

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2023

HDRC CASE NO: 2023-052
ADDRESS: 225 LINDELL PLACE
LEGAL DESCRIPTION: NCB 6200 BLK 1 LOT N 30 FT OF 23 & S 40 FT OF 24
ZONING: R-4, H
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Jonathan Reynolds/Reyven Contracting
OWNER: Erin Berkenkamp/BERKENKAMP ERIN KAYE
TYPE OF WORK: Construction of two additions, window replacement
APPLICATION RECEIVED: January 27, 2023
60-DAY REVIEW: Not Applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Construct a one-story approx. 560-square-foot rear addition that includes 221 square feet of living space, a 262-square-foot screened-in porch, and a 76-square-foot open porch.
2. Construct an 87.5-square-foot addition to the north side of the house.
3. Replace four wood windows with salvaged wood window systems.
4. Replace two one-over-one wood windows on the south elevation with a fixed square window and a fixed clerestory window.

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 stripping 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.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade 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.

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.

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 nontraditional 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.

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.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- ii. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Standard Specifications for Original Wood Window Replacement

- **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.
- **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.
- **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.
- **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:** 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.
- **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.
- **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.
- **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.
- **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.

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 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.

FINDINGS:

- a. The property at 225 Lindell Pl is a single-story Tudor Revival residence built c. 1922 with a rear detached accessory structure; staff was unable to determine when the accessory structure appears. The property first appears as 225 Preston Pl in the 1922 city directory, and first appears on Sanborn Fire Insurance maps in 1938, when it included a rear detached accessory structure on the northeast side of the backyard, opposite of the existing detached accessory structure. The addition to the north corner of the house appears by 1955. The house is clad in wide wood siding with one-over-one wood windows that appear alone and in ganged pairs and threes.

The cross-gable roof is clad in composition shingle, and all gables feature pentagonal gable vents. The property contributes to the River Road Historic District.

- b. **LOT COVERAGE:** The applicant proposes to construct a one-story approx. 560-square-foot rear addition that includes 221 square feet of living space, a 262-square-foot screened-in porch, and a 76-square-foot open porch. The applicant also proposes to construct an 87.5-square-foot addition to the north side of the house. The total square footage of the existing primary structure is 1,644 square feet with a 240-square-foot detached rear structure on a lot measuring 10,010 square feet, per BCAD. 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 proposes a total square footage of 2,531, for approximately 25% lot coverage. Staff finds the proposal consistent with the guidelines.
- c. **MASSING AND FOOTPRINT:** The applicant proposes to construct a one-story approx. 560-square-foot rear addition that includes 221 square feet of living space, a 262-square-foot screened-in porch, and a 76-square-foot open porch. The applicant also proposes to construct an 87.5-square-foot addition to the north side of the house. The existing primary structure is 1,644 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. Staff finds the proposed additions consistent with the Guidelines.
- d. **ROOF (MATERIALS):** The applicant proposes gray composition shingle roofing for the additions to match the existing composition shingle roof. The existing house has gray composition shingle roofing. Staff finds the proposed roof material appropriate.
- e. **ROOF (FORM):** The applicant proposes to integrate the north addition into the existing roof form and proposes to build an end-gabled rear addition that transitions into a shed roof over the proposed porch additions. Guideline 1.A.iii for Additions stipulates that residential additions should utilize a similar roof pitch, form, overhang, and orientation as the historic structure. While staff finds the proposed roof forms for the north addition and the gabled-roof mass on the rear addition appropriate, staff finds the proposal for the shed roof over the proposed porch additions inconsistent with the guidelines. Staff recommends that the applicant propose a roof form that creates a smooth transition between the proposed gabled roof form and the shed roof.
- f. **NEW WINDOWS:** The applicant proposes to reuse one-over-one windows on the north addition and Pella Architect Series wood windows on the rear addition. The proposed window configuration on the north elevation matches that of the existing elevation. For the rear, the applicant proposes a ganged pair of fixed wood Pella Architect Series windows. Standard Specifications for Windows in Additions and New Construction state that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance, and whole window systems should match the size of historic windows on property unless otherwise approved. The Pella wood window product conforms to guidelines, but the style of windows on the rear addition does not. Staff recommends use of a one-over-one window or a pair of one-over-one windows in place of the proposed sliding window.
- g. **DOORS:** The applicant proposes to reuse the door on the north elevation and install two new wood full-light and a pair of 15-lite doors on the rear. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.i says to 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. Staff finds the request conforms to guidelines.
- h. **ARCHITECTURAL DETAILS: SIDING:** The applicant proposes to use Hardie colonial siding on the addition, which features faux wood grain and false lap. Historic Design Guidelines for Additions 3.A.i says to 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. Staff finds the proposed siding for the addition does not conform to guidelines.
- i. **WINDOW REPLACEMENT:** The applicant requests to replace two wood windows on the north elevation and a pair of ganged wood windows on the south elevation with salvaged wood window systems. 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. The windows appear in reparable condition. Staff finds the request does not conform to standard specifications for wood window replacement.

- j. FENESTRATION CHANGES: The applicant proposes to replace two one-over-one wood windows on the south elevation with one fixed square wood window and one fixed wood clerestory window. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.iv says to 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. Staff finds the request does not conform to guidelines.

RECOMMENDATION:

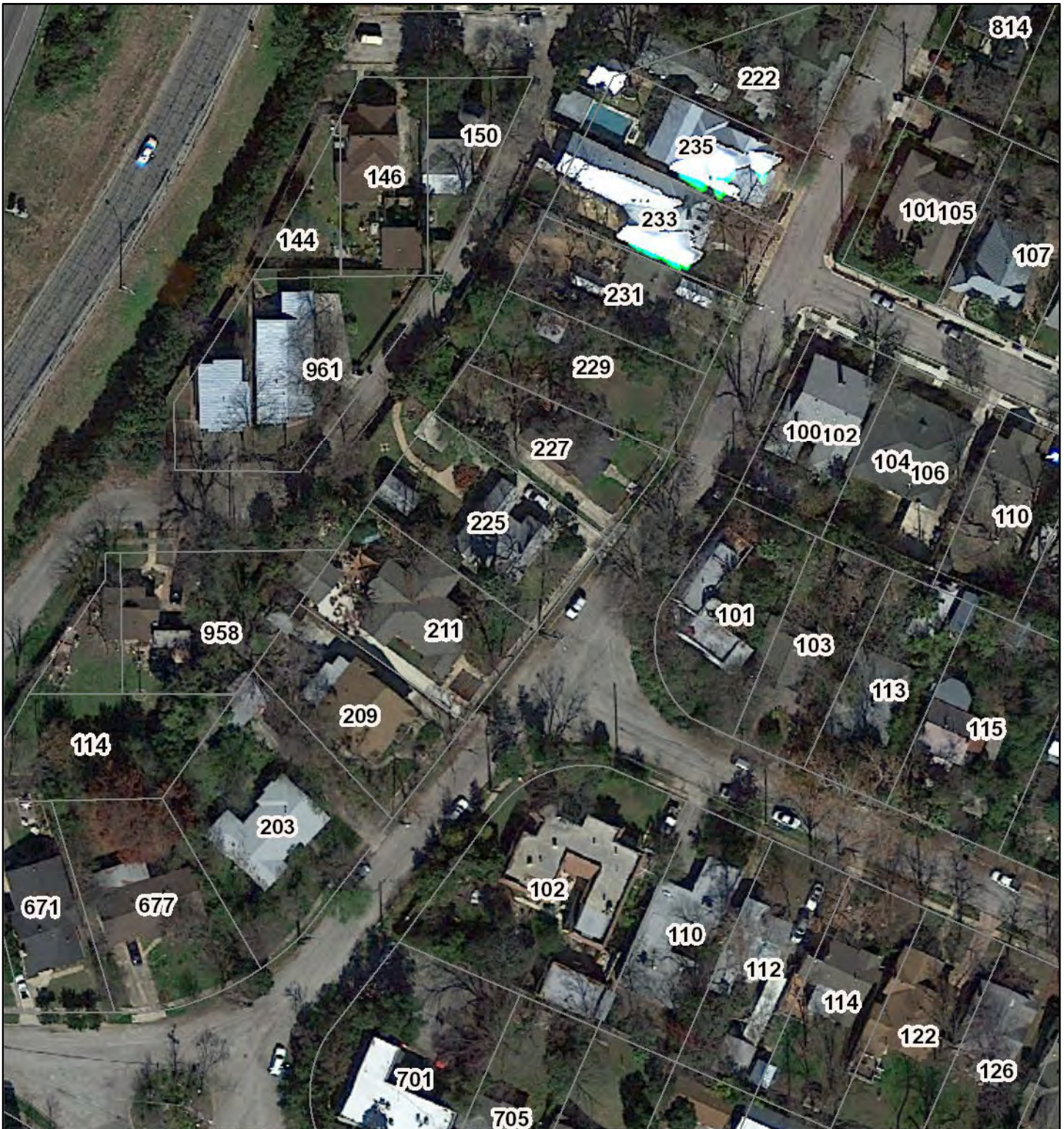
Staff recommends approval of items 1 and 2, construction of rear and north additions, based on findings a through h, with the following stipulations:

- i. That the applicant proposes a roof form that creates a smooth transition between the proposed gabled roof form and the shed roof.
- ii. That the applicant use cement board siding with the same exposure as found on the historic core of the house and utilize a trim piece to differentiate between old and new.
- iii. That the applicant propose a one-over-one window or a pair of one-over-one windows in place of the proposed fixed windows on the rear addition.

Staff does not recommend approval of item 3, replacing four wood windows with salvaged wood window systems, based on finding i. Staff recommends the existing wood windows be retained and repaired.

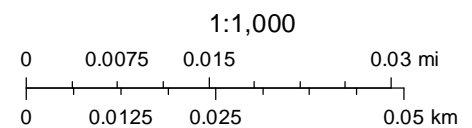
Staff does not recommend approval of item 4, replacing two one-over-one wood windows on the south elevation with a fixed square window and a fixed clerestory window, based on finding j.

City of San Antonio One Stop



February 9, 2023

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





















GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

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CONSTRUCTION ANALYSIS

CONSTRUCTION TYPE	ONE STORY RESIDENCE
NUMBER OF LEVELS	1
FRAME TYPE (EXT. WALLS)	2" x 4" WOOD STUDS
FRAME TYPE (INT. WALLS)	2" x 4" WOOD STUDS
FRAME TYPE (ROOF)	2" x 6" WOOD RAFTERS
FRAME TYPE (FLR. / CLG.)	----
VENEER TYPE	WOOD SIDING
FOUNDATION TYPE	SLAB ON GRADE
ROOF TYPE	COMPOSITION SHINGLE
ROOF PITCH	1-1/2:12, 4:12, 8:12, 12:12
PLATE HEIGHT (MIN.)	8'-0"
PLATE HEIGHT (MAX.)	9'-0"

AREA TABULATION

LIVING AREA	2,181.0'
FLATWORK	229.0'
CVD PATIO	81.0'
CVD SCREENED PATIO	263.0'
TOTAL NON LIVING	573.0'
TOTAL AREA	2,754.0'

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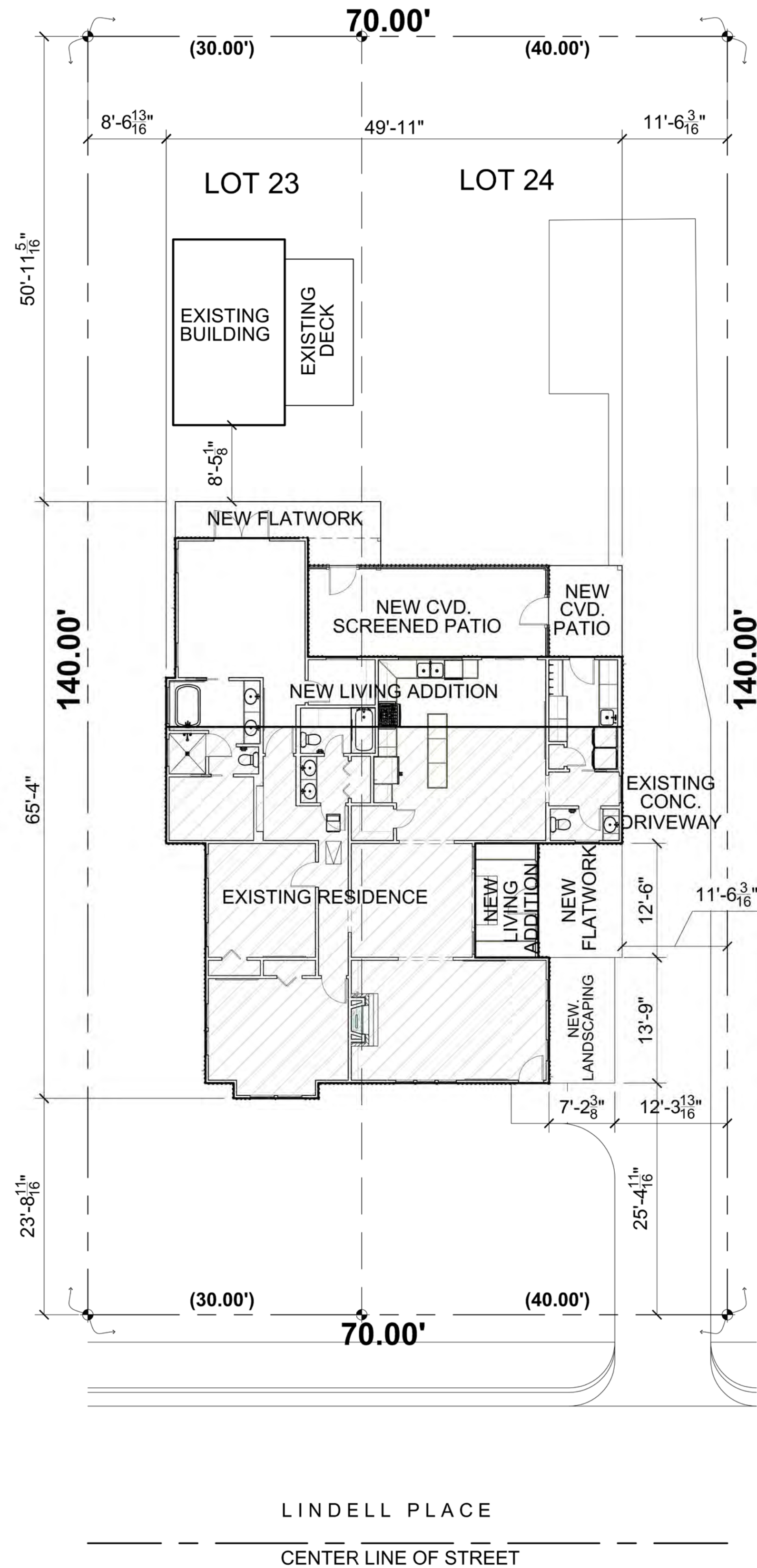
SHEET NUMBER

1

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BRADTMILLER RESIDENCE
225 LINDELL PLACE
SAN ANTONIO, TX. 78212

DATE: 1/26/2023
DRAWN BY:
DISTINCTIVE
PLAN # -



1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK, INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADE/FENCING CONSTRUCTION TRAILER, CLEARING PROCEDURE GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM.

