

# HISTORIC AND DESIGN REVIEW COMMISSION

March 15, 2023

**HDRC CASE NO:** 2023-076  
**ADDRESS:** 103 E HUISACHE AVE  
**LEGAL DESCRIPTION:** NCB 1702 BLK 6 LOT 16 & 17  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Joseph Cotton  
**OWNER:** Joseph Cotton/EDENS SWAIN M & MELODY M  
**TYPE OF WORK:** Driveway modifications, Garage modifications  
**APPLICATION RECEIVED:** February 08, 2023  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Expand driveway and apron from 16' to 26' and expand the curb cut 10' to accommodate.
2. Modify a previously-approved design for an addition to the rear detached garage to include a third garage door.

## APPLICABLE CITATIONS:

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

### 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.

*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.

*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.

## 5. Sidewalks, Walkways, Driveways, and Curbing

### A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

### B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

### C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

## FINDINGS:

- a. The primary structure located at 103 E Huisache is a two-story Spanish Eclectic residence built c 1922. The structure is located at the intersection of E Huisache and N Main Ave and features stucco siding, a clay tile roof, front gable, and front porch with arched openings and wrought iron details. The structure contributes to the Monte Vista Historic District. The property also features two rear accessory structures that contribute to the district. The rear structure that is the subject of this request is a one-story garage set behind the main residential house.
- b. **CASE HISTORY:** On October 28, 2021, the owner received an HDRC Certificate of Appropriateness (COA) to construct a second-story addition to the rear detached garage. The project has not yet started, and the approval has since expired. Action on the current request amounts to reissuance of the expired COA.
- c. **DRIVEWAY AND CURB CUT:** The applicant requests to expand the driveway, apron, and curb cut by 10'. Historic Design Guidelines for Site Elements 5.B.ii says to maintain the width and configuration of original curb cuts when replacing historic driveways, and avoid introducing new curb cuts where not historically found. Staff finds the proposed curb cut extension does not conform to guidelines.
- d. **GARAGE DOOR:** The applicant requests to modify a previously-approved design for an addition to the rear detached garage to include a third single-bay garage door north of the existing two-car garage door, which is incorporated into the design. Staff finds the additional garage door generally appropriate, but that the driveway and curb cut should not be expanded to accommodate the new opening based on finding c.

## RECOMMENDATION:

Staff does not recommend approval of item 1, expanding the driveway and apron from 16' to 26' and expand the curb cut to accommodate, based on finding c.

Staff recommends approval of item 2, modification of a previously-approved design for an addition to the rear detached garage to include a third garage door, based on finding d, with the following stipulation:

- i. That the driveway and curb cut not be altered to accommodate the new garage door or that drivable pavers be introduced in front of the third bay in lieu of solid concrete.

The subject property design was approved in 2021 by HDRC for the addition of a 2nd story above the existing garage structure. This request involves a minor change to the approved design to provide handicap access and accommodation:

The addition of a 2nd garage door approximately 8 ft in width (single vehicle width) to be added to the left of the existing garage door. This change would allow the interior space to accommodate a vehicle sizable enough for handicap access and use by a handicap member of the household. The length of the vehicle is close to 20 ft - the current garage depth is only 18 feet. This change would allow for an additional 3 ft to be captured beneath the proposed exterior stairwell on the interior of the property, leading to the 2nd level. See attached plans for more detail on stairwell.

The architectural prints shared as part of this request shows the addition of the proposed door on the "street side" and the stairwell on the interior side of the garage within view of the pool and general common area.

Expanding the east, interior wall of the existing garage is not possible due to the presence of underground sewer lines and close proximity to the pool. The addition of a third garage bay remains the only option given that the property does not have a driveway aside from the short entry apron allowing entry into the garage building. The space this third bay would consume was initially designed as storage, space for the existing pool equipment, and an interior stairwell situated above that equipment. The pool equipment would be moved elsewhere, while the stairwell would be located on the exterior, as shown in the new (attached) designs.

The additional garage door would be designed to match the existing garage door; being the same height and color as well. There is no driveway on the property; only an entry apron allowing vehicles to enter the garage. The existing apron would be expanded to resemble the same width of entry apron in place now at the property. The expanded apron would also border the alley in the same manner as the property directly across Main Street, where the apron and driveway is situated along the property line shared with the alleyway.

