

HISTORIC AND DESIGN REVIEW COMMISSION

May 20, 2020

HDRC CASE NO: 2020-178
ADDRESS: 203 MADISON ST
LEGAL DESCRIPTION: NCB 740 BLK 3 LOT 11 N 1/2 OF 12
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Schuwirth House
APPLICANT: Zane Reinhard
OWNER: Zane Reinhard
TYPE OF WORK: Exterior modifications, construction of a side porch
APPLICATION RECEIVED: April 29, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story covered patio to the side of the primary historic structure.

APPLICABLE CITATIONS:

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. *Roof top 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.

FINDINGS:

- a. The primary structure located at 203 Madison is a 2-story single family residential structure constructed circa 1915 in the Folk Victorian style. The structure is located on a corner lot at the intersection of Madison and Turner. The structure is contributing to the King William Historic District.
- b. **MASSING AND SCALE** – The applicant has proposed to construct a 1-story side porch to the existing 2-story primary structure. The porch will be an extension upon an existing side porch, which originally was a 2-story open porch per Sanborn Maps but now features an enclosure on the second story. The footprint is approximately 300 square feet. The porch will be visible from the public right-of-way in the side yard along Madison. According to the Historic Design Guidelines, new additions should be compatible with the primary structure, should be subordinate in scale, massing, and detailing, and should not remove or conceal historic features. Staff generally finds the concept and location of the porch to be acceptable, but finds that the roof form should be modified to reduce the overall massing and height of the porch. The side gable roof as proposed creates a height of 1.5 stories and conceals a portion of the enclosed porch with blind windows.
- c. **ROOF FORM** – The applicant has proposed a side gable roof form. As noted in finding b, staff finds that the roof form should be modified to reduce the overall massing and height of the porch. Staff finds a low-sloping hipped roof to be most appropriate, as found on other portions of the primary structure that feature a 1-story porch element. The roof should not conceal the 2-story enclosed porch element. The applicant is required to submit updated drawings that reflect this change prior to receiving a Certificate of Appropriateness.
- d. **MATERIAL** - The applicant has proposed to utilize simple wood 6x6” columns, wood siding, metal roofing, and a stone column base to house an outdoor grill and counter. The column bases will be concealed by an existing wooden privacy fence. Staff generally finds these materials to be compatible with the primary historic structure, but requires final material specifications for the stone base.
- e. **ARCHITECTURAL DETAILS** – According to the Guidelines, new architectural details that are in keeping with the architectural style of the original structure should be incorporated. 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 the proposal generally compatible with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- I. That the applicant retains the existing porch columns.
- II. That the applicant modifies the gable roof configuration to be a low-sloping hipped roof as noted in findings b and c. The roof shall not conceal the 2-story enclosed porch . The applicant is required to submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- III. That the applicant submits final material specifications to staff for review and approval.

The applicant has agreed to meet staff's stipulations.







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350

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PERSHING AV)

BEAUREGARD

MADISON

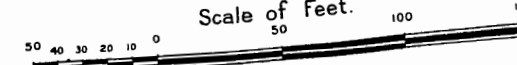
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S. ALAMU⁶⁵.

E. SHERIDAN

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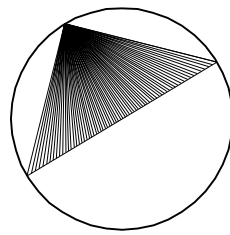
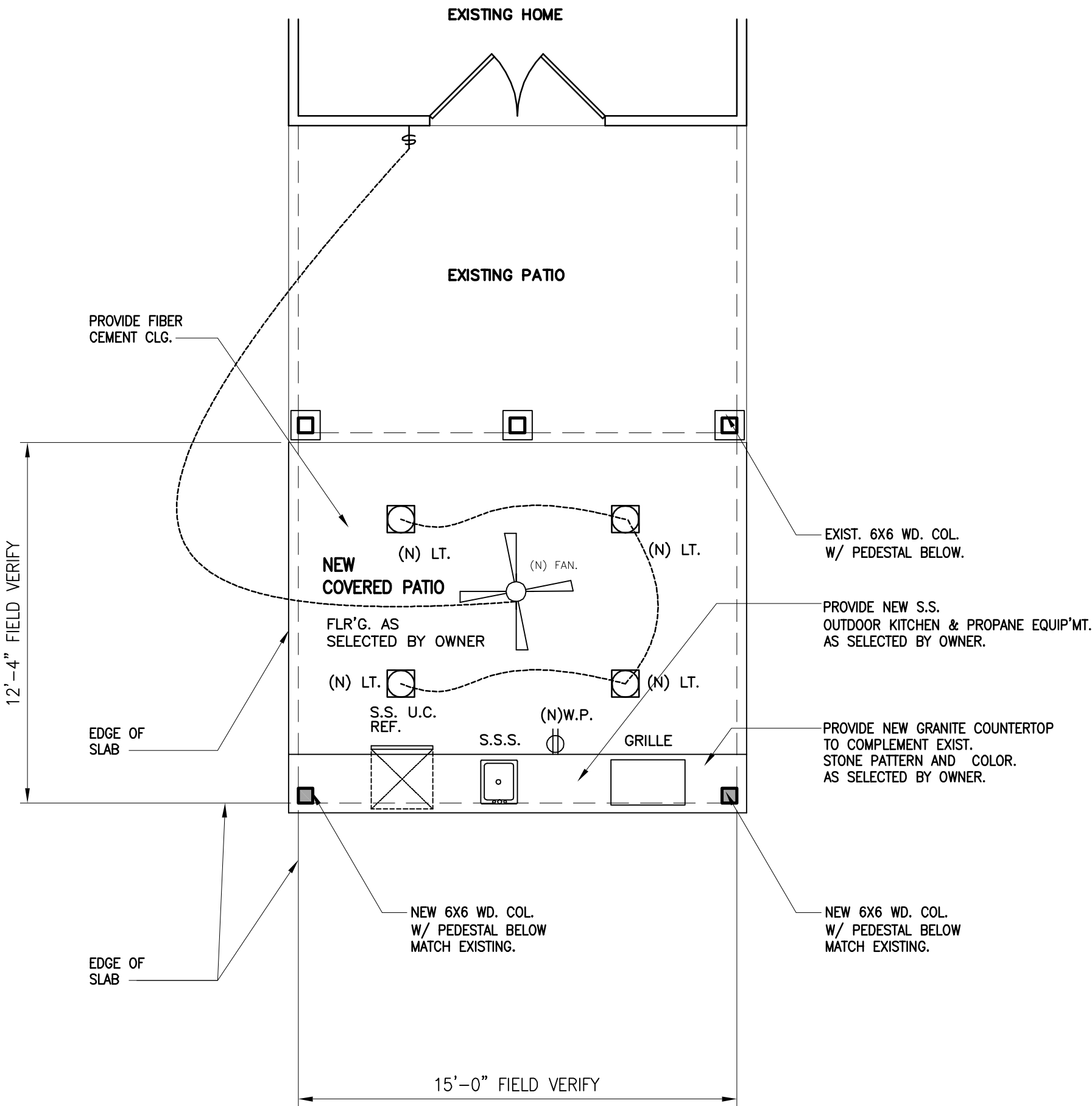
Scale of Feet.











