

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-239
ADDRESS: 702 HAYS ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT A16
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA
OWNER: Kuba Zarobkiewicz/ZAROBKIEWICZ KUBA
TYPE OF WORK: Construction of a rear addition, exterior modifications, window replacement, rehabilitation, roofing material change
APPLICATION RECEIVED: May 06, 2022
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:

1. Perform rehabilitative scopes of work to the historic structure including installing a new shingle roof and painting. The applicant has also noted the possibility of the installation of a standing seam metal roof.
2. Modify existing window openings on the west façade by installing two, grouped full sized window openings as well as infill an existing, recessed are behind the porch on the east façade.
3. Construct a rear addition to feature 800 square feet. Modifications, including demolition of the rear accessory structure are not included in this request.

Demolition of the rear accessory structure and the construction of a new rear accessory structure are not included in the request at this time.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardboard and other cementitious materials are not recommended.

iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

Standard Specifications for Replacement Windows

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** 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:** Original trim details and sills should be retained or repaired in kind. If approved, new 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:** Replacement 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:** Replacement windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement 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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

i. Details—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.

ii. Ventilation—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.

iii. Drainage—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.

iv. Repair—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.

ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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 primary structure located at 702 Hays is a 1-story, single-family home constructed circa 1925 in the Craftsman style on a corner lot. The structure features a cross gable composition shingle roof with clipped gables and a jerkinhead dormer on the front façade, decorative eave brackets, wood cladding, wood windows, and a deep-set front porch with wood columns on brick bases. The property is contributing to the Dignowity Hill Historic District.
- b. PREVIOUS REVIEW – The request was reviewed by the Historic and Design Review Commission at the May 4, 2022, HDRC hearing. At that hearing, the applicant noted that the original foundation and finish floor height of the historic structure would not be modified, as it appears on the exterior. The request was referred to a Design Review Committee site visit to view the structure and existing wood windows.
- c. DESIGN REVIEW COMMITTEE – A Design Review Committee site visit was held on May 11, 2022. At that meeting, committee members noted that the existing wood windows should be repaired, that new windows in the addition should be consistent with staff’s standards for windows in new construction and additions, and that the both clipped gabled on the east façade should be maintained when the existing recess behind the front porch is infilled.
- d. REHABILITATION – The applicant has proposed to replace the shingle roof in kind and paint. Staff finds these scopes of work eligible for administrative approval. Staff finds that the profile and details of the existing roof, including the porch roof should be preserved.
- e. ROOFING – The applicant has noted that the possibility of the installation of a standing seam metal roof. The Guidelines for Exterior Maintenance and Alterations 3.B.vi. notes that metal roof should be used on structures that historically had a metal roof or where metal roofing materials are appropriate for the style or construction period. Craftsman structures throughout the Dignowity Hill Historic District commonly feature standing seam metal roofs. Staff finds the installation of a standing seam metal roof to be appropriate; however, staff finds that the proposed roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth and not feature corrugation or striations.
- f. FENESTRATION MODIFICATIONS/EXTERIOR MODIFICATIONS – The applicant has proposed to modify an existing window opening by installing two, grouped windows, on the west façade as well as infill an existing, recessed area behind the porch on the east façade which is to include roof form modifications. Generally, staff finds the proposed modifications alter the original design and façade and roof profiles of the house and are not consistent with the Guidelines for Exterior Maintenance and Alterations.
- g. REAR ADDITION – The applicant has proposed to construct a rear addition to feature 800 square feet.
- h. REAR ADDITION – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, should not double the existing building footprint, and should feature an overall height that is generally consistent with that of the historic structure. The existing footprint of the primary structure on site is approximately 1,240 square feet. Generally, staff finds the proposed addition to be consistent with the Guidelines.
- i. MATERIALS – The applicant has proposed materials that include wood siding to match the existing. Staff finds this to be appropriate and consistent with the Guidelines.
- j. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff’s standards for windows in new construction and additions.
- k. ROOF FORM – The applicant has proposed for the rear addition to feature a hipped roof. Generally, staff finds the proposed hipped roof form to be appropriate.
- l. ARCHITECTURAL DETAILS – Generally staff finds the proposed architectural details to be appropriate; however, staff finds that the construction of a rear addition should not result in an increase in height of the original structure’s finished floor/foundation height.

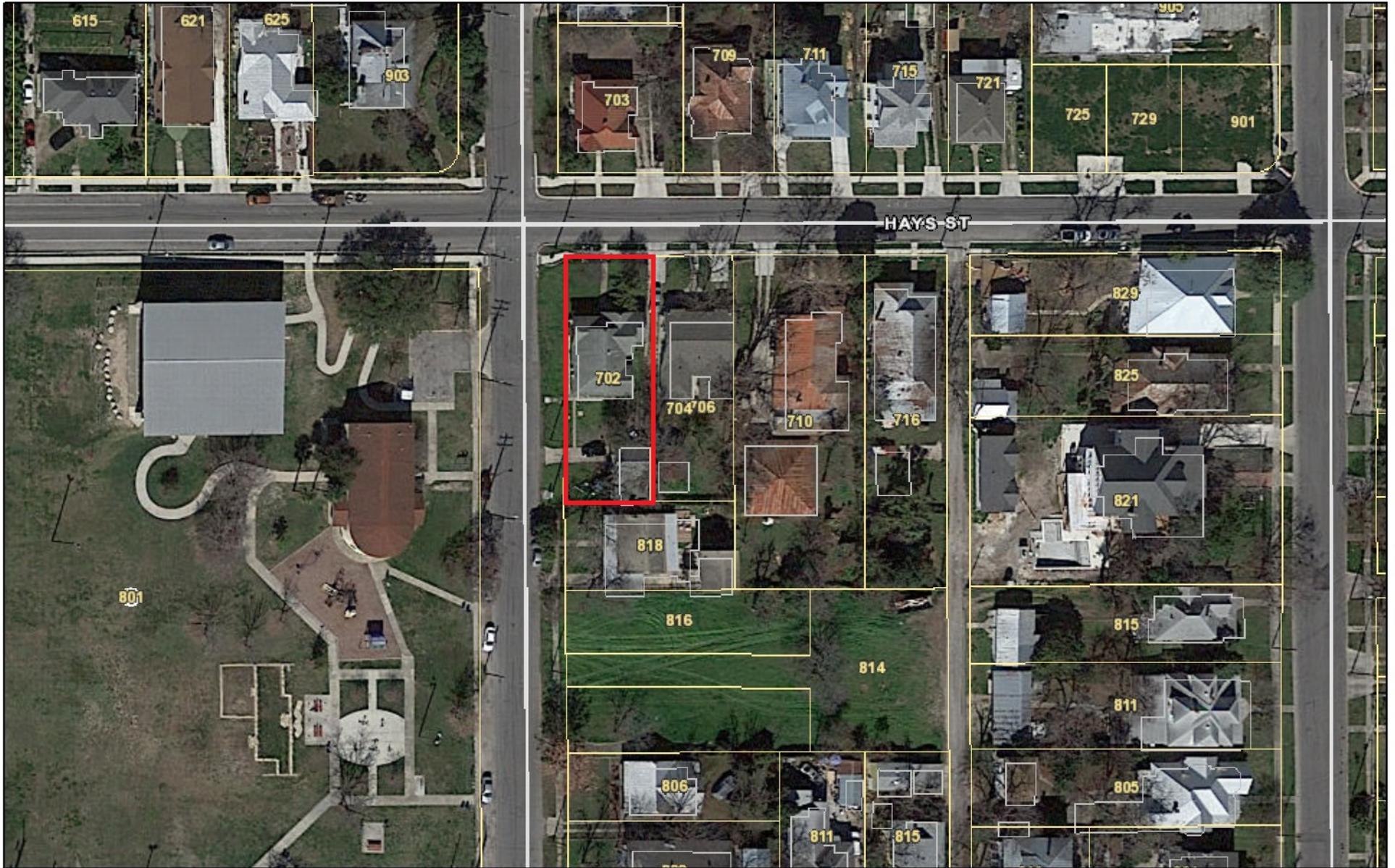
RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work, including painting and roof replacement. Should the applicant elect to install a standing seam metal roof, the following stipulations should be followed:
 - i. That the roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Panels should be smooth and not feature corrugation or striations.

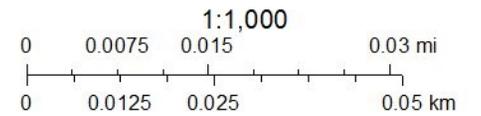
2. Staff does not recommend approval of item #2, modifications to the existing fenestration pattern, including the infilling of a side recessed bay on the east façade, as noted in finding f. Staff recommends that the original fenestration profile of the primary structure should be preserved. Additionally, staff finds that infilling of the recessed porch on the east façade would remove a character defining feature of the original Craftsman structure. The existing clipped gable roofs on the east façade should also be preserved.

