

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-448
ADDRESS: 415 HAYS ST
LEGAL DESCRIPTION: NCB 528 BLK 1 LOT 12
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Juan Fernandez/CVF LLC
OWNER: CVF LLC
TYPE OF WORK: New construction of three, 2-story single family residential structures
APPLICATION RECEIVED: December 18, 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 three, 2-story, single-family residential structures on the vacant lot at 415 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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

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

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct three, 2-story, single-family residential structures on the vacant lot at 415 Hays, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – The applicant received conceptual approval on October 21, 2020, with the following stipulations:
 - i. That the applicant utilize foundation and floor heights that are consistent with the Guidelines.
 - ii. That the applicant incorporate design elements that result in a unique design for each structure. Unique material profiles, paint colors, roof forms, fenestration profiles and architectural details should all be considered.
 - iii. That the applicant adhere to the materials and window standards noted in the applicable citations.
 - iv. That the proposed driveway width be reduced to no more than ten (10) feet in width.
 - v. That a landscaping plan be developed that is consistent with the Guidelines for Site Elements.
 - vi. That a reduced massing is proposed for the second and third structures to follow the historic development pattern found throughout the district of secondary and accessory structures featuring a reduced massing in comparison to the primary structure on the lot.
 - vii. That the applicant return to the Design Review Committee prior to submitting an application for final approval.

- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on November 24, 2020, and January 6, 2021. At those meetings, Commissioners comments on the proposed massing, setbacks and architectural details.
- d. CONEXT & DEVELOPMENT PATTERN – This lot is located mid-block in the 400 block of Hays. The property is immediately adjacent to the ramp of the Hays Street Bridge. The lot is currently void of any structures. This north side of this block currently features five historic structures, two of which feature multiple stories in height. The predominant, historic building height of this block of Hays is one story.
- e. SETBACKS & ORIENTATION (Hays) – 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 provided a site plan that notes a front setback (from the sidewalk) of approximately seventeen (17) feet. Additionally, the applicant has provided a site plan with adjacent structures and has noted that the proposed setback on Hays will be greater than the adjacent structure to the east. Generally, staff finds that the most appropriate setback for new construction, particularly new construction featuring two stories, would be on that is greater than both adjacent historic structures.
- f. SETBACKS & ORIENTATION (Fayn Way) – The applicant has noted a setback of approximately fourteen (14) feet from the property line on Fayn Way. Staff finds this proposed setback to be appropriate as there are not primary, historic structures to address Fayn Way that establish a historic setback.
- g. LOT COVERAGE – Per the Guidelines for New Construction 2.D.i., applicants should 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. The proposed building footprint is consistent with the Guidelines.
- h. 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. Per the submitted massing models, the applicant has proposed an overall height of two (2) stories. As noted in finding d, there are two story historic structure in the immediate vicinity. Generally, staff finds the proposed height to be appropriate for the front structure addressing Hays. At the time of conceptual approval, staff recommended that the applicant decrease the massing of the middle and rear structures. The applicant has provided a site elevation showing a change in grade that results in the appearance of the middle and rear structures featuring a reduced massing. Staff finds that the massing of portions of the structures should be reduced to alleviate the visual impacts of multiple, two-story structures. In particular, the ridge height and roof forms of the portions over proposed garages should be reduced in order to improve the perceived open space between the structures to be consistent with the historic development pattern.
- i. FOUNDATION & FLOOR HEIGHTS – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. At this time the applicant has not provided information regarding foundation heights. Staff finds that the applicant should utilize foundation heights that are consistent with the Guidelines.
- j. ROOF FORMS – The applicant has proposed roof forms that include side facing gabled roofs and rear facing gabled roofs. Staff finds the proposed roof forms and their profiles to be appropriate and consistent with the Guidelines.
- k. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that staff finds to be consistent with the Guidelines and historic examples found within the district.
- l. MATERIALS – The applicant has proposed materials that include standing seam metal roofs, smooth composite siding in both a lap and board and batten profile, and fiberglass windows. Staff find that the proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is used, it must be approved. Regarding siding, staff finds the use of smooth faced composite siding to be appropriate; however, lap siding should feature a four (4) inch exposure, a thickness of ¾ of an inch and mitered corners and that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – ½ inch in width. Columns should feature six inches square with capital and base trim.

- m. WINDOW MATERIALS – The applicant has proposed fiberglass windows. Staff finds that wood or aluminum clad wood windows that meet staff's standard specifications for windows in new construction should be installed.
- n. ARCHITECTURAL DETAILS – Generally, staff finds architectural details to be appropriate; however, staff finds that material specifications should be amended as noted in the above findings.
- o. DRIVEWAY – The applicant has proposed a driveway that features ten (10) feet in width. Staff finds the proposed driveway to be appropriate and consistent with the Guidelines.
- p. PARKING – The applicant has proposed for each structure to feature attached garages. At the time of conceptual approval, the design featured open air parking, but with similar locations. Parking within the footprint of the primary structure is not found historically within the district; however, staff generally finds the proposed parking solution to be appropriate. Due to the new inclusion of garage doors, staff finds that each garage should feature two separate garage doors that feature windows.
- q. LANDSCAPING – The applicant has submitted landscaping information to staff that is consistent with the Guidelines.

RECOMMENDATION:

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

- i. That the proposed new construction feature setbacks that are greater than the setbacks of the historic structures to the east and west of this lot, on Hays Street, as noted in finding e.
- ii. That the applicant utilize foundation and floor heights that are consistent with the Guidelines as noted in finding i.
- iii. That the proposed standing seam metal roof feature smooth panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is used, it must be approved. Regarding siding, staff recommends the use of smooth faced composite siding to be appropriate; however, lap siding should feature a found (4) inch exposure, a thickness of $\frac{3}{4}$ of an inch and mitered corners and that board and batten siding should feature boards that are approximately 12 inches wide with battens that are approximately 1 – $\frac{1}{2}$ inch in width. Columns are to feature six inches square with capital and base trim.
- iv. That wood or aluminum clad wood windows that are consistent with staff's standards for windows in new construction be installed, as noted in finding m and in the applicable citations.
- v. That the proposed garage doors be separated to feature two doors at each garage and that each garage door feature windows.
- vi. That the applicant produce massing for the middle and rear structures that appears to be subordinate to the primary structure on Hays, such as reduced ridge heights or one story massing at each garage.



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318

322

326

414

416

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815

FAYN-WAY

810

405

800

409

415

419

422

421

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809

Dignowity Hill

431

501

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511

515

803

728

724

412

418

426

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732

730

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726

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530

532



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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 5, 2021

HDRC Case #: 2020-448

Address: 415 Hays

Meeting Location: WebEx

APPLICANT: Juan Fernandez

DRC Members present: Jeff Fetzer, Anne-Marie Grube, Scott Carpenter, Andi Rodriguez (Centro)

Staff Present: Edward Hall

Others present:

REQUEST:

Construction of three single-family residential structures with detached parking.

COMMENTS/CONCERNS:

JuanF: Overview of proposed new construction and updates to the design since the last DRC meeting and conceptual approval.

SC: Questions regarding window materials (JF: Proposing Marvin Fiberglass windows).

SC: Eave details and roof overhangs need to be addressed and increased in depth.

SC: Is there an opportunity for garage doors to have windows to break up solid garage door massing?

JeffF: Determine heights of adjacent structures to clarify.

AR: Agrees with other comments and finds positioning of structures to be appropriate.

OVERALL COMMENTS:

Untitled Map

Write a description for your map.

Fayn Way















Finishes for 415 Hays St.;

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 and smooth horizontal siding with 7" reveal

Colors

As per renders

Windows

Single Hung Windows 36"x60" fiberglass as per renders

Fencing

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

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 with a 4" exposure painted, and hardi 12" board and 1.5" 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.
windows to be egress code compliant 36"x60" double hung

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.

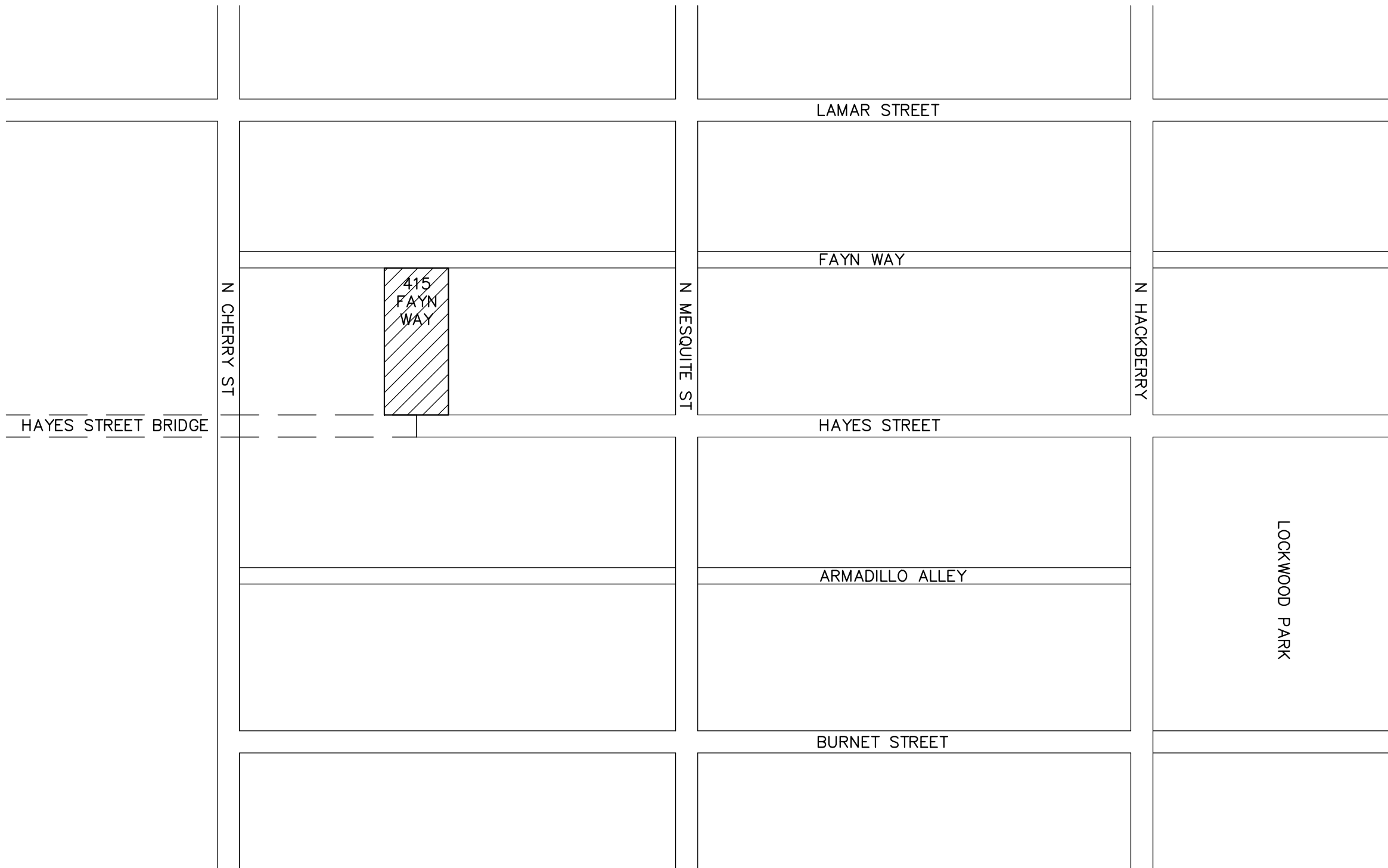
FINISH CARPENTRY :
interior and exterior trim work to be shop grade painted or stained.

