

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-026
ADDRESS: 334 BURLESON ST
LEGAL DESCRIPTION: NCB 519 BLK 24 LOT E 42 FT OF N 134.09 FT OF 8
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: cesar sosa/5 ELEMENTS INTERNATIONAL LLC
OWNER: Ruben Lara/5 ELEMENTS INTERNATIONAL LLC
TYPE OF WORK: Construction of a two-story, single-family residential structure
APPLICATION RECEIVED: May 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story residential structure on the vacant lot at 334 Burleson, located within the Dignowity Hill Historic District.

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 is requesting a Certificate of Appropriateness for approval to construct a 2-story residential structure on the vacant lot at 334 Burleson, located within the Dignowity Hill Historic District.
- b. CONTEXT & DEVELOPMENT PATTERN – The lot on which the new construction is proposed is at the corner of Burleson and N Mesquite, located within the Dignowity Hill Historic District. Both the 300 block of Burleson as well as the 900 block on N Mesquite feature all one-story residential structures.
- c. EXISTING LOT – The current lot is void of structures; however, the lot does feature a chain link fence parallel to the right of way on N Mesquite. This lot currently features two mature pecan trees.
- d. PREVIOUS REVIEW / DESIGN REVIEW COMMITTEE– A request for the construction of two, multi-story residential structures was referred to the Design Review Committee at the May 19, 2021, Historic and Design Review Commission Hearing. The request was subsequently reviewed by the DRC where Committee members provided feedback regarding the proposed new construction. Since that time, the applicant has eliminated the construction of one structure (the rear structure oriented towards N Mesquite). The DRC also reviewed this request on April 13, 2021. At this time, the applicant is only requesting one structure. Any future regulatory review of the structure on N Mesquite will require approval from the HDRC.
- 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's application documents do not clarify the proposed lot coverage. The applicant is responsible for complying with the Guidelines regarding lot coverage.

- f. **SETBACKS & ORIENTATION** – The applicant has proposed two setbacks, based on the location of the proposed driveway. Generally, staff finds that shifting the proposed new construction to the right (east) would accommodate a deeper setback, consistent with the setback at 334 Burleson, and would accommodate the driveway to be located on Burleson.
- g. **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. As noted in finding b, this block of Burleson features all one story structures. Generally, staff finds the proposed height to be in excess of what is found historically on the block. An increased front setback may reduce the perceived height and massing in relationship to the 1-story historic structures on the block.
- h. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- i. **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 construction documents, the applicant has proposed foundation heights that are at minimum one (1) foot in height. This is consistent with the Guidelines.
- j. **ROOF FORMS** – The applicant has proposed a front and rear facing gabled roof. While shallower in pitch than gabled roofs found historically within the district, staff finds the proposed roof form to be generally consistent with the Guidelines; however, staff finds that traditional elements such as deeper roof overhangs and deeper eaves should be incorporated into the proposed roof form.
- k. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that are generally consistent in size and profile as those found historically within the district, and consistent with the Guidelines. Staff finds that the applicant should incorporate window groupings and fenestration patterns that relate to those found historically within the district.
- l. **PORCH** – The applicant has proposed a double height front porch to feature massing that is integrated within the overall massing of the proposed new construction. The proposed front porch will also feature a wraparound element. Generally, staff finds that traditional porch elements should be included in the proposed roof form, including column placement and porch massing. Staff finds that columns that are proportionate in size should be installed with capital and base trim and chamfered corners. Columns should be at least six (6) inches square. Staff finds that a column detail should be submitted to OHP staff for review and approval prior.
- m. **MATERIALS** – The applicant has proposed materials that include both wood board and batten and lap siding and a standing seam metal roof. Staff finds that horizontally profiled siding should feature an exposure of four inches and a thickness of $\frac{3}{4}$ ". Board and batten siding should feature boards that are 12 inches wide and battens that are 1 – $\frac{1}{2}$ " wide. Siding corners should either be mitered or feature corner trim. The 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 ridge cap may be submitted for review and approval by the Commission for new construction.
- n. **WINDOW MATERIALS** – At this time the applicant has not specified window materials at this time. Staff finds that a wood or aluminum clad wood window should be installed that is consistent with staff’s standard specifications for windows in new construction.
- o. **ARCHITECTURAL DETAILS** – As noted in the findings above, staff finds that the proposed fenestration should be amended to feature window openings and grouping patterns that are consistent with those found historically within the district. As proposed, window openings feature locations that are atypical of those found historically within the district.
- p. **DRIVEWAY** – The applicant has proposed two driveway options. One option locates the driveway on Burleson while the other locates it to the south of the proposed new construction on N Mesquite. Staff finds the second option, to locate the driveway to the south of the new construction to be most appropriate as the first option would result in a driveway that intersects with the house and creates a front yard parking condition.
- q. **LANDSCAPING** – The applicant has proposed natural grass turf throughout. Staff finds the proposed landscaping to be appropriate.
- r. **WALKWAY** – The applicant has proposed a concrete walkway from the front porch to the sidewalk at the right of way on Burleson. Staff finds the proposed walkway to be appropriate and consistent with the Guidelines.

- s. FENCING – The applicant has proposed fencing on the site. Staff finds that fencing details should be submitted to OHP staff for review and approval. Front yard fencing should not exceed four (4) feet in height. Privacy fencing should be located at the rear of primary facades and should not exceed six (6) feet in height. The proposed driveway gate should be located behind the N Mesquite façade.

RECOMMENDATION:

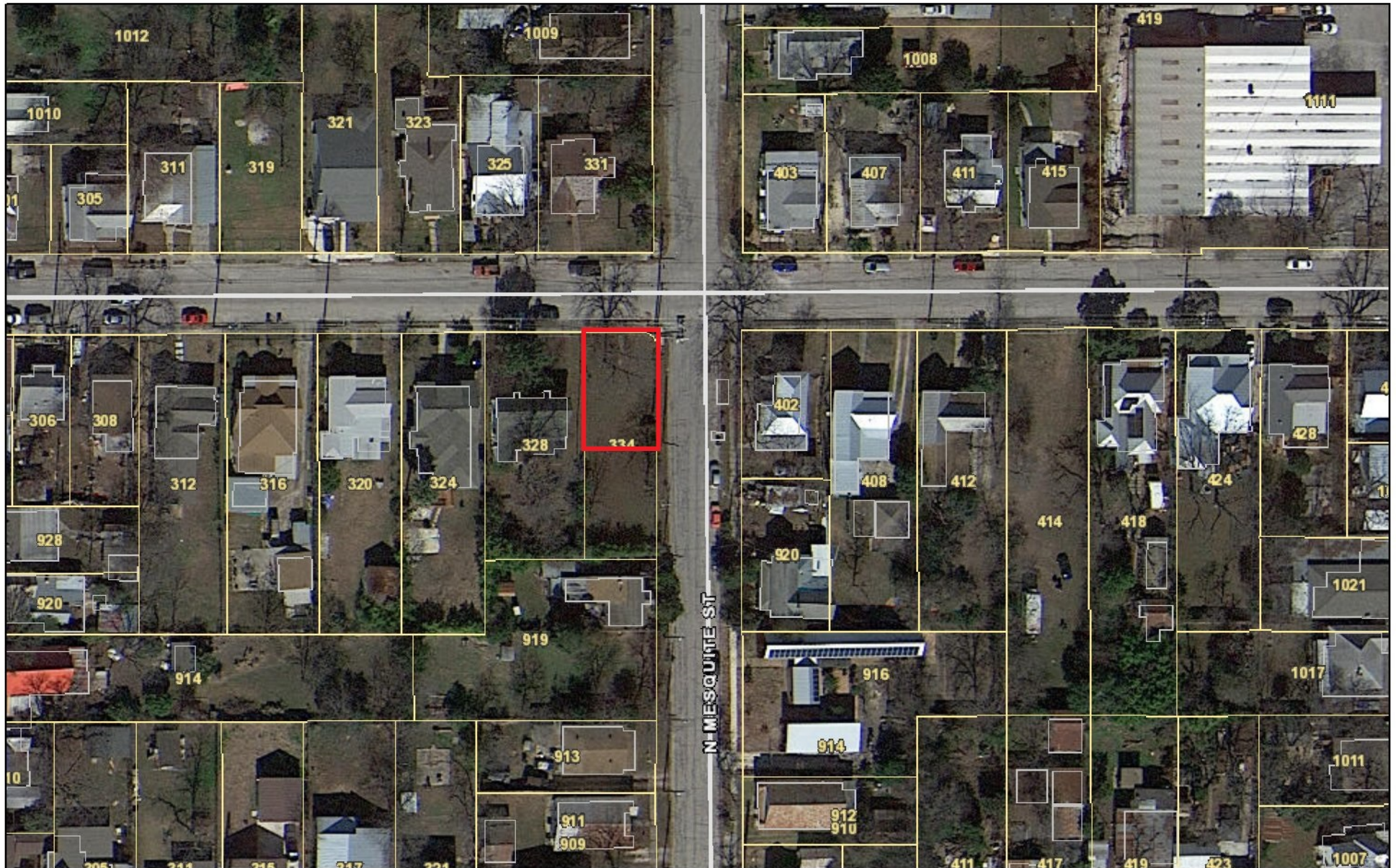
Staff recommends that the applicant address the following prior to receiving a recommendation for approval:

- i. That the applicant shift the proposed new construction to the east, to accommodate a deeper setback and a driveway on Burleson, as noted in finding f. An increased setback may reduce the perceived height and massing as noted in finding g.
- ii. That the applicant reduce the proposed massing, or increase the front setback to reduce the perceived massing in relationship to the historic structures on Burleson.
- iii. That the applicant incorporate window groupings and fenestration patterns that relate to those found historically within the district, as noted in finding k.
- iv. That horizontally profiled siding feature an exposure of four inches and a thickness of $\frac{3}{4}$ ". Board and batten siding should feature boards that are 12 inches wide and battens that are $1 - \frac{1}{2}$ " wide. Siding corners should either be mitered or feature corner trim. The 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 ridge cap may be submitted for review and approval by the Commission for new construction.
- v. That wood or aluminum clad wood windows be installed as noted in finding n and in the applicable citations.
- vi. That front yard fencing not exceed four (4) feet in height. Privacy fencing should be located at the rear of primary facades and should not exceed six (6) feet in height. The proposed driveway gate should be located behind the N Mesquite façade.
- vii. That traditional roof elements such as deeper roof overhangs and deeper eaves should be incorporated into the proposed roof form, as noted in finding j.
- viii. That traditional porch elements should be included in the proposed roof form, including column placement and porch massing, as noted in finding l.

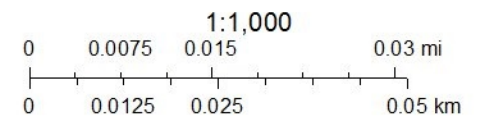
A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent with approved design. An industrial ridge cap is not to be used.

City of San Antonio One Stop



July 29, 2021







CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: April 13, 2021

HDRC Case #: 2021-026

Address: 334 Burleson, lot to the south of N Mesquite Meeting Location: Webex

APPLICANT: Cesar Sosa

DRC Members present: Curtis Fish, Monica Savino (Conservation Society)

Staff Present: Edward Hall

Others present:

REQUEST: Construction of two, 2-story residential structures

COMMENTS/CONCERNS:

CS: Overview of proposed new construction – setbacks, massing, design, etc.

CF & MS: Questions regarding the proposed setbacks. Do setbacks include porches? How were measurements determined?

CF: Questions regarding setbacks and relationship to driveways.

MS: Are lots currently platted and addressed? Platted, not the Mesquite lot is not addressed.

CF: How far forward dimensionally is the proposed structure than the structure to the west. (approximately 15 feet further back)

MS: What are the proposed heights of the two story structure in relationship to the historic two story structure across the street?

CS: Overall height is 27'. Height could potentially be reduced some.

CF: Setbacks are a big issue. Should be increased.

MS: Mesquite house may fit on the Burleson lot, but probably not visa versa.

CF: Some leeway to be in front of adjacent structure/flexibility, but not by 15 feet.

OVERALL COMMENTS:



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

Historic and Design Review Commission
Design Review Committee Report

DATE: May 25, 2021

HDRC Case #: 2021-026

Address: 334 Burleson and vacant lot on N
Mesquite to the immediate south

Meeting Location: Webex

APPLICANT: Cesar Sosa

DRC Members present: Jeff Fetzer, Monica Savino (Conservation Society)

Staff Present: Cory Edwards, Edward Hall

Others present:

REQUEST: Construction of one, 2.5-story residential structure and one, 2-story residential structure

COMMENTS/CONCERNS:

All: Discussion regarding setback and its relationship to the existing structures on the block.

MS: Consider incorporating a deeper setback and reduced massing.

JF: Comments regarding setbacks and massing

JF: Consider a revision and reduction in roof form to reduce massing. Consider a relocation of the structure on the site to increase the proposed setback.

