

HISTORIC AND DESIGN REVIEW COMMISSION

July 17, 2024

HDRC CASE NO: 2024-193
COMMON NAME: 508 & 510 BOOKER ALLEY
LEGAL DESCRIPTION: NCB 560 BLK 18 LOT E 8.8 OF N 86.62 OF 9 & W 29.7 OF N 86.62 FT OF 9
NCB 560 BLK 18 LOT W 21.2 FT OF E 30 FT OF N 86.62 FT OF 9
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Mitsuko Ramos/GRGTX Lobbyin LLC
OWNER: Ramiro Moreno
TYPE OF WORK: Construction of a 2-story residential structure with a detached, 2-story residential structure
APPLICATION RECEIVED: May 17, 2024
60-DAY REVIEW: July 16, 2024
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 2-story, single-family residential structure on the lot identified as 510 Booker Alley; identified as lot 9 on the site plan.
2. Construct a 2-story, residential accessory structure on the lot identified as 508 Booker Alley; identified as lot 10 on the site plan. This structure has been positioned as an accessory structure to the structure on lot 9.

These structures are proposed on separate lots; however, they are one request from the applicant. Both lots are 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

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in

terms of their height, massing, and form.

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

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

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

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

B. SETBACKS AND ORIENTATION

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

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

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

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

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the lot identified as 510 Booker Alley, lot 9, and to construct a 2-story, residential accessory structure on the lot identified as 508 Booker Alley, lot 10. This structure has been positioned as an accessory structure to the structure on lot 9. These structures are proposed on separate lots; however, they are one request from the applicant. Both lots are located within the Dignowity Hill Historic District.
- b. **SUB-COMMITTEE REVIEW** – A pre-submittal consultation was held on March 26, 2024. At that meeting, Committee members recommended the applicant incorporate design elements that reference historic examples found within the district and incorporate design elements that are consistent with the Guidelines for New Construction. A second sub-committee meeting was held on July 11, 2024. At that meeting, committee members commented on the proposed lot layout, setbacks, roof form and other design elements. The sub-committee also recommended the applicant redesign the proposed new construction prior to attending a Historic and Design

Review Commission hearing.

- c. **CONTEXT & DEVELOPMENT PATTERN** – The applicant is proposing new construction at 508 and 510 Booker Alley, two lots which are currently void of structures, with the exception of a small, prefabricated storage shed. This block of Booker Alley is located between Dawson and Nolan Streets and is accessed from both N Cherry and N Mesquite Streets. Historically, the rear of lots are accessed from the alley. One single-family residential structure fronts the alley, at the rear of the lot addressed as 511 Dawson Street. Primarily the block bounded by Dawson to the south, N Mesquite to the east, Nolan to the north and N Cherry to the west features 1-story, single-family residential structures. N Cherry Street is the western boundary of the Dignowity Hill Historic District.
- d. **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. Booker Alley does not have a historic, established setback pattern regarding front setbacks as there is only one structure fronting the alley; however, there are two historic structures that feature side setbacks on the alley. Staff finds that the proposed new construction should feature a front setback that is equal to or greater than the side setbacks of the two structures that are adjacent to the alley, addressed as 512 N Cherry and 515 N Mesquite, and one that is greater than the new construction that fronts the alley at the rear of the lot addressed as 511 Dawson.
- e. **ENTRANCES** – Per the applicant's construction documents, a front, street facing entrance has been proposed. This in itself is consistent with the Guidelines; however, the context of the proposed entrance is not consistent with the historic development pattern found within the Dignowity Hill Historic District, nor is it consistent with the Guidelines for New Construction. As proposed, the front entrance is outside of the context of a front porch and is recessed from a front-loaded garage. These two elements are not found historically within the Dignowity Hill Historic District.
- f. **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. As noted in finding c, this block primarily features 1-story residential structures; however, a 2-story structure is located on the adjacent lot, fronting N Cherry. Generally, staff finds that 2-stories in height would be appropriate and consistent with the Guidelines; however, the massing as proposed is neither consistent with the historic examples found within the Dignowity Hill Historic District, nor is it consistent with the Guidelines for new construction, as the design features flat roofs of varying heights, rooftop decks, and standalone elements, such as a front-loading garage. Staff finds that the proposed massing should be modified to reference historic structures throughout the district.
- 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 foundation and floor heights. Foundation heights in the immediate vicinity appear to be between 1 and 2 feet in height. As proposed, the foundation heights are not consistent with the Guidelines.
- h. **ROOF FORM** – The Guidelines for New Construction 2.B.i. note that roof forms that are consistent with those predominantly found on the block should be incorporated into new construction. This includes roof pitch, overhangs, and orientation. There are multiple historic structures within the immediate vicinity of the proposed new construction that feature gabled and hipped roofs. Flat roofs are not found historically on this block. The proposed flat roofs are not consistent with the Guidelines, and staff finds that roof forms that are found historically within the district should be incorporated into the design; primarily gabled or hipped roof forms.
- i. **LOT COVERAGE** – The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The submitted construction documents do not accurately tabulate the footprints of both structures. Staff finds that an accurate calculation of both structure's footprints should be submitted, and that footprints should not be greater than fifty (50) percent of the total lot area. Building footprints, including unconditioned porch, patio, and garage space should be included.
- j. **MATERIALS** – The applicant has proposed materials that include stucco, stacked stone, and metal railings. Generally, the proposed materials are not found historically within the district in single-family, residential contexts. The combination of stacked stone and stucco, as proposed, is contemporary in nature. Staff finds that materials, and their profiles and details, should reflect those found historically within the Dignowity Hill Historic District, and should be incorporated into the design. The proposed stacked stone and predominance of stucco

should be eliminated.

- k. WINDOW MATERIALS – The applicant has not proposed window materials at this time. Staff finds that windows that are consistent with the adopted standards for windows in new construction should be installed. These specifications are noted in the above applicable citations.
- l. FENESTRATION PROFILE – The applicant has proposed fenestration that features windows of varying dimensions and profile; the majority of which feature fixed, rectangular or picture profiles. The Guidelines for New Construction 2.C.i. notes that window and door openings in new construction should feature similar proportions to wall to window space as typical with nearby historic facades. The Guidelines note that window and door openings shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Adjacent historic facades feature traditionally sized and proportioned windows, predominantly in a one over one configuration. Staff does not find the proposed fenestration profile to be appropriate or consistent with the Guidelines. Staff finds that both window and door openings that relate to those found historically within the Dignowity Hill Historic District should be incorporated into the design.
- m. PORCH – The Historic Design Guidelines for New Construction 4.A.ii. notes that new construction should incorporate architectural details that are in keeping with the predominant architectural style along the back face or within the district when one exists. Historically, houses within the Dignowity Hill Historic feature front porches that are incorporated into the massing of the house. Staff finds that the proposed massing should be modified to feature traditionally positioned and massed porch elements.
- n. ARCHITECTURAL DETAILS (Awnings/Canopies/Porch) – The Guidelines for New Construction 4.A.i. notes that new buildings should be designed to reflect their time while respecting the historic context of the district where they are built. 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. There are numerous elements of the proposed design that staff finds to be inconsistent with the Guidelines, such as the proposed commercial style canopies and awnings, the lack of a front porch that is integrated into the massing of the house, and the alternating masses and forms that generally makes the proposed design fall outside of what architecturally would be consistent with historic structures found within the historic district. Staff finds that architectural elements that are both consistent with the Guidelines and historic examples found within the district should be incorporated into the design.
- o. SECONDARY STRUCTURE – Towards the side and rear of the primary residential structure (proposed on lot 9), the applicant has proposed to construct a 2-story, residential accessory structure on the lot identified as 508 Booker Alley; identified as lot 10 on the site plan. This structure has been positioned as an accessory structure to the structure on lot 9.
- p. SECONDARY STRUCTURE (Architectural Details) – The applicant has proposed for the structure to feature design elements, a roof form, materials, and fenestration that are consistent with those of the primary residential structure. Generally, staff finds that the proposed materials, roof form, and fenestration pattern should be modified to be consistent with the Guidelines and historic structures found within the district. A hipped or gabled roof form, traditional materials found within the district, traditionally sized and profiled windows and a metal garage door with true window lites should be installed.
- q. GARAGES – The applicant has proposed for both the primary and secondary structure to feature front loading garages. Historically, automobile parking within the district is detached from the primary residential structure; either located in open air side yard locations or in rear accessory structures. Generally, staff finds the proposed secondary structure with internal parking to be a consistent location for parking; however, staff finds the proposed front-loading parking that is incorporated into the massing of the primary residential structure to be inconsistent with the historic development pattern found within the district. Staff finds that parking should not be incorporated into the massing of the primary residential structure on site, as this is not found historically within the district.
- r. LANDSCAPING – The applicant has shown landscaping elements in submitted renderings; however, a detailed landscaping plan has not been submitted to OHP staff for review. Staff finds that landscaping should be designed in a manner that is consistent with the Guidelines for Site Elements. A detailed landscaping plan is to be developed and submitted for review and approval.
- s. DRIVEWAYS – The applicant has proposed for two driveways (one on each lot) to lead from the alley to two, front loaded garages. The Guidelines for Site Elements 5.B.i notes that similar driveway configurations, regarding materials, width and design, should be used when installing new driveways. Historically, driveways are found featuring ten (10) feet in width, with one driveway per lot. The applicant has proposed driveways that feature 11' – 3 ½" and 15' – 0" in width. The proposed driveways are not consistent with the Guidelines. Staff finds they should both be reduced to no more than ten (10) feet in width. Additionally, staff finds that the proposed driveway

for the primary residential structure should be offset from the mass of the structure as to both follow historic driveway locations found within the district and to not create a front yard parking condition.

- t. WALKWAY – The applicant has proposed two concrete walkways on site; the first leading from the primary structure’s entrance to the driveway, and the second leading from the secondary structure’s side entrance to its driveway. While there are no historic walkways on Booker Alley, staff finds that a front walkway should be added that in a manner that is consistent for single family residential structures, leading straight from the front entrance and porch to the right of way. Staff finds the proposed walkway for the primary structure to be inconsistent with the Guidelines. Staff finds the walkway for the secondary structure to be appropriate.
- u. MECHANICAL EQUIPMENT – All mechanical equipment should be installed in a manner where it is screened from view from the right of way. The applicant is responsible for appropriately and adequately screening all mechanical equipment.

RECOMMENDATION:

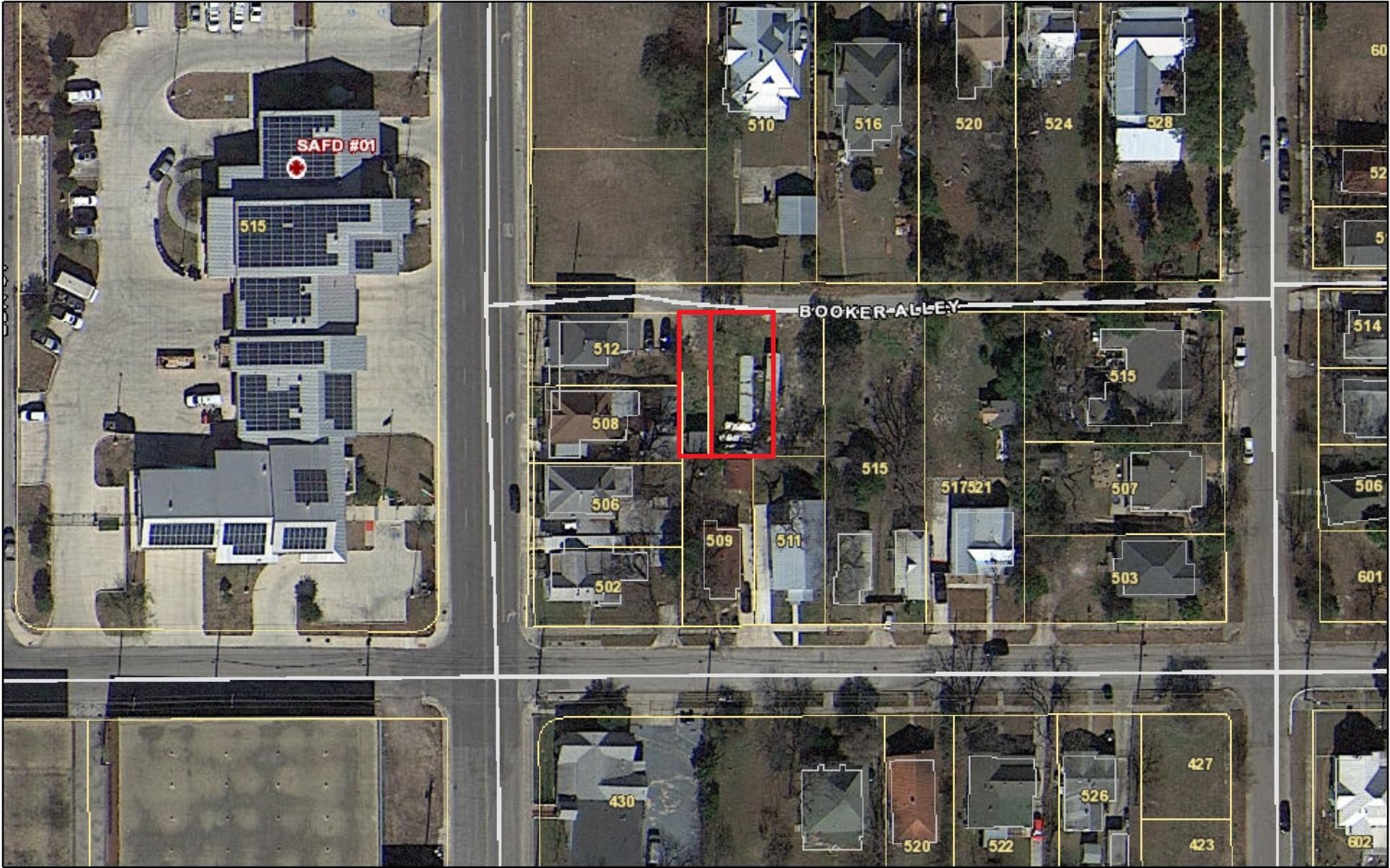
Staff does not recommend approval at this time. The proposed architectural design, materials, form, massing, and parking configuration are not consistent with adopted Guidelines. Staff recommends the applicant address the following items prior to receiving a recommendation for final approval:

- i. That the proposed new construction features a front setback that is equal to or greater than the side setbacks of the two structures that are adjacent to the alley, addressed as 512 N Cherry and 515 N Mesquite, and one that is greater than the new construction that fronts the alley at the rear of the lot addressed as 511 Dawson. The applicant is responsible for submitting a setback diagram to confirm appropriate setbacks. A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.
- ii. That a foundation height that is consistent with the Guidelines be installed, as noted in finding g.
- iii. That roof forms that are found historically within the district be incorporated into the design; primarily gabled or hipped roof forms, as noted in finding h.
- iv. That an accurate calculation of both structure’s footprints be submitted, as noted in finding i, and that footprints should not be greater than fifty (50) percent of the total lot area. Building footprints, including unconditioned porch, patio, and garage space should be included.
- v. That materials and their profiles and details, should reflect those found historically within the Dignowity Hill Historic District, and should be incorporated into the design, as noted in finding j. The proposed stacked stone and predominance of stucco should be eliminated.
- vi. That windows that are consistent with the adopted standards for windows in new construction should be installed, as noted in finding k. These specifications are noted in the above applicable citations.
- vii. That both window and door openings that relate to those found historically within the Dignowity Hill Historic District be incorporated into the design, as noted in finding l.
- viii. That the proposed structure’s massing be modified to feature traditionally positioned and massed porch elements, as noted in finding m.
- ix. That architectural elements that are both consistent with the Guidelines and historic examples found within the district should be incorporated into the design, as noted in finding n. There are numerous elements of the proposed design that staff finds to be inconsistent with the Guidelines, such as the proposed commercial style canopies and awnings, the lack of a front porch that is integrated into the massing of the house, and the alternating masses and forms that generally makes the proposed design fall outside of what architecturally would be consistent with historic structures found within the historic district.
- x. That a hipped or gabled roof form, traditional materials found within the district, traditionally sized and profiled windows and a metal garage door with true window lites should be incorporated into the proposed secondary structure, as noted in finding p.
- xi. That the proposed front-loading garage of the primary residential structure be eliminated, as noted in finding q. Attached parking is not found historically within the footprint of primary residential structures within the Dignowity Hill Historic District.
- xii. That a detailed landscaping plan be developed and submitted for review and approval as noted in finding f. Landscaping should be developed in a manner that is consistent with the Guidelines for Site Elements.
- xiii. That both proposed driveways be reduced in width to no more than ten (10) feet in width, as noted in finding t. Driveways should be located on either side of the primary structure to allow for on-site parking that is not limited

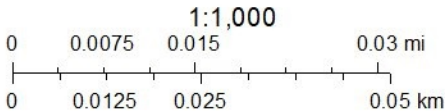
to the front yard.

- xiv. That a straight, continuous walkway leading from the primary entrance to the right of way be installed, consistently with the Guidelines and historic examples found within the district, as walkways are historically found from primary structures to the right of way at which they are addressed. Walkways should feature between three and four feet in width.
- xv. That all mechanical equipment be screened from view from the public right of way, as noted in finding u.

City of San Antonio One Stop



May 30, 2024





CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Pre-Submittal Consultation Report

DATE: March 26, 2024

HDRC Case #: -----

Address: 506 – 508 Booker Alley

Meeting Location: Webex

APPLICANT: Ram Moreno

DRC Members present: Jeff Fetzer, Monica Savino, Roland Mazuca, Jason Vasquez, Lisa Garza (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST:

Construction of a 2-story residential structure

COMMENTS/CONCERNS:

RM: Overview of proposed new construction. Discussion regarding site context, massing, and height.

JF: Questions about lot context.

MS: The Guidelines promote an approach to a design that is respectful to the historic development pattern. Comments on lot layout, development pattern. Encourages the applicant to view the development pattern as it pertains to the lot on Booker Alley. The design should respond to the block.

MS: Questions regarding design intent and precedent for proposed design.

ALL: Discussion on examples provided (new construction) by the applicant.

JF: Questions regarding lot coverage. (2481 sq ft – includes all elements). There appears to be an abundance of lot coverage.

JF: Consider reducing driveway width to 10 feet; this would increase landscaping.

MS: Questions regarding windows – why the proposed profile? Window design proportions are reflective of the style, material and technology of the time.

JF: The front porch is barely a porch. Typical historic houses have much more prominent porches. The porch element should be redesigned.

LG: The proposed design should reference historic houses and appropriate design elements should be incorporated. The design does not follow the Guidelines.

JF: Provide a street elevation of the new construction to show the new construction in context.

MS: Question about lot context. Two separate lots with two separate addresses. Look at these as two separate projects moving forward.

JF:

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: July 11, 2024

HDRC Case #: 2024-193

Address: 508 & 510 Booker Alley

Meeting Location: Webex

APPLICANT: Mitsuko Ramos, Ramiro Moreno

DRC Members present: Jeff Fetzner, Monica Savino, Roland Mazuca

Staff Present: Edward Hall, Jessica Anderson

Others present:

REQUEST: Construction of two, 2-story residential structures

COMMENTS/CONCERNS:

MR: Eliminate lot line and build one primary with smaller ADU instead of separate SF structures. Will comply with setbacks. Guidelines state setbacks should be consistent with adjacent structures, but this is a special circumstance. Builder inspired by fire station and adjacent house on Booker Alley.

MR is concerned that they'll be asked to move the front door off the alley.

JF: Smaller unit—still considering that the size and scale of the ADU, or are they planning to downsize that?

MR: Can only be a certain percentage of the main structure now that it's an ADU, so if it needs to be reduced, they will. They want to keep the flat roof. They're betting on the fact that because it's on the alley and next to that other structure, they might get more flexibility.

JF: The three images that were inspiration for this design all had pitched roofs—either gables or shed roofs, or a combination of. I think a pitched roof is more in keeping with the historic residential structures in the neighborhood. What's jarring from the original design are the tall roofs with flat parapets and elements like that.

MR: That's something I recommended, and I think they're going to have the architect change the drawings after we meet today. Main concern is that they won't be able to do a rooftop patio with an A-line roof.

JF: What's the reason for doing a rooftop patio?

MR: They just want to hang out on the roof, I guess. An open patio off the first floor on the back would be more enjoyable for neighbor to have their privacy.

JF: On the site plan, with the smaller house, the main house, the pool, the covered patio, whether there's an upper deck or not that you can access, there is just little or no exterior yard. I know it's a small lot, but I think looking at the square footage of the property and the amount of coverage that the UDC lists as max coverage, you need to look at those closely. It's contrary to what the rest of the district has—most have yard space at ground level.

MR: Because they're going to plat it, they will be required to have a 20' rear setback, so they'll have to have at least 20' of yard space.

JF: On your site plan, would be good to add footprint of the adjacent ADU so we can see the relationship between the setbacks.

MR: That's not the front setback, it's the rear of the property, so it was hard for them to measure what would be expected from the historic guidelines. We'll send an exhibit that shows the adjacent setbacks.

EH: Anything you'd like Mitsuko to bring to HDRC? Suggestions or recommendations? Any questions for Mitsuko:

MS: I would suggest that it not go to HDRC and come back for another DRC. There are too many issues here that are counter to the guidelines and neighborhood context. It's not an outlier—most lots in the neighborhood are odd shapes and depths. The site plan, building footprint, the accommodations to cars on this project really create a site plan as well as buildings that aren't contextual to the setting. The fact that it's the only one doesn't give it the right to be outside of the guidelines.

JF: I agree. You've got some comments from DSD and Edward, and some from the commission here today, and I think it would go better at a commission hearing if we were able to see what your revisions are before springing them on the commission next week. It'd give you time to look at those things—the rooflines, lot coverage, setbacks, etc. Encourage another DRC as well.

