

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-208
ADDRESS: 103 E HUISACHE AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 16 & 17
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Joseph Cotton
OWNER: Joseph Cotton
TYPE OF WORK: Construct three additions to the primary structure, construct a second story addition to accessory structure, fenestration modifications, fence modifications

REQUEST:

The applicant is requesting final approval to:

1. Construct a 1-story addition on the west side of the primary structure, measuring approximately 60 square feet.
2. Construct a 1-story addition on the east side of the primary structure, measuring approximately 88 square feet,
3. Construct a 2-story addition to north/rear side of the primary structure, measuring approximately 160 square feet, enclosing an existing 1-story rear covered patio.
4. Modify existing fenestration on primary structure to accommodate additions.
5. Construct a 2nd story, approximately 800 square feet, on an existing 1-story rear accessory structure.
6. Modify the existing wall/gate of the rear accessory structure fronting Main Avenue.

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 stripping 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. *Facade 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

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.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

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.

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.

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.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

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

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

A. GENERAL

- i. *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.
- ii. *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.

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.

Unified Development Code Sec. 35-514. - Fences.

(a) General.

(1) No fence may be constructed, repaired, or expanded within the city limits without first obtaining a building permit for such work, with the exception of any fence work specifically exempted by chapter 10, subsection 10-6(e) of the City Code.

(2) Fence Clear Vision Area.

- a. Street Intersections on Residential Corner Lots. No fence exceeding three (3) feet in height within the city or ETJ shall be erected, constructed, or built on a corner lot within the area formed by measuring twenty-five (25) feet in each direction from the street curb.
- b. Driveway, Accessway, or Alley Intersections on Residential Lots. No fence exceeding three (3) feet in height within the city or ETJ shall be erected, constructed, or built within a triangle formed by measuring fifteen (15) feet in each direction from the point where a driveway, accessway, or alley intersects with the street curb.
- c. Administrative Exception. Subsections a. and b. above notwithstanding, where it can be demonstrated that a lesser fence clear vision area would be required utilizing the standards of subsection 35-506(d)(5) intersection sight distance, an administrative exception may be granted to allow a lesser fence clear vision area than otherwise would be required for a similarly situated property.
- d. Variances. Variances to this section may be permissible in accordance with section 35-482.
- e. Review. All fence clear vision areas are subject to review by the development services department.

(3) Freestanding walls, not an integral load bearing portion of a structure, whether constructed of masonry or wood framing, shall be considered fencing. Walls connected to a building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building. Walls to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.

(4) All solid screen fences allowed to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the

International Building Code.

(5) If the subject property is within a historic district, corridor overlay or a neighborhood conservation district the historic preservation officer (or their designee) or the director of development services (or their designee) shall make a finding of compliance and compatibility with the provisions of the historic, corridor and/or neighborhood conservation district prior to issuance of a building permit for any fence.

(6) All fences shall be constructed of wood, chain link, stone, rock, concrete block, pre-cast concrete panels, masonry brick, brick, decorative wrought iron or other material(s) which are similar in durability.

(c) Height Limitation.

(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds that height allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or

B. The retaining wall is abutting a drainage easement or drainage infrastructure. (2)

Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or

B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or

C. The fence is a sound barrier or a security fence for a public or institutional use; or

D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or

E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.

F. In any side or rear yard where a slope is present, the height of a fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. In order to maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514 (f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"

Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514 (b)(3) above)	6'0"	6'0"

FINDINGS:

- a. The home is a two-story Spanish eclectic home with stucco siding, clay tile roof, front gable, and existing front porch with arched openings and wrought iron details. It is at the corner of Main Ave and E Huisache Ave. The home was built circa 1922 and is a contributing structure in the Monte Vista Historic District. The accessory structure is a single-story garage with a flat roof and is also a contributing structure in the Monte Vista Historic District. Both the primary and accessory structure first appear on a Sanborn Map in 1924 in the same location and with the same footprint.
- b. The applicant was heard for a similar but different proposal by the HDRC on December 21, 2016. The case was deferred to the Design Review Committee (DRC). The applicant met with the DRC on January 11, 2017 and March 21, 2017. Comments from both meetings include concerns regarding footprint on the lot, clarity of information, distinction of textures between additions versus original elements, and the height required in the guidelines to be limited to no more than 40% of the height of the original structure, particularly in relation to the garage addition proposal. Since that time, the new proposal includes modifications to: the roof form on the garage addition; the awnings on the garage addition; the roof form on the west addition to the primary structure; the form of the proposed gate; the siding of the east addition to the primary structure and its roof form; the awning and railing of the interior side of the garage addition; and the open stair case on the garage addition.

Findings for Main House, Items #1 through #4:

- c. FOOTPRINT – The May 1924 Sanborn shows that the covered patio is not original to the home, though the rear left corner is. The two 1-story additions are bump outs from the existing structure. The rear addition modifies the original rear covered patio by enclosing it as part of the condition building envelope and adding a second story atop. The additions to the main structure include a total combined footprint of approximately 308 square feet as indicated in the submitted drawings. According to the Guidelines for Additions 1.B.iv., residential additions should not double the footprint of the original primary structure. Staff finds the proposal consistent with the Guidelines.
- d. SCALE AND FORM: WEST ELEVATION – Two of the proposed additions on the two-story primary structure are one-story. The one-story addition facing Main Ave (west) has a simplified flat roof and a decorative parapet that is complementary to the primary structure in its design and form. The parapet is Spanish Eclectic in form and does not detract from the primary structure's distinctive design elements. According to the Guidelines for Additions 1.B.i, additions should be designed to be subordinate to the principal façade. The proposed addition is set back from the front façade and subordinate to the main structure in scale and in height. Staff finds the

proposal consistent with the Guidelines.

- e. **SCALE AND FORM: EAST ELEVATION** – The one-story addition to the east elevation, which is not visible from the public right-of-way, is similar in scale and footprint to the west addition. The addition has a hipped roof with clay tile to match the existing primary gable. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the hipped roof form and material is compatible and appropriate for the architectural style of the home.
- f. **SCALE AND FORM: NORTH (REAR) ELEVATION** – The rear 2-story addition to the rear has a hipped roof that is below the ridge of the existing rear gable. The Guidelines for Additions stipulate that According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the hipped roof form is compatible and appropriate for the architectural style of the home.
- g. **FENESTRATION MODIFICATIONS TO EXISTING STRUCTURE** – The additions to the primary structure require the removal of existing windows and a door to accommodate new interior conditioned space. A rear door on the first floor will be removed, as well as two rear windows from the second floor. Most material to be removed for the additions is wall space currently void of fenestration. According to the Historic Design Guidelines for Exterior Maintenance and Alternations 6.A.i, existing openings should be preserved, and creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way should be avoided. These modifications are located on the rear elevation and do not detract from the view from the public right-of-way or the overall fenestration composition of the home. Staff finds the modifications acceptable.
- h. **NEW FENESTRATION: DOORS** – The proposed additions on the main house include three sets of double doors each with full lights, two single doors each with a full light, and wood 3' x 6' doors with full lites. According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure. Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances. Staff generally finds the proposed doors are characteristic of the original structure. The door pattern on the east addition contains a significant amount of glass versus the rest of the structure. According to the Historic Design Guidelines for Additions 4.A.iii, additions should consider integrating contemporary interpretations of traditional designs and details to help convey that an addition is new. Given the location of the east addition, as well as the comparable size of the doors relative to the historic openings, staff finds the proposal acceptable.
- i. **NEW FENESTRATION: WINDOWS** - The proposed additions contain seven wood one over one windows with same profile as existing, as well as a fixed window measuring 1'-6" by 11" in size. Two of the one over one windows are located on the one-story west addition facing Main Ave, and five are located on the north (rear) addition on the second floor. The fixed window is located on the second floor of the north addition facing east towards a balcony and the interior of the property. According to the Guidelines for Additions, architectural details should keep with the architectural style of the original structure. Staff finds the one over one windows consistent with the guidelines, but finds the 1'-6" by 11" fixed window inconsistent and incompatible with the historic structure.
- j. **TRANSITION/MATERIALS** – The applicant has proposed to differentiate the wall material of the additions by using a medium texture stucco without the swirl pattern of the existing structure. The new stucco will match the existing stucco color as closely as possible. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. Also, guidelines stipulate the use of materials that are compatible with the primary structure. Staff finds the proposal consistent with the guidelines and appropriate for the home.

Findings for Rear Garage, Item #5:

- k. **REAR GARAGE** – The existing accessory is a one-story garage set behind the main residential house. The garage is accessible from the side street on Main Ave. The structure is contributing to the district, is made of stucco, and features a flat roof.
- l. **SETBACKS** – The existing garage has a rear setback of 9' and a side setback of 0'. The proposed addition has a rear setback of 0'. According to the Guidelines for New Construction 5.B.ii., historic setback pattern of similar structures along the block should be followed. In this instance, historic setbacks are not consistent with UDC requirements and a variance is required. Staff finds that the proposed setbacks are consistent with the historical development pattern along the block.
- m. **SCALE AND MASS** – The existing garage structure is one-story and is approximately 680 square feet. The proposed addition creates a two-story structure and adds approximately 800 square feet. According to the

Guidelines for Additions 1.B.i, additions should be designed to be visually subordinate to the principal structure in terms of their height, massing, and form. Staff finds that the addition does not overwhelm or visually compete with the main structure. However, the Guidelines for Additions stipulate that an addition's footprint should not double that of the existing structure. The proposed square footage represents a 120% increase in square footage. Staff finds the proposal inconsistent with the guidelines.

- n. **ROOF FORM** - The existing roofline of the one-story garage is flat. The proposed 2nd story addition is flat with an elevated metal gabled element that houses a semi-outdoor staircase facing into the property. According to the Guidelines for Additions 1.A.ii., similar roof forms, pitches, and overhangs should be used on additions. Staff finds the proposed flat form consistent with the guidelines but finds the elevated element inconsistent with the developmental patterns of the historic district.
- o. **TRANSITION/MATERIALS** – The proposed addition will utilize hardi plank siding to be 6” in profile, with the smooth side exposed. According to the Guidelines for Additions 1.A.iv., the addition should feature a visual distinction between old and new building forms, whether it is an offset of the material or an architectural element. The guidelines also stipulate to use materials that are compatible with the existing structure. Staff finds the proposed hardi siding generally compatible with the existing structure, as well as the surrounding context of the district, but has not received any detailing on how these planks will be affixed structurally, what the vertical structural pieces are in terms of materiality, and the specifications of the planks themselves, including profile or color.
- p. **WINDOWS AND DOORS** – The proposed additions include wood one over one windows with same profile as existing on the accessory, four sets of double doors each with full lights, one single door with a full light, and five 2'-1/2" by 1'-2" rectangular windows on the primary elevation facing Main Ave. According to the Guidelines for New Construction 2.C.i, window and door openings should have a similar proportion of wall to window space as typical with nearby historic facades. Staff finds the proposed doors and one over one window and doors are characteristic of the original structure, but finds the 2'-1/2" by 1'-2" windows incompatible in size for the style of the garage and its relationship to the primary structure. These windows are also not consistent with historic window sizes in the district.
- q. **ARCHITECTURAL DETAILS** – The addition features a second story balcony with wrought iron railing and horizontal awning system. According to the Guidelines for Additions 4.A.ii., the addition should incorporate architectural details that are in keeping with the style of the original structure but an element reflective of its time. Staff finds the use of an awning consistent with the guidelines, but finds the introduction of a metal element incompatible with the existing materials of the primary and accessory structure. The submitted proposal also does not indicate information on the specific material or finish of the brise soliel element.
- r. **MECHANICAL EQUIPMENT** – The existing rooftop mechanical equipment on the one-story garage would be relocated to the flat portion of the roof of the proposed 2-story addition. According to the Guidelines for Additions 5.B.ii., roof-mounted equipment should be screened and set back to avoid view from the public right-of-way. Though it would be toward the rear, the applicant did not provide details of screening or show that the equipment would not be seen.

Findings for privacy wall, Item #6:

- s. **WALL MODIFICATIONS** – The existing privacy wall fronting Main Ave is finished in the same stucco pattern as the primary structure. The wall includes a wooden rectangular door inset from the public right-of-way for use as a functional gate, as well three rectangular cut-outs with decorative screens. The wall steps down in height from the garage three times as it approaches the intersection of Main Ave and E Huisache in response to the change in slope. The applicant is proposing to extend the height of the wall above the existing door to match the height of the existing 1-story garage, approximately 11 feet from grade. The proposal also includes a curved step-down to meet the original height which mimics the detailing of the west addition to the primary structure. The added height to meet the level of the existing garage would nearly double the height of the existing privacy wall. While the Historic Design Guidelines for Site Elements do not stipulate a maximum height for privacy walls, they should follow the developmental pattern of the surrounding district. Additionally, the UDC stipulates that privacy walls and fences on residential lots facing local streets should not be taller than 6 feet. Staff finds the proposal inconsistent with the guidelines and UDC requirements.

RECOMMENDATION:

1. Staff recommends approval of the 1-story addition based on findings a through j.

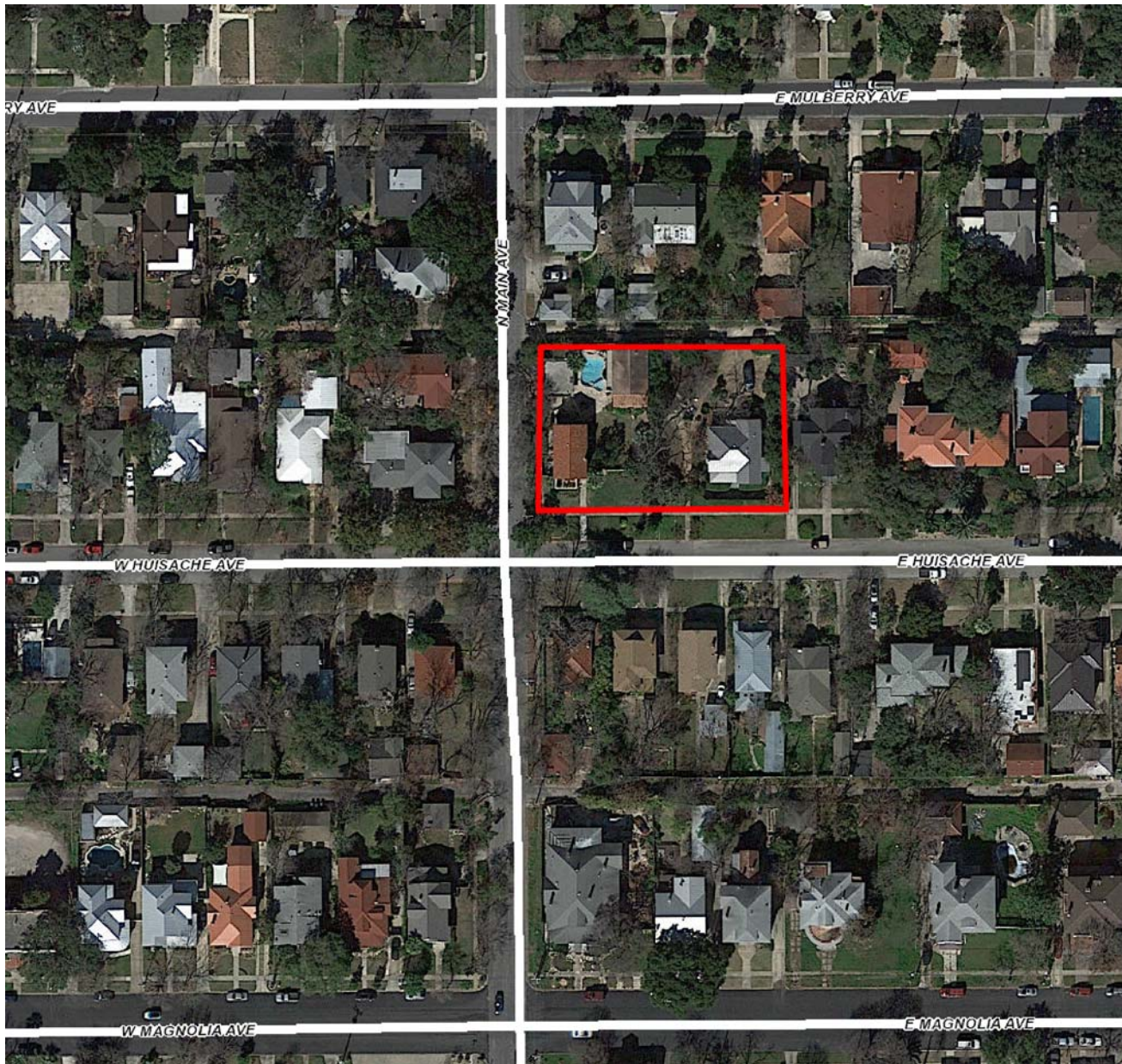
2. Staff recommends approval of the 1-story addition based on findings a through j.
3. Staff recommends approval of the 2-story addition based on findings a through j with the stipulation that the proposed fixed window measuring 1'-6" by 11" be replaced with a window size that is more consistent with the Historic Design Guidelines, OHP Window Policy document, and the historic fenestration sizes of the primary structure.
4. Staff recommends the fenestration modifications based on findings a through g.
5. Staff does not recommend approval of the 2-story garage addition at this time based on findings k through r.
6. Staff does not recommend approval of the wall and gate modifications as submitted based on finding s.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

- The applicant was heard for a similar but different proposal by the HDRC on December 21, 2016. The case was deferred to the Design Review Committee (DRC).
- The applicant met with the DRC on January 11, 2017 and March 21, 2017. Comments from both meetings are outlined in finding b.
- Per the case comments from the HDRC case heard December 21, 2016, historic setbacks are not consistent with UDC requirements and a variance is required from the Development Services Department.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2016

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2800



HDRC CASE NO. 2016-509

**103 E. HUISACHE ST. – MONTE VISTA HISTORIC
DISTRICT**

PROPOSED ADDITIONS

|G|R|G

architecture

MAIN HOUSE REQUEST

- SMALL ONE STORY ADDITION ON WEST SIDE
- SMALL ONE STORY ADDITION ON EAST SIDE
- SECOND LEVEL ADDITION TO THE NORTH/REAR

