

HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

HDRC CASE NO: 2025-093
COMMON NAME: 508 & 510 BOOKER ALLEY
LEGAL DESCRIPTION: NCB 560 BLK 18 LOT W 21.2 FT OF E 30 FT OF N 86.62 FT OF 9
NCB 560 BLK 18 LOT E 8.8 OF N 86.62 OF 9 & W 29.7 OF N 86.62 FT
OF 9
ZONING: R-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Felix Ziga/Ziga Architecture Studio, PLLC
OWNER: RAMIRO MORENO/RAMIRO MORENO
TYPE OF WORK: Construction of a 2.5-story, single family residential structure and a
detached, 2-story accessory structure
APPLICATION RECEIVED: April 10, 2025
60-DAY REVIEW: June 9, 2025
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a 2.5-story, single-family residential structure on the lot identified as 510 Booker Alley.
2. Construct a 2-story, residential structure on the lot identified as 508 Booker Alley. The structure has been positioned as an accessory structure to the structure proposed at 510 Booker Alley.

These structures are proposed on separate lots; however, they are one request from the applicant. Both lots are 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

- i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
 - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
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

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2.5-story, single-family residential structure on the lot identified as 510 Booker Alley, and to construct a 2-story, residential structure on the lot identified as 508 Booker Alley; this structure has been positioned as an accessory structure to the structure proposed at 510 Booker Alley. These structures are proposed on separate lots; however, they are one request from the applicant. Both lots are located within the Dignowity Hill Historic District.
- b. SUB-COMMITTEE REVIEW – This request was reviewed by the Design Review Committee on April 22, 2025. At that meeting, committee members comments on architectural details, setbacks, and height, and recommended that the applicant provide more information regarding the overall height and modify fenestration and window profiles.
- c. CONTEXT & DEVELOPMENT PATTERN – The applicant is proposing new construction at 508 and 510 Booker Alley, two lots which are currently void of structures, with the exception of a small, prefabricated storage shed. This block of Booker Alley is located between Dawson and Nolan Streets and is accessed from both N Cherry and N Mesquite Streets. Historically, the rear of lots are accessed from the alley. One single-family residential structure fronts the alley, at the rear of the lot addressed as 511 Dawson Street. Primarily the block bounded by Dawson to the south, N Mesquite to the east, Nolan to the north and N Cherry to the west features 1-story, single-family residential structures. N Cherry Street is the western boundary of the Dignowity Hill Historic District.
- 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 examples found on the block. Booker Alley does not have a historic, established setback pattern regarding front setbacks as there is only one structure fronting the alley; however, there are two historic structures that feature side setbacks on the alley. The applicant has proposed a front setback that is greater than the side setbacks of both previously noted historic structures. Staff finds the proposed setback to be appropriate and consistent with the Guidelines.
- e. ENTRANCES – The applicant has proposed for the new construction at to feature a front facing entrance door. This is consistent with the Guidelines for New Construction, and consistent with historic examples found within the district.
- 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. 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 block primarily features 1-story residential structures; however, a 2-story structure is located on the adjacent lot, fronting N Cherry. The applicant has proposed a 2.5-story structure with occupiable attic space. The proposed height of the new construction is approximately thirty-five (35) feet. The applicant has provided a street elevation noting the proposed new construction's height in relationship to that of the historic structure at 512 N Cherry. Generally, staff finds the proposed height to be appropriate and consistent with the Guidelines, as its location on an alley will reduce its visibility and perceived height from rights of way on primary streets.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.a.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Foundation heights in the immediate vicinity appear to be between 1 and 2 feet in height. The applicant has proposed a foundation height of one (1) foot. Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- h. ROOF FORM – The Guidelines for New Construction 2.B.i. note that roof forms that are consistent with those predominantly found on the block should be incorporated into new construction. This includes roof pitch, overhangs, and orientation. The applicant has proposed front facing gabled roofs, as well as attic dormers with low sloped shed roofs. Both of these roof forms are found historically within the Dignowity Hill Historic District. Staff finds the proposed roof forms to be appropriate and consistent with the Guidelines.
- i. LOT COVERAGE – The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Per BCAD, the lot at 508 Booker Alley features 1,827 square feet. Per BCAD, The lot at 510 Booker Alley features 3,393 square feet. Combined, these lots feature a

total footprint of 5,220 square feet. The applicant has proposed a footprint of 1,802 square feet for the primary structure. The proposed building footprint is consistent with the Guidelines.

- j. **MATERIALS** – The applicant has proposed materials that include stucco, a standing seam metal roof with a charcoal finish, aluminum clad wood windows, steel and wood columns, and wood tongue and groove soffits. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed stucco application should be traditional in nature and should not include contemporary seams and expansion joints. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide that are smooth with no corrugation or striation, seams that are 1 to 2 inches in height, and either a crimped ridge seam, a ridge sleeve, or a lot profile ridge cap.
- k. **WINDOW MATERIALS** – The applicant has proposed aluminum clad wood windows. Staff finds the proposed windows to be appropriate and consistent with the adopted standards for windows in new construction. Windows should be installed to adhere to the adopted standards for windows in new construction.
- l. **FENESTRATION PROFILE** – The Guidelines for New Construction 2.C.i. notes that window and door openings in new construction should feature similar proportions to wall to window space as typical with nearby historic facades. The Guidelines note that window and door openings shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Adjacent historic facades feature traditionally sized and proportioned windows, predominantly in a one over one configuration. The applicant has proposed fenestration that staff generally finds to be appropriate; however, staff finds that grouped windows should be separated by mullions of approximately six (6) inches in width.
- m. **PORCH** – The Historic Design Guidelines for New Construction 4.A.ii. notes that new construction should incorporate architectural details that are in keeping with the predominant architectural style along the back face or within the district when one exists. Historically, houses within the Dignowity Hill Historic feature front porches that are incorporated into the massing of the house. While the applicant has proposed a porch that's massing is incorporated into that of the residential structure, the applicant has proposed a porch depth of approximately 3' – 6". Historic porches found within the district typically feature a depth of at least five (5) feet. Staff finds that the applicant should increase the depth of the front porch to at least five (5) feet. Generally, staff finds the porch column and roof design to be appropriate.
- n. **ARCHITECTURAL DETAILS** – As noted in the above finding, staff finds that the applicant should consider an increase in porch depth to feature at least five (5) feet in depth, and that all grouped windows should be separated by a mullion of six (6) inches in width.
- o. **SECONDARY STRUCTURE** – At the rear of the primary structure, the applicant has proposed a 2-story, accessory structure. The proposed structure will feature a front facing gabled roof, an aluminum and glass garage door, and materials to match those proposed for the primary structure.
- p. **SECONDARY STRUCTURE (Massing, Form, and Orientation)** – The proposed accessory structure is to feature a footprint of 382 square feet, an overall height of approximately twenty-five (25) feet in height, is proposed to be located at a rear corner of the property and feature an orientation that matches that of the primary structure on site. Generally, staff finds the proposed massing, form and orientation to be appropriate.
- q. **SECONDARY STRUCTURE (Architectural Details)** – As noted in finding o, the applicant has proposed materials to match those of the primary structure, an aluminum and glass garage door, and aluminum clad wood windows. Staff finds that the proposed stucco application should be traditional in nature and should not include contemporary seams and expansion joints. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide that are smooth with no corrugation or striation, seams that are 1 to 2 inches in height, and either a crimped ridge seam, a ridge sleeve, or a lot profile ridge cap. Additionally, windows should be installed to adhere to the adopted standards for windows in new construction.
- r. **LANDSCAPING** – The applicant has noted the installation of grass within the front, side and rear yards. Any additional landscaping information should be submitted to OHP staff for review and approval.
- s. **DRIVEWAY** – The applicant has proposed a driveway to lead from Booker Alley to the proposed accessory structure. The driveway will feature a width of ten (10) feet from the alley and then expand to approximately thirteen (13) feet in width. While thirteen (13) feet in width is wider than the Guidelines' recommended width, the proposed driveway is accessing an alley, which historically did not feature a traditional driveway as a primary street would have. Staff finds the proposed width to be appropriate.
- t. **WALKWAY** – The applicant has proposed a walkway leading from the front porch of the primary structure to the right of way at Booker Alley. Staff finds this to be appropriate.
- u. **MECHANICAL EQUIPMENT** – The applicant has proposed to locate mechanical equipment at the roof level where it will be screened by a parapet wall. Generally, staff finds this to be appropriate.

RECOMMENDATION:

Staff recommends approval of both request items #1 and #2 with the following stipulations:

- i. That the proposed stucco application should be traditional in nature and not include contemporary seams and expansion joints. Additionally, staff recommends that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide that are smooth with no corrugation or striation, seams that are 1 to 2 inches in height, and either a crimped ridge seam, a ridge sleeve, or a lot profile ridge cap.
- ii. That all aluminum clad wood windows be installed to adhere to the adopted standards for windows in new construction.
- iii. That all grouped windows be separated by mullions of approximately six (6) inches in width, as noted in finding l. Additionally, staff recommends that all windows with the exception of the proposed three square windows in bathrooms feature top and bottom sashes.
- iv. That the applicant increase the depth of the proposed porch to feature at least five (5) feet in depth, as noted in finding m.

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 materials inspection is required to verify that all standing seam metal roof specifications are met, prior to installation. The inspection must be coordinated with OHP staff and an inspection form must be completed prior to the scheduling of an inspection.



Dawson St

Dawson St

Dawson St

N Cherry St

N Cherry St

N Cherry St

Booker Alley

Booker Alley

Booker Alley

EagleViewImage
Captured: Mar 16, 2025

20 ft
5 m





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

Historic and Design Review Commission
Design Review Committee Report

DATE: April 22, 2025

HDRC Case #: 2025-093

Address: 508 / 510 Booker Alley

Meeting Location: Webex

APPLICANT: Felix Ziga/Ziga Architecture Studio

DRC Members present: Monica Savino, Jeffrey Fetzner, Jimmy Cervantes

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a 2-story, single family residential structure and a detached, 2-story accessory structure

COMMENTS/CONCERNS:

FZ: Overview of request and context of adjacent properties.

FZ: Overview of updated design and design elements.

JF: The updated design has come a long way and incorporates forms and elements that are found traditionally in the neighborhood (roof form).

JF: Question about lot coverage ration (high 40's, below 50%)

JF: Question about porch depth.

ALL: Comments about setbacks. Behind both historic structures and are aligned with the neighboring accessory structure.

MS: Updated design is a much better fit.

MS: Comments about height – the overall height is tall. Having a comparison analysis would be helpful to determine how it compares to the adjacent, historic structure.

MS: Questions about window profiles and operability. AZ: Windows are fixed.

JF: Question about dormer plate height.

JF: Questions about driveway width.

MS: Suggests that the square windows be changed to more traditionally proportioned windows.

MS: Include more traditionally proportioned windows.

MS: Square windows at dormers is okay.

OVERALL COMMENTS:



508-510 BOOKER ALLEY – NARRATIVE

Requesting final approval to construct a two and a half story house with a two story detached garage on a vacant lot.

The project will include a 10ft wide concrete driveway, and a walkway connecting the house to the street. The existing privacy fence will remain during construction and be removed after construction is complete.

There are no other lots that front Booker Alley on this block. The only structures that surround this property are a one story non-historic ADU to the east and a two story historic home to the west, that faces N Cherry St. It is also important to note that there is an approximately 4ft grade drop between the historic house at the corner and N Cherry St, which makes the house appear taller than it already is. The proposed design will not be more than one story taller than its historic neighbors and due to the significant grade difference along N Cherry St, will not overwhelm the historic house, complying with historic design guidelines.

Since there is no curb, the estimated location of the property line was used to estimate existing front setbacks. It appears the adjacent historic house does not have a side setback (sits on the side property line). The historic house at the corner of Booker Alley and Mesquite (which faces Mesquite) has an approximate 8" side setback. It is also important to note that Booker Alley has a slight curve to the south as it approaches the middle of the block which creates a greater setback between the two historic corner houses and the proposed project. The proposed front setback is behind the adjacent historic homes and in line with the adjacent non-historic ADU.

The proposed design will have a slab on grade foundation and will be elevated from the ground to match the foundation heights of other houses on the block. Existing foundation heights along Booker Alley range from approximately 12in to 18in. The proposed design will have a 12in foundation height at the front and will be within a foot of the tallest foundation height on the block.

The proposed house will have a small contemporary front porch with a standing seam metal roof. The rest of the house will have a standing seam metal roof with stucco siding in a smooth finish. The proposed structures will have aluminum clad-wood frame windows with simulated divided lights.

The proposed design maintains appropriate size, massing and proportions while using a modern interpretation of materials and architectural details at the front porch.

The design also incorporates modern window types with historic window proportions and recess distances. All rectangular windows were designed to follow similar proportions. When a lower sill was necessary to maximize wall space inside or to provide privacy in bathrooms, a square window (which is half the length of the rectangular windows on the same façade) was used. This is a typical approach on



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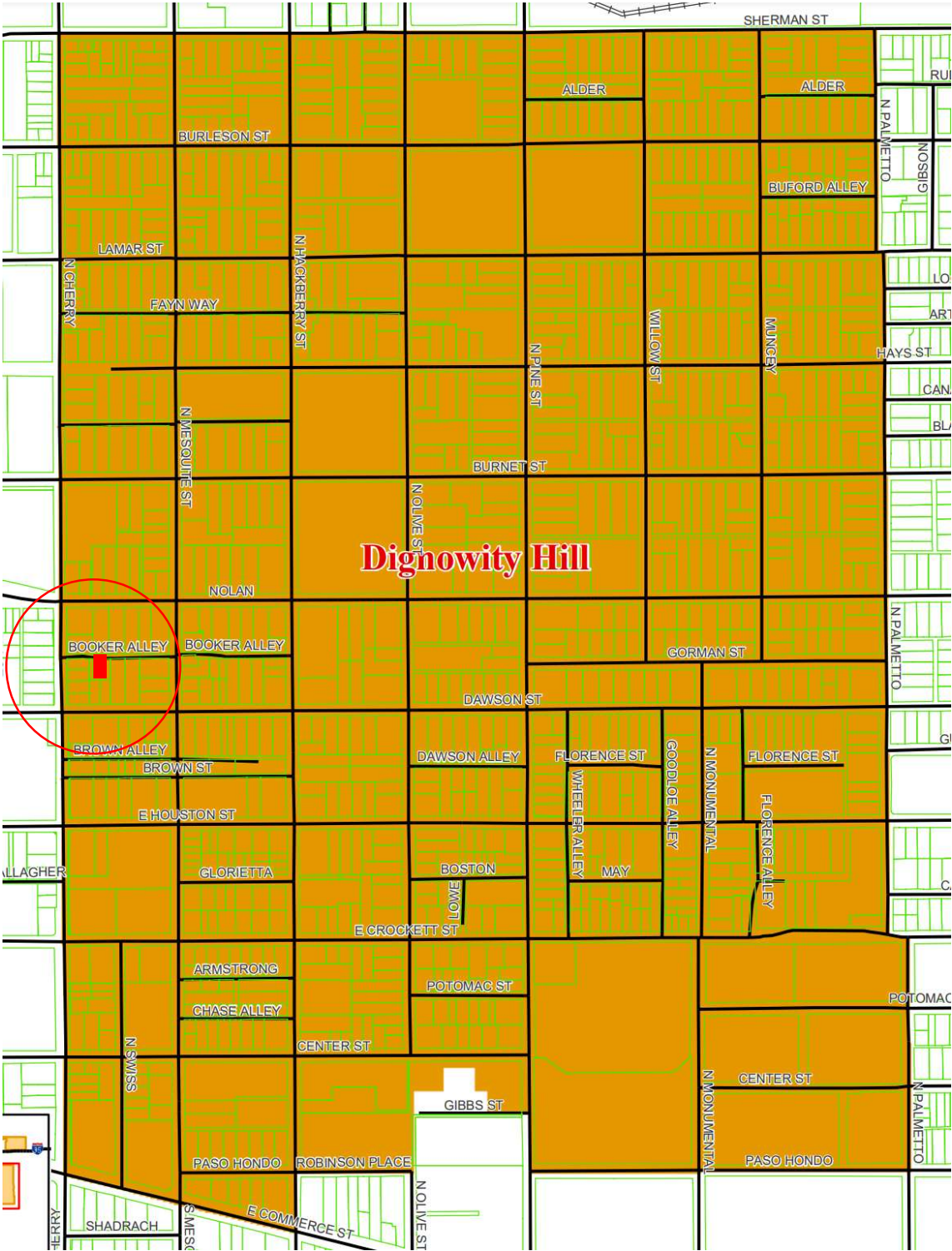
craftsman houses where they needed to maintain wall space inside. This approach was commonly used historically using fixed windows either flanking a fireplace so that built-ins could be built under the windows, or above other built-in pieces such as china cabinets or buffets. Square window proportions with double hung windows were also common over kitchen sinks. This allows for the design to be clearly identified as contemporary, but at the same time, compatible with its historic context in material, size, scale, and proportion.

