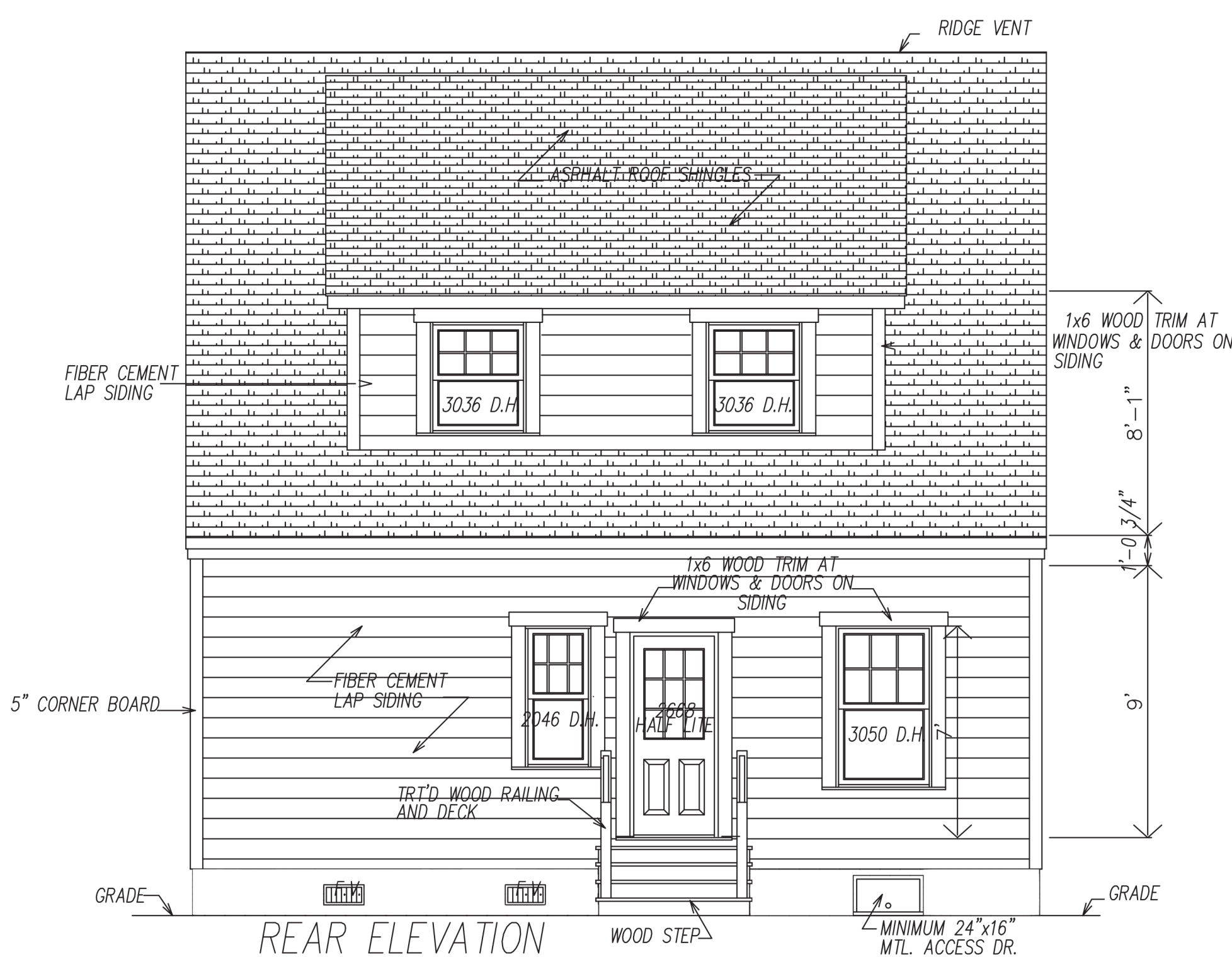
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

