

HISTORIC AND DESIGN REVIEW COMMISSION

May 18, 2022

HDRC CASE NO: 2022-200
ADDRESS: 323 REFUGIO ST
LEGAL DESCRIPTION: NCB 714 BLK 11 LOT S IRR 63.8 FT OF 14 AT 323 REFUGIO
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Marcello Martinez/1718 Archtitecture
OWNER: Kevin Allison/ALOHA HOME SOLUTIONS INC
TYPE OF WORK: Construction of a rear addition, rehabilitation, construction of a new front porch
APPLICATION RECEIVED: March 31, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

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

1. Construct a new addition to the north side of the house.
2. Repair and patch the existing structure to match the existing condition including altering existing window openings and installing replacement windows on the front façade.
3. Construct a porch to the front of the existing building.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these

guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Standard Specifications for Original Wood Window Replacement

- o SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- o MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- o MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- o 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.
- o 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.
- o TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- o GLAZING: Replacement 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 real exterior muntins.
- o COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

- o INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- o FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

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

- o GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.
- o SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- o 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.
- o 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.
- o This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- o TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- o 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 real exterior muntins.

- o **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- o **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- o **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The primary structure at 323 Refugio is a 1-story, single-family residence constructed circa 1895 in the Vernacular style. The structure currently features a side gable composition shingle roof which slopes to a shed roof in the rear, wood cladding, two entry doors with transoms, a concrete front porch slab with entry steps, and replacement divided lite windows. Per the 1896 Sanborn Map, the structure originally featured a full-width front porch with a tin roof. The property is contributing to the Lavaca Historic District.
- b. **COMPLIANCE** – During the review of the application, staff determined that the previously existing divided lite and two-over-two wood windows were replaced with the existing vinyl faux divided lite windows at least one year ago by the previous property owner without approval. The property is not currently in compliance. Staff recommends that the current property owner replaces the noncompliant replacement windows with appropriate wood windows. Once the property is in compliance, rehabilitation work will be eligible for the Substantial Rehabilitation Tax Incentive.
- c. **DESIGN REVIEW COMMITTEE** – The applicant and property owner attended a Design Review Committee meeting on April 12, 2022. The Committee discussed the proposed front porch reconstruction and design options and the proposed rear addition and design solutions that are more in keeping with the Historic Design Guidelines.
- d. **FRONT PORCH CONSTRUCTION** – The applicant has proposed construct a shed roof front porch that spans the center of the front facade and uses the existing concrete front porch slab. The applicant has proposed to construct the front porch with a composition shingle shed roof that is an extension of the existing roof form and 6"x6" wood columns. The 1896 Sanborn Map shows that the structure originally featured a full-width front porch. Google Street View photos from 2011 show a modified front porch in the same configuration as the proposed front porch but with a traditional shed roof located below the front façade roofline on metal post supports. Guideline 7.B.v for Exterior Maintenance and Alterations states that porches, balconies, and porte-cocheres should be reconstructed based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns. Staff finds that the new front porch should feature a shed roof that is distinct from the roof on the primary structure. Additionally, the installation of a full-width front porch to match the original front porch would be appropriate.
- e. **ADDITION: LOT COVERAGE** – The applicant has proposed to construct a 1-story rear addition. The total square footage of the primary structure is 780 square feet. According to the Historic Design Guidelines, the building footprint for new construction should be limited to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. A building footprint should respond to the size of the lot. The applicant has proposed a total square footage of 1,504 square feet for the primary structure and addition with a total lot coverage of 42 percent. Staff finds the proposal consistent with the Guidelines.
- f. **ADDITION: MASSING AND FOOTPRINT** – The applicant has proposed to construct an approximately 724-square-foot, 1-story rear addition. The original primary structure is 780 square feet. Guideline 1.B.i for Additions stipulates that residential additions should be designed to be subordinate to the principal façade of the original structure in terms of scale and mass. Guideline 2.B.iv for Additions states that 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. While the proposed addition will not double the existing building footprint, the proposed addition is not subordinate to the principal façade and extends beyond the footprint of the primary structure and will be highly visible from the public right-of-way. Staff finds the proposal inconsistent with the Guidelines.
- g. **ADDITION: ROOF** – The applicant has proposed to install a flat roof form with a parapet on the addition. The addition will modify the roof form of the primary structure and will result in the removal of the character defining rear slope into a shed roof. The roof form of the addition will be highly visible from the public right-

of-way. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. Staff finds that the flat roof form might be appropriate for the structure if it was not visible from the public right-of-way and if the addition did not modify the existing roof form. Staff finds that the applicant should propose a roof form that is similar to the historic structure or appropriate for the style and that the applicant should avoid modifying the original roof form.

- h. **ADDITION: ROOF MATERIAL** – The applicant has proposed to install a composition shingle roof on the rear addition to match the existing roof material on the primary structure. Guideline 3.A.iii for Additions stipulates that original roofs should be matched 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. Staff finds the proposal consistent with the Guidelines.
- i. **ADDITION: REAR WINDOW AND DOOR REMOVAL** – The proposed addition will require the removal of three (3) existing faux divided lite replacement windows and one (1) door. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. This element is not visible from the public right-of-way. Staff finds the proposal acceptable given the location of the rear addition and the removal of incompatible replacement windows and encourages the applicant to salvage any reusable material.
- j. **ADDITION: NEW WINDOWS AND DOORS: SIZE AND PROPORTION** – The applicant has proposed to install windows with traditional proportions on the north, east, and west elevations and a small window on the south (front) elevation of the addition. The applicant has proposed to install one (1) full-lite wood door on the east elevation and one (1) set of full-lite wood French doors on the north (rear) and west elevations. Staff's standard window specifications state that new windows should feature traditional dimensions and proportions as found within the district. Staff finds that the applicant should modify the proposal to feature windows of traditional proportions on the south (front) elevation.
- k. **ADDITION: RELATIONSHIP OF SOLIDS TO VOIDS** – According to the Historic Design Guidelines, new construction should incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays. The applicant has proposed to install one (1) set of three ganged windows, one (1) set of two ganged windows, and one (1) window ganged with a set of French doors on the north (rear) elevation and one (1) window ganged with a set of French doors on the west elevation. This fenestration pattern is not typical for historic structures. Staff finds that the applicant should incorporate a more traditional fenestration pattern on the north and west elevations.
- l. **ADDITION: MATERIALS: NEW WINDOWS AND DOORS** – The applicant has proposed to install Jeld-Wen 2500 fully wood windows. Guideline 3.B.i for Additions states that 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, may not be used. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Staff finds the proposal consistent with the Guidelines.
- m. **ADDITION: MATERIALS: FAÇADE** – The applicant has proposed to install wood siding on the rear addition to match the existing siding on the primary structure. Guideline 3.A.i for Additions stipulates that additions should 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. Staff finds the proposal consistent with the Guidelines.

- n. **ADDITION: ARCHITECTURAL DETAILS** – The applicant has proposed to construct a 1-story rear addition. Guideline 4.A.ii for Additions states that additions should 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. Guideline 4.A.iii for Additions states that applicants should 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. Guideline 2.A.v recommends that 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. Staff finds that the proposed addition features a clear visual distinction between the old and new building forms.

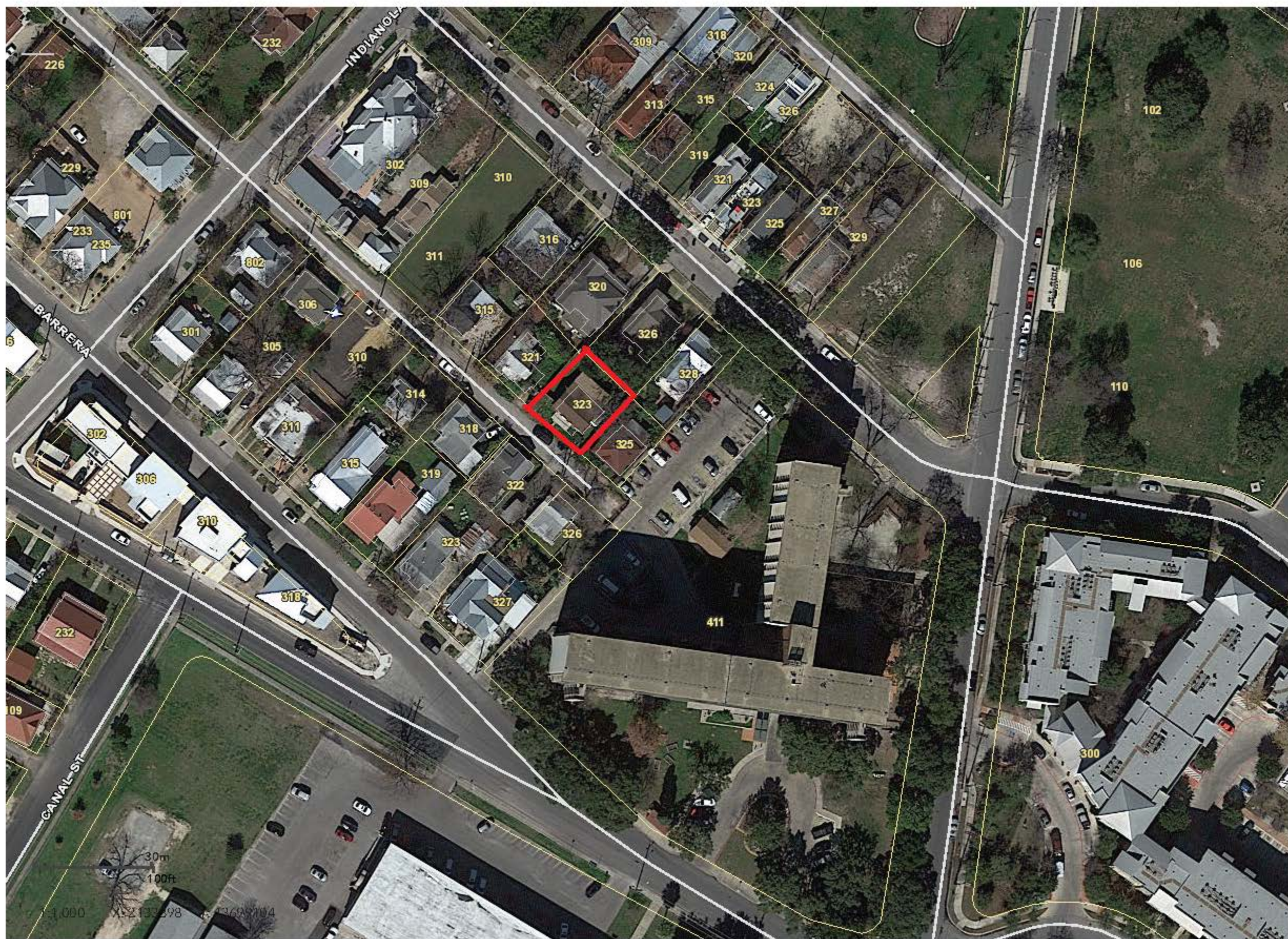
RECOMMENDATION:

Item 1, staff does not recommend approval of the construction of a 1-story rear addition based on findings e through n. Staff recommends that the applicant meet the following stipulations prior to returning to the HDRC:

- i. That the applicant reduces the overall massing of the rear addition and proposes a rear addition that is inset from the existing wall planes on finding f.
- ii. That the applicant proposes a roof form that is similar to the historic structure or appropriate for the style and does not modify the existing roof form based on finding g.
- iii. That the applicant updates the proposal to feature windows of traditional proportions on the south (front) elevation based on finding j.