OVERALL COMMENTS:



HDRC Meeting

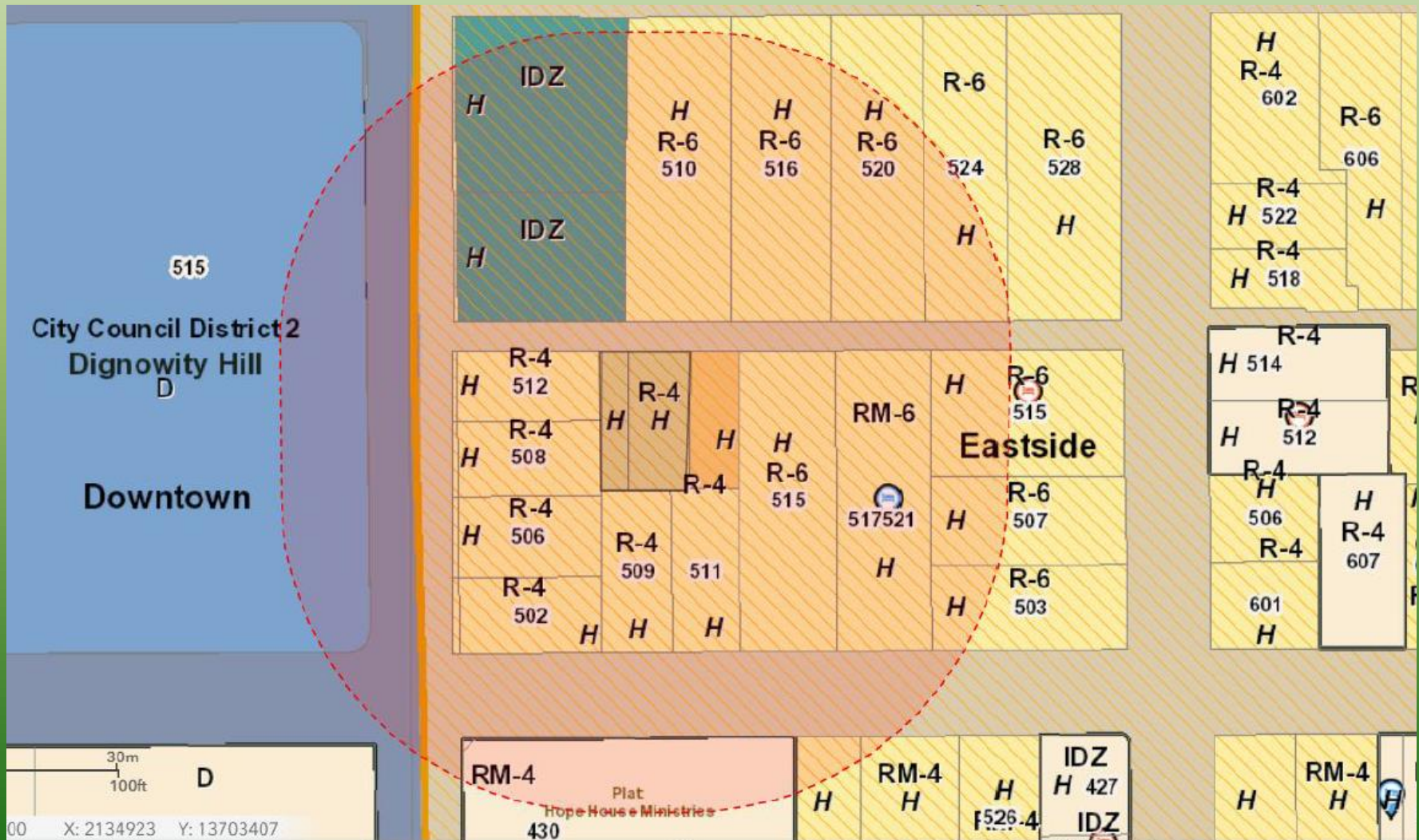
Certificate of Appropriateness for **New Construction**

Single Family Dwelling
at 508 & 510 Booker Alley

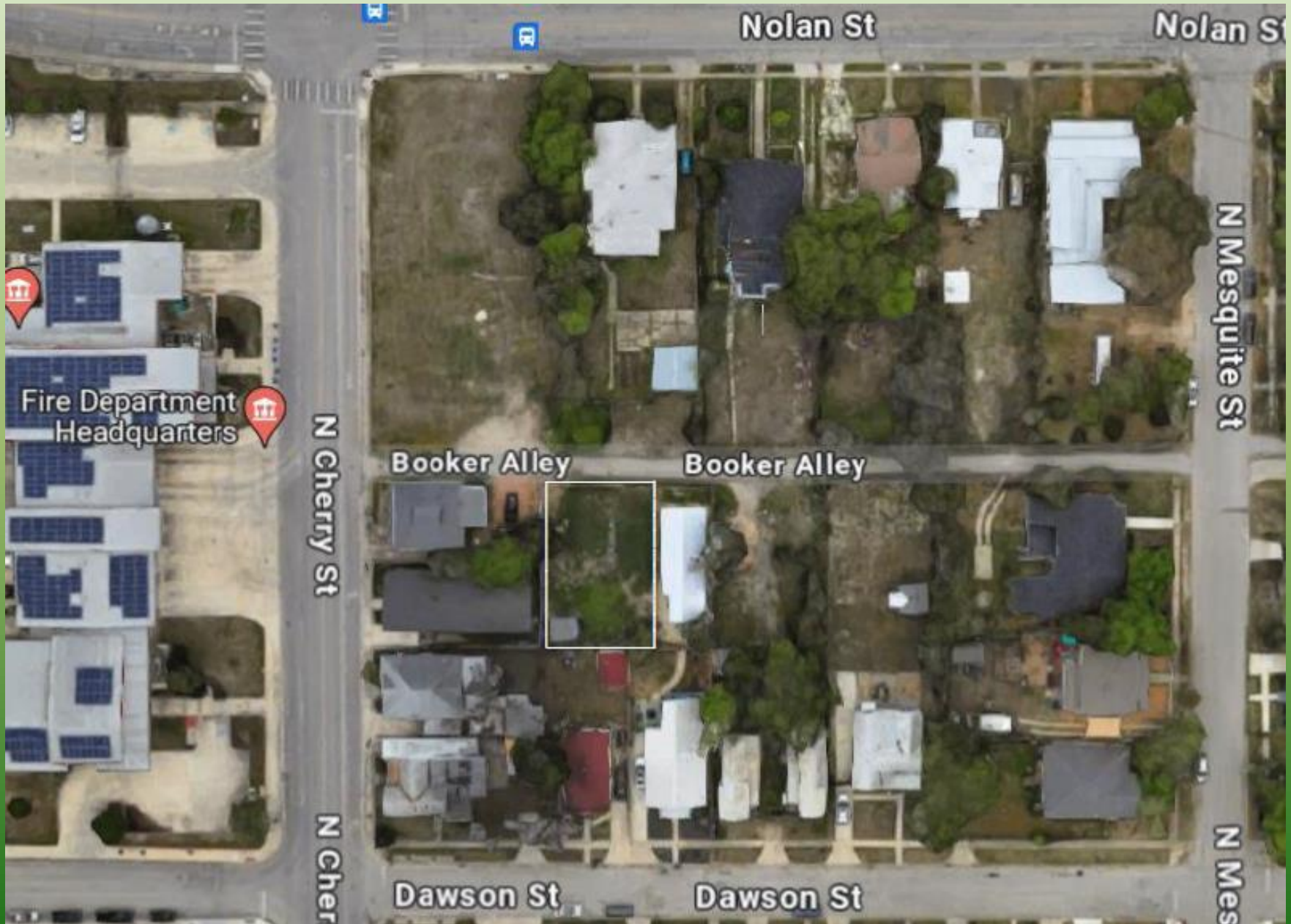
June 5, 2024

Property Summary

2 small lots were subdivided from a larger parcel in/around 1924 (“Antiquated Lots”), restricting its frontage to an unpaved, 17’ wide alley, The Antiquated Lots are located approximately 40 ft. east of the Dignowity Hill Historic District boundary.



Antiquated Lots - Dignowity Hill Historic Overlay District



Sole Lot with Frontage off 508 & 510 Booker Alley



ADU
in rear of
adjacent lot
(frontage at
511 Dawson)

Property Hardship:

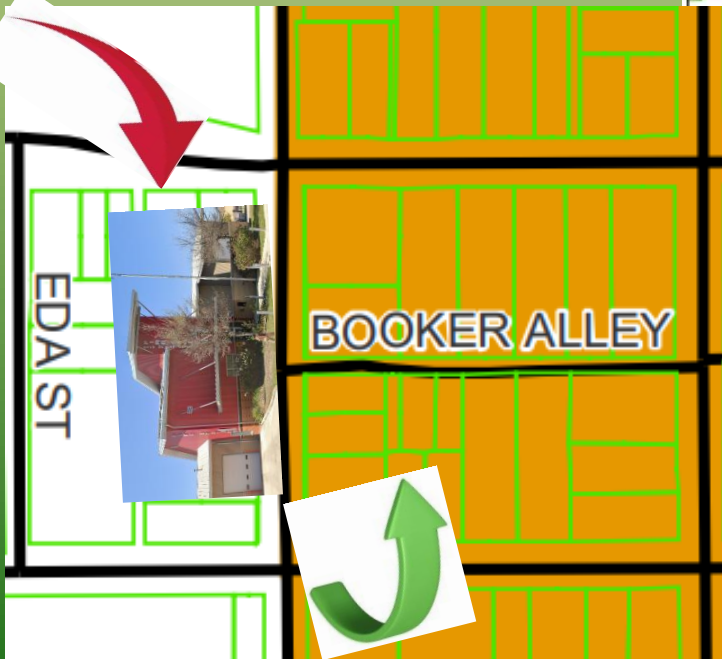
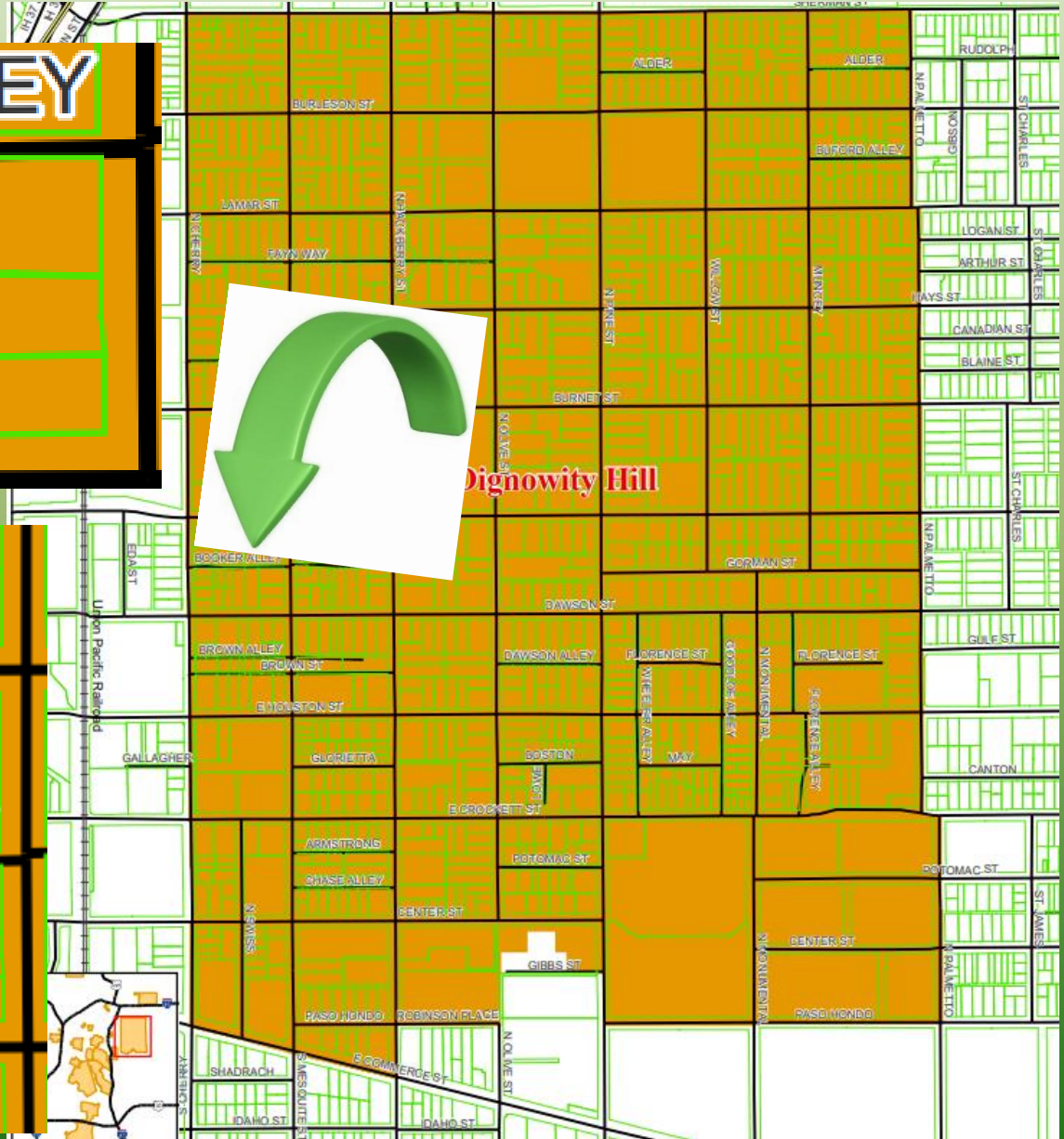
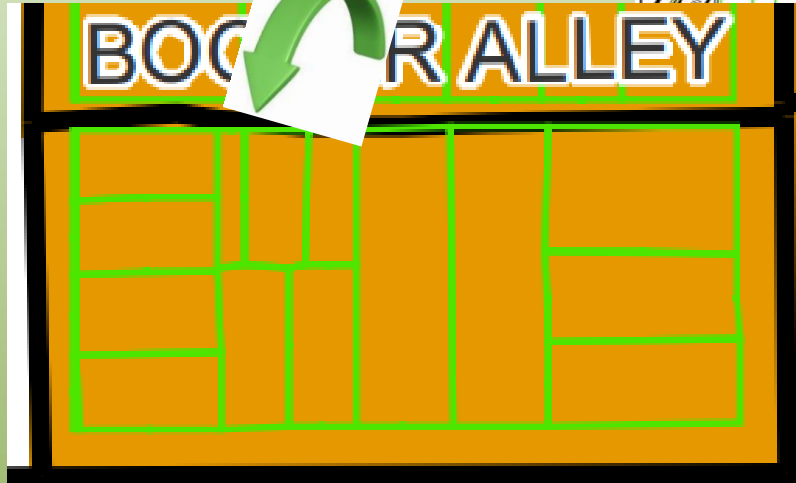
- * Sole Lot with frontage along Booker Alley
- Front setback guideline is inapplicable (no comparable front setback)
- Guideline requiring alley access to garage(s) is met & unavoidable.



ADU is in the rear of an adjacent lot (*511 Dawson St.*)

Dignowity Hill – Surrounding Lots.

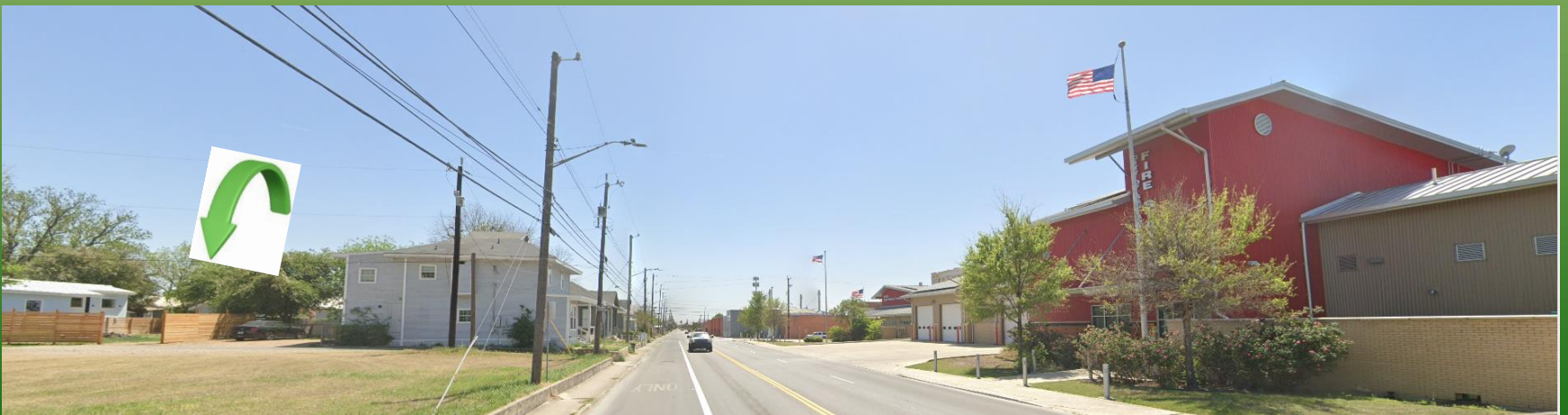
FIRE HOUSE



Historic Overlay Guidelines

Respect Historic Context

The proposed design of the new home was inspired by the character of the area created by surrounding structures, including the City's bond-funded fire house on Dawson St., at the intersection of Booker Alley.



Historic Guidelines – Respect Surrounding Area

The proposed design respects the character of Dignowity Hill, with a combination of features inspired by the flat front roof next door at 512 Cherry St., the stucco façade and brown accent features of the ADU next door at 512 Dawson St. and the City's fire house, just 45 ft. away facing Cherry St.



Historic Guidelines – Respect Surrounding Area

- *Front setbacks:* “...some *irregularities exist* where 19th century...buildings sit next to 20th century bungalows.”; *Side setbacks:* “...Distances...*vary greatly*”.
- *Driveway location:* “...*generally* lead to the rear...from alleys...”
- *Driveways are not common.* Outbuildings generally are accessed via alleys...”
- *Outbuildings:* “*Outbuildings generally* are *accessed via alleys*...”

NOTE: 508 & 510 Booker Alley should not be generalized. –Mitsuko Ramos, GRGTX



Historic Guidelines – Respect Surrounding Area

- *Landscaped common areas* - not typical within Dignowity Hill.
- *Yards:* ...Along the western edge of the district, where the topography is steep, many yards include concrete, stone, or brick retaining walls.
- *Walls and Fences:* Many front yards are enclosed with historic wrought iron fences, or with stone or brick walls, as well as non-historic chain-link fences.
- *Sidewalks and Walkways:* Sidewalks are inconsistent from block to block, but, where present, generally are concrete and separated from the street by a lawn buffer.

CONSTRUCTION ANALYSIS

CONSTRUCTION TYPE	TWO STORY RESIDENCE
NUMBER OF LEVELS	2
FRAME TYPE (EXT. WALLS)	2"x4" WOOD STUDS
FRAME TYPE (INT. WALLS)	2"x4" WOOD STUDS
FRAME TYPE (ROOF)	2"x4" WOOD RAFTERS
FRAME TYPE (FLR. / CLG.)	18" PRE. ENG TRUSS SYS.
VENEER TYPE	STUCCO
FOUNDATION TYPE	SLAB ON GRADE
ROOF TYPE	BUILT UP ROOF
ROOF PITCH	1:12
PLATE HEIGHT (MIN.)	10'-0"
PLATE HEIGHT (MAX.)	35'-6"

*508 & 510 Booker Alley
should not be generalized.
—Mitsuko Ramos, GRGTX*



Revitalization

The proposed development project contributes to revitalization of a blighted area in City Council District 2 and the City's Comprehensive Plan in the following ways:

- Development of new housing, a priority of City Council, will incentivize surrounding development in that area of Dignowity Hill.
- This development project will help stimulate the economy, create temporary construction related jobs & affordable housing for the property owner.
- This development project meets the goal of City Council by providing a small minority business professional a safe and convenient access to his office located near downtown and encourages others to do so.
- This development project will contribute to improvements to the public right of way, creating a safer pavement for bicyclists.

Request for COA

*We respectfully request
approval of a Certificate of
Appropriateness from
HDRC, please.*

We appreciate your consideration!

Thank you for your support!

Mitsuko Ramos

(210) 887-0198

mitsuko@grg-tx.com

Government Relations Group
of TX



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GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

INDEX OF DRAWINGS

TITLE	SHEET
PROJECT SUMMARY	1
SITE PLAN	2
DIMENSIONAL FLOOR PLAN	3
DIMENSIONAL & NOTED 3RD. LEVEL FLOOR PLAN	4
NOTED FLOOR PLAN ELEVATIONS	5
ELEVATIONS	6
ROOF PLAN	7
SECCTIONS	8
ELECTRICAL PLAN	9
CROSSECTIONS	10
FOUNDATIONS	11
	12
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	14

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ROOF PITCH	1:12
PLATE HEIGHT (MIN.)	10'-0"
PLATE HEIGHT (MAX.)	35'-6"

AREA TABULATION

1ST LEVEL LIVING AREA:	883.0'
2ND LEVEL LIVING AREA:	1,086.0'
2ND LEVEL LOFT AREA:	444.0'
TOTAL LIVING AREA:	2,413.0'
CVD. PORCH:	54.0'
CVD. PATIO:	332.0'
1-CAR GARAGE:	383.0'
2-CAR GARAGE:	384.0'
UNCVD. DECK	445.0'
TOTAL NON LIVING	1,598.0'
TOTAL AREA	4,011.0'

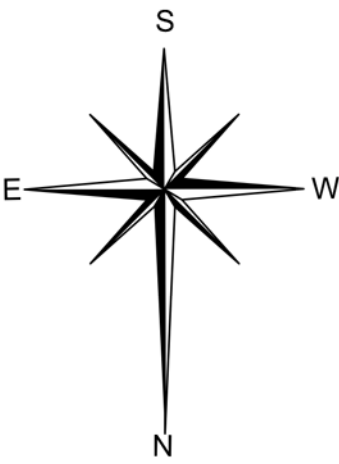
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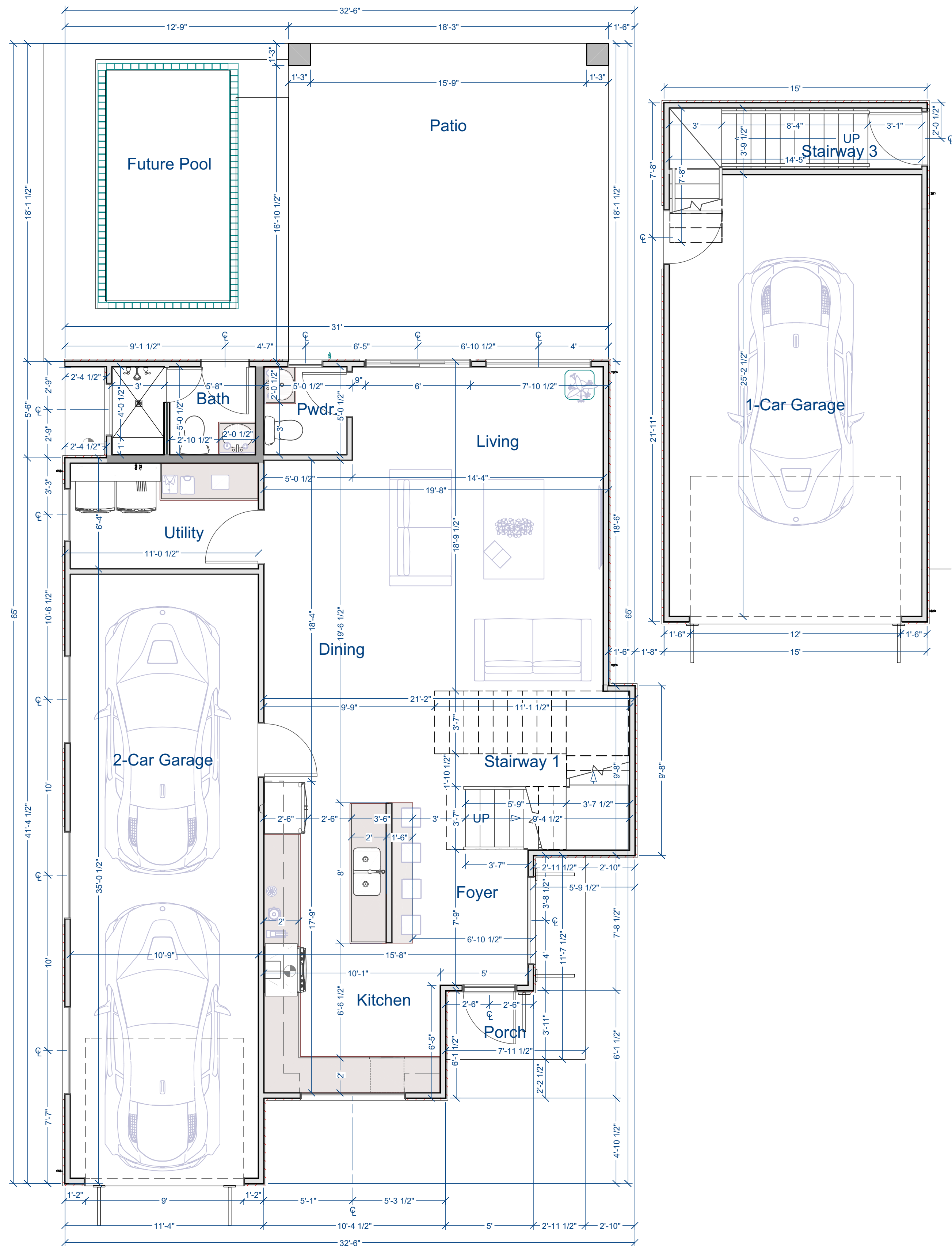
1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK; INCLUDING LOCATION OF TRASH DUMPSITE, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADE/FENCING CONSTRUCTION TRAILER, CLEARING PROCEDURE, GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY, OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM.

