CITY OF ALAMO HEIGHTS

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
March 15, 2022 – 5:30 P.M.

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, March 15, 2022 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**
INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press *9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.

Case No. 874 F – 301 Encino

Request of Gerardo Noriega of GNA Architecture, applicant, representing Jose Gonzalez II, owner, for the significance review of the existing main structure and compatibility review of the proposed design located at 301 Encino in order to demolish 63.1% of the existing street-facing façade, demolish 64.5% of all exterior walls, and 100% of the existing roof in order to remodel and add to the existing single-family residence with attached accessory structure under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City's website, with the exception of floor plans, (http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/) and at the Community Development Services Department located at 6116 Broadway St, 2nd floor. You may also contact Lety Hernandez (lhernandez@alamoheightstx.gov) by email or our office at (210) 826-0516 for additional information regarding this case.

February 22, 2022

Community Development Services Dept.
Attn: Mrs. Lety Hernandez
6116 Broadway
Alamo Heights, TX 78209

Project: Residence at 301 Encino Ave

Architectural Review Board Members and City of Alamo Heights Staff,

Gerardo Noriega Architect, LLC (GNA Architecture) is pleased to submit the enclosed project submittal, which includes a proposed alteration and addition to the existing structure at 301 Encino Ave. The addition will include an increase to the building footprint and the addition of a second story.

The Owner of 301 Encino Ave intends to remodel his property to match the needs of his lifestyle. The 2,521 SF structure that currently sits on the property was built in 1934. The residence is on a unique triangular property, bordered by Encino Ave to the east and Argyle Ave to the southwest.

Our proposed design is in harmony with the existing neighborhood character through its similar use of materiality, scale, and proportion of the residences in the area. The client wanted his remodeled home to have a Spanish style, taking inspiration from the exterior elements of the residence at 215 Encino Ave. The proposed design stays within the two story average home height and seeks to add to the consistent community character through the use of a similar color palette and landscaping.

The remodeled structure aims to reuse as many of the existing walls and structure as possible, and will stay toward the western side of the property. A large tree at the peak of the triangular property will remain. In order to maintain spatial similarity with the previous structure, the new design features similar roof pitches and outdoor patio spaces. Just as in the original design, the formal entrance of the home will front Encino Ave.

The chosen material palette reflects materials pre-existing in the neighborhood such as stucco and terracotta roofing. Materials used will give the home a Spanish character, while contributing to the overall beauty of the neighborhood. As the residence fronts two streets, the materials will be carried throughout the exterior to maintain visual consistency.

We believe our proposed design is compatible with the neighborhood and its charm. Please refer to the enclosed Plan Submittal and Exhibits.

The existing lot coverage is 18%, and our proposed lot coverage is 30%. Please refer to the attached lot coverage worksheet.

The existing floor area ratio is 16%, and our proposed floor area ratio is 36%. The existing height of the residence is 22'-1", and our proposed height is 31'-2". Please refer to the attached floor area ratio worksheet.

Your consideration is much appreciated.
Respectfully,

Gerardo Noriega

Gerardo "Gerry" Noriega, AIA
Principal Architect

Property Address: 301 Encino Ave	**Architecture Type:**
Original Architect: UNKOWN	**Year Built:** 1934

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	**Applicant**	**Staff**	**Applicant**	**Staff**
Lot area	18,243 SF		18,243 SF	
Main house footprint	2,521 SF		4,631 SF	
Front porch	219 SF		-	
Side porch 1	162 SF		145 SF	
Side porch 2	-		-	
Rear porch	-		-	
Garage footprint	420 SF		833 SF	
Carport footprint	-		-	
Shed footprint	-		-	
Breezeways	-		-	
Covered patio structure	-		-	
Other accessory structures	-		0	
Total (total lot coverage/lot area):	3,322 SF / 18,243 SF		5,614 SF / 18,243 SF	
Total Lot Coverage:	.18 / 18%		.30 / 30%	
Floor Area Ratio (FAR)**	**Applicant**	**Staff**	**Applicant**	**Staff**
Lot area	18,243 SF		18,243 SF	
Main house: 1st floor	2,521 SF		4,471 SF	
Main house: 2nd floor	-		1,264 SF	
Garage: 1st floor	420 SF		833 SF	
Garage: 2nd floor	-		-	
Other structures (unless exempted - see below)	-		76 SF	
Total (total FAR/lot area):	2,941 SF / 18,243 SF		6,644 SF / 18,243 SF	
Total FAR:	.16 / 16%		.36 / 36%	
Height of Main Structure:	22'-1"		31'-2"	

