

ARCHITECTURAL REVIEW BOARD

CASE NO. 793S



APRIL 21, 2020

SIGN — 6403 BROADWAY

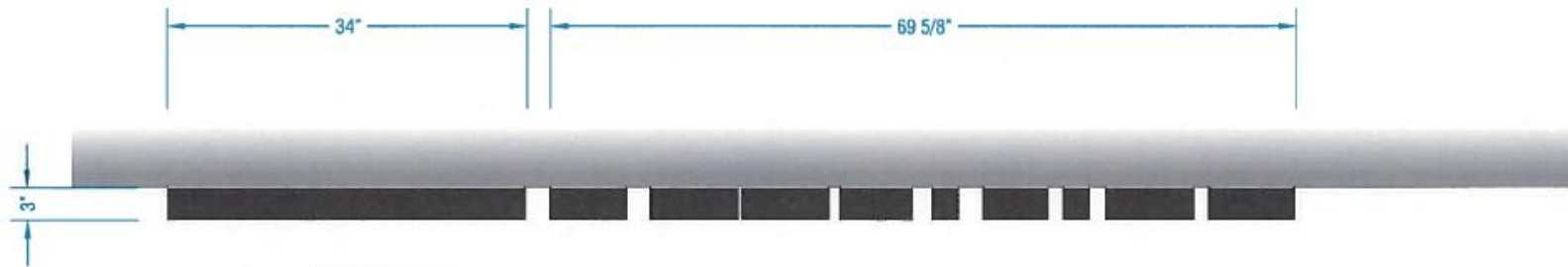
Nina Shealey — Director
Community Development
Services



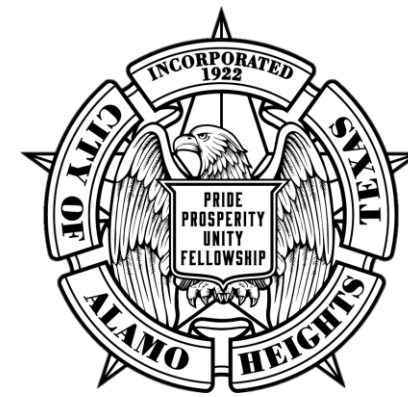


BRAZILIAN
JIU-JITSU





TYPE: 11 SIGN | PLAN VIEW



- 1** - FACE-LIT LOGO CHANNEL CABINET :
ALUMINUM CONSTRUCTION - .063 BACKS / .040 RETURNS // PAINT RETURNS BLACK
- 2** - LOGO FACE :
WHITE ACRYLIC
- 3** - LOGO TRIM :
BLACK TRIMCAP
- 4** - LOGO GRAPHICS :
DIGITAL PRINT ON WHITE VINYL // MATCH D1 // UV OVERLAMINATE
- 5** - FACE-LIT LETTERS :
ALUMINUM CONSTRUCTION // PAINT RETURNS BLACK
- 6** - LETTER FACE :
WHITE ACRYLIC
- 7** - LETTER TRIM :
BLACK TRIMCAP
- 8** - ILLUMINATION :
WHITE LED AND POWER SUPPLIES
- 9** - SAN ANTONIO LETTERS :
1/8" THK BLACK ACRYLIC FCO // FLUSH MOUNT W/ STUDS AND SILICONE
- 10** - CHANNEL LETTERS / LOGO INSTALLATION :
MOUNT CABINET FLUSH TO FASCIA WITH REQUIRED HARDWARE.
MOUNT LETTERS 2" FROM FASCIA WITH REQUIRED HARDWARE



TYPE: 2 | SIGN ELEVATION | [FRONT VIEW](#)



TYPE: 2 | SIGN ELEVATION | [PROPOSED VIEW](#)

ARCHITECTURAL REVIEW BOARD

CASE NO. 792F



APRIL 21, 2020

SIGNIFICANCE — 301 COLLEGE

Nina Shealey — Director
Community Development
Services

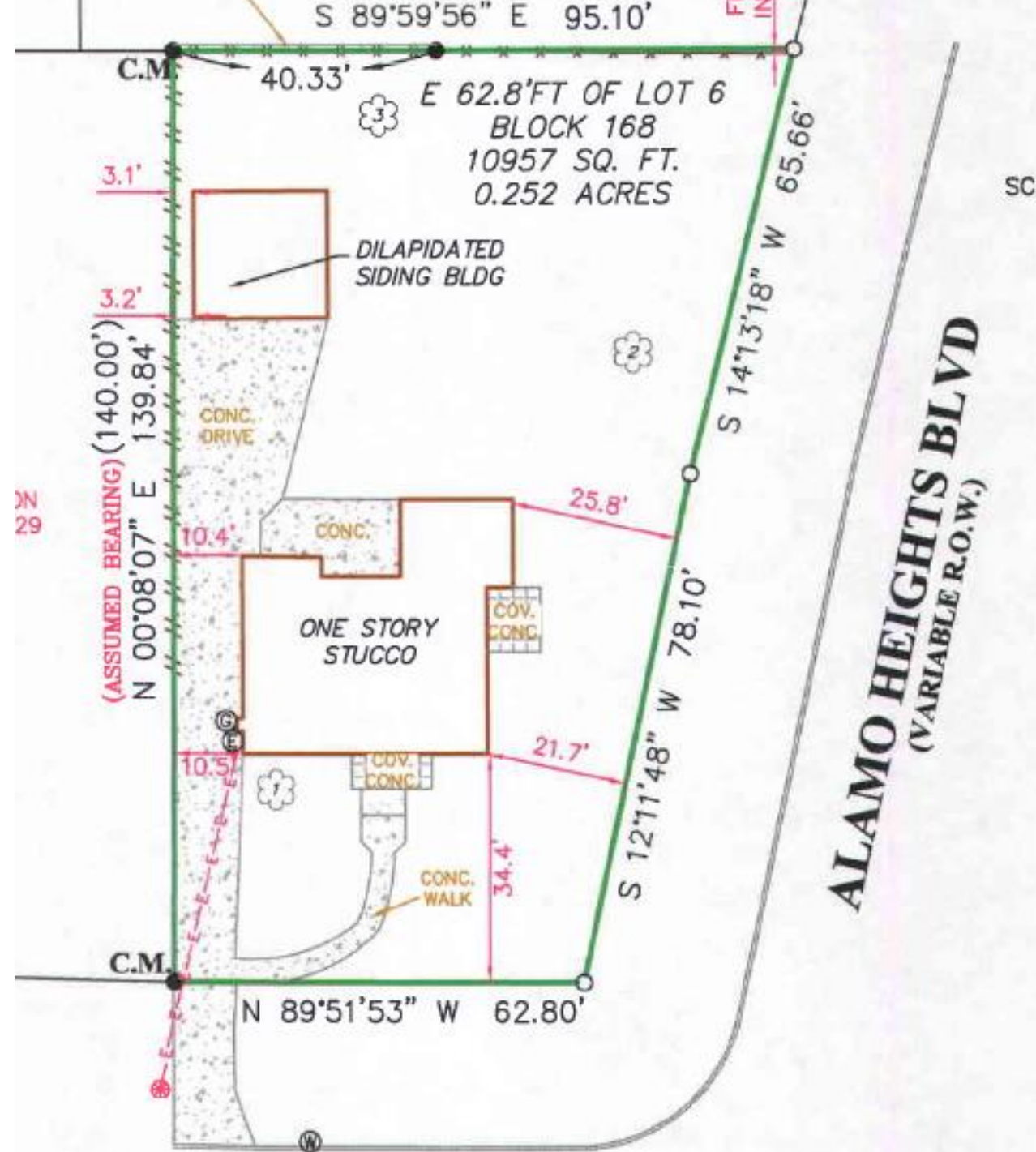


PROPERTY



- SF-A
- College
 - @ Alamo Heights Blvd
- 100% Demolition
- New Residential at later date

