

# HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

**HDRC CASE NO:** 2019-632  
**ADDRESS:** 314 LAMAR ST  
**LEGAL DESCRIPTION:** NCB 528 BLK 1 LOT 4  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Timothy Patrick/FDN Home, LLC  
**OWNER:** 10X Properties Investments Series, LLC  
**TYPE OF WORK:** Rehabilitation, construction of a rear addition, and construction of a rear accessory structure  
**APPLICATION RECEIVED:** October 18, 2019  
**60-DAY REVIEW:** December 17, 2019  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform rehabilitation, exterior modifications and to construct a rear addition at 314 Lamar. Within this request, the applicant has proposed the following:

1. Perform foundation repair, repair exterior framing, repair roof decking, repair wood siding and trim, in-kind roof replacement and to reconstruct the front porch.
2. Install new windows and doors where existing windows and doors have been removed.
3. Construct a rear, two story addition and enclose an original, covered rear porch.
4. Construct a rear accessory structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue. B.

#### ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible

### 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 nontraditional 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.

## *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 facade 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.

### 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.

#### *Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

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

#### B. SETBACKS AND ORIENTATION

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

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

## **FINDINGS:**

- a. The historic structure at 314 Lamar was constructed circa 1910 in the Folk Victorian style and is contributing to the Dignowity Hill Historic District. The structure features a traditional L-plan with a front and side gabled roof, original spindle work and original columns. The previous two owners have been cited for Demolition by Neglect in 2017 and 2019.
- b. **CONSTRUCTION DOCUMENTS & ORNAMENTATION** – The submitted construction documents do not include many of the original, ornate architectural elements, such as the original turned columns, spindle work and trim. Staff finds that these elements should be salvaged, repaired and reinstalled. Where original elements are deteriorated beyond repair, staff finds that the applicant should match them in-kind. Mass produced, commercial elements should not be installed as they often do not feature an appropriate profile.
- c. **REHABILITATION** – The applicant has proposed to perform foundation repair, repair the existing exterior framing, repair the existing roof decking, repair wood siding and trim, in-kind roof replacement and to reconstruct the front porch. Generally, staff finds the proposed scope of work to be appropriate and consistent with the Guidelines; however, all scopes of work should be performed in-kind with materials that match the original. No modifications to the profiles of walls or roof forms should occur. Siding should match the original and siding should only be repaired in specific locations. The wholesale replacement of siding is inappropriate and should not occur. Additionally, the existing skirting profile should be matched. Regarding roof replacement, staff finds that the applicant should submit the specific roofing material to staff for review and approval prior to installation.
- d. **WINDOWS** – The historic structure currently features its original windows openings and windows, including transom windows. At a November 13, 2017, site visit, staff found that the majority of the original windows existed, many of which were in a repairable condition. Staff finds that the applicant should repair all windows. Where an original window no longer exists, or is deteriorated beyond repair, wood windows should be fabricated to match the original. The applicant is to receive approval for in-kind window replacement from staff prior to the commencement of any window replacement.
- e. **DOORS** – The historic structure currently features the original front door (street facing) as well as contributing rear door. The side facing front door has been covered by plywood and its current condition is unclear. Staff finds that the applicant should repair all existing doors on site. Where an original door no longer exists, or is deteriorated beyond repair, staff finds that a historic door of like style and design should be installed in its place. The applicant is to receive approval for in-kind door replacement from staff prior to the commencement of any door replacement.
- f. **REAR ADDITION & ENCLOSED PORCH** – The applicant has proposed to construct a rear addition to feature approximately 300 square feet. The proposed addition will be located adjacent to a rear, covered porch that will be enclosed. This porch is inset and is within the primary roof structure. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the size of the proposed rear addition to be appropriate regarding its footprint; however, staff finds that the applicant should incorporate design elements that allow the enclosed porch to rear as a porch. Currently, the previous porch would only feature a rear door. Additionally, staff finds that an addition that features two stories in height may be more appropriate if it did not modify the historic structure's roof form.
- g. **ROOF FORM** – The Guidelines note that roof forms should be comparable to those found on the historic house. Staff finds the roof form of the one story structure to be appropriate; however, staff finds that the roof form of the proposed two story addition to feature proportions that are inconsistent with those of the historic structure's roof.
- h. **HEIGHT** – The applicant has proposed an addition that features a second story element that is not subordinate to the height of the primary historic structure. Staff finds that the applicant should submit a line of sight study to provide additional information regarding the proposed addition's visibility from the right of way at Lamar and how the proposed addition may impact the historic structure's primary façade from the right of way at Lamar.
- i. **MATERIALS** – The applicant has not specified materials at this time. Staff finds that either wood siding to match that found on the original structure, or composite siding with a profile to match that found on the historic structure should be installed. Additionally, staff finds that skirting and roofing profiles and material should match. All materials for the addition, including windows, doors and trim work should be submitted to staff for review and approval prior to installation.
- j. **WINDOW MATERIALS** – Regarding windows, staff finds that wood, one over one windows that match those found on the historic structure should be installed. The proposed windows should feature an inset of two (2) inches within facades. Meeting rails should be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the

window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Window specifications should be submitted to staff for review and approval prior to purchase and installation.

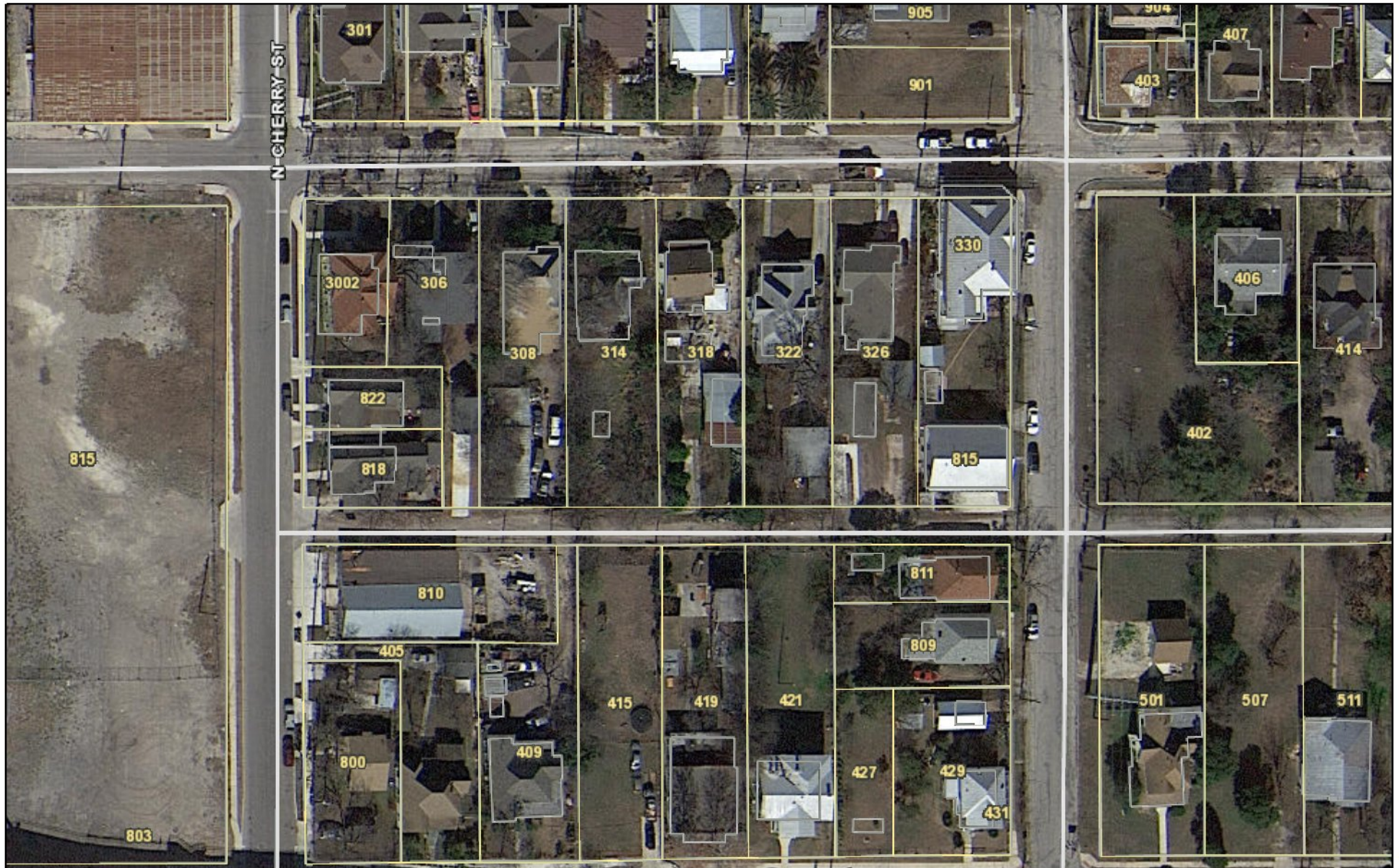
- k. ARCHITECTURAL DETAILS – Generally, staff finds the architectural details of the one story addition to be appropriate; however, staff is concerned regarding the height, profile and roof form of the proposed two story addition. Staff finds that the applicant should revise the proposed design to feature less of a tower massing and feature a massing and profile that is more in keeping with the that of the historic structure.
- l. REAR ACCESSORY STRUCTURE – The applicant has proposed to construct a rear accessory structure; however, the applicant has only provided a site plan for the structure at this time. Staff finds that the applicant should submit sufficient construction documents for this structure prior to staff providing a recommendation.