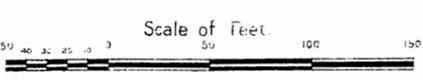
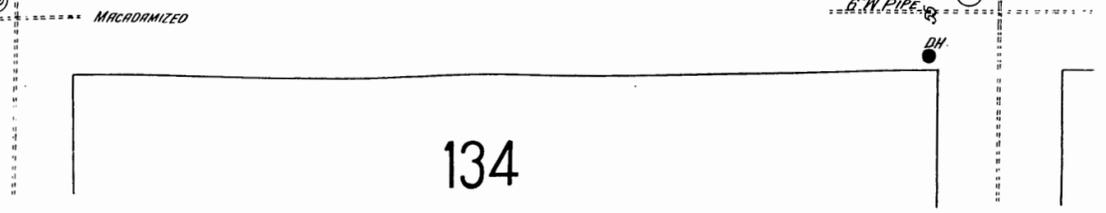
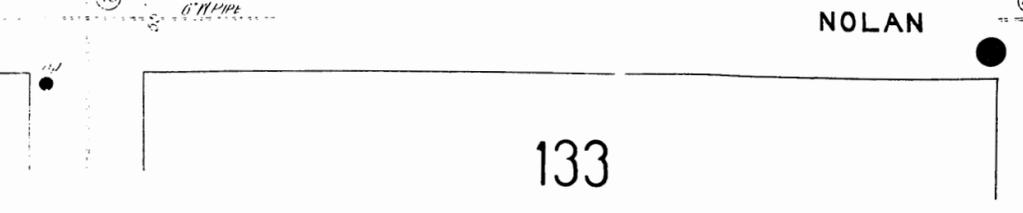
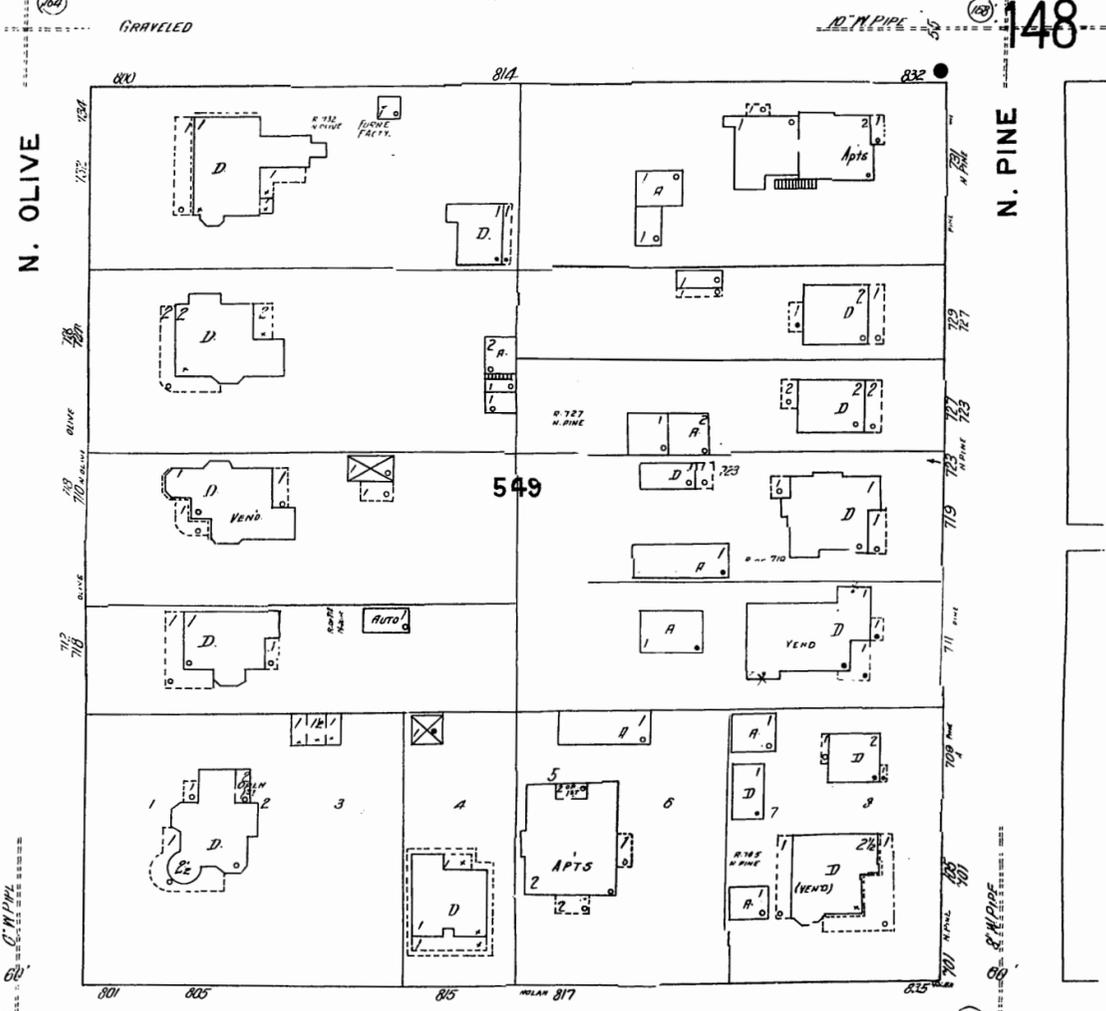
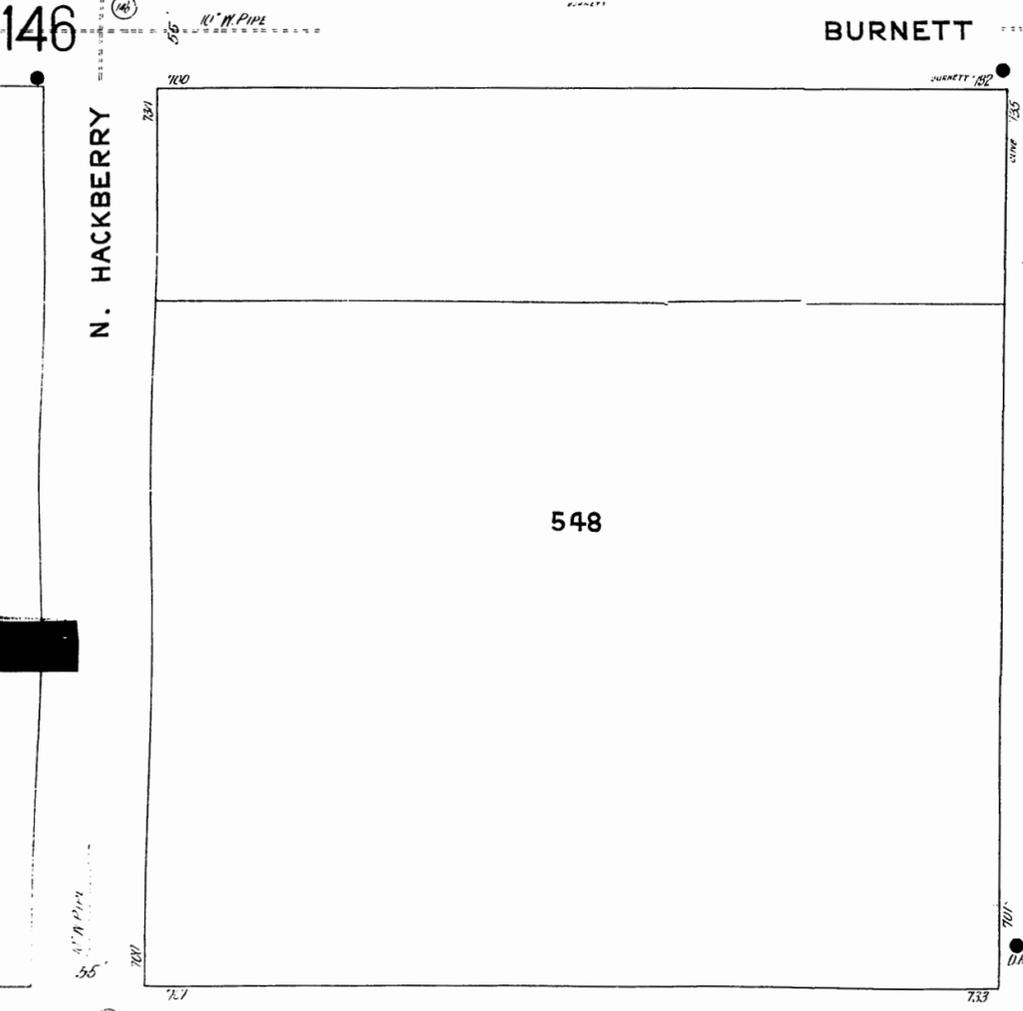
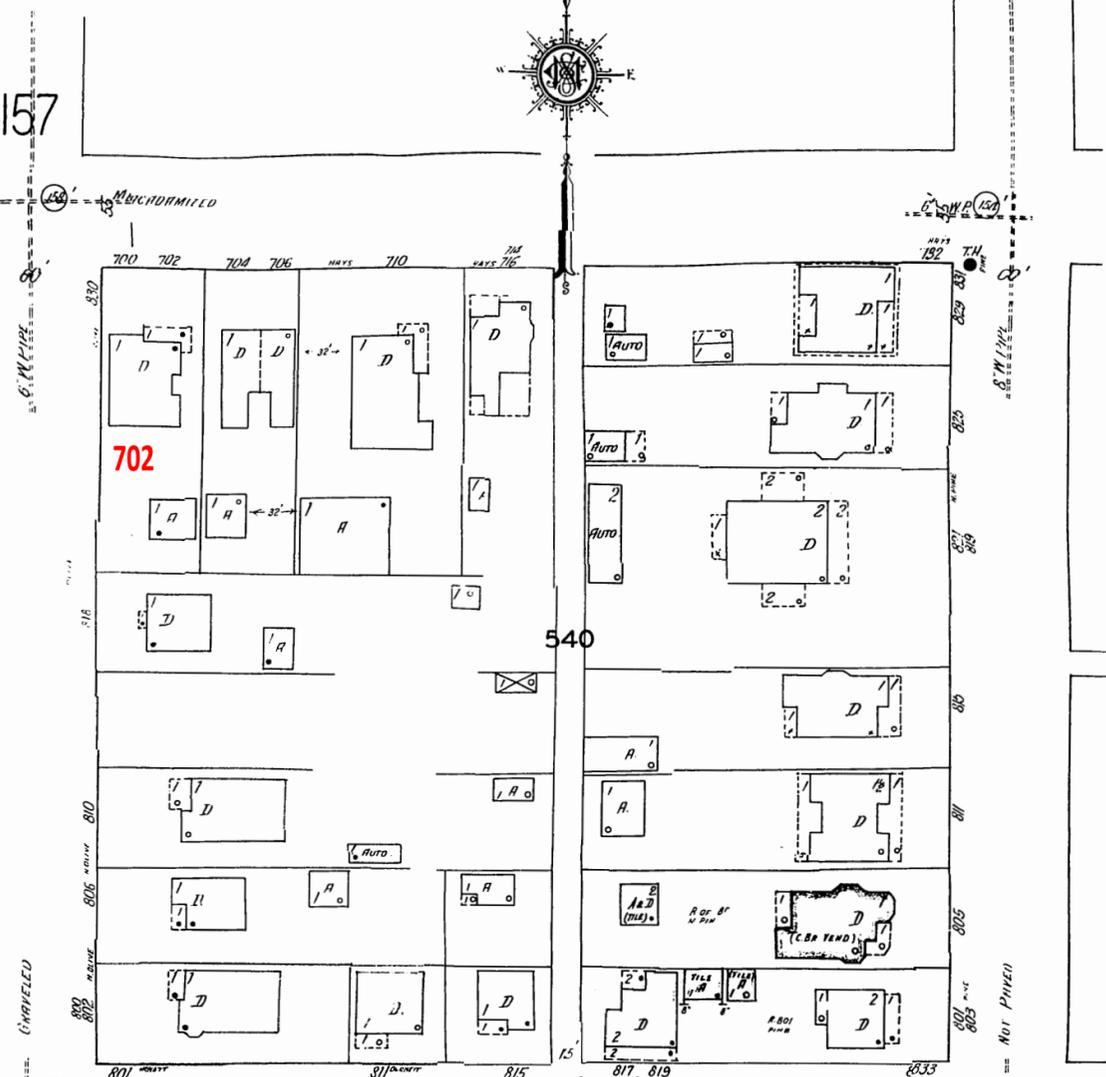
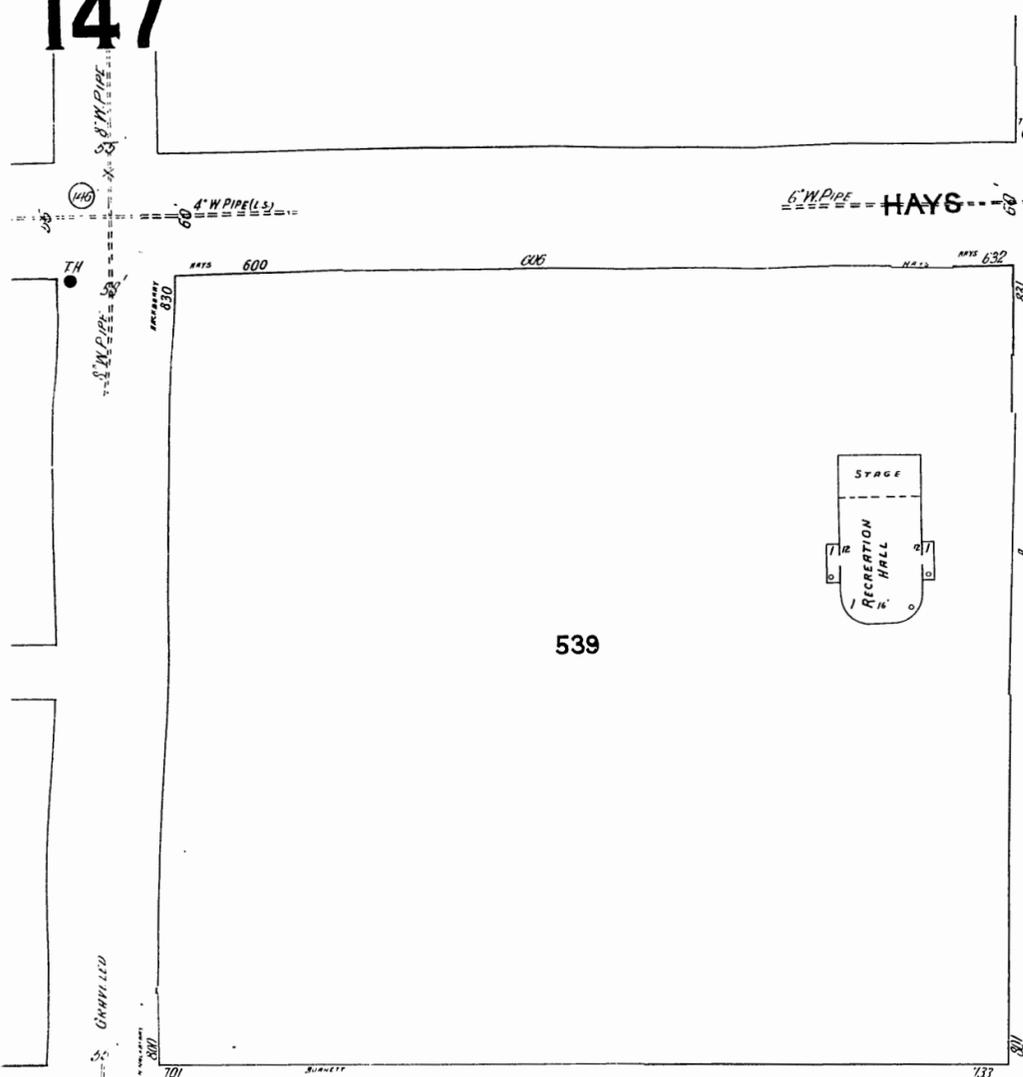
3. Staff recommends approval of item #3, Staff recommends approval of item #4, the construction of a rear addition based on findings e through j with the following stipulations:
 - i. That wood or aluminum clad wood windows be installed that are consistent with staff's standards for windows in new construction and additions. An aluminum window may be appropriate should it be consistent with staff's standards for windows in new construction and additions.

