

HISTORIC AND DESIGN REVIEW COMMISSION

May 04, 2022

HDRC CASE NO: 2022-224
ADDRESS: 2219 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6828 BLK LOT 31
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Adan Ochoa/AO Design, LLC
OWNER: DELAROSA YVONNE MARIE
TYPE OF WORK: Construction of a rear addition, construction of an addition to a rear accessory structure, rehabilitation
APPLICATION RECEIVED: April 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner
REQUEST:

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

1. Construct a rear addition of 754 square feet.
2. Construct an addition on the rear accessory structure
3. Perform various scopes of repair and maintenance to include foundation repair, repair of rotten siding, and repair of the existing wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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 facade 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 facade of the original structure in terms of their scale and mass.
- v. Transitions between old and new—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. Energy efficiency—Design additions and new construction to maximize energy efficiency.
- ii. Materials—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. Building elements—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. Roof slopes—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. Building orientation—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. Solar access—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. Location—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. Mounting (sloped roof surfaces)—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. Mounting (flat roof surfaces)—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

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

B. SETBACKS AND ORIENTATION

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

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
 - This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finish. 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 structure at 2219 W Magnolia was constructed circa 1930 and is contributing to the Monticello Park Historic District.
- b. DESIGN REVIEW COMMITTEE – The applicant attended DRC on April 26, 2022 to review preliminary construction documents. The commissioners commented on items to include the spacing between the primary and accessory structure after the construction of the rear addition, the window materials, and the window profiles on the addition. The commissioners requested that the applicant provide an updated roof form document for review at HDRC to which the applicant agreed.

- c. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 754 square feet with an attached rear covered porch area.
- d. REAR ADDITION (SCALE AND MASSING) – The Guidelines for Additions 1.A. notes that additions should be sited to minimize view from the public right of way, should be designed to be in keeping with the existing, historic context of the block, should feature similar roof forms, and should feature a transition to differentiate the new addition from the historic structure. Additionally, the Guidelines for Additions 1.B notes that additions should be subordinate to the principal façade of the historic structure, should feature a footprint that responds to the size of the lot, and should feature an overall height that is generally consistent with that of the historic structure. The proposed addition would result in a site condition that is atypical for what is found in historic districts in regards to the proximity between a primary and accessory structure; however, staff finds that the proposed addition is consistent with the Guidelines regarding scale, massing and footprint.
- e. REAR ADDITION (MATERIALS) – The applicant has proposed materials that include the installation of a asphalt shingled roof and wood siding to match the historic part of the structure. Staff finds the proposed materials for the addition to be appropriate.
- f. REAR ADDITION (WINDOWS) – The applicant is requesting to install new vinyl windows on the addition to include one small, one-over-one style window on the east elevation, four, double-hung one-over-one windows and a transom window on the rear elevation, and four, floor to ceiling casement windows on the west side elevation facing the new deck on the addition. The Guidelines for Additions 4.A.ii states that new architectural features should be in keeping with the architectural style of the original structure, simple in design, and compliment the character of the original structure. Staff finds that the proposed vinyl window material is inconsistent with these guidelines, as is the profile of the casement-style windows and transom-style window. Staff finds that a one-over-one window of high-quality wood or aluminum-clad wood would be appropriate. Windows should be consistent with staff's standards for windows in new construction and additions.
- g. REAR ADDITION (GARAGE) – The applicant is proposing to construct a rear addition on the rear accessory structure of approximately 220 square feet. The addition will feature the same width and will continue the existing roofline and form, and will feature an asphalt shingled roof and wood siding to match the existing part of the structure; no new fenestrations or architectural details are proposed. Staff finds the proposed materials to be appropriate.
- h. REAR ADDITION (GARAGE): REAR SETBACK & ORIENTATION– The rear addition for the garage structure has a rear setback that meets the rear property line. The rear of the property fronts a service alley, requiring a setback of at least 5 feet from the center of the alleyway. Staff finds the position and setback of the addition to be appropriate.
- i. REHABILITATION – The applicant has proposed a number of rehabilitative scopes of work to include foundation repair, repair of rotten siding, and repair of the existing wood windows. Staff finds the proposed scopes of work to be appropriate provided that all work is done in-kind with like materials, and is consistent with staff's standard stipulations for window repair. Wholesale siding replacement should not occur.

RECOMMENDATION:


1. Staff recommends approval of item 1, construction of a rear addition, based on findings c – e with the following stipulations:
 - i. That the applicant reuse and reincorporate the historic windows that are enclosed at the rear façade into the rear addition.
 - ii. That the rear addition feature traditionally sized windows with a one over one profile and that all rectangular windows be modified to feature traditional sized. Large, picture windows should be modified to feature openings that are consistent with the historic structure's original openings. Windows should be consistent with staff's standards for windows in additions and new construction.
 - iii. That the applicant meet all building code requirements and requirements of zoning
2. Staff recommends approval of item 2, construction of a rear addition to the rear garage structure, with the stipulation that the applicant provide a clear site plan indicating the rear setback of the addition to staff prior to approval.
3. Staff recommends approval of item 5, rehabilitative scopes of work based on finding i with the following stipulations:
 - i. That all work be done in-kind and that wholesale siding replacement does not occur without additional information being provided to staff regarding the condition of the current siding.
 - ii. That the proposed window repair meets the standard staff stipulations: no modifications to the existing window openings or sashes are to take place. Sashes may be removed from the frames to make repairs; elements such as rails and stiles that are rotten or missing may be replaced with new solid wood elements to

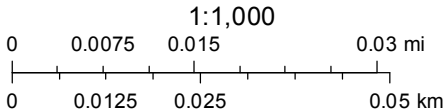
match the existing (in kind repairs only). Glass should feature a clarity comparable to the existing (tinted glass should not be used).

City of San Antonio One Stop



April 28, 2022

 User drawn lines



















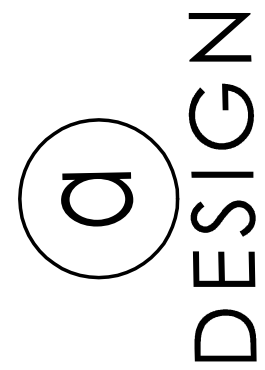


MONTICELLO DISTRICT

2219 W. MAGNOLIA AVE.



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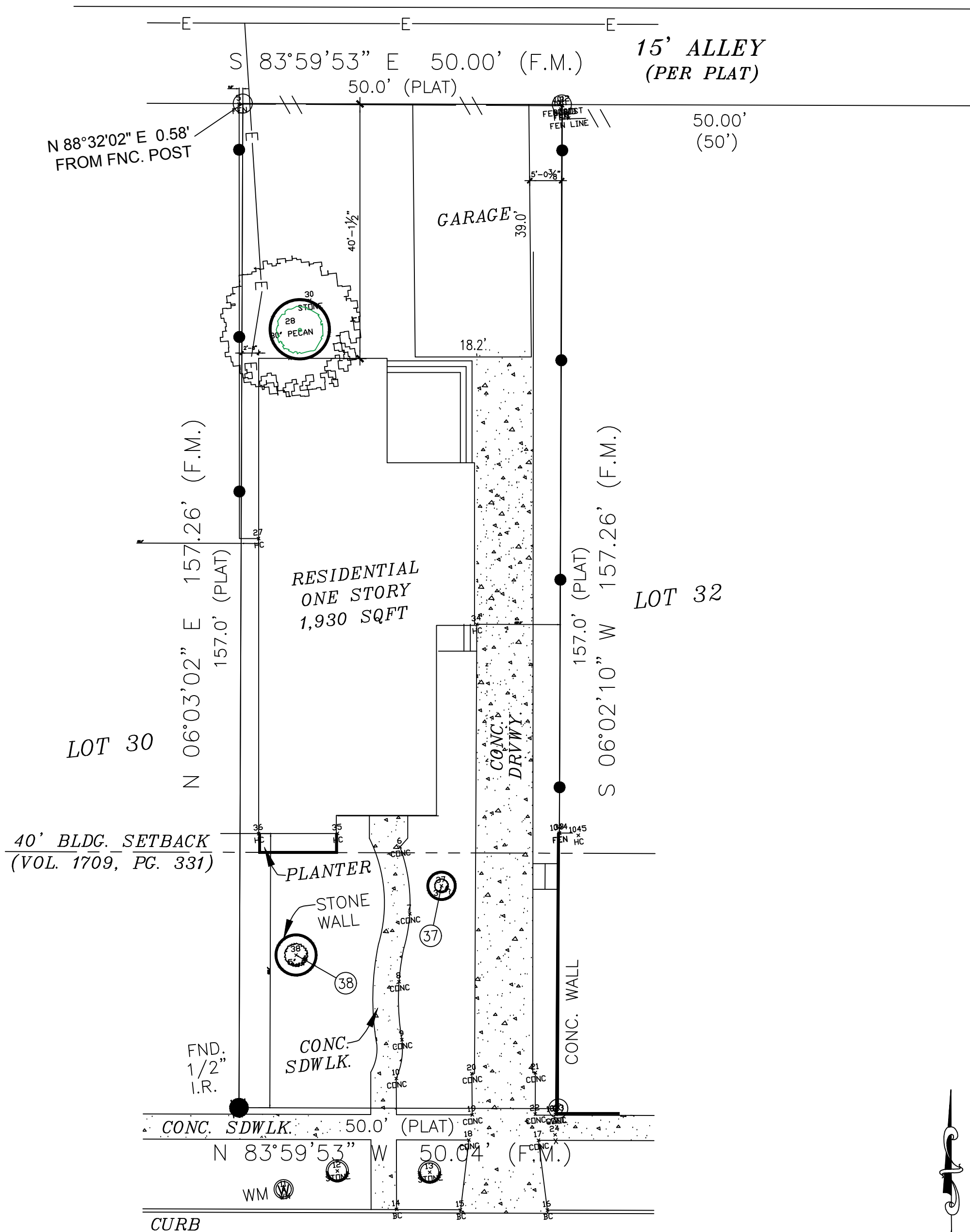
SHEET INDEX	
1	A0.0 COVER
2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMO PLAN/ ELEVATION
5	D1.1 DEMO PLAN/ ELEVATION
6	A1.0 OVERALL PLAN
7	A1.1 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A4.0 ROOM/ DOOR/ WINDOW