NEW PATIO FLOOR PLAN

1/4"=1'-0"

- 220 V. RECEPTACLE VERIFY HT. ABOVE FLOOR
- 220
- DUPLEX RECEPTACLE @ 12" ABOVE FLOOR PROVIDE AFCI AT ALL 15 AND 20 AMP. OUTLETS IN ALL BEDROOMS.
- SINGLE POLE SWITCH
- WALL MOUNTED INCANDESCENT LIGHT
- DUPLEX FLOOR RECEPTACLE
- 1 X 4 SURFACE MNTD. FLUORESCENT LIGHT FIXTURE.
- RECESSED LIGHT FIXTURE
- RECESSED FLUORESCENT LIGHT FIXTURE
- RECESSED ACCENT LIGHT FIXTURE
- TELEPHONE OUTLET
- EXHAUST FAN
- PROVIDE SMOKE DETECTORS (BATTERY OPERATED) IN ALL EXISTING BEDROOMS AND HALLWAYS LEADING INTO BEDROOMS
- CABLE OR SATELLITE OUTLET
- WALL LIGHT SCONCE
- CHIME BUTTON
- GAS OUTLET AS REQUIRED
- SERVICE DISCONNECT SWITCH
- HOSE BIBB FOR YARD OR REFRIG. VERIFY PIPE SIZE AND ANTI-SIPHON REQUIREMENTS
- ELEC. PNL.
- 200 AMP. ELECTRICAL PANEL VERIFY LOCATION W/ ELECTRIC CO. LOCATE SUB PANEL CLOSE TO DOOR BETWEEN GARAGE AN HOUSE.
- THERMOSTAT
- MOTOR AS PER MANUFACTURE OF EQUIP.

Project:	203 MADISON
Title:	PATIO COVER
Designed by:	MEC
Date:	MAY 2020
Signature:	
Scale:	1/4"=1'-0"

NEW PATIO COVER TO EXISTING HOME FOR

203 MADISON

SAN ANTONIO TEXAS 78204

MARIO E. CARRAZCO
ARCHITECT
7915 MAINLAND DR.
SAN ANTONIO, TX.
OFFICE: 210-558-9954
CELL: 951-522-6082

Date: MAY 2020

Signature:

Revision Notes:

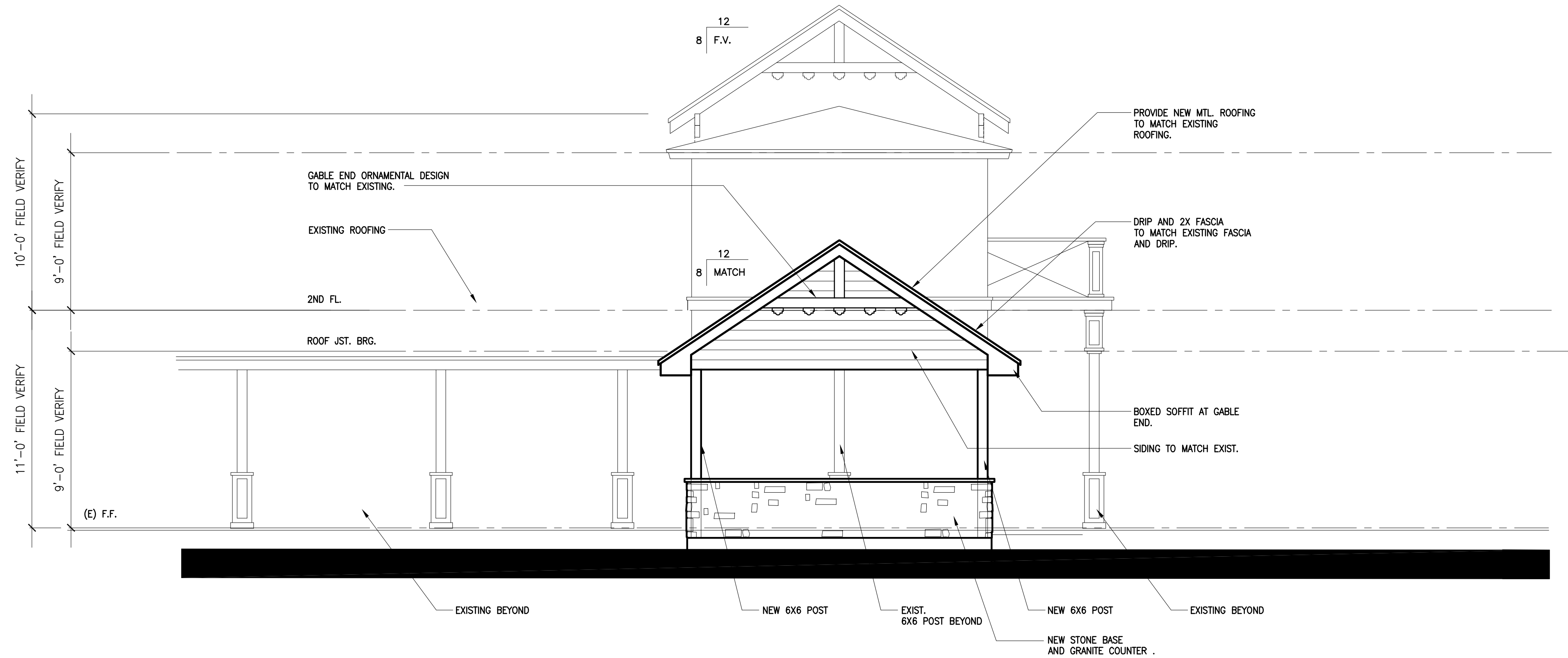
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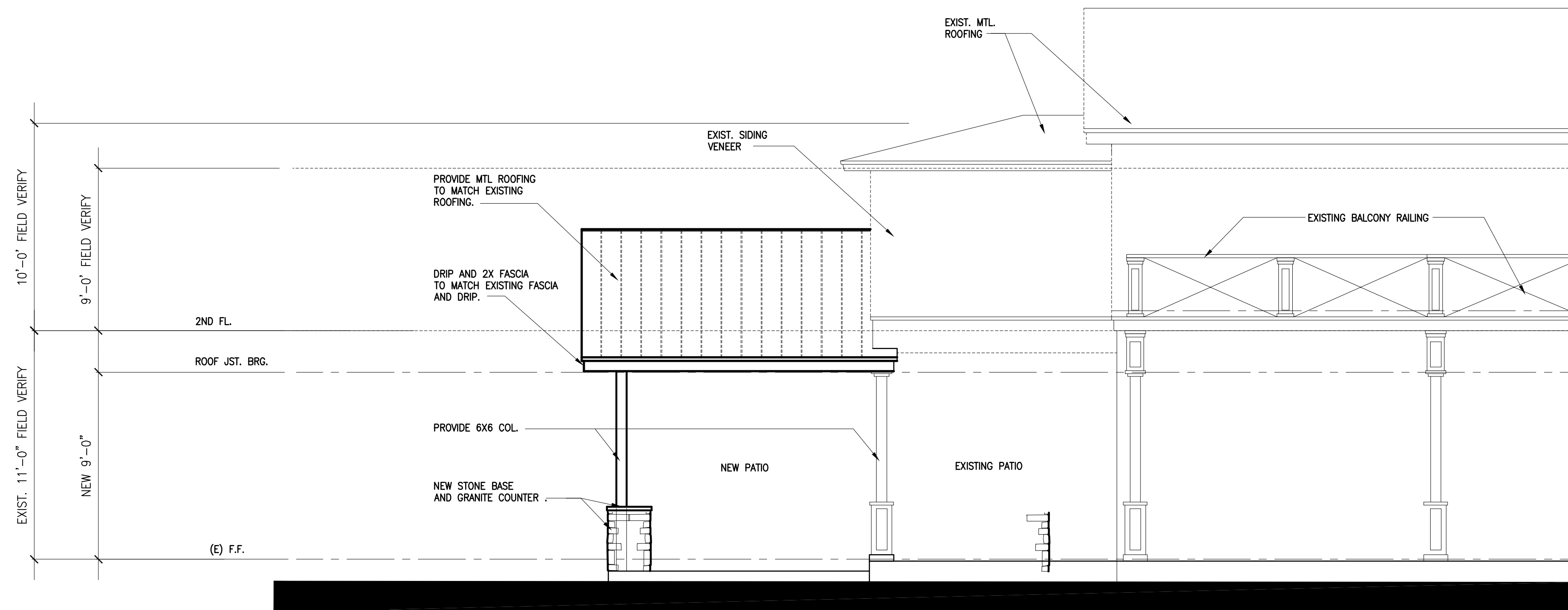
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SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

WEST ELEVATION SIM.

