

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-082
ADDRESS: 931 HAYS ST
LEGAL DESCRIPTION: NCB 1654 BLK B LOT S 140 FT OF 16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Adam Sanchez
OWNER: Adam Sanchez, Adam Sanchez
TYPE OF WORK: Construction of 2-story residential structure
APPLICATION RECEIVED: February 14, 2019
60-DAY REVIEW: April 15, 2019
REQUEST:

The applicant is requesting conceptual approval to construct a new, 2-story residential structure on the vacant lot at 931 Hays, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent

street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

B. NEW FENCES AND WALLS

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

3. Landscape Design

A. PLANTINGS

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

B. ROCKS OR HARDSCAPE

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

D. TREES

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

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

B. DRIVEWAYS

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

7. Off-Street Parking

A. LOCATION

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

B. DESIGN

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

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct a new, 2-story residential structure on the vacant lot at 931 Hays, located within the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL –Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. DESIGN REVIEW COMMITTEE – This case was reviewed by the Design Review Committee on February 26, 2019. At that meeting, the Committee discussed the proposed setbacks, massing, height, materials and accessory structure.
- 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. The applicant has proposed a front setback of 10’ – 0” from the front property line, which is located approximately 1 to 2 feet from the sidewalk. This block on Hays features historic structures with setbacks from the sidewalk ranging from twenty-five (25) to thirty-five (35). Staff finds that the applicant should propose a setback that is equal to or greater than those found historically on the block.
- e. SETBACKS & ORIENTATION (GARAGE) – The applicant has noted a setback of 5’ – 3” from the property line for the side garage structure. Staff finds that the proposed side setback for the garage should be greater than that of primary historic structures which front Muncey.
- f. ENTRANCES – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of Hays primarily features one story residential structures; however, historic structures on this block feature occupied attic spaces and steep roof pitches that present themselves as half stories atop of the first floor. Staff finds that providing a street elevation would provide additional information regarding the appropriateness of the proposed height.
- h. 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. At this time the applicant has not noted the proposed foundation height. The applicant is responsible for complying

with the Guidelines.

- i. ROOF FORM – The applicant has noted two options for the proposed roof form; a side gabled roof and a hipped roof. Staff finds the hipped roof to be more appropriate due to its reduced massing.
- j. 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. Per the site plan, staff finds the proposed lot coverage to be appropriate.
- k. MATERIALS – The applicant has proposed materials that include Hardie horizontal siding, Hardie board and batten siding, an asphalt shingle roof, wood trim and window shutters. At this time, the applicant has not proposed specific window materials. Staff finds that the proposed horizontal Hardie siding should feature an exposure of four (4) inches and a smooth finish and that the proposed board and batten siding should feature boards that are no wider than twelve (12) inches wide and battens that are no wider than 1 – ½” inches wide. Staff finds that the incorporation of window shutters may be appropriate if they are functional and installed in a traditional manner.
- l. WINDOW MATERIALS – As noted in finding h, the applicant has not specified window materials at this time. Wood or aluminum clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. 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.
- m. FRONT FAÇADE WINDOWS – The applicant has proposed faux windows on the front, primary façade that feature a faux shutter element. Staff finds that functional, one over one windows should be located on the front façade to better reflect the purpose and intent of the Historic Design Guidelines. This update may require the reconfiguration of the interior floor plan.
- n. ARCHITECTURAL DETAILS – The applicant has proposed architectural elements that are generally appropriate; however, specifications for materials noted in finding j should be followed.
- o. ARCHITECTURAL DETAILS (GARAGE) – The applicant has proposed an attached garage with parking for two automobiles. Garages, when found historically within the district are detached from primary historic structures. Staff finds that the proposed garage should be detached from the historic structure. Additionally, the proposed garage structure should feature separate garage doors. Garage doors should be wood or metal.
- p. DRIVEWAY – The Guidelines for Site Elements note that driveways found within historically districts typically feature a width that does not exceed ten (10) feet in width. Staff finds that the applicant should install pervious driveway elements, or ribbon strips so that there is not more than ten (10) feet of continuous, impervious pavement.
- q. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- r. LANDSCAPING PLAN – At this time, the applicant has not provided a landscaping plan. The applicant should install landscaping elements that are consistent with those found historically on the block.

RECOMMENDATION:

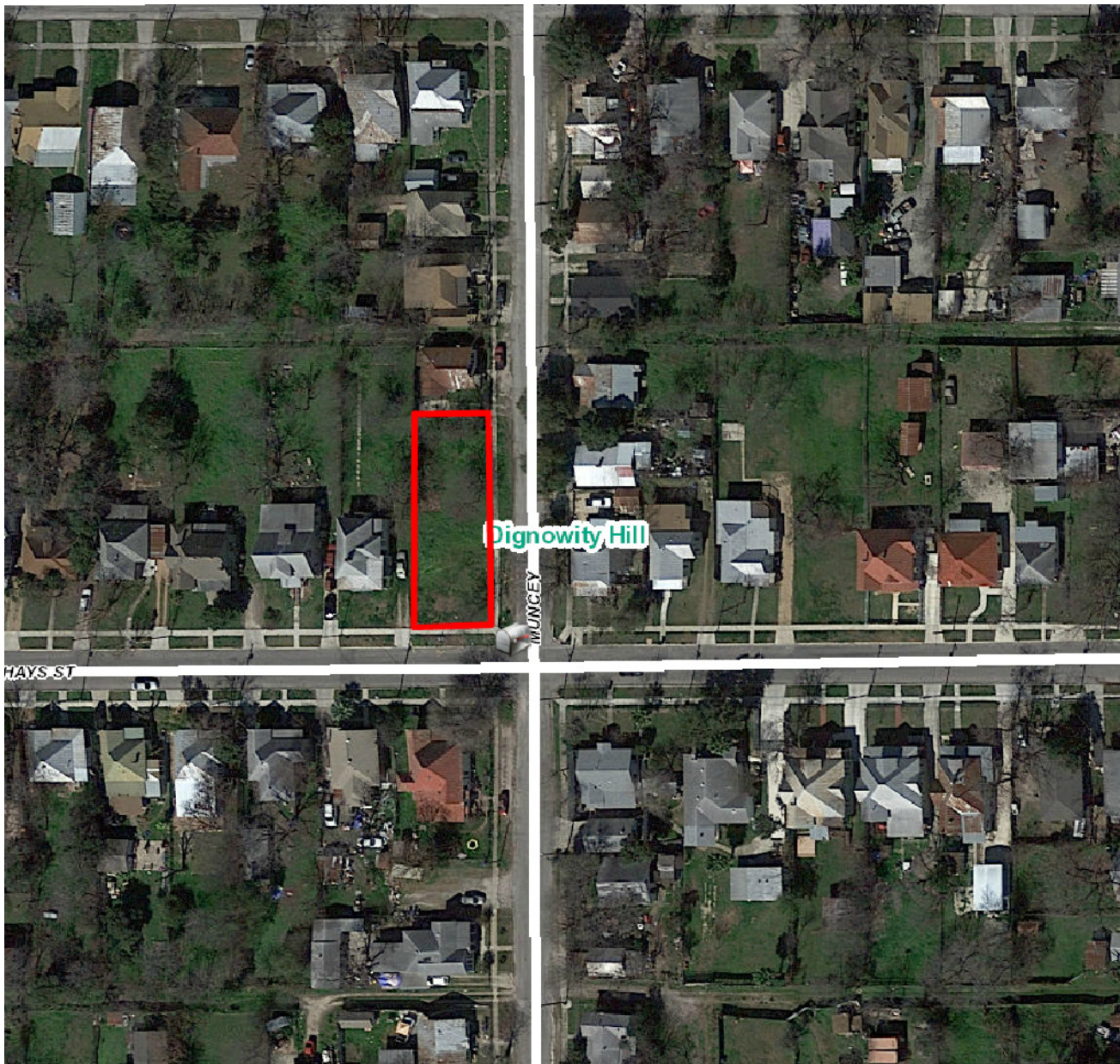
Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following items prior to receiving conceptual approval:

- i. That the applicant incorporate a setback that is equal to or greater than those found historically on the block, for both the primary and accessory structures. A setback plan showing those found historically on the block should be submitted to confirm the proposed setback’s appropriateness.
- ii. That the applicant provide a street elevation to confirm that the proposed new construction features a height that is appropriate for the block.
- iii. That a foundation height that is within one (1) foot of those found historically on the block be utilized.
- iv. That the applicant utilize a hipped roof to reduce the perceived massing of the proposed new construction.
- v. That the proposed horizontal Hardie siding should feature an exposure of four (4) inches and a smooth finish and that the proposed board and batten siding should feature boards that are no wider than twelve (12) inches wide and battens that are no wider than 1 – ½” inches wide. The incorporation of window shutters may be appropriate if they are functional and installed in a traditional manner.

- vi. That wood or aluminum clad wood windows be installed that feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". 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.
- vii. That the proposed garage be detached front the primary structure and feature two garage doors and two garage door bays.
- viii. That the proposed driveway does not feature more than ten (10) feet of continuous paving.
- ix. That all mechanical equipment be screened from view from the public right of way.
- x. That the applicant submit a landscaping plan.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: FEBRUARY 26, 2019 HDRC Case# 2019-082

ADDRESS: 931 HAYS Meeting Location: 1901 SALAMO

APPLICANT: CHRIS GILL

DRC Members present: MICHAEL GUARINO, CURTIS FISH

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF A TWO-STORY, SINGLE-FAMILY RESIDENTIAL
STRUCTURE

COMMENTS/CONCERNS: MG: CONSIDER THE SEPARATION OF THE
ACCESSORY STRUCTURE FROM THE PRIMARY STRUCTURE. MG: ROOF
FORM, FENESTRATION IS APPROPRIATE. ALL: DISCUSSION REGARDING
PORCH MASSING. CF: QUESTIONS REGARDING CEILING HEIGHTS.
ALL: OVERVIEW OF MATERIALS.

