HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO:	**2020-194**
ADDRESS:	515 NOLAN ST
LEGAL DESCRIPTION:	NCB 546 BLK 19 LOT E 7 FT OF 13 & W 46.5 FT OF 14
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Sergio Medellin Jr.
OWNER:	515 NOLAN ST SERIES
TYPE OF WORK:	Addition; siding; window repairs; garage
APPLICATION RECEIVED:	April 19, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Huy Pham

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:
1. Construct a 791 square foot rear addition
2. Repair the existing metal casement windows
3. Remove the asbestos siding and replace with wood lap siding
4. Perform modifications to the rear accessory unit including partial inset porch enclosure, window installation, and garage door replacement.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

1. Materials: Woodwork

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.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

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.

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.

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.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary historic structure at 515 Nolan was constructed circa 1950, first appears on the 1951 Sanborn map, and contributes to the Dignowity Hill Historic District. The one-story single-family structure features a front-facing and turned gable, asbestos siding with wood lap skirting, composition shingle roofing material, and metal casement windows.
b. ADDITION – The applicant has proposed to construct a 791 square foot rear addition. The addition features wood siding, gabled roofs with composition shingle roofing material, three (3) relocated existing metal casement windows from the rear elevation, two (2) new vinyl casement windows, and a rear full lite door.
c. VISUAL IMPACT – Per the Guidelines for Additions 1.A.i., applicants should 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. Staff finds that the addition set to the rear is generally appropriate.
d. HISTORIC CONTEXT – Per the Guidelines for Additions 1.A.ii., applicants should design new residential additions to be in keeping with the existing, historic context of the block; eg. a large, two-story addition on a block comprised of single-story homes would not be appropriate. Staff finds that the one-story addition is generally appropriate.
e. ROOF FORM – The proposed addition features hipped roofs continuing from the existing gable roof. Per the Guidelines for Additions 1.A.iii., applicants should utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions. Staff finds that proposed new roof forms are consistent with the Guidelines and relates to the primary historic structure.
f. TRANSITION BETWEEN NEW AND OLD FORMS– Per the Guidelines for Additions 1.A.iv., applicants should 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. The applicant has

proposed the use of wood lap siding. Staff finds that the design lacks a transition from new and old forms and is inconsistent with the Guidelines; the applicant should incorporate a setback between new and old wall planes, utilize different but related siding materials, and/or include a vertical trim piece between forms.

g. MASSING AND FORM - The applicant has proposed to construct a 791 square foot addition by extruding the existing gable forms. Per the Guidelines for Addition 1.B. i., applicants should 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. Staff finds that the proposed addition massing and form is generally appropriate.

h. FOOTPRINT – The primary historic structure features 984 square feet and the proposed addition features approximately 791 square feet. Per the Guidelines for Additions 1.B.iv., 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; and residential additions should not be so large as to double the existing building footprint, regardless of lot size. Staff finds the proposed footprint is consistent with the Guidelines.

i. HEIGHT – The primary historic structure features a maximum height of 13'-3" at gable ridge. The applicant has proposed to raise the height of the existing gable roof to 17'-3 ½" to accommodate the rear addition. Per the Guidelines for Additions 1.B.v., 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. The submitted line-of-sight study notes that the addition would be visible from the front right-of-way. Staff finds that the total height and roof form of the original structure should not be altered and that the addition should be match or is subordinate to the historic structure in height.

j. MATERIALS – The proposed addition features wood lap siding and composition shingle roofing material. Per the Guidelines for Additions 3.A.i., applicants should 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. Staff finds that the proposed materials are consistent with the Guidelines.

k. ARCHITECTURAL DETAILS – The proposed addition features architectural elements that are found on the primary historic structure including gable roofs, casement windows, wood siding, composition shingle roof. Per the Guidelines for Additions 4.A.i., applicants should design additions to reflect their time while respecting the historic context and consider character-defining features and details of the original structure in the design of additions, including roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings. Per the Guidelines for Additions 4.A.ii., applicants should 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. Staff finds that the proposed architectural details of the rear addition are consistent with the Guidelines.

l. ADDITION WINDOWS & DOORS – The proposed addition three (3) relocated existing metal casement windows from the rear elevation, two (2) new vinyl casement windows, and a rear full lite door. For the new windows, the applicant has proposed to use JELD-WEN V 4500 series. Staff finds that the proposed new windows are inconsistent with the *Standard Specifications for Windows for New Construction* by including nailing fins, faux divided lites, and a flush depth profile; an aluminum or aluminum-clad wood casement window with true divided lites would be more appropriate.

m. WINDOW REPAIR – The applicant has proposed to repair the existing metal casement windows. Per the Guidelines for Exterior Maintenance and Alterations 6.A.iii., applicants should preserve historic windows; when glass is broken, the color and clarity of replacement glass should match the original historic glass. Staff finds the windows are in a repairable condition and that no replacement is should be considered at this time.

n. SIDING REPLACEMENT - The applicant has proposed to remove the asbestos siding and replace with wood lap siding matching the existing wood lap skirting. While the Guidelines for Exterior Maintenance and Alteration 1.B.i. encourages exposing original wood siding if it is currently covered with materials that have not achieved historic significance, the Guidelines 1.B.iii notes that replacement of wood siding should be made in-kind, matching in profile, dimensions, material, and finish, when beyond repair. Staff finds the removal of asbestos siding appropriate and replacement wood siding should depend on the profile and condition of the siding, if any, revealed. The applicant may work with staff to utilize an appropriate wood siding profile after the asbestos shingles are removed.

o. ACCESSORY STRUCTURE - The applicant has proposed modifications to the rear accessory structure including partially enclosing the inset porch, installation of a new vinyl casement window, and garage door replacement. Per the Guidelines for Exterior Maintenance and Alterations 9.B.i., applicants should 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. While garage door replacement is appropriate, the applicant has not submitted a door product or design and should submit to staff prior to approval. Staff finds the proposed enclosure appropriate if a vertical trim piece is included to distinguish between old and new forms. Staff finds that the proposed new window is inconsistent with the *Standard Specifications for Windows for New Construction* by including nailing fins, faux divided lites, and depth; an aluminum or aluminum-clad wood casement window with true divided lites would be more appropriate.

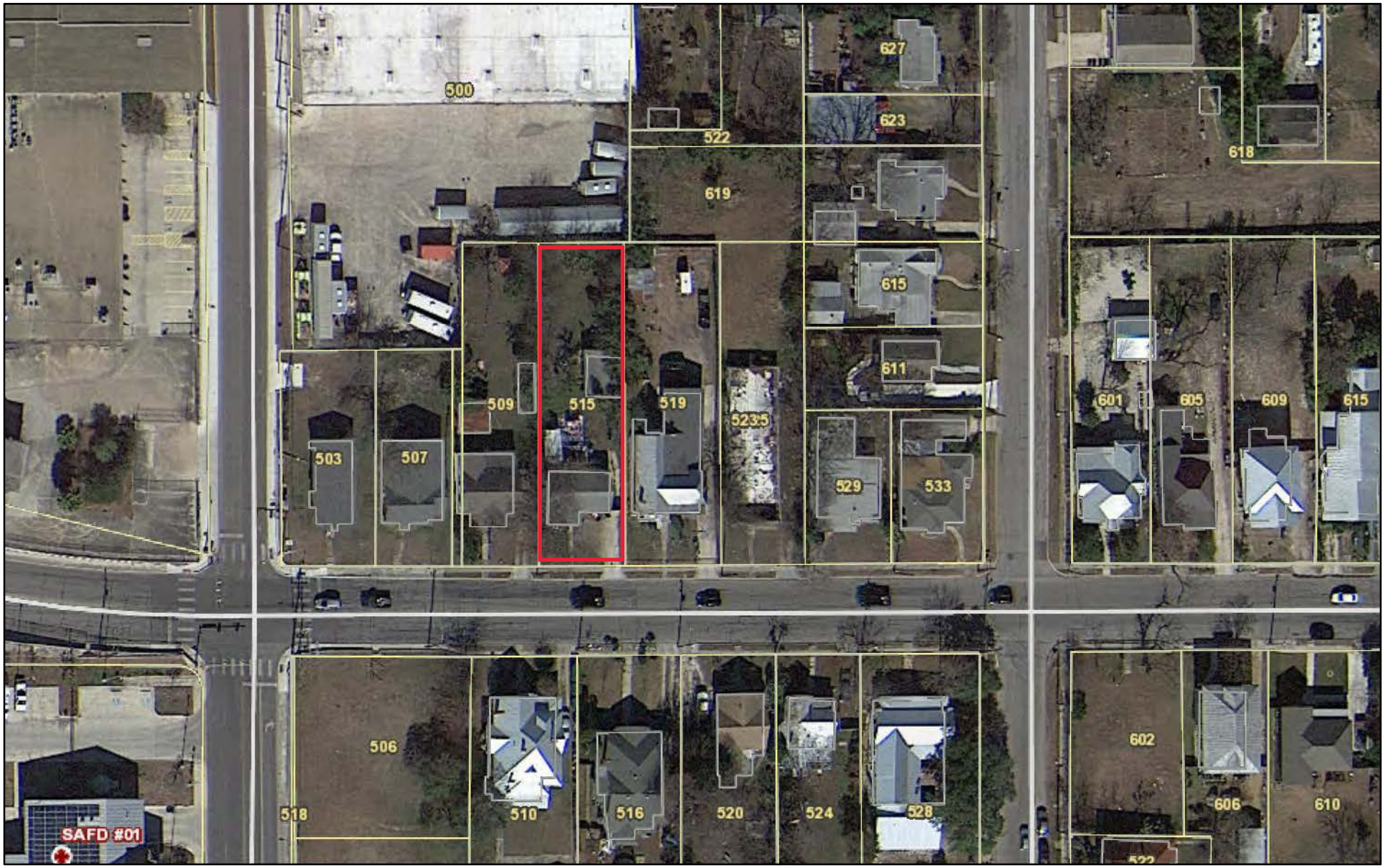
RECOMMENDATION:

Staff recommends approval of item 1. primary addition and 2. accessory addition based on findings b through l, and o with the following stipulations:

i. TRANSITION - That the design incorporates a setback between new and old wall planes, utilize different but related siding materials, and/or include a vertical trim piece between forms.
ii. HEIGHT - That the total height and roof form of the original structure should not be altered and that the addition should be match or is subordinate to the historic structure in height.
iii. WINDOWS - That the proposed new windows (JELD-WEN V-4500) are inconsistent with the *Standard Specifications for Windows for New Construction* by including nailing fins, faux divided lites, and depth; an aluminum or aluminum-clad wood casement window with true divided lites would be more appropriate.
iv. GARAGE DOORS – That an appropriate garage door design or product is submitted to staff.

