HISTORIC AND DESIGN REVIEW COMMISSION

April 20, 2022

HDRC CASE NO:	**2022-213**
ADDRESS:	144 CROFTON
LEGAL DESCRIPTION:	NCB 940 BLK 3 LOT 17
ZONING:	RM-4, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	NICHOLAS MELDE
OWNER:	HOUSTON TRENTON GREGORY & RALICA NINOVA
TYPE OF WORK:	Construction of a second-story addition to detached garage
APPLICATION RECEIVED:	April 01, 2022
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a second-story addition to the detached garage.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

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

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

Historic Design Guidelines, Chapter 3,Guidelines for Additions

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

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.

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.
- 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 144 Crofton was constructed circa 1900 in the Folk Victorian style and first appears on the Sanborn Map in 1904. It is a 1-story, single-family residence and features a cross gable standing seam metal roof, decorative front gable shingles, a projecting bay window, one-over-one wood windows, and an asymmetrical front porch with decorative spindle work. The property features a 1.5-story rear detached garage that sits on the rear property line. The garage features a cross gable standing seam metal roof, wood cladding, and a solid garage door. The rear garage is not original to the property and a rear garage in a similar footprint first appears on the 1931 Sanborn Map. The property is contributing to the King William Historic District.
b. ADDITION: FOOTPRINT – The applicant has proposed to construct a second-story addition to the existing rear garage. The existing garage is 530 square feet, and the proposed second-story addition is approximately 423 square feet. The Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. Staff finds the proposal consistent with the Guidelines.
c. ADDITION: SCALE – The proposed addition will develop an existing 1.5-story rear garage into a 2-story rear accessory structure. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. The applicant has provided evidence of multiple 2-story rear accessory structures on adjacent properties. Staff finds the second-story addition to be consistent with the Guidelines in terms of height.

d. ADDITION: FENESTRATION – According to the Historic Design Guidelines and the Standard Specifications for Windows in Additions and New Construction, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Additionally, Guideline 4.A.i for Additions states that additions should be designed 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. The applicant has proposed to install fixed wood windows that are not traditional in proportion. The applicant has proposed to install three (3) small, narrow fixed windows and one (1) large, fixed window on both the north and south elevations. The applicant has proposed to salvage the existing insulated aluminum 2-car garage door to re-install on the east elevation. The east elevation will additionally feature a steel entry door and two steel entry doors are proposed on the first floor of the west elevation. The applicant has proposed to install full-lite doors and windows on the second story of the east elevation, behind the screened-in balcony, but has not provided material specifications at this time. Staff finds that the applicant should update the fenestration pattern on the north and south elevations to feature more traditional proportions and submit material specifications for the full-lite doors and windows on the second story of the east elevation to staff for review.
e. ADDITION: MATERIALITY – The applicant has proposed to clad the entire structure in wood board and batten siding, with the exception of horizontal wood siding that will be salvaged and re-used from the existing detached garage and installed around the garage door and entry door on the east elevation. The applicant has proposed to install a standing seam metal roof with skylights on the west elevation and fully wood windows, French doors, and steel entry doors. Guideline 3.A.i for Additions stipulates that materials should match in type, color, and texture, and include an offset or reveal to distinguish the addition from the historic structure wherever possible. Any materials introduced to the site as a result of the addition must be compatible with the architectural style and materials of the original structure. Staff finds the proposed wood siding, standing seam metal roof, and wood windows to be appropriate.
f. ADDITION: ROOF FORM – The applicant has proposed to install a side gable roof with skylights installed on the west elevation. The applicant has proposed to install a standing seam metal roof to match the existing roof on the detached garage and the primary structure. Staff finds the roof form and the proposed material to be appropriate and consistent with the Guidelines.
g. TOTAL SQUARE FOOTAGE – The applicant has proposed to introduce approximately 423 square feet to the property in the form of a second-story addition. The proposed addition will not enlarge the footprint or lot coverage of the existing rear accessory structure. Staff finds the proposal appropriate.
h. DOOR REPLACEMENT – The applicant has proposed to replace the existing metal door on the west elevation with a new steel door and has proposed to install additional entry doors to match. Guideline 6.A.ii for Exterior Maintenance and Alterations states that doors including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. Staff finds that the existing entry door on the west elevation is not original to the structure and the proposed entry doors are appropriate.

