

# HISTORIC AND DESIGN REVIEW COMMISSION

November 07, 2018

**HDRC CASE NO:** 2018-531  
**ADDRESS:** 912 DAWSON ST  
**LEGAL DESCRIPTION:** NCB 1370 BLK 2 LOT N 98 FT OF 11  
**ZONING:** RM-4  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Joseph Turner  
**OWNER:** Joseph Turner  
**TYPE OF WORK:** Construction of a two story, multi-family residential structure and a one story, single family residential structure  
**APPLICATION RECEIVED:** October 12, 2018  
**60-DAY REVIEW:** December 11, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Construct a two story, multi-family residential structure to address Dawson Street.
2. Construct a one story, single-family residential structure at the rear of the lot at the intersection of Florence and Wheeler Alleys.

## 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:

### General Findings:

- a. The applicant is requesting conceptual approval to construct a two story, multi-family residential structure and a one story, single-family residential structure on the vacant lot bounded by Dawson Street to the north, Wheeler Alley to the west and Florence Street to the south. The proposed two story structure is to address Dawson Street while the proposed one story structure is to address Wheeler Alley.
- 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 Tuesday, October 30, 2018. At that meeting, committee members noted that the proposed massing and site layout was appropriate. They noted that they applicant should submit a street elevation to ensure that the proposed massing is appropriate in the context of this block.
- d. **PARKING** – The applicant has noted the placement of parking between the proposed two structure, with access provided from Wheeler Alley. Generally, staff finds the proposed parking location to be appropriate.

### Findings related to request item #1:

- 1a. The applicant is requesting conceptual approval to construct a two story, multi-family residential structure to address Dawson Street.
- 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. The applicant has provided a site plan that includes the historic structures on lots immediately adjacent to the proposed new construction. Per the site plan, the proposed new construction will feature a setback that is greater than the structures it neighbors. Staff finds this to be appropriate; however, staff finds that the applicant should provide information regarding the setbacks of the other historic structures on the block. Staff finds that the proposed new construction should feature a setback that is greater than or equal to those of historic structures found on the block.
- 1c. **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 for a primary entrance to be oriented toward Dawson. This is consistent with the Guidelines.
- 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 of Dawson features historic structures that predominately feature one story in height. One, two story historic structure is found on the block. The proposed height by the applicant is 30' – 8". Staff finds that the proposed height is atypical for what is found historically on the block; however, the construction of a two story structure may be appropriate.
- 1e. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has not provided specifics for foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- 1f. **ROOF FORM** – The applicant has proposed roof forms that include gabled and hipped roofs. Generally, these proposed roof form are appropriate and are found historically throughout the Dignowity Hill Historic District.
- 1g. **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. The applicant has proposed fenestration that is placed in locations where window openings are traditionally found; however, the applicant should include window proportions that are consistent with those found historically in the district as well as include additional fenestration on the first level's side facades.
- 1h. **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. Generally, staff finds the proposed lot coverage to be appropriate.
- 1i. **MATERIALS** – At this time, the applicant has not specified materials. If composite siding is used, a smooth finish and a four (4) inch exposure should be used. An asphalt shingle roof or a standing seam metal roof is appropriate. A metal roof should features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in

height a standard galvalume finish and a crimped ridge seam or a low profile ridge cap.

- 1j. **WINDOW MATERIALS** – The applicant has not specified window materials at this time. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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** – The applicant has proposed architectural details that generally feature massing that is consistent with that found historically in the district. The applicant has proposed front facing gabled roofs, double height and recessed front porches. The refining of architectural elements to address inaccuracies with proportions should be addressed.
- 1l. **SITE DESIGN** – The applicant has proposed a sidewalk leading from the sidewalk at the right of way to the front porch. The proposed location and noted width of this sidewalk is appropriate. The sidewalk should match the sidewalk at the right of way in regards to materials.