Item 2, staff does not recommend approval based on finding l. Staff recommends that the applicant update the proposal to feature windows of traditional proportions and materials based on the findings.

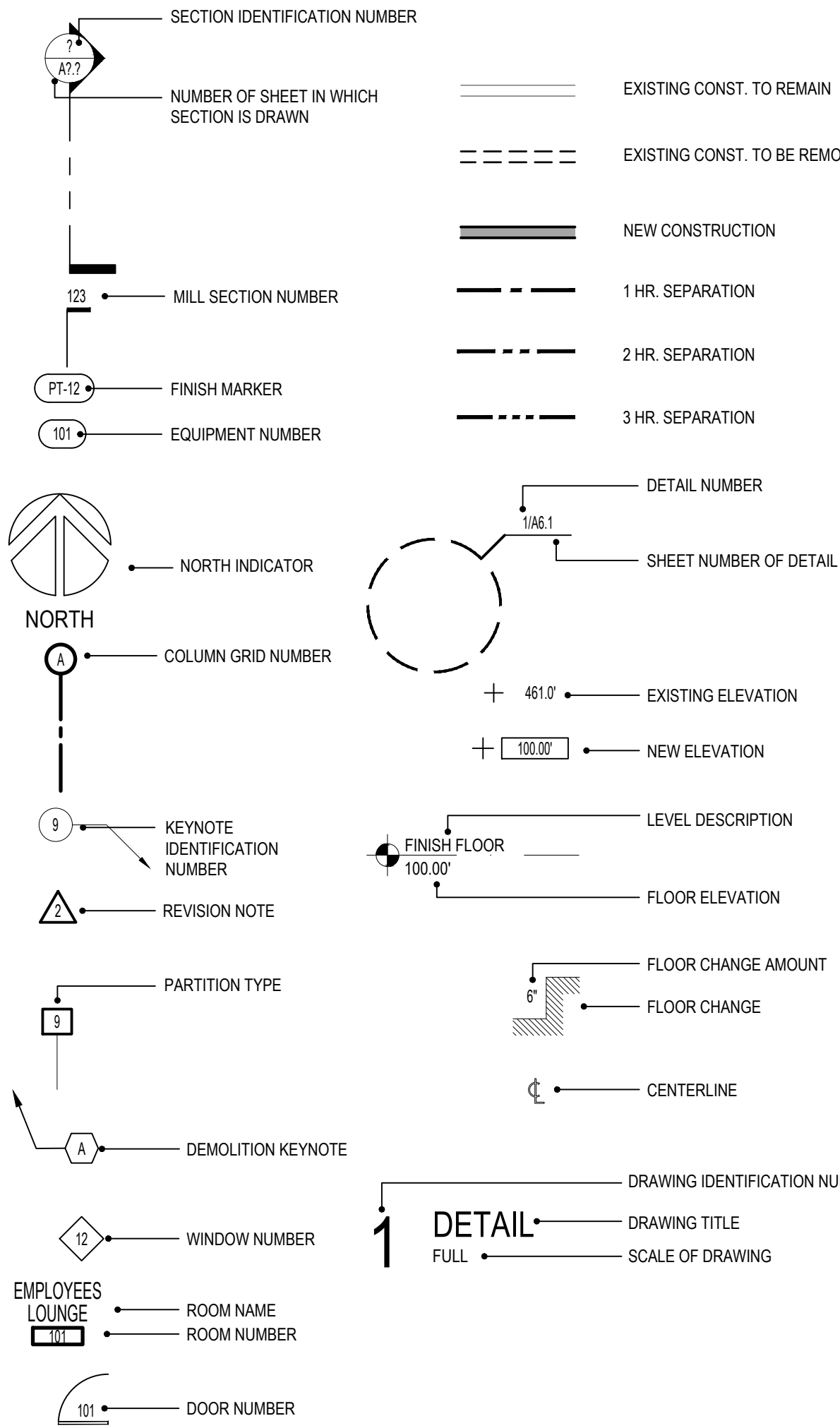
Item 3, staff recommends approval of the installation of a front porch based on finding d with the following stipulation that the porch be reconstructed to the design based on the architectural style of the building and historic patterns.



GENERAL NOTES

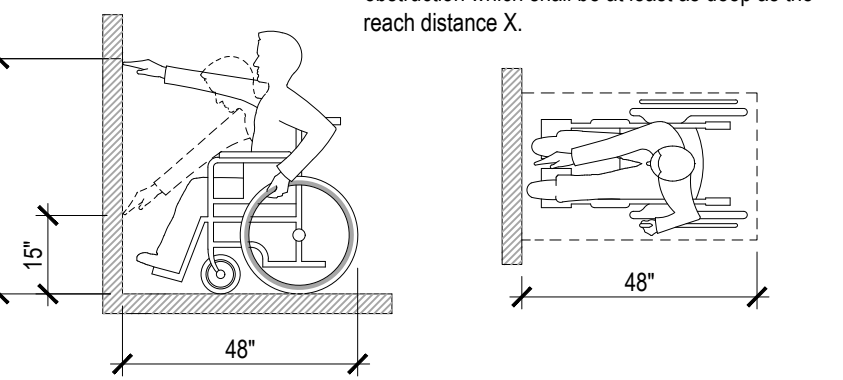
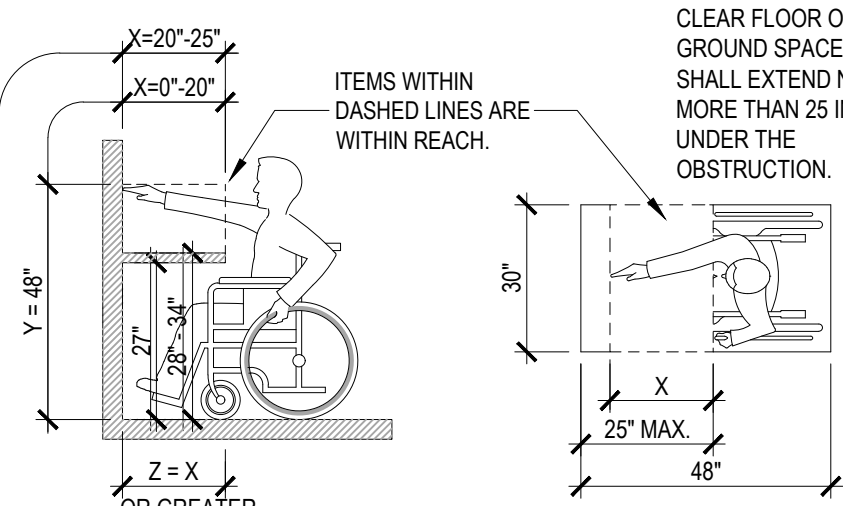
- CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, CONDITIONS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

LEGEND



GENERAL NOTES

- REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT.
- CONTROLS AND OPERATING MECHANISMS:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.
- SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
(A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3.5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
(B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND; LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
(C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
(D) MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 60" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
(E) SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
(A) LOOSE ANGLES: 4" X 4" X 3/8"
(B) TUBE STEEL: 5" X 5" X 1/4"
(C) WIDE FLANGE: W12 X 16
(D) LOOSE CHANNELS: C8 X 13.75
- ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
- THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Fire Code
- 2018 International Energy Conservation Codes
- 2017 National Electric Code

CODE REVIEW SUMMARY

LOCATION: 323 Refugio St, San Antonio, TX 78210		
OCCUPANCY CLASSIFICATION		
BUILDING TYPE: SINGLE FAMILY HOME	OCCUPANCY GROUP: GROUP R	BUILDING AREA: EXISTING: 780 SF PROPOSED: 737 SF TOTAL: 1,517 SF
TYPE OF CONSTRUCTION:		
V-B	TYPE V-B, (NOT RATED CONSTRUCTION) NOT SPRINKLED	

REQUIRED SPECIAL INSPECTIONS

IBC Section	Special Inspections	Applicable	Not Applicable
1704.2	Inspection of Fabricators		X
1704.3	Steel Construction		X
1704.4	Concrete Construction		X
1704.5	Masonry Construction		X
1704.6	Wood Construction	X	
1704.7	Soils	X	
1704.8	Pile Foundations		X
1704.9	Pier Foundations		X
1704.10	Wall Panel and Veneers		X
1704.11	Sprayed Fire-Resistant Materials		X
1704.12	Exterior Insulation & Finish Systems (EIFS)		X
1704.13	Special Cases (Unusual in Nature)		X
1704.14	Smoke Control Systems		X