## **RECOMMENDATION:**

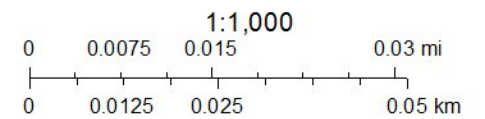
- 1. Staff recommends approval of item #1, rehabilitation based on finding c with the following stipulations:
  - i. That detailed construction documents be submitted to staff for review and approval that include the repair and installation of original ornamental elements, columns and details.
  - ii. That all work be performed in-kind with matching materials.
  - iii. That siding repair and replacement only occur in specific spots. Wholesale replacement is not to occur.
  - iv. That the existing skirting profile be matched.
  - v. That the applicant should submit the specific roofing material to staff for review and approval prior to installation.
  - vi. That porch specific construction documents be submitted in regards to deck height, porch dimensions and materials.
- 2. Staff recommends that the applicant repair all existing wood windows and doors. If existing windows and doors are beyond repair, the applicant should submitted evidence to this effect in addition to specifications for matching new windows and salvaged, historic doors of like style and construction. Replacement windows should be fabricated to match the original windows.
- 3. Staff does not recommend approval of item #3, the construction of a rear addition based on findings f through k. Staff recommends that the applicant modify the proposed roof form, massing and architectural details to be more in keeping with those of the historic structure and that does not modify the roof form of the historic structure. Additionally, staff recommends that the applicant submit a line of sign study to determine the appropriateness of the proposed rear addition's height. The proposed rear addition should not been visible when viewed from the right of way.
- 4. Staff does not recommend approval of item #4, the construction of a rear accessory structure based on finding l. Staff finds that insufficient information has been submitted for this request at this time.