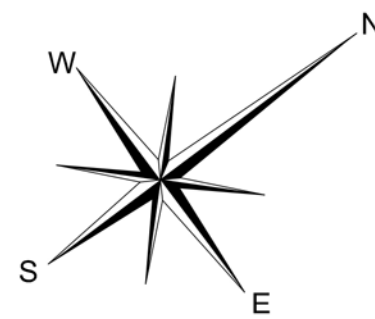
1 SITE PLAN

SCALE: 1"=10'-0"

LEGAL DESCRIPTION

225 LINDELL PLACE	
LOT	23 & 24
BLOCK	1
SUBDIVISION	NEW CITY BLOCK 6200
COUNTY, CITY	BEXAR COUNTY, AN ANTONIO, TX 78212

NORTH ARROW



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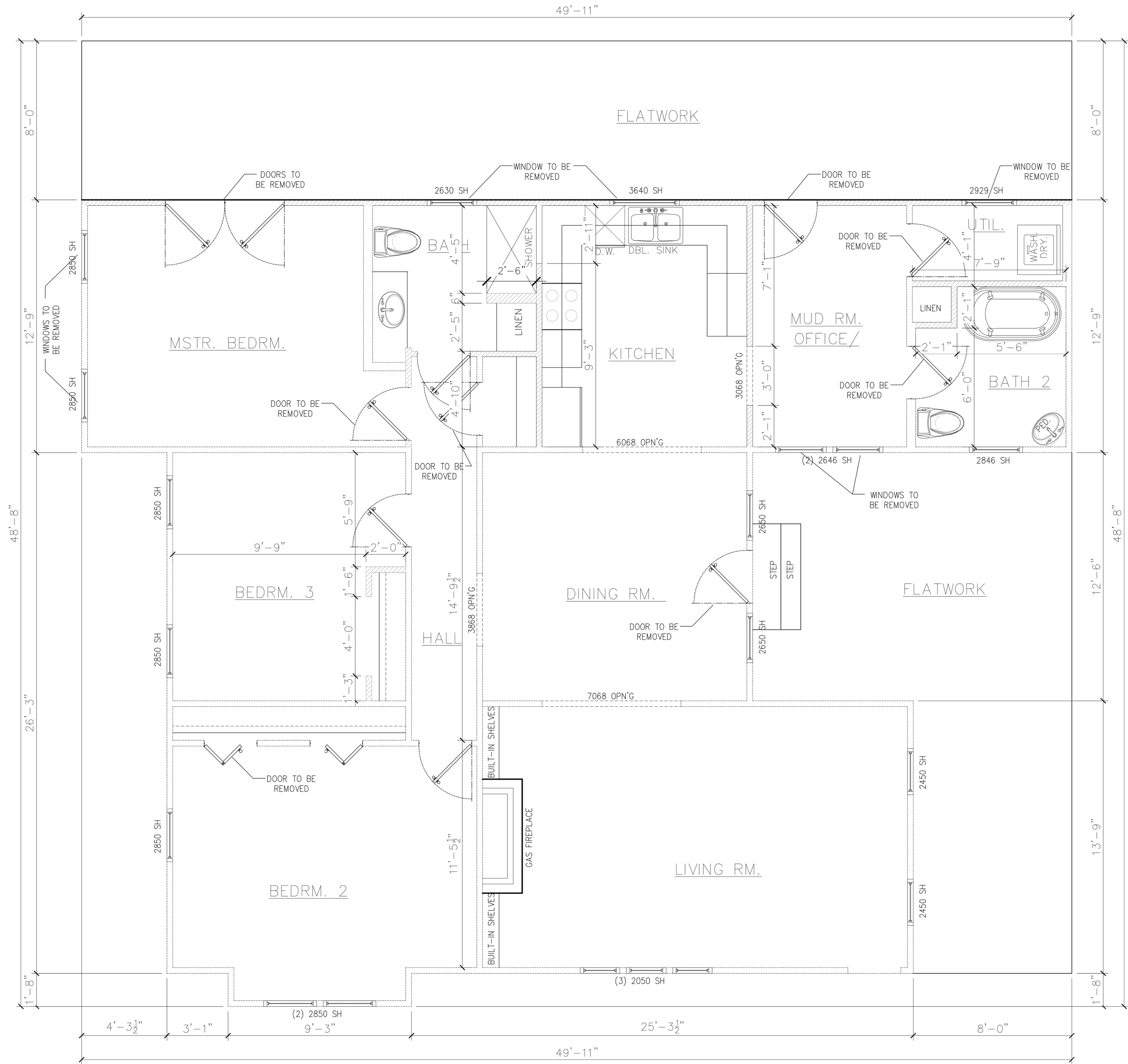


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DEMO WALL SCHEDULE	
WALL TYPE	
.....	WALLS TO REMAIN
.....	WALLS TO REMOVE

1 DEMO FLOOR PLAN
SCALE: 3/8"=1'-0"

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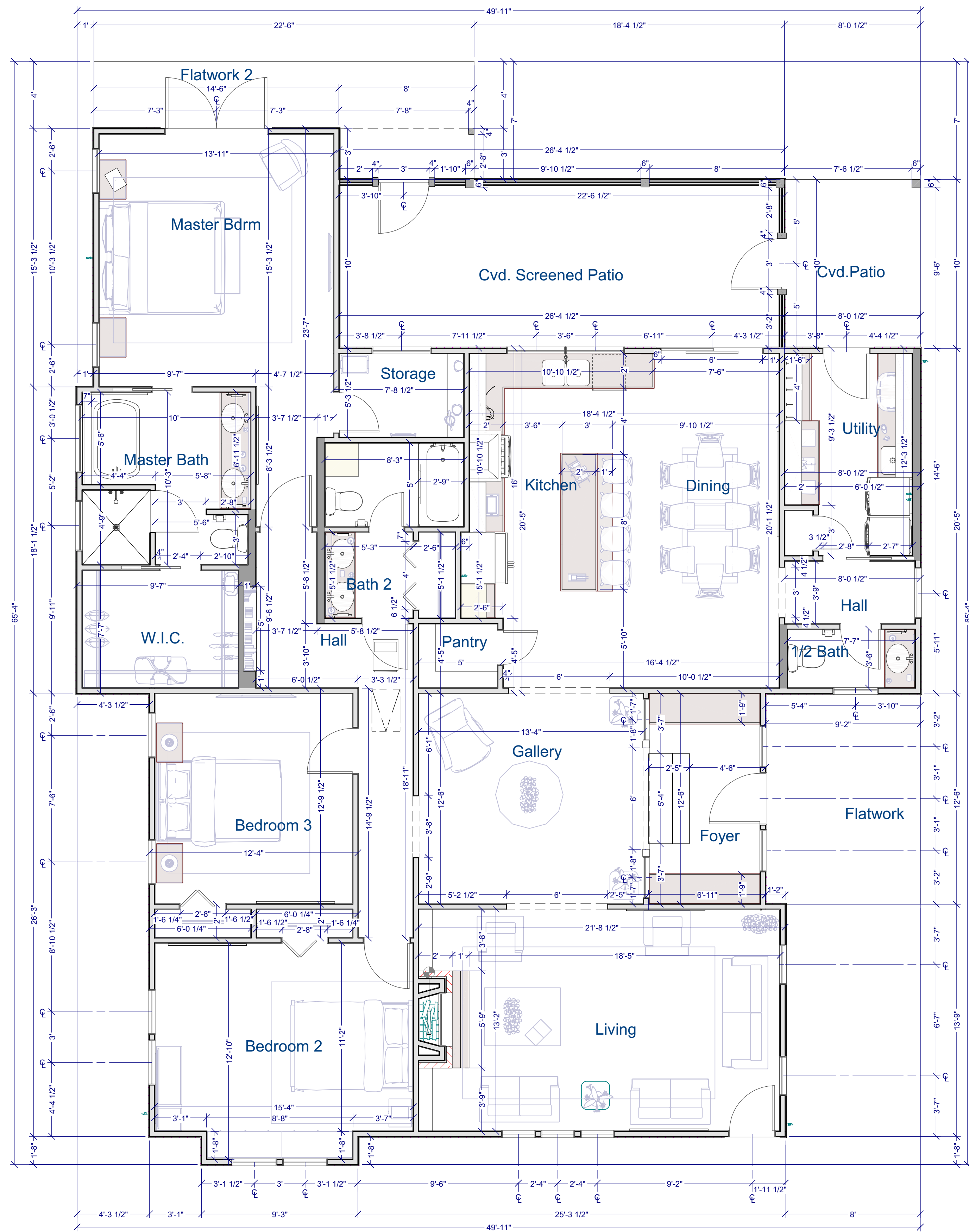
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1 **DIMENSIONAL FLOOR PLAN**
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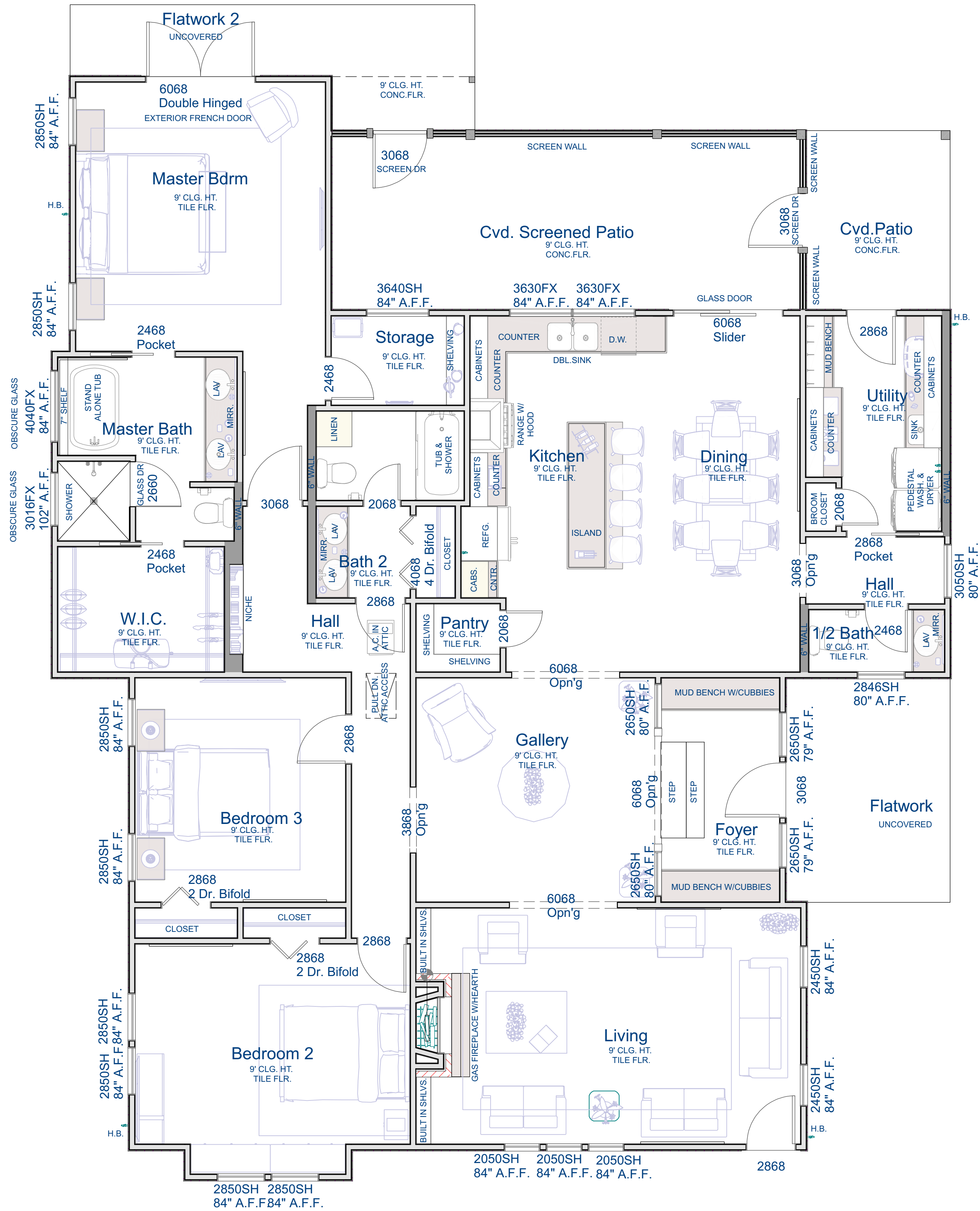
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2 KITCHEN PERSPECTIVE VIEW
SCALE: N.T.S.

WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	SIDING-4
	INTERIOR-4
	INTERIOR-6
	SIDING-6



1 NOTED FLOOR PLAN
SCALE: 1/4"=1'-0"

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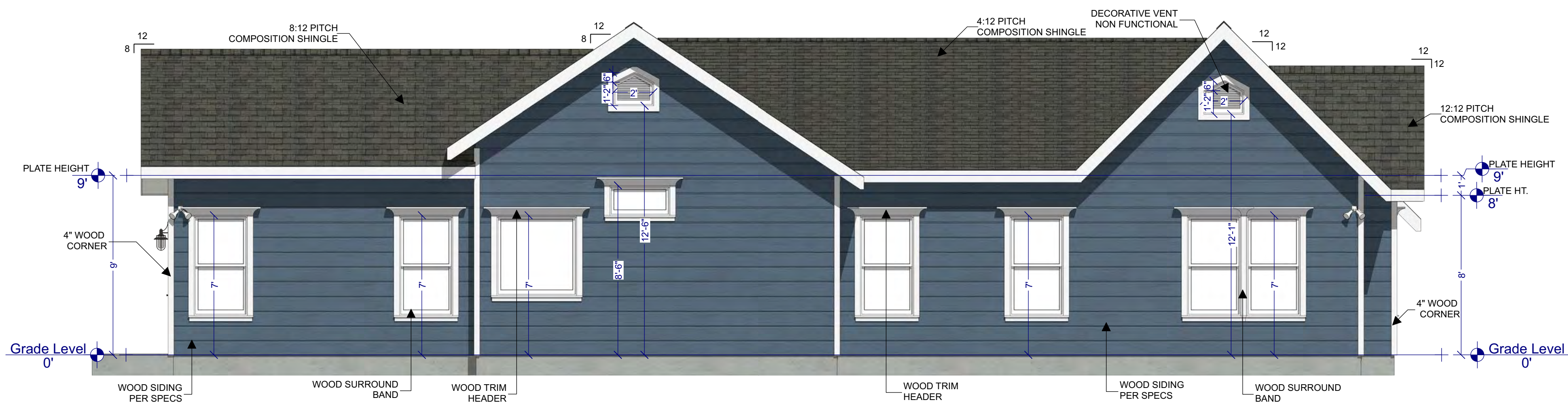
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1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"

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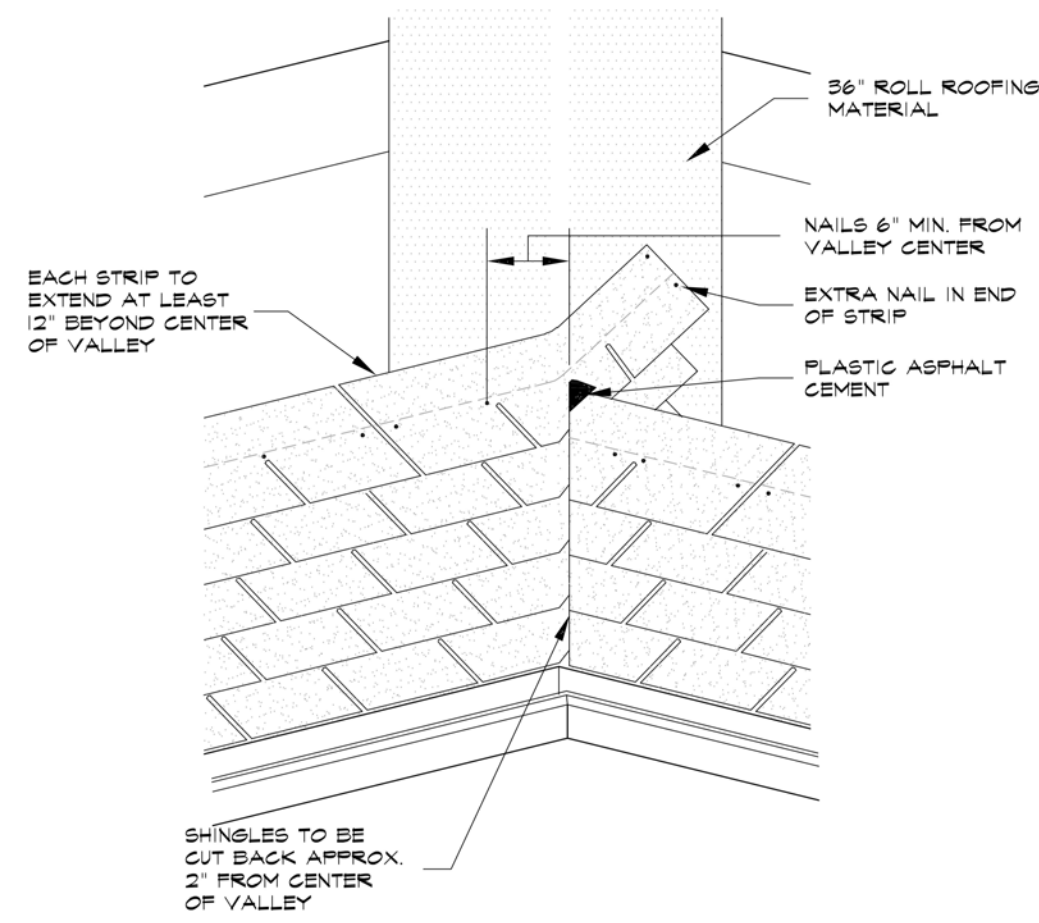
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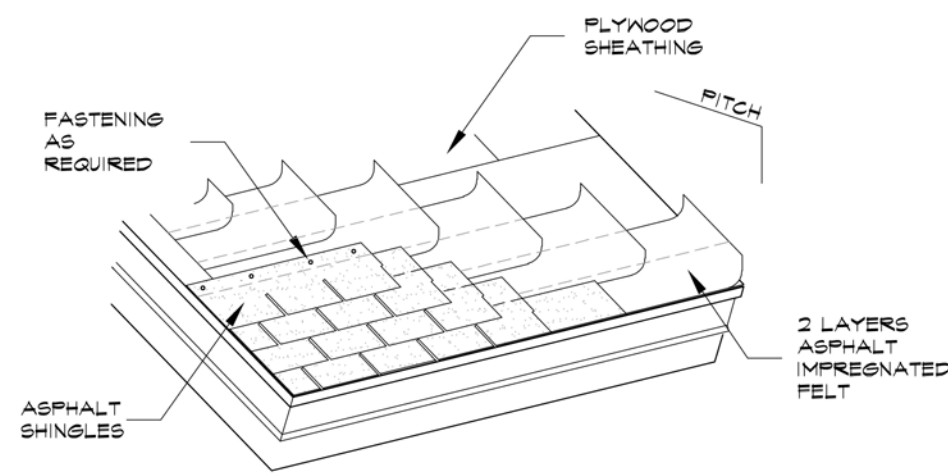
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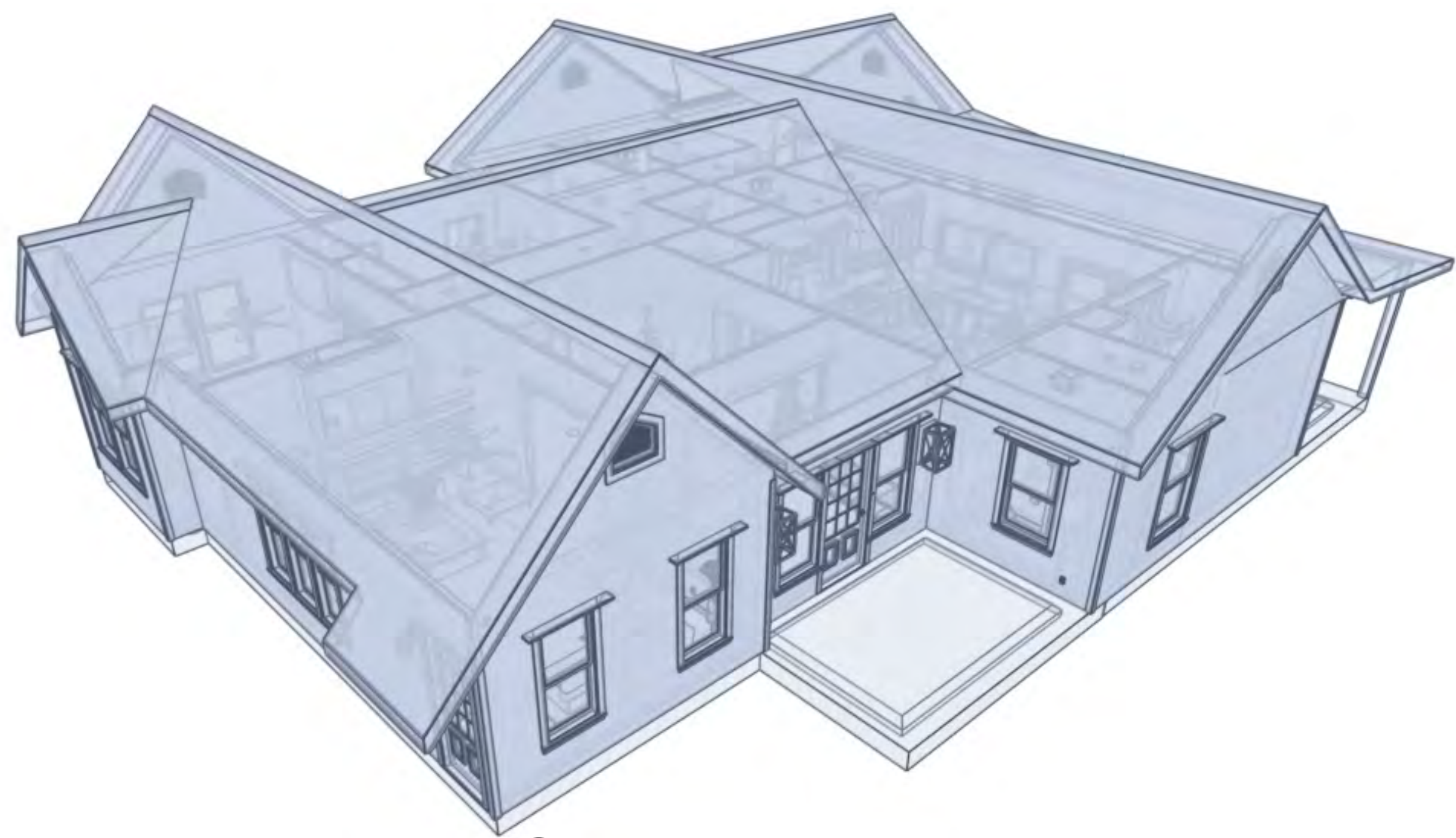
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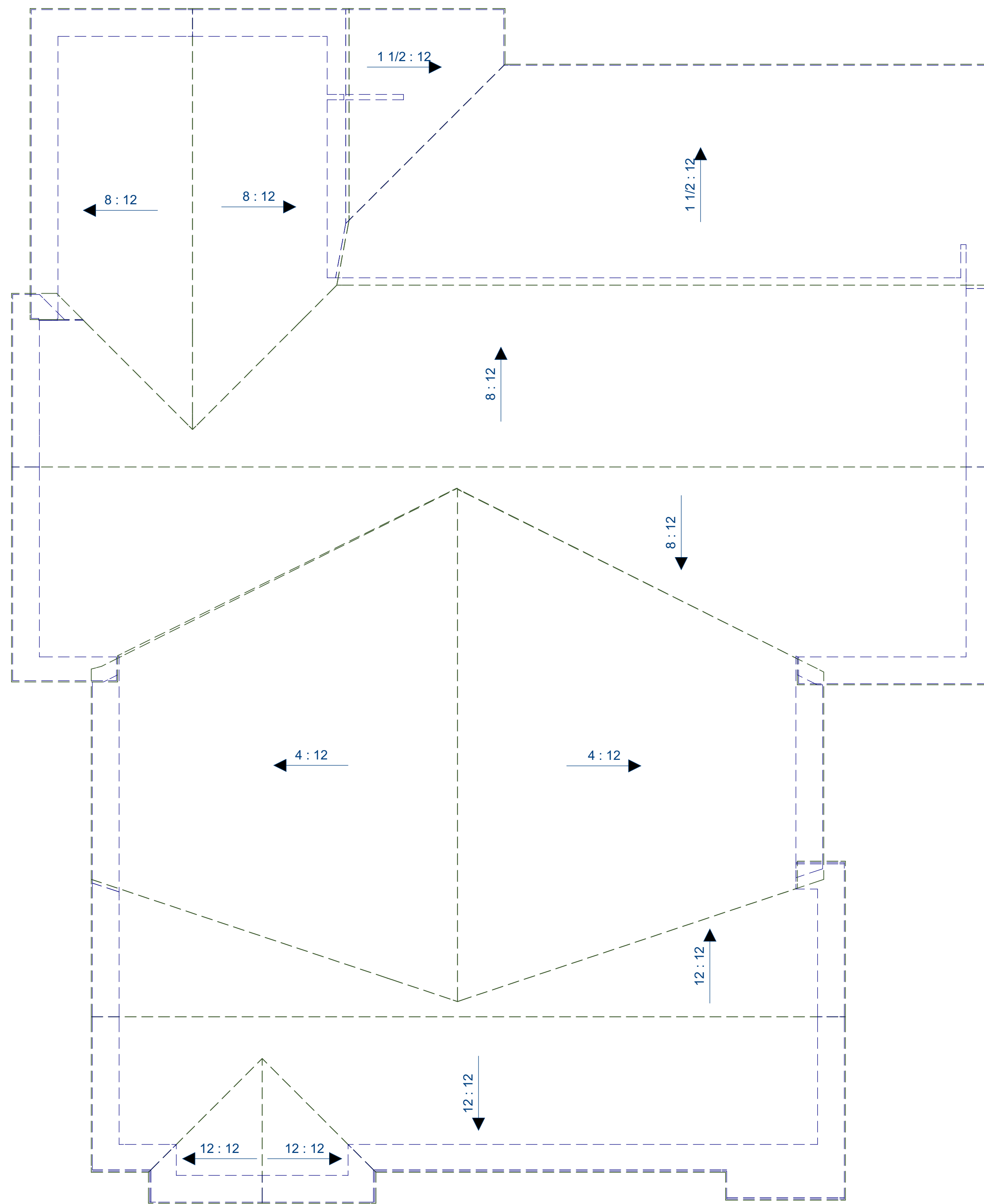
A STANDARD CLOSED-CUT VALLEY
NOT TO SCALE



B STANDARD SHINGLE LAYOUT
NOT TO SCALE



1 **ROOF PLAN**
SCALE: 1/4"=1'-0"



ROOF NOTES

01. COMPOSITION SHINGLE,
METAL ROOF

02. 1 1/2:12, 4:12, 8:12, 12:12
ROOF PITCH

03. 16" OVERHANG

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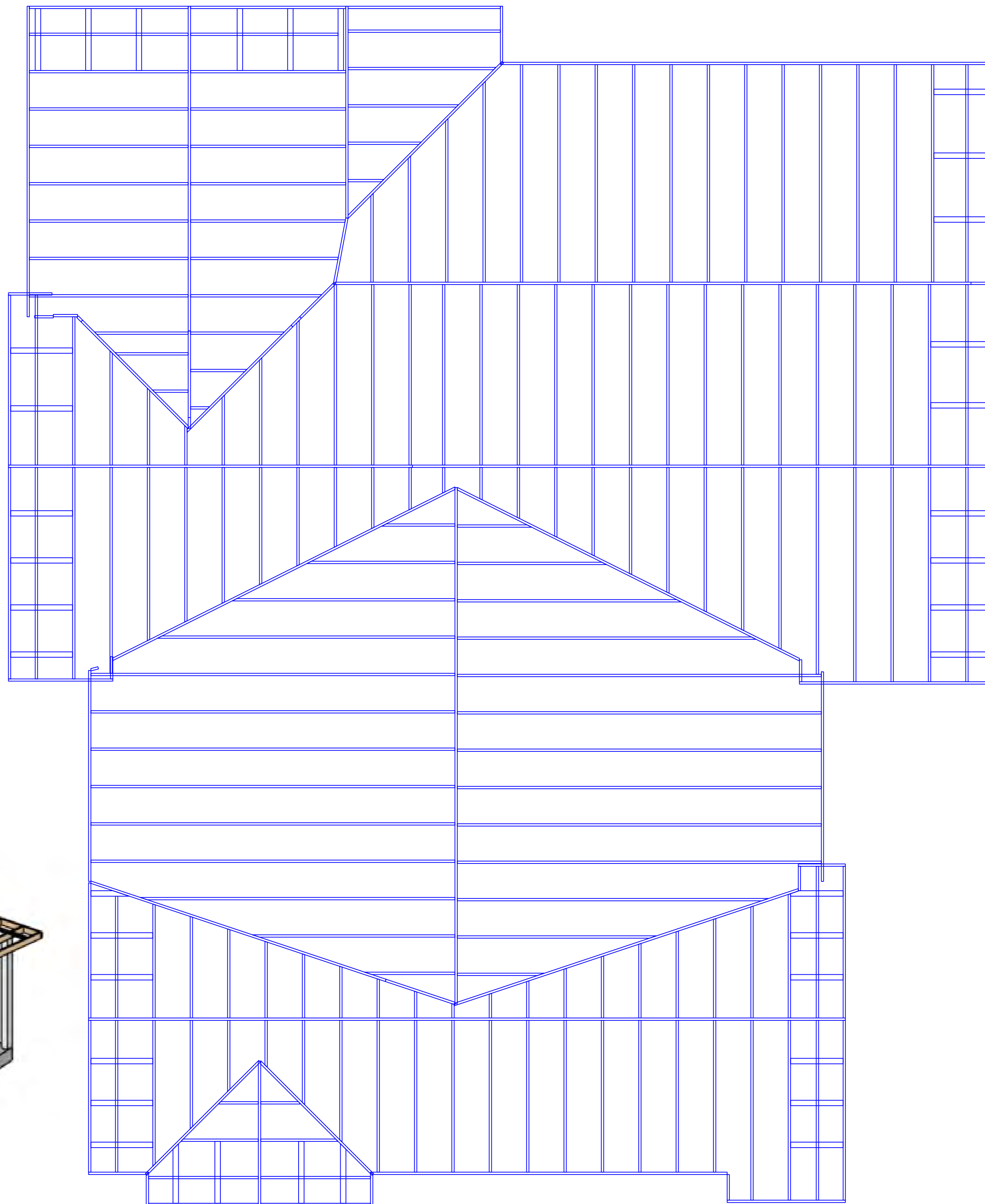
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2 FRAMING OVERVIEW
SCALE: N.T.S.



