

## HISTORIC AND DESIGN REVIEW COMMISSION

October 7, 2015

Agenda Item No: 22

**HDRC CASE NO:** 2015-345  
**ADDRESS:** 321 E LOCUST  
**LEGAL DESCRIPTION:** NCB 1738 BLK 3 LOT E 50 FT OF 5  
**ZONING:** MF33 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Scott Carpenter/Seventh Generation Design  
**OWNER:** Charles Turner/K/T TX Holdings, LLC  
**TYPE OF WORK:** New construction  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to construct a two story townhome totaling approximately 3,386 square feet. The applicant has proposed materials including Hardi Board siding, western cedar posts and rafters, double hung aluminum windows, a main roof of composition shingles, a porch roof of a standing seam metal roof and two, detached garages.

### APPLICABLE CITATIONS:

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

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those

predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

### C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

### D. LOT COVERAGE

- i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

## 3. Materials and Textures

### A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not

distract from the historic structure.

## 5. Garages and Outbuildings

### A. DESIGN AND CHARACTER

*i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

*ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

*iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

*iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

*v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### B. SETBACKS AND ORIENTATION

*i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

*ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 6. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

*i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

*ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

### B. SCREENING

*i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

*ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

*iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

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

## 2. Fences and Walls

### B. NEW FENCES AND WALLS

*i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

*ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

*iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The

appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### 3. Landscape Design

#### A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

#### B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

### 4. Residential Streetscapes

#### A. PLANTING STRIPS

i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

### 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 request for conceptual approval was reviewed by the Design Review Committee on August 11, 2015, where committee members noted that the proposed new construction is best to be designed to read as one façade rather than two and that a site plan showing the proposed new construction in relationship to the neighboring existing structures was needed.
- b. The request for conceptual approval was listed on the September 2, 2015, HDRC Agenda, however at that meeting the applicant withdrew the request. Since that time, the applicant has addressed many of staff concerns which were noted in staff's recommendation for conceptual approval. At this time, the applicant has requested to receive a Certificate of Appropriateness.
- c. The historic setback of historic homes along E Locust is approximately fifty-one feet from the street. The applicant has proposed a setback of approximately fifty feet to be consistent with the historic precedent set along the block face. This is consistent with the Guidelines for New Construction 1.A.i.
- d. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for both primary entrances of the duplex to be oriented toward E Locust and feature a front porch and front porch overhang that are consistent with the Guidelines for New Construction 1.B.i. The applicant has proposed a front porch depth of eight feet for both units. This is consistent with the Guidelines.
- e. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. This particular section of Tobin Hill features a number of two story historic structures as well as modest single story historic structures; both of which neighbor the proposed new construction. Staff finds that the proposed height of two stories is appropriate at this location as well consistent with the Guidelines for New Construction 2.A.ii.
- f. Generally, foundation heights of new construction should be within one foot of floor to floor heights on historic adjacent structures. The applicant has proposed a foundation height of one foot and floor to floor heights of approximately ten feet. This is consistent with the historic examples on the block as well as the Guidelines for New Construction 2.A.iii.
- g. New construction in historic districts should include a similar roof form to those found historically throughout the district. The applicant has proposed for the new construction to feature a hipped roof with both front and small rear gable. Historic structures throughout Tobin Hill, particularly those featuring two or more stories feature complex roof

forms which often include both hipped and gabled roofs. The applicant's proposal is consistent with the Guidelines for New Construction 2.B.i., however, staff finds that the applicant's proposed rafter tails lack the proper depth that historically accompanies a bungalow. A proper rafter tail depth would be 18" to 24".

- h. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should feature a similar proportion to those of historic structures found throughout the district. The applicant has provided information regarding window and door openings that generally are consistent with the Guidelines, including both single and double width windows, traditional door openings and contemporary window openings that accompany contemporary front porch elements.
- i. Many lots in this section of Tobin Hill feature the primary historic structure, a moderately sized front yard, a larger rear yard and a rear accessory structure with rear alley access. The applicant, to be consistent with the Guidelines for New Construction 3.D.i., has proposed site coverage to be consistent with the examples found throughout the district.
- j. According to the Guidelines for New Construction, new construction should feature materials that complement the type, color and texture of materials traditionally found in the district. The applicant has proposed materials consisting of Hardi Board siding, western cedar posts and rafters, a main roof of composition shingles and a porch roof of a standing seam metal roof. These materials are consistent with the Guidelines for New Construction 3.A.i.
- k. The applicant has proposed to install double hung aluminum windows. The Guidelines for New Construction 3.A.i. states that materials that complement those found historically throughout the district should be used. Staff recommends that the applicant install wood windows to be fully consistent with the Guidelines for New Construction 3.A.i.
- l. The applicant has provided an example (Exhibit S4-B0.06) of non wood windows that have been installed in new construction located within Historic Districts. This application of non wood windows creates a façade that lacks depth with windows that are flush with the window trim and siding. Staff recommends the applicant install wood windows that are inset at least two inches to provide depth and architectural compatibility with the existing historic structures found throughout the district.
- m. Architecturally, new construction should respect the historic context of the district while being designed to reflect their time. The applicant has a roof form, window and door openings and has incorporated materials that are generally complementary of the district while introducing contemporary elements that distinguish it from existing historic structures. This is consistent with the Guidelines for New Construction 4.A.i.
- n. Mechanical equipment should be located at the rear of the property and be screened from the public right of way. The applicant has proposed a rear wood fence and has sited HVAC equipment where it will be screened by the rear wood fence. This is consistent with the Guidelines for New Construction 6.A. and B.
- o. The vacant lot is currently void of existing trees except for a Crape Myrtle at the public right of way along E Locust. The applicant has noted proposed sidewalks and the front and rear yard on the provided site plan, mulch beds featuring various low growing plant materials near the public right of way and small species trees such as Mexican Olives, Orchids and Texas Mountain Laurels in the mulch bed located closest to the front porches. Between both front yard mulch beds and in the rear yard, the applicant has proposed areas of Bermuda grass. This is consistent with the Guidelines.
- p. As previously mentioned, the applicant has proposed to construct a detached garage to serve both units at the rear of the property to be accessed from the rear alley. According to the Guidelines for New Construction 5.A.i., garages and outbuildings should be designed to be visually subordinate to the principal facade in terms of their height, massing and form as well as footprint. The applicant has designed the proposed garage to be slightly narrower than the width of the proposed structure and approximately seventeen feet in height compared to the primary structure's height of approximately twenty-eight feet. In addition to this, the proposed garage is less than forty percent of the proposed primary structure's footprint. Staff finds this proposal appropriate and consistent with the Guidelines.
- q. The applicant has proposed for the detached garage to feature materials matching those of the proposed primary structure. This is consistent with the Guidelines for New Construction 5.A.iii.
- r. The applicant has proposed to set back the garage approximately five feet from the rear alley. Setbacks for rear garages throughout Tobin Hill vary, however the predominant location is adjacent to the rear alley with a setback of less than five feet. Staff finds that the applicant's proposed setback is consistent with the Guidelines for New Construction 5.B.ii. The applicant will need to obtain a variance for the proposed setback.
- s. Due to the proposed width of the rear garage and the need to accommodate parking for two individual units, the applicant has proposed garage doors that at the proposed width are not of a traditional scale, however, staff finds that the applicant has proposed appropriate detailing for the doors. Generally, staff finds the applicant's proposal appropriate and consistent with the Guidelines.

**RECOMMENDATION:**

Staff does not recommend final approval at this time. Staff recommends conceptual approval with the following stipulations:

- i. That the applicant install wood windows to be consistent with the Guidelines for New Construction 3.A.i. as noted in finding j and k..
- ii. That the applicant address the lack of depth associated with the current rafter tail design as noted in finding g.

**CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 30, 2015

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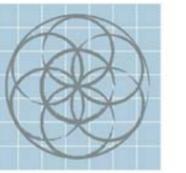
# TOBIN HILL URBAN BUNGALOWS 2

TERRAMARK URBAN HOMES

FOR HDRC APPROVAL

321 EAST LOCUST

09/18/2015



SEVENTH  
GENERATION  
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No.	Date	Description
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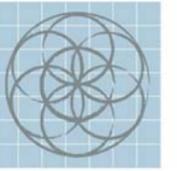


NUMBER	SHEET INDEX NAME
S4-B0.00	COVER SHEET
S4-B0.01	EXISTING CONDITIONS
S4-B0.02	PROPOSED CONDITIONS
S4-B0.03	WORKING SURVEY
S4-B0.04	EXISTING INFORMATION
S4-B0.05	AERIAL IMAGES
S4-B0.06	WINDOW TRIM DETAIL
S4-B1.00	SITE PLAN
S4-B2.01	01 FLOOR PLAN
S4-B2.02	02 FLOOR PLAN
S4-B2.10	ROOF PLAN
S4-B3.01	EXTERIOR ELEVATIONS
S4-B3.02	EXTERIOR ELEVATIONS
S4-B4.01	EXTERIOR SECTIONS & DETAILS
S4-B5.01	UNIT A - INTERIOR ELEVATIONS
S4-B5.02	UNIT B - INTERIOR ELEVATIONS
S4-B6.01	STAIR PLANS, SECTIONS & DETAILS
S4-B7.01	PERSPECTIVES
S4-B7.02	PERSPECTIVES
S4-B8.00	LANDSCAPE PLAN



**PRELIMINARY**  
Not for regulatory  
approval, permit or  
construction.

09/18/2015



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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No. Date Description

TERRAMARK  
URBAN HOMES

EXISTING  
CONDITIONS

**PRELIMINARY**  
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09/18/2015

Project number 1412  
Date 09/18/2015  
Drawn by Author  
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**S4-B0.01**

Scale

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TOBIN HILL URBAN BUNGALOWS  
4 UNITS  
CURRENT CONSTRUCTION



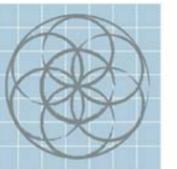
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HOUSING UNDER CONSTRUCTION



TOBIN HILL HISTORIC DISTRICT



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Structural Engineer

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TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No. Date Description



PROPOSED  
CONDITIONS

**PRELIMINARY**  
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09/18/2015

Project number 1412  
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**S4-B0.02**

