HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

HDRC CASE NO:	**2018-390**
ADDRESS:	610 E LOCUST
LEGAL DESCRIPTION:	NCB 1742 BLK 15 LOT 3
ZONING:	R-6 H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
TYPE OF WORK:	Exterior modifications, construction of an attached carport, fenestration modifications
APPLICATION RECEIVED:	July 26, 2018
60-DAY REVIEW:	September 24, 2018

REQUEST:

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

1. Modify the existing front fenestration to include new windows and front door.
2. Modify the existing front porch configuration to include new columns, a new front gable roof with decorative detailing, and a new staircase with railing.
3. Install a brick planter at the front of the primary structure.
4. Install brick skirting on the front and sides of the primary structure.
5. Add two additional windows to the east façade.
6. Modify the rear fenestration on an existing addition.
7. Construct stairs on the existing rear addition.
8. Construct an attached carport on the east façade.
9. Install a new privacy fence on the east façade extending to the rear of the property.
10. Modify the existing front hardscaping to include a new hybrid ribbon driveway and new concrete walkway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
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. Hardiboard 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.
iv. *Screens and shutters*—Preserve historic window screens and shutters.
v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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.
vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural

style of the building.
viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)
i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography
A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls
A. HISTORIC FENCES AND WALLS
i. *Preserve*—Retain historic fences and walls.
ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing

or stucco or other cementitious coatings.
B. NEW FENCES AND WALLS
i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.
C. PRIVACY FENCES AND WALLS
i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.
C. MULCH
Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.
i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.
D. TREES
i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523

(Tree Preservation) for specific requirements.
ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing
A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*— Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.
B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The primary structure located at 610 E Locust is a 1-story single family home constructed in approximately 1920. The home has been significantly modified over the years to include a rear addition with rear porch, a non-original brick façade concealing woodlap siding, and an altered front porch with low-sloping shed roof and brick stairs. Based on Sanborn Maps and the development pattern of E Locust, the original structure was likely Craftsman in design and featured a smaller footprint. The structure is non-contributing to the Tobin Hill Historic District.
b. FRONT FENESTRATION MODIFICATIONS – The applicant has proposed to modify the existing front fenestration of the primary structure. Currently, the structure features several openings within the non-original front brick façade. The proposal includes the installation of three ganged windows on the east half of the front façade, new sidelites on either side of the existing front door and a new transom above, and two tall, rectangular single panel windows flanking the front door. Staff does not find the addition of side lites consistent with the Guidelines and finds that the existing transom should remain in its original size and configuration above the front door. Staff finds the rest of the fenestration proposal generally consistent with the Guidelines and historic window patterns of the district, but finds that the proposed tall rectangular windows should feature a one over one configuration to better comply with the Guidelines and OHP window policy document.
c. FRONT PORCH MODIFICATIONS – The applicant has proposed to construct a new front porch in the location of the non-original porch. According to the Historic Design Guidelines, porches should be reconstructed 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. The proposed front porch modifications include new brick column bases with simple wood column supports, a new front gable, new wooden stairs, and a decorative gable detail. Staff finds the proposal generally consistent with the Guidelines, but finds that the front gable should be simplified as to not impart a false sense of historic appearance. Staff finds that the removal of the decorative

detail to expose the proposed woodlap siding would be more appropriate and consistent with historic precedents in the district.

d. BRICK PLANTER – The applicant has proposed to install a brick planter beneath the east portion of the front façade. According to the Historic Design Guidelines, new planting beds should not obscure the structure or be located as to retain moisture on walls or foundations. Staff finds that free plantings in a garden bed would be appropriate in this location, but finds that the planter itself is inconsistent with landscape features in the district.
e. BRICK SKIRTING – The applicant has proposed to install brick skirting along the foundation line on the front and sides of the structure. The rest of the body of the structure will be restored or will feature in-kind replacement of woodlap siding. According to the Historic Design Guidelines, replacement foundation features and elements, including skirting, should consist of durable, proven materials that either match the existing siding or have minimal visual impact. Brick is not a consistent application for skirting in the district. Generally, brick skirting is most commonly found on mobile homes or homes with lightweight construction. Staff finds that brick as skirting is inconsistent with the Guidelines. Staff finds that woodlap that matches the primary structure or a Hardie siding with the smooth side exposed would be more appropriate.
f. NEW WINDOWS – The applicant has proposed to install two new windows on the east façade. The windows will feature a one over one configuration and match the size and proportion of existing one over one windows on the structure, as well as the new ones proposed on the front façade. The windows will be minimally visible from the public right-of-way and are consistent with sizes and patterns found in the district. Staff finds the proposal consistent with the Guidelines.
g. REAR FAÇADE MODIFICATIONS – The applicant has proposed to modify the fenestration on the rear façade, which is part of a non-original addition to the primary structure. The proposal includes replacing existing window openings with sliding doors for porch access. Based on the location of the modifications and the non-original nature of the façade, staff finds the proposal appropriate.
h. REAR STAIRS – The applicant has proposed to construct a rear wooden staircase off the existing non-original rear porch. As noted in finding g, this portion of the structure is not original and is not visible from the public right-of-way. Staff finds the proposal appropriate based on these considerations.
i. ATTACHED CARPORT – The applicant has proposed to construct a new attached carport on the east façade of the structure. The carport width will extend to the side fence line and its length will cover two cars. According to the Historic Design Guidelines, new garages or outbuildings should be located at the rear of the property and follow historic development patterns. Per the Guidelines for Garages and Outbuildings 5.B.i, garages attached to the primary structure should not be introduced on blocks where they are not historically found. Attached shed carports are not consistent with the development pattern of the Tobin Hill Historic District. While staff finds that the general location of the carport is consistent, staff finds that a detached or freestanding carport is more appropriate.
j. PRIVACY FENCE – The applicant has proposed a wood privacy fence with a wrought iron gate. An existing privacy fence exists and is set back approximately 20 feet from the front plane of the primary structure. The proposed new fence would be set back approximately 3 feet. Staff finds that a privacy fence is appropriate but finds that the fence line should be set back more significantly from the front façade to be more consistent with the Guidelines.
k. HARDSCAPING MODIFICATIONS – The applicant has proposed to modify the existing front hardscaping. The property currently features a concrete driveway and a concrete walkway. Proposed modifications include the reduction of overall driveway hardscaping to create a ribbon drive from the front façade of the structure to the rear of the lot, the removal of a rear parking pad, and the addition of a side walkway connecting the front walkway and the driveway. The front driveway configuration will also be modified to accommodate the new front staircase. Staff generally finds the proposed modifications appropriate, but finds that the driveway ribbons as proposed are not proportionate and may result in damage to the side of the house from cars due to the concrete's proximity to the house. Staff recommends that the proportions of concrete to pervious cover be modified to allow for an appropriate width for a driveway.

RECOMMENDATION:

Item 1, Staff recommends approval of the front fenestration modifications based on finding b with the following stipulations:

i. That the proposed sidelites be removed and the existing transom size and configuration be retained to be more consistent with the Guidelines.
ii. That the proposed tall rectangular windows feature a one over one configuration.

iii. That the windows be wood and that the applicant submits a final window specification to staff for review and approval that meets the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the front porch modifications based on finding c with the following stipulations:

i. That the proposed decorative gable detailing be removed.
ii. That the applicant submits a detail drawing indicating the dimensions of the proposed columns to staff for review and approval prior to receiving a Certificate of Appropriateness.
iii. That the applicant submits a brick specification, including dimension, finish, and mortar information, to staff for review and approval.

Item 3, Staff does not recommend approval of the proposed brick planter based on finding d.

Item 4, Staff does not recommend approval of the proposed brick skirting based on finding e. Staff recommends that the applicant continue the woodlap siding or install smooth Hardie siding with an appropriate reveal to be more consistent with the Guidelines. The applicant is required to submit updated drawings and specifications to staff for review and approval.

Item 5, Staff recommends approval of the new windows based on finding f with the following stipulation:

i. That the windows be wood and that the applicant submits a final window specification to staff for review and approval that meets the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 6, Staff recommends approval of the rear fenestration modifications based on finding g with the following stipulation:

i. That windows and doors be wood and that the applicant submits a final window specification to staff for review and approval that meets the following stipulations: Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 7, Staff recommends approval of the rear stair installation based on finding h.

Item 8, Staff recommends approval of a new carport based on finding i with the stipulation that the carport be freestanding and not affixed to the primary structure. The applicant is required to submit updated drawings to staff for review and approval prior to receiving a Certificate of Appropriateness.

Item 9, Staff recommends approval of the proposed privacy fence based on finding j with the stipulation that the fence be more set back from the primary structure as noted in finding j.

