

HISTORIC AND DESIGN REVIEW COMMISSION

September 06, 2023

HDRC CASE NO: 2023-318
ADDRESS: 133 E WOODLAWN AVE
LEGAL DESCRIPTION: NCB 1705 BLK 16 LOT 22, W12 FT OF 23
ZONING: MF-33, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: John Chalfant/NPC REO, LLC
OWNER: NPC REO LLC
TYPE OF WORK: Construction of a 2-story addition
APPLICATION RECEIVED: August 01, 2023
60-DAY REVIEW: October 2, 2023
CASE MANAGER: Rachel Rettaliata

REQUEST:

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

1. Construct a 2-story rear addition.
2. Modify the fenestration pattern on the rear (north) elevation.
3. Modify the fenestration pattern on the east elevation.

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.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.
- iv. *Reopening*—Consider reopening an original opening that is presently blocked to add natural light and ventilation.
- v. *Insulation*—Insulate unfinished spaces with appropriate insulation ensuring proper ventilation, such as attics, basements, and crawl spaces.
- vi. *Shutters*—Reinstall functional shutters and awnings with elements similar in size and character where they existed historically.
- vii. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency.
- viii. *Cool roofs*—Do not install white or —cool roofs when visible from the public right-of-way. White roofs are permitted on flat roofs and must be concealed with a parapet.
- ix. *Roof vents*—Add roof vents for ventilation of attic heat. Locate new roof vents on rear roof pitches, out of view of the public right-of-way.
- x. *Green Roofs*—Install green roofs when they are appropriate for historic commercial structures.

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. *Roof top 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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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 primary structure at 133 E Woodlawn is a 2-story, multifamily structure constructed circa 1925. The structure features a low-sloped composition shingle hip roof with a front-facing dormer, widely overhanging eaves, a modified L-shaped plan, an enclosed central entry with subordinate entries flanking each side with hip roof covers on decorative bracket supports, asbestos cladding, and one-over-one wood windows. The structure first appears on the 1931 Sanborn Map in a slightly modified footprint. The property is contributing to the Monte Vista Historic District.
- b. ADDITION: LOT COVERAGE – The applicant has proposed to construct an approximately 181-square-foot, 2-story rear addition to the west side of the rear elevation. The applicant has not provided the total percentage of lot coverage to staff for review at this time. 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. Staff finds that the size of the proposed addition is generally appropriate but that the applicant should submit the total percentage of lot coverage to staff for review.
- c. ADDITION: MASSING AND FOOTPRINT – The applicant has proposed to construct a 181-square-foot, 2-story rear addition. The existing primary structure is a 2-story, multifamily structure. 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. The proposed addition will remain within the existing footprint of the primary structure and the visibility from the public right-of-way is minimized. Staff finds the proposal generally appropriate.

- d. ADDITION: ROOF FORM – The applicant has proposed to install a hip roof form to match the roof form of the primary structure. The proposed roofline will be a continuation of the existing roofline. The roof form of the addition will not be 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 the proposal appropriate.
- e. 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.
- f. ADDITION: REAR WINDOW REMOVAL – The proposed addition will require the removal of four (4) existing fixed wood windows on the west side of the rear elevation. There are currently no windows on the rear of the west elevation where the addition is proposed. According to Guideline 6.A.i for Additions, filling in historic openings should be avoided, especially when visible from the public right-of-way. The windows proposed for removal are not visible or are minimally visible from the public right-of-way and are likely not original to the structure. Staff finds the proposal acceptable given the location of the rear addition and encourages the applicant to salvage the existing windows.
- g. ADDITION: NEW WINDOWS: SIZE AND PROPORTION – The applicant has proposed to install windows with traditional proportions on the north (rear) and west elevations. The applicant has proposed to install two sets of ganged windows on the first and second story of the rear elevation and four (4) one-over-one windows on the west elevation. New windows should feature traditional dimensions and proportions as found within the district. Staff finds the proposal appropriate.
- h. 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. Staff finds the proposed fenestration pattern generally appropriate.
- i. ADDITION: MATERIALS: NEW WINDOWS – The applicant has proposed to install Jeld-Wen vinyl 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. Fully 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. Faux grids are not permitted. Staff finds the proposal inconsistent with the Guidelines and finds that the applicant should submit final material specifications for a window product that complies with the Guidelines.
- j. ADDITION: MATERIALS: FAÇADE – The applicant has proposed to install composite cladding with a 6-inch reveal to match the existing cladding 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 that the applicant should submit additional evidence that the proposed cladding product matches the existing cladding and that the applicant installs a vertical trim piece to differentiate the addition from the historic structure.
- k. ADDITION: ARCHITECTURAL DETAILS – The applicant has proposed to construct a 2-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. The applicant has proposed to match the existing roof overhangs and to create symmetry at the rear elevation. Staff finds the proposal generally appropriate.

- l. FENESTRATION PATTERN: REAR ELEVATION – The applicant has proposed to modify the fenestration pattern on the remaining north (rear) elevation. The applicant has proposed to remove the seven (7) existing one-over-one wood windows of various proportions and the four (4) existing pedestrian doors on the central bay of the rear elevation and install four (4) pedestrian doors in the locations of previously existing windows and three (3) one-over-one windows located next to the pedestrian doors. The applicant has not specified if the existing doors will be retained or if they will be replaced. Product specifications for any new doors should be submitted to staff for review and approval. Additionally, the applicant has proposed to install one set of ganged one-over-one windows on the second story of the east side of the rear elevation, to be aligned with the existing set of ganged windows on the first story. Guideline 6.A.i for Exterior Maintenance and Alterations states that 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 should be preserved. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. As the proposed fenestration modifications are proposed on the rear elevation, are not visible from the public right-of-way, and are likely not original to the structure, staff finds the proposal generally appropriate and finds that final material specifications for the proposed windows and doors should be submitted to staff for review and approval and comply with the Historic Design Guidelines.
- m. FENESTRATION PATTERN: EAST ELEVATION – The applicant has proposed to modify the fenestration pattern on the east elevation. The applicant has proposed to replace the two (2) existing small, fixed windows on the east elevation with two one-over-one windows. Additionally, the applicant has proposed to replace two sets of existing ganged windows with four (4) smaller one-over-one windows. Guideline 6.A.i for Exterior Maintenance and Alterations states that 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 should be preserved. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. As the small, fixed windows are likely not original to the structure, staff finds the replacement of the fixed windows with a more traditionally sized window product appropriate. Staff finds that the remaining ganged windows should be retained.
- n. ADMINISTRATIVE APPROVAL – The applicant has proposed to replace the rear elevation handrailing. This scope of work is eligible for administrative approval and does not require review by the HDRC.