DRAWING INDEX

GENERAL

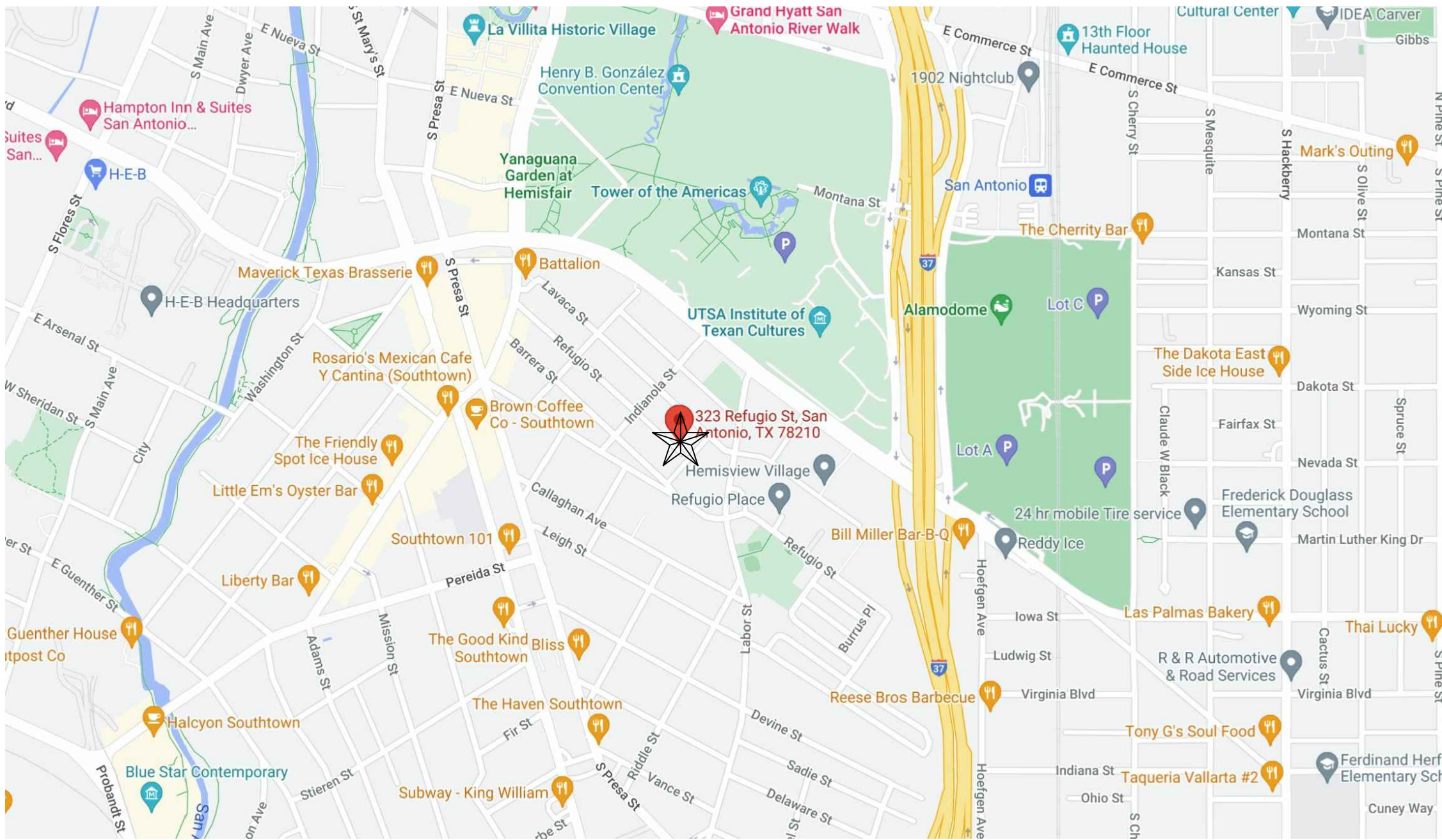
A0.01....COVER SHEET

ARCHITECTURAL

- A2.01....FLOOR PLAN, DEMOLITION PLAN, WALL TYPE, SITE AREA
- A3.01....ROOF PLAN AND ENERGY ENVELOPE
- A4.01....EXTERIOR EXISTING ELEVATIONS
- A4.02....EXTERIOR ELEVATIONS
- A4.03....EXTERIOR ELEVATIONS
- A5.01....BUILDING SECTION, BUILDING SCHEDULES

LOCATION MAP - CITY

SAN ANTONIO, TEXAS



Refugio Remodel

323 Refugio St
San Antonio, TX 78210

Kevin Allison

323 Refugio St
San Antonio, TX 78210

ARCHITECT

1718 ARCHITECTURE, LLC
PO BOX 23438
SAN ANTONIO, TX 78223
210.287.8166
INFO@1718PARTNERS.COM



DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DATE 31 March 2022 EXP DATE Oct 2022

1718 ARCHITECTURE, LLC
POST OFFICE BOX 23438
SAN ANTONIO, TEXAS 78223
INFO@1718PARTNERS.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF 1718 ARCHITECTURE, LLC AND MARCELLO MARTINEZ AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM MARCELLO DIEGO MARTINEZ.

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PROJECT

Refugio Remodel

323 Refugio St
San Antonio, TX 78210

OWNER

Kevin Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Cover Sheet / Index

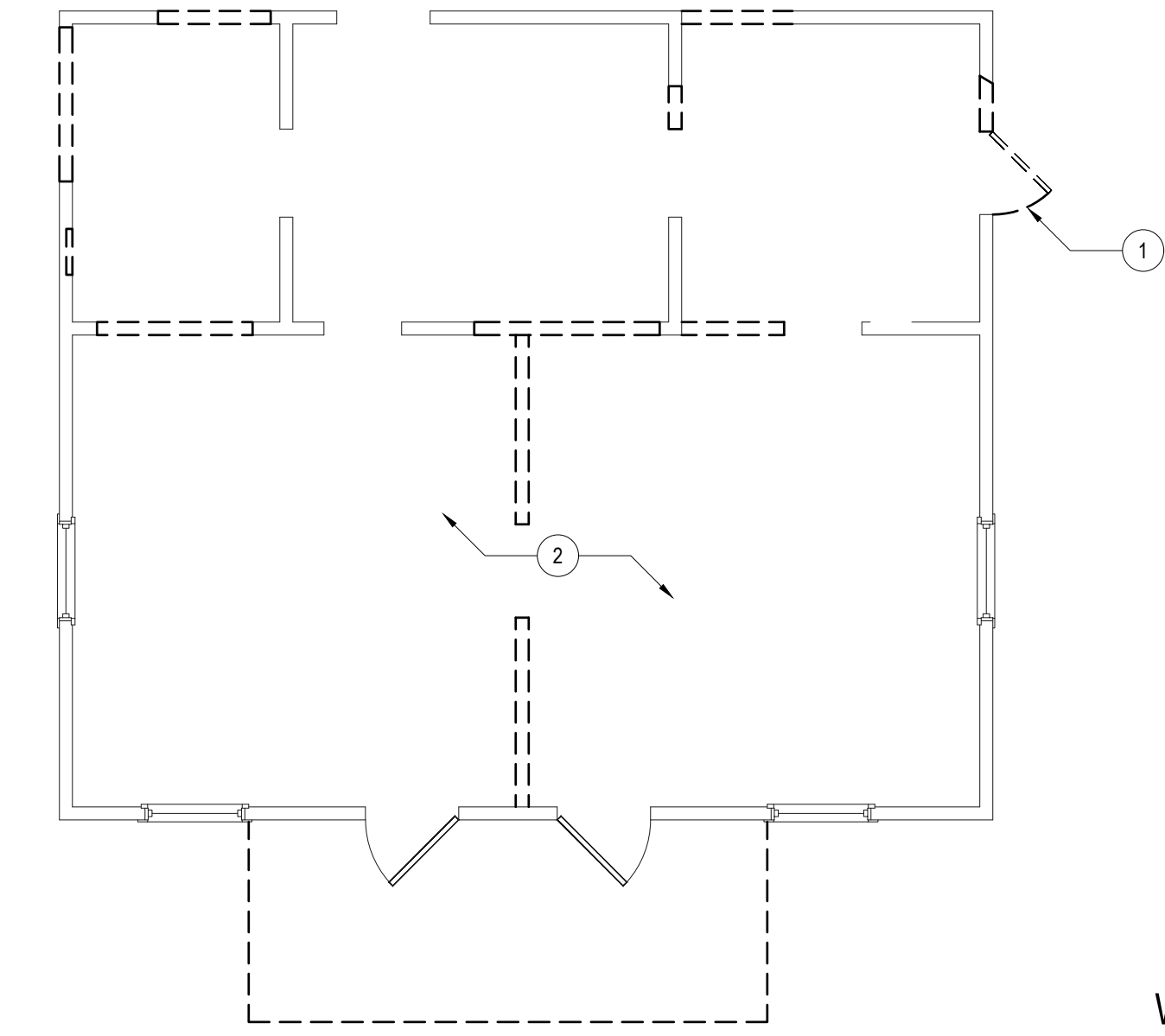
DATE
28 April 2022

SHEET NUMBER

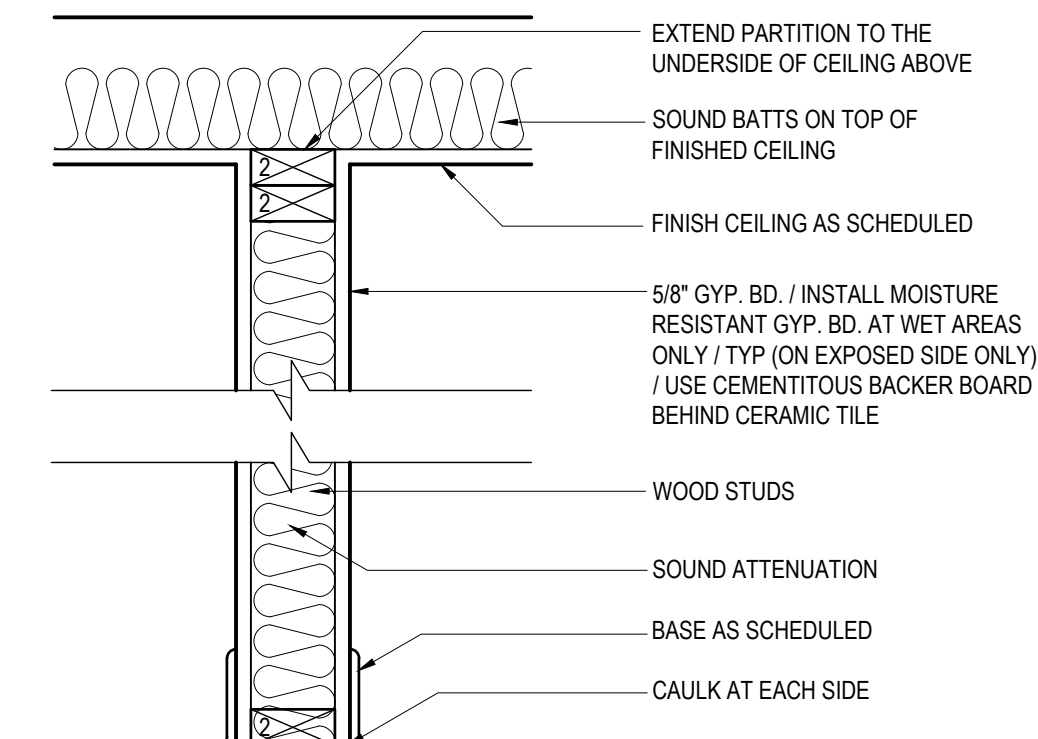
BAR LENGTH ON ORIGINAL DRAWING EQUALS 1 INCH

