

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-015
ADDRESS: 504 AUSTIN ST
LEGAL DESCRIPTION: NCB 510 BLK 2 LOT A-2
ZONING: D, HS
CITY COUNCIL DIST.: 2
LANDMARK: La Fama Bakery, Alt House, Rear House
APPLICANT: Jason Moran/Jason Moran Collaborative Ventures LLC
OWNER: Christopher Gill/GILL CHRISTOPHER F
TYPE OF WORK: Exterior alterations, construction of an addition, painting, fenestration modifications, installation of a metal roof with a ridge cap, repair and maintenance, installation of railing and gutters
APPLICATION RECEIVED: January 03, 2022
60-DAY REVIEW: Not applicant due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Repair the existing storefront system.
2. Repair existing, damaged stone window sills.
3. Install new sconce lights on multiple façades.
4. Install a new downspout and leader on the east elevation.
5. Install a new patio railing to enclose the patio area to the immediate north of the primary entry.
6. Construct a third story addition in place of the existing addition.
7. Paint existing, unpainted brick.
8. Install a new bronze storefront door in an existing opening in the rear addition.
9. Install a standing seam metal roof with a ridge cap.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. *Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. *Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. *Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. *Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. *Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use

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.

Additions

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 Alterations 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.

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 structure at 504 Austin was constructed circa 1905 and originally was the location of the residence and business of Charles Spohn, Sr., a baker. The structure features a brick façade with a hipped roof and a rear two story addition. The primary structure features an ornamental brick parapet and entrance which extends toward Austin Street past the front façade of the single-story structure.
- b. PREVIOUS MODIFICATIONS – Previous modifications to the structure include the installation of replacement windows, the partial construction of a third story addition, the installation of a storefront system, and the installation of a standing seam metal roof. At the June 6, 2018, Historic and Design Review Commission hearing, the installation of a standing seam metal roof and a ridge cap and Historic Tax Certification were denied.
- c. STOREFRONT SYSTEM REPAIR – The applicant has proposed to repair the existing, non-original storefront system. Staff finds this request to be appropriate.
- d. WINDOW SILL REPAIR – The applicant has proposed to repair the existing, stone window sills, where damaged. Staff finds this to be appropriate and consistent with the Guidelines. All repair work shall be done in-kind, with like materials.
- e. SCENCE LIGHTS – The applicant has proposed to install new sence lights on multiple façades. Staff finds this to be appropriate; however, lights and conduit should be installed in existing mortar joints rather than through the historic brick. Staff finds that final light fixtures should be submitted to OHP staff for review and approval.
- f. DOWNSPOUT INSTALLATION – The applicant has proposed to install a new downspout and leader on the east elevation. Generally, staff finds this installation to be appropriate. Any mounting equipment should be installed in existing mortar joints rather than through the historic brick. The proposed downspout and leader should feature a color similar to that of the historic brick.
- g. DOOR INSTALLATION – The applicant has proposed to install a new bronze storefront door in an existing opening in the rear addition. Per the Guidelines for Exterior Maintenance and Alterations 6.B.i., doors should be replaced in-kind when possible. When in-kind replacement is not feasible, new doors should match the original in size, material and profile. Staff finds that a wood door should be installed.
- h. PATIO RAILING INSTALLATION – The applicant has proposed to install a patio railing to enclose the patio area to the immediate north of the primary entry. The applicant has noted that the proposed railing will be metal and painted. Generally, staff finds the proposed railing installation to be appropriate; however, staff finds that a railing detail should be submitted to OHP staff for review and approval.
- i. BRICK PAINTING – The applicant has proposed to paint the existing structure to cover existing graffiti and various nonoriginal paint colors that have been applied to the structure to cover graffiti. The Guidelines for Exterior Maintenance and Alterations 2.A.i. notes that historically unpainted surfaces should not be painted. Staff finds the request to paint the structure to be inconsistent with the Guidelines.
- j. THIRD STORY ADDITION – The applicant has proposed to construct a third story addition on top of the existing two story structure, in place of the existing addition. The proposed addition will include the construction of an elevator shaft, the installation of brick cladding, the installation of a metal guardrail, the installation of a metal roof awning, and the installation of two new windows.
- k. THIRD STORY ADDITION (Scale & Massing) – The Guidelines for Additions 2. note that additions should be designed to be in keeping with the existing, historic context of the block, should feature a similar roof form as the historic structure, should be subordinate to the principal façade in regards to scale and massing, should be clearly distinguished from the original structure, and that rooftop additions should be no taller than forty (40) percent of the height of the original structure. Generally, staff finds the proposed addition to be consistent with the Guidelines. The applicant has proposed an overall height of the addition of 14' – 9", including both the elevator penthouse and a transition space to distinguish the addition from the existing structure.
- l. THIRD STORY ADDITION (Materials) – The Guidelines for Additions 3.A. note that complementary materials should be used that match the original in type, color and texture. The applicant has proposed to clad the addition in tan colored brick. Additionally, the applicant has proposed to install a metal awning, metal railing, and metal elevator doors. Staff finds the proposed materials to be appropriate; however, staff finds that the railing, awning and elevator doors should feature non-glossy colors and finishes. A railing and awning detail should be submitted to OHP staff for review and approval.

- m. WINDOW MATERIALS – The applicant has proposed to install aluminum windows in three proposed window openings. At this time, the applicant has not provided window product information for staff to review. Staff finds that a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction should be installed. If a non-wood or non-aluminum clad wood window is to be proposed, the applicant should submit detailed application documents to support the proposed window.
- n. THIRD STORY ADDITION (Architectural Details) – The Guidelines for Additions 4.A. note that additions should be designed to reflect their time while respecting the historic context of the original structure and should incorporate architectural details that are in keeping with the architectural style of the original structure. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
- o. STANDING SEAM METAL ROOF – A standing seam metal roof was installed without a Certificate of Appropriateness in April 2018. A large profile ridge cap was installed, which is inappropriate and inconsistent with the historic profile. Staff finds that a crimped ridge seam should be installed. As noted in finding b, the installation of a ridge cap was denied in June 2018. The ridge cap should be removed, and a crimped ridge seam installed.

RECOMMENDATION:

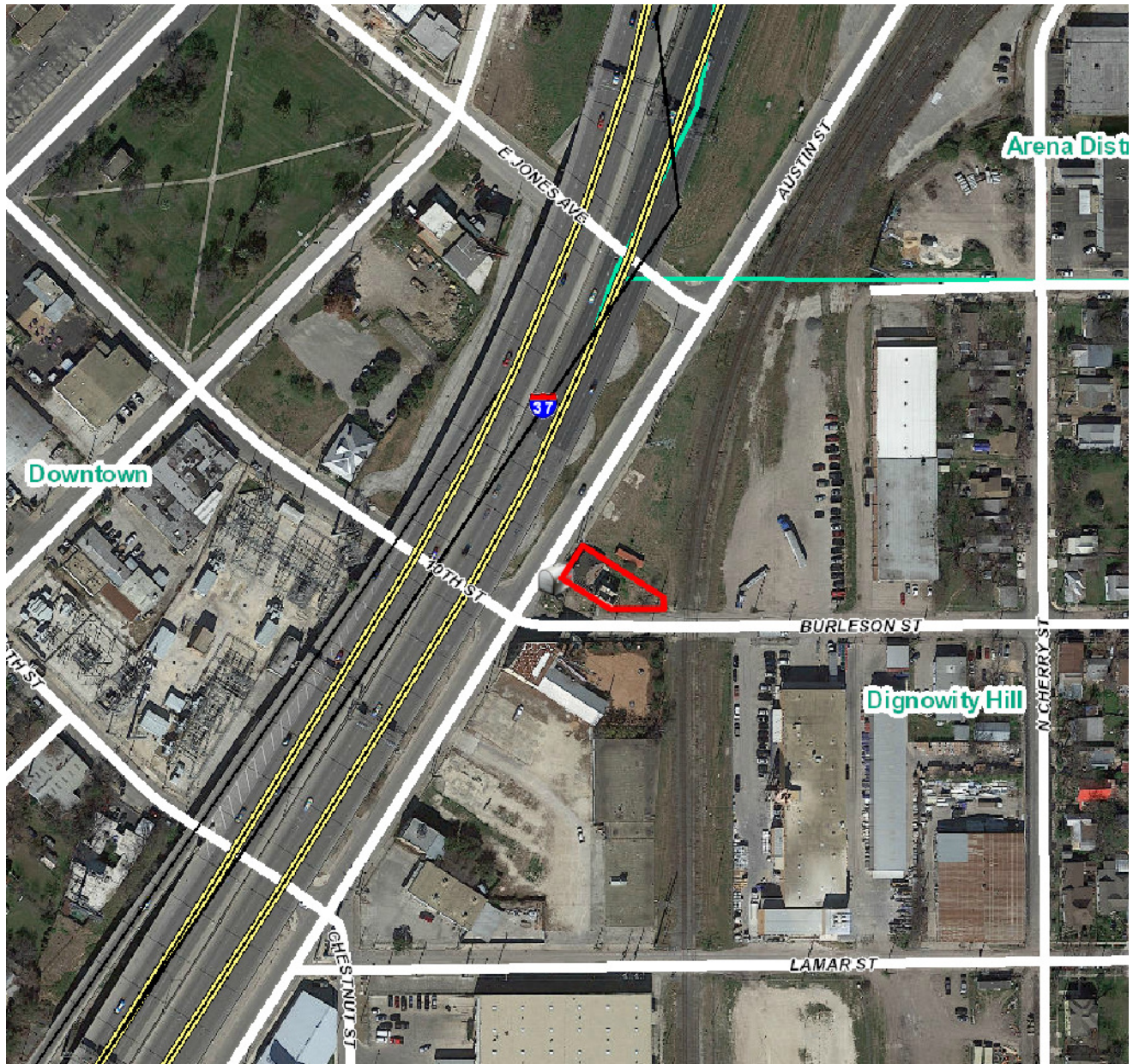
Staff recommends approval of items #1 through #6 based on findings a through n with the following stipulations:

- i. That all stone sill repair work be done in-kind, with like materials, as noted in finding d.
- ii. That the proposed light fixtures be submitted to OHP staff for review and approval and that no mounting equipment or conduit penetrate brick, as noted in finding e.
- iii. That the proposed downspout and leader feature a color comparable to the historic brick and that no mounting equipment or conduit penetrate brick, as noted in finding f.
- iv. That a detailed patio railing detail be submitted as noted in finding h.
- v. That the applicant submit a railing and awning detail to OHP staff for review and approval and that the proposed addition's railing, awning and elevator doors feature non-glossy colors and finishes.
- vi. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in additions be installed, as noted in the applicable citations and in finding m.

Staff does not recommend approval of item #6, the painting of the brick façade. Staff recommends the applicant explore ways to remove paint and graffiti from the brick. If the Commission finds the painting of the structure to be appropriate, staff recommends the brick be painted with a product that would allow drainage and that is consistent with the brick's natural color.