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

NOTES
RAFTER DIAGRAM FOR
ILLUSTRATION PURPOSE
ONLY. PLEASE REFER TO
ENGINEER FRAME PLANS
FOR DETAILS

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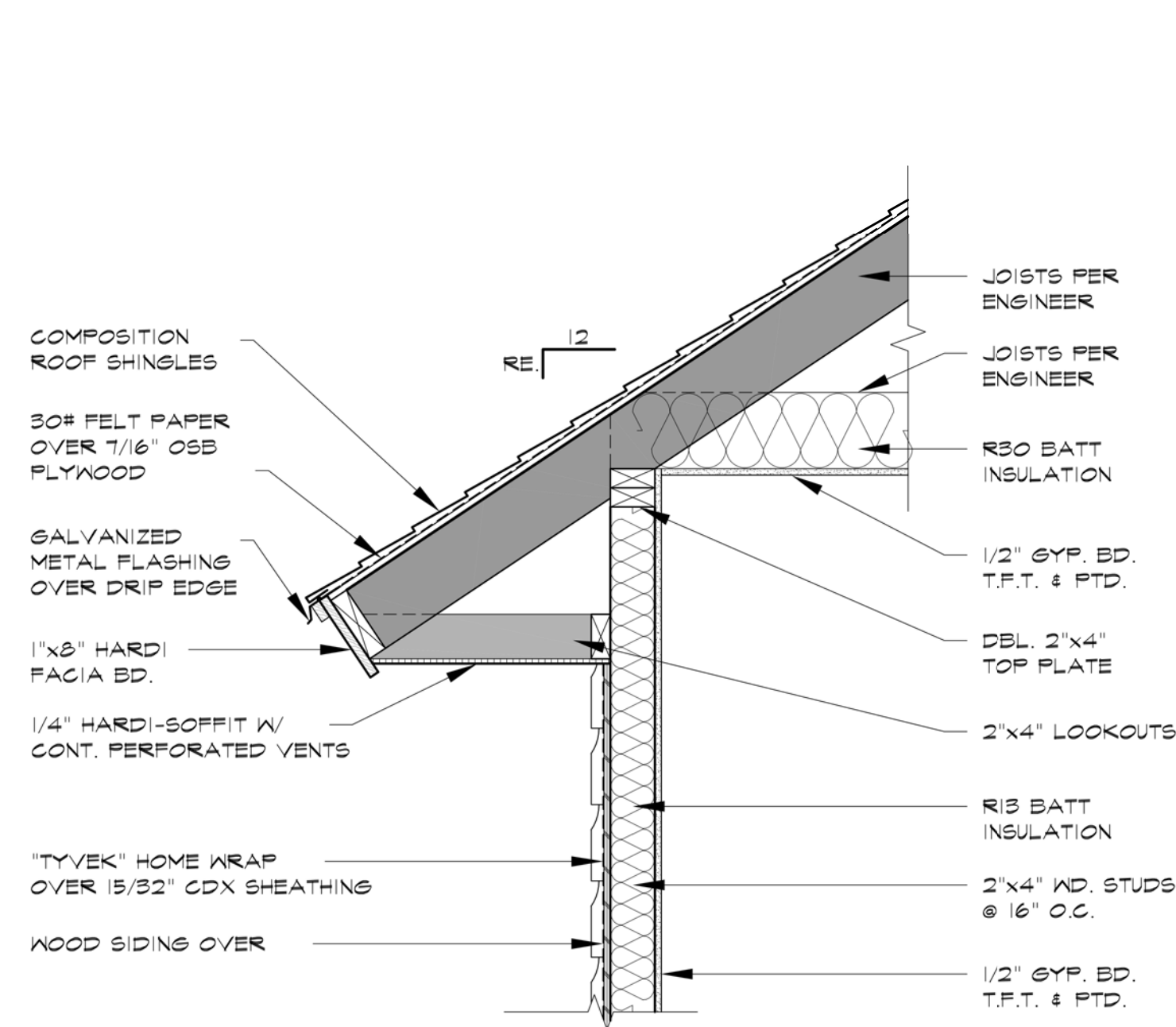
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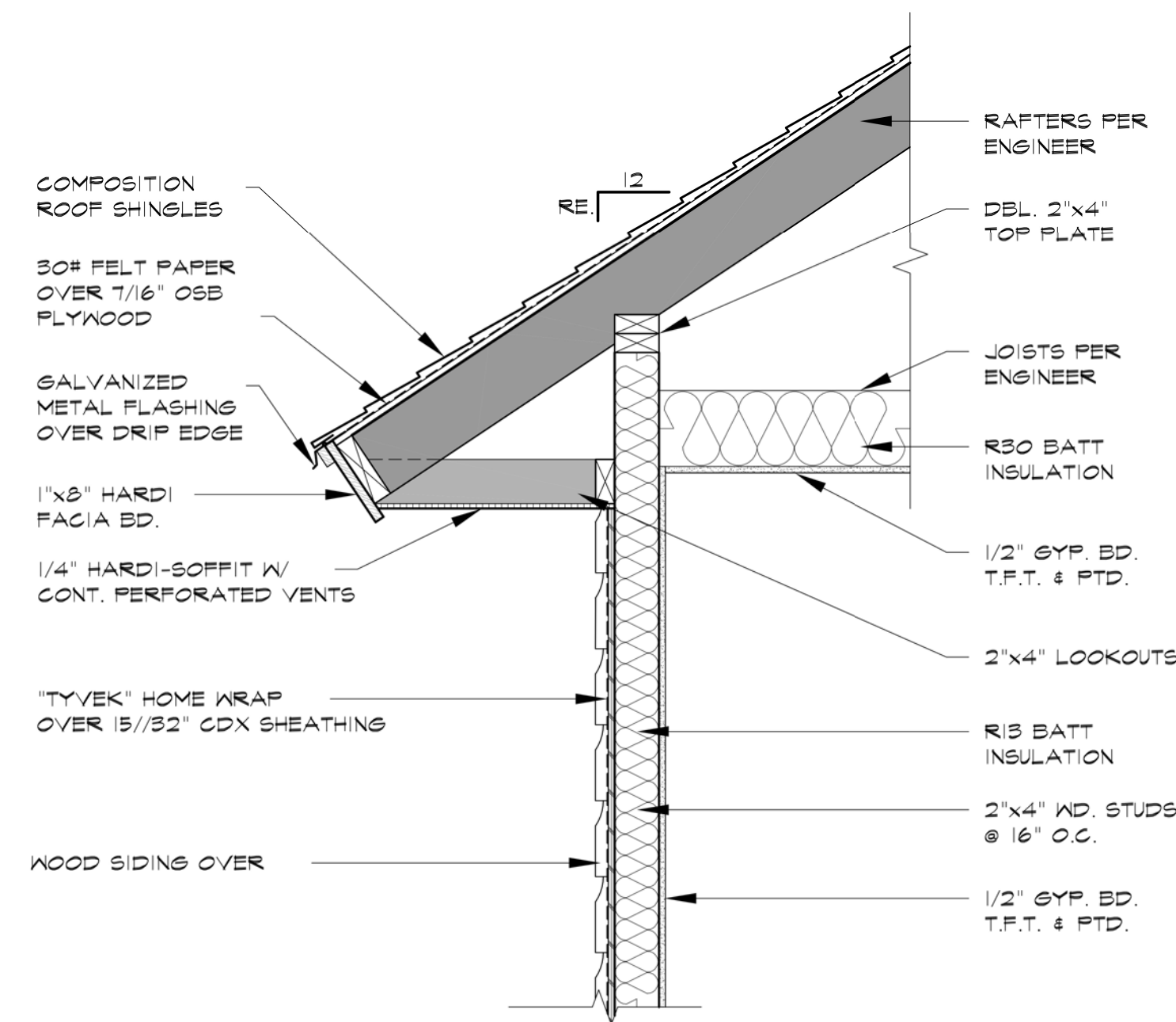
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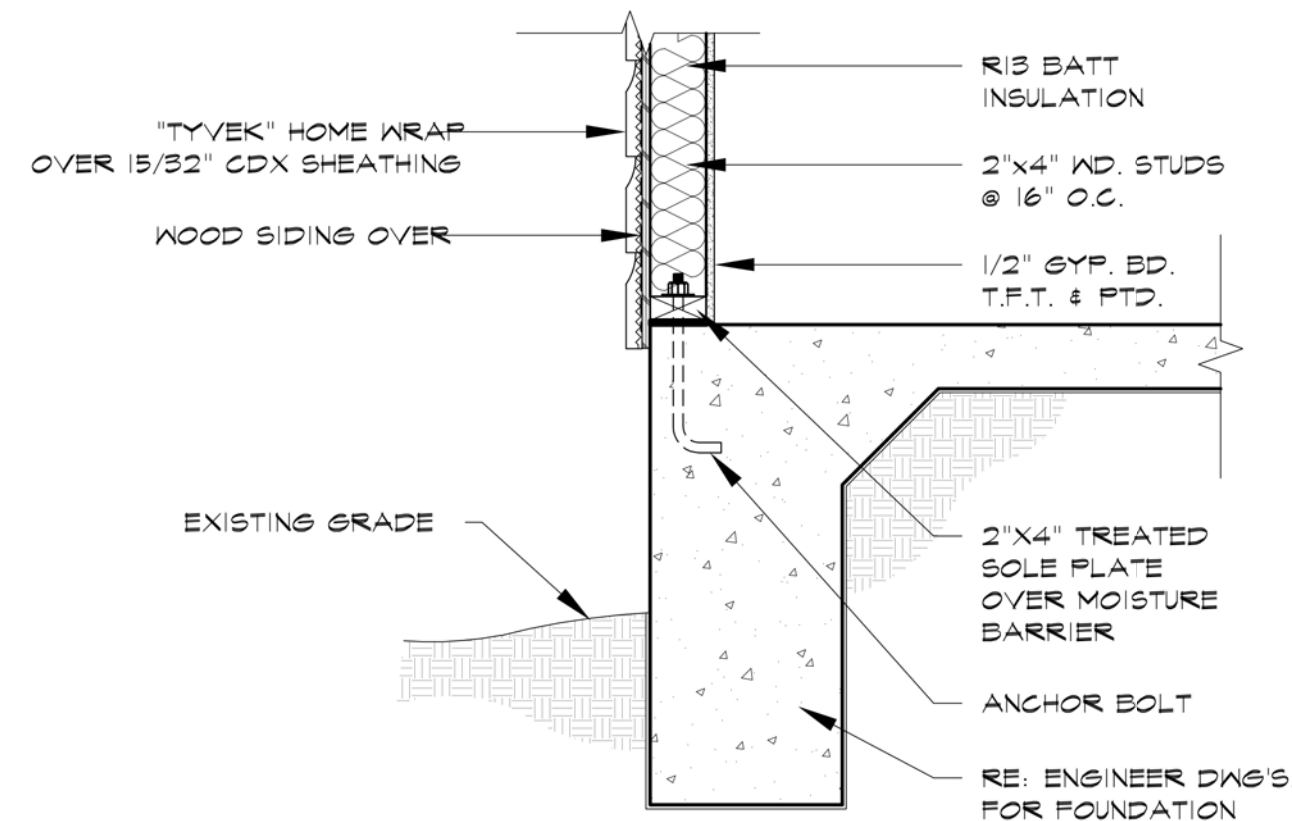
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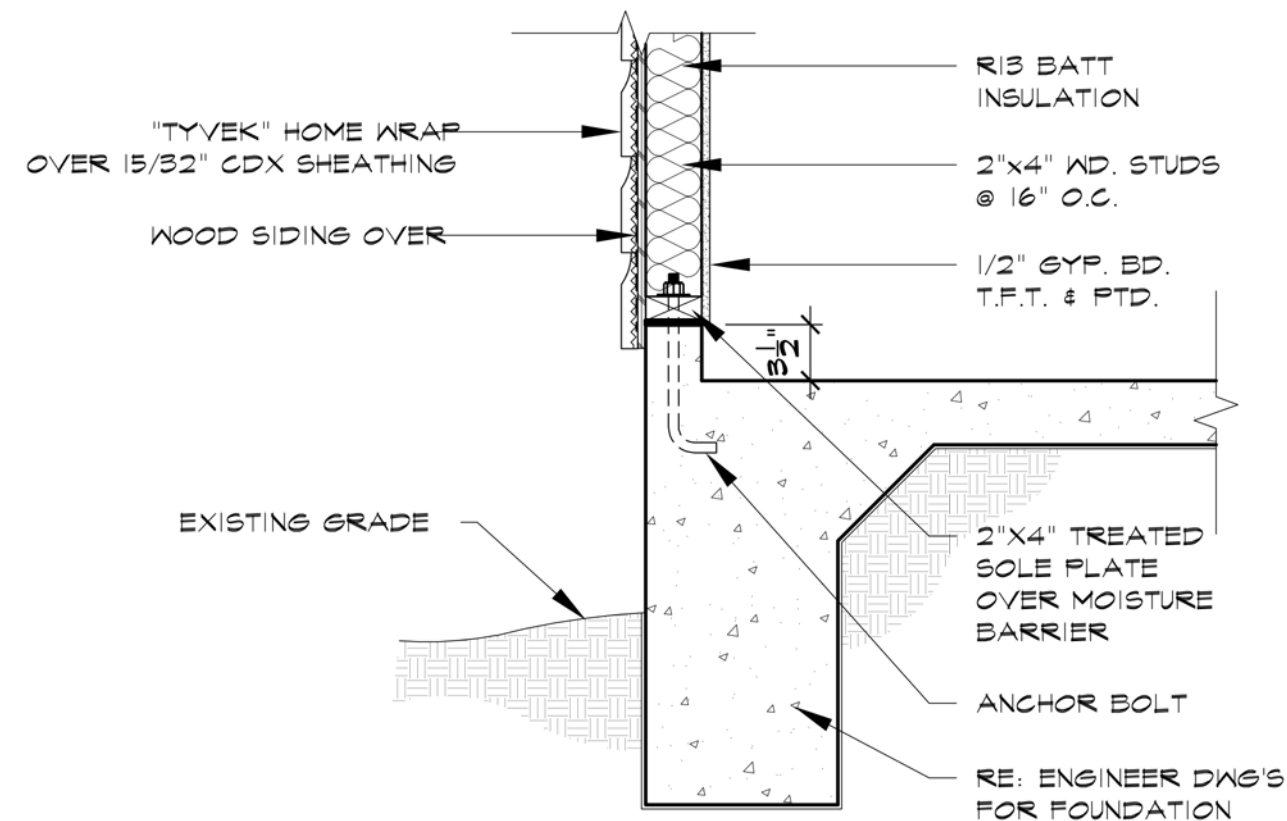
① STANDARD PLATE
SCALE: 1"=1'-0"