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

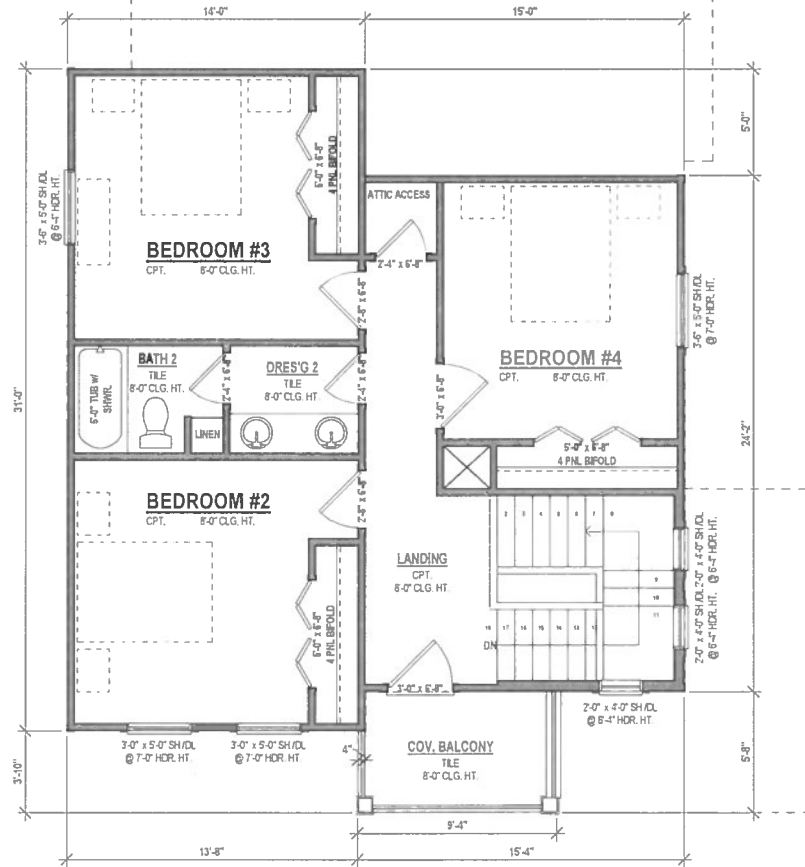
Committee Chair Signature (or representative)

2/26/19
Date

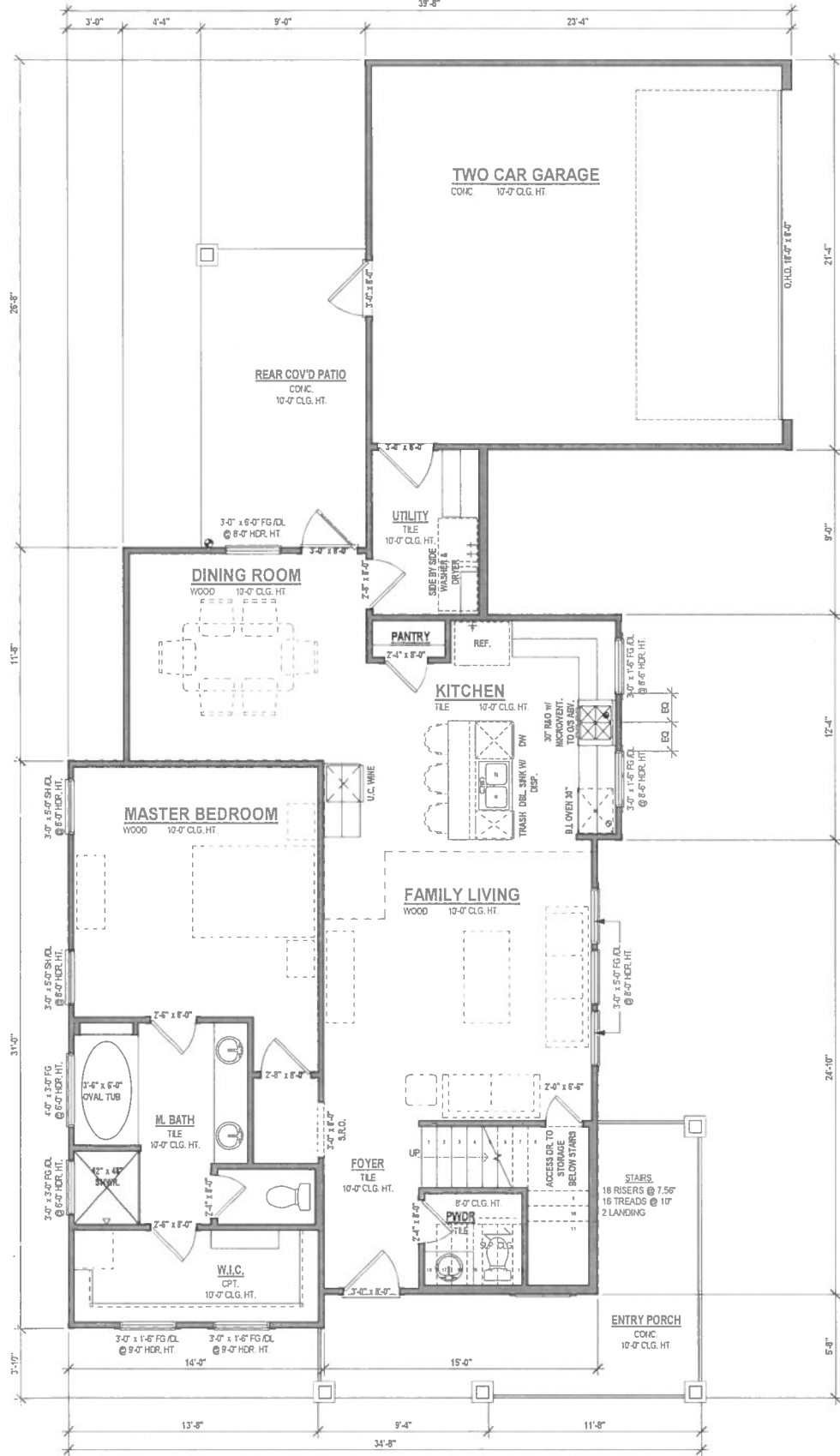
GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2015 VERSION.