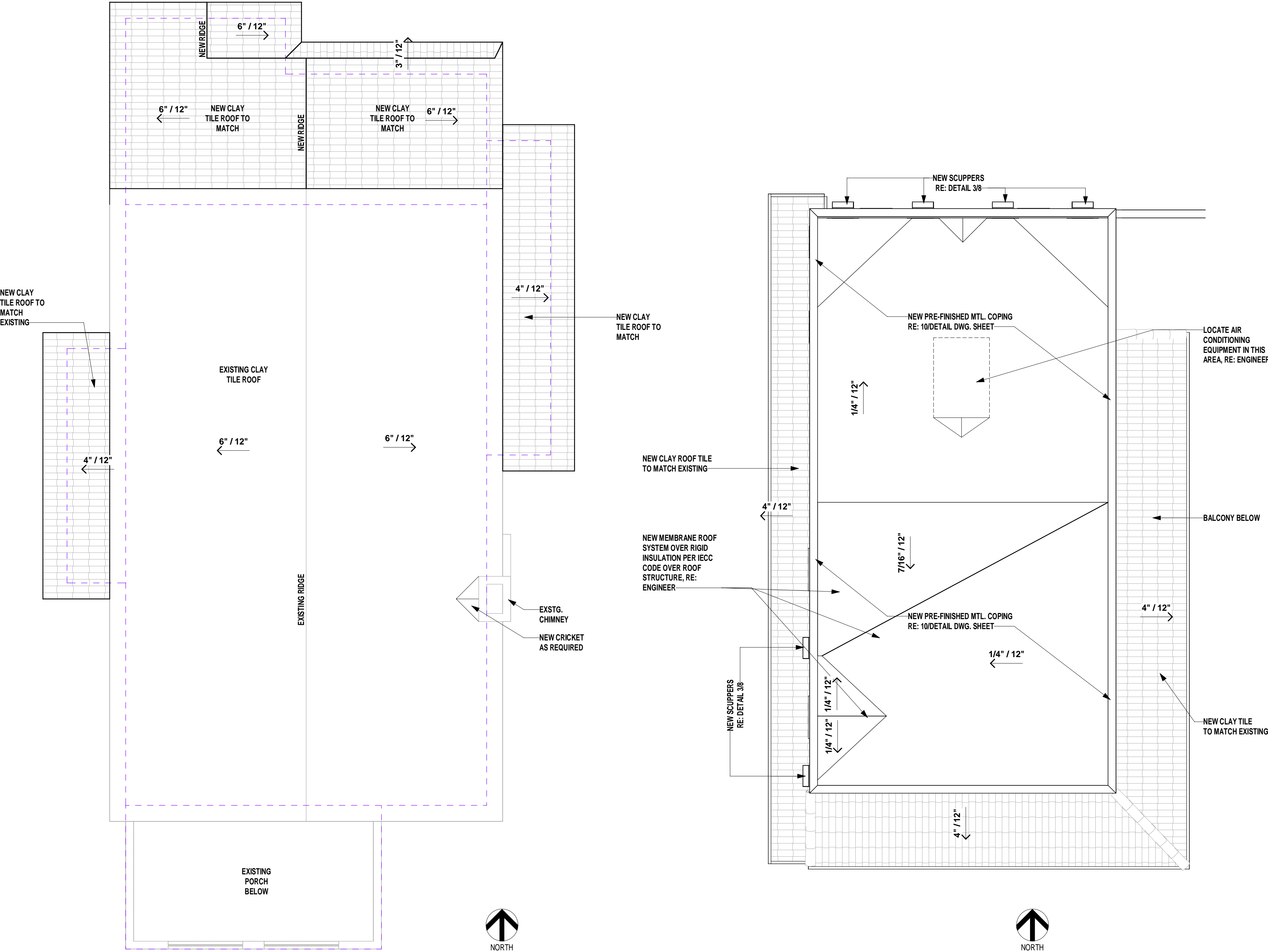
All features of the existing building, and as shown on the approved design, would be emulated so as not to change any aspect of the exterior building finish.

The vehicle intended for this additional garage space is designed to accommodate handicap drivers/passengers. It cannot be parked in the street as it would be inaccessible to the handicap household member.

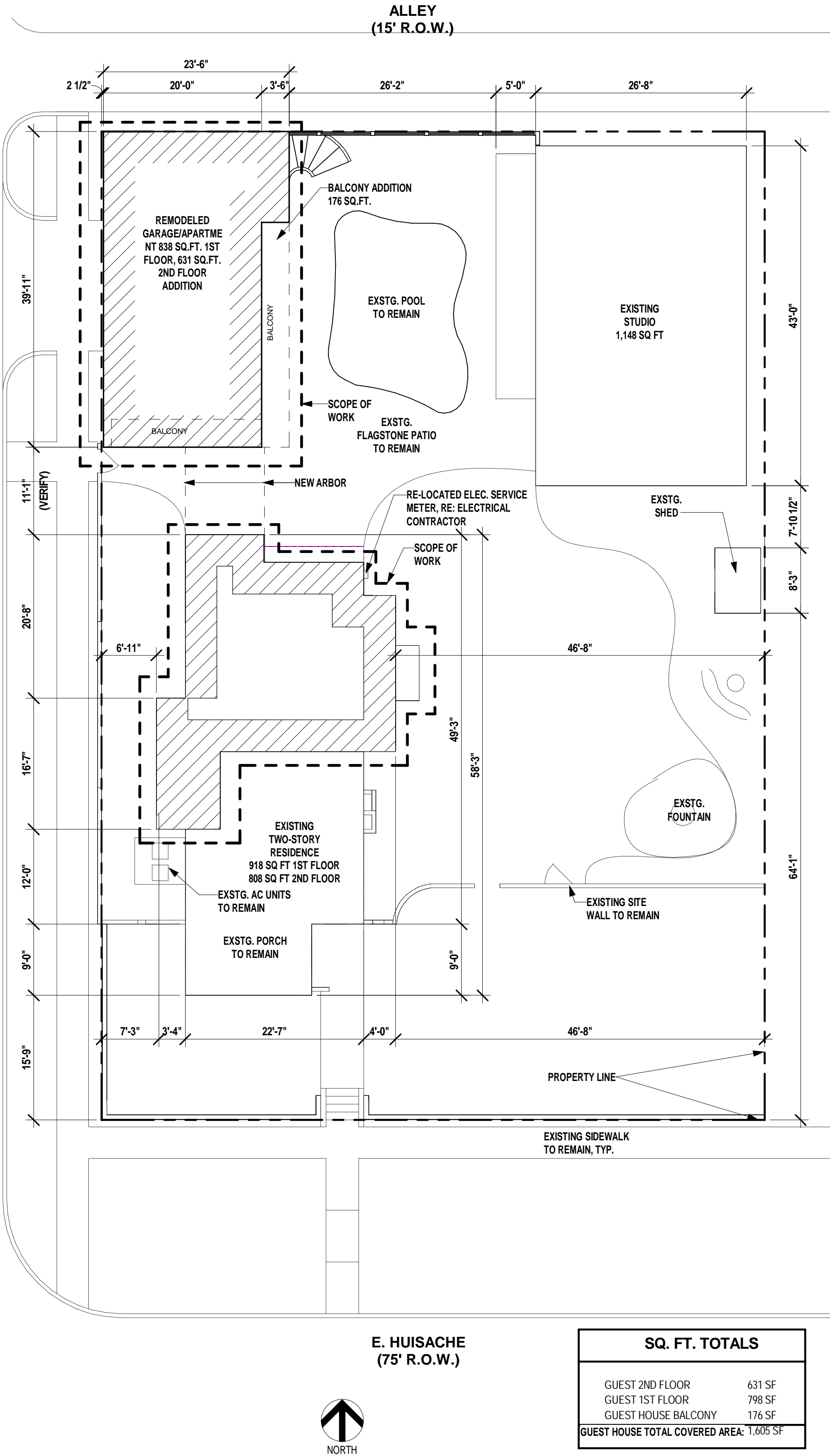
NEW CONSTRUCTION GENERAL NOTES:

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2015 VERSION.

- BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IRC SEC. R302.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IRC SEC. 310.
- CONTRACTOR IS TO PROVIDE STEEL UNITS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IRC SEC. 703.8.
- ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IRC R806.
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
- FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IRC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
- SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R314.
- HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IRC SEC. R311.
- ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY WITH IRC SEC. R312.
- WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC. R602.10.
- GLAZING SHALL COMPLY WITH IRC SEC. R308.
- ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- IN AREAS UNDER IRC 2006 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
- ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
- REFER TO ATTACHED RESIDENTIAL DETAIL SHEET(S) FOR STANDARD DETAILS & RECOMMENDATIONS FOR PORTIONS OF THE LATEST INTERNATIONAL ENERGY CODE COUNCIL (IECC) REQUIREMENTS (REFER TO AUTHORITIES HAVING JURISDICTION AND CURRENT ADOPTED IECC REQUIREMENTS FOR OTHER PROJECT CLIMATE ZONES. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
- ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
- SITE GRADING AND DRAINAGE PLANS PROVIDED BY OTHERS.
- ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.
- GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED BRACING DURING DEMOLITION & NEW CONSTRUCTION, RE: ENGINEER



2  
GUEST HOUSE ROOF PLAN  
1/4" = 1'-0"



NOTE: ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS

JK	04-09-19	SETUP REVIT
GK	5-8-19	PRELIMINARY
GK	05-09-19	PRELIMINARY
JA	06-06-19	REVISIONS
GK	11-19-19	REVISIONS
GK	12-12-19	REVISIONS
GK	1-14-20	REVISIONS
GK	1-16-20	GREENHOUSE
GF	1-20-20	REVISIONS
JO	09-08-21	CD SET
JH	09-16-21	REV CD SET
GF	6-10-22	CD REVISIONS
GF	09-01-22	CD REVISIONS



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THIS SET OF DRAWINGS IS FOR INTERIM REVIEW ONLY

THIS DOCUMENT IS INCOMPLETE

NOT FOR REGULATORY APPROVAL / PERMITTING / BIDDING OR CONSTRUCTION

BRENT R ANDERSON  
REGISTRATION NO. 17241

A REMODEL FOR

MR.  
ADDITION  
FOR J.C.  
COTTON

103 E Huisache  
San Antonio, Texas

HOUSE & GUEST  
HOUSE ROOF  
PLAN / SITE  
PLAN

#1 OF 10

REMODEL

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----- EXISTING CONSTRUCTION  
TO BE DEMOLISHED

NEW CONSTRUCTION  
EXISTING TO REMAIN

<b>GENERAL SYMBOLS</b>		
		FLOOR DROP
		TUB OR SHOWER HEAD
		GAS OUTLET
		COLD WATER
		HOT WATER

GENERAL ANNOTATIONS	1R 1S	1 ROD 1 SHELF
	2R 1S	2 RODS 1 SHELF
	A.F.F.	ABOVE FINISH FLOOR
	AV	AUDIO VISUAL
	C.O.	CASED OPENING
	COVD	COVERED
	CPT.	CARPET
	DBL	DOUBLE
	DISP.	GARBAGE DISPOSAL
	D/O	DOUBLE OVEN
	D.V.	DIRECT VENT
	DW	DISH WASHER
	F.F.	FINISH FLOOR
	FLR.	FLOOR
	H.	HIGH
	K/S	KNEE SPACE
	MICRO	MICROWAVE
	MTL	METAL
	N.T.S.	NOT TO SCALE
	PLYWD.	PLYWOOD
	R.O.	RANGE WITH OVEN
	RE:	REFER TO
	REF.	REFRIGERATOR
	SLP	SLOPED (CEILING OR FLOOR)
	SEP	SEPERATION
	SHLVS	SHELVES
	SRO	SHEET ROCK OPENING
	TD	TRENCH DRAIN
	T&G	TONGUE AND GROOVE
T.B.D.	TO BE DETERMINED	
TYP.	TYPICAL	
U.C.	UNDER COUNTER	
U.N.O.	UNLESS NOTED OTHERWISE	
W.I.C.	WALK IN CLOSET	
WH	WATER HEATER	
WS	WATER SOFTNER	
V.T.R.	VENT THROUGH ROOF	

