

# HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

**HDRC CASE NO:** 2021-163  
**ADDRESS:** 312 MISSION ST  
**LEGAL DESCRIPTION:** NCB 943 BLK 1 LOT 30 & S 25FT OF 29  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Charles Riley  
**OWNER:** Charles Riley  
**TYPE OF WORK:** Exterior alterations, site modifications  
**APPLICATION RECEIVED:** March 09, 2021  
**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:

1. Construct a new wooden, uncovered front porch atop the existing concrete steps.
2. Extend the side shed roof and modify the side porch configuration.
3. Modify the rear fenestration.
4. Replace an exterior side door with a window to be salvaged from the rear of the structure.
5. Remove a non-original rear porch and construct a new rear porch.
6. Install a new driveway.
7. Install new wrought iron front yard fencing, to include a slightly recessed front driveway gate.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

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

- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

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

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

## 2. Materials: Masonry and Stucco

### A. MAINTENANCE (PRESERVATION)

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

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

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

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

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

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

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

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

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

## 3. Materials: Roofs

### A. MAINTENANCE (PRESERVATION)

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

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

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

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

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

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

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 4. Materials: Metal

### A. MAINTENANCE (PRESERVATION)

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

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

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

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

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

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 8. Architectural Features: Foundations

### A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.



ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

#### FINDINGS:

- a. The primary structure located at 312 Mission St is a residential structure with a duplex configuration constructed circa 1925 in the Craftsman style. The structure features a symmetrical front façade with two front doors, a cross gable configuration with a standing seam metal roof, and original one over one windows with screens. The structure is contributing to the King William Historic District. The structure also features a contributing rear garage structure.
- b. DESIGN REVIEW COMMITTEE – The applicant met with the Design Review Committee (DRC) on April 13, 2021. The DRC encouraged the applicant to retain the symmetry of the existing front porch stairs by constructing a reversible wooden deck atop the existing concrete steps and installing paired front stairs fronting the street, with stair widths that match the door width closely. In terms of the porch railing design, the DRC was generally in favor of a shorter, historically-common three foot height, or a taller railing that included detailing to minimize its visual impact. The DRC suggested that the front porch width should be no wider than the front façade and the rear porch be separate with its own defined set of stairs.
- c. FRONT PORCH MODIFICATIONS - The applicant has submitted two iterations of front porch modifications. One proposal incorporates a wooden front porch constructed atop the existing stairs to generally match the existing width of the front porch, with a central front staircase measuring 5 feet in width. A second proposal connects a new front porch to the existing side porch, with a primary staircase located on the corner of the structure, along with a front porch width that extends beyond the width of the façade. According to the Historic Design Guidelines, porches should be reconstructed 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. The applicant has submitted several examples of historic structures with front porches in the immediate vicinity. Staff finds that the first option is the most consistent with the Guidelines with the reconfiguration of the front staircase to two staircases, smaller in width, that are centered on the existing front doorways to maintain the character defining symmetry of the porch.
- d. SIDE PORCH MODIFICATIONS - In the applicant's first proposal as noted in finding c, the applicant has proposed to extend the shed roofline of the existing side porch. The porch base will be modified to be wider to accommodate the extended roof line, to include new skirting, siding, decking, stairs, and railings. The extension will allow primary access to the existing side door but will not be tied into the new proposed front porch. According to the Historic Design Guidelines, porches should be retained. New elements should be compatible with the primary historic structure. Staff generally finds the request appropriate for the site and the structure.
- e. REAR FENESTRATION MODIFICATIONS - The applicant has proposed to remove two existing windows on the rear elevation and install a sliding glass door. One of the windows to be removed, which appears to be a one over one original wood window, will be used to replace an existing side door as noted in finding e. Staff generally finds the request to be appropriate due to the minimal visibility of the rear façade, but finds that the other window to be removed, as well as the side door, should be retained and stored on site for future use.
- f. SIDE DOOR REPLACEMENT - As noted in finding d, an existing side door, located towards the rear of the home, will be replaced with an original wood window to be relocated from the rear façade. Staff finds the request appropriate.

- g. REAR PORCH - The applicant has proposed to remove an existing non-original rear porch and construct a new rear porch. Based on the submitted site plan and elevations, staff finds the proposal consistent with the Guidelines.
- h. DRIVEWAY - The applicant has proposed to install a new driveway. The current driveway features a concrete curb cut leading to a dirt single-width driveway. Staff finds that the new concrete driveway is appropriate based on the existing driveway pattern on the block provided that the driveway is a maximum of 10 feet in width with a curb cut that flares no wider than 12 feet.
- i. FENCING – The applicant has proposed to construct new front yard fencing. The fencing will be made of black wrought iron and will be a maximum of 4 feet in height. Based on the submitted site plan, the fencing will jog back slightly at the driveway. According to the Historic Design Guidelines, fencing should be installed only if it existed historically or there is an established precedent for fencing on the block. The neighboring structure features similar wrought iron front yard fencing and there are examples elsewhere in the vicinity. Staff finds the proposal acceptable with the condition that the driveway gate is set behind the front façade of the structure to align with OHP’s fencing policy and guidelines.
- j. ADMINISTRATIVE APPROVAL – The application includes additional items that are eligible for administrative approval, including the installation of a rear inground pool, front and rear landscaping, window and door repair, garage repair, and siding rehabilitation.

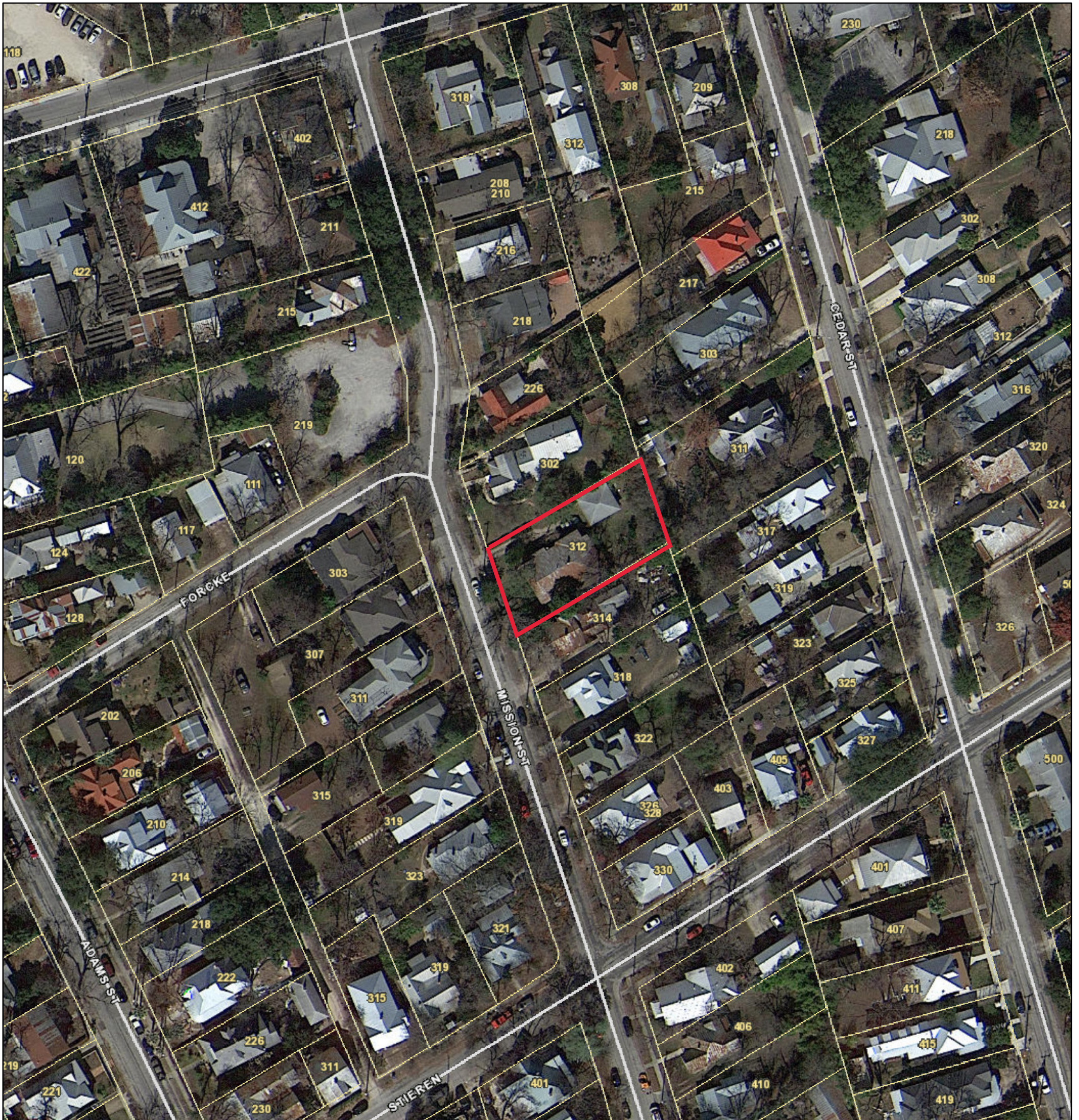
## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through j with the following stipulations:

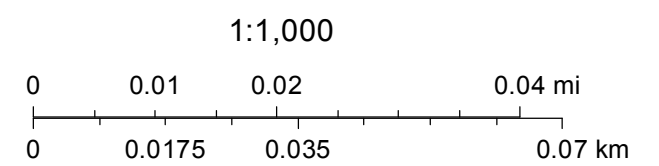
- i. That the applicant design the porch to align with the width of the front façade and feature stairs located on center with the existing front doors with a maximum width of 4 feet each. The porch should be installed over the existing concrete stairs in a manner that is reversible. The applicant should retain the concrete walkway or repour the walkway if replaced. Updated documents of both the front and side porches are required to be submitted prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a detail elevation drawing of the front porch railings for staff review and approval. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2x4” members.
- iii. That the applicant retains the window and door to be removed and stores them on site for future use as noted in finding d.
- iv. That the driveway be a maximum total width of 10 feet with a curb flaring to no wider than 12 feet.
- v. That the front driveway gate be recessed behind the front plane of the primary structure. An updated site plan is required to be submitted to staff prior to the issuance of a Certificate of Appropriateness.



