

HISTORIC AND DESIGN REVIEW COMMISSION

December 15, 2021

HDRC CASE NO: 2021-613
ADDRESS: 201 ISABEL ST
LEGAL DESCRIPTION: NCB 3978 BLK 4 LOT 18
ZONING: R-6, H
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: William and Evangeline Garcia
OWNER: William and Evangeline Garcia
TYPE OF WORK: Addition
APPLICATION RECEIVED: November 19, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct an addition to the existing, historic structure to feature approximately 334 square feet. The proposed addition will be constructed to the east side of the historic structure.

APPLICABLE CITATIONS:

Mission Historic District Design Manual, Section 2: Guidelines for Exterior Alterations and Additions

B. ADDITIONS

- i. Minimize visual impact — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
- ii. Alternative locations — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.

C. SIDE ADDITIONS

- i. Setbacks — Side additions must be set back from the front façade by at least 50% of the total side façade length. A greater setback is encouraged where feasible.
- ii. Width — Side additions must not be greater than 30% of the width of the front façade of the primary structure.
- iii. Roof form — Side additions must feature a subordinate roofline in height, while maintaining the original roof form (front or side gabled, hipped, etc.). Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis, especially if ridge line continuity is a paramount feature of a particular historic style. The applicant must demonstrate the appropriateness of a matching ridge line in their application.

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.

Standard Specifications for Windows in Additions and New Construction

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

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district. **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 201 Isabel is constructed in the Craftsman architectural style and features wood lap siding, wood windows, and a shingle roof. The structure is contributing to the Mission Historic District.
- b. **ADDITION (Location)** - The applicant has proposed to construct an addition to the existing, historic structure to feature approximately 334 square feet. The proposed addition will be constructed to the east side of the existing historic structure. Per the Mission Historic District Design Manual, additions should be located to the rear of a property whenever possible. The applicant has proposed a side addition due to a large tree located behind the main structure, which limits the use of that space. Due to this unique site situation a side addition may be an appropriate solution.
- c. **ADDITION (Setback)** - The Mission Historic District Design Manual notes that side additions must be set back from the front façade by at least fifty (50) percent of the total side façade length. A greater setback is encouraged where feasible. The applicant has proposed for the addition to be in line with the front of the primary historic structure and extending toward the east property line by 12-feet. While the general placement of the addition may be appropriate in this instance, staff finds that the addition should be set back at least 50% from the front façade of the primary structure to be consistent with the Mission Historic District Design Manual.
- d. **ADDITION (Width)** – The Mission Historic District Design Manual note that side additions must not be greater than thirty (30) percent of the width of the front façade of the primary structure. The applicant has proposed an addition that features a width of approximately 12-feet, and the width of the historic structure is approximately 26-feet. The proposed addition's width is not consistent with the Design Manual.
- e. **ROOF FORM** – Per the Mission Historic Design Manual, side additions must feature a subordinate roofline in height, while maintaining the original roof form. Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis. The applicant has proposed a side gable roof with a ridge that is slightly taller than that of the historic primary structure. The proposed roof form is not consistent with the Design Manual. Staff finds that a lower, transitional roof form between the original structure and the addition be used to be consistent with the Design Manual.
- f. **MATERIALS** – Per the submitted elevations, the applicant has proposed to match the siding of the primary structure. Generally, staff finds this to be appropriate. The applicant has also noted an asphalt shingle roof, which matches that of the primary structure. Staff finds the proposed roof material to be appropriate.
- g. **WINDOW MATERIALS** – The applicant has noted that the wood windows that are removed to facilitate the

