

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2020

HDRC CASE NO: 2020-423
ADDRESS: 422 FAYN WAY
LEGAL DESCRIPTION: NCB 528 (421 HAYS STREET), BLOCK 1 LOT 17
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Fernandez/CVF LLC
OWNER: Juan Fernandez/CVF LLC
TYPE OF WORK: Construction of two, 2-story residential structures
APPLICATION RECEIVED: September 10, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 422 Fayn Way. The existing lot is located to the immediate north of the two-story, historic structure located at 421 Hays.

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.

Standard Specifications for Windows in Additions and New Construction

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

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

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct two, 2-story residential structures on the vacant lot at 422 Fayn Way. The existing lot is located to the immediate north of the two-story, historic structure located at 421 Hays.
- b. **CONCEPTUAL APPROVAL** – This request received conceptual approval at the August 5, 2020, Historic and Design Review Commission hearing with the following stipulations:
 - i. That siding feature an exposure of four inches, a smooth finish, a thickness of approximately ¾" and mitered corners. Additionally, the standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish, and either a crimped ridge seam or a low profile ridge cap.
 - ii. That the applicant incorporate windows that meet staff's standard specifications for windows in new construction.
 - iii. That the applicant install additional window fenestration on the north and south facades, consistent with that of historic structures found in the district.
- c. **CONTEXT & DEVELOPMENT PATTERN** – Fayn Way currently features access points to the rear of lots addressed to Hays and Lamar, as well as small rear accessory structures. This block of Hays features five historic structures with a southern facing orientation, two of which feature two stories in height.
- 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 noted a setback from Fayn Way of approximately twenty (20) feet. While there are accessory structures built on the alley, there is not an established setback pattern for the alley. Generally, staff finds the proposed setback to be appropriate.
- e. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the new construction to Fayn Way. Generally, staff finds the proposed orientation to be 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. The applicant has proposed for both structures to be two stories in height, with an overall height of twenty-five

(25) feet, which is subordinate to that of the historic structure at 421 Hays. Given its location and setback from a primary street, staff finds the proposed height to be appropriate.

- 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. Historic structures on this block of Hays feature foundation heights of at least two feet in height. The applicant has proposed a foundation height of 1’ – 4” for both structures. Staff finds the proposed foundation heights to be appropriate and consistent with the Guidelines.
- h. **ROOF FORM** – The applicant has proposed for both structures to feature front facing gabled roofs. Staff finds that the proposed roof forms are appropriate for the Dignowity Hill Historic District and are consistent with the Guidelines.
- 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. The applicant’s proposed lot coverage is consistent with the Guidelines.
- j. **MATERIALS** – The applicant has proposed materials that include composite siding in a board and batten profile and standing seam metal roofs. Regarding the standing seam metal roof, staff finds that panels should feature 18 to 21 inches in width, seams should feature 1 to 2 inches in height, a standard galvalume finish should be used, and either a crimped ridge seam, or a low-profile ridge cap should be installed. Staff finds that the board and batten siding should feature boards that are approximately 12 inches wide with battens that are 1 to 2 inches in width. Composite siding should feature a smooth finish.
- k. **WINDOW MATERIALS** – The applicant has proposed to install a fiberglass window. The proposed window is generally consistent with staff’s standards for windows in new construction; however, staff finds that the screen shown for the bottom sash should be not be utilized to appear more similar to historic windows found in the district.
- l. **FENESTRATION** – The applicant has proposed fenestration profiles that are generally in keeping with those found historically within the district.
- m. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate.
- n. **PARKING** – The applicant has proposed pull in parking off of the alley. Fayn Way is primarily used to access the rear yards of properties that address Hays and Lamar. In these instances, parking pads, driveways and informal parking conditions exist. Generally, staff finds the proposed parking to be appropriate; however, staff finds that the incorporation of additional landscaping elements within the parking area would be appropriate. Landscaping elements could be added to separate each parking stall, while incorporating screening and buffering elements to reduce the impact of parking adjacent to the alley.
- o. **MECHANICAL EQUIPMENT** – The applicant has noted the screening of mechanical equipment by fencing. Staff finds this to be appropriate and consistent with the Guidelines.
- p. **LANDSCAPING** – The applicant has submitted information regarding landscaping that staff finds to be appropriate; however, as noted in finding n, staff finds that additional parking

RECOMMENDATION:

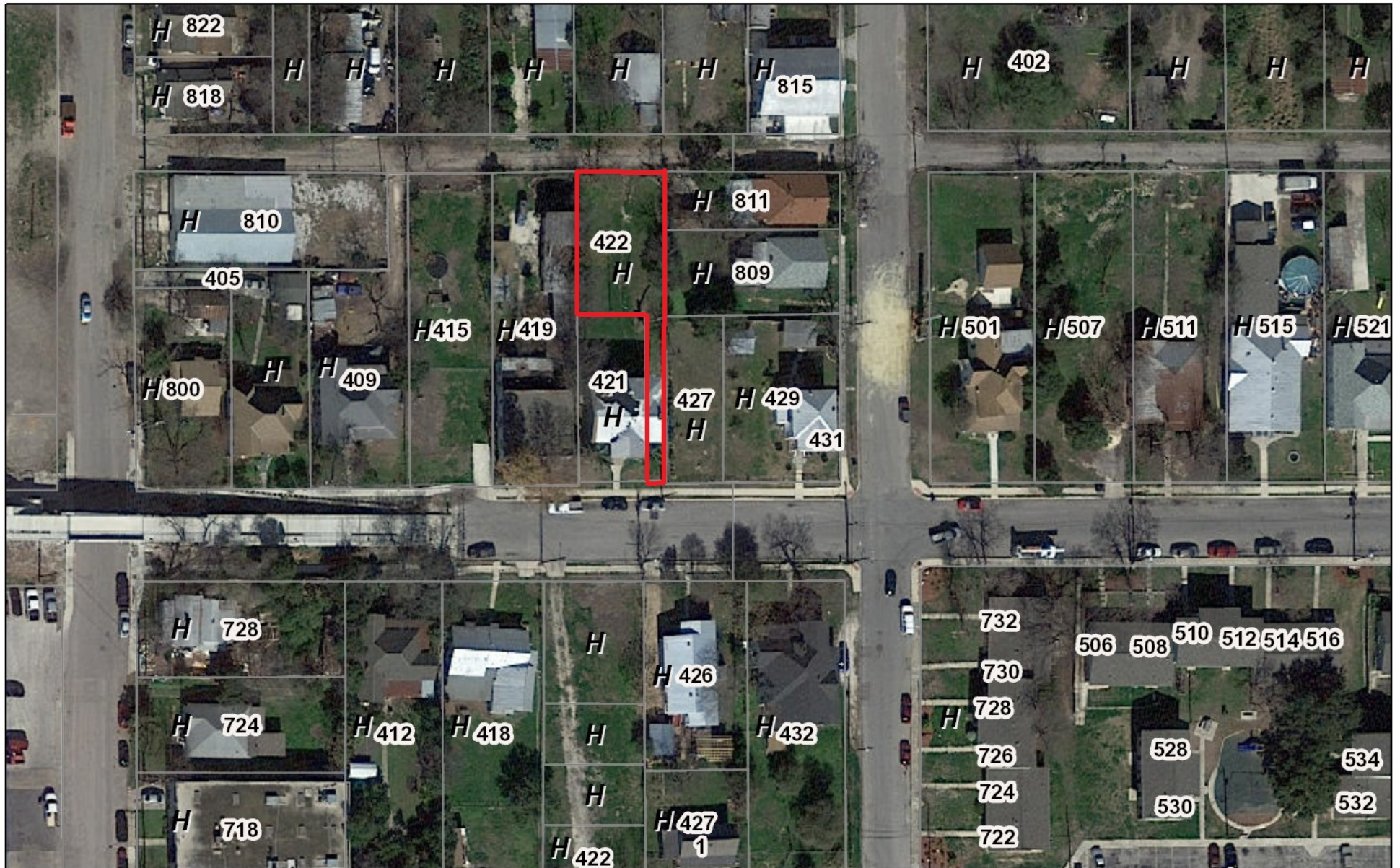
Staff recommends approval based on findings a through p with the following stipulations:

- i. That standing seam metal roof panels feature 18 to 21 inches in width, seams should feature 1 to 2 inches in height, a standard galvalume finish should be used, and either a crimped ridge seam, or a low-profile ridge cap should be installed. Staff finds that the board and batten siding should feature boards that are approximately 12 inches wide with battens that are 1 to 2 inches in width. Composite siding shall feature a smooth finish.
- ii. That the screen should be removed to produce a consistent meeting rail height, as noted in finding k. A traditional, full window screen set within the window trim would be more appropriate.
- iii. That landscaping elements could be added to separate each parking stall, while incorporating screening and buffering elements to reduce the impact of parking adjacent to the alley.

