HISTORIC AND DESIGN REVIEW COMMISSION
April 17, 2024

HDRC CASE NO:	**2024-146**
ADDRESS:	314 MUNCEY
LEGAL DESCRIPTION:	NCB 1658 BLK F LOT N 90 FT OF 20
ZONING:	R-5, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Adan Ochoa/AO Design, LLC
OWNER:	PEREZ ANTONIO
TYPE OF WORK:	Construction of a rear addition, rehabilitation, roof replacement, fenestration modifications, window replacement, porch modifications
APPLICATION RECEIVED:	April 01, 2024
60-DAY REVIEW:	May 31, 2024
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Perform rehabilitative scopes of work including foundation repair, the removal of non-original façade materials including vinyl siding and faux brick, and in-kind roof replacement.
2. Replace the existing, non-original front door with a Craftsman style wood door.
3. Install composite shingle shakes beneath the gables on the east, west and south facades.
4. Perform modifications to the existing front porch by raising the height of the non-original concrete porch, replacing the non-original wrought iron columns, and constructing a wraparound porch element.
5. Modify the existing fenestration pattern on the south façade by removing an original ganged window opening beneath the gable and installing a set of French doors to be off set from the gable.
6. Construct a rear addition to feature a footprint of approximately 332 square feet.

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.

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

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

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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 material*s—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

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

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

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

B. SCREENING

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

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

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

6. Designing for Energy Efficiency

A. BUILDING DESIGN

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

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

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

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

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: 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.
- 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- 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 true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer’s color is not allowed and color selection must be presented to staff.

FINDINGS:

a. The historic structure at 314 Muncey was constructed circa 1910 in the Folk Victorian style and features a gable front and wing configuration. Currently the structure features non-original façade materials and non-original windows. The structure is contributing to the Dignowity Hill Historic District and is first found on the 1912 Sanborn Map.
b. REHABILITATIVE SCOPES – The applicant has proposed to perform rehabilitative scopes of work including foundation repair, the removal of non-original façade materials including vinyl siding and faux brick, and in-kind roof replacement. Staff finds the proposed scopes of work to be appropriate and consistent with the Guidelines; however, staff finds that all original siding should be repaired, in-kind and that original roof profiles and decorative elements be preserved when the roofing materials are replaced.
c. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing, non-original front door with a Craftsman style wood door. Staff finds the proposed door replacement to be appropriate; however, staff finds the proposed style to be inappropriate for the Folk Victorian style of the historic structure. The Guidelines for Exterior Maintenance and Alterations 6.B.i. notes that replacement doors should match the size, material, and profile of the historic element. Staff finds that a door appropriate for the Folk Victorian style should be installed.
d. COMPOSITE SHINGLE SHAKES – The applicant has proposed to install composite shingle shakes beneath the gables on the east, west and south facades. The is no information and no historic photos that show shake shingles beneath the gables on this historic structure. While this is common on some Folk Victorian structures,

it is not universal. Staff finds that architectural or ornamental elements that are not original to the structure should not be added as they would give a false sense of historic appearance.

e. FRONT PORCH MODIFICATIONS – The applicant has proposed to perform modifications to the existing front porch by raising the height of the non-original concrete porch, replacing the non-original wrought iron columns, and constructing a wraparound porch element. The 1912 Sanborn Map shows the porch in its current footprint. Generally, staff finds the replacement of the non-original wrought iron porch columns and the raising of the concrete porch to be appropriate. The applicant has noted the installation of 6x6 chamfered columns with capital and base trim, which staff finds appropriate. Staff does not find the construction of a wraparound porch element to be appropriate nor does staff find the construction of this element to be consistent with the Guidelines. The Guidelines for Exterior Maintenance and Alterations 7.B.iv. notes that elements and details that create a false historic appearance should not be added. Staff finds the construction of a wraparound porch that never historically existed is inconsistent with the Guidelines. A final column detail should be submitted to OHP staff for review and approval.

f. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the existing fenestration pattern on the south façade by removing an original ganged window opening beneath the gable and installing a set of French doors to be off-set from the gable. The current openings are not centered beneath the gable and are likely not original in their exact location; however, a single or ganged windows beneath a side gabled is consistent with the Folk Victorian style. Staff finds the removal of fenestration at this location to be inconsistent with the Guidelines, which notes the preserve existing window and door openings. Additionally, the Guidelines for Exterior Maintenance and Alterations 6.A.i. recommends against creating new primary entrances or window openings on the primary façade or where visible from the public right of way. Staff finds the proposed modification to be inconsistent with the Guidelines. Staff finds that the original window condition beneath the gable should be returned if modifications are proposed in this location.

g. ADDITION – The applicant has proposed to construct an addition to feature a footprint of approximately 332 square feet. The addition will extend to the side of the primary historic structure.

h. ADDITION (Footprint & Massing) – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. The applicant has proposed for the rear addition to extend out approximately eleven (11) feet from the historic structure's side (south) façade. Generally, staff finds that the proposed addition features a massing and footprint that are not consistent with the Guidelines, given the extension from the side facade. However, given the lack of space in the rear yard, staff finds that a substantial decrease in the proposed extension of the addition may be appropriate. Staff finds that the proposed addition's extension should be reduced by approximately half of its proposed length.

i. ADDITION (Materials) – The applicant has proposed for the addition to feature materials that include #117 profile wood siding, an asphalt shingle roof, composite shingle shakes beneath gables, wood trim and aluminum clad wood windows. Generally, staff finds the proposed materials to be appropriate. Generally, staff finds the proposed materials to be appropriate; however, staff finds that the proposed aluminum clad wood windows should meet staff's standards for windows in additions, as noted in the applicable citations. Additionally, staff finds the gable material profile should match that found historically on the original structure; lap siding.

j. ARCHITECTURAL DETAILS – As noted in finding i, staff does not find the proposed addition to be consistent with the Guidelines. Staff finds that a substantial decrease in the proposed extension of the addition should be incorporated into the design. Additionally, the applicant has proposed a sliding window on the addition's rear (east) wall and no fenestration on the addition's side (south) or front (east) wall. Staff finds that fenestration should be added to each blank wall and that the sliding window should be modified to feature a profile consistent with those found historically within the district.

RECOMMENDATION:

1. Staff recommends approval of item #1, rehabilitative scopes of work based on finding b with the following stipulations:
    i. That all original siding should be repaired, in-kind and that original roof profiles and decorative elements be preserved when the roofing materials are replaced.

2. Staff recommends approval of item #3, the replacement of the existing front door based on finding d with the following stipulation:
    i. That a door appropriate for the Folk Victorian style should be installed. This door should be submitted to OHP staff for review and approval prior to purchase and installation.
    ii. That the historic transom window be preserved in place.
3. Staff does not recommend approval of item #4, the installation of composite shake shingle beneath roof gables based on finding e. The is no information and no historic photos that show shake shingles beneath the gables on this historic structure. The 117 wood siding proposed for the remainder of the facade would be appropriate.
4. Staff does not recommend approval of item #5, the construction of a wraparound porch element, based on finding f. While staff finds the raising of the concrete porch and replacement of columns to be appropriate, staff find the proposed wraparound porch to be inconsistent with the Guidelines. A final column detail should be submitted to OHP staff for review and approval.
5. Staff does not recommend approval of item #6, a modification to the existing fenestration pattern on the south façade by removing an original ganged window opening beneath the gable and installing a set of French doors to be off set from the gable. Staff finds the proposed modification to be inconsistent with the Guidelines. Staff recommends that the original window condition beneath the gable should be returned if modifications are proposed in this location.
6. Staff does not recommend approval of item #7, the construction of an addition, as proposed based on findings g through j. Staff recommends the following:
    i. That the applicant reduce the addition's extension to the south by approximately half of its current length.
    ii. That the proposed aluminum clad wood windows should meet staff's standards for windows in additions, as noted in the applicable citations.
    iii. That the gable material profile should match that found historically on the original structure; lap siding.
    iv. That fenestration should be added to each blank wall and that the sliding window should be modified to feature a profile consistent with those found historically within the district.