Set #

A0.01



2 DEMOLITION FLOOR PLAN
3/16" = 1'-0"
0' 2'-8" 5'-4" 10'-8" 16'



TYPE	STUD SIZE	STUD NOM	STUD SPACING	WALL THICKNESS	INSUL	FIRE RATING	S.T.C.
A1	3-1/2"	2 X 4	16" OC	4-3/4"	3-1/2"	5	40
A2	5-1/2"	2 X 6	16" OC	6-3/4"	5		40

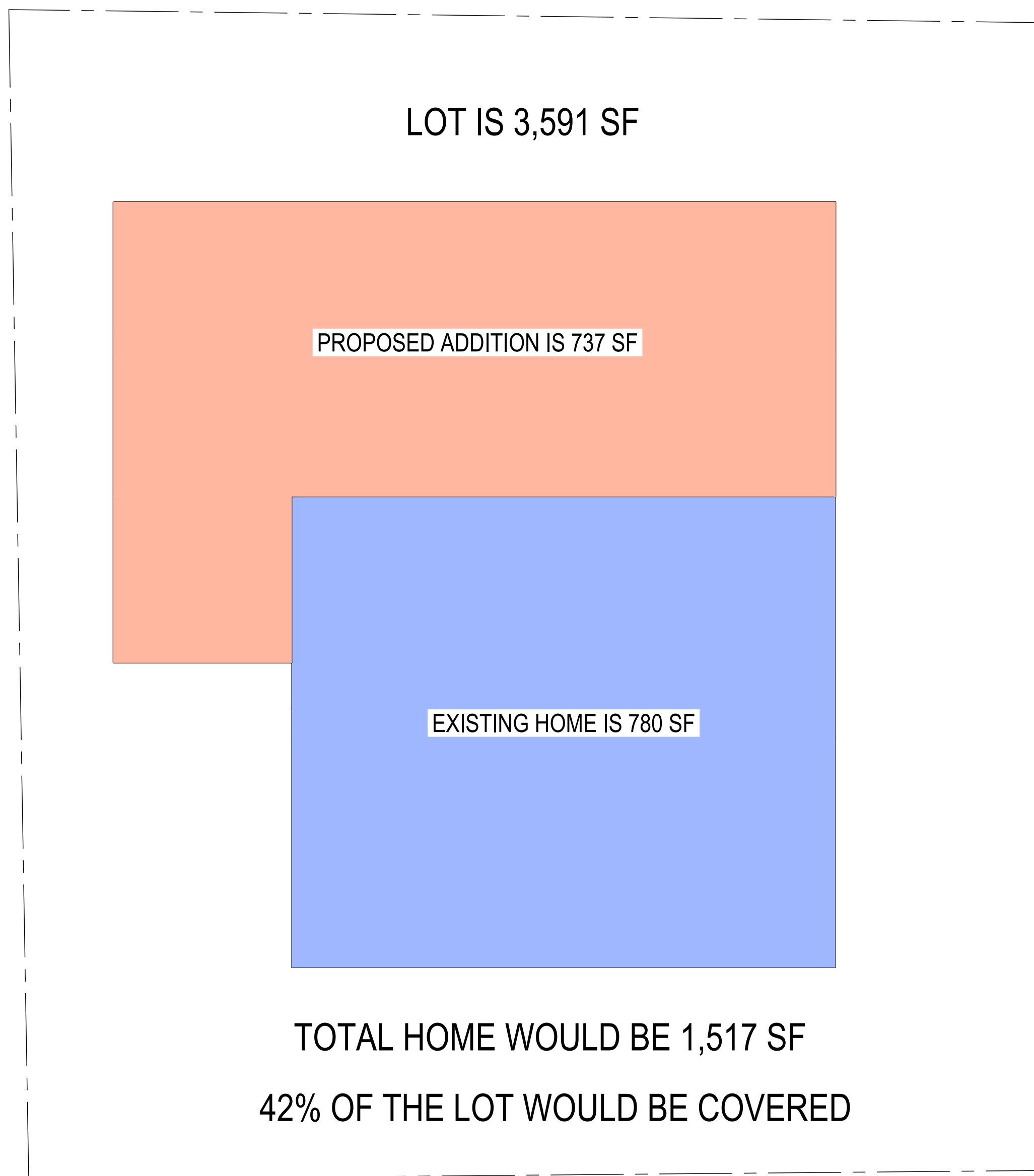
A WALL TYPE A
1-1/2" = 1'-0"

WALL LEGEND

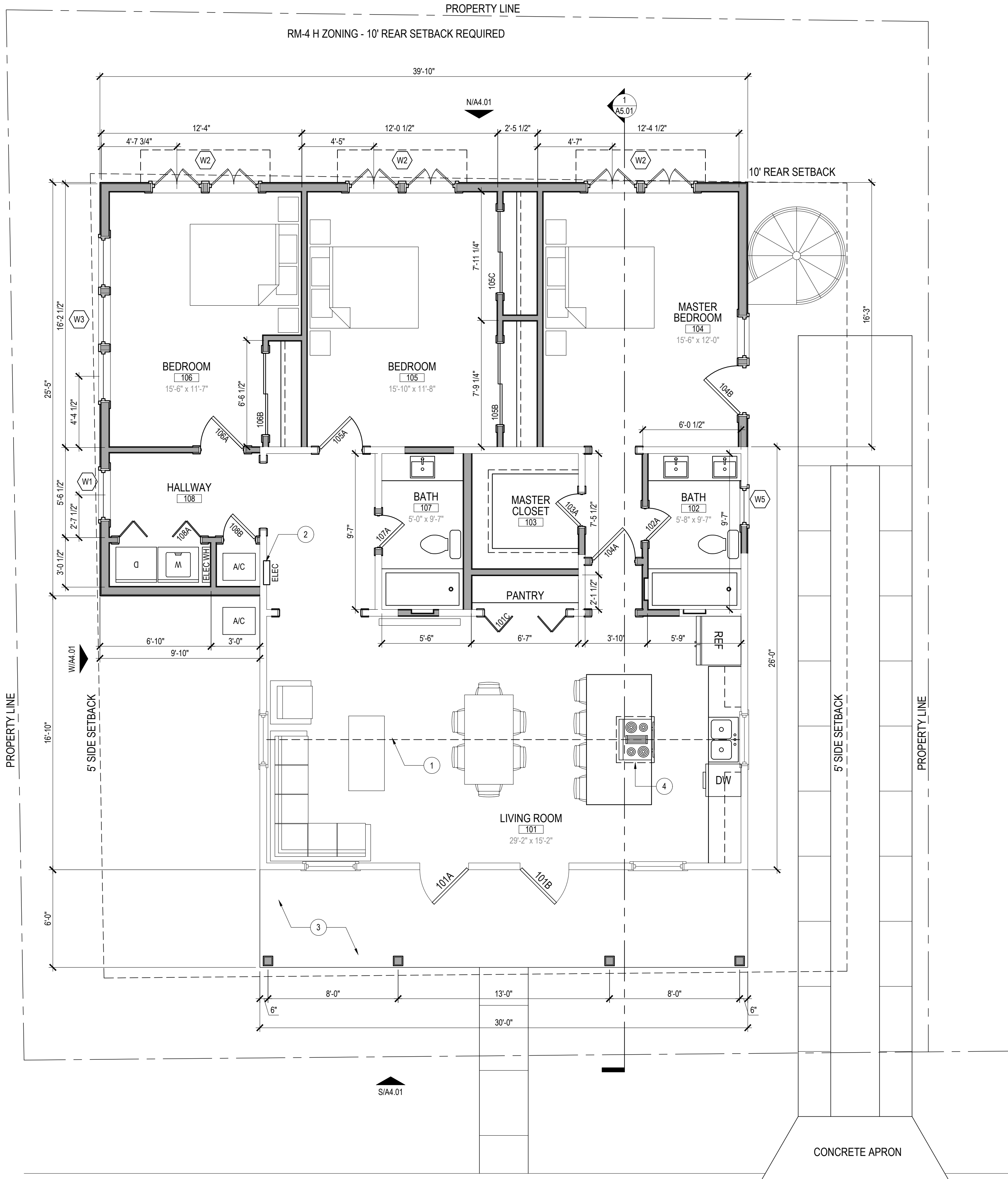
- EXISTING WALL TO REMAIN
- - - - - CONSTRUCTION TO BE REMOVED

DEMOLITION PLAN KEYNOTES

1. REMOVE DOOR AND WALL AS SHOWN
2. REMOVE CEILING IN THIS ROOM TO PREPARE FOR VAULTED CEILING / RE: STRUCTURAL



3 SITE AREA
3/16" = 1'-0"
0' 2'-8" 5'-4" 10'-8" 16'



1 FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8' 12'

WALL LEGEND

- EXISTING WALL TO REMAIN
— NEW CONSTRUCTION

REFUGIO STREET

GENERAL NOTES

- REPAIR / REPLACE EXTERIOR SIDING AS REQUIRED / MATCH EXISTING ADJACENT SIDING
- PAINTE ENTIRE EXTERIOR OF STRUCTURE
- SAND AND RE-FINISH ALL INTERIOR FLOORS
- ALL NEW PARTITIONS TYPE A1 UNLESS NOTED OTHERWISE
- ALL WINDOWS AND DOORS TO REMAIN

KEYNOTES

1. VAULTED CEILING IN LIVING ROOM / RE: STRUCTURAL
2. NEW ELECTRICAL PANEL
3. NEW COLUMNS AND PORCH ROOF ON NEW SLAB
4. SUSPENDED HOOD AND VENT TO EXTERIOR



DOCUMENTS ARE INCOMPLETE
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REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

DATE 31 March 2022 EXP. DATE Oct 2022

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PROJECT

**Refugio
Remodel**

323 Refugio St
San Antonio, TX 78210

OWNER

Kevin
Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Floor Plan
Demolition Floor Plan
Wall Type

