

HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

HDRC CASE NO: 2018-118
ADDRESS: 725 HAYS ST
729 HAYS ST
901 N PINE ST
LEGAL DESCRIPTION: NCB 531 BLK 13 LOT SE 147.81 FT OF A8
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ricardo Turrubiates/Terramark
OWNER: K/T TX Holdings LLC
TYPE OF WORK: Construction of three, two story, residential structures
APPLICATION RECEIVED: March 02, 2018
60-DAY REVIEW: May 01, 2018
REQUEST:

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

1. Construct a two story, single family residential structure at 725 Hays.
2. Construct a two story, single family residential structure at 729 Hays.
3. Construct a two story, single family residential structure at 901 N Pine.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
 - ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
 - iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
 - iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
 - v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

General findings:

- a. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on March 13, 2018. At that meeting, committee members noted a concern regarding lack of fenestration and the small windows on side elevations.
- b. CONTEXT – This block of Hays Street is relatively intact featuring both Victorian and Craftsman style

structures. Two, two story, four square structures exist on the north side of the street.

Findings related to request item #1:

- 1a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 725 Hays.
- 1b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted that setbacks on this block of Hays consist of 29, 31, 31.6, 36.5 and 36.7 feet. The applicant has proposed a setback of 29’ – 6”. Staff finds that the proposed setback should be increased to be greater than the majority of the structures on the block; at least 32 feet. Setbacks should be measured from the front facades of houses, not front porches.
- 1c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 1d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.
- 1e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately 14 inches. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 1f. ROOF FORM – The applicant has proposed a roof form to include a hipped roof with a a rear roof form that features a half hipped, half gabled roof. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 1g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds that windows on and near the front façade should feature sashes and sizes comparable to those found at and near the front facades of historic structures in the district.
- 1h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 1i. MATERIALS – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding.
- 1j. WINDOW MATERIALS – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 1k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 1l. PORCH DESIGN – The applicant has proposed a porch featuring a depth of approximately 8’ – 5” with wood columns feature brick bases. Wood columns featuring brick bases are found a multiple houses on this block of Hays. The proposed wood columns will feature eight inch square dimensions. The proposed brick bases and brick wall will feature heights of approximately 4 feet and 3 feet. While staff finds the proposed depth and materials of the proposed porch to be appropriate, staff finds that a full width porch would be most appropriate and relate to the houses found on the block better.
- 1m. ARCHITECTURAL DETAILS – As noted in findings 1f, 1g and 1l, staff finds that the proposed roof form

should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.

- 1n. DRIVEWAY – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. The applicant has not noted materials or a specific width; however, staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #2:

- 2a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 729 Hays.
- 2b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 31' – 6", which matches the setback of one historic structure on the block and is greater than two others. The proposed setback would still be less than that of two historic structures on the block. Setbacks should be measured from the front facades of houses, not front porches.
- 2c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 2d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Hays features two, two story historic structure on the north side of the block. Generally, the proposed scale and massing is appropriate.
- 2e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 2f. ROOF FORM – The applicant has proposed a roof form to include a hipped roof with a front protruding gable. A two story historic structure on this block features a similar roof form. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 2g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds the lack of fenestration and small, fixed windows to be inconsistent with the Guidelines and the development pattern found in the district.
- 2h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 2i. MATERIALS – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – 1/2" wide.
- 2j. WINDOW MATERIALS – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within

the opening.

- 2k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 2l. PORCH DESIGN – The applicant has proposed a front porch with a depth of approximately 8' – 0". Staff finds the proposed depth and eight inch square columns appropriate; however, staff finds that the proposed porch should span the width of the proposed new construction,
- 2m. ARCHITECTURAL DETAILS – As noted in findings 2f, 2g and 2l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.
- 2n. DRIVEWAY – The applicant has proposed a ribbon strip driveway to the right of the proposed new construction, matching the historic driveway locations on the block. The applicant has not noted materials or a specific width; however, staff finds the use of concrete appropriate. Driveway widths should not exceed ten (10) feet in width per the Guidelines for Site Elements.

Findings related to request item #3:

- 3a. The applicant is requesting a Certificate of Appropriateness for the construction of one, two story residential structure on the vacant lot at 901 N Pine.
- 3b. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of 33' – 6". The applicant has noted existing setbacks on this block of N Pine of 34, 34.6, and 36. Generally, staff finds the proposed setback to be appropriate. Setbacks should be measured from the front facades of houses, not front porches.
- 3c. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The proposed entrance is appropriate and consistent with the Guidelines.
- 3d. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of N Pine features all single story structure; however, two story structures exist in the immediate vicinity on the 800 block of N Pine as well as the 700 block of Hays. Staff finds the proposed height appropriate.
- 3e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has provided elevations that note a foundation height of approximately one foot to 2.5 feet. Neighboring structures feature foundation heights of approximately two to three feet. Generally, the proposed foundation height is consistent with the Guidelines.
- 3f. ROOF FORM – The applicant has proposed a roof form to include a hipped roof with a a rear roof form that features a half hipped, half gabled roof. At the rear, the applicant has proposed a compound roof to feature both a dipped and gabled roof, resulting in an increased roof height from what is featured on the front of the structure. Staff finds that the rear roof form should either feature a hip or gable that has a height consistent with that found on the front of the structure. This would also match roof forms found historically on the block.
- 3g. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed a number of small, fixed windows as well as blank facades at and near the front elevation. Staff finds the lack of fenestration and small, fixed windows to be inconsistent with the Guidelines and the development pattern found in the district.
- 3h. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 3i. MATERIALS – The applicant has proposed materials that include staggered Hardie shake siding, board and batten siding, horizontal fiber cement siding with a six inch exposure and an asphalt shingle roof. Staff finds that a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding.
- 3j. WINDOW MATERIALS – At this time the applicant has noted the installation of vinyl windows. Staff recommends the installation of wood or aluminum clad wood windows. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished

by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening

- 3k. WINDOW TRIM – The applicant has noted the installation of window trim to include 2x4 and 2x6 dimensional lumber. This trim detail has been used by the applicant previously.
- 3l. PORCH DESIGN – The applicant has proposed a front porch with a depth of 8' – 0". Additionally, the applicant has proposed both brick and wood columns. Two groupings of columns are double columns, found commonly on Craftsman structures; however, the center column is a single column. Staff finds that the use of double and single columns on the same porch is not appropriate. Additionally, staff finds that the proposed porch should span the width of the proposed new construction.
- 3m. ARCHITECTURAL DETAILS – As noted in findings 3f, 3g and 3l, staff finds that the proposed roof form should be modified to not feature a compound roof at the rear, the additional fenestration should be added, that windows on the front façade should feature sashes and that the proposed front porch should span the width of the house.
- 3n. DRIVEWAY – The applicant has proposed a double width driveway to the right of the proposed new construction. The Guidelines for Site Elements note that driveway widths should not exceed ten (10) feet in width. The proposed driveway is inconsistent with the Guidelines.

RECOMMENDATION:

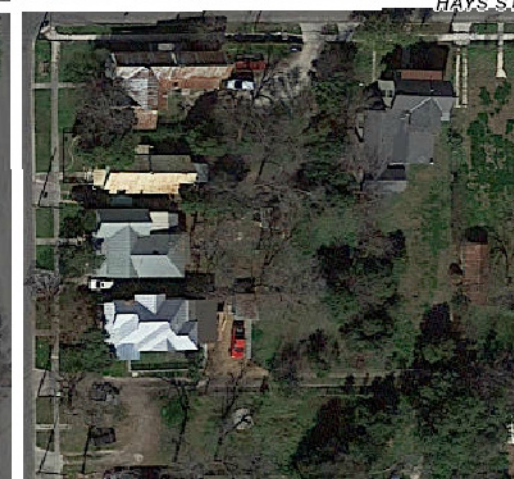
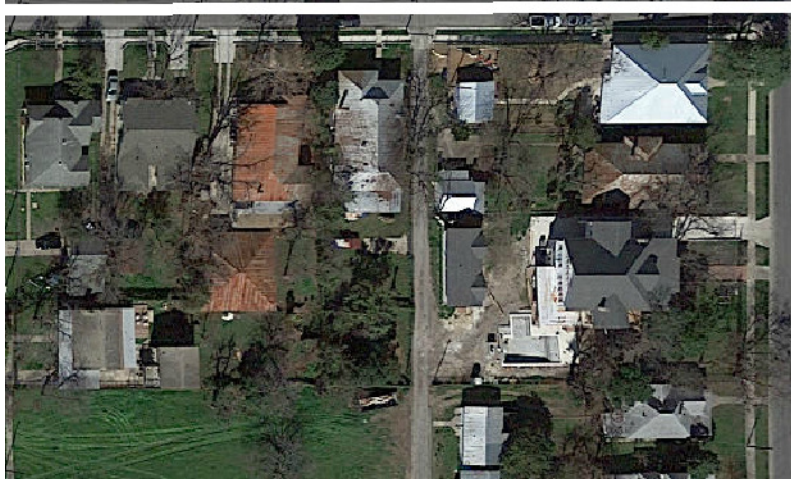
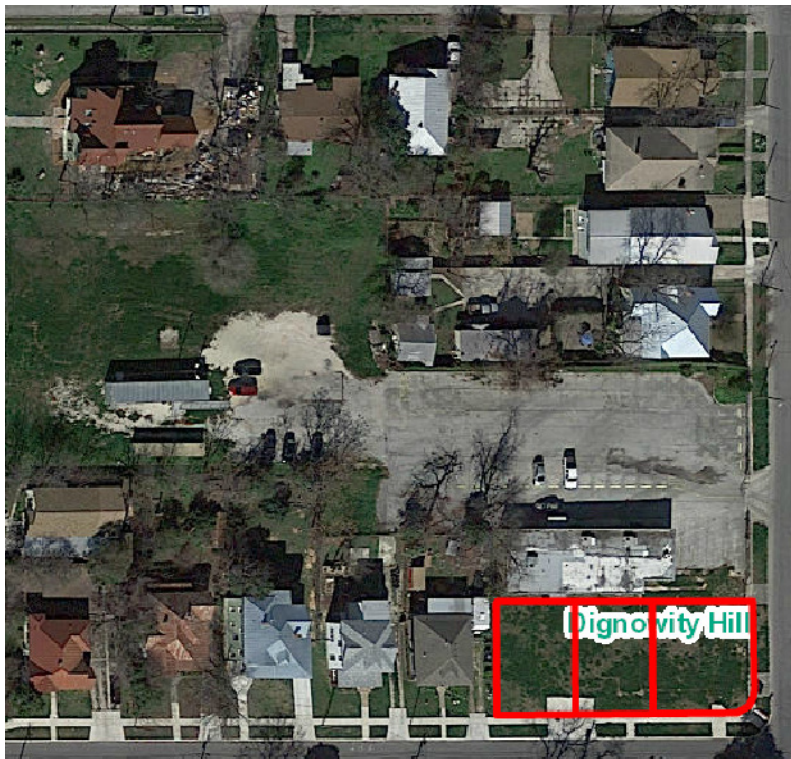
- 1. Staff does not recommend approval of item #1 based on findings 1a through 1n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches and increase the proposed setbacks as noted in the findings.
- 2. Staff does not recommend approval of item #2 based on findings 2a through 2n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches and increase the proposed setbacks as noted in the findings.
- 3. Staff does not recommend approval of item #3 based on findings 3a through 2n. Staff recommends the applicant address the proposed roof form, fenestration patterns, introduce full width porches, modify the proposed driveway width and increase the proposed setbacks as noted in the findings.

If the HDRC find the proposed request appropriate staff recommends the following stipulations:

- i. That full height windows instead of small fixed windows be installed on the front and side facades and that additional fenestration be added along back facades.
- ii. That a smooth finished siding should be used along with an exposure of four inches for the proposed lap siding. The board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
- iii. That wood or aluminum clad wood windows be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- iv. That front porches be increased to span the entire width of the proposed new construction.
- v. That columns for 901 N Pine be either all double or all single, not both.
- vi. That the proposed roof forms for each be modified at the rear as to not feature a greater height and massing than found on the front.

CASE MANAGER

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 09, 2018

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HDRC FINAL SUBMISSION

725 HAYS, 729 HAYS, 901 PINE
San Antonio, TX

APR. 06, 2018



Hays Corner
Street View



*Building Communities
Not Just Homes*
905 N. Pine

San Antonio, TX 78202 - 210.588.9212

PROJECT DATA	
CURRENT ZONING:	IDZ
LAND AREA:	0.22 Ac.
TOTAL LOTS:	3
TOTAL UNITS PER LOT:	1
TOTAL UNITS:	3
UNITS PER ACRE:	13.6
PARKING PER UNIT:	2
TOTAL PARKING:	6

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
0	COVERSHEET
1	AERIAL MAP
2	RECORDED PLAT
3	CONTEXT & BUILDING SETBACKS
4	MASTER SITE PLAN
5	LANDSCAPING & FENCING PLAN
6 -14	725 HAYS
15- 23	729 HAYS
24- 32	901 PINE
33	TYPICAL WINDOW DETAILS





DATE	CHANGE	BY
04/06/18	HDRC FINAL SUBMITTAL	LB



725 HAYS
729 HAYS
901 PINE

AERIAL MAP

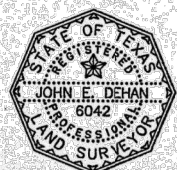
SHEET 1

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLUMINATION, COLOR OR PHOTO
COPY DISCLOSED PAPER ETC.

Doc# 20180014790 Fees: \$52.00
01/25/2018 9:29am H. Pages: 7
Filed & Recorded in BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

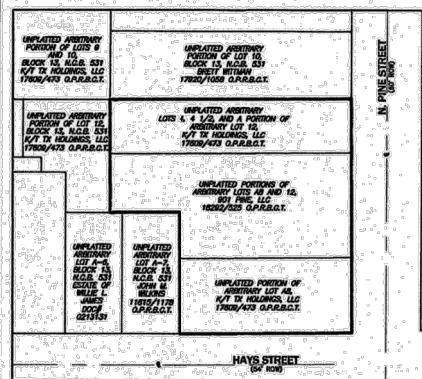
Book 9726 Page 16 Tps

20180014790-7



LEGEND

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- CENTERLINE
- FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
- IRON PIN SET WITH CAP STAMPED "TGD SURVEYING"
- E.G.T.C. = ELECTRIC, GAS, TELE. & CABLE TV
- E.T.C. = ELECTRIC, TELE. & CABLE TV
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- ROW = RIGHT OF WAY
- C = CENTERLINE
- EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING EASEMENT



"SUBJECT AREA"
BEING 0.8327 ACRES
OF A PORTION OF ARBITRARY LOTS 4, 1/2 & 12, BLOCK 13, NCB 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 17809, PG. 473; A PORTION OF ARBITRARY LOTS A8 AND 12, BLOCK 13 NCB 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 18292, PG. 325; A PORTION OF ARBITRARY LOT A8, BLOCK 13 NCB 531, SAN ANTONIO, TEXAS AS DESCRIBED IN VOL. 17809, PG. 473, ALL OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
Natasha F. Uhlrich 11/9/17
NATASHA F. UHLRICH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
John E. Dehan 11/9/17
JOHN E. DEHAN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6042

C.P.S. NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SAWS NOTES:

- WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 748 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
- IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
- INGRESS & EGRESS (WATER): THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
- FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

SURVEY NOTE:

- BASES OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- FEMA FIRM PANEL 48029D04150, WITH AN EFFECTIVE DATE OF 09/29/2010 SHOWS THE SEALED LOCATION OF THE SUBJECT PROPERTY TO BE LOCATED WITHIN FLOOD ZONE 'X', WHICH IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA).

FINISHED FLOOR NOTE:

- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

MISC. NOTES:

- LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(X)(3).

MAINTENANCE NOTE:

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN PINE AT HAYS (IDZ) SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 13, N.C.B. 531.