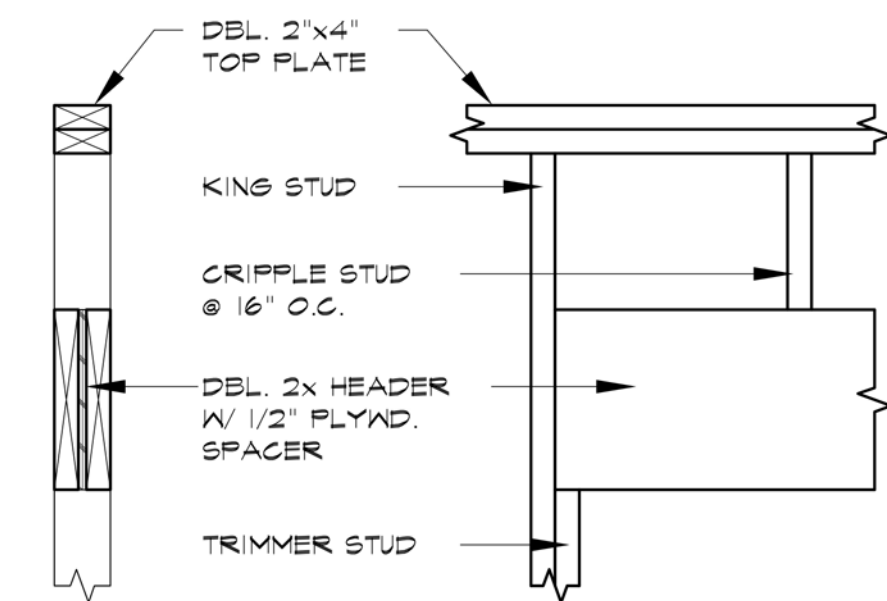
② RAISED PLATE
SCALE: 1"=1'-0"



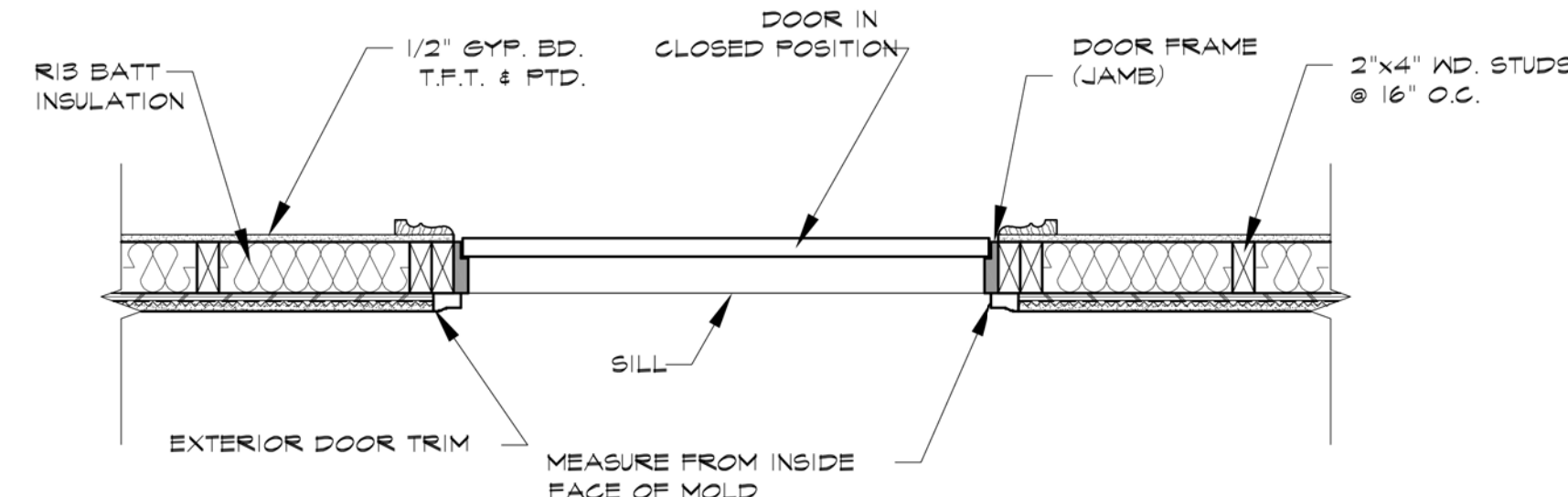
④ SIDING BASE
SCALE: 1"=1'-0"



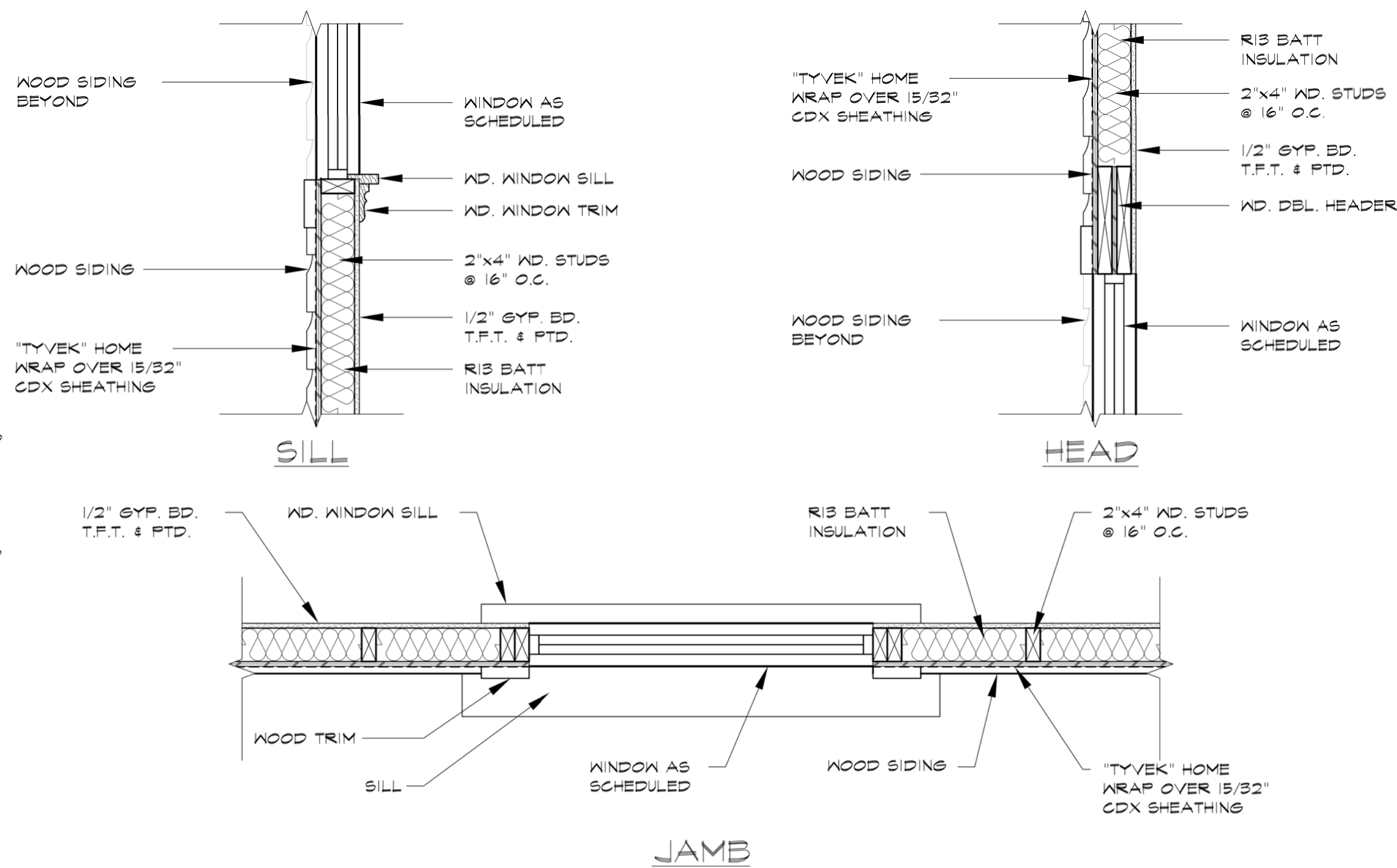
⑤ GARAGE BASE
SCALE: 1"=1'-0"



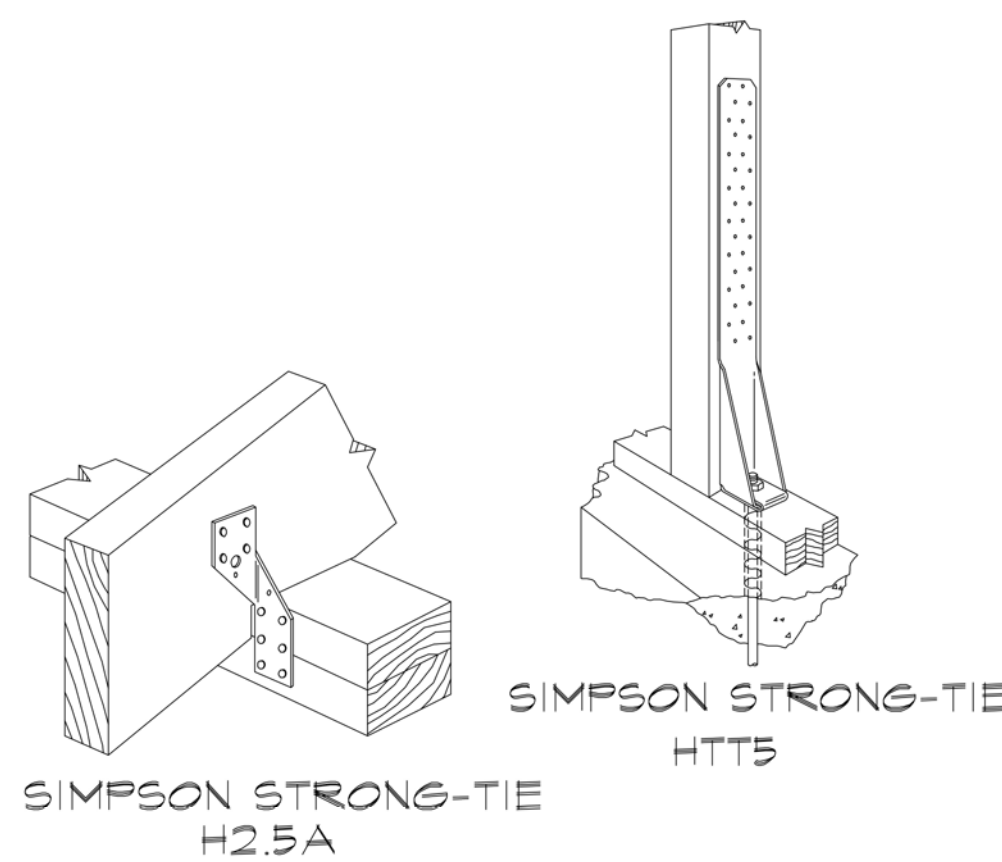
⑥ HEADER DETAIL
SCALE: 1"=1'-0"



⑦ DOOR OPN'G DTL
SCALE: 1"=1'-0"



③ WDW DETAILS
SCALE: 1"=1'-0"



HIGH WIND-RESISTANT
CONSTRUCTION NOTES FOR
WINDSTORM CONNECTORS

A). HTT5 SHALL BE PLACED AT ALL OUTSIDE CORNERS

B). H2.5A SHALL BE PLACED ON EVERY STUD (16" ON CENTER) AT THE FOLLOWING LOCATIONS:

- TOP PLATES

C). H2.5A SHALL BE PLACED ON EVERY STUD (16" ON CENTER) AT THE FOLLOWING LOCATIONS:

- TOP PLATES
- JOIST
- RAFTER

D). ALL WINDOWS AND DOORS SHALL BE STRAPPED WITH L8TA2(12" BELOW THE HEADER TO THE TOP PLATE

E). ANCHOR BOLTS (6" x 5/8" x 8" W/2" WASHERS) SHALL BE PLACED AT 56" OR 82" O.C. AND AT ALL CORNERS (ALL CONNECTORS ARE TYPE SIMPSON STRONG-TIE OR EQUAL)

