

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-105
ADDRESS: 123 GORMAN ST
LEGAL DESCRIPTION: NCB 1666 BLK J LOT 11
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eduardo Quintana/Best Concept Renovations
OWNER: DVSM REAL ESTATE LLC
TYPE OF WORK: Amendment to previously approved new construction regarding windows
APPLICATION RECEIVED: February 27, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the historic structure including siding repair, as needed.
2. Replace all, existing windows with aluminum clad wood windows.
3. Create a window opening on the west (left) elevation.
4. Remove an existing, side yard facing front door.
5. Remove two (2) existing window openings on the east (right) façade and install a sliding glass door.
6. Replace the two (2) front porch columns.
7. Construct a rear addition to feature 388 square feet to feature materials to match that of the 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. 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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

GENERAL: 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.

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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.

TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.

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 true, exterior muntins.

COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

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- **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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **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 true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to repair the existing siding, replace all existing windows with aluminum clad wood windows, and construct an addition to feature 388 square feet at the rear of the historic structure at 123 Gorman, located within the Dignowity Hill Historic District. The historic structure at 123 Gorman was constructed circa 1925 in the Craftsman Style, and first appears on the 1951 Sanborn Map.
- b. **REHABILITATION** – The applicant has proposed to repair the existing wood siding, in-kind, as needed. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. **WINDOW REPLACEMENT** – The applicant has proposed to replace all (4) existing wood windows with aluminum clad wood windows. The structure currently features four (4) window openings that do not feature window. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be restored. Staff finds that all existing, historic wood windows should be repaired. Where windows do not currently exist, staff finds that wood, one over one windows should be installed that match the existing, wood windows in profile.
- d. **FENESTRATION MODIFICATIONS** – The applicant has proposed to create a window opening on the west (left) façade, toward the rear of the historic structure. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, new openings should not be added to historic facades that are primary, or visible from the public right of way. The proposed window opening is inconsistent with the Guidelines.
- e. **FENESTRATION MODIFICATIONS** – The applicant has proposed to Remove two (2) existing window openings on the east (right) façade and install a sliding glass door. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i, new openings should not be added to historic facades that are primary, or visible from the public right of way. Additionally, the Guidelines note that historic window openings should be preserved. The proposed modifications are inconsistent with the Guidelines.
- f. **FRONT DOOR REMOVAL** – The applicant has proposed to remove an existing, side yard facing front door. According to the Guidelines for Exterior Maintenance and Alterations 6.A.i., existing window and door openings should be preserved. The proposed door removal is inconsistent with the Guidelines.
- g. **COLUMN REPLACEMENT** – The applicant has proposed to replace the front porch columns. Staff finds the proposed replacement to be appropriate, as the applicant has submitted a column detail matching the existing columns.
- h. **REAR ADDITION** – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should not feature a footprint so large as to double the historic structure's footprint. The existing structure currently features a footprint of approximately 716 square feet. Generally, staff

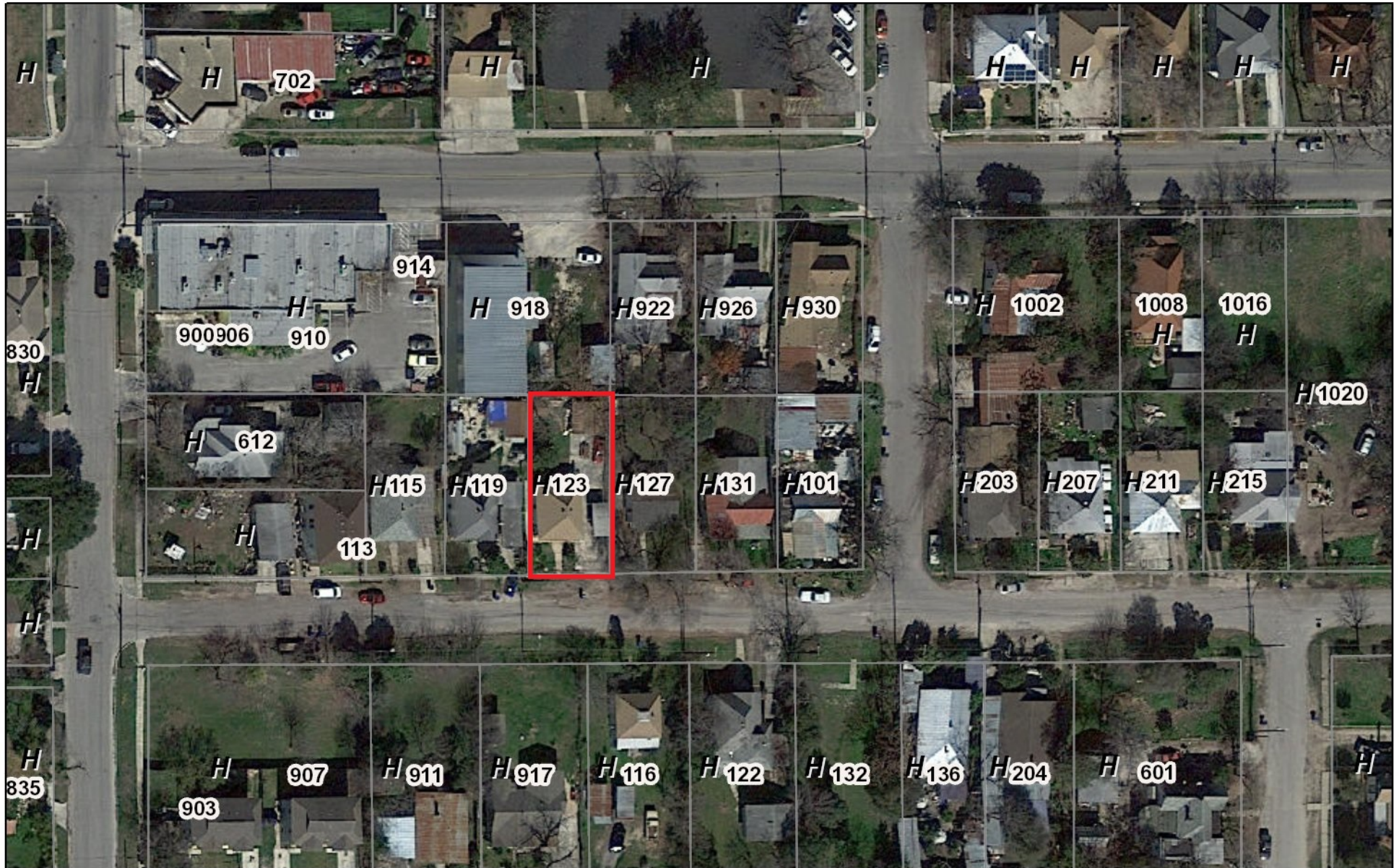
finds the proposed addition to be consistent with the Guidelines; however, staff finds that a transition should be added to the west elevation, such as a vertical trim piece.

- i. REAR ADDITION (Materials) – The Guidelines for Additions note that additions should feature similar architectural details and materials as the historic structure. As noted in finding a, the historic structure at 123 Gorman is a Craftsman style structure. The applicant has proposed to match the siding and roofing material found on the historic structure. Staff finds this to be appropriate and consistent with the Guidelines.
- j. REAR ADDITION (Window materials) – The applicant has proposed to install vinyl windows. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with staff’s standards for windows in new construction.
- k. ARCHITECTURAL DETAILS – Per the Guidelines, additions 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. The applicant has proposed for the addition to feature fenestration profiles and a roof form that are generally consistent with those of the primary historic structure.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work to siding, as needed with the stipulation that all repair work is done in-kind and that no wholesale replacement occur.
2. Staff does not recommend approval of item #2, window replacement, based on finding d. Staff recommends that the applicant repair all existing wood windows. Where windows are beyond repair or missing, staff recommends that a wood window be installed to match the profile of the original wood windows.
3. Staff does not recommend approval of item #3, the installation of a new window on the west (left) façade, based on finding e. Staff recommends that the historic structure’s fenestration remain as it historically exists.
4. Staff does not recommend approval of item #4, door removal, as noted in finding f. Staff recommends that all original window and door openings on the front and side facades be maintained.
5. Staff does not recommend approval of item #5, window removal and door installation on the east (right) façade, as noted in finding e. Staff recommends that all original window and door openings on the front and side facades be maintained.
6. Staff recommends approval of item #6, column replacement, based on finding g.
7. Staff recommends approval of item #7, the construction of a rear addition based on findings h through k with the following stipulations:
 - i. That wood or aluminum clad wood windows be installed that are consistent with staff’s standards for windows in new construction and additions, as noted in finding j and in the applicable citations.
 - ii. That the applicant should a visual break is present on the west (left) elevation to separate the addition from the new construction, as noted in finding g.

City of San Antonio One Stop



March 11, 2021

CoSA Addresses



Pre-K Sites

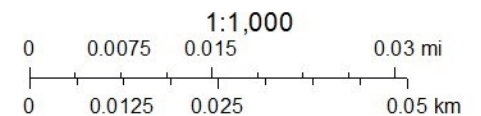
BCAD Parcels



Community Service Centers



CoSA Parcels



CoSA

Single Home Renovation & Adition

QT

GORMAN STREET

RMNONNTNTNTT

NC T



COTNM

PROJECT DESCRIPTION

Addition to an existing single story, single home.

AREA CHART		
EXISTING	LIVING SPACE	716.00 SF
ADDITION	LIVING SPACE	388.00 SF
	DECK & PORCH	75.00 SF
TOTAL BUILT		1,179.00 SF

CONSTRUCTION DRAWINGS ORGANIZATION

ARCHITECTURAL DRAWINGS ORGANIZATION:

ARCHITECTURAL DRAWINGS OCCUR FIRST IN THE DOCUMENTS PACKAGE AND ARE ORGANIZED INTO SECTIONS, GENERALLY ACCORDING TO THE PARTICULAR ASPECT OF WORK ON THE PROJECT. EACH SECTION IS NUMBERED SEQUENTIALLY, AS FOLLOWS:

- A1. GENERAL INFORMATION
- A2. SITE
- A3. FLOOR PLAN/S
- A4. CEILINGS, FLOOR FINISHES
- A5. ROOF
- A6. EXTERIOR ELEVATIONS
- A7. SECTIONS
- A8. INTERIOR ELEVATIONS, CABINETWORK
- A9. ADDITIONAL INFORMATION / ANCILLARY CONSTRUCTION

REFER TO THE INDEX OF DRAWINGS FOR SPECIFIC ORGANIZATION DETAILS FOR THIS SET OF DOCUMENTS.