STATE OF TEXAS
COUNTY OF BEXAR

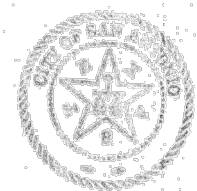
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
901 PINE, LLC
OWNER: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TX 78202
(LOTS 23 AND 901)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHARLES H. TURNER KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th
DAY OF November A.D. 2017
NOTARY PUBLIC BEXAR COUNTY, TEXAS



PLAT NUMBER 170543

SUBDIVISION PLAT ESTABLISHING

PINE AT HAYS (IDZ)

BEING A TOTAL OF 0.8316 ACRES OF LAND, INCLUSIVE OF A 0.0011 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 20-28 AND LOT 901, BLOCK 13, N.C.B. 531, SAID 0.8316 ACRES BEING A PORTION OF A 0.97 ACRE TRACT, DEED OF TRUST RECORDED IN VOLUME 8305, PAGE 1530, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SCALE: 1"=50'



UP
ENGINEERING

1270 N LOOP 1804 E, SUITE 1310
SAN ANTONIO, TX 78238 TEL 210-774-5504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17892

TGD SURVEYING
Your Source For Professional Land Surveying

10845 FM 2222, SUITE 218
GARDEN RIDGE, TX 76049 TEL 210-455-2554
FIRM NO. 101935004

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
K/T TX HOLDINGS, LLC
OWNER: CHARLES H. TURNER, CEO
905 NORTH PINE ST.
SAN ANTONIO, TX 78202
(LOTS 20-22, 24-28)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
CHARLES H. TURNER KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th
DAY OF November A.D. 2017
NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF PINE AT HAYS (IDZ) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS 13 DAY OF December, A.D. 2017

BY: *Gerard Rickhoff* CHAIRMAN
BY: *Natasha F. Uhlrich* SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerard Rickhoff*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF January, A.D. 2018 AT 9:28a.m. AND DULY RECORDED THE 24th DAY OF January, A.D. 2018 AT 9:28a.m. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME 9726 ON PAGE 16 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF January, A.D. 2018

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Justin* DEPUTY

NOVEMBER 2017 SHEET 1 OF 1

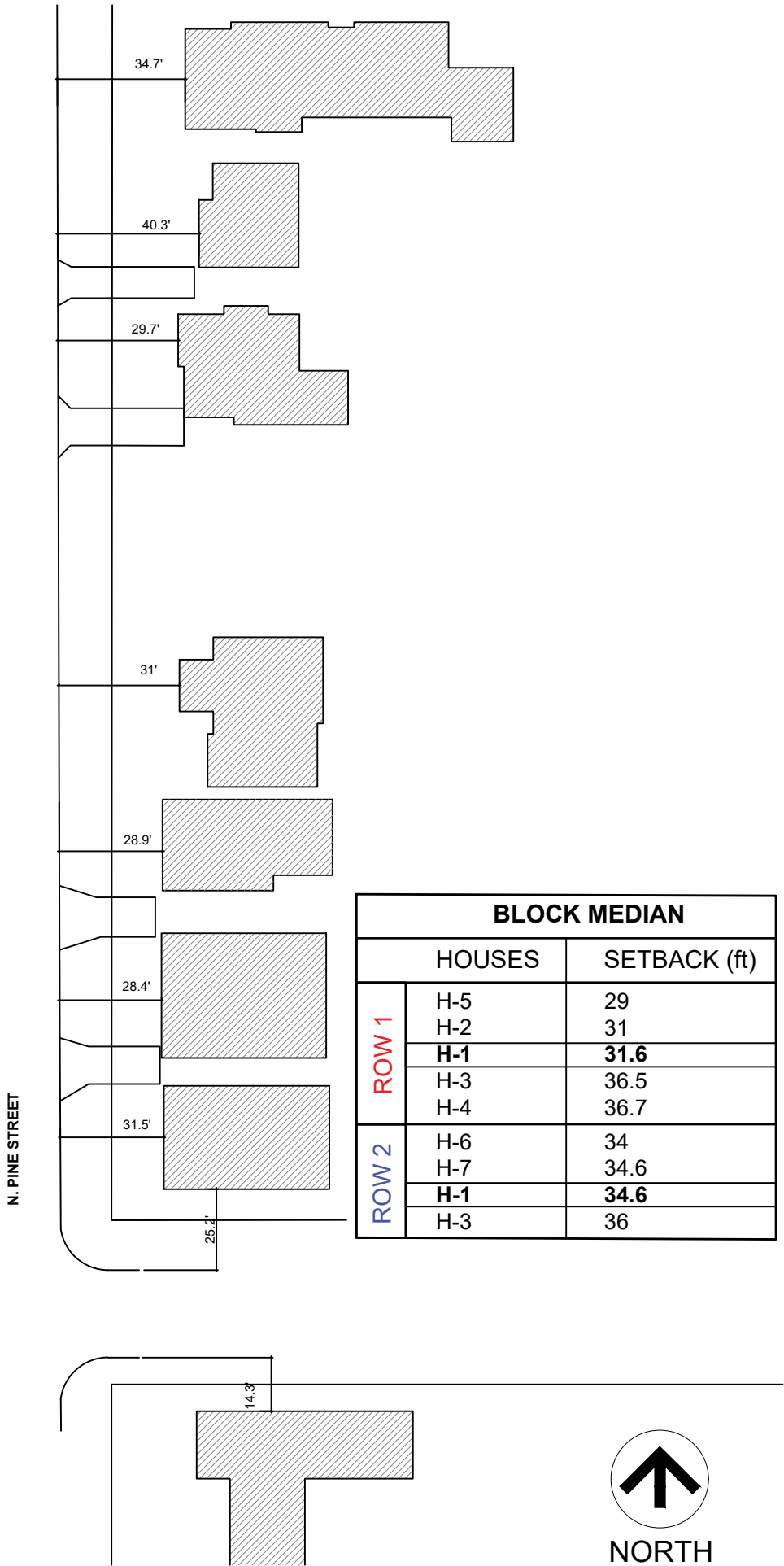
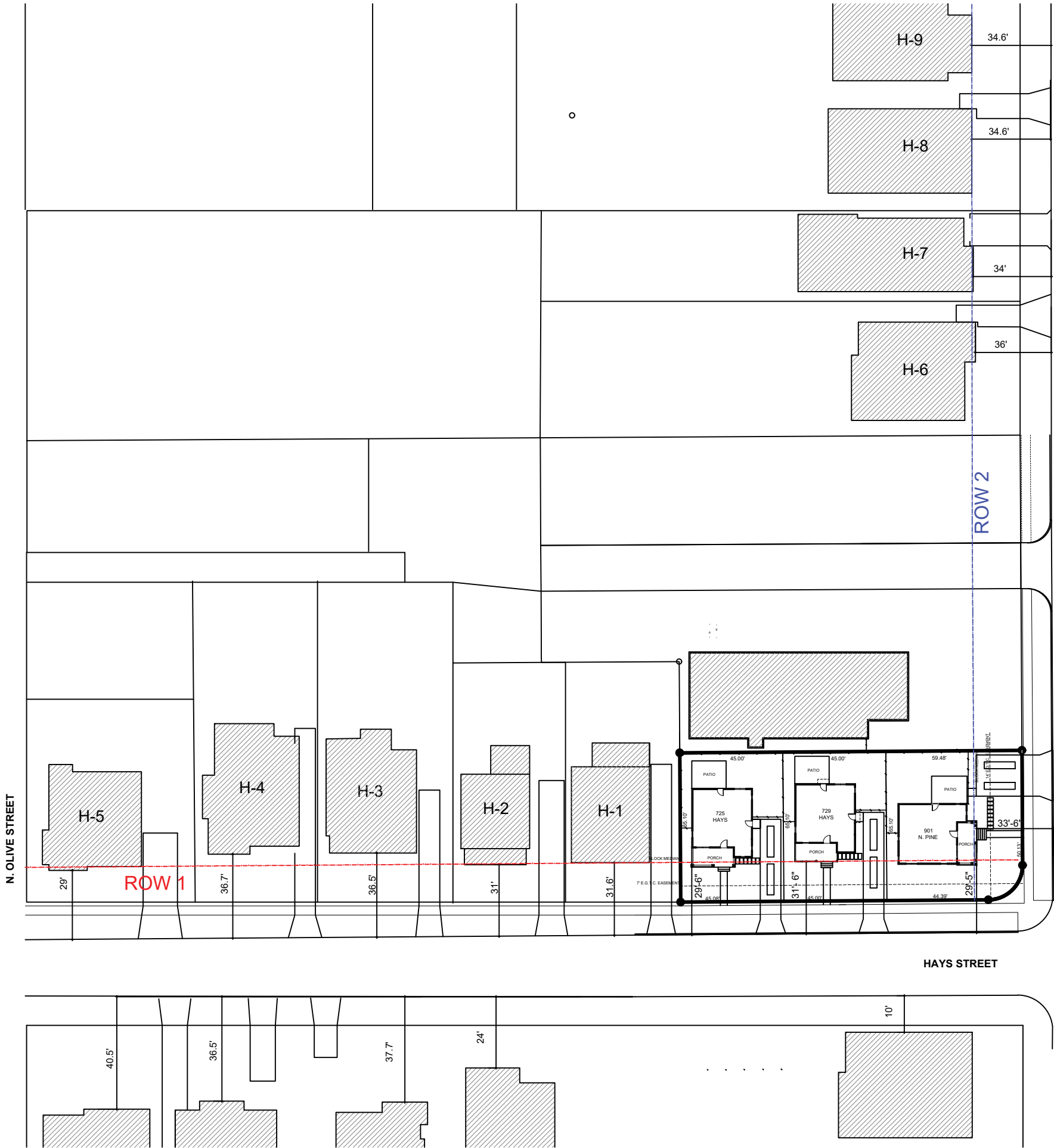
DATE	CHANGE	BY
04/06/18	HDRC FINAL SUBMITTAL	LB