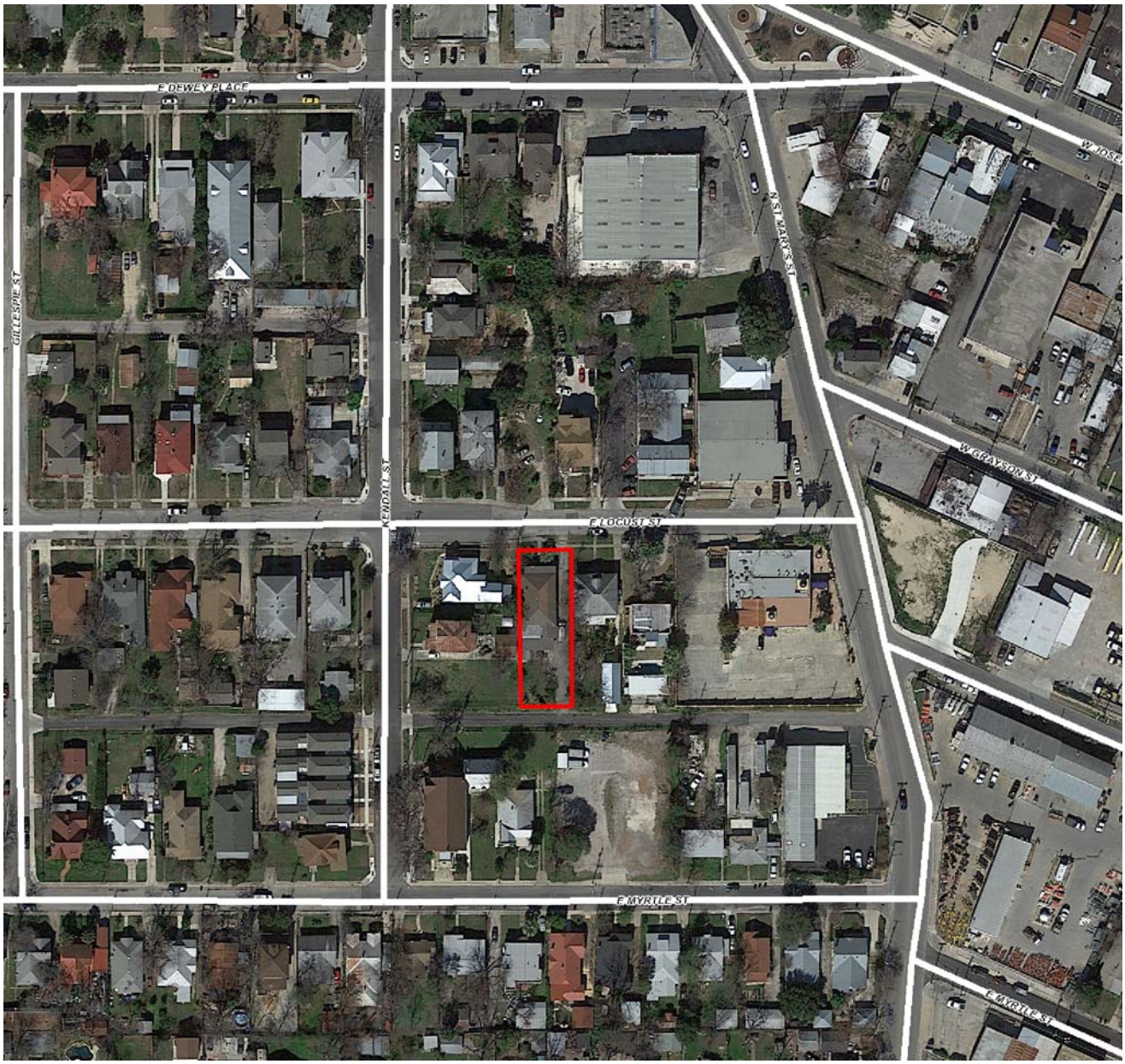
Item 10, Staff recommends approval of the proposed hardscaping modifications based on finding k with the stipulation that the driveway ribbons be modified as noted in finding k. The applicant is required to submit an updated site plan to staff to reflect this change prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant received administrative approval to remove the non-original brick façade, restore and replace the existing woodlap siding beneath in-kind, remove the non-original and damaged front porch roof, repair the existing roof, remove the burglar bars, and restore the wood windows in July 2018.



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Printed:Aug 07, 2018


Google


San Antonio, Tex. Vol. 2
222
New Sheet
May 1924
Scale 100 ft. to an inch
Jones Av.
E. Courtland Pl.
N. St. Mary's
215
2997
E. Dewey Pl.
1734
Kendall
735
E. Locust
216
1742
610
1743
Bethany Church Evangl. Reformed
E. Myrtle
222
1754
E. Park Av.
216
1753
211
212
Kendall St.
214
W. Josephine
3027
Polk
Archer St.
3028
W. Grayson
City Lumber Co.
6789
3029
Bottling Works
E. Locust
6793
6790
E. Elmira
177
6794
E. Myrtle
E. Euclid Av.
6792
6791
6795
E. Park Av.
1751
1752
832
E. Euclid Av.
217
(Donehue)
E. Elmira
217
Schiller
President Tourist Camp
221
201
McLane Av.
Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co.

AGUILERA RESIDENCE
610 EAST LOCUST STREET
SAN ANTONIO, TX
PERMIT DOCUMENTS

AGUILERA RESIDENCE RENOVATION
610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

Revisions:

REV.	DATE	TITLE

Date:
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07/25/18

Project No.
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Sheet Title:
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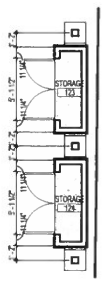
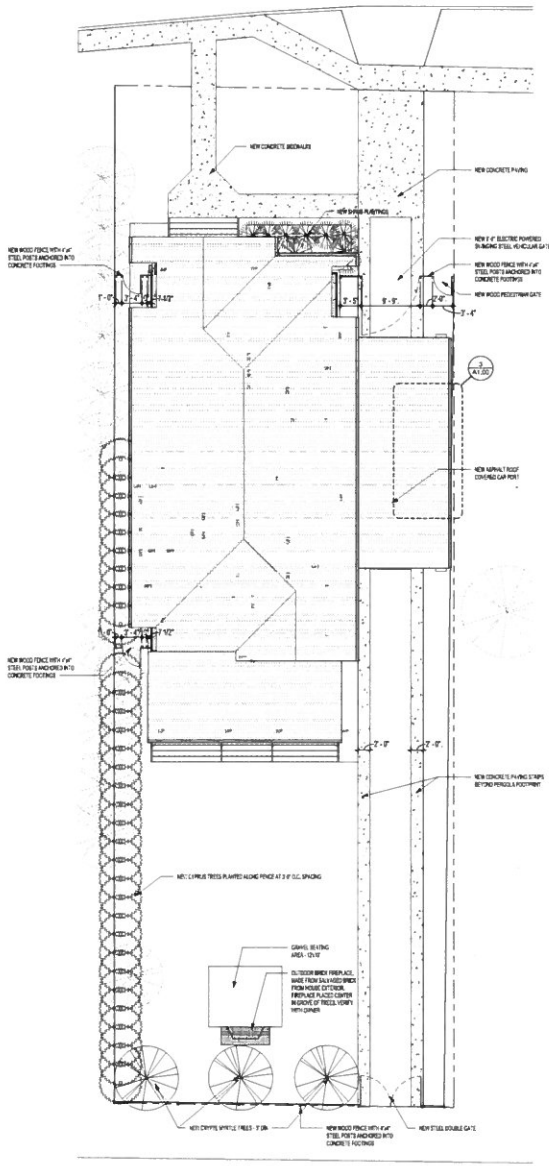
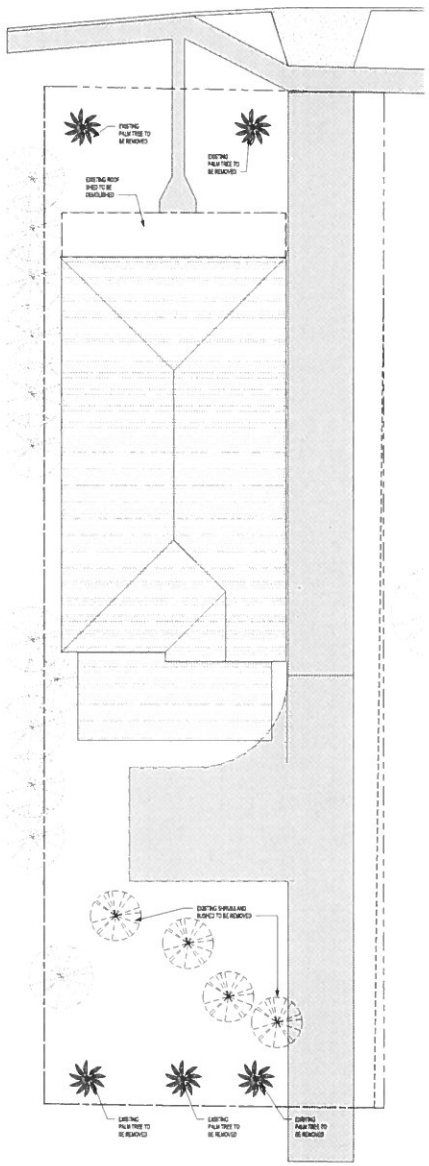


