

HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 2

HDRC CASE NO: 2017-040
ADDRESS: 800 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 1
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Ralph Laborde
OWNER: Ralph & Kathleen Laborde
TYPE OF WORK: Historic Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 800 E Guenther.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(a) Assessed Valuation. In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) Applicability. This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) Application. Application for a historic structure preservation tax exemption pursuant to this division is to be filed with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

(1) State the legal description of the property proposed for certification;

(2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;

(3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;

(4) Include a statement of costs for the restoration or rehabilitation work;

(5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;

(6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;

(7) Include a detailed statement of the proposed use for the property; and

(8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(d) Certification.

- (1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.
- (2) Tax Assessor-Collector Approval. Upon receipt of the certified application for tax exemption as well as the recommendation of the historic and design review commission, the city's tax assessor-collector shall within thirty (30) days approve or disapprove eligibility of the property for tax relief pursuant to this division. In determining eligibility, the tax assessor-collector shall first determine that all the requirements of this division have been complied with and that only the historic structure and the land reasonably necessary for access and use thereof is to be provided favorable tax relief.

(g) Eligibility.

- (1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The applicant is requesting Historic Tax Certification for the property at 800 E Guenther, in the King William Historic District.
- b. At the August 3, 2016, HDRC hearing, the applicant received an HDRC Certificate of Appropriateness to rehabilitate the primary historic structure as well as to construct a rear addition, remove non-original additions to the primary historic structure and accessory structure and rehabilitate the rear accessory structure.
- c. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a through c.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 07, 2016

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PARA MÁS INFORMACIÓN
CONTACTE AL 214-348-1234

LA LEY DE PROTECCIÓN DE LA VIDA



800 East Guenther Street

San Antonio River

LABORDE RESIDENCE

800 E GUENTHER ST , SAN ANTONIO, TX 78210

LABORDE RESIDENCE
800 E. GUENTHER ST.
SAN ANTONIO, TX 78210

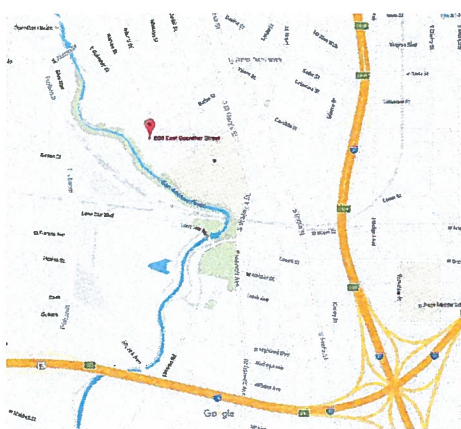
DRAWN BY: JM
DATE: 11.19.2016
REVISED:
THESE DRAWINGS ARE FOR PRICING, COORDINATION OR REVIEW ONLY. NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
ARCHITECT
MICHAEL J. SCHROEDER
TX. REG. #5504
INSITE ARCHITECTS
SHEET TITLE:
COVER
SHEET:
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GENERAL NOTES & INSTRUCTIONS

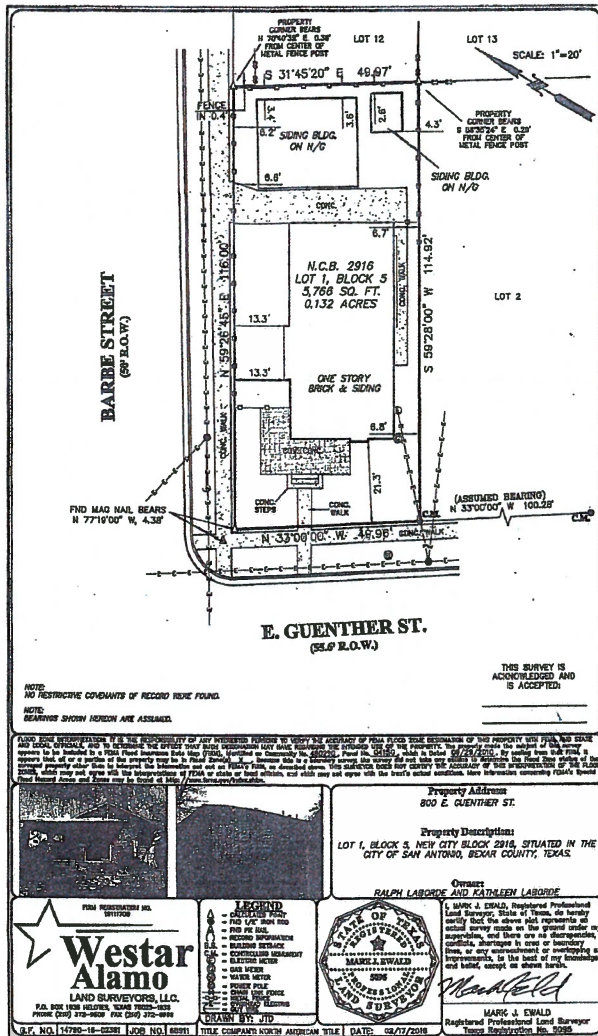
GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE AND SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED. CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH ARCHITECT AND OTHER TRADES. MAIN SUPPLY TRUNK LINES TO BE RIGID FIBERGLASS BOARD. SECONDARY LINES CAN BE INSULATED FLEX DUCT. UNITS TO BE MINIMUM 16 SEER. HEAT PUMP UNITS BY LENOX OR EQUAL. ALL WORK TO BE IN ACCORDANCE TO CURRENT BUILDING CODES. PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. HOUSE DOORS & WINDOWS: SEE DOOR AND WINDOW SCHEDULE.
19. FULL ICYNENE OR EQUAL INSULATION AT SLOPED ROOFS AND EXTERIOR WALLS. PROVIDE FULL BATT INSULATION AT ALL BATHROOM WALLS, ALL BEDROOM WALLS, AND WHEREVER ACOUSTICAL PRIVACY IS NEEDED.
20. GYPSUM BOARD FINISH @ ALL INTERIOR WALLS AND CEILINGS TO BE MINIMUM TEXTURE FINISH. PROVIDE SAMPLE FOR APPROVAL. CEILING APPLICATION TO BE OVER 1x4'S NAILED PERPENDICULAR TO TRUSSES @ 16" O.C.
21. PEST CONTROL: ENVIRONMENT SENSITIVE PEST CONTROL. TYPICALLY THE FRAMING IS SPRAY COATED AFTER SHEATHING AND TYVEK HAS BEEN INSTALLED. CONSULT WITH OWNER BEFORE FINAL CONTROL METHOD IS DECIDED.
22. EXTERIOR WALL SHEATHING 1" PLYWOOD OR ORIENTED STRAND BOARD WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
23. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
24. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS) INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
25. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
26. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
27. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
28. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBBS.
29. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
30. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL. CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET 2006 INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
31. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
32. WATER RISER MUST BE METAL ABOVE GROUND, SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
33. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.
34. ATTIC ACCESS. MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
35. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
36. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
37. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE

LOCATION MAP



SITE SURVEY



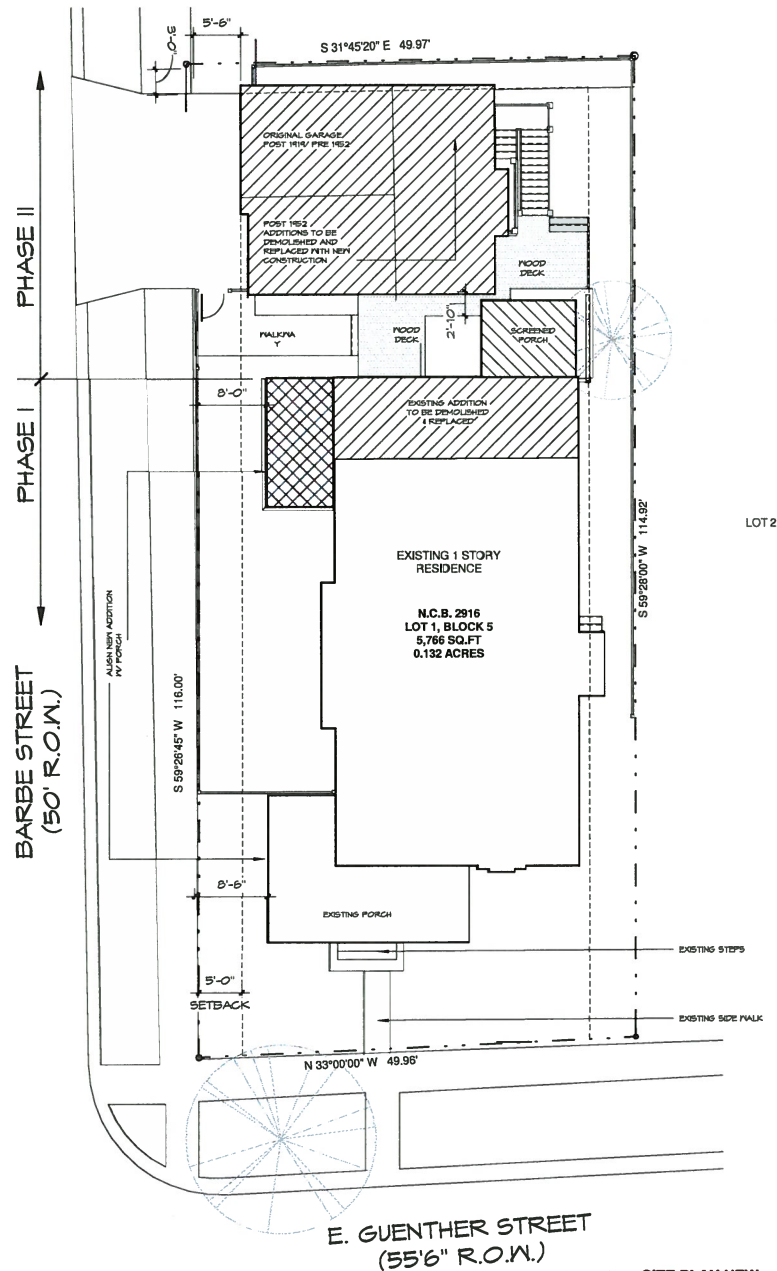
PROJECT INDEX

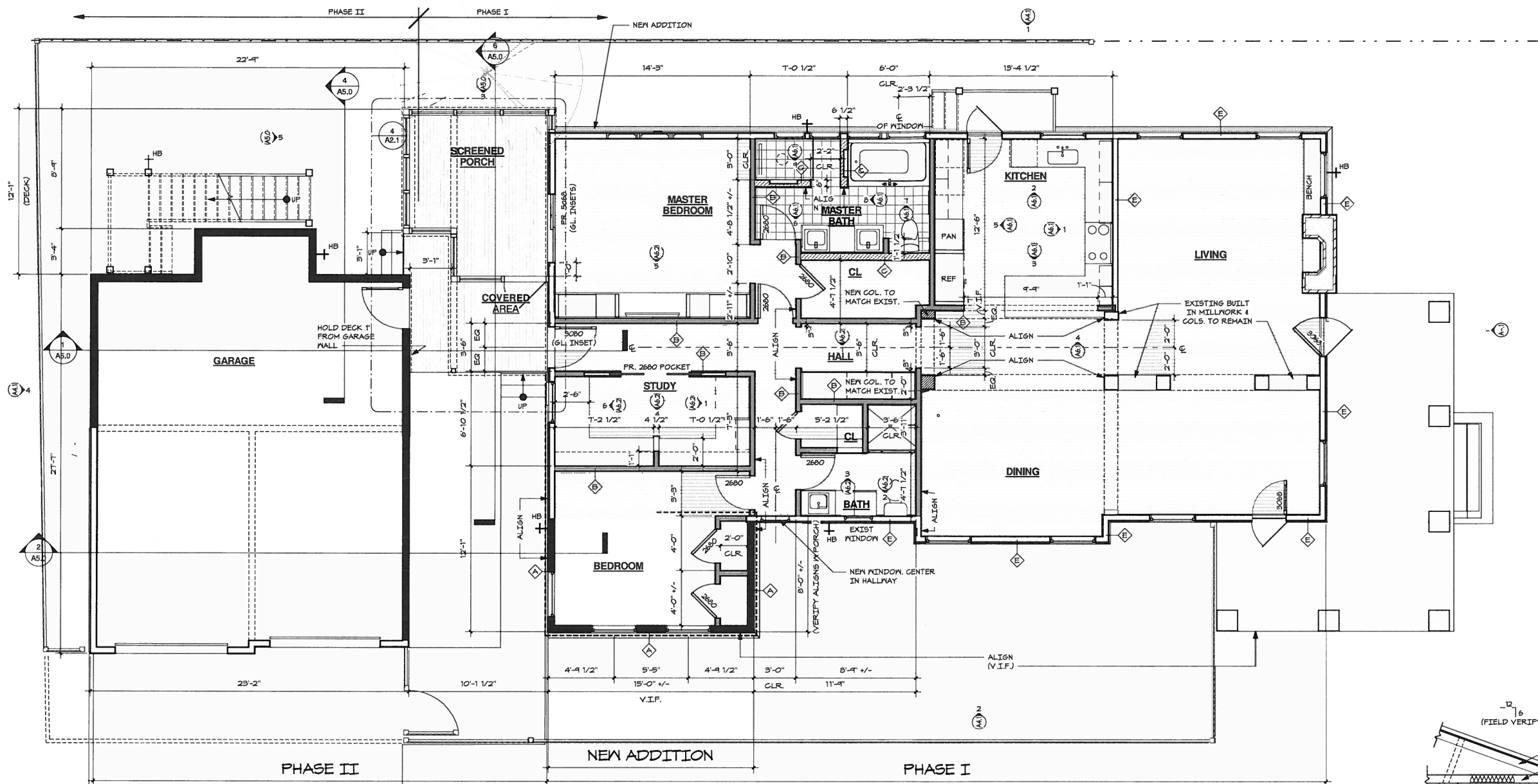
Sheet Number	Sheet Name
A0.0	COVER
A0.1	DEMO PLAN
A2.1	FLOOR PLAN LVL-1
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A6.1	INTERIOR ELEVATIONS
A6.2	INTERIOR ELEVATIONS
A7.1	ELECTRICAL PLAN

PROJECT TEAM

OWNER	ARCHITECT	CONTRACTOR
RALPH & KATHLEEN LABORDE 800 E. GUENTHER SAN ANTONIO, TX 78210 210-	INSITE ARCHITECTS, INC. 1633 BROADWAY SAN ANTONIO, TEXAS 78215 210-226-4195 (PHONE) 210-226-4196 (FAX) CONTACT: MIKE SCHROEDER	

SITE PLAN

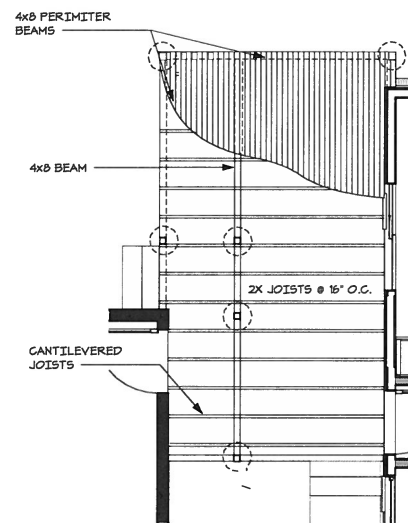




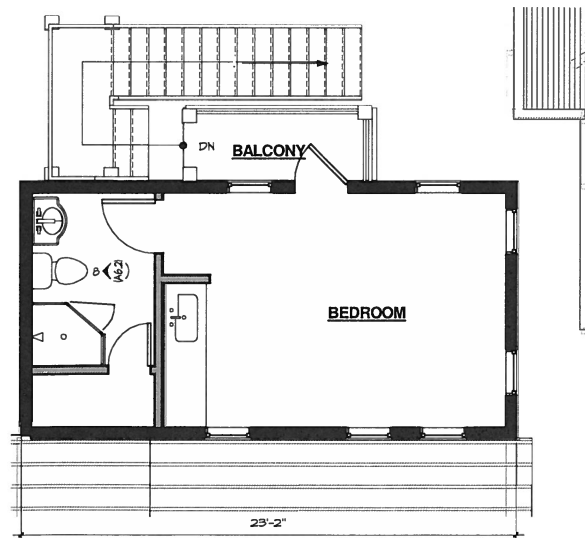
FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

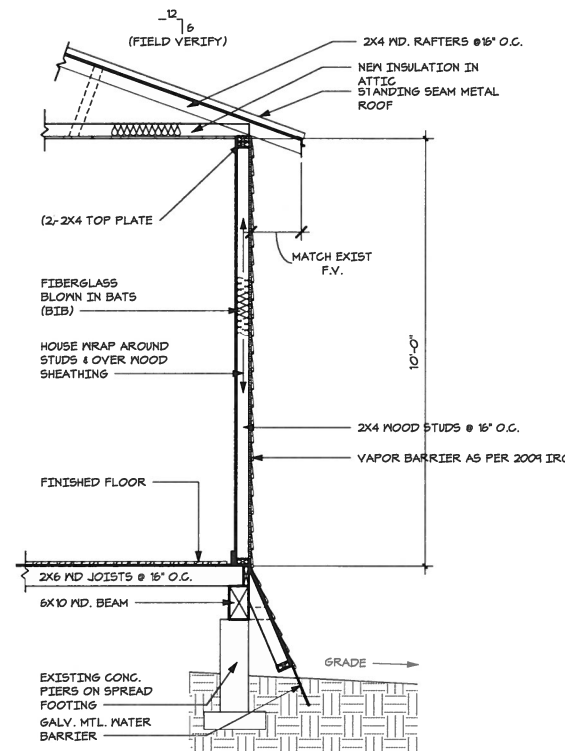
- E ——— EXISTING PARTITION OR EXTERIOR WALL TO REMAIN.
- A ——— NEW EXTERIOR WALL FRAMING TO MATCH EXISTING (V.I.F.) PROVIDE R-11 INSULATION. INTERIOR FINISH TO BE 1/2" GYPSUM WALL BOARD PAINTED. EXTERIOR FINISH NEW HARDIE ARTISAN LAP SIDING, SMOOTH, AT ADDITION.
- B ——— NEW INTERIOR PARTITION 2x4 STUDS @ 16" O.C. IN TYPE "X" GYPSUM WALL BOARD.
- C ——— NEW INTERIOR PARTITION 2x6 STUDS @ 16" O.C. IN TYPE "X" GYPSUM WALL BOARD.