RECOMMENDATION:

Item 1, staff recommends approval of the construction of a rear addition based on findings a through n with the following stipulations:

- i. That the applicant submits the total percentage of lot coverage showing that the lot coverage will not exceed 50 percent based on finding b to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant salvages the existing windows proposed for removal to accommodate the addition and reuses them in the addition or stores them on site for future use or donates or sells them to a local architectural salvage store based on finding f.
- iii. That the applicant submits final material specifications for fully wood windows to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings i, l, and m. Window must be fully wood 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

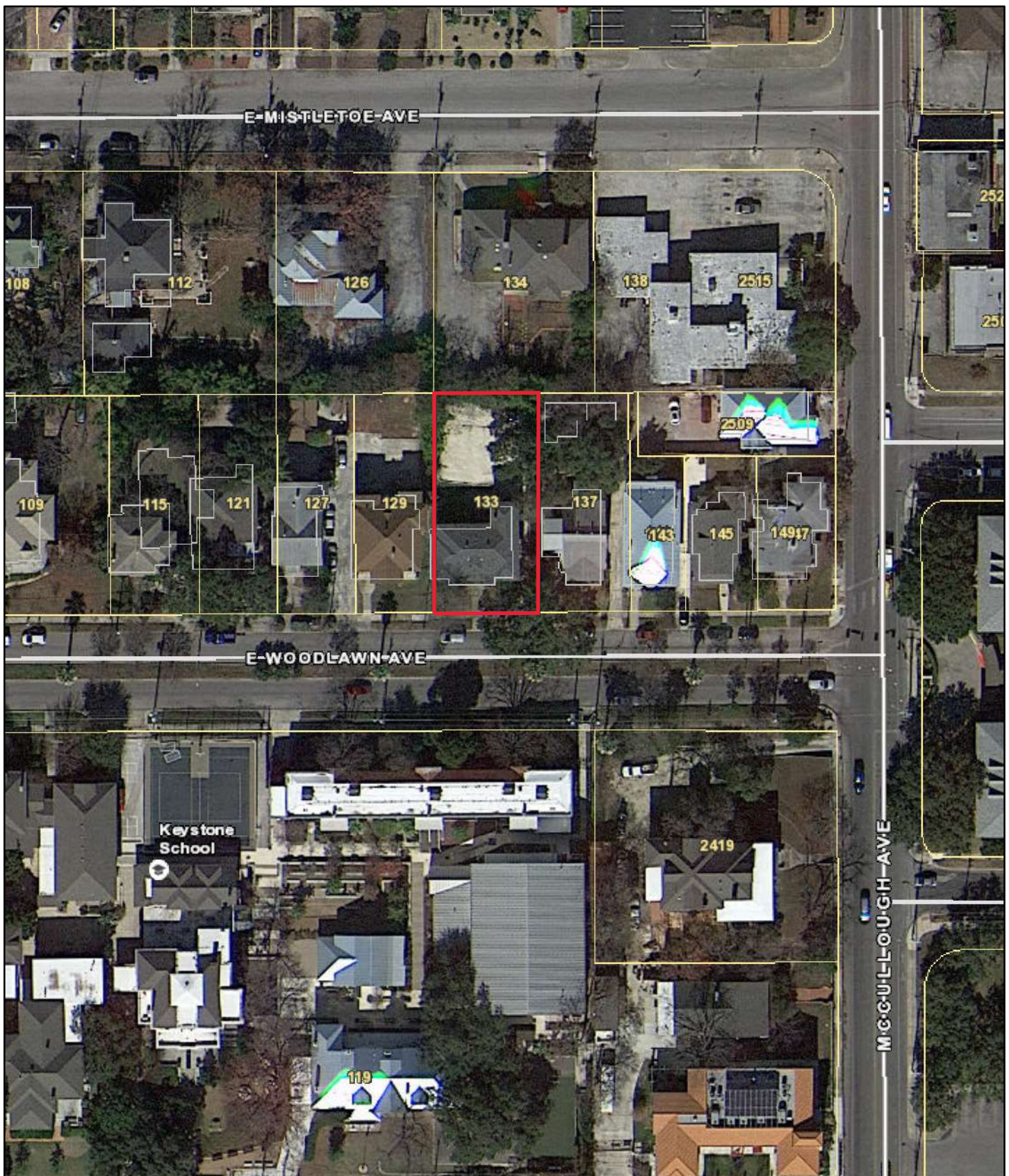
track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.

- iv. That the applicant submits final material specifications for the proposed siding showing that the proposed material matches the existing cladding in material, profile, and reveal and that the applicant installs a vertical trim piece to differentiate the addition from the historic structure and submits updated elevation drawings to staff to review prior to the issuance of a Certificate of Appropriateness based on finding k.

Items 2 and 3, staff recommends approval of the fenestration modifications on the rear and east elevations based on finding l and m with the following stipulations:

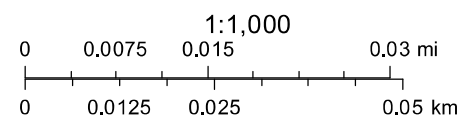
- i. That the applicant salvages any windows and doors removed and re-uses them on the structure or stores them on site for future use based on finding l.
- ii. That any replacement doors are fully wood and product specifications for any replacement doors are submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding l.
- iii. That the applicant submits final material specifications for fully wood windows and doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on findings i, l, and m. Window must be fully wood 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. Faux divided lites are not permitted.
- iv. That the applicant retains all sets of ganged windows on the east elevation in their current configuration and submits updated elevation drawings to staff for review and approval based on finding m.

City of San Antonio One Stop



September 1, 2023

— User drawn lines





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If provided, contractor/subcontractor to review Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction. Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, deed restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations. DO NOT SCALE FROM DRAWINGS. Contractor/subcontractor shall confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:
PLANS MEET 2021 IRC

- No changes shall be made without consulting the designer first.
- All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
- Floors to be finished floor.
- All doors to be 8'0" tall unless noted otherwise
- All exterior doors to be blocked out 1 ½" at slab and installed with recessed 2x6 below threshold.
- 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
- 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
- Garage walls and ceiling to be textured, standard trim
- All load bearing walls over 10'6" high to be 2x6 balloon framing.
- Verify egress requirements w/window manufacturer

ELECTRICAL NOTES:

- Breaker box to be located on interior wall in garage- see plan
- All plugs and smoke detectors per local codes and located on plan.
- Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
- All smoke detectors should be in an area accessible by 16' extension ladder or a 6' step ladder.
- Plug for irrigation at 60" AFF in garage
- Exterior Garage coach lights to be at 7'-0" AFF
- Block and wire for fan/ lights at all bedrooms and game room
- Prewire for low voltage OH door opener, opener button to be at 5'0" AFF
- Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
- Bath vanity plugs to be at 41 ½" AFF
- Install GFCI plugs at all vanities and kitchen counter tops
- Kitchen countertop plugs and switches to be 4'-4" AFF to the top of the box
- Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
- Walk-in closet lights to be 18" from shelf
- HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
- Recessed lighting fixtures to be installed as required by IECC 502.13
- Provide electric conduit in slab for island and floor plugs- per plan
- Soffit plugs to be exterior rated and switched as shown on plan
- All landscape lighting to be powered by timer per plan
- Mechanicals to be located in attic and accessible per plan
- Dimmer Switch locations per homeowner
- Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner's specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
- Provide switch to Pool Lighting (if applicable).
- Verify Electrical/Plumbing requirements with pool contractor.
- All light switches to be "rocker" type, Switches and plugs to be White Decora.