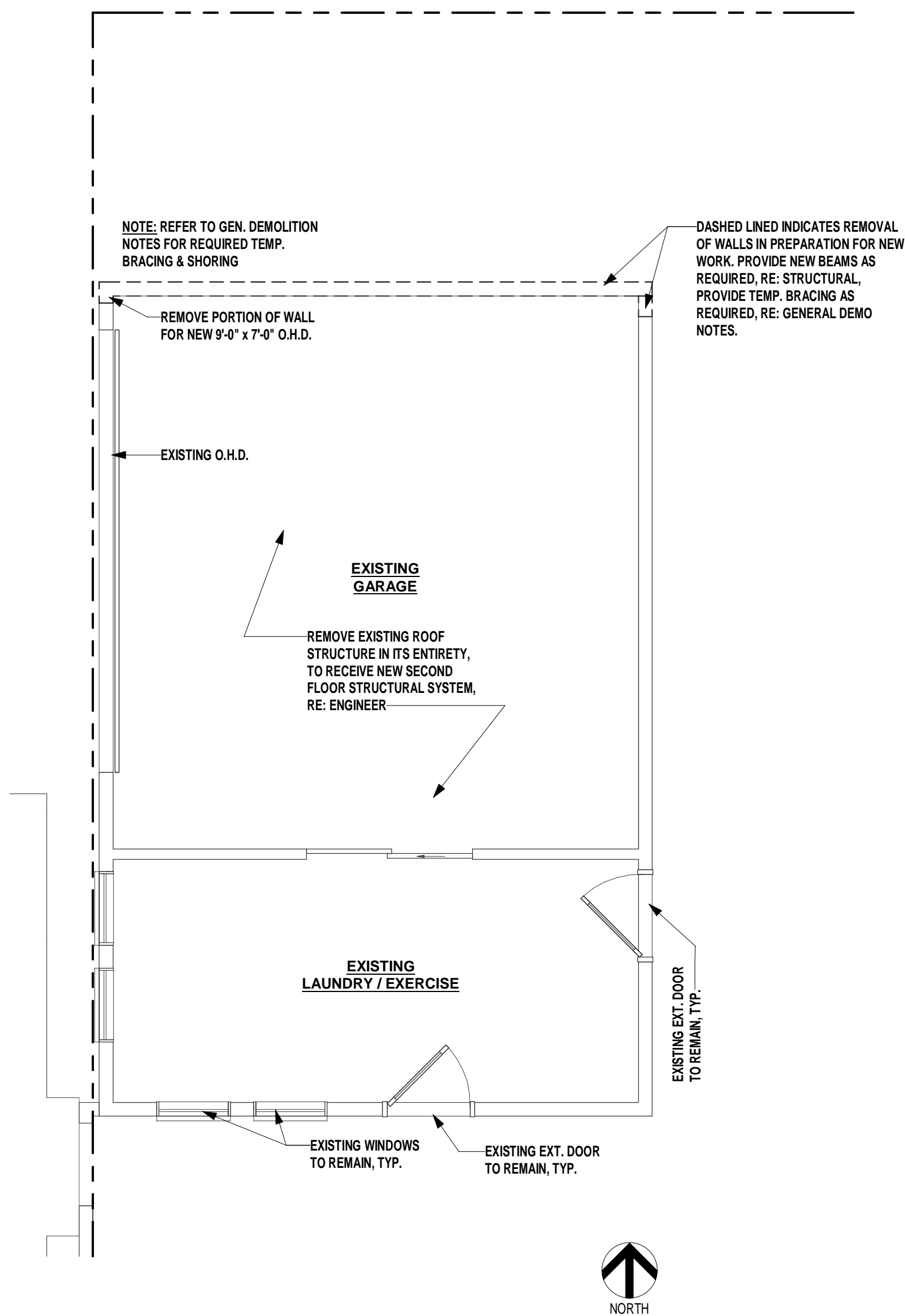
## GENERAL ANNOTAIONS

WINDOW & DOOR ANNOTATIONS	AWN	AWNING
	CSMT	CASEMENT WINDOW
	DH	DOUBLE HUNG
	DL	DIVIDED LITE
	DR	DOOR
	FG	FIXED GLASS
	HDR. HT.	HEADER HEIGHT
	HLF	HALF
	HS	HORIZONTAL SLIDER WINDOW
	LT	LITE
	O.H.D.	OVER HEAD DOOR
	OPNG	OPENING
	PKT	POCKET (DOOR)
	PNL	PANEL
	S.C. DOOR w/CLSR	SOLID CORE DOOR WITH CLOSER
	SFTY	SAFETY
	SH	SHINGLE HUNG
SLD	SLIDER	
STL	STEEL	
TRANS	TRANSOM	

## WINDOW & DOOR ANNOTATIONS

ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL IRC SECTIONS & TABLES REFERENCED REFER TO IRC 2015 VERSION

1. DEMOLITION PLANS INDICATE SOME OF THE SCOPE-OF-WORK INVOLVED FOR THE DEMOLITION PHASE OF THIS PROJECT. CONTRACTOR SHALL REVIEW ALL SHEETS FOR ADDITIONAL DEMOLITION SCOPE.
2. CONTRACTOR SHALL VERIFY EXISTING SITE AND BUILDING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION ACTIVITIES AND WORK.
3. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
4. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY POSSIBLE ASBESTOS CONTAINING MATERIALS DISCOVERED BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING WORK.
6. AFTER AWARD OF THE CONTRACT, CHANGE ORDER REQUESTS FOR ADDITIONAL MONEY WILL NOT BE APPROVED IF THE WORK COULD HAVE BEEN ANTICIPATED DURING A SITE VISIT BY THE CONTRACTOR.
7. CONTRACTOR SHALL NOT SCALE DRAWINGS.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SHORING, TEMPORARY BRACING, AND/OR TEMPORARY SUPPORTS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF EXISTING STRUCTURE TO REMAIN AND/OR EXISTING BUILDING ELEMENTS TO REMAIN.
9. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES AND WORK.
10. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS, REGULARLY AS NECESSARY TO ELIMINATED INTERFERENCE WITH ROADS, STREET, WALKS, AND ALL OTHER ADJACENT FACILITIES.
11. CONTRACTOR SHALL REMOVE TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
12. CONTRACTOR SHALL REPAIR, REPLACE, OR PATCH EXISTING BUILDINGS, DRIVEWAYS, SIDEWALKS, CANOPIES, AND/OR PARKING AREAS DAMAGED, MODIFIED, AND/OR DISTURBED BY DEMOLITION WORK AT NO COST TO THE OWNER.
13. ALL EXISTING EQUIPMENT THAT REMAINS UNDISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO PREVENT DAMAGE. ANY DAMAGE TO REMAINING EXISTING EQUIPMENT SUSTAINED DURING DEMOLITION AND/OR CONSTRUCTION SHALL BE EQUIVALENTLY REPLACED OR EQUIVALENTLY REPAIRED AT NO COST TO THE OWNER.
14. CONTRACTOR SHALL PROVIDE TRAFFIC HANDLING MEASURES TO PROTECT THE GENERAL PUBLIC AT ALL TIMES, AS NECESSARY AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
15. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTED EXISTING UTILITIES, AS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
16. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH DEMOLITION.
17. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELECTRIC, GAS, WATER, TELEPHONE, STORM SEWER, AND SANITARY SEWER FOR FIELD LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITY LINES. PRIOR TO CONSTRUCTION OF DEMOLITION WORK, CONTRACTOR SHALL IDENTIFY ALL ELECTRICAL CIRCUITS SERVING THE AREA INVOLVED WITH THIS DEMOLITION. THOSE CIRCUITS SHALL THEN BE LOCKED OUT AND TAGGED OUT IF THEY DO NOT SERVICE ANY OF THE REMAINING BUILDING. THOSE CIRCUITS WHICH ARE IDENTIFIED TO SERVICE BOTH THE AREA TO BE DEMOLISHED AND THE REMAINING BUILDING SHALL BE SPLIT SO AS TO KILL ALL ELECTRICAL POWER TO THE AREA TO BE DEMOLISHED WHILE MAINTAINING POWER TO THE REMAINDER OF THE BUILDING.
18. PROTECT EXISTING SITE ELEMENTS AND EXISTING LANDSCAPING TO REMAIN. PROTECTION SHALL INCLUDE BUT NOT BE LIMITED TO EXISTING TREES AND OTHER EXISTING VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL WITHIN DRIP LINES.
19. CONTRACTOR SHALL REGRADE AND HYDROMULCH AREAS AFFECTED BY DEMOLITION.
20. OWNER HAS RIGHT OF FIRST REFUSAL OF ALL ITEMS REMOVED AS PART OF THE SCOPE OF WORK, WHETHER IDENTIFIED AS SALVAGE OR NOT. IF NOT IDENTIFIED AS SALVAGE BY ANY OF THE ABOVE, ITEMS, OR FIXTURES, ETC. TO BE REMOVED THAT ARE DEEMED SALVAGEABLE, TURN OVER ANY REQUESTED ITEMS TO THE BUILDING OWNER IN GOOD AND CLEAN CONDITION.
21. ALL FURNITURE WILL BE REMOVED OR RELOCATED BY THE OWNER AS NECESSARY PRIOR TO THE DEMOLITION WORK OF THIS PROJECT. CONTRACTOR SHALL COORDINATE WITH OWNER AS REQUIRED.
22. REMOVE EXISTING CONSTRUCTION TO THE EXTENT INDICATED ON THE DRAWINGS. SHOULD ANY DAMAGE OCCUR TO ANY EXISTING CONTRIBUTION TO REMAIN, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO MATCH EXISTING AND/OR ADJACENT CONSTRUCTIN AT NO COST TO THE OWNER.
23. ALL DASHED LINES ARE DEMOLITION LINES U.N.O.

