

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 22

HDRC CASE NO: 2016-459
ADDRESS: 1008 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK H LOT N 166 FT OF 2 & W 25 FT OF 3
ZONING: RM-6 CD H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Luis Gerlein
OWNER: Luis Gerlein
REQUEST:

The applicant is requesting conceptual approval to construct five, two story houses on the vacant lot at 1008 Burnet.

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.
- 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.

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

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

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

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.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in

accordance with guidance from the City Arborist.

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.

7. Off-Street Parking

A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct five, two story, single family houses on the vacant lot located at 1008 Burnet in the Dignowity Hill Historic District. This lot is located adjacent to a vacant lot which is located at the corner of Willow Street and Burnet Street. The lot at 1008 Burnet Street features approximately 13,700 square feet measuring 216 feet in depth and 75 feet in width.
- b. SETBACKS & ORIENTATION – The applicant has proposed an overall lot arrangement which features one two story structure addressing Burnet with three structures located to its rear (south). The three structure's to the street fronting structure's rear will feature common side yard setbacks as the street fronting structure. The proposed fifth

structure features an orientation and setback that is different from the other four. This structure will be located in the rear (southeast) corner of the lot; typically where historic accessory structures are located. The proposed orientation and locations of the proposed structures are not consistent with historic examples found throughout the Dignowity Hill Historic District.

- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. As mentioned in finding b, the applicant has proposed to orient the street fronting structure in a similar manner to the historic structures on the block. The applicant has proposed a setback of 16' – 8" from the front façade of the structure to the sidewalk at the public right of way. The historic structures on the block feature setbacks of approximately 18 feet from the front porch to the public right of way and a setback of approximately 25 feet from the street fronting wall plane to the public right of way at the sidewalk. The applicant's proposed setback of only 16 feet from the front wall plane is not consistent with the Guidelines for New Construction.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has oriented the primary entrance of the street fronting structure toward Burnet, which is consistent with the Guidelines. In regards to the middle three structures, the applicant has not designed character defining features that represent primary building entrances. The applicant has incorporated entry doors with steps or a small stoop; however, staff does not find this appropriate for new construction within a historic district. Staff recommends the applicant incorporate entrances that are consistent with the Guidelines as well as feature massing that is consistent with porch design of historic structures.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed five, two story structures that each feature an overall height of approximately twenty-eight (28) feet. This block of Burnet primarily consists of one story structures with the exception of a two story historic structure immediately across the street from the proposed new construction. Staff finds that the introduction of five two story structures on a block that features predominantly single family structures is inappropriate and inconsistent with the Guidelines.
- f. **TRANSITIONS** – Step downs in building height should be utilized to transition from the height of the proposed new construction to the single story height of the neighboring structure. The applicant has not incorporated step downs in massing of any type other than the use of carports with shed roofs between each structure. Staff recommends the applicant incorporate step downs in building massing which could potentially reduce the overall needed height and massing of each structure.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has proposed foundation heights of 1' – 2 ½". This is generally consistent with historic foundation heights found on neighboring historic structures.
- h. **ROOF FORM** – The applicant has proposed for each structure to feature either a front or side gabled roof. This block of Burnet features Folk Victoria, tradition and Craftsman style historic structure, each of which feature gabled roofs of some form. The applicant's proposed roof forms are consistent with the Guidelines for New Construction.
- i. **WINDOW & DOOR OPENINGS** – The applicant has proposed fiberglass windows that at locations are appropriately sized to complement windows in historic structures. Staff recommends the applicant consider sizing all windows to be based on historic window proportions. Per the applicant's application documents, it appears that each window will be inset within walls at least two inches. This is an appropriate framing method.
- j. **LOT COVERAGE** – Regarding lot coverage, the total size of the lot is approximately 13,700 square feet, the applicant has proposed approximately 4,100 square feet of building footprints. The applicant's proposed lot coverage is consistent with the Guidelines; however, staff finds the proposed lot coverage in regards to massing and non-turfed surface inappropriate.
- k. **MATERIALS** – In regards to materials, the applicant has proposed asphalt shingle roofs, fiberglass windows, wood columns, fiber cement siding, wood balusters, wood porch decking and fiberglass sliding doors. Generally, staff finds the proposed materials appropriate and consistent with the Guidelines.
- l. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that while the applicant has proposed to incorporate materials that feature historic proportions, such as the proposed siding, the applicant's proposed architectural

details do not represent or complement the neighboring historic structures nor those found throughout the Dignowity Hill Historic District.

- m. CARPORTS – To the south of each structure, the applicant has proposed to construct an attached carport. Staff finds the installation of carports appropriate. The proposed carports feature an overall massing that is appropriate; however, staff finds the proposed carport columns to be architecturally inappropriate.
- n. MECHANICAL EQUIPMENT – At this time the applicant has not located the location of mechanical equipment. The applicant is responsible for screening all mechanical equipment from view from the public right of way.
- o. FENCING – The applicant has proposed to construct a wood privacy fence along the western and southern property lines as well as between each structure. The applicant has proposed fence height of five (5) feet. This is consistent with the Guidelines for Site Elements.
- p. DRIVEWAY – The applicant has proposed a crushed gravel driveway to extend the length of the eastern property line providing vehicular access to each unit's individual ribbon strip parking location. The applicant has proposed a main driveway which appears to be greater than ten (10) feet in width. Per the Guidelines for Site Elements, driveways within historic districts should not exceed ten (10) feet in width. The applicant should adhere to the Guidelines for Site Elements regarding appropriate Driveway widths.
- q. SIDEWALK – The applicant has proposed a front sidewalk of pavers to extend from the sidewalk at the public right of way to the front porch of the street fronting unit. Staff recommends that the applicant propose a sidewalk that features width that are consistent with the Guidelines as well as front sidewalks found on this block of Burnet.
- r. LANDSCAPING – The applicant has provided a landscaping plan; however, the provided landscaping plan does not include specifics on landscaping materials. Staff recommends the applicant provide additional information regarding landscaping materials.

RECOMMENDATION:

Staff does not recommend approval based on findings a through r. Staff recommends the applicant address inconsistencies with the Historic Design Guidelines prior to returning to the HDRC.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 09, 2016

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INTRODUCTION

1008 Burnet:

Our project consists of 5 new two story houses with different layouts to be built on the subject lot.

In order to develop a proposal according to the context, we have studied the area to understand the essence of the neighborhood to reflect similarity involving materials, details, colors, finishes, landscaping and masses that respect its general identity. The purpose is to preserve the sense of traditional architecture, bringing it to the present time.

As recommended by the HDRC before proceeding with the rezoning process we are submitting the project for your review and approval.

Once we have your approval from HDRC we will proceed with the rezoning process to rezone the lot to IDZ . It is important to mention that we have previously met with zoning commission staff to review the project and have their input on the intended project lay out. All lot sizes, setbacks, etc. are in line with IDZ guidelines and requirements.

We have had an initial meeting with a former member of the Dignowity Hill neighborhood association for feedback on the project before having the formal meeting with the Dignowity Hill Architectural Review Committee; we expect to meet with them before the end of the month.

Please refer to attached materials for a complete understanding of the project.

Thank you,

Luis Gerlein
Eulalia Gerlein

1008 BURNET STREET

DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TX

OCTOBER 14th 2016

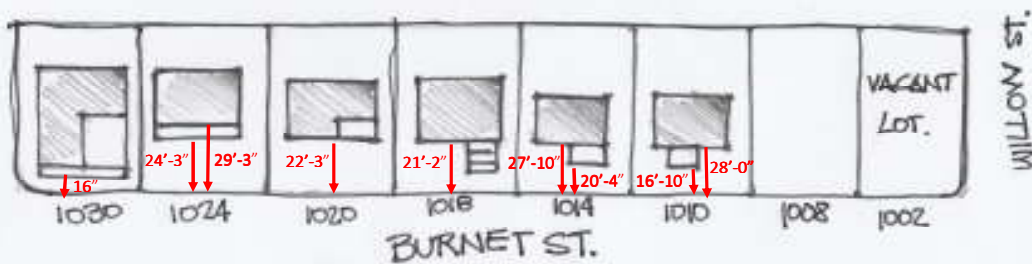
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1. NEIGHBORHOOD CONTEXT

DIGNOWITY HILL



2.2 EXISTING SETBACKS SURVEY



2.BLOCK CONTEXT & LOCATION

2.1 BURNET ST.



1008 BURNET STREET

DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TX
OCTOBER 14th 2016

2.3 PANORAMIC VIEW @ BURNET ST.



OUR PROJECT



1030

1024

1020

1018

1014

1010

1008
BURNET ST.

1002

FOTOGRAFIC SURVEY OF THE AREA



A VIEW TO CONTEXT
MATERIALS, ARCHITECTURAL
DETAILS, FACADES, COLORS AND
THE SITE'S SPIRIT.

- RECENTLY RENEWD HOMES AT THE BLOCK

- ONE AND TWO STORIE HOMES NEARBY

- ECLEIC AND TRADITIONAL STYLES GATHERED IN THE SAME AREA

- SIDING AND DETAILS ON FACADES



- DARK AND PALE COLORS MINGLE SOWING CONTRAST AND HIGHLIGHTING THE SPIRIT OF THE AREA.

- ALL KINDS OF PORCHES... DEFINE STYLE AND PERSONALITY

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4. MAIN VIEW FROM BURNET ST.



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4.1 GENERAL VIEWS OF THE PROJECT



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4.1 GENERAL VIEWS OF THE PROJECT



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4.1 GENERAL VIEWS OF THE PROJECT



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4.1 GENERAL VIEWS OF THE PROJECT



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4.1 GENERAL VIEWS OF THE PROJECT



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4.2 STREET VIEW AND AERIAL VIEW



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4.3 INDIVIDUAL VIEWS



HOUSE 1 - FRONT FACADE



HOUSE 2 – FRONT FACADE

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HOUSE 3 – FRONT FACADE



HOUSE 4 – FRONT FACADE

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HOUSE 5 – FRONT FACADE



HOUSE 5 – REAR FACADE AT ALLEY

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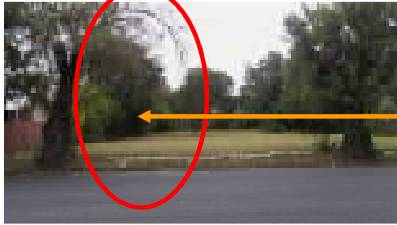
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5. MATERIALS

- EXTISTING BAMBOOS TO BE PRESERVED



- NATIVE VEGETATION FOR FRONTYARDS



- CONCRETE PAVERS AT FRONTYARD (HOUSE 1 ONLY)



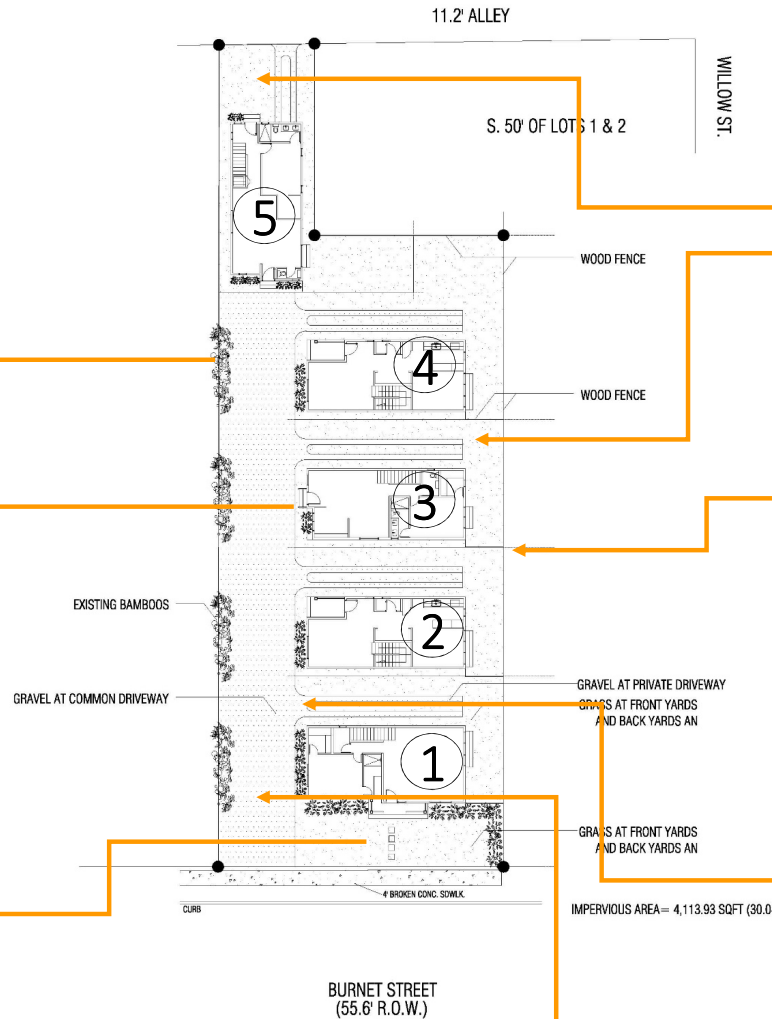
- TURFGRASS AT ALL BACKYARDS



- 6" CEDAR FENCE AROUND THE LOT AND TO DIVIDE PROPERTIES AT BACKYARDS



- GRAVEL AT PRIVATE AND GENERAL DRIVEWAY



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5.1 MATERIALS



- SHINGLES FOR GENERAL ROOFING AND CARPORTS (THE OPTION OF INSTALLING METAL ROOFING FOR ALL HOUSES IS UNDER REVIEW)



- FIBER GLASS DOUBLE HUNG WINDOWS.
- 2" RECESSED
- WHITE FRAME INTERIOR AND EXTERIOR



- PAINTED FIBER CEMENT SIDING ON ALL FACADES



- SHERWIN WILLIAMS TIMELESS PAINT.
- HOUSE 1&4: REF. SW-6250 GRANITE PEAK
- HOUSE 2&5 SW7547 SANDBAR
- HOUSE 3 SW6908 FUN YELLOW

- FIBER GLASS DOORS PAINTED ACCORDING TO MATCHING HOUSE.
- GLASS DETAIL ON TOP.



- WOOD WORKING AND COLUMN DETAILS AT PORCHES TO BE PAINTED WHITE.

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DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TX

OCTOBER 14th 2016

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THANK YOU FOR YOUR TIME

IF YOU NEED TO CONTACT US
PLEASE CALL LUIS GERLEIN
210-557-2215
OR EMAIL EULALIA GERLEIN :
eulalia@albor.com.co

1008 BURNET STREET

DIGNOWITY HILL HISTORIC DISTRICT, SAN ANTONIO, TX

OCTOBER 14th 2016

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25'-1 $\frac{1}{4}$ "

S. 50' OF LOTS 1 & 2

FOOTPRINT=773.16 SQFT

TOTAL FOOTPRINT = 790.36 SQFT

64'-111'

 $49' - 7\frac{3}{4}"$

3'-2"-

6-0"

23'-8"

FOOTPRINT = 731.83 SQFT

PORCH 1&2= 71.88 SQFT

TOTAL FOOTPRINT = 803.71 SQFT

FOOTPRINT = 773.77 SQFT

PORCH 1&2= 22.57 SQFT

TOTAL FOOTPRINT=796.34 SQFT

PORCH 1&2 = 71.88 SQFT

TOTAL FOOTPRINT= 803.71 SQFT

FOOTPRINT = 817.84 SQFT

PORCH 1&2 = 101.97 SQFT

TOTAL FOOTPRINT = 919.81 SQFT

AREA=13,692.55 SQFT

BURNET STREET (55.6' R.O.W.)