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

A standing seam metal roof inspection is to be schedule with OHP staff to ensure that roofing materials are consistent

City of San Antonio One Stop



October 1, 2020

CoSA Addresses



Pre-K Sites

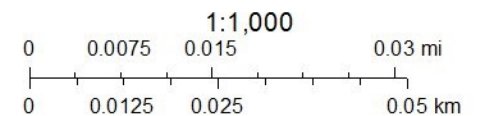
BCAD Parcels



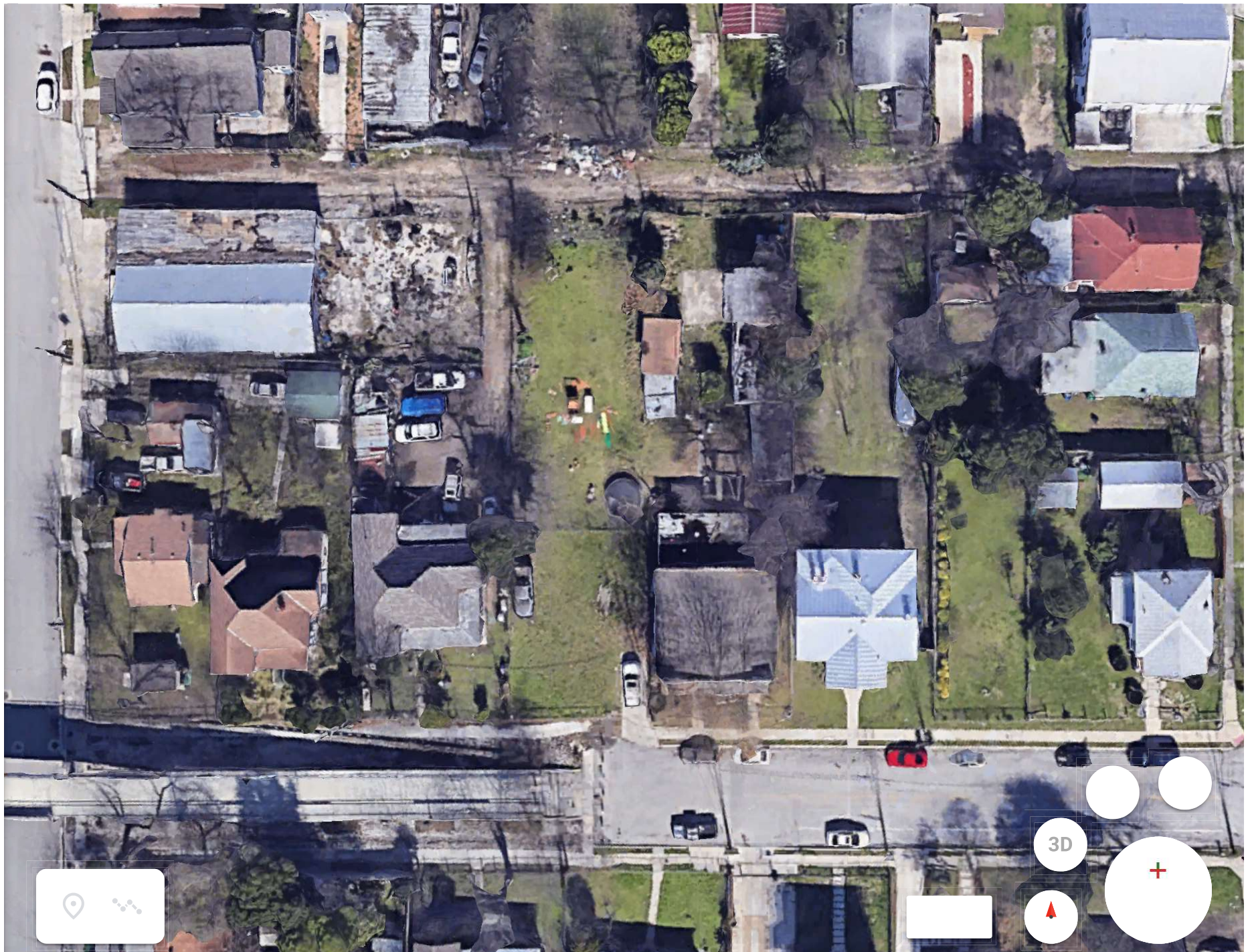
Community Service Centers



CoSA Parcels



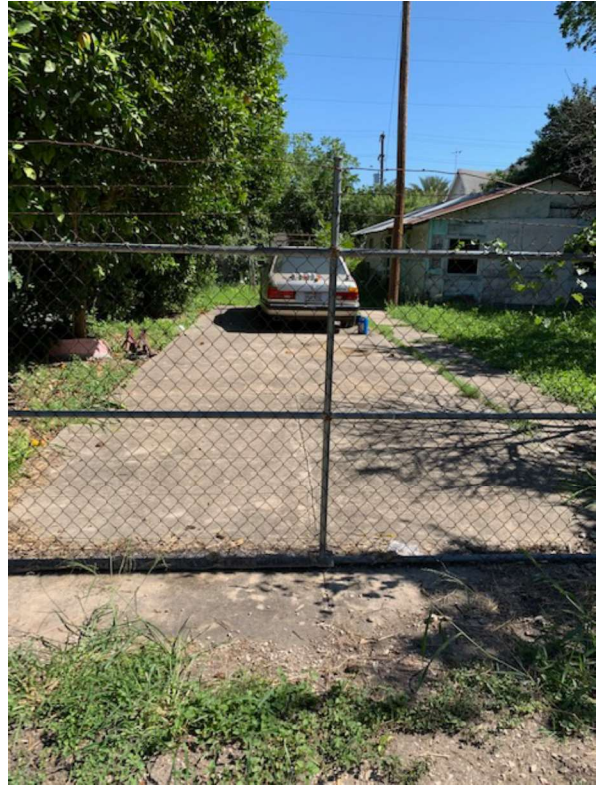
CoSA



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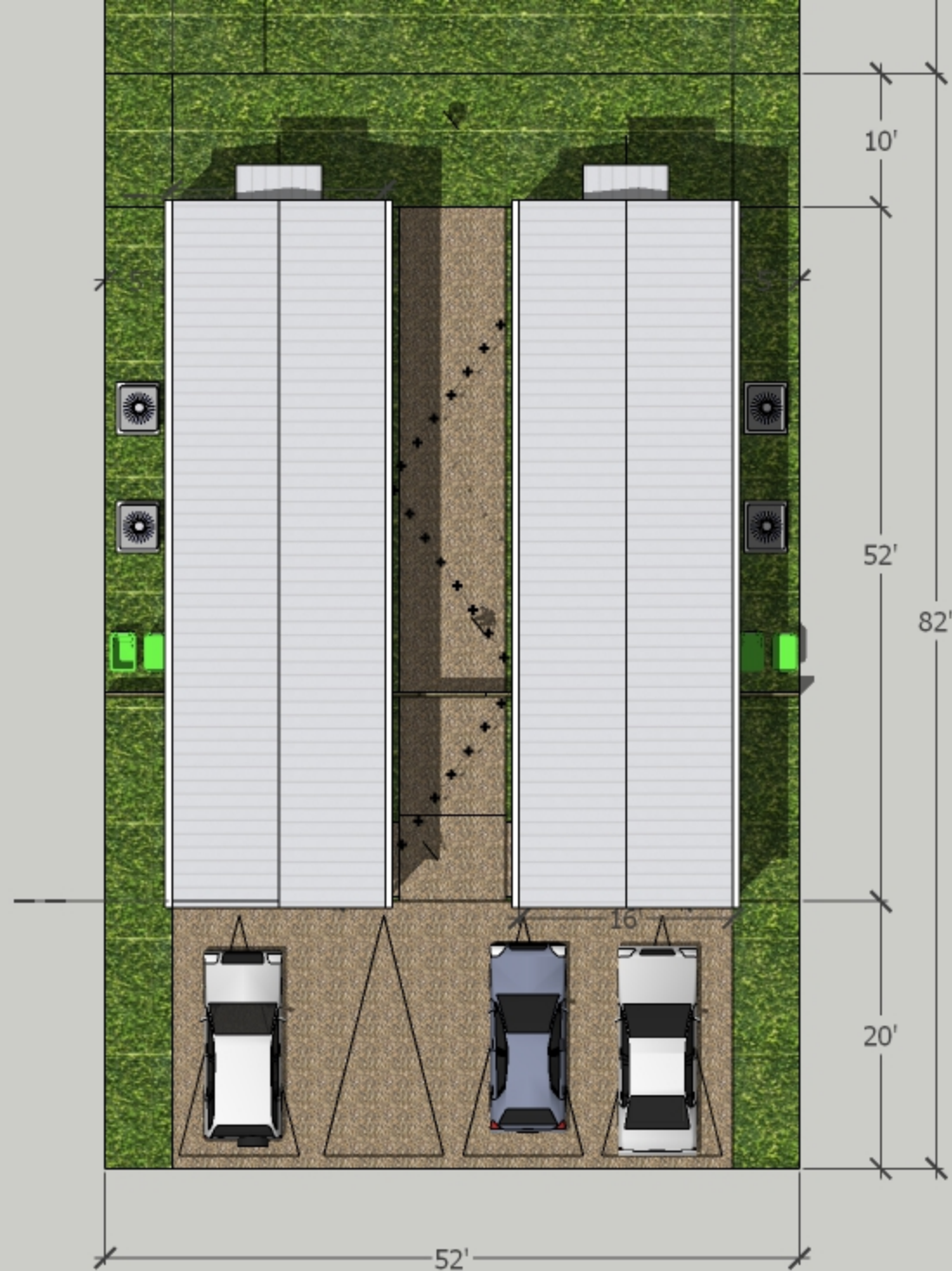




















GENERAL NOTES

- 1—all work shall be performed in accordance with applicable codes, regulations, ordinances and standards having jurisdiction. if there are any questions or conflicts concerning compliance with such codes ordinances or standards, the contractor is responsible for notifying the owner before proceeding with the work in question, all necessary permits licenses, certificates, test, etc. shall be procured and paid for by the contractor.

2—contractor is responsible for checking all contract documents field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. if there are any questions regarding these or other coordination issues, the contractor is responsible for obtaining clarification from the owner before proceeding with the work in question, or related work.

3—the contractor shall certify size and location of all required openings for structural, mechanical, electrical and plumbing work and equipment with trades involved.

4—the general contractor and each subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. submission of proposal shall be taken as evidence that such inspections have been made. claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.

5—all materials furnished under this contract shall be new unless noted otherwise. all work shall beguaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion or acceptance of the work that may develop defects in material or workmanship with said period of time.

6—all equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. experienced craftsmen shall make the installation of all equipment in a neat, workmanlike manner. the contractor shall provide all materials, tools, costs and services necessary to completaly install all mechanical, electrical and plumbing work.
- 7—contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse and misalignment according to applicable codes, standards and good construction practices. contractor shall take proper precautions to protect all existing operations and adjacent property, with wich work comes in contact or over or under which they may transport, hoist or move materials, equipment, debris, etc. and shall repair satisfactorly all damages caused by them during construction.

