



October 1, 2020

Historic District Review Commission

Re: Dawson at N. Olive Project

Below is the response to Staff's comments as per their document received on September 11, 2020.

**FINDINGS:**

a. The applicant is requesting conceptual approval to construct three, 2-story residential structures on the vacant lot at the corner of Dawson at N Olive, located within the Dignowity Hill Historic District. These lots are currently unaddressed.

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. **CONTEXT & DEVELOPMENT PATTERN** – This lot is currently void of any structures. This lot is bounded by Dawson Street to the north and N Olive Street to the east. Historic structures on the 500 block of N Olive and the 700 block of Dawson all feature one story in height. Corner structures found historically on Dawson Street feature an orientation toward Dawson.

**RESPONSE:** The corner lot does have an orientation facing N. Olive Street and Not Dawson Street. To re-plat the corner lot will make the project unfeasible which would result in not moving forward with project. There is currently a story single family residence at the North East corner of Dawson strret and N. Olive Street.

d. **DESIGN REVIEW COMMISSION** – The proposed new construction in its current design was reviewed by the Design Review Commission on September 8, 2020. At that meeting the Design Review Committee noted that the fenestration should be added to the Dawson façade, that the proposed massing should be separated, and that architectural details should be addressed to be consistent with those found historically within the district.

**RESPONSE:** Fenestration to the Dawson Street elevation has been revised. See the revised exterior elevations and renderings. The separation between the structures has been increased. Please refer to the revised site plan.

e. **SETBACKS & ORIENTATION** – The applicant has proposed for the new construction to feature setbacks that exceed those found historically on both Dawson and N Olive. This is inconsistent with the Guidelines for New Construction. Regarding orientation, as noted in finding c, houses found historically on Dawson Street on corner lots feature an orientation toward Dawson. The proposed orientation toward N Olive is inconsistent with the Guidelines and historic development pattern found within the district. Staff finds that the proposed new construction should feature a setback that is equal to or greater than those found historically on the block and that the multiple structures should be re-oriented toward Dawson.

**RESPONSE:** the building setbacks have been revised to be more in line as to what exists with the adjacent existing dwellings. Please see the revised site plan for this information.

f. **SCALE, MASS & HEIGHT** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. As noted in finding c, this the 500 block of N Olive and the 700 block of Dawson feature only one story structures. While the Guidelines allow for new construction to feature one story more in height than the height of the majority of the historic structures in the immediate vicinity, staff finds that the construction of three, 2-story structures with footprints, lot coverage and massing that is larger than what is found historically in the district to be inappropriate.

**RESPONSE:** building and massing have been revised. The massing of the buildings have been reduced in width, the units have been offset to reduce the roof massing. See the revised exterior elevations.

g. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Staff finds the proposed entrance orientation to be appropriate for each structure other than the northernmost structure, which should feature an orientation toward Dawson.

h. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the submitted elevations, the proposed new construction appears to feature foundation heights that are consistent with the Guidelines.

i. **ROOF FORMS** – The applicant has proposed for the new construction to feature gabled and hipped roof forms. While these roof forms are found historically within the Dignowity Hill Historic District, the applicant has proposed overall roof massing that is atypical for what is found historically within the district; specifically in regards to overall width.

**RESPONSE:** The massing of the buildings have been reduced in width, the units have been offset to reduce the roof massing. See the revised exterior elevations.

j. **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, staff finds the proposed window and door openings to be appropriate in regards to their size and profile; however, staff finds that additional fenestration should be added to side facades.

k. LOT COVERAGE – The applicant has not provided information regarding lot coverage nor the building to lot ratio. Staff finds that no more than fifty (50) percent of the lot should be occupied by building footprint, per the Guidelines.

**RESPONSE:** the revised Site Plan illustrates via calculations that each dwelling do not exceed the 50% lot coverage. According to the HDRC guidelines the 50% is stating that the building footprint is to be used for the calculations which do not include paving areas.

l. BUILDING SPACING – The applicant has proposed approximately thirteen (13) and seven (7) feet between each structure. The proposed building spacing is atypical for what is found historically within the district.