ELEVATION NOTES:

- Masonry material to within 12"of the finished grade or terrace
- All roof stacks and flashing must be painted to match roof color
- All windows to be trimmed with 2x material at siding/stucco locations
- Provide flashing surround at all windows and exterior doors.
- Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
- All masonry ledges to be 5 ½"
- All masonry projections to be ¾" u.n.o.
- Provide Masonry expansion joints every 20' and within 10' of edge of house
- Vent Attic thru Ridge Vent on Metal Roof (Verify)

SMOKE DETECTORS:

Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with 2015 IRC Sec R314

CARBON MONOXIDE ALARMS:

Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the 2015 Sec R315

PROVIDE PERIMETER FENCING DURING CONSTRUCTION

ROOF FRAMING NOTES:

- All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
- All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
- Transfer all load bearing points to foundation unless noted otherwise.
- Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the 2015 IRC
- All rafter splices shall be braced
- Purlins to be same depth of rafters they are supporting unless noted otherwise.
- U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
- All exterior openings to be load bearing.
- Provide collar ties at 4'-0" o.c. on all ridges.
- Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
- Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
- Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

TEXAS CUSTOM HOME DESIGN, LLC

Austin, Texas 78734

(512) 822-8071
www.texascustomhomedesign.com

architecture · planning · interior design

Project Name:
SINGLE FAMILY RESIDENCE
133 E WOODLAWN AVE
SAN ANTONIO, TX 78212
Job Number:
0623
Edition:
PERMIT DRAWING

DRAFT PLAN SET 8.1.23

REVISED FLOOR PLAN

PERMIT SET

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Sheet Information



PERMIT 8.1.23 EB
Issued: 5.12.21
Drawn By: EB Checked By:
COVER

G00



PROJECT INFORMATION

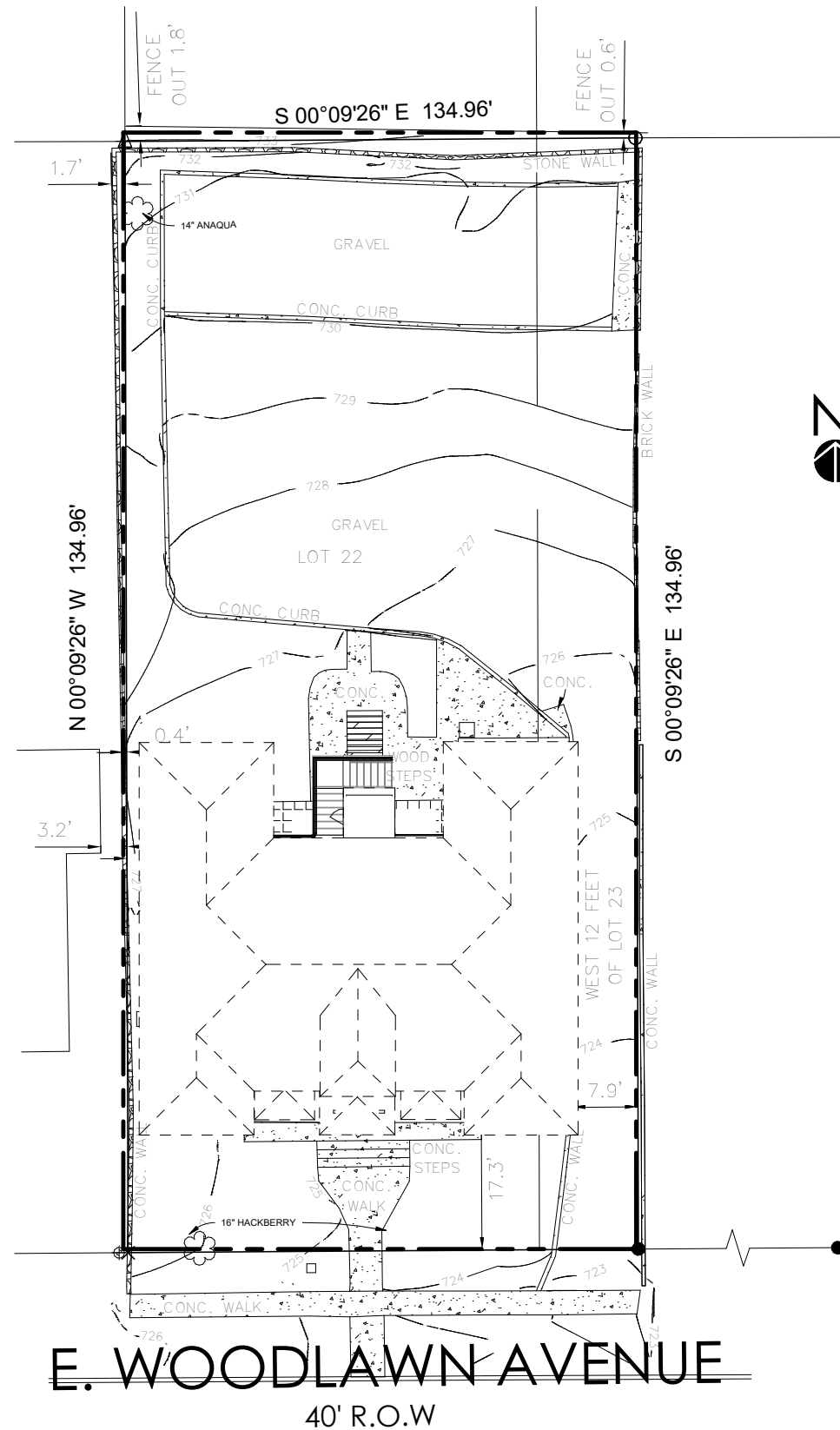
REMODEL & ADDITION

xxx

GRID ZZZ
Zoning: -
Zoning: -

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
G00	COVER
A100	FLOORPLAN-EXISTING
A102	FLOORPLAN-PROPOSED
A103	FLOORPLAN-PROPOSED
A200	ELEVATIONS
A201	ELEVATIONS
A600	ROOF PLAN