# City of San Antonio One Stop



October 30, 2019





1912 SANBORN MAP

SAN ANTONIO, Vol. 2  
156

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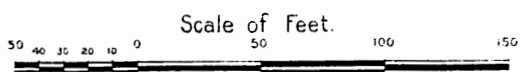
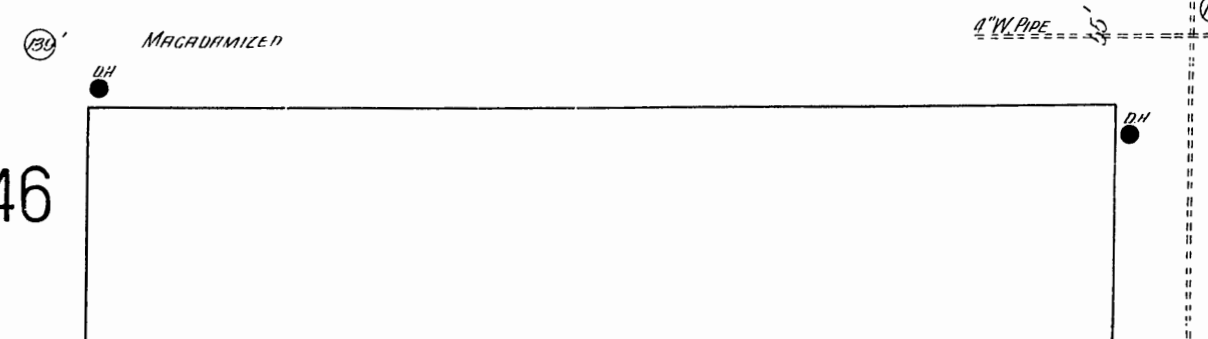
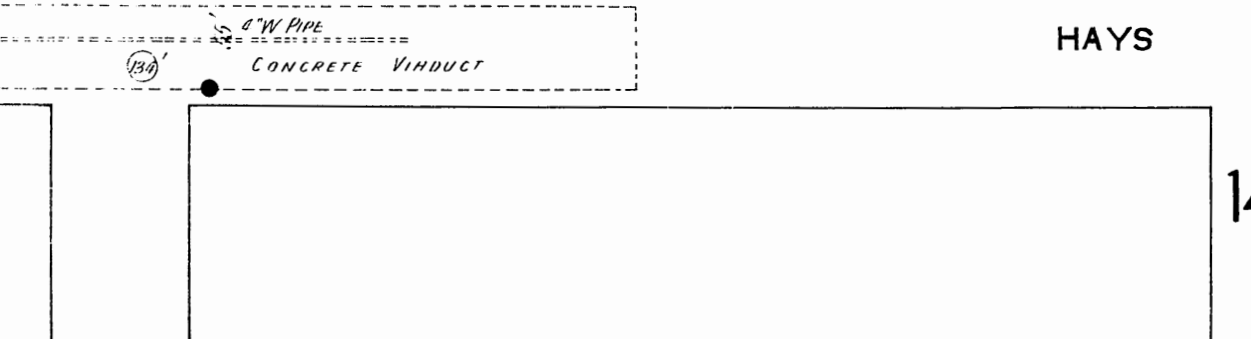
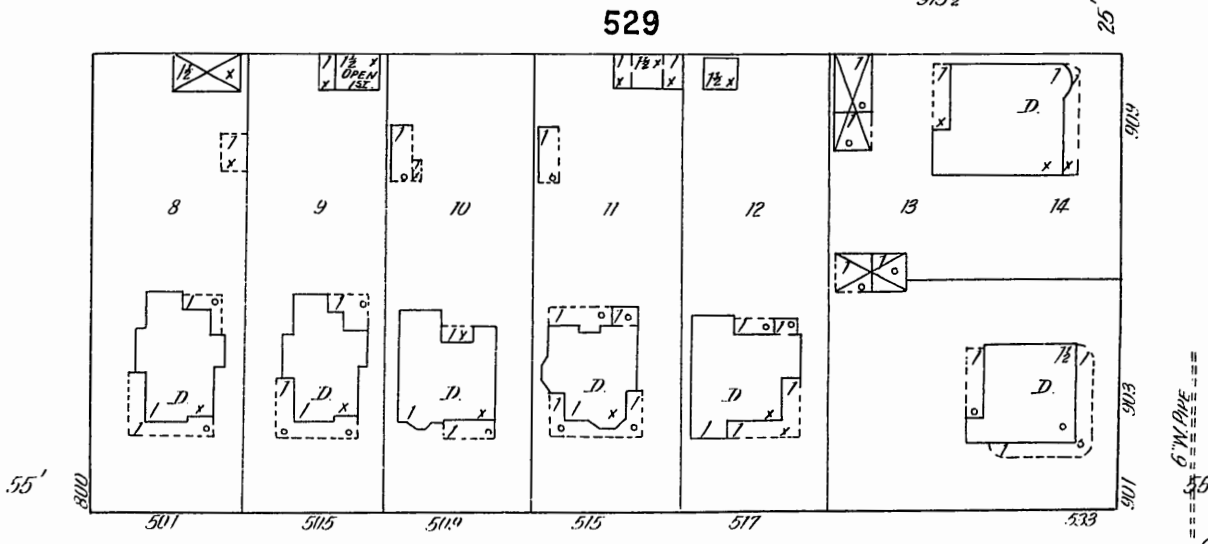
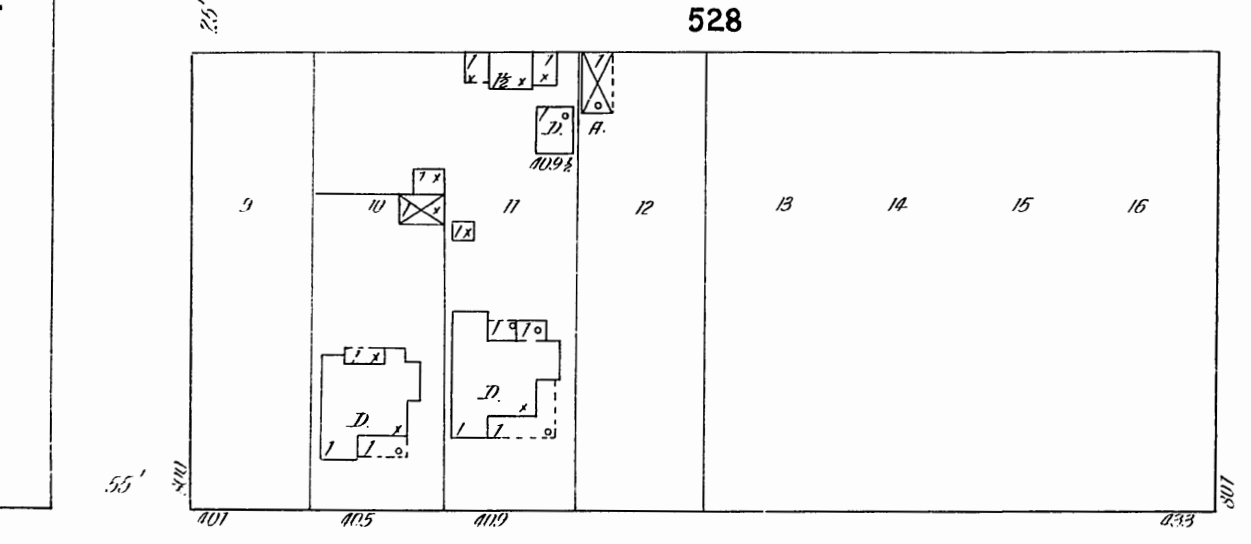
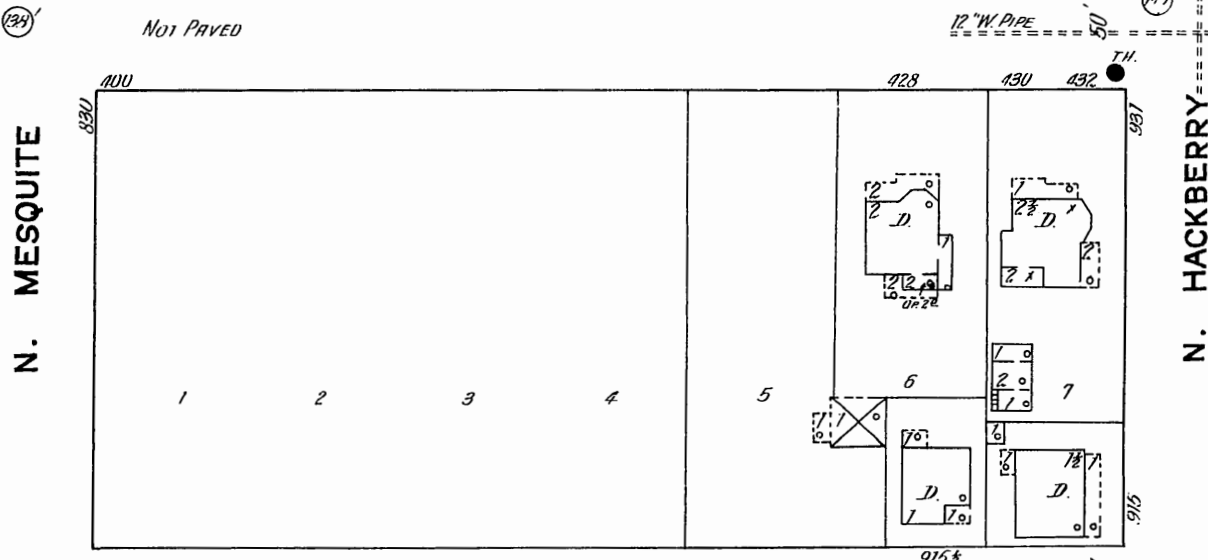
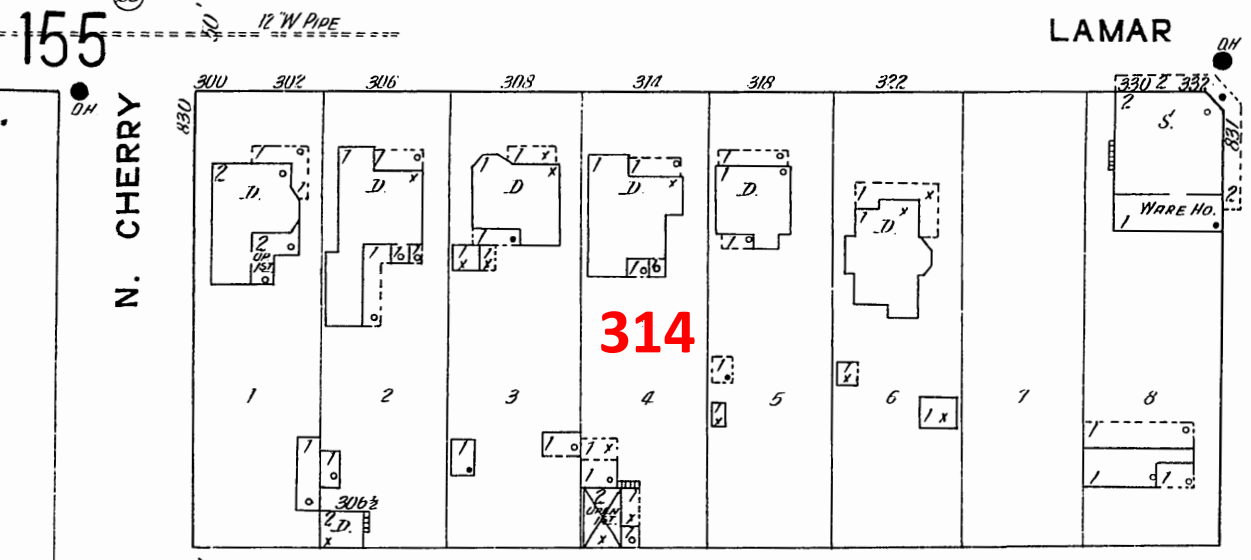
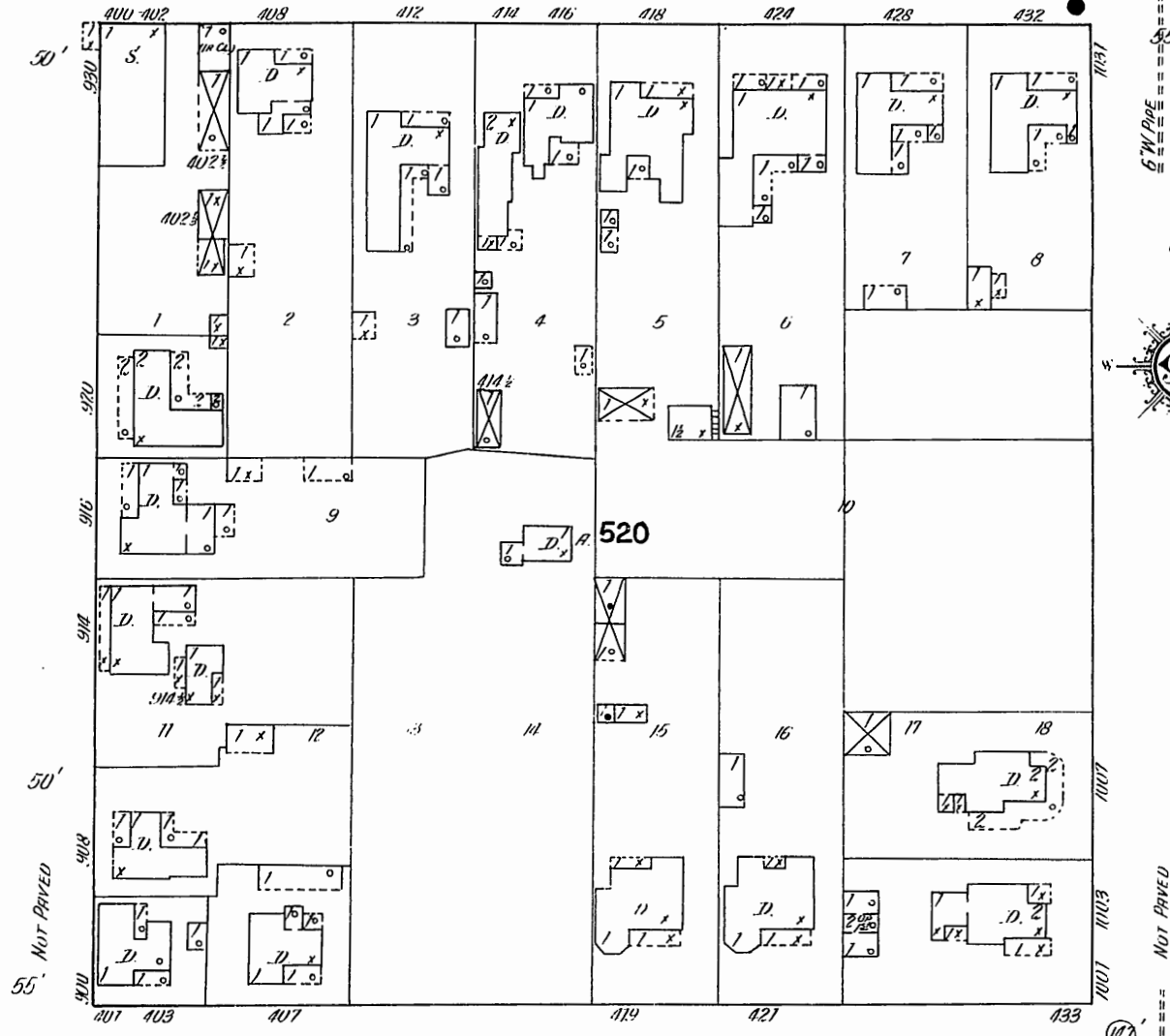
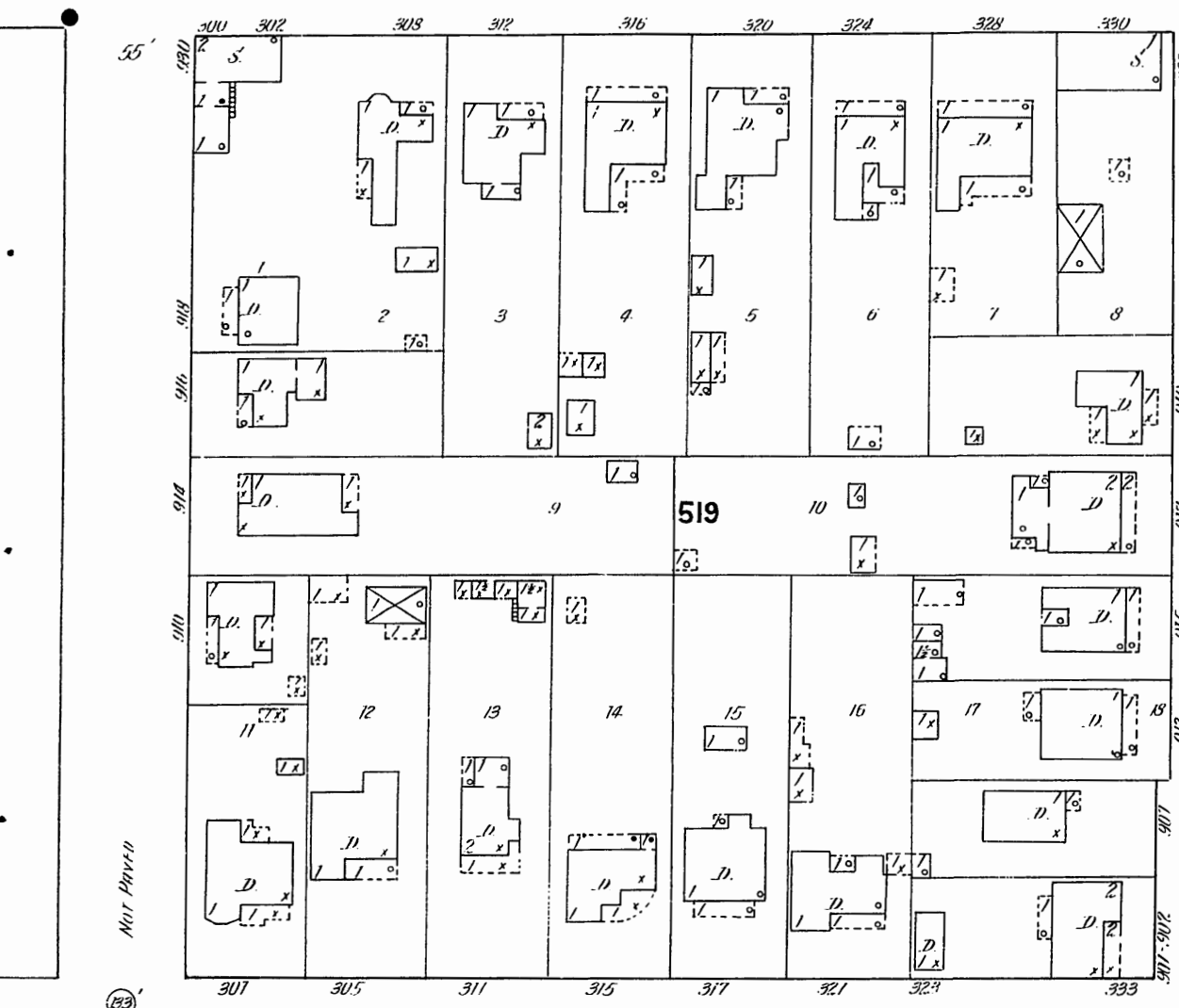
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BURLESON

