

A G E N D A

OLD TOWN DESIGN REVIEW COMMITTEE MONDAY, JUNE 24, 2019

**LEWISVILLE CITY HALL
COMMUNITY DEVELOPMENT CONFERENCE ROOM
2ND FLOOR
151 WEST CHURCH STREET
LEWISVILLE, TEXAS**

REGULAR SESSION MEETING – 4:00 P.M.

- 1. Call to Order and Announce That a Quorum is Present.**
- 2. Approve the Minutes From June 10, 2019.**
- 3. Consideration of a Letter of Design Approval for a Projecting Sign for Natural Reserve CBD, Located at 140 West Main Street, as Requested by Bill Gravitt of Gallery Custom Signs, the Applicant.**
- 4. Consideration of a Letter of Design Approval for the Exterior Building Design of Single-Family Attached Dwelling Units; Located on the Northeast Corner of Milton Street and Samuel Street; Legally Described as Lots 1 and 2, Block A, Larry Ho Addition; as Requested by La Ho, the Property Owner.**
- 5. Adjournment.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Lewisville City Hall & Community Development Conference Room are wheelchair accessible. Access to the building and special parking are available at the front entrance along Church Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the Economic Development Office at (972) 219-3736 or by FAX (972) 219-3412 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**Minutes
Old Town Design Review Committee
June 10, 2019**

Item 1:

The Old Town Design Review Committee was called to order at 4:03 p.m. with the following members present: Amanda Ferguson, Sharon Ellis, and Randy Tetzlaff. Member Erum Ali arrived at 4:12 p.m. Member Jack Tidwell was absent.

Staff present: Michele Berry, Planning Manager; Jonathan Beckham, Planner; Stephanie Grigsby, Residential Plans Examiner.

Item 2:

The second item on the agenda was the approval of the minutes from the May 13, 2019 meeting. A motion was made by Randy Tetzlaff and seconded by Sharon Ellis to approve the minutes. The motion passed unanimously (3-0).

Item 3:

The third item on the agenda was Consideration of a Letter of Design Approval for a Window Sign for Old Town Headquarters, Located at 109 West Main Street, as Requested by Robin Berry of Fastsigns Lewisville, the Applicant. A motion was made by Sharon Ellis and seconded by Randy Tetzlaff to approve the window sign as presented. The motion passed unanimously (3-0).

Member Erum Ali arrived at 4:12 p.m.

Chairperson Amanda Ferguson rearranged the items as follows:

Item 5:

The fifth item on the agenda was Consideration of a Letter of Design Approval for the Exterior Building Design of Single-Family Attached Dwelling Units; Located on the Northeast Corner of Milton Street and Samuel Street; Legally Described as Lots 1 and 2, Block A, Larry Ho Addition; as Requested by La Ho, the Property Owner.

Staff gave a brief overview of the proposed exterior building design. The applicant was also present and available for questions. Chairperson Amanda Ferguson voiced concerns regarding comments from the item's previous appearance during the April 8, 2019 meeting and appearance of the south side elevations facing Samuel Street. The applicant explained in greater detail the fence and wall options. Discussion was held on ways to improve the aesthetic of the south and north side elevations. A motion was made by Erum Ali and seconded by Sharon Ellis to table the item for

Page 2
Minutes - Old Town Design Review Committee
June 10, 2019

clarification of the fence and wall design and improvements to the south and north elevations. The motion passed unanimously (4-0).

Item 4:

The fourth item on the agenda was Consideration of a Letter of Design Approval for the Exterior Building Design of a Residential Accessory Building, Legally Described as Lot 11, Block B, Degan Addition; Located at 503 and 505 Milton Street; as Requested by Gabriella Martinez, Applicant, on Behalf of Roberto Martinez, the Property Owner.

Staff gave a brief overview of the proposed exterior building design and recommended approval. A motion was made by Sharon Ellis and seconded by Erum Ali to approve the item as presented. The motion passed unanimously (4-0).

There being no other items to discuss, the meeting was adjourned at 4:56 p.m.

Respectfully submitted,

Approved,

Michele Berry, Planning Manager

Amanda Ferguson, Chairperson

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Jonathan Beckham, Planner

MEETING

DATE: June 24, 2019

SUBJECT: **Consideration of a Letter of Design Approval for a Projecting Sign for Natural Reserve CBD, Located at 140 West Main Street, as Requested by Bill Gravitt of Gallery Custom Signs, the Applicant.**

BACKGROUND

On April 8th, 2019 the Old Town Design Review Committee approved a window and door sign for Natural Reserve. The applicant is now seeking approval for a Projecting Sign.

ANALYSIS

Projecting Sign

The proposed sign has a circular shape and is constructed out of aluminum. It has the words “Natural Reserve CBD” encircling the businesses logo. The sign will be installed on the existing bracket above the awning. It has an area of 12.56 square feet, which meets the 15 square foot maximum.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee approve a letter of design approval for the proposed projecting sign as presented.



**OLD TOWN DESIGN REVIEW
COMMITTEE
SIGN APPLICATION**



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

Date: 06/04/2019 Application #: OTDRC Case #

Permit Address: 140 W Main Street, Lewisville, TX 75057

PROPERTY OWNER or TENANT INFORMATION:

| | |
|-----------------------------------|--|
| Name: Diana Mendoza | Address, City, State, Zip:: 140 W Main Street, Lewisville, TX 75057 |
| Company: Natural Reserve CBD | Title: Business Owner and Tenant |
| Phone/Fax Number: 469.490.3250 | Cell Phone and E-mail: 469.490.3250 mendozadiana07@gmail.com |

SIGN CONTRACTOR INFORMATION:

| | |
|-----------------------------------|--|
| Name: Bill Gravitt | Address, City, State, Zip:: 543 Bennett Lane, Suite 100, Lewisville, TX 75057 |
| Company: Gallery Custom Signs | Title: Owner |
| Phone/Fax Number: 972.532.6789 | Cell Phone and E-mail: 940.368.9903 bgravitt@gallerycustomsigns.com |

ELECTRICAL CONTRACTOR INFORMATION, IF APPLICABLE:

| | |
|--------------|-----------------------------------|
| Name: N/A | Address, City, State, Zip: N/A |
|--------------|-----------------------------------|

SIGN INFORMATION:

| | | |
|--|--|---|
| Sign Dimensions: Diameter = 4 Feet 3.14*4 = 12.56 | Sign Display Surface Material: Aluminum | List all other signs currently on the property: No other signs on this property. |
| Illuminated? If so, type of illumination: NO | Sign Lettering Material: UV Laminated Digitally Printed Vinyl | |
| How will sign be mounted? Existing bracket on facade of building. | Value of Sign: \$500 | |

Attach to this application: 1) two copies of full color designs of the sign to scale with dimensions and materials clearly labeled 2) Photographs of the existing building 3) for a monument sign: include a site plan 4) If the proposed sign projects over a pedestrian or vehicular way, show the distance from the lowest part of the sign to the finished grade.