TERRAMARK
URBAN HOMES

725 HAYS
729 HAYS
901 PINE

PLAT # 170543
SUBDIVISION PLAT
PINE AT HAYS (IDZ)

SHEET 2



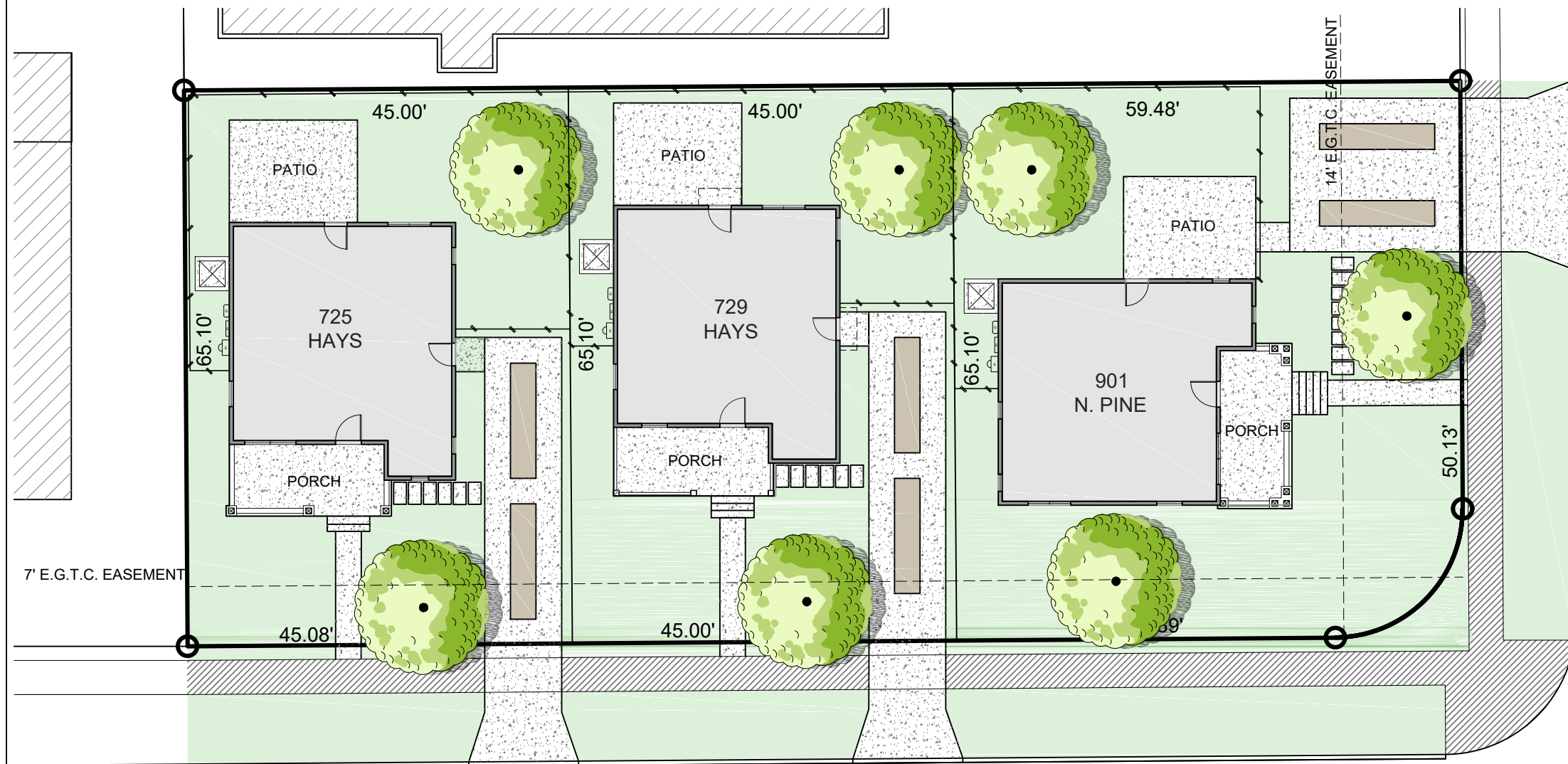
DATE	CHANGE	BY
04/06/18	HDRC FINAL SUBMITTAL	LB



725 HAYS
729 HAYS
901 PINE

CONTEXT & BLDG. SETBACK
SCALE: 1: 600






SHEET 3

[illegible]

FENCING LEGEND

 HORIZONTAL WOOD
FENCE

GROUND COVER TYPES

-  GRASS
-  DECOMPOSED GRANITE
-  MULCH / LANDSCAPE
-  CONCRETE
-  EXISTING CONCRETE

LANDSCAPING LEGEND

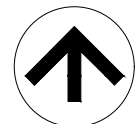
EXISTING TREE

NEW TREE

LARGE SHRUB

MEDIUM SHRUB

FLOWERING SHRUB



NORTH



TERRAMARK
URBAN HOMES

725 HAYS
729 HAYS
901 PINE

LANDSCAPE
PLAN
SCALE: $\frac{1}{16}'' = 1'-0''$

SHEET 5

725 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	802
TOTAL LIVING	1526
PORCH	155
SLAB	879
TOTAL STRUCTURE	1681

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
6	COVERSHEET
7	SITE PLAN
8	FLOOR 01
9	FLOOR 02
10	ROOF PLAN
11	FRONT ELEV.
12	REAR ELEV.
13	LEFT ELEV.
14	RIGHT ELEV.

[illegible]

