

Ben Bowman

From: "R-5 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District

To: "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for 14 dwelling units



## 1 CONTROLLING SETBACKS

SCALE: NTS

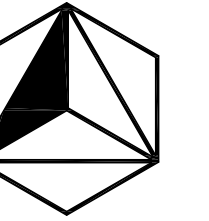
SCALE: NTS

## METRICS

TOTAL LAND AREA ----- 0.60 AC  
TOTAL UNIT COUNT----- 14  
UNITS PER ACRE -----23.3 DU/ AC  
PARKING SPACES PROVIDED ----- 21  
IMPERVIOUS COVER----- 9,480 SF  
% IMPERVIOUS COVER----- 36%

## KEYNOTES

- 1 LANDSCAPED COMMUNITY GARDEN
- 2 IMPERVIOUS DRIVE WITH TUCK-UNDER PARKING
- 3 BUILDING 1: TWO STORY VOLUME
- 4 PERVIOUS DRIVE WITH SURFACE PARKING
- 5 COVERED PARKING WITH GREEN ROOF
- 6 L2 COMMUNITY PORCH ABOVE SLOPED DRIVE
- 7 BUILDING 1: THREE STORY VOLUME
- 8 BUILDING 2 : THREE STORY PARKING
- 9 FULLY SCREENED TRASH & RECYCLING



## ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
220914		IDZ PLAN ISSUE
221110		REVISED IDZ PLAN ISSUE

454 E. HILDEBRAND

454 E. HILDEBRAND AVE.  
SAN ANTONIO TX 78212

DESIGN ARCHITECT

COTTON ESTES ARCHITECT

CE@COTTONESTESARCHITECT.COM  
401.441.1014

ARCHITECT OF RECORD

ASSETS &amp; ARCHITECTS, LLC

BEN@ASSETSANDARCHITECTS.COM  
210.332.8193



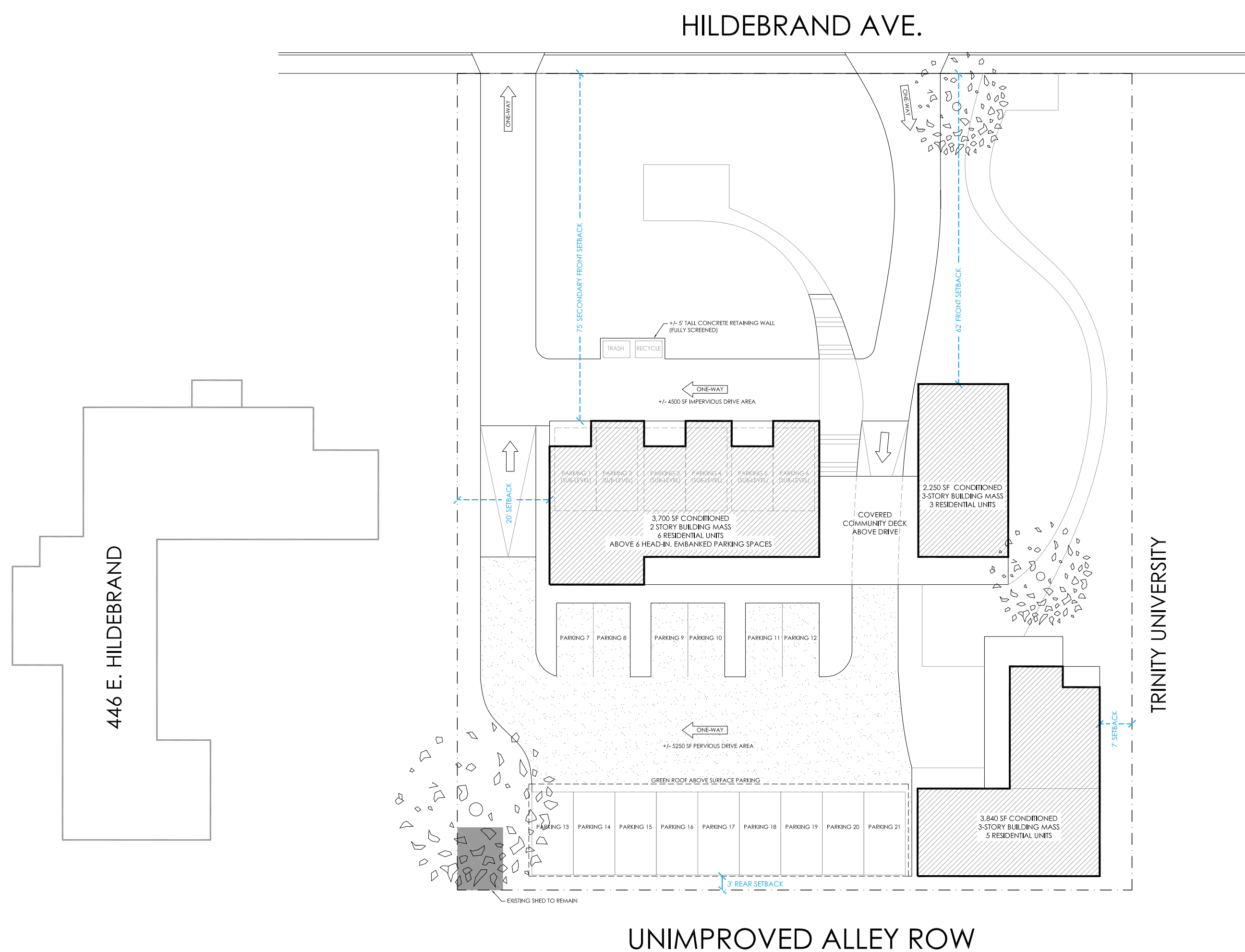
PROJECT NUMBER  
22-02 454 E. HILDEBRAND

DATE  
NOVEMBER 10, 2022

SHEET TITLE

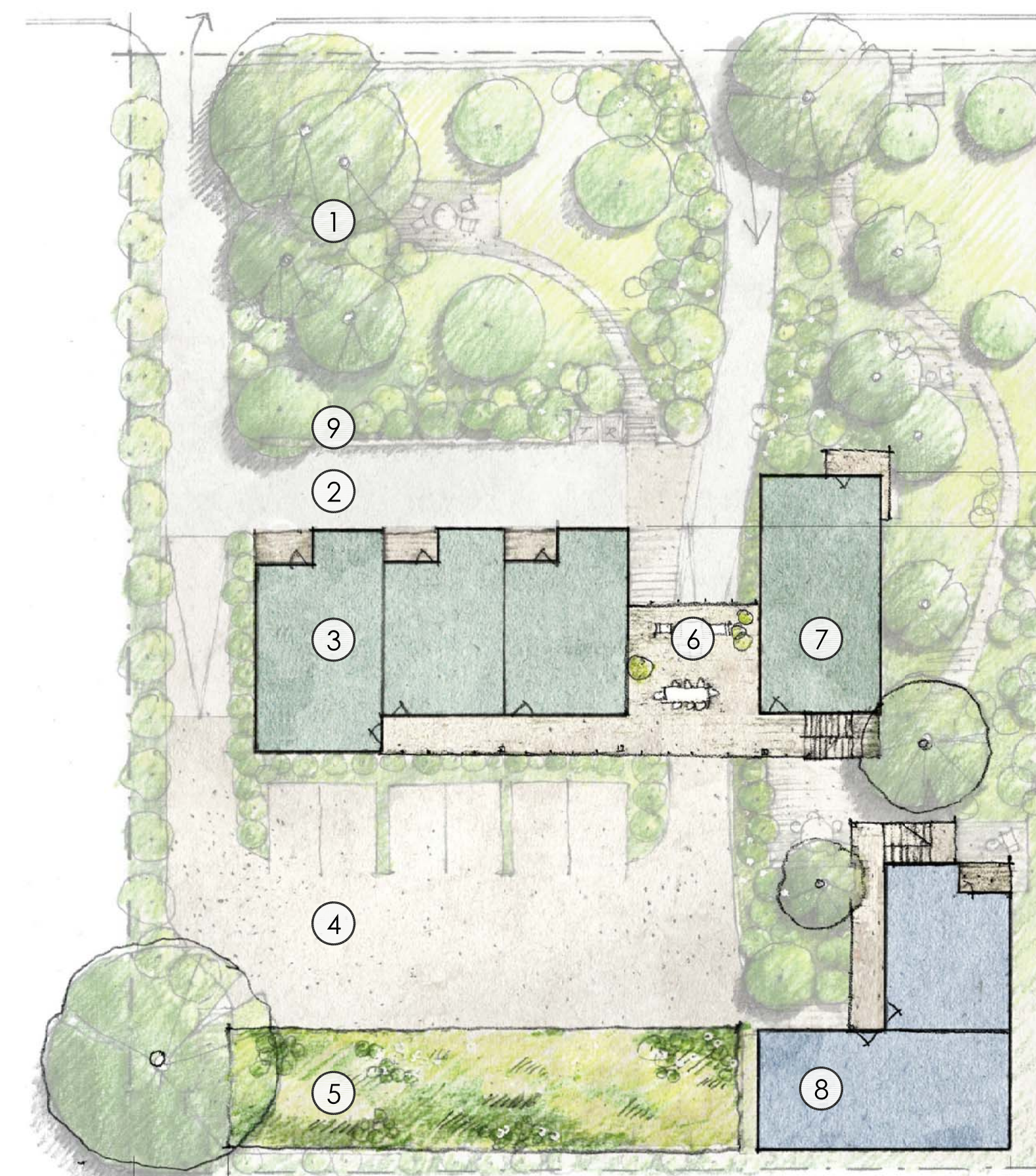
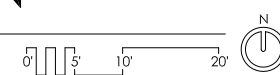
SHEET NUMBER

IDZ



DETAILED IDZ SITE PLAN

SCALE: 1/20" = 1'-0"



ILLUSTRATIVE SITE PLAN + NOTES

SCALE: 1/20" = 1'-0"