*****For Office Use Only*****

Plan Review Fee: Permit Fee: Electrical Fee:

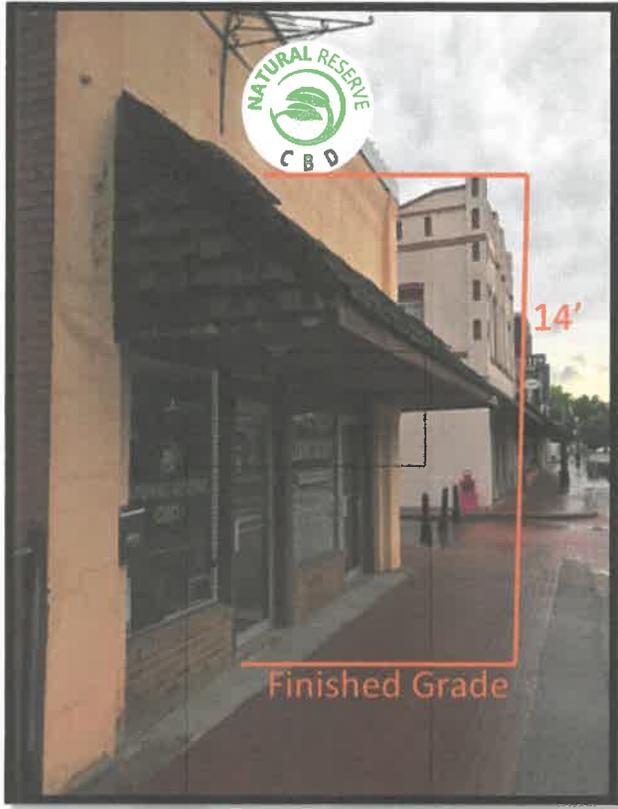
Permit Approved By: Date: Permit Total:

Design Approved By OTDRC: Date:

Comments:

| | | |
|--------------------|-------------------|--------------------|
| Verb. PU& \$ | Returned to Cust | Rejected |
| L/M PU& \$ | Re_Sub Date | Cor. Req. |
| GC or Sub Must Reg | 2nd Notice to P/U | Copy/Copies Needed |

48" Diameter = 12.56 Square Feet



Double Sided
 UV Laminated
 Premium Vinyl on
 Aluminum Backer.
 NON Illuminated.
 NON Electrical.

Distance From Bottom of
 Sign, to Grade= 14'



Existing bracket to remain and be reused.

This is NMC with exposed bare wire sticking out of it. Gallery was not the removal contractor.



Sales Person
Bill Gravitt
bgravitt@gallerycustomsigns.com

Designer
kyle farley kyle@gallerycustomsigns.com

Project
Natural Reserve CBD Sign Proof

Address

Client
Natural Reserve CBD

Proof Date
04June19

STAFF REPORT

TO: Old Town Design Review Committee

FROM: Michele Berry, Planning Manager

MEETING

DATE: June 24, 2019

SUBJECT: **Consideration of a Letter of Design Approval for the Exterior Building Design of Single-Family Attached Dwelling Units; Located on the Northeast Corner of Milton Street and Samuel Street; Legally Described as Lots 1 and 2, Block A, Larry Ho Addition; as Requested by La Ho, the Property Owner.**

BACKGROUND

This item was originally considered at the April 8, 2019 Old Town Design Review Committee meeting and again at the June 10, 2019 meeting. At the June 10 meeting the Committee tabled the item with instruction that the applicant make revisions to the side elevations and better represent the proposed retaining wall and fence.

ANALYSIS

Exterior Building Design

The applicant is proposing four townhomes units. Each home features a covered entry, a single-car garage, and gabled roof over the garage side of the unit. Elements typical of a craftsman home provided include 3-over-1 windows, tapered square columns with a stone, and decorative braces under gables. The garage doors are proposed to be ornamental with a row of windows along the top.

Based on the feedback from the Old Town Design Review Committee on June 10, 2019 the applicant has added one window to the south side elevation, three windows to the north side elevations, wrapped the stone wainscot partially around the side of the building, and added trellis where windows could not be added on the ground floor due to the stairwell.

Building Materials and Colors

The proposed materials and colors have not changed. The siding will be either a wood or fiber cement board. Some siding is oriented horizontally while other areas are oriented vertically. Austin stone in White Nicotine is used around the base of the entryway areas. The roof will be a 30-year composite shingle in weather gray.

The individual units are being defined through the use of different colors. From left to right the primary colors of the units will be Aurora Brown (SW 2837), New Colonial Yellow (SW 2853), Powder Blue (SW 2863) and Hammered Silver (SW 2840). The trim for all units will be polished Mahogany (SW 2838) with Roycroft Mist Gray (SW 2844) as the accent color. All colors from the Sherwin Williams Historic Color Pallet.

RECOMMENDATION

Staff recommends that the Old Town Design Review Committee consider a letter of design approval for the exterior building design as proposed.



OLD TOWN DESIGN REVIEW
COMMITTEE
APPLICATION



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

| | |
|--|----------------------|
| Owner/s (name): LA HO | |
| Company Name: | |
| Mailing Address: 1911 WISTERIA CT Flower mound 75028 | |
| Work #: | Cell #: 972 877 3967 |
| E-Mail: lavho@yahoo.com | |
| Owner Signature (Owner/s Must Sign or Submit Letter of Authorization): <i>[Signature]</i> | |
| Printed Name: LA VIET HO | Date: JAN 8 19 |

| | |
|----------------------------|---------|
| Applicant/Tenant (name): | |
| Company Name: | |
| Mailing Address: | |
| Work #: | Cell #: |
| E-Mail: | |
| Applicant/Tenant Signature | |
| Printed Name: | Date: |

| | |
|------------------------------|---------|
| Architect/Engineer (name): | |
| Company Name: | |
| Mailing Address: | |
| Work #: | Cell #: |
| E-Mail: | |
| Architect/Engineer Signature | |
| Printed Name: | Date: |

REQUIRED:

- Narrative letter summarizing scope of work
- Site plan/roof plan (drawn to scale)
- Proposed building elevations (to scale)
- Photographs of existing building conditions
- Product literature or specifications
- Materials samples and color samples

NOTE:

Items must be staff approved and deemed complete before they will be placed on an agenda

La Viet Ho
1911 Wisteria Ct.
Flower Mound TX. 75028

January 8, 2019

City of Lewisville

RE: 4Plex

North East Corner Milton St. and Samuel St.

To whom it may concern

My name is La Viet Ho owner of the property NE corner of Milton St. and Samuel St. Lewisville TX. 75067. Please let this letter serves as a narrative for consideration for a new 4plex to be built at that location.

The 4Plex to be built is design in the Craftsman Style, the exterior color of the building will be Sherwin-William historic color. Here is the propose list of color for consideration.

Unit 1 (far left) the main body of the unit will be Aurora Brown SW 2837, the trim will trim will Polish Mahogany SW 2838 and the accent color will be Roycroft Mist Gray SW 2844.

Unit 2 (left center) the main body of the unit will be New Colonial Yellow SW 2853, the trim will trim will polish Mahogany SW 2838 and the accent color will be Roycroft mist gray SW 2844.

Unit 3 (right center) the main body of the unit will be Powder Blue SW 2863 , the trim will trim will Polish Mahogany SW 2838 and the accent color will be Roycroft Mist Gray SW 2844.

Unit 4 (far right) the main body of the unit will be Hammered Silver SW 2840, the trim will trim will Polish Mahogany SW 2838 and the accent color will be Roycroft Mist Gray SW 2844.

The roof has a 4 12 pitch and a 30 year composite shingle Weather Gray. Stone next to garage door will a natural cut Austin White Nicotine.

Thank you for your consideration

La Viet Ho

OWNERS DEDICATION
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT **LARRY HO** THE UNDERSIGNED AUTHORITY, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LARRY HO ADDITION, LOTS 1&2, BLOCK A** AN ADDITION TO THE CITY OF LEWISVILLE, DENTON/DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF LEWISVILLE AND ALL PUBLIC UTILITIES DESIGNED TO USE, OR USING SAME. NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF LEWISVILLE AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE FOR THE PURPOSE OF RECONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF LEWISVILLE, TEXAS.

