

HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

HDRC CASE NO: 2020-267
ADDRESS: 610 E LOCUST
LEGAL DESCRIPTION: NCB 1742 BLK 15 LOT 3
ZONING: R-6,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Juan Carlos Aguilera
OWNER: Juan Carlos Aguilera
TYPE OF WORK: Construction of a rear addition and wooden pergola
APPLICATION RECEIVED: June 10, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

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

1. Construct a rear addition.
2. Construct a freestanding wooden pergola.

The submitted drawings include a front-loading garage element and rear accessory structure. These items are not being considered as part of this request.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. **Height**—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

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.

6. 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.

FINDINGS:

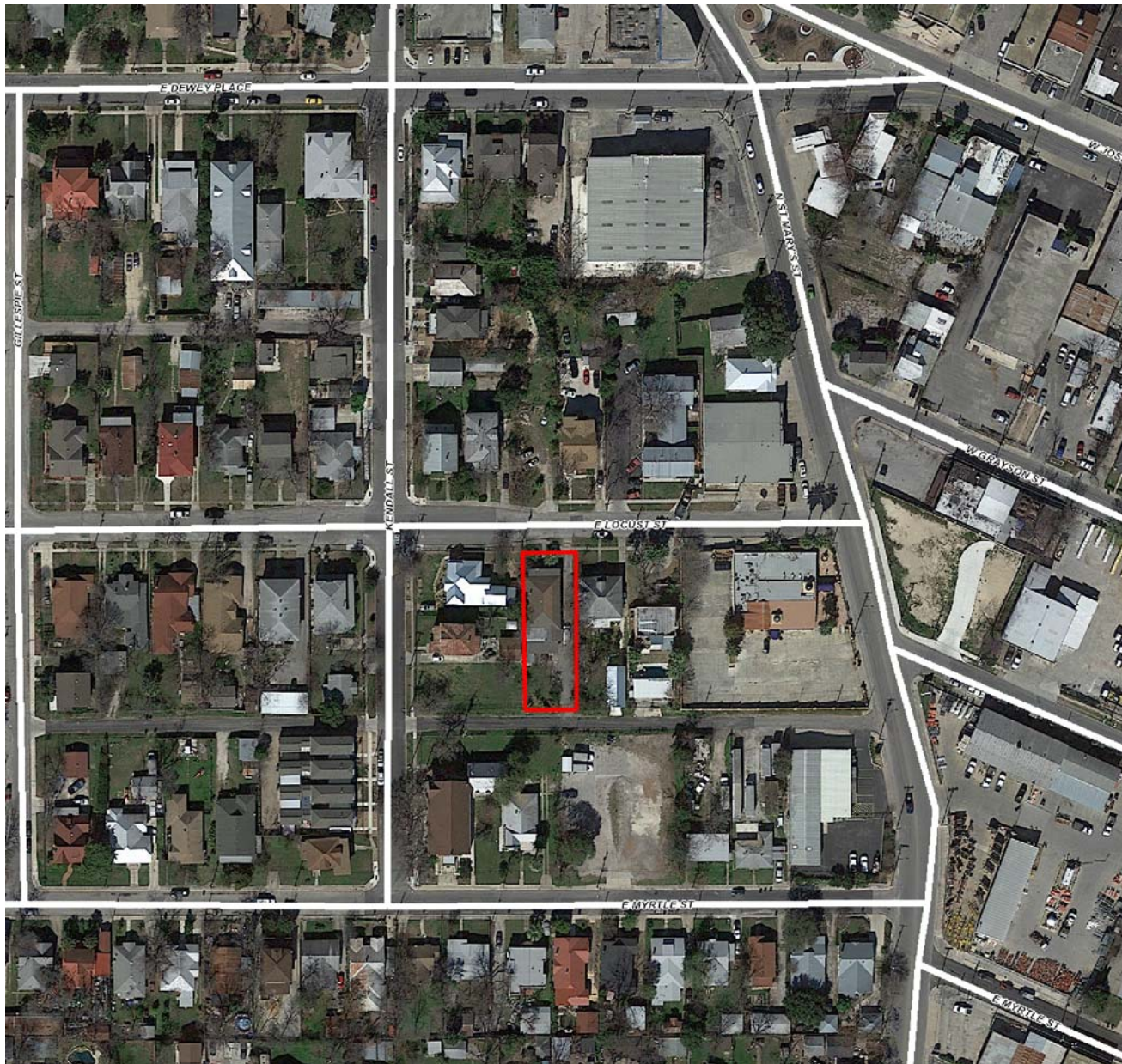
- a. The primary structure at 610 E Locust is a 1-story single family residence constructed circa 1925 in the Craftsman style. The structure was significantly modified over the years and previously featured a brick façade, modified windows, and a front porch addition. The structure recently underwent a substantial renovation that incorporated compatible materials, fenestration, porch elements, and architectural details. The structure is contributing to the Tobin Hill Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on June 23, 2020. The focus of the DRC meeting was primarily on a proposed front-loading garage element, which has since been removed from the applicant's request for consideration. The DRC was generally supportive of the addition and subordinate pergola element.