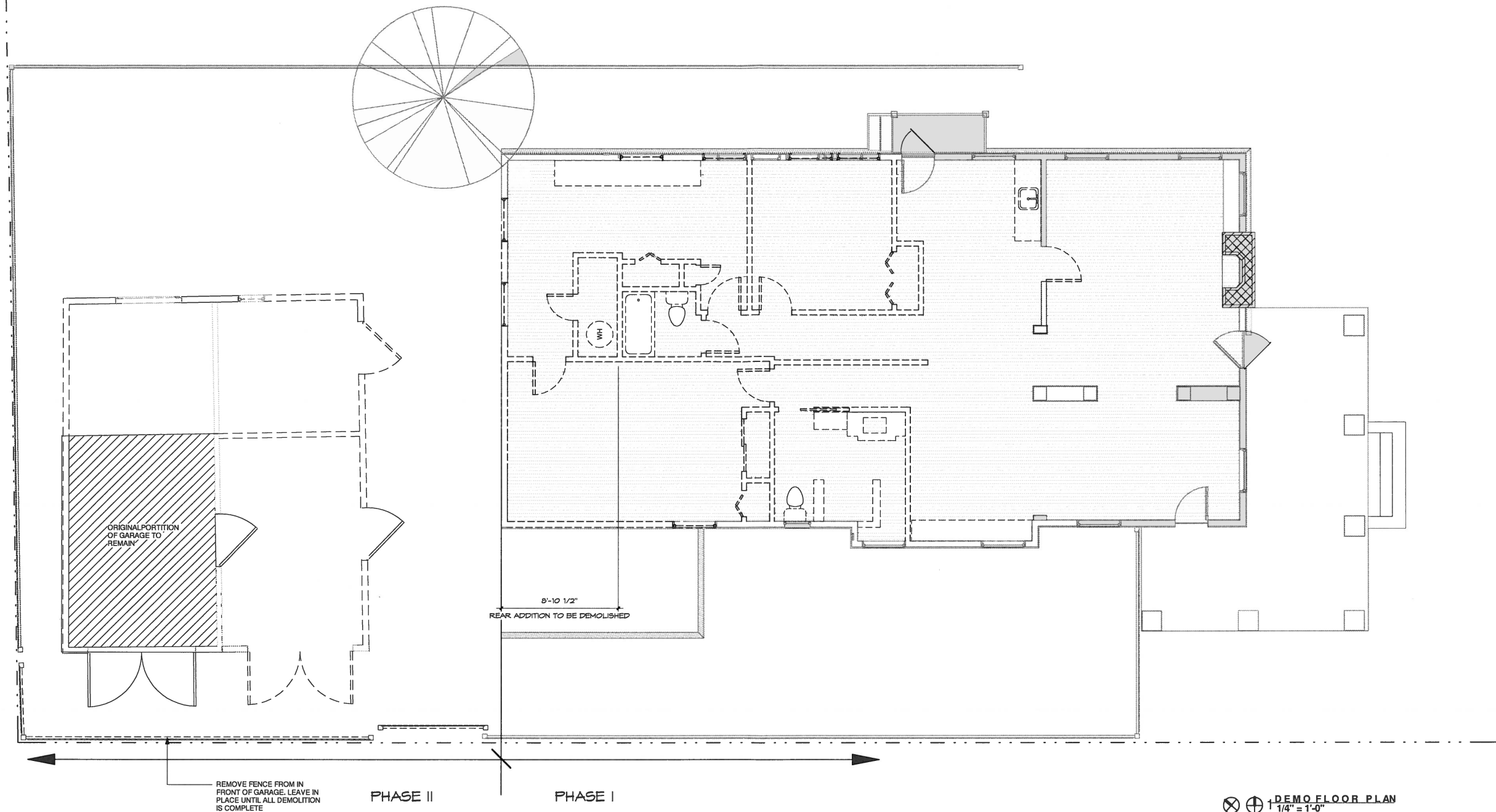
WOOD DECK FRAMING
1/4" = 1'-0"



GARAGE LEVEL 2
1/4" = 1'-0"



WALL SECTION AT ADDITION
2 1/2" = 1'-0"



DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR, EQUIPMENT AND SERVICES TO PROPERLY EXECUTE THE DEMOLITION AND REMOVAL WORK INDICATED ON THESE CONSTRUCTION DOCUMENTS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE EXISTING BUILDING AND VERIFY THAT ALL ITEMS INDICATED TO BE EXISTING AND SO MARKED ON DRAWINGS ARE IN PLACE AND CORRECT.
3. ALL DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM DAMAGE TO THE EXISTING WORK TO REMAIN. IT SHALL BE RECOGNIZED THAT UTMOST CARE BE TAKEN WHEN PERFORMING THE DEMOLITION WORK. PROVIDE BARRICADES WHERE REQUIRED TO PROTECT THE PUBLIC.
4. PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT CLEAN AS POSSIBLE AT ALL TIMES. ANY ASBESTOS REMOVAL SHALL BE DONE PRIOR TO ANY DEMOLITION WORK. THIS WORK SHALL BE DONE BY A LICENSED ABATEMENT COMPANY.
5. DO NOT REMOVE ANY STRUCTURAL COLUMNS, WALLS OR SUPPORTS. CAREFULLY REMOVE INTERIOR PARTITIONS ONLY. IF THERE IS ANY CONCERN WHETHER A INTERIOR WALL IS BEARING OR NOT, CONTACT ARCHITECT IMMEDIATELY TO SCHEDULE A VERIFICATION TIME.
6. WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET ALL THE WAY BACK TO THE ELECTRICAL PANEL / SOURCE. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
7. WHERE PLUMBING NEEDS TO BE ABANDONED, REMOVE ALL VENT STACK PIPE CAP & ROOF PENETRATION. REMOVE ALL OVERHEAD WATER LINES BACK TO POINT OF ENTRY (CAREFULLY VERIFY IF ANY LINES CAN BE RE-UTILIZED AS A PART OF NEW BUILD-OUT). ALL UNDERGROUND SANITARY, GREASE OR WATER LINES SHALL BE CAPPED-OFF BELOW SLAB. MAKE SURE ALL WATER HAS BEEN TURNED OFF PRIOR TO ANY WORK. ALL WORK SHALL BE DONE BY A LICENSED PLUMBER. NO DEAD WATER LEGS.

8. WHERE VENTILATION OR AIR CONDITIONING NEEDS TO BE ABANDONED, REMOVE ALL EXHAUST & OUTSIDE AIR DUCTS AS REQUIRED. ROOF TOP FANS SHALL BE REMOVED & THE OPENINGS DRIED-IN TO PREVENT ANY WATER PENETRATION IN THE SPACE. ALL WORK SHALL BE DONE BY A LICENSED HVAC CONTRACTOR.
9. WHERE GAS LINES OR SERVICE NEEDS TO BE ABANDONED, CAREFULLY REMOVE ALL PIPING, SHUT-OFF VALVES & FITTING AS REQUIRED. GAS METER & REGULATOR SHALL BE REMOVED BY UTILITY COMPANY. ALL WORK SHALL BE DONE BY A LICENSED SUB-CONTRACTOR.
10. DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS SURVEYS AND PLANNING CAN DETERMINE, BUT ABSOLUTE ACCURACY IS NOT GUARANTEED. FIELD VERIFICATION OF THE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR SINCE FINAL DISTANCES, LOCATIONS AND HEIGHTS WILL BE GOVERNED BY ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN AREAS TO BE RENOVATED PRIOR TO BID IN ORDER TO PROVIDE AN ACCURATE BID AND BE AWARE OF ALL CONSTRUCTION METHODS NEEDED TO PROVIDE THE FINISHED PRODUCT AS SHOWN ON THE PLANS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER FOR A DECISION TO RESOLVE CONFLICTS PRIOR TO BID.
11. CONSTRUCTION IN AREAS TO BE RENOVATED SHALL BE CAREFULLY COORDINATED WITH THE OWNER, AND ARCHITECT PRIOR TO CONSTRUCTION. EXISTING EQUIPMENT WILL BE RELOCATED OR STORED AS PER OWNER'S DIRECTION. EQUIPMENT AND FURNISHINGS TO BE STORED SHALL BE PROTECTED FROM DAMAGE AND VANDALISM IN LOCATIONS ACCEPTABLE TO THE OWNER.
12. DASHED LINES ON DEMOLITION PLAN INDICATED EXISTING MATERIALS TO BE REMOVED. EQUIPMENT TO BE REUSED SHALL BE STORED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE RESULTING FROM CONSTRUCTION WILL BE REPAIRED TO ITS ORIGINAL STATE.