1008 BURNET ST
San Antonio, TX

118 BROADWAY
SAN ANTONIO TX 78205
E eu@alija@albor.com.co

GENERAL CONTRACTOR:
CCH CONSTRUCTION
5108 BROADWAY SUITE 201
SAN ANTONIO TX 78209

OWNER:
LUIS GERLEIN
118 BROADWAY
SAN ANTONIO TX
T 210 557 2215

ISSUED / REVISED	DATE
ISSUED	10-14-2010

PERMIT SET


LOT LAYOUT AND FOOTPRINT

A-00.2.1

PROJECT #201606

SCALE: 1/16" = 1'-0"

A-00.2.1

[illegible]

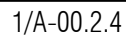
SCALE: 1/16" = 1'-0"

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PROJECT #201606

GENERAL CONTRACTOR:
CCH CONSTRUCTION
5108 BROADWAY SUITE 201
SAN ANTONIO TX 78209

OWNER:
LUIS GERLEIN
118 BROADWAY
SAN ANTONIO TX 78205
T 210 557 2215



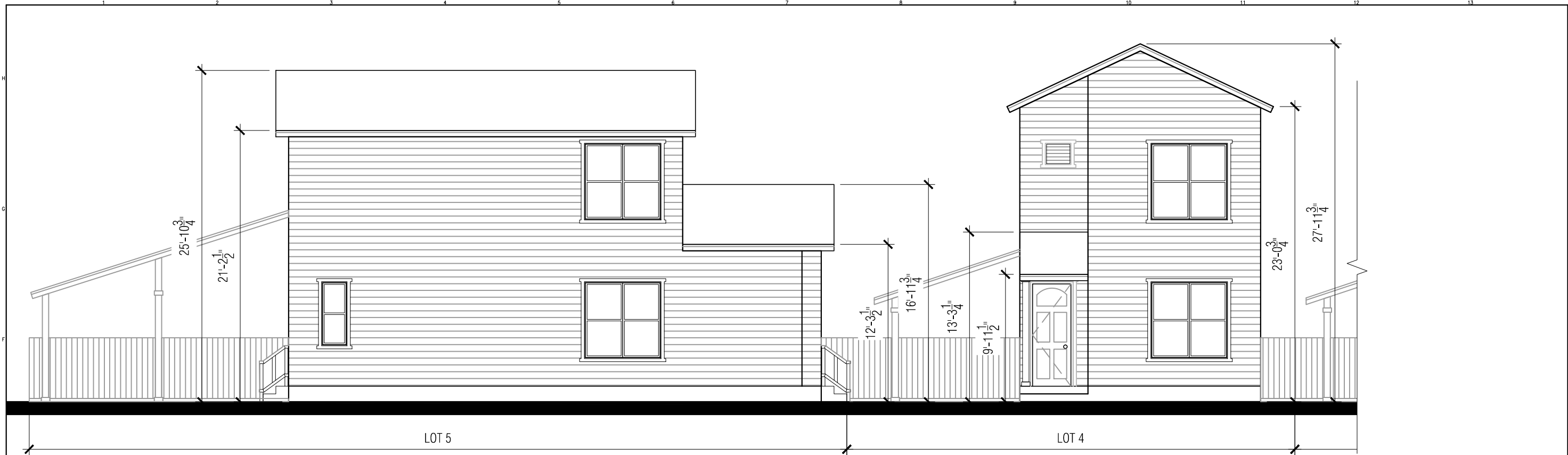
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SCALE: 1/16" = 1'-0"

A-00.2.4

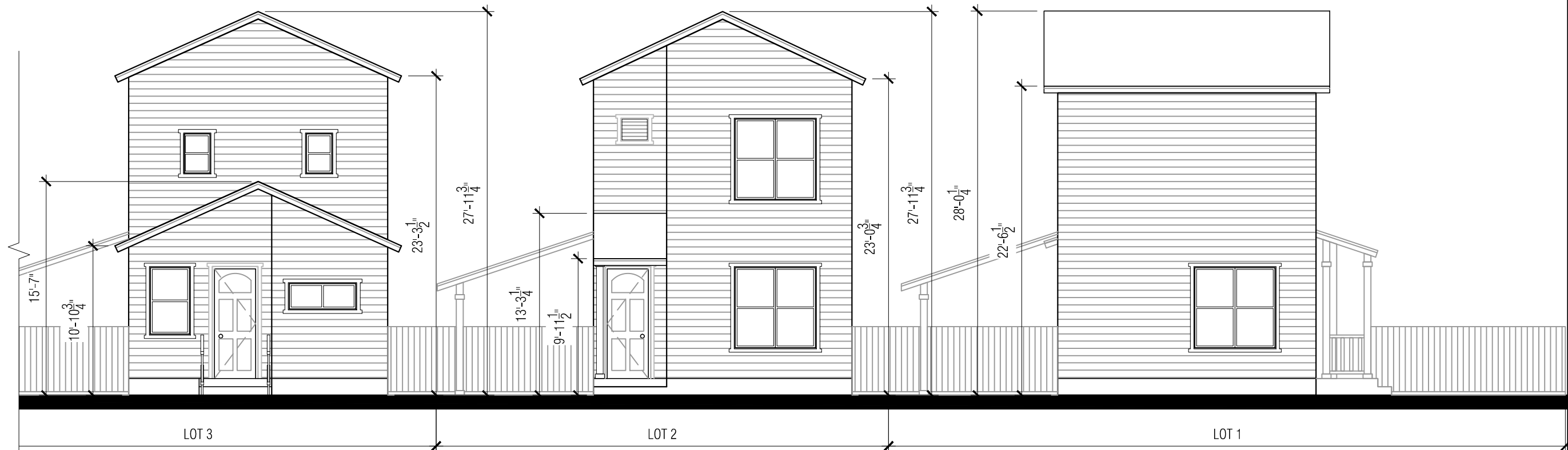
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GENERAL ELEVATION - PARTIAL VIEW FROM DRIVEWAY

01
A-00.2.5

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



GENERAL ELEVATION - PARTIAL VIEW FROM DRIVEWAY

02
A-00.2.5

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

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

OWNER:
LUIS GERLEIN
118 BROADWAY
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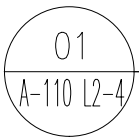
PERMIT SET

GENERAL ELEVATIONS

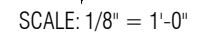
A-00.2.5



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



**LOTS 2&4 GENERAL ROOF
PLAN**

A-110 L2-4

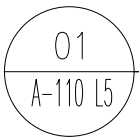
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SCALE: 1/8" = 1'-0"

**LOT 5 GENERAL ROOF
PLAN**

A-110 L5

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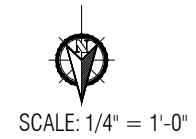
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SCALE: 1/8" = 1'-0"



A-112 L2-4

LOT 5 - ROOF PLAN @ SECOND FLOOR LEVEL



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

**LOT 5 ROOF PLAN @
SECOND FLOOR LEVEL**

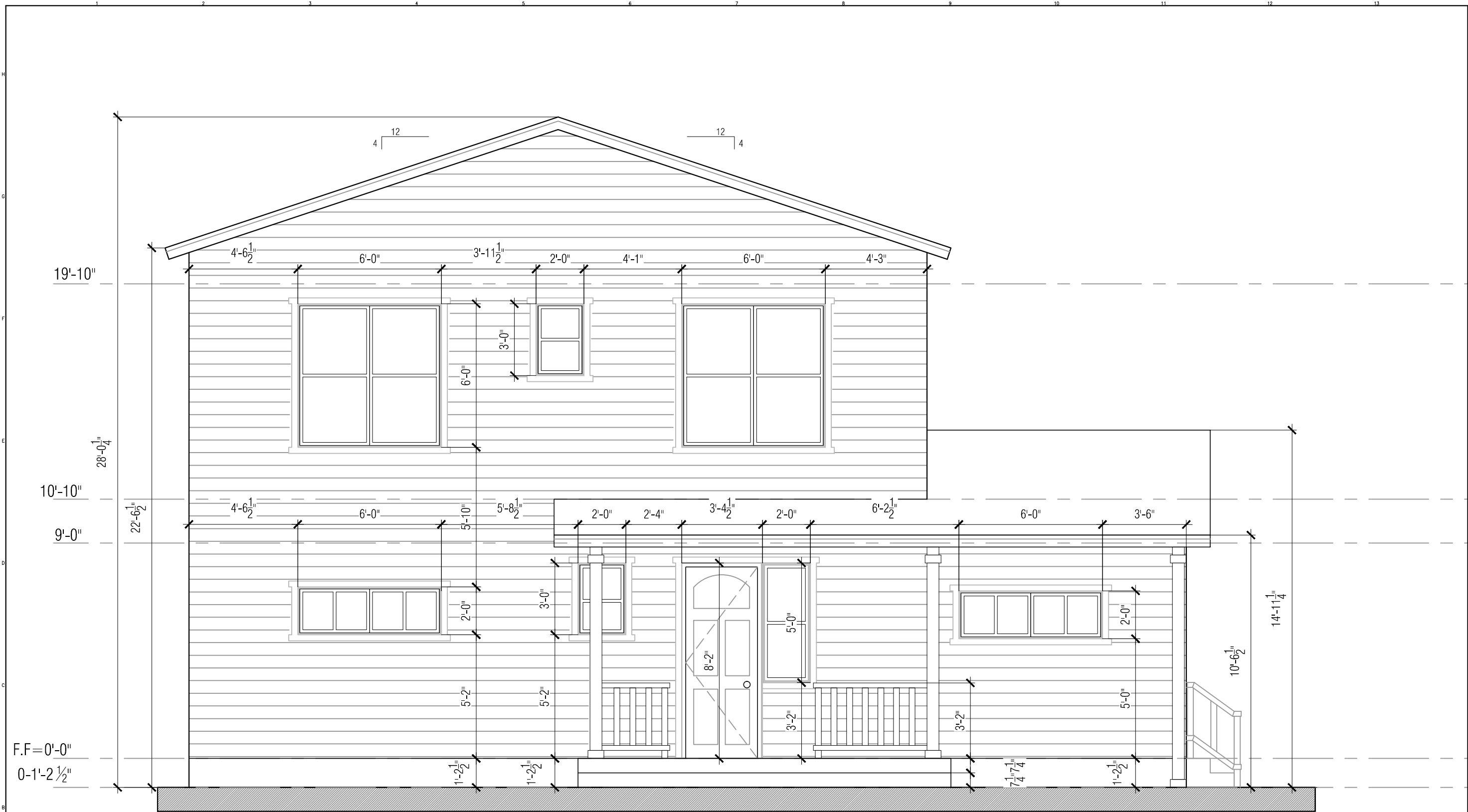
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01
A700 L1

NORTH FACADE - HOUSE 1

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

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

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LOT 1 - ELEVATIONS

A-700 L1

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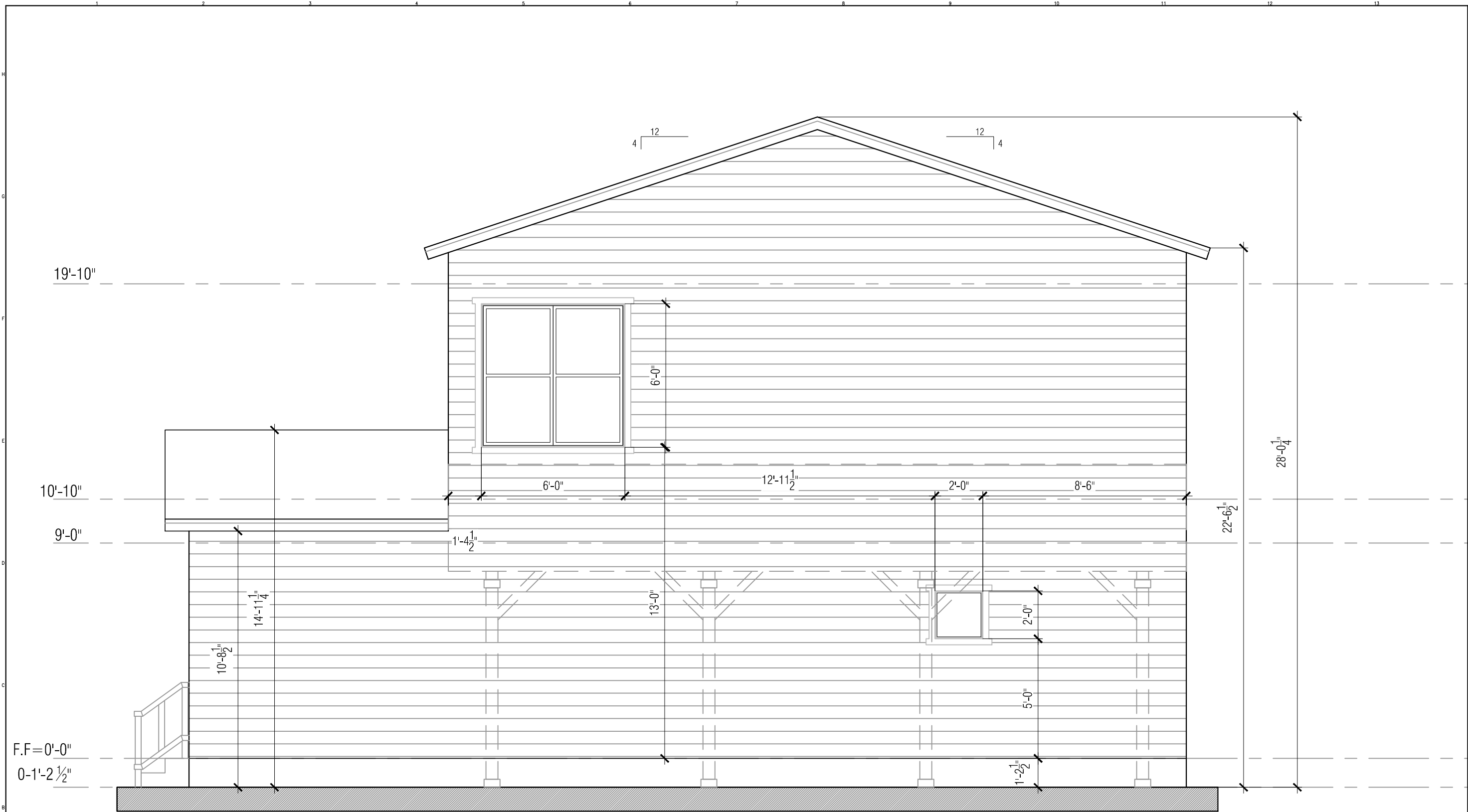
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01
A-701 L1

