

HISTORIC AND DESIGN REVIEW COMMISSION

June 29, 2022

HDRC CASE NO: 2022-331
ADDRESS: 2023 W GRAMERCY PLACE
LEGAL DESCRIPTION: NCB 1932 BLK 39 LOT 6 (WOODLAWN TERRACE)
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Jacob Torres/Towers Contractors LLC
OWNER: Danielle Miller/MILLER DANIELLE &
TYPE OF WORK: Partial demolition, construction of a rear addition
APPLICATION RECEIVED: June 06, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

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

1. Demolish the existing rear addition.
2. Construct a 620 square foot addition at the back of the house.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

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 facade 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 facade 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

- 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.
- 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.
- 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.
- 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.
- COLOR: Wood windows should feature a painted finish. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- 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.
- 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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The structure located at 2023 W Gramercy is a minimal traditional style single-family house with craftsman-style influences. The structure is single-story, and features a wraparound front porch with a prominent front-facing gable. The structure was constructed after 1938 and between when it first appears on the 1951 Sanborn

map. The original footprint is consistent with the current footprint of the structure, to include the presence of the rear addition requested for demolition.

- b. DEMOLITION OF EXISTING ADDITION - The applicant is requesting to remove the existing rear addition. The 1951 Sanborn shows this feature and footprint as noted in finding a. Evident by the non-original windows and fenestration pattern on this part of the structure and the inconsistent roofline, the addition appears to be a closed-in rear porch or sunroom. Staff finds that that removal of the modified addition for construction of a new addition in the existing location is appropriate.
- c. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 620 square feet to replace the existing closed-in porch.
- d. REAR ADDITION (MASSING) – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The applicant is proposing to construct an addition that is similar in width to the original structure, and that features a heightened roofline that is the same height and that extends to the existing roofline. Generally, staff finds that the proposed addition is consistent with the Guidelines.
- e. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of a shingled roof to match the historic part of the structure, and hardiboard siding. Staff finds the proposed materials for the addition to be appropriate.
- f. REAR ADDITION (FENESTRATION) – The applicant is proposing to install 8 new vinyl windows and one metal exterior door on the new addition. Guidelines 6.B.i and 6.Bii state to ensure new doors match the size, material, and profile of the historic element. Staff finds that the proposed metal door is inconsistent with these guidelines, and that a solid door of an traditional architectural style would be appropriate. The addition will enclose two existing windows on the rear of the house, however the windows on the historic part of the structure are non-original and of non-historic material. The Guidelines for Additions 4.A.ii states that new architectural features should be in keeping with the architectural style of the original structure, simple in design, and compliment the character of the original structure. The applicant is requesting to install a metal 8 new vinyl windows of traditional size and profile on the rear and side elevations of the addition. Staff finds that the proposed fenestration and window profiles to be consistent with these guidelines, however should adhere to staff’s standard specifications for window profile, installation, and materials:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

