

# HISTORIC AND DESIGN REVIEW COMMISSION

March 20, 2019

**HDRC CASE NO:** 2019-118  
**ADDRESS:** 1918 W MAGNOLIA AVE  
**LEGAL DESCRIPTION:** NCB 1961 BLK 9 LOT 22  
**ZONING:** R-6,H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Felix Ziga/Ziga Architecture Studio  
**OWNER:** Emily Frances Gorman  
**TYPE OF WORK:** Exterior modifications and construction of rear carport  
**APPLICATION RECEIVED:** March 04, 2019  
**60-DAY REVIEW:** May 3, 2019  
**CASE MANAGER:** Adam Rajper

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing covered porch at the rear of the primary structure with a new screened-in porch.
2. Add a new carport at the front of the existing rear detached accessory structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

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

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

### 2. Massing and Form of Non-Residential and Mixed-Use Additions

#### A. GENERAL

- Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the

original structure from the public right of way. An addition to the front of a building is inappropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 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.

### 5. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, 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. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

#### 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.

### 6. Designing for Energy Efficiency

## A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

## B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

## C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

### *OHP Window Policy Document*

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

### *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.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In

some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

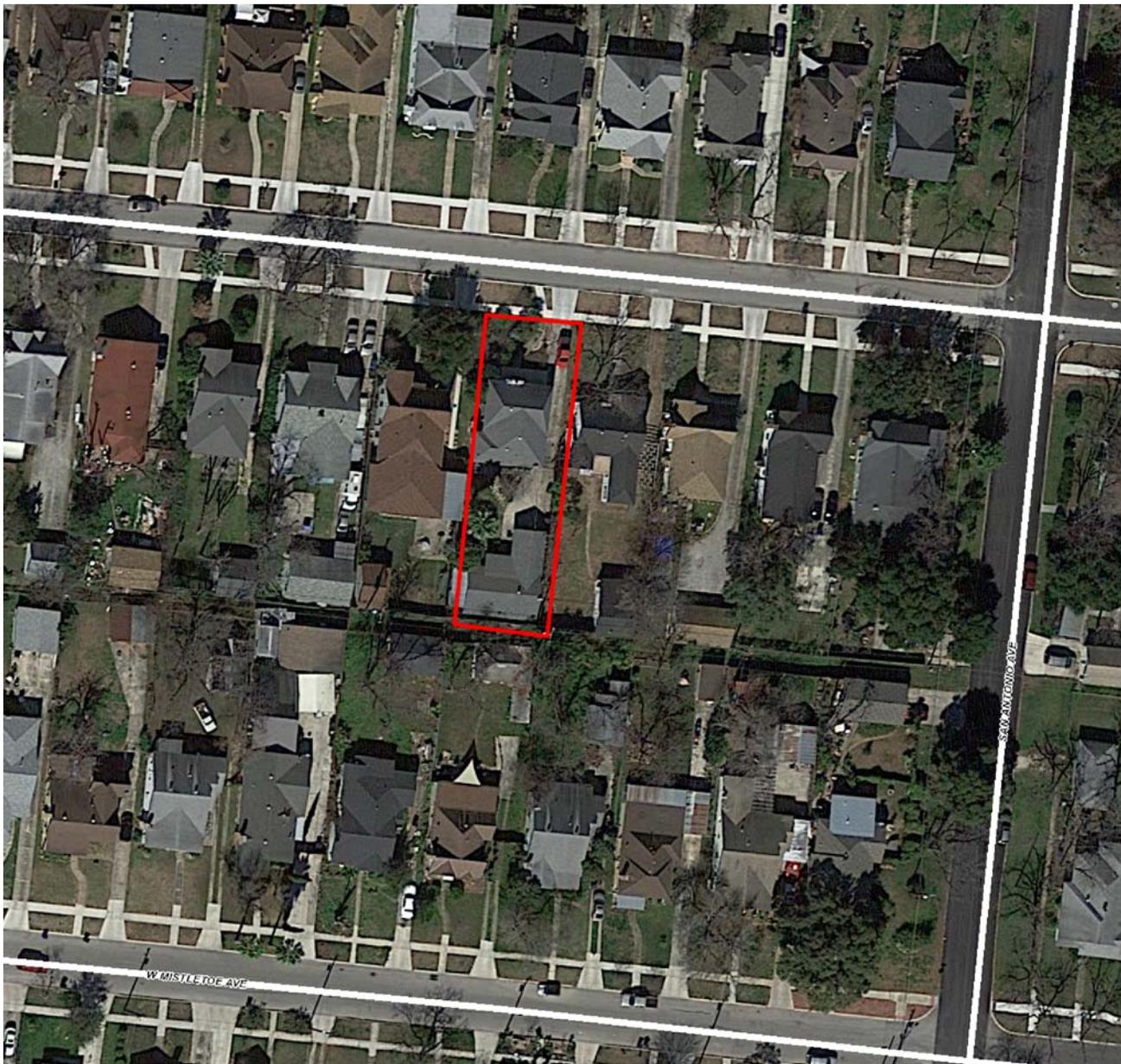
## **FINDINGS:**

- a. The primary structure at 1918 W. Magnolia is a vernacular, 1-story single-family residence constructed circa 1925. The home features a chimney and recessed arched entrance on the primary façade, as well as a hipped roof. The home is a contributing structure to the Monticello Park Historic District. The property also contains a 1-story rear accessory structure that includes a guesthouse and attached garage. Staff finds, per Sanborn maps, that the accessory structure is non-original.
- b. **REAR PORCH: FOOTPRINT** – The applicant has proposed to replace the existing covered porch at the rear of the primary structure with a new screened-in porch. The proposed footprint is approximately 260 square feet. According to the Historic Design Guidelines, additions should not double the size of, and should be subordinate to, the primary structure. Carport footprints should also be similar to those used in the district. Staff finds that the proposed footprint should be reduced to be more consistent with the Guidelines.
- c. **REAR PORCH: SCALE & MASS** – The applicant has proposed to construct a new screened-in porch at the rear of the primary structure. The porch will be 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story porch consistent with the Guidelines in terms of height.
- a. **REAR PORCH: MATERIALS** - According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed to a rear porch with a wood deck, wood columns, wood rafters, galvanized wire mesh, and a standing seam metal roof. Staff finds that the proposed materials are consistent with the Guidelines.
- d. **REAR PORCH: ARCHITECTURAL DETAILS** - The Guidelines stipulate that architectural details of new construction should be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.
- e. **CARPORT: FOOTPRINT** – The applicant has proposed to construct a new carport at the front of the existing rear detached accessory structure. The structure will shade 1 vehicle. The proposed footprint is approximately 260 square feet. The Historic Design Guidelines for New Construction stipulate that new outbuildings should be less than 40% the size of the primary structure in plan. Staff finds that the proposal is consistent with the Guidelines.
- f. **CARPORT: ORIENTATION AND SETBACK** – The applicant has proposed to orient the new accessory structure perpendicular to the primary structure and rear accessory structure. Guidelines 5.B.i and 5.B.ii for new construction stipulate that new garages and outbuildings should follow the historic orientation and setbacks common in the district. Staff finds the proposal for orientation consistent with the Guidelines. The rear setbacks are also consistent with historic precedents in the Monticello Park Historic District. The applicant is responsible for complying with all zoning setback standards and filing for a variance with the Board of Adjustment if applicable.
- g. **CARPORT: SCALE & MASS** – The applicant has proposed a 1-story carport structure that appears to measure approximately 8 feet in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds the proposal consistent with the Guidelines.
- h. **CARPORT: ROOF** – The applicant has proposed a carport structure that will feature a flat standing seam metal roof. The Guidelines state that roof forms, in terms of pitch, overhangs, and orientation should be consistent with those predominantly found on the block. Staff finds the proposed roof form consistent with the Guidelines.
- i. **CARPORT: MATERIALS** – The applicant has proposed a carport structure that will feature metal columns and beams and a standing seam metal roof. The Guidelines for New Construction state that materials should complement the type, color, and texture of those found in the historic district. Metal carport structures are not common in the district. Staff does not find the materiality consistent with the Guidelines.
- j. **CARPORT: ARCHITECTURAL DETAILS** – Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with this Guideline.

