

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2021-638
ADDRESS: 103 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1770 BLK 7 LOT 18
ZONING: R-4,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Robert Murray/Robert C Murray Architect
OWNER: Caroline & Thomas Duesing
TYPE OF WORK: Construction of a second story addition, fenestration modifications
APPLICATION RECEIVED: December 09, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips
REQUEST:

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

1. Construct a new second floor addition above an existing first floor addition, to include the removal the roof structure of the first floor addition and modify the existing second floor roof at the northwest corner of the residence.
2. Relocate two existing double hung wood windows to the east façade of the new second floor addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.

- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal 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

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

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof

form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Original Wood Window Replacement or Existing Windows

- **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:

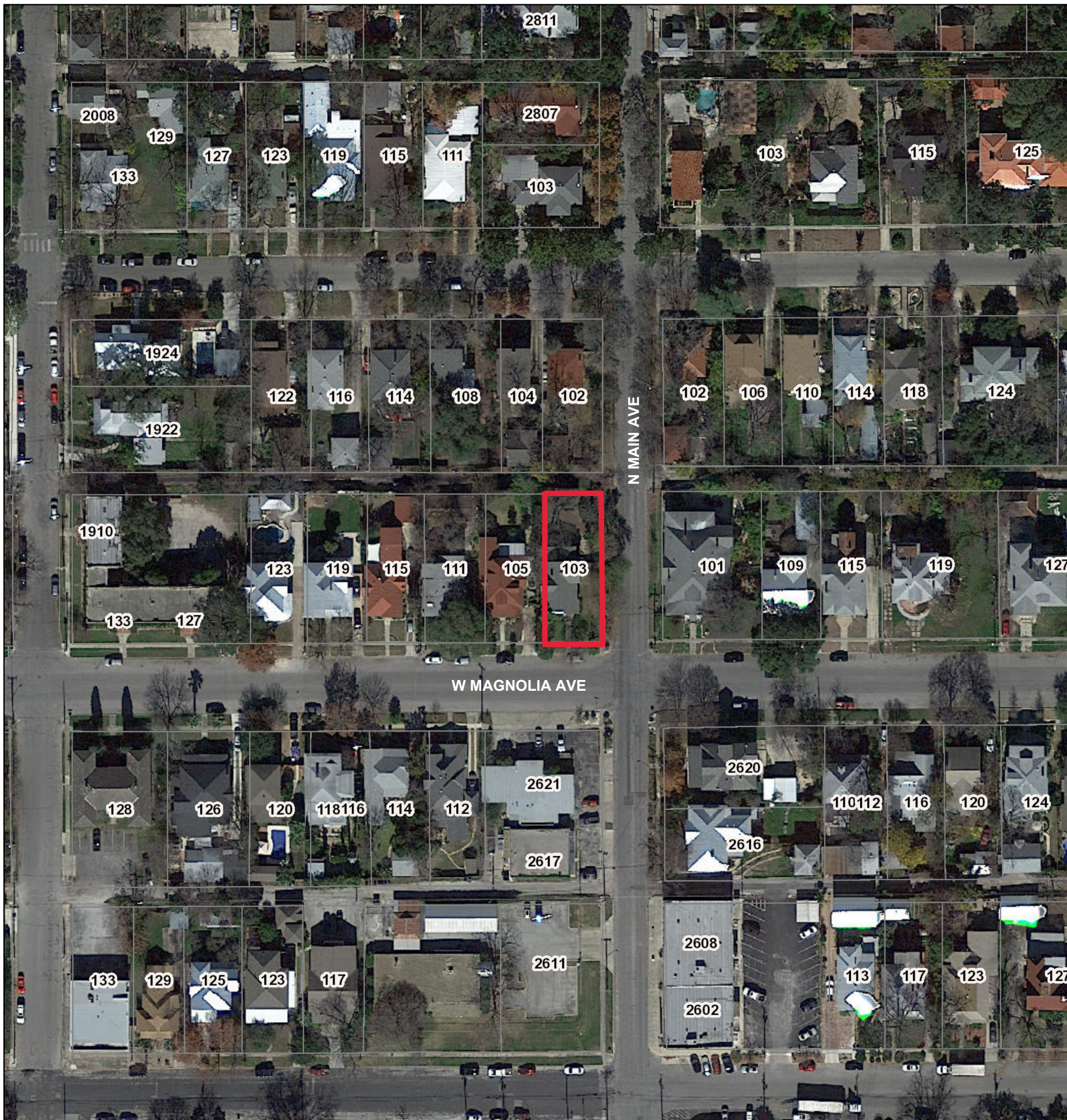
- a. The primary structure located at 103 W Magnolia is a 1-story residential structure constructed circa 1925 in the Craftsman style. The structure features a primary gable roof with a front-facing gable, a wraparound front porch, one over one ganged wood windows, and a 1-story rear addition. The structure is located on a corner lot at the intersection of W Magnolia and N Main. The property is contributing to the Monte Vista Historic District.
- b. **EXISTING ADDITION** – As noted in finding a, the structure contains an existing 1-story rear addition. Based on Sanborn Maps, the addition was constructed after 1951. Staff finds its alteration eligible for administrative approval.
- c. **FOOTPRINT** – The applicant as proposed to construct a new 2-story addition to the primary structure totaling approximately 385 new square feet. The existing primary structure's square footage is approximately 2,100 square feet, including the footprint of the existing 1-story addition. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds that the proposal generally meets this guideline.
- d. **ORIENTATION AND SETBACK** – The applicant has proposed to construct an addition to the rear of the structure. Per the Guidelines, additions should be located at the rear of the structure whenever possible and should be inset behind the front façade to minimize the impact on the public streetscape. Staff finds the orientation and setback generally consistent.
