

HISTORIC AND DESIGN REVIEW COMMISSION

October 17, 2018

HDRC CASE NO: 2018-515
ADDRESS: 311 E COURTLAND PLACE
2002 MCCULLOUGH AVE
LEGAL DESCRIPTION: NCB 2999 BLK 1 LOT 9
NCB: 2999 BLK: 1 LOT: 7
NCB 2999 BLK 1 LOT 8
ZONING: R-6, C-2 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Patrick Christensen
OWNER: Tom Honigblum/Midtown Restorations, LLC
TYPE OF WORK: Construction of nine single family townhomes
APPLICATION RECEIVED: September 28, 2018
60-DAY REVIEW: November 27, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct nine single family structures on the lots currently addressed 2002 McCullough Ave and 311 E Courtland Place. Six of the nine proposed structures are within or on the boundary of the Tobin Hill Historic District. Only these six will be reviewed as part of this request.

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 principle 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 nine single family structures on the lots currently addressed 2002 McCullough Ave and 311 E Courtland Place, partially located within the Tobin Hill Historic District. Six of the nine structures are within or partially within the district boundary. Only these six structures will be reviewed as part of this application. The lot addressed 2002 McCullough Ave, which is not within the Tobin Hill Historic District boundary, currently features a carwash constructed in the 1980s, which is proposed to be demolished. The lot addressed 311 E Courtland Place is vacant and does not contain any structures. The parcels are flanked by a historic 1.5-story single family home to the east designed with Queen Anne influences; 1 and 1.5-story single family homes to the south designed with Queen Anne and Craftsman influences; and 2-story townhomes constructed in 2016 on the west across the street on McCullough Ave. The lot addressed 311 E Courtland Place is on the northern boundary of the Tobin Hill Historic District. The structures to the north of this boundary on E Ashby Place include a 1-story commercial structure and several 1 and 1.5 story single family homes that were constructed during the era of significance of the Tobin Hill Historic District.
- 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. **DESIGN REVIEW COMMITTEE AND CASE HISTORY** – The applicant met with the Design Review Committee (DRC) on August 28, 2018. A modified design was presented at the time that was more commercial in its design elements. The DRC recommended that the applicant increase the setbacks to be more consistent with the adjacent historic structures within the district. The DRC also recommended that the height of the structures be reduced or visually mitigated by a step-back in mass. The DRC suggested that the applicant explore combining individual units to create footprints that were more common to the Tobin Hill Historic District, potentially creating a visual primary-accessory structure relationship. Additionally, more traditional architectural details for historic houses were recommended to be incorporated. The DRC also commented on the importance of incorporating window sizes and patterns, as well as materials, that are consistent with the Historic Design Guidelines.
- d. **CONTEXT AND DEVELOPMENT PATTERN** – As presented, the individual units reviewed as standalone structures exhibit some features that are generally consistent with the overall principles in the Guidelines. However, when considering the proposed streetscape and context of the project, the proposed design does not relate well to the historic single-family residential nature of the district and the district's predominant developmental pattern. Of the historic structures on the immediate block of E Courtland, bounded by McCullough to the west and Paschal to the east, one house is 2-stories in height, and the remainders are 1-story. Continuing east, on the block of E Courtland bounded by Paschal and Gillespie, the historic homes are predominantly 2 to 2.5-stories in height. Several components of the design, including the height, setbacks, porch configuration, footprint, and fenestration, are not familiar in terms of the predominant development pattern. In particular, the submitted site plan deviates substantially from the development pattern of the Tobin Hill Historic District, which features a primary-accessory structure relationship with a side driveway.
- 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. The median setback should be used where a variety of historic setbacks exist. This block of E Courtland contains historic structures that feature a fairly consistent front yard setback of approximately 25-28 feet. Based on the submitted documentation, the immediate historic structure to the east has a front setback of approximately 25-27 feet. The applicant has proposed approximately a 10 foot setback. Staff finds the proposed setbacks inconsistent with the Guidelines. Staff also finds that an insufficient amount of documentation has been provided for a thorough setback analysis. Staff finds that the applicant should provide a setback study of the north and south sides of the block and a site plan that places the proposed new construction in context with a greater geographic area within the Tobin Hill Historic District.
- f. **ORIENTATION & ENTRANCES** – The applicant has proposed to orient the front most unit towards E Locust as defined by a side porch element and a recessed front door. The rear two units will face east towards the shared driveway. 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 front unit to be consistent with the Guidelines, but finds the orientation and entrances of the rear two units to be a departure from typical

development patterns in the vicinity. Staff finds that a primary and secondary relationship would be more consistent with the Guidelines.