# City of San Antonio One Stop



April 15, 2021

















































Mission  
Remodel

312 Mission St.  
San Antonio, TX 78210

Charles & Christine  
Riley

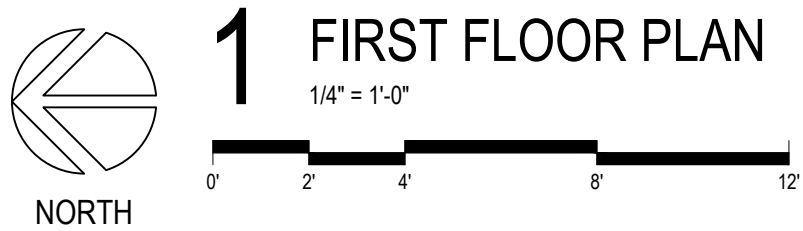
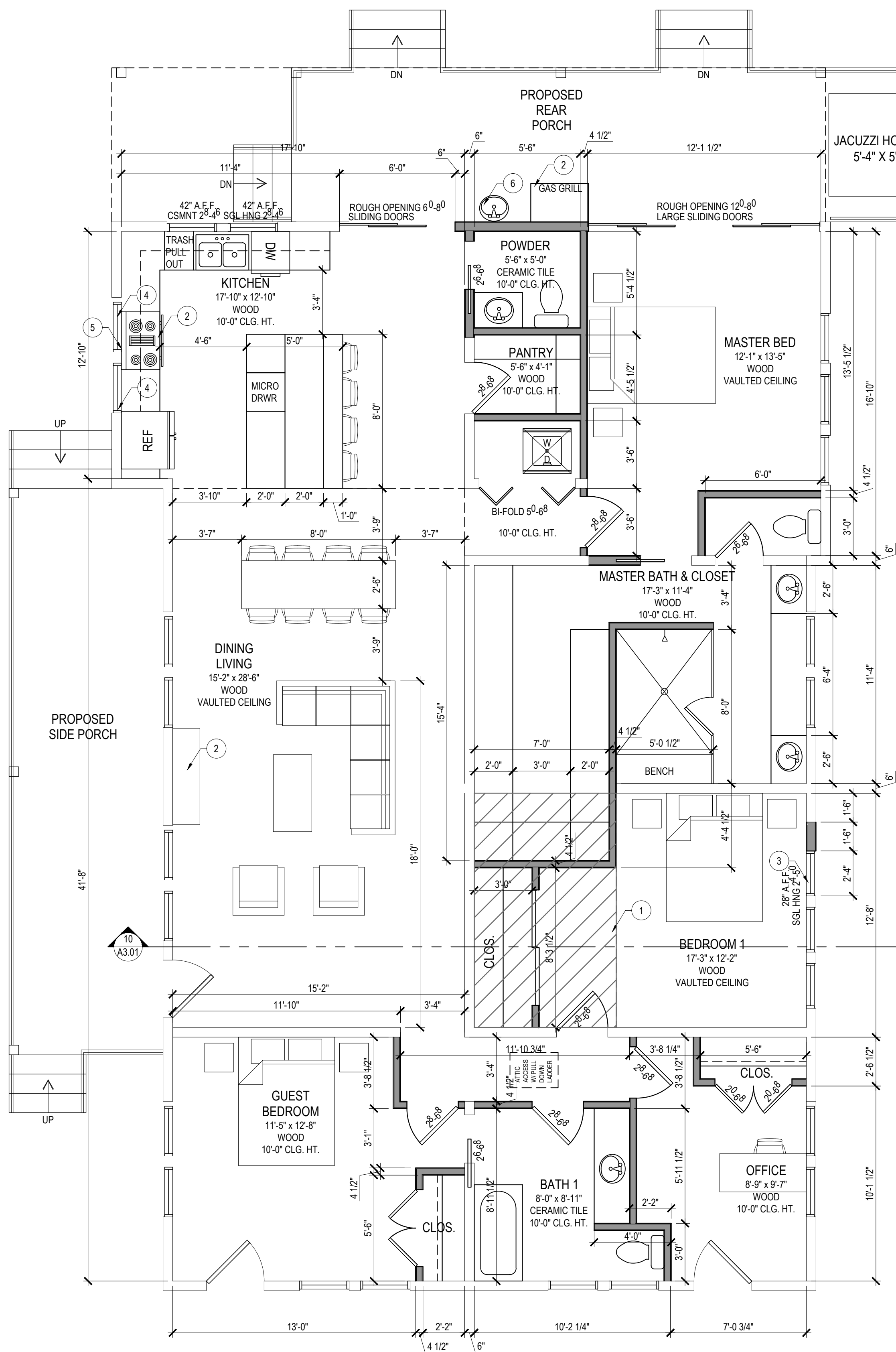
312 Mission St.  
San Antonio, TX 78210

20-Mission312

CONSTRUCTION DOCS

Floor Plan  
Electrical Plan

1 March 2021



KEYNOTES

- DASH LINE INDICATES FRAMED LOFT SPACE ABOVE @ 8'-0" A.F.F. (CEILING IN BEDROOM TO BE VAULTED)
- PROVIDE GAS TO STOVE, FIRE PLACE, GRILL, AREA BEHIND GARAGE AND POOL. REF. SITE PLAN
- REMOVE DOOR AND FRAME NEW WINDOW TO MATCH ADJACENT WINDOW SIZE, SHAPE AND MATERIAL
- WINDOW TO BE CONCEALED WITH GYPSUM ON THE INTERIOR FACE
- POT FILLER TO BE INSTALLED ABOVE STOVE
- RUN A WATER LINE NEXT TO GAS GRILL

LEGEND

2X4 NON RATED PARTITION  
EXISTING WALLS TO REMAIN  
WALLS TO BE REMOVED

GENERAL NOTES

- ALL NEW WALL TO MATCH EXISTING FRAMING
- ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- BALUSTERS AT 4" ON CENTER MAX SPACING
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
- PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE
- SECURITY CAMERA AND SYSTEM TO BE COORDINATED WITH OWNER
- LOCATE WATER HEATER AND AC SYSTEM IN ATTIC
- ALL WINDOWS TO BE REMOVED AND REPLACED PER EXISTING SIZE, SHAPE, MATERIAL PER HISTORIC PRESERVATION APPROVAL
- 

2 ELECTRICAL PLAN

1/4" = 1'-0"