***Lot coverage** is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (**Exception:** The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

****Floor area ratio (FAR)** is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

(1) Exterior walls. The thickness of the wall shall be included in the calculation;
(2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
(3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
(4) Mezzanines and lofts;
(5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
(6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
(7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
(8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
(9) Attached and detached garages and carports, and
(10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

(1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
(2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
(3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
(4) Attic space that in not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

Property Address: 301 Encino Ave

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	**Applicant**	**Staff**	**Applicant**	**Staff**
Footprint of all structures	3,322 SF		4,599 SF	
Driveway/Parking Pad	1,641 SF		1,084 SF	
Walkways	450 SF		1,926 SF	
Swimming Pool/Spa	-		518 SF	
Other impervious cover: _____	-		-	
Total impervious surface cover (in this project):	5,413 SF		8,127 SF	
Total impervious surface cover *removed/existing* (in this project):			5,413 SF	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			2,714 SF	
Stormwater Development Fee*			$1,085.6	

Impervious Surface Cover within front yard setback**	**Applicant**	**Staff**	**Applicant**	**Staff**	
Front yard setback area	10,864 SF		10,864 SF		A
Footprint of any structure(s)	-		-		
Driveway/Parking Pad	-		-		
Walkways	428 SF		346 SF		
Other impervious cover: _____	-		-		
Impervious surface cover within front yard setback in this project	428 SF		346 SF		B
Impervious surface cover *removed/existing* within front yard setback in this project			82 SF		
Impervious surface cover net proposed sq. ft. within front yard setback			346 SF		
Impervious surface cover proposed within front yard setback			**B / A**	**B / A**	
Maximum 30% allowed for SF-A and SF-B Districts			.03 / 3%		

***The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by $0.40.**
Exemptions. The following real property, only, shall be exempt from the provisions of this section:
(1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
(2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

**Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50; please refer to Code for other regulations).

Impervious cover. Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at www.municode.com (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-29 "Stormwater development fee" and Sec. 13-1 "Definitions").

