

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 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: March 14, 2019
60-DAY REVIEW: May 13, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for 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 a Certificate of Appropriateness for approval to construct a two story, residential structure on the vacant lot at 931 Hays, located within the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval on March 6, 2019, with the following stipulations:
 - 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 appropriate. **The applicant has provided an update site plan which notes a setback that matches that of the neighboring historic structure.**
 - That the applicant provide a street elevation to confirm that the proposed new construction features a height that is appropriate for the block. **At this time the applicant has provided a street perspective.**
 - That a foundation height that is within one (1) foot of those found historically on the block be utilized. **The applicant has noted a foundation height of 1' – 6".**
 - 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. **The applicant has noted an exposure of four (4) inches for horizontal siding and width of twelve (12) inches for vertical siding.**
 - 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. **The applicant has not noted window materials at this time.**
 - That the proposed driveway does not feature more than ten (10) feet of continuous paving. **The applicant has separated the proposed driveway; however, measurements have not been provided.**
 - That all mechanical equipment be screened from view from the public right of way. **The applicant has noted the location of mechanical equipment, which is to be screened by shrubbery.**
 - That the applicant submit a landscaping plan. **The applicant has included landscaping information on**

the updated site plan.

- c. 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 an updated setback that matches that of the neighboring historic structure; however, the proposed new construction's setback is greater than other structures on the block.
- d. 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.
- e. ENTRANCES – According to 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.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. 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. The applicant has provided a perspective from the street noting the proposed height; however, staff finds that providing a to-scale, street elevation would provide additional information regarding the appropriateness of the proposed height.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted a foundation height of 1' – 6" in height. Staff finds the proposed foundation height to be appropriate and consistent with the Guidelines.
- h. ROOF FORM – The applicant has proposed a roof form that features both front and side gabled roofs. The proposed roof form is consistent with that found historically within the Dignowity Hill Historic District. Staff finds that a hipped roof would reduce the perceived massing of the proposed new construction.
- i. 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.
- j. MATERIALS – The applicant has proposed horizontal siding that features an exposure of four (4) inches, board and batten siding that features boards that are twelve (12) inches wide. Staff finds that the proposed siding should feature smooth finishes and that battens should feature widths that are 1 – ½" wide. Additionally, staff finds that the proposed window shutters should be functional. The applicant has also proposed an asphalt shingle roof and Hardie trim. Staff finds this materials to be appropriate. At this time, the applicant has not provided information regarding window materials.
- k. WINDOW MATERIALS – As noted in finding j, the applicant has not provided information regarding window materials. 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.
- l. 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.
- m. ARCHITECTURAL DETAILS – The applicant has proposed architectural elements that are generally appropriate; however, specifications for materials noted in finding j should be followed.
- n. 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. Garage doors should be wood or metal. If the Commission finds that the attached garage is appropriate, staff finds that it should

feature an increase setback to be located behind the front façade of the adjacent historic structure.

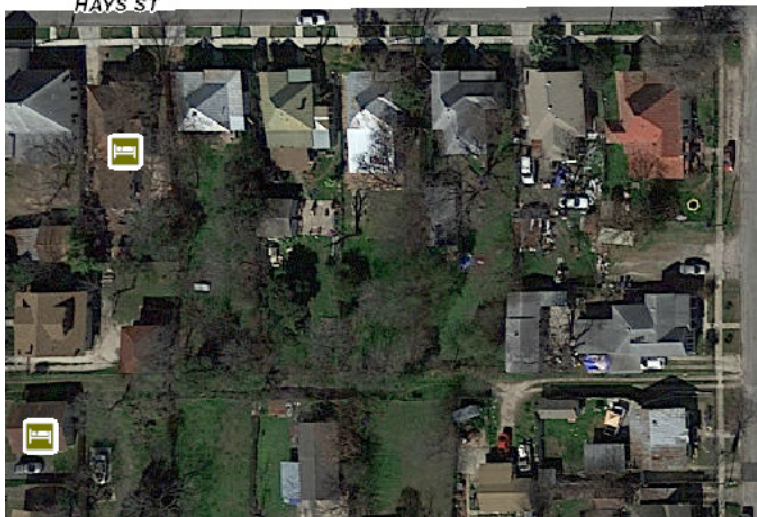
- o. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6. all mechanical equipment should be screened from view at the public right of way. The applicant has proposed to locate the mechanical equipment on the west side of the house to be screened by shrubbery. Staff finds this to be appropriate.
- p. **LANDSCAPING PLAN** – The applicant has noted on the updated site plan that landscaping materials will include sod, shrubbery, a four (4) foot concrete walkway and crushed granite between the proposed driveways off on Muncey Street. Staff finds the proposed landscaping information to be appropriate.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends that the applicant address the following items prior to receiving a Certificate of Appropriateness from the Commission.