725 HAYS

COVERPAGE

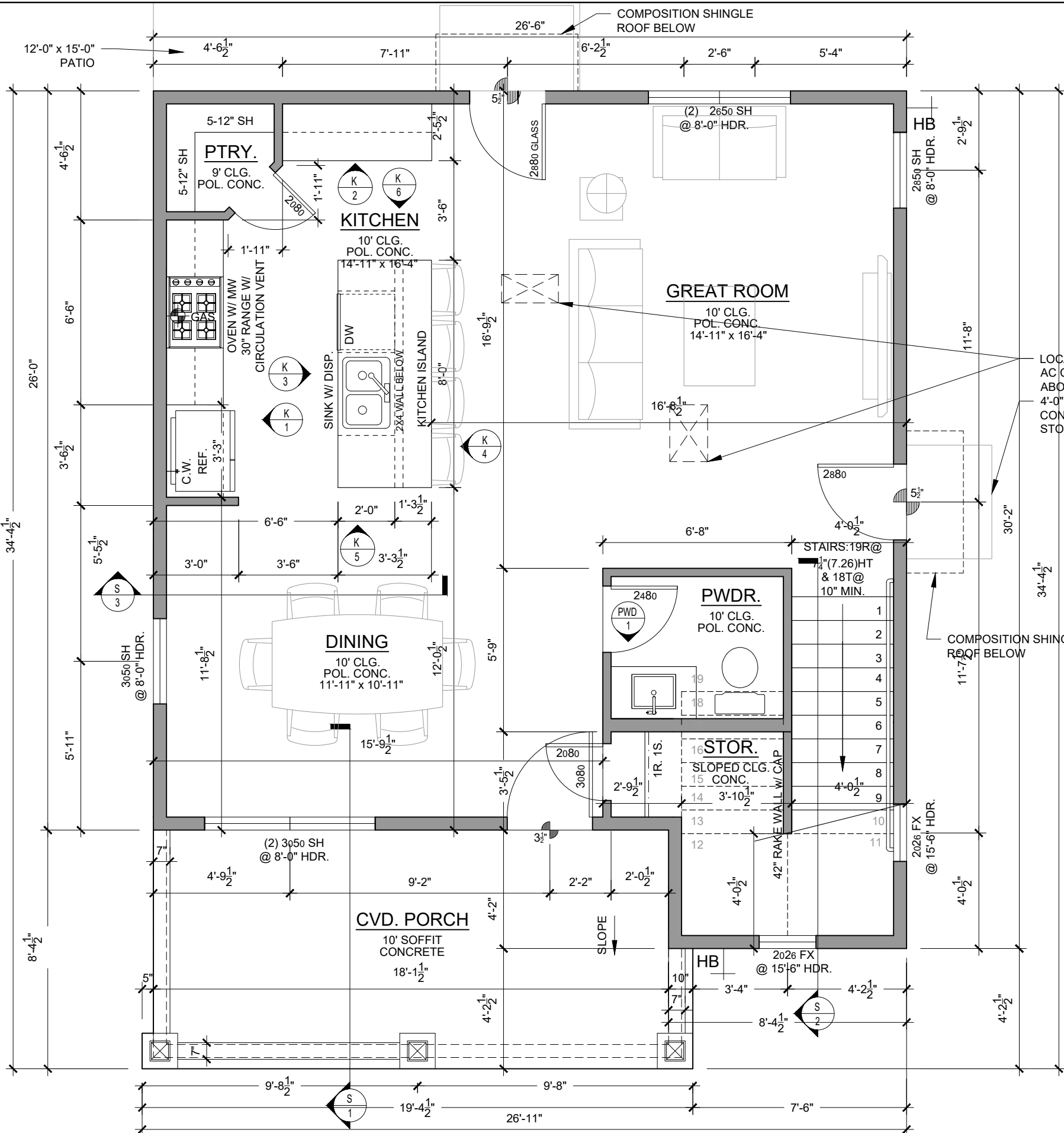
SHEET 6

[illegible]

725 HAYS

FLOOR PLAN
LEVEL 1
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 8

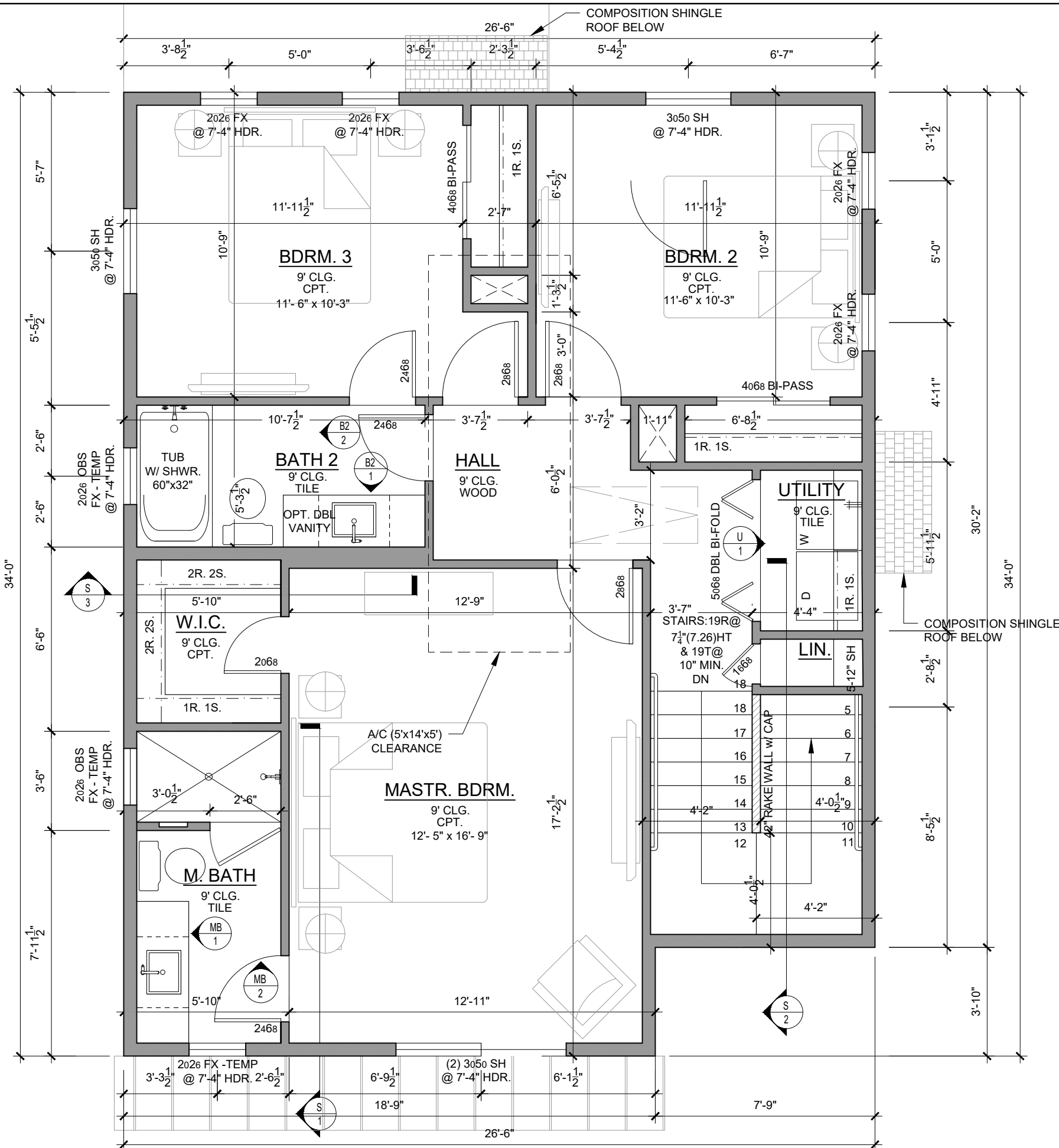


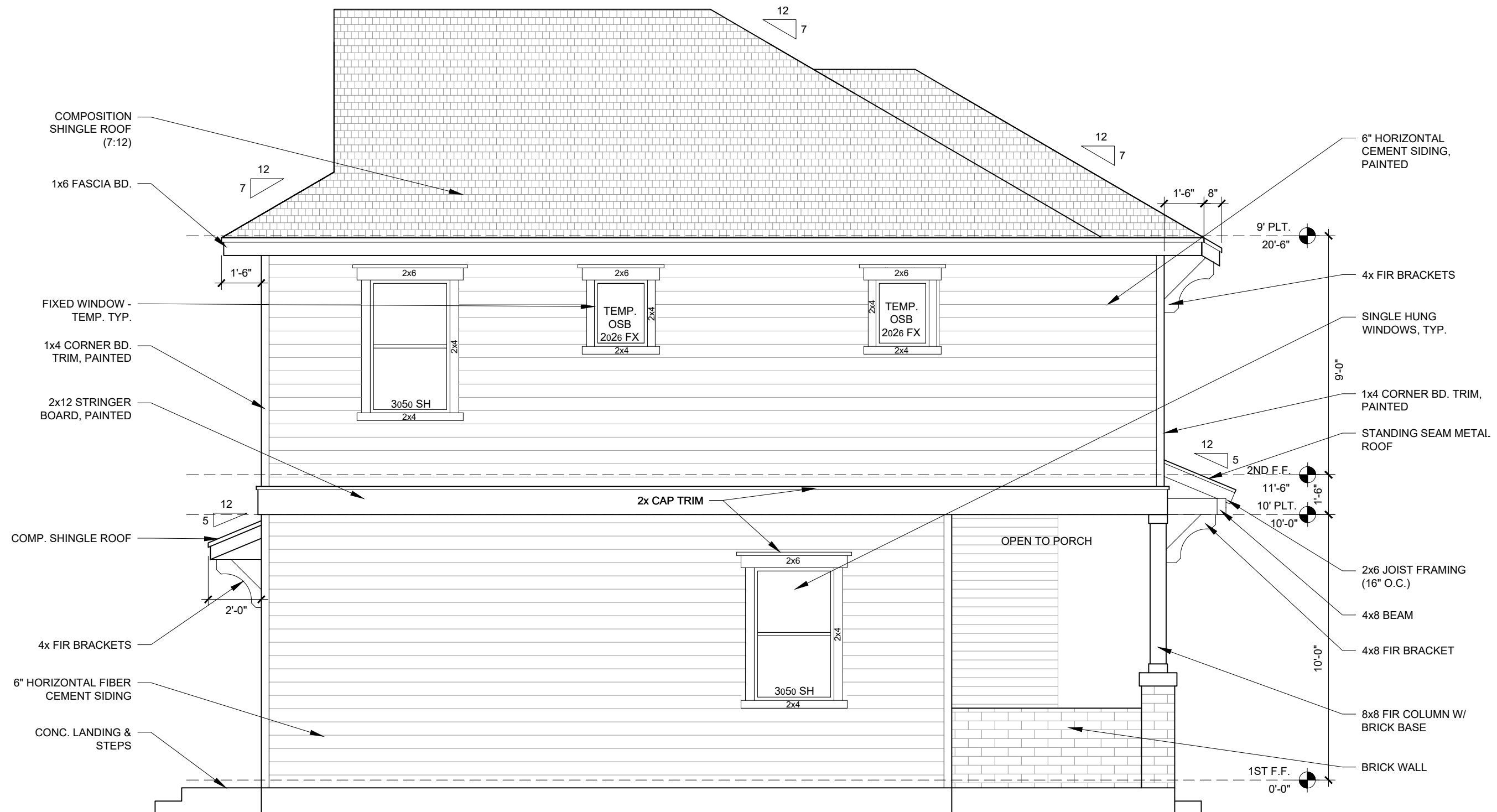
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725 HAYS