Findings related to request item #2:

- 2a. The applicant is requesting conceptual approval to construct a one story, single-family residential structure at the rear of the lot at the intersection of Florence and Wheeler Alleys.
- 2b. **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. The applicant has proposed for this structure to be sited as a rear accessory structure to the larger, two story structure. Florence Street acts as an alley with no primary structures. Structures located on Florence Alley are accessory structures. Wheeler Alley also does not feature primary structures. The applicant has proposed for the structure to feature an orientation toward both Florence Street and Wheeler Alley and a setback from Wheeler Alley that matches that of the proposed primary structure. Generally, staff finds this to be appropriate.
- 2c. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. As noted in finding 2b, the applicant proposed for the structure to feature an orientation toward both Florence Street and Wheeler Alley and a setback from Wheeler Alley that matches that of the proposed primary structure. Staff finds this to be appropriate.
- 2d. **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. One story primary and accessory structures are found commonly adjacent to Wheeler Alley and Florence Street. Staff finds the proposed massing to be appropriate.
- 2e. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has not provided specifics for foundation heights at this time. The applicant is responsible for complying with the Guidelines.
- 2f. **ROOF FORM** – The applicant has proposed both front and side facing gabled roofs. Staff finds both of the proposed roof forms to be appropriate and consistent with the Guidelines.
- 2g. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the applicant has proposed fenestration that is consistent with that found within the district. Staff finds that the applicant should study additional fenestration as well as window proportions found historically in the district and incorporate those into the proposed new construction.
- 2h. **MATERIALS** – At this time, the applicant has not specified materials. If composite siding is used, a smooth finish and a four (4) inch exposure should be used. An asphalt shingle roof or a standing seam metal roof is appropriate. A metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height a standard galvalume finish and a crimped ridge seam or a low profile ridge cap.
- 2i. **WINDOW MATERIALS** – The applicant has not specified window materials at this time. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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.

- 2j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that generally feature massing that is consistent with that found historically in the district. The applicant has proposed front facing gabled roofs, double height and recessed front porches. Refining of architectural elements to address inaccuracies with proportions, specifically those in relationship to window openings, should be addressed.
- 2k. SITE DESIGN – The applicant has proposed a parking location immediately at the corner of Florence Street and Wheeler Alley. This is inconsistent with the historic development pattern found in the district. Staff finds that the applicant should find alternative locations for the proposed parking at the corner.

## RECOMMENDATION:

- 1. Staff recommends conceptual approval of the proposed site plan as it relates to the proposed new construction described in request item #1 with the following stipulations:
  - i. That the applicant provide a site plan noting additional historic structures on this block of Dawson to confirm that a setback that is equal to or greater than those found historically on the block is used as noted in finding 1b.
  - ii. That the applicant propose a foundation height that is consistent with the Guidelines as noted in finding 1e.
  - iii. That the proposed materials follow the specifications outlined in finding 1i.
  - iv. That the applicant install wood or aluminum clad wood windows that feature meeting rails that are 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 an 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.
  - v. That additional window openings be included into the proposed design and that the applicant address window proportions as noted in finding 1k.