3 CARPORT STORAGE ROOMS
1/8" = 1'-0"
TRUE NORTH



1 SITE PLAN
1/8" = 1'-0"
TRUE NORTH



2 DEMOLITION SITE PLAN
1/8" = 1'-0"
TRUE NORTH

SITE PLAN DEMO LEGEND

- CONCRETE PAVING TO REMAIN
- LANDSCAPED GRASS AREA
- EXISTING CONCRETE CURB AND CUTS
- PAVEMENT FOR DEMOLITION

SITE PLAN LEGEND

- NEW CONCRETE PAVING - SIDEWALKS
- LANDSCAPED AREA - GRASS
- NEW DECOMPOSED GRANITE PATH

LEGAL DESCRIPTION:

STATE: TEXAS
COUNTY: BEXAR
CITY: SAN ANTONIO

LOT 3, BLOCK 15
NCB 1742
LOT AREA 9,347 SQ. FT.
0.21 ACRES

ZONING & USE:

ZONED: R-6 RESIDENTIAL

NEIGHBORHOOD: TOBIN HILL

LAND USE: ONE STORY RESIDENTIAL

GROSS BUILDING AREA: 2,828 S.F.

SPECIAL AREA AND DESIGN STANDARDS

SETBACKS:
FRONT: 25 FT.
SIDE: 0 FT.
REAR: 5 FT.

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

Revisions:

REV.	DATE	TITLE

Date:
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Project No.
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Sheet Title:
SITE PLAN

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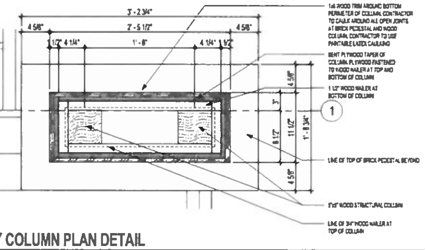
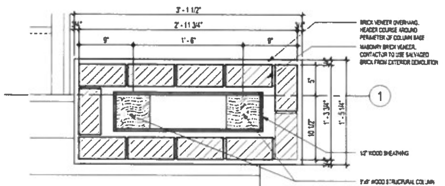
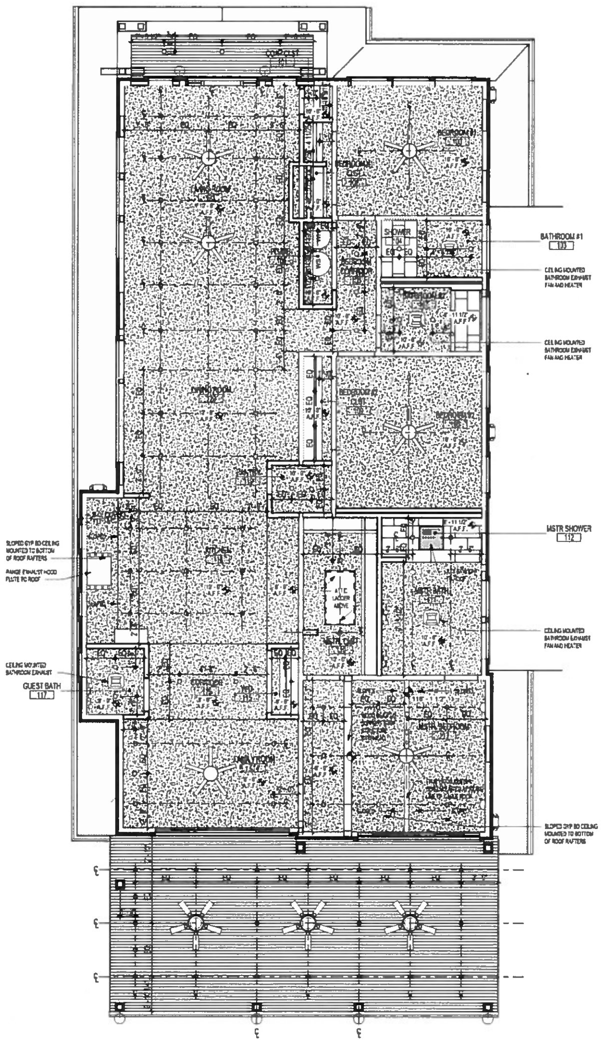


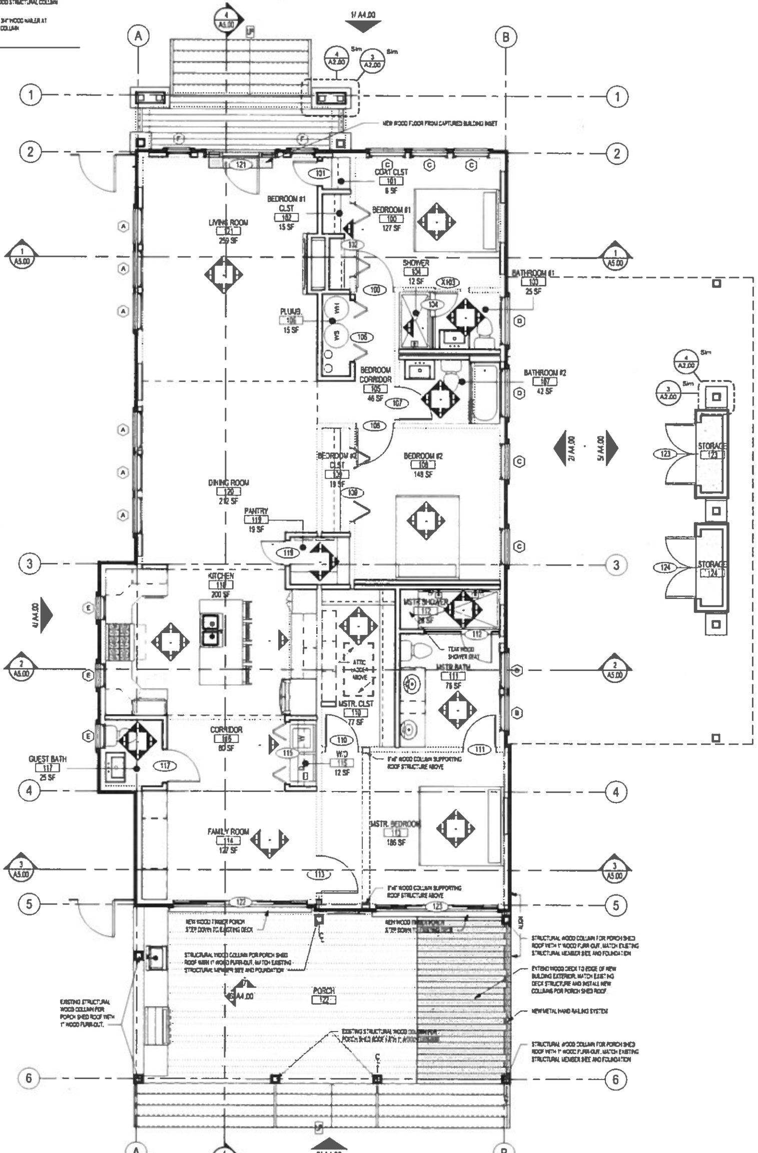
4 **ENTRY COLUMN PLAN DETAIL**
1 1/2" = 1'-0"



3 **ENTRY COLUMN PLAN DETAIL**
1 1/2" = 1'-0"



2 **FIRST FLOOR REFLECTED CEILING PLAN**
1/4" = 1'-0"



