

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO:	2019-247
ADDRESS:	909 N HACKBERRY ST
LEGAL DESCRIPTION:	NCB 529 BLK 2 LOT N 92.5 FT OF 13 & 14
ZONING:	IDZ, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Haley Serna/Open Studio Architecture
OWNER:	Michael & Teresa Garansuay
TYPE OF WORK:	Construction of 2, two-story, residential structures, and two rear residential structures
APPLICATION RECEIVED:	April 30, 2019
60-DAY REVIEW:	June 28, 2019
CASE MANAGER:	Edward Hall
REQUEST:	

The applicant is requesting conceptual approval to:

1. Construct two, two-story, residential structures to front N Hackberry.
2. Construct two, two-story, rear accessory structures at the rear (west) of the lot.

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.

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 principle 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.

FINDINGS:

General findings:

- a. The applicant is requesting conceptual approval to construct a total of four residential structures on the vacant lot at 909 N Hackberry. Within this request, the applicant has proposed to construct two, two story residential structures to front N Hackberry, and two, two story residential structures at the rear of the property.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on June 11, 2019. At that meeting, committee members discussed setbacks, massing, façade arrangement and lot coverage.
- d. DESIGN UPDATES – The applicant has updated the proposed site plan, which per Zoning staff constitutes a major plan amendment and would require rezoning.
- e. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed footprints for four structures which is atypical of the historic development pattern within the district. The applicant is responsible for complying with the Guidelines and ensuring that the proposed lot coverage does not exceed fifty (50) percent.
- f. VEHICULAR ACCESS – The applicant has proposed vehicular access into the site from Fayn Way. The Guidelines for Site Elements 5.B.i. notes that a similar driveway configuration to those that are found historically within the district should be used for new driveways. Typically, driveways are ten (10) feet wide within the Dignowity Hill Historic District. The applicant has proposed an initial curb cut and driveway with that is comparable to those found historically within the district.
- g. SITE PAVING – The applicant has proposed an amount of site paving that per the submitted site plan, appears inconsistent with the amount of site paving that is found historically within the Dignowity Hill Historic District. The applicant has proposed pervious paving on site.
- h. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- i. LANDSCAPING PLAN – At this time, the applicant has not provided specifics for landscaping elements.

Findings related to request item #1:

- 1a. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be

orientated towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.

- 1b. **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. While the applicant has oriented both structures to N Hackberry, the applicant has not provided setback measurements. Staff finds that the applicant should provide a site plan or a setback diagram which notes the proposed setback is appropriate and consistent with the Guidelines. No portion of the new construction, including porches and stoops should extend past the setback of the adjacent historic structures.
- 1c. **SETBACKS (Fayn Way)** – The applicant has not noted a side setback on Fayn Way. On this block, Fayn Way connects N Hackberry to N Mesquite. There are no primary historic structures that feature a front orientation toward Fayn Way. On other block, such as across N Hackberry at N Hackberry and Fayn Way, historic structures feature a minimal side setback from the Fayn Way, approximately ten (10) feet.
- 1d. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block on N Hackberry features single story structures. There is an example of a two-story, historic structure in the immediate vicinity, which is located at the corner of N Hackberry and Hays. The applicant has modified the proposed massing and architectural elements of the proposed structures to generally feature elements that are found historically within the district. While staff finds that two structures of this size are inconsistent with the Guidelines and historic development pattern, as standalone structures, the massing is generally appropriate.
- 1e. **BUILDING SPACING** – The applicant has proposed spacing between the two primary structures that approximately eight (8) feet; less than that which is found historically within the Dignowity Hill Historic District. Staff finds that additional building should be incorporated into the design.
- 1f. **FOUNDATION & FLOOR HEIGHT** – 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. Per the elevations submitted with the application documents, the applicant has proposed a foundation height of at least one (1) foot. Staff finds the proposed foundation heights to be appropriate; however, the applicant should confirm the exact height.
- 1g. **ROOF FORMS** – The applicant has proposed a number of roof forms that include front and side gabled roofs as well as hipped roofs. Generally the proposed roof forms are consistent with the Guidelines.
- 1h. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are generally sized consistently with those found historically within the Dignowity Hill Historic District. Staff finds that all grouped windows should be separated by a mullion of at least six (6) inches in width. Additionally, staff finds that additional fenestration should be added on portions of the façade that are blank, primarily kitchen and dining rooms on the first floor.
- 1i. **MATERIALS** – The applicant has proposed materials that include horizontal Hardie siding, vertical Hardie board and batten siding, wood or aluminum clad wood windows, wood trim and standing seam metal roofs. Generally, staff finds the proposed materials to be appropriate; however, 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. Board and batten siding should feature a thickness of approximately $\frac{3}{4}$ ", boards that are 12 inches wide and seams that are 1 – $\frac{1}{2}$ " in width. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted to staff for review. An industrial ridge cap is not to be used.
- 1j. **WINDOW MATERIALS** – The applicant has proposed either wood, or aluminum clad wood windows featuring a one over one profile. Staff finds the proposed windows to be appropriate; however, 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.
- 1k. **ARCHITECTURAL DETAILS** – As noted in finding 1d, the applicant has proposed architectural details that are generally appropriate for the district; however, staff is concerned regarding the coupling of both structures as

currently proposed.