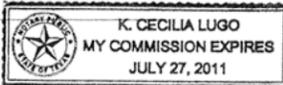
WITNESSE MY HAND AT Dallas, TEXAS, THIS THE 11th DAY OF October, 2007.

[Signature]
 OWNER: LARRY HO

STATE OF TEXAS:
 COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR Dallas COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED Larry Ho KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE 11th DAY OF October, 2007.

[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



SURVEYOR'S STATEMENT

I, LOUIS M. SALCEDO, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Lewisville - General Development Ordinance, Approved May 19, 2003, Effective June 4, 2003. I further affirm that monumentation shown hereon was either found or placed and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 16 day of October, 2007.

(Signature) *[Signature]*
 Louis M. Salcedo, RPLS

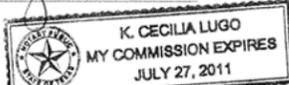
Texas Registered Professional Land Surveyor No. 3664

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED LOUIS M. SALCEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THE 16th DAY OF October, 2007.

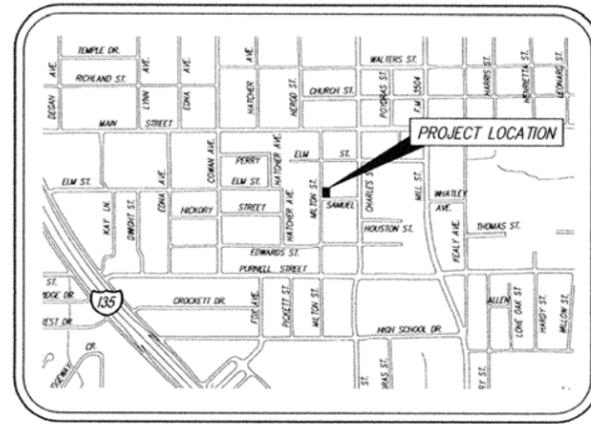
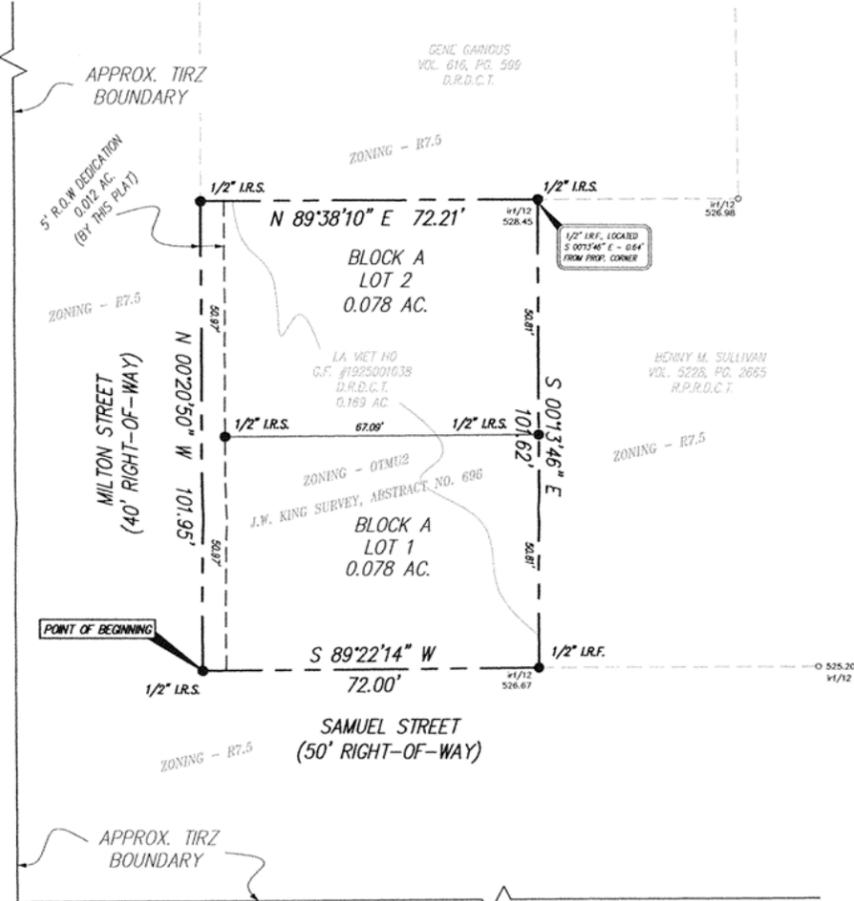
[Signature]
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



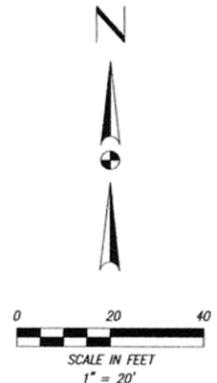
GENERAL NOTES:

1. THE BASIS OF BEARING IS NAD 1983 STATE PLANE COORDINATES, TEXAS NORTH CENTRAL (4202). GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 4-27-07. SOLUTIONS HAVE BEEN CALCULATED BY THE NATIONAL GEODETIC SURVEY, OPUS WEBSITE.
2. NO LOT TO LOT DRAINAGE WILL BE PERMITTED.
3. FOR SINGLE FAMILY USES MINIMUM SIDE YARD SET BACK 6.5 FT. MINIMUM REAR YARD SETBACK 6.5 FT. NO FRONT SETBACK IS REQUIRED.
4. FOR OTHER ALLOWABLE USES REFER TO CITY OF LEWISVILLE ZONING ORDINANCE
5. PARK FEES OR \$1500 (\$750 / UNIT) REQUIRED

FLOOD STATEMENT: According to Community Panel No. 48121C0565 F, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



VICINITY MAP
 1" = 1,000'



BEING a tract of land out of the J.W. King Survey, Abstract No. 696, located in the City of Lewisville, Denton County, Texas, being all of that 0.169 acre tract of land described in deed to LA VET HO by deed, as recorded in G.F. #1925001038 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the southwest corner of said 0.169 acre tract, said point being in the intersection of the north line of Samuel Street and the east line of Milton Street;

THENCE N 00°20'50" W, a distance of 101.95 feet along the east line of Milton Street and the common west line of said 0.169 acre tract, to the 1/2" iron rod set for the northwest corner of said 0.169 acre tract, said point being the southwest corner of a 0.147 acre tract conveyed to Gene Gainous by deed, as recorded in Volume 616, Page 599 of the Deed Records of Denton County, Texas;

THENCE N 89°38'10" E, a distance of 72.21 feet along the north line of said 0.169 acre tract, same being the south line of said 0.147 acre tract, to a 1/2" iron rod set for the northeast corner of said 0.169 acre tract, same being the northwest corner of a tract of land conveyed to Benny M. Sullivan by deed, as recorded in Volume 5228, Page 2665 of the Deed Records of Denton County, Texas;

THENCE S 00°13'46" E, a distance of 101.62 feet along the east line of said 0.169 acre tract, same being the west line of said Sullivan tract, to a 1/2" iron rod set for the southeast corner of said 0.169 acre tract, same being the southwest corner of said Sullivan tract, and being in the north line of Samuel Street;

THENCE S 89°22'14" W, a distance of 72.00 feet along the north line of Samuel Street and the common south line of said 0.169 acre tract, to the POINT OF BEGINNING, and containing 7,339 square feet or 0.169 acres of land, more or less.