1 **FIRST FLOOR ANNOTATION PLAN**
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DIMENSIONS GOVERN OVER SMALL SCALE. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM CENTERLINE OF COLUMNS TO FACE OF FINISH OF INTERIOR WALLS AND TO FACE OF FINISH OF EXTERIOR WALLS UNLESS INDICATED OTHERWISE ON PLANS. IF DIMENSIONS ARE IN QUESTION, THE CONTACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT.
2. ALL ANGLED WALLS ARE AT 45 DEGREE ANGLES, U.N.O.
3. SINKS SHALL BE MOUNTED SO THAT THE CENTERLINE OF THE SINK IS 1'-3" MINIMUM TO THE FACE OF THE ADJACENT FIXED EQUIPMENT, SIDEWALL, MILLWORK, CASEWORK, ETC...
4. FOR FURTHER DIMENSIONS, SEE ENLARGED PLANS, SECTIONS & ELEVATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR BRACING AND BLOCKING OF WALLS RECEIVING MILLWORK/CASEWORK/CABINETRY, SHELVING, TELEPHONE BOARDS, ETC. ALL WOOD BLOCKING, GROUNDS, ROUGH BUCKS, AND MISCELLANEOUS BLOCKING IS TO BE FIRE-RETARDANT TREATED.
6. CONTRACTOR IS TO NOTIFY ARCHITECT IF FLOOR PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
7. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS AND EQUIPMENT ROOMS. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.
8. PROVIDE SEALANT AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXT WINDOW FRAMES, AND MILLWORK/CASEWORK/CABINETRY WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
9. WHERE MULTIPLE SWITCHES, OUTLET, ETC. OCCUR ADJACENT TO EACH OTHER, GANG THEM AS CLOSELY TOGETHER AS POSSIBLE.
10. PATCH ALL HOLES IN FLOOR AND KNOCK DOWN ALL HIGH AREAS AS REQUIRED, PROVIDE SMOOTH, LEVEL CONC. SLAB SURFACE READY TO RECEIVE NEW FINISHES.
11. REFER TO SHEETS A7.10 FOR GLAZING AND DOOR SCHEDULE AND DETAILS.
12. REFER TO SHEET A7.30 FOR FINISH SELECTION SUMMARY.

RCP GENERAL NOTES

1. REFER TO ELECTRICAL PLANS FOR FIXTURE TYPES
2. ALL DIMENSIONS ARE MEASURED HORIZONTALLY. ADJUST DIMENSIONS FOR SLOPE OF CEILING WHEN APPLICABLE.
3. LOCATE LIGHT FIXTURES NOT DIMENSIONED IN THE CENTER OF, OR EQUALLY SPACED WITHIN THE CEILING PANEL/TILE, OR IN ALIGNMENT WITH OTHER FIXTURES. SHOULD THERE BE ANY QUESTIONS ABOUT PLACEMENT OF LIGHT FIXTURES OR EXIT SIGNS PLEASE CONTACT ARCHITECT PRIOR TO INSTALLATION.
4. VERIFY LOCATION OF ANY ACCESS PANELS REQUIRED FOR WATER VALVES, HVAC EQUIPMENT MEDICAL EQUIPMENT WITH ARCHITECT PRIOR TO INSTALLATION OF ACCESS PANELS. FINISH OF ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
7. COORDINATE WITH ELECTRICAL FOR LOCATIONS OF SMOKE DETECTORS. LOCATE SMOKE DETECTORS AND EXIT SIGNS IN THE CENTER OF OR EQUALLY SPACED WITHIN OTHER CEILING COMPONENTS.
8. LOCATE HVAC SUPPLY, RETURN, AND EXHAUST GRILLES NOT DIMENSIONED AS INDICATED OR CENTERED BETWEEN LIGHTS ALONG THEIR COMMON CENTERLINE, OR WHEN IN A CORNER, 9" EACH WAY FROM THE ADJACENT PARTITION.
9. CONTRACTOR TO NOTIFY ARCHITECT IF FLOOR, WALL, OR CEILING PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
13. ALL LIGHTS, HVAC DIFFUSERS, RETURN AIR GRILLES, ETC... TO BE LOCATED PER THE ARCHITECTURAL PLANS. COORDINATE WITH MEP, EQUIPMENT, AND ALL ADDITIONAL CONSULTANT DRAWINGS. ANY DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DRAWINGS TO BE BROUGHT TO THE IMMEDIATE ATTENTION TO ARCHITECT PRIOR TO CONSTRUCTION.
16. GC TO PROVIDE PRE-CONSTRUCTION MEETING WITH ALL INTERIOR FINISH OUT TRADES, PRIOR TO ANY INTERIOR FINISH CONSTRUCTION.
17. ALL CEILINGS ARE 13'-0" AFF U.N.O.

REFLECTED CEILING PLAN LEGEND

FLUORESCENT DOWN LIGHT - RECESSED. REF ELECTRICAL FOR LENSED TYPE LOCATION	WALL MOUNTED SCONCE
CABINET LIGHT FIXTURES	AC — ABOVE CABINET LIGHT FIXTURES
UNDER CABINET LIGHT FIXTURES	UC — UNDER CABINET LIGHT FIXTURES
ACCESS PANEL - COORDINATE LOCATION WITH ARCHITECT PRIOR TO INSTALLATION	GYP. BD. CEILING - REF RCP & ROOM FINISH SCHEDULE FOR PNT
SUPPLY AIR DIFFUSER	TILE CEILING - REF RCP & ROOM FINISH SCHEDULE SELECTION
	RETURN AIR DIFFUSER

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

Revisions:

REV.	DATE	TITLE

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Project No.
XXXXXX

Drawn By:
KR

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KR

Sheet Title:
OVERALL FIRST FLOOR ANNOTATION PLAN

Drawing No.
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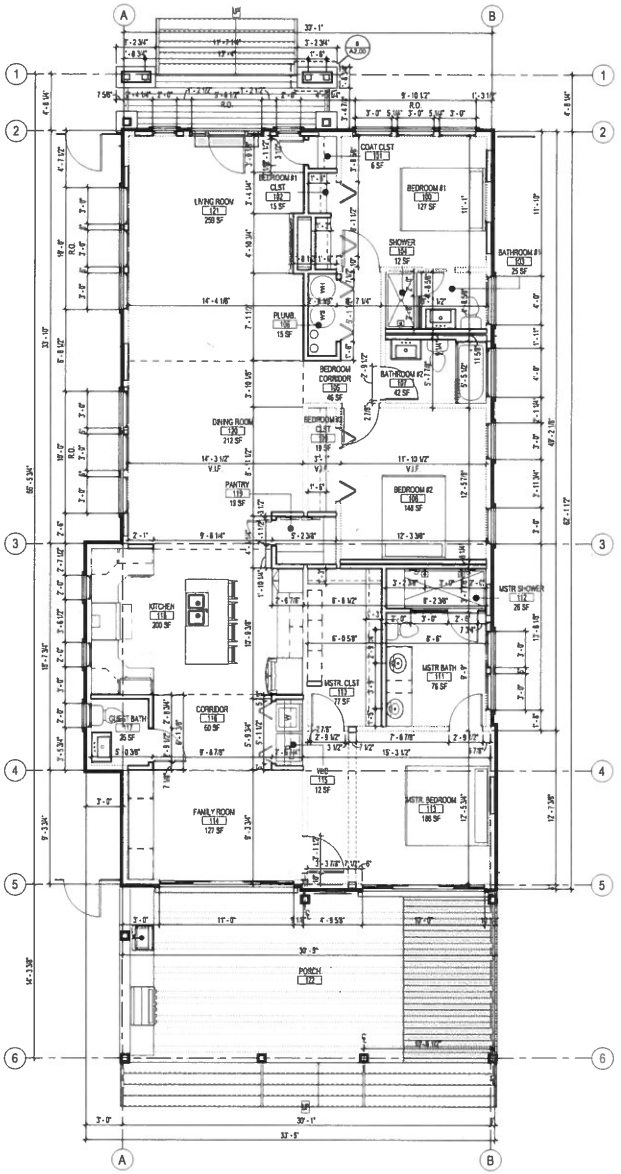

1 FIRST FLOOR DIMENSION PLAN
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DIMENSIONS GOVERN OVER SMALL SCALE. DIMENSIONS SHOWN ON THE FLOOR PLANS ARE FROM CENTERLINE OF COLUMNS TO FACE OF FINISH OF INTERIOR WALLS AND TO FACE OF FINISH OF EXTERIOR WALLS UNLESS INDICATED OTHERWISE ON PLANS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT.
2. ALL ANGLED WALLS ARE 45 OR 90 DEGREE ANGLES. U.N.O.
3. SINKS SHALL BE MOUNTED SO THAT THE CENTERLINE OF THE SINK IS 1'-2" MINIMUM TO THE FACE OF THE ADJACENT FIXED EQUIPMENT, SIDEWALL, MILLWORK, CASEWORK, ETC...
4. FOR FURTHER DIMENSIONS, SEE ENLARGED PLANS, SECTIONS & ELEVATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR BRACING AND BLOCKING OF WALLS REQUIRING MILLWORK/CASEWORK/CABINETRY, SHELVING, TELEPHONE BOARDS, ETC. ALL WOOD BLOCKING, GROUNDS, ROUGH BUCKS, AND MISCELLANEOUS BLOCKING IS TO BE FIRE-RETARDANT TREATED.
6. CONTRACTOR IS TO NOTIFY ARCHITECT IF FLOOR PENETRATIONS CONFLICT WITH STRUCTURAL ELEMENTS, DUCTWORK, ETC. PRIOR TO PROCEEDING WITH WORK.
7. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS AND EQUIPMENT ROOMS. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.
8. PROVIDE SEALANT AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXT WINDOW FRAMES, AND MILLWORK/CASEWORK/CABINETRY WITH ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
9. WHERE MULTIPLE SWITCHES, OUTLET, ETC. OCCUR ADJACENT TO EACH OTHER, GANG THEM AS CLOSELY TOGETHER AS POSSIBLE.
10. PATCH ALL HOLES IN FLOOR AND KNOCK DOWN ALL HIGH AREAS AS REQUIRED. PROVIDE SMOOTH, LEVEL CONC. SLAB SURFACE READY TO RECEIVE NEW FINISHES.
11. REFER TO SHEETS A7.13 FOR GLAZING AND DOOR SCHEDULE AND DETAILS.
12. REFER TO SHEET A7.30 FOR FINISH SELECTION SUMMARY.