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

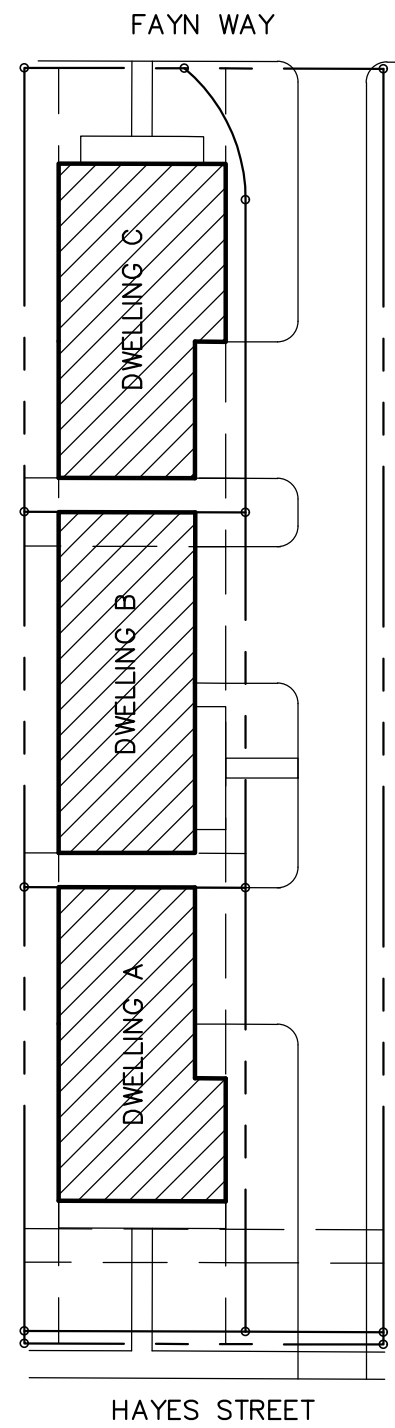
COUNTERTOPS :
provide allowance for kitchen and masterbath counters

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

REVISIONS TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S RECOMMENDATION



1 LOCATION MAP
NTS



1 KEY MAP
NTS

FLOOR AREAS IMPERVIOUS COVER CALCULATIONS

TOTAL SITE AREA – 9,824.3 sf
PROPOSED DWELLING A AREA – 1,133.7 sf
PROPOSED DWELLING B AREA – 1,079.1 sf
PROPOSED DWELLING C AREA – 1,109.8 sf
TOTAL PROPOSED BUILDING COVERAGE:
EXCLUDES 2nd FLOOR, INCLUDES GARAGE – 3,322.6 sf (33.8%)

PROJECT:

415 HAYS 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:

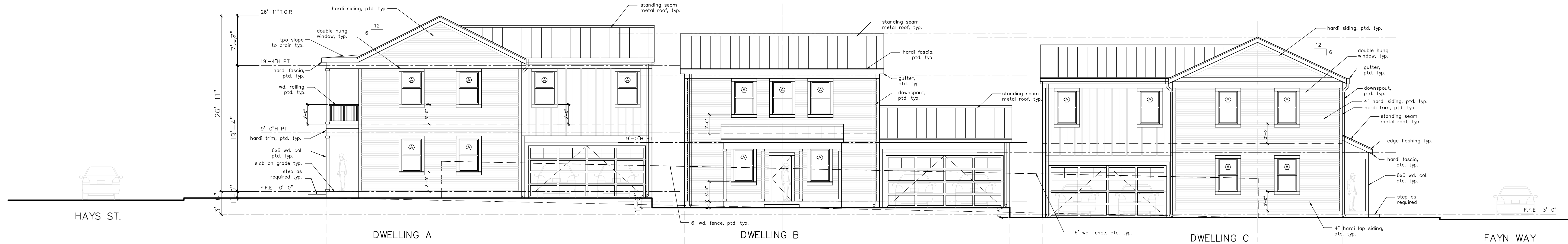
BEICKER CONSULTANTS LLC
2702 N LOOP 1604 E,
suite 201

SATX 78232
210.824.2908 ext 207

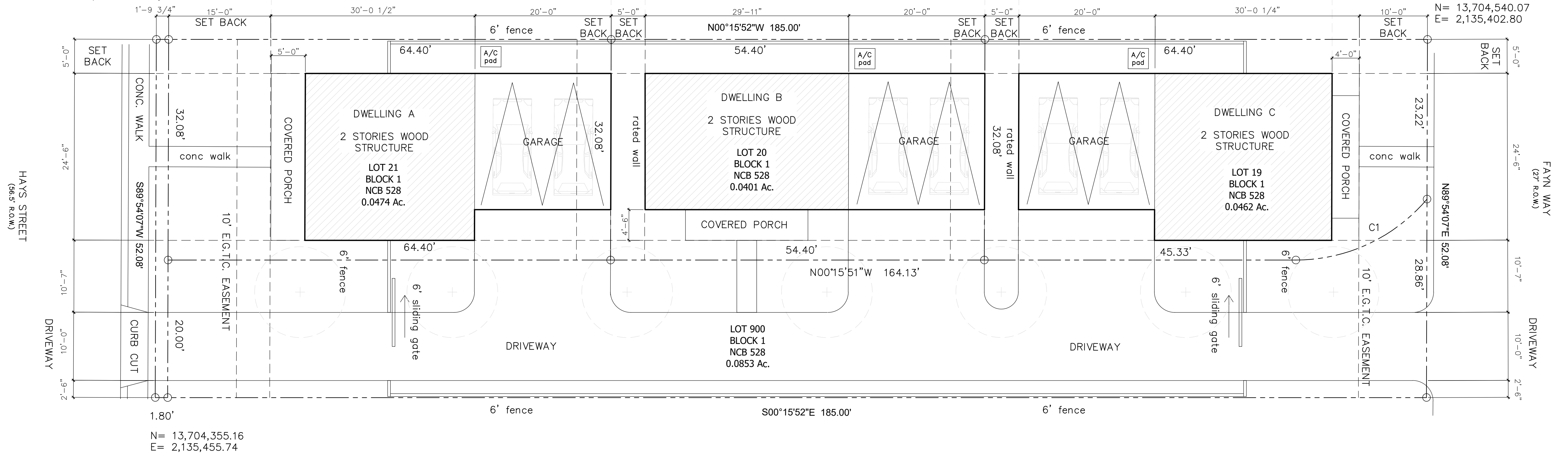
SHEET INDEX:

COVER SHEET

A0.0



1.8' R.O.W. DEDICATION
TO THE CITY OF SAN
ANTONIO (0.00215 Ac.)