13. ITEMS TO REMAIN AND TO BE PROTECTED ARE DESIGNATED WITH CONTINUOUS LINES. IF DAMAGE OCCURS, PATCH, REPAIR, OR REPLACE DAMAGED ITEMS AT NO COST TO OWNER.
14. REPAIR SOFFIT, CEILING, WALL AND FLOOR FINISHES LEFT VOID OR DAMAGED BY DEMOLITION WORK.
15. REPAIR WALLS DAMAGED BY DEMOLITION TO PROVIDE SMOOTH SURFACE, WITH PATCHES DRESSED FLUSH, SMOOTH AND READY TO RECEIVE FINISH MATERIAL. IF GYPSUM BOARD BEHIND FINISH SURFACE IS UNSUITABLE FOR RECONSTRUCTION, REPLACE WITH NEW GYPSUM BOARD.
16. DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC SHALL BE PROPERLY SEALED AND PROTECTED TO ELIMINATE DAMAGE FROM VANDALISM OR WEATHER DURING CONSTRUCTION.
17. PROVIDE SCREENING FROM DUST, FUMES, SMOKE, WATER, AND NOISE WHERE DEMOLITION REQUIRES CONSTRUCTION TO BE EXPOSED TO NORMAL OPERATIONS OF THE RESIDENCE.
18. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION WORK. PROBLEMS OR DISCREPANCIES IN THE PLAN SHALL BE REPORTED AT ONCE TO THE ARCHITECT AND ALL WORK INVOLVED AT SAID QUESTIONED AREA SHALL BE HALTED UNTIL ARCHITECT GIVES NOTICE TO PROCEED.
19. COORDINATE PLUMBING, MECHANICAL, AND ELECTRICAL DEMOLITION AS INDICATED IN PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS WHEN PRESENT. EXISTING MILLWORK, LIGHTING AND PLUMBING FIXTURES NOT TO BE REUSED ARE TO BE REMOVED AND RETURNED TO THE BUILDING OWNER.

LABORDE RESIDENCE
800 E. GUENTHER ST.
SAN ATONIO, TX 78210

DRAWN BY: JM

DATE: 11.19.2016

REVISED:

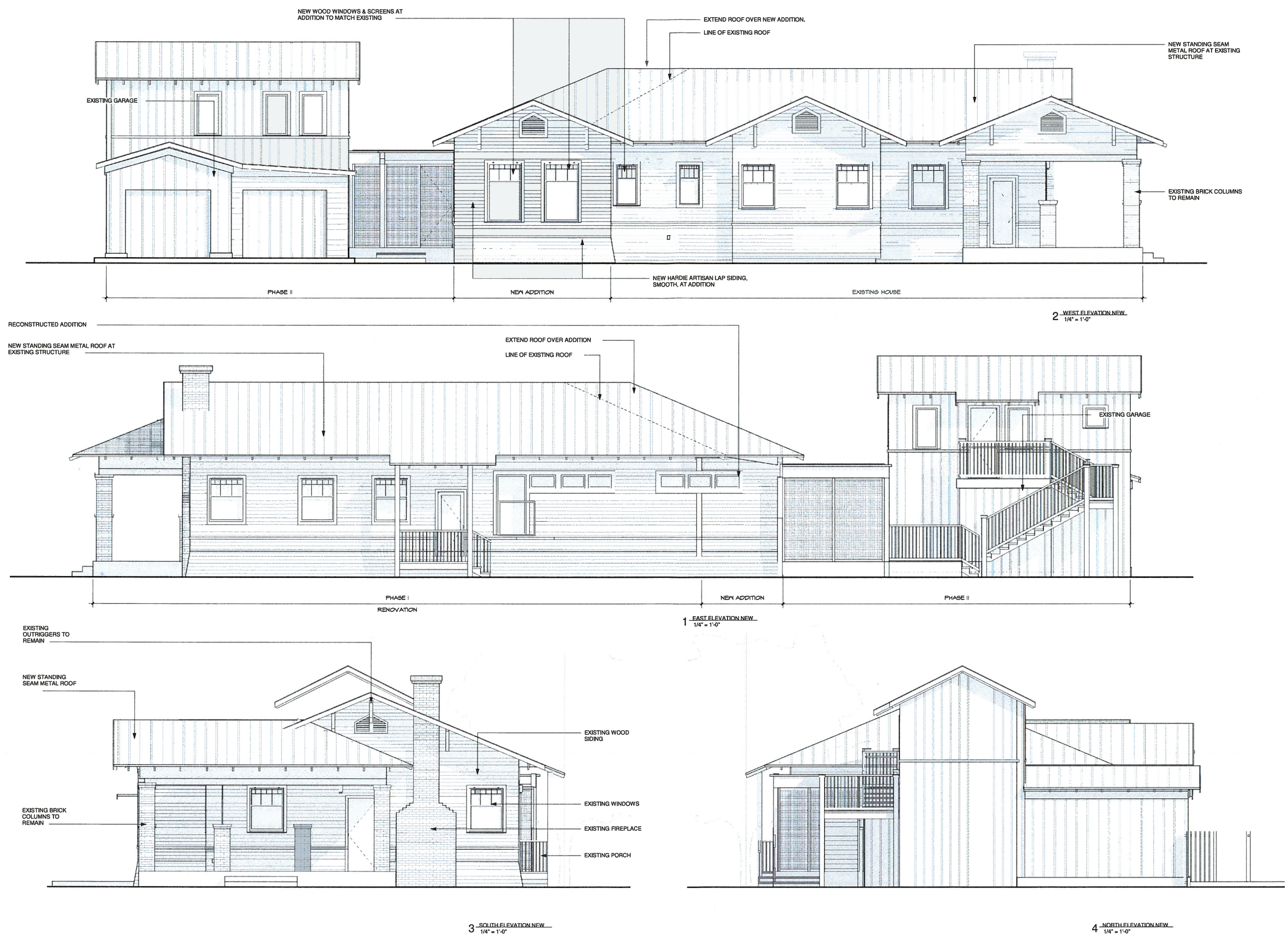
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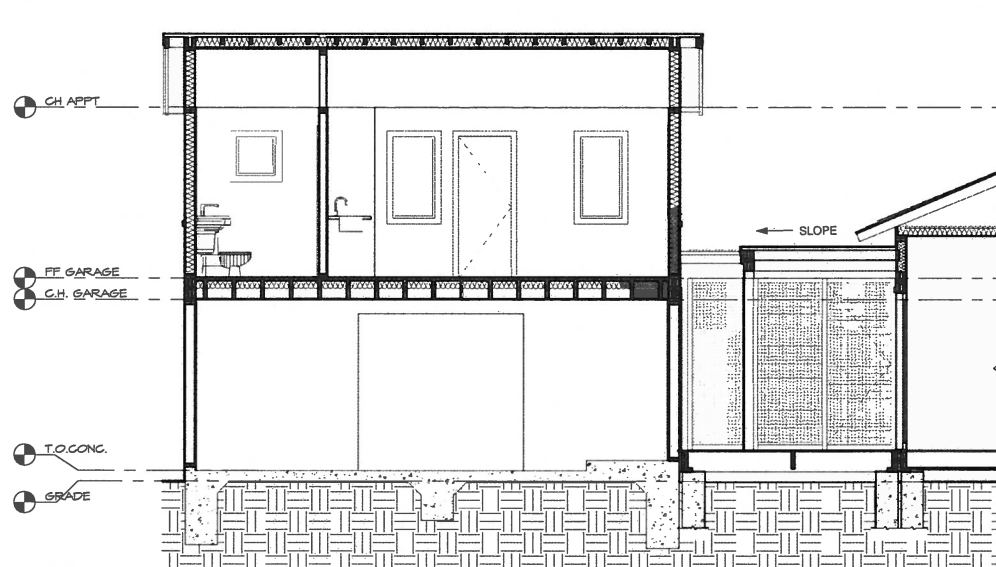
ARCHITECT
MICHAEL J. SCHROEDER