RECOMMENDATION:

Staff recommends approval of the construction of a second-story addition based on findings a through h with the following stipulations:

i. That the applicant updates the fenestration pattern on the north and south elevations to feature more traditional proportions based on finding d and submits updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
ii. That the applicant submits material specifications for fully wood or aluminum-clad wood doors and windows on the second story of the east elevation to staff for review and approval prior to the issuance of a Certificate of Appropriateness based on finding d.
iii. That the applicant submits final window specifications for the proposed fully wood windows or aluminum-clad wood windows to staff for review and approval based on finding e. Meeting rails must be 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 architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

City of San Antonio One Stop

April 14, 2022

User drawn lines

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

City of San Antonio GIS
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1904

25

24

ADAMS

WICKES

STIEREN

BARBE

E. GUENTHER

CONSTANCE

CROFTON AV.

23

0

947

2880

939

2881

940

2882

941

6" W. PIPE

MACADAMIZED

NOT PAVED

303 315 323 329 401

311 317 319 323 327 329 337

603 607 609 617 625 627 631

610 614 616 624 628 630 632

135 147 225

Scale of Feet.

50 40 30 20 10 0 50 100 150

San Antonio River

SIDE TRACK S.A.& A.P.R.R.

1912

359

WICKES

NOT PAVED

939

940

941

361

2881

2882

E. GUENTHER

CONSTANCE

CROFTON AV.

BARBE

S. FLORES

GREENWOOD NOT PAVED

SAN ANTONIO AV. MACADAMIZED

San Antonio River

MACADAMIZED

6" W PIPE

4" W PIPE

PRIVATE

Fr. ATTIC VENT

VACANT

OFFICE

STUCCO ON WIRE LATH

HARLANDALE HOT SULPHUR BATHS

NIGHT WATCHMAN, NO CLOCK.
FUEL: COAL. HEAT: STEAM.
LIGHTS: ELEC. PRIVATE WATER
SUPPLY: NO PRIVATE FIRE MAINS.

Located 6 Miles S.S.E. of P.O.

NO EXPOSURE

EXPOSURE

Fr. D 100' BEYOND

Scale of Feet.

50 40 30 20 10 0 50 100 150

9/12

1931

359

WICKES

NOT PAVED

MACADAMIZED

STIEREN

939

940

941

E. GUENTHER

CONSTANCE

CROFTON AV.

361

380

439

440

2881

2882

BARBE

6" W. PIPE

R. OF 625 GUENTHER

R. OF 705 GUENTHER

R. OF 725 GUENTHER

FR. ATTIC VENT.

2 AUTO.

SHED

SHEDS

CONTRACTORS

COAL HO.

WARE HO.

W TS.

1-2 HEAT: STOVE ENG. LIGHTS & ELEC. POWER: STEAM

NATIONAL CARBONIC CO.