EXISTING SITE PLAN





Front of house





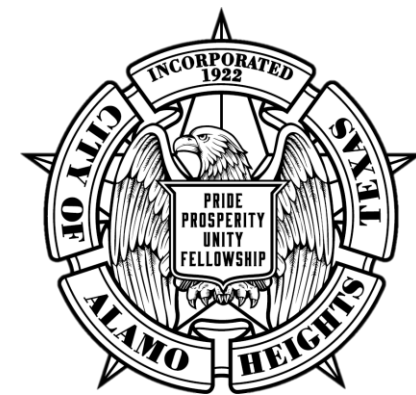
Side of house



Side of garage
Close to property line



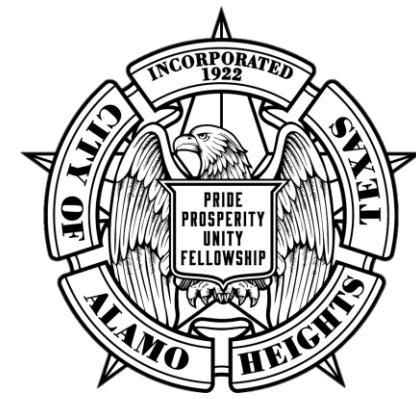
Back of house



A photograph of the side of a white, single-story house. The house features a prominent gable with weathered wooden siding and a small, dark, rectangular opening near the peak. Below the gable, there is a large, multi-paned window. To the right, a covered porch with white columns is visible. The house is surrounded by trees and foliage, with sunlight filtering through the leaves. The ground in the foreground is covered with dry leaves and grass. The text "Side of house" is overlaid in red at the bottom left.

Side of house

POLICY ANALYSIS



- No historic or architectural significance identified

ARCHITECTURAL REVIEW BOARD

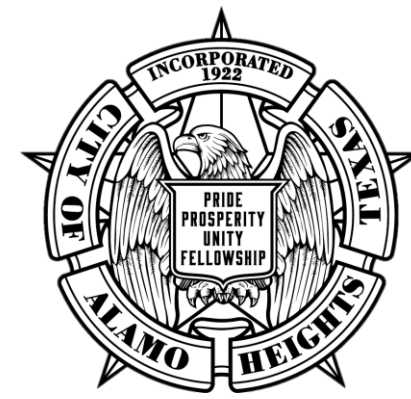
CASE NO. 794F



APRIL 21, 2020

SIGNIFICANCE & COMPATIBILITY — 133 MONTCLAIR

Nina Shealey — Director
Community Development
Services



PROPERTY



- MF-D
- Montclair Ave
 - Near Ashcroft Ave
- 100% Demolition
- New Single Family Residential

EXISTING HOME CONDITIONS



Front



Fire at Electrical Panel



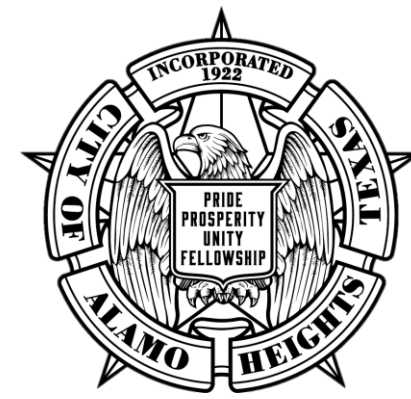
Right Side of House



Rear of House (Foundation Failing)

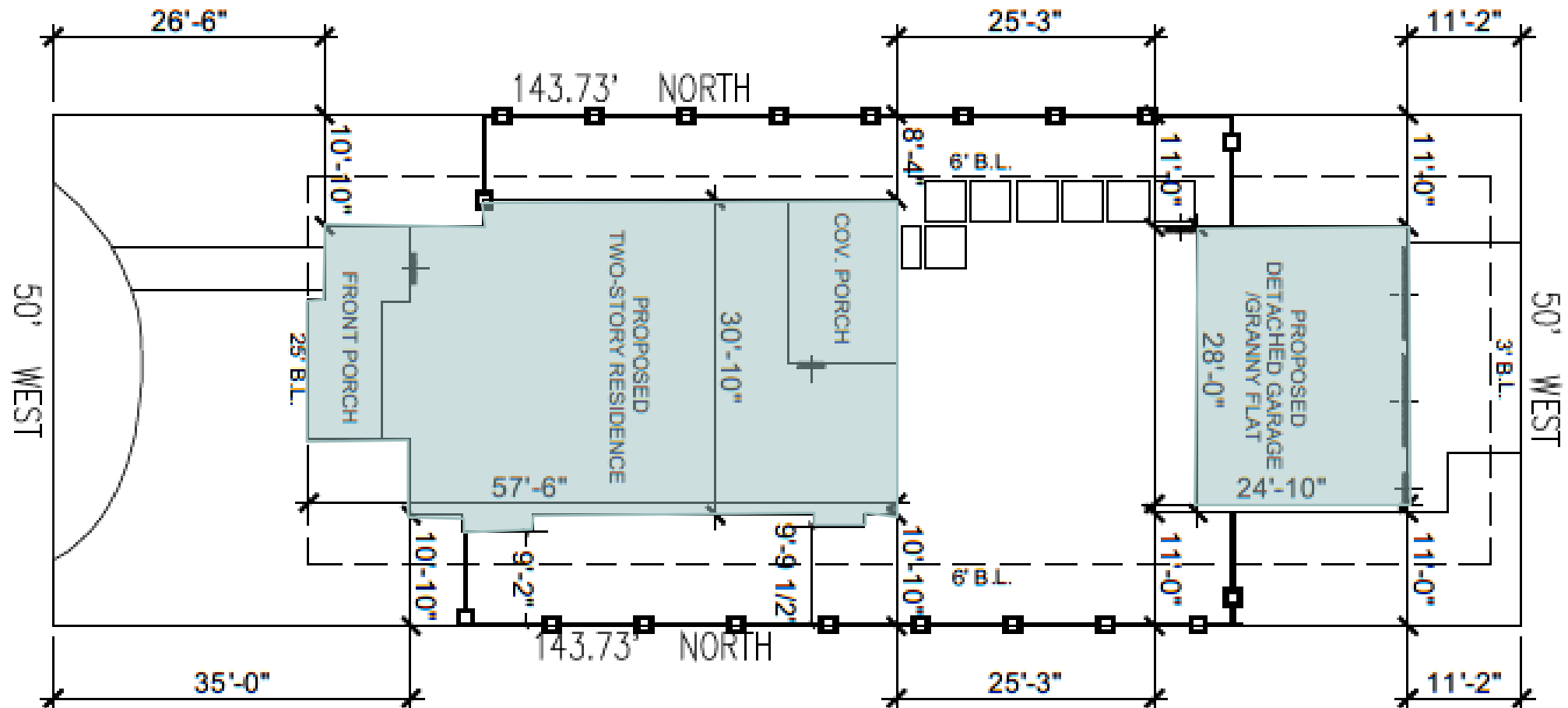


Rear Porch (Structure Damage)