KEYNOTES

- DOUBLE DUPLEX RECEPTACLE OUTLET (QUAD)
- OUTLET TO HAVE USB PORT

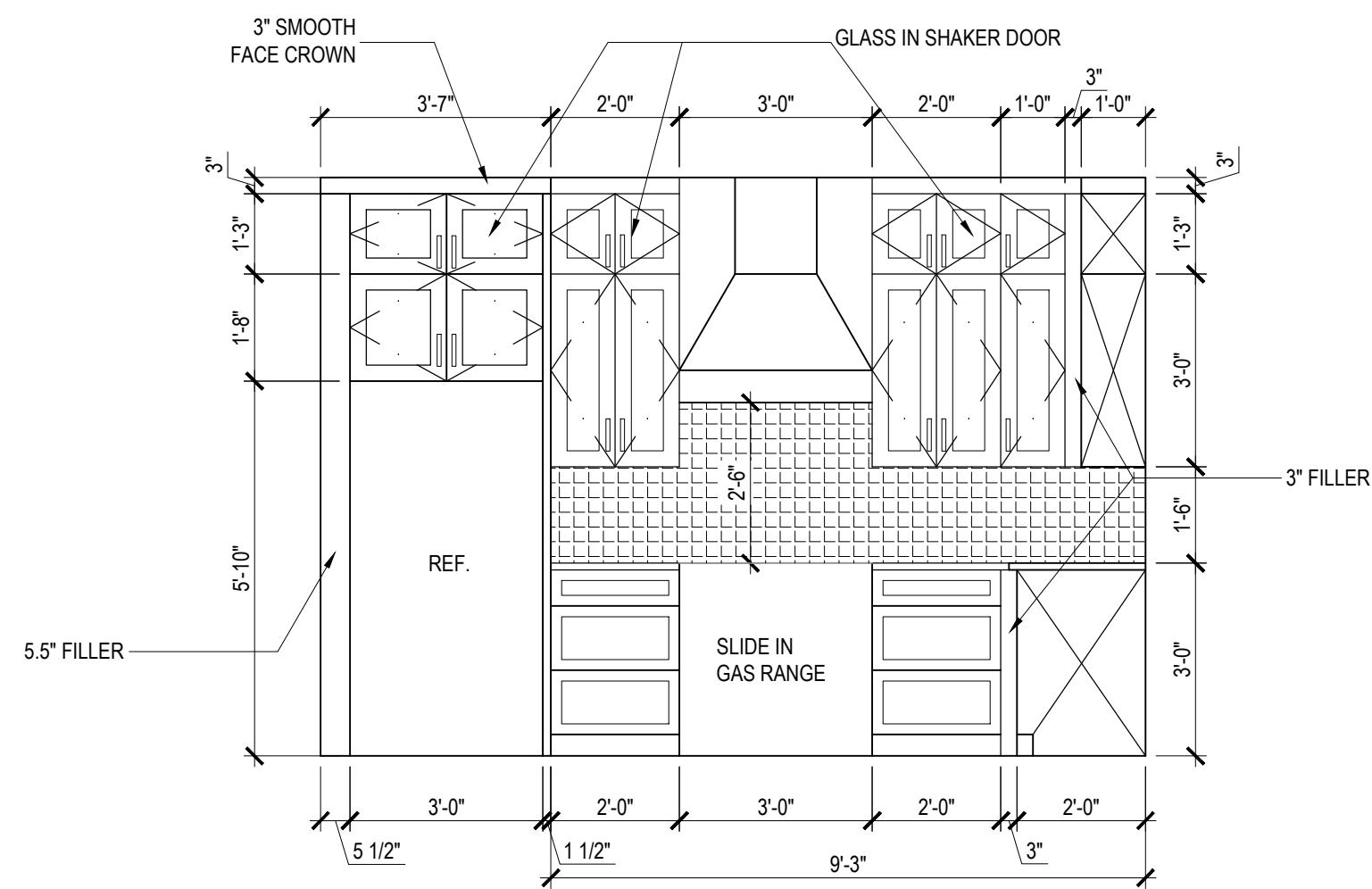
ELECTRICAL LEGEND

REFER TO ELECTRICAL AND MECHANICAL DRAWINGS

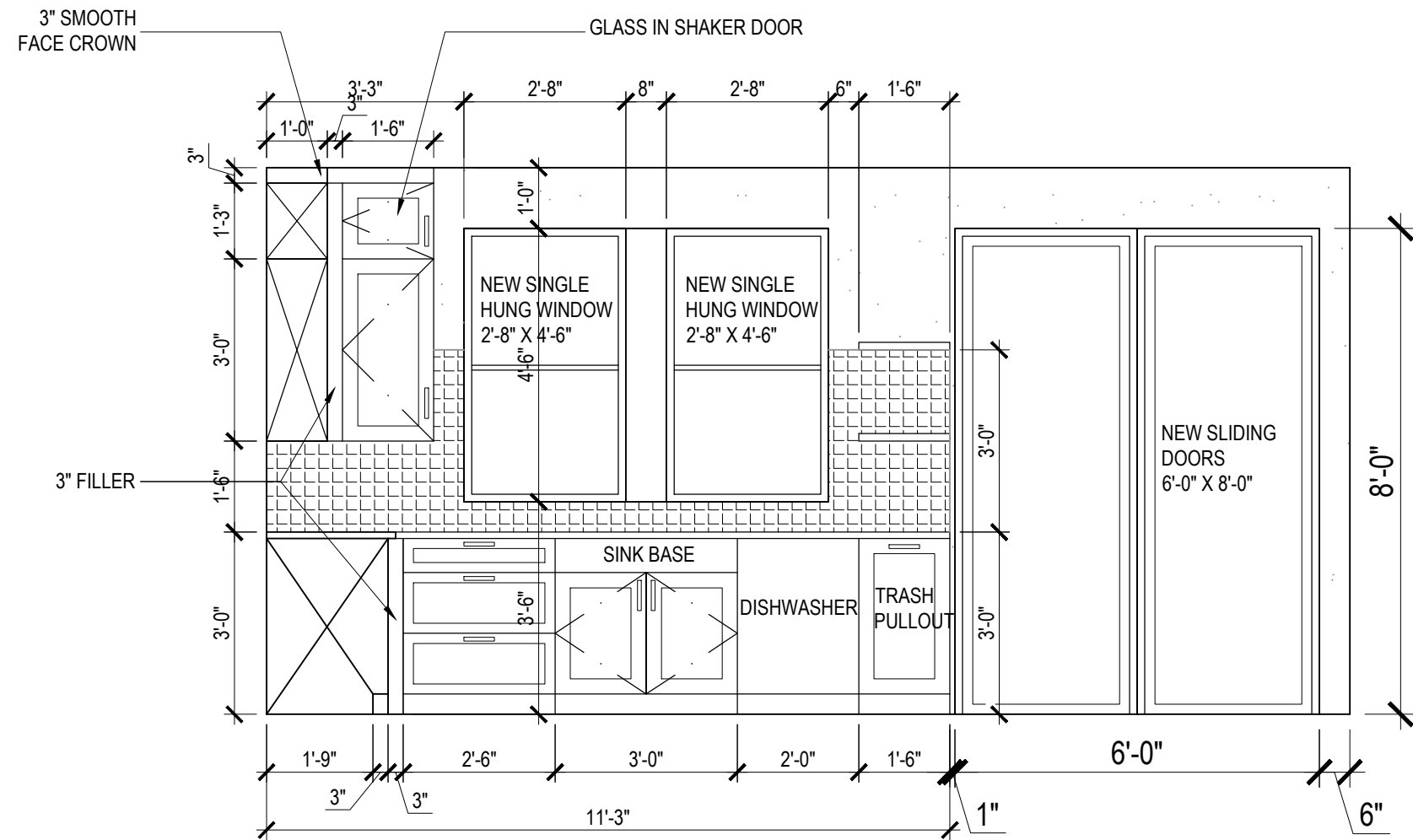
- CABLE TELEVISION / SATELLITE OUTLET
- 30 AMP, 120V, SINGLE PHASE DUPLEX RECEPTACLE 1P4-3W
- 220V, SINGLE PHASE DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE / GROUND FAULT INTERRUPTING
- GFI
- 3-WAY SWITCH
- 4-WAY SWITCH
- CURRENT LINE

- WALL SCONCE / USE EXTERIOR FIXTURE OUTSIDE AND AT MEET AREAS
- DECORATIVE SUSPENDED LIGHT FIXTURE
- DOOR BELL
- SMOKE DETECTOR/CARBON MONOXIDE COMBO
- VENT
- 6" RECESSED LED CAN LIGHT / USE EXTERIOR FIXTURE OUTSIDE AND AT MEET AREAS
- LED STRIP LIGHT UNDER CABINET WITH ON/OFF SWITCH
- CEILING FAN WITH LIGHT

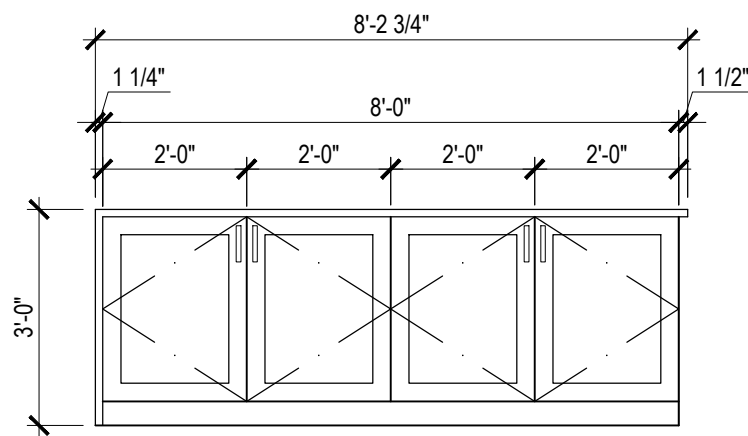
STAFF NOTE: OPTION 1



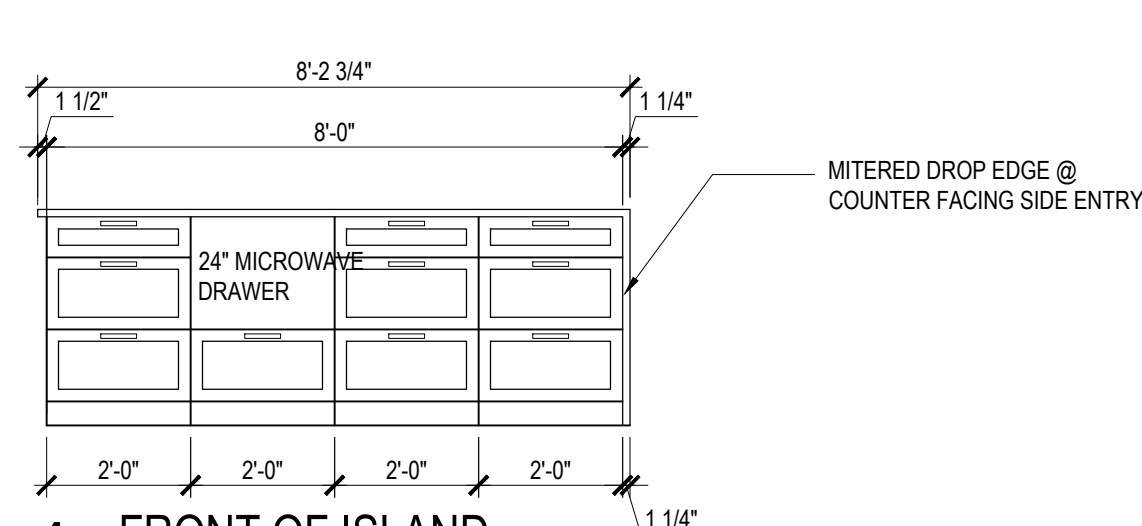
1 KITCHEN STOVE ELEVATION  
3/8" = 1'-0"



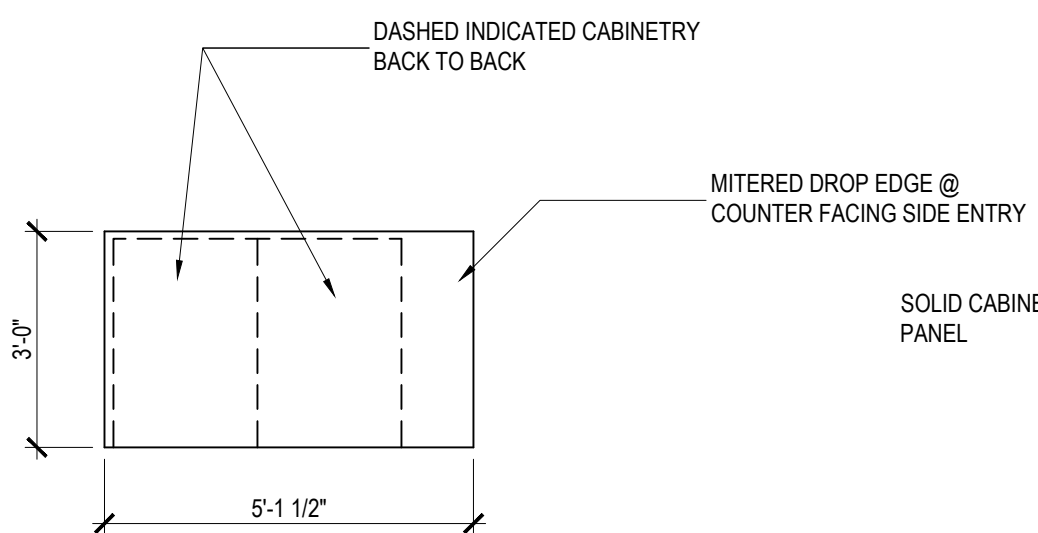
2 KITCHEN SINK ELEVATION  
3/8" = 1'-0"



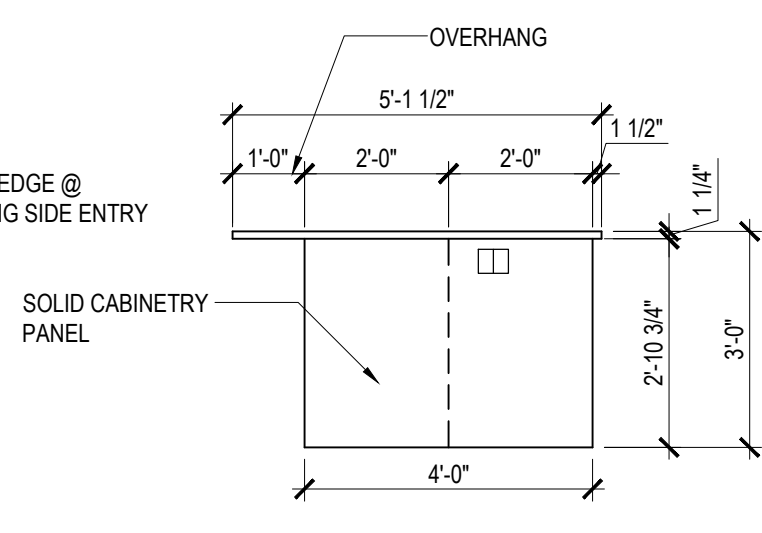
3 BACK OF ISLAND  
3/8" = 1'-0"