City of San Antonio One Stop

April 12, 2024

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

City of San Antonio GIS
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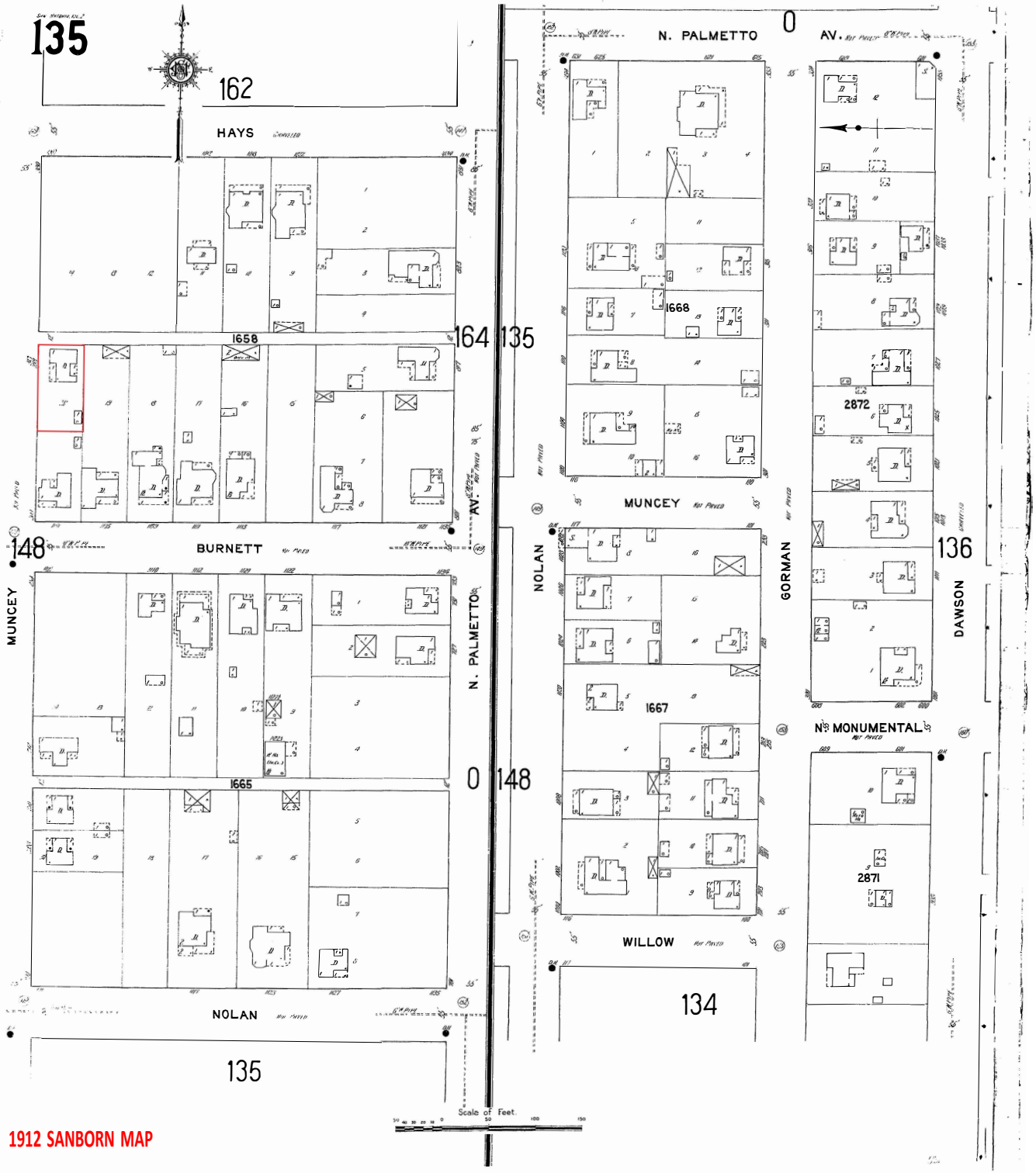
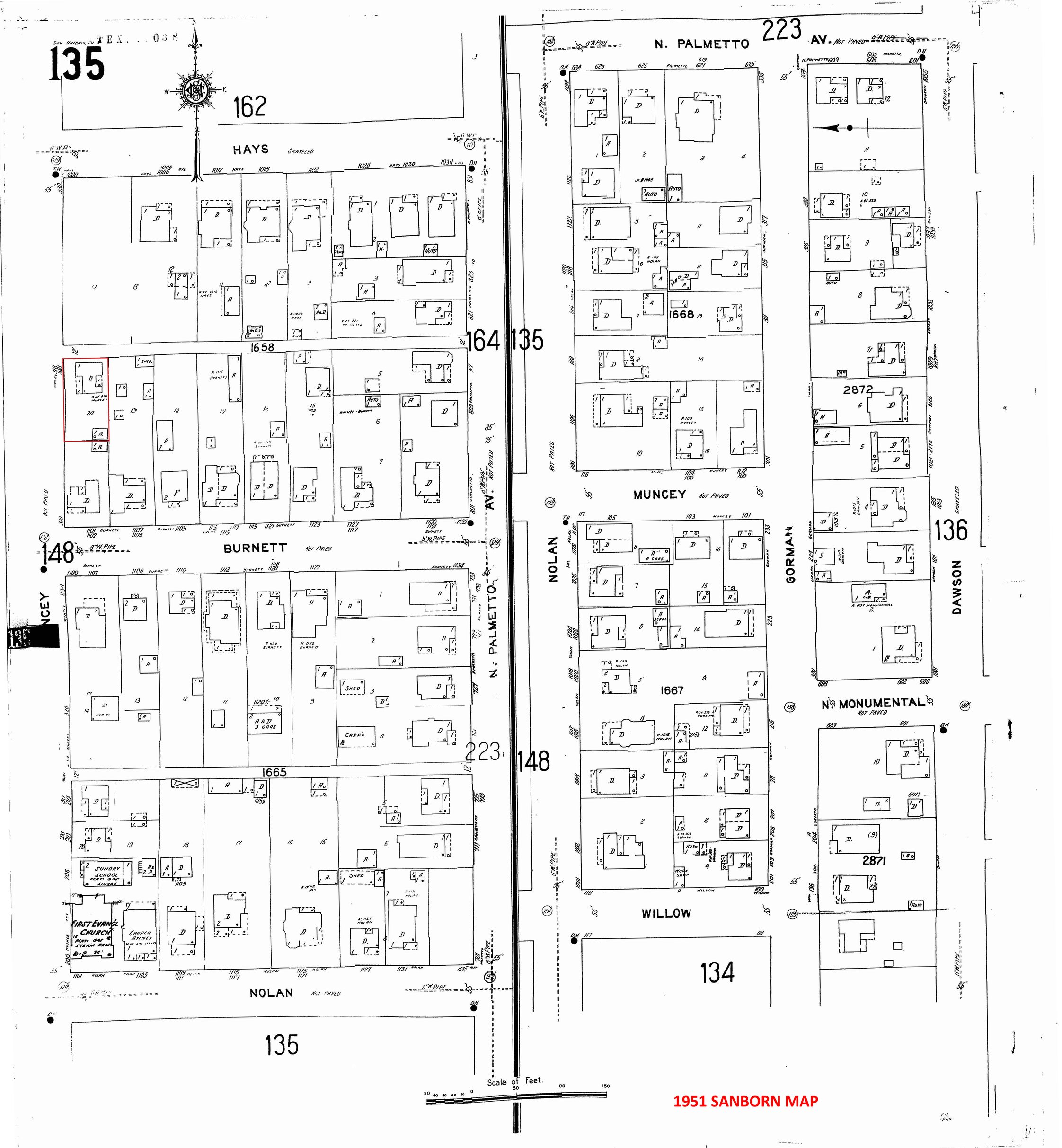


1912 SANBORN MAP



1951 SANBORN MAP

Description of Scope of Work

Client is requesting to have their residential home located in the Digwitty District be remodeled and include an addition. Their existing residence has a current square footage of 919 square feet, they are wishing to remove a back portion of a past addition and rebuild it to include an additional 332 square feet. The addition will include: a master bathroom, master closet, stand up washer and dryer closet, guest bathroom and an office. The existing residence will have foundation work to it, to include leveling and replacing cedar post with concrete post. The client would like to remove the existing vinyl siding and faux brick (see D1.1, D1.2 #2, #10), to expose the existing D-117 wood siding. The D-117 siding (see specification of materials #1) will also be used on the new addition (see A1.2 #7). All old siding being removed for new addition will be reused for patching of the existing home. The existing 3 tab shingle roof (see D1.1, D1.2 #1) will be removed and installed with new 3 tab shingles (see specification of materials #3 and A1.2 #1). Three aluminum windows (see D1.1, D1.2 #5) will be removed and two will be replaced with new Jeld Wen aluminum clad windows (see specification of materials #6, #7 and A1.1, A1.2 #1, #2). Client will submit drawings of new windows for approval. The client would like to remove an existing aluminum double window (D1.1 #5) and add a side French door entrance (see specification of materials #5 and A1.1, A1.2 *A), along with a continuous wraparound porch and change out the front fiberglass door for an all wood craftsman style door (see specification of materials #6 and A1.1, A1.2 *D). The existing concrete porch will be raised to match the existing level of the house. The existing wrought iron supports will be removed and replaced with 6x6 chauffeured columns (see specification of materials #8 and A1.2 #11). All new gable insets will be HardiShingle Siding Staggered Edge (see specification of materials #2 and A1.2 #3). All new plumbing, electrical and add an additional ac unit. Install new insulation in walls and ceiling.

The client would like to "Thank You" for your time and consideration on their project.

Current Photos

North Elevation

South Elevation

East Elevation

West Elevation

Specification of Materials

1.

D-117 Wood Siding (A1.2 #7)

2.