- c. ADDITION – The applicant has proposed to construct an addition to the primary structure. The addition will include a master suite and rear porch. According to the Guidelines, additions should be located at the rear or side of a building whenever possible and follow historic development and setback patterns. A height and massing similar to the primary historic structure should be used. 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. Additions should feature a fenestration pattern that is compatible with the primary structure or existing historic precedents in the district. Based on the scale and design of the addition, staff finds the proposal consistent with the Guidelines.
- d. PERGOLA – The applicant has proposed to install a freestanding pergola towards the rear portion of the driveway, in front of the proposed addition. Staff generally finds the pergola to be eligible for administrative approval.
- e. FRONT GARAGE AND REAR ACCESSORY STRUCTURE – The submitted drawings include a front-loading garage element and a 1-story rear accessory structure along the alley. The front garage element has been formally withdrawn by the applicant and the rear structure was not included in the original request by the applicant. Neither of these scopes of work are being considered as part of this request. A new application will be required for consideration of all items not addressed as part of this staff recommendation.

RECOMMENDATION:

Items 1 and 2, Staff recommends approval of the rear addition and pergola based on findings a through d with the following stipulations:

- i. That the applicant installs wood or aluminum clad wood windows that meet the following stipulations: 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. The applicant must submit a final specification to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a final drawing set to staff for review and approval that accurately conveys the final proposal for the addition and pergola element and removes withdrawn request items prior to the issuance of a Certificate of Appropriateness.
- iii. That the applicant meets all setback standards as required by city zoning requirements and obtains a variance from the Board of Adjustment if applicable.



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 07, 2018

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Photos of All Sides: 610 E. Locust

North



East



South



West





Revisions:

REV.	DATE	TITLE

Date: PERMIT DOCUMENTS
08/31/18

Project No. 20000000

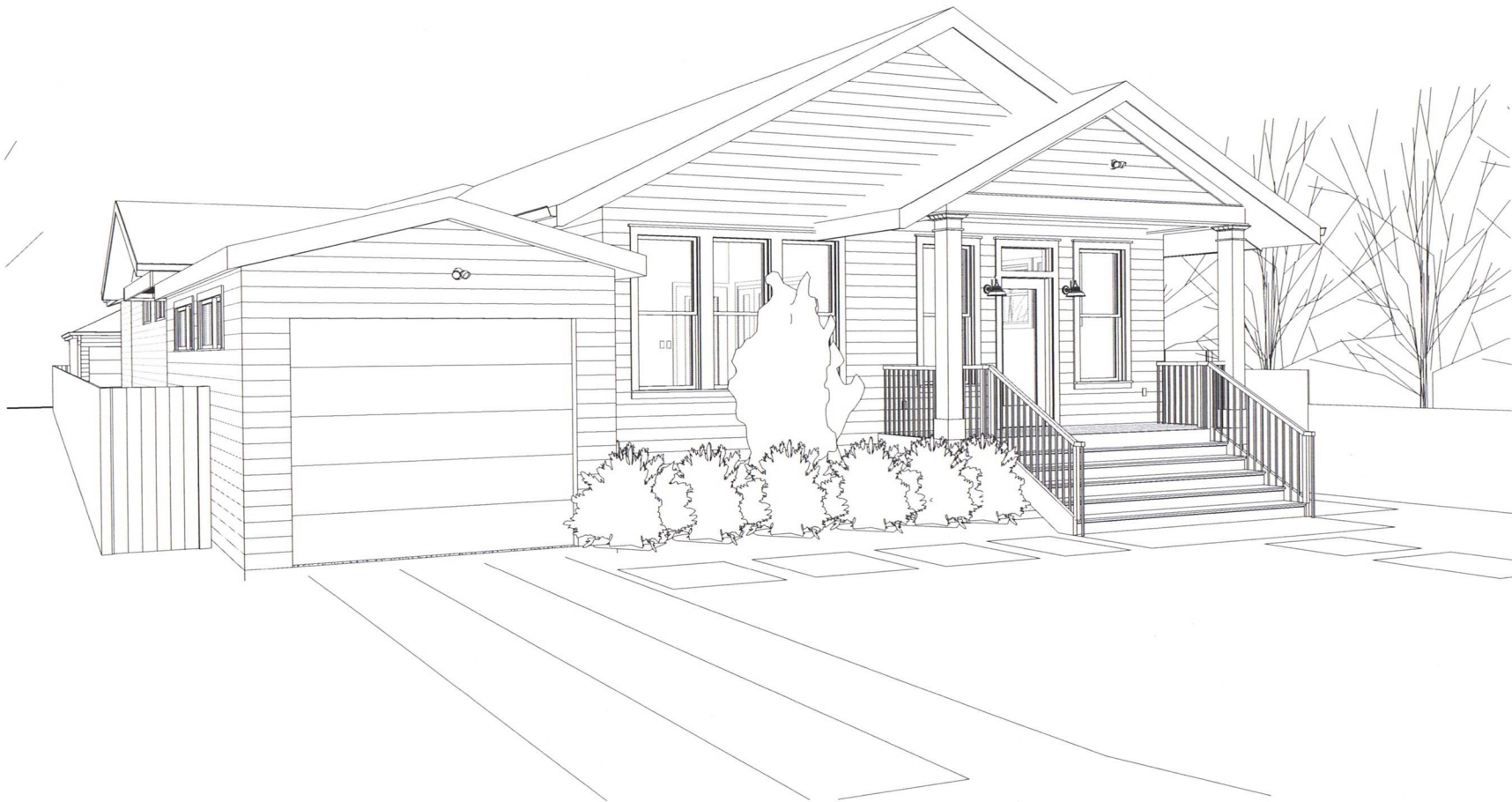
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Checked By: KR