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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Author

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Checker

Sheet Title:
OVERALL FIRST FLOOR DIMENSION & FINISH PLANS

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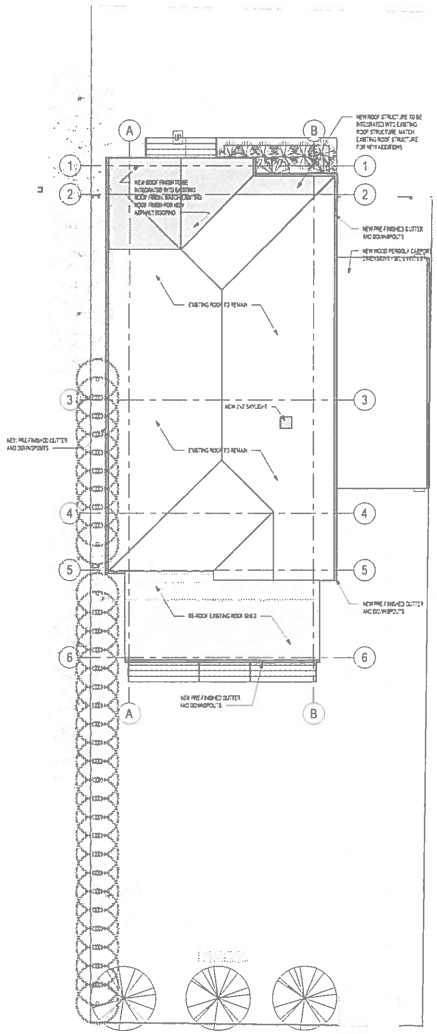

1 **ROOF PLAN**
1/8" = 1'-0"

NORTH

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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KR

Sheet Title:
ROOF PLAN

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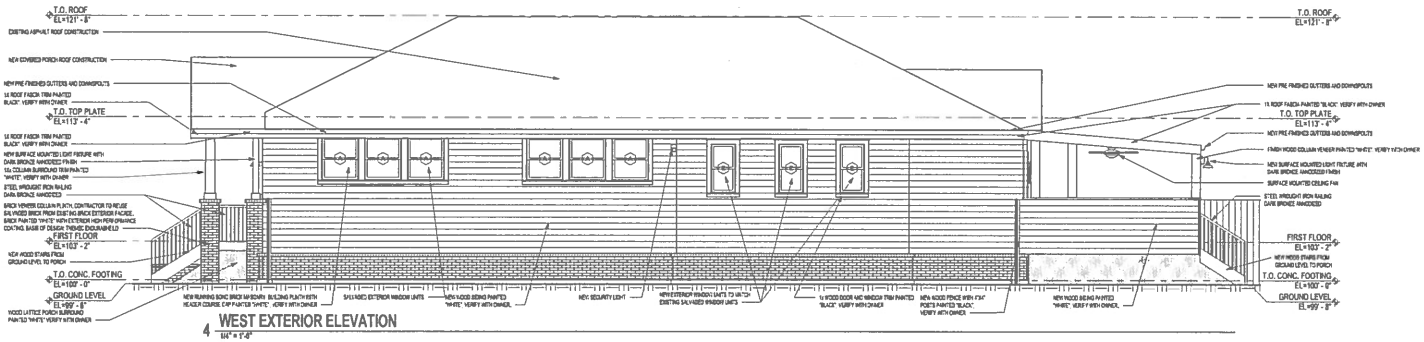
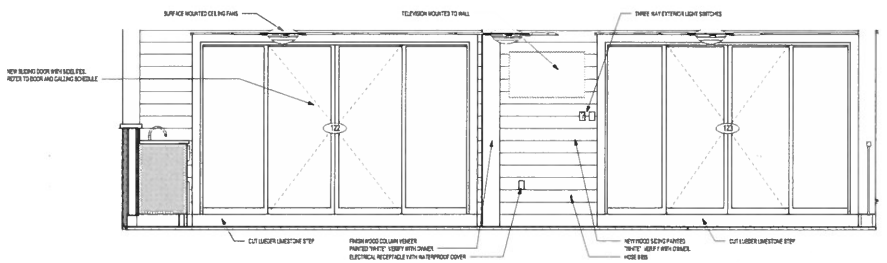


4 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



7 EXTERIOR SOUTH WALL ELEVATION
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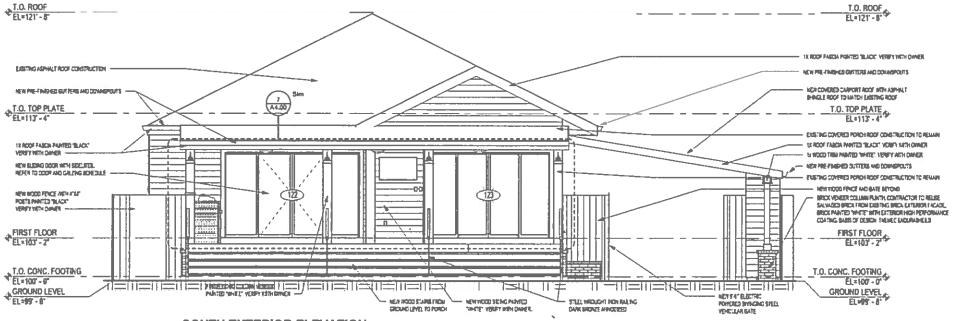

3 SOUTH EXTERIOR ELEVATION
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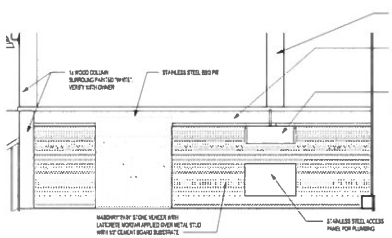
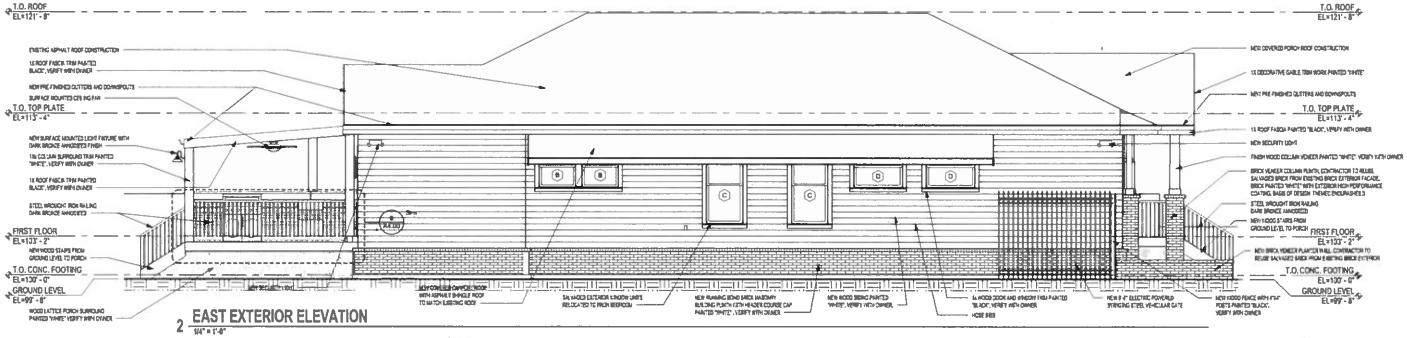