## **RECOMMENDATION:**

Staff recommends approval based on findings a and j with the following stipulations:

- i. That the carport structure be constructed of wood posts and wood beams in lieu of the proposed metal as noted in finding i. The applicant is required to submit an updated drawing set to staff that reflects this change prior to the issuance of a Certificate of Appropriateness.
- ii. That the carport be limited to the minimum possible size while still allowing for vehicular access, as noted in finding b. The applicant is required to submit an updated drawing set to staff that reflects any changes prior to the issuance of a Certificate of Appropriateness. If the carport cannot be reduced in size from the original request, the applicant should provide a detailed explanation to OHP staff for review.

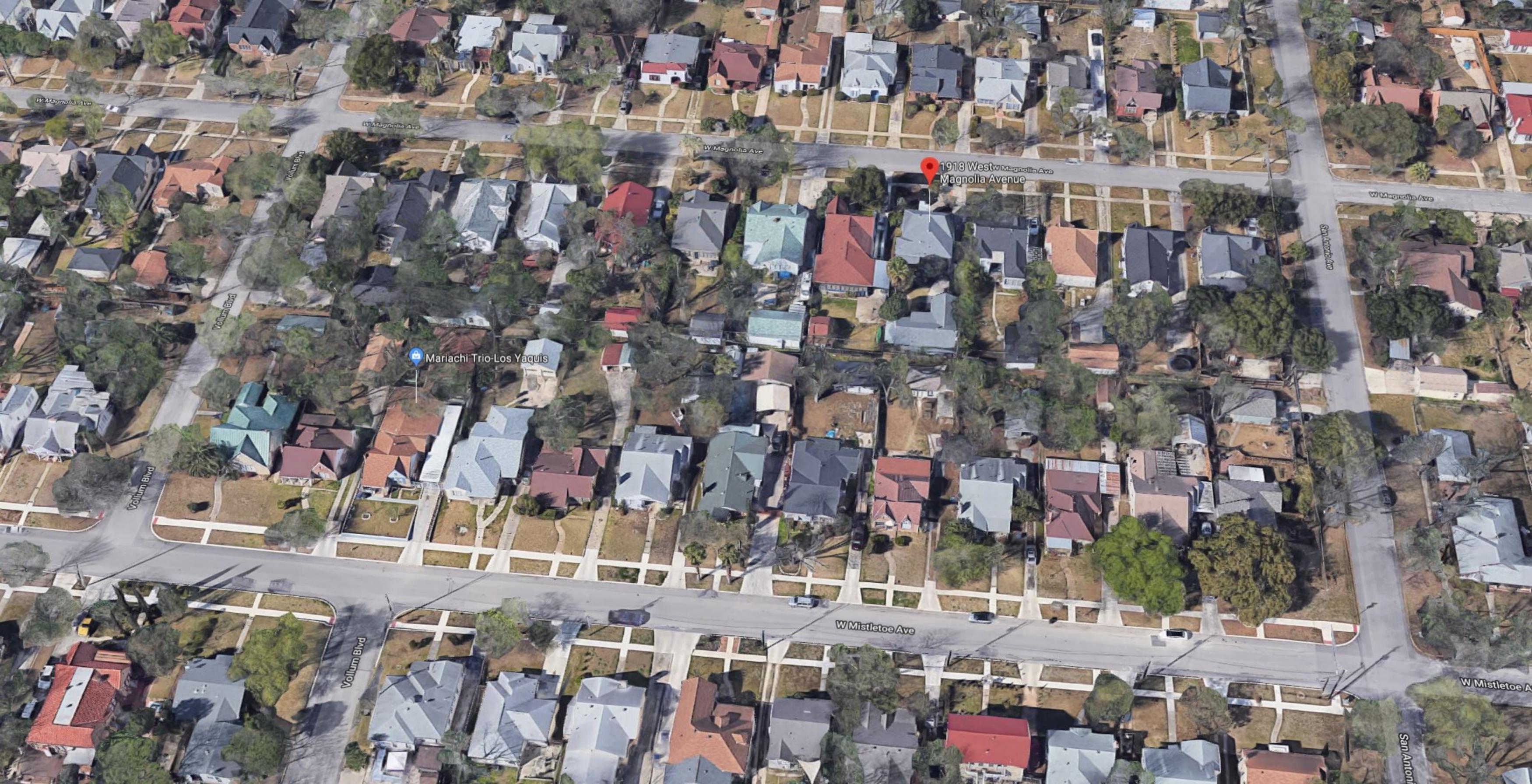


## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 12, 2019

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1918 West W Magnolia Ave  
Magnolia Avenue