Staff recommends approval of items 2. window repair and 3. siding replacement based on findings m and n with the stipulation that replacement wood siding should depend on the profile and condition of the siding, if any, revealed. The applicant may work with staff to utilize an appropriate wood siding profile after the asbestos shingles are removed.

515 Nolan



October 28, 2019

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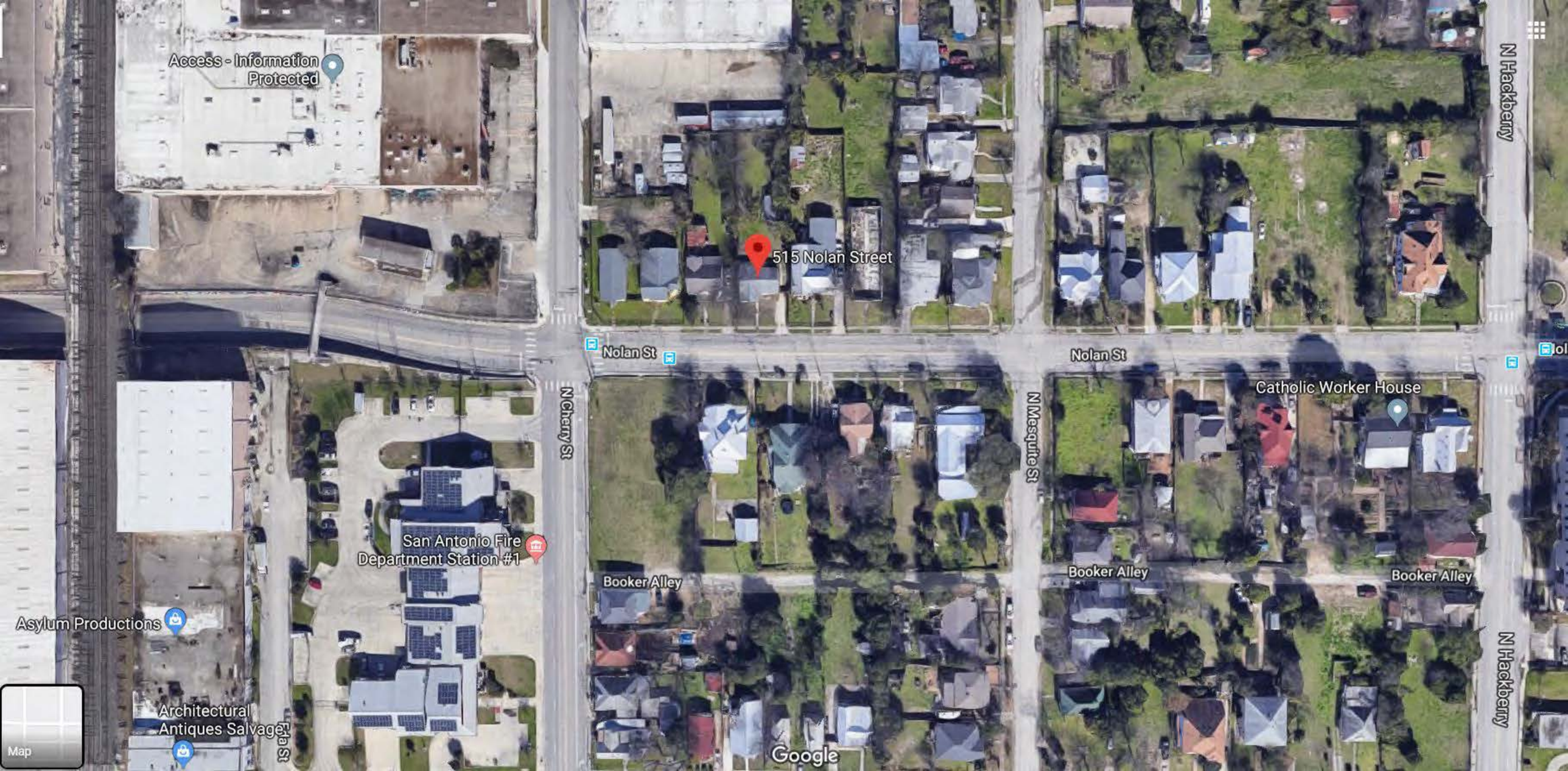
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San Antonio Fire Department Station #1
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Asylum Productions
Architectural Antiques Salvage
Map
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516 Nolan St
San Antonio, Texas
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Street View - Mar 2019
515 Nolan
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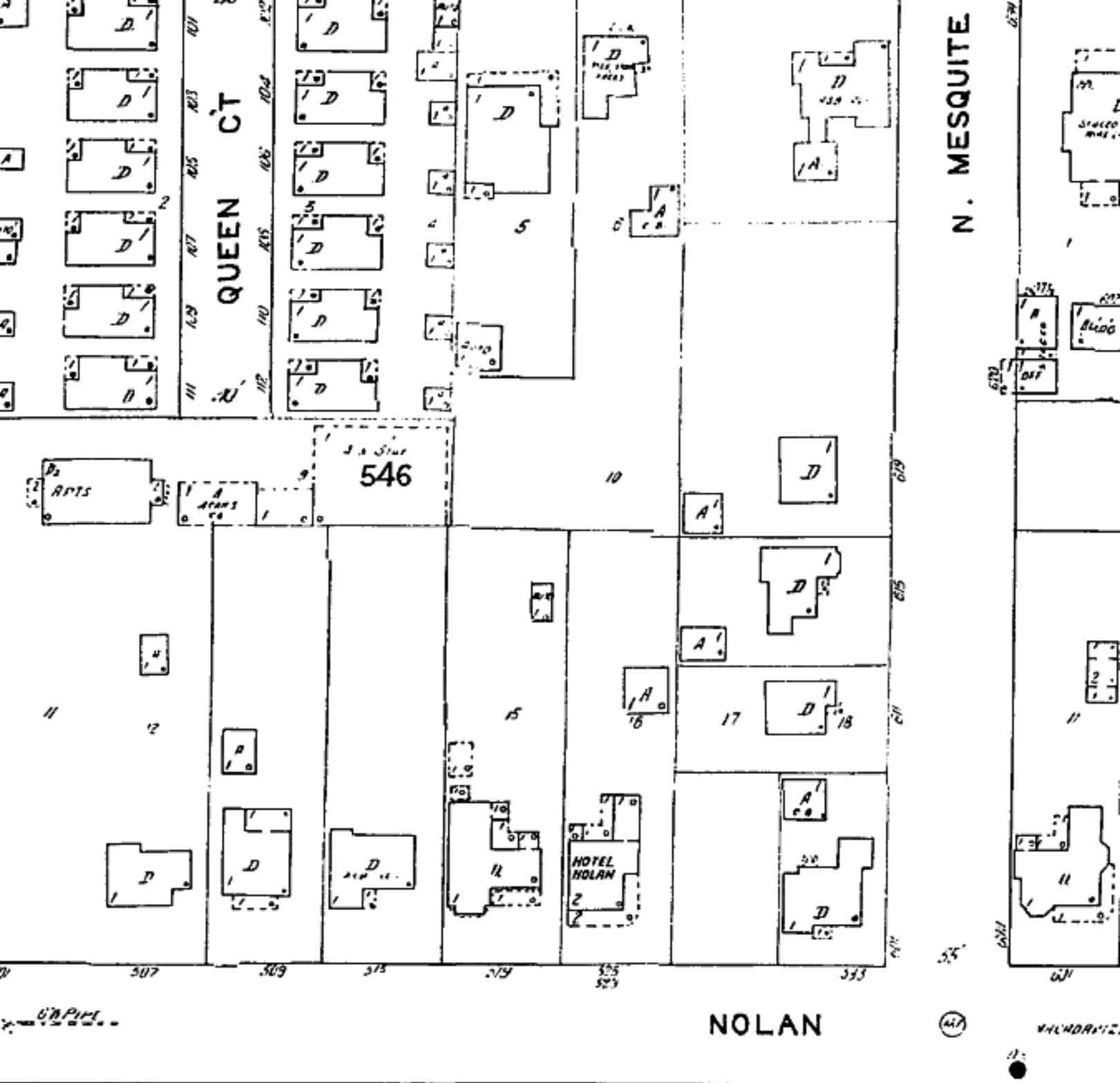
QUEEN CT
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515 NOLAN SERIES

515 NOLAN ST.
SAN ANTONIO, TX
78202

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRCATOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURE'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

GENERAL NOTES FOR 2018 IRC AND IECC

Section R317 PROTECTION OF WOOD & WOOD BASED PRODUCTS AGAINST DECAY. Protection of wood & wood based products from decay shall be provided in locations listed per R317.1 by the use of naturally durable wood or wood that preservative -treated.

