

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 2024

HDRC CASE NO: 2024-007
ADDRESS: 615 HAYS ST
LEGAL DESCRIPTION: NCB 530 BLK 14 LOT 4 ARB A-6
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Todd Worrich
OWNER: Todd Worrich
TYPE OF WORK: Roof and driveway replacement, front porch and roof modifications, and exterior painting
APPLICATION RECEIVED: January 1, 2024
60-DAY REVIEW: March 1, 2024
CASE MANAGER: Bryan Morales

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing front porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary structure located at 615 Hays St is a one-story, single-family contemporary designed structure constructed c. 1990. Historic Aerial photos provides evidence that the historic structure at this location was demolished between 1985-1990. The existing property features contemporary materials including vinyl and aluminum windows, a composition shingle hipped roof with a front-facing gable porch roof, and 117 wood waterfall siding. This property contributes to the Dignowity Hill Historic District.
- b. CASE HISTORY – On June 7, 2017, the current property owner requested porch modifications to the structure and the request was approved as submitted. The current porch configuration is not original to the structure; however, both the past and current designs featured a front-facing gable.
- c. FRONT PORCH MODIFICATIONS – The applicant is requesting approval to replace the existing front porch by removing the existing metal and composition shingle shed and gable porch roof and installing a black metal shed roof. The applicant has not requested modifications to the existing front porch footprint. The Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.iv. states to design replacement elements to be simple so as to not distract from the historic character of the building. Exterior Maintenance and Alterations 3.B.vi. states to use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the proposed front porch modifications appropriate; however, the metal roof should feature a galvalume finish without striations. The existing structure is not historic and the proposed modifications to the existing porch would not be an appropriate modification to a historic structure.
- d. COLUMN & PILASTER MODIFICATIONS – The applicant is requesting approval to replace the existing front porch columns and pilasters with four sets of paired wood posts. The applicant has presented evidence of damage to the existing columns. Exterior Maintenance and Alterations 7.B.iii. states to replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. Exterior Maintenance and Alterations 7.B.iv. states to design replacement elements to be simple so as to not distract from the historic character of the building and to not add new elements and details that create a false historic appearance. Staff finds the proposed front porch column and pilaster replacements generally appropriate. The existing structure is not historic and the proposed modifications to the existing porch would not be appropriate for a historic structure.

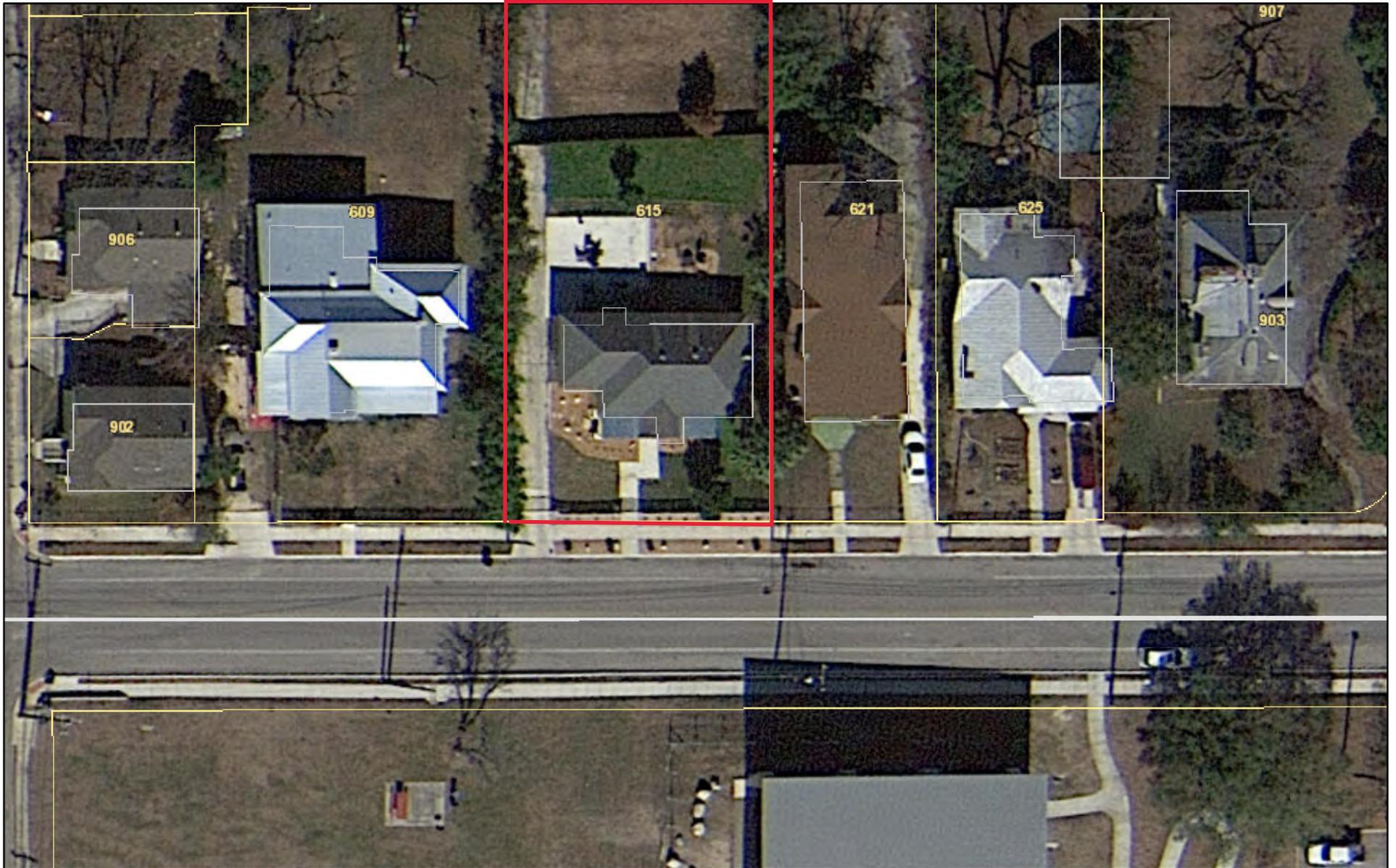
RECOMMENDATION:

Staff recommends approval of the request, based on findings a through d, with the following stipulations:

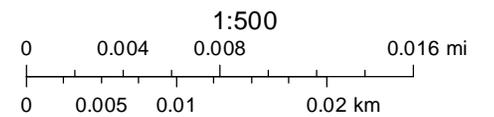
- i. That the applicant install a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.

- ii. That the new wood columns be a maximum of 6x6" in width and feature a traditional cap and base and chamfered corners.

City of San Antonio One Stop



January 10, 2024



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HAYS STREET PROJECT
615 HAYS STREET
LOT - A-6, BLOCK-14, N.C.B. - 530
SAN ANTONIO, TEXAS 78202