CONSULTANT DRAWINGS ORGANIZATION:

DRAWINGS PREPARED BY SEPARATE CONSULTANTS OCCUR AFTER THE ARCHITECTURAL DRAWINGS IN THE FOLLOWING SEQUENCE, IF AND AS APPLICABLE:

- L. LANDSCAPE / IRRIGATION
- C. CIVIL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- P. PLUMBING

REFER TO EACH INDIVIDUAL CONSULTANT'S DOCUMENT PACKAGE FOR INFORMATION REGARDING THE INTERNAL ORGANIZATION, KEYING AND SYMBOL SYSTEMS FOR EACH CONSULTANT'S DOCUMENTS.

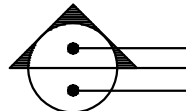
INDEX OF DRAWINGS

ARCHITECTURAL

- A1.0 COVER SHEET, GENERAL NOTES
- A2.0 SITE PLAN & ROOF
- A3.0 GENERAL FLOOR PLANS
- SCHEDULES & DETAILS
- REFLECTED CEILING & ELECTRIC ELEVATIONS & SECTIONS
- ENVELOPE PLAN & CONST. DETAILS

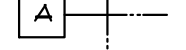
REFERENCE SYMBOLS

BUILDING/WALL SECTION



SECTION NUMBER
DRAWING NUMBER

FACE OF CONCRETE GRID LINE
UNLESS OTHERWISE NOTED



COLUMN, BEAM, AND OR
CENTER OF WALL GRID LINE



DOOR NUMBER



REFERENCE
DOOR SCHEDULE

DETAIL REFERENCE



DETAIL NUMBER
DRAWING NUMBER

REFERENCE OR DATUM

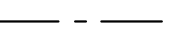


ELEVATION REFERENCE



DETAIL NUMBER
DRAWING NUMBER

CENTER LINE



NORTH REFERENCE



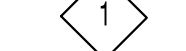
REVISION REFERENCE



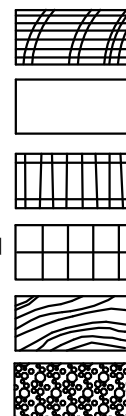
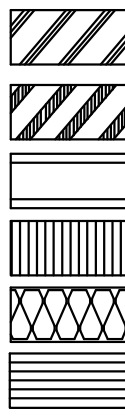
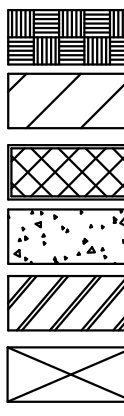
ADDENDUM REFERENCE



REFERENCE TO WINDOW
TYPE



MATERIALS LEGEND

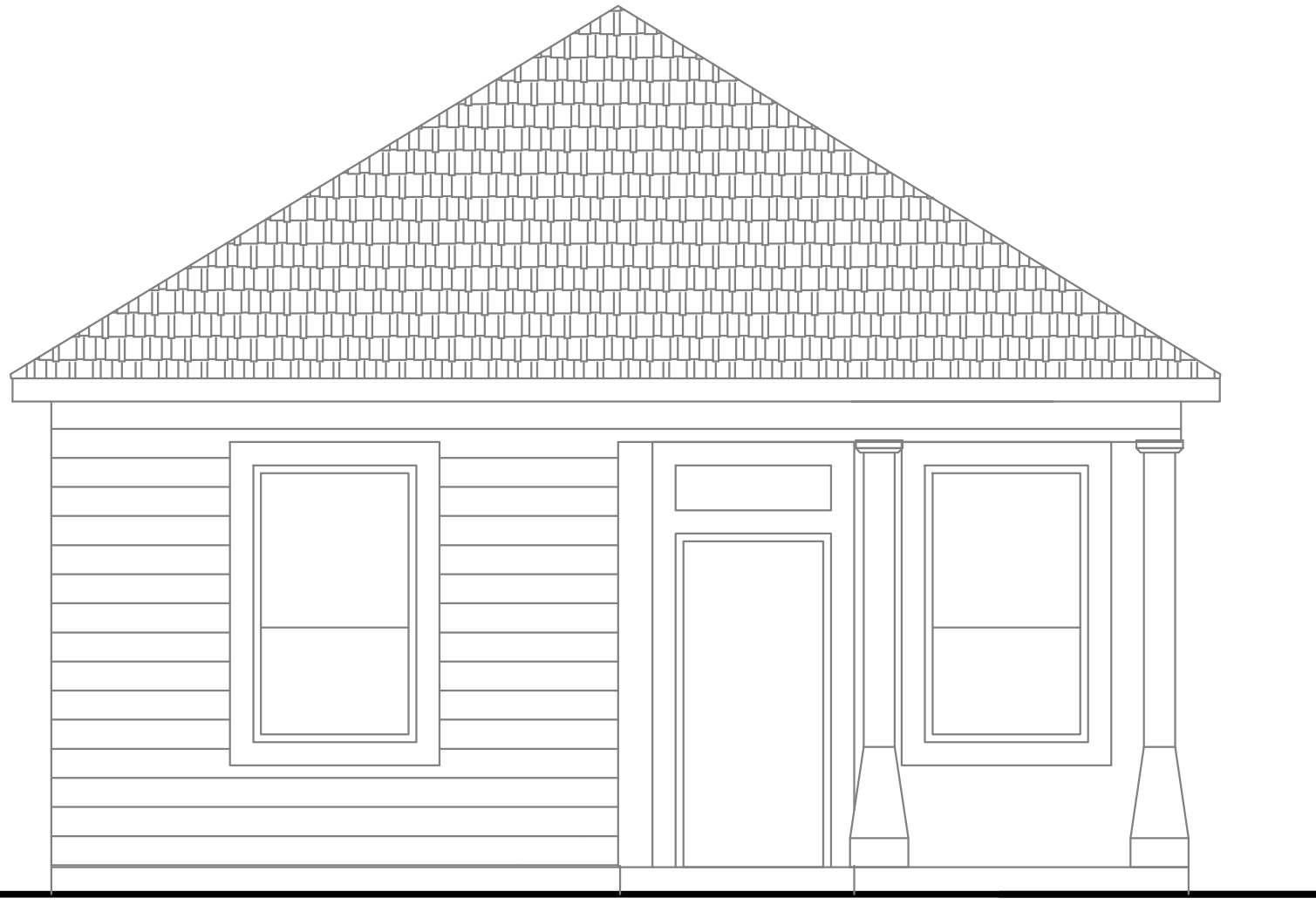


LIST OF ABBREVIATIONS

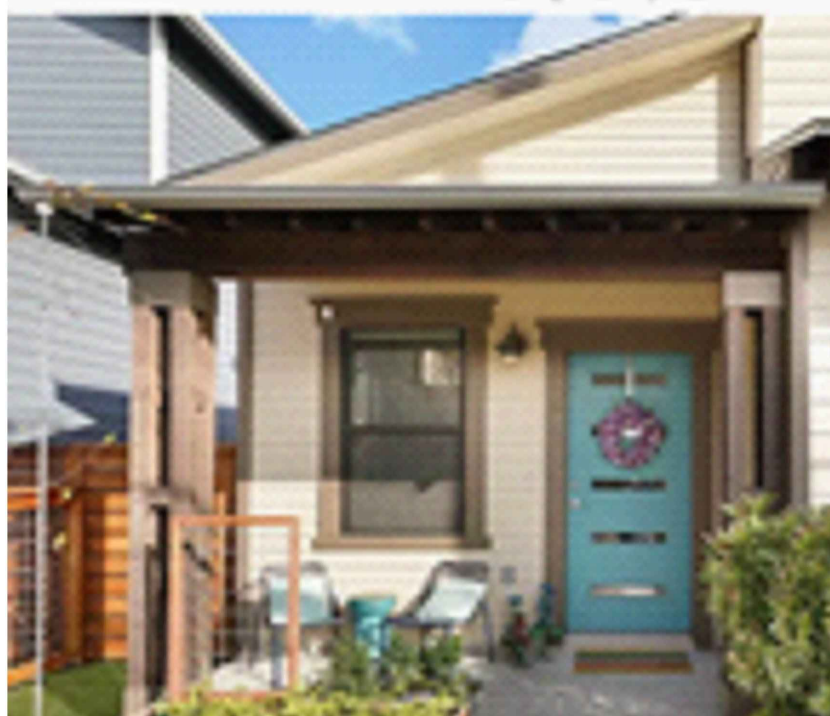
- | | | | | | |
|----------------|--------------------------|------------|---------------------------|------------|-----------------------------|
| A.B. | ANCHOR BOLT | F.D. | FLOOR DRAIN | PT. | PAINT |
| ACOUS. | ACOUSTICAL | F.F. | FINISHED FLOOR | RCP | REFLECTED CEILING PLAN |
| ADD'L. | ADDITIONAL | FE | FIRE EXTINGUISHER | RE | REFERENCE |
| A.F.F. | ASSUMED FINISHED FLOOR | FEC | FIRE EXTINGUISHER CABINET | REC'P. | RECEPTION |
| | ABOVE FINISHED FLOOR | FIN. | FINISH | REIN. | REINFORCING |
| ALUM./ALUMINUM | | FLR. | FLOOR | RESIL. | RESILIENT |
| ANOD. | ANODIZED | FLASH'G. | FLASHING | RET. | RETAINING |
| BLK'G. | BLOCKING | FR./FRM. | FRAME | REQ'D. | REQUIRED |
| BM. | BEAM | FRT. | FIRE RETARDANT TREATMENT | SAT | SCHEDULE |
| CG | CORNER GUARD | FTG. | FOOTING | SCHED. | SCHEDULE |
| COL. | COLUMN | FURN. | FURNISHED | SC WD | SOLID CORE WOOD |
| CJ. | CORRIDOR JOINTS & SUITES | FURN'G. | FURNISHING | SECT. | SECTION |
| CLG. | CEILING | GA. | GAUGE | SEC'Y. | SECRETARY |
| CLOS. | CLOSET | G.C. | GENERAL CONTRACTOR | SHT. | SHEET |
| CMU. | CONCRETE MASONRY UNIT | G.I. | GALVANIZED IRON | SGB | SUSPENDED GYPSUM BOARD |
| COL. | COLUMN | GL. | GLASS | STL | STEEL |
| CONC. | CONCRETE | GYP. BD. | GYPSUM BOARD | STN | STAIN |
| CONF. | CONFERENCE | H.M. | HOLLOW METAL | STO./STOR. | STORAGE |
| CONST. | CONSTRUCTION | HR. | HOUR | STRUCT. | STRUCTURAL |
| CONT. | CONTINUOUS | INSUL. | INSULATION, INSULATED | SUSP. | SUSPENDED |
| CORR. | CORRIDOR | JAN. | JANITOR | TELE. | TELEPHONE |
| CPT. | CARPET | JOINT. | JOINT | TEMP. | TEMPERED |
| CT | CERAMIC TILE | MECH. | MECHANICAL | T.G. | TOP OF GRADE |
| CT | CERAMIC TILE | MGR. | MANAGER | TLWC | TOP OF LIGHTWEIGHT CONCRETE |
| CT | CERAMIC TILE | MIN. | MINIMUM | T.V. | TELEVISION |
| DN. | DOWN | MNT. | MOUNT | TYP. | TYPICAL |
| DWC | DRYWALL CHANNEL | MTL. | METAL | U.N.O. | UNLESS NOTED OTHERWISE |
| DWG'S. | DRAWINGS | MFR. | MANUFACTURER | VERT. | VERTICAL |
| | | NO. | NUMBER | VEST. | VESTIBULE |
| EA. | EACH | O.C. | ON CENTER | VCT | VINYL COMPOSITION TILE |
| ELEC. | ELECTRICAL | PNT. | PAINT | WVC | VINYL WALL COVERING |
| ELEV. | ELEVATION | PLAS. LAM. | PLASTIC LAMINATE | WJ | WITH |
| EQ. | EQUAL | PLYWD. | PLYWOOD | WD. | WOOD |
| EQUIP. | EQUIPMENT | PREMOLD. | PREMOLDED EXPANSION JOINT | | |
| ENGRD. | ENGINEERED | PRESERV. | PRESERVATIVE PRESURE | | |
| EXIST. | EXISTING | P.P.T. | PRESSURE TREATMENT | | |
| EXP. | EXPANSION | | | | |
| EXT. | EXTERIOR | | | | |