GARAGE REQUEST

- EXPANSION TO THE NORTH
- SECOND LEVEL ADDITION
- MODIFICATION OF EXISTING WALL/GATE

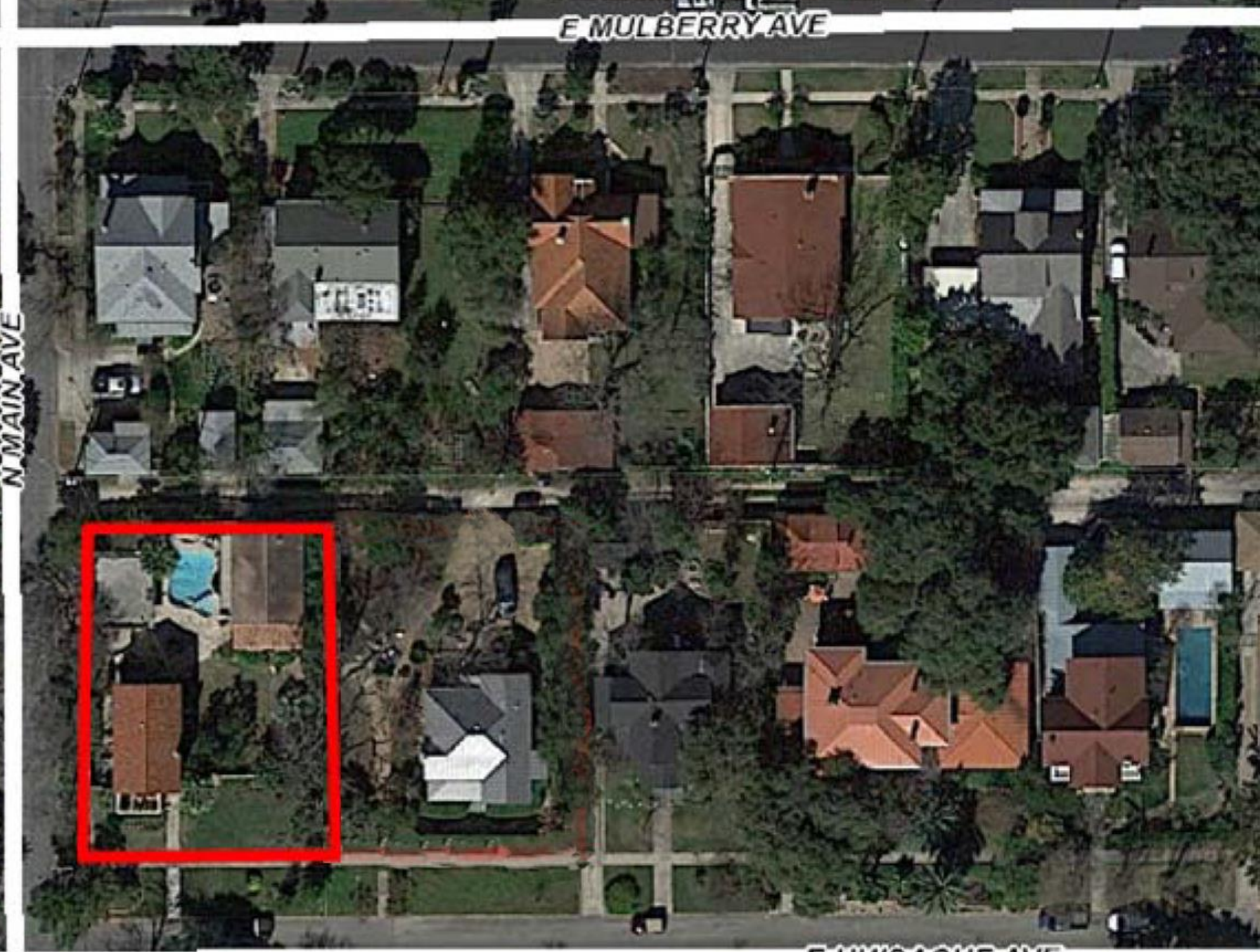
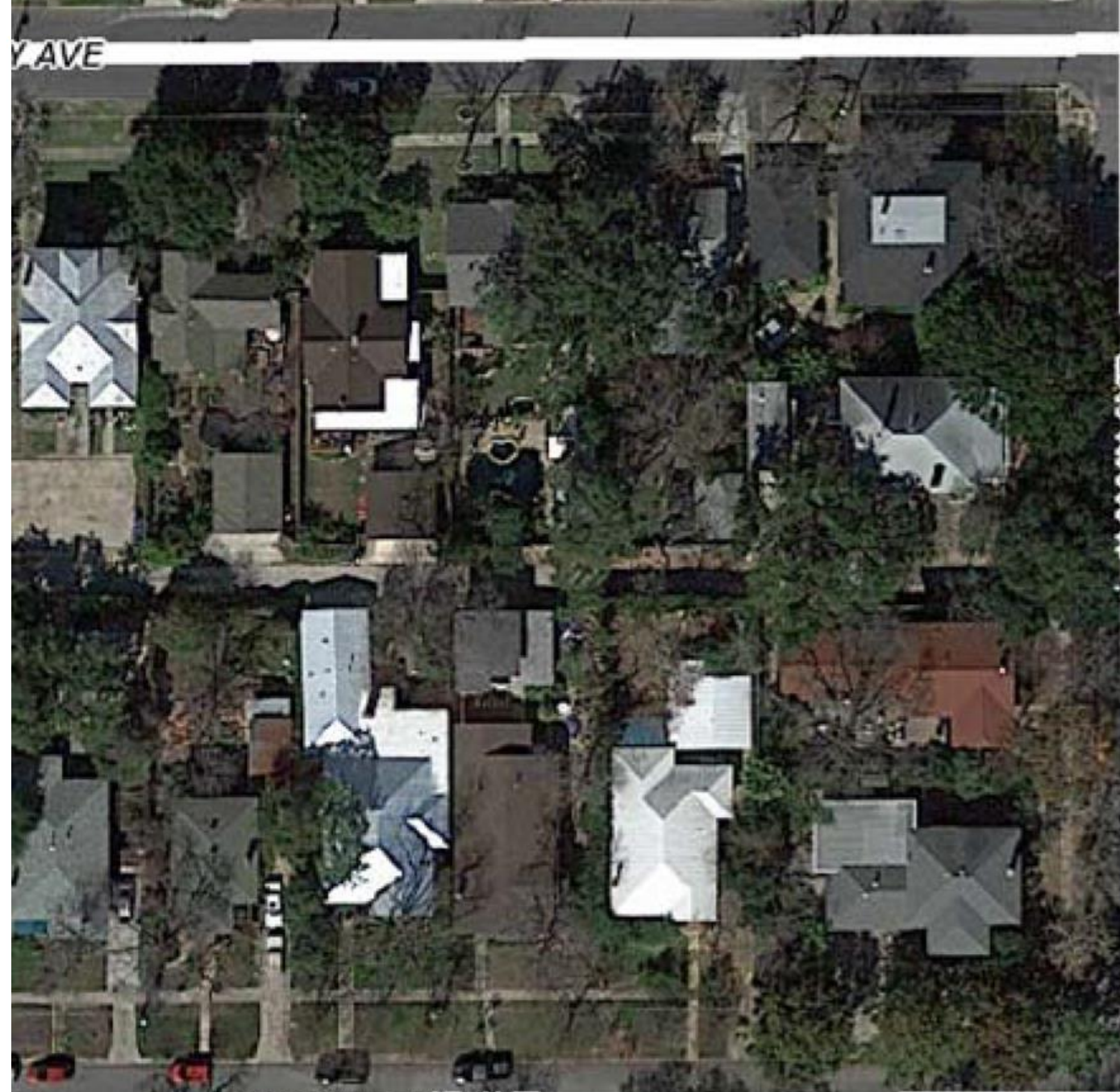


103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

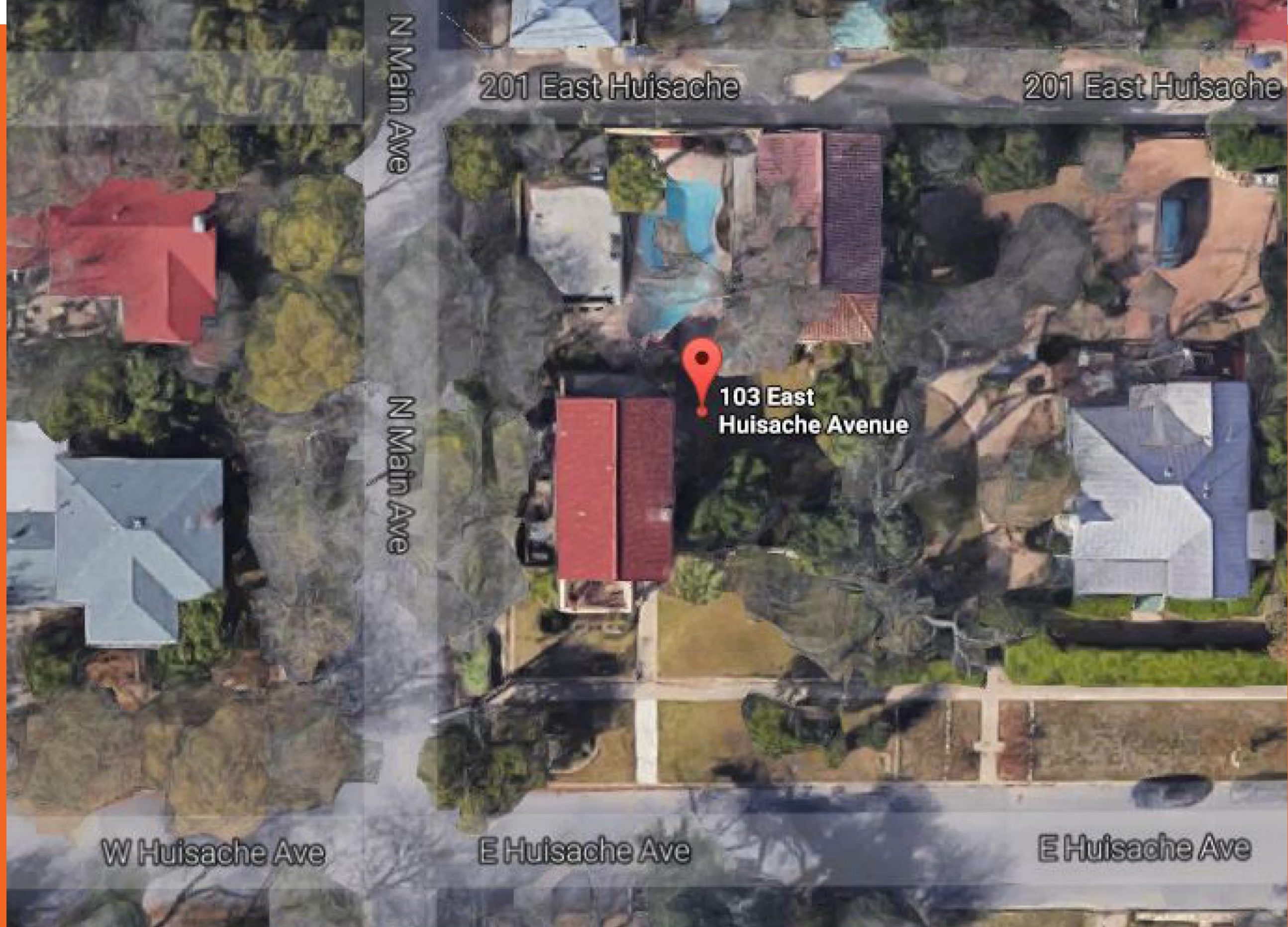
|G|R|G

architecture



103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

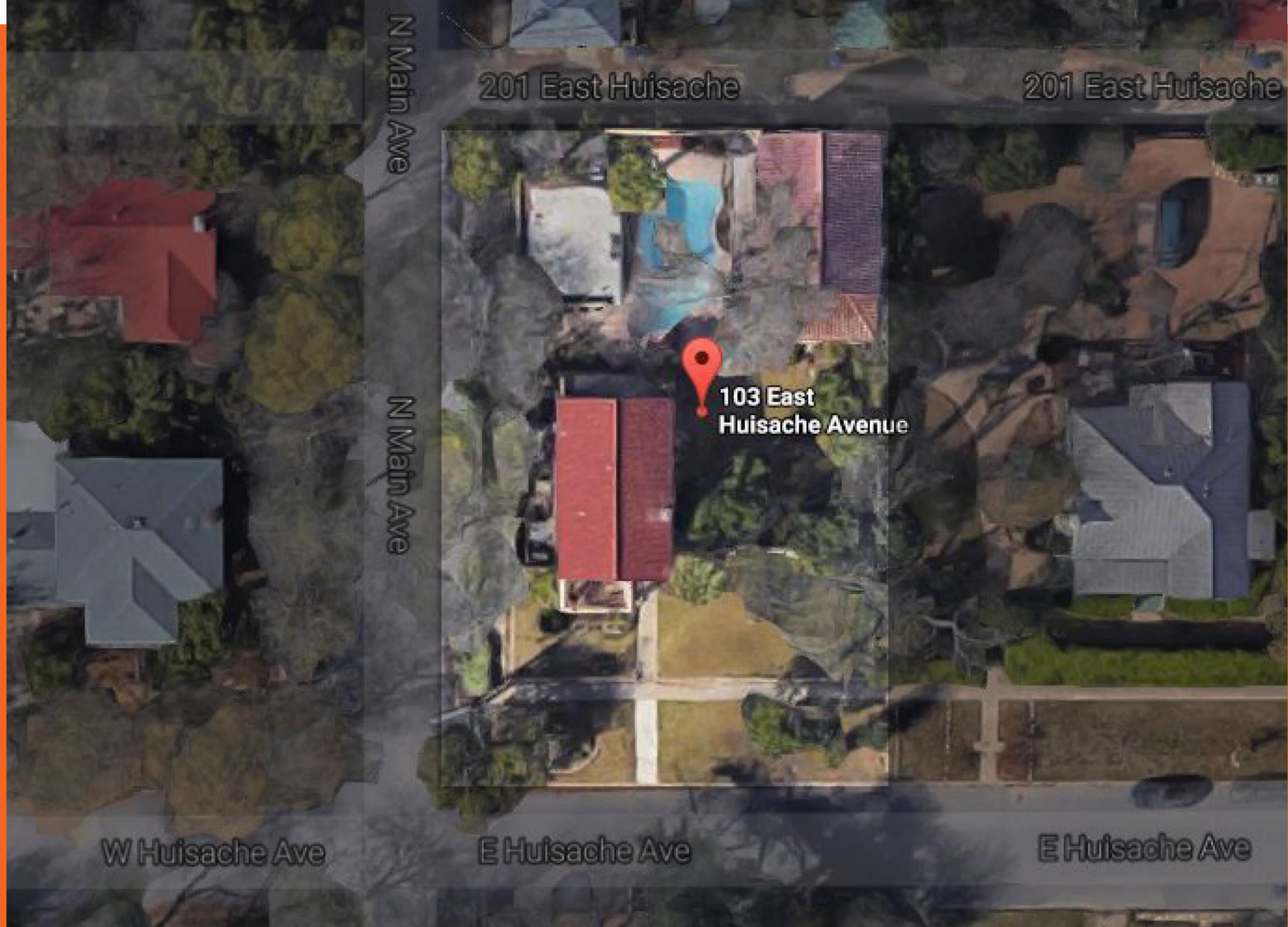


103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

|G|R|G

architecture



103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

|G|R|G

architecture







103 E. HUISACHE ST., MONTE VISTA - PROPOSED ADDITIONS
DESIGN REVIEW COMMITTEE PRESENTATION

MARCH 21, 2017

GRG

architecture



103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

G|R|G

architecture

REAR ACCESSORY STRUCTURE
LEFT FACADE ON MAIN



103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

|G|R|G

architecture

FROM N MAIN - REAR LEFT CORNER



103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

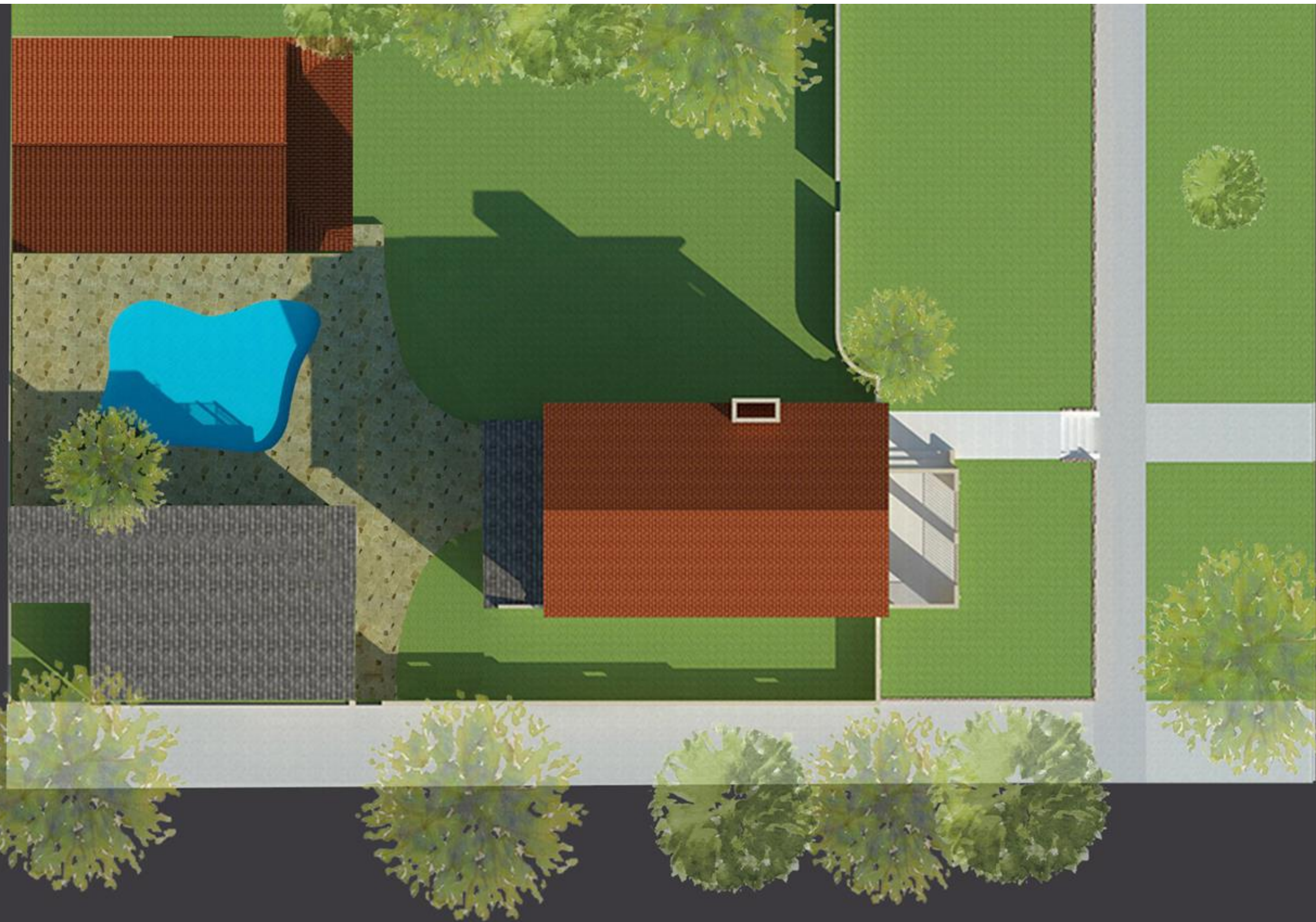
APRIL 2017

|G|R|G

architecture

A photograph showing the rear of a property. The scene is dominated by a dense, lush green hedge or wall of bushes that runs across the middle ground. Above the hedge, a large palm tree with several fronds is visible on the left side. To the right of the palm tree, there are other trees and a utility pole with wires. The sky is overcast and grey. The text "REAR OF PROPERTY" is overlaid in red capital letters on the left side of the image.

REAR OF PROPERTY



N. MAIN AVE

E HUISACHE AVE

E. HUISACHE

E HUISACHE AVE

2 STORY
GARAGE ADDITION

2 STORY
ADDITION

ADDITION

ADDITION

N. MAIN AVE



EXISTING ELEVATION – MAIN STREET/WEST



PROPOSED ELEVATION – MAIN STREET/WEST



GARAGE ELEVATION – WEST/MAIN STREET



VIEWING NE FROM
INTERSECTION



VIEWING NW – SIDE YARD



VIEWING SW - BACKYARD

103 E. HUISACHE, MONTE VISTA HISTORIC DISTRICT - HDRC PRESENTATION
PROPOSED ADDITIONS, ALTERATIONS AND MODIFICATIONS

APRIL 2017

G|R|G

architecture

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
A/C	Air Conditioning	JAN	Janitor
ACOUS	Acoustical	JT	Joint
ACT	Acoustical Ceiling Tile		
ADJ	Adjustable	LAM	Laminate
AFF	Above Finished Floor	LAV	Lavatory
ALT	Alternative	LH	Left hand
ALUM	Aluminum	LT	Light
ARCH	Architect(ural)	MAS	Masonry
ASPH	Asphalt	MAT	Material
		MAX	Maximum
BD	Board	MECH	Mechanical
BLDG	Building	MEP	Mechaniucal, Electrical, & Plumbing
BLK	Block	MET	Metal
BLKG	Blocking	MFG	Manufacturing
BM	Beam	MFR	Manufacturer
BSMT	Basement	MIN	Minimum
BW	Both Ways	MISC	Miscellaneous
		MTL	Metal
CLO	Closet	N	North
CLG	Ceiling	NIC	Not In Contact
CLR	Clear(ance)	NO or #	Number
CM	Centimeter	NRC	Noise Reduction Coefficient
CMU	Concrete Masonry Unit	NTS	Not To Scale
COL	Column		
CONC	Concrete	OA	Outside Air
CONT	Continuous	OC	On Center
CONST	Construction	OH	Overhead
CORR	Corridor	OD	Outside Diameter
CT	Ceramic Tile	OPP HD	Opposite Hand
CTR	Center	OPNG	Opening
CTSK	Countersunk	OPP	Opposite
CU FT	Cubic Foot		
		PART	Partition
D	Depth	P.E.B.	Pre-Engineered Building
DIA	Diameter	PCF	Pounds per Cubic Foot
DIM	Dimension	PLAS	Plaster
DISP	Dispenser	PLA	Plastic
DN	Down	PSF	Pounds Per Square Foot
DR	Door	PSI	Pounds per Square Inch
DET	Detail	PTD	Painted
DWG	Drawing	PVC	Polyvinyl Chloride
		PLYWD	Plywood
E	East	PNL	Panel
EA	Each		
EDF	Electric Drinking Fountain	R	Radius, Stair Riser
EIFS	Exterior Insulation & Finish System	R/A	Return Air
		REINF	Reinforced, Reinforcing
EJ	Expansion Joint	REQ'D	Required
EL	Elevation	RD	Roof Drain
ELECT	Electrical	RE	Refer to
ELEV	Elevator	REBAR	Reinforcing Bar
EQ	Equal	REF	Reference
EQUIP	Equipment	RES	Resilient
EW	Each Way	RH	Right hand
EWC	Electric Water Cooler	RM	Room
EXH	Exhaust	S	South
EXIST	Existing	SC or SCHED	Scheduled, Schedule
EXP	Expansion	SHT	Sheet
EXT	Exterior	SIM	Similar
		SPEC	Specifications
FE	Fire Extinguisher	SQ	Square
FIN	Finish(ed)	SS	Stainless Steel
FIXT	Fixture	STC	Sound Transmission Class
FL	Floor	STD	Standard
FLASH	Flashing	STL	Steel
FLD	Floor Drain	STRUCT	Structure
FLEX	Flexible		
FLUOR	Fluorescent	T	Stair Tread
FT	Feet	TOC	Top of Curb Elevation
		THK	Thick(ness)
GA	Gauge	TOS	Top of Slab, Top of Steel
GAL	Galvanized	T/R	Toilet Room
GC	General Contractor	TYP	Typical
GRD	Grade	UL	Underwriter's Laboratories
GYP BD	Gypsum Wallboard		
GWB	Gypsum Wallboard	VCT	Vinyl Composition Tile
		VERT	Vertical
HB	Hose Bib	VEST	Vestibule
HDW	Hardware	VWC	Vinyl Wallcovering
HM	Hollow Metal		
HORIZ	Horizontal	W	West, Width, Wide
HT	Height	W/	With
HVAC	Heating, Ventilating, & Air Conditioning	WC	Water Closet
		WD	Wood
ID	Inside Diameter		
INFO	Information	YD	Yard
INSUL	Insulation		
INT	Interior		

103 E. HUISACHE ADDITIONS AND RENOVATIONS

103 E. Huisache Ave.
San Antonio, TX 78212



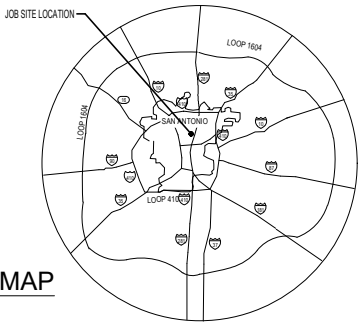
85% PROGRESS SET

ARCHITECT

GRG ARCHITECTURE
118 Broadway, Ste 620
San Antonio, Texas 78205
Bus: (210) 447-7000

SHEET INDEX

A0.00	COVER SHEET
A1.01	ARCHITECTURAL SITE PLAN
A2.01	DEMOLITION FLOOR PLANS
A2.01	FIRST AND SECOND FLOOR PLAN
A2.02	ROOF PLAN
A2.03	EXTERIOR ELEVATIONS
A2.03.1	DEMOLITION GARAGE FLOOR PLAN
A3.01	GARAGE FIRST AND SECOND FLOOR PLAN
A3.02	GARAGE ROOF PLANS
A3.03	EXTERIOR ELEVATIONS
A4.01	DOOR AND WINDOW SCHEDULE



CITY VICINITY MAP
Scale: NONE

GRG

architecture

118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

Architect

Consultant

Revisions:

103 E. HUISACHE
ADDITIONS AND RENOVATIONS
103 E. Huisache Ave.
San Antonio, Texas 78212

Page Description

GENERAL
INFORMATION, SHEET
INDEX AND
ABBREVIATIONS

NOTES: THESE DRAWINGS AND ACCOMPANYING SPECIFICATIONS ARE TO BE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENDING OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF

Checked By: EG

Project No. 17-0502

Date: 2 MAY 2017

Page:

A0.00

GENERAL NOTES

- G1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
- G2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- G3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- G4. DIMENSIONS ARE TYPICALLY TO FACE OF DRYWALL, CMU OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- G5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- G6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB-CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- G7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- G8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- G9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- G10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- G11. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- G12. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- G13. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- G14. THE GENERAL CONTRACTOR IS TO NOTIFY OWNERS REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- G15. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON THE SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS IN RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- G16. REFER TO ADDITIONAL NOTES BY OTHER DISCIPLINES, I.E., STRUCTURAL, MEP, CIVIL, LANDSCAPE, TECHNOLOGY, FOOD SERVICE & ACOUSTICAL.
- G17. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.

