

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-175
ADDRESS: 306 LAMAR ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT N 105 FT OF W 28.08 FT OF 2 & E 24 FT OF 2
ZONING: R-5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jalan Moharam
OWNER: Jalan Moharam
TYPE OF WORK: New construction of a single family structure and rear accessory structure
REQUEST:

The applicant is requesting conceptual approval to: construct a single family house and accessory structure at 306 Lamar.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

- i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant has proposed to construct a single family structure on the vacant lot at 306 Lamar Street in the Dignowity Hill Historic District. This vacant lot is located near the corner of Lamar and N Cherry.
- b. 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 April 12, 2017, where committee members recommended changes to the proposed design including the raising of the proposed foundation height, modifications to proposed window sizes, correcting proportions of the proposed roof forms, removing the front parking location and the correction of other architectural details.
- 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 example found on the block. The applicant has provided a setback that appears to be approximately twenty (20) feet, similar to those found on the block. The applicant should provide staff with additional information noting that the proposed setback is consistent with the historic examples on the block.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Lamar. This is consistent with the Guidelines.
- 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. The applicant has proposed a one story structure with an overall height that is consistent with the height of historic structures found on this block of Lamar; however, the proposed width of the structure is not consistent with the historic examples found in the district. The proposed width should be reduced to be consistent with the historic houses in the district.
- g. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately two to three feet. The applicant has proposed a minimal foundation height that is not consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed roof forms that include two front gabled roofs, side gabled roofs and a front sloping shed roof. Generally, these roof forms are found throughout the district; however, in the manner that they have been incorporated into the proposed new construction is inappropriate. Staff recommends the applicant revise the proposed roof form to include simple front and side gables.
- i. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. On the front façade, the applicant has proposed double window that feature an inappropriate mullion width. On the side elevations the applicant has proposed windows that feature a sill and head height that are inconsistent with those found in historic structures in the neighborhood. Additionally, the proposed window proportions are not consistent with those found historically in the district.
- j. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
- k. **MATERIALS** – Regarding materials, the applicant has proposed Hardi board siding, wood windows, an asphalt shingle roof and wood columns. Generally, the proposed materials are consistent with the Guidelines. The applicant should install a smooth finished Hardi board product.
- l. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, staff finds the proposed massing, footprint and materials appropriate and consistent with the Guidelines; however, as noted in finding g, the proposed roof form features proportions that are not found historically throughout the Dignowity Hill Historic District.
- m. **FRONT PORCH DESIGN** – The applicant has proposed a front porch that is integrated into the massing of the proposed new construction, generally consistent with the historic massing of front porches. The applicant has proposed front porch railings that are not appropriate for the proposed front porch. Historic structures in the Dignowity Hill Historic District rarely feature ground level porch railings.
- n. **COLUMN DESIGN** – The applicant has proposed for the structure to feature two front porch columns. At this time, the applicant has not provided information noting the detailing of the proposed columns. Staff recommends the installation of a column that features at least five (5) inches in width and depth that features capital and base trim.
- o. **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 complying with this.

- p. **REAR DRIVEWAY** – The applicant has noted that the proposed driveway will be located to provide access to the site from Fayn Way. Staff finds the proposed driveway location appropriate and consistent with other driveways located at the rear of properties. The proposed driveway's width however, is inconsistent with the Guidelines. The Guidelines for Site Elements 5.B.i. note that driveways should not exceed ten (10) feet in width. Staff recommends the applicant reduce the proposed driveway width to no more than ten (10) feet in width.
- q. **FRONT DRIVEWAY** – The front of the property currently features a curb cut and driveway approach. The applicant has proposed to include a front yard parking location to be immediately in front of the proposed front porch. This is not consistent with the Guidelines for Site Elements 7.A.ii.
- r. **ACCESSORY STRUCTURE** – The applicant has proposed a rear accessory structure in the southeast corner of the lot, located in a location that is historically appropriate. The applicant has proposed an overall footprint for the proposed accessory structure that includes 250 square feet. This is consistent with the Guidelines.
- s. **ACCESSORY STRUCTURE** – The applicant has proposed for the rear accessory structure to feature materials that are consistent with those of the primary structure, including wood doors and windows and Hardi board siding. This is consistent with the Guidelines.
- t. **LANDSCAPING** – The applicant has provided a landscaping plan, that as noted in finding p notes the installation of front yard parking. This is not appropriate. Additionally, the applicant has noted the remove of front yard grass and the installation of xeriscaping. Per the Guidelines for Site Elements, fifty (50) percent of front yard grass is to remain.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff recommends the applicant modify the proposed roof forms as noted in findings g and k, remove the proposed front porch railings as noted in finding l, confirm that the proposed setback is consistent with those of neighboring historic structures as noted in finding c, propose a width that is consistent with those found in the district as noted in finding f, incorporate appropriate window openings as noted in finding h, remove the front yard parking location as noted in finding p, retain fifty percent of front yard grass and provide additional information in regards to column design.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2017

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Lamar

Lamar

Lamar

N Cherry St

306 Lamar

Fayn Way

Fayn Way

PROJECT DESCRIPTION

The purpose of the proposed project at 306 Lamar is for residential use. There will be two structures, a main house (3 bedroom, 2 bathroom) and a detached studio loft (which will act as the 4th bedroom and 3rd bathroom). The main house will be 1794 sq. ft. and the detached studio loft will be 250 sq. ft. Both structures will be built on concrete slabs.