LEGAL DESCRIPTION

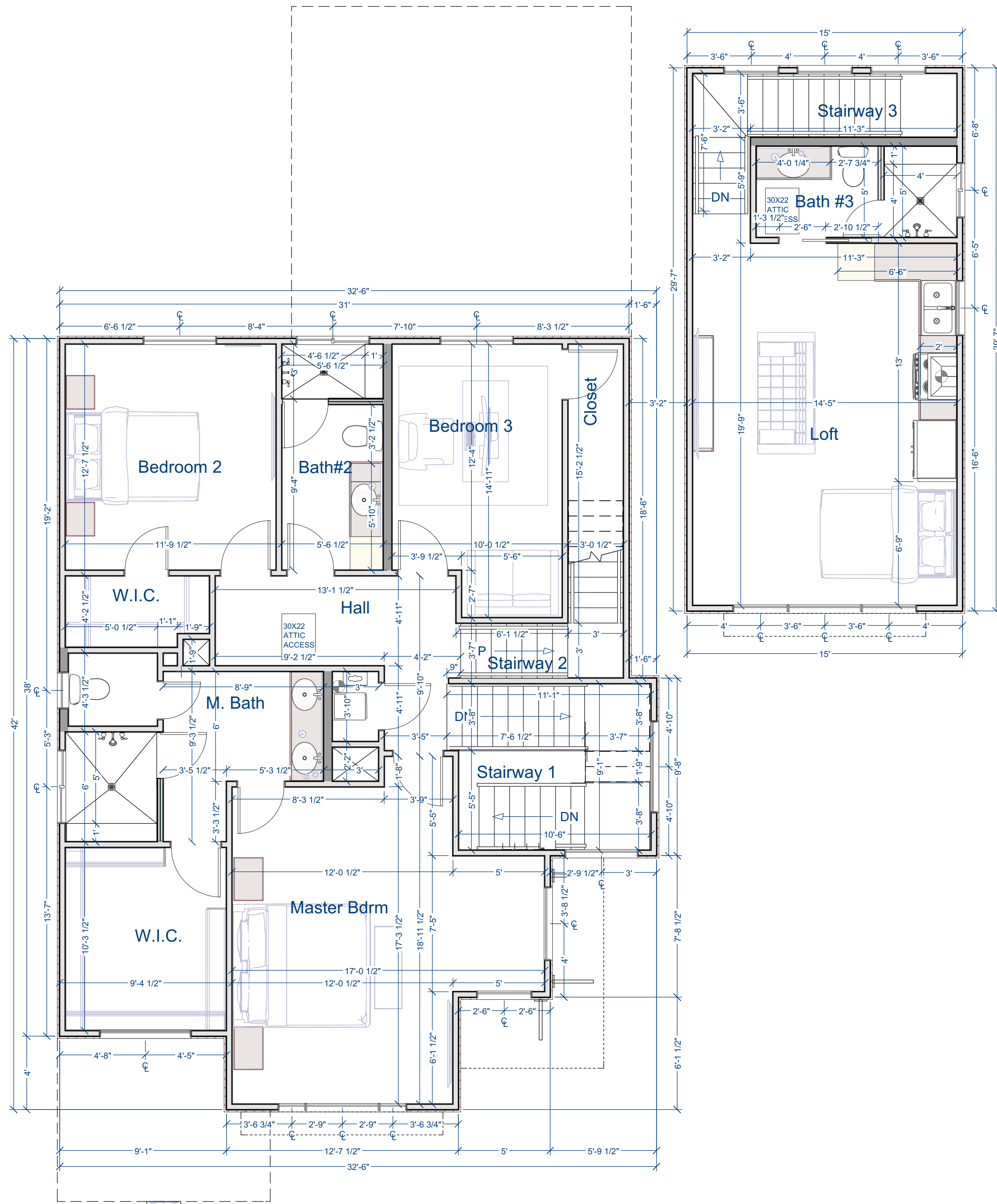
LOT 9	THE WEST 21.2 FEET OF THE EAST 30 FEET OF THE NORTH 86.62 FEET OF LOT 9
LOT 10	THE WEST 29.7 FEET OF THE NORTH 86.62 FEET OF LOT 10
ADDRESS:	506 & 510 BOOKER ALLEY
CITY	SAN ANTONIO, TX
CONC. DRIVE (SQ. FT.)	
TOTAL CONCRETE	1096.0
NORTH ARROW	



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1 DIMENSIONAL 1ST. LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



2 DIMENSIONAL 2ND. LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

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SAN ANTONIO, TX.**

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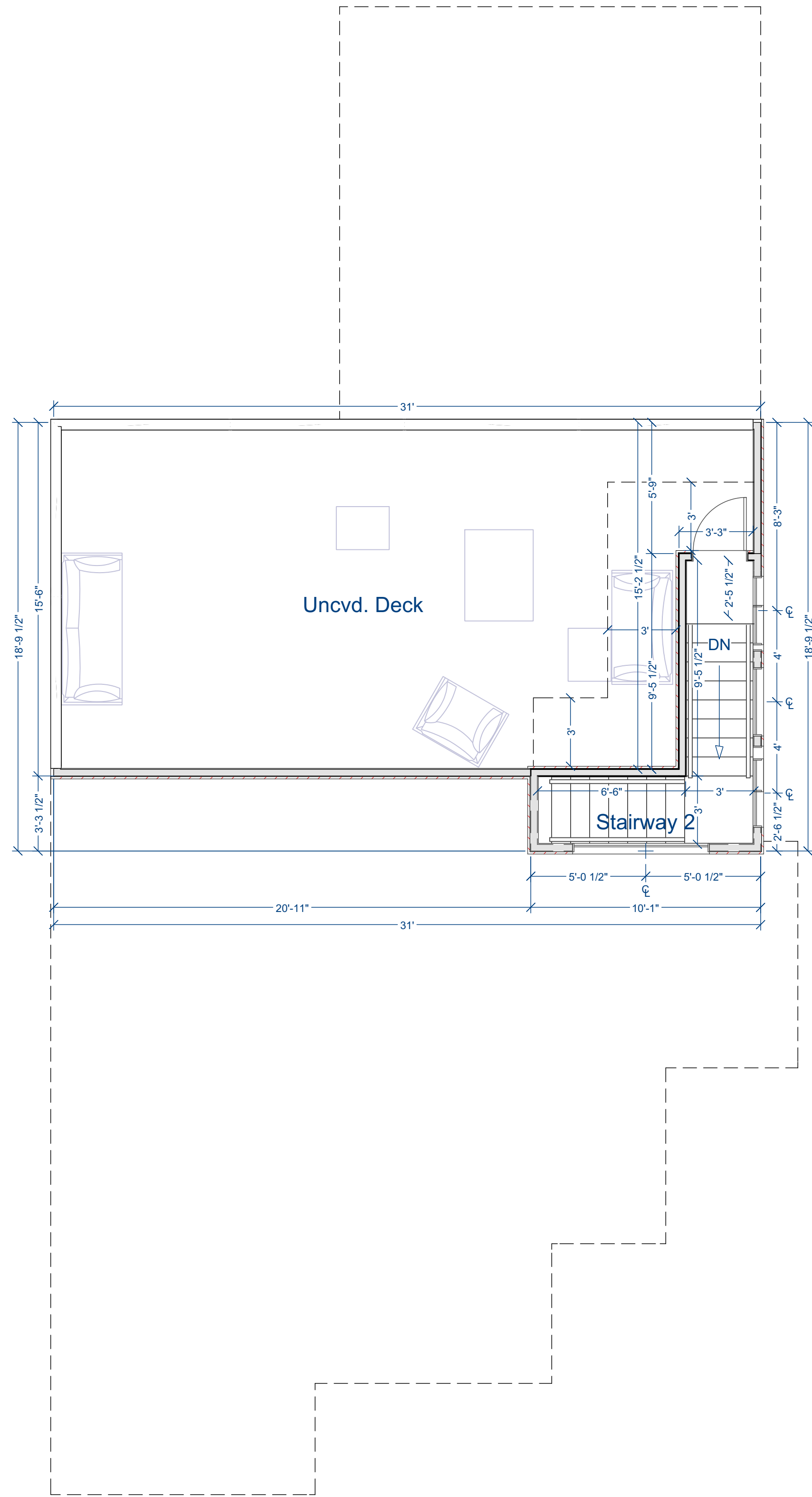


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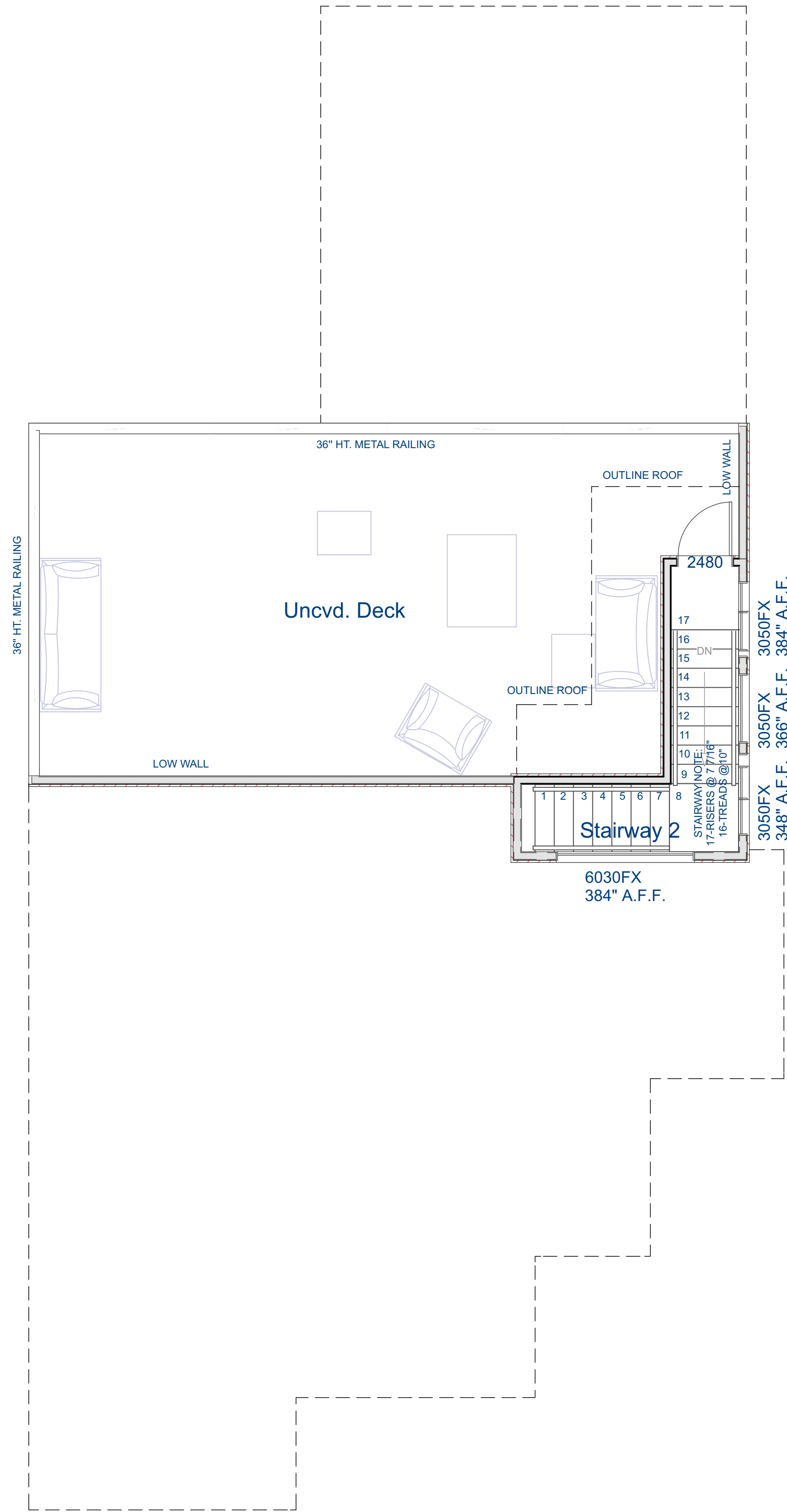
SHEET NUMBER

3
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1 **DIMENSIONAL 3RD. LEVEL FLOOR PLAN**
SCALE: 1/4"=1'-0"



2 **NOTED 3RD. LEVEL FLOOR PLAN**
SCALE: 1/4"=1'-0"



3 **STAIRWAY DETAIL 2**
SCALE: 1/4"=1'-0"

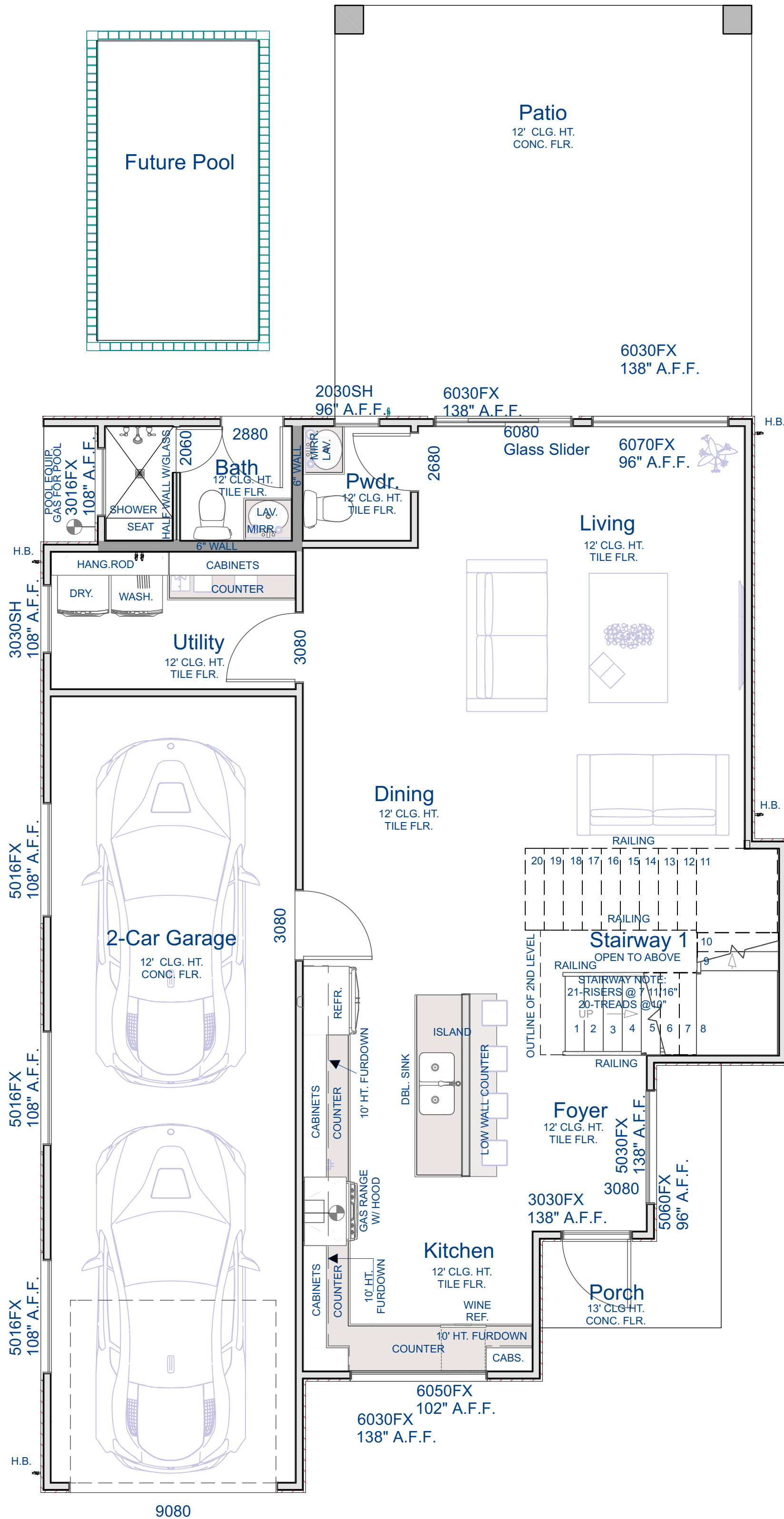


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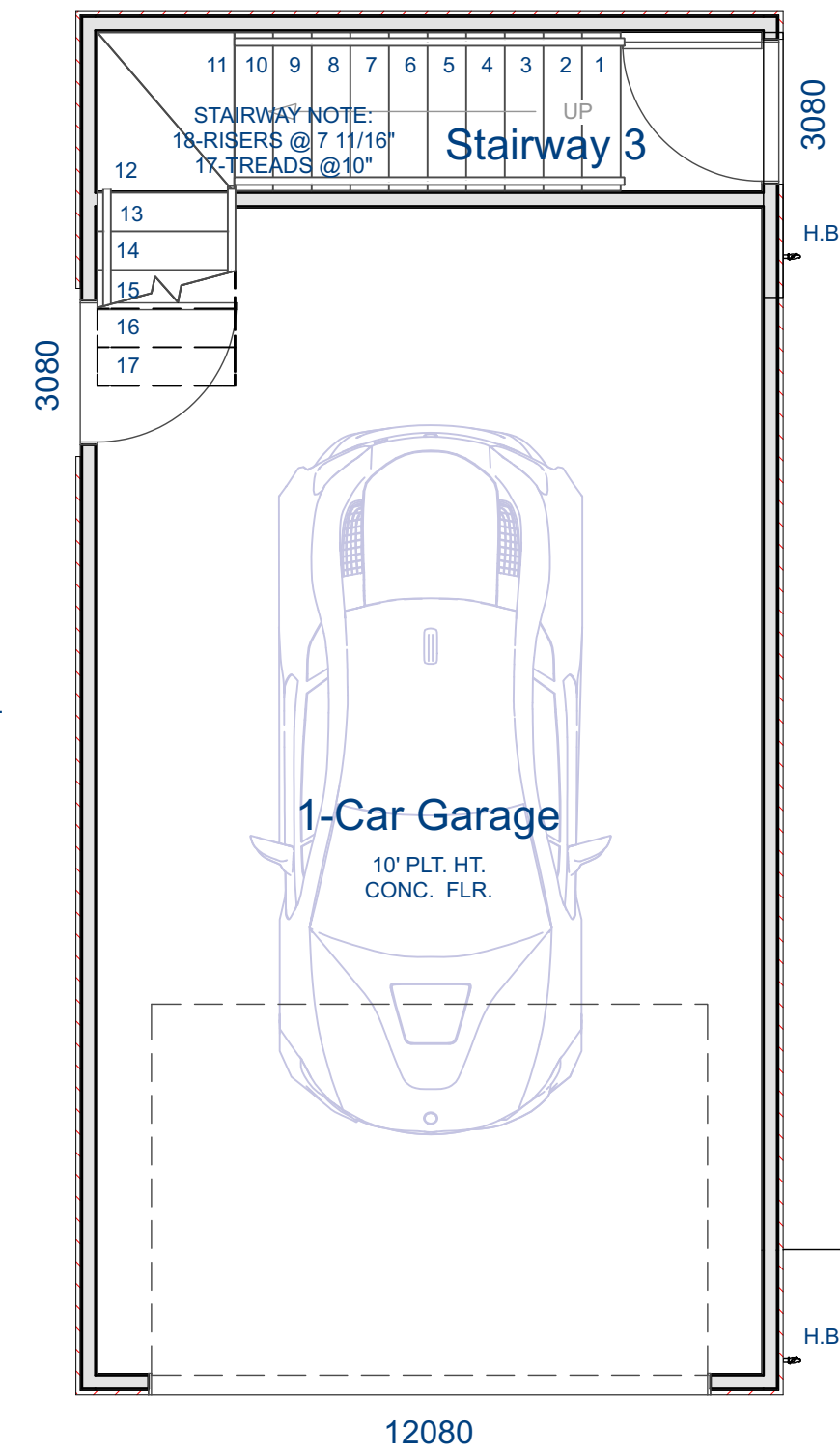
6 KITCHEN PERSPECTIVE VIEW

SCALE: N.T.S.