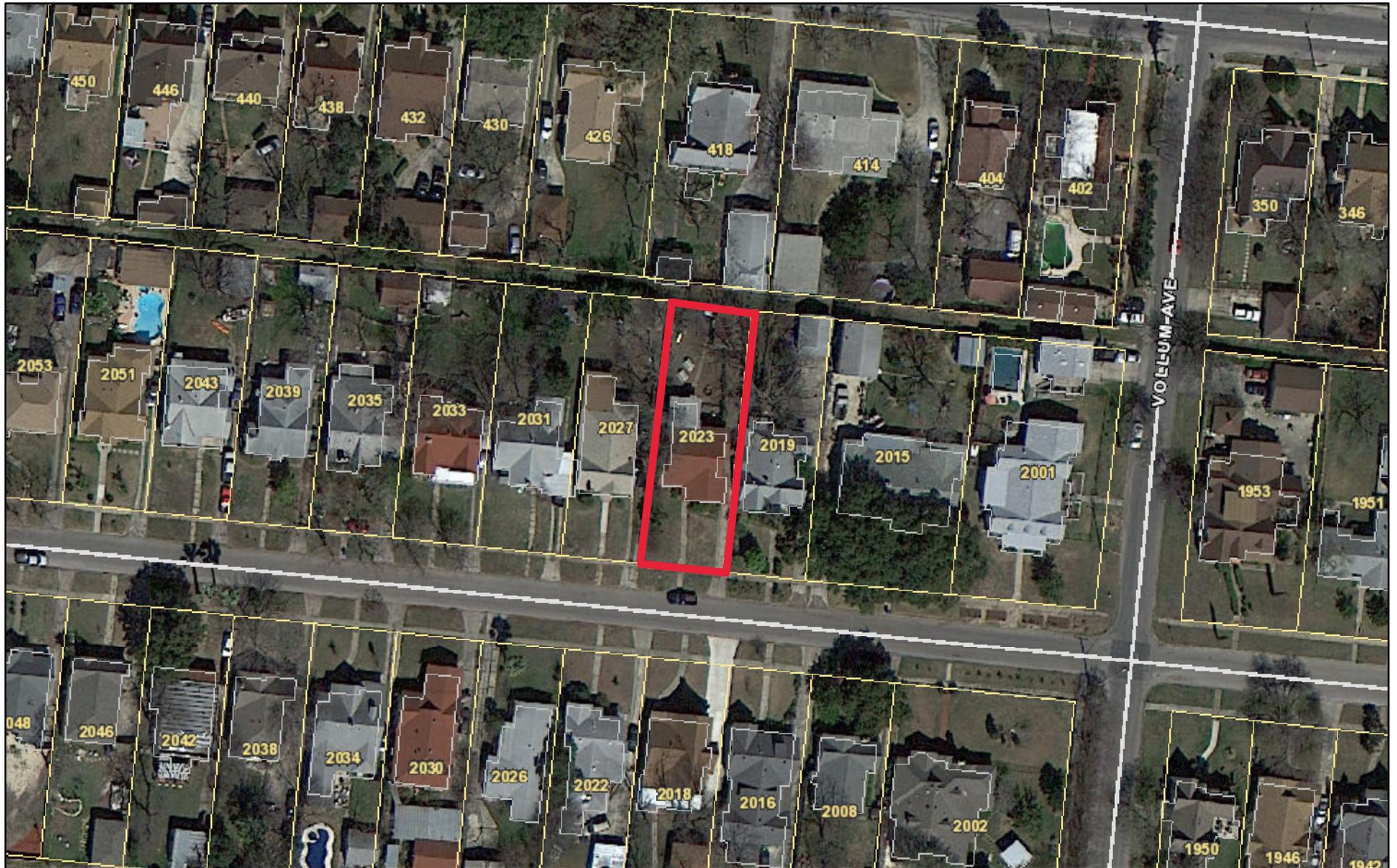
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated 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.

RECOMMENDATION:

Staff recommends approval of items 1 and 2 based on findings a through f with the following stipulations:

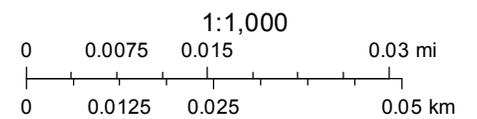
- i. That any additional windows are consistent with staff's standards for new windows in additions, and that the window specifications are submitted to staff prior to approval.
- ii. That the applicant install hardie siding that features a reveal no more than 6 inches and a smooth texture
- iii. That the installed door be of traditional architectural style, and of solid wood material.