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ABBREVIATIONS

ABV.	ABOVE	F.M.	FIELD MEASURED	S/R	SHEETROCK
A.F.F.	ABOVE FINISH FLOOR	FIN.	FINISH	S	SHELF
A.F.G.	ABOVE FINISH GRADE	F.F.E.	FINISH FLOOR ELEVATION	SHLVS.	SHELVES
ADJ.	ADJUSTABLE/ADJACENT	F.G.	FIXED GLASS	SHNGL.	SHINGLE
A/C	AIR CONDITIONING	FLR.	FLOOR	SHWR.	SHOWER
ALUM.	ALUMINUM	FT.	FOOT	S.H.	SINGLE HUNG
APPROX.	APPROXIMATELY	FUT.	FUTURE	S.G.	SLIDING GLASS
BTW.	BETWEEN	GEN.	GENERATOR	SLP.	SLOPE
BLDG.	BUILDING	GFA	GROSS FLOOR AREA	S.D.	SMOKE DETECTOR
B.S.	BUILDING SETBACK	GLS.	GLASS	S.C.	SOLID CORE
CAB.	CABINET(S)	GYP.	GYPSPUM	S.F.	SQUARE FOOTAGE
C	CARPET	G.W.B.	GYPSPUM WALL BOARD	S.S.	STAINLESS STEEL
CSMT.	CASEMENT	HTR.	HEATER	STL.	STEEL
CLG.	CEILING	H.S.	HORIZONTAL SLIDER	STRG.	STORAGE
CER.	CERAMIC	H.B.	HOSE BIBB	TEL.	TELEPHONE
CH	CHORD	IN.	INCH	TMP'D.	TEMPERED
CB	CHORD BEARING	INSUL.	INSULATION	TEMP.	TEMPORARY/TEMPERATURE
COL.	COLUMN	INT.	INTERIOR	THRU	THROUGH
CONC.	CONCRETE	J	JUNCTION BOX	T	TILE
CMU	CONCRETE MASONRY UNIT	L.E.	LANDSCAPE EASEMENT	T.O.	TOP OF
CONN.S.	CONNECTIONS	LAV.	LAVATORY	T.O.C.	TOP OF CONCRETE
CRZ	CRITICAL ROOT ZONE	L	LENGTH	T&G	TONGUE & GROOVE
CD	CURVE DATA	LTR.	LIGHTER	U.C.L.	UNDER CABINET LIGHTING
DECO.	DECORATIVE	MAS.	MASONRY	U.N.O.	UNLESS NOTED OTHERWISE
DIAM.	DIAMETER	MSTR.	MASTER	UFA	UNUSABLE FLOOR AREA
DIR.	DIRECTIONAL	MAX.	MAXIMUM	U.E.	UTILITY EASEMENT
D/W	DISHWASHER	MED.	MEDICINE	V	VOLT
DISP'L	DISPOSABLE	MTL.	METAL	W.I.C.	WALK-IN CLOSET
DOC.	DOCUMENT	MICRO.	MICROWAVE	WSHR.	WASHER
DR.	DOOR	MIN.	MINIMUM	WTR.	WATER
DBL	DOUBLE	MISC.	MISCELLANEOUS	W.C.	WATER CLOSET
D.H.	DOUBLE HUNG	N/A	NOT APPLICABLE	W.H.	WATER HEATER
DN.	DOWN	O.C.	ON CENTER	W.L.E.	WATER LINE EASEMENT
D.E.	DRAINAGE EASEMENT	O/H	OVERHANG/OVERHEAD	WP.	WATERPROOF
DRWR.	DRAWER	OU	OVERHEAD UTILITY LINE	W/	WITH
DRS'G.	DRESSING	PR.	PAIR	W	WOOD
ESMT.	EASEMENT	PDR.	POWDER	W.I.	WROUGHT IRON
E.V.	ELECTRIC VEHICLE	P.U.E.	PUBLIC UTILITY EASEMENT		
ELEC.	ELECTRICAL	RAD.	RADIUS		
ELEV.	ELEVATION/ELEVATOR	REFRIG.	REFRIGERATOR		
EQ.	EQUAL	REQ'D.	REQUIRED		
EQUIP.	EQUIPMENT	R	ROD		
EXIST.	EXISTING	RM.	ROOM		
EXT.	EXTERIOR	SHAMP.	SHAMPOO		

HAYS STREET PROJECT

REVISIONS

DECEMBER 12, 2023

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GENERAL NOTES

- THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODES AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
- THE FOLLOWING DRAWINGS AND SPECIFICATIONS ARE INTENDED TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING.
- THE FOLLOWING DRAWINGS ARE INTENDED TO PROVIDE A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS NOTED OTHERWISE.
- IF DRAWINGS ARE SCALED, ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
- THE BUILDER SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON-SITE AND SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION.
- THE BUILDER SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
- THE BUILDER SHALL VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL AND A/C PADS AS WELL AS POWER, WATER, AND DRAINAGE REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
- DETAIL DRAWINGS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT ON-SITE DIMENSIONS OR CONDITIONS.
- ALL DIMENSIONS ON DRAWINGS ARE TO FACE OF STUD OR WALL UNLESS NOTED OTHERWISE.
- INTERIOR WALLS TO BE 2x4 WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE FOR PLUMBING OR SPECIAL CONDITIONS.
- ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
- SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM.

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A-2	EXISTING FLOOR PLAN
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A-7	PROPOSED BUILDING ELEVATIONS
A-8	EXISTING ROOF PLAN
A-9	PROPOSED ROOF PLAN

ELECTRICAL

E-1	POWER & LIGHTING PLAN
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SQUARE FOOTAGE TABLE

PORCH	300 S.F.
TOTAL BUILDING AREA	300 S.F.

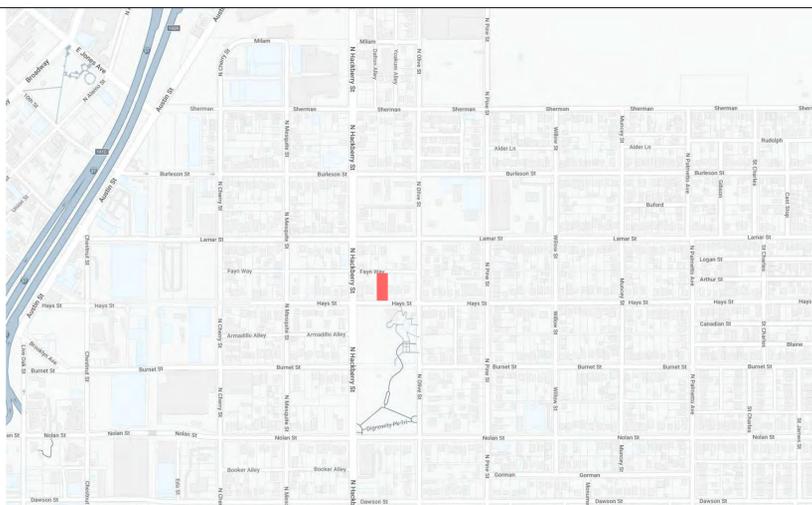
LOCATION MAP



SYMBOL LEGEND

	SECTION REFERENCE
	LEVEL INDICATOR
	INTERIOR ELEVATION REFERENCE
	BREAK LINE
	ROOF PITCH
	CENTERLINE
	WINDOW TAG
	DOOR TAG

VICINITY MAP



HAYS STREET PROJECT
615 HAYS STREET
LOT- A-6, BLOCK-14, N.C.B. - 530
SAN ANTONIO, TEXAS 78202

PROJECT INFORMATION

PROJECT ADDRESS

615 HAYS ST.
SAN ANTONIO, TX. 78202

BUILDER

DESIGNER

RANDY HERRERA DESIGNER, LLC
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SCOPE OF WORK