SOUTH FACADE - HOUSE 1

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

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

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LOT 1 - ELEVATIONS

A-701 L1

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

A-703 L1

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LOT 1 - ELEVATIONS

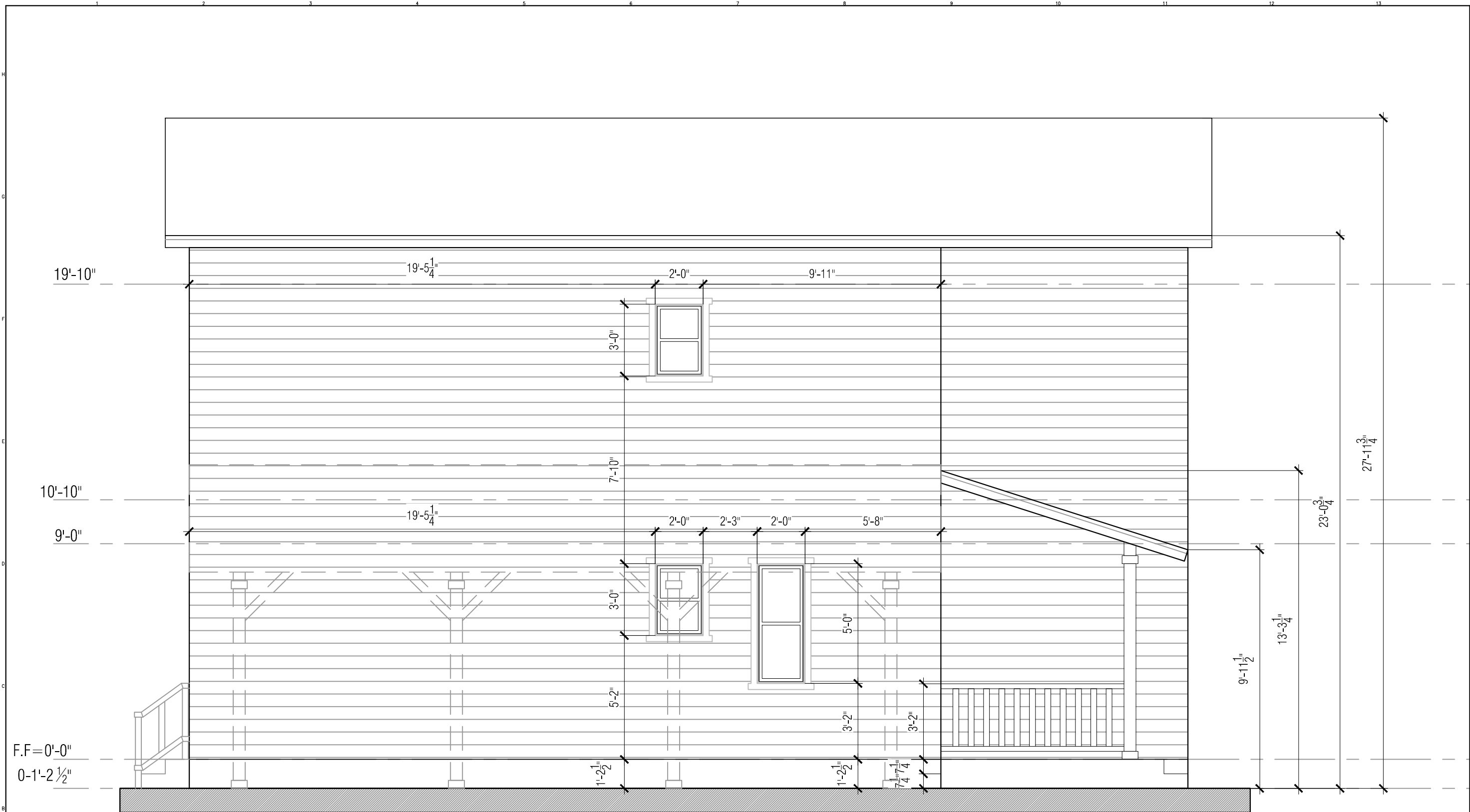
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01
A700 2-4

SOUTH FACADE - HOUSE 2&4

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

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

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LOT 2-4 - ELEVATIONS

A-700 L2-4

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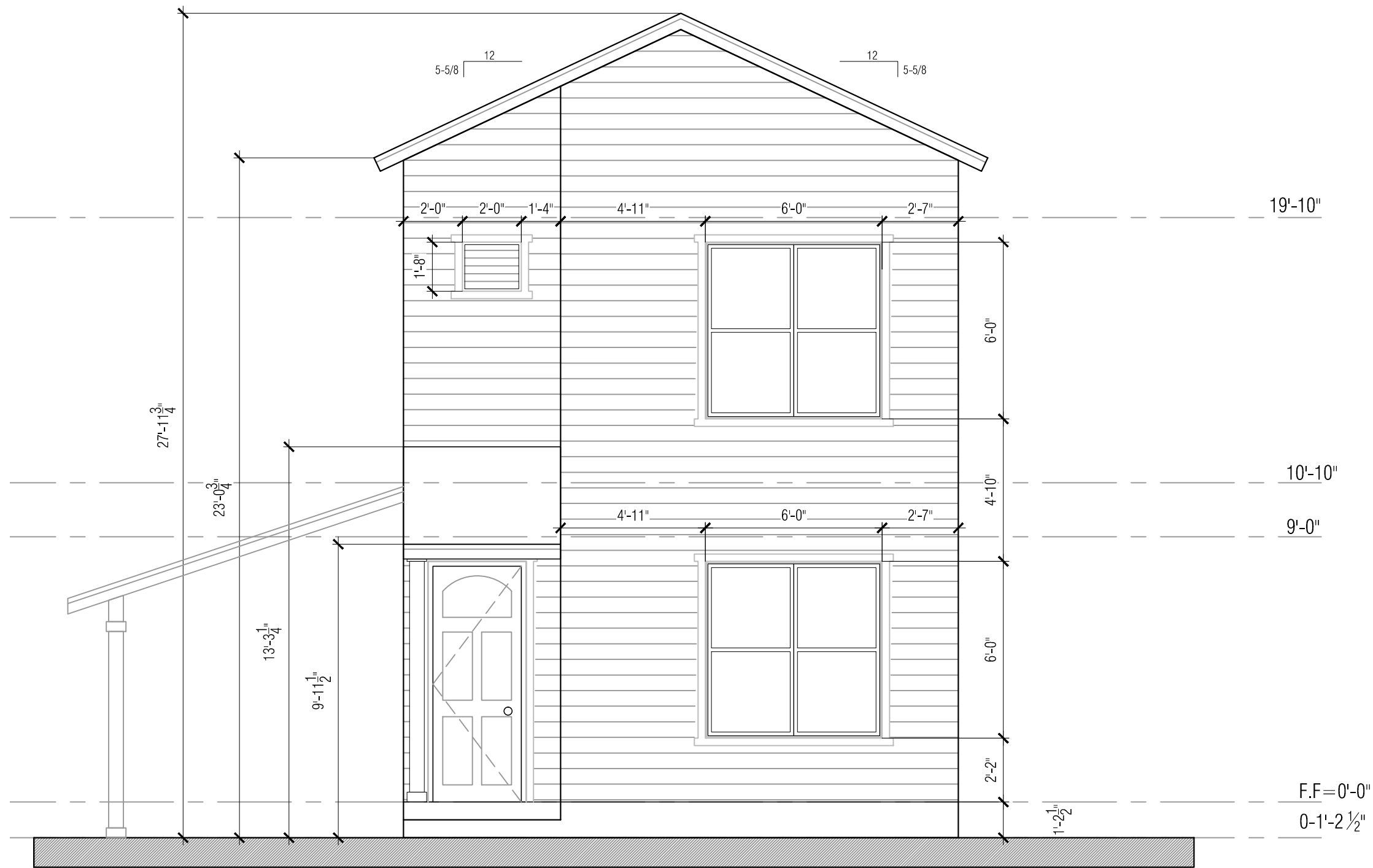
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01
A-702 2-4

EAST FACADE - HOUSE 2&4

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

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

OWNER:
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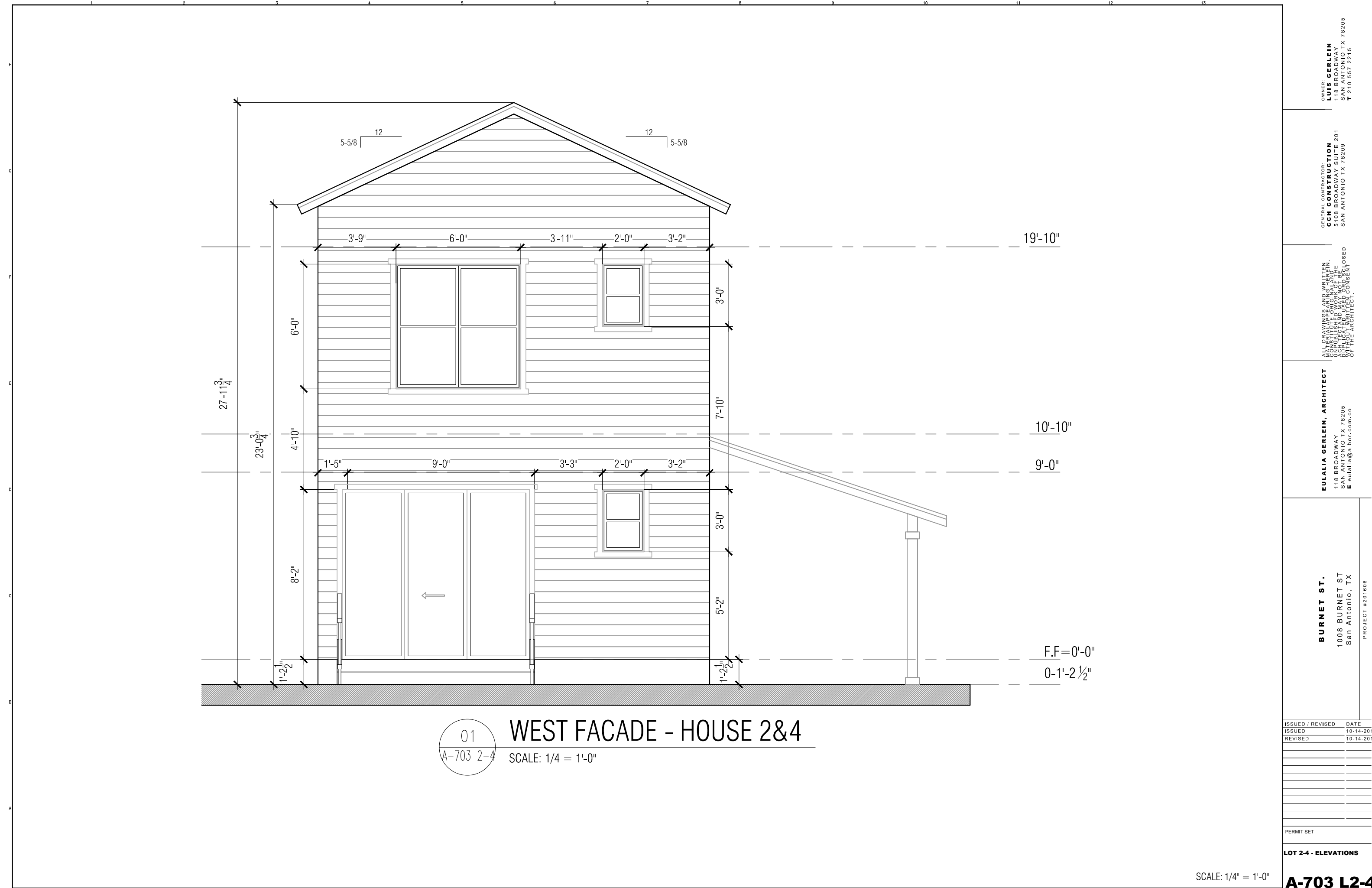
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LOT 2-4 - ELEVATIONS

A-702 L2-4



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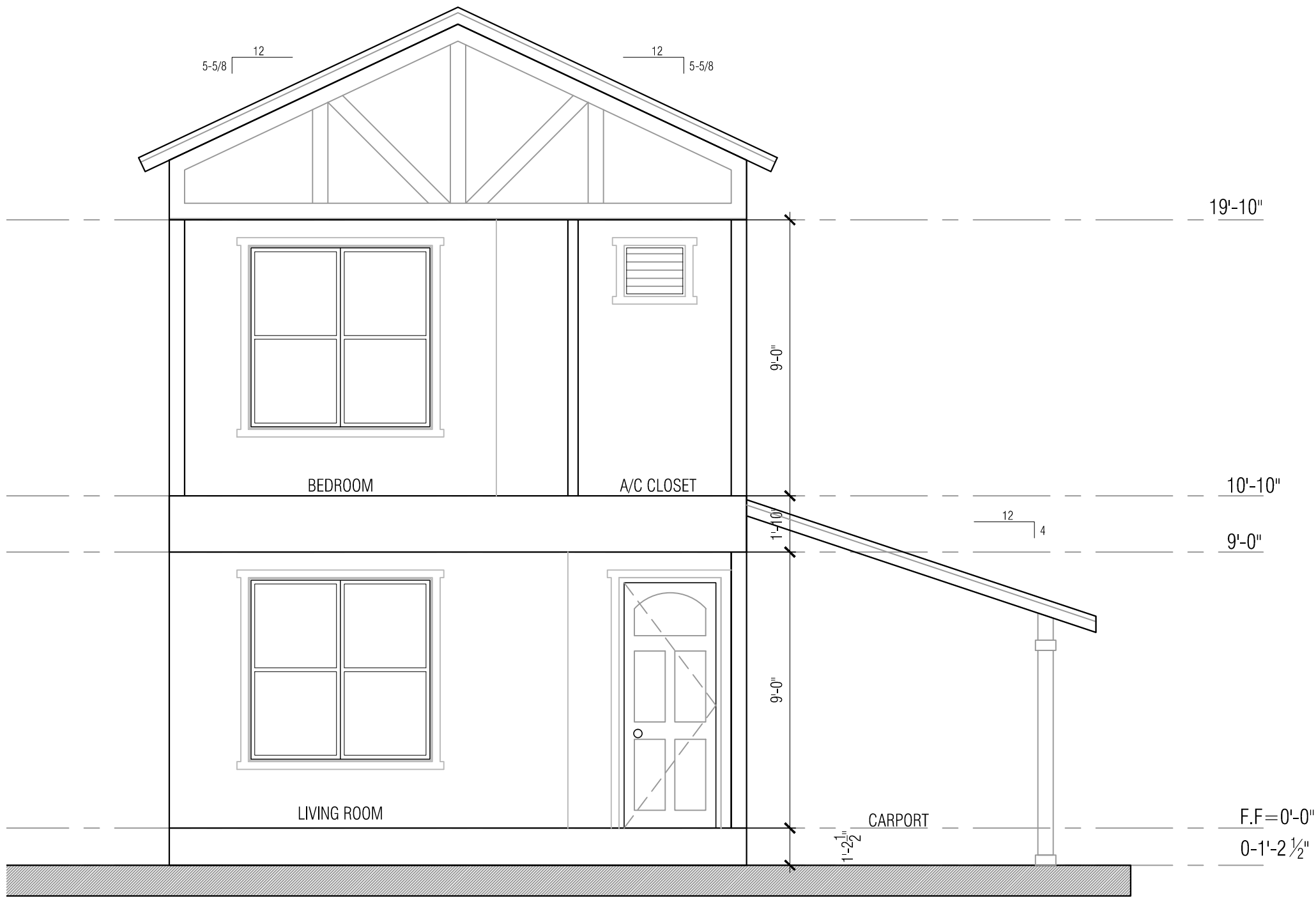
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REVISED	10-14-2016

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LOT 2-4 - ELEVATIONS

A-703 L2-4

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



01
A-706 2-4

SECTION - HOUSE 2&4

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

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

ISSUED / REVISED	DATE
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LOT 2-4 - SECTIONS

A-706 L2-4

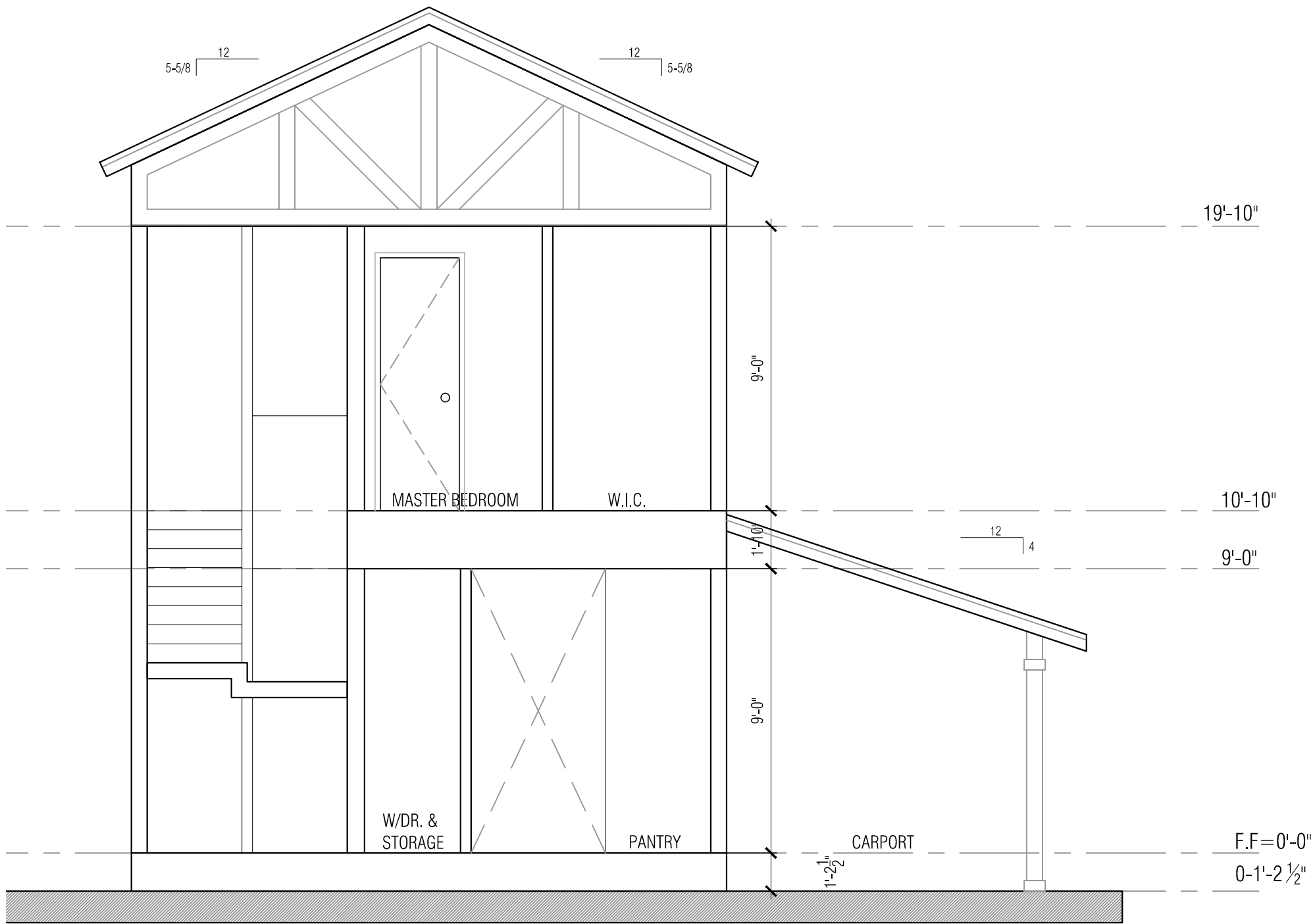
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01
A-707 2-4