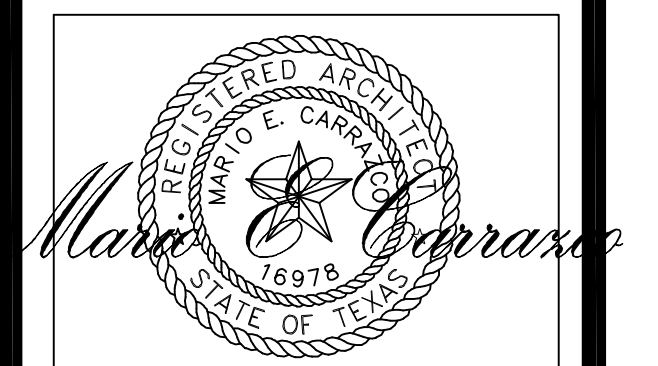
1/4" = 1'-0"

Project:	203 MADISON
Title:	COVER PATIO
Designed by:	MEC
Date:	MAY 2020
Signature:	
Scale:	1/4"=1'-0"

NEW PATIO COVER TO EXISTING HOME FOR

203 MADISON

SAN ANTONIO TEXAS 78204


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REV. :

Drawing Number:
203 MADISON

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ROOFING

1. CODE APPROVED COMPOSITE SHINGLES OR
STANDING SEAM METAL ROOFING AS SPECIFIED OVER
1-LAYER OF 30# FELT OVER
1/2" CDX ROOF SHEATHING PROVIDE G.I. NAILS & FLASHINGS
1 x SHIPLAP SHEATHING WHERE EXPOSED TO WEATHER AT OVERHANGS.

FINISHES

1. SURFACES OF ALL FLOORS SHALL BE OF SLIP RESISTANT MATERIAL.
2. SURFACE OF ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, UNO.
3. EXTERIOR FINISH:
7/8" EXT. STUCCO O/PAPERBACKED WIRE MESH O/2 x 4 STUDS @ 16" O.C..
MATCH EXISTING TEXTURE AND COLOR

ELECTRICAL
WHERE APPLICABLE

1. ALL NEW ELECTRICAL WORK SHALL COMPLY WITH THE 2009 IRC. AND ANY LOCAL REQUIREMENTS.
2. ALL RECEPTACLE OUTLETS SHALL COMPLY WITHN CODE ALLOWANCES (12" MIN. ABOVE FINISH FLOOR).
3. SWITCHES SHALL BE GROUPED AND LOCATED TO COMPLY WITH CODE ALLOWANCES (3' MIN/ 4' MAX ABOVE FINISHED FLOOR).

METALS
WHERE APPLICABLE

1. ALL EXPOSED STRUCTURAL AND MISCELLANEOUS STEEL SHALL RECEIVE ONE COAT OF STANDARD SHOP PRIMER PAINT.
2. ALL HANDRAILS AND RAILINGS SHALL BE CAPABLE OF WITHSTANDING 200 LBS. CONCENTRATED LOAD AT ANY POINT FROM ANY DIRECTION, AND 50 LBS. UNIFORM LOAD APPLIED SIMULTANEOUSLY IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS.
3. ALL GALVANIZED SHEET METAL SHALL CONFORM TO ASTM A 526, G 90, MILL PHOSPHATIZED.
4. STEEL PLATE AND STRUCTURAL MEMBERS SHALL CONFORM TO ASTM A 36.

WOOD AND PLASTICS

1. TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES OF THE SAME SIZE LUMBER, THE SAME SIZE AS THE STUDS. SPLICES TO LAP 4' MINIMUM AND BE NAILED WITH 10-16d NAILS MIN. EACH SIDE OF JOINT, UNLESS SPECIFICALLY DETAILED OTHERWISE.
2. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NORMAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS NOTED OTHERWISE.
3. PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER, UNLESS OTHERWISE NOTED OR DETAILED.
4. ALL NAILS SHALL BE COMMON. NAILING SHALL BE PER CHAPTER 25 OF THE UNIFORM BUILDING CODE. PRE--DRILL HOLES 7/8 NAIL DIAMETER, IF NECESSARY, TO PREVENT SPLITTING.
5. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE OF THE FOLLOWING GRADES, CONFORMING TO THE STANDARD GRADING RULES OF FOR WEST COAST LUMBER, UNLESS NOTED OTHERWISE:

JOISTS & RAFTERS	NO.2 1250f
BEAMS, HEADERS, PURLINS	NO.2 1500f
6x & LARGER BEAMS & POSTS	DENSE NO.2 1500f
STUD WALL FRAMING	NO.2 1250f

6. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY DETAILED FOR EACH OCCURENCE.
7. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR.
8. ALL PLYWOOD SHALL BE MANUFACTURED USING EXTERIOR GLUE AND SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1-74.

SITE WORK

1. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM THE BUILDING.
2. UTILITY TRENCH BACKFILL AND ANY OTHER BACK FILL MUST BE MECHANICALLY COMPACTED. JETTING AND FLOODING SHALL NOT BE PERMITTED.
3. ALL EXCAVATIONS SHALL BE PROPERLY BACK FILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE AND MORTAR HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF ALL SUCH BRACING. SEE STUDY BY BMC CONSULTING. 1/21/11
4. FOOTINGS SHALL BEAR ON NATURAL UNDISTURBED UNIFORM EARTH OR APPROVED ENGINEERED COMPACTED FILL MATERIAL.

THERMAL & MOISTURE
PROTECTION

1. CEILING INSULATION TO BE R-30 (GLASS BATT).
2. WALL INSULATION TO BE R-13 OR R19 U.N.O. (GLASS BATT)
3. FLOOR INSULATION TO BE R-13 (GLASS BATT) WHERE APPLICABLE.

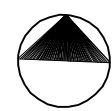
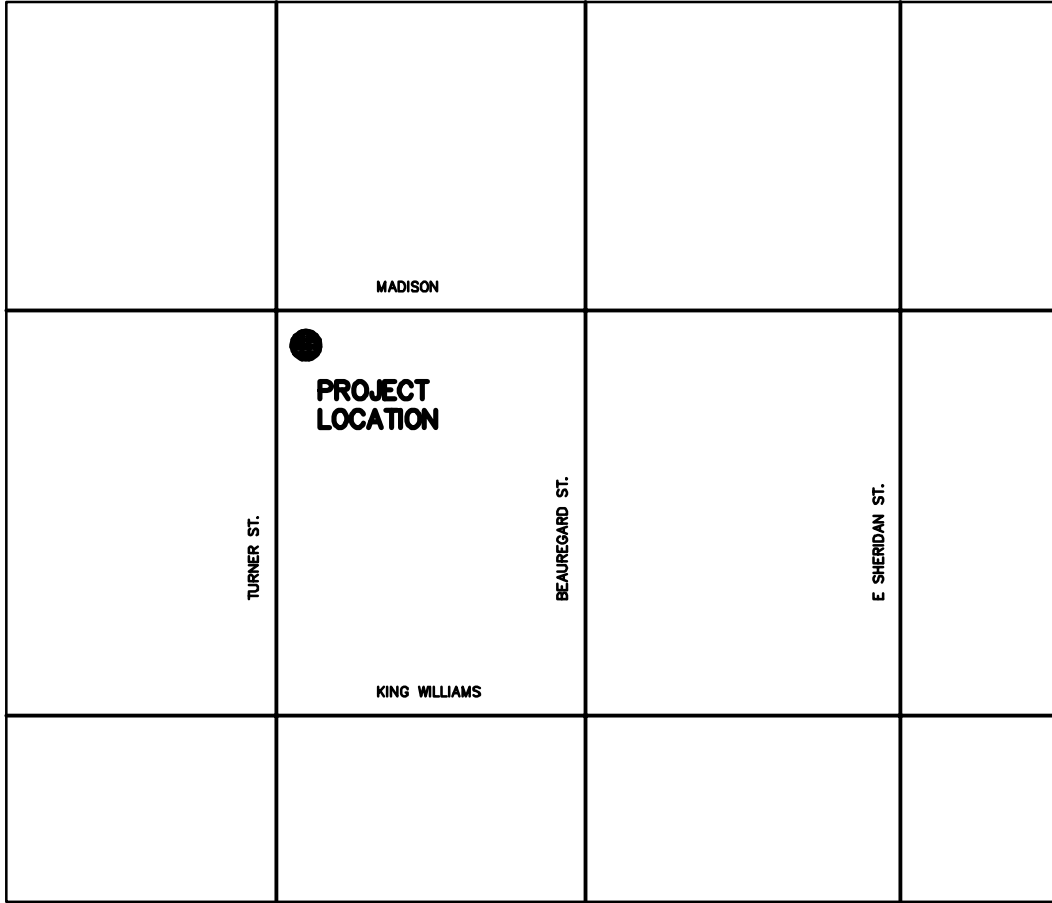
CONCRETE

1. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS OR FOOTINGS UNLESS SPECIFICALLY DETAILED TO DO SO.
2. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.
3. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS: SEE STRUCTURAL
4. LAP ALL BARS A MINIMUM OF 40 BAR DIAMETERS (2' MIN.) AT SPLICES UNLESS NOTED OTHERWISE.
5. HOLD REINFORCEMENT IN ITS TRUE POSITION WITH DEVICES SUFFICIENTLY NUMEROUS TO PREVENT DISPLACEMENT.
6. MINIMUM CONCRETE COVERAGE:
SLAB ON GRADE - CENTER OF SLAB
UNFORMED, BELOW GRADE - 3" CLEAR
FORMED IN CONTACT W/ EARTH - 2" CLEAR
EXPOSED ABOVE GRADE, EXTERIOR - 1 1/2" CLEAR
EXPOSED BELOW GRADE, INTERIOR - 1" CLEAR
7. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, AND GRADE 60 FOR #5 AND LARGER BARS.
8. REINFORCING FABRIC SHALL CONFORM TO ASTM A185.
9. ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE.
10. CONSTRUCTION JOINTS ARE TO BE LEFT ROUGH WHEN POURING CONCRETE. NO DEBRIS SHALL BE ALLOWED TO BE EMBEDDED IN THE CONCRETE. BEFORE PLACING NEW CONCRETE, THOROUGHLY CLEAN ALL ABUTTING EDGES (WITH COMPRESSED AIR) AND WET THOROUGHLY. CONSULT WITH ARCHITECT PRIOR TO SCORING OR TOOL JOINTING CONCRETE AREAS. ALL CONCRETE SHALL BE STAINED AND SEALED. UNO. SUBMIT TO THE ARCHITECT PROPOSED STAINING PROCESS PRIOR TO BIDDING, AND / OR CONSTRUCTION.

GENERAL REQUIREMENTS

A. GENERAL:

1. ALL NEW WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTER. RESIDENTIAL CODE, AS WELL AS ANY LOCAL REQUIREMENTS.
2. DIMENSIONS ARE TO FACE OF STUD AT EXTERIOR WALLS AND TO CENTERLINE OF STUD AT INTERIOR WALLS. UNLESS OTHERWISE NOTED.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
5. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES OR OMMISIONS PRIOR TO COMMENCING OR CONTINUING WORK.



VICINITY MAP

NO SCALE

PROJECT INFO

OWNER: MR. & MRS. REINHARD
SITE ADDRESS: 203 MADISON
SAN ANTONIO, TX 78204

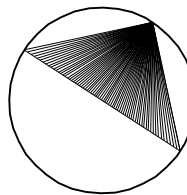
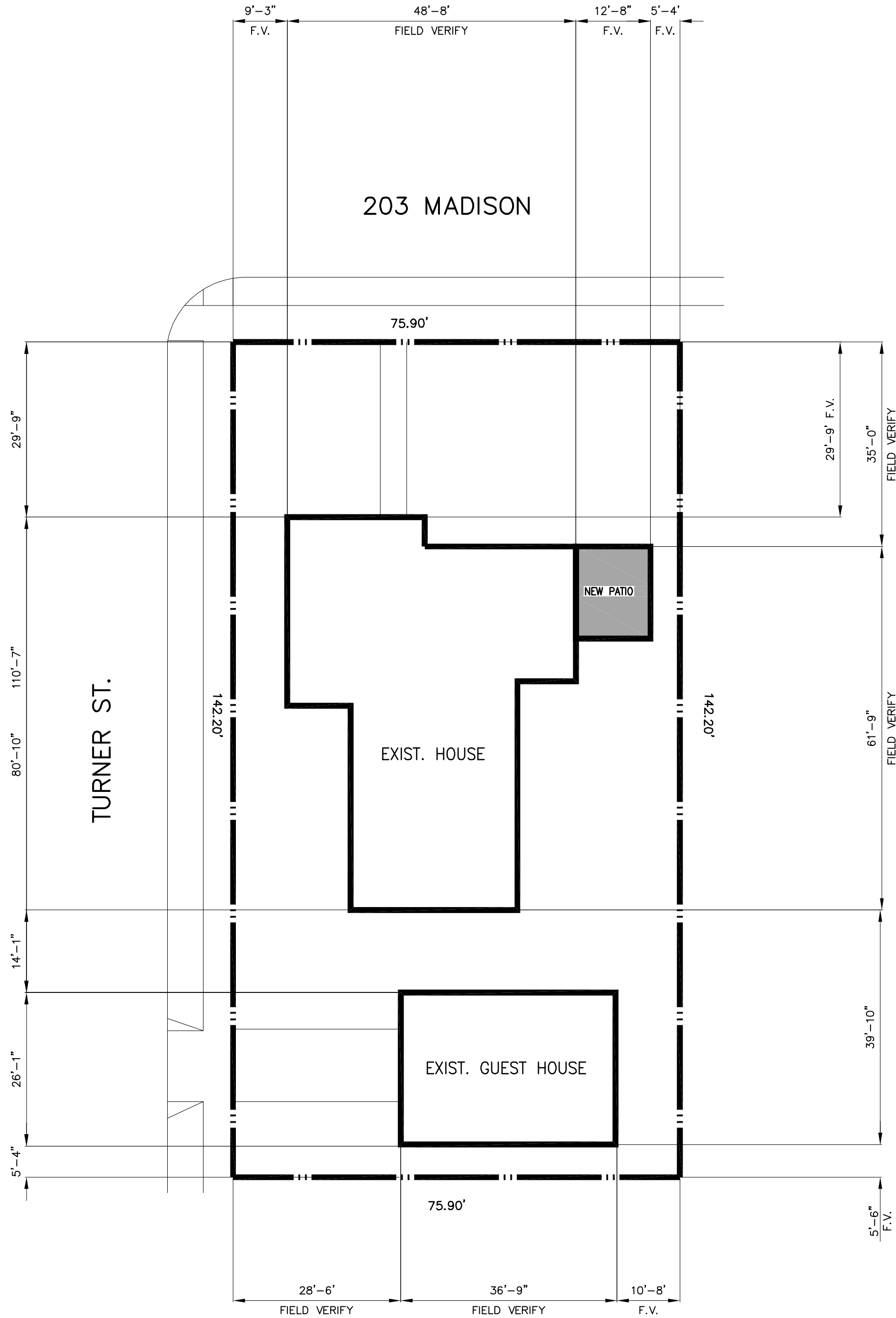
DESCRIPTION OF PROJECT: COVERED PATIO