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DESIGN DRAWINGS AND SPECS
AS INSTRUMENTS OF SERVICE
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ARE MADE IS TO BE EXECUTED
OR NOT AND SHALL BE
RETURNED TO HIM/ HER UPON
THE COMPLETION OF THE
CONSTRUCTION WORK. THEY
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OWNER ON OTHER PROJECTS
OR EXTENSIONS TO THIS
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AGREEMENT IN WRITING FROM
THE DESIGNER. ANY
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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: APRIL 14, 2022
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A0.0
1 of 10

COVER SHEET



1 SURVEY PLAN
Scale: NOT TO SCALE

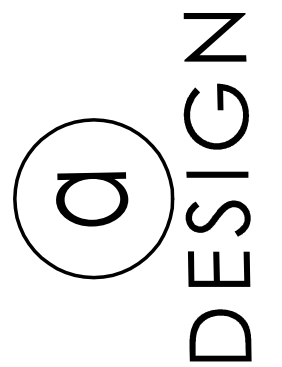
WEST MAGNOLIA AVE.
(60' R.O.W. - PER PLAT)

ADDRESS
2219 W. MAGNOLIA AVE.
LOT 31
BLK 2 N.C.B. 6828

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 2018 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, LLC
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E. aodesign.ochoa@gmail.com

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9	A2.1 EXTERIOR ELEVATION
10	A4.0 ROOM/ DOOR/ WINDOW

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: APRIL 14, 2022
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A0.2
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2	A0.1 INFORMATION
3	A0.2 SITE PLAN
4	D1.0 DEMO PLAN/ ELEVATION
5	D1.1 DEMO PLAN/ ELEVATION
6	A1.0 OVERALL PLAN
7	A1.1 FLOOR PLAN
8	A2.0 EXTERIOR ELEVATION
9	A2.1 EXTERIOR ELEVATION
10	A4.0 ROOM/ DOOR/ WINDOW

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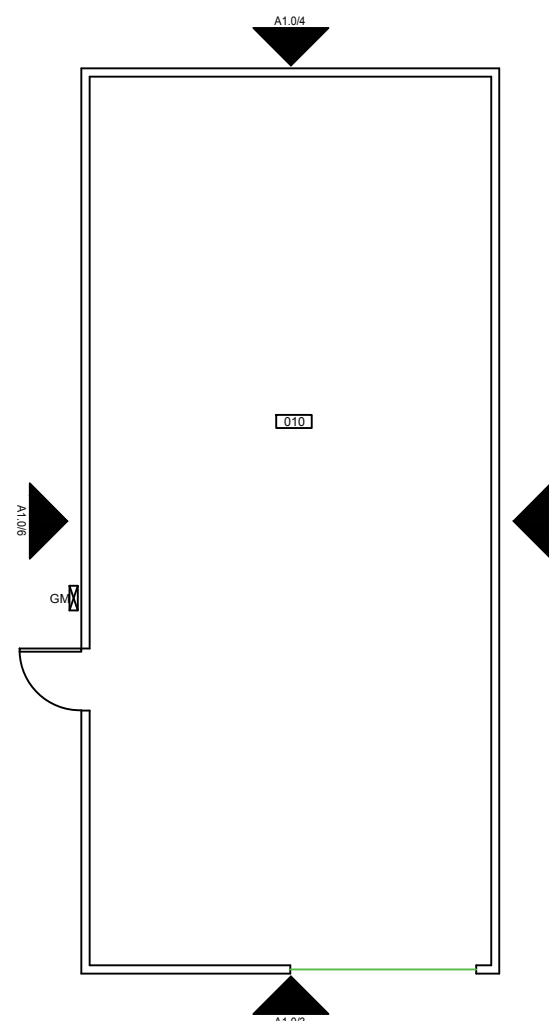
PROJECT NO. XXX-XX
DRAWN BY: ADAN OCHOA
DESIGNED BY: ADAN OCHOA

OVERALL FLOOR PLANS

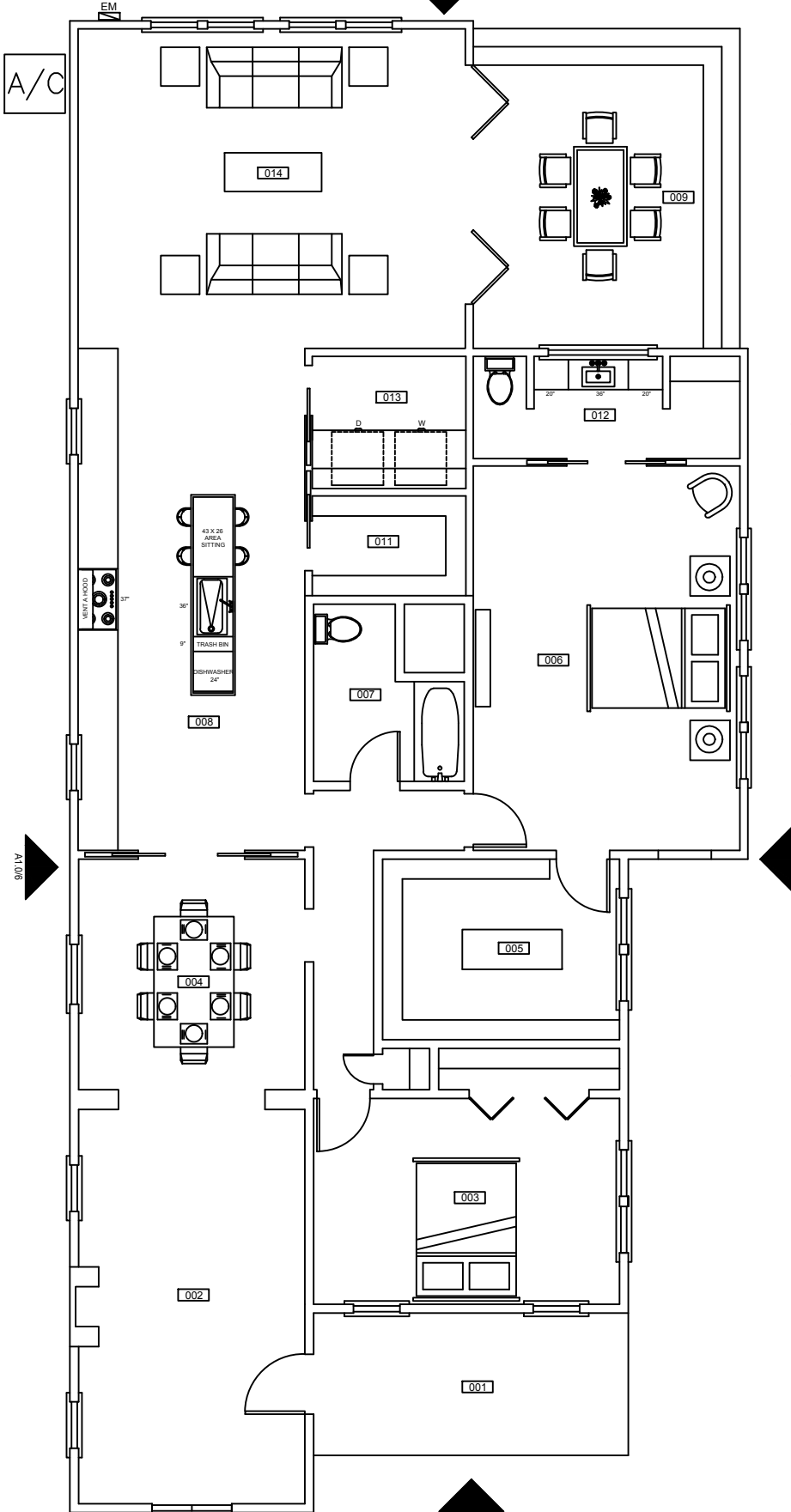
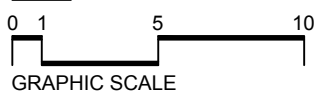
General Notes

