

HISTORIC AND DESIGN REVIEW COMMISSION

January 02, 2019

HDRC CASE NO: 2018-631
ADDRESS: 321 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 583 BLK 8 LOT 11
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Roberto Elizondo
OWNER: Gabriela and Abel Marin
TYPE OF WORK: Construction of two, multi-family residential structures
APPLICATION RECEIVED: December 13, 2018
60-DAY REVIEW: February 11, 2019

REQUEST:

The applicant is requesting conceptual approval to construct two, two and a half story, multi-family residential structures on the vacant lot at 321 N Hackberry within the Dignowity Hill Historic District.

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 is requesting conceptual approval to construct two, two and a half story, multi-family residential structures on the vacant lot at 321 N Hackberry within the Dignowity Hill Historic District. The site is bounded by N Hackberry to the east, Armstrong Place to the north and an unnamed alley to the west.

- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- 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 examples found on the block. This block of N Hackberry features two historic structures on the west block face that front N Hackberry. The applicant has noted a setback of 29’ – 0” from the property line. The adjacent historic structure features a setback of approximately thirty (30) feet. The applicant should submit a site plan noting the footprint of the adjacent historic structure confirming that the proposed new construction features a greater setback.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the primary entrance to the western most structure will address N Hackberry. This is consistent with the Guidelines.
- 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. 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. This block of N Hackberry features five historic, residential structures. The lot immediately adjacent to the proposed new construction features a two story historic structure with a steep pitch roof. The applicant has proposed for the new construction to feature two and one half stories in height. Generally, staff finds the proposed height to be appropriate; however, the applicant should provide a street elevation noting both the proposed new construction and the historic structure to ensure that the proposed new construction features a height that is subordinate to the historic structure.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant is responsible for complying with this requirement. Neighboring historic structures feature heights of approximately 18 inches to three feet in height.
- g. **ROOF FORMS** – The applicant has proposed a number of roof forms, including gabled and hipped roofs. The proposed roof forms are consistent with the Guidelines.
- h. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the applicant has proposed window and door openings that are consistent with those found historically in the district; however, staff finds that additional windows should be added to the right and left elevations, particularly in the kitchen and bedrooms per the floor plans. Windows in prominent view from the right of way should be full height.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed to introduce a large amount of square footage that currently is not typical of the district. Per the applicant’s site plan, the lot features 9,915 square feet. The applicant has proposed a total footprint of approximately 5,500 square feet, covering approximately 55% of the lots square footage. While inconsistent with the Guidelines, staff finds the proposed new construction to be appropriate given the size and depth of the lot.
- j. **MATERIALS** – The applicant has proposed materials that include standing seam metal roofs, wood siding in the 105 profile, Hardie siding, board and batten siding and vinyl windows. Any Hardie siding should feature a smooth finish and a four (4) inch exposure. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be used, but should be submitted to staff for review and approval prior to installation. Staff does not find the vinyl windows to be appropriate.
- k. **WINDOW MATERIALS** – As noted in finding j, staff does not find the use of vinyl windows to be appropriate. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- l. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are complementary to the Craftsman style and generally appropriate for the Dignowity Hill Historic District. Staff finds that the applicant should propose column dimensions that are architecturally appropriate. A column detail should be submitted to staff for review and approval when returning for final approval. Currently, the front porch columns appear to be larger in width than what is proportionally appropriate.
- m. ARCHITECTURAL DETAILS (Massing) – While staff finds the proposed height to be appropriate, the applicant has proposed a separation between the massing of each unit; however, both units share a roof mass. Staff finds that the proposed units should be detached.
- n. ATTACHED PARKING – The applicant has proposed attached garages that are to feature garage door openings on the north façade. Attached garages are not found historically within the Dignowity Hill Historic District. Generally, staff finds that the proposed attached parking should be separated from the primary mass of the residential structure.
- o. VEHICULAR ACCESS – The applicant has proposed vehicular access to the site from Armstrong Alley. At this time, the applicant has not noted curb cuts from the alley onto the site. Staff finds that the proposed curb cuts should feature a width that does not exceed ten (10) feet in width.
- p. LANDSCAPING – At this time, the applicant has not proposed landscaping elements. When returning to the Commission for final approval, the applicant should include landscaping plans that are consistent with the Guidelines for Site Elements.