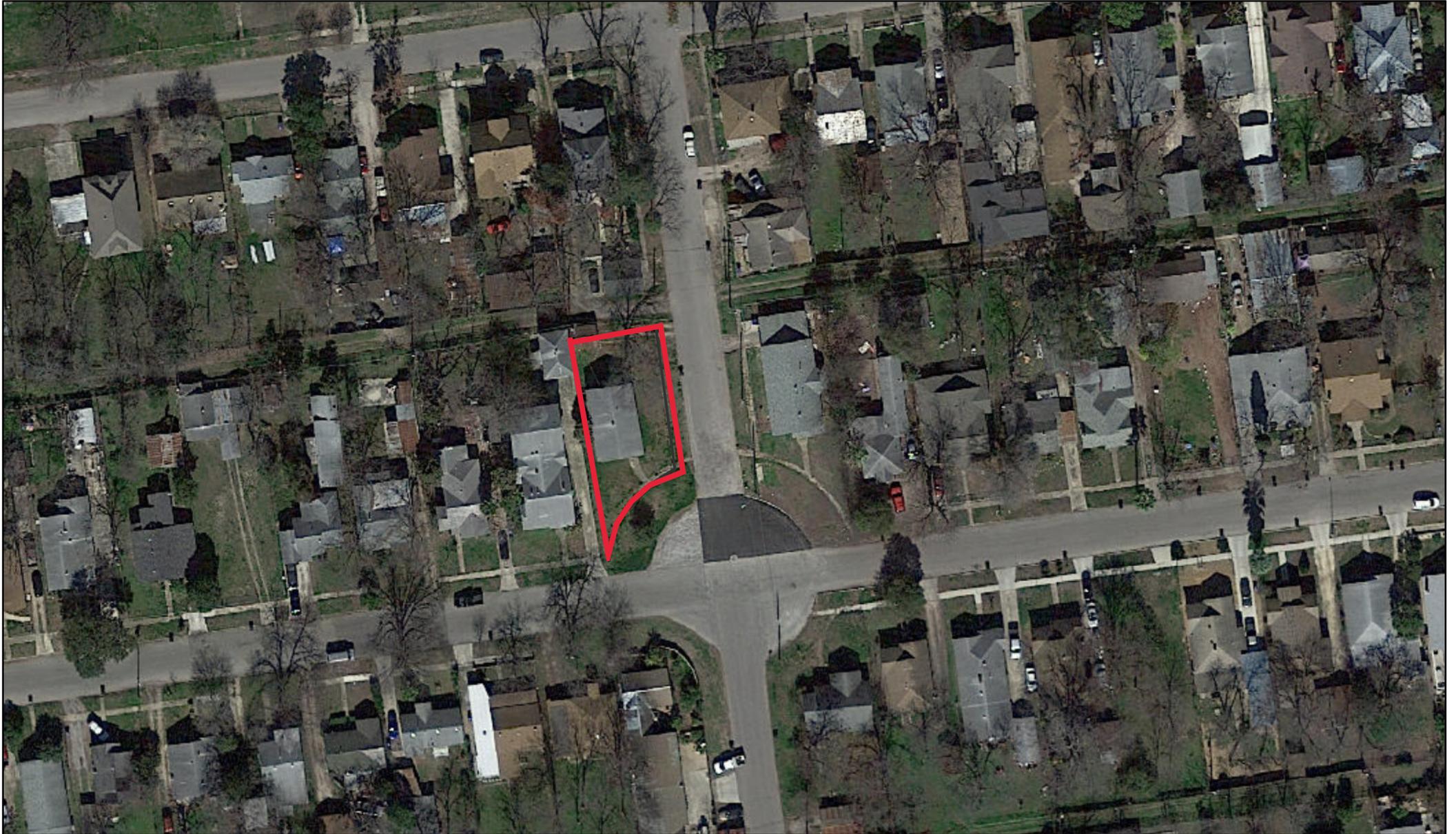
construction of the addition will be incorporated into the addition. Staff finds the reuse of the existing historic windows to be consistent with the guidelines and an appropriate treatment.

RECOMMENDATION:

Staff does not recommend approval of the addition based on findings b through g. Staff recommends the following items be addressed prior to receiving a recommendation for approval.

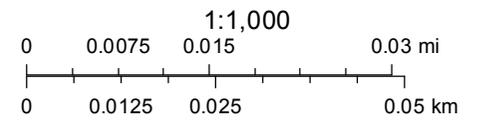
- i. That the proposed addition's setback be increased to 50% of the primary structure's setback as noted in finding c.
- ii. That a lower, transitional roof form between the original structure and the addition be used as noted in finding e.