City of San Antonio One Stop



June 23, 2022

 User drawn lines





2023

2023

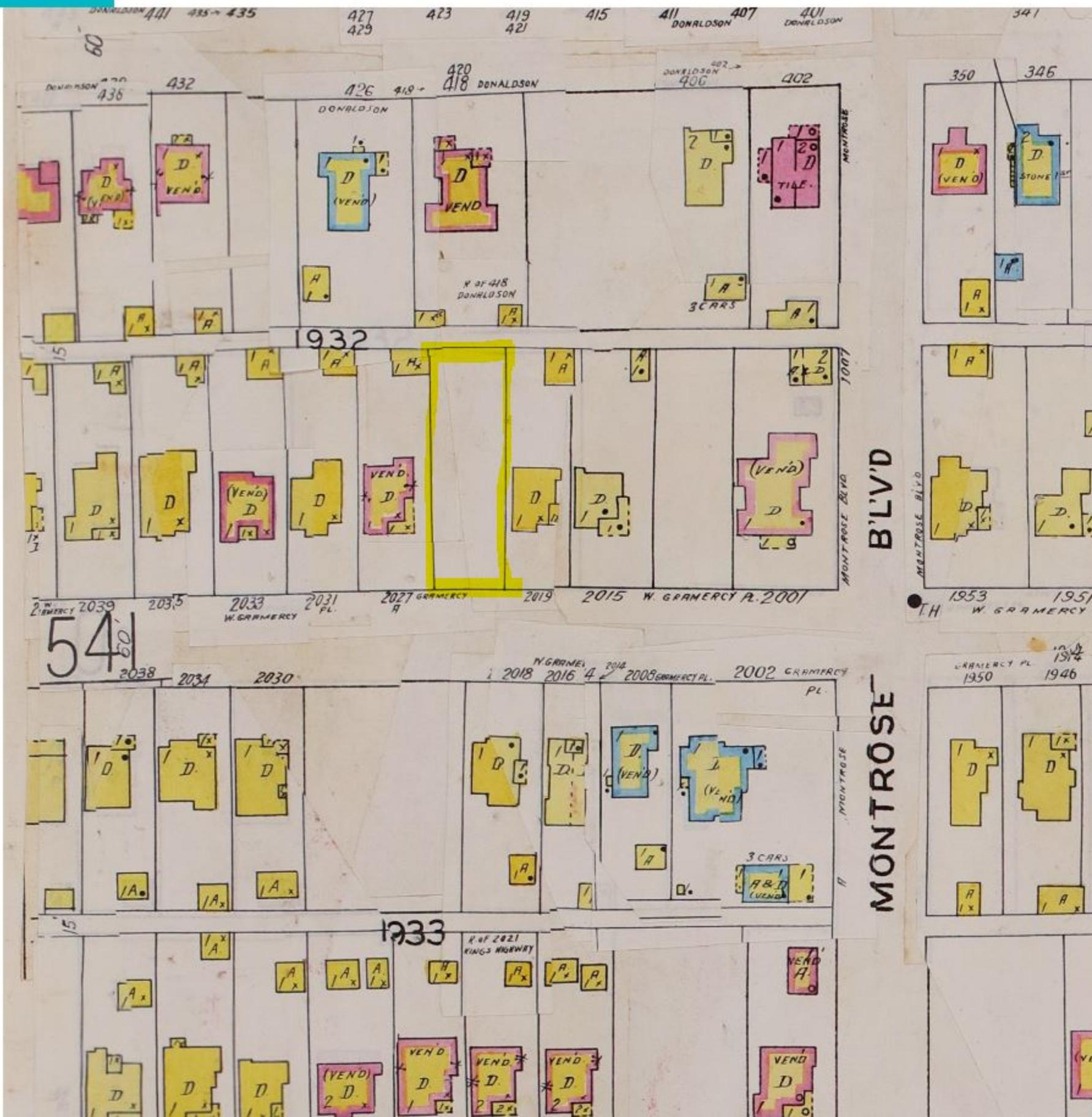






See all photos