EXISTING



PROPOSED



PROPOSED
COLORS

PROJECT GENERAL NOTES

- THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS). THE ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE THE WORK IS TO BE PERFORMED, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.
- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.
- WITH ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS, ELABORATIONS, YB DELIPUS, CTE SEITILITU FO SNOITACOL, SNOISNEMID, E.J. SNOITIDNOC GNISIXE AND CHANGES RESULTING FROM INCORRECT INFORMATION.
- ENGINEER, THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES, ERRORS, DAMAGES, YB DELIPUS, CTE SEITILITU FO SNOITACOL, SNOISNEMID, E.J. SNOITIDNOC GNISIXE AND CHANGES RESULTING FROM INCORRECT INFORMATION.
- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) EHT DEISIV SAH EH TAHT STNARRAW DNA SEERGA REDDIB EHT, DIB A GNITIMBUS YB AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.
- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.
- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS SO SNOITADNEMMOGER DNA SDRADNATS EHT OT MKRONOC OT DNA ELBACILPPA INCORPORATED INTO THE WORK SHALL BE NEW, UNLESS NOTED OTHERWISE.
- USE ONLY SKILLED AND EXPERIENCED PERSONNEL, ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO BE DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRACTICES
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.
- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.
- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.
- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.
- ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.
- FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.
- ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.
- SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.
- SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. THE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.
- NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.
- G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT.

These drawings have been prepared as one coordinated set of drawings and are complementary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

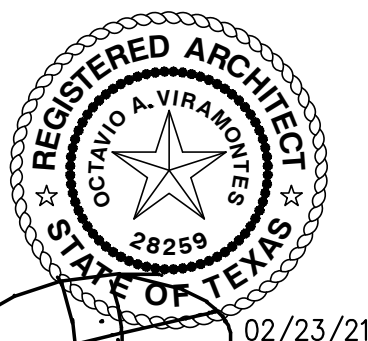


DECONTONC
110 E Houston St, 7th Floor, SAN ANTONIO, TEXAS 78205
(210) 832-9008 - (210) 832-9015 FAX
TMC PER REGISTRATION #003705

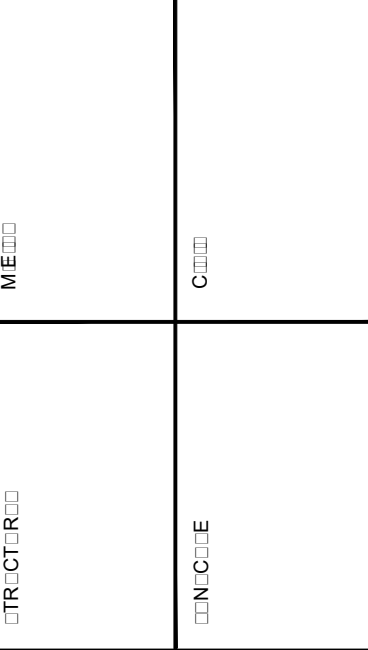
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OCTAVIO A. VIRAMONTES

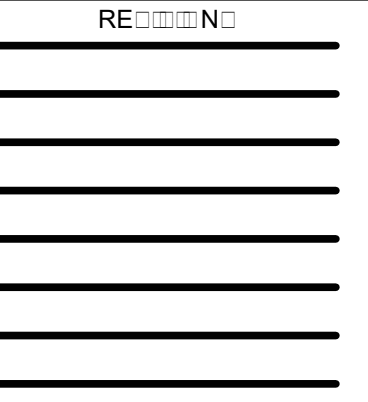
ARCHITECT
800 LEMON CV.,
SAN ANTONIO, TX,
210.464.8120



02/23/21
The Texas Board of Architectural Examiners has validated approval of the professional practice of Octavio A. Viramontes as an Architect in Texas.
TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 1337 - AUSTIN, TX 78711-1337
TELEPHONE: 512-305-9000 / FAX: 512-305-9900



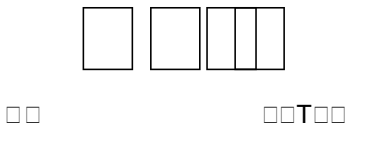
Single Home Renovation & Adition
AT
GORMAN STREET
123 GORMAN, SAN ANTONIO, TX 78202
NCD 1666 BLC J LOT 11
3203 ST 101



REVISION
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OCTAVIO A. VIRAMONTES
ARCHITECT
908 LEMON CV.
SAN ANTONIO, TX.
210.484.8120



The Texas Board of Architectural Examiners has jurisdiction regarding the professional practice of persons registered as Architects in Texas.

TEXAS BOARD OF ARCHITECTURAL EXAMINERS
P.O. BOX 12337 - AUSTIN, TX. 78711-2337
TELEPHONE: 512-305-9000 / FAX: 512-305-8900

STRUCTURE	MEAN
INCOME	COST

Single Home Renovation & Addition
AT
GORMAN STREET
23 GORMAN, SAN ANTONIO, TX 78202
NCB 1666 BLK J LOT 11
5250 sf lot