Staff does not recommend approval of item #7, the installation of an aluminum door. Staff recommends a wood door be installed, as noted in finding g.

Staff does not recommend approval of item #8, the installation of a standing seam metal roof with a ridge cap. Staff recommend the ridge cap be removed and that a crimped ridge seam be used on site for all metal roofing.



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 09, 2018

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GENERAL NOTES:

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A WATERTIGHT AND WEATHER TIGHT BUILDING. THE CONTRACTOR SHALL REVIEW ALL DETAILS RELATING TO THIS INTENT AND BY ENTERING INTO THIS CONSTRUCTION CONTRACT WARRANTS FOR ONE FULL YEAR THE ADEQUACY OF THESE DETAILS.
2. THE INTENT OF THE DRAWING IS TO PROVIDE FOR A PLUMB, LEVEL AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED.
3. THE BUILDING SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH CURRENT INTERNATIONAL RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
4. THE OWNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF OR HERSELF WITH EXISTING CONDITIONS, DRAWINGS AND SPECIFICATIONS.
5. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND SHOULD BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
6. DETAILS ARE MEANT TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ALL INCLUDED AS PART OF THE WORK.
7. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
8. THE CONTRACTOR SHALL VERIFY ALL SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL PADS AND PANELS AS WELL AS POWER, WATER, AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT AND EQUIPMENT MANUFACTURERS.
9. ALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS (I.E. 6" = 5 1/2").
10. ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
11. CONTRACTOR TO PROVIDE DUMPSTER AND TEMPORARY TOILET. SITE SHOULD BE CLEANED REGULARLY.
12. ALL DIMENSIONS ARE TO FACE OF STUD OR WALL FACE UNLESS OTHERWISE NOTED.
13. INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED FOR PLUMBING WALLS.
14. EXTERIOR WALLS SHALL MATCH EXISTING STRUCTURE. IF NEW CONSTRUCTION, SHALL BE 2X4 WOOD STUDS AT 16" O.C., UNLESS OTHERWISE NOTED.
15. ALL RESIDENTIAL STRUCTURES SHALL USE 5/8" TYPE X SHEETROCK FOR ALL NEW STRUCTURE AND WHERE GREATER THAN 50% OF A WALL SURFACE IS REMOVED, CONCRETE BOARD OR HARDIE BACKER TYPE MATERIAL AT ALL "WET AREAS". USE CEMENT BACKER BOARD AT ALL TILED WALLS, OR FULL SET MORTAR BACKING AT TILED WALLS.
16. ELECTRICAL AND HVAC INSTALLER TO COORDINATE THEIR WORK.
17. A/C PLAN TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH DESIGNER AND OTHER TRADES. BUILDING CODES, PROVIDE COST ESTIMATE FOR HIGH EFFICIENCY VARIABLE SPEED ZONED SYSTEM WITH MAXIMUM EFFICIENCY FILTERING SYSTEM.
18. EXTERIOR WALL SHEATHING 1" PLYWOOD OR ORIENTED STRAND BOARD, WRAPPED WITH TYVEK EXTERIOR WATER RESISTANT BARRIER. SEE PROJECT MANUAL FOR CORRECT INSTALLATION OF TYVEK.
19. FOR WATER DISTRIBUTION PIPING ONLY TYPE L SHALL BE USED. TYPE M COPPER, CPVC & PEX NOT ALLOWED.
20. INTERIOR WALLS TO BE LIGHT TEXTURE FINISH WITH 3 COATS PAINT (SATIN). INTERIOR TRIM TO BE PREPARED FOR PAINTING - 3 COATS PAINT (SEMI-GLOSS). INTERIOR TRIM - ALL INTERIOR TRIM TO BE PAINTED WOOD.
21. ALL PLYWOOD AND HARDWOODS AT CABINETS AND SHELVING TO BE "PREMIUM GRADE" AND TO BE FORMALDEHYDE FREE.
22. PROVIDE SEWER CLEANOUTS AS REQUIRED TO SERVICE ALL PLUMBING. VERIFY LOCATIONS WITH ARCHITECT/OWNER PRIOR TO INSTALLATION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES ON ALL INDIVIDUAL PIECES OF EQUIPMENT AS INDICATED IN TCEQ REGULATIONS.
24. CONTRACTOR SHALL INSTALL VACUUM BREAKER DEVICES ON ALL EXTERIOR HOSE BIBS.
25. CONTRACTOR SHALL INSTALL ARC FAULT CIRCUIT INTERRUPTION PROTECTION ON ALL ELECTRICAL CIRCUITS PER NEC 210.12.
26. SMOKE DETECTORS ARE REQUIRED IN EACH BEDROOM ENTRY AND ADJOINING HALL CEILING. SMOKE DETECTORS SHALL BE ELECTRICALLY HARDWIRED WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL ALSO BE ELECTRICALLY INTERCONNECTED, SO THAT IF ONE GOES INTO ALARM, ALL GO INTO ALARM. DETECTORS SHALL MEET INTERNATIONAL RESIDENTIAL CODE SECTION 317.1.1.
27. COMPLIANCE WITH IRC R613.2 FOR WINDOW SILLS.
28. WATER RISER MUST BE METAL ABOVE GROUND. SCHEDULE 40 PVC MAY ONLY BE USED FOR EXTERIOR PIPING THAT IS UNDERGROUND.
29. ALL WALLS WITH DRAW-WASTE-VENT PLUMBING SHALL BE 2X6 LUMBER.

30. ATTIC ACCESS, MINIMUM OPENING 25.5" X 54", SHALL SUPPORT 350 LBS WITH 20 MINUTES FIRE RESISTANCE.
31. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
32. ALUMINUM WIRING IS PROHIBITED AND 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
33. NO GREEN/PURPLE ROCK FOR TUB/SHOWER ENCLOSURE
34. LOCATE ALL ROOF VENTS FROM STREET VIEW WHERE POSSIBLE. PAINT TO MATCH ROOF COLOR.
- STANDARDS AND REGULATIONS
APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES, AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS. THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION AND AMENDMENTS OF THE FOLLOWING STANDARDS. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL CODES AND THE NEC.:
1. BUILDING CODES.....2018 INT. RESIDENTIAL CODE
2. PLUMBING CODE.....2018 UNIFORM PLUMBING CODE
3. MECHANICAL.....2018 INTERNATIONAL MECHANICAL CODE
4. ELECTRICAL CODE.....2017 NATIONAL ELECTRICAL CODE
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING INDICATED ON DRAWINGS IS SIMPLY TO AID CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING, AND SHALL ADHERE TO THESE CODES.

PROJECT CONTACTS

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CHRISTOPHER GILL
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BUSINESS@CGRESA.COM

DESIGNER
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JSN.MORAN10@GMAIL.COM