**RESPONSE:** building spacing has been increased to sixteen (16'-6") feet and nine (9) feet. See the revised site plan.

m. MATERIALS – The applicant has noted materials that include standing seam metal roofs, composite siding, wood columns, composite and wood trim and wood porch rails. The proposed standing seam metal roofs 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. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding should feature an exposure of four inches, a smooth finish, a thickness of 3/4" and mitered corners. Columns should be six inches square.

n. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds that a wood, or aluminum clad wood window should be installed that is consistent with staff's specifications for windows, which are noted in the applicable citations.

o. ARCHITECTURAL DETAILS – As noted in the findings above, staff finds that multiple structures should be oriented toward Dawson. Additionally, staff finds that additional fenestration should be added to side facades and that overall widths should be modified to address both massing and building spacing.

p. PARKING – The applicant has proposed internal parking to be accessed by a rear drive with access to Dawson. This would result in garage doors being visible from the right of way at Dawson Street. Staff does not find the use of garage doors on a side (visible) façade to be appropriate. Parking within the footprint of a primary residential structure is not found historically within the Dignowity Hill Historic District. Staff finds that internally oriented parking may be appropriate through a reorientation of the structures on the site.

**RESPONSE:** the parking and garages are situated as shown in the Site Plan. This is the most efficient design for the project without creating any distractions to affect the curb appeal along Dawson Street. The structures have also been repositioned to assist in the reducing of the exposure along Dawson Street.

q. DRIVEWAY – The applicant has proposed a driveway on Dawson to feature ten (10) feet in width. This is consistent with the Guidelines.

r. LANDSCAPING – The applicant has noted provide information regarding landscaping including front walkways and landscaping materials. Staff finds that the Guidelines for Site Elements should be adhered to in developing landscaping plans.

s. MECHANICAL EQUIPMENT – The applicant has not noted the location of mechanical equipment at this time. Mechanical equipment should be screened from view from the public right of way.

**RESPONSE:** the mechanical systems will be screened partially by the structures and an additional screening via landscape or other forms of screening that will meet the guidelines. All landscaping will address the guidelines.

#### **RECOMMENDATION: RESPONSE**

Staff does not recommend conceptual approval based on findings a through s. Staff recommends that the applicant address the following items prior to receiving a recommendation for conceptual approval from staff.

- i. That the proposed new construction feature setbacks that are equal to or greater than those found historically on the block and that the entire site plan be reconfigured to allow for multiple buildings to be oriented toward Dawson as noted in finding e.

**RESPONSE:** the setbacks for the new structures have been revised and can be seen in the revised Site Plan. Although the corner lot, along with the other two lots are not addressed. The corner lot does have an orientation facing N. Olive Street and Not Dawson Street. To re-plot the corner lot will make the project unfeasible which would result in not moving forward with project.

- ii. That the applicant incorporated a reduced massing and height as noted in finding f. As proposed, the massing is atypical for what is found historically within the district. The height of new construction should not exceed the height of adjacent historic houses by more than one story. Additional height may be accomplished through a change in roof form, utilization of a half-story, or step downs in height from adjacent single story homes.

**RESPONSE:** The overall height of the new construction does not exceed the overall height of the adjacent structure by more than one story. The new construction project does meet and or improves on the above recommendation.

- iii. That the applicant modify the proposed width in relationship to roof forms as the proposed roof forms feature widths that are atypical with those founds historically within the district in regards to overall width, as noted in finding i.

**RESPONSE:** The revised exterior Elevations have been articulated to reduce the roof appearance massing.

- iv. That the applicant incorporate additional fenestration on the side facades as noted in finding j.

**RESPONSE:** this comment has been addressed. Please refer to the exterior elevations.

- v. That the applicant confirm that lot coverage for each lot does not exceed fifty (50) percent lot coverage, including paving, as noted in finding k.

**RESPONSE:** the revised Site Plan illustrates via calculations that each dwelling do not exceed the 50% lot coverage. According to the HDRC guidelines the 50% is stating that the building footprint is to be used for the calculations which do not include paving areas.