4356 BONNEY ROAD
BUILDING 3, SUITE 102
VIRGINIA BEACH, VA 23452
(757) 498-9800
WEBSITE
www.gmfplus.com

DATE REVISIONS

5/29	DEVAN O'NEAL
	DRAFTING & DESIGN

SINGLE FAMILY RESIDENCE
PORTFOLIO PLAN
SEARS BUNGALOW

ELEVATIONS

SHEET: A-2 OF 3

DATE : DEC. 23, 2016

SCALE *As Noted*

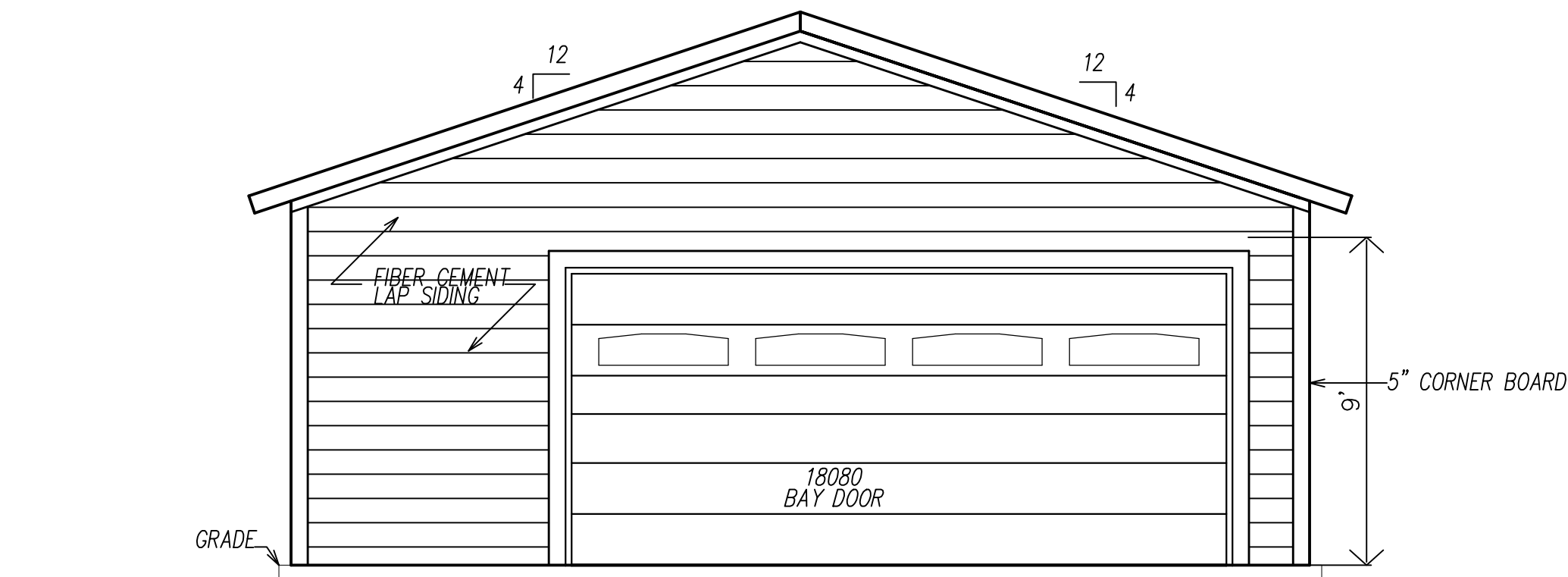
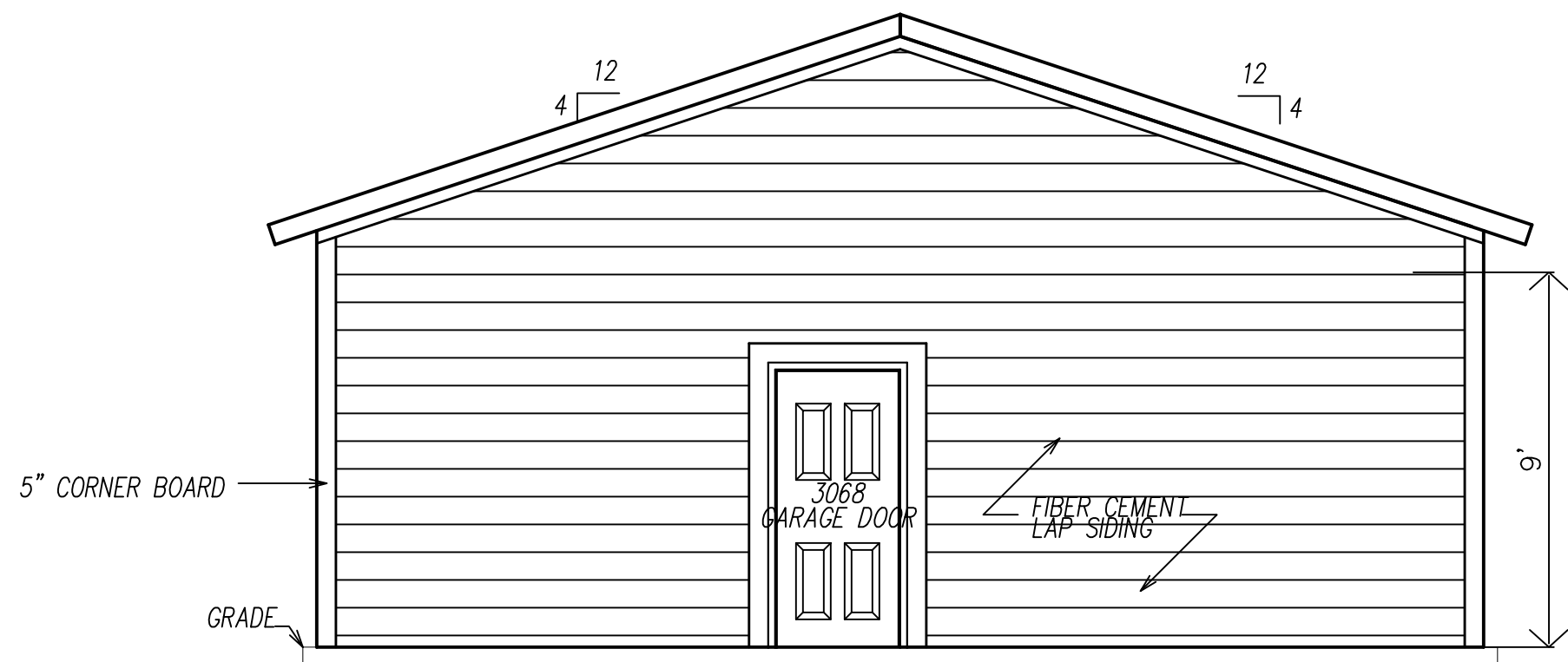
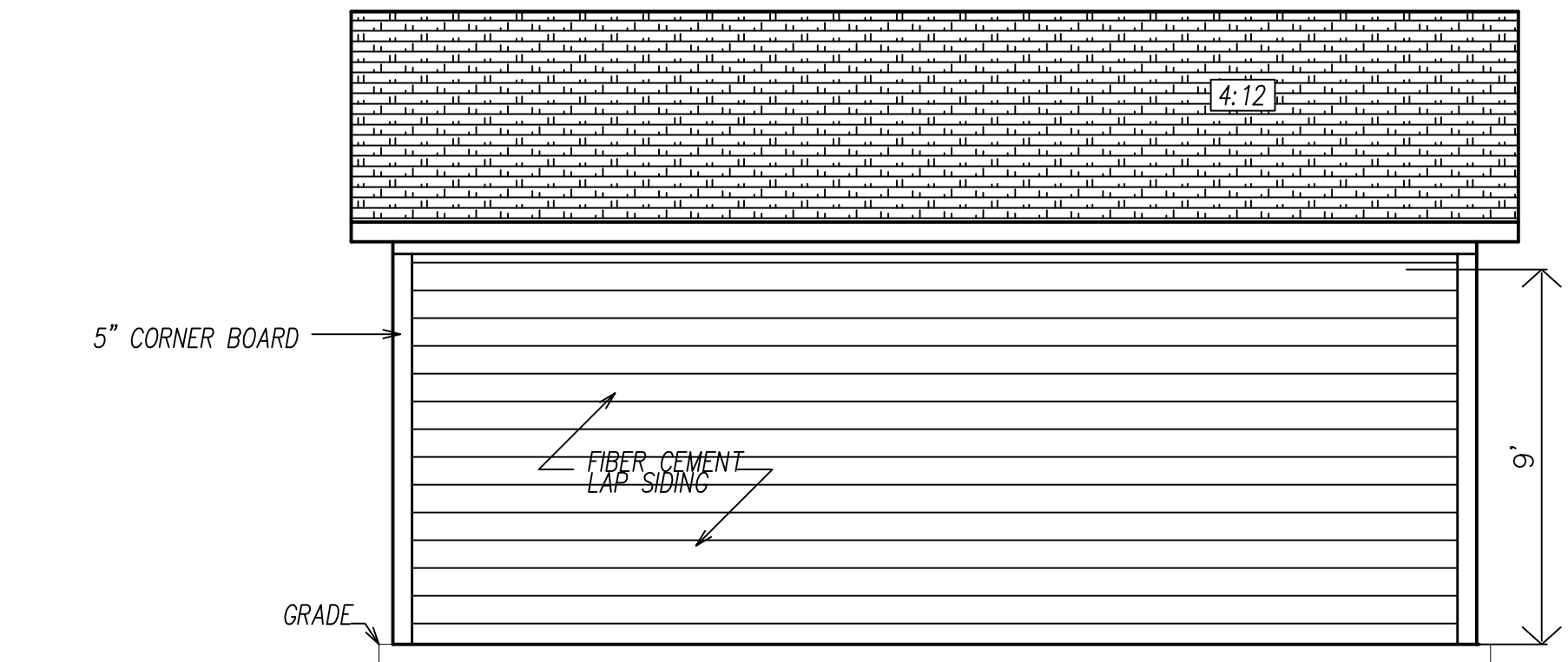
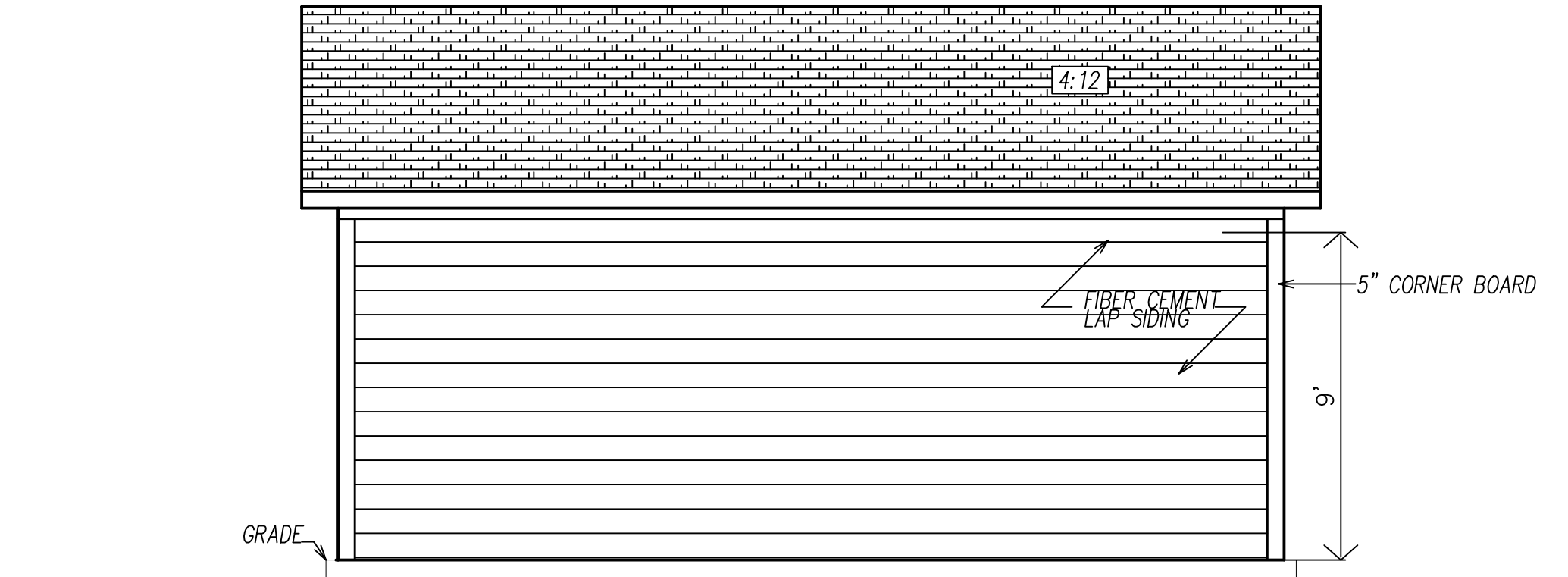
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PROPOSED ELEVATIONS