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TOBIN HILL URBAN BUNGALOWS II  
2 UNITS  
PROPOSED CONSTRUCTION



AW

AE

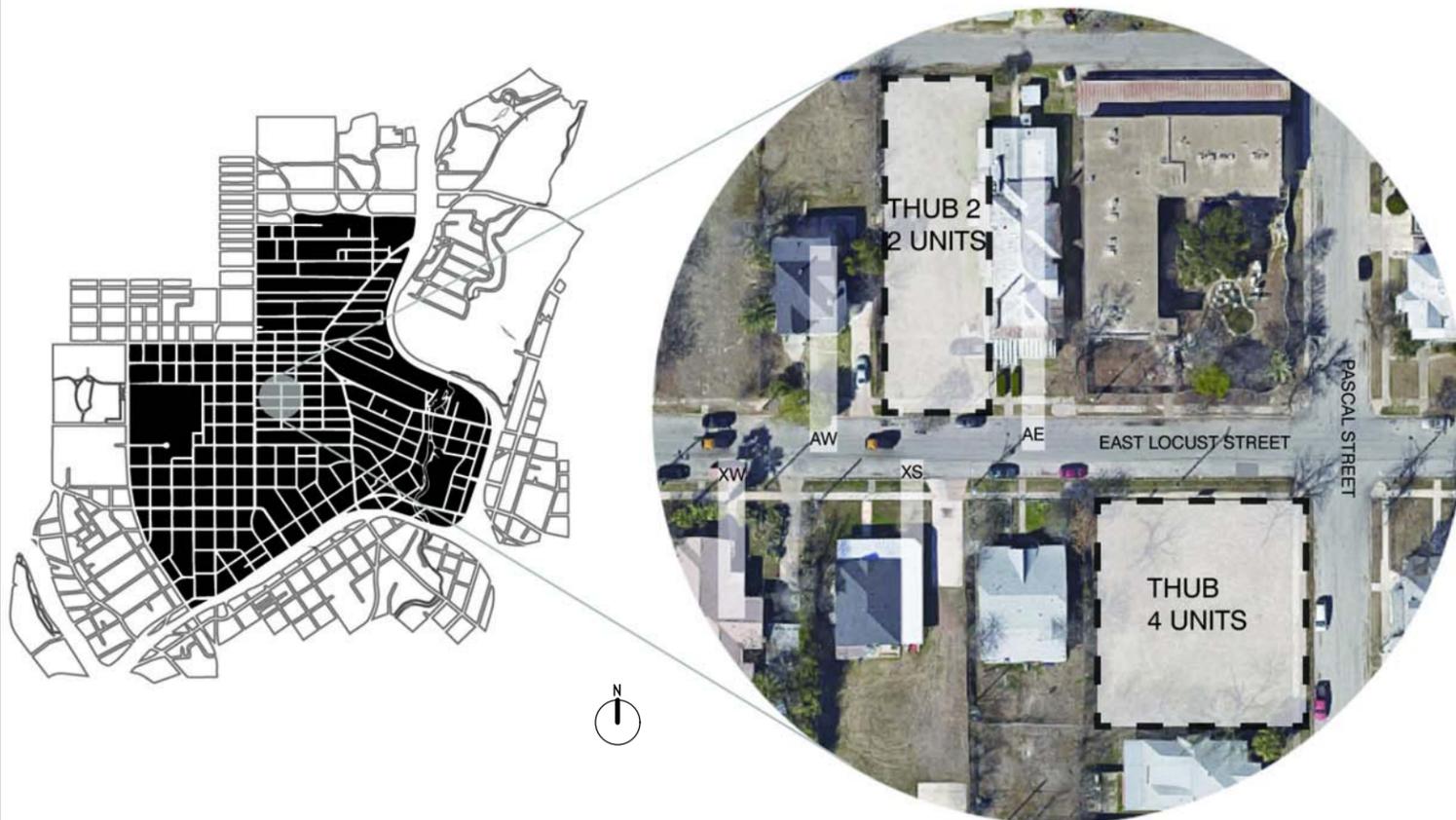


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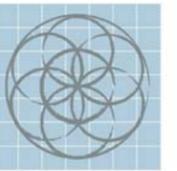
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PROPOSED HOUSING



TOBIN HILL HISTORIC DISTRICT



SEVENTH  
GENERATION  
DESIGN

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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No. Date Description



WORKING SURVEY

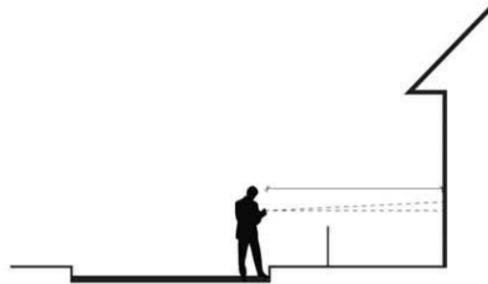
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construction.

Project number 1412  
Date 09/18/2015  
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Scale

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- 1- 43.72'
- 2- 50.90'
- 3- 52.30'
- 4- 25.53'
- 5- 56.39'
- 6- 57.47'
- 7- 59.52'
- 8- 54.48'
- 9- 39.70'
- 10- 10.56'
- 11- 51.19'
- 12- 97.81'
- 13- 50'
- 14- 20'
- 15- 34.41'
- 16- 36.91'
- 17- 43.72'
- 18- 28'
- 19- 48.15'
- 20- 11.69'
- 21- 47.35'
- 22- 51.12'
- 23- 48.31'
- 24- 24.48'
- 25- 54.89'
- 26- 95.21'
- 27- 56.40'
- 28- 77.69'
- 29- 53.69'
- 30- 9.96'
- 31- 9.12'
- 32- 9.10'
- 33- 13.44'
- 34- 16.98'
- 35- 20.72'
- 36- 20.18'
- 37- 16.21'
- 38- 21.89'
- 39- 12.52'
- 40- 14.98'



# TOBIN HILL URBAN BUNGALOWS II

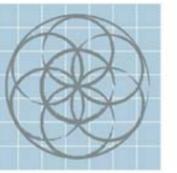
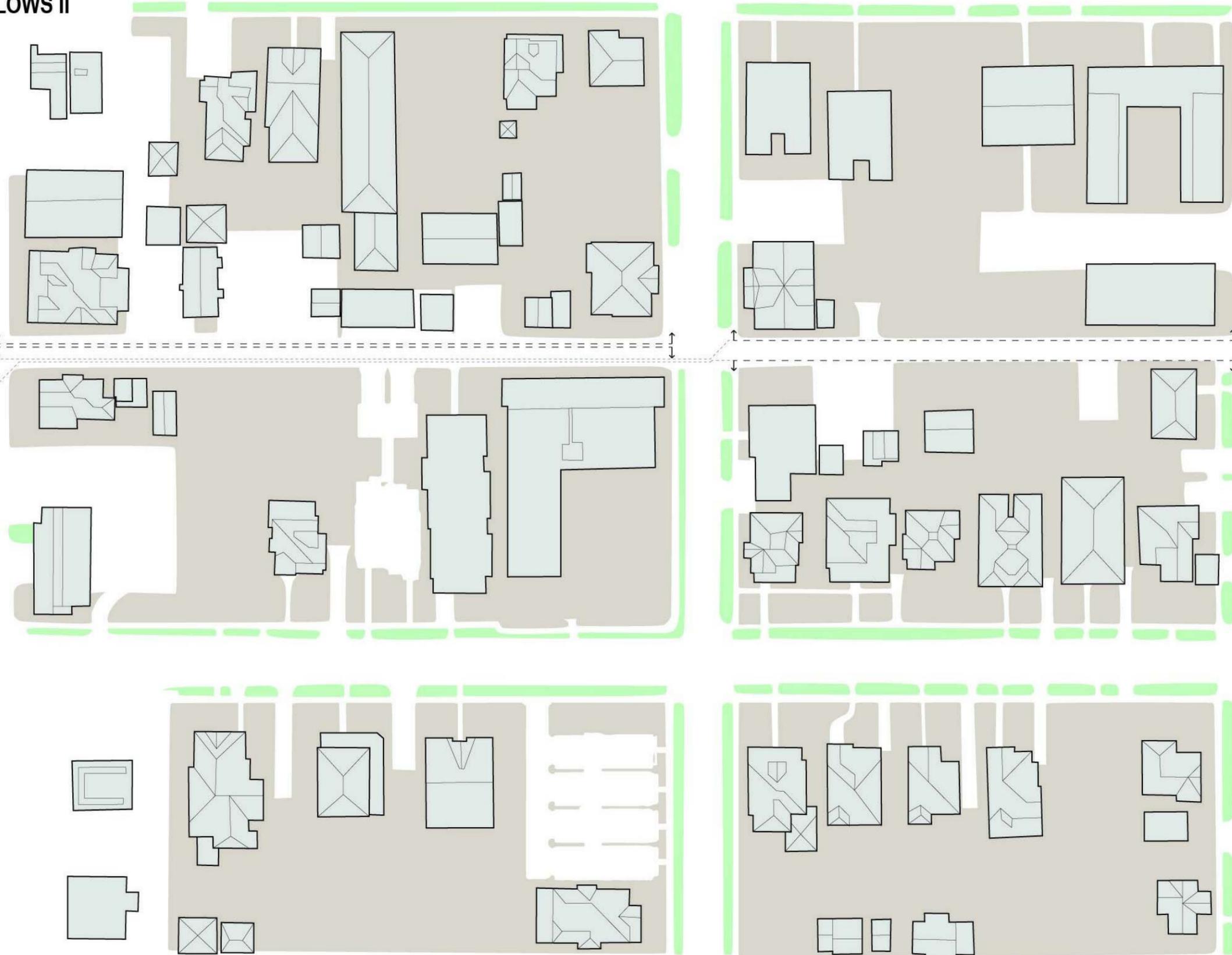
321 EAST LOCUST  
Survey Diagram + Existing Info

Total Setbacks Surveyed: 40

Front Setback: 20  
Mean: 47'  
Median: 50'

Back Setback: 20  
Mean: 30'  
Median: 20'

- 1
- 2
- 3
- 4



SEVENTH  
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ARCHITECTURE | SUSTAINABILITY | PRESERVATION

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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No.	Date	Description



EXISTING  
INFORMATION

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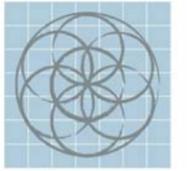
Project number	1412
Date	09/18/2015
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Checked by	Checker

**S4-B0.04**

Scale

**TOBIN HILL URBAN BUNGALOWS II**  
 321 EAST LOCUST  
 Survey Aerial Images

1  
2  
3  
4



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 BUNGALOWS 2**

321 EAST LOCUST

No.	Date	Description



**TERRAMARK**  
 URBAN HOMES

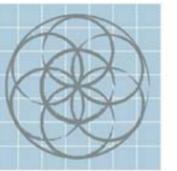
AERIAL IMAGES

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Scale



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WINDOW TRIM  
DETAIL

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Scale

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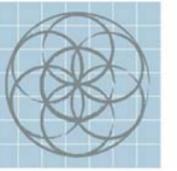