FLOOR PLAN
LEVEL 2
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 9

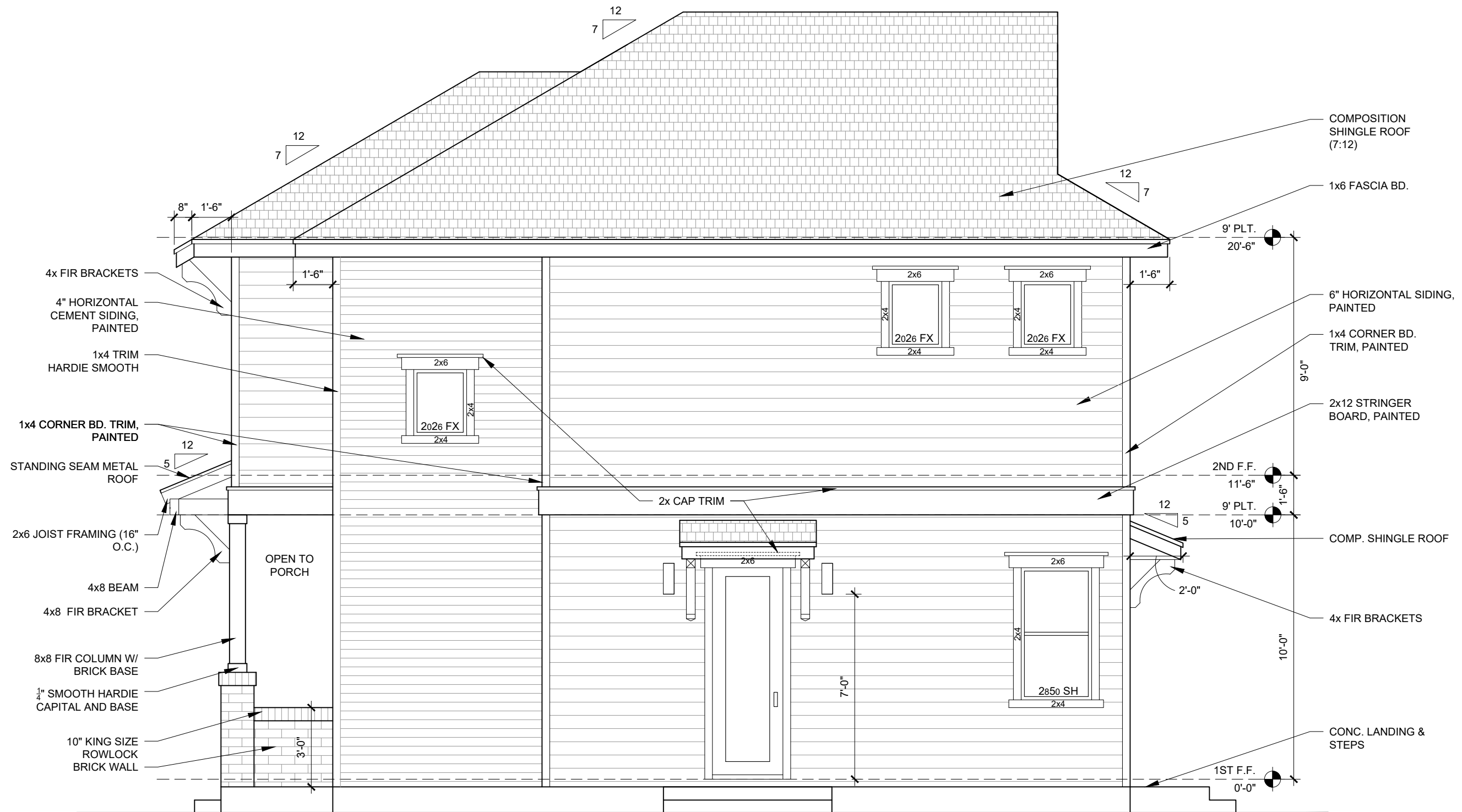


[illegible]

725 HAYS

LEFT
ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

SHEET 13

[illegible]

TERRAMARK
URBAN HOMES

725 HAYS

RIGHT
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 14

729 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	800
TOTAL LIVING	1526
PORCH	147
SLAB	871
TOTAL STRUCTURE	1671

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
15	COVERSHEET
16	SITE PLAN
17	FLOOR 01
18	FLOOR 02
19	ROOF PLAN
20	FRONT ELEV.
21	REAR ELEV.
22	LEFT ELEV.
23	RIGHT ELEV.

[illegible]

729 HAYS

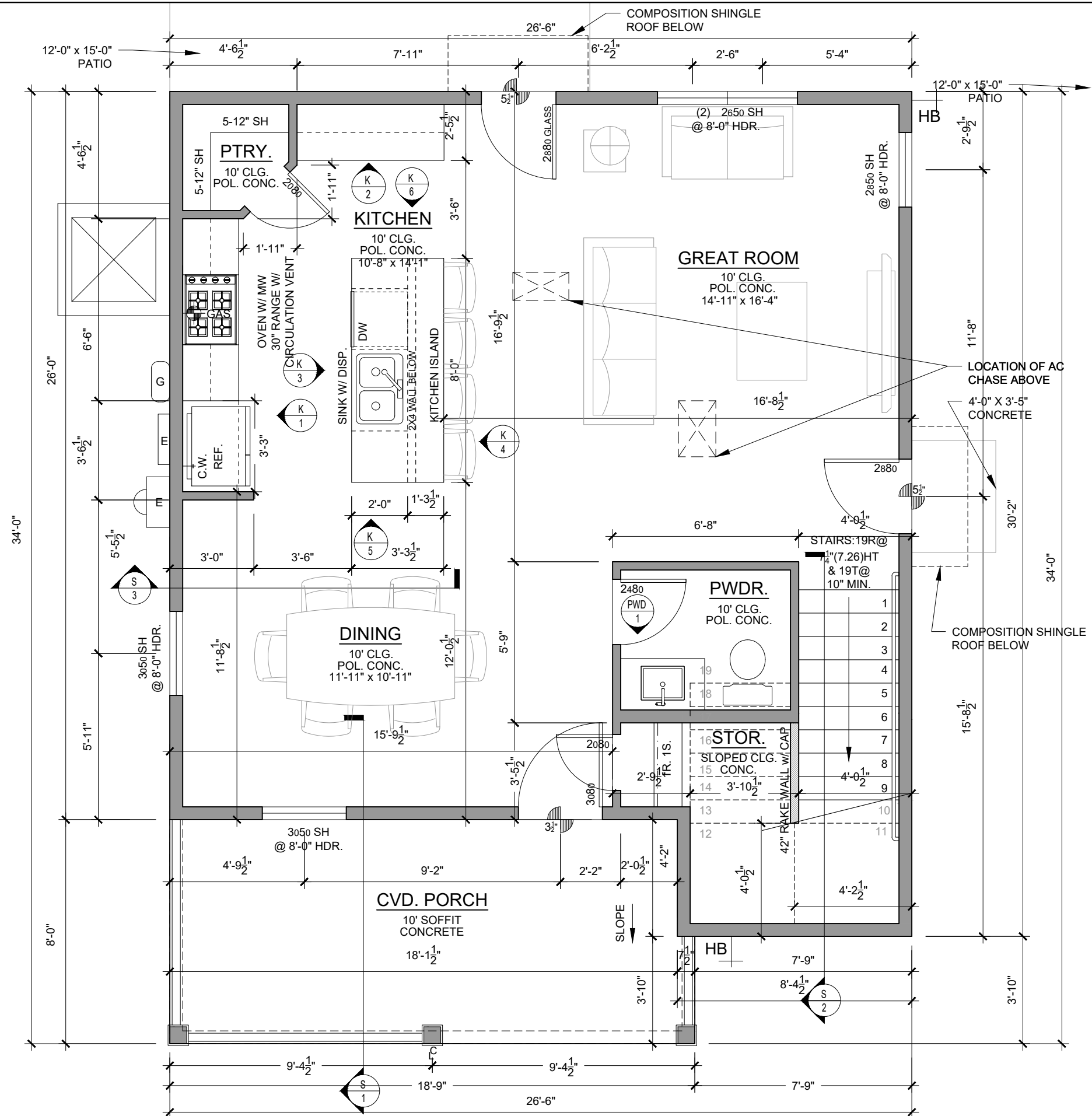
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SHEET 15