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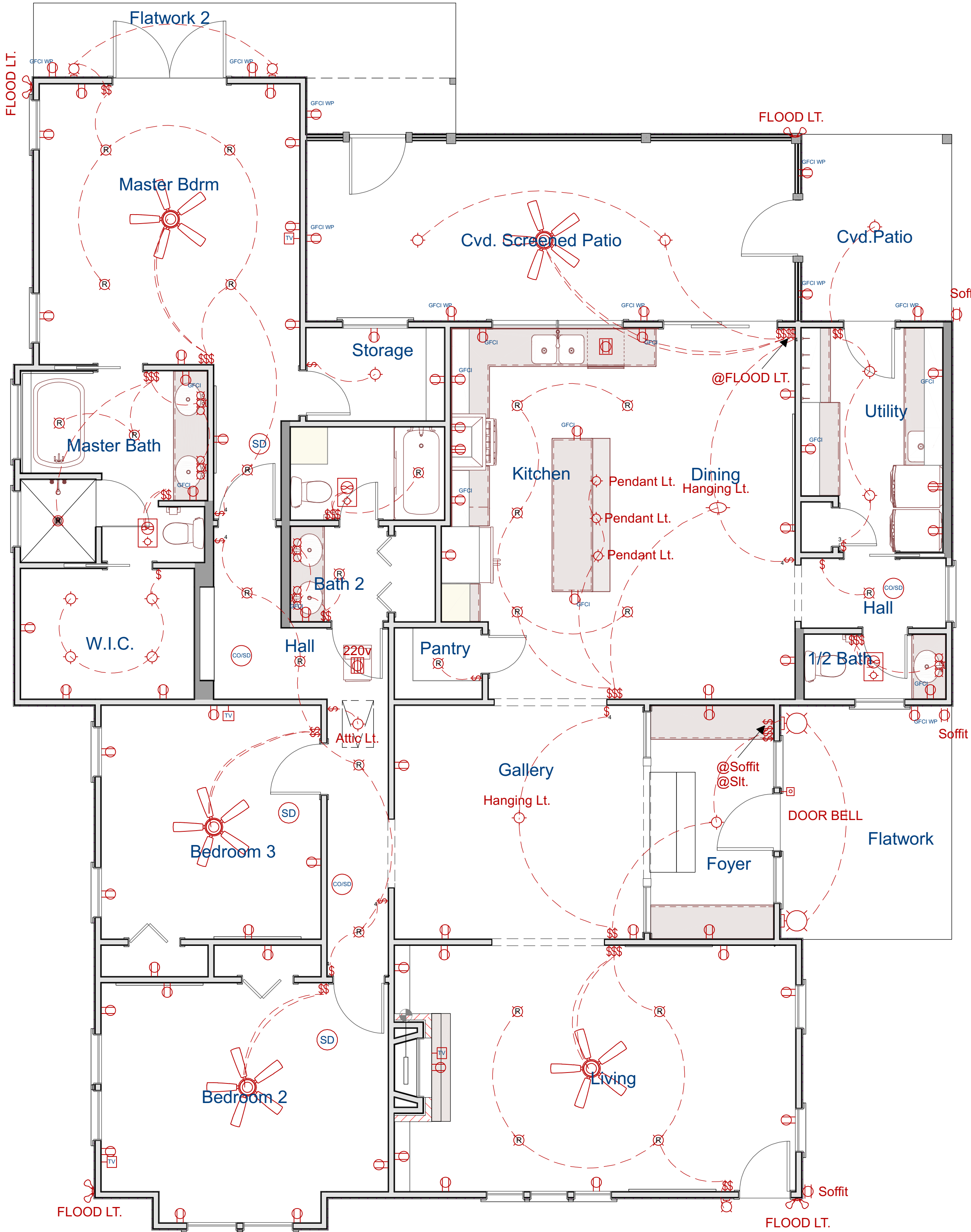
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2D SYMBOL	DESCRIPTION	ELECTRICAL SCHEDULE	COMMENTS
	BOWL SCONCE 3		
	HEADINGLEY CEILING FAN		
	RYKER CHANDELIER LARGE		
	RECESSED DOWN LIGHT 6		
	DOORBELL		
	SAG HARBOR CHANDELIER 1		
	DUPLEX		
	220v		
	GFCI		
	CRANE PENDANT		
	EXHAUST (LIGHT)		
	CRANE FLUSH DRUM LIGHT		
	SMOKE DETECTOR 1		
	CO/SMOKE DETECTOR		
	TELEVISION JACK		
	2 GANG SWITCH		
	FOUR WAY		
	SINGLE POLE		
	3 GANG SWITCH		
	CAGED LANTERN SCONCE		
	GFCI WP		
	BEUAFORT PENDANT		
	THREE WAY		
	DUPLEX, FLOOR MOUNTED		
	WALL SCONCE		
	DUPLEX, CEILING MOUNTED		
	SPOTLIGHT 2		



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

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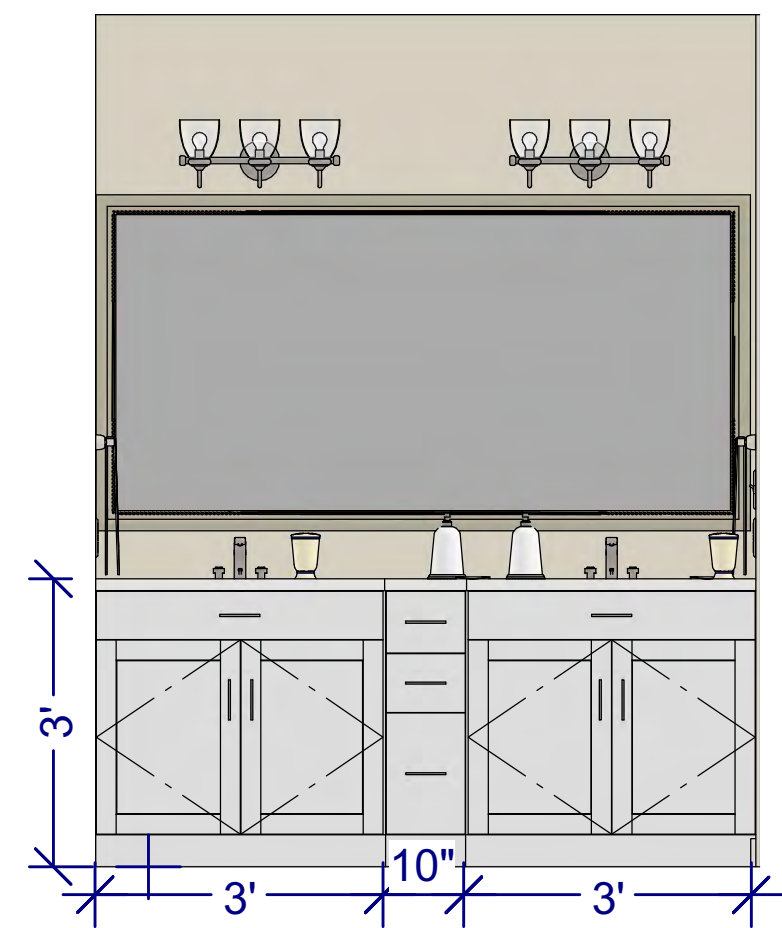


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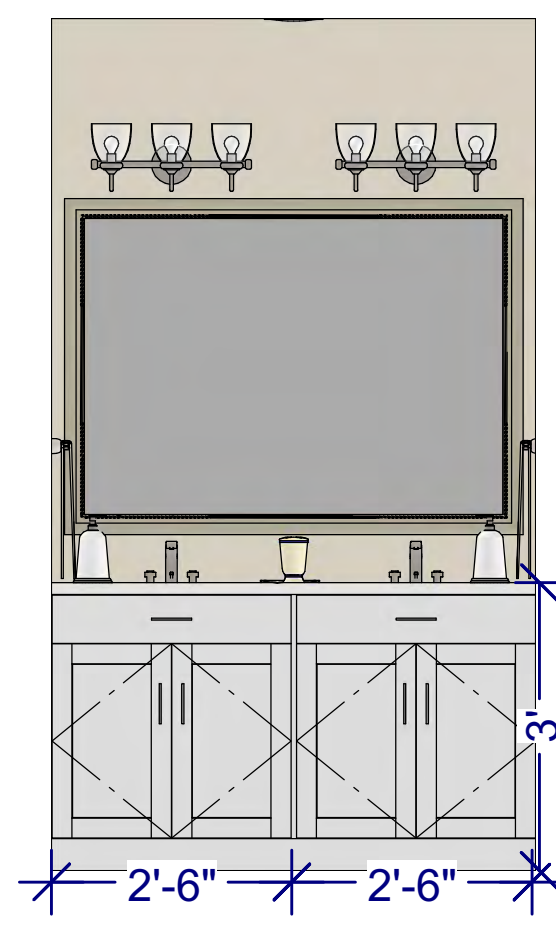
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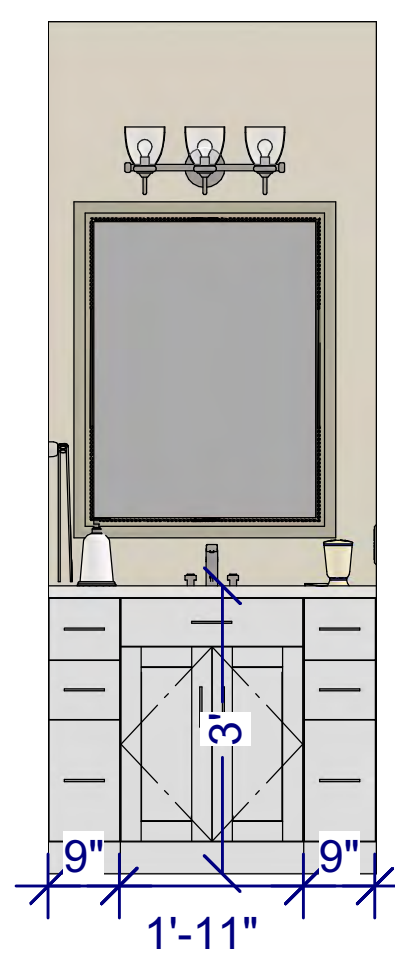
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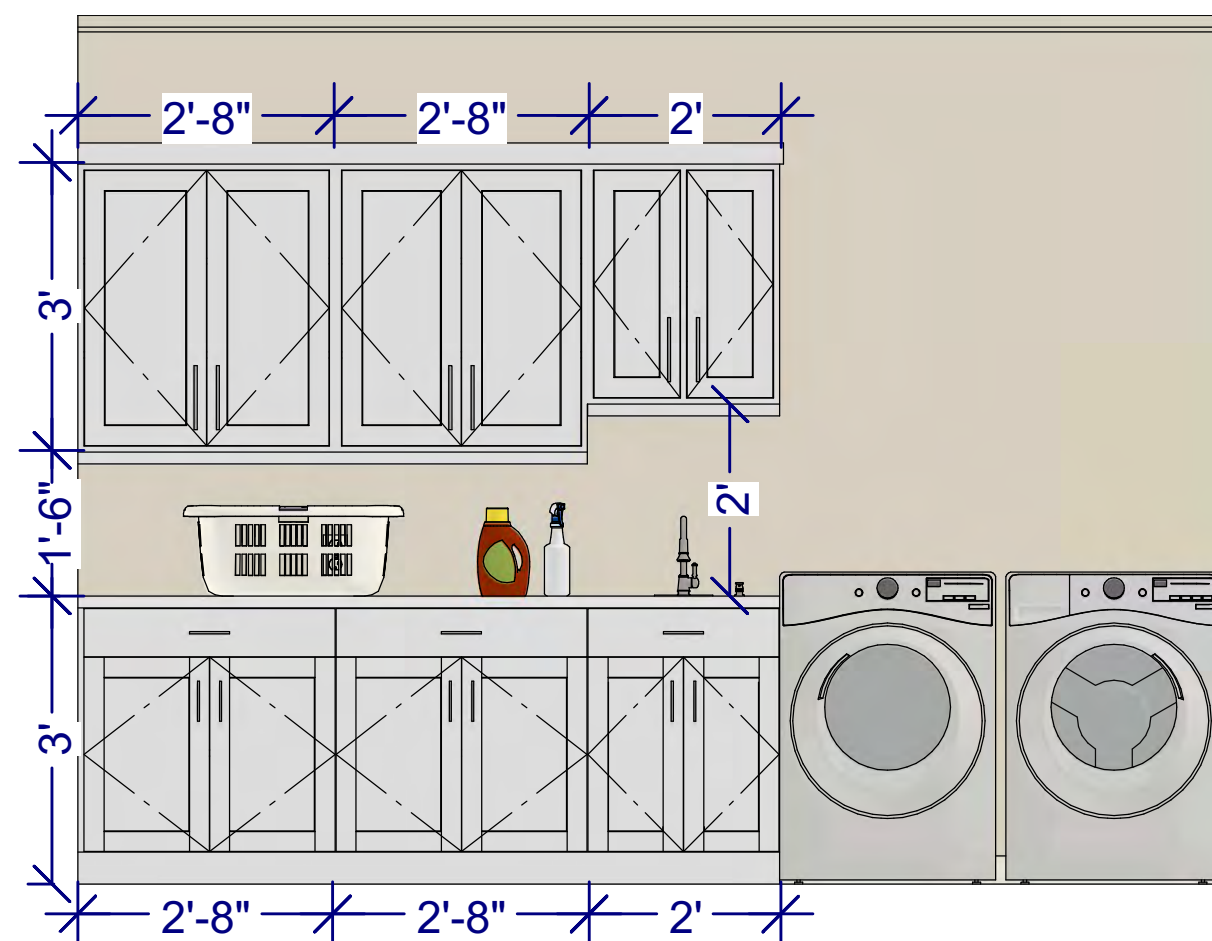
**MASTER BATH
ELEVATION**
SCALE: 1/2"=1'-0"



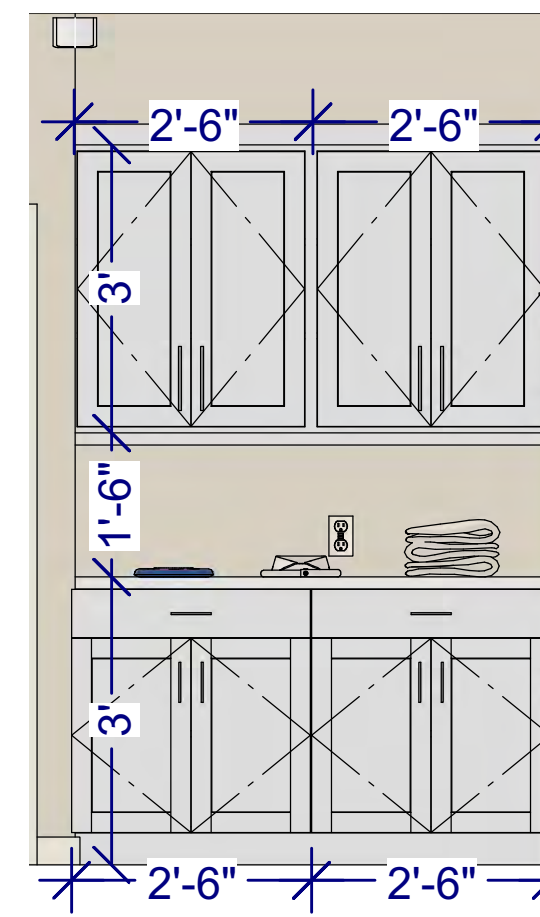
**BATH #2
ELEVATION**
SCALE: 1/2"=1'-0"