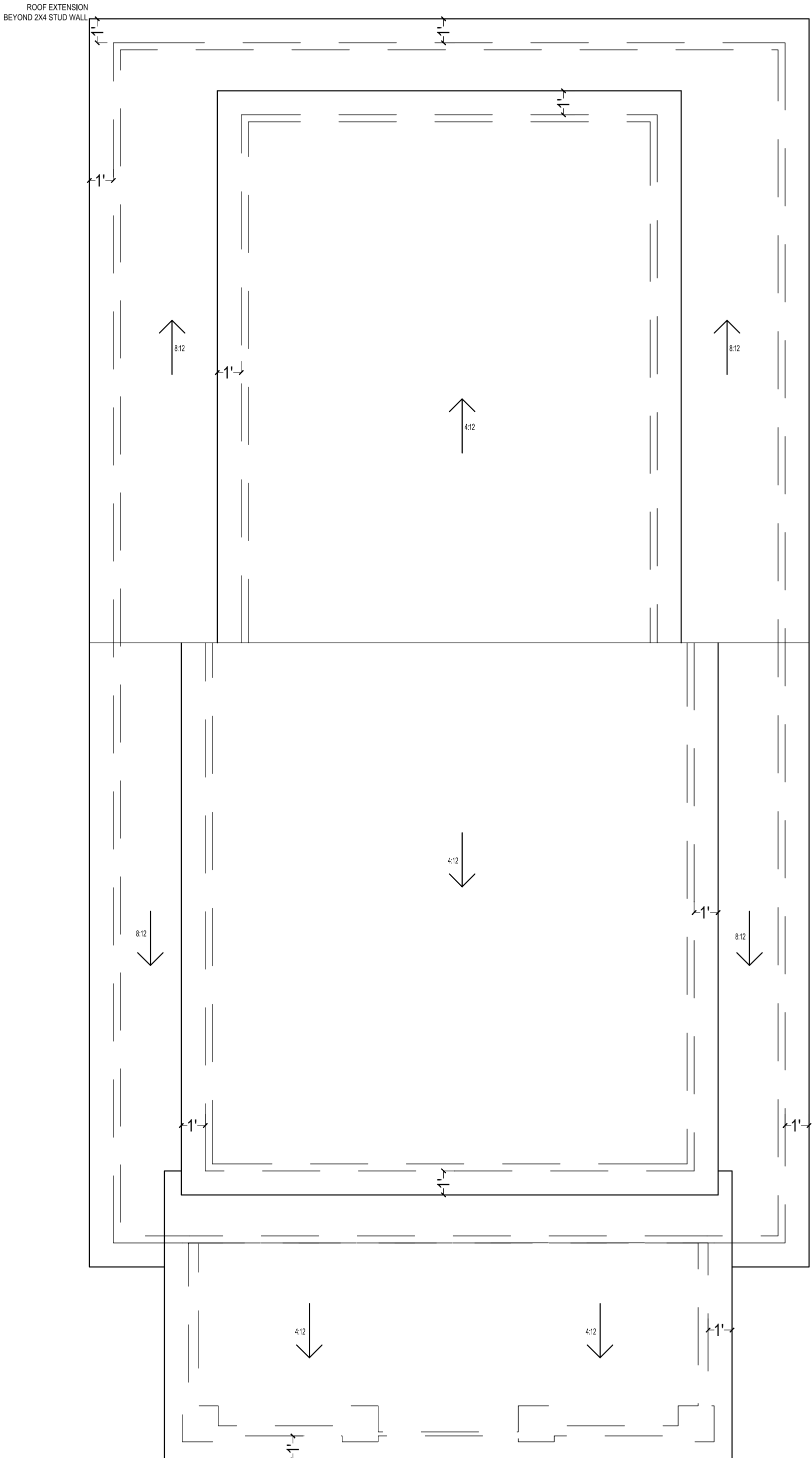
DOOR SCHEDULE					
MARK	SIZE		Location	Style	Notes
	WD	HGT			
1	3'-0"	6'-8"	Living	Exterior- Paint grade	Custom
2	2'-0"	6'-8"	Coat Closet	Solid-5 Panel, Paint grade	
3	2'-6"	6'-8"	Master	Solid-5 Panel, Paint grade	
4	2'-6"	6'-8"	Master Bath	Solid-5 Panel, Paint grade	
5	2'-0"	6'-8"	Water Closet	Solid-5 Panel, Paint grade	
6	2'-6"	6'-8"	Master Closet	Solid-5 Panel, Paint grade	
7	2'-4"	6'-8"	Half Bath	Solid-5 Panel, Paint grade	
8	2'-6"	6'-8"	Back Entry	Exterior-Half lite, Paint grade	
9	2'-6"	6'-8"	Laundry	Solid-5 Panel, Paint grade	
10	2'-6"	6'-8"	Guest Bath	Solid-5 Panel, Paint grade	
11	2'-0"	6'-8"	Hall Closet	Solid-5 Panel, Paint grade	
12	2'-0"	6'-8"	Closet #4	Solid-5 Panel, Paint grade	
13	2'-6"	6'-8"	Bedroom #4	Solid-5 Panel, Paint grade	
14	2'-0"	6'-8"	Closet #3	Solid-5 Panel, Paint grade	
15	5'-0"	6'-8"	Bedroom #3	Solid-5 Panel, Paint grade	
16	2'-6"	6'-8"	Bedroom #2	Solid-5 Panel, Paint grade	
17	2'-0"	6'-8"	Closet #2	Solid-5 Panel, Paint grade	
18	3'-0"	6'-8"	Garage Entry	Exterior- Paint grade	
19	18'-0"	8'-0"	Garage Bay	Exterior-4 Window, Paint grade	