TX. REG. #5504
INSITE ARCHITECTS

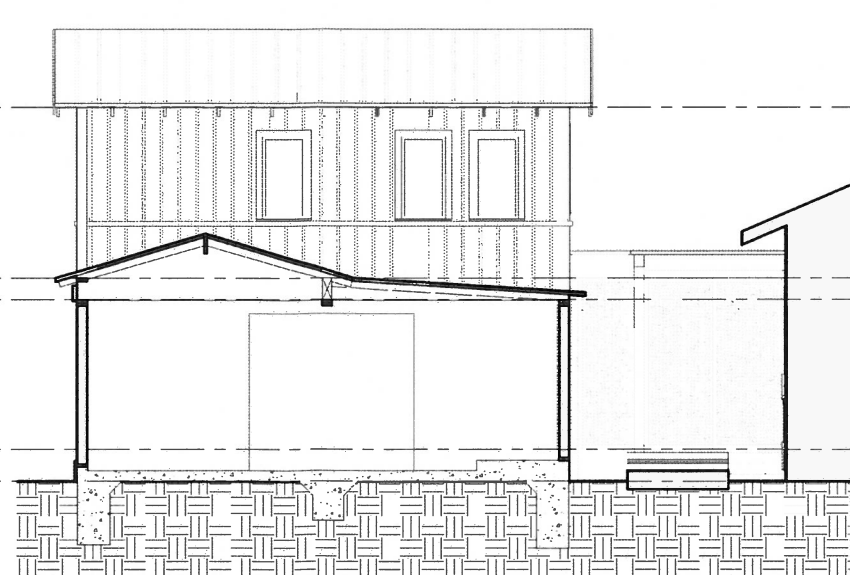
SHEET TITLE:
DEMO PLAN

SHEET:

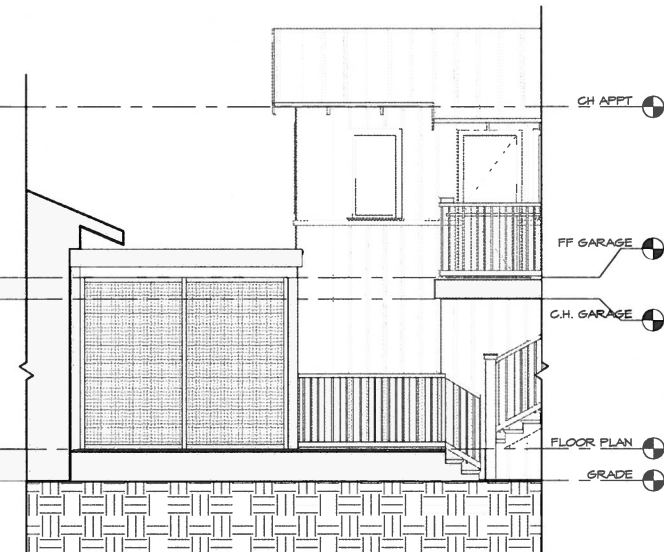




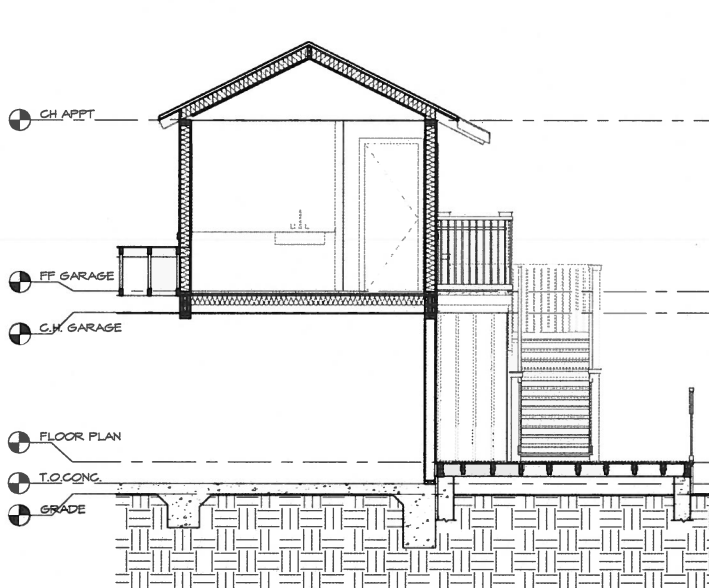
1 SECTION AT GARAGE
1/4" = 1'-0"



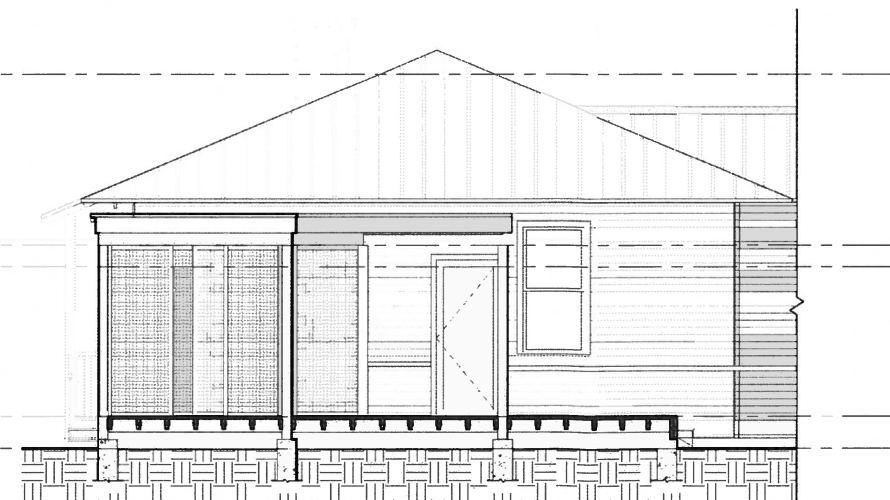
2 SECTION AT GARAGE
1/4" = 1'-0"



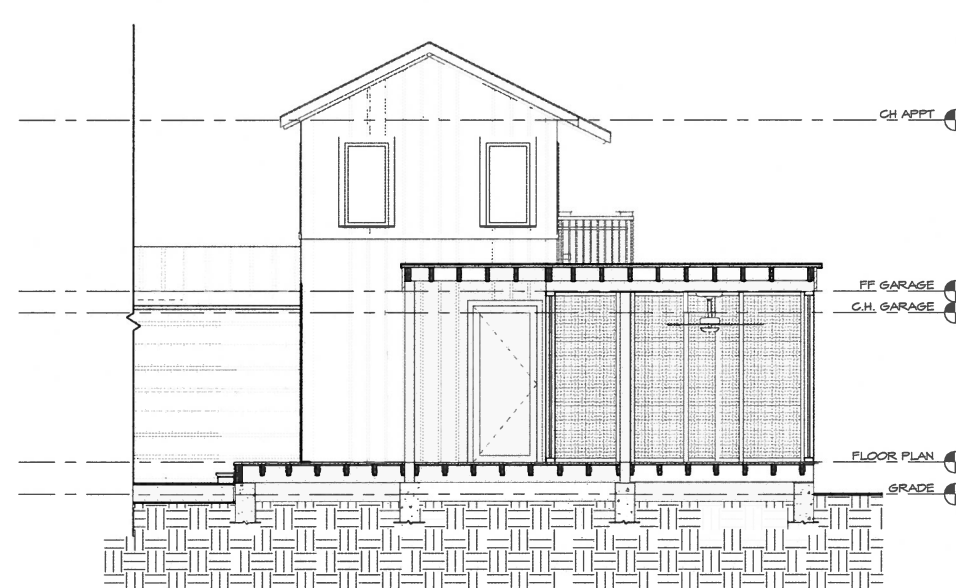
3 ELEVATION AT SCREEN PORCH
1/4" = 1'-0"



4 SECTION AT GUEST ROOM
1/4" = 1'-0"



5 SECTION AT SCREEN PORCH
1/4" = 1'-0"



6 SECTION AT SCREEN PORCH
1/4" = 1'-0"

DRAWN BY:

JM

DATE:

11.19.2016

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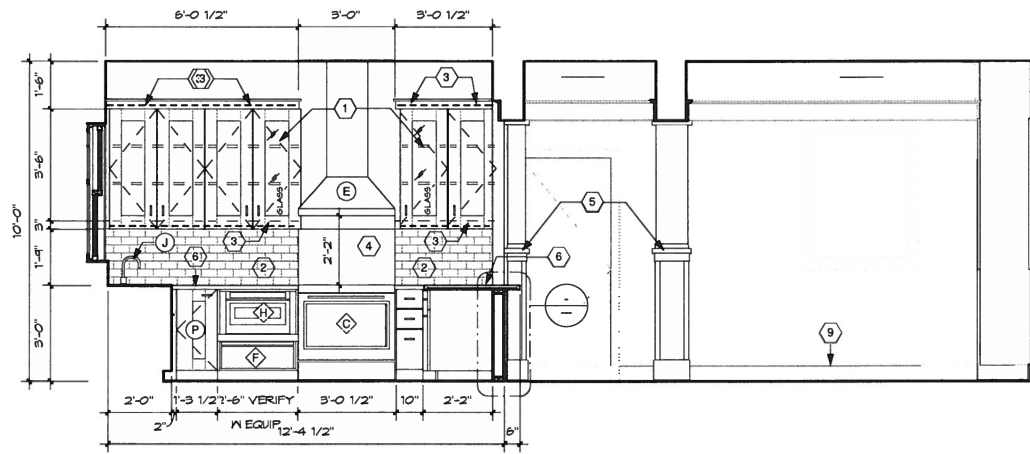
ARCHITECT
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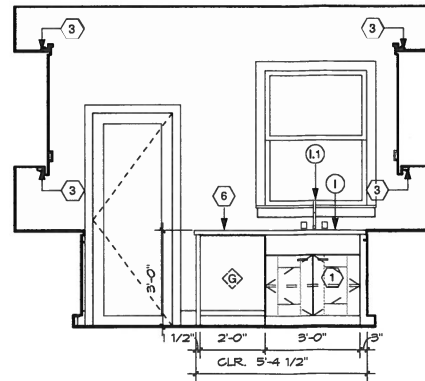
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BUILDING SECTIONS