Hardi Siding Jag (A1.2 #3)

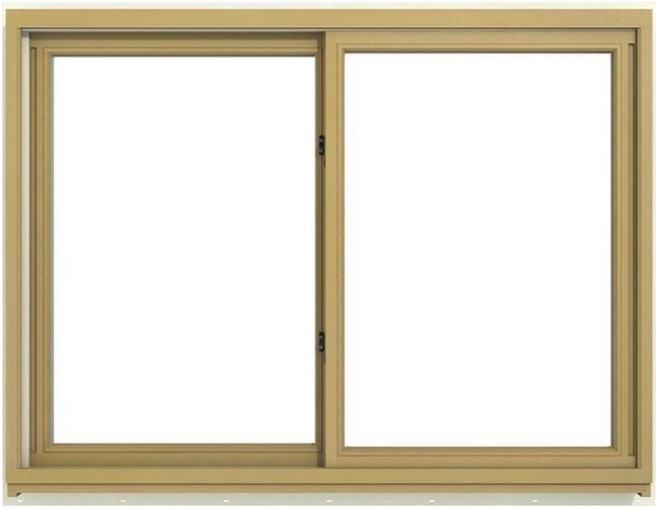
3.

3 Tab Asphalt Shingles (color unknown) (A1.2 #1)

4.

Craftsman Door (A1.1, A1.2 *D)

5.
JELD-WEN Aluminum Clad Wood (A1.1, A1.2 *A)

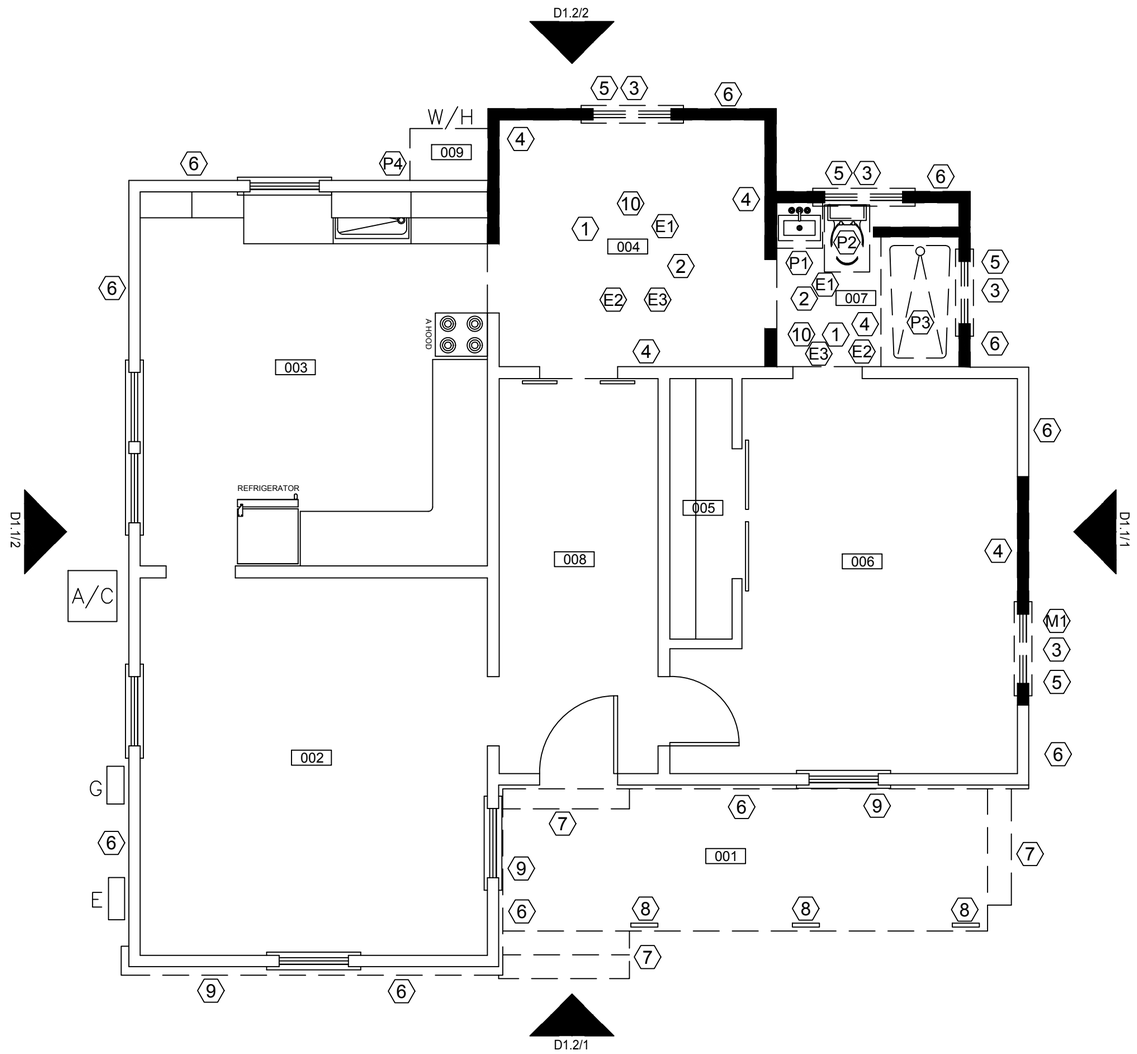


6. JELD-WEN Aluminum Clad Wood Slider (A1.1, A1.2 #2)

7. JELD-WEN Aluminum Clad Wood Double Hung (A1.1, A1.2 #1)

8.

chauffeured columns (A1.2 #11)



1 DEMOLITION FLOOR PLAN

Scale: 1/4" = 1'-0"

0 1 5 10

GRAPHIC SCALE

GENERAL NOTES

1. ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
2. AFTER DEMOLITION IS COMPLETE, A FINAL INSPECTION OF ALL EXPOSED STRUCTURE AND MATERIALS WILL BE CONDUCTED BY CONTRACTOR FOR ANY UNFORESEEN CIRCUMSTANCES .
3. ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

CONTRACTOR

1. REMOVE ALL CEILING/ WALL GYPSUM BOARD.
2. REMOVE EXISTING LAMINATE/ CARPET/ TILE FLOORING
3. REMOVE ALL WINDOW/ DOOR AND TRIM AS NEEDED.
4. REMOVE EXISTING SHIPLAPS AND STUDS.
5. REMOVE EXISTING WOOD/ GLASS DOOR AND FRAME
6. REMOVE EXISTING VINYL SIDING
7. REMOVE EXISTING PORCH STEPS.
8. REMOVE EXISTING IRON COLUMNS.
9. REMOVE EXISTING FAUX BRICK
10. REMOVE EXISTING SUBFLOOR, JOIST AND PIERS.

PLUMBER

- P1 REMOVE SINK AND CAP WATER LINES.
- P2 REMOVE TOILET AND PLUG SEWER LINE.
- P3 REMOVE ENTIRE TUB/ SHOWER UNIT.
- P4 REMOVE WATER HEATER.

MECHANICAL

- M1 REMOVE EXISTING WINDOW UNIT.

ELECTRICAL

- E1 REMOVE ALL CEILING LIGHTS AND FANS.
- E2 REMOVE ALL WALL OUTLETS AND SWITCHES.
- E3 REMOVE ALL ELECTRICAL WIRES.

LEGEND

001	FRONT PORCH	005	CLOSET
002	LIVING ROOM	006	MASTER BEDROOM
003	KITCHEN	007	MASTER BATHROOM
004	OFFICE	008	FOYER
		009	WATER HEATER

919 SQUARE FEET
161 WORK AREA SQUARE FEET

WALLS TO BE REMOVED.