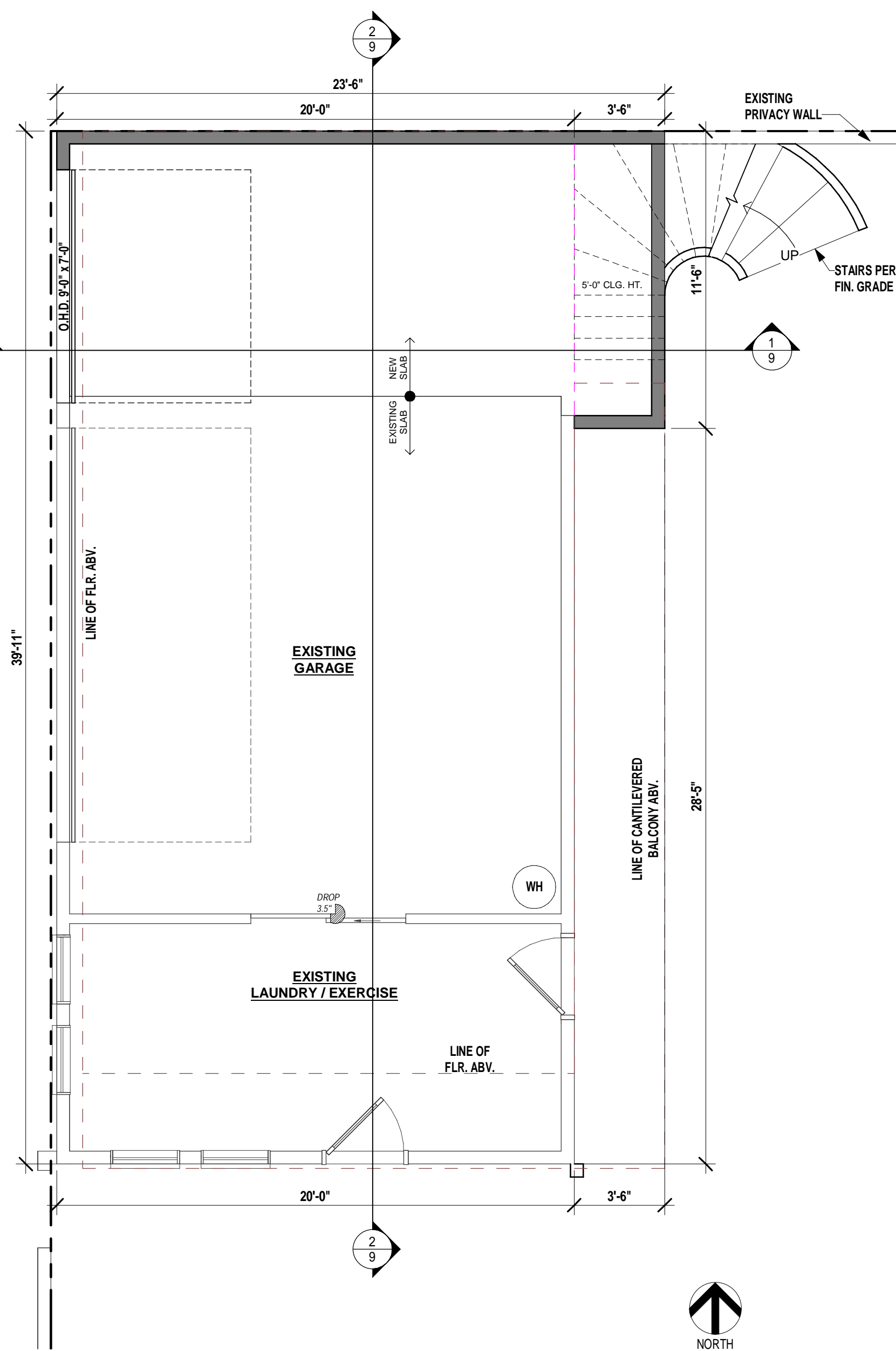


1 GUEST HOUSE DEMOLITION PLAN  
1/4" = 1'-0"



FOR ILLUSTRATION ONLY

NO SCALE



2 GUEST HOUSE 1ST FLOOR PLAN  
1/4" = 1'-0"



FOR ILLUSTRATION ONLY

NO SCALE



FOR ILLUSTRATION ONLY

NO SCALE

JK	04-09-19	SETUP REVIT
GK	5-8-19	PRELIMINARY
GK	05-09-19	PRELIMINARY
JA	06-06-19	REVISIONS
GK	11-19-19	REVISIONS
GK	12-12-19	REVISIONS
GK	1-14-20	REVISIONS
GK	1-16-20	GREENHOUSE
GF	1-20-20	REVISIONS
JO	09-08-21	CD SET
JH	09-16-21	REV CD SET
GF	6-10-22	CD REVISIONS
GF	09-01-22	CD REVISIONS