+ Add to



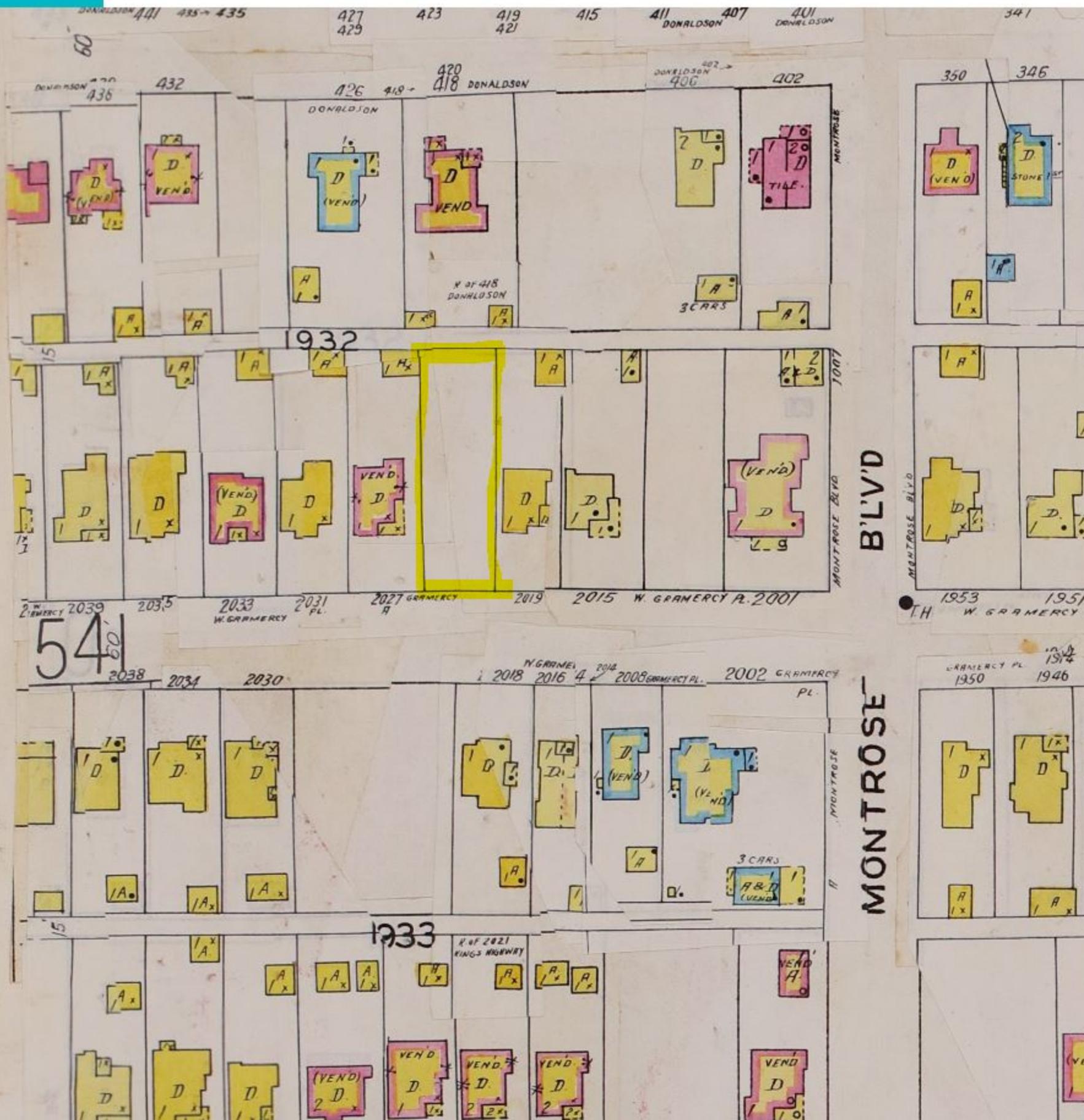
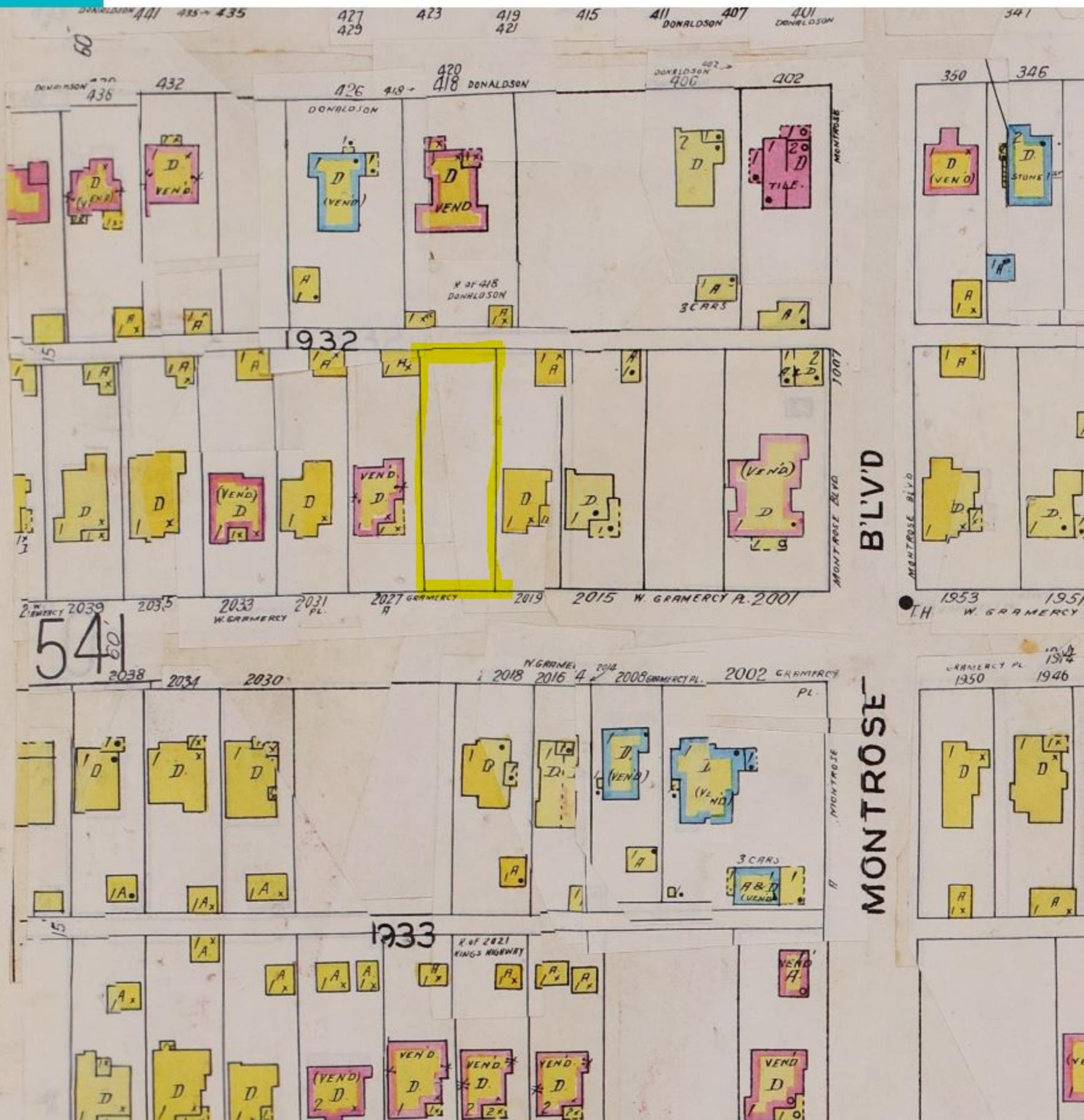
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1933