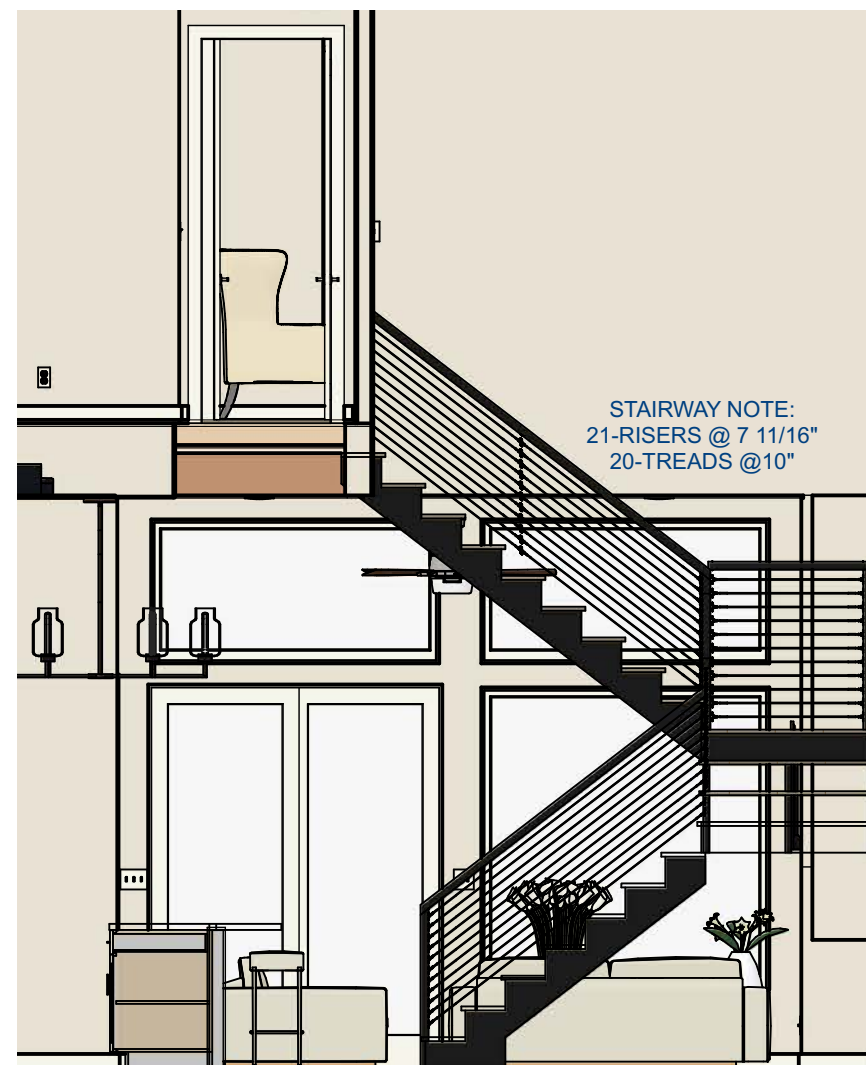
1 NOTED 1ST. LEVEL FLOOR PLAN

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



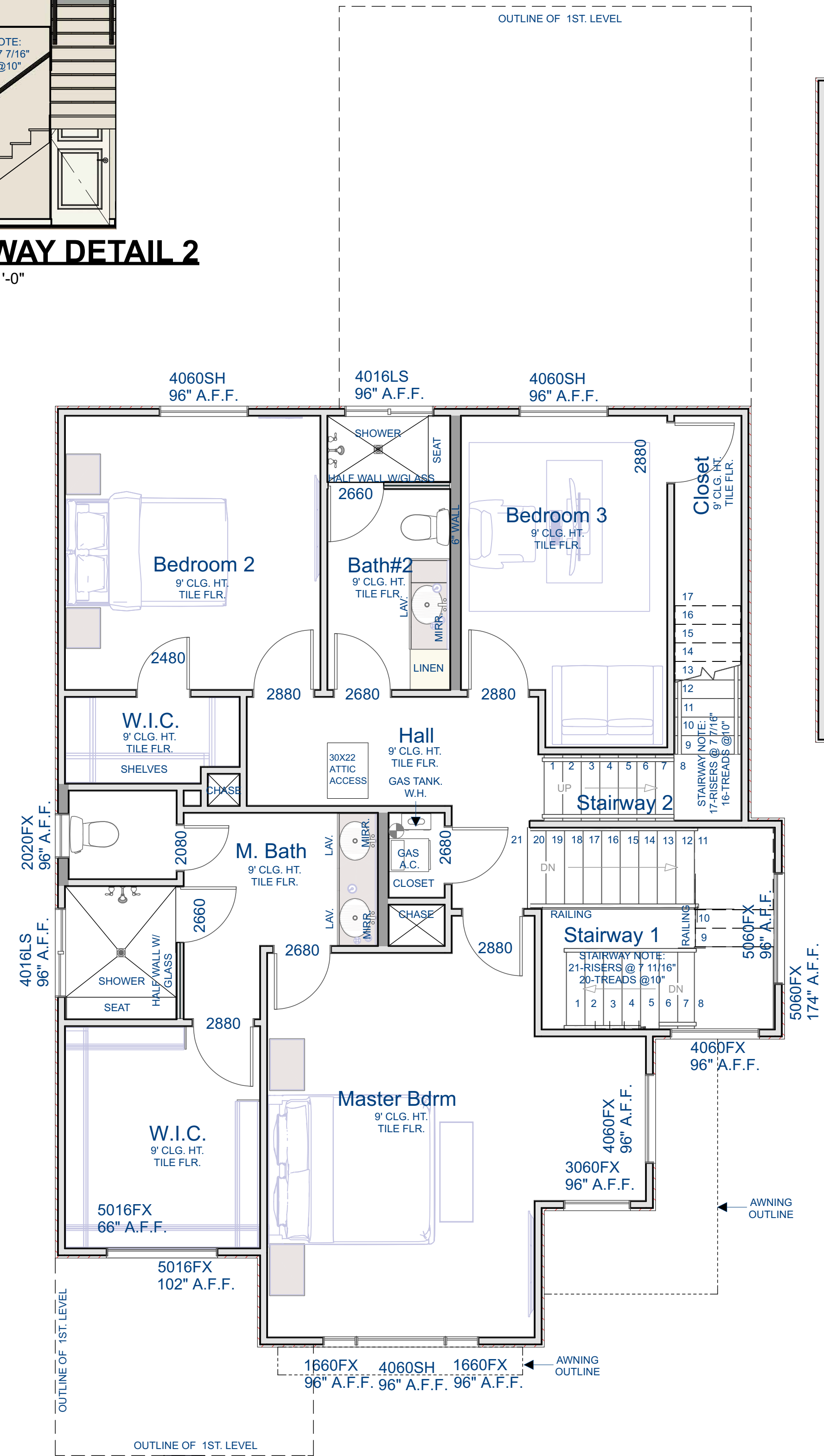
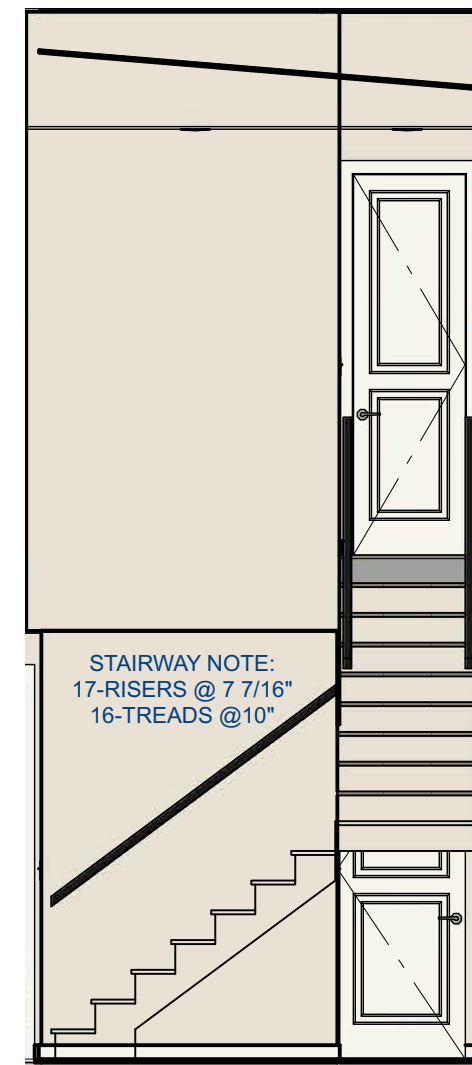
4 STAIRWAY DETAIL 2

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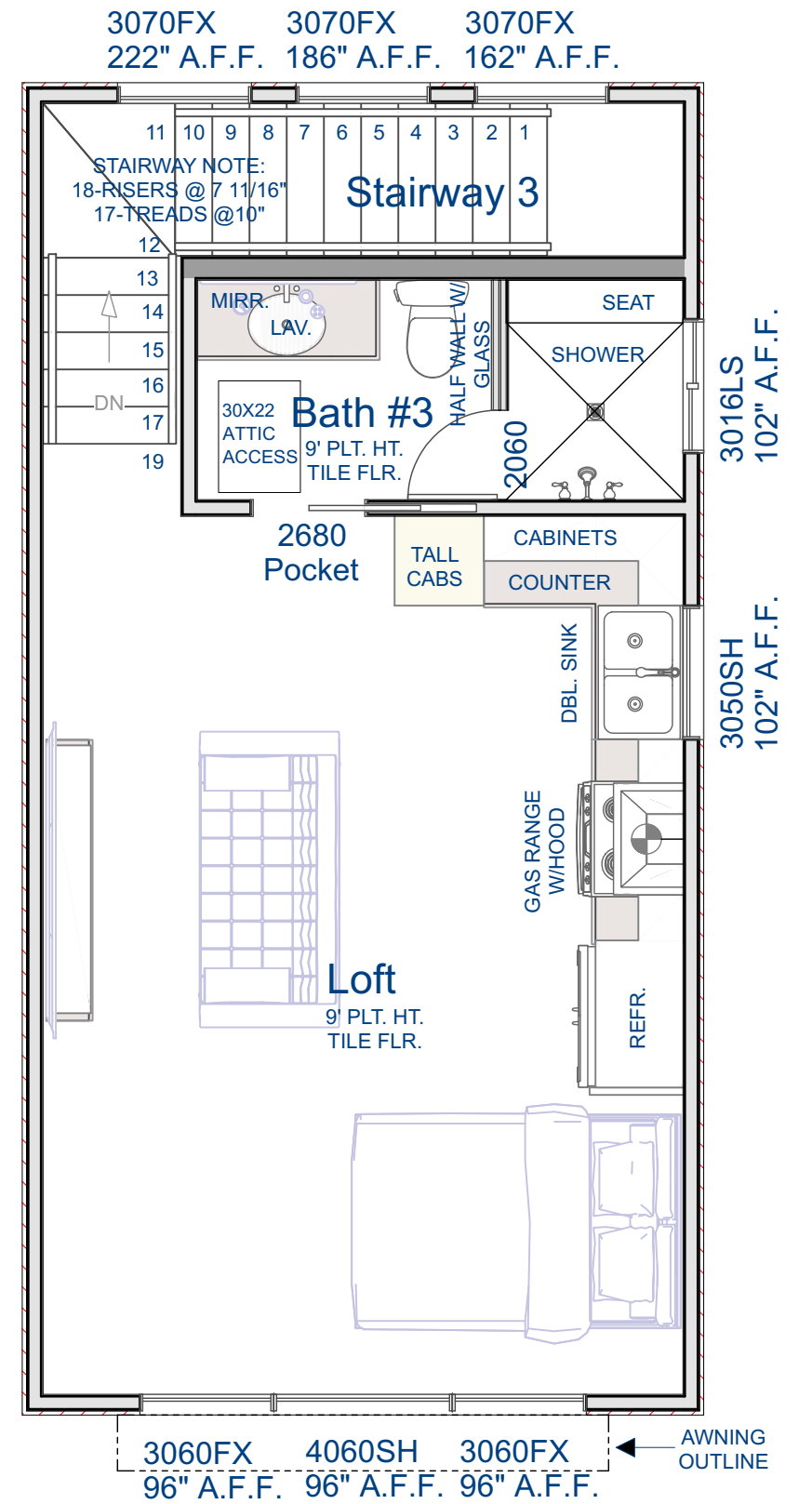
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SCALE: 1/4"=1'-0"



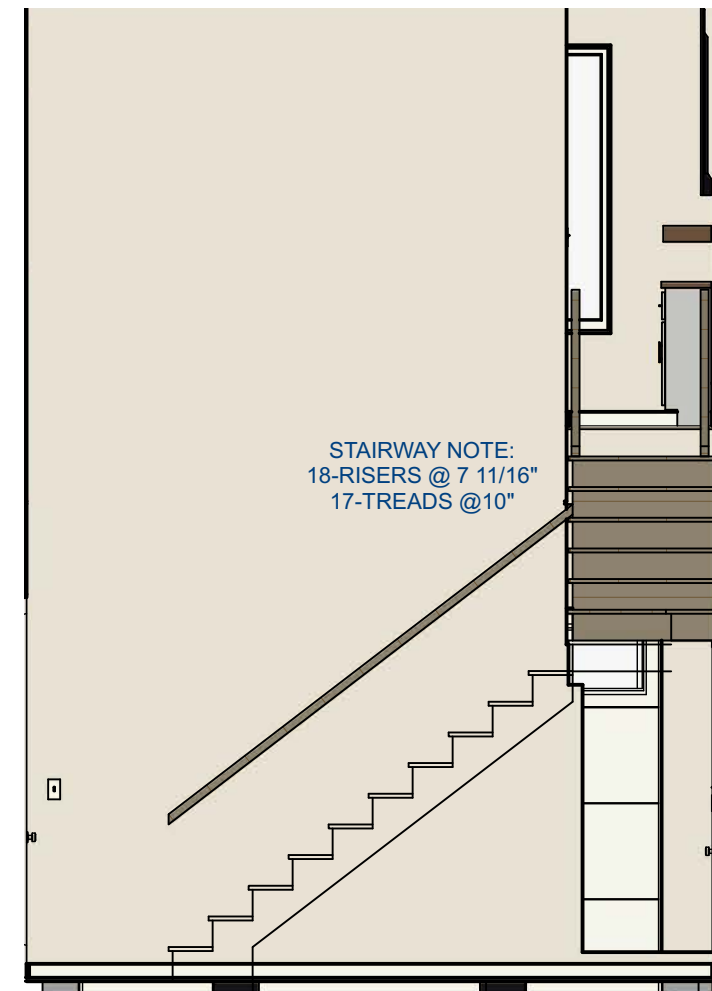
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SCALE: 1/4"=1'-0"



5 STAIRWAY DETAIL 3

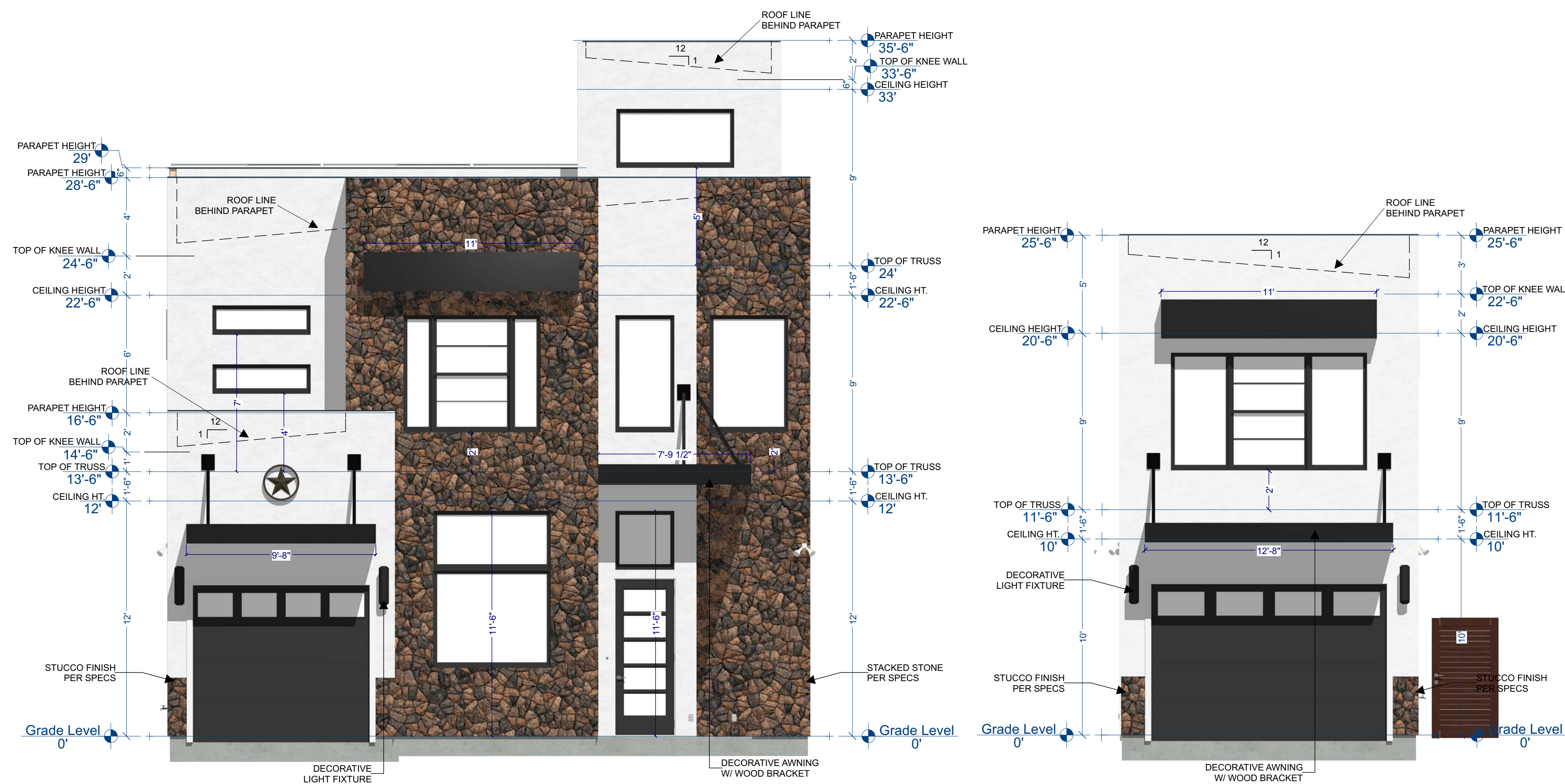
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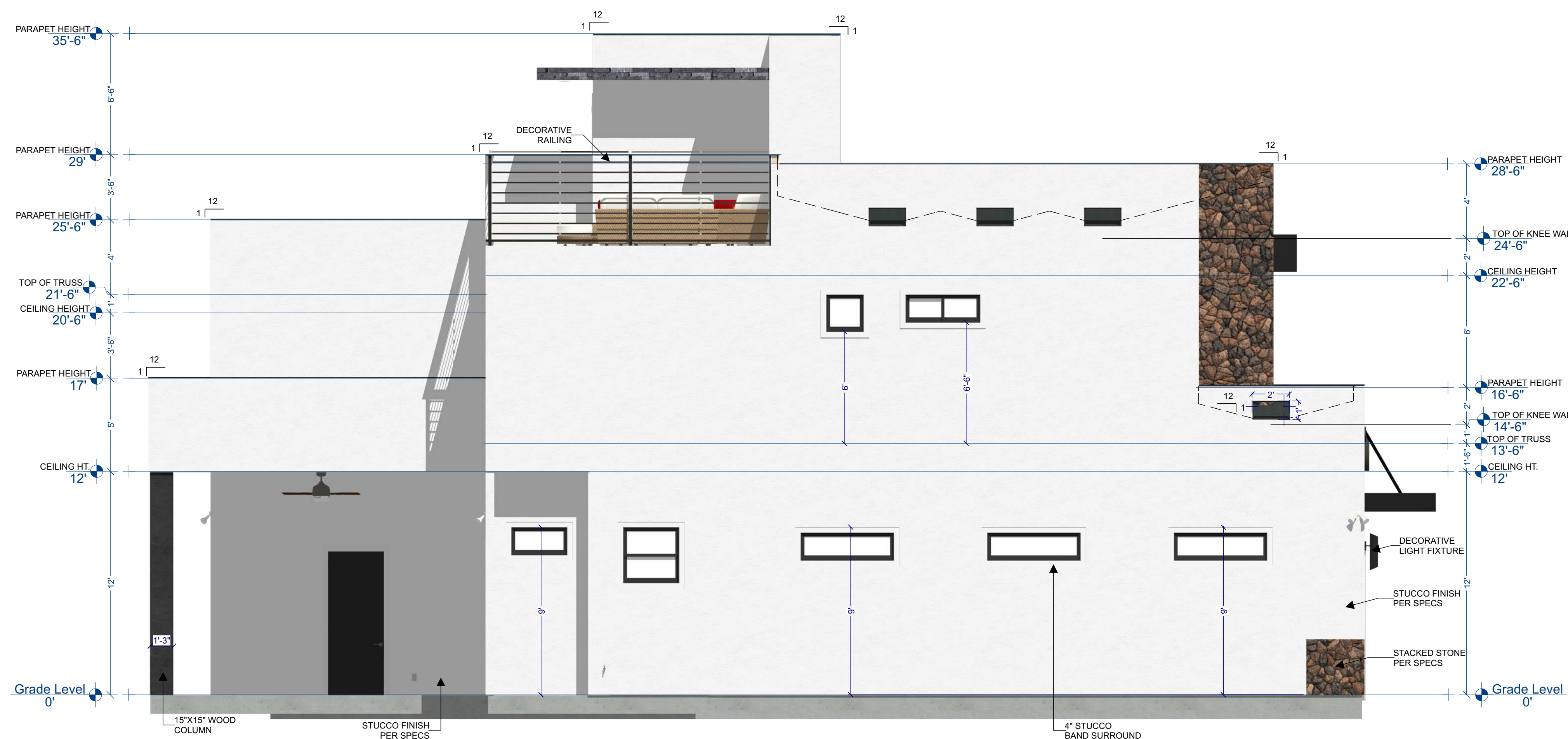
3D RENDERING

NO SCALE



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

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



2 LEFT ELEVATION

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

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



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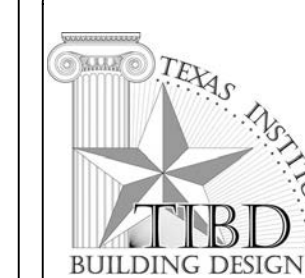
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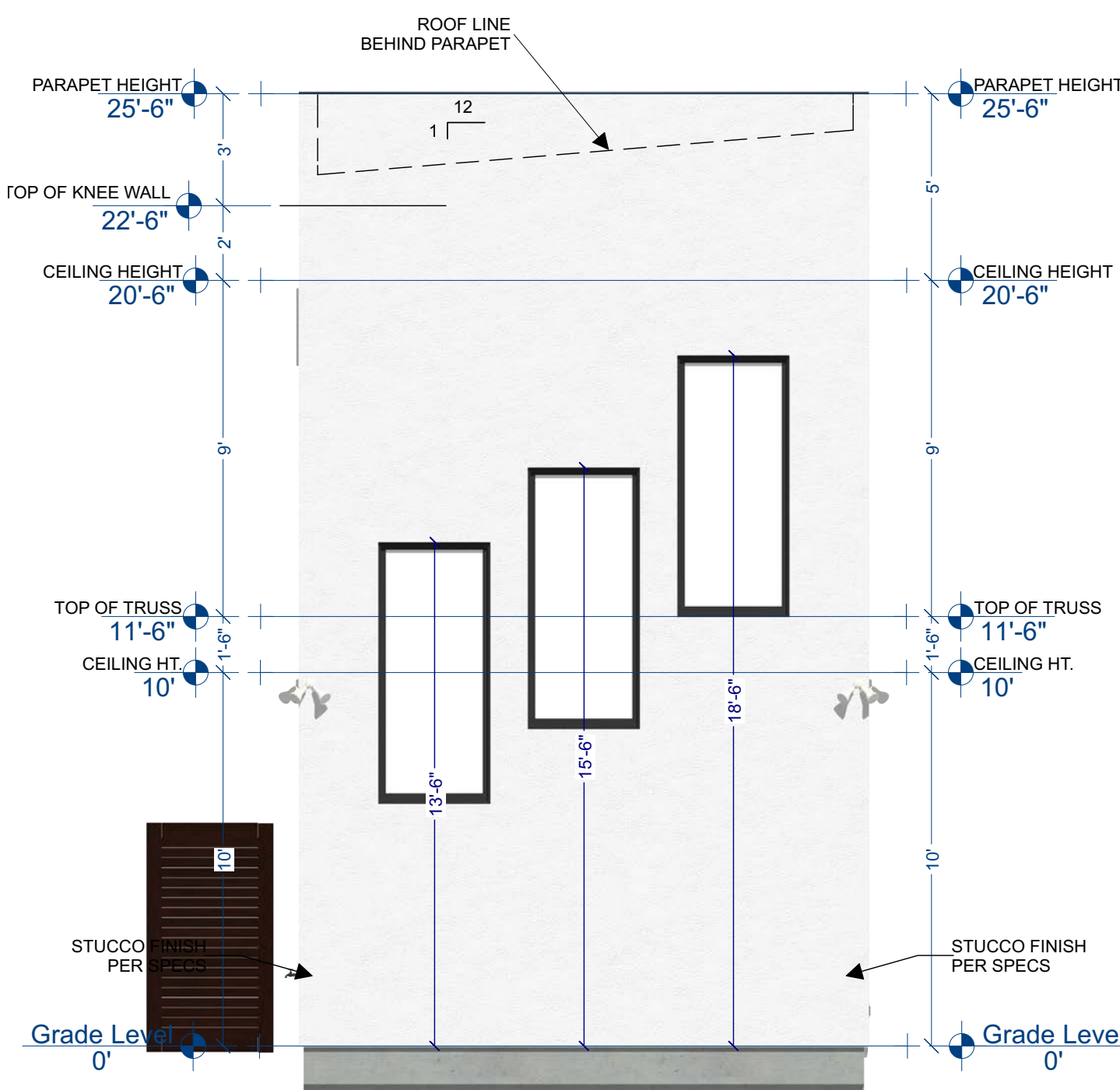
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1 REAR ELEVATION