RENOVATION OF ONE-STORY SINGLE FAMILY
PRIVATE PORCH

LEGAL DESCRIPTION

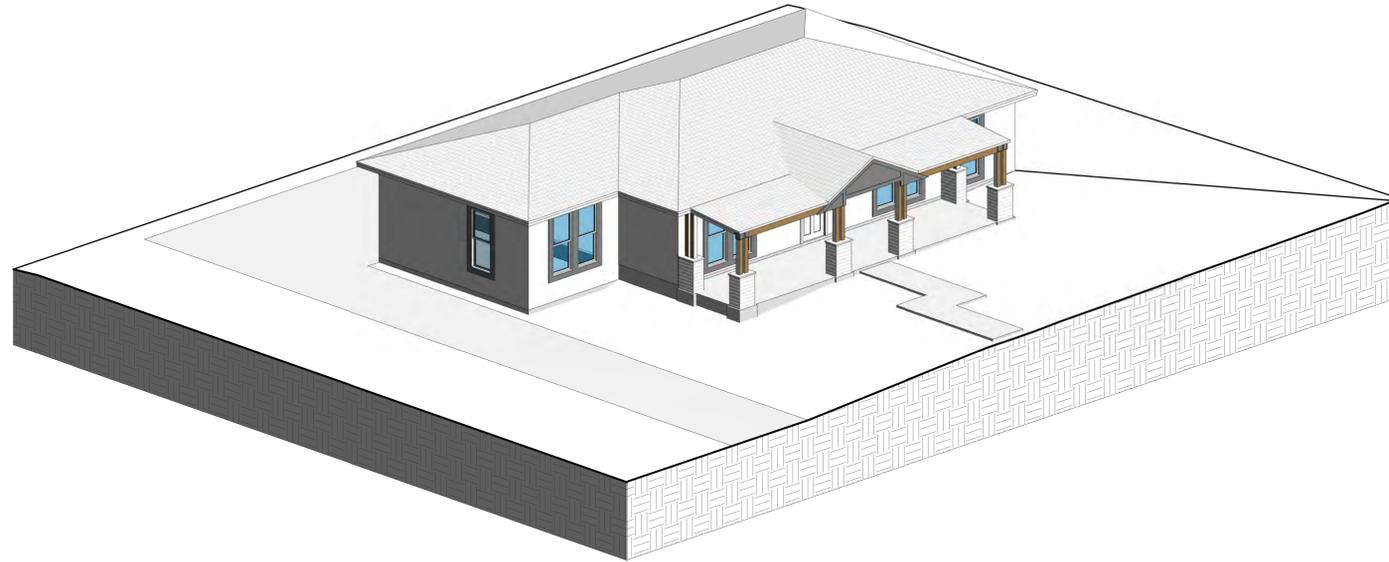
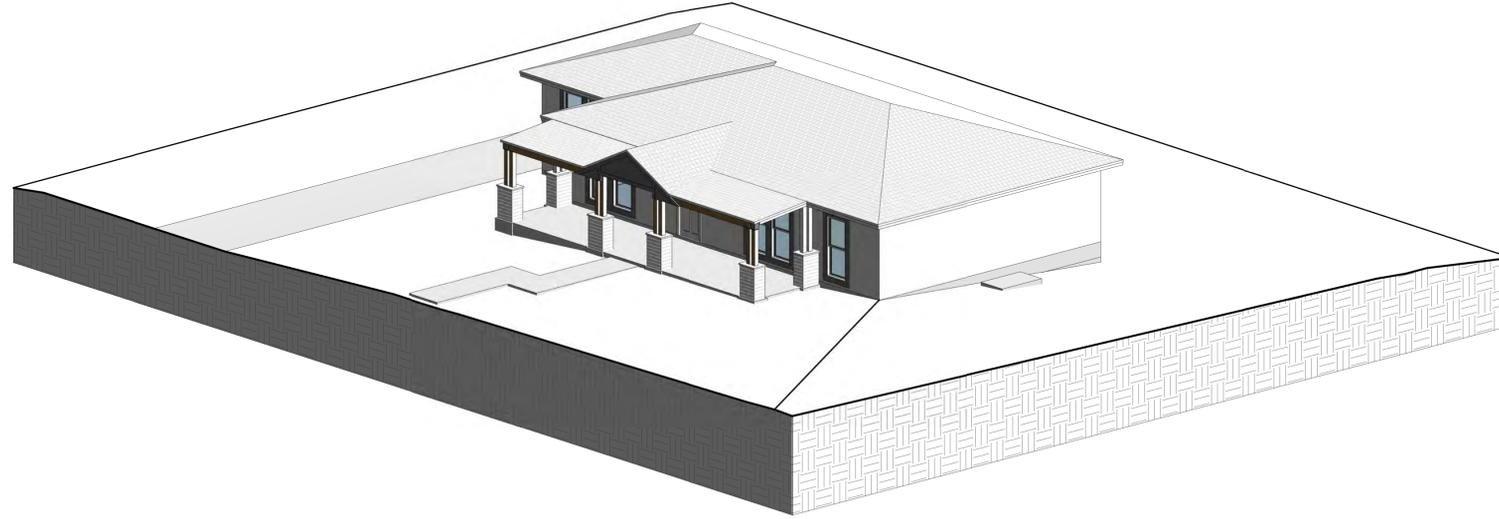
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DECEMBER 12, 2023

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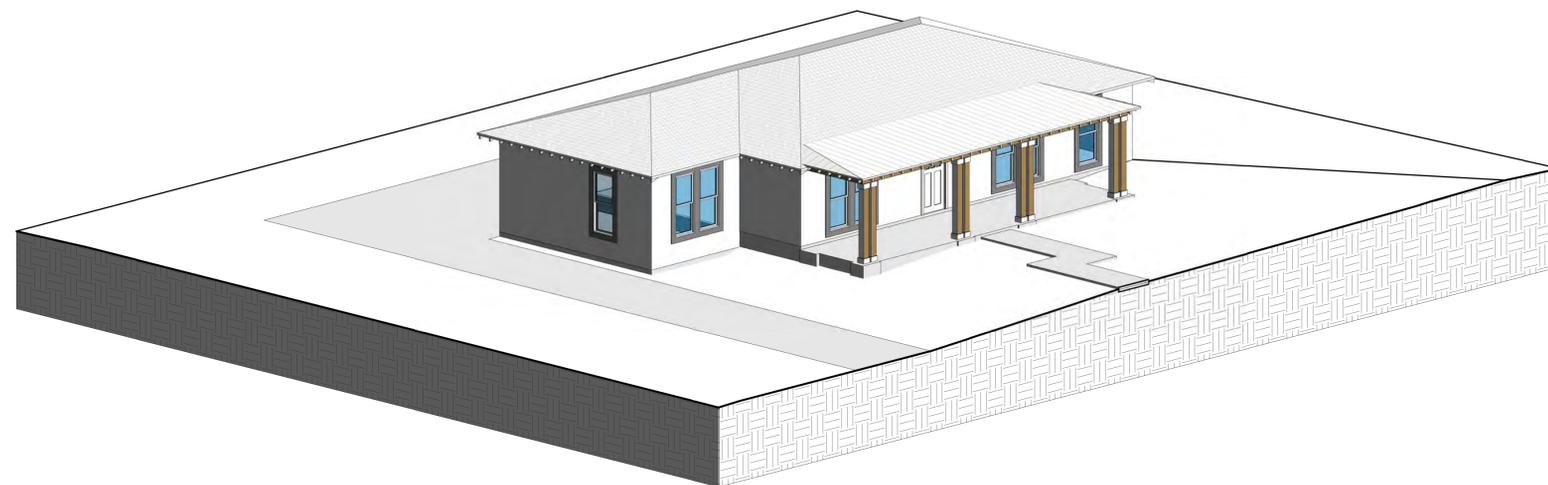
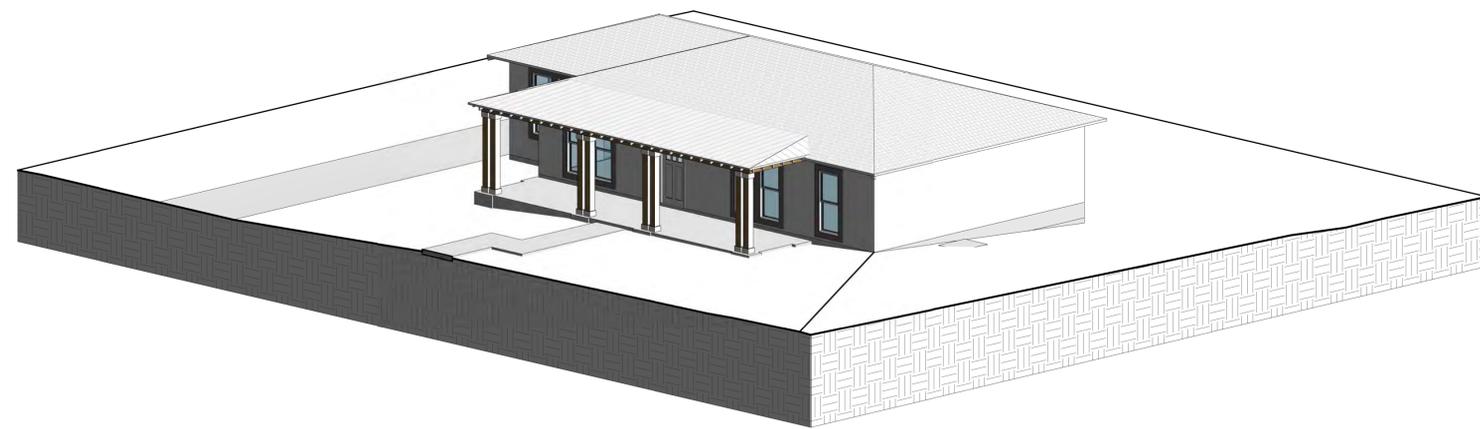
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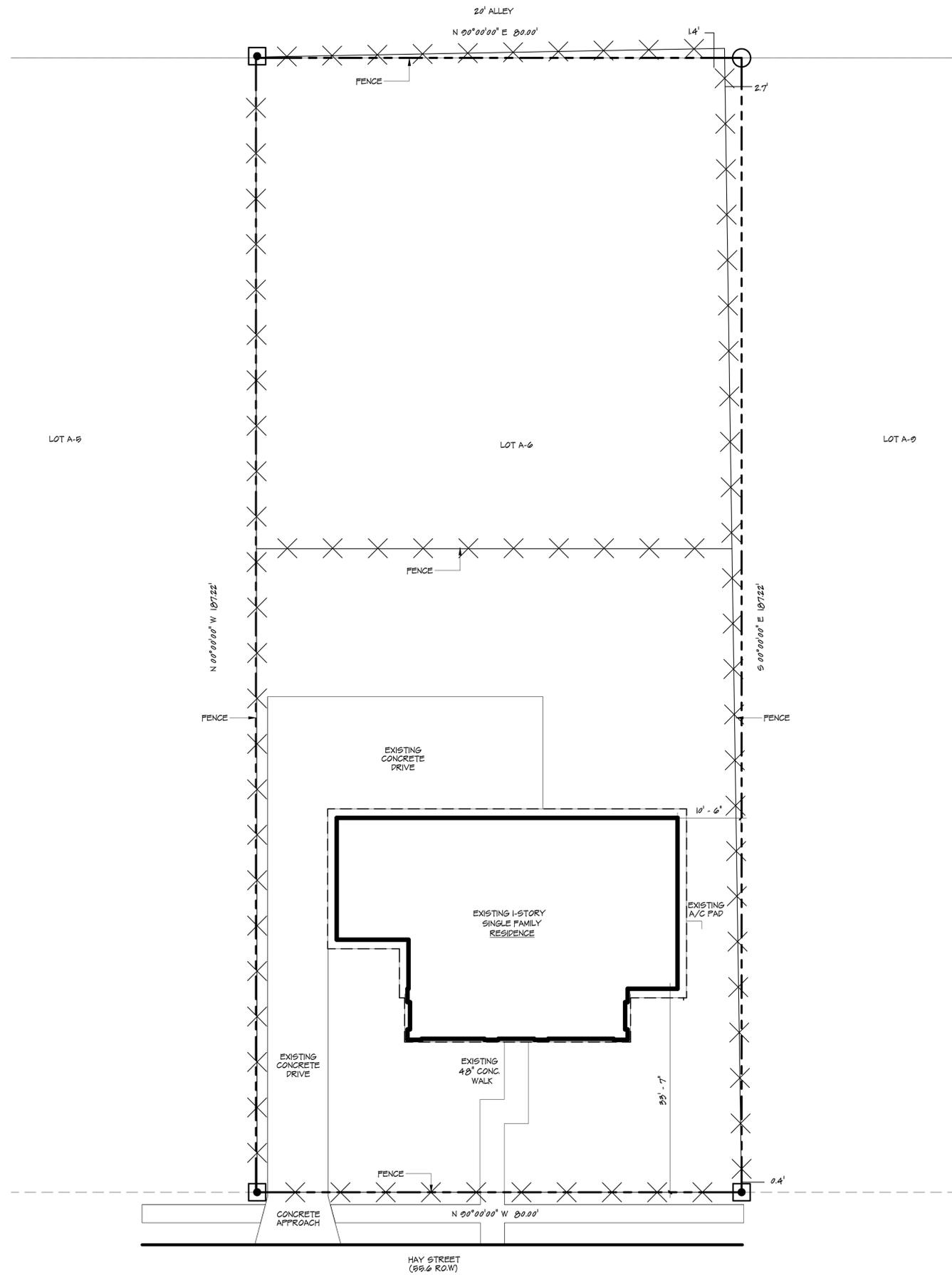