NEW PATIO COVER SQ. FOOTAGE;. 198.00 SF
NEW COVERED PATIO AREA:

TYPE OF CONSTRUCTION VB
ZONING: R1
OCCUPANCY:
LEGAL DESCRIPTION: NCB 740 BLK. 3
LOT 11 N 1/2 OF 12

DRAWING INDEX

- AS.01 SITE PLAN, PROJECT DATA AND NOTES
A.01 FLOOR / ELECTRICAL PLAN
A.02 EXTERIOR ELEVATIONS
S.01 FOUNDATION PLAN & DTLs.
S.02 PATIO FRAMING AND DETAILS
S.03 GENERAL FOUNDATION & FRAMING NOTES



SITE PLAN

1/16"=1'-0"

Project: 203 MADISON

Title: PATIO COVER

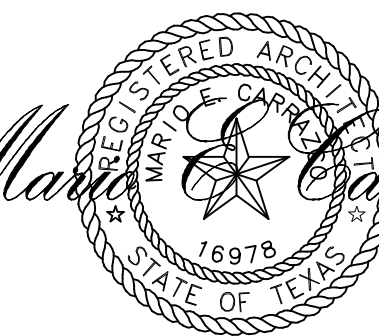
Designed by: MEC

Date: MAY 2020

Signature:

Scale: 1/4"=1'=0"

NEW PATIO COVER TO EXISTING HOME FOR
203 MADISON
SAN ANTONIO TEXAS 78204



MARIO E. CARRASCO
ARCHITECT
5838 HEATHER VIEW ST.
SAN ANTONIO, TX.
OFFICE: 210-558-9954
CELL: 951-522-6082

Date: MAY 2020

Signature:

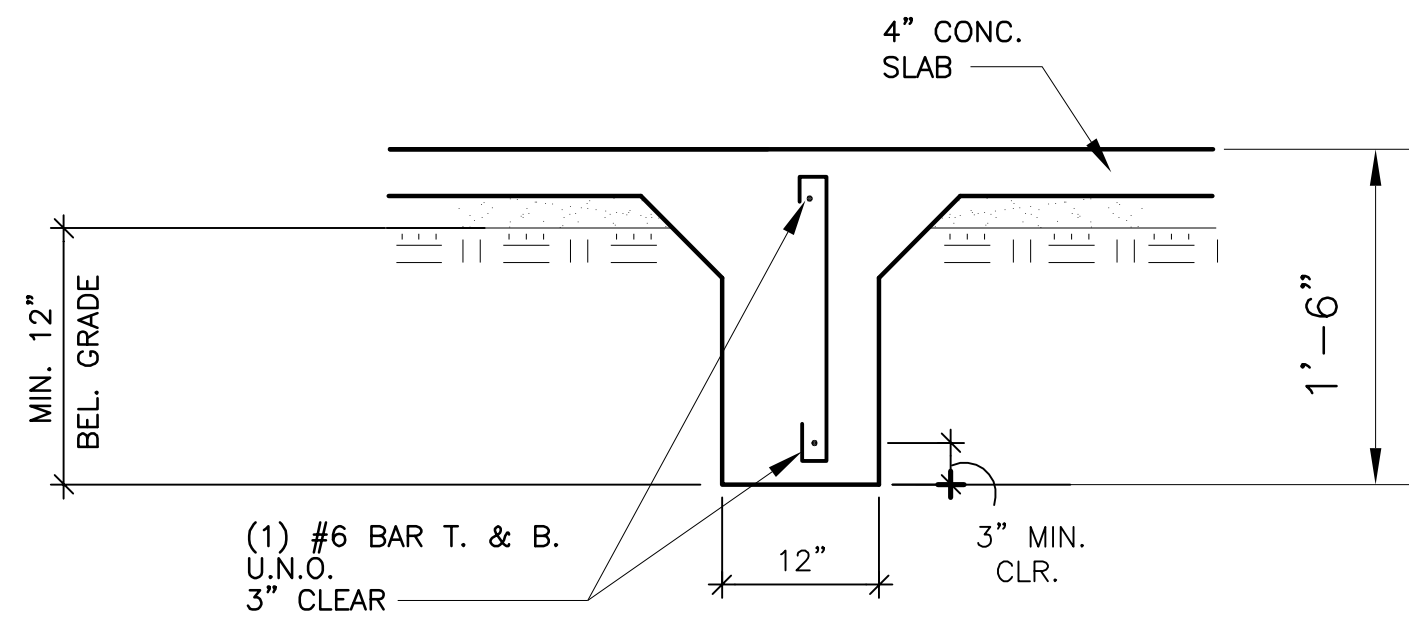
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203 MADISON