City of San Antonio One Stop

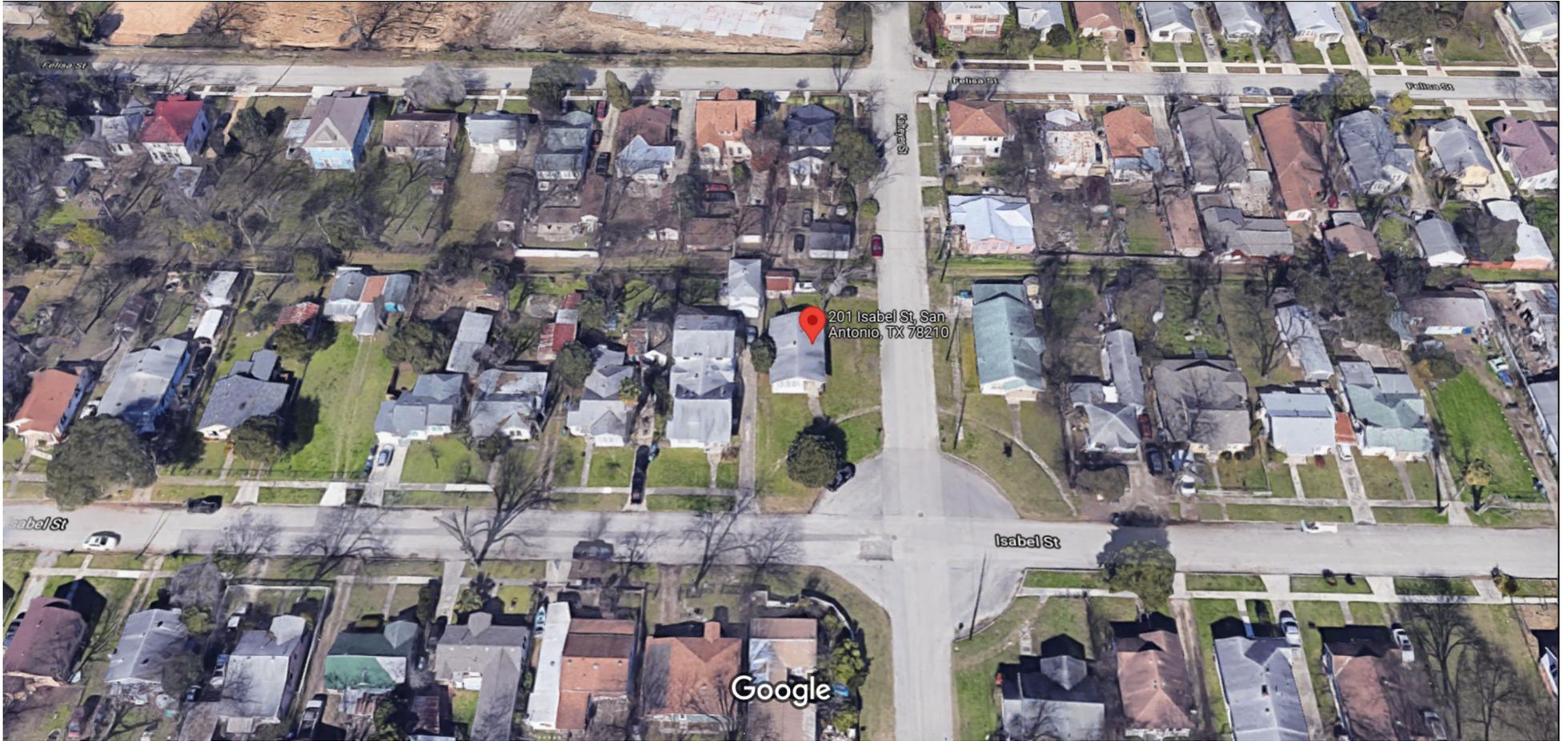


December 10, 2021

— User drawn lines

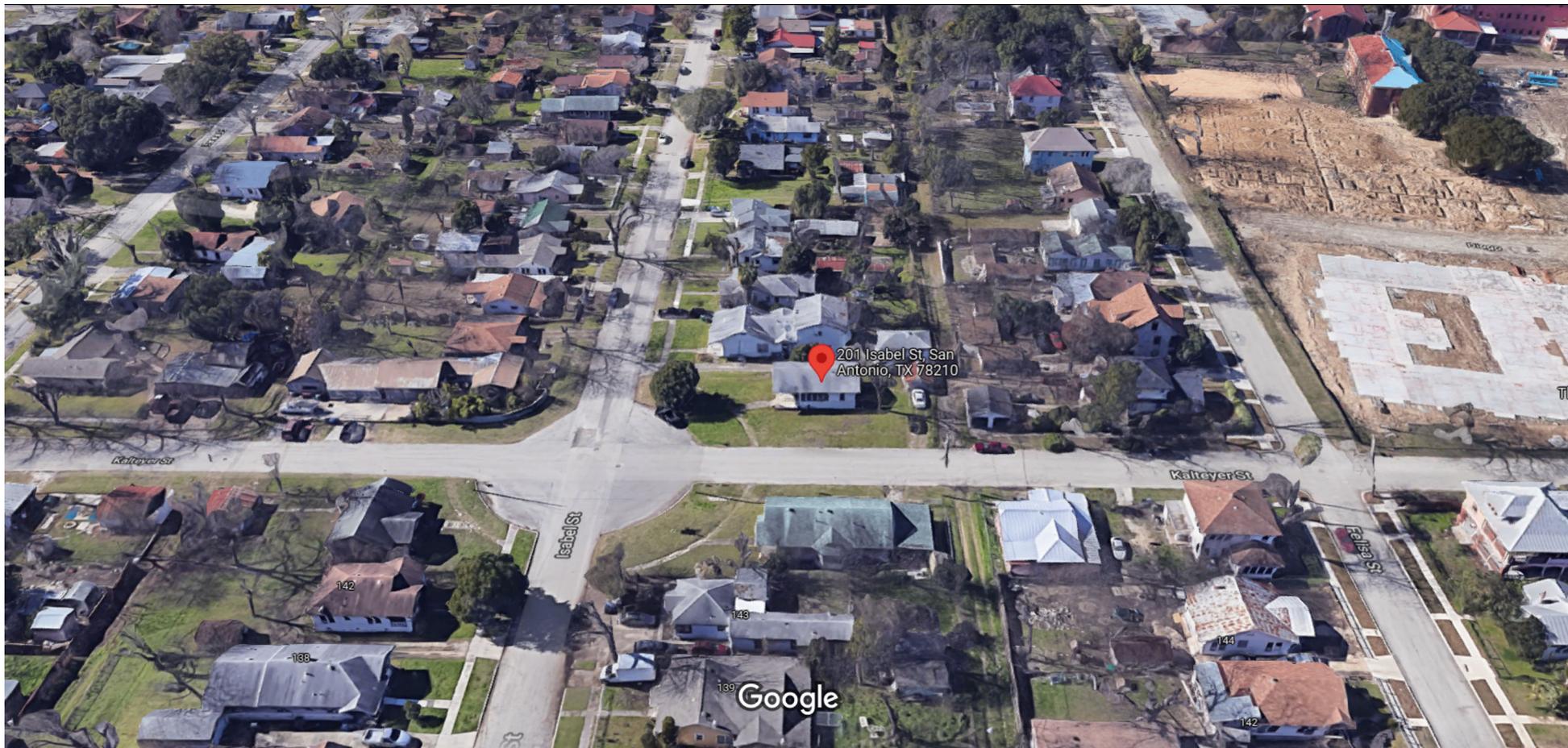