Sheet Title: SITE PLAN

Drawing No. **A1.00**

AGUILERA RESIDENCE
610 EAST LOCUST STREET
SAN ANTONIO, TX
PERMIT DOCUMENTS



AGUILERA RESIDENCE RENOVATION
610 EAST LOCUST STREET
SAN ANTONIO, TX 78242

Revisions		
REV	DATE	TITLE

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PERMIT DOCUMENTS
001118
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Sheet Title:
COVER

Drawing No.
G00.01

6510 EAST LOCUST STREET
SAN ANTONIO, TX 78242



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Date:
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(08/31/'18)

Project No.
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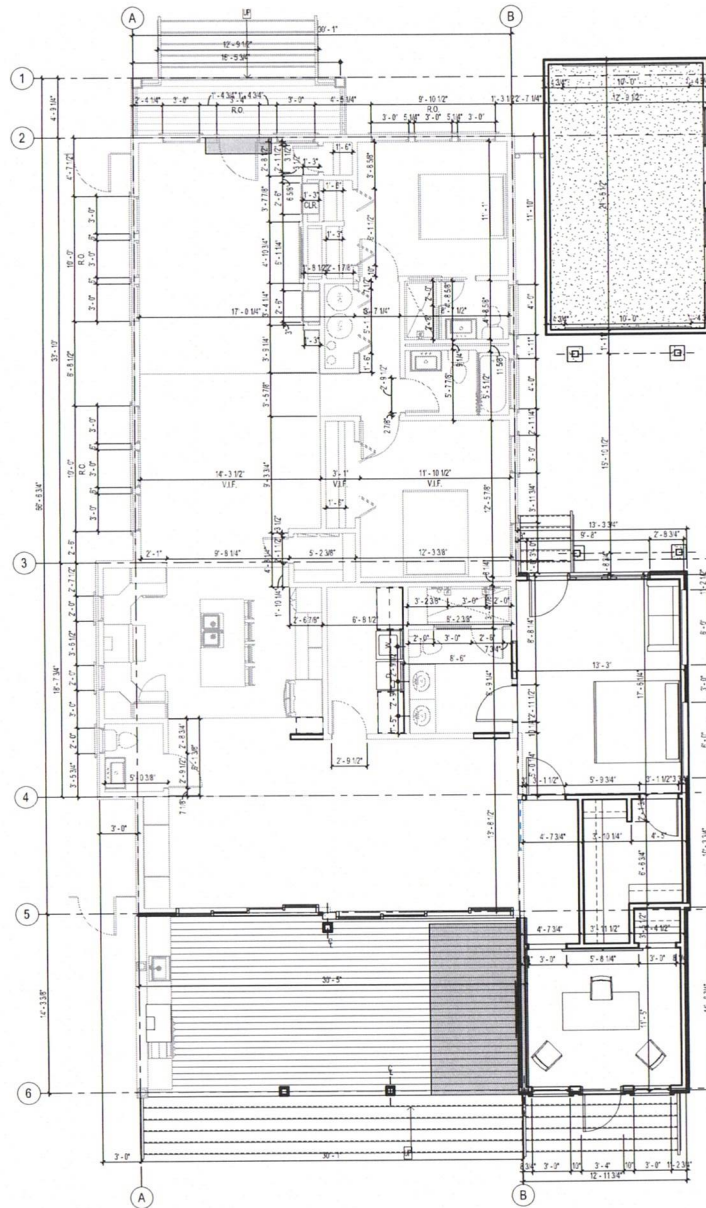
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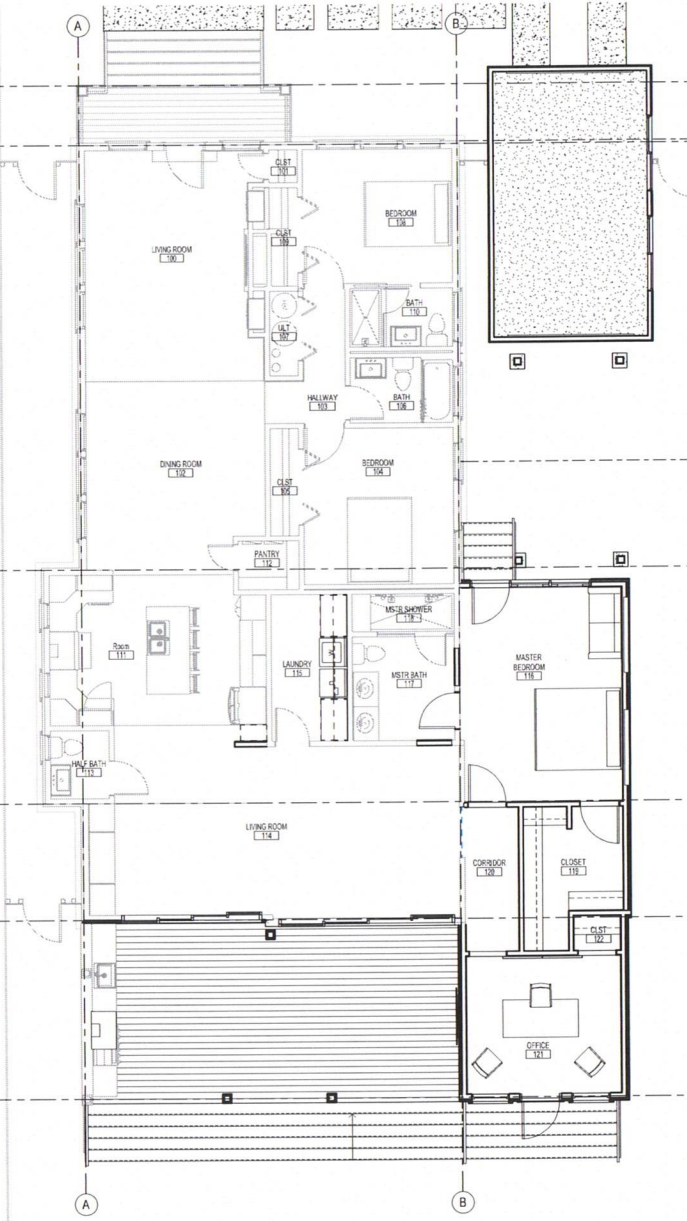
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SITE PLAN