8—the contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction is begun.

9—the contractor shall submit shop drawings to the owner for approval before proceeding with fabrication. the contractor remains responsible for details and accuracy for confirming and correlating all quantities and dimension, for selecting fabrication process, for techniques or assembly, for performing the work in a safe manner, and adhering to all applicable codes and standards.

10—it is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical and pluming installation that is complete. all items and appurtenances necessary, reasonably incidental or customarily included, even though each and very item is not specially called out or shown in the construction documents shall be provided.

11—written dimentions shall have precedence over scaled dimentions.

12—mechanical, electrical, structural, all engineering by others, is the responsibility of the contractor.

SPECIFICATIONS

- FOUNDATION :**
slab on grade. new foundation work as per structural engineer. verify with client for any changes or discrepancies.

WALLS :
new exterior walls to be 2x6 with open cell foam insulation, zip panel sheating and tyvek at all exteriors. exterior wall finish, hardi siding and trim finish ptd, contractor to provide sample for approval. new interior walls to be 2x4 with batt insulation. interior walls to be gipsum board unless noted. all plumbing walls to be 2x6. hardi siding on new construction to be horizontal lap sided painted, and hardi board and batten, submit sample for owners approval.

FLOORING :
interior flooring to be new vinyl or equivalent throughout, contractor to provide sample for approval.

CEILINGS :
new ceilings to be 5/8” smooth finished gypsom board. at exposed deck locations ceilings to be smooth finished to match interior ceilings. verify locations of lighting with owner.

DOORS / WINDOWS :
doors and windows white finish, contractor to provide sample for approval. contractor to verify window rough opening, size and location with owner prior to ordering package.

PAINTING :
gypsum wall board to be taped, floated and sanded smooth. primer and paint 2 coats, washable paint, white throughout.
- ROOFING :**
radiant barrier plywood decking throughout roof. standing seam 26 ga. 6–12 slope mtl roofing

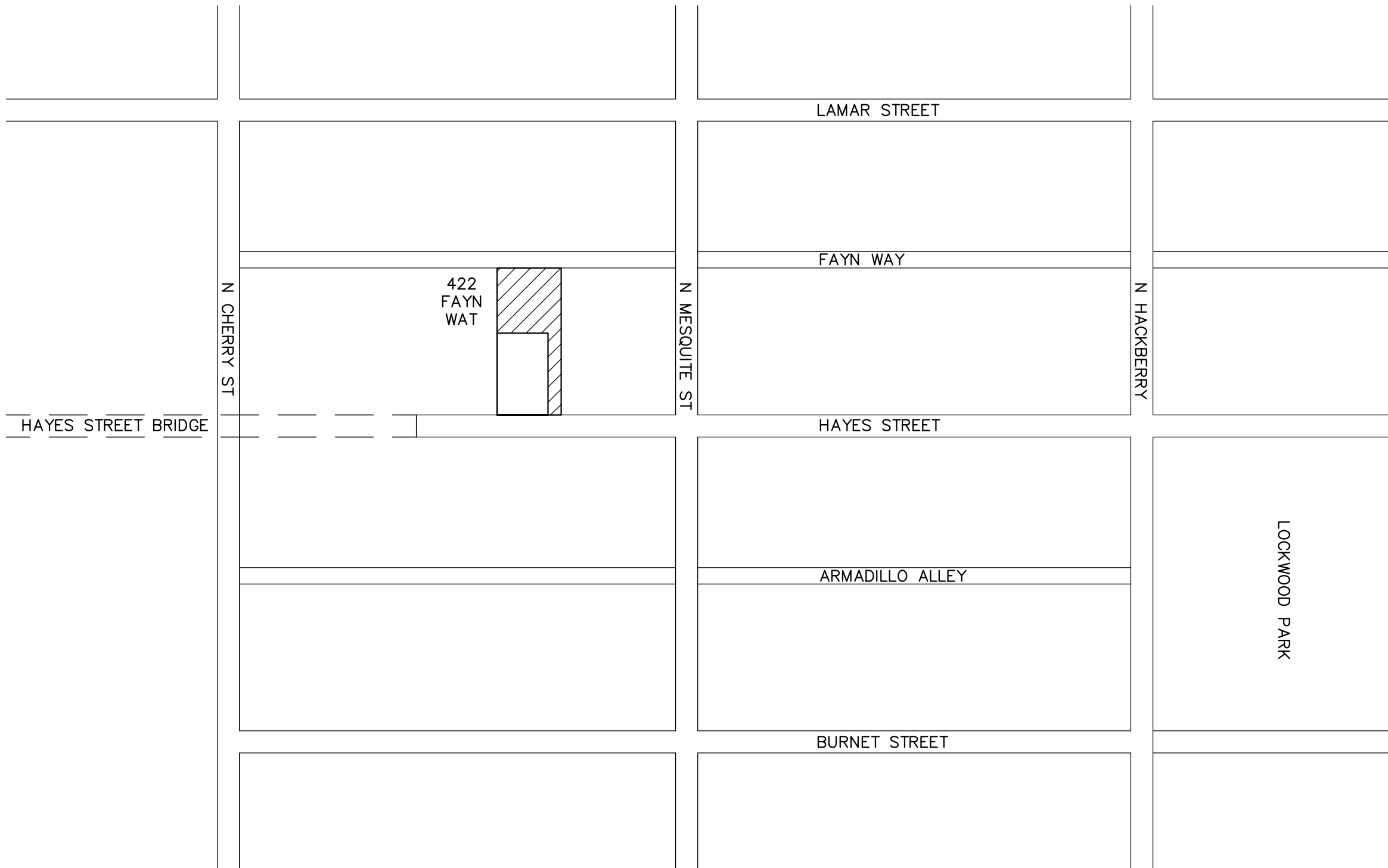
MECHANICAL :
furnish and install water heater. provide plumbing fixture allowance for owner selection. mechanical contractor to provide hvac (min. 12 seer highest efficiency) unit size adequate for residence. verify exact locations of new grilles, supply and return with owner, install new exhaust fans at baths. provide vent at dryer location.

