

# HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

**HDRC CASE NO:** 2022-239  
**ADDRESS:** 702 HAYS ST  
**LEGAL DESCRIPTION:** NCB 540 BLK 11 LOT A16  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA  
**OWNER:** Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA  
**TYPE OF WORK:** Construction of a rear addition  
**APPLICATION RECEIVED:** April 04, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata

## REQUEST:

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

1. Perform rehabilitative scopes of work to the historic structure including installing a new shingle roof and painting.
2. Perform exterior modifications to the historic structure including raising the existing finished floor height and extending the front gabled porch roof by one foot on each side.
3. Replace the existing, wood windows.
4. Construct a rear addition to feature 800 square feet.

Modifications, including demolition of the rear accessory structure are not included in this request.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

*ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

*iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

#### *Standard Specifications for Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track

components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

- **GLAZING:** Replacement 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 real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

## A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

## B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

## C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

### *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:**

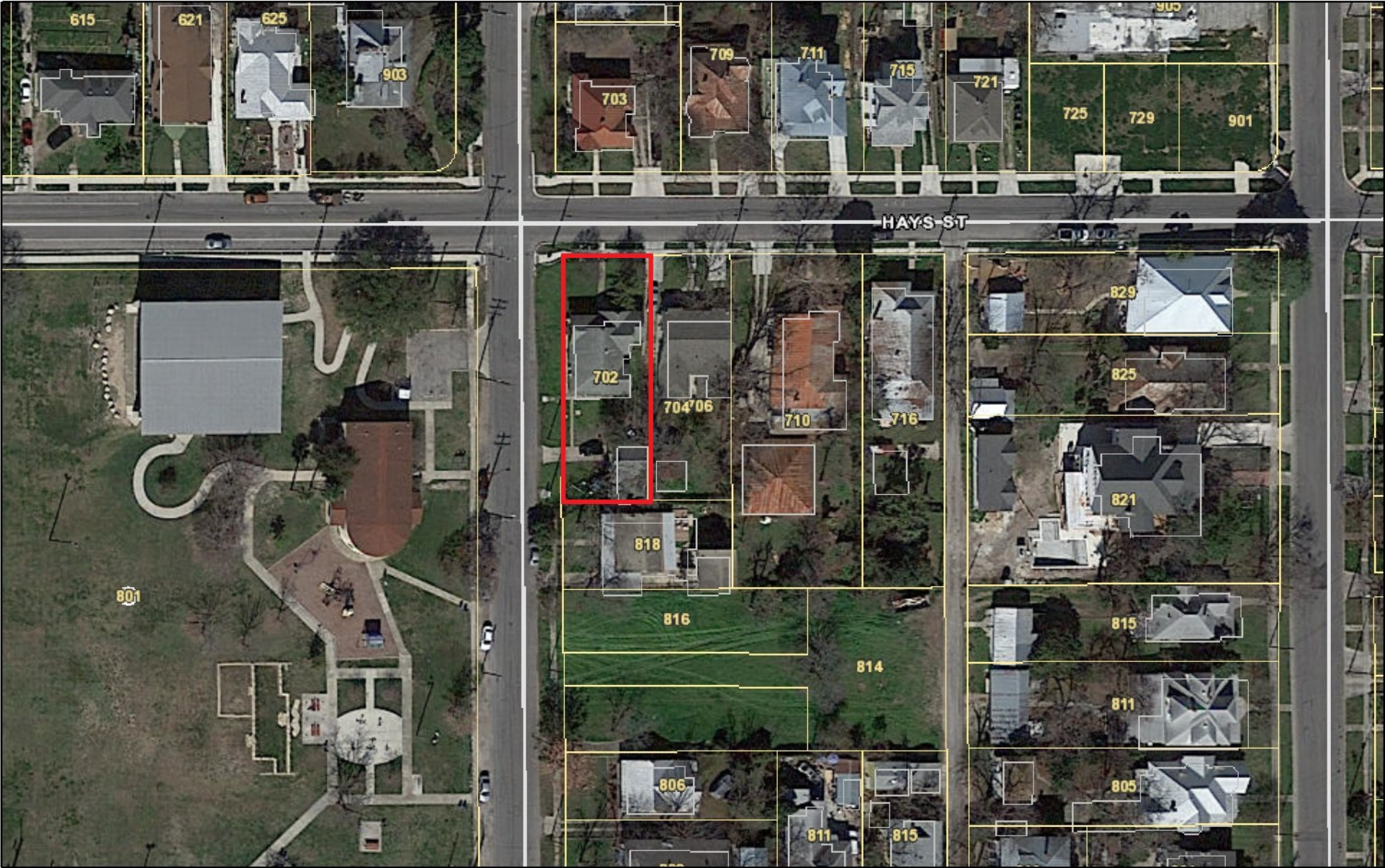
- a. The primary structure located at 702 Hays is a 1-story, single-family home constructed circa 1925 in the Craftsman style on a corner lot. The structure features a cross gable composition shingle roof with clipped gables and a jerkinhead dormer on the front façade, decorative eave brackets, wood cladding, wood windows, and a deep-set front porch with wood columns on brick bases. The property is contributing to the Dignowity Hill Historic District.
- b. REHABILITATION – The applicant has proposed to replace the shingle roof in kind and paint. Staff finds these scopes of work eligible for administrative approval. Staff finds that the profile and details of the existing roof, including the porch roof should be preserved.
- c. FLOOR HEIGHT/PORCH GABLE – The applicant has proposed to raise the existing finished floor height and extend the existing gabled porch roof by one foot on each side. Staff finds this to be inappropriate with the Guidelines for Exterior Maintenance and Alterations, as the Guidelines note that historic porch forms should not be modified and that the original height of foundations should be preserved.
- d. WINDOW REPLACEMENT – The applicant has noted on the submitted construction documents that the structure's original windows may be replaced if they are beyond repair. The applicant has not submitted information regarding window replacement. Staff finds that the existing wood windows should be repaired. If wood windows are beyond repair, they should be replaced with windows that are consistent with staff's standards for replacement windows. A Certificate of Appropriateness is required for window replacement.
- e. REAR ADDITION – The applicant has proposed to construct a rear addition to feature 800 square feet.
- f. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. The existing footprint of the primary structure on site is approximately 1,240 square feet. Generally, staff finds the proposed addition to be consistent with the Guidelines.
- g. MATERIALS – The applicant has proposed materials that include wood siding to match the existing. Staff finds this to be appropriate and consistent with the Guidelines.
- h. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff's standards for windows in new construction and additions.
- i. ROOF FORM – The applicant has proposed for the rear addition to feature a hipped roof. Generally, staff finds the proposed hipped roof form to be appropriate.
- j. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate; however, staff finds that the construction of a rear addition should not result in an increase in height of the original structure's finished floor/foundation height.

