HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

HDRC CASE NO:	**2021-490**
ADDRESS:	323 DEVINE ST
LEGAL DESCRIPTION:	NCB 725 BLK 7 LOT 11 &12 AT 323 DEVINE
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Nathan Manfred/French & Michigan
OWNER:	Christopher Coffey
TYPE OF WORK:	Construction of a side addition, carport installation, site modifications
APPLICATION RECEIVED:	September 17, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a side screened porch addition on the east elevation to measure approximately 145 square feet. The addition will be visible from the Devine right-of-way.
2. Install a new carport to the side of the existing rear accessory structure to measure approximately 420 square feet.
3. Relocate the existing curb cut towards the northern edge of the lot and widen the approach to measure approximately 20' in width.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3,Guidelines for Additions

1. Massing and Form of Residential Additions
A. GENERAL
i. *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.
ii. *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.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *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
i. *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.
ii. *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.
iii. *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.
iv. *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.

Standard Specifications for Original Wood Window Replacement or Existing Windows

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track

components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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.

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.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The primary structure located at 323 Devine is a 1-story residential structure constructed circa 1915 in the Queen Anne style. The structure features a primary hip roof with front and side gables, fish scale wood siding in the gables, and one over one windows. The structure is located at the intersection of Devine and Labor and is contributing to the Lavaca Historic District.
b. SIDE SCREENED PORCH ADDITION – The applicant has proposed to construct a side porch addition measuring approximately 145 square feet. The addition will be visible from the Devine right-of-way. The addition will feature a fully screened porch with wood frame, transparent brass screening, skirting to match the primary

structure, and a hipped asphalt shingle roof to tie into the existing roof. The roof height will be subordinate to the primary ridgeline on the historic house and the addition will be sited approximately 15 feet from the front bay of the historic home. Per the Guidelines, additions should be placed 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. Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass. 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. Staff finds the addition appropriate for this specific property due to its subordinate massing, transparent character, recessed siting, and largely reversible nature.

c. CARPORT - The applicant has proposed to construct a carport to the north of the existing rear accessory structure. The carport will measure approximately 420 square feet and will feature a fully open double-bay space with steel columns and a corrugated metal roof to match the existing rear structure. Per the Guidelines, new garages and outbuildings should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal consistent with the Guidelines.
d. CURB CUT AND DRIVEWAY MODIFICATIONS – The applicant has proposed to remove an existing curb cut along Labor that currently aligns with the existing rear structure. The curb cut will be relocated further north to service the proposed new carport. The curb cut is proposed to be concrete and approximately 20 feet wide. Per the Guidelines, new driveways should be a maximum of 10 feet wide with a curb cut flaring to a maximum width of 12 feet or follow the historic development pattern of the district. This property is located near an edge condition of the district and is located directly across the street from a commercial building with a 20 foot wide concrete driveway. The structure immediately to the north of the property features a 20 foot wide driveway and an expansive concrete surface parking lot. Staff finds the proposed curb cut location and width appropriate for this specific property due to the existing site conditions and surrounds, its placement on a secondary street, and its minimal impact on the historic structures on the site. The driveway material is not indicated, but staff finds that a pervious material, such as decomposed granite, should be utilized to minimize additional impervious cover introduced to the site and minimize adverse drainage conditions.
e. ADMINISTRATIVE APPROVAL – The applicant has proposed several items that are eligible for administrative approval, including new rear privacy fencing, a rear inground pool, and siding rehabilitation and foundation repair on the existing carport.

RECOMMENDATION:

Items 1 and 2, Staff recommends approval of the side screened porch addition and carport based on findings b and c with the following stipulations:

i. That the applicant comply with all setback requirements as required by Zoning and obtain a variance from the Board of Adjustment if applicable.
ii. That the applicant submit all final material specifications to staff prior to the issuance of a Certificate of Appropriateness. If fiber cement siding or skirting is used, boards should feature a smooth finish with a maximum reveal of six inches or reveal to match the existing historic structure. Faux grain is not permitted.