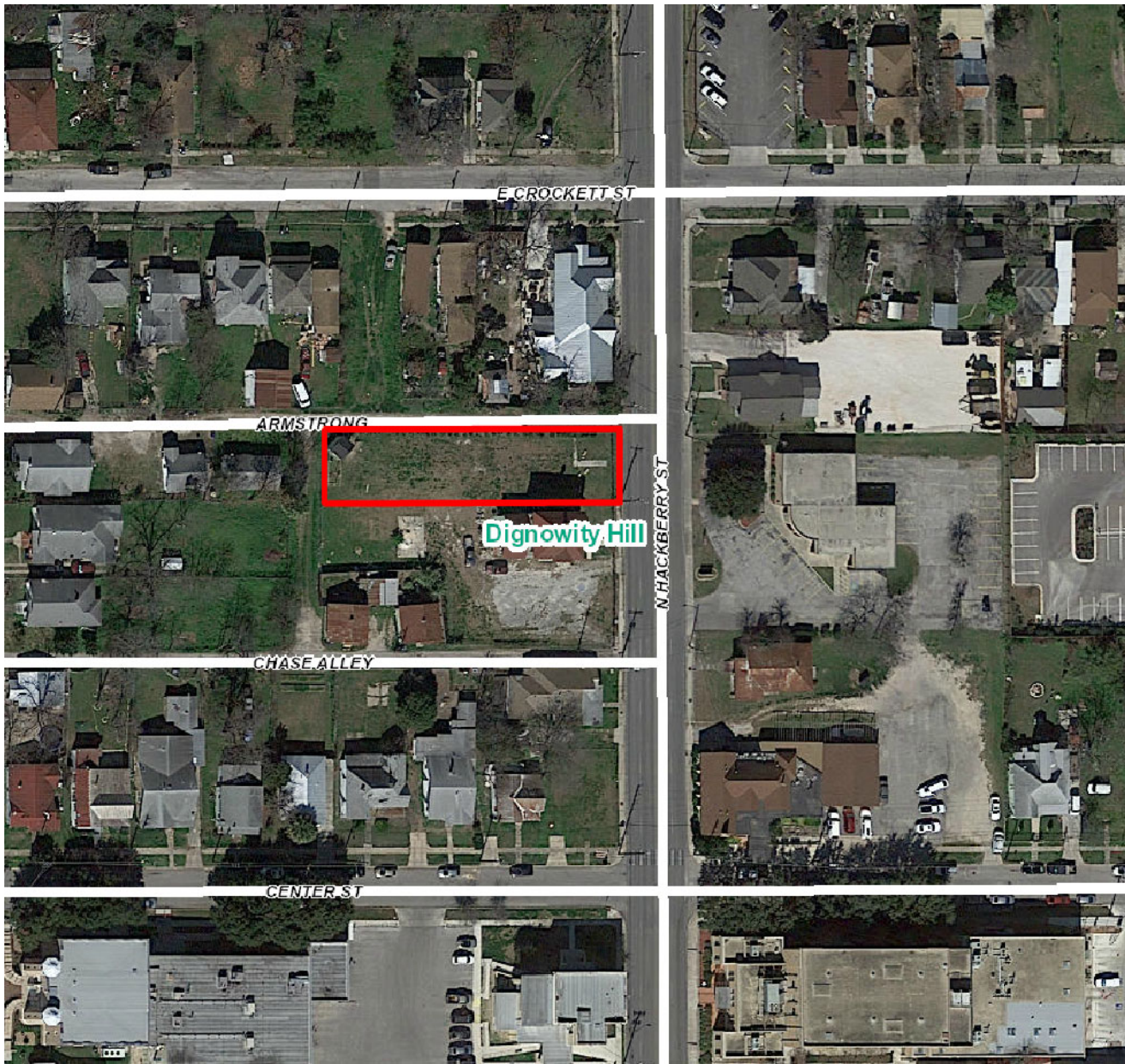
RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff finds that the applicant should separate the massing of the proposed structures as noted in finding m and remove the proposed garages from the massing of the residential structures as noted in finding n prior to receiving conceptual approval. Additionally, staff recommends that the applicant address the following:

- i. That the applicant confirm that the proposed setback from N Hackberry is greater than that of the neighboring historic structure as noted in finding c.
- ii. That the applicant confirm that the proposed new construction features an overall massing that is subordinate to the neighboring historic structure as noted in finding e.
- iii. That the applicant introduce additional window fenestration to the north and side facades as noted in finding h.
- iv. That all Hardie siding feature a four inch exposure and a smooth finish. Additionally, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A ridge seam may be used, but must be submitted to staff for review and approval.
- v. That a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- vi. That the applicant adjust the proposed proportions of the front porch columns and submit column details to staff for review and approval as noted in finding l.
- vii. That the applicant submit a landscaping plan and limit curb cuts to no more than ten (10) feet in width as noted in findings o and p when returning for final approval.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