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

REVISIONS TO ADDRESS STAFF'S COMMENTS - NOT
INCLUDED IN STAFF'S RECOMMENDATION

PROJECT:
415 HAYS
DWELLINGS
SATX 78202

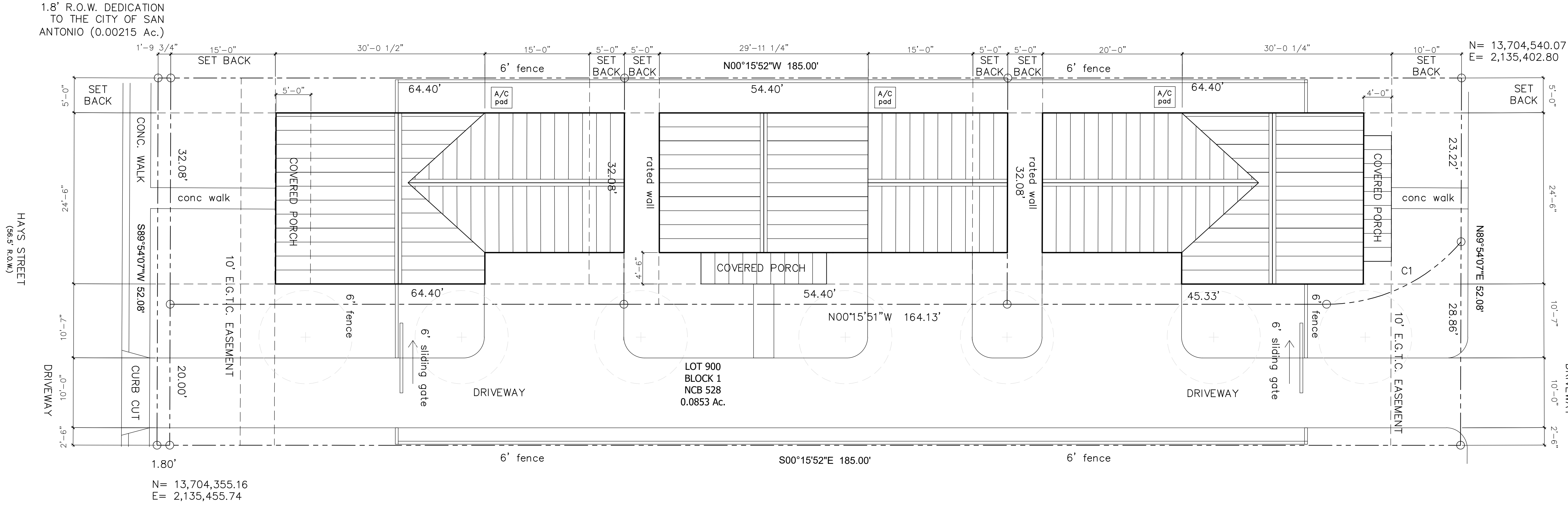
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STRUCTURAL ENGINEER:
BEICKER CONSULTANTS LLC
2702 N LOOP 1604 E
suite 201
SATX 78232
210.824.2908 ext 207

SITE PLAN

A1.0

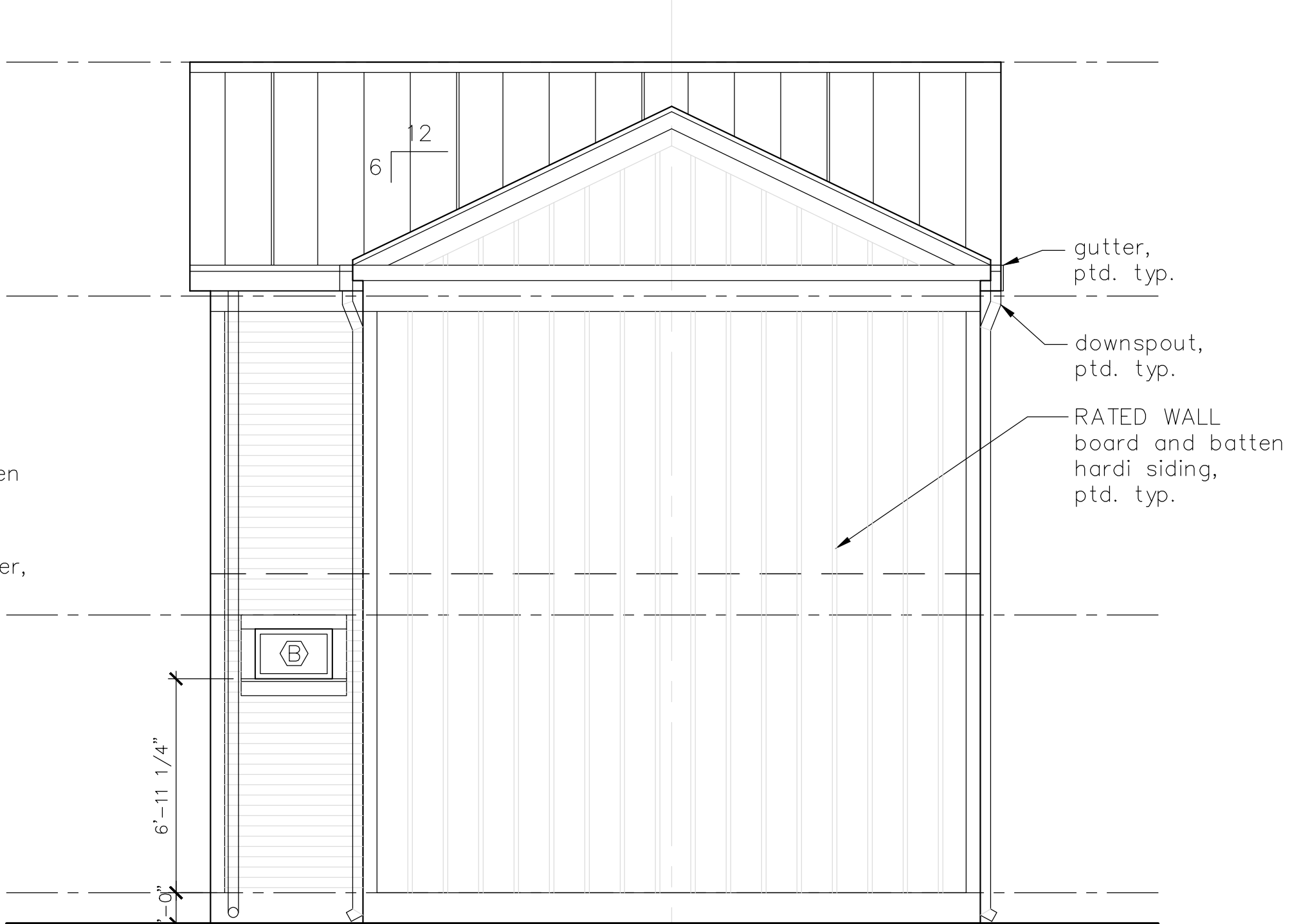


1 ROOF PLAN
SCALE: 1/8"= 1'-0"

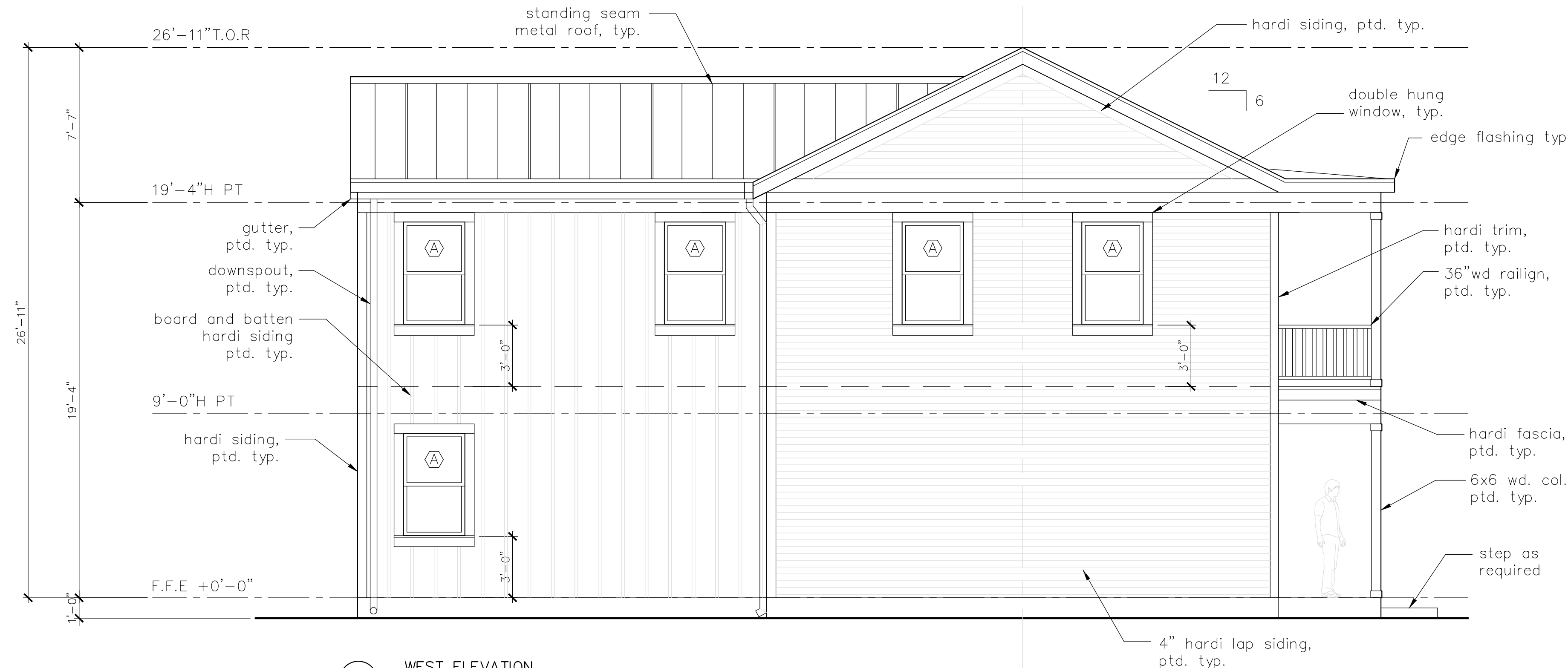
PROJECT:	PROJECT DESIGN:	GENERAL CONTRACTOR:	STRUCTURAL ENGINEER:	ROOF PLAN
415 HAYS DWELLINGS	ISUNZA/STUDIOS 1506 W13TH ST	CVF HOMES 421 HAYS ST #2	BEICKER CONSULTANTS LLC 2702 N LOOP 1604 E suite 201	A1.1
SATX 78202	ATX 78703 210.865.8091	SATX 78202 210.888.0228	SATX 78232 210.824.2908 ext 207	



