

# HISTORIC AND DESIGN REVIEW COMMISSION

November 02, 2022

**HDRC CASE NO:** 2022-535  
**ADDRESS:** 304 SADIE ST  
**LEGAL DESCRIPTION:** NCB 733 BLK 5 LOT 1 AND 2  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Michelle Higgs-Cruz, AIA/Liminal Design Studio  
**OWNER:** GONZALEZ CARLOS OMAR & SELSABEEL A  
**TYPE OF WORK:** Carport replacement, gable vent modifications, and landscaping modifications  
**APPLICATION RECEIVED:** October 10, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders.  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Replace the existing metal carport with a wood carport in a new location.
2. Modify the rear landscaping.
3. Replace the existing gable vents on the front façade and west elevation with fixed windows.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

## B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 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.

## *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

### 1. Topography

#### A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

### 2. Fences and Walls

#### A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

#### 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.

#### C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

### 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.

#### C. MULCH

- Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

#### 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.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

### 4. Residential Streetscapes

#### A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
- ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
- iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

#### B. PARKWAYS AND PLANTED MEDIANS

- i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.
- ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

#### C. STREET ELEMENTS

- i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.
- ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

## **FINDINGS:**

- a. The primary structure at 304 Sadie is a 1-story, single-family residence constructed circa 1910 in the Queen Anne style. The property first appears on the 1912 Sanborn Map in the existing footprint, with wraparound front porch and a rear porch. The structure features a pyramidal composition shingle roof with a projecting front gable with shingle detailing, wood cladding, an asymmetrical front porch on metal supports, one-over-one windows, and gable end vents. The property is contributing to the Lavaca Historic District.
- b. **CARPORTR REPLACEMENT** – The applicant has proposed to replace the existing metal carport on the property with a 400-square-foot fully wood carport featuring a total height of 22’ and the height of the carport opening is 12’-4”. The carport will feature a front gable roof with composition shingles, 12”x12” columns, and electric car charging ports on the north and south sides of the carport screened by wood siding to match the house. The applicant has proposed to install the new carport at the front of the side driveway, setback 5’ from the west property line. The existing carport is located toward the rear of the existing driveway near the house. The Historic Design Guidelines for New Construction state that garages and outbuildings should be visually subordinate to the primary structure and should relate to the period of construction of the principal building on the lot with simplified architectural details. Additionally, Guideline 5.B.ii for New Construction states that garages and outbuildings should follow the historic setback pattern of similar structures along the streetscape. Staff finds that the applicant should reduce the pitch of the proposed carport and the total height of the carport and carport opening so that it is more subordinate to the primary structure.
- c. **REAR LANDSCAPING** – The applicant has proposed to modify the rear landscaping with the installation of artificial turf in the side and rear yards. The artificial turf will be set behind the rear privacy fence and will not be visible from the public right-of-way. The Historic Design Guidelines for Site Elements state that traditional lawn areas should not be fully removed and replaced 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%. 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. While the Historic Design Guidelines do not explicitly prohibit replacing traditional lawns with artificial turf, staff finds that the applicant should reduce the installation of turf to the greatest extent possible. Staff finds that the applicant should limit the artificial turf installation to the area of the rear yard surrounding the proposed volleyball court.
- d. **GABLE END MODIFICATIONS** – The applicant has proposed to replace the existing gable vents located on the front façade and west elevation with fully wood fixed windows. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Historic homes traditionally featured gable vents or gable windows and staff finds the proposal generally appropriate.
- e. **ADMINISTRATIVE APPROVAL** – The applicant has proposed to replace the metal front porch support posts with traditional wood columns, modify the front and side yard landscaping, install a volleyball court in the rear yard, and install a rear privacy fence. These scopes of work are eligible for administrative approval and do not require review by the Historic and Design Review Commission (HDRC).

## **RECOMMENDATION:**

Item 1, staff recommends approval of the carport replacement based on findings a through b with the following stipulation:

- i. That the applicant reduces the pitch of the proposed gable roof form and the total height of the carport and carport opening. Updated drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff recommends approval of the landscaping modifications based on finding c with the following stipulation:

- i. That the applicant limits the installation of artificial turf to the rear yard surrounding the proposed volleyball court and submits an updated landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the gable vent modifications based on finding d with the following stipulation:

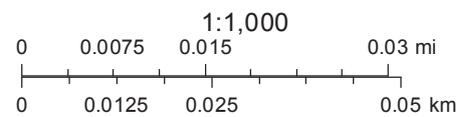
- i. That the applicant submits final window specifications to staff for fully wood windows for review and approval prior to the issuance of a Certificate of Appropriateness. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. If the applicant installs sash windows, the 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.

# City of San Antonio One Stop



April 14, 2022

 User drawn lines



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SEE VOLUME FOUR

EAGER 257

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RIDDLE

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LABOR

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EAGER Macadamized 60  
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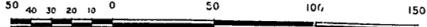
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Scale of Feet.



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W. DELAWARE ST.

INDIANA ST.

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W. FLORIDA



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W. FLORIDA ST.

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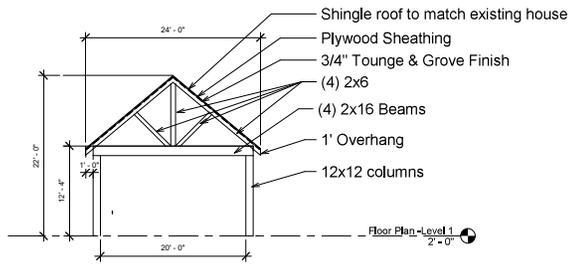
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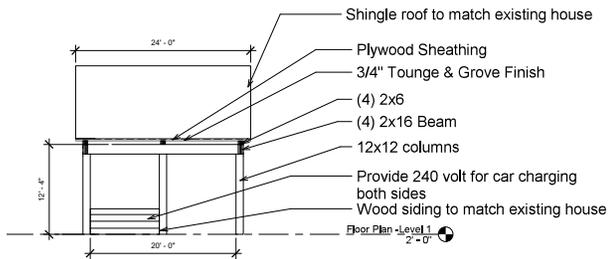


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① Elevation - Carport Front  
1/8" = 1'-0"