SL 9243A 601, 509, C12, TIF 1
 19149 A0696A JW KING TR 175, .17 AC / ALL

| PLAN SUMMARY TABLE | |
|------------------------|--|
| TOTAL ACREAGE: | 0.169 AC. |
| NUMBER OF LOTS: | 2 |
| ZONING CLASSIFICATION: | OTMU2 |
| MINIMUM DWELLING SIZE: | 1,700 SQ. FT. |
| LOT AREA: | LOT 1 3411 SQ. FT. LOT 2 3417 SQ. FT. |
| MINIMUM LOT SIZE: | 3411 SQ. FT. |
| DENSITY/ACRE: | 11.83 DU/AC. |

FILED _____ PG. _____ P.R.D.C.T. _____

FINAL PLAT
LARRY HO ADDITION
LOTS 1&2, BLOCK A
0.169 AC.
 ZONING - OTMU2
 SITUATED IN THE

J.W. KING SURVEY, ABSTRACT NO. 696
 IN THE
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

OWNER: LARRY HO
 1911 WISTERIA CT.
 FLOWER MOUND, TX 75208
 (972) 877-3967

SURVEYOR: SALCEDO GROUP, INC.
 400 S. ZANG BLVD., SUITE 1420
 DALLAS, TEXAS 75208
 (214) 941-8610

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the **LARRY HO ADDITION** to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 23rd day of October, 2007, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this 30th day of Oct., 2007.
[Signature]
 JULIE HENZE, City Secretary
 City of Lewisville, Texas

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.
[Signature]
 Rod Russell, Vice Chairman, Planning & Zoning Commission
 CITY OF LEWISVILLE, TEXAS
 October 23, 2007
 DATE



CAB Y
 PG 371

FINAL PLAT
 CITY OF LEWISVILLE
 LARRY HO ADDITION

Salcedo Group, Incorporated
 Civil Engineers - Surveyors
 400 South Zang Boulevard, Suite No. 1420 - Dallas, Texas 75208
 Phone: (214) 941-8610, Fax: (214) 941-2331 www.salcedogroupinc.com



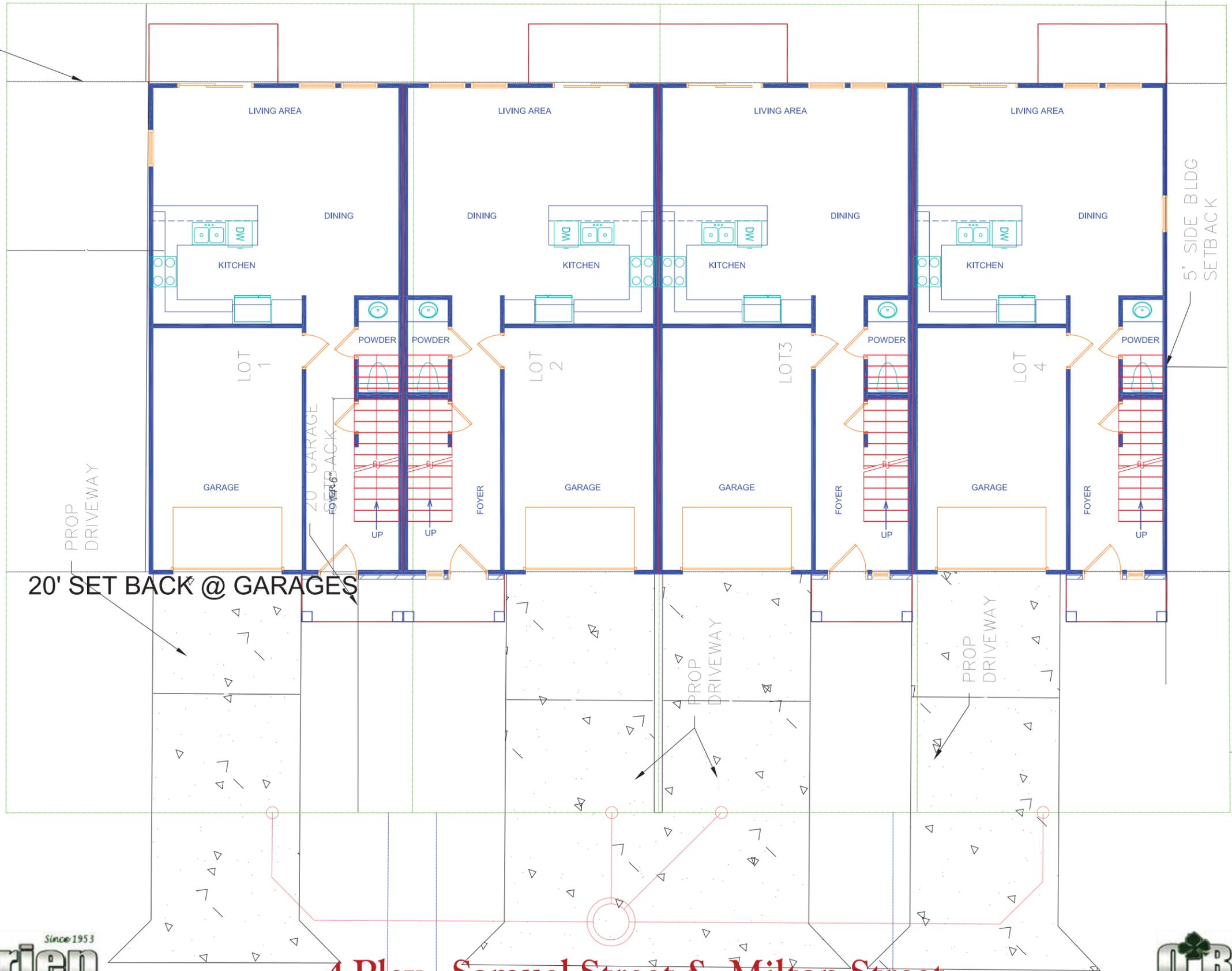
DATE: 5-14-07
 DATE REVISED: 7-29-07
 DRAWN BY: MAS
 CHECKED BY: LMS

SGI Project No. 07281
 Filed for Record in:
 Denton County
 On: Nov 19, 2008 at 01:24P
 As a
 Plat
 Document Number: 54196
 Amount: 43.00
 Receipt Number - 487131
 By:
 Hilarie Dunn

BUILD TO CURRENT INTERNATIONAL RESIDENTIAL CODE

CONTRACTOR SHOULD VERIFY ALL DESIGN, DIMENSIONS AND OTHER INFORMATION PRIOR TO STARTING CONSTRUCTION.

6.5' REAR
BLDG SETBACK



DAVEOBRIEN@
OBRIENCUSTOM
HOMEDESIGNS.COM



DAVE OBRIEN
817-946-1186



DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM

4-Plex Samuel Street & Milton Street

PLANS ARE PROTECTED UNDER THE FEDERAL COPYRIGHT ACT AND MAY NOT BE REUSED, RESOLD OR COPIED WITHOUT WRITTEN PERMISSION FROM OBRIEN CUSTOM HOME DESIGNS