R. R. SIDINGS

BLUE STAR

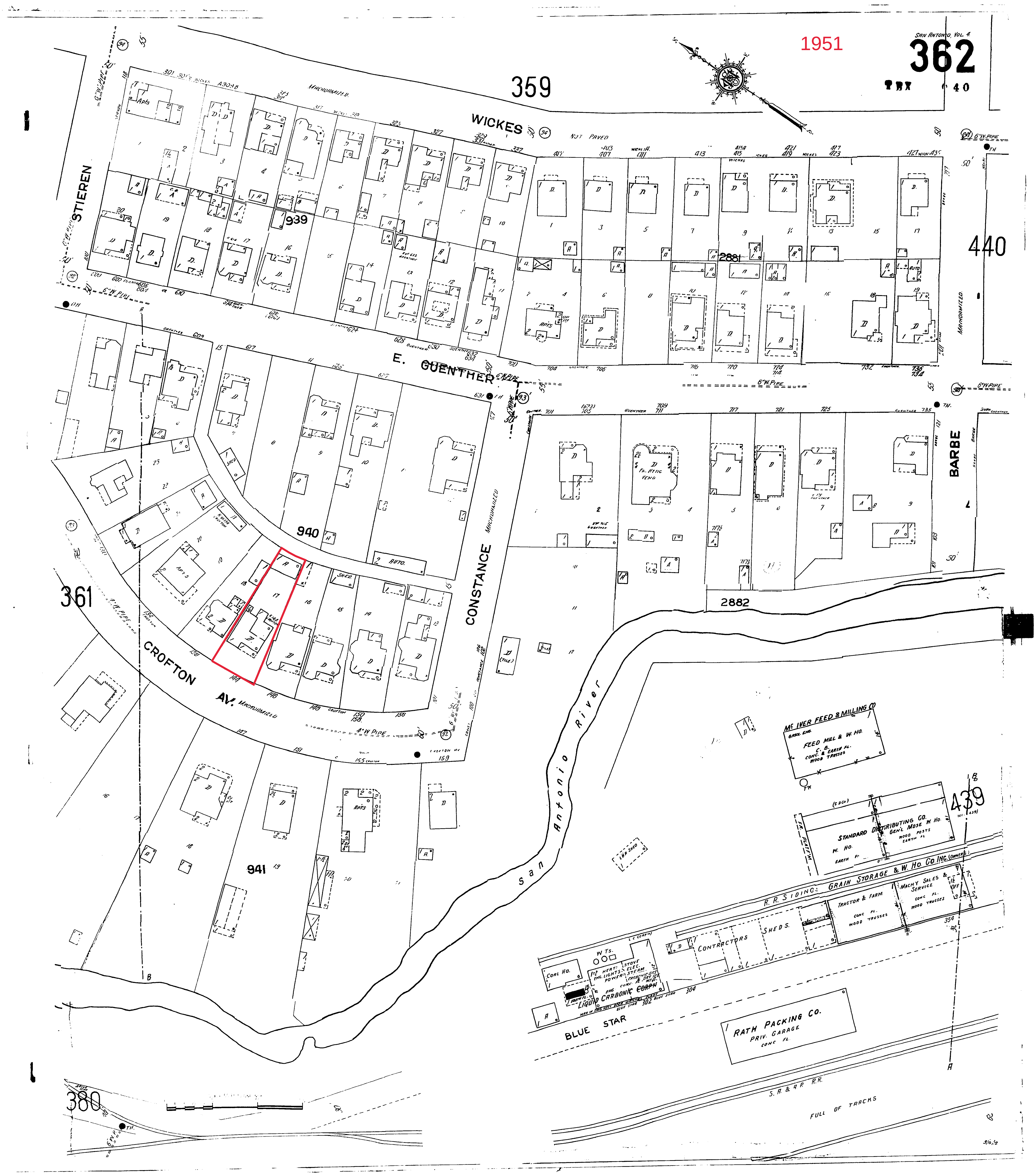
S. A. & A. P. R.R.

FULL OF TRACKS

San Antonio River

SCALE 50 FT. TO ONE INCH

Original located at San Antonio Public Library Special Collections



1951
SAN ANTONIO, VOL. 4
362
359
361
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939
940
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2881
2882
WICKES
NOT PAVED
MACADAMIZED
STIEREN
E. GUENTHER
CONSTANCE
BARBE
CROFTON AV.
6" W. PIPE
4" W. PIPE
San Antonio River
MC IVER FEED & MILLING CO
FEED MILL & W. HO.
C. B.
CONC. & EARTH FL.
WOOD TRUSSES
STANDARD DISTRIBUTING CO.
GEN'L MDSE W. HO.
WOOD POSTS
EARTH FL.
FR. PLATF'M
GRAIN STORAGE & W. HO. CO. INC. (OWNERS)
R. R. SIDING
TRACTOR & FARM
CONC FL.
WOOD TRUSSES
MACHY SALES & SERVICE
CONTRACTORS
SHEDS.
W TS.
COAL HO.
LIQUID CARBONIC CORPN
CARBONIC GAS & DRY ICE MFG.
BLUE STAR
RATH PACKING CO.
PRIV. GARAGE
CONC FL.
S. A. & A. P. R.R.
FULL OF TRACKS
LBR. SHED
APTS
AUTO.
SHED