ELECTRICAL :
4” recessed cans throughout. verify fixtures on dimmers. verify exact locations of all new locations of outlets, switches, fixtures, etc. at rough—in stage with owner to insure proper location. provide fixture allowance for wich the owner will select fixture above dinning area.

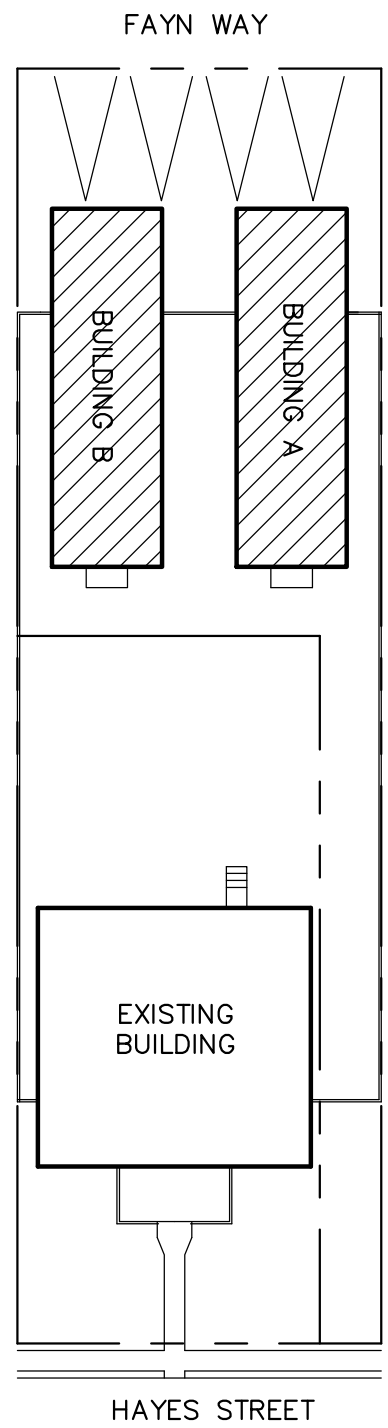
FINISH CARPENTRY :
interior and exterior trim work to be shop grade painted or stained.

CABINETRY :
cabinetry package to include; kitchen, closets and baths

COUNTERTOPS :
provide allowance for kitchen and masterbath counters
- HARDWARE & APLIANCES :**
provide allowance for all new hardware, selected by owner, installed by contractor. provide allowance for all new hardware, selected by owner, installed by contractor



1 LOCATION MAP
NTS

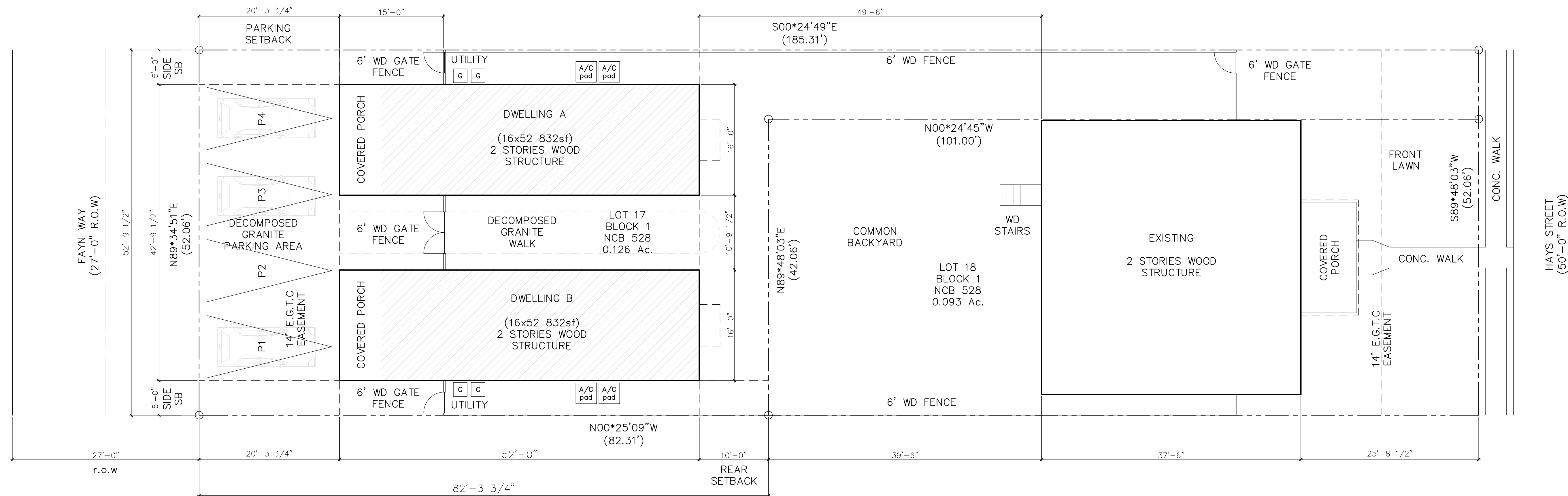


1 KEY MAP
NTS

PROJECT:	PROJECT DESIGN:	GENERAL CONTRACTOR:	STRUCTURAL ENGINEER:
FAYN WAY	ISUNZA/STUDIOS	CVF HOMES	A–1 ENGINEERING LLC
DUPLEX DWELLINGS	1506 W13TH ST	421 HAYS ST #2	1006 VANCE JACKSON RD.
SATX 78202	ATX 78703	SATX 78202	SATX 78201
	210.865.8091	210.888.0228	210.591.8829

SHEET INDEX:

A0.0



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

PROJECT:

FAYN WAY
DUPLEX

PROJECT DESIGN:

ISUNZA/STUDIOS
1506 W13TH ST
ATX 78703
210.865.8091

GENERAL CONTRACTOR:

CVF HOMES
421 HAYS ST #2
SATX 78202
210.888.0228

STRUCTURAL ENGINEER:

A-1 ENGINEERING LLC
1006 VANCE JACKSON RD
SATX 78201
210.591.8829

SITE PLAN

A1.0

SPECIFICATIONS

FOUNDATION :
slab on grade. new foundation work as per structural engineer.
verify with client for any changes or discrepancies.