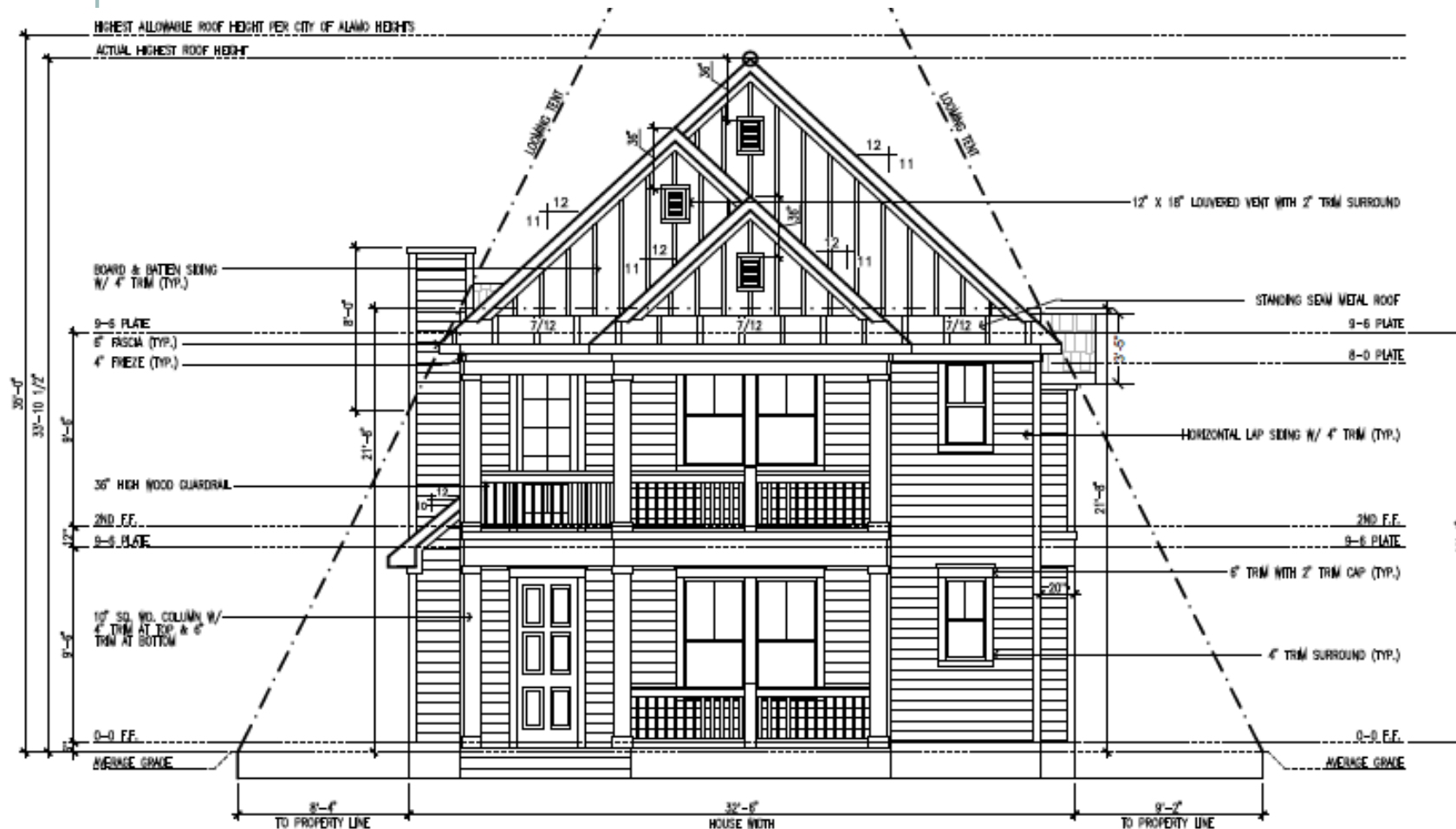
PROPOSED SITE PLAN

133 MONTCLAIR



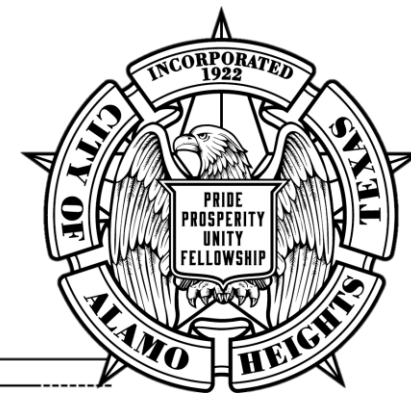


STREET ELEVATION



FRONT ELEVATION - MAIN HOUSE

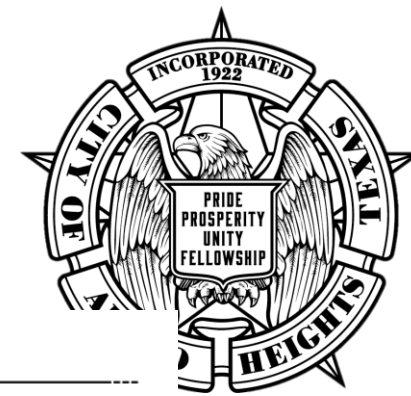
- Height – 33 10½
- Materials –
 - Composition shingle w/ standing seem accents
 - Horizontal Lap siding
 - Board & Batten siding