- BUILDER SHALL VERIFY, ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 57 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC 310.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
- ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (A 3'-0" MIN. HEIGHT AT RIDGE).
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
- HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC R311.
- ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC R312.
- WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
- GLAZING SHALL COMPLY WITH IRC SEC. R308.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 5" FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
- ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
- REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
- ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
- SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
- ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO: CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.



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



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

GENERAL SYMBOLS	
	FLOOR DROP
	TUB OR SHOWER HEAD
	GAS OUTLET
	COLD WATER
	HOT WATER
	HOSE BIBB

GENERAL ANNOTATIONS	
1R 1S	1 ROD 1 SHELF
2R 1S	2 RODS 1 SHELF
A.F.F.	ABOVE FINISH FLOOR
AV	AUDIO VISUAL
C.O.	CASED OPENING
COVD	COVERED
CPT.	CARPET
DBL	DOUBLE
DSP.	GARBAGE DISPOSAL
DO	DOUBLE OVEN
D.V.	DIRECT VENT
DW	DISH WASHER
F.F.	FINISH FLOOR
FLR	FLOOR
H	HIGH
KS	KNEE SPACE
MICRO	MICROWAVE
MTL	METAL
N.T.S.	NOT TO SCALE
PLYWD.	PLYWOOD
R.D.	RANGE WITH OVEN
RE	REFER TO
REF.	REFRIGERATOR
SLP	SLOPED (CEILING OR FLOOR)
SEP	SEPERATION
SHLVS	SHELVES
SRO	SHEET ROCK OPENING
TD	TRENCH DRAIN
T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED
TYP.	TYPICAL
U.C.	UNDER COUNTER
U.N.D.	UNLESS NOTED OTHERWISE
W.C.	WALK IN CLOSET
WH	WATER HEATER
WS	WATER SOFTNER
V.T.A.	VENT THROUGH ROOF

WINDOW & DOOR ANNOTATIONS	
AWN	AWNING
CBMT	CASEMENT WINDOW
DH	DOUBLE HUNG
DL	DIVIDED LITE
DR	DOOR
FG	FIXED GLASS
HDR. HT.	HEADER HEIGHT
H.L.F.	HALF
HS	HORIZONTAL SLIDER WINDOW
LT	LITE
O.H.D.	OVER HEAD DOOR
OPNG	OPENING
PKT	POCKET (DOOR)
PNL	PANEL
S.C. DOOR w/ CLSR	SOLID CORE DOOR WITH CLOSER
SFTY	SAFETY
SH	SHINGLE HUNG
SLD	SLIDER
STL	STEEL
TRANS	TRANSOM

SQUARE FOOTAGES

FIRST FLOOR	1207 SF
SECOND FLOOR	703 SF
TOTAL LIVING	1910 SF
GARAGE	496 SF
REAR COV'D PATIO	147 SF
ENTRY PORCH	172 SF
SECOND FLOOR BALCONY	52 SF
TOTAL COVERAGE	2777 SF

OK	01-31-19	PRELIMINARY
OK	02-04-19	REVISED PRELIM
OK	02-13-19	PRELIM DCS



RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS,
PLANNING

16719 Huebner Rd
Bldg. 3, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.

MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY. RESEARCH TRAINING AND CONSULTING ENGINEERS SHALL BE PRESENT ON THESE DRAWINGS. THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WRAPAROUND AND FOUNDATION DESIGNS FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND ANY WATER OR FORM IF ANY PROBLEMS MAY ARISE.