Google Maps 201 Isabel St



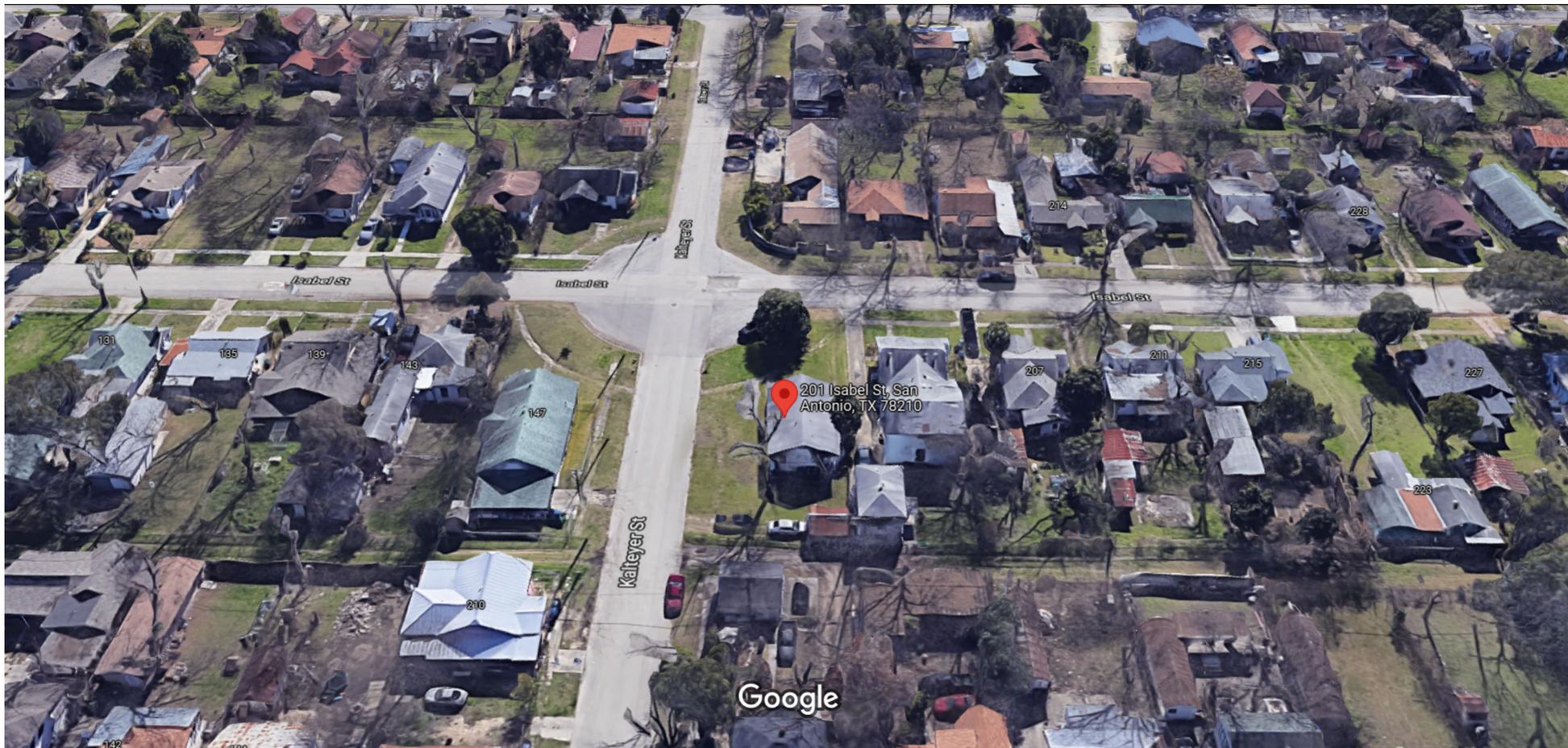
Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, Texas General Land Office, Map data ©2021 50 ft