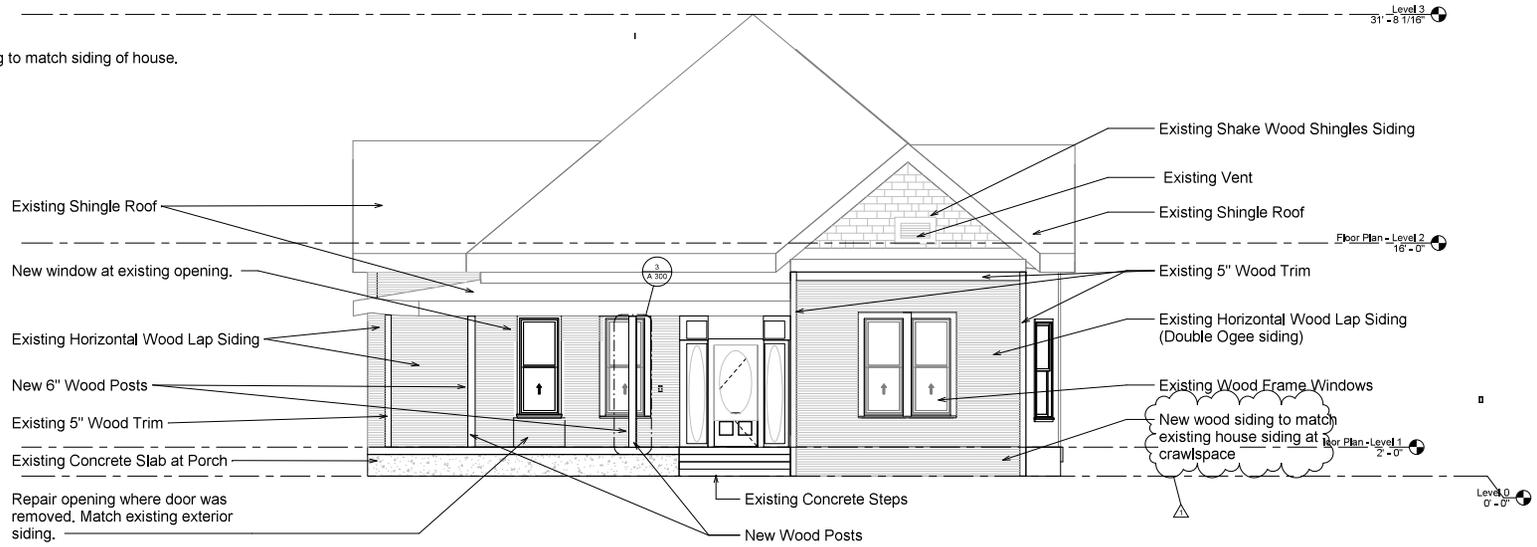
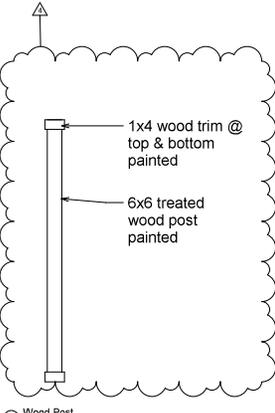


② Elevation - Carport side  
1/8" = 1'-0"

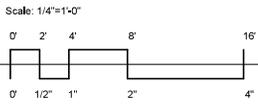
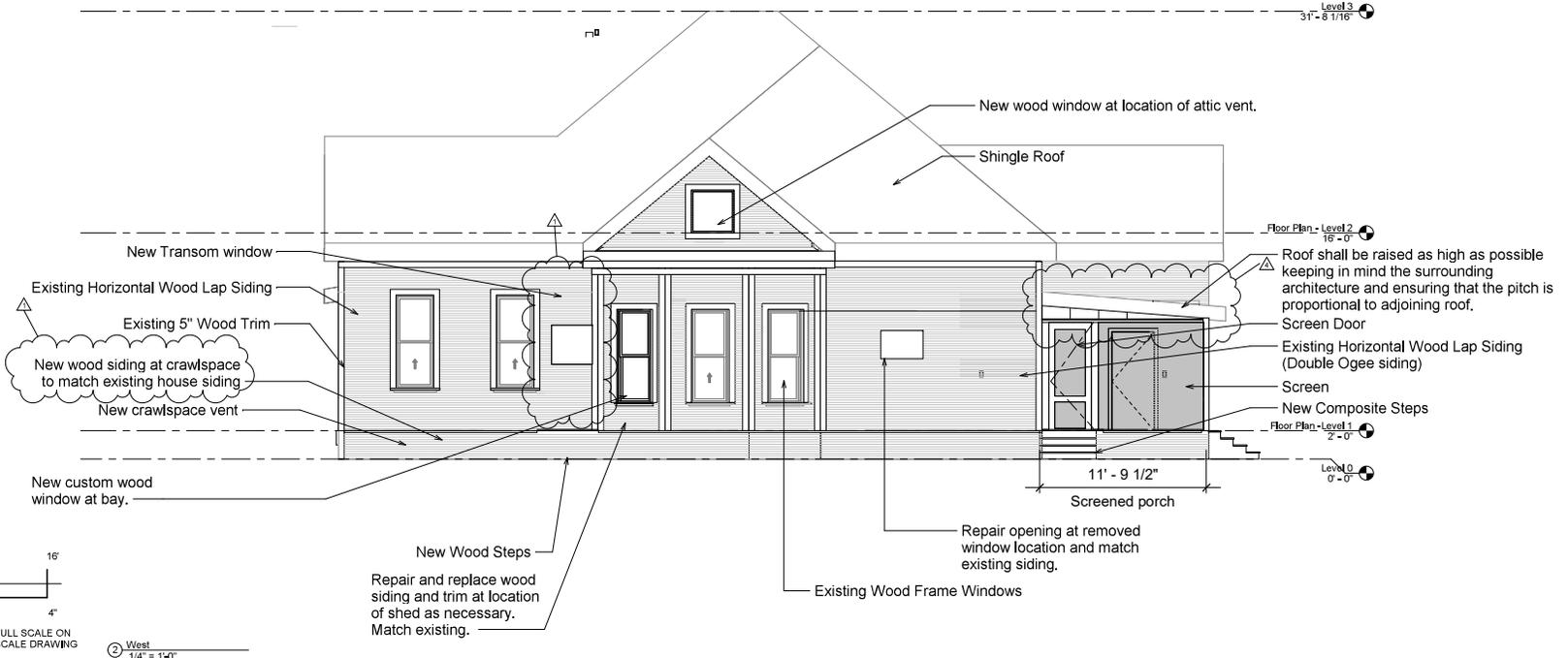


Notes - All Elevations

1. Paint all exterior wood of home.
2. Paint windows and trims.
3. Replace crawspace siding with wood siding to match siding of house.
4. Vent crawspace as required.