Findings related to request item #2:

- 2a. At the rear (west) of the site and to the rear of the proposed new construction noted in request item 1, the applicant has proposed to construct two rear structure, which are to feature ground level vehicular parking with second level residential units.
- 2b. **SETBACKS & ORIENTATION** – The Guidelines for New Construction 5.B. notes that the predominant orientation of accessory structure should be matched. Additionally, the historic setback patterns found historically within the district should be used. Generally, accessory structures within the Dignowity Hill Historic District are located in the rear corners of lots. Accessory structures that span the entire length of the property line, as proposed, are generally inconsistent with the historic development pattern for accessory structures within the District and inconsistent with the Guidelines.
- 2c. **SCALE & MASS** – Per the Guidelines for New Construction 5.A.i. accessory structures should be designed to be visually subordinate to the principal historic structure in terms of their massing, height and form. While the proposed accessory structures may feature a height, width and massing that are subordinate to the proposed new construction requested in item one, staff finds the proposed massing to be inconsistent with the historic examples found in the immediate vicinity for accessory structures, which are all one story in height. Additionally, staff finds the proposed footprint of the rear accessory structures to be inconsistent with the Guidelines.
- 2d. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction notes that accessory structures should feature simplified architectural elements that are comparable to those of the primary structure. Staff finds that the applicant should explore options to reduce the scale and massing of the rear accessory structure. Generally, the proposed roof forms are appropriate.

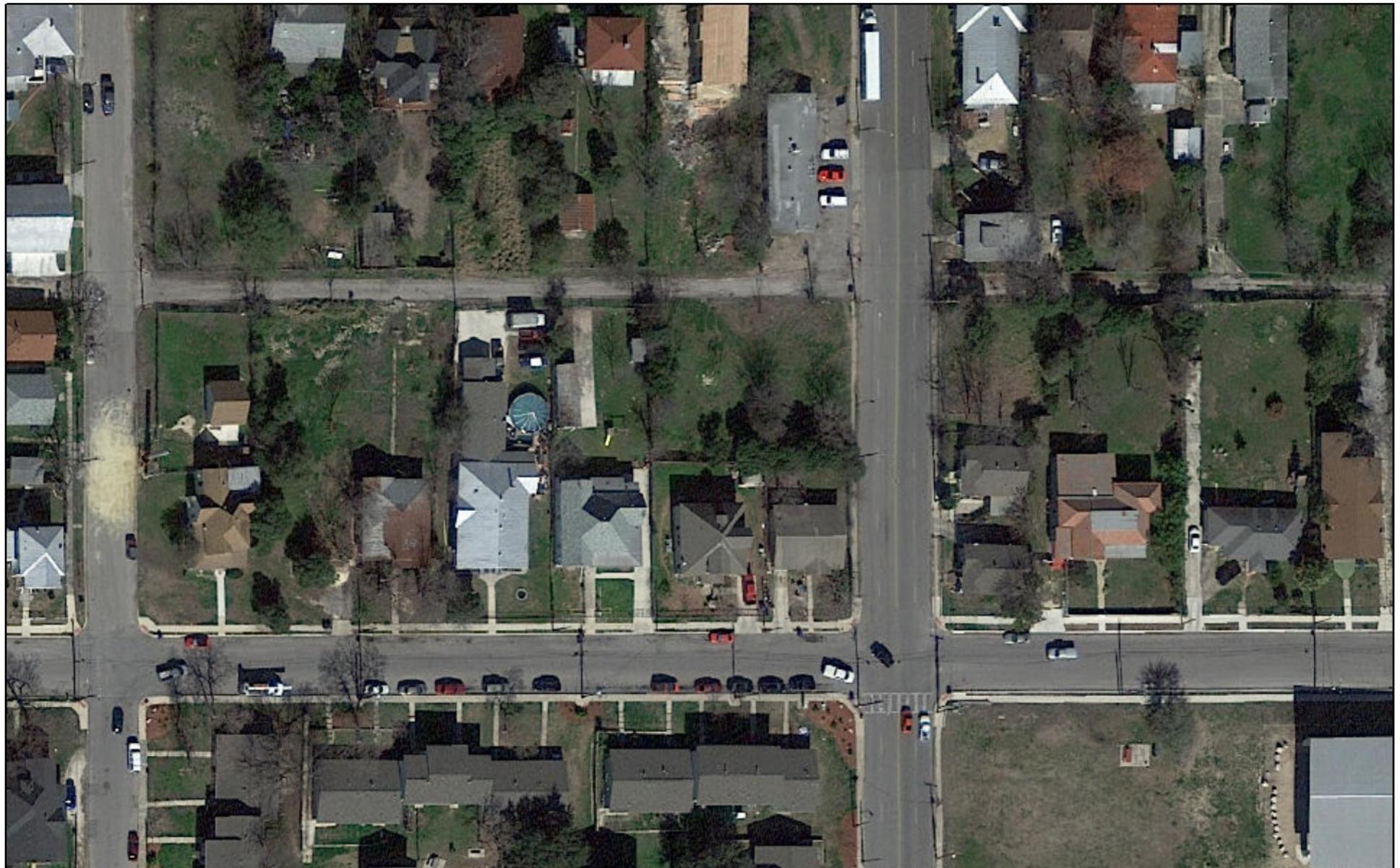
RECOMMENDATION:

Staff does not recommend approval of items #1 and #2, based on findings a through 2d. Staff finds that the applicant should provide additional information and address the following items prior to receiving conceptual approval:

- i. That the applicant ensure that lot coverage does not exceed more than fifty (50) percent as noted in finding d.
- ii. That the applicant install a driveway and site paving that are consistent with the Guidelines and the historic examples found throughout the Dignowity Hill Historic District as noted in findings e and f.
- iii. That all mechanical equipment be screened from view from the public right of way as noted in finding g.
- iv. That the applicant submit a site plan or a setback diagram which notes the proposed setback is appropriate and consistent with the Guidelines as noted in finding 1b and 1c.
- v. That the applicant either reduce the proposed massing. As proposed, the massing is not appropriate for this lot.
- vi. That the applicant provide a large separation between structures as noted in finding 1e.
- vii. That the applicant confirm that a foundation height that is consistent with the Guidelines is utilized as noted in finding 1f.
- viii. That all grouped windows be separated by a mullion of at least six (6) inches in width. Additionally, additional fenestration should be added on portions of the façade that are blank, primarily kitchen and dining rooms on the first floor, as noted in finding 1h.
- ix. That horizontal siding 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. Board and batten siding should feature a thickness of approximately $\frac{3}{4}$ ", boards that are 12 inches wide and seams that are $1 - \frac{1}{2}$ " in width. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted to staff for review. An industrial ridge cap is not to be used.
- x. That the proposed wood or aluminum clad wood windows feature 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.

- xi. That the applicant reduce the massing and height of the proposed rear structures and incorporate setbacks and orientations that are consistent with the Guidelines as noted in findings 2a through 2d.