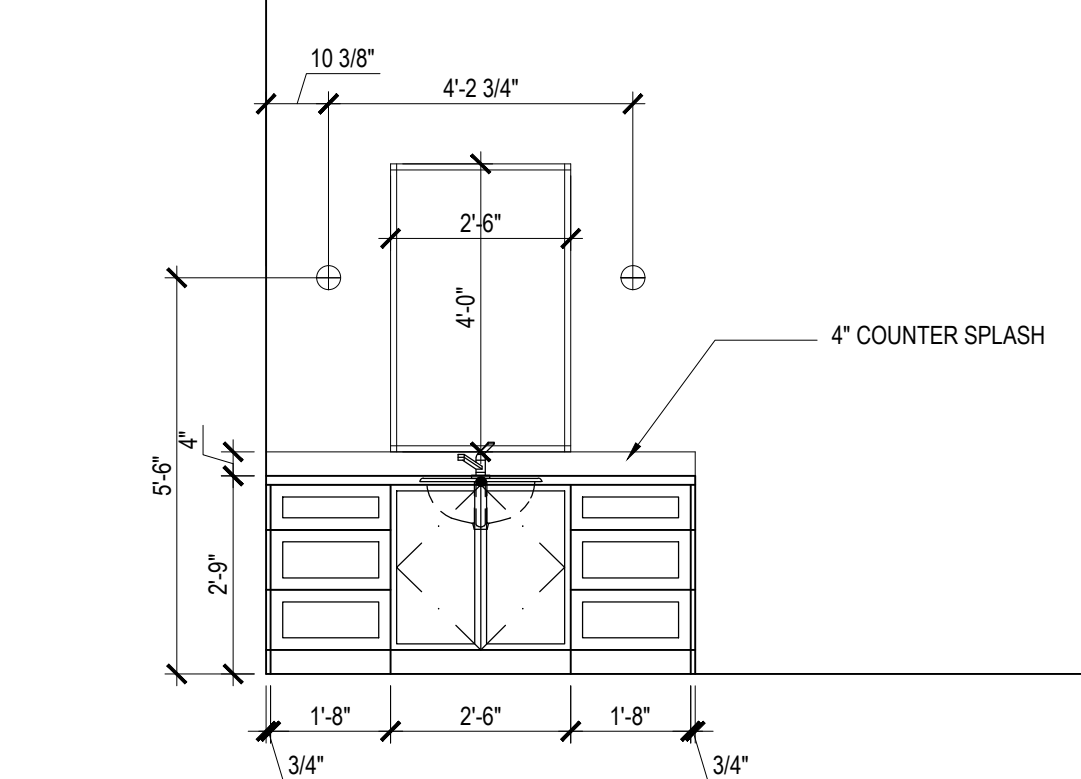
4 FRONT OF ISLAND  
3/8" = 1'-0"



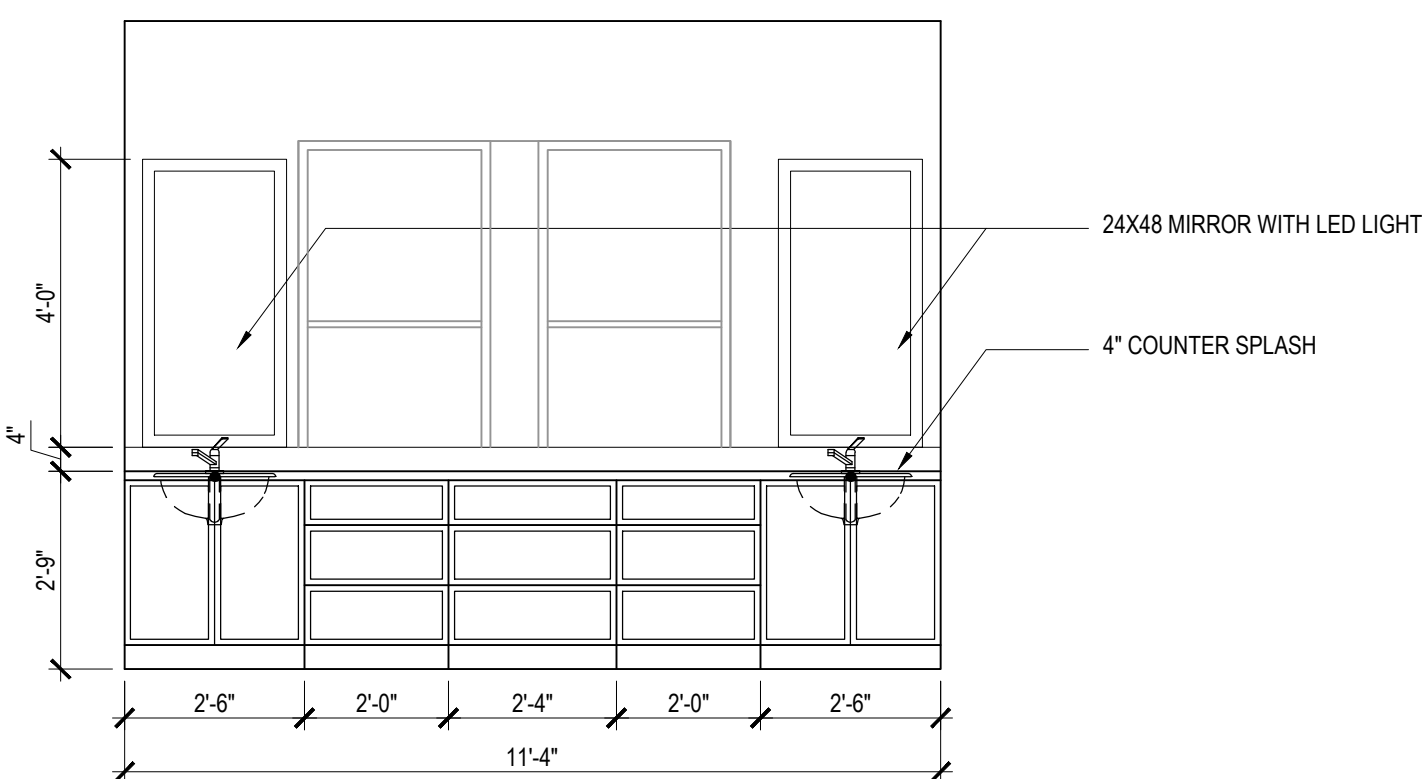
5 SIDE OF ISLAND FACING LIVING  
3/8" = 1'-0"



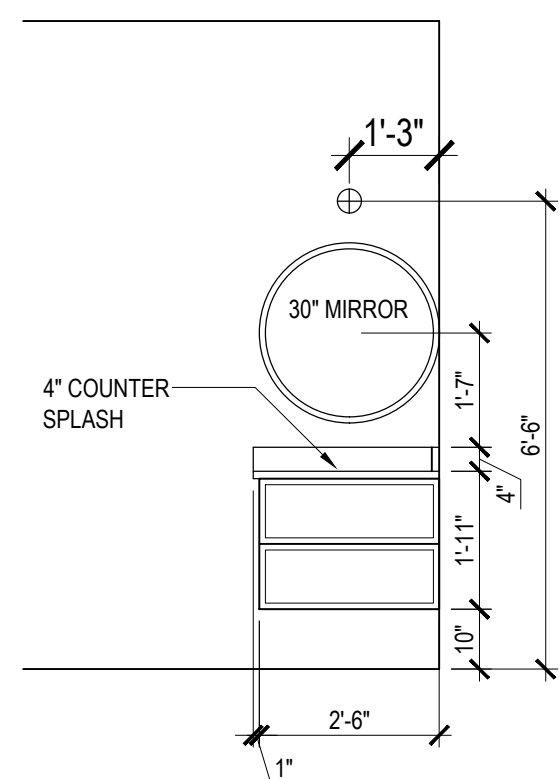
6 SIDE OF ISLAND FACING SINK  
3/8" = 1'-0"



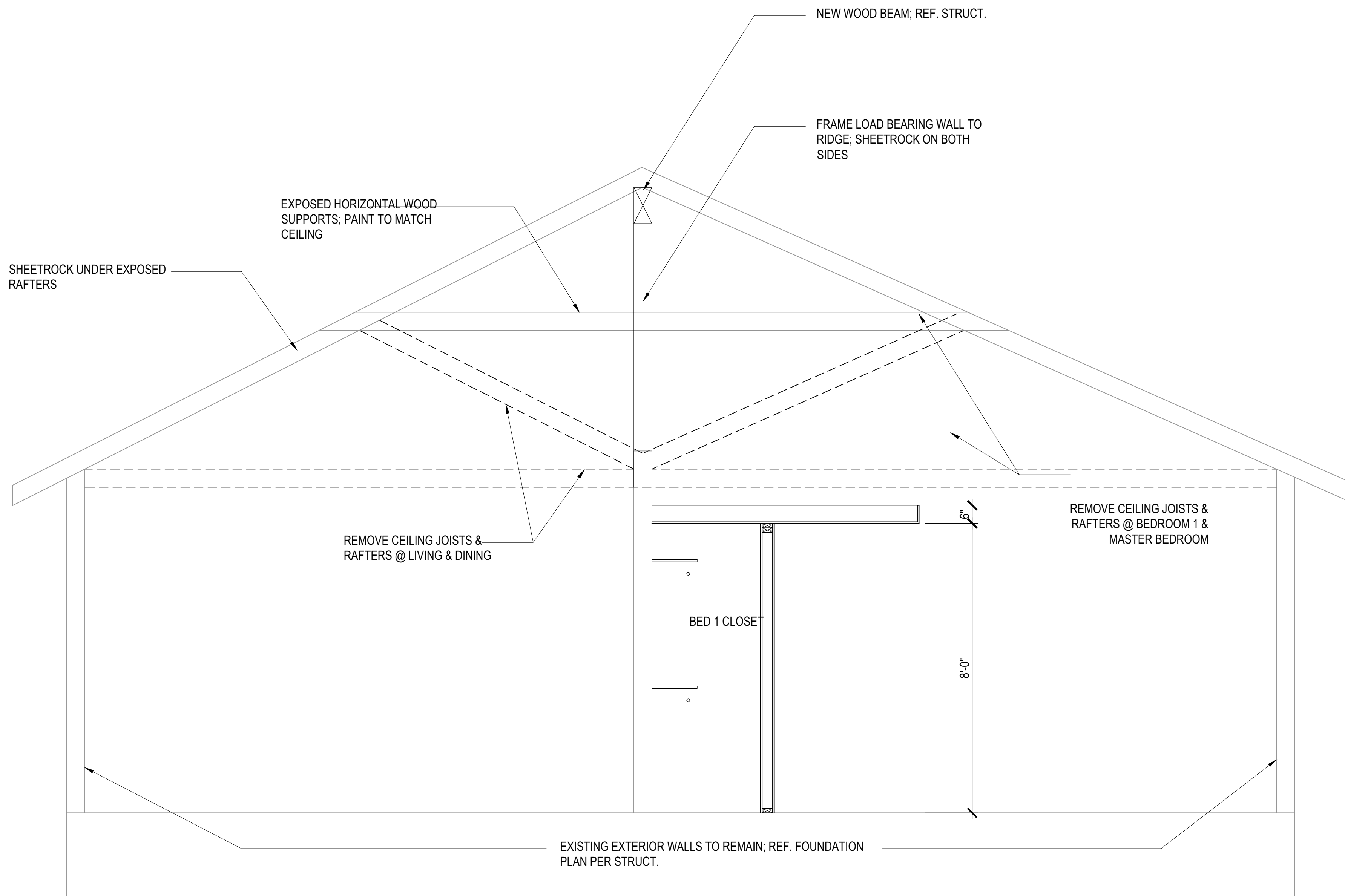
7 BATH 1  
3/8" = 1'-0"