Item 3, Staff recommends approval of the curb cut and driveway modifications based on finding d with the following stipulations:

i. That the driveway area be natural colored decomposed granite or a similar pervious material in lieu of a concrete slab. The applicant is required to submit an updated site plan and material specification to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

September 29, 2021

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km

323 Devine Exterior Photos

South Facing Elevation (Front of House facing Devine St.)

East Facing Facade (Side of House facing Labor St.)

323 Devine Exterior Photos

North Facing Facade (Rear of House)

West Facing Facade (Side of House)

323 Devine Exterior Photos

Existing Accessory Structure (Carport & Storage facing Labor St.)

Existing Accessory Structure (North Facing Facade)

Existing Accessory Structure (Rear Side of Structure along West Fence / Property Line)

323 Devine - Project Description

The proposed work at 323 Devine is comprised of the following:

Existing Residence - 1,223 sq. ft. with and existing 282 sq. ft. front porch.
New replacement foundation piers will be installed under the existing house.

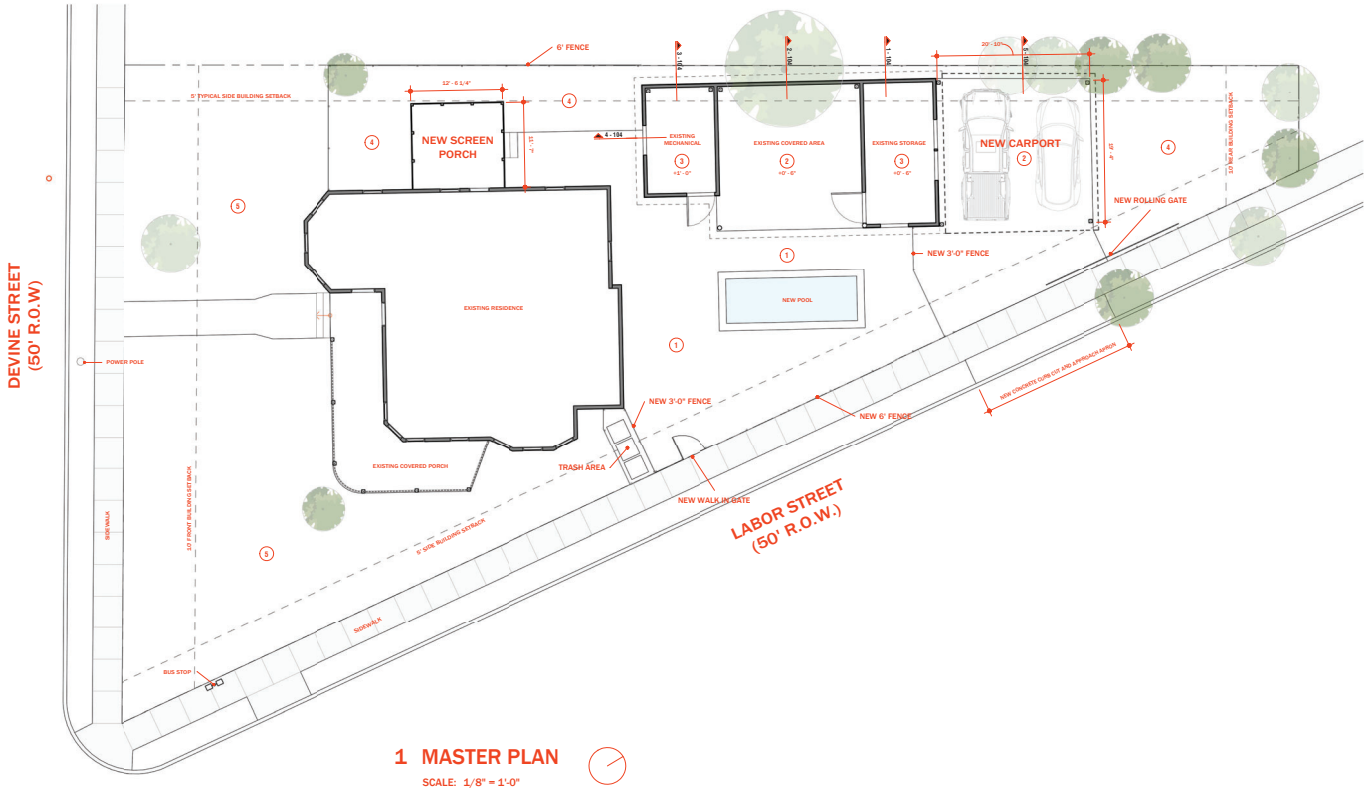
New Screen Porch - 145 sq. ft.
Add a new wood framed to the West side of the house. The plate height of the screen porch will match the existing house and the roof will be a hip asphalt shingle roof that ties into the main roof.