RE□□□□N□

□R□ECT□ □□□□

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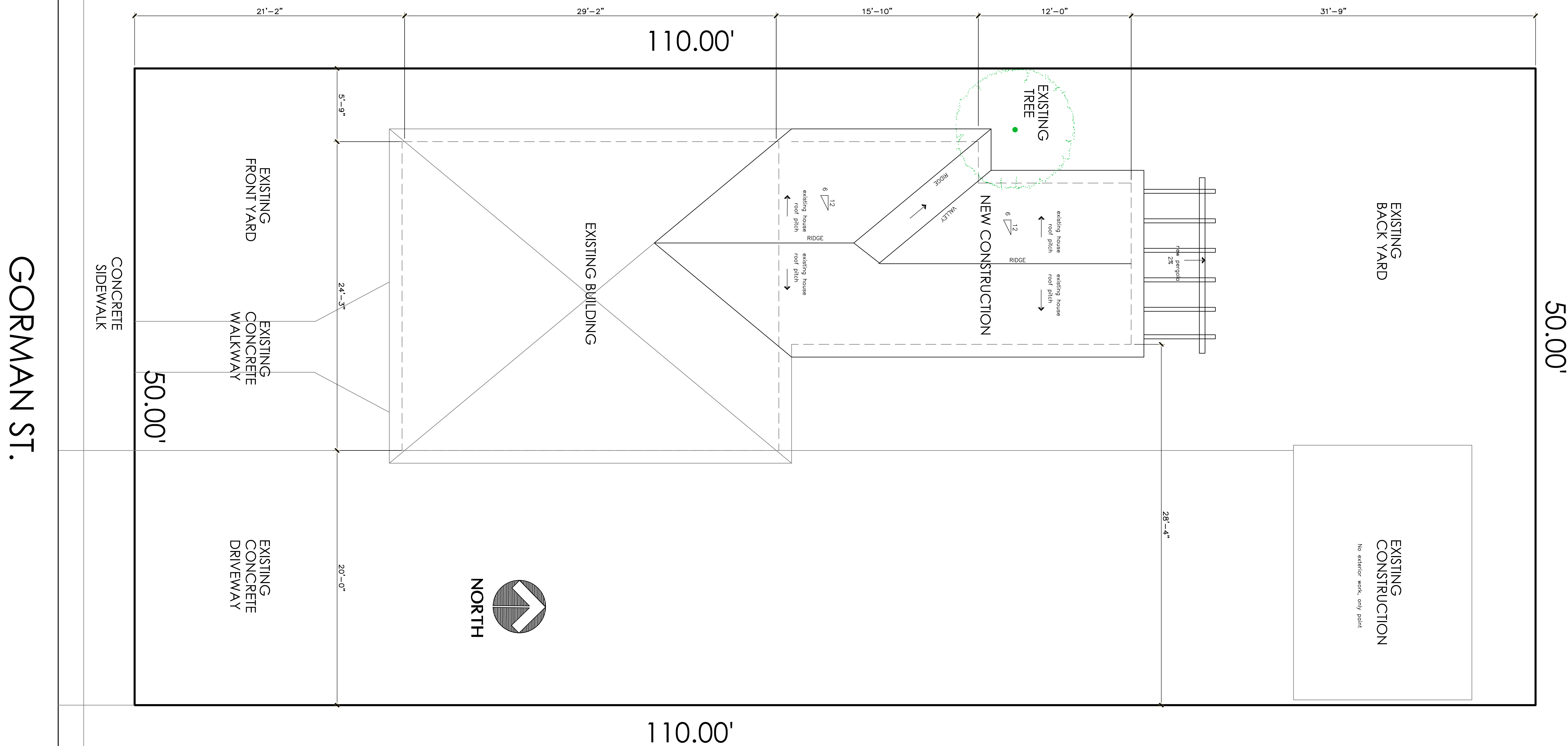
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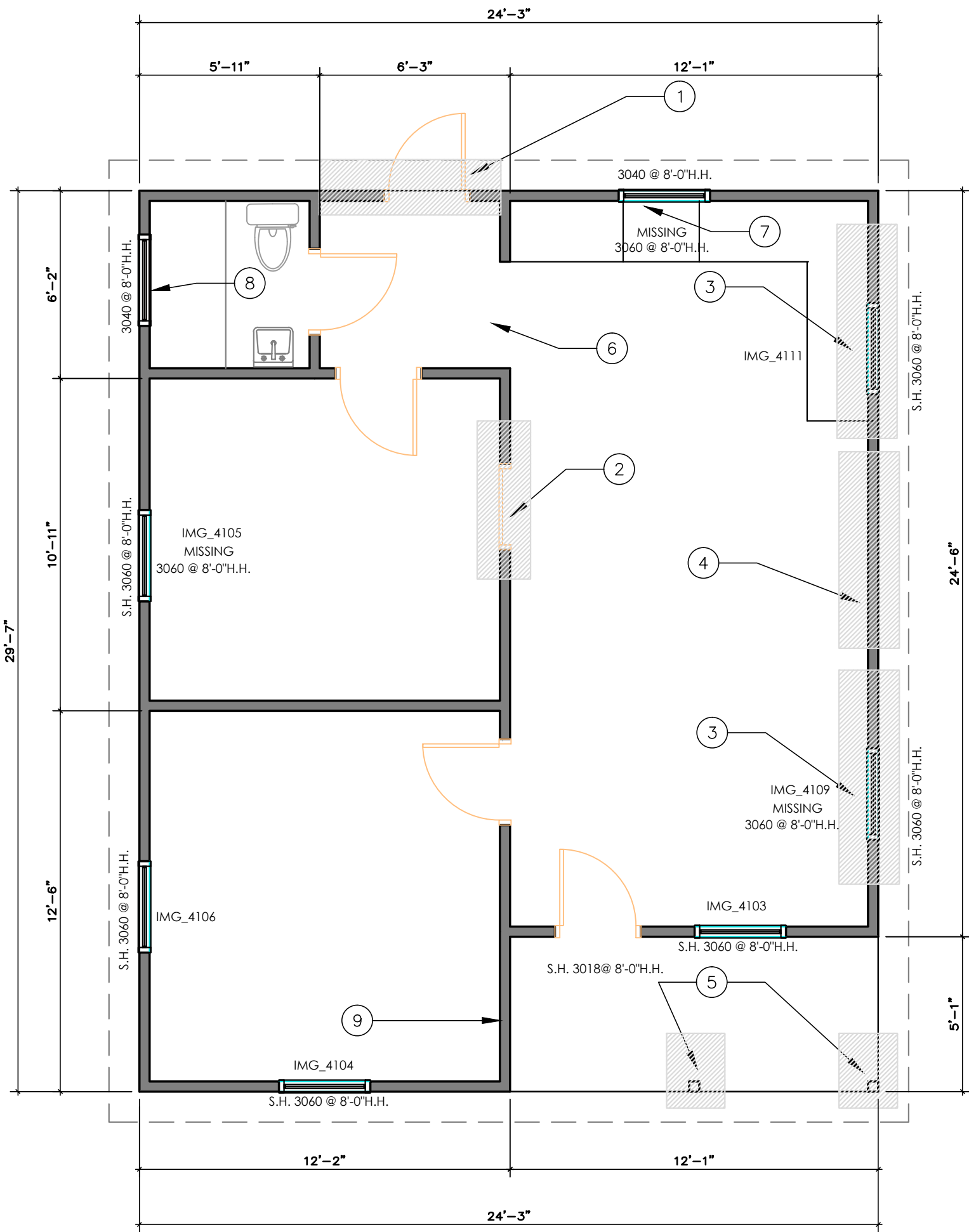
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GORMAN ST.

1. Demo existing wall and door, install new header for the span, see structural.
2. Remove door and close with wood frame and drywall
3. Remove window and close with wood frame, interior dry wall and exterior wood siding.
4. Open space for sliding door, install new header according to structural.
5. Repair existing column as original.
6. See roof plan for expansion.
7. Replace existing window with new smaller size and patch around with wood frame R13 insulation, drywall interior and same wood siding exterior.
8. Install new window.
9. Door will be canceled and close with wood frame, interior dry wall and exterior wood siding.



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



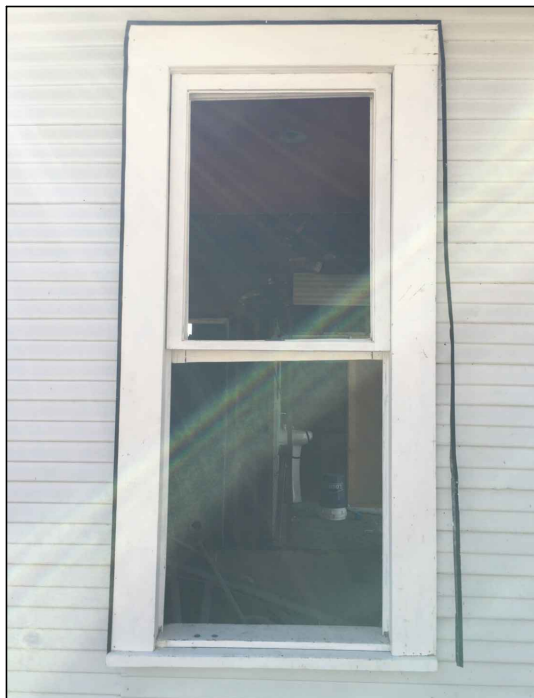
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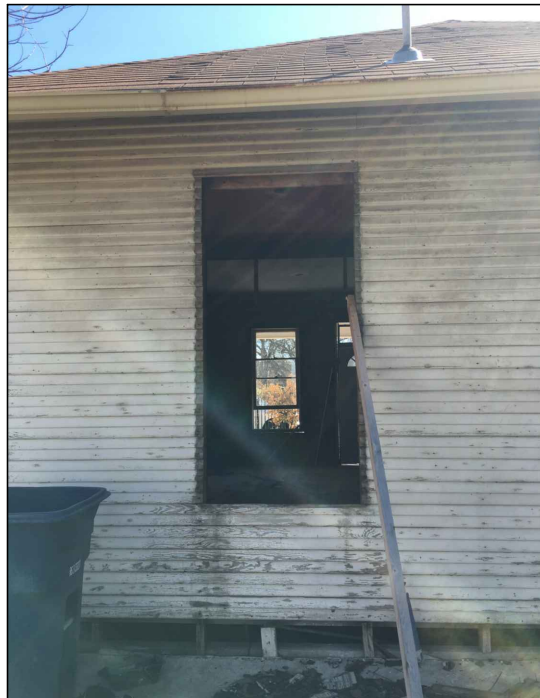
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IMG_4106



