HISTORIC AND DESIGN REVIEW COMMISSION

July 21, 2021

HDRC CASE NO:	**2021-348**
ADDRESS:	815 E MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 6939 BLK LOT 4
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	catherine nored/Nored Architecture
OWNER:	CONVERY JOHN A & HASDORFF JULIE K
TYPE OF WORK:	Exterior modifications, window replacement, construction of a rear addition
APPLICATION RECEIVED:	June 24, 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. Replace the existing non-original front windows with new multi-lite casement windows.
2. Construct a rear addition.
3. Modify the existing concrete door landings on the primary structure.

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

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.

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.

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.

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 815 E Magnolia is a 1-story residential structure constructed circa 1925 in the Spanish Eclectic style. The home features a stucco façade with a trowel finish, wood windows, and a clay barrel tile roof. The structure is contributing to the River Road Historic District. The property also features a 1-story rear accessory structure.
b. WINDOW REPLACEMENT – The applicant has proposed to replace two existing windows on the front façade of the structure, located at the southeast corner of the house. The existing windows are non-original, as this portion of the house used to be a semi-open porch as evidenced by Sanborn Maps and a newspaper article photo. The applicant has proposed to replace them with new aluminum clad casement windows to match the original openings closely based on evidence on the exterior and interior. The windows will feature a multi-lite grid pattern that is common to the Spanish Eclectic style. Staff generally finds the request appropriate with the stipulations listed in the recommendation.
c. REAR ADDITION – The applicant has proposed to construct a rear addition measuring approximately 300 square feet. The addition will feature a stucco finish, parapet roof form, and rear fenestration that aligns with existing patterns on the primary structure. Per the Guidelines, additions should be located at the rear of the primary structure, should feature similar roof forms and window patterns, and feature a compatible material palette. Staff finds the request appropriate and consistent with the Guidelines.

d. LANDINGS – The applicant has proposed to modify all existing concrete landings on the structure to feature new steps that align with the location of the bottom of the doorways for ease of egress and safety. The existing locations, materiality, and design, aside from the stair height, will remain the same. Staff finds the request appropriate.
e. ADDITIONAL ITEMS – The submitted application documents include additional scopes of work that are eligible for administrative approval, including stucco and trim repair, gutter and scupper installation, flat roof replacement in-kind, walkway and driveway repair and replacement in-kind, and landscaping. The documents also include request items that will appear on a future agenda, including partial demolition of a rear accessory structure and a new rear accessory structure construction scope. These items are not under consideration as part of this HDRC application.

RECOMMENDATION:

Staff recommends approval of the request items with the following stipulations:

i. That the applicant installs a fully wood window or aluminum clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
ii. That the applicant meets all setback standards as required by city zoning requirements, and obtains a variance from the Board of Adjustment if applicable.