Not Paved

6" W. PIPE

6" W. PIPE

















## HDRC – SCOPE OF WORK DOCUMENT

Property Address: 314 Lamar, SATX 78202  
Legal Description: NCB 528 BLK 1 LOT 4  
Historic District: Dignowity Hill

October 18, 2019

### SCOPE OF WORK

**Complete Restoration:** Repair and replace damaged pier and beam foundation, exterior framing, roof decking, wood siding and trim; remove and replace asphalt shingles; repair and rebuild front porch; add and replace windows with original wood frames; add and replace wood doors.

**New Construction:** Add two-car garage to left rear of home; add second story loft and balcony to rear of home.

### EXTERIOR PHOTOS

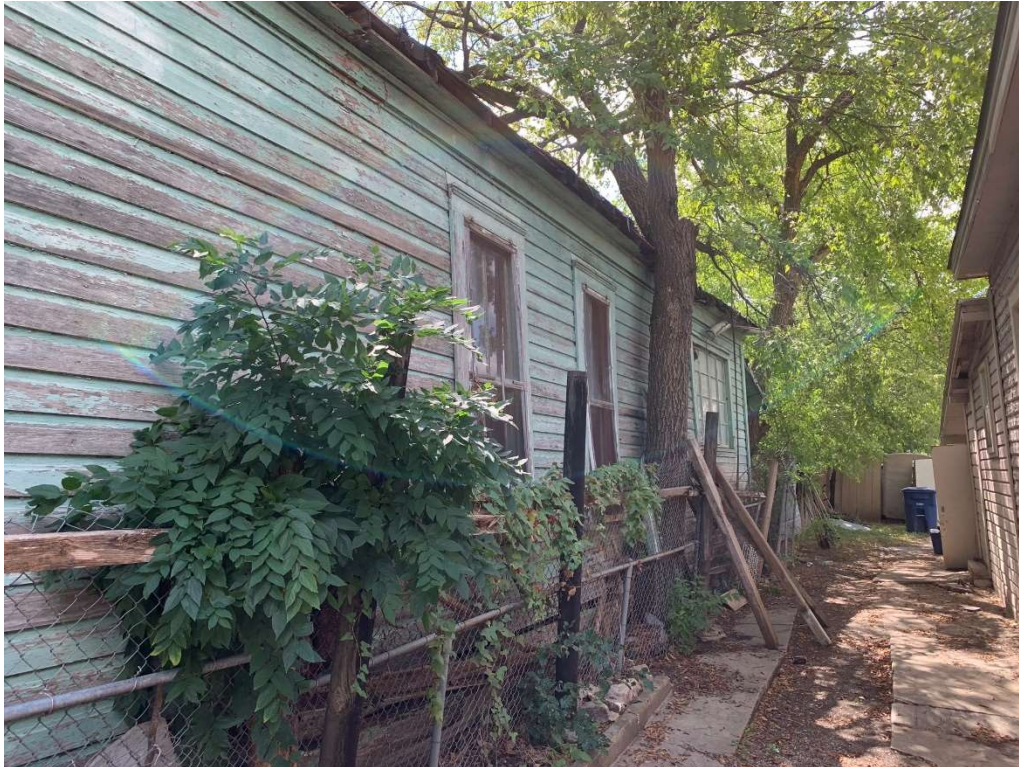


View of front of house (left side angle)





View of front porch (Close up)



View of right side of house





View of back right side – covered porch





View of left front of house



View of back of house (not part of original structure)





View of back of house with inset and attached porch (not part of original structure)



View of back door and inset porch





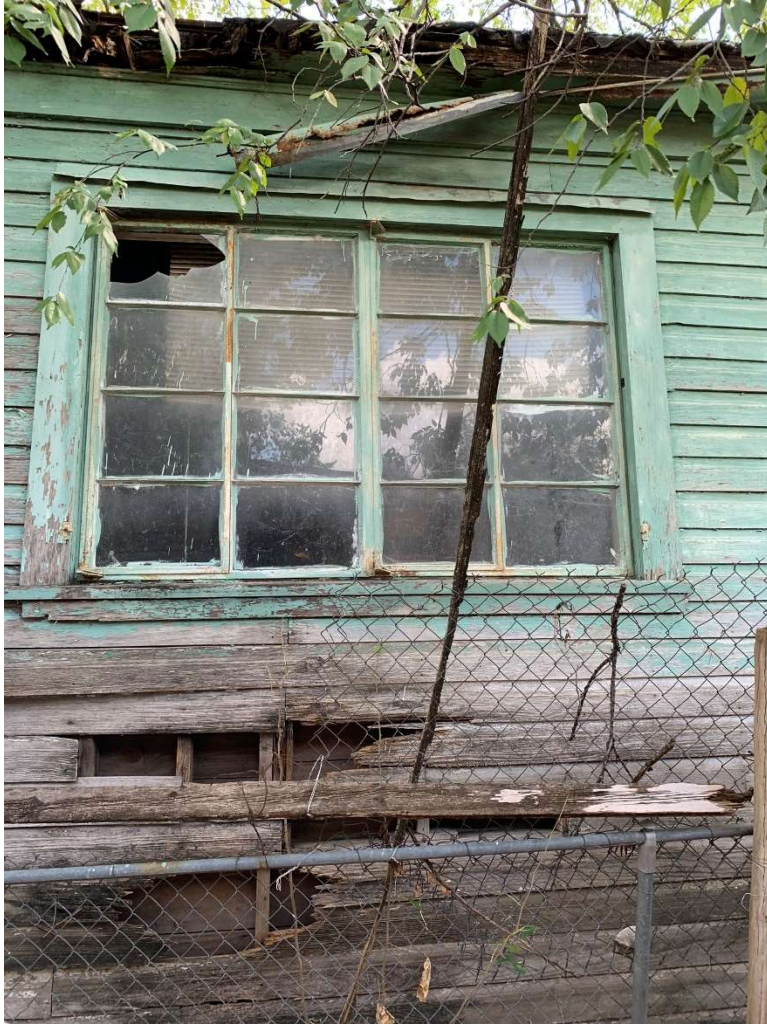
View of back attached porch (Close up)

## WINDOWS



View of right side – windows are aluminum (not original) with wood framed screens





View of right side – windows are aluminum (not original)

#### SITE PLANS

Provided as separate documents are the site plans, plus requested renovation and new construction documents.

Thank you for your review and consideration. Please let me know if you have any questions.

Tim Patrick  
FDN Home, LLC  
C 210 896 7239

# 314 LAMAR STREET HOME REMODEL

## CODE ANALYSIS

BUILDING CODES:  
2018 INTERNATIONAL RESIDENTIAL  
CODE AND LOCAL AMENDMENTS

2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRICAL CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE

## INDEX OF DRAWINGS

- |    |                                 |
|----|---------------------------------|
| A1 | COVER/ SITE PLANS               |
| A2 | EXISTING/ DEMOLITION FLOOR PLAN |
| A3 | NEW WORK FLOOR PLAN             |
| A4 | GARAGE PLAN                     |

## SCOPE OF WORK

PROJECT WORK INCLUDES WORK FOR A  
NEW HOME ADDITION & HOME REMODEL.

EXISTING HOME IS WOOD STUD  
CONSTRUCTION W/ SIDING AND SHINGLE  
ROOF.

THE NEW ADDITION TO BE 2X WOOD STUD  
CONSTRUCTION. REMODEL TO BE NEW  
SIDING, WINDOWS & ROOF SHINGLES.

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
<b>Existing Living Total:</b>	<b>1,499 sq. ft.</b>
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
Additional Loft:	165 sq. ft.
<b>Additional Living Area Total:</b>	<b>296 sq. ft.</b>
<b>Living Area Total:</b>	<b>1,795 sq. ft.</b>
Additional Balcony:	55 sq. ft.
<b>Total House Areas:</b>	<b>1,999 sq. ft.</b>
3 Car Garage Area:	608 sq. ft.

## GENERAL REQUIREMENTS

1. contractor shall verify all existing dimensions and conditions at the job site, any discrepancies and/or inconsistencies shall be brought to the attention of the design company BRC Design Studio LLC prior to the execution of the work.
2. any and all deviations and/or changes from the plans shall be approved by the design company BRC Design Studio LLC prior to execution.
3. contractor shall verify locations of, and protect all existing utilities during all operations.
4. contractor shall comply with all laws, codes and ordinances applicable to this project, contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
5. provide any necessary preparation, blocking, substructure, etc. required to properly install and finish the work.
6. contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations, coordinate extent and location of fencing with owner
7. all work shall comply with all applicable local building codes and regulations.
8. Do not scale drawings, all dimensions indicated shall govern any larger scale details of lesser scale drawings.
9. site access and hours/days of construction shall be coordinated with the owner.
10. contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
11. contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.