Drawing No.

A1.00



3 FIRST FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN GENERAL NOTES

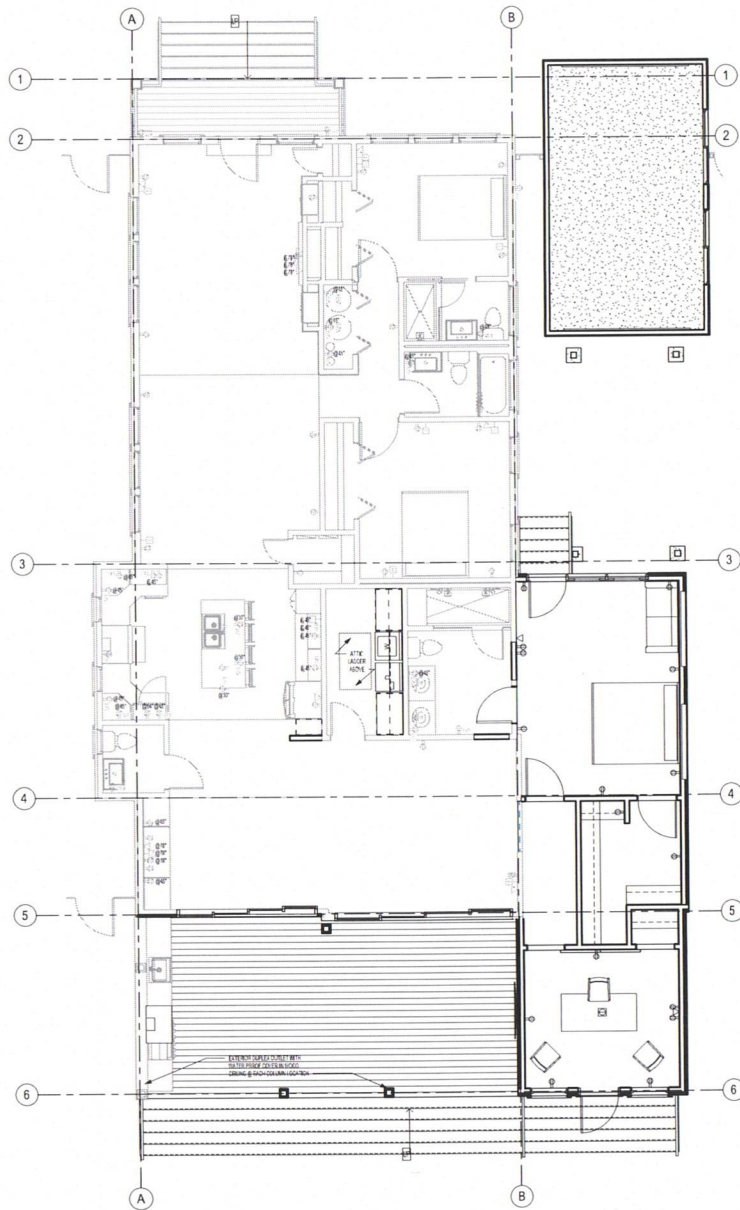
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DIMENSIONS GOVERN OVER SMALL SCALE. DIMENSIONS SHOWN ON THE FLOOR PLAN ARE FROM CENTERLINE OF COLUMN TO FACE OF FINISH OF INTERIOR WALLS AND TO FACE OF FINISH OF EXTERIOR WALLS UNLESS INDICATED OTHERWISE ON PLANS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT.
- ALL FINISHES SHALL BE AT 90 DEGREE ANGLES, UNLESS NOTED OTHERWISE.
- SMALL WALLS SHALL BE MOUNTED SO THAT THE CENTERLINE OF THE SHOWN IS MINIMUM TO THE FACE OF THE ADJACENT FINISH EQUIPMENT, SIDEWALL, HOLLOW, CROWN, ETC.
- FOR FURTHER DIMENSIONS, SEE ENLARGED PLANS, SECTIONS, & ELEVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR BRACING AND BLOCKING OF WALLS, CEILING, MULTIBLOCK CASEWORK, CASEWORK, SHELVING, TELEPHONE RACKS, ETC. ALL VIBRO BLOCKING, GROUNDWORK, BRACING, AND MISCELLANEOUS BLOCKING IS TO BE PRE-INSTALLED. TYPICAL.
- CONTRACTOR IS TO NOTIFY ARCHITECT IF FLOOR PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
- PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN TYPICAL SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS AND EQUIPMENT ROOMS. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE BRACING FOR PIPING INSTALLED IN FINISHED AREAS.
- PROVIDE BALANCE AT JUNCTIONS OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, ETC. WINDOW FRAMES, AND HOLLOW CASEWORK CASEWORK WITH ADJACENT MATERIALS EVEN THROUGH JOINTS MAY NOT BE VISIBLE.
- WHERE WALLS, FINISHES, OUTLET, ETC. OCCUR ADJACENT TO EACH OTHER, GIVE THEM AS CLOSELY TOGETHER AS POSSIBLE.
- PATCH ALL HOLES IN FLOOR AND WOOD DOWN ALL HIGH AREAS AS REQUIRED. PROVIDE SMOOTH LEVEL CONC. SLAB SURFACE READY TO RECEIVE NEW FINISHES.
- REFER TO SHEETS 11 FOR GLAZING AND DOOR SCHEDULES AND DETAILS.
- REFER TO SHEET 11 FOR FINISH SELECTION SUMMARY.