The outside of the structures will be comprised of hardie plank. The windows will be 36"x60" and will be made out of wood. The roof will be estate gray in color and will be comprised of 30 year composition shingles. The wooden posts on the front and back porches will be made of cedar wood.

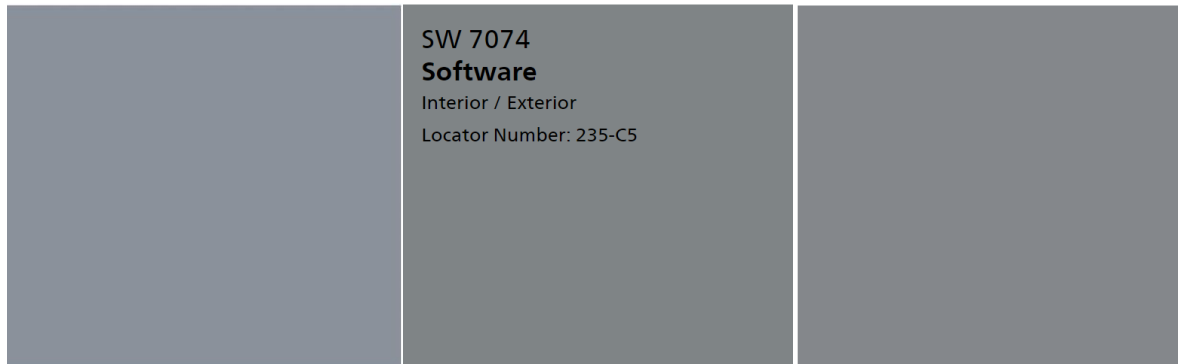
The driveway will be at the south end of the property. The driveway entrance will be accessed from Fayn Way. The driveway will consist of concrete and crushed granite gravel. The driveway will begin at the end of the property adjacent to Fayn Way and will stop at the back of the studio loft. The entrance of the driveway will have a cedar fence/gate.

EXTERIOR COLORS – MAIN RESIDENCE AND STUDIO LOFT:

SW Nevermore Grey

SW Software

Valspar Vessel Gray

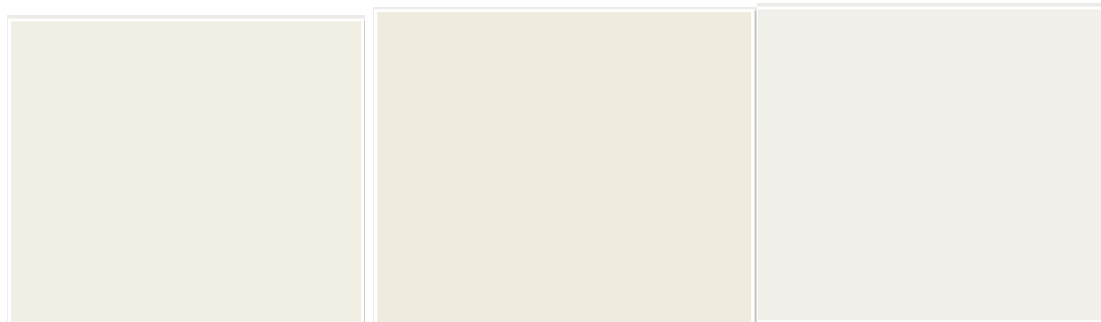


TRIM and REAR EXTERIOR DOOR:

Valspar Dove White

Valspar Chef White

Valspar Swiss Coffee



FRONT DOOR – MAIN RESIDENCE AND STUDIO LOFT:

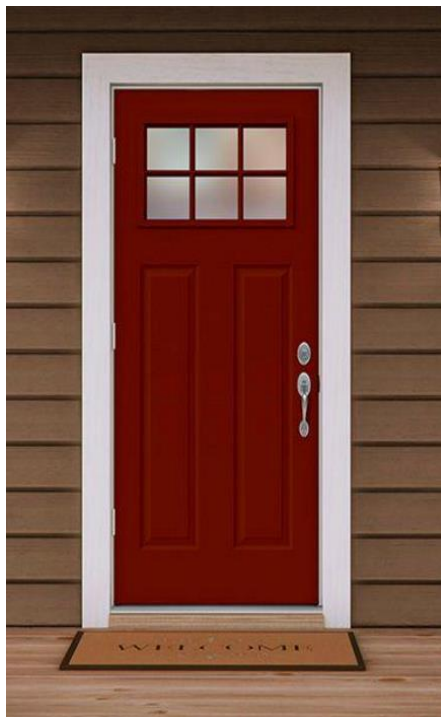
SW Red Barn

Valspar Royal Garnet

Valspar Posh Red



MAIN RESIDENCE FRONT DOOR:



MAIN RESIDENCE REAR DOOR and STUDIO LOFT ENTRANCE DOOR:



ROOF:



FENCING:

The front yard will have a horizontal, cedar fence, approximately 3.5' to 4' in height. There will be a double swing gate for the off-street parking spot and entrance to the front of the home.

The rear driveway entrance will have a horizontal, cedar fence, approximately 6' to 6.5' in height with a single swing gate.



LANDSCAPING:

The front yard will have a xeriscape look with minimal grass. There will be an off street parking spot inside the front gate. The right side of the front yard will have 2 box gardens and the surrounding ground will consist of crushed granite gravel. The area directly in front of the front porch and front bedroom will have rose bushes that match the existing rose bush that is in the front right corner of the lot and the remaining part of the yard will consist of grass.