JF: Study a reduction in ceiling height and roof height

JF: Study the gable on the north side extending out to the edge of the porch on the north side. Could this be modified into a hipped form?

JF: The proposed stoops don't feature traditional porch massing. Incorporate porch massing; a double height porch on the front would signify the main, primary entrance. The side stoop is awkward. Draft the porches/stoops on the floor plan for reference.

OVERALL COMMENTS:

Dignowity Hill

334 BURLESON

San Antonio Tx 78203

PROJECT NO. S-363
CONSTRUCTION DOCUMENTS

10 SEPTEMBER 2020

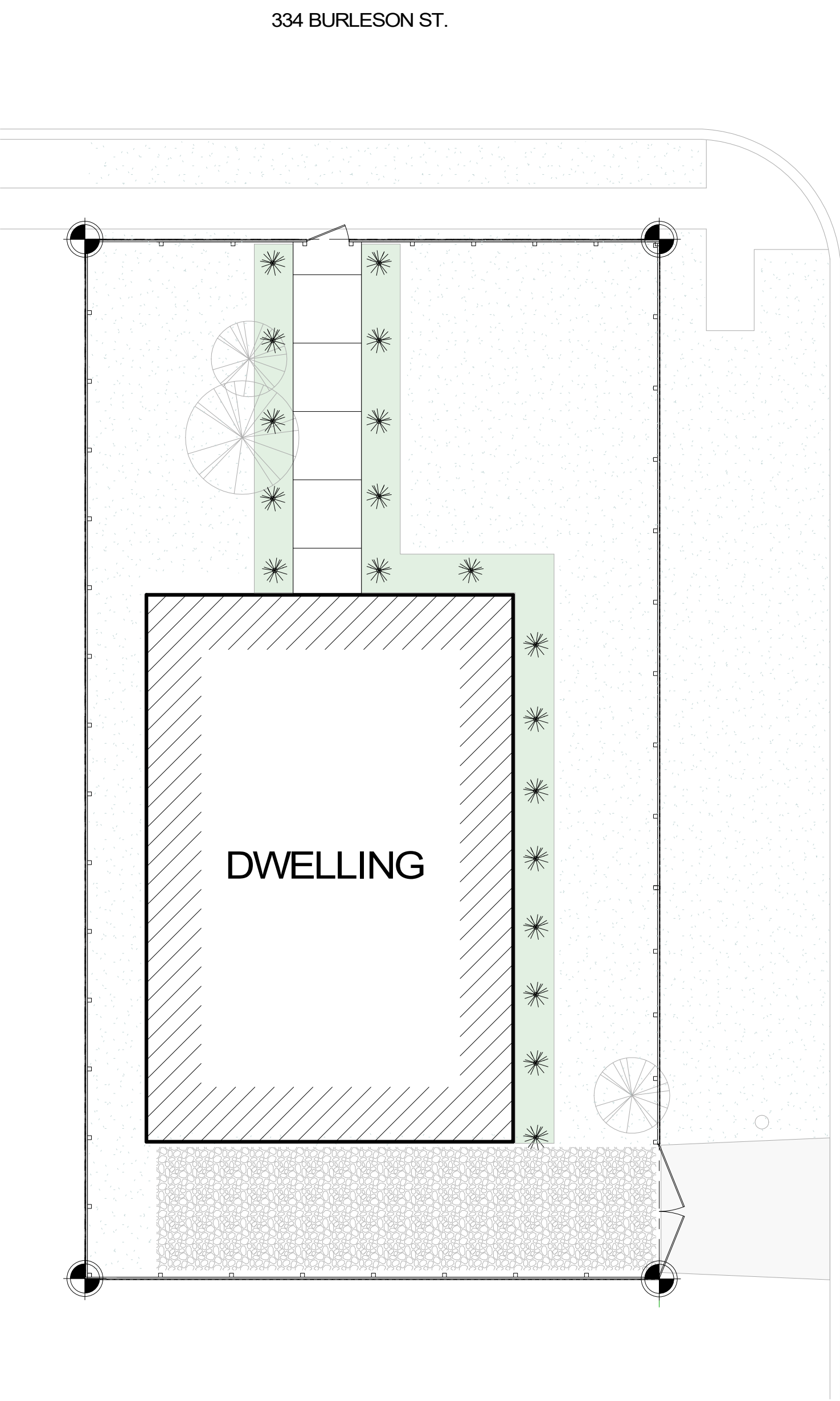


5 ELEMENTS INTERNATIONAL

214 CLAREMONT AVENUE, SUITE #3
SAN ANTONIO TEXAS 78209
210-802-8214 INFO@5ei.us www.5ei.us

G001 COVER SHEET
L101 LANDSCAPE PLAN
AS101 SITE PLAN
AS102 SITE PLAN ALT1
A101 FLOOR PLAN
A102 ELEVATIONS
A103 SECTIONS

ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | MAINTENANCE



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

334 BURLESON ST.

SETBACK 5' - 6"

SETBACK 20 FT

SETBACK 30 FT

SETBACK 35 FT

SETBACK 21'-3"

SETBACK 20 FT

ROOF HEIGHT 25'

SETBACK 10 FT

N. MESQUITE ST.

DWELLING

8'-0"

10'-0"

4' - 0"

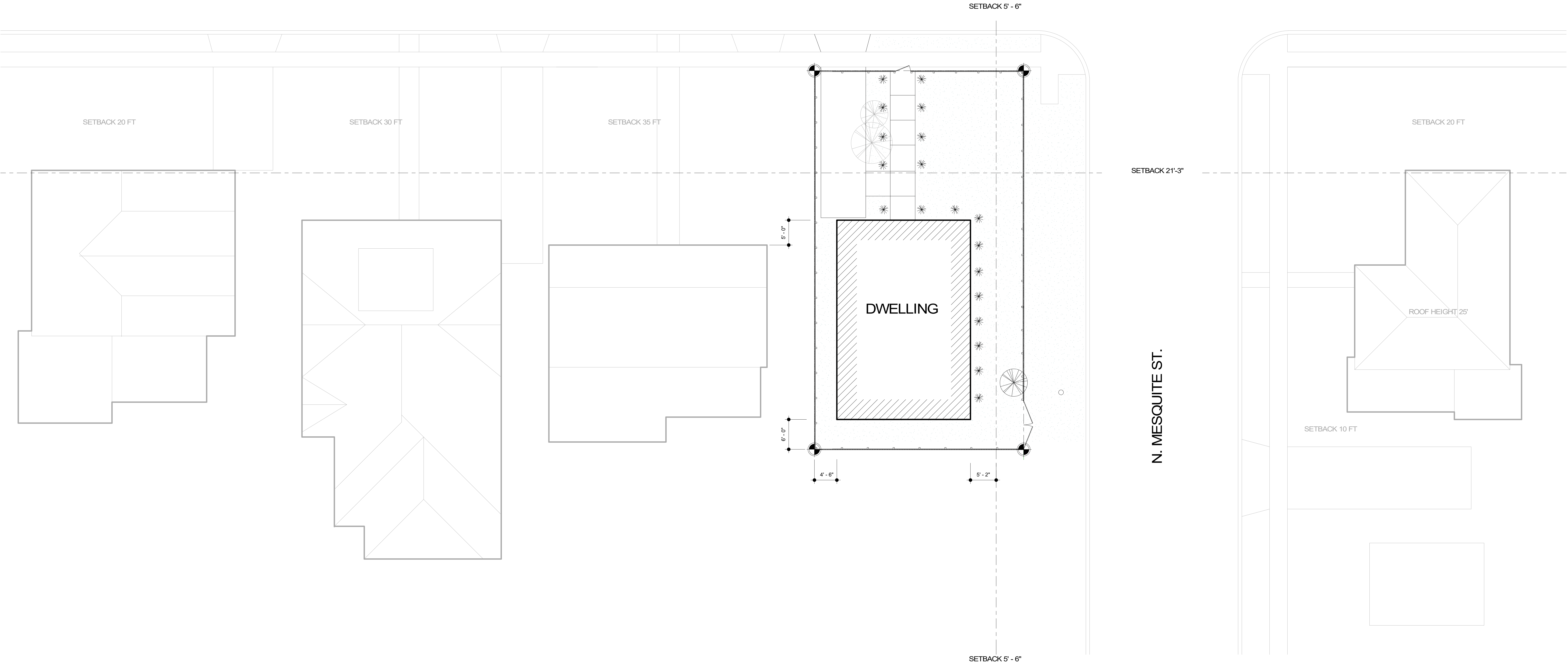
5' - 2"

SETBACK 5' - 6"

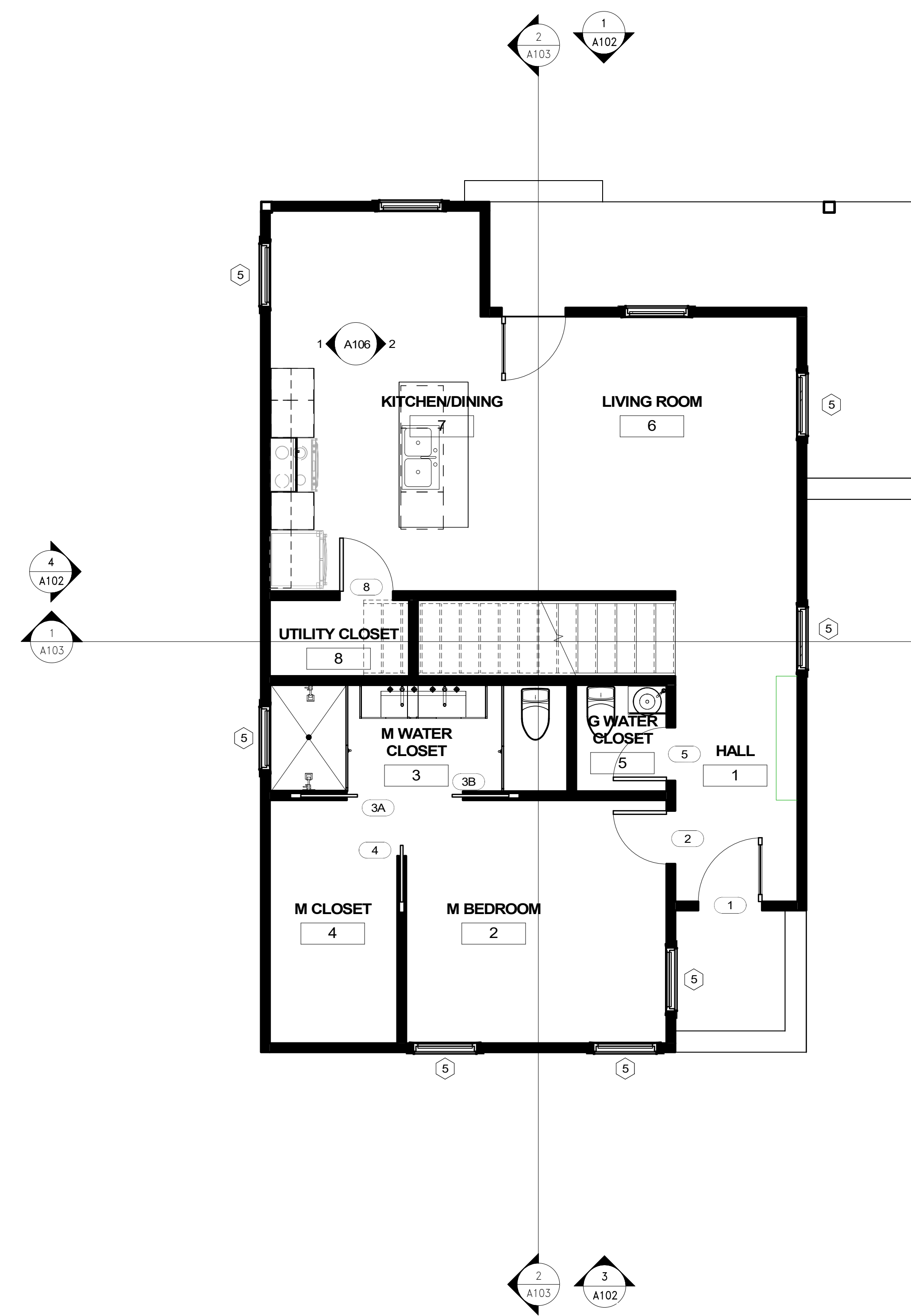
1 SITE PLAN

SCALE 1/8" = 1'-0"