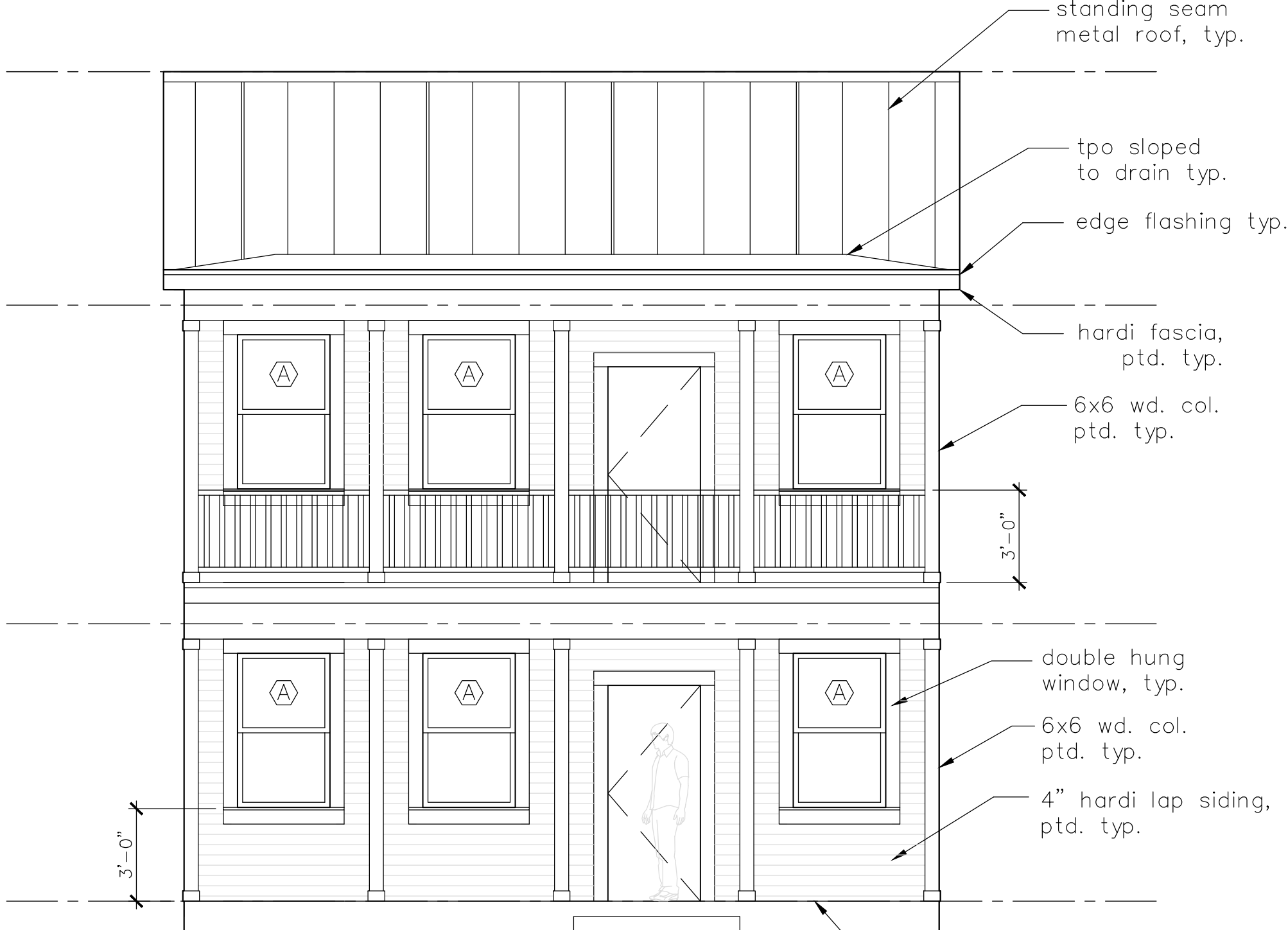
1 EAST ELEVATION
1/4 SCALE



2 NORTH ELEVATION
1/4 SCALE



3 WEST ELEVATION
1/4 SCALE



4 SOUTH ELEVATION
1/4 SCALE

DWELLING A

DOOR SCHEDULE						WINDOW SCHEDULE					
DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY	DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY
01	2'-6"	6'-8"	WD	interior	7	A	3'-0"	5'-0"	VNL	double hung 24" sill	14
02	3'-6"	6'-8"	WD	front door	2	B	2'-8"	2'-0"	VNL	bath awning 60" sill	4