- 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.
- 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 the applicant utilized a hipped roof to reduce the perceived massing of the proposed new construction.
- iv. That all siding feature a smooth finish and that all battens feature a width of 1 – ½”.
- v. 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.
- vi. That the proposed garage be detached front the primary structure. If the Commission finds that the attached garage is appropriate, staff finds that it should feature an increase setback to be located behind the front façade of the adjacent historic structure.
- vii. That the proposed driveway does not feature more than ten (10) feet of continuous paving.

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

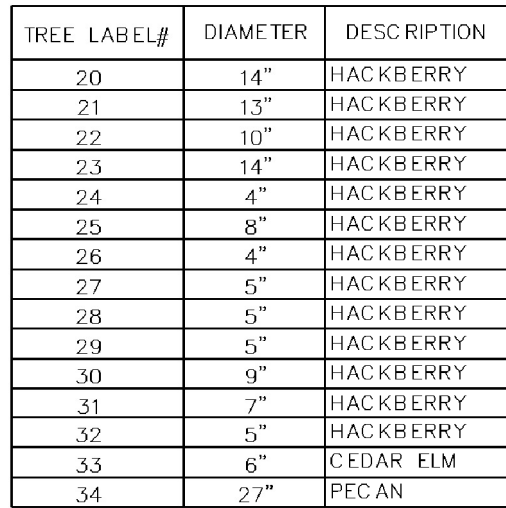


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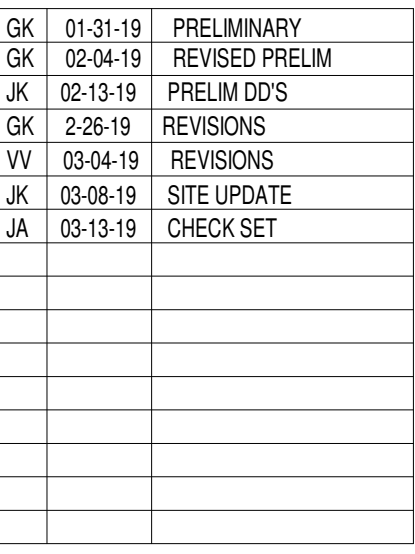
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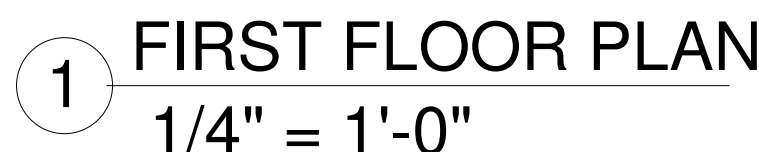
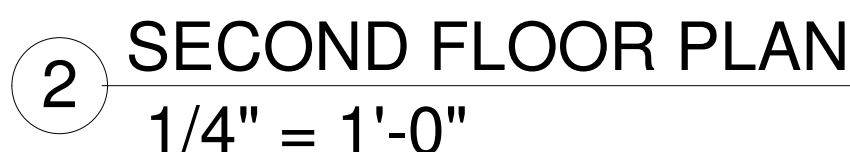