RCP GENERAL NOTES

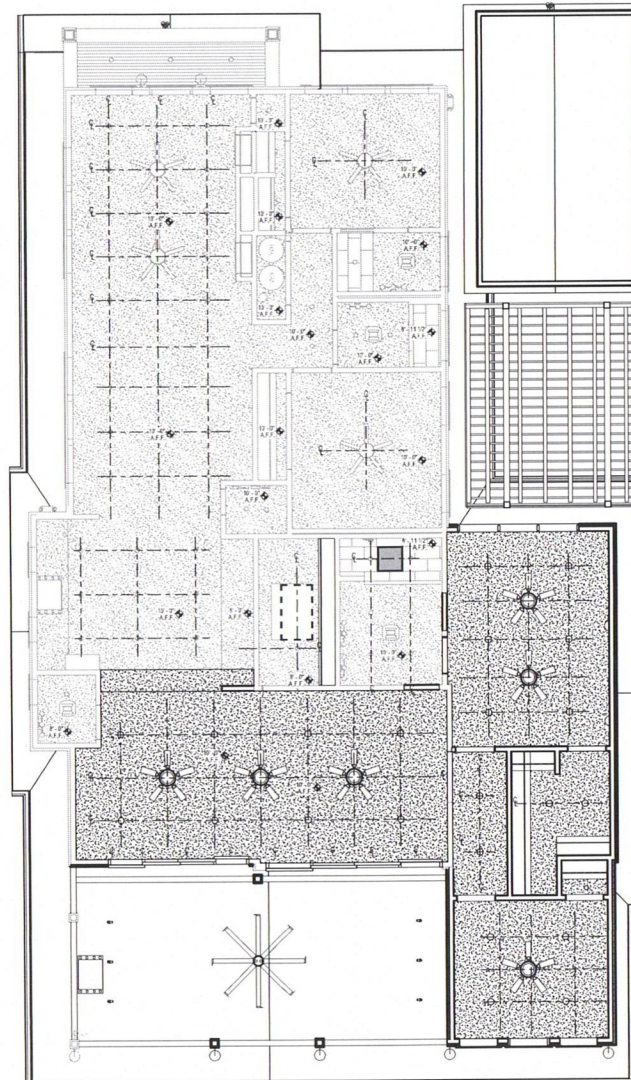
- REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES.
- ALL DIMENSIONS ARE MEASURED HORIZONTALLY. ADJUST DIMENSIONS FOR SLOPE OF CEILING WHEN APPLICABLE.
- LOCATE LIGHT FIXTURES NOT DIMENSIONED IN THE CENTER OF OR EQUALLY SPACED WITHIN THE CEILING PANELS, OR IN ALIGNMENT WITH OTHER FIXTURES. SHOULD THERE BE ANY QUESTIONS ABOUT PLACEMENT OF LIGHT FIXTURES OR EXISTING FIXTURES, PLEASE CONTACT ARCHITECT PRIOR TO INSTALLATION.
- VERIFY LOCATION OF ANY ACCESS PANELS REQUIRED FOR UTILITY VEHICLES, HVAC EQUIPMENT, MEDICAL EQUIPMENT, WITH ARCHITECT PRIOR TO INSTALLATION OF ACCESS PANELS. FINISH ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
- COORDINATE WITH ELECTRICAL FOR LOCATION OF OR EQUALLY SPACED WITHIN CEILING COMPONENTS.
- LOCATE HVAC SUPPLY, RETURN, AND EXHAUST GRILLES NOT DIMENSIONED OR INDICATED OR CENTERED BETWEEN LIGHTS ALONG THEIR COMMON CENTERLINE, OR IN AN AREA CORNER, IF EACH GRILLE FROM THE ADJACENT PARTITION.
- CONTRACTOR TO NOTIFY ARCHITECT IF FLOOR, WALL, OR CEILING PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
- ALL LOCATE HVAC DIFFUSERS, RETURN AIR GRILLES, ETC. TO BE LOCATED PER THE ARCHITECTURAL PLANS. COORDINATE WITH HVAC EQUIPMENT AND ALL ADDITIONAL CONSULTANT DRAWINGS. ANY DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DRAWINGS TO BE BROUGHT TO THE IMMEDIATE ATTENTION TO ARCHITECT PRIOR TO CONSTRUCTION.
- GC TO PROVIDE PRE-CONSTRUCTION MEETING WITH ALL INTERIOR FINISH-OUT TRADES. PRIOR TO ANY INTERIOR FINISH CONSTRUCTION.
- ALL CEILINGS ARE 12' AFF. UNLESS NOTED OTHERWISE.