IMG_4111



IMG_4109



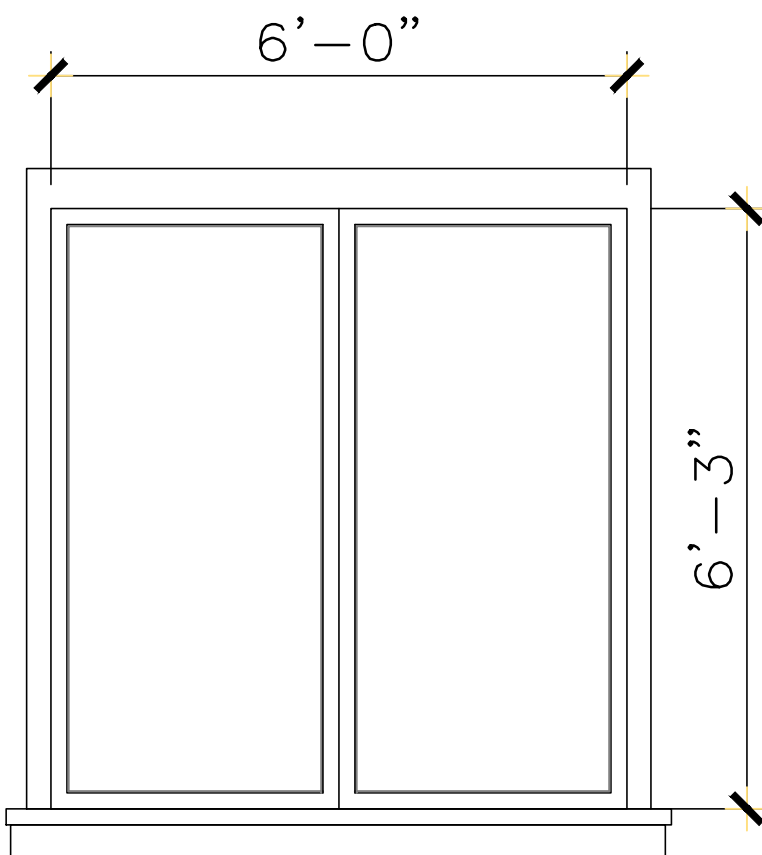
R



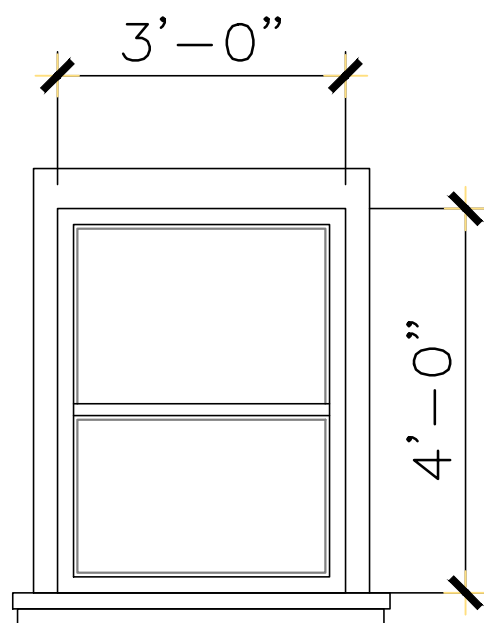
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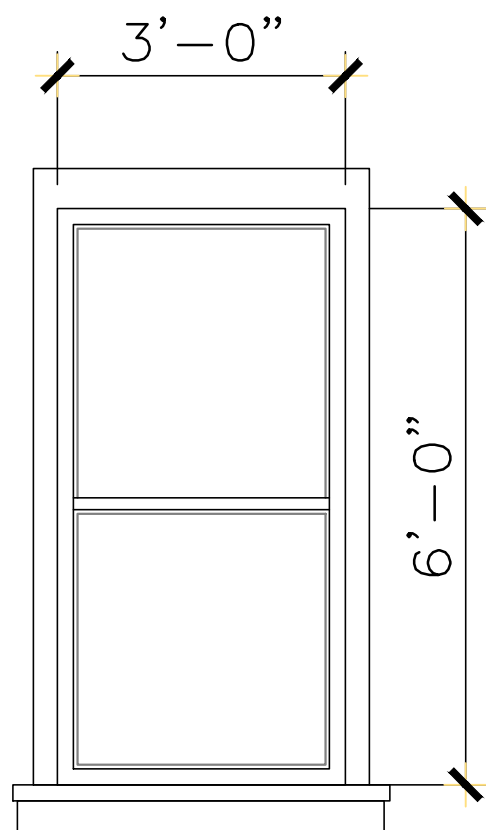
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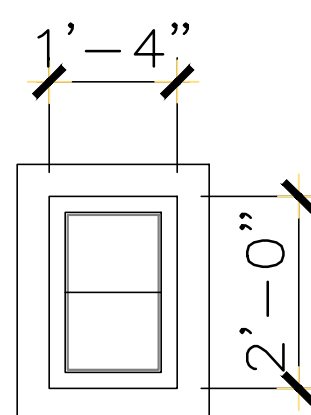
72X80 SLIDING DOOR @ 7'-0"H.H.



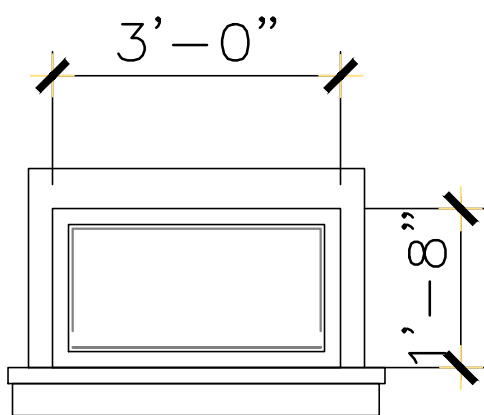
3040 @ 8'-0"H.H.



S.H. 3060 @ 8'-0"H.H.

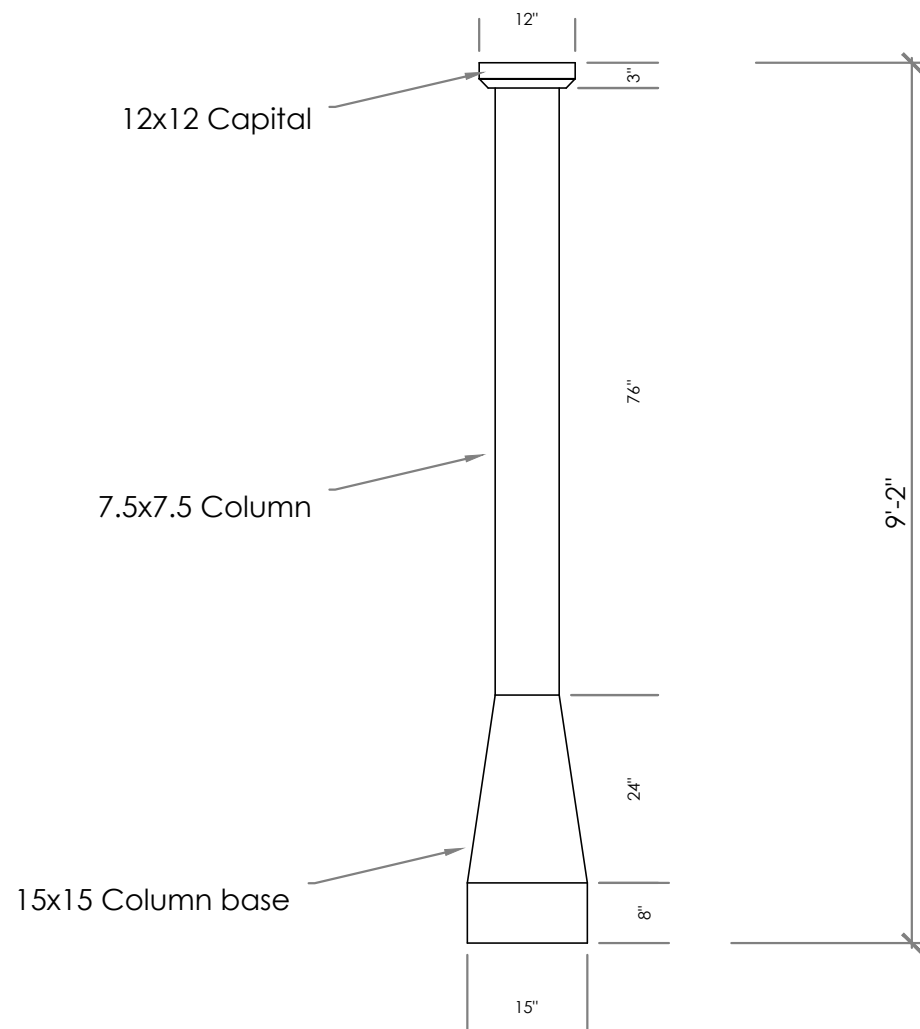


S.H. 1420 @ 8'-0"H.H.

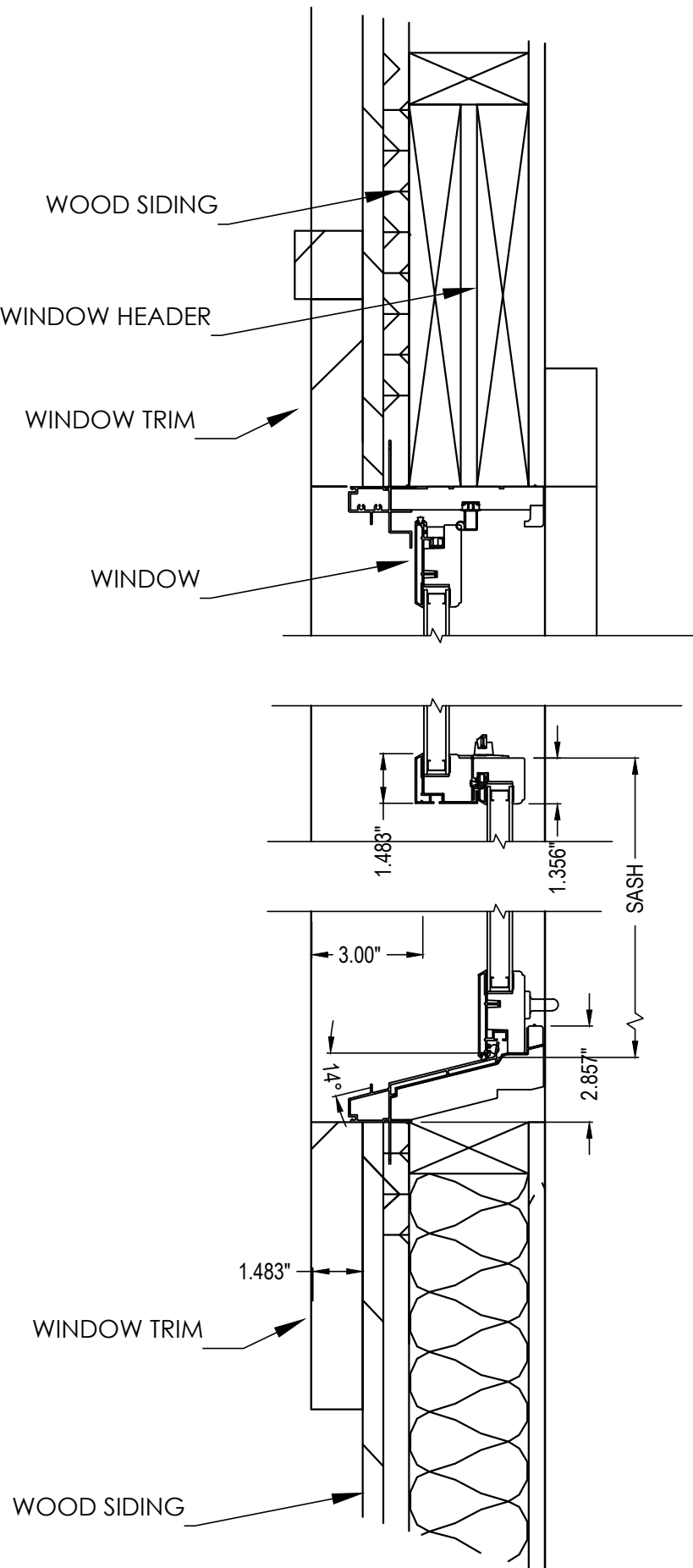


S.H. 3018 @ 8'-0"H.H.