8 MASTER BATH  
3/8" = 1'-0"



9 POWDER BATH  
3/8" = 1'-0"



10 CROSS SECTION @ VAULTED CEILING  
1/2" = 1'-0"

Mission  
Remodel

312 Mission St.  
San Antonio, TX 78210

Charles & Christine  
Riley

312 Mission St.  
San Antonio, TX 78210

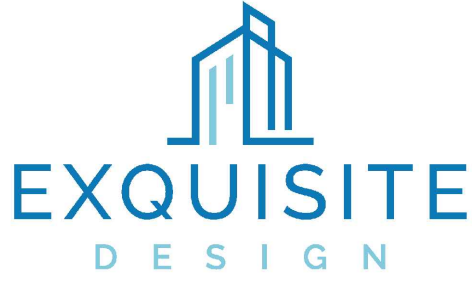
20-Mission312

CONSTRUCTION DOCS

Cross Section  
Cabinetry Elevations

1 March 2021





DATE: 12/20/2021  
EXP. DATE: 12/20/2022  
EXQUISITE DESIGN  
1270 N LOOP 1604 E #1206  
SAN ANTONIO, TEXAS 78232  
VOICE: (210) 421-8890  
GENEVIE@MYSAPROPERTIES.COM

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PROJECT

## Mission Remodel

312 Mission St.  
San Antonio, TX 78210

OWNER

## Charles & Christine Riley

312 Mission St.  
San Antonio, TX 78210

PROJECT NUMBER

20-Mission312

## CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
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CONSULTANT