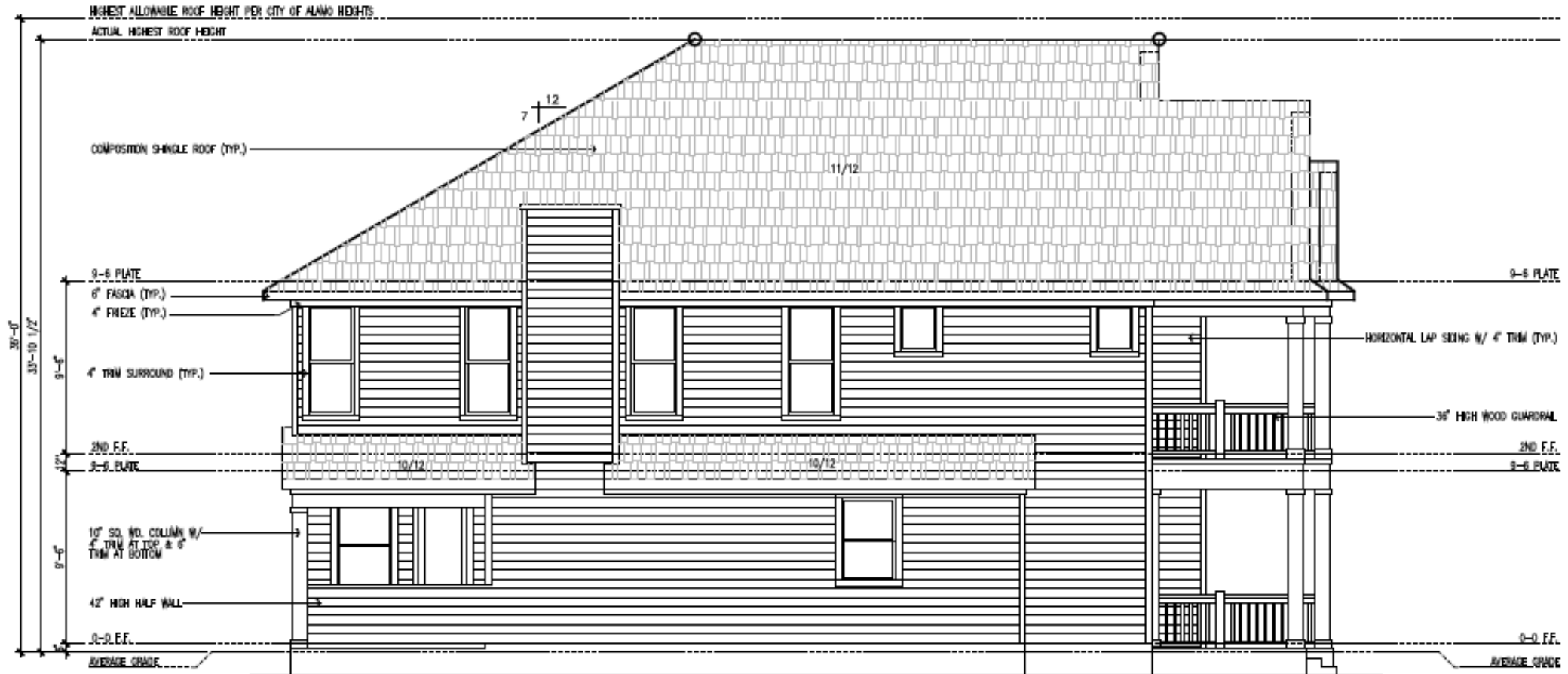
ELEVATIONS



RIGHT SIDE ELEVATION - MAIN HOUSE



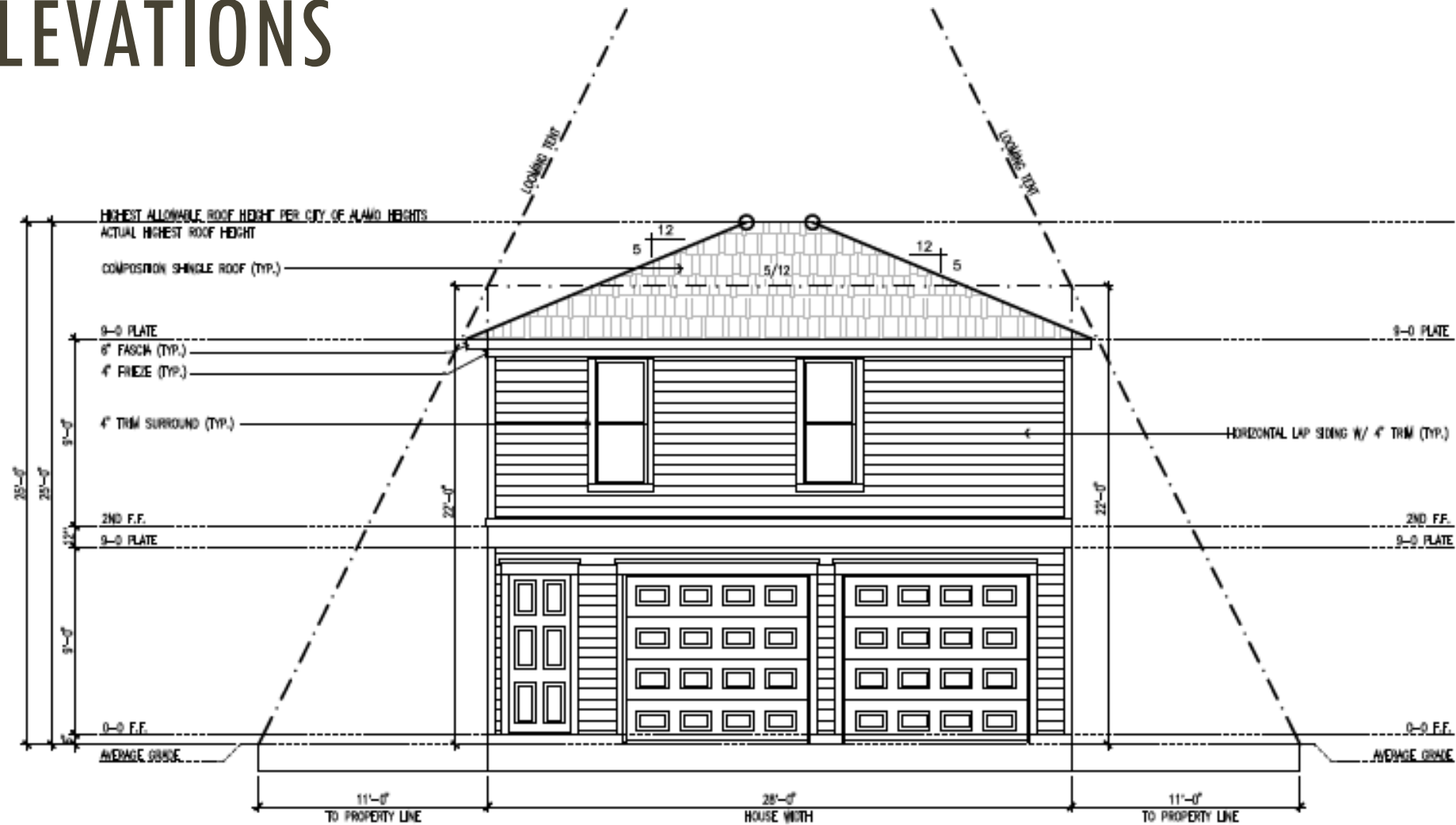
ELEVATIONS



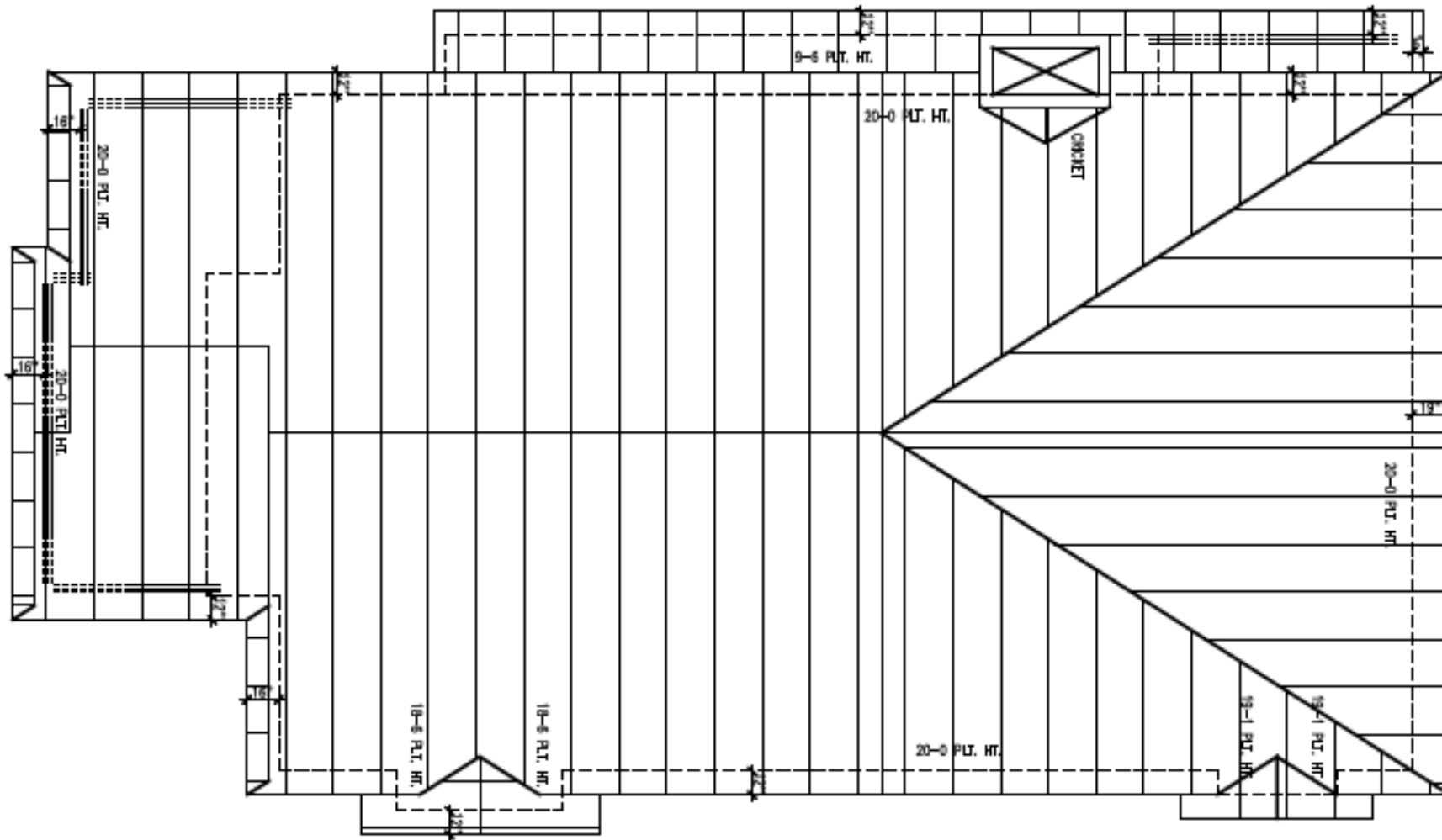
LEFT SIDE ELEVATION - MAIN HOUSE



ELEVATIONS



FRONT ELEVATION - DETACHED GARAGE/GRANNY FLAT



ROOF PLAN

EXISTING STREETSCAPE



129 Montclair



133 Montclair



139 Montclair



132&134 Montclair



138 Montclair

PROPOSED STREETSCAPE



129 Montclair



133 Montclair



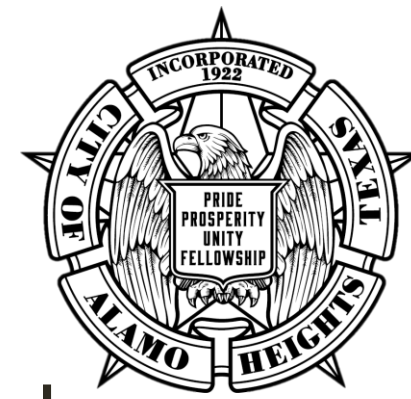
139 Montclair



132&134 Montclair



138 Montclair



POLICY ANALYSIS

- No historic or architectural significance identified

LOT COVERAGE	EXISTING	PROPOSED
Lot Area	7,187	7,187
Main House	1,278	1,664
Front Porch	29	0
Rear Porch	51	0