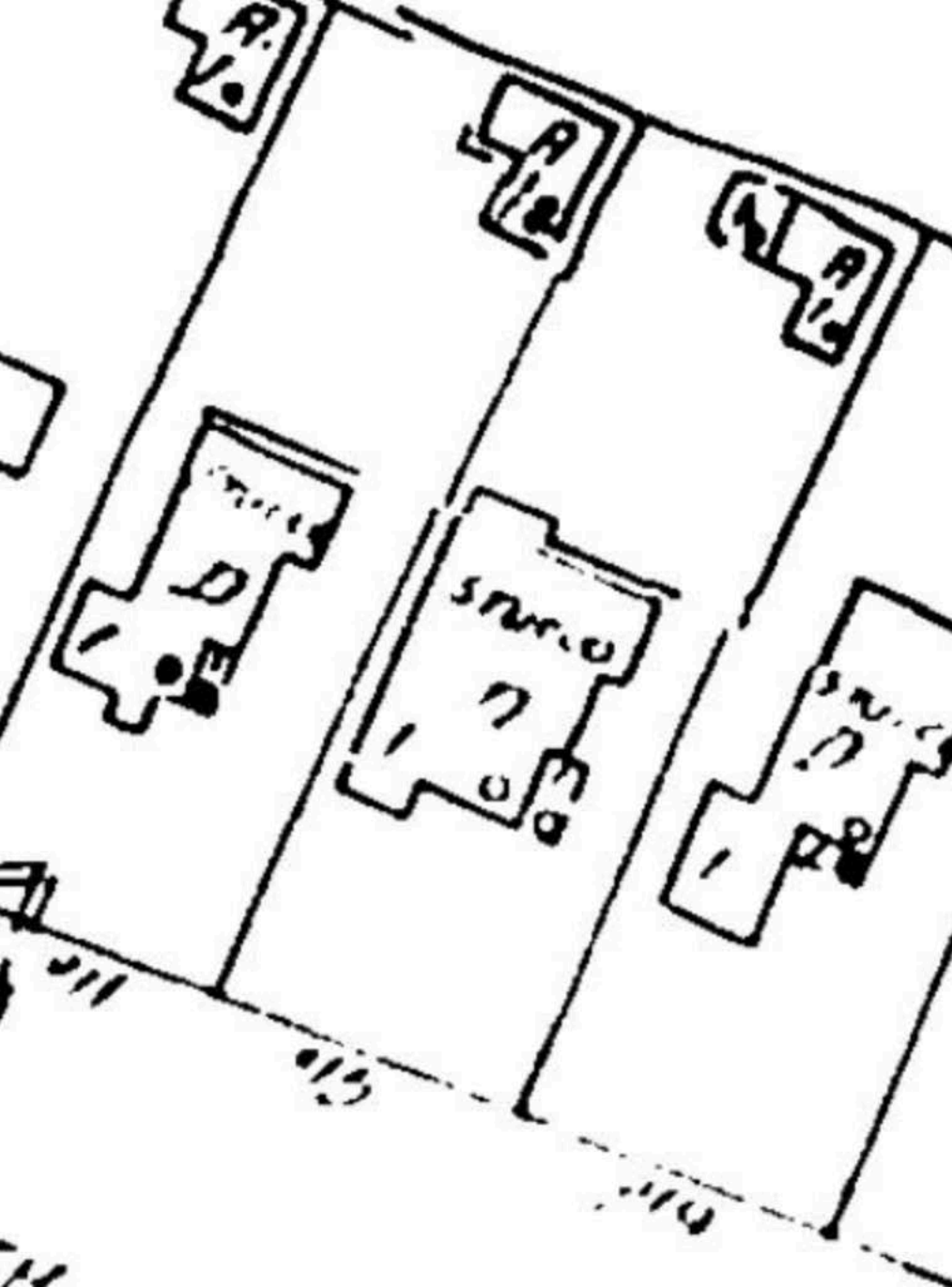
City of San Antonio One Stop

July 16, 2021

1:1,000

0 0.01 0.02 0.04 mi

0 0.0175 0.035 0.07 km



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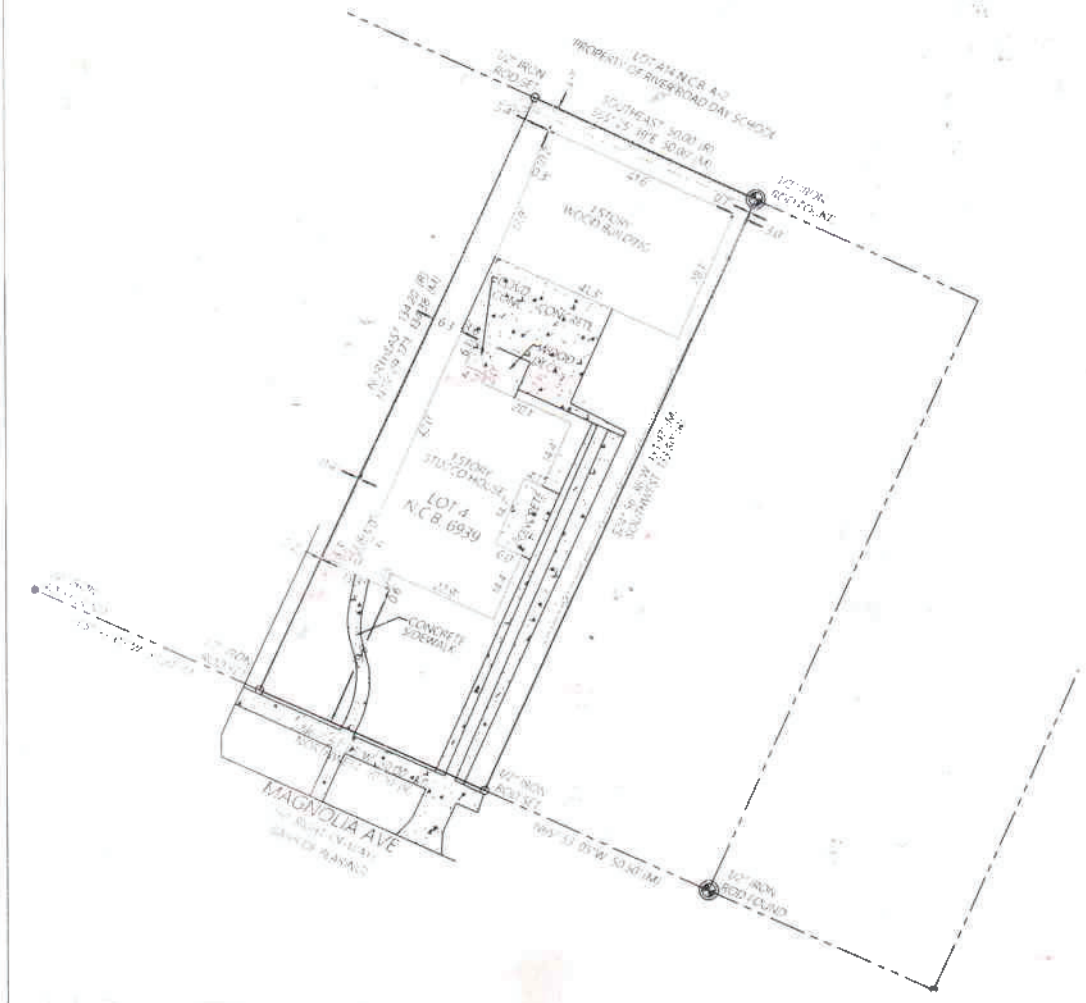
CONVERY

SURVEY PLAT

LOT4, NCB 6939, MAGNOLIA PLACE
VOL. 981, PG. 181
0.15 ACRE LOT
SAN ANTONIO,
BEXAR COUNTY, TEXAS
ADDRESS:
815 E MAGNOLIA AVE.
SAN ANTONIO, TEXAS

OWNERS	CHRISTOPHER JOHN SMITH MARK WILLIAM SMITH
TITLE CO.	N/A
G.F. NO.	N/A



LEGEND

●	1/2" IRON ROD FOUND	P.R.B.C.T. PLAT RECORDS, BEXAR COUNTY, TEXAS	WOOD FENCE
○	1/2" IRON ROD SET	D.R.B.C.T. DEED RECORDS, BEXAR COUNTY, TEXAS	CHAIN LINK FENCE
⊛	CONTROL MONUMENT	(E.M.) ELECTRIC METER	POWER POLE
(R)	RECORD DISTANCE	(G.M.) GAS METER	SETBACK LINE
(M)	MEASURED DISTANCE		EASEMENT LINE
			PROPERTY LINE
			ADJOINER LINE

NOTES:

1. PROPERTY APPEARS TO BE VESTED IN TRAVIS CHRISTOPHER J SMITH AND MARK W SMITH OF A DEED RECORDED IN FILE NO 20090101573, OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.
2. PROPERTY IS SUBJECT TO THE TERMS OF A "TITLE PROVIDED BY UNIVERSITY TITLE COMPANY, AND ISSUED UNDER G.F. # 193866, EFFECTIVE DATE DECEMBER 8, 2019
3. BEARINGS AND DISTANCE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE TERRA SMARTNET NETWORK OF NORTH AMERICA
4. THIS PROPERTY IS LOCATED WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF COLLEGE STATION, TEXAS, COMMUNITY PANEL NO. 48029C, PANEL NO. 0405G, REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.
5. THIS PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN FILE NO. 20090201573 AND VOL. 980, PG. 181 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS OF INSTRUMENT NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATION:

I, ENRIQUE C. ELIZONDO, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR OVERLAPPING EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXCEPT AS SHOWN HEREIN. THIS 27TH DAY OF FEBRUARY 2020.

ENRIQUE C. ELIZONDO R.P.L.S. NO. 6386

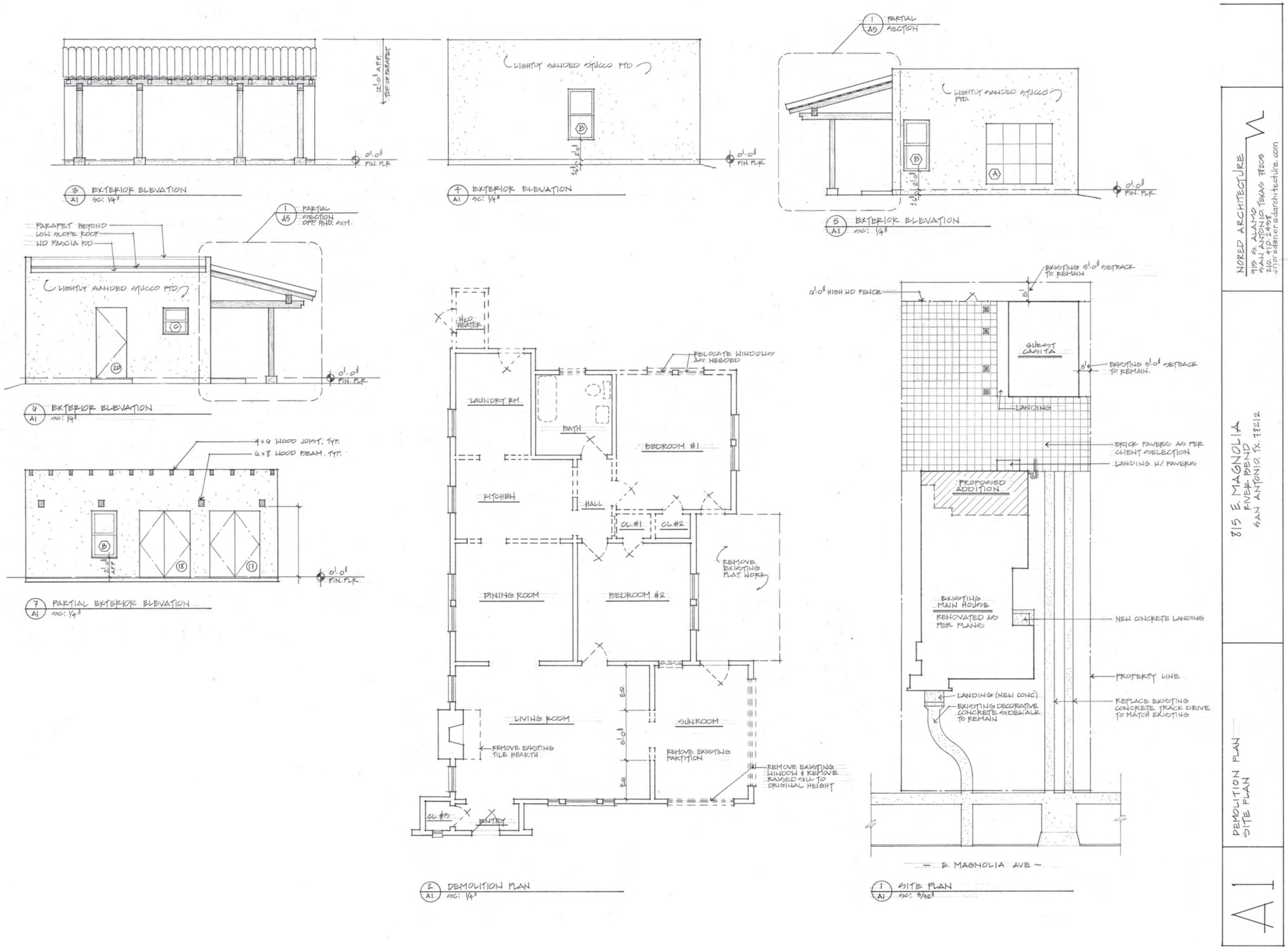
STATE OF TEXAS
REGISTERED
ENRIQUE C. ELIZONDO
6386
PROFESSIONAL
LAND SURVEYOR

13153 WESTWOOD LOOP, STE 170
SAN ANTONIO, TEXAS 78249
PHONE: (210) 375-9128
FAX: (210) 375-9130
www.elizondoassociates.com

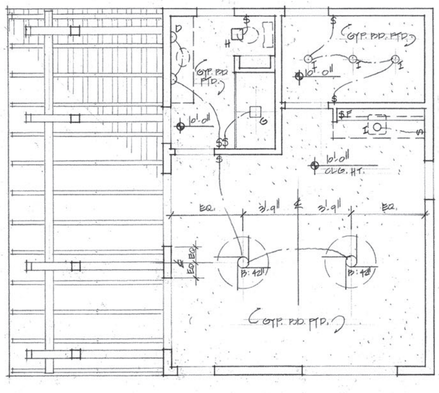
FIRM REGISTRATION NUMBER
10103804

SURVEY PLAT

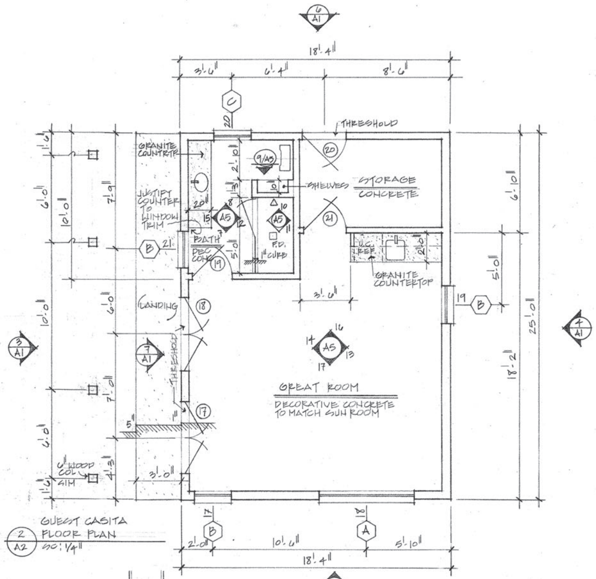
ISSUE DATE:	3-27-2020
DRAWN BY	SNI
CHECKED BY:	HE
PROJECT #:	6827



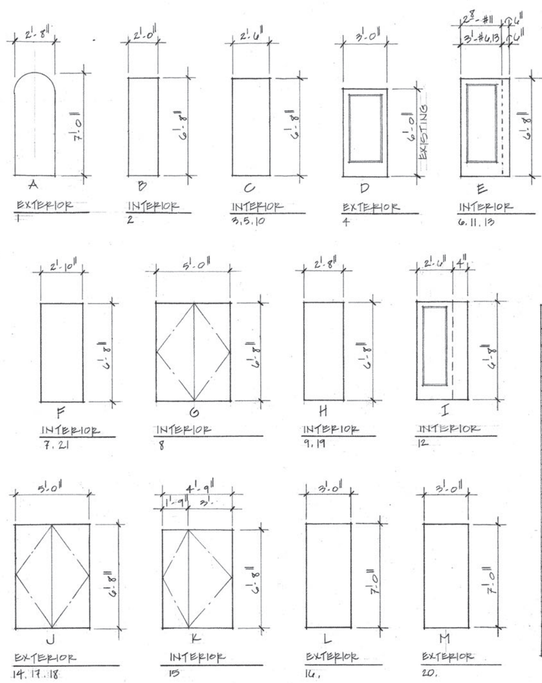
3 EXTERIOR ELEVATION A1 SC: 1/4"
12'-0" A.F.F. TOP OF PARAPET
0'-0" FIN. FLR.
LIGHTLY SANDED STUCCO PTD
4 EXTERIOR ELEVATION A1 SC: 1/4"
1 A5 PARTIAL SECTION
LIGHTLY SANDED STUCCO PTD.
5 EXTERIOR ELEVATION A1 SC: 1/4"
PARAPET BEYOND
LOW SLOPE ROOF
WD FASCIA PTD
1 A5 PARTIAL SECTION OPP. HND. SIM.
6 EXTERIOR ELEVATION A1 SC: 1/4"
4x6 WOOD JOIST, TYP.
4x8 WOOD BEAM, TYP.
7 PARTIAL EXTERIOR ELEVATION A1 SC: 1/4"
H2O HEATER
RELOCATE WINDOWS AS NEEDED
LAUNDRY RM
BATH
BEDROOM #1
KITCHEN
HALL
CL. #1
CL. #2
REMOVE EXISTING FLAT WORK
DINING ROOM
BEDROOM #2
LIVING ROOM
SUNROOM
REMOVE EXISTING TILE HEARTH
REMOVE EXISTING PARTITION
REMOVE EXISTING WINDOW & REMOVE RAISED SILL TO ORIGINAL HEIGHT
CL. #3
ENTRY
2 DEMOLITION PLAN A1 SC: 1/4"
EXISTING 5'-0" SETBACK TO REMAIN
6'-0" HIGH WD FENCE
GUEST CASITA
EXISTING 5'-0" SETBACK TO REMAIN.
LANDING
BRICK PAVERS AS PER CLIENT SELECTION
LANDING W/ PAVERS
PROPOSED ADDITION
EXISTING MAIN HOUSE RENOVATED AS PER PLANS
NEW CONCRETE LANDING
PROPERTY LINE
LANDING (NEW CONC.)
EXISTING DECORATIVE CONCRETE SIDEWALK TO REMAIN
REPLACE EXISTING CONCRETE TRACK DRIVE TO MATCH EXISTING
~ E. MAGNOLIA AVE ~
1 SITE PLAN A1 SC: 3/32"
NORED ARCHITECTURE
915 S. ALAMO
SAN ANTONIO, TEXAS 78205
210. 410. 2498
cnored@noredarchitecture.com
815 E. MAGNOLIA
RIVER BEND
SAN ANTONIO, TX. 78212
DEMOLITION PLAN
SITE PLAN
A1

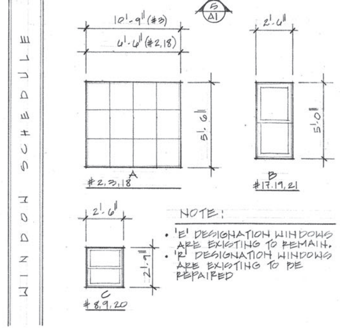


3 A2 R.C.P. GUEST CASITA

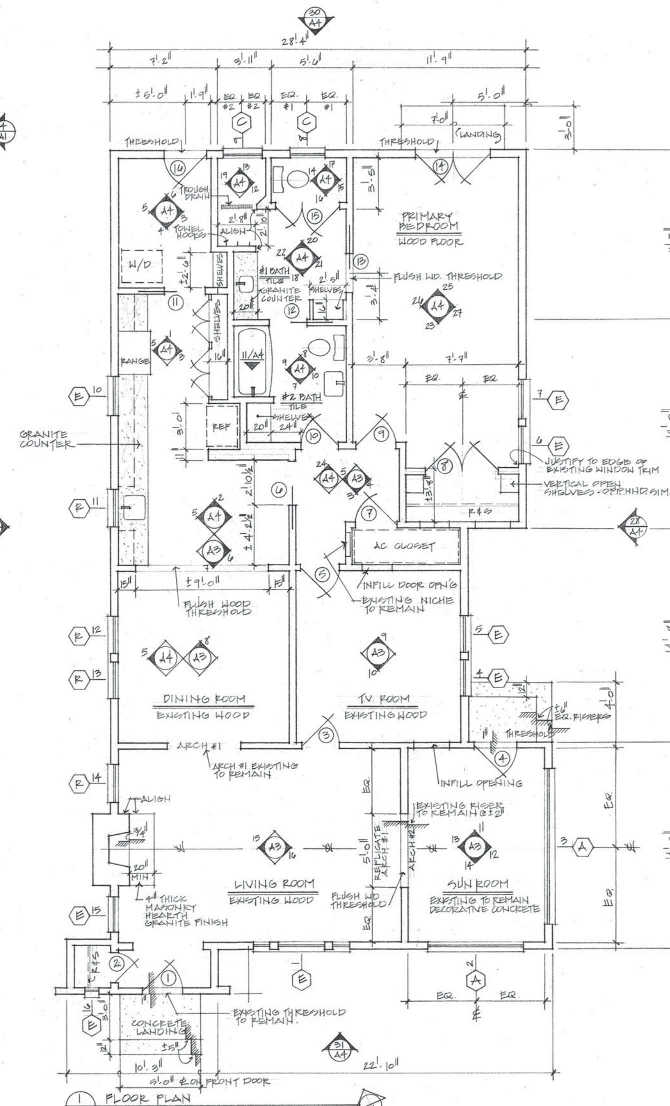


2 A2 GUEST CASITA FLOOR PLAN SC: 1/4"





DOOR SCHEDULE				
#	TYPE	SIZE	HAND	COMMENTS
1	A	2'-8" x 7'-0"	LH	EXISTING TO REMAIN
2	B	2'-0" x 6'-8"	RH	
3	C	2'-6" x 6'-8"	LH	
4	D	3'-0" x 6'-0"	RH	GLASS
5	C	2'-6" x 6'-8"	RH	
6	E	2'-10" x 6'-8"	PCKT	GLASS
7	F	2'-10" x 6'-8"	RH	
8	G	5'-0" x 6'-8"	DBL	
9	H	2'-8" x 6'-8"	LH	
10	C	2'-6" x 6'-8"	RH	
11	E	2'-10" x 6'-8"	PCKT	GLASS
12	I	2'-6" x 6'-8"	PCKT	GLASS
13	E	2'-10" x 6'-8"	PCKT	GLASS
14	J	5'-0" x 7'-0"	DBL	GLASS
15	K	4'-9" x 6'-8"	DBL	
16	L	3'-0" x 7'-0"	LH	GLASS
17	J	5'-0" x 6'-8"	DBL	GLASS
18	J	5'-0" x 6'-8"	DBL	GLASS
19	H	2'-8" x 6'-8"	LH	
20	M	3'-0" x 7'-0"	RH	
21	F	2'-10" x 6'-8"	LH	



1 A2 FLOOR PLAN SC: 1/4"

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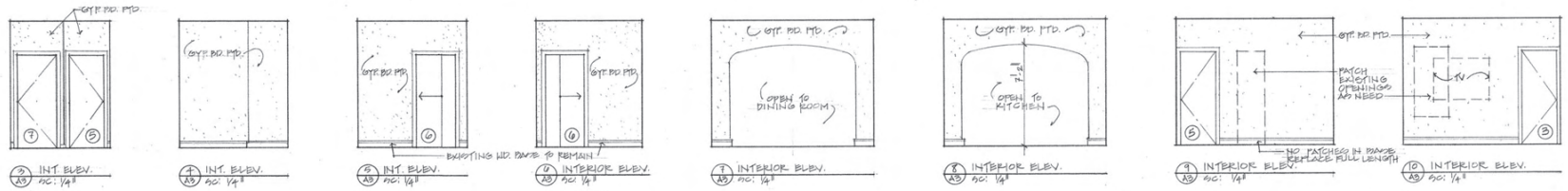
FLOOR PLANS
DOOR SCHEDULE
WINDOW SCHEDULE

A2



3 A3 INT. ELEV. SC: 1/4"

4 A3 INT. ELEV. SC: 1/4"

5 A3 INT. ELEV. SC: 1/4"

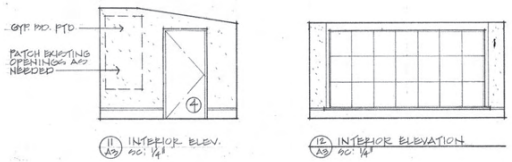
6 A3 INTERIOR ELEV. SC: 1/4"

7 A3 INTERIOR ELEV. SC: 1/4"

8 A3 INTERIOR ELEV. SC: 1/4"

9 A3 INTERIOR ELEV. SC: 1/4"

10 A3 INTERIOR ELEV. SC: 1/4"



11 A3 INTERIOR ELEV. SC: 1/4"

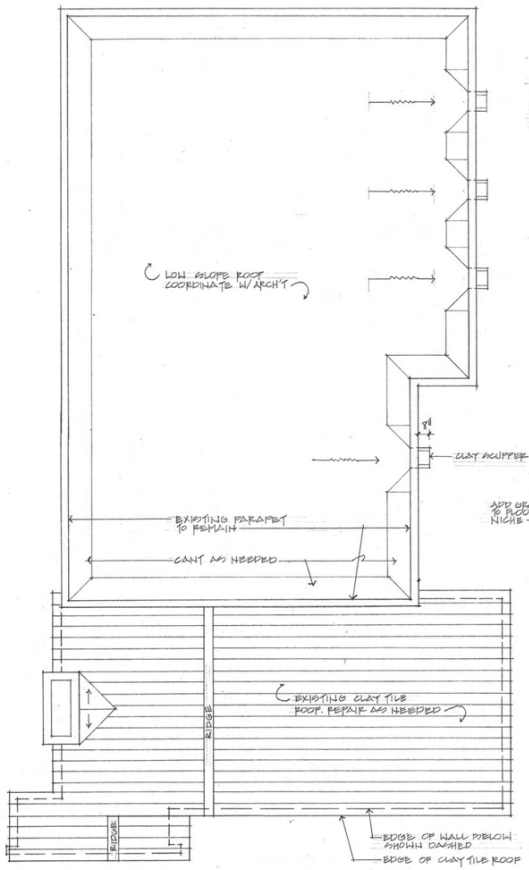
12 A3 INTERIOR ELEVATION SC: 1/4"

19 A3 INTERIOR ELEVATION SC: 1/4"

14 A3 INTERIOR ELEV. SC: 1/4"

16 A3 INTERIOR ELEVATION SC: 1/4"

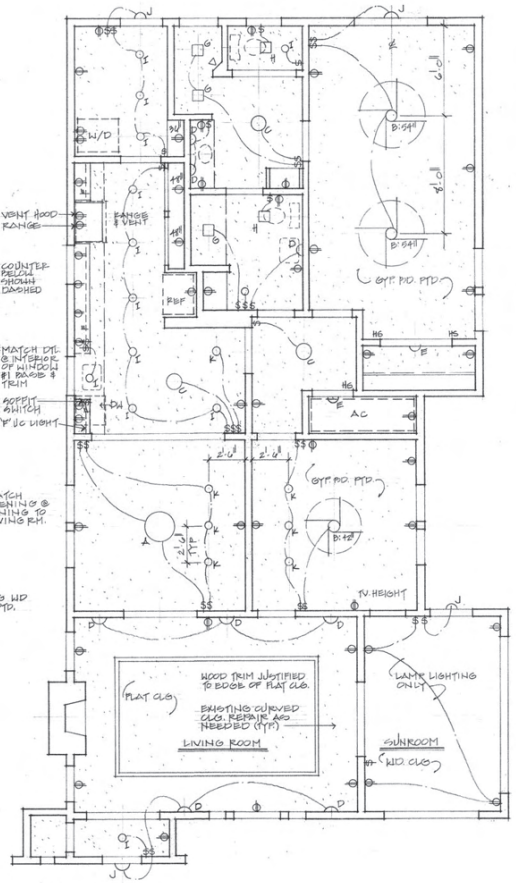
15 A3 INTERIOR ELEVATION SC: 1/4"



2 A3 ROOF PLAN SC: 1/4"

LIGHT FIXTURE SCHEDULE		
#	TYPE	COMMENTS
A	CHANDELIER	
B	CLG. FAN	SEE R.C.P. FOR DIMENSION
C	SURFACE MOUNTED	
D	WALL MOUNTED	
E	WALL MNTD - UTILITY	W/ H.S. (HINGE SWITCH)
F	UNDER CABINET LT.	LED
G	SHOWER LIGHT	WET RATED
H	EXHAUST VENT	W/ LIGHT
I	RECESSED LIGHT	LED
J	WALL MOUNTED	WET RATED
K	DIRECTIONAL ART LIGHT	RECESSED
L		
M		
N		
O		

NOTE: ALL LIGHT SWITCHES TO BE STACKED VERTICALLY



1 A3 R.C.P. SC: 1/4"

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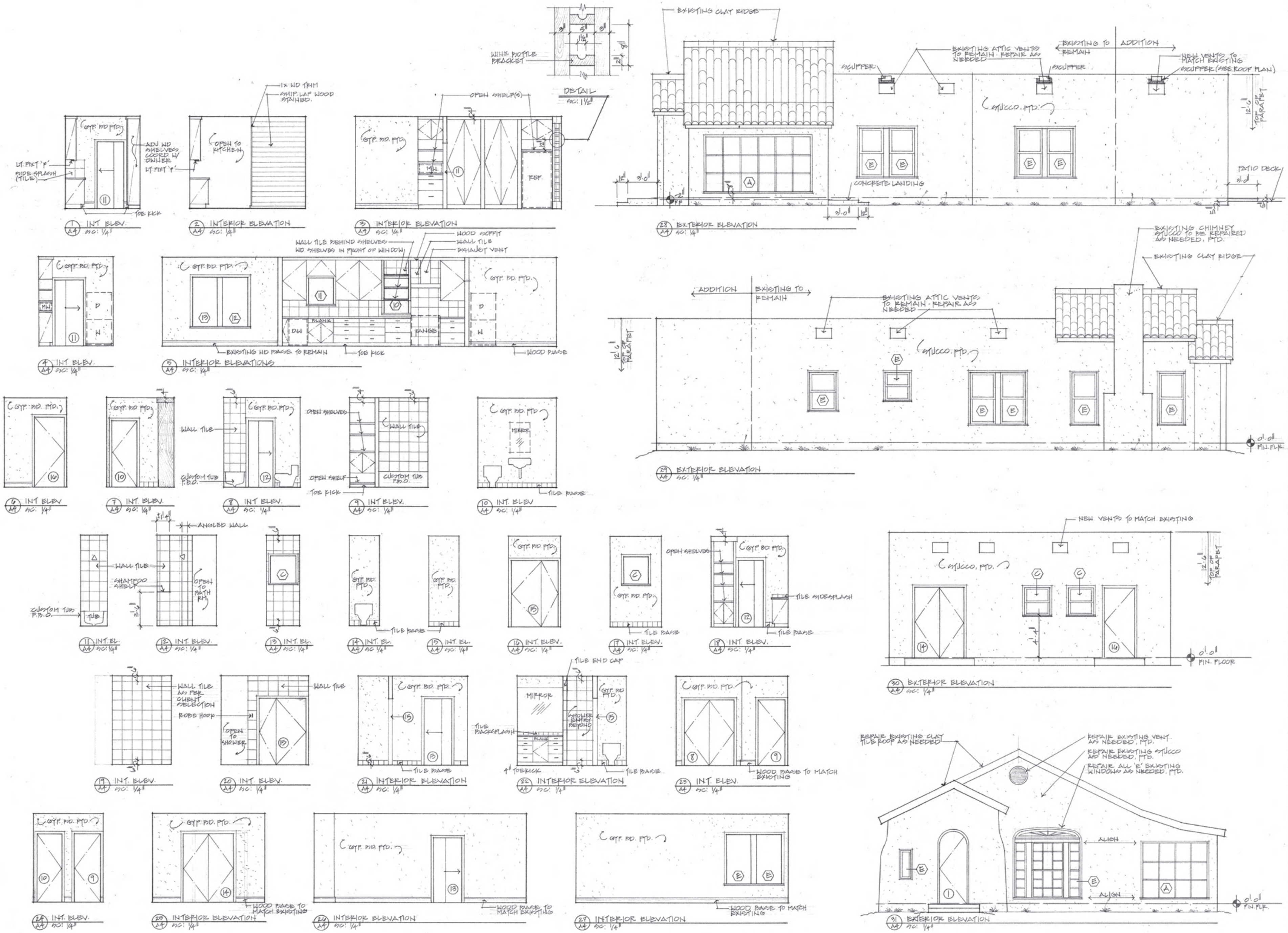
ROOF PLAN
RCP

A3



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EXTERIOR ELEVATION
INTERIOR ELEVATION

A4