R
N
SCALE: 1/2"=1'-0"



C
R
D
SCALE: 1/2"=1'-0"



MIRA PREMIUM SERIES: ALUMINUM CLAD WOOD WINDOW DOUBLE HUNG

C

d

SCALE: no

E

SCALE: none

110 E Houston St, 7th Floor, SAN ANTONIO, TEXAS 78205
(210) 832-9008 - (210) 832-9015 FAX
TXAC REGISTRATION #007070

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OCTAVIO A. VIRAMONTES
ARCHITECT
8009 LEMON CV.,
SAN ANTONIO, TX,
210.464.8120

REGISTERED ARCHITECT
STATE OF TEXAS
28259
02/23/21

The Texas Board of Architectural Examiners has determined that the professional practice of Octavio A. Viramontes is in compliance with the requirements of the Texas Board of Architectural Examiners. P.O. BOX 12337 - AUSTIN, TX 78711-2337
TELEPHONE: 512-305-9000 / FAX: 512-305-8900

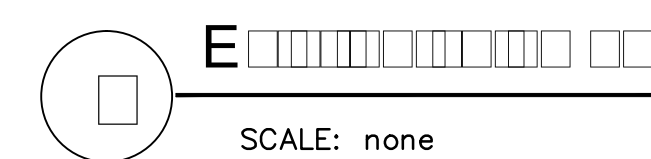
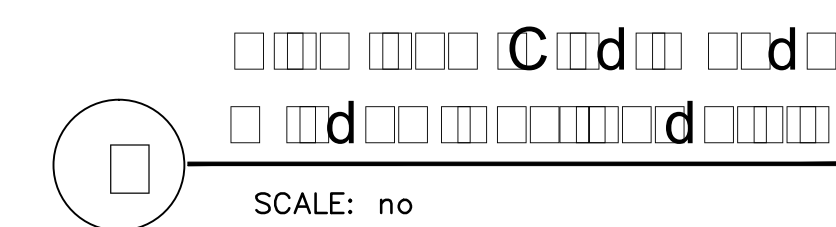
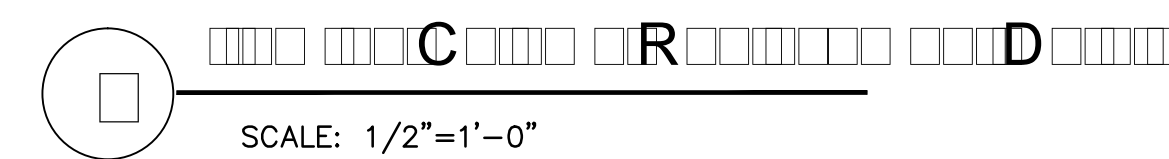
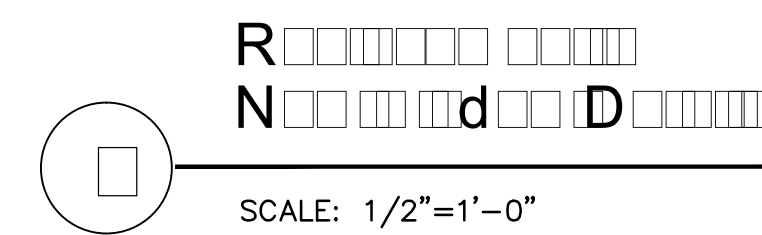
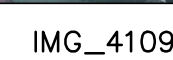
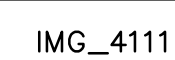
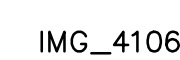
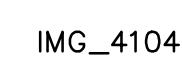
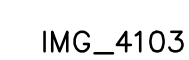
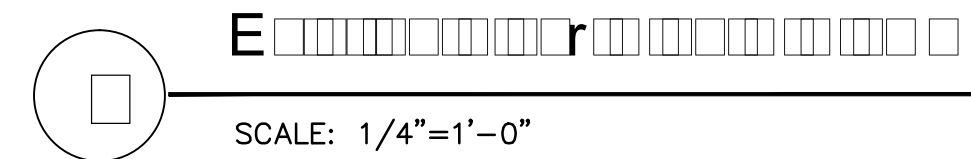
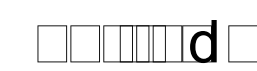
Single Home Renovation & Addition
AT
GORMAN STREET
123 GORMAN, SAN ANTONIO, TX 78202
NCD 1666 BLDG LOT 11
3220 ST 101

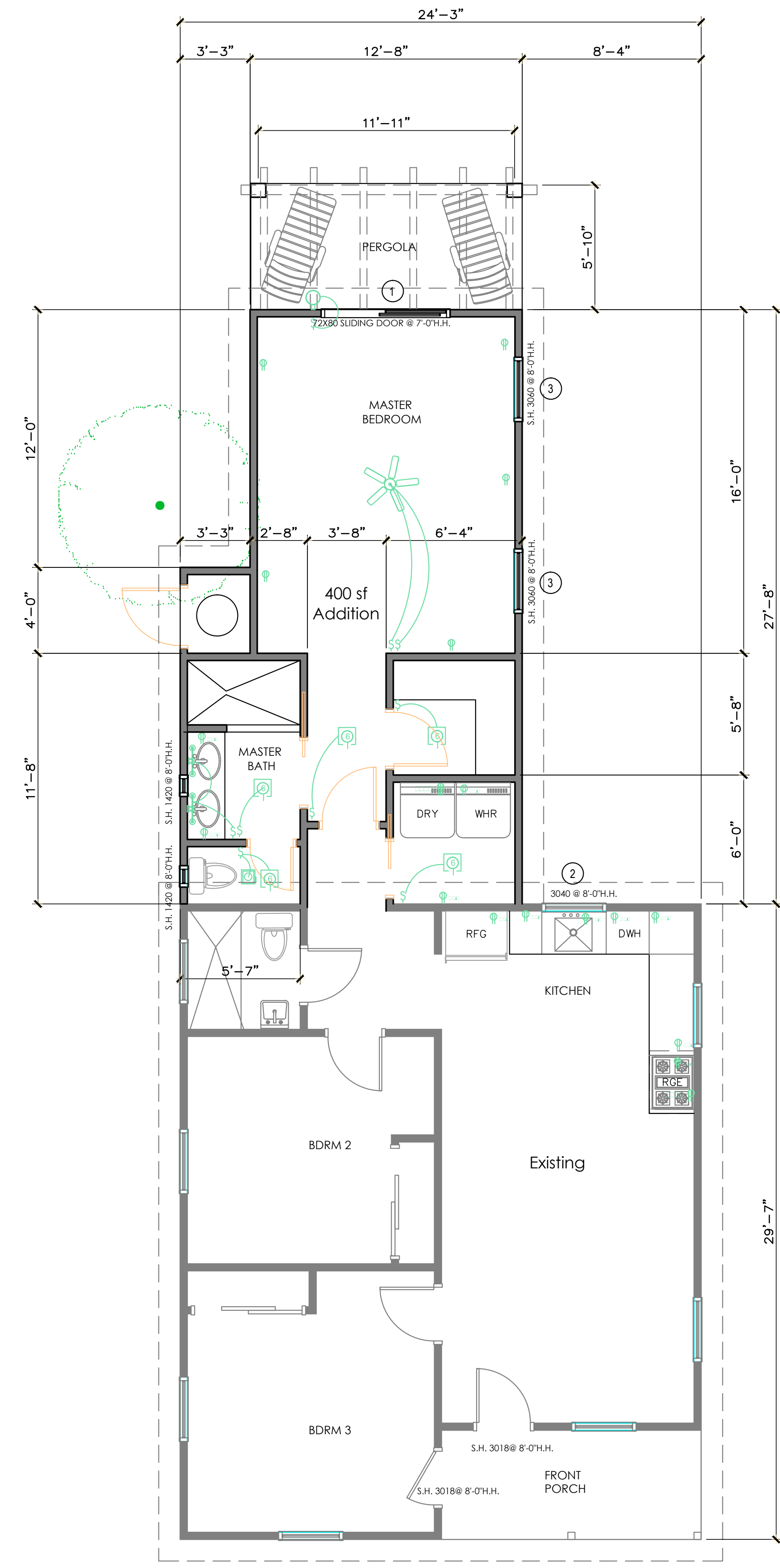
REVISION
1 1/25/20

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CHECKED: 00

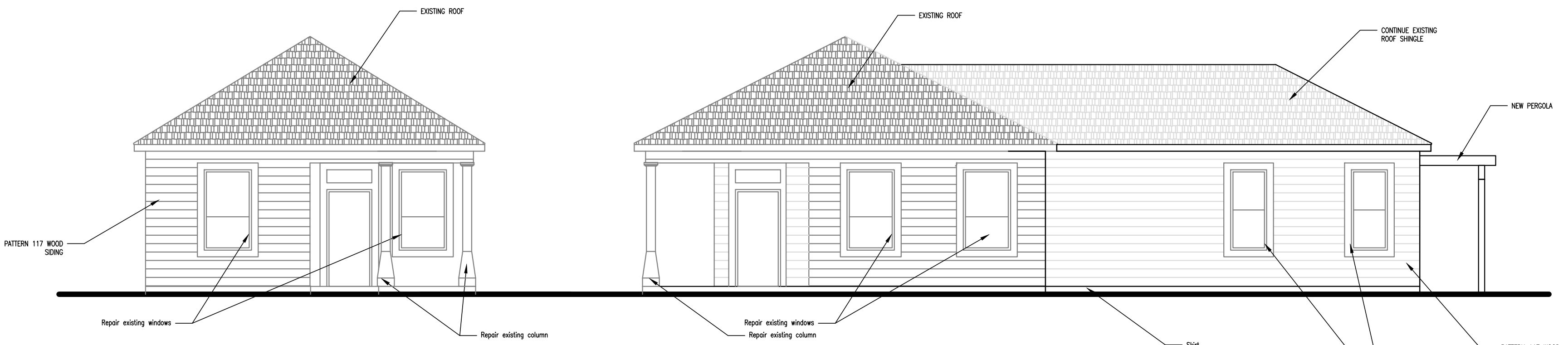
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- REVISIONS BASED ON STAFF'S COMMENTS -
STAFF'S RECOMMENDATION DOES NOT
REFLECT THESE REVISIONS.