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MONTROSE



[Back to Browse Maps](#)

State: Texas

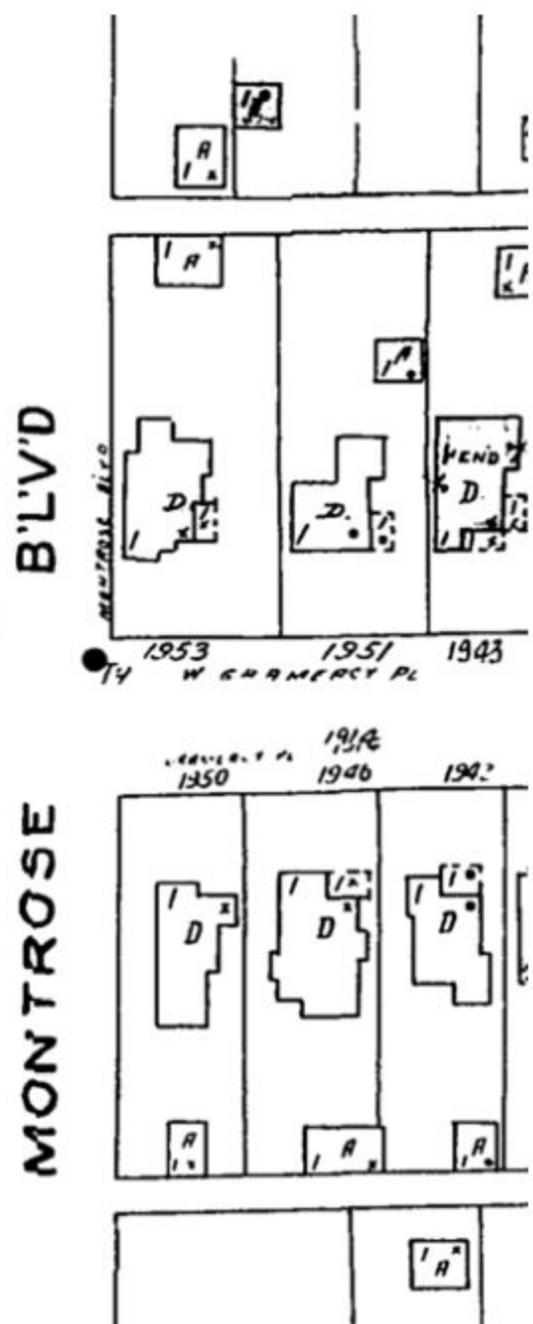
City: San Antonio

Date: 1911-Mar. 1951 *

Volume: vol. 5, 1924-June 1950



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TRUE TEMPER.









