

HISTORIC AND DESIGN REVIEW COMMISSION

January 18, 2023

HDRC CASE NO: 2022-558
ADDRESS: 202 CAMARGO
LEGAL DESCRIPTION: NCB 924 BLK 5 LOT N 70 FT OF 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: David Hannan Jr/FISHER HECK ARCHITECTS
OWNER: Nilgun Akgul
TYPE OF WORK: Front porch modifications, construction of a rear addition
APPLICATION RECEIVED: November 15, 2022
60-DAY REVIEW: Not Applicable due to City Council Emergency Orders
CASE MANAGER: Jessica Anderson

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to:

1. Expand the existing front porch.
2. Replace non-historic aluminum windows on the historic core of the house with wood one-over-one and wood casement windows.
3. Remove vinyl siding on the historic core of the house and refinish the wood lap siding beneath.
4. Demolition of a rear addition.
5. Construct an addition to the rear and southeast sides of the house.
6. Replace the existing full-width concrete driveway with drivable pavers and gravel.
7. Replace the existing chain-link fence with a picket fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

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 nontraditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Roof additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the

building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

- ii. *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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure.
- vi. *Screening incompatible uses*—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 202 Camargo is a one-story, single-family vernacular residence built c 1896 with a rear addition present by 1912 and enclosed after 1951. The property is at the southeast corner of Camargo and San Arturo streets with a driveway along the back of the house entered via San Arturo St. The property features a standing-seam metal side-gabled roof form with a flat standing seam metal roof that extends over the rear addition. The house is clad in vinyl siding with metal-sash windows. The front door is on a stoop with a separate shed roof and square post on a concrete porch with concrete stairs and a short walkway leading to the sidewalk. The parcel has a chain link fence with a gate at the front walkway and at the driveway. The property contributes to the Lavaca historic district.
- b. **FRONT PORCH:** The applicant requests approval to expand the existing front porch and add a wood balustrade railing, composite wood T&G decking, cement board panel skirting, and wood-framed steps with the existing concrete porch encapsulated by the new framing. Historic Design Guidelines for Exterior Maintenance and Alterations 7.A.i says to preserve porches, balconies, and porte-cocheres, and do not add new porches, balconies, or porte-cocheres where not historically present. The property first appears on a Sanborn Fire Insurance map in 1904 with a front stoop that matches the existing porch in plan. Staff finds the request to expand the porch does not conform to guidelines.
- c. **WINDOW REPLACEMENT:** The applicant requests approval to replace non-historic metal-sash windows on the historic core of the home with wood one-over-one and wood casement windows. Historic Design Guidelines for Exterior Maintenance and Alterations 6.B.vii says to replace non-historic incompatible windows with windows that are typical of the architectural style of the building. Staff finds the wood one-over-one windows conform to guidelines.
- d. **SIDING:** The applicant requests approval to remove the vinyl siding on the historic core and refinish the wood lap siding beneath. Historic Design Guidelines for Exterior Maintenance and Alterations says avoid removing materials that are in good condition or that can be repaired in place, and 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. Staff recommends retention of any existing historic siding with new siding to match the existing wood siding style and dimensions. Should the remaining wood siding below the existing vinyl require repair or partial replacement, staff recommends replacing it with siding that matches the existing wood in style and dimensions for the historic core of the home.
- e. **PARTIAL DEMOLITION:** The applicant requests approval to demolish a rear addition. The addition first appears on Sanborn Fire Insurance maps in 1912 as a small addition to the rear west corner of the house with a covered porch to the east. According to Sanborn maps, the porch was enclosed after 1951 to create the current conditions. Staff finds the request to remove this addition generally appropriate.
- f. **ADDITION (MASSING):** The applicant proposes to construct a rear addition that includes two porches. Historic Design Guidelines for Additions 1.B.iv states that residential additions should not be so large as to

double the existing building footprint, regardless of lot size. The existing house is 1,050 square feet, and the proposed addition is 875 square feet. Staff finds the addition generally appropriate.

- g. **ADDITION (ROOF FORM):** The applicant proposes to use the same standing-seam metal roof across the historic core and new addition to the house, but creates a cross-gabled roof form to connect the old and new. Historic Design Guidelines for Exterior Maintenance and Alterations states that the original shape, line, pitch, and overhang of historic roofs should be retained. The house features a side-gabled form with a flat roof at the rear, a typical form for this style of house. Staff finds the proposed hipped roof does not conform to guidelines.
- h. **ADDITION (WINDOWS):** The applicant proposes clad-wood windows, both fixed and one-over-one, for the rear addition that are smaller in size than those found on the historic core of the house. Standard Specifications for Windows in Additions and New Construction state that new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance, and whole window systems should match the size of historic windows on property unless otherwise approved. The proposed aluminum-clad wood window product conforms to guidelines, but their size does not.
- i. **ADDITION (DOORS):** The applicant proposes adding two half-lite doors and retaining and repairing the existing half-lite front door. The policy document for substitute materials says that where original doors are missing, replacement doors that are appropriate for the architectural style or construction period of the house should be installed. Staff finds the half-lite doors conform to guidelines.
- j. **ADDITION (MATERIALS):** The applicant proposes an addition clad in cement board siding with a 4" exposure to differentiate between old and new. Historic Design Guidelines for Additions 3.A.i says to 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. Staff finds the proposed siding for the addition does not conform to guidelines.
- k. **PORCHES:** The applicant proposes two porches, an uncovered porch on the east side of the house in front of the proposed rear entrance, and a 6.33' x 13.5' covered porch on the west side. Historic Design Guidelines for Additions 7.B.v says to reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. Staff finds the porches generally appropriate.
- l. **PAVERS:** The applicant proposes to remove the existing full-width concrete driveway and replace it with drivable pavers filled with gravel. Historic Design Guidelines 5.B.i says to incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Staff finds the proposed drivable pavers generally appropriate but that the apron should not exceed 12' at the flare.
- m. **FENCE:** The applicant proposes to remove the existing chain-link fence and replace it with a picket fence. Historic Design Guidelines 2.B.i states that the design of fence should respond to the design and materials of the house or main structure. Staff finds the proposed picket fence conforms to guidelines. It should be wood, transparent, and no taller than 4 feet.

RECOMMENDATION:

Staff recommends denial of item 1, expanding the existing front porch, based on finding b.

Staff recommends approval of item 2, replacement of non-historic aluminum windows on the historic core of the house with wood one-over-one and wood casement windows, based on finding c.

Staff recommends approval of item 3, removing vinyl siding on the historic core of the house and refinishing the wood lap siding beneath, based on finding d, with the following stipulations:

- i. That any wood siding that requires repair or partial replacement be replaced with siding that matches the existing wood in style and dimensions for the historic core of the home.

Staff recommends approval of item 4, demolition of a rear addition, based on finding e.

Staff recommends approval of item 5, construction of an addition to the rear and southeast sides of the house, based on findings j and k, with the following stipulations:

- i. That the applicant proposes a roof form that conforms to guidelines, namely retention of the side gabled form at the front of the house that transitions into a flat roof at the rear.
- ii. That the applicant proposes windows for the addition that match the windows proposed for the historic core in size and dimensions.

- iii. That the applicant use cement board siding with the same exposure as found on the historic core of the house and utilize a trim piece to differentiate between old and new.

Staff recommends approval of item 6, replacement of the existing full-width concrete driveway with drivable pavers and gravel, based on finding l, with the following stipulation:

- i. That the apron not exceed 12' wide at the flare.

Staff recommends approval of item 7, replacement of the existing chain-link fence with a picket fence, based on finding m, with the following stipulation:

- i. That the fence be wood, transparent, and no taller than 4 feet.



EXISTING AERIAL MAP OF PROPERTY



EXISTING FRONT (NORTH) FACADE



EXISTING SIDE (WEST) FAÇADE



EXISTING REAR (SOUTH) FAÇADE – NON-ORIGINAL ADDITION



EXISTING SIDE (EAST) FAÇADE



EXISTING FRONT PORCH AND NON-ORIGINAL ALUMINUM WINOWS



EXISTING WEST FAÇADE – TYPICAL SIDING DETAIL AND HOT WATER HEATER CLOSET

NEW ADDITION + RENOVATION

SAN ARTURO HOUSE

HDRC FINAL REVIEW SET



OWNER

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CONTACT: CARMEN GROTH
EMAIL: cgroth@projectaengineering.com