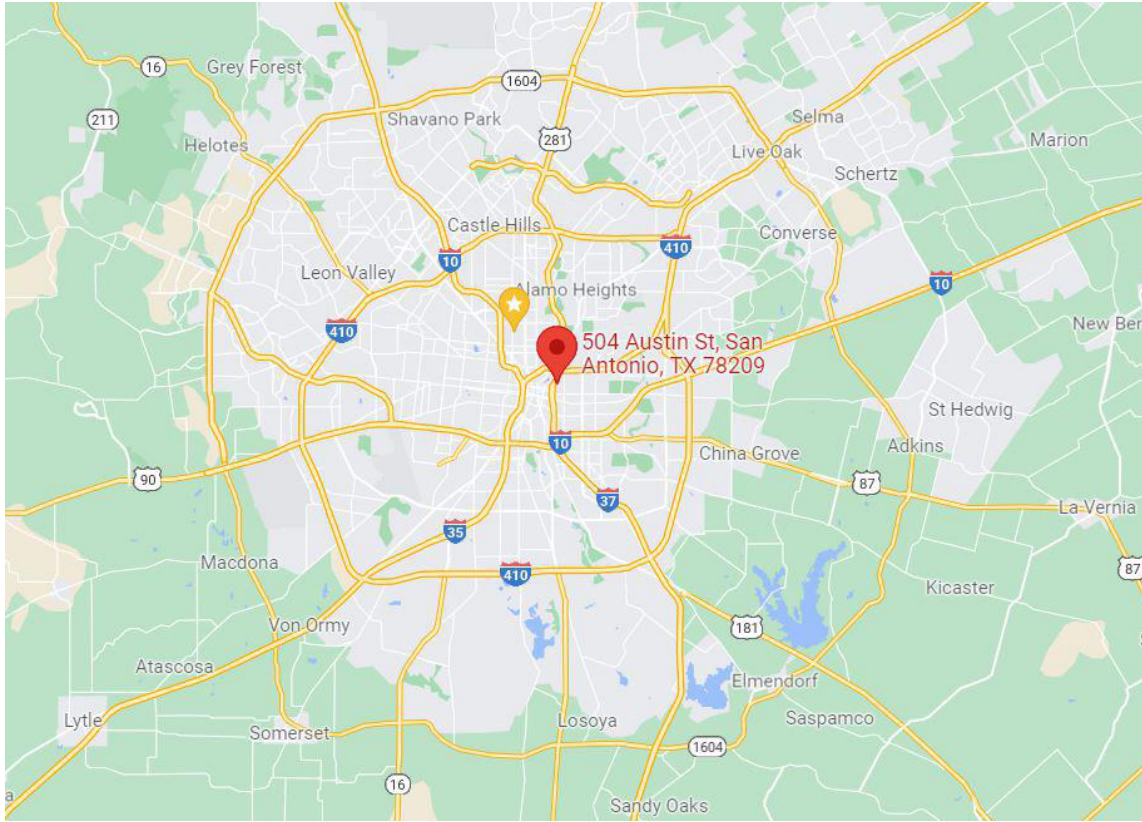
CONTRACTOR

AREA CALCULATIONS

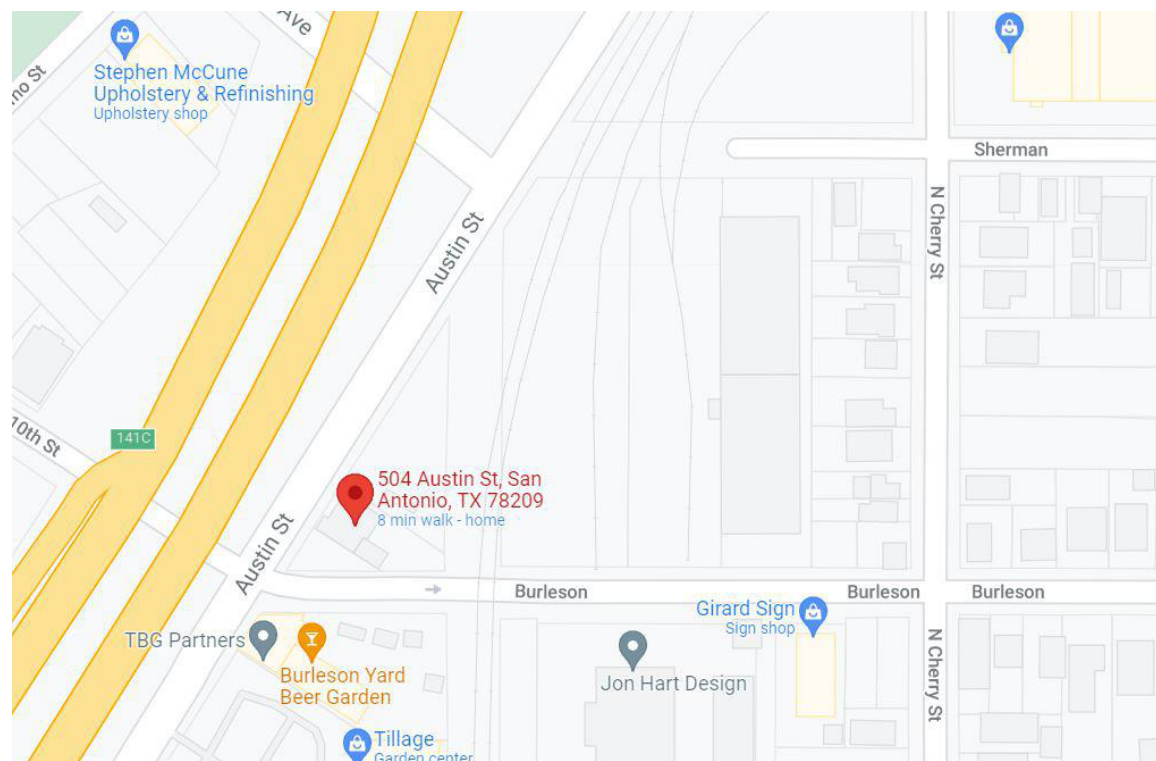
EXISTING SF-----2900 SF
NEW ADDITION----- 278 SF
TOTAL-----3,178 SF

NCB 510
BLK 2
LOT A-2
ZONING: D
CONSTRUCTION TYPE: IV
SPRINKLER NO

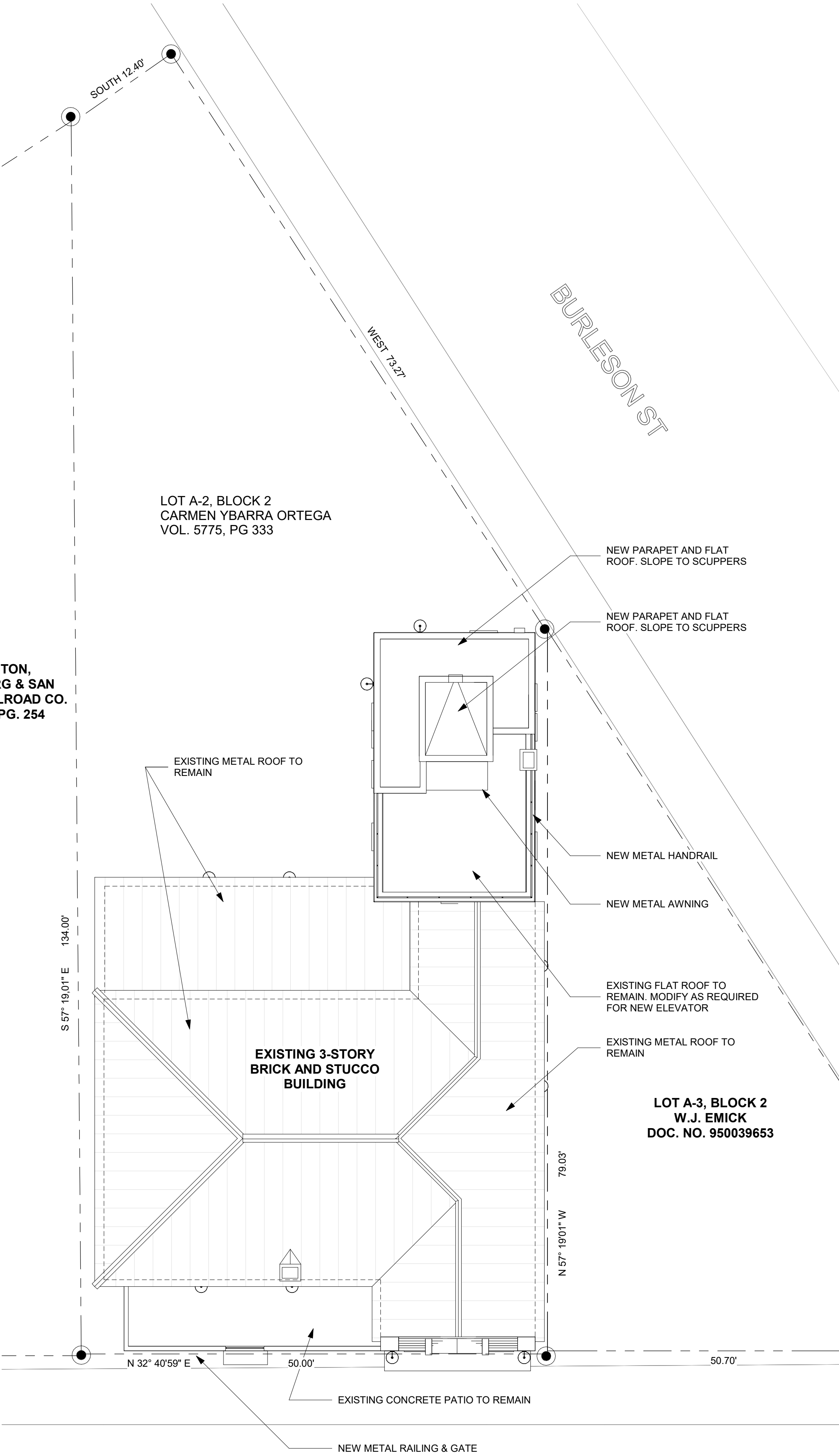
LOCATION MAP



VICINITY MAP



GALVESTON,
HARRISBURG & SAN
ANTONIO RAILROAD CO.
VOL. 127, PG. 254



2 SITE PLAN
1/8" = 1'-0"

AUSTIN ST

504 AUSTIN ST.
SAN ANTONIO, TEXAS 78215

RENOVATION/ SHELL INTERIOR
OFFICE FINISH-OUT

JASON MORAN
COLLABORATIVE DESIGNER

DRAWING FOR REVIEW
ONLY. NOT FOR
CONSTRUCTION,
PERMITTING OR
REGULATORY
APPROVAL

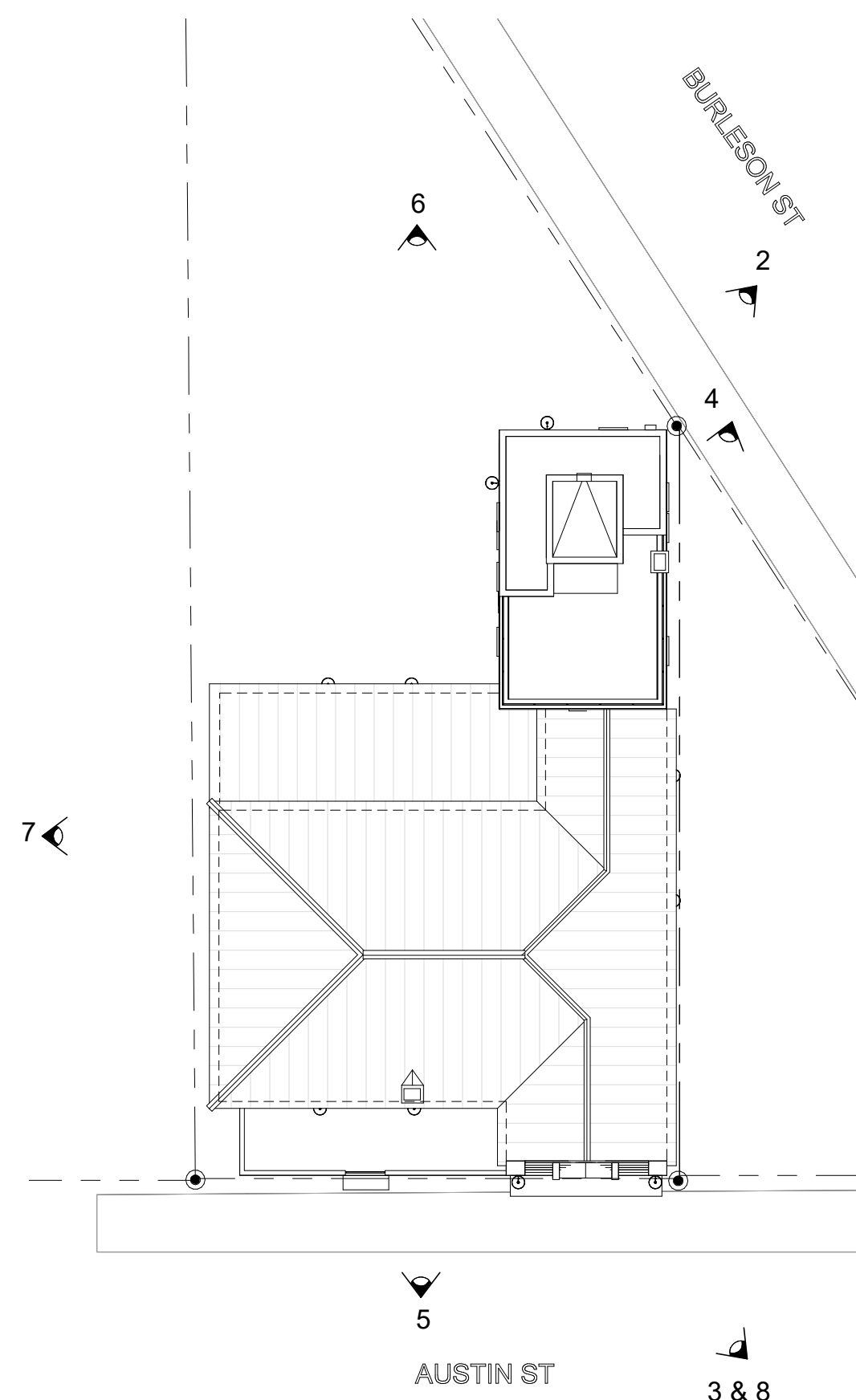
2021 JASON MORAN DESIGN
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ISSUE:

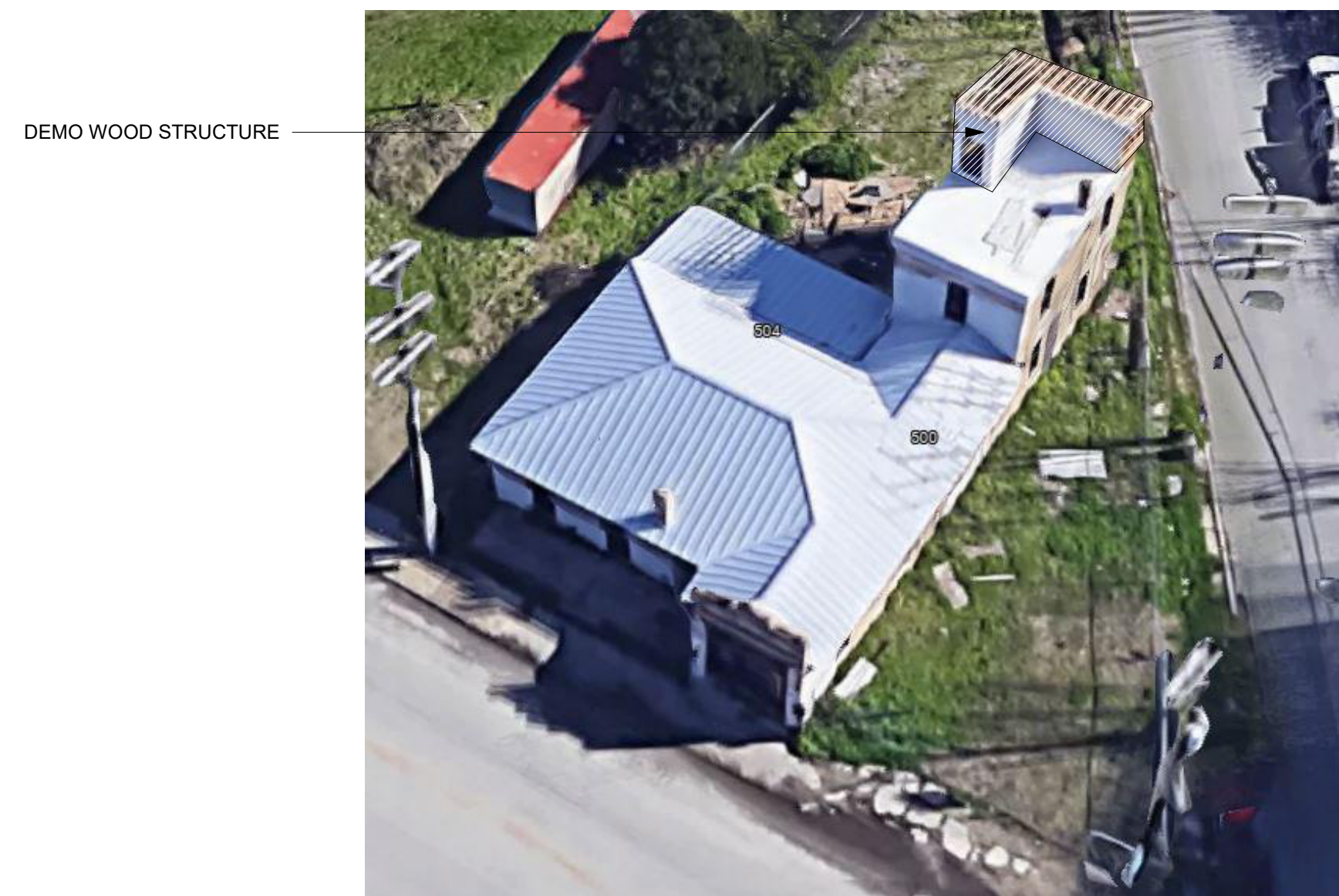
COVER

PROJECT NO: 1903
DATE: 12.30.2021
DRAWN BY: JM

A-0.0



1 **PHOTO LEGEND**
 1/16" = 1'-0"
 PLAN NORTH TRUE NORTH



8 **ARIEL VIEW**
 SCALE:



2 **SOUTH VIEW**
 SCALE:



3 **EAST VIEW**
 SCALE:



4 **NORTH WEST VIEW**
 SCALE:



5 **SOUTH EAST VIEW**
 SCALE:



6 **NORTH WEST VIEW**
 SCALE:



7 **SOUTH WEST VIEW**
 SCALE:

JASON MORAN
 COLLABORATIVE DESIGNER

504 AUSTIN ST.
 SAN ANTONIO, TEXAS 78215
 RENOVATION/SHELL INTERIOR
 OFFICE FINISH-OUT

DRAWING FOR REVIEW
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 APPROVAL