1. ALL FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF 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.

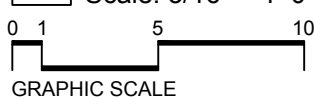
LEGEND	
001 FRONT PORCH	008 KITCHEN
002 LIVING ROOM	009 BACK PATIO
003 BEDROOM #1	010 GARAGE
004 DINING ROOM	011 PANTRY
005 WALK-IN CLOSET	012 MASTER BATHROOM
006 MASTER BEDROOM #3	013 WASHER/ DRYER
007 BATHROOM	014 FAMILY ROOM



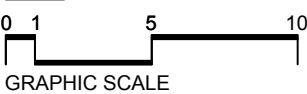
1 GARAGE FLOOR PLAN
Scale: 3/16" = 1'-0"



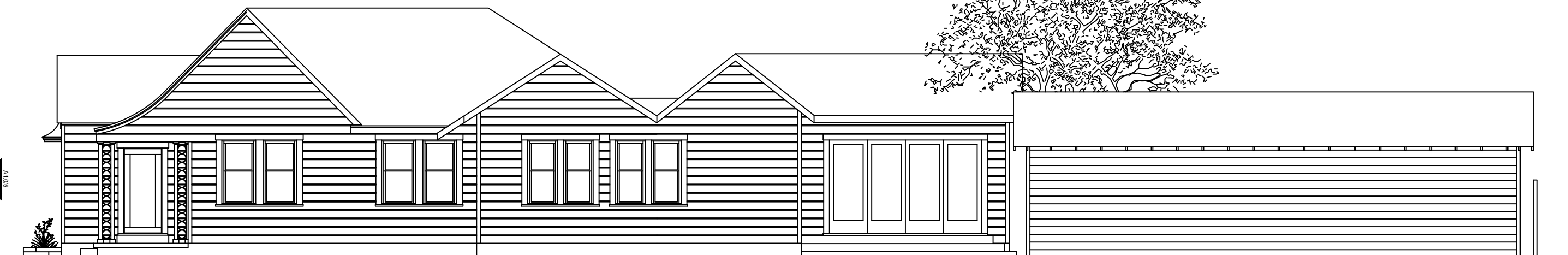
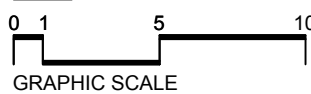
2 RESIDENTIAL FLOOR PLAN
Scale: 3/16" = 1'-0"



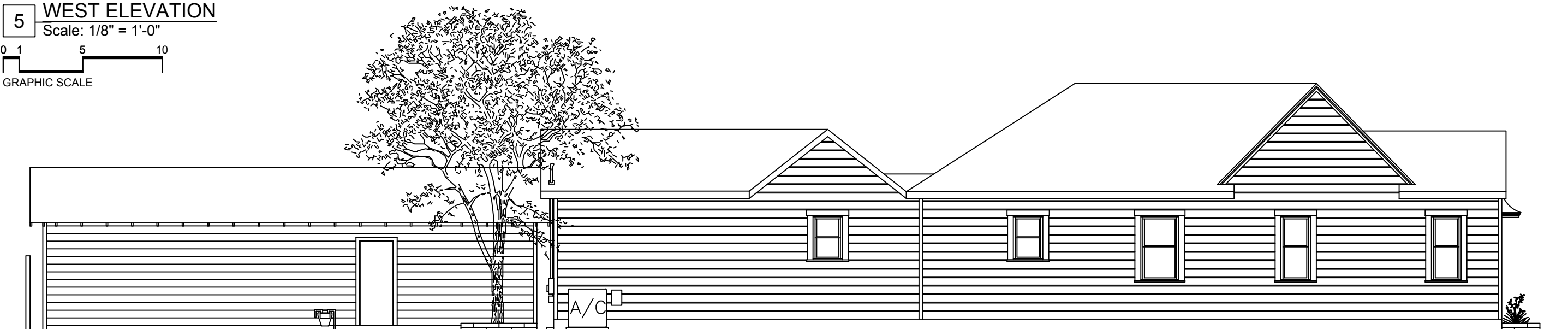
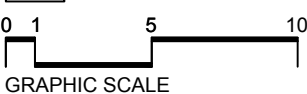
3 NORTH ELEVATION
Scale: 1/8" = 1'-0"



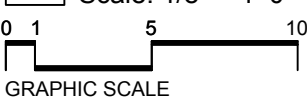
4 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