## EXISTING SITE PLAN

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

LOT - 4, BLOCK - 1  
NEW CITY BLOCK 528

SAN ANTONIO, BEXAR COUNTY, TEXAS

## NEW WORK SITE PLAN

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

LOT - 4, BLOCK - 1  
NEW CITY BLOCK 528

SAN ANTONIO, BEXAR COUNTY, TEXAS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION - NOT FOR PERMIT

REVIEW OF THE LITERATURE

NOT TO SCALE DRAWING 10-23-19

CUSTOM HOME DESIGN  
HOUSE PLANS  
DESIGN - HOME REMODELS/  
HOME ADDITIONS

**BRC DESIGN STUDIO LLC**  
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108  
PH: 1 - 210 - 577 - 1304  
EMAIL: [brodesign.info@gmail.com](mailto:brodesign.info@gmail.com)

PROJECT:  
2019.090

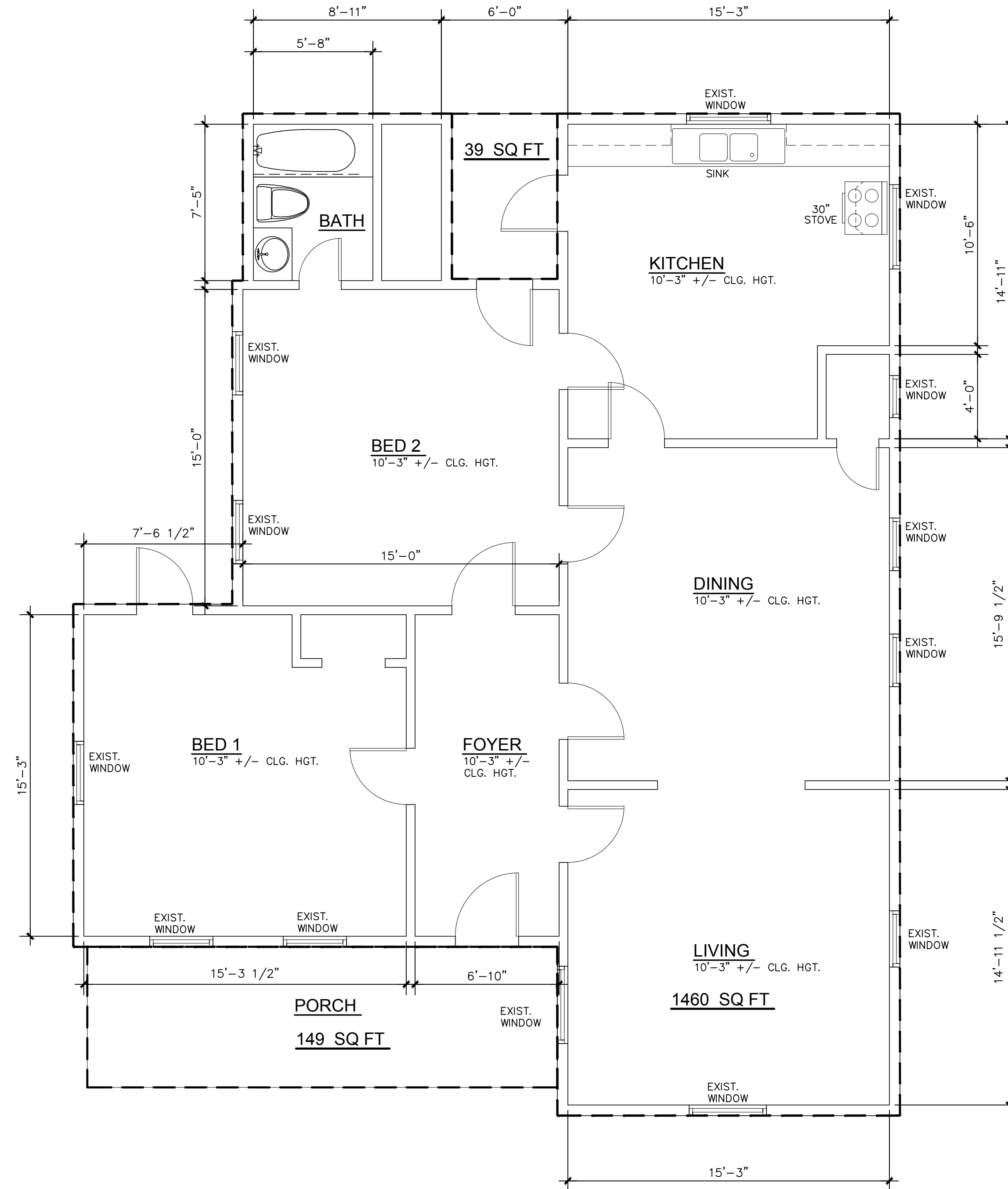
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SHEET NO.

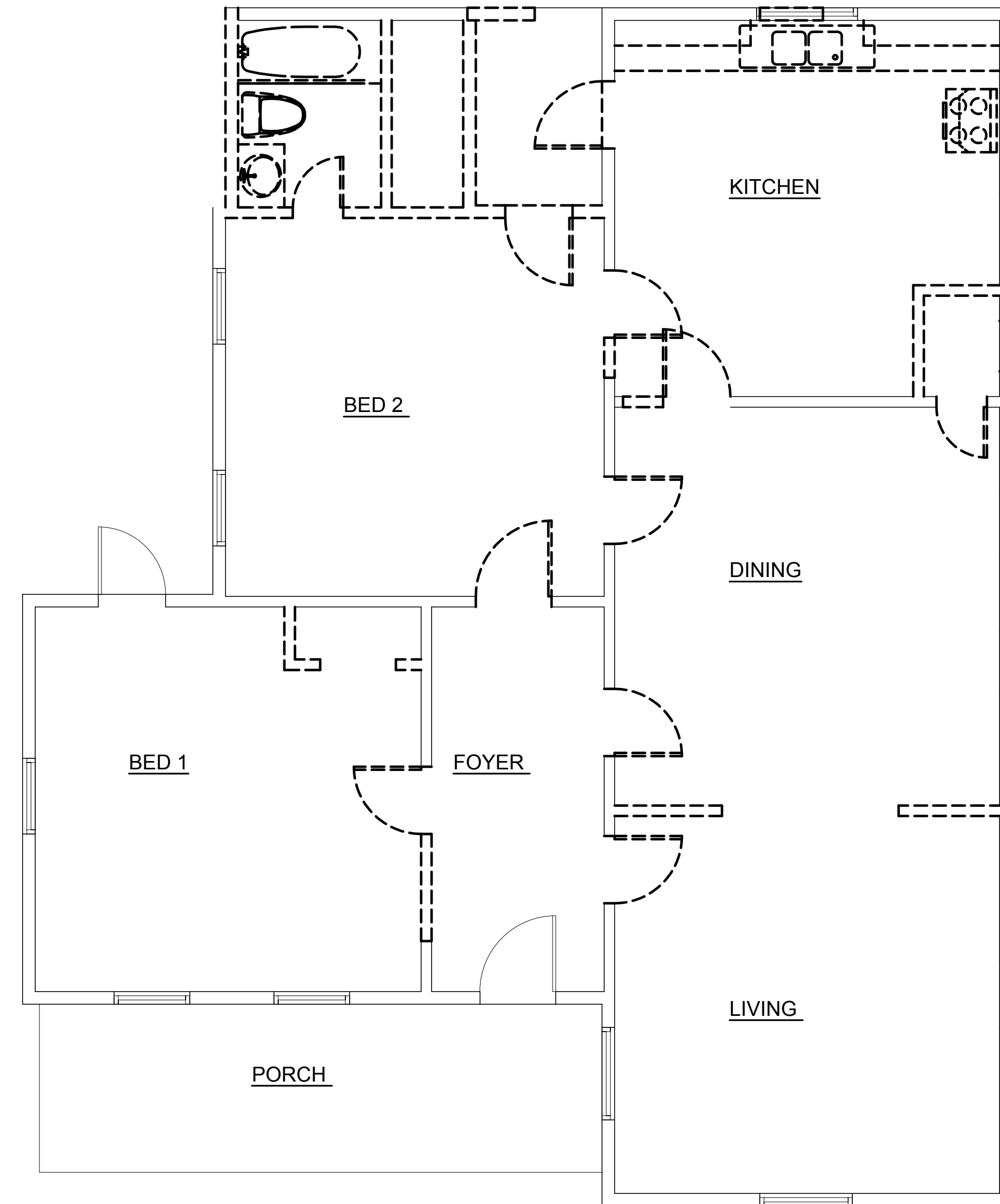
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314 LAMAR HOME REMODEL

314 Lamar



**EXISTING FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



DEMOLITION FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
<b>Existing Living Total:</b>	<b>1,499 sq. ft.</b>
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
Additional Loft:	165 sq. ft.
<b>Additional Living Area Total:</b>	<b>296 sq. ft.</b>
<b>Living Area Total:</b>	<b>1,795 sq. ft.</b>
Additional Balcony:	55 sq. ft.
<b>Total House Areas:</b>	<b>1,999 sq. ft.</b>
3 Car Garage Area:	608 sq. ft.