MEP ENGINEER

N/A

CIVIL ENGINEER

N/A

LANDSCAPE ARCHITECT

N/A

Fisher Heck
ARCHITECTS

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

11/10/2022

PROJECT:
SAN ARTURO HOUSE

SHEET TITLE:
TITLE SHEET

PROJECT NO: 2211 A1

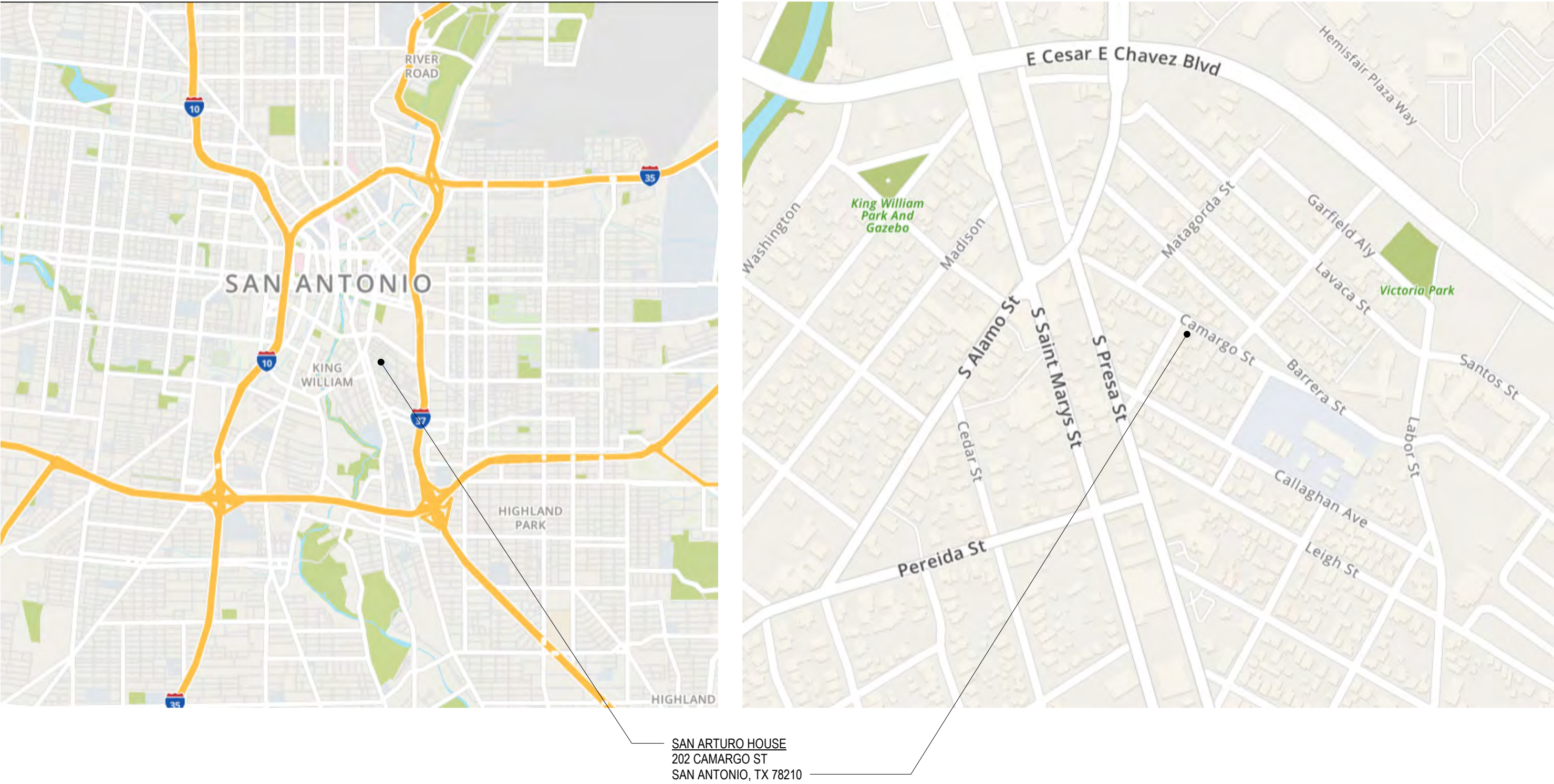
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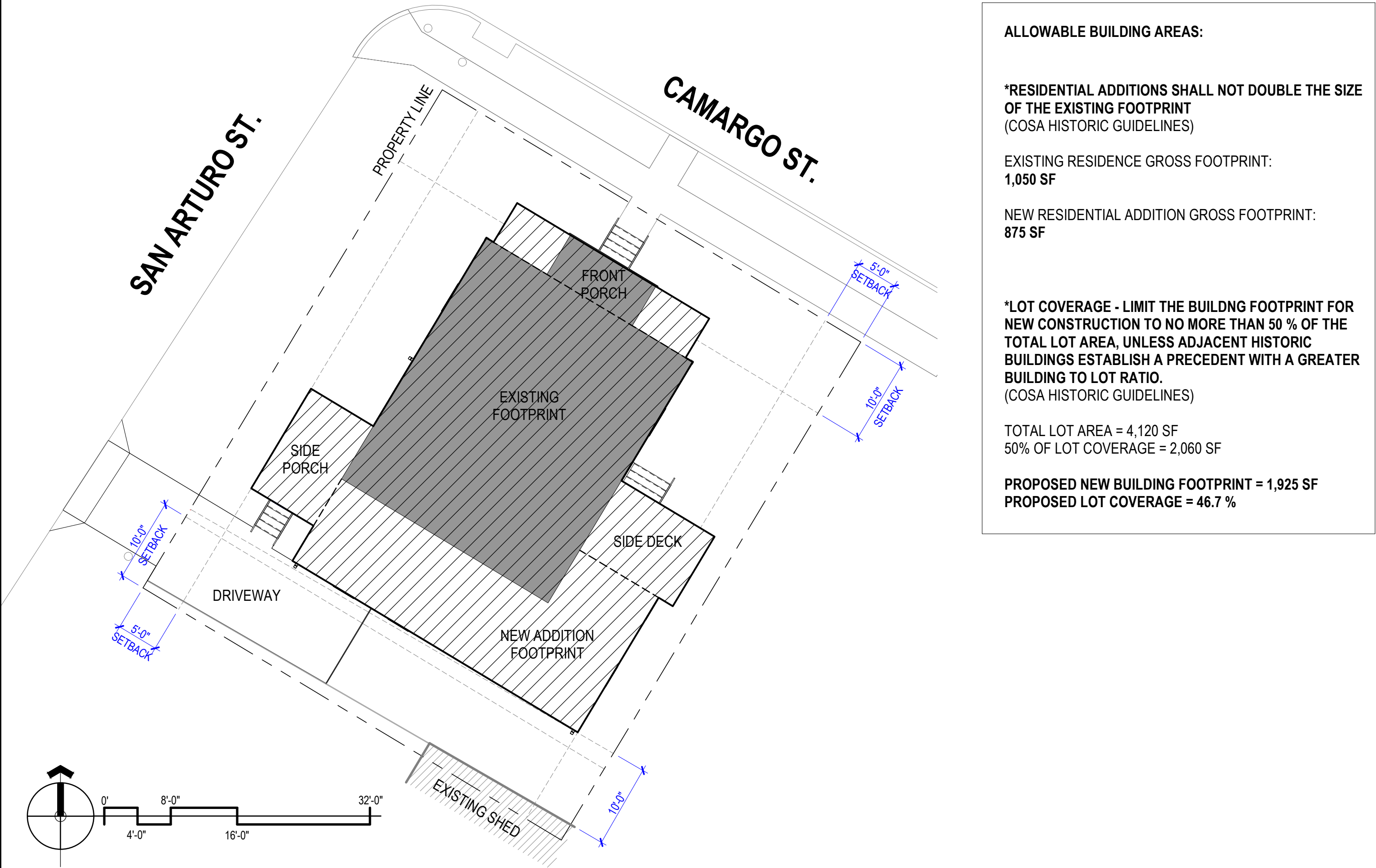
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LOCATION MAPS



CODE REVIEW PLANS



CODE INFO & ANALYSIS

APPLICABLE CODES AND STANDARDS:

THIS PROJECT IS IN THE CITY OF SAN ANTONIO, TEXAS.
THE CITY OF SAN ANTONIO CURRENTLY HAS ADOPTED THE FOLLOWING CODES WITH LOCAL AMENDMENTS:

- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE

- 2018 INTERNATIONAL PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE

OCCUPANCY CLASSIFICATION:

- RESIDENTIAL

CLASSIFICATION OF WORK:

- ALTERATION - LEVEL 3

CONSTRUCTION CLASSIFICATION:

- TYPE - VB

FIRE RESISTANCE RATINGS REQUIRED

- BUILDING ELEMENT HOURS
 - STRUCTURAL FRAME 0
 - BEARING WALLS
 - EXTERIOR 0
 - INTERIOR 0
 - NONBEARING WALLS & PARTITIONS
 - EXTERIOR 0
 - INTERIOR 0
 - FLOOR CONSTRUCTION INCLUDING BEAMS AND JOISTS 0
 - ROOF CONSTRUCTION INCLUDING BEAMS AND JOISTS 0

SPECIAL INSPECTIONS

IBC SECTION		APPLICABLE	NOT APPLICABLE
1705.1.1	SPECIAL CASES	-	X
1705.2	STEEL CONSTRUCTION	-	X
1705.3	CONCRETE CONSTRUCTION	-	X
1705.4	MASONRY CONSTRUCTION	-	X
1705.5	WOOD CONSTRUCTION	-	X
1705.6	SOILS	-	X
1705.7	DRIVEN DEEP FOUNDATIONS	-	X
1705.8	CAST-IN-PLACE DEEP FOUNDATIONS	-	X
1705.9	HELICAL PILE FOUNDATIONS	-	X
1705.10	FABRICATED ITEMS	-	X
1705.11	SPECIAL INSPECTIONS FOR WIND RESISTANCE	-	X
1705.12	SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE	-	X
1705.13	TESTING FOR SEISMIC RESISTANCE	-	X
1705.14	SPRAYED FIRE RESISTANT MATERIALS	-	X
1705.15	MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS	-	X
1705.16	EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)	-	X
1705.17	FIRE-RESISTANT PENETRATIONS AND JOINTS	-	X
1705.18	TESTING FOR SMOKE CONTROL	-	X
1706	DESIGN STRENGTHS OF MATERIALS	-	X
1707	ALTERNATIVE TEST PROCEDURES	-	X
1708	IN-SITU LOAD TESTS	-	X
1709	PRECONSTRUCTION LOAD TESTS	-	X

The owner shall pay for all special inspections associated with this project.

ARCHITECTURAL ENERGY SUMMARY

METHOD OF ENERGY COMPLIANCE	2018 IECC PRESCRIPTIVE PATH USING COMCHECK 2018 IECC		
DESCRIPTION	SECTION OF IECC	SECTION OF ASHRAE	COMMENT
R-VALUE OF WALLS, ROOFS AND SLABS (if using R-value for building thermal envelope)	C402.1.3 (Prescriptive Only)	5.5.3 (Prescriptive Only)	WALLS: CAVITY R-VALUE = 13 CONTINUOUS R-VALUE = N/A ROOF/CEILING: R-VALUE = 49 FLOOR: R-VALUE = 13
U-VALUE OF WALLS, ROOFS AND SLABS (if using the assembly method for the building thermal envelope)	C402.1.4 (Prescriptive Only)	5.5.3 (Prescriptive Only)	WALLS: U-VALUE = N/A ROOF: U-VALUE = N/A SLAB: U-VALUE = N/A
ROOF SOLAR REFLECTANCE & THERMAL EMITTANCE	C402.3 (Prescriptive Only)	5.5.3.1.1 (Prescriptive Only)	ROOF SOLAR REFLECTANCE = .67 (.55 MIN FOR 3-YR AGED SOLAR REFLECTANCE) ROOF THERMAL EMITTANCE = .75 (.75 MIN FOR 3-YR AGED THERMAL EMITTANCE)
PERCENT OF WINDOWS IN EACH WALL AREA	C402.4 (Prescriptive Only)	5.5.4.2.1, TABLE 5.5-2 (Prescriptive Only)	GROSS VERTICAL GLAZING / WALL AREA = 2% (30% MAX)
SKYLIGHT AREA	C402.4 (Prescriptive Only)	5.5.4.2.2, TABLE 5.5-2 (Prescriptive Only)	PERCENTAGE OF SKYLIGHT AREA = 0% (5% MAX)
DAYLIGHT ZONE OF SKYLIGHTS	C402.4.2 (Prescriptive Only)	5.5.4.2.3 (Prescriptive Only)	FLOOR AREA PERCENTAGE OF DAYLIGHT ZONE = 0% (50% OF FLOOR AREA)
MAXIMUM U-FACTOR AND SHGC FOR FENESTRATION	C402.4.3 (Prescriptive Only)	5.5.4.3, 5.5.4.4 (Prescriptive Only)	FENESTRATION U-FACTOR = .25 FENESTRATION SHGC = .37
AIR LEAKAGE REQUIREMENTS	C402.5.1.2 (Always Required)	5.4.3.1 (Always Required)	SEE SHEET A-310 FOR WALL SECTIONS INDICATING CONTINUOUS FLUID APPLIED AIR BARRIER AT ALL EXTERIOR WALLS. THE AIR BARRIER IS SPECIFIED TO BE WALL GAURDIAN FW-100-A. PER THE MANUFACTURER'S WEBSITE, AIR LEAKAGE TEST RESULTS, IN ACCORDANCE WITH ASTM E 2178, SHOWED AIR LEAKAGE AT 0.001 cfm/ft². THIS RESULT IS FAR BELOW THE MAXIMUM AMOUNT OF 0.004 cfm/ft² ALLOWED PER IECC 2015.