NORTHEAST FACADE, ALONG ALLEY

NORTHWEST FACADE, ALONG FENCE

SOUTHWEST FACADE, FACING BACKYARD

SOUTHEAST FACADE, ALONG FENCE

ARCHITECT

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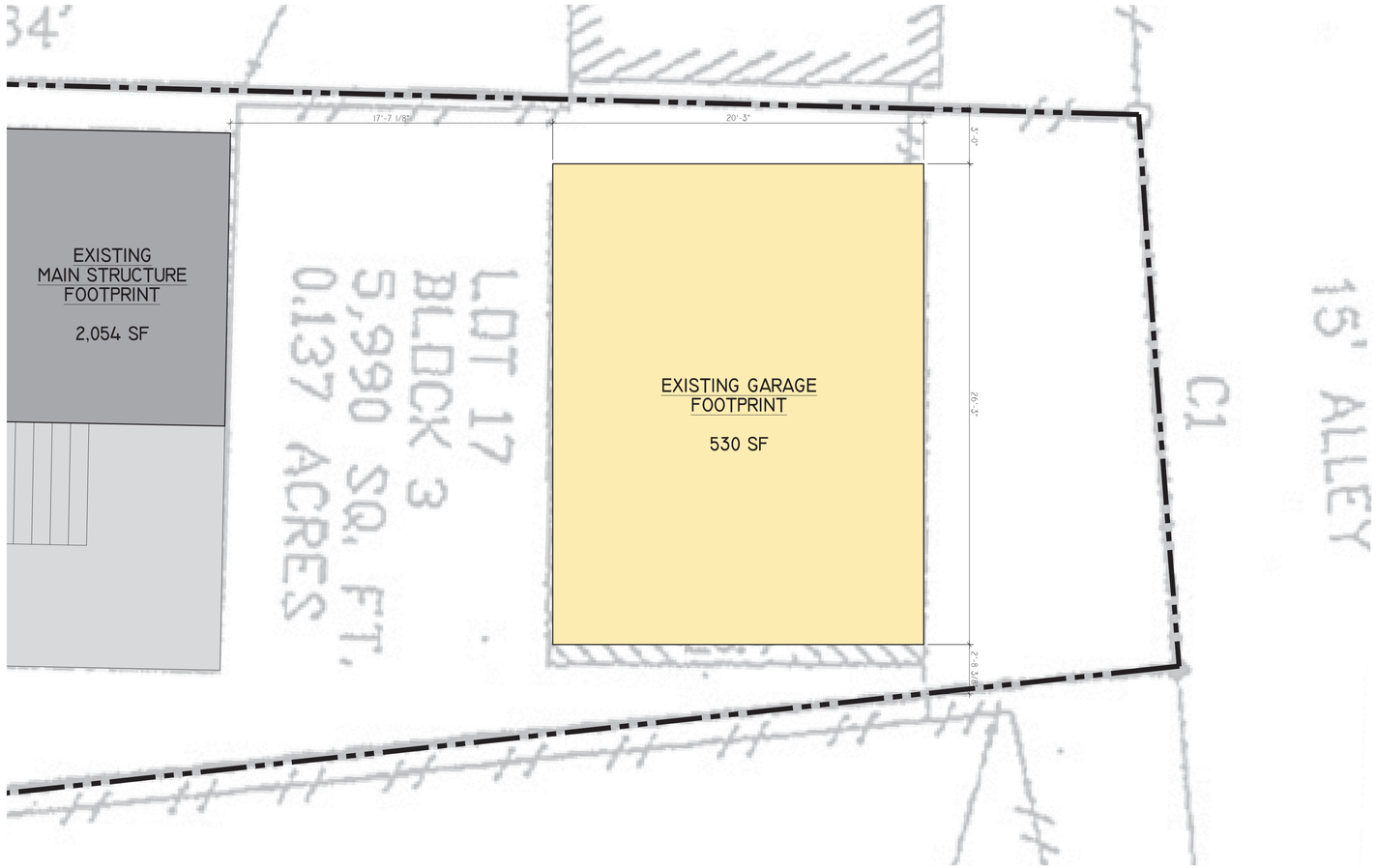
(512)791-8540