SECTION - HOUSE 2&4

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

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

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LOT 2-4 - SECTIONS

A-707 L2-4

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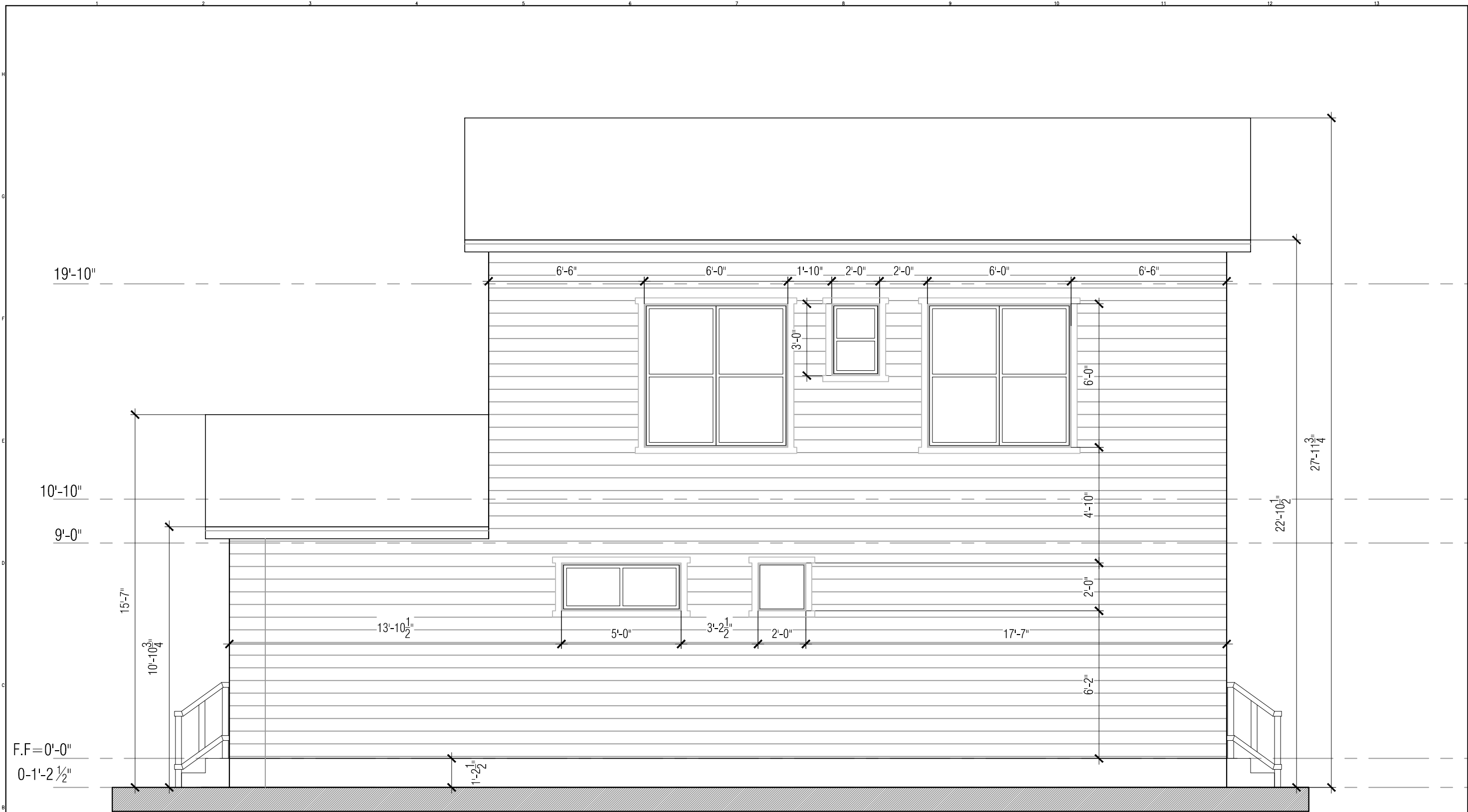
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01
A700 L3

NORTH FACADE - HOUSE 3

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

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

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LOT 4 - ELEVATIONS

A-700 L3

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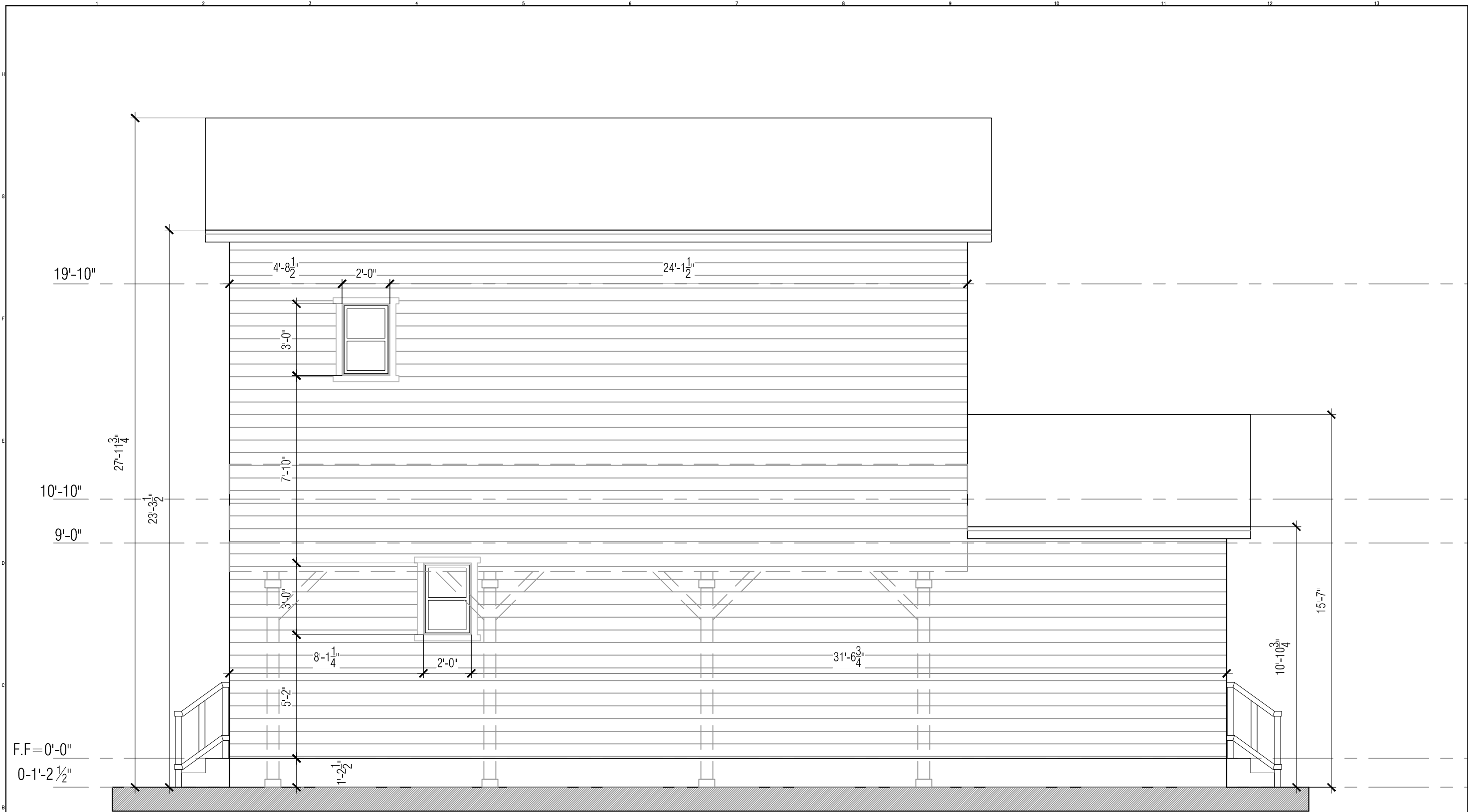
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01
A-701 L3

SOUTH FACADE - HOUSE 3

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

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

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LOT 4 - ELEVATIONS

A-701 L3

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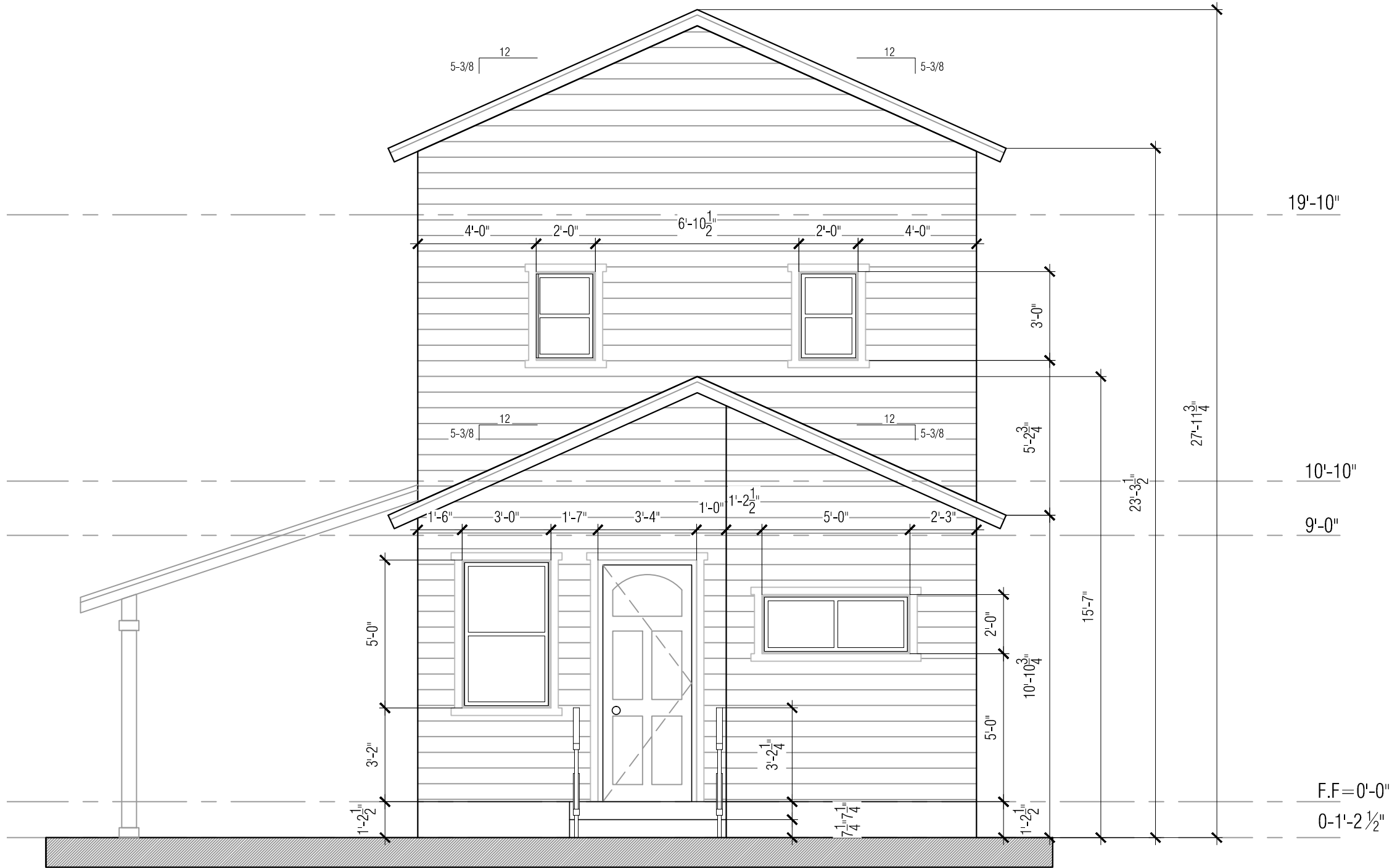
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01
A-702 L3

EAST FACADE - HOUSE 3

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

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

OWNER:
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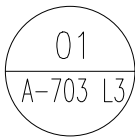
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LOT 4 - ELEVATIONS

A-702 L3



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

A-703 L3

LOT 4 - ELEVATIONS

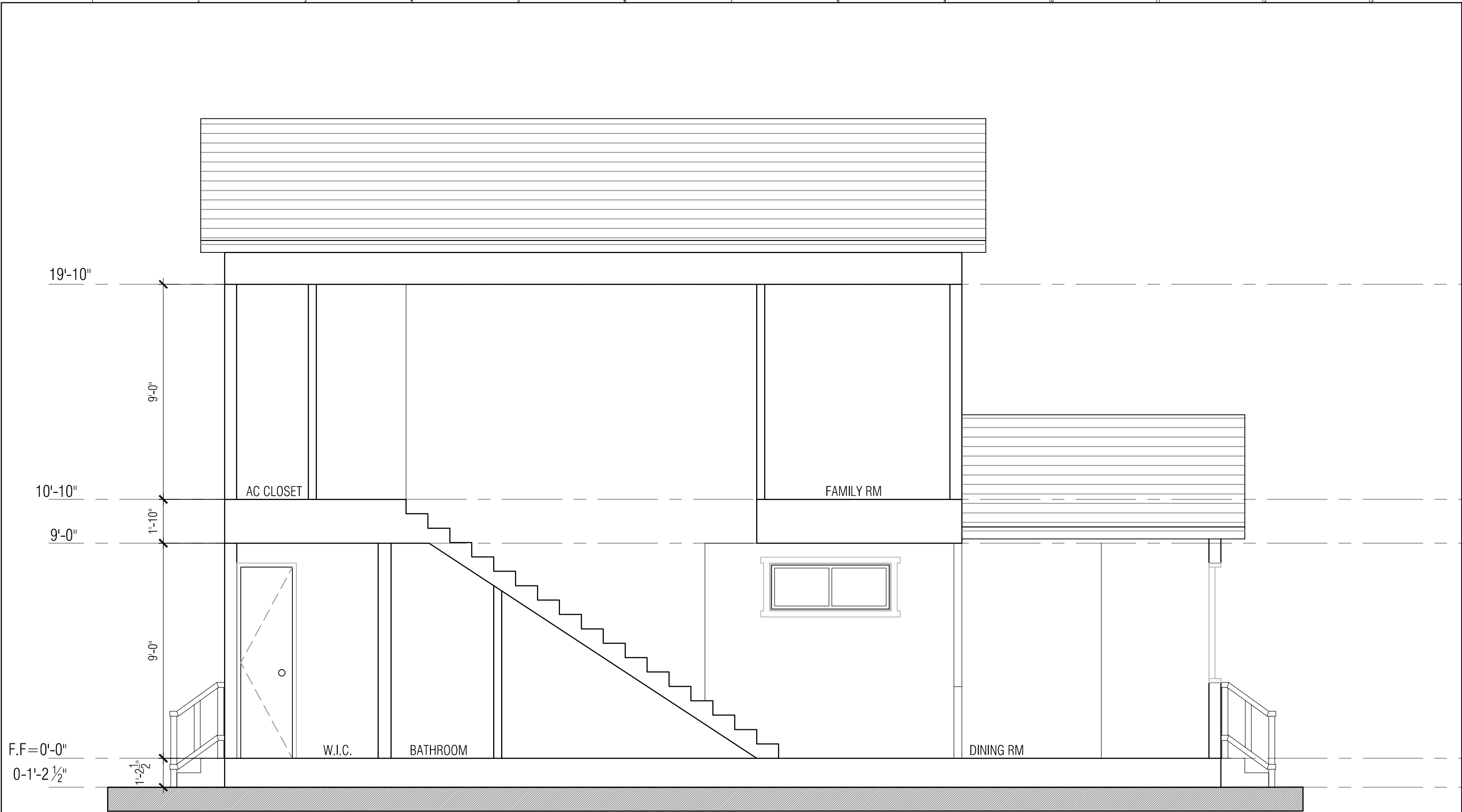
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F.F=0'-0"
0-1'-2 1/2"

1'-2 1/2"

9'-0"

1'-10"

9'-0"

19'-10"

AC CLOSET

FAMILY RM

W.I.C.