- e. **SCALE** – The proposed addition is 2-story and will be taller than the historic structure's tallest ridge in height. The peak of the addition's ridgeline will be visible from the front and side elevation, both of which are located on primary streets (W Magnolia and N Main). The Historic Design Guidelines state that new additions should be subordinate to the primary structure in height. Staff finds that a 2-story addition may be appropriate, but finds that the ridge height as proposed should be lowered to be subordinate to the primary historic structure's ridgeline to minimize the impact of the addition on the primary historic structure and the view from the public right-of-way. Staff finds that the applicant should modify the roof form to feature an extension of the rear gable with side dormers or explore another roof form that visually reduces the weight and mass of the addition.
- f. **FENESTRATION** – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Fenestration patterns should echo patterns and placement found on the historic structure and on historic structures in the district. Based on the submitted elevations, staff finds a majority of the proposed window sizes, proportions, configurations, and detailing consistent, but finds that the applicant should add additional fenestration to the second story of the west elevation to mitigate the expanse of uninterrupted wall space. Staff also finds that the proposed horizontal window should be modified to a one over one vertically oriented window to be more consistent with the Guidelines.
- g. **MATERIALITY** – The applicant has proposed to use woodlap siding and skirting, asphalt shingle roofing to match the primary structure, and wood windows and doors. Staff generally finds the materials consistent with the Guidelines.
- h. **ROOF FORM** – As noted in finding f, the proposed 2-story rear addition will utilize a gable hip form with side gables. According to the Guidelines, roof forms on additions should respond to the roof form of the primary structure and predominant roof forms used historically in the district. Staff finds that gable roof forms are generally consistent for the structure, but as noted in finding f, finds that the ridge height as proposed should be lowered to be subordinate to the primary historic structure's ridgeline to minimize the impact of the addition on the primary historic structure and the view from the public right-of-way. Staff finds that the applicant should modify the roof form to feature an extension of the rear gable with side dormers or explore another roof form that visually reduces the weight and mass of the addition.
- i. **ARCHITECTURAL DETAILS** - According to the Guidelines for Additions, new additions should feature 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. Staff finds the architectural details generally consistent with the stipulations listed in the recommendation.
- j. **FENESTRATION MODIFICATIONS** – The applicant has proposed to relocate two one over one wood windows on the rear elevation to the new addition. Staff generally finds this consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends conceptual approval based on findings a through j with the following stipulations:

- i. That the applicant modifies the roof form to feature an extension of the rear gable with side dormers or another roof form that separates the historic structure from the addition and visually reduces the weight and mass of the proposed addition as noted in finding i. Updated elevations are required for final approval.
- ii. That the applicant reduces the height of the rear addition to be subordinate to the primary structure.
- iii. That the applicant incorporates additional fenestration on the west elevation to mitigate the expanse of uninterrupted wall space as noted in finding f.
- iv. That the applicant modifies the proposed horizontal windows to be one over one vertically oriented windows as noted in finding f.
- v. That the applicant submits window specifications for final approval. Windows should be fully wood or aluminum clad wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. White color is not allowed, and color selection should be presented to staff. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- vi. That the applicant submits comprehensive material information for final approval.

City of San Antonio One Stop



January 13, 2022

1:1,000

CoSA Addresses

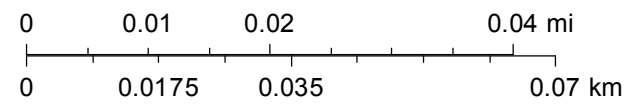
Community Service Centers

Pre-K Sites

CoSA Parcels

BCAD Parcels

COSA City Limit Boundary





103 W. MAGNOLIA - FRONT



103 W. MAGNOLIA. EAST SIDE





103 W MAGNOLIA
REAR









DUESING RESIDENCE

A SINGLE-FAMILY HOME ADDITION & RENOVATION

103 W. MAGNOLIA
SAN ANTONIO, TX 78212

INTERIM REVIEW DOCUMENTS 12-06-21

INDEX OF DRAWINGS:

0201	COVER SHEET/GENERAL INFORMATION
0301	EXISTING PLANS
EX301	EXISTING EXTERIOR ELEVATIONS
A101	SITE PLAN
A301	DEMO PLAN, FLOOR PLAN & ROOF PLAN
A301	EXTERIOR ELEVATIONS
A401	INTERIOR ELEVATIONS
A501	CROSS SECTION, WALL SECTION AND DETAILS
E301	ELECTRICAL PLAN

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF ANY OTHER CODES OR ORDINANCES APPLY, AND CONFORMING TO THEM.
- ISSUANCE OF PLANS FROM THIS DRAFTER'S OFFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, AND REFERENCES TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ALL WORK MUST BE DONE IN STRICT ACCORDANCE WITH CITY BUILDING CODES, ZONING ORDINANCES, MECHANICAL, ELECTRICAL, AND PLUMBING CODES, FIRE CODES AND CITY, STATE, OR FEDERAL ACCESSIBILITY CODES.
- ANY DISCREPANCY OF ERROR IN NOTES, DIMENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COMPLETED SHALL BE SUBJECT TO ADDITIONAL FEES.
- IF ANY MODIFICATIONS ARE MADE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.
- PRIOR TO BEGINNING ANY WORK, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW, AFFECTING WORK TO BE DONE, INCLUDING BUT NOT LIMITED TO EXISTING LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, UTILITIES & EXISTING TREES, EXISTING AND NEW FINISH GRADES & APPROACHES AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. BUILDER SHALL IMMEDIATELY NOTIFY THE DRAFTER'S OFFICE OF ANY PROBLEMS, ANY INCONSISTENCIES BETWEEN EXISTING CONDITIONS AND WORK TO BE DONE, ANY INCONSISTENCIES BETWEEN VARIOUS PARTS OF THESE DRAWINGS, OR FOR CLARIFICATION REQUIRED TO PROCEED WITH WORK AS INDICATED.