The proposed design also incorporates modern interpretations of historic details, specifically at the front porch. The design proposes flitch beam and columns at all porches and metal railings as contemporary interpretations of traditional details.

Site Photo: 508-510 Booker Alley



Project Location



Context Photos – Booker Alley view to the West



Context Photos – Booker Alley view to the East



Context Photos – N Cherry St view to the North



Context Photos – N Cherry St at the intersection with Booker Alley



Context Photos – N Cherry St view to the South



Adjacent Houses



512 N Cherry St



511 Dawson – ADU (non-historic)



515 N Mesquite



Front Setbacks along Booker Alley



The historic house at 512 N Cherry is located on the side property line. The historic house at 515 N Mesquite has an approx. 8" side setback. The adjacent non-historic ADU has a 10ft setback. The proposed front setback is behind the predominant historic setback on the block.



Foundation heights along Booker Alley



18IN



12IN



12IN

The houses on this block have foundation heights of approximately 12in-18in. The proposed 12in foundation height is consistent with adjacent foundation heights as recommended by the guidelines.



National Park Service Secretary of the Interior Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Standards for Rehabilitation vii



Architectural Materials Inspiration within Dignowity Hill Historic District: Modern interpretation of Historic Details

General Principles

Each of San Antonio's Historic Districts features a distinct set of site characteristics and architectural styles. As such, each new construction project will be reviewed within the context of its individual block and the surrounding historic district, as applicable. The following General Principles for New Construction will be considered during the review of new construction projects, in conjunction with the guidelines contained in this section:

Principle #1: Ensure that Historic Buildings Remain the Central Focus of the District

Carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them.

Principle #2: False Historicism/Conjectural History is Discouraged

Attempting to create an exact replica of historic styles for new construction blurs the distinction between old and new buildings and makes the architectural evolution of the historic district more difficult to interpret. While new construction within historic districts 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.

Principle #3: Contemporary Interpretations of Traditional Designs and Details May be Considered

When applied to a compatible building form contemporary materials and architectural details can increase energy efficiency and provide visual interest while helping to convey the fact that the building is new.

This



Although much larger overall, the new construction (left) has similar roof form and "steps-down" in height to provide a more gradual transition to existing historic structures.



The scale, massing, and form of the new structures above (top) and (bottom right) are generally consistent with nearby historic homes, helping to maintain a consistent rhythm along the street frontage.

3. Materials and Textures

Why is this Important?

Materials that are dramatically different in scale, texture, and proportion as those historically used in the district can result in new construction that appears out of place and detracts from the character of the historic district.



The materials and textures used on these new structures complement those traditionally found in the surrounding historic district.

- 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.



Architectural Materials Inspiration within Dignowity Hill: Historic Plaster/Stucco on Residential Structures



Architectural Materials Inspiration within Dignowity Hill: New Construction Stucco on Residential Structures



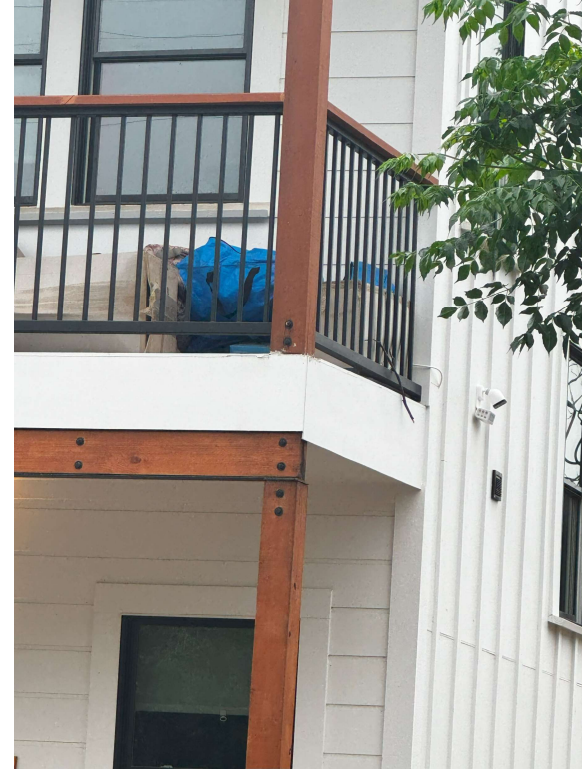
Design Inspiration: **Boston Commons**



Design Inspiration: 413 N Pine St



Design Inspiration: 126 Potomac

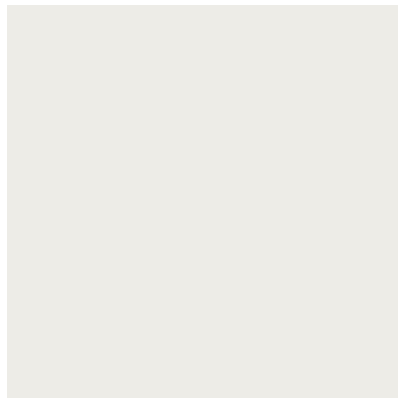


Exterior Material Palette



I-BEAM FLITCH BEAM AND
COLUMN DETAIL

BODY AND TRIM
SW7005 PURE WHITE



JELD-WEN W-2500 ALUMINUM
CLAD WINDOWS - BLACK



CLOPAY AVANTE GARAGE DOOR – BLACK
W/FROSTED GLASS



WOOD T&G SOFFITS



STANDING SEAM METAL ROOF
CHARCOAL GREY







Previous design



Proposed design



Responses to previous design staff comments:

- i. That the proposed new construction features a front setback that is equal to or greater than the side setbacks of the two structures that are adjacent to the alley, addressed as 512 N Cherry and 515 N Mesquite, and one that is greater than the new construction that fronts the alley at the rear of the lot addressed as 511 Dawson. The applicant is responsible for submitting a setback diagram to confirm appropriate setbacks. 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. ***Essentially what this is saying is that the new construction needs to generally fit within the green box shown below. This is drawn for visual reference and doesn't negate side and rear zoning setbacks.***

A setback diagram was added to the exhibits to show the adjacent historic setbacks. The proposed front setback was modified so that the new house is set behind the side setbacks of both historic structures at the corners (512 N Cherry and 515 Mesquite) and in line with the non-historic ADU at 511 Dawson.

- ii. That a foundation height that is consistent with the Guidelines be installed. ***Foundation heights in the immediate vicinity appear to be between 1 and 2 feet in height. Below are a few new construction examples of what this would look like.***

A foundation height exhibit was added to our application. This exhibit shows foundation heights along Booker Alley to be between 12-18in. The proposed 12in is within one foot of the adjacent foundation heights as recommended by the guidelines.

- iii. That roof forms that are found historically within the district be incorporated into the design; primarily gabled or hipped roof forms. ***There are multiple historic structures within the immediate vicinity of the proposed new construction that feature gabled and hipped roofs. Flat roofs are not found historically on this block. The proposed flat roofs are not consistent with the Guidelines, and staff finds that roof forms that are found historically within the district should be incorporated into the design; primarily gabled or hipped roof forms. Below is a photo of adjacent, historic roof forms. I've also provided examples of new construction that have successfully incorporated historic roof forms into their design.***

The proposed flat roof has been modified to a gable roof except for a small portion in the rear of the structure that will serve as a mechanical area.

- iv. That an accurate calculation of both structure's footprints be submitted, and that footprints should not be greater than fifty (50) percent of the total lot area. ***Building footprints, including unconditioned porch, patio, and garage space should be included. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.***

The proposed building footprints have been adjusted to fit within the allowed 50% lot area. Calculations have been added to sheet SP100.

- v. That materials and their profiles and details, should reflect those found historically within the Dignowity Hill Historic District, and should be incorporated into the design. The proposed stacked stone and predominance of stucco should be eliminated. ***Historically, residential structures in the district feature wood siding in a lap profile. At times, board and batten are also appropriate. The proposed stucco should be eliminated for siding (you can use composite siding provided that it does not feature a faux wood grain texture/finish).***

Although the majority of residential structures within the neighborhood have wood siding, there are some examples of historic plaster and new construction using stucco. Both the neighboring ADU and main house at 511 Dawson are stucco. The proposed stucco will have a smooth finish and will be painted so that it is consistent with other stucco/plaster installations found in the district.

- vi. That windows that are consistent with the adopted standards for windows in new construction should be installed. These specifications are noted in the above applicable citations. ***I can provide specific window information again, if needed.***

Fenestration pattern was updated throughout to be more consistent with the guidelines. Specifications for windows and a wall section has also been included in the drawings.

- vii. That both window and door openings that relate to those found historically within the Dignowity Hill Historic District be incorporated into the design. ***Below are a few examples of common window profiles and configurations that are found historically within the district. Window profiles for new construction should reference these; they don't need to match exactly, but it should be apparent that they're of the same general design intent. The last two photos are from new construction showing this accomplished (this can also be seen in the two new construction examples referenced above).***

Same comment as above.

- viii. That the proposed structure's massing be modified to feature traditionally positioned and massed porch elements. ***Below are two photos; the first is of a historic houses' porches and the second is of new construction which comparably incorporates the porch massing into the new construction. The porch should be incorporated into the whole massing and design, not simply a stoop with a canopy or awning.***

The proposed front elevation has been revised to incorporate a front porch.

- ix. That architectural elements that are both consistent with the Guidelines and historic examples found within the district should be incorporated into the design. There are numerous elements of the proposed design that staff finds to be inconsistent with the Guidelines, such as the proposed commercial style canopies and awnings, the lack of a

front porch that is integrated into the massing of the house, and the alternating masses and forms that generally makes the proposed design fall outside of what architecturally would be consistent with historic structures found within the historic district. ***I believe this has been addressed in the various comments above, but if not, please let me know and I can clarify.***

All elevations have been revised throughout to incorporate a more appropriate massing and form, incorporate a front porch and to make it overall consistent with the guidelines.

- x. That a hipped or gabled roof form, traditional materials found within the district, traditionally sized and profiled windows and a metal garage door with true window lites should be incorporated into the proposed secondary structure. ***Below are a few photos of historic structures found within the district that are of similar size to the accessory structure that you are proposing. Please reference the photos below for examples of appropriate design elements.***

The proposed garage exterior has been modified throughout to include a gable roof, an updated fenestration pattern and garage door.

- xi. That the proposed front-loading garage of the primary residential structure be eliminated. Attached parking is not found historically within the footprint of primary residential structures within the Dignowity Hill Historic District. ***Parking should not be incorporated into the massing of the primary residential structure on site, as this is not found historically within the district.***

The attached front-loading garage was eliminated.

- xii. That a detailed landscaping plan be developed and submitted for review and approval. Landscaping should be developed in a manner that is consistent with the Guidelines for Site Elements. ***Please let me know if you'd like an example of an appropriate landscaping plan.***

Landscaping information was added to sheet SP100.

- xiii. That both proposed driveways be reduced in width to no more than ten (10) feet in width. Driveways should be located on either side of the primary structure to allow for on-site parking that is not limited to the front yard. ***Please let me know if you need an example and I will provide one.***

One driveway was eliminated and the remaining driveway along the side of the house was reduced to 10ft.

- xiv. That a straight, continuous walkway leading from the primary entrance to the right of way be installed, consistently with the Guidelines and historic examples found within the district, as walkways are historically found from primary structures to the right of way at which they

are addressed. Walkways should feature between three and four feet in width. ***Please let me know if you need an example and I will provide one.***

A 4ft wide walkway was added to the front yard to connect the front porch with the street.

- xv. That all mechanical equipment be screened from view from the public right of way. ***Please let me know if you need an example and I will provide one.***

All mechanical equipment will be located on the roof and be screened from view.

AVANTE[®]

garage doors

ALUMINUM AND GLASS CONSTRUCTION



America's Favorite Garage Doors[®]



*Avante[®] / Model AX, Bronze (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography*

AVANTE®

The perfect choice to modernize any home, our Avante® garage doors turn an ordinary garage into a stunning architectural focal point. Fitted with tempered glass panels, the door fills the garage with natural light during the day and delivers a dramatic effect when the lights come on at night. The commercial-grade aluminum frame can be insulated and comes in a number of colors to complement your home, while a variety of window options let you bring in as much or as little daylight needed without compromising privacy.



Model AXU

Model AX



Frame Detail



Section Joint Seal



Reinforcing Fin* (Double car doors)

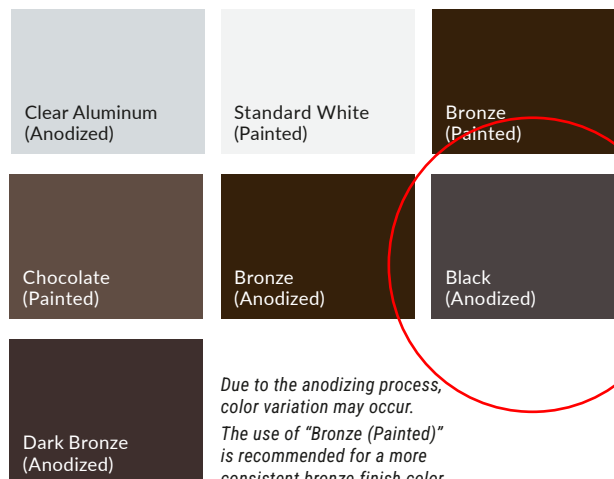
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AXU)
- R-value 3.8/U-factor 0.86. (Model AXU when glazed with clear insulated glass)
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS

Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.

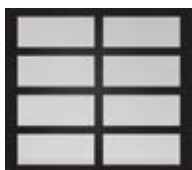


Model AXU not available with RAL Powder Coat finish.

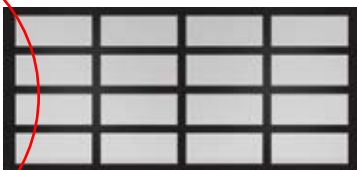


Avante® / Model AX, Black (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography

DOOR DESIGNS



AX/AXU
Single car door



AX/AXU
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES



GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted Glass*



Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White Laminate Glass



Black Laminate Glass



Clear Acrylic



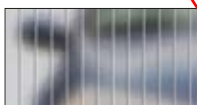
Frosted Glass*
(Satin Etched)



Frosted Acrylic



White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels.
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Scan this code for
more information or
ask your Clopay Dealer.

*Glass is tempered.

† 5/16" clear, white, gray and bronze laminate impact rated glass is available only on AXW8/AXUW8.
Acrylic windows require special cleaning. See care and maintenance manual.



*VertiStack® Avante® / Clear (Anodized) Frame
with Gray Tinted Glass*

COMPACT vertical STACKING door

VERTISTACK® AVANTE®

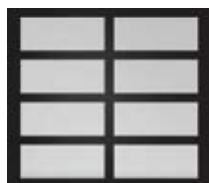
Connect to the outdoors with our VertiStack® Avante® modern aluminum and glass garage door. The unique, compact design stacks sections vertically on the wall above the opening, eliminating the need for exposed hinges, cable or overhead track for a crisp, clean look. Closed, the glass panel door lets in daylight and outdoor views. When opened, the interior footprint extends outside, creating an easy flow during gatherings.