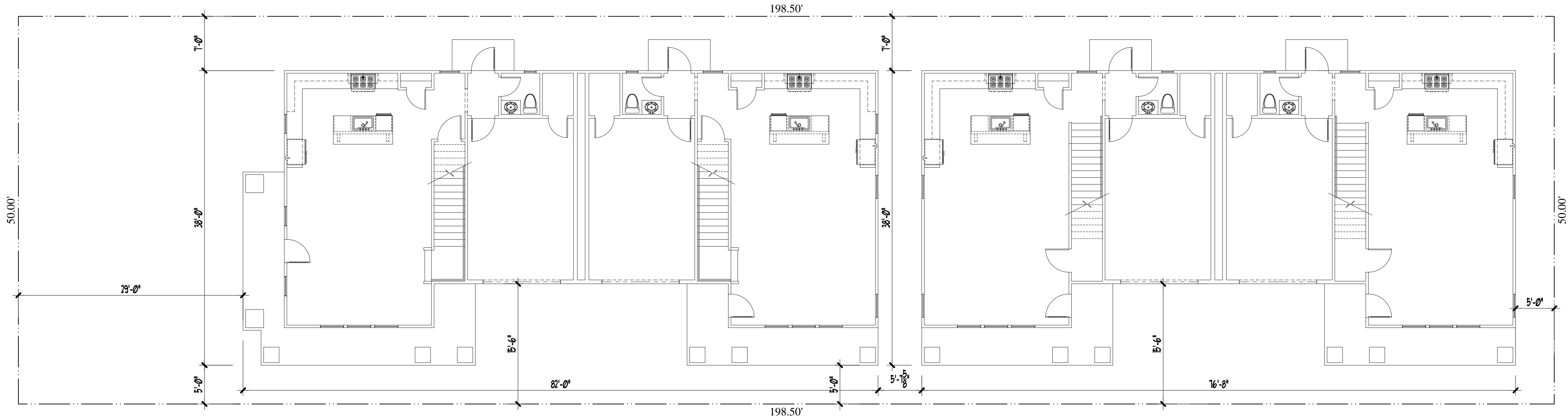
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321 N Hackberry

north hackberry



SITE PLAN
SCALE : 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

armstrong pl.

IMPERVIOUS COVERAGE		
PROPERTY		9915 SQ. FT.
MAIN STRUCTURES		5375 SQ. FT.
COVERAGE		54.2% SQ. FT.

N. HACKBERRY

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N. HACKBERRY PROJECT

NORTH HACKBERRY
LOT-11, BLOCK- 8, N.C.B.-583

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DECEMBER 12, 2018

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LOT-111, BLOCK- 8, N.C.B.-583