GNA ARCHITECTURE

301 ENCINO AVE

CONTEXTUAL MAP

Southwest Elevation along Argyle Ave

South Elevation along the intersection of Argyle Ave & Encino Ave

East Elevation along Encino Ave

Southwest Elevation along Argyle Ave

South Elevation along the intersection of Argyle Ave & Encino Ave

East Elevation along Encino Ave

Argyle Ave, facing Southwest

218

134

144

150

Argyle Ave, facing Northeast

131

301 ENCINO AVE

Encino Ave, facing East

251

243

Encino Ave, facing West

301 ENCINO AVE

Argyle Ave, facing Southwest

218

134

144

150

Argyle Ave, facing Northeast

131

301 ENCINO AVE

Encino Ave, facing East

251

243

Encino Ave, facing West

301 ENCINO AVE

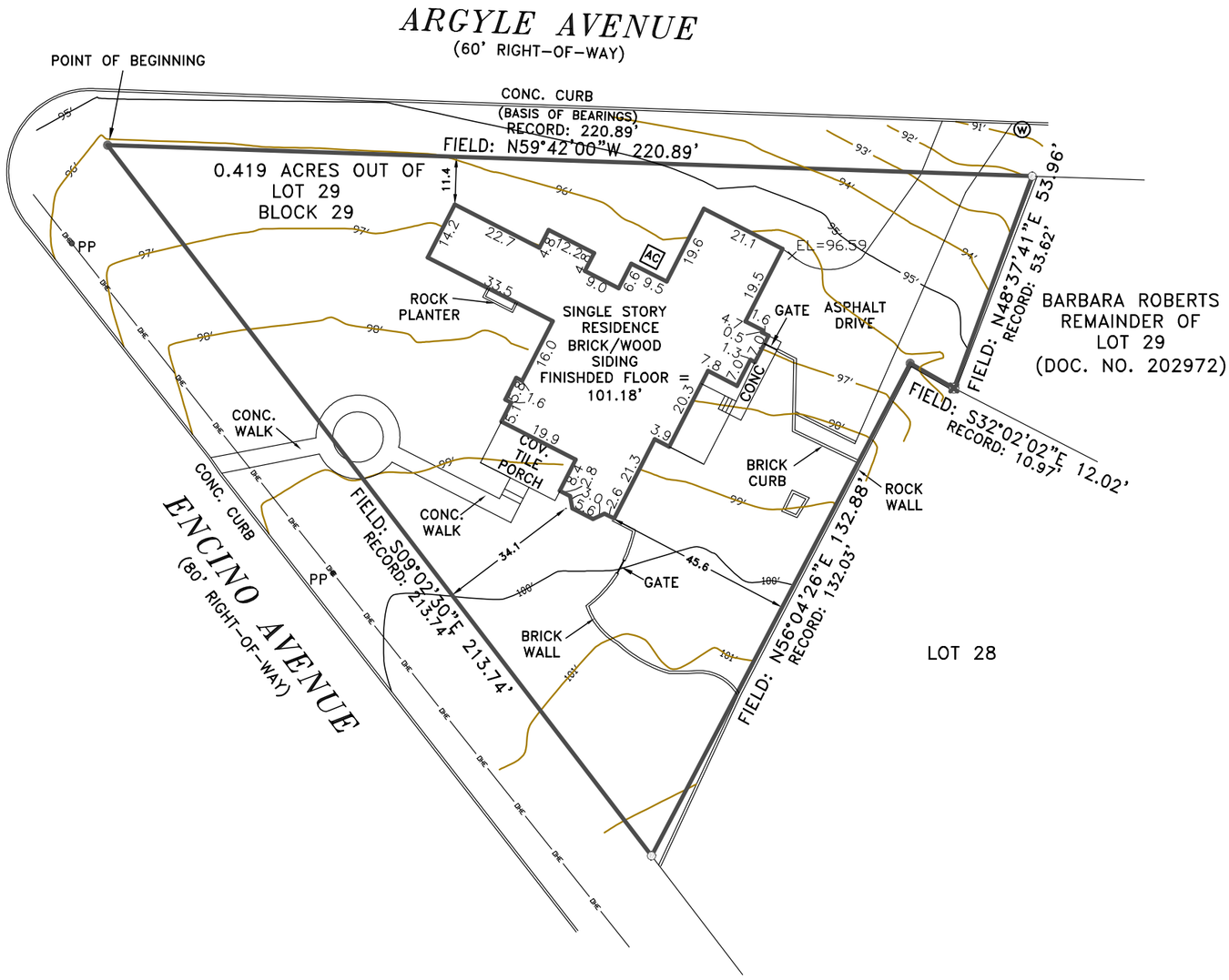
ALAMO HEIGHTS

PLAT LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" PIPE FOUND
- AC AIR CONDITION UNIT
- PP POWER POLE
- OHE OVER HEAD ELECTRIC LINE
- W WATER METER
- EL= DENOTES SPOT ELEVATION

0 20 40

SCALE: 1"= 40'



NOTES:

1.) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

2.) BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE RELATIVE POSITION OF THE NORTH ARROW ON THE RECORDED SUBDIVISION PLAT.

3.) THE BEARINGS AND DISTANCES DESCRIBED IN THE PREVIOUS DEED DO NOT FORM A CLOSED MATHEMATICAL FIGURE.

4.) ELEVATIONS SHOWN HEREIN ARE BASED ON AN ASSUMED ELEVATION DATUM.

SURVEY PLAT
OF

0.419 ACRES OF LAND OUT OF LOT 29, BLOCK 29, ALAMO HEIGHTS, SITUATED IN THE TOWN OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 294, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 0.4169 ACRE TRACT OF LAND CONVEYED TO ANGEL JOSE GONZALEZ, II, BY DEED RECORDED IN VOLUME 6305, PAGE 953 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (SEE ATTACHED DESCRIPTION)

ADDRESS: 301 ENCINO AVENUE

CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS.