## **RECOMMENDATION:**

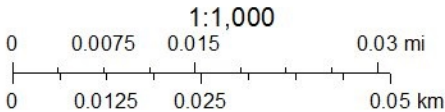
1. Staff recommends approval of item #1, rehabilitative scopes of work based on finding b with the stipulation that that the profile and details of the existing roof, including the porch roof be preserved.
2. Staff does not recommend approval of item #2, modifications to the finished floor/foundation height and porch roof modifications. Staff recommends both remain as they exist originally.
3. Staff does not recommend approval of item #3, window replacement. Staff recommends that the existing wood windows should be repaired. If wood windows are beyond repair, they should be replaced with windows that are consistent with staff's standards for replacement windows. A Certificate of Appropriateness is required for window replacement.
4. Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:

- i. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in new construction and additions. An aluminum window may be appropriate should it be consistent with staff's standards for windows in new construction and additions.

City of San Antonio One Stop

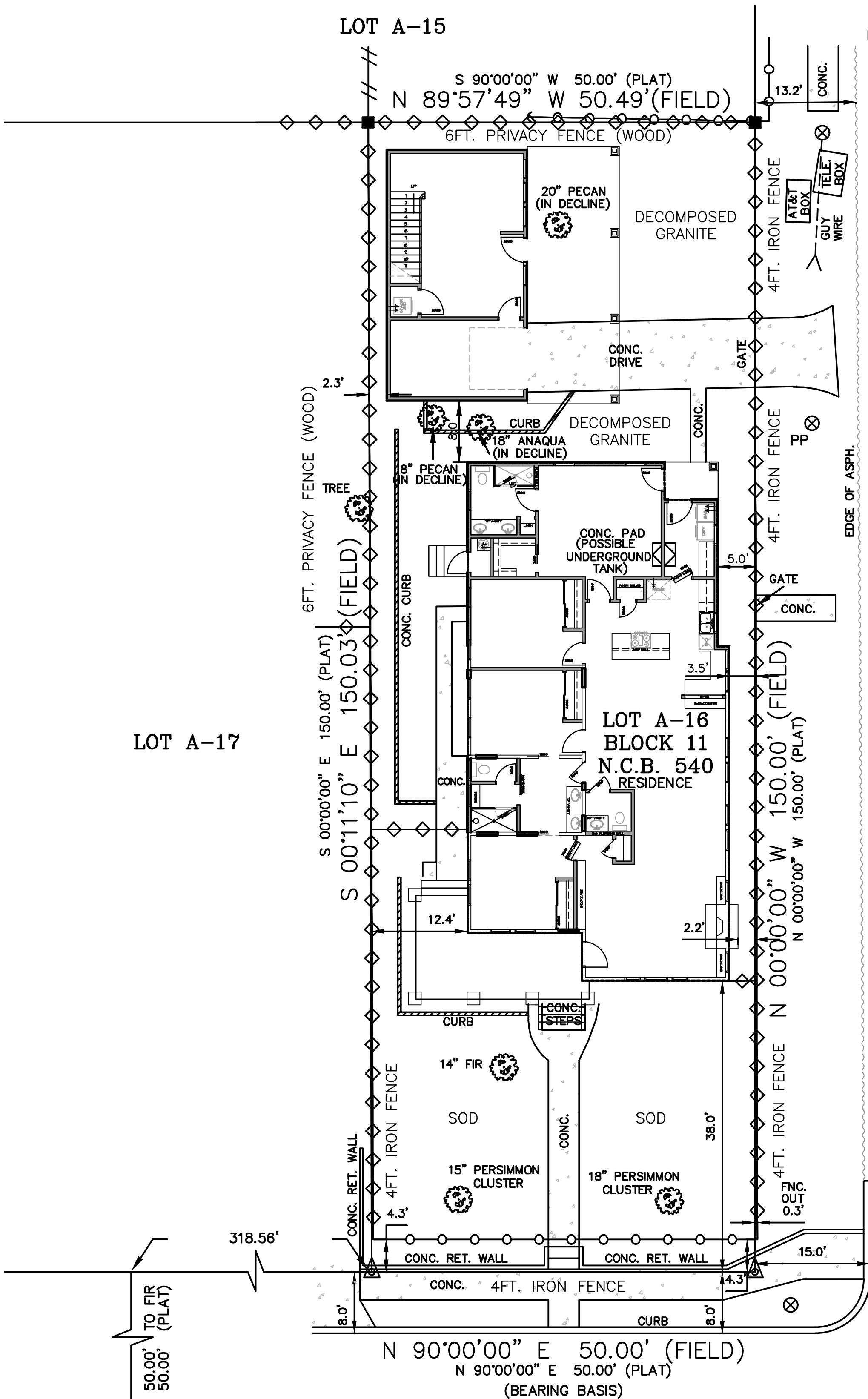


April 29, 2022





1 SITE PLAN  
SCALE: 3/32" = 1'-0"



NOTE: TREES LISTED BELOW ARE FOR REFERENCE ONLY. PLEASE CONTACT A CERTIFIED ARBORIST TO CONFIRM TREE TYPES.

TREE COUNT	
2-	PECAN (IN DECLINE)
2-	PERSIMMON CLUSTERS
1-	ANAQUA (IN DECLINE)
1-	FIR TREE
6- TOTAL	

N. OLIVE ST.  
(55.6' R.O.W., ASPHALT PAVEMENT)  
(PLATTED AS: N. OLIVE ST.)

NOTE: THE BEARINGS ARE AS PROTRACTED PER PLAT, NORTH ARROW REFERENCED. FIELD CONDITIONS ARE AS SHOWN.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

LEGEND:

--	= WOOD FENCE	⊗	= POWER POLE
◇	= CHAIN LINK FENCE	⬮	= FIRE HYDRANT
×	= BARBED WIRE FENCE	○	= FND. 1/2" IRON ROD
○	= WROUGHT IRON FENCE	●	= SET 1/2" IRON ROD
□	= SMOOTH WIRE FENCE	×	= SET "X" ON CONC.
■	= FOUND FENCE POST	△	= CALCULATED CORNER