MAIN AVENUE

ALLEY

EXIST. GARAGE
W/2ND FLOOR
ADDITION

EXISTING
POOL

EXISTING
STUDIO

EXISTING
PATIO

AD3.1 & A3.01

ADDITION ON
2ND FLOOR

ADDITION

LEGAL DESCRIPTION

EXISTING
RESIDENCE

ADDITION

EXISTING
FOUNTAIN

EXISTING
PORCH

AD2.1 & A2.01

E. HUISACHE



AREA OF WORK

1 - ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



TRUE NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

G|R|G

architecture

118 BROADWAY, SUITE 620
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103 E. HUISACHE
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Page Description

ARCHITECTURAL
SITE PLAN

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Date: 2 MAY 2017

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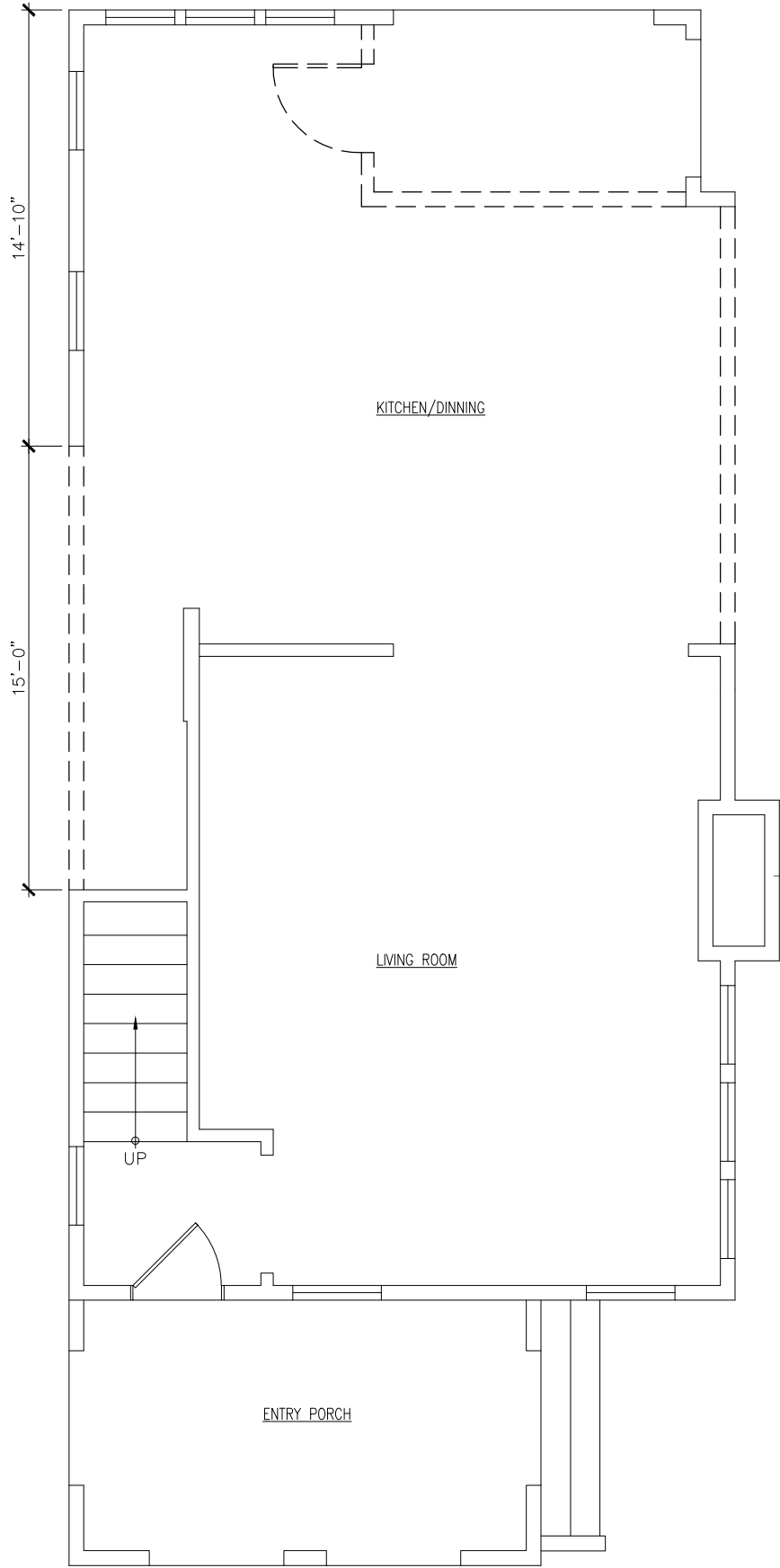
A1.01

GENERAL NOTES

- EXISTING WALL
CONSTRUCTION
TO REMAIN
- NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" GYP
- EXISTING TO BE
DEMOLISHED

GENERAL NOTES

- A. REFER TO MEP DRAWINGS FOR
ADDITIONAL INFORMATION.
- B. CONTRACTOR SHALL COORDINATE
INSPECTIONS (IF REQUIRED) BY
STATE AND LOCAL AGENCIES AND
MEET ANY APPLICABLE CODE FOR
THE INTERIOR FINISH OUT
RENOVATION PROJECT. NOTIFY
ARCHITECT AND OWNER THROUGHOUT
THE PROCESS.
- C. ALL DIMENSIONS TO FRAME OF WALL
UNLESS OTHERWISE NOTED ON THE
PLANS.
- D. ALL WORK SHALL BE SCHEDULED IN
A MANNER TO MAINTAIN THE
CONTINUOUS USE OF ADJACENT
SPACES.
- E. ALL CONSTRUCTION DEBRIS AND
MATERIALS SHALL BE REMOVED WITH
MINIMAL DISTURBANCE. COORDINATE
DEBRIS REMOVAL AND DISPOSAL
WITH THE OWNER'S
REPRESENTATIVE. ENSURE EXISTING
FLOORS, WALLS, CEILING, ETC. ARE
PROTECTED DURING THE PROCESS.
- F. MAINTAIN A CLEAN AND SAFE WORK
ENVIRONMENT AND ENSURE PUBLIC
AREAS ARE FREE OF DEBRIS.
PROPERLY DISPOSE OF ALL
MATERIALS.
- G. PROVIDE CAULK AT ALL INTERIOR
DOOR FRAMES, PARTITIONS, DEVICE
BOXES, ETC.

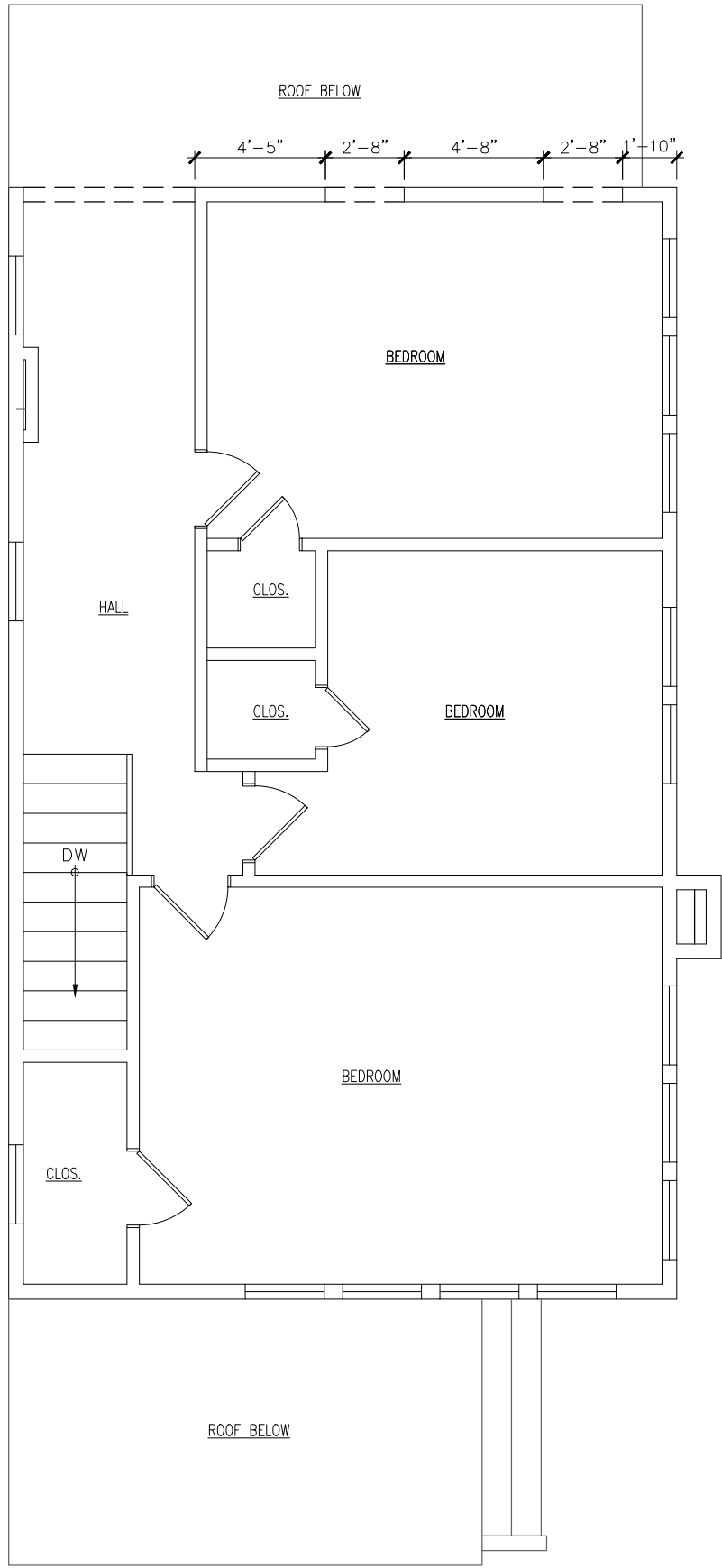


1 - DEMO FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH



2 - DEMO SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



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103 E. HUISACHE
ADDITIONS AND RENOVATIONS

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DEMOLITION
FLOOR PLAN

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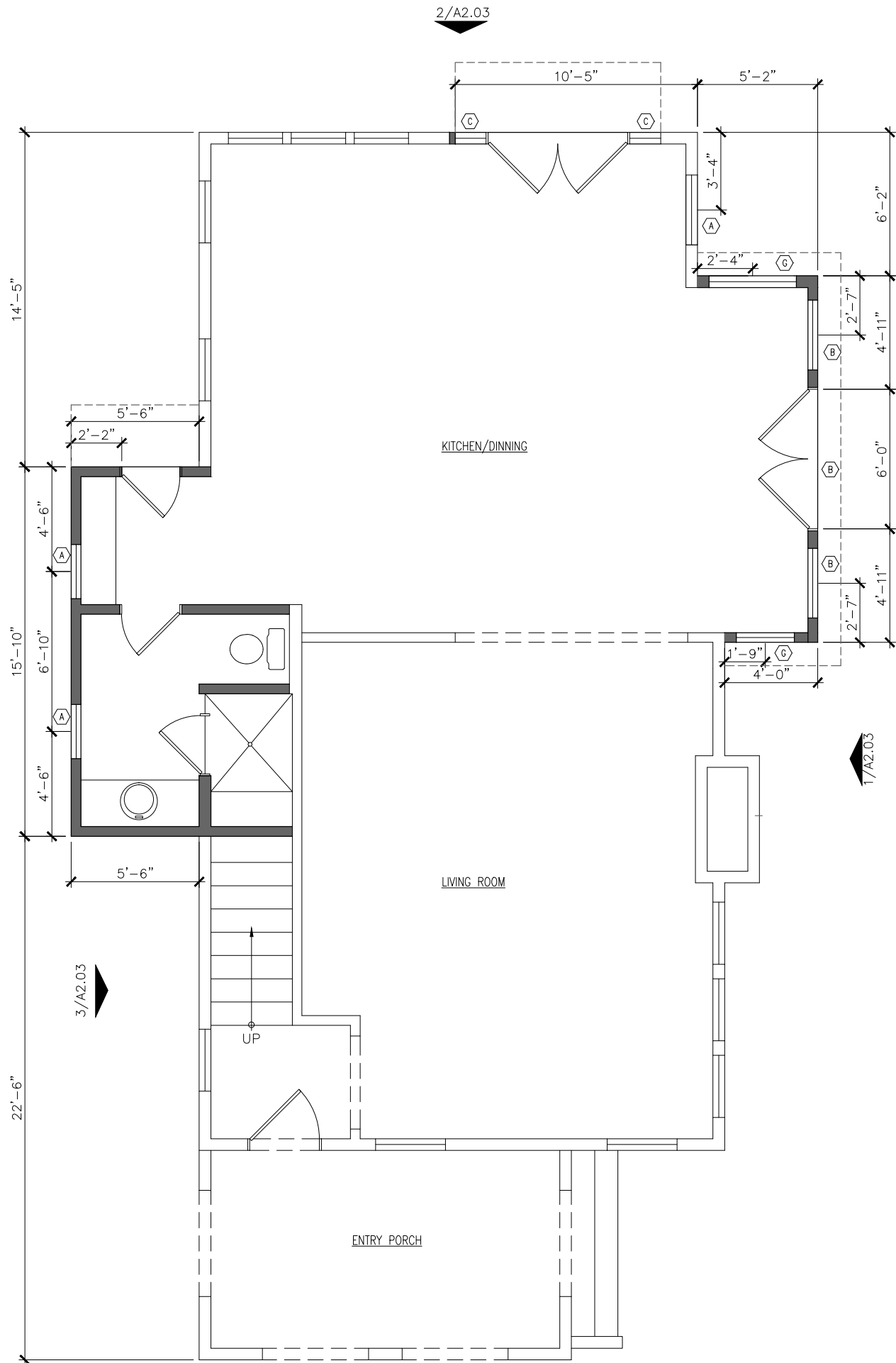
AD2.1

GENERAL NOTES

- EXISTING WALL
CONSTRUCTION
TO REMAIN
- NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" GYP
BD ON BOTH SIDES)

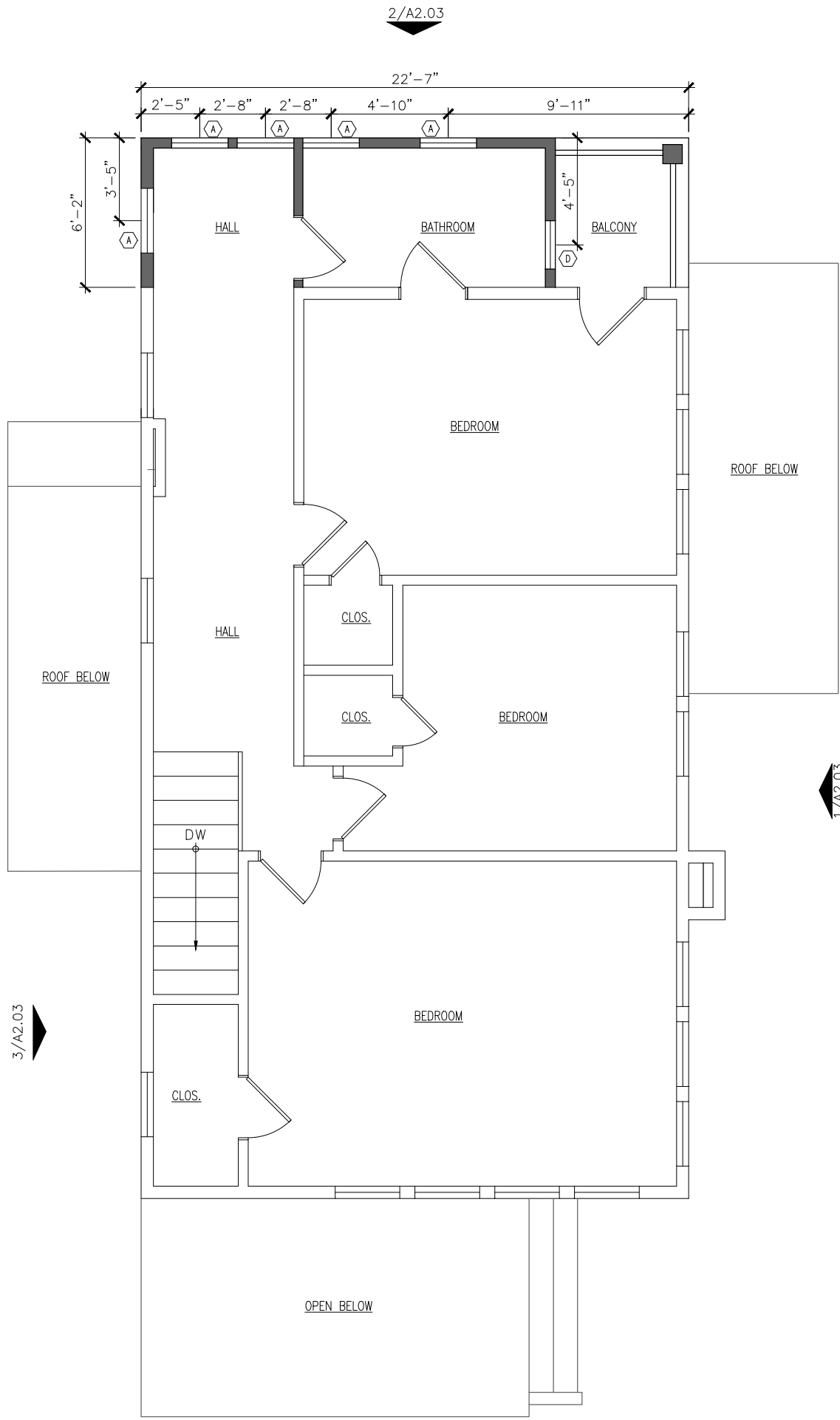
GENERAL NOTES

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- C. ALL DIMENSIONS TO FRAME OF WALL UNLESS OTHERWISE NOTED ON THE PLANS.
- D. ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE CONTINUOUS USE OF ADJACENT SPACES.
- E. ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED WITH MINIMAL DISTURBANCE. COORDINATE DEBRIS REMOVAL AND DISPOSAL WITH THE OWNER'S REPRESENTATIVE. ENSURE EXISTING FLOORS, WALLS, CEILING, ETC. ARE PROTECTED DURING THE PROCESS.
- F. MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT AND ENSURE PUBLIC AREAS ARE FREE OF DEBRIS. PROPERLY DISPOSE OF ALL MATERIALS.
- G. PROVIDE CAULK AT ALL INTERIOR DOOR FRAMES, PARTITIONS, DEVICE BOXES, ETC.