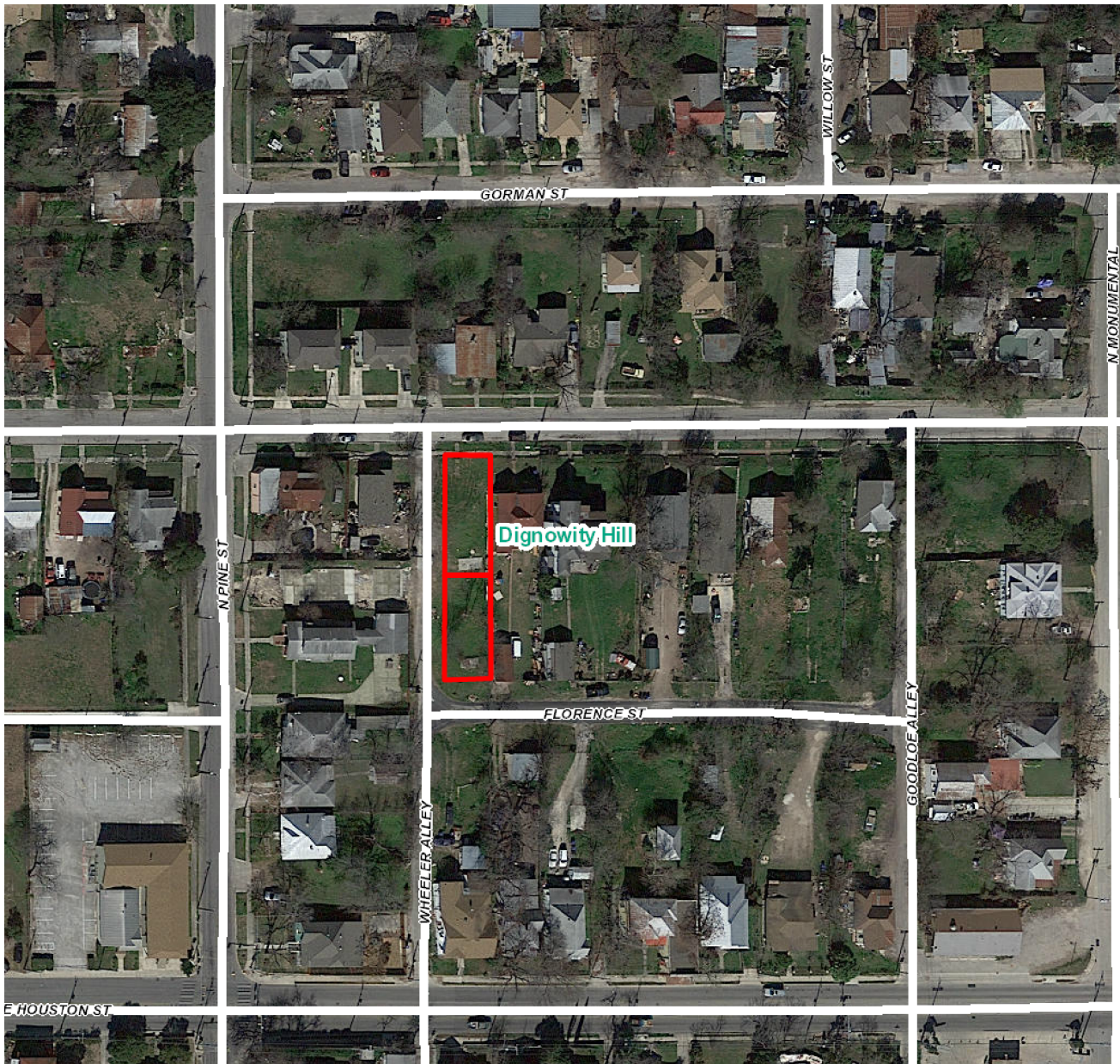
Prior to receiving a recommendation for conceptual approval, staff finds that the applicant should provide additional information regarding the proposed massing as it relates to the heights of the historic structures found on this block of Dawson. A to-scale street elevation should be provided

- 2. Staff recommends conceptual approval of the proposed site plan and massing as they relate to the proposed new construction described in request item #2 with the following stipulations:
  - i. That the applicant propose a foundation height that is consistent with the Guidelines as noted in finding 2e.
  - ii. That the proposed materials follow the specifications outlined in finding 2h.
  - iii. That the applicant install wood or aluminum clad wood windows that feature meeting rails that are 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 an 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.
  - iv. That the applicant address window proportions as noted in finding 2j.
  - v. That the proposed parking location at the corner of Wheeler Alley and Florence Street be relocated or eliminated as noted in finding 2k.

**CASE MANAGER:**

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Oct 29, 2018

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912 Dawson Street







Dawson St.

43'-2"

SIDEWALK

27'-5 1/2"

Existing House

Existing Garage

New Construction Duplex

New Construction Single Family Home

178'-10 3/4"