- g. SCALE & MASS – The applicant has proposed six detached units within the district. Four are three stories in height and the two closest to the historic 1-story structure on E Courtland are two stories in height. Three will be located along the street frontage of E Courtland, and two will be located in the rear of the property along the alley facing E Ashby Place to the north. The submitted elevations do not indicate a ridge height for any structure. 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. While there are taller structures throughout the district, staff finds that 1.5 to 2-story structures would be more appropriate for the overall context of the block, which includes 1-story structures immediately to the south and east. Staff finds that the overall height should be lowered to be more consistent with the Guidelines.
- 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 historic structures are between two and three feet. The elevations for the units are approximately 1 foot with slab on grade construction. Staff does not find the proposal consistent with the Guidelines.
- i. ROOF FORM – The applicant has proposed a hipped roof form. Staff finds that the general approach is consistent with the historic precedents in the district, particularly the proposed 2-story structures. However, staff finds that the hipped roof form of the second story for the 3-story structures is a departure from traditional patterns. Additionally, as noted in finding g, the overall height of the roof ridgelines should be reduced.
- j. PORCH – The applicant has proposed a 1-story porch on each of the units with a standing seam metal shed roof. The porch features a traditional column, post, and railing detail based on the submitted renderings. The depth of the porch has not been provided. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The conceptual porch configuration pulls from Craftsman style precedents in the district. However, these precedents feature a higher foundation height and stairs that engage the streetscape leading from the front porch. Staff finds that further articulation of the porch as an element geared towards the pedestrian experience is required to be more consistent with the Guidelines and development pattern of the block and the district.
- k. 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 elevation labeled “left” on the submitted documents contains fixed square windows that are not consistent with the OHP Window Policy Document or historic fenestration precedents in the district. Additionally, the elevation labeled “right” does not have any window openings. Blank wall space on a façade is not historically common or appropriate. Regarding materiality, the applicant has specified Amsco Artisan windows, which are vinyl. According to the OHP Window Policy Document, wood windows are most appropriate. Windows should also maintain traditional dimensions and profiles, and false dividing lites are not encouraged. Each window should be inset at least two (2) inches within walls to ensure that a proper façade depth is maintained. All windows should feature traditional appearance and feature traditional trim and sill details.
- 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 proposed appears to generally meet this Guideline, but as noted in findings d, e, and f, the site plan significantly deviates from the historic development pattern of the Tobin Hill Historic District.
- m. MATERIALS – The applicant has indicated the use of James Hardie Artisan lap siding with a smooth finish, Old Texas brick for the base of the front porch columns, and a standing seam metal roof with a galvalume finish. Staff finds that this material combination may be appropriate based on the district, but requires additional information to make a final determination when considering the design holistically.
- 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 units feature design elements that are generally consistent with the Guidelines and are appropriate for the Tobin Hill Historic District. However, the 2-story and 3-story units are carbon copies of each other. Matching structures in a development are a deviation from the development pattern of the district. Staff finds that individualized elevations should be developed to be more

consistent with the Guidelines.

- o. MECHANICAL EQUIPMENT – Per the Guidelines for new construction, mechanical equipment should be screened from the public right-of-way. The applicant has not indicated details on the location of mechanical equipment or whether the units will be roof or ground-mounted. Staff finds that the proposed screening method needs to be indicated and developed to comply with the Guidelines.
- p. LANDSCAPING – The applicant has not provided staff with a landscaping plan at this time beyond the indications of general portions of grass. The applicant should provide this information prior to returning to the HDRC.
- q. HARDSCAPING – The applicant has proposed a 22 foot wide central driveway on the western edge of the property accessible off McCullough. The Guidelines state that driveway should be a maximum of 10 feet to comply with the historic development patterns of the district. However, a double wide curb cut currently exists off McCullough. Staff finds that the retention of this curb cut for parking access may be appropriate, but finds that the proposed parking pattern with a shared central drive deviates from the historic development pattern of the district. Additionally, the adjacent historic structure to the immediate east features a circular drive that appears to extend into the lot addressed 311 E Courtland. The applicant has not indicated how this existing hardscaping will be treated.

RECOMMENDATION:

Sufficient documentation for review has not been provided. Staff does not recommend conceptual approval at this time. The existing hardscaping shared with the adjacent property is not indicated on the submitted site plans, the indicated lot lines differ from city data, dimensions are not indicated on the plans and elevations, and an insufficient analysis of the surrounding context has been provided. Staff recommends that the applicant provides the following information and addresses the following inconsistencies prior to returning to the HDRC:

- i. That the applicant explores ways to increase the setback on E Courtland Place to be more consistent with the adjacent historic structures as noted in finding e. The applicant is required to submit a full setback analysis of the north and south side of E Courtland, at minimum, for an application to be considered complete.
- ii. That fewer units are explored to be more in keeping with the established development pattern within the district based on finding c.
- iii. That the applicant develops individualized street elevations for each unit to be more consistent with the development pattern of the district as noted in finding n.
- iv. The applicant explores 1.5 to 2.5-story massing options or prototypes within the district boundary to respond to the dominant historic massing context of the historic neighborhood.
- v. That the applicant incorporates a foundation height of at least 18 inches to be more consistent with the foundation heights of nearby historic structures as noted in finding h.
- vi. That the applicant proposes a fenestration pattern, window opening proportions, and materials that are more consistent with the Guidelines, the OHP Window Policy document, and the historic examples found in the Tobin Hill Historic District
- vii. That the applicant submits an existing conditions site plan indicating all existing hardscaping on the lot as noted in finding q.