Mariachi Trio-Los Yaquis

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

San Antonio Ave

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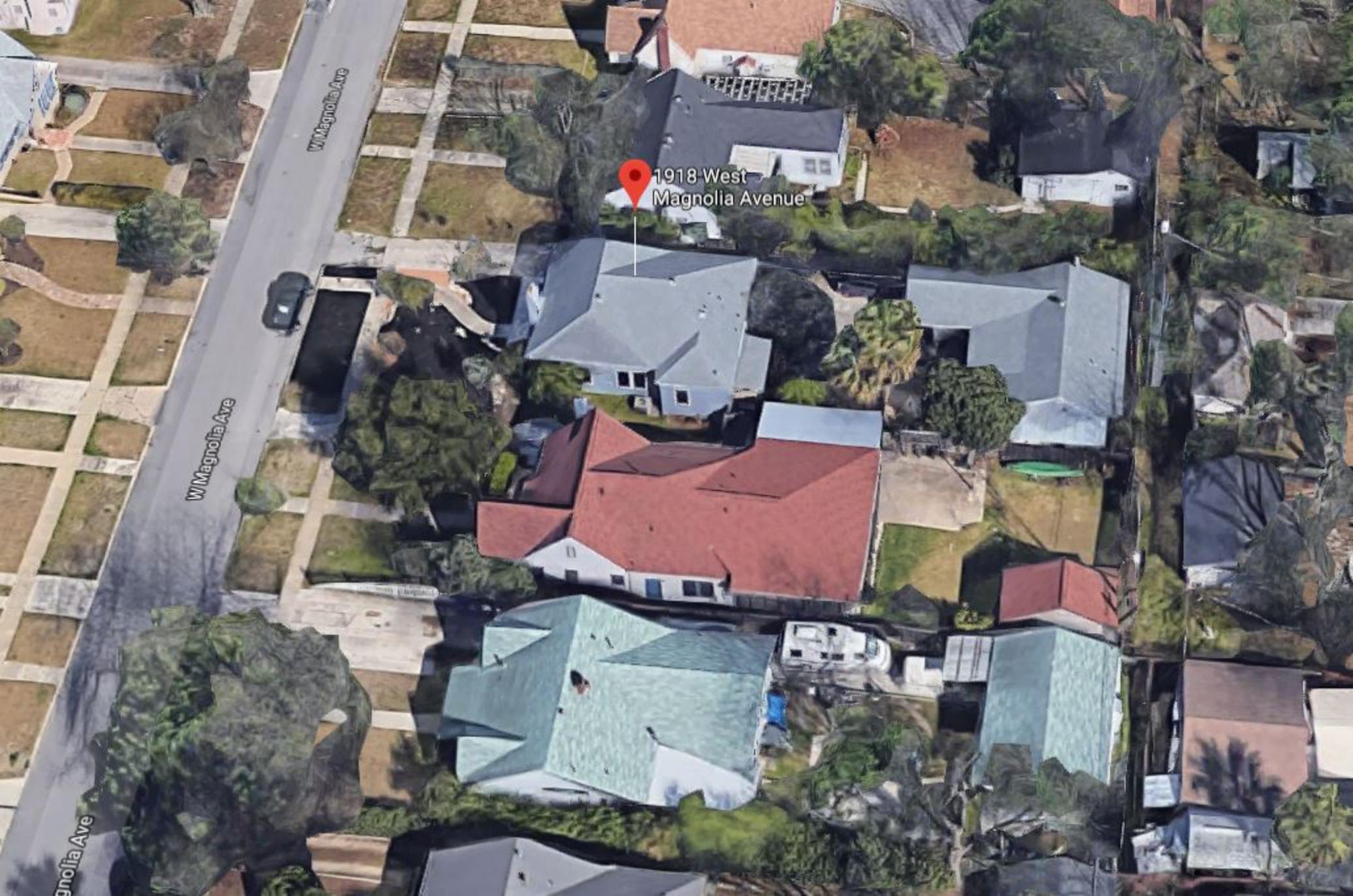
San Antonio

An aerial satellite view of a residential neighborhood. The houses have various roof colors including grey, red, and teal. There are many trees and green spaces. A red location pin is placed on a house in the center-left. The street at the bottom is labeled 'W Magnolia Ave'.

1918 West  
Magnolia Avenue

Magnolia Ave

W Magnolia Ave



1918 West  
Magnolia Avenue

W Magnolia Ave

W Magnolia Ave

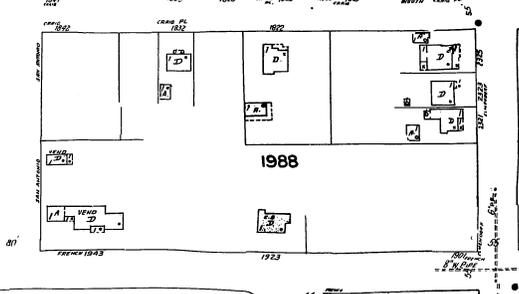
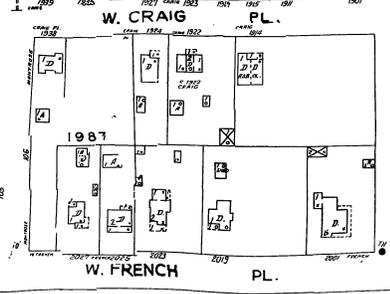
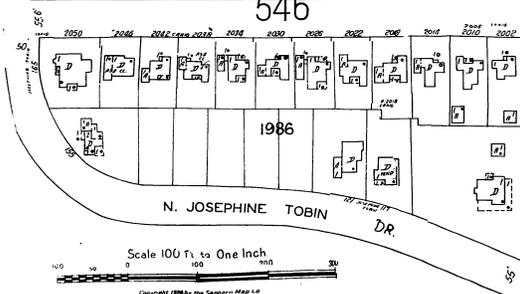
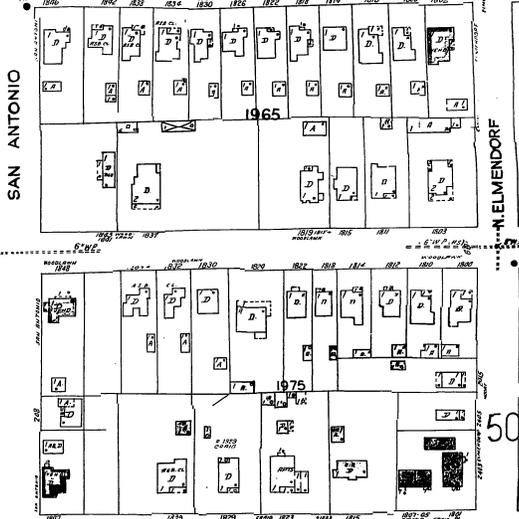
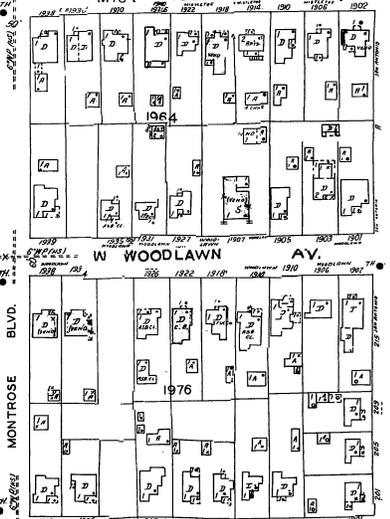
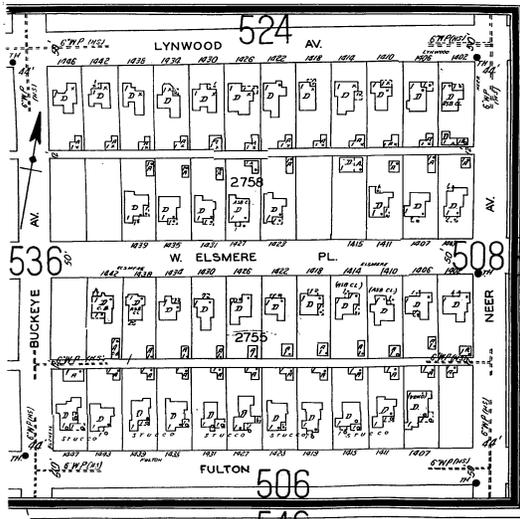
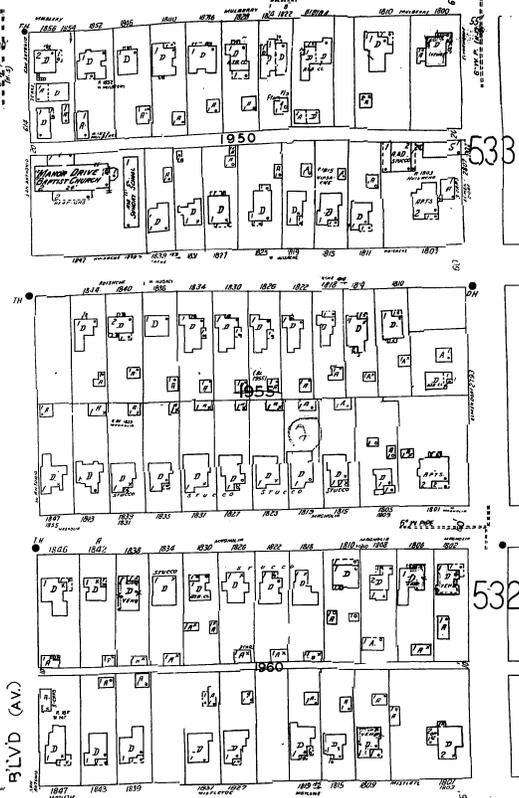
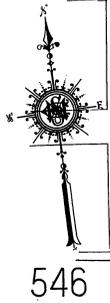
gnolia Ave



FRONT – MAIN HOUSE



503



Scale 100 Ft. to One Inch  
Copyright 1985 by the Sanborn Map Co.