REFLECTED CEILING PLAN LEGEND

- LED DOWN LIGHT - RECESSED RST ELECTRICAL CALL OUTS TYPE LOCATION
- CABINET LIGHT FIXTURES
- UNDER-CABINET LIGHT FIXTURES
- ACCESS PANEL - COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION
- SUPPLY AIR DIFFUSER
- WALL MOUNTED SCONCE
- ABOVE CABINET LIGHT FIXTURES
- UNDER CABINET LIGHT FIXTURES
- OPT. SO. CEILING - RST RST & BROWN FINISH - SCHEDULE FOR FINISH
- TILE CEILING - RST RST & BROWN FINISH - SCHEDULE FOR FINISH
- RETURN AIR DIFFUSER



2 FIRST FLOOR ELECTRICAL, DATA & TELECOM PLAN
1/4" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

RCP GENERAL NOTES

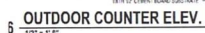
- REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES
- ALL DIMENSIONS ARE MEASURED HORIZONTALLY. ADJUST DIMENSIONS FOR SLOPE OF CEILING WHEN APPLICABLE
- LOCATE LIGHT FIXTURES NOT DIMENSIONED IN THE CENTER OF OR EQUALLY SPACED WITHIN THE CEILING PANELS. IF ON A JOINT WITH OTHER FIXTURES, SHOULD THERE BE ANY QUESTION ABOUT PLACEMENT OF LIGHT FIXTURES OR EXIT SIGNS, PLEASE CONTACT ARCHITECT PRIOR TO INSTALLATION
- VERIFY LOCATION OF ANY ACCESS PANELS REQUIRED FOR WATER VALVES, HVAC EQUIPMENT, MEDICAL EQUIPMENT WITH ARCHITECT PRIOR TO INSTALLATION OF ACCESS PANELS. FINISH OF ACCESS PANELS TO MATCH ADJACENT CEILING FINISH
- COORDINATE WITH ELECTRICAL FOR LOCATIONS OF SMOKE DETECTORS. LOCATE SMOKE DETECTORS AND EXIT SIGNS IN THE CENTER OF OR EQUALLY SPACED WITHIN OTHER CEILING COMPONENTS
- LOCATE HVAC SUPPLY, RETURN AND EXHAUST GRILLES NOT DIMENSIONED AS INDICATED OR CENTERED BETWEEN LIGHTS ALONG THEIR COMMON CENTERLINE, OR WHEN IN A CORNER, 1" EACH WAY FROM THE ADJACENT PARTITION
- CONTRACTOR TO NOTIFY ARCHITECT IF FLOOR, WALL, OR CEILING PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK
- ALL LIGHTS, HVAC SUPPLIES, RETURN AIR GRILLES, ETC., TO BE LOCATED PER THE ARCHITECTURAL PLANS. COORDINATE WITH MEP EQUIPMENT AND ALL ADDITIONAL CONCURRENT DRAWINGS. ANY DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DRAWINGS TO BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION
- GC TO PROVIDE PRE-CONSTRUCTION MEETING WITH ALL INTERFERING TRADES PRIOR TO ANY INTERIOR FINISH CONSTRUCTION
- ALL CEILINGS ARE 12" X 12" A.C. U.L.C.