THIS SET OF DRAWINGS IS FOR
INTERIM REVIEW ONLY

THIS DOCUMENT IS INCOMPLETE
NOT FOR REGULATORY APPROVAL
/ PERMITTING / BIDDING OR
CONSTRUCTION

BRENT R ANDERSON
REGISTRATION NO. 17241

A RESIDENCE FOR
**CENTER CITY
HOMES LLC.**

**JOHNSON -
LOWRY**

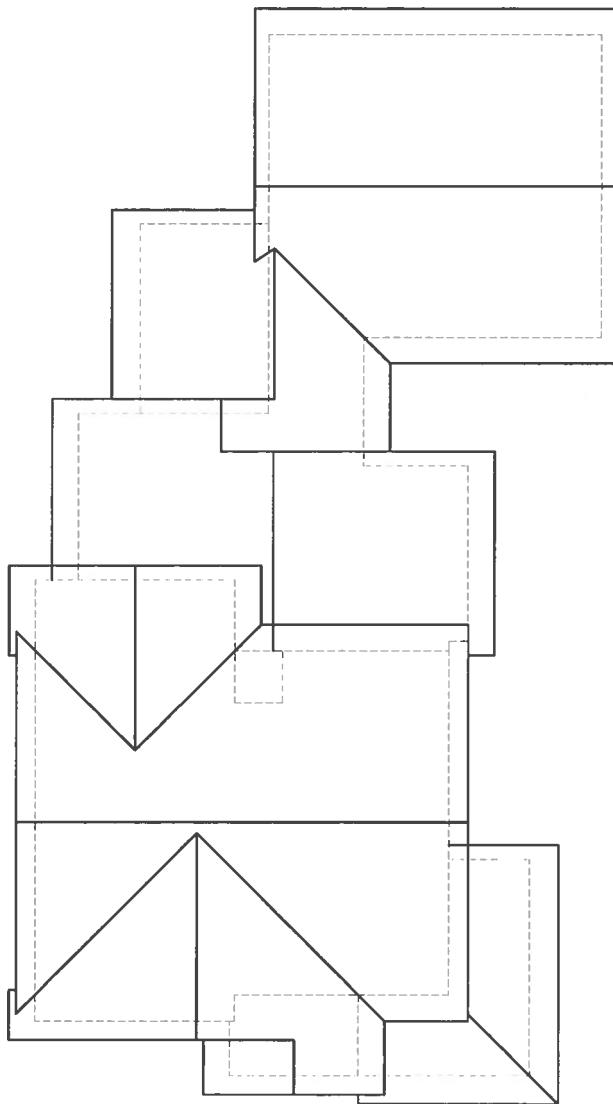
931 HAYS ST.
S. 140' OF LOT 16 BLK B
DIGNOWTY HILL

FLOOR PLANS

#2 OF 8

2GR-4-1910

© COPYRIGHT 2019 MSA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED



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



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

CONCEPTUAL ELEVATION A

REV.	1-20-21	PRELIMINARY
REV.	3-4-21	REVISED PRELIMINARY
REV.	1-8-21	REVISIONS

These drawings are incomplete and may not be used for regulatory approval, permit or construction. For review only. Brent R. Anderson, AIA, Registered Architect, State of Texas, 17241.



RESIDENTIAL & COMMERCIAL
ARCHITECTURE & INTERIORS

16719 HUSBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO
TEXAS 78248
210 488 7553 VOICE
210 488 7843 FAX
WWW.MSAOFSA.COM

THIS PLAN AND THE DESIGN CONTAINED HEREIN ARE THE PROPERTY OF TBA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM TBA OF SAN ANTONIO, INC.
TBA OF SAN ANTONIO, INC. IS A PROFESSIONAL ENGINEERING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING. A LICENSED PROFESSIONAL ENGINEER SHALL BE CONTACTED AND CONSULTED APPROPRIATELY REGARDING PLUMBING, MECHANICAL, AND ELECTRICAL DESIGN. SUCH ENGINEER SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURAL, MECHANICAL, AND PLUMBING DESIGN FOR THIS PROJECT. TBA OF SAN ANTONIO, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, PATTERN, OR FORM IF ANY PROBLEMS EXIST ARISE.