S e e U o i u m e D n e



**ZIGA ARCHITECTURE STUDIO**  
Architecture | Interiors | Historic Preservation

## NARRATIVE – 1918 W. MAGNOLIA

Requesting a Certificate of Appropriateness to replace an existing rear deck with a new screened-in porch and to construct a new carport in front of an existing garage. The proposed screened-in porch will be clear sealed cedar to match the front porch, with aluminum screen material. The roof will be shed and will tie under the existing house's soffit to minimize any impact to the historic structure. In order to achieve a low slope, the roof will be standing seam.

The proposed carport will be constructed out of painted metal structure in order to allow for a beam cantilever at the front and to facilitate maneuvering in and out of the carport. The proposed carport will have a shed roof similar to the new screened-in porch in order to keep a low profile and minimize views from the street. The roof will be standing seam in order to achieve a low slope. The existing driveway and pad will remain as is.



EAST – MAIN HOUSE





WEST – MAIN HOUSE





SOUTH – MAIN HOUSE





FRONT – GUEST  
HOUSE/GARAGE



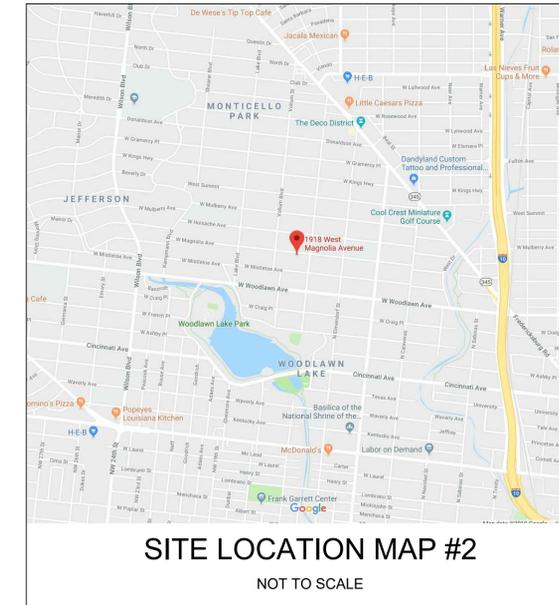
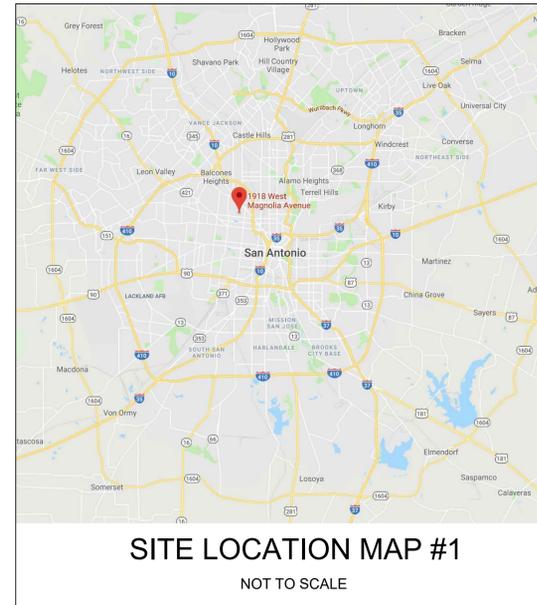
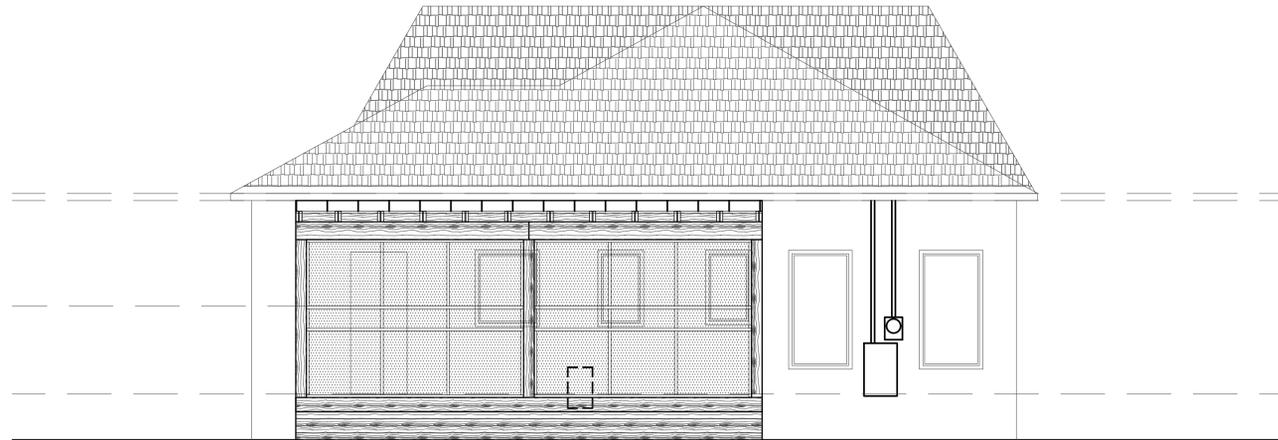