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



2 RIGHT ELEVATION

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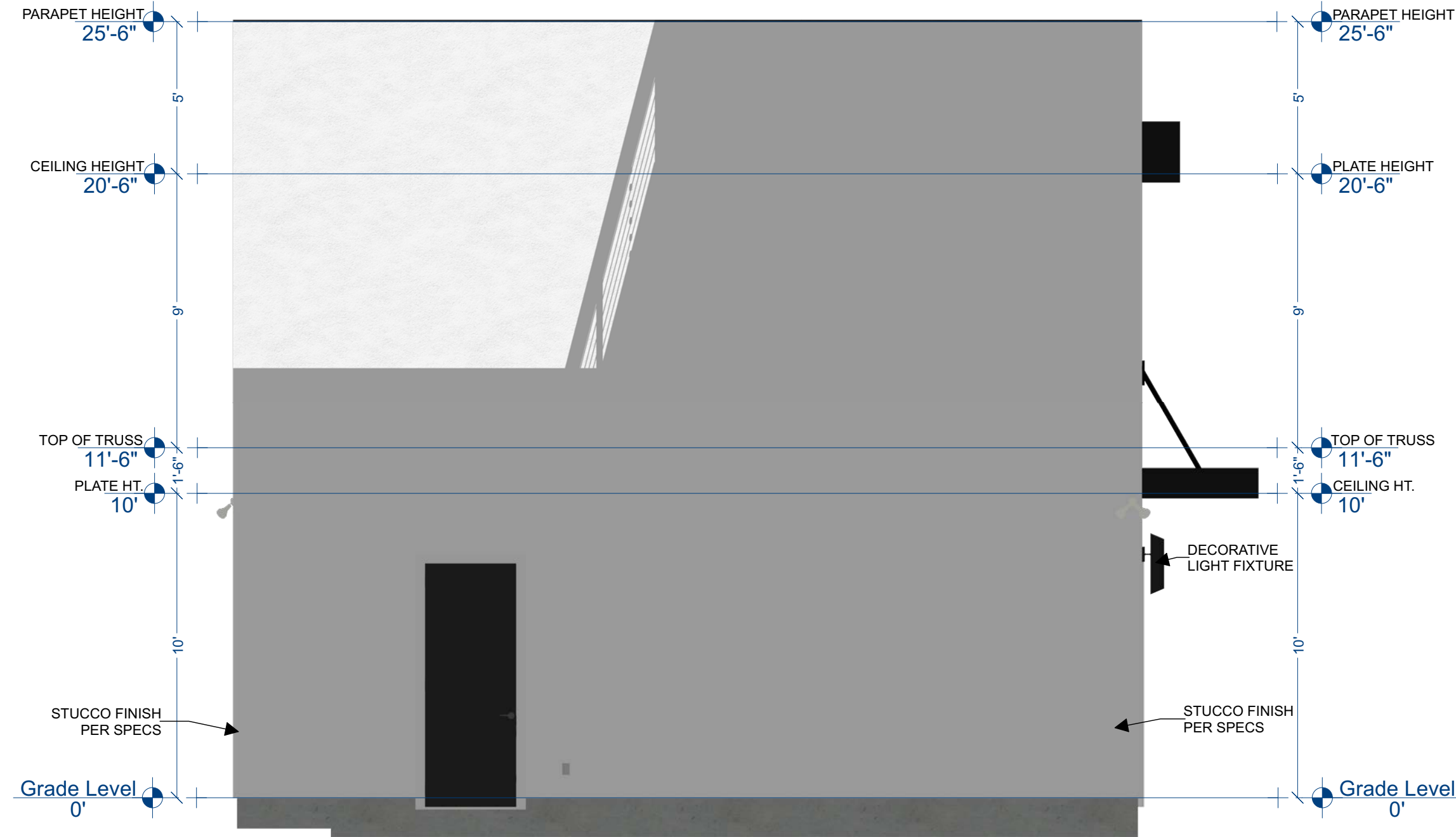


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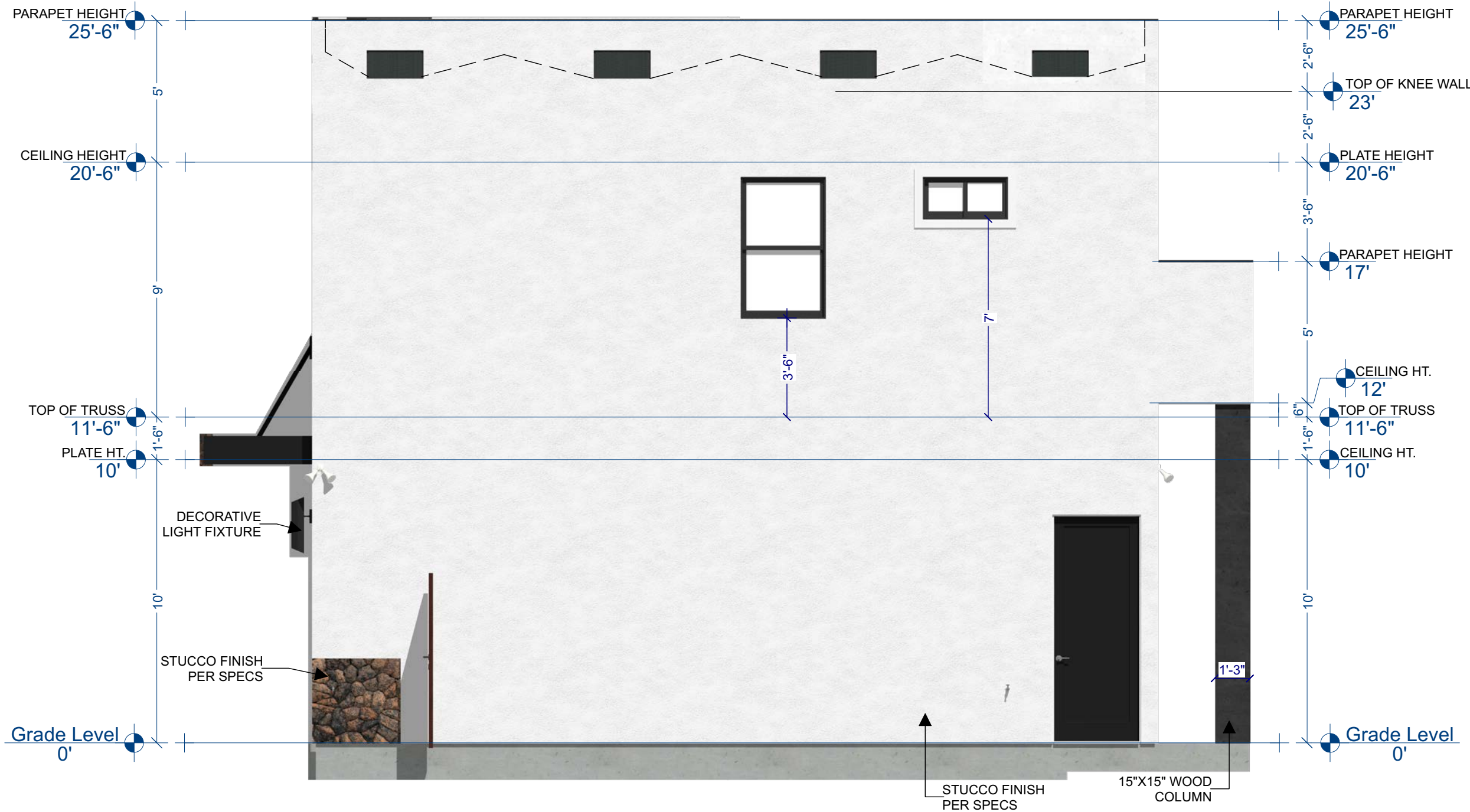
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1 LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

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508 & 510 BOOKER ALLEY
SAN ANTONIO, TX.

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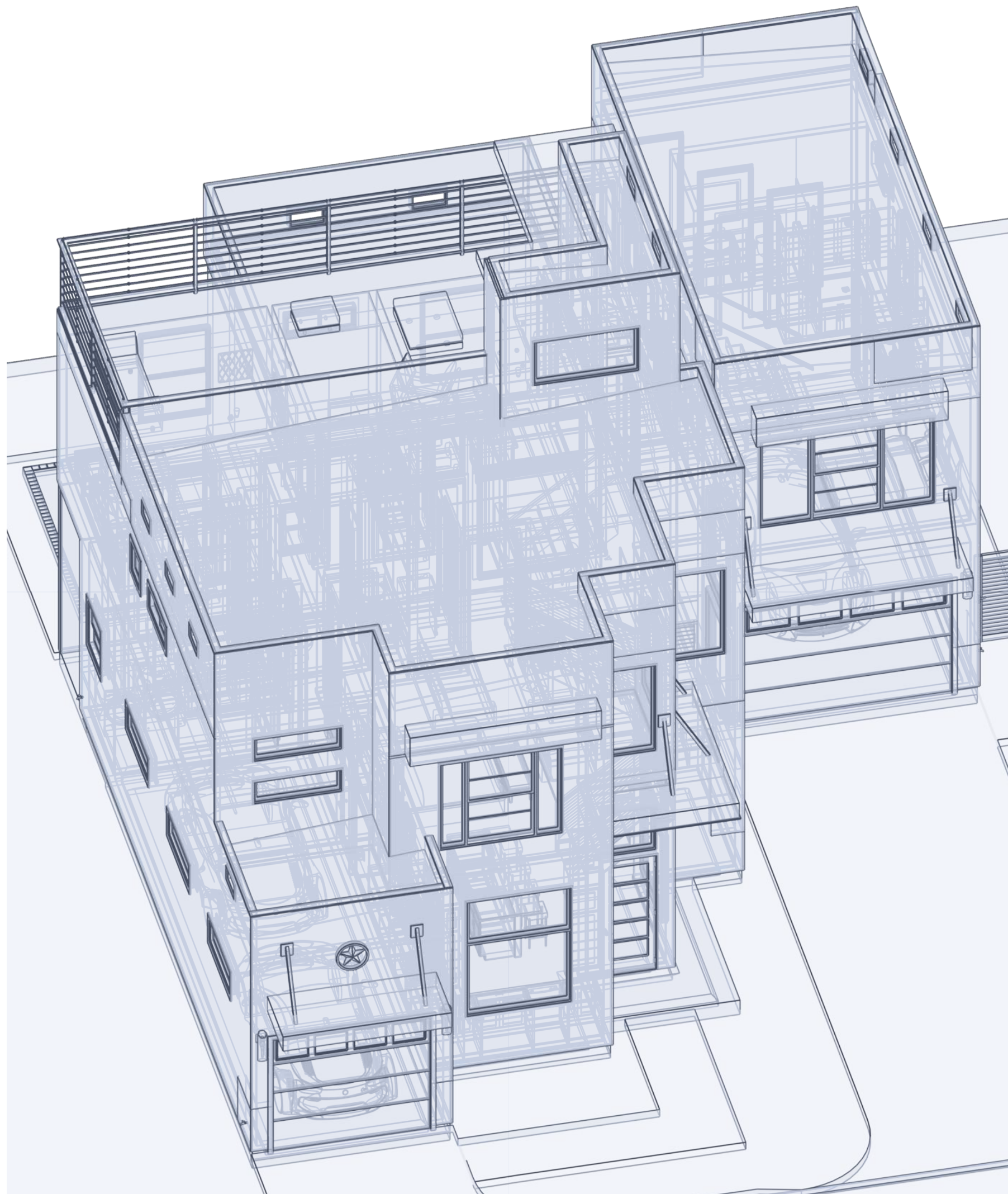
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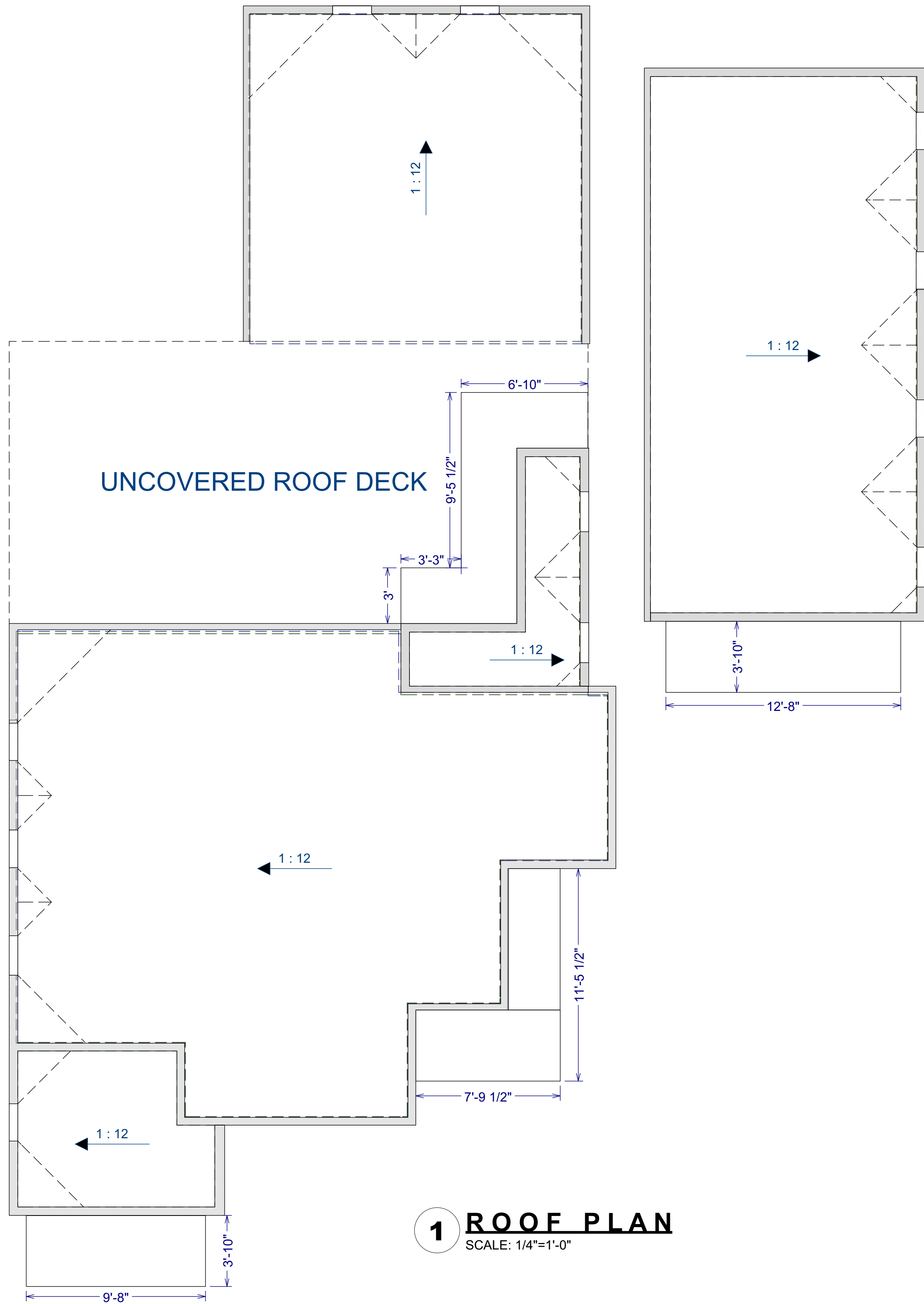
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2 ROOF OVERVIEW
SCALE: N.T.S.



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

ROOF NOTES

01. BUILT UP ROOF

02. 1:12 ROOF PITCH

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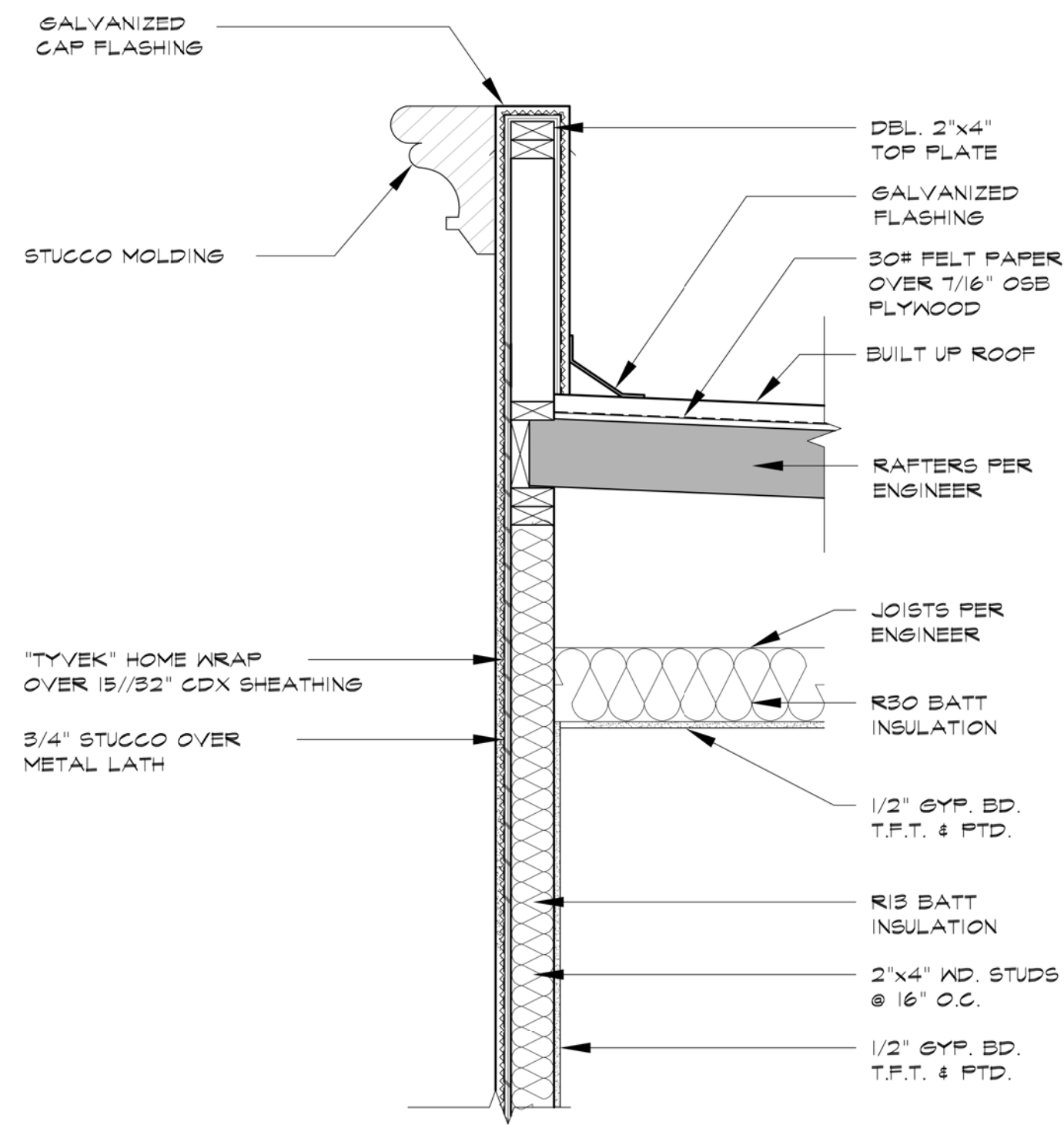
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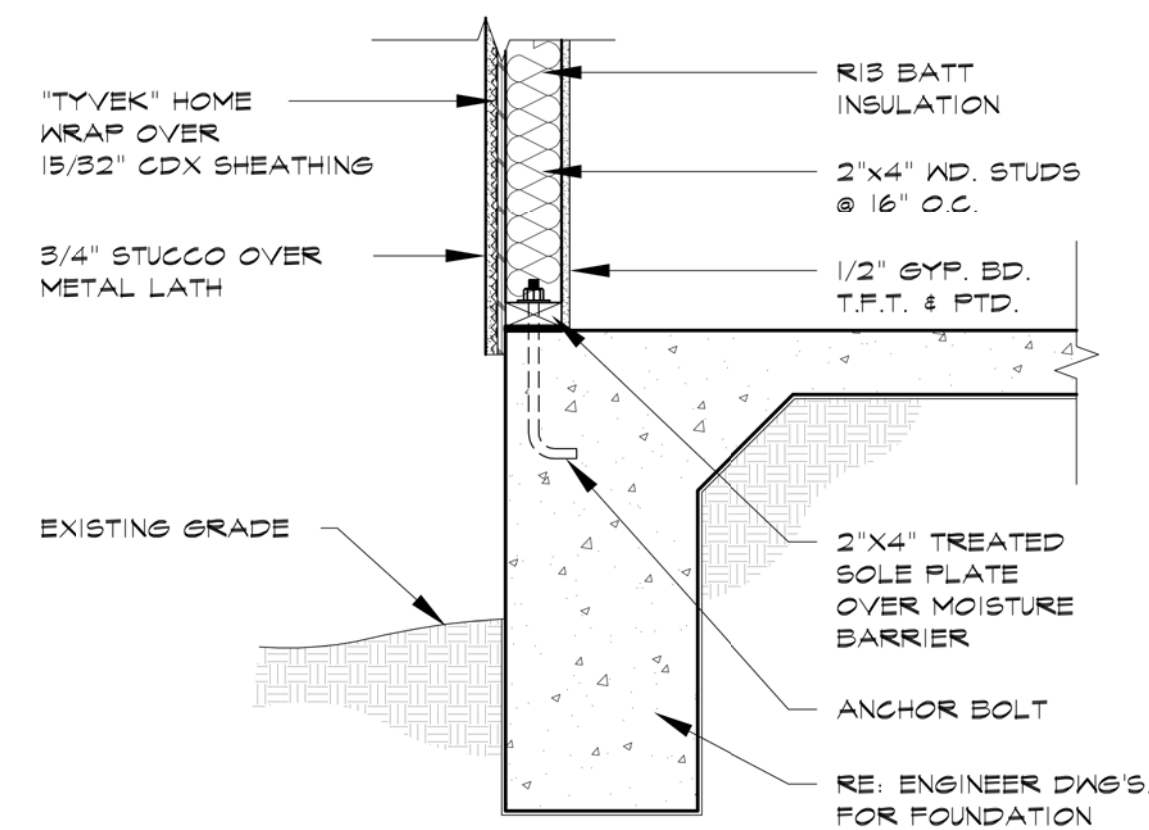
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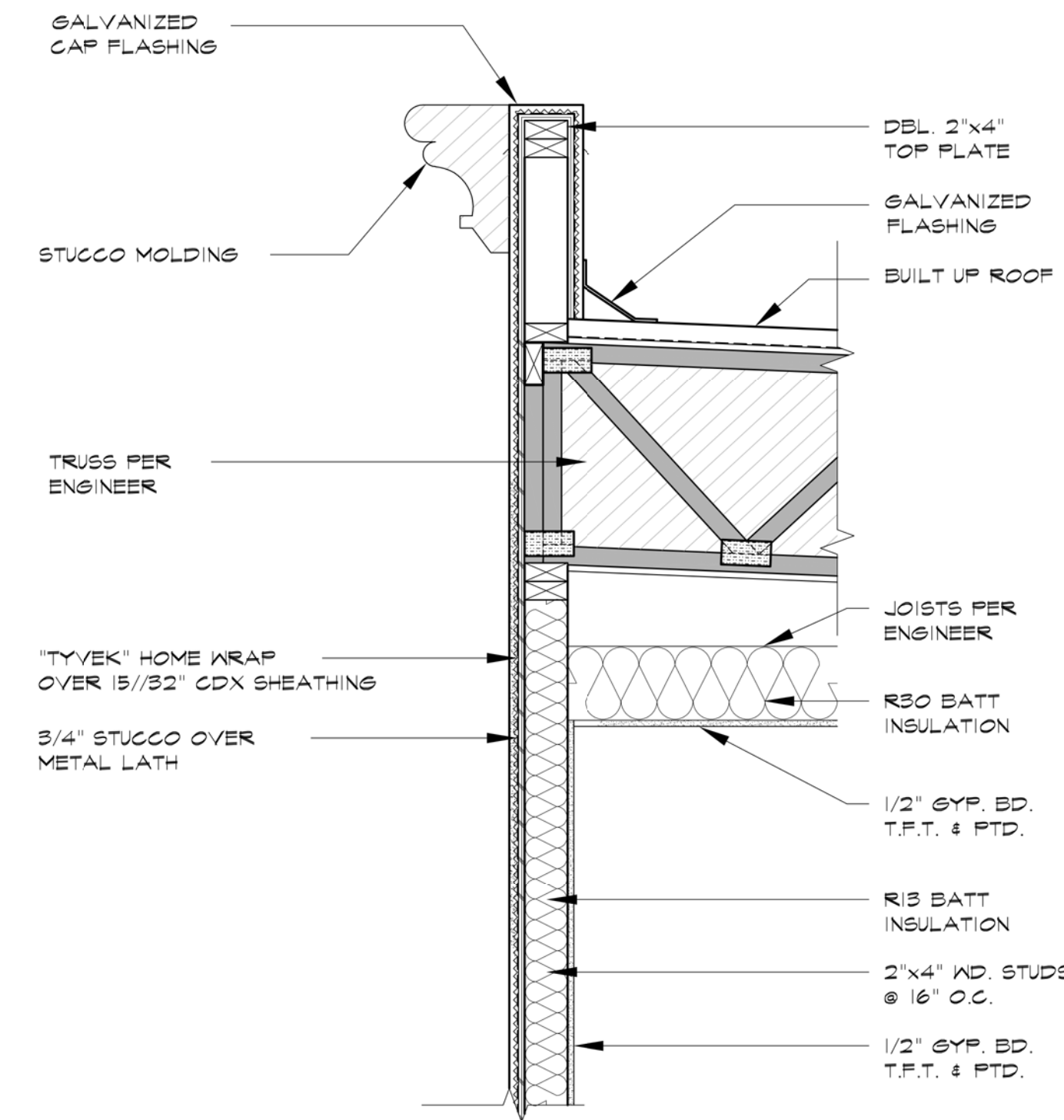
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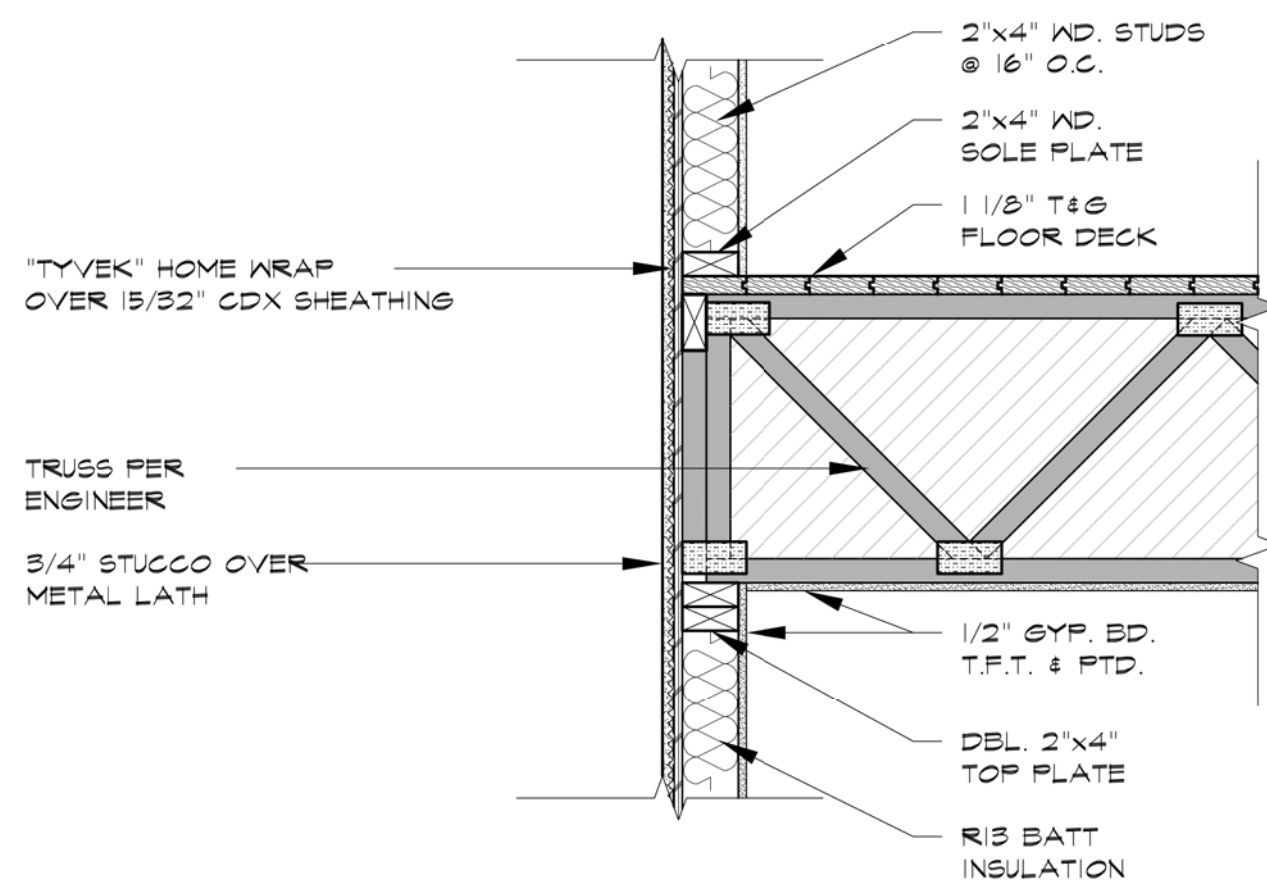
1 RAISED PLATE
SCALE: 1"=1'-0"