- vi. That the proposed building spacing be increased as noted in finding l.

**RESPONSE:** Please refer to the revised site plan. The plan shows that the building spacing has been increased

- vii. That the proposed standing seam metal roofs 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. If a ridge cap is used, it must be reviewed and approved prior to installation. The proposed siding is to feature an exposure of four inches, a smooth finish, a thickness of ¾" and mitered corners. Columns should be six inches square.  
**RESPONSE:** All roofing, siding, columns and trims will meet these comments. See the revised Exterior Elevations.
- viii. That window materials should staff's standards for windows in new construction as noted in finding n.  
**RESPONSE:** The window materials and standards will be used that are within the guidelines. See the revised Exterior Elevations. Also, see the response comment viii above within this document.
- ix. That the proposed parking be modified to not feature parking that results in garage doors that are Visible from the primary street, Dawson. Parking with garages may be appropriate if oriented internally within the site.  
**RESPONSE:** the parking and garages are situated as shown in the Site Plan. This is the most efficient design for the project without creating any distractions to affect the curb appeal along Dawson Street. The structures have also been repositioned to assist in the reducing of the exposure along Dawson Street.
- x. That a landscaping plan be developed and that all mechanical equipment be screened from view at the Public right of way as noted in findings r and s.  
**RESPONSE:** the mechanical systems will be screened partially by the structures and an additional screening via landscape or other forms of screening that will meet the guidelines. All landscaping will address the guidelines.

Thank you in advance for reviewing our project and reviewing the response to comments and recommendations.

Ron M. Alvarado,  
Principal

FILE SUBMITTED LATE - NOT INCLUDED IN STAFF'S REPORT

LOT INFORMATION 1 & 2:  
SIZE: 50' X 104.38' = 5,219.0 S.F  
LOT COVERAGE: 2,554.52 S.F.  
50% OF LOT SIZE: 2,609.50 S.F.

LOT INFORMATION 3:  
SIZE: 53.17' X 104.38' = 5,549.88 S.F  
LOT COVERAGE: 1,466.92 S.F.  
50% OF LOT SIZE: 2,774.94 S.F.

EX. SINGLE  
STORY HOUSE  
APPROX.  
LOCATION

SCREENED  
MECH. EQUIP.  
(TYP.)

EX. SINGLE  
STORY HOUSE  
APPROX.  
LOCATION

DAWSON STREET  
50' R.O.W.

OLIVE STREET  
50' R.O.W.

ARCHITECTS:

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FAX: (210) 734-7504

INTERIM REVIEW ONLY  
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CONSULTANTS:

PROJECT:

OLIVE STREET  
CUSTOM  
TOWNHOMES

OLIVE STREET  
SAN ANTONIO, TEXAS

REVISIONS:

PROJECT STATUS

SHEET TITLE  
OVERALL SITE PLAN

DATE

PROJECT NO.

DRAWN BY.

CHECKED BY.

SHEET NUMBER

A-0.1

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PLAN  
NORTH



TRUE  
NORTH

1

OVERALL SITE PLAN -

1" = 10'-0" 9-22-2020





1

OVERALL SITE PLAN -

1" = 10'-0"

ARCHITECTS:



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1

## OVERALL FLOOR PLANS - LEVEL 01

1/8" = 1'-0"



2

## OVERALL FLOOR PLANS - LEVEL 02

1/8" = 1'-0"