GUEST HOUSE/GARAGE –  
VIEW FROM STREET



# GORMAN RESIDENCE - NEW SCREENED-IN PORCH AND CARPORT

1918 W. MAGNOLIA AVE., SAN ANTONIO, TX 78201



## GENERAL NOTES

- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS REQUIRED BY ONE ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL DRAWINGS OR SPECIFICATIONS, ADDENDUM, BULLETIN, OR OTHER DOCUMENT, SHALL BE AS BINDING AS IF REQUIRED BY ALL. CONTRACTOR SHALL USE ONLY COMPLETE SETS OF CONTRACT DOCUMENTS FOR EACH AND EVERY ITEM OF WORK.
- CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODE, ORDINANCES, A.D.A. T.A.S., AND REGULATIONS OF ALL GOVERNING BODIES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR AND ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- THE OWNER SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS, AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER OF THE OTHER PROPERTY.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION PROPERLY AND PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER, AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THAT THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE.
- CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS USING ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER SHALL VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED, IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, EXCEPT THAT THE SPECIFICATIONS, WHERE MORE STRINGENT, SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TAPS, EXTENSIONS, WATER, AND ELECTRICITY FOR ALL PROJECT FUNCTIONS, OFFICE, STORAGE, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TELEPHONE, TOILET, VALVES, OR OTHER DEVICES NECESSARY TO RUN POWER TOOLS AND EQUIPMENT. SUCH MODIFICATIONS TO EXISTING UTILITIES SHALL BE REMOVED AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT IN A TIMELY MANNER THAT WILL ALLOW NOT LESS THAN 10 DAYS FOR REVIEW. THE GENERAL CONTRACTOR SHALL SUBMIT CORRECT NUMBER REQUIRED, BUT NOT LESS THAN 4 COPIES.
- THE GENERAL CONTRACTOR SHALL PROVIDE STREET NUMBERING ON THE BUILDING IN COMPLIANCE WITH LOCAL AUTHORITY.
- ALL PENETRATIONS THRU WALLS SHALL BE SEALED AIR/WATER TIGHT AND CAULKED WITH 2 PART SEALANT EACH SIDE.
- THE GENERAL CONTRACTOR SHALL PROVIDE (1) COPY OF AS-BUILT DRAWINGS TO THE OWNER AT THE COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL BE KEPT ON THE JOB AT ALL TIMES AND UPDATED THROUGHOUT THE CONSTRUCTION PHASE.
- UNLESS NOTED OTHERWISE, SITE PLAN DIMENSIONS ARE TO FACE OF CURB, FLOOR PLAN DIMENSIONS ARE TO FACE OF STUDS, FRAMING, MASONRY, CONCRETE WALL PANELS, OR FOUNDATION WALLS.

## SHEET INDEX

CS	COVER SHEET
SP100	EXISTING AND PROPOSED SITE/ROOF PLANS
A100	EXISTING/DEMO & PROPOSED FLOOR PLANS
A200	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A201	EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A300	TYPICAL WALL SECTION AND DETAILS

## ARCHITECT

ZIGA ARCHITECTURE  
STUDIO, PLLC

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INFO@STUDIOZIGA.COM  
WWW.STUDIOZIGA.COM

## CODE INFORMATION

2015 INTERNATIONAL RESIDENTIAL CODE  
2015 IECC

## BUILDING DATA

SQ. FT.:	264	S.F. SCREENED-IN PORCH
	264	S.F. CARPORT



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GORMAN RESIDENCE - NEW  
SCREENED-IN PORCH AND CARPORT

1918 W. MAGNOLIA AVE.,  
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MICHAEL GORMAN C/O  
EMILY F. MORGAN



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#	DATE	DESCRIPTION
1	02/28/19	CLIENT REVIEW

COVER SHEET

PROJECT NO.	19-007
DATE:	02.28.19
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
	TEXAS LICENSE NO. 24683

CS



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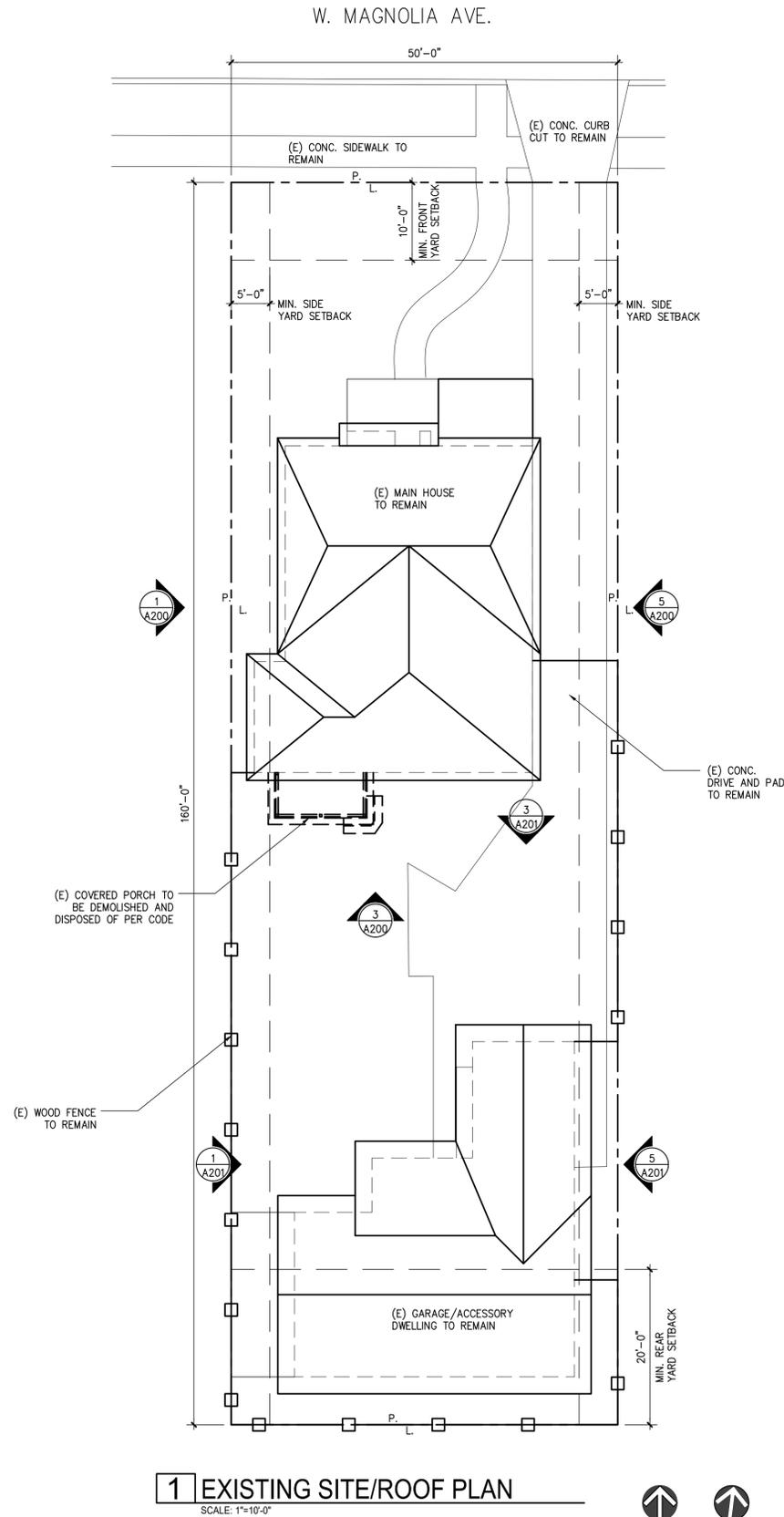
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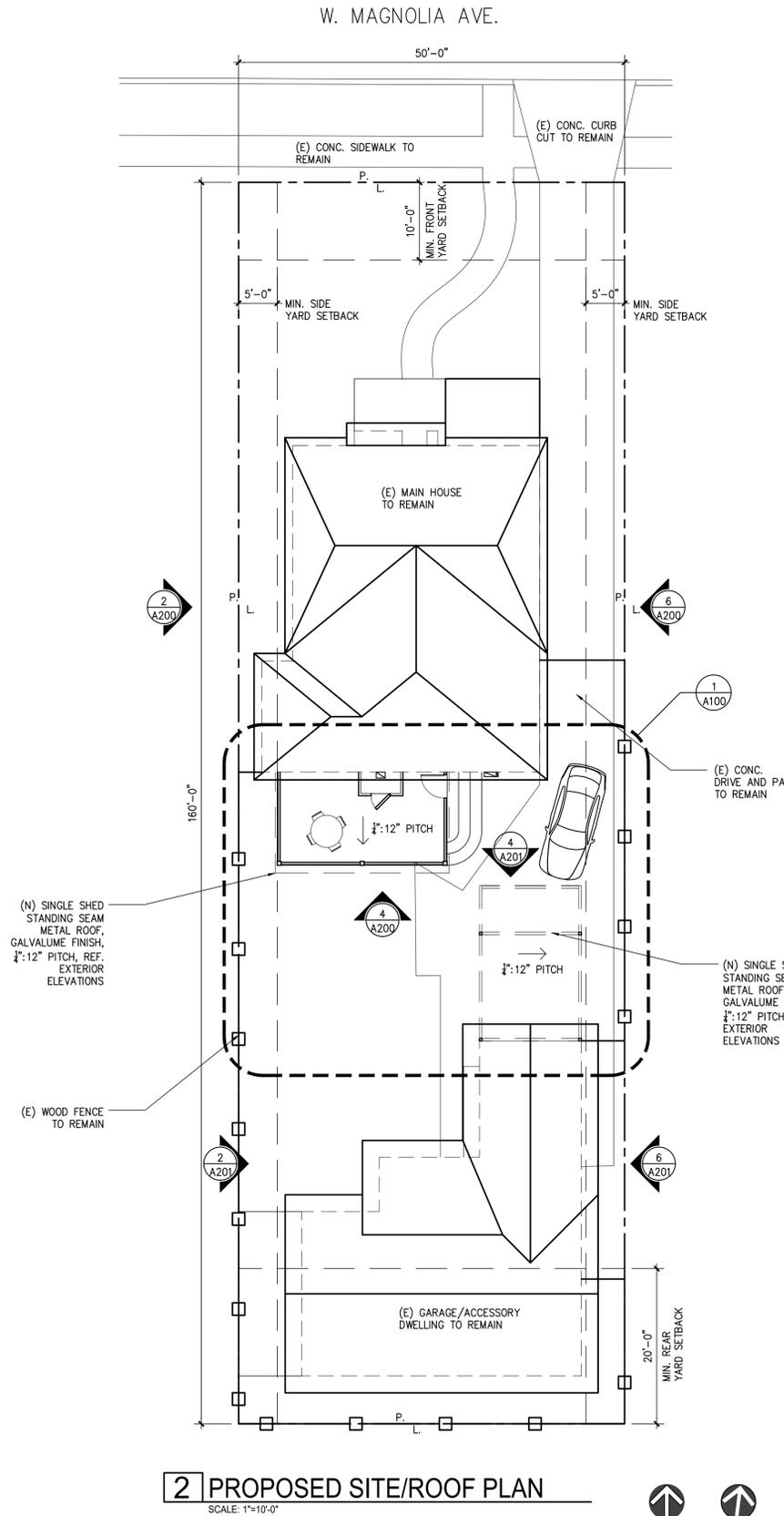
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1 EXISTING SITE/ROOF PLAN