SHEET:

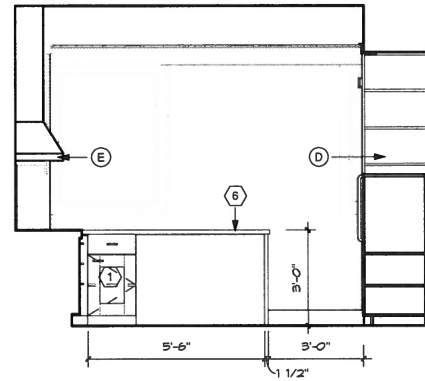
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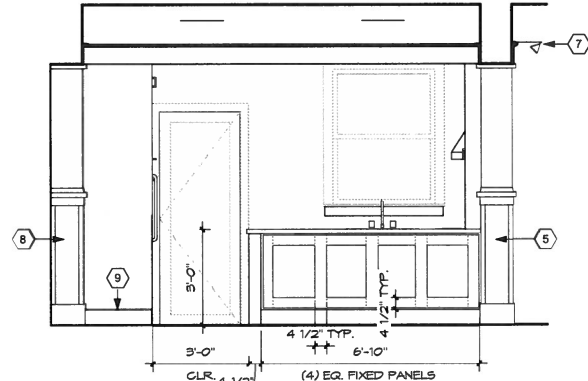
1 ELEVATION AT KITCHEN/DINING
3/8" = 1'-0"



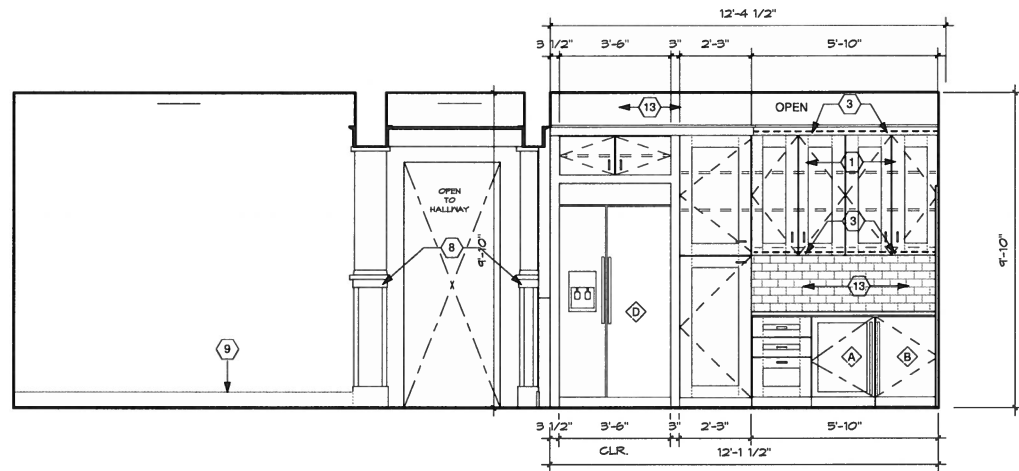
2 ELEVATION AT KITCHEN
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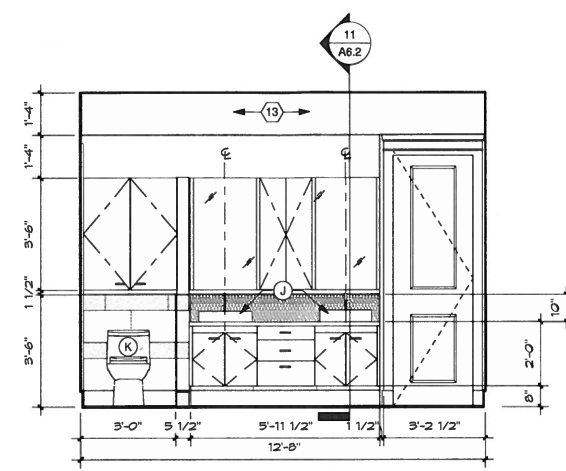
3 ELEVATION AT KITCHEN
3/8" = 1'-0"



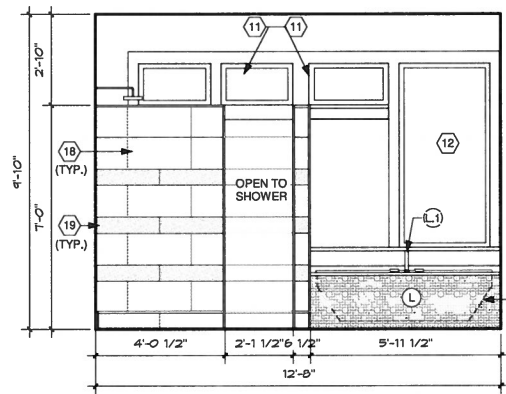
4 ELEVATION AT DINING / LIVING
3/8" = 1'-0"



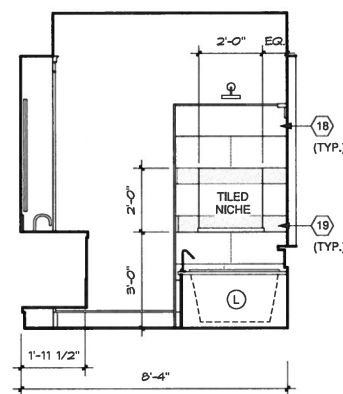
5 ELEVATION AT KITCHEN/DINING
3/8" = 1'-0"



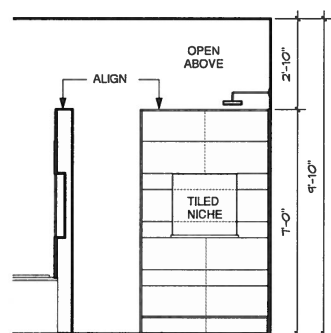
6 ELEVATION AT MASTER BATH
3/8" = 1'-0"



7 ELEVATION AT MASTER BATH
3/8" = 1'-0"



8 ELEVATION AT MASTER BATH
3/8" = 1'-0"



9 ELEVATION WITHIN SHOWER
3/8" = 1'-0"

Fixture Schedule					
MARK	FIXTURE/ APPLIANCE	BRAND	FINISH	MODEL#	DIMENSIONS
A	WINE REFRIGERATOR	GE-MONOGRAM	STAINLESS STEEL	ZDWR240HBS GE	34-1/2"H X 23-3/4"D X 32-3/4"W
B	BAR REFRIGERATOR	GE-MONOGRAM	STAINLESS STEEL	ZIBS240HSS GE	34-1/8"H X 23-9 1/8"D X 32-1/2"W
C	36" DUAL-FUEL RANGE	GE-MONOGRAM	STAINLESS STEEL	ZDP364NDPSS	35-1/4"H X 28 1/4"D X 35 7/8"W
D	42" SIDE BY SIDE REFR.	GE-MONOGRAM	STAINLESS STEEL	ZISS420DHS	84"H X 25 3/4" D X 42"W
E	36" RANGE HOOD	GE-MONOGRAM	STAINLESS STEEL	ZV36SFS	18"H X 25"D X 36"W
F	27" WARMING DRAWER	GE-MONOGRAM	STAINLESS STEEL	ZJT000SJS	10-1/2"H X 27"D X 23-1/4"W
G	DISHWASHER	GE-MONOGRAM	STAINLESS STEEL	ZDTB70SSPSS	34"H X 24"D X 23 3/4"W
H	MICROWAVE DRAWER	GE-MONOGRAM	STAINLESS STEEL	ZWL1126SJS	15-15/16"H X 23-1/8"D X 23-1/8"W