FILE SUBMITTED LATE - NOT INCLUDED IN STAFF'S REPORT

### NOTES:

1. VERIFY ALL DIMENSIONS AT JOB SITE.
2. DO NOT SCALE DRAWINGS.
3. USE TREATED WOOD AS BASE PLATES @ ALL EXTERIOR WALLS.
4. ALL STUDS ARE 16" O.C.
5. WINDOWS SIZES NOTED ARE NOMINAL UNIT SIZES. VERIFY ACTUAL ROUGH OPENING DIMENSIONS W/ MFR.
6. R-38 BATT INSULATION TO BE USED FOR CEILING, AND R-13 FOR EXTERIOR WALLS.
7. 5/8" DRYWALL TAPED AND SANDED.
8. ALL HEADER SPACERS TO BE CONTINUOUS 1/2" PLYWD.
9. SUPPORT POSTS TO BE TREATED AS PER OWNER. REAR POST TO BE HSS STEEL COLUMNS
10. FOR WIND BRACING @ CORNERS USE 1/2" PLYWD W/ BLOCKING @ SPLICE.
11. ALL EXTERIOR SURFACES STONE & STUCCO AS INDICATED AT EXTERIOR ELEVATIONS.
12. PROVIDE CASING BEAD WITH WEEPS & FLASHING AT ALL STUCCO/WINDOW CONDITIONS.

### GENERAL NOTES:

- A. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIAL INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
- B. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES.
- C. THE CONTRACTOR SHALL REPORT TO THE DESIGNER ANY ERROR INCONSISTENCIES, OR OMISSION HE/SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- D. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF WORK.
- E. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY OR GOVERNING AGENCIES.
- F. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- F. CITY APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.
- H. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS BE LEFT IN A CLEAN BROOM CONDITION AT ALL TIMES.
- I. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIAL OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER COMPLETION.
- J. CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND STATE DEPARTMENT OF INDUSTRIAL REGULATIONS, DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REGULATIONS.
- K. CONTRACTOR SHALL REFER AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES AND ALL REQUIREMENTS ON THE THIS SET OF DRAWINGS WITH THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS.
- L. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR THE SAFETY OF THE OWNER'S, EMPLOYEE'S, WORKMEN, AND ALL OTHERS AT LEAST DURING PROJECT CONSTRUCTION.
- M. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT, COUNTERS, HANDRAILS, RAILS, AND ALL OTHER ITEMS REQUIRING SAME.
- N. HOME LOCATION & DRIVEWAY CONFIGURATION MAY VARY, VERIFY LOCATION W/ OWNER & BUILDER @ SITE.
- O. THE FLOOR PLANS AND DESIGN CONTAINED HEREIN ARE PROPERTY OF THE JT STUDIO AND MAY NOT BE REPRODUCED, ALL OR IN PART WITHOUT WRITTEN CONSENT FROM THE DESIGNER.

### AREA CALCULATIONS:

| FIRST FLOOR                       |        |
|-----------------------------------|--------|
| LIVING AREA/CONDITIONED SPACE     | S.F.   |
| FRONT PORCH - GARAGE - REAR PATIO | 0 S.F. |
| SECOND FLOOR                      |        |
| LIVING AREA/CONDITIONED SPACE     | 0 S.F. |

|                     |        |
|---------------------|--------|
| TOTAL LIVING AREA   | 0 S.F. |
| TOTAL OVERALL HOUSE | 0 S.F. |

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CONSULTANTS:

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REVISIONS:

PROJECT STATUS

SHEET TITLE  
**OVERALL FLOOR  
PLANS - LEVEL 01, &  
02**

DATE

PROJECT NO.

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SHEET NUMBER

**A-1.0**

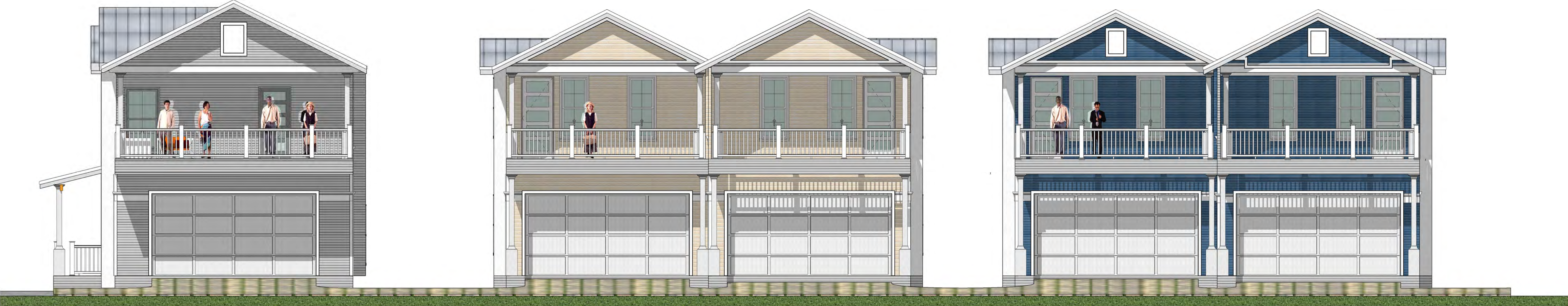
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**1 FRONT ELEVATION @ OLIVE STREET**  
3/16" = 1'-0"