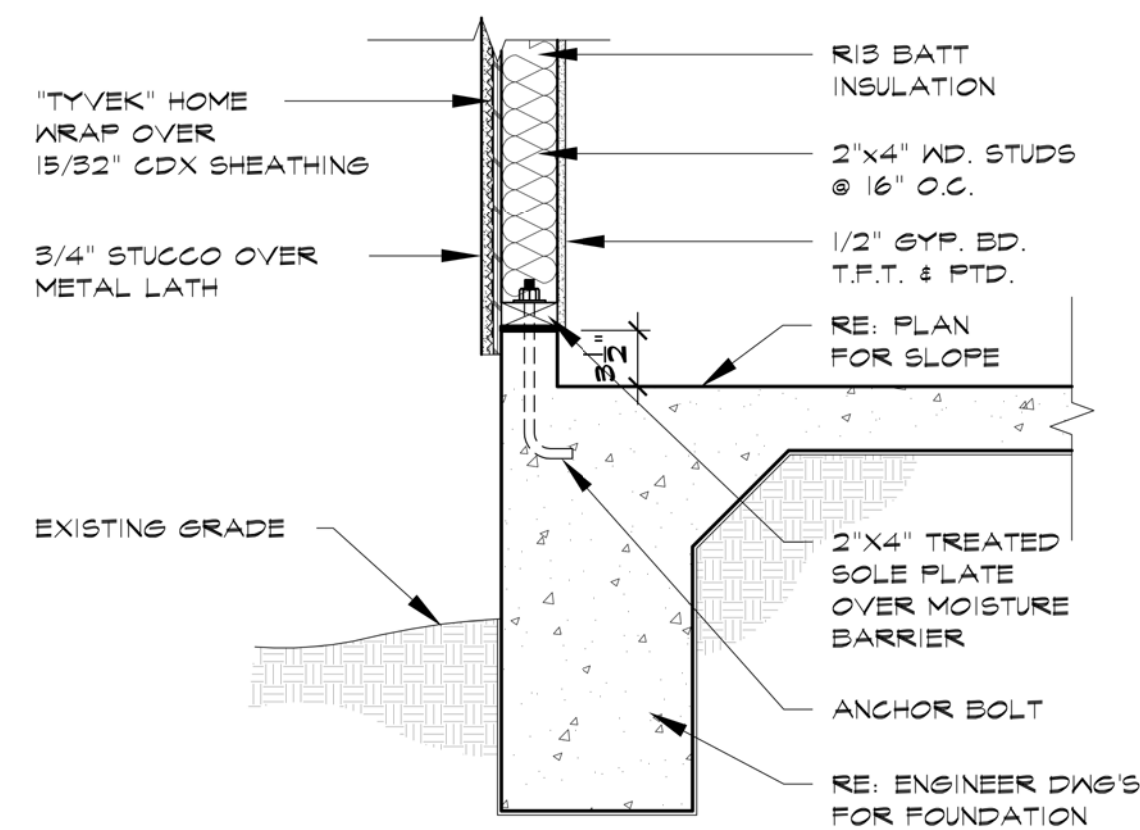
2 STUCCO BASE
SCALE: 1"=1'-0"



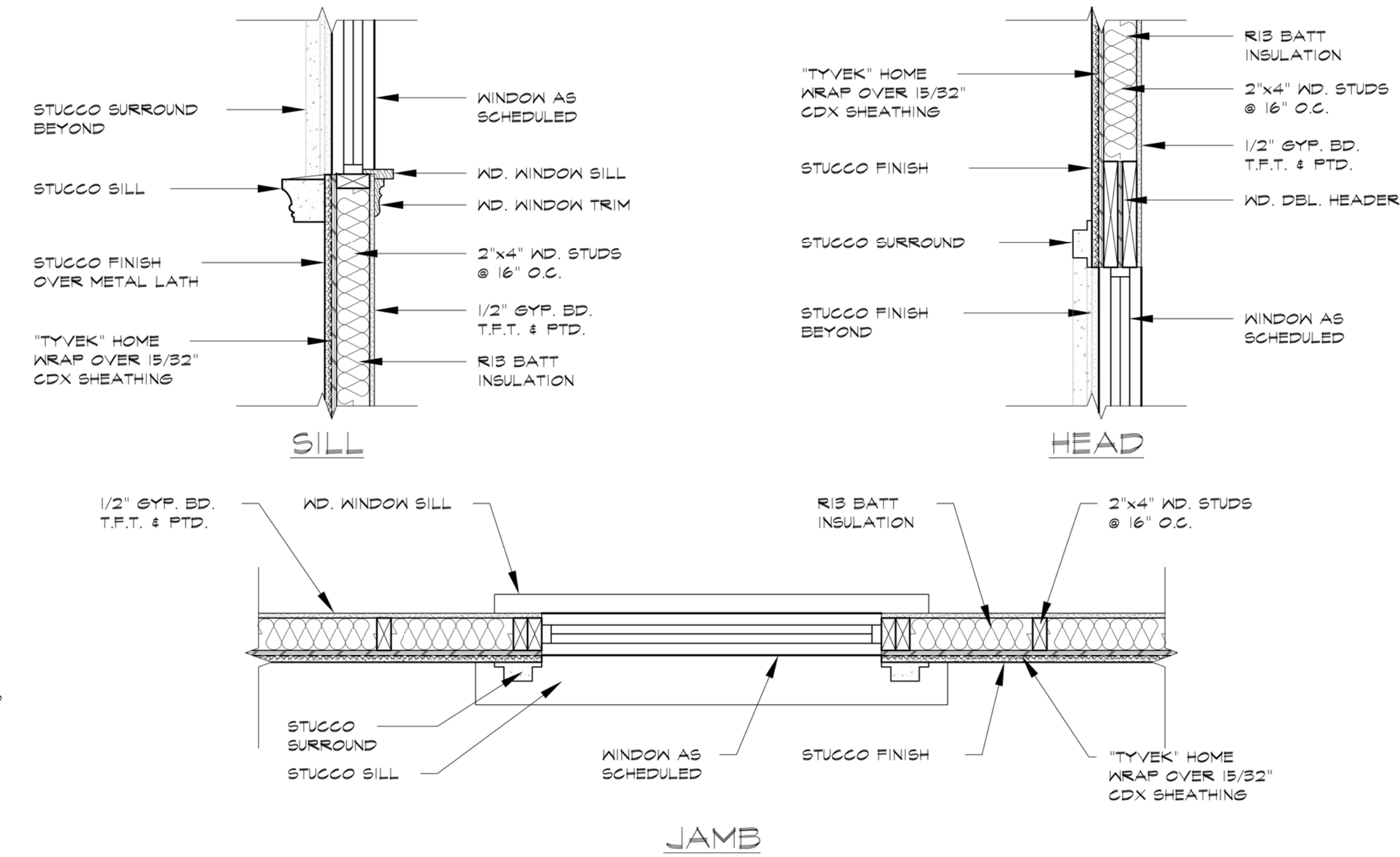
3 STANDARD PLATE
SCALE: 1"=1'-0"



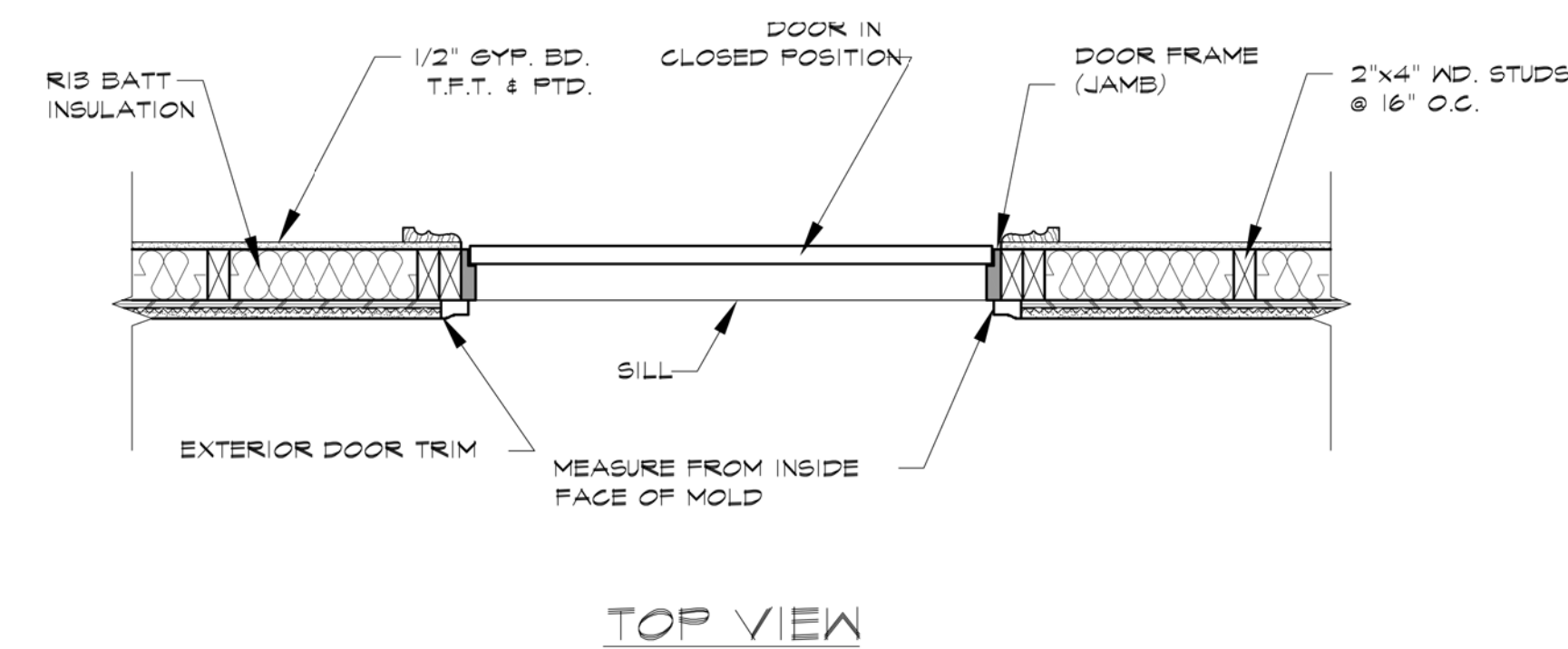
4 TRUSS DETAIL
SCALE: 1"=1'-0"



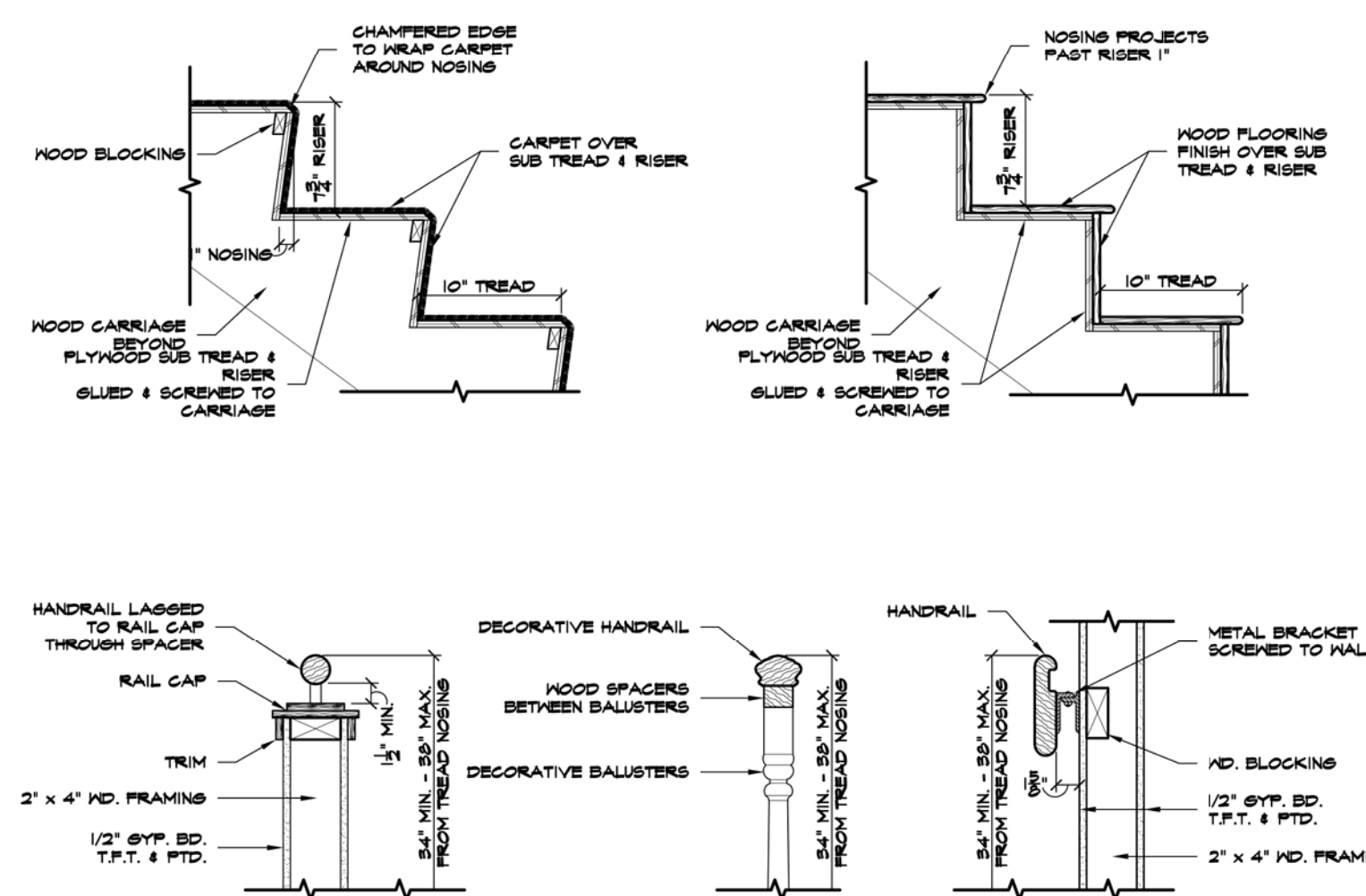
5 GARAGE BASE
SCALE: 1"=1'-0"



6 STUCCO WDW DTLS
SCALE: 1"=1'-0"



7 DOOR OPN'G DTL
SCALE: 1"=1'-0"



8 STAIR & HANDRAIL DTLS
SCALE: 1"=1'-0"

STAIRWAY NOTES
STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES. WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. (AS PER - IRC, STAIRWAYS R314.1 WIDTH)
HANDRAIL NOTES
HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5 INCHES BETWEEN THE WALL AND THE HANDRAIL. (AS PER - IRC, HANDRAILS R514.1 HANDRAILS)