FRONT PORCH LIGHT:



2 Options Available

Hampton Bay 1-Light Brushed Nickel
Outdoor Cottage Lantern



Sea Gull Lighting Hermitage 1-Light
Outdoor Antique Brushed Nickel Wall
Mount Fixture



Sea Gull Lighting Sebring 1-Light
Brushed Stainless Outdoor Wall
Fixture

ADDRESS NUMBERS:

1 2 3 4
5 6 7 8
9 0

SIMILAR RESIDENCES:

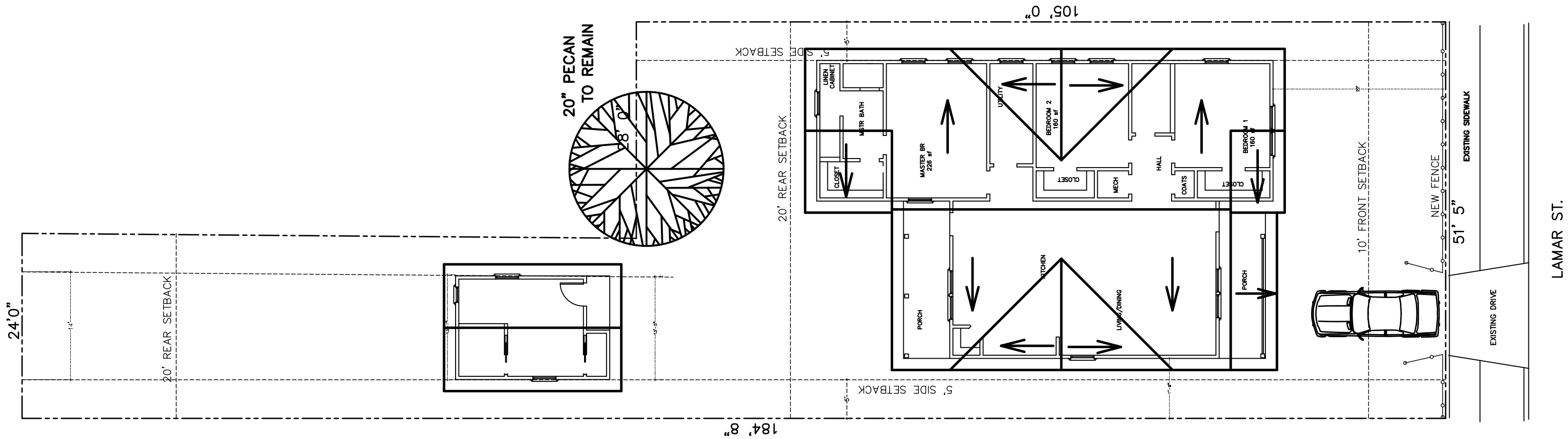
524 Pine St., San Antonio, TX 78202



ALL DIMENSIONS TO BE FIELD CHECKED. CONTRACTOR SHALL COORDINATE ANY WORK NEEDED TO RESOLVE ANY DISCREPANCIES OR VARIANCES WITHIN THE DRAWINGS OR GENERAL NOTES. THE DESIGNER SHALL HAVE NO LIABLE INTEREST NOR BE HELD RESPONSIBLE FOR ANY PART OF THE CONSTRUCTION OR INTERPRETATION.

EVERY EFFORT HAS BEEN MADE TO INSURE THESE DRAWINGS MEET THE MINIMUM CODE REQUIREMENTS OF THE CITY OF SAN ANTONIO. THE CONTRACTOR OR OWNER MAY MAKE CHANGES NECESSARY TO COMPLY WITH ANY CODE REQUIREMENTS AT THE TIME OF PLAN CHECKING.