AO DESIGN

AO DESIGN, LLC

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234 GROSVENOR
SAN ANTONIO, TEXAS

T. 210-632-2154
E. aodesign.ochoa@gmail.com

314 MUNCEY STREET

SHEET INDEX

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AO DESIGN, LLC,

DESIGN DRAWINGS AND SPECS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT AND SHALL BE RETURNED TO HIM/ HER UPON THE COMPLETION OF THE CONSTRUCTION WORK. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER. ANY CHANGERS MADE OUTSIDE THE SCOPE OF WORK AND/ OR AFTER THE APPROVAL OF THE CITY WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT. ALL M.E.P IS DESIGNED AS SCHEMATIC, OWNER IS RESPONSIBLE FOR HIRING A M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX–XX

DATE: MARCH 28, 2024

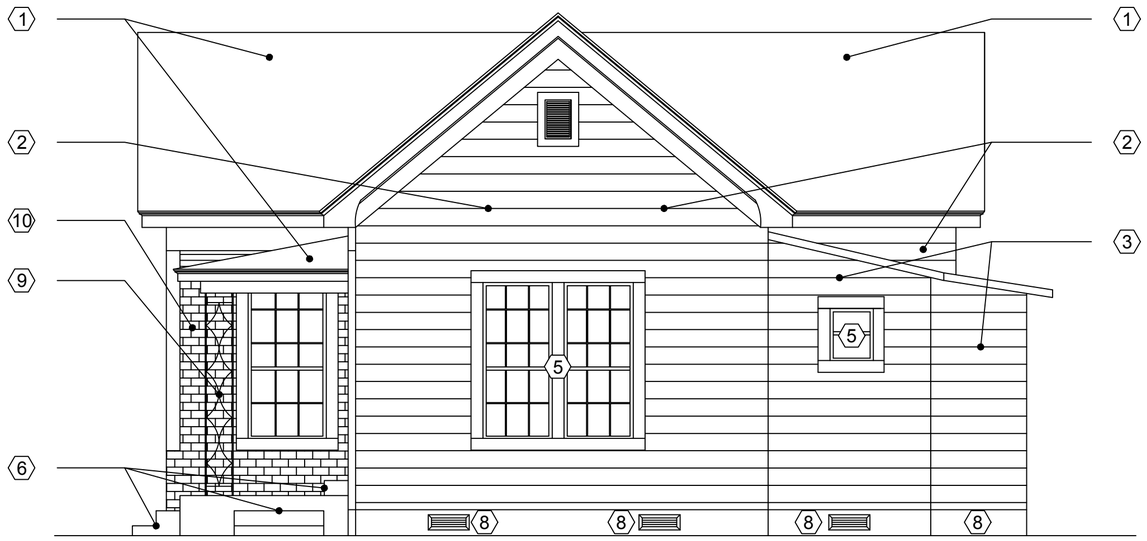
DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

DEMOLITION PLAN

sheet

D1.0

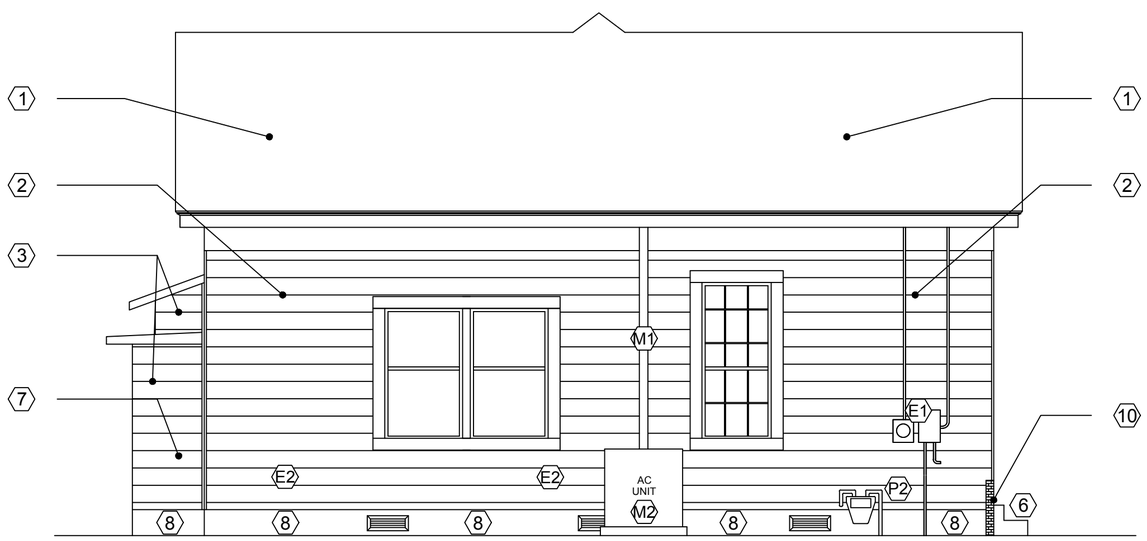


1 DEMOLITION NORTH ELEVATION

Scale: 1/4" = 1'-0"

0 1 5 10

GRAPHIC SCALE



2 DEMOLITION SOUTH ELEVATION

Scale: 1/4" = 1'-0"

0 1 5

GRAPHIC SCALE

GENERAL NOTES

1. ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
2. AFTER DEMOLITION IS COMPLETE, A FINAL INSPECTION OF ALL EXPOSED STRUCTURE AND MATERIALS WILL BE CONDUCTED BY CONTRACTOR FOR ANY UNFORESEEN CIRCUMSTANCES .
3. ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

CONTRACTOR

1. REMOVE ALL ASPHALT SHINGLES AND INSPECT DECKING
2. REMOVE EXISTING VINYL SIDING
3. REMOVE ALL SIDING, STUDS, RAFTERS, JOIST AND PIERS
4. REMOVE ALL TPO, DECKING AND RAFTERS
5. REMOVE WINDOWS AND/ OR DOORS
6. REMOVE CONCRETE STAIRS
7. REMOVE WATER HEATER CLOSET
8. REMOVE ALL SKIRTING AND VENTS AROUND THE HOUSE.
9. REMOVE ALL IRON COLUMNS
10. REMOVE ALL FAUX BRICK

PLUMBER

P1 REMOVE GAS WATER HEATER AND CAP GAS LINE

P2 CALL CPS TO DISCONNECT GAS METER

MECHANICAL

M1 REMOVE EXPOSED AC LINES

M2 REMOVE OUTSIDE AC UNIT AND PAD STORE FOR REINSTALL

ELECTRICAL

E1 REMOVE ELECTRICAL METER, PHONE AND CABLE BOX

E2 REMOVE ALL ELECTRICAL EXPOSED WIRES

AO DESIGN

AO DESIGN, LLC

ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS

T. 210-632-2154
E. aodesign.ochoa@gmail.com

314 MUNCEY STREET

SHEET INDEX

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7	A1.0	OVERALL PLAN
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14	P1.0	PLUMBING– WATER
15	P1.1	PLUMBING– SEWER
16	S1.0	FOUNDATION PLAN
17	S1.1	FOUNDATION DETAILS

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PROJECT NO. XXX–XX

DATE: MARCH 28, 2024

DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

DEMOLITION ELEVATION

sheet

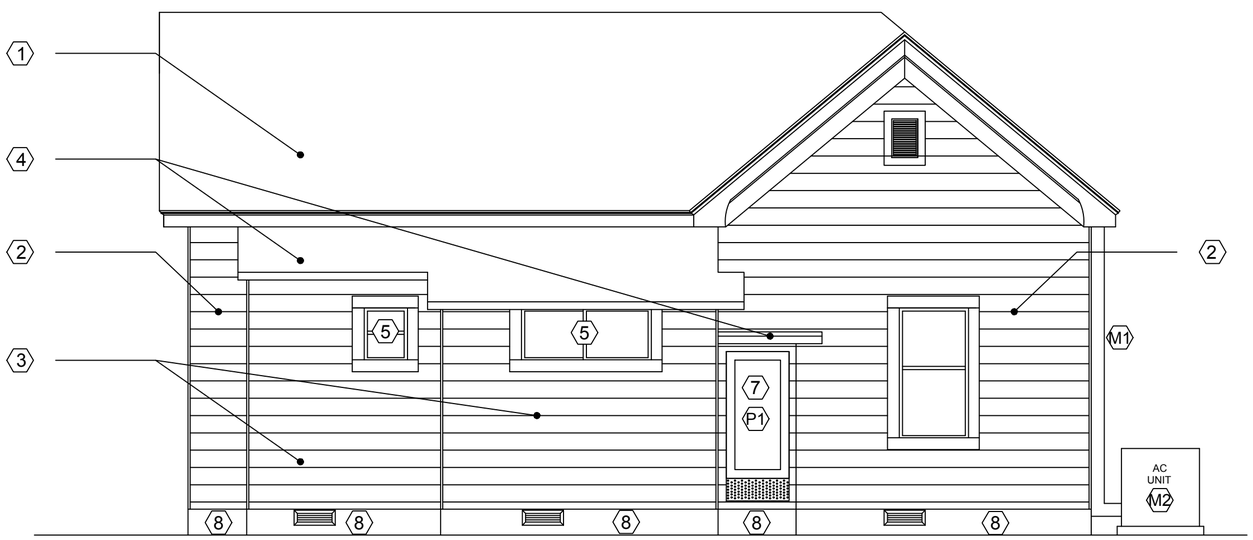
D1.1

1 EAST ELEVATION

Scale: 1/4" = 1'-0"

0 1 5

GRAPHIC SCALE



2 WEST ELEVATION

Scale: 1/4" = 1'-0"