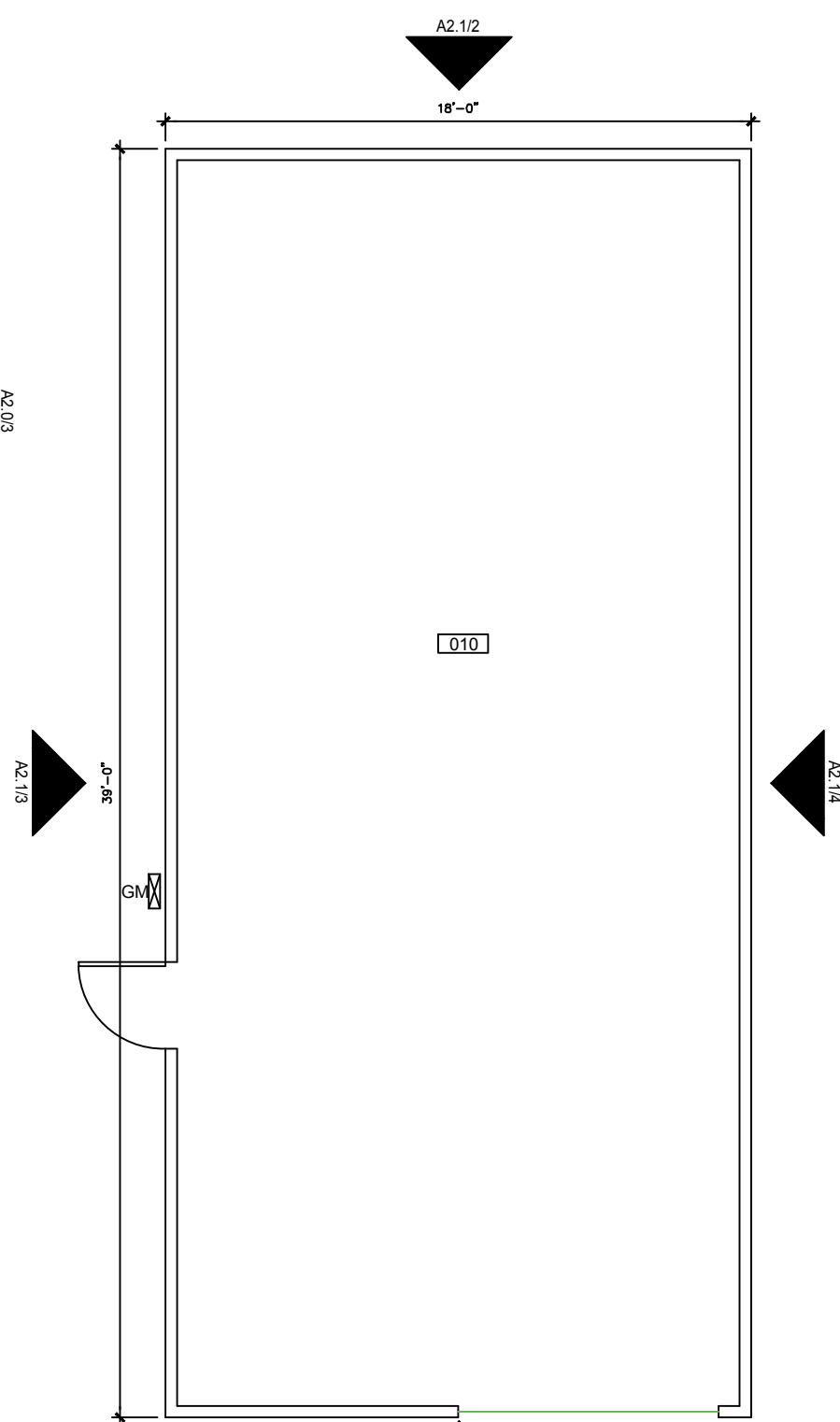
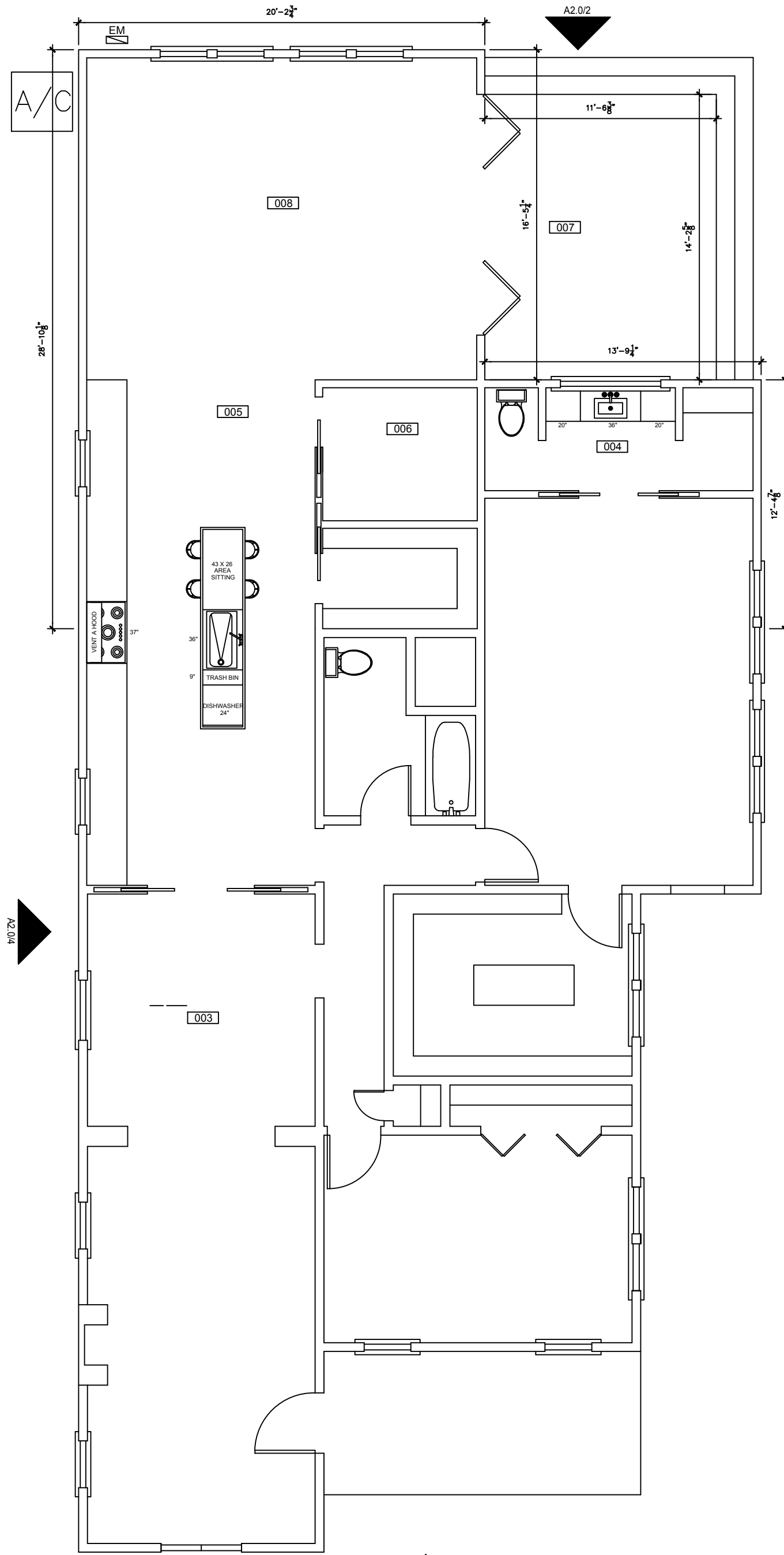
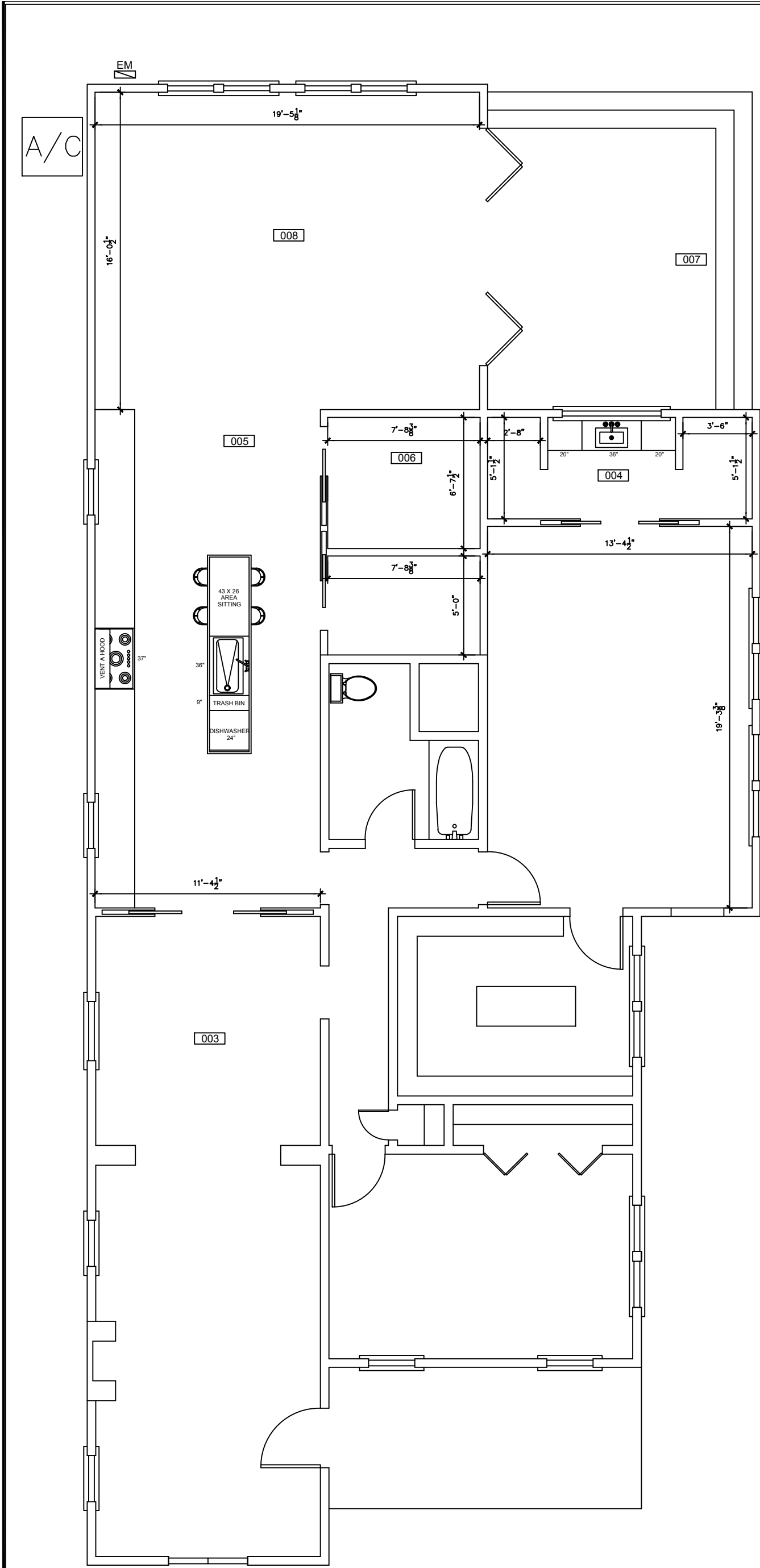


5 WEST ELEVATION
Scale: 1/8" = 1'-0"



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





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

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

GENERAL NOTES

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

CONTRACTOR

- NEW ASPHALT SHINGLES (MATCH EXISTING)
- EXISTING SHINGLES TO REMAIN
- PATCH ALL WOOD SIDING (AS NEEDED)
- INSTALL NEW WOOD FASCIA, TRIM, MOLDING.
- INSTALL NEW STUCCO SKIRTING.
- INSTALL NEW WINDOWS (MATCH EXISTING)
- INSTALL NEW WOOD FLOORING PORCH (TREX)
- INSTALL NEW HARDI PLANK SIDING SMOOTH
- INSTALL NEW TPO ROOFING
- INSTALL NEW WOOD SIDING (MATCH EXISTING)

MECHANICAL

- INSTALL NEW OUTSIDE UNIT ON SOLID CONCRETE SLAB

ELECTRICAL

- INSTALL OUTSIDE ELECTRICAL BOX
- INSTALL NEW METER LOOP AND METER BOX
- INSTALL NEW LIGHTS

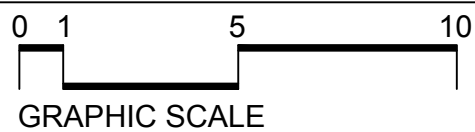
PLUMBER

- INSTALL NEW WATER HOSE BIBB
- ALL EXHAUST PIPES TO BE PAINTED (COLOR MATCH SHINGLES)

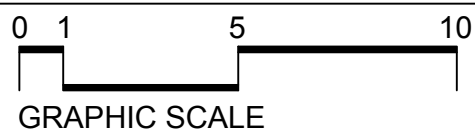
EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING	MATCH EXISTING	MATCH EXISTING
EXISTING FASCIA/ SOFFIT/ SIDING	WOOD	MATCH EXISTING
NEW FASCIA/ SOFFIT/ SIDING	WOOD	MATCH EXISTING
WINDOWS/ DOORS	VINYL	MATCH EXISTING