City of San Antonio One Stop



April 29, 2022







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

Historic and Design Review Commission
Design Review Committee Report

DATE: May 11, 2022

HDRC Case #: 2022-239

Address: 702 Hays

Meeting Location: 702 Hays

APPLICANT: Kuba Zarobkiewicz

DRC Members present: Jeff Fetzer, Monica Savino, Jimmy Cervantes, Roland Mazuca

Staff Present: Edward Hall

Others present: Antonio Martel, Gabriel Durand-Hollis

REQUEST: Construction of a rear addition, exterior modifications, window replacement, rear accessory demo, construction of a new accessory structure

COMMENTS/CONCERNS:

All: Overview of request and general introductions.

JC: Questions about the proposed 2-story accessory structure.

MS: Concerns regarding the removal of the side inset on the east elevation.

JC: Any replacement window would need to match the original in profile.

JF: Concerned about the infilling of the recessed location. When changing to a single slope, the character of the clipped gables would be lost. Can both clipped gables be retained?

MS: Maintain existing siding in areas of modification.

All: Inspection and discussion on windows.

JF: Dimensions if sashes and styles are important if windows require replacement.

JC: Windows appear to be intact.

JF: Windows in the addition could be wood or aluminum clad.

JF: Most of the windows are in good shape. Repair, weight repair, paint stripping. Windows should be repaired in the original house.

JF: Can existing windows be used in locations of additions?

MS: Questions about window relocation and measurements.

All: Discussion in window relocation.

Discussion regarding accessory structure.

JF: The accessory structure should be subordinate to the main house. Review ceiling heights - 10' on both first and second floor is unusual. Bottom 8' plate height, 8' top. Total of four feet in reduction.

MS: Can setbacks be increased?

MS: Can part be 1-story and part be 1.5 story?

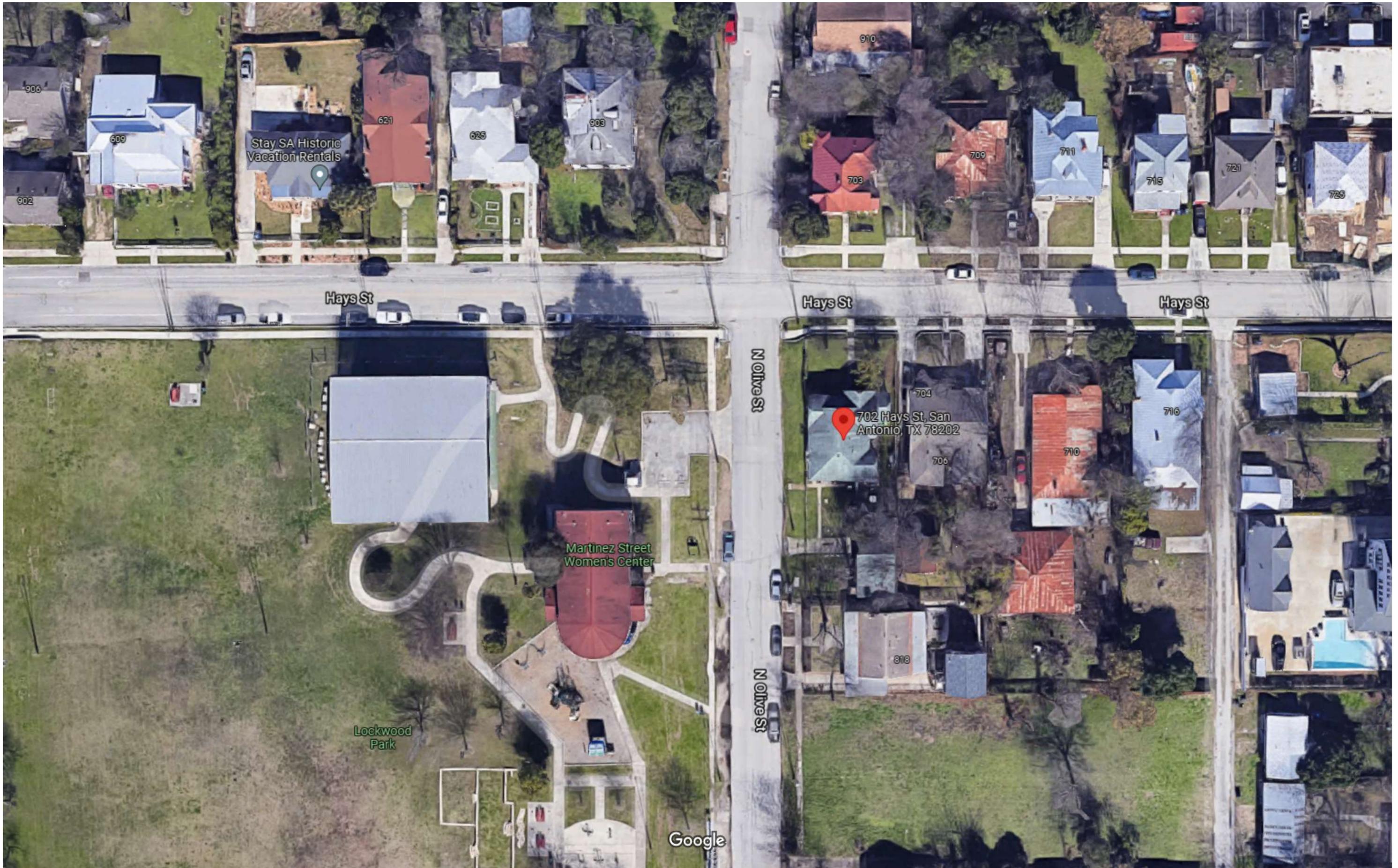
KZ: Accessory story footprint is less than 800 sq ft; will be 40% of the primary structures footprint.

JC: The accessory gives the appearance that there are two separate primary structures.

JF: Present house on May 18. Bring accessory back at a later date.

MS: Questions about new setback of new rear accessory.

OVERALL COMMENTS:











May 11, 2022 at 4:12 PM

711 Hays St

San Antonio TX 78202

United States



May 11, 2022 at 4:12 PM

704 Hays St

San Antonio TX 78202

United States



LOT A-15

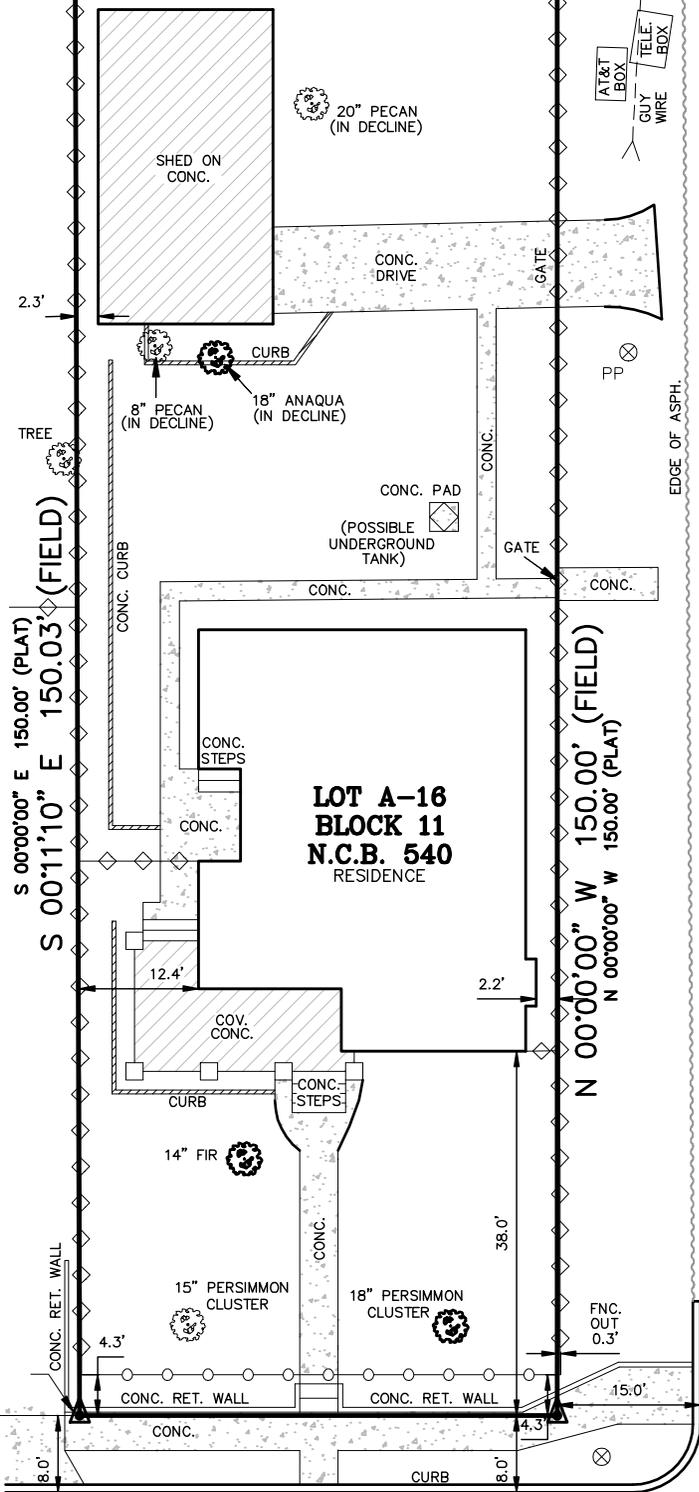
S 90°00'00" W 50.00' (PLAT)
N 89°57'49" W 50.49' (FIELD)

NOTE: TREES LISTED BELOW ARE FOR REFERENCE ONLY. PLEASE CONTACT A CERTIFIED ARBORIST TO CONFIRM TREE TYPES.