REFLECTED CEILING PLAN LEGEND

- LED DOWN LIGHT - REFERENCED, REF. ELECTRICAL FOR LENS TYPE LOCATION
- CABINET LIGHT FIXTURES
- UNDER CABINET LIGHT FIXTURES
- ACCESS PANEL - COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION
- SUPPLY AIR DIFFUSER
- WALL MOUNTED SCENE ABOVE CABINET LIGHT FIXTURES
- UNDER CABINET LIGHT FIXTURES
- D.P. 12" X 12" CEILING - REF. RCP & ROOM FINISH SCHEDULE FOR FINISH
- TILE CEILING - REF. RCP & ROOM FINISH SCHEDULE FOR FINISH
- RETURN AIR DIFFUSER

REV	DATE	TITLE

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Checked By: Checker
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Drawing No:

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Date: PERMIT DOCUMENTS
08/31/18

Project No.
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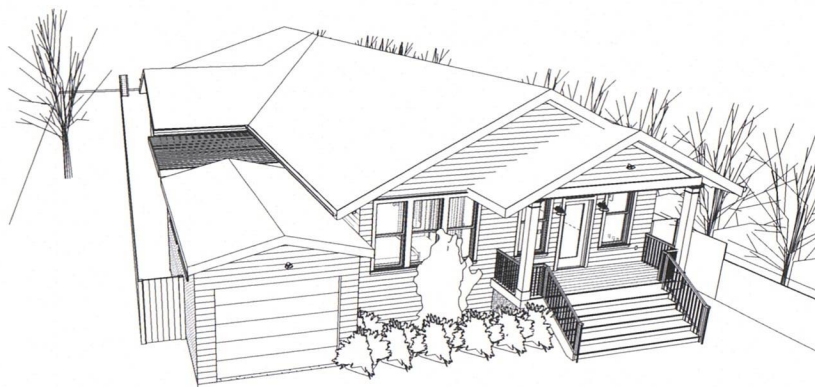
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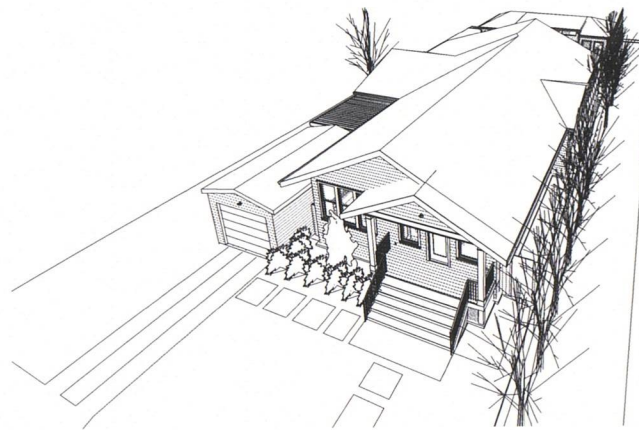
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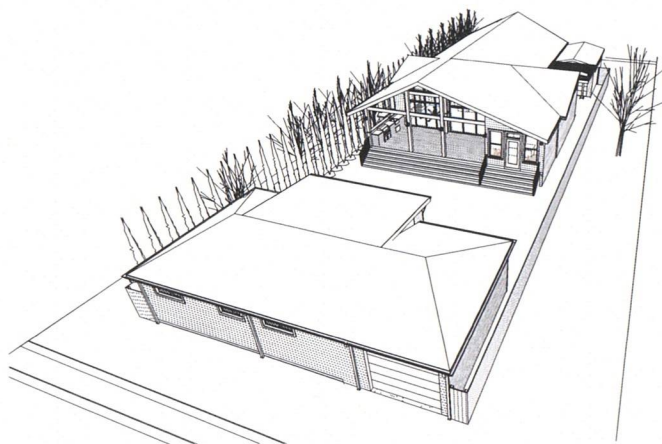
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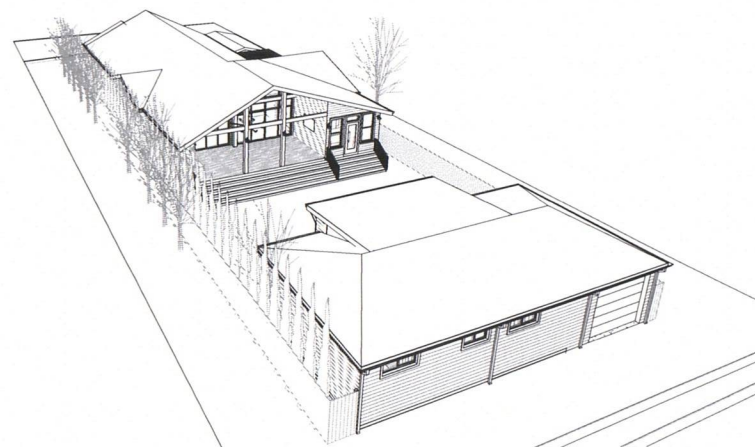
6 NE BIRDSEYE PERSPECTIVE