WINDOW SCHEDULE							
MARK	SIZE		Head Height	Location	Style	Material	NOTES
	Width	HEIGHT					
1	3'-0"	6'-0"	7'-0"	Living	Double Hung	Wood Frame	Tempured
2	3'-0"	6'-0"	7'-0"	Entry Hall	Double Hung	Wood Frame	Tempured
3	2'-4"	4'-6"	9'-5"	Stairs	Double Hung	Wood Frame	Tempured
4	3'-0"	6'-0"	7'-0"	Master	Double Hung	Wood Frame	Egress
5	3'-0"	6'-0"	7'-0"	Master	Double Hung	Wood Frame	
6	4'-0"	4'-0"	7'-0"	Master Bath	Fixed	Wood Frame	
7	2'-0"	4'-6"	7'-0"	Half Bath	Double Hung	Wood Frame	
8	3'-0"	5'-0"	7'-0"	Laundry	Double Hung	Wood Frame	
9	3'-0"	3'-6"	7'-0"	Kitchen	Double Hung	Wood Frame	
10	3'-0"	3'-6"	7'-0"	Kitchen	Double Hung	Wood Frame	
11	3'-0"	6'-0"	7'-0"	Dining	Double Hung	Wood Frame	
12	3'-0"	6'-0"	7'-0"	Dining	Double Hung	Wood Frame	
13	2'-0"	6'-0"	7'-0"	Living	Double Hung	Wood Frame	
14	2'-0"	6'-0"	7'-0"	Living	Double Hung	Wood Frame	
15	1'-6"	4'-0"	7'-0"	Bedroom #2	Fixed	Wood Frame	
16	3'-0"	4'-0"	7'-0"	Bedroom #2	Single Hung	Wood Frame	Egress
17	1'-6"	4'-0"	7'-0"	Bedroom #2	Fixed	Wood Frame	
18	3'-0"	5'-0"	7'-0"	Guest Bath	Double Hung	Wood Frame	
19	3'-0"	5'-0"	7'-0"	Guest Bath	Double Hung	Wood Frame	
20	3'-0"	3'-6"	7'-0"	Bedroom #4	Double Hung	Wood Frame	Egress
21	3'-0"	3'-6"	7'-0"	Bedroom #4	Double Hung	Wood Frame	
22	3'-0"	5'-0"	7'-0"	Bedroom #3	Double Hung	Wood Frame	Egress
23	3'-0"	5'-0"	7'-0"	Bedroom #3	Double Hung	Wood Frame	
24	3'-0"	5'-0"	7'-0"	Bedroom #2	Double Hung	Wood Frame	