DRAWING INDEX

GENERAL

- G-100 TITLE SHEET
- G-101 SHEET INDEX & CODE ANALYSIS

DEMOLITION

- D-100 DEMO PLAN

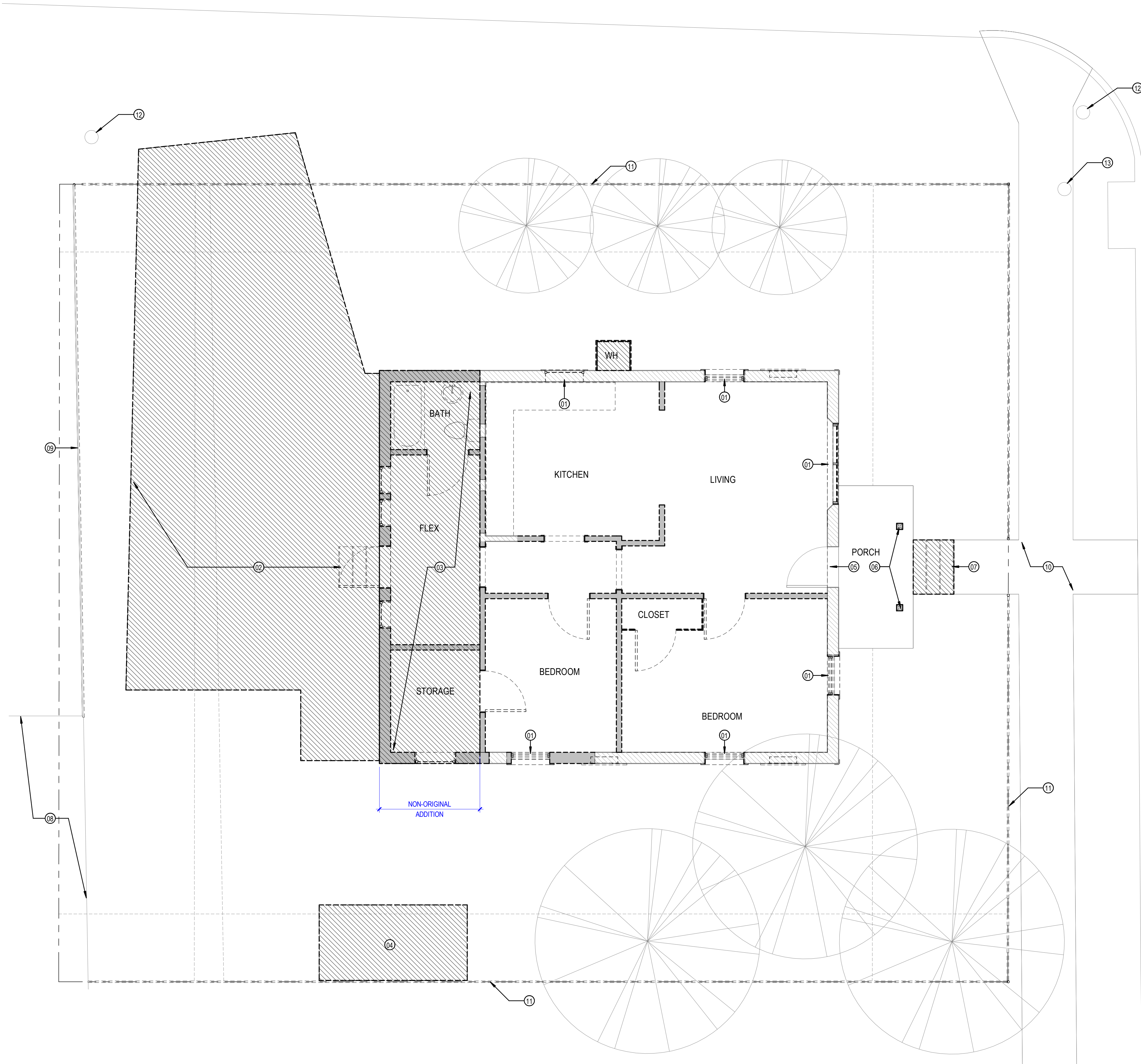
ARCHITECTURAL

- A-001 GENERAL NOTES, ABBREVIATIONS & SYMBOLS
- A-101 FLOOR PLAN
- A-102 REFLECTED CEILING PLAN
- A-103 ROOF PLAN
- A-200 EXTERIOR ELEVATIONS
- A-300 BUILDING SECTIONS
- A-301 WALL SECTIONS & DETAILS
- A-400 ENLARGED PLANS & ELEVATIONS
- A-401 ENLARGED PLANS & ELEVATIONS
- A-600 DOOR & WINDOW SCHEDULES

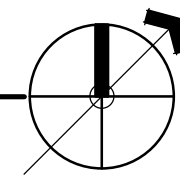
STRUCTURAL

- S-01 ROOF FRAME PLAN RAFTERS
- S-02 FRAMING PLAN CEILING JOIST
- S-03 WIND BRACING PLAN
- S-04 FOUNDATION PLAN

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1 DEMOLITION PLAN
1/4" = 1'-0"



GENERAL NOTES

1. DEMO ALL EXISTING GYPBOARD AND PLASTER CEILINGS THROUGHOUT, EXPOSING EXISTING WOOD FRAMING
2. DEMO ALL EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL FIXTURES, INCLUDING ALL PIPING BACK TO SOURCE
3. DEMO ALL WINDOW AC UNITS THROUGHOUT
4. DEMO ALL TEMPORARY WINDOW COVERINGS AROUND THE HOUSE
5. DEMO ALL INTERIOR MILLWORK
6. DEMO ALL EXISTING FINISH FLOORING OTHER THAN POTENTIAL ORIGINAL WOOD FLOORING.
7. EXISTING TREES TO REMAIN AND BE PROTECTED DURING DEMOLITION.

KEYNOTES

- 01 DEMO EXISTING NON-ORIGINAL WINDOW AND FRAME AND PREP OPENING TO RECEIVE NEW WINDOW PER SCHEDULE
- 02 DEMO EXISTING STAIRS AND DRIVEWAY
- 03 DEMO NON-ORIGINAL ADDITION TO EXISTING HOUSE, INCLUDING FOUNDATION (SHADED), THEN PREP FOR NEW ADDITION PER PLANS
- 04 DEMO CONCRETE PAD
- 05 EXISTING FRONT DOOR TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 06 DEMO PORCH ROOF FRAMING AND COLUMNS. EXISTING CONCRETE PAD TO REMAIN
- 07 DEMO STAIRS, AND SIDEWALK AS NEEDED FOR NEW STAIRS
- 08 EXISTING WOOD SHED TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
- 09 EXISTING WOOD FENCE TO REMAIN. DEMO EXISTING CHAINLINK FENCE
- 10 EXISTING SIDEWALK TO REMAIN
- 11 DEMO EXISTING CHAINLINK FENCE AND GATES AT END OF PROJECT
- 12 EXISTING POWER POLE TO REMAIN
- 13 EXISTING FIRE HYDRANT TO REMAIN

Fisher Heck
ARCHITECTS

915 SOUTH ST MARY'S STREET
SAN ANTONIO, TEXAS 78205
210-289-1500

PRELIMINARY
NOT FOR REGULATORY
APPROVAL,
PERMIT, OR CONSTRUCTION
FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

11/10/2022

PROJECT:
SAN ARTURO HOUSE

SHEET TITLE:
DEMO PLAN

PROJECT NO: 2211 A1

△ REVISIONS DATE

SHEET NO:

D-100



1 SITE PLAN
3/16" = 1'-0"

GENERAL NOTES

1. FIELD VERIFY EXISTING TREES DO NOT INTERFERE W/ NEW ADDITIONS
2. LANDSCAPING BY OTHERS
3. CONTRACTOR TO POWER WASH SIDEWALKS AND CURBS THAT ARE SHOWN ON SITE PLAN AND SERVE PROPERTY
4. CONTRACTOR TO COORDINATE WITH THE CITY ON VERIFYING ALL UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION.

KEYNOTES

- 01 EXISTING SIDEWALK
- 02 6" STANDARD WOOD PICKET FENCE W/ PRESSURE TREATED POSTS AND FENCE BOARDS
- 03 PROPOSED MAIN ELECTRICAL PANEL LOCATION
- 04 BELGARD TURFSTONE PAVER SYSTEM W/ PEA GRAVEL INFILL
- 05 EXISTING GAS METER LOCATION; FIELD VERIFY IN RELATION TO NEW PORCH LOCATION
- 06 OPEN AZEK WOOD DECK W/ 36"H PRESSURE TREATED WOOD RAILING (PAINT)
- 07 EXISTING CURB; CLEAN ALL LOOSE DEBRIS AT END OF PROJECT PRIOR TO POWERWASHING
- 08 EXISTING WOOD FENCE
- 09 FUTURE FENCE BY OTHERS
- 10 EXISTING INLET; CLEAN ALL LOOSE DEBRIS PRIOR TO POWERWASHING
- 11 EXISTING FIRE HYDRANT
- 12 EXISTING POWER POLE
- 13 EXISTING OVERHEAD POWER LINE
- 14 BURY OVERHEAD POWER LINE FROM POLE TO HOUSE'S NEW MAIN ELECTRICAL PANEL
- 15 CONCRETE APRON
- 16 EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

11/10/2022

PROJECT:
SAN ARTURO HOUSE

SHEET TITLE:
SITE PLAN

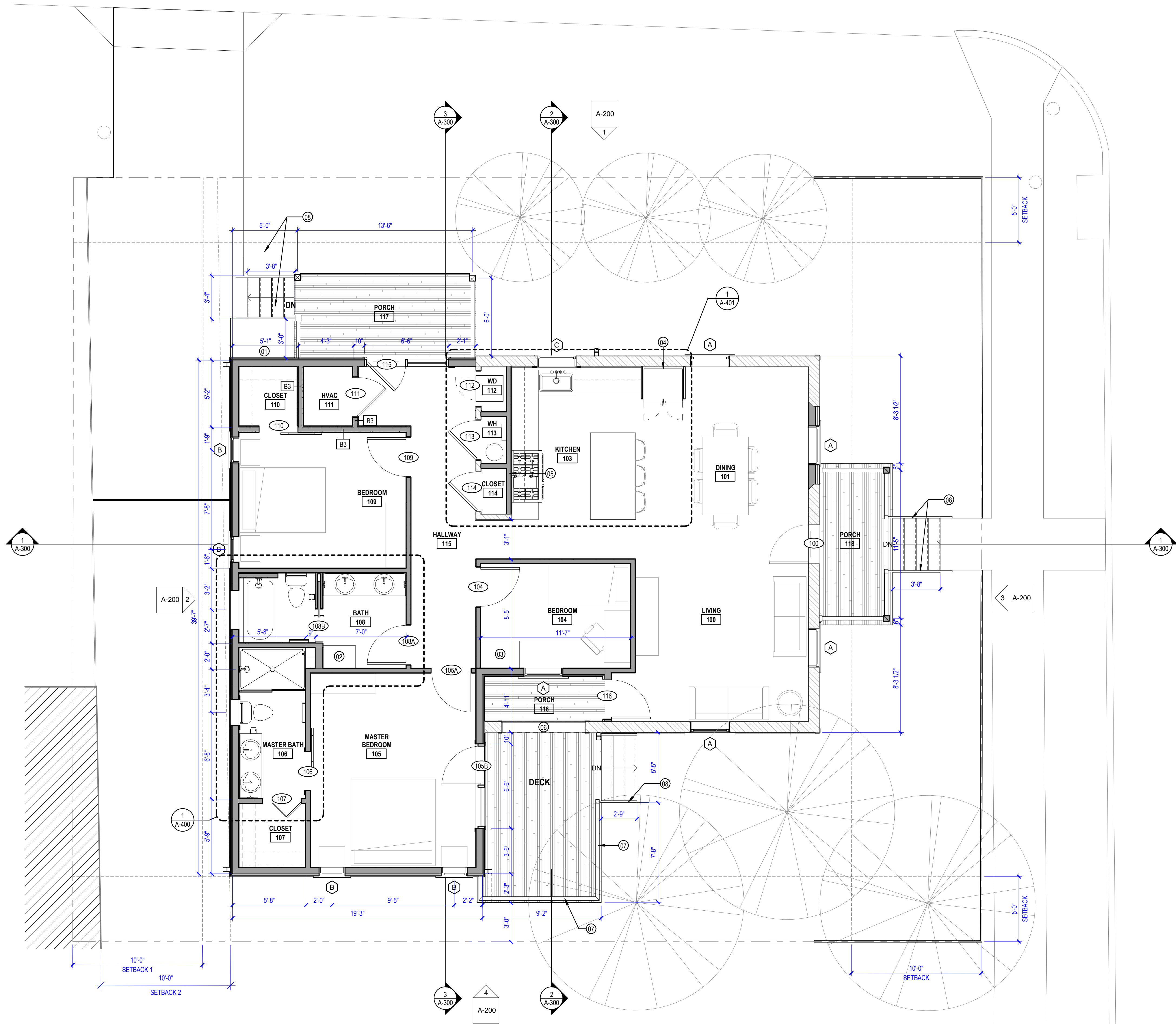
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△ REVISIONS DATE

