

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 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 three, residential structures
APPLICATION RECEIVED: May 15, 2019
60-DAY REVIEW: July 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct one, 2.5-story residential structure and two, 2-story residential structures on the vacant lot at 321 N Hackberry, located 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 a Certificate of Appropriateness for approval to construct one, 2.5-story residential structure and two, 2-story residential structures on the vacant lot at 321 N Hackberry, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval at the January 2, 2019, Historic and Design Review Commission hearing. Since that time, the applicant has reduced the proposed number of structures from four to three, and has reduced the massing of all but one structure.
- c. **SETBACKS & ORIENTATION (N Hackberry)** – 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 front façade of the proposed new construction to the property line. The adjacent historic structure features a setback of approximately thirty (30) feet. The applicant should submit a site plan confirming that the proposed new construction will feature a setback that is greater than that of the adjacent historic structure, including the proposed front porch.
- d. **ENTRANCES (N Hackberry)** – 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. **SETBACKS & ORIENTATION (Armstrong)** – 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. The applicant has proposed setbacks of 13’ – 0” from the alley to the front façade of the proposed new construction. There are two historic structures that are oriented towards Armstrong Place. These two structures feature setbacks of approximately 12 to 16 feet from the alley. The applicant should submit a site plan confirming that the proposed new construction will feature a setback that is greater than that of the adjacent historic structures, including the proposed front porches.
- f. **ENTRANCES (Armstrong)** – 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 entrances to the two rear structures will address Armstrong. This is consistent with the Guidelines.
- g. **SCALE & MASSING** – The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The applicant has noted a height of thirty-five (35) feet for the structure on N Hackberry, consistent with the neighboring historic structure’s height. The applicant has proposed a height of twenty-six (26) feet for the two rear structures. Other homes oriented toward the alley are single-story. Staff finds that the applicant should explore ways to reduce the overall building height of the two rear structures to be more similar in height to those found historically on the alley.
- h. **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.
- i. **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.
- j. **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. Staff finds that the applicant should continue to explore additional fenestration.
- k. **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 noted the total size of the lot is 9,915 square feet. The applicant is proposing to construct three structures with a total footprint of 4,566 square feet. The applicant's proposed lot coverage is 46% coverage. This is consistent with the Guidelines.

- l. **MATERIALS** – The applicant has not specified materials; however, per the submitted application documents, the applicant has proposed standing seam metal roofs, lap siding, wood roof bracket, columns and exposed rafter tails. Staff finds that composite, horizontal siding should feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Additionally, staff finds that column details should be submitted to staff for review and approval.
- m. **WINDOWS** – The applicant has not specified window materials at this time. Staff finds that 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.
- n. **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.
- o. **PARKING** – The applicant has noted that vehicular parking will be provided via attached, open air carports. The proposed parking will be buffered from view at N Hackberry. Staff finds the proposed parking locations, screened from the view at N Hackberry, to be appropriate.
- p. **DRIVEWAYS** – The applicant has proposed ribbon strip driveways for each structure, which lead to Armstrong Alley. The applicant should ensure that the proposed driveway widths do not exceed ten (10) feet.
- q. **LANDSCAPING** – At this time the applicant has not provided details regarding landscaping. Staff finds that the applicant should submit a landscaping plan to staff for review and approval. Additionally, staff finds that landscaping elements should be incorporated into the design of each structure's yard to present a front yard landscaping condition comparable to those found historically throughout the district. Landscaping materials should include natural turf and plantings. Entire yards should not be landscaped with decomposed granite, gravel, or like materials. Staff also finds that shrubbery and other low scale plantings should be installed to provide a buffer between the increased alley width and the proposed front yards.