FAYN WAY



E. 24'
1
128

LAMAR ST. RESIDENCE
ZONED R-5 H

SITE PLAN

SCALE: 1:150

DOUBLE J, DESIGNS
204 E. WHITE
San Antonio, Texas 78214
210-219-8880

306 LAMAR
NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
DIGNOWITY HILL
(Cert. of Determination on file)

Drawn by:
J. Jay
Feb. 25, 2017

SHEET
1
of 6



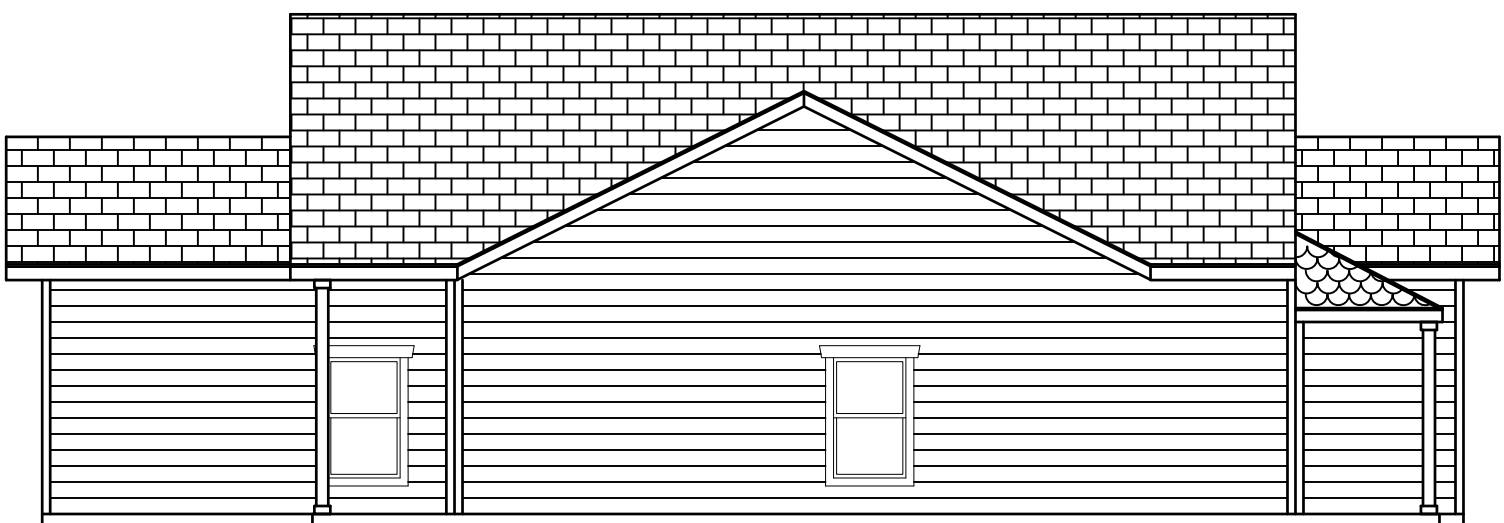
FRONT



REAR



EAST



WEST

ELEVATIONS

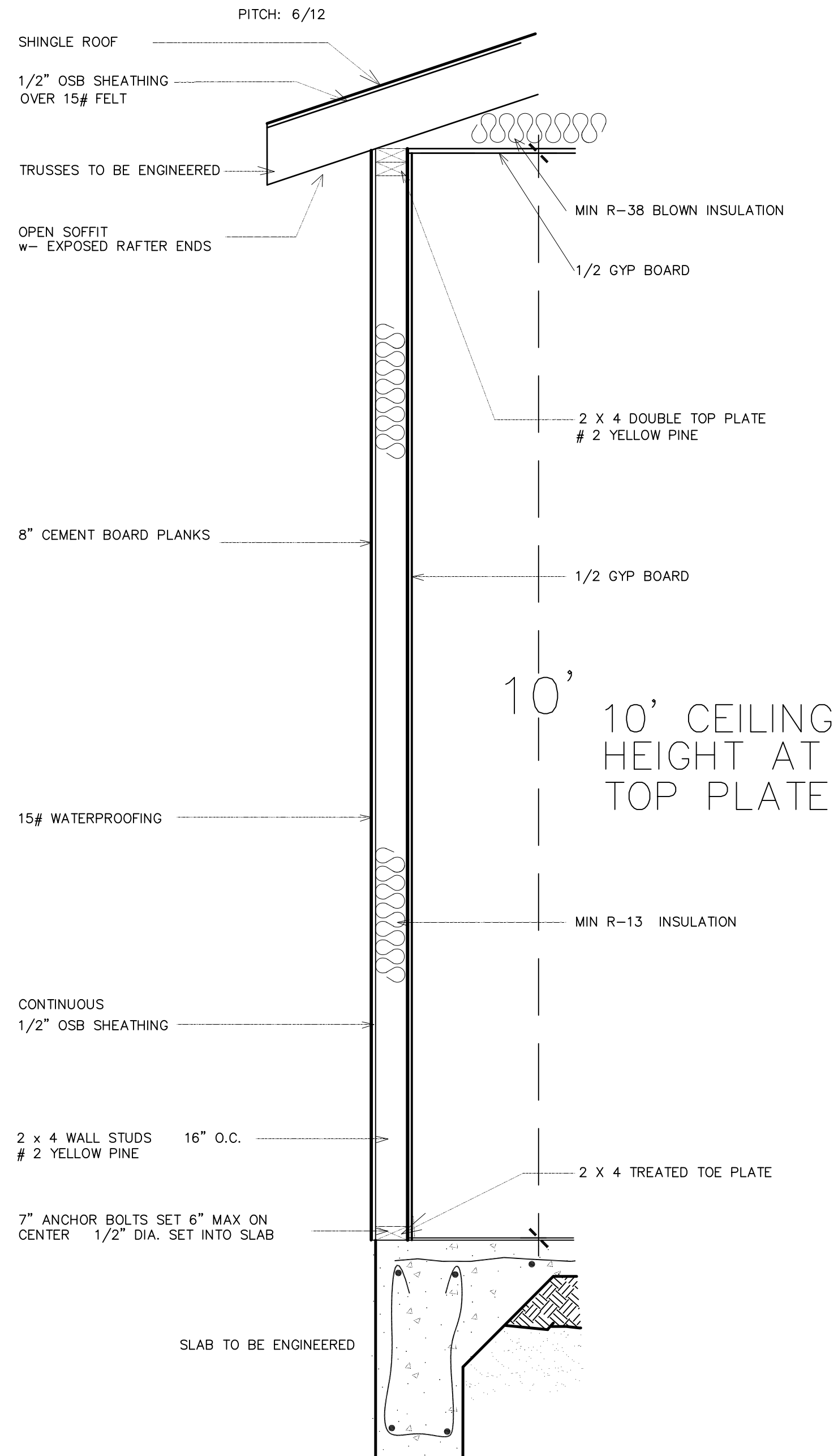
SCALE: 1/8" = 1' 0"