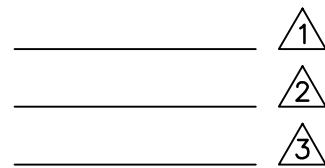
BUYER: KUBA ZAROBKIEWICZ		ADDRESS: 702 HAYS	
TITLE COMPANY: CHICAGO TITLE		G.F. NO.: SCT-63-4300292103089	
LOT: A-16	BLOCK: 11	N.C.B.: 540	
SUBDIVISION: ~			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 642 PAGE 331 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.			
VOLUME 923	PAGE 471	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 16817	PAGE 1967	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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VOLUME ~	PAGE ~	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

GENERAL NOTES

1. REMOVE EXISTING BRUSH, AS NECESSARY, TO MAKE ROOM FOR CONCRETE WORK.
2. CONTRACTOR TO CLEAN SITE OF ALL DEBRIS, PLACE TOPSOIL THROUGHOUT AND INSTALL SOD AS NEEDED.
3. CONTRACTOR WILL TAKE ALL PRECAUTIONS NOT TO DAMAGE ANY TREES NOT IN THE CONSTRUCTION "ZONE". SHOULD DAMAGE OCCUR, TREES WILL BE REQUIRED TO BE REPLACED IN SIZE AND SPECIES.
4. DO NOT ALTER ANY CONTOURS TO ADJACENT PROPERTY.

**DHR** ARCHITECTS  
**DURAND-HOLLIS RUPE ARCHITECTS, INC.**  
14603 HUEBNER RD.  
BUILDING 18  
SAN ANTONIO, TEXAS 78230  
TEL. 210 308-0080  
FAX. 210 697-3309  
EMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:



NEW RESIDENCE ADDITION & STUDIO UNIT FOR  
**KUBA & KIMBERLY ZAROBKIEWICZ**  
702 HAYS ST.  
SAN ANTONIO, TEXAS 78202

SITE PLAN  
UNIT 101

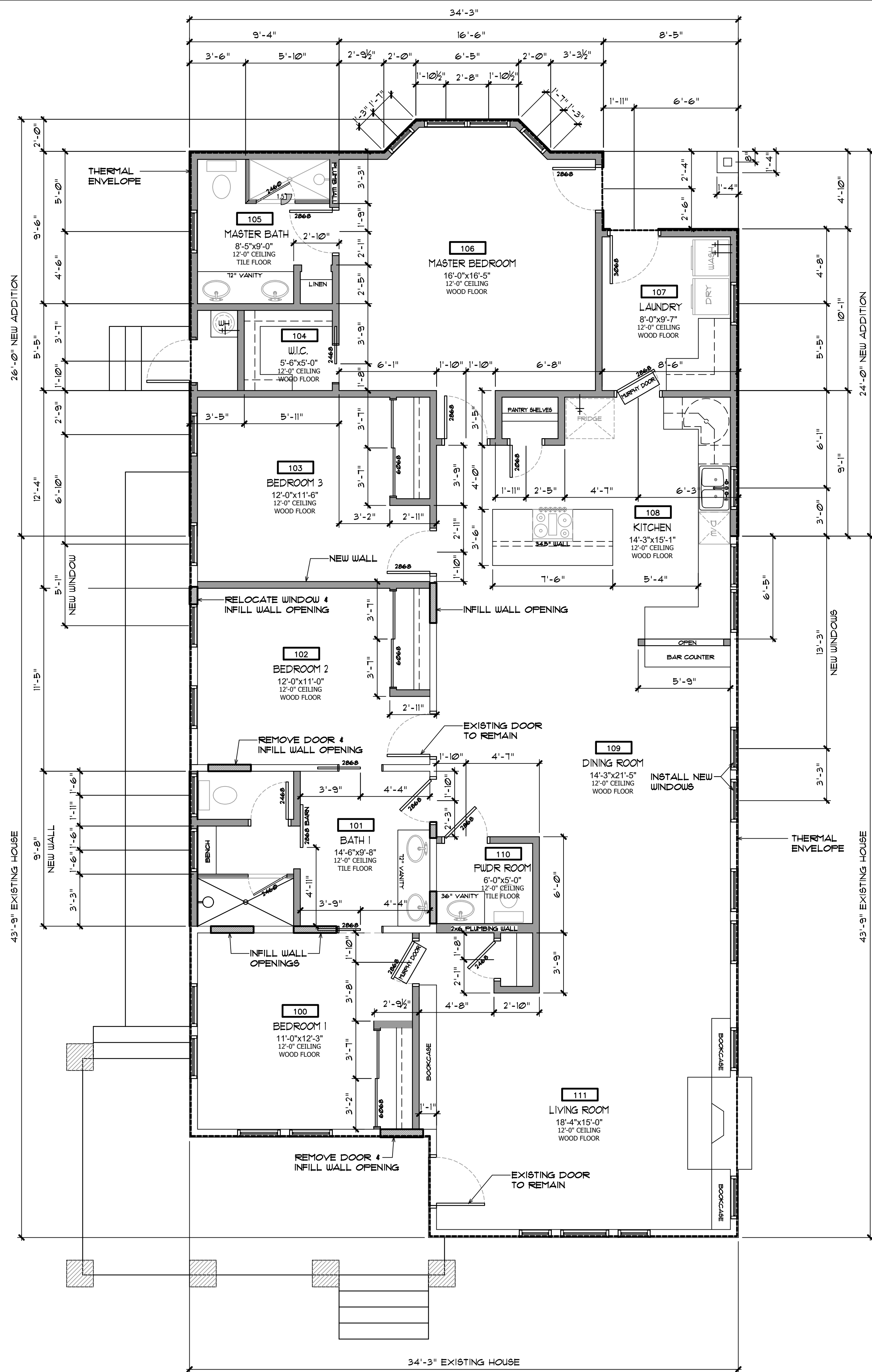
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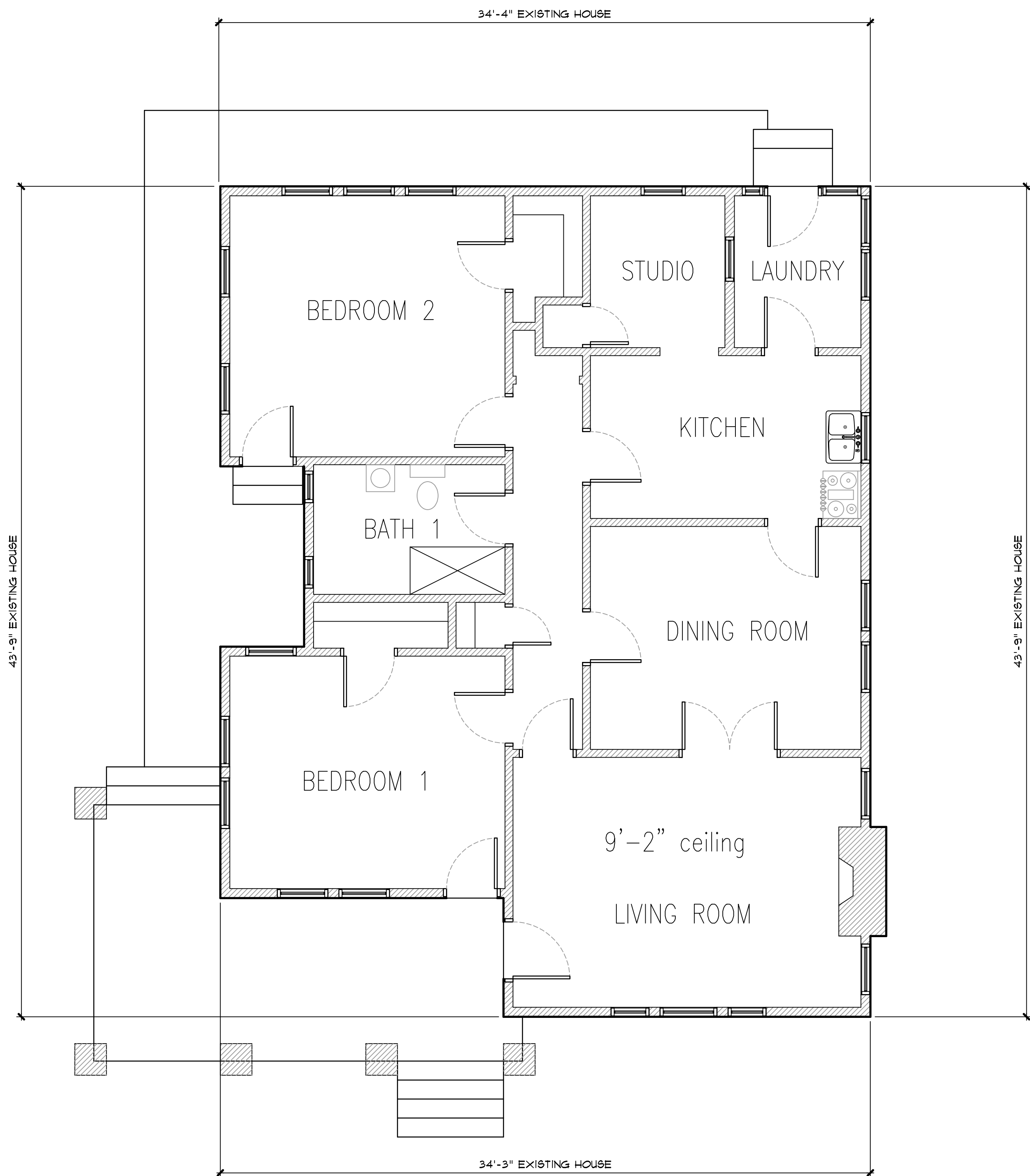
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PROJECT NO. 22-012  
ISSUE DATE: 04-01-22  
DRAWN BY: AM  
REVIEWED BY: GDH  
PROJECT ARCHITECT:  
GABRIEL DURAND-HOLLIS, F.A.A.  
TEXAS LICENSE NO. 10881