SHEET TITLE

Exterior Elevations

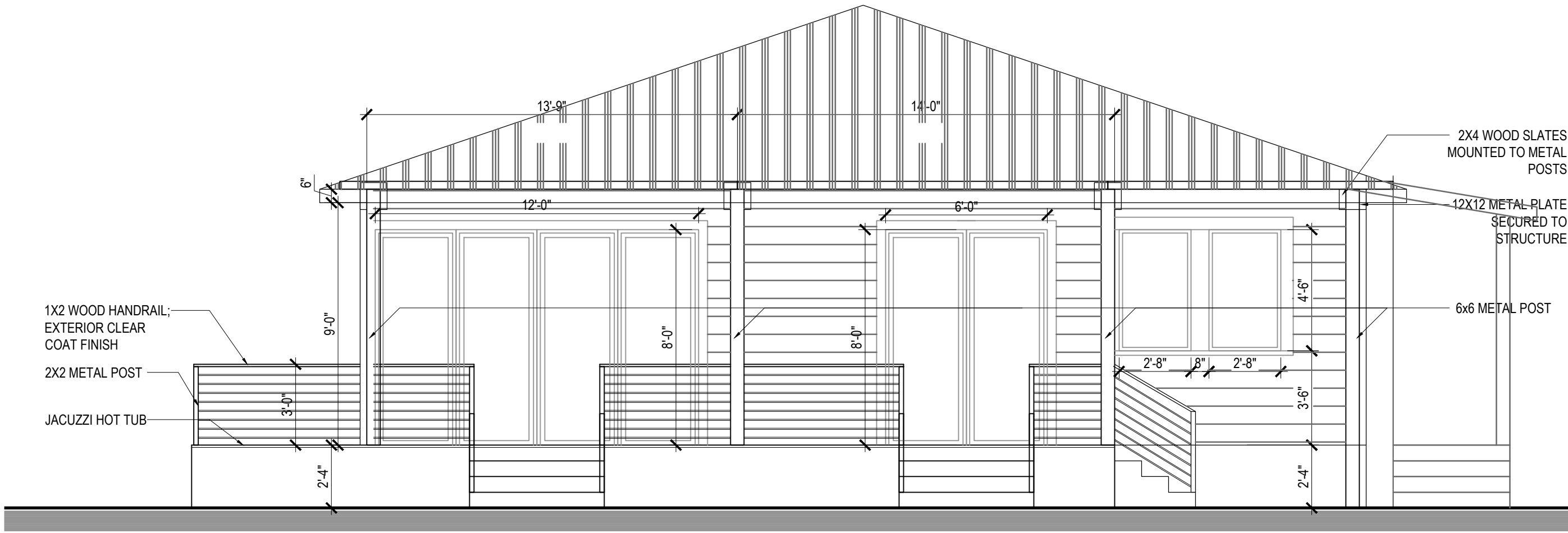
DATE

1 March 2021

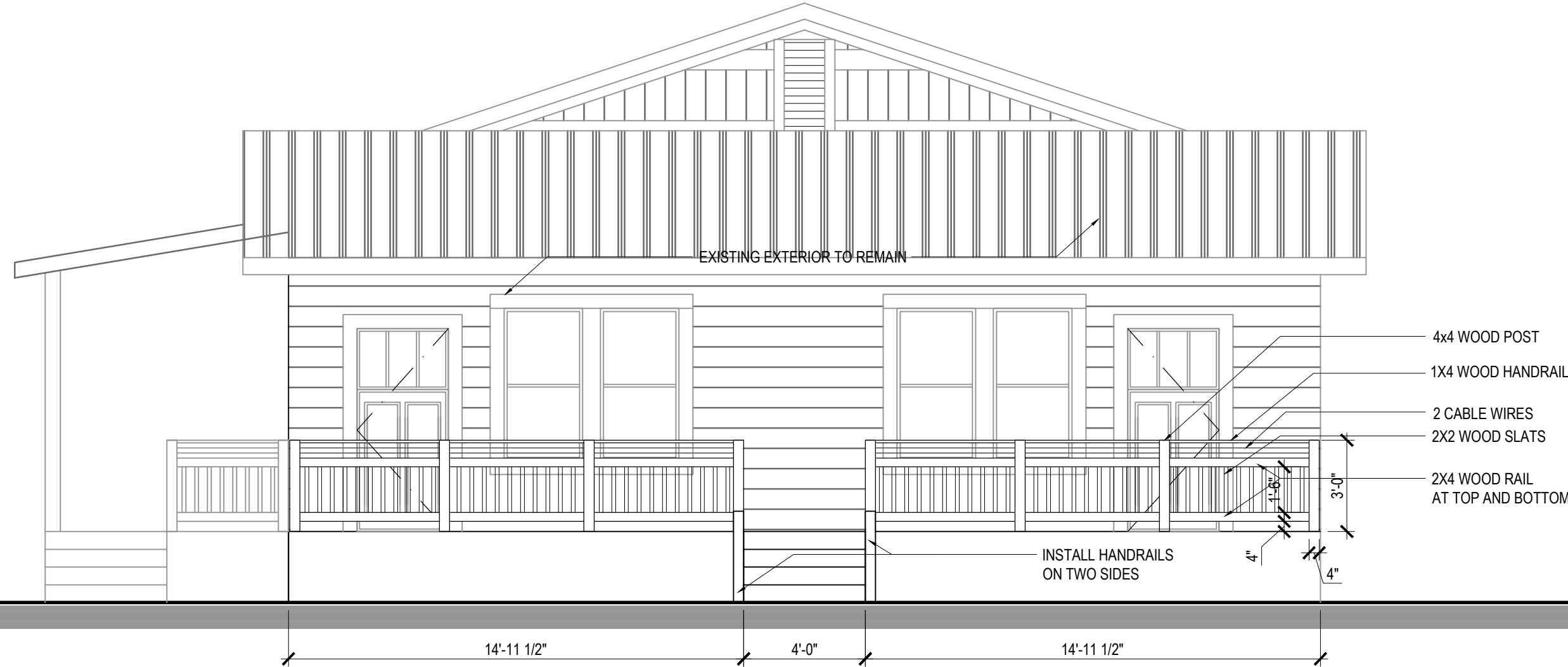
SHEET NUMBER

BAR LENGTH ON ORIGINAL  
DRAWING EQUALS 1 INCH

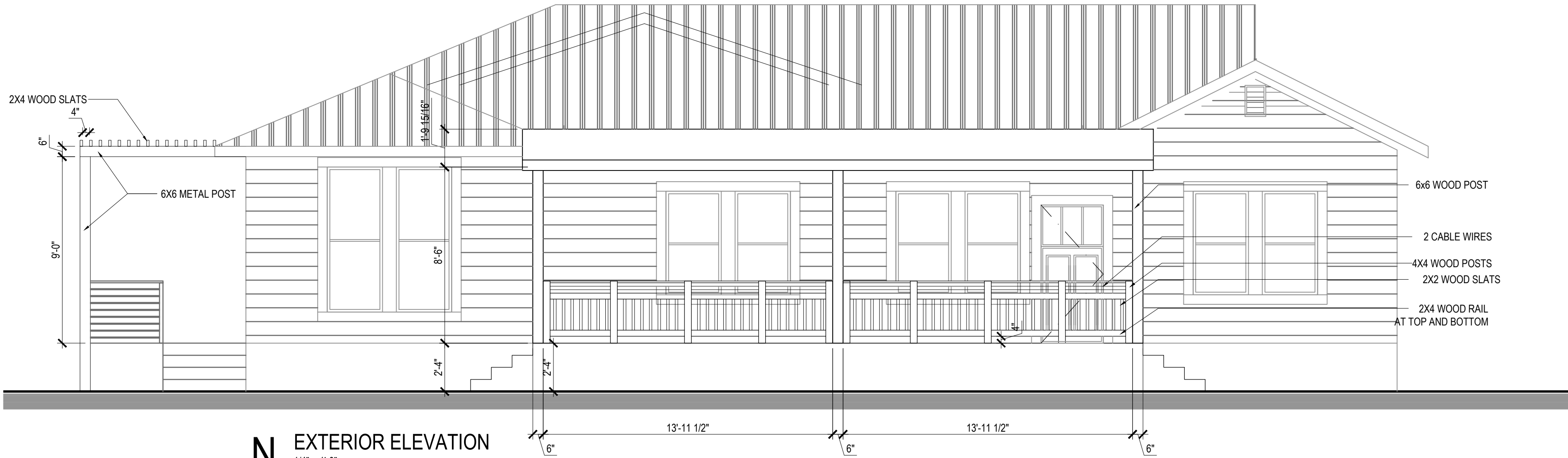
A4.01



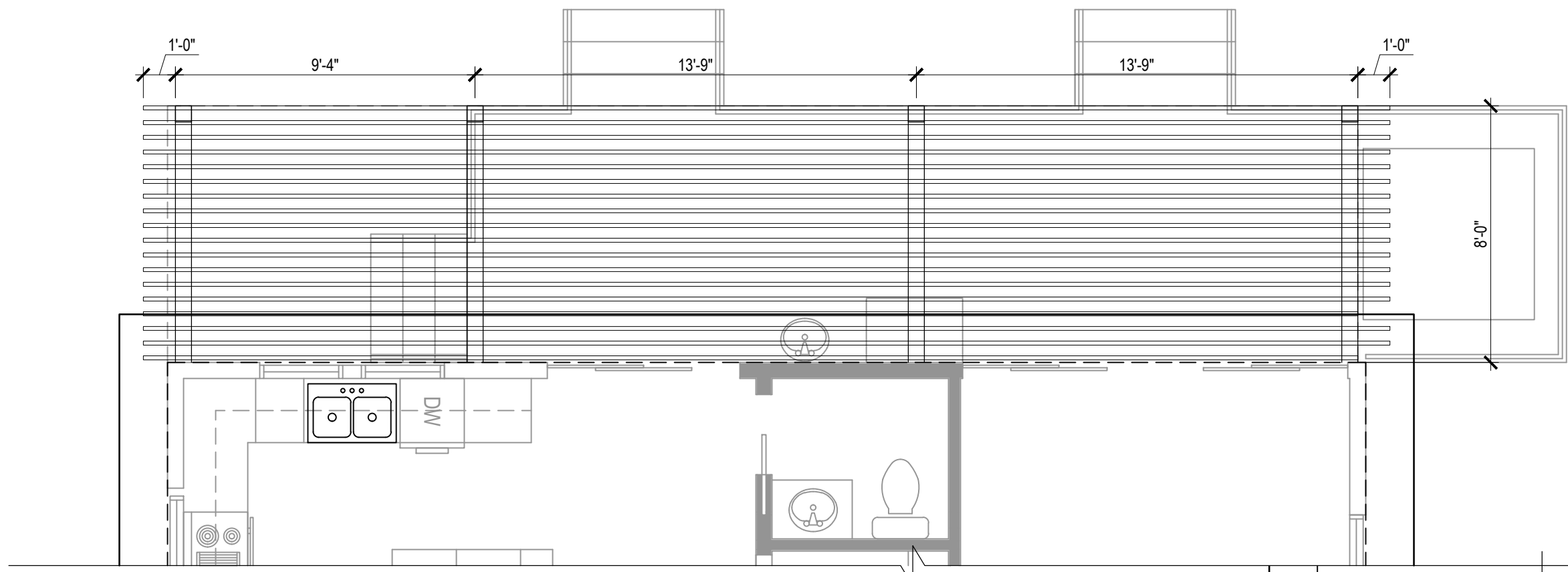
E EXTERIOR ELEVATION  
1/4" = 1'-0"



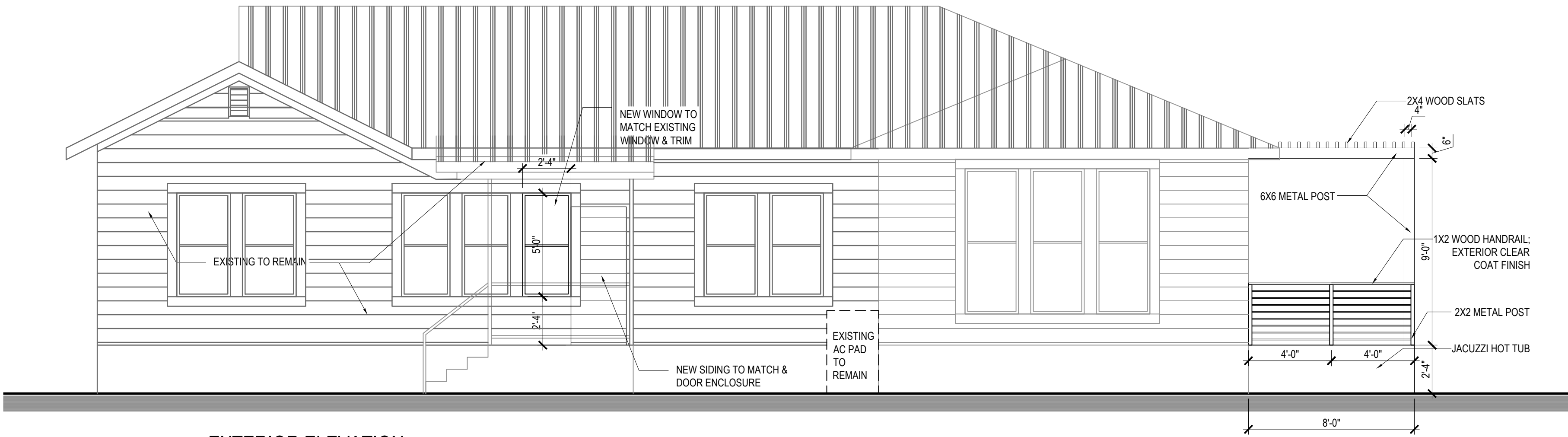
W EXTERIOR ELEVATION  
1/4" = 1'-0"



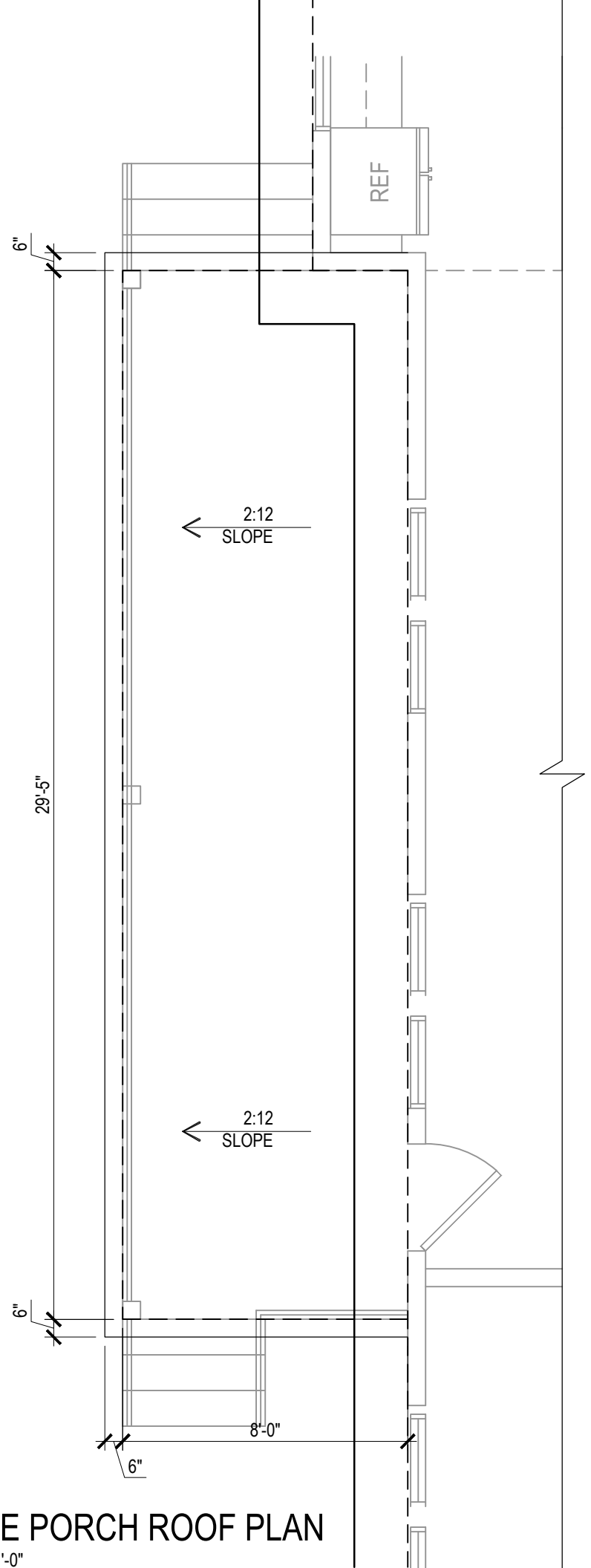
N EXTERIOR ELEVATION  
1/4" = 1'-0"



1 PERGOLA ROOF PLAN  
1/4" = 1'-0"



S EXTERIOR ELEVATION  
1/4" = 1'-0"



2 SIDE PORCH ROOF PLAN  
1/4" = 1'-0"



CODE REVIEW SUMMARY

LOCATION: 312 Mission San Antonio, Texas 78204		
OCCUPANCY CLASSIFICATION		
BUILDING TYPE: Residential Interior Remodel	BUILDING AREA: 1,933 S.F.	