WALLS :
new exterior walls to be 2x6 with open cell foam insulation,
zip panel sheathing and tyvek at all exteriors. exterior wall finish,
hardi siding and trim finish ptd, contractor to provide sample
for approval. new interior walls to be 2x4 with batt insulation.
interior walls to be gipsum board unless noted. all plumbing
walls to be 2x6. hardi siding on new construction to be
horizontal lap sided painted, and hardi board and batten, submit
sample for owners approval.

FLOORING :
interior flooring to be new vinyl or equivalent throughout,
contractor to provide sample for approval.

CEILINGS :
new ceilings to be 5/8” smooth finished gypsom board. at
exposed deck locations ceilings to be smooth finished to match
interior ceilings. verify locations of lighting with owner.

DOORS / WINDOWS :
double hung windowa throughout, awning windows at bathrooms.
exterior doors to be wd. flush solid core, interior doors to be
hollow core flush.
doors and windows white finish, contractor to provide sample
for approval.
contractor to verify window rough opening, size and location
with owner prior to ordering package.

PAINTING :
gypsum wall board to be taped, floated and sanded smooth.
primer and paint 2 coats, washable paint, white throughout.

ROOFING :
radiant barrier plywood decking throughout roof.
standing seam 26 ga. 6–12 slope mtl roofing

MECHANICAL :
furnish and install water heater. provide plumbing fixture
allowance for owner selection. mechanical contractor to provide
hvac (min. 12 seer highest efficiency) unit size adequate for
residence. verify exact locations of new grilles, supply and return
with owner, install new exhaust fans at baths. provide vent at
dryer location.

ELECTRICAL :
4” recessed cans throughout. verify fixtures on dimmers.
verify exact locations of all new locations of outlets, switches,
fixtures, etc. at rough–in stage with owner to insure proper
location.
provide fixture allowance for wich the owner will select fixture
above dinning area.

FINISH CARPENTRY :
interior and exterior trim work to be shop grade painted or
stained.

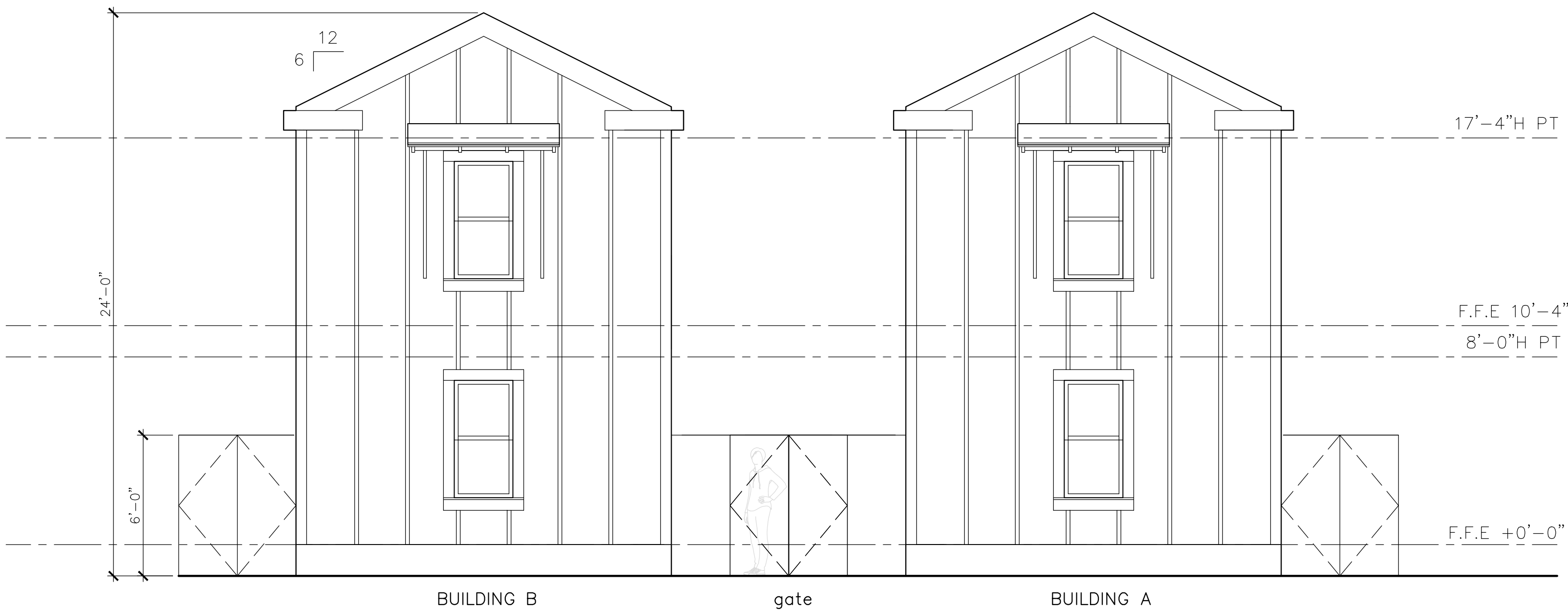
CABINETRY :
cabinetry package to include; kitchen, closets and baths

COUNTERTOPS :
provide allowance for kitchen and masterbath counters

HARDWARE & APLIANCES :
provide allowance for all new hardware, selected by owner,
installed by contractor.
provide allowance for all new hardware, selected by owner,
installed by contractor



1 NORTH ELEVATION/ VIEW FROM FAYN WAY
1/4 SCALE



2 SOUTH ELEVATION/ VIEW FROM EXISTING BUILDING
1/4 SCALE

PROJECT:

FAYN WAY
DUPLEX DWELLINGS
SATX 78202

PROJECT DESIGN:

ISUNZA/STUDIOS
1506 W13TH ST
ATX 78703
210.865.8091

GENERAL CONTRACTOR:

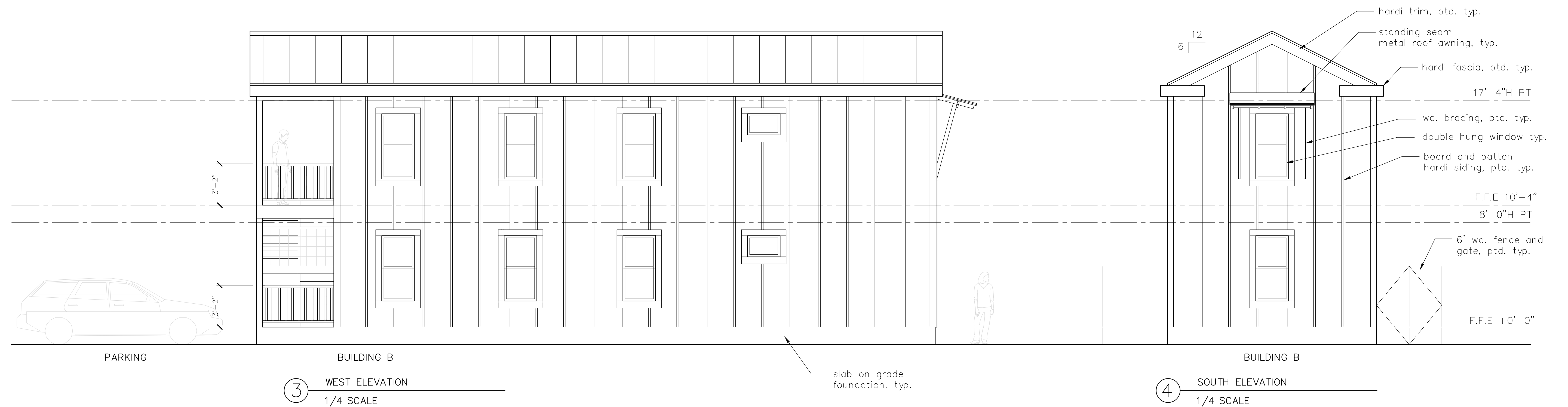
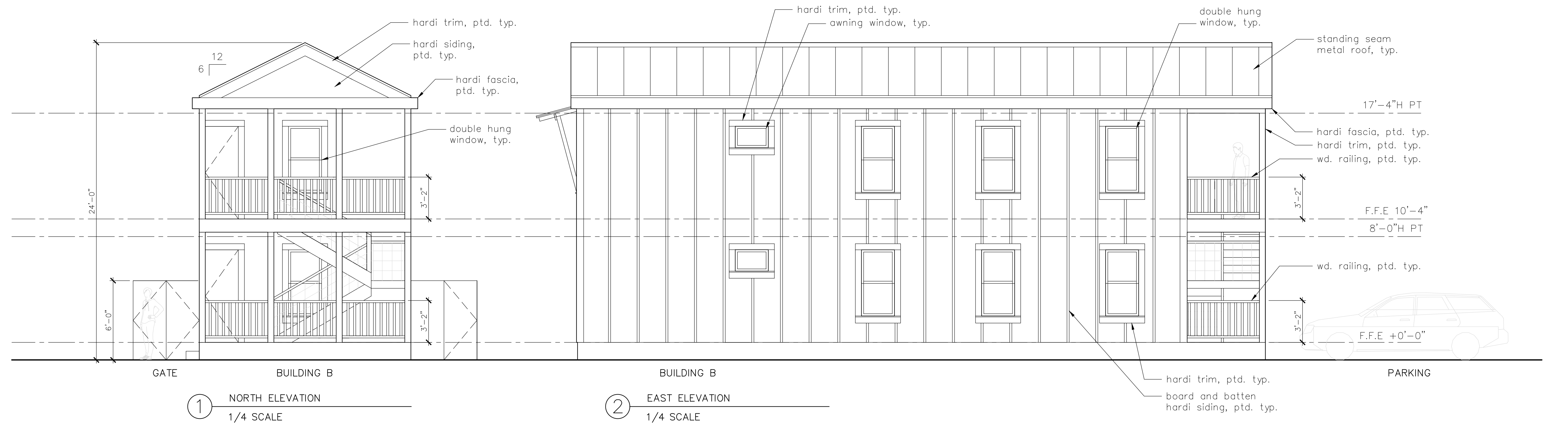
CVF HOMES
421 HAYS ST #2
SATX 78202
210.888.0228