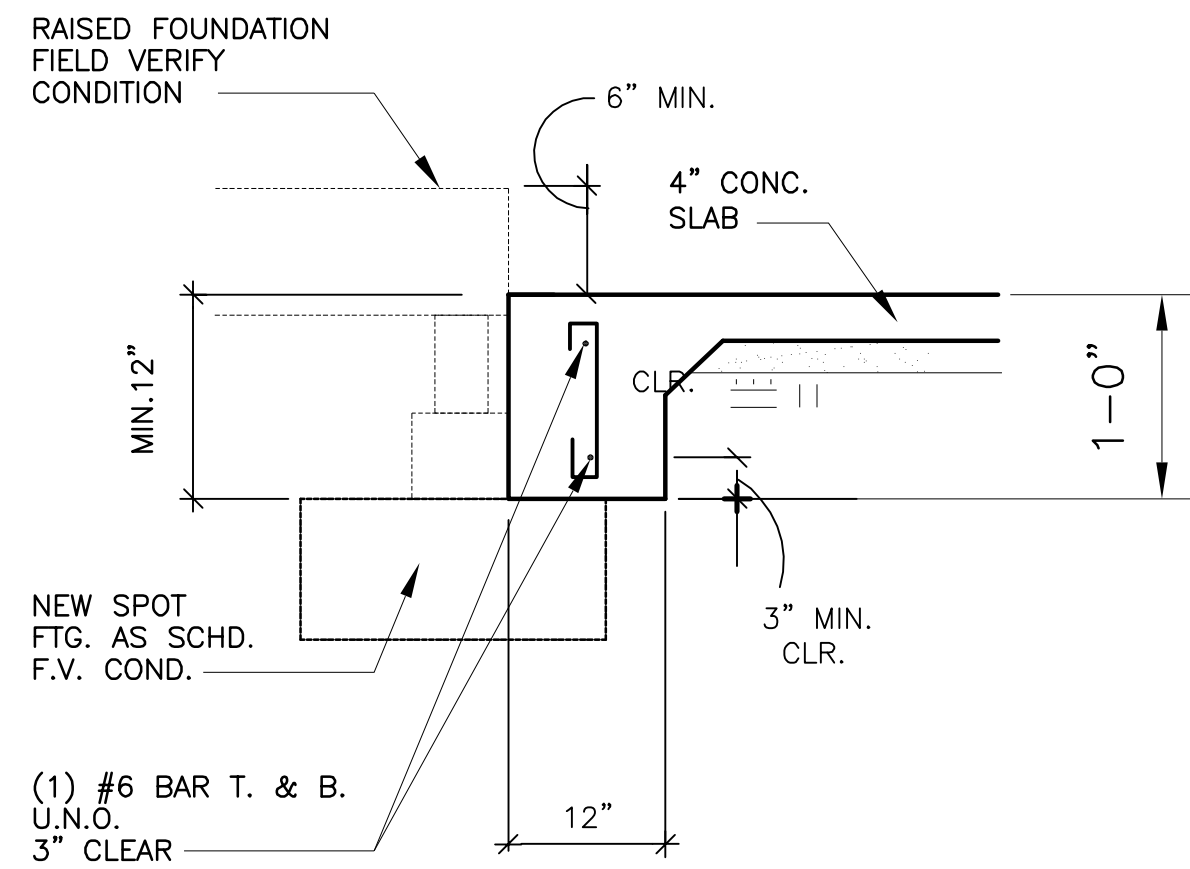
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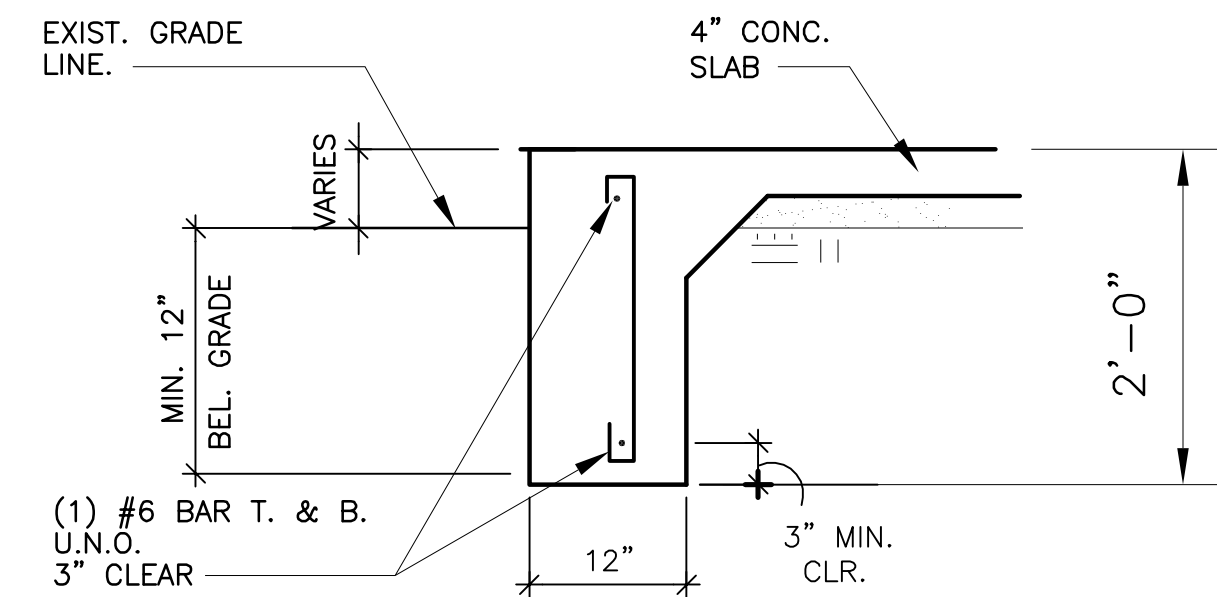
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INTERIOR FTG. DETAIL
3/4"-1'-0"



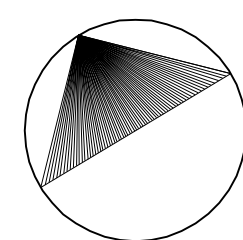
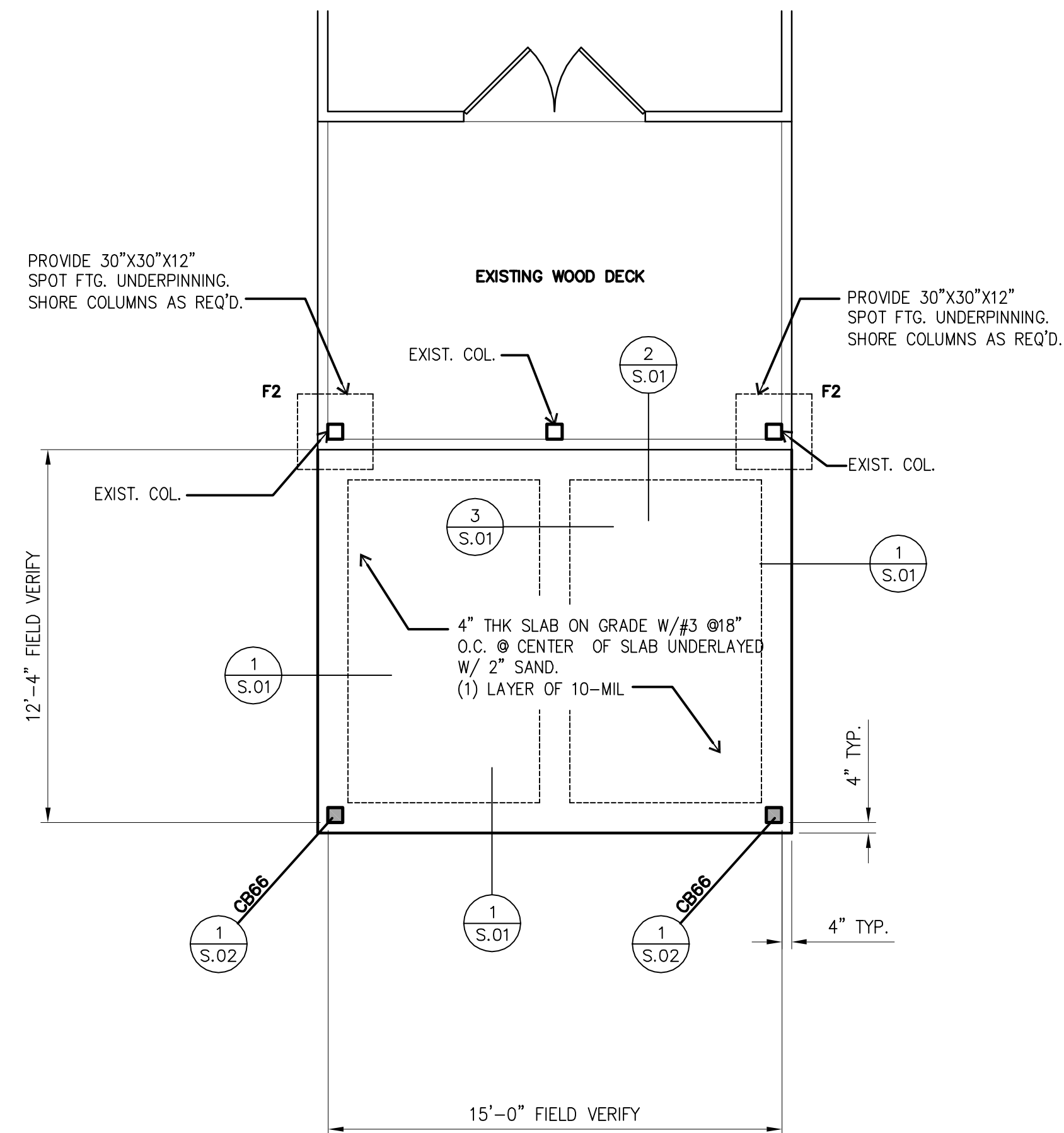
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EXTERIOR FTG. DETAIL
3/4"-1'-0"



1
S.01

EXTERIOR FTG. DETAIL
3/4"-1'-0"



FOUNDATION PLAN

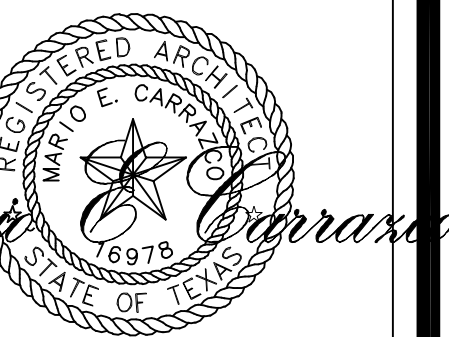
1/4" = 1'-0"