1 - FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



2 - SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

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103 E. HUISACHE
ADDITIONS AND RENOVATIONS

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NEW FIRST AND
SECOND FLOOR PLAN

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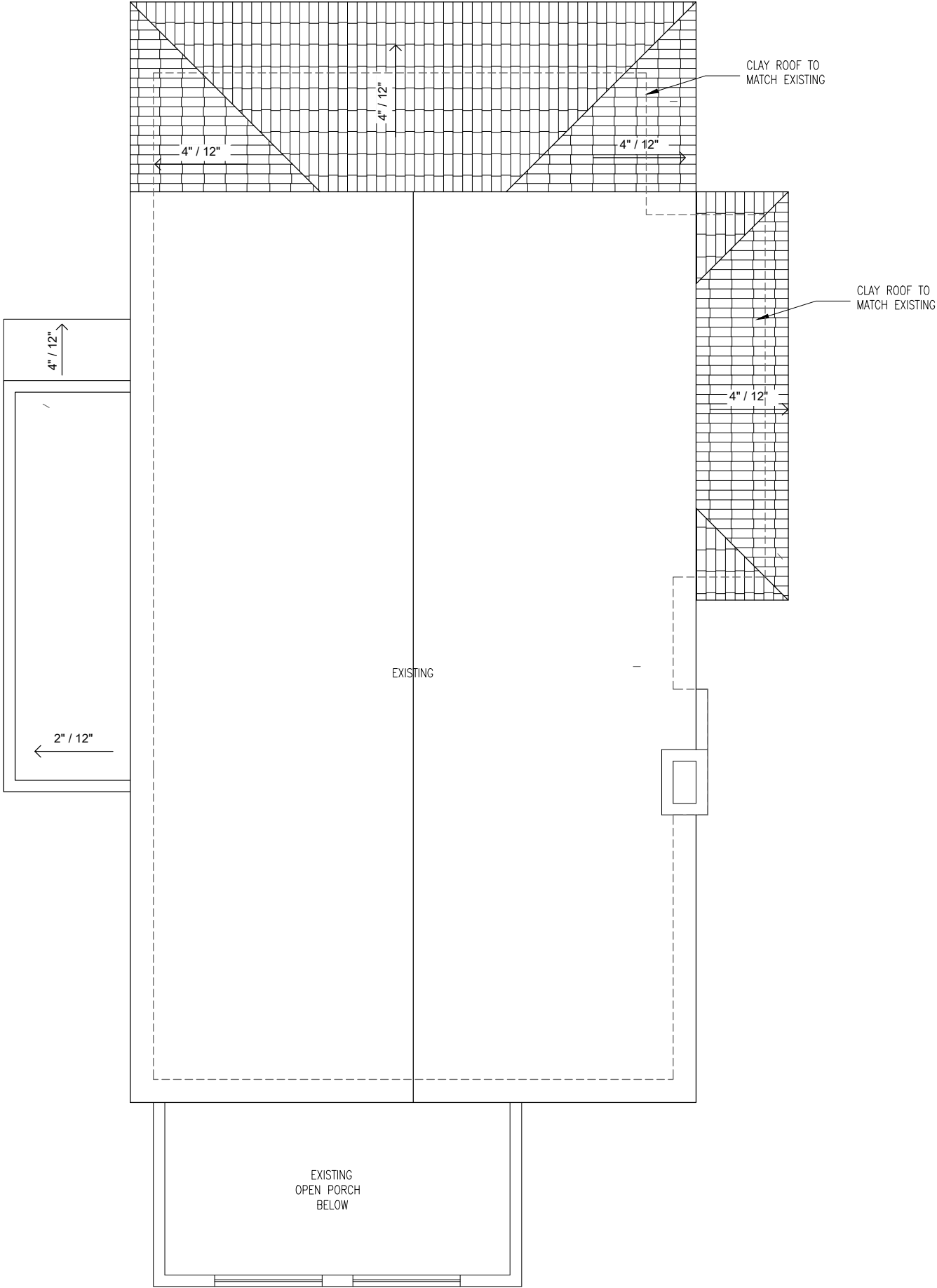
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A2.01

NOTE: ORIGINAL DRAWINGS PROVIDED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

LEGEND

CLAY TILE ROOF SYSTEM



1 - ROOF PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

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Page Description

ROOF PLANS AND
DETAILS

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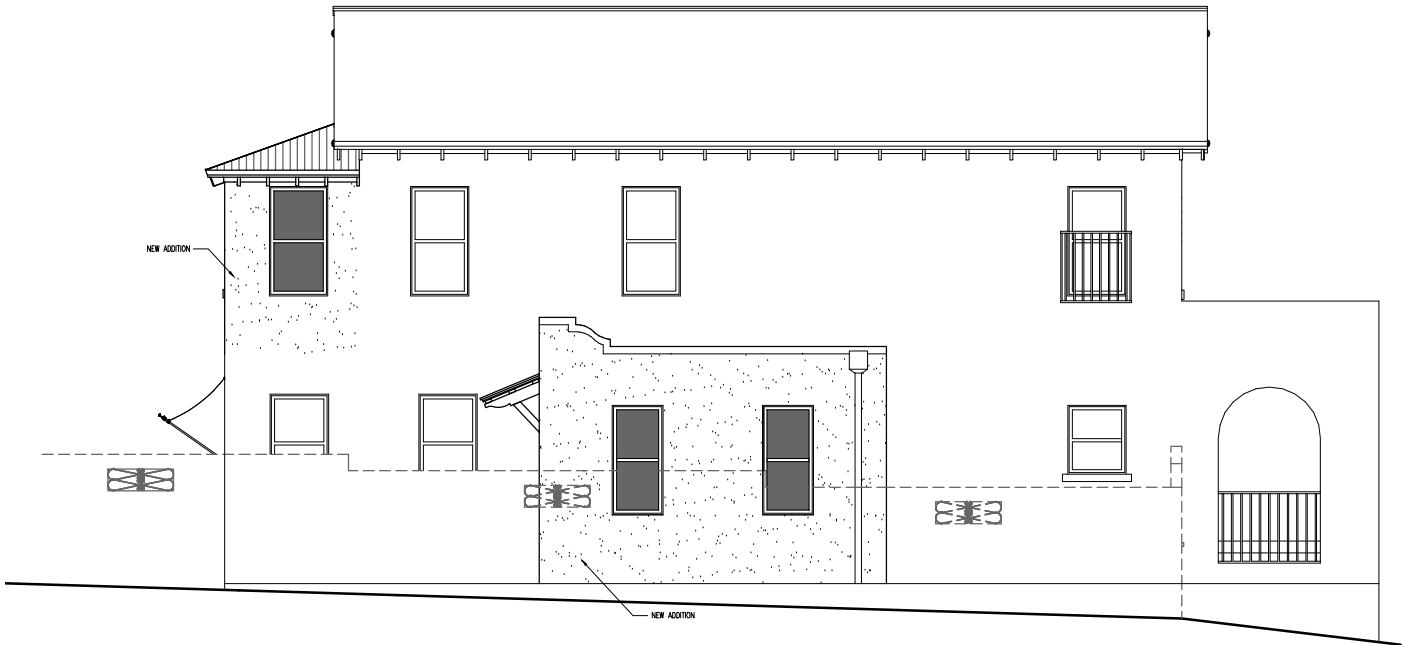
BASED ORIGINAL DRAWINGS PROVIDED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"



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



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



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

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103 E. HUISACHE
ADDITIONS AND RENOVATIONS
103 E. Huisache Ave.
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EXTERIOR ELEVATIONS
MAIN HOUSE

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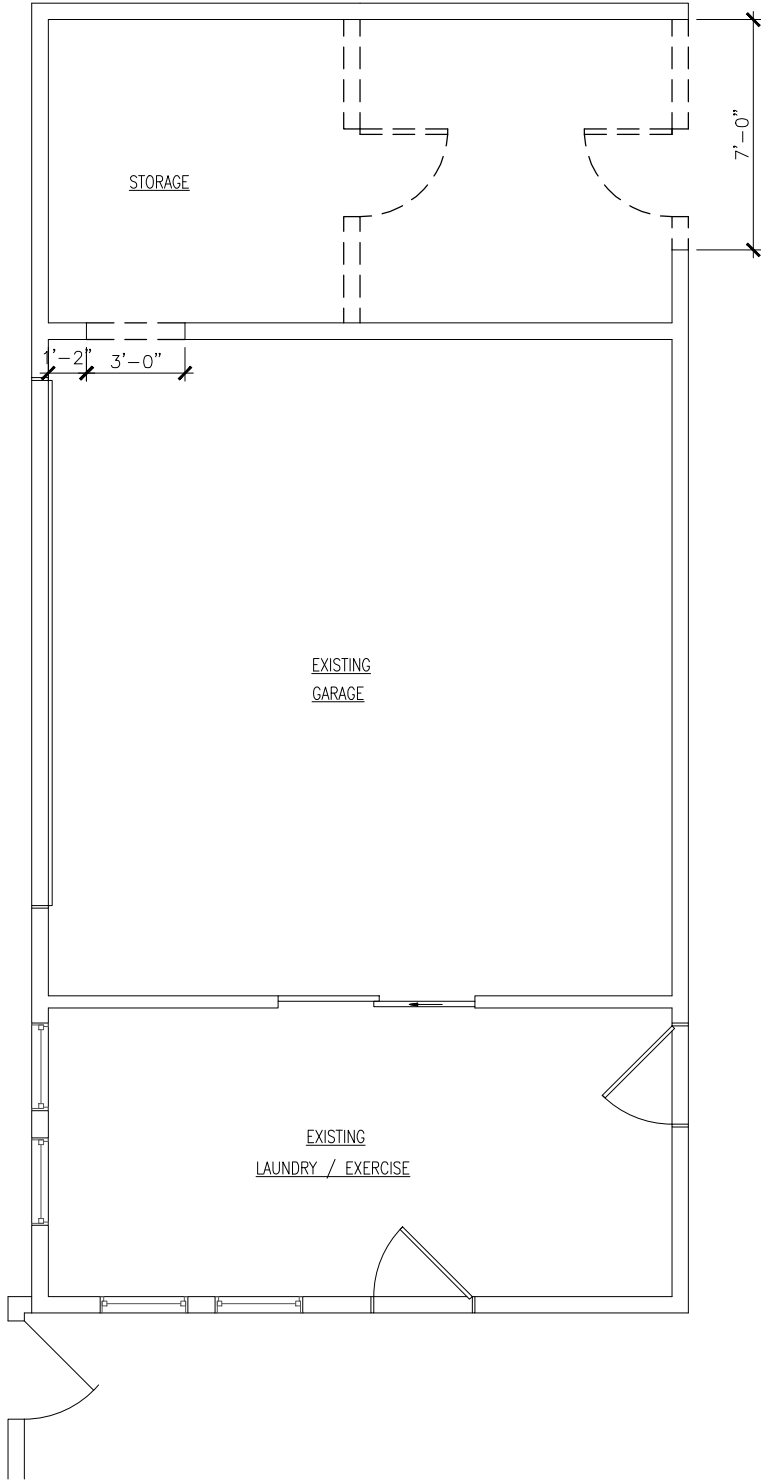
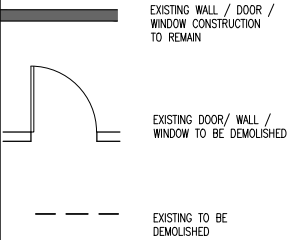
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A2.03

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

GENERAL NOTES

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1 - GARAGE DEMO FLOOR PLAN

SCALE: 3/8" = 1'-0"



NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"

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GARAGE DEMO
FLOOR PLAN

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Project No. 17-0502

Date: 2 MAY 2017

Page:

AD3.1

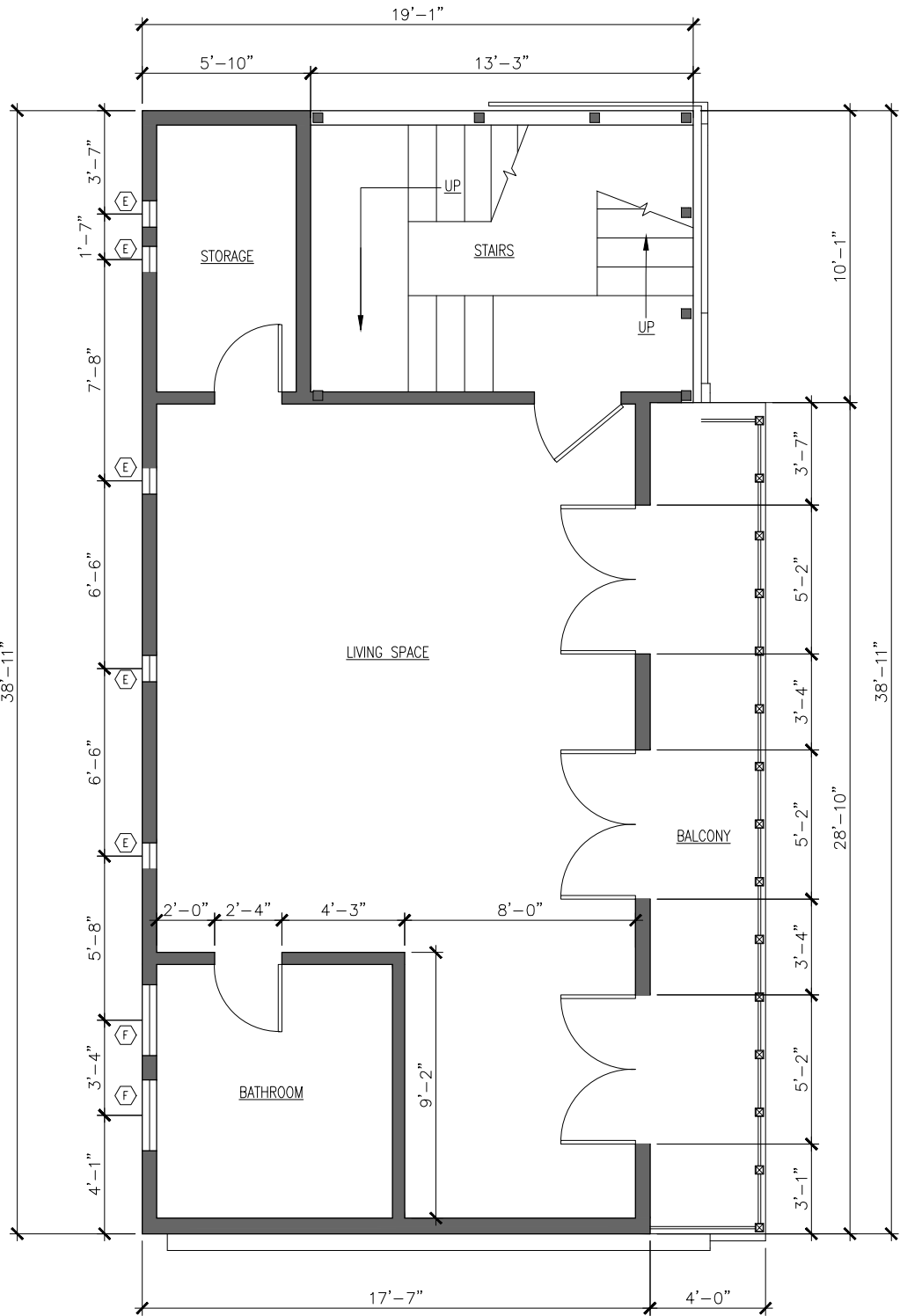
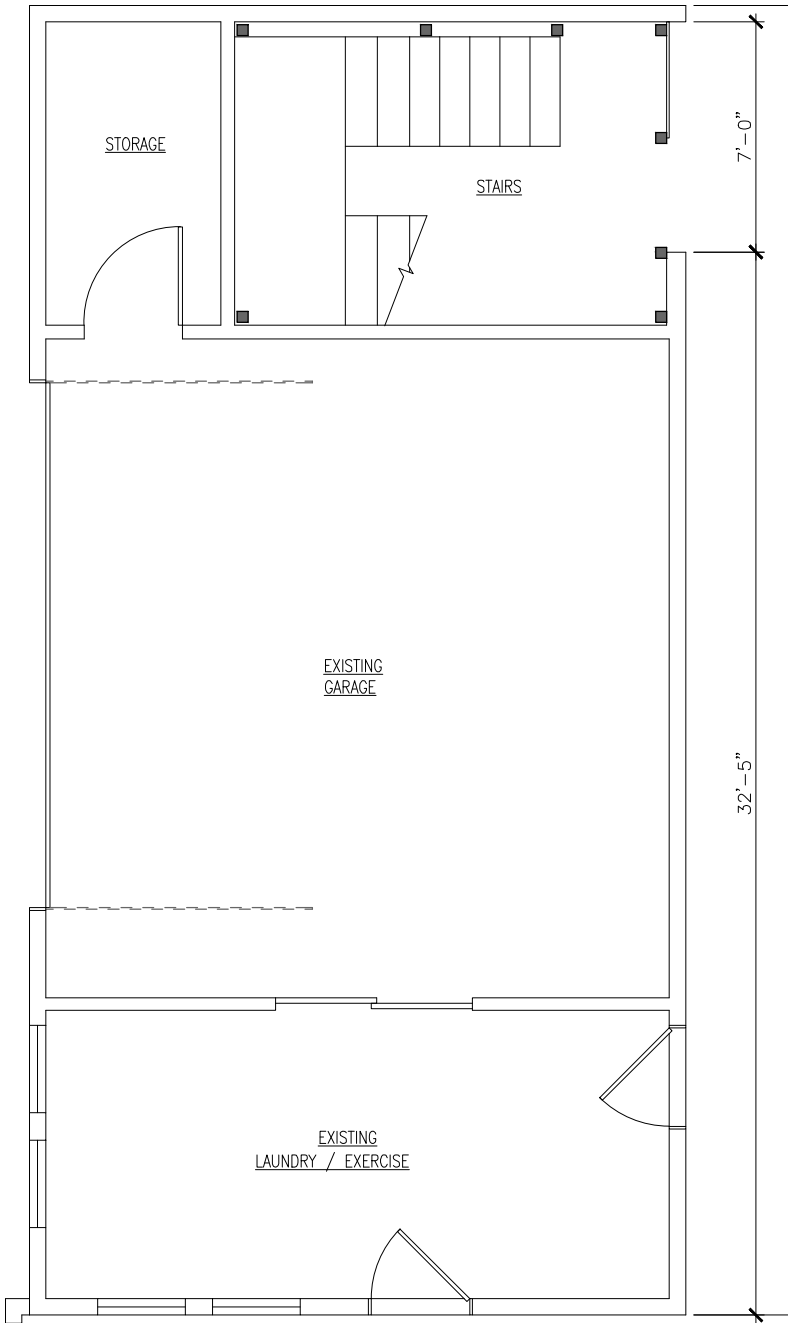
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EXISTING WALL
CONSTRUCTION TO REMAIN

NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" CYP



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103 E. HUISACHE
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GARAGE FIRST AND
SECOND FLOOR
PLANS

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Page:

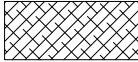
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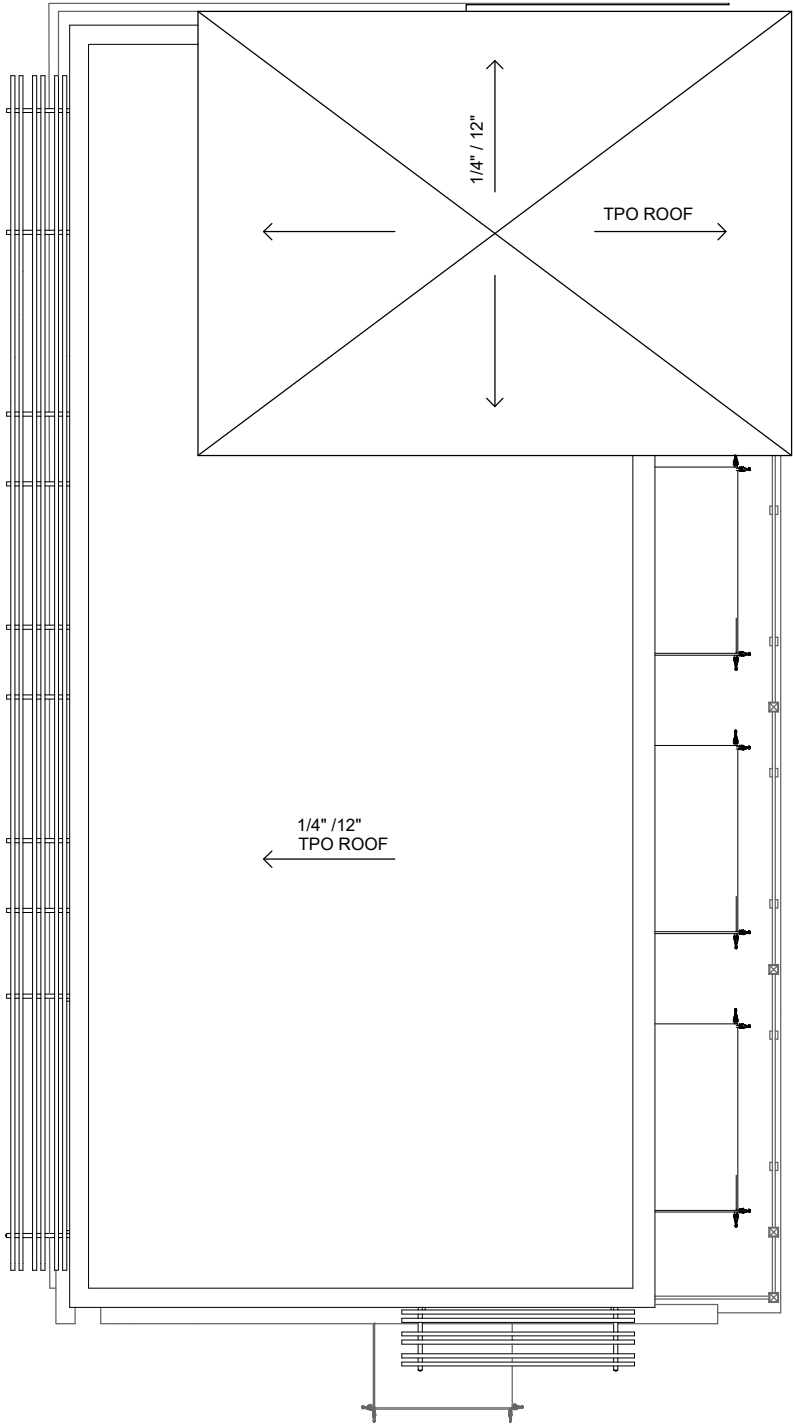
GENERAL NOTES

- A. ALL GABLE END OVERHANGS TO BE 6" FROM FACE OF STUD, UNLESS OTHER WISE NOTED.
- B. ALL EAVE OVERHANGS TO BE 6" FROM FACE OF STUD, UNLESS OTHER WISE NOTED.
- C. INSTALL ICE AND WATER SHIELD AT ALL VALLEYS AND EAVES, UNLESS NOTED OTHERWISE
- D. ALL 22 GA. GUTTERS AND DOWNSPOUTS TO BE GALVANIZED STEEL SYSTEM.
- E. INSTALL 30# FELT UNDERLAYMENT AS PER MANUFACTURES RECOMMENDATIONS.
- F. PROVIDE 22 GA. GALVANIZED STEEL DRIP EDGE.
- G. PROVIDE CONTINUOUS RIDGE VENT, TYPICAL
- H. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION

LEGEND



CLAY TILE ROOF SYSTEM



1 - GARAGE ROOF PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -



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ROOF PLANS AND
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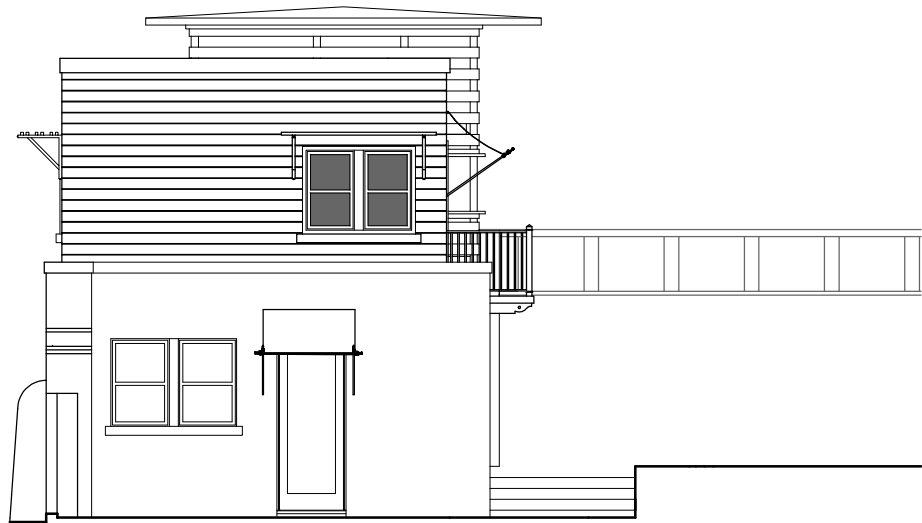
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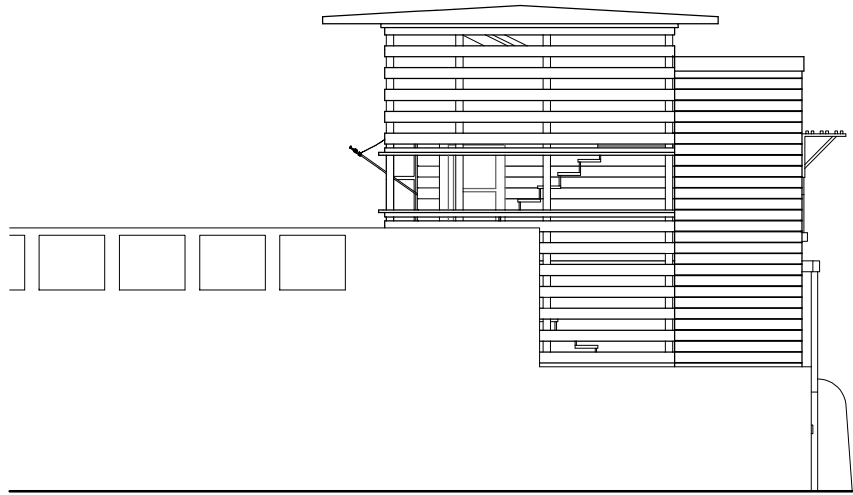
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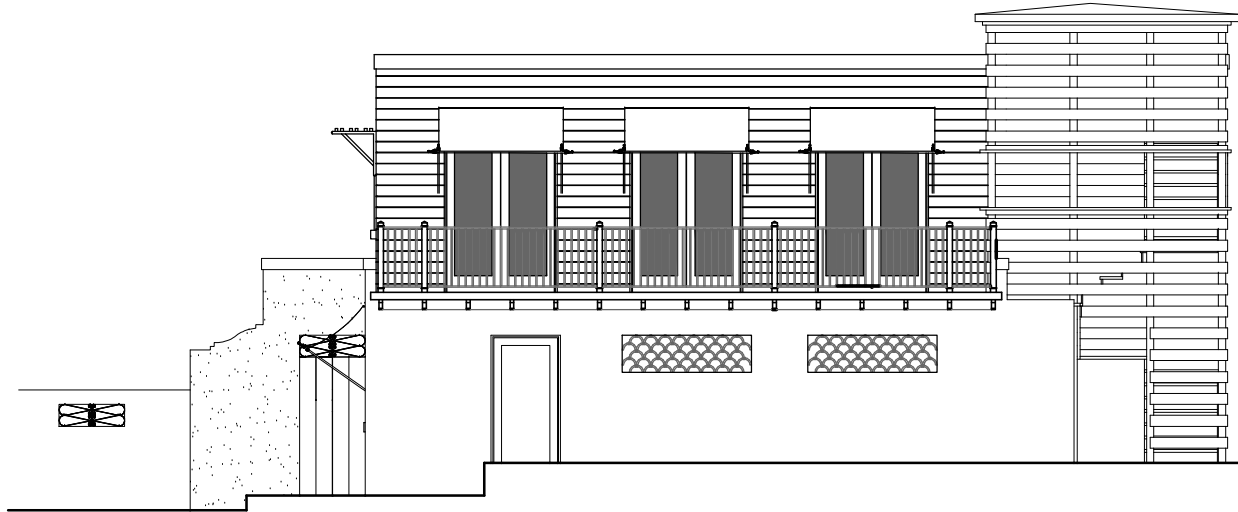
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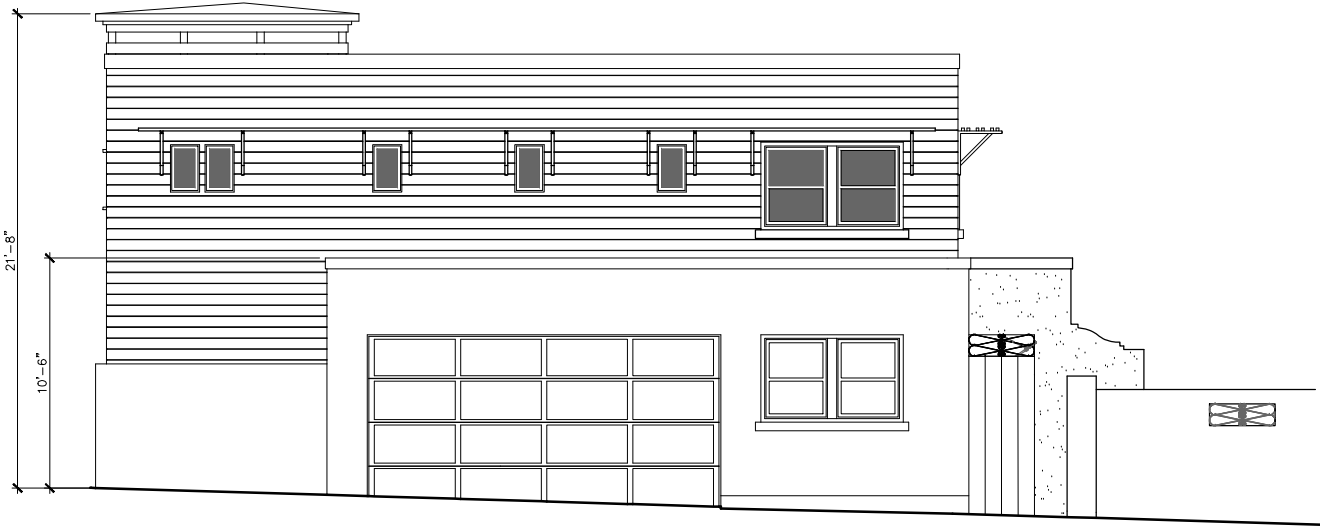
1 - EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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

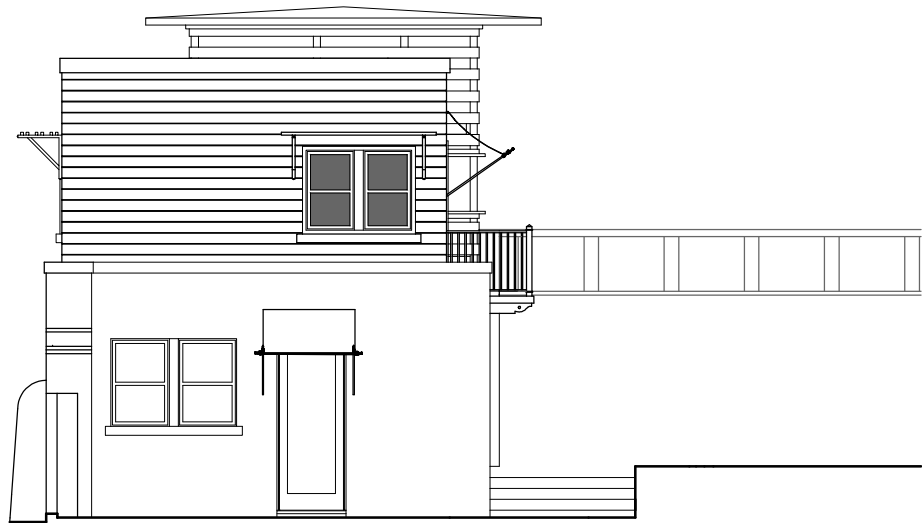


2 - EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

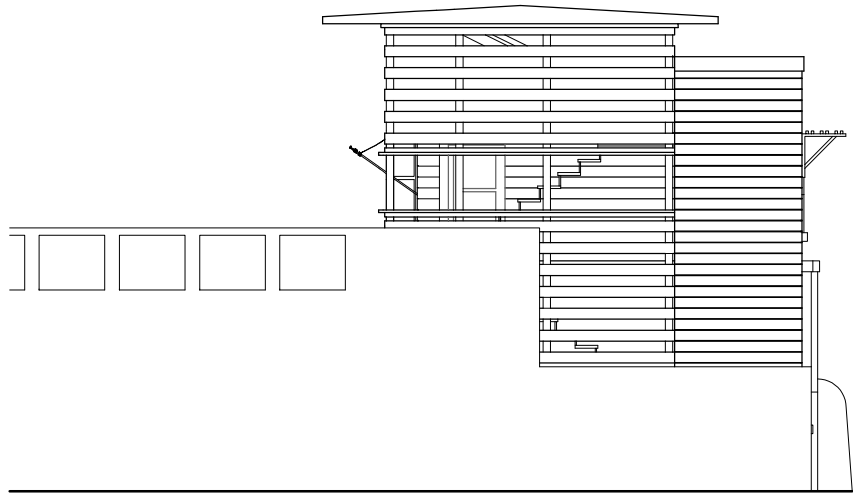


4 - EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

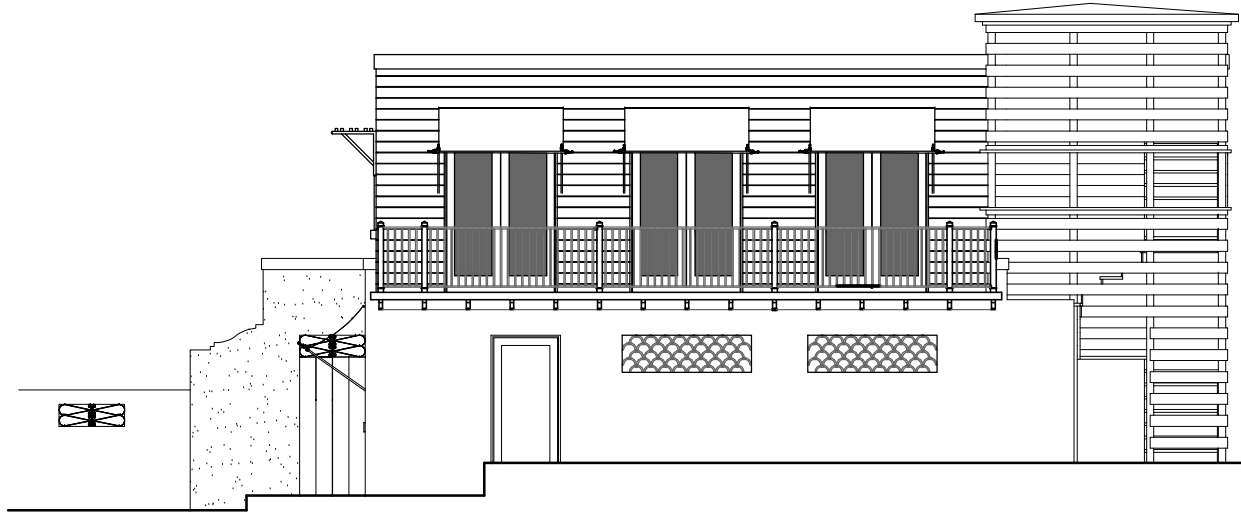
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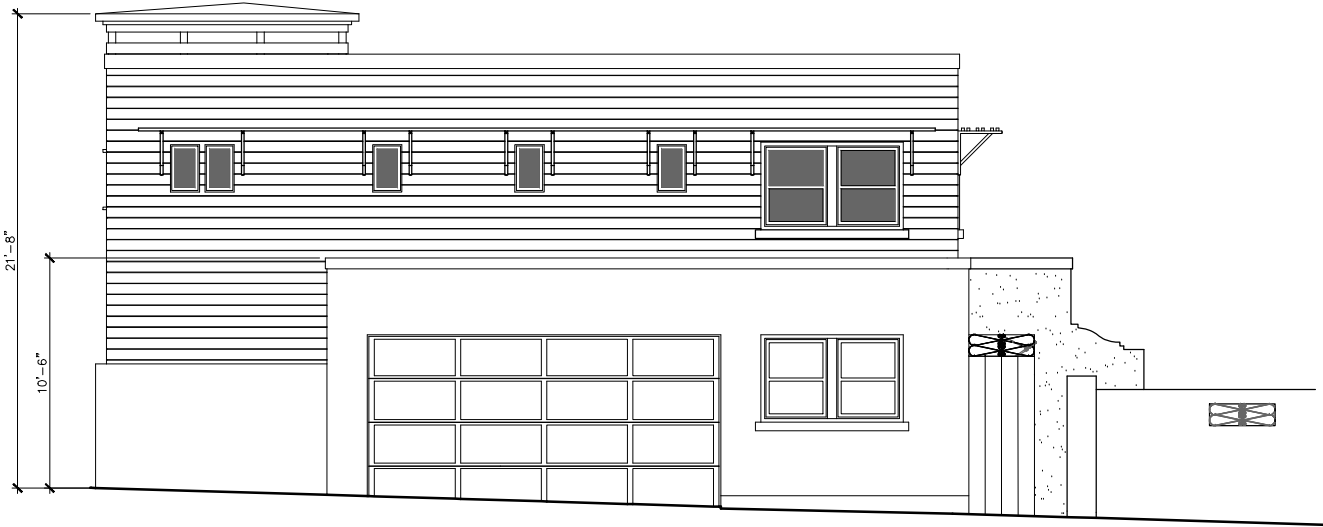
1 - EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

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GARAGE EXTERIOR
ELEVATIONS

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Project No. 17-0502
Date: 2 MAY 2017
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ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
A/C	Air Conditioning	JAN	Janitor
ACOUS	Acoustical	JT	Joint
ACT	Acoustical Ceiling Tile		
ADJ	Adjustable	LAM	Laminate
AFF	Above Finished Floor	LAV	Lavatory
ALT	Alternative	LH	Left hand
ALUM	Aluminum	LT	Light
ARCH	Architect(ural)	MAS	Masonry
ASPH	Asphalt	MAT	Material
		MAX	Maximum
BD	Board	MECH	Mechanical
BLDG	Building	MEP	Mechaniucal, Electrical, & Plumbing
BLK	Block	MET	Metal
BLKG	Blocking	MFG	Manufacturing
BM	Beam	MFR	Manufacturer
BSMT	Basement	MIN	Minimum
BW	Both Ways	MISC	Miscellaneous
		MTL	Metal
CLO	Closet	N	North
CLG	Ceiling	NIC	Not In Contact
CLR	Clear(ance)	NO or #	Number
CM	Centimeter	NRC	Noise Reduction Coefficient
CMU	Concrete Masonry Unit	NTS	Not To Scale
COL	Column		
CONC	Concrete	OA	Outside Air
CONT	Continuous	OC	On Center
CONST	Construction	OH	Overhead
CORR	Corridor	OD	Outside Diameter
CT	Ceramic Tile	OPP HD	Opposite Hand
CTR	Center	OPNG	Opening
CTSK	Countersunk	OPP	Opposite
CU FT	Cubic Foot		
		PART	Partition
D	Depth	P.E.B.	Pre-Engineered Building
DIA	Diameter	PCF	Pounds per Cubic Foot
DIM	Dimension	PLAS	Plaster
DISP	Dispenser	PLA	Plastic
DN	Down	PSF	Pounds Per Square Foot
DR	Door	PSI	Pounds per Square Inch
DET	Detail	PTD	Painted
DWG	Drawing	PVC	Polyvinyl Chloride
		PLYWD	Plywood
E	East	PNL	Panel
EA	Each		
EDF	Electric Drinking Fountain	R	Radius, Stair Riser
EIFS	Exterior Insulation & Finish System	R/A	Return Air
		REINF	Reinforced, Reinforcing
EJ	Expansion Joint	REQ'D	Required
EL	Elevation	RD	Roof Drain
ELECT	Electrical	RE	Refer to
ELEV	Elevator	REBAR	Reinforcing Bar
EQ	Equal	REF	Reference
EQUIP	Equipment	RES	Resilient
EW	Each Way	RH	Right hand
EWC	Electric Water Cooler	RM	Room
EXH	Exhaust	S	South
EXIST	Existing	SC or SCHED	Scheduled, Schedule
EXP	Expansion	SHT	Sheet
EXT	Exterior	SIM	Similar
		SPEC	Specifications
FE	Fire Extinguisher	SQ	Square
FIN	Finish(ed)	SS	Stainless Steel
FIXT	Fixture	STC	Sound Transmission Class
FL	Floor	STD	Standard
FLASH	Flashing	STL	Steel
FLD	Floor Drain	STRUCT	Structure
FLEX	Flexible		
FLUOR	Fluorescent	T	Stair Tread
FT	Feet	TOC	Top of Curb Elevation
		THK	Thick(ness)
GA	Gauge	TOS	Top of Slab, Top of Steel
GAL	Galvanized	T/R	Toilet Room
GC	General Contractor	TYP	Typical
GRD	Grade	UL	Underwriter's Laboratories
GYP BD	Gypsum Wallboard		
GWB	Gypsum Wallboard	VCT	Vinyl Composition Tile
		VERT	Vertical
HB	Hose Bib	VEST	Vestibule
HDW	Hardware	VWC	Vinyl Wallcovering
HM	Hollow Metal		
HORIZ	Horizontal	W	West, Width, Wide
HT	Height	W/	With
HVAC	Heating, Ventilating, & Air Conditioning	WC	Water Closet
		WD	Wood
ID	Inside Diameter		
INFO	Information	YD	Yard
INSUL	Insulation		
INT	Interior		

103 E. HUISACHE ADDITIONS AND RENOVATIONS

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85% PROGRESS SET

ARCHITECT

GRG ARCHITECTURE

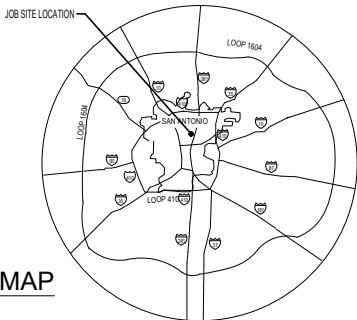
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San Antonio, Texas 78205

Bus: (210) 447-7000

SHEET INDEX

A0.00	COVER SHEET
A1.01	ARCHITECTURAL SITE PLAN
A2.01	DEMOLITION FLOOR PLANS
A2.01	FIRST AND SECOND FLOOR PLAN
A2.02	ROOF PLAN
A2.03	EXTERIOR ELEVATIONS
A2.03.1	DEMOLITION GARAGE FLOOR PLAN
A3.01	GARAGE FIRST AND SECOND FLOOR PLAN
A3.02	GARAGE ROOF PLANS
A3.03	EXTERIOR ELEVATIONS
A4.01	DOOR AND WINDOW SCHEDULE



CITY VICINITY MAP

Scale: NONE

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Page Description

GENERAL
INFORMATION, SHEET
INDEX AND
ABBREVIATIONS

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PROJECT EXCEPT BY AGREEMENT IN WRITING
AND WITH APPROPRIATE COMPENSATION TO THE
ARCHITECT. DO NOT SCALE DRAWINGS.