Florence Alley

Wheeler Alley

Existing House

LOT 1 & 2

Existing Garage

LOT 3

LOT 4 & 5

Existing Garage

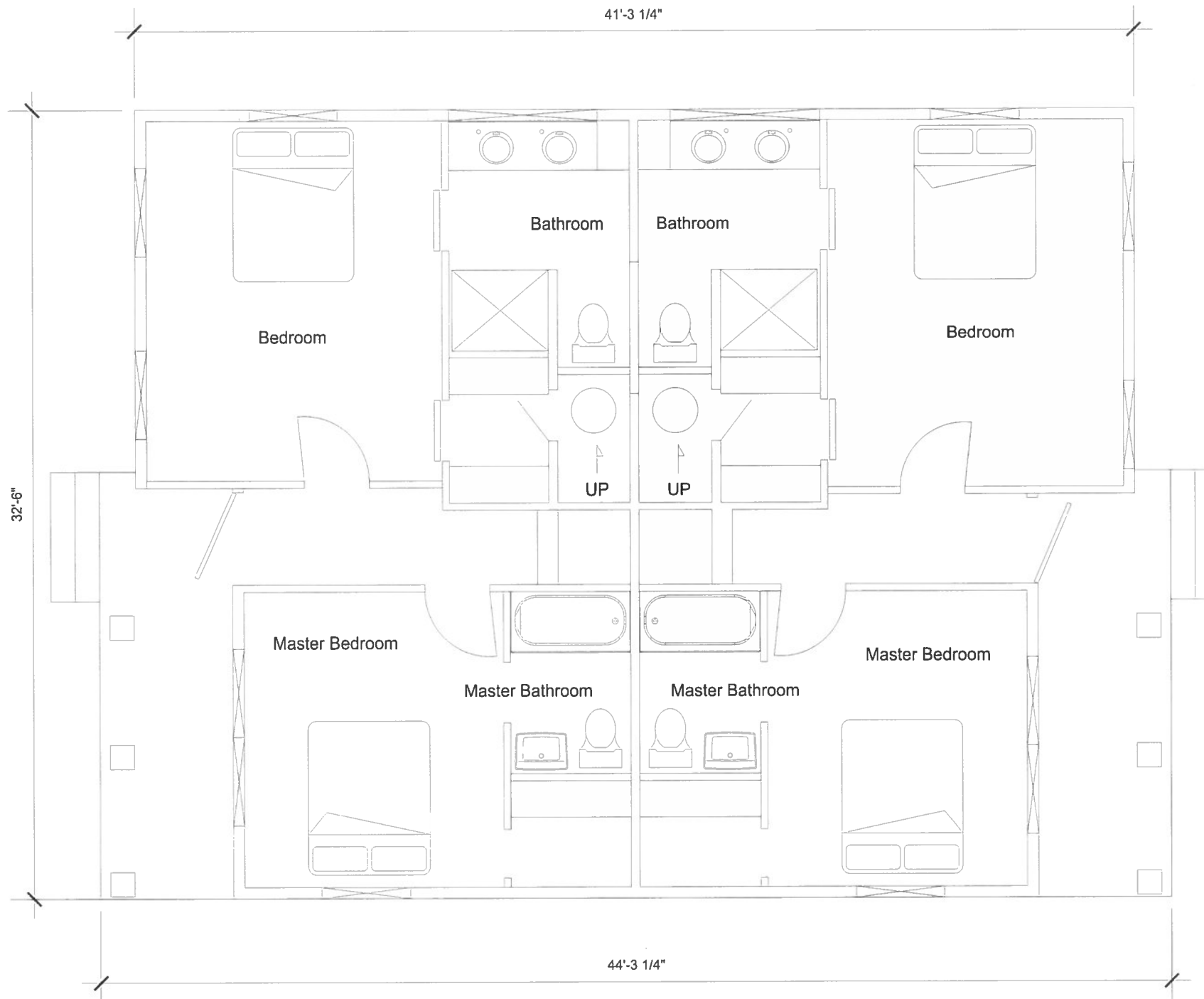
General Notes		
No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Single Family Home

North Elevation  
08/24/18  
Scale: 1/8"=1'