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NEW PATIO COVER TO EXISTING HOME FOR

203 MADISON

SAN ANTONIO TEXAS 78204



MARIO E. CARRAZCO
ARCHITECT
7915 MAINLAND DR.
SAN ANTONIO, TX.
OFFICE: 210-558-9954
CELL: 951-522-6082

Date: MAY 2020

Signature:

Revision Notes:

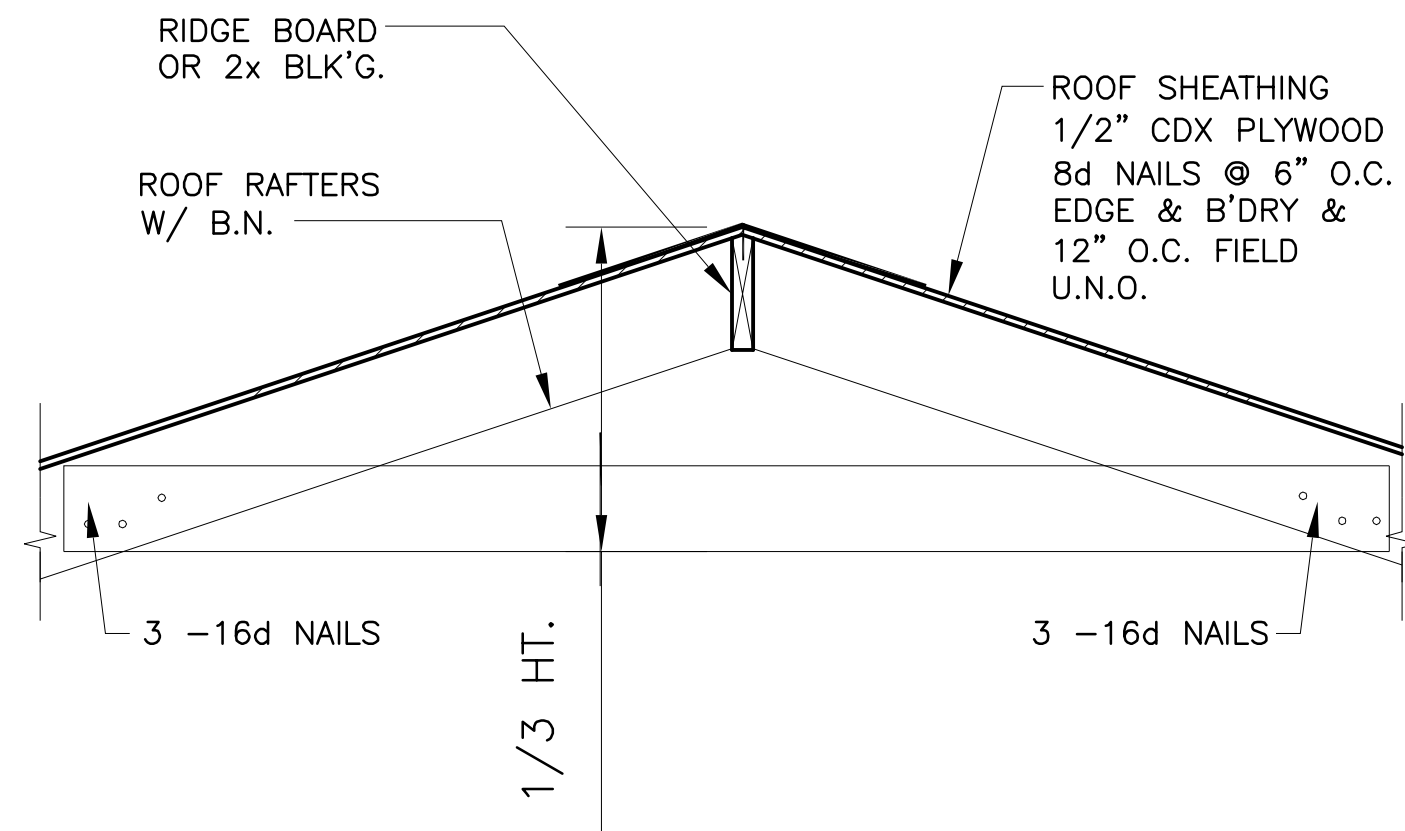
REV. :

Drawing Number:

203 MADISON

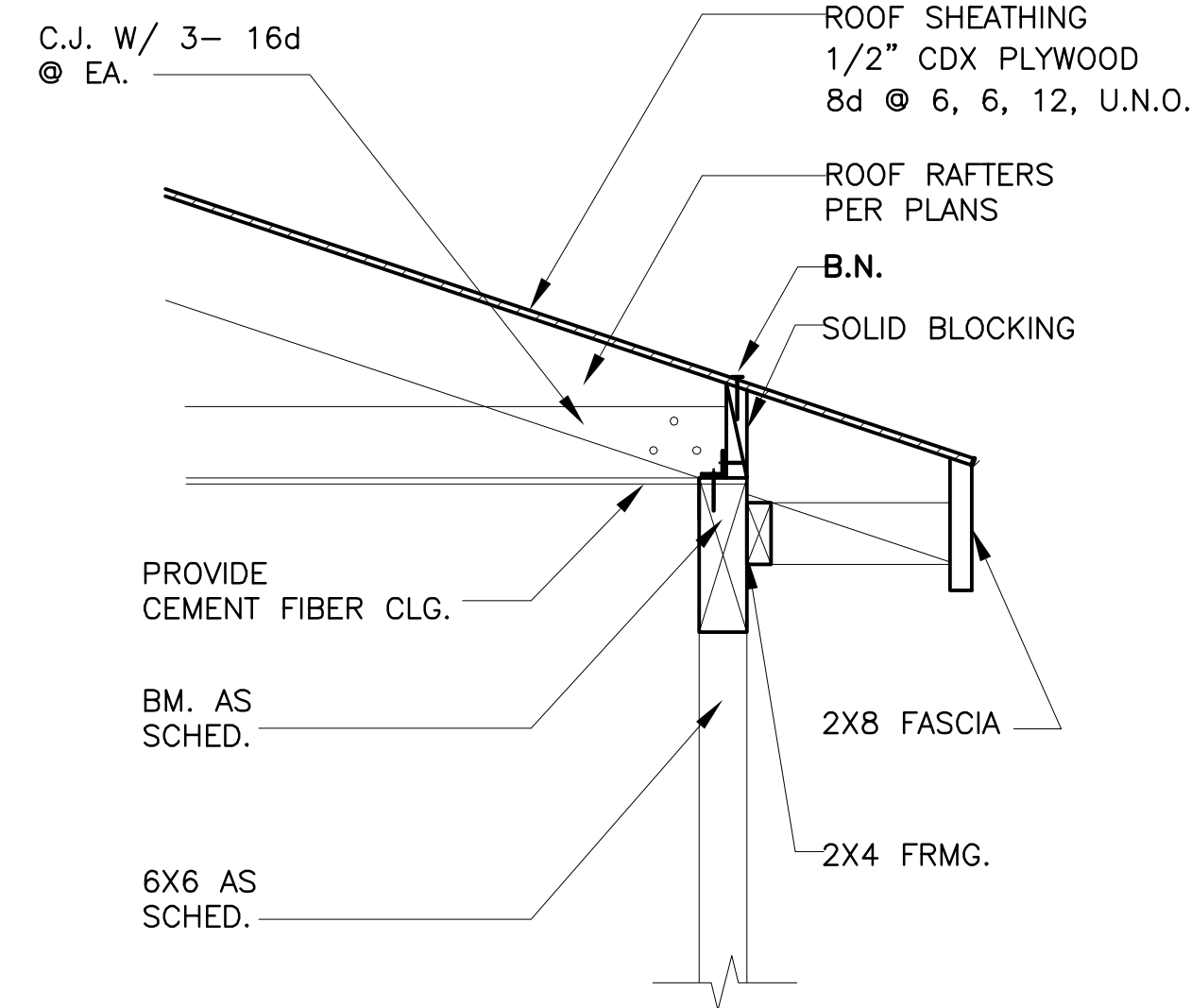
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S.01