TOBIN HILL URBAN BUNGALOWS  
WINDOWS TO BE INSTALLED IN TOBIN HILL  
URBAN BUNGALOWS II

SECOND FLOOR:  
TAN ALUMINUM DOUBLE HUNG WINDOWS  
2X6" SURROUNDING TRIM WITH 2X CAP







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321 EAST LOCUST

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01 FLOOR PLAN

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Date 09/18/2015

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**S4-B2.01**

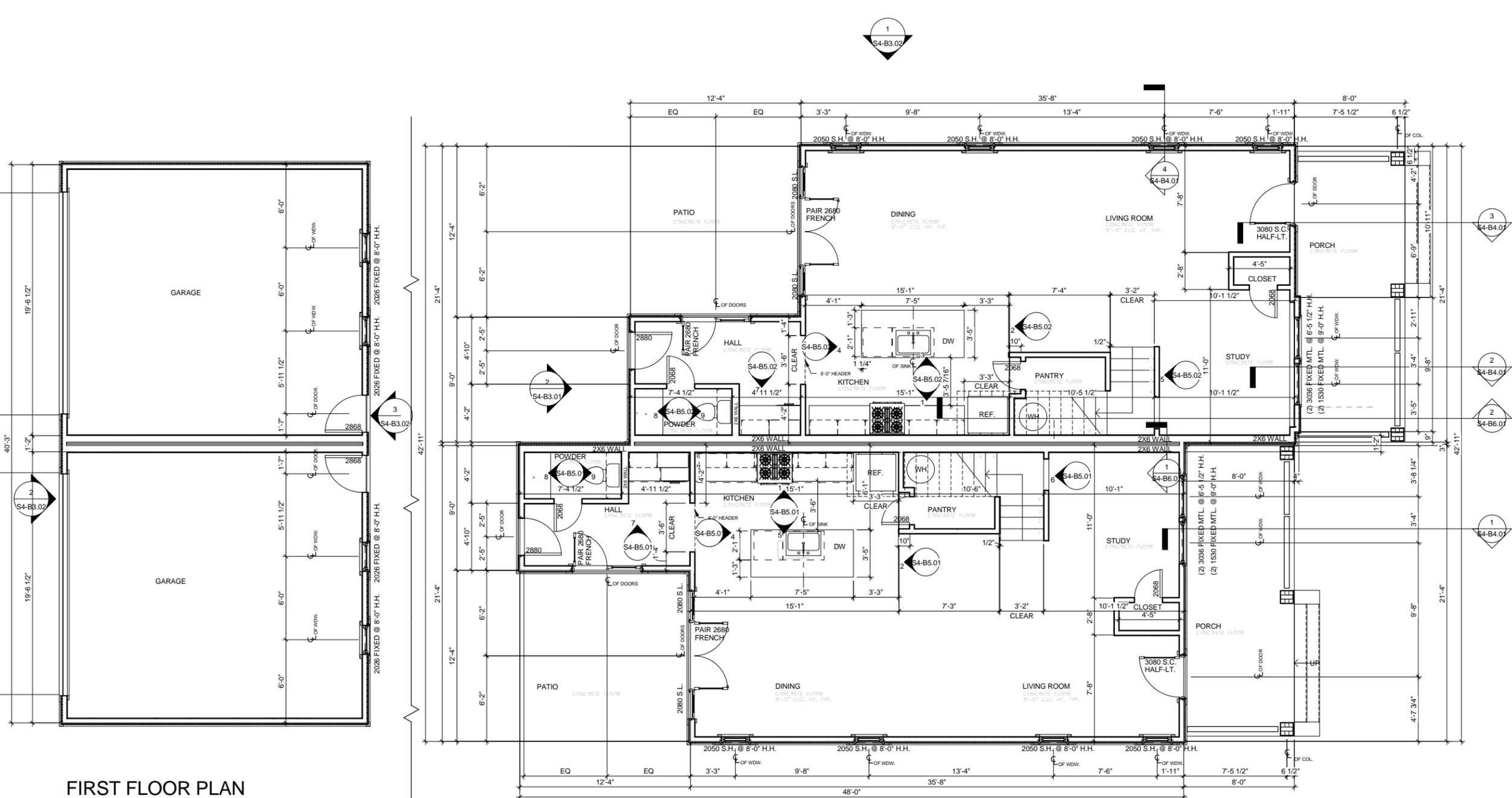
Scale 1/4" = 1'-0"

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LIVING AREAS - UNIT A	
NAME	AREA
1ST FLOOR LIVING	877 S.F.
2ND FLOOR LIVING	824 S.F.
TOTAL LIVING	1,701 S.F.
GARAGE	443 S.F.
FRONT PORCH	168 S.F.
REAR PATIO	202 S.F.
TOTAL STRUCTURE	2,514 S.F.

LIVING AREAS - UNIT B	
NAME	AREA
1ST FLOOR LIVING	877 S.F.
2ND FLOOR LIVING	824 S.F.
TOTAL LIVING	1,701 S.F.
GARAGE	443 S.F.
FRONT PORCH	168 S.F.
REAR PATIO	202 S.F.
TOTAL STRUCTURE	2,514 S.F.

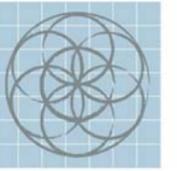
SHARED ROOF + SLAB AREAS	
NAME	AREA
COMP. ROOF AREA (GARAGE ROOF INCLUDED)	3,337 S.F.
METAL ROOF AREA	336 S.F.
SLAB	1,754 S.F.



FIRST FLOOR PLAN

9/18/2015 1:11:50 PM

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING UNIT A - 877 S.F. UNIT B - 877 S.F.	1,754 S.F.
2ND FLOOR LIVING UNIT A - 824 S.F. UNIT B - 824 S.F.	1,648 S.F.
TOTAL LIVING	3,402 S.F.
CARPORT UNIT A - 443 S.F. UNIT B - 443 S.F.	886 S.F.
FRONT PORCH UNIT A - 169 S.F. UNIT B - 169 S.F.	338 S.F.
REAR PATIO UNIT A - 202 S.F. UNIT B - 202 S.F.	404 S.F.
TOTAL STRUCTURE	5,030 S.F.
COMP. ROOF AREA (GARAGE ROOF INCLUDED)	3,337 S.F.
METAL ROOF AREA	336 S.F.
SLAB	1,754 S.F.



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TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No. Date Description



02 FLOOR PLAN

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09/18/2015

Project number 1412

Date 09/18/2015

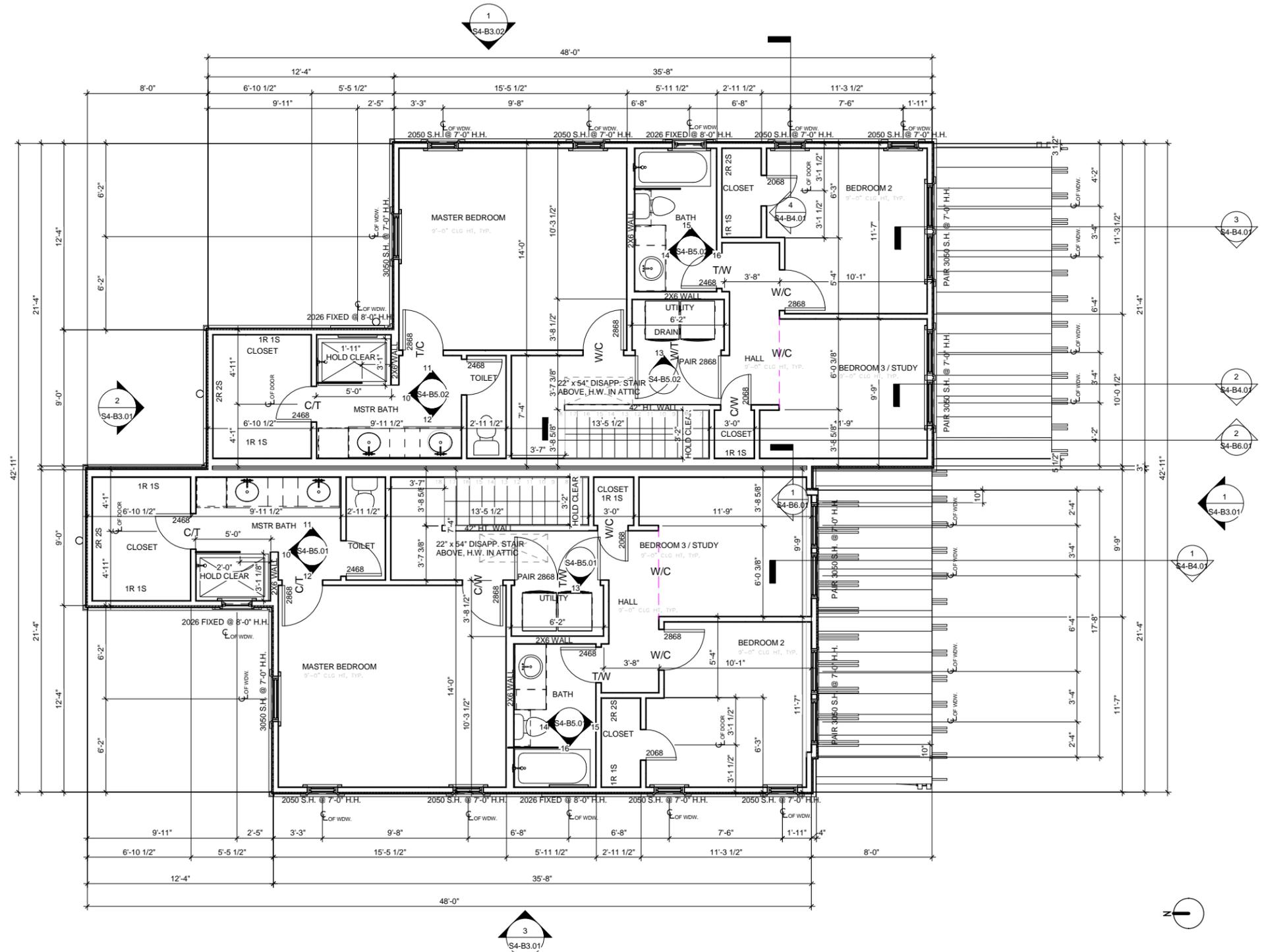
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**S4-B2.02**

Scale 1/4" = 1'-0"

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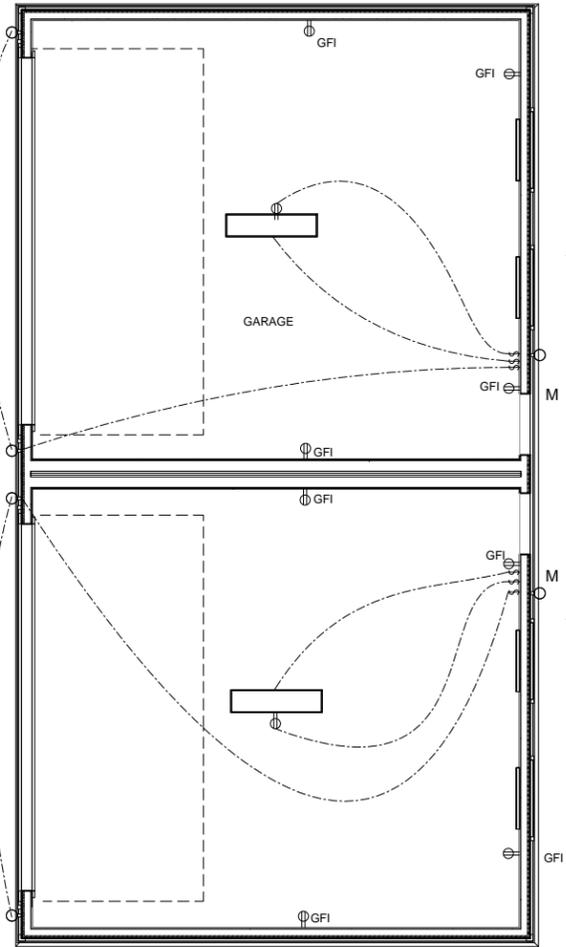