**REVISIONS**

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A RESIDENCE FOR.  
2111 AMM

314 LAMAR HOME REMODEL  
314 LAMAR  
SAN ANTONIO, TEXAS 78202

HOUSE PLANS  
DESIGN - HOME REMODELS/  
HOME ADDITIONS

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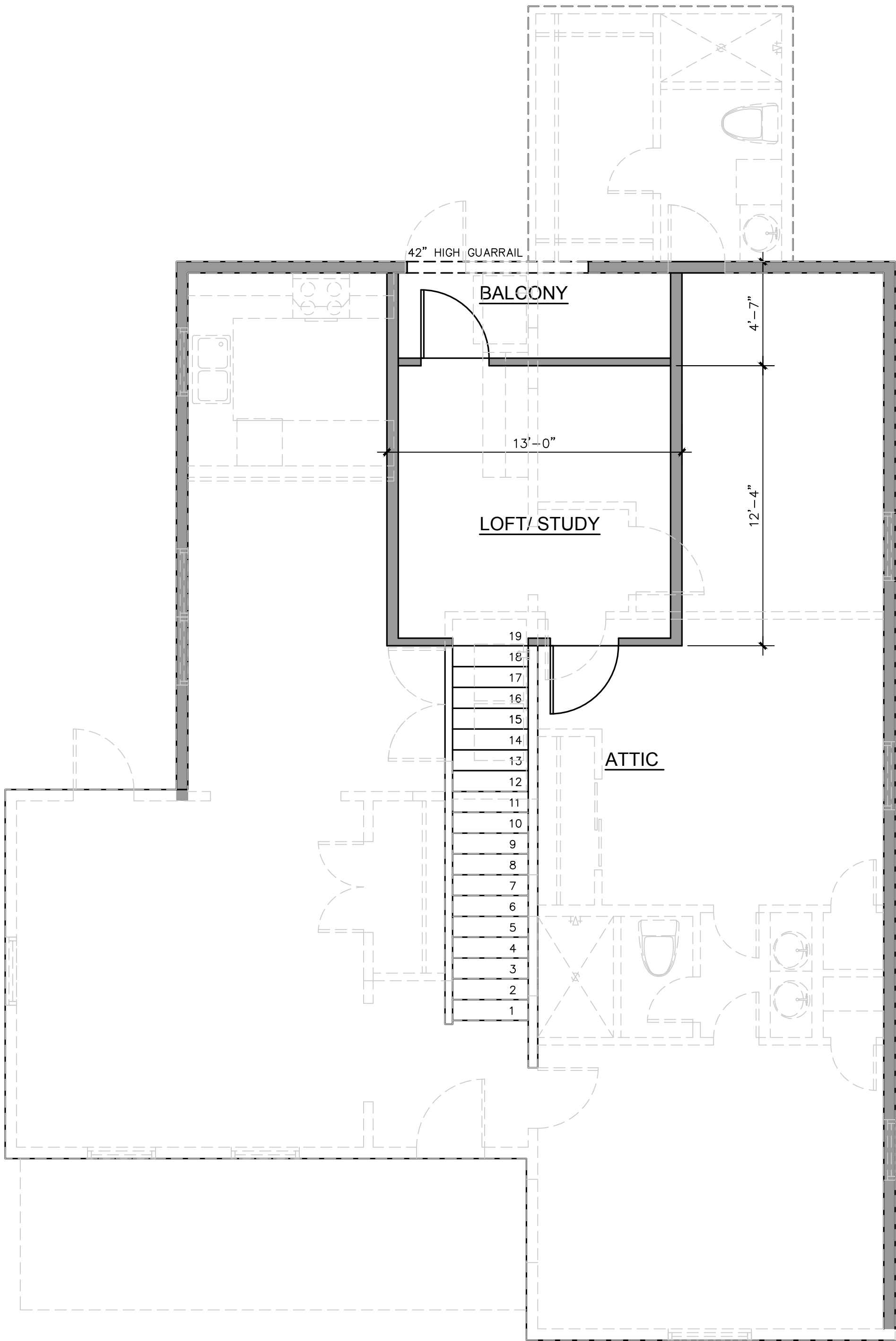
**BRC DESIGN STUDIO LLC**  
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108  
PH: 1-210-577-1304  
EMAIL: [brcdesign.info@gmail.com](mailto:brcdesign.info@gmail.com)

PROJECT:  
19.090

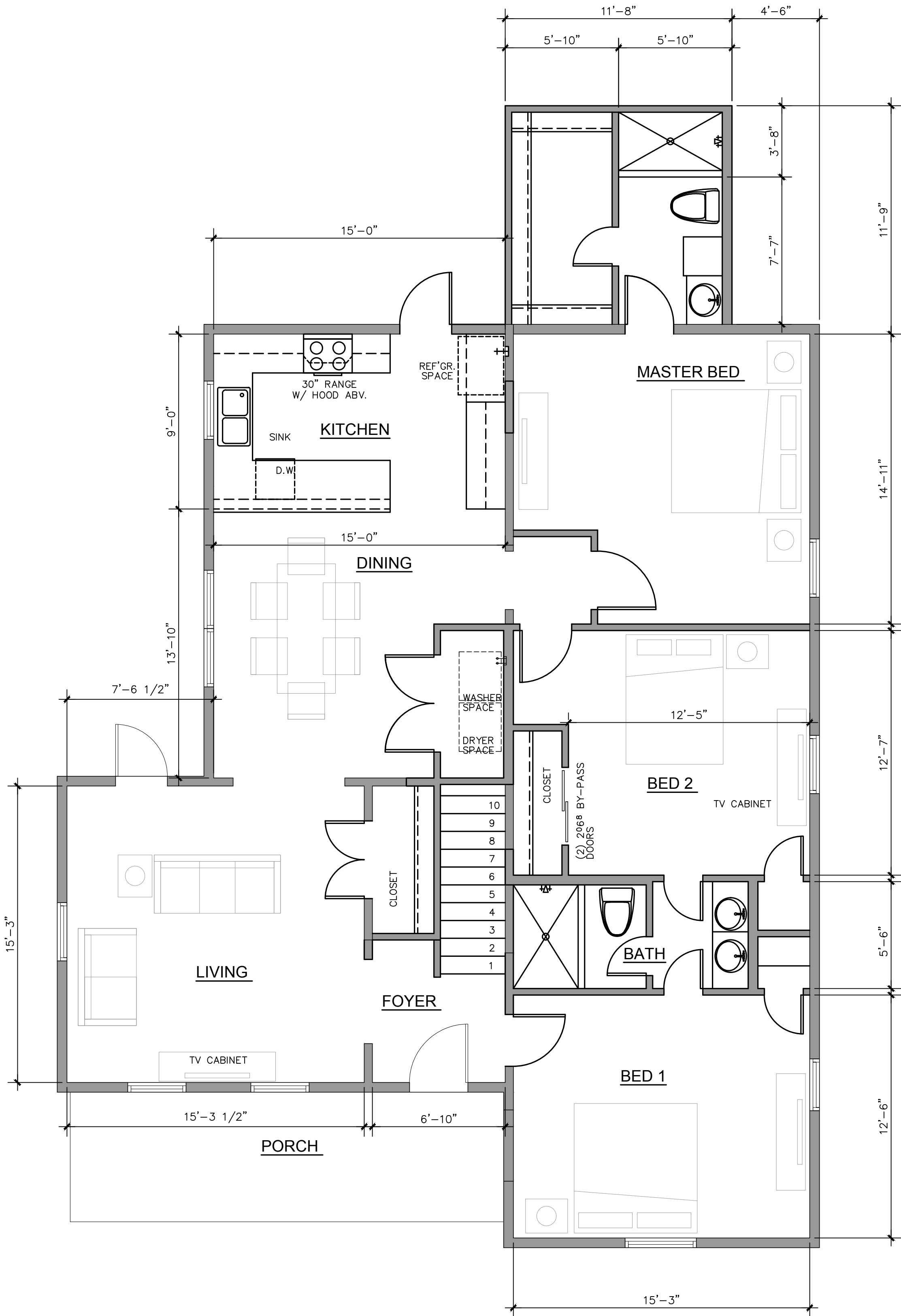
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HEET NO.





NEW WORK  
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NEW WORK  
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NEW WORK FLOOR PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
Existing Living Total:	1,499 sq. ft.
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
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Total House Areas:	1,999 sq. ft.
3 Car Garage Area:	608 sq. ft.

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**314 LAMAR HOME REMODEL**  
314 LAMAR  
SAN ANTONIO, TEXAS 78202

CUSTOM HOME DESIGN  
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HOME ADDITIONS  
**BRC DESIGN STUDIO LLC**  
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108  
PH: 1-210-577-1304  
EMAIL: brcdesigninfo@gmail.com