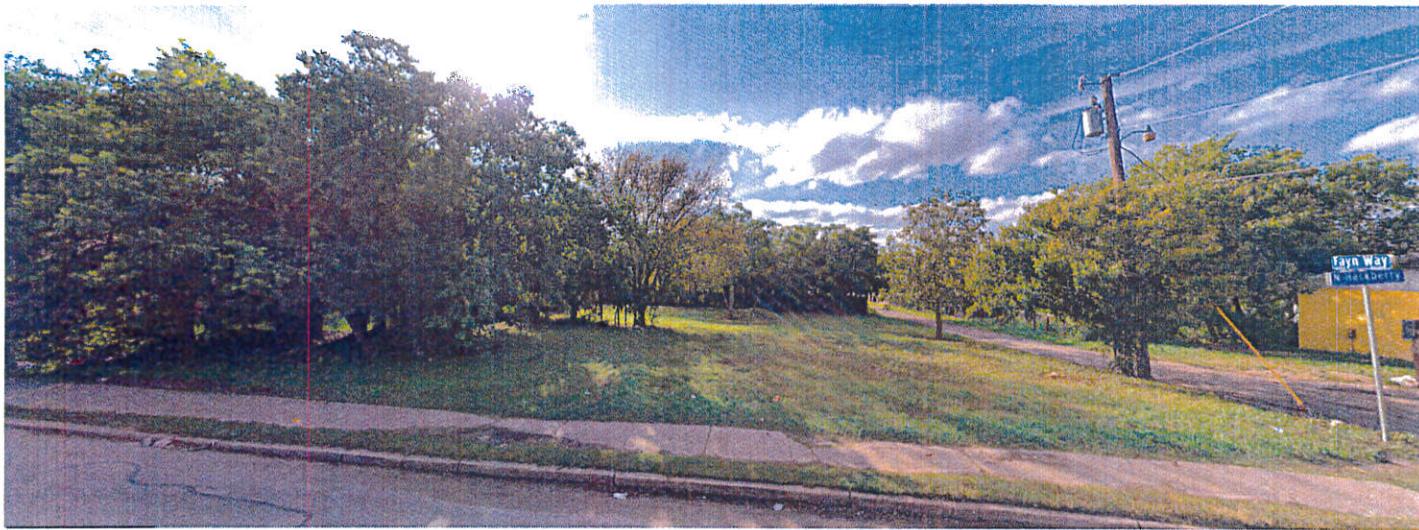
City of San Antonio One Stop



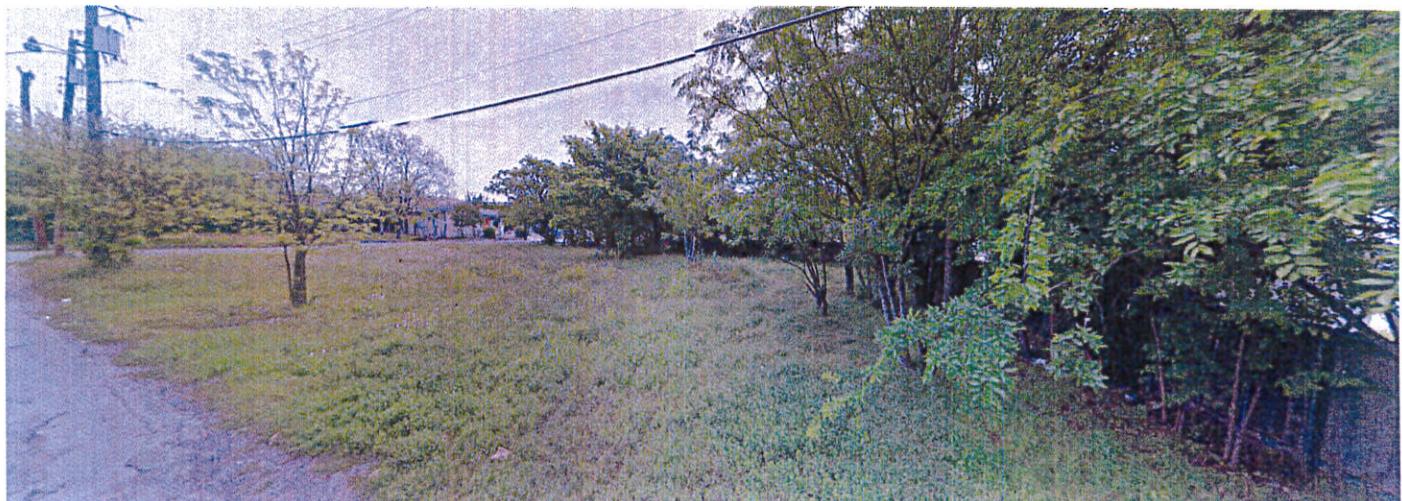
May 7, 2019

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SITE PHOTO - HACKBERRY PERSPECTIVE