DRAWING INDEX

GENERAL	
A0.01	COVER SHEET / SITE PLAN DEMO PLAN
ARCHITECTURAL	
A2.01	FLOOR PLAN / ELECTRICAL PLAN
A3.01	CROSS SECTION CABINETRY ELEVATIONS
A4.01	EXTERIOR ELEVATIONS ROOF PLAN

Mission Remodel

312 Mission  
San Antonio, TX 78204

DESIGN TEAM

EXQUISITE DESIGN  
1270 N LOOP 1604 E #1201  
SAN ANTONIO, TEXAS 78232  
210.421.8890

STRUCTURAL ENGINEER

HQ ENGINEERING  
30150 ROADRUNNER WAY  
BULVERDE, TEXAS 78163  
210.378.6000  
HUGO@HQ-ENG.NET

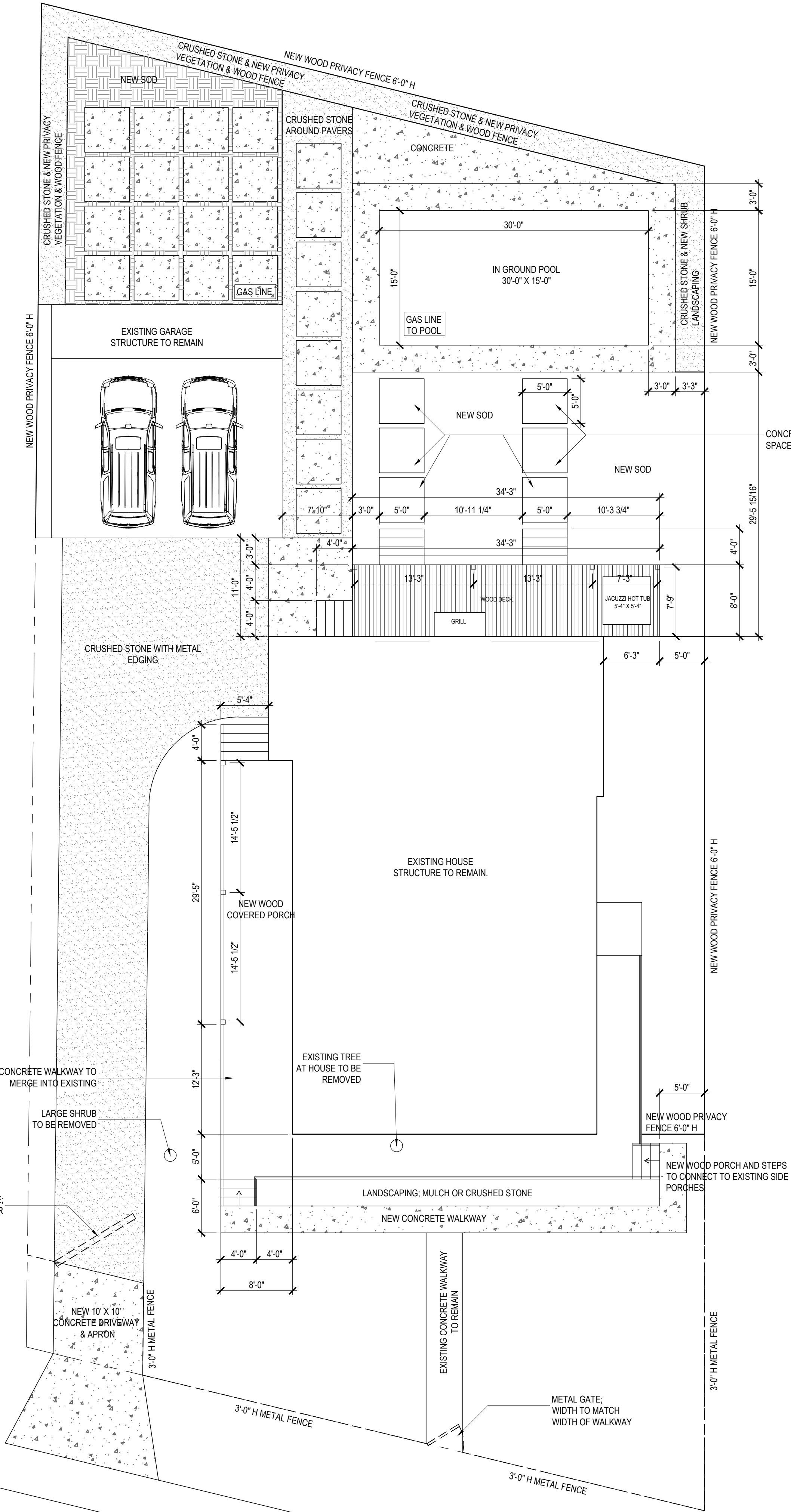
LEGEND

	SECTION IDENTIFICATION NUMBER		EXISTING CONST. TO REMAIN
	NUMBER OF SHEET IN WHICH SECTION IS DRAWN		NEW CONSTRUCTION
	MILL SECTION NUMBER		1 HR. SEPARATION
	FINISH MARKER		2 HR. SEPARATION
	EQUIPMENT NUMBER		3 HR. SEPARATION
	NORTH INDICATOR		DETAIL NUMBER
	COLUMN GRID NUMBER		SHEET NUMBER OF DETAIL
	KEYNOTE IDENTIFICATION NUMBER		EXISTING ELEVATION
	REVISION NOTE		NEW ELEVATION
	PARTITION TYPE		LEVEL DESCRIPTION
	DEMOLITION KEYNOTE		FLOOR ELEVATION
	WINDOW NUMBER		FLOOR CHANGE AMOUNT
	ROOM NAME		FLOOR CHANGE
	DOOR NUMBER		CENTERLINE
	ELEVATION IDENTIFICATION		DRAWING IDENTIFICATION NUMBER
	DRAWING TITLE		DRAWING TITLE
	SCALE OF DRAWING		SCALE OF DRAWING

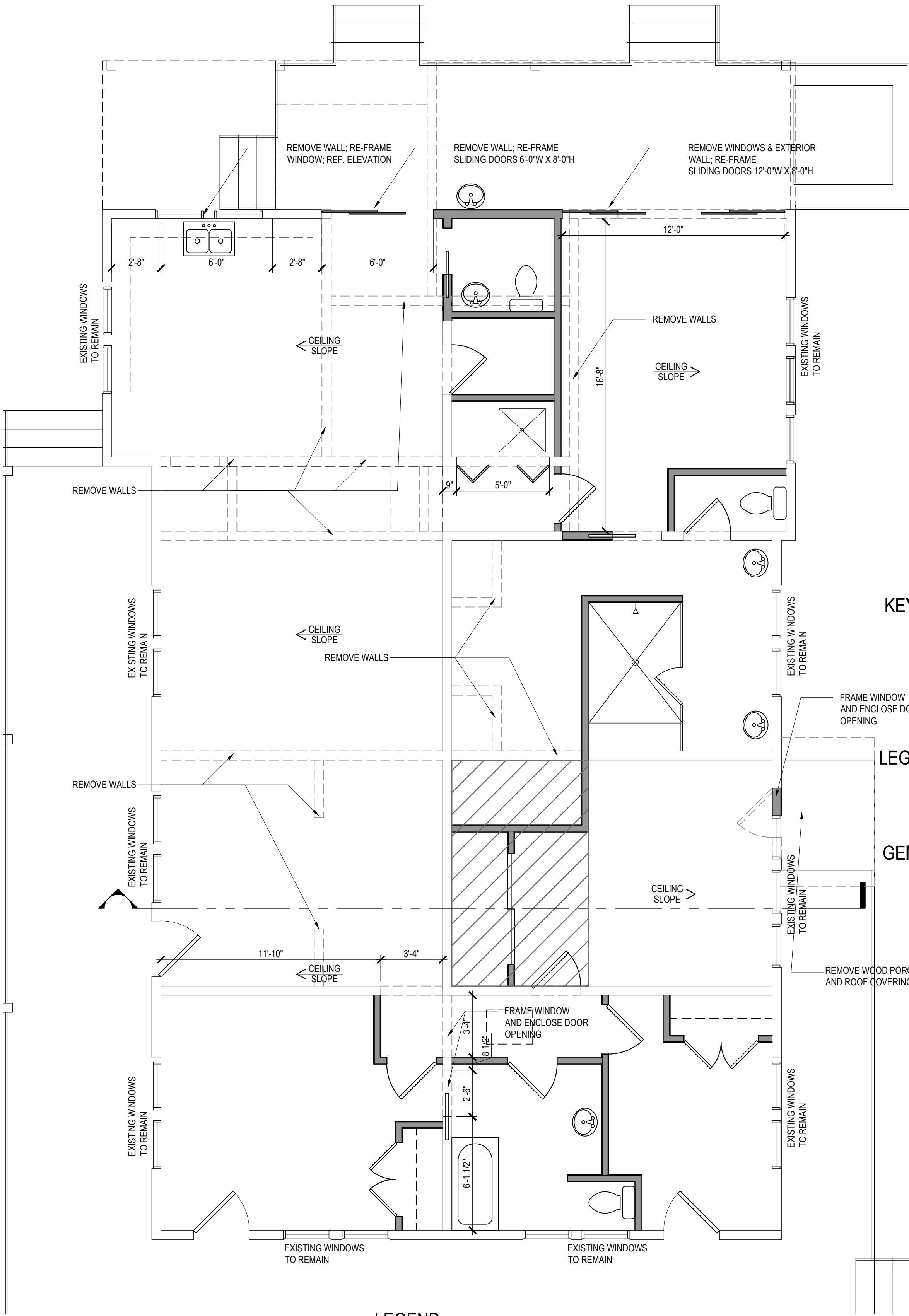
APPLICABLE BUILDING CODES & AUTHORITIES

2018 International Building Code  
2018 International Residential Code  
2018 International Existing Building Code  
2018 International Mechanical Code  
2018 International Plumbing Code  
2018 International Fuel Gas Code  
2018 International Fire Code  
2018 International Energy Conservation Code  
2017 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: [www.sanantonio.gov/dsd](http://www.sanantonio.gov/dsd)



STAFF NOTE: OPTION 2



2 DEMO PLAN  
1/4" = 1'-0"

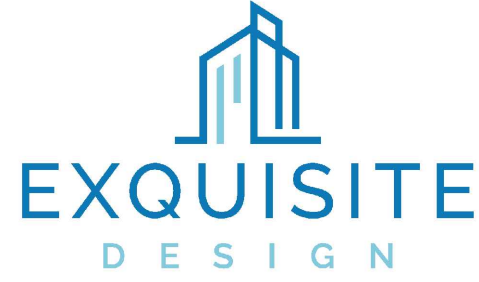
LEGEND

	2X4 NON RATED PARTITION
	EXISTING WALLS TO REMAIN
	WALLS TO BE REMOVED

GENERAL NOTES

- A. DAMAGED WINDOWS TO BE REPAIRED
- B. EXISTING WINDOW TRIM TO REMAIN
- C. ALL EXTERIOR SIDING AND ROOF MATERIAL WILL REMAIN
- D. FRONT FACADE TO REMAIN

Set #



DATE  
EXQUISITE DESIGN  
1270 N LOOP 1604 E #1206  
SAN ANTONIO, TEXAS 78232  
VOICE (210) 421-8890  
GENEVIE@MYSAPROPERTIES.COM

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PROJECT

Mission Remodel  
312 Mission St.  
San Antonio, TX 78210

OWNER

Charles & Christine Riley  
312 Mission St.  
San Antonio, TX 78210

PROJECT NUMBER

20-Mission312

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
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CONSULTANT