R317.3 FASTENERS & CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD. Fasteners & connectors in contact with preservative-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. in accordance with the connector manufacturer's recommendations (min. zinc-coated galvanized steel or equivalent). Per R317.4.1 Wood/plastic composites shall be installed in accordance with the manufacture's instructions.

R602.3 WOOD WALL FRAMING DESIGN & CONSTRUCTION. Exterior walls of wood-frame construction shall be capable of resisting the wind reassure under 90mph per Table R301.2(2&3) in design & construction in accordance with the provisions under R602.3(1&2). All framing and structural to be designed in accordance with accepted engineering practice.

R311.7.4.1&2 STAIRWAYS TREADS & RISERS. The max. riser height shall be 7-3/4". The min. tread depth shall be 10".

R311.7.7 STAIRWAYS HANDRAILS. Handrails shall be provided on at least one side of each continuous run with four or more risers. Handrail height shall not be less than 34" & not more than 38".

R703.7.4.1 STONE/MASONRY VENEER ANCHORAGE SIZE & SPACING. Each veneer tie shall be spaced not more than 24" on center horizontally & vertically & shall not support more than 2.67 s.f. of wall area.

R703.7.6 STONE/MASONRY VENEER WEEPHOLES. Weepholes shall be provided at a max. spacing of 33" on center & not less then 3/16" in diameter; located immediately above flashing.

R302.5.2 DUCT PENETRATION. Ducts in the garage & ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a min. #26 sheet steel or other approved material & shall have no openings into the garage. Garage as per Section R309.2.

Section R314 SMOKE ALARMS. All smoke alarms shall be in accordance with UL 217 & shall receive their primary power from permanent building wiring w/ battery backup.

Section R315 CARBON MONOXIDE ALARMS. Carbon monoxide alarms shall be installed outside of each within the immediate vicinity of each sleeping area.

* R303.6 Interior stairs shall be provided with an artificial light source located in the immediate vicinity of each stairway or directly over each stairway section.
* LOCATED AT THE OPENING & RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER IRC RE38, SECTION M1305.
* ATTIC A/C UNIT- PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQFT OF PLYWOOD DECKING.
* ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M1305.

ALL FRAMING TO COMPLY W/ INTNL.
RES. CODE- 2018 & ANY LOCAL
CODE REQ.- VERIFY w/ BLDR SPECS

R301.2.1 DESIGN CRITERIA: WIND LIMITATIONS. All wind bracing will comply with prescriptive methods or valid engineered alternatives. Engineered alternatives will carry the seat and signature of a licensed Texas Professional Engineer and all liability for the accuracy of engineered design shall be that of the design engineer. Note: IRC Wall Bracing information on this plan is per builder. LIS ARCHITECTURAL DESIGN is not responsible for wall bracing calculations and/or any specifications.

All exterior foundations are provided by engineer and will meet 2015 IRC code requirements.

R403.1.6 FOUNDATION ANCHORAGE. Wood sole plates at all exterior walls, wood sole plates of interior braced walls & all wood sill plates shall be anchored to the foundation with anchor bolts spaced at max. 6' O.C. Figure R602.3(2).

R303.6 DWELLING/GARAGE FIRE SEPARATION. The garage shall be separated as required by TABLE 302.6. & does not apply to garage walls perpendicular to the adjacent dwelling wall.

R302.1 FIRE-RESISTANT CONSTRUCTION: EXTERIOR WALLS Construction, projections, opening & penetrations of exterior walls of dwellings not located on the same lot shall comply with Table R302.1. of min. fire separation distance/rating. Projections beyond the exterior wall shall not extend over the lot line per Exception #3.

R902.1 ROOF CLASSIFCATION: ROOF COVERING MATERIALS. Roofs shall be covered with materials as set forth in Sections R904 & R905. Class A, B or C roofing shall be installed in areas desinated by law as requiring their use or when the edge of the roof is less than 3ft. from property line.

R308.4 HAZORDOUS LOCATIONS REQUIRING SAFETY GLAZING. Requirements for saftey glazing in all fixed & operable panels of swinging, sliding & bifold doors.

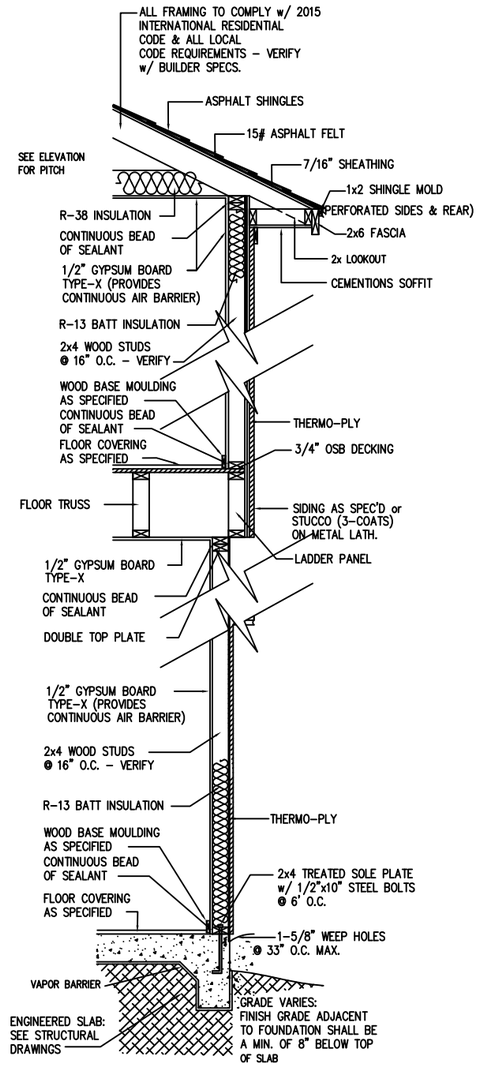
R302.5.1 DWELLING/GARAGE OPENING PROTECTION. Openings from a private garage & residence shall be equipped with a solid door or honeycomb core steel door or 20-minute fire-rated door.

R303.1 LIGHT/VENTILATION & HEATING: HABITABLE ROOMS. All habitable rooms shall have a glazing area of note less than 8% of the floor area. Natural ventilation shall be through an openable area to the outdoors of min. 4% of the floor area.

Note for all Loft areas (where applicable) to comply with Section R303 using:
Exception #1 - The use of an approved mechanical ventilation system capable of producing 0.35 air change per hour.
Exception #2 - Where Exception #1 is satisfied & artificial light is provided capable of producing and avg. illumination of 6 footcandles over the area of the room at height of 30".

ADDITION SQ. FT.	SQ.FT.
ADDITION SQ. FT. A/C AREA	791 SQ. FT.

GARAGE/SUITE SQ. FT.	SQ.FT.
SUITE SQ. FT. A/C AREA	265 SQ. FT.
GARAGE	191 SQ. FT.
PORCH	24 SQ. FT.