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/ PERMITTING / BIDDING OR  
CONSTRUCTION

BRENT R ANDERSON  
REGISTRATION NO. 17241

## A REMODEL FOR

**MR.**

## ADDITION FOR J.C. COTTON

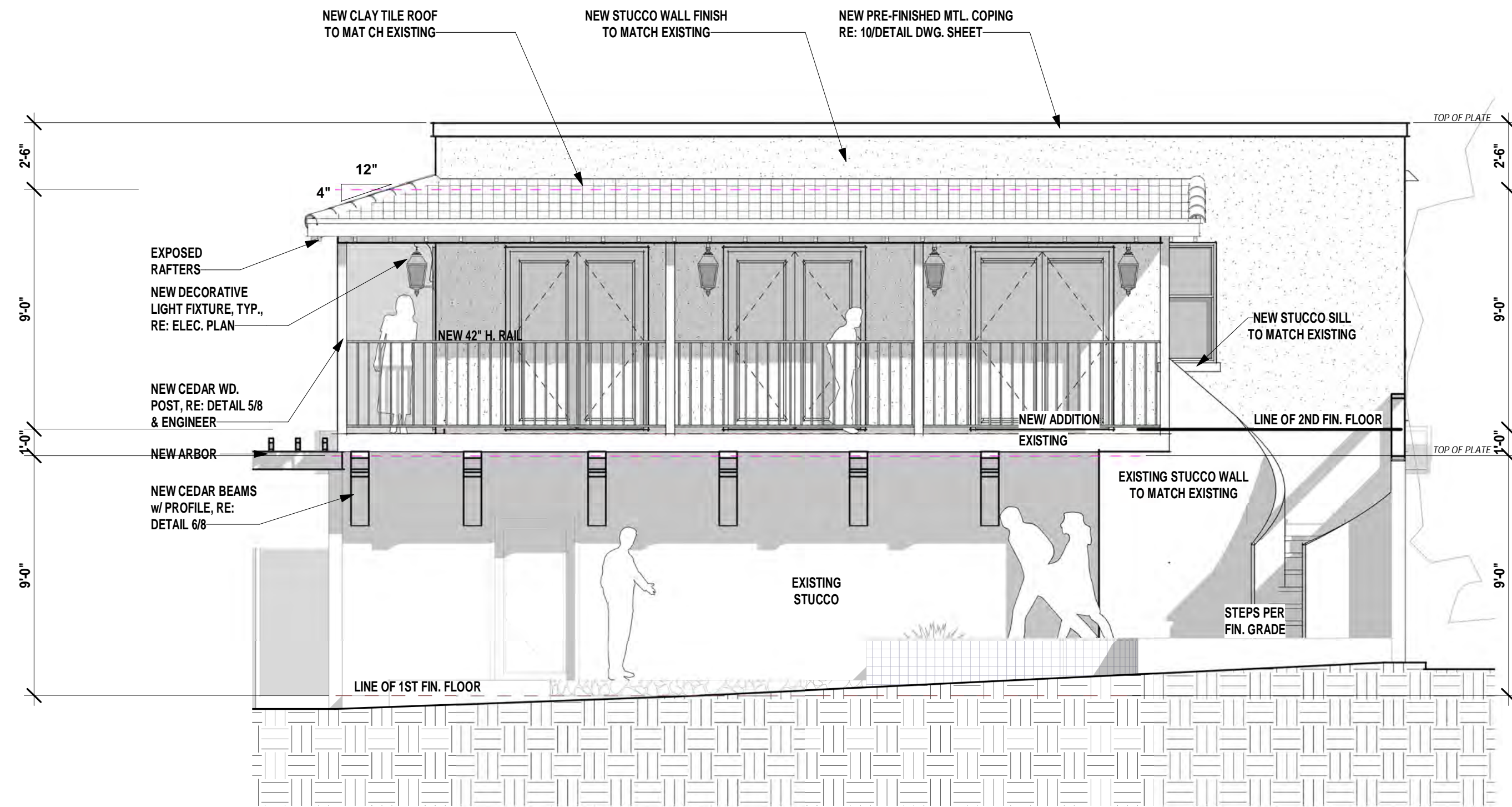
103 E Huisache  
San Antonio, Texas

## GUEST HOUSE DEMO & NEW CONSTRUCTION FLOOR PLANS

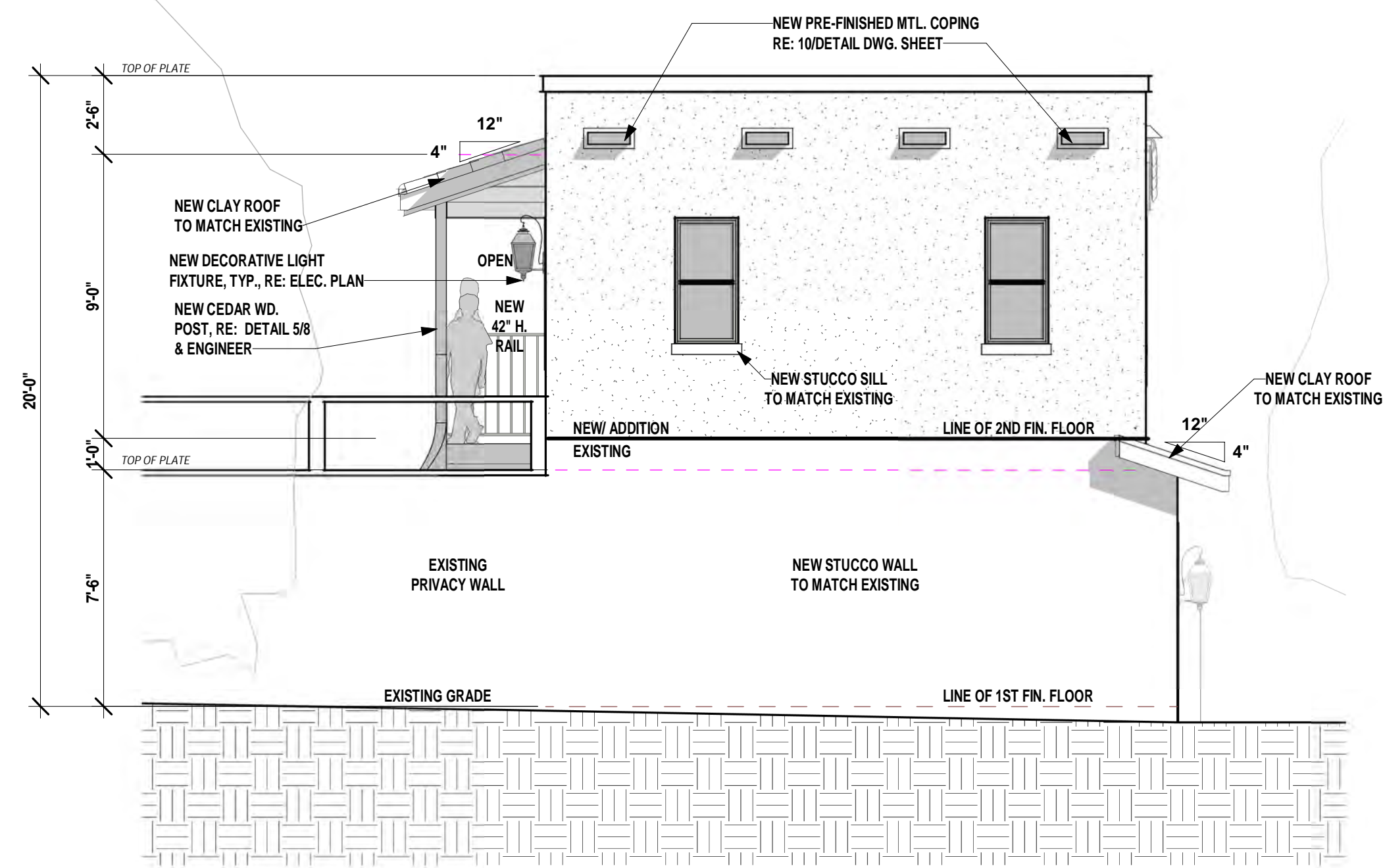
**#6 OF 10**

## REMODEL

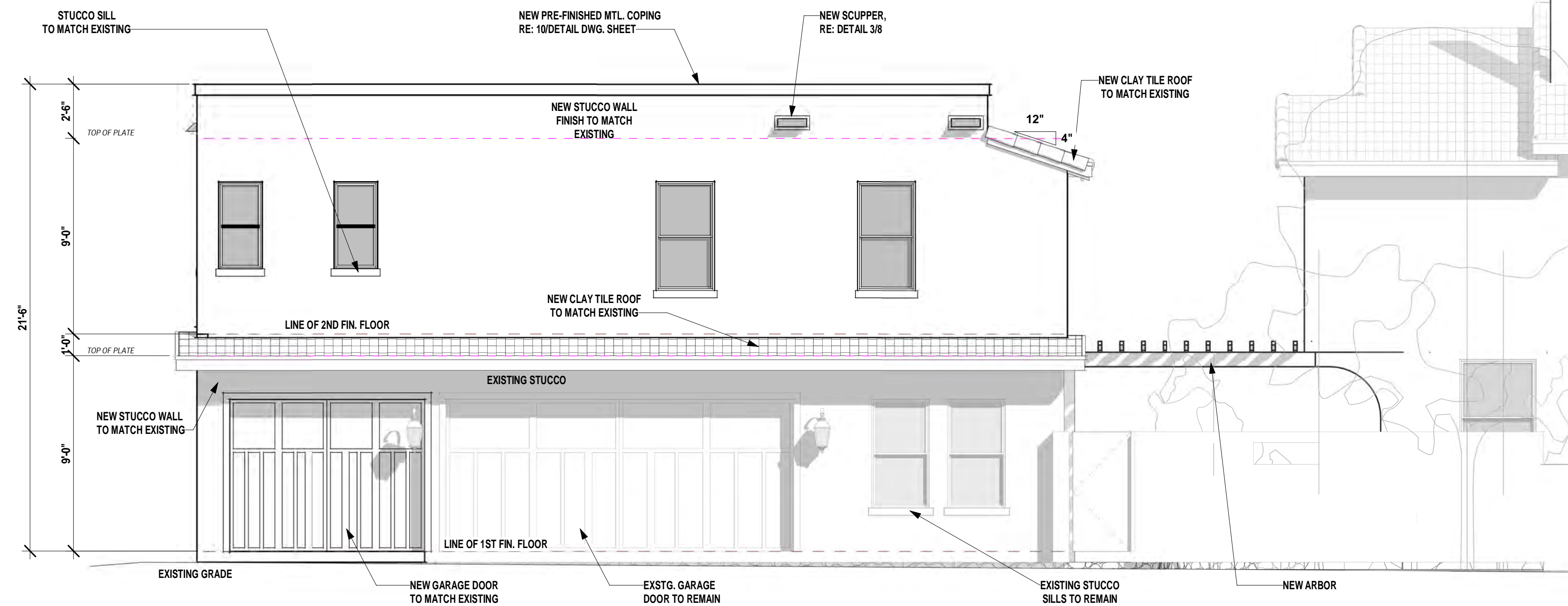
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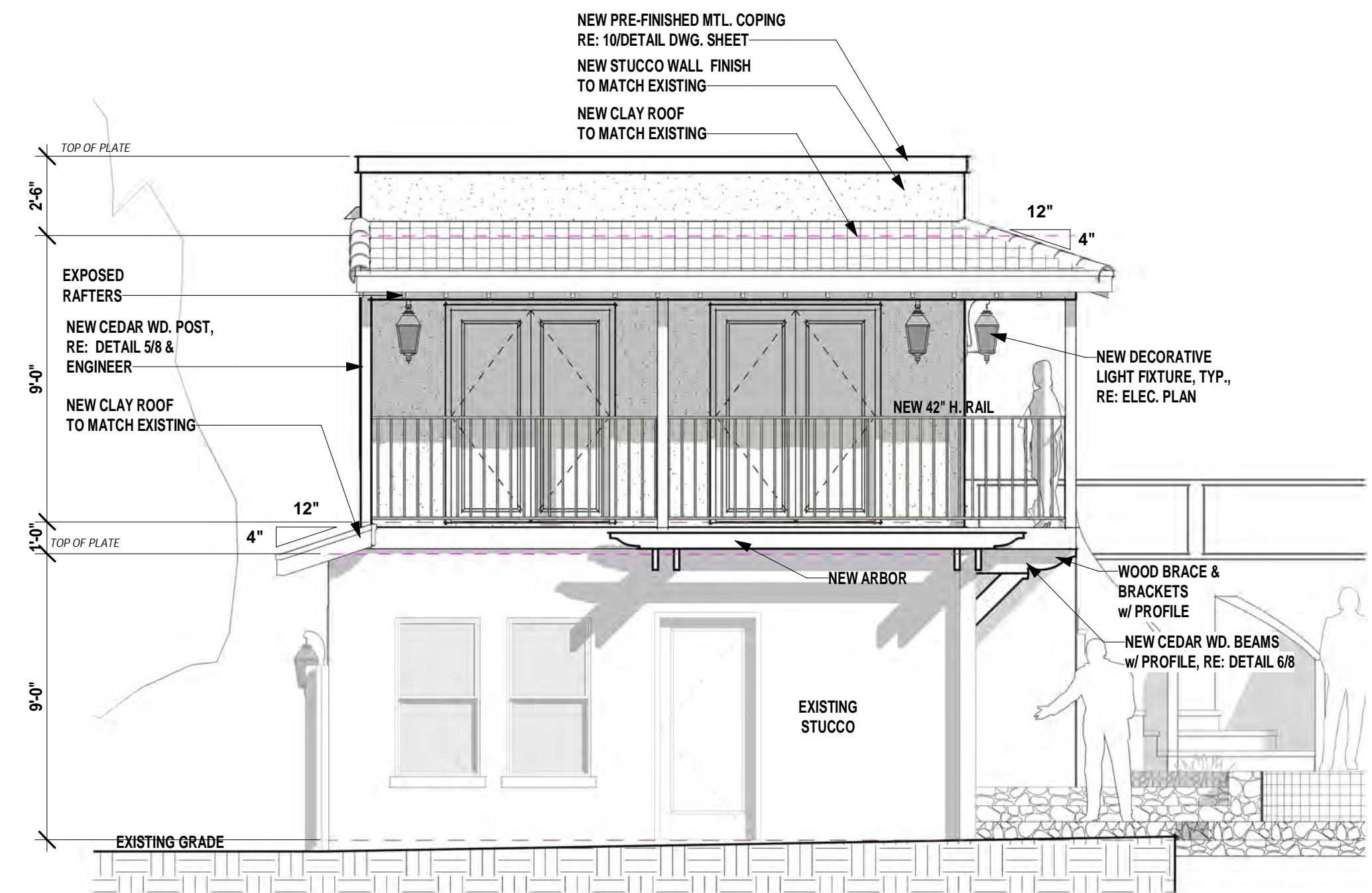
4 GUEST HOUSE EAST  
1/4" = 1'-0"



3 GUEST HOUSE NORTH  
1/4" = 1'-0"



2 GUEST HOUSE WEST  
1/4" = 1'-0"



1 GUEST HOUSE SOUTH  
1/4" = 1'-0"

JK	04-09-19	SETUP REVIT
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SHOULD AN ENGINEER'S SEAL BE PRESENT ON  
THESE DRAWINGS, THE "ENGINEER OF RECORD"  
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BRENT R ANDERSON  
REGISTRATION NO. 17241

A REMODEL FOR

MR.

ADDITION  
FOR J.C.  
COTTON