0 1 5

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PROJECT NO. XXX–XX

DATE: MARCH 28, 2024

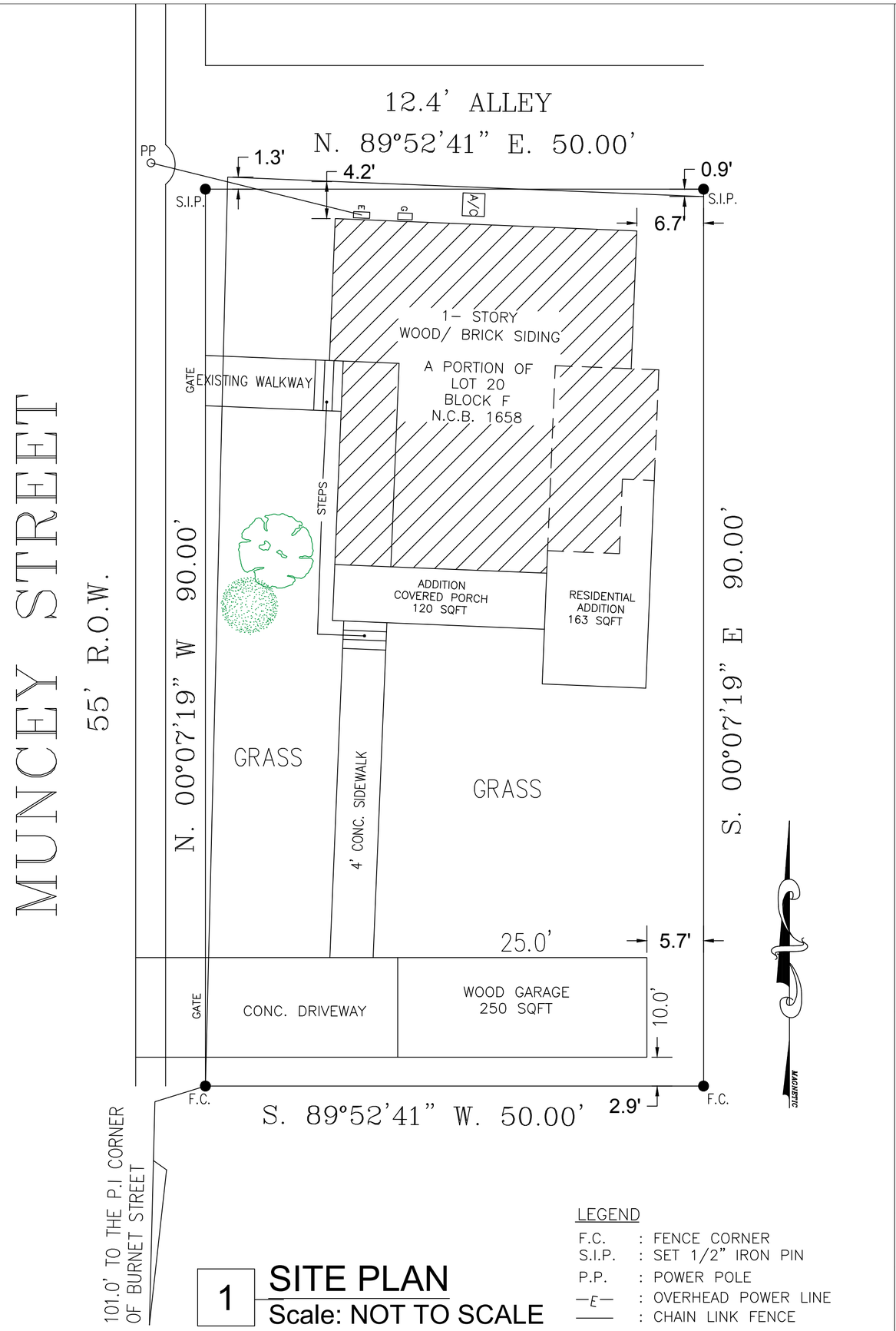
DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

DEMOLITION ELEVATION

sheet

D1.2



1 SITE PLAN
Scale: NOT TO SCALE

LEGEND

F.C.	: FENCE CORNER
S.I.P.	: SET 1/2" IRON PIN
P.P.	: POWER POLE
—E—	: OVERHEAD POWER LINE
——	: CHAIN LINK FENCE

ADDRESS
314 MUNCEY STREET
PORTION OF LOT 20
BLK F N.C.B. 1658

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.
3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS AND SETBACK REQUIREMENTS.
4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.
5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.
6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.
7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.
8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.
9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.
11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2021 IBC.
12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.
13. PROVIDE DETAIL INSTRUCTIONS ON TREE TRIMMING AND/ OR REMOVAL.

SITE PLAN

AO DESIGN

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314 MUNCEY STREET

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PROJECT NO. XXX-XX
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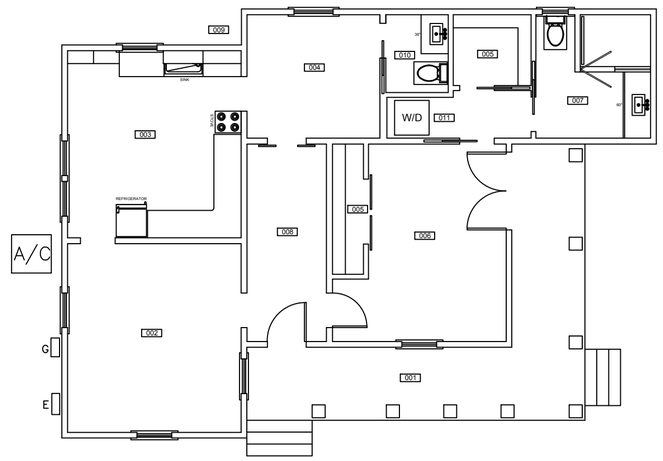
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A0.2
3 of: 17



1 OVERALL FLOOR PLAN
Scale: 1/8" = 1'-0"

0 1 5 10
GRAPHIC SCALE

LEGEND

001	FRONT PORCH	007	MASTER BATHROOM
002	LIVING ROOM	008	FOYER
003	KITCHEN	009	WATER HEATER
004	OFFICE	010	GUEST BATHROOM
005	CLOSET	011	WASHER/ DRYER
006	MASTER BEDROOM		