- ALL CONTRACTORS AND TRADES SHALL VERIFY CONDITIONS AFFECTING THEIR WORK INCLUDING DIMENSIONS, CLEARANCES, LOCATIONS, MATERIALS, ETC. AND SHALL VERIFY AND PROVIDE COORDINATION AS NECESSARY BETWEEN THEIR WORK AND ALL OTHER WORK, TRADES, OR SPECIALTIES AS REQUIRED.
- SUPPLEMENTARY ITEMS SUCH AS TRIMS, GROUNDING, CALKING, FRAMING, SETTING, CONNECTORS, BLOCKING, FORMING, ETC., NECESSARY TO PROPERLY EXECUTE ALL WORK TO BE DONE OR REASONABLY IMPLIED IN THESE PLANS, INCLUDING MISCELLANEOUS ITEMS COMMON TO TRADE PRACTICES AND NORMALLY USED TO PRODUCE A COMPLETE AND FINISHED PRODUCT, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK ON THE JOB SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY CODES, REGULATIONS, OR ORDINANCES AND IT SHALL BE THE BUILDER'S RESPONSIBILITY TO ENSURE CONFORMANCE TO ALL SAFETY RULES, REGULATIONS, AND FURTHER TO IMMEDIATELY CORRECT ANY UNSAFE OR NON-COMFORMING CONDITION AND SHALL DOCUMENT THAT SUCH CONDITION HAS BEEN CORRECTED.
- BUILDER SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS AND SHALL NOT COVER ANY WORK REQUIRING INSPECTIONS UNTIL AFTER ALL REQUIRED INSPECTIONS ARE MADE AND WORK IS ACCEPTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR MECHANICAL AND ELECTRICAL WORK INCLUDING ALL DOCUMENTATION, DIAGRAMS, OR CALCULATIONS REQUIRED TO OBTAIN THOSE PERMITS, IF NOT PROVIDED IN M.E.P. PACKAGE.
- ELECTRICAL CONTRACTOR SHALL LABEL ALL CIRCUITS ON ELECTRICAL PANELS AND PROVIDE TO THE OWNER A DIAGRAM WITH ROOM NAMES AND/OR NUMBERS WITH A COMPLETE DESCRIPTION OF ALL CIRCUITS.

- PROVIDE SMOOTH TRANSITION BETWEEN ALL ADJACENT SURFACES. CENTER FLOOR TRANSITIONS UNDER DOOR WHEN POSSIBLE.
- PROVIDE BLOCKING AT ALL CABINET AND SHELVING.
- THE BUILDER WILL BE RESPONSIBLE FOR COORDINATING ALL DOCUMENTS ASSOCIATED WITH THE PROJECT WITH SUB-CONTRACTORS. BUILDER SHOULD ENSURE THAT ALL SUBS RECEIVE THE ENTIRE SET OF DRAWINGS AND SPECS (IF ANY). DRAFTER'S OFFICE WILL NOT PROVIDE DOCUMENTS TO SUBS.
- BUILDER TO COORDINATE ALL WORK IN A MANNER THAT ENSURES FUNCTIONALITY OF THE FINAL PRODUCT OR ENSURES THAT FUNCTIONALITY OF THE END PRODUCT IS COORDINATED BETWEEN BUILDER, SUBS AND SEPARATE CONTRACTORS. THE DRAFTER WILL NOT BE HELD RESPONSIBLE FOR NON FUNCTIONAL OR INCOMPLETE PRODUCTS.
- PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 8" ABOVE BATHTUB STANDING SURFACES.
- PROVIDE ATTIC VENTILATION AS REQUIRED.
- ALL PLAN DIMENSIONS SHOWN TO FACE OF STUD U.N.O.
- PROVIDE SOLID CORE DOOR WITH SELF-CLOSER FROM GARAGE INTO LIVING SPACE AND PROVIDE ONE FIXED LOUVER OR SCREENED WALL VENT IN GARAGE PER NUMBER-CAR GARAGE NO HIGHER THAN 18" A.F.F.
- LOCATE ATTIC HVAC UNITS & WATER HEATERS WITHIN 20 FEET OF A SERVICE OPENING.
- HAND RAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF 3 RISERS. TREAD AND RISER DIMENSIONS SHALL COMPLY WITH CURRENT CODE STANDARDS. RAILS SHALL HAVE A 4" MAX CLEAR OPENING BETWEEN BALUSTERS.