DATE
28 April 2022

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A2.01

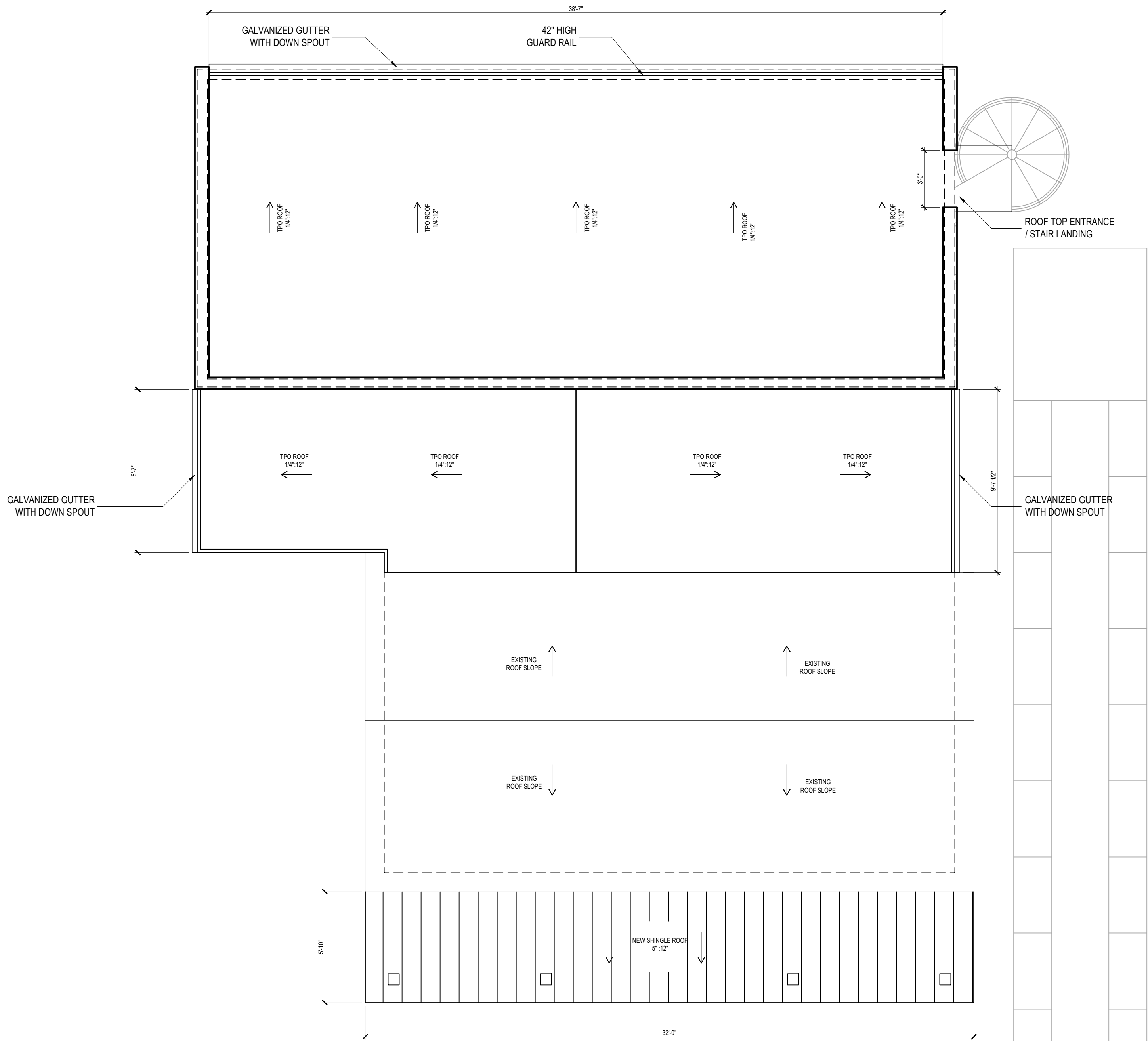
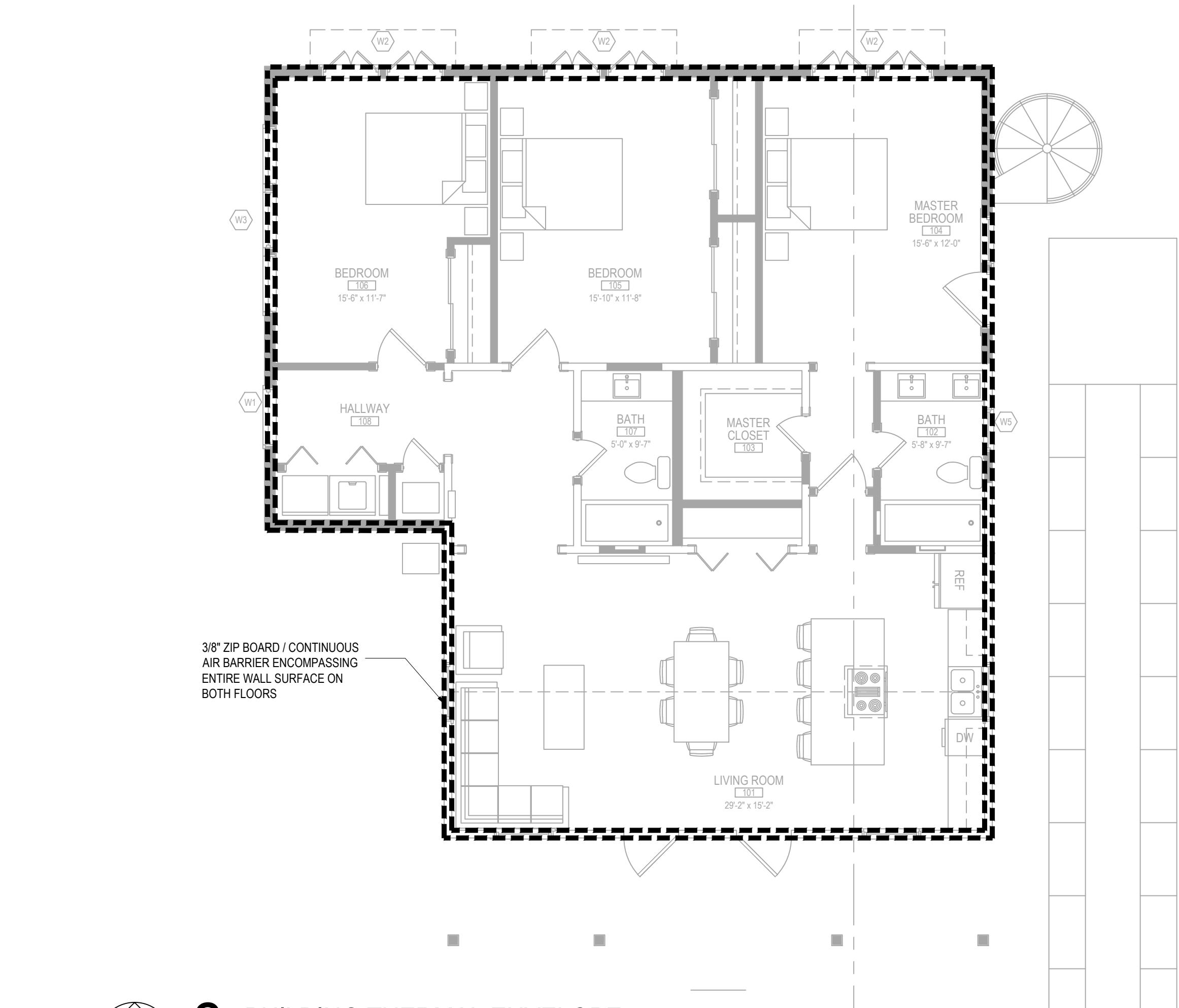


TABLE R402.4.1.1 BUILDING THERMAL ENVELOPE

COMPONENT	CRITERIA
AIR BARRIER AND THERMAL BARRIER	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING /ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.
WALLS	CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND KNEE WALLS SHALL BE SEALED.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMES AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
RIM JOISTS	RIM JOISTS SHALL BE INSULATED AND INCLUDE THE AIR BARRIER.
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
CRAWL SPACE WALLS	WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.
NARROW CAVITIES	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL.
PLUMBING AND WIRING	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	EXTERIOR WALL ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIERS INSTALLED SEPARATING THEM FROM THE SHOWERS AND TUBS.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.



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DATE 31 March 2022 EXP. DATE Oct 2022
1718 ARCHITECTURE, LLC
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INFO@1718PARTNERS.COM

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PROJECT

Refugio
Remodel

323 Refugio St
San Antonio, TX 78210

OWNER

Kevin
Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER
22-323Refugio

CONSTRUCTION DOCS
NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE
Roof Plan
Building Thermal Envelope

DATE 28 April 2022
SHEET NUMBER
BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A3.01



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



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



3 EAST EXISTING ELEVATION
1/4" = 1'-0"



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

GENERAL NOTES

- A. REPAIR / REPLACE EXTERIOR SIDING AS REQUIRED / MATCH EXISTING ADJACENT SIDING AND PAINT
- B. PAINT ENTIRE EXTERIOR OF STRUCTURE
- C. ALL EXISTING WINDOWS AND DOORS TO REMAIN

SALVAGE PLAN GENERAL NOTES

- A. REPAIR AND PATCH EXISTING SIDING TO MATCH EXISTING CONDITIONS
- B. SOUTH ELEVATION WINDOWS TO BE REPLACED TO MATCH HISTORIC GUIDE LINES
- C. ALL WOOD REMOVED TO BE SALVAGED AND USE FOR REPAIRS AND NEW EXTERIORS WALLS
- D. EXISTING DOORS AND WINDOWS ON NORTH ELEVATION ARE NOT HISTORIC WINDOWS. THEY WERE REPLACED AND CHANGED BY PREVIOUS OWNER



A NORTH EXISTING WINDOW
1/4" = 1'-0"



B NORTH EXISTING DOOR
1/4" = 1'-0"