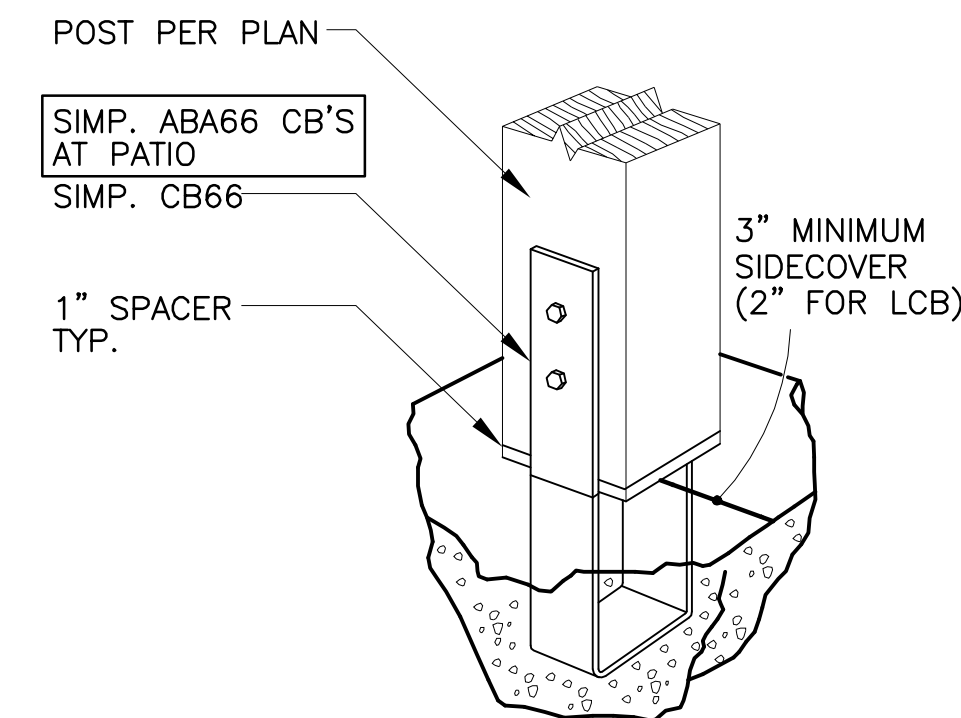
3
S.02

RIDGE DETAIL
NTS



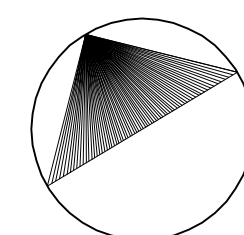
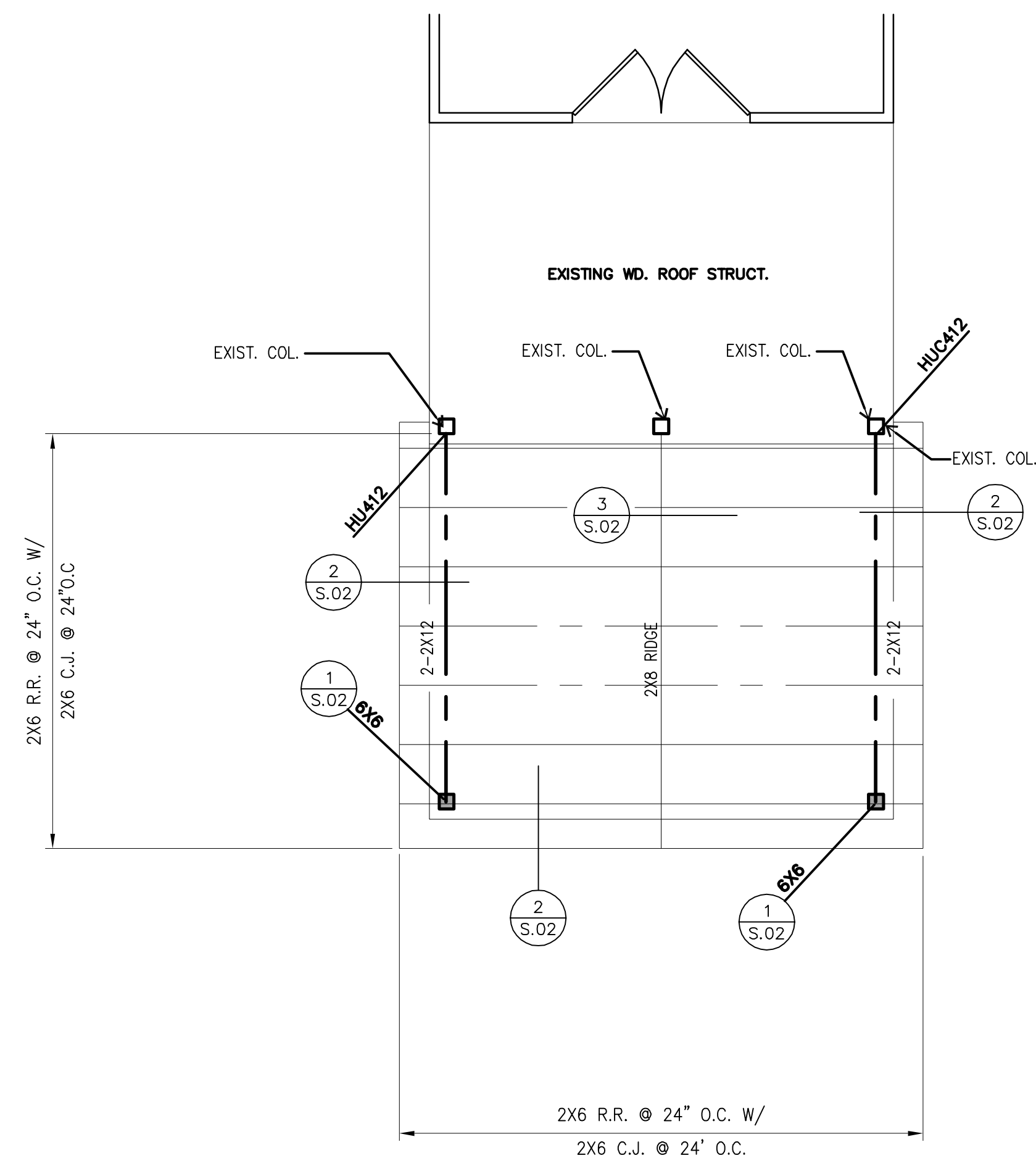
2
S.02

EAVE DETAIL
NTS



1
S.02

ISOLATED POST DETAIL
NTS



FRAMING PLAN

1/4" = 1'-0"

Project: 203 MADISON

Title: PATIO COVER

Designed by: MEC

Date: MAY 2020

Signature:

Scale: 1/4"=1'-0"

NEW PATIO COVER TO EXISTING HOME FOR

203 MADISON

SAN ANTONIO TEXAS 78204

Mario E. Carrasco

MARIO E. CARRAZCO
ARCHITECT
7915 MAINLAND DR.
SAN ANTONIO, TX.
OFFICE: 210-558-9954
CELL: 951-522-6082

Date: MAY 2020

Signature:

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REV. :

Drawing Number:

203 MADISON

Sheet:

S.02