D.B. D.M. S.B. GS

STATE OF TEXAS
REGISTERED
CAESAR A. GARCIA
5904
PROFESSIONAL
LAND SURVEYOR

Revised September 2, 2021
This supersedes survey
drawing dated: July 20, 2021
REVISION: CORRECTED BUILDING
DIMENSIONS AND ADDED GATE

CROSS BRANCH SURVEYING
2379 N.E. LOOP 410, NO. 108
SAN ANTONIO, TEXAS 78217
(210) 828-1102
T.B.P.L.S. FIRM REG. NO. 10180700

CROSS BRANCH SURVEYING DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

STATE OF TEXAS
COUNTY OF BEXAR

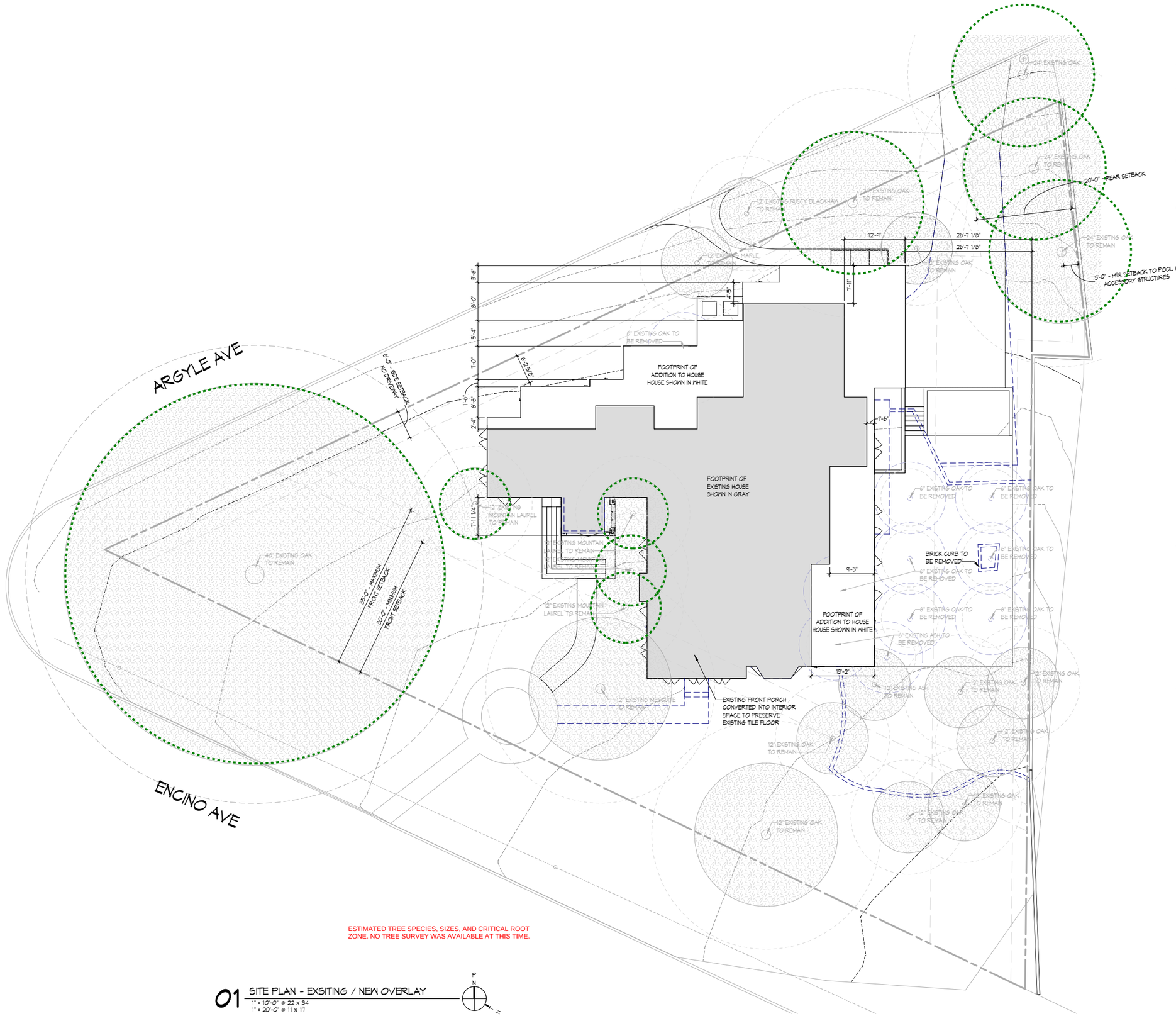
I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all corners have been located as indicated above on the date on this plat. Survey is not for architectural, landscaping, engineering, construction or development purposes. Declaration is made to original purchasers of and is not transferable to additional institutions or subsequent owners. Municipal records not researched. Surveyor has abstracted for boundary lines only. Other matters of record which may affect this tract have not been researched.