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PROJECT

Refugio Remodel

323 Refugio St
San Antonio, TX 78210

OWNER

Kevin Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

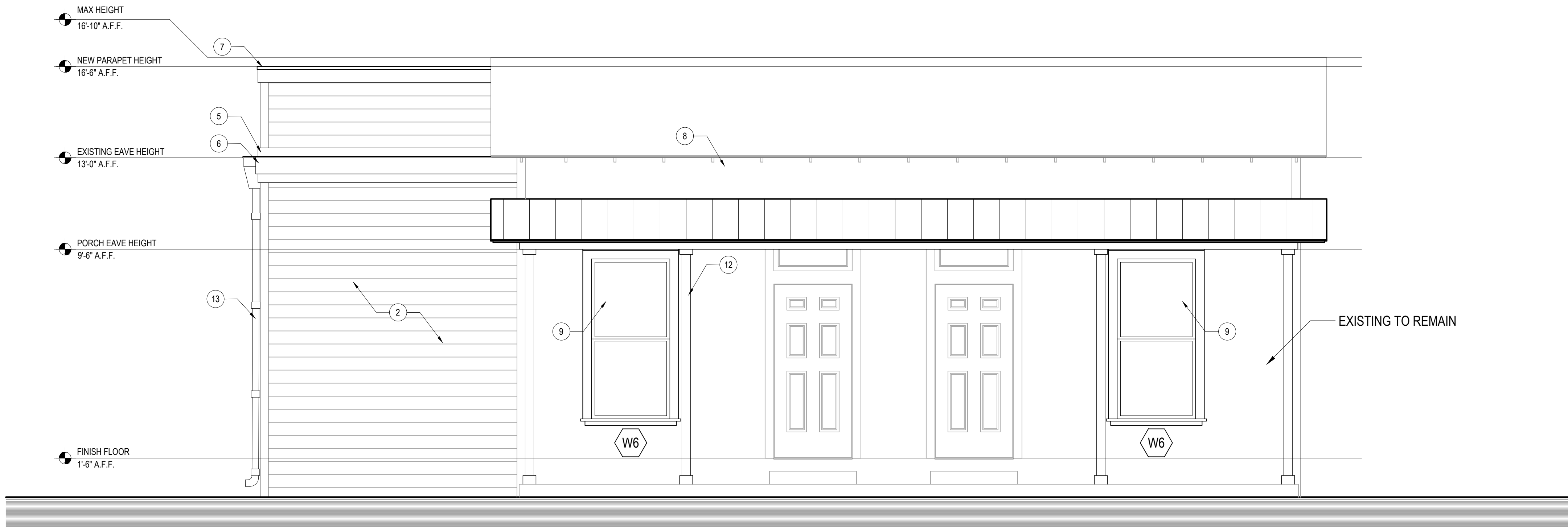
Existing Elevation

DATE
28 April 2022

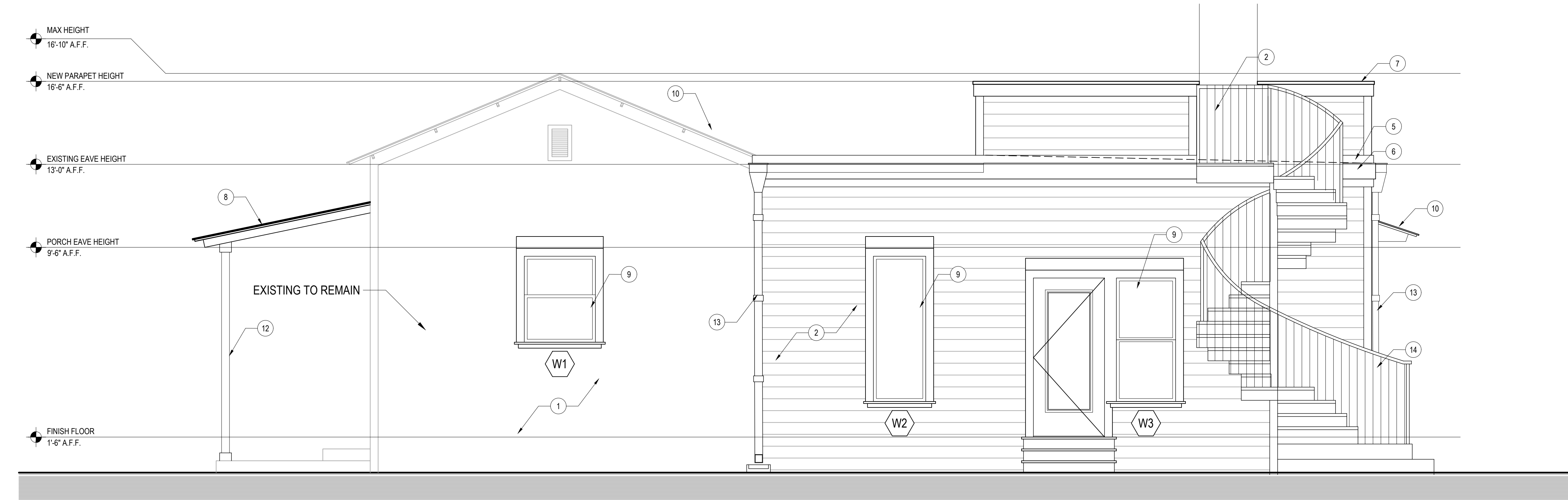
SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A4.01



S SOUTH ELEVATION
3/8" = 1'-0"



E EAST ELEVATION
3/8" = 1'-0"

KEYNOTES

- EXISTING SIDING PATCH AND REPAIR / MATCH EXISTING SIDING
- WOOD SIDING TO MATCH EXISTING HOUSE
- GALVANIZED DOWN SPOUT
- WOOD STAIRS
- 1X4 WOOD EDGE
- 2X8 WOOD EDGE
- WOOD PLATE ON TOP OF METAL CAP
- NEW SHINGLE ROOF TO MATCH EXISTING
- HISTORIC STYLE JELD-WEN WINDOWS
- NEW ROOF MATCH EXISTING
- 42" WOOD RAIL WITH 4" SPACE BALUSTERS
- WOOD COLUMN
- GALVANIZED GUTTER WITH DOWN SPOUT
- SPIRAL STAIR CASE

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PROJECT

Refugio
Remodel

323 Refugio St
San Antonio, TX 78210

OWNER

Kevin
Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO.	DATE	DESCRIPTION OF ISSUE
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CONSULTANT

SHEET TITLE

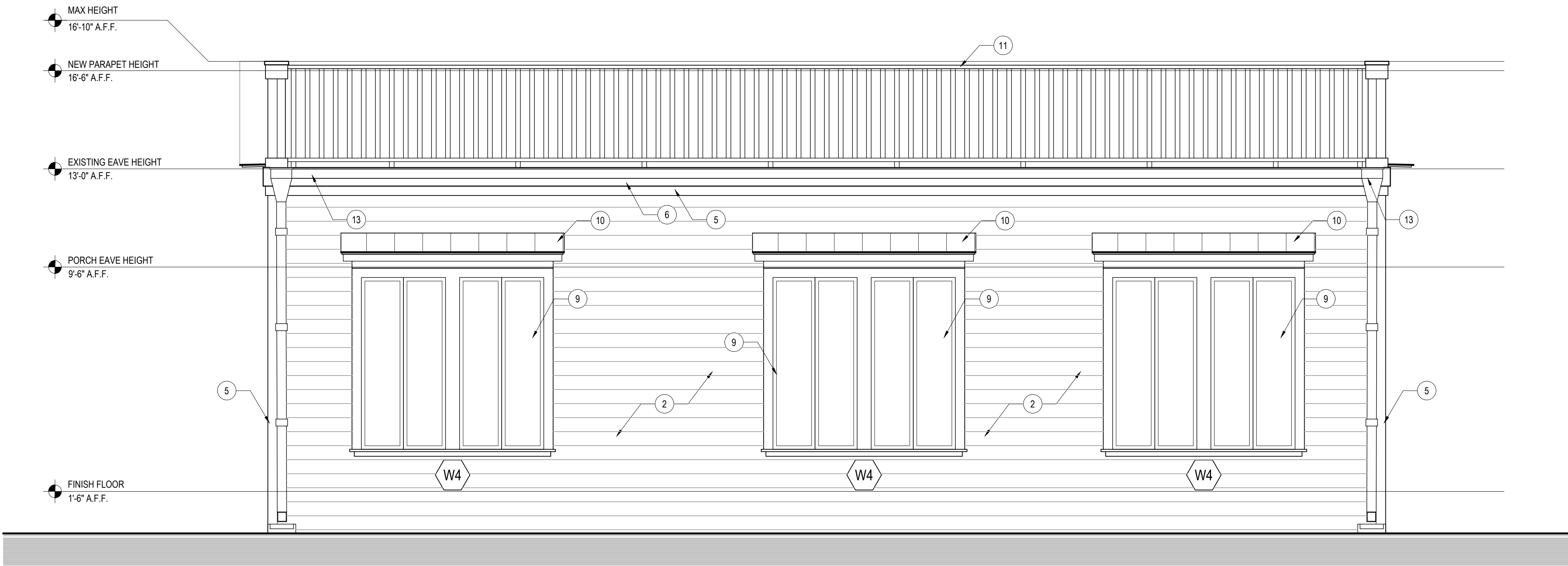
New Elevation

DATE
28 April 2022

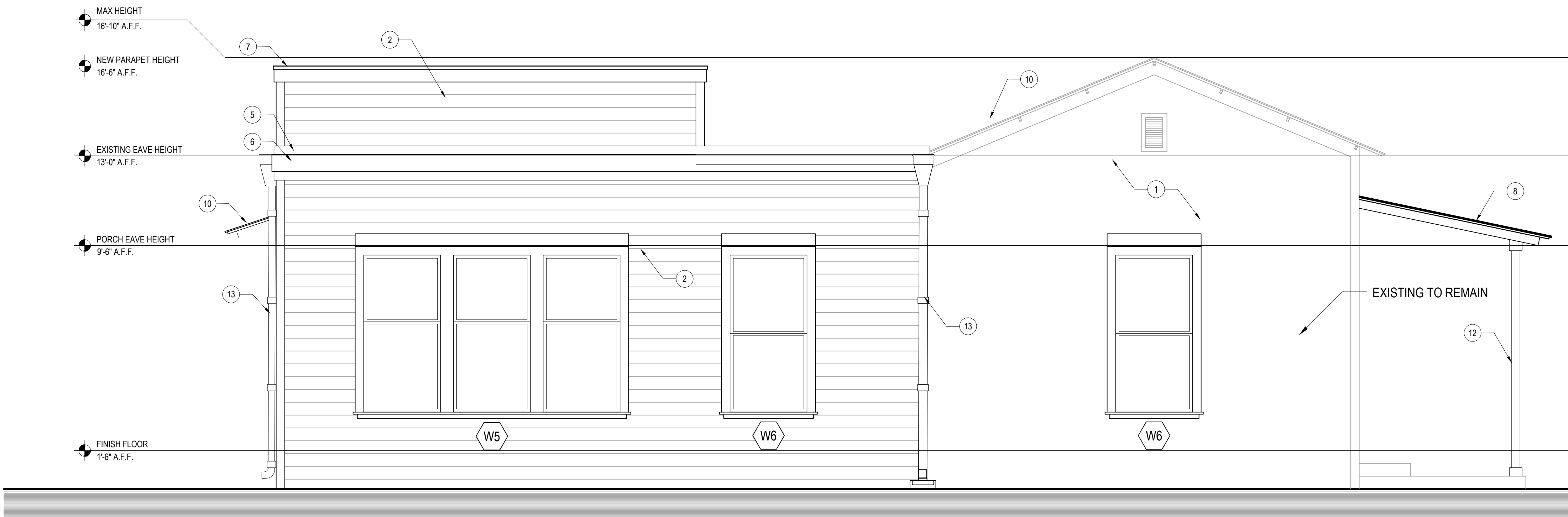
SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A4.02



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



W WEST ELEVATION
3/8" = 1'-0"

KEYNOTES

- EXISTING SIDING PATCH AND REPAIR / MATCH EXISTING SIDING
- WOOD SIDING TO MATCH EXISTING HOUSE
- GALVANIZED DOWN SPOUT
- WOOD STAIRS
- 1X4 WOOD EDGE
- 2X8 WOOD EDGE
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- WOOD COLUMN
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PROJECT

**Refugio
Remodel**

323 Refugio St
San Antonio, TX 78210

OWNER

**Kevin
Allison**

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

New Elevation

DATE
28 April 2022

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1/4" INCH

A4.03









Unrivalled protection for life.