817-946-1186



SW 2837
Aurora Brown
Interior / Exterior

SW 2844
Roycroft Mist Gray
Interior / Exterior

SW 2833
Polished Mahogany
Interior / Exterior

SW 2863
Powder Blue
Interior / Exterior

SW 2844
Roycroft Mist Gray
Interior / Exterior

SW 2833
Polished Mahogany
Interior / Exterior



SW 2853
New Colonial Yellow
Interior / Exterior

SW 2844
Roycroft Mist Gray
Interior / Exterior

SW 2833
Polished Mahogany
Interior / Exterior

SW 2840
Hammered Silver
Interior / Exterior

SW 2844
Roycroft Mist Gray
Interior / Exterior

SW 2833
Polished Mahogany
Interior / Exterior

BUILD TO CURRENT INTERNATIONAL RESIDENTIAL CODE



FRONT WEST SIDE



FOR ACTUAL COLOR SELECTION SEE OWNER'S SELECTION



DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM



DAVE OBRIEN
817-946-1186

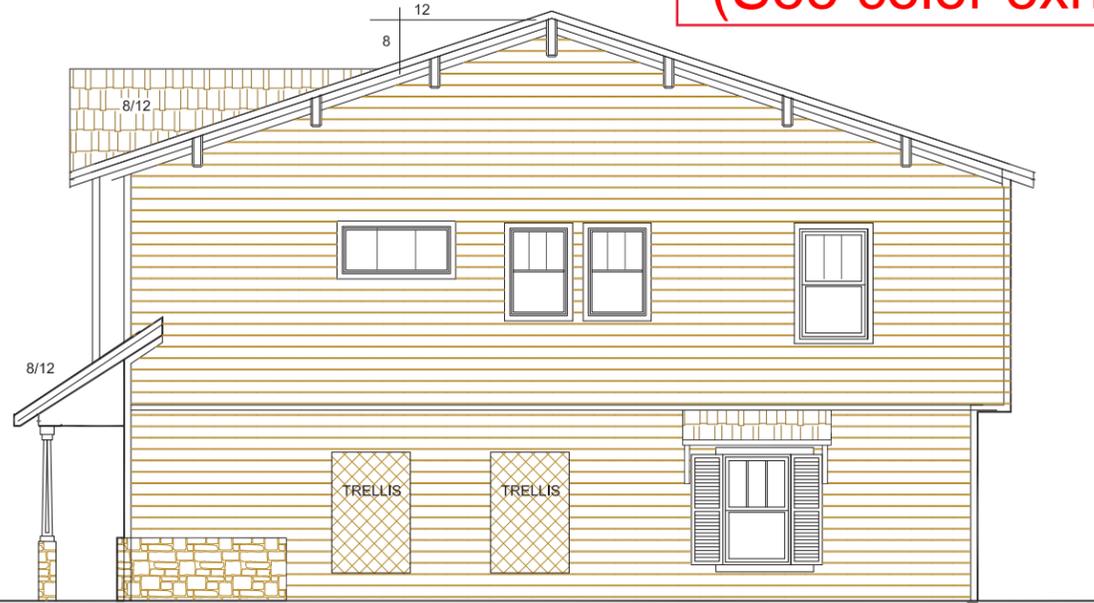
CONTRACTOR SHOULD VERIFY ALL DESIGN, DIMENSIONS AND OTHER INFORMATION PRIOR TO STARTING CONSTRUCTION.

4-Plex Samuel Street & Milton Street

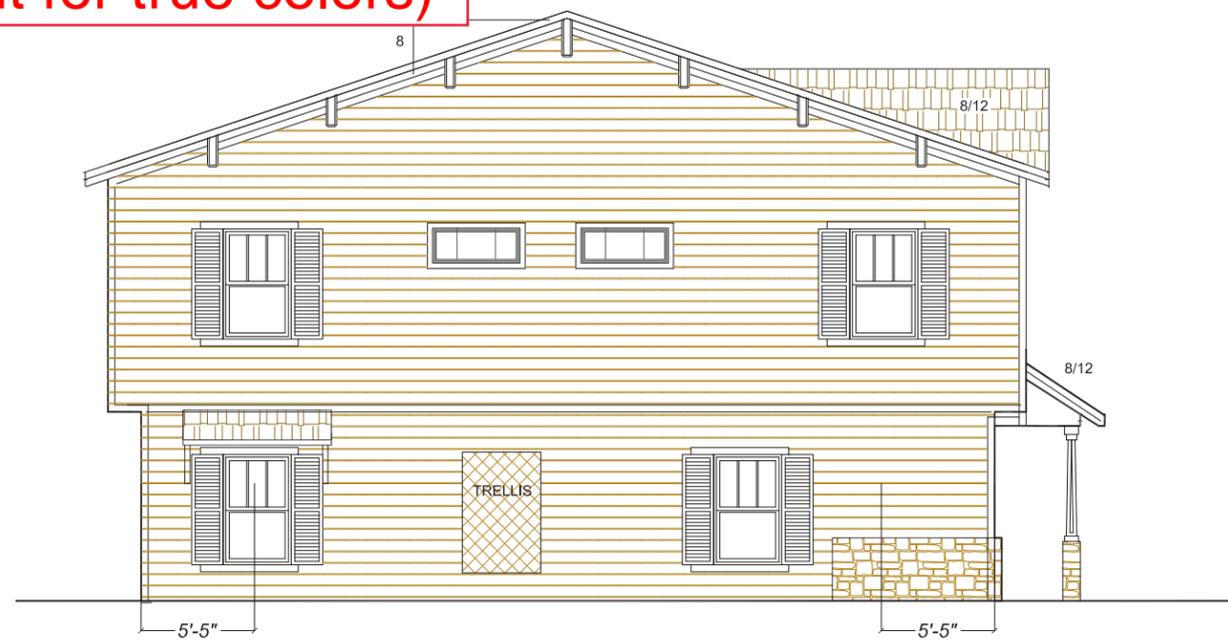
CONTRACTOR SHOULD VERIFY ALL DESIGN, DIMENSIONS AND OTHER INFORMATION PRIOR TO STARTING CONSTRUCTION.

BUILD TO CURRENT INTERNATIONAL RESIDENTIAL CODE

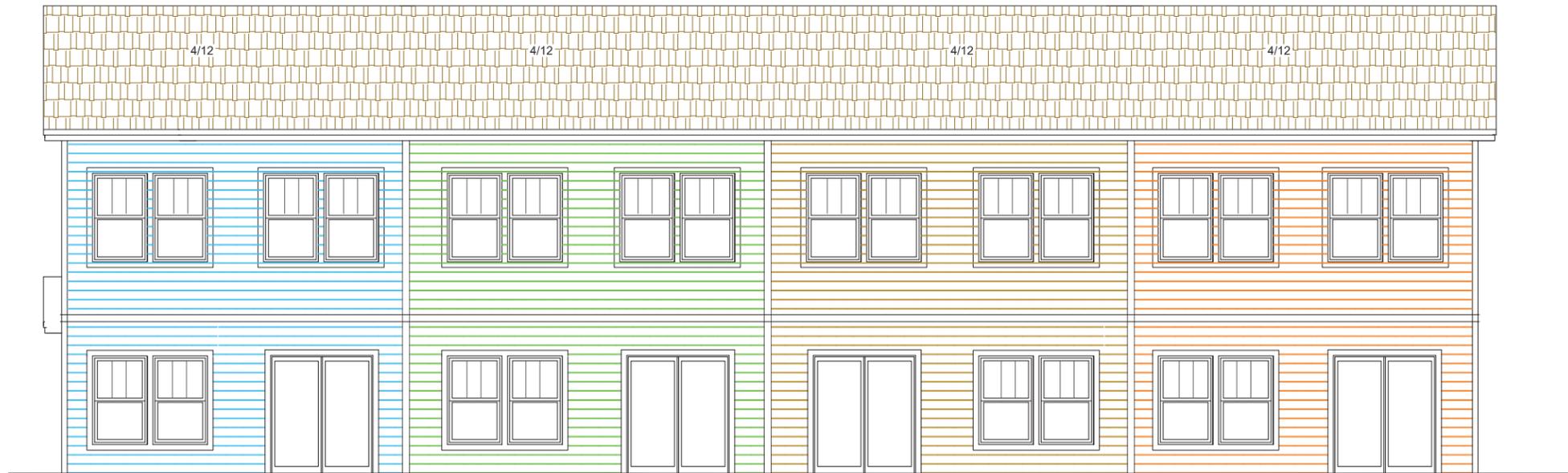
Revised Rear and Side Elevations
(See color exhibit for true colors)