This 2nd day of SEPTEMBER, 2021 A.D.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5904

WORK ORDER No. 21-6-4D

EXISTING SITE SURVEY



ESTIMATED TREE SPECIES, SIZES, AND CRITICAL ROOT ZONE. NO TREE SURVEY WAS AVAILABLE AT THIS TIME.

01 SITE PLAN - EXSITING / NEW OVERLAY
1" = 10'-0" @ 22 x 34
1" = 20'-0" @ 11 x 17

2/24/2022 3:06:07 PM

EXISTING / NEW LEGEND

- EXISTING TO BE DEMOLISHED (DARK DASHED LINES)
- EXISTING WALLS TO BE DEMOLISHED (DARK DASHED LINES)
- EXISTING TO REMAIN (SOLID GRAY LINES)
- EXISTING WALLS TO BE REMAIN (SOLID GRAY POCHE)
- NEW WORK (SOLID BLACK LINES)
- NEW WALLS (SOLID BLACK POCHE)
- LINES OVERHEAD
- EXISTING TREE
- DEMOLISHED TREE
- TREE CRITICAL ROOT ZONE, 1':1' RATIO
- HERITAGE TREE

EXISTING SQUARE FOOTAGES

LIVING AREA:	2,521 SF
GARAGE:	415 SF
COVERED PORCH:	219 SF
GROSS AREA:	3,160 SF

LIVING AREA IS CALCULATED TO THE OUTSIDE FACE OF THE BUILDING ENVELOPE AND INCLUDES CONDITIONED LIVING SPACES, EXCLUDES EXTERIOR SPACES, STAIRSWAYS AND DOUBLE VOLUME SPACES ARE ONLY CALCULATED ONCE.

GROSS AREA IS CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES COVERED PORCHES, COVERED TERRACES, GARAGES, AND CARPORTS.

ROOF AREA:	3,564 SF
EXTERIOR WALL AREA:	3,221 SF
STREET FACING FACADES:	2,340 SF

DEMO SQUARE FOOTAGES

EXISTING ROOF AREA:	3,564 SF
ROOF DEMOLITION AREA:	3,564 SF
PERCENTAGE DEMOLITION:	100%
EXTERIOR WALL AREA:	3,221 SF
WALL DEMOLITION AREA:	2,083 SF
PERCENTAGE DEMOLITION:	64.5%
STREET FACING FACADES:	2,340 SF
SREET FACING DEMOLITION:	1,508 SF
PERCENTAGE DEMOLITION:	63.1%

*SEE DEMO EXTERIOR ELEVATIONS FOR FULL TABULATION OF EXTERIOR WALL DEMOLITION

NEW SQUARE FOOTAGES

EXISTING LIVING AREA:	2,521 SF
REMODELED LIVING AREA:	2,521 SF
PERCENT LIVING REMODELED:	100%
EXISTING GROSS AREA:	3,160 SF
REMODELED GROSS AREA:	3,160 SF
PERCENT GROSS REMODELED:	100%
1st FLOOR ADDITION LIVING:	1,441 SF
2nd FLOOR ADDITION LIVING:	1,264 SF
TOTAL ADDITION LIVING:	2,705 SF
1st FLOOR ADDITION GROSS:	1,636 SF
2nd FLOOR ADDITION GROSS:	1,484 SF
TOTAL ADDITION GROSS:	3,120 SF
FIRST FLOOR LIVING AREA:	4,471 SF
SECOND FLOOR LIVING AREA:	1,264 SF
TOTAL LIVING AREA:	5,735 SF
FIRST FLOOR GROSS AREA:	5,244 SF
SECOND FLOOR GROSS AREA:	1,484 SF
TOTAL GROSS AREA:	6,730 SF