TREE COUNT

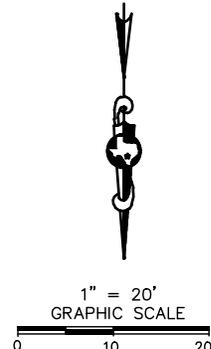
- 2- PECAN (IN DECLINE)
- 2- PERSIMMON CLUSTERS
- 1- ANAQUA (IN DECLINE)
- 1- FIR TREE

- 6- TOTAL



LOT A-17

N. OLIVE ST.
(55.6' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: N. OLIVE ST.)



N 90°00'00" E 50.00' (FIELD)
N 90°00'00" E 50.00' (PLAT)
(BEARING BASIS)

NOTE: THE BEARINGS ARE AS PROTRACTED PER PLAT, NORTH ARROW REFERENCED. FIELD CONDITIONS ARE AS SHOWN.

HAYS
(USPS: HAYS ST.)
(50' R.O.W., ASPHALT PAVEMENT)
(PLATTED AS: HAYS ST.)

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

NOTE: DUE TO LACK OF ORIGINAL MONUMENTATION, SURVEY IS DRAWN PER FIELD CONDITIONS. FIELD AND ROADWAY EVIDENCE UTILIZED FOR BEARING ORIENTATION.

BUYER: KUBA ZAROBKIEWICZ		ADDRESS: 702 HAYS	
TITLE COMPANY: CHICAGO TITLE		G.F. NO.: SCT-63-4300292103089	
LOT: A-16	BLOCK: 11	N.C.B.: 540	
SUBDIVISION: ~			
CITY: SAN ANTONIO		COUNTY: BEXAR	STATE: TEXAS
PLAT RECORDED IN: VOLUME 642 PAGE 331 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS			
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.			
VOLUME 923	PAGE 471	DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 16817	PAGE 1967	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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LEGEND:

- = WOOD FENCE
- ◇ = CHAIN LINK FENCE
- ✕ = BARBED WIRE FENCE
- = WROUGHT IRON FENCE
- = SMOOTH WIRE FENCE
- = FOUND FENCE POST
- ⊗ = POWER POLE
- ⊙ = FIRE HYDRANT
- ⊕ = FND. 1/2" IRON ROD
- ⊖ = SET 1/2" IRON ROD
- ⊗ = SET "X" ON CONC.
- ⊙ = CALCULATED CORNER



AS-BUILT SURVEY NOTES

- UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND ITEMS OR EASEMENTS ARE NOT LOCATED BY THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND/OR FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION OR PLATTING PURPOSES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- ADJACENT PROPERTY INFO FOR GENERAL REFERENCE USE ONLY.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE DEPICTION OF CURRENT FIELD CONDITIONS, ACCORDING TO A SURVEY MADE ON THE GROUND OF THE PROPERTY COMPLETED UNDER MY SUPERVISION ON THIS,
THE 14th DAY OF MARCH 2022, A.D.

Peter A. Aguirre
PETER A. AGUIRRE, R.P.L.S. 5464

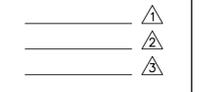


DURAND-HOLLIS RUPE ARCHITECTS, INC.
 14603 HUEBNER RD.
 BUILDING 18
 SAN ANTONIO, TEXAS 78230
 TEL. 210 308-0080
 FAX. 210 697-3309
 EMAIL OFFICE@DHRARCHITECTS.COM

GENERAL NOTES

1. REMOVE EXISTING BRUSH, AS NECESSARY, TO MAKE ROOM FOR CONCRETE WORK.
2. CONTRACTOR TO CLEAN SITE OF ALL DEBRIS, PLACE TOPSOIL THROUGHOUT AND INSTALL SOD AS NEEDED.
3. CONTRACTOR WILL TAKE ALL PRECAUTIONS NOT TO DAMAGE ANY TREES NOT IN THE CONSTRUCTION "ZONE". SHOULD DAMAGE OCCUR, TREES WILL BE REQUIRED TO BE REPLACED IN SIZE AND SPECIES.
4. DO NOT ALTER ANY CONTOURS TO ADJACENT PROPERTY.

REVISED ISSUE DATES:



NEW RESIDENCE ADDITION & STUDIO UNIT FOR KUBA & KIMBERLY ZAROBKIEWICZ
 702 HAYS ST.
 SAN ANTONIO, TEXAS 78202

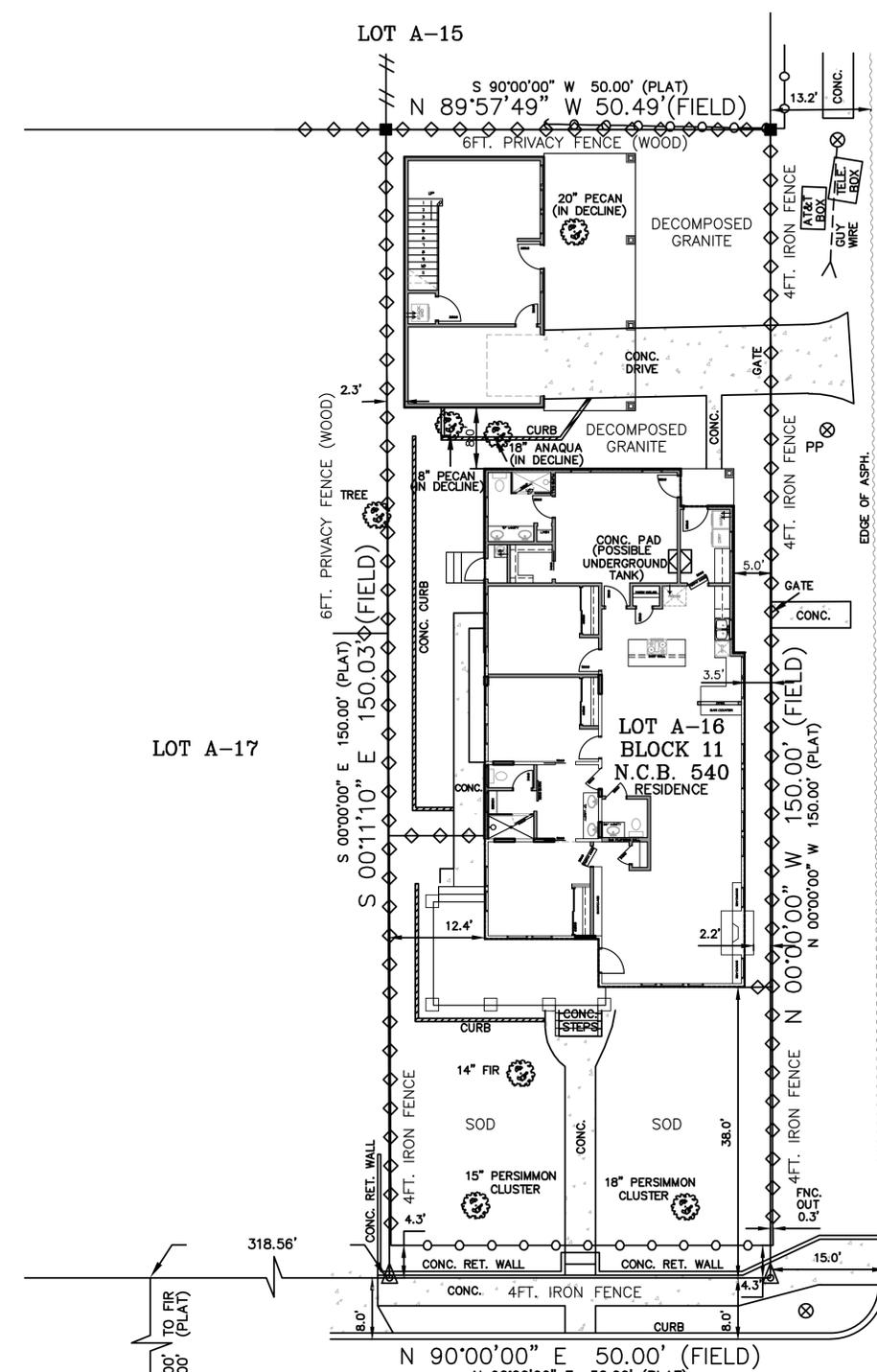
SITE PLAN UNIT 101

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ISSUE DATE: 04-01-22
DRAWN BY: AM
REVIEWED BY: GDH
PROJECT ARCHITECT: GABRIEL DURAND-HOLLIS, F.A.A.
 TEXAS LICENSE NO. 10881

A099

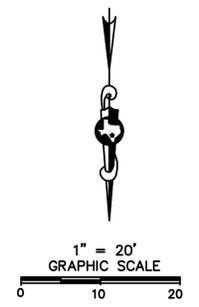


NOTE: TREES LISTED BELOW ARE FOR REFERENCE ONLY. PLEASE CONTACT A CERTIFIED ARBORIST TO CONFIRM TREE TYPES.

TREE COUNT

- 2- PECAN (IN DECLINE)
- 2- PERSIMMON CLUSTERS
- 1- ANAQUA (IN DECLINE)
- 1- FIR TREE
- 6- TOTAL

N. OLIVE ST.
 (55.6' R.O.W., ASPHALT PAVEMENT)
 (PLATTED AS: N. OLIVE ST.)



NOTE: THE BEARINGS ARE AS PROTRACTED PER PLAT, NORTH ARROW REFERENCED. FIELD CONDITIONS ARE AS SHOWN.

THE SURVEY IS HEREBY ACCEPTED WITH THE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, ENROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS SHOWN.

HAYS
 (USPS: HAYS ST.)
 (50' R.O.W., ASPHALT PAVEMENT)
 (PLATTED AS: HAYS ST.)