3 GARAGE ELEVATIONS
SCALE: ¼"=1'-0"

2 GARAGE
SCALE: ¼"=1'-0"



1 MAIN HOUSE
SCALE: ¼"=1'-0"

SUTTON RESIDENCE

JOSH & MEG
229 LINDELL PLACE,
SAN ANTONIO, TX 78212

O'NEAL DRAFTING & DESIGNS
DEVAN O'NEAL
512-203-7463

19010 CR 385
MARQUEZ, TX 77865

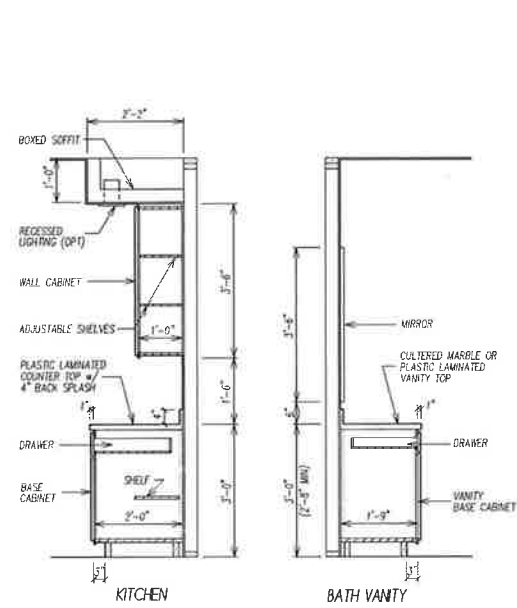
VERSION A

JULY 27, 2018

ROOF PLAN, SCHEDULES
& GARAGE ELEVATIONS

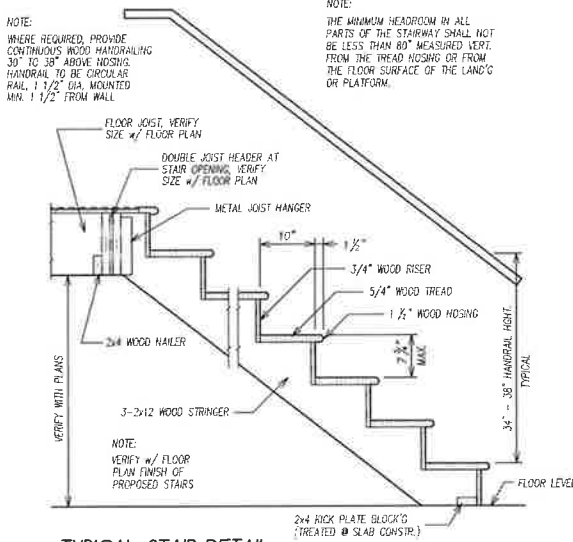
A-3

SHEET
4 OF 6



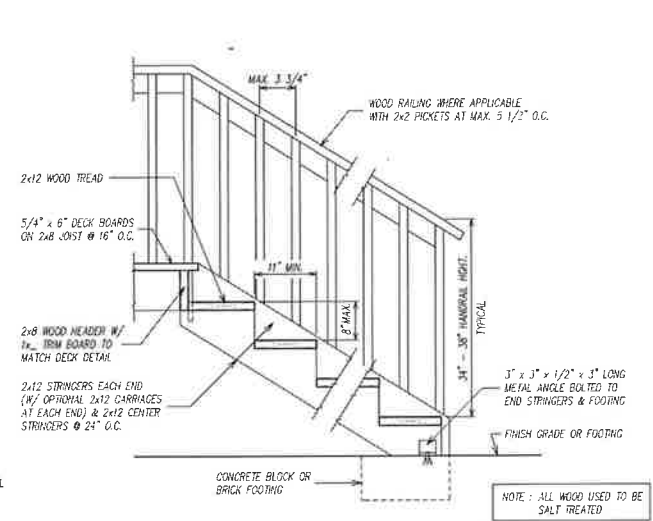
TYPICAL CABINET DETAIL

SCALE: $1/2" = 1'-0"$



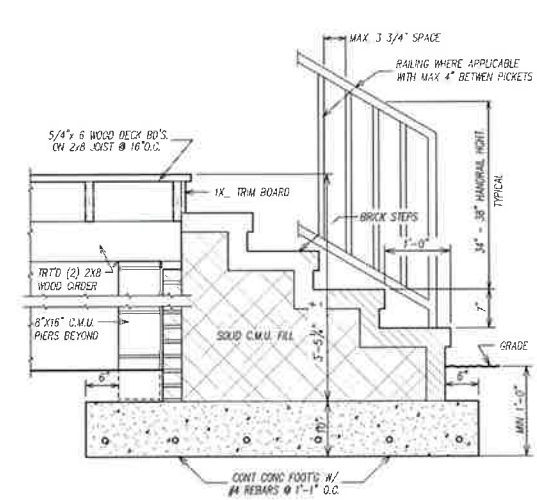
TYPICAL STAIR DETAIL

SCALE : 3/4" = 1'-0"



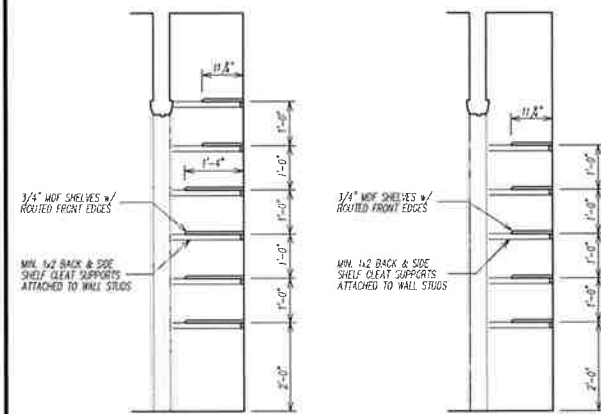
TYP. WOOD DECK STEP DETAIL

SCALE: 3/4" = 1'-0"