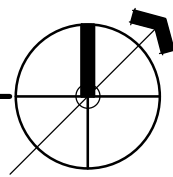
SHEET NO:

A-100

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1 FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF COLUMNS, AND CENTERLINE OF DOOR/WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "±1"
- CONTRACTOR SHALL NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING
- REFER TO PARTITION TYPES FOR INTERIOR WALL ASSEMBLIES
- FURNITURE LAYOUT IS FOR REFERENCE ONLY
- ARCHITECTURAL ELEVATION: 100'-0"
- PROVIDE DOUBLE WOOD STUDS AT ALL DOOR JAMBS
- DOORS ARE FRAMED 6" FROM FACE OF WALL ON HINGE SIDE U.N.O.
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH 2021 IRC
- ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE
- SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT
- ALL WALL MOUNTED HOSE BIBBS SHALL BE AQUOR HYDRANT V2+
- REFER TO A-400 AND A-401 FOR ALL INTERIOR ELEVATIONS

KEYNOTES

- ELECTRICAL MAIN + SUB PANELS
- BUILT-IN LINEN CABINET; PAINT
- BUILT-IN WARDROBE CABINET
- INSTALL WATER LINE TO FRIDGE LOCATION
- INSTALL GAS LINE FOR RANGE AND TANKLESS WATER HEATER
- CASED OPENING, CENTERED ON DECK
- 36" WOOD SPINDEL RAILING; PAINT
- 1-1/2" DIA STEEL TUBE FIXED HANDRAIL; PAINT

Fisher Heck
ARCHITECTS

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SAN ANTONIO, TEXAS 78205
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210-298-1500

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FISHER HECK, INC., ARCHITECTS
MARK B. NAVARRO #25326

11/10/2022

PROJECT:
SAN ARTURO HOUSE

SHEET TITLE:
FLOOR PLAN

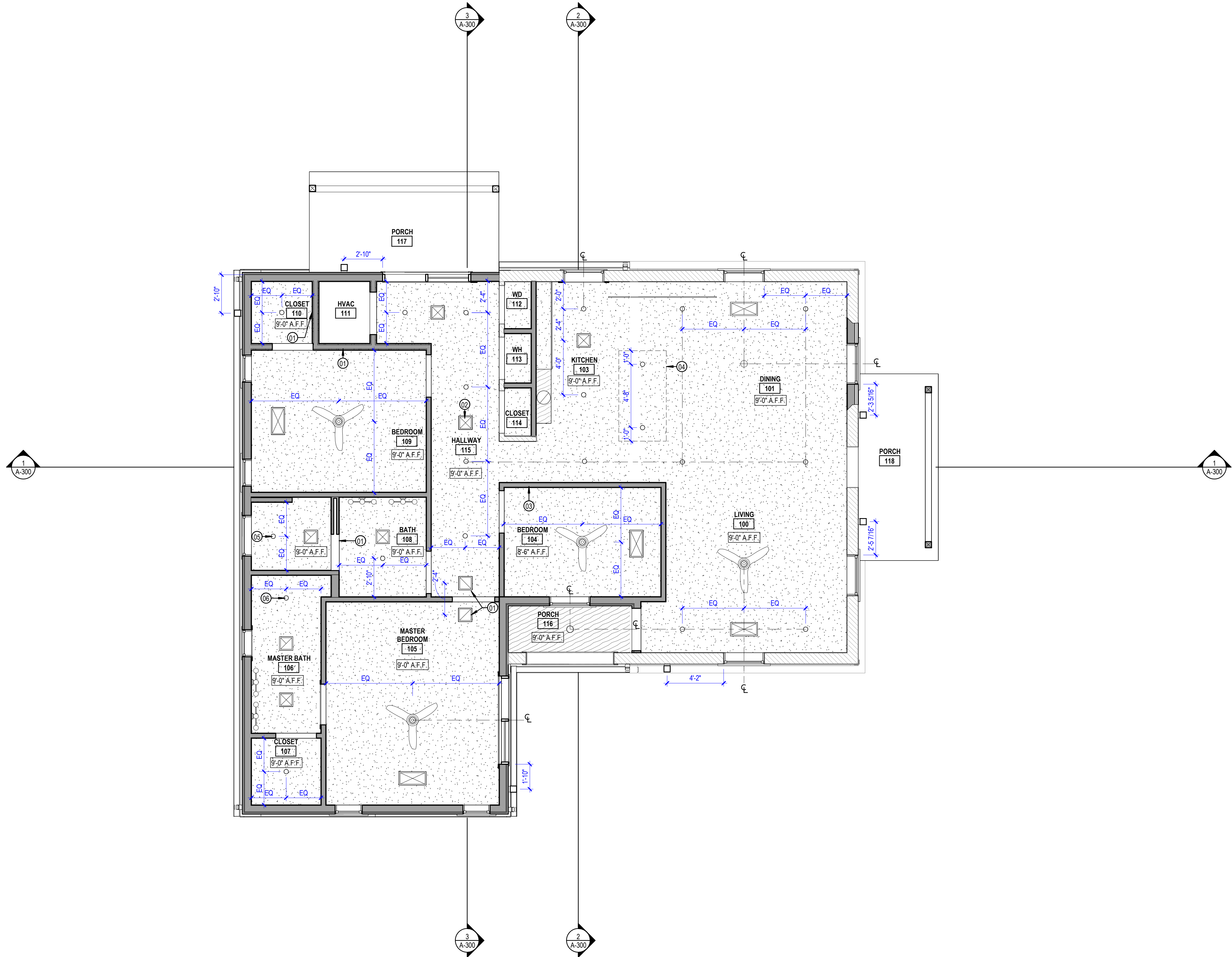
PROJECT NO: 2211 A1

△ REVISIONS DATE

SHEET NO:

A-101

1 LEVEL 01 - REFLECTED CEILING PLAN
1/4" = 1'-0"



GENERAL NOTES

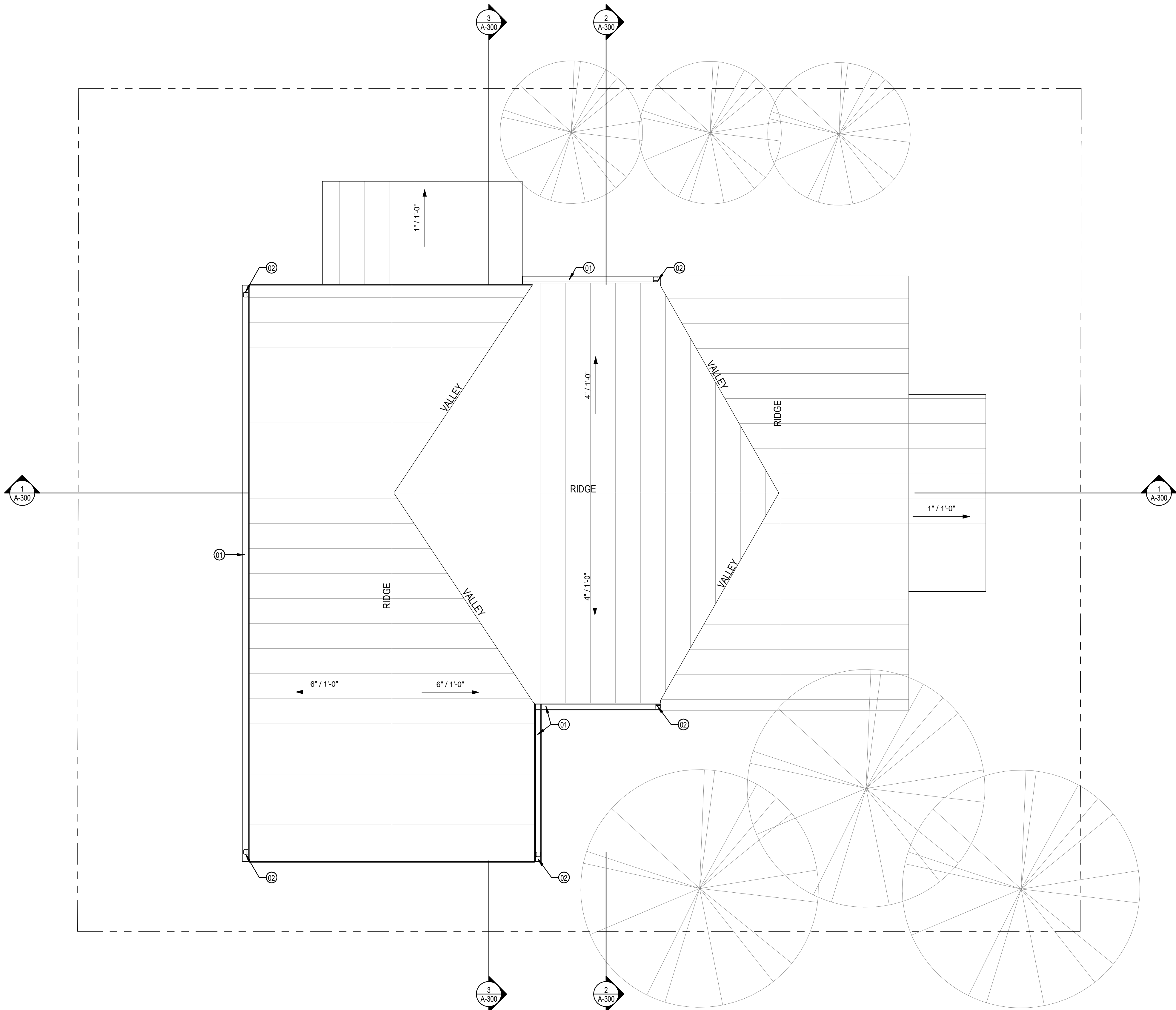
- ALL ELECTRICAL WORK SHALL BE INSTALL PER CURRENT CITY ADOPTED ELECTRICAL CODES AND SHALL BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN
- CONTRACTOR TO COORDINATE FIXTURES + EQUIPMENT W/ EXISTING AND NEW STRUCTURE
- ALL DIMENSIONS ARE TO FACE OF WALL AND CENTER OF FIXTURE UNLESS NOTED OTHERWISE
- RECEPTACLES SHALL BE INSTALLED AT 18" CENTERLINE AFF AND SWITCHES AT 48" CENTERLINE AFF UNLESS NOTED OTHERWISE
- ALL RECESSED CAN FIXTURES SHALL BE I.E.D. FIXTURES
- COORDINATE LOCATION OF FIXTURES, DEVICES AND ROUTING OF CONDUIT WITH OTHER CRAFTS