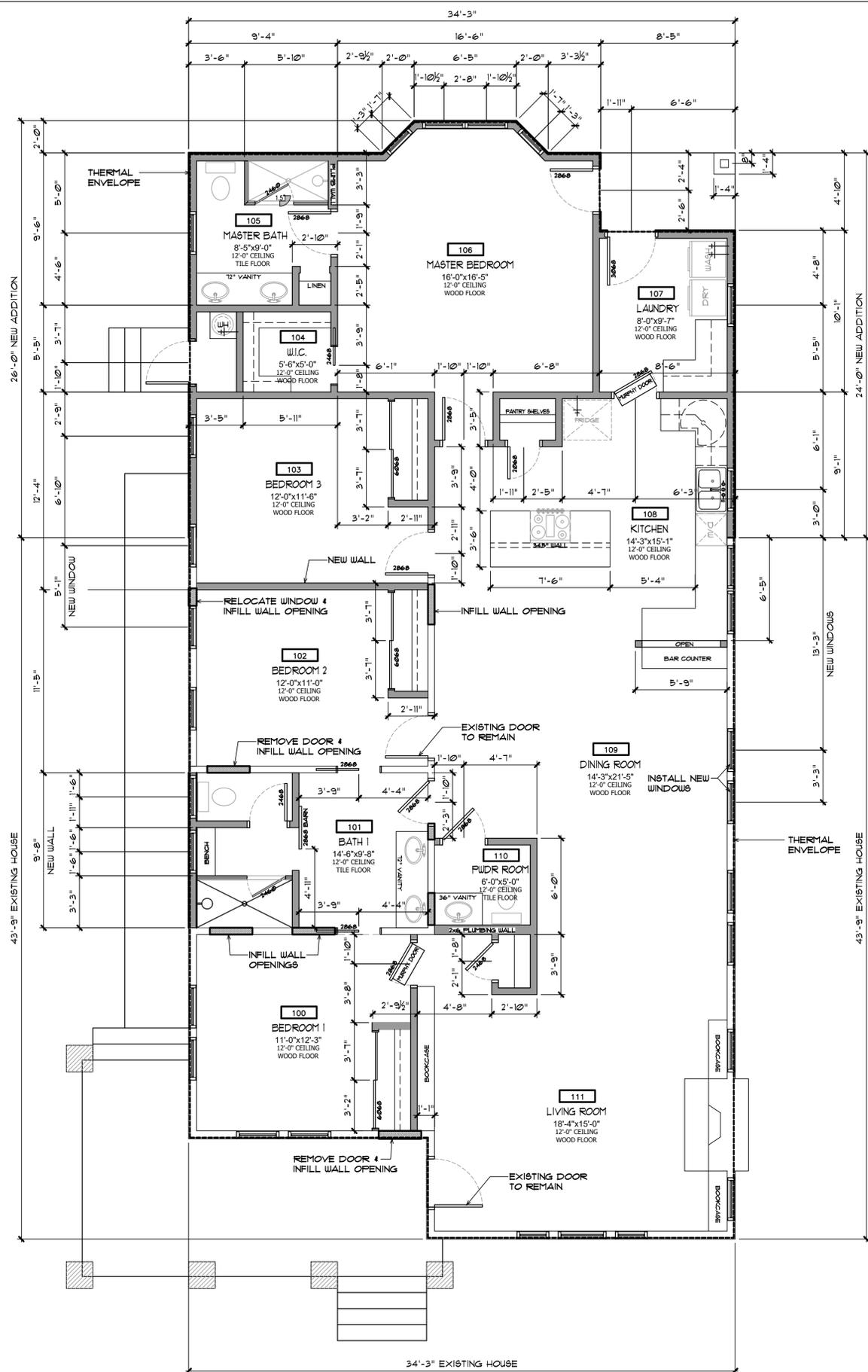
NOTE: DUE TO LACK OF ORIGINAL MONUMENTATION, SURVEY IS DRAWN PER FIELD CONDITIONS. FIELD AND ROADWAY EVIDENCE UTILIZED FOR BEARING ORIENTATION.

BUYER: KUBA ZAROBKIEWICZ	ADDRESS: 702 HAYS
TITLE COMPANY: CHICAGO TITLE	G.F. NO.: SCT-63-4300292103089
LOT: A-16	BLOCK: 11 N.C.B.: 540
SUBDIVISION: ~	
CITY: SAN ANTONIO	COUNTY: BEXAR STATE: TEXAS
PLAT RECORDED IN: VOLUME 642 PAGE 331 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	
RESTRICTIVE COVENANTS AS SHOWN ON SCHEDULE (B), OF THE REFERENCED TITLE COMMITMENT: REFER TO TITLE COMMITMENT FOR ADDITIONAL ITEMS.	
VOLUME 923 PAGE 471 DEED RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 16817 PAGE 1967 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS	VOLUME ~ PAGE ~ REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
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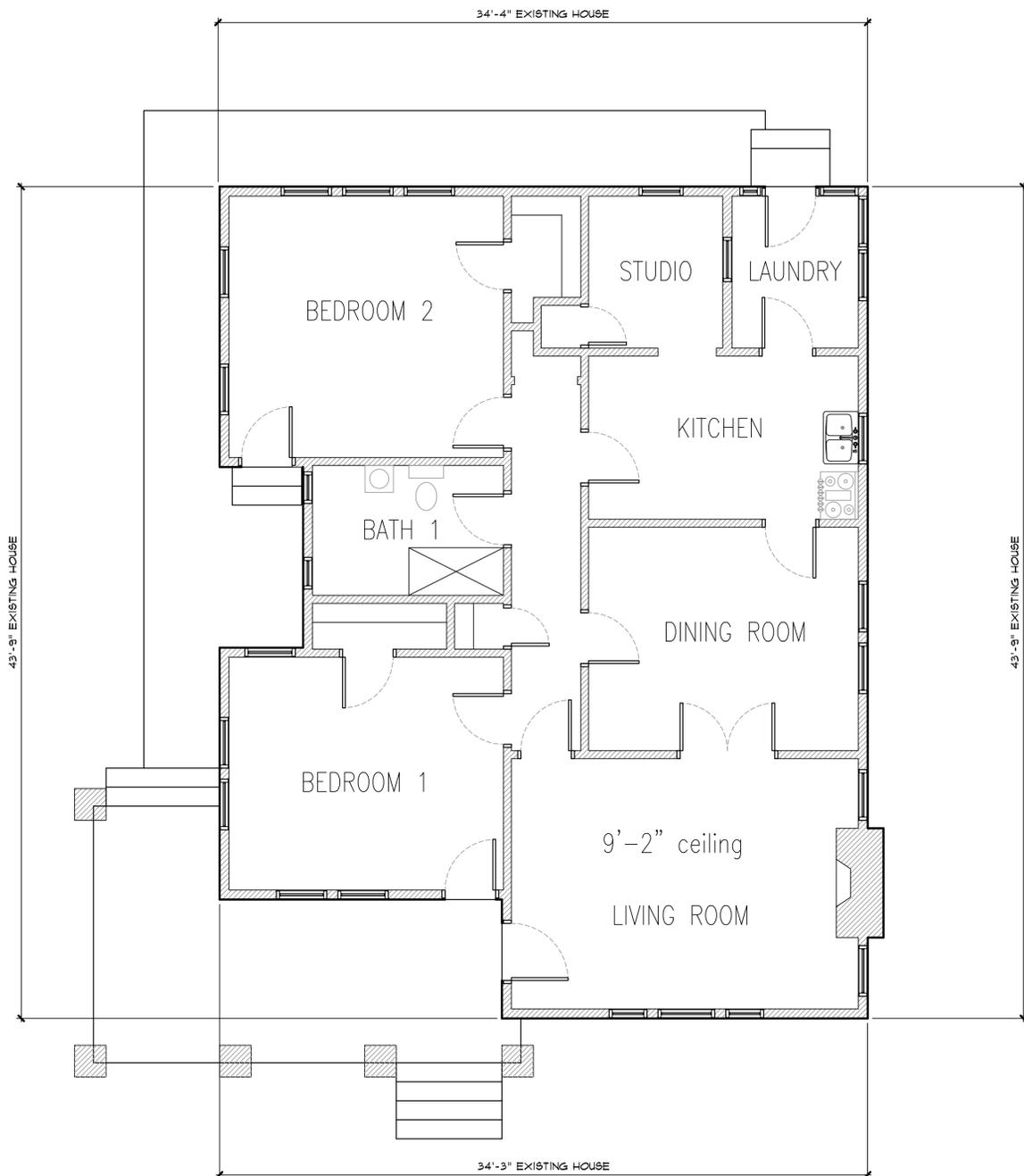
LEGEND:

— = WOOD FENCE	⊗ = POWER POLE
⊠ = CHAIN LINK FENCE	⊕ = FIRE HYDRANT
⊗ = BARBED WIRE FENCE	○ = FND. 1/2" IRON ROD
⊙ = WROUGHT IRON FENCE	● = SET 1/2" IRON ROD
— = SMOOTH WIRE FENCE	⊗ = SET "X" ON CONC.
⊠ = FOUND FENCE POST	⊠ = CALCULATED CORNER

1 SITE PLAN
 SCALE: 3/32" = 1'-0"
 NORTH



1 NEW FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 ORIGINAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



ARCHITECT
DHR

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FAX. 210 697-3309
EMAIL OFFICE@DHRARCHITECTS.COM

REVISED ISSUE DATES:

- △
- △
- △

NEW RESIDENCE ADDITION & STUDIO UNIT FOR KUBA & KIMBERLY ZAROBKIEWICZ
702 HAYS ST.
SAN ANTONIO, TEXAS 78202

FLOOR PLAN MAIN HOUSE

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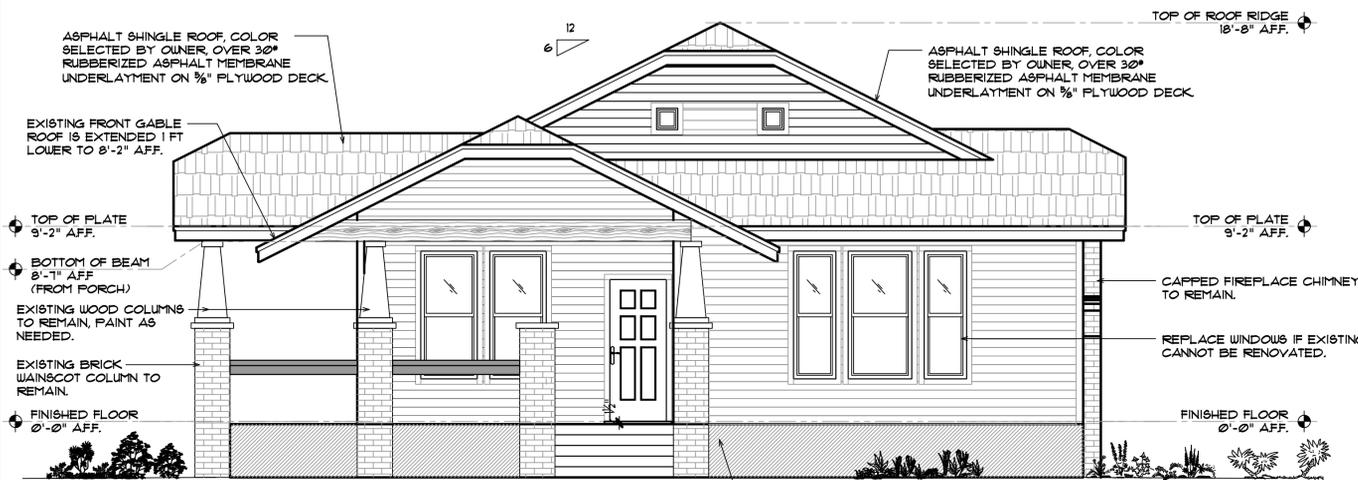
EXTERIOR ELEVATIONS
 MAIN HOUSE