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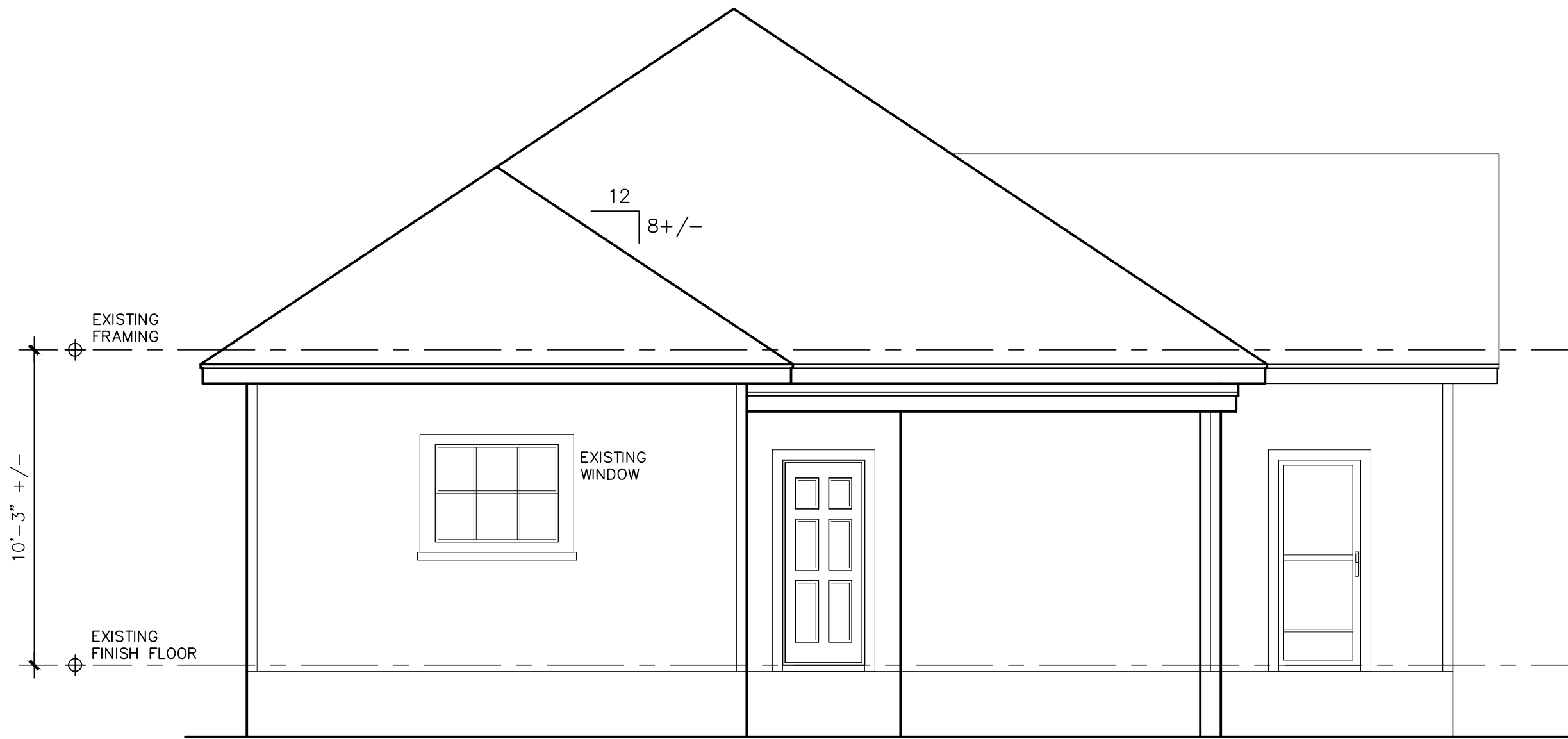
EXISTING LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
Existing Living Total:	1,499 sq. ft.
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
Additional Loft:	165 sq. ft.
Additional Living Area Total:	296 sq. ft.
Living Area Total:	1,795 sq. ft.

REVISIONS
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A RESIDENCE FOR:  
**314 LAMAR HOME REMODEL**  
314 LAMAR  
SAN ANTONIO, TEXAS 78202

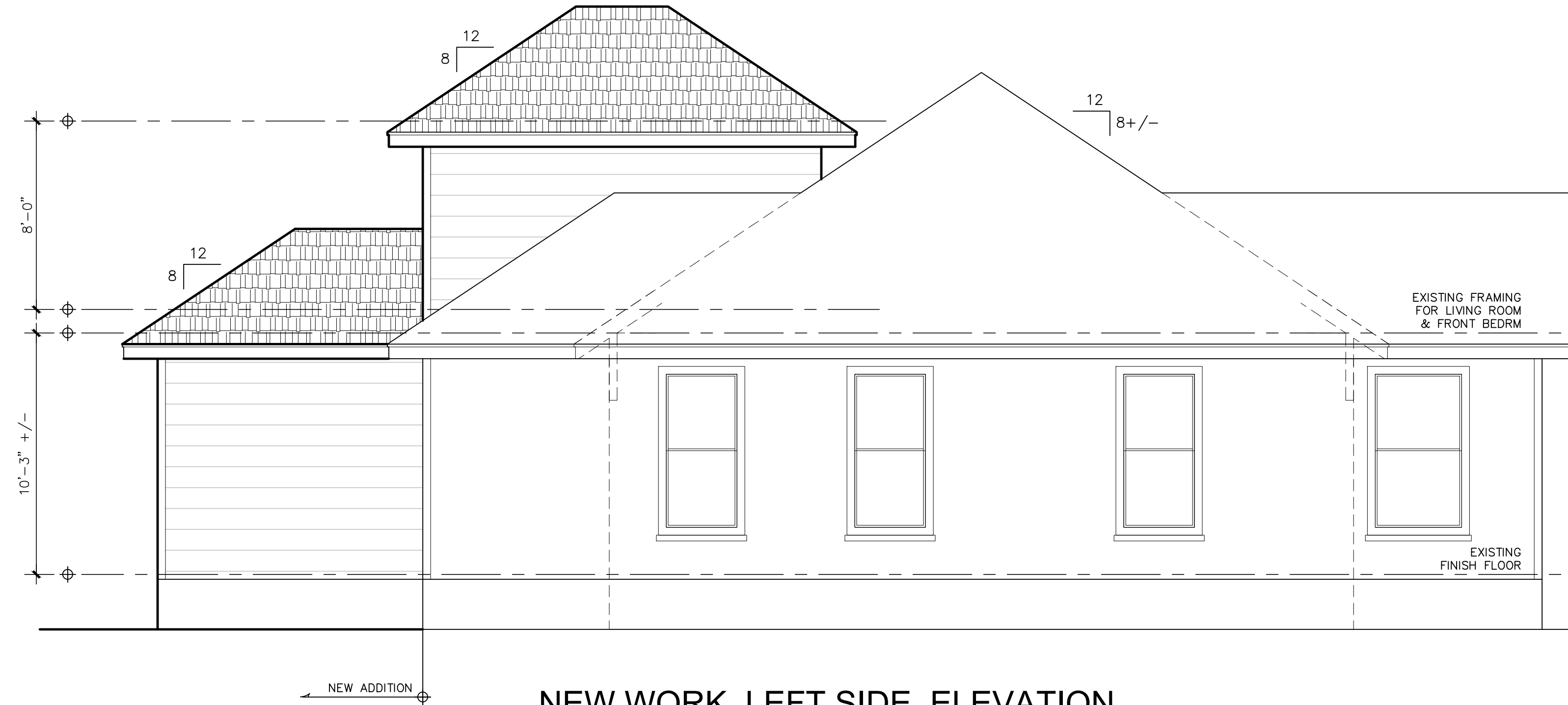
CUSTOM HOME DESIGN  
HOUSE PLANS  
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HOME ADDITIONS  
**BRC DESIGN STUDIO LLC**  
725 FM 1103 SUITE 216 CIBOLO, TEXAS 78108  
PH: 1-210-577-1304 EMAIL: brcdesigninfo@gmail.com