KEYNOTES

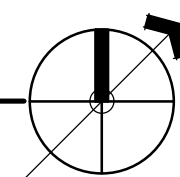
- TRANSFER GRILLE; PAINT TO MATCH ADJACENT SURFACE
- MAKE-UP AIR GRILLE; PAINT TO MATCH CEILING
- HIGH-LOW WALL MOUNTED TRANSFER GRILLE. NO INSULATION WITHIN STUD BAY (TYP)
- KITCHEN ISLAND BELOW
- ALIGN FIXTURE WITH CENTER OF TUB BELOW
- ALIGN FIXTURE WITH CENTER OF SHOWER PAN BELOW

RCP LEGEND

- CEILING FAN FIXTURE: LF-1 REF SPEC GUIDE
- VANITY FIXTURE: LF-2 REF SPEC GUIDE
- WALL SCONCE: LF-3 REF SPEC GUIDE
- RECESSED CAN FIXTURE RE: ELEC FOR SIZES
- 2' x 2' METAL ACCESS PANEL, PAINTED TO MATCH ADJACENT CEILING
- SUPPLY AIR GRILLE
- RETURN AIR GRILLE
- EXHAUST FAN
- SUSPENDED GYPSUM BOARD CEILING
- SMOOTH CEMENT BOARD SOFFIT PANEL
- NO CEILING (EXPOSED TO STRUCTURE), U.N.O
- 9'-0" A.F.F. CEILING HEIGHT ABOVE FINISH FLOOR



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



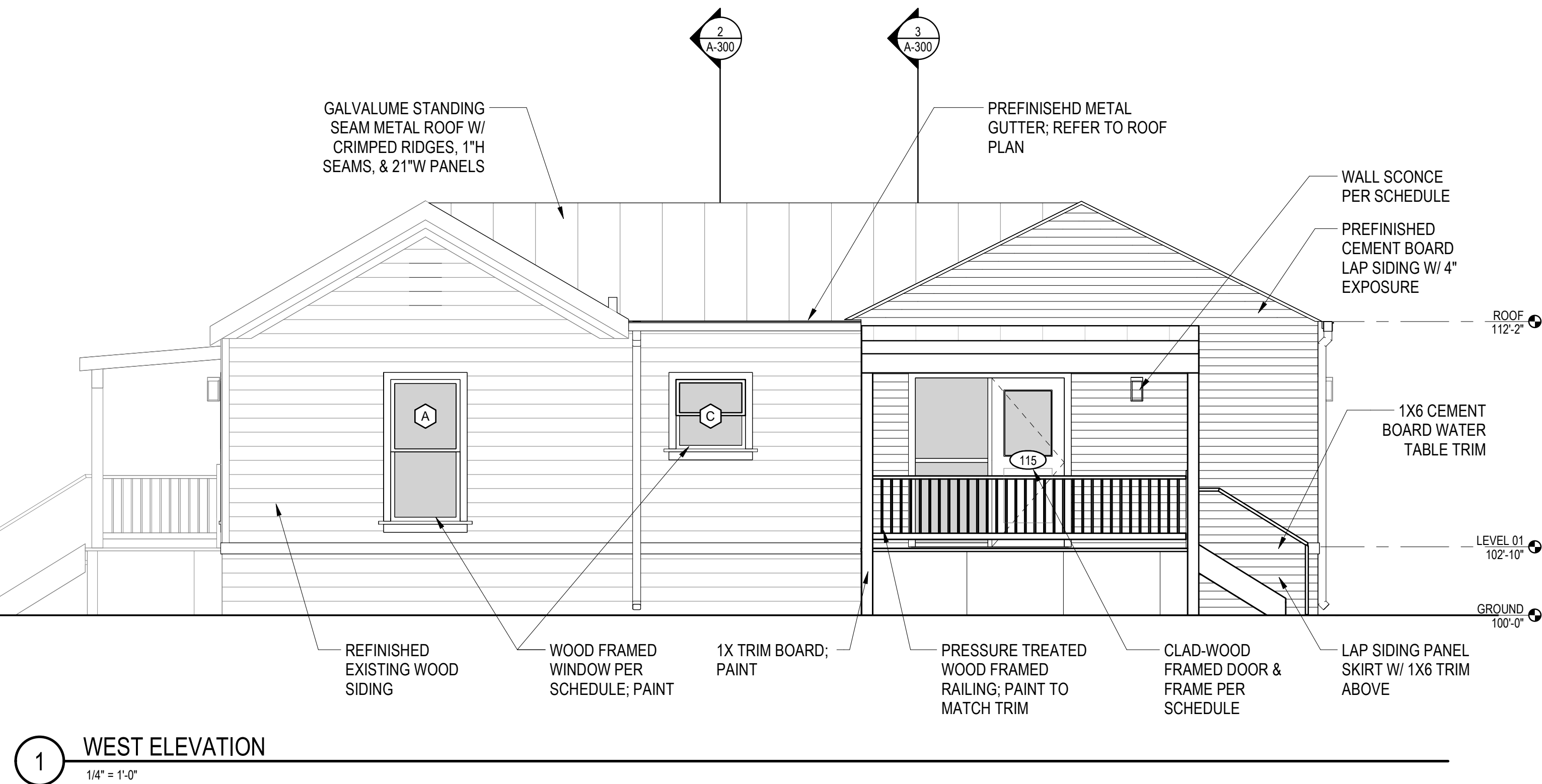
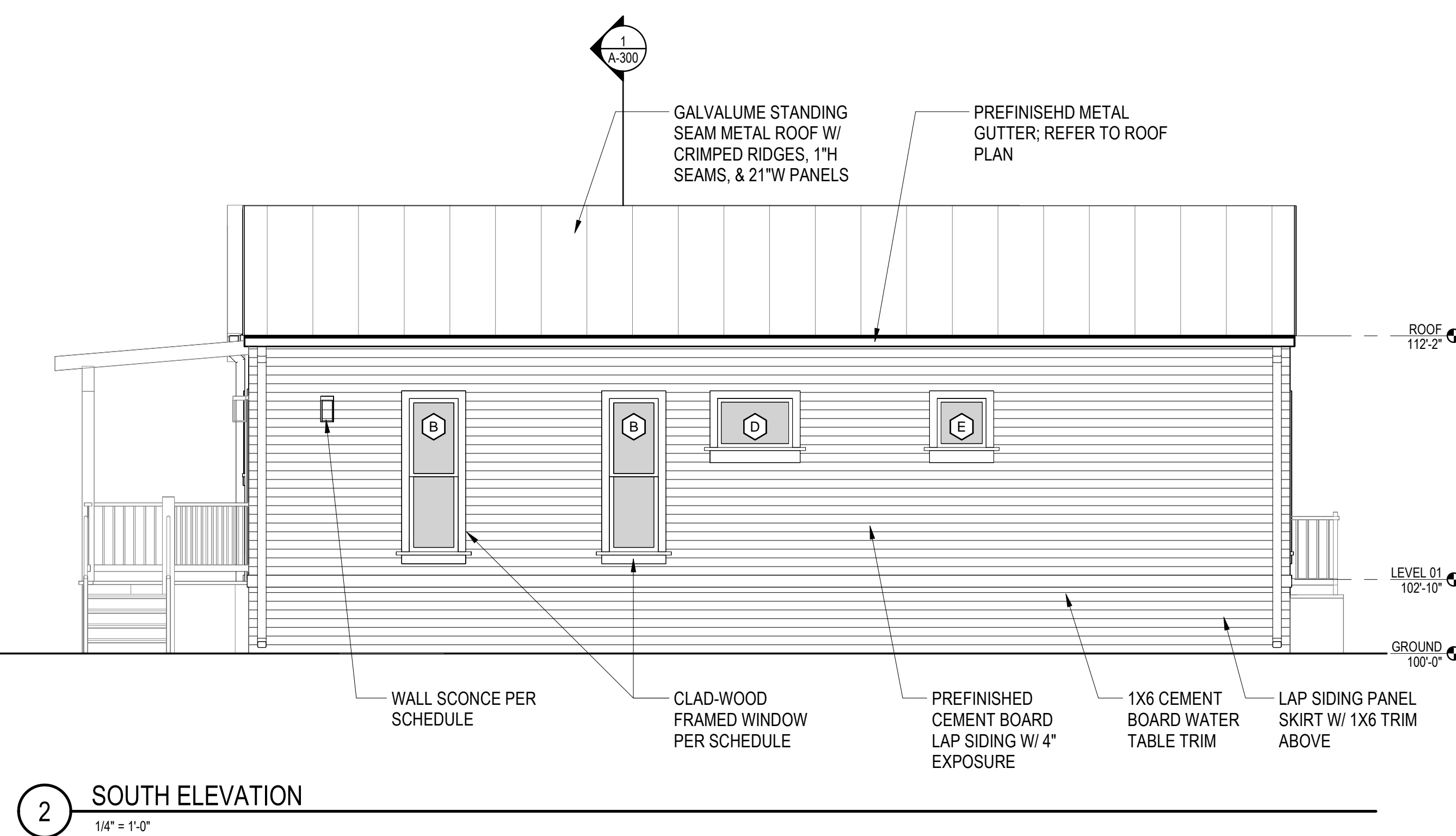
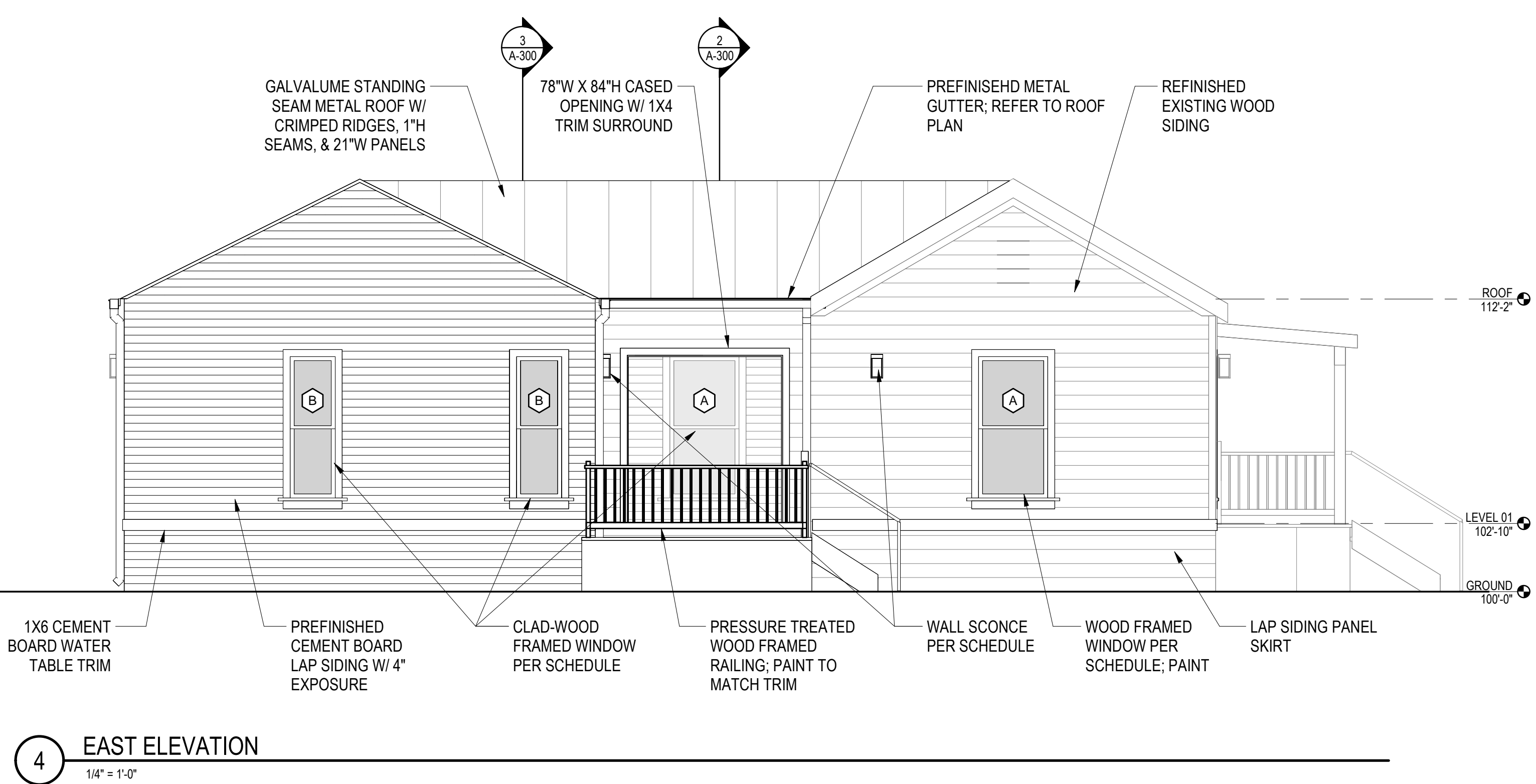
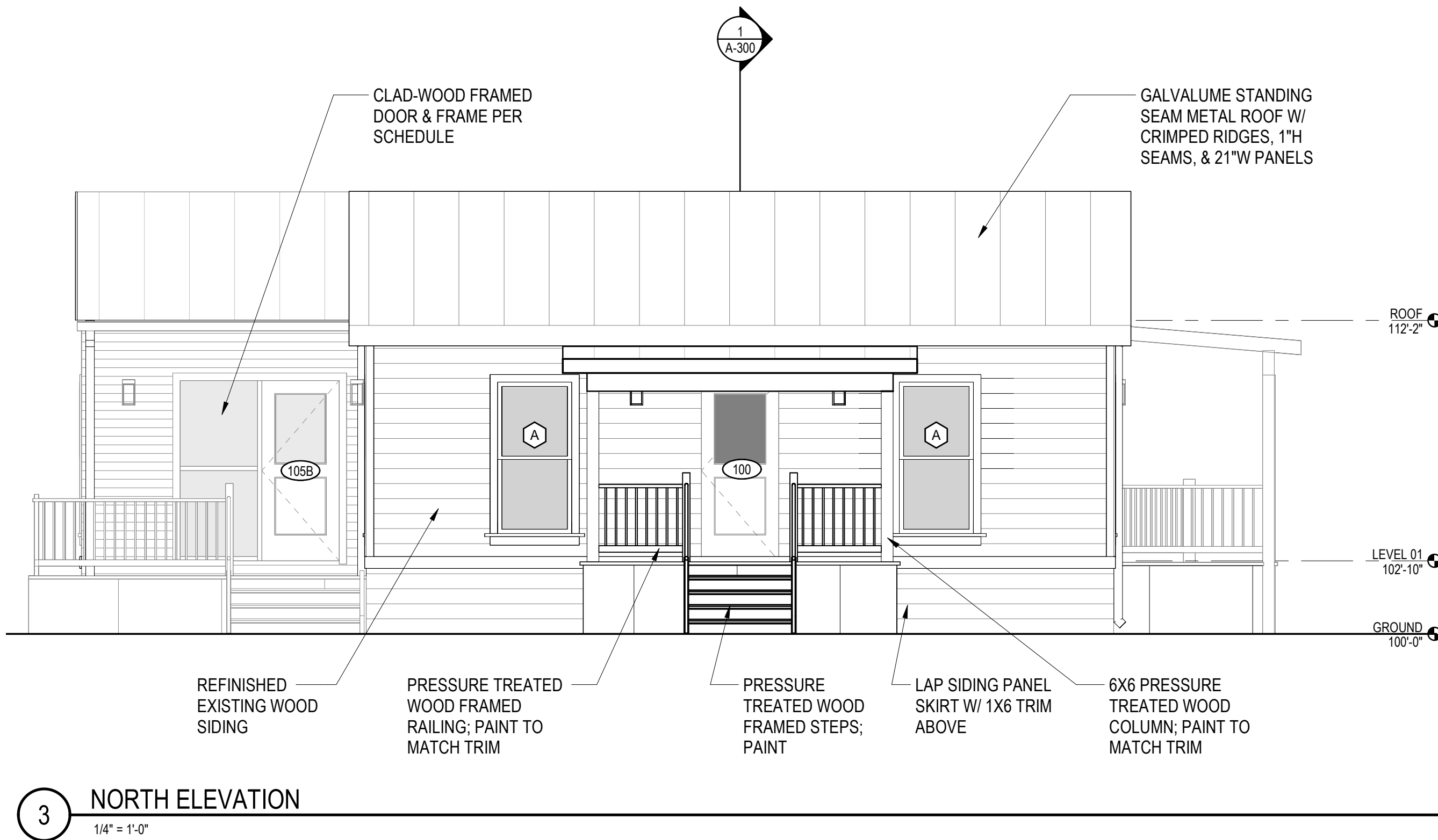
GENERAL NOTES