1 North  
1/4" = 1'-0"



INCH IN INCREMENTS ARE SHOWN AT FULL SCALE ON THE SHEET. IF AT ANY OTHER LENGTH, SCALE DRAWING PROPORTIONALLY

2 West  
1/4" = 1'-0"

- Porch roof to be reconstructed and raised.
- Wood Post details

Bid Documents



Michelle Hipp-Cruz  
TX Registration No. 28493

Date  
3/31/22

Scale  
As indicated

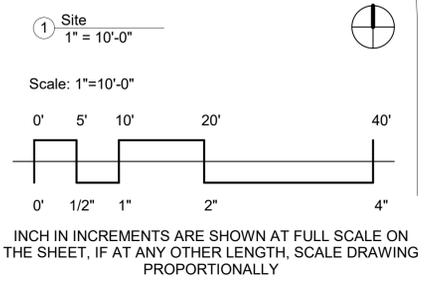
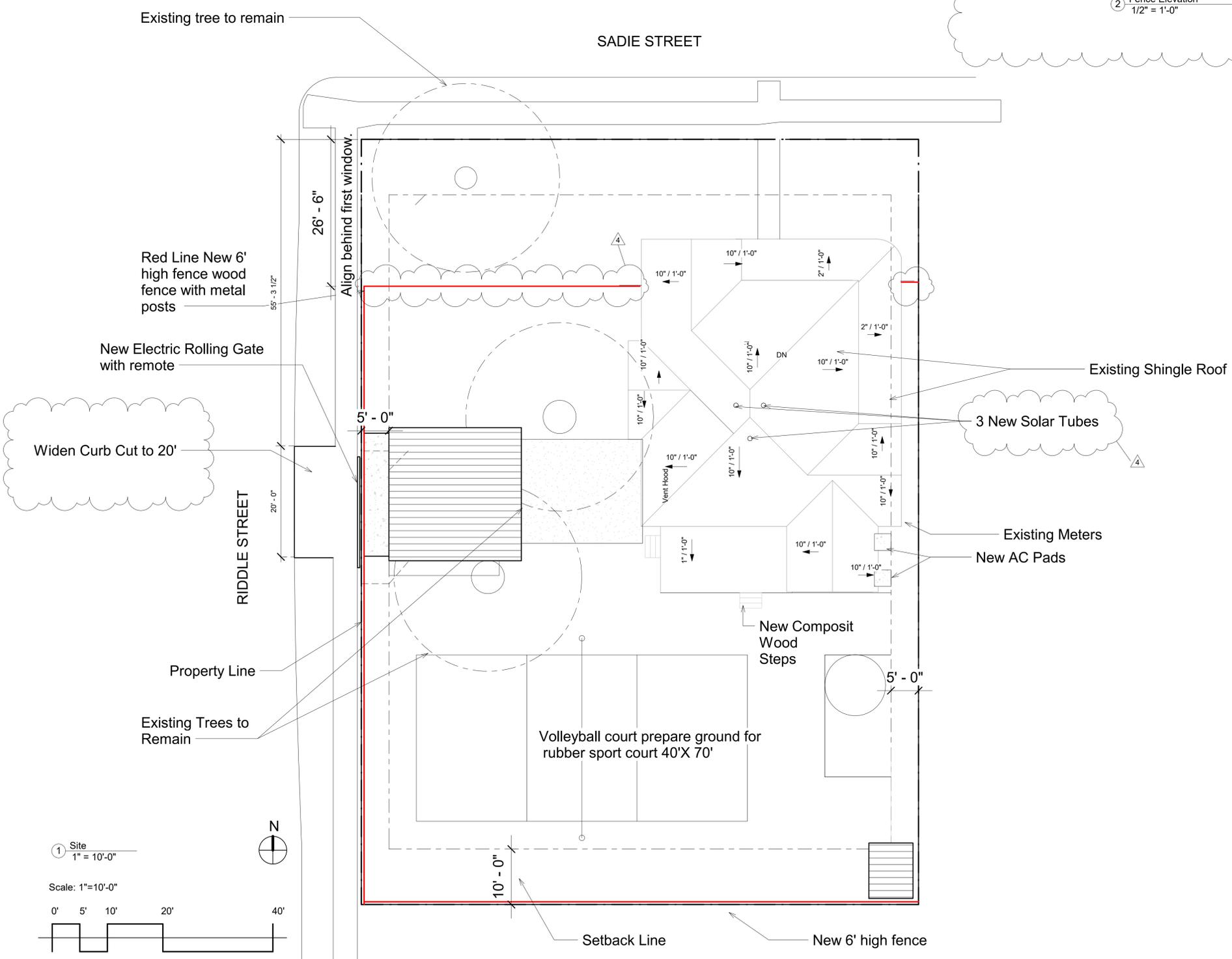
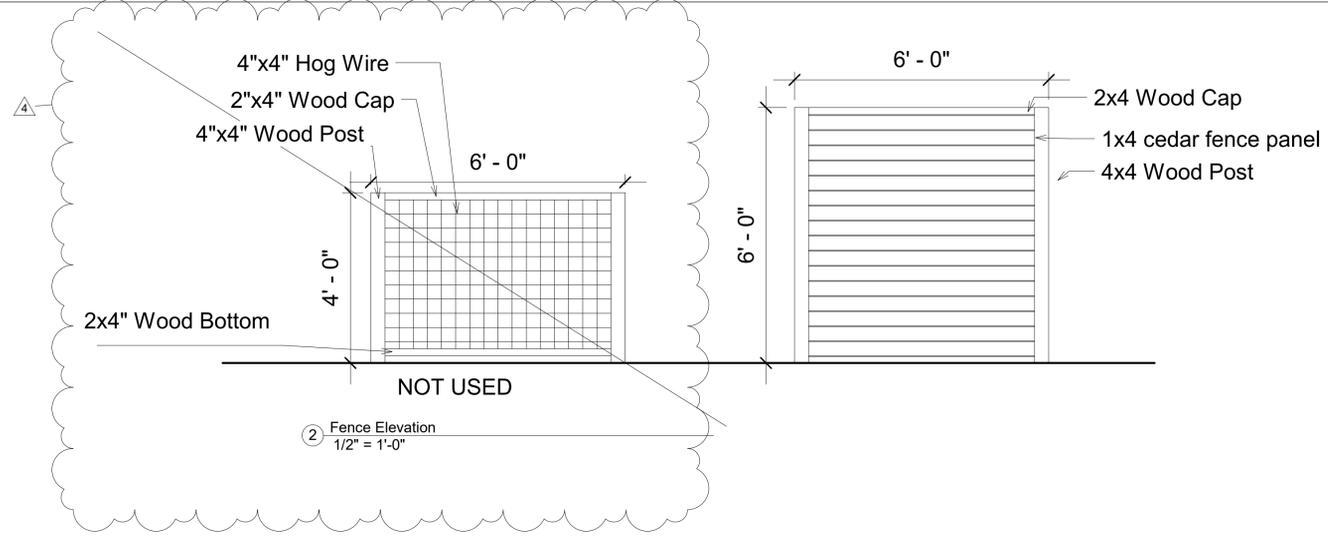
Sheet Name