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SHEET 17

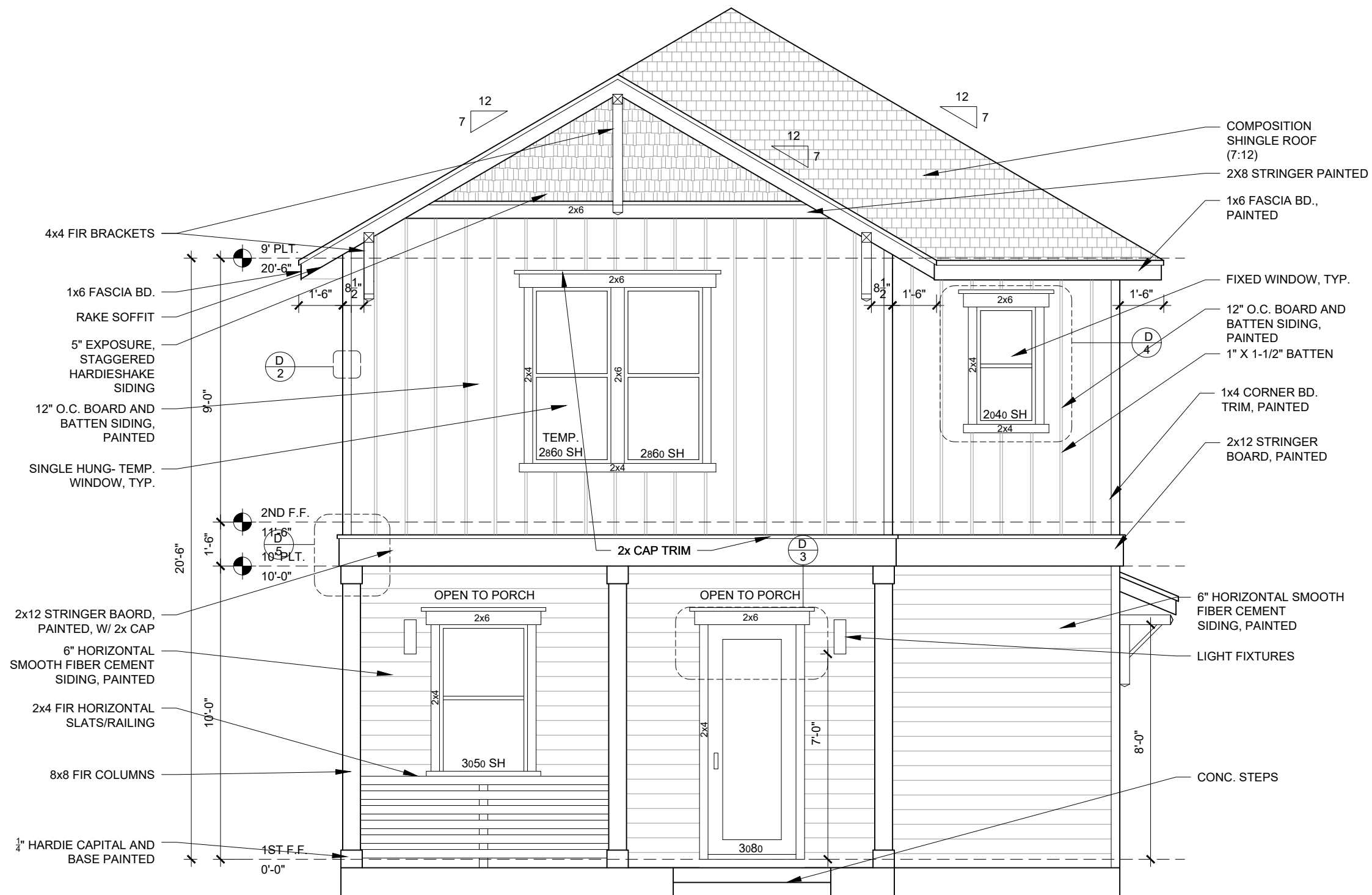


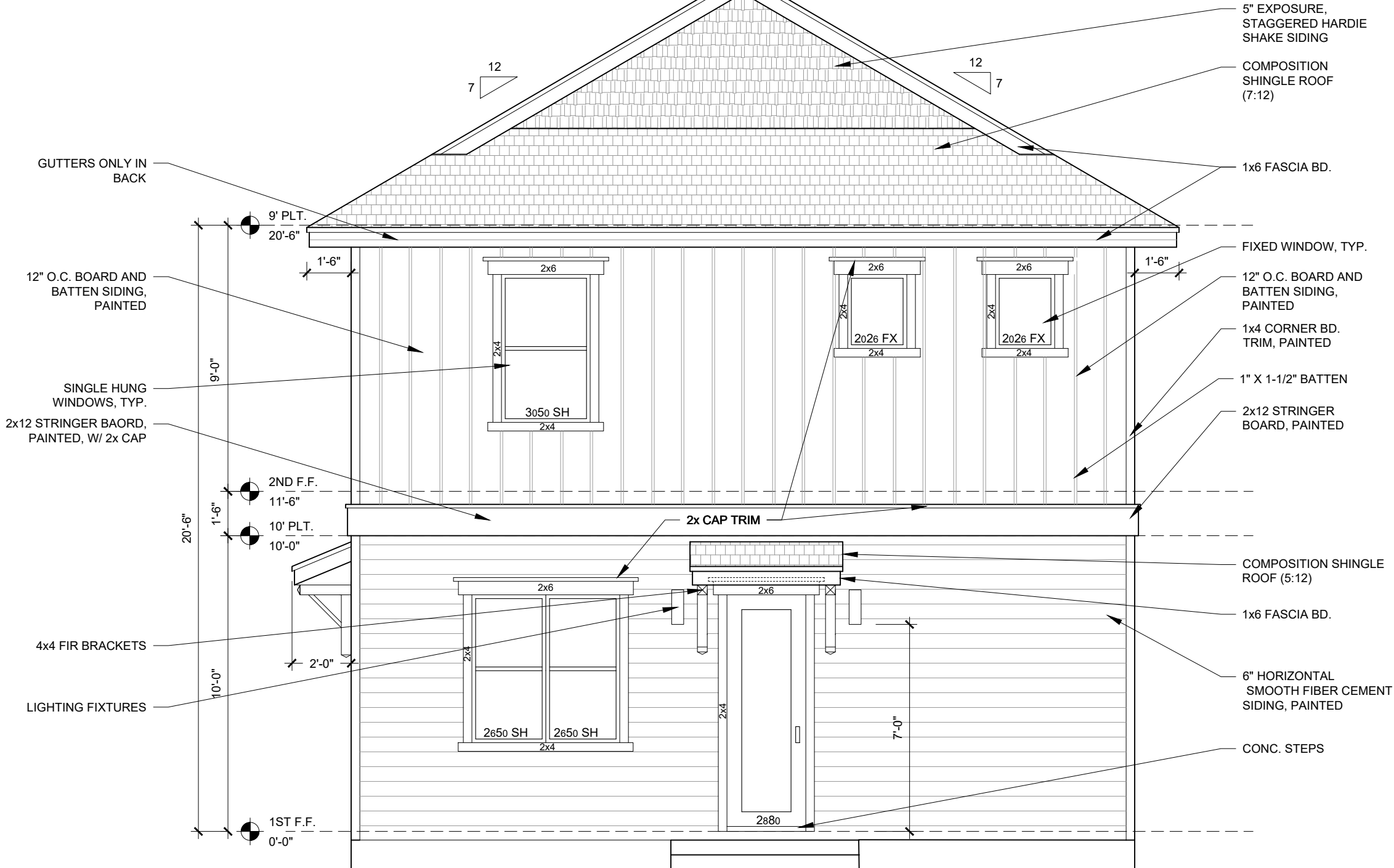
[illegible]

729 HAYS

FRONT
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 20



[illegible]

729 HAYS

REAR
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET **21**

901 HAYS STREET

PLAT No: 170543



SQUARE FOOTAGE CALCULATION	
AREA	SQUARE FEET
1ST FLOOR LIVING	724
2ND FLOOR LIVING	800
TOTAL LIVING	1526
PORCH	160
SLAB	884
TOTAL STRUCTURE	1684

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
24	COVERSHEET
25	SITE PLAN
26	FLOOR 01
27	FLOOR 02
28	ROOF PLAN
29	FRONT ELEV.
30	REAR ELEV.
31	LEFT ELEV.
32	RIGHT ELEV.