Existing Accessory Structure - 763 sq. ft.
The existing accessory structure is comprised of an existing Mechanical Room, existing open Covered Outdoor Space, and an existing Storage Room. The existing building will be preserved, but a new foundation will be built within. Any rotten or damaged exterior vertical lap wood siding will be repaired or restored in kind

Carport Addition to Existing Accessory Structure - 420 sq. ft.
A new carport will be added to the North side of the existing accessory structure. The carport will be be an open structure with a steel frame. The carport roof will be an extension of the existing accessory structure roof and will match the existing corrugated metal roof material.

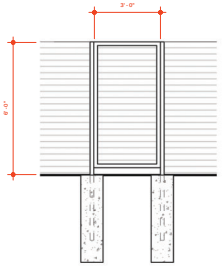
Pool - 160 sq. ft.
The owners plan to install a new in ground swimming pool in the rear side yard of the property as indicated on the plans.

Site Improvements
The owners plan to install a new 6'-0" tall privacy fence with rolling gate around the back yard.
A new curb cut and driveway approach for the new carport are proposed in the plans
Portions of the backyard will be paved with brick pavers into the new carport, around the proposed new pool, and around the existing accessory structure.
New landscaping is planed for the West side yard around the proposed screen porch.



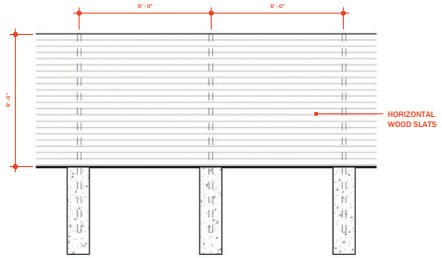
1 MASTER PLAN

SCALE: 1/8" = 1'-0"



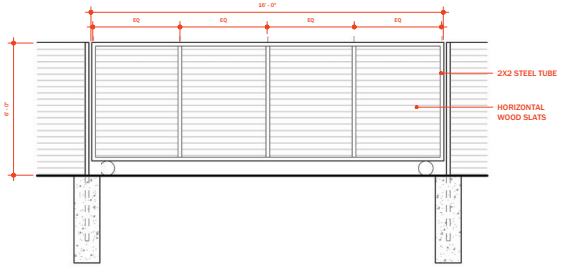
2 WALK IN GATE

SCALE: 3/8" = 1'-0"



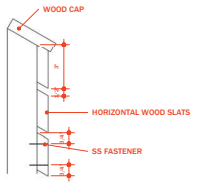
3 TYP. FENCE ELEVATION

SCALE: 3/8" = 1'-0"



4 ROLLING GATE STREET VIEW

SCALE: 3/8" = 1'-0"



5 FENCE DETAIL

SCALE: 3" = 1'-0"

COFFEY ADDITION + IMPROVEMENTS

323 Devine St, San Antonio, TX 78210

PROJECT INFORMATION

OWNER

Name:	Christopher Coffey & Megan Luke
Phone:	
Email:	cybermero@gmail.com

DESIGNER

Phone:	(210) 417-8841
Email:	billy@frenchandmichiga.com
Address:	1200 S. Presa, San Antonio, Texas 78210

PARCEL

Address:	323 Devine St. San Antonio, TX 78210
Zoning:	RM-4
Legal Desc.:	NCB 725 BLK7 Lot 11 + 12 At 323 Devine
Neighborhood:	Lavaca Historic District
Year Built:	1903