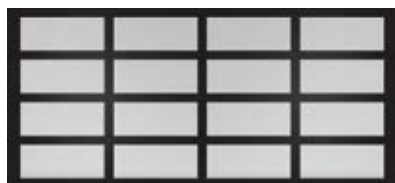
Model VSAXU

Model VSAX

DOOR DESIGNS



VSAX/VSAXU
Single car door



VSAX/VSAXU
Double car door

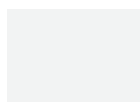
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model VSAXU)
- Section joint seal helps keep out air and water.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum
(Anodized)



Standard White
(Painted)



Bronze
(Painted)



Chocolate
(Painted)



Bronze
(Anodized)



Black
(Anodized)



Dark Bronze
(Anodized)

Due to the anodizing process, color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. Model VSAXU not available with RAL Powder Coat finish.

GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted
Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted
Glass*



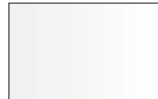
Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White
Laminate Glass



Black
Laminate Glass



Frosted Glass*
(Satin Etched)



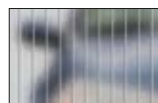
Frosted Acrylic



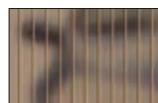
Clear Acrylic



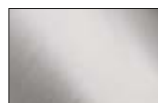
White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

*Glass is tempered.

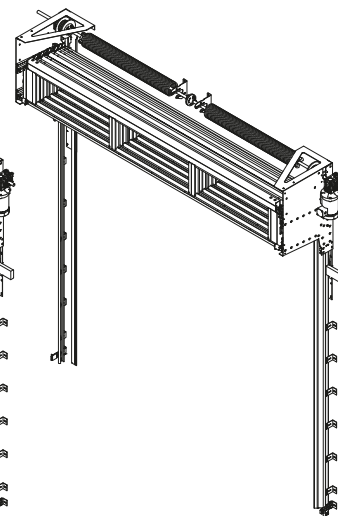
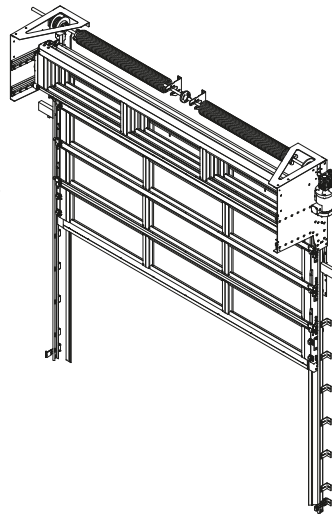
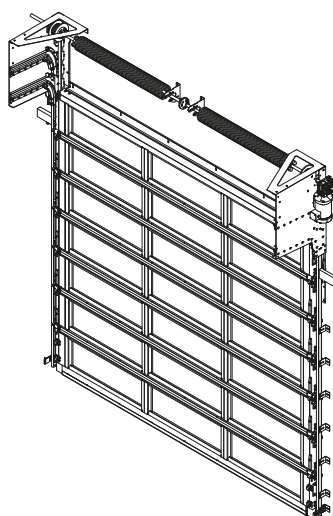
† Impacted rated glass is not available on VSAX/VSAXU models.

Glass available in single pane or insulated (laminated and mirrored glass not available insulated). Panels can be aluminum to match the frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. Acrylic windows require special cleaning. See care and maintenance manual.

OPEN CONCEPT

The stacked sections require minimal projection off of the wall, so the door doesn't interfere with mechanical, electrical or plumbing fixtures, leaving room for fans, lighting, overhead storage or extended height ceilings. The sections can even be recessed into a ceiling soffit so when the door is open, no one will know it's there.

For residential applications and interior mount only.



AVANTE® SLEEK

A departure from the standard grid-like pattern, the Avante® Sleek has slim horizontal windows and minimal vertical stiles for wide, unobstructed views. If you're in search of a garage door with a minimalist frame design that gives off "panoramic vibes" and lets in plenty of daylight, this is it. Customize the door in a number of painted or anodized finishes and glazing options.



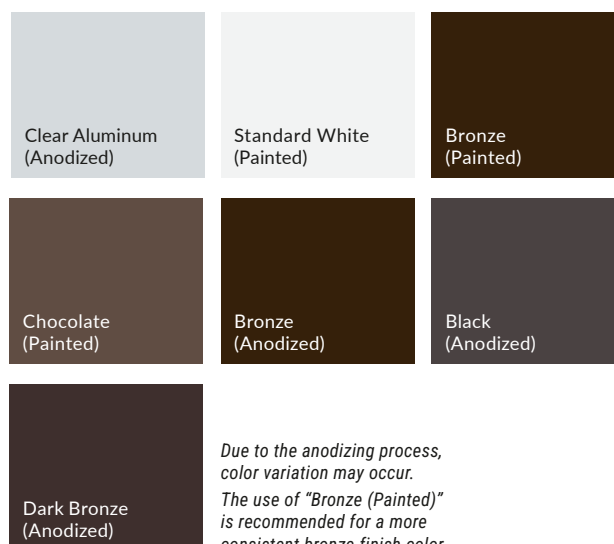
STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AZ6U)
- Many glass options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



FRAME COLOR OPTIONS



CUSTOM PAINT OPTIONS

Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.



Model AZ6U not available with RAL Powder Coat finish.

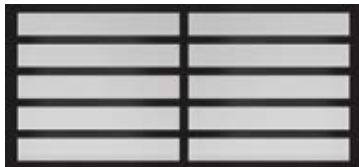


Avante® Sleek / Model AZ6U, Black (Anodized) Frame with Frosted Acrylic

DOOR DESIGNS



AZ6/AZ6U
Single car door



AZ6/AZ6U
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES



GLASS OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



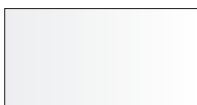
Bronze Tinted Glass*



Mirrored Glass*



Clear Laminated Glass



White Laminated Glass



Gray Laminated Glass



Bronze Laminated Glass



Black Laminated Glass



Clear Acrylic



Frosted Acrylic



White Acrylic



Gray Acrylic



Bronze Acrylic



Black Acrylic

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



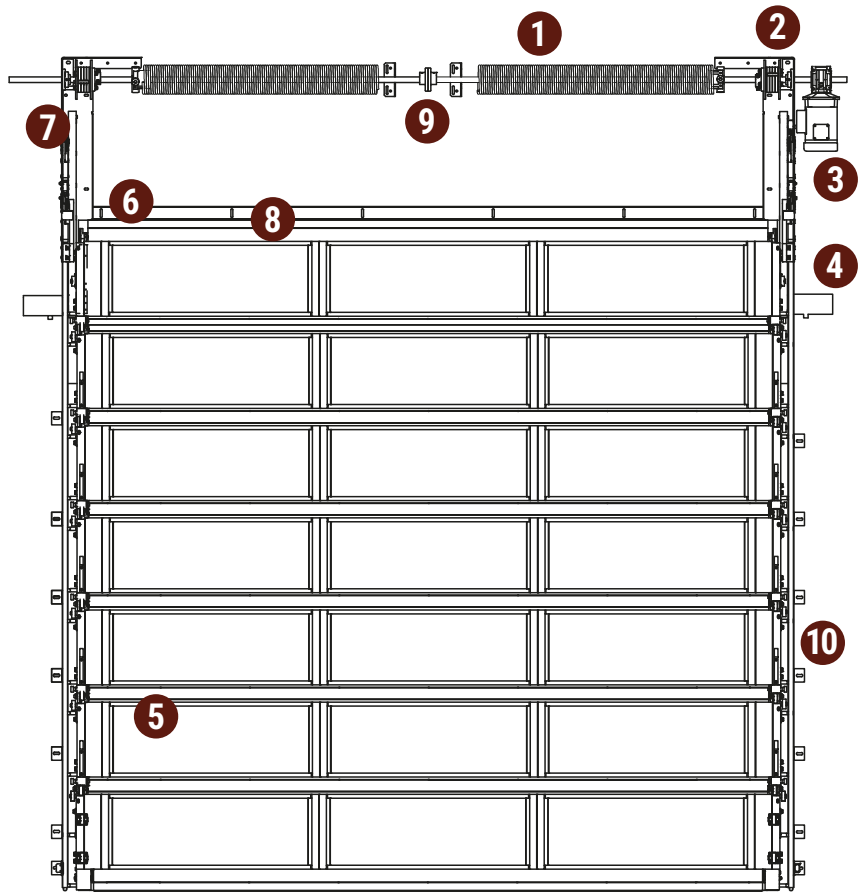
Scan this code for more information or ask your Clopay Dealer.

*Glass is tempered.

Acrylic windows require special cleaning. See care and maintenance manual.

STANDARD COMPONENT MATERIALS AND FINISHES - VSAX/VSAXU

- 1. TORSION SPRINGS**
25,000-cycle springs
- 2. STRAP SPOOL**
2" nylon strap in lieu of cable
- 3. OPERATOR**
Direct Drive (side mount)
- 4. LOCK**
Automatic locks integrated into vertical track
- 5. SECTIONS**
Clear anodized aluminum (standard)
- 6. HEADER CHANNEL**
For top seal contact, cable management and installation tool
- 7. HEAD PLATE ASSEMBLIES**
Powder coated in Matte Black II
- 8. TOP SEAL**
Mounts to top section
- 9. SHAFT COUPLER**
Only available on wider doors
- 10. TRACK**
Standard vertical track with jamb seals



OPERATION AND STRUCTURAL REQUIREMENTS - VSAX/VSAXU

Motor operation required.

The standard VertiStack® operator includes a hand crank kit for emergency use only. The door is supported by a guide assembly attached to the jamb construction. Header support is required for mounting the counterbalance system as is required with any standard sectional door. Adding an optional hood to a wider door may require additional supports.

For residential applications and interior mount only.

OPTIONAL GLASS

- A variety of glass and acrylic panels are available, including tempered, insulated, frosted and Low-E options available. Glass thickness available in 1/8", 1/4" and 1/2". Tri-wall polycarbonate thickness available in 5/8".

CERTIFICATIONS AND LISTINGS

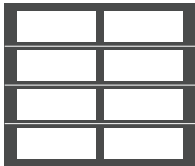
- Meets UL325 Certified requirements



*Model VSAXU / Black (Anodized) Frame
with Frosted Tempered Glass*

PANEL CONFIGURATIONS *(Examples of common sizes shown below)*

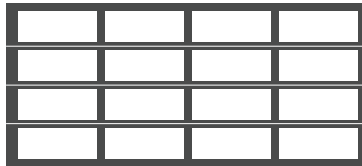
MODELS AX/AXU – 6'6" TO 7'0" HIGH DOORS



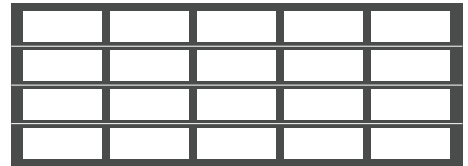
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide

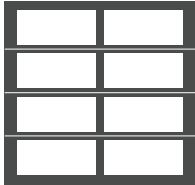


4 Panel
13'3" to 16'2" Wide

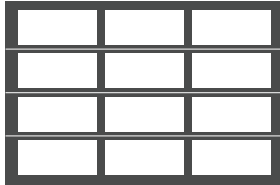


5 Panel
16'3" to 20'2" Wide

MODELS AX/AXU – 7'3" TO 8'0" HIGH DOORS



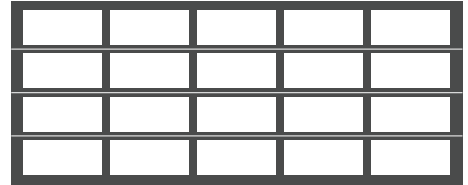
2 Panel
Up to 9'2" Wide



3 Panel
9'3" to 13'2" Wide

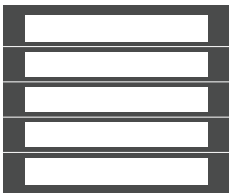


4 Panel
13'3" to 16'2" Wide



5 Panel
16'3" to 20'2" Wide

MODELS AZ6/AZ6U – 6'3" TO 7'5" HIGH DOORS



1 Panel
Up to 9'0" Wide

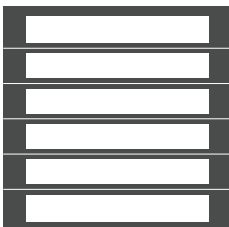


2 Panel
9'1" to 17'2" Wide

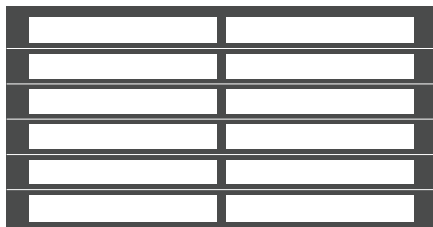


3 Panel
17'3" to 20'2" Wide

MODELS AZ6/AZ6U – 7'6" TO 8'5" HIGH DOORS



1 Panel
Up to 9'0" Wide



2 Panel
9'1" to 17'2" Wide



3 Panel
17'3" to 20'2" Wide



Avante® Sleek / Model AZ6U
Black (Anodized) Frame with Frosted Insulated Glass



EXPAND
your VIEW

MAXIMIZING INDOOR-OUTDOOR CONNECTIONS

Clean lines, broad expanses of glass, and sleek, low-maintenance appeal have made the Avante® garage door a preferred choice among builders, architects and homeowners. Not just for the garage, owners are customizing this modern door in unique sizes and finishes to use as a patio, pool house or party barn door that opens up for gatherings when the weather is nice.



*Avante® / Model AX, Bronze (Anodized) Frame with Clear Insulated Glass
Photo Credit: Andy Frame Photography*



Visit [clopaydoor.com](https://www.clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-AVANTEBR-24_REV0125



START DESIGNING
YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT!