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NCB 528 BLK 1 LOT N. 105'
of W 28.08' of 2 and E 24' of 2
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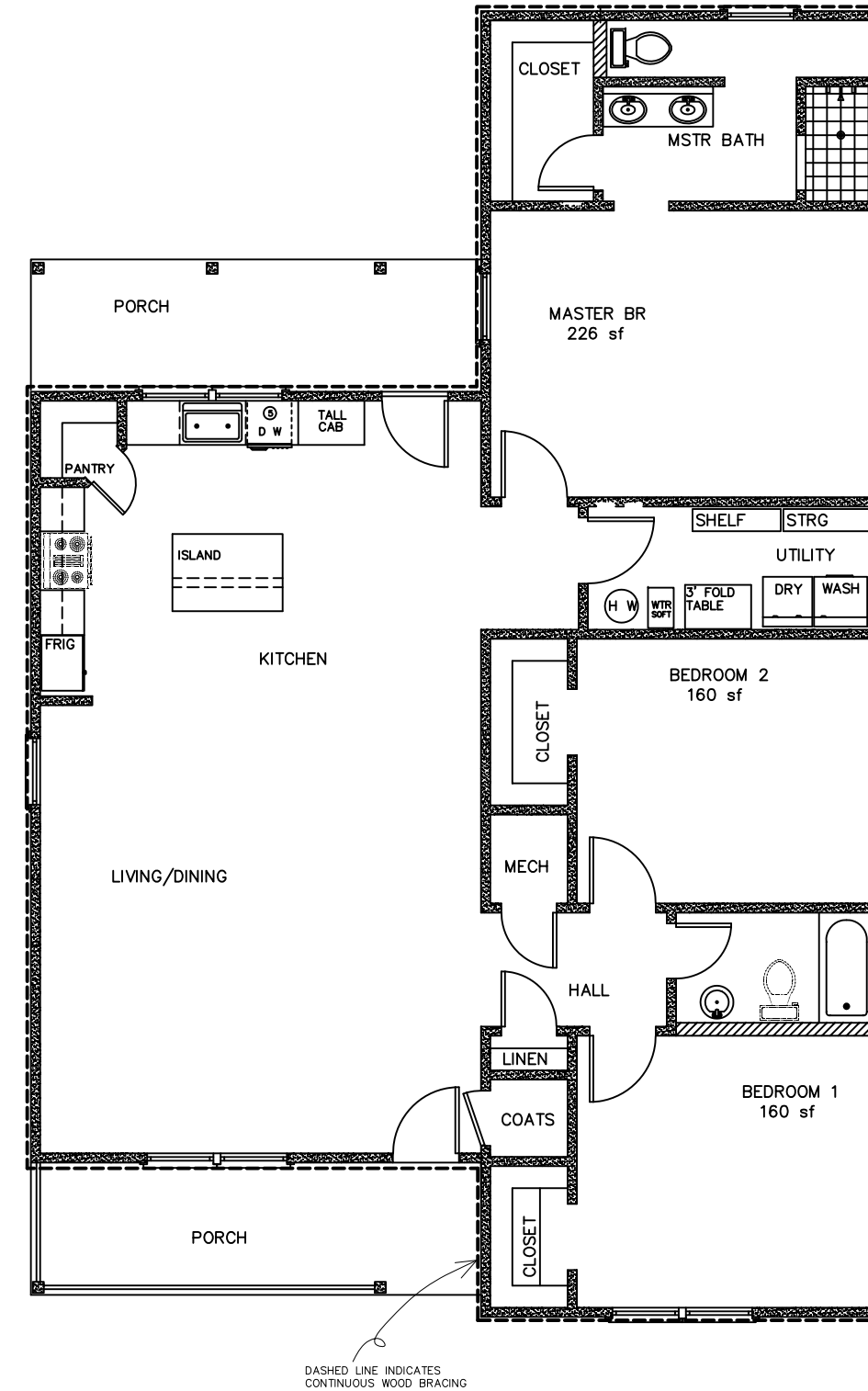
Drawn by:
J. Jay
FEB 25, 2017

SHEET
3
of 6



SECTION MAIN HOUSE

SCALE: 1" = 1' 0"



BRACING PLAN

SCALE: 1/8" = 1' 0"

BRACING PER IRC R602.10
METHOD WSP, WOOD STRUCTURAL PANEL, MIN.
7/16" THICK
MIN LENGTH PER WALL LINE PER 10 FEET OF
WALL: 1.6 FEET

CALCULATED BRACING LENGTHS:
3.2 FEET FOR SHORT WALLS
6.4 FEET FOR LONG WALLS

DOUBLE J J DESIGNS

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FEB 25, 2017










SHEET
4
of 6

WINDOW / DOOR SCHEDULE

A - 36" X 60" DBL PANE LOW *E* 18" HI DBL HUNG
B - 36" X 36" DBL PANE LOW *E* 60" HI DBL HUNG
C - 24" X 72" SGL PANE DECOR WINDOW (not seen in plan)

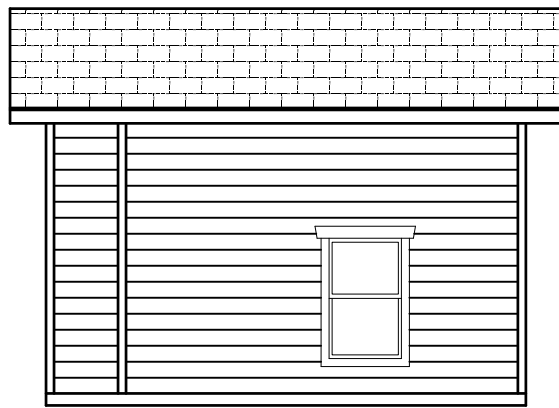
1 - 36" X 80" EXTERIOR DECO FRONT DOOR
2 - 36" X 80" POCKET DOOR