BATHROOM

DINING RM

01
A704 L3

SECTION - HOUSE 3

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

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LOT 4 - SECTIONS

A-704 L3

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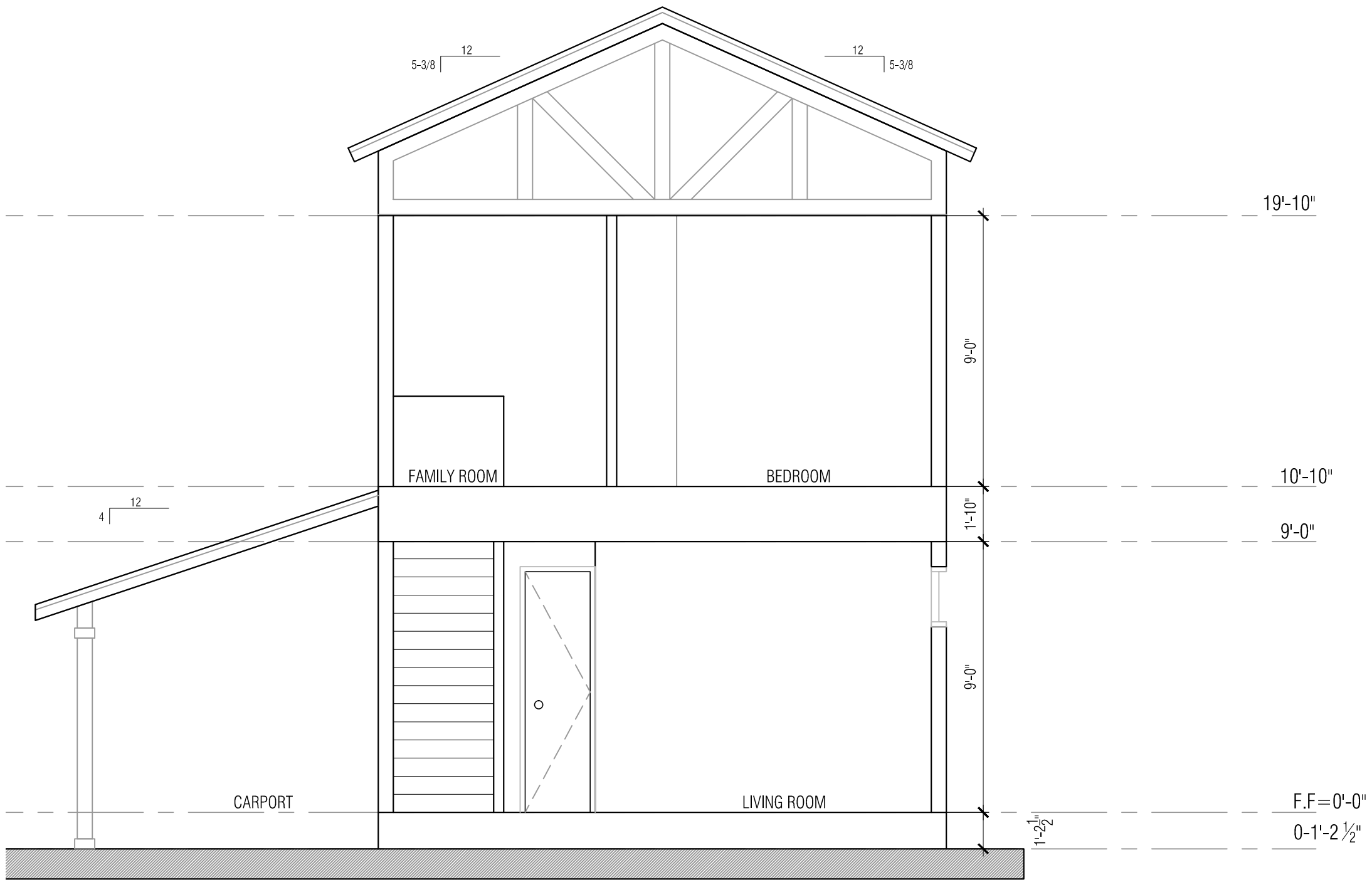
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SCALE: 1/4" = 1'-0"



01
A-706 L3

SECTION - HOUSE 3

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

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

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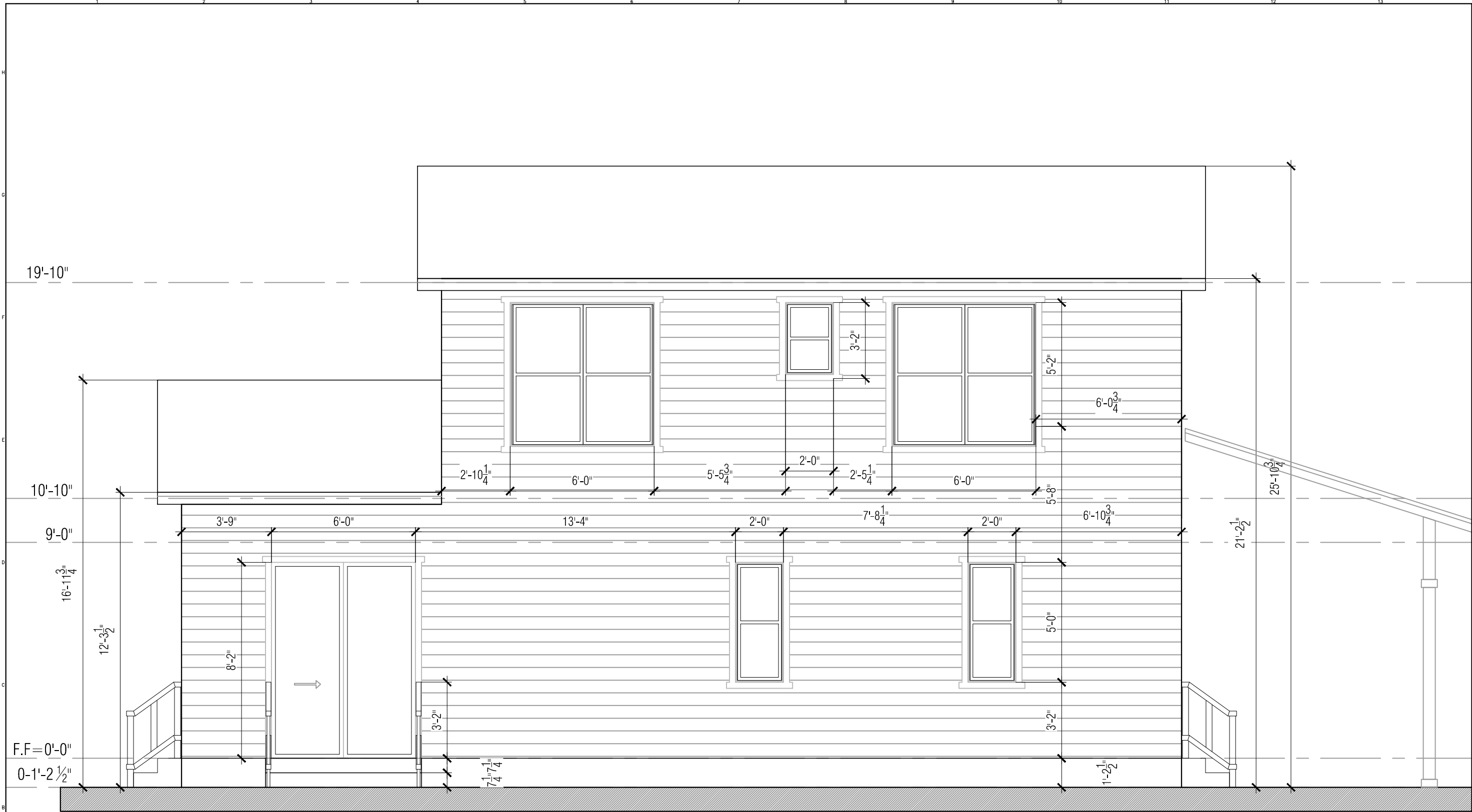
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REVISED	10-27-2016

PERMIT SET

LOT 4 - SECTIONS

A-706 L3



01
A700 L5

WEST FACADE - HOUSE 5

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

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

ISSUED / REVISED	DATE
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LOT 5 - ELEVATIONS

A-700 L5

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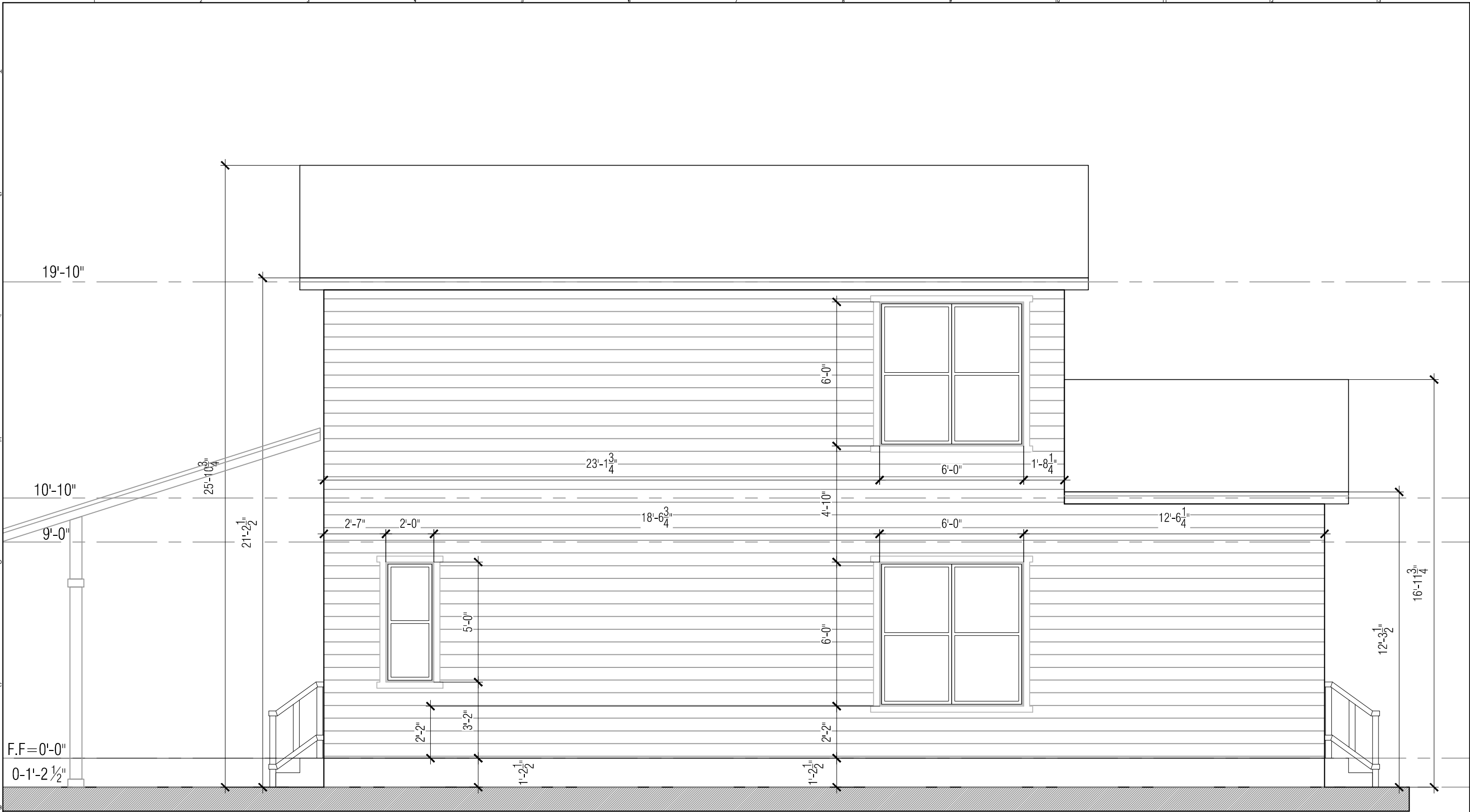
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PROJECT #201606



01
A-701 L5

EAST FACADE - HOUSE 5

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

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

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ISSUED	10-14-2016
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LOT 5 - ELEVATIONS

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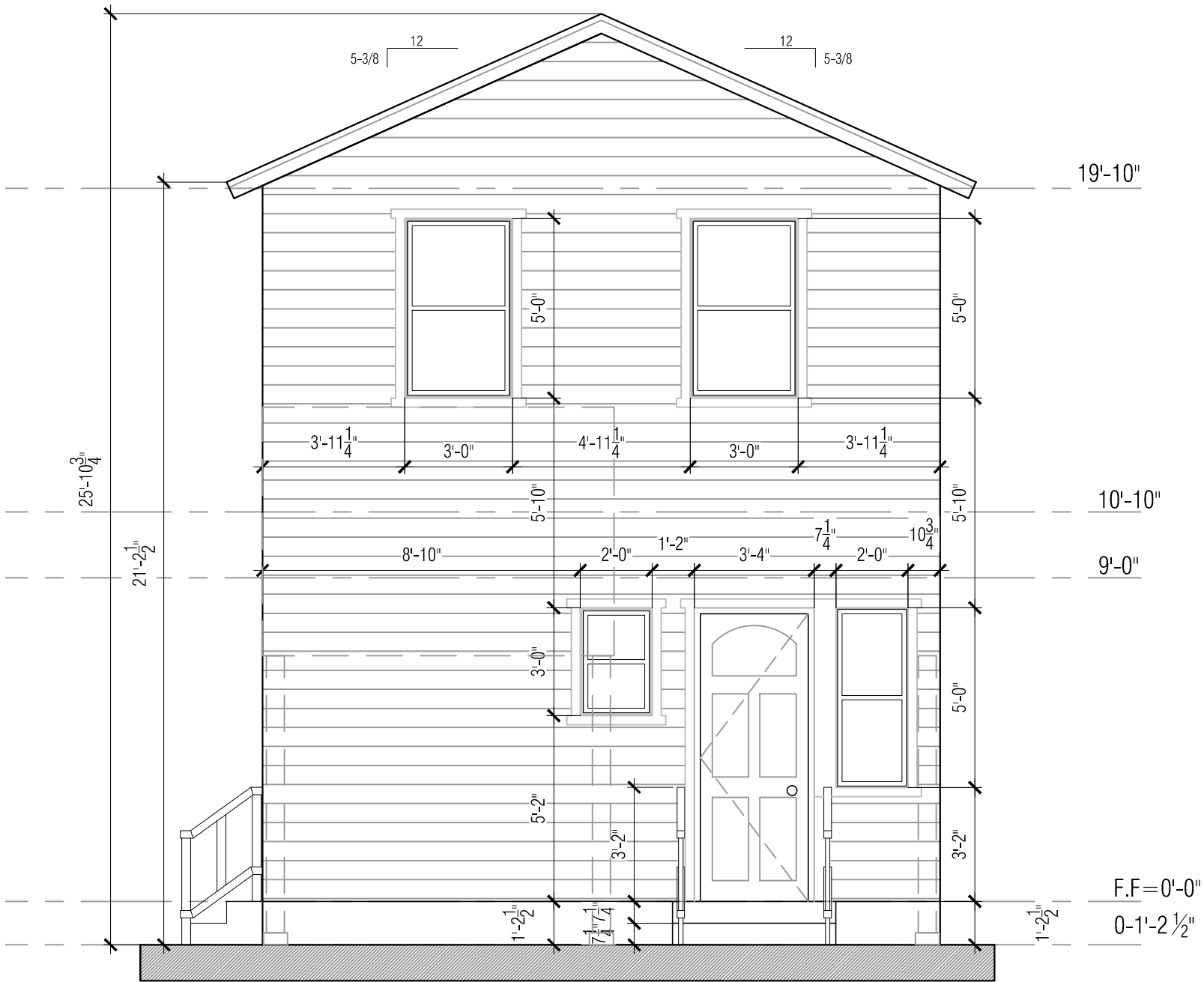
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01
A-703 L5