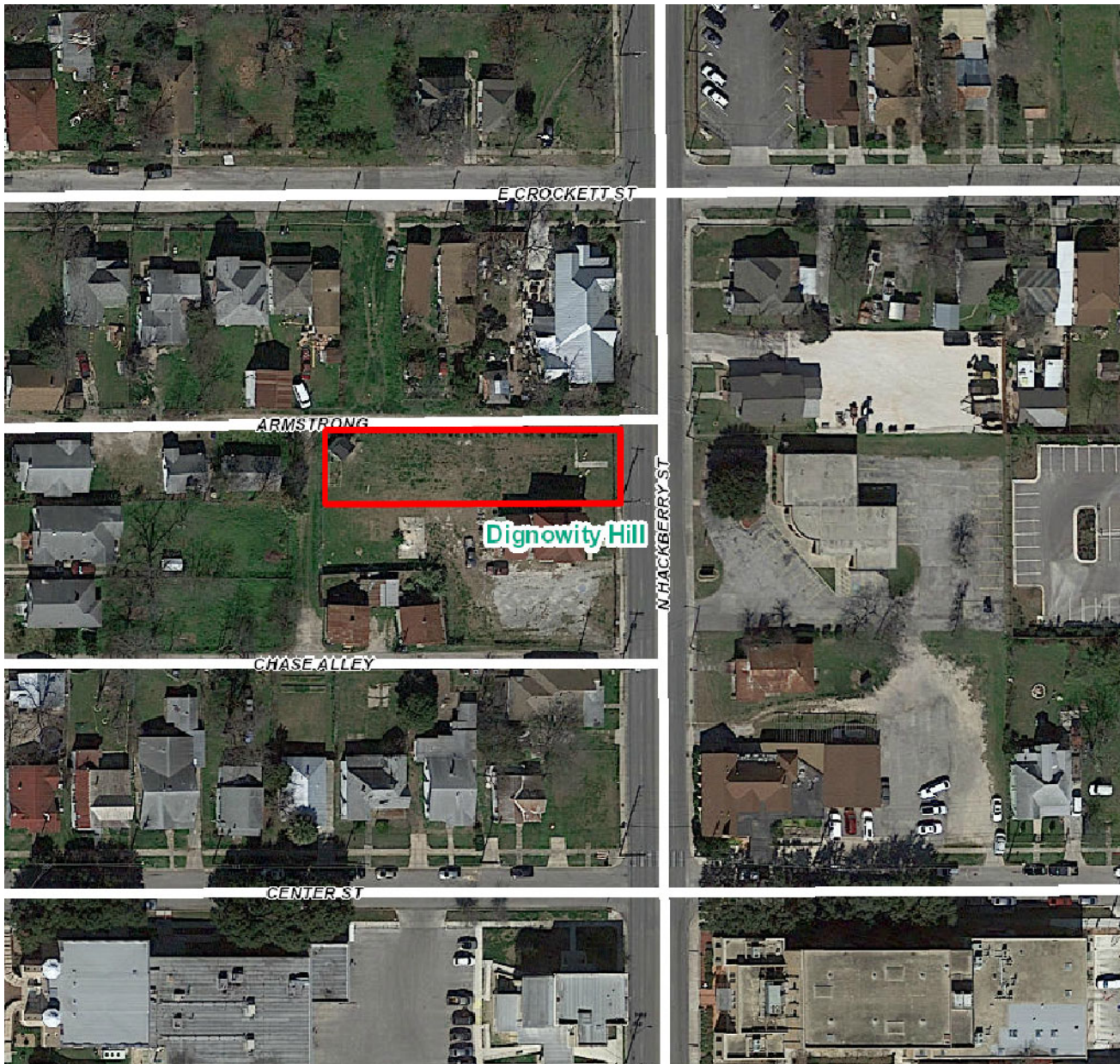
RECOMMENDATION:

Staff recommends approval based on findings a through q with the following stipulations:

- i. That the applicant confirm that the proposed setbacks on N Hackberry and Armstrong are equal to or greater than those found associated with the adjacent historic structures as noted in findings c and e.
- ii. That the applicant comply with foundation height requirements as noted in finding h.
- iii. That the applicant explore shorter alley building heights to be similar in height to those found historically on the alley.
- iv. That composite, horizontal siding should feature an exposed profile of four inches and a thickness of approximately $\frac{3}{4}$ ". A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Additionally, staff finds that column details should be submitted to staff for review and approval.
- v. That 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 a detailed landscaping plan be submitted for review and approval that incorporates landscaping elements that are comparable to those found in front yards of historic structures within the district, that low scale plantings be installed to buffer the expanded alley way from front yards of each structure. Landscaping materials should include natural turf and plantings. Entire yards should not be landscaped with decomposed granite, gravel, or like materials.
- vii. That the proposed driveways do not exceed ten (10) feet in width.



Flex Viewer

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Printed: Dec 20, 2018

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TO: Catherine Hernandez, Planning



CC: DHNA Board

DHNA Neighborhood Development Advisory Committee

FROM: Nicolas Rivard, President, DHNA

DATE: May 1, 2019

SUBJECT: 5/1/19 HDRC Case Reviews

DRAFT

This is an updated position letter intended to replace the previous DHNA letter of support for the development at 321 North Hackberry Street. The previous letter, attached here as Exhibit A, is no longer valid as of May 1, 2019. The stipulations of this agreement are outlined in Exhibit B: Letter from the developer.

To Whom it may concern,

The DHNA board listened to community concerns re: the development at 321 North Hackberry Street that were brought to our attention after we issued a letter of support for the originally proposed project of 4 units on one lot by a development team headed by one John T. Barr of Pryme Homes.

We worked as quickly as we could to convene a conversation and broker a compromise between a group of concerned neighbors and the developer.

After two meetings, everyone was able to agree on a revised project with 3 units and improved massing.

Based on those conversations, we are writing in support of the revised project given the stipulations outlined in Exhibit B: Letter from the developer.