6 OUTDOOR COUNTER ELEV.
1/2" = 1'-0"



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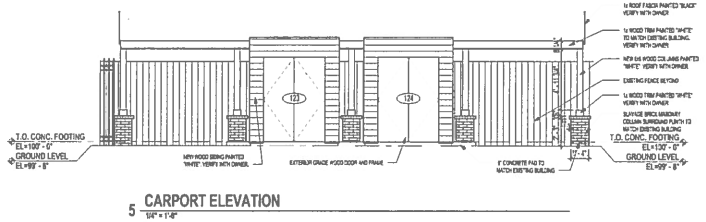

5 CARPORT ELEVATION
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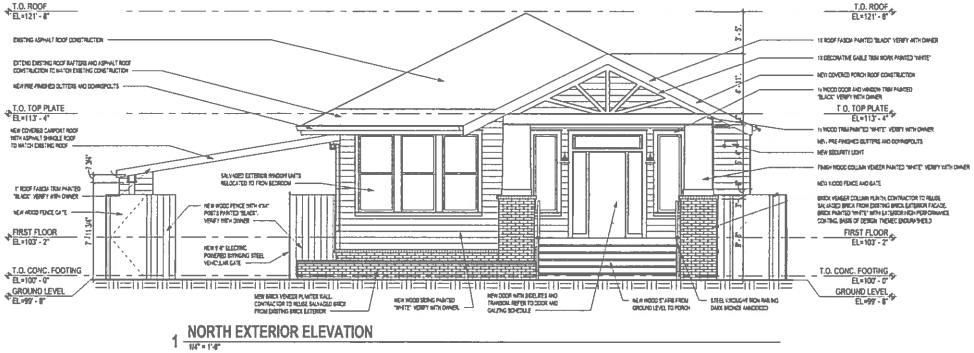

1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

AGUILERA RESIDENCE RENOVATION
610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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REV.	DATE	TITLE

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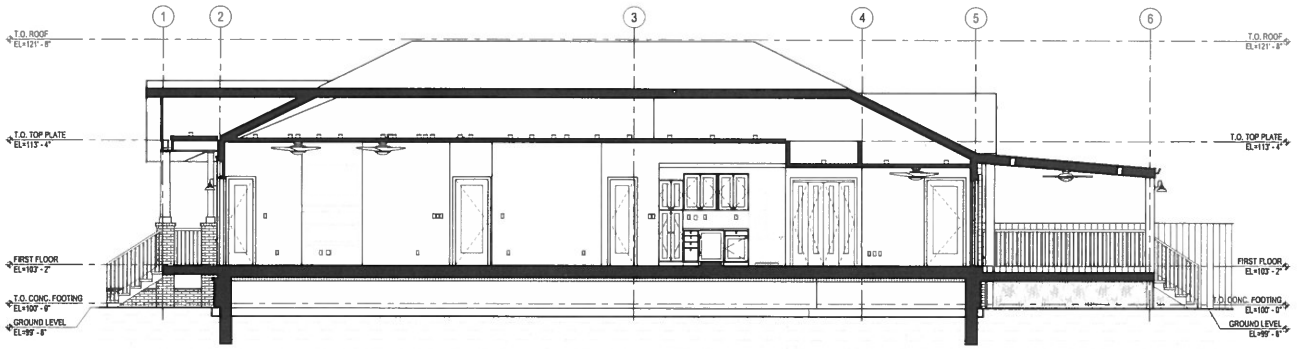

4 BUILDING SECTION #4
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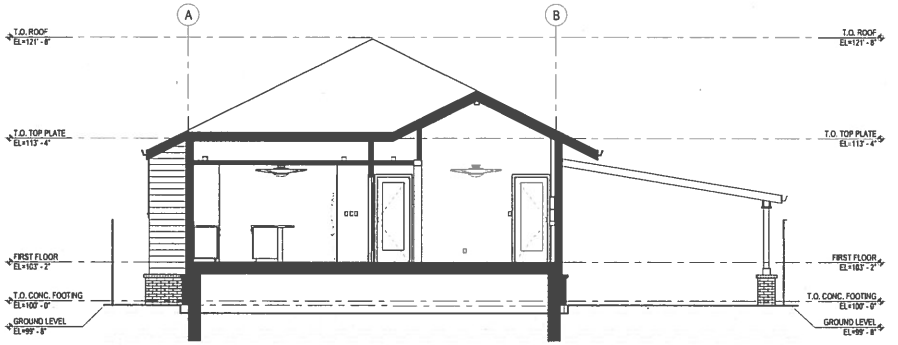

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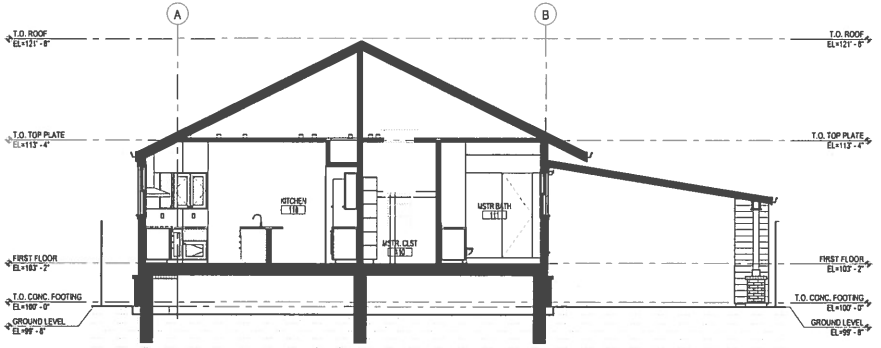

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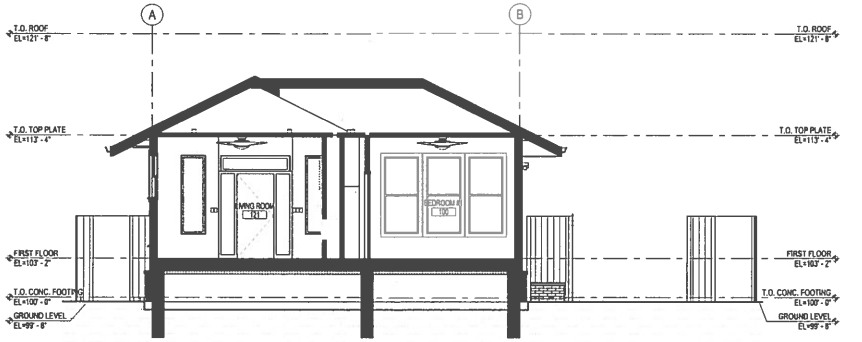

1 BUILDING SECTION #1
1/4" = 1'-0"

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

Revisions:

REV.	DATE	TITLE

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KR

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KR

Sheet Title:
BUILDING SECTIONS

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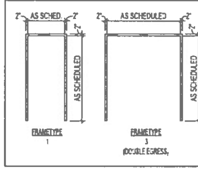
DOOR AND FRAME SCHEDULE

NUMBER	ROOM NAME	DOOR							HARDWARE SET	HARDWARE FUNCTION	RATING	FRAME						REMARKS
		SIZE													DETAIL			
		LEAF QTY	WIDTH	HGT	TYPE	MAT	FIN	GL				TYPE	MAT	FIN	HEAD	JAMB	THRESHOLD	
130	LIVING ROOM	1	2'-6"	7'-3"	FG	WD	PNT	GL			-	05	WD	PNT				
130	BEDROOM #1	1	3'-0"	7'-3"	FG	WD	PNT	FR			-	01	WD	PNT				
131	COAT CLST	1	2'-0"	7'-3"	FG	WD	PNT	-			-	01	WD	PNT				
132	BEDROOM #1 CLST	4	6'-0"	7'-3"	BFSR	WD	PNT	-			-	02	WD	PNT				
134	SHOWER	1	2'-0"	7'-3"	AG	GL	-	GL			-	–	AL	-				
136	PLUMB.	4	5'-0"	7'-0"	BFSR	WD	PNT	-			-	02	WD	PNT				
137	BATHROOM #2	1	2'-8"	7'-3"	SR	WD	PNT	-			-	01	WD	PNT				
138	BEDROOM #2	1	3'-0"	7'-3"	FG	WD	PNT	FR			-	01	WD	PNT				
139	BEDROOM #2 CLST	4	6'-0"	7'-3"	BFSR	WD	PNT	-			-	02	WD	PNT				
140	PANTRY	1	2'-0"	7'-3"	SR	WD	PNT	FR			-	01	WD	PNT				
140	MSTR. CLST	1	2'-8"	7'-3"	SR	WD	PNT	-			-	01	WD	PNT				
111	MSTR BATH	1	2'-8"	7'-0"	SR	WD	PNT	-			-	01	WD	PNT				
112	MSTR SHOWER	1	2'-6"	7'-3"	AG	GL	-	GL			-	–	AL	-				
113	MSTR. BEDROOM	1	3'-0"	7'-0"	FG	WD	PNT	FR			-	01	WD	PNT				
115	W/D	4	5'-0"	7'-3"	BFSR	WD	PNT	-			-	02	WD	PNT				
117	GUEST BATH	1	2'-8"	7'-3"	SR	WD	PNT	-			-	01	WD	PNT				
118	PANTRY	1	2'-6"	7'-3"	SR	WD	PNT	FR			-	31	WD	PNT				
121	LIVING ROOM	1	3'-6"	7'-3"	F	WD	PNT	GL			-	06	WD	PNT				
122	PORCH	2	11'-6"	7'-0"	SL	AL	-	GL			-		AL	-				
123	PORCH	2	10'-6"	7'-3"	SL	AL	-	GL			-		AL	-				
123		2	5'-6"	7'-3"	F	WD						02						
124		2	5'-8"	7'-3"	F	WD						32						