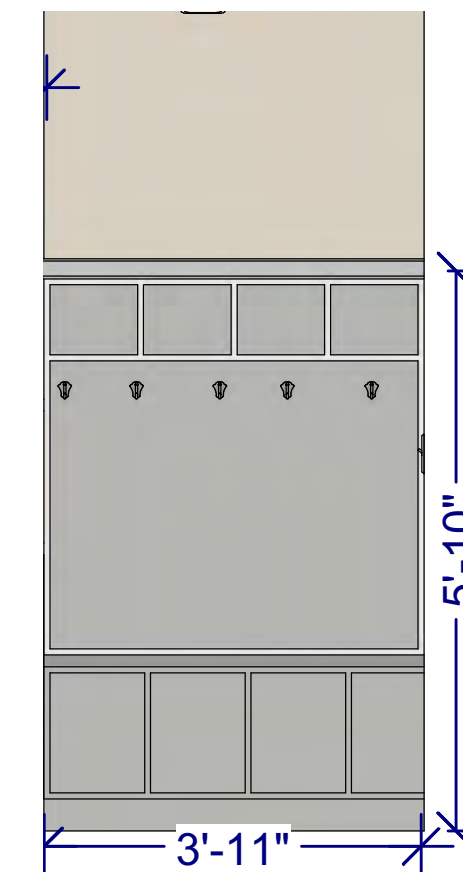
**POWDER
ELEVATION**
SCALE: 1/2"=1'-0"



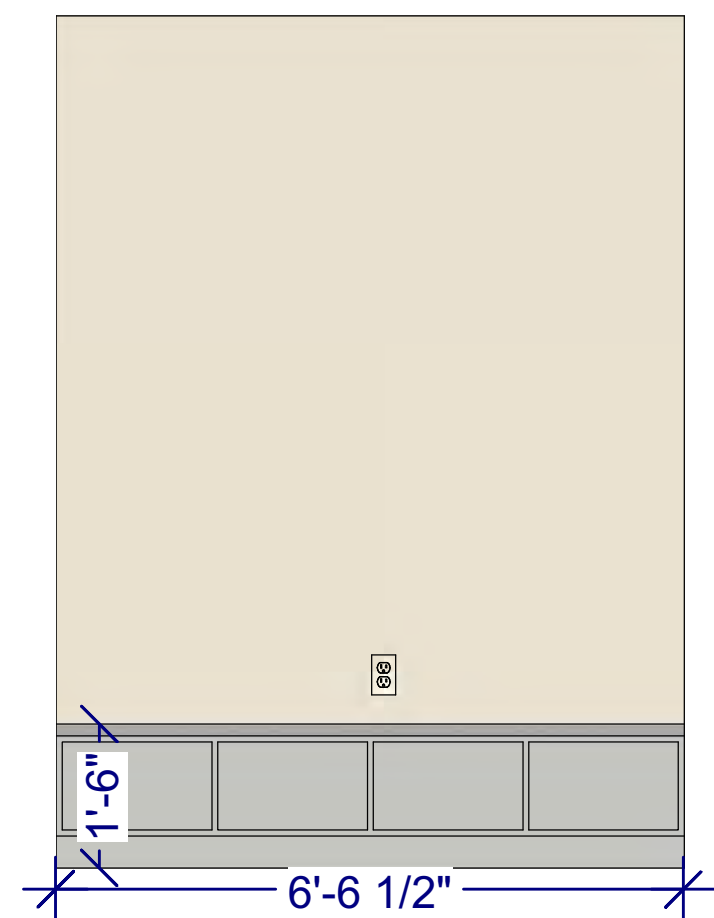
**UTILITY
ELEVATION**
SCALE: 1/2"=1'-0"



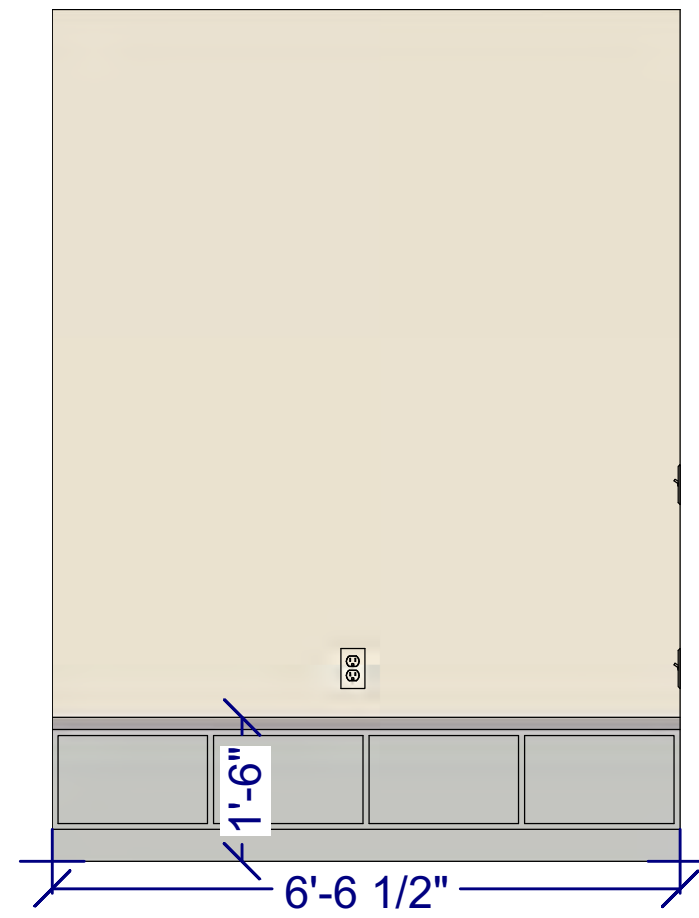
**UTILITY
ELEVATION**
SCALE: 1/2"=1'-0"



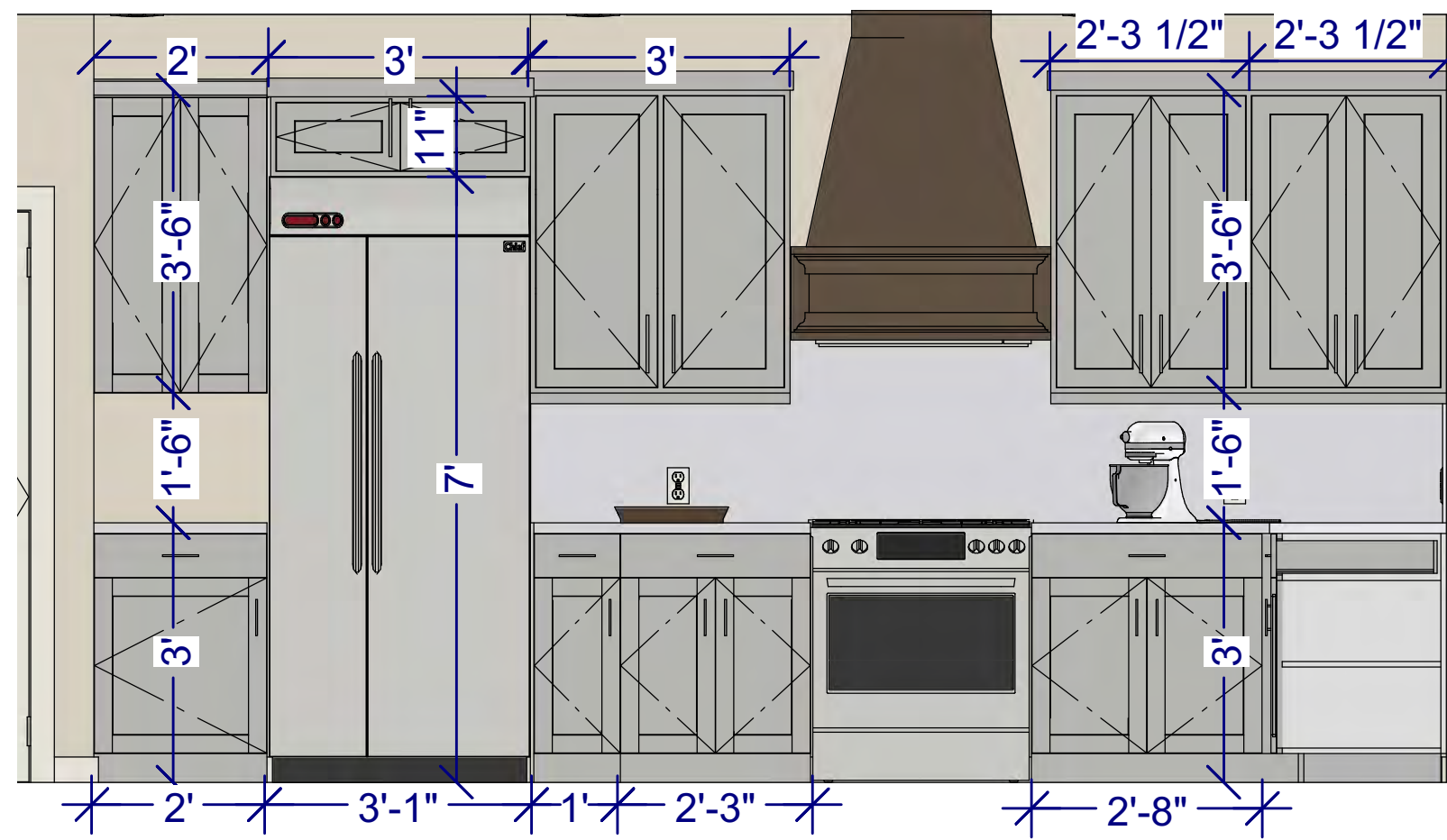
**MUD ROOM
ELEVATION**
SCALE: 1/2"=1'-0"



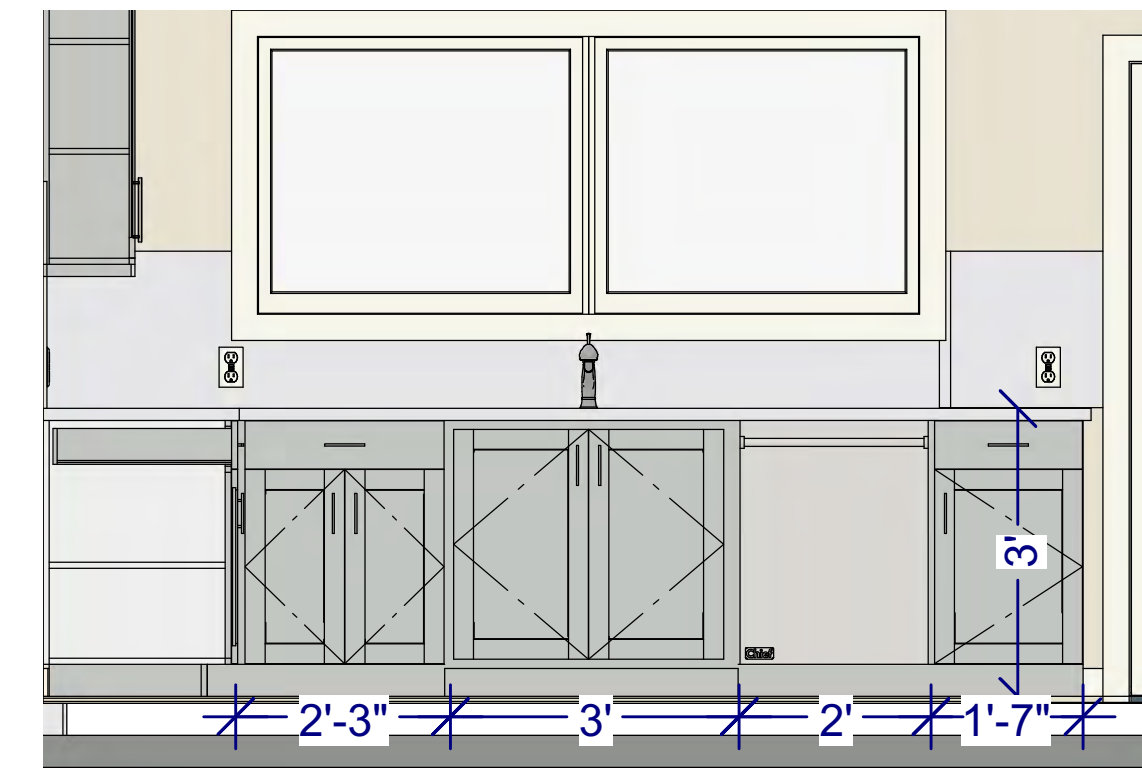
**FOYER
ELEVATION**
SCALE: 1/2"=1'-0"



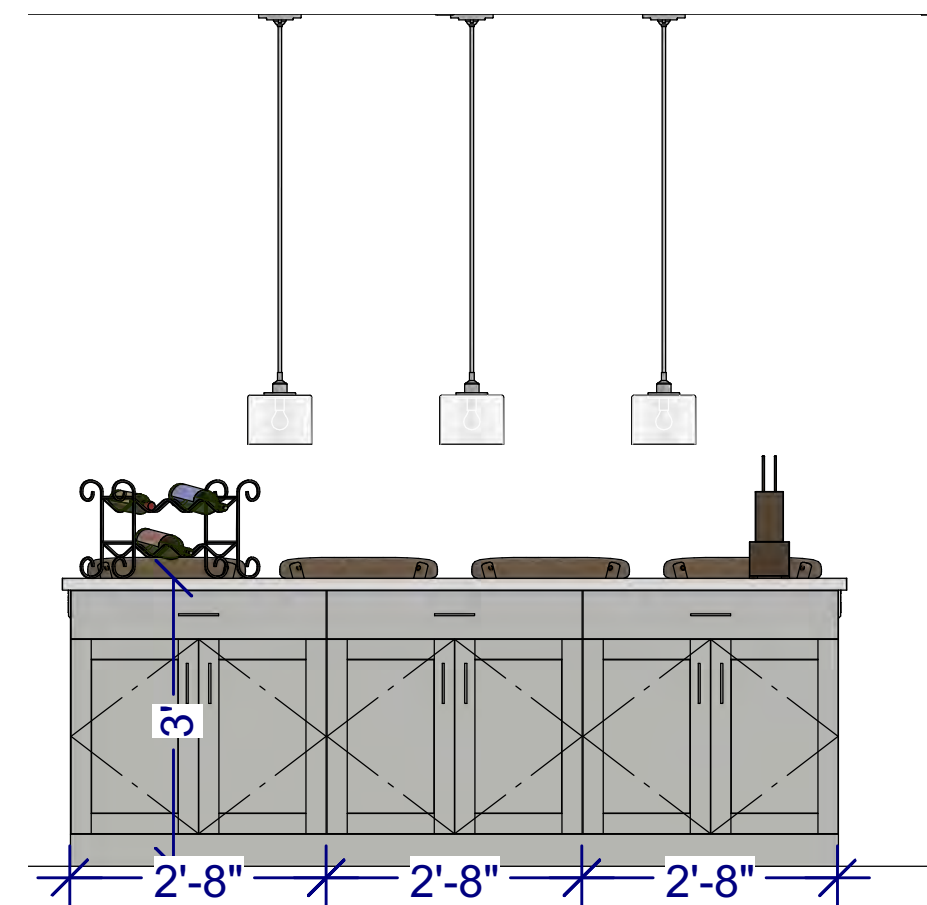
**FOYER
ELEVATION**
SCALE: 1/2"=1'-0"



