

Don B. McDonald, Architect

DESCRIPTION

Agarita Studio Addition
120 E Agarita
San Antonio, Texas 78212

The project involves the addition of a bedroom with a carport below, designed to be subordinate to the existing home. The addition is thoughtfully placed at the rear of the house to take advantage of the natural grade drop. This allows it to sit lower, minimizing visibility from the street and preserving the historic streetscape.

The proposed design seeks a variance to locate the new bedroom addition at a split-level above a new carport along the south alley. This approach avoids placing the addition directly above the existing residence, which would conflict with the historic Arts & Crafts character, encroach upon the mature oaks, and impose on the neighbors on either side of the 50-foot lot.

The addition incorporates key design elements such as a shake shingle façade, a red standing seam metal roof, painted wood trim, and exposed rafter tails. Though the exterior shingles and the hand crimped metal roof respond to the original Arts & Crafts structure, the shingles are cedar rather than redwood and will be differentiated by being left natural. The shingles at the stair hyphen at the stair will have 2" rather than 4" spacing. The galvanized steel support structure acknowledges the 21st century addition.

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EXTERIOR MATERIALS & FINISHES

Site Improvements:

New Site walls,	Stone – To Match Existing Stone Wall
Floor and steps:	Concrete – To Match Existing House
Gate & Fence:	Cedar & Steel

New House

Roofing:	Red Standing Seam Roof – To Match Existing House
Exterior Walls:	Wood Shake Shingle & Color - To Match Existing House Stucco & Color – To Match Existing House
Wood Joist:	Douglas Fir – – Painted – To Match Existing House
Wood Purlins:	Douglas Fir – Painted– To Match Existing House
Wood Decking:	Douglas Fir – Painted – To Match Existing House
Wood Decking:	1x6 T&G – Painted – To Match Existing House
Trim:	Mahogany – Painted– To Match Existing House
Wood Windows & Doors:	Custom or Marvin Material: All Wood - Mahogany Color: Paint – To Match Existing House Stiles: 2.25” Muntin’s: 1” Glass: Clear Screen: None Recessed in Exterior Wall: 2”
Floor:	Wood Floor – To Match Existing House