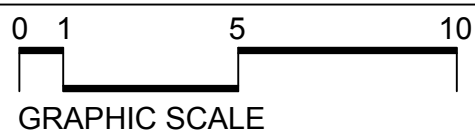
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 Scale: 3/16" = 1'-0"



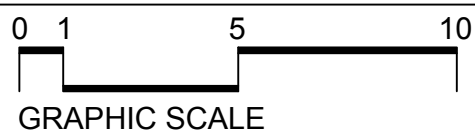
2 SOUTH ELEVATION
 Scale: 3/16" = 1'-0"



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



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



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9	A2.1 EXTERIOR ELEVATION
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PROJECT NO. XXX-XX

DRAWN BY: ADAN OCHOA
 DESIGNED BY: ADAN OCHOA

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

sheet
A2.1
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EXTERIOR ELEVATION

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

GENERAL NOTES

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

CONTRACTOR

- NEW ASPHALT SHINGLES (MATCH EXISTING)
- EXISTING SHINGLES TO REMAIN
- PATCH ALL WOOD SIDING (AS NEEDED)
- INSTALL NEW WOOD FASCIA, TRIM, MOLDING.
- INSTALL NEW HARDI PLANK SIDING SMOOTH

MECHANICAL

- INSTALL NEW OUTSIDE UNIT ON SOLID CONCRETE SLAB

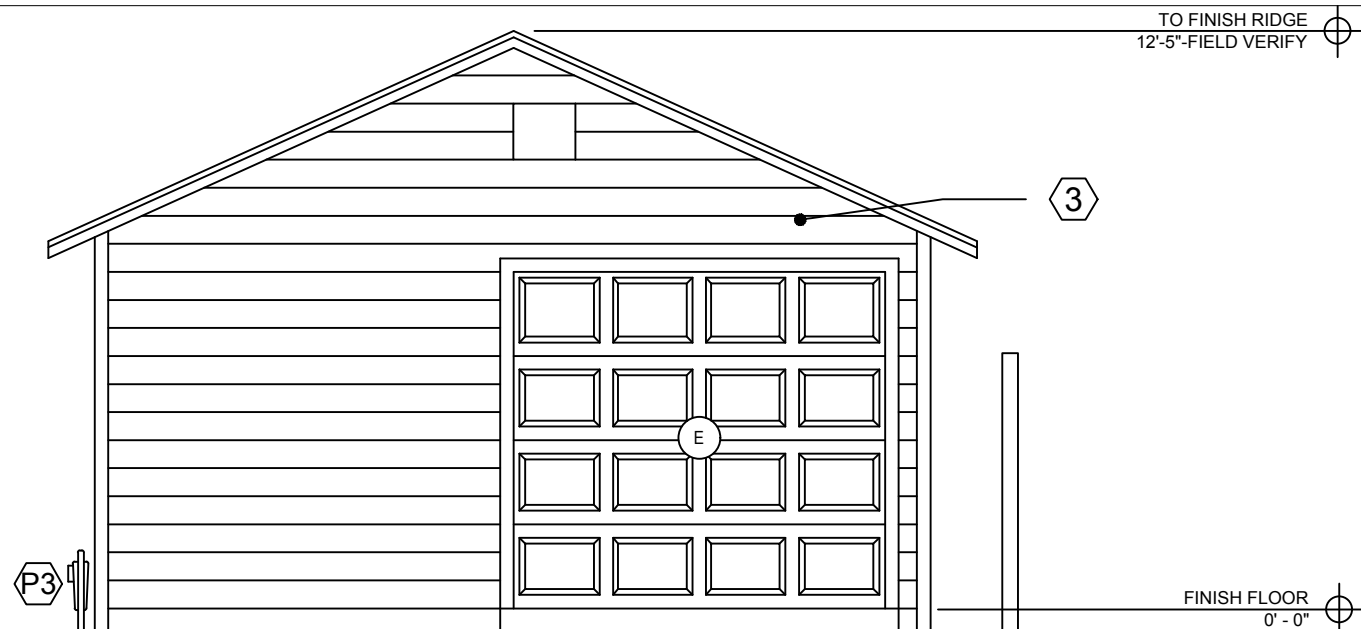
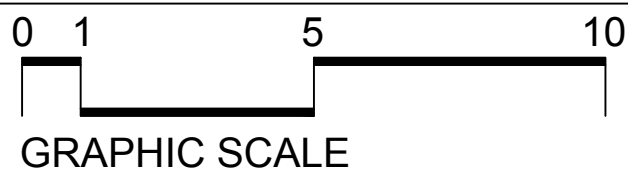
ELECTRICAL

- INSTALL NEW METER LOOP AND METER BOX
- INSTALL NEW LIGHTS

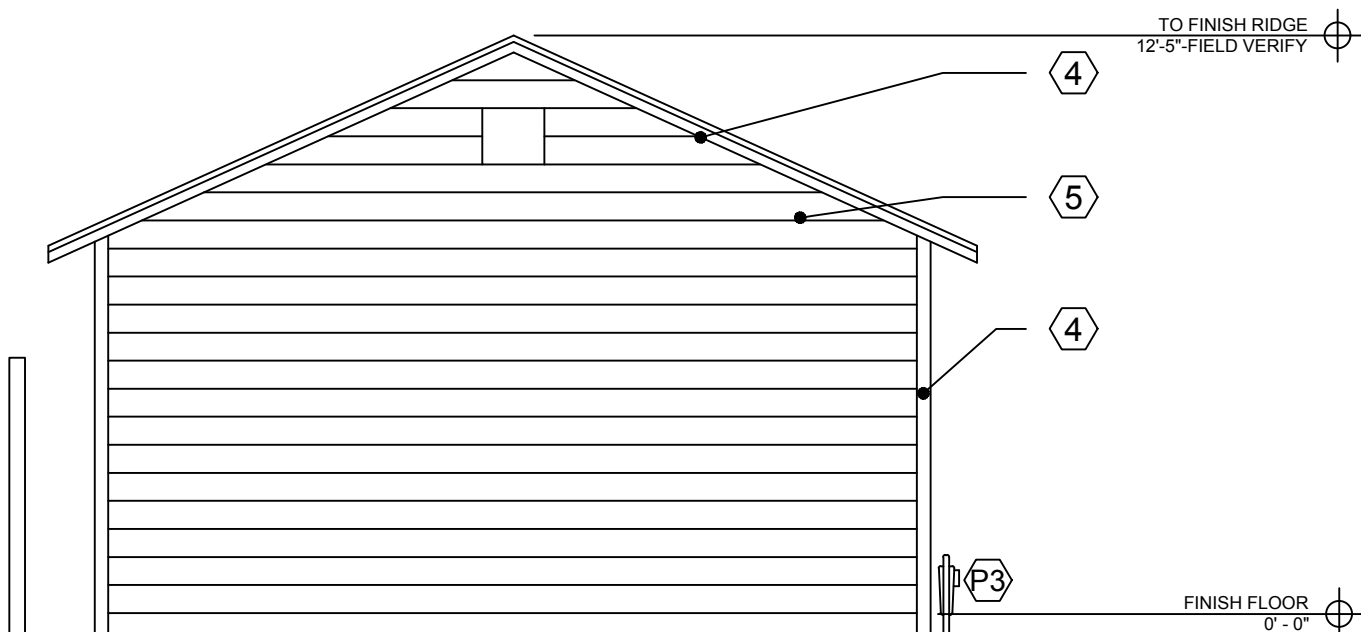
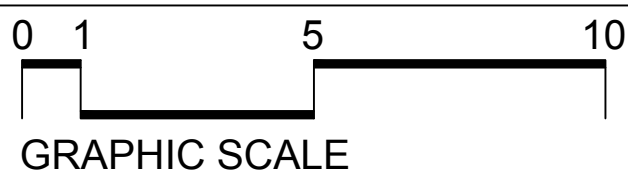
PLUMBER

- INSTALL NEW WATER HOSE BIBB
- ALL EXHAUST PIPES TO BE PAINTED (COLOR MATCH SHINGLES)
- INSTALL NEW GAS METER.