1 SECTION DETAIL

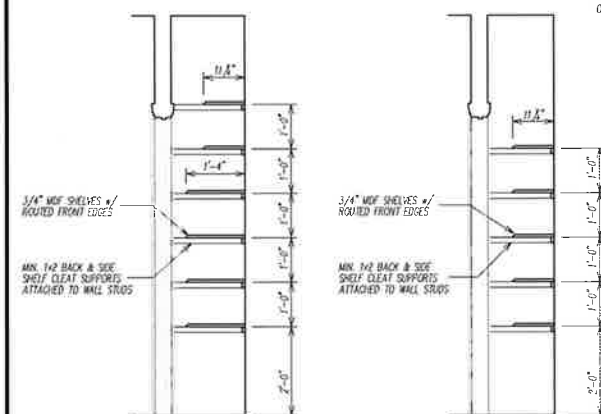
SCALE: 3/4" = 1'-0"



LINEN CLOSET

TYPICAL SHELVING DETAIL

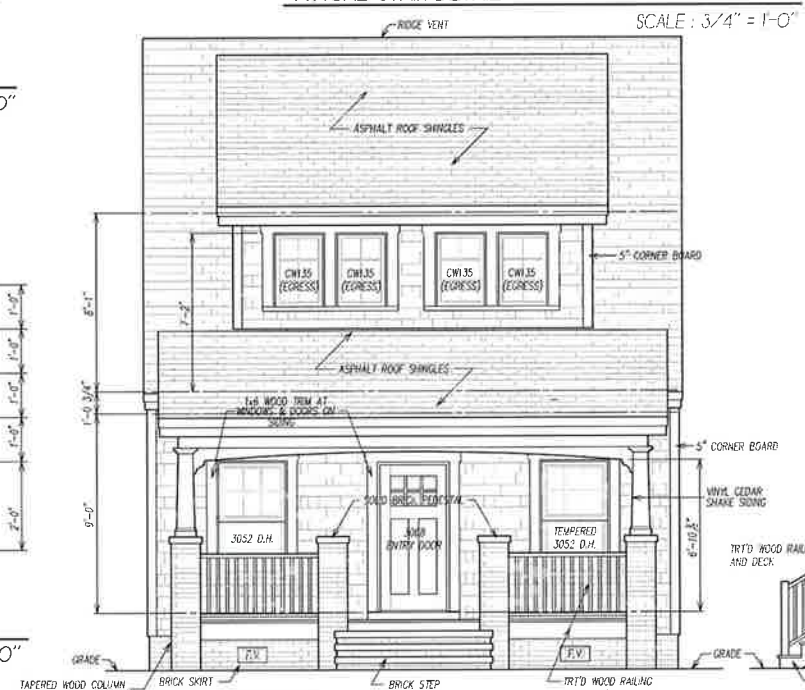
SCALE: 1/2" = 1'-0"