SCALE: 1/8"=10'-0"



2 PROPOSED SITE/ROOF PLAN

SCALE: 1/8"=10'-0"



**LOT COVERAGE AREA CALCULATIONS**

MAIN HOUSE + COVERED PORCHES:	1,788 S.F.
GUEST HOUSE + CARPORT:	1,413 S.F.
TOTAL COVERED AREA:	3,201 S.F.
LOT AREA:	8,000 S.F.
<b>LOT COVERAGE RATIO:</b>	<b>40% = 3,201 / 8,000</b>

**PROPOSED SITE/ROOF PLAN**

PROJECT NO.	19-007
DATE:	02.28.19
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO.	24683

SP100



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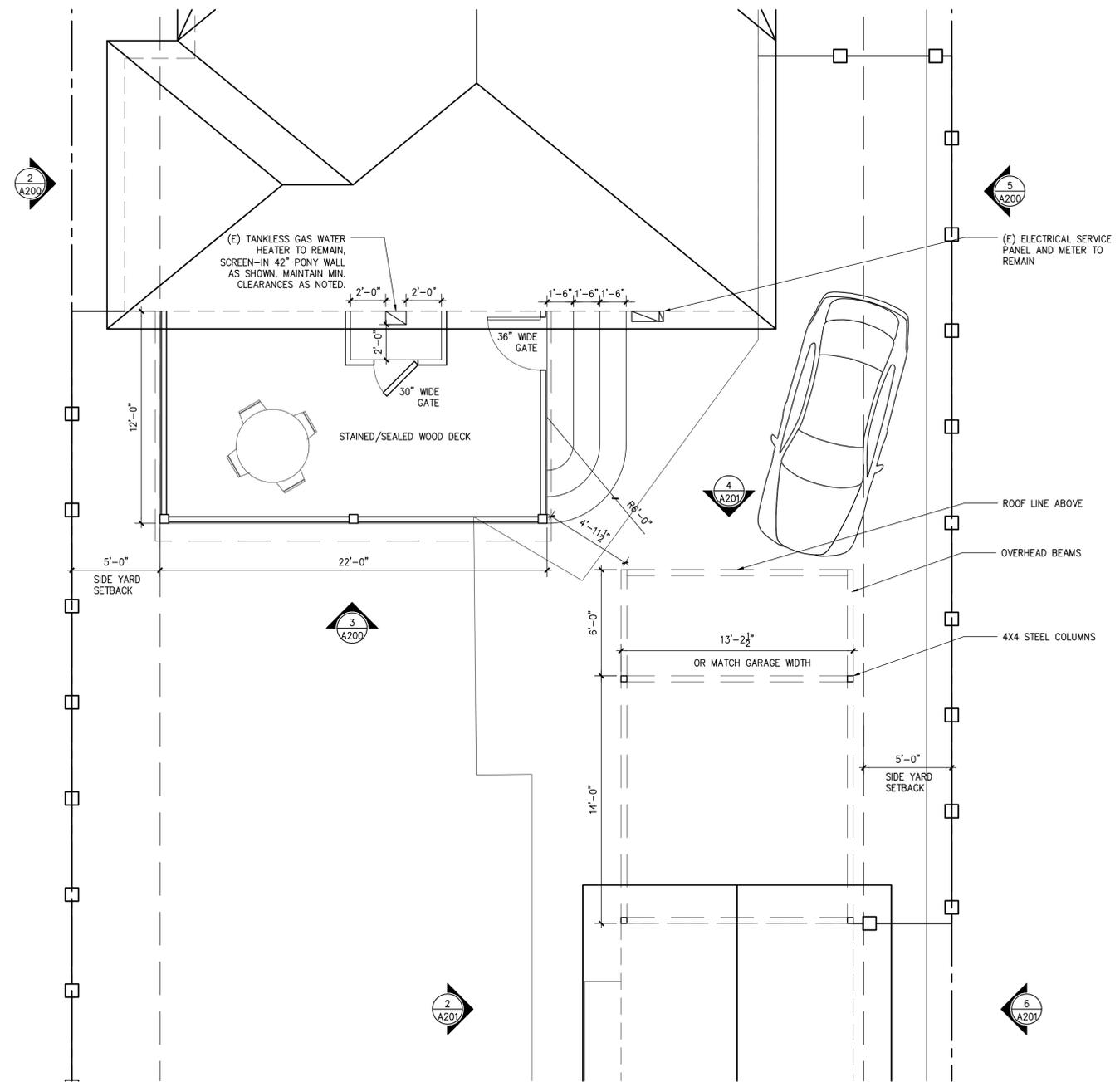
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EXISTING AND  
PROPOSED FLOOR  
PLAN