ELECTRICAL & PLUMBING NOTES:

- (APPLY PER LOCAL CITY CODE)
- ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT IRC ELECTRICAL CODES.
 - ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS.
 - ELECTRICAL ITEMS SHALL BE MOUNTED AT THE FOLLOWING HEIGHTS A.F.F. UNLESS NOTED OTHERWISE:
 - RECEPTACLE/OUTLETS 12"
 - TELEPHONE OUTLETS 12"
 - BATHROOM OUTLETS 44"
 - WASHER/DRYER RECEPTACLES 44"
 - KITCHEN COUNTER RECEPTACLES 44"
 - REFRIGERATOR RECEPTACLES 44"
 - SWITCHES FOR LIGHTS, FANS, ETC. 48"
 - BATHROOM AND KITCHEN RECEPTACLES SHALL BE GFI
 - EXTERIOR RECEPTACLES SHALL BE GFI AND WEATHER PROTECTED.
 - SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS A MINIMUM OF 7' 0" FROM DUCT OPENINGS AND SHALL BE PERMANENTLY HARD WIRED WITH A BATTERY BACKUP.
 - VENT ALL GAS OUT.
 - WHERE APPLICABLE COORDINATE ALL APPLIANCE POWER REQUIREMENTS PER MANUFACTURERS REQUIREMENTS PRIOR TO ORDERING MATERIALS.

ABBREVIATIONS:

ABV.	ABOVE	EXT.	EXTERIOR	REFR.	REFRIGERATOR
ADJ.	ADJACENT	F.D.	FLOOR DRAIN	RSC	ROUGH SAWN CEDAR
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	S	SHELF
ALUM.	ALUMINUM	FG	FIXED GLASS WINDOW	SD	SOLID CORE DOOR
APPROX.	APPROXIMATELY	FLA.	FLOOR	SH	SINGLE HUNG WINDOW
ARCH TOP		F.P.	FIREPLACE	SHV	SHED/SHEDS
BLK.	BLOCK	GLS.	GLASS	SHT	SHEET
BM	BEAM	H	HOLE	SHWR	SHOWER
BOT.	BOTTOM	HB	HOLE B/B	SM	SIMILAR
CL	CENTER LINE	HC	HOLLOW CORE DOOR	SHP	SHOE
C.O.	CESING	HDR	HEADER	SP	SPACE
COL.	COLUMN	K.S.	KNEE SPACE	SPEC'S	SPECIFICATIONS
CONC.	CONCRETE	LAV	LAVATORY	S.R.A.	SHEET ROCK ARCH OPENING
CONTR.	CONTRIBUTOR	MANUF.	MANUFACTURER	S.R.O.	SHEET ROCK OPENING
CPT.	CAPIT	MAS	MASCHERY	STOR.	STORAGE
DBL.	DOUBLE	MC	MEDICINE CABINET	S.O.	SHEET VINYL
DN.	DOWN	MIN.	MINIMUM	TEMP.	TEMPERED GLASS
DN	DOUBLE HUNG WINDOW	MTL.	METAL	TYP.	TYPICAL
DR.	DOWN	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
D.W.	DISH WASHER	OPNG.	OPENING	W/C	WATER CLOSET
DWG	DRAWING	OPT	OPTIONAL	WH	WATER HEATER
EA	EACH	PODR	POWDER ROOM	W/LC	WALK IN CLOSET
ELEC.	ELECTRIC	PCKT	POCKET DOOR	W	WATER
ELEV.	ELEVATION	PL / PLT	PLATE HEIGHT	R	ROOF
EQ	EQUAL	R	ROOF		

SYMBOLS LEGEND:

	ELEVATION REFERENCE KEY
	SECTION REFERENCE KEY
	CEILING HEIGHT TRANSITION
	FLOOR HEIGHT TRANSITION
	WOOD TILE FLOOR TRANSITION - CENTER UNDER DOOR WHERE APPLICABLE
	DETAIL REFERENCE KEY

ADOPTED CODES:

2018 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMENDMENTS
2018 FIRE CODE W/ LOCAL AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS
2017 NATIONAL ELECTRIC CODE