SOUTH FACADE - HOUSE 5

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

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

ISSUED / REVISED	DATE
ISSUED	10-14-2016
REVISED	10-27-2016

PERMIT SET

LOT 5 - ELEVATIONS

A-703 L5

BURNET ST.
1008 BURNET ST
San Antonio, TX

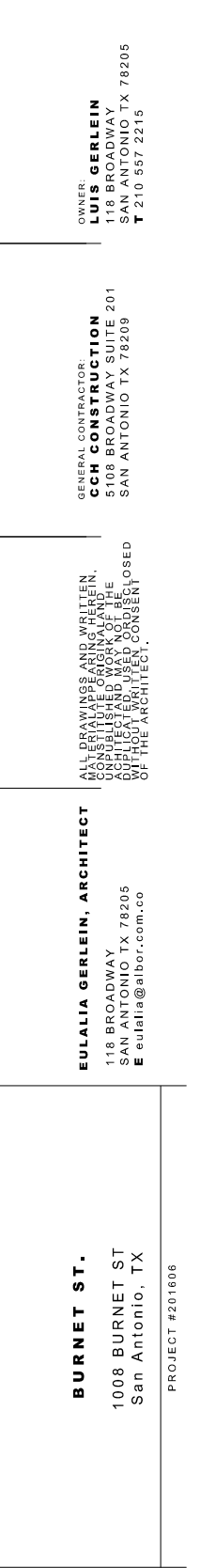
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OWNER:
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118 BROADWAY
SAN ANTONIO TX 78205
T 210 557 2215



A-704 L5



01
A-705 L5

SECTION - HOUSE 5

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

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

ISSUED / REVISED		DATE
ISSUED		10-14-2016
ISSUED		10-27-2016

PERMIT SET

LOT 5 - SECTIONS

A-705 L5

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1008 BURNET ST
San Antonio, TX

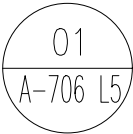
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SCALE: $1/4" = 1'-0"$

A-706 L5

PERMIT SET

LOT 5 - SECTIONS

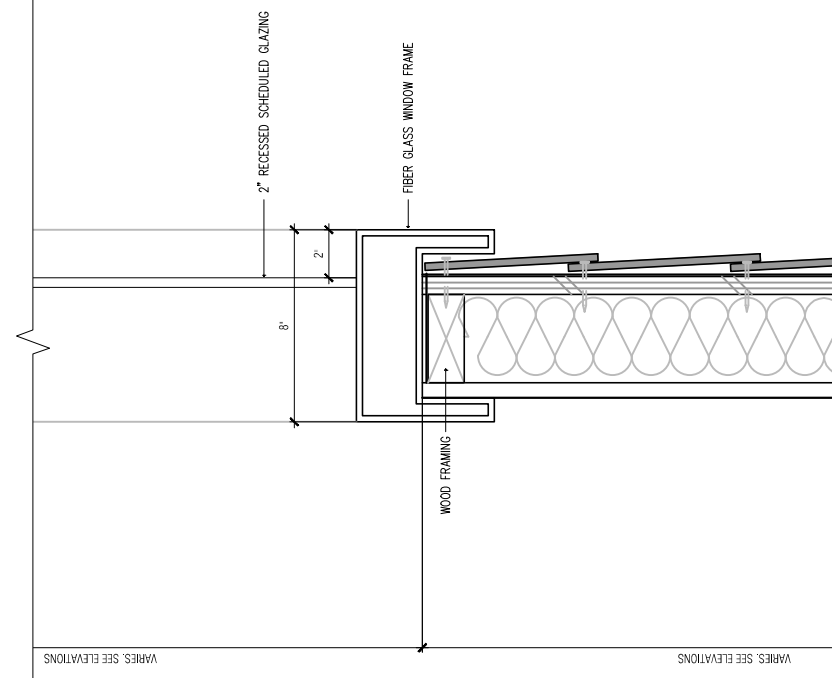
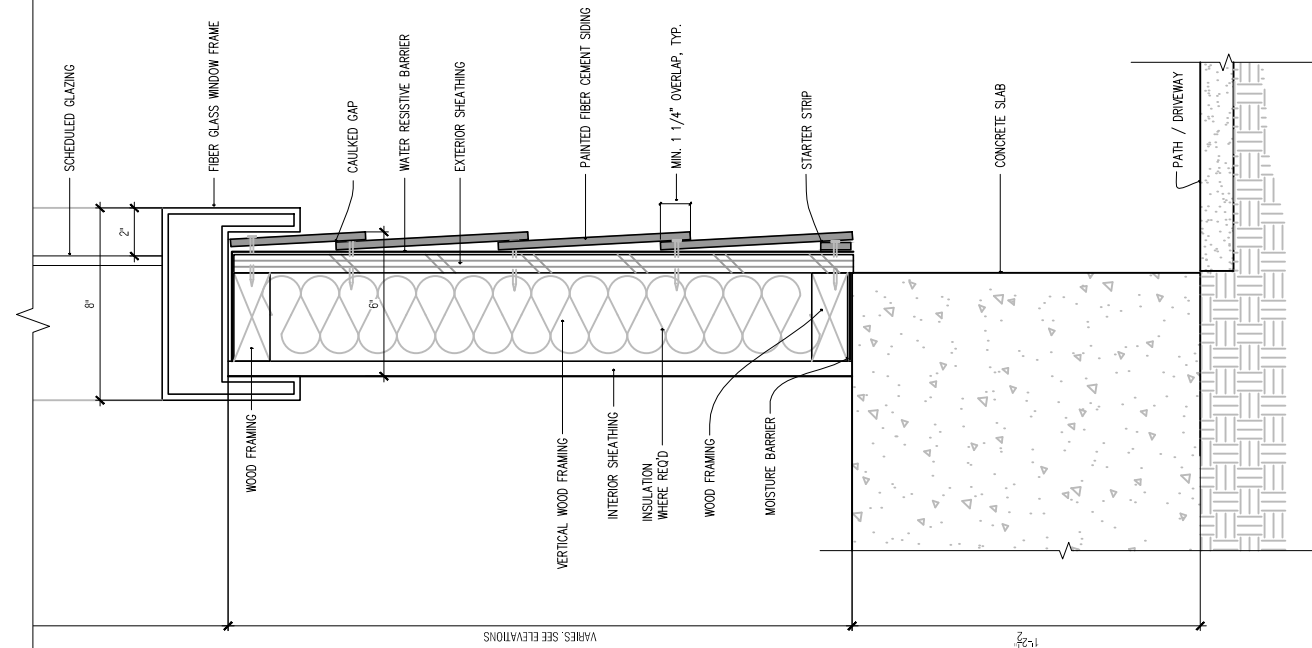
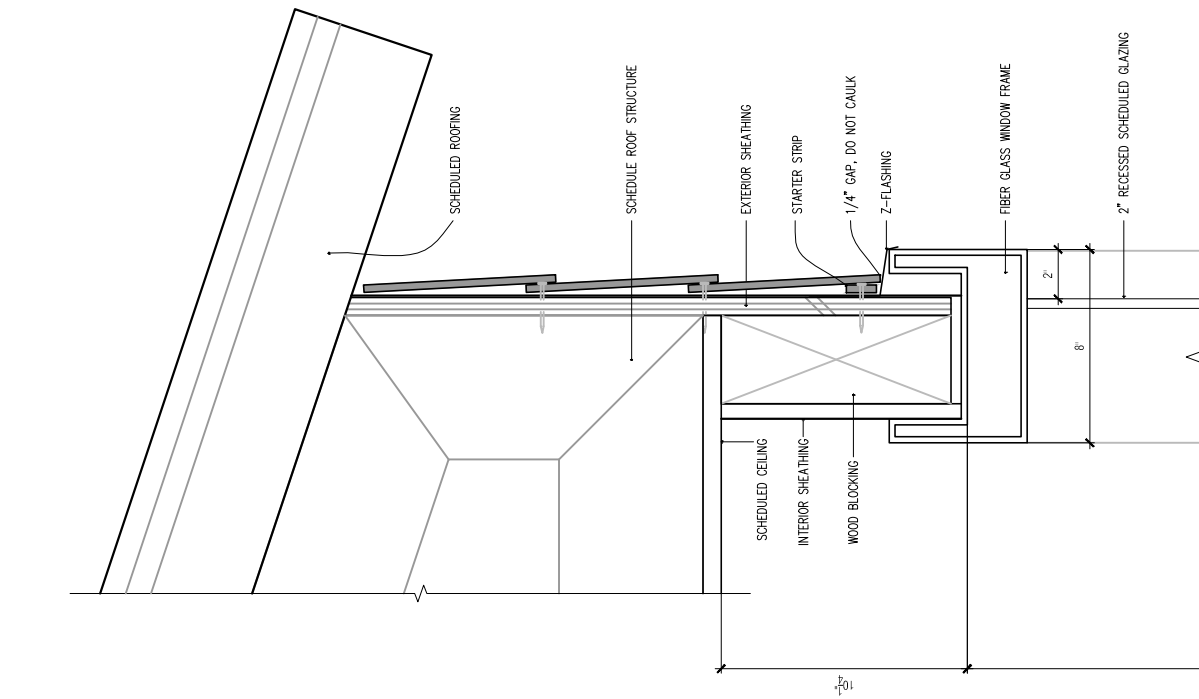
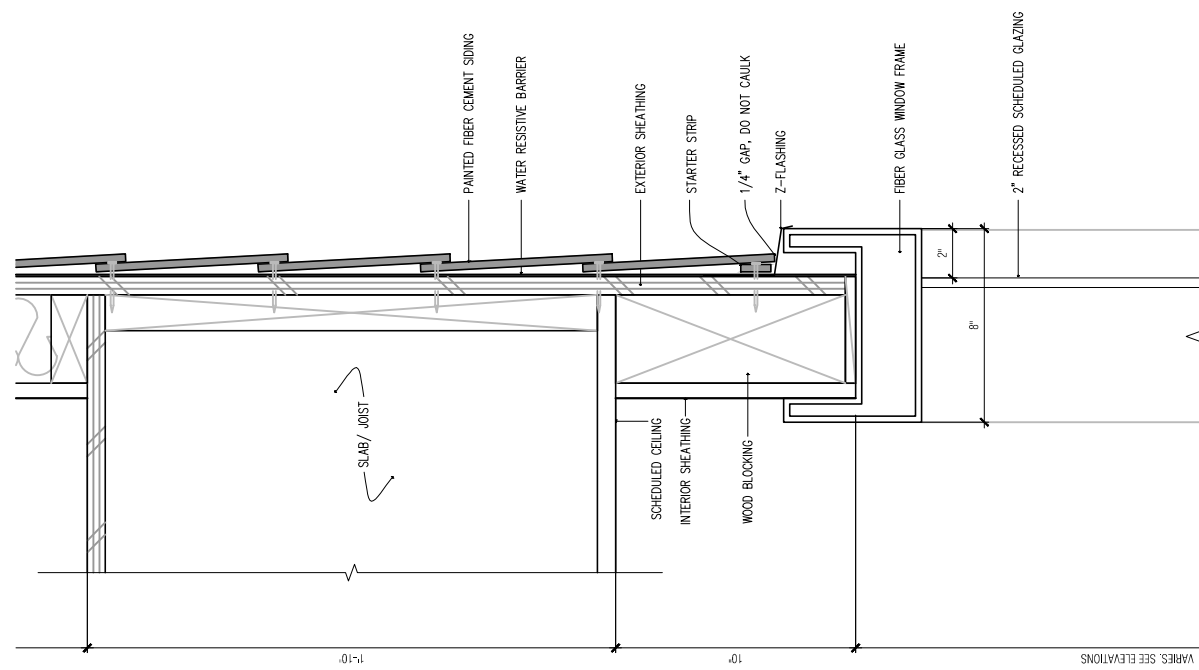
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SCALE: 1 1/2" = 1'-0"

TYP. WALL SECTION

PERMIT SET

[illegible]