Sincerely,

NICOLAS

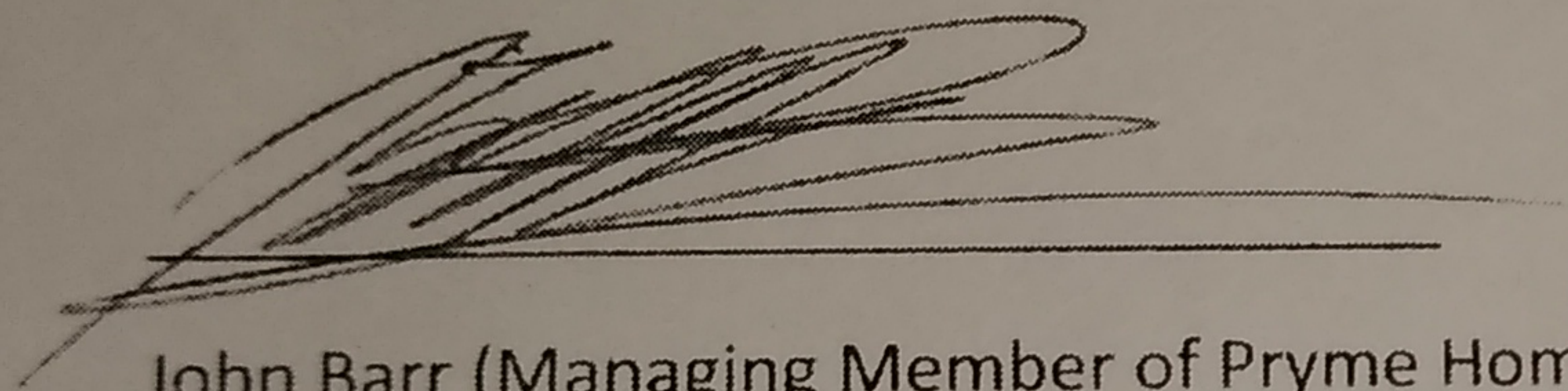
Nicolas Rivard
President, Dignowity Hill Neighborhood Association

Exhibit B: Letter from the Developer

To who it my concern,

As the current owner of the property at 321 Hackberry I do certify that the new design will adhere to the following criteria.

- Only three single family homes will be built on the lot
- We will keep the 8 foot fire lane
- That the structure closest to Hackberry will mirror the height of approximately 35 feet of the neighboring house at 315 of Hackberry and will have a maximum square footage of 1,900 or smaller
- The two back structures will have a maximum height of 26 feet and will have a maximum square footage of 1700 or smaller
- The observation decks will remain under the second story rooflines
- The new design will be resubmitted to and approved by HDRC



John Barr (Managing Member of Pryme Home Solutions, LLC)

5/1/2019

Date

Exhibit A:
Old DHNA Letter of Support
(Now Void)