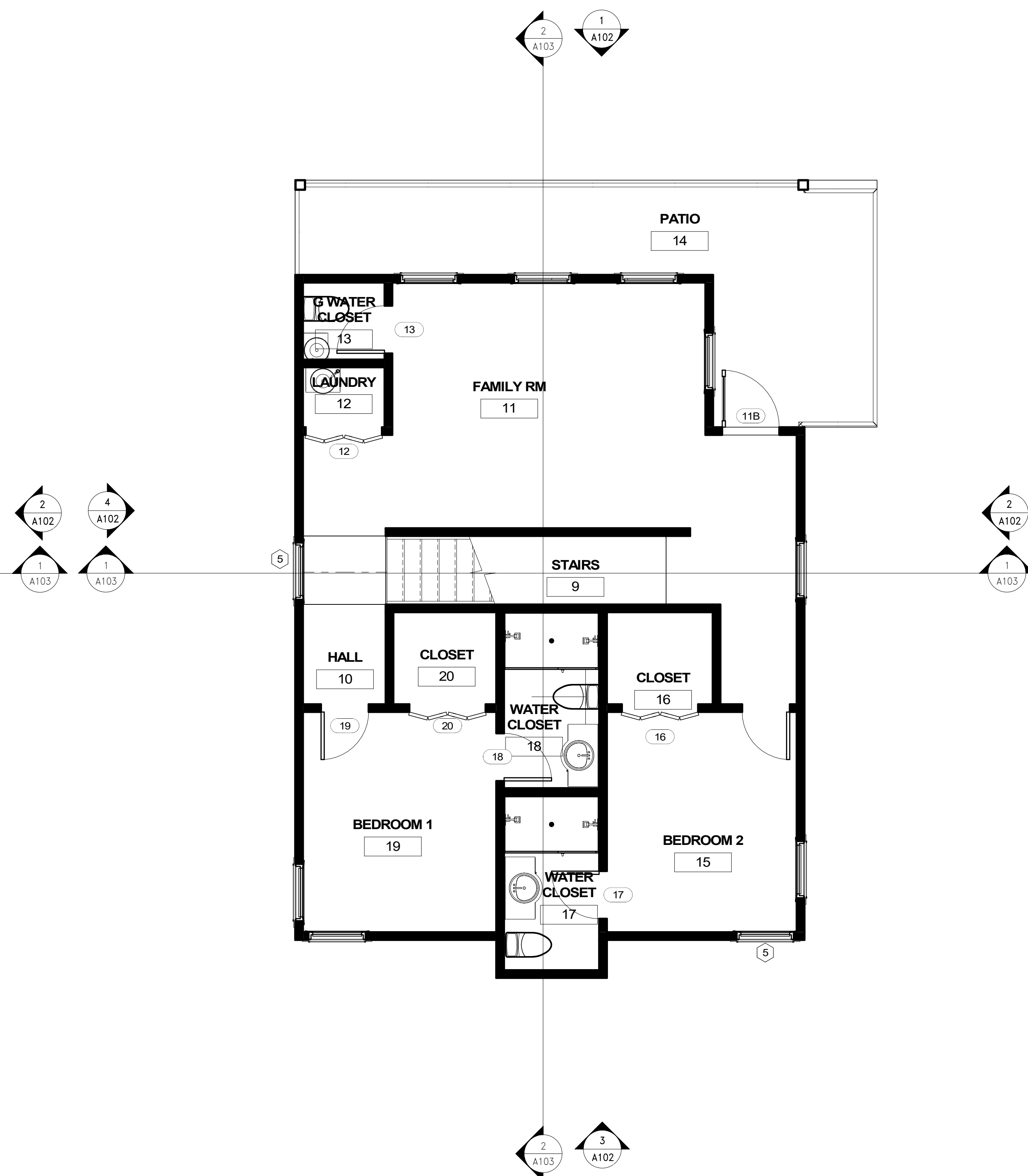
334 BURLESON ST.



1 SITE PLAN ALT1
SCALE 1/8" = 1'-0"



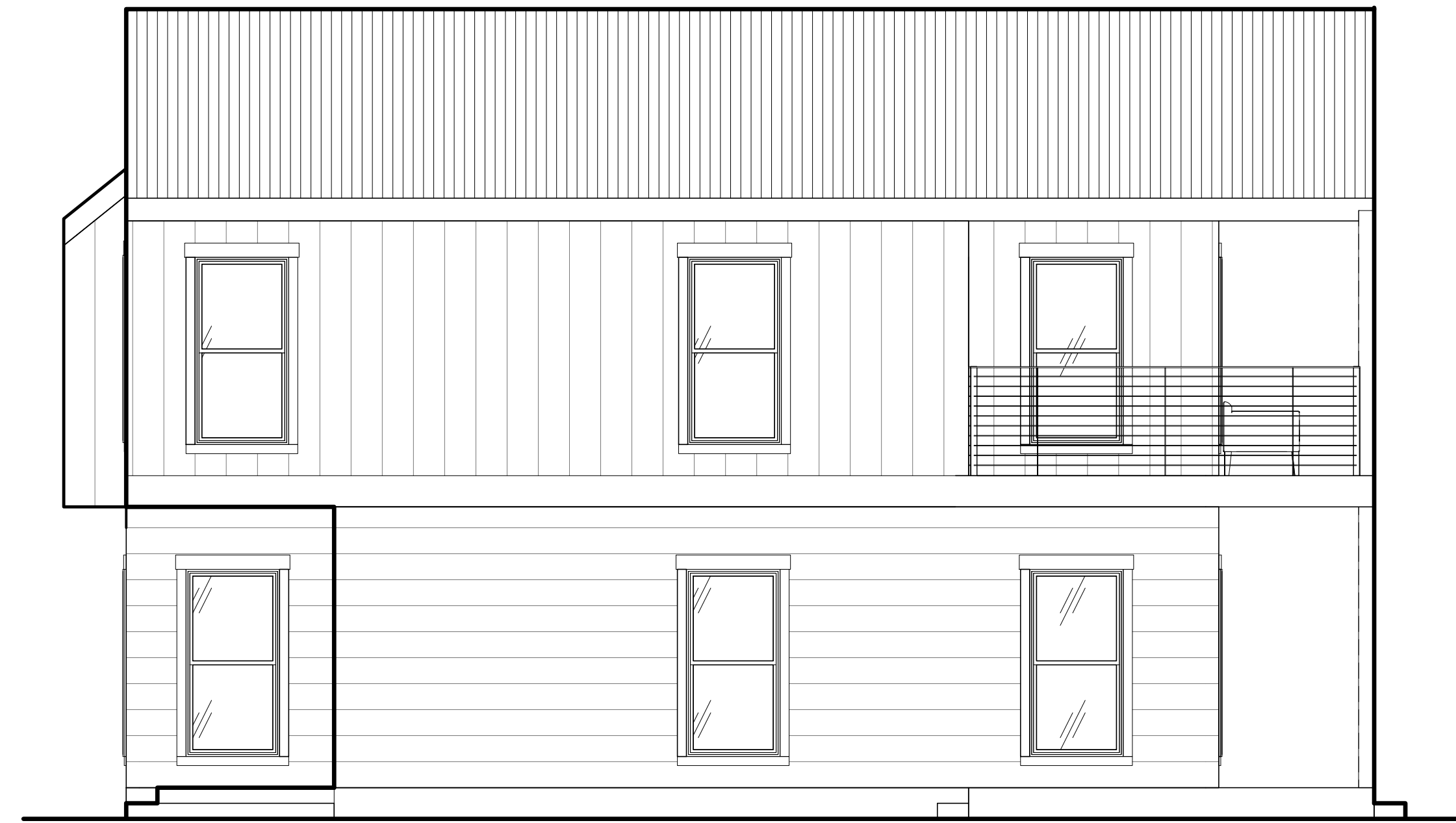
1 FLOOR PLAN
SCALE 1/4" = 1'-0"



2 SECOND FLOOR
SCALE 1/4" = 1'-0"



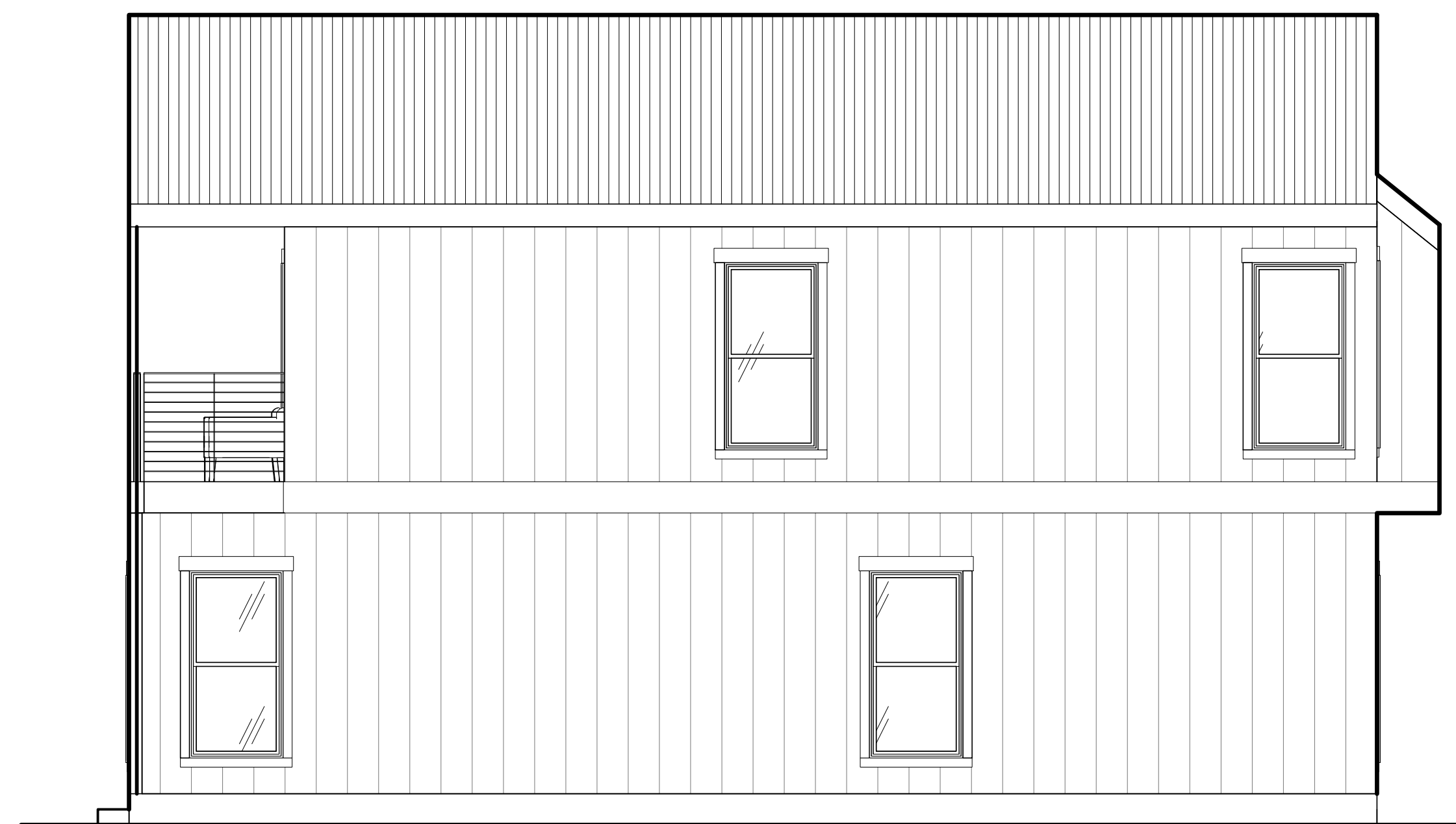
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