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EXISTING SITE PLAN
SCALE: 1" = 10'-0"



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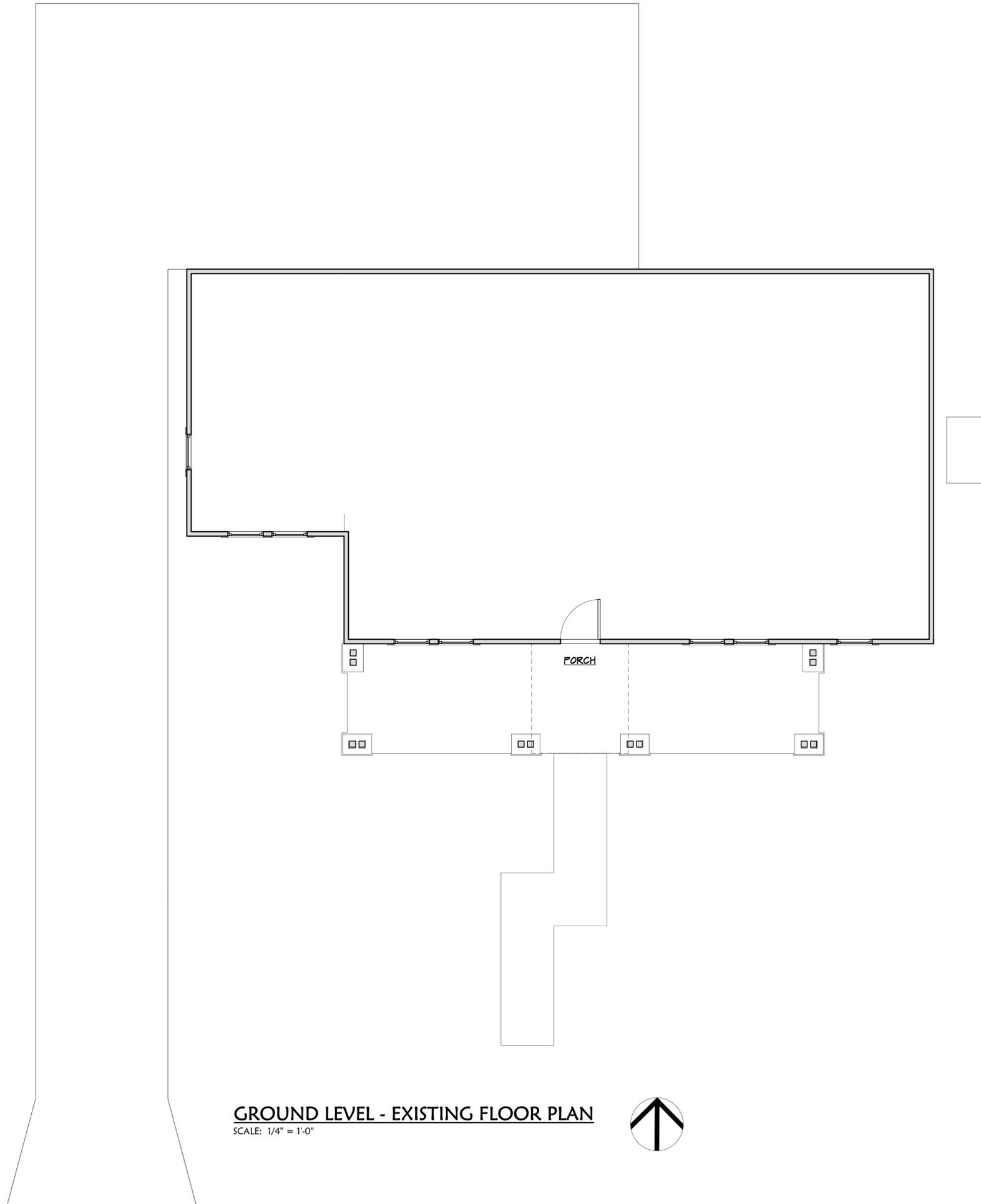
A-1
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FLOOR PLAN LEGEND

	FLOOR LEVEL CHANGE
	FLOOR MATERIAL TRANSITION
	CEILING HEIGHT TRANSITION
	GAS SYMBOL
	WATER - COLD
	WATER - COLD & HOT
	HOSE BIBB
	WATER SOFTENER
	ON DEMAND (TANKLESS) GAS WATER HEATER
	GAS TANK WATER HEATER
	ELECTRIC TANK WATER HEATER

FLOOR PLAN NOTES

1. VERIFY AIR CHASE & AIR RETURNS W/ BUILDER @ JOBSITE
2. VERIFY A/C PAD(S) SIZE & LOCATION W/ OWNER & BUILDER.
3. ALLOW MINIMUM OF 6" RETURNS FOR ALL DOORS.
4. ALLOW FOR 6" WALLS @ ALL COMMUNE LOCATIONS.
5. ALL WINDOW HEADER HEIGHTS ARE DETERMINED FROM MAIN FINISHED FLOOR AND/OR FLOOR OF UPPER LEVEL.
6. SHOWER HEADS @ BATHS - VERIFY LOCATIONS W/ OWNER & BUILDER. ALSO, SHOWER HEADS TO BE A MINIMUM 84" A.F.F. +/-
7. VERIFY BATH TUB DRAIN LOCATION(S) W/ BUILDER.
8. VERIFY ALL HOSE BIBB LOCATIONS W/ BUILDER.
9. ALLOW CONNECTIONS FOR (1) ON DEMAND WATER HEATER(S). VERIFY LOCATION(S) W/ BUILDER.
10. ALLOW CONNECTIONS FOR FUTURE WATER SOFTENER



REVISIONS

DECEMBER 12, 2023

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HAYS STREET PROJECT
615 HAYS STREET
LOT - A-6, BLOCK-14, N.C.B. - 530
SAN ANTONIO, TEXAS 78202