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Checked By: EG

Project No. 17-0502

Date: 2 MAY 2017

Page:

A0.00

GENERAL NOTES

- G1. ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHERWISE.
- G2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- G3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- G4. DIMENSIONS ARE TYPICALLY TO FACE OF DRYWALL, CMU OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- G5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- G6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB-CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- G7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- G8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- G9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- G10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- G11. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- G12. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- G13. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- G14. THE GENERAL CONTRACTOR IS TO NOTIFY OWNERS REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- G15. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON THE SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS IN RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- G16. REFER TO ADDITIONAL NOTES BY OTHER DISCIPLINES, I.E., STRUCTURAL, MEP, CIVIL, LANDSCAPE, TECHNOLOGY, FOOD SERVICE & ACOUSTICAL.
- G17. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.

MAIN AVENUE

ALLEY

EXIST. GARAGE
W/2ND FLOOR
ADDITION

EXISTING
POOL

EXISTING
STUDIO

EXISTING
PATIO

AD3.1 & A3.01

ADDITION ON
2ND FLOOR

ADDITION

LEGAL DESCRIPTION

EXISTING
RESIDENCE

ADDITION

EXISTING
FOUNTAIN

EXISTING
PORCH

AD2.1 & A2.01

E. HUISACHE



AREA OF WORK

1 - ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



TRUE NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -



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ARCHITECTURAL
SITE PLAN

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Page:

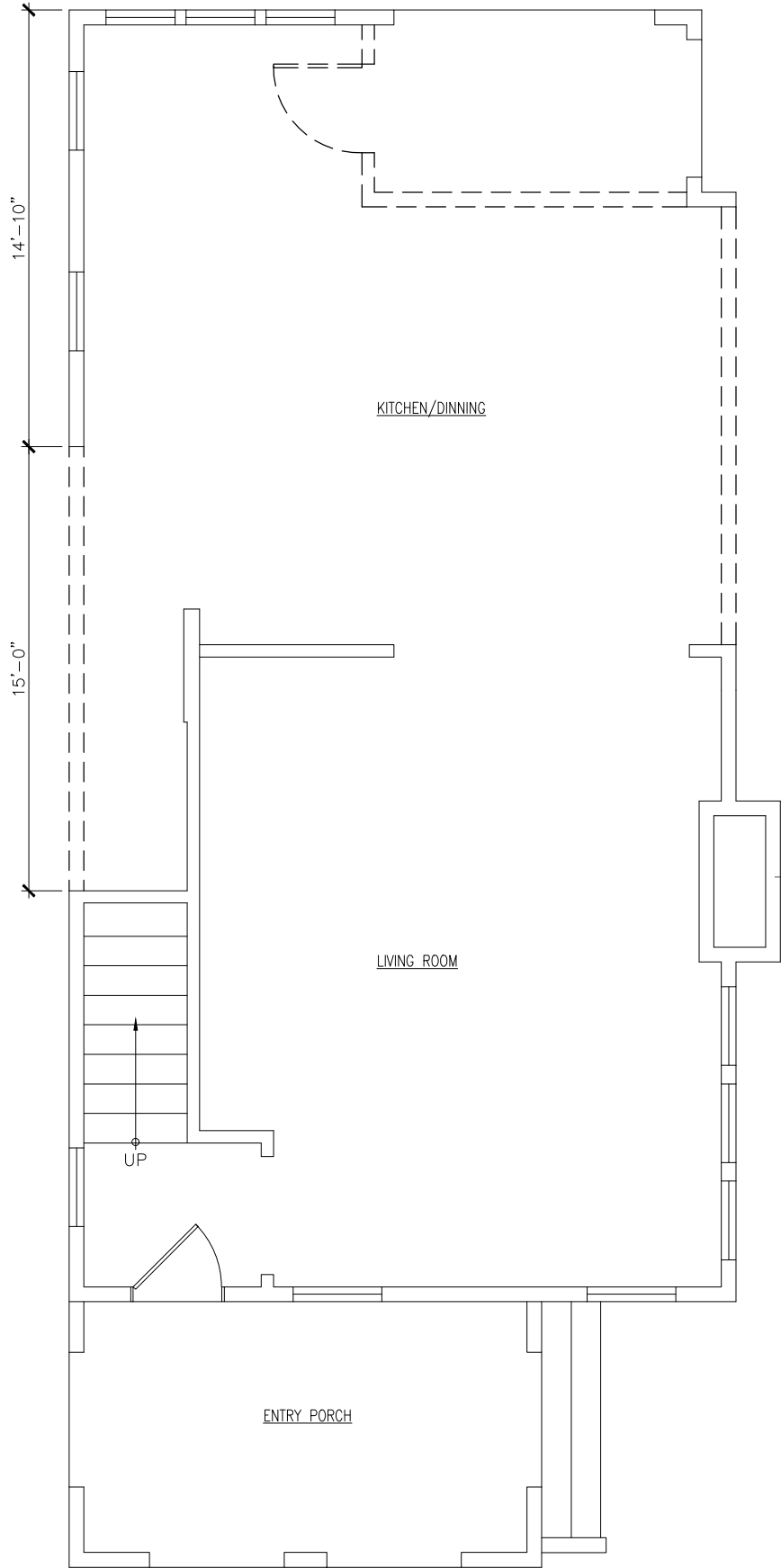
A1.01

GENERAL NOTES

- EXISTING WALL
CONSTRUCTION
TO REMAIN
- NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" GYP
- EXISTING TO BE
DEMOLISHED

GENERAL NOTES

- A. REFER TO MEP DRAWINGS FOR
ADDITIONAL INFORMATION.
- B. CONTRACTOR SHALL COORDINATE
INSPECTIONS (IF REQUIRED) BY
STATE AND LOCAL AGENCIES AND
MEET ANY APPLICABLE CODE FOR
THE INTERIOR FINISH OUT
RENOVATION PROJECT. NOTIFY
ARCHITECT AND OWNER THROUGHOUT
THE PROCESS.
- C. ALL DIMENSIONS TO FRAME OF WALL
UNLESS OTHERWISE NOTED ON THE
PLANS.
- D. ALL WORK SHALL BE SCHEDULED IN
A MANNER TO MAINTAIN THE
CONTINUOUS USE OF ADJACENT
SPACES.
- E. ALL CONSTRUCTION DEBRIS AND
MATERIALS SHALL BE REMOVED WITH
MINIMAL DISTURBANCE. COORDINATE
DEBRIS REMOVAL AND DISPOSAL
WITH THE OWNER'S
REPRESENTATIVE. ENSURE EXISTING
FLOORS, WALLS, CEILING, ETC. ARE
PROTECTED DURING THE PROCESS.
- F. MAINTAIN A CLEAN AND SAFE WORK
ENVIRONMENT AND ENSURE PUBLIC
AREAS ARE FREE OF DEBRIS.
PROPERLY DISPOSE OF ALL
MATERIALS.
- G. PROVIDE CAULK AT ALL INTERIOR
DOOR FRAMES, PARTITIONS, DEVICE
BOXES, ETC.

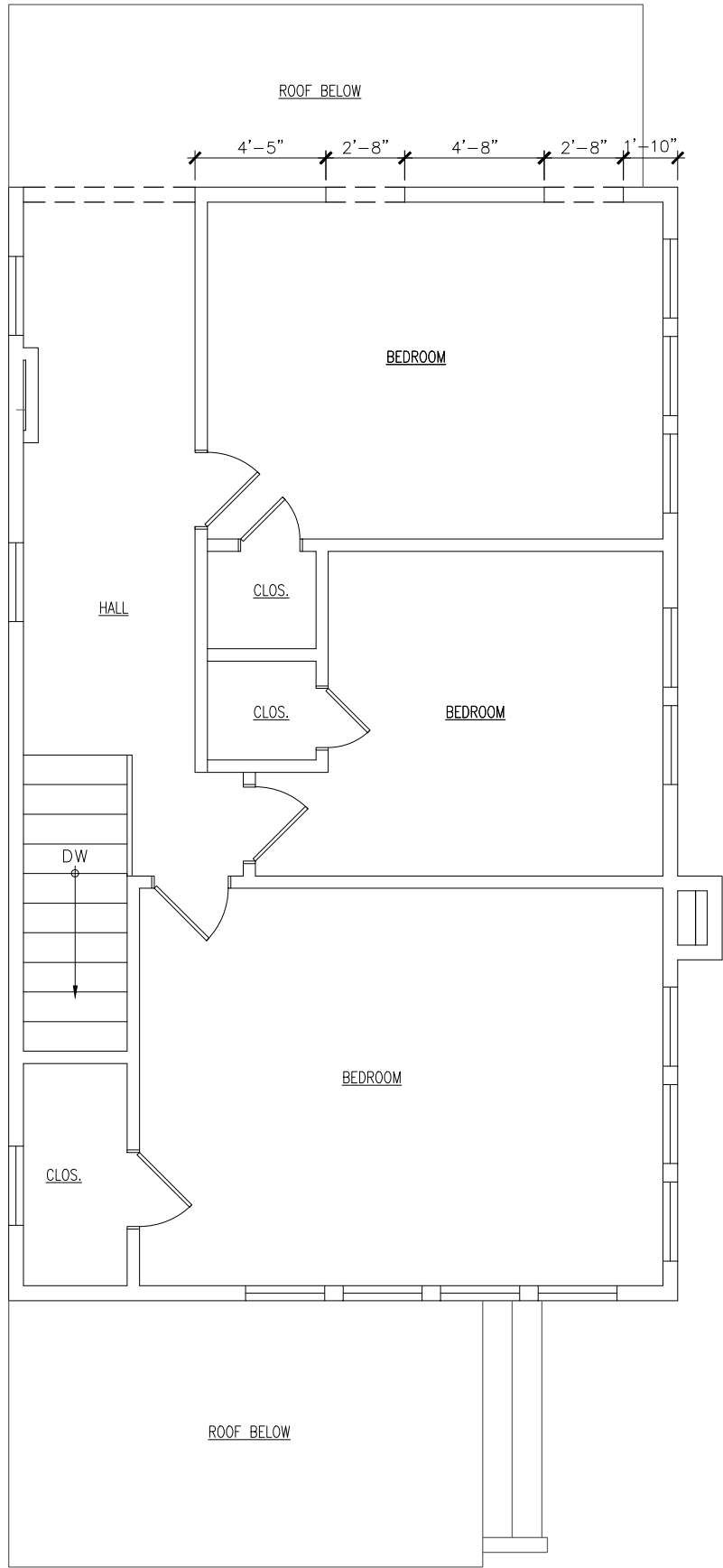


1 - DEMO FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH



2 - DEMO SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



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DEMOLITION
FLOOR PLAN

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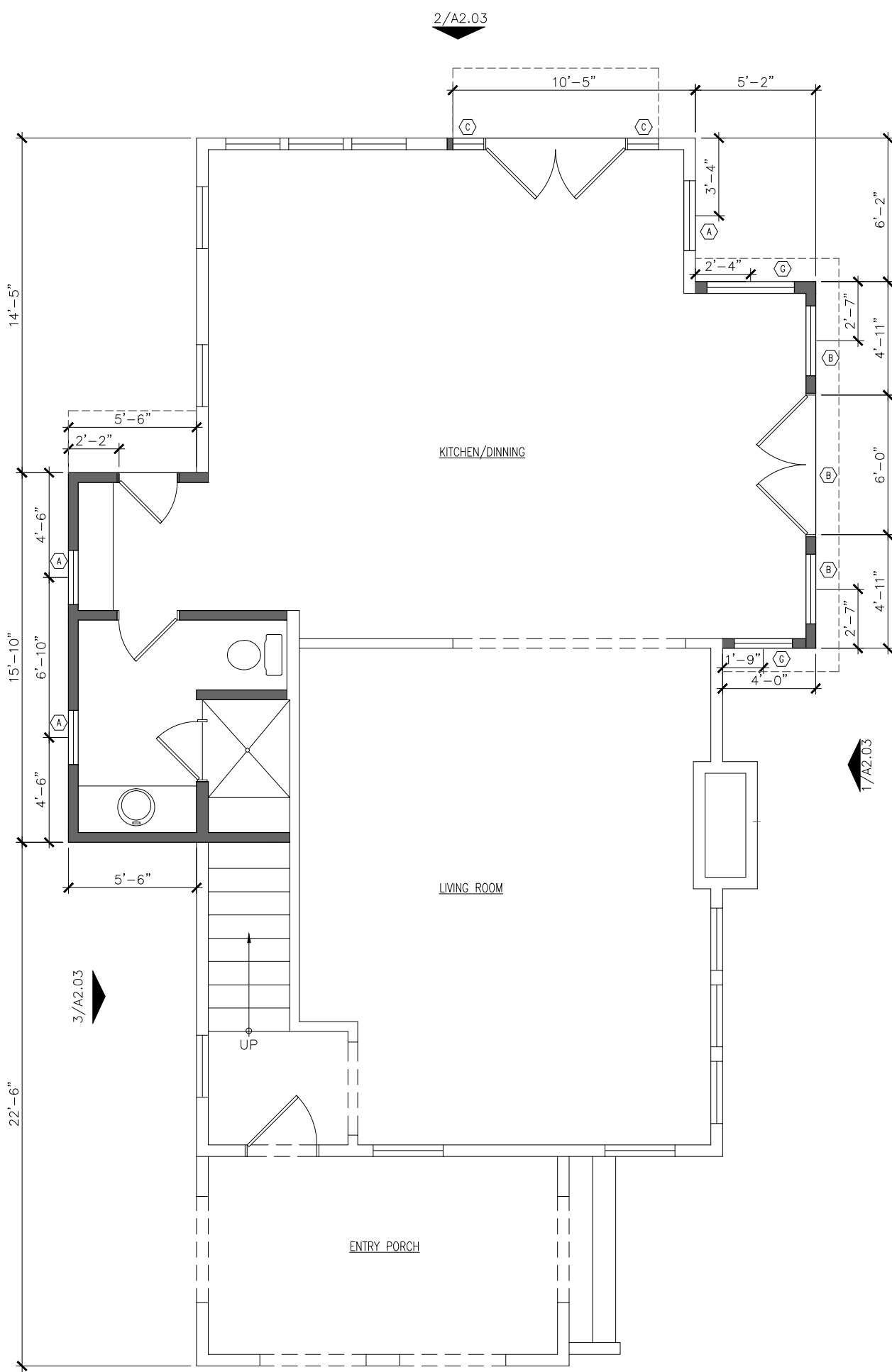
AD2.1

GENERAL NOTES

- EXISTING WALL
CONSTRUCTION
TO REMAIN
- NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" GYP
BD ON BOTH SIDES)

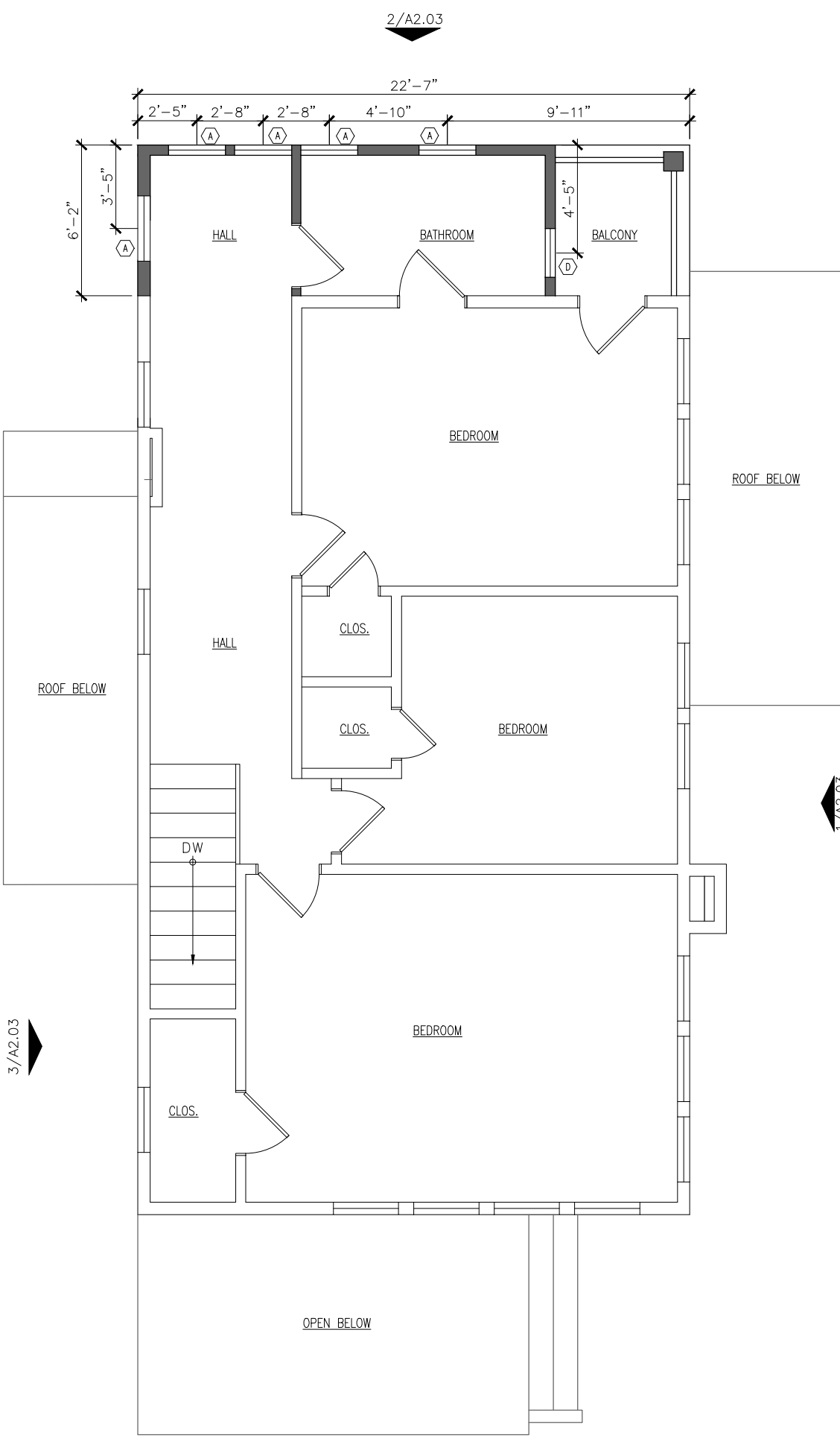
GENERAL NOTES

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- C. ALL DIMENSIONS TO FRAME OF WALL UNLESS OTHERWISE NOTED ON THE PLANS.
- D. ALL WORK SHALL BE SCHEDULED IN A MANNER TO MAINTAIN THE CONTINUOUS USE OF ADJACENT SPACES.
- E. ALL CONSTRUCTION DEBRIS AND MATERIALS SHALL BE REMOVED WITH MINIMAL DISTURBANCE. COORDINATE DEBRIS REMOVAL AND DISPOSAL WITH THE OWNER'S REPRESENTATIVE. ENSURE EXISTING FLOORS, WALLS, CEILING, ETC. ARE PROTECTED DURING THE PROCESS.
- F. MAINTAIN A CLEAN AND SAFE WORK ENVIRONMENT AND ENSURE PUBLIC AREAS ARE FREE OF DEBRIS. PROPERLY DISPOSE OF ALL MATERIALS.
- G. PROVIDE CAULK AT ALL INTERIOR DOOR FRAMES, PARTITIONS, DEVICE BOXES, ETC.