LEGAL DESCRIPTION

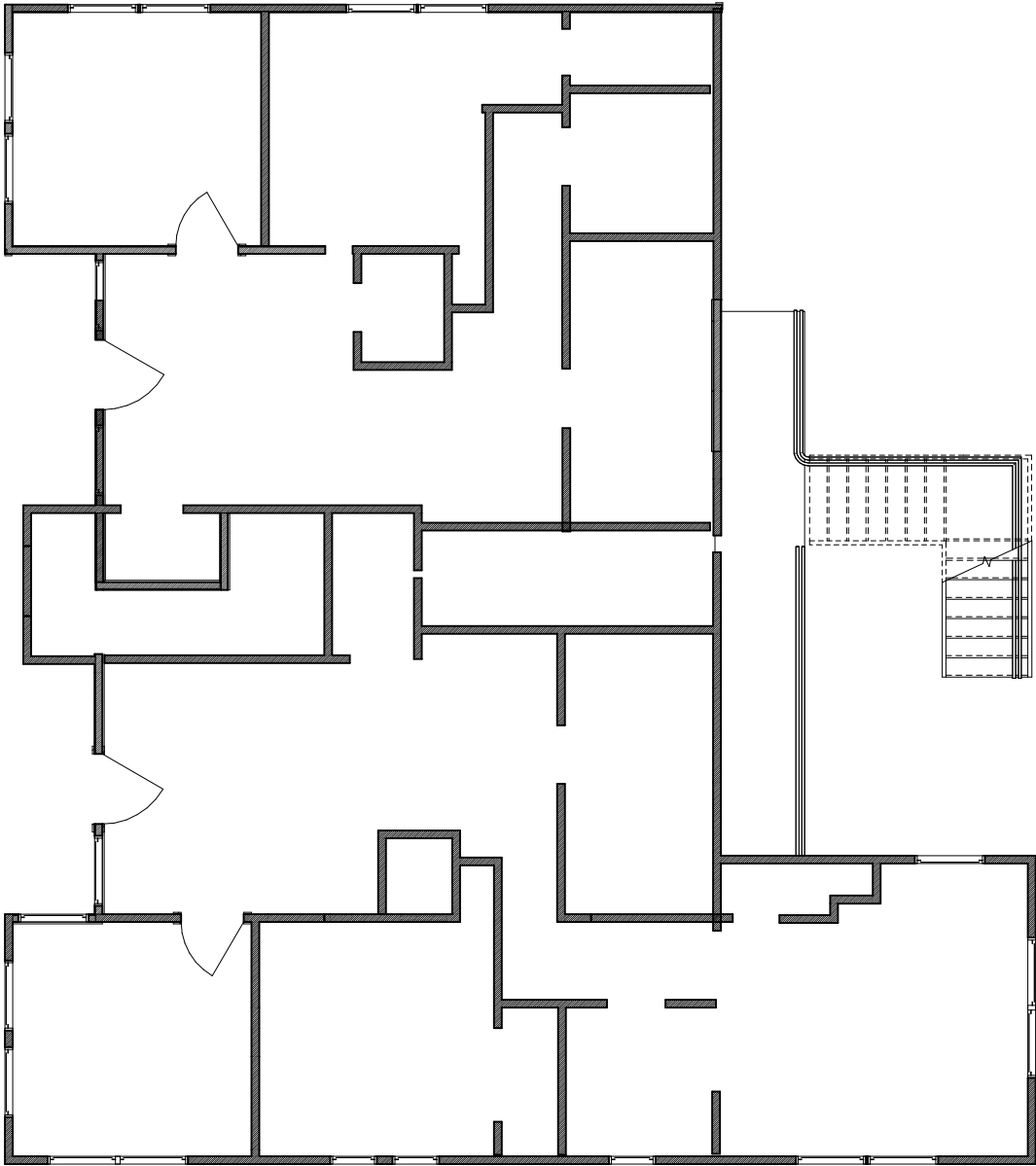
LOT 22 AND THE WEST 12 FEET OF LOT 23, BLOCK 16, NEW CITY BLOCK 1705, ADAMS LAUREL HEIGHTS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 65, PAGE 4, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

1 01 - Plan - Site - 1"=20'

1"=10'-0" (22x34) 1"=20'-0" (11x117)