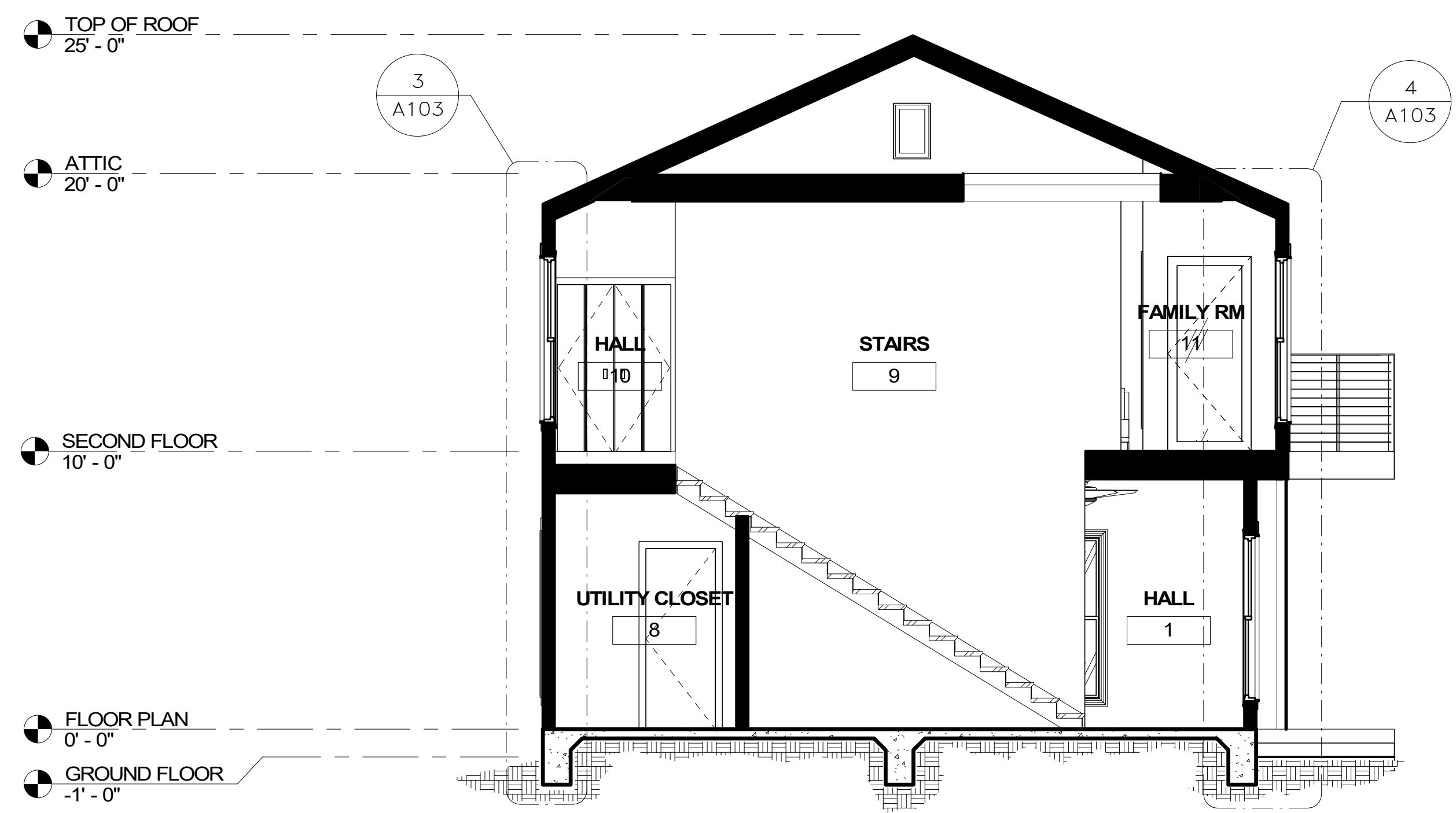
2 EAST ELEVATION
SCALE 1/4" = 1'-0"



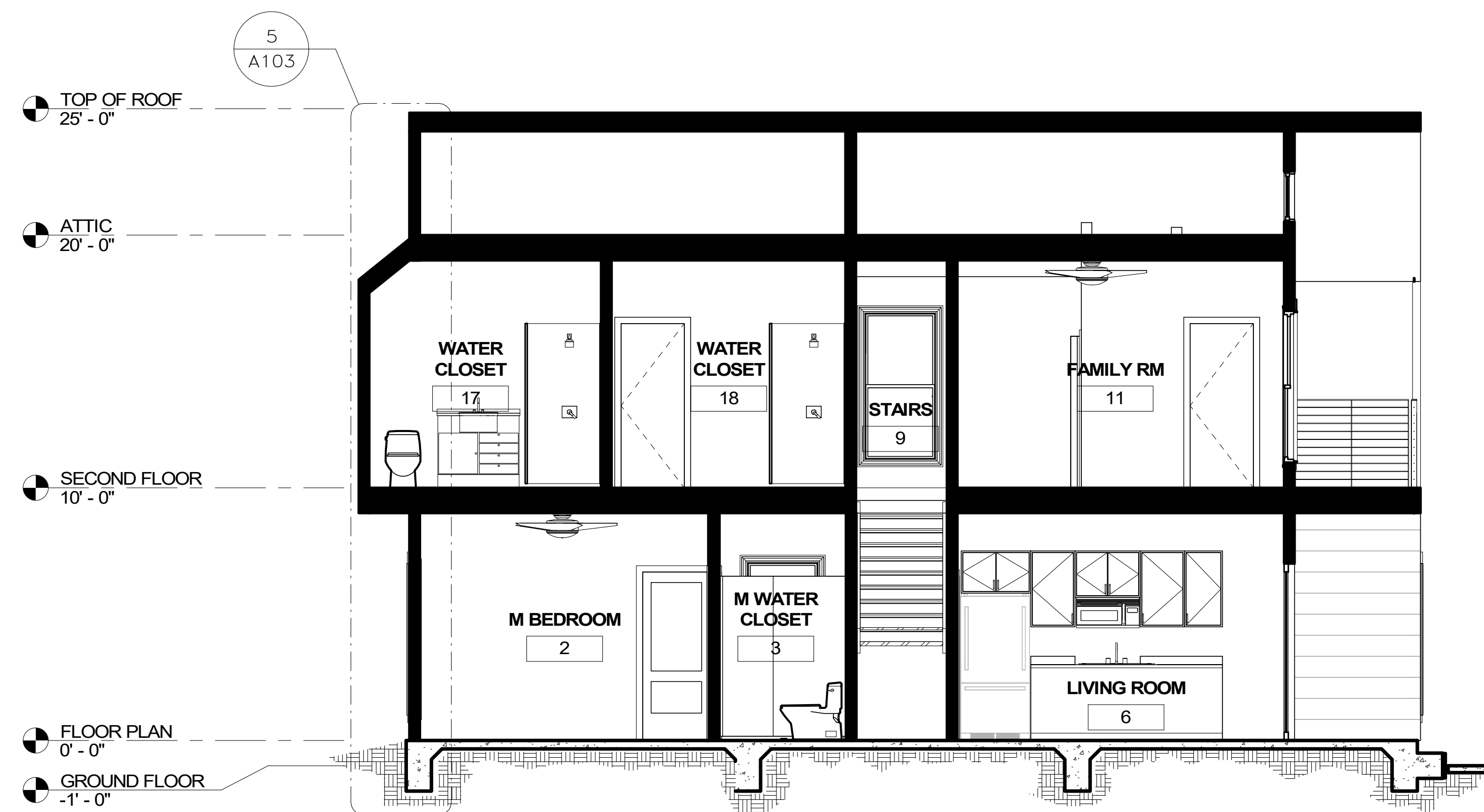
3 SOUTH ELEVATION
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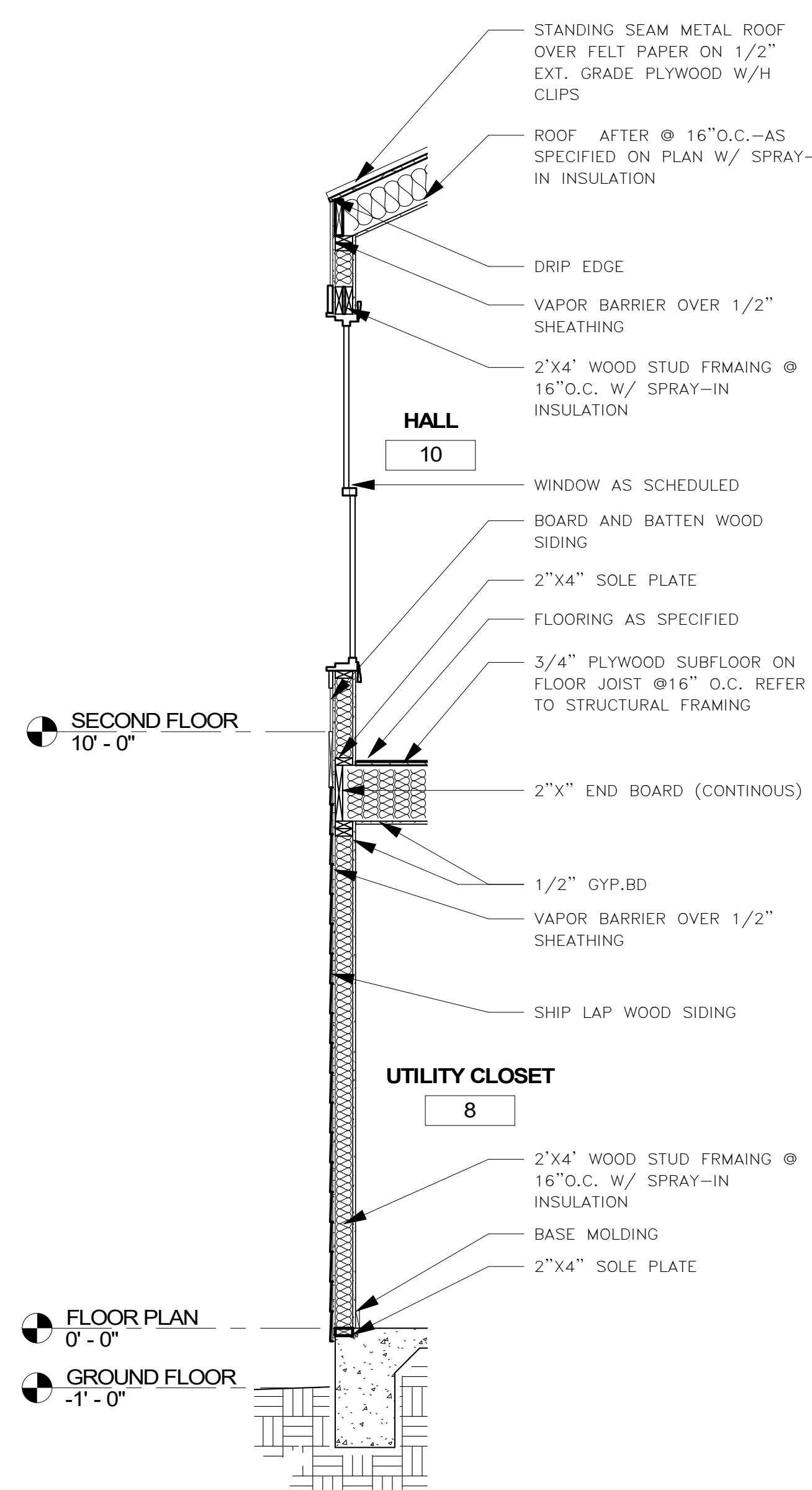
4 WEST ELEVATION
SCALE 1/4" = 1'-0"



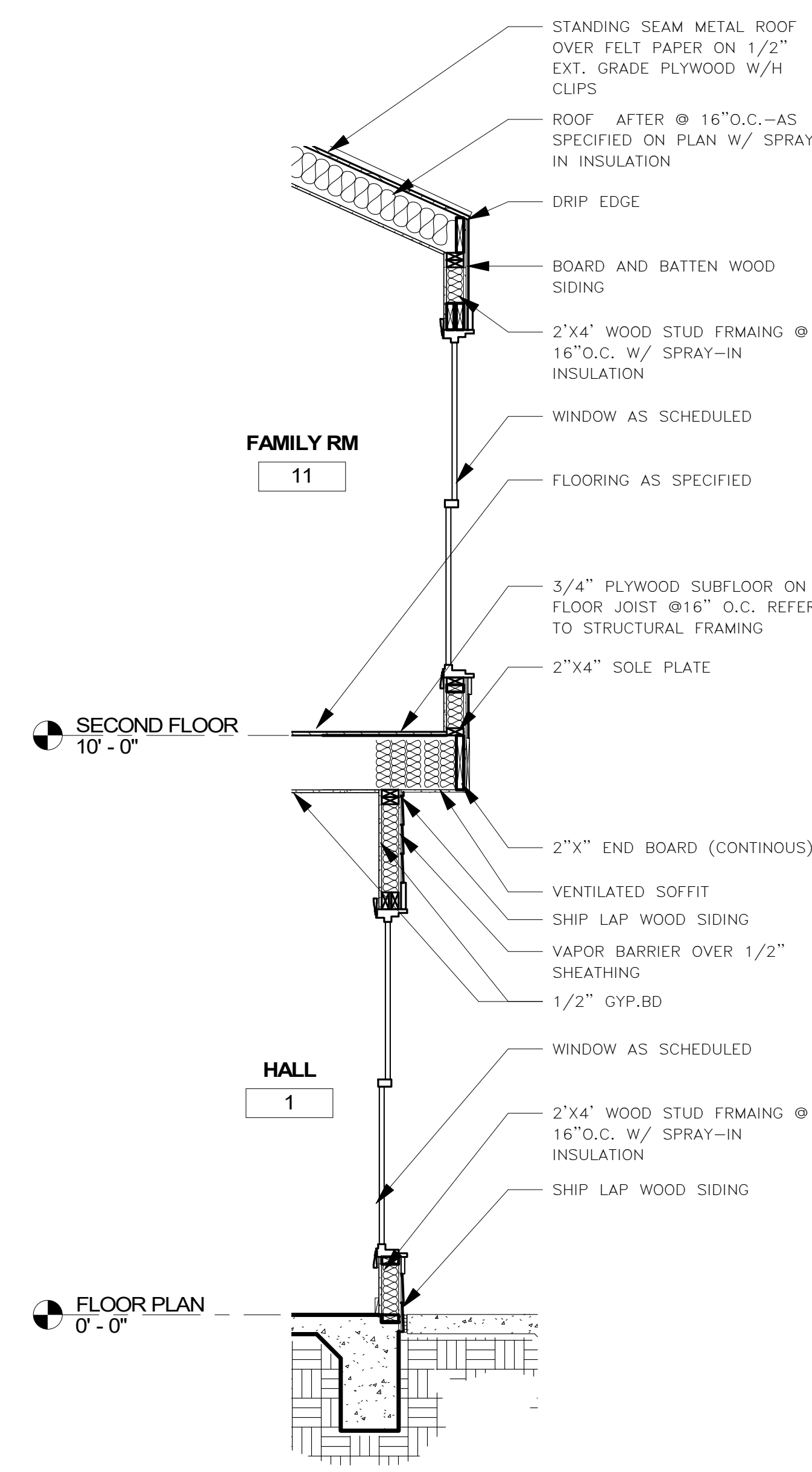
1 BUILDING SECTION
SCALE 1/8" = 1'-0"