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San Antonio, TX

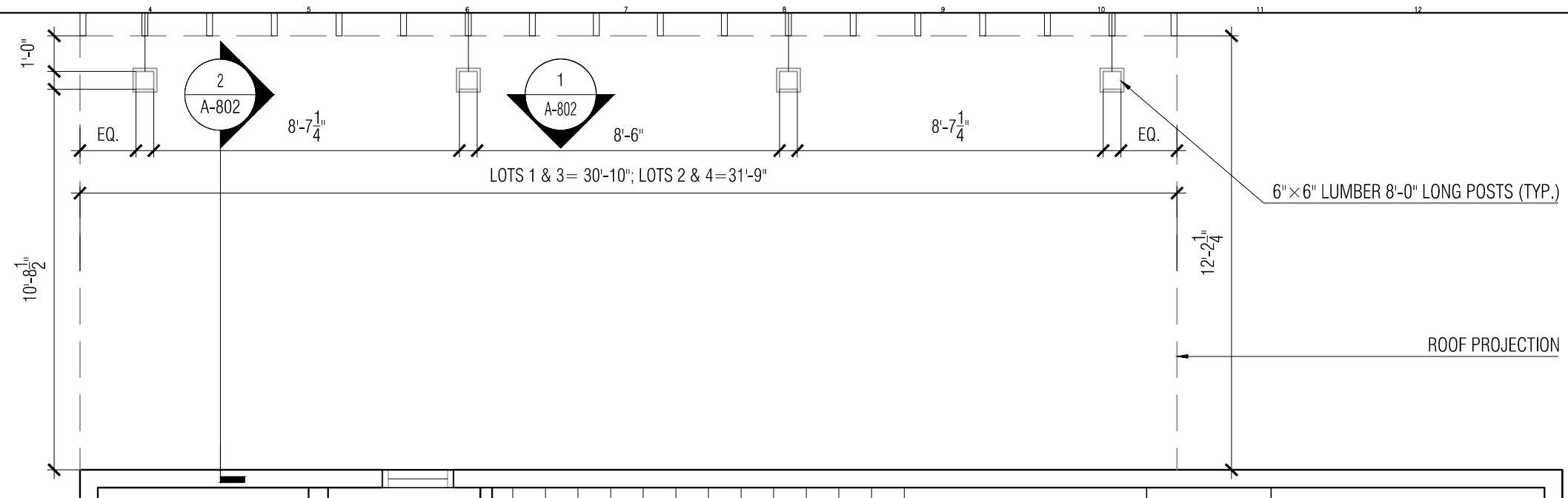
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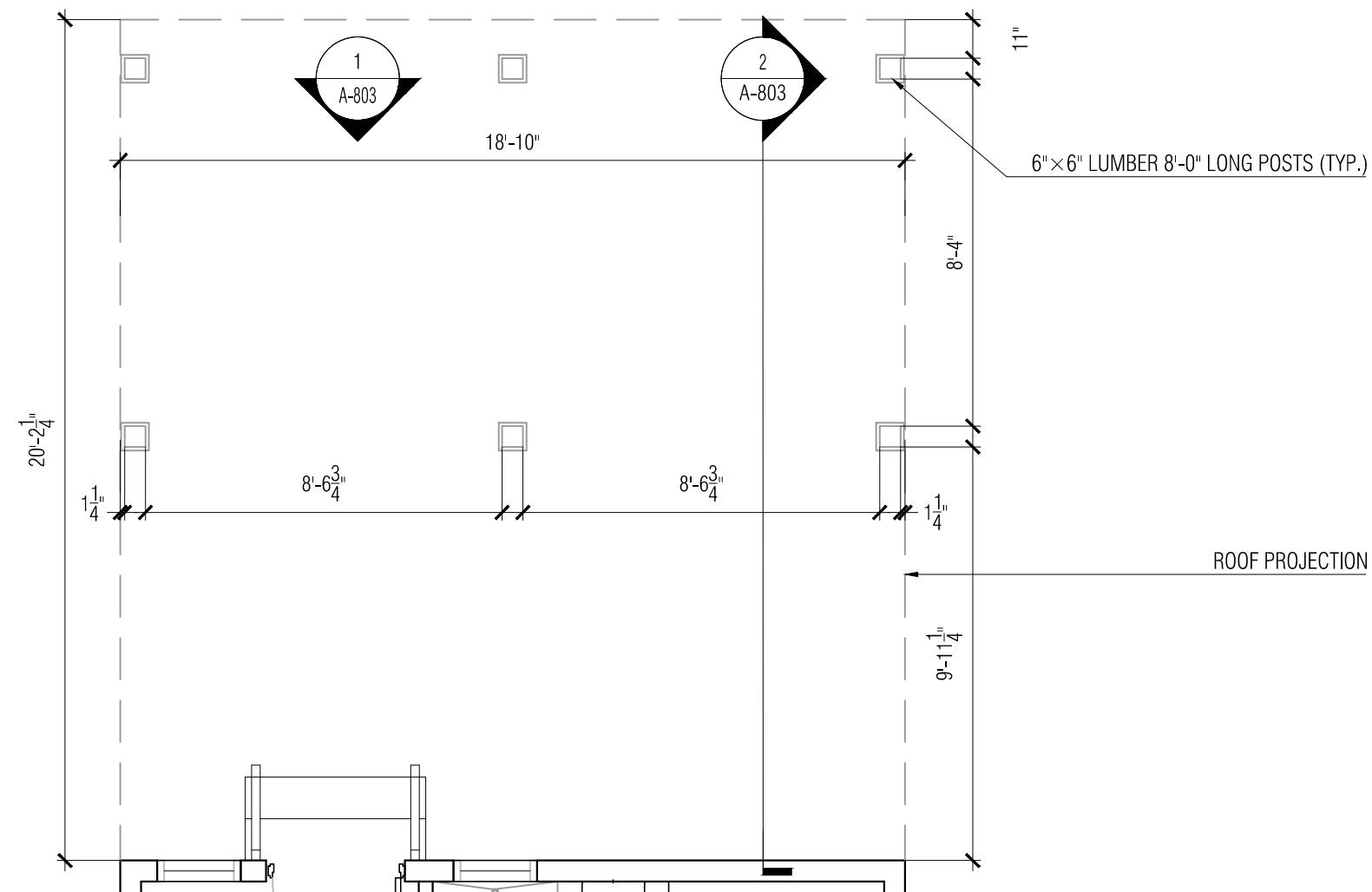
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01
A-801

LOTS 1-4 - CAR PORT FLOOR PLAN

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



02
A-801

LOT 5 - CAR PORT FLOOR PLAN

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

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

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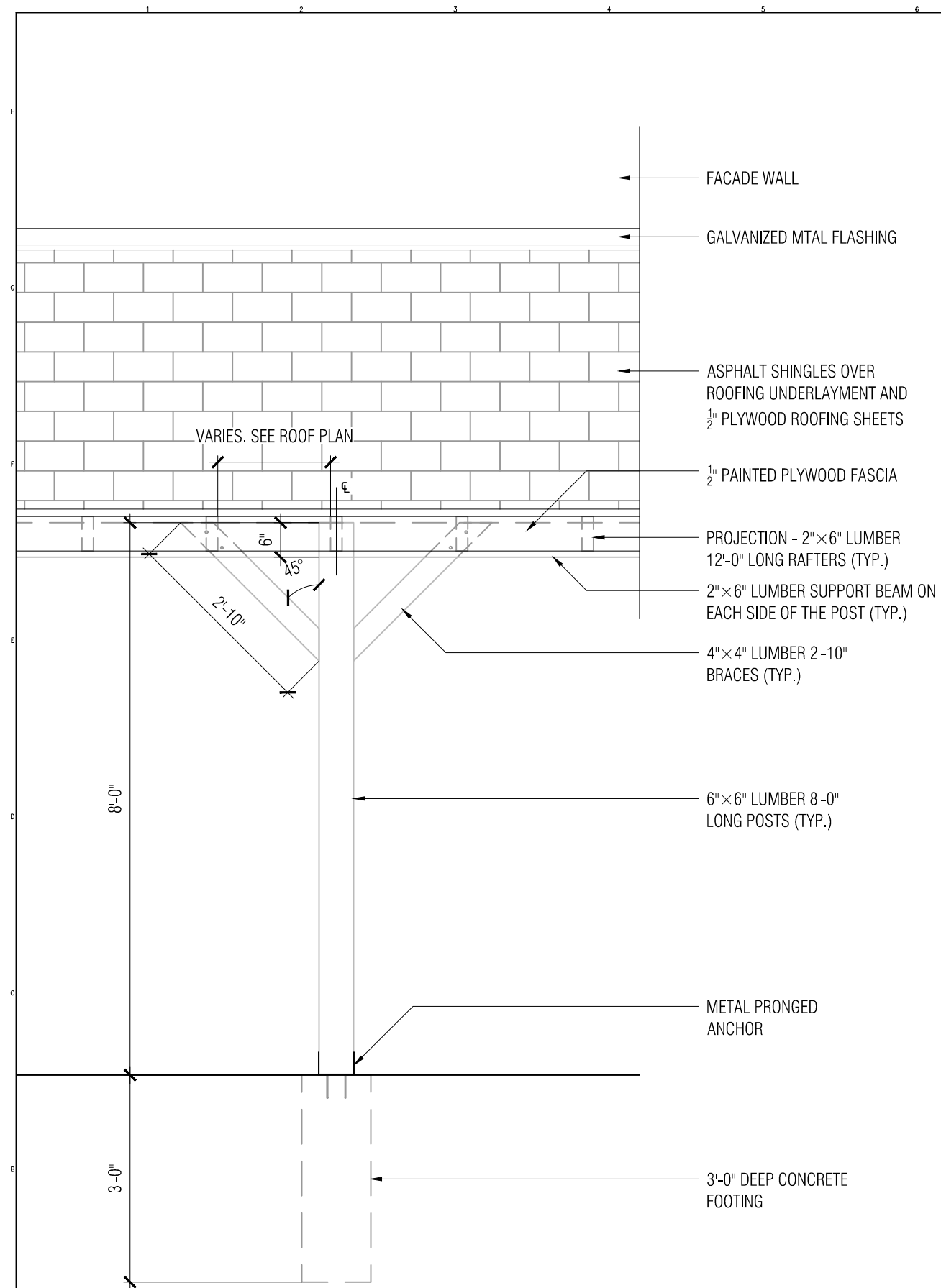
BURNET ST.
1008 BURNET ST
San Antonio, TX

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PERMIT SET

CAR PORT FLOOR PLANS

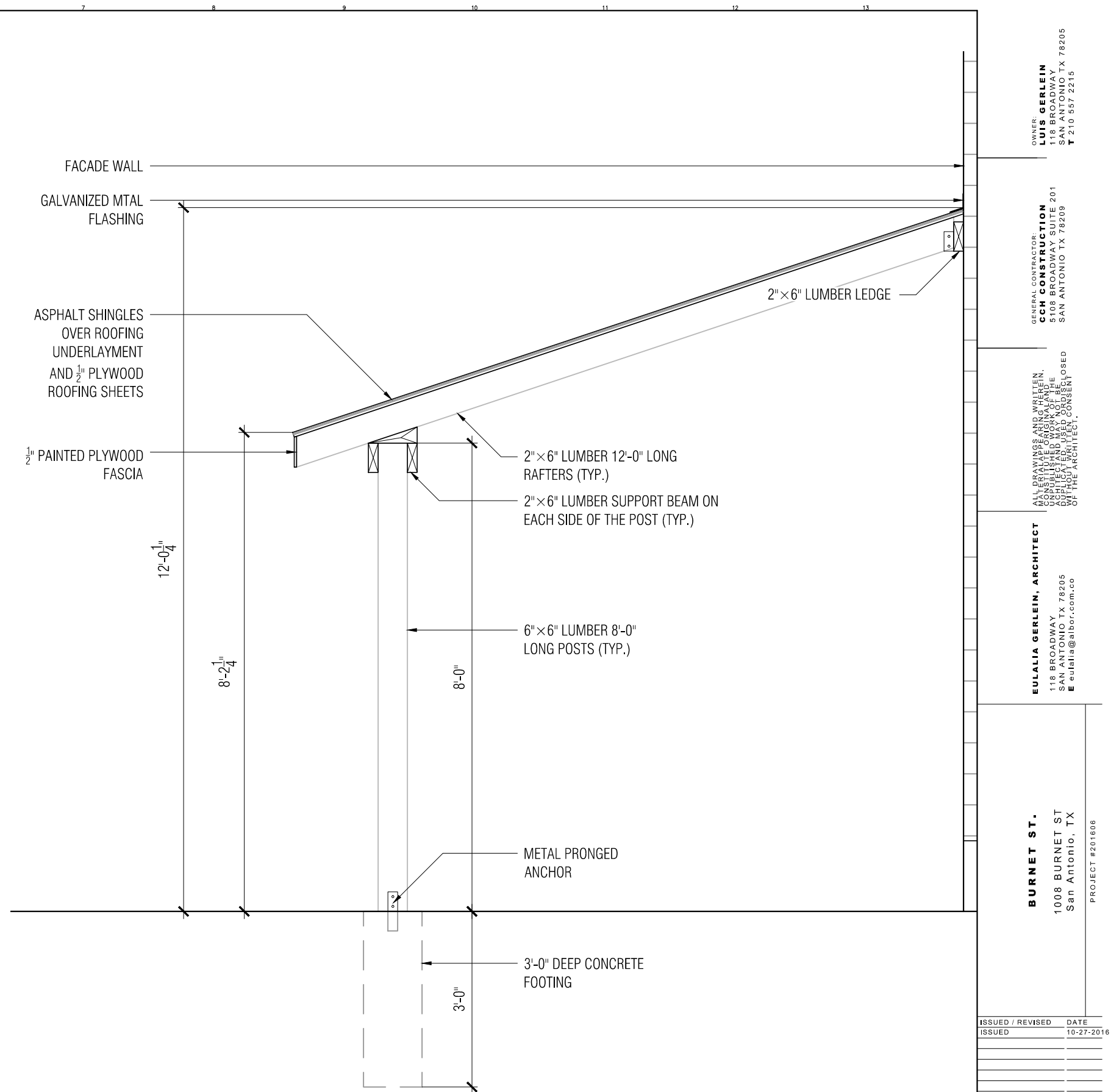
A-801



01
A-802

CARPORT DETAIL - FRONT

SCALE: 1/2" = 1'-0"



02
A-802

CARPORT DETAIL - SECTION

SCALE: 1/2" = 1'-0"

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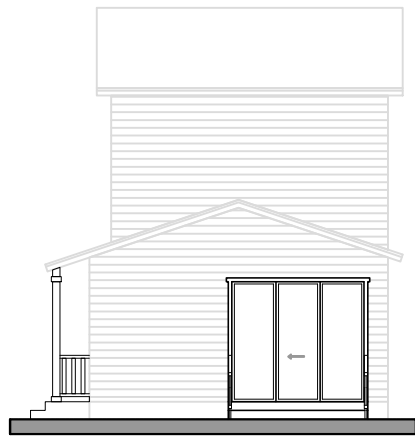
LOTS 1-4 - CAR PORT SECTION AND ELEVATION

A-802

SCALE: 1/2" = 1'-0"