OVERALL MASSING WAS REDUCED IN WIDTH FOR EACH UNIT TO ACCOMODATE MORE SOOTHING GABLE ROOF FORMS AND BUILDING SPACING BETWEEN PROPERTY LINES & STRUCTURES OF APPROX. 9'-12'



**2 REAR ELEVATION**  
3/16" = 1'-0"



**3 DAWSON ELEVATION**  
3/16" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- ROOF** - STANDING SEAM METAL ROOF  
18"-21' WIDE PANELS, SEAMS ARE 1"-2" IN HEIGHT, WITH A GALVALUME FINISH AND A CRIMPED RIDGE SEAM OR A LOW PROFILE RIDGE CAP
- SIDING** - HARDI CEMENT LAP SIDING  
4" EXPOSURE, SMOOTH FINISH, W/ A THICKNESS OF 3/4" & MITERED CORNERS.
- SIDING COLUMNS** - 1/2" STUCCO FINISH, WHITE, SMOOTH FINISH  
- WOOD COLUMNS WITH A BOTTOM AND TOP BASE  
ALL COLUMNS ARE 6" SQUARE
- TRIM** - HARDI CEMENT & WOOD TRIM (SIZE VARIES)
- RAILS** - PAINTED WOOD 1X1 VERTICAL RECTAGULAR PICKETS
- WINDOWS** - WOOD OR ALUMINUM CLAD WINDOWS W/ CLEAR GLASS & WOOD TRIM.

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CUSTOM  
TOWNHOMES**

OLIVE STREET  
SAN ANTONIO, TEXAS

REVISIONS:

PROJECT STATUS

SHEET TITLE  
**EXTERIOR  
ELEVATIONS**

DATE

PROJECT NO.

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**A-4.0**

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**1 FRONT ELEVATION @ OLIVE STREET - NEIGHBOR 01**  
3/16" = 1'-0"

ADJACENT STRUCTURES HAVE A FOUNDATION & FLOOR HEIGHTS OF APPROXIMETLY 18" - 24" - THE PROPOSED STRUCTURES MATCH AND REFLECT THE FOUNDATION & FLOOR HEIGHT OF 18" ABOVE GRADE

THE PROPOSED NEW CONSTRUCTION @ 2-STORIES TALL DOES NOT OVERPOWER THE HEIGHT REQUIREMENTS OF ADJACENT STRUCTURES - THE PROPOSED STRUCTURES ARE LESS THAN 1 STORY HIGHER THAN THE ADJACENT STRUCTURES



**2 SIDE ELEVATION @ DAWSON - NEIGHBOR 2**  
3/16" = 1'-0"

ADDITIONALL MASS ELEMENTS HAVE BEEN ADDED TO THE SIDE FACADES TO BREAK UP MASSING AND PROVIDE ADDITIONAL FENESTRATION.

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REVISIONS:

PROJECT STATUS

SHEET TITLE  
**EXTERIOR  
ELEVATIONS -  
ADJACENT  
STRUCTURES**

DATE

PROJECT NO.

DRAWN BY.

CHECKED BY.

SHEET NUMBER

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VIEW 03

OCTOBER 02, 2020

TOWNHOMES

@ N. OLIVE STREET

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VIEW 04  
OCTOBER 02, 2020

TOWNHOMES  
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VIEW 05

OCTOBER 02, 2020

TOWNHOMES  
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VIEW 06  
OCTOBER 02, 2020

TOWNHOMES  
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