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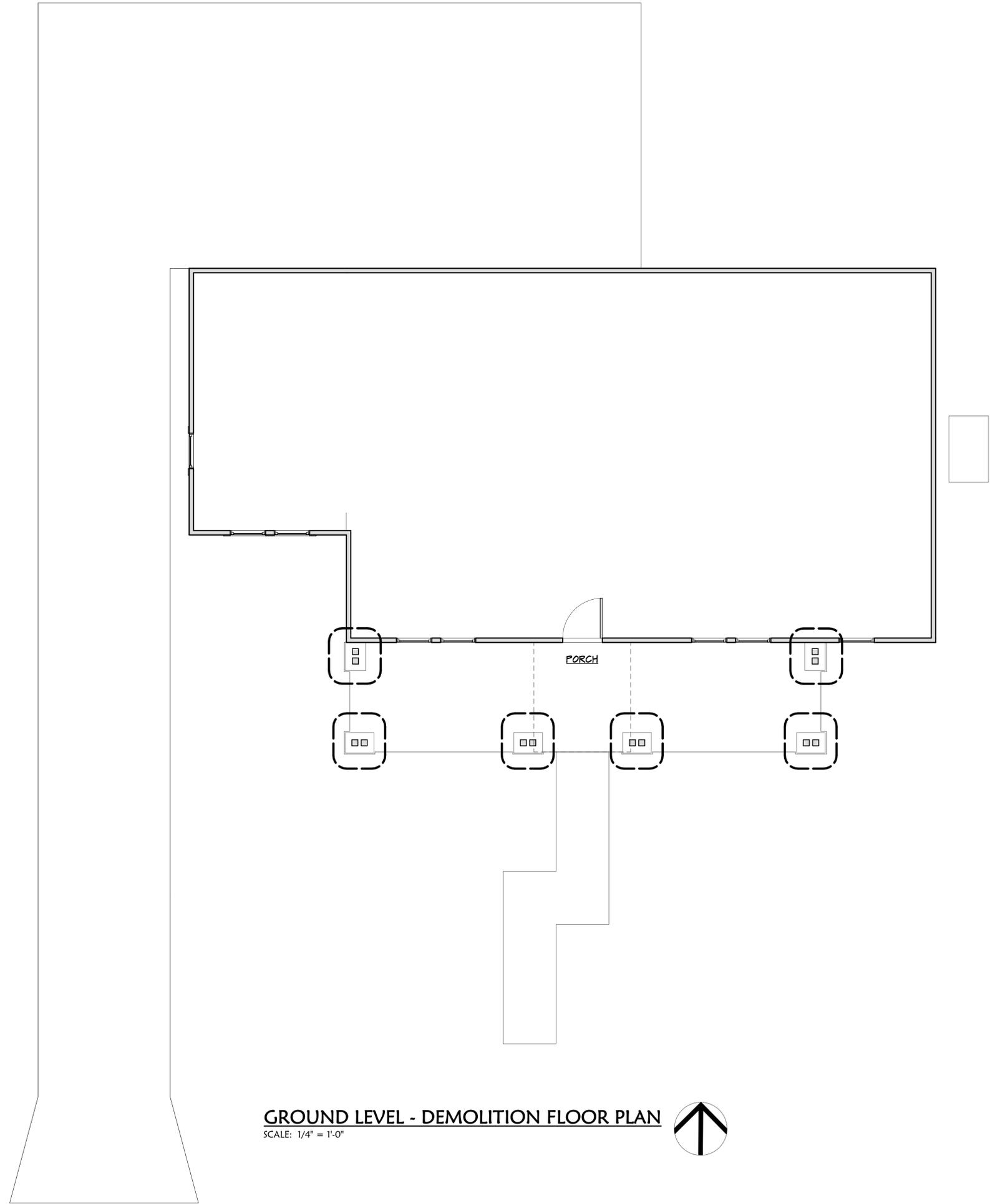
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6 OF 14

NOTES:

1. REVISION BOXES ARE COLUMNS TO BE REMOVED & REPLACED
2. PORCH ROOF ARE TO BE REMOVED & REPLACED
3. ALL ELECTRICAL WIRING & FIXTURES TO BE REMOVED



GROUND LEVEL - DEMOLITION FLOOR PLAN

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



REVISIONS

NO.	DESCRIPTION	DATE

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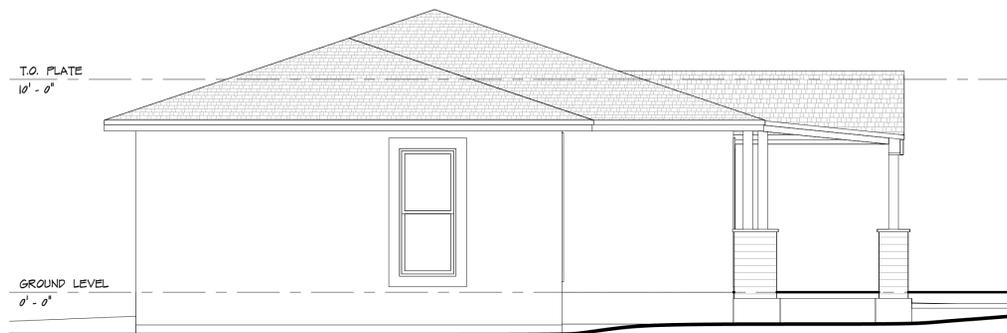
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EXISTING FRONT ELEVATION

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



EXISTING LEFT SIDE ELEVATION

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

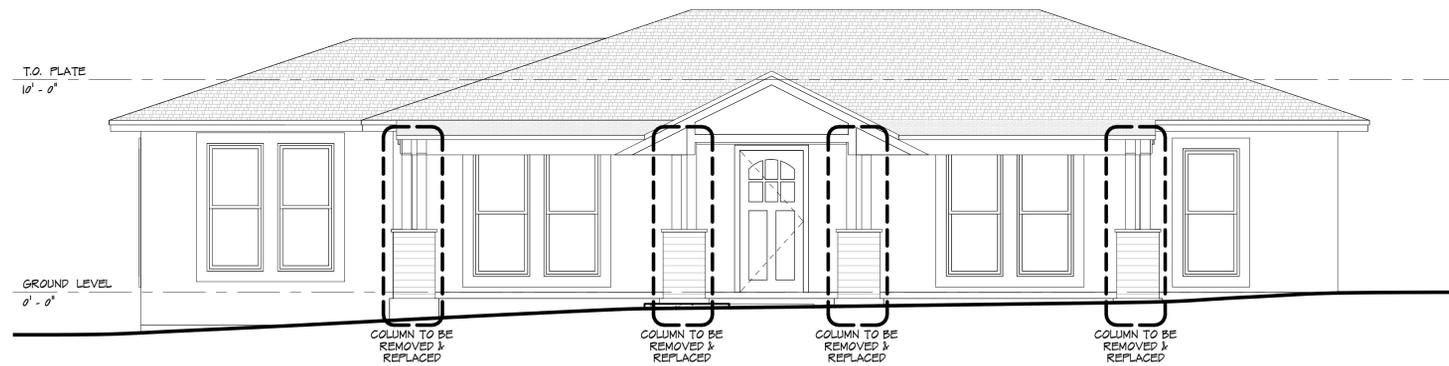
HAYS STREET PROJECT
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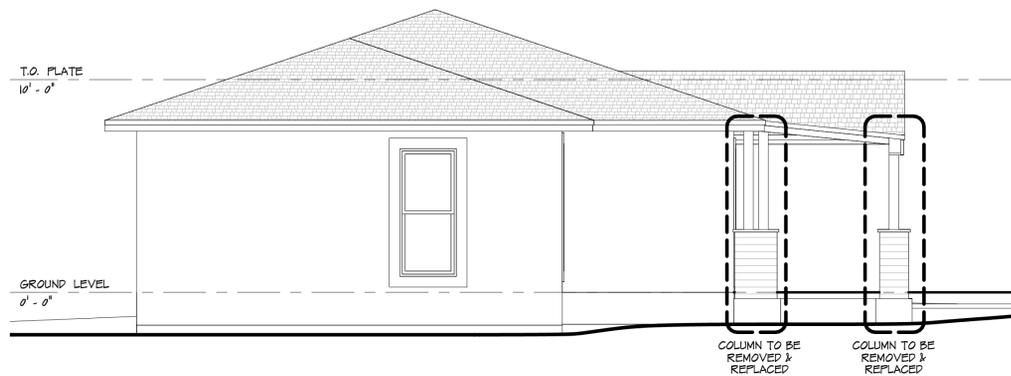


DEMOLITION FRONT ELEVATION

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

PORCH NOTES:

1. REVISION BOXES ARE COLUMNS TO BE REMOVED & REPLACED
2. ALL PORCH COMPOSITION SHINGLES TO BE REMOVED & REPLACED
3. ALL FASCIA TO BE REMOVED



DEMOLITION LEFT SIDE ELEVATION

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

HAYS STREET PROJECT
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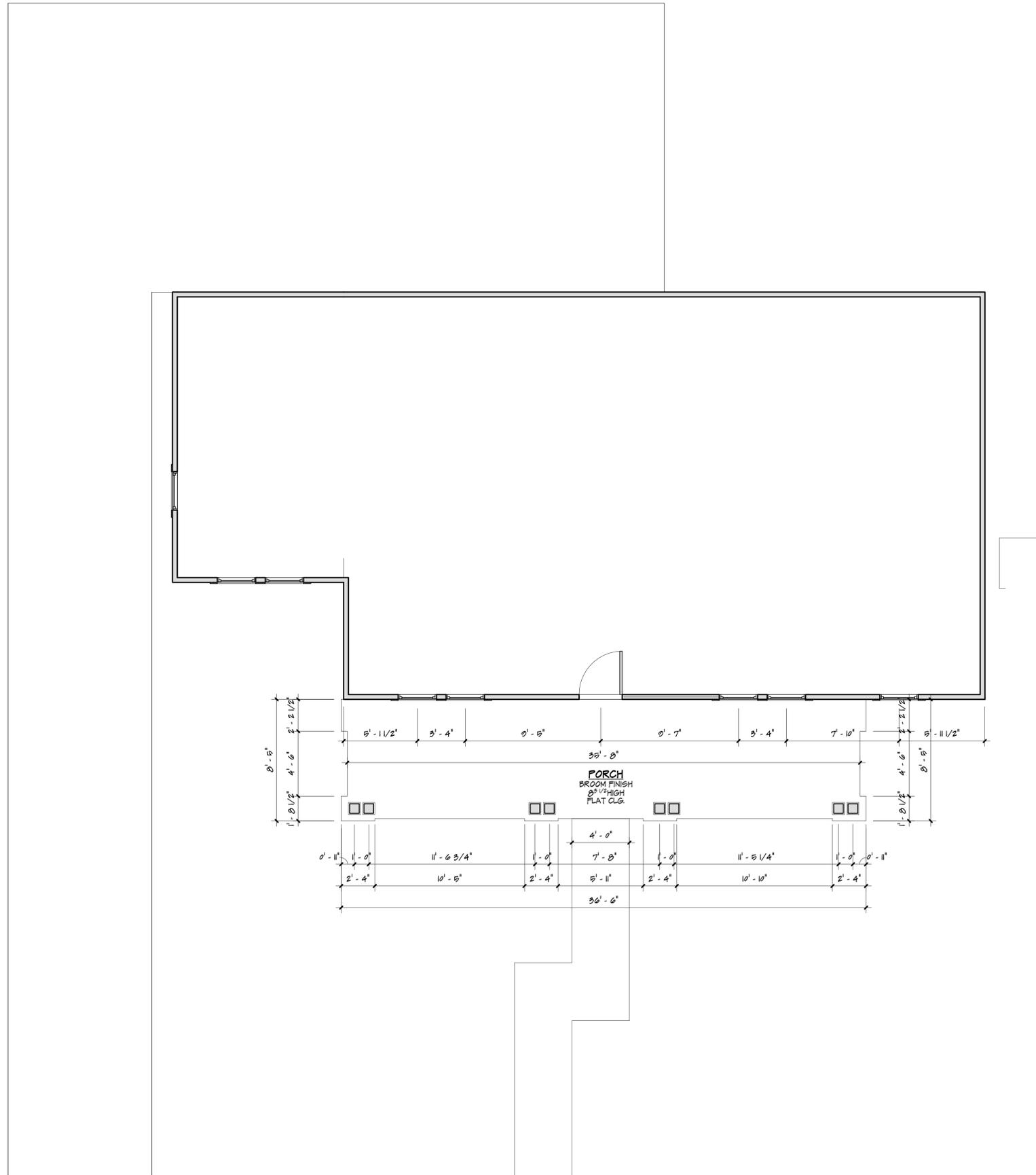
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FLOOR PLAN LEGEND

-  FLOOR LEVEL CHANGE
-  FLOOR MATERIAL TRANSITION
-  CEILING HEIGHT TRANSITION
-  GAS SYMBOL
-  WATER - COLD
-  WATER - COLD & HOT
-  HOSE BIBB
-  WATER SOFTENER
-  ON DEMAND (TANKLESS) GAS WATER HEATER
-  GAS TANK WATER HEATER
-  ELECTRIC TANK WATER HEATER

FLOOR PLAN NOTES

1. VERIFY AIR CHASE & AIR RETURNS W/ BUILDER @ JOBSITE
2. VERIFY A/C PAD(S) SIZE & LOCATION W/ OWNER & BUILDER.
3. ALLOW MINIMUM OF 6" RETURNS FOR ALL DOORS.
4. ALLOW FOR 6" WALLS @ ALL COMMODE LOCATIONS.
5. ALL WINDOW HEADER HEIGHTS ARE DETERMINED FROM MAIN FINISHED FLOOR AND/OR FLOOR OF UPPER LEVEL.
6. SHOWER HEADS @ BATHS - VERIFY LOCATIONS W/ OWNER & BUILDER. ALSO, SHOWER HEADS TO BE A MINIMUM 84" A.F.F. +/-
7. VERIFY BATH TUB DRAIN LOCATION(S) W/ BUILDER.
8. VERIFY ALL HOSE BIBB LOCATIONS W/ BUILDER.
9. ALLOW CONNECTIONS FOR (1) ON DEMAND WATER HEATER(S). VERIFY LOCATION(S) W/ BUILDER.
10. ALLOW CONNECTIONS FOR FUTURE WATER SOFTENER



GROUND LEVEL - PROPOSED DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"