STRUCTURAL ENGINEER:

A–1 ENGINEERING LLC
1006 VANCE JACKSON RD.
SATX 78201
210.591.8829

ELEVATIONS

A1.5



PROJECT:

FAYN WAY
DUPLEX DWELLINGS
SATX 78202

PROJECT DESIGN:

ISUNZA/STUDIOS
1506 W13TH ST
ATX 78703
210.865.8091

GENERAL CONTRACTOR:

CVF HOMES
421 HAYS ST #2
SATX 78202
210.888.0228

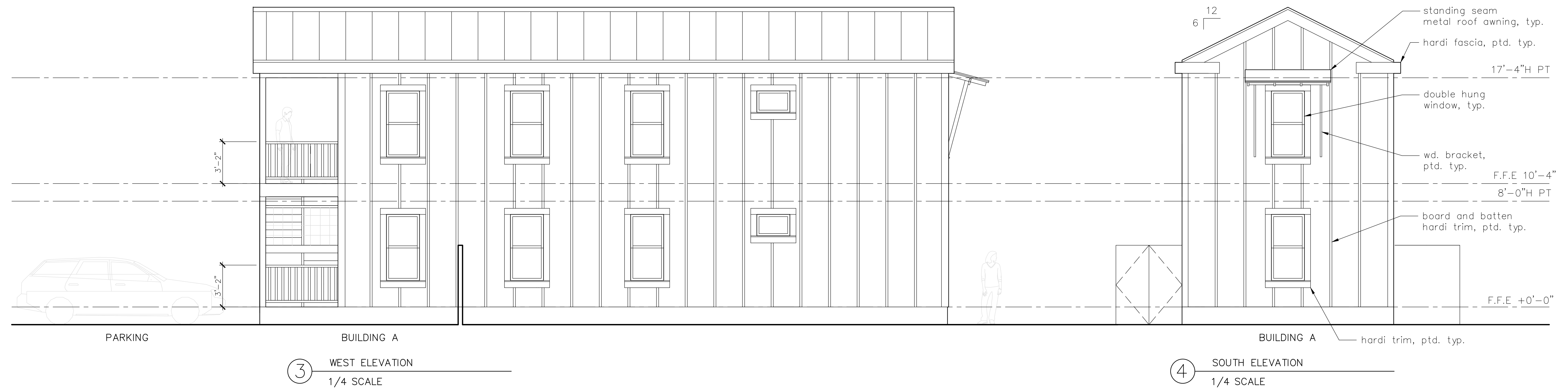
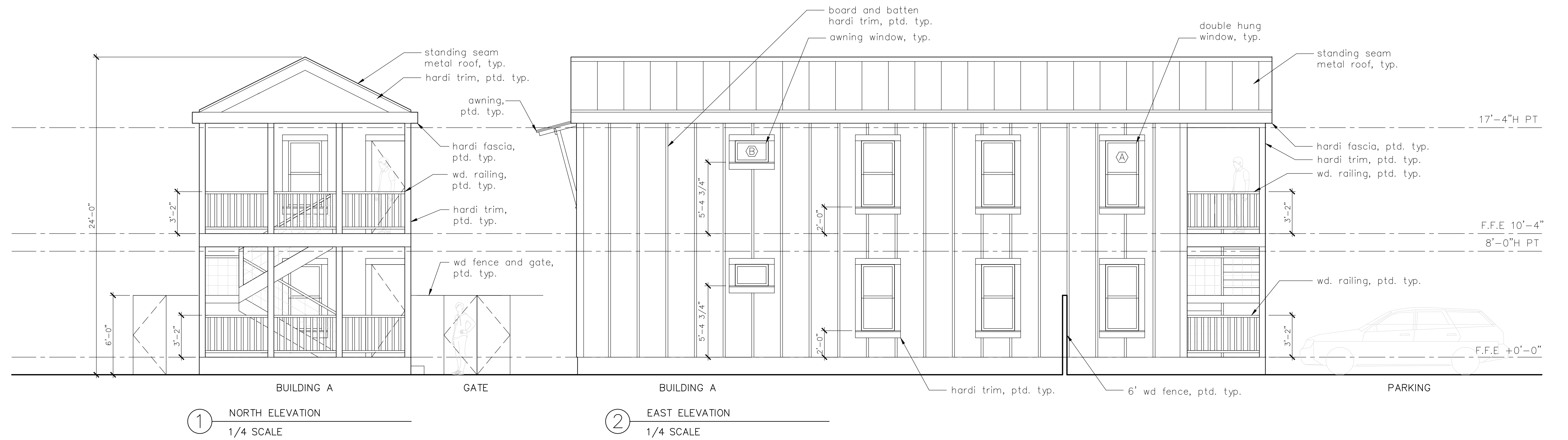
STRUCTURAL ENGINEER:

A-1 ENGINEERING LLC
1006 VANCE JACKSON RD.
SATX 78201
210.591.8829

BUILDING B ELEVATIONS

A2.1

SEP 9 - 2020



PROJECT:

FAYN WAY
 DUPLEX DWELLINGS
 SATX 78202

PROJECT DESIGN:

ISUNZA/STUDIOS
 1506 W13TH ST
 ATX 78703
 210.865.8091

GENERAL CONTRACTOR:

CVF HOMES
 421 HAYS ST #2
 SATX 78202
 210.888.0228

STRUCTURAL ENGINEER:

A-1 ENGINEERING LLC
 1006 VANCE JACKSON RD.
 SATX 78201
 210.591.8829

BUILDING A ELEVATIONS

A2.2

SEP 9 - 2020

Finishes for 422 Fayn Way;

Roof

Pitch 6:12, Standing Seam metal roof standard Galvalume finish with panels 18-21 inches wide and seams 2 inches in height and low-profile ridge cap.

Siding

Smooth Fiber cement siding, board and batten finish with 2 feet spacing and 1"x 2" smooth battens.