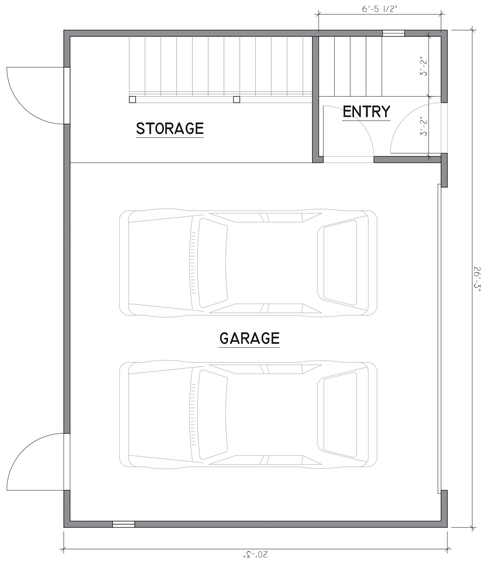
BACK BUILDING REMODEL

144 CROFTON
SAN ANTONIO, TEXAS 78210

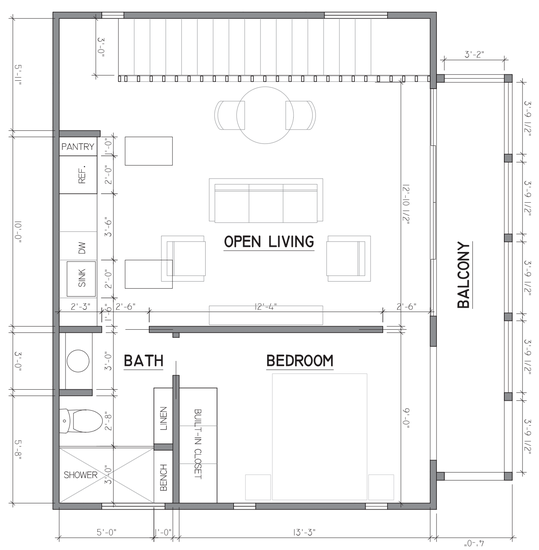
A-3



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



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



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

PROJECT SUMMARY

INTERIOR REMODEL OF EXISTING HOUSE	890SF
ENCLOSE EXISTING PORCH	328 SF
SINGLE-STORY ADDITION	375 SF
TOTAL	**1,593 SF**

APPLICABLE CODES

LOCAL:
- CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

NATIONAL:
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2014 NATIONAL ELECTRIC CODE

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR TO EXAMINE ALL ELEMENTS OF THE DRAWINGS AND THE EXISTING CONDITIONS OF THE BUILDING AND SITE, AND SHALL NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES AND DEVIATIONS.
2. ALL DIMENSIONS ARE TO THE FACE OF STUD WALL, UNLESS NOTED OTHERWISE.
3. DIMENSIONS AND LOCATIONS ARE APPROXIMATE. MINOR DEVIATIONS SUBJECT TO CONSTRUCTION REQUIREMENTS CAN BE EXPECTED. EXACT LOCATIONS, DIMENSIONS, AND CONDITIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR.
4. DO NOT SCALE DRAWINGS. IF A DIMENSIONS OR RELATIONSHIP IS IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

BUILDING ENVELOPE

1. CONSTRUCT NEW FOUNDATION TO MATCH EXISTING ADJUSTABLE PIER FOUNDATION. CONSULT STRUCTURAL ENGINEER AND FOUNDATION COMPANY.
2. WOOD-FRAMED FLOORS, WALLS, AND ROOF. TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
3. SHEATHING AND DECKING PER STRUCTURAL ENGINEER. USE ZIP WALL SYSTEM, OR APPROVED EQUAL, AT EXTERIOR WALLS AND ROOF DECK. SUBSTITUTIONS WILL BE CONSIDERED.
4. OPEN-CELL SPRAY-FOAM INSULATION IN EXTERIOR WALLS AND ROOF CAVITY. MINIMUM R-13 IN WALLS, AND MINIMUM R-30 IN ROOF. SUBSTITUTIONS WILL BE CONSIDERED, COORDINATE WITH OWNER AND ARCHITECT.
5. NEW WOOD WINDOWS AND PATIO DOORS WITH 1/2" INSULATED GLASS, LOW-E COATING, PRE-PRIMED, PAINT TO MATCH EXISTING. JELD-WEN 2500 SERIES. SUBSTITUTIONS WILL BE CONSIDERED.
6. 6. INSTALL WOOD SIDING AND TRIM TO MATCH HISTORIC. PAINT TO MATCH EXISTING.
7. GALVANIZED METAL SHINGLE ROOF, GUTTERS, AND DOWNSPOUTS.
8. INSTALL SALVAGED WOOD WINDOWS WHERE INDICATED ON PLAN. REFINISH AND REGLAZE AS NECESSARY.
9. INSTALL NEW WOOD WINDOW SCREENS, PAINT TO MATCH EXISTING.