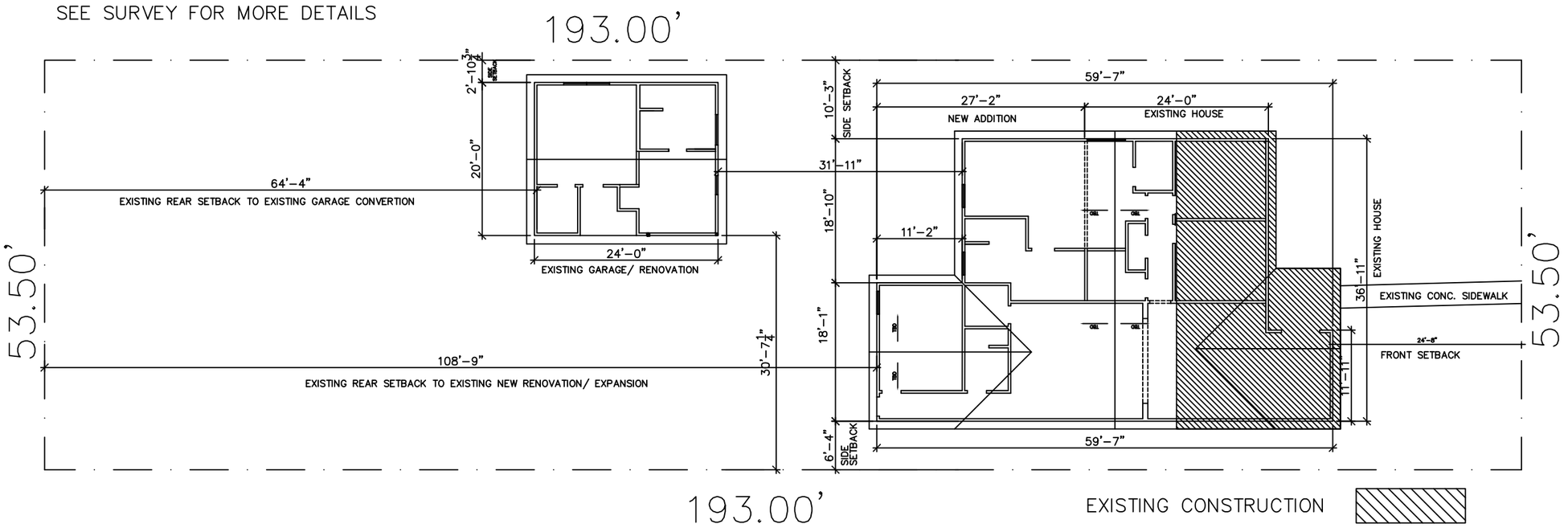


TYPICAL 2-STORY

THERMA ENVELOPE WALL SECTION

SCALE: NTS

SEE SURVEY FOR MORE DETAILS



SITE PLAN

DATE	CHANGE	BY

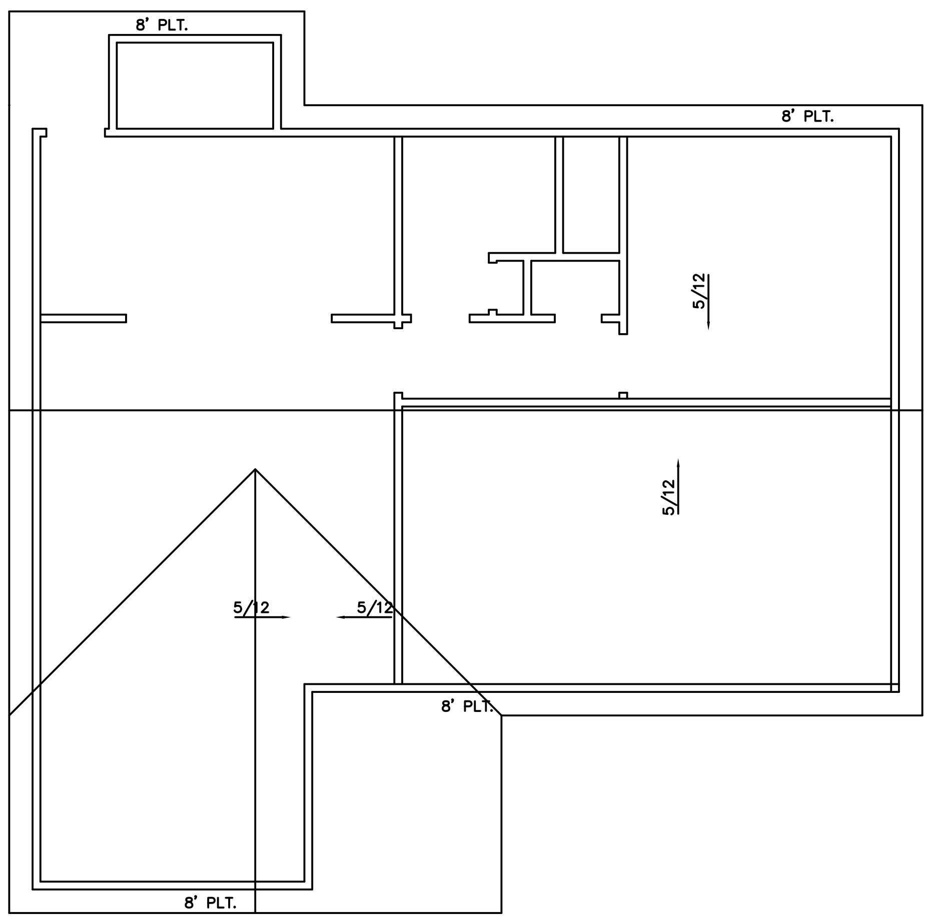
515 NOLAN SERIES
515 NOLAN ST.
SAN ANTONIO, TX
78202

SP

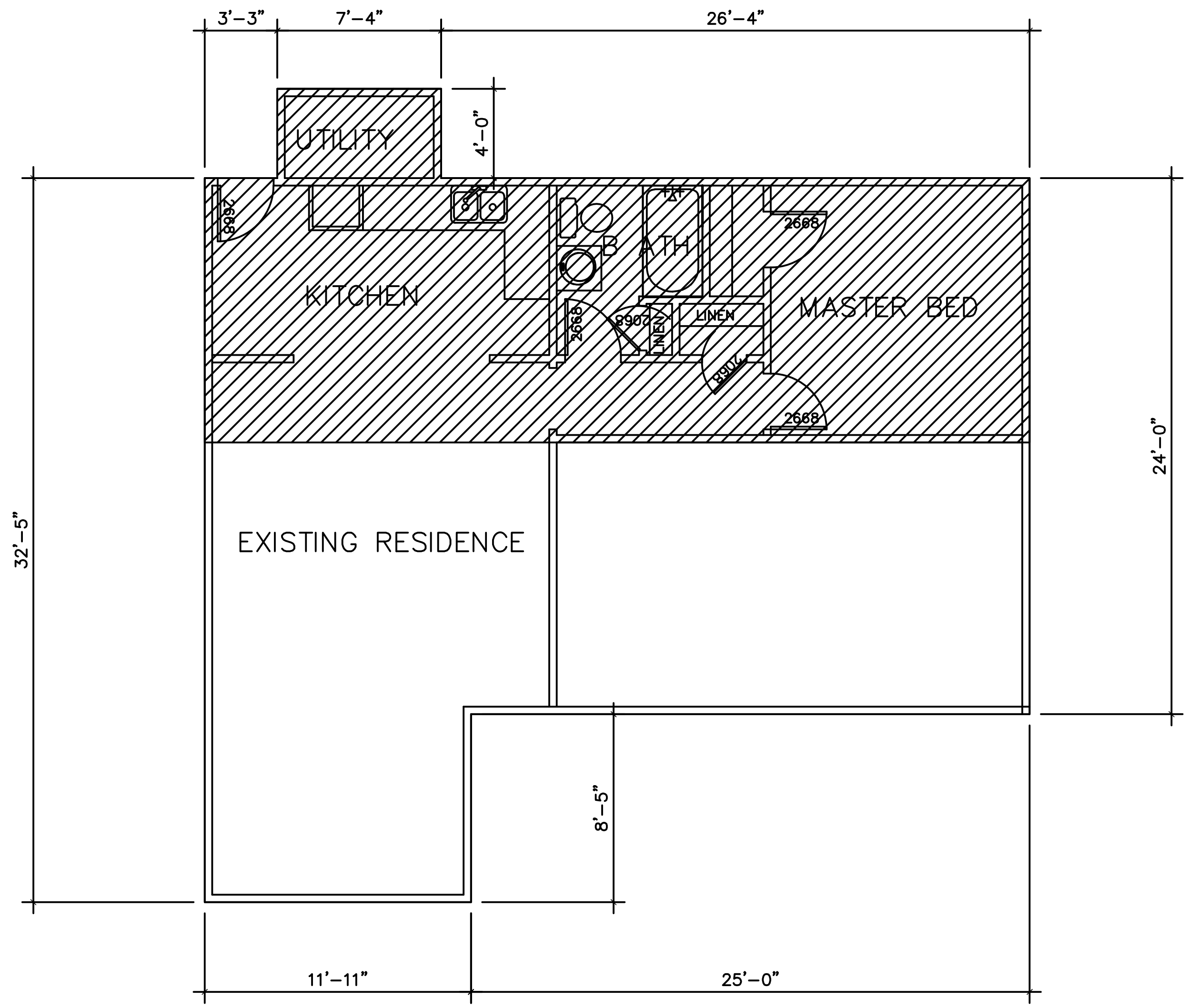
1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