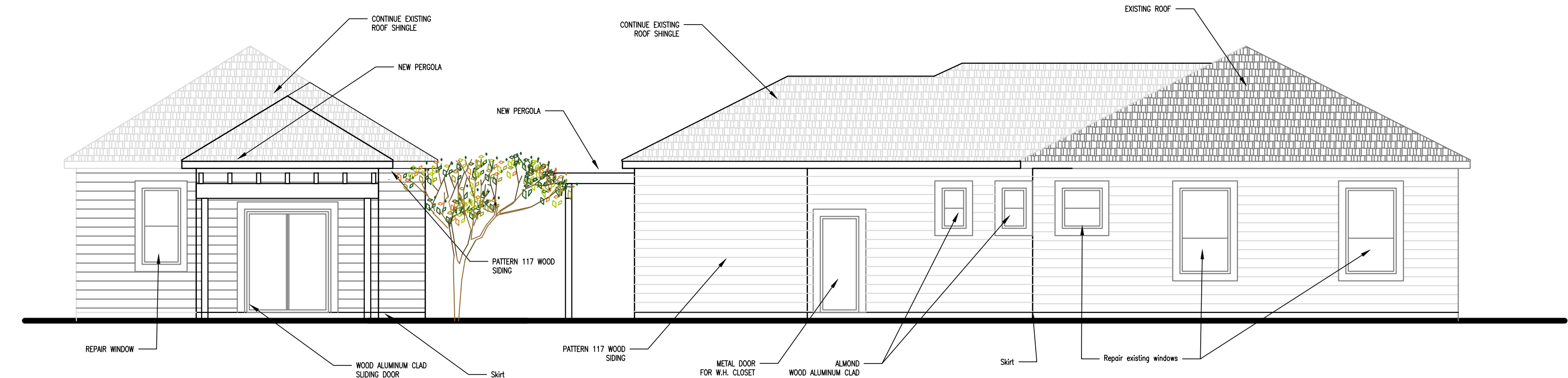


SCALE: 1/4"=1'-0"



SCALE: no

SCALE: no



SCALE: no

SCALE: no

ELECTRICAL & CEILING PLAN LEGEND

- RECESSED LIGHT
- 110 VOLT DUPLEX OUTLET
- 220 VOLT DUPLEX OUTLET
- GROUND FAULT/WATERPROOF DUPLEX OUTLET
- GROUND FAULT/WATERPROOF E-TERMINAL OUTLET
- GARBAGE DISPOSAL SWITCH
- ONE-WAY SWITCH
- TWO-WAY SWITCH
- TERMINAL
- ELECTRICAL PANEL
- METER
- SMOKE/CO/NOX MONITORED DETECTOR
- OUTLET
- TELEPHONE WALL OUTLET
- TELEVISION CABLE OUTLET
- WATERPROOF RECESSED LIGHT
- PENDANT LIGHT
- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- WALL MOUNTED VANITY LIGHT
- CANDERONNET
- ELECTRICAL
- EXHAUST FAN W/ LIGHT COMBO
- CEILING FAN WITH LIGHT KIT
- SCUTTLE ACCESS
- HVAC CONDENSOR

EQUIPMENT

- W.H. WATER HEATER
- R.A. RANGE
- OVEN
- W.S. WATER SOFTENER
- D.V. DOWN VENT
- D.W. DISH WASHER
- REF. REFRIGERATOR
- G.D. GARBAGE DISPOSAL
- M.W. MICROWAVE
- E.F. ELECTRIC FIREPLACE

AREA CHART		
EXISTING	LIVING SPACE	716.00 SF
ADDITION	LIVING SPACE	388.00 SF
	DECK & PORCH	75.00 SF
TOTAL BUILT		1,179.00 SF

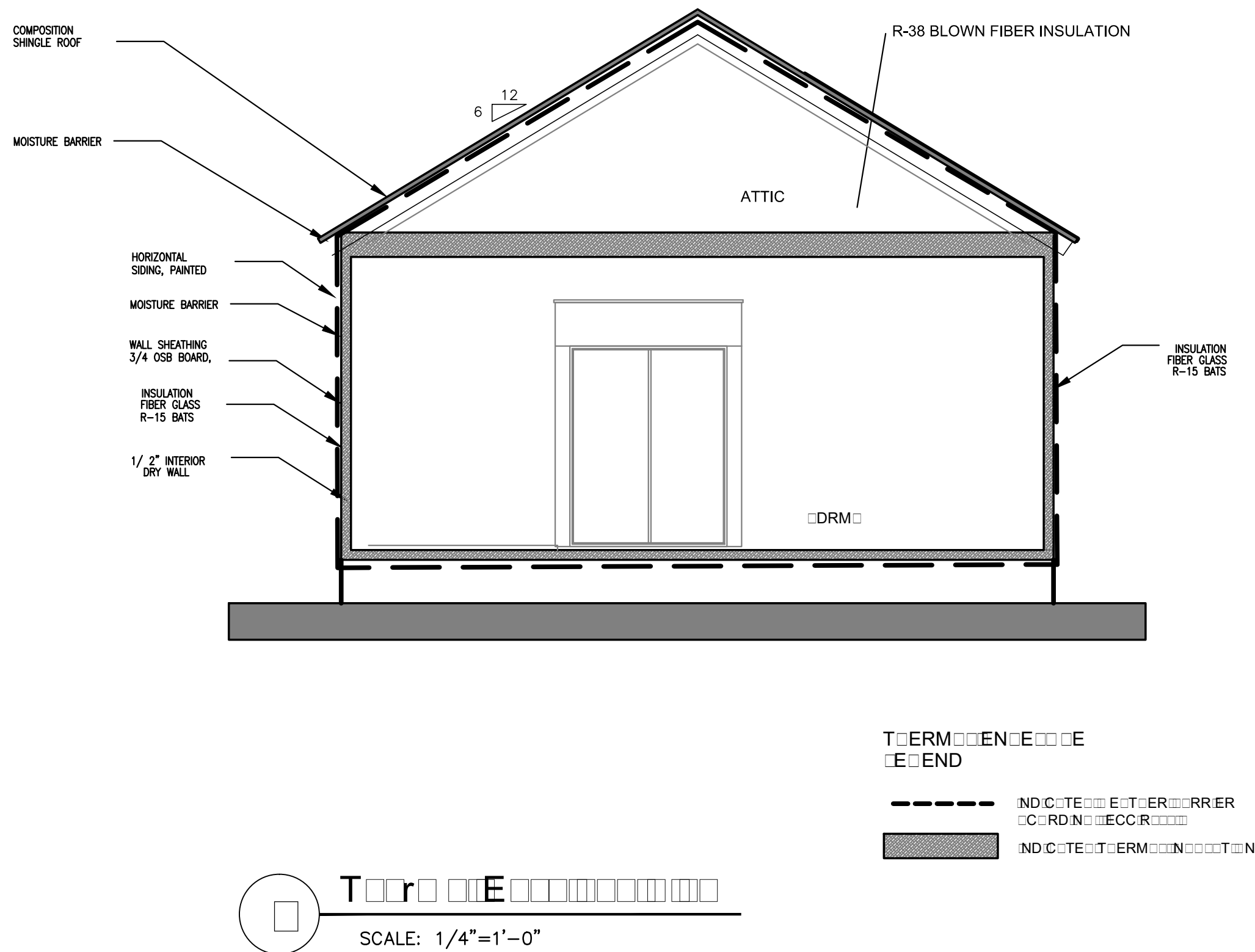
REVISIONS BASED ON STAFF'S COMMENTS -
STAFF'S RECOMMENDATION DOES NOT REFLECT
THESE REVISIONS.

R402.4.1 Building thermal envelope.
The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

R402.4.1.1 Installation.
The components of the building thermal envelope as indicated in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the joints of windows and doors, shall be sealed.	—
Rim joints	Rim joints shall include the air barrier.	Rim joints shall be insulated.
Floor, including cantilevered floor and floor above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of exterior decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing, and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—