Flex Viewer

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Printed: Oct 09, 2018

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Family Dollar

311 East Courtland Place

The Amp Room

Taqueria Chapala
Jalisco Mexican

Alamo Auto
Sound & Security



COMING SOON!
THE ENCLAVE AT
TOBIN HILL
FROM THE \$280s!
210-399-2074
CIVIL UNO
the architect of
TOBIN HILL

McCollough Ave

McCollough Ave
E Courtland Rd
210-399-2074

McCollough Ave
E Courtland Rd
210-399-2074

STOP



ACCIDENTS & INJURY
FREE CONSULT
738-4040

E Courtland Pl

CAUTION

Left turn and straight ahead arrows

E Courtland Pl

Blue street sign with white arrow

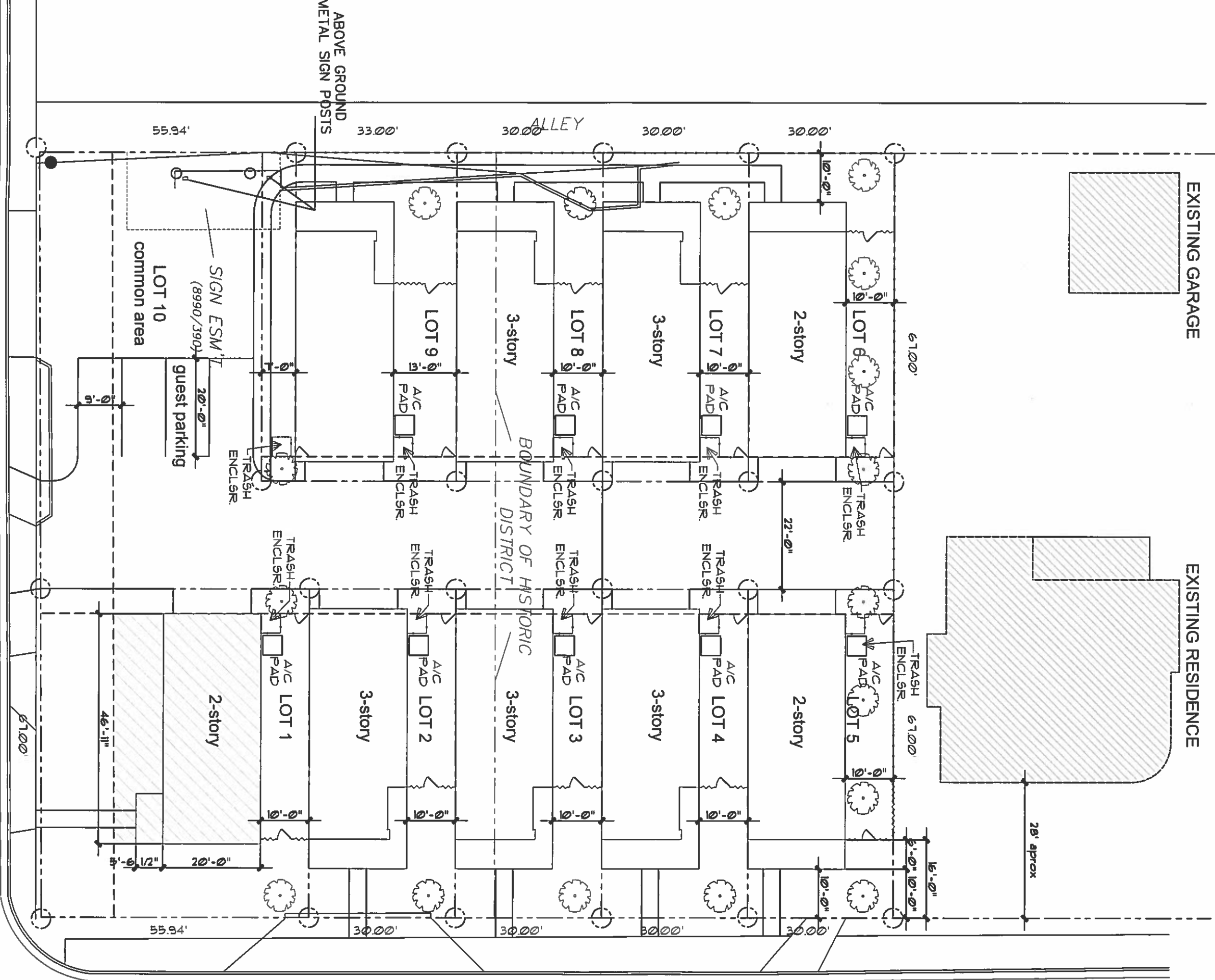




E Courtland Pl

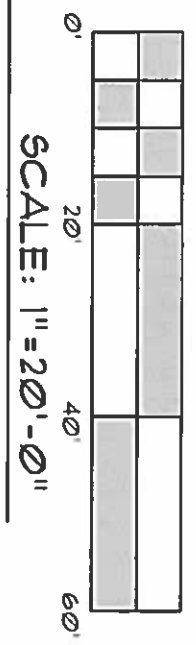






EAST COURTLAND PLACE

PLOT PLAN



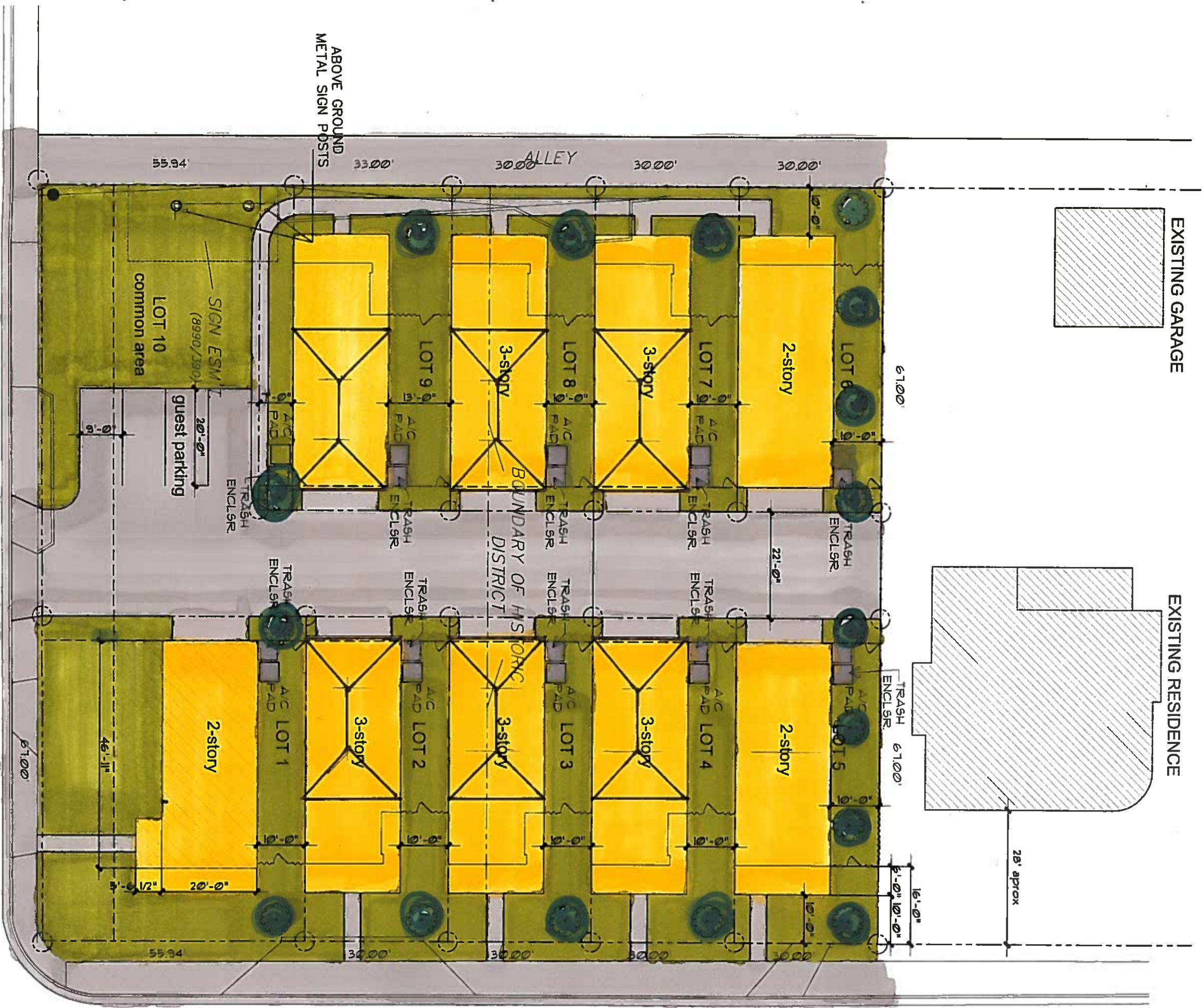
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Mc CULLOUGH AVENUE