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LOT - A-6, BLOCK-14, N.C.B. - 530
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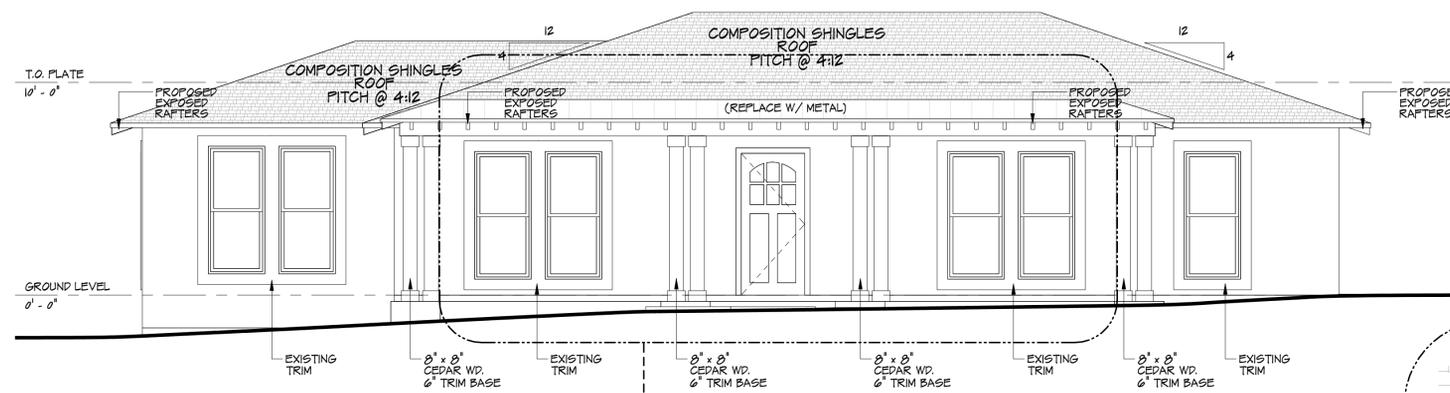
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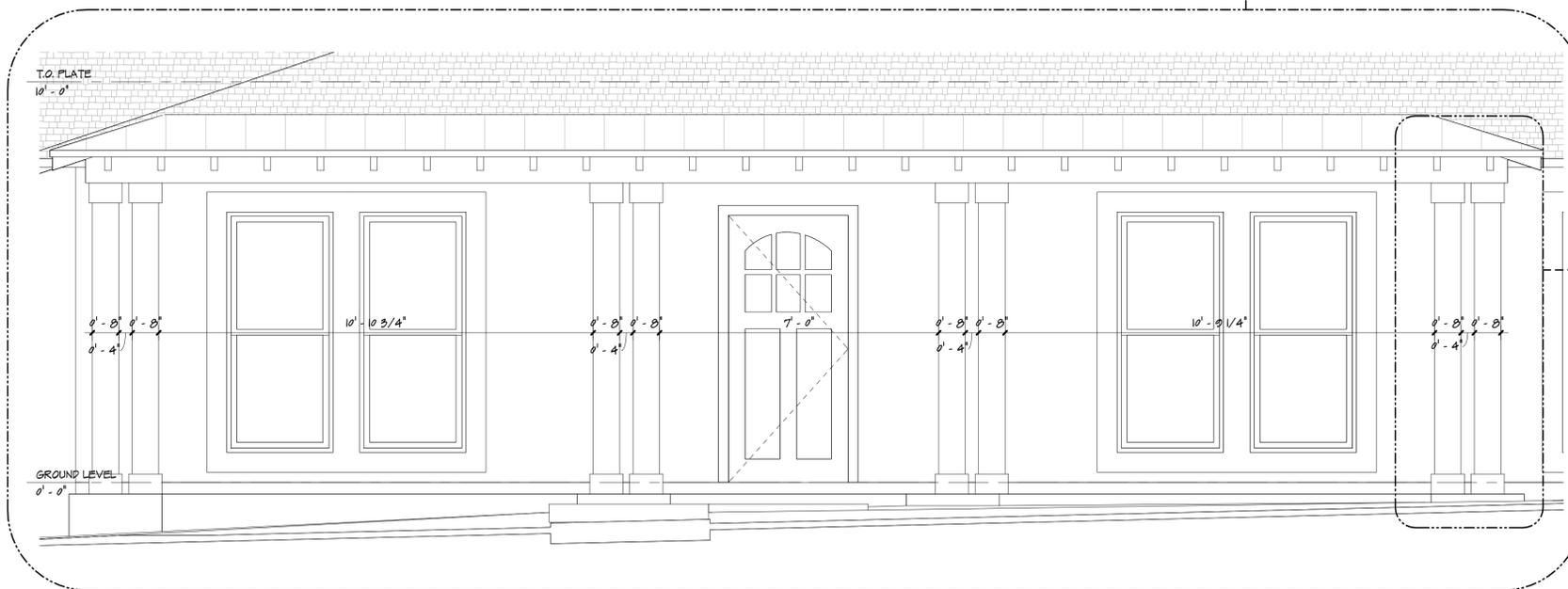
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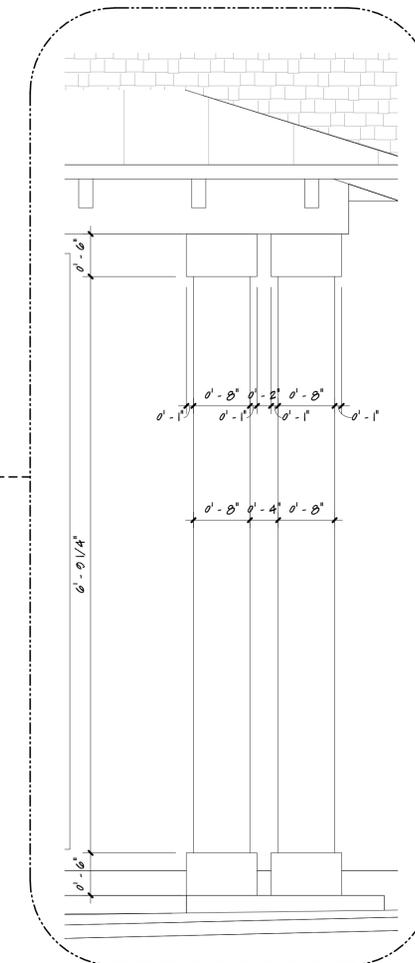
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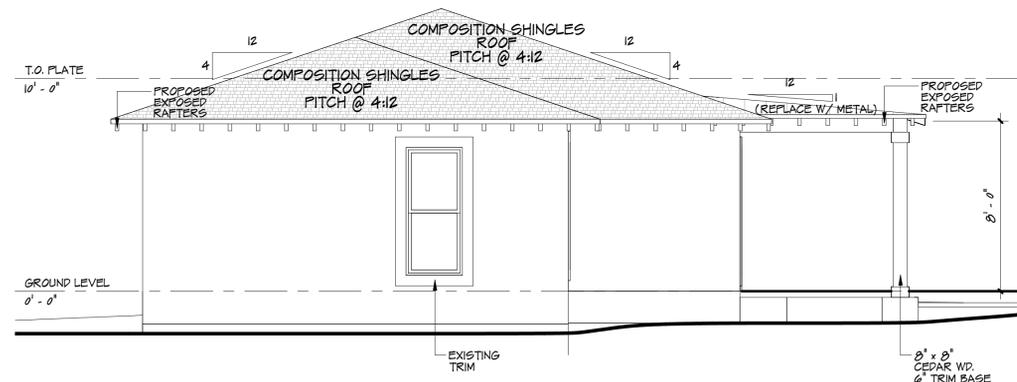
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PORCH CALLOUT
SCALE: 1/2" = 1'-0"



PORCH COLUMN CALLOUT
SCALE: 1" = 1'-0"



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

HAYS STREET PROJECT
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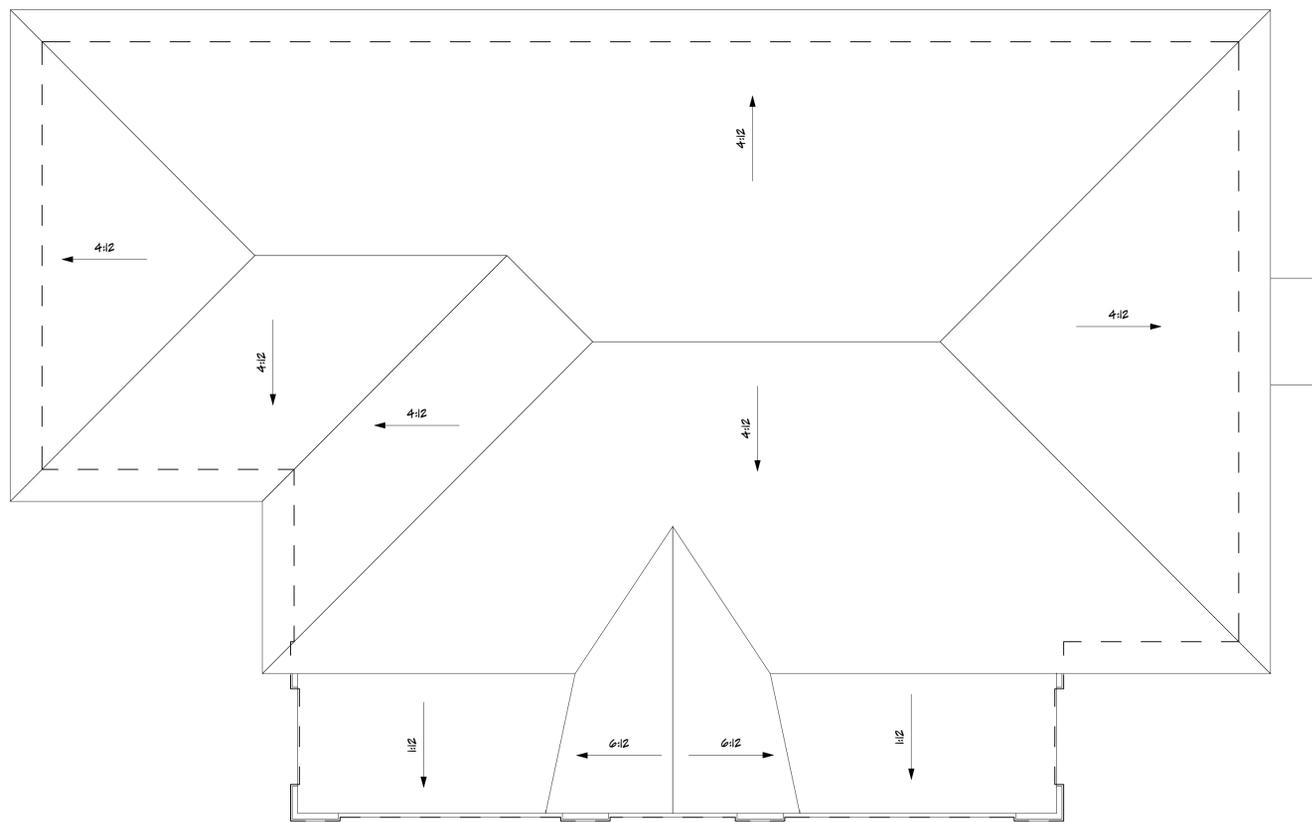
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EXISTING ROOF PLAN