1 - FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"



2 - SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"



- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

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NEW FIRST AND
SECOND FLOOR PLAN

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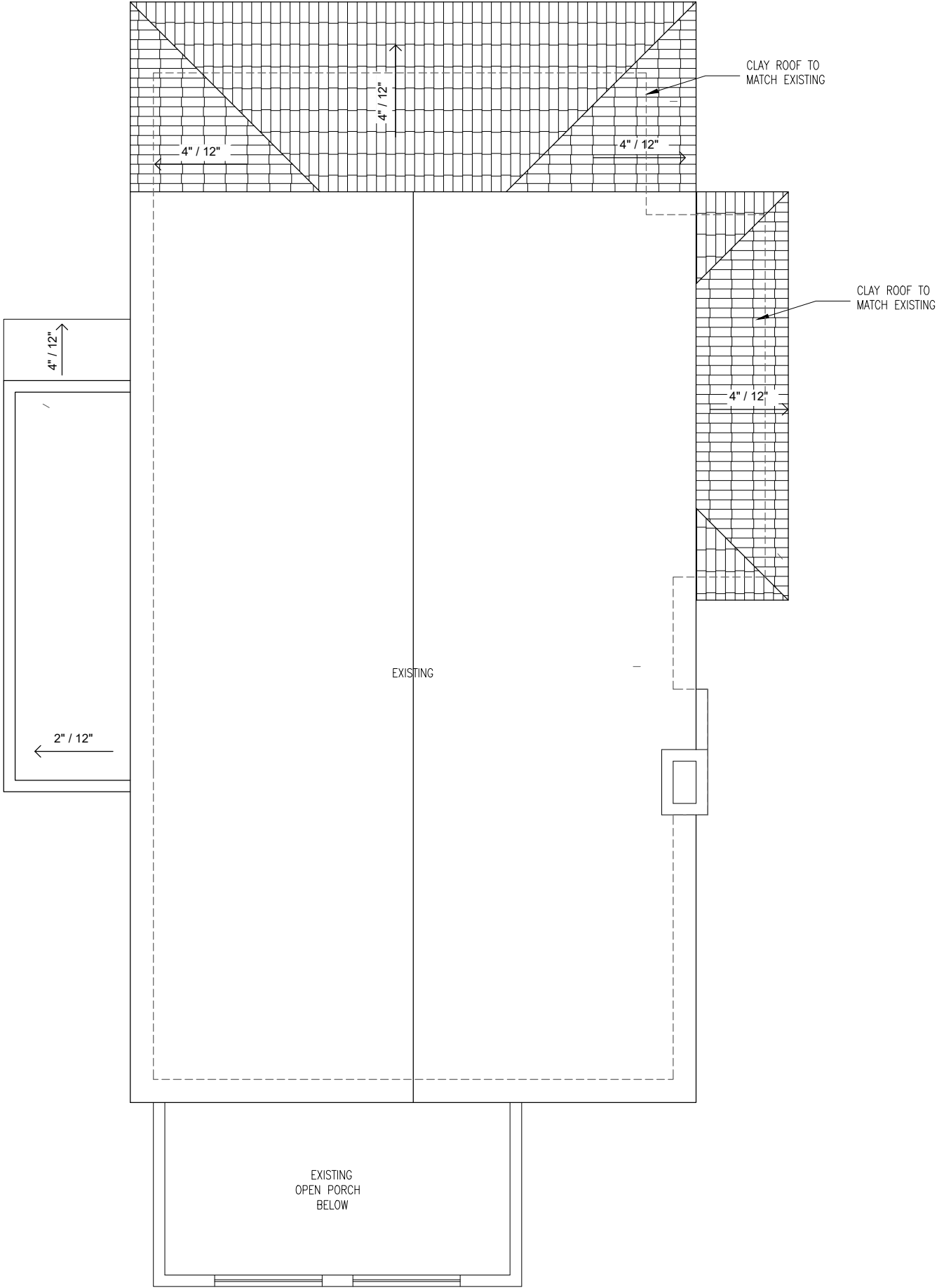
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A2.01

NOTE: ORIGINAL DRAWINGS AWARDED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE "NOT TO SCALE"

LEGEND

CLAY TILE ROOF SYSTEM



1 - ROOF PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -

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ROOF PLANS AND
DETAILS

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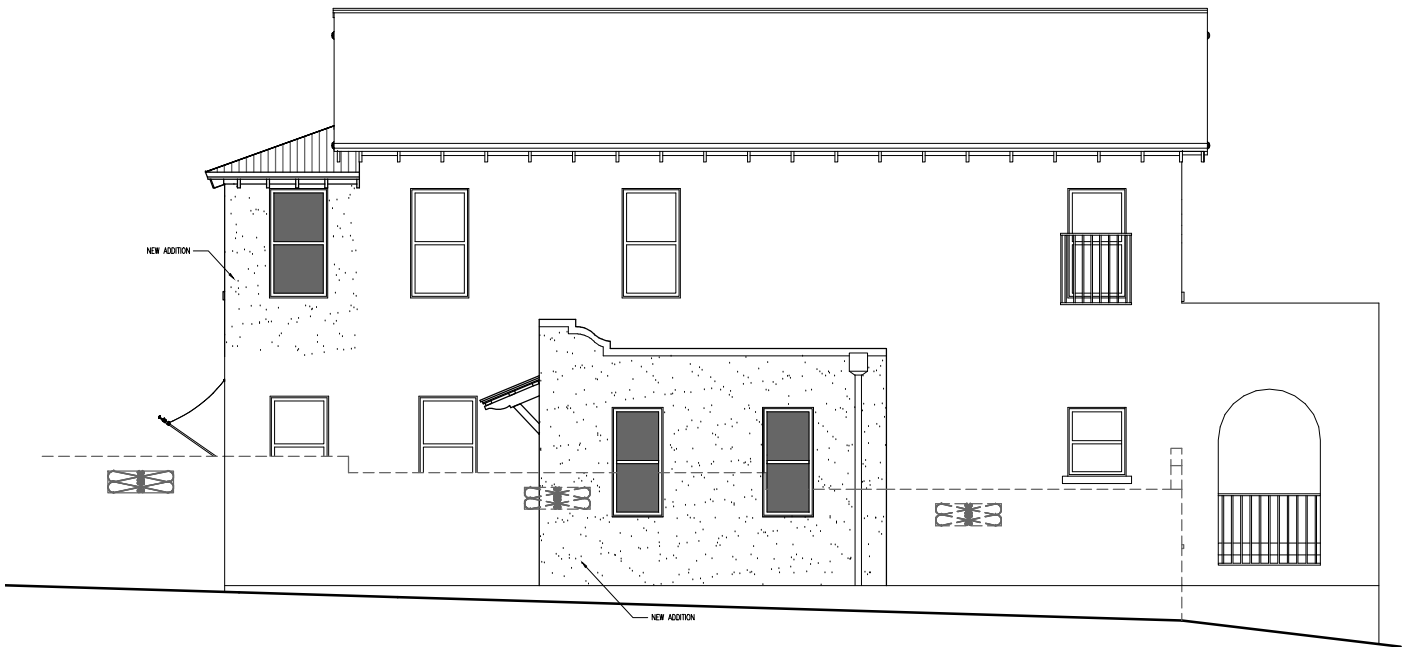
BASED ORIGINAL DRAWINGS PROVIDED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"



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



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



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

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Page Description
EXTERIOR ELEVATIONS
MAIN HOUSE

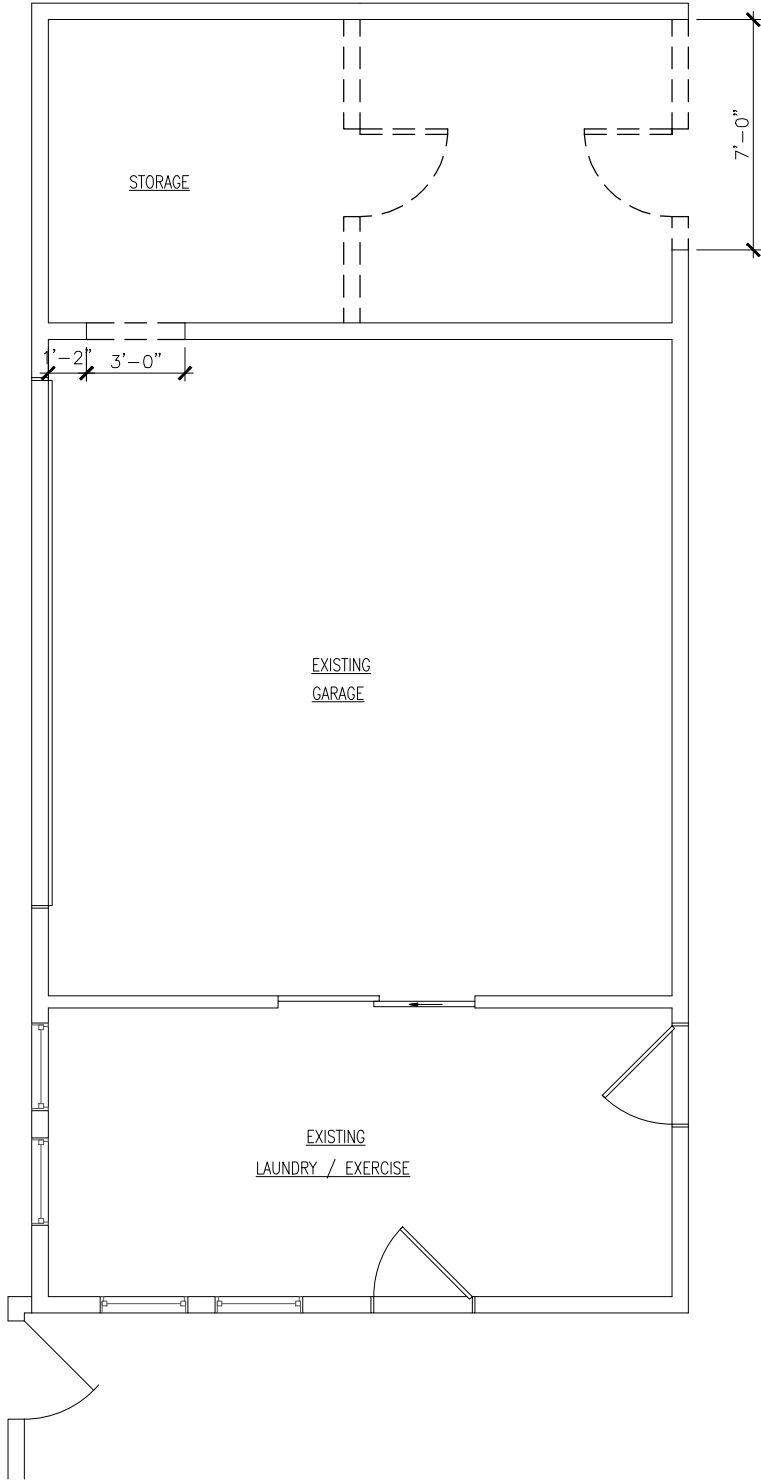
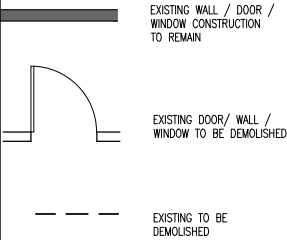
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Project No. 17-0502
Date: 2 MAY 2017
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1 - GARAGE DEMO FLOOR PLAN

SCALE: 3/8" = 1'-0"



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GARAGE DEMO
FLOOR PLAN

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Project No. 17-0502

Date: 2 MAY 2017

Page:

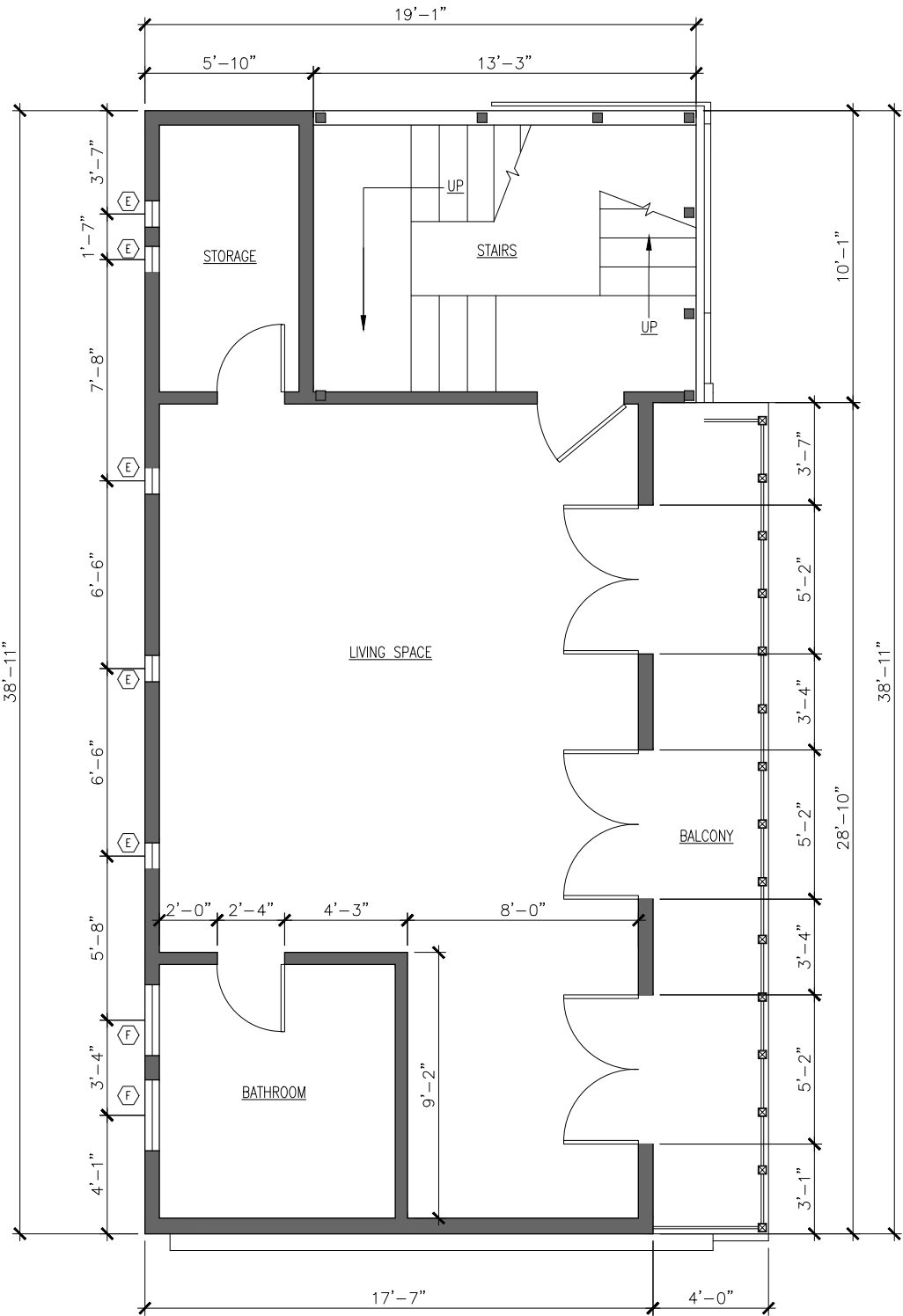
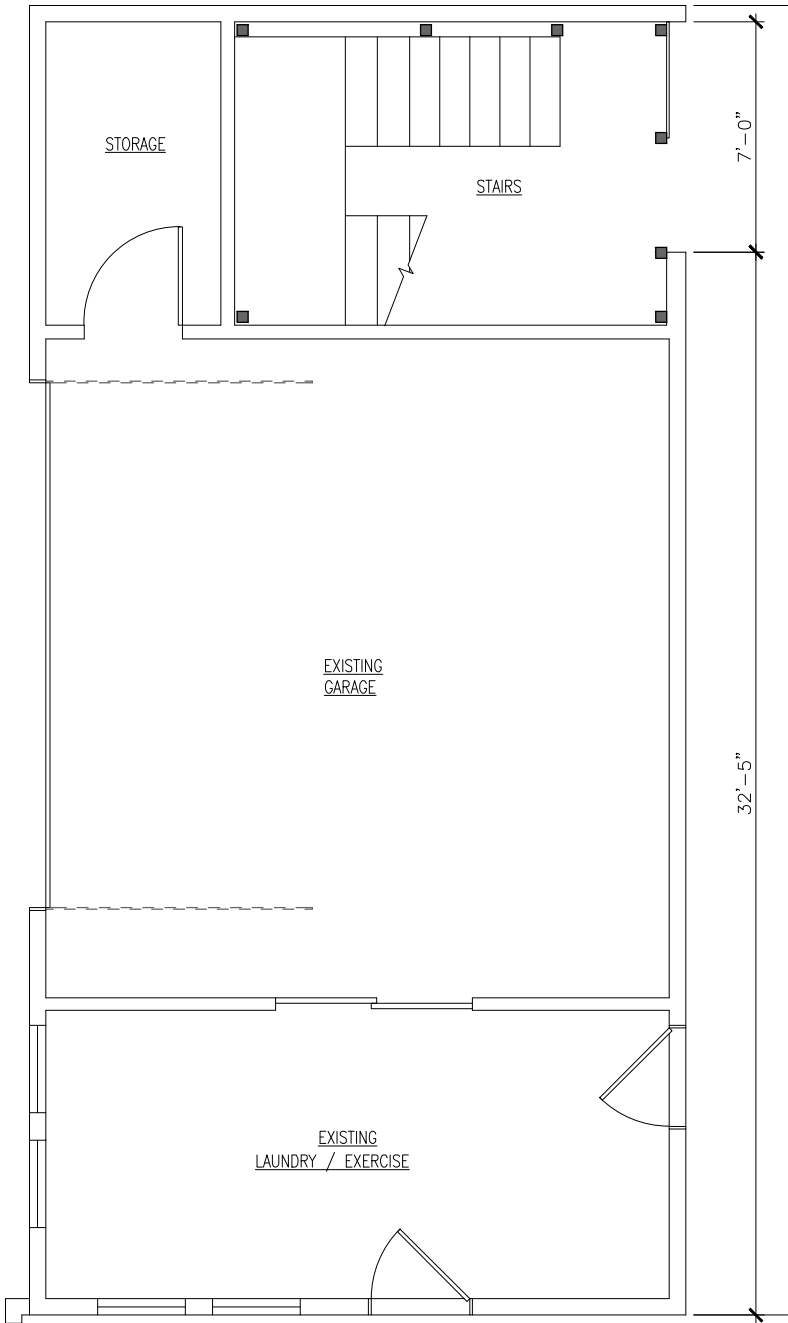
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GENERAL NOTES

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- G. PROVIDE CAULK AT ALL INTERIOR DOOR FRAMES, PARTITIONS, DEVICE BOXES, ETC.