CABINET ACCESSORIES					
MARK	ACCESSORY	BRAND	FINISH	MODEL#	DIMENSIONS
I	UNDERCOUNTER MT. SINK	ELKAY	STAINLESS STEEL	ELUH2B1612	28"L X 16"W X 11-1/2"D
I.1	TRANSIC PULL DOWN FAUCET	DELTA	STAINLESS STEEL	#D9159ARDST	-
I.2	WALL MT POT FILLER	DELTA	ACRYLIC STAINLESS	#D1165LFAR	24" DUAL JOINED
J	ABOVE COUNTER BASIN	DURAVIT	CERAMIC	#04525000001	19 3/4" X 18 1/2" X 5 1/8" D
J.1	SINGLE CONTROL FAUCET	PFISTER	BRUSHED NICKEL	#PLG42MFOK	-
K	WATER CLOSET	DURAVIT	CERAMIC	#215T010005	14 5/8" X 25 3/8"
L	WHIRLPOOL BATH	MIRABELLE	ACRYLIC	MIRBDN6032RNH	60"L X 32"W X 21 1/2" D
L.1	BATH FAUCET	PFISTER	BRUSHED NICKEL	#PRT65MFK	-
M	PANTRY PULL-OUT UNIT ON TOP CABINET. BY HAFELE OR EQ.				
N	SLIDE OUT BASE DRAWER BY HAFELE OR EQ.				
O	PULL-OUT CABINET GUIDES FOR SPICE RACK. PROVIDE PROVIDE MILLWORK STRUCTURE FOR SPICE SHELVES				
P	PULL-OUT WASTE BINS				
Q	EMTEK 86389US26 POLISHED CHROME CARBON FIBER SILVER 6" CTOG BAR CABINET PULL				

- 1 ALL CABINETS TO BE MAPLE. RAIL & STILE FULL FLUSH OVERLAY DOORS WITH RECESSED MAPLE VENEER PANEL OR RIBBED GLASS AS INDICATED. RIBBED GLASS TO BE BENDHEIM SITE-68 OR EQUAL. PROVIDE ADJUSTABLE SHELVES AS INDICATED ON ELEVATIONS.
- 2 FULL HEIGHT BACKSPLASH (MT-1), 3" x 9" GLASS SUBWAY TILE BY: FLOOR & DECOR, COLOR: "PURE IVORY GLASS TILE". SKU#100086313. (BACKSPLASH @ KITCHEN)
- 3 UNDER/ ABOVE CABINET LIGHTS, TYPICAL, SWITCHED AS DIRECTED BY OWNER.
- 4 STAINLESS STEEL BACKSPLASH.
- 5 EXISTING BUILT IN MILWORK COLUMN TO REMAIN. PAINT T.B.D.
- 6 2CM ENGINEERED STONE (ES-1) BY: CAESARSTONE, "BIANCO DRIFT" 6131.(COUNTERTOPS @ KITCHEN) OVER 3/4" PLYWOOD SUBSTRATE WITH 1-1/2" EASED EDGE PROFILE
- 7 LIGHT FIXTURE T.B.D.
- 8 NEW BUILT IN MILLWORK COLUMN TO MATCH EXISTING.
- 9 NEW 6" PAINTED WD BASE.
- 10 1" x 1" GLASS MOSAIC TILE (MT-3) BY: DALTILE, ILLUSTRATIONS, "WHISPER BLEND" IS28, IS2811MS1P. (BACKSPLASH & ACCENT @ MASTER BATHROOM)
- 11 NEW TRANSOM WINDOWS
- 12 EXISTING WINDOW RELOCATED TO THIS POSITION.
- 13 NEW PAINTED GYPSUM WALL BD FURR DOWN.
- 14 2CM ENGINEERED STONE (ES-2) BY: COMPAQ, "ALASKA", (COUNTERTOPS @ BATHROOMS) OVER 3/4" PLYWOOD SUBSTRATE WITH 1-1/2" EASED EDGE PROFILE
- 15 PLASTIC LAMINATE VENEER COUNTER TOP & DRAWERS (PL-1) ON LOW PROFILE METAL SUPPORTS.
- 16 CERAMIC WALL TILE AS SPEC'D (CWT-1) - MATTE FINISH.
- 17 CERAMIC WALL TILE AS SPEC'D (CWT-2) - POLISHED FINISH.
- 18 STEEL TELESCOPIC ATTIC STAIR. R.O. 27-1/2" X 47-1/2". VERIFY LOCATION W OWNER.
- 19 PROVIDE WATER & DRAIN CONNECTION FOR WASHER & DRYER VENT AT WALL. VERIFY W EQUIP.

- ROOM FINISH LEGEND
- FLOORS
- CT-1 12" x 24" x 3/8" PORCELAIN FLOOR TILE BY: MATERIALS MARKETING, SERIES: CLASSIC TILE, LINE: "AUGUST - GREY - MATTE".
- WD-1 EXISTING LONG LEAF PINE FLOORING, REFINISHED.
- WD-2 BAMBOO WOOD PLANK FLOORING BY: BAMBOO HARDWOODS, SERIES: ARCADE, COLOR: T.B.D. REFER TO FINISH PLAN FOR PLANK DIRECTION.
- WALLS
- PT-1 PAINT BY: T.B.D. (OVERALL)
- PT-2 PAINT BY: SHERWIN WILLIAMS, "NATURAL CHOICE" SW7011. (DOORS, FRAMES, TRIM, CABINETS WHERE INDICATED)
- PT-3 PAINT BY: T.B.D. (ACCENT)
- MT-1 3" x 9" GLASS SUBWAY TILE BY: FLOOR & DECOR, COLOR: "PURE IVORY GLASS TILE". SKU#100086313. (BACKSPLASH @ KITCHEN)
- MT-2 1" x 1" GLASS MOSAIC TILE BY: DALTILE, COLOR WAVE, "WINTER BLUES" CW27, CW2711MS1P. (BACKSPLASH @ GUEST BATHROOM)
- MT-3 1" x 1" GLASS MOSAIC TILE BY: DALTILE, ILLUSTRATIONS, "WHISPER BLEND" IS28, IS2811MS1P. (BACKSPLASH & ACCENT @ MASTER BATHROOM)
- CWT-1 12" x 24" x 3/8" PORCELAIN WALL TILE BY: MATERIALS MARKETING, SERIES: CLASSIC TILE, LINE: "AUGUST - GREY - MATTE".
- CWT-2 6" x 24" x 3/8" PORCELAIN WALL TILE BY: MATERIALS MARKETING, SERIES: CLASSIC TILE, LINE: "AUGUST - GREY - POLISHED".
- MILLWORK
- ES-1 2CM ENGINEERED STONE BY: CAESARSTONE, "BIANCO DRIFT" 6131. (COUNTERTOPS @ KITCHEN)
- ES-2 2CM ENGINEERED STONE BY: COMPAQ, "ALASKA". (COUNTERTOPS @ BATHROOMS)
- PL-1 PLASTIC LAMINATE VENEER BY: WILSONART, "GREY MESH" 4877-38. (WORKSURFACES @ STUDY)



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Architects
INC.

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DRAWN BY:
JM

DATE:
11.19.2016

REVISED:

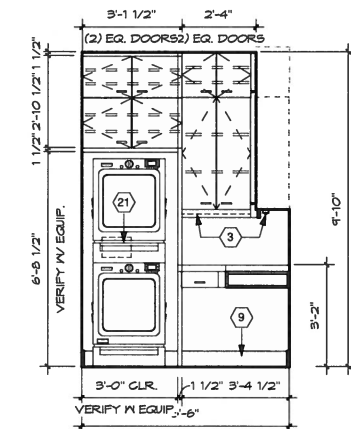
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ARCHITECT
MICHAEL J.
SCHROEDER

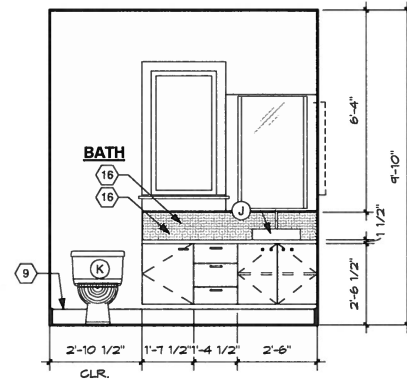
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INTERIOR ELEVATIONS

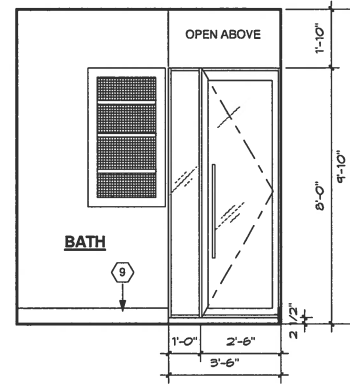
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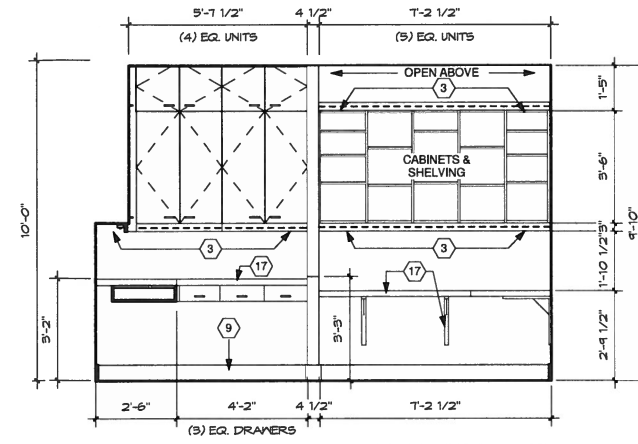
1 ELEVATION AT LAUNDRY
3/8" = 1'-0"