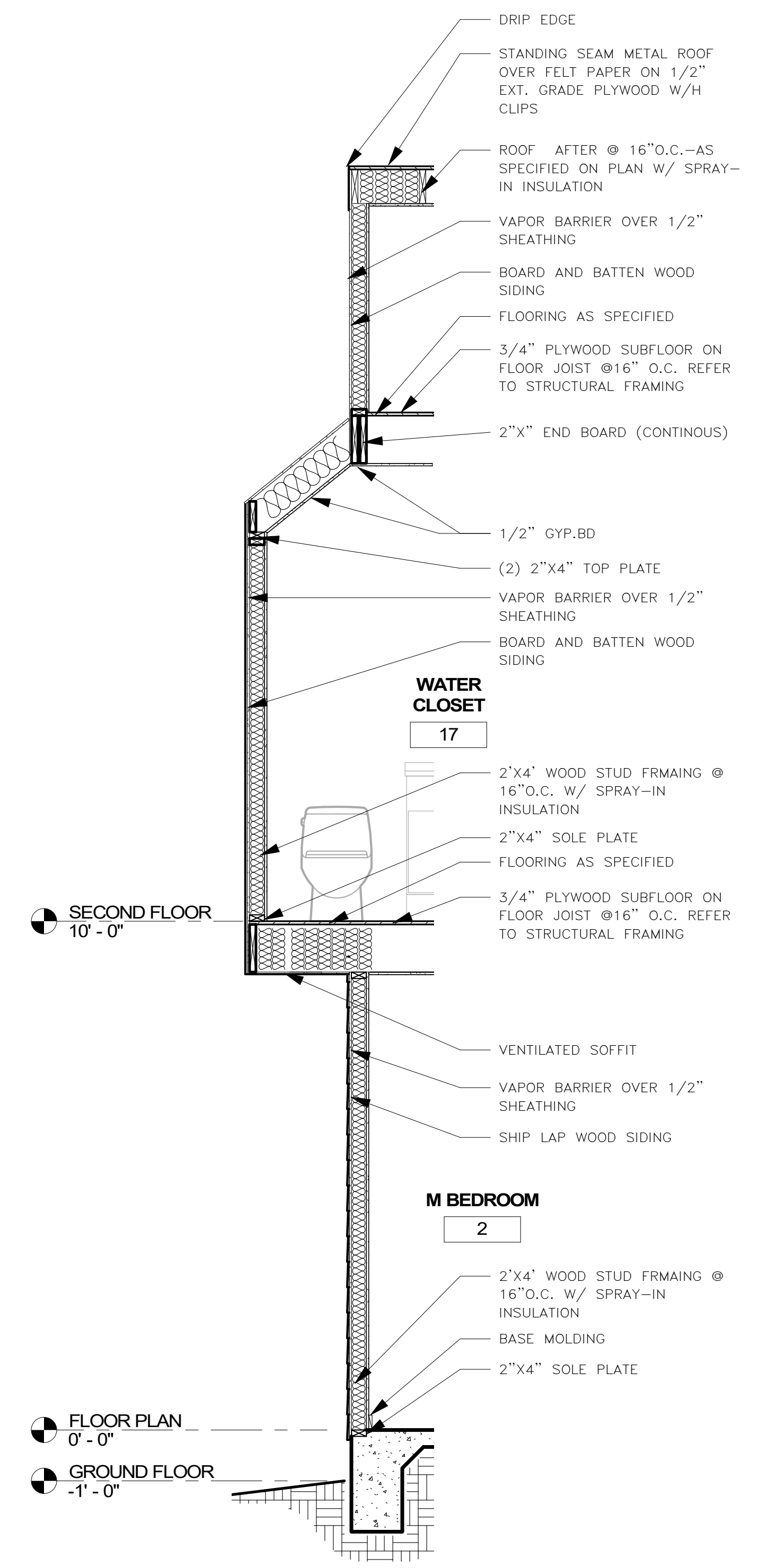
2 BUILDING SECTION
SCALE 1/8" = 1'-0"



3 WALL SECTION
SCALE 1/2" = 1'-0"



4 WALL SECTION
SCALE 1/2" = 1'-0"



5 WALL SECTION
SCALE 1/2" = 1'-0"

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.

Dignowity Hill

334 BURLESON

San Antonio Tx 78203

PROJECT NO. S-363
CONSTRUCTION DOCUMENTS
28 JULY 2021



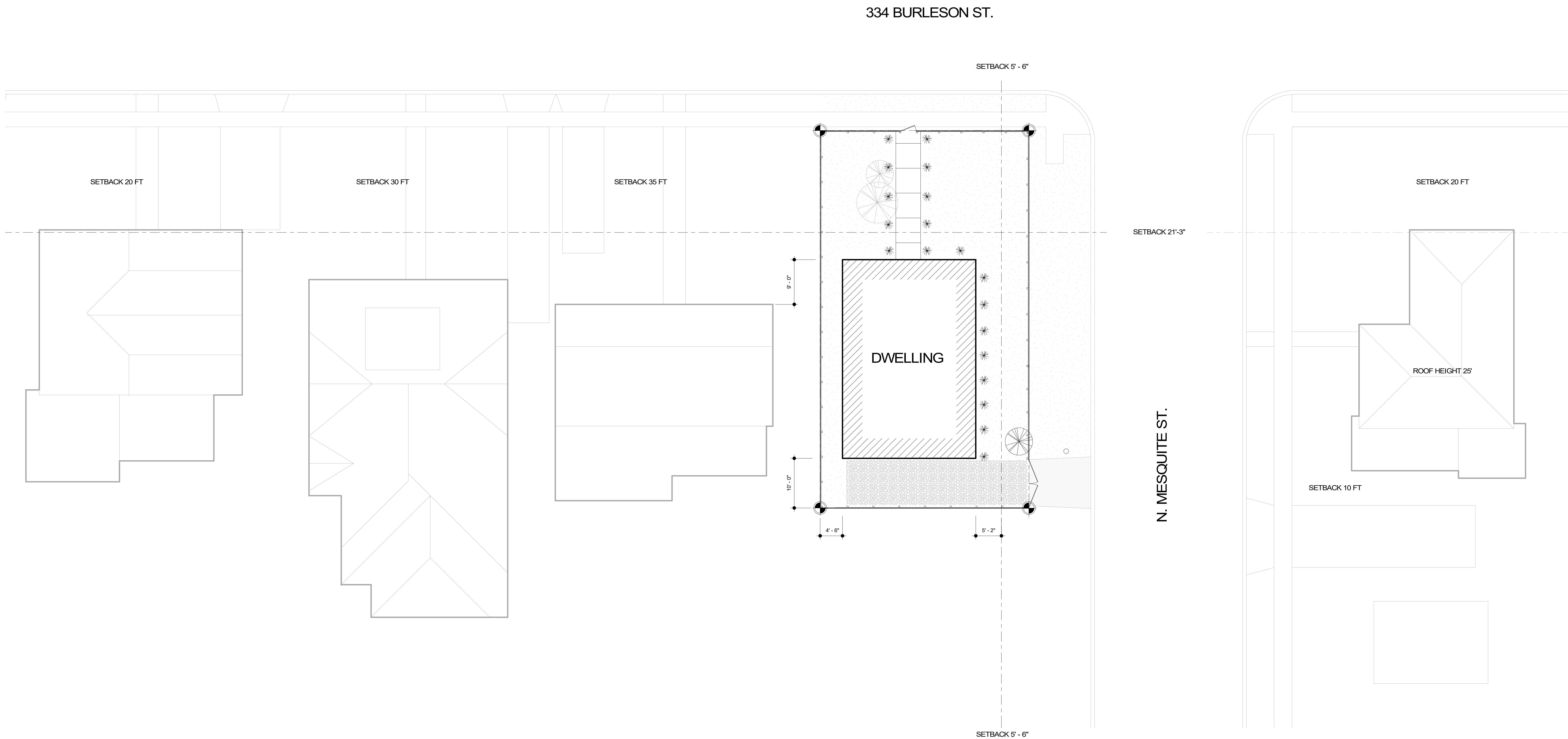
5 ELEMENTS INTERNATIONAL

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G001 COVER SHEET
L101 LANDSCAPE PLAN
AS101 SITE PLAN
A101 FLOOR PLANS
A102 ELEVATIONS
A103 SECTIONS

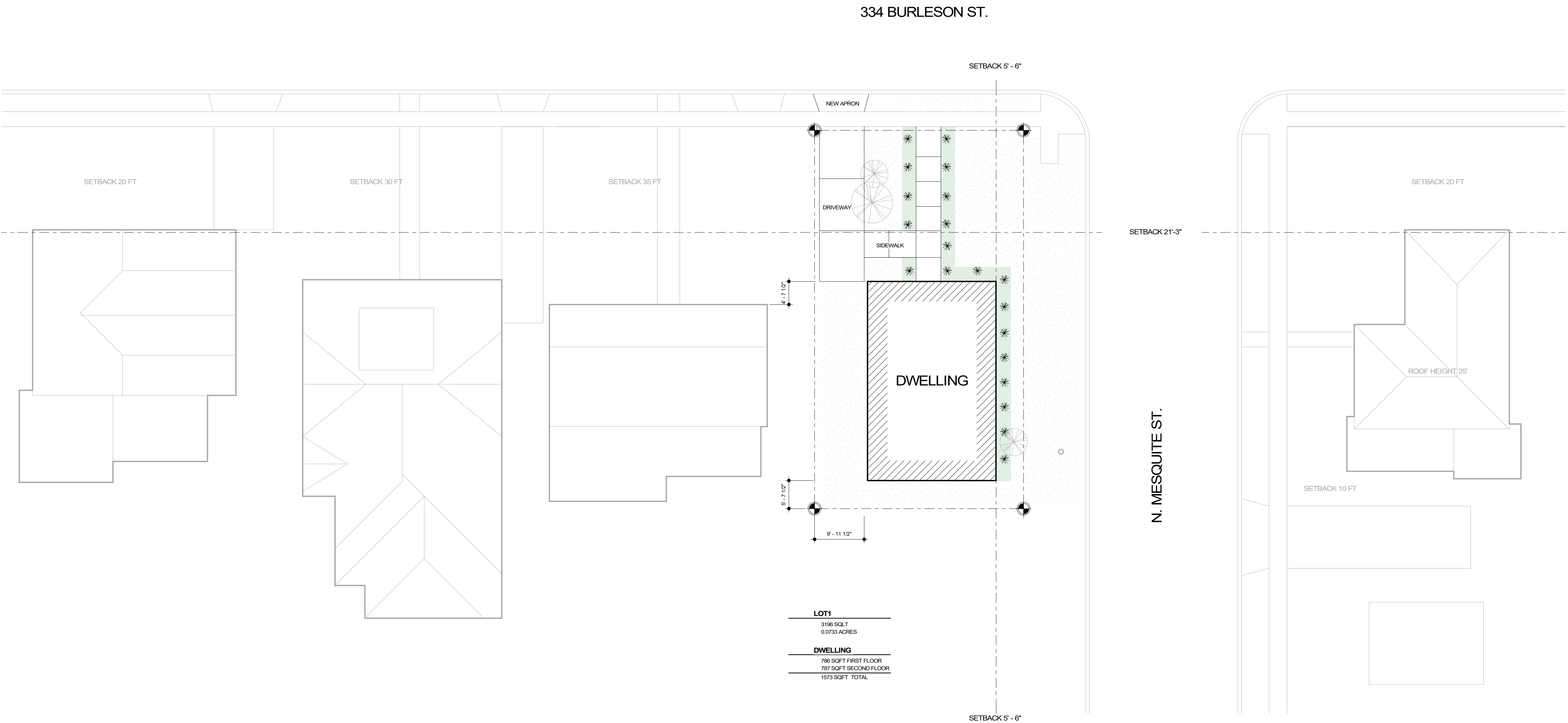
ARCHITECTURE | DEVELOPMENT | CONSTRUCTION | MAINTENANCE

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.