AREA TO BE REMODEL

987 SQ. FT. EXISTING AC AREA



EXISTING MAIN RESIDENCE ROOF PLAN



EXISTING MAIN RESIDENCE FLOOR PLAN

DATE	CHANGE	BY

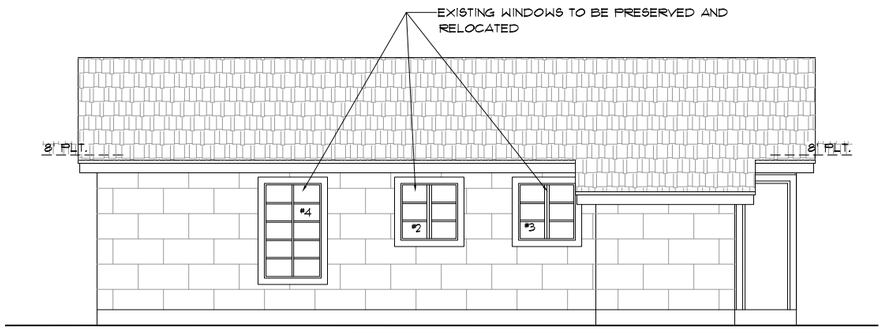
515 NOLAN SERIES

515 NOLAN ST.
SAN ANTONIO, TX
78202

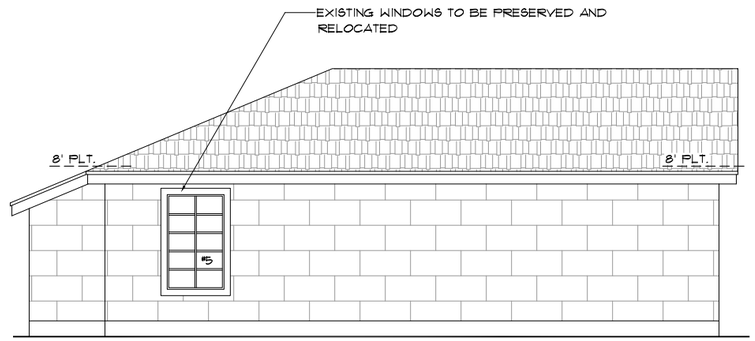
A-1

1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

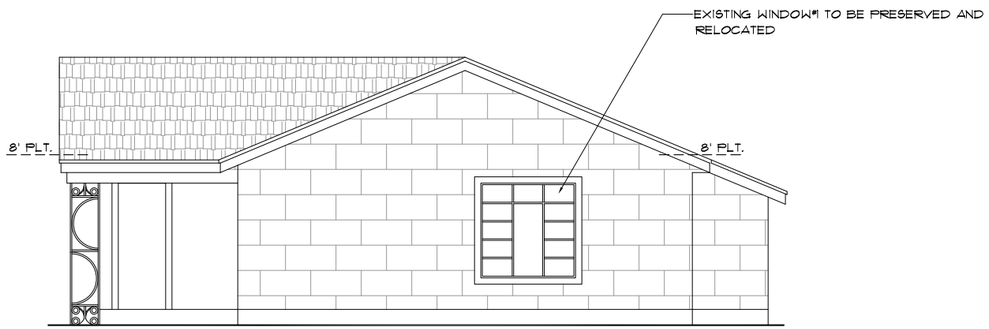
NO FRONT ELEVATION CHANGES



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION

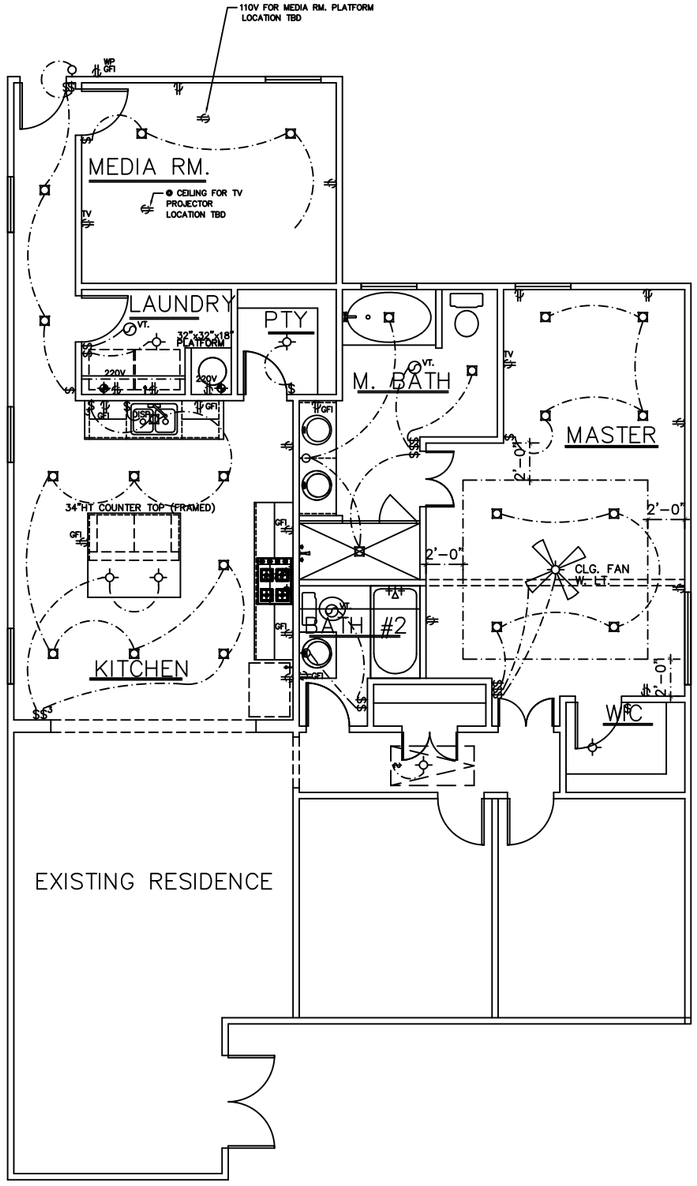
DATE	CHANGE	BY

515 NOLAN SERIES

515 NOLAN ST.
SAN ANTONIO, TX
78202

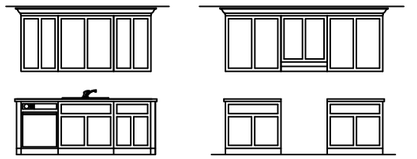
A-1

1/8" SCALE = 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE = 24x36 PAPER UNLESS NOTED OTHERWISE

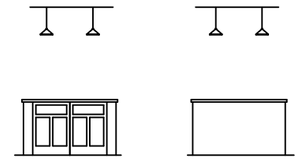


ELECTRICAL LEGEND

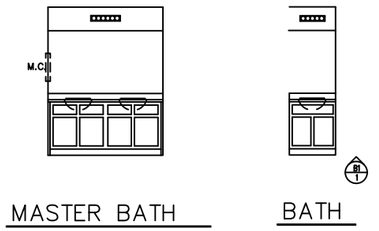
- RECESS LIGHT
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- EYEBALL RECESS LIGHT
- FLOOD LIGHTS
- VENT
- LANTERN
- CEILING FAN W/ LIGHT
- CEILING FAN
- 110 VOLT
- 220 VOLT
- WATER PROOF
- THERMOSTAT
- DOOR BELL
- ELEC. PANEL
- SMOKE DETECTOR
- PHONE
- T.V.
- GAS
- CHIME
- 1-WAY SWITCH
- 2-WAY SWITCH
- 3-WAY SWITCH
- JUNCTION BOX



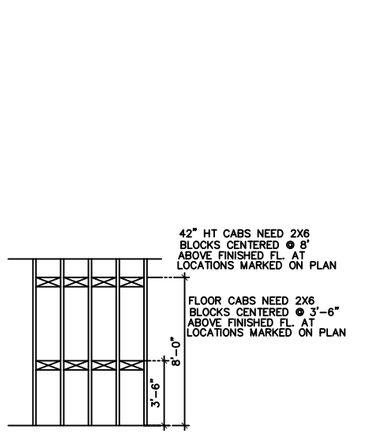
KITCHEN



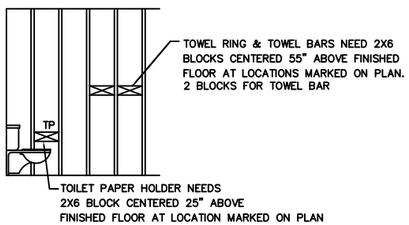
KITCHEN ISLAND



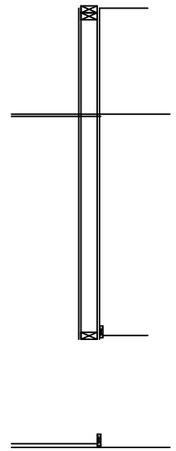
MASTER BATH BATH



KITCHEN BLOCKING DETAIL
SCALE: NTS



BATH BLOCKING DETAIL
SCALE: NTS



TYP. INTERIOR WALL SECTION
SCALE: NTS

PROPOSED RENOVATION FLOOR PLAN

EXISTING HOME TO BE PRESERVED

DATE	CHANGE	BY

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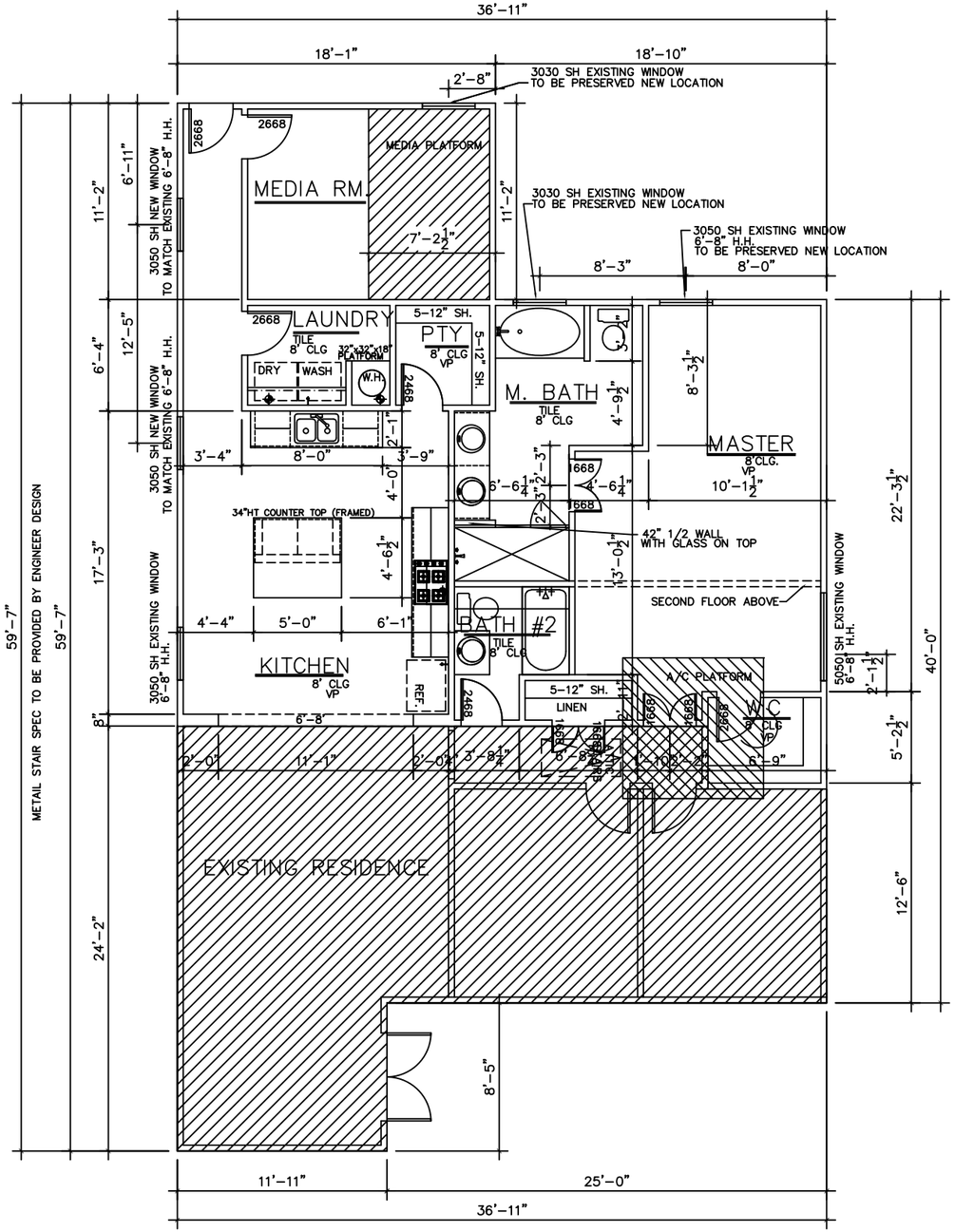
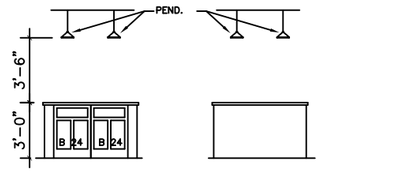
A-3