DRAWING LEGEND - PHASE

	NEW
	DEMO
	EXISTING



1 FIRST FLOOR PLAN-EXISTING
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

architecture · planning · interior design


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FLOORPLAN-EXISTING

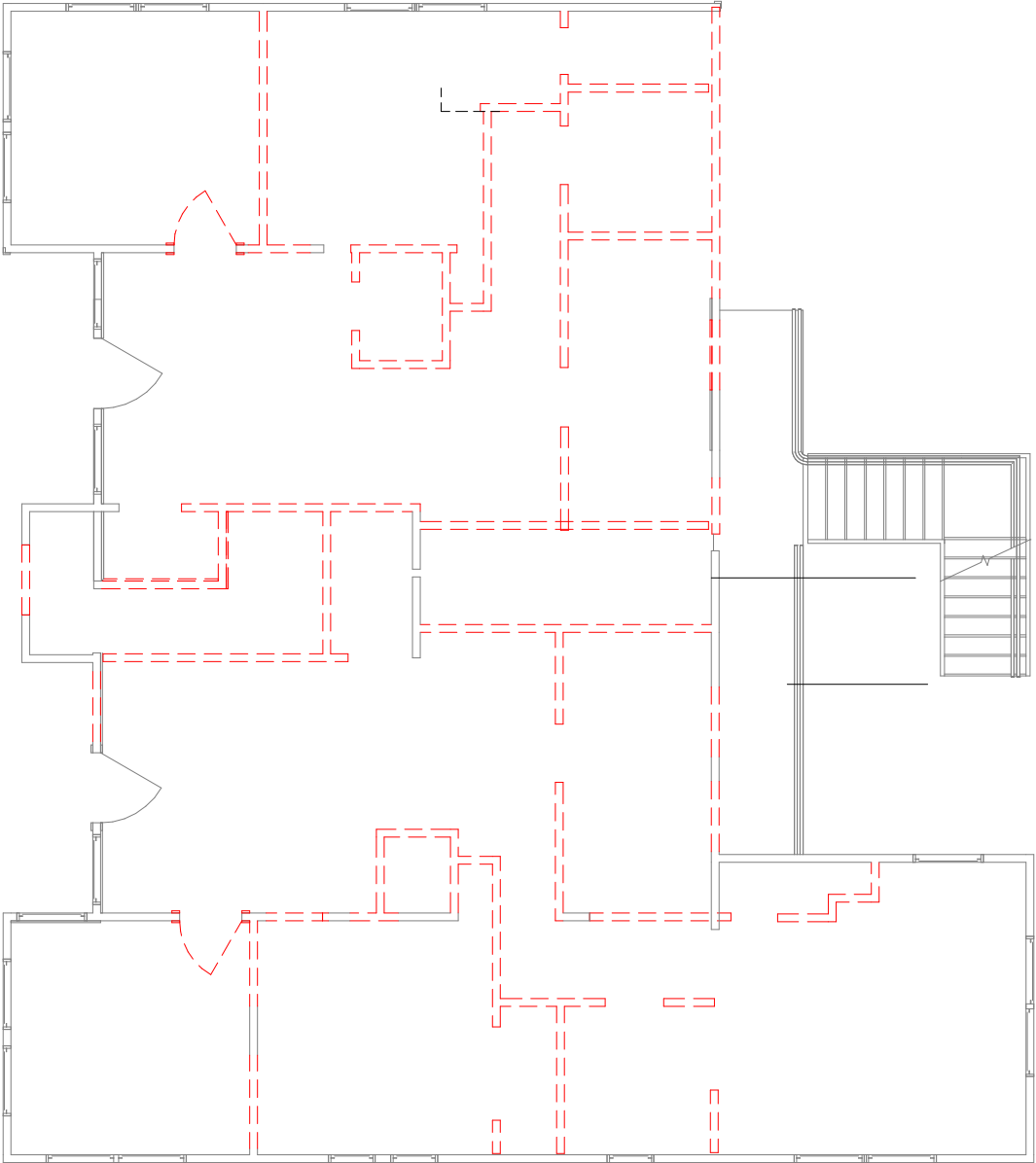
A100

DRAWING LEGEND - PHASE

NEW

DEMO

EXISTING



1 FIRST FLOOR PLAN-DEMO
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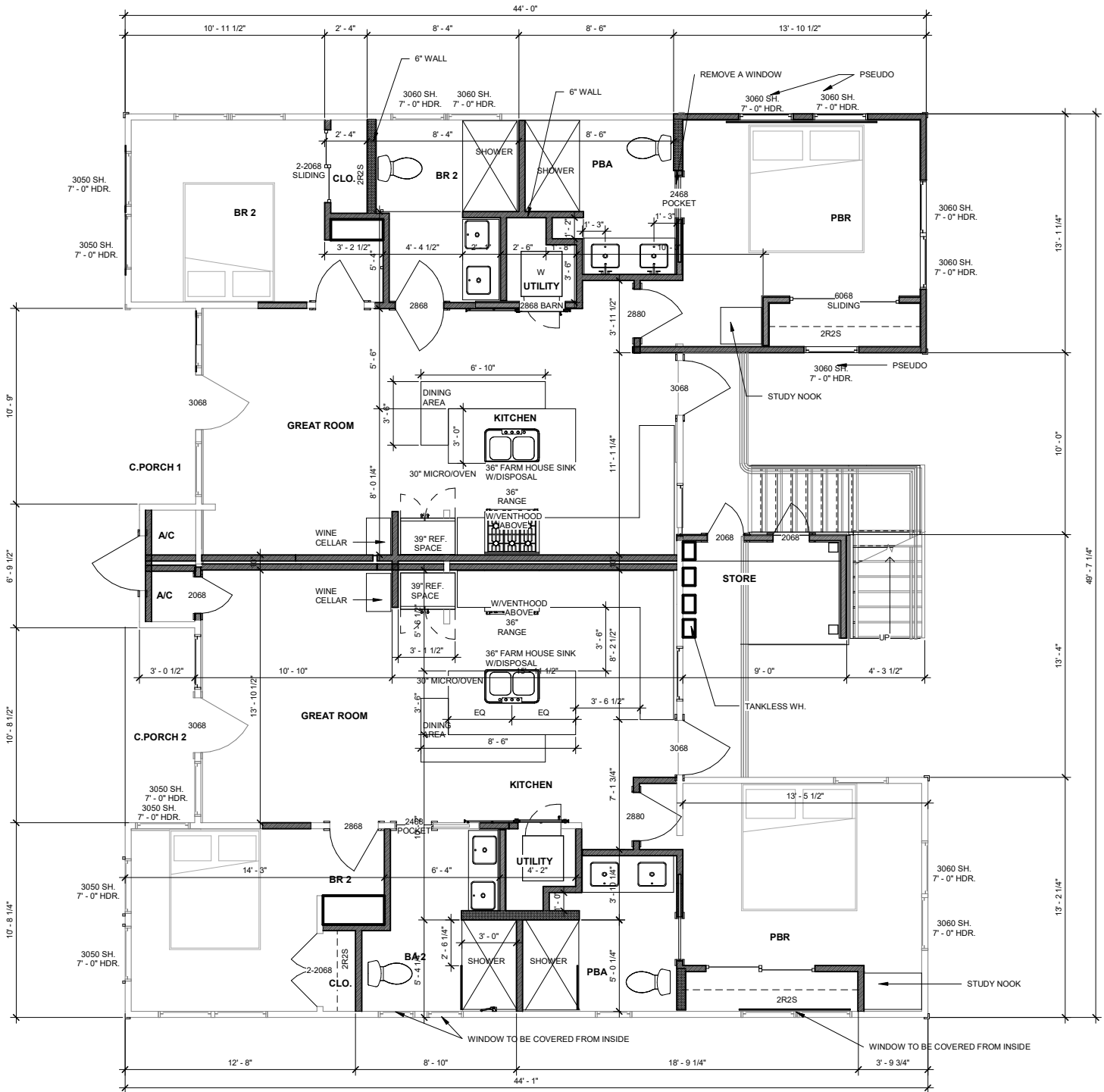


PERMIT 8.1.23 EB

Issued: 5.12.21
Drawn By: EB Checked By:

FLOORPLAN-DEMO

A101



FIRST FLOOR PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

DRAWING LEGEND

- 4" WALL
- 6" WALL
- CARPET
- WOOD
- TILE
- CONCRETE

DRAWING LEGEND - PHASE

- NEW
- DEMO
- EXISTING







WINDOW LEGEND

- CSMT - CASEMENT WINDOW
- HS - HORIZONTAL SLIDING
- FG - FIXED GLASS
- TEMP. - TEMPERED GLASS
- HDR - HEADER (TOP OF WINDOW)
- 3050 - 3'-0" x 5'-0"
- EGRESS - WINDOW DESIGNATED FOR EGRESS FROM A SPACE
- SDL - SIMULATED DIVIDED LITE