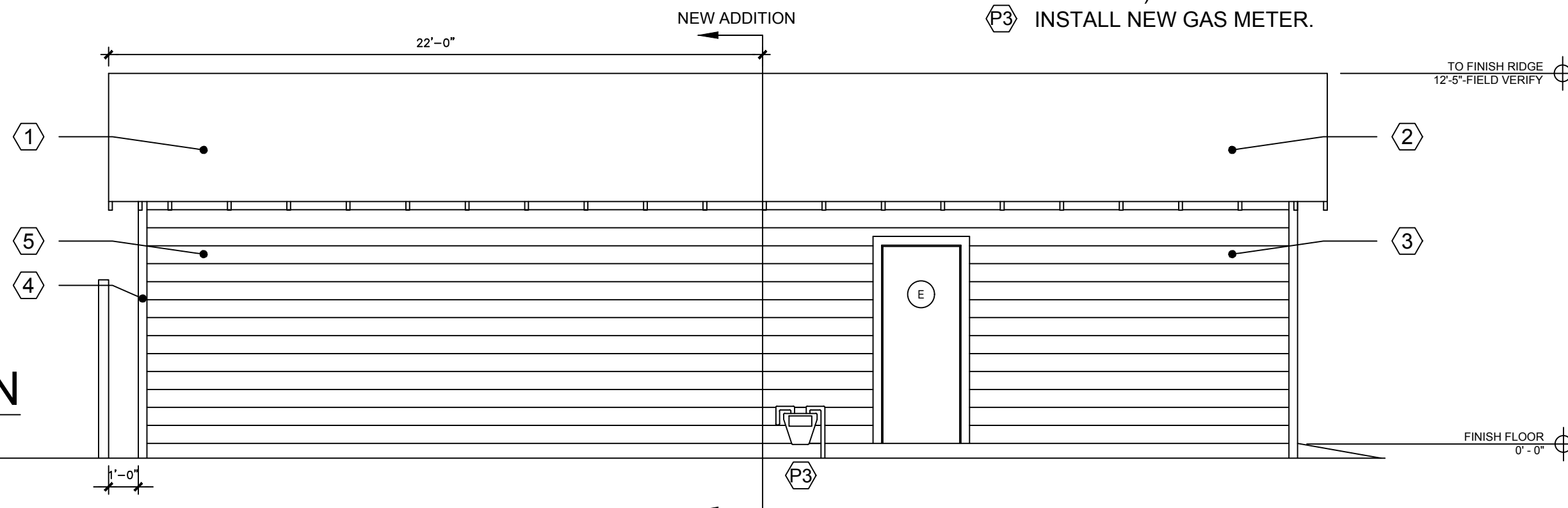
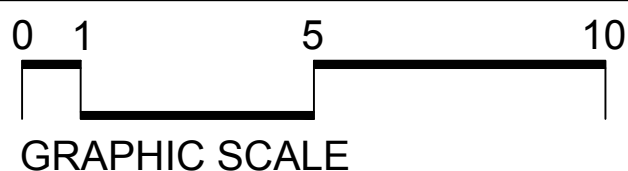
1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



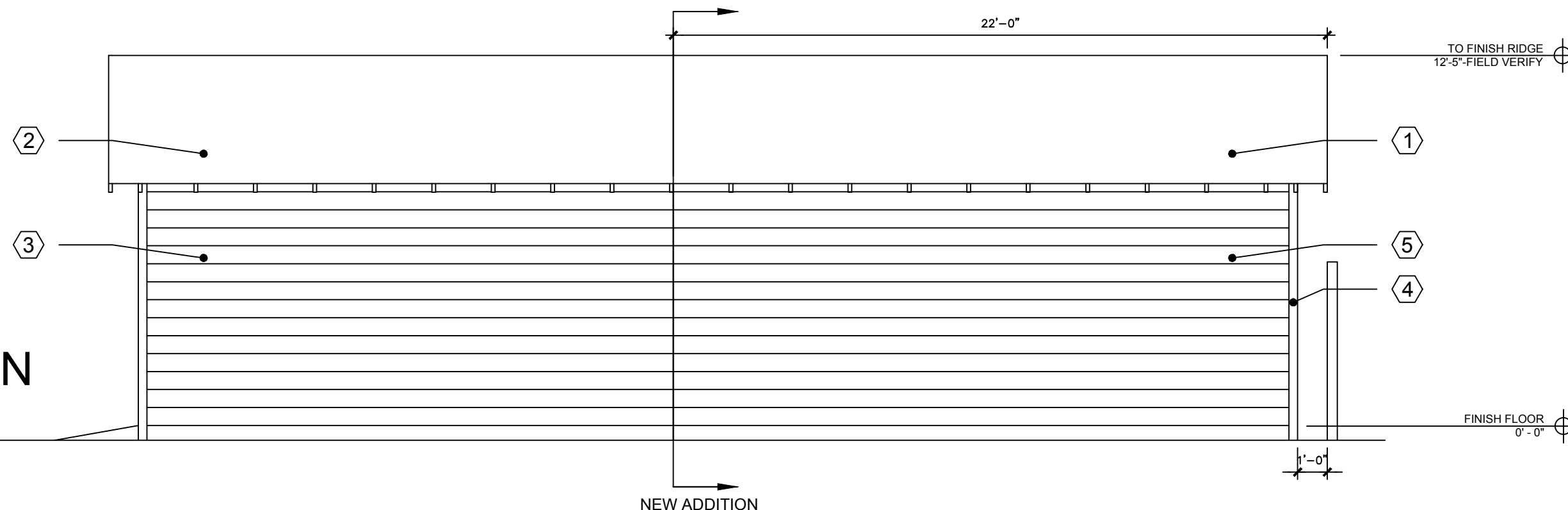
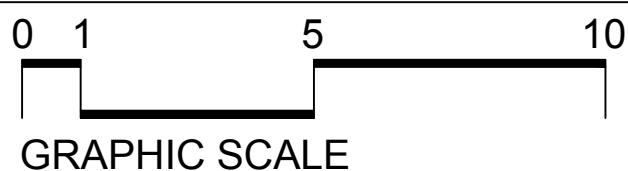
2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



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



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



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PROJECT NO. XXX-XX
DATE: APRIL 14, 2022
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

LEGEND

001	FRONT PORCH	006	BEDROOM #3
002	LIVING ROOM	007	BATHROOM
003	BEDROOM #1	008	KITCHEN
004	DINING ROOM	009	BACK PATIO
005	BEDROOM #2	010	GARAGE

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 SHIPLAPS.
- 3 REMOVE EXISTING UPPER/ LOWER CABINETS AND COUNTER TOPS.
- 4 REMOVE ALL WINDOW/ DOOR TRIM AND BASEBOARDS.
- 5 REMOVE EXISTING SHIPLAPS AND STUDS.
- 6 REMOVE EXISTING WOOD/ GLASS DOOR AND FRAME
- 7 REMOVE EXISTING SIDING
- 8 REMOVE EXISTING METAL FENCE
- 9 REMOVE EXISTING BACK DECK.

PLUMBER

- P1 REMOVE KITCHEN SINK AND CAP WATER LINES.
- P2 CAP STOVE GAS LINES BENEATH FLOOR.

MECHANICAL

- M1 REMOVE OUTSIDE UNIT.
- M2 REMOVE ATTIC UNIT.
- M3 REMOVE AC CEILING GRILLES.

ELECTRICAL

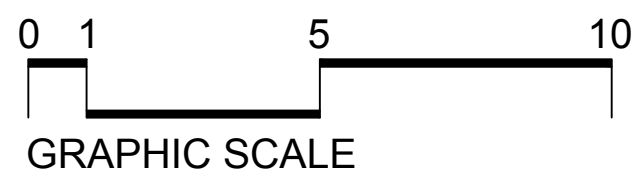
- E1 REMOVE ALL CEILING LIGHTS AND FANS.
- E2 REMOVE ALL WALL OUTLETS AND SWITCHES.
- E3 REMOVE ELECTRICAL METER AND INSTALL TEMPORARY POLE

- 10 EXISTING ROOF TO REMAIN.
- 11 REMOVE EXISTING FASCIA BOARD.
- 12 REMOVE EXISTING TRIM.
- 13 REMOVE EXISTING SKIRTING.
- 14 REMOVE 12" OF EXISTING ROOFING.
- 15 REMOVE EXISTING GABLE VENT.
- 16 REMOVE EXISTING ROOF RAFTERS.

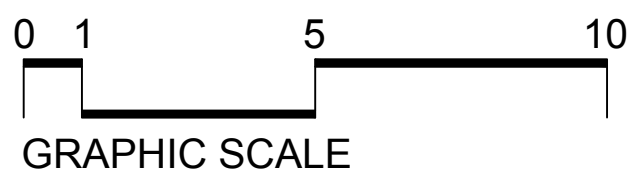
- P3 CAP EXISTING GAS LINE TO HOUSE AND CALL CPS FOR RELOCATION.
- P4 CAP EXISTING WATER AND GAS LINE FOR WATER HEATER AND PREP FOR RELOCATION.

WALLS TO BE REMOVED.