A1.0



General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Duplex

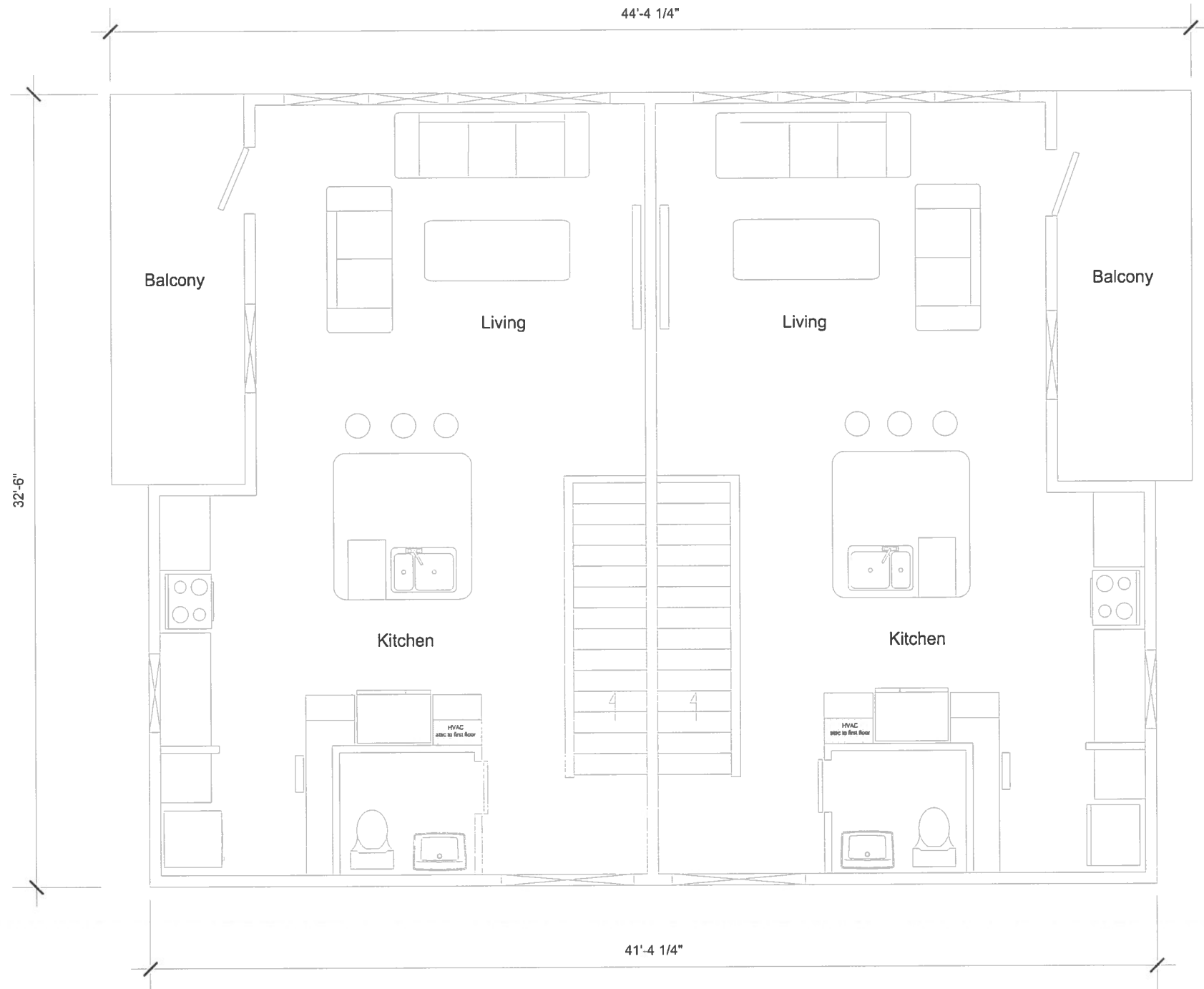
Floor Plan

08/24/18

Scale: 1/2"=1'

A1.1





## General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Duplex

Second Floor Plan

08/24/18

Scale: 1/2"=1'