SYMBOLS

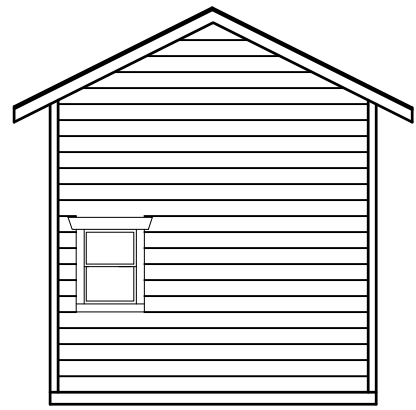
-  ELECTRIC or ALARM PANEL BOX
-  DUPLEX OUTLET
-  GFI DUPLEX OUTLET
GROUND FAULT INTERRUPTER
-  SWITCH
-  CEILING MOUNTED LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE
-  S D SMOKE DETECTOR
-  CEILING FAN w/LIGHT
-  VENT



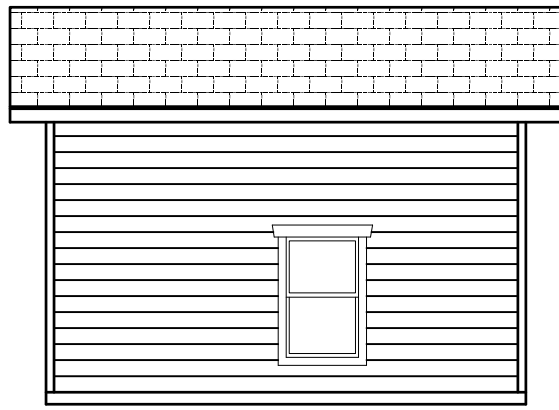
FRONT



EAST