LINEN CLOSET

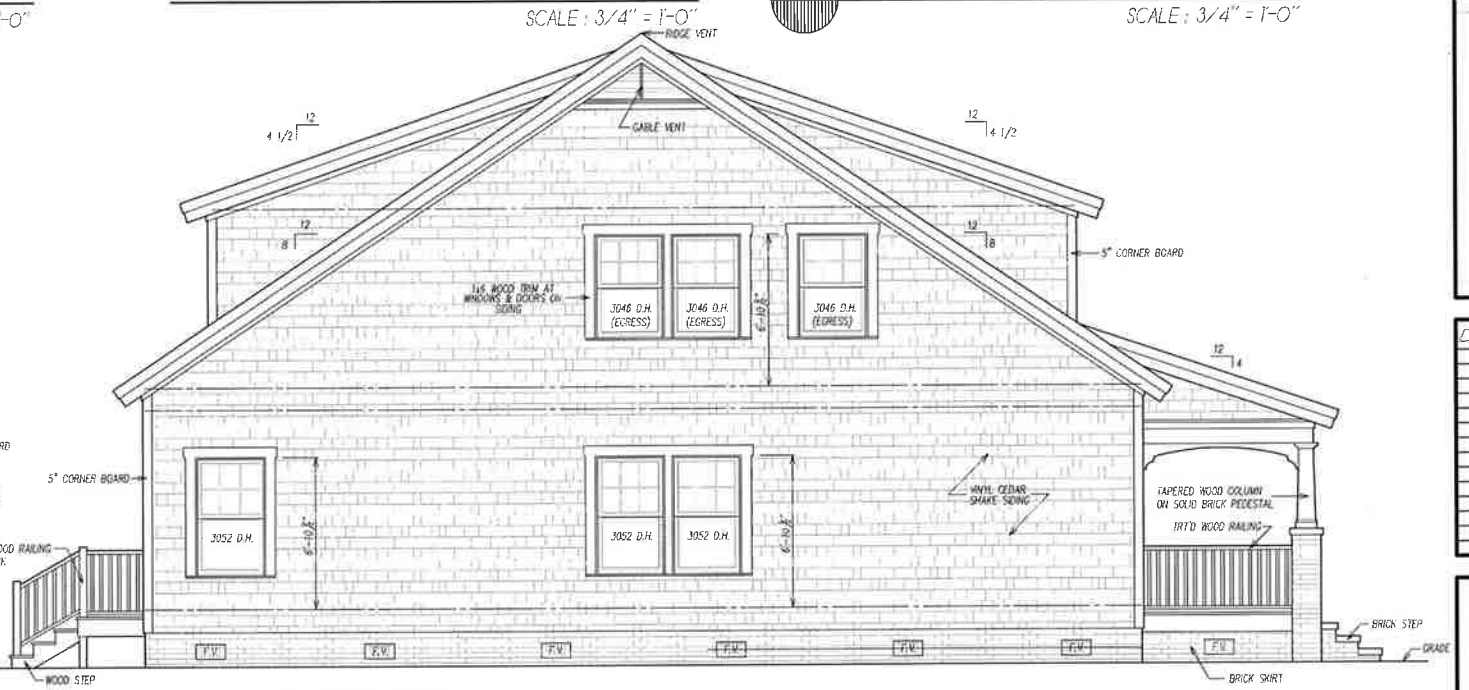
TYPICAL SHELVING DETAIL

SCALE : 1/2" = 1'-0"

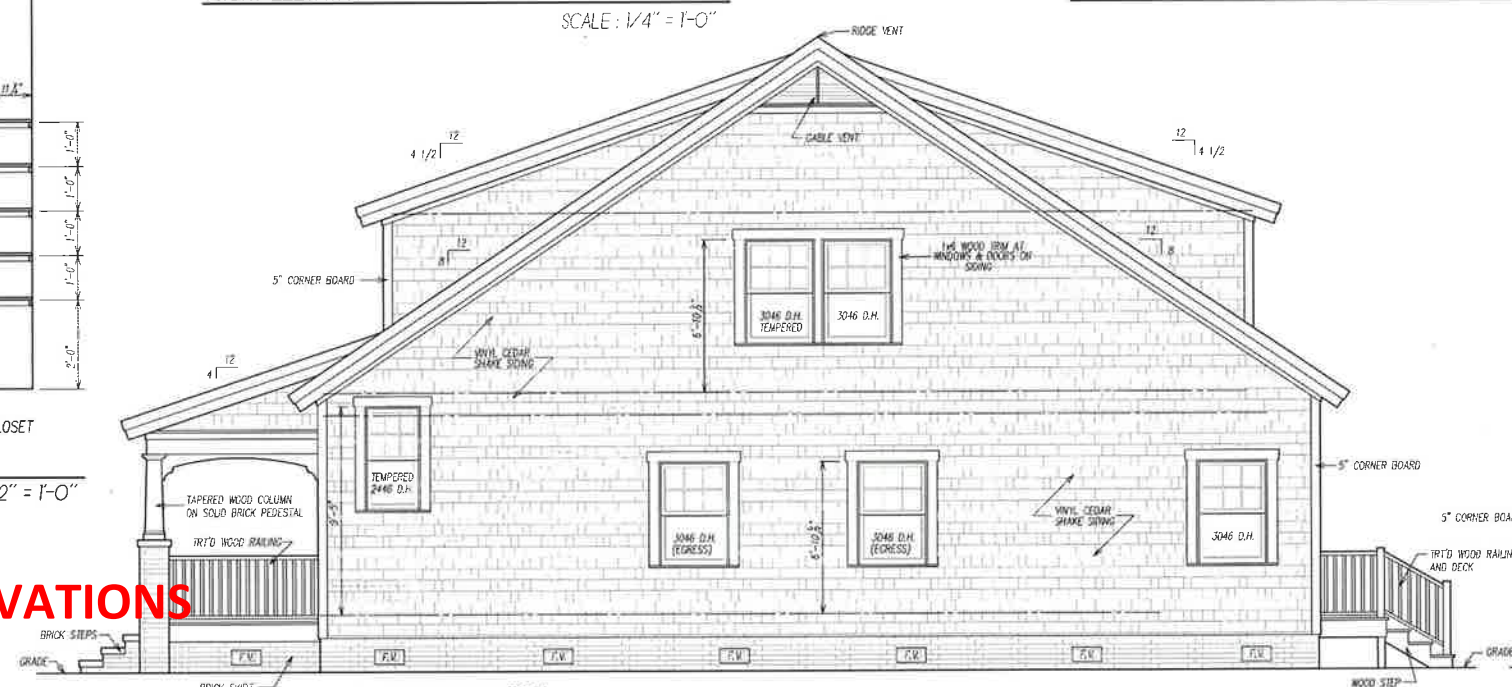


FRONT ELEVATION

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



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

PREVIOUSLY APPROVED ELEVATIONS

[illegible]

SINGLE FAMILY RESIDENCE
PORTFOLIO PLAN
SEARS BUNGALOW

ELEVATIONS

SHEET: A-2 OF 3

DATE : DEC. 23. 2016

SCALE : As Noted

DRAWN : DJA

CHECKED BY: _____