DOOR LEGEND

- 1/2 GL - HALF GLASS
- SL GL - SLIDING GLASS
- X - FIXED DOOR
- O - OPERATIONAL DOOR
- C.O. - CASSED OPENING
- FG - FULL GLASS
- SLFD - SLIDE FOLD
- OHGD - OVERHEAD GARAGE DOOR
- DOOR ASSEMBLY - COMBINATION OF DOORS/WINDOWS - SEE DETAIL
- 3068 ARCH - ARCHED DOOR 3'-0" WIDE & 6'-8" TO TOP
- LH - LEFT HAND
- RH - RIGHT HAND
- OSH - OFFSET HINGE
- FR - FRENCH DOOR
- DBL - DOUBLE
- DOOR OPERATIONS
- BIPASS
- POCKET
- BARN

DRAWING LEGEND

	4" WALL
	6" WALL
	CARPET
	WOOD
	TILE
	CONCRETE

DRAWING LEGEND - PHASE

NEW
DEMO
EXISTING

WINDOW LEGEND

CSMT - CASEMENT WINDOW
HS - HORIZONTAL SLIDING
FG - FIXED GLASS
TEMP. - TEMPERED GLASS
HDR - HEADER (TOP OF WINDOW)
3050 - 3'-0" x 5'-0"
EGRESS - WINDOW DESIGNATED FOR
 EGRESS FROM A SPACE
SDL - SIMULATED DIVIDED LITE

DOOR LEGEND

1/2 GL - HALF GLASS

SL GL - SLIDING GLASS

X - FIXED DOOR

O - OPERATIONAL DOOR

C.O. - CASED OPENING

FG - FULL GLASS

SLFD - SLIDE FOLD

OHGD - OVERHEAD GARAGE DOOR

DOOR ASSEMBLY - COMBINATION OF
DOORS/WINDOWS - SEE DETAIL

3068 ARCH - ARCHED DOOR
3'-0" WIDE & 6'-8" TO TOP

LH - LEFT HAND

RH - RIGHT HAND

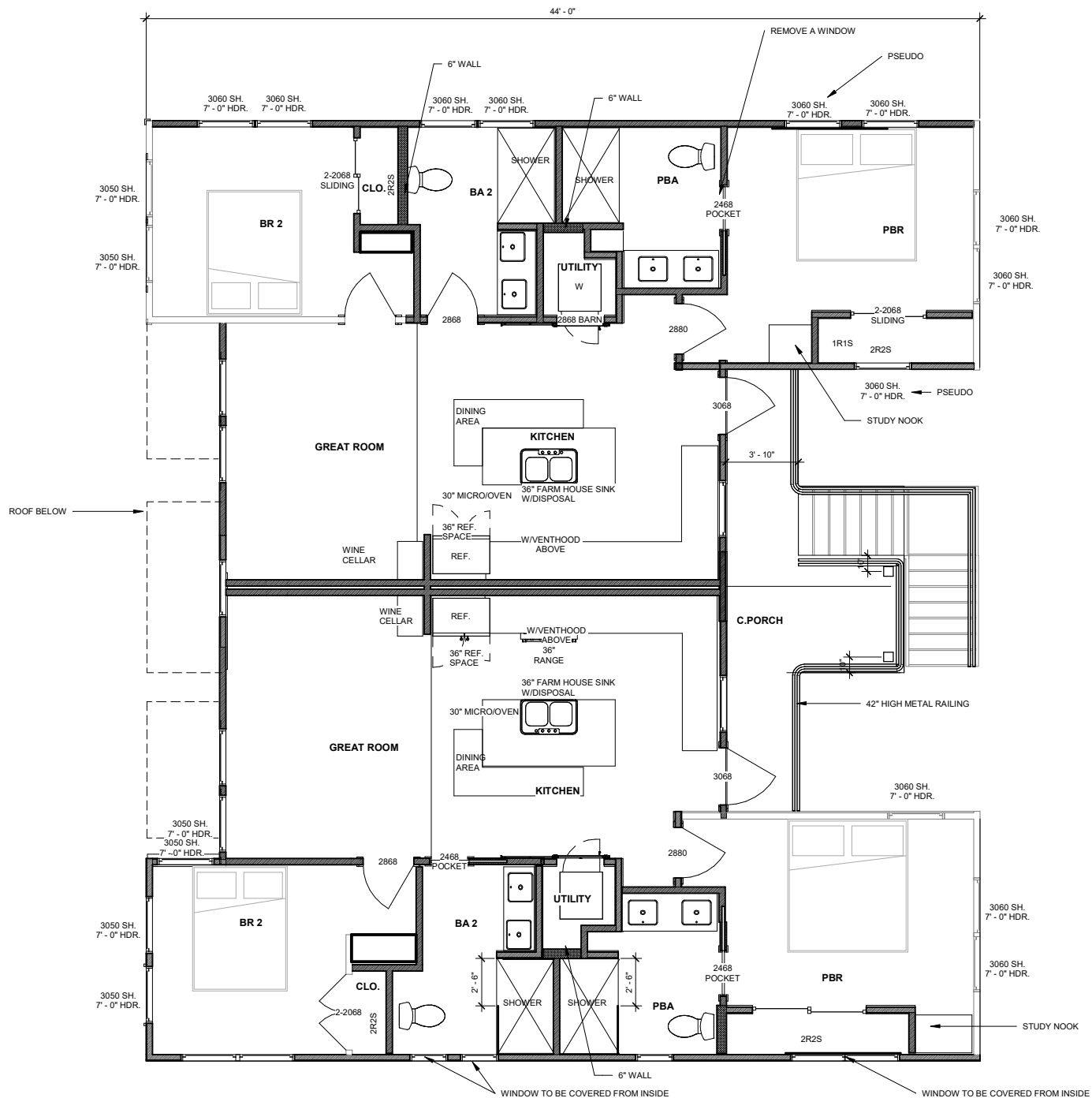
OSH - OFFSET HINGE

FR - FRENCH DOOR

DBL - DOUBLE

DOOR OPERATIONS

**BIPASS
POCKET
BARN**



SECOND FLOOR PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 REAR EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



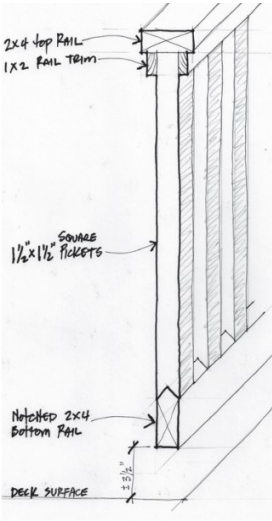
1 FRONT EXTERIOR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 RIGHT EXTERIOR ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