LIVING AREA IS CALCULATED TO THE OUTSIDE FACE OF THE BUILDING ENVELOPE AND INCLUDES CONDITIONED LIVING SPACES, EXCLUDES EXTERIOR SPACES, STAIRSWAYS AND DOUBLE VOLUME SPACES ARE ONLY CALCULATED ONCE.

GROSS AREA IS CALCULATED TO OUTSIDE FACE OF EXTERIOR WALLS AND INCLUDES COVERED PORCHES, COVERED TERRACES, GARAGES, AND CARPORTS.

GNA ARCHITECTURE
1010 S FLORES ST, STE 107
SAN ANTONIO, TX 78204
210.298.7800
gn-architect.com

ARCHITECT: GERARDO G. NORIEGA
REGISTRATION NUMBER: 18918
NOT FOR REGULATORY APPROVAL, PERMITTING , OR CONSTRUCTION

ISSUANCE

NO.	DESCRIPTION	DATE
	ARCHITECTURAL REVIEW BOARD	02-22-22

REVISION

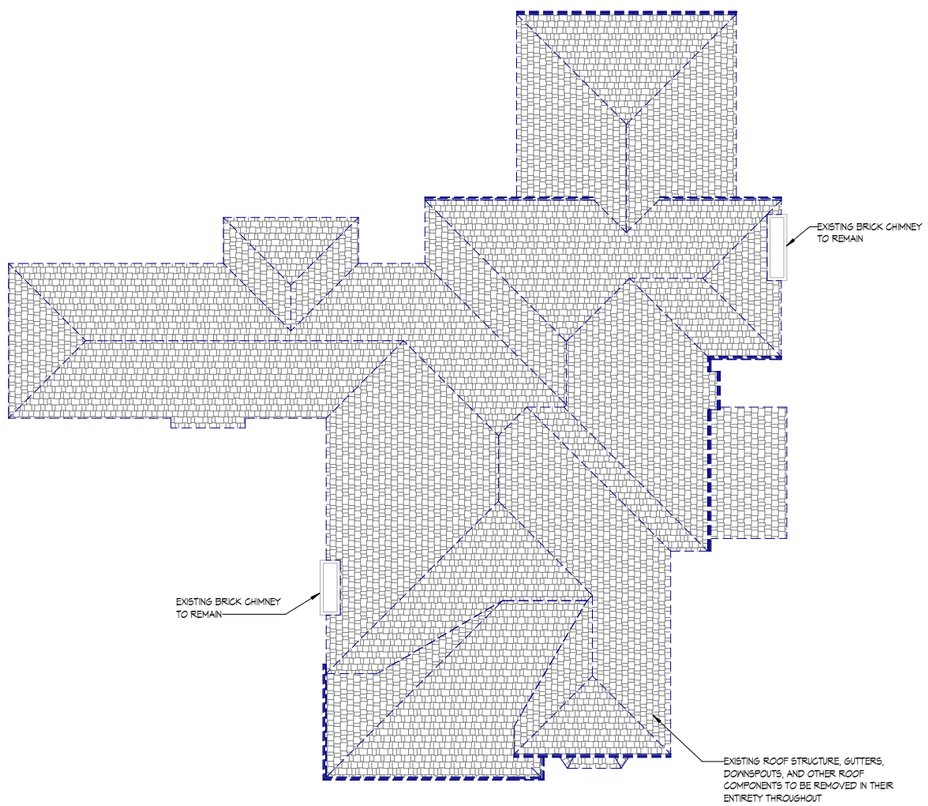
NO.	DESCRIPTION	DATE

GONZALEZ RESIDENCE
301 ENCINO AVE
ALAMO HEIGHTS, TEXAS 78209

GNA PROJECT NO. 21-001
SHEET ISSUE DATE 02-22-22
DRAWN BY SA, RD
CHECKED BY GN

DESCRIPTION
EXISTING/NEW OVERLAY

SHEET NO.
D0.2



01 ROOF PLAN - DEMOLITION
1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

DEMOLITION ROOF PLAN LEGEND

EXISTING TO BE DEMOLISHED (DARK DASHED LINES)