APPLICABLE CITY OF SAN ANTONIO CODES

2018IMC	2018IPC	2018IEBC
2018IBC	2018IFC	2018IECC
2018IFGC	2017NEC	2018IRC

GROUND TYPES

NUMBER	DESCRIPTION	SQFT
1	Newe Brick	1,025 SF
2	New Brick Over Concrete	1,018 SF
3	New Foundation	763 SF
4	New Mulch / Landscape	496 SF
5	Exist. Grass / Landscape	

FM 101

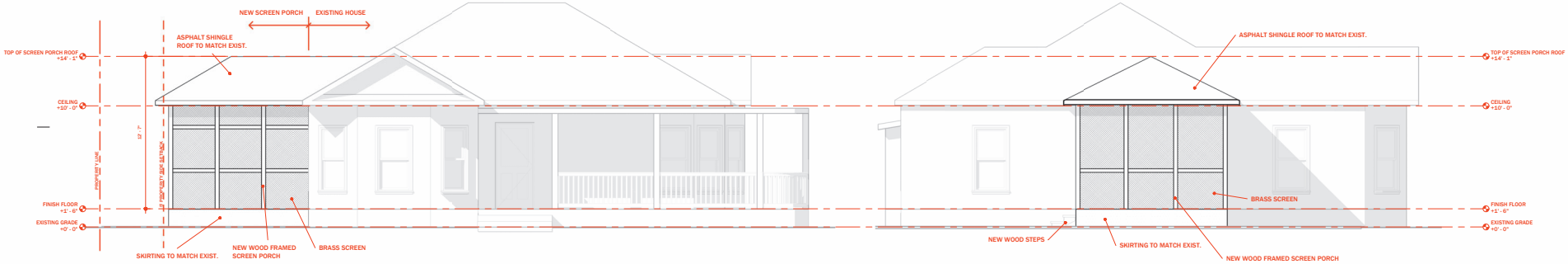
STU 191

SITEPLAN

Issued Date:

Revision Date:

FRENCH & MICHIGAN

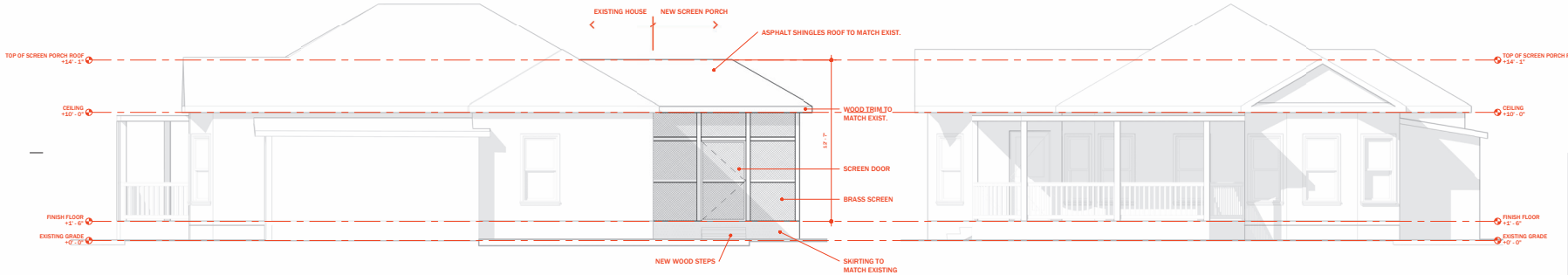


1 SOUTH ELEVATION

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

2 WEST ELEVATION

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



3 NORTH ELEVATION

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

4 EAST ELEVATION

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

FM 200

STU 191

HOUSE ELEVATIONS

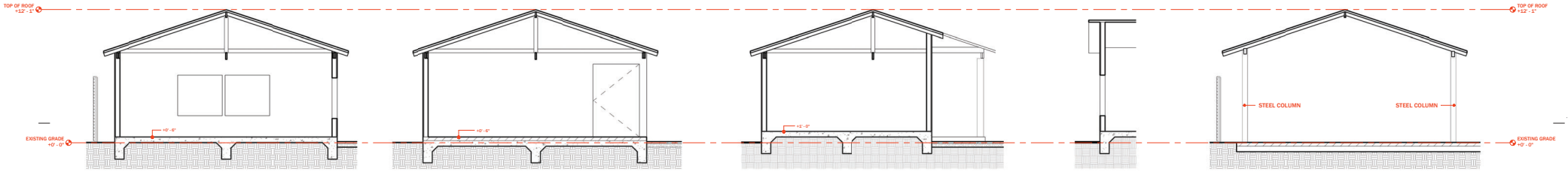
Issued Date:

Revision Date:

FRENCH & MICHIGAN

COFFEY ADDITION + IMPROVEMENTS

323 Devine St, San Antonio, TX 78210



1 EXIST. STORAGE SECTION

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

2 EXIST. COVERED OUTDOOR

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

3 EXIST. MECH. SECTION

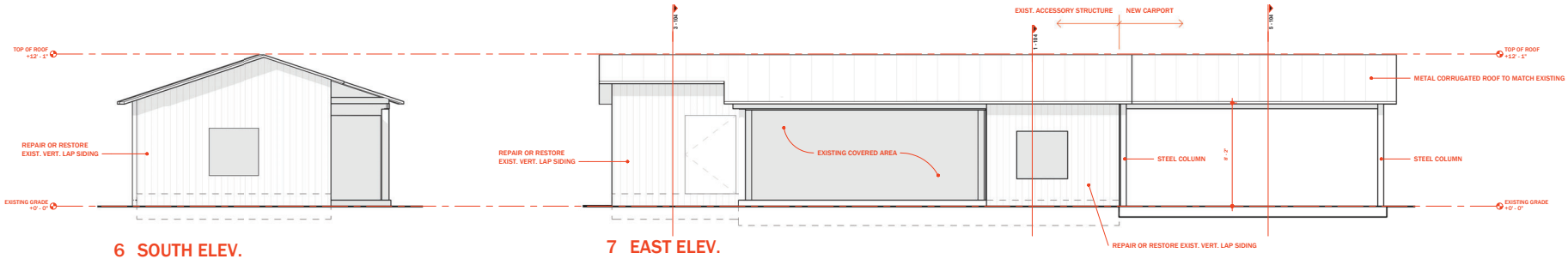
SCALE: 1/4" = 1'-0"

4 MECH. SECTION

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

5 NEW CARPORT SECTION

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

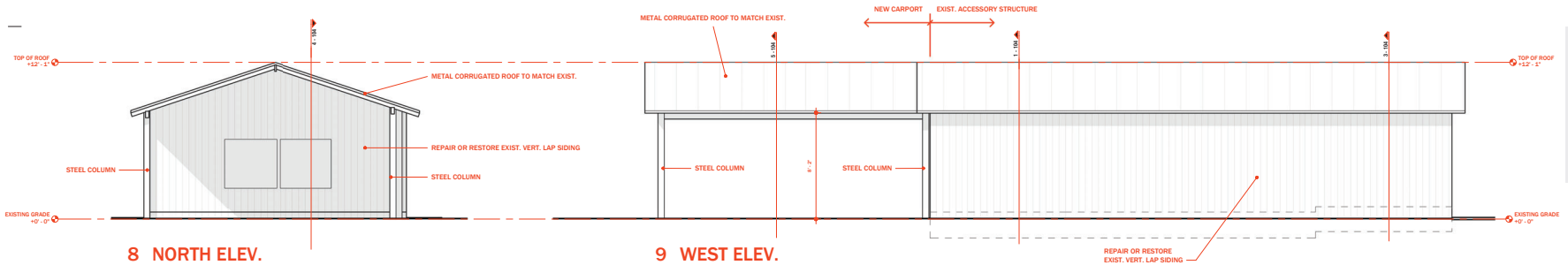


6 SOUTH ELEV.

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

7 EAST ELEV.

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



8 NORTH ELEV.

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

9 WEST ELEV.

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

FM 104

STU 191

CARPORT ELEVATIONS

Issued Date:

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FRENCH & MICHIGAN