NOTE - RAILINGS TO MATCH WITH HISTORICL DETAIL BELOW



1 REAR EXTERIOR ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

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PERMIT SET

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Sheet Information



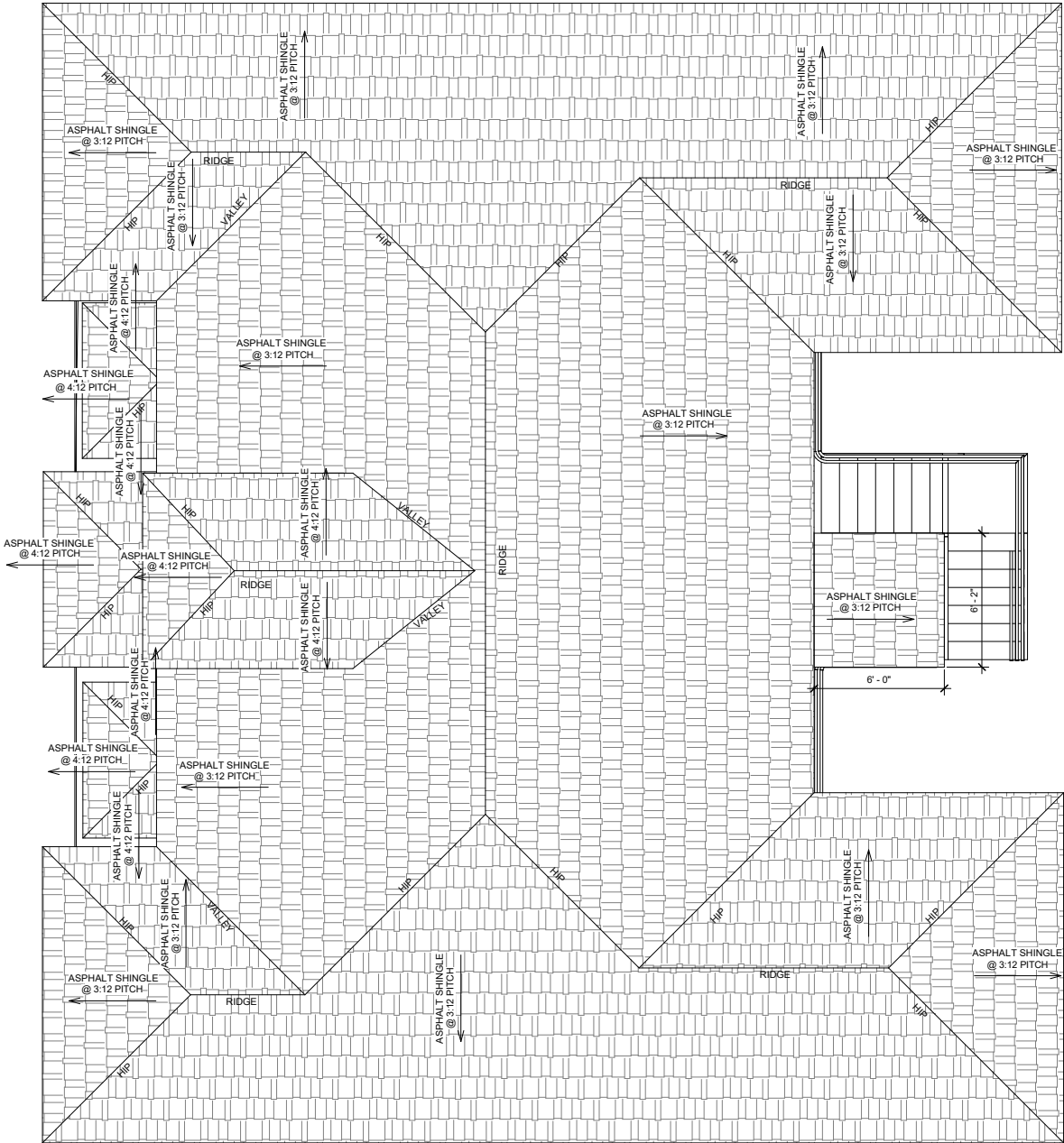
Eleni Befekadu
CERTIFICATION NO. 44-797

PERMIT 8.1.23 EB

Issued: 5.12.21
Drawn By: EB Checked By:

ROOF PLAN

A600

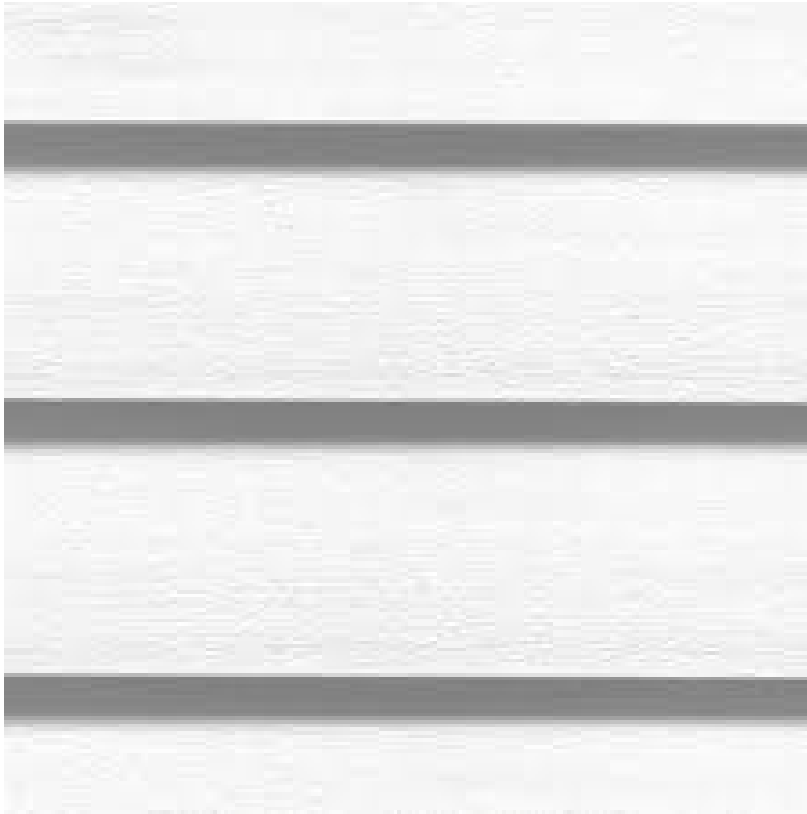


1 ROOF PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

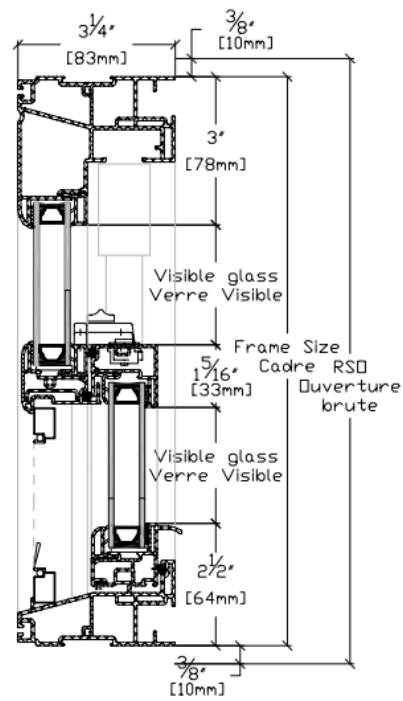
1.Exterior wall.