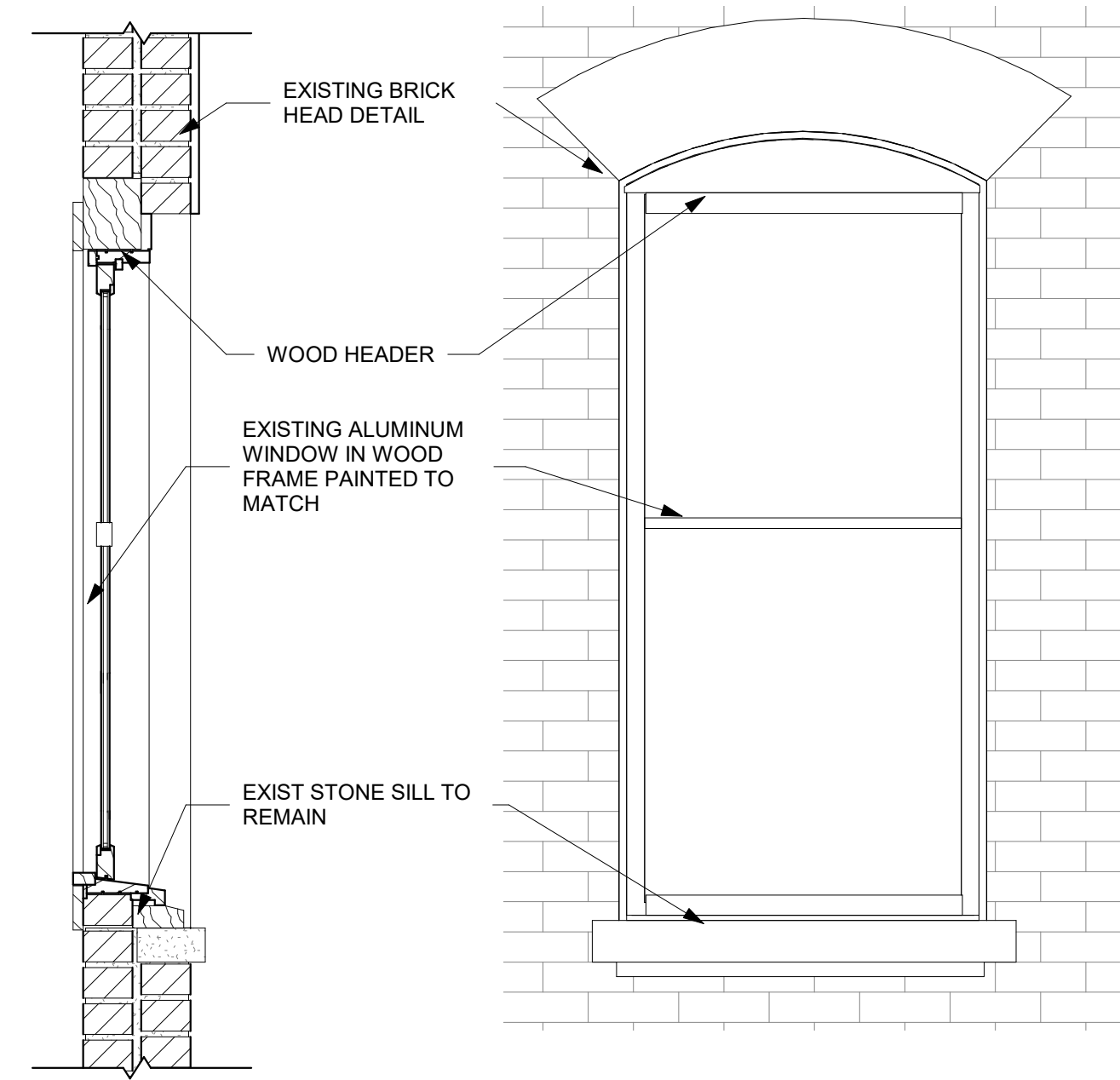
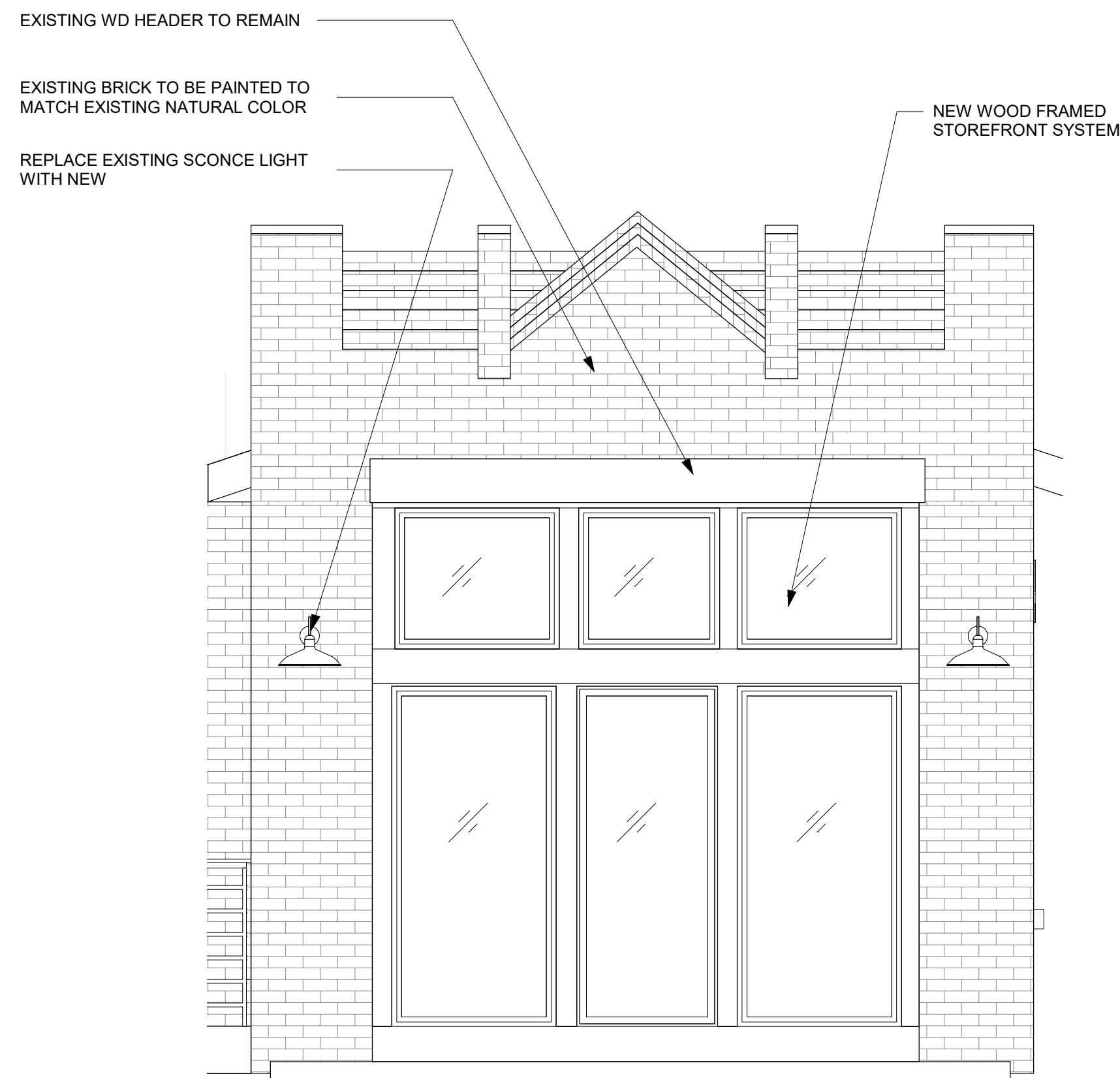
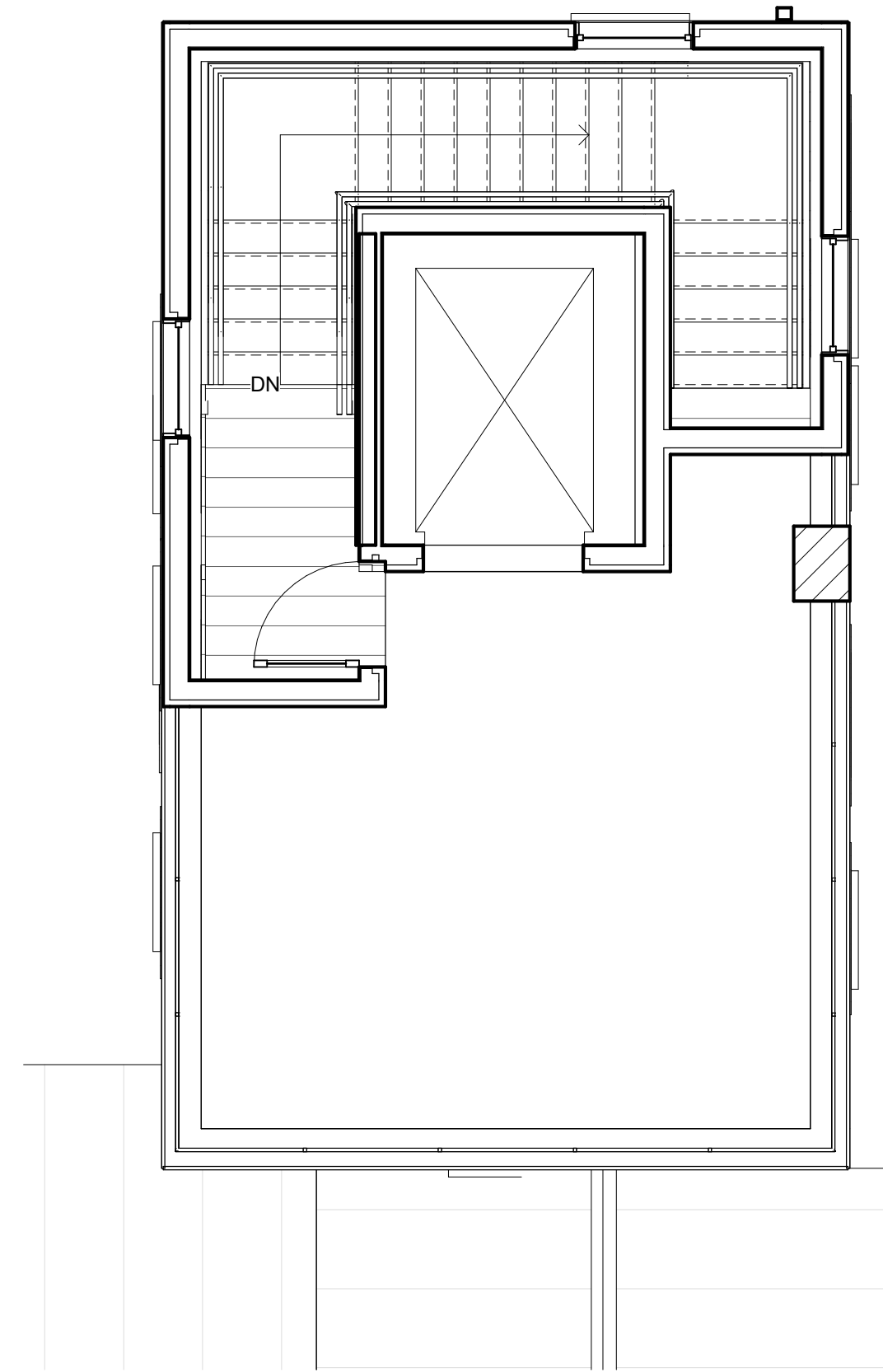
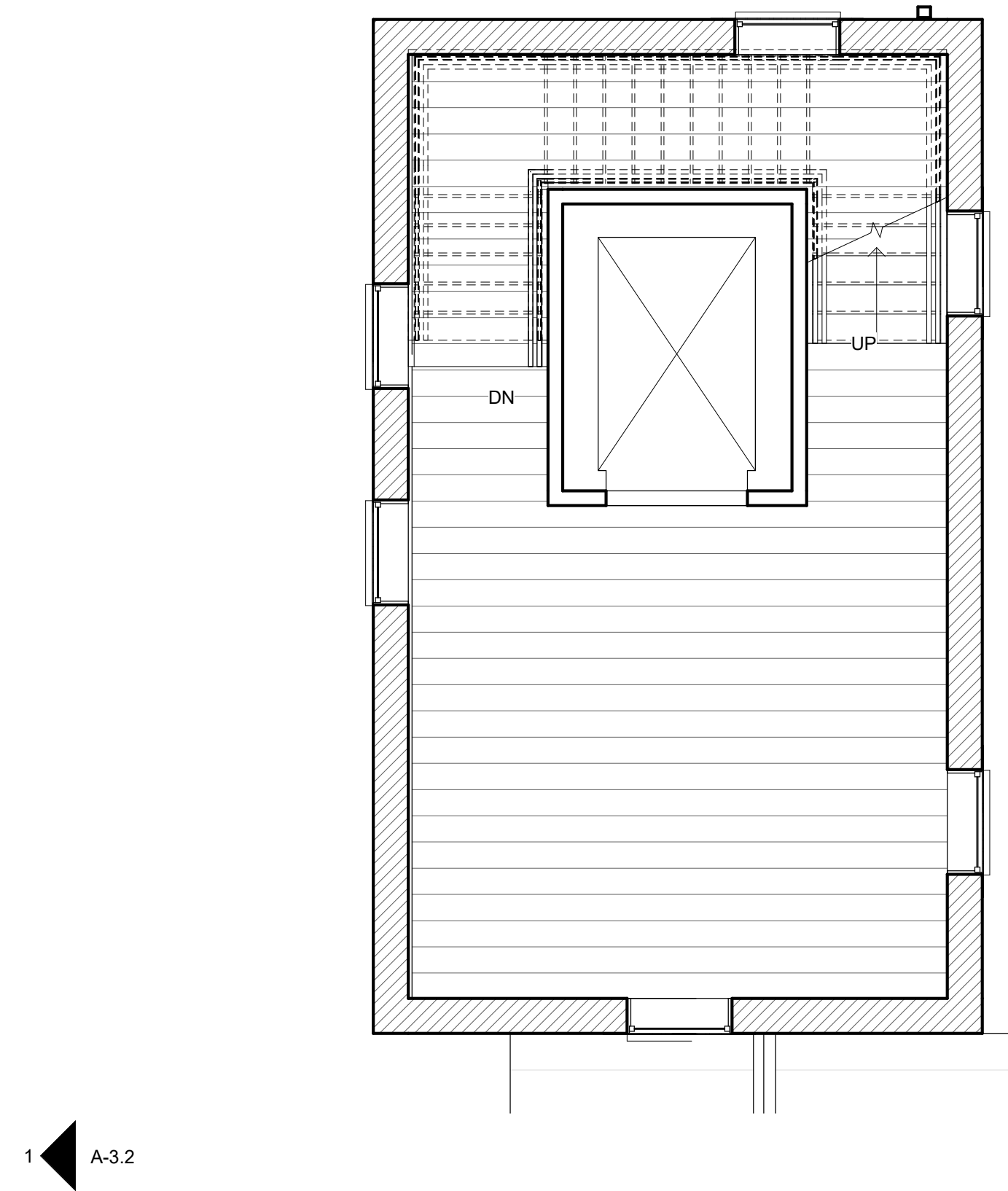
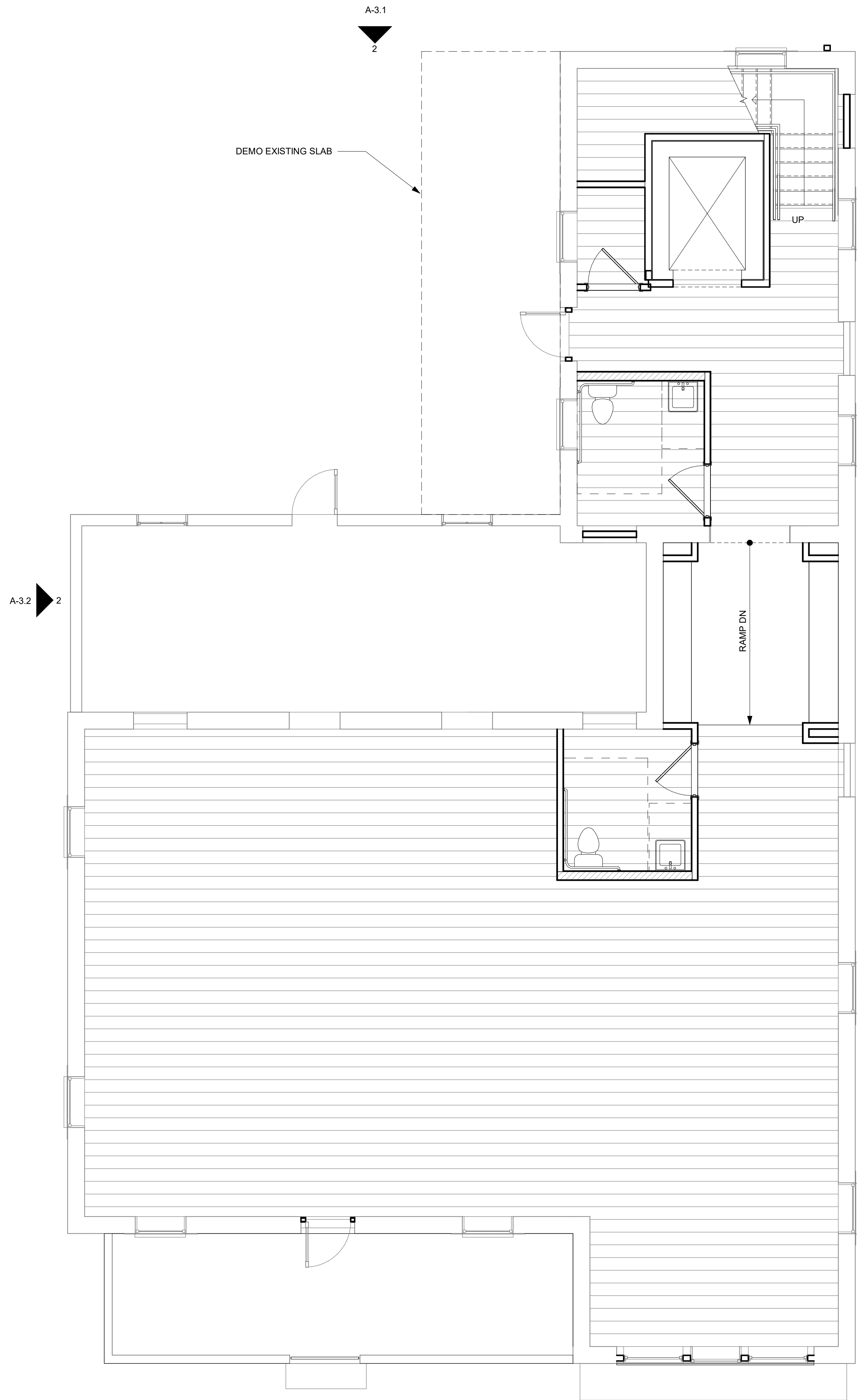
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ISSUE:

EXISTING CONDITIONS/
 DEMO PHOTOS

PROJECT NO: 1903
 DATE: 12.30.2021
 DRAWN BY: JM

A-1.1



504 AUSTIN ST.
SAN ANTONIO, TEXAS 78215

RENOVATION/ SHELL INTERIOR
OFFICE FINISH-OUT

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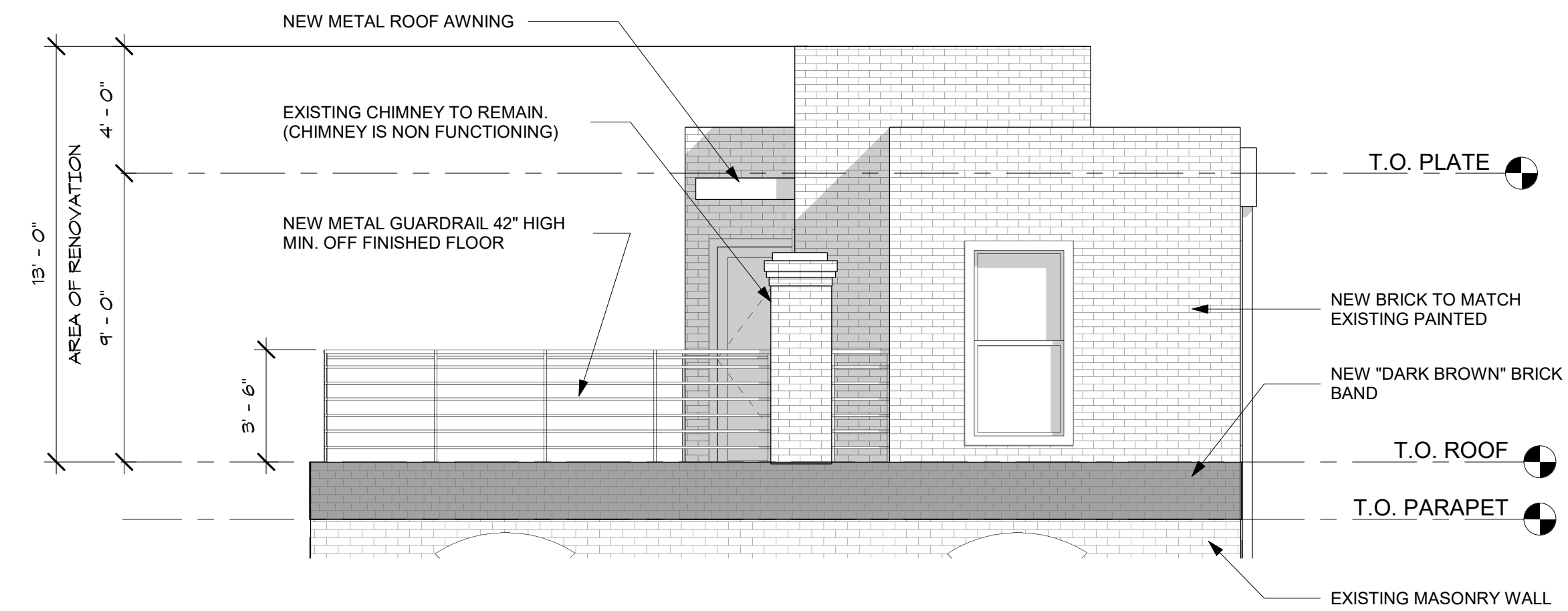
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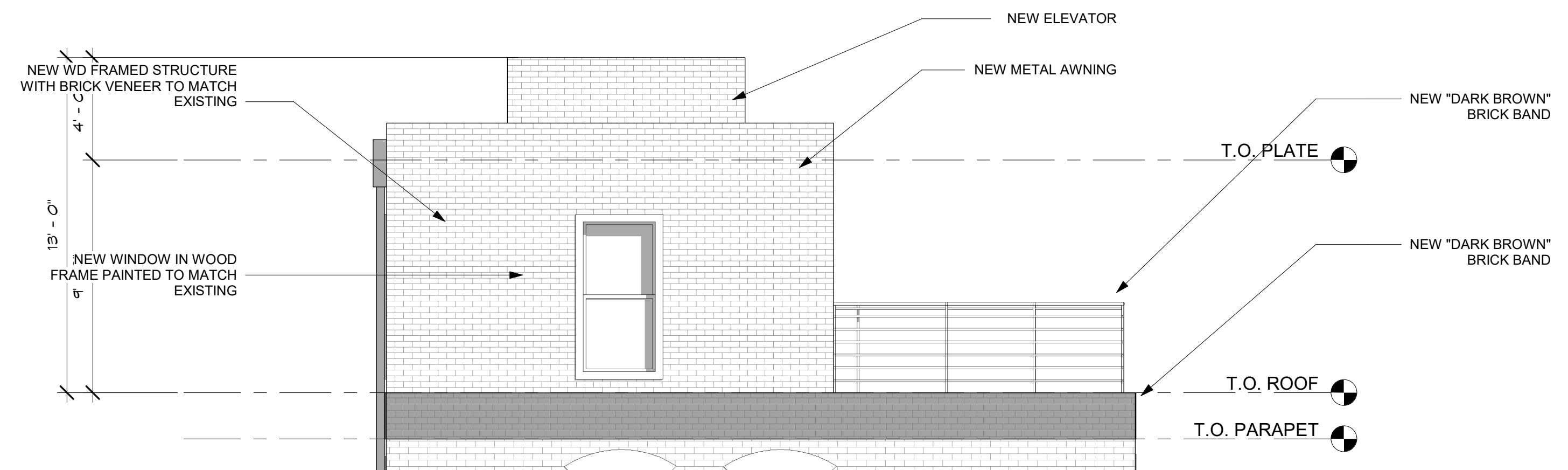
PROPOSED FLOOR
PLAN

PROJECT NO: 1903
DATE: 12.30.2021
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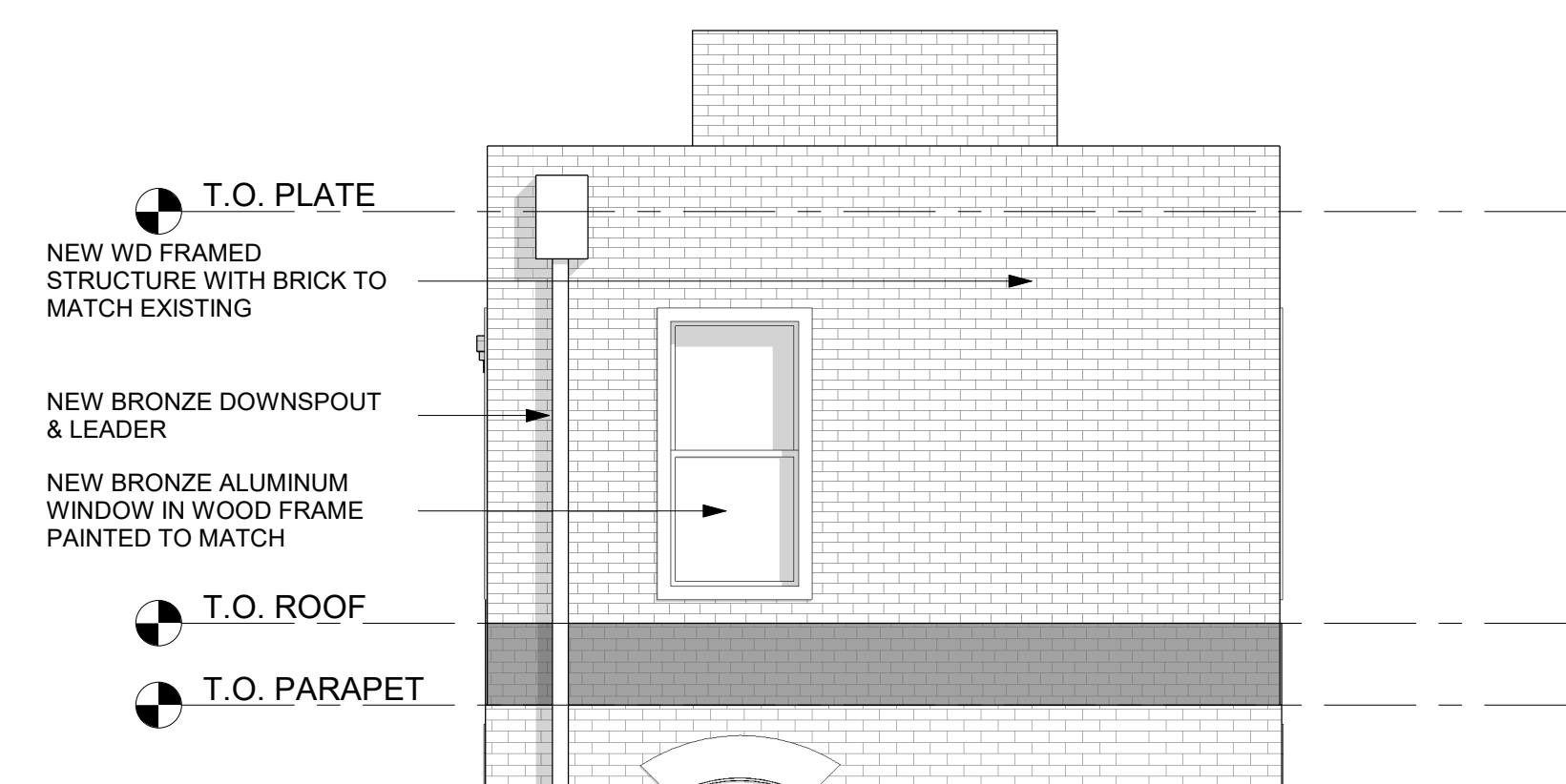
A-2.1