1,081 SQUARE FEET
332 ADDITION SQUARE FEET

1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

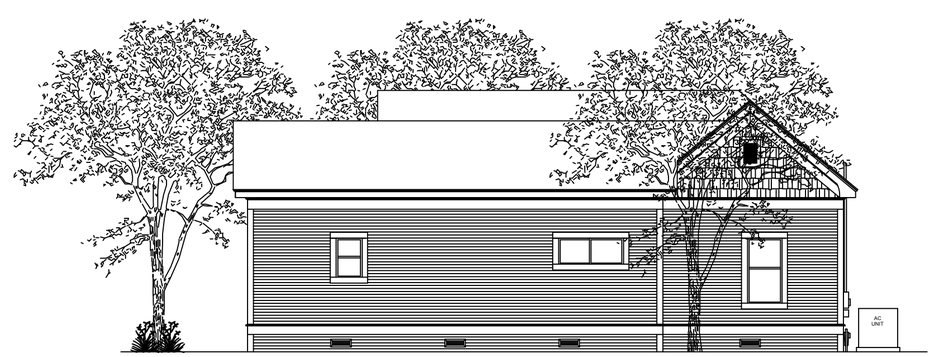
0 1 5 10

3 EAST ELEVATION
Scale: 1/8" = 1'-0"

0 1 5 10
GRAPHIC SCALE

2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

0 1 5 10
GRAPHIC SCALE



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

0 1 5 10
GRAPHIC SCALE

OVERALL FLOOR PLAN

AO DESIGN

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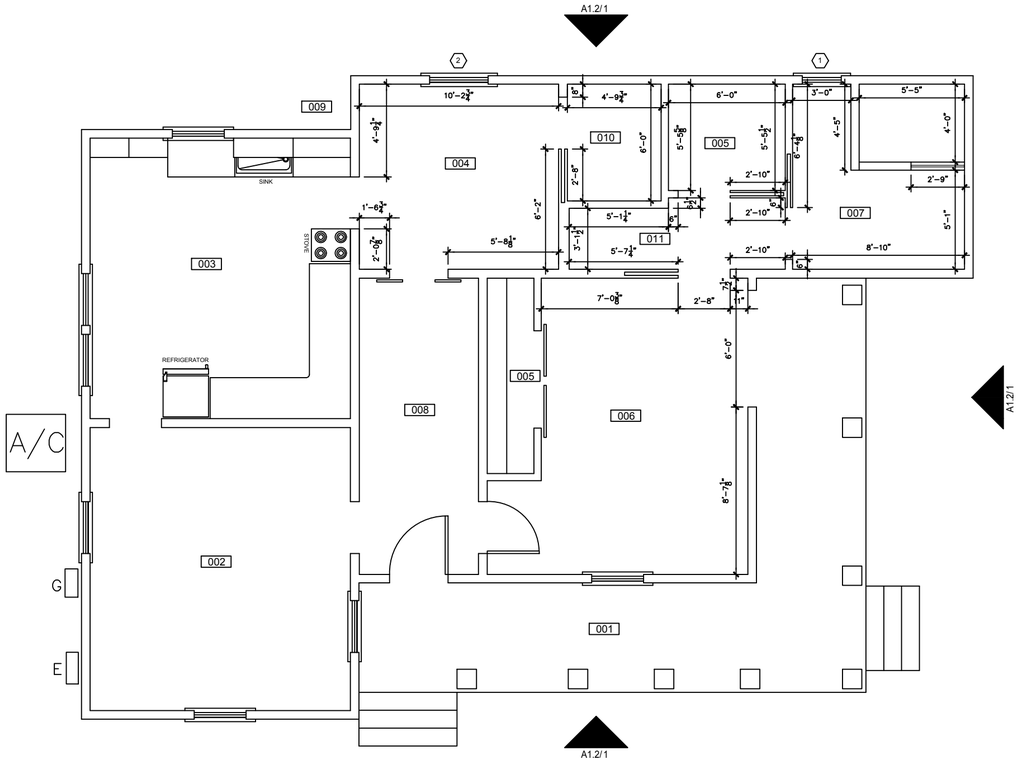
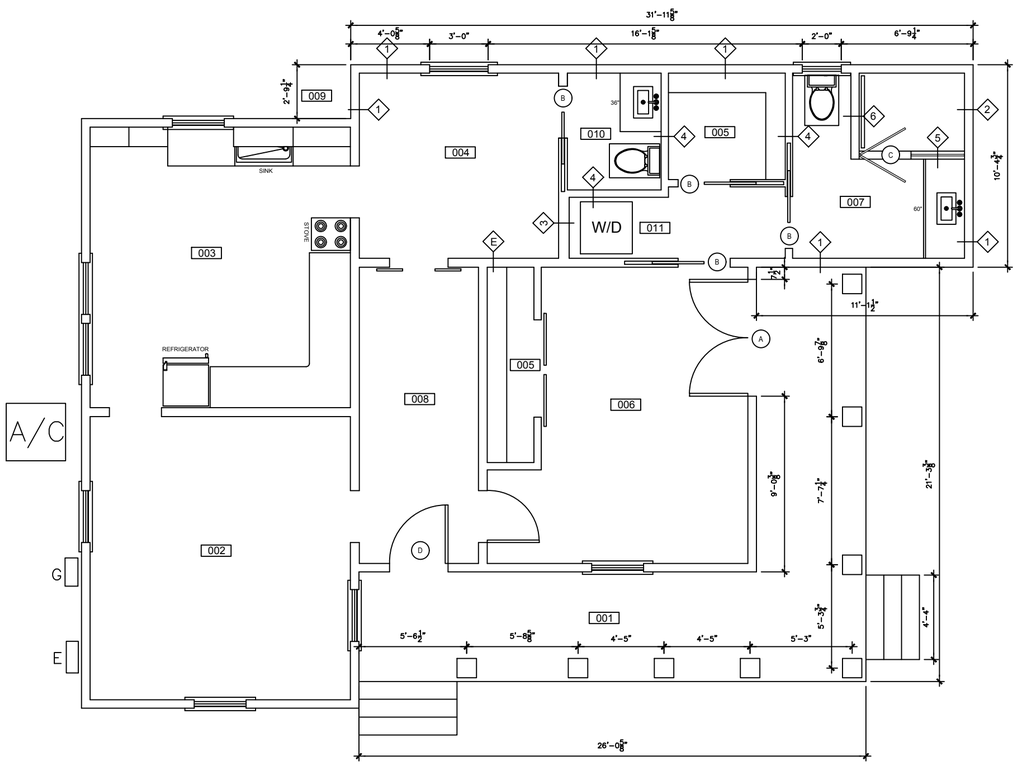
sheet
A1.0
7 of: 17



2 FLOOR PLAN
Scale: 3/16" = 1'-0"
0 1 5 10
GRAPHIC SCALE



1 FLOOR PLAN
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0 1 5 10
GRAPHIC SCALE

LEGEND

001	FRONT PORCH	007	MASTER BATHROOM
002	LIVING ROOM	008	FOYER
003	KITCHEN	009	WATER HEATER
004	OFFICE	010	GUEST BATHROOM
005	CLOSET	011	WASHER/ DRYER
006	MASTER BEDROOM		

General Notes

1. ALL FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF $\frac{5}{8}$" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED.
4. ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
5. NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
6. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
7. ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD, UNLESS OTHERWISE NOTED AND PREP FOR PAINT.
8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.
9. SYMBOL (X) INDICATES DOOR TYPE, SEE SHEET A1.1 FOR DOOR SCHEDULE INFORMATION.
10. SEE SHEET A1.1 FOR PARTITION TYPES. —#
11. SEE SHEET A1.1 FOR WINDOW TYPES SHOWN AS (#)
12. VERIFY ALL ROUGH OPENING DIMENSIONS AS REQ. TO MATCH DOOR & WINDOW SIZES SHOWN.
13. WINDOWS ARE REQUIRED TO BE OPERABLE.

Partition Types

- E — EXISTING 2X4 WALL TO RECEIVE $\frac{1}{2}$" TYPE "X" GYPSUM BOARD
- 1 — NEW 2X4 WOOD STUDS @ 16 O.C., FILLED WITH R-19 BATT INSULATION AND $\frac{1}{2}$" GYPSUM BOARD INTERIOR, $\frac{1}{2}$" OSB, TYVEK AND D-117 WOOD SIDING ON THE EXTERIOR.
- 2 — NEW 2X4 WOOD STUDS @ 16 O.C., FILLED WITH R-19 BATT INSULATION, TYVEK, $\frac{1}{2}$" HARDI BACKER, RED GAURD AND CERAMIC TILE ON THE INTERIOR, $\frac{1}{2}$" OSB, TYVEK AND D-117 WOOD SIDING ON THE EXTERIOR.
- 3 — NEW 2X6 WOOD STUDS @ 16 O.C. AND $\frac{1}{2}$" TYPE "X" GYPSUM BOARD ON BOTH SIDES.
- 4 — NEW 2X4 WOOD STUDS @ 16 O.C. AND $\frac{1}{2}$" TYPE "X" GYPSUM BOARD ON BOTH SIDES.
- 5 — NEW 4' PONY WALL, 2X4 WOOD STUDS @ 16 O.C. WITH INSIDE SHOWER TO RECEIVE TYVEK, $\frac{1}{2}$" HARDI BACKER, RED GAURD AND CERAMIC TILE, VANITY SIDE TO RECEIVE $\frac{1}{2}$" GYPSUM BOARD. PONY WALL TO RECIEVE TEMPERED FRAMELESS GLASS.
- 6 — NEW 2X4 WOOD STUDS @ 16 O.C. WITH INSIDE SHOWER TO RECEIVE TYVEK, $\frac{1}{2}$" HARDI BACKER, RED GAURD AND CERAMIC TILE, TOILET SIDE TO RECEIVE $\frac{1}{2}$" GYPSUM BOARD.

FINISH NOTES

1. MOISTURE RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS IN BATHROOMS.
2. ALL ELECTRICAL OUTLET BOXES ARE TO BE ATTACHED TO STUDS, PROVIDE WHITE COLOR .
3. PLASTIC, MOISTURE RESISTANT HARDI BACKER AND RED GUARD ON ALL TUB/SHOWER WALLS.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING MATERIAL	CEILING HEIGHT	
001	FRONT PORCH	CONC	NONE	NONE	WOOD	8'-0"	
004	OFFICE	HDWD	WOOD	GYP.BD.-PAINT	GYP.BD.	9'-0"	
005	MASTER CLOSET	HDWD	WOOD	GYP.BD.-PAINT	GYP.BD.	10'-0"	
007	MASTER BATHROOM	CT	CT	GYP.BD.-PAINT	GYP.BD.	10'-0"	
010	GUEST BATHROOM	CT	CT	GYP.BD.-PAINT	GYP.BD.	10'-0"	
011	WASHER/ DRYER	HDWD	WOOD	GYP.BD.-PAINT	GYP.BD.	10'-0"	

WINDOW SCHEDULE

TYPE	BRAND NAME	WINDOW WIDTHxHEIGHT	Qty.	EXT. TRIM	FRAME MATERIAL	
1	JELD-WEN	2'-0" x 3'-0"	1	WOOD	ALUMINUM CLAD	
2	JELD-WEN	5'-0" x 2'-0"	1	WOOD	ALUMINUM CLAD	

DOOR SCHEDULE

TYPE	STYLE	DOOR WIDTHxHEIGHTxTHICK.	Qty.	MATERIAL	FRAME MATERIAL	HARDWARE SET
A	FRENCH DOORS	6'-0" x 6'-8" x 1 3/4"	1	SCWD	WOOD	TBA
B	POCKET DOOR 3 PANEL	2'-8" x 6'-8" x 1 3/4"	4	SCMD	WOOD	TBA
C	FRAMELESS GLASS	2'-8" x 7'-0" x 1/4"	1	SCWD	WOOD	TBA
D	CRAFTSMAN DOOR	3'-0" x 6'-8" x 1 3/4"	1	SCWD	WOOD	TBA