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



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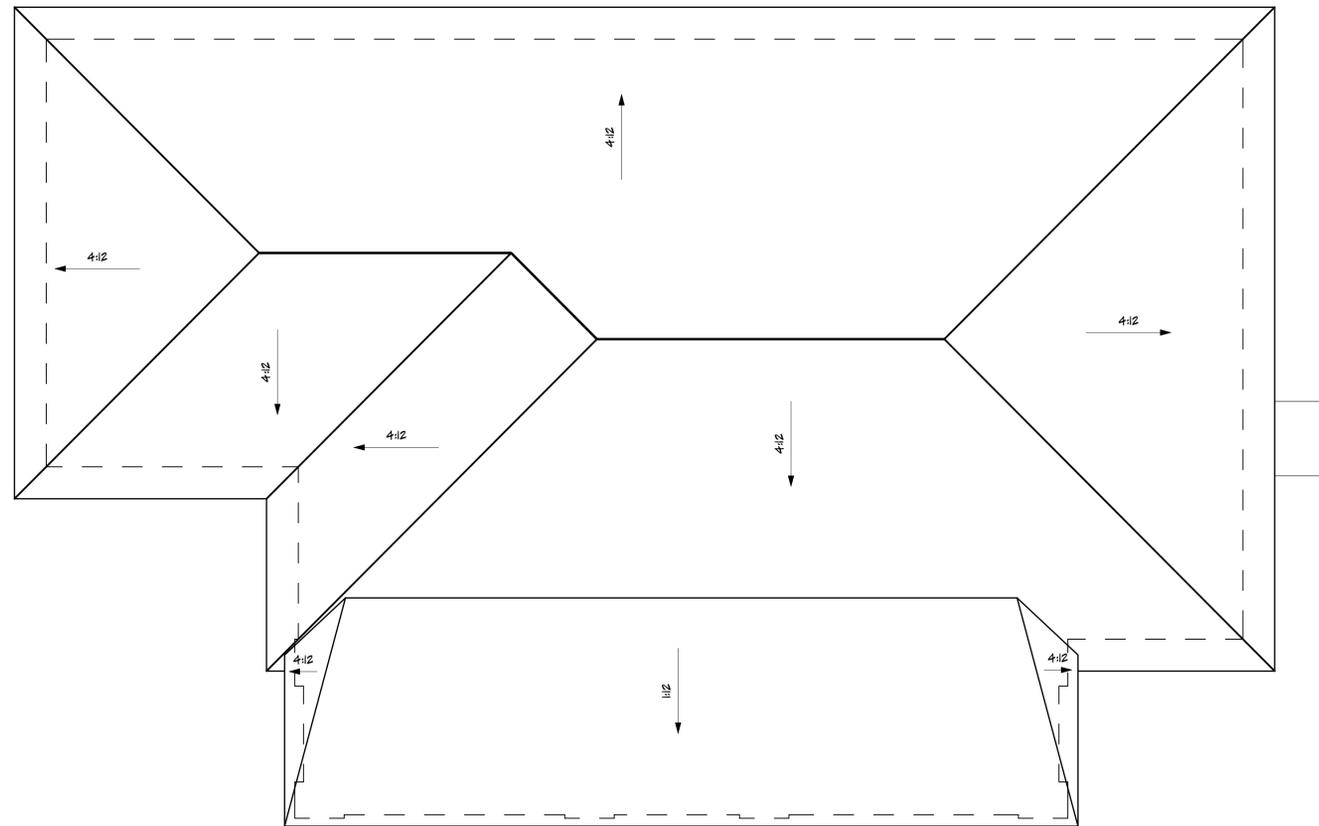
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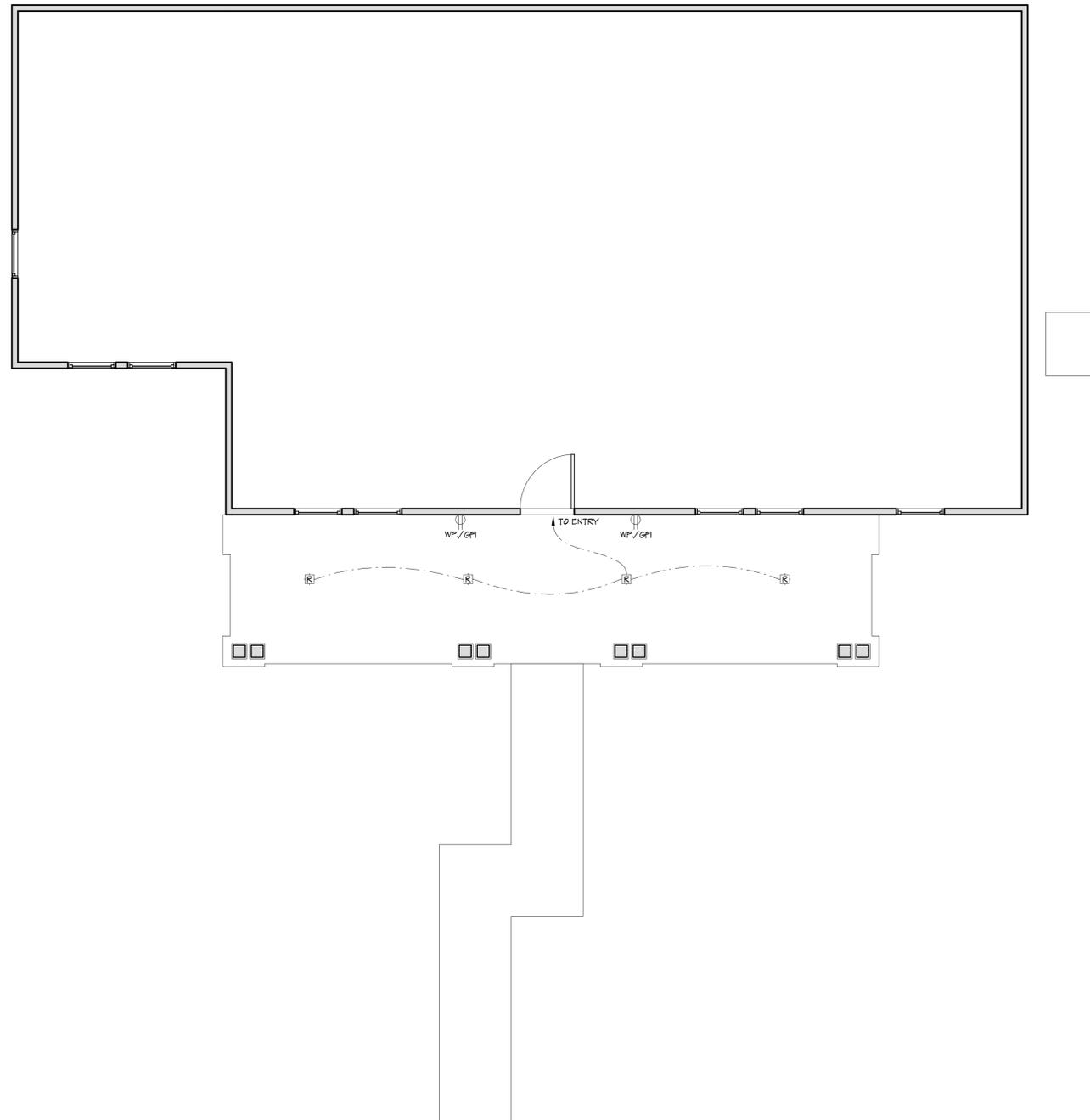
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PROPOSED ROOF PLAN

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





GROUND LEVEL - POWER & LIGHTING PLAN

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



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- > Waterproofs and resists fading

MOST POPULAR





Choose a sample of **Pure White**

SW 7005
Pure White



8" x 8" peel & stick
\$3.95 ea. or **any 4 or**
more \$3.50 ea.

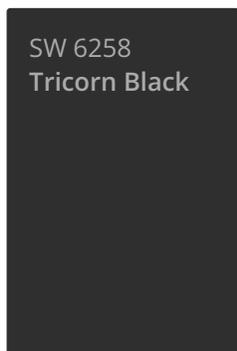
ADD TO CART



2" x 3" color chip
FREE

ADD TO CART

Choose a sample of **Tricorn Black**



8" x 8" peel & stick
\$3.95 ea. or **any 4 or**
more \$3.50 ea.

ADD TO CART



2" x 3" color chip
FREE

ADD TO CART