TO: Joy McGhee, Zoning Commission Chair

CC: DHNA Board
DHNA Neighborhood Development Advisory Committee

FROM: Nicolas Rivard, President, Dignowity Hill Neighborhood Association

DATE: April 1, 2019

SUBJECT: 4/2/19 Zoning Case Reviews

ZONING CASE # Z-2019-10700013 for 321 N Hackberry

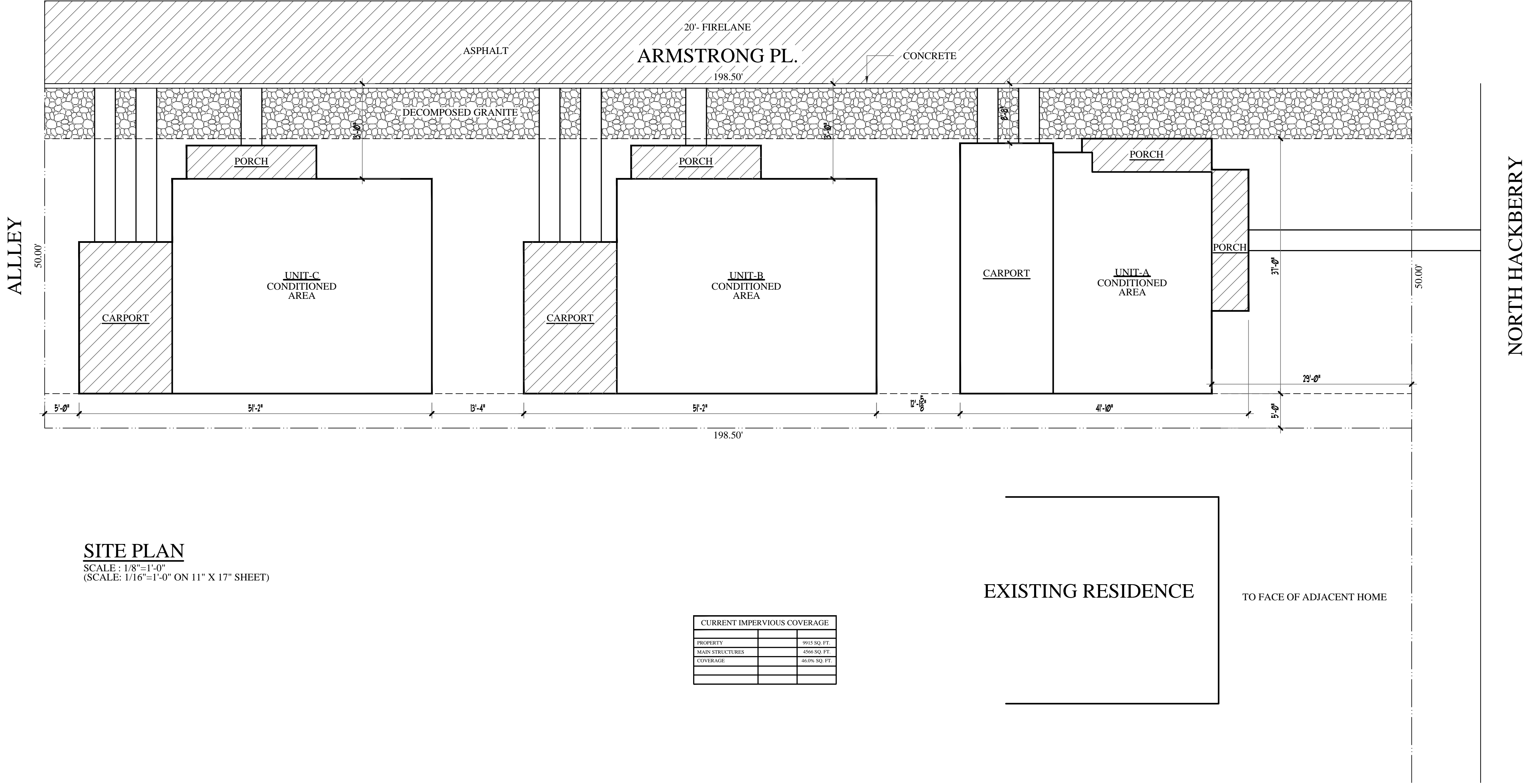
The Dignowity Hill Neighborhood Association (DHNA) Neighborhood Development Advisory Committee (NDAC) has reviewed the proposed zoning change. Upon review of this proposal, the NDAC agrees with staff recommendation and supports the zoning change. The IDZ Residential designation fits better in this community than does IDZ Commercial. We have met with the developer who is willing to be more accommodating for the benefit of the neighborhood than what is actually required by the guidelines.

The DHNA Board concurs with the NDAC.