1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

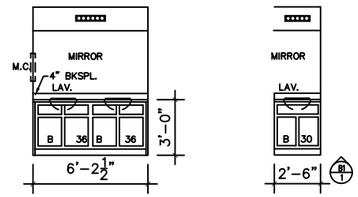


PROPOSED RENOVATION FLOOR PLAN

KITCHEN

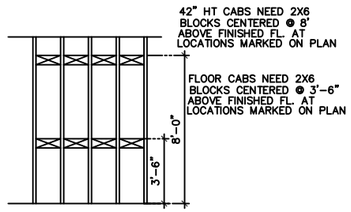


KITCHEN ISLAND

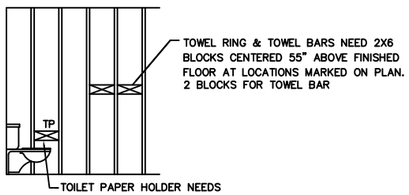


MASTER BATH

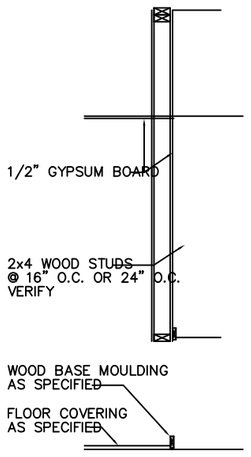
BATH



KITCHEN BLOCKING DETAIL
SCALE: NTS



BATH BLOCKING DETAIL
SCALE: NTS



TYP. INTERIOR WALL SECTION
SCALE: NTS

EXISTING HOME TO BE PRESERVED

DATE	CHANGE	BY

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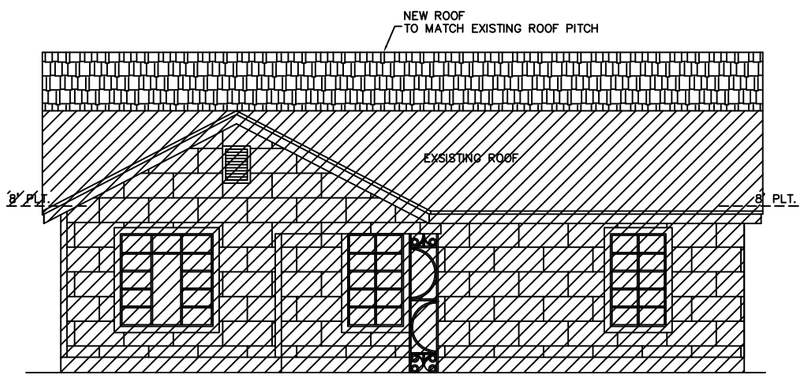
A-3

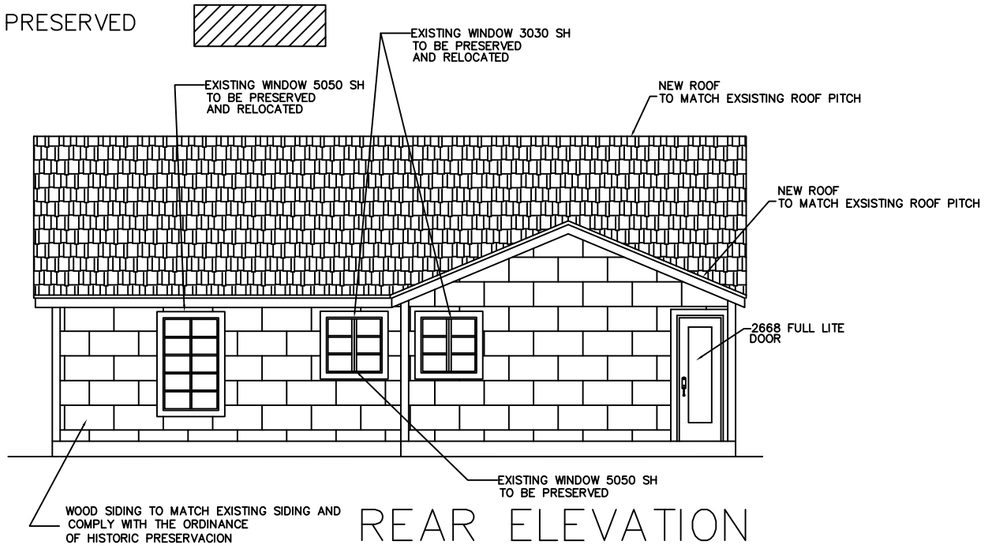
1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

PROPOSED NEW ADDITION

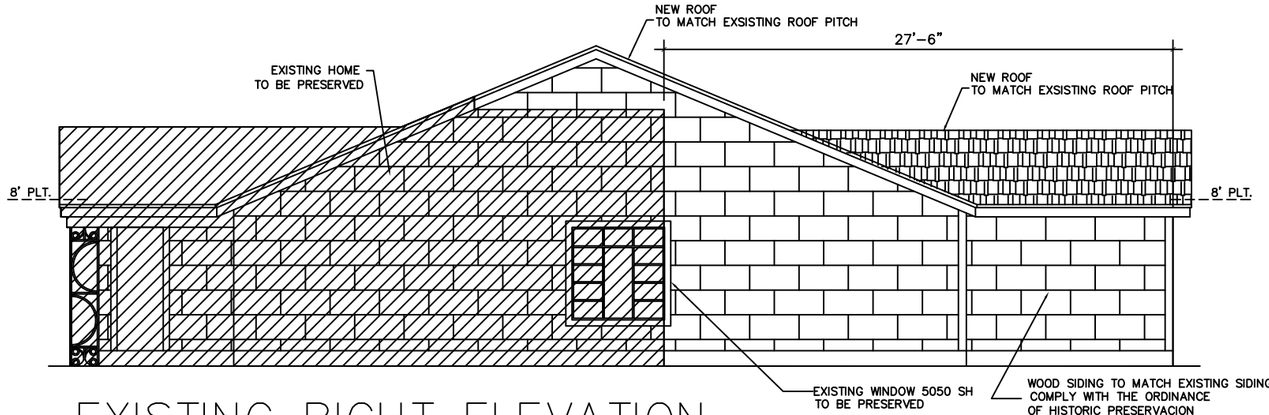
EXISTING HOME TO BE PRESERVED



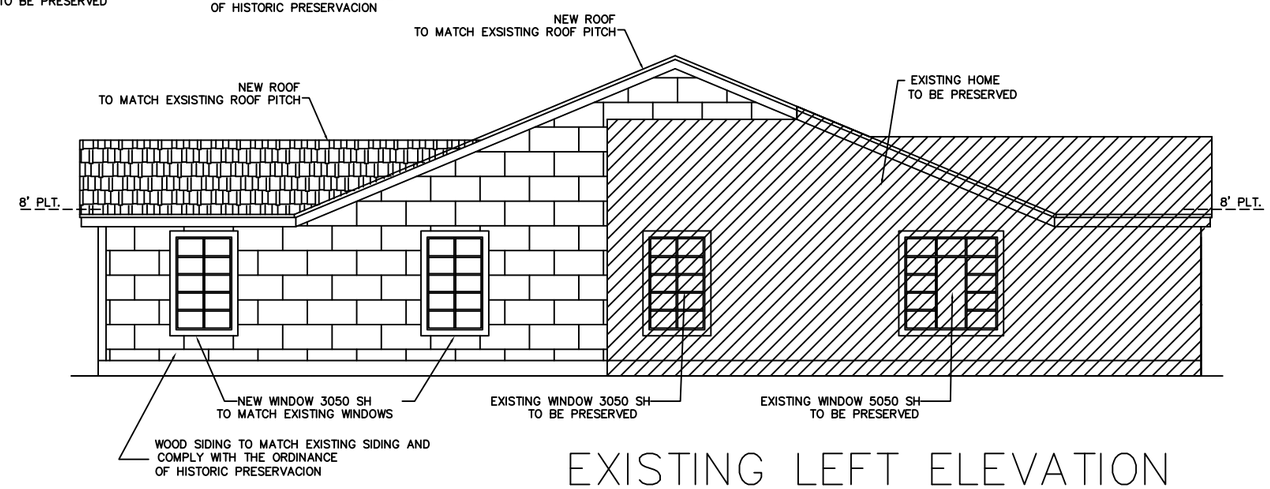
FRONT ELEVATION (NO CHANGES)



REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION

DATE	CHANGE	BY

LIS

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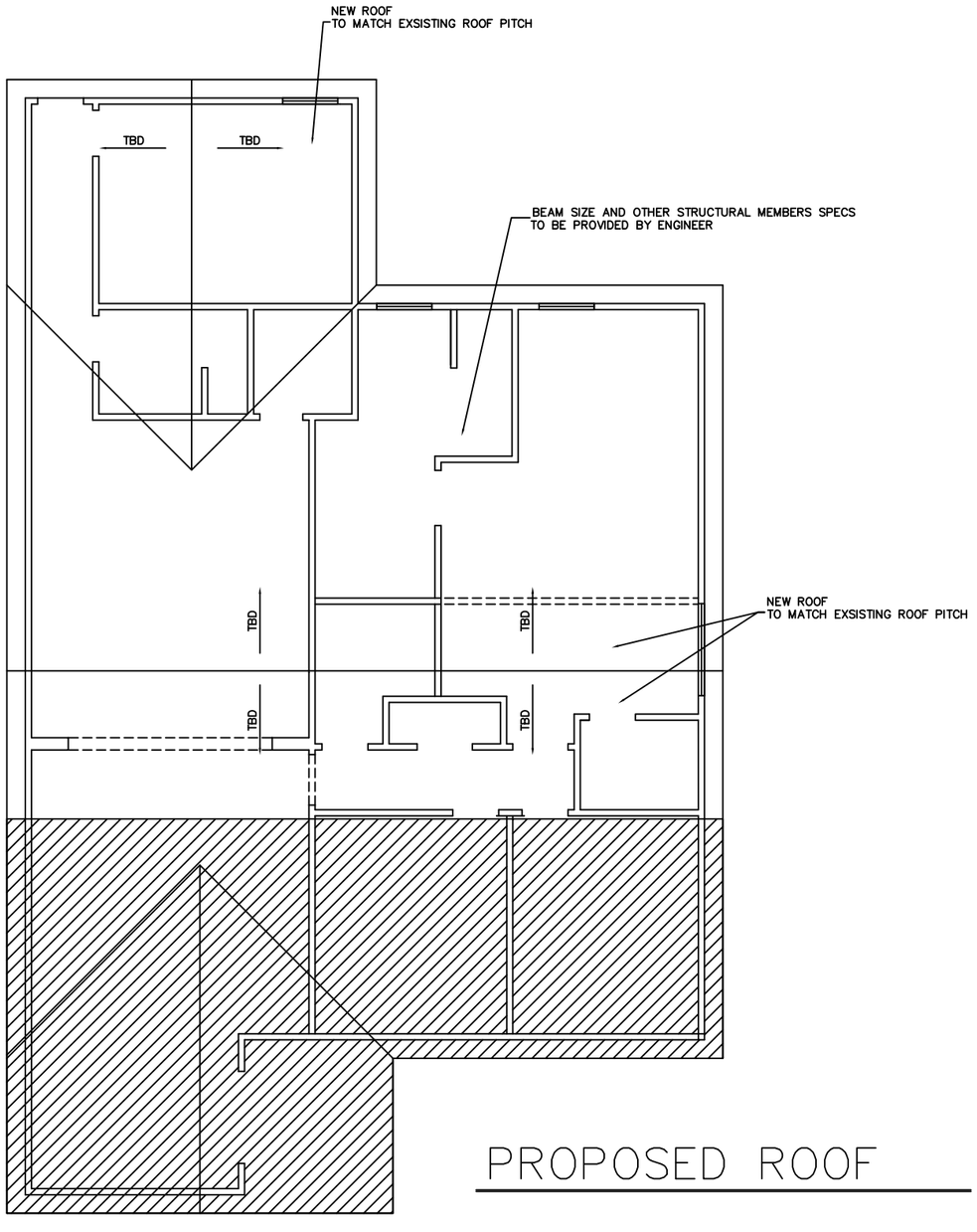
A–5

1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE

STRUCTURAL COMPONENTS AND SPECIFICATIONS TO BE PROVIDED BY ENGINEER
ROOF PITCH TO BE VERIFIED



PROPOSED ROOF

DATE	CHANGE	BY

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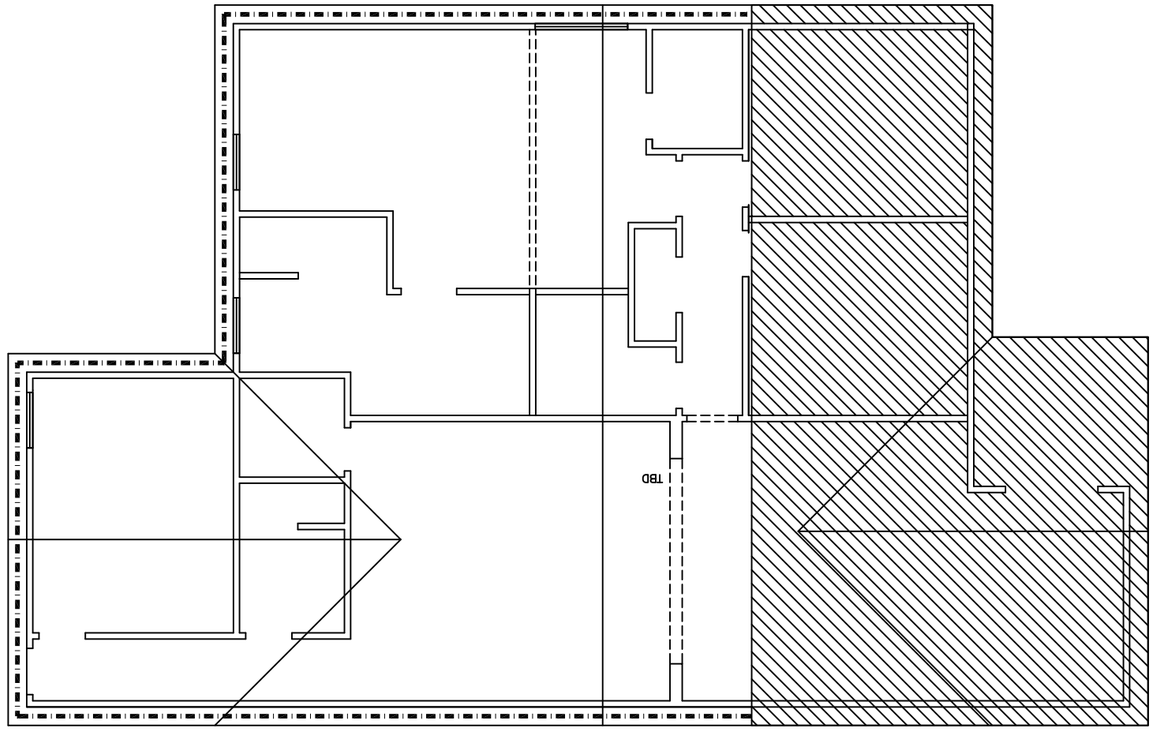
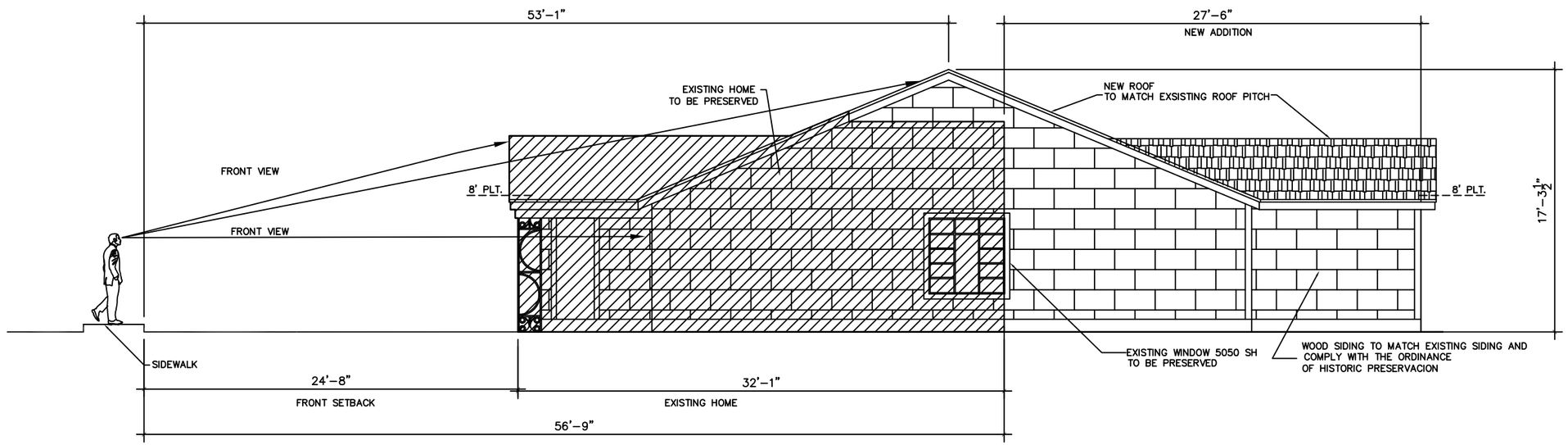
A–4

1/8" SCALE @ 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE @ 24x36 PAPER UNLESS NOTED OTHERWISE



THERMAL ENVELOPE



SIDEWALK VIEW STUDY

DATE	CHANGE	BY

LIS
ARCHITECTURAL DESIGN SERVICES

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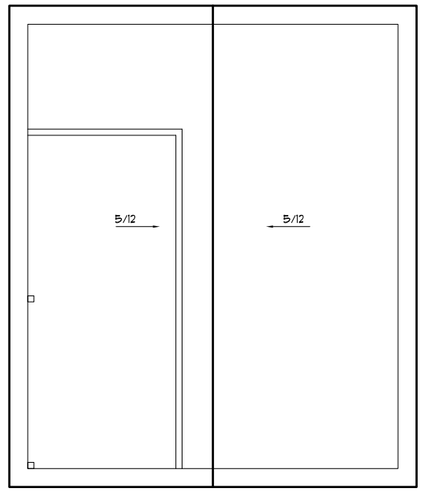
A-6

1/8" SCALE ● 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE ● 24x36 PAPER UNLESS NOTED OTHERWISE