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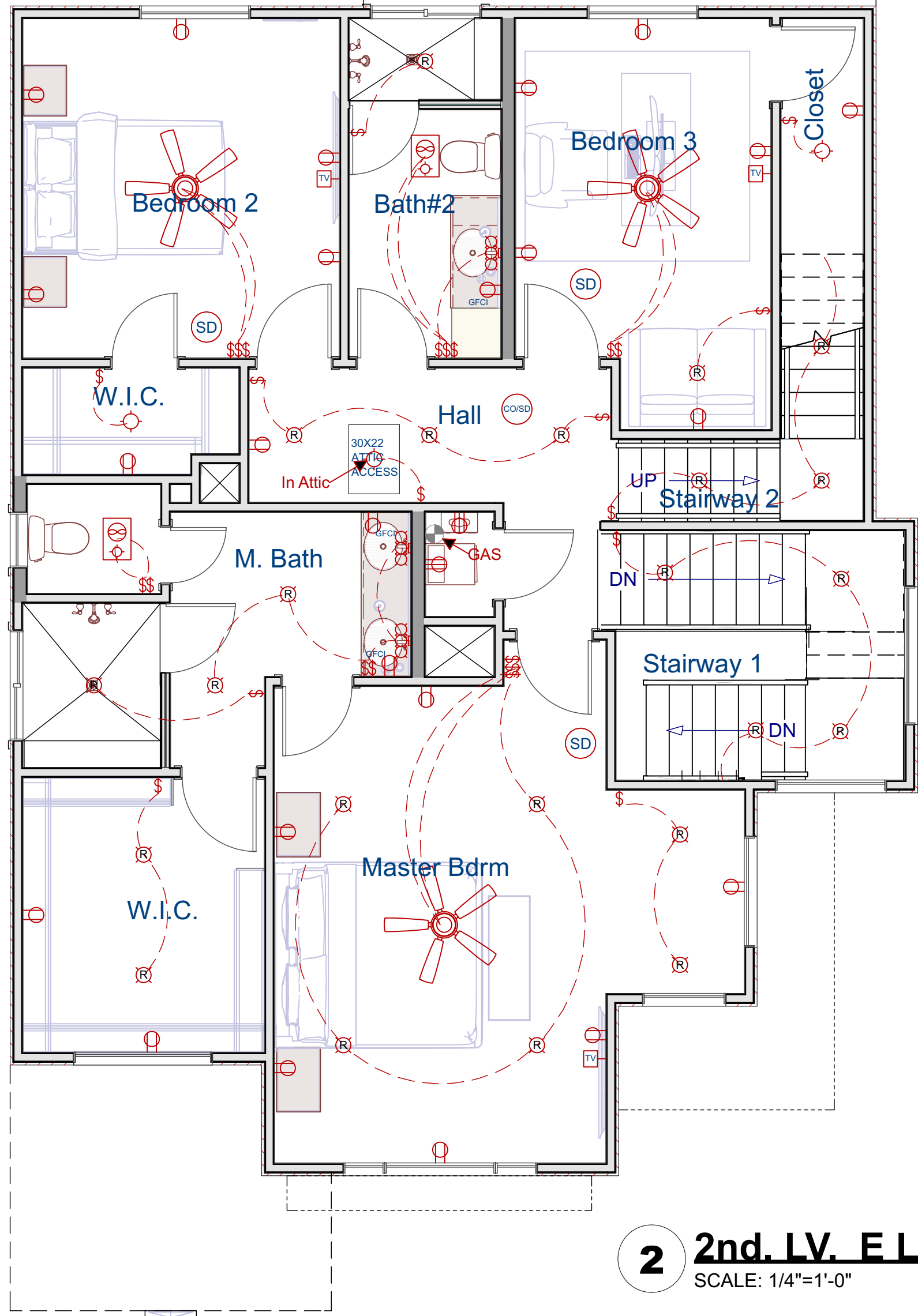
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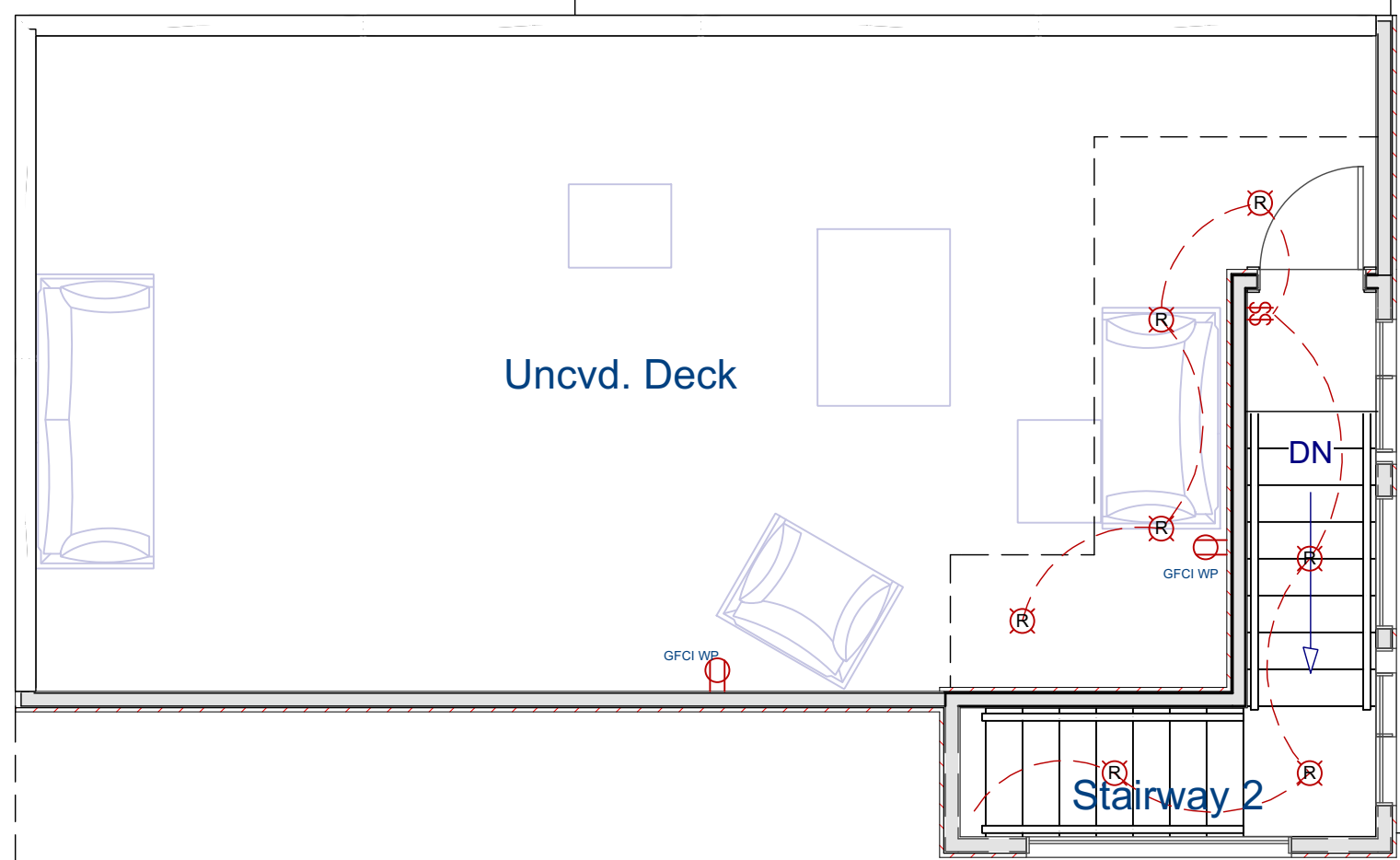
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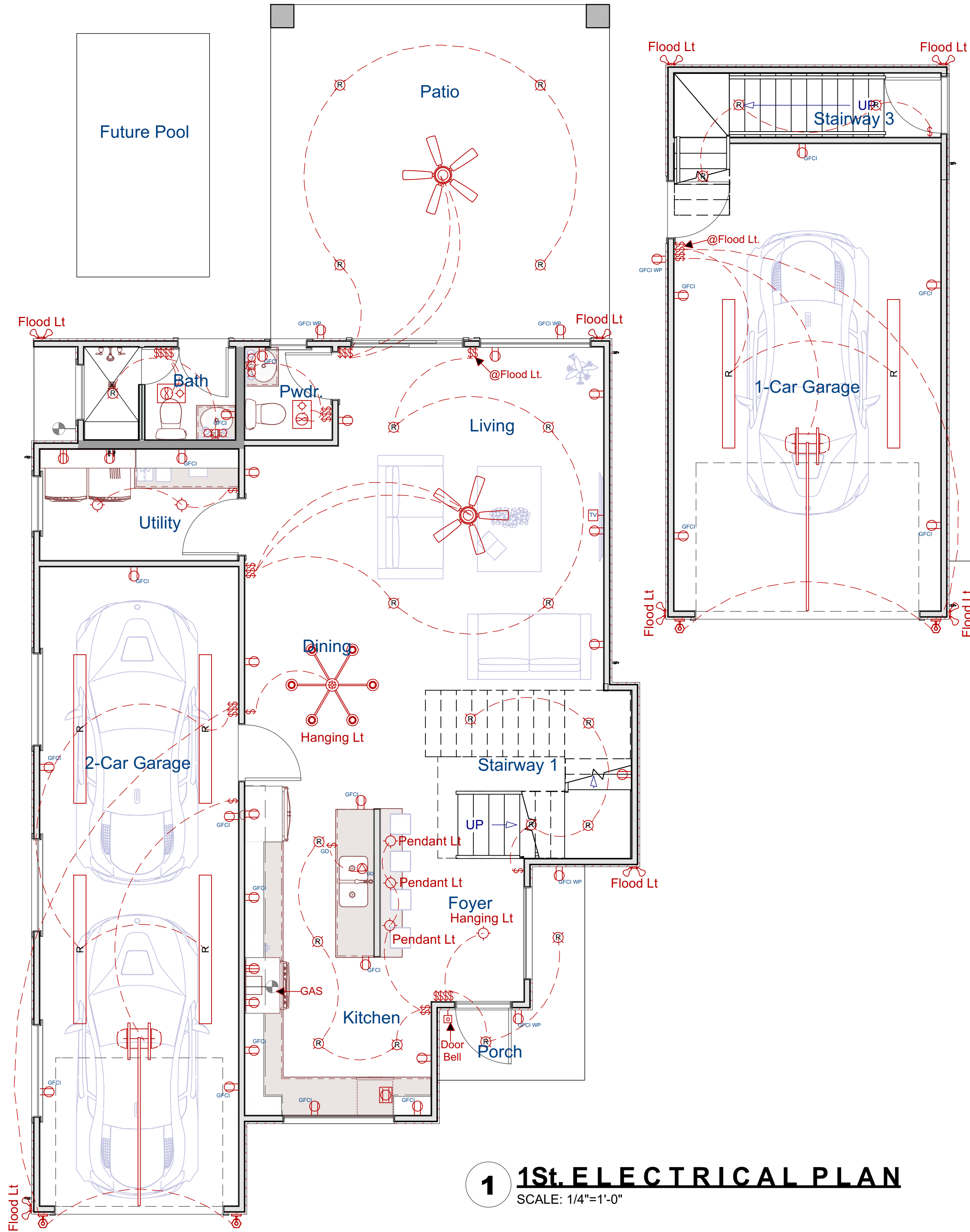
ELECTRICAL SCHEDULE		
2D SYMBOL	DESCRIPTION	QTY
	2 GANG SWITCH	8
	220V	5
	3 GANG SWITCH	11
	QUILL 6 - UP	1
	DOORBELL	1
	CO/SMOKE DETECTOR	1
	GFCI	26
	GFCI WP	7
	DUPLEX	40
	SMOKE DETECTOR 1	3
	CRANE PENDANT	3
	EXHAUST (LIGHT)	5
	LONG RECESSED TUBE LIGHT [96W6D] [96W6D]	6
	HEXAGON WALL SCONCE	8
	RYKER CHANDELIER LARGE	1
	BOWL SCONCE 3	6
	SINGLE POLE	20
	TELEVISION JACK	5
	GARBAGE DISPOSAL	1
	GARBAGE DISPOSAL SWITCH	1
	PUSH BUTTON SWITCH	2
	HEADINGLEY CEILING FAN	6
	RECESSED DOWN LIGHT 6	62
	CRANE FLUSH DRUM LIGHT	6
	DUPLEX, FLOOR MOUNTED	1
	SPOTLIGHT 2	8



2 2nd LV ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



3 3rd LV ELECTRICAL PLAN
SCALE: 1/4"=1'-0"



1 1st ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

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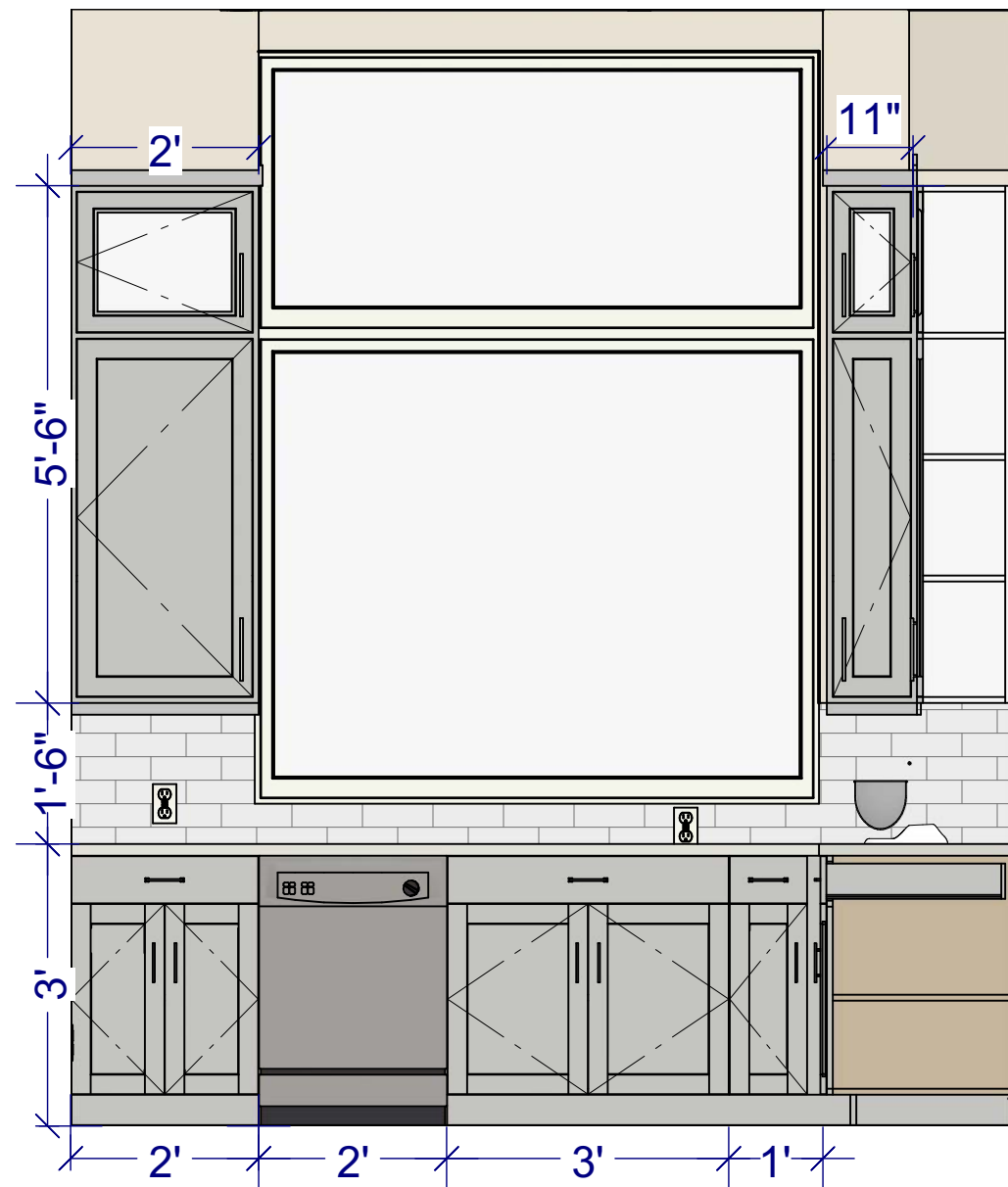
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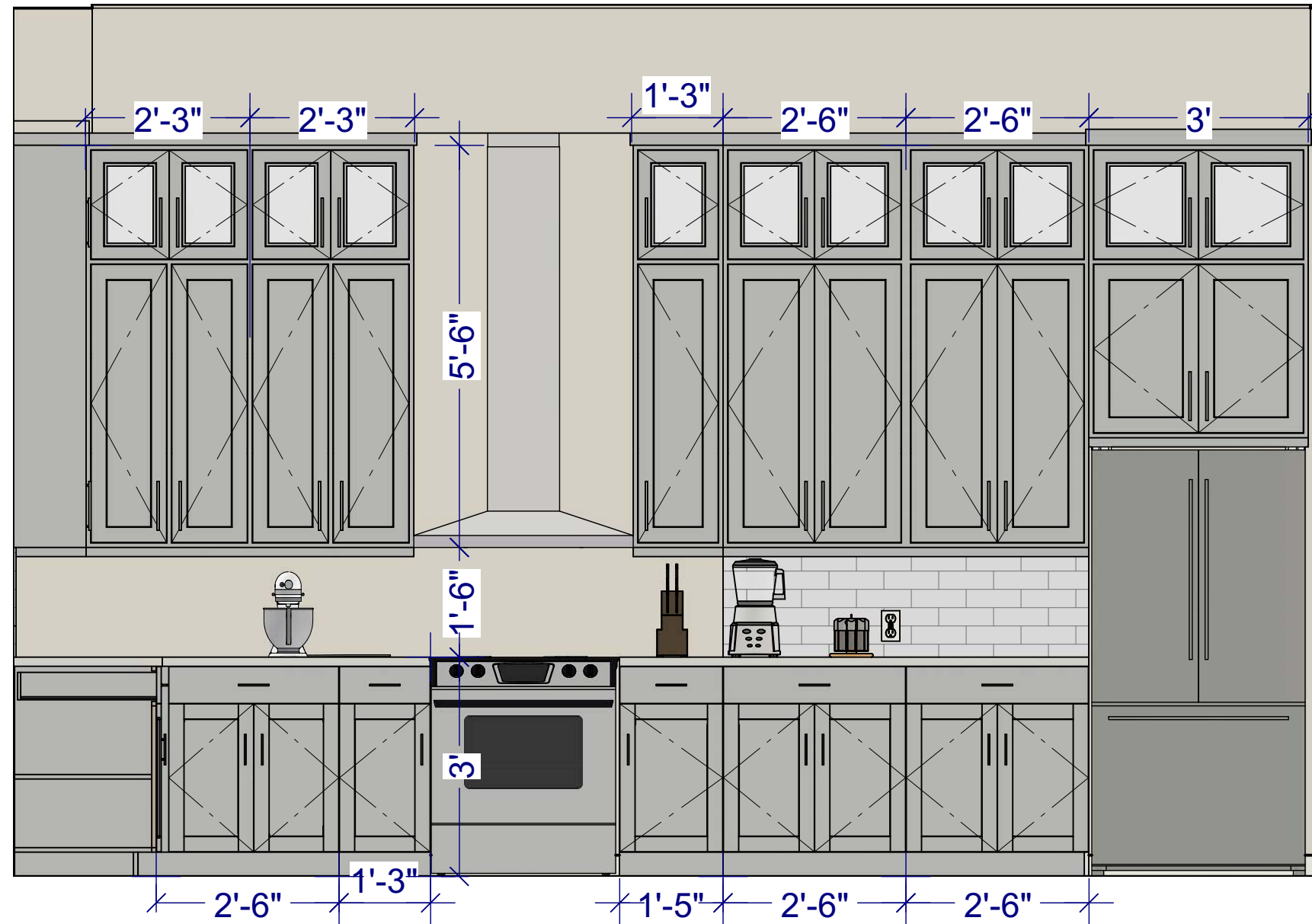
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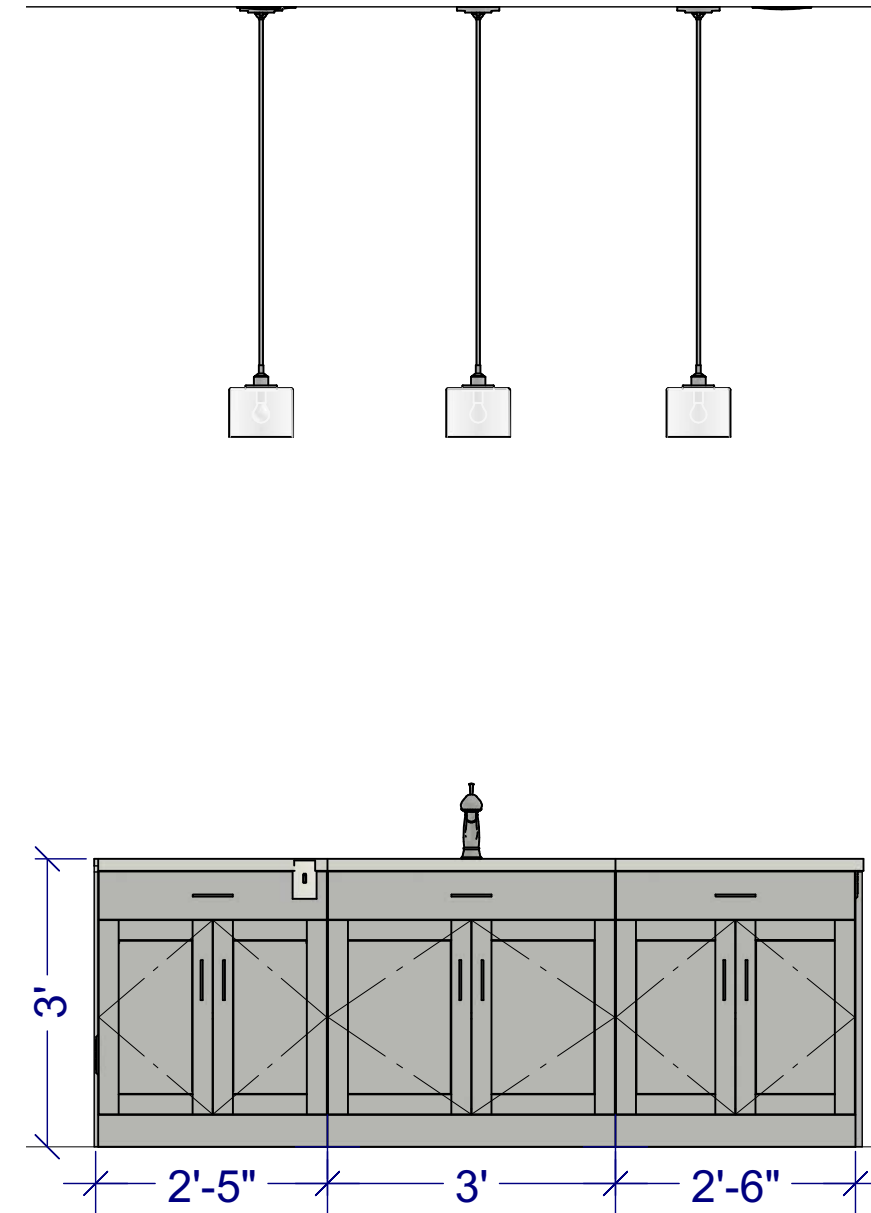
**KITCHEN
ELEVATION**

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



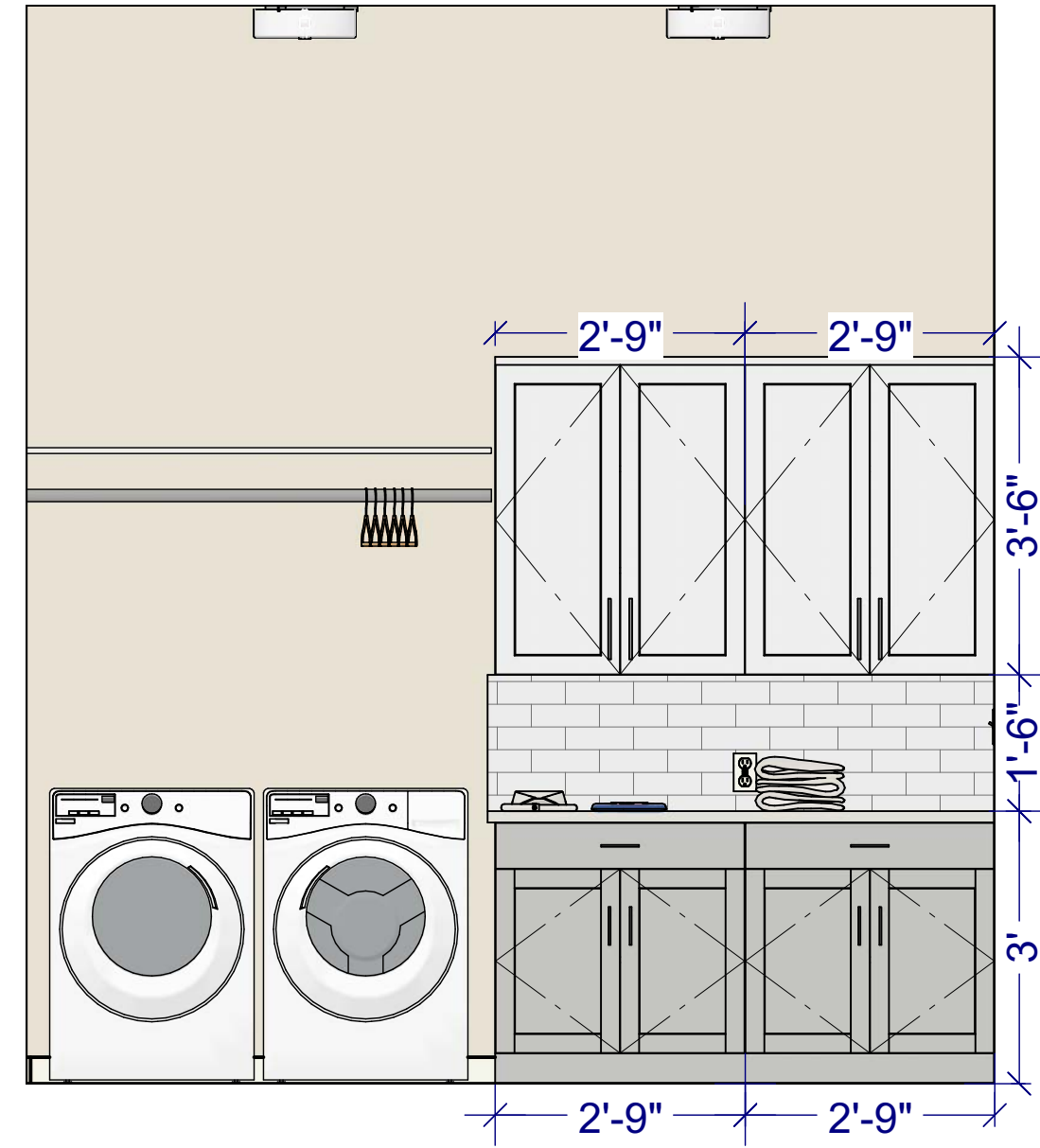
**KITCHEN
ELEVATION**

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



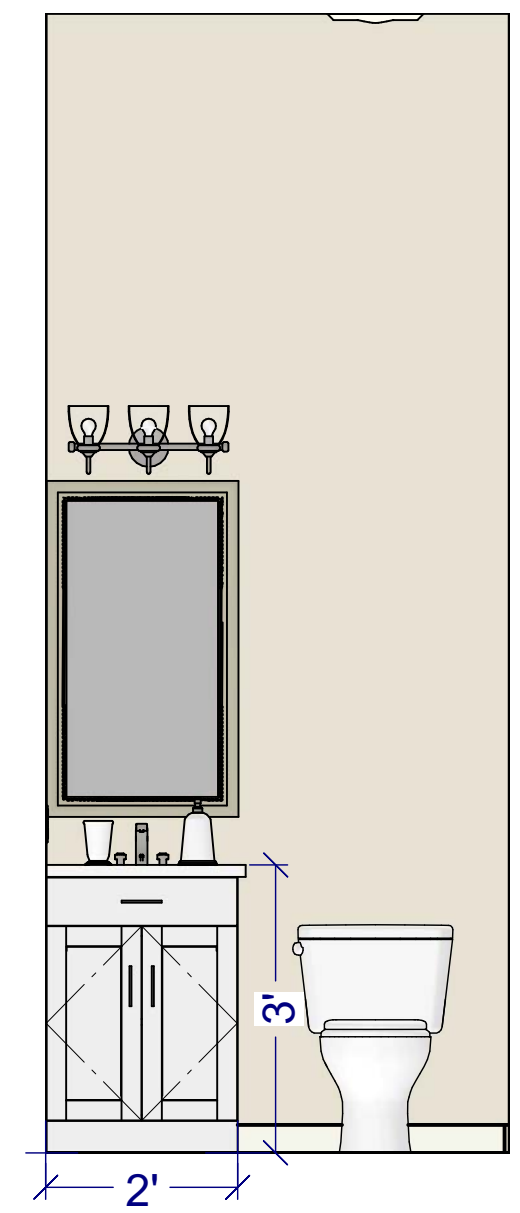
**KITCHEN ISLAND
ELEVATION**

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



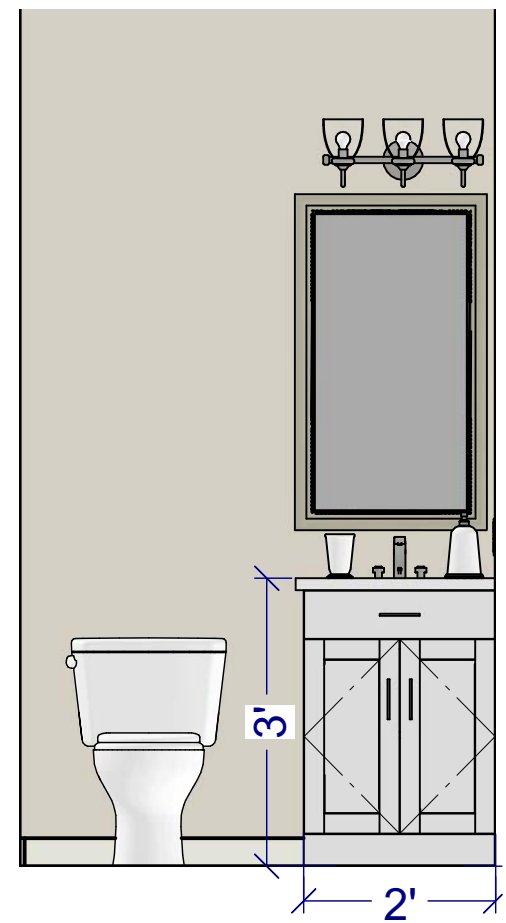
**UTILITY
ELEVATION**

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



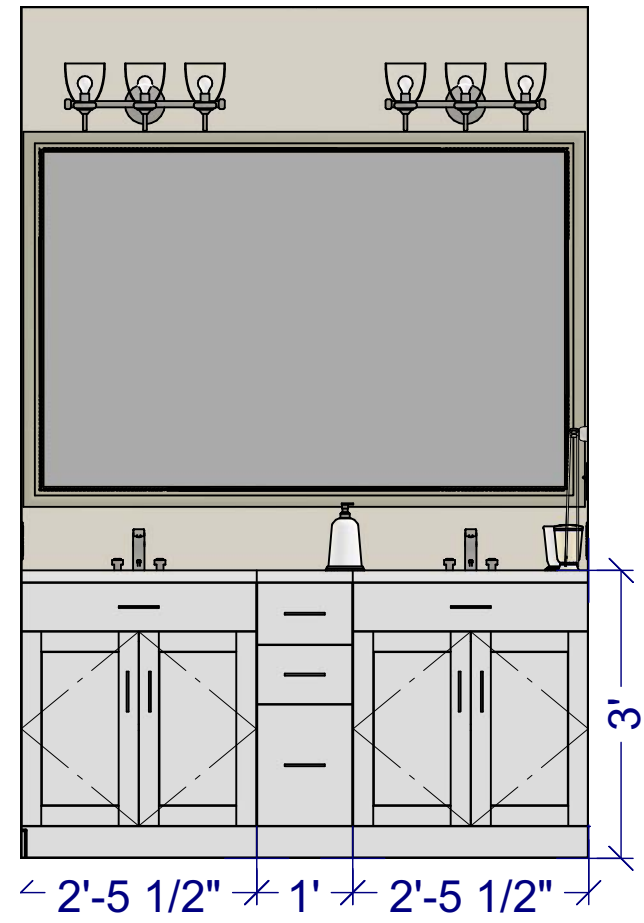
**BATH
ELEVATION**

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



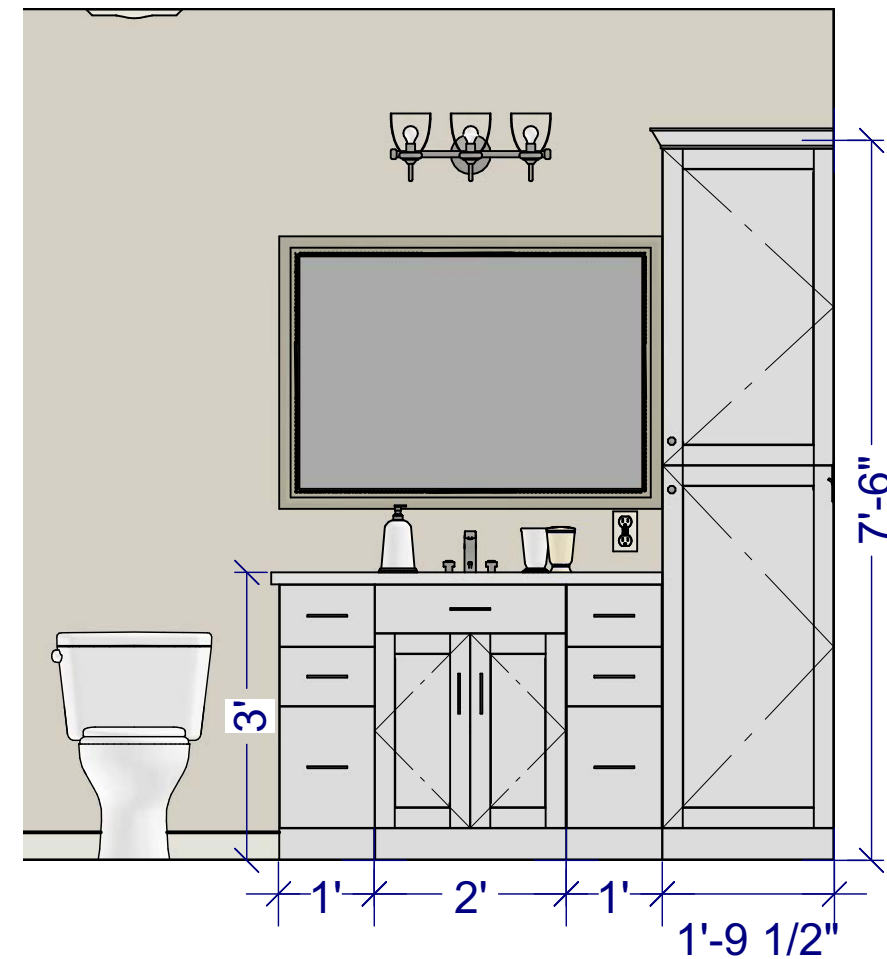
**POWDER
ELEVATION**

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



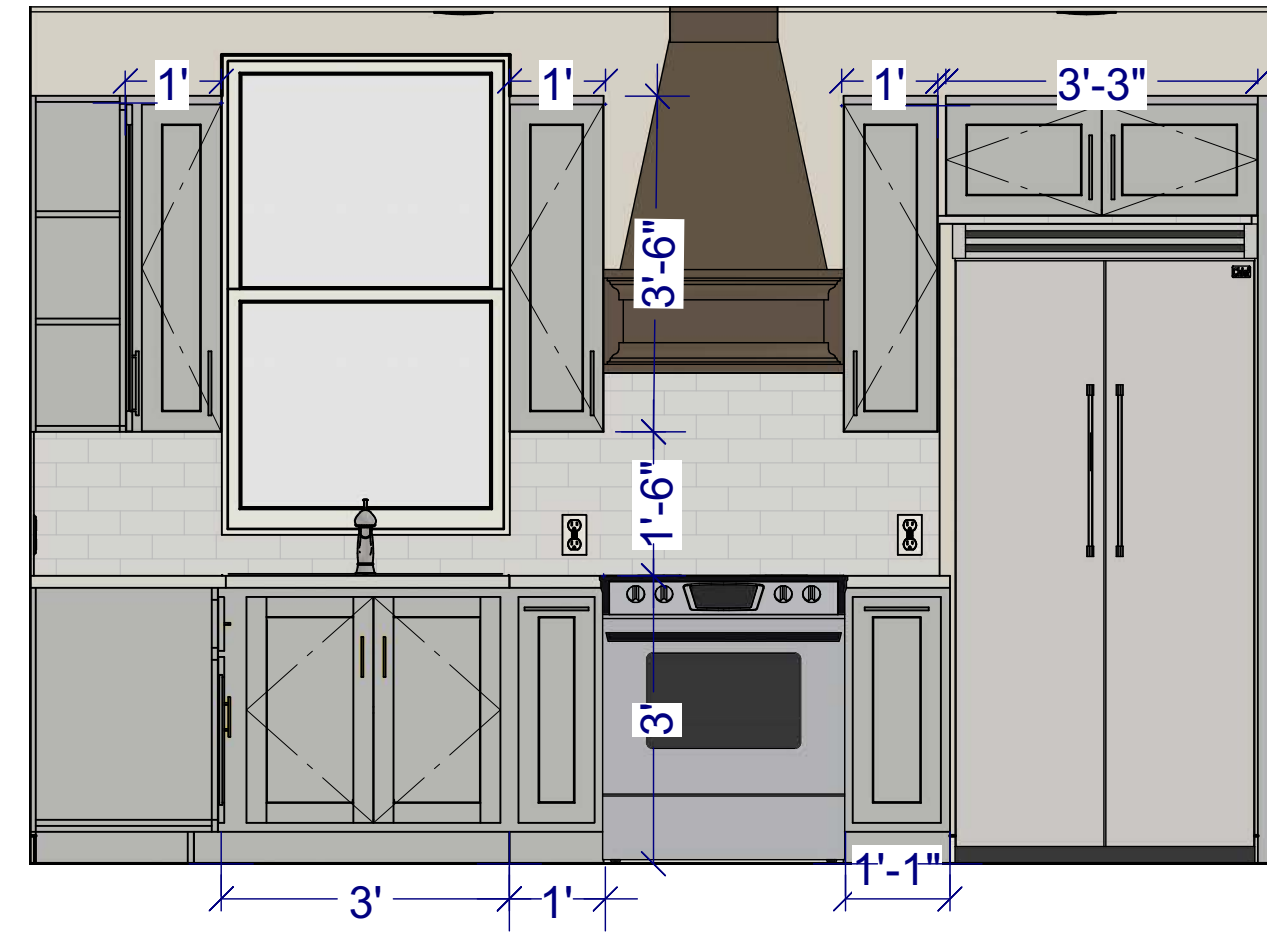
**MASTER BATH
ELEVATION**

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



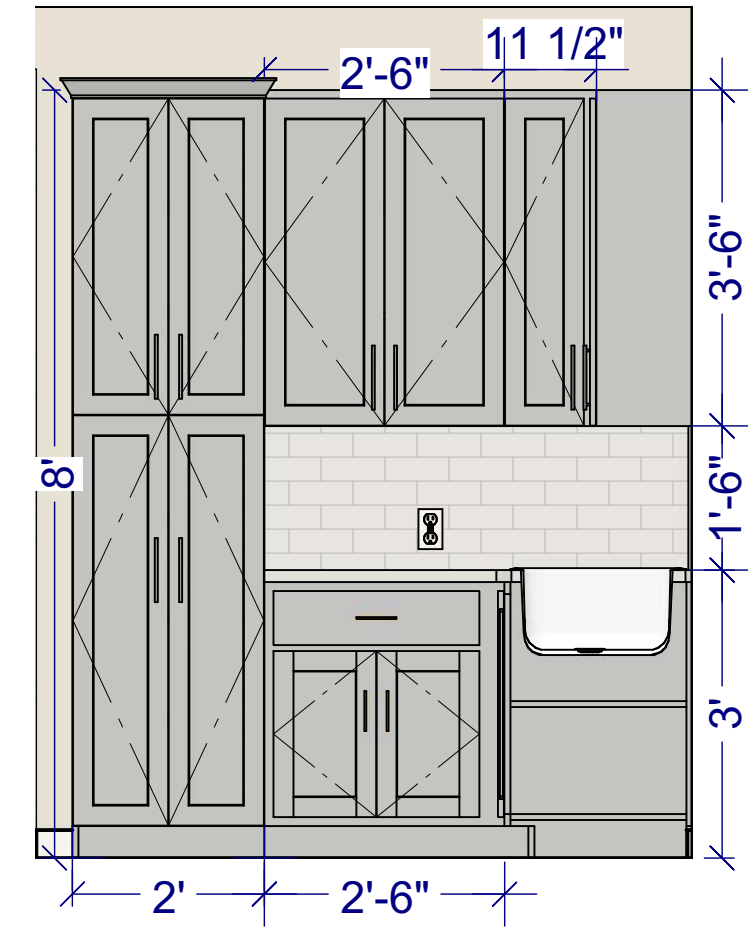
**BATH #2
ELEVATION**

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



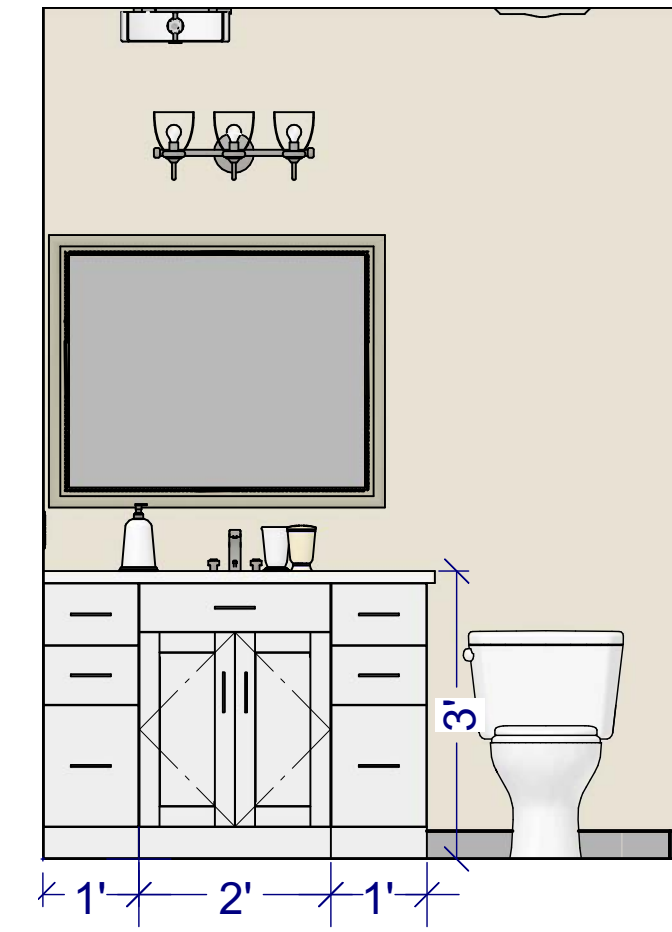
**KITCHEN
ELEVATION**

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



**KITCHEN
ELEVATION**

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



**BATH #3
ELEVATION**

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

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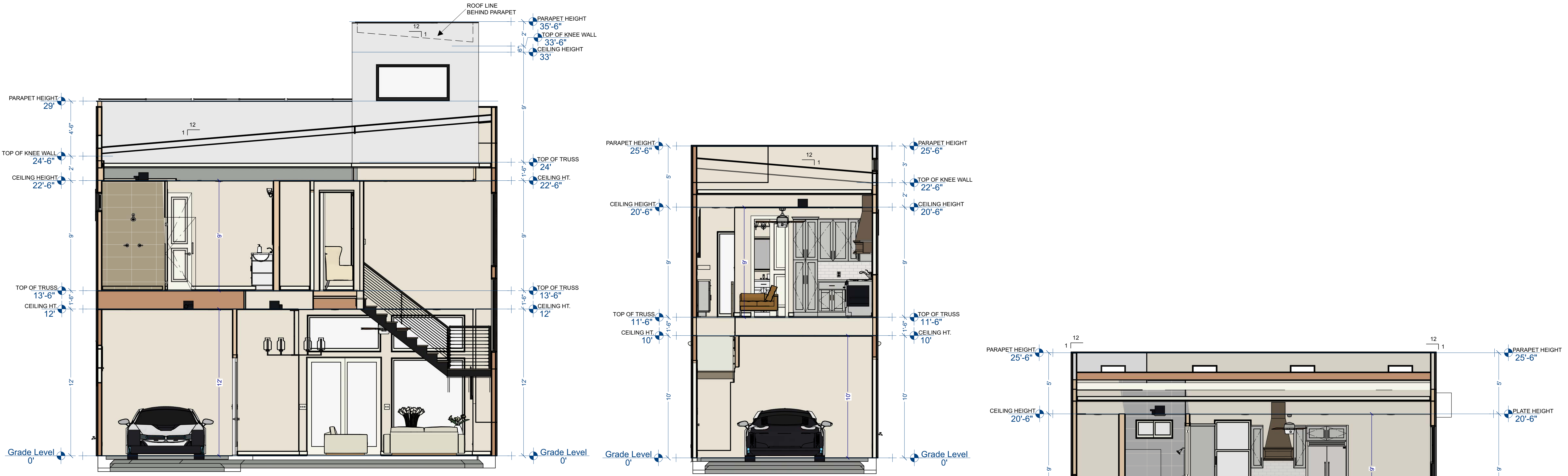
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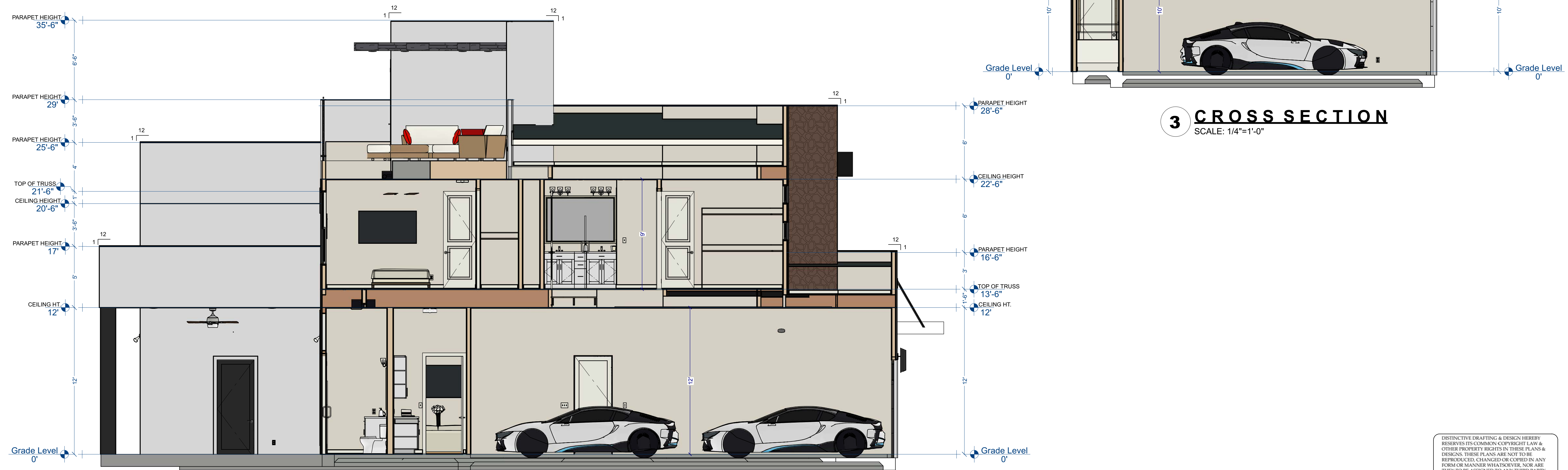
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1 CROSS SECTION
SCALE: 1/4"=1'-0"



3 CROSS SECTION
SCALE: 1/4"=1'-0"

2 CROSS SECTION
SCALE: 1/4"=1'-0"

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