Respectfully,

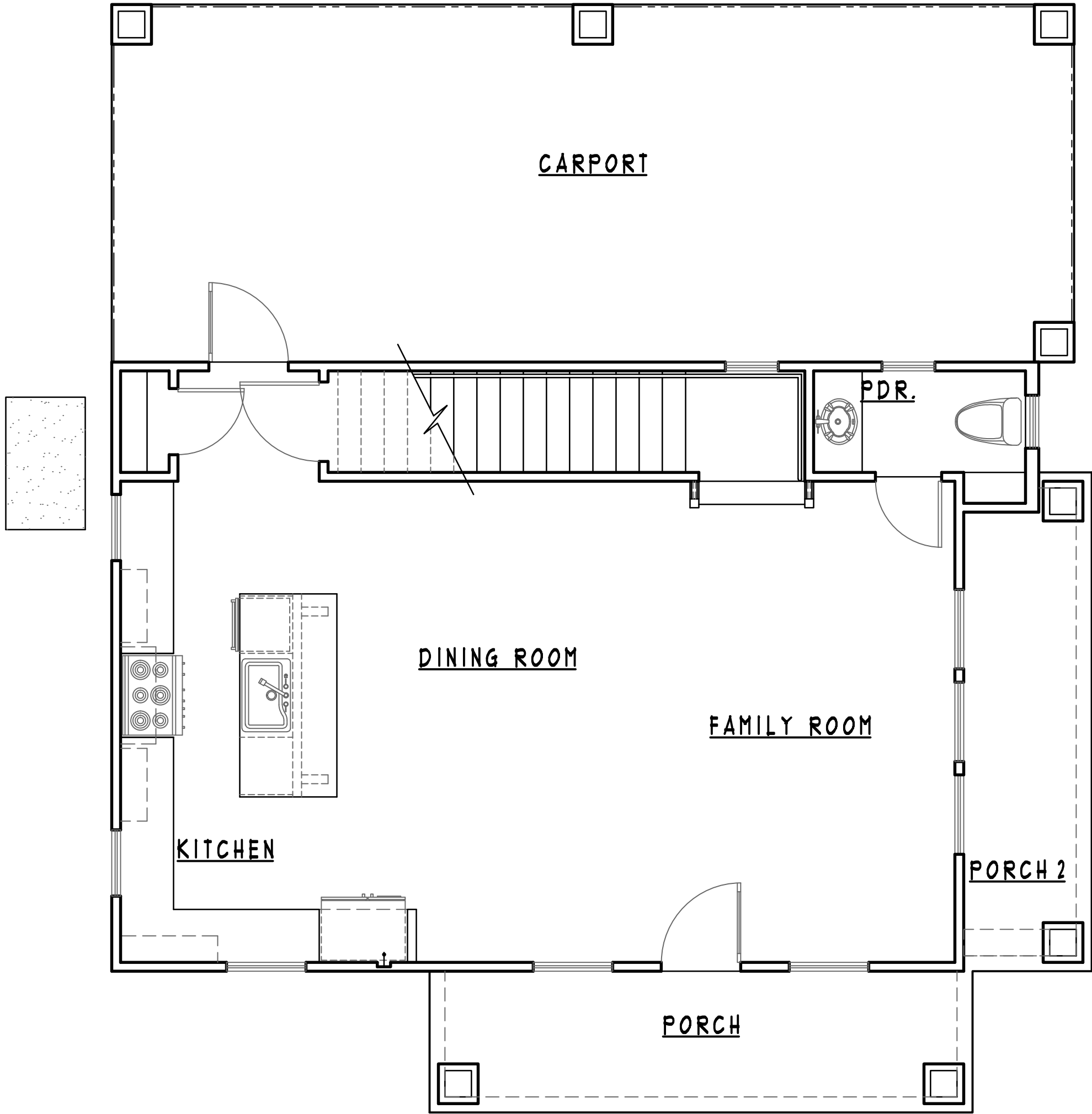
NICOLAS

Nicolas Rivard
President, Dignowity Hill Neighborhood Association

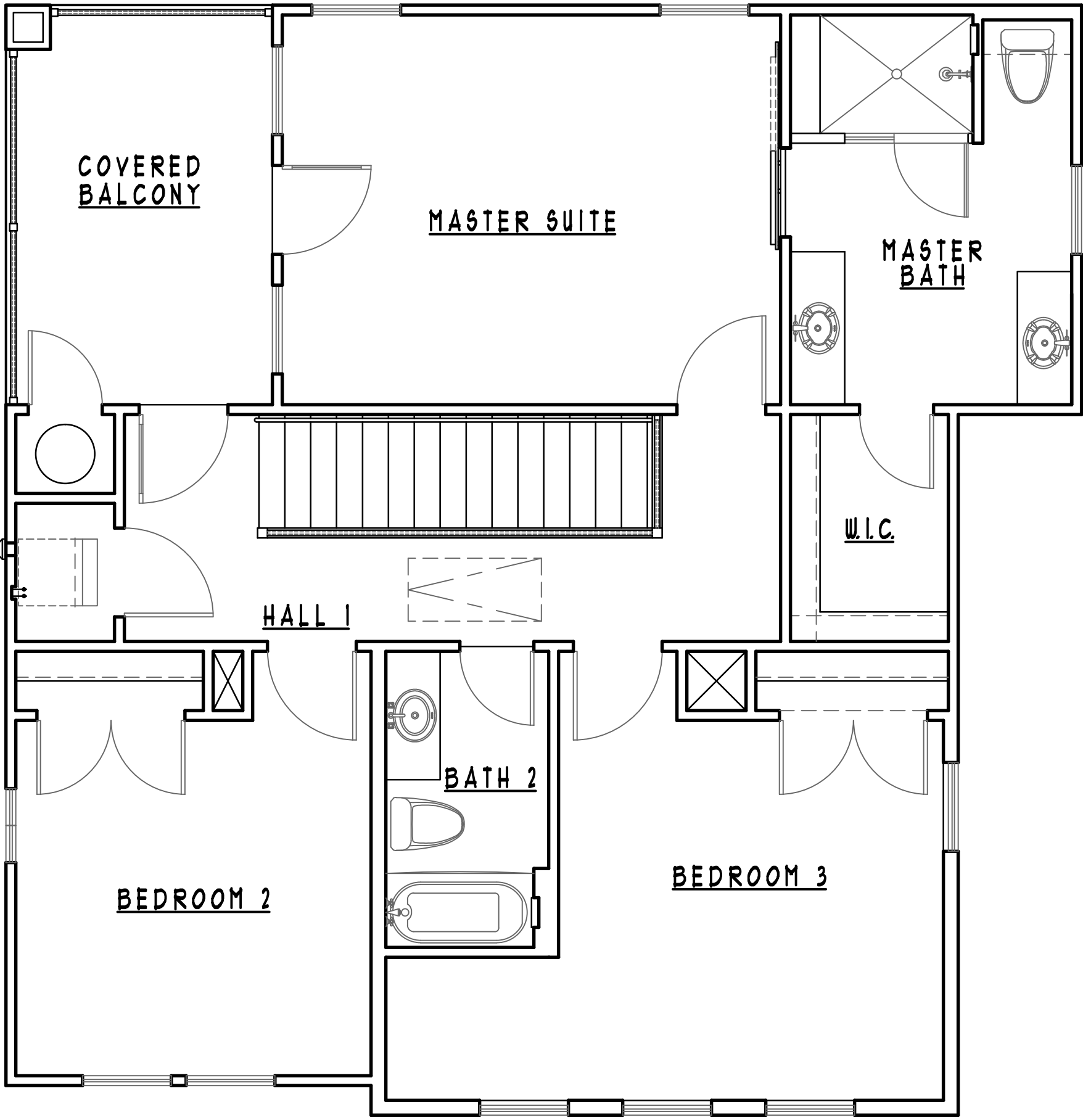


SITE PLAN
SCALE : 1/8"=1'-0"
(SCALE: 1/16"=1'-0" ON 11" X 17" SHEET)

SQUARE FOOTAGE CHART- UNIT-A		
LOWER LEVEL		756 SQ. FT.
UPPER LEVEL		1062 SQ. FT.
TOTAL LIVING AREA		1818 SQ. FT.
CARPORT		491 SQ. FT.
PORCH		196 SQ. FT.
COVERED BALCONY		146 SQ. FT.
TOTAL BUILDING AREA		2651 SQ. FT.