SECOND FLOOR PLAN

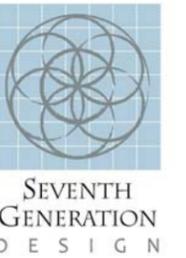
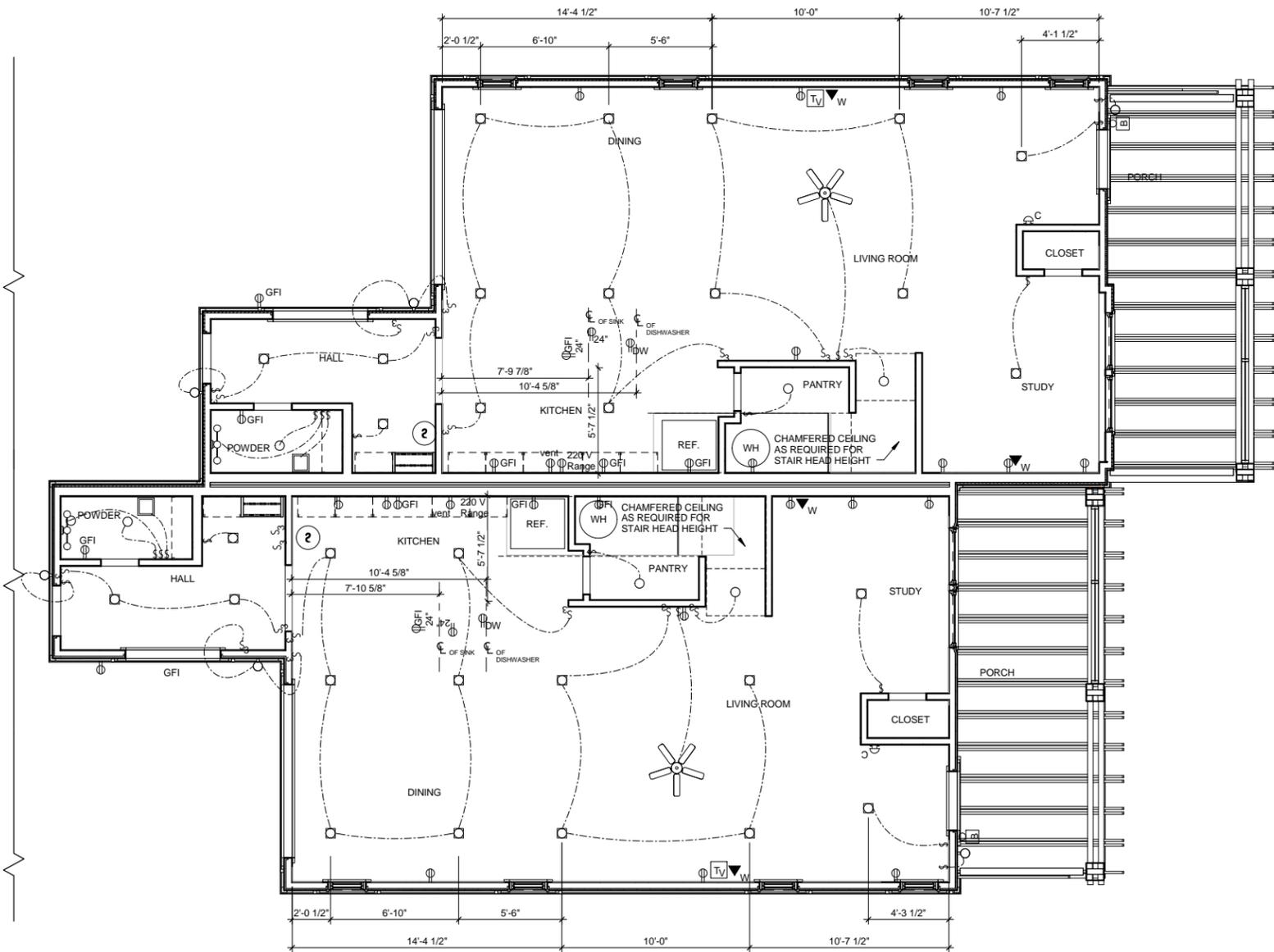
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# ELECTRICAL & CEILING PLAN LEGEND

-  RECESSED CAN LIGHT
-  WATERPROOF RECESSED LIGHT
-  SURFACE MOUNTED LIGHT
-  WALL MOUNTED LIGHT
-  WALL MOUNTED VANITY LIGHT
-  EXHAUST FAN
-  CEILING FAN WITH LIGHT KIT
-  110 VOLT DUPLEX OUTLET
-  220 VOLT DUPLEX OUTLET  
APPLIANCE
-  GROUND FAULT/WATERPROOF  
DUPLEX OUTLET
-  DISHWASHER SWITCH
-  GARBAGE DISPOSAL SWITCH
-  ONE-WAY SWITCH
-  TWO-WAY SWITCH
-  THERMOSTAT
-  DOORBELL
-  DOORCHIME
-  ELECTRICAL PANEL
-  SMOKE & CARBON MONOXIDE  
DETECTOR
-  TELEPHONE WALL OUTLET
-  TELEVISION CABLE OUTLET
-  GAS CONNECTION
-  ATTIC ACCESS
-  WALL MOUNTED MOTION  
SENSOR LIGHT



FIRST FLOOR REFLECTED CEILING PLAN



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Structural Engineer

MEP Engineer

Landscape Architect

## TOBIN HILL URBAN BUNGALOWS 2

321 EAST LOCUST

No.	Date	Description
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### FIRST FLOOR REFLECTED CEILING PLAN

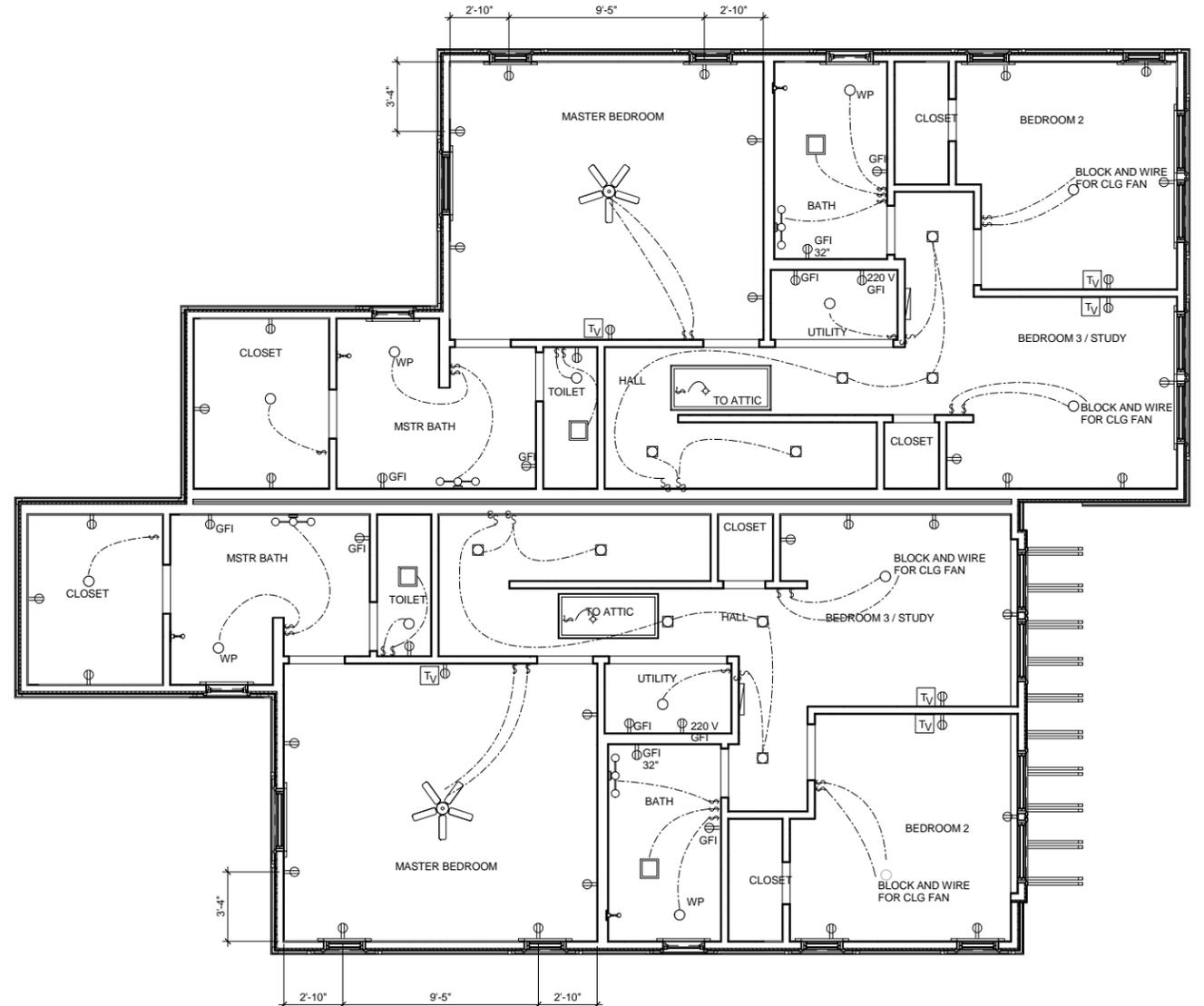
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Date	09/18/2015
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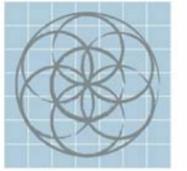
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Scale 1/4" = 1'-0"

# ELECTRICAL & CEILING PLAN LEGEND

-  RECESSED CAN LIGHT
-  WATERPROOF RECESSED LIGHT
-  SURFACE MOUNTED LIGHT
-  WALL MOUNTED LIGHT
-  WALL MOUNTED VANITY LIGHT
-  EXHAUST FAN
-  CEILING FAN WITH LIGHT KIT
-  110 VOLT DUPLEX OUTLET
-  220 VOLT DUPLEX OUTLET
-  GROUND FAULT/WATERPROOF DUPLEX OUTLET
-  DISHWASHER SWITCH
-  GARBAGE DISPOSAL SWITCH
-  ONE-WAY SWITCH
-  TWO-WAY SWITCH
-  THERMOSTAT
-  DOORBELL
-  DOORCHIME
-  ELECTRICAL PANEL
-  SMOKE & CARBON MONOXIDE DETECTOR
-  TELEPHONE WALL OUTLET
-  TELEVISION CABLE OUTLET
-  GAS CONNECTION
-  ATTIC ACCESS
-  WALL MOUNTED MOTION SENSOR LIGHT



SECOND FLOOR REFLECTED CEILING PLAN



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- Structural Engineer
- MEP Engineer
- Landscape Architect