EXISTING TO REMAIN (SOLID GRAY LINES)

ASPHALT SHINGLE ROOF

DEMO SQUARE FOOTAGES

EXISTING ROOF AREA:	3,569 SF
ROOF DEMOLITION AREA:	3,569 SF
PERCENTAGE DEMOLITION:	100%
EXTERIOR WALL AREA:	3,227 SF
WALL DEMOLITION AREA:	2,088 SF
PERCENTAGE DEMOLITION:	64.5%
STREET FACING FACADES:	2,390 SF
STREET FACING DEMOLITION:	1,508 SF
PERCENTAGE DEMOLITION:	63.1%

*SEE DEMO EXTERIOR ELEVATIONS FOR FULL TABULATION OF EXTERIOR WALL DEMOLITION

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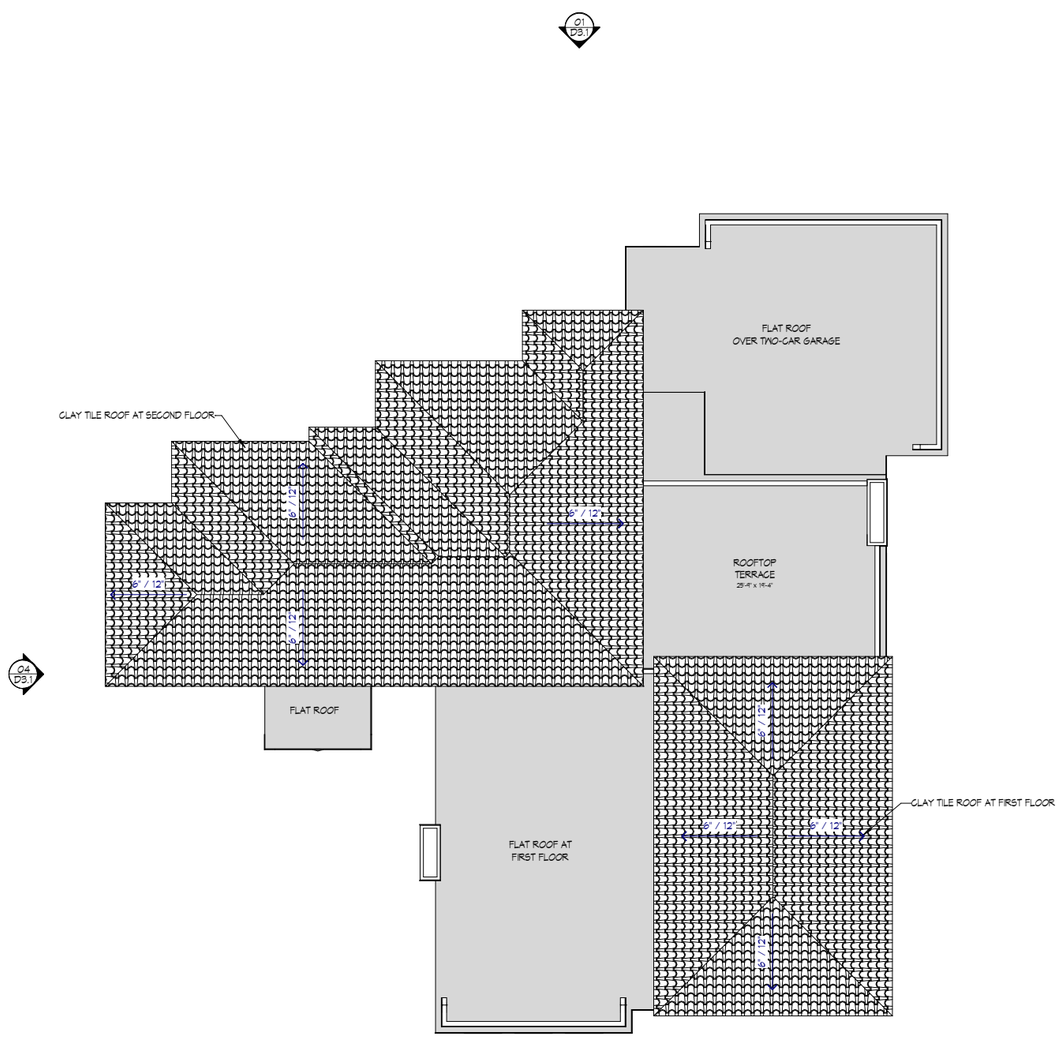
GONZALEZ RESIDENCE
301 ENCINO AVE
ALAMO HEIGHTS, TEXAS 78209