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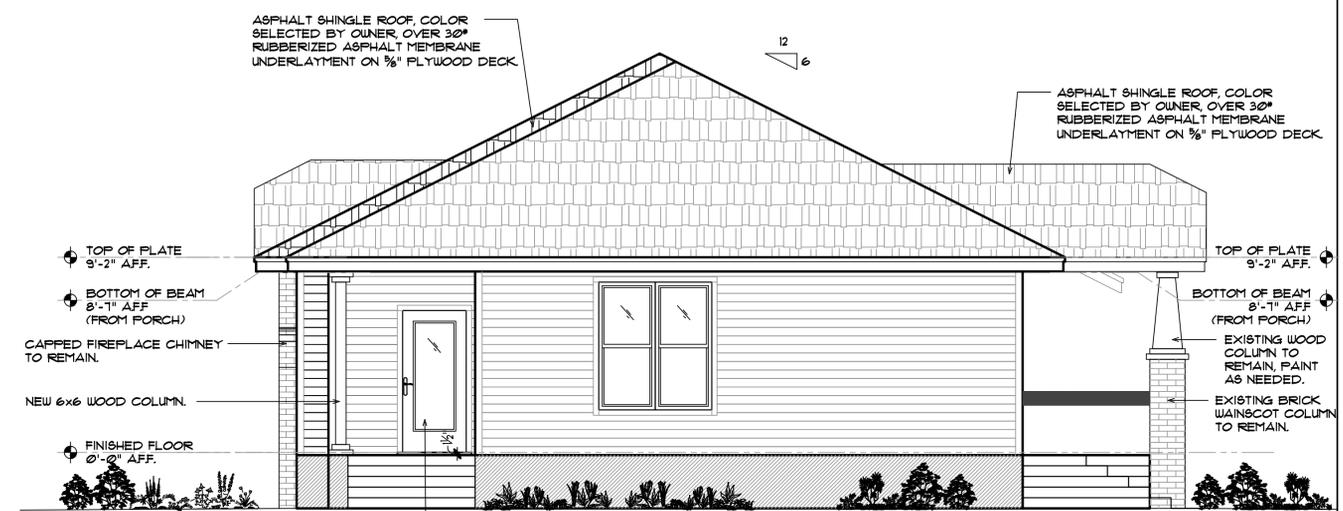
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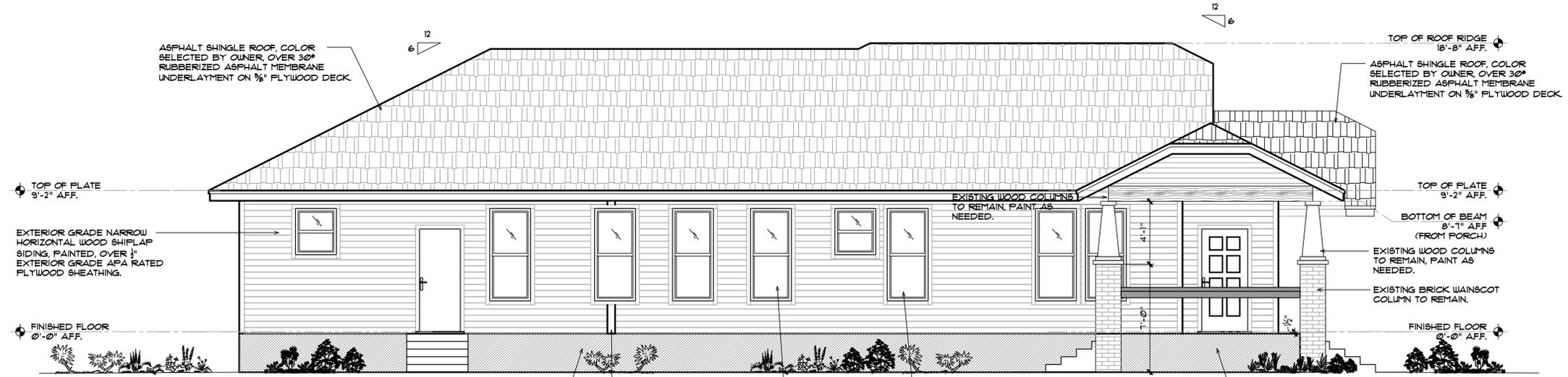
1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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

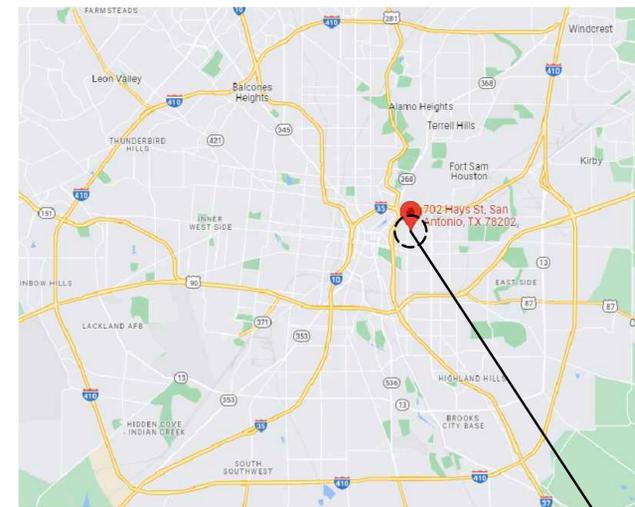
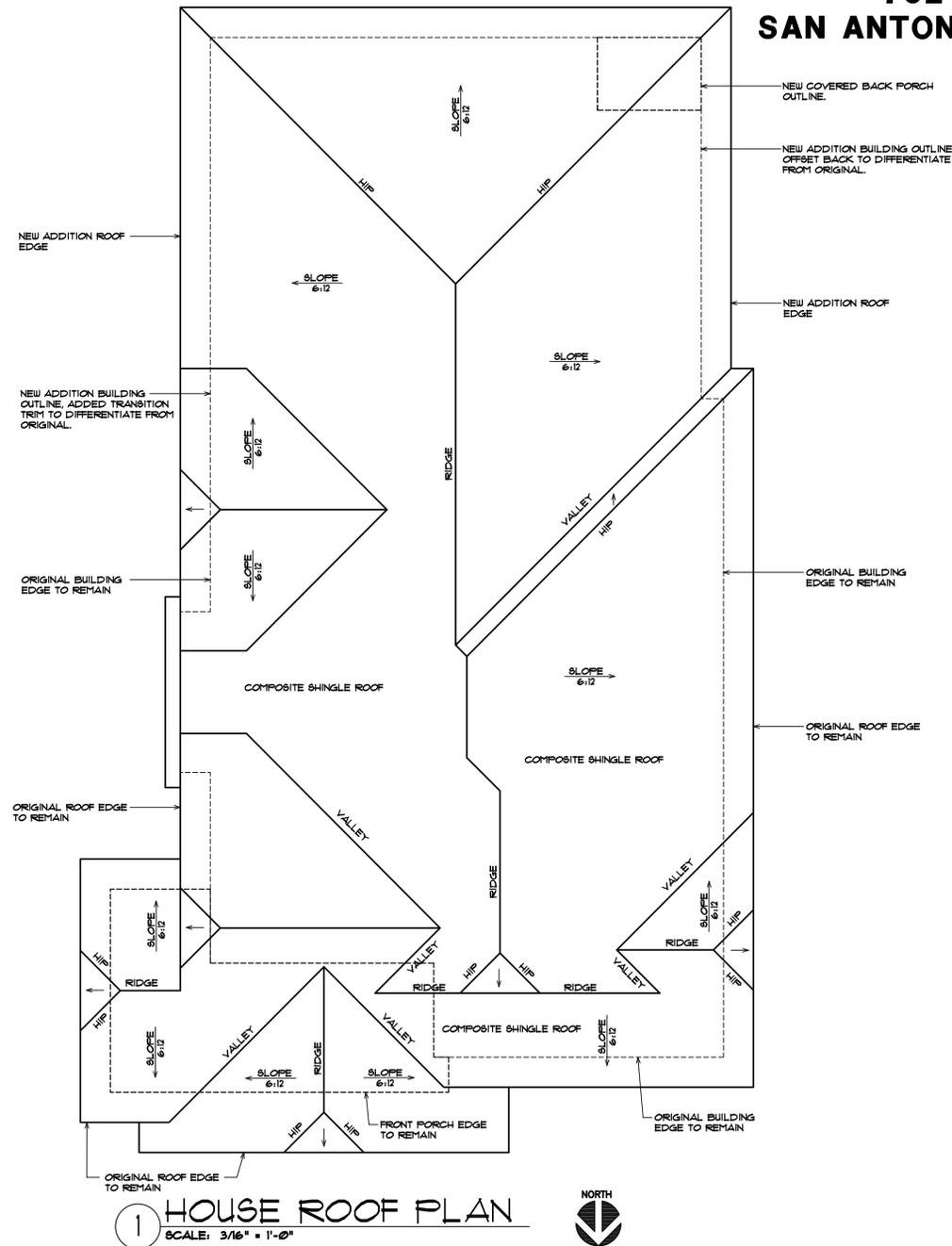


4 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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**NEW RESIDENCE ADDITION AND GARAGE APARTMENT FOR
KUBA & KIMBERLY ZAROBKIEWICZ
702 HAYS ST.
SAN ANTONIO, TEXAS 78202**



3 AERIAL MAP
SCALE: N.T.S.

SYMBOLS

KEY	DESCRIPTION
ROOM 103	ROOM NAME AND NUMBER
▲	ELEVATION KEY
⊙	KEYS
—▲	SECTION KEY
SBO	SELECTED BY OWNER
↑	TRUE NORTH ARROW

KEYED NOTES

- RESIDENCE BUILDING OUTLINE, SHOWING THE FOUNDATION AND INTERIOR WALL OUTLINES.
- QUONSET STRUCTURE EDGE LINE, PROVIDED AND INSTALLED BY OTHERS.
- EDGE OF UPPER BALCONY/LOWER COVERED PATIO WITH TREX COMPOSITE DECKING.
- METAL RAILING, PAINTED.