A1.2



### General Notes

No	Revision/Issue	Date

Scott Turner

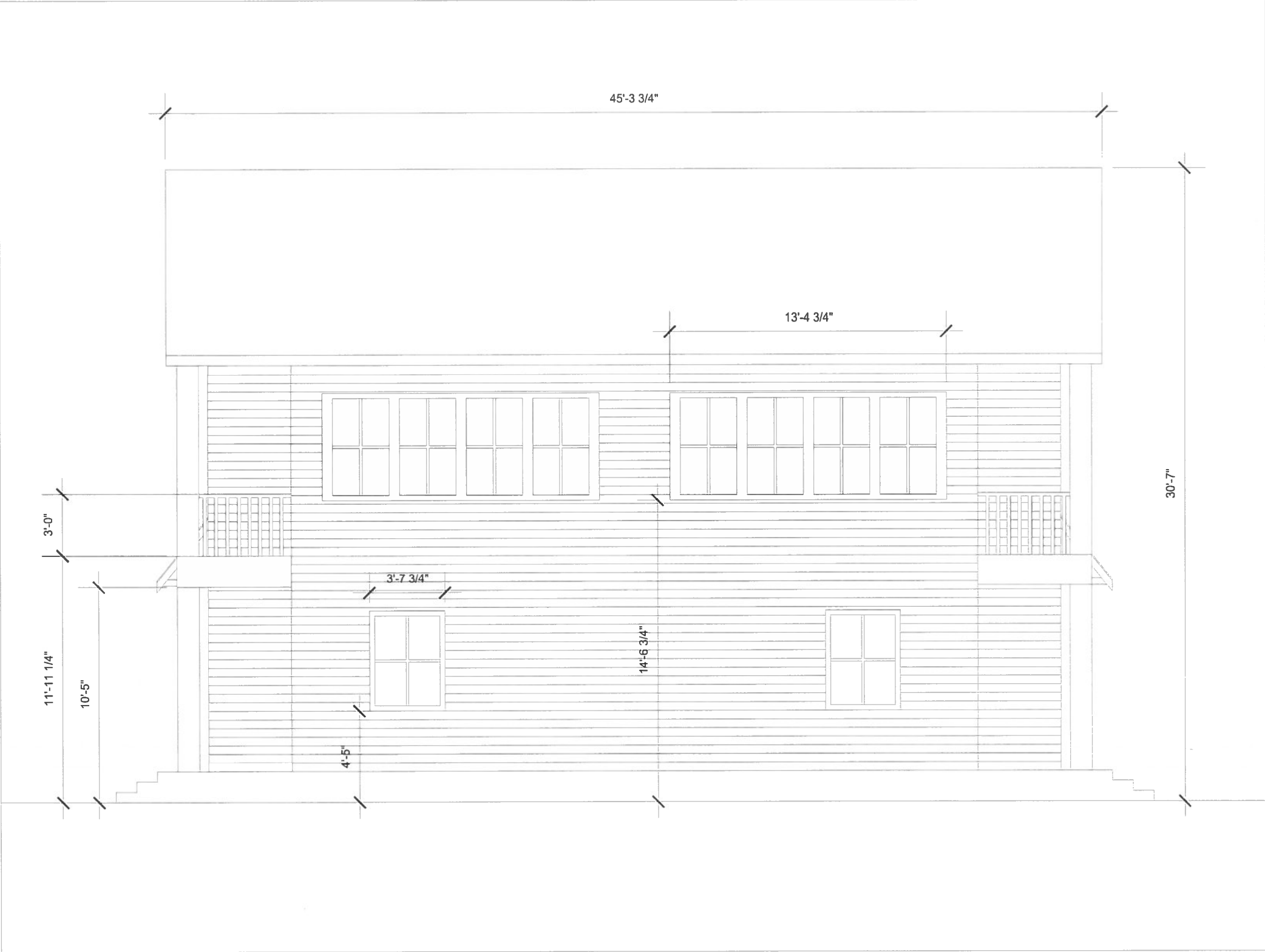
Dignowity Hill Duplex

Second Floor Plan

08/24/18

Scale: 1/2"=1'