EM7-H2161





Goodman









Service Address

Danielle Miller & Hugo Saucedo
2023 W Gramercy Pl
San Antonio , Texas
78201
210-534-2064

Towers Contractors LLC

2070 SE Loop 410
San Antonio, Texas 78220
Phone: 2102793464
Email: towerscontractors@gmail.com
Web: www.towerscontractors.com
Invoice #
Date

24/05/2022

Business / Tax #

LICENSE # HR-927334

****All materials and colors used will match the existing home. Siding, roof shingles, paint colors (interior and exterior) and trim****

WORK ORDER



Service Address

Bill To

Danielle Miller &
Hugo Saucedo
2023 W Gramercy Pl
San Antonio , Texas
78201
210-534-2064

Towers Contractors LLC

2070 SE Loop 410
San Antonio, Texas 78220

Phone: 2102793464

Email: towerscontractors@gmail.com

Web: www.towerscontractors.com

Invoice # 799

Date 20/01/2022

Business / LICENSE # HR-927334

Tax #

Description	Quantity
Project Designs (Plans & Engineer) Design Plans -site plan -floor plan -electrical plan -exterior elevations -kitchen layout Engineer - foundation plans -framing plans (wall details, beams sizing) -roof plan -inspection letters (foundation and framing)	1.0
Prep & Demo Remove existing patio deck Remove back part of house (existing addition) Remove drywall as needed Remove flooring as needed Remove windows as needed Remove kitchen cabinets and countertops Remove trim as needed Remove doors as needed Disposes of and haul off all trash throughout project (dumpster and or dump fees included) Remove siding on exterior walls where new living areas will be Clean work area	1.0
Foundation Pier and beam foundation approx approx 30x20 Tie into existing foundation Dig and Set footings Install rebar per engineer specs Pour and finish concrete footings Install treated 4x6 beams with ties per engineer specs	1.0
Framing Install floor joists per engineer Install treated bottom plate with anchor bolts Install 2x4 16" on center walls to continue existing ceiling height approx 10ft Frame windows and doors Tie in roof to existing home Install plywood sheathing Install plywood roof decking Install house wrap and tape Install 3/4" subfloor glued and screwed Frame and install fascia and soffit to match existing Install windows with wrap/tape (install only) Install doors (install only) Frame out new bathroom and bedroom walls Frame out new bedroom and bathroom doors *please note, this line item is subject to change upon engineers final design and any price increases from now to the time of purchase*	1.0
Roofing Install synthetic underlayment Install pipe jacks where needed Install drip edge Install flashing where needed Install starter shingles Install and tie-in shingles to match existing home Clean work area	1.0

Doors & Windows 1.0

Material allowance for doors and windows. Install price is included in the framing line item New back door (\$450) 7 new white vinyl windows (\$1,250) 3 interior doors (\$400)

Plumbing 1.0

Obtain permit Install proper Connections and fittings Install new kitchen sink with p trap and supply lines New shut off valves in kitchen Install kitchen faucet Install new dishwasher with push button (appliance provided by client) Install garbage disposal Run plumbing for new bathroom Locate and tie in sewer Run water lines Proper connections Install shower valve and faucet Install toilet Install sink and faucet for single vanity Remove and replace tub in existing bath Remove and replace toilet Remove and replace sink and faucet Remove and replace tub valve and faucet Allowances Kitchen faucet \$200 Kitchen Sink \$200 Disposal and kit \$200 New bathroom tub -\$400 New bathroom tub valve and faucet - \$200 New bathroom sink faucet - \$100 New bathroom toilet - \$200 Existing bathroom new toilet - \$200 Existing bathroom new tub - \$400 Existing bathroom new tub valve and faucet - \$200 Existing bathroom sink faucet - \$100