Colors

All siding and trim Sherwin Williams Nebulous White Flat SW7063 as per renders

Windows

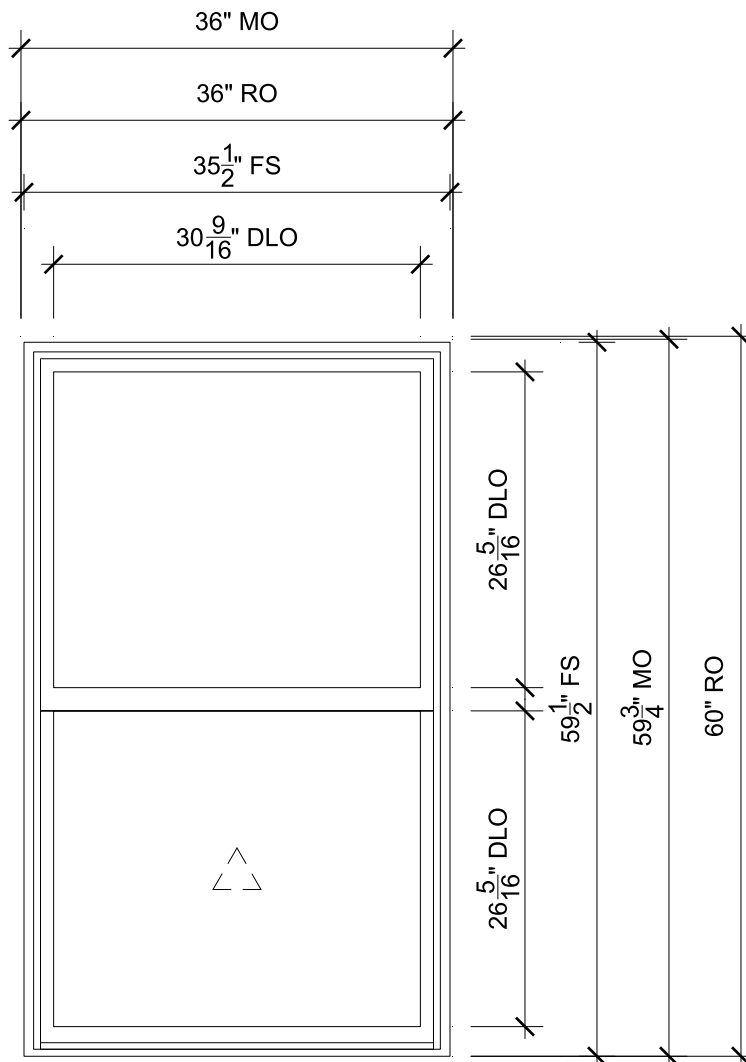
Single Hung Windows 36"x60" fiberglass as per renders

Landscaping

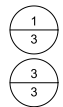
Washed limestone ½" front of the property and central entryway and native grass in the remaining areas with Fig Ivy and Confederate Jazmin for the corridor as per renders.

Fencing

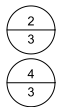
Vertical cedar pickets 5 ½" wide x 6 ft tall as per renders



A
SCALE: 3/4" = 1'-0"



Head



Jamb

Check Rail

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: CVF HOMES / 422 FAYN WAY
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: TOM BRASWELL
QUOTE#: S5ZS8ZE

PK VER: 0003.03.00

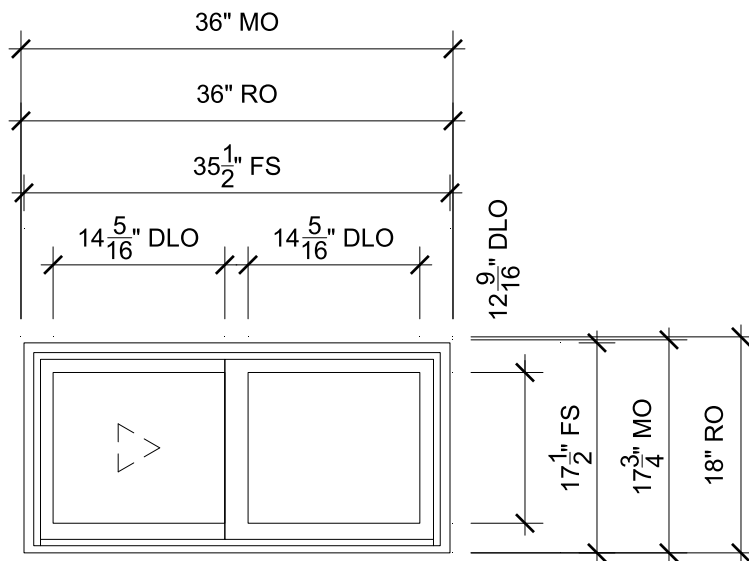
CREATED: 08/27/2020

REVISION:

SHEET

1

OF 5



B

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

- | | | | |
|---------------|---------------|---------------|------|
| $\frac{1}{4}$ | Head | $\frac{2}{4}$ | Jamb |
| $\frac{3}{4}$ | Jamb | $\frac{4}{4}$ | Sill |
| $\frac{1}{5}$ | Meeting Stile | | |

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



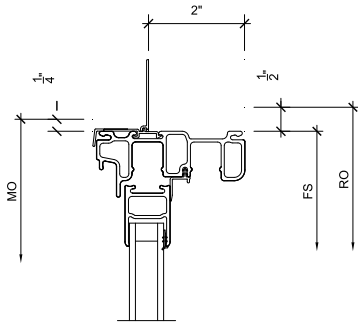
PROJ/JOB: CVF HOMES / 422 FAYN WAY
 DIST/DEALER: GUIDO LUMBER COMPANY
 DRAWN: TOM BRASWELL
 QUOTE#: S5ZS8ZE PK VER: 0003.03.00

CREATED: 08/27/2020 REVISION:

SHEET

2

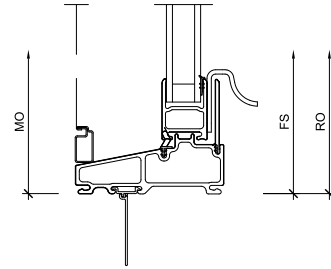
OF 5



1
3

Head

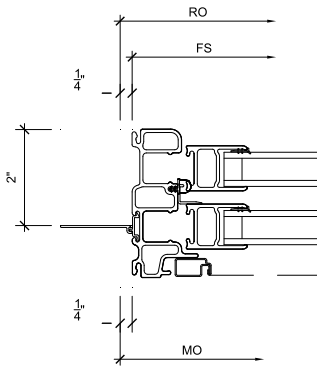
SCALE: 3" = 1'-0"



3
3

Sill

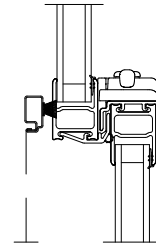
SCALE: 3" = 1'-0"



2
3

Jamb

SCALE: 3" = 1'-0"



4
3

Check Rail

SCALE: 3" = 1'-0"



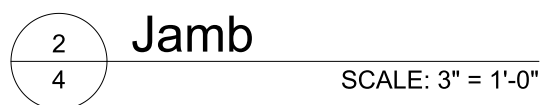
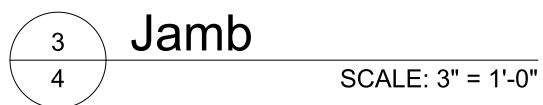
PROJ/JOB: CVF HOMES / 422 FAYN WAY
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: TOM BRASWELL
QUOTE#: S5ZS8ZE PK VER: 0003.03.00

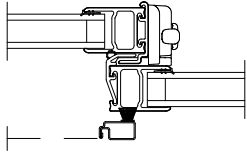
CREATED: 08/27/2020 REVISION:

SHEET

3

OF 5





1
5

Meeting Stile

SCALE: 3" = 1'-0"

3
5

NOT USED

SCALE: 3" = 1'-0"

2
5

NOT USED

SCALE: 3" = 1'-0"

4
5

NOT USED

SCALE: 3" = 1'-0"