SITE PHOTO - FAYN WAY PERSPECTIVE

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OR PERMITTING PURPOSES

Architect: Greg T. Shue
Seal No.: 17837
Date Issued: XXXX/XXXX

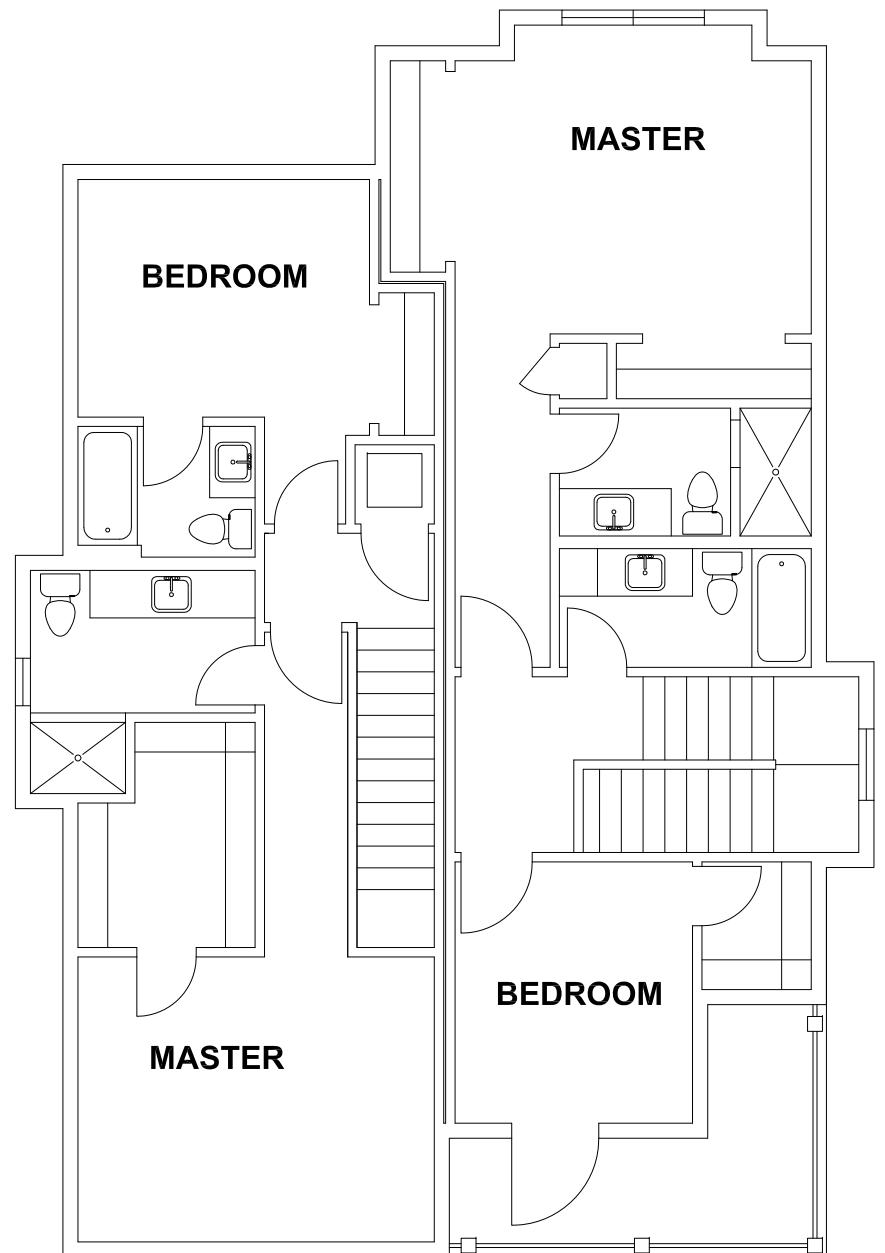
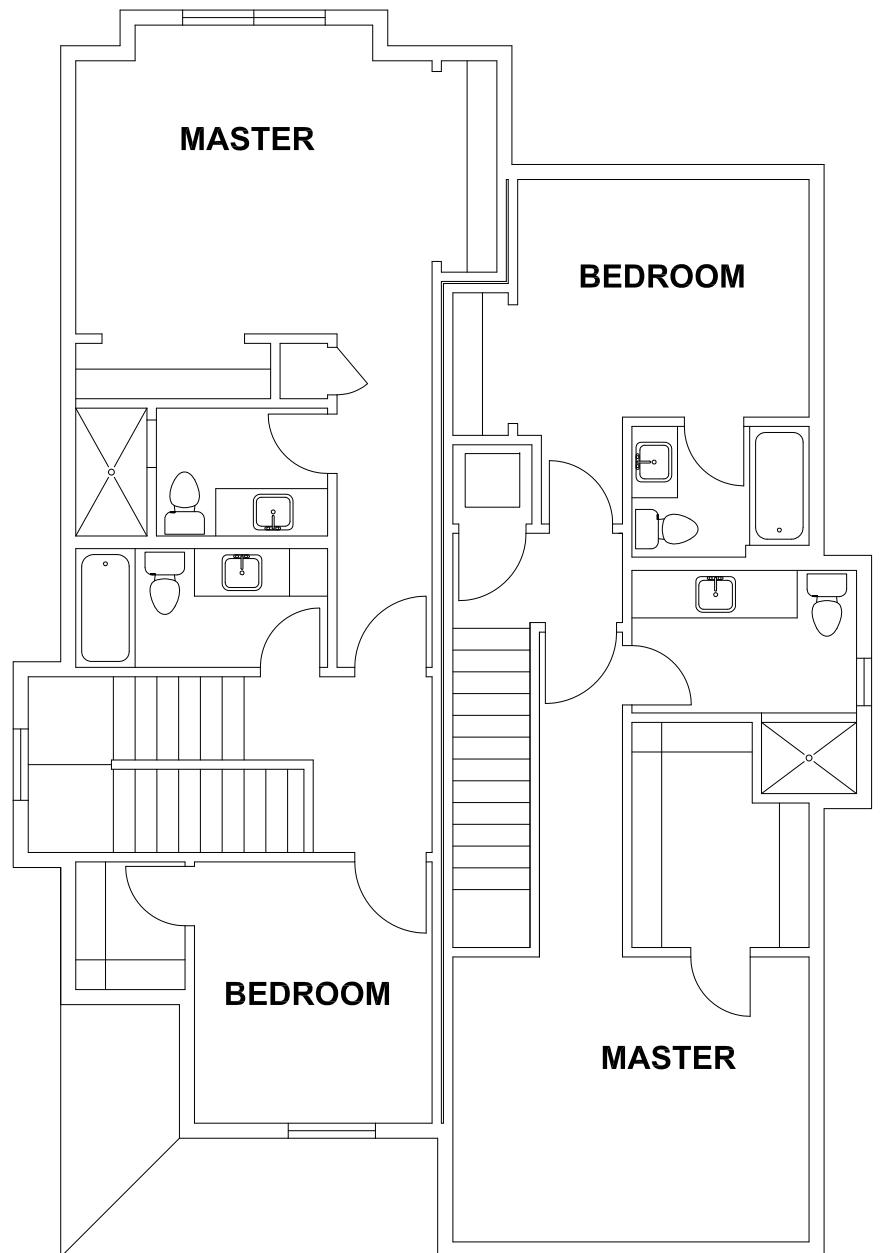
Open studio architecture