CENTER CITY
HOMES LLC

JOHNSON-LOWRY
RESIDENCE
931 HAYS ST.
S. 140' OF LOT 16, BLK B
DIGNOWY HILL

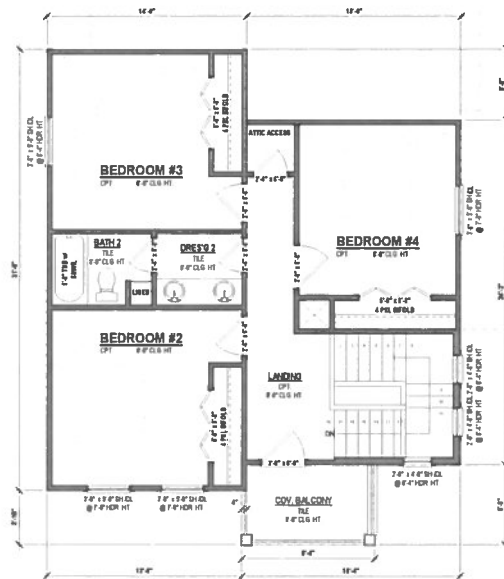
PRELIMINARY

1910-P

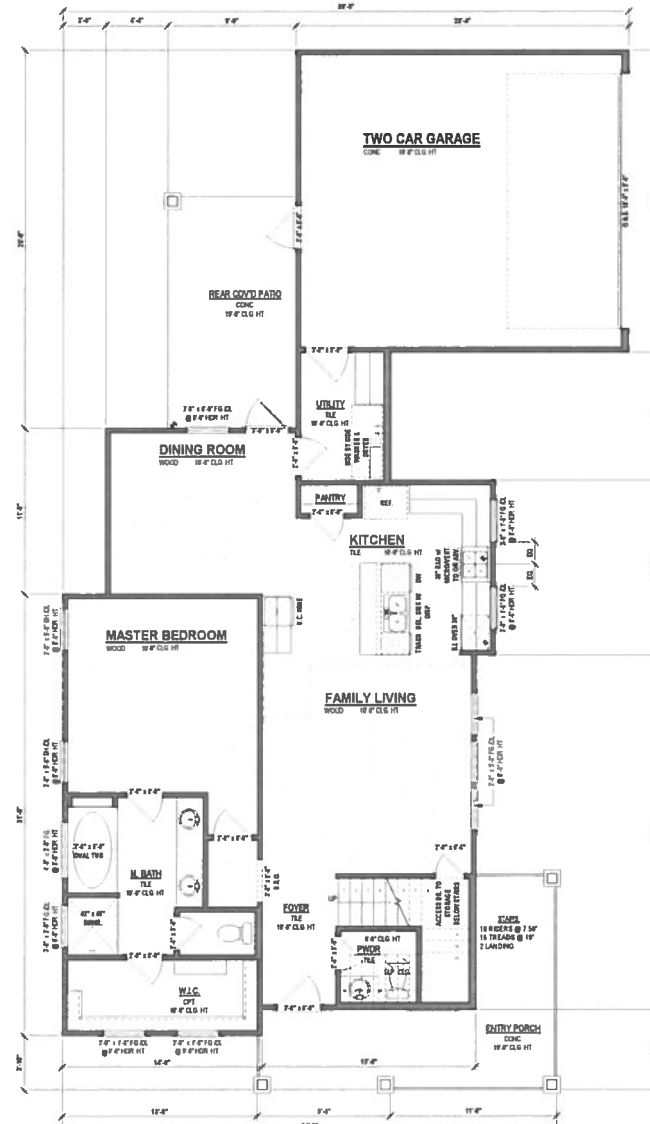
ARCHITECT: BRENT R. ANDERSON, AIA
© COPYRIGHT 2021 TBA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2015 VERSION.

- [illegible]



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



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

GENERAL SYMBOLS

- | | |
|---|--------------------|
|  | FLOOR DROP |
|  | TUB OR SHOWER HEAD |
|  | GAS OUTLET |
|  | COLD WATER |
|  | HOT WATER |
|  | HOSE BIB |

GENERAL ANNOTATIONS

- | | |
|--------|------------------------|
| T.S.D. | TO BE DETERMINED |
| TYP. | TYPICAL |
| U.C. | UNDER COUNTER |
| U.O.B. | UNLESS NOTED OTHERWISE |
| W.C. | WALK IN CLOSET |
| WH | WATER HEATER |
| WS | WATER SOFTNER |
| V.T.R. | VENT THROUGH ROOF |

WINDOW & DOOR ANNOTATIONS

- | | |
|----------------------|--------------------------------|
| LY | LITE |
| O.H.D. | OVER HEAD DOOR |
| OPNG | OPENING |
| PET | POCKET (DOOR) |
| PBL | PANEL |
| S.C. BRGR
or CLSR | SOLID CORE DOOR WITH
CLOSER |
| SFTY | SAFETY |
| SH | SHINGLE HUNG |
| SLD | SLIDER |
| STL | STEEL |
| TRMS | TRANSOM |

SQUARE FOOTAGES

FIRST FLOOR	1281 SF
SECOND FLOOR	783 SF
TOTAL LIVING	1919 SF
<hr/>	
GARAGE	406 SF
REAR COVERED PATIO	141 SF
ENTRY PORCH	172 SF
SECOND FLOOR	52 SF
BALCONY	867 SF
	2777 SF

TOTAL COVERAGE

GA	01 31 19	PRELIMINARY
GA	02 04 19	REVISED PRELIM
JK	02 13 19	PRELIM COPY

MSA
ARCHITECTURE
INTERIOR

**RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS,
PLANNING**

**16719 Huebner Rd
Bldg. J, Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msaofsa.com**

THE PL IN AND THE DESIGN OF IT AND THE REASON
AND THE PROPORTION OF THE PL IN AND THE REASON
AND THE PL IN AND THE DESIGN OF IT AND THE REASON
AND THE PROPORTION OF THE PL IN AND THE REASON

[illegible]

THIS SET OF DRAWINGS IS FOR
INTERIM REVIEW ONLY
THIS DOCUMENT IS INCOMPLETE
NOT FOR REGULATORY APPROVAL
/ PERMITTING / BIDDING OR
CONSTRUCTION
BRODT R ANDERSON
REGISTRATION NO. 17241

**A RESIDENCE FOR
CENTER CITY
HOMES LLC.**

**JOHNSON -
LOWRY**

931 HAYS ST.
S. 140' OF LOT16 BLK B
DIGNOWTY HILL

FLOOR PLANS

#2 OF 8

2GR-4-1910

© COPYRIGHT 2004 WEA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED

MUNCEY STREET
(55.6' R.O.W.)