ELEVATION NORTH & WEST

Sheet Number



- 4' Fence - Not Used
- 6' Fence @house line
- New Solar Tubes in Roof
- 24' Wide Driveway



Bid Documents

Michelle Hipps-Cruz  
TX Registration No. 26493

Date  
3/31/22

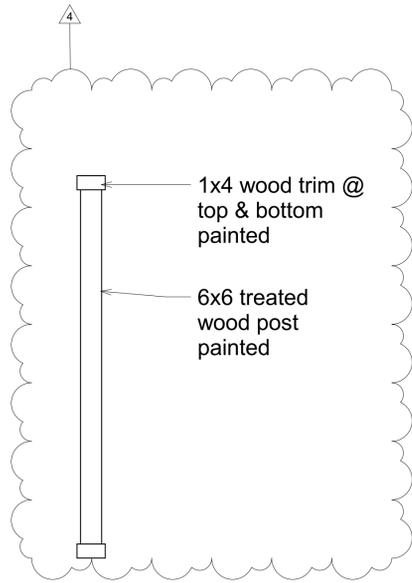
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Sheet Name  
SITE PLAN/ ROOF PLAN  
-NEW

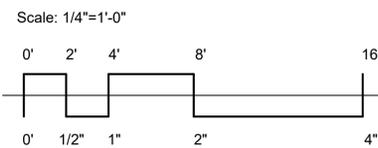
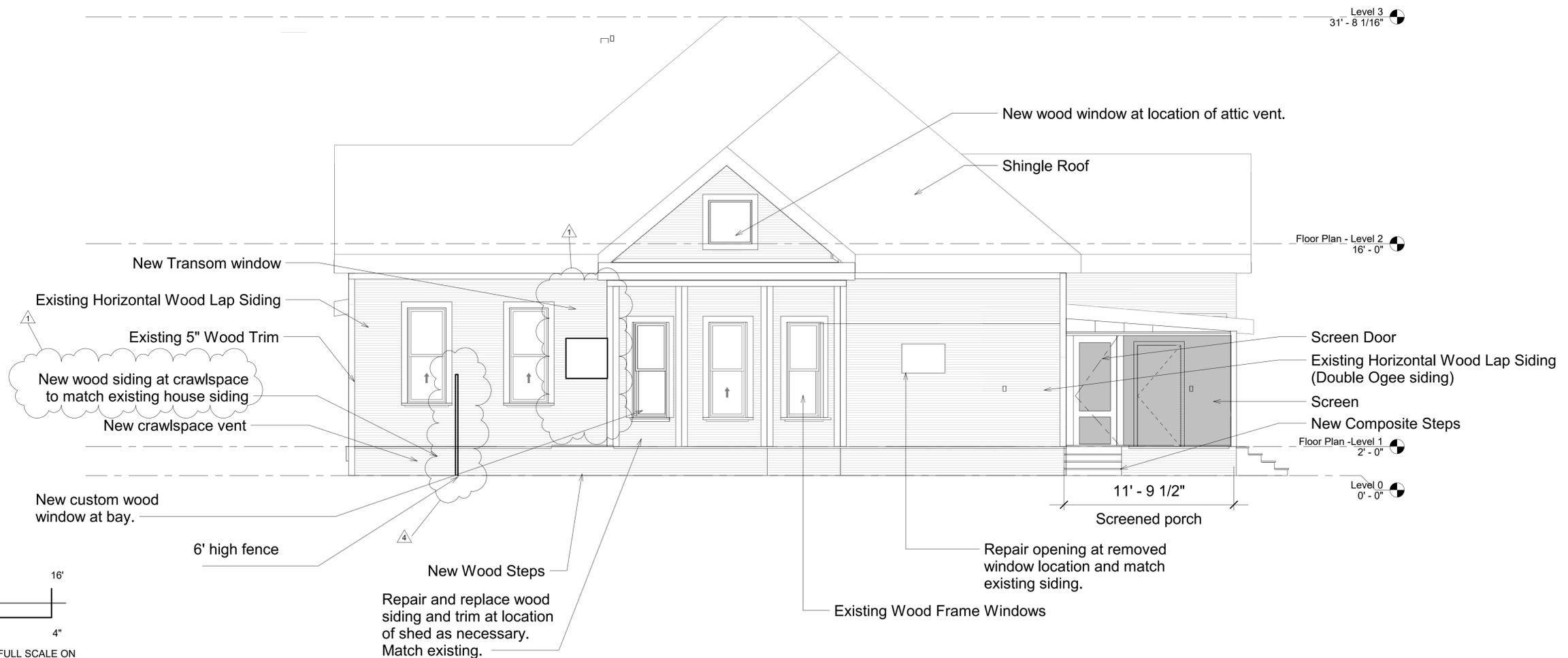
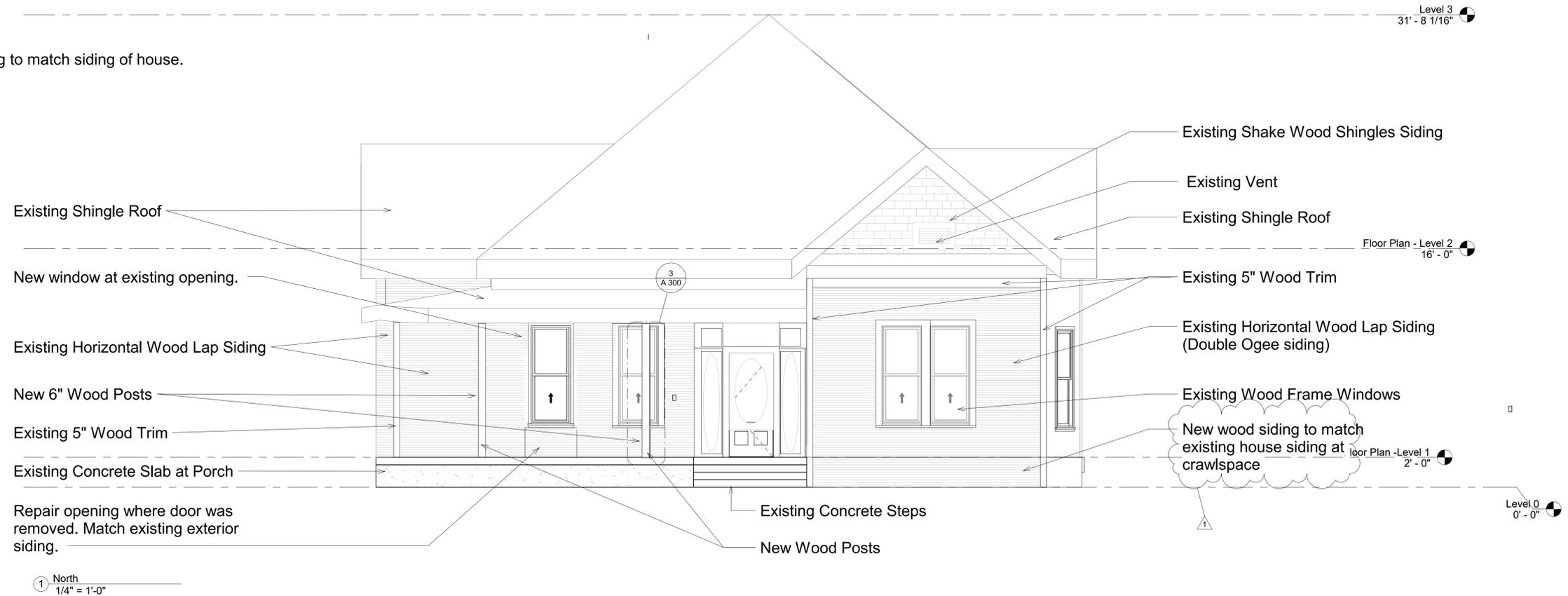
Sheet Number  
A 100