STRUCTURAL

HVAC

1. REVIEW HVAC OPTIONS WITH OWNER AND ARCHITECT.
2. INSTALL EXHAUST VENT/HEATER COMBO IN BATHROOMS. PANASONIC FV-11VH2, NO LIGHT (OR APPROVED EQUAL).
3. INSTALL VENT HOOD CENTERED ABOVE RANGE. TYPE TO BE DETERMINED

ELECTRICAL

1. PROVIDE AND INSTALL NEW ELECTRICAL WIRING FOR OUTLETS, LIGHTING, AND APPLIANCES IN ADDITION. CONTACT OWNER AND ARCHITECT IMMEDIATELY IF CHANGES NEED TO BE MADE TO EXISTING ELECTRICAL PANELS.
2. COORDINATE ELECTRICAL DEMANDS FOR HVAC SYSTEM WITH HVAC INSTALLER
3. COORDINATE ELECTRICAL DEMANDS FOR NEW TANKLESS WATER HEATER WITH PLUMBER
4. INSTALL INTERIOR AND EXTERIOR OUTLETS PER CODE.
5. LIGHT FIXTURE SELECTIONS TBD. REFER TO CEILING PLAN FOR LOCATIONS, TYPE, AND QUANTITY
6. COORDINATE ELECTRICAL DEMANDS FOR APPLIANCES WITH OWNER

PLUMBING

1. PROVIDE ALL NEW SUPPLY AND SANITARY PIPING TO NEW AND EXISTING FIXTURES.
2. INSTALL NEW WHOLE HOUSE TANKLESS WATER HEATER WITH INLINE FILTER, TO BE SIZED BY PLUMBER. COORDINATE LOCATION WITH OWNER AND ARCHITECT
3. INSTALL NEW FIXTURES AND HARDWARE, SELECTIONS TBD. REFER TO PLANS FOR LOCATION, TYPE, AND QUANTITY

INTERIOR FINISH

1. INSTALL SOLID HARDWOOD FLOORS THROUGHOUT ADDITION, EXCEPT FOR BATHROOMS AND LAUNDRY ROOM. COORDINATE STAIN AND FINISH WITH OWNER AND ARCHITECT.
2. INSTALL TILE ON BATHROOM AND LAUNDRY ROOM FLOORS, ON BACKSPLASHES, ON WALLS OF BATHTUB AND SHOWER, AND AS A WAINSCOT AROUND TOILETS. COORDINATE TILE SELECTION WITH OWNER AND ARCHITECT.
3. INSTALL SHIP-LAP WOOD SIDING ON INTERIOR FEATURE WALLS, SEE PLANS
4. LIGHT ORANGE-PEEL TEXTURE ON 1/2" DRYWALL, SATIN PAINT FINISH ON WALLS AND CEILINGS. COORDINATE COLOR SELECTION WITH OWNER AND ARCHITECT.
5. VAULTED (CATHEDRAL) CEILING AT SECOND FLOOR MASTER BEDROOM. REFER TO CEILING PLAN
6. IX WOOD TRIM AT BASE, WINDOWS, AND DOORS, HIGH GLOSS PAINT FINISH.
7. COORDINATE CABINET MATERIAL, STYLE, AND FINISH WITH OWNER AND ARCHITECT.
8. INSTALL QUARTZ COUNTER TOPS IN KITCHEN, BATHROOMS, AND LAUNDRY ROOM. COORDINATE COLOR SELECTION WITH OWNER AND ARCHITECT.