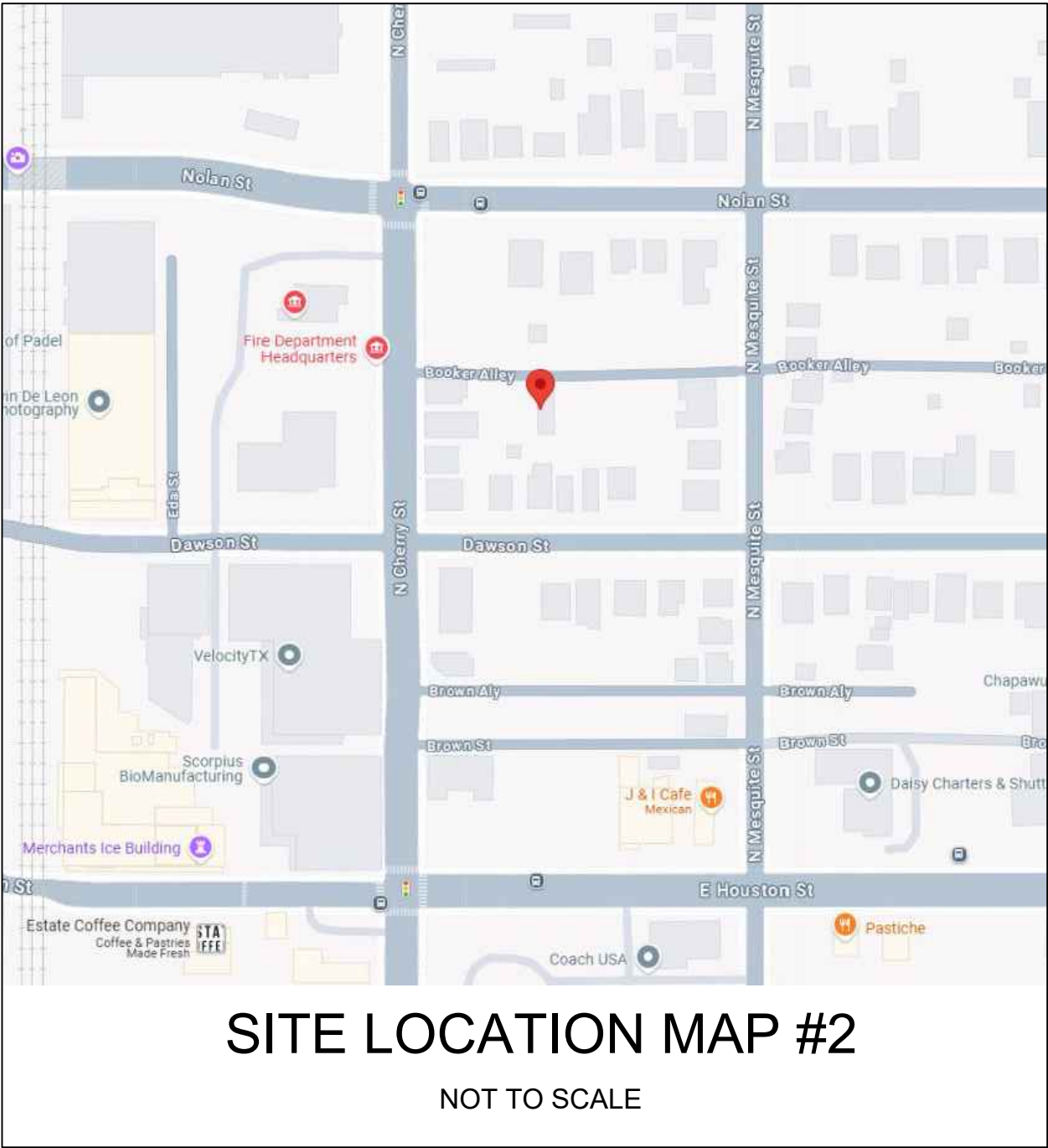
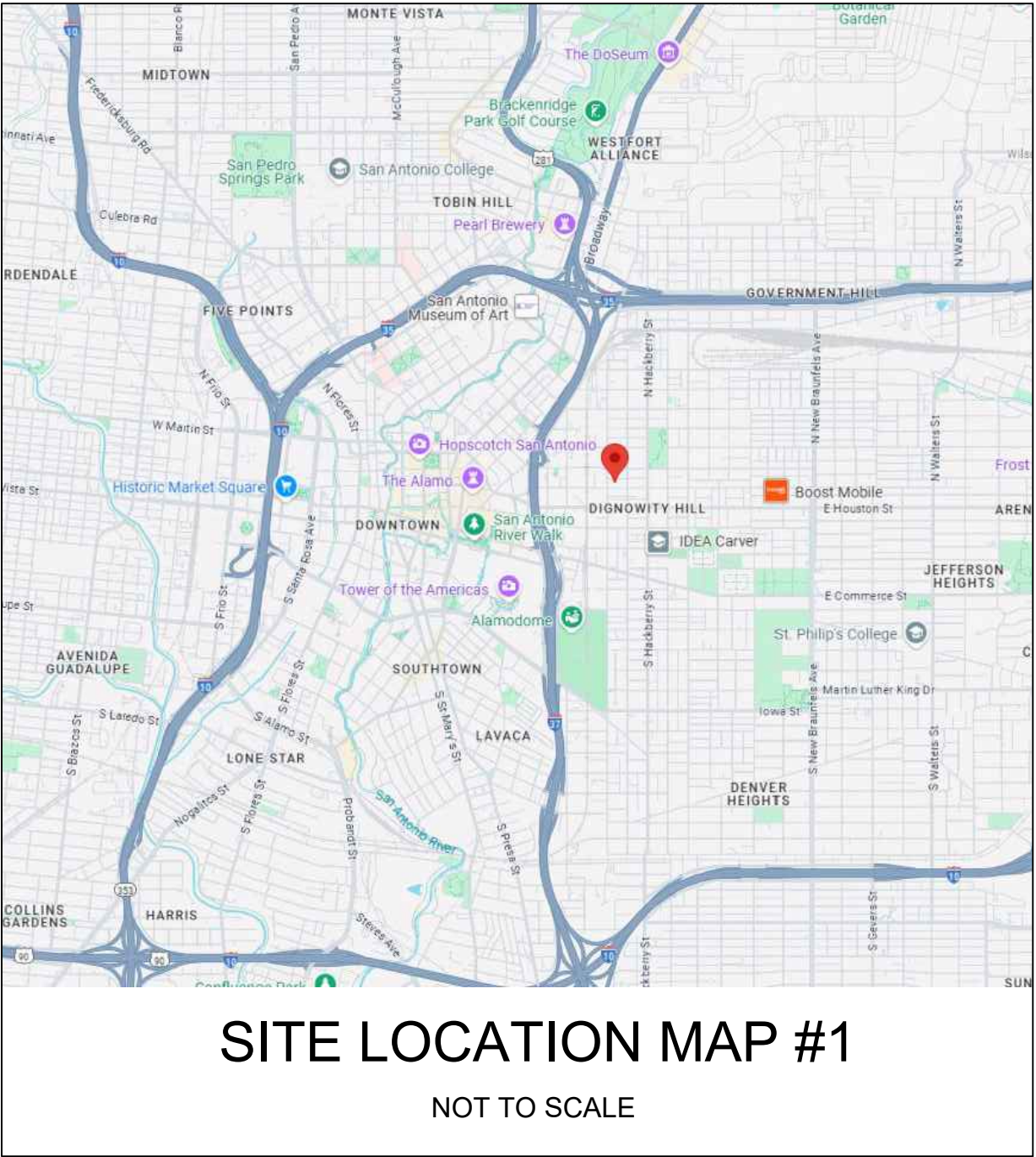


The house at 512 N Cherry is approximately 35ft tall. There is a significant grade change along N Cherry Street and the sidewalk is approximately 2.5 ft below the historic house's adjacent grade making it appear taller than it already is. The proposed design is slightly under 35ft tall.



MORENO RESIDENCE

508 & 510 BOOKER ALLEY, SAN ANTONIO, TX 78202



GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE, ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.

- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

SHEET INDEX

CS	COVER SHEET
SP100	PROPOSED SITE-ROOF PLAN
A100	PROPOSED FLOOR PLANS
A101	PROPOSED EXTERIOR ELEVATIONS
A200	PROPOSED EXTERIOR ELEVATIONS
A300	GARAGE FLOORPLANS AND EXTERIOR ELEVATIONS

BUILDING DATA

MAIN HOUSE		
SQ. FT.:	1,095 S.F.	FIRST FLOOR LIVING
	1,095 S.F.	SECOND FLOOR LIVING
	310 S.F.	FINISHED ATTIC
	2, 500 S.F.	MAIN HOUSE TOTAL LIVING
	309 S.F.	FIRST FLOOR PORCHES
	256 S.F.	SECOND FLOOR TERRACE
	424 S.F.	THIRD FLOOR MECHANICAL ROOF
	3,489 S.F.	MAIN HOUSE GROSS S.F.
GARAGE/ADU		
SQ. FT.:	391 S.F.	FIRST FLOOR GARAGE
	391 S.F.	SECOND FLOOR ADU
	52 S.F.	BALCONY
	834 S.F.	GARAGE/ADU GROSS S.F.
	4,323 S.F.	TOTAL GROSS S.F.

ARCHITECT

ZIGA ARCHITECTURE STUDIO, PLLC

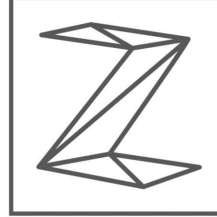
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CODE INFORMATION

2021 INTERNATIONAL RESIDENTIAL CODE 2021 IECC



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COVER SHEET

PROJECT NO.	24-143
DATE:	04-24-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

CS



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PROPOSED SITE-ROOF PLAN

PROJECT NO.	24-143
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REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

SPI00

LOT COVERAGE RATIO:

LOT SIZE: 4,917 SF
BUILDING FOOTPRINT: 1,802 SF
1802/4917 = .36 = 36% LOT COVERAGE

ACCESSORY CALCULATIONS:

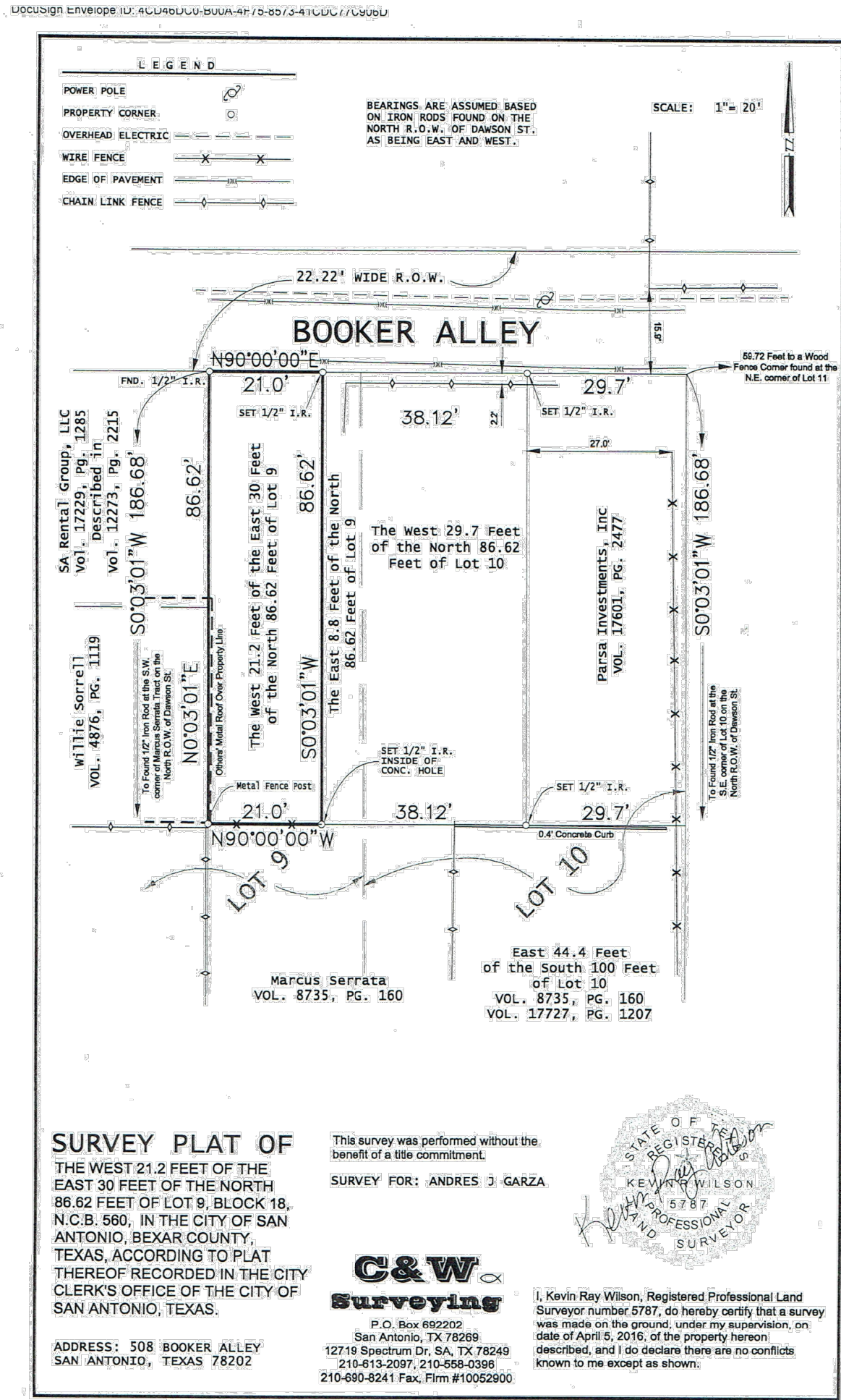
MAIN HOUSE FOOTPRINT: 1,409 SF
ACCESSORY FOOTPRINT: 392 SF
1409 X 0.50 = 704 SF MAX ACCESSORY

HALF STORY CALCULATIONS:

TOTAL SF FLOOR BELOW: 1,095 SF X 50% = 548 MAX
HALF STORY PROPOSED LIVING: 310 SF

EAST FACADE = 40 FT X 25% = 10FT
PROPOSED EAST DORMER WIDTH = 10 FT

WEST FACADE = 55 FT X 25% = 14FT
PROPOSED WEST DORMER WIDTH = 12FT

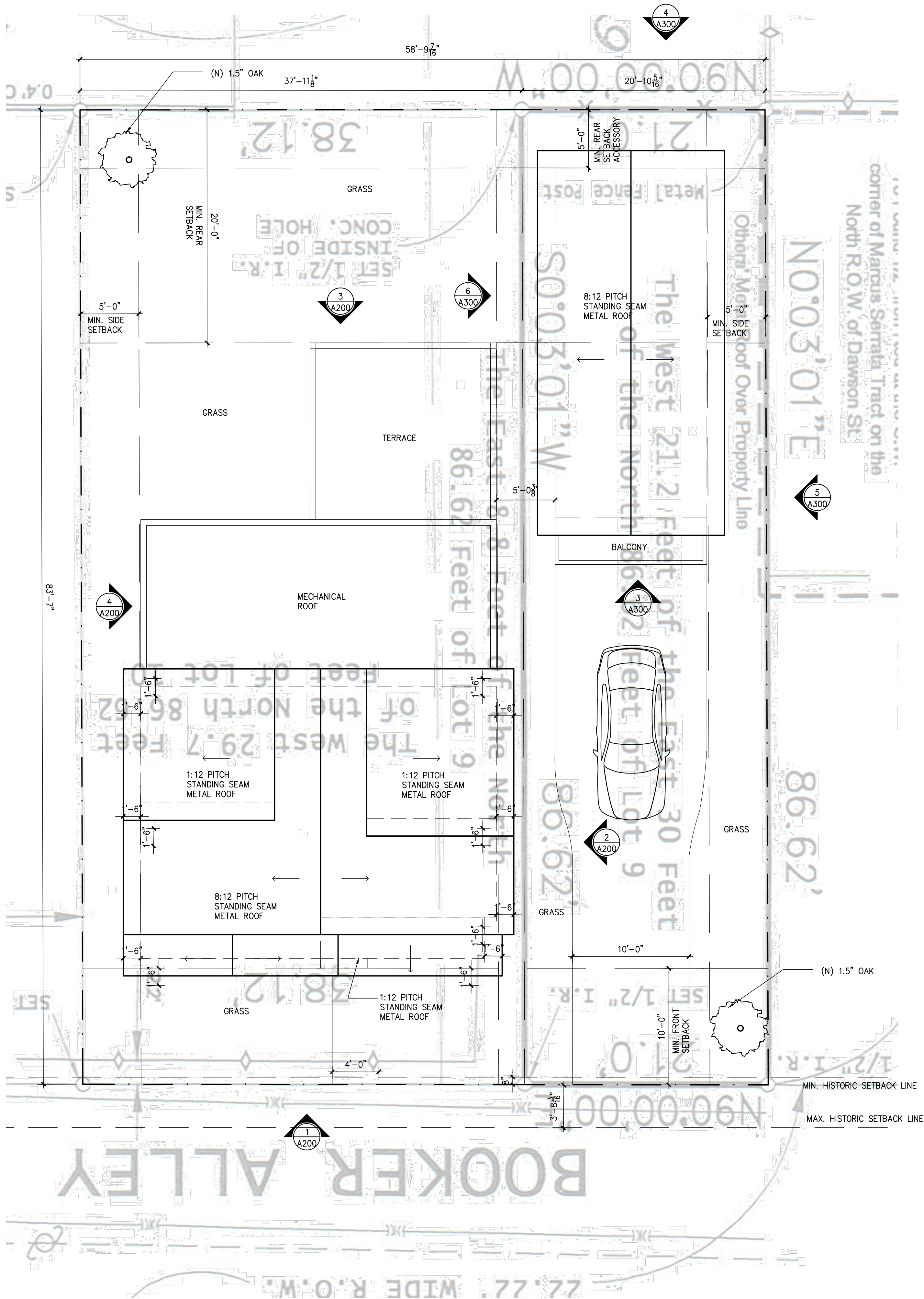


1 SURVEY

SCALE: FULL SCALE

2 PROPOSED SITE/ROOF PLAN

SCALE: 3/16"=1'-0"