PROJECT:
415 HAYS DWELLINGS
SATX 78202

PROJECT DESIGN:
ISUNZA/STUDIOS
1506 W13TH ST
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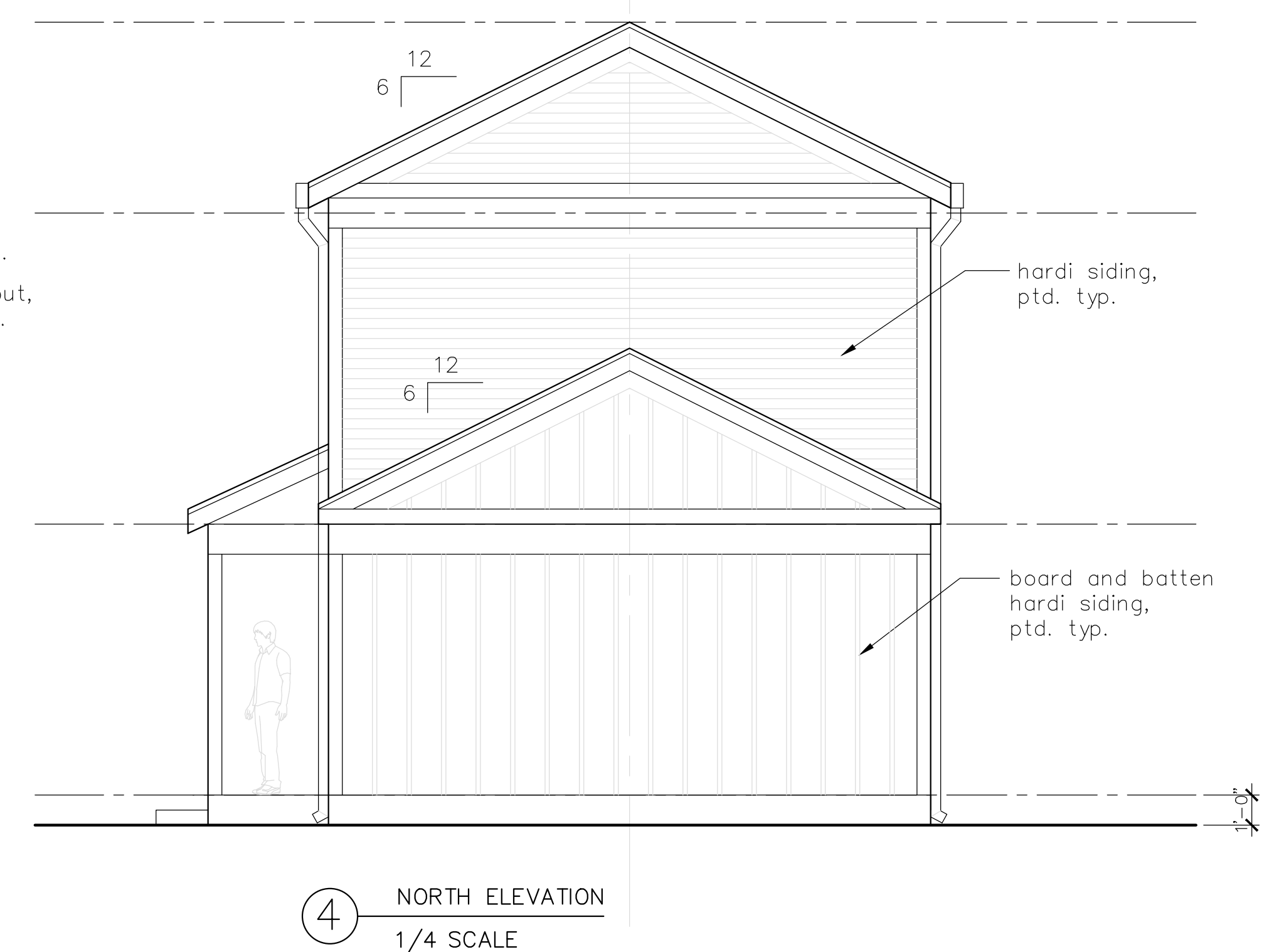
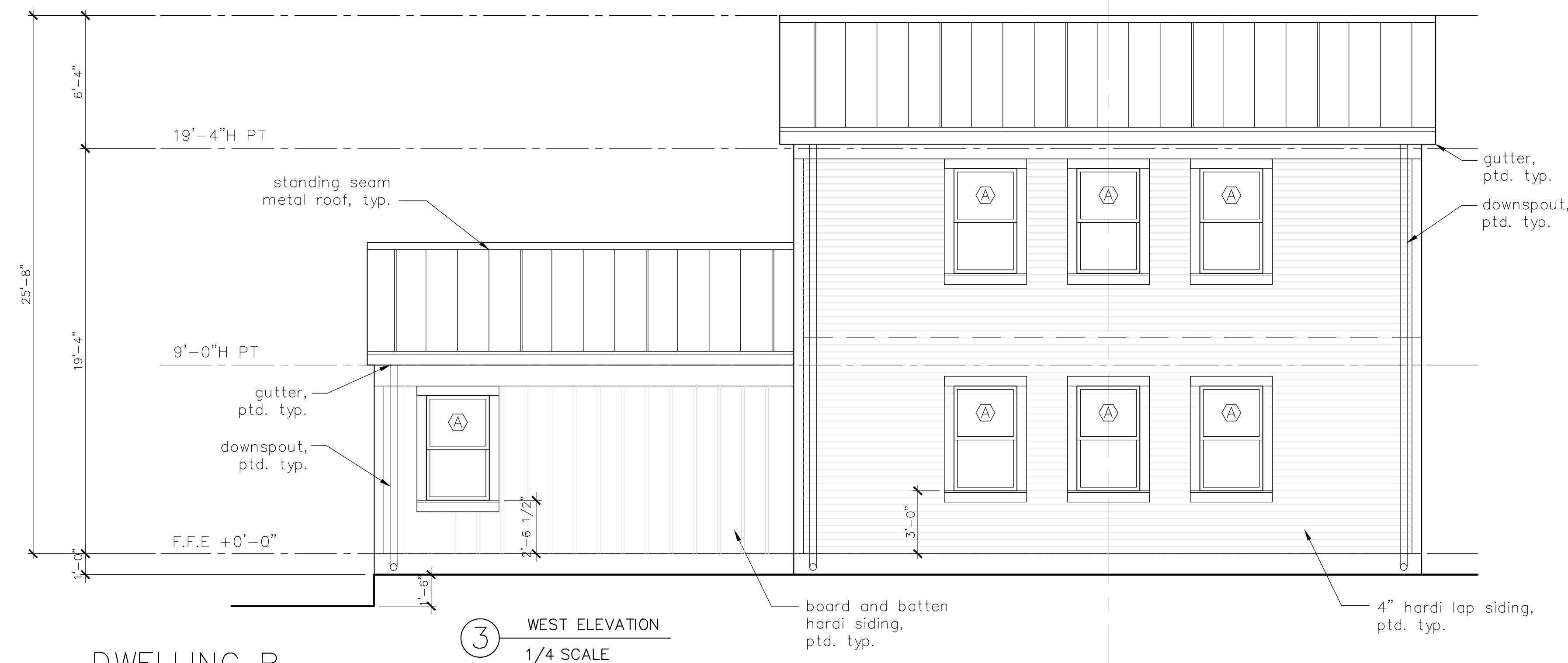
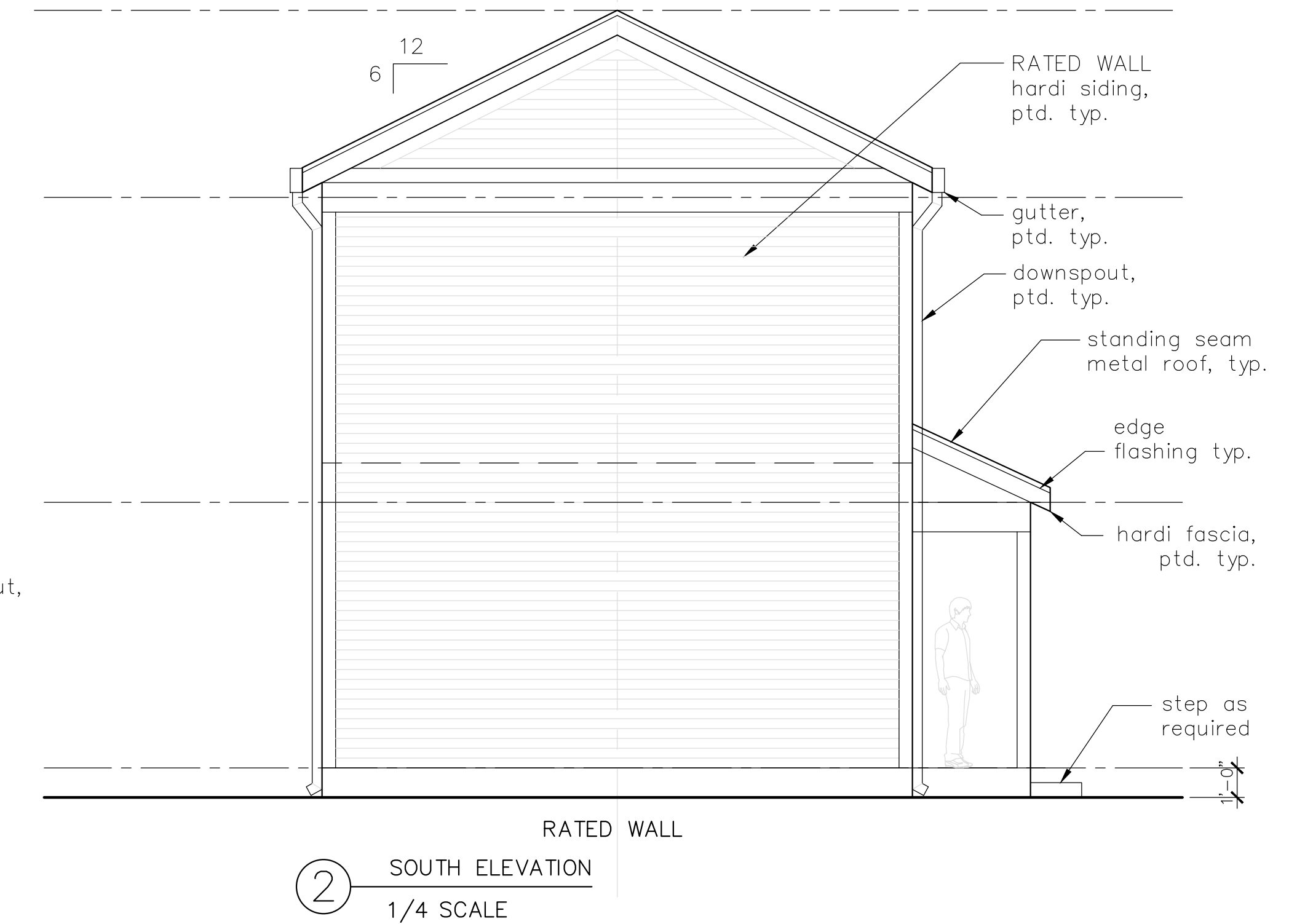
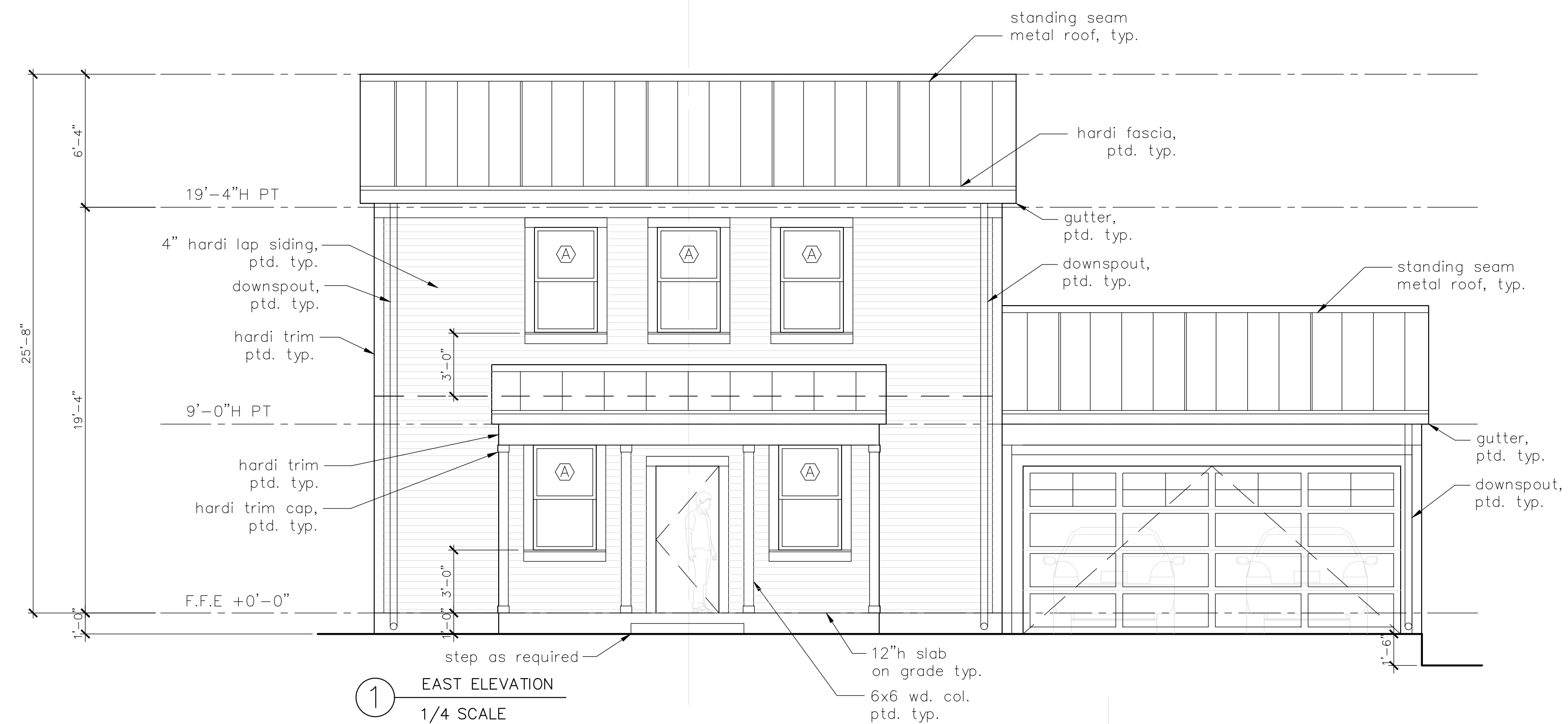
GENERAL CONTRACTOR:
CVF HOMES
421 HAYS ST #2
SATX 78202
210.888.0228

STRUCTURAL ENGINEER:
BEICKER CONSULTANTS LLC
2702 N LOOP 1604 E,
suite 201
SATX 78232
210.824.2908 ext 207

BUILDING B ELEVATIONS

A2.1

REVISIONS TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S RECOMMENDATION



DOOR SCHEDULE

DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY
01	2'-6"	6'-8"	WD	interior	7
02	3'-6"	6'-8"	WD	front door	2

WINDOW SCHEDULE

DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY
A	3'-0"	5'-0"	VNL	double hung 24" sill	9
B	2'-8"	2'-0"	VNL	bath awning 60" sill	2

PROJECT:

415 HAYS
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

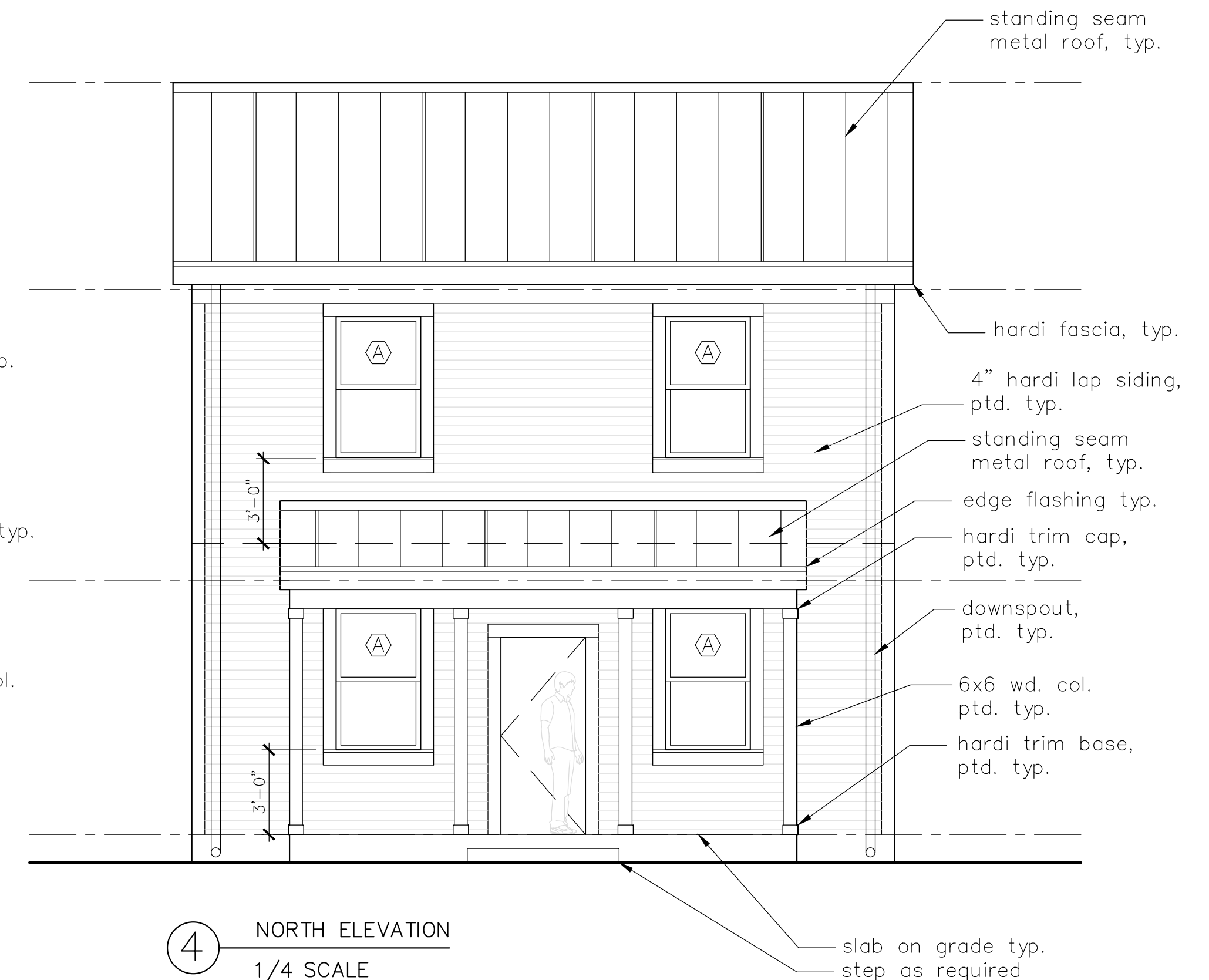
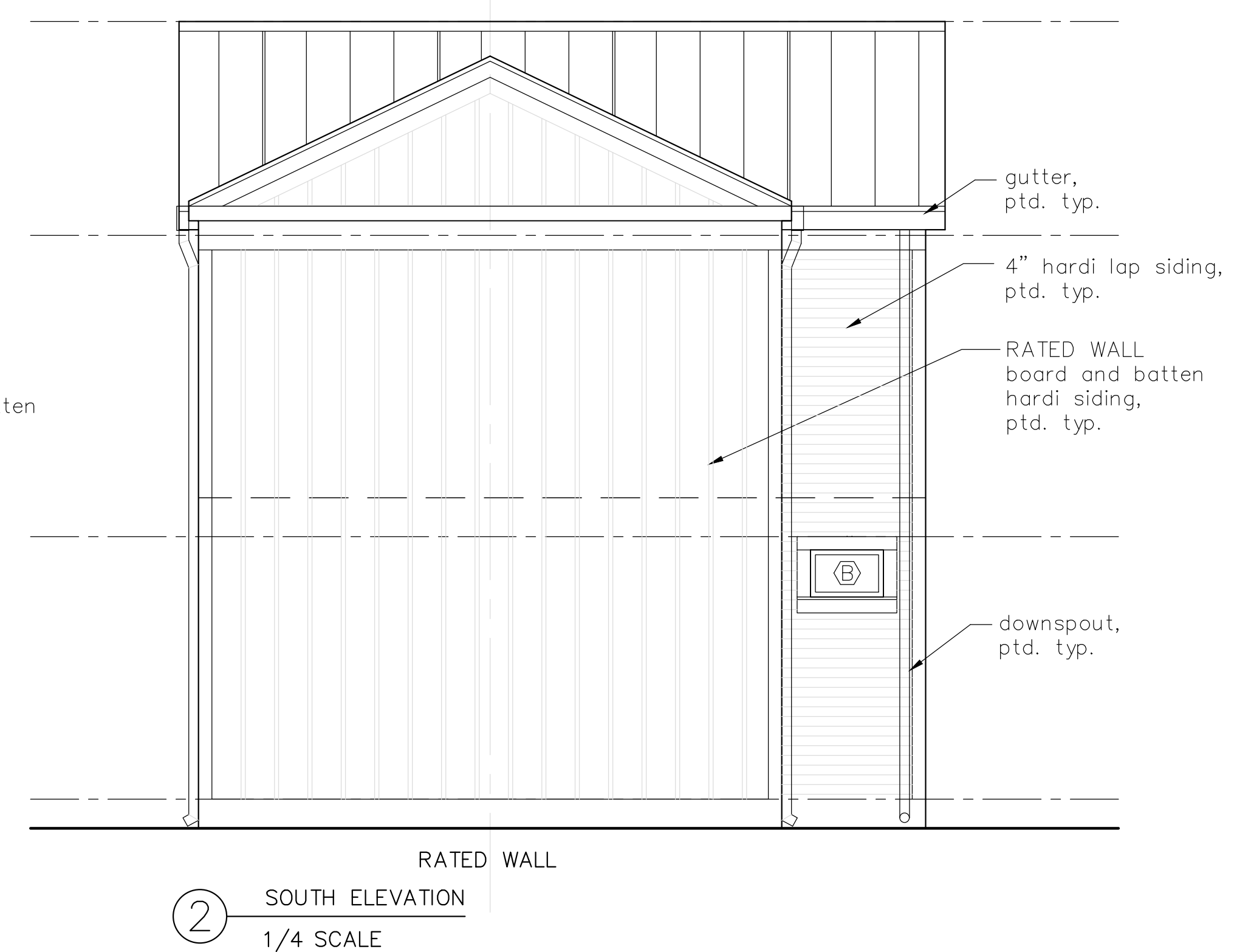
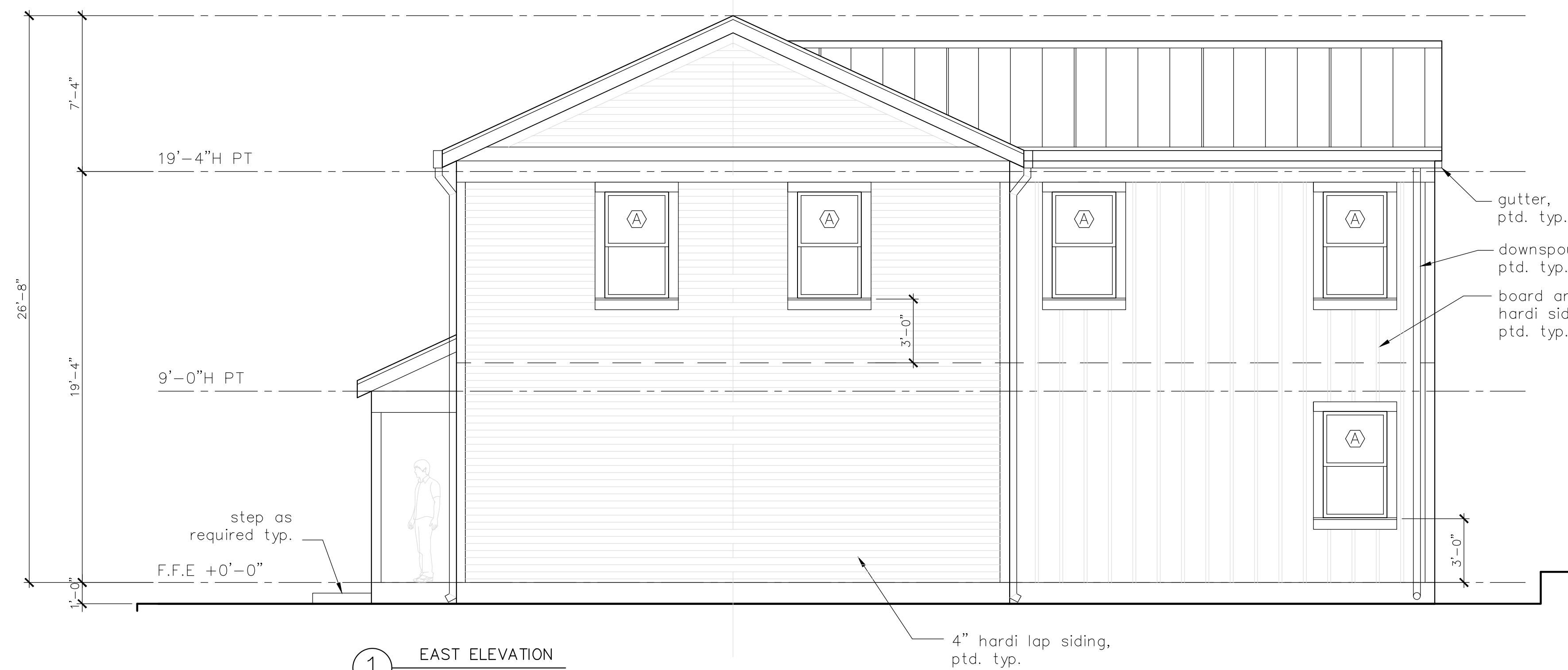
STRUCTURAL ENGINEER:

BEICKER CONSULTANTS LLC
2702 N LOOP 1604 E,
suite 201
SATX 78232
210.824.2908 ext 207

BUILDING A ELEVATIONS

A2.2

DEC 17 - 2020



DWELLING C

DOOR SCHEDULE						WINDOW SCHEDULE					
DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY	DSNGNT	ROUGH WIDTH	OPENING HEIGHT	MATL	DESCRIPTION	QTY
01	2'-6"	6'-8"	WD	interior	7	A	3'-0"	5'-0"	VNL	double hung 24" sill	14
02	3'-6"	6'-8"	WD	front door	2	B	2'-8"	2'-0"	VNL	bath opening 60" sill	4

REVISIONS TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S RECOMMENDATION

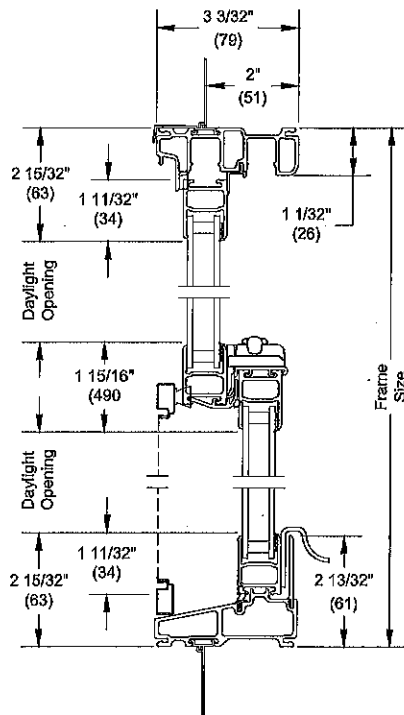
PROJECT:	PROJECT DESIGN:	GENERAL CONTRACTOR:	STRUCTURAL ENGINEER:	BUILDING B ELEVATIONS
415 HAYS DWELLINGS SATX 78202	ISUNZA/STUDIOS 1506 W13TH ST ATX 78703 210.865.8091	CVF HOMES 421 HAYS ST #2 SATX 78202 210.888.0228	BEICKER CONSULTANTS LLC 2702 N LOOP 1604 E, suite 201 SATX 78232 210.824.2908 ext 207	A2.1

Section Details: Operator

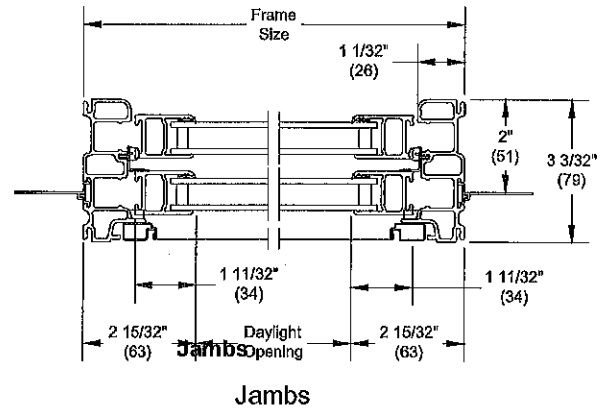
Scale: 3" = 1' 0"

**REVISIONS TO ADDRESS STAFF'S
COMMENTS - NOT INCLUDED IN STAFF'S
RECOMMENDATION**

Operating - 2" (51)

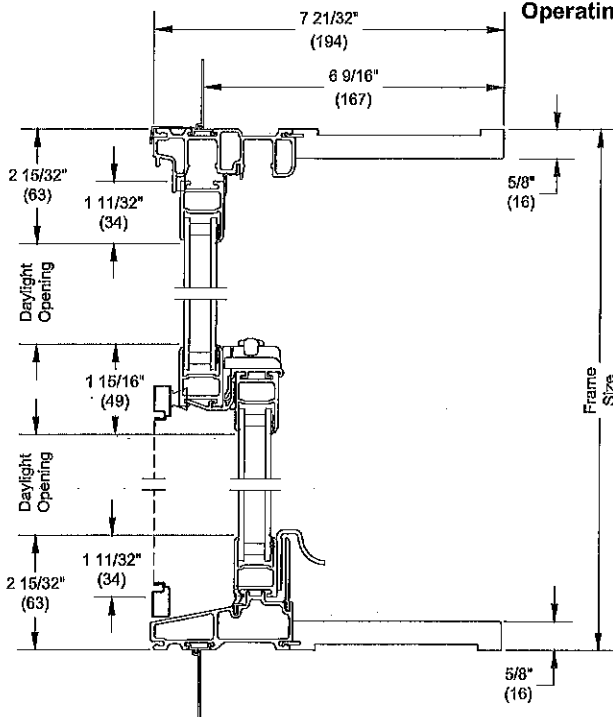


Head Jamb and Sill

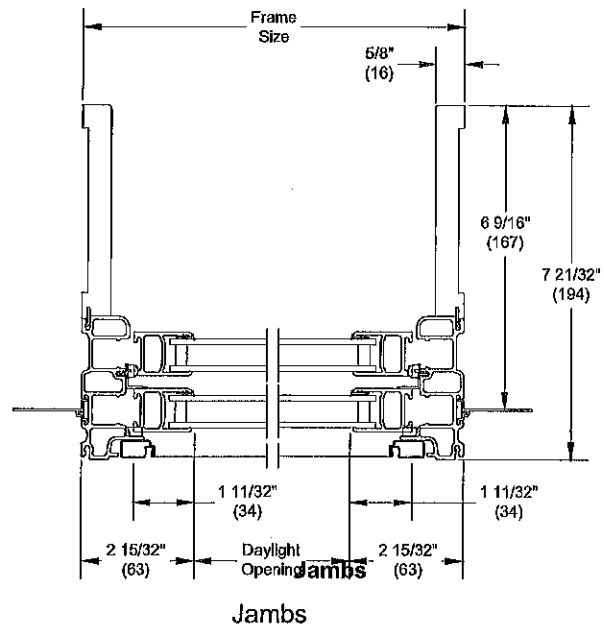


Jambs

Operating - 6 9/16" (167)



Head Jamb and Sill



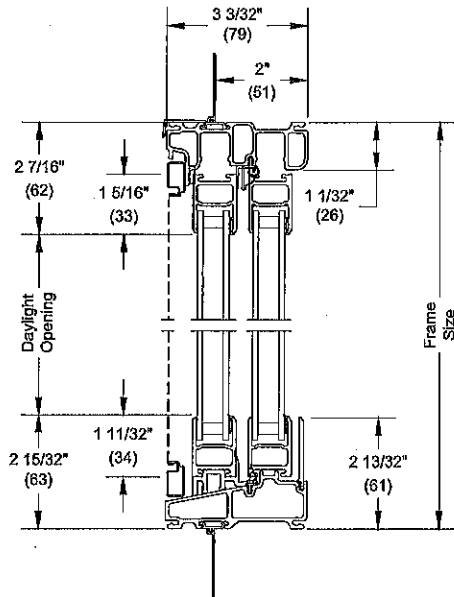
Jambs

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

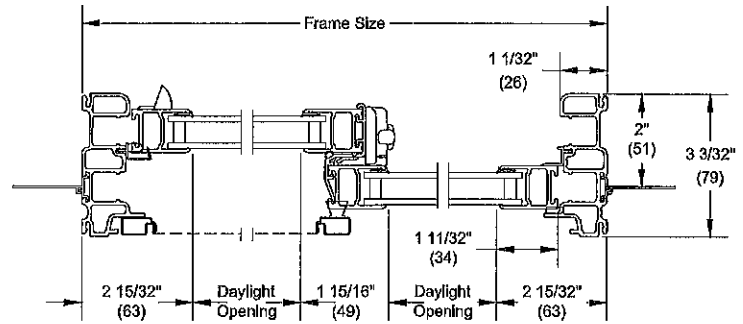
Section Details: Operator

Scale: 3" = 1' 0"

Operating - 2" (51)