## TOBIN HILL URBAN BUNGALOWS 2

321 EAST LOCUST

No.	Date	Description
-----	------	-------------



## SECOND FLOOR REFLECTED CEILING PLAN

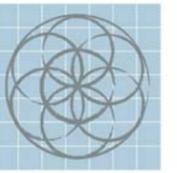
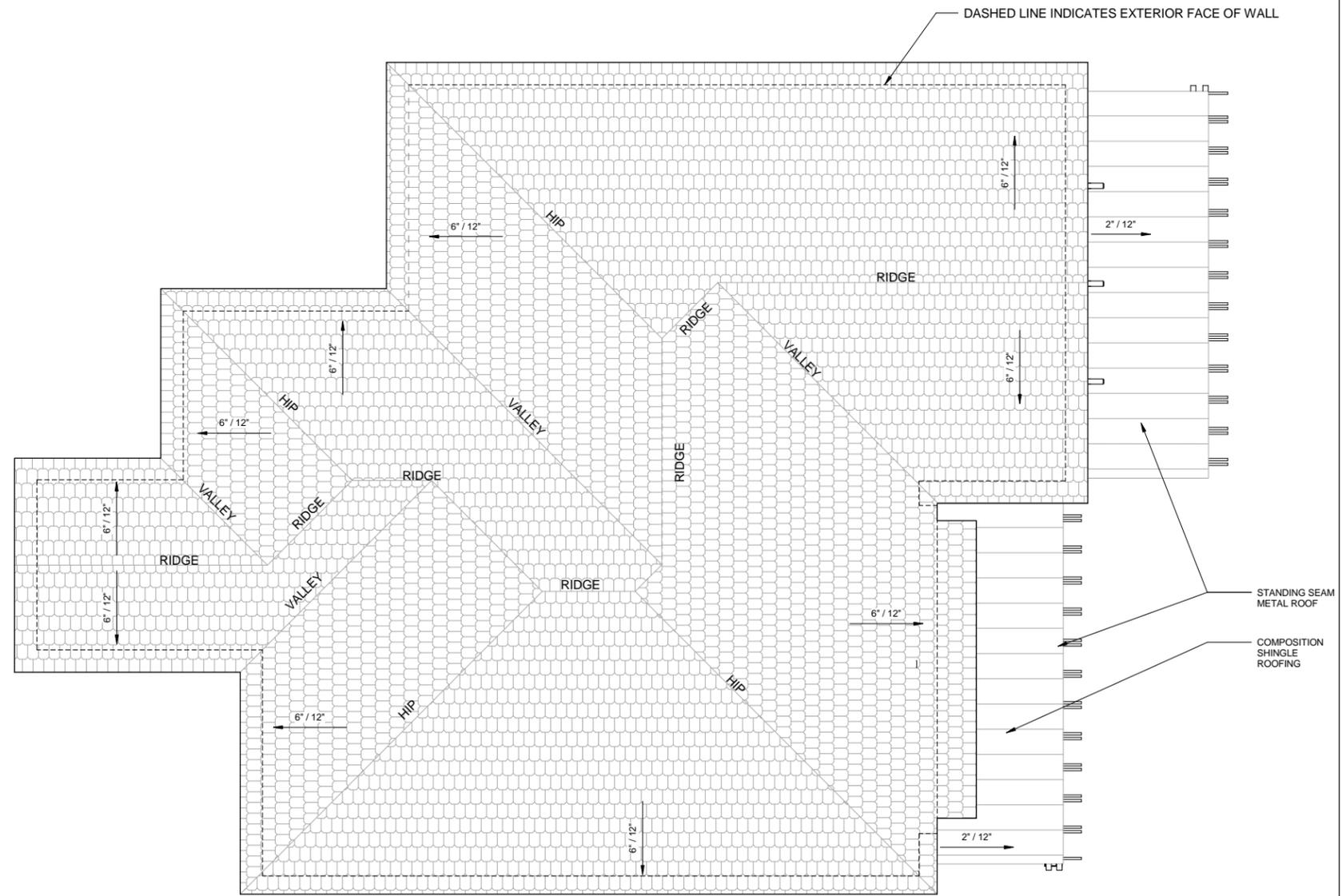
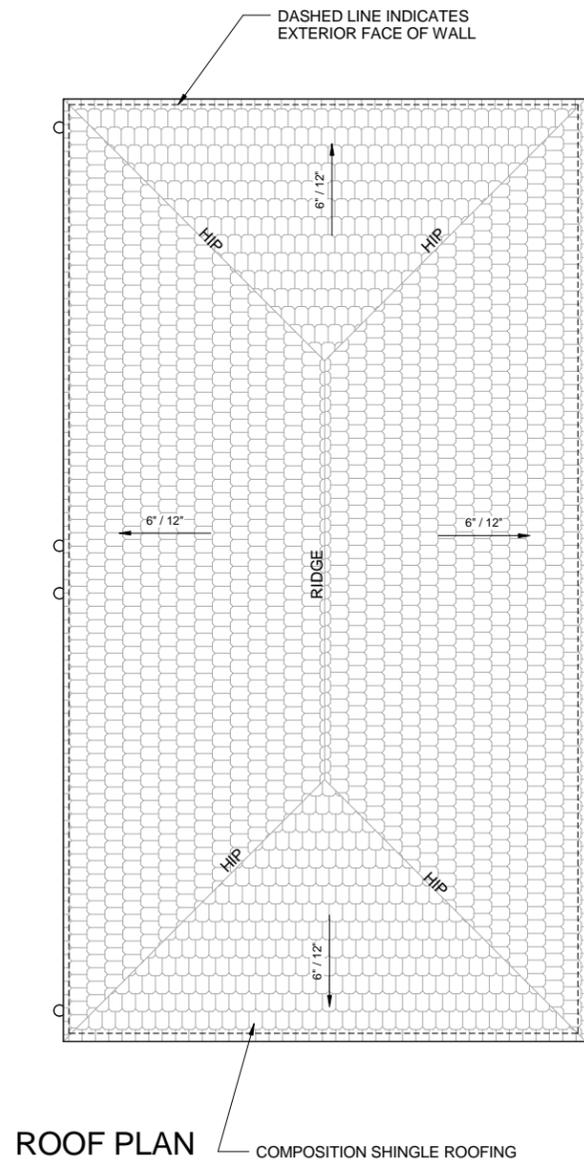
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construction.

Project number	1412
Date	09/18/2015
Drawn by	Author
Checked by	Checker

**S4-B2.04**

Scale 1/4" = 1'-0"

OVERALL LIVING + ROOF AREAS	
NAME	AREA
1ST FLOOR LIVING UNIT A - 877 S.F. UNIT B - 877 S.F.	1,754 S.F.
2ND FLOOR LIVING UNIT A - 824 S.F. UNIT B - 824 S.F.	1,648 S.F.
TOTAL LIVING	3,402 S.F.
CARPORT UNIT A - 443 S.F. UNIT B - 443 S.F.	886 S.F.
FRONT PORCH UNIT A - 169 S.F. UNIT B - 169 S.F.	338 S.F.
REAR PATIO UNIT A - 202 S.F. UNIT B - 202 S.F.	404 S.F.
TOTAL STRUCTURE	5,030 S.F.
COMP. ROOF AREA (GARAGE ROOF INCLUDED)	3,337 S.F.
METAL ROOF AREA	336 S.F.
SLAB	1,754 S.F.



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No.	Date	Description



ROOF PLAN

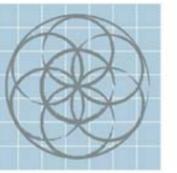
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**S4-B2.10**  
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EXTERIOR  
ELEVATIONS

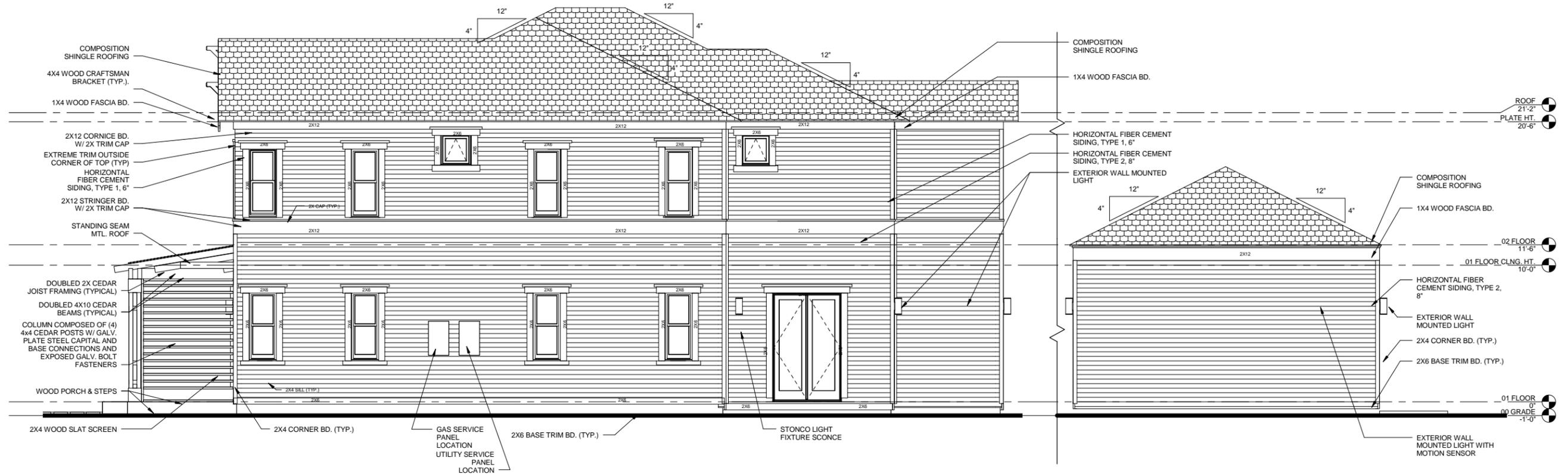
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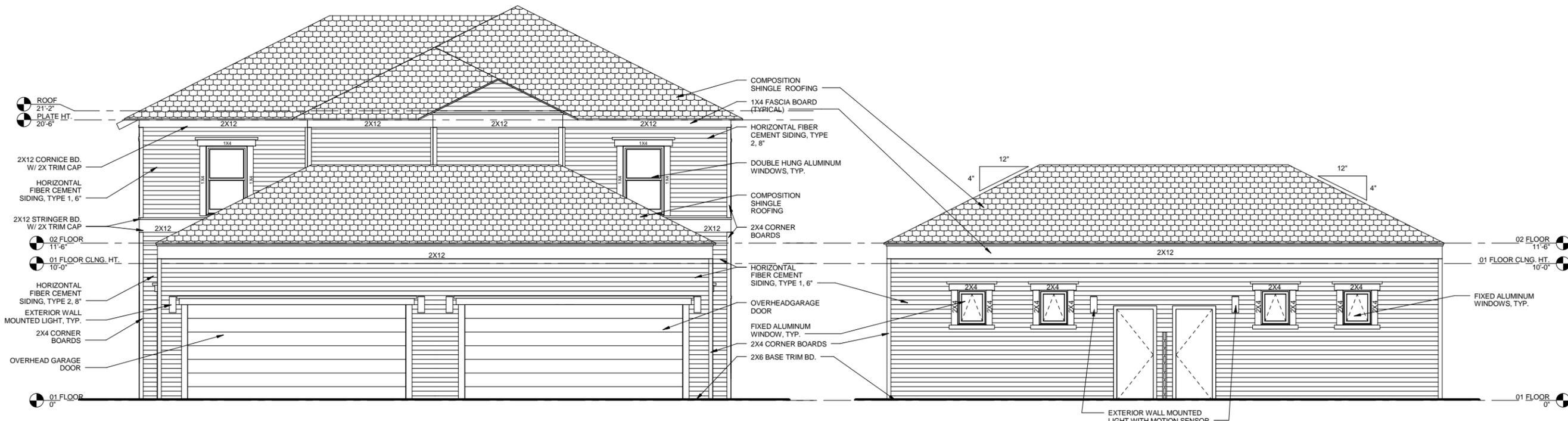
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Scale 1/4" = 1'-0"

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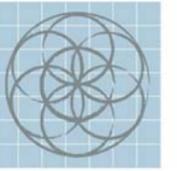
EAST ELEVATION



REAR ELEVATION

GARAGE NORTH ELEVATION

9/18/2015 11:20:02 PM



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EXTERIOR SECTIONS  
& DETAILS