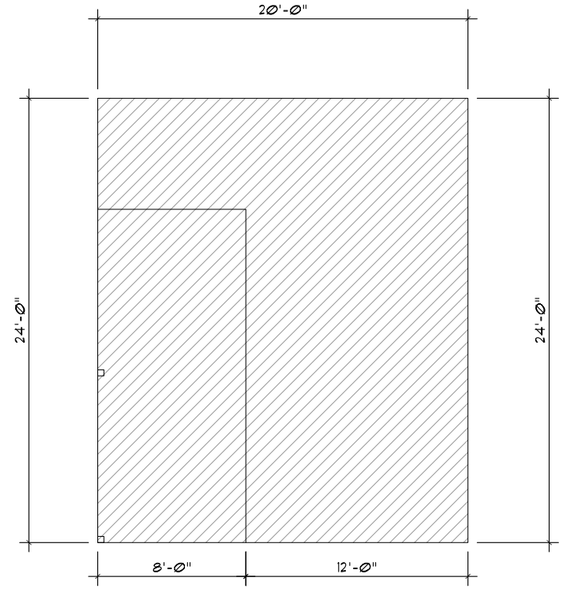

ca-Cola
ORIGINAL

AREA TO BE REMODEL

480 SQ. FT. EXISTING CAR GARAGE AREA



EXISTING WOOD GARAGE ROOF PLAN



EXISTING WOOD GARAGE FLOOR PLAN

EXISTING FRONT ELEVATION

DATE	CHANGE	BY

515 NOLAN SERIES

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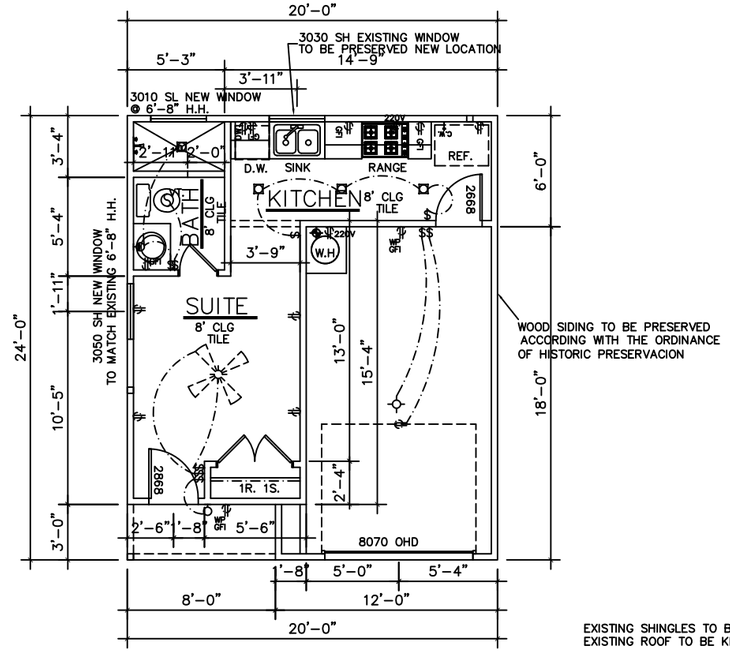
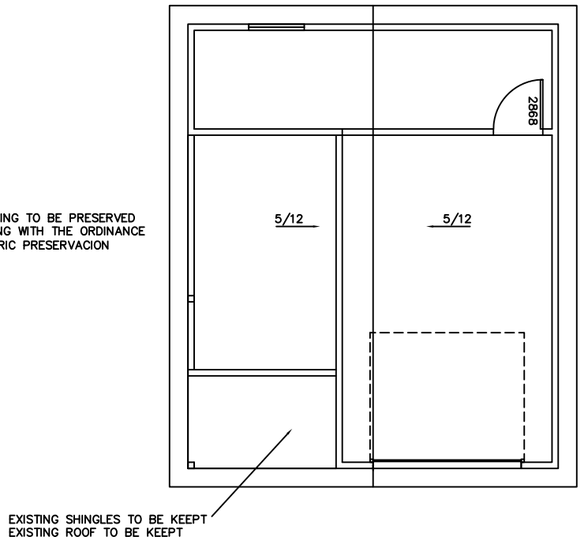
A-2

1/8" SCALE • 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE • 24x36 PAPER UNLESS NOTED OTHERWISE

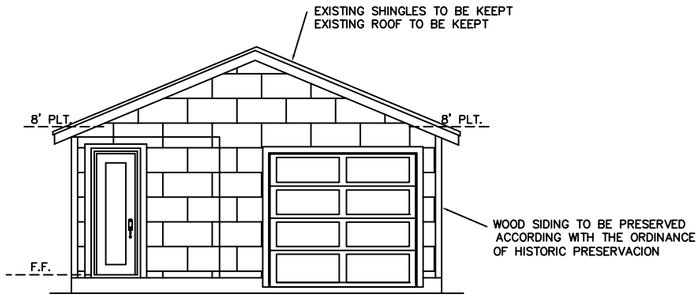
STRUCTURAL COMPONENTS AND SPECIFICATIONS TO BE PROVIDED BY ENGINEER



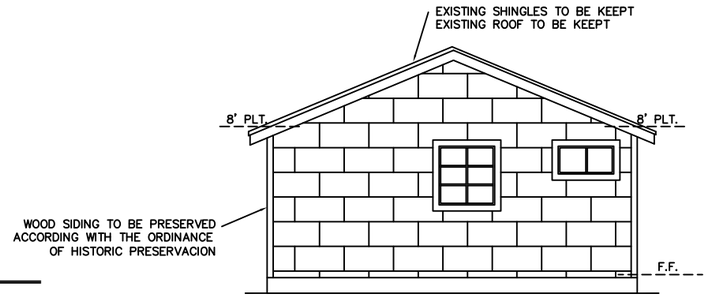
NEW PROPOSED SUITE AND GARAGE



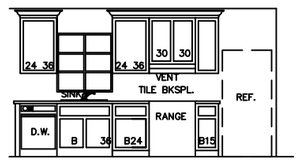
EXISTING ROOF



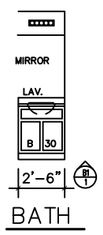
PROPOSED FRONT ELEVATION



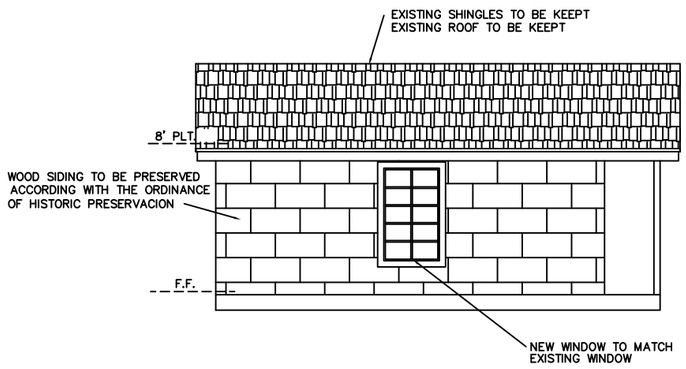
PROPOSED REAR ELEVATION



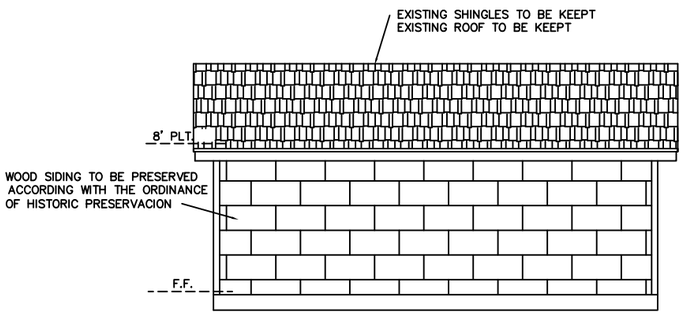
KITCHEN



BATH



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

DATE	CHANGE	BY

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1/8" SCALE ● 11x17 PAPER UNLESS NOTED OTHERWISE
1/4" SCALE ● 24x36 PAPER UNLESS NOTED OTHERWISE

Only at Lowe's

$339.00

Aisle 15 Bay 3

Therma-Tru Benchmark Doors Craftsman Simulated Divided Light Right-Hand Inswing Ready To Paint Fiberglass Prehung Entry Door with Insulating Core (Common: 36-in x 80-in; Actual: 37.5-in x 81.5-in)

Item #: 833541 | Model #: BMTT626395

★★★★½ (143)

1

Add to Cart

Specifications

Material	Fiberglass
Wood Species	N/A
Finish	Unfinished
Door Configuration	Prehung single door
Manufacturer Color/Finish	Ready to Paint
Color/Finish Family	White
Common Size (W x H)	36-in x 80-in
Type	Entry door
Fire Rated	No
Fire Rating	N/A
Actual Width (Inches)	37.5
Actual Height (Inches)	81.5
Jamb Width (Inches)	4.5625
Actual Width with	0

Actual Width with Sidelights (Inches)	0
Actual Depth (Inches)	4.5625
Glass Style	Simulated divided light
Rough Opening Width (Inches)	38.25
Rough Opening Height (Inches)	82
Panel Type	2-panel
Glass Shape	Craftsman
Door Style Modern	Yes
Door Style Victorian	No
Door Style Craftsman	Yes
Door Style Traditional	Yes
Door Style Rustic	No
Door Style Mid Century	No

Door Style Contemporary	No
Privacy Rating	0
Glass Insulation	Low-E
Glass Caming	No
Caming Finish	N/A
Brickmould Included	No
Weatherstripping Included	Yes
Lockset Bore	Ready for lockset and deadbolt
Core Type	Insulating core
Impact Resistant Glass	No
3-Point Locking System	No
Commercial/ Residential	Residential
For Use with Mobile Homes	No

JELD-WEN 47.5 in. x 47.5 in. V-4500 Series Desert Sand Painted Vinyl Left-Handed Sliding Window with Colonial Grids/Grilles






Exterior Color/Finish Family: Tan

Width (in.) x Height (in.): 47.5 x 47.5

47.5 x 47.5

Window Handing: Left-Handed

JELD-WEN 47.5 in. x 47.5 in. V-4500 Series Desert Sand Painted Vinyl Left-Handed Sliding Window with Colonial Grids/Grilles

Overview | **Specifications** | Reviews

Energy Star Qualified	North-Central,South-Central,Southern
Exterior Color/ Finish	Desert Sand
Exterior Color/ Finish Family	Tan
Features	Argon Gas Insulated,Egress Window,Integrated Nail Fin
Frame Material	Vinyl
Frame Type	Nail Fin
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	Colonial
Grid Width (in.)	7/8
Grille Type	Simulated Divided Lite
Hardware Color/	