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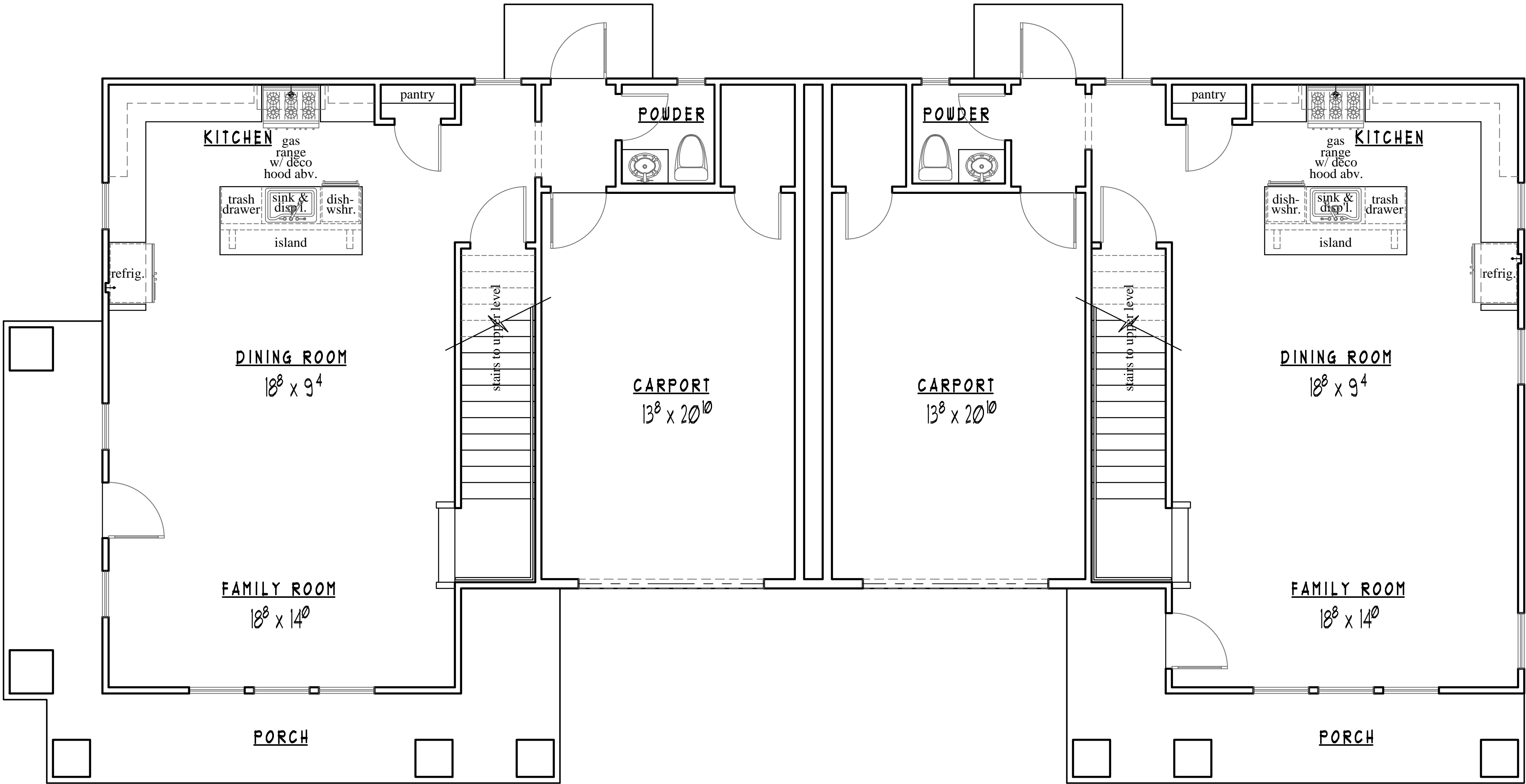
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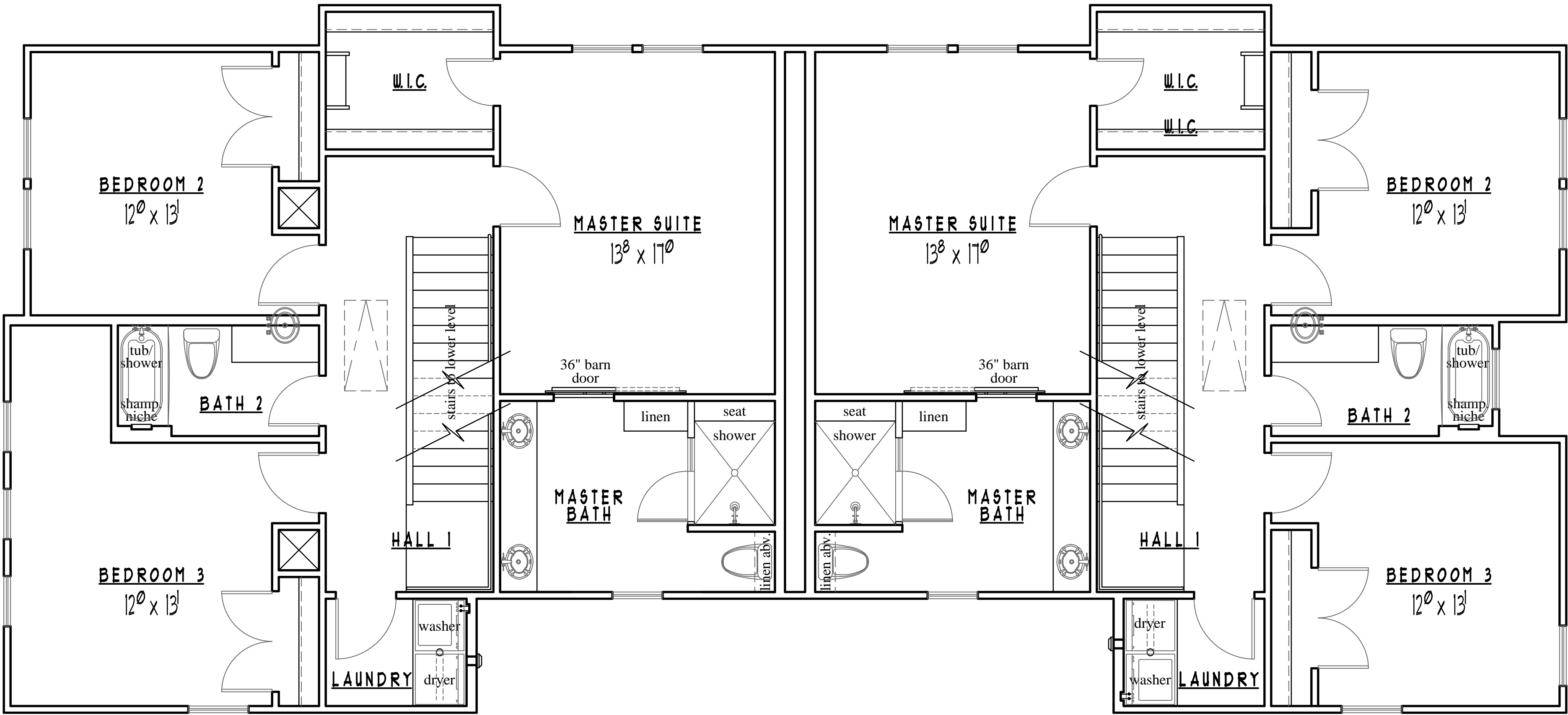
N. HACKBERRY



LOWER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

SQUARE FOOTAGE CHART- UNIT-A		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1143 SQ. FT.
TOTAL LIVING AREA		1963 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		272 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2908 SQ. FT.
SQUARE FOOTAGE CHART- UNIT-B		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1081 SQ. FT.
TOTAL LIVING AREA		1901 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		149 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2723 SQ. FT.