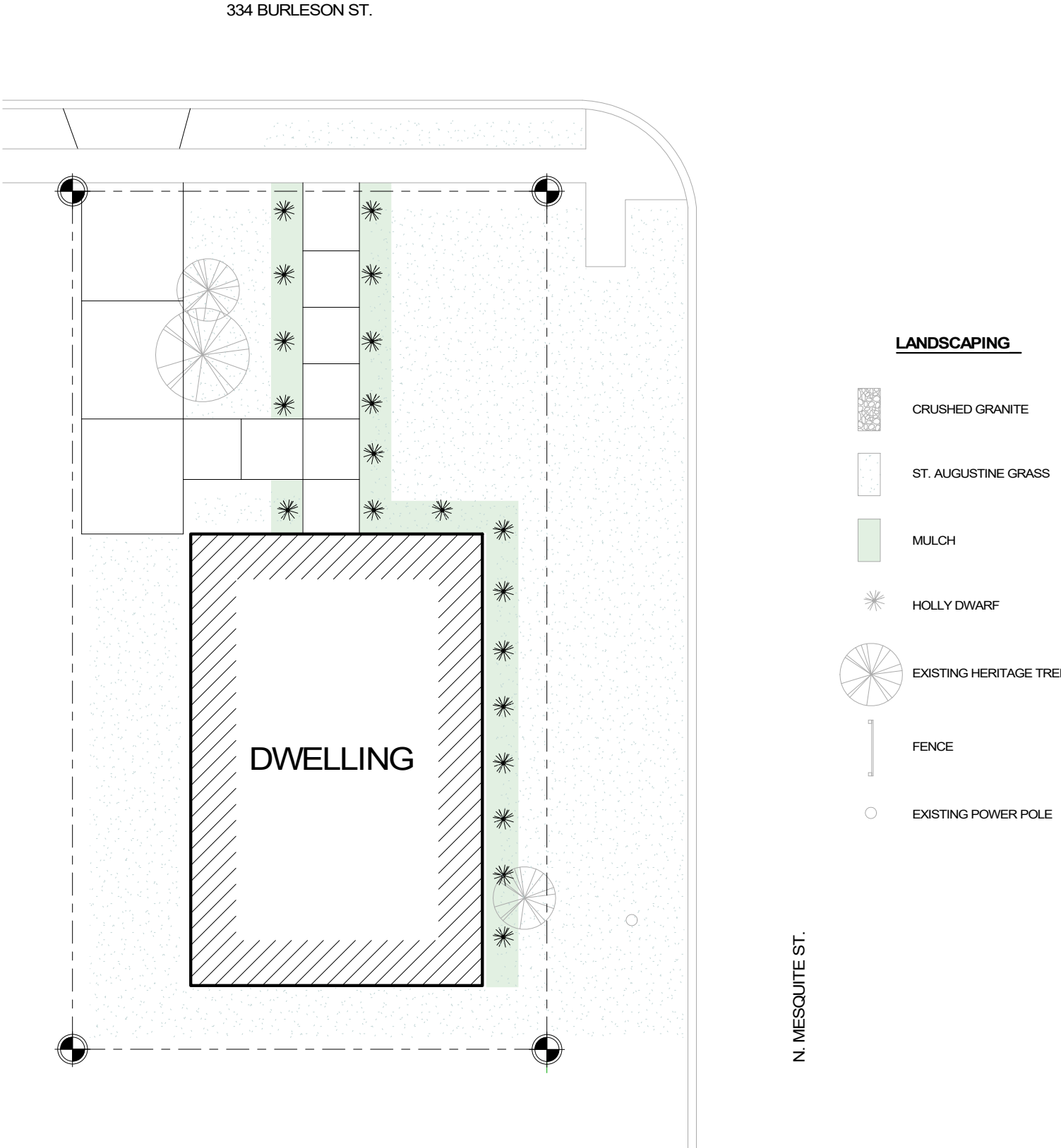
1 SITE PLAN
SCALE 1/8" = 1'-0"

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.



1 SITE PLAN ALT1
SCALE 1/8" = 1'-0"

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.



REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.



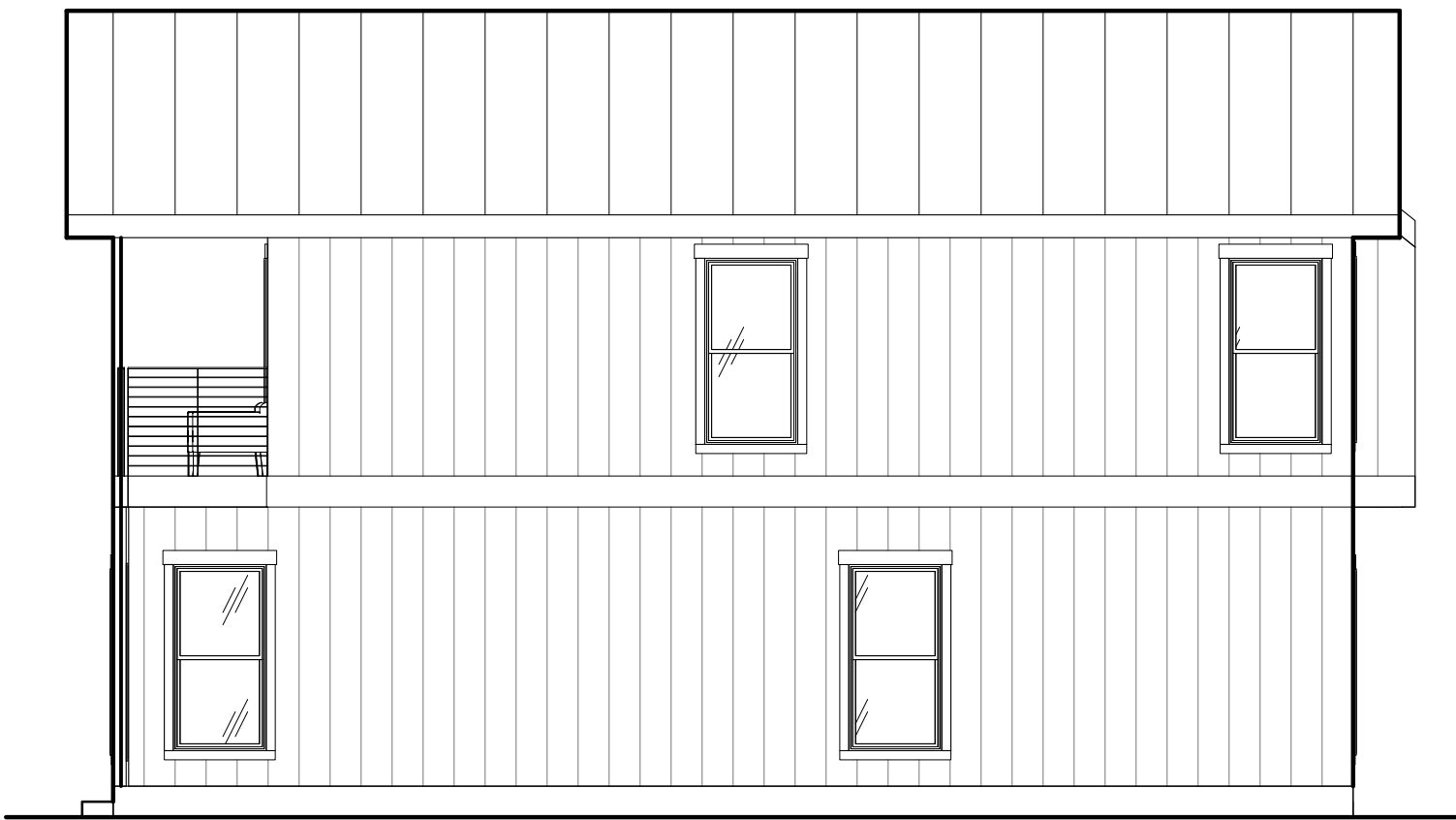
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



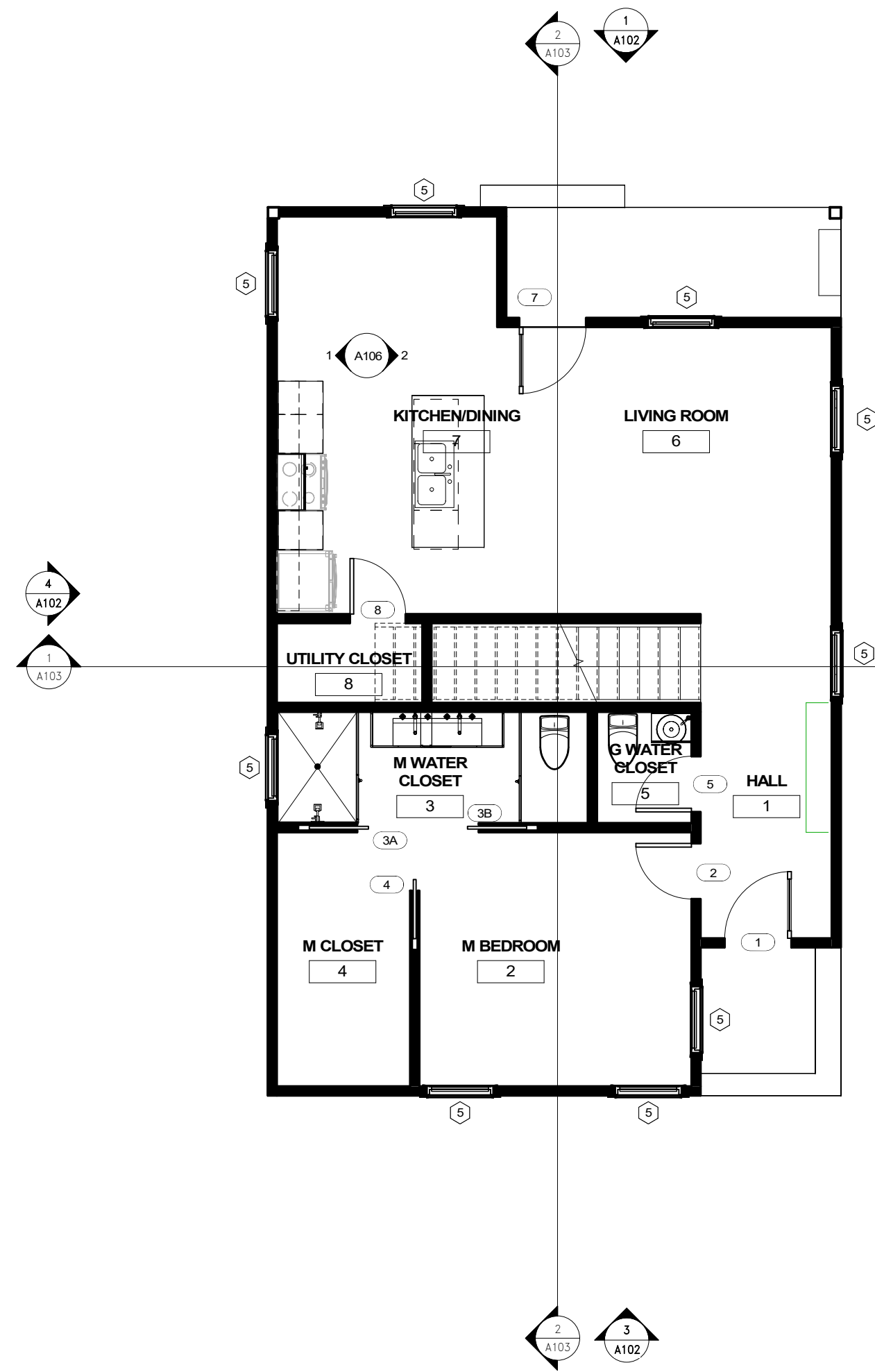
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