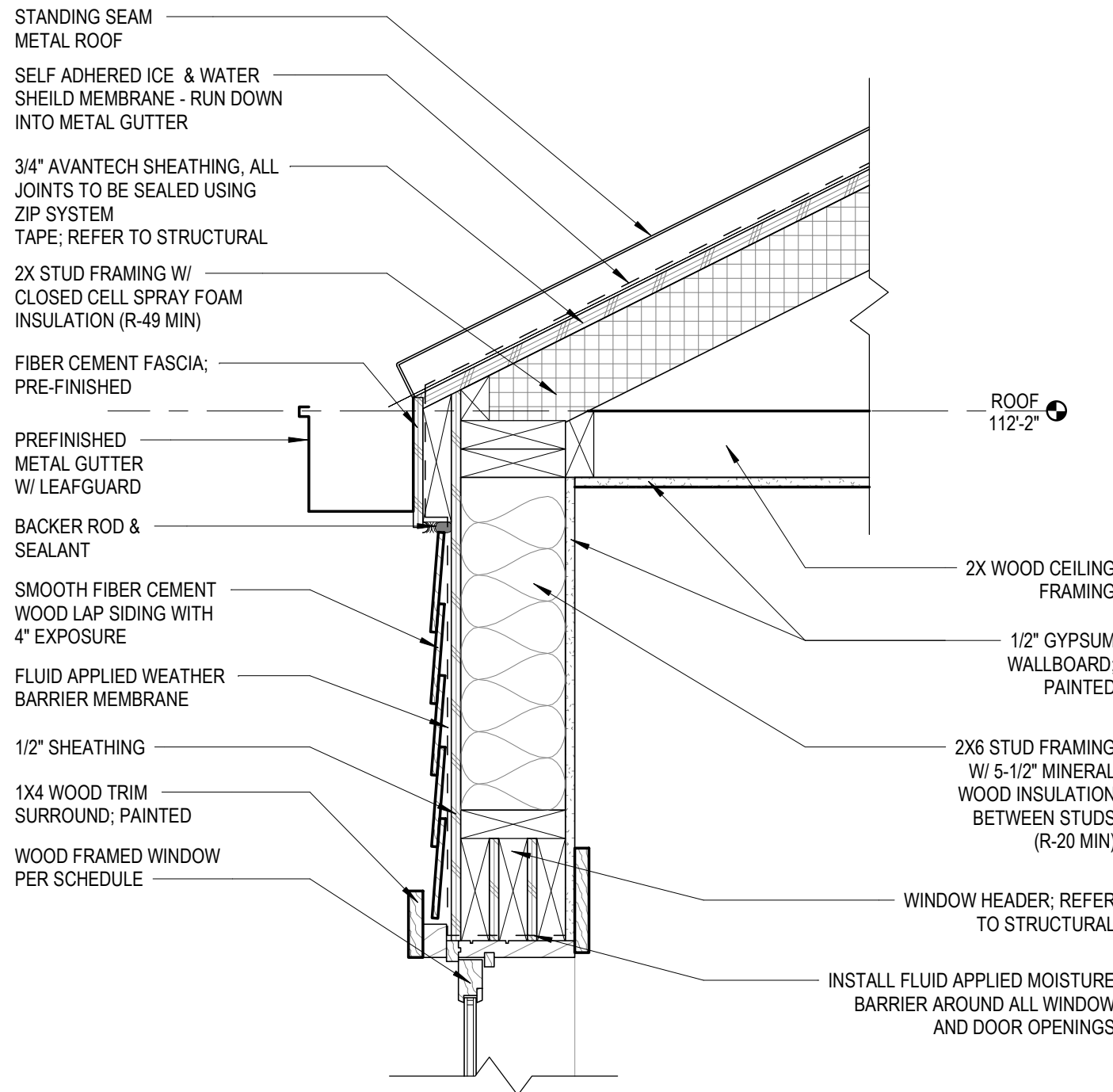
1. IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A REQUEST FOR INFORMATION TO ARCHITECT
2. THESE DOCUMENTS SHOULD NOT BE CONSIDERED AS A SURVEY OF EXISTING CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION
3. ALL DIMENSIONS ARE TO FACE OF NOMINAL FACE OF MASONRY, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE
4. FIELD VERIFY ALL DIMENSIONS
5. CONTRACTOR TO COORDINATE ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, AND PLUMBING SYSTEMS
6. ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
7. ALL ROOF GUTTERS SHALL HAVE A CONTINUOUS SLOPE OF AT LEAST 1/4" PER 10 FT GUTTER LENGTH
8. NEW ROOF SHALL BE A GALVALUME STANDING SEAM METAL ROOF W/CRIMPED RIDGES, 1" H SEAMS, AND 21"W PANELS