PROJECT NO.	19-007
DATE:	02.28.19
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REVIEWED BY:	FJZ

PROJECT ARCHITECT:  
FELIX J. ZIGA JR., AIA  
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A100



1 PROPOSED FLOOR PLAN

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



A100



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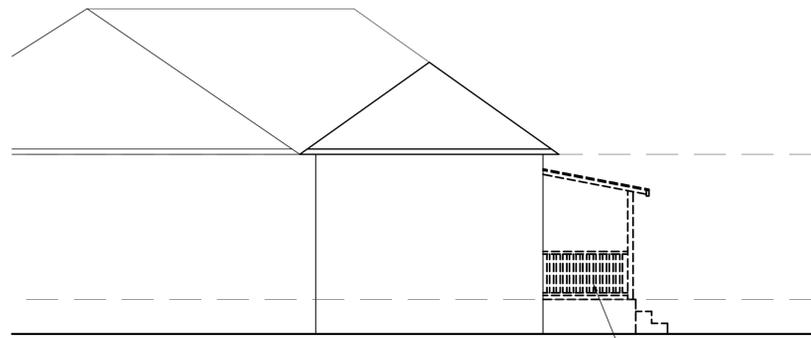
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GORMAN RESIDENCE - NEW  
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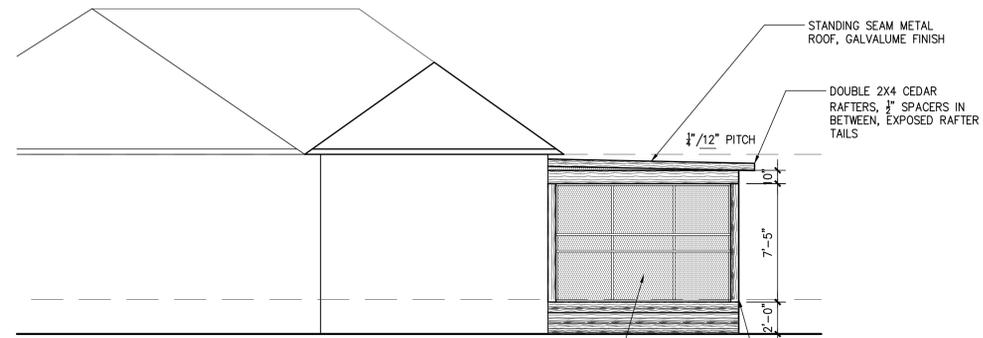
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(E) NON-HISTORIC PORCH,  
COVER AND STEPS TO BE  
DEMOLISHED AND DISPOSED  
OF PER CODE.

1 EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"



2X4 INTERIOR FRAME WALL,  
WITH SCREENED-IN PORCH  
MESH, GALVANIZED. REF.  
DETAILS

STANDING SEAM METAL  
ROOF, GALVALUME FINISH

DOUBLE 2X4 CEDAR  
RAFTERS, 1/2" SPACERS IN  
BETWEEN, EXPOSED RAFTER  
TAILS

1 1/2" PITCH

10'-0"

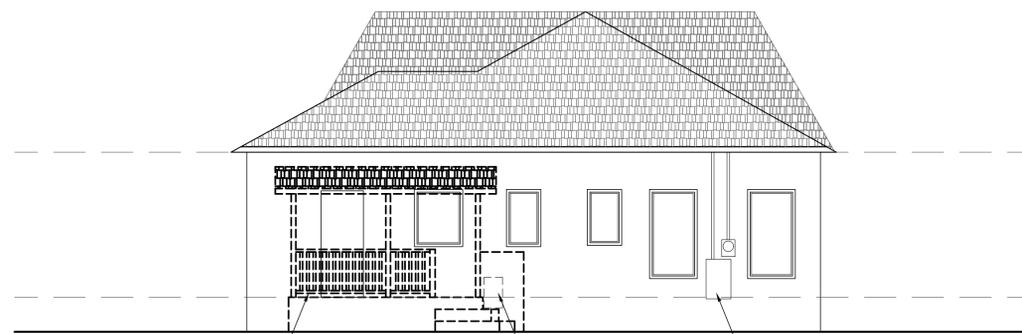
7'-5"

2'-0"

6X6 CEDAR COLUMNS,  
STAINED

2 PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



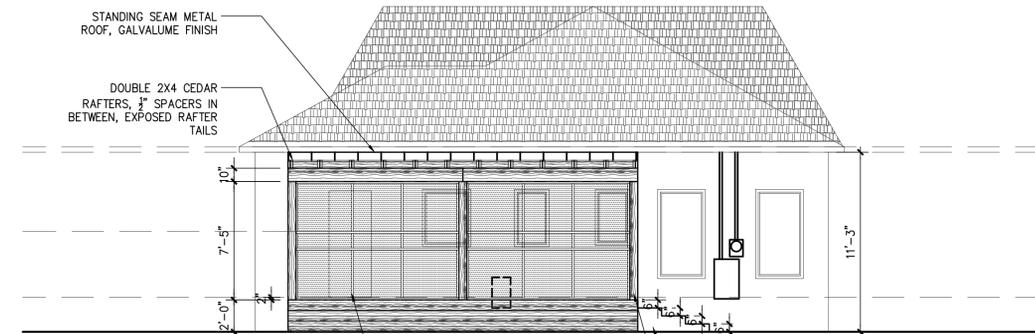
(E) NON-HISTORIC PORCH,  
COVER AND STEPS TO BE  
DEMOLISHED AND DISPOSED  
OF PER CODE.

(E) TANKLESS WATER  
HEATER TO REMAIN

(E) ELECTRIC SERVICE TO  
REMAIN

3 EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"



STANDING SEAM METAL  
ROOF, GALVALUME FINISH

DOUBLE 2X4 CEDAR  
RAFTERS, 1/2" SPACERS IN  
BETWEEN, EXPOSED RAFTER  
TAILS

10'-0"

7'-5"

2'-0"

2X4 INTERIOR FRAME WALL,  
WITH SCREENED-IN PORCH  
MESH, GALVANIZED. REF.  
DETAILS

18" TREADS, 6" RISERS  
FOR SEATING

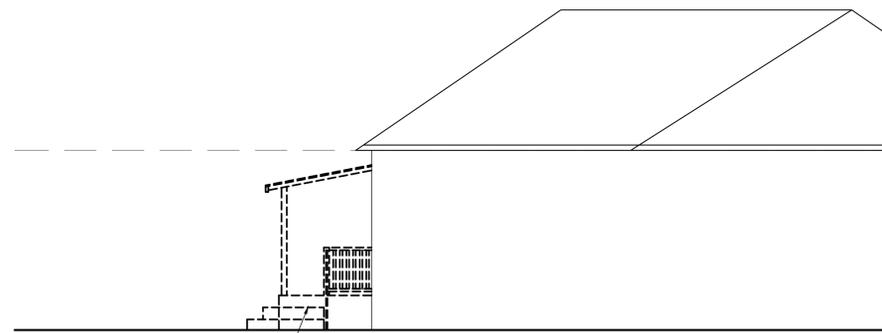
6X6 CEDAR COLUMNS,  
STAINED

22'-0"