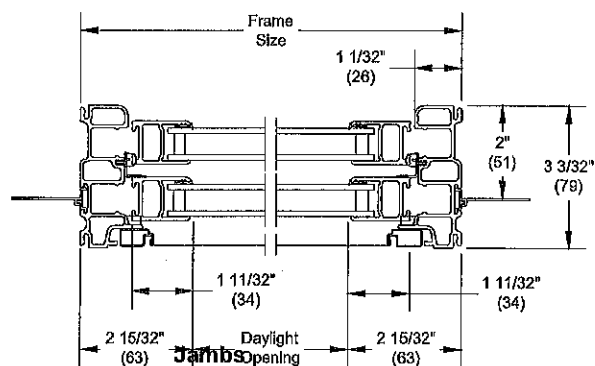


PROJ/JOB: CVF HOMES / 422 FAYN WAY
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: TOM BRASWELL
QUOTE#: S5ZS8ZE PK VER: 0003.03.00

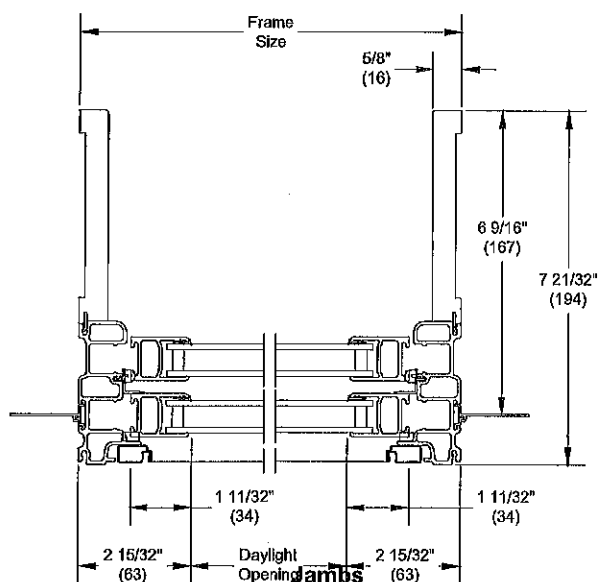
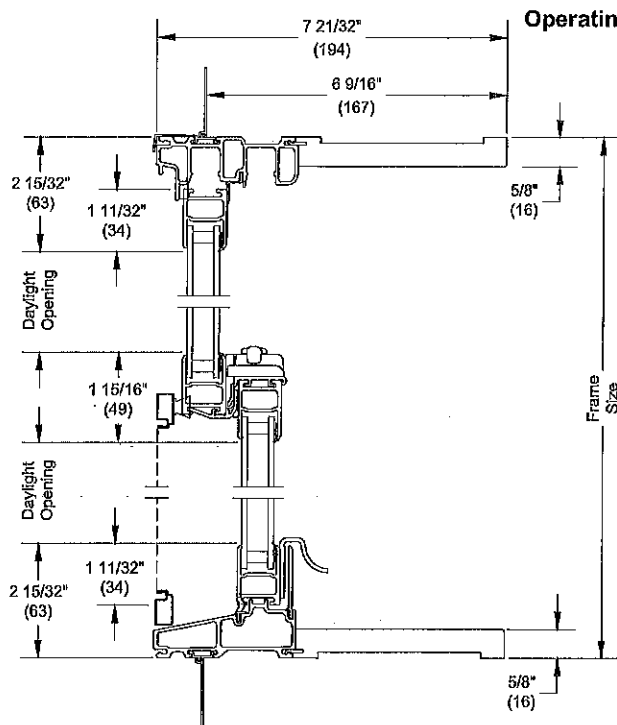
CREATED: 08/27/2020 REVISION:

SHEET
5
OF 5

Scale: 3" = 1' 0"



Head Jamb and Sill



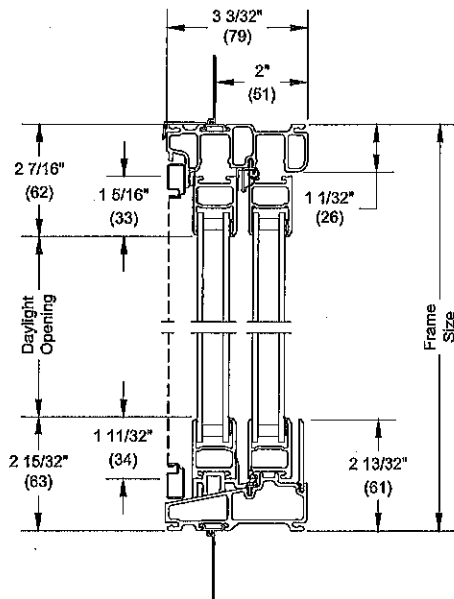
Head Hand and Sill

NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile as 6 9/16" extension shown.

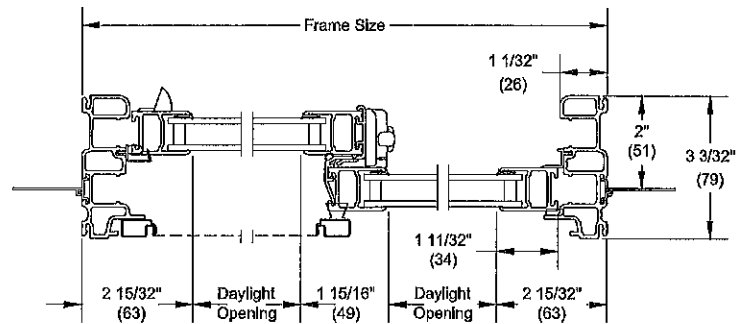
Section Details: Operator

Scale: 3" = 1' 0"

Operating - 2" (51)

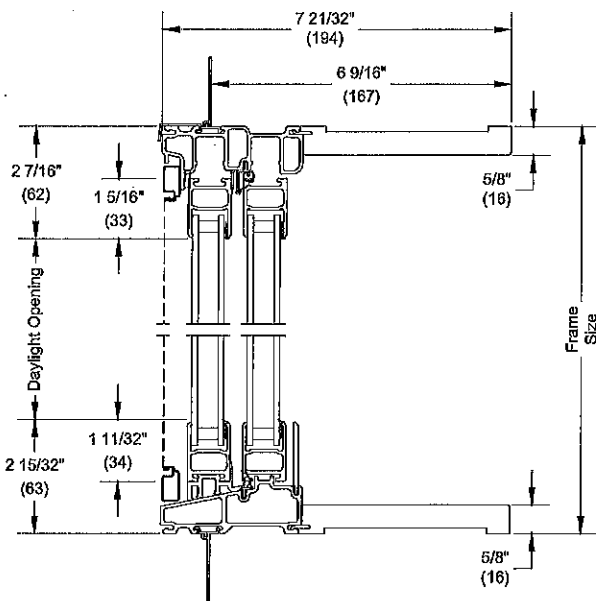


Head Jamb and Sill

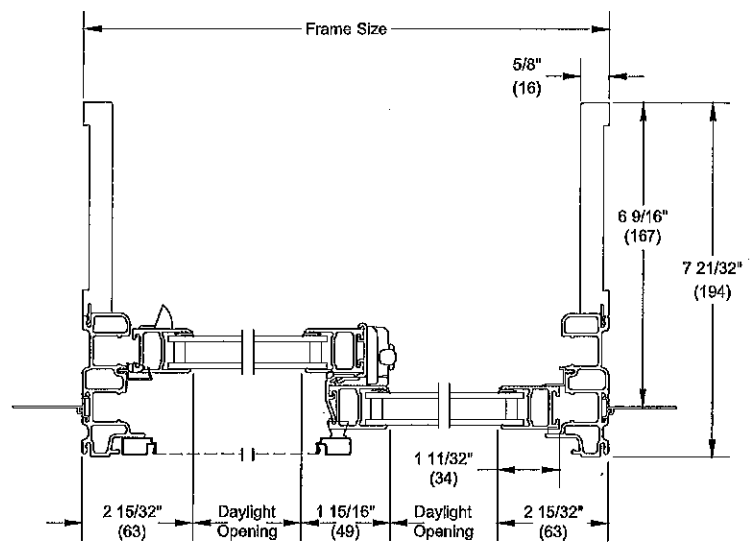


Jamb

Operating - 6 9/16" (167)



Head Jamb and Sill



Jamb

NOTE: Units also available with 4 9/16" jamb. Same jamb extension profile a 6 9/16" extension shown.