LOT: 11,12,13 AND 14 BLK: 5
BEXAR COUNTY, TEXAS



2-story homes : lots: 1,5,6
3-story homes : lots: 2,3,4,7,8,9



EAST COURTLAND PLACE

PLOT PLAN



LOT: 11,12,13 AND 14 BLK: 5
BEXAR COUNTY, TEXAS



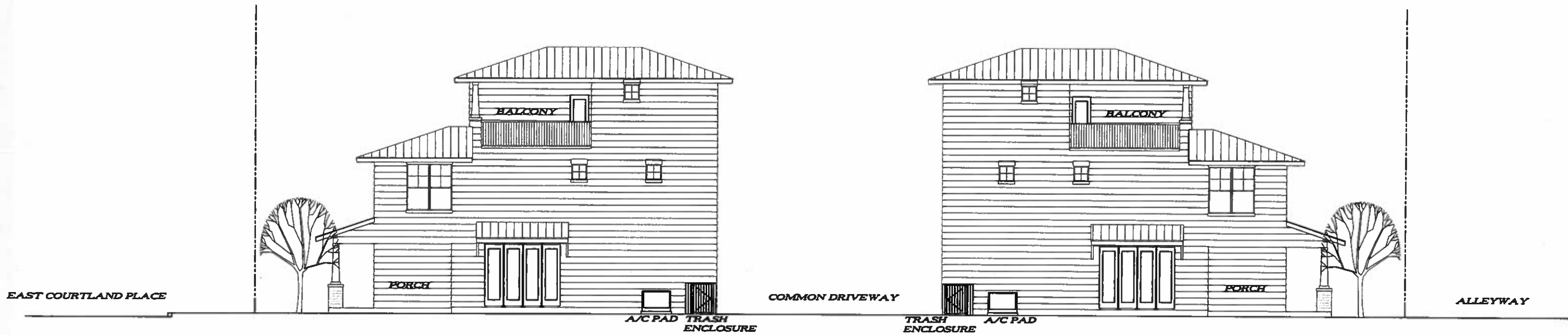
WOOD
WROUGHT IRON

2-story homes : lots: 1,5,6
3-story homes : lots: 2,3,4,7,8,9



E. Courtland Place





INTERIOR LOT SECTION



Eider White SW 7014

Trim



Downing Earth SW 2820

Siding



James Hardie
Artisan Lap Siding



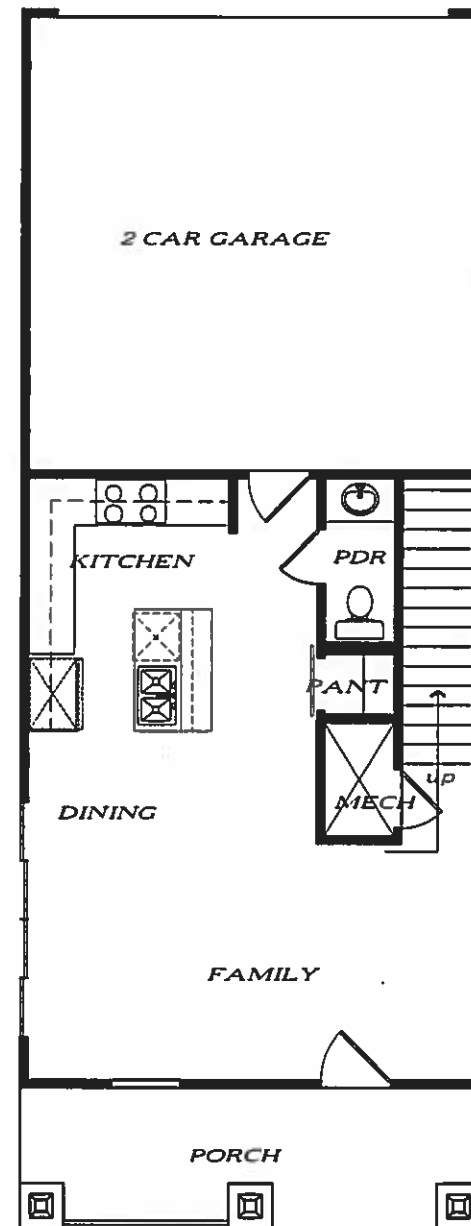
Standing Seam Metal - Galvalume



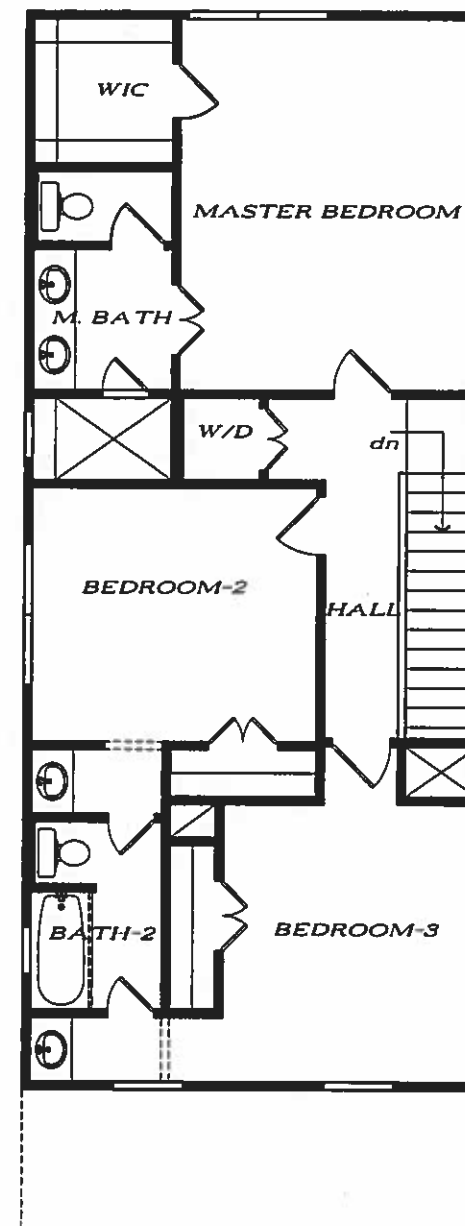
Amsco Artisan - Autumn Red



Old Texas Brick - Tiffany Red



1ST FLOOR LEVEL



2ND FLOOR LEVEL
1396 SQ FT TOTAL LIVING

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A. TOBIN HILL PROJECT
LOT : 11, 12, 13 AND 14
BLK: 5
305 E. COURTLAND PLACE

ImagineHomes

JOB NO.:

PLAN NO.:

DRAWN BY:
GR

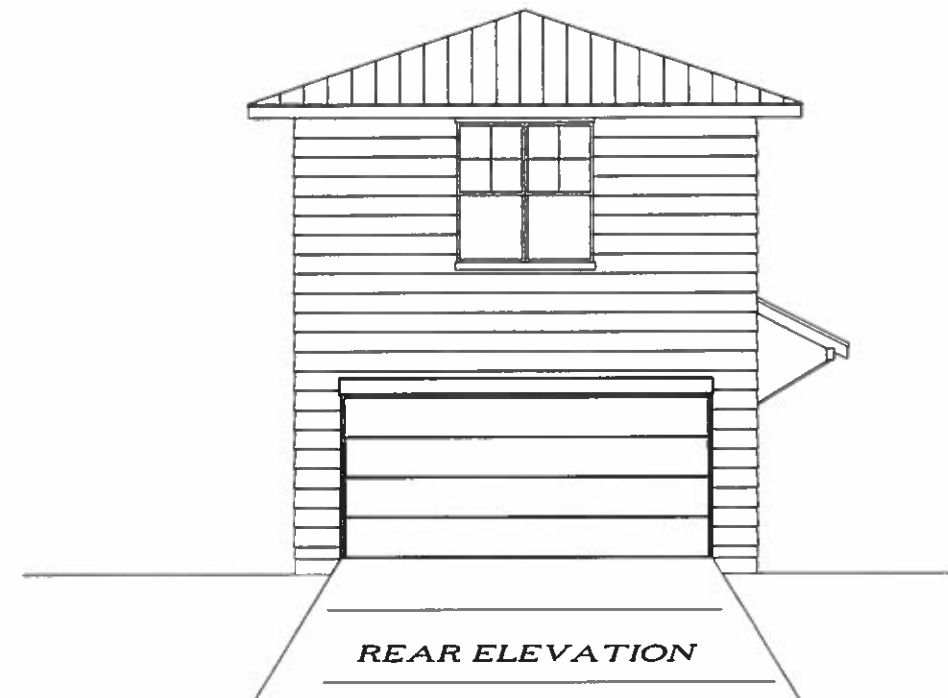
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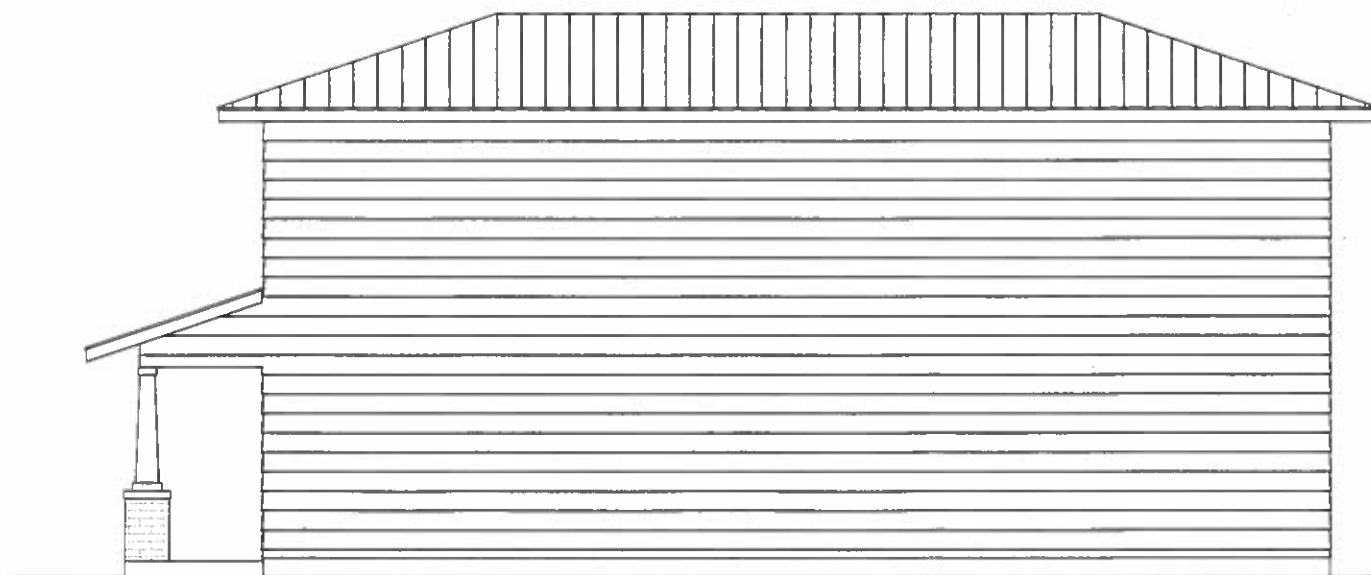
1 OF 2



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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A. TOBIN HILL PROJECT
 LOT: 11.12.13 AND 14
 BLK: 5
 305 E. COURTLAND PLACE


 ImagineHomes

JOB NO.:

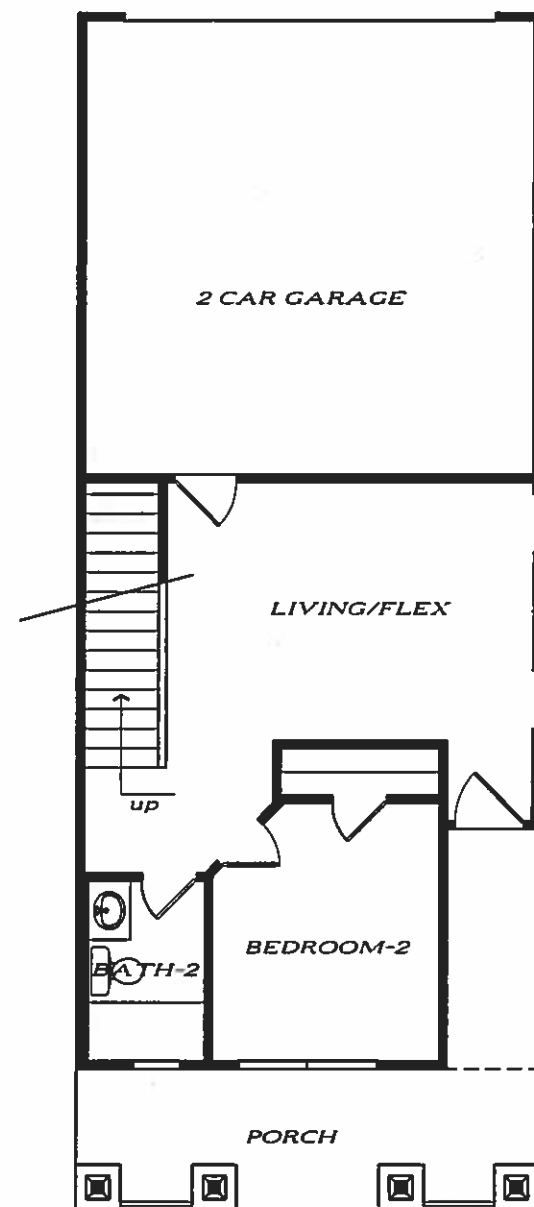
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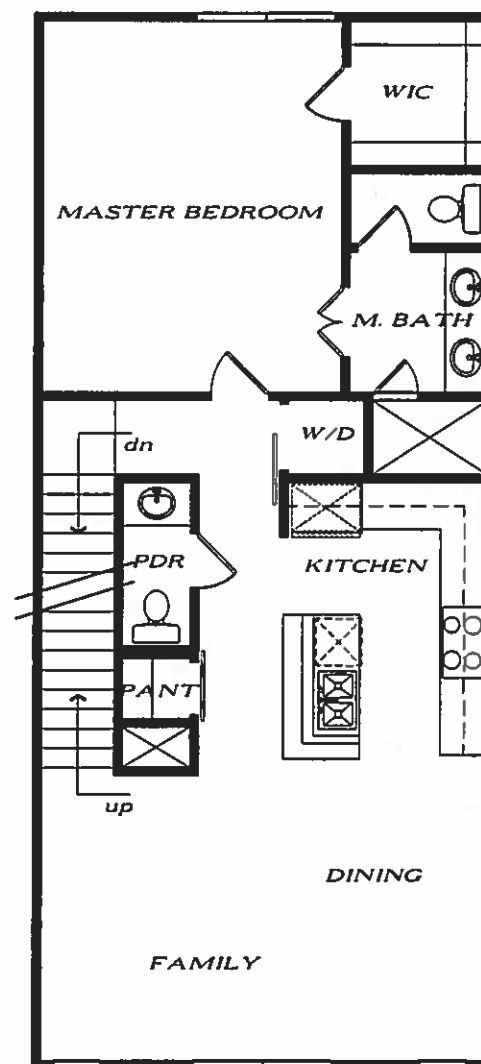
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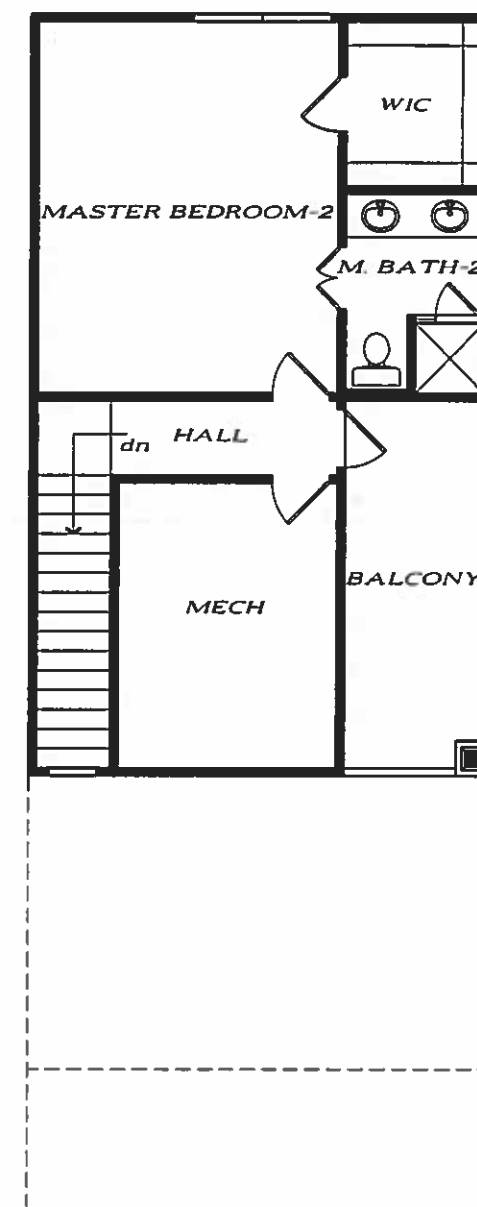
2 OF 2