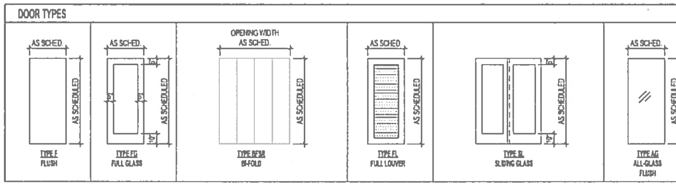
DOOR AND FRAME SCHEDULE REMARKS

REMARK	DESCRIPTION
1	DOOR AND FRAME FINISH THAT IS DESIGNATED AS "N/A" WILL HAVE FACTORY APPLIED FINISH. CONTRACTOR IS NOT TO APPLY NEW PAINT TO DOOR OR FRAME WITHOUT OWNER CONSENT
2	ALL ALUMINUM DOOR AND FRAME FINISH SHALL HAVE A BLACK ANNODIZED FINISH U.N.O. VERIFY WITH OWNER.

FRAME TYPES



DOOR TYPES



GLAZING SCHEDULE

Type Mark	Type	Sill Height	Height	Head Height	Width	Glass Type	Frame Finish	Head Dtl	Jamb Dtl	Sill Dtl	Description
A	42" x 36"	5'-6"	3'-6"	8'-6"	3'-3"	GL	PNT				
A	42" x 36"	5'-6"	3'-6"	8'-6"	3'-3"	GL	PNT				
A	42" x 36"	5'-6"	3'-6"	8'-6"	3'-3"	GL	PNT				
A	42" x 36"	5'-6"	3'-6"	8'-6"	3'-3"	GL	PNT				
A	42" x 36"	5'-6"	3'-6"	8'-6"	3'-3"	GL	PNT				
A	42" x 36"	5'-0"	3'-6"	8'-6"	3'-3"	GL	PNT				
B	36" x 42"	4'-0"	3'-6"	7'-6"	3'-3"	GL	PNT				
B	36" x 42"	4'-0"	3'-6"	7'-6"	3'-3"	GL	PNT				
C	36" x 78"	1'-6"	6'-6"	7'-6"	3'-3"	GL	PNT				
C	36" x 78"	1'-6"	6'-6"	7'-6"	3'-3"	GL	PNT				
C	36" x 78"	2'-6"	6'-6"	8'-6"	3'-3"	GL	PNT				
C	36" x 78"	2'-6"	6'-6"	8'-6"	3'-0"	GL	PNT				
C	36" x 78"	2'-0"	6'-6"	8'-6"	3'-3"	GL	PNT				
D	48" x 42"	4'-0"	3'-6"	7'-6"	4'-3"	GL	PNT				
D	48" x 42"	4'-0"	3'-6"	7'-6"	4'-3"	GL	PNT				
E	24" x 48"	4'-0"	4'-3"	8'-6"	2'-3"	GL	PNT				
E	24" x 48"	4'-0"	4'-3"	8'-0"	2'-3"	GL	PNT				
E	24" x 48"	4'-0"	4'-0"	8'-0"	2'-3"	GL	PNT				
F	24" x 78"	2'-0"	6'-6"	8'-6"	2'-3"	GL	PNT				
F	24" x 72"	2'-0"	6'-6"	8'-6"	2'-3"	GL	PNT				
G	60" x 15"	7'-2"	1'-4"	8'-6"	5'-0 1/4"	GL	PNT				ENTRY DOOR TRANSOM

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

Revisions:

REV.	DATE	TITLE

Date:
PERMIT DOCUMENTS
07/26/18

Project No.
XXXXXX

Drawn By:
KR

Checked By:
KR

Sheet Title:
DOOR & GLAZING SCHEDULE, TYPES, AND DETAILS

Drawing No.
A7.10

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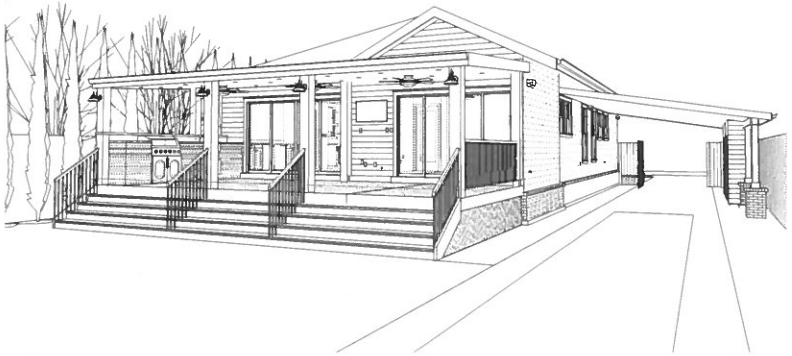
4 EXTERIOR PERSPECTIVE SOUTHWEST



3 EXTERIOR PERSPECTIVE SOUTHEAST

2 EXTERIOR PERSPECTIVE NORTHWEST

1 EXTERIOR PERSPECTIVE NORTHEAST

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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EXTERIOR PERSPECTIVES