[illegible]

901 PINE

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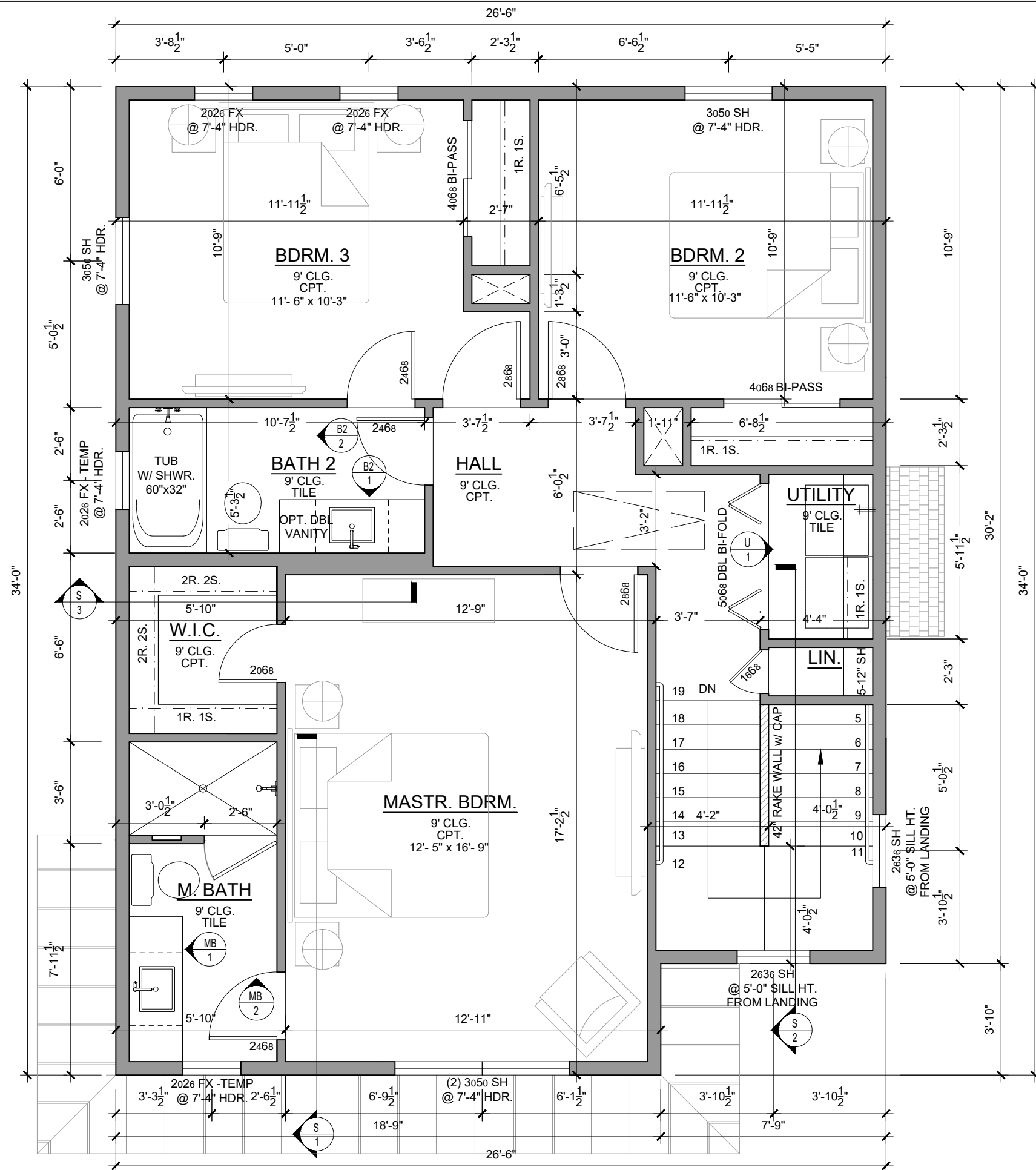
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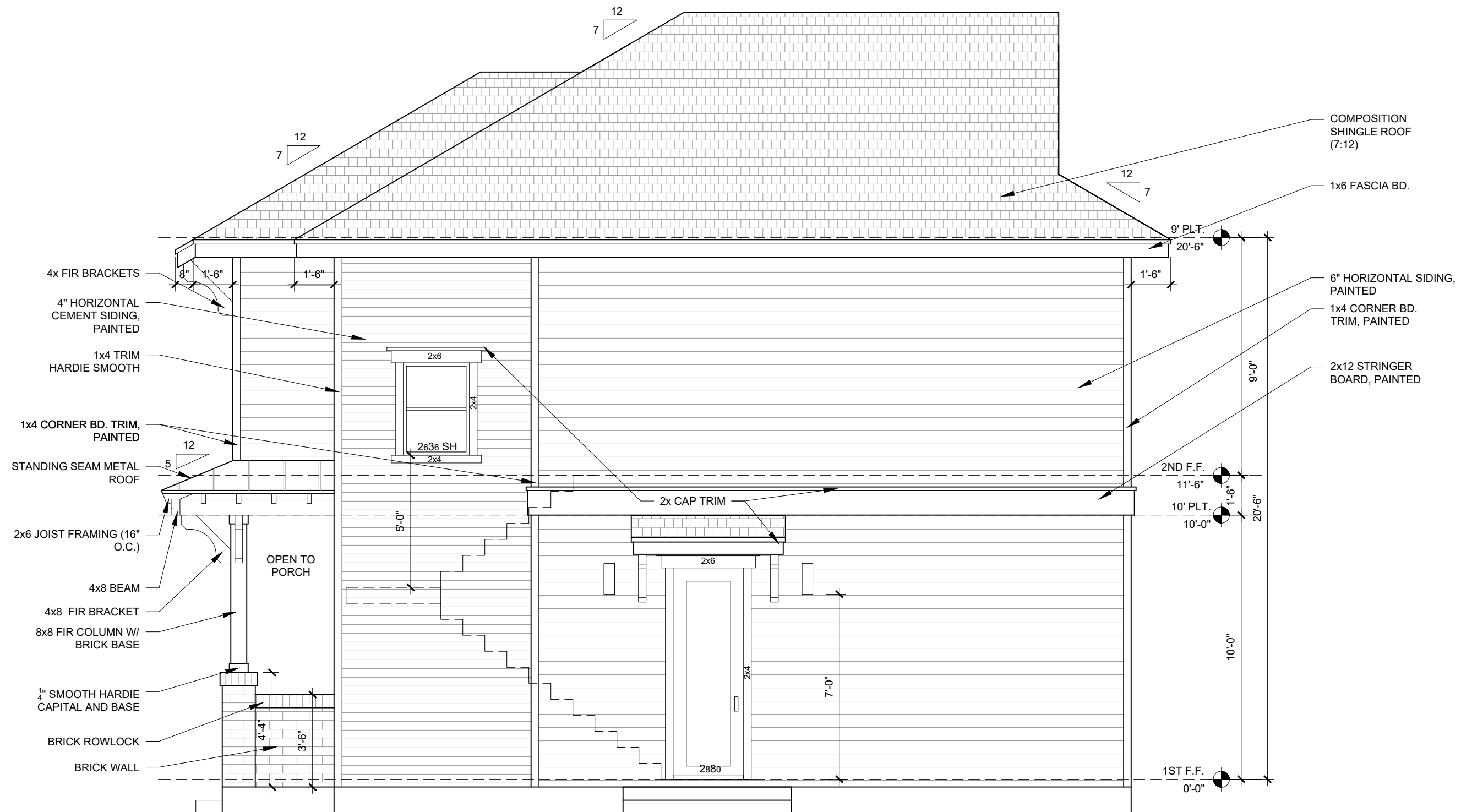
[illegible]

901 PINE

FLOOR PLAN -
LEVEL 02
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 27



[illegible]

901 PINE

RIGHT
ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

SHEET 32