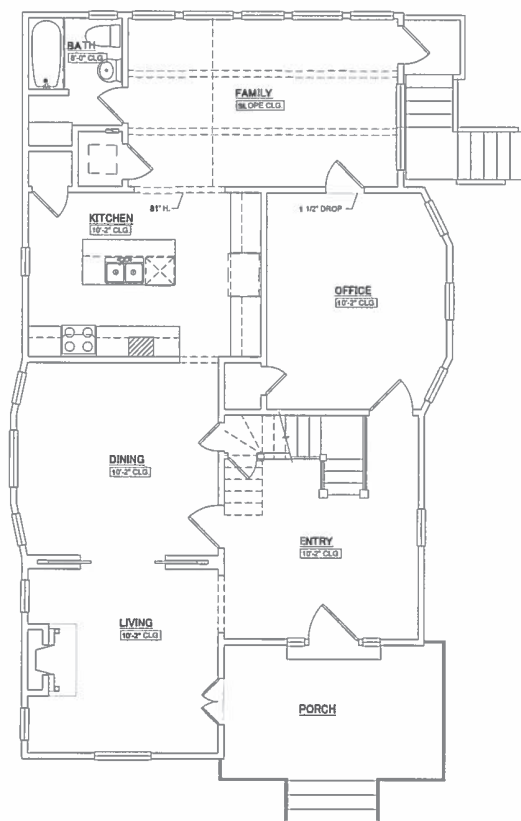
PROJECT TEAM:

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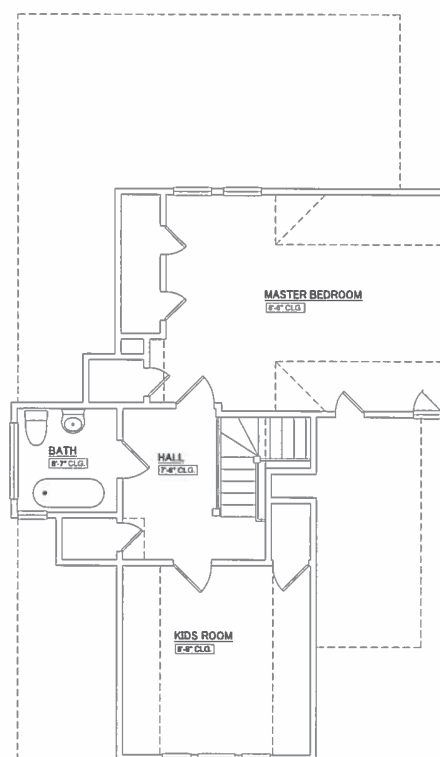
SQUARE FOOTAGE TABULATIONS:

EXISTING LIVING AREA	2,131
LIVING AREA ADDITION	385
TOTAL	2,516

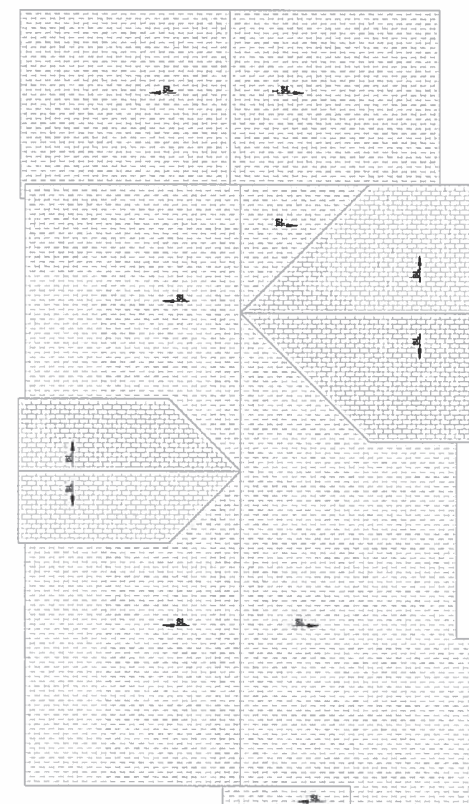
EXISTING



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



2 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



INTERIM REVIEW DOCUMENTS

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SINGLE-FAMILY HOME
DUESING RESIDENCE