Google Maps 201 Isabel St

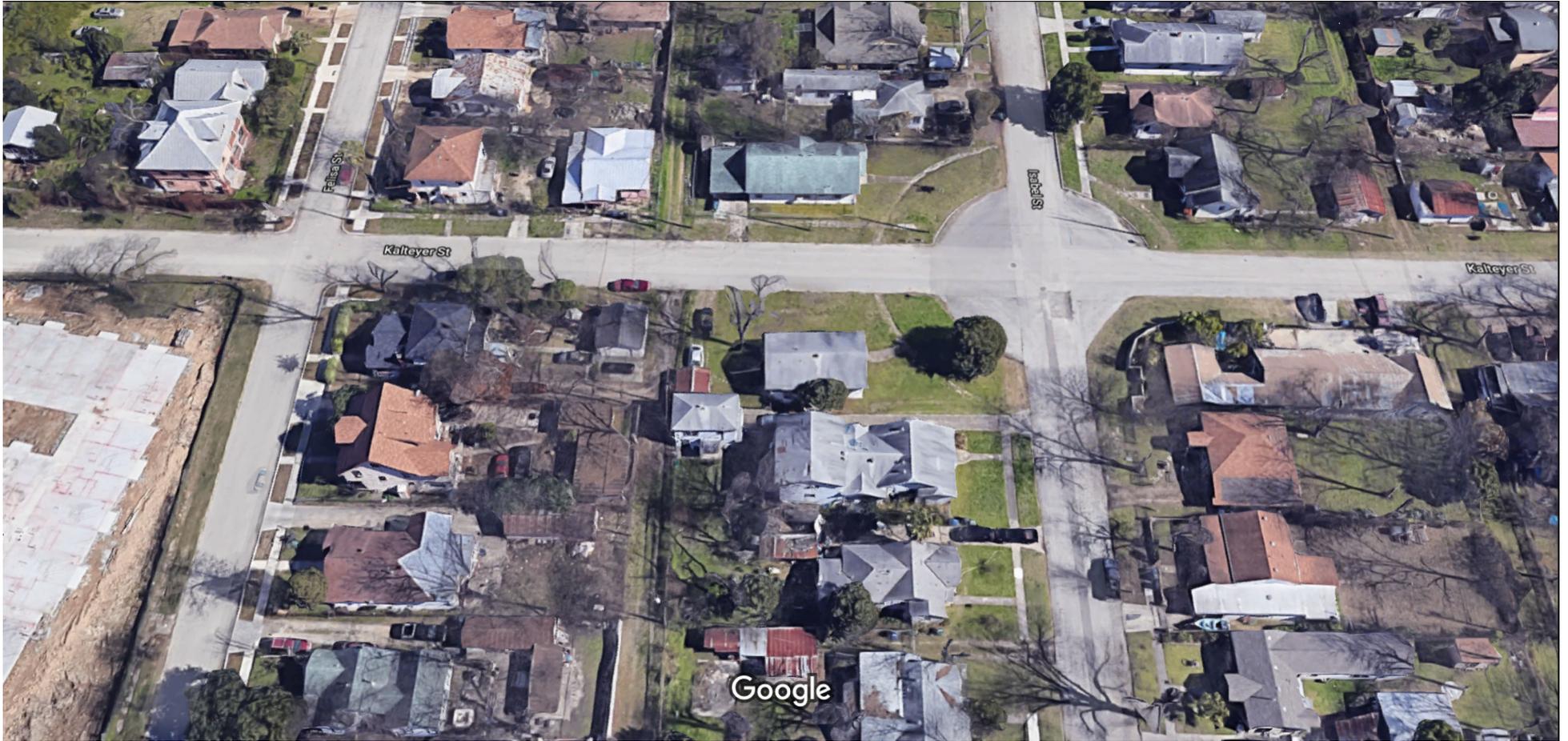


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Google Maps 201 Isabel St



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November 18th, 2021

To: San Antonio Office of Historic Preservation
Development and Business Service Center
1901 S. Alamo San Antonio, TX 78204

From: William H & Evangeline M Garcia
2382 W Mulberry Ave SA TX, 78201

General Contractor: Absolute Home Renovation and Repair William H Garcia GC Registration#: RBC-21-01302

Re: Request for COA for- 201 Isabel SA TX, 78210 -**For Repair and Restoration of existing dwelling and addition**

To whom it may concern.

This letter is to respectfully request a **Certificate of Appropriateness** for restoration and repair of the home located at **201 Isabel St. SA TX, 78201 in city's Historic Mission District**. The home is presently dilapidated and badly in need of repair. Currently the home is a 2BR, 1BA, 934 square foot dwelling at said address. We are requesting a COA for the following:

1. **Restoration, repair and maintenance of the exterior existing home.** Every effort will be made to renovate the home using proper rehabilitation techniques. As outlined in the included plans all materials and design on the home will be maintained. Should damaged material require replacement, like materials will be used. No exterior architectural, design, or material changes will be made. With the use of proper technique, we will maintain the structural integrity and distinct historic character of the Mission District.
2. **Addition of approximately 334 feet to the East side of the home.** The intent is to renovate the existing dwelling and increase the square footage. The square footage will be used for one additional Bedroom and Bathroom. The result will be a 1284 square foot, 3BR, 2BA home. Like materials will be utilized for the addition to ensure consistent design and architectural character. In the end the exterior of the home will be completely restored, only larger, with no distinction between the original dwelling and the addition.
3. **Paint exterior of entire home.** The homes exterior will be painted in its entirety in accordance with all design guidelines. There will be no distinction between the original dwelling and the addition.

All construction will be made in accordance with the Mission District Guidelines and San Antonio Historic Design Guidelines:

- 2/Guidelines for Exterior Maintenance and Alteration
- 3/Guidelines for Additions
- 4/Guidelines for Site Elements

We are committed to following the Guidelines provided. The significance of the home and location is not lost, and we fully understand what is expected. We feel privileged to have the opportunity of restoring a part of our city's history.

We respectfully request consideration for this project. Please feel free to call for any questions or concerns.