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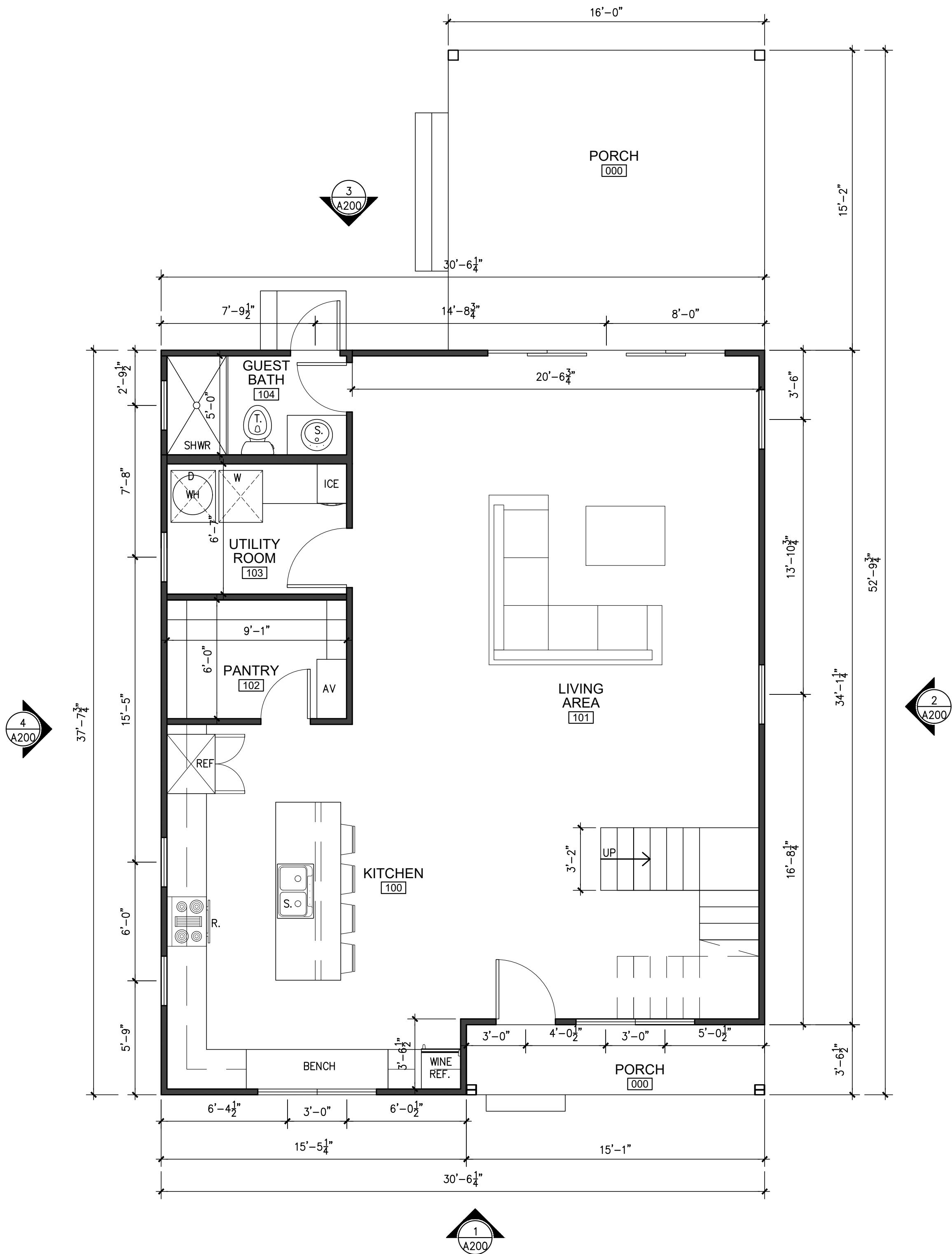
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PROPOSED
FLOOR PLANS

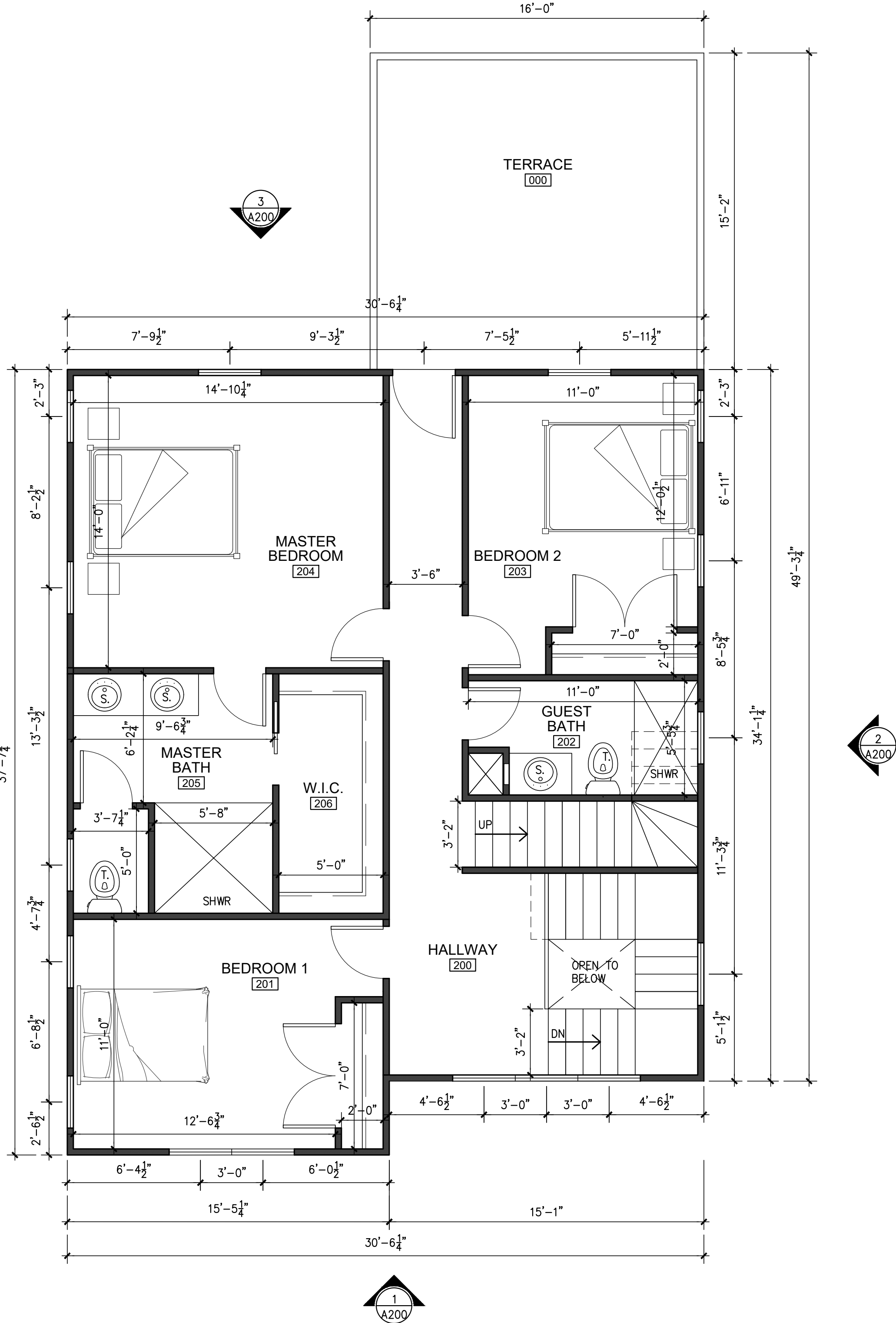
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PROJECT ARCHITECT:
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TEXAS LICENSE NO. 24683

A100

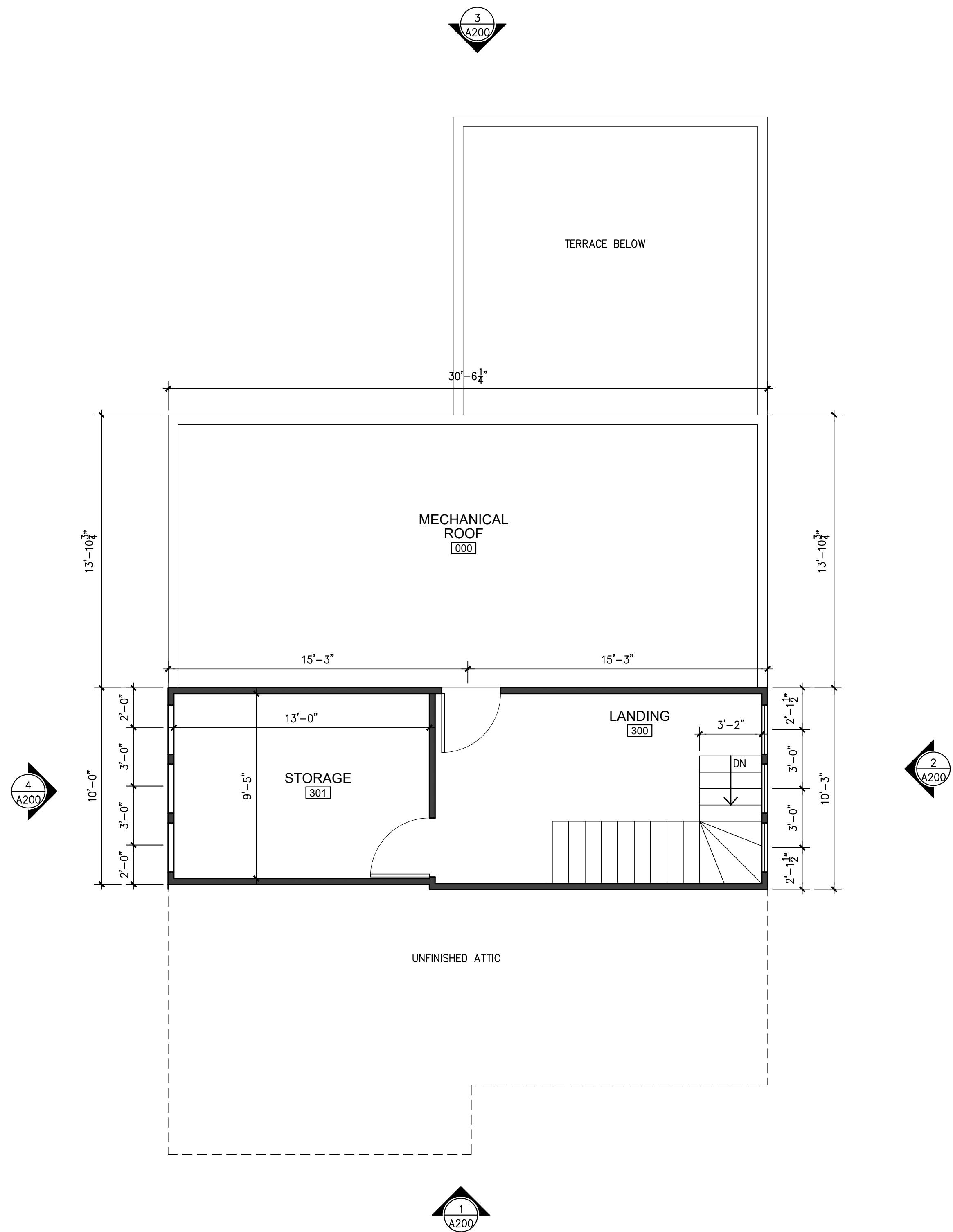


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



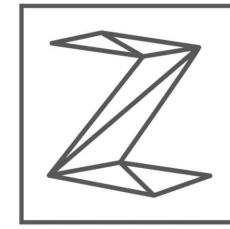
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"





1 PROPOSED FINISHED ATTIC

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



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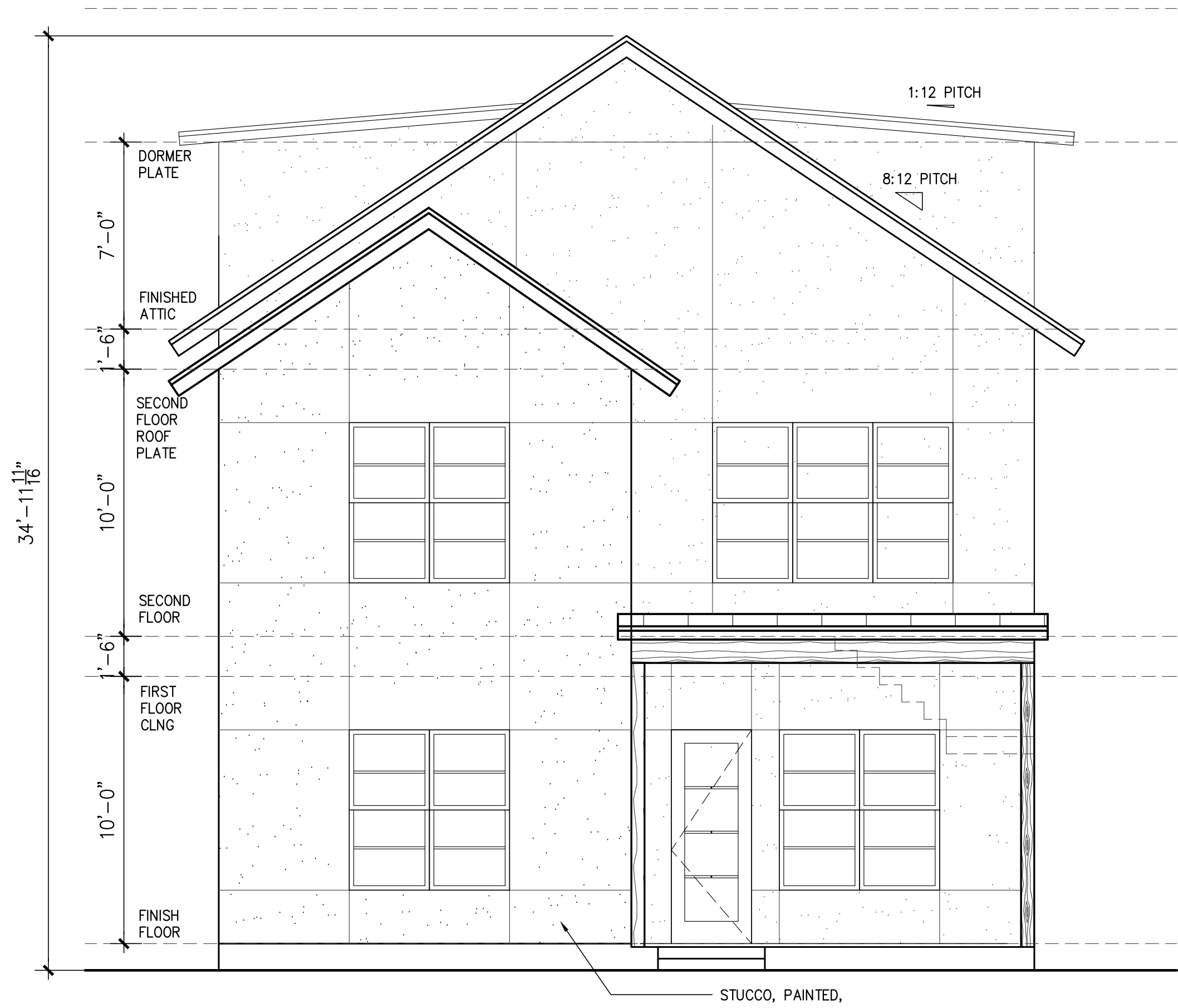
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PROPOSED FLOOR PLANS