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



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



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



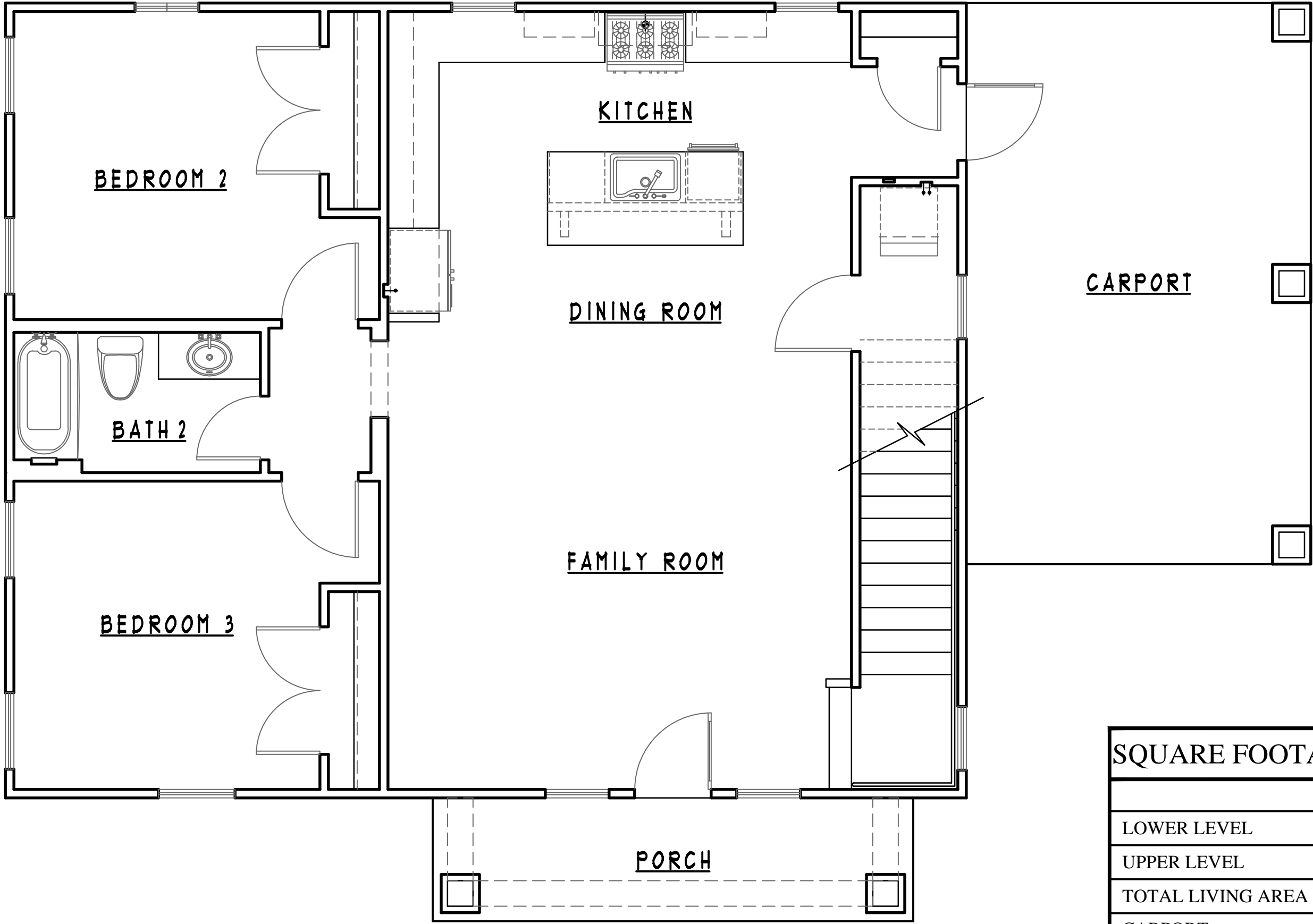
REAR ELEVATION

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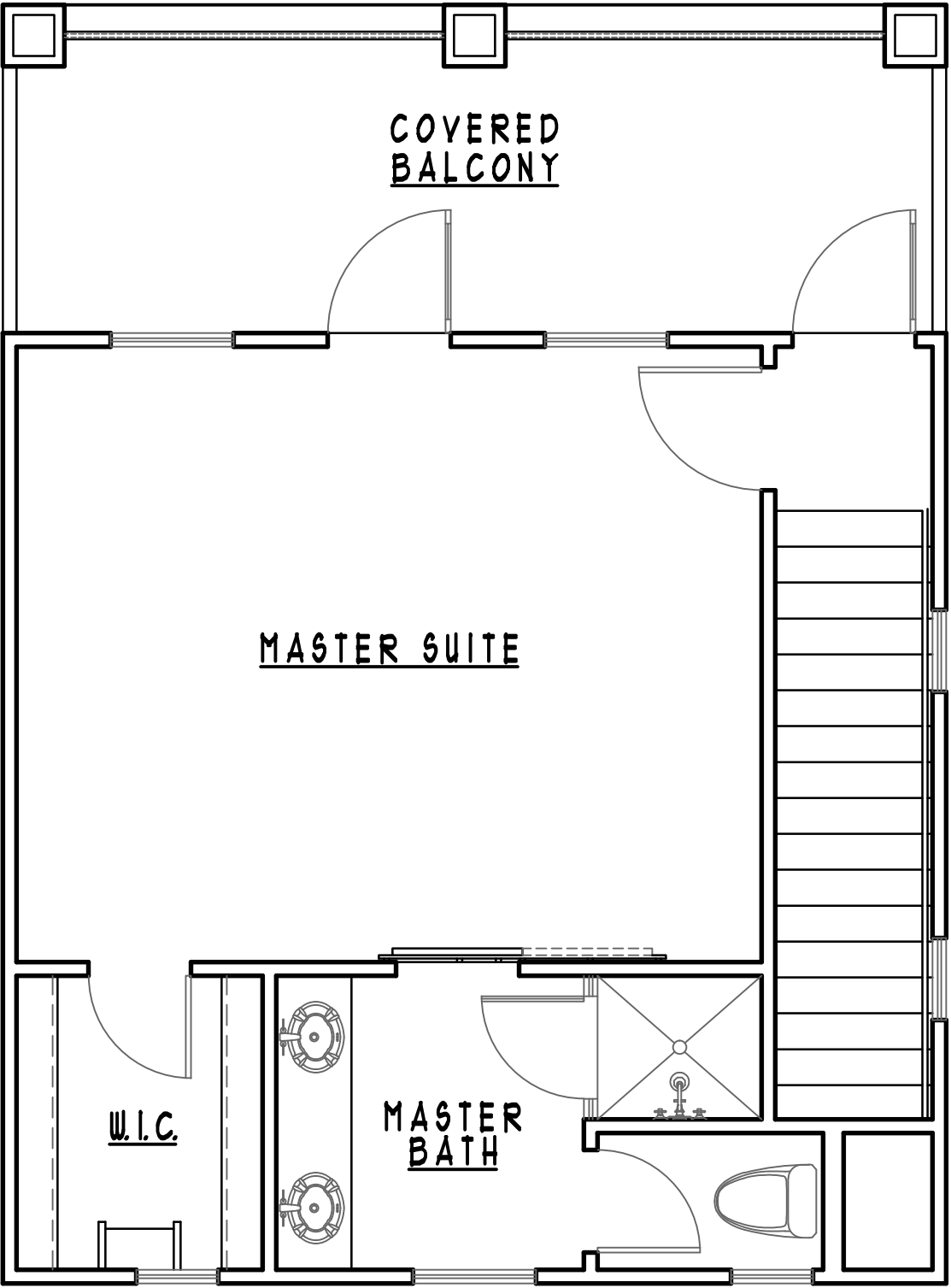
LEFT SIDE ELEVATION

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

SQUARE FOOTAGE CHART- UNIT-B & C		
LOWER LEVEL		1174 SQ. FT.
UPPER LEVEL		461 SQ. FT.
TOTAL LIVING AREA		1635 SQ. FT.
CARPORT		297 SQ. FT.
PORCH		91 SQ. FT.
COVERED BALCONY		184 SQ. FT.
TOTAL BUILDING AREA		2207 SQ. FT.