11'-3"

4 PROPOSED SOUTH ELEVATION

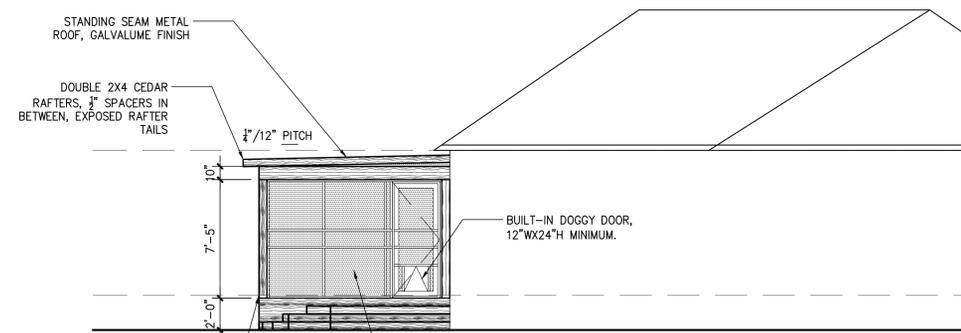
SCALE: 3/16"=1'-0"



(E) NON-HISTORIC PORCH,  
COVER AND STEPS TO BE  
DEMOLISHED AND DISPOSED  
OF PER CODE.

5 EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



STANDING SEAM METAL  
ROOF, GALVALUME FINISH

DOUBLE 2X4 CEDAR  
RAFTERS, 1/2" SPACERS IN  
BETWEEN, EXPOSED RAFTER  
TAILS

1 1/2" PITCH

10'-0"

7'-5"

2'-0"

BUILT-IN DOGGY DOOR,  
12" W X 24" H MINIMUM.

6X6 CEDAR COLUMNS,  
STAINED

2X4 INTERIOR FRAME WALL,  
WITH SCREENED-IN PORCH  
MESH, GALVANIZED. REF.  
DETAILS

6 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO.	19-007
DATE:	02.28.19
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ
PROJECT ARCHITECT:	FELIX J. ZIGA JR., AIA
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A200



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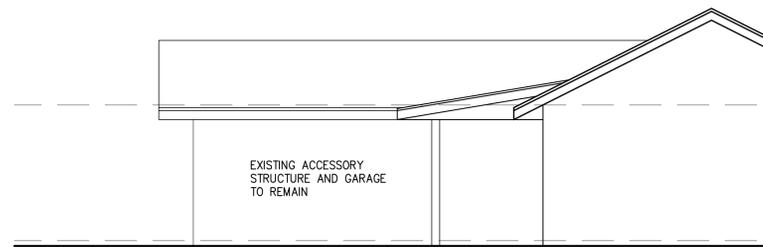
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GORMAN RESIDENCE - NEW  
SCREENED-IN PORCH AND CARPORT

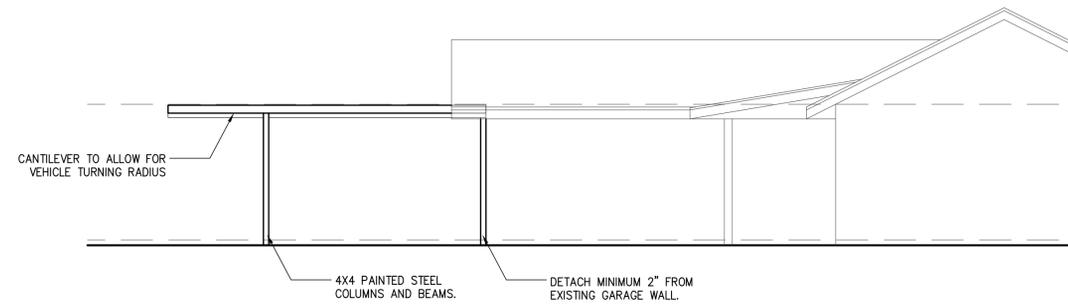
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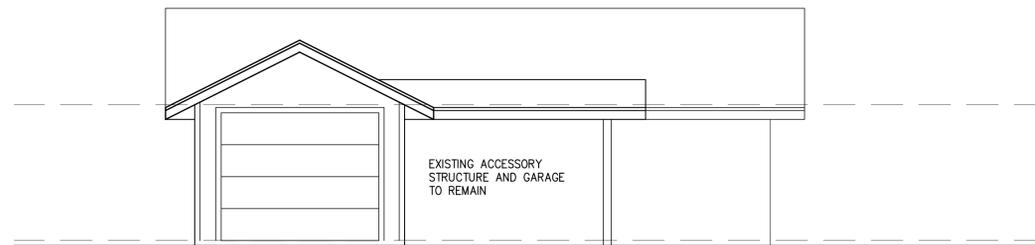
1 EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"



2 PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



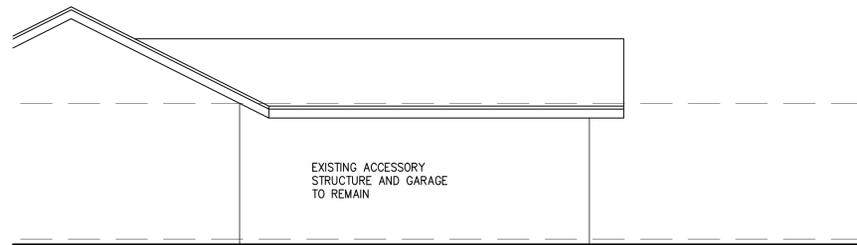
3 EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



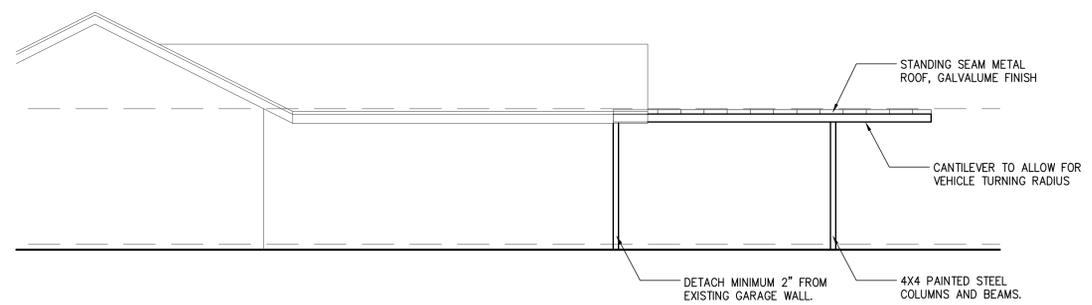
4 PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"



5 EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



6 PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

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PROPOSED EXTERIOR  
ELEVATIONS

PROJECT NO. 19-007

DATE: 02.28.19

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