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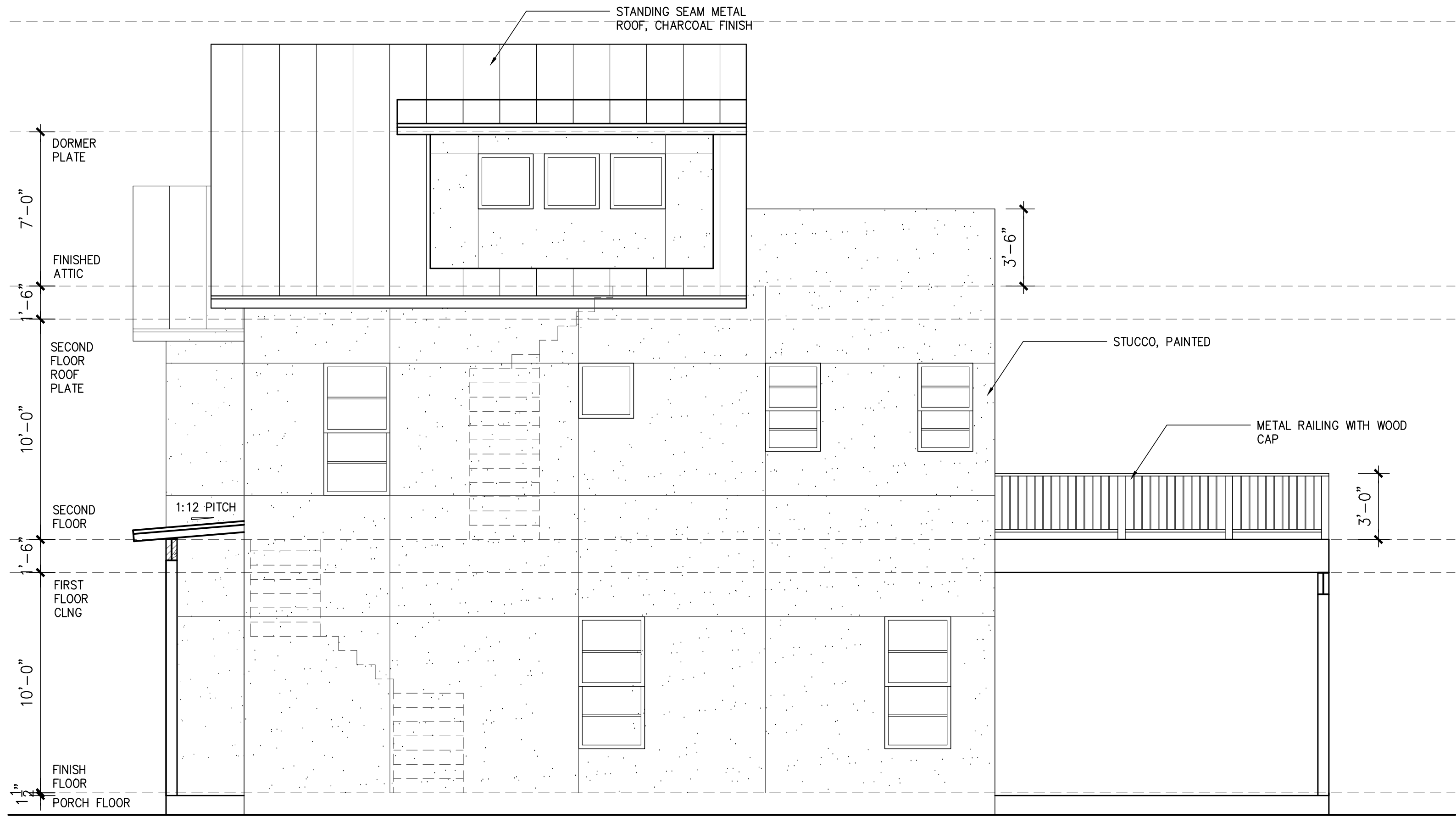
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1 FRONT ELEVATION

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



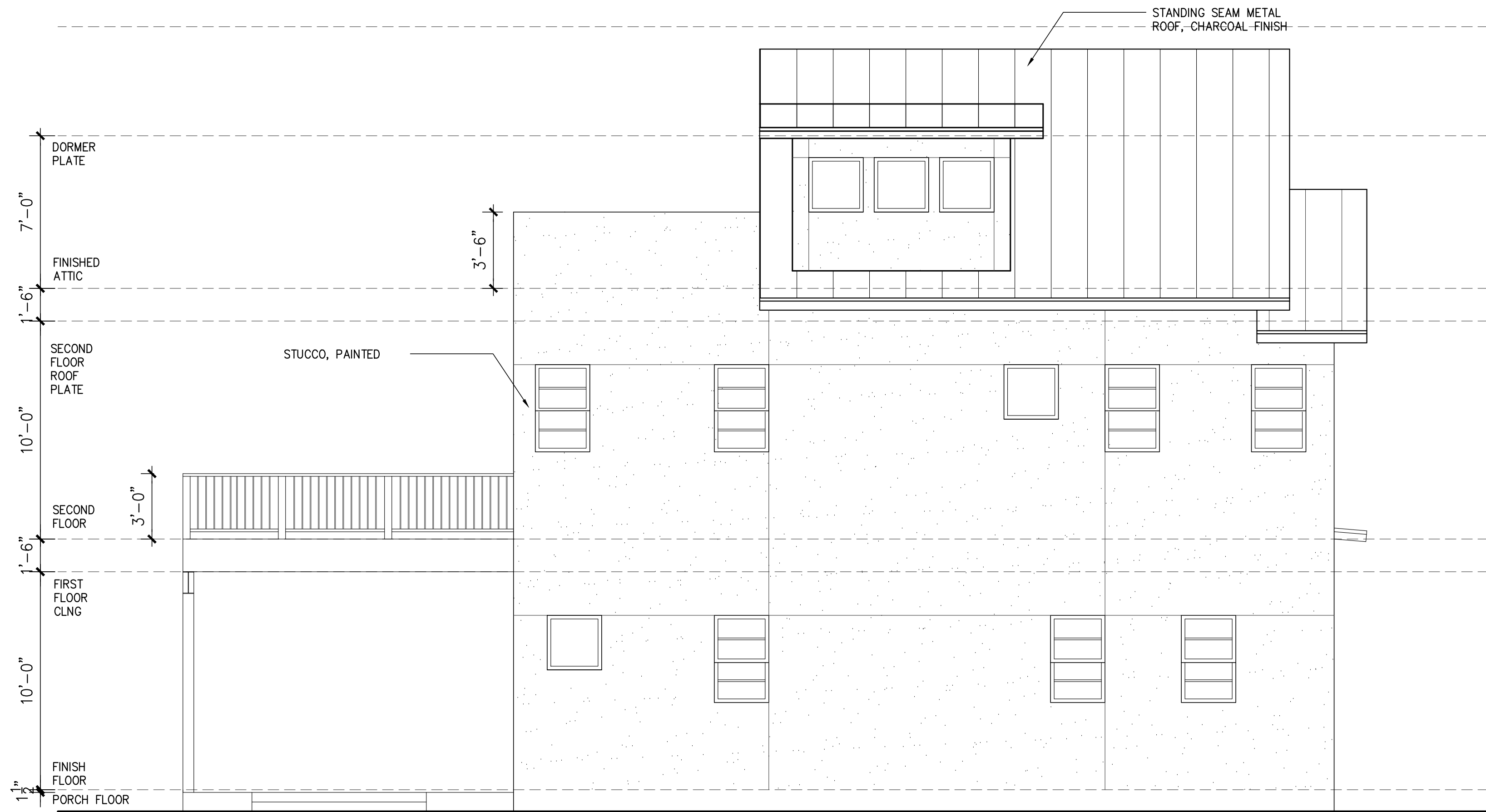
2 WEST ELEVATION

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



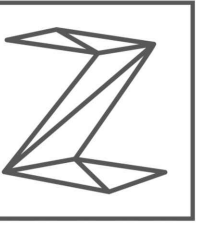
3 REAR ELEVATION

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



4 EAST ELEVATION

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



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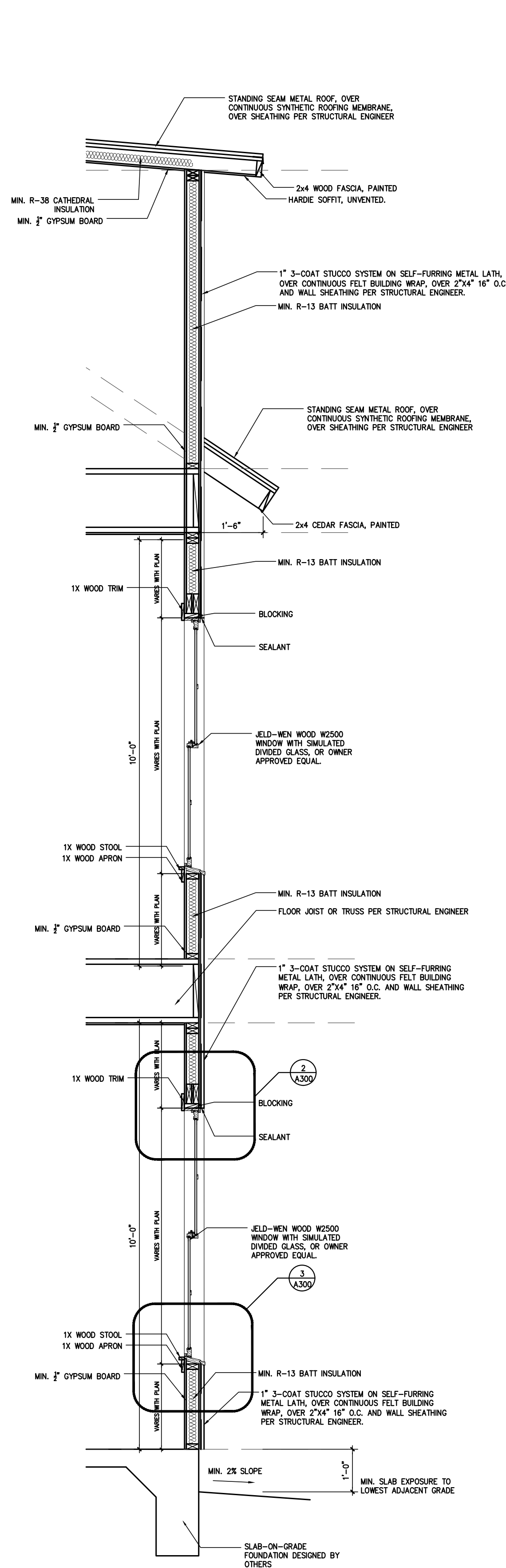
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PROPOSED EXTERIOR
ELEVATIONS

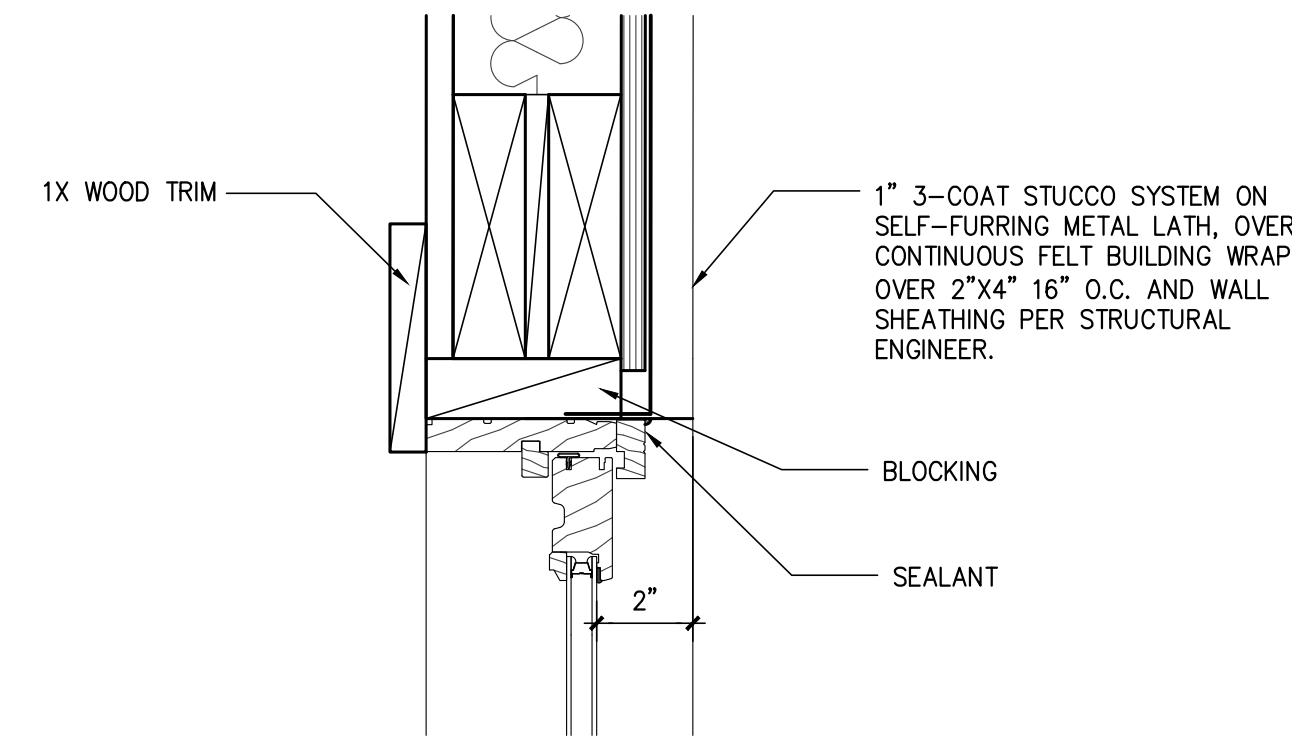
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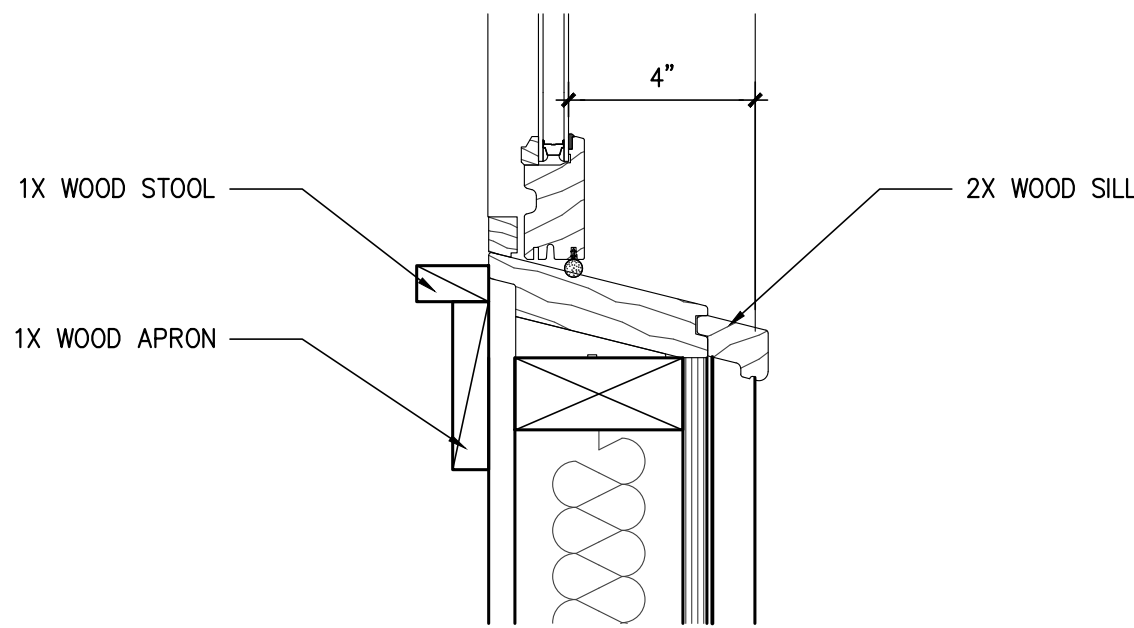
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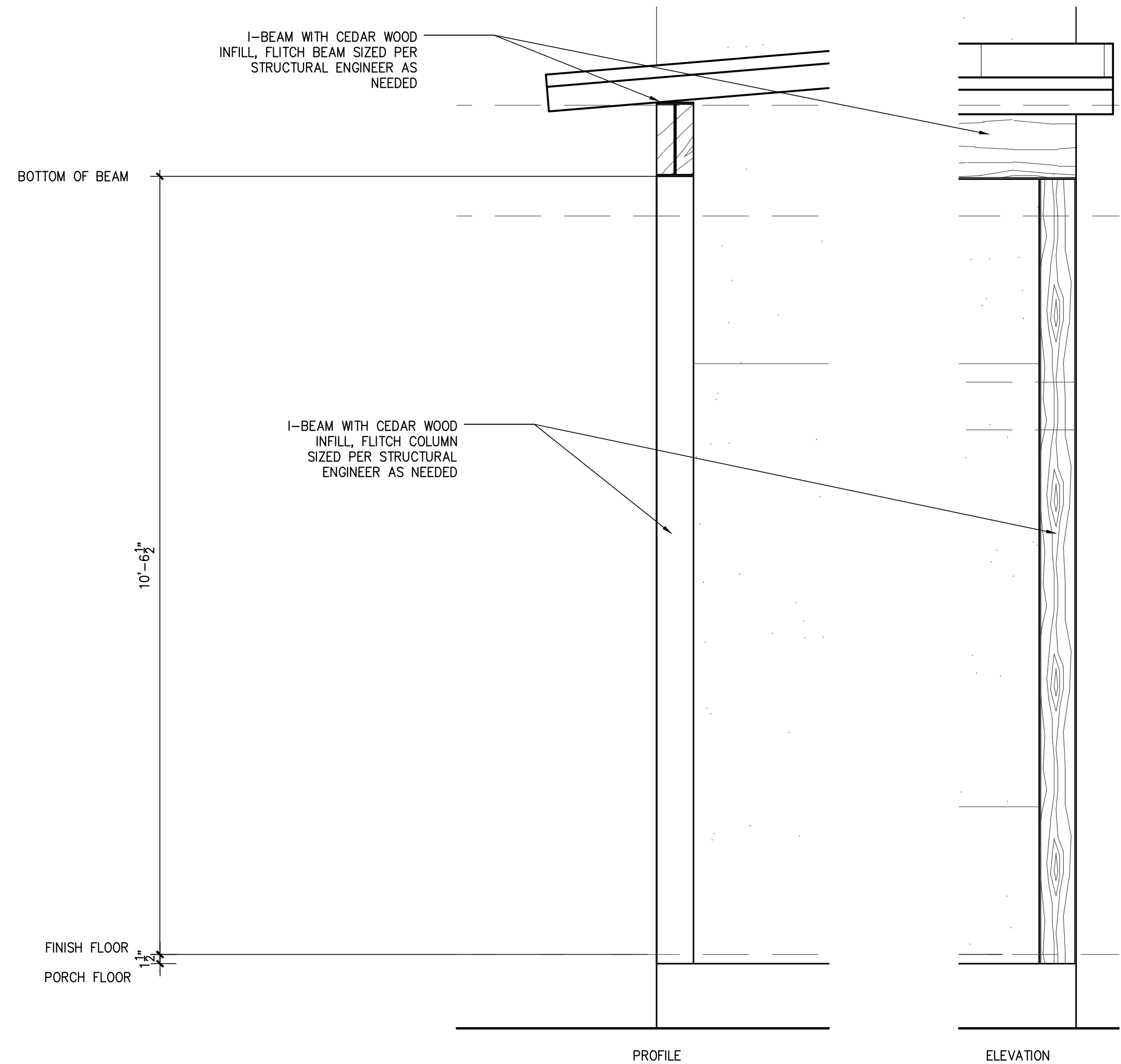
1 WALL SECTION, TYP.
SCALE: 1/2"=1'-0"