Notes - All Elevations

1. Paint all exterior wood of home.
2. Paint windows and trims.
3. Replace crawspace siding with wood siding to match siding of house.
4. Vent crawspace as required.



③ Wood Post  
1/2" = 1'-0"



INCH IN INCREMENTS ARE SHOWN AT FULL SCALE ON THE SHEET, IF AT ANY OTHER LENGTH, SCALE DRAWING PROPORTIONALLY

- Porch roof to be reconstructed and raised.

- Wood Post details



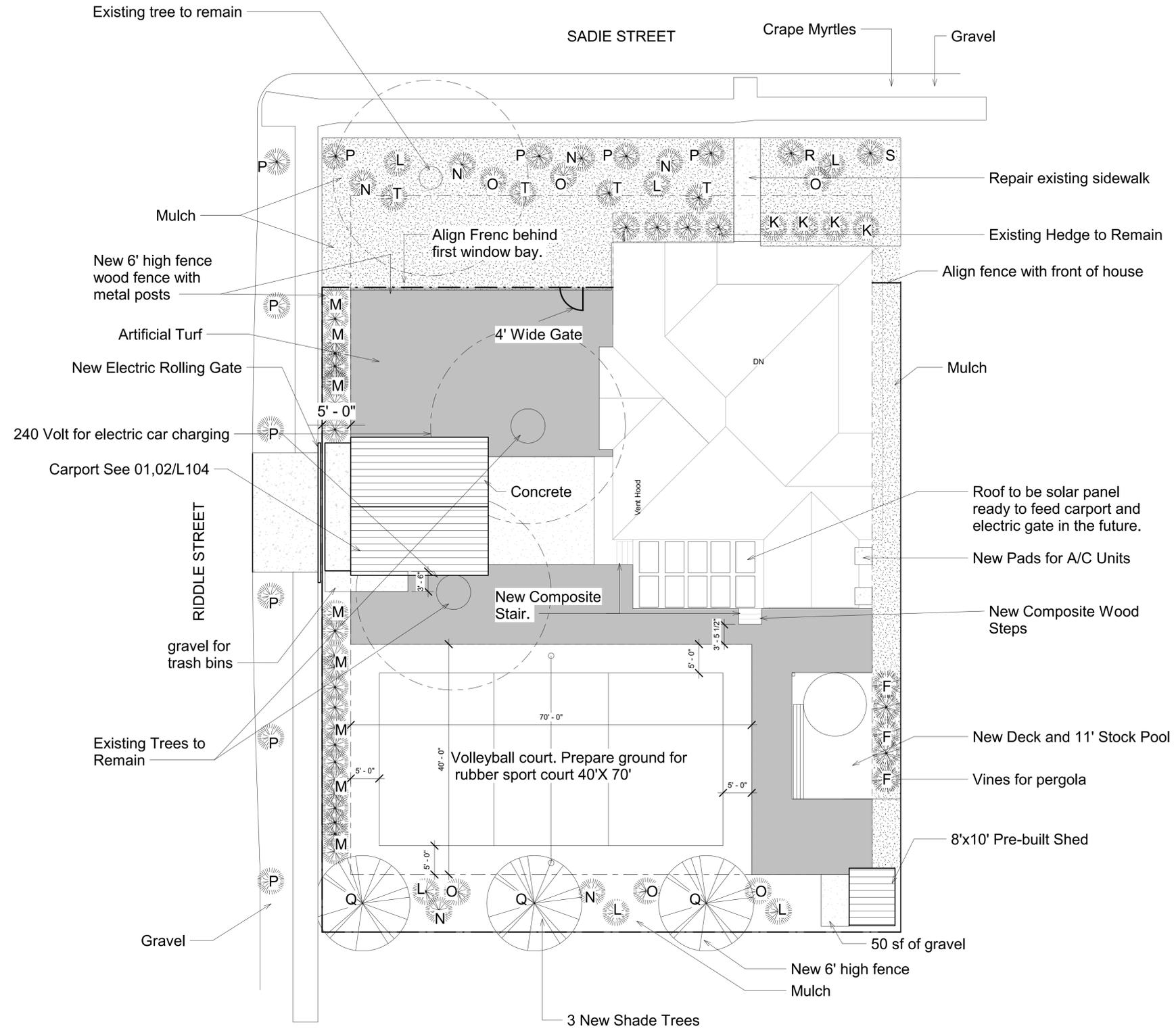
General Notes:  
 1. All new trees to be 4" caliber.  
 2. Stock pool shall be 11' in diameter.  
 3. Wood for Carport, Deck and Pergola shall be Treated Southern Pine #1.