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



FRONT ELEVATION

SCALE : 1/4"=1'-0"
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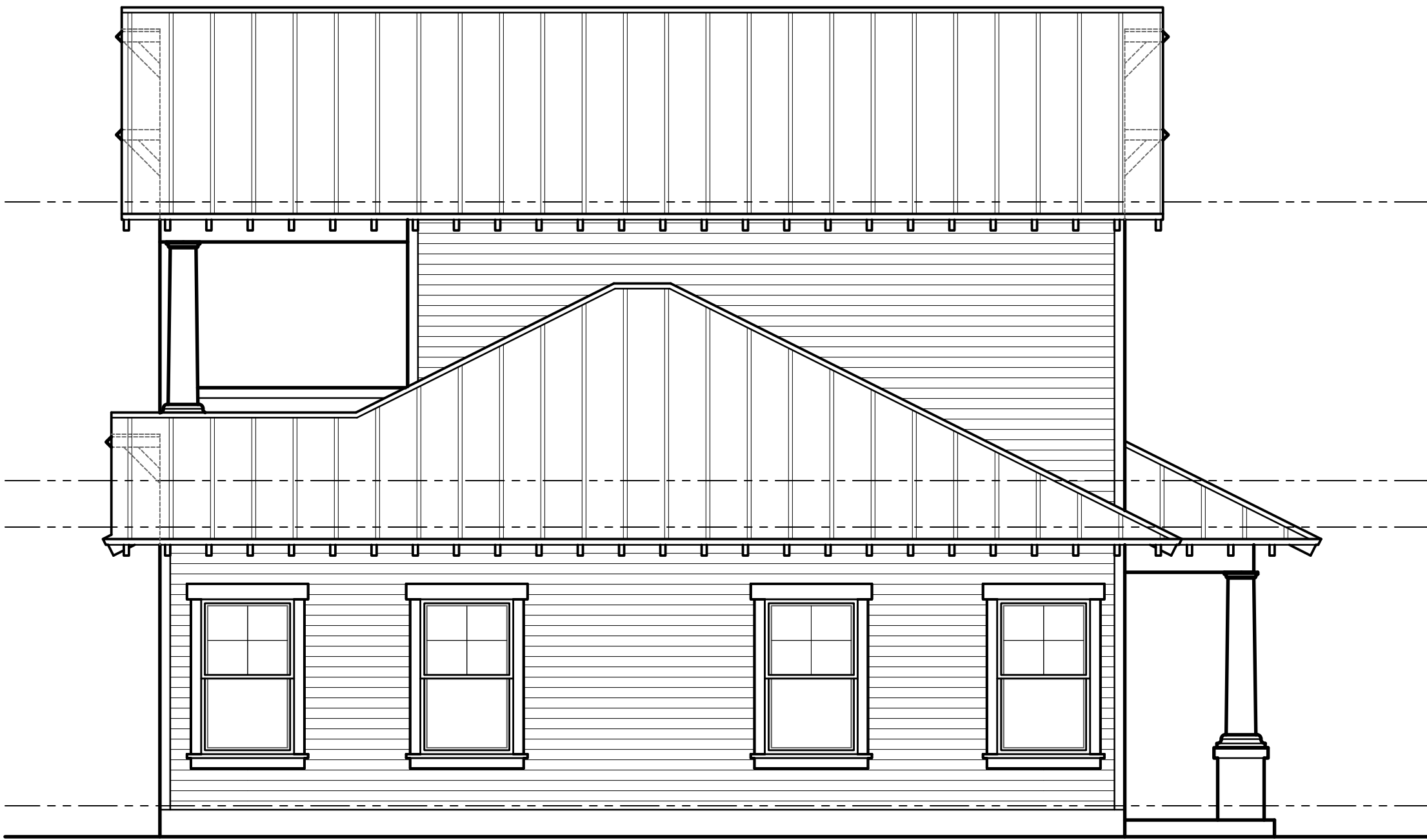
RIGHT SIDE ELEVATION

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REAR ELEVATION

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



LEFT SIDE ELEVATION

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



UNIT-A
SCALE : 3/16"=1'-0"
(SCALE : 3/32"=1'-0" ON 11" X 17" SHEET)

north hackberry streetscape view



UNIT-A
SCALE : 3/16"=1'-0"
(SCALE : 3/32"=1'-0" ON 11" X 17" SHEET)



UNIT-B
SCALE : 3/16"=1'-0"
(SCALE : 3/32"=1'-0" ON 11" X 17" SHEET)



UNIT-C
SCALE : 3/16"=1'-0"
(SCALE : 3/32"=1'-0" ON 11" X 17" SHEET)

armstrong place streetscape view