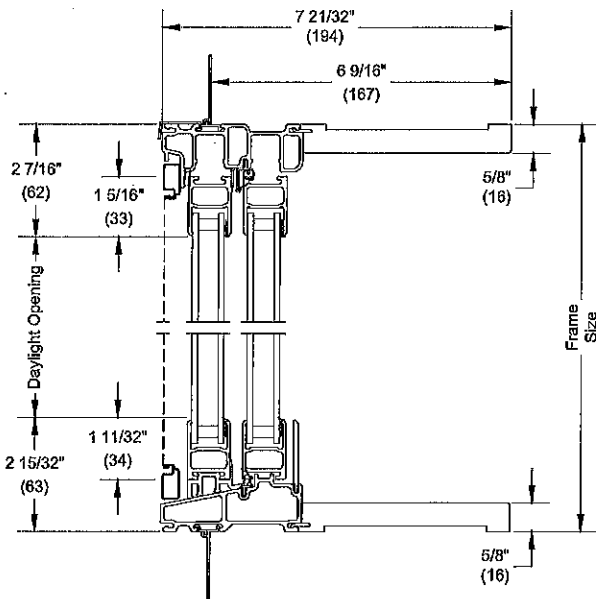


Head Jamb and Sill

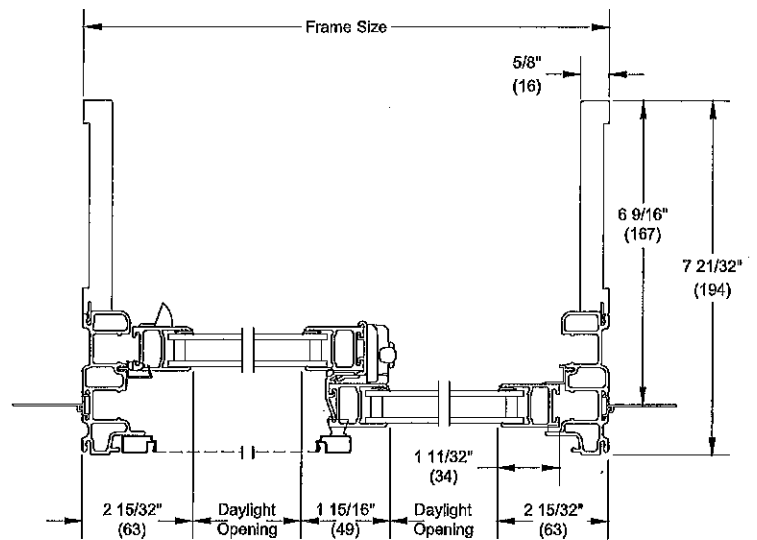


Jamb

Operating - 6 9/16" (167)

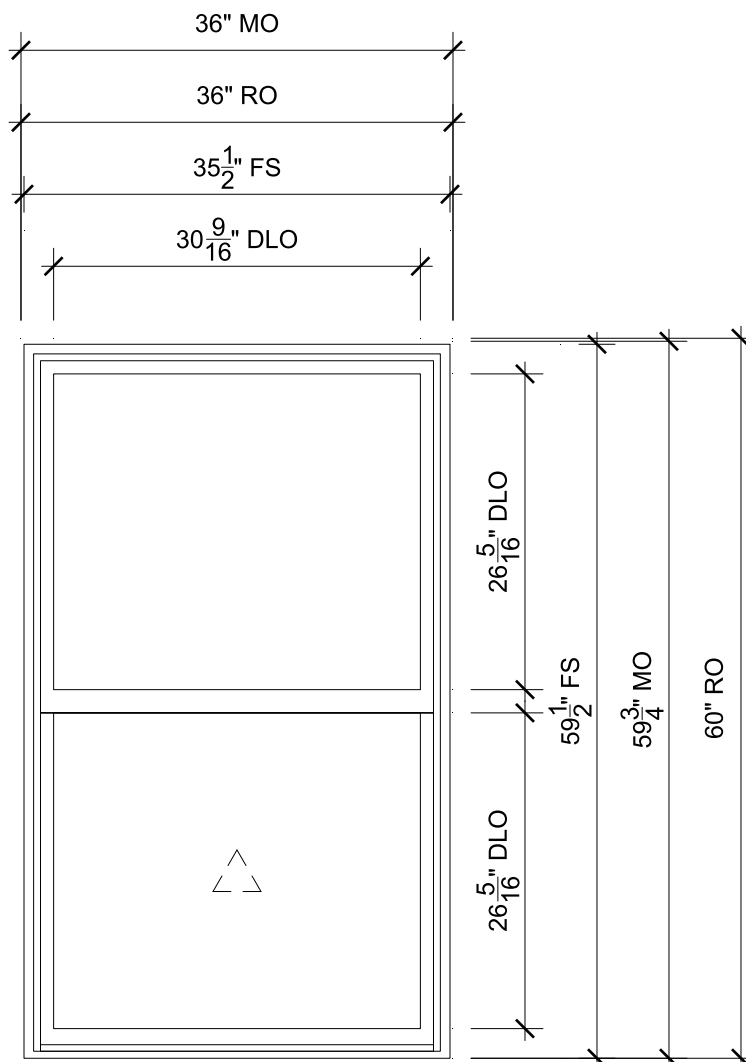


Head Jamb and Sill



Jamb

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



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

- | | | | |
|---------------|------|---------------|------------|
| $\frac{1}{3}$ | Head | $\frac{2}{3}$ | Jamb |
| $\frac{3}{3}$ | Sill | $\frac{4}{3}$ | Check Rail |

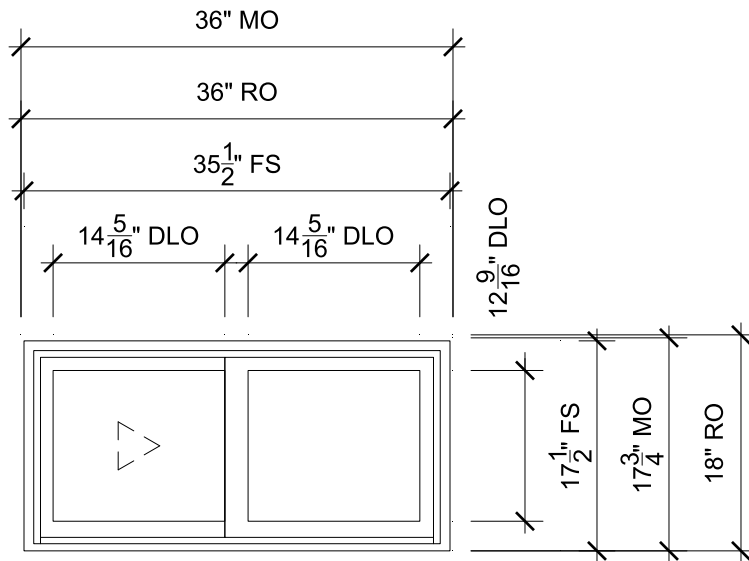
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



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"



Head



Jamb



Jamb



Sill



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

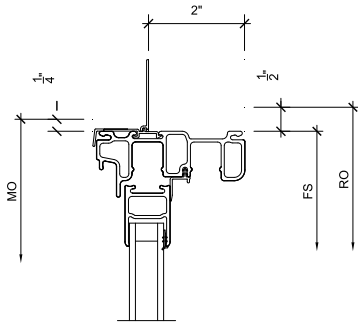
CREATED: 08/27/2020

REVISION:

SHEET

2

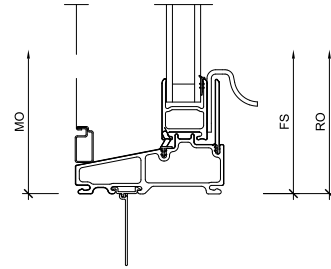
OF 5



1
3

Head

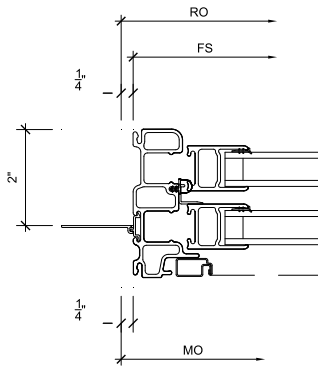
SCALE: 3" = 1'-0"



3
3

Sill

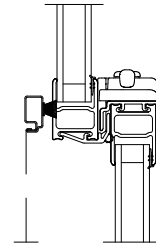
SCALE: 3" = 1'-0"



2
3

Jamb

SCALE: 3" = 1'-0"



4
3

Check Rail

SCALE: 3" = 1'-0"



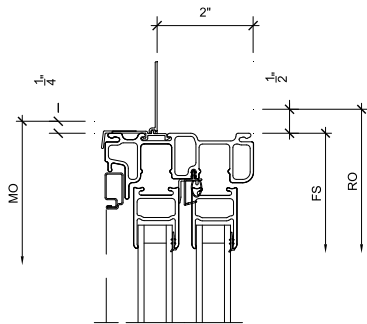
PROJ/JOB: CVF HOMES / 422 FAYN WAY
DIST/DEALER: GUIDO LUMBER COMPANY
DRAWN: TOM BRASWELL
QUOTE#: S5ZS8ZE PK VER: 0003.03.00

CREATED: 08/27/2020 REVISION:

SHEET

3

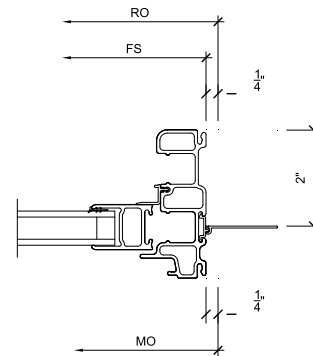
OF 5



1
4

Head

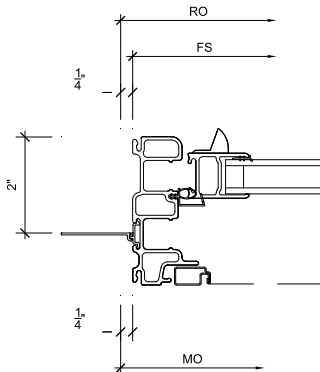
SCALE: 3" = 1'-0"



3
4

Jamb

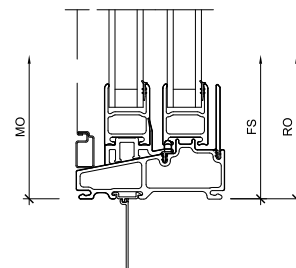
SCALE: 3" = 1'-0"



2
4

Jamb

SCALE: 3" = 1'-0"



4
4

Sill

SCALE: 3" = 1'-0"



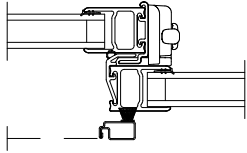
PROJ/JOB: CVF HOMES / 422 FAYN WAY
DIST/DEALER: GUIDO LUMBER COMPANY
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SHEET

4

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