RIGHT SOUTH SIDE



LEFT NORTH SIDE



REAR EAST SIDE

4-Plex Samuel Street & Milton Street



DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM



DAVE OBRIEN
817-946-1186



DAVEOBRIEN@OBRIENCUSTOMHOMEDESIGNS.COM

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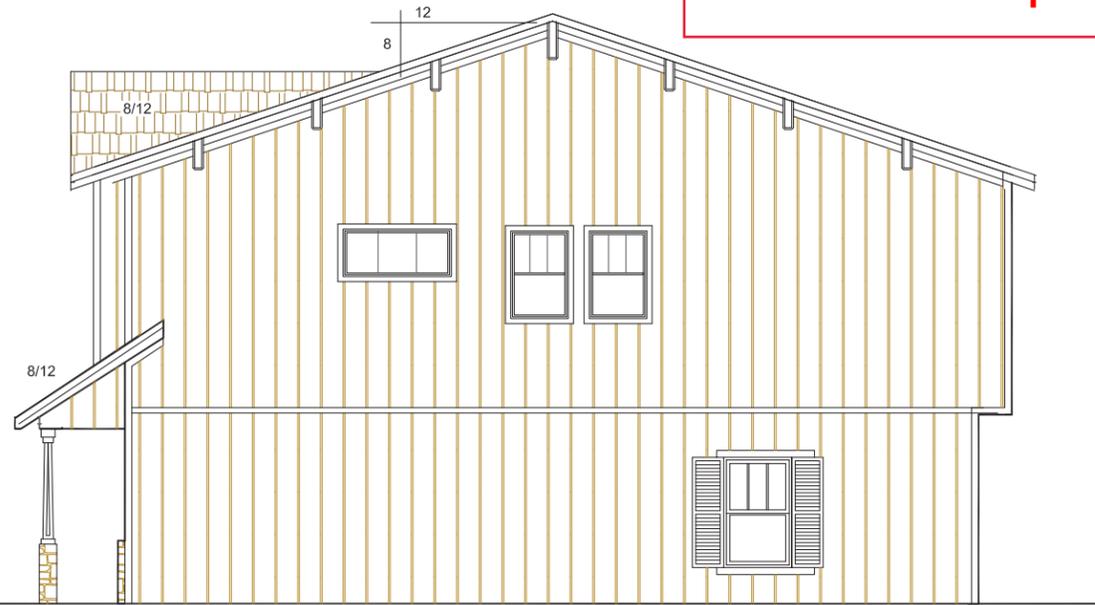


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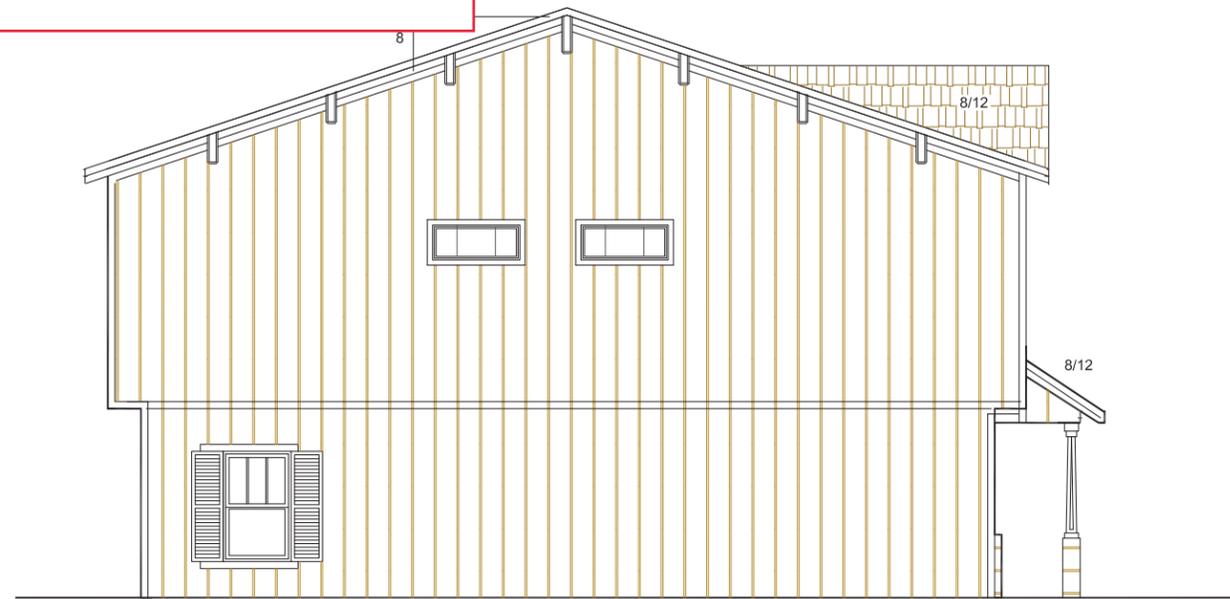
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BUILD TO CURRENT INTERNATIONAL RESIDENTIAL CODE

Rear and Side Elevations from
April 8, 2019



RIGHT SOUTH SIDE



LEFT NORTH SIDE



REAR EAST SIDE



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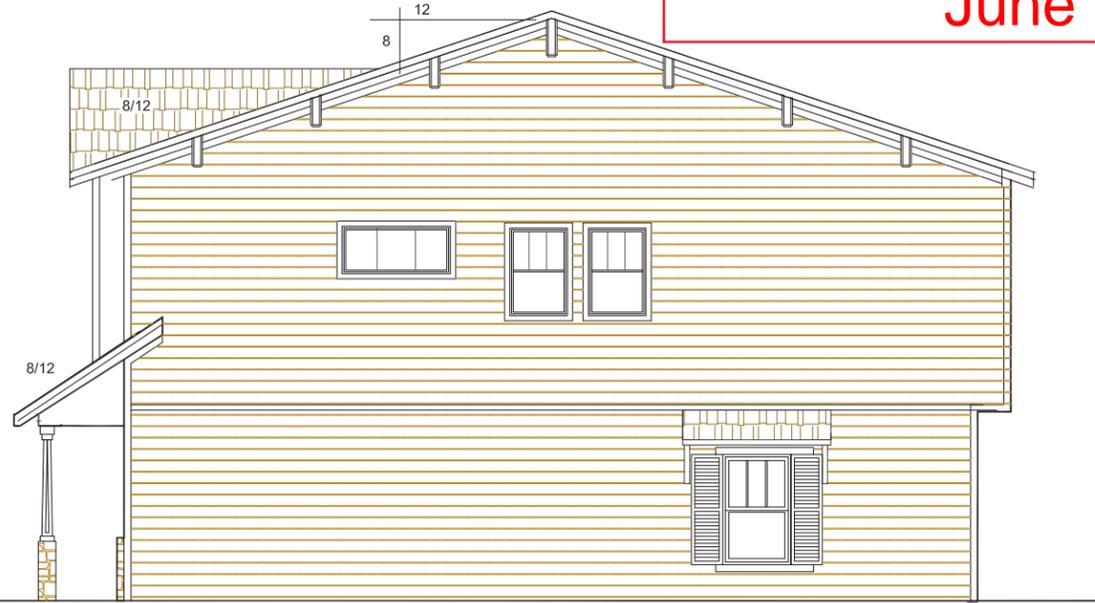