Very Respectfully,

William and Evangeline Garcia



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210-441-2121



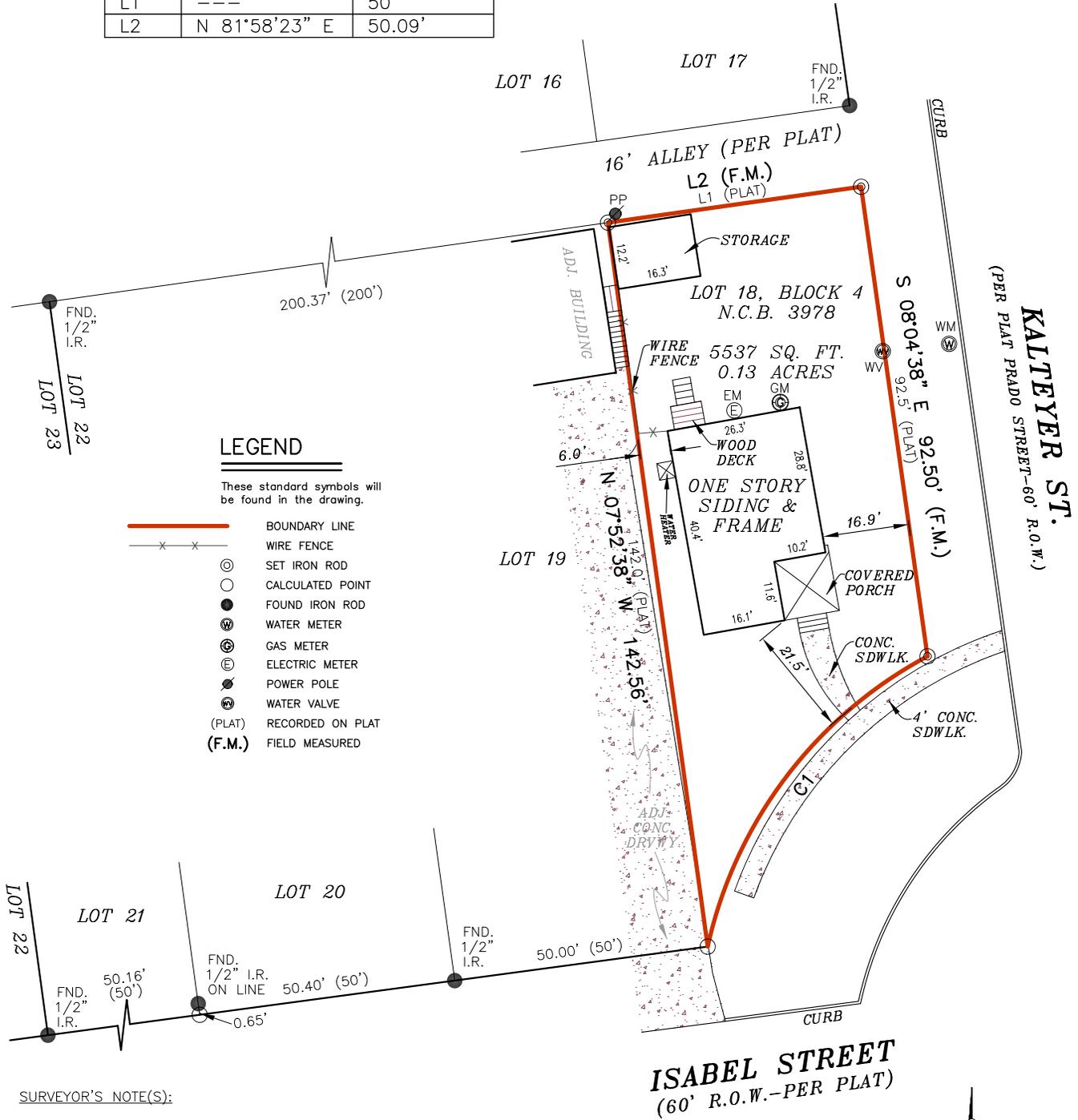






CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	85.00'	73.40'	71.14'	S 37°15'00" W	49°28'36"

LINE	BEARING	DISTANCE
L1	---	50'
L2	N 81°58'23" E	50.09'



SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

STAIRS ON LOT 19 ENCRACH SUBJECT LOT.

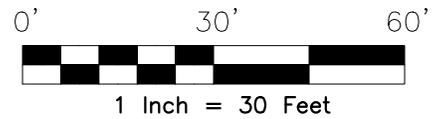
THE PLATTED BEARINGS AND DISTANCES DOES NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE; THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTATION AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBD. PLAT.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

At date of this survey, the property is in FEMA designated 100 Year ZONE X as verified by FEMA map Panel No: 48029C 0415 G effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

X _____
X _____

GRAPHIC SCALE



I, JOSE ANTONIO TREVINO, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHICAGO TITLE OF TEXAS, LLC and TRIDENT REALTY INVESTMENTS, LLC A TEXAS LIMITED LIABILITY COMPANY

FINAL "AS-BUILT" SURVEY

JOB NO.:	2110084233	NO.	REVISION	DATE
DATE:	10/27/21			
DRAWN BY:	JD/HD/VT			
APPROVED BY:	JAT			

that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: WILLIAM H. GARCIA AND EVANGILINE M. GARCIA
Address: 201 ISABEL STREET GF No. SCT-67-4300282107185E

Legal Description of the Land:

Lot 18, Block 4, New City Block 3978, MISSION PARK, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 105, Pages 308-309, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 105, PAGE(S) 308-309, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