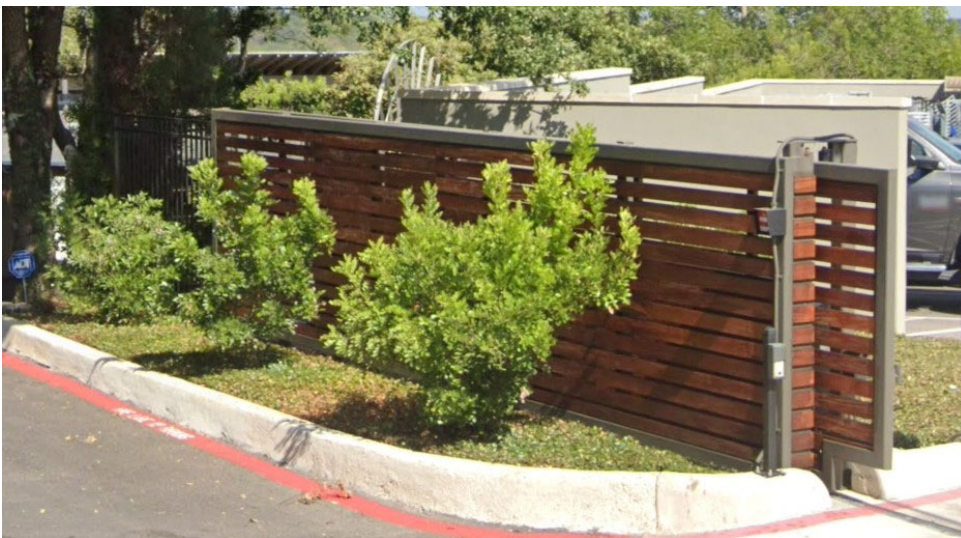
Site

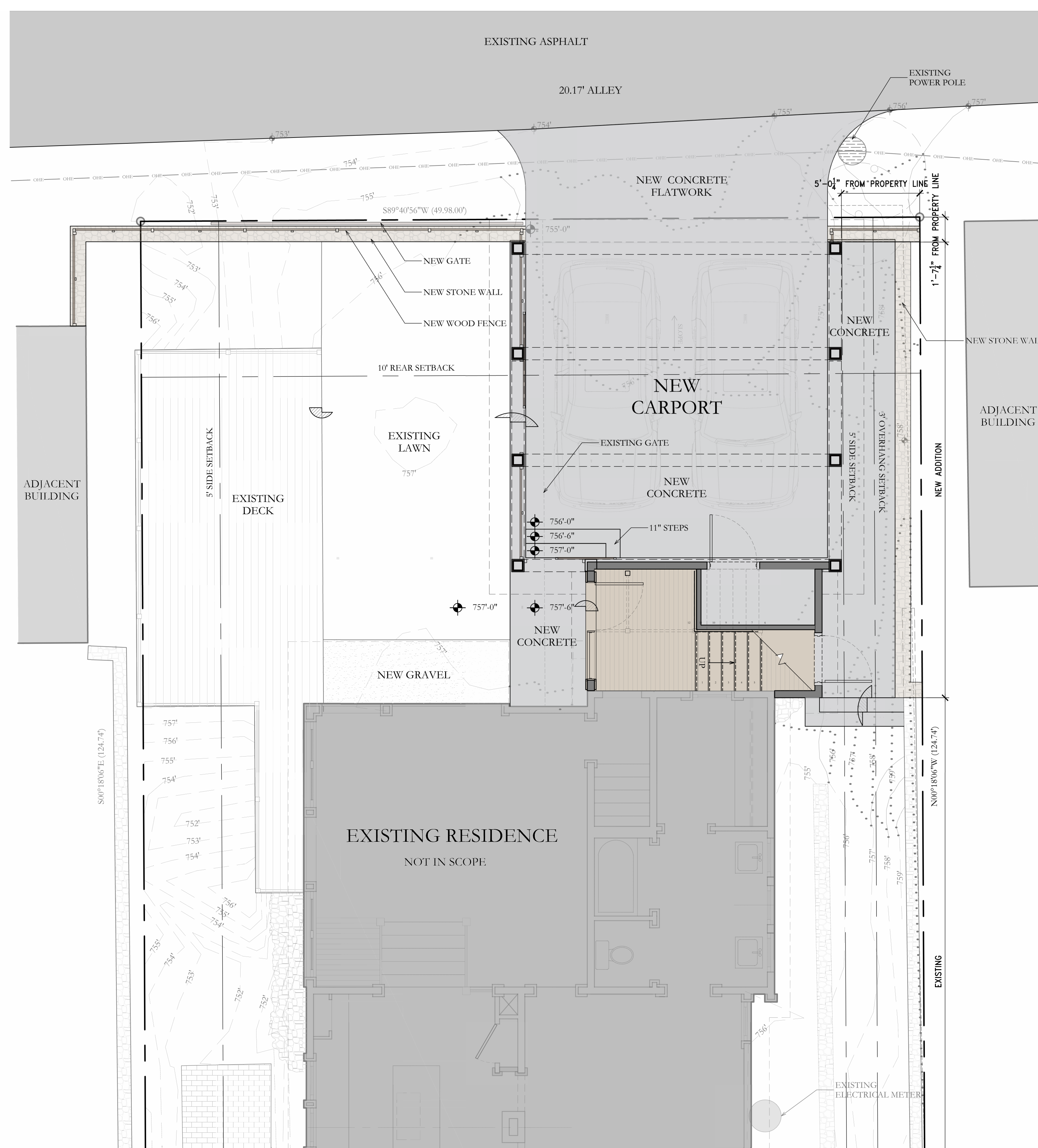
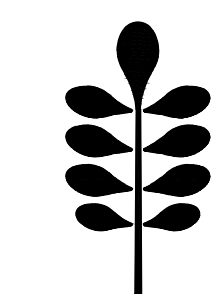
Gate & Fence: Cedar & Steel Post Fence (Ref. Image 1 &2)