BUTTERFLY GARDEN

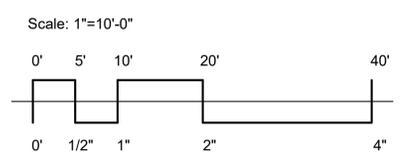
Key	Quantity	Scientific Name	Common Name	Height x Spread
F	3	English Ivy	English Ivy	Vine
K	4	Scutellaria Suffrutescens	Skullcap	1'x 2'
L	3	Agave Ovatifolia	Whale Tongue Agave	4'x6'
M	8	Trachelospermum Asiaticum	Asian Jasmin	2'x12'
N	2	Agave		6' x 6'
O	3	Agave attenuata	Blue Glow Agave	4' x 6'
T	4	Lavandula angustifolia	Texas Lavender	3'x3'

TREES

Key	Quantity	Scientific Name	Common Name	Height x Spread
P	13	Lagerstoemia	Crape Myrtle	20' x 10'
Q	3	Ulmus Crassifolia	Cedar Elm	60'x 50'
R	1	Citrus X Paradisi	Grapefruit	20'x20'
S	1	Citrus X Meyeri	Meyer Lemon	11'x9'



1 Landscape Plan Final 9.26.22  
 1" = 10'-0"



INCH IN INCREMENTS ARE SHOWN AT FULL SCALE ON THE SHEET, IF AT ANY OTHER LENGTH, SCALE DRAWING PROPORTIONALLY

Bid Documents



Michelle Hipps-Cruz  
 TX Registration No. 26493

Date

10.3.22

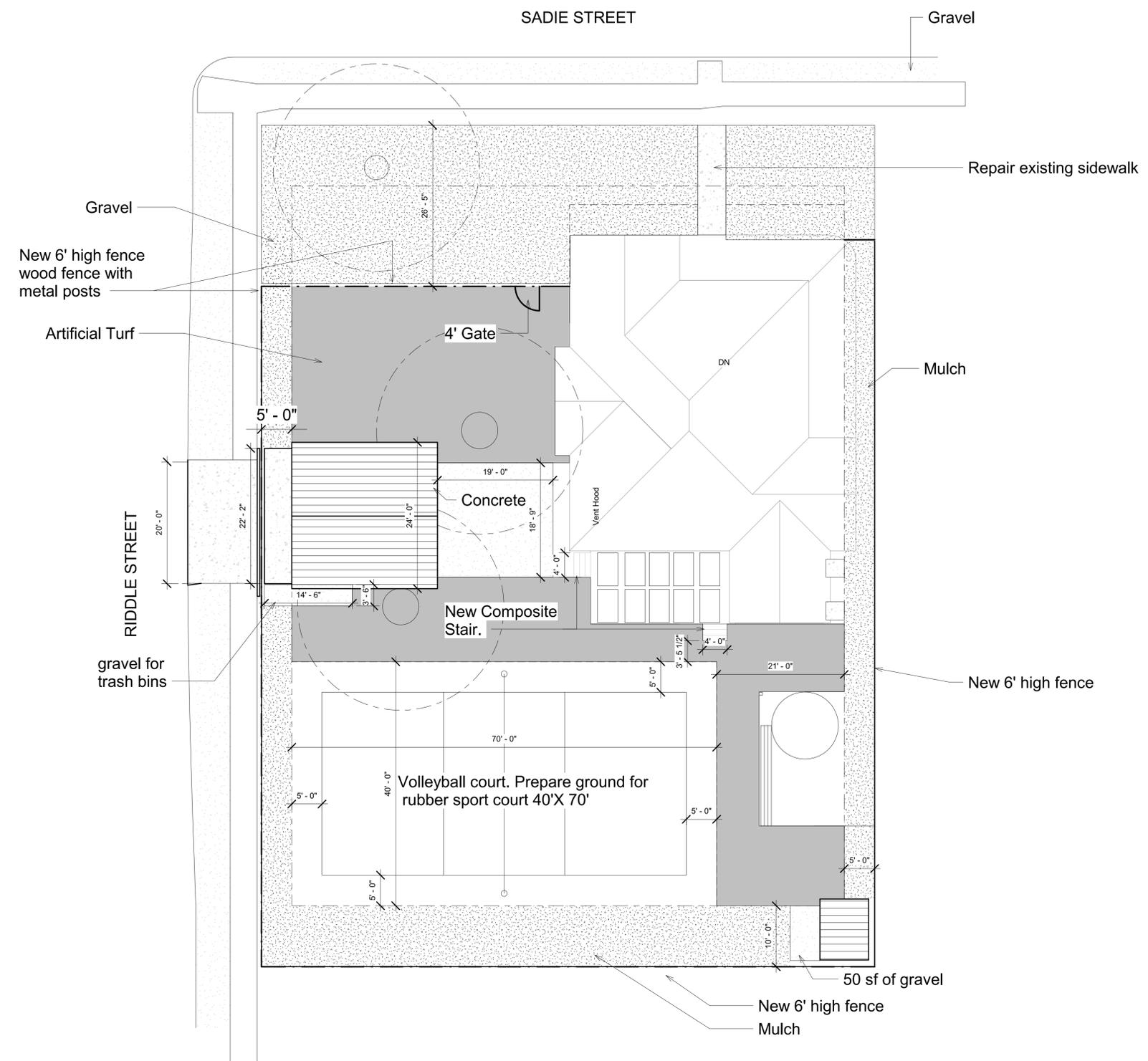
Scale

1" = 10'-0"