GNA PROJECT NO. 21-001
SHEET ISSUE DATE 02-22-22
DRAWN BY SA, RD
CHECKED BY GN

DESCRIPTION
DEMOLITION ROOF PLAN

SHEET NO.
D0.3

2/16/2022 9:29:12 AM



01 ROOF PLAN
1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

ROOF PLAN LEGEND

TERRA COTTA COLOR CLAY OR CONCRETE TILE ROOF

MEMBRANE LOW-SLOPE ROOF SYSTEM

GNA ARCHITECTURE
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	ARCHITECTURAL REVIEW BOARD	02-22-22

REVISION

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GONZALEZ RESIDENCE
301 ENCINO AVE
ALAMO HEIGHTS, TEXAS 78209

GNA PROJECT NO. 21-001
SHEET ISSUE DATE 02-22-22
DRAWN BY SA, RD
CHECKED BY GN
DESCRIPTION
ROOF PLAN
SHEET NO. A1.3

2/16/2022 9:29:10 AM

01 EXTERIOR ELEVATION - PLAN NORTH

1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

02 EXTERIOR ELEVATION - PLAN EAST

1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

03 EXTERIOR ELEVATION - PLAN SOUTH

1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

04 EXTERIOR ELEVATION - PLAN WEST

1/8" = 1'-0" @ 22 x 34
1/16" = 1'-0" @ 11 x 17

EXTERIOR ELEVATION LEGEND

STUCCO

CLAY TILE ROOF

EXTERIOR WALL AREA TABLE

PLAN NORTH - EXTERIOR ELEVATION - STREET FACING

NEW WALL AREA:	1,734 SF
EXISTING WALL AREA:	809 SF
PERCENT CHANGE:	214%

PLAN EAST - EXTERIOR ELEVATION - NON-STREET FACING

NEW WALL AREA:	1,538 SF
EXISTING WALL AREA:	837 SF
PERCENT CHANGE:	184%

PLAN SOUTH - EXTERIOR ELEVATION - STREET FACING

NEW WALL AREA:	1,573 SF
EXISTING WALL AREA:	769 SF
PERCENT CHANGE:	205%

PLAN WEST - EXTERIOR ELEVATION - STREET FACING

NEW WALL AREA:	1,479 SF
EXISTING WALL AREA:	812 SF
PERCENT CHANGE:	182%

EXTERIOR WALL AREA - TOTAL

NEW WALL AREA:	6,325 SF
EXISTING WALL AREA:	3,227 SF
PERCENT CHANGE:	196%

EXTERIOR WALL AREA - STREET FACING ELEVATIONS

NEW WALL AREA:	4,787 SF
EXISTING WALL AREA:	2,390 SF
PERCENT CHANGE:	200%

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	ARCHITECTURAL REVIEW BOARD	02-22-22

REVISION

NO.	DESCRIPTION	DATE

GONZALEZ RESIDENCE
301 ENCINO AVE
ALAMO HEIGHTS, TEXAS 78209

GNA PROJECT NO. 21-001
SHEET ISSUE DATE 02-22-22
DRAWN BY SA, RD
CHECKED BY GN

DESCRIPTION
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

2/18/2022 3:46:14 PM

Front along Encino Ave

Front along Argyle Ave

Rear along Encino Ave

Rear along Argyle Ave