EXISTING WALL
CONSTRUCTION TO REMAIN

NEW WALL
CONSTRUCTION
(3 5/8" MTL
STUD FRAMING
WITH 5/8" CYP



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GARAGE FIRST AND
SECOND FLOOR
PLANS

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Project No. 17-0502

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Page:

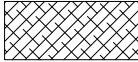
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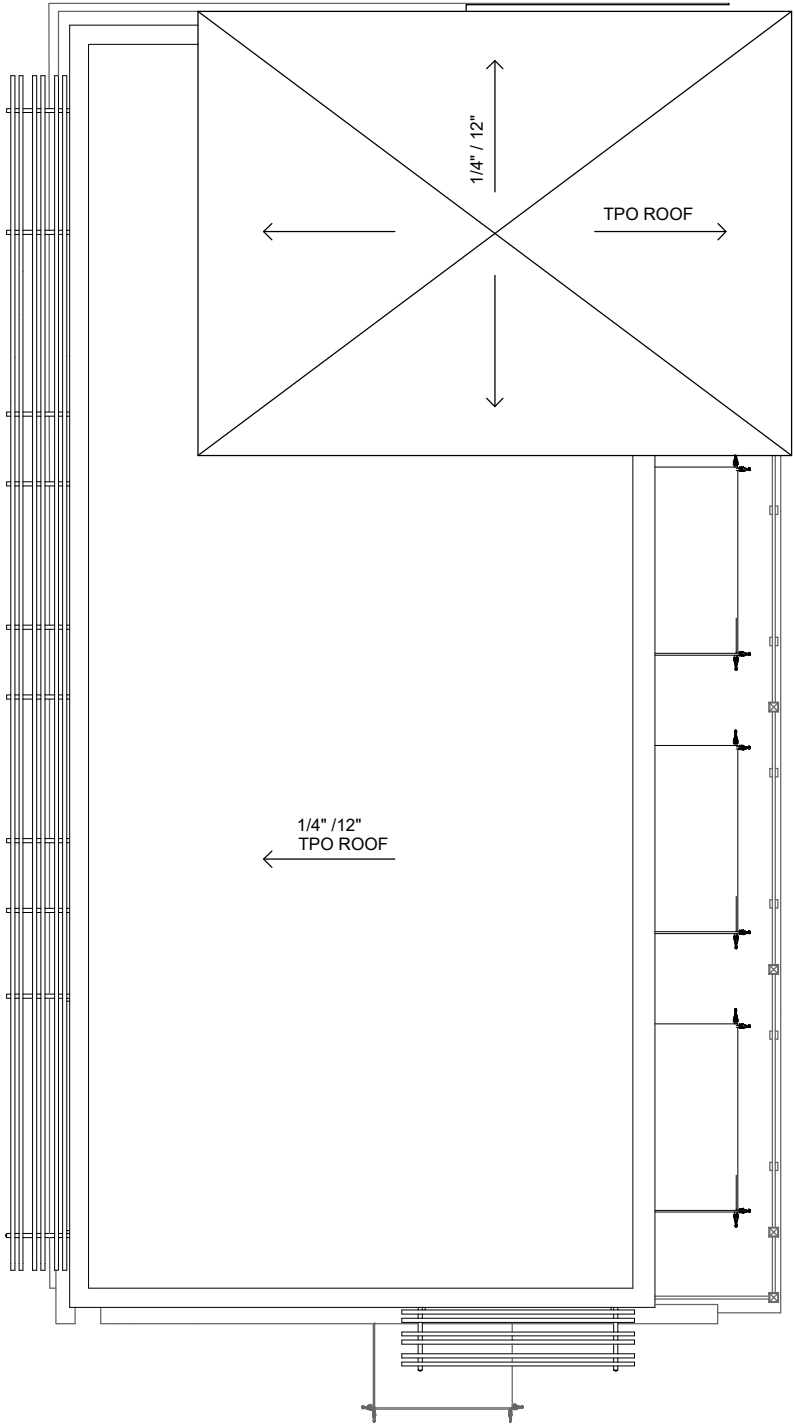
GENERAL NOTES

- A. ALL GABLE END OVERHANGS TO BE 6" FROM FACE OF STUD, UNLESS OTHER WISE NOTED.
- B. ALL EAVE OVERHANGS TO BE 6" FROM FACE OF STUD, UNLESS OTHER WISE NOTED.
- C. INSTALL ICE AND WATER SHIELD AT ALL VALLEYS AND EAVES, UNLESS NOTED OTHERWISE
- D. ALL 22 GA. GUTTERS AND DOWNSPOUTS TO BE GALVANIZED STEEL SYSTEM.
- E. INSTALL 30# FELT UNDERLAYMENT AS PER MANUFACTURES RECOMMENDATIONS.
- F. PROVIDE 22 GA. GALVANIZED STEEL DRIP EDGE.
- G. PROVIDE CONTINUOUS RIDGE VENT, TYPICAL
- H. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION

LEGEND



CLAY TILE ROOF SYSTEM



1 - GARAGE ROOF PLAN

SCALE: 3/8" = 1'-0"



PLAN NORTH

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -



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ROOF PLANS AND
DETAILS

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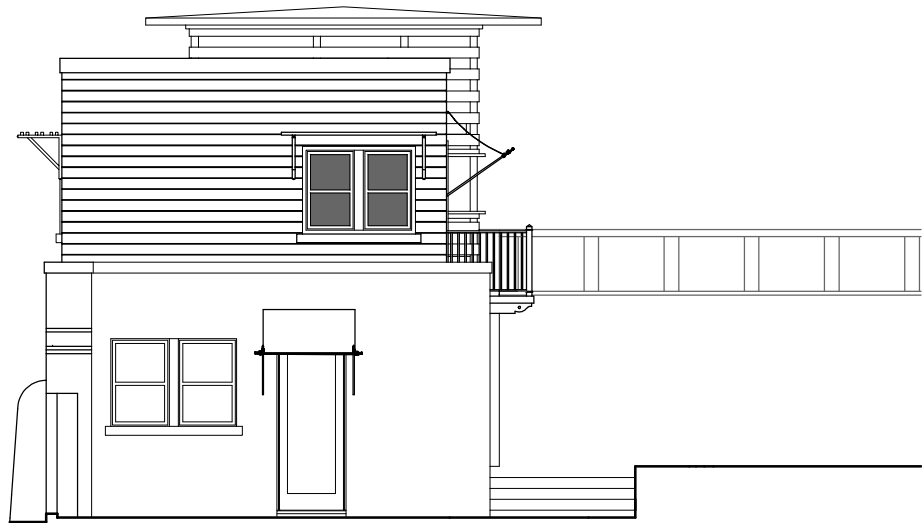
Project No. 17-0502

Date: 2 MAY 2017

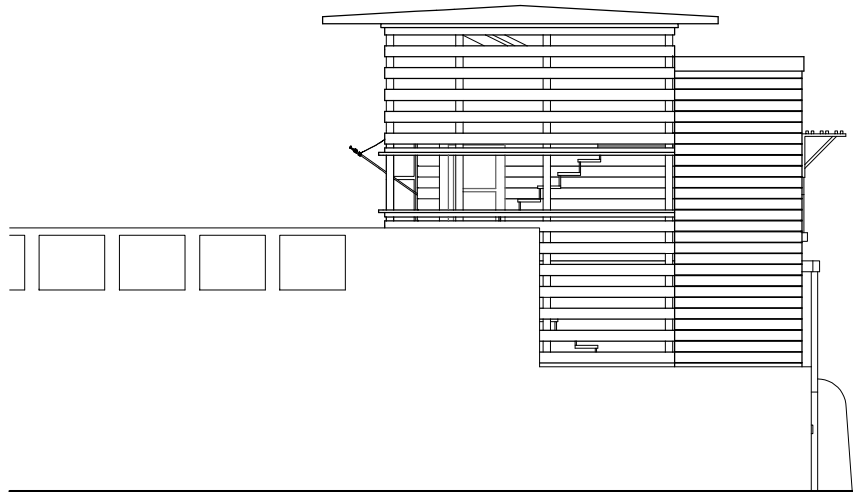
Page:

A3.02

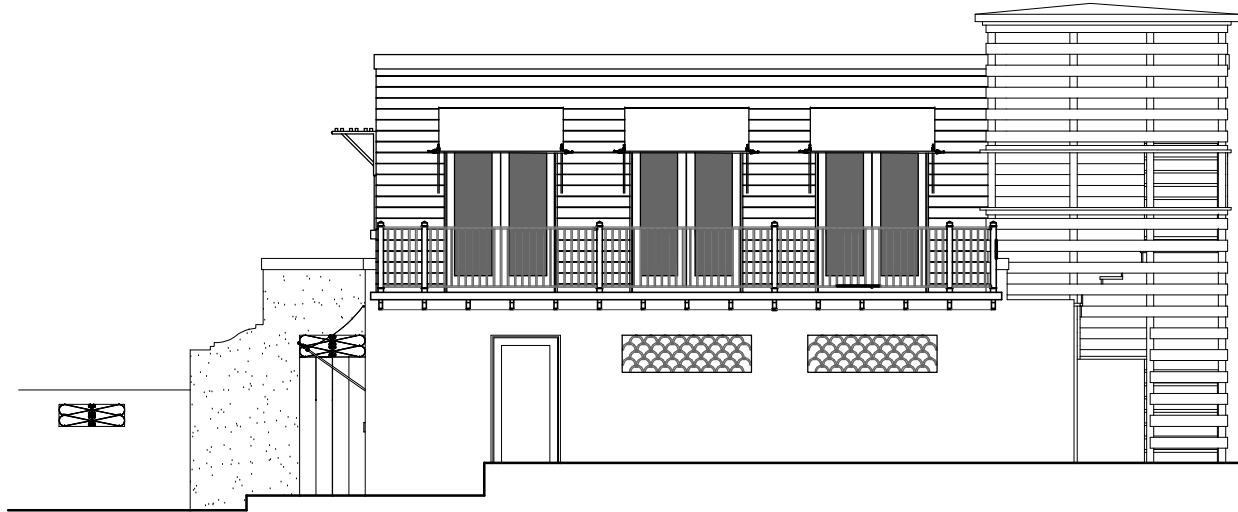
EXCEL ORIGINAL DRAWINGS PROVIDED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DRAWINGS ARE NOT TO SCALE



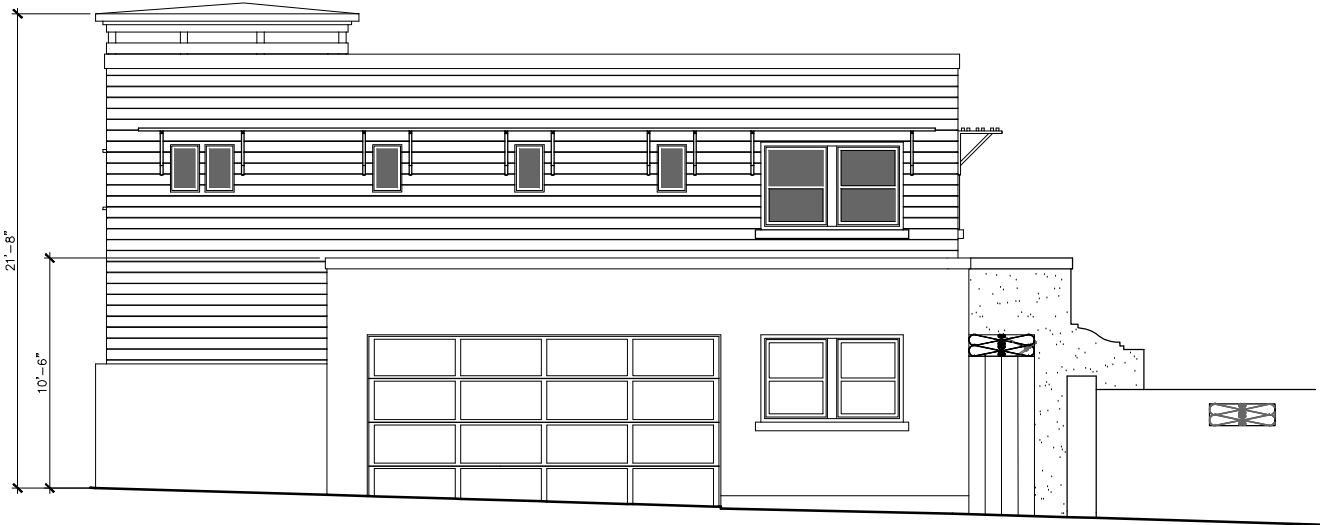
1 - EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

- NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION - NOT FOR CONSTRUCTION -



118 BROADWAY, SUITE 620
SAN ANTONIO, TX. 78205
210.447.7000

Architect

Consultant

Revisions:

103 E. HUISACHE
ADDITIONS AND RENOVATIONS

103 E. Huisache Ave.
San Antonio, Texas 78212

Page Description

GARAGE EXTERIOR
ELEVATIONS

NOTE: THESE DRAWINGS AND ACCOMPANYING
SPECIFICATIONS ARE TO BE AN INSTRUMENT OF
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ON OTHER PROJECTS OR EXTENSIONS OF THIS
PROJECT EXCEPT BY AGREEMENT IN WRITING
AND WITH APPROPRIATE COMPENSATION TO THE
ARCHITECT. DO NOT SCALE DRAWINGS.

Drawn By: STAFF

Checked By: EG

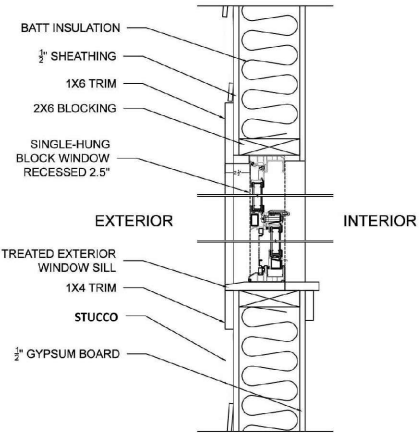
Project No. 17-0502

Date: 2 MAY 2017

Page:

A3.03

NOTE: ORIGINAL DRAWINGS ARRANGED FOR 36"x48" SHEET SIZE. IF PRINTED ON ANOTHER SIZE MEDIA ALL DIMENSIONS ARE "NOT TO SCALE"



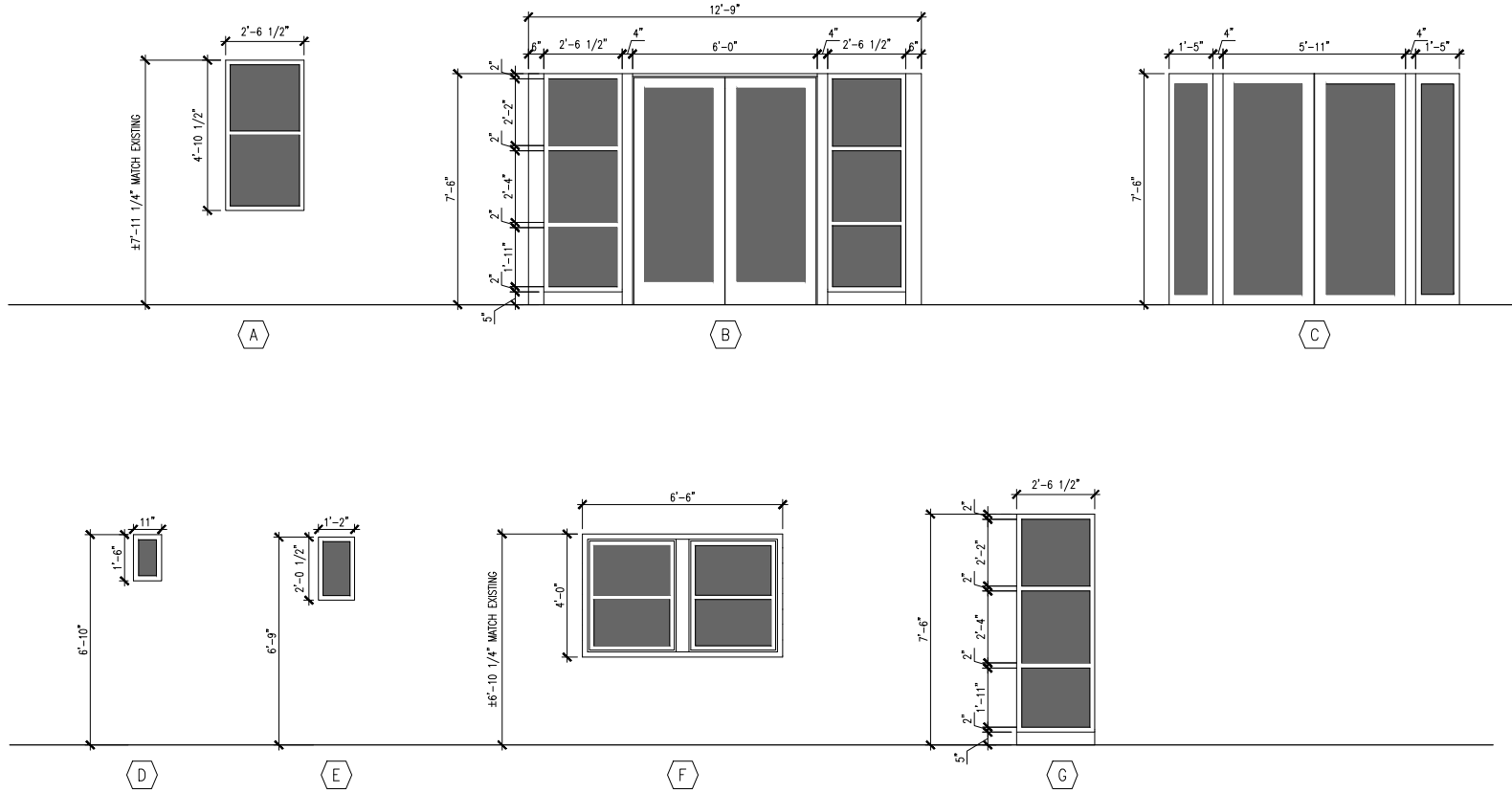
Proposed Single-Hung Block Window Detail



Proposed Single-Hung Block Window

1 - DOOR AND WINDOW SCHEDULE

SCALE: N.T.S.



2 - WINDOW DETAIL

SCALE: N.T.S.

Consultant

Revisions:

103 E. HUISACHE
ADDITIONS AND RENOVATIONS
103 E. Huisache Ave.
San Antonio, Texas 78212

Page Description

DOORS AND WINDOW
TYPES AND ROOM
SCHEDULE

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Project No. 17-0502

Date: 2 MAY 2017

Page:



CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 1/11/2017 HDRC Case# 2016-509
ADDRESS: 103 E Hulsache Meeting Location: Southtown
APPLICANT: JC Cotton
DRC Members present: Guarino
Staff present: Lauren Sage
Others present: —
REQUEST: 5 additions and window replacement

COMMENTS/CONCERNS: MA: show existing conditions of buildings and site. OK with second story addition, agrees w flat roof, suggested keep it simple in regards to new roof form and window proportions. Fenestration is okay. Bump outs okay if distinguished, and finds them modest among existing walls & landscaping. concerns about footprint being just as large as main structure, with having studio structure existing. There are three structures already, creating bullc.
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS: NO quorum [...]→

Committee Chair Signature (or representative)

Date

[...] The concern is the bulk, with other structure. Questions about the existing 2-story studio and its use. Needs more information regarding the existing studio. Like the ~~new~~ ^{recent} ~~construction~~ of 2-story and built 90s. ~~to~~ commented ~~the~~ review is over exterior, not use. ~~The height of the existing.~~ There is some confusion on what is proposed in regards to the rear structure.



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

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: 3/21/17 HDRC Case# n/a

ADDRESS: 103 E Huisache Meeting Location: Pecan Room

APPLICANT: JC Cotton

DRC Members present: Kamal

Staff present: Lauren Sage

Others present: Xavier ~~kama~~ Gonzalez, Jessica Ramirez

REQUEST: Additions to main structure and rear
detached structure

COMMENTS/CONCERNS: question about existing front facade

Question about 40% requirement. question about
same material on side addition. The right
addition/glazed addition and hard siding addition are
distinct. Would like to see metrics re: 40%. Asked
if MHTA has seen today's ~~proposal~~ ^{proposal}. They have
not, but it incorporates their comments. OK w flat roof
on left addition. Likes mimicking the parapet on wall. [...]

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

Committee Chair Signature (or representative)

Date

[...]

changing the texture is not distinct enough. Needs something else.

Adding openings to rear garage toward interiors.

Asked ab. material of garage door.

concerned about smaller window on left side.

Asked ~~about~~ ^{if any} changes in landscaping or paving? None.

Asked about floor plan for garage. ~~At~~ concern is if

the ~~garage~~ ^{exposed} stairs add to the 40%.

Lauren Sage (OHP)

From: Lauren Sage (OHP)
Sent: Tuesday, March 28, 2017 4:43 PM
To: 'Xavier Gonzalez'
Cc: 'J. C. Cotton'
Subject: RE: [EXTERNAL] 103 E. Huisache - HDRC Case # 2016-509 - DRC Minutes

Xavier,

There was no quorum, so I will include your notes, however, with mine. I must say I do not recall the commissioner agreeing to texture being a sufficient change regarding to change in material on the westward addition. Thank you providing these.

Lauren Sage
Historic Preservation Specialist
City of San Antonio · Office of Historic Preservation

From: Lauren Sage (OHP)
Sent: Tuesday, March 28, 2017 4:33 PM
To: 'Xavier Gonzalez'
Cc: J. C. Cotton
Subject: RE: [EXTERNAL] 103 E. Huisache - HDRC Case # 2016-509 - DRC Minutes

Thank you for writing those out. The DRC notes are not minutes, but a summary of comments and concerns from the committee.

Lauren Sage
Historic Preservation Specialist
City of San Antonio · Office of Historic Preservation

From: Xavier Gonzalez [<mailto:xavier.gonzalez@grgarchitecture.com>]
Sent: Tuesday, March 28, 2017 4:30 PM
To: Lauren Sage (OHP)
Cc: J. C. Cotton
Subject: [EXTERNAL] 103 E. Huisache - HDRC Case # 2016-509 - DRC Minutes

Lauren,

We are in receipt of your DRC meeting minutes (dated 3-21-2017) and see that they are incomplete (maybe we didn't receive the full copy). The minutes seem to capture the initial comments but fail to document the discussion, dialogue and resolutions from the meeting. The most significant findings are as follows:

The westward addition to the main house is proposed to match the existing stucco in color only and not texture (as per OHP staff recommendation). Commissioner Dr. Azza Kamal raised a concern that the material may be too similar to that of the main house and therefore not "read" as non-original. After some discussion, it was

agreed that the difference in texture alone was enough to read as non-original albeit subtly so. It was further discussed that a stronger change in material would create too much contrast and overwhelm the sense of "fit".

The proposed west façade of the garage is show with small windows. This was a concern raised by Commissioner Dr. Azza Kamal. After discussion, it was agreed that the small window are in relative proportion to the existing windows and therefore okay.

Please review and amend the minutes as appropriate. Also, please send when updated.

Thank you,

X

--

Xavier Eduardo Gonzalez
Director of Design - Principal

GRG Architecture

New location!

118 Broadway, Suite 620

San Antonio, Texas 78205

[210.447.7000](tel:210.447.7000) office

[210.787.9121](tel:210.787.9121) mobile