FRONT



REAR



REAR AND RIGHT SIDE



LEFT SIDE





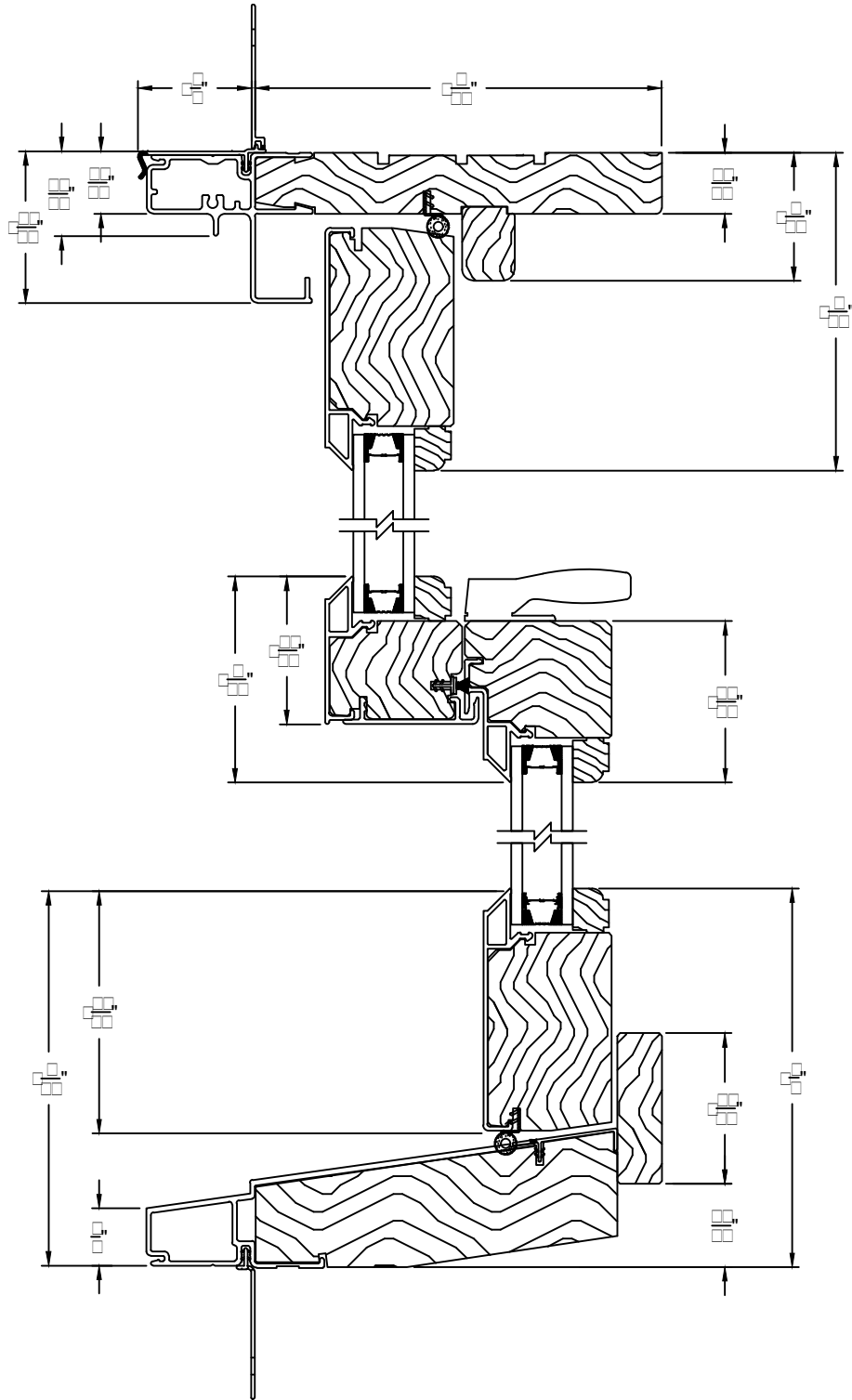












CLAD DOUBLE HUNG - WIDE RAILS
 VERTICAL SECTION
 SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

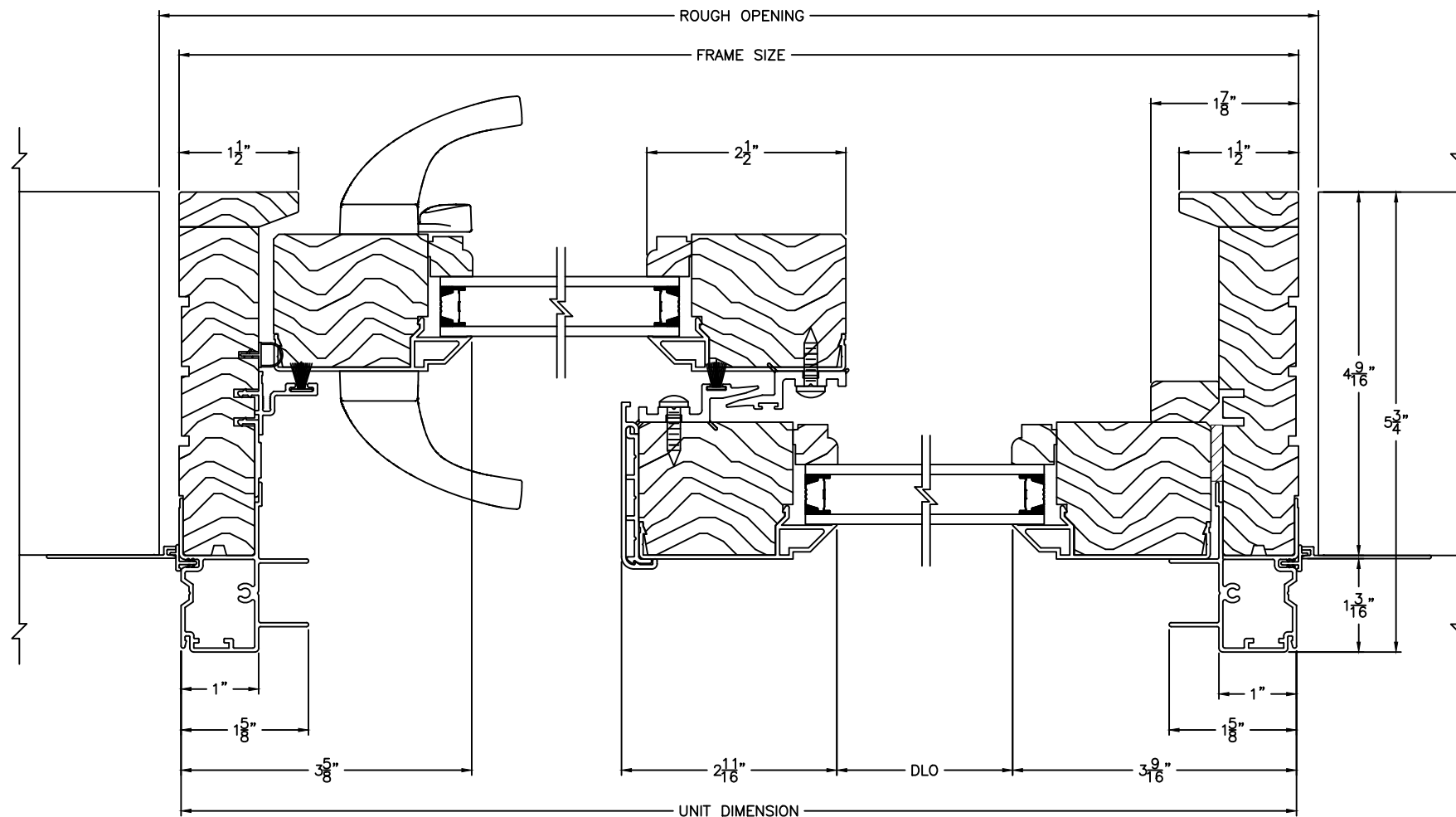
Merrill, WI 54452

(715) 536-2461



SCALE: 6" = 1' 0"

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

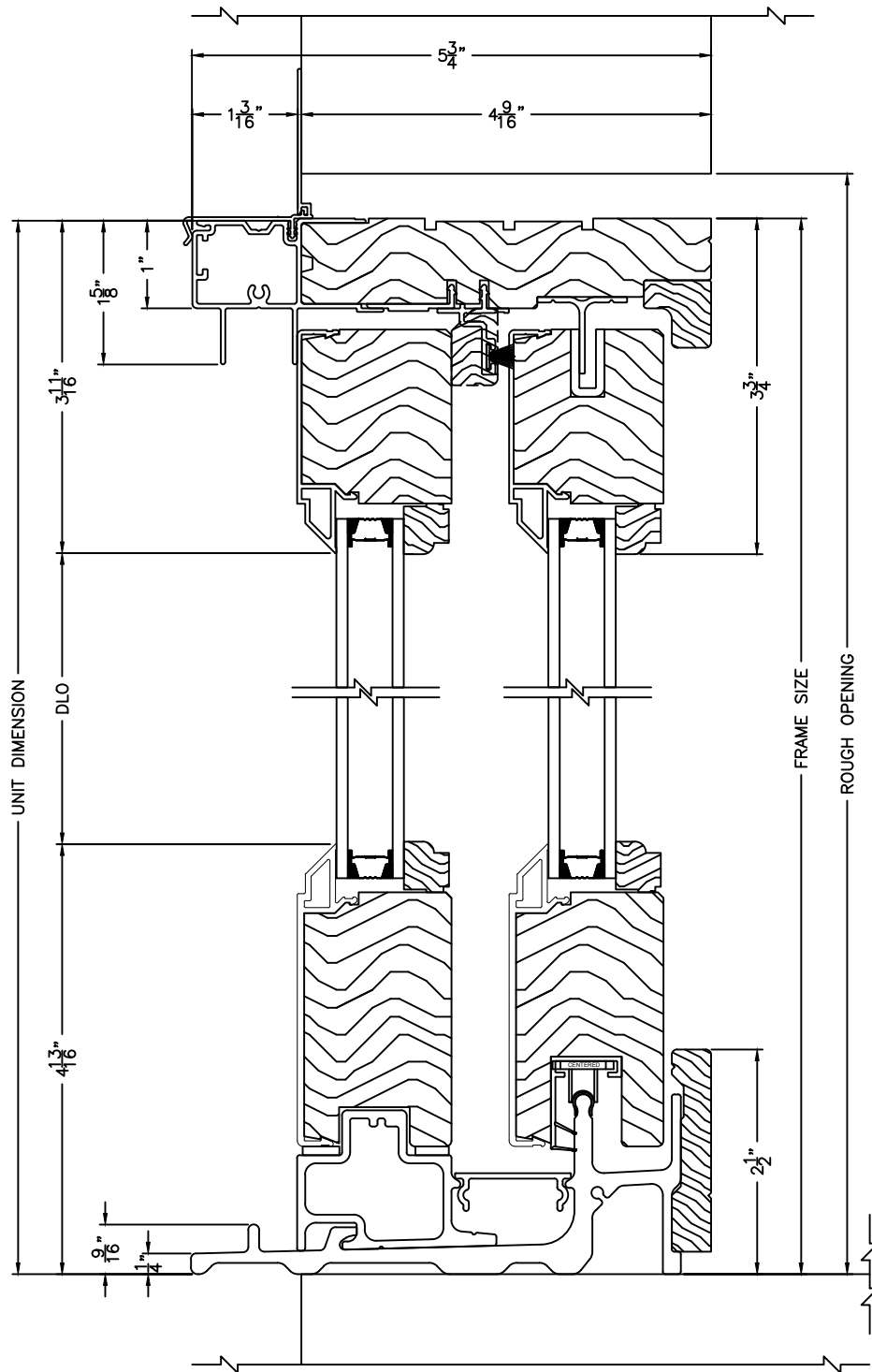


ALUMINUM CLAD SLIDING PATIO DOOR
 2 WIDE - 2.500 STILE
 HORIZONTAL SECTION
 SCALE: 6" = 1' 0"



LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461



ALUMINUM CLAD SLIDING PATIO DOOR

2 WIDE - 2.500 STILE

VERTICAL SECTION

SCALE: 6" = 1' 0"



LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461