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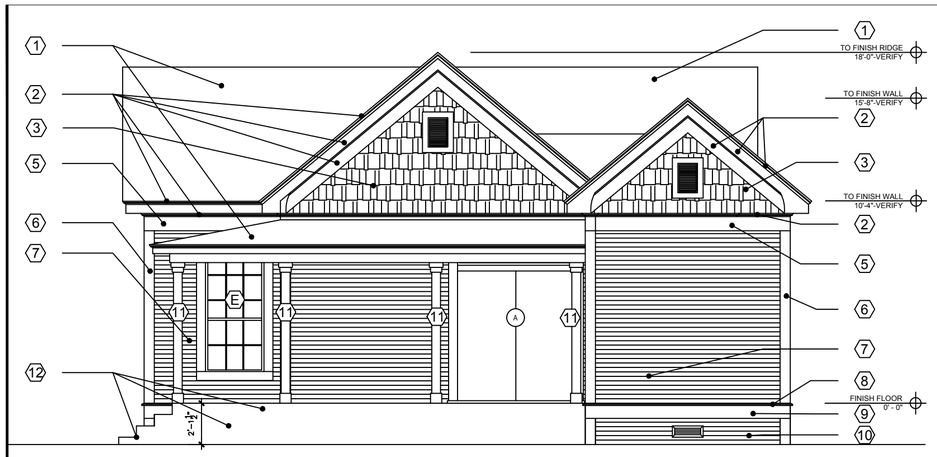
PROJECT NO. XXX–XX
DATE: MARCH 28, 2024
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

FLOOR PLAN

sheet
A1.1
8 of: 17



1 NORTH ELEVATION
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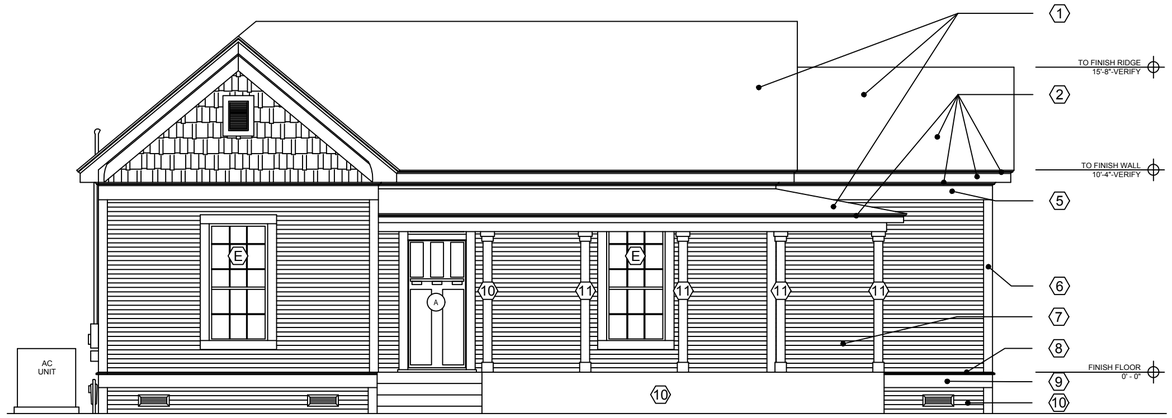
0 1 5 10
GRAPHIC SCALE



3 EAST ELEVATION
Scale: 3/16" = 1'-0"

0 1 5 10
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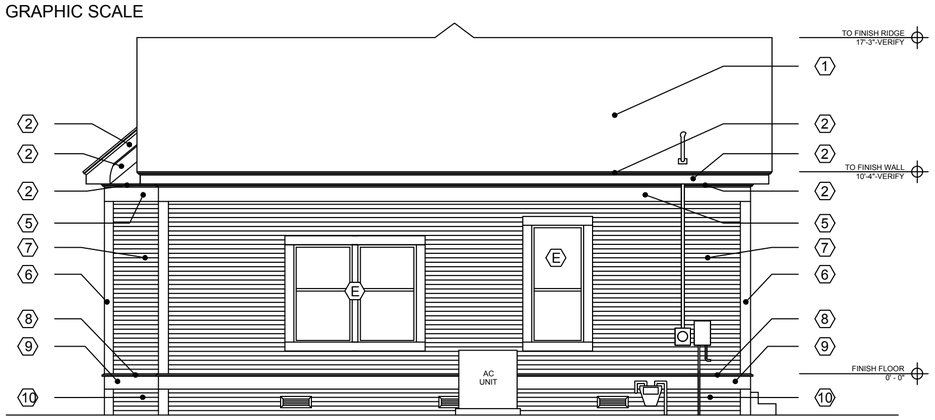
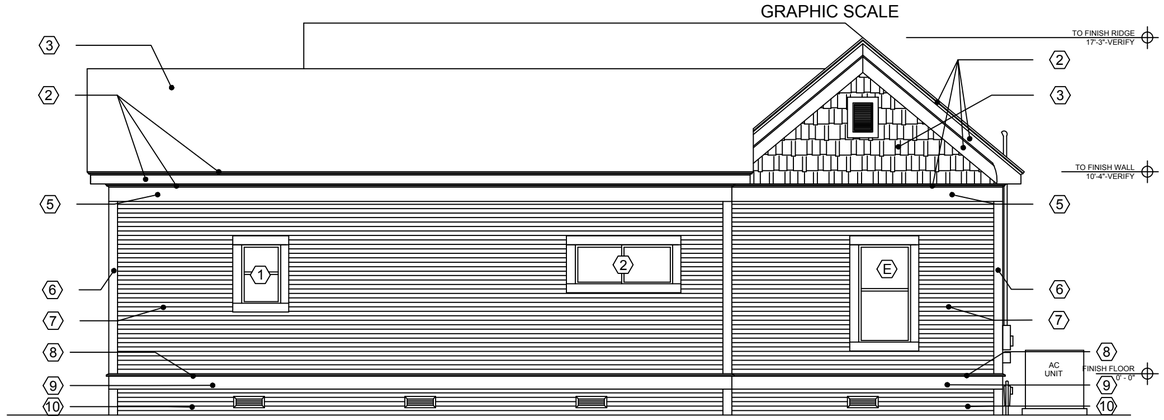


2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

0 1 5 10
GRAPHIC SCALE



4 WEST ELEVATION
Scale: 3/16" = 1'-0"

0 1 5 10
GRAPHIC SCALE

GENERAL NOTES

1. ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
2. AFTER DEMOLITION IS COMPLETE, A FINAL INSPECTION OF ALL EXPOSED STRUCTURE AND MATERIALS WILL BE CONDUCTED BY CONTRACTOR FOR ANY UNFORESEEN CIRCUMSTANCES .
3. ALL M.E.P. DEMOLITION WILL BE COORDINATED BY THE CONTRACTOR.

CONTRACTOR

1. NEW ASPHALT SHINGLES (DIMENSIONAL)
2. INSTALL WOOD FASCIA, TRIM, MOLDING (AS NEEDED)
3. INSTALL NEW HARDISHINGLE SIDING STAGGERED EDGE
4.
5. INSTALL NEW 1X8 BAND
6. INSTALL NEW 1X6 TRIM
7. REPAIR ALL OR INSTALL D-117 WOOD SIDING
8. INSTALL NEW WOOD DRIP CAP.
9. INSTALL NEW 1X8 SKIRTING BAND.
10. INSTALL NEW D-117 WOOD SKIRTING.
11. INSTALL NEW 1X6 COLUMNS.
12. INSTALL CONCRETE CAP ABOVE EXISTING.

MECHANICAL

M1 INSTALL NEW OUTSIDE UNIT ON SOLID CONCRETE SLAB

ELECTRICAL

E1 INSTALL OUTSIDE ELECTRICAL BOX

E2 INSTALL NEW METER LOOP AND METER BOX

E3 INSTALL NEW LIGHTS

PLUMBER

P1 INSTALL NEW WATER HOSE BIBB

P2 ALL EXHAUST PIPES TO BE PAINTED (COLOR MATCH SHINGLES)

NOTES:
1. BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF REMODEL AND ADDITION.

EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING	DIMENSIONAL SHINGLES	BLACK
EXISTING FASCIA/ SOFFIT/ SIDING	WOOD	MATCH EXISTING
NEW FASCIA/ SOFFIT/ SIDING	WOOD	TBD
WINDOWS/ DOORS	WOOD	TBD

AO DESIGN

AO DESIGN, LLC

ADAN OCHOA
234 GROSVENOR
SAN ANTONIO, TEXAS

T. 210-632-2154
E. aodesign.ochoa@gmail.com

314 MUNCEY STREET

SHEET INDEX

1	A0.0	COVER
2	A0.1	INFORMATION
3	A0.2	SITE PLAN
4	D1.0	DEMOLITION PLAN
5	D1.1	DEMOLITION ELEVATION
6	D1.2	DEMOLITION ELEVATION
7	A1.0	OVERALL PLAN
8	A1.1	FLOOR PLAN
9	A1.2	EXTERIOR ELEVATION
10	A3.0	ROOF PLAN
11	M1.0	MECHANICAL– PLAN
12	E1.0	ELECTRICAL– LIGHTING
13	E1.1	ELECTRICAL– POWER
14	P1.0	PLUMBING– WATER
15	P1.1	PLUMBING– SEWER
16	S1.0	FOUNDATION PLAN
17	S1.1	FOUNDATION DETAILS

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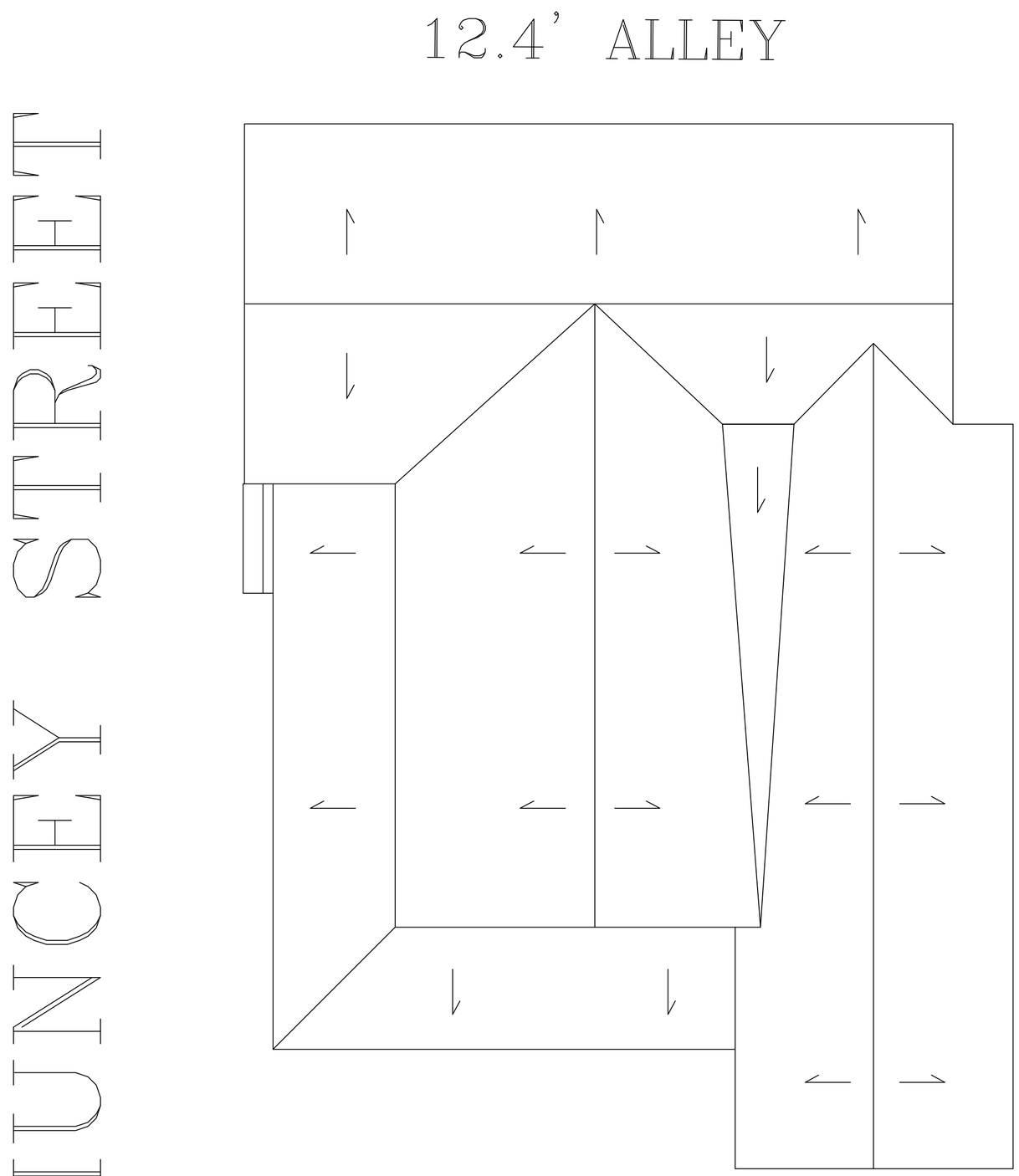
PROJECT NO. XXX–XX
DATE: MARCH 28, 2024
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A1.2
9 of: 17

EXTERIOR ELEVATION

DOCUMENT SUBMITTED AFTER THE COMPLETION OF STAFF'S REVIEW.



1 ROOF PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE

ROOF PLAN

AO DESIGN

AO DESIGN, LLC

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115 CALLAGHAN AVENUE

SHEET INDEX

1	A0.0	COVER
2	A0.1	INFORMATION
3	A0.2	SITE PLAN
4	D1.0	DEMOLITION PLAN
5	A1.0	OVERALL PLAN
6	A1.1	FLOOR PLAN
7	A1.2	FLOOR PLAN
8	A2.0	EXTERIOR ELEVATION
9	A2.1	EXTERIOR ELEVATION
10	A3.0	ROOF PLAN
11	A4.0	ROOM/ DOOR/ WINDOW
12	M1.0	MECHANICAL– PLAN
13	E1.0	ELECTRICAL– LIGHTING
14	E1.1	ELECTRICAL– POWER
15	P1.0	PLUMBING– WATER
16	P1.1	PLUMBING– SEWER
17	S1.0	FOUNDATION PLAN
18	S1.1	FOUNDATION DETAILS

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PROJECT NO. XXX–XX

DATE: DECEMBER 16, 2020

DRAWN BY: ADAN OCHOA

DESIGNER: ADAN OCHOA

sheet
A3.0
10 of: 16

Truck No. 13638 Load Seq 99

Load Date 8/7/2023 Load 1099143 Shipping LT

T1

2023384004001CWF

ITEM # 5Q5912 BC: 25CDH2460N Sym/Loc: Not Specified

24

W-2500 Std Clad Double Hung, Auralast Pine, Actual Frame Size = 23 1/4 -in X 59 1/4 -in, Desert Sand Exterior, Interior-Paint Perfect White/M64EXW31123, No Drip Cap/No Nail Fin, 4 9/16 Jamb, White Jambliner, White Hardware, PG 35, Insulated SunResist Annealed Glass, Protective Film, Argon Filled, Silver Spacer, No Screen, US National-WDMA/ASTM, One Lock, Product Does Not Qualify for Accidental Glass Breakage Warranty Coverage, IGThick=0.625(3/32 / 3/32); Clear Opening:19.6w, 25.9h, 3.5 sf [NFRC - U-fact:0.29 SHGC:.22 VLT:.52 CR:54 CPD #:JEL-N-850-02073-00001]

Bookcode	25CDH2460N	Interior	IPP/PERF-WHT,
Width	23 1/4	Layout	EVEN
Height	59 1/4	Sash Clr	DSN SASH,
LTL99	99	SFI/FSC	
FrameCol	DSN Ext,	Gls Color	LWE 366
Ext Trim	NO NLF	Gls Type	ANNE
TrimOpts		Grid	
Rating	PG35	Location	
Jambliner	WHT	GridCol	
GridPat		SDLCol	
LitePat		SashLmtr	
SillOpts		GlsOpts	w/Film Argn
Jamb	4 9/16	SASH	STD
JambThk		Hardware	WH
PLOW		DripCap	
No-Fin		Comment	

001 of 002 1 EA Sched. Batch: 0804A

THE HOME DEPOT #6988

3111 SE MILITARY DR
SAN ANTONIO, TX, 78223-3813

WH: CW

Country of Origin: USA

PO: 88547426

Order 2023384 Line 4

Sched Seq. 2D0020

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ADDITIONAL PERFORMANCE RATINGS
VISIBLE TRANSMITTANCE
0.52
AIR LEAKAGE
WDMA
Hallmark Certified
JELD-WEN
WINDOWS & DOORS
2023384 4 0804A 2D0020 08/04/23
SCH 6904
BOX 6
POS 33
SEQ 94
#7X
706928
2 2 CL A E36511 5 FED-2 2 CL A
Shape 0 18 7/8 x 27 1/4
2023384 4
0804A
2D0804949
2D0020
Sash/Panel Accountability
Shift 1
Shift 2
Sash/Panel Clamp
Install Glass
Bead
Clean
Hardware
SDL Int Ext
Install Sash
Stops
Extensions
Final Inspection
PKG
Mulled
Mulled Final Inspection
SCH 6904
BOX 6
POS 34
SEQ 93
706927
2 2 CL A E36511 5 FED-2 2 CL A
Shape 0 18 7/8 x 27 1/4
2023384 4
0804A
2D0804949
2D0020
PACKING
WASHERS
O-RINGS
O-RINGS
VASCO

PACKING
WASHERS
O-RINGS
O-RINGS
WASHERS
VISCO
VISCO
VISCO
VISCO
VISCO