UPPER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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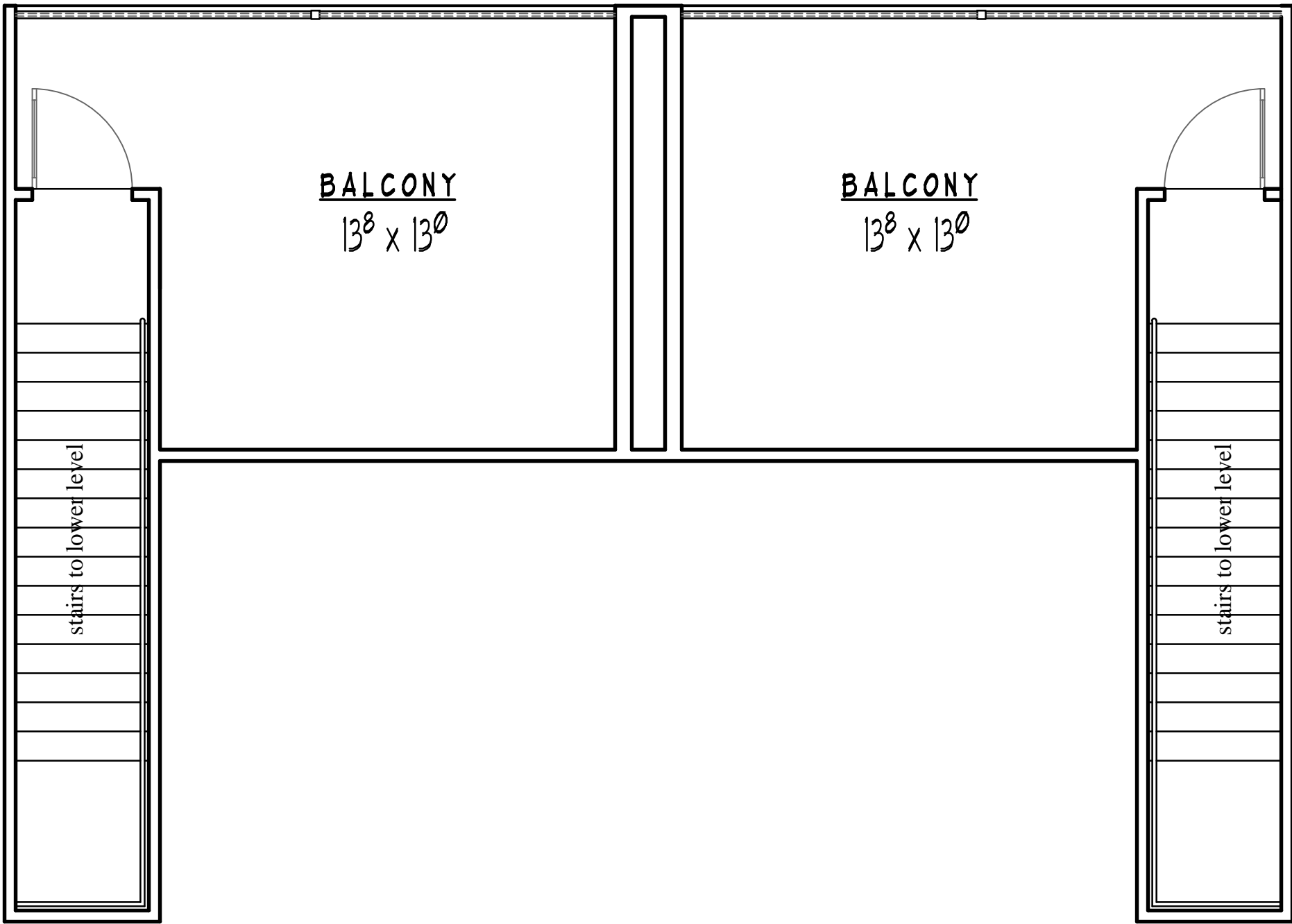
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BALCONY LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

REVISIONS

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N. HACKBERRY PROJECT

NORTH HACKBERRY
LOT-111, BLOCK- 8, N.C.B.-583

SQUARE FOOTAGE CHART- UNIT-A		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1143 SQ. FT.
TOTAL LIVING AREA		1963 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		272 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2908 SQ. FT.
SQUARE FOOTAGE CHART- UNIT-B		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1081 SQ. FT.
TOTAL LIVING AREA		1901 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		149 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2723 SQ. FT.

RANDY HERRERA

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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

DATE DRAWN
DECEMBER 12, 2018



FRONT ELEVATION
SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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DECEMBER 12, 2018

SHEET
A-5
5 OF 8



RIGHT SIDE ELEVATION

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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SHEET
A-6

6 OF 8



REAR ELEVATION
SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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RESIDENTIAL & COMMERCIAL DESIGN & PLANNING

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DECEMBER 12, 2018

SHEET
A-7
7 OF 8



LEFT SIDE ELEVATION

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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A-8