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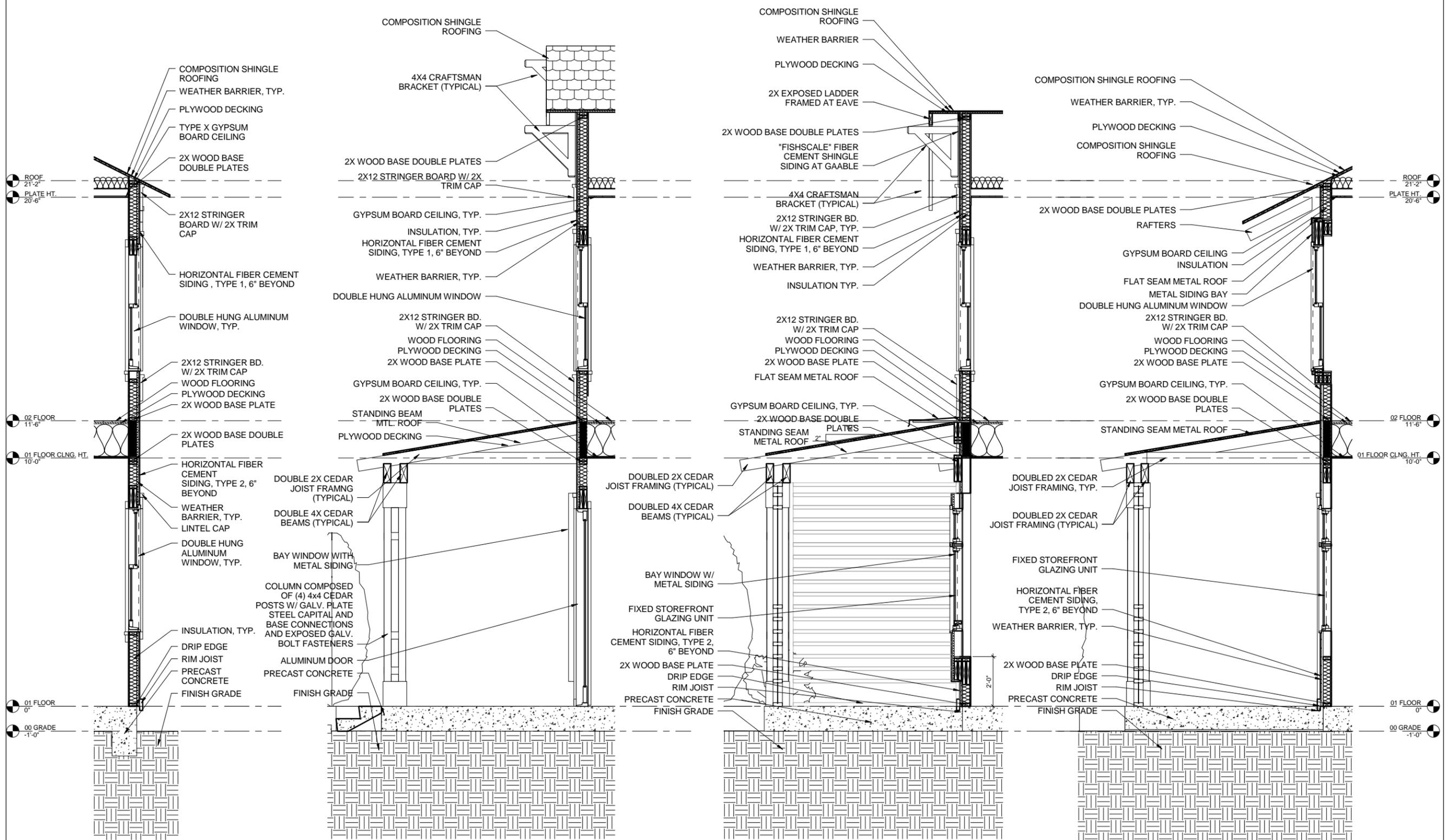
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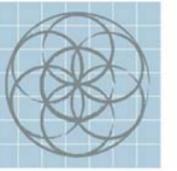
4 EXTERIOR WALL SECTION, TYP.  
1/2" = 1'-0"

3 EXTERIOR SECTION AT PORCH  
1/2" = 1'-0"

2 1ST FLOOR BAY WINDOW SECTION  
1/2" = 1'-0"

1 2ND FLOOR BAY WINDOW SECTION  
1/2" = 1'-0"

09/18/2015 11:23:03 PM



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MEP Engineer

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BUNGALOWS 2

321 EAST LOCUST

No. Date Description

UNIT A - INTERIOR  
ELEVATIONS

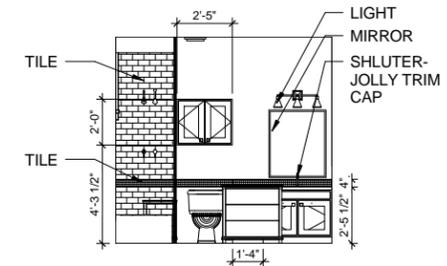
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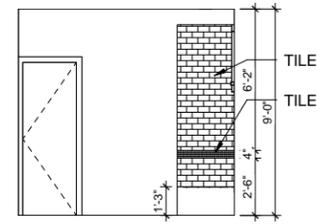
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Scale 1/4" = 1'-0"

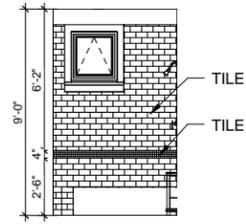
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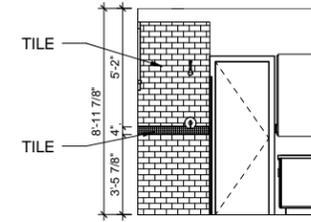
14 BATH NORTH  
1/4" = 1'-0"



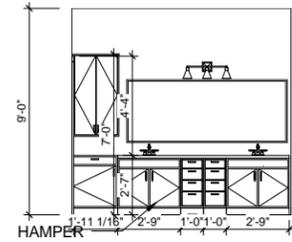
15 BATH SOUTH  
1/4" = 1'-0"



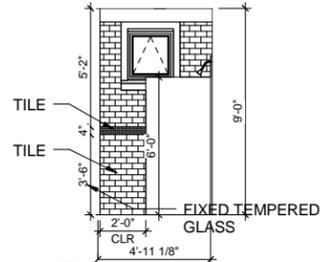
16 BATH WEST  
1/4" = 1'-0"



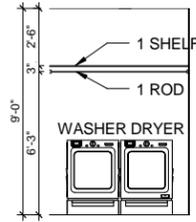
10 MSTR B NORTH  
1/4" = 1'-0"



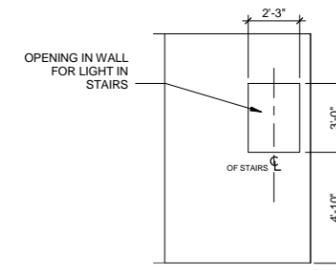
11 MSTR B EAST  
1/4" = 1'-0"



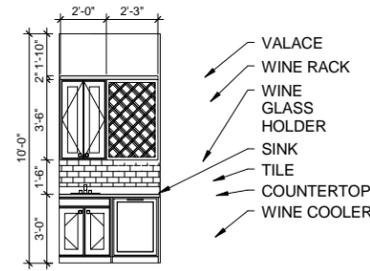
12 MSTR B WEST  
1/4" = 1'-0"



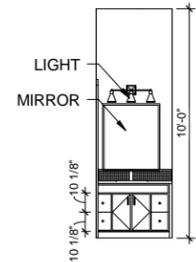
13 UNIT A - UTILITY WEST  
1/4" = 1'-0"



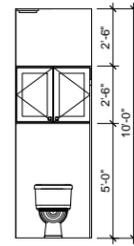
6 STUDY NORTH  
1/4" = 1'-0"



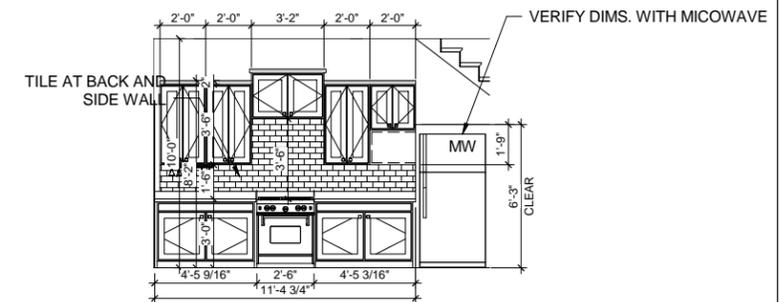
7 ENT EAST  
1/4" = 1'-0"



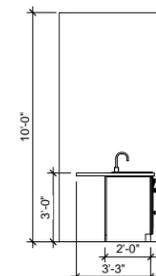
8 PWDR NORTH  
1/4" = 1'-0"



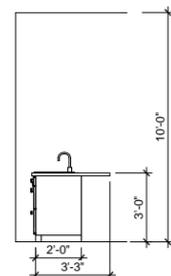
9 PWDR SOUTH  
1/4" = 1'-0"



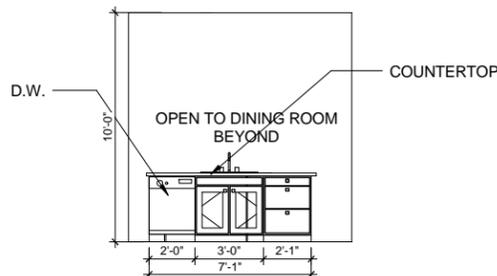
1 UNIT A - KITCHEN EAST  
1/4" = 1'-0"



2 KITCHEN ISLAND NORTH  
1/4" = 1'-0"

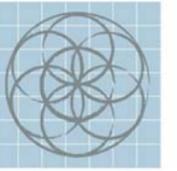


4 KITCHEN ISLAND SOUTH  
1/4" = 1'-0"



5 KITCHEN ISLAND WEST  
1/4" = 1'-0"

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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN BUNGALOWS 2

321 EAST LOCUST

No. Date Description



UNIT B - INTERIOR ELEVATIONS

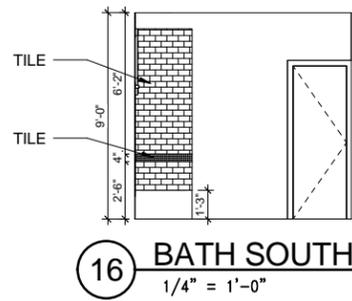
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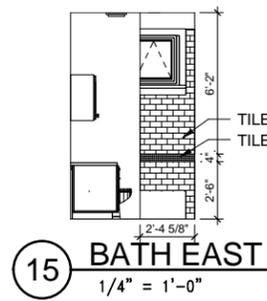
**S4-B5.02**

Scale 1/4" = 1'-0"

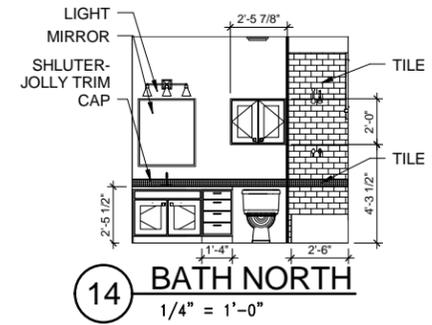
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16 BATH SOUTH  
1/4" = 1'-0"