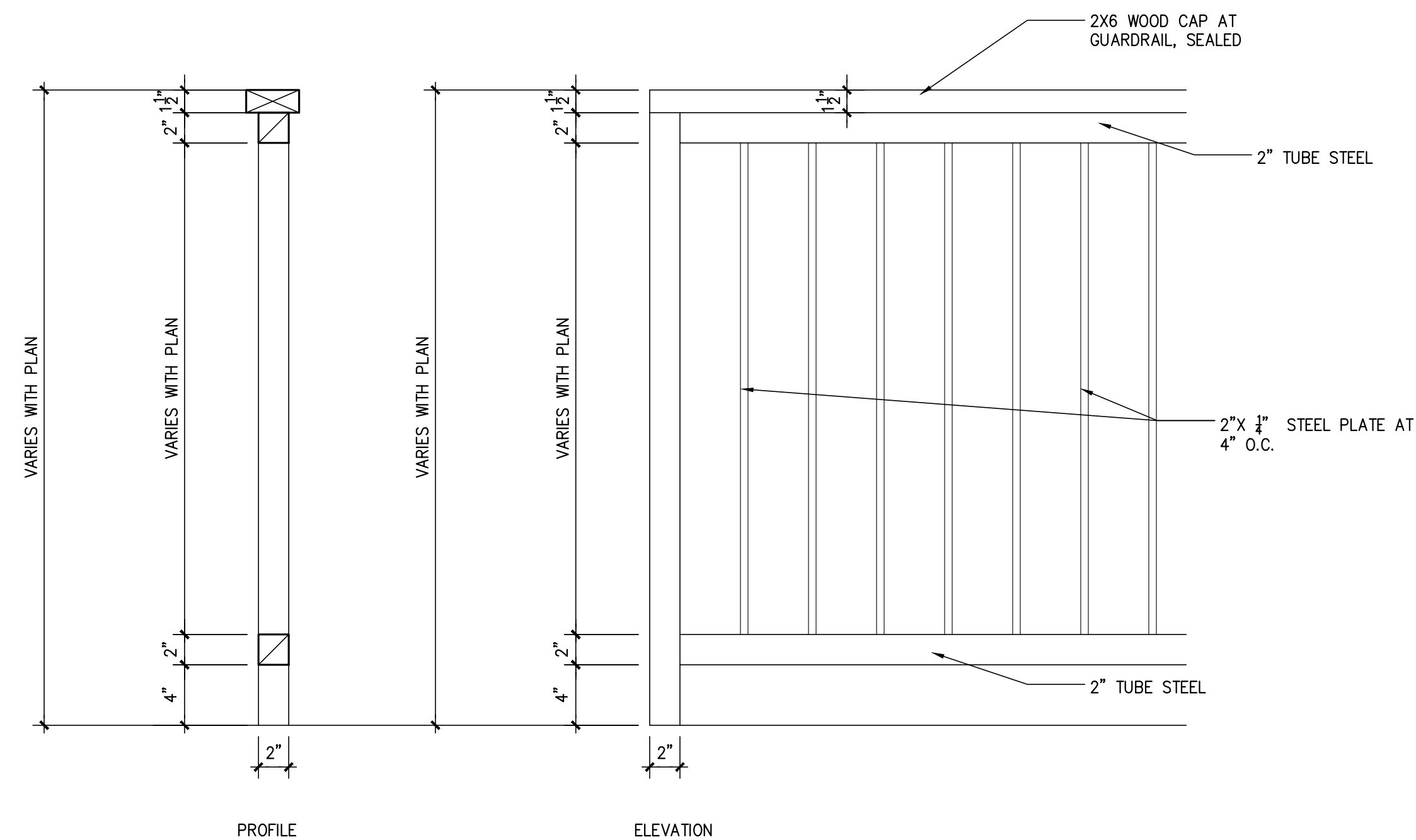
2 WINDOW HEAD DETAIL
SCALE: 3/8"=1'-0"



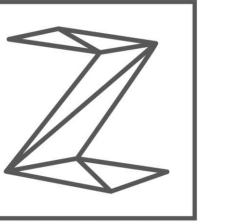
3 WINDOW SILL DETAIL
SCALE: 3/8"=1'-0"



4 TYPICAL CEDAR COLUMN DETAIL
SCALE: 3/4"=1'-0"



6 GUARDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



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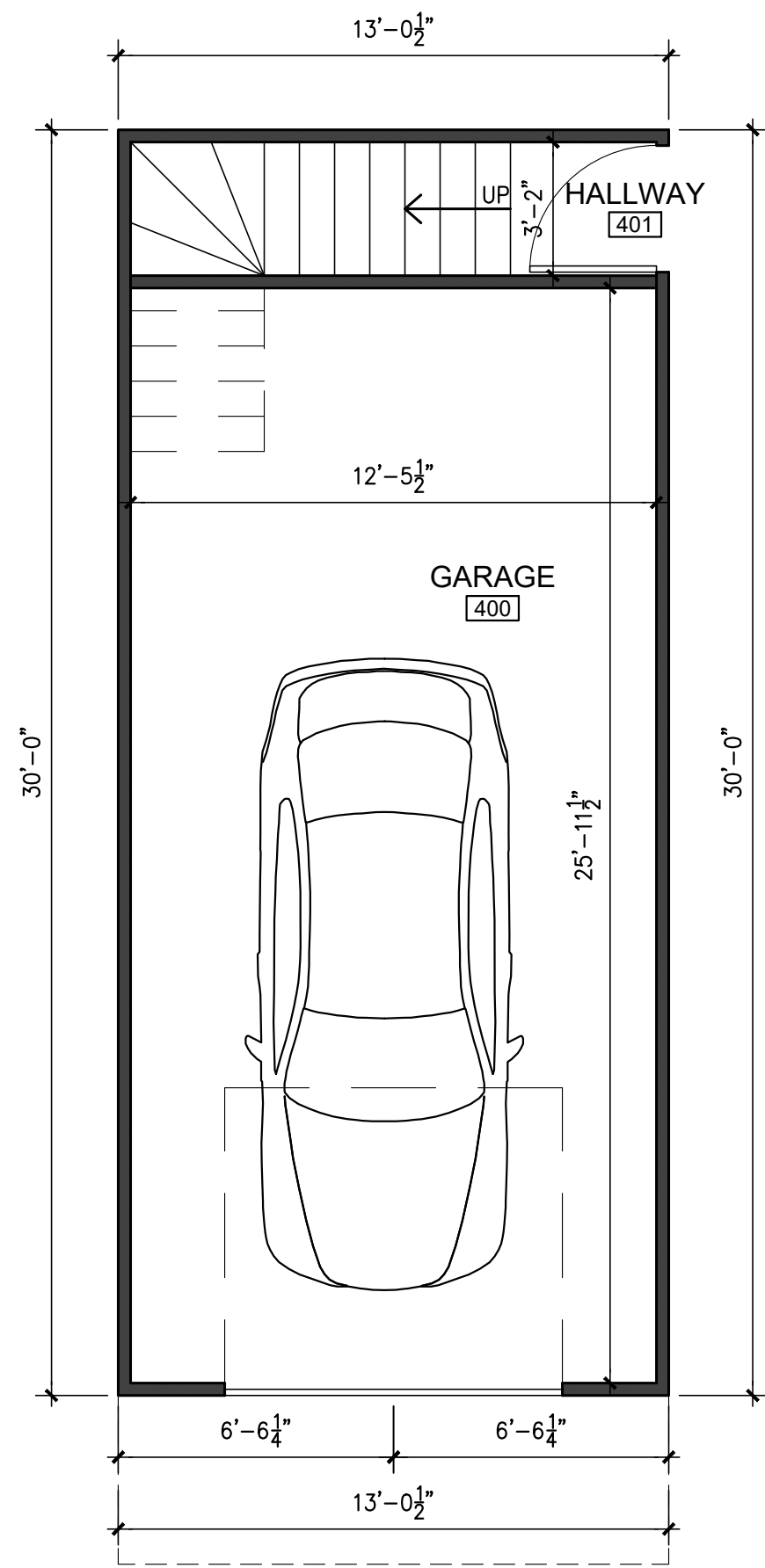
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5	04/24/2025	HDRG SET 2

WALL SECTION AND DETAILS

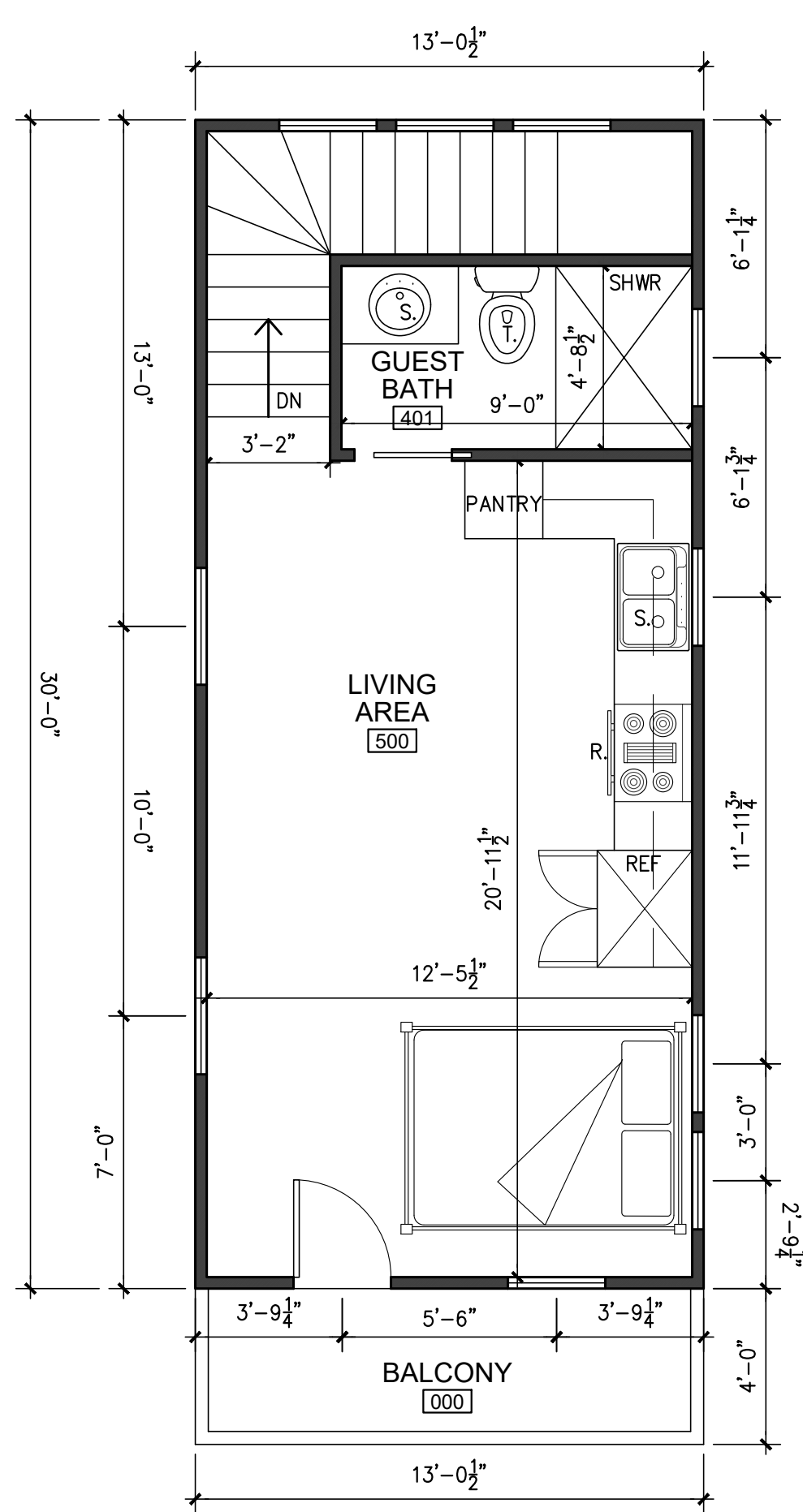
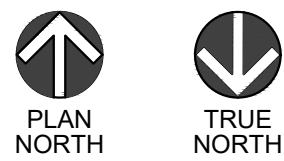
PROJECT NO.	24-143
DATE:	04-24-25
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