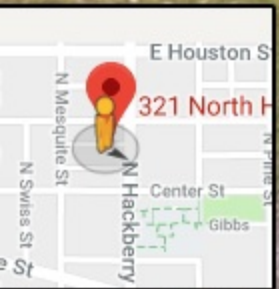
8 OF 8

N. HACKBERRY

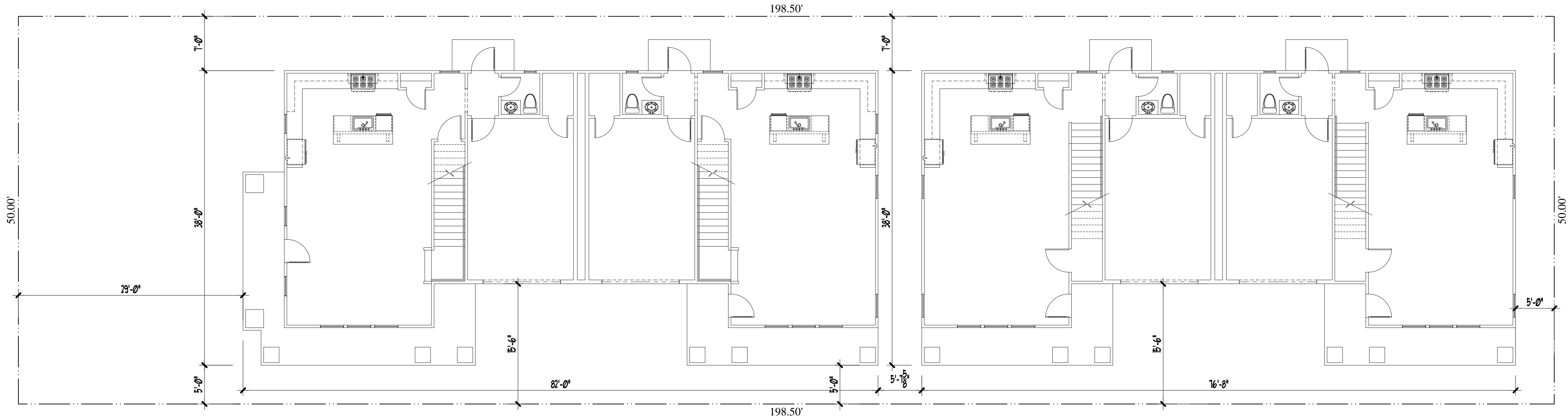
106 Armstrong Pl
San Antonio, Texas

Google, Inc.

Street View - Apr 2016



north hackberry



SITE PLAN
SCALE : 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

armstrong pl.

IMPERVIOUS COVERAGE		
PROPERTY		9915 SQ. FT.
MAIN STRUCTURES		5375 SQ. FT.
COVERAGE		54.2% SQ. FT.

N. HACKBERRY

REVISIONS

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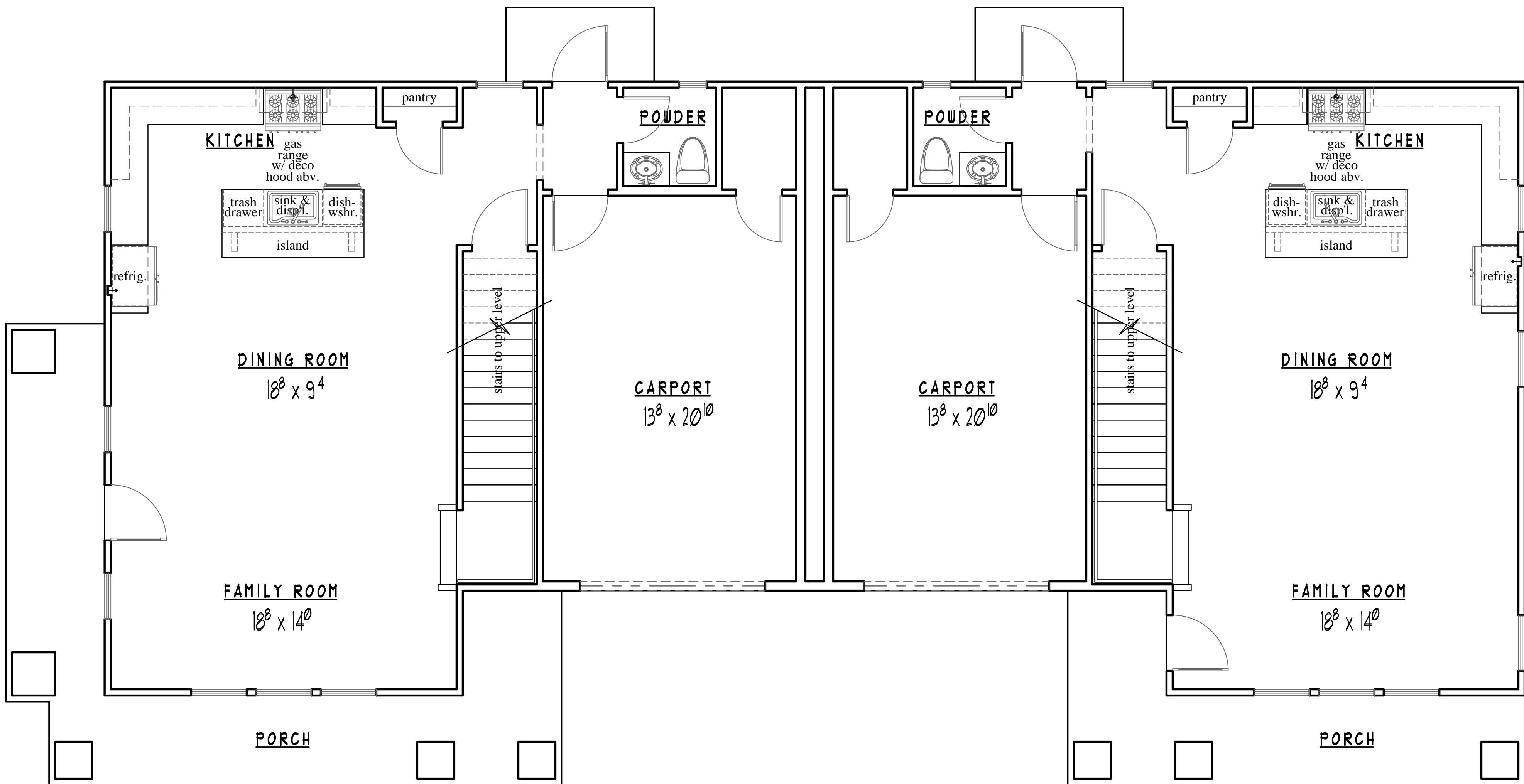
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1 OF 8