KEYNOTES

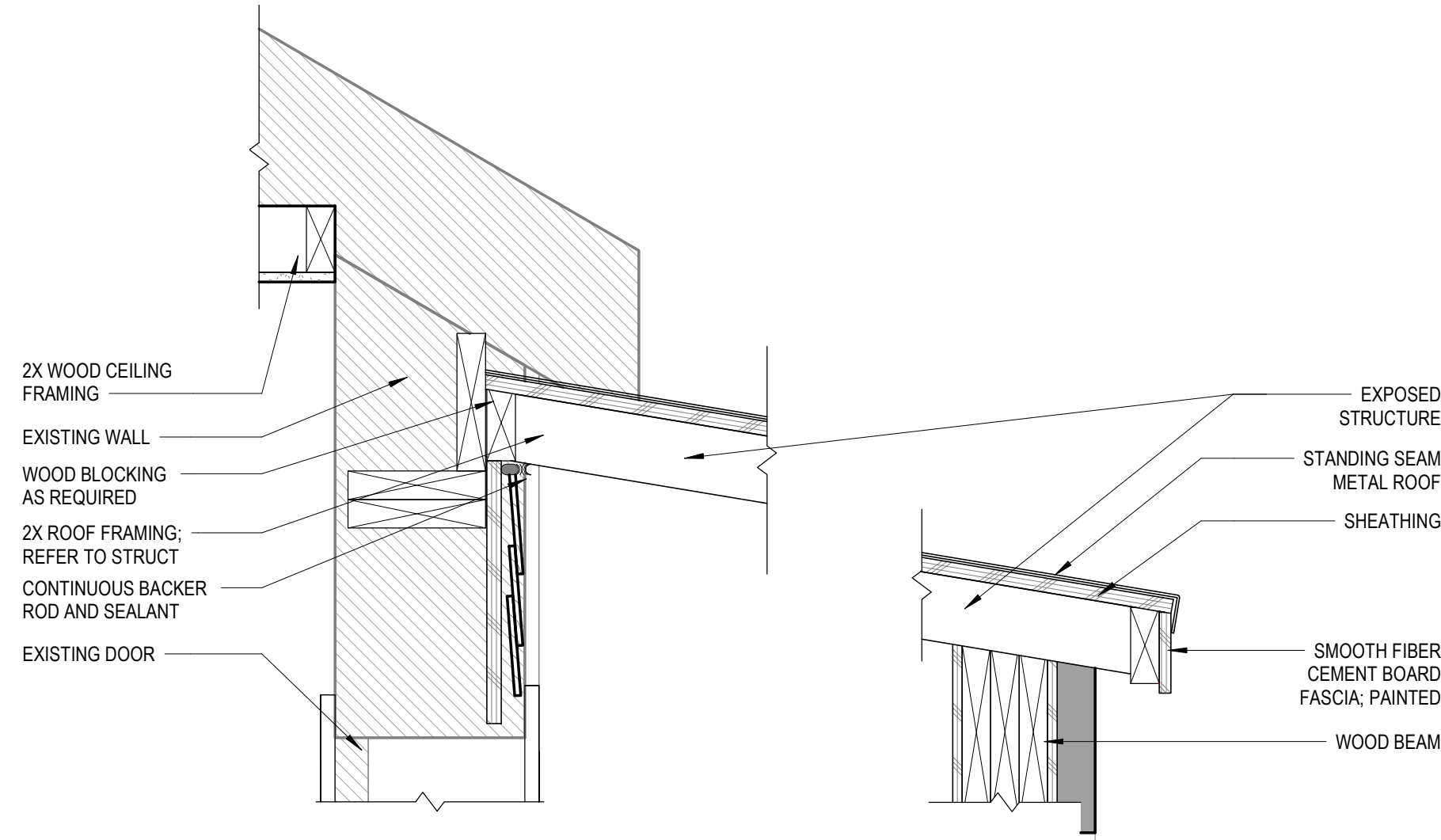
- 01 PREFINISHED METAL GUTTER
02 PREFINISHED METAL DOWNSPOUT TO MATCH ADJACENT WALL COLOR

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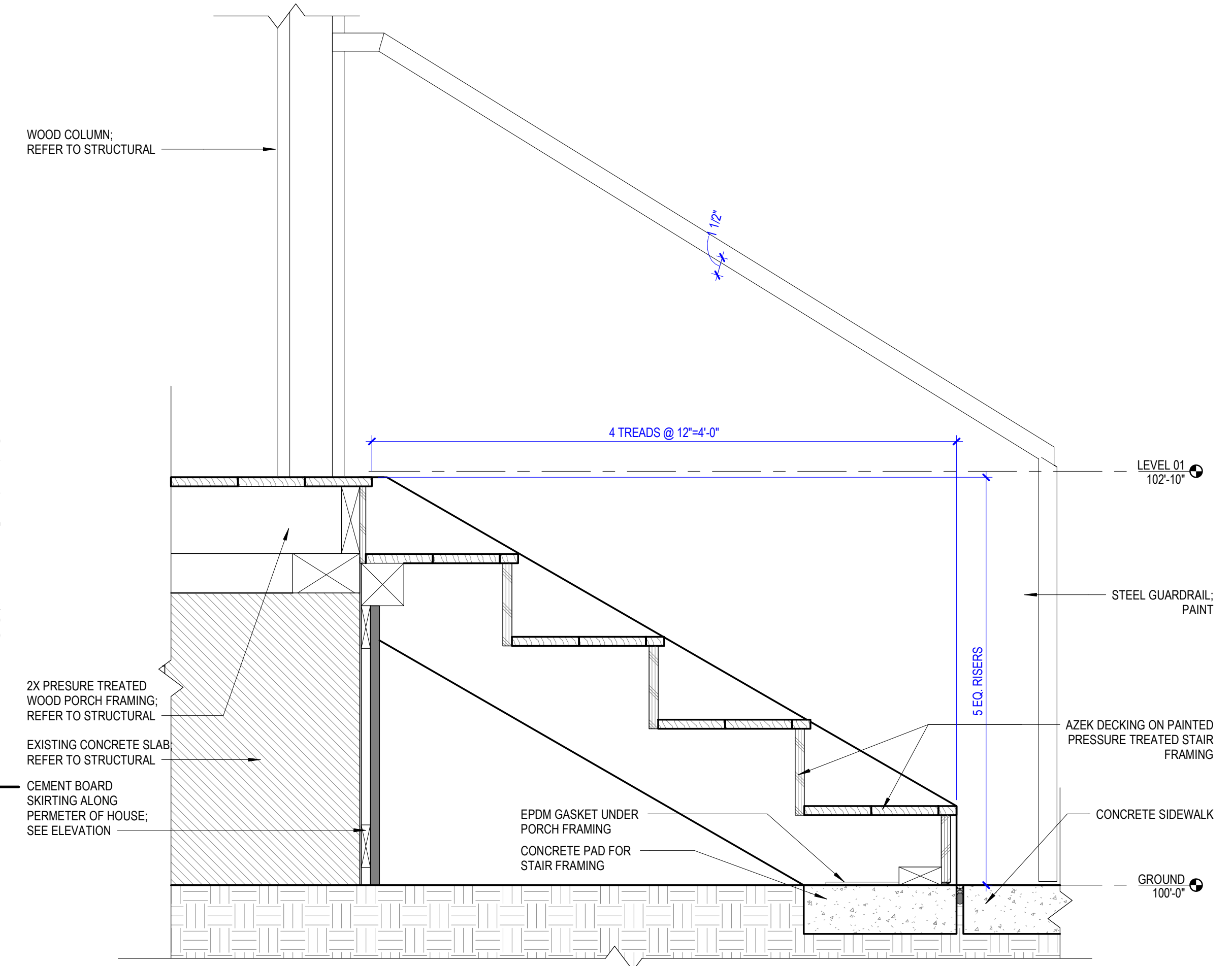




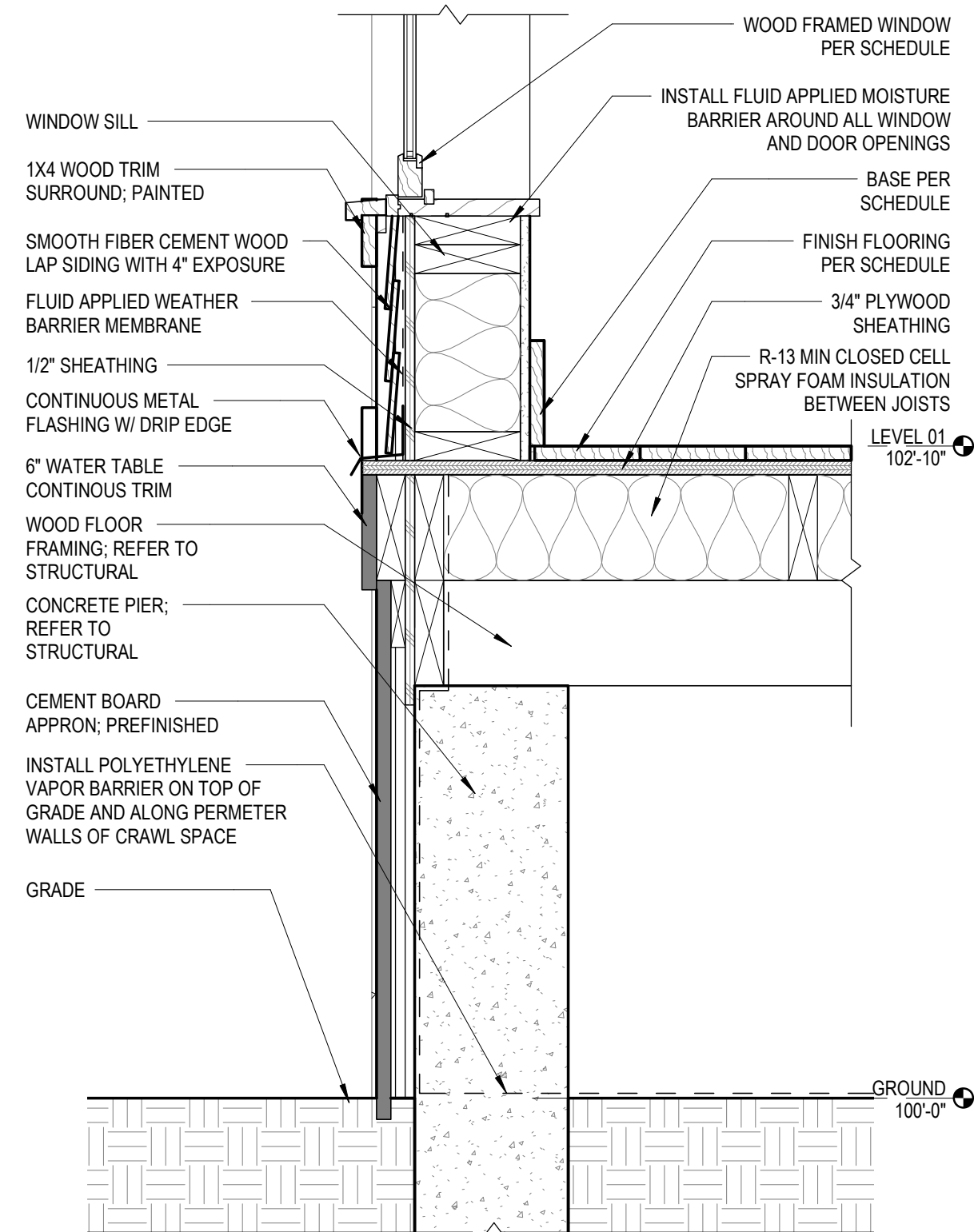
6 WALL SECTION DETAIL
1 1/2" = 1'-0"