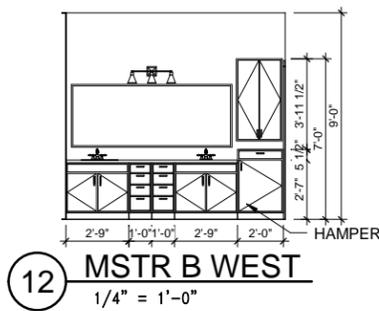
15 BATH EAST  
1/4" = 1'-0"



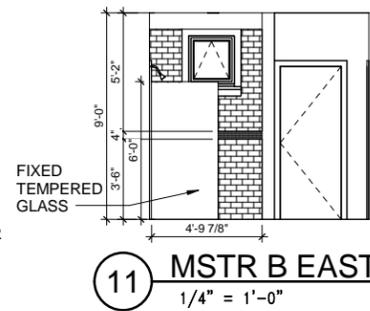
14 BATH NORTH  
1/4" = 1'-0"



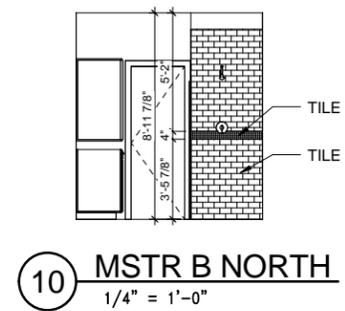
13 UTILITY WEST  
1/4" = 1'-0"



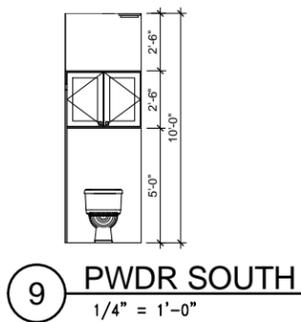
12 MSTR B WEST  
1/4" = 1'-0"



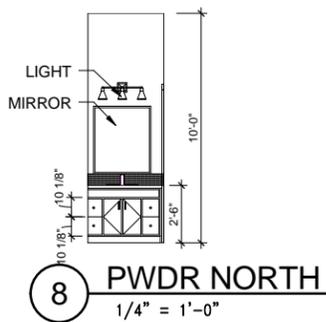
11 MSTR B EAST  
1/4" = 1'-0"



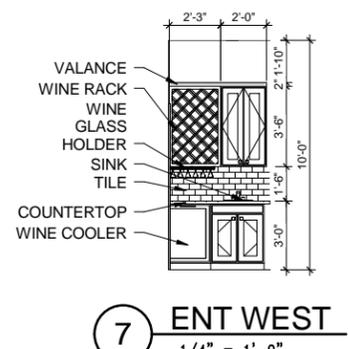
10 MSTR B NORTH  
1/4" = 1'-0"



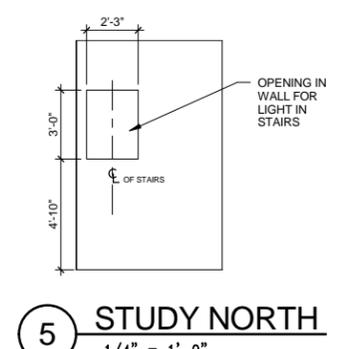
9 PWDR SOUTH  
1/4" = 1'-0"



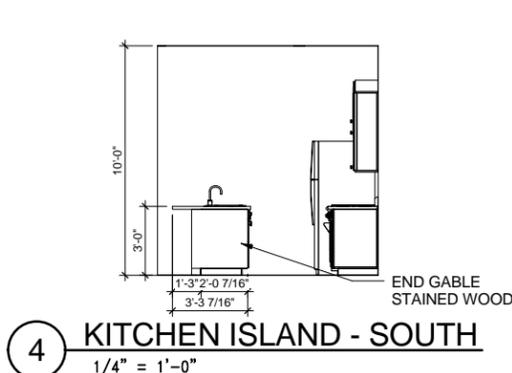
8 PWDR NORTH  
1/4" = 1'-0"



7 ENT WEST  
1/4" = 1'-0"



5 STUDY NORTH  
1/4" = 1'-0"



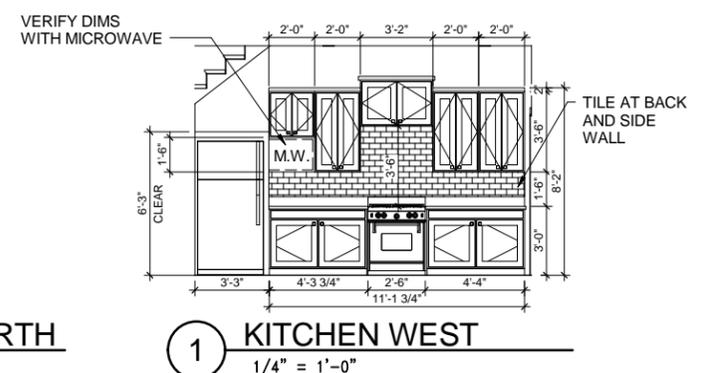
4 KITCHEN ISLAND - SOUTH  
1/4" = 1'-0"



3 KITCHEN ISLAND - EAST  
1/4" = 1'-0"

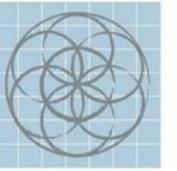


2 KITCHEN ISLAND - NORTH  
1/4" = 1'-0"



1 KITCHEN WEST  
1/4" = 1'-0"

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SEVENTH  
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Structural Engineer

MEP Engineer

Landscape Architect

TOBIN HILL URBAN  
BUNGALOWS 2

321 EAST LOCUST

No.	Date	Description
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STAIR PLANS,  
SECTIONS & DETAILS