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FOR INTERIM REVIEW ONLY
NOT FOR REGULATORY APPROVAL
PERMIT OR CONSTRUCTION PURPOSES
ARCHITECT: ROBERT C. MURRAY
TX. REGISTRATION NO.: 3865

REVISIONS:

JOB NO.
R2110

DRAWN BY:
MRH

DATE
12/08/2021

SHEET NO.:
EX201

EXISTING



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

INTERIM REVIEW DOCUMENTS

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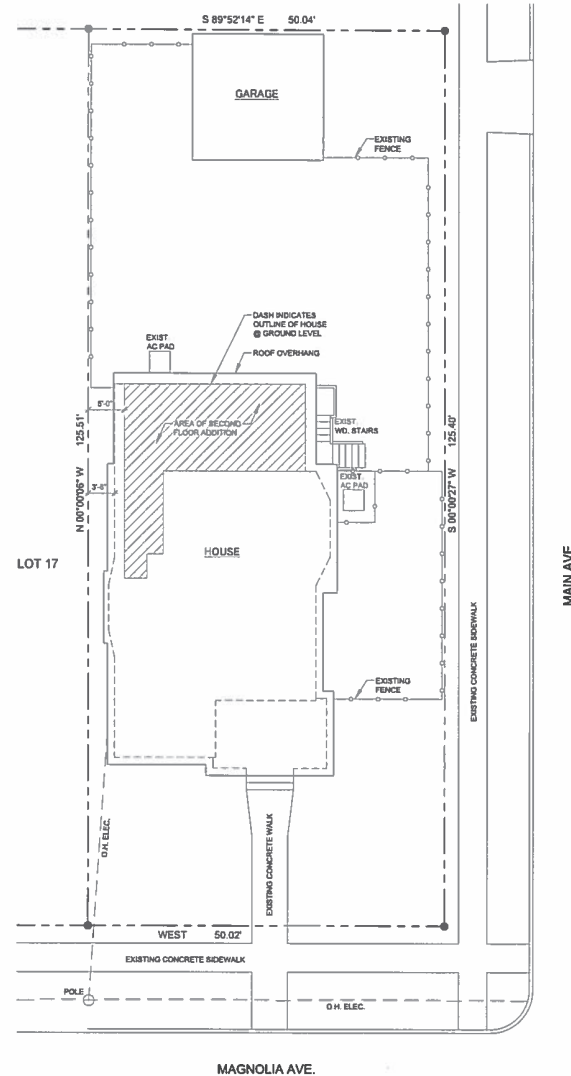
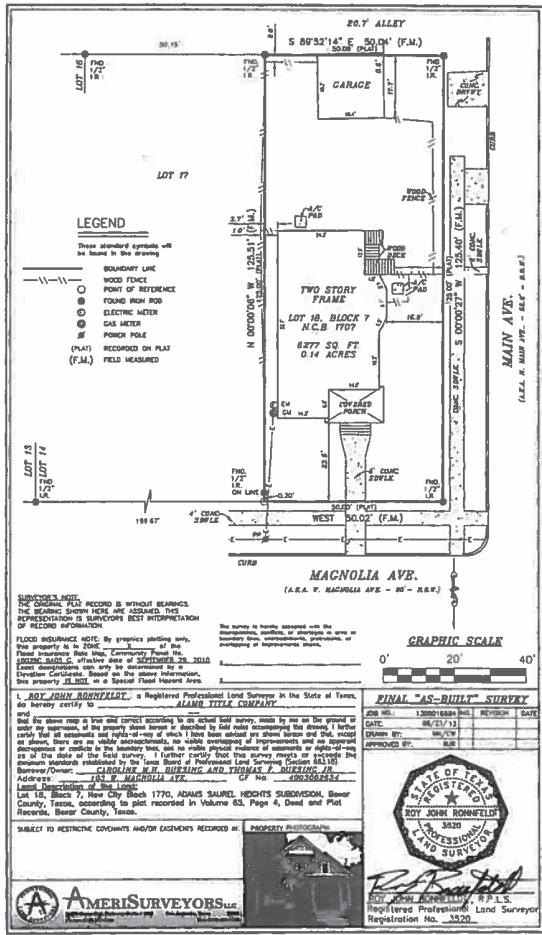
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DATE
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SHEET NO.
EX301