ARCHITECT



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STRUCTURAL ENGINEER



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WEB: www.hofferss.com

GENERAL PLAN NOTES

- DEMOLISH EXISTING TREES, IF NECESSARY, TO MAKE ROOM FOR SLAB WORK. CLEAN & DISINFECT SLAB FOR TERMITES AND OTHER INSECTS PRIOR TO APPLYING THE NEW FLOOR FINISH.
- ALL FINISH GRADES SHALL BE DONE IN A MANNER TO PROVIDE POSITIVE SLOPE AWAY FROM THE BUILDING. IN NO CASE SHALL THE SLOPE BE TOWARD THE BUILDING.
- CONTRACTOR TO CLEAN SITE OF ALL DEBRIS, PLACE TOPSOIL THROUGHOUT AND INSTALL SOD AS NEEDED. BREAKDOWN LANDSCAPE BID FOR REVIEW AS AN ALTERNATE.
- CONTRACTOR WILL TAKE ALL PRECAUTIONS NOT TO DAMAGE ANY TREES NOT IN THE CONSTRUCTION "ZONE". SHOULD DAMAGE OCCUR, TREES WILL BE REQUIRED TO BE REPLACED IN SIZE AND SPECIES.
- DO NOT ALTER ANY CONTOURS TO ADJACENT PROPERTY.

DRAWING LIST

- ARCHITECTURAL DRAWINGS**
- A000 COVER, ROOF AND AERIAL PLANS
 - A099 SITE PLAN
 - A100 FLOOR PLAN- MAIN HOUSE
 - A101 FLOOR PLAN- GARAGE APARTMENT
 - A180 ELECTRICAL PLAN- MAIN HOUSE
 - A181 ELECTRICAL PLAN- GARAGE APARTMENT
 - A200 EXTERIOR ELEVATIONS- MAIN HOUSE
 - A201 EXTERIOR ELEVATIONS- GARAGE APARTMENT
 - A300 TYPICAL WALL SECTIONS
 - A400 DOOR AND WINDOW SCHEDULES
 - A501 INTERIOR ELEVATIONS
 - A600 STAIR DETAILS
 - A601 TYPICAL DECK & RAILING DETAILS
- STRUCTURAL DRAWINGS**
- S100 STRUCTURAL GENERAL NOTES
 - S200 FOUNDATION PLAN
 - S201 SECOND FLOOR FRAMING PLAN
 - S202 ROOF FRAMING PLAN
 - S300 CONCRETE NOTES & DETAILS
 - S301 STAIR & RAILING DETAILS
 - S400 WOOD FRAMING NOTES & DETAILS
 - S401 WOOD FRAMING DETAILS

CODE INFORMATION

CODES: IRC-2018
OCCUPANCY CLASSIFICATION: R-1
CONSTRUCTION TYPE: TYPE V B
BUILDING USE: SINGLE FAMILY RESIDENTIAL
PROJECT SUMMARY: ADD 753 SQFT ADDITION TO THE MAIN HOUSE, BUILD A NEW 704 SQFT 2-STORY, 1-BEDROOM, 1-GARAGE, 1-BATH GARAGE APARTMENT STRUCTURE.

PROJECT INFORMATION

LEGAL DESCRIPTION: NCB 540, BLOCK II, LOT A-16, DIGNOWITY HILL HISTORICAL DISTRICT, 0.1722 ACRES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGE 331 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ORIGINAL HOUSE SQ FT: 1,402 SQ FT
BEDROOM ADDITION SQ FT: 753 SQ FT
GARAGE APARTMENT SQ FT: 704 SQ FT
TOTAL LIVABLE SQ FT: 2,859 SQ FT

GENERAL PROJECT NOTES

- THIS BUILDERS SET (PART OF THE CONTRACT DOCUMENTS) IS PRESENTED TO INCLUDE DRAWINGS OF 24" x 36" SHEETS.
- ELECTRICAL, WATER, AND PLUMBING LINES SHALL BE RUN CONCEALED AND FRAMING SHALL BE OF ADEQUATE DIMENSION TO ACCOMPLISH THIS RESULT WITHOUT CHANGES IN THE WALL PLANE OR CEILING PLANE.
- WHEN REFERENCE IS MADE TO A MATERIAL SYSTEM, ALL PARTS AND MATERIALS PERTINENT TO THE MANUFACTURER'S SYSTEM SPECIFIED SHALL BE FURNISHED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL INFORMATION ON EXISTING CONDITIONS WAS SUPPLIED TO THE DESIGNER BY THE OWNER. CONTRACTOR IS REQUESTED TO VERIFY, ON-SITE, ALL DIMENSIONS & CONDITIONS BEFORE STARTING CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE DESIGNER. CONTRACTOR SHALL FAMILIARIZE HIM (HER) SELF WITH EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
- FINISHES & FIXTURES TO BE SELECTED BY OWNER.
- REPAIR ANY DAMAGED AREAS PRIOR TO APPLYING FINISHES.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. ALL CONTRACT DOCUMENTS - ARCHITECTURAL AND ENGINEERING - ARE TO BE USED TOGETHER. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO REVIEW COMPLETE SETS OF DOCUMENTS AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION.
- FOR ANY ITEM IDENTIFIED IN THE CONTRACT DOCUMENTS THAT IS REASONABLY INFERRABLE AS A COMPONENT IN A SYSTEM AND REQUIRED FOR THE PERFORMANCE OF THAT SYSTEM, THE GENERAL CONTRACTOR SHALL INCLUDE ALL OTHER COMPONENTS IN THE WORK WHICH ARE NECESSARY FOR THE COMPLETION AND FULL OPERATIONAL PERFORMANCE OF THAT SYSTEM.
- THE CONTRACT DOCUMENTS INDICATE THE GENERAL DESIGN INTENT, BUT DO NOT NECESSARILY DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION. THE CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD AND COORDINATE BETWEEN THE TRADES. ALL CONDITIONS BOTH NEW AND EXISTING WHICH AFFECT WORK TO BE DONE OR RELEVANT THERETO, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINE DIMENSIONS, SETBACKS, EASEMENTS, RESTRICTIONS, EXACT LOCATIONS OF ALL CONSTRUCTION, EXISTING AND NEW, EXISTENCE AND LOCATIONS OF ASBESTOS OR OTHER UNKNOWN TOXIC MATERIAL, DRIVEWAYS, WALKS, APRONS, UTILITIES, GRADES, AND DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCOVERY OF ASBESTOS AND OTHER REGULATED TOXIC MATERIALS AND SHALL BEAR ADMINISTRATIVE RESPONSIBILITY FOR CONFORMANCE TO FEDERAL, STATE, AND LOCAL JURISDICTIONAL REQUIREMENTS REGARDING THE DISPOSITION OF HAZARDOUS MATERIALS. SHOULD ANY QUESTIONS ARISE OR DISCREPANCIES ON THE DRAWINGS BE NOTED PRIOR TO BEGINNING CONSTRUCTION OR DURING ANY PHASE OF CONSTRUCTION, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT FOR REVIEW AND CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK OR ANY PART RELATED THERETO.

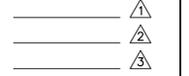
- CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO: BUILDING PERMIT FEES, MEP FEES, WATER FEES, SEWER FEES, DRIVEWAY FEES, AND SIDEWALK FEES. THE LOCATION OF UTILITIES SHOWN ON THE SITE PLANS ARE BASED ON THE INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.

- ALL BATT INSULATION TO BE FORMALDEHYDE-FREE.
- DESIGN AND CONSTRUCTION PROCESSES TO COMPLY WITH LOCAL HOA, AND LOCAL AND STATE RESIDENTIAL BUILDING CODE REQUIREMENTS.
- ALL WOOD FRAMING TO BE TREATED.
- CONTRACTOR SHALL REPORT IMMEDIATELY, TO THE ARCHITECT, (IN WRITING) ANY EXISTING CONDITIONS (EG; ROT, TERMITES, ETC.) THAT MAY AFFECT PERFORMANCE OF THE EXISTING AND NEW STRUCTURES.
- ALL NEW GYPSUM WALL BOARD SHALL BE TAPED, FLOATED, TEXTURED, AND PAINTED (COLOR SELECTED BY OWNER).



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COVER SHEET

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 [Symbol] [Symbol] [Symbol]

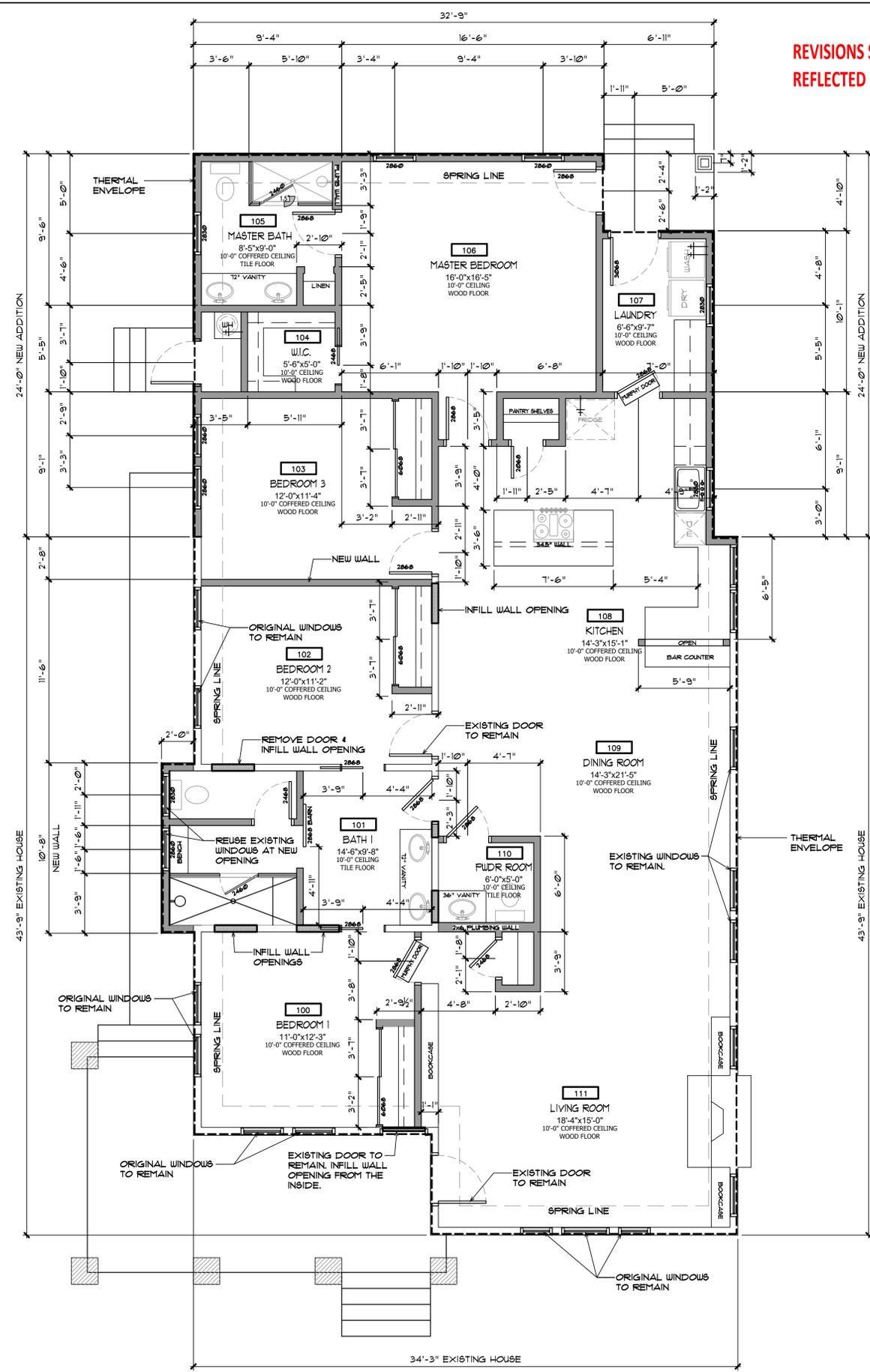
GENERAL NOTES

1. CONTRACTOR TO PROVIDE WOOD BLOCKING FOR ALL ANCHORING PURPOSES.
2. DIMENSIONS ON FLOOR PLAN ARE TO FINISHED WALLS.
3. DIMENSIONS ON ENLARGED FLOOR PLANS ARE TO FINISHED WALL.