Sheet Name

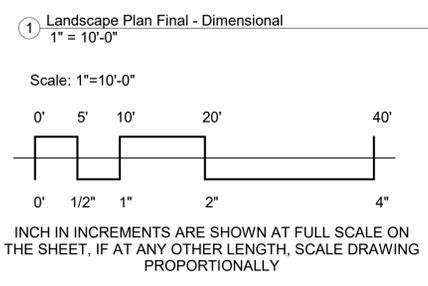
LANDSCAPE PLAN

Sheet Number



Notes:  
The sf is approximate for cost estimates only.  
Contractor verify all items

- 1. Artificial Turf: 2,600 sf
- ▨ 2. Mulch: 3,558sf
- 3. Gravel: 1286sf
- 4. Concrete: 1268sf
- 5. Sport Court: 2,800sf



Bid Documents

Michelle Hipps-Cruz  
TX Registration No. 26493

Date  
10.3.22

Scale  
1" = 10'-0"

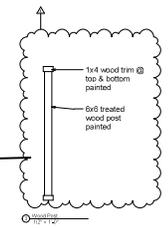
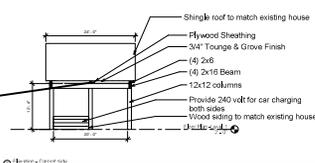
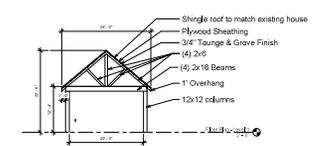
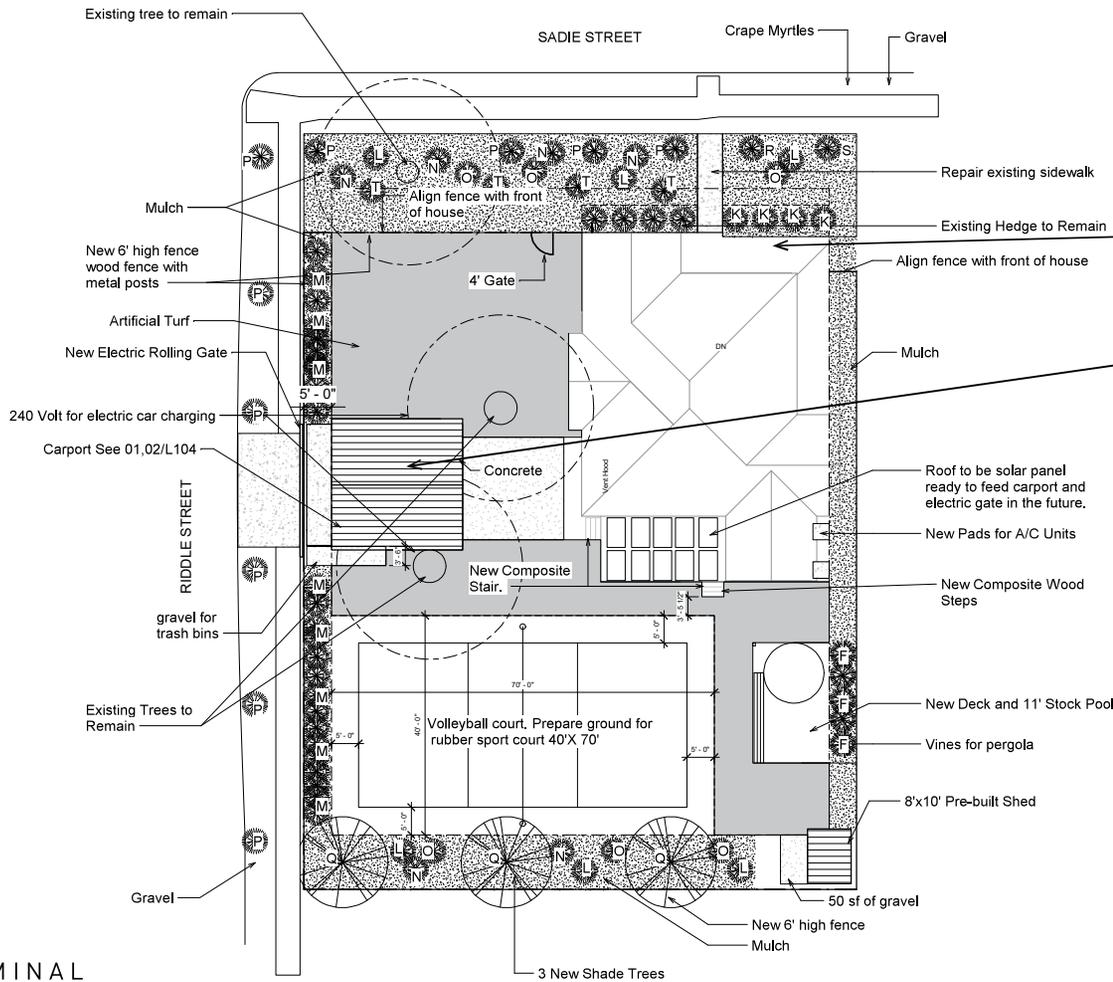
Sheet Name  
Landscape - Diminsional Plan