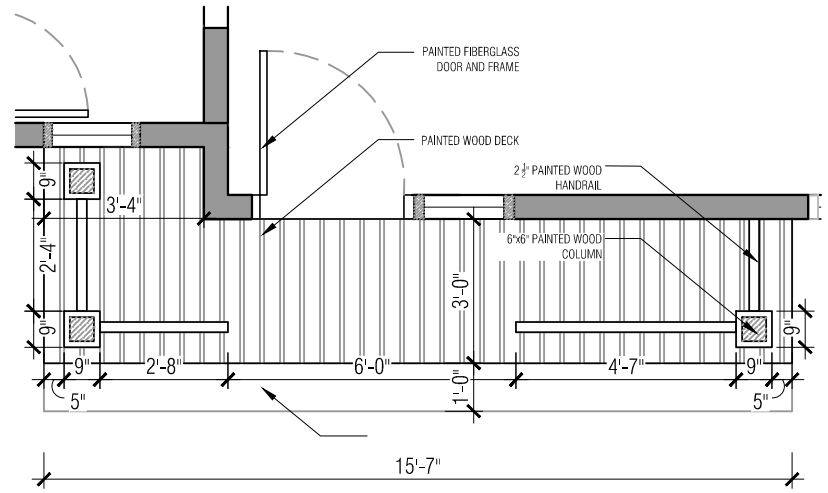
01 PORCH AT FRONT FACADE
A803 L1 NOT TO SCALE / FOR REFERENCE ONLY



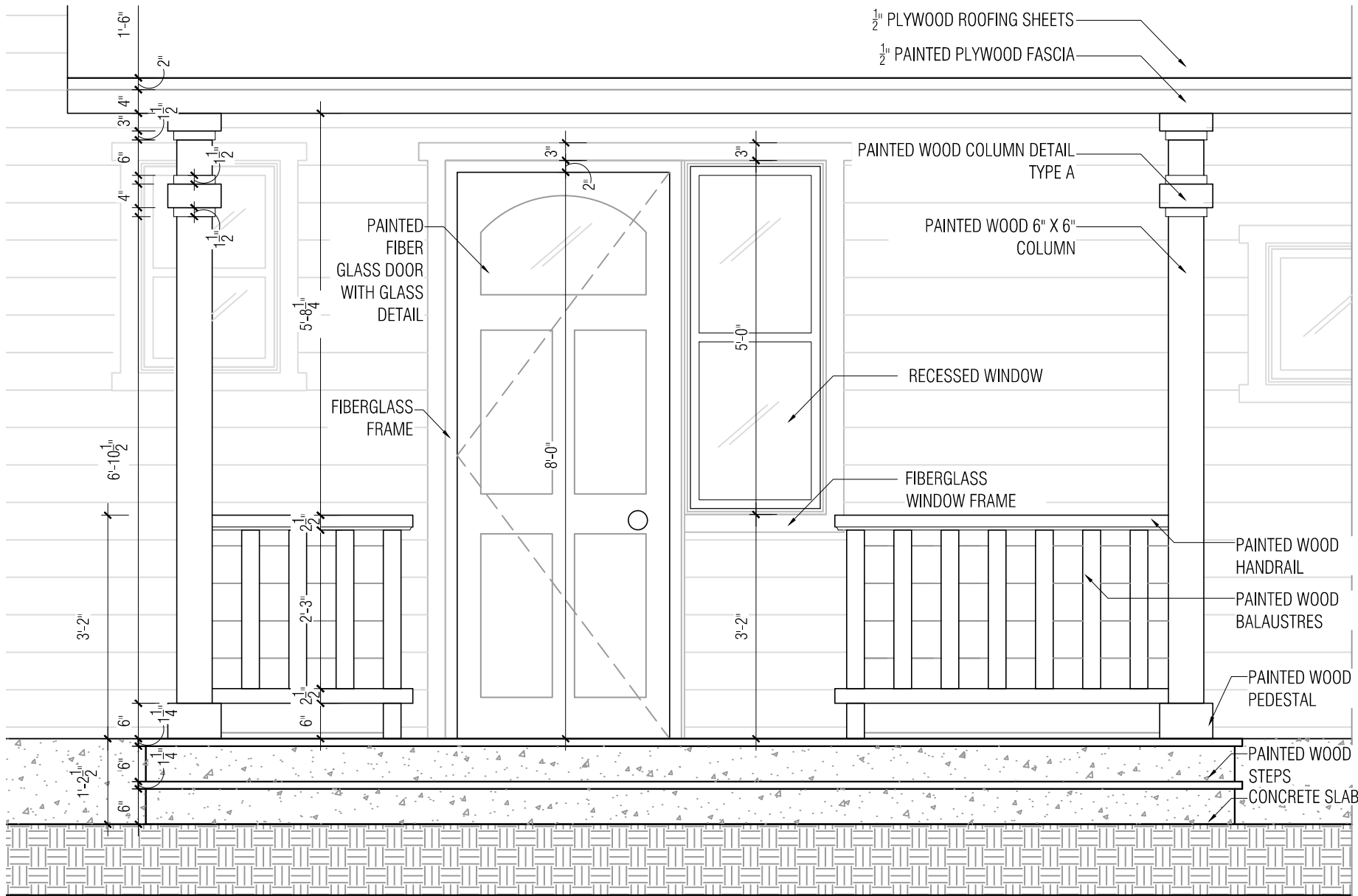
02 PORCH AT WEST FACADE
A-803 L5 NOT TO SCALE / FOR REFERENCE ONLY



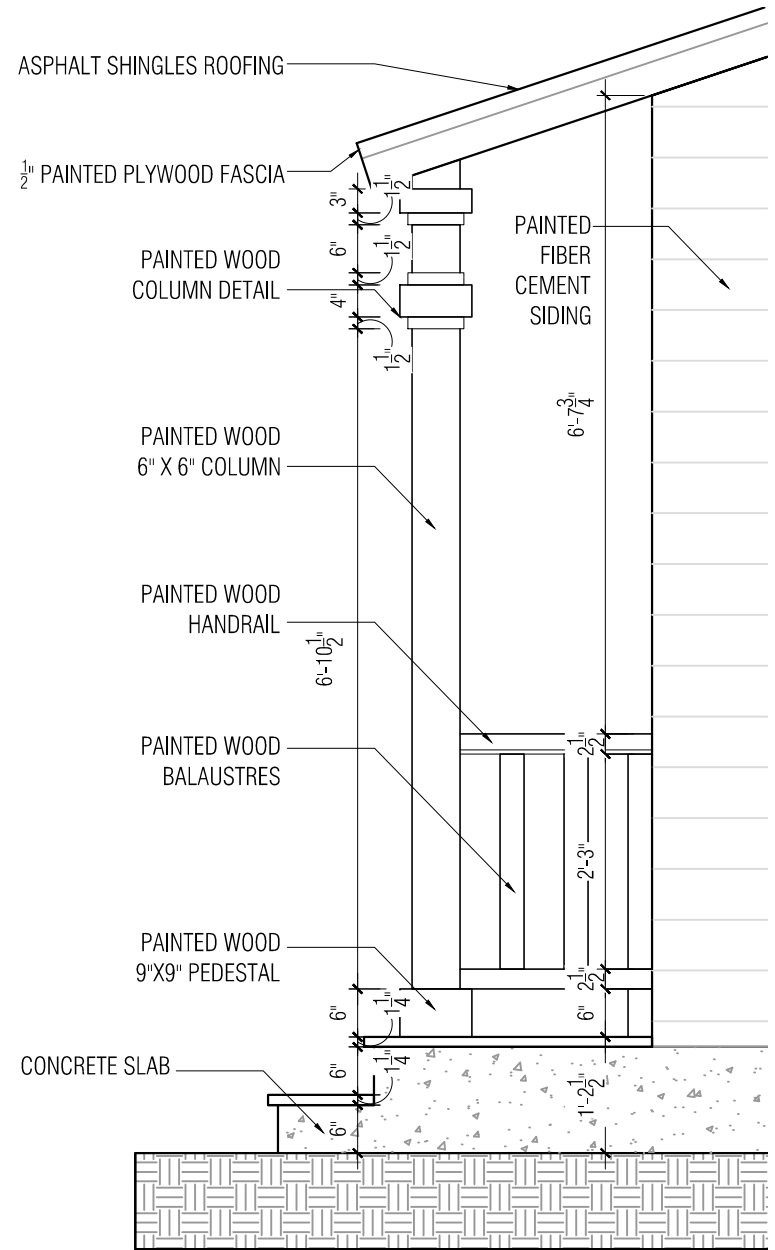
03 PORCH AT EAST FACADE
A-803 L1 NOT TO SCALE / FOR REFERENCE ONLY



04 FRONT PORCH FLOORPLAN
A-803 L1 SCALE : 1/4" = 1'-0"



05 ELEVATION DETAIL / FRONT PORCH 1 AT NORTH FACADE ON BURNET ST.
A803 L1 SCALE : 1/2" = 1'-0"



06 SECTION DETAIL / FRONT PORCH
A803 L1 SCALE : 1/2" = 1'-0"

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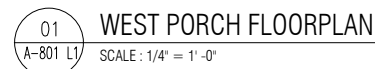
ISSUED / REVISED DATE
ISSUED 10-27-2016

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LOT 1 - PORCH DETAILS

SCALE: MAY VARY

A-803 L1



A-804 L1

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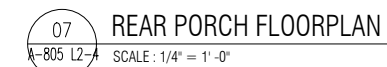
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LOT 1 - PORCH DETAILS

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A-805 L2-4

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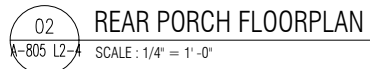
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LOT 2-4 - DETAILS



A-806 L2-4

PROJECT #201606



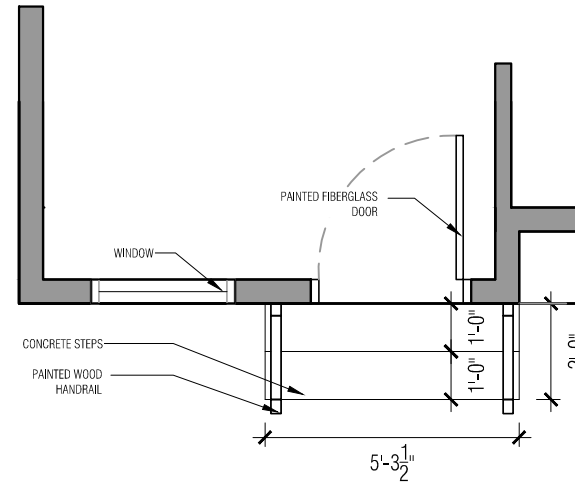
01 PORCH AT NORTH FACADE
A807 L3 NOT TO SCALE / FOR REFERENCE ONLY



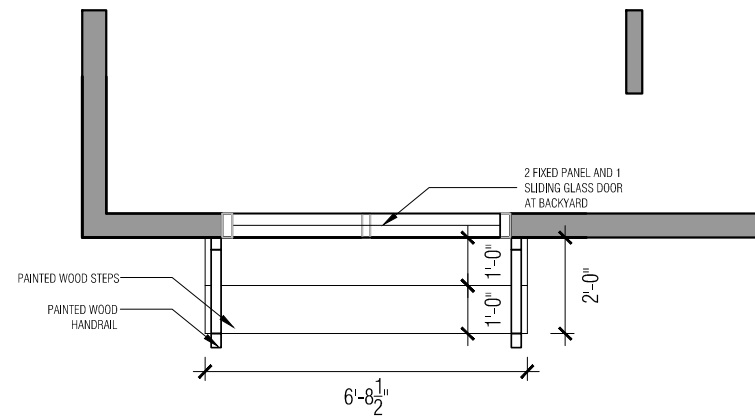
02 PORCH AT FRONT FACADE
A-807 L3 NOT TO SCALE / FOR REFERENCE ONLY



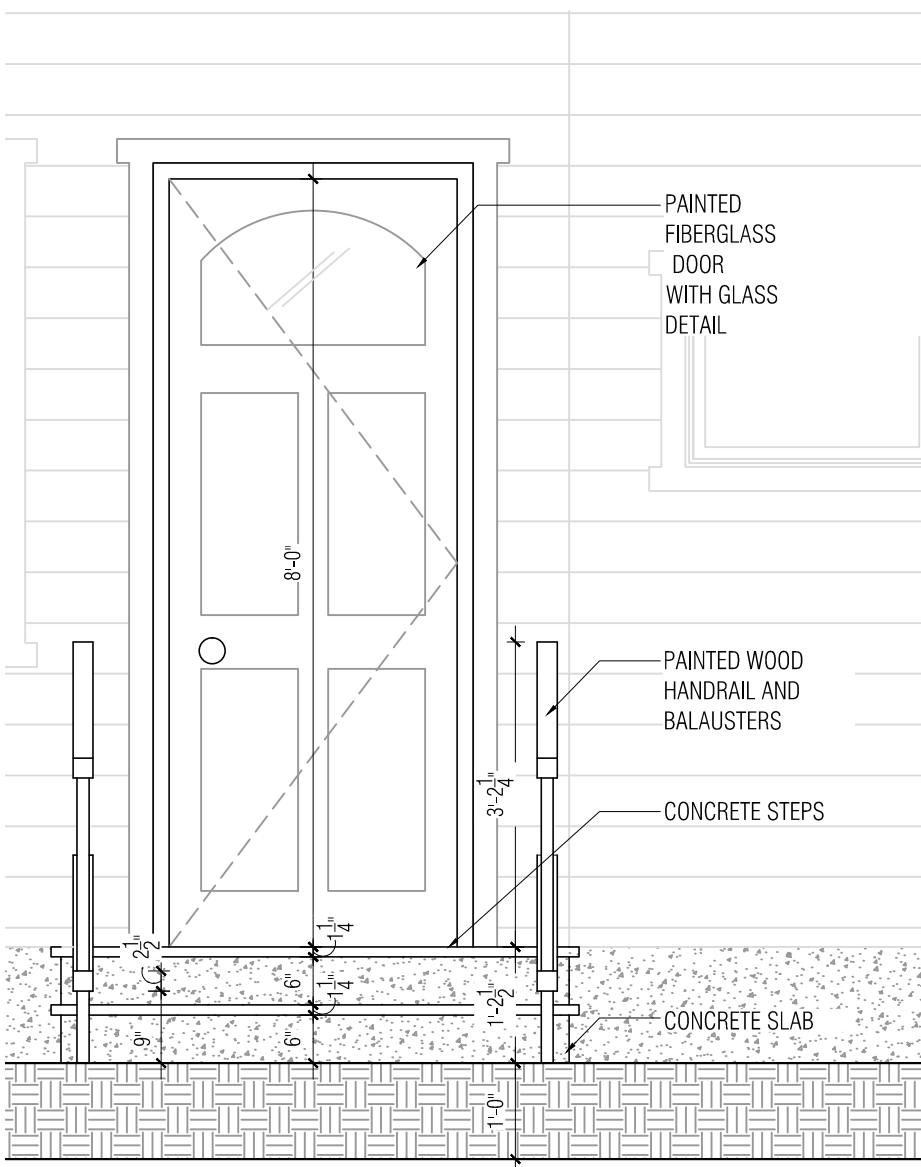
03 PORCH AT REAR FACADE
A-807 L3 NOT TO SCALE / FOR REFERENCE ONLY



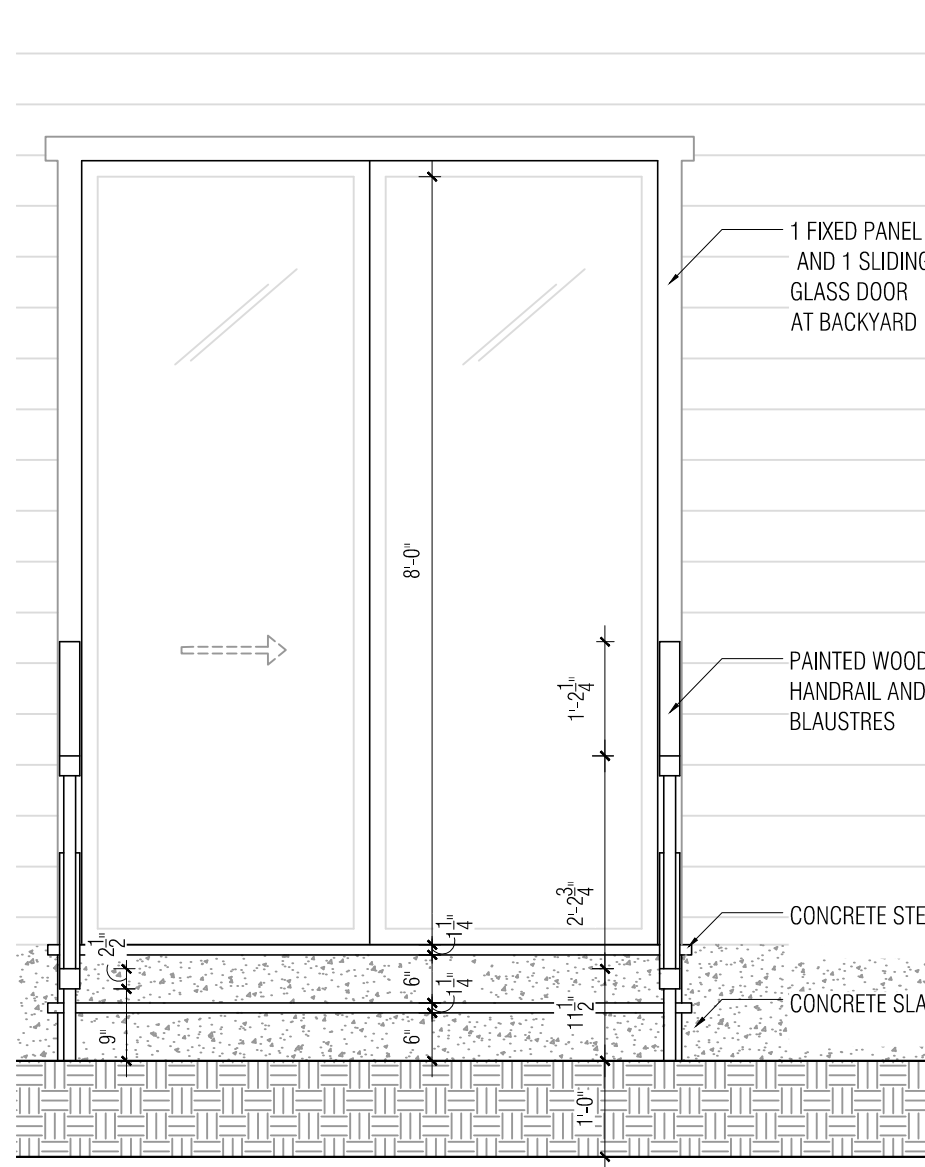
06 FRONT PORCH FLOORPLAN
A-807 L3 SCALE : 1/4" = 1' -0"



07 REAR PORCH FLOORPLAN
A-807 L3 SCALE : 1/4" = 1' -0"



04 SECTION DETAIL / FRONT PORCH
A807 L3 SCALE : 1/2" = 1' -0"



05 SECTION DETAIL / REAR PORCH
A807 L3 SCALE : 1/2" = 1' -0"

SCALE: MAY VARY

OWNER:
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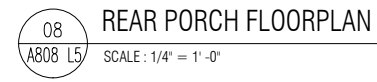
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ISSUED / REVISED DATE
ISSUED 10-27-2016

PERMIT SET

LOT 3 - DETAILS

A-807 L3



A-808 L5

SCALE: MAY VARY