1ST FLOOR LEVEL



2ND FLOOR LEVEL
1731 SQ FT TOTAL LIVING



3RD FLOOR LEVEL

ImagineHomes

A TOBIN HILL PROJECT
LOT : 11, 12, 13 AND 14
BLK: 5
305 E. COURTLAND PLACE

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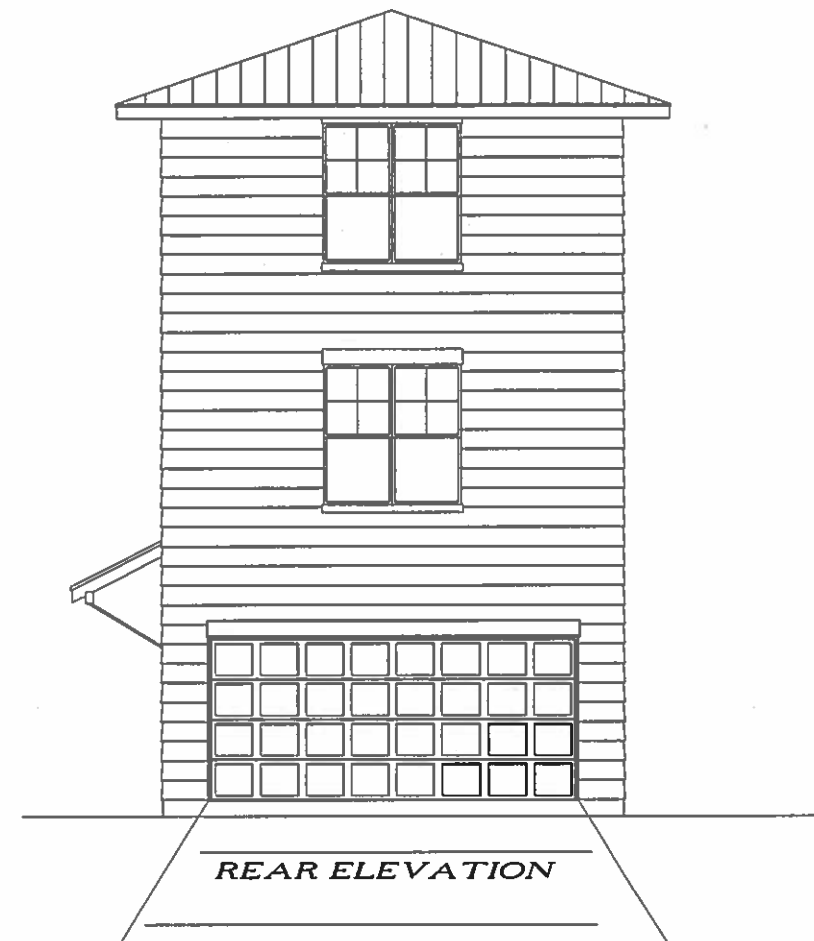
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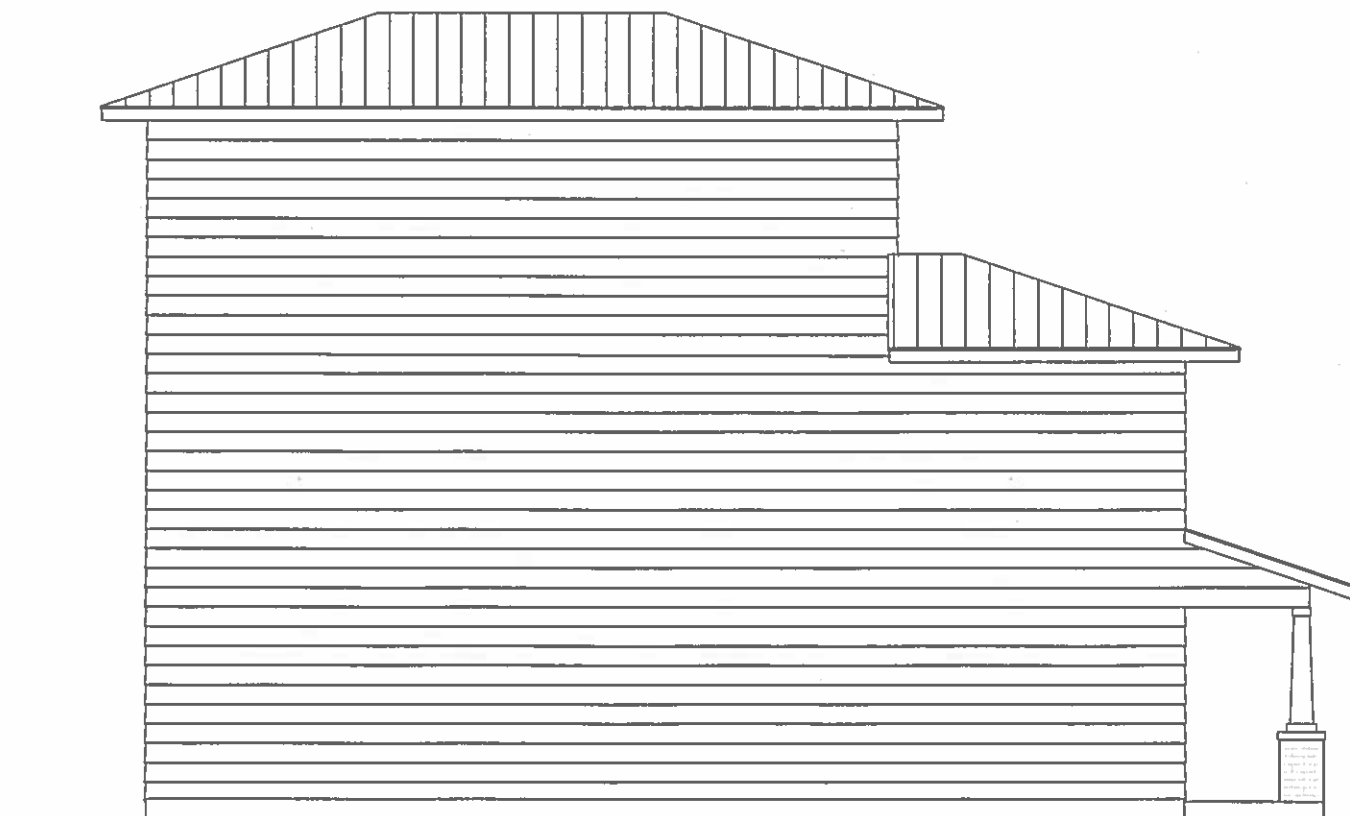
1 OF 2



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

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