Image 1 – Neighbor's Fence



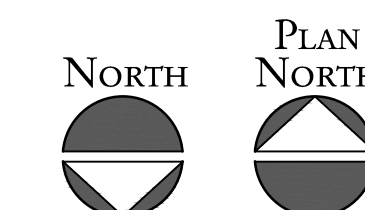
Image 2 – Gate Design Intention

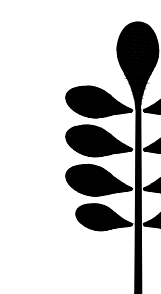
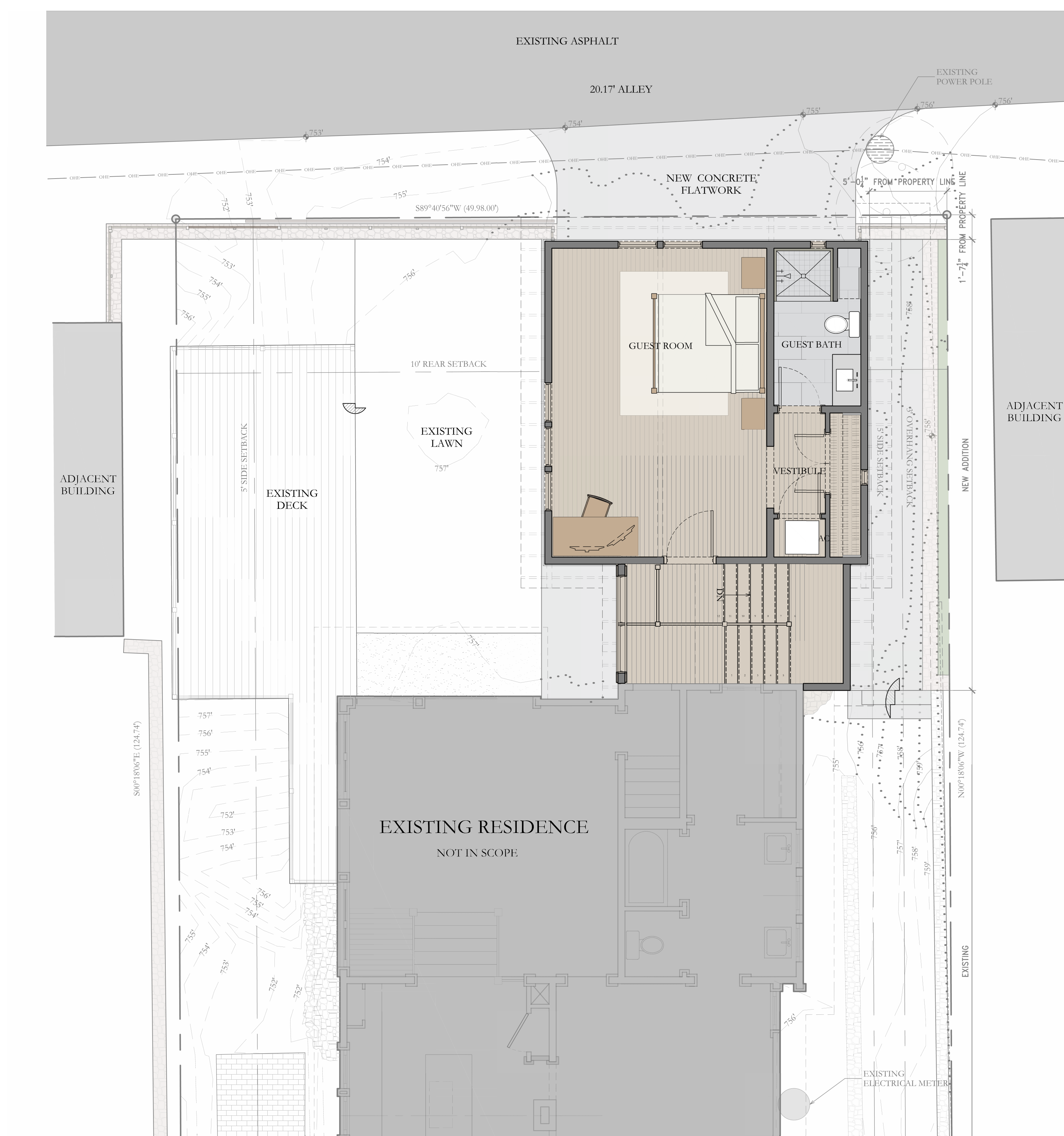




I SITE PLAN & FIRST FLOOR PLAN

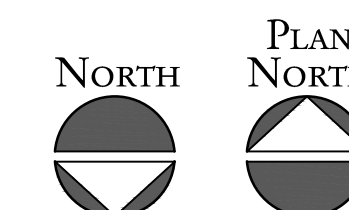
SCALE: $I/4'' = I'-O''$



[illegible]