# A1.3



General Notes		
No.	Revision/Issue	Date

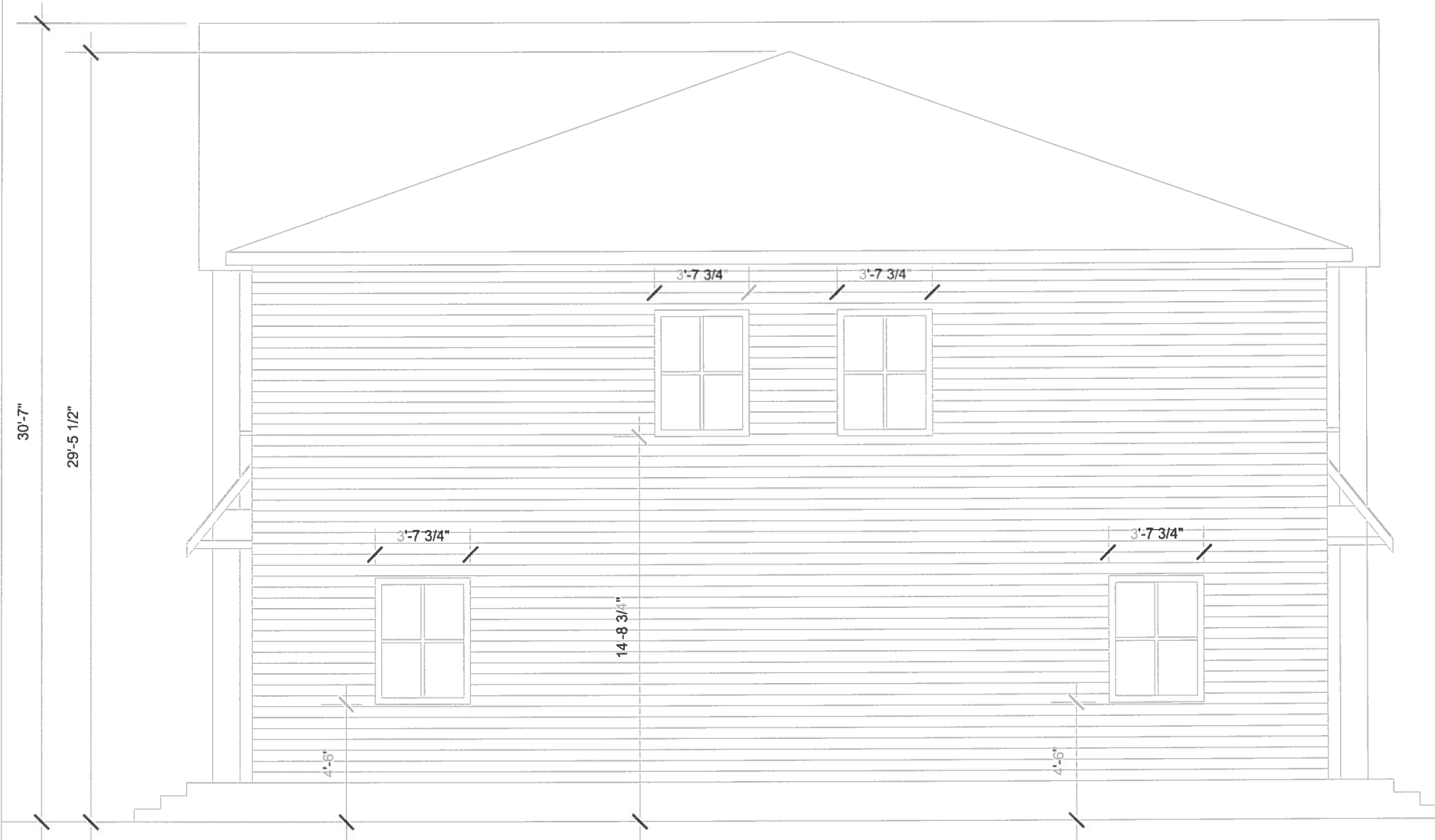
Scott Turner

Dignowity Hill Duplex

West Elevation  
08/24/18  
Scale: 1/2"=1'

A1.4





General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Duplex

East Elevation

08/24/18

Scale: 1/2"=1'

A1.5



General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Duplex

South Elevation  
08/24/18  
Scale: 1/2"=1'