A099



1 NEW FLOOR PLAN  
SCALE: 3/8" = 1'-0"



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

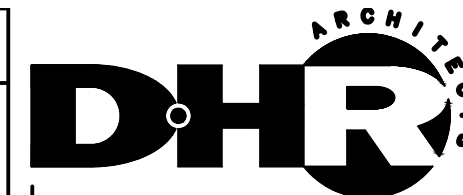


## GENERAL NOTES

1. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL ANCHORING PURPOSES.
2. DIMENSIONS ON FLOOR PLAN ARE TO FINISHED WALLS.
3. DIMENSIONS ON ENLARGED FLOOR PLANS ARE TO FINISHED WALL.

## WALL LEGEND

	EXISTING INTERIOR WALLS
	EXISTING EXTERIOR WALLS
	NEW INTERIOR WALLS
	NEW EXTERIOR WALLS
	INFILLED WALL OPENING



DURAND-HOLLIS RUPE  
ARCHITECTS, INC.

14603 HUEBNER RD.  
BUILDING 18  
SAN ANTONIO,  
TEXAS 78230

TEL. 210 308-0080  
FAX. 210 697-3309  
EMAIL OFFICE@DHRARCHITECTS.COM

## REVISED ISSUE DATES:

_____	1
_____	2
_____	3

NEW RESIDENCE ADDITION & STUDIO UNIT FOR  
**KUBA & KIMBERLY ZAROBKIEWICZ**  
702 HAYS ST.  
SAN ANTONIO, TEXAS 78202

## FLOOR PLAN MAIN HOUSE

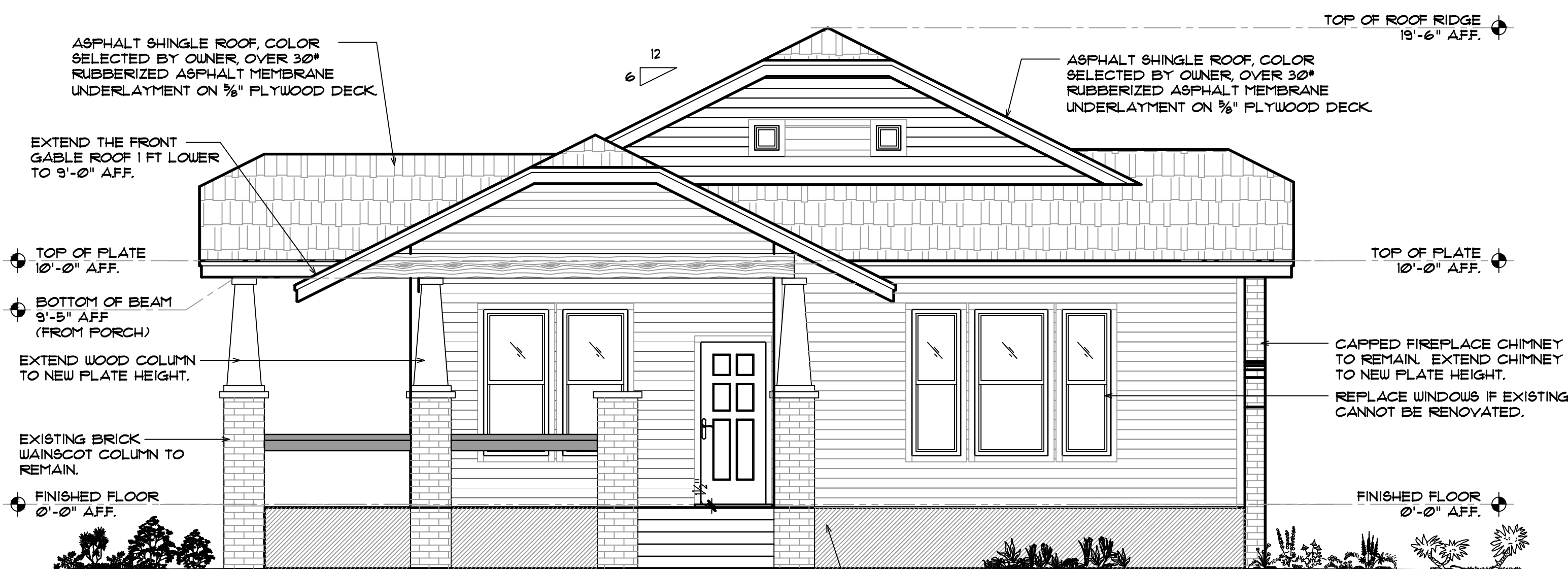
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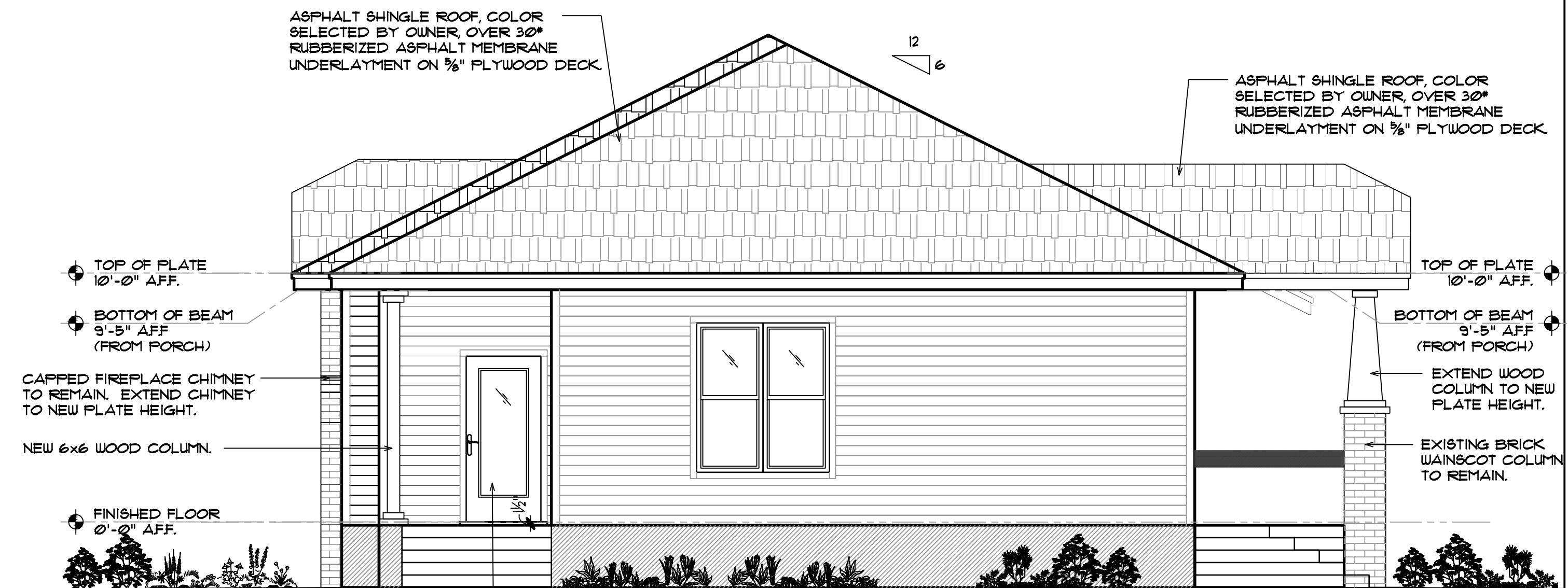
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PROJECT NO. 22-012  
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DRAWN BY: AM  
REVIEWED BY: GDH  
PROJECT ARCHITECT:  
GABRIEL DURAND-HOLLIS, F.A.A.  
TEXAS LICENSE NO. 10881