S 00°18'50" E 140.35' (F.M.)
140' (NCB MAP)

CONC. SDWLK.

SIGN

22 X TREES

21 X TREES

13

TWO CAR GARAGE
CONC. 716x120

716x120

COV. PATO
CONC. 90x184

KITCHEN
TILE 160x120

FAMILY ROOM
TILE 148x184

20 X TREES

20

DINING ROOM
TILE 90x144

MASTER BEDROOM
TILE 134x138

BATH
TILE 54x60

COV. PORCH
CONC. 70x128

S 89°39'32" W 49.80' (F.M.)
50' (NCB MAP)

SIGN

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 10/10/10
BY: [Signature]

CURB

HAYS STREET
(55.6' R.O.W.)

65	1-3-0	PRELIMINARY
66	2-4-0	REVISED PRELIMINARY
67	1-4-0	REVISED

These drawings are incomplete and may not be used for regulatory approval, permit or construction. For review only. Brent R. Anderson, AIA; Registered Architect; State of Texas; 17241.



RESIDENTIAL & COMMERCIAL ARCHITECTURE & INTERIORS

16719 HUBBARD ROAD
SUITE 301
SAN ANTONIO
TEXAS 78248
310.400.7852 VOICE
310.400.7842 FAX
WWW.MSAOPSA.COM

THE PLAN AND THE DESIGN CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.
MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL SERVICE DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOW ARE WE LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING. A LICENSED PROFESSIONAL ENGINEER SHALL BE CONTACTED AND CONSULTED PRIOR TO ANY DESIGN. MSA OF SAN ANTONIO, INC. SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING DESIGN FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY. EITHER, OR PART, IF ANY PROBLEMS THAT ARISE.

CENTER CITY
HOMES LLC

JOHNSON-LOWRY
RESIDENCE
931 HAYS ST.
S. 140' OF LOT 16, BLK B
DIGNOWITY HILL

PRELIMINARY

BASELINE EXISTING	
FIRST FLOOR	501 sq. ft.
SECOND FLOOR	101 sq. ft.
TOTAL LIVING	602 sq. ft.
ALUMINUM	180 sq. ft.
CON. PORCHES	70 sq. ft.
CON. BALCONY	30 sq. ft.
TOTAL COVERAGE	716 sq. ft.

1910-P
DESIGNED BY BRENT R. ANDERSON
© COPYRIGHT 2010 MSA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED

LOT 15

CHAINLINK FENCE





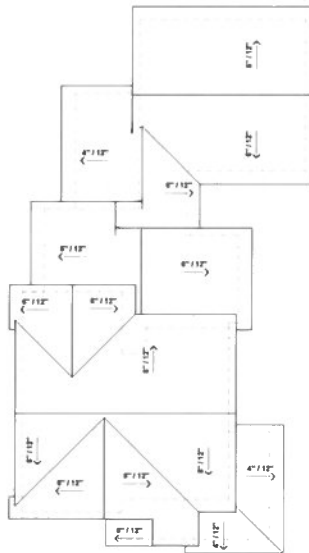
FRONT CORNER PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