PROJECT:	2019.090
DATE	
SHEET NO.	5

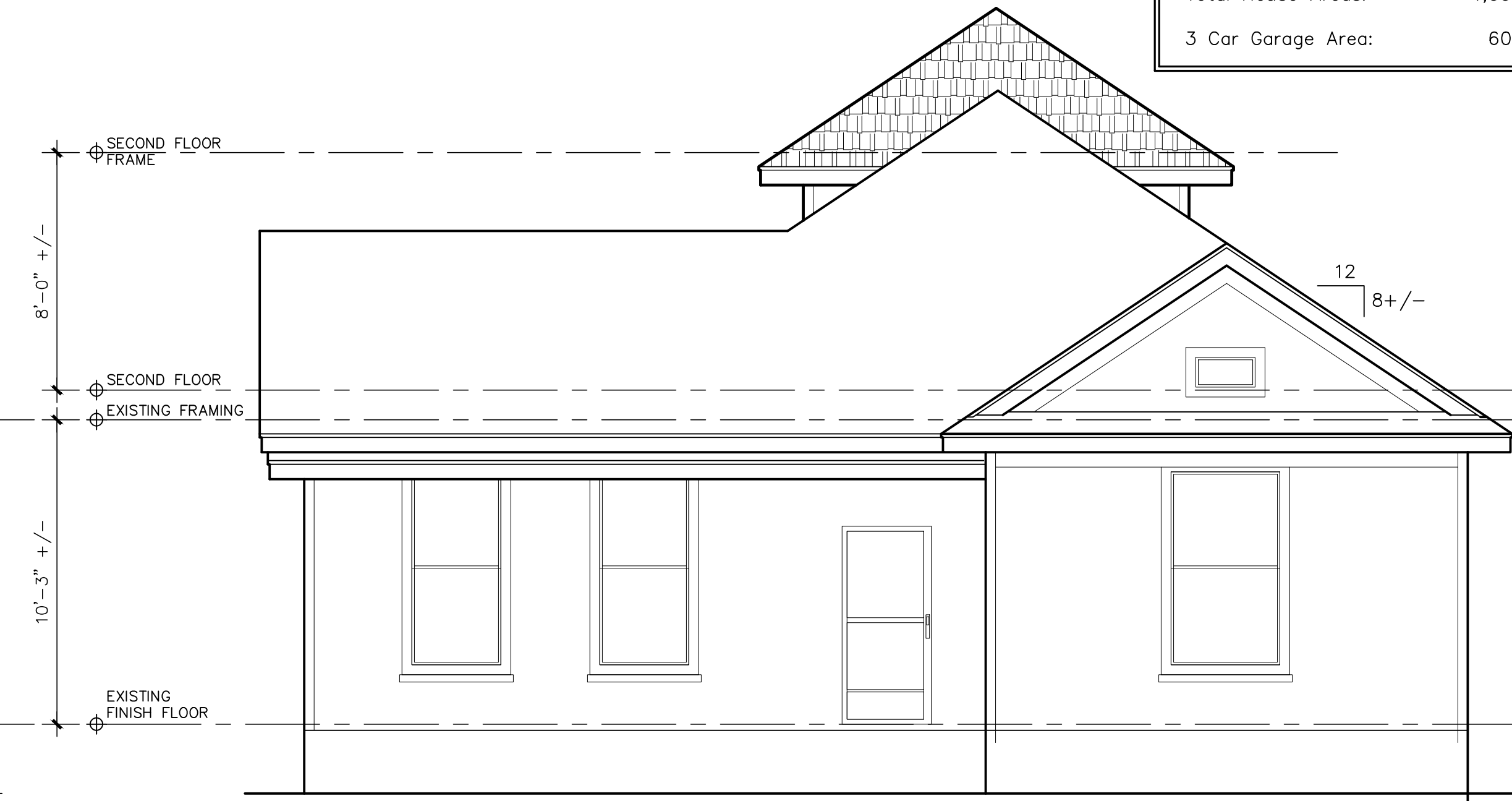
FOR REVIEW ONLY - NOT FOR CONSTRUCTION - NOT FOR PERMIT

Square Foot Chart	
Existing Home:	1,460 sq. ft.
Existing Patio:	39 sq. ft.
<b>Existing Living Total:</b>	<b>1,499 sq. ft.</b>
Existing Porch:	149 sq. ft.
Additional Bed:	131 sq. ft.
Additional Loft:	165 sq. ft.
<b>Additional Living Area Total:</b>	<b>296 sq. ft.</b>
<b>Living Area Total:</b>	<b>1,795 sq. ft.</b>
Additional Balcony:	55 sq. ft.
<b>Total House Areas:</b>	<b>1,999 sq. ft.</b>
3 Car Garage Area:	608 sq. ft.

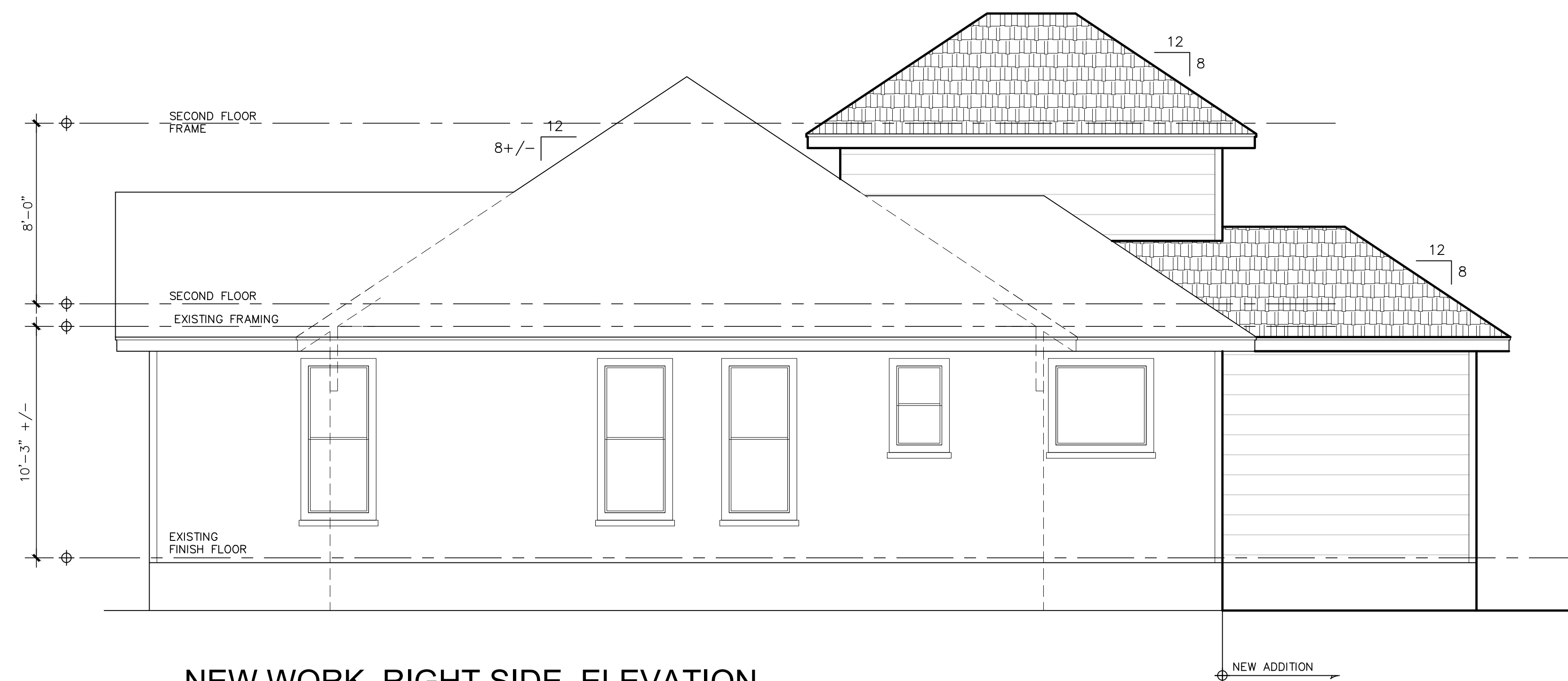
<p><b>REVISIONS</b></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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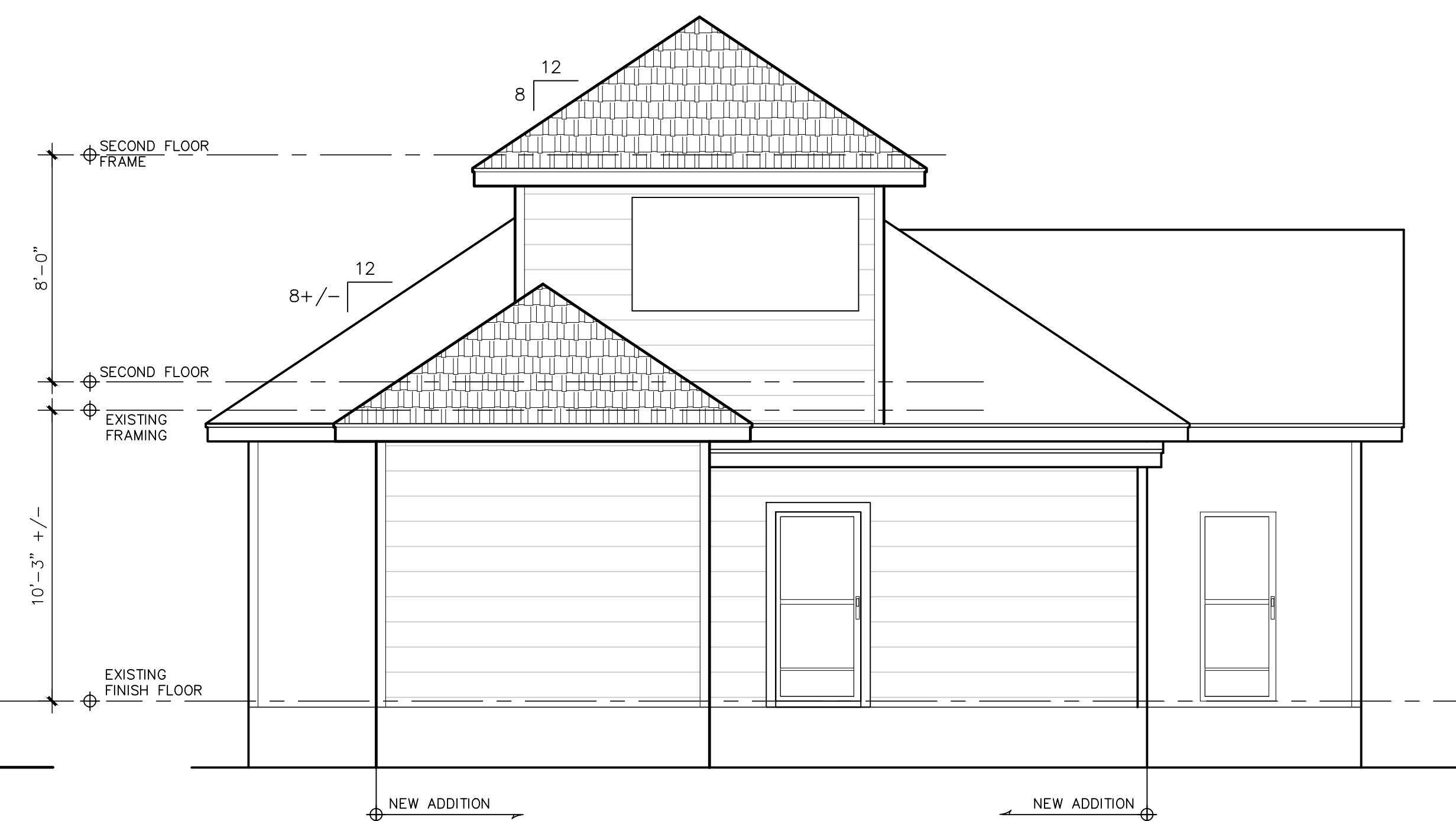
NEW WORK LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**NEW WORK FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



NEW WORK RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



**NEW WORK REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

NOT TO SCALE DRAWING 10 - 23 - 19  
A RESIDENCE FOR:  
**3114 LAMAR HOME REMODEL**  
3114 LAMAR  
SAN ANTONIO, TEXAS 78202

CUSTOM HOME DESIGN  
HOUSE PLANS  
DESIGN - HOME REMODELS/  
HOME ADDITIONS

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**BRC DESIGN STUDIO LLC**  
725 FM 1103, SUITE 216 CIBOLO, TEXAS 78108  
Ph: 1-210-577-1304 EMAIL: [brcdesign.info@gmail.com](mailto:brcdesign.info@gmail.com)

PROJECT:  
2019.090

DATE

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SHEET NO.

314 Lamar

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