103 E Huisache  
San Antonio, Texas

GUEST HOUSE  
ELEVATIONS

#7 OF 10

REMODEL

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**Jessica L. Anderson (OHP)**

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**From:** J.C. Cotton [REDACTED]  
**Sent:** Tuesday, March 14, 2023 12:41 PM  
**To:** Jessica L. Anderson (OHP)  
**Subject:** Re: [EXTERNAL] Re: 103 E Huisache: HDRC Information  
**Attachments:** IMG\_4305.jpeg; IMG\_4310.jpeg; IMG\_4315.jpeg

Jessica -

RE: Request to upload/share photos for hearing on March 15<sup>th</sup> for 103 E Huisache (request for 3<sup>rd</sup> garage bay)

Attached are three photos for submission to be shared during the on-line hearing scheduled for the 15th.

Of the three photos they indicate the following allowed existing conditions at residential properties within the Monte Vista neighborhood:

Detached garage buildings constructed on the property line shared with an alley  
Garage buildings where 3- garage bays are present  
Garage buildings where only an entry apron is present rather than a driveway - leaving little room to park vehicles without blocking the public sidewalk AND creating the condition where vehicles protrude into the public street for lack of depth on the entry apron

Specific to our request, the conditions at 103 E Huisache are such that the entry apron cannot be used as a driveway to park stationary vehicles since it would block the public sidewalk, pushing foot traffic into the street; and doing so would also leave upwards of 4 feet of vehicle length into the public street.

Hence our request for the addition of a third garage bay in order to fully park a vehicle beyond the street, beyond the public sidewalk, and inside an existing structure allowing for security, protection from elements, and full access by a handicapped member of the household.

Thank you -

J.C. Cotton  
[REDACTED]

Sent from [Outlook](#)

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