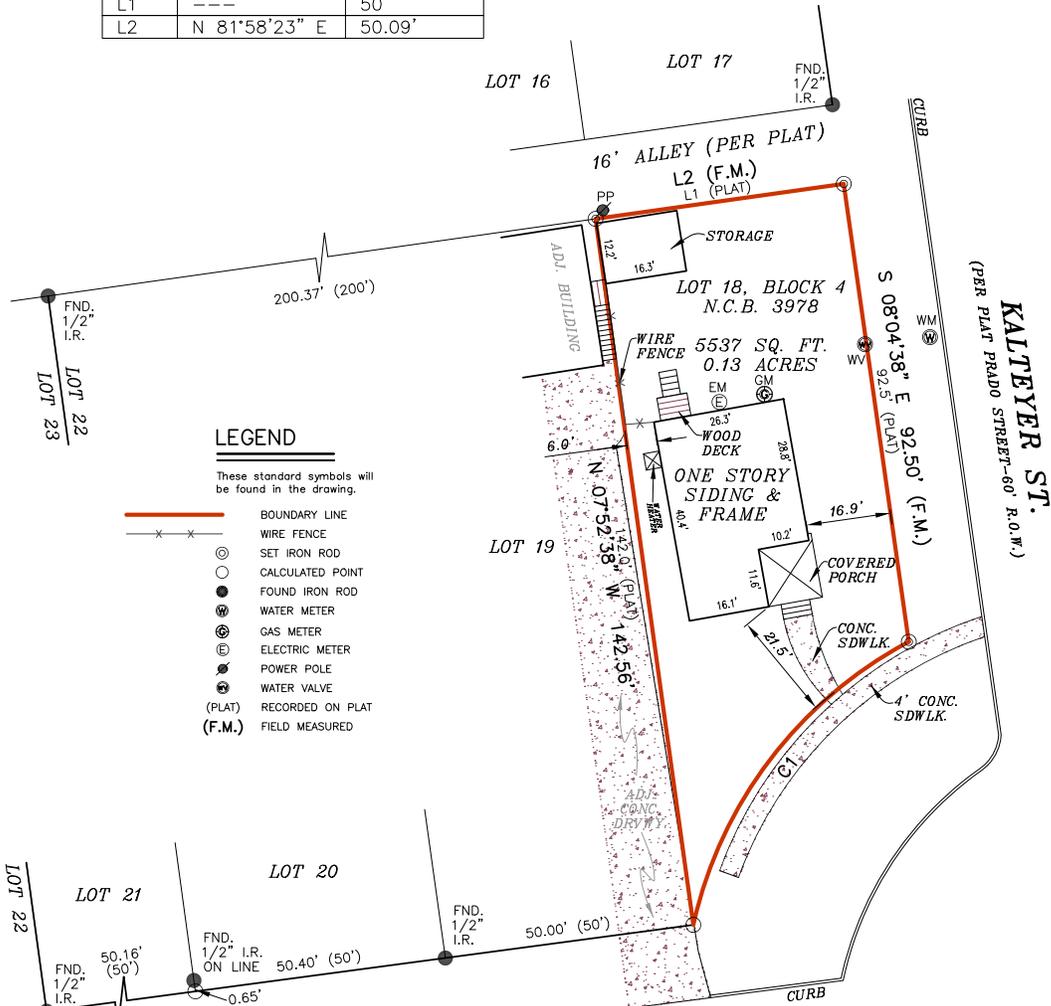
Jose Antonio Trevino
JOSE ANTONIO TREVINO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5552



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	85.00'	73.40'	71.14'	S 37°15'00" W	49°28'36"

LINE	BEARING	DISTANCE
L1	---	50'
L2	N 81°58'23" E	50.09'



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- X — WIRE FENCE
- ⊙ SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ POWER POLE
- ⊕ WATER VALVE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE(S):

BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

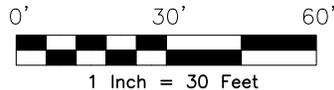
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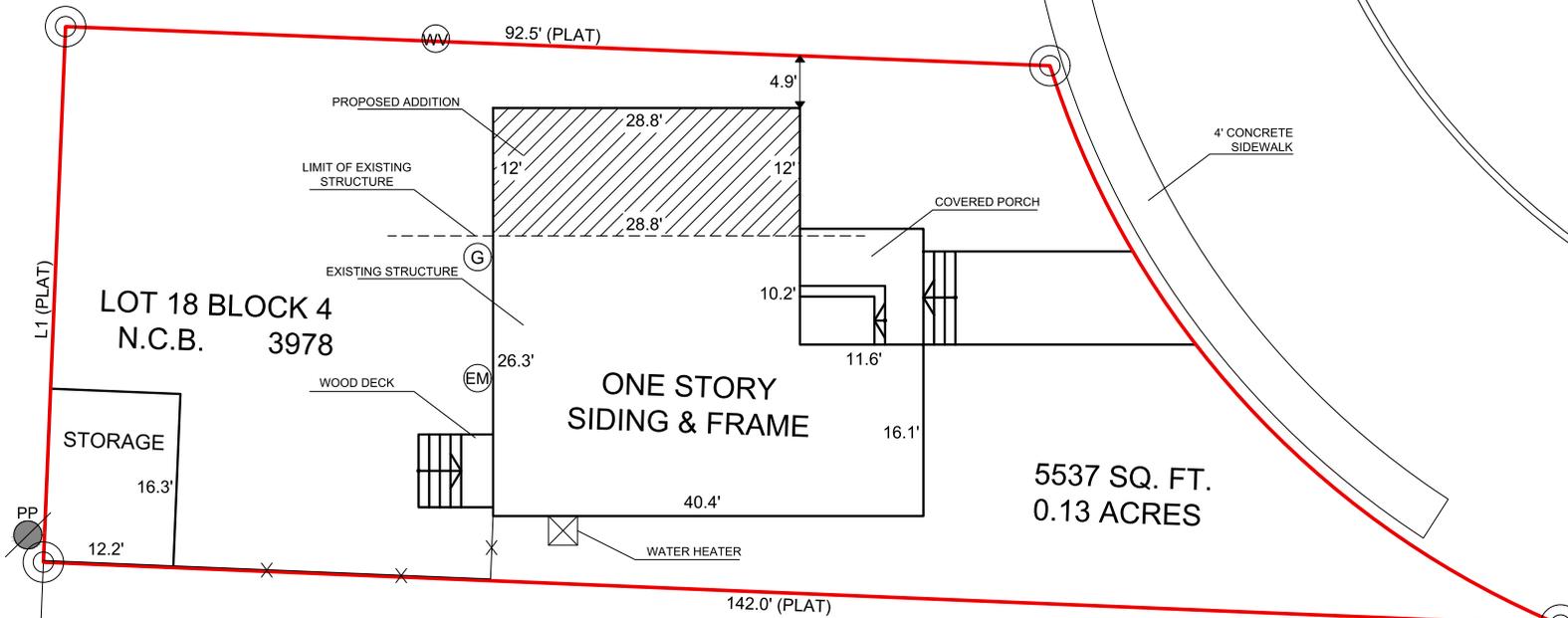