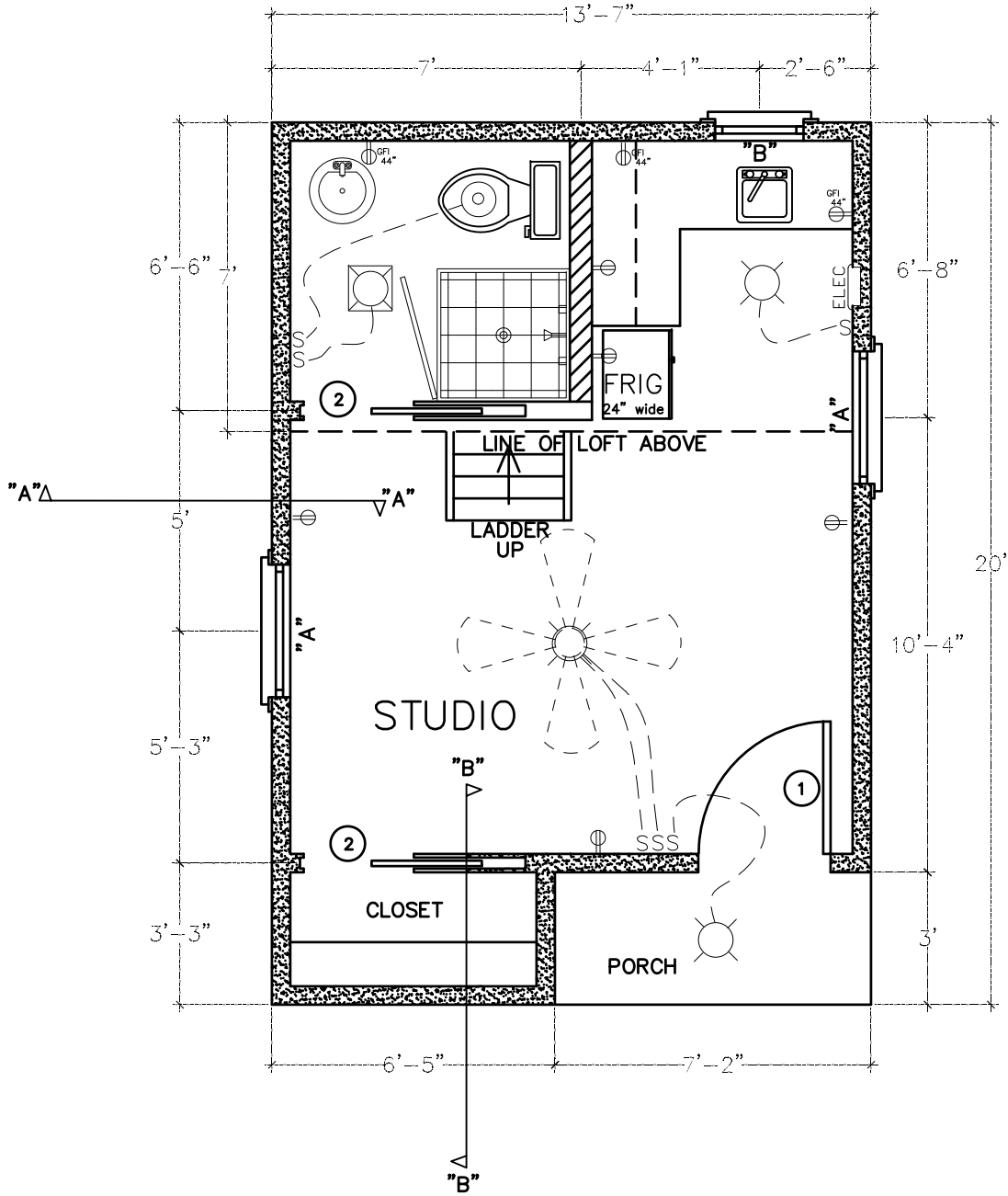
REAR



WEST

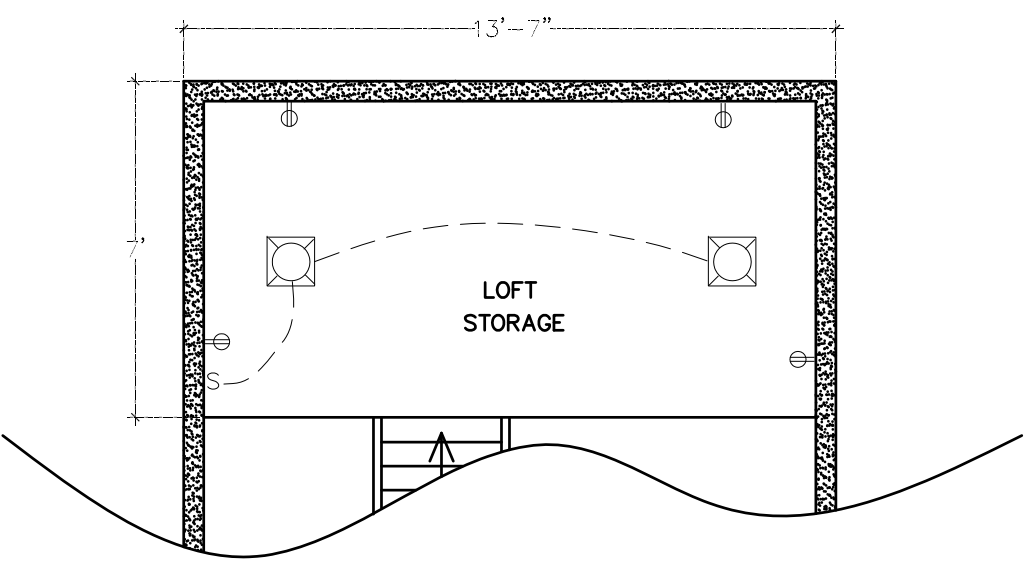
STUDIO ELEVATIONS

SCALE: 1/8" = 1' 0"



STUDIO FLOOR PLAN

SCALE: 1/4" = 1' 0"



LOFT FLOOR PLAN

SCALE: 1/4" = 1' 0"

DOUBLE J J DESIGNS

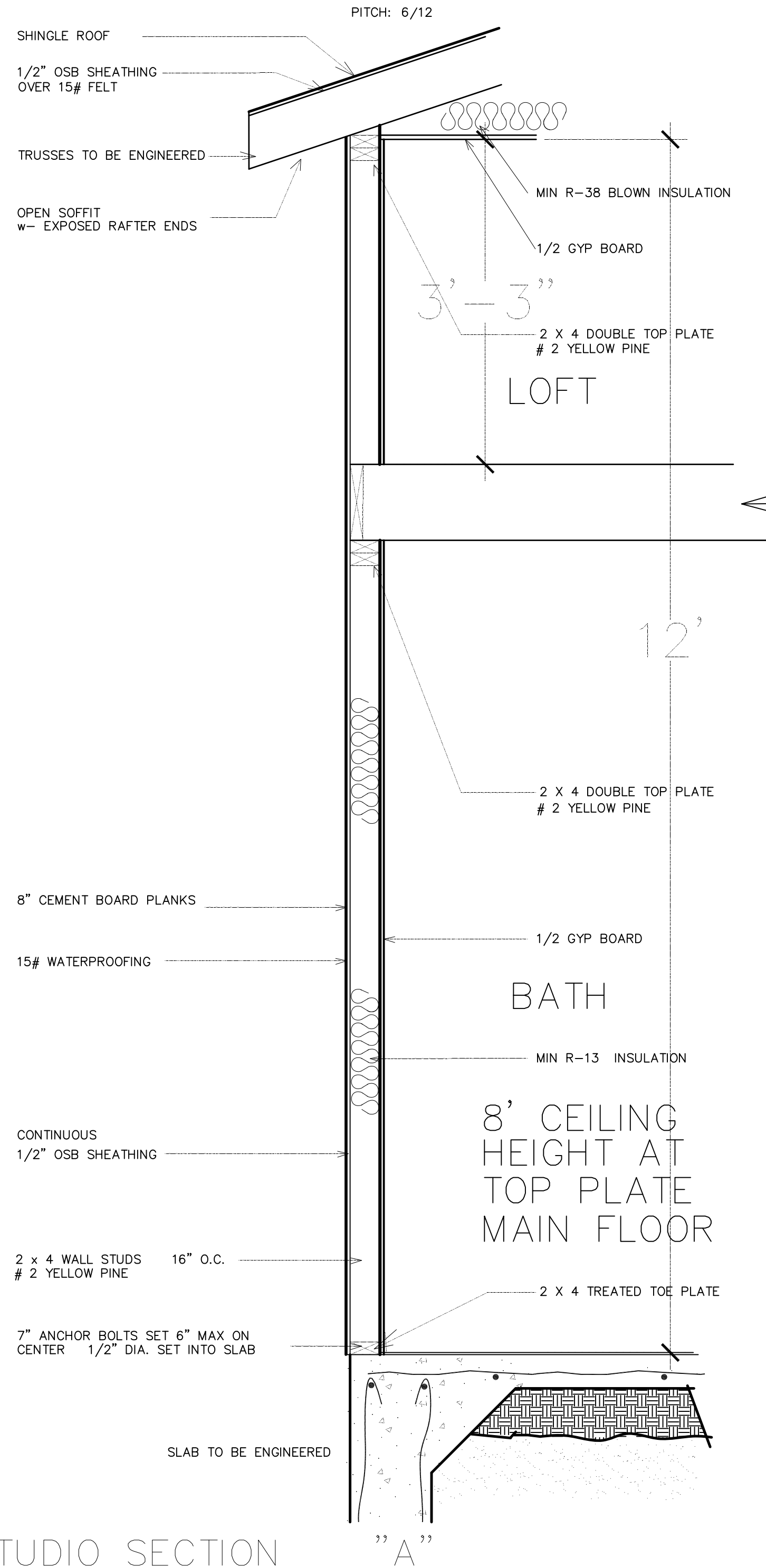
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Drawn by:
J. Jay
FEB 25, 2017