Garage Footprint	0	696
Shed Footprint	88	0
Lot Coverage / Lot Area	1,445/7,187	2,360/7,187
Total Lot Coverage	20.5%	32.8%

(Max 40%)

FLOOR AREA RATIO	EXISTING	PROPOSED
Lot Area	7,187	7,187
Main House 1 st Fl	1,278	1,331
Main House 2 nd Fl	0	1,286
Garage 1 st Floor	0	696
Garage 2 nd Floor	0	644
Other structures	88	0
FAR / Lot Area	1,365/7,187	3,957/7,187
Total FAR	19%	55%*

*45% or max does not apply to MF-D

ARCHITECTURAL REVIEW BOARD

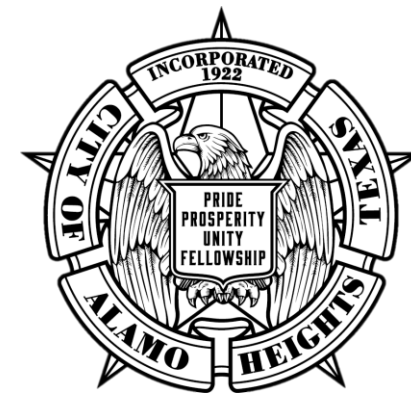
CASE NO. 795F



APRIL 21, 2020

SIGNIFICANCE & COMPATIBILITY —
236 TUXEDO

Nina Shealey — Director
Community Development
Services



PROPERTY



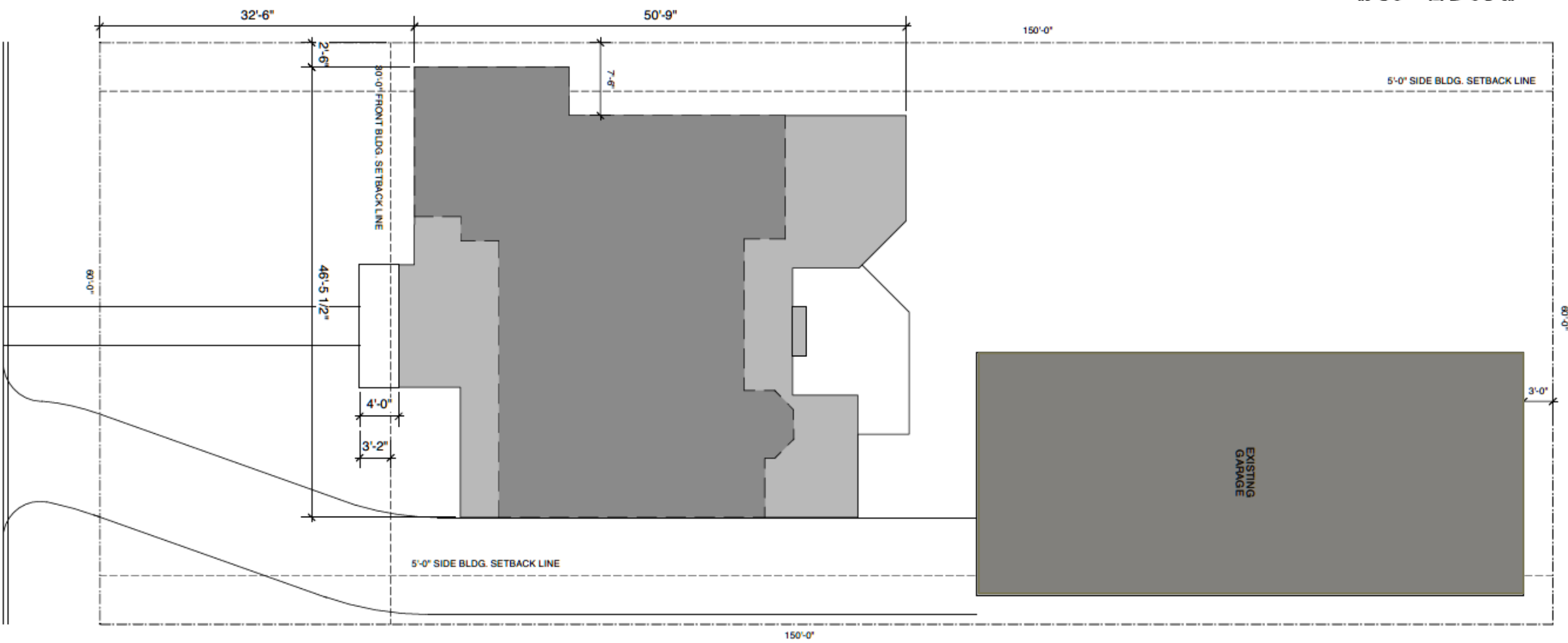
- SF-A
- Tuxedo
 - Columbine
 - Nacogdoches
- 79% Demolition
- Addition & 2nd floor