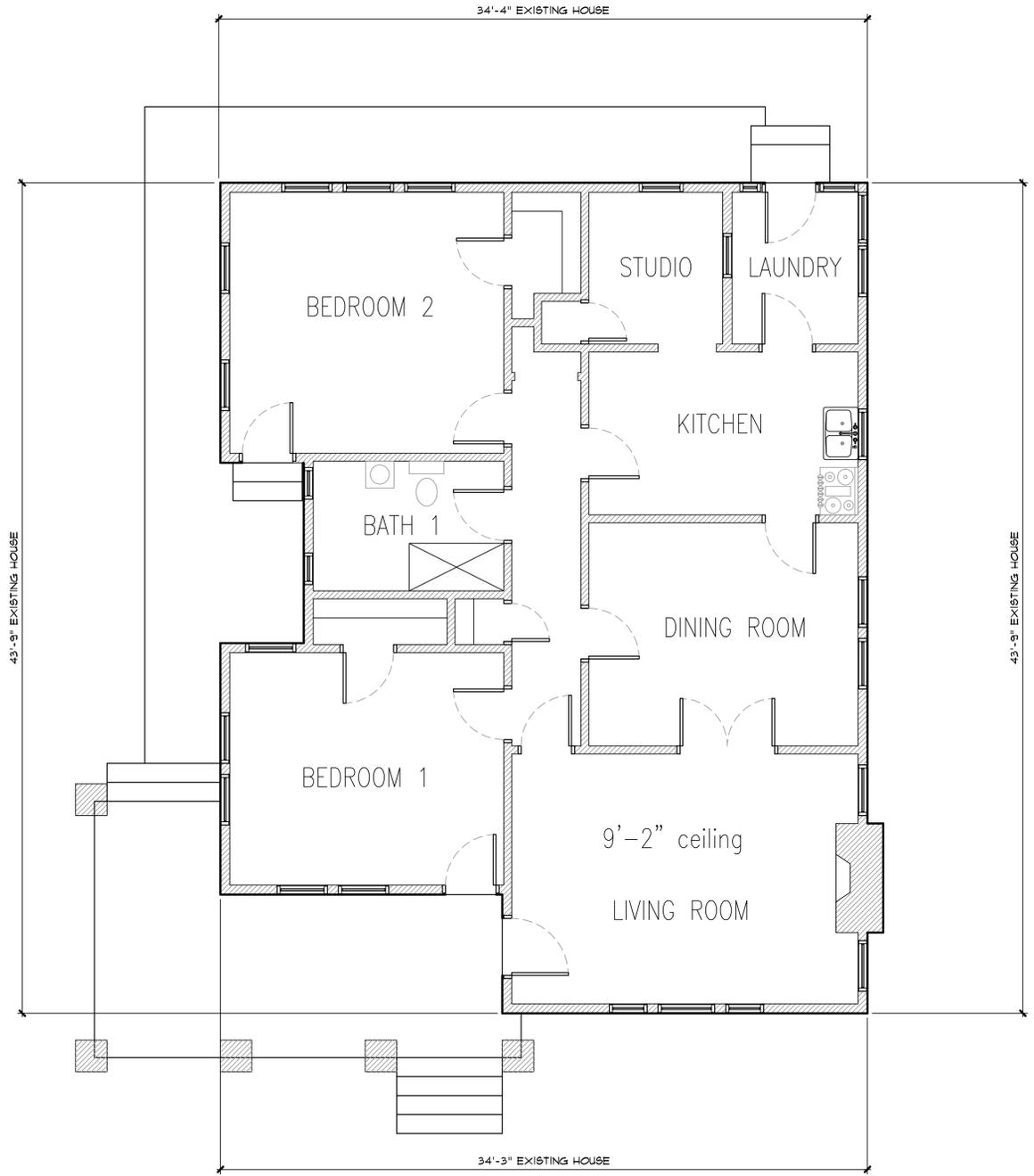
WALL LEGEND

- [Symbol] EXISTING INTERIOR WALLS
- [Symbol] EXISTING EXTERIOR WALLS
- [Symbol] NEW INTERIOR WALLS
- [Symbol] NEW EXTERIOR WALLS
- [Symbol] INFILLED WALL OPENING

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



1 ORIGINAL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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**FLOOR PLAN
 MAIN HOUSE**

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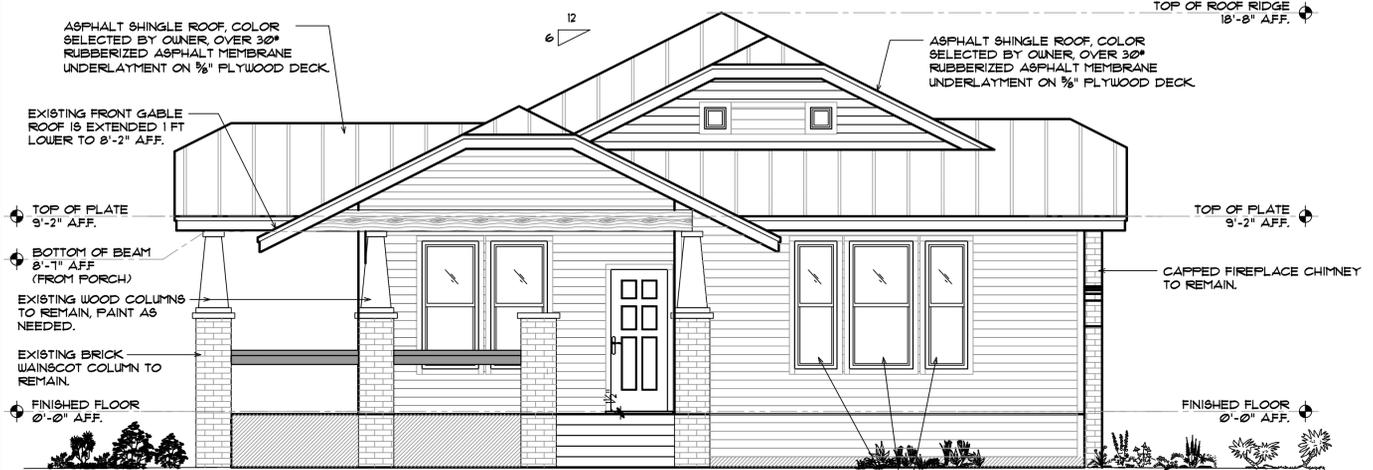
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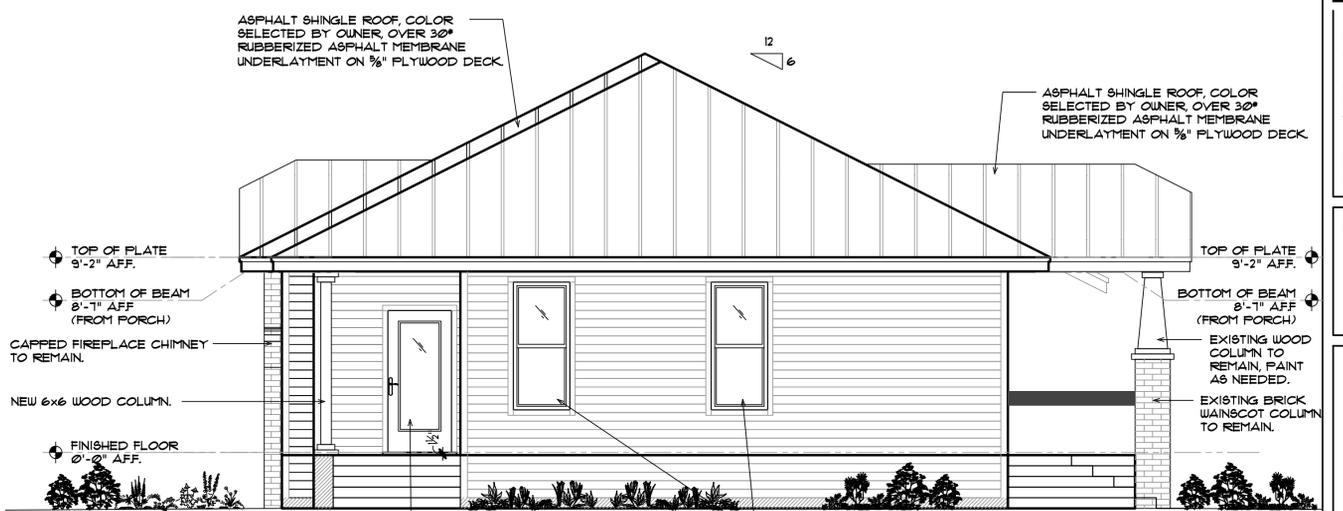


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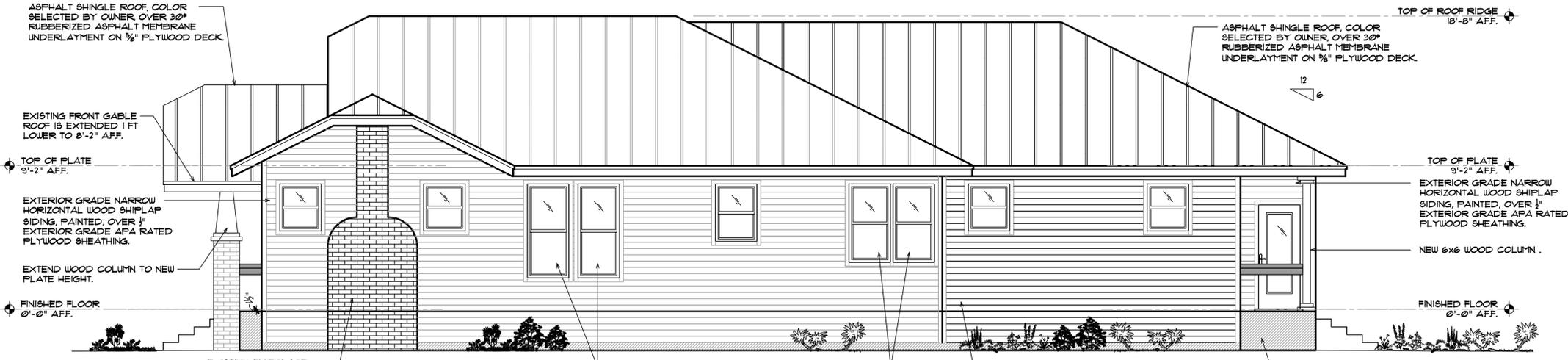
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1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



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



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

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EXTERIOR ELEVATIONS
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