A1.6

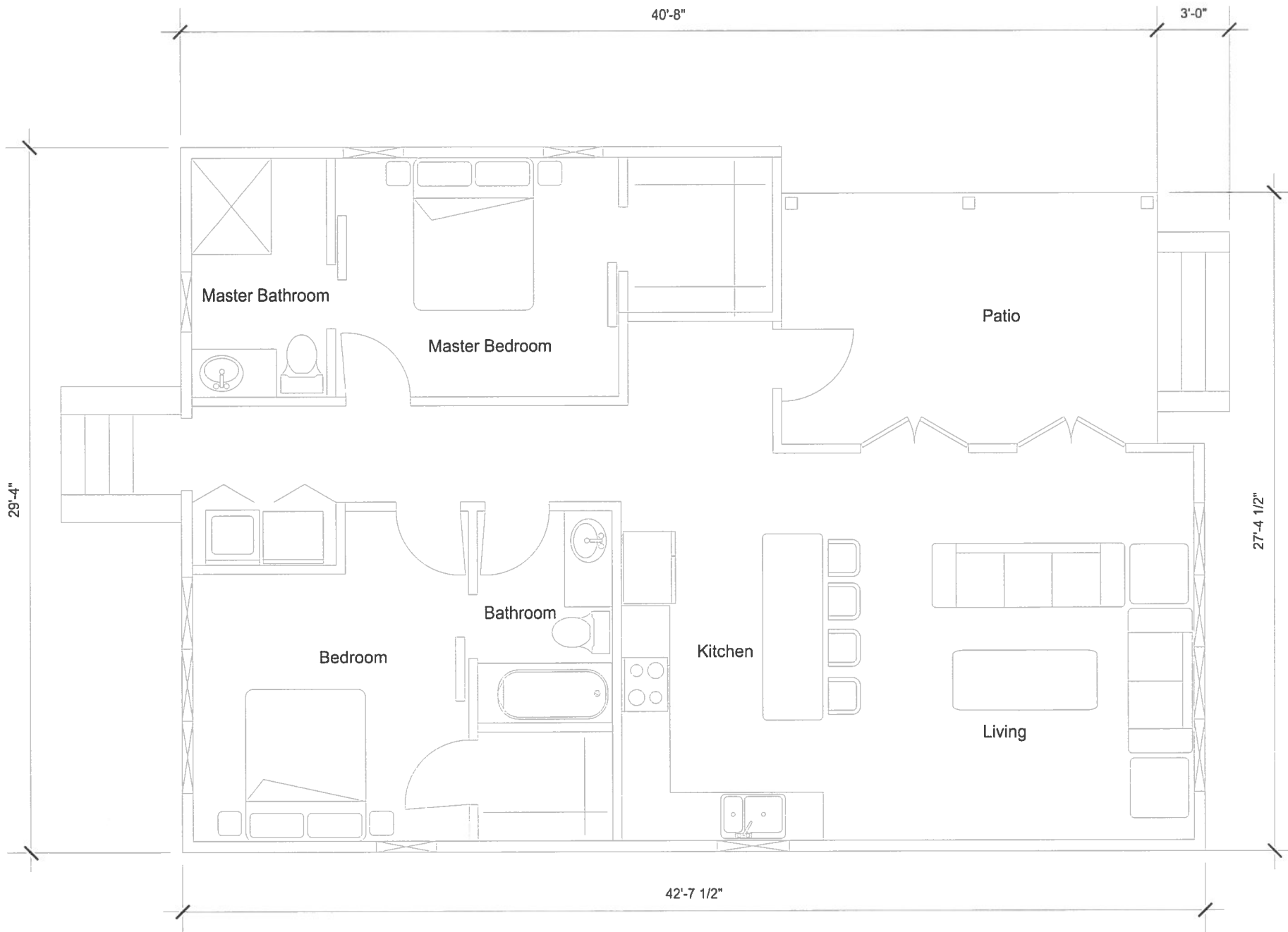
General Notes		
No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Single Family Home

Floor Plan  
08/24/18  
Scale: 1/2"=1'

A2.1





General Notes

No.	Revision/Issue	Date
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Scott Turner

Dignowity Hill Single  
Family Home

North Elevation

08/24/18

Scale: 1/2"=1'

A2.2





General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Single  
Family Home

North Elevation

08/24/18

Scale: 1/2"=1'

A2.4



## General Notes

No.	Revision/Issue	Date

Scott Turner

Dignowity Hill Single  
Family Home

North Elevation

08/24/18

Scale: 1/2"=1'

# A2.5