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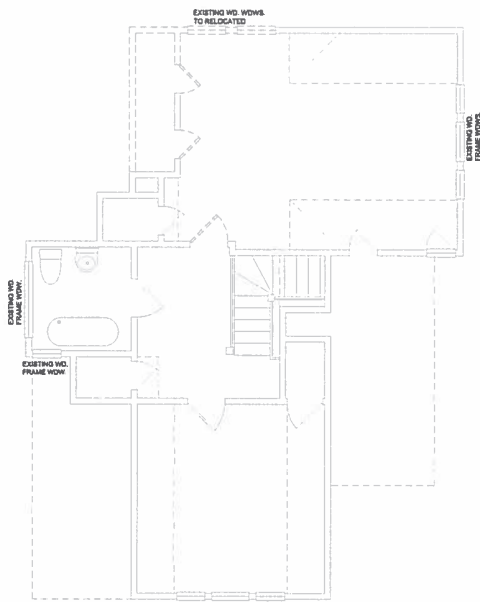
REVISIONS:

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R2110

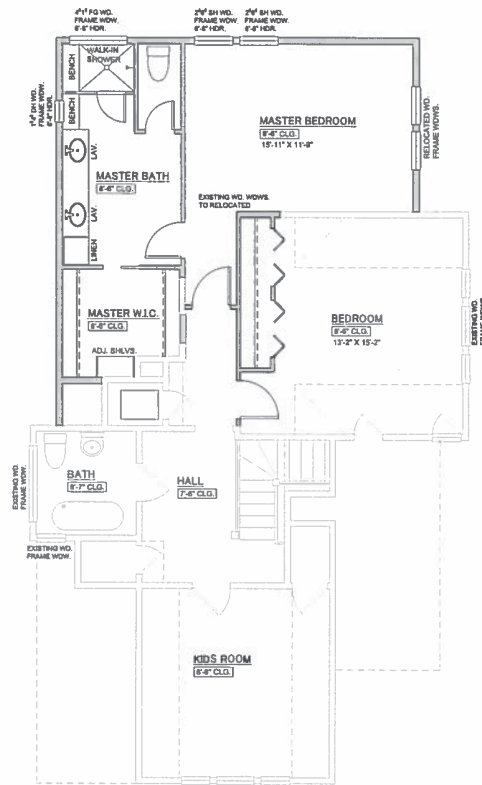
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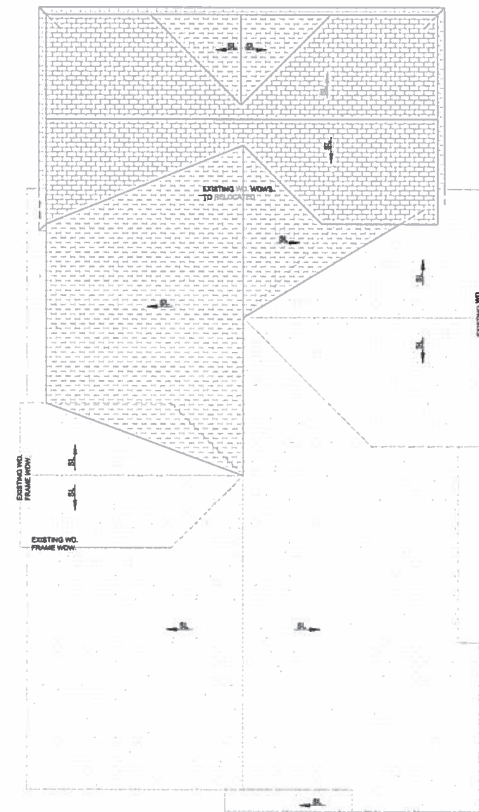
SHEET NO.
A101



1 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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DATE:
12/06/2021

SHEET NO.:
A301