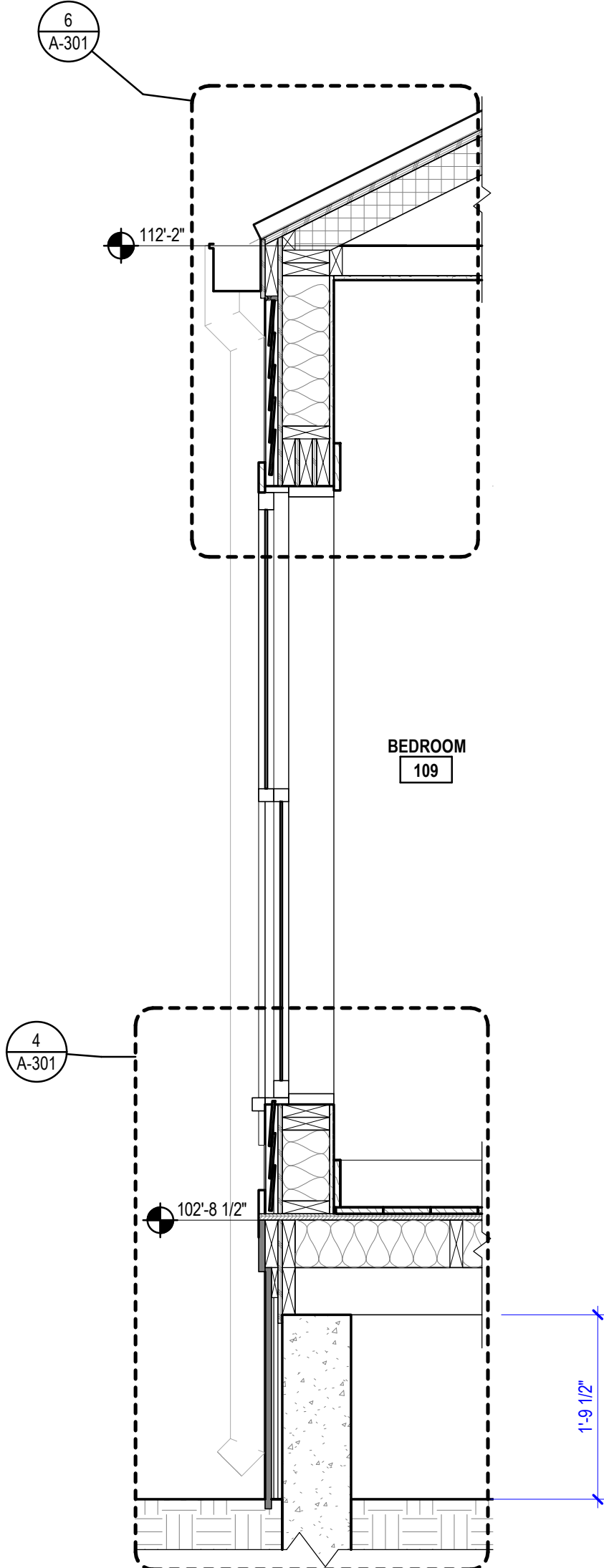
7 WALL SECTION DETAIL
1 1/2" = 1'-0"



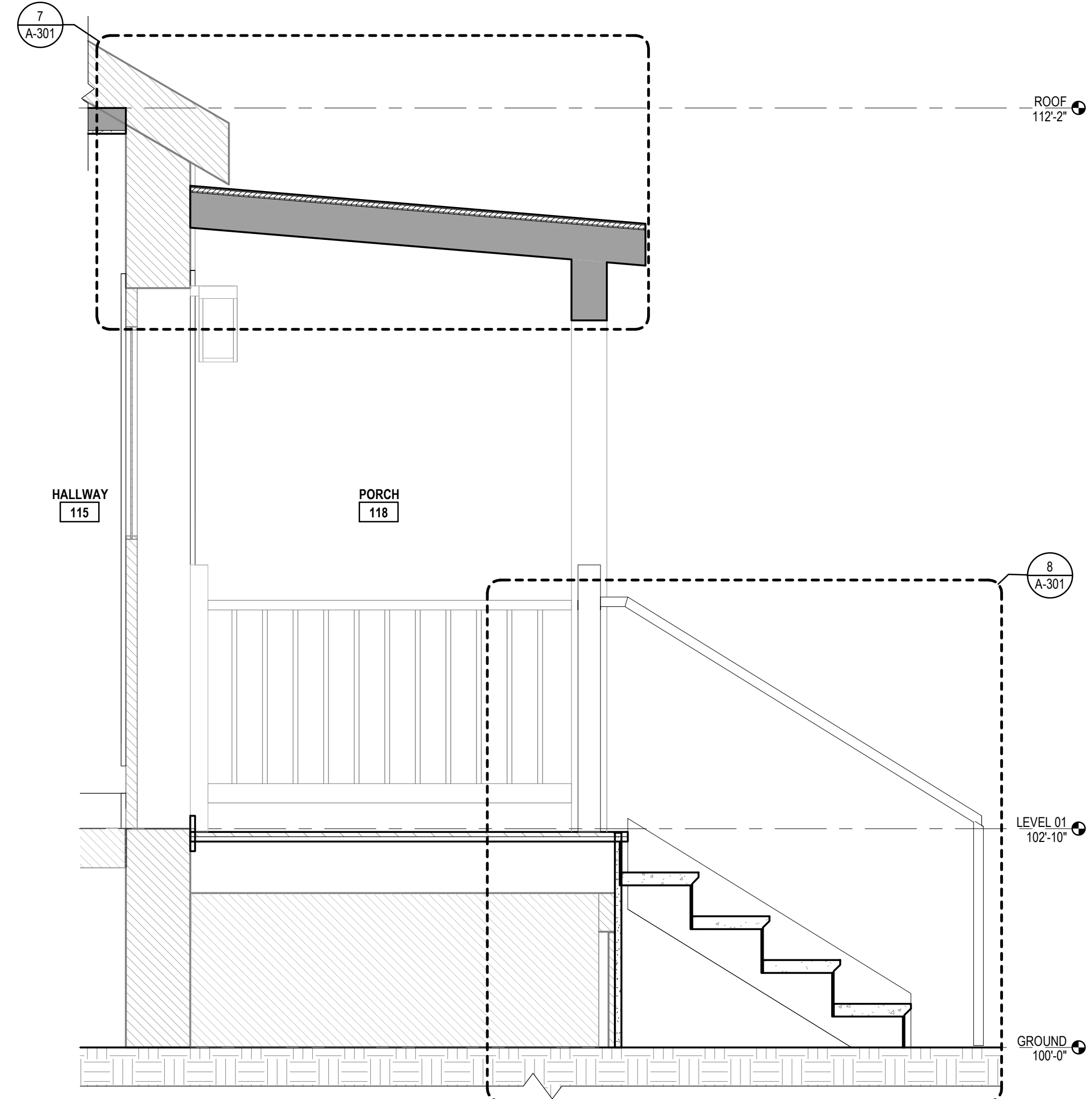
8 WALL SECTION DETAIL
1 1/2" = 1'-0"



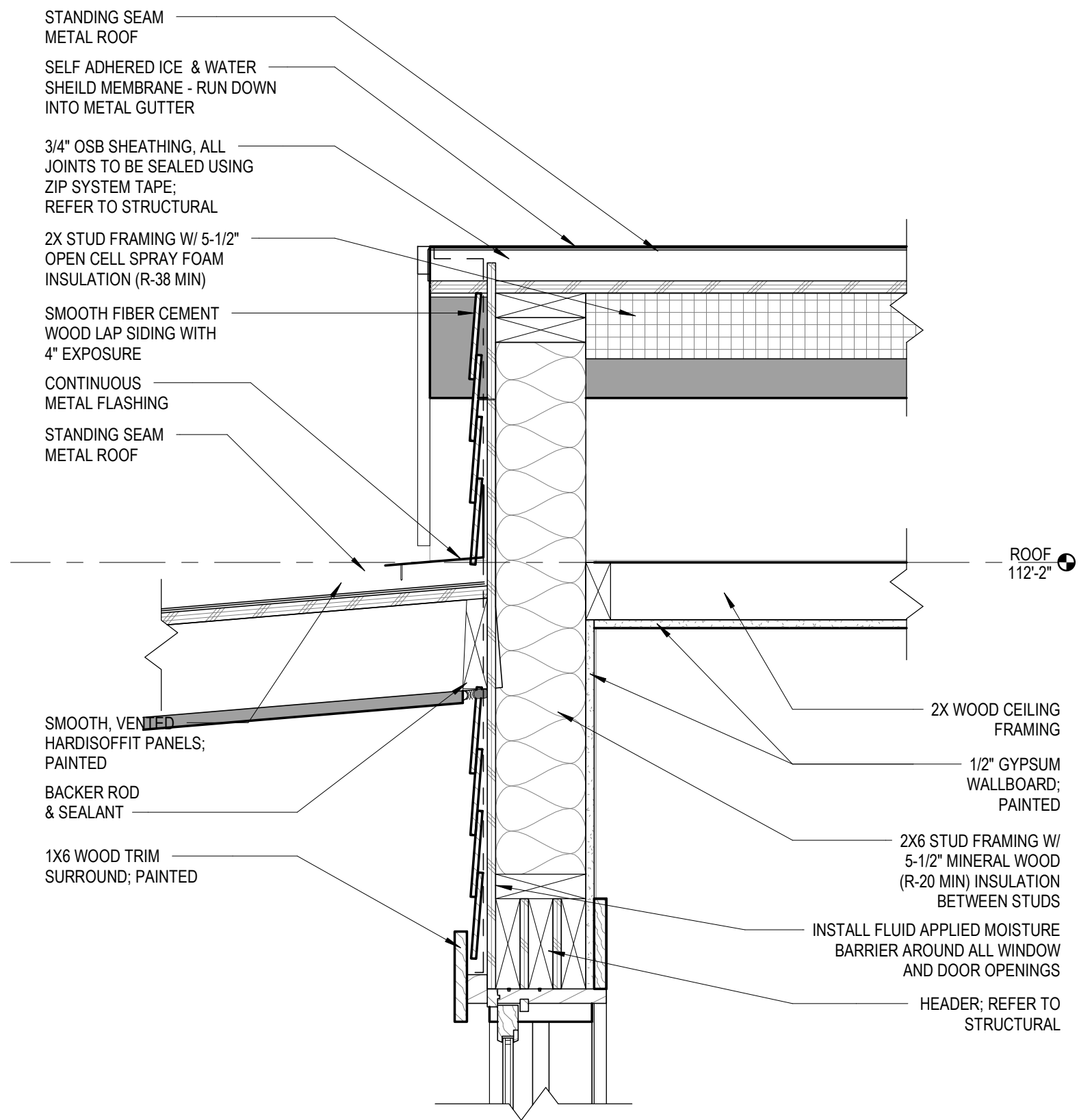
4 WALL SECTION DETAIL
1 1/2" = 1'-0"