Material specification on the exterior elevation. Wall material on addition- 6" siding matching existing exterior wall material and color



2. window detail - Jeld Wen single hung windows

SINGLE-HUNG TRIM OPTIONS

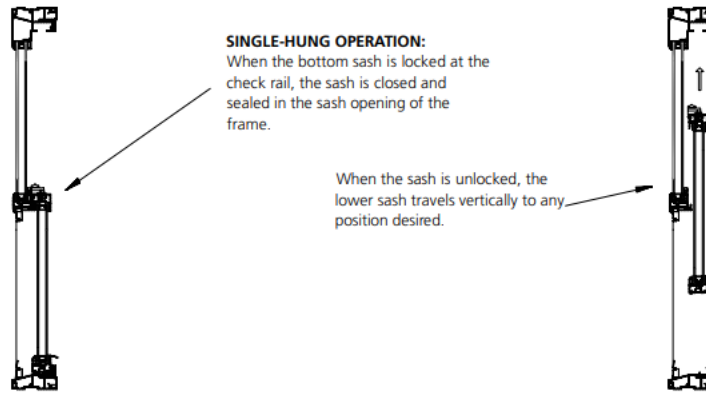


3 1/4" #400
3 1/4" flush frame #400

Architectural detail manual
Single-Hung window DF3613
All vinyl

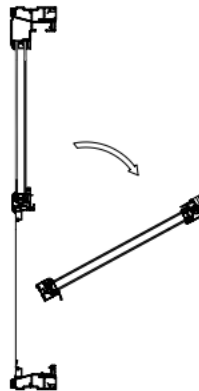
JELD-WEN
WINDOWS & DOORS
DF Windows® Collection

Handing & Operation



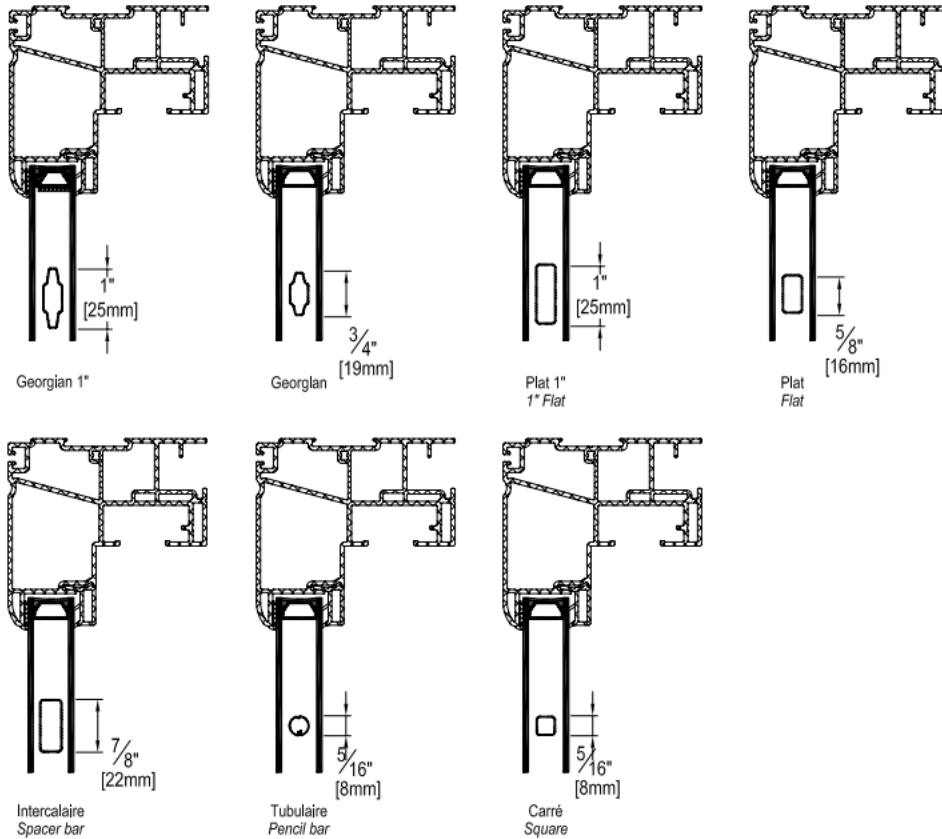
SASH TILTING FOR WASHING

The Single-Hung window will allow the bottom sash to be tilted or removed for easy cleaning.

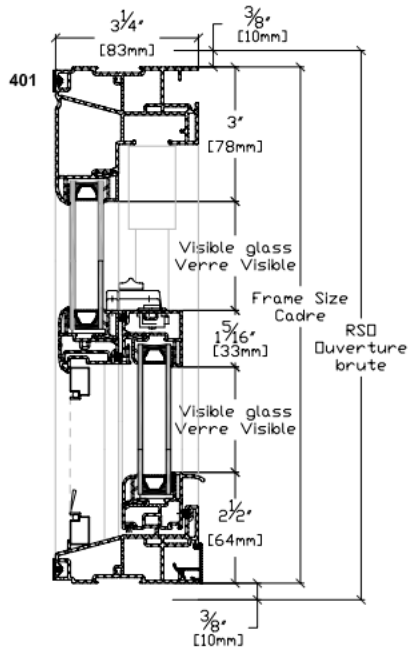


SINGLE-HUNG GLAZING OPTIONS

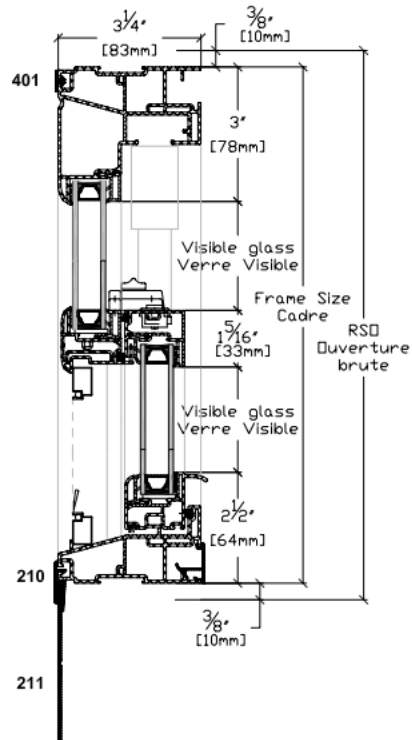
Carrelage scellé
Internal grilles



SINGLE-HUNG TRIM OPTIONS



3 1/4" avec 401
3 1/4" with 401



3 1/4" avec 401-210-211
3 1/4" with 401-210-211



