*Pine wood windows, patio doors, door frames and components made with AuraLast® wood are backed with a lifetime limited warranty.

All wood windows are the same, right? While they may appear the same on the outside, JELD-WEN® windows and doors constructed with AuraLast® pine go beyond the surface, providing unrivalled beauty and protection. Here's how...

AURALAST® - PROTECTION TO THE CORE™

TRADITIONAL TREATMENT



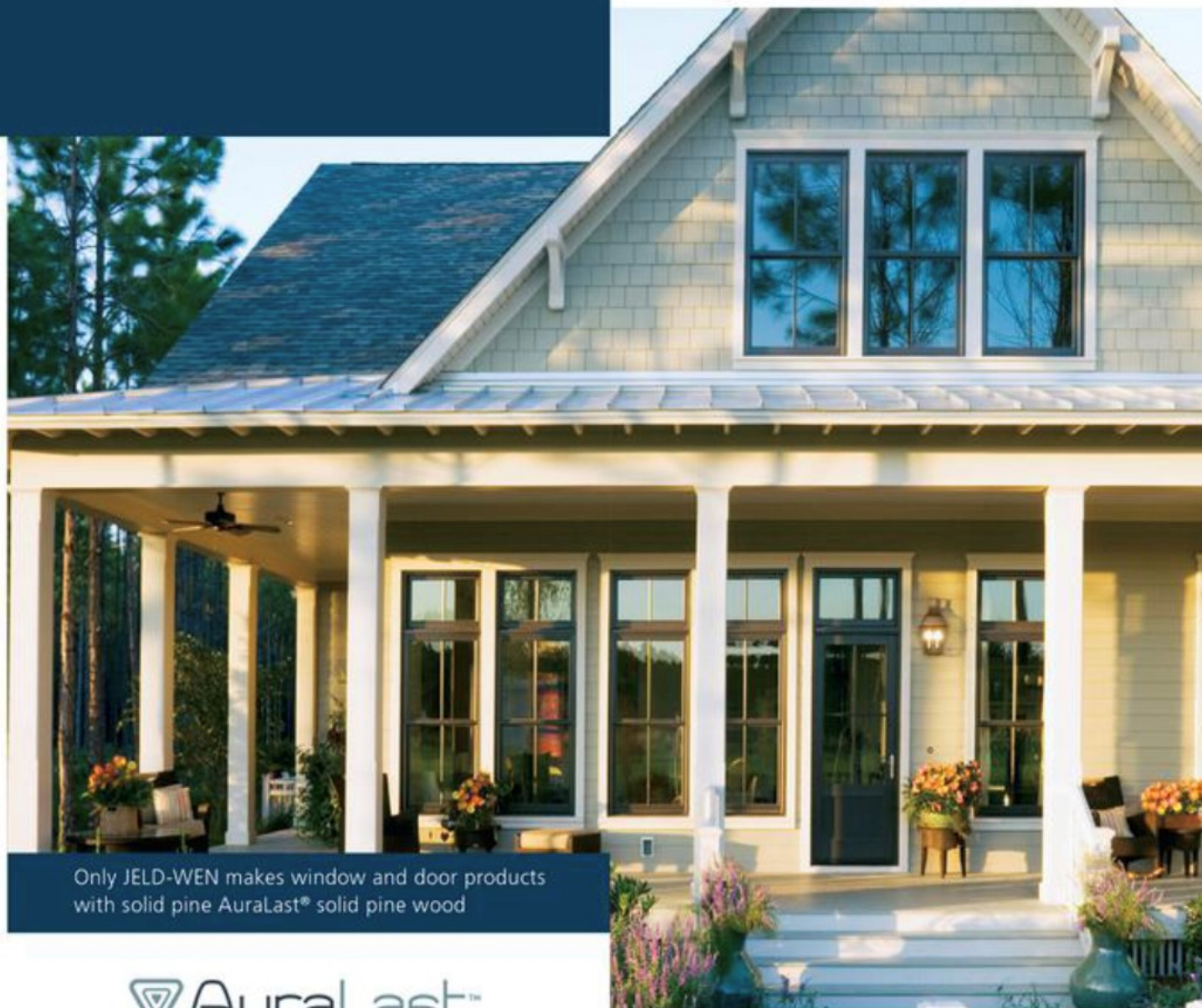
SURFACE ONLY

AuraLast®



SURFACE TO CORE™

JELD-WEN products made with AuraLast wood allow you to get the warmth and characteristics of wood that you desire, while eliminating the worry of rot and decay. Why settle for anything less!



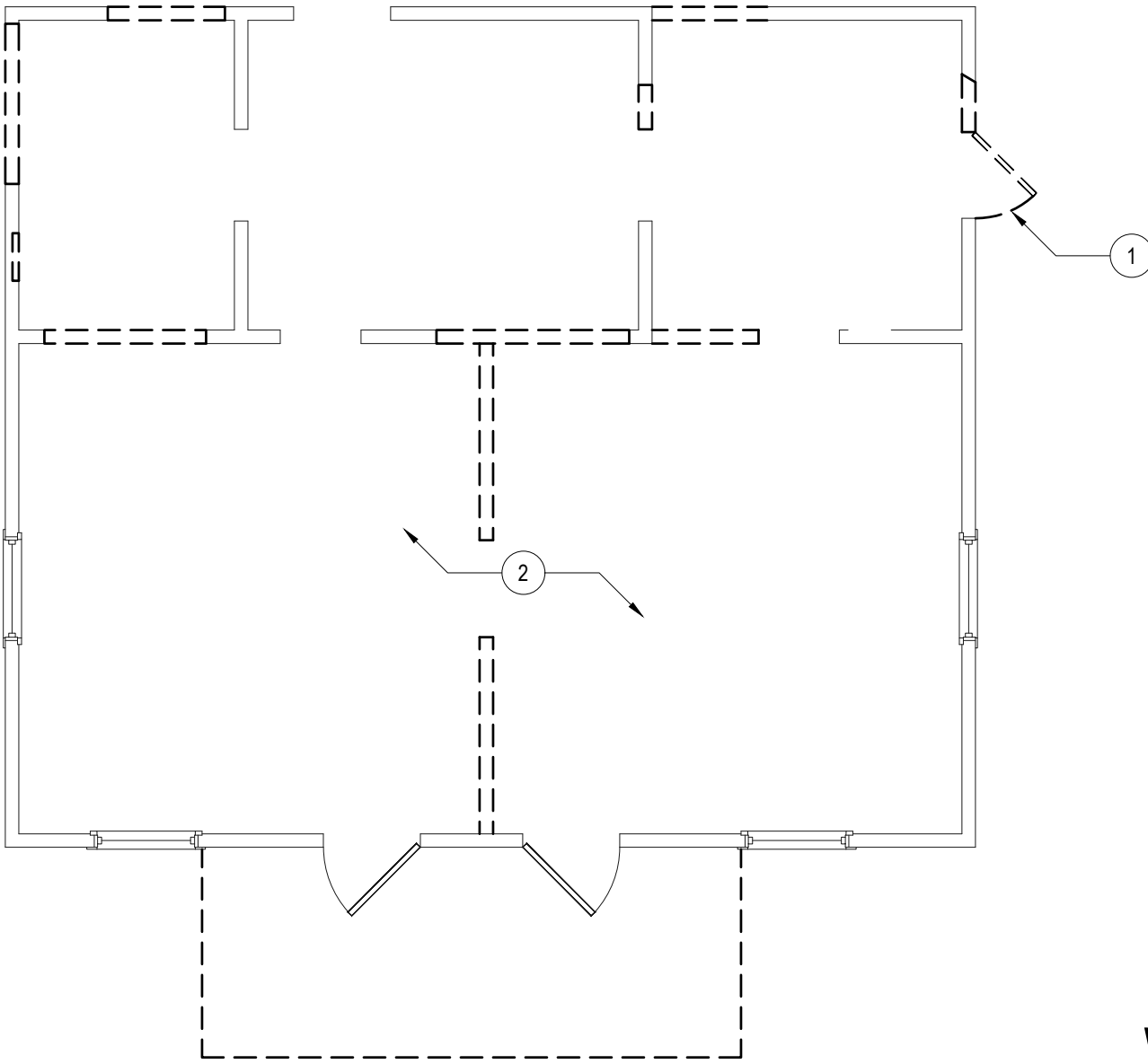
Only JELD-WEN makes window and door products with solid pine AuraLast® solid pine wood

AuraLast™

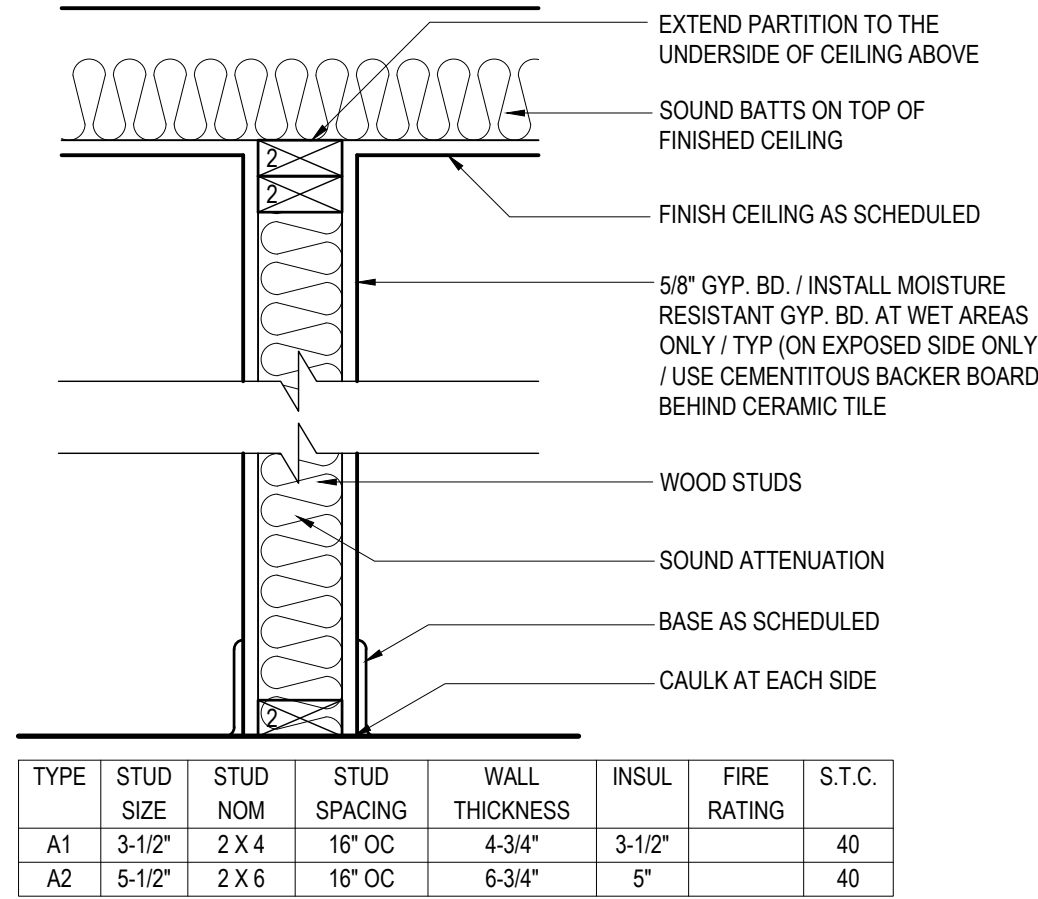
See our warranty information
at jeld-wen.com or call 1-800-535-3936