1 DEMOLITION FLOOR PLAN
Scale: 1/4" = 1'-0"



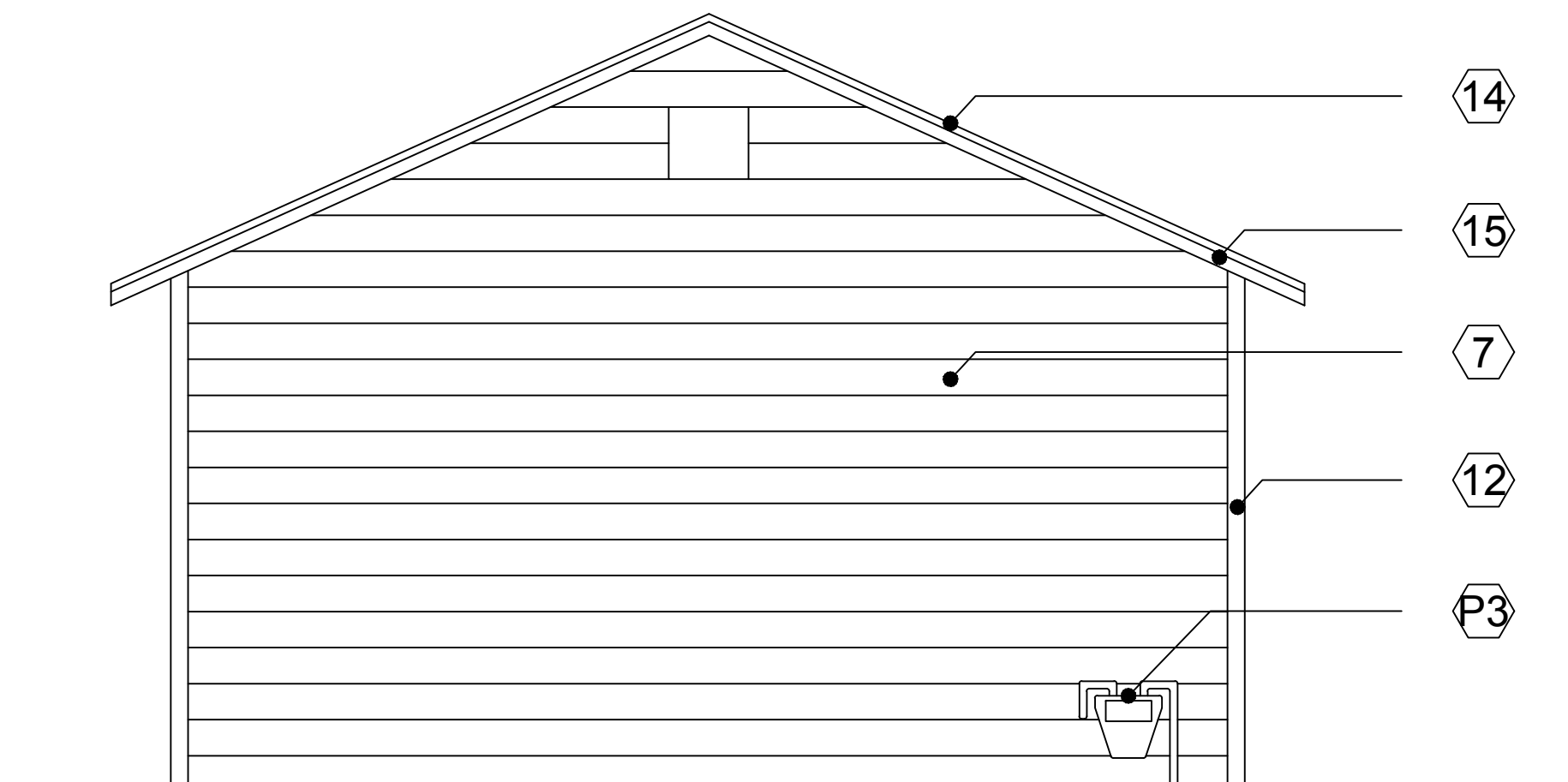
2 DEMOLITION EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



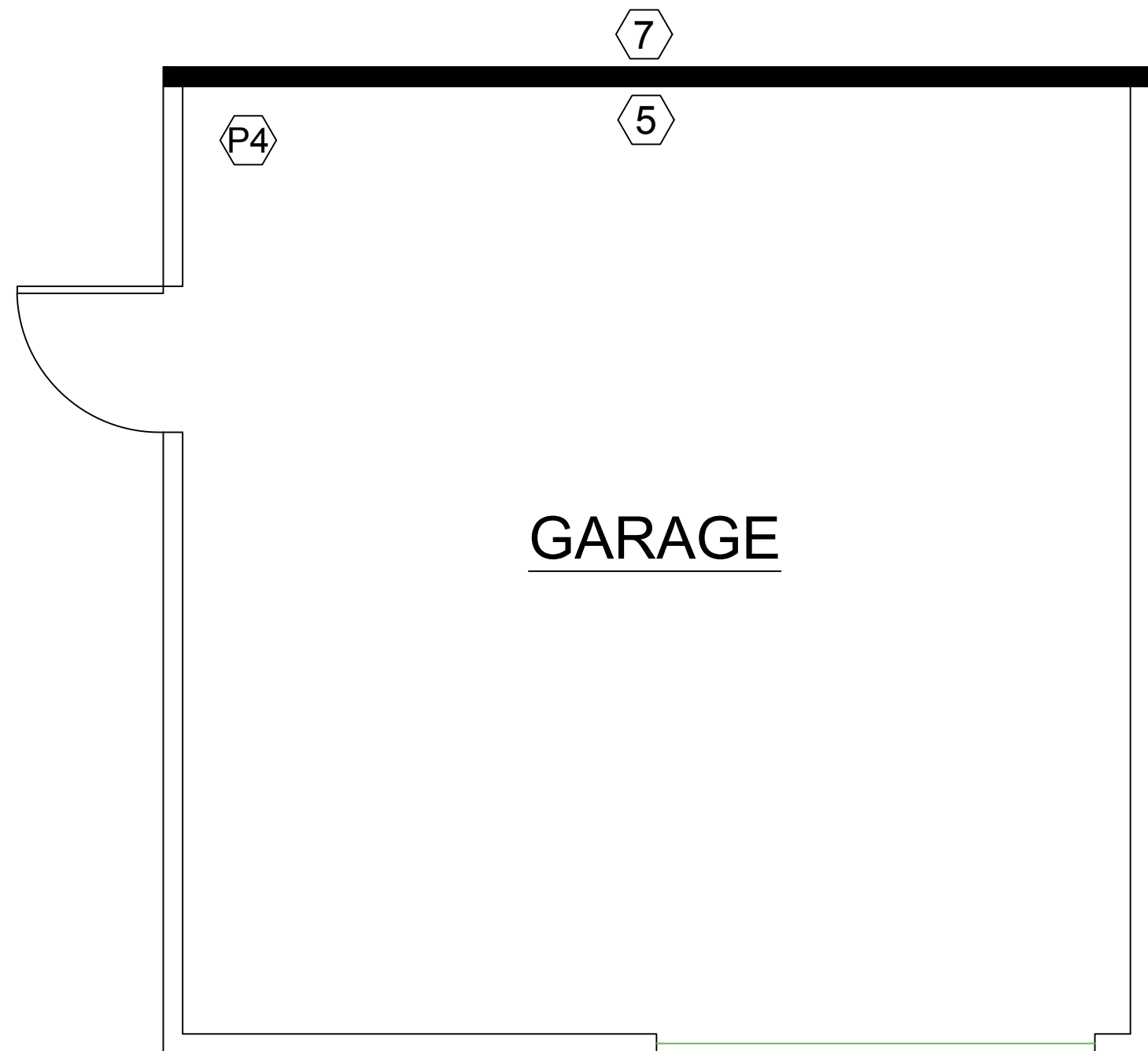
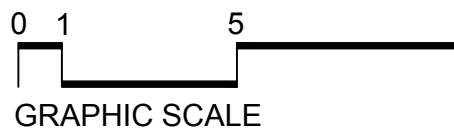
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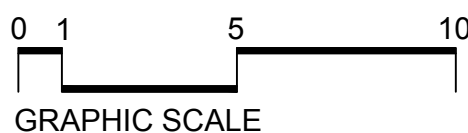
PROJECT NO. XXX-XX
DATE: APRIL 14, 2022
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA



1 DEMO. EXTERIOR ELEVATION
Scale: 3/8" = 1'-0"



2 DEMO. FLOOR PLAN
Scale: 3/8" = 1'-0"



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 SHIPLAPS.
- ③ REMOVE EXISTING UPPER/ LOWER CABINETS AND COUNTER TOPS.
- ④ REMOVE ALL WINDOW/ DOOR TRIM AND BASEBOARDS.
- ⑤ REMOVE EXISTING SHIPLAPS AND STUDS.
- ⑥ REMOVE EXISTING WOOD/ GLASS DOOR AND FRAME
- ⑦ REMOVE EXISTING SIDING
- ⑧ REMOVE EXISTING METAL FENCE
- ⑨ REMOVE EXISTING BACK DECK.
- ⑩ EXISTING ROOF TO REMAIN.
- ⑪ REMOVE EXISTING FASCIA BOARD.
- ⑫ REMOVE EXISTING TRIM.
- ⑬ REMOVE EXISTING SKIRTING.
- ⑭ REMOVE 12" OF EXISTING ROOFING.
- ⑮ REMOVE EXISTING ROOF RAFTERS.