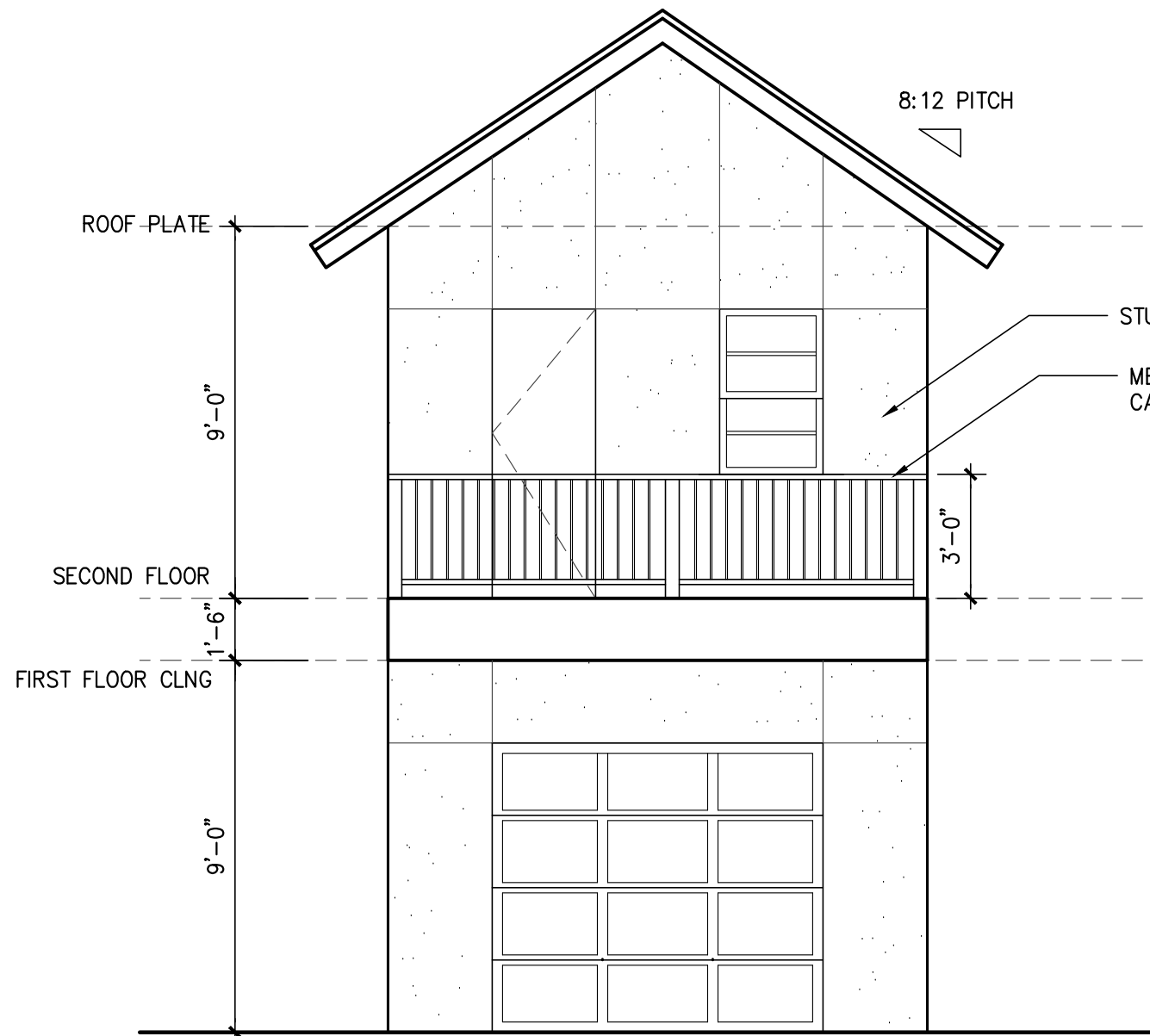
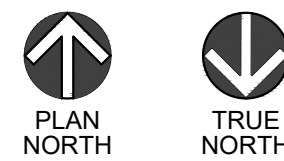
A300



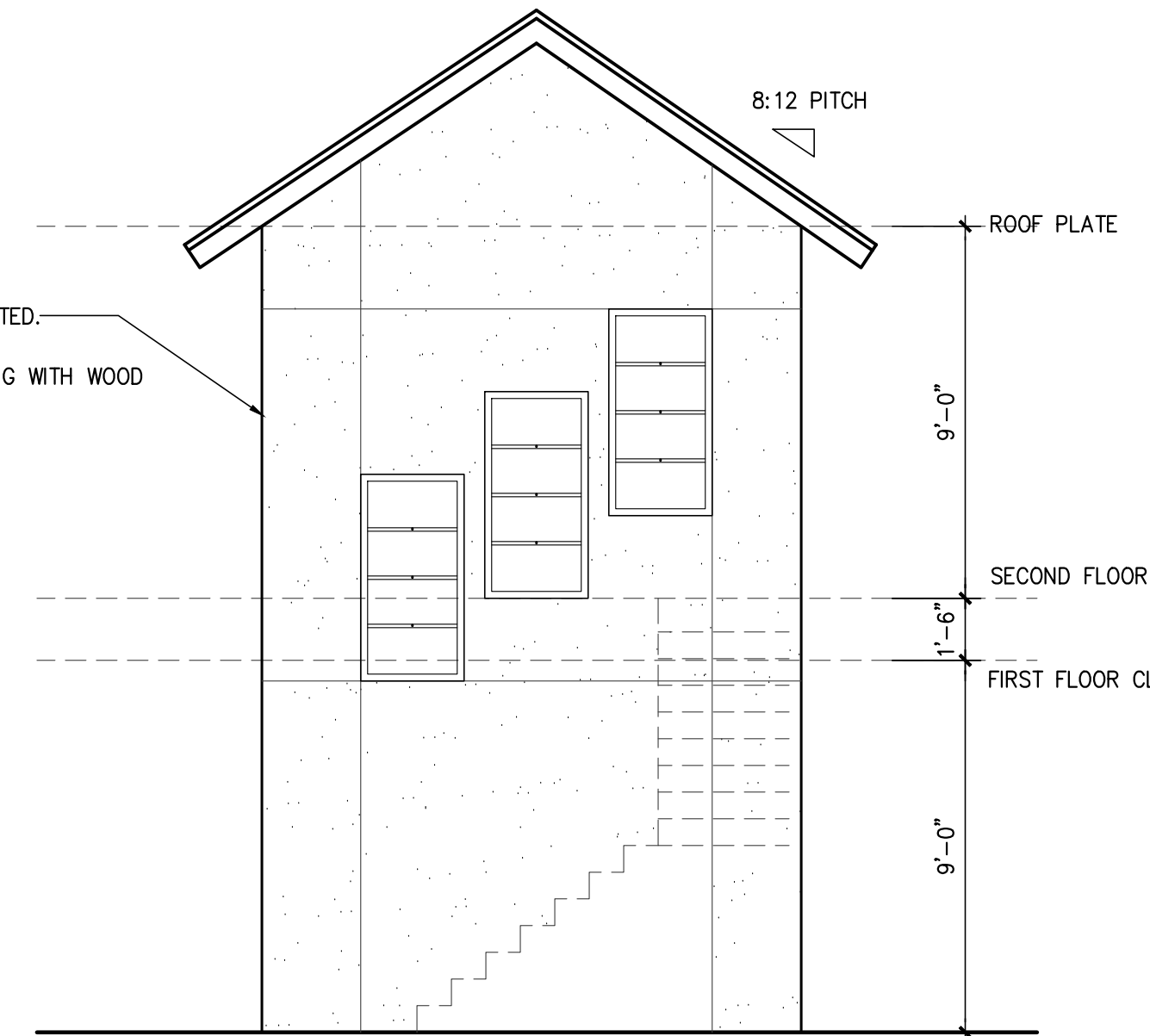
1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



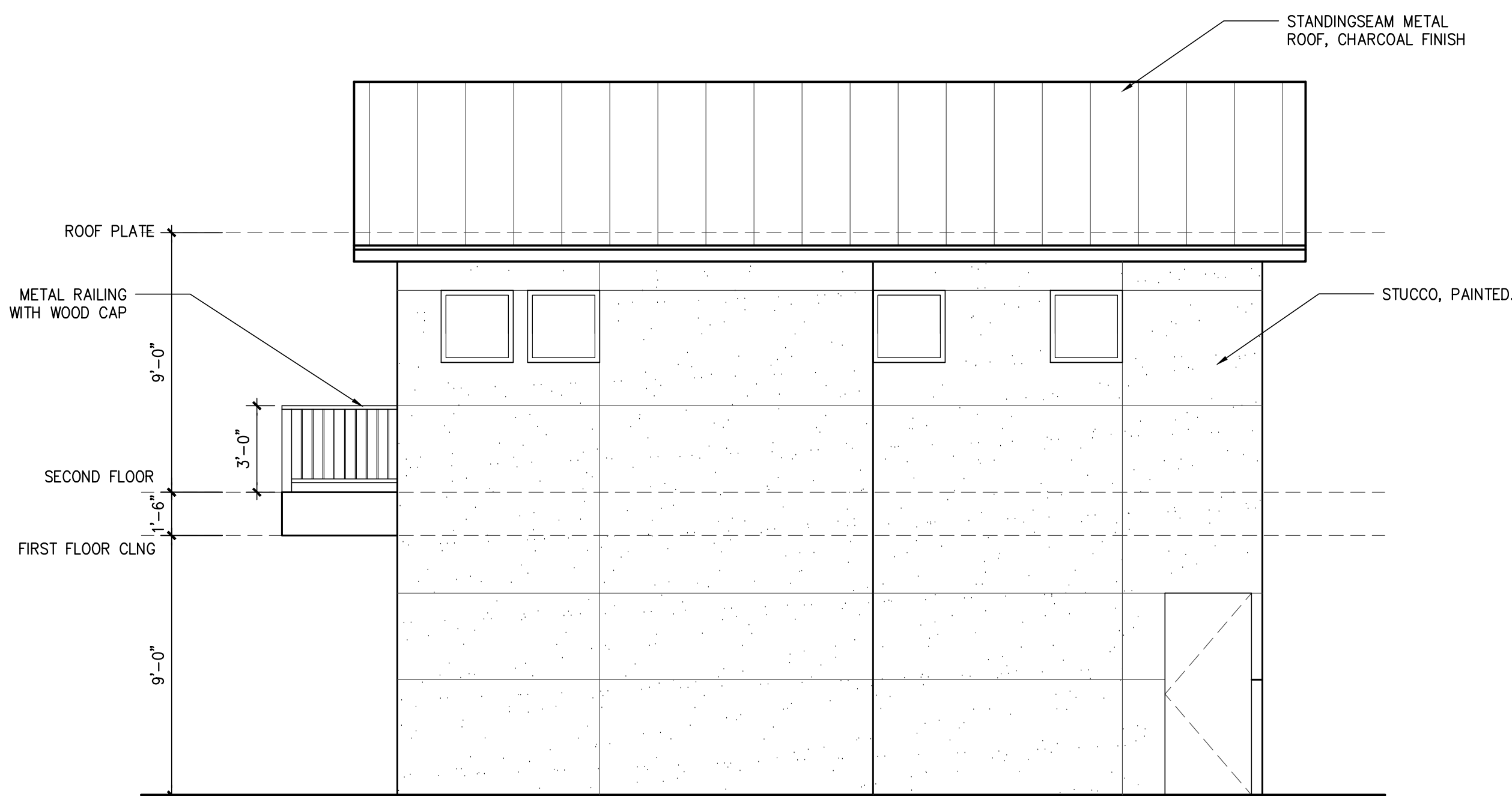
2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



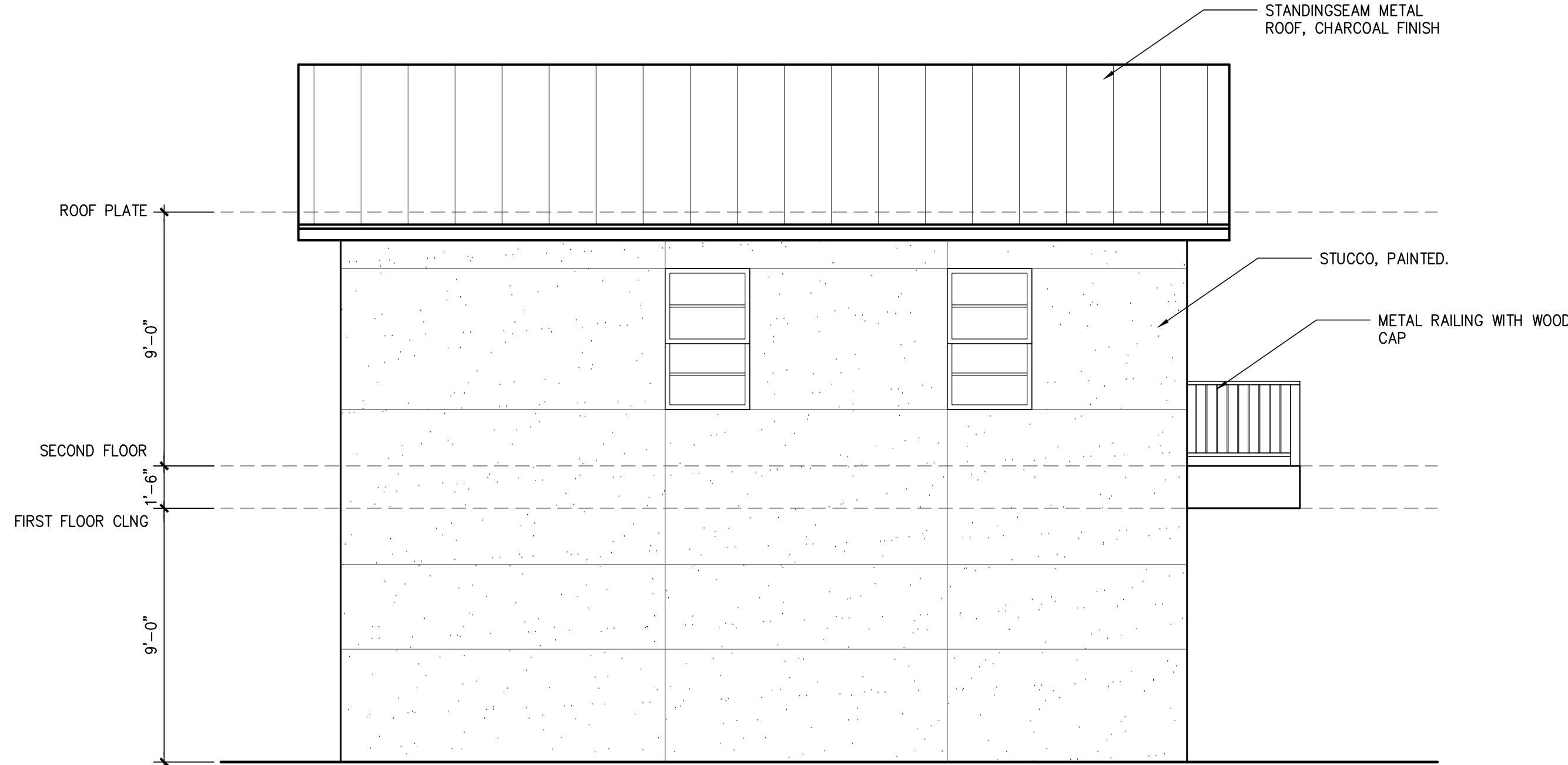
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



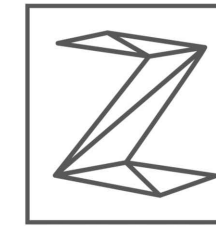
4 REAR ELEVATION
SCALE: 1/4"=1'-0"



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



6 EAST ELEVATION
SCALE: 1/4"=1'-0"



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ISSUE		
#	DATE	DESCRIPTION
1	02/21/2025	CLIENT REVIEW
2	03/11/2025	CLIENT REVIEW
3	04/03/2025	CLIENT REVIEW
4	04/07/2025	HDRC SET
5	04/24/2025	HDRC SET 2

GARAGE/ADU FLOOR
PLANS & EXTERIOR
ELEVATIONS

PROJECT NO. 24-143
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A300



Moreno Residence

508-510 Booker Alley - Alternate Front Elevation

1/8" = 1'-0"

02/06/25

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alternate front elevation