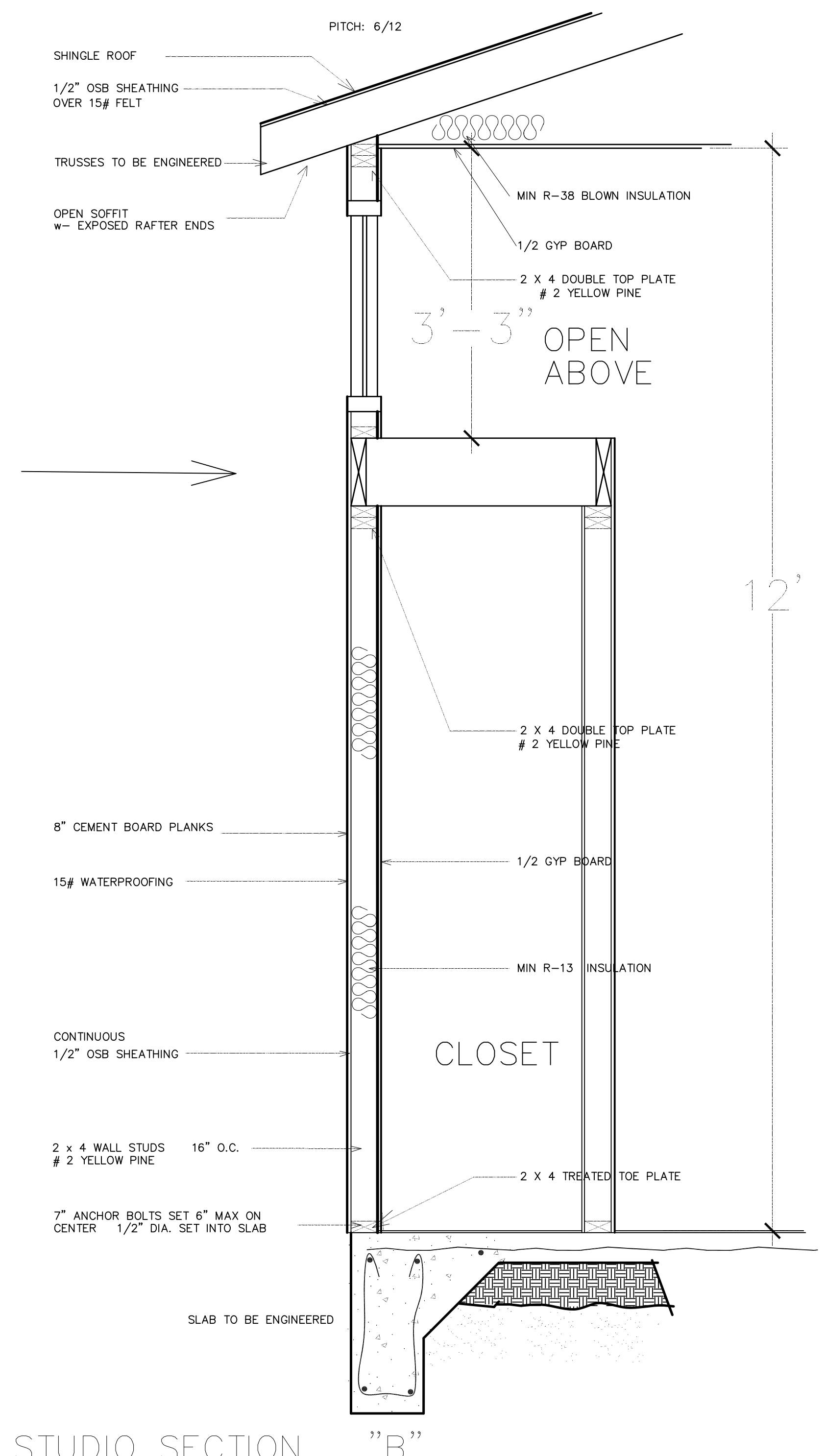
SHEET

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of 6



STUDIO SECTION

SCALE: 1" = 1' 0"



STUDIO SECTION

SCALE: 1" = 1' 0"

DOUBLE J J DESIGNS

204 E. WHITE

San Antonio, Texas 78214

210-219-8880

306 LAMAR

NCB 528 BLK 1 LOT N. 105'

of W 28.08' of 2 and E 24' of 2

DIGNOWITY HILL

(Cert. of Determination on file)

Drawn by:

J. Jay

FEB 25, 2017

SHEET

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of 6

