

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2023

HDRC CASE NO:	2023-360
ADDRESS:	915 MASON ST
LEGAL DESCRIPTION:	NCB 1267 BLK 3 LOT S 105 FT OF 7
ZONING:	R-6, H
CITY COUNCIL DIST.:	2
DISTRICT:	Government Hill Historic District
APPLICANT:	Michael Krause/Mychals Designs LLC
OWNER:	Sevda Johnson/SEVHAS INVESTMENTS LLC
TYPE OF WORK:	Additions, front door and porch modifications
APPLICATION RECEIVED:	August 09, 2023
60-DAY REVIEW:	October 8, 2023
CASE MANAGER:	Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Add a dormer to the roof on the primary (south) elevation.
2. Construct an addition along the entire east elevation impacting the front façade.
3. Construct an addition along the entire west elevation impacting the front façade.
4. Construct a rear addition.
5. Replace the two existing front doors.
6. Relocate the street-facing front door approx. 6 inches.
7. Relocate the existing front steps.
8. Clad the front porch in wood.

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 stripping 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. Hardboard 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.

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)

- ii. *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.
- iii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iv. *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.
- v. *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.
- vi. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vii. *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.
- viii. *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.

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.

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.

FINDINGS:

- a. The property at 915 Mason is a one-story Craftsman-style residence with detached garage built c. 1940. The property is located on a block bound to the south by Mason St, the west by Spofford Ave, the north by Colita St, and the east by Rogers Ave. It first appears in city directories in 1940 and on Sanborn Fire Insurance maps in 1951 with the detached garage but without the rear east-facing gable and rear addition. Staff was unable to

determine when the existing rear additions were constructed. The cross-gable roof is clad in composition shingle, and the house itself is clad in asbestos or concrete shingle. Windows are one-over-one, and the house features two front doors opening onto the inset porch. The property contributes to the Government Hill Historic District.

- b. **ADMINISTRATIVE APPROVAL:** The application materials include requests for scopes of work eligible for administrative approval, including all scopes of work related to the detached garage and the following scopes of work related to the primary structure: foundation repair, siding repair or in-kind siding replacement, front walkway replacement in kind, landscaping, exterior painting, wood window repair, and replacement of the existing metal front porch piers and balustrade with wood posts and wood balustrade. These scopes of work do not require review by the Historic and Design Review Commission.
- c. **ADDITIONS (FRONT DORMER, EAST AND WEST ADDITIONS):** The applicant requests to construct additions along the full lengths of the east and west elevations and construct a dormer on the primary (south) elevation. Historic Design Guidelines for Additions 1.A.i says to 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, and that an addition to the front of a building would be inappropriate. Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve existing porches, balconies, and porte-cocheres. Guideline 6.A.i says to preserve existing window and door openings. Guideline 3.B.iii says to Preserve the original shape, line, pitch, and overhang of historic roofs. The proposed additions modify a number of character-defining features of the house, including the roof form, porch configuration, and fenestration patterns, and alter the primary elevation of the house. The additions also expand the historic footprint of the house as visible from the right-of-way in addition to resulting in the loss of the three historic elevations and the modification of the remaining primary elevation. Staff find the additions do not conform to guidelines.
- d. **REAR ADDITION:** The applicant requests to construct a rear addition with a single door on the north elevation. Rear additions that conform to Historic Design Guidelines are eligible for administrative review and approval, however the north elevation lacks any windows and only has a single door. Staff finds the rear addition does not conform to guidelines.
- e. **FRONT DOOR REPLACEMENT:** The applicant requests to replace the two existing front doors with nonconforming modern doors. Replacement products should compliment the style and period of construction of the structure. Staff finds the replacement doors nonconforming.
- f. **FRONT DOOR RELOCATION:** The applicant requests to relocate the street-facing front door approx. 6 inches to the west. Historic Design Guidelines for Exterior Maintenance and Alterations 6.A.i says to preserve existing window and door openings. Staff finds the proposed door relocation does not conform to guidelines.
- g. **FRONT PORCH (STEPS):** The applicant proposes to relocate the front steps so that the west edge of the steps align with the front-most mass of the house. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve existing porches, balconies, and porte-cocheres. Staff finds the request to relocate the steps does not conform to guidelines.
- h. **FRONT PORCH (MATERIALS):** The applicant requests to clad the concrete front porch in wood running parallel to the front facade. Historic Design Guidelines for Exterior Maintenance and Alterations 7.B.v says to 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. Historically, wood porches feature 1"x3" tongue and groove wood installed perpendicular to the façade. Staff finds the proposed front porch modifications do not conform to guidelines.

RECOMMENDATION:

Staff does not recommend approval of items 1 through 3, addition of a dormer on the primary elevation and additions to the east and west elevations, based on finding c.

Staff recommends approval of item 4, rear addition, based on finding d, with the following stipulation:

- i. That the applicant adds windows to the north elevation.

Staff recommends approval of item 5, replacement of the two existing front doors, based on finding e, with the following stipulation:

- i. That the applicant proposes a replacement product that compliments the style and period of construction of the structure, namely a Craftsman-style, fully wood door product.

Staff does not recommend approval of items 6 and 7, relocation of the street facing front door and relocation of the front steps, based on findings f and g.

Staff recommends approval of items 8, cladding the concrete front porch in wood, based on finding h, with the following stipulation:

- i. That the applicant installs 1"x3" tongue and groove wood perpendicular to the façade.

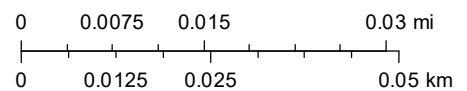
City of San Antonio One Stop



September 14, 2023

1:1,000

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels
- COSA City Limit Boundary





SCOPE OF WORK – 08/15/23

Project Address: 915 Mason St., San Antonio, Texas 78208

Exterior Main Structure:

- Repair existing foundation
- Install new foundation at additions
- Addition along the right side of the existing structure.
- Addition along the rear of the existing structure.
- Repair/Replace siding as needed. (siding to match existing)
- Repair existing windows and reuse
- Install new wooden windows as per plan
- Reframe roof as per plan to accommodate additions
- Install new roof at new roof areas
- Install new front walk way
- Install planting beds on either side of walk
- Paint exterior
- Install new front door
- Install new rear door
- Install new locksets at front and rear door
- Trim trees
- Install new grass as per plan
- Install plants at new beds

Exterior of Garage:

- Repair/Replace siding as needed. (siding to match existing)
- Paint exterior
- Install new side exterior door
- Install new lockset at exterior door



SPECIFICATIONS OF MATERIALS

Project Address: 915 Mason St., San Antonio, Texas 78208

Exterior Main Structure:

- Repair/Replace siding as needed: Siding will be to match existing
- Repair existing windows and reuse: We will repair and reuse existing windows.
- Install new wooden windows: At the areas where we don't have existing windows to fit.



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In the areas where we will have to use new windows we will use the following windows.

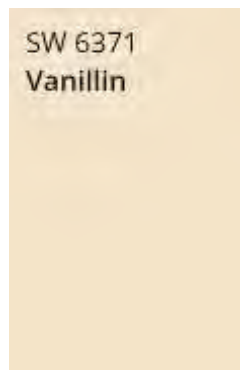
- Install new roof at new roof areas: New Roof will match existing
- Install new front walk way: Concrete will be used for this walk.
- Paint exterior: The exterior Paint Scheme will be as follows



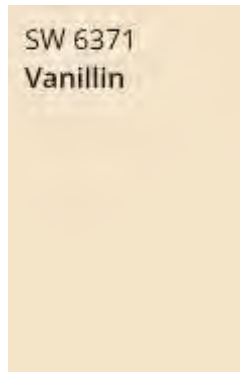
Siding – SW 7638 - Jogging Path – Flat



Fascia & Soffit – SW 9565 - Forged Steel – Flat



Trim at Windows – SW 6371 – Vanillin - Flat



Rear Door – SW 6371 – Vanillin – Semi Gloss



Front Door - SW 3503 – White Birch – Semi Transparent



- Install new front door: Front door will be stained.



- Install new rear door: Rear door will be like the one above



- Install new locksets at front door: Lockset will be like the photo above.



- Install new lockset at the rear door: Lockset will be like the photo above

Exterior of Garage:

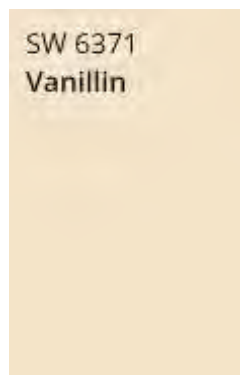
- Repair/Replace siding as needed. (siding to match existing)
- Paint exterior: The exterior Paint Scheme will be as follows



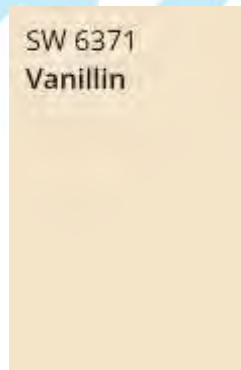
Siding – SW 7638 - Jogging Path – Flat



Fascia & Soffit – SW 9565 - Forged Steel – Flat



Trim at Windows & Garage Door – SW 6371 – Vanillin - Flat



Side Door – SW 6371 – Vanillin – Semi Gloss



- Install new side exterior door: Exterior door will be like the photo above.



- Install new lockset at exterior door: Lockset will be like the photo above.



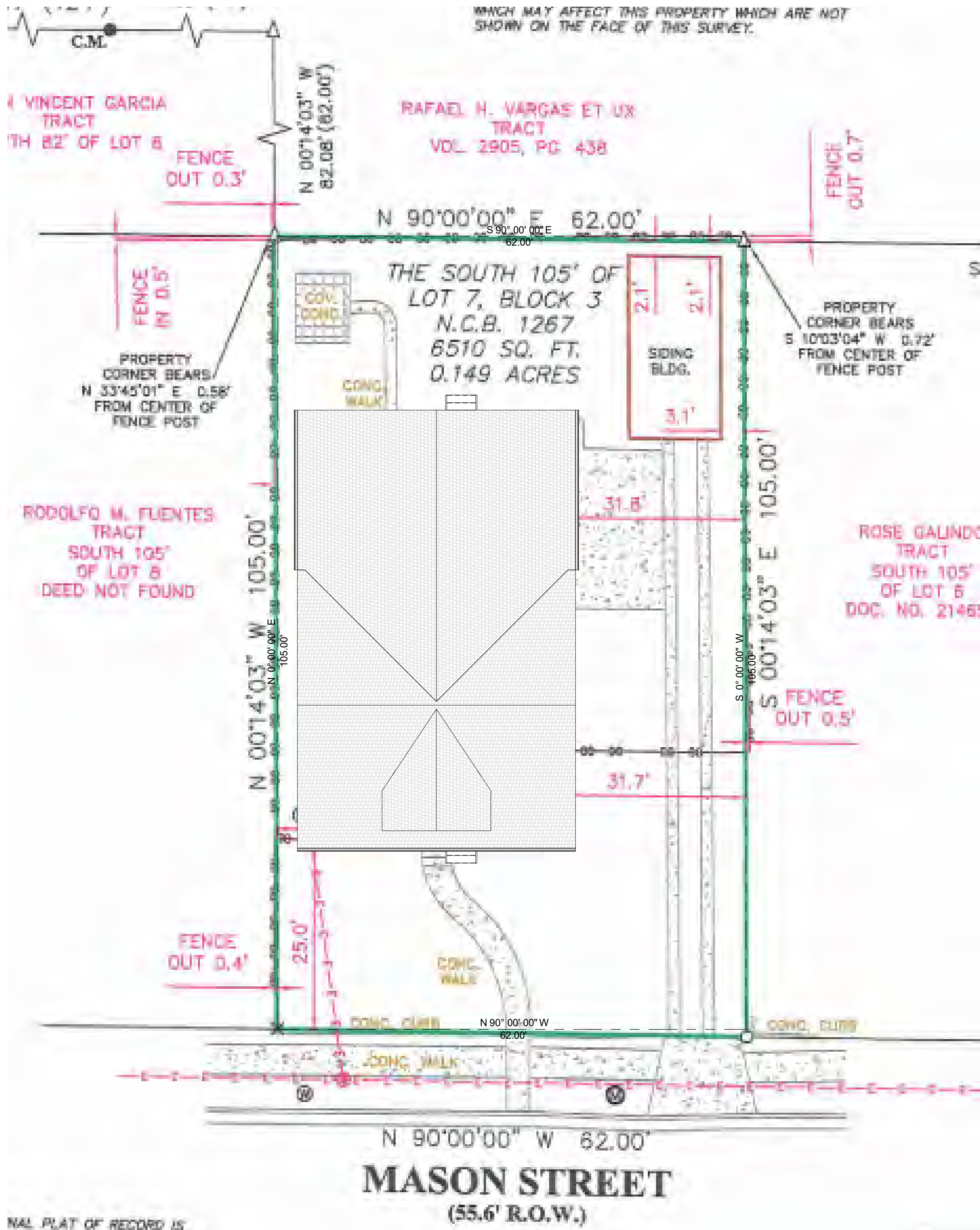
EXTERIOR PHOTOS – 08/15/23

Project Address: 915 Mason St., San Antonio, Texas 78208





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1 SITE PLAN
1" = 10'-0"

SHEET INDEX	
Sheet Name	Sheet Number
SITE PLAN & CODE REFERENCES	A1.0
FIRST FLOOR PLAN	A1.2
ELECTRICAL AND ROOF PLAN	A2.0
INTERIOR ELEVATIONS	A2.2
EXTERIOR ELEVATIONS	A3.0
PERSPECTIVE VIEW	A7

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
- - -

ADDRESS:
915 MASON STREET
SAN ANTONIO, TEXAS 78208

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PROJECT
419 CANDELARIA
DATE
11/29/2021

SHEET

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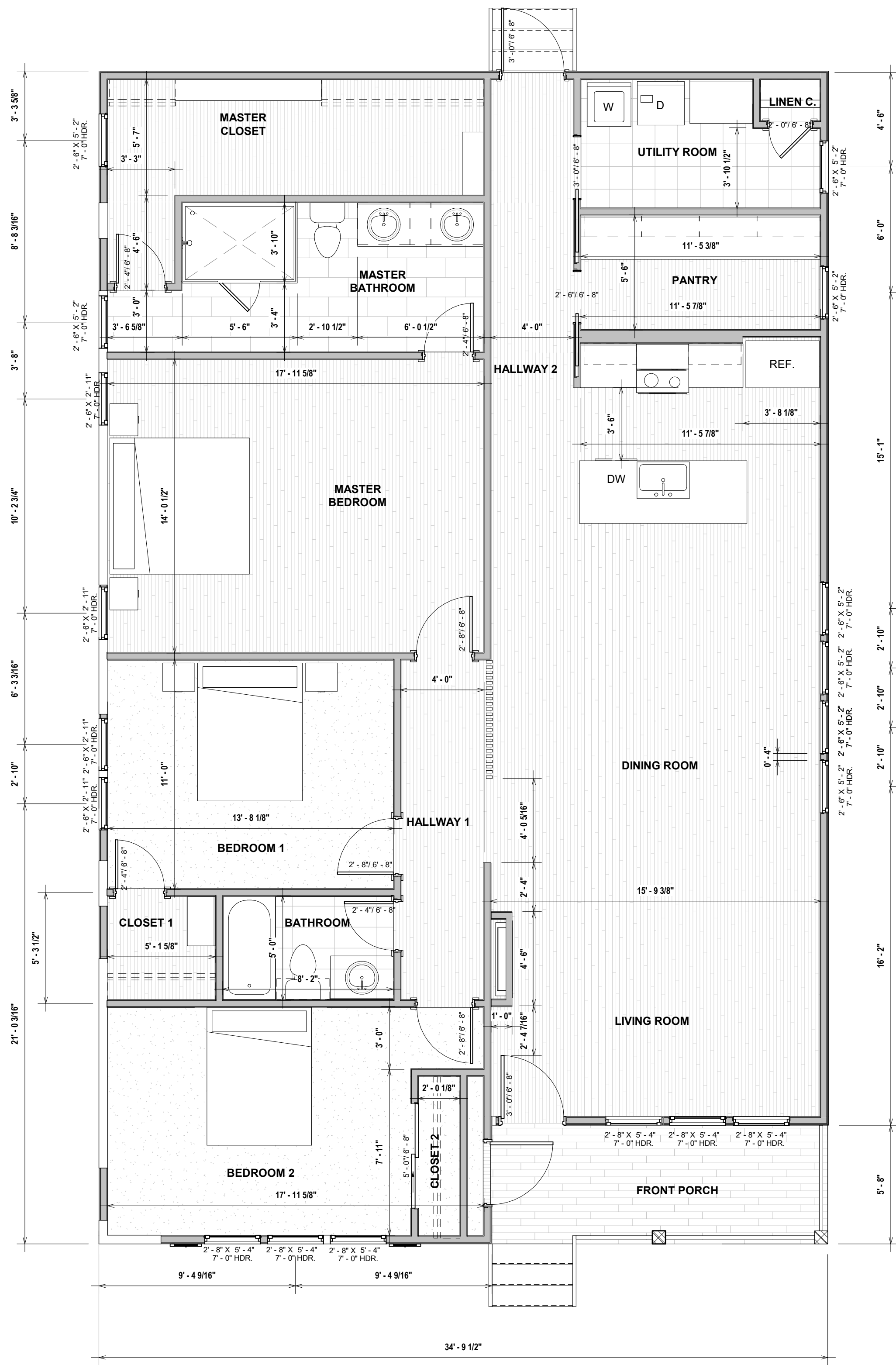






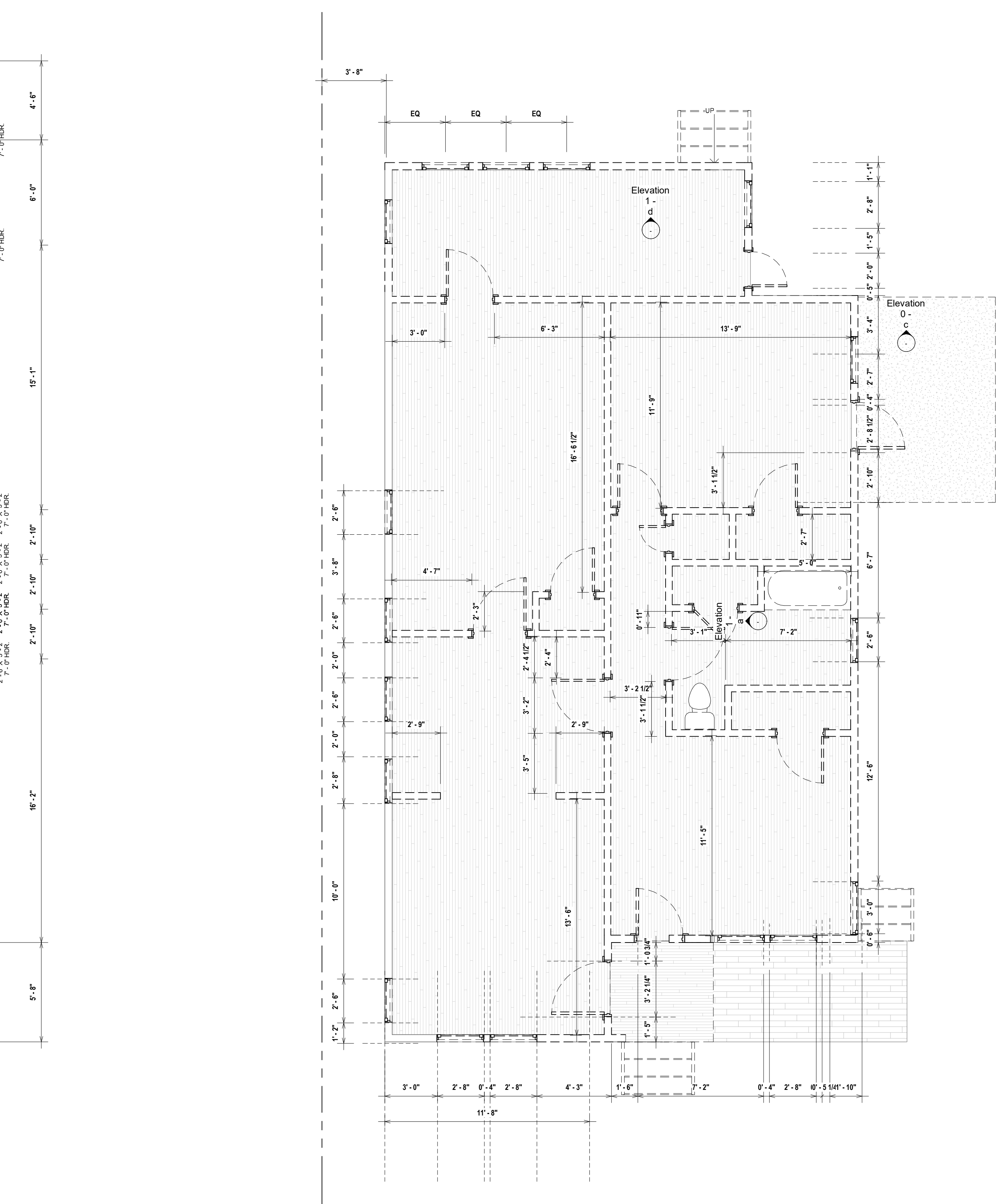
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Area Schedule (Gross Building)	
Name	Area
GROUND FLOOR	1855 SF
FRONT PORCH	96 SF



2 1ST. FLOOR PROPOSED
1/4" = 1'-0"

Window Schedule				
Type Mark	Width	Height	Description	Count
W3	2' - 8"	5' - 4"	SEE ELEVATION	6
W4	2' - 6"	2' - 11"	SEE ELEVATION	4
W5	2' - 6"	5' - 2"	SEE ELEVATION	8



1 1ST. FLOOR - EXISTING
1/4" = 1'-0"

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OWNER:

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SAN ANTONIO, TEXAS 78208

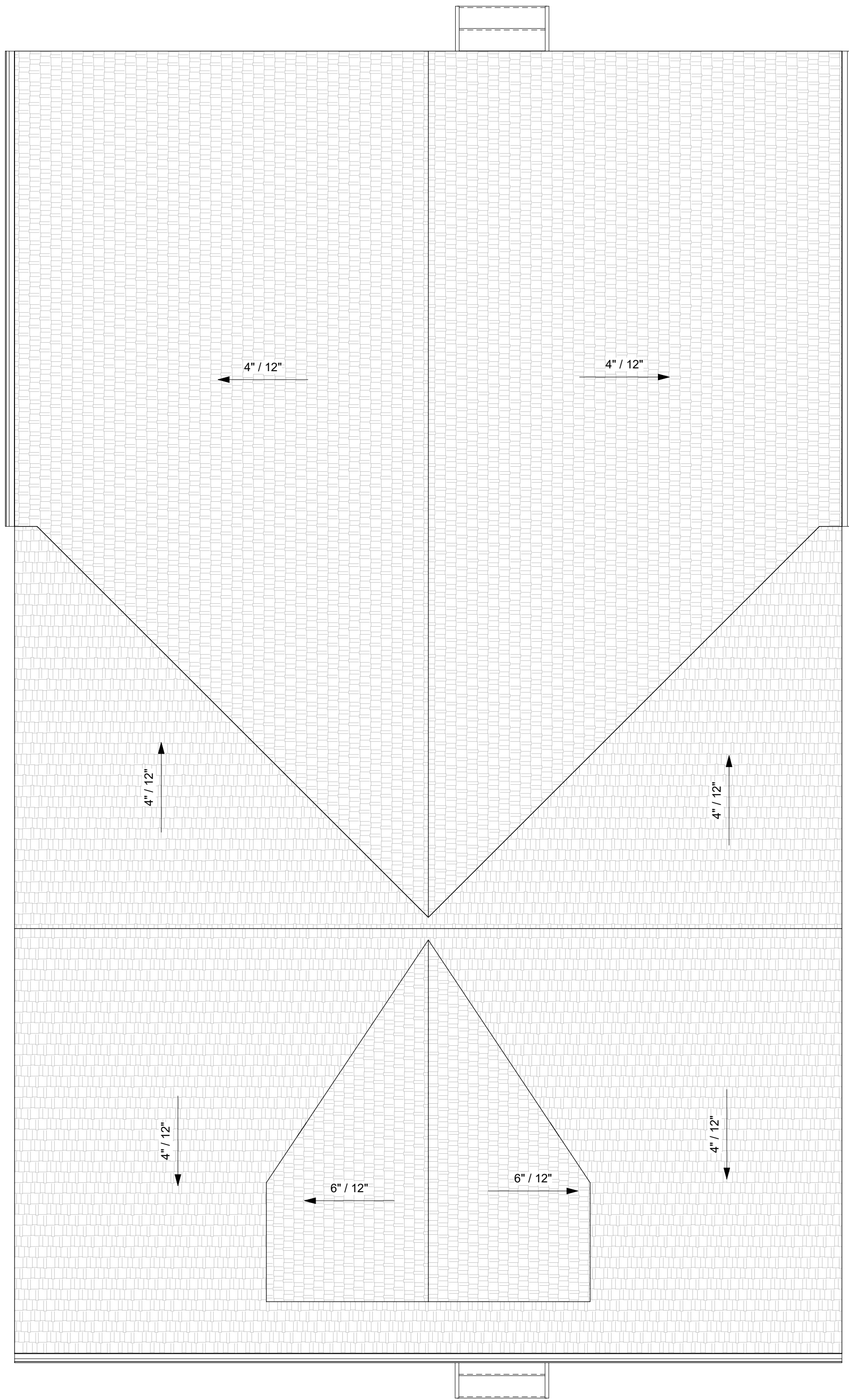
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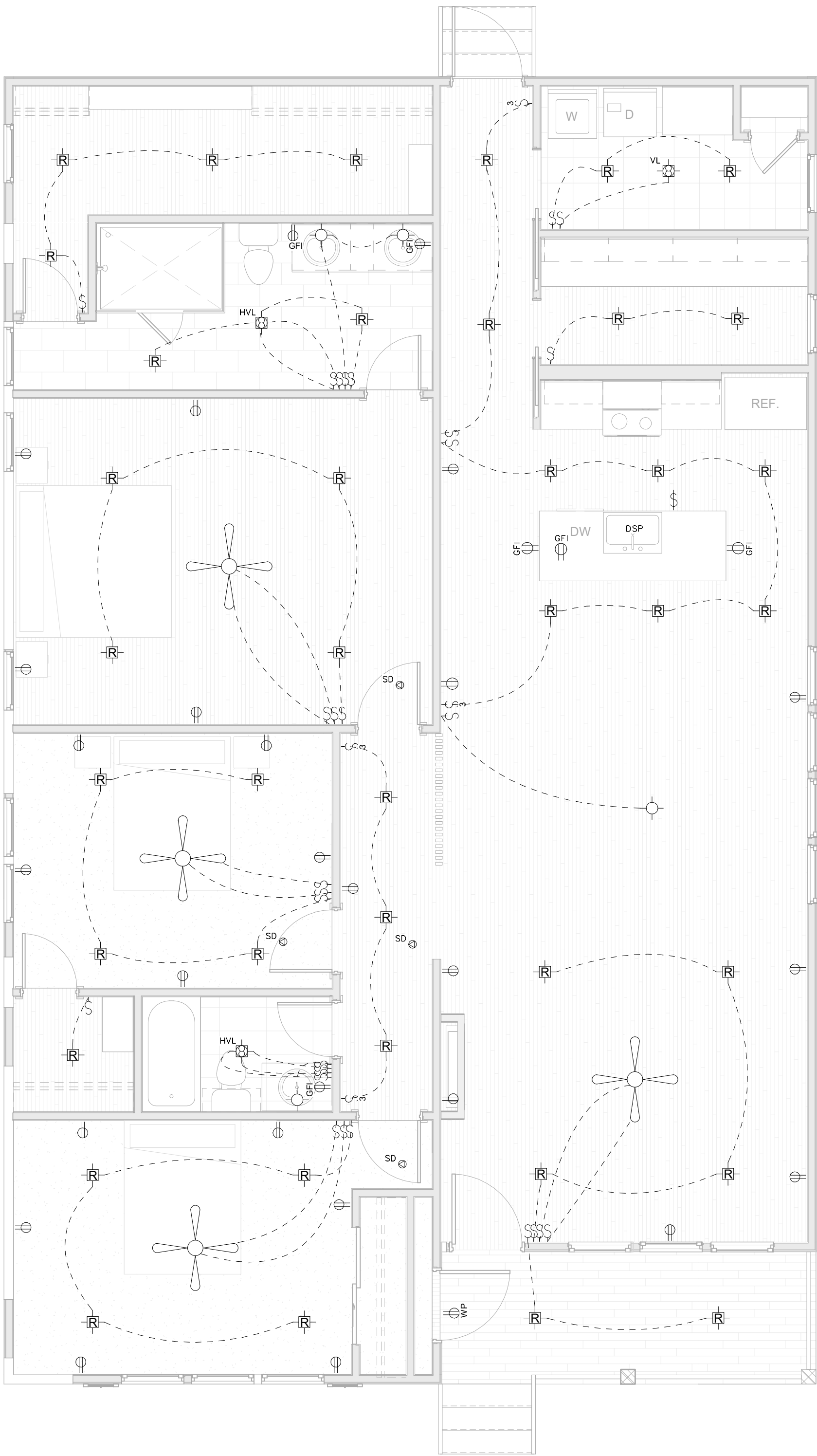
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2 1ST. FLOOR PROPOSED ROOF PLAN
1/4" = 1'-0"



1 1ST. FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOLS	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	120 DUPLEX RECEPICAL
	220V DUPLEX RECEPICAL
	GAS VALVE
	WATER PROOF RECEPICAL
	GROUND FAULT CIRCUIT INTERRUPTER
	GARBAGE DISPOSAL
	SINGLE POLE SWITCH FAN
	VENT/ LIGHT
	HEAT/ VENT
	HEAT/ VENT/ LIGHT
	FLOOD LIGHT
	INCANDESCENT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	4 OR 2 BULB FLUORESCENT LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

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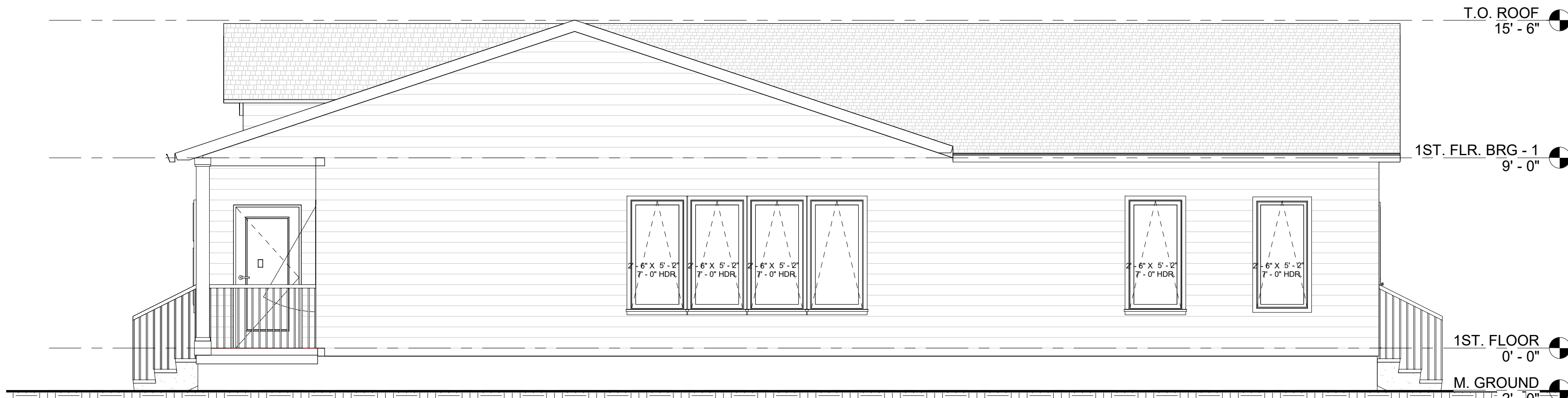
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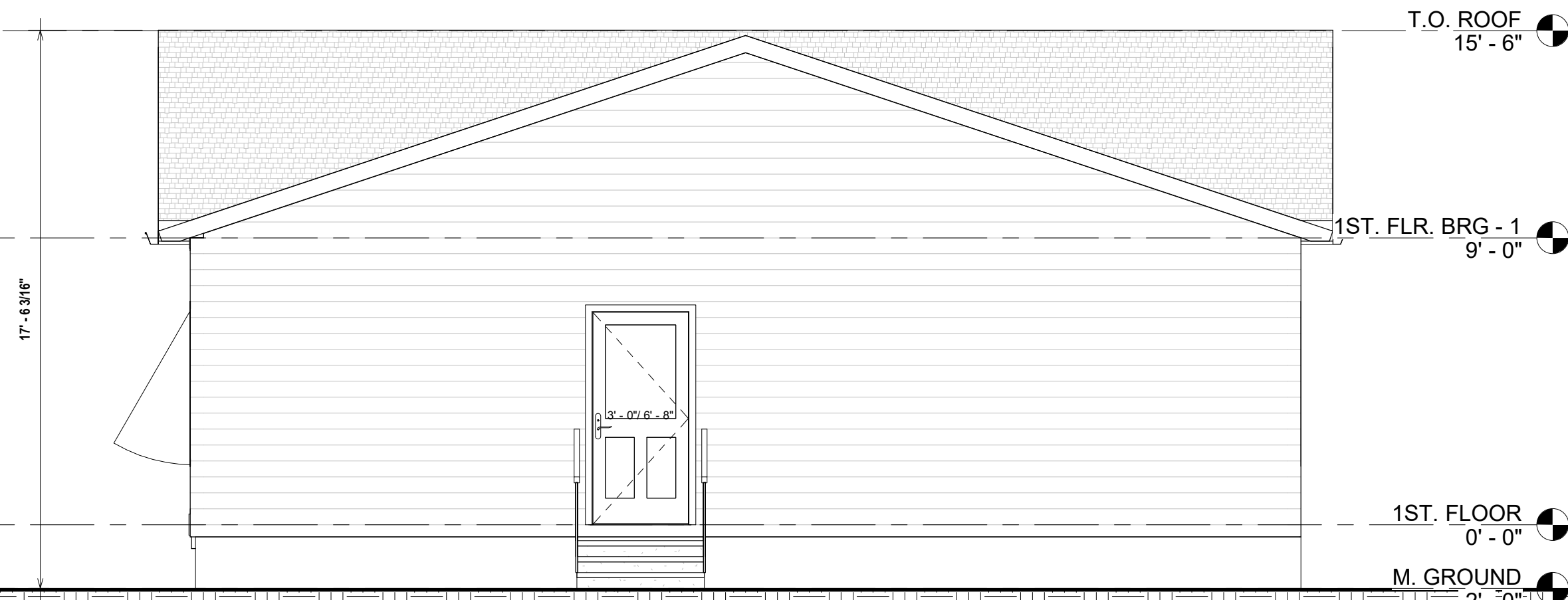
3 LEFT VIEW
1/4" = 1'-0"



1 FRONT VIEW
1/4" = 1'-0"



4 RIGHT VIEW
1/4" = 1'-0"



2 BACK VIEW
1/4" = 1'-0"

831 South Flores, Suite 3204
San Antonio, Texas 78204
TEL: 210 412 4643



OWNER:
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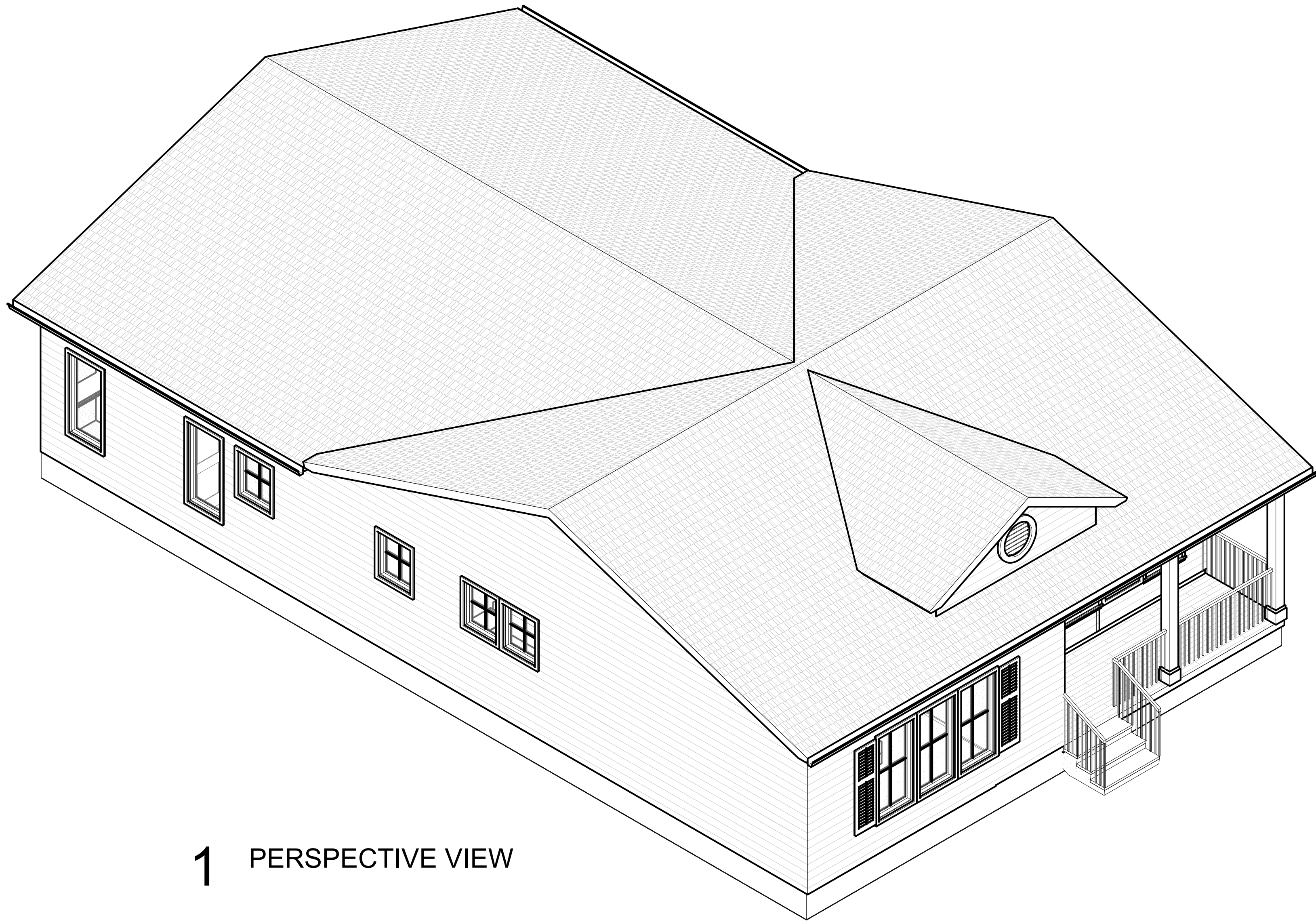
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915 MASON STREET
SAN ANTONIO, TEXAS 78208

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PROJECT
419 CANDELARIA
DATE
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1 PERSPECTIVE VIEW



2 FRONT LEFT



3 FRONT RIGHT

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