Complete Rewire (Electrical, Drywall, Paint) 1.0

Electrical - \$10,500 Obtain city permit Rewire house to upgrade it to code New exterior and interior panels New arch fault breakers All new wiring All new tampered resistant outlets All new switches All standard cover plates New gfci interior and exterior where needed All existing outlets, switches and fixtures to be rewired and installed in existing locations Passed inspections Drywall - \$2,500 Install drywall over all the holes made by Electrician Tape and float Skim coat and sand Final coat Apply blended texture on each patch Paint - \$3,300 Apply primer to all new textured areas Apply paint to all walls of existing home Apply paint to ceilings of existing home Paint Included

Electrical (Addition Only) 1.0

Obtain permit Run electrical for new addition New breakers as needed Install wiring for lights, switches and plugs Install new lighting, switch and outlet layout for new kitchen/living areas Install exterior lighting by new back door Install exterior gfci plugs where needed Install 1 motion detection light on exterior of new build White trim 6" Recessed lighting included Install hard wired smoke detectors as needed per code *Electrical fixture Allowances* Living room fan - \$200 Motion light - \$75 Island pendant lights - 2X \$100 Exterior back lights - 2X \$100

HVAC 1.0

Install a bigger unit for the additional space Electrical unit Install duct work and vents to new space Install interior unit install Install exterior unit and pad Filters and test run *Mini split for additional space is an option and will save about \$2,000*

Insulation 1.0

Apply spray foam insulation on exterior walls and rafter cavity's in attic space of new addition

Siding 1.0

Install hardie lap siding or siding to match existing house on exterior of new build Install trim around windows and doors Install trim at top where meets soffit Install corner trim

Drywall 1.0

Install drywall on ceiling of new build Install drywall on walls of new build Install corner beads Tape and float new drywall Skim and sand Apply texture (orange peel or knock down included) Patch and repair areas needed in existing laundry, kitchen, and living area

New Bathroom 1.0

Install 1/2" hardie backer board on floors and tub surround walls Redguard waterproofing on cement board Install tile on tub walls (\$3 per sqft allowance) Install tile on floors (\$3 per sqft allowance) Grout and clean all tile Install baseboards Install vanity with top all in one (\$1,200 allowance) Install vanity mirror (\$100 allowance) Install toilet paper and towel holder (\$100 allowance)

Existing Bathroom Remodel 1.0

Demo entire tub/tile surround Demo flooring Complete demo of bathroom Install 1/2" hardie backer board on floors and tub surround walls Redguard waterproofing on cement board Install tile on tub walls (\$3 per sqft allowance) Install tile on floors (\$3 per sqft allowance) Grout and clean all tile Install baseboards Install vanity with top all in one (\$1,200 allowance) Install vanity mirror (\$100 allowance) Install toilet paper and towel holder (\$100 allowance)

Flooring	1.0
Install wood floor in new build and kitchen area hardwood floor sanded and stained - Prep subfloor Install unfinished wood floor Sand floors Skim coat Wood fill Sand and buff Apply stain of choice Apply finish sealant	
Trim Work	1.0
Install matching trim through the new addition Baseboards, window sills/trim, door trim, casings (\$1 per linear ft. material allowance on trim) Install closet shelving in bedroom	
Kitchen Cabinets	1.0
Kitchen layout Install new wood cabinet pre-finished soft close hinges (color options available) Install lowers and 42" uppers Trim and edge pieces Drawers and doors Soft close hinges Install knobs or pulls on doors and drawers (\$300 allowance on hardware) Material and labor	
Kitchen Countertops	1.0
Install new quartz countertops (multiple options available) Measure and fabricate Sink cut out Edging Seams Install Clean work area	
Interior Paint (Addition)	1.0
Prep for paint Primer and Paint all new drywall Paint (walls, ceiling, doors, trim) Paint new doors Paint all new trim work Paint included	
Exterior Paint	1.0
Caulk and prep all areas Paint new fascia and soffit Paint new brick to match existing home Paint exterior doors and trim Paint included	
General Contracting Fees	1.0
10% Overhead - \$15,375.50 10% Profit - \$15,375.50	
CPS Charges	1.0
Budgeted line item for charges to move gas and electrical This price is subject to change	