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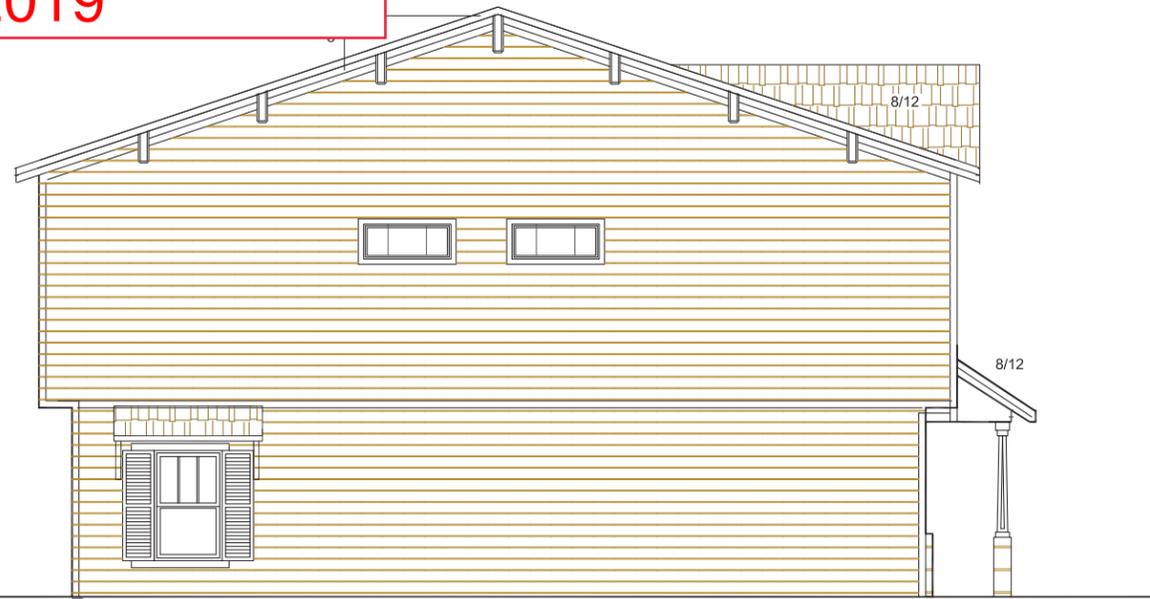
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Rear and Side Elevations from
June 10, 2019



RIGHT SOUTH SIDE



LEFT NORTH SIDE



REAR EAST SIDE

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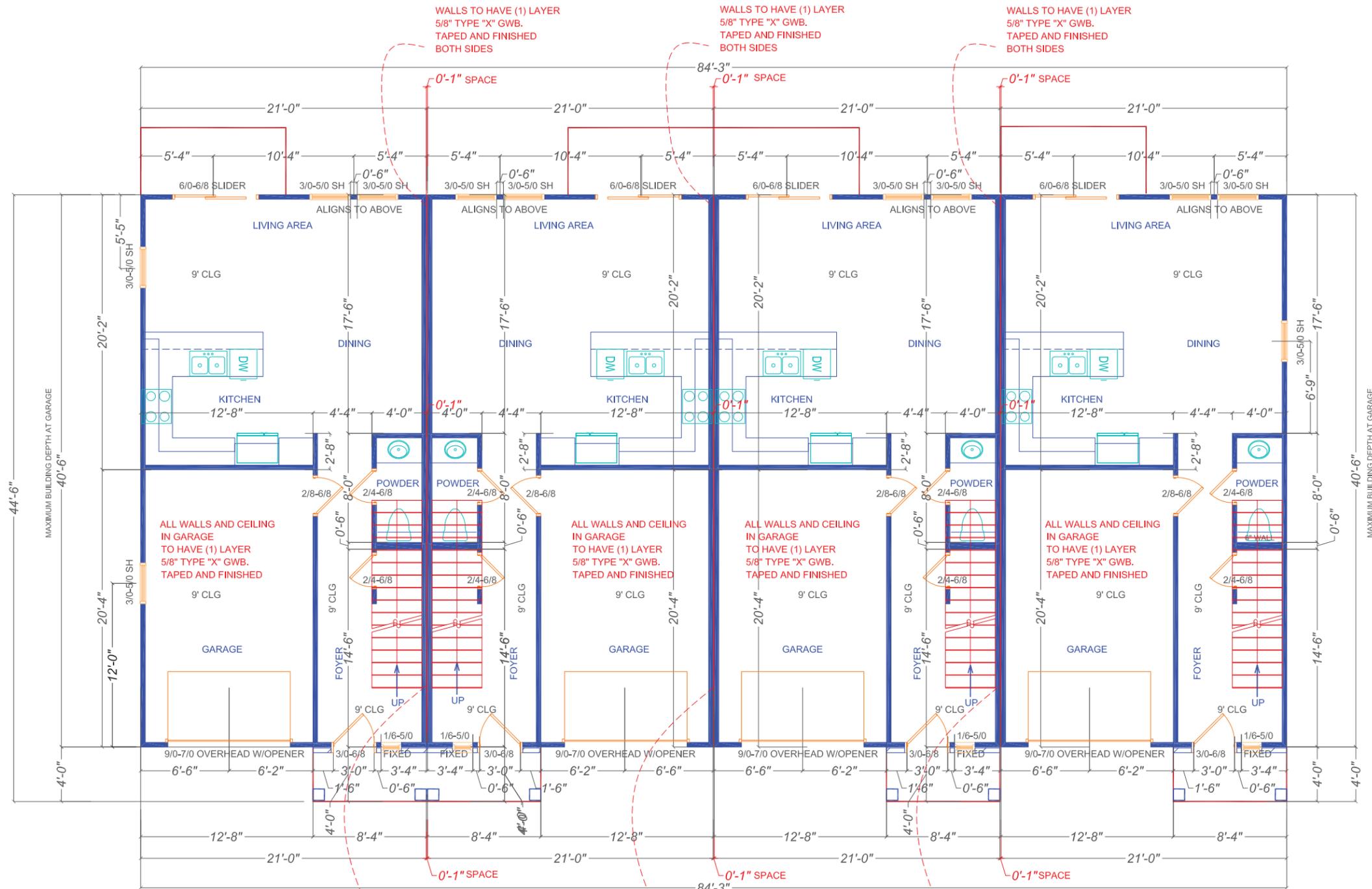
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BUILD TO CURRENT INTERNATIONAL RESIDENTIAL CODE



D
 LIVING AREA DOWN 595 SQ.FT.
 LIVING AREA UP 859 SQ.FT.
 TOTAL LIVING AREA 1454 SQ.FT.
 COVERED PORCH 33 SQ.FT.
 TOTAL AREA 1743 SQ.FT.
 UNCOVERED REAR PATIO 53 SQ.FT.

C
 LIVING AREA DOWN 595 SQ.FT.
 LIVING AREA UP 859 SQ.FT.
 TOTAL LIVING AREA 1454 SQ.FT.
 GARAGE 258 SQ.FT.
 COVERED PORCH 33 SQ.FT.
 TOTAL AREA 1743 SQ.FT.
 UNCOVERED REAR PATIO 53 SQ.FT.