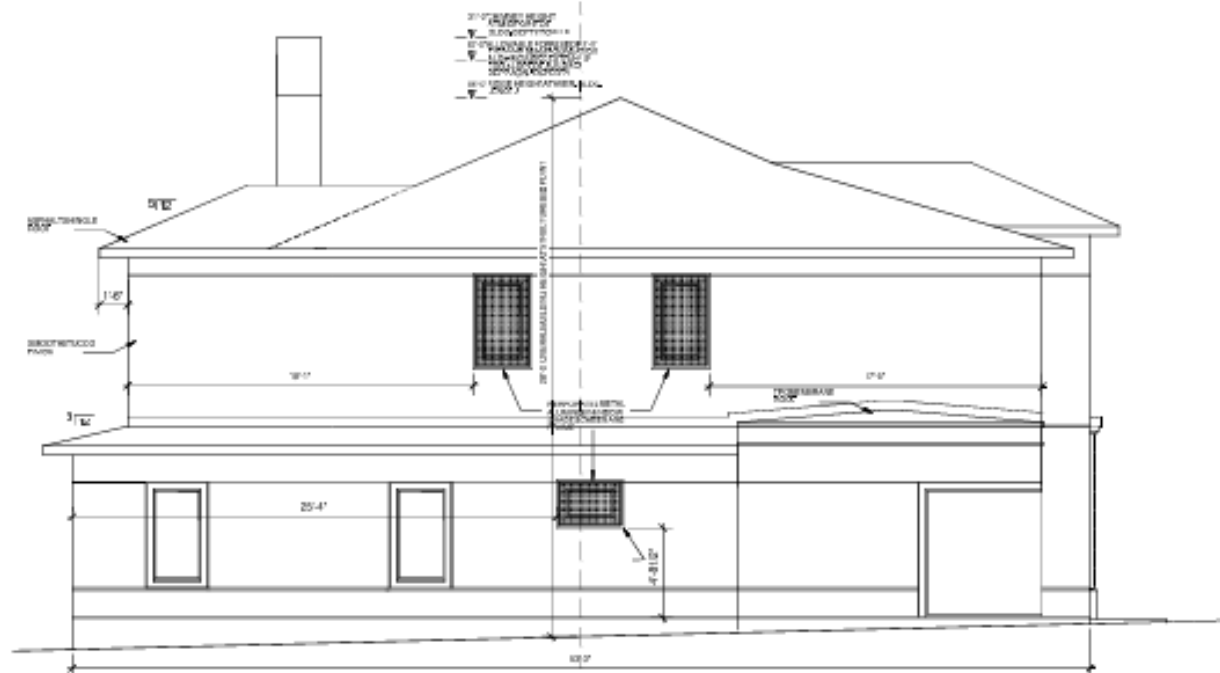
SITE PLAN

FRONT SETBACK CALCULATIONS
1,800 sq. ft. area of which 147 sq. ft. for existing front walkway with entry landing and 317 sq. ft. of existing driveway or a total of 464 sq. ft. or 25.7% of the front setback area.

Existing Residence outline
Proposed Residence outline



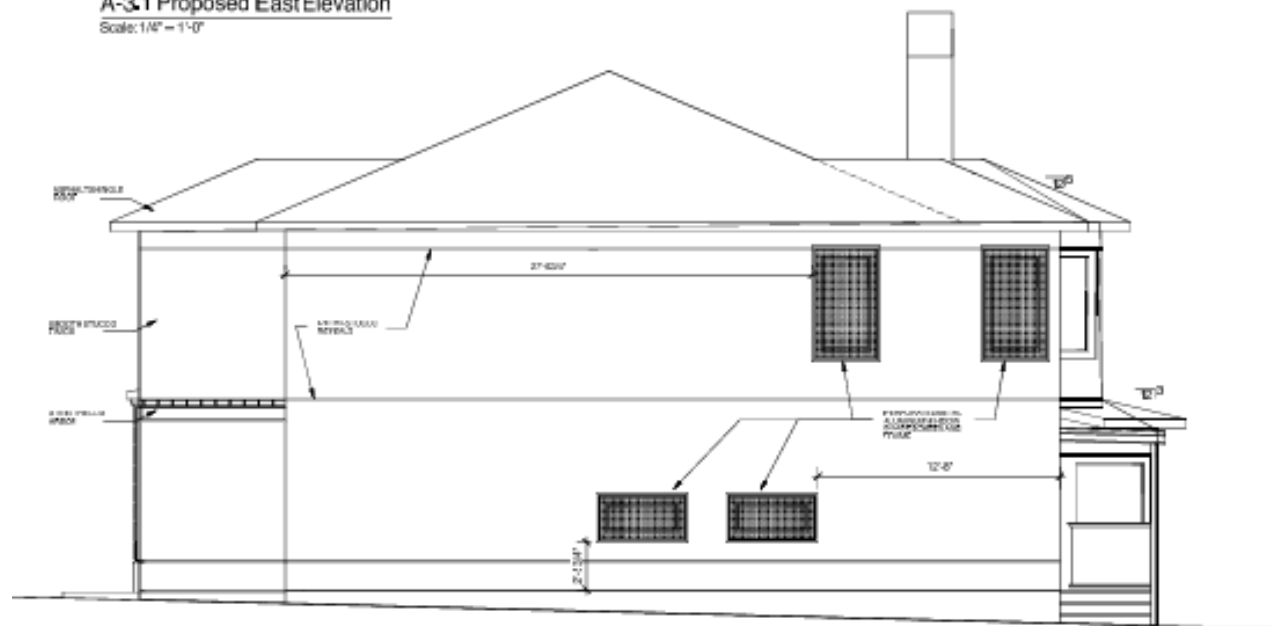




A-3.1 Proposed East Elevation
Scale: 1/4" = 1'-0"



A-3.2 Proposed North Elevation
Scale: 1/4" = 1'-0"