AuraLast™

PROTECTION TO THE CORE™



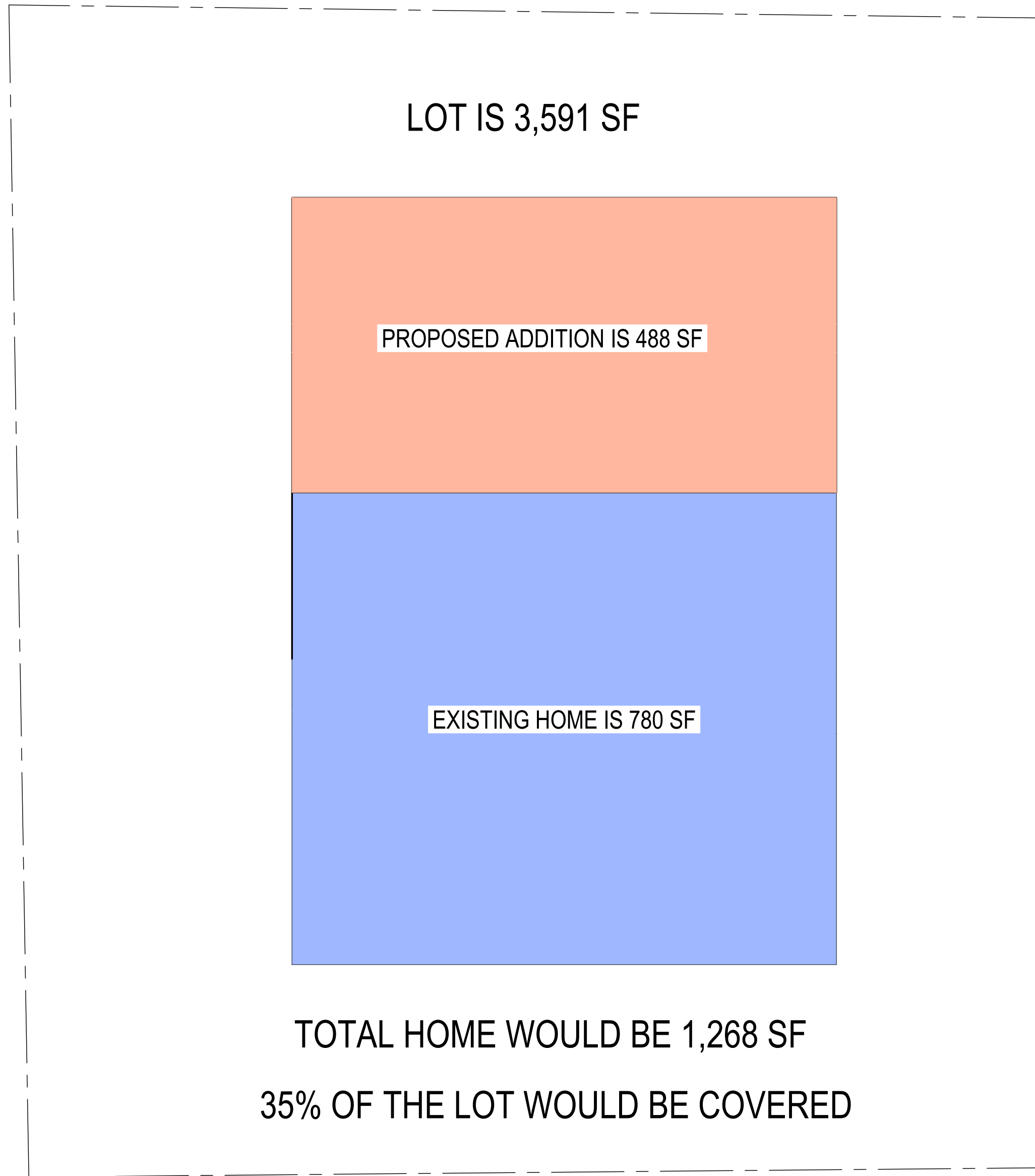
2 DEMOLITION FLOOR PLAN
3/16" = 1'-0"



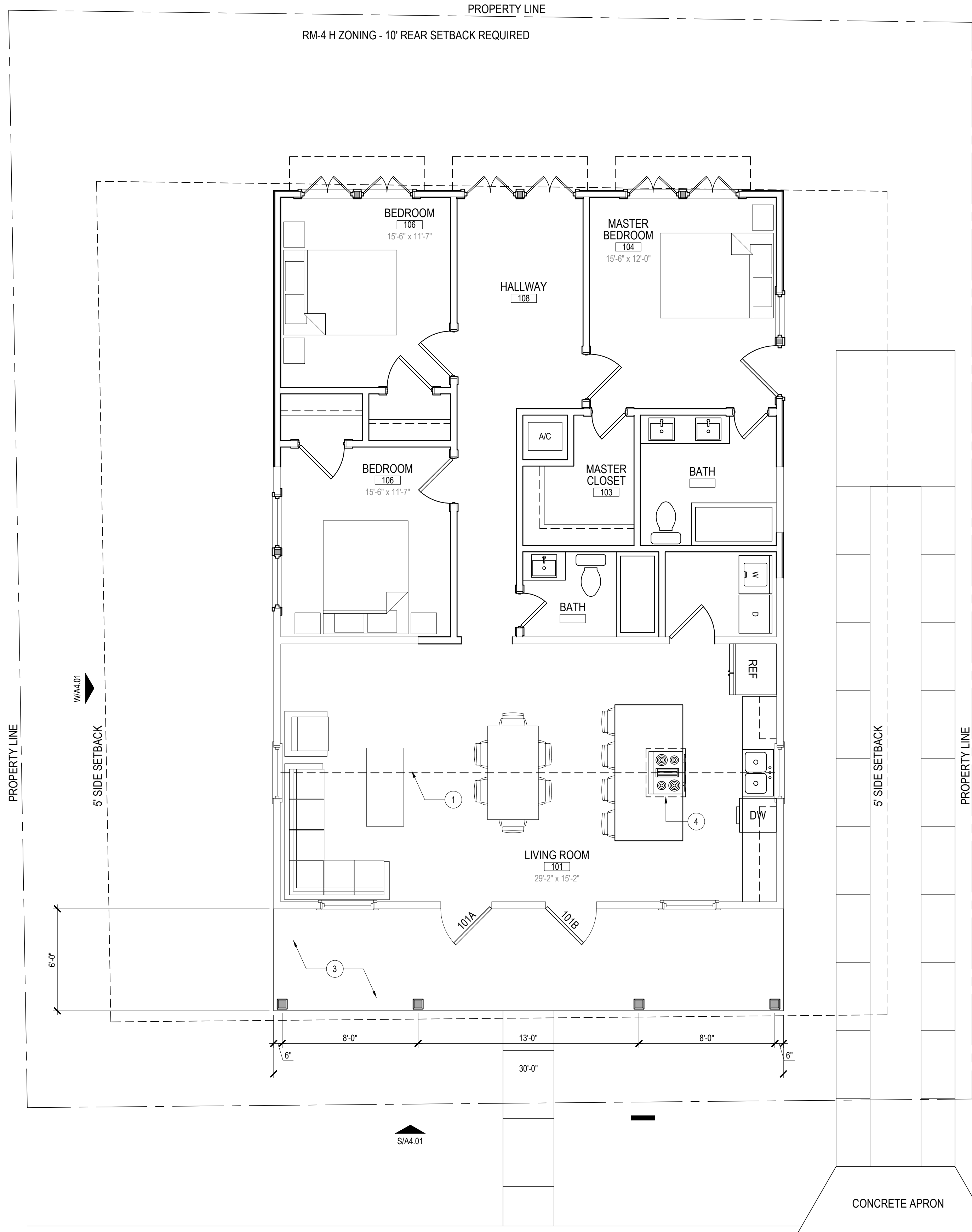
A WALL TYPE A
1-1/2" = 1'-0"

WALL LEGEND
— EXISTING WALL TO REMAIN
- - - - - CONSTRUCTION TO BE REMOVED

DEMOLITION PLAN KEYNOTES
1. REMOVE DOOR AND WALL AS SHOWN
2. REMOVE CEILING IN THIS ROOM TO PREPARE FOR VAULTED CEILING / RE: STRUCTURAL



3 SITE AREA
3/16" = 1'-0"



1 FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND
— EXISTING WALL TO REMAIN
= NEW CONSTRUCTION

REFUGIO STREET

GENERAL NOTES

- REPAIR / REPLACE EXTERIOR SIDING AS REQUIRED / MATCH EXISTING ADJACENT SIDING
- PAINT ENTIRE EXTERIOR OF STRUCTURE
- SAND AND RE-FINISH ALL INTERIOR FLOORS
- ALL NEW PARTITIONS TYPE A1 UNLESS NOTED OTHERWISE
- ALL WINDOWS AND DOORS TO REMAIN

KEYNOTES

- VAULTED CEILING IN LIVING ROOM / RE: STRUCTURAL
- NEW ELECTRICAL PANEL
- NEW COLUMNS AND PORCH ROOF ON NEW SLAB
- SUSPENDED HOOD AND VENT TO EXTERIOR



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PROJECT

Refugio Remodel

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San Antonio, TX 78210

OWNER

Kevin Allison

322 Refugio St
San Antonio, TX 78210

PROJECT NUMBER

22-323Refugio

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

Floor Plan
Demolition Floor Plan
Wall Type

DATE

28 April 2022

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A2.01