SHEET TITLE

Cover Sheet / Index  
Site Plan  
Electrical Plan

DATE  
1 March 2021

SHEET NUMBER

A0.01



Mission  
Remodel

312 Mission St.  
San Antonio, TX 78210

Charles & Christine  
Riley

312 Mission St.  
San Antonio, TX 78210

20-Mission312

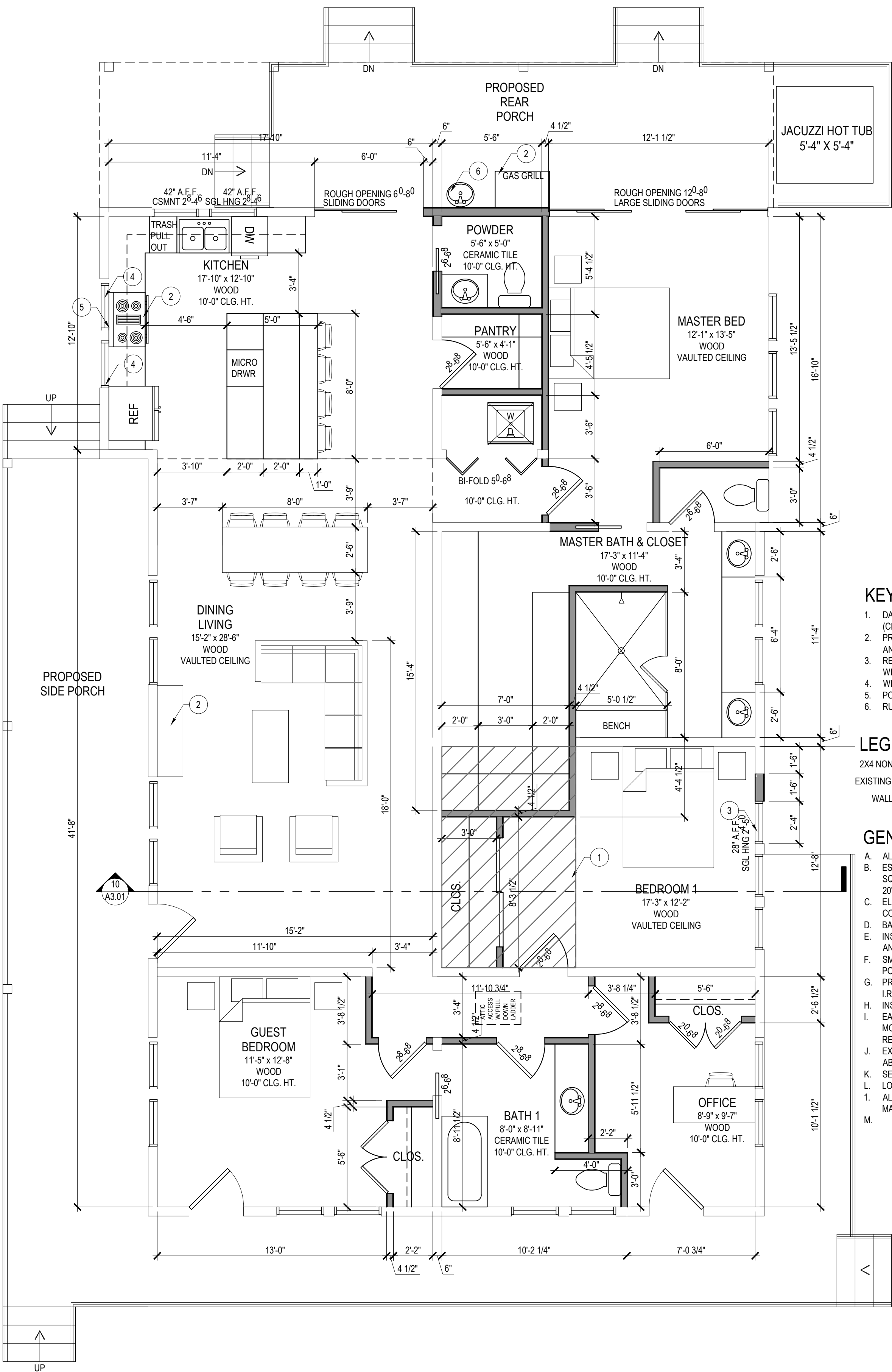
CONSTRUCTION DOCS

Floor Plan  
Electrical Plan

1 March 2021

BAR LENGTH ON ORIGINAL  
DRAWING EQUALS 1" INCH

A2.01



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

KEYNOTES

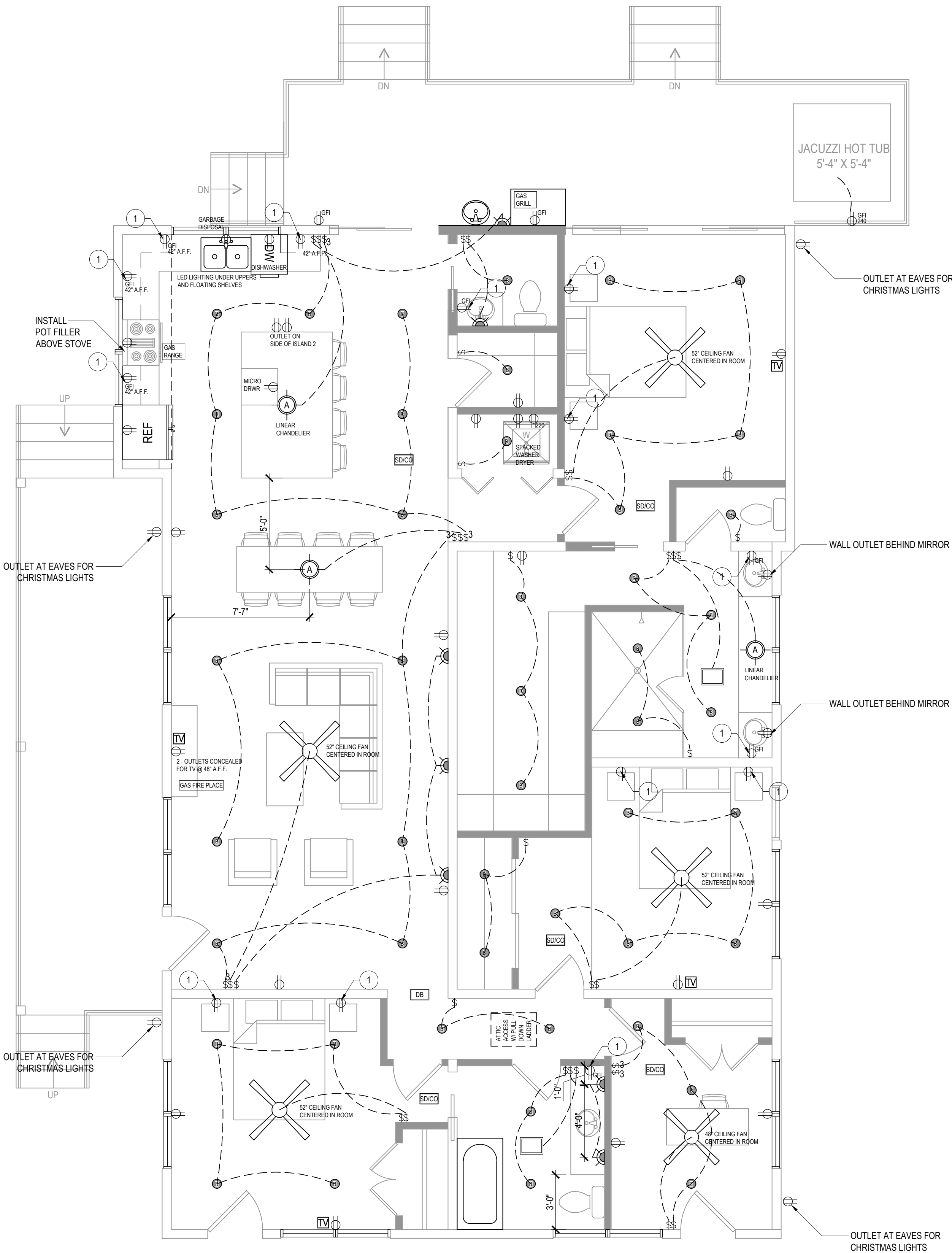
- DASH LINE INDICATES FRAMED LOFT SPACE ABOVE @ 8'-0" A.F.F. (CEILING IN BEDROOM TO BE VAULTED)
- PROVIDE GAS TO STOVE, FIRE PLACE, GRILL, AREA BEHIND GARAGE AND POOL, REF. SITE PLAN
- REMOVE DOOR AND FRAME NEW WINDOW TO MATCH ADJACENT WINDOW SIZE, SHAPE AND MATERIAL
- WINDOW TO BE CONCEALED WITH GYPSUM ON THE INTERIOR FACE
- POT FILLER TO BE INSTALLED ABOVE STOVE
- RUN A WATER LINE NEXT TO GAS GRILL

LEGEND

- 2X4 NON RATED PARTITION  
EXISTING WALLS TO REMAIN  
WALLS TO BE REMOVED

GENERAL NOTES

- ALL NEW WALL TO MATCH EXISTING FRAMING
- ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- BALUSTERS AT 4" ON CENTER MAX SPACING
- INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
- PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315
- INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE
- SECURITY CAMERA AND SYSTEM TO BE COORDINATED WITH OWNER
- LOCATE WATER HEATER AND A/C SYSTEM IN ATTIC
- ALL WINDOWS TO BE REMOVED AND REPLACED PER EXISTING SIZE, SHAPE, MATERIAL PER HISTORIC PRESERVATION APPROVAL
- 



2 ELECTRICAL PLAN  
1/4" = 1'-0"

KEYNOTES

- DOUBLE DUPLEX RECEPTACLE OUTLET (QUAD)
- OUTLET TO HAVE USB PORT

ELECTRICAL LEGEND

- TV CABLE TELEVISION / SATELLITE OUTLET  
20 AMP, 120V, SINGLE PHASE DUPLEX RECEPTACLE 1PH-3W  
220V, SINGLE PHASE DUPLEX RECEPTACLE  
DUPLEX RECEPTACLE / GROUND FAULT INTERRUPTING  
GFI  
LIGHT / POWER SWITCH  
3-WAY SWITCH  
4-WAY SWITCH  
CURRENT LINE
- WALL SOURCE / USE EXTERIOR  
FIXTURE OUTSIDE AND AT WET AREAS  
DECORATIVE SUSPENDED LIGHT FIXTURE  
DOOR BELL  
SMOKE DETECTOR/CARBON MONOXIDE COMBO  
VENT  
6" RECESSED LED CAN LIGHT / USE EXTERIOR  
FIXTURE OUTSIDE AND AT WET AREAS  
LED STRIP LIGHT UNDER CABINET  
WITH ON/OFF SWITCH
- CEILING FAN WITH LIGHT













FOR SALE  
(210) 922-HOME  
LAWSON DE. 10850

PRIVATE  
PROPERTY  
NO TRESPASSING































































357

S E E U O I U M E T H R E E

S. PRESA

S. ST. MARYS

PRVED

360

PEREIDA

351

STIEREN

CEDAR

MICROHMIZED

MISSION

MISSION

FORCKEST

358

359