B
 LIVING AREA DOWN 595 SQ.FT.
 LIVING AREA UP 859 SQ.FT.
 TOTAL LIVING AREA 1454 SQ.FT.
 GARAGE 258 SQ.FT.
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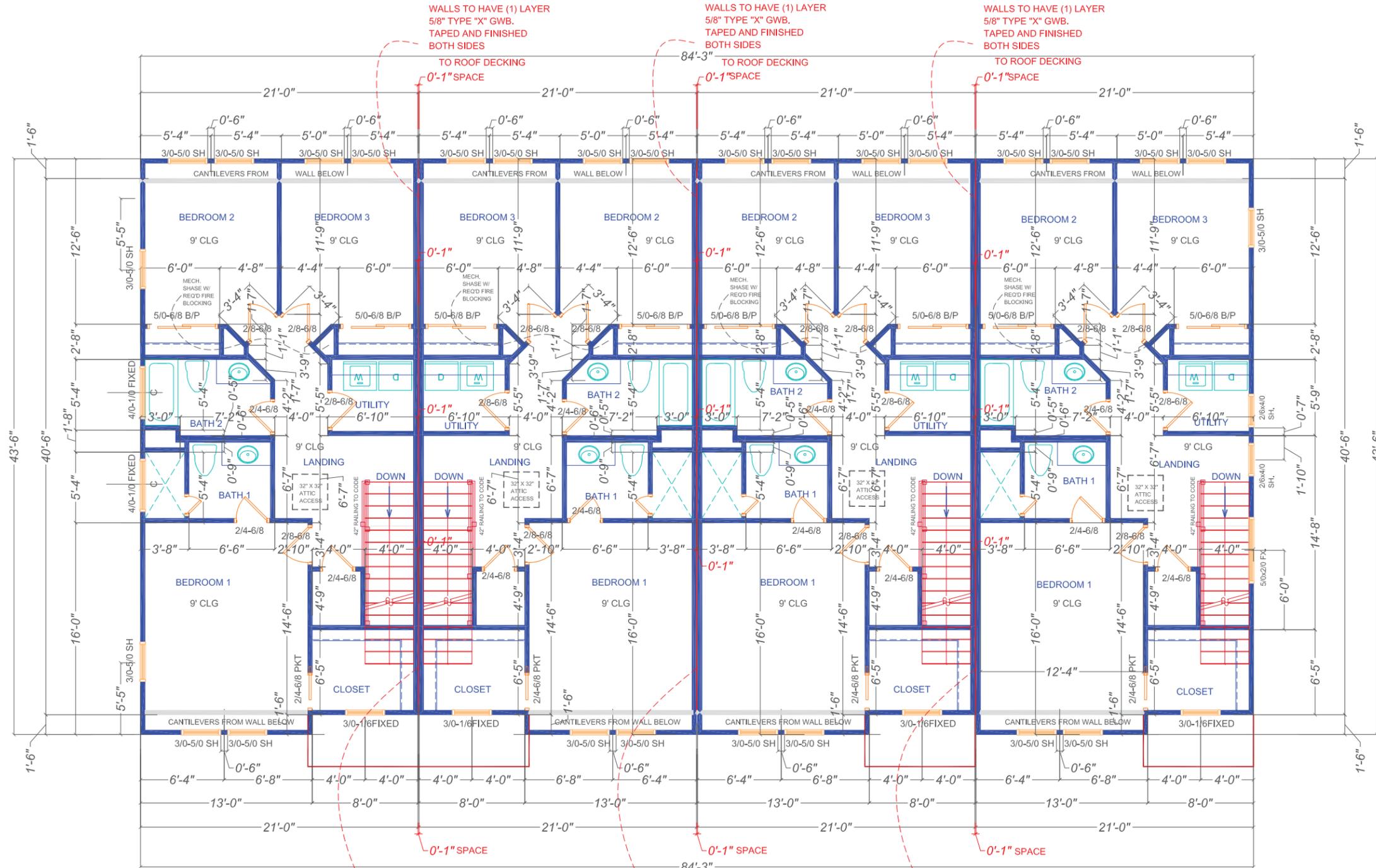
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 TOTAL LIVING AREA 1454 SQ.FT.
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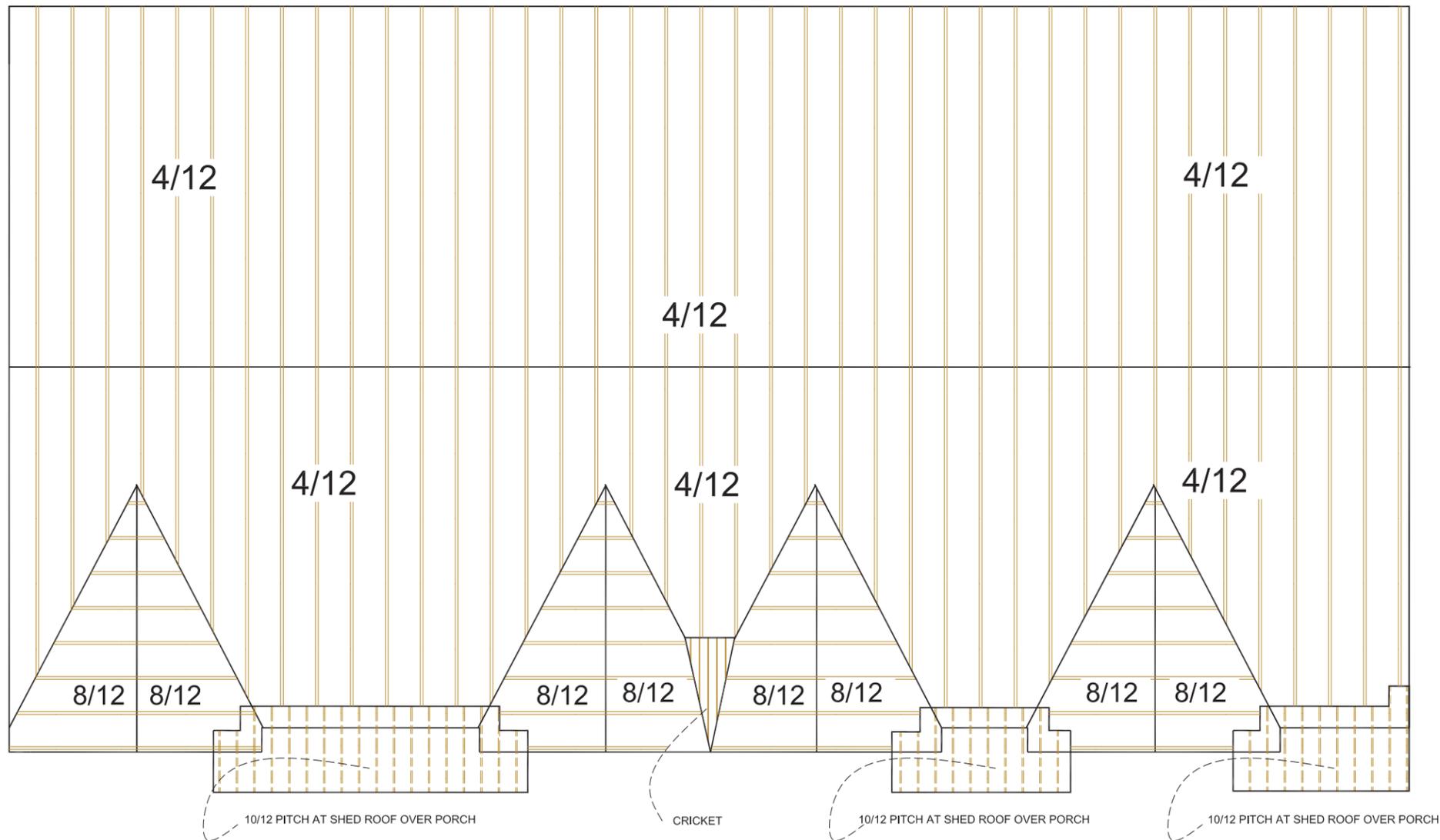
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ROOF PLAN



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