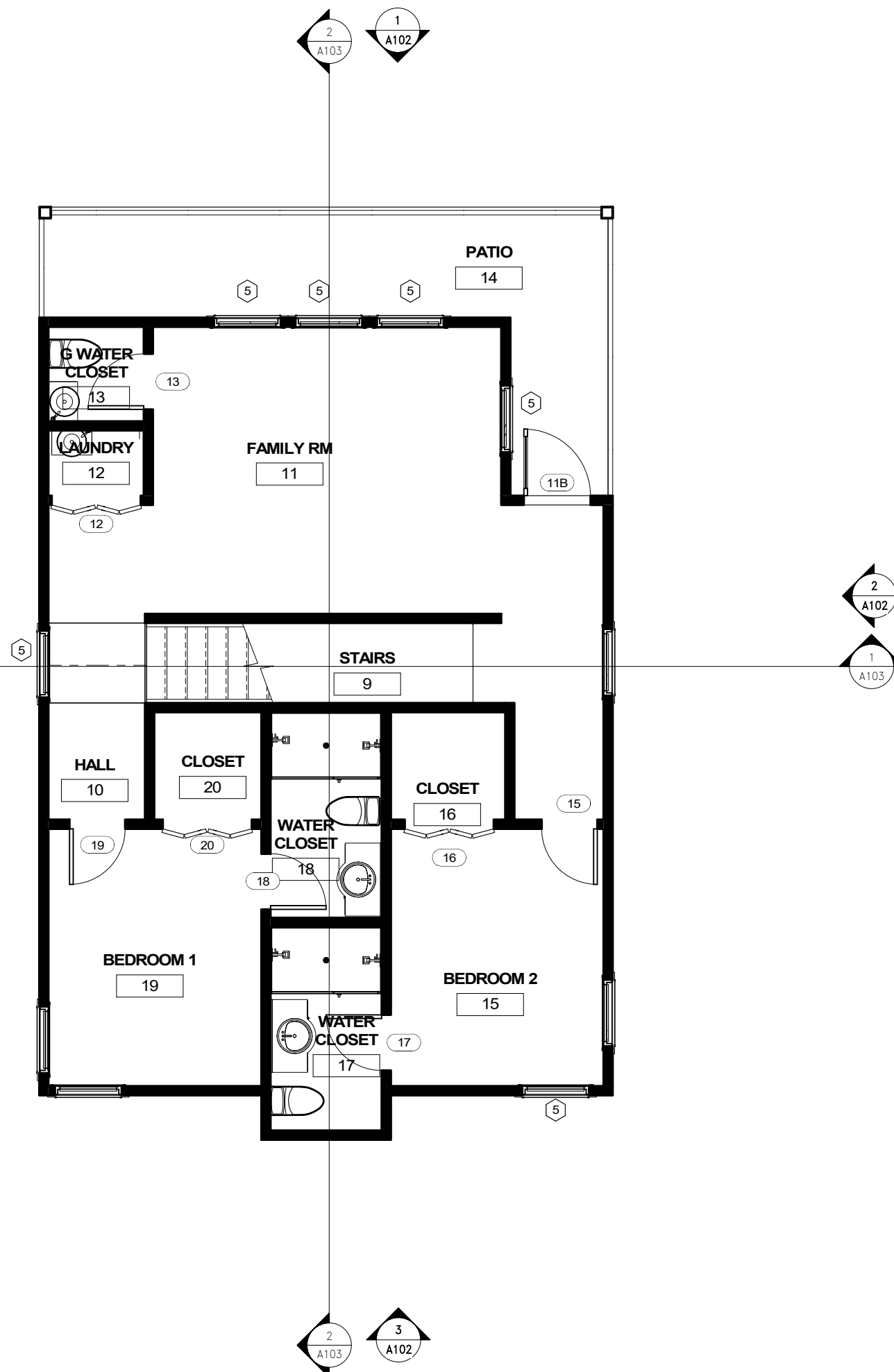
3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



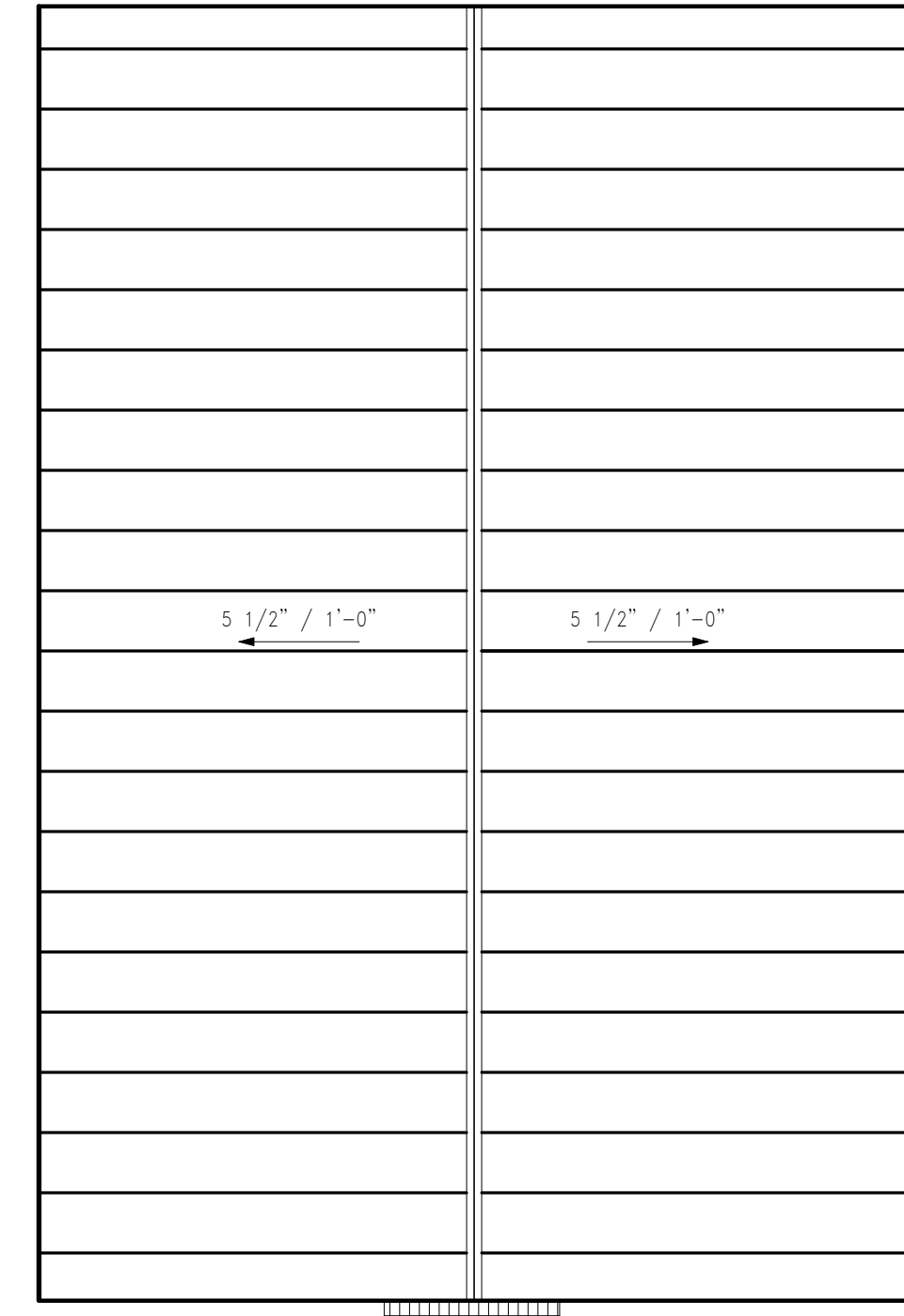
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN
SCALE 1/4" = 1'-0"



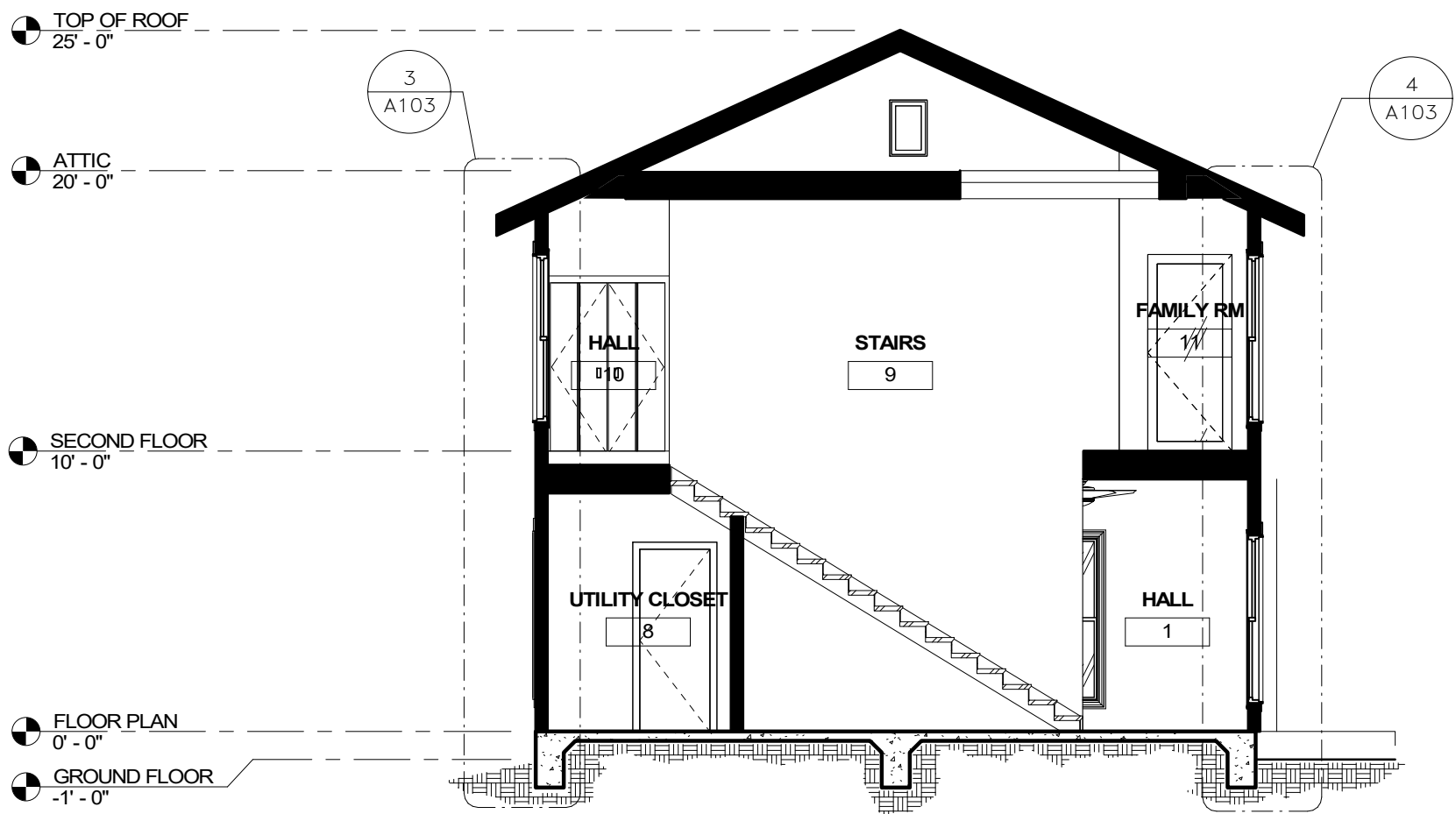
2 SECOND FLOOR
SCALE 1/4" = 1'-0"



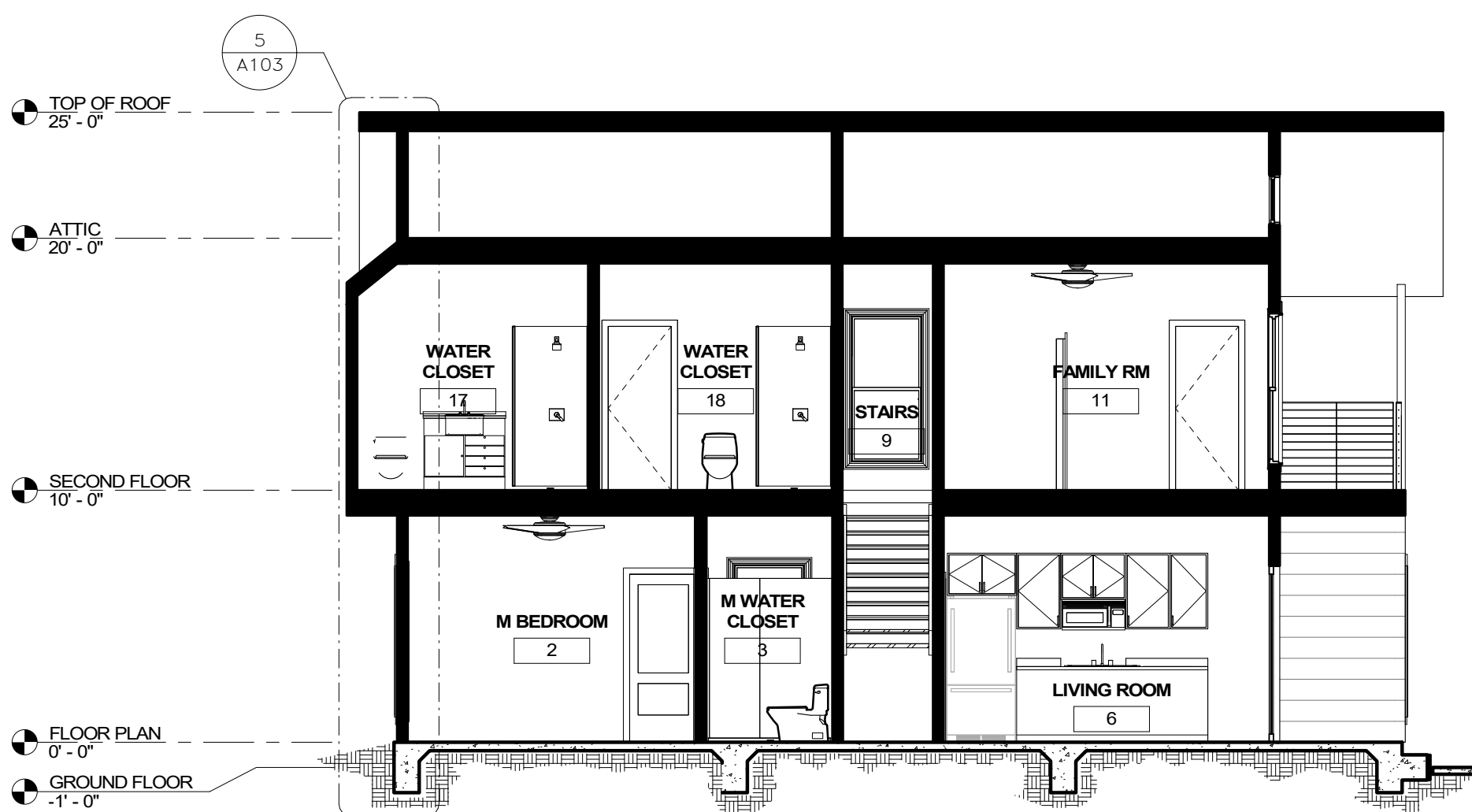
4 ROOF PLAN
SCALE 1/4" = 1'-0"

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.