I SITE PLAN & SECOND FLOOR PLAN

SCALE: $1/4'' = 1'-0''$

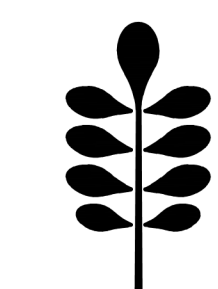




SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

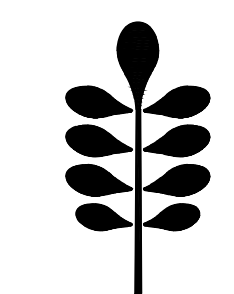


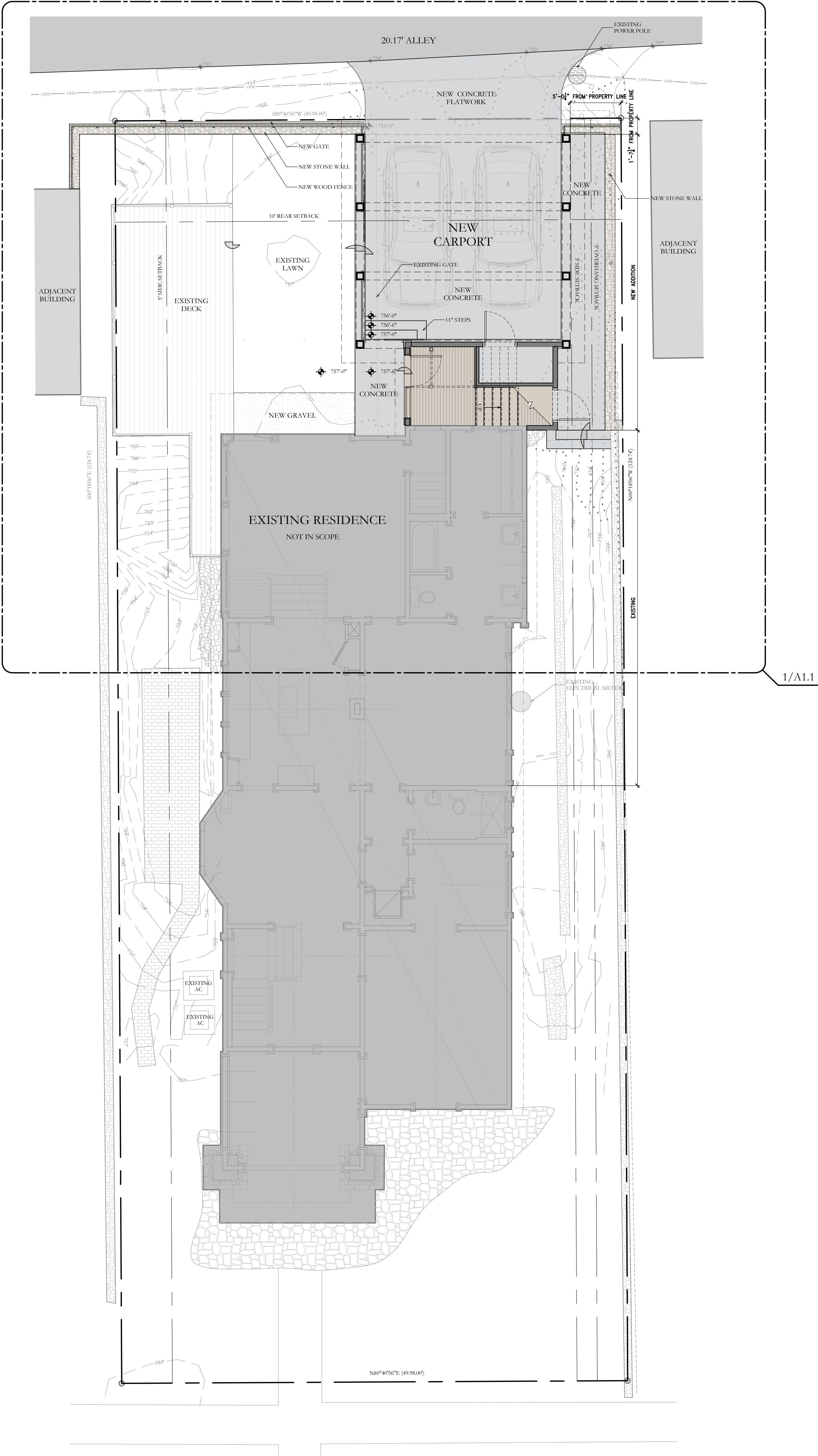


SCALE: 1/4"=1'-0"



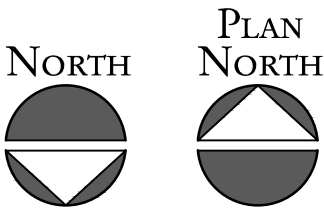
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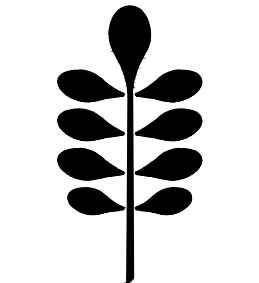
1 Site Plan & First Floor Plan

Scale: 3/16"=1'-0"



DON B. McDONALD
ARCHITECTS

AGARITA
100 E. AGARITA
SAN ANTONIO, TEXAS



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REVISIONS	DATE

JOB NO. 25AGA
DRAWN BY IC
CHECKED BY LB
A1.0
10/03/2025



120 E AGARITA STUDIO ADDITION
North Elevation

DON B. MCDONALD
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120 E AGARITA STUDIO ADDITION
East Elevation

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120 E AGARITA STUDIO ADDITION
West Elevation

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120 E AGARITA STUDIO ADDITION
South Elevation (Backyard)

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120 E AGARITA STUDIO ADDITION
South Elevation (Alley)

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