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N. HADBERRY PROJECT

NORTH HACKBERRY
LOT-11, BLOCK- 8, N.C.B.-583



LOWER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

SQUARE FOOTAGE CHART- UNIT-A		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1143 SQ. FT.
TOTAL LIVING AREA		1963 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		272 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2908 SQ. FT.

SQUARE FOOTAGE CHART- UNIT-B		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1081 SQ. FT.
TOTAL LIVING AREA		1901 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		149 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2723 SQ. FT.

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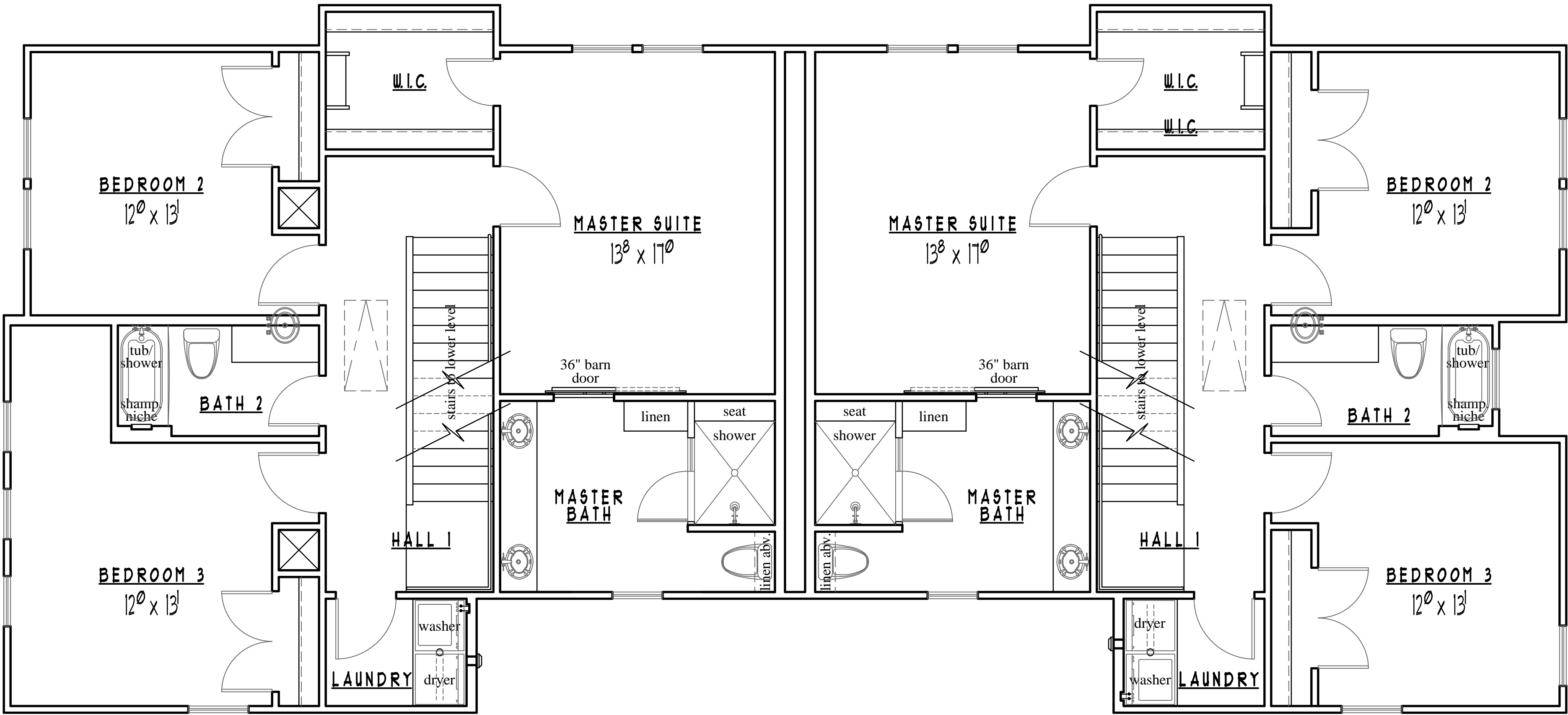
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SHEET

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UPPER LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

SQUARE FOOTAGE CHART- UNIT-A		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1143 SQ. FT.
TOTAL LIVING AREA		1963 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		272 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2908 SQ. FT.
SQUARE FOOTAGE CHART- UNIT-B		
LOWER LEVEL		820 SQ. FT.
UPPER LEVEL		1081 SQ. FT.
TOTAL LIVING AREA		1901 SQ. FT.
CARPORT & STORAGE		344 SQ. FT.
PORCH		149 SQ. FT.
BALCONY LEVEL		103 SQ. FT.
BALCONY		226 SQ. FT.
TOTAL BUILDING AREA		2723 SQ. FT.