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P.O. BOX 160369
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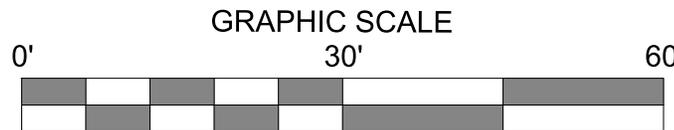
KALTEYER ST.
(PER PLAT PRADO STREET-60' R.O.W)



LEGEND

- BOUNDARY LINE
- WIRE FENCE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- WATER METER
- GAS METER
- ELECTRIC METER
- POWER POLE
- WATER VALVE
- RECORDED ON PLAT
- FIELD MEASURED

LOT 19



ISABEL ST.
(60' R.O.W.-PER PLAT)

NOTE: All units are shown in feet and inches
REVISIONS
CONSTRUCTION DOCUMENTS NOVEMBER 2021 CHRISTIAN DA SILVA
201 ISABEL HOUSE 201 Isabel St. Tallahassee, Florida 32310 United States of America
SITE PLAN SCALE 3/16"=1'-0"
CHRISTIAN DA SILVA EVANGELINE G. 11/15/21
A-00 of 6 SHEETS

NOTE: All units are shown in feet and inches.

REVISIONS

NO.	DESCRIPTION

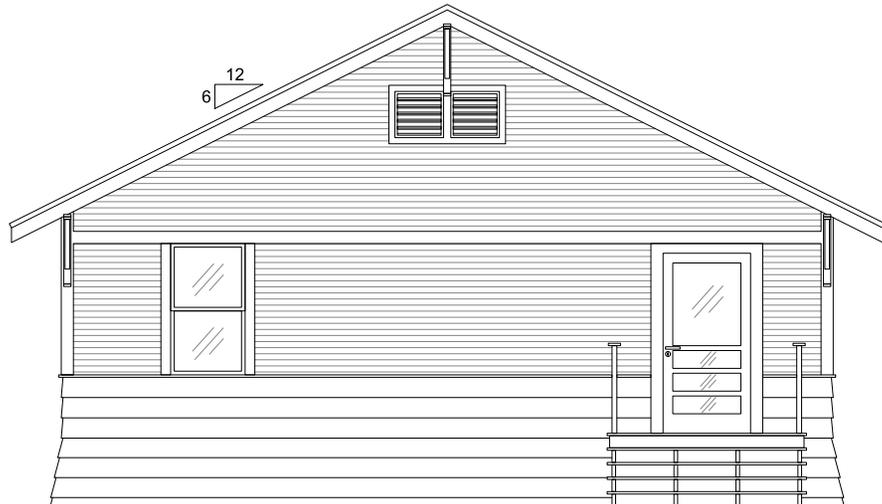
CONSTRUCTION DOCUMENTS
NOVEMBER 2011
CHRISTIAN DA SILVA

201 ISABEL HOUSE
201 Isabel St., San Antonio, Texas, 78210
United States of America

NORTH ELEVATION
SCALE 3/8"=1'-0"

CHRISTIAN DA SILVA
EVANGELINE C.
11/15/21

A-02
of 6 SHEETS



1 EXISTING NORTH ELEVATION
A-01 SCALE 1/2"=1'-0"



2 PROPOSED NORTH ELEVATION
A-02 SCALE 1/2"=1'-0"



Name	Width	Depth	Height	Visible
 Bath	5'4"	2'5"	1'10½"	x
 Toilet unit	1'3¾"	2'7½"	2'0½"	x
 Washbasin	1'10"	1'6½"	3'2"	x
 Door	2'4½"	0'4½"	6'10"	x
 Door frame	3'	0'3¾"	6'10"	x
 Door frame	6'1½"	0'3¾"	6'10"	x
 Door frame	3'	0'3¾"	6'10"	x
 Door	3'	0'5⅞"	6'10"	x
 Door	3'	0'5⅞"	6'10"	x
 Door	3'	0'5⅞"	6'10"	x
 Sink	3'11¼"	2'1"	3'5¾"	x
 Sink	3'11¼"	2'1"	3'5¾"	x
 Door frame	3'	0'3¾"	6'10"	x
 Door frame	3'	0'3¾"	6'10"	x