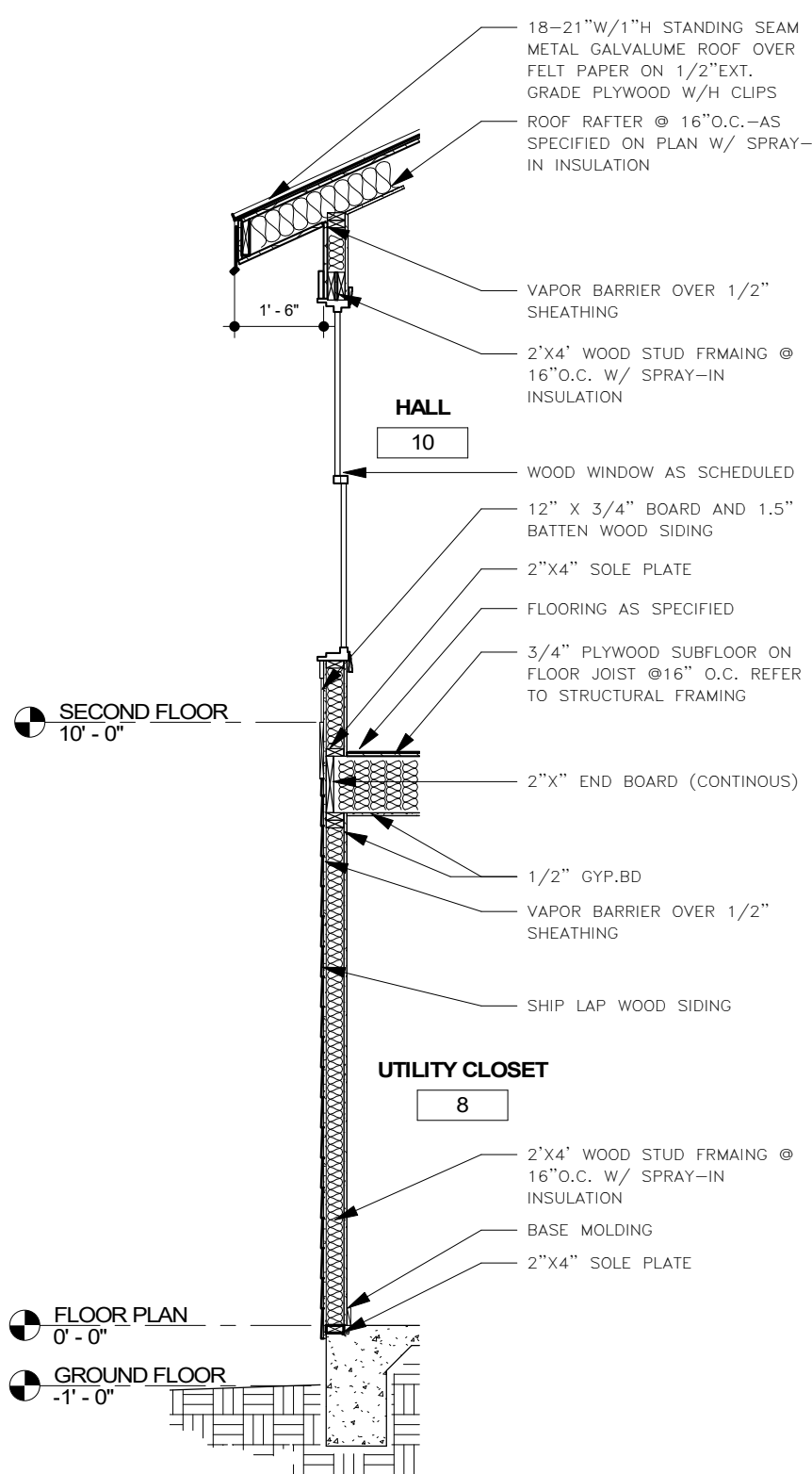
REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT.



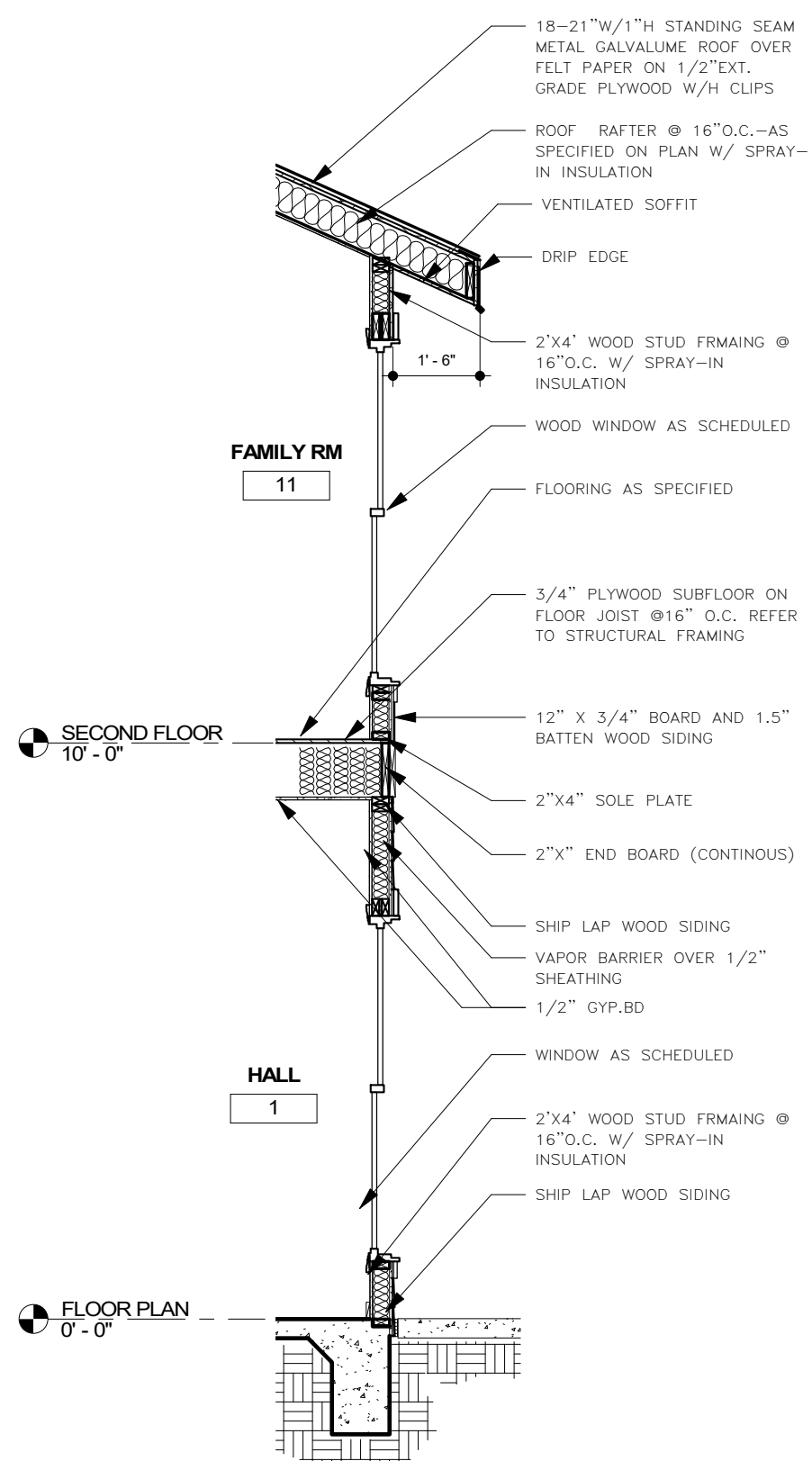
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



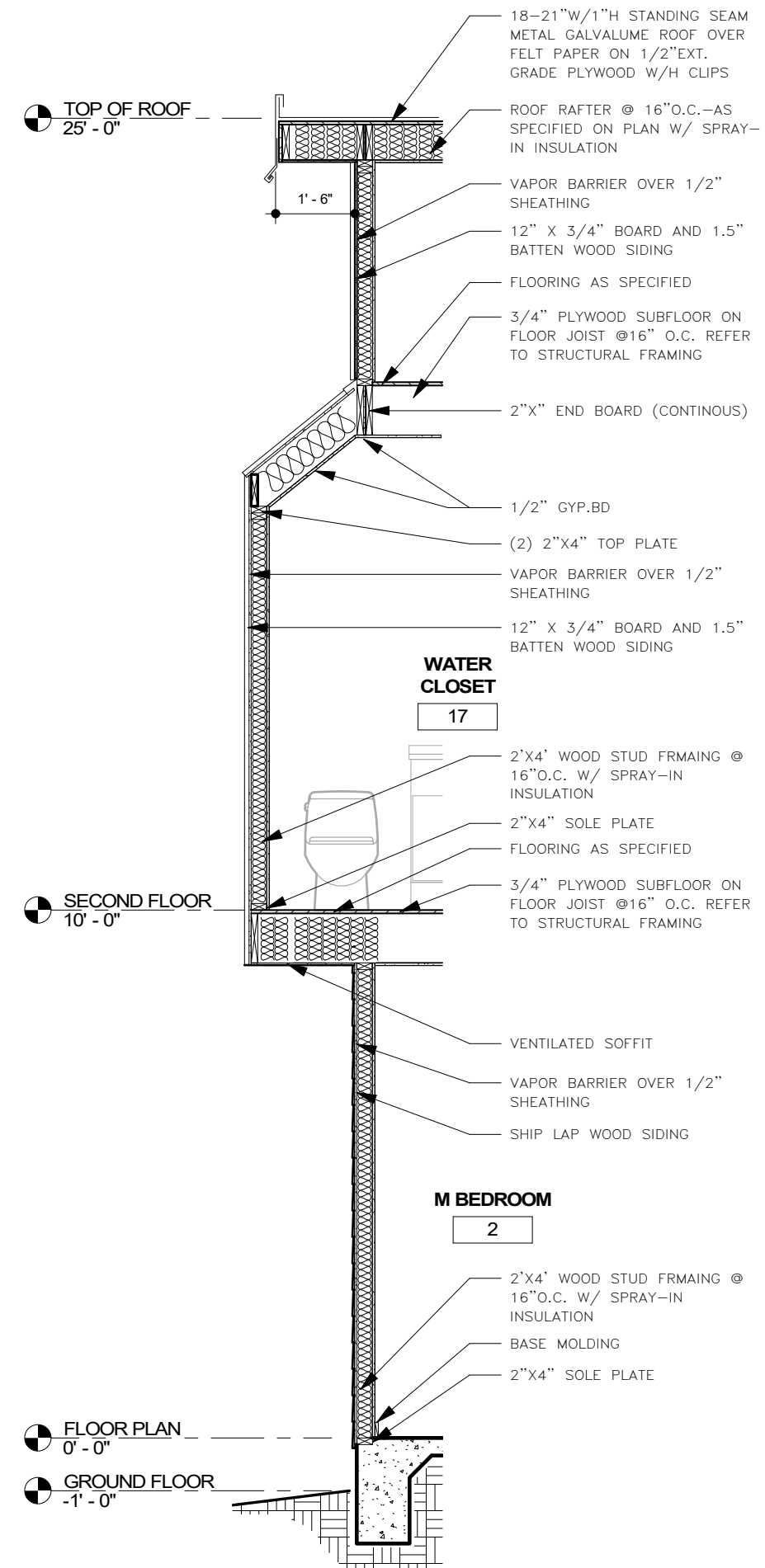
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 WALL SECTION
SCALE: 1/2" = 1'-0"



4 WALL SECTION
SCALE: 1/2" = 1'-0"



5 WALL SECTION
SCALE: 1/2" = 1'-0"