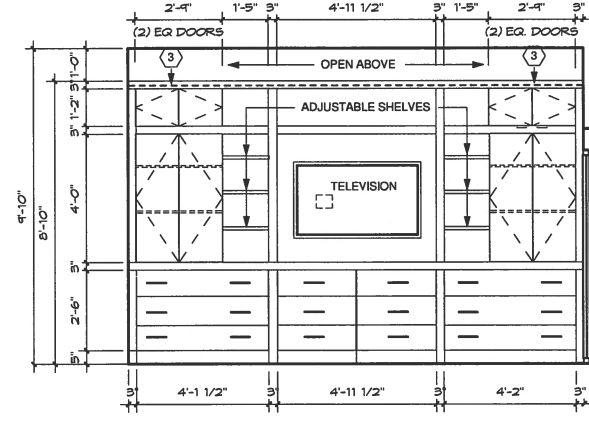
2 ELEVATION AT BATH
3/8" = 1'-0"



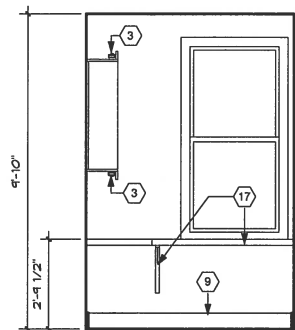
3 ELEVATION AT BATH
3/8" = 1'-0"



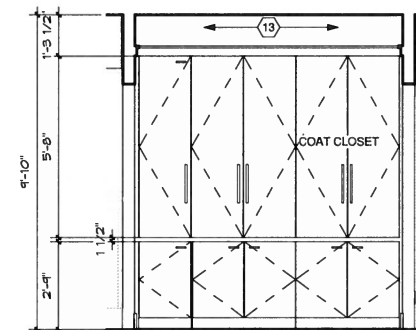
4 ELEVATION AT STUDY/LAUNDRY
3/8" = 1'-0"



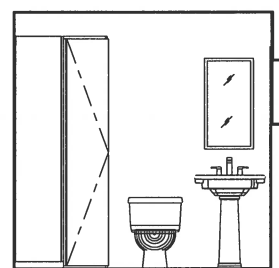
5 ELEVATION AT MASTER BEDROOM
3/8" = 1'-0"



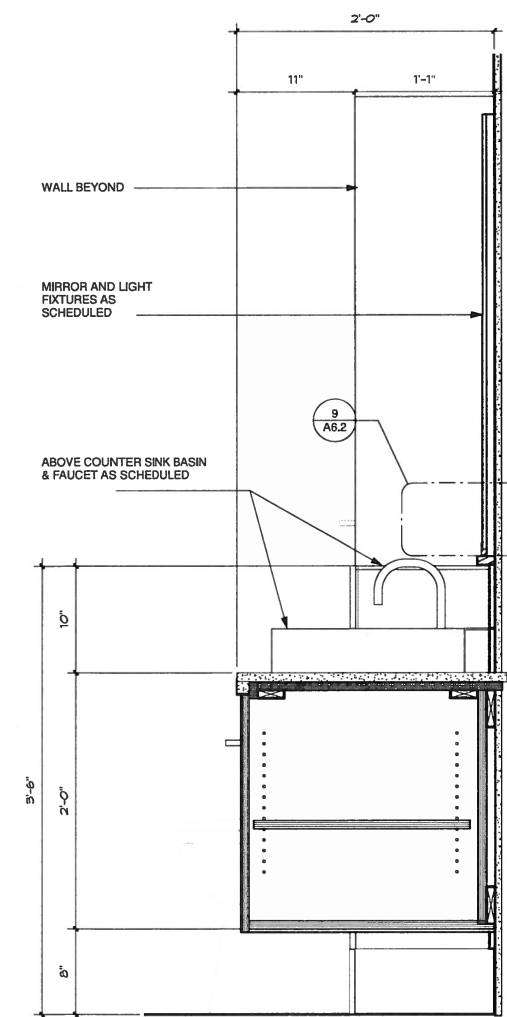
6 ELEVATION AT STUDY
3/8" = 1'-0"



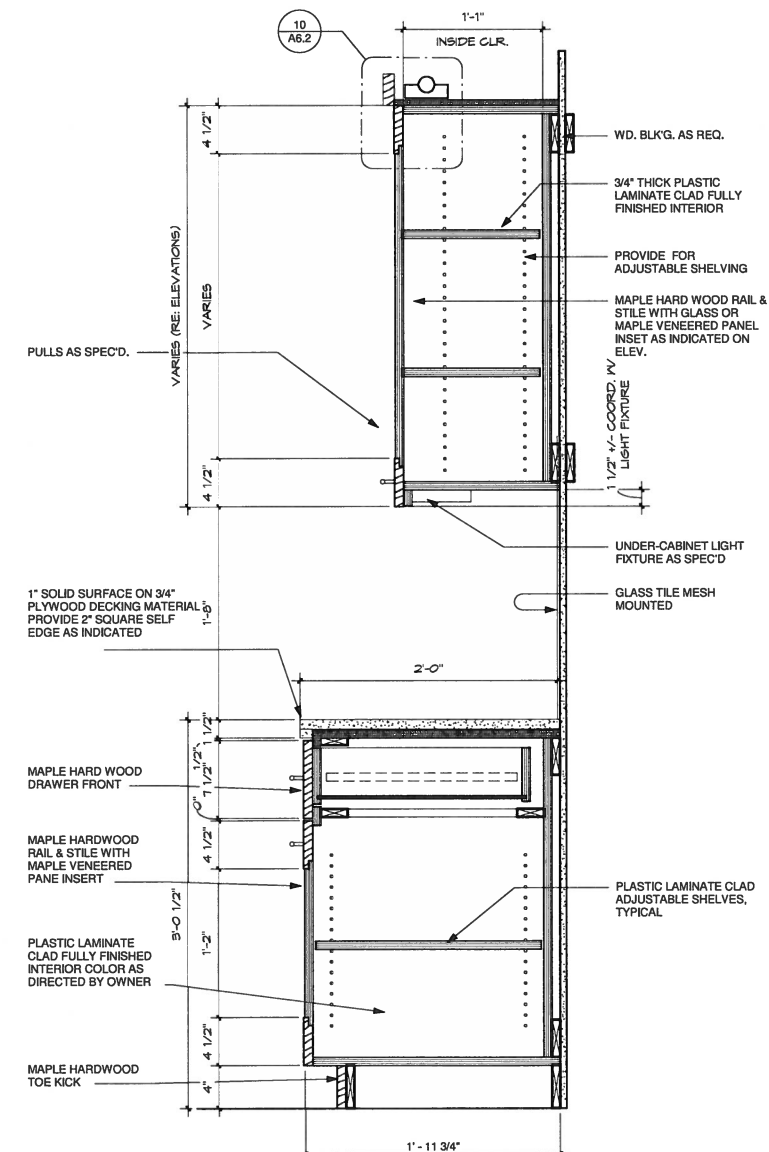
7 ELEVATION AT HALL STOR.
3/8" = 1'-0"



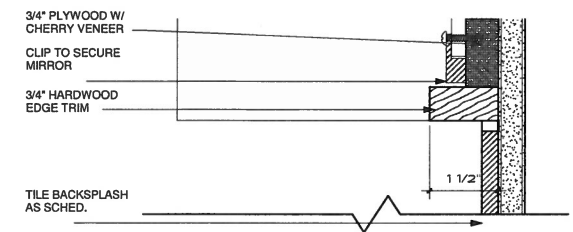
8 ELEVATION BATH AT GARAGE
3/8" = 1'-0"



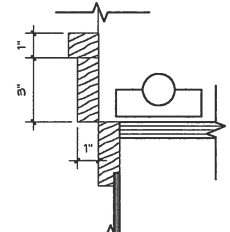
11 Section 2
1 1/2" = 1'-0"



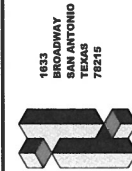
12 DETAIL AT MILLWORK
1 1/2" = 1'-0"



9 DETAIL AT MIRROR
6" = 1'-0"



10 DETAIL AT MILLWORK
3" = 1'-0"



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DRAWN BY: JM
DATE: 11.19.2016
REVISED:

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MICHAEL J. SCHROEDER

TX. REG. #5504
INSITE ARCHITECTS

SHEET TITLE:
INTERIOR ELEVATIONS

SHEET

A6.2