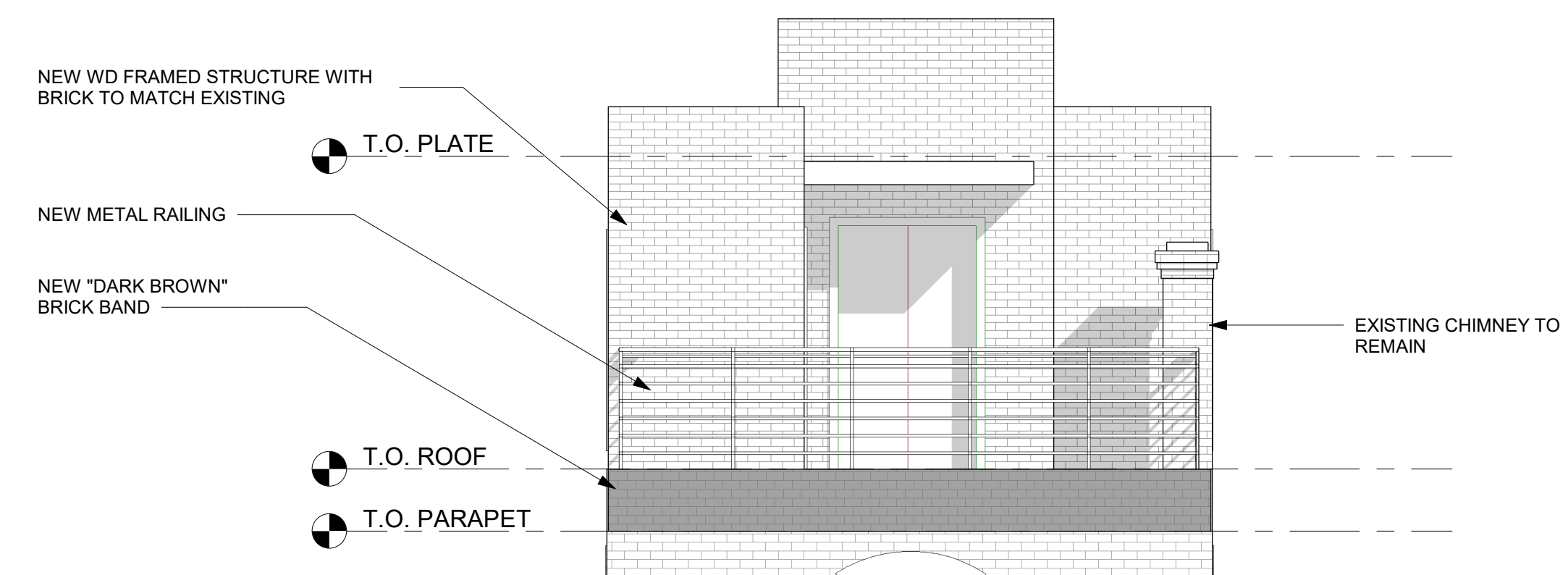
4 SOUTH ELEVATION
1/4" = 1'-0"



5 NORTH ELEVATION
1/4" = 1'-0"



6 EAST ELEVATION
1/4" = 1'-0"



7 WEST ELEVATION
1/4" = 1'-0"

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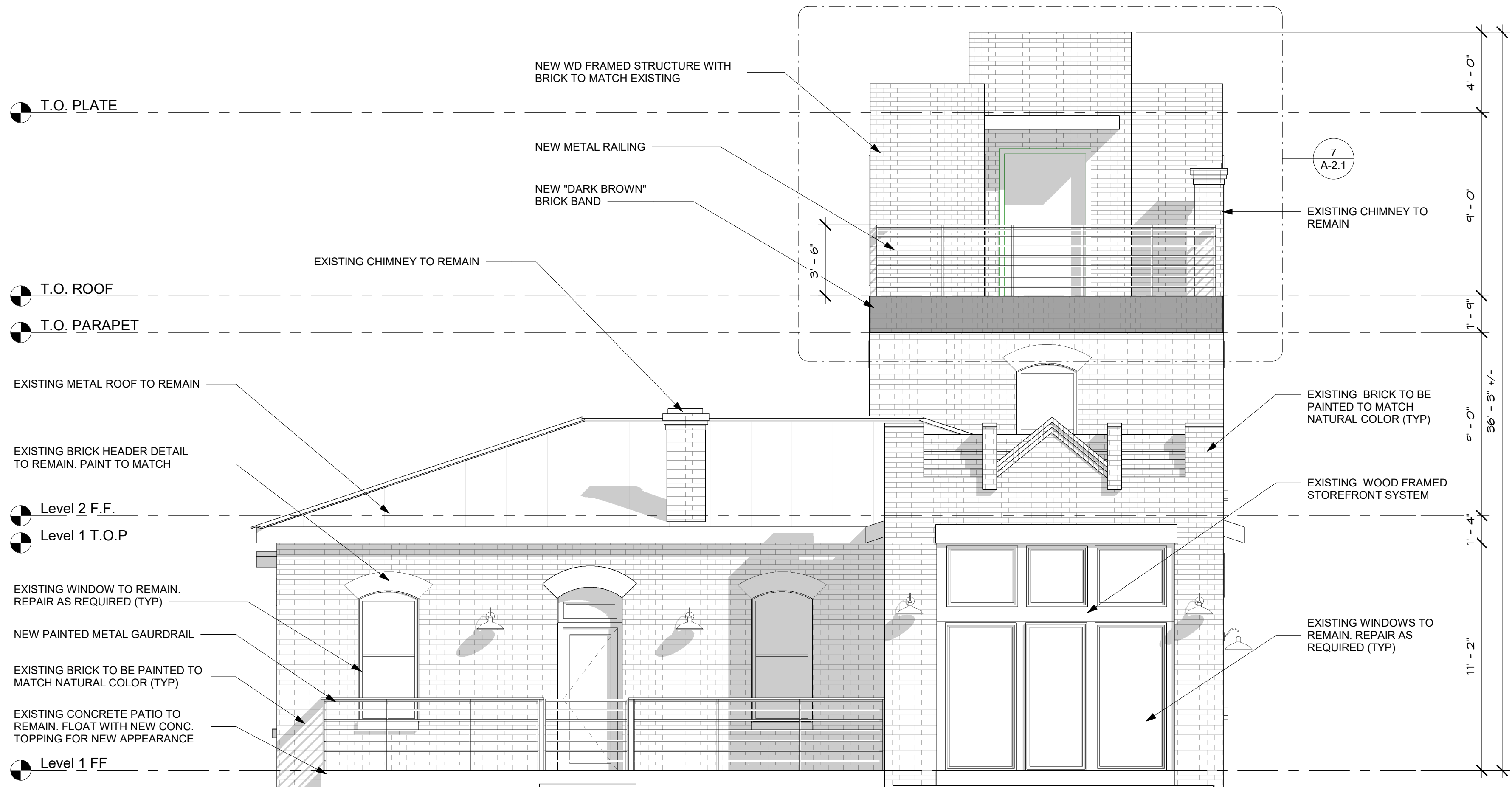
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ISSUE:

STAIR ENCLOSURE

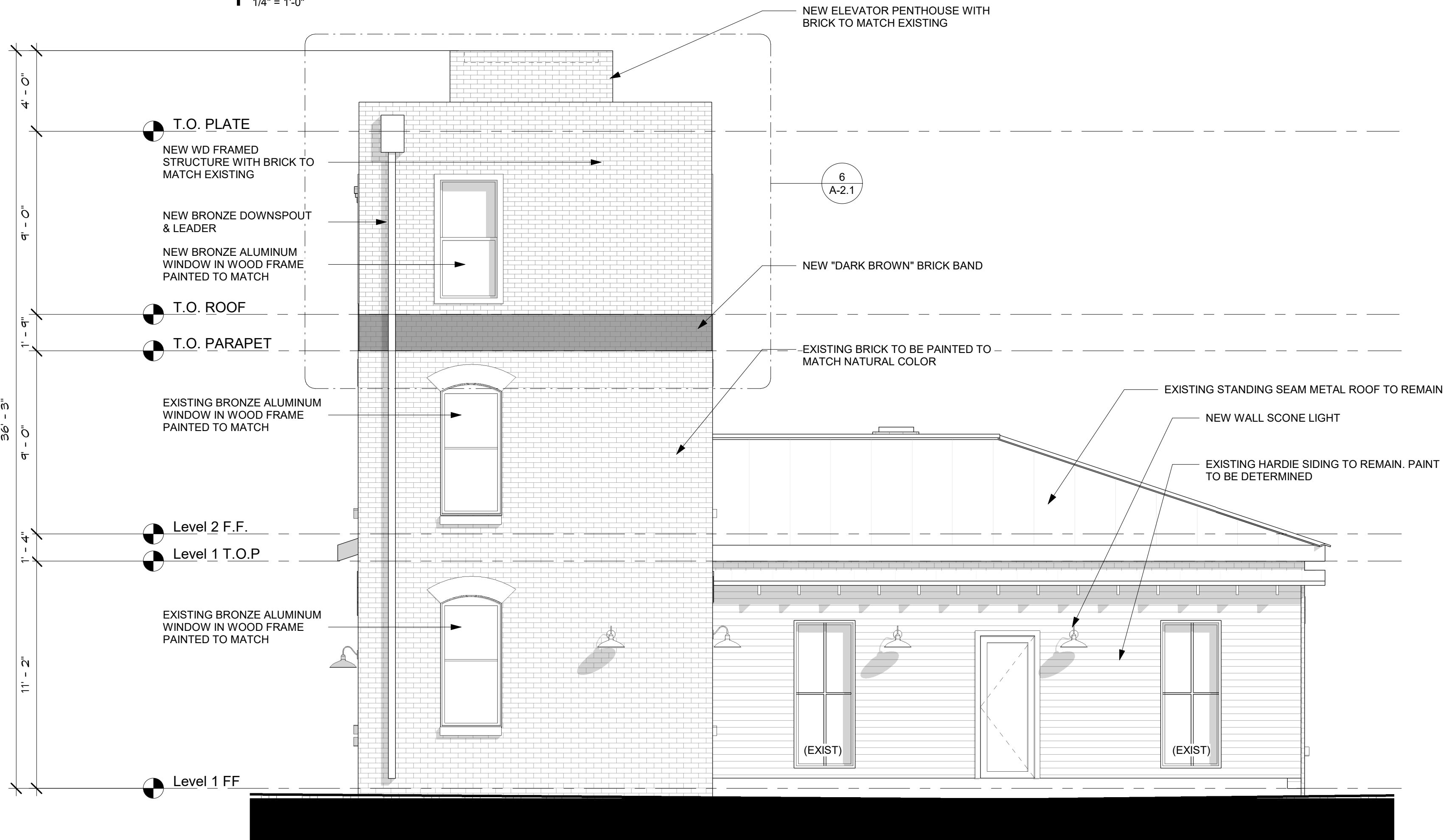
PROJECT NO: 1903
DATE: 12.30.2021
DRAWN BY: JM