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A10.00

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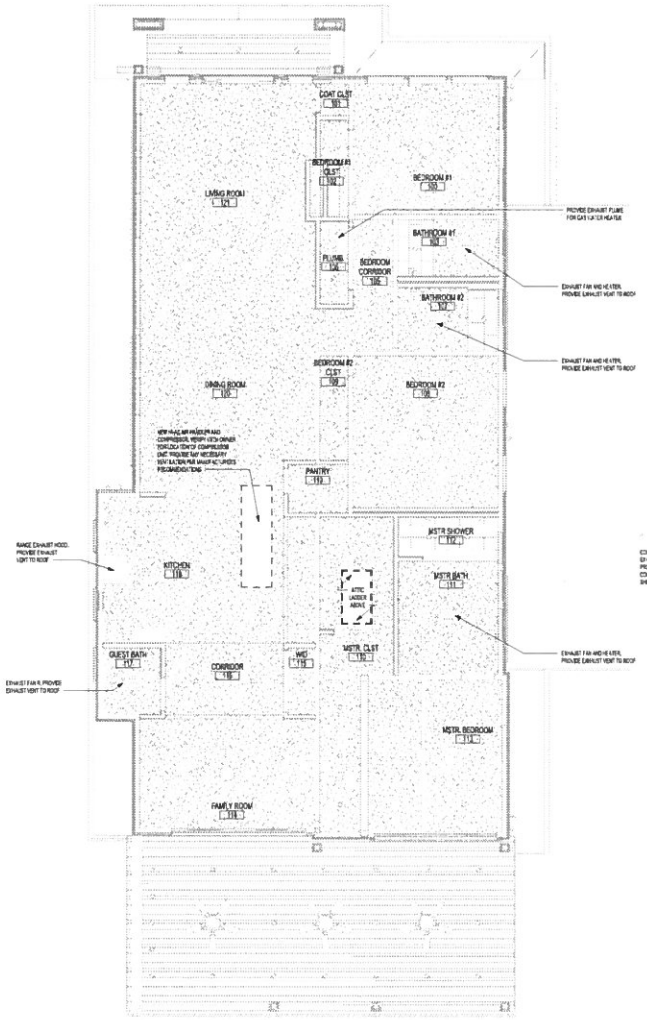
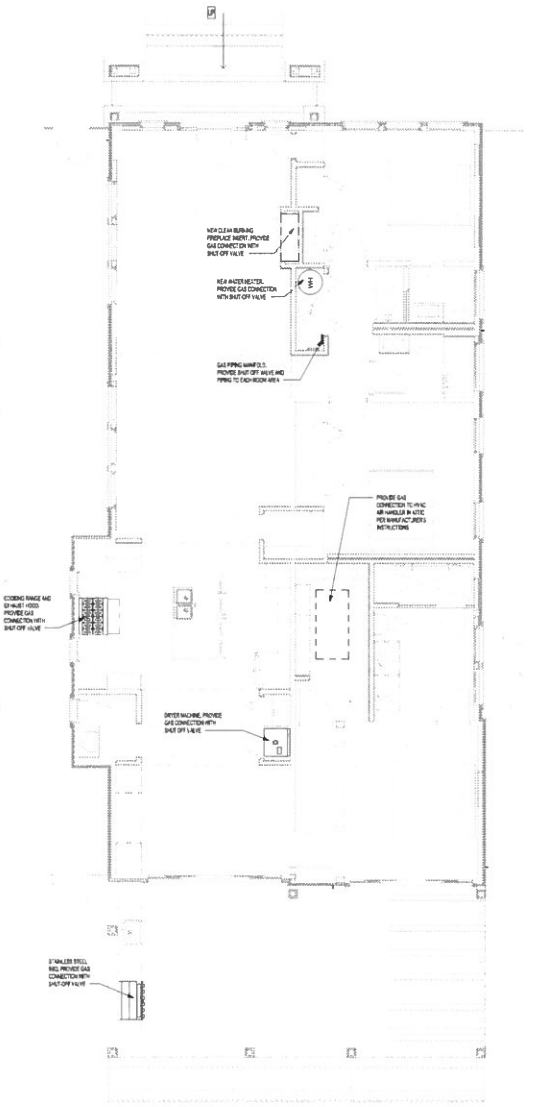
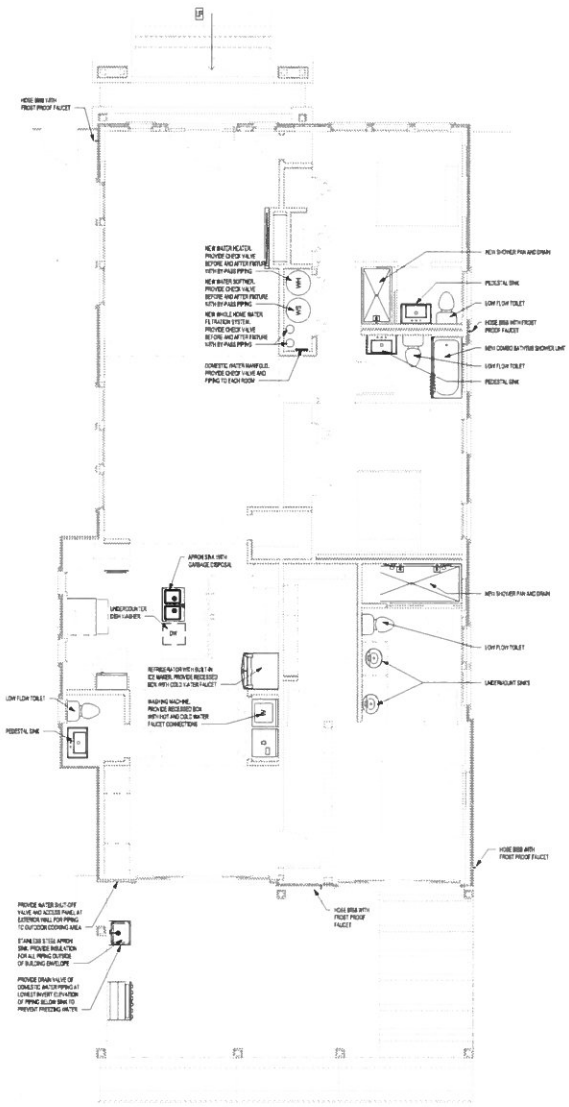


3 FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"



2 FIRST FLOOR GAS PLUMBING PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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Author

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Checker

Sheet Title:
OVERALL FIRST FLOOR PLUMBING & MECHANICAL PLANS

Drawing No.

MP2.00

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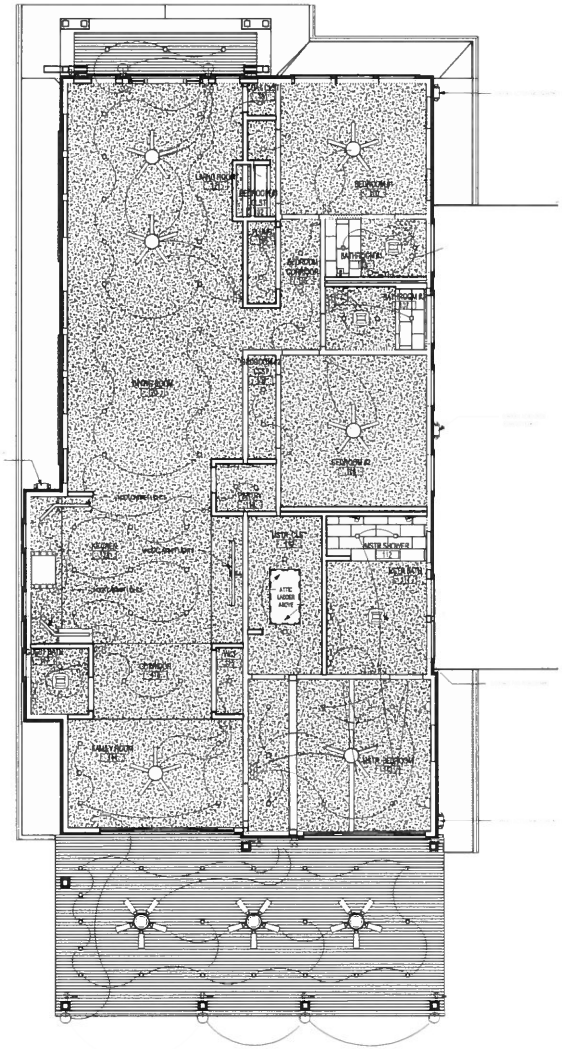
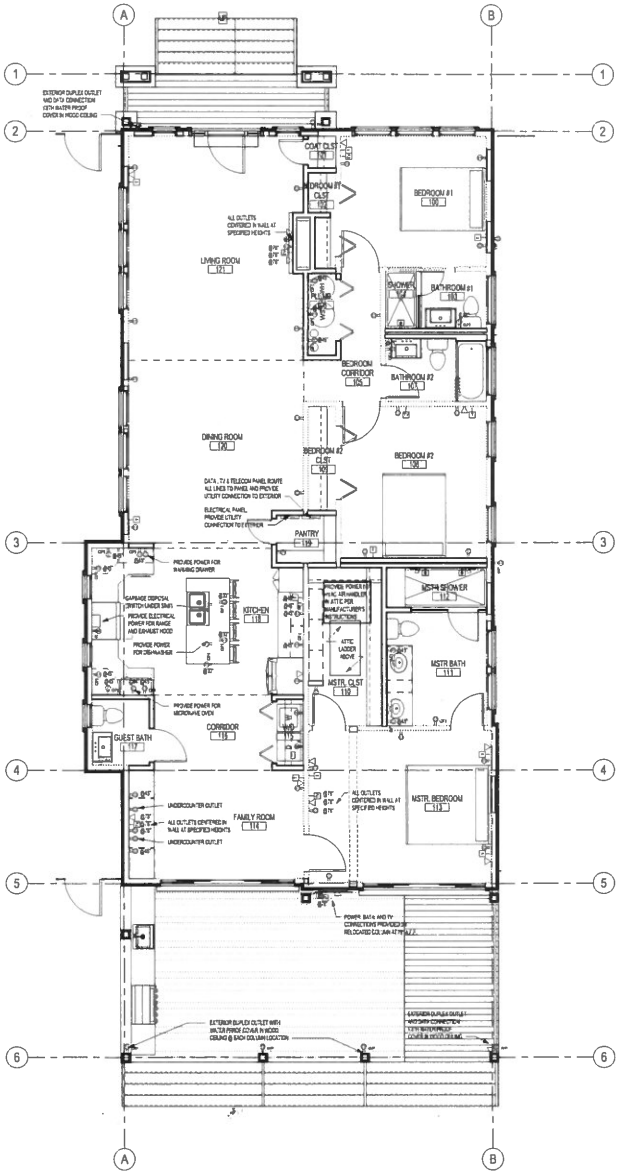


2 FIRST FLOOR ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"

NORTH



1 FIRST FLOOR ELECTRICAL, DATA & TELECOM PLAN
1/4" = 1'-0"

NORTH

AGUILERA RESIDENCE RENOVATION

610 EAST LOCUST STREET
SAN ANTONIO, TX 78216

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OVERALL FIRST FLOOR ELECTRICAL PLANS

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Siding will match existing white siding found under brick facade

Example of exterior color schematic

Base/siding: white

Windows/trim: black

Examples of similar craftsman style homes

Similar proposed driveway