1 SITE PLAN
1/8" = 1'-0"



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

1. **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 PLAN ISSUES), COVERAGE % AND ALL DEAD RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. **BUILDER & ALL SUBCONTRACTORS SHALL VERIFY** ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
3. **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.**
4. **ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 57.5 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 FINISH & PER IRC SEC. 310.**
5. **CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.**
6. **ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.**
7. **PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.**
8. **ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GF).**
9. **FIREPLACE CHIMNEY TO BE 2" OR HIGHER THAN ANY STRUCTURE WITHIN 10'-0" & 3'-0" MIN. HEIGHT AT RIDGE.**
10. **FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.**
11. **SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.**
12. **HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/AISLES WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC. R311.**
13. **ALL HORIZONTAL GUARD RAILS SHALL BE A MINIMUM OF 38" IN HEIGHT & COMPLY WITH IRC SEC. R312.**
14. **WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC. R602.10.**
15. **GLAZING SHALL COMPLY WITH IRC SEC. R308.**
16. **ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.**
17. **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 UNDERSIDES & SHALL NOT EXTEND TO WITHIN 6" OF PROP. LINE PER F302 & TABLE 302.1.**
18. **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.**
19. **REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE (UBC) REQUIREMENTS. REFER TO AUTHORITIES HAVING JURISDICTION ON CURRENT ADOPTED IBC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.**
20. **ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.**
21. **SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.**
22. **ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.**



WINDOW & DOOR ANNOTATIONS	AWN	AWNING
	CSMT	CASEMENT WINDOW
	DH	DOUBLE HUNG
	DL	DIVIDED LITE
	DR	DOOR
	FG	FIXED GLASS
	HDR. FT.	HEADER HEIGHT
	HLF	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
<hr/>	
GARAGE	496 SF
REAR COV'D PATIO	144 SF
ENTRY PORCH	172 SF
SECOND FLOOR	52 SF
BALCONY	
	<hr/>
	864 SF
TOTAL COVERAGE	2774 SF

[illegible]

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

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/ 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 LOT16 BLK B
DIGNOWTY HILL

FLOOR PLANS

#2 OF 6

2GR-4-1910

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BRENT R ANDERSON
REGISTRATION NO. 17241

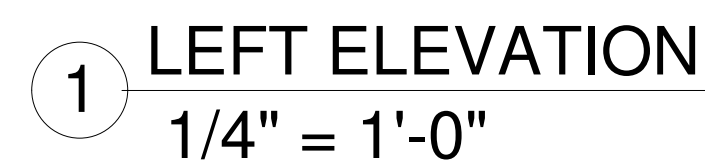
**JOHNSON -
LOWRY**

EXTERIOR ELEVATION & DETAILS

#4 OF **6**

2GR-4-1910

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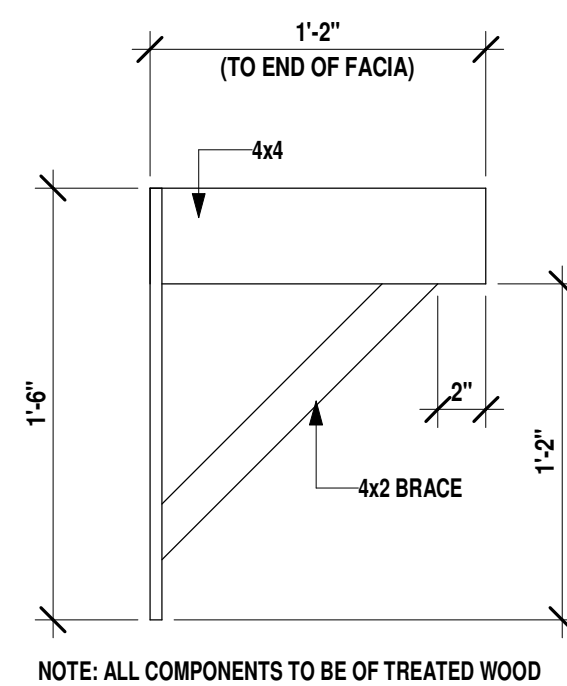
NOTES:

1. ALL GLAZING IS TO MEET REQUIREMENTS OF IRC SEC. R308.
2. INSTALL WINDOWS PER MANF. SPECS.

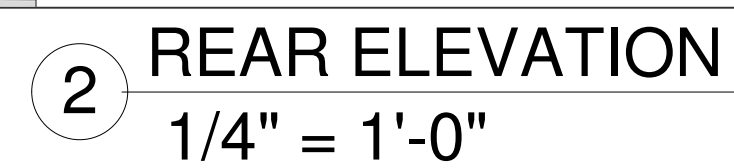
2"

2"

2"



4 WOOD BRACKET DETAIL
1 1/2" = 1'-0"



3 RECESSED WINDOW DETAIL
1 1/2" = 1'-0"

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ELECTRICAL SYMBOLS