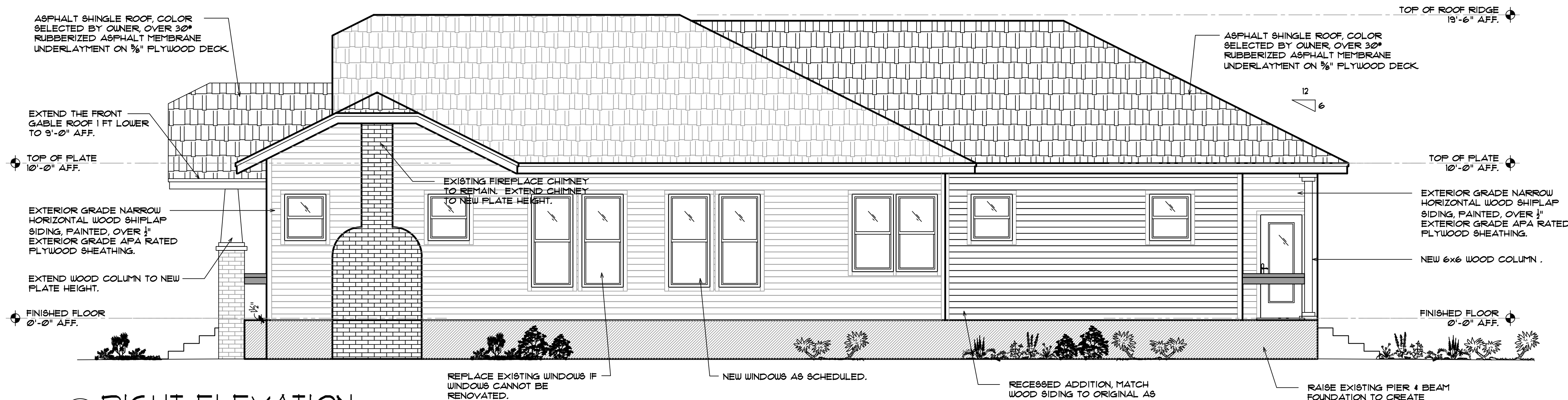
**A100**



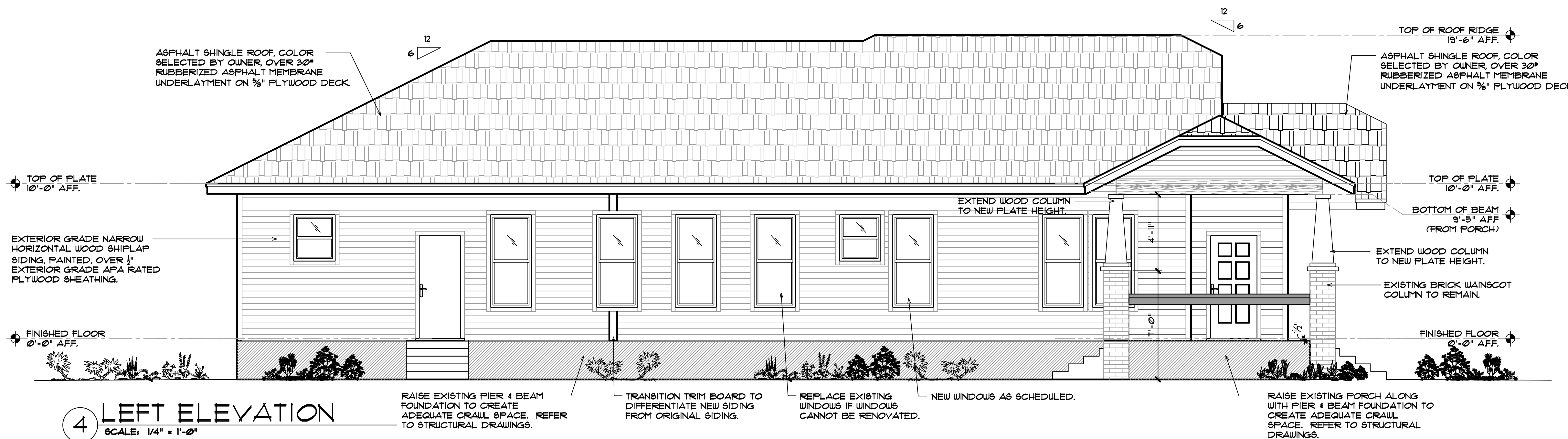
**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



**4 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"