PLUMBER

- ① REMOVE KITCHEN SINK AND CAP WATER LINES.
- ② CAP STOVE GAS LINES BENEATH FLOOR.
- ③ CAP EXISTING GAS LINE TO HOUSE AND CALL CPS FOR RELOCATION.
- ④ CAP EXISTING WATER AND GAS LINE FOR WATER HEATER AND PREP FOR RELOCATION.

ELECTRICAL

- ① REMOVE ALL CEILING LIGHTS AND FANS.
- ② REMOVE ALL WALL OUTLETS AND SWITCHES.
- ③ REMOVE ELECTRICAL METER AND INSTALL TEMPORARY POLE

WALLS TO BE REMOVED.

DEMOLITION PLAN

Specification of Materials



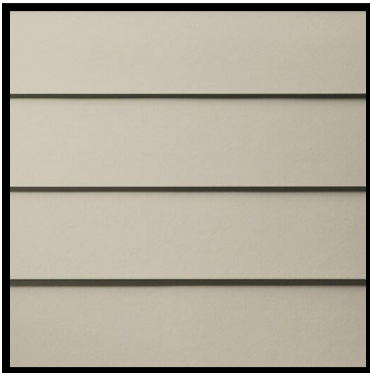
1.

Wood Siding, Style Unknown, Resembles D-105



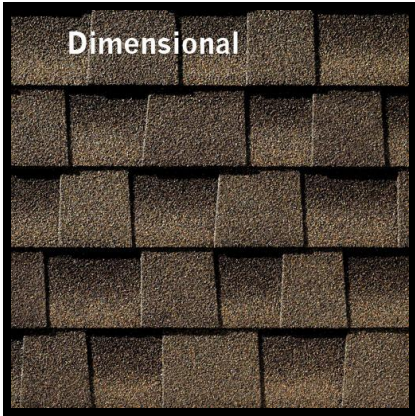
2.

1x4 Trex Transcend Composite Decking



3.

1x8x12 -HardiPlank Lap Siding (Smooth) (Option for Siding)



4.

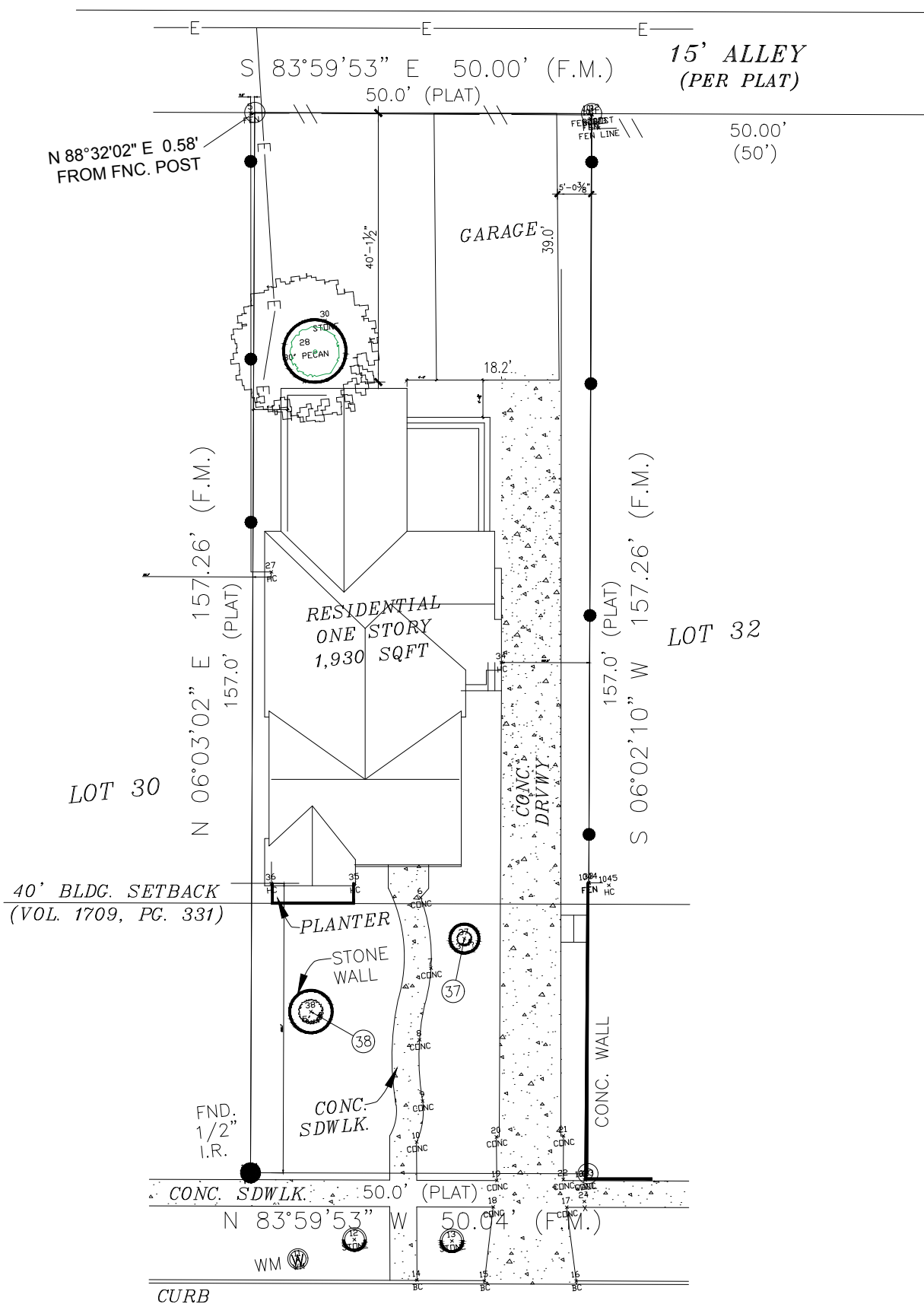
Dimensional Asphalt Shingles (color unknown)

Description of Scope of Work

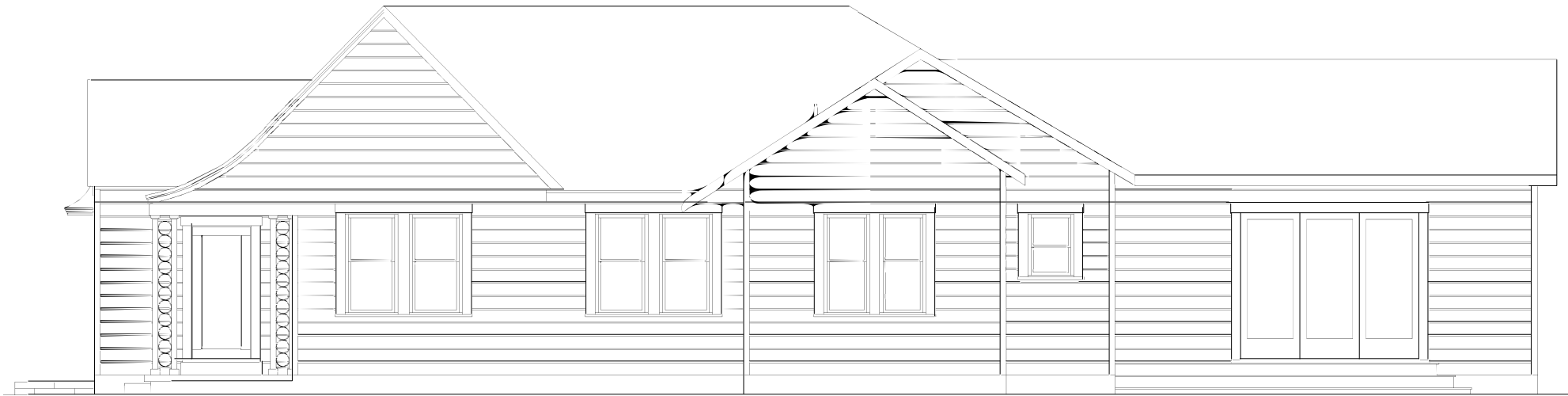
Client is requesting to have their 1935 residential home located in the Monticello District be remodeled and include an addition. Their existing residence has a current square footage of 1,210, they are wishing to remove the back existing exterior wall and would like to add an additional 754 square feet. The addition will include: a master bathroom, extended master bedroom, expand their current kitchen, and add an additional mud room and family room, to include an outside porch. The existing residence will have foundation work to it, to include leveling and replacing cedar posts with concrete posts. The client would like to repair any rotten siding by matching the existing wood siding. The addition would include match wood siding and/or hardi plank lap siding (smooth). All old siding being removed for new addition will be reused for patching of the existing home. The new roof will match the dimensional asphalt shingles. All new windows will match the existing one over one vinyl windows and all window/ door trim will be that of 1x6. Client will submit drawings of new windows for approval. The client would like to add a back porch to include a small trex tongue and groove porch. All new skirting will be stucco, to match existing. All new plumbing, electrical and add an additional ac unit. Install new insulation in walls and ceiling. Client would like to extend their current garage to end at the existing back fence.

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

Revised alternative plan submitted 4/28/2022



Revised alternative plan
submitted 4/28/2022



Revised alternative plan submitted 4/28/2022