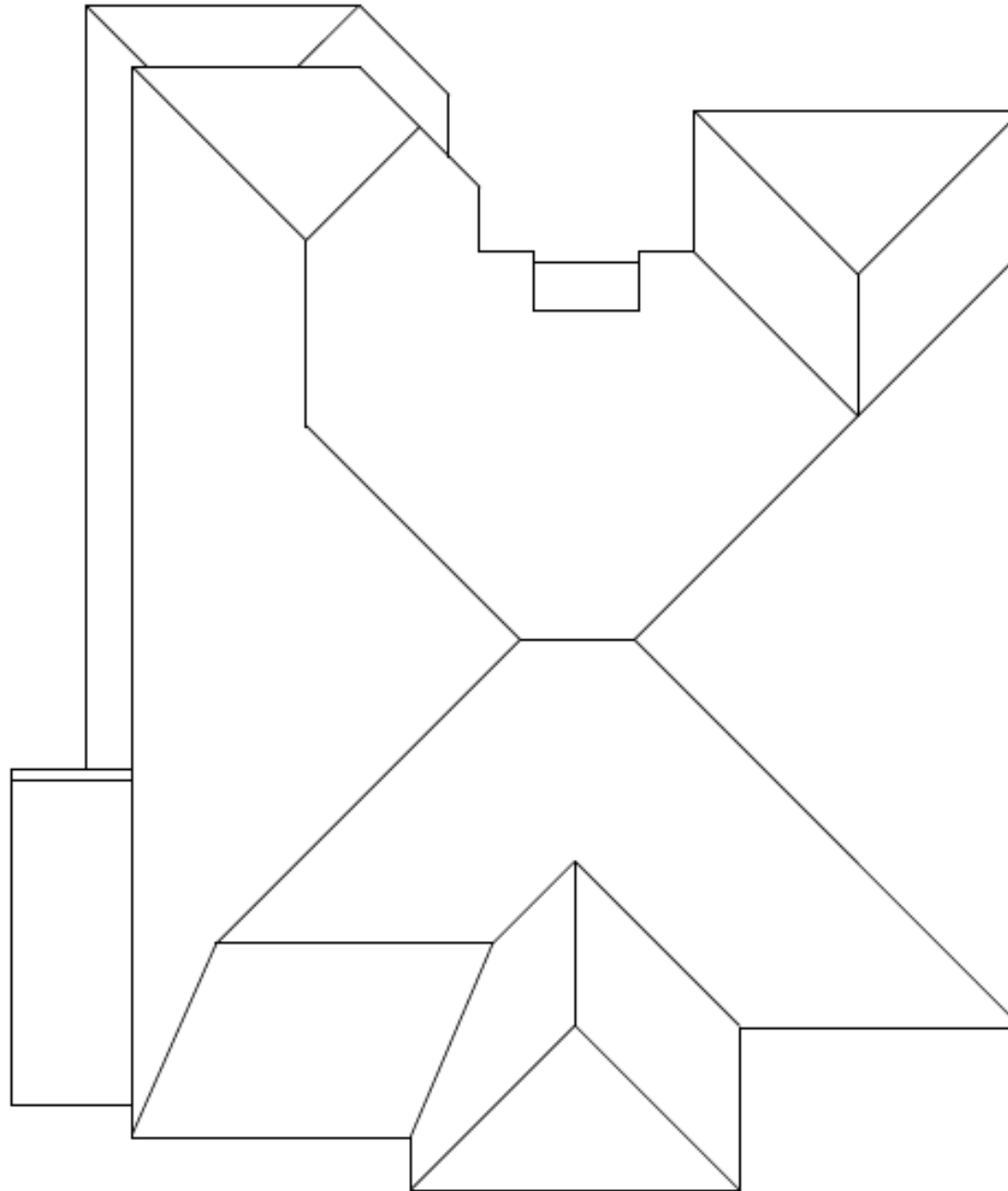
A-3.3 Proposed West Elevation
Scale: 1/4" = 1'-0"



A-3.2 Proposed South Elevation
Scale: 1/4" = 1'-0"

ROOF PLAN

- Height – 28ft
- Materials –
 - Asphalt shingle roof
 - Stucco

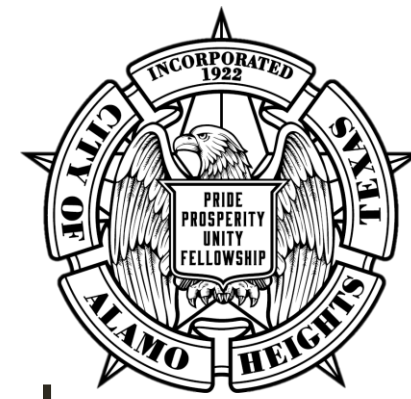


Roof Plan
Scale: 1/4" = 1'-0"

STREETSCAPE



MORIN RESIDENCE - STREETSCAPE
236 TUXEDO AVENUE



POLICY ANALYSIS

- No historic or architectural significance identified

LOT COVERAGE	EXISTING	PROPOSED
Lot Area	9,000	9,000
Main House	1,329	1,909
Garage Footprint	1,412	1,412
Lot Coverage / Lot Area	2,741/9,000	3,321/9,000
Total Lot Coverage	30%	37%

(Max 40%)

FLOOR AREA RATIO	EXISTING	PROPOSED
Lot Area	9,000	9,000
Main House 1 st Fl	1,329	1,909
Main House 2 nd Fl	0	1,173
Garage 1 st Floor	1,412	1,412
FAR / Lot Area	2,741/9,000	4,494/9,000
Total FAR	30%	50%*

*45% or max 50% with bonuses. 4% - keeping existing structure; 2% - single story garage

ARCHITECTURAL REVIEW BOARD

CASE NO. 796F



APRIL 21, 2020

COMPATIBILITY — 202 INSLEE

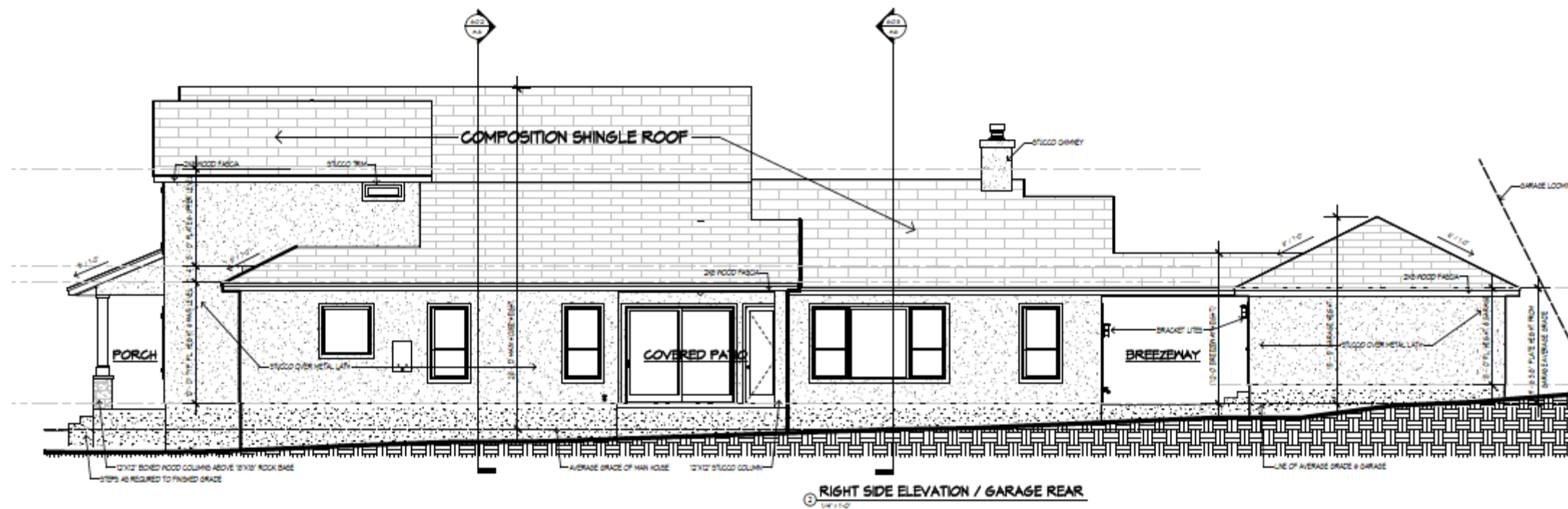
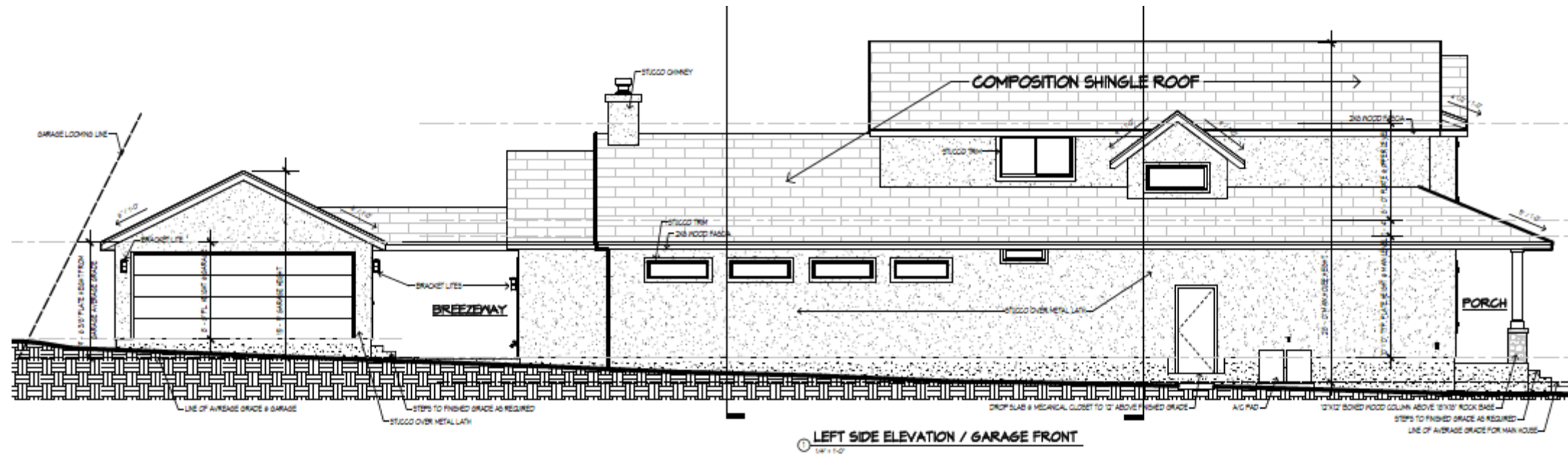
Nina Shealey — Director
Community Development
Services