TO BE DETERMINED

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BACK BUILDING REMODEL
144 CROFTON
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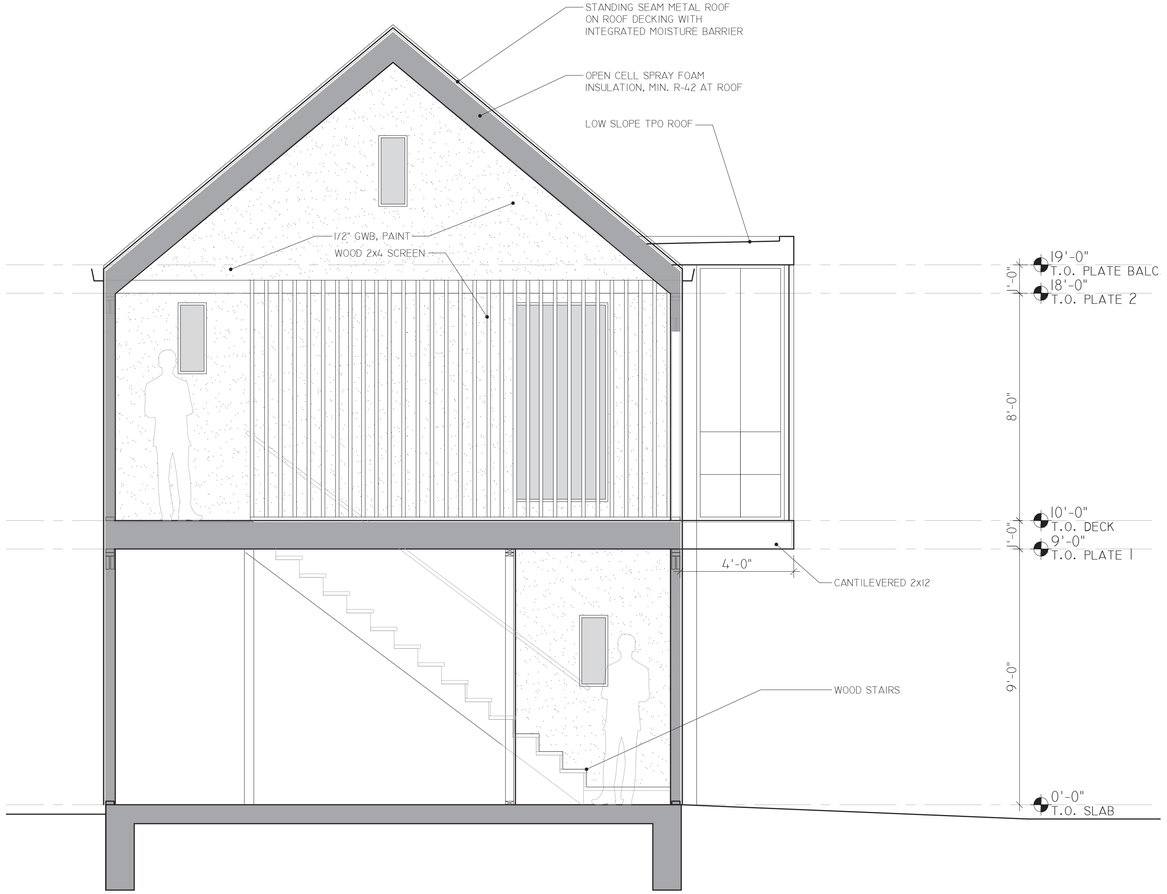
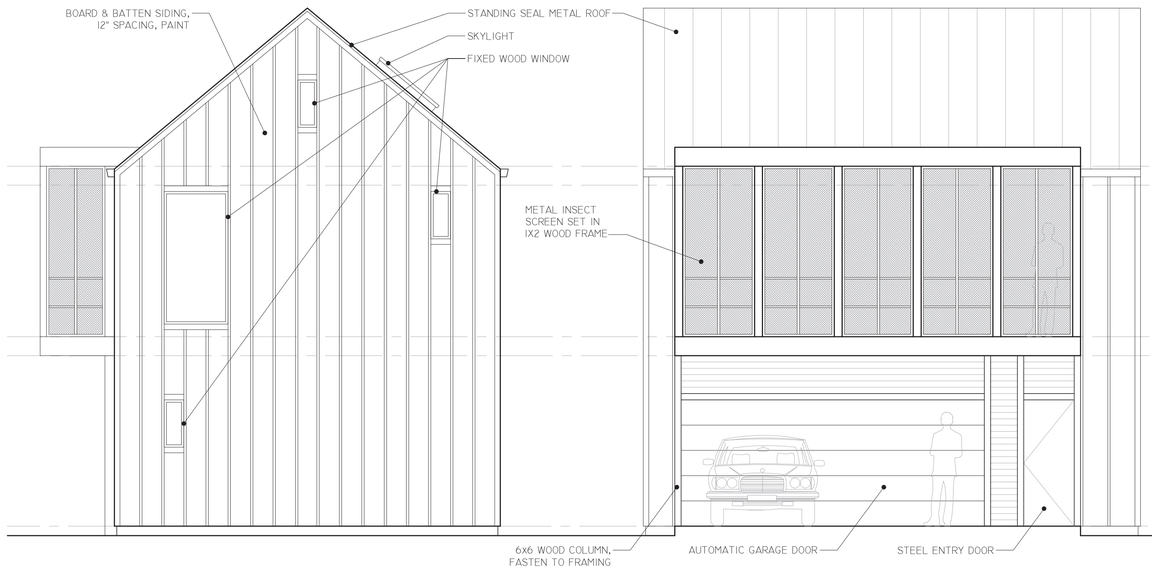
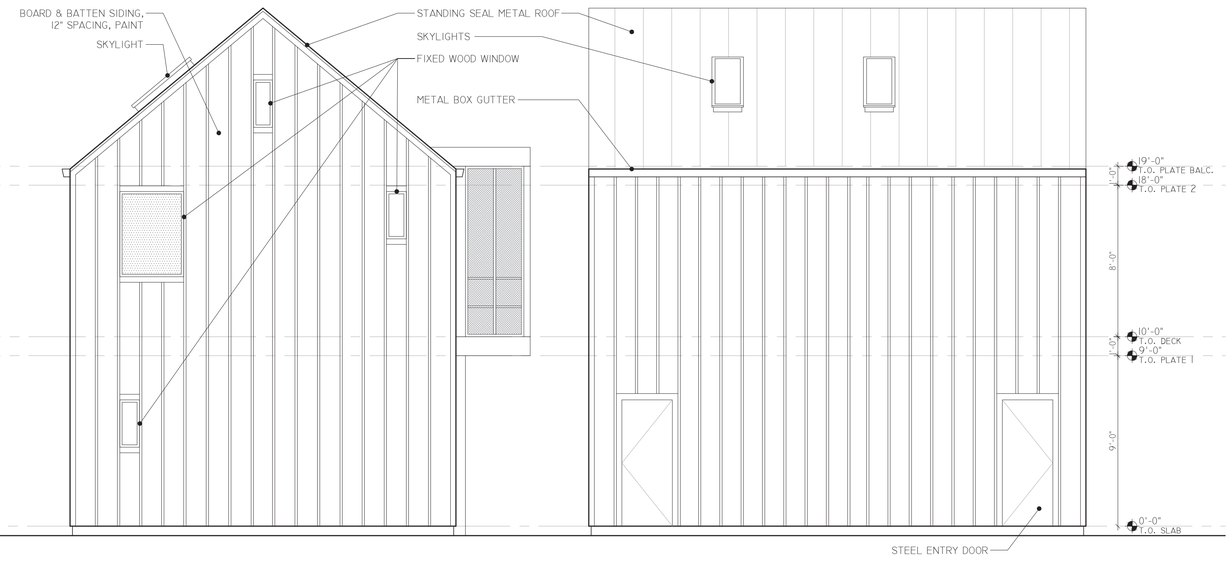


BUILDING SECTION
SCALE: 3/8" = 1'-0"



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



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

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

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

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