**KITCHEN
ELEVATION**
SCALE: 1/2"=1'-0"



**KITCHEN
ELEVATION**
SCALE: 1/2"=1'-0"



**KITCHEN ISLAND
ELEVATION**
SCALE: 1/2"=1'-0"

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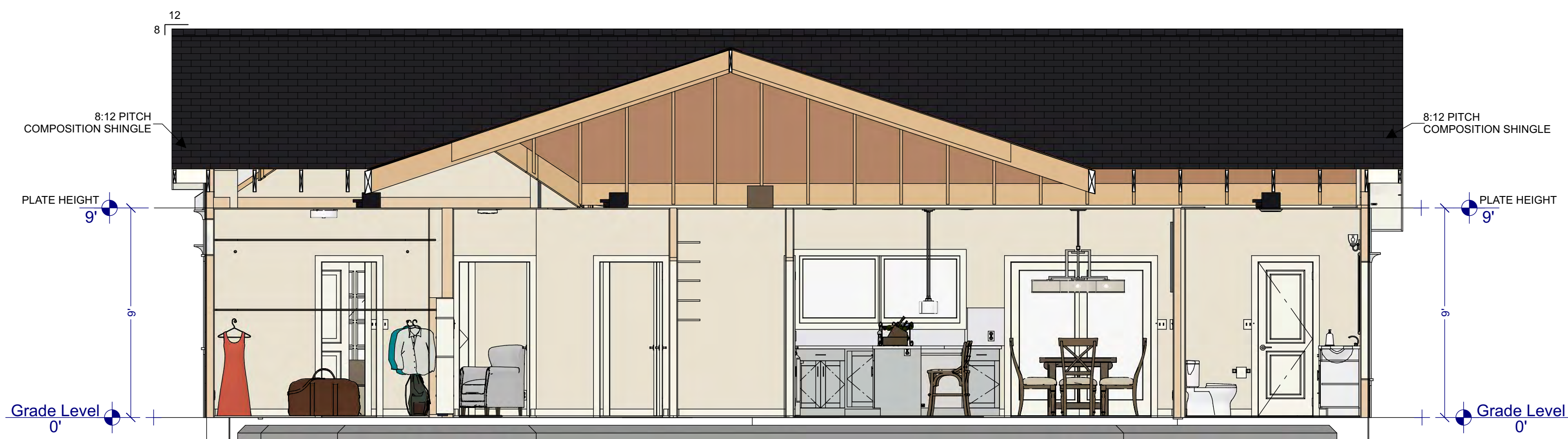
SHEET NUMBER

12

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



2 CROSS SECTION
SCALE: 1/4"=1'-0"

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DATE: 1/26/2023
DRAWN BY:
DISTINCTIVE
PLAN # -

BRADTMILLER RESIDENCE
225 LINDELL PLACE
SAN ANTONIO, TX. 78212

2312 S. EXPRESSWAY 83 SUITE # B
HARLINGEN, TX. 78552
OFFICE: (956) 425-7040
8000 WEST L-10 SUITE #600
SAN ANTONIO, TX. 78230
OFFICE: (210) 525-7585

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Hardie colonial siding:



Shingle Roofing:



Paint colors:



Windows: Pella Architect Series





2118 Mannix Dr.
San Antonio, TX 78217
(210) 463-9008
ashlee@reyvencontrating.com

Estimate Number:
1179

Estimate Prepared By:
Jonathan Reynolds
10/19/2022

Estimate for:
Carl Bradtmiller
225 Lindell Place
San Antonio, TX 78212

Sub-Total **\$269,259.00**

Estimate Total **\$269,259.00**

Scope of Work

Reyven Custom Homes is a full-service remodeler and builder. Reyven Custom Homes is providing this estimate for a remodel at the property listed above. Reyven Custom Homes agrees to provide all materials and labor for this project, unless otherwise specified. Any items not listed in this Estimate are not considered part of the job and will be treated as a change order per contract. PLEASE READ THROUGH EACH LINE AND ENSURE WE HAVE INCLUDED ALL SCOPES OF WORK YOU ARE EXPECTING TO BE COMPLETED.

Planning/Legal Everything before construction can start **\$6,987.50**

Product	Description	Price	Qty	Amount
1800 - Builders Risk Insurance	Insurance policy for construction project (Builder's Risk Policy)	\$1,560.00	1.00	\$1,560.00
1260 - Design Service	Selections, interior design, engineered plans, architectural plans	\$4,550.00	1.00	\$4,550.00
1010 - Permits	Permits for city of San Antonio, framing, electrical, plumbing, and HVAC	\$877.50	1.00	\$877.50

Site Prep and Mobilization Getting the land/job-site ready for construction **\$26,114.00**

Product	Description	Price	Qty	Amount
2300 - Lot Clearing & Rough Grading	Remove existing patio, dig for footer, clear for new patio slab, dispose of debris	\$5,850.00	1.00	\$5,850.00
2010 - Demo	Remove back wall of house, remove roofing where new roof will be installed, demo kitchen, hall bath, utility room, master bedroom, mud room/office, and secondary bathroom down to studs	\$6,240.00	1.00	\$6,240.00
1850 - Dumpster	Includes removal of all cabinetry, fixtures, plumbing, HVAC and electrical systems and drywall 3 20 yard dumpsters for construction debris	\$806.00	4.00	\$3,224.00
1600 - Sewer System	Camera inspection revealed multiple root intrusions and breaks through sewer main. Recommend replacing entire system from back of home to fence line totaling 75'.	\$9,000.00	1.00	\$9,000.00
1400 - Water Utility Service	Includes back-fill of excavation but does not include new sodding Per city code water, due to master bathroom being added to residence. Water line will need to be upgraded to 1" from city meter to first bathroom in residence.	\$1,800.00	1.00	\$1,800.00
1450 - Gas Utility Service	Includes back-fill of excavation but does not include new sodding Gas test will be performed on entire system of residence, per city code of 10 psi. If system does not pass pressure test estimate will be given if needed to make any repairs.	\$0.00	1.00	\$0.00

Foundation, Framing, Dry-in Structural Construction **\$60,021.00**

Product	Description	Price	Qty	Amount
2250 - Foundation Labor	Install forms, set steel in beams, pour concrete for new footers per engineer specifications Includes materials and labor	\$11,700.00	1.00	\$11,700.00
2100 - Foundation Concrete - Slab	Pour concrete patio at back of house for porch Includes broom finish	\$4,550.00	1.00	\$4,550.00
3100 - Framing Labor	Frame new addition to back of house to include kitchen extension, master bedroom extension, utility room extension, hall and master bathroom reconfigure, foyer addition, 1/2 bath reconfigure, and back porch	\$18,200.00	1.00	\$18,200.00
3600 - Roofing	Install 3 tab shingle roof on addition and existing home Includes metal roof over patio Includes new synthetic underlayment, new pipe boots, flashing, and metal edge	\$15,431.00	1.00	\$15,431.00

	Materials and labor			
	**Our prices from roofing subcontractor is good for 7 days, pricing may be affected			
3700 - Window Labor	Install 8 windows to include master bathroom, master bedroom, storage room, kitchen, and hallway, and foyer	\$4,940.00	1.00	\$4,940.00
	Replace 3 damaged windows with used windows, re-glaze exterior of all existing windows			
	**Old windows may be damaged through the re-glazing process, in this case glass would need to be replaced at an additional cost. We will make all attempts to prevent this but it is a known problem.			
5050 - Siding Labor	Install new colonial Hardie siding on addition at rear of house and foyer area	\$5,200.00	1.00	\$5,200.00
	Install exterior window and door trim on addition			
	Replace damaged boards on left side of house			
Mechanicals Rough	Rough-in electrical, low-voltage, plumbing, and HVAC			\$33,336.00
Product	Description	Price	Qty	Amount
4400 - Electrical Labor - Rough	Provide and install the following:	\$8,556.00	1.00	\$8,556.00
	Tie-in to existing interior panel			
	Electrical wiring for all large equipment			
	Electrical boxes and wiring for all receptacles, switches, fans, lights, recessed cans and lights			
	Doorbell wiring and smoke alarms per plan (excludes part of house not being re-wired)			
	**Panel upgrades will be additional if required by city			
4010 - Plumbing Labor - Rough	15 Fixtures total to be designed & installed for rough in stage and top-out	\$20,880.00	1.00	\$20,880.00
	Drain, vent, domestic hot & cold water, gas, water softener loop			
4250 - HVAC - Rough	Re-route existing ductwork for modified layout and install new ductwork to addition	\$3,900.00	1.00	\$3,900.00
	Assumes use of existing AC unit			
Insulation, Drywall, Millwork, Cabinetry	Drywall, cabinet, and millwork, installation			\$23,114.00
Product	Description	Price	Qty	Amount
6050 - Insulation Labor	Insulate all exterior walls and ceilings of addition, uses spray foam insulation	\$4,940.00	1.00	\$4,940.00
5250 - Exterior Door Labor	Install 5 exterior doors	\$2,535.00	1.00	\$2,535.00
	Front door, French door in master, sliding door in dining, pedestrian door in utility, and new entry door to foyer			
6140 - Interior Door Labor	Install 7 interior doors	\$1,365.00	1.00	\$1,365.00
	Master closet, master bathroom, hall to master, bath 2, bedroom 2 and 3 closets, storage, closet by kitchen, 1/2 bath, and utility			
6090 - Drywall Labor	Install new drywall on all new walls and ceilings, includes all tape, float and texture.	\$6,006.00	1.00	\$6,006.00
	Includes knockdown texture			
	Includes all necessary corner bead			
6150 - Interior Trim Labor	Install all necessary baseboards, door trim, window trim and casing, and moldings	\$4,628.00	1.00	\$4,628.00
6320 - Cabinet Labor	Install all cabinets per plan to include bathroom vanities, kitchen cabinets, and utility cabinets (customer providing utility cabinets and bathroom vanity for 1/2 bath)	\$3,640.00	1.00	\$3,640.00
	Includes all necessary adjustments and trim out			
Mechanical Finish Out				\$5,040.00
Product	Description	Price	Qty	Amount
4050 - Plumbing Labor - Final	Install all faucets, shower kits, tank-less water heater, sinks, softener and check connections	\$3,600.00	1.00	\$3,600.00
4450 - Electrical Labor - Final	Install all light fixtures, plug/switch covers, and test circuitry	\$1,440.00	1.00	\$1,440.00

Labor - Final

Painting and Finishes		Paint, tile, flooring, countertops, hardware, glass, fireplaces, etc.			\$46,605.00
Product	Description	Price	Qty	Amount	
5600 - Painting Labor - Exterior	Paint all soffit, fascia, trim, exterior doors, and siding	\$13,650.00	1.00	\$13,650.00	
	Includes up to 2 coats of exterior latex paint				
	Uses either Sherwin Williams or Behr upper-mid grade paint				
6280 - Painting Labor - Interior	Paint all interior walls, ceilings, trim, and doors in customer selected colors	\$10,400.00	1.00	\$10,400.00	
	Includes up to 2 colors, matt or low-lustre finish, includes two coats, uses interior latex paint from SWS or Behr				
6390 - Countertop Install	Install all countertops per plan, includes master bathroom and kitchen	\$2,730.00	1.00	\$2,730.00	
6520 - Tile Labor	Install tile in master shower, bathroom floors, kitchen and utility backsplash	\$5,850.00	1.00	\$5,850.00	
6630 - Flooring Labor	Install new tile flooring in kitchen, dining room, utility room, half bath, master bathroom, bathroom 2, hall to utility	\$11,050.00	1.00	\$11,050.00	
	Re-finish existing hardwood floors in living room, existing hallways, bedrooms, and gallery				
	Includes all necessary prep, installation of transitions where new floors meet old, and final finishing of floors				
3655 - Shower Glass	Install frame-less shower door in master bathroom	\$650.00	1.00	\$650.00	
6450 - Hardware Install	Install all cabinet, toiletry, and closet hardware	\$845.00	1.00	\$845.00	
4610 - Appliance Installation	Install refrigerator, dishwasher, microwave, gas stove/oven, range hood	\$1,430.00	1.00	\$1,430.00	
Materials Budgets	Budgets for all selected materials, any overages to be billed to customer - **Any materials ordered, stored, or delivered by Reyven will incur a 10% markup			\$68,041.50	
Product	Description	Price	Qty	Amount	
3175 - Lumber Materials	Beams, headers, joists, rafters, studs, hangers, subfloor, sheathing, fascia	\$12,489.00	1.00	\$12,489.00	
3650 - Windows Material	Windows approved for historical renovation, will require approval from HRC prior to order	\$7,590.00	1.00	\$7,590.00	
5010 - Siding Material	Hardie colonial siding, hardie 1x4 trim, hardie soffit	\$3,220.00	1.00	\$3,220.00	
4500 - Electrical Fixtures	PLACE HOLDER	\$2,875.00	1.00	\$2,875.00	
4100 - Plumbing Fixtures	PLACE HOLDER	\$4,600.00	1.00	\$4,600.00	
6640 - Flooring Material	PLACE HOLDER	\$5,635.00	1.00	\$5,635.00	
	Roughly \$4.50 per sq ft for tile				
	Roughly \$8 per sw ft for wood				
6510 - Tile Material	PLACE HOLDER	\$2,760.00	1.00	\$2,760.00	
6380 - Countertop Material	PLACE HOLDER, level 3 quartz	\$4,715.00	1.00	\$4,715.00	
	2 slabs				
6310 - Cabinet Material	PLACE HOLDER, semi custom RTA for kitchen, master vanity, and 2nd bath vanity	\$9,150.00	1.00	\$9,150.00	
3655 - Shower Glass	Frameless shower glass door for master bathroom	\$862.50	1.00	\$862.50	
6110 - Interior Trim Material	1x4 and 1x6 trim for baseboards and doors	\$2,415.00	1.00	\$2,415.00	
5200 - Exterior Doors	2 pedestrian doors, 1 slider, and 1 french	\$6,900.00	1.00	\$6,900.00	

6130 - Interior Doors	PLACE HOLDER	\$4,140.00	1.00	\$4,140.00
1900 - Porta John Rental	Porta John for duration of project	\$690.00	1.00	\$690.00

- (1)Reyven Contracting agrees that all work will be done in a reasonable time period. Reyven Contracting is not responsible for delays caused by weather, strikes, delays caused by homeowners, or any other delays beyond contractor's control to include unforeseen issues.
- (2) Lifetime warranties expressed in any agreement are Manufacturers warranties.
- (3) Reyven Contracting will warrant all labor for a period of (1) year unless expressed otherwise in writing.
- (4) HOMEOWNER has the right to CANCEL within (3) business days of the SIGNED DATE.
- (5) After the 3 day period Homeowner will forfeit 5% of the contract to cover administrative fees, re-scheduling, and materials pre-ordered for project.

SPECIAL INSTRUCTIONS

Thank you, we look forward to making your dreams a reality!