N. HACKBERRY

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N. HACKBERRY PROJECT

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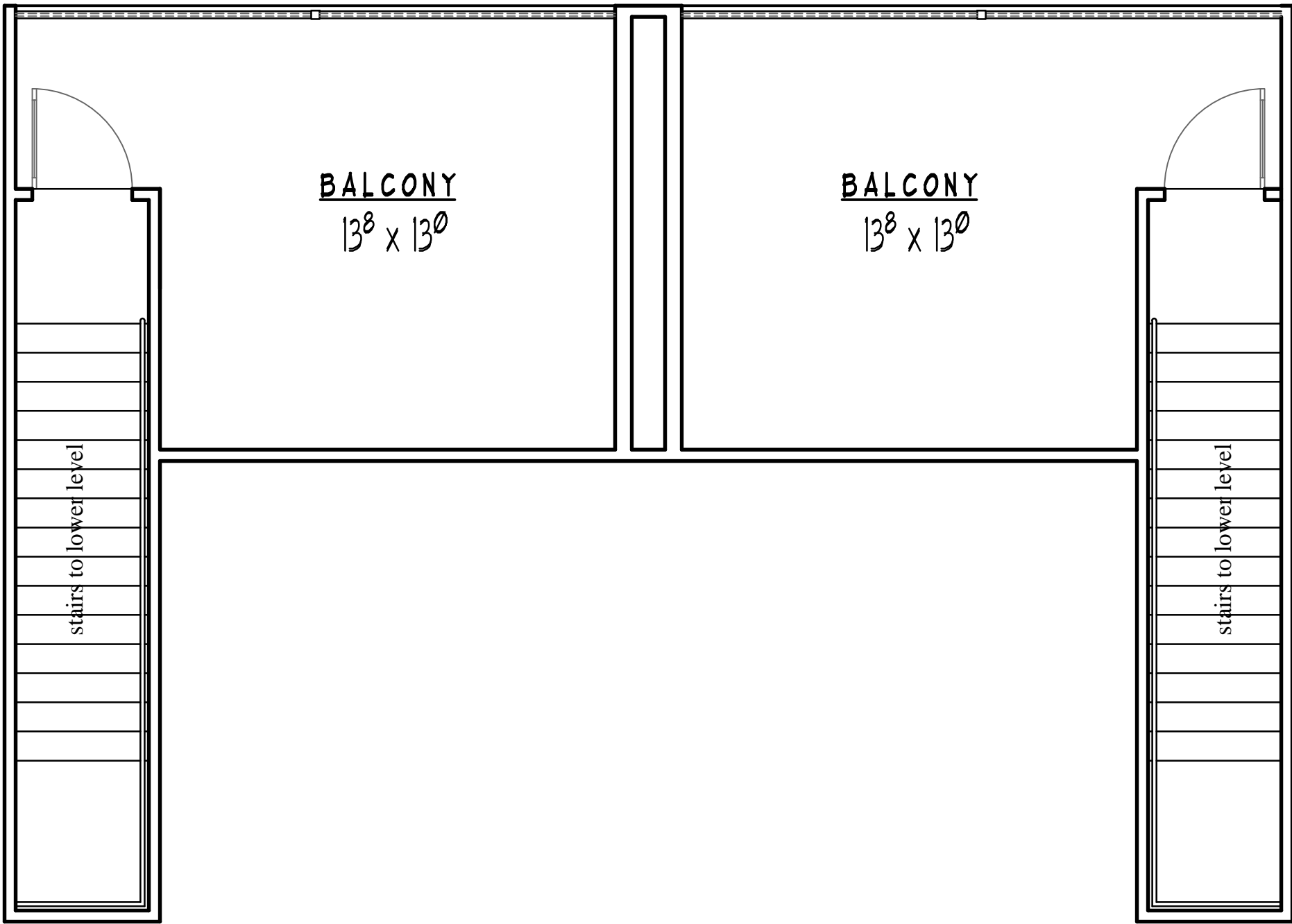
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3 OF 8



BALCONY LEVEL FLOOR PLAN

SCALE : 1/4"=1'-0"
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4 OF 8



FRONT ELEVATION
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SHEET
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RIGHT SIDE ELEVATION

SCALE : 1/4"=1'-0"
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A-6

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REAR ELEVATION
SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

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LEFT SIDE ELEVATION

SCALE : 1/4"=1'-0"
(SCALE : 1/8"=1'-0" ON 11" X 17" SHEET)

REVISIONS

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