PROPERTY

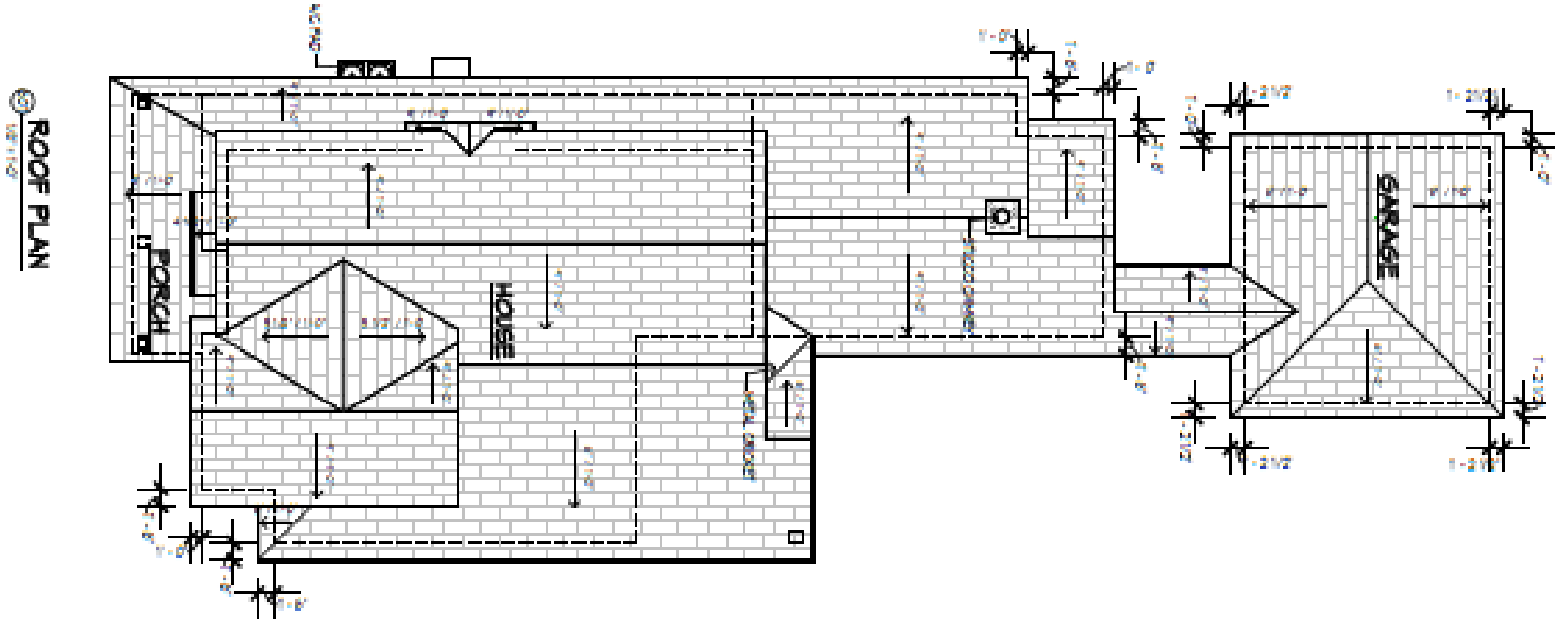


- SF-A
- Inslee
 - @ Columbine
- Emergency Demo in 2019
- New single family residence



ROOF PLAN

- Height – 28ft
- Materials –
 - Composition shingle roof
 - Stucco





Existing Streetscape



Proposed New Streetscape

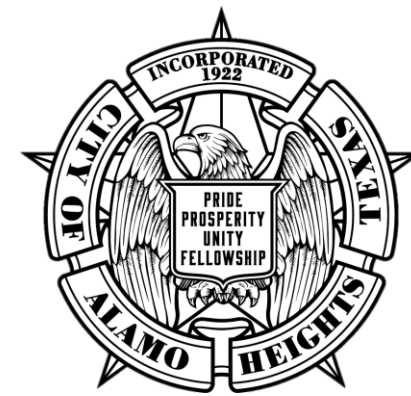
202 Inslee Ave.



Existing Home



Homes Across Street



POLICY ANALYSIS

- 2019 Emergency demo from fire

LOT COVERAGE	EXISTING	PROPOSED
Lot Area	7,598	7,598
Main House	1,399	2,167
Breezeway	0	57
Covered Patio	0	247
Garage	288	462
Carport	209	0
Other	0	15
Lot Coverage / Lot Area	1,896/7,598	2,948/7,598
Total Lot Coverage	20.5%	32.8%

(Max 40%)

FLOOR AREA RATIO	EXISTING	PROPOSED
Lot Area	7,598	7,598
House 1 st Floor	1,399	2,167
House 2 nd Floor	0	970
Garage 1 st Floor	0	462
Garage 2 nd Floor	0	0
Other structures	0	0
FAR / Lot Area	1,399/7,598	3,599/7,598
Total FAR	18%	47%*

*45% or max 50% with bonuses. 2% - single story garage