Sheet Number  
L 102

# EXTERIOR

## Landscape

### Carport



Inspiration Photo

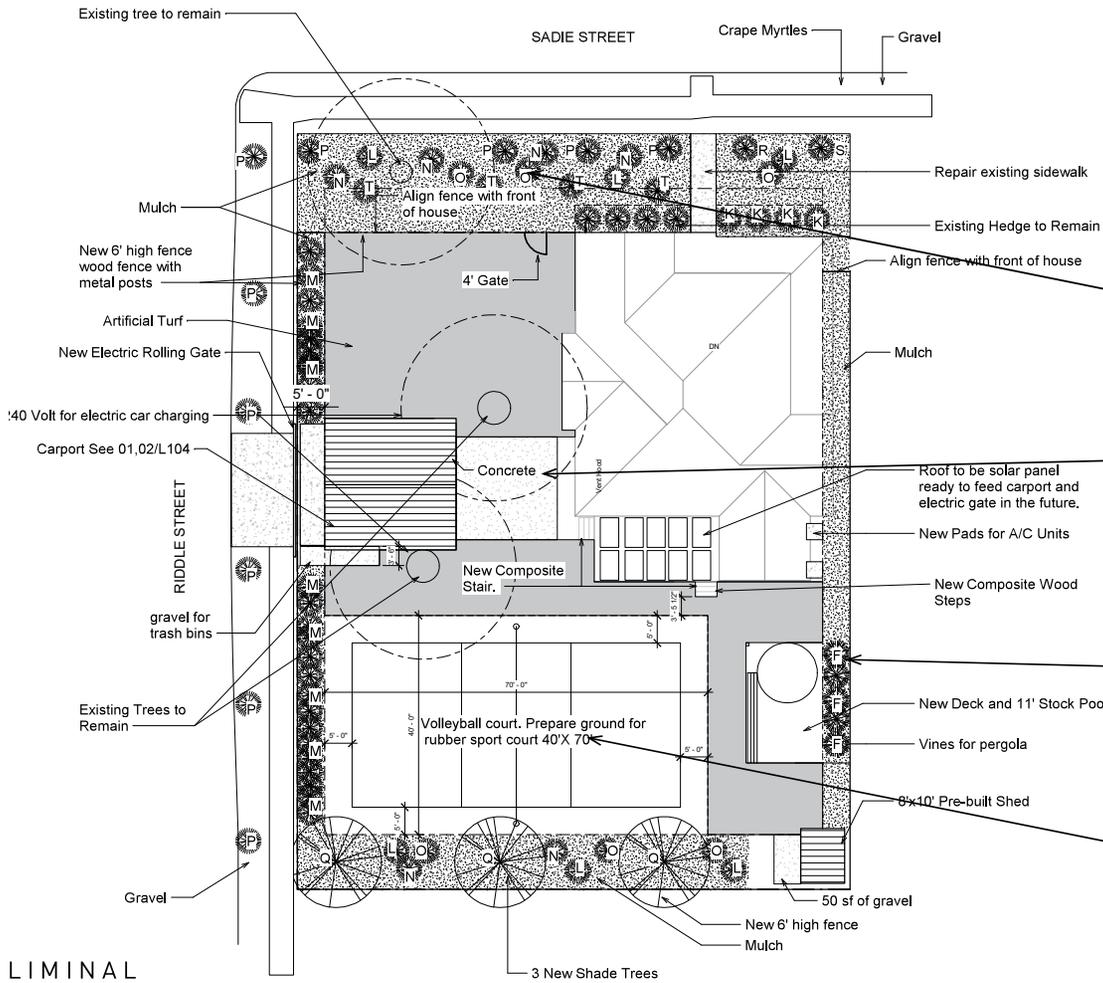


Inspiration for front porch columns

# EXTERIOR

## Landscape

*Spaces to play and relax*



**General Notes:**

1. All new trees to be 4" caliber.
2. Stock pool shall be 11" in diameter.
3. Wood for Carport, Deck and Pergola shall be Treated Southern Pine #1.

**BUTTERFLY GARDEN**

Key	Quantity	Scientific Name	Common Name	Height x Spread
F	3	English Ivy	English Ivy	
K	4	Scutellaria Suffrutescens	Skullcap	1'x 2'
L	3	Agave Ovatifolia	Whale Tongue Agave	4'x6'
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**TREES**

Key	Quantity	Scientific Name	Common Name	Height x Spread
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R	1	Citrus X Paradisi	Grapefruit	20'x20'
S	1	Citrus X Meyer	Meyer Lemon	11'x9'



# EXTERIOR

## Plant & Materials

*Butterfly garden with native plants to attract native butterflies and insects. Low maintenance, drought resistance.*

landscape



A. *Salvia greggii*  
Cherry Sage



B. *Nepeta faassenii*  
Catmint



C. *Asclepias tuberosa*  
Milkweed Orange



D. *Monarda fistulosa*  
Bee Balm



E. *Rudbeckia hirta*  
Black Eyed Susan



F. English Ivy



G. *Buddleja davidii*  
Butterfly Bush



H. *Echinacea purpurea*  
Eastern Purple Coneflower



I. *Lantana urticoides*  
Texas Lantana



T. Lavender



K. *Scutellaria suffruticosa*  
Skullcap



L. *Agave ovatifolia*  
Whale Tongue Agave



M. *Trachelospermum asiaticum*  
Asian Jasmine



N. Agave



O. *Agave attenuata*  
Blue Glow Agave



P. *Lagerstroemia*  
Crape Myrtle



Q. *Ulmus crassifolia*  
Cedar Elm



R. *Citrus X paradisi*  
Grapefruit



S. *Citrus X meyeri*  
Meyer Lemon

L I M I N A L

# EXTERIOR

## Materials

### Landscape

landscape



Gravel color options.



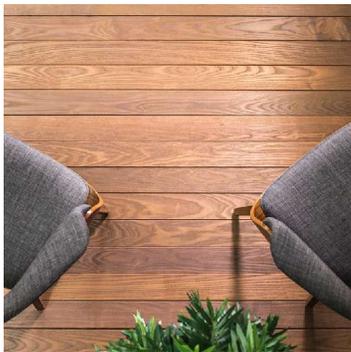
Aged shredded mulch or Chipwood mulch-Black



Artificial Turf

## Materials

### Porch



Porch Floor - Tongue and Groove composite wood floor to match existing interior floor color.

Note: Back Steps to be Composite.

L I M I N A L



Porch ceiling- Tongue and Groove Wood Ceiling. (This is a great image for the front porch as well. The columns and flooring are beautiful for the front.



Exterior Screen Porch design.



Pergola, Deck, and stock pool Inspiration. Concrete footings Treated Wood



330 cedar



330 cedar



330 cedar



401 cedar



438 devine



140  
Callaghan



NOTICE  
ALL ACTIVITIES  
MONITORED  
BY VIDEO  
CAMERA

408 devine



140  
Callaghan