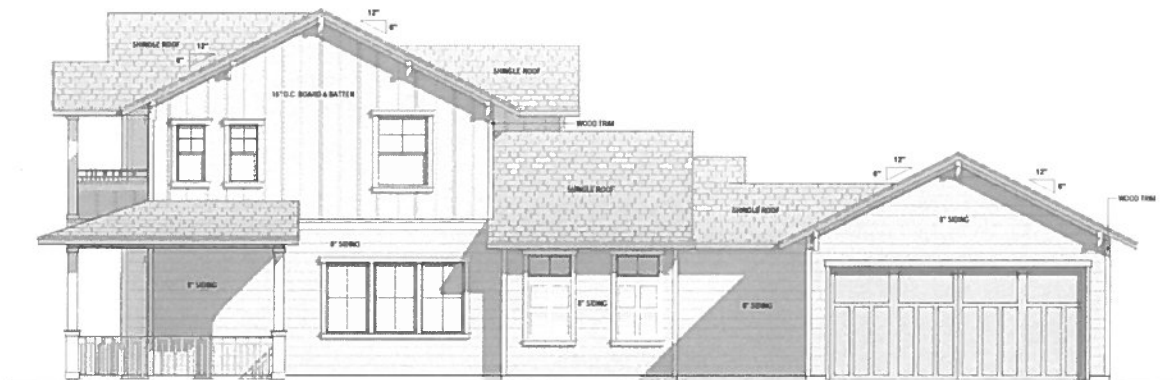
SIDE STREET PERSPECTIVE
FOR ILLUSTRATION ONLY NO SCALE



1 FRONT ELEVATION
1/4" = 1'-0"



4 ROOF PLAN
1/8" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"

CR. 01.11.15 PRELIMINARY
CA. 02.04.15 REVISION 01
JA. 03.11.15 PRELIMINARY

MSA

ARCHITECTS
RESIDENTIAL & COMMERCIAL
ARCHITECTURE, INTERIORS,
PLANNING

16719 Huebner Rd
Bldg. 3 Suite 301
San Antonio, TX 78248
(210) 408-7553 Voice
(210) 408-7543 Fax
www.msafa.com

THIS SET OF DRAWINGS IS FOR
INTERIM REVIEW ONLY.
THIS DOCUMENT IS INCOMPLETE.
NOT FOR REGULATORY APPROVAL,
PERMITTING, BIDDING OR
CONSTRUCTION.
BRENT R ANDERSON
REGISTRATION NO. 17241

A RESIDENCE FOR
CENTER CITY HOMES LLC.

**JOHNSON -
LOWRY**

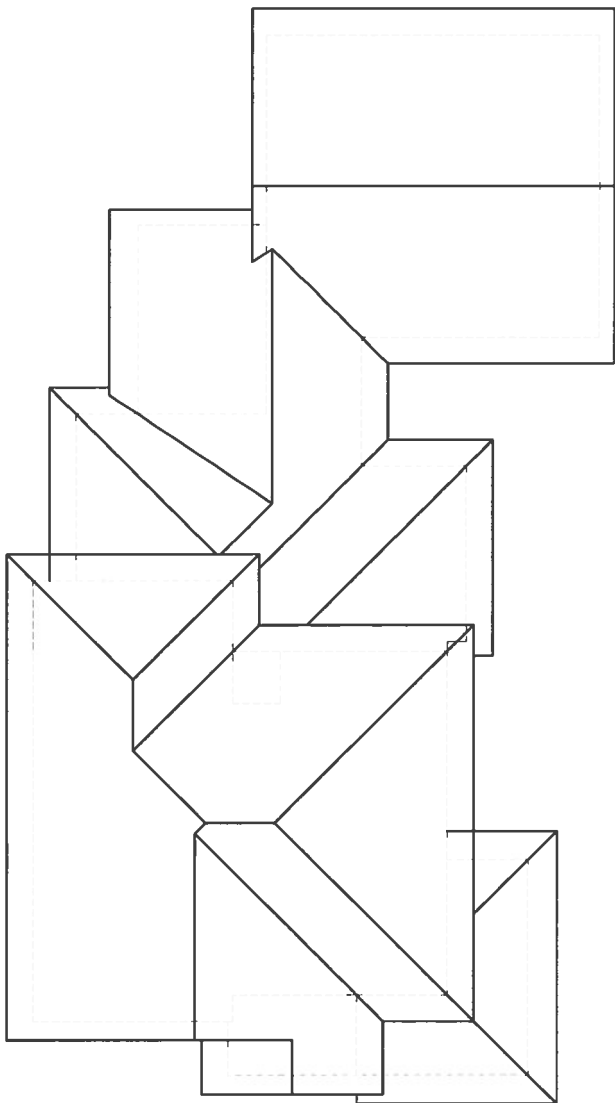
931 HAYS ST.
S. 140' OF LOT 16 BLK B
DIGNOWITY HILL

**EXTERIOR
ELEVATIONS,
PERSPECTIVE &
ROOF PLAN**

#4 OF 8

2GR-4-1910

© COPYRIGHT 2015 BY MSA
ALL RIGHTS RESERVED



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



FRONT ELEVAT ON
SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATION B

REV	1-2-12	PRELIMINARY
REV	2-4-12	REVISED PRELIMINARY
REV	1-8-12	REVISIONS

These drawings are incomplete and may not be used for regulatory approval, permit or construction. For review only. Brent R Anderson, AIA; Registered Architect, State of Texas; 17241.



RESIDENTIAL & COMMERCIAL
ARCHITECTURE & INTERIORS

16719 HUEBNER ROAD
BLDG. 3 SUITE 301
SAN ANTONIO
TEXAS 78248
210 488 7555 VOICE
210 488 7843 FAX
WWW.MSAOPSA.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT EXPRESS WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.

MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE AND ARE NOT LICENSED TO DESIGN STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL, OR FOUNDATION. A LICENSED PROFESSIONAL ENGINEER SHALL BE CONTRACTED AND CONSULTED SEPARATELY FOR ALL RESPONSIBILITY FOR THE STRUCTURAL, MECHANICAL, AND FOUNDATION DESIGN FOR THIS PROJECT. MSA OF SAN ANTONIO, INC. SHALL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, PATTERN, OR FORM IF ANY PROBLEMS MAY ARISE.

CENTER CITY
HOMES LLC

JOHNSON-LOWRY
RESIDENCE

931 HAYS ST
S 140 OF LOT 16, BLK B
DIGNOWITY HILL

PRELIMINARY

1910-P

LEGACY ARCHITECT FIRM
© COPYRIGHT 2012 MSA OF SAN ANTONIO, INC. ALL RIGHTS RESERVED