**PRELIMINARY**  
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approval, permit or  
construction.

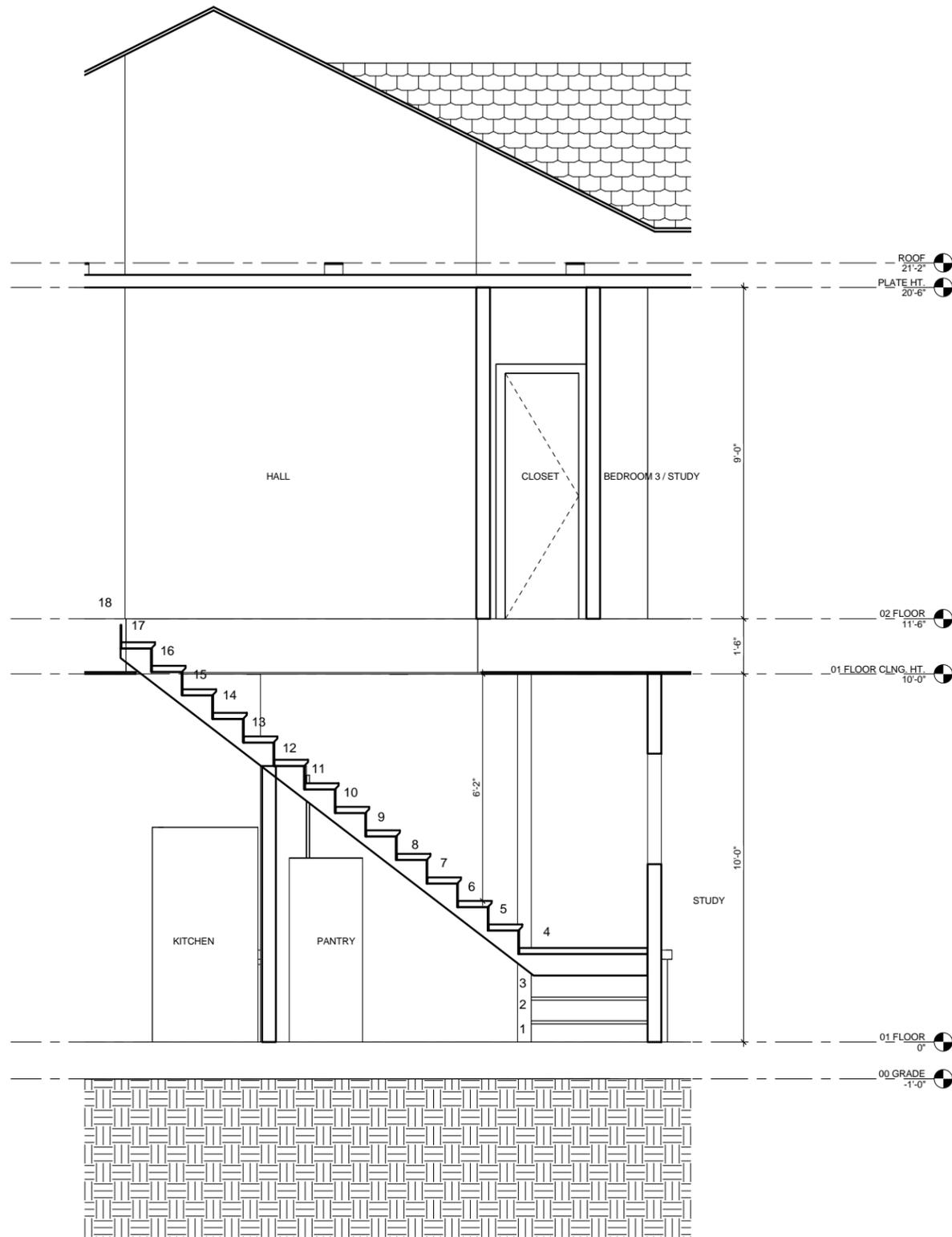
09/18/2015

Project number	1412
Date	09/18/2015
Drawn by	Author
Checked by	Checker

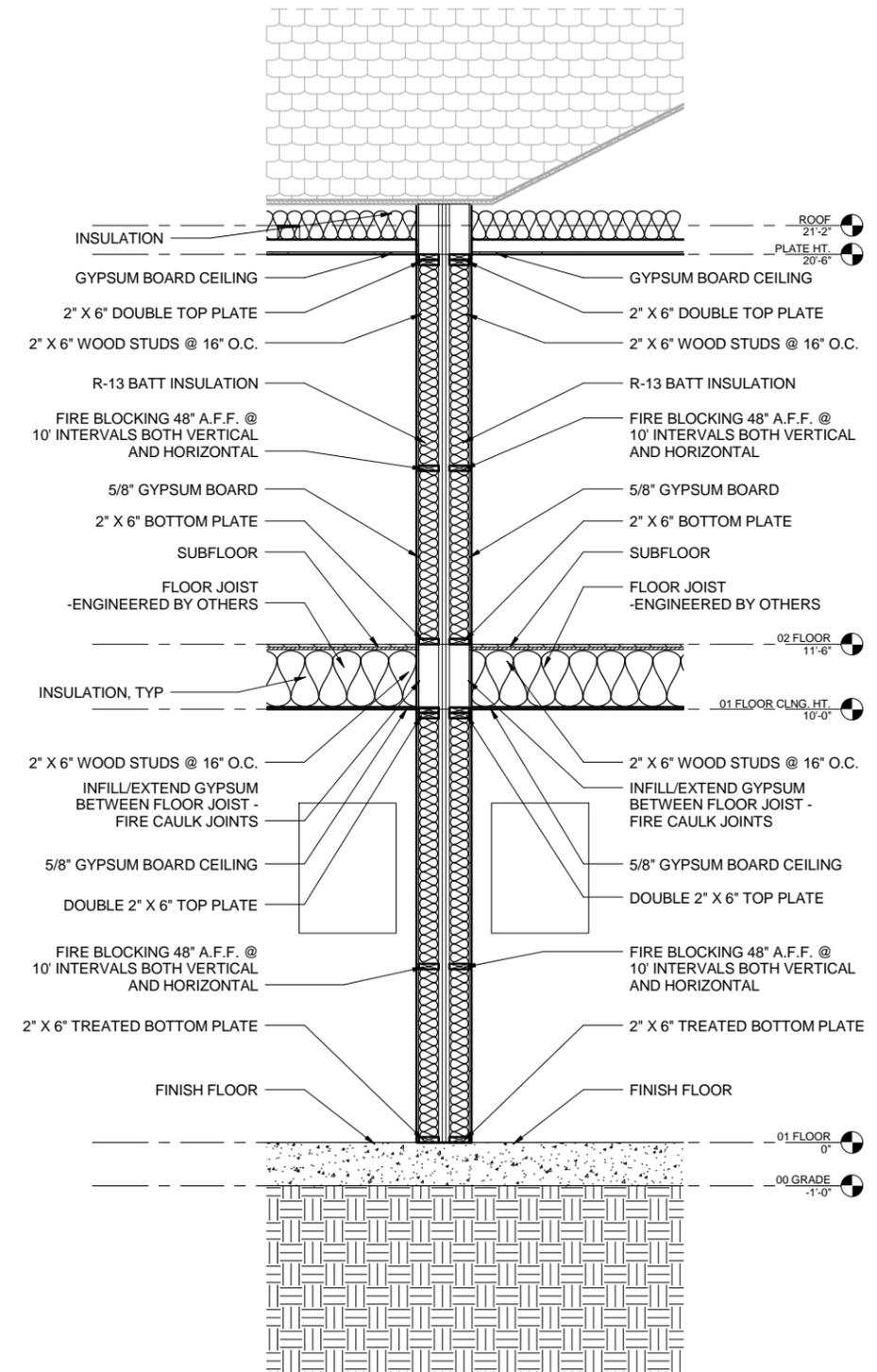
**S4-B6.01**

Scale 1/2" = 1'-0"

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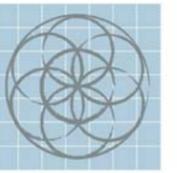


STAIR SECTION - TYPICAL



FIREWALL SECTION - REFERENCE R-302.02, R-302.3

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No.	Date	Description



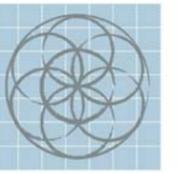
PERSPECTIVES

**PRELIMINARY**  
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approval, permit or  
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Project number	1412
Date	09/18/2015
Drawn by	AP
Checked by	Checker

**S4-B7.01**

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Landscape Architect

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No.	Date	Description



PERSPECTIVES

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construction.*

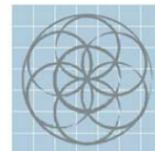
09/18/2015

Project number	1412
Date	09/18/2015
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**S4-B7.02**

Scale





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No. Date Description



LANDSCAPE PLAN

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09/15/2015

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Date 09/15/2015  
Drawn by Author  
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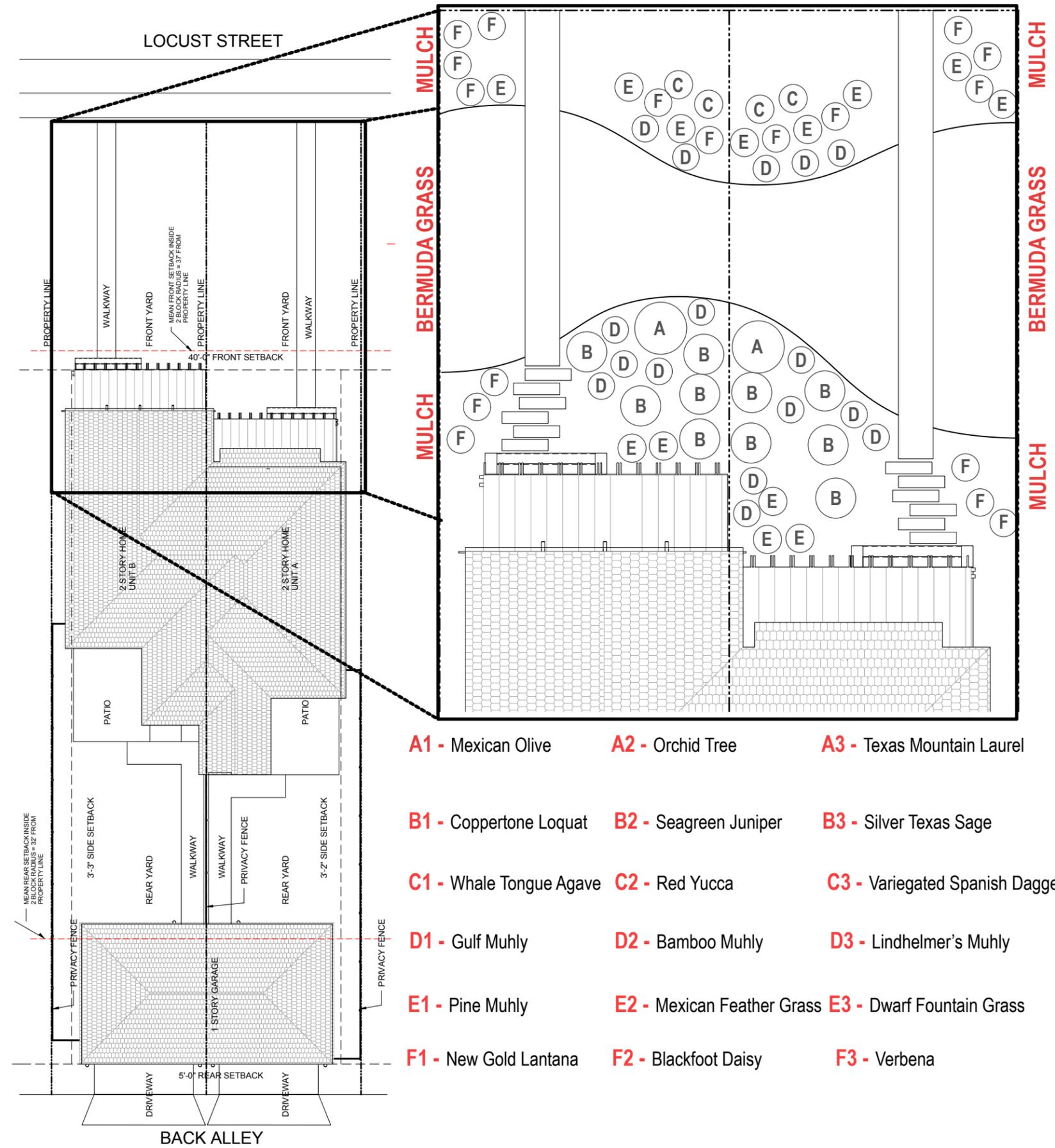
**S4-B8.00**

Scale 1/8" = 1'-0"

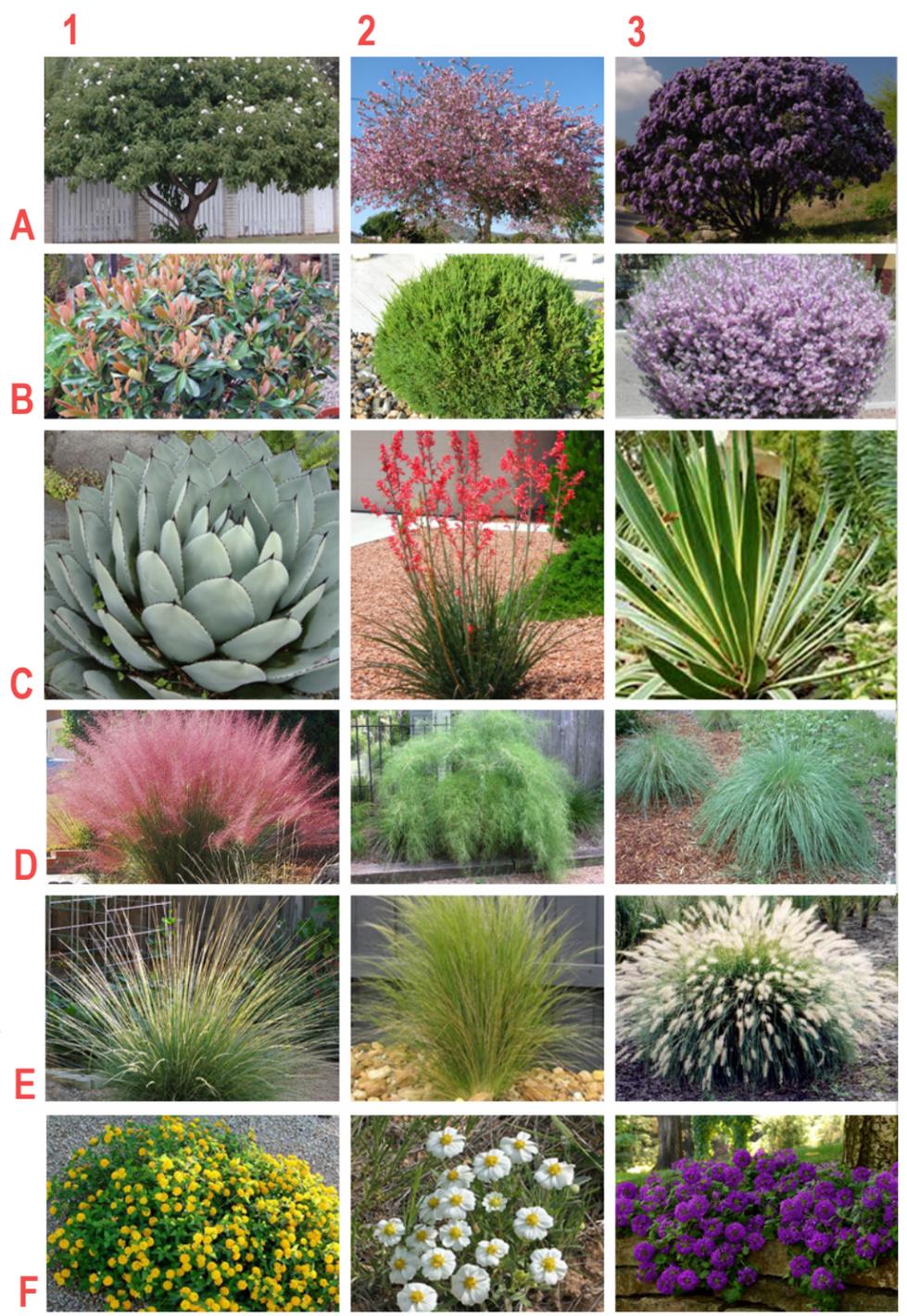
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SIDEWALK

LOCUST STREET



- A1** - Mexican Olive
- A2** - Orchid Tree
- A3** - Texas Mountain Laurel
- B1** - Coppertone Loquat
- B2** - Seagreen Juniper
- B3** - Silver Texas Sage
- C1** - Whale Tongue Agave
- C2** - Red Yucca
- C3** - Variegated Spanish Dagger
- D1** - Gulf Muhly
- D2** - Bamboo Muhly
- D3** - Lindhelmer's Muhly
- E1** - Pine Muhly
- E2** - Mexican Feather Grass
- E3** - Dwarf Fountain Grass
- F1** - New Gold Lantana
- F2** - Blackfoot Daisy
- F3** - Verbena



9/16/2015