1 NW BIRDSEYE PERSPECTIVE



5 SE BIRDSEYE PERSPECTIVE



2 SW BIRDSEYE PERSPECTIVE

REV	DATE	BY	DATE

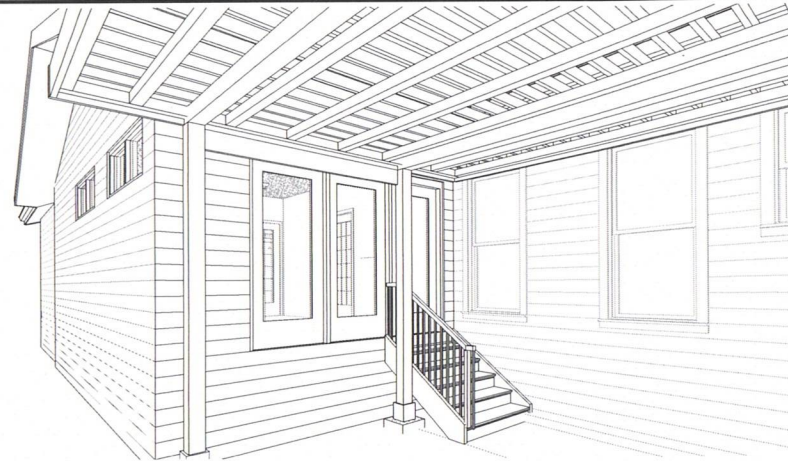
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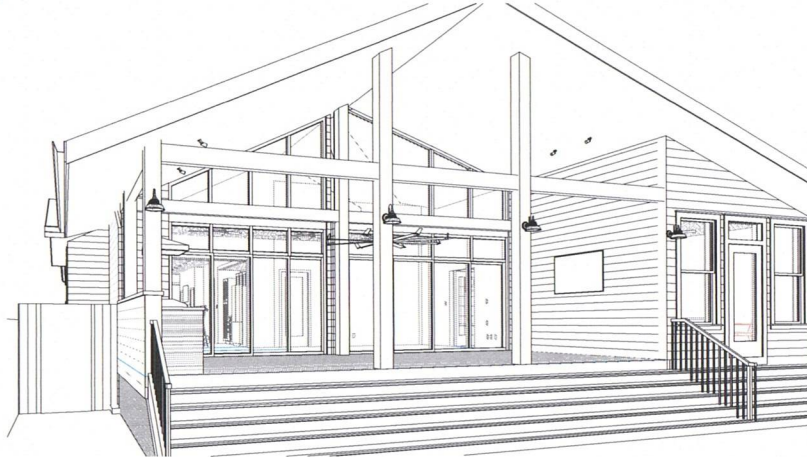
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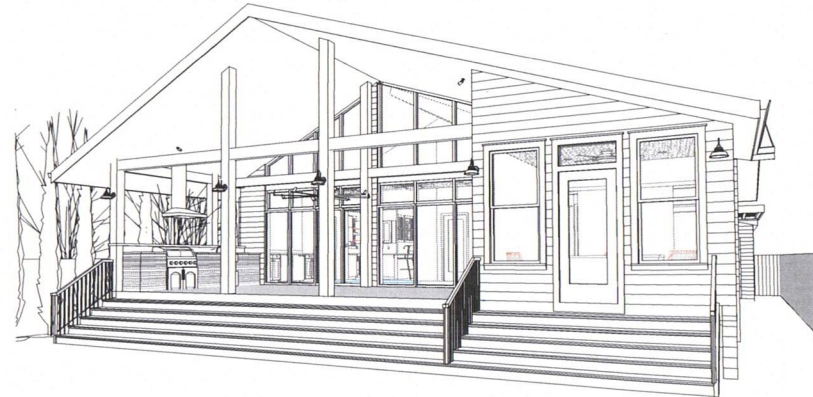
6 FRONT PERSPECTIVE



5 INTERIOR COURTYARD VIEW



4 EXTERIOR PERSPECTIVE SOUTHWEST



3 EXTERIOR PERSPECTIVE SOUTHEAST



2 EXTERIOR PERSPECTIVE NORTHWEST



1 EXTERIOR PERSPECTIVE NORTHEAST

REV	DATE	TITLE

Date: PERMIT DOCUMENTS
05/31/18
Project No. 120000
Drawn By: KS
Checked By: KS
Sheet Title: EXTERIOR PERSPECTIVES
Drawing No.

Specifications of Materials: 610 E. Locust

Materials will remain consistent with existing property. The same previously approved wood siding and wooden Pella windows will be used for the addition.

Dark gray/black shingles will be for the entire roof to provide consistency throughout the property.