Revisions	Description	Date

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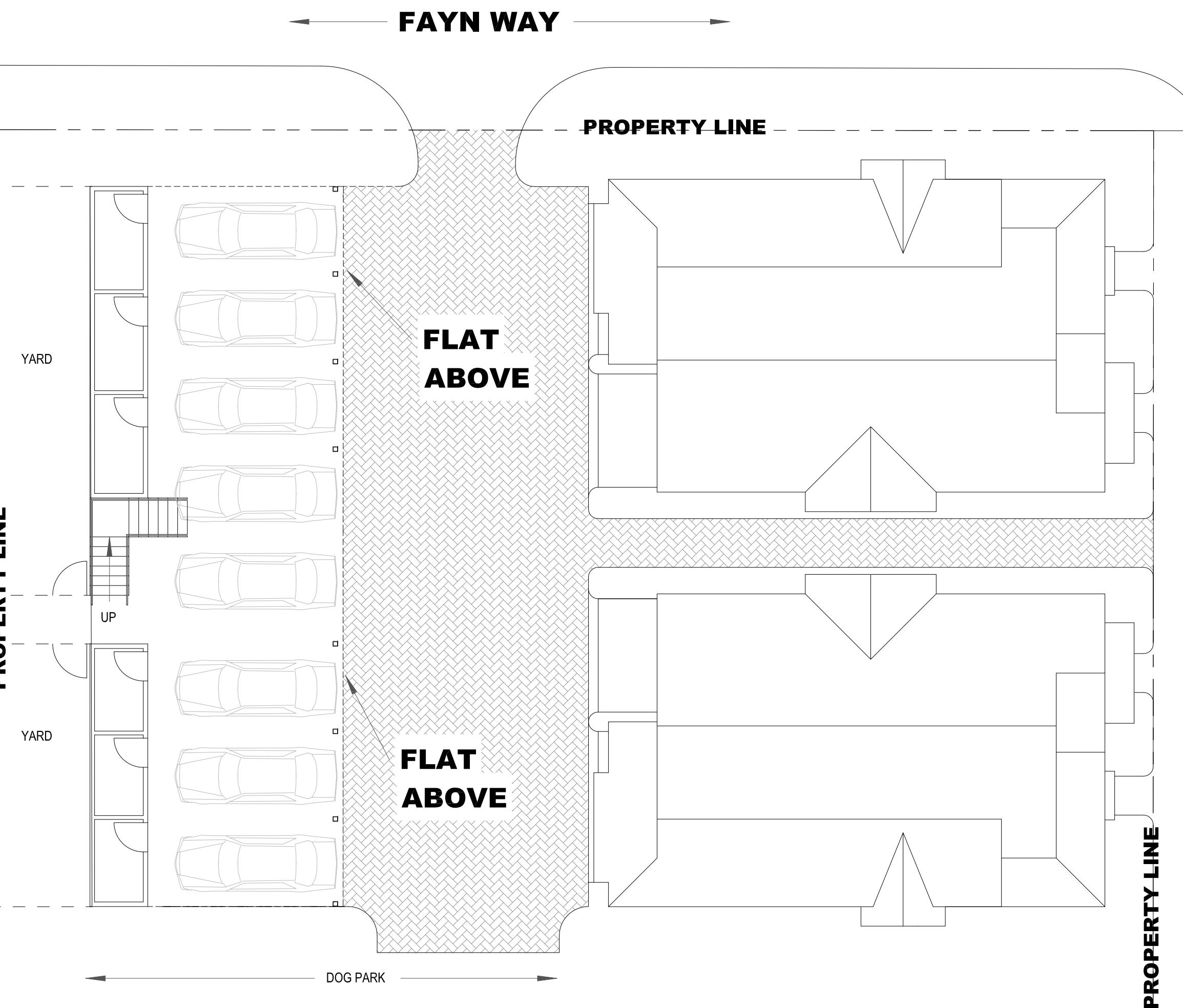
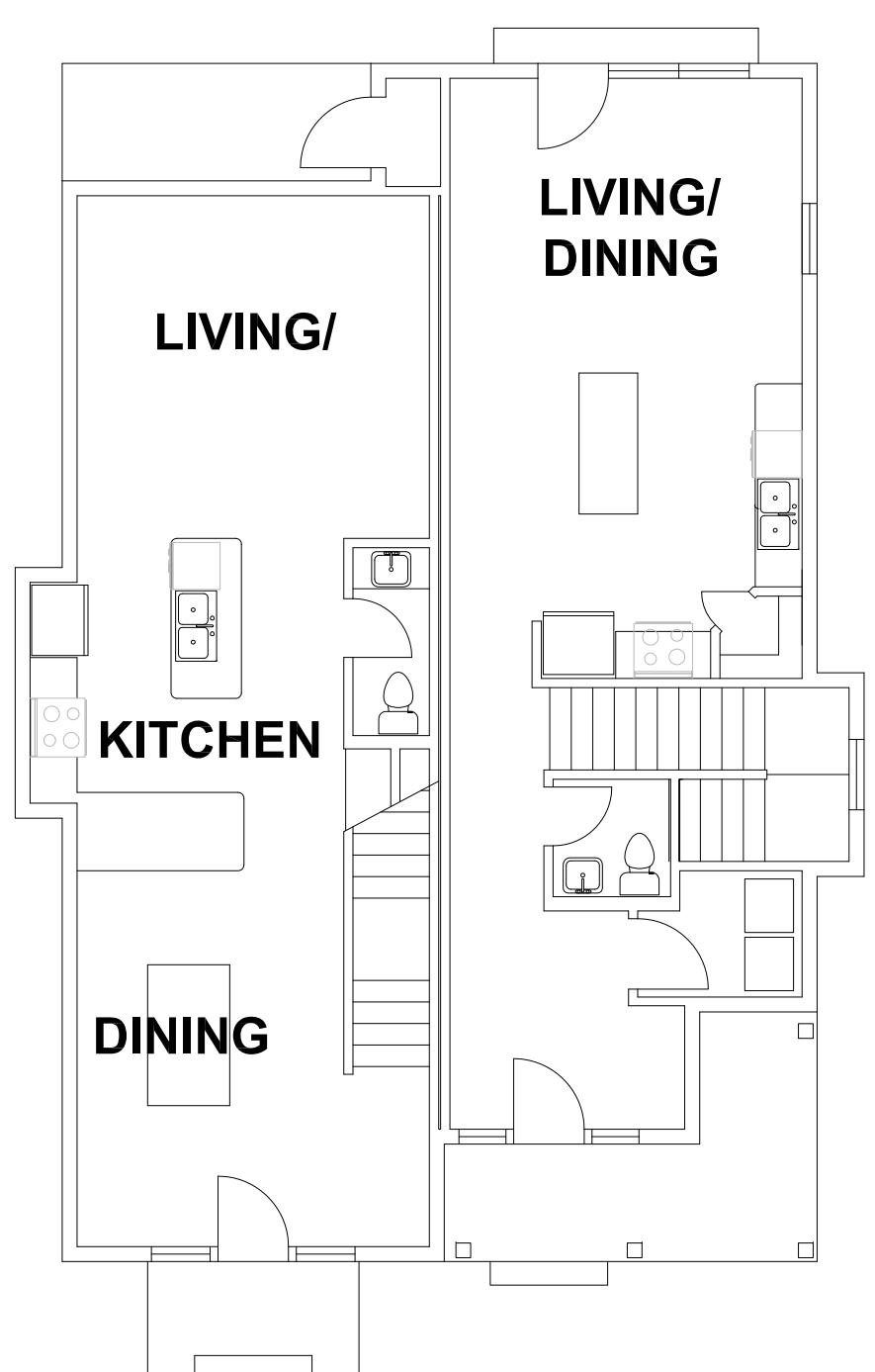
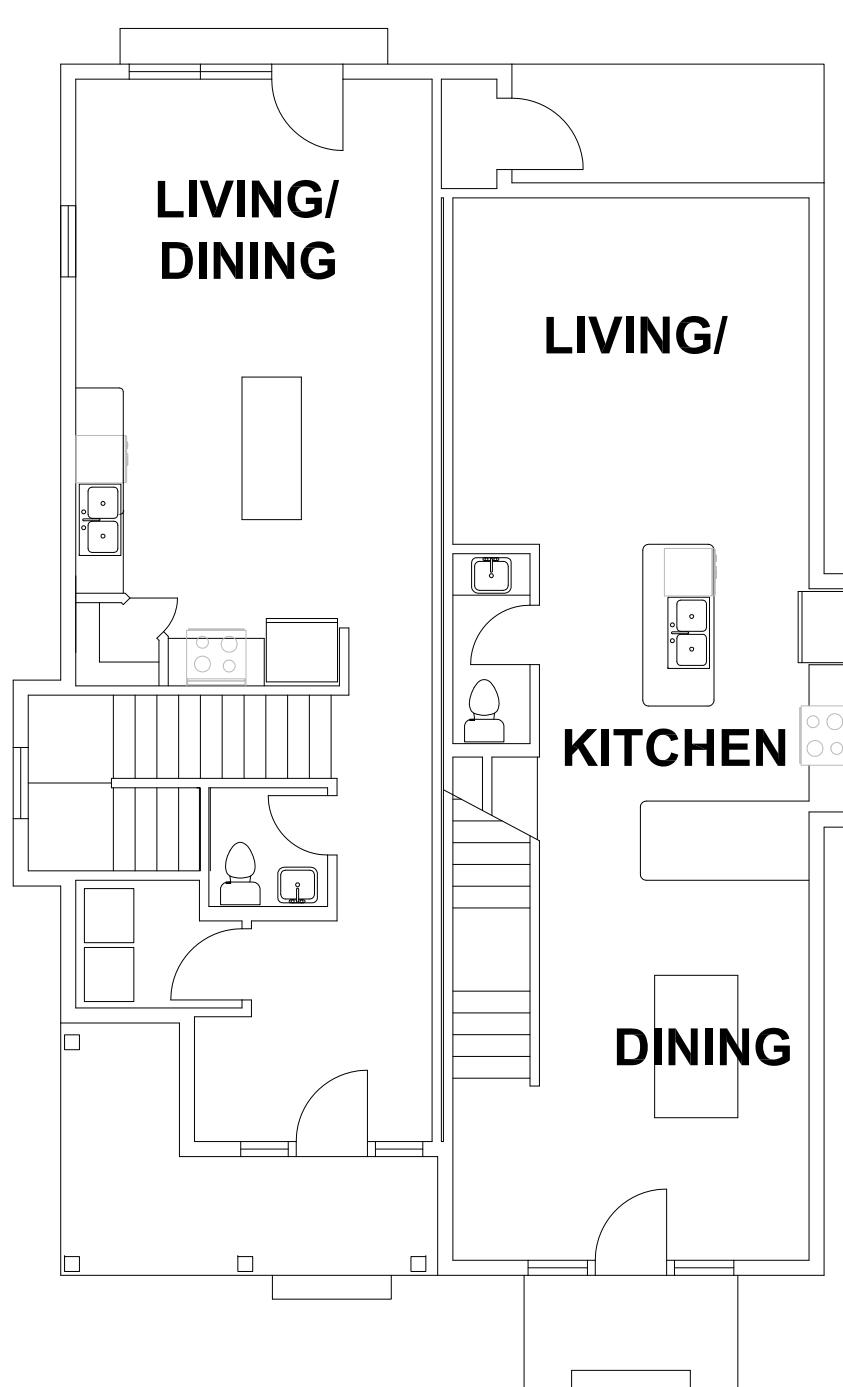
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DIGNOWITTY TOWNHOMES
N. Hackberry
San Antonio, Texas



2 STORY RESIDENCES - 4 UNITS

SCALE: $\frac{1}{8''} = 1'-0''$

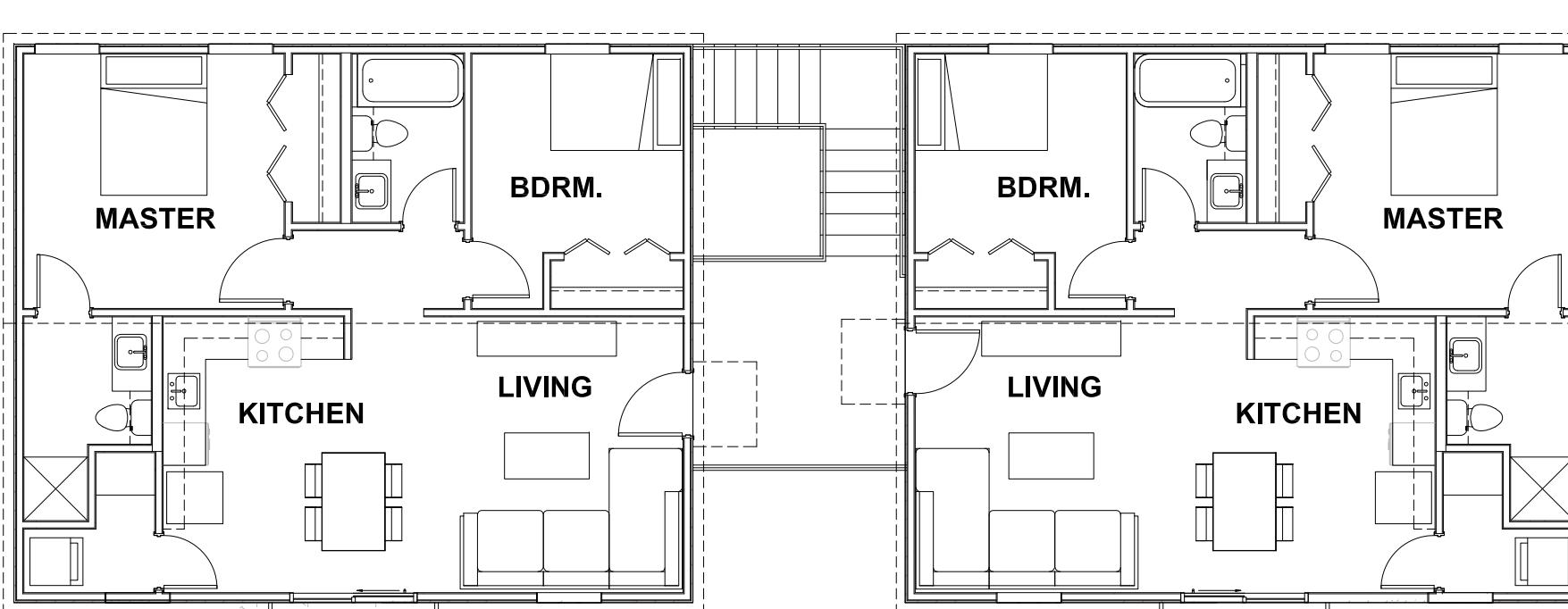


SITE PLAN

SCALE: 1:10

ELEVATION STUDY

SCALE: 1:100



FLAT RESIDENCES - 2 UNITS

SCALE: $\frac{1}{8''} = 1'-0''$



PLAN STUDY
PROPORTIONATE BUT NOT TO SCALE