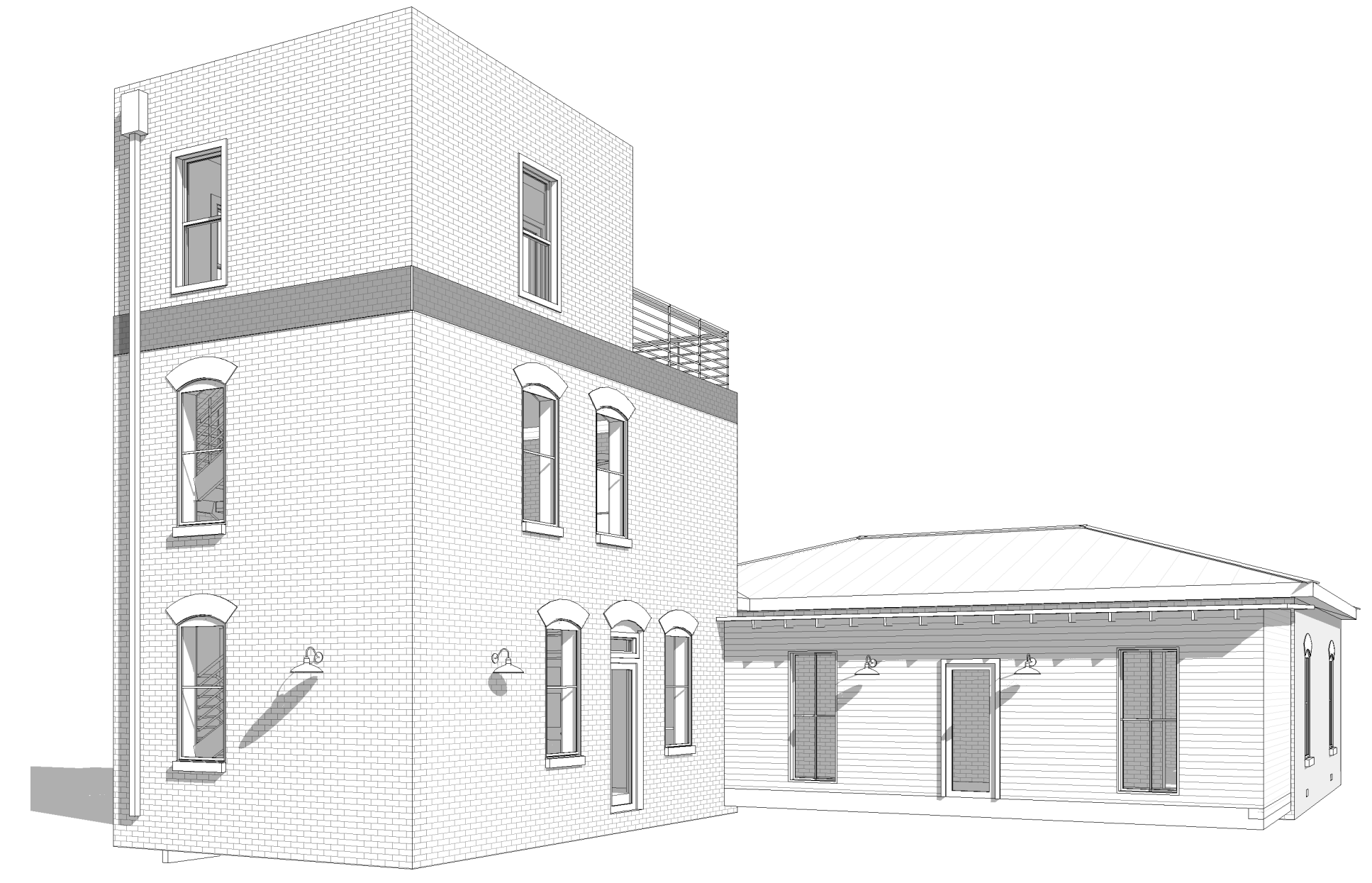
1 WEST ELEVATION
1/4" = 1'-0"



3 FRONT PERSPECTIVE



2 EAST ELEVATION
1/4" = 1'-0"



4 REAR PERSPECTIVE

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ISSUE:

ELEVATIONS

PROJECT NO:	1903
DATE:	12.30.2021
DRAWN BY:	JM

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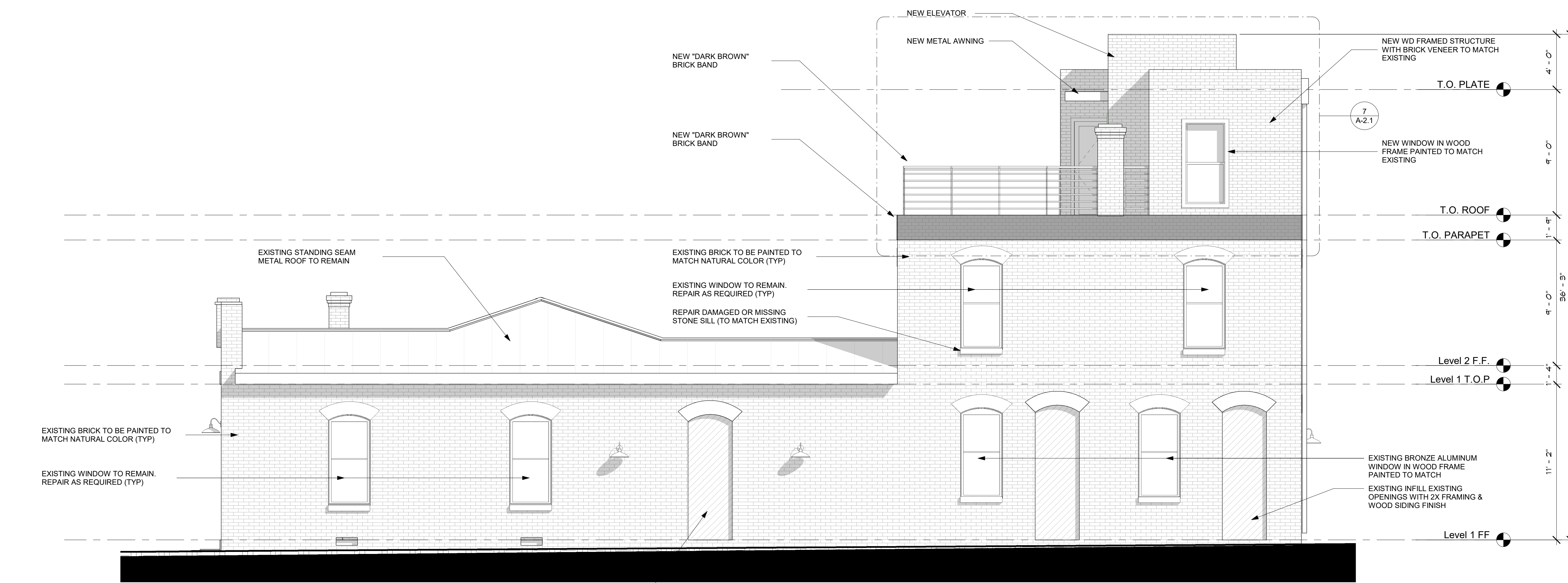
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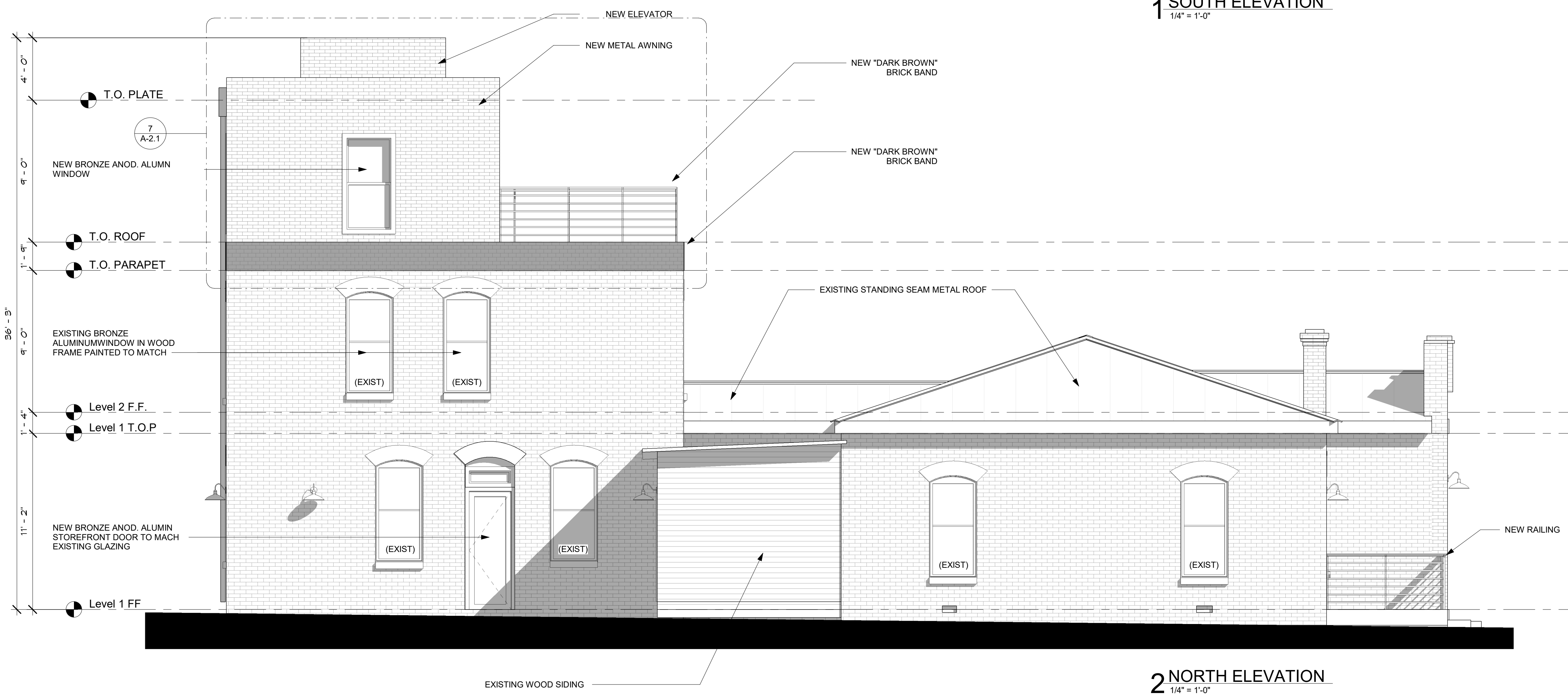
ELEVATIONS

PROJECT NO:	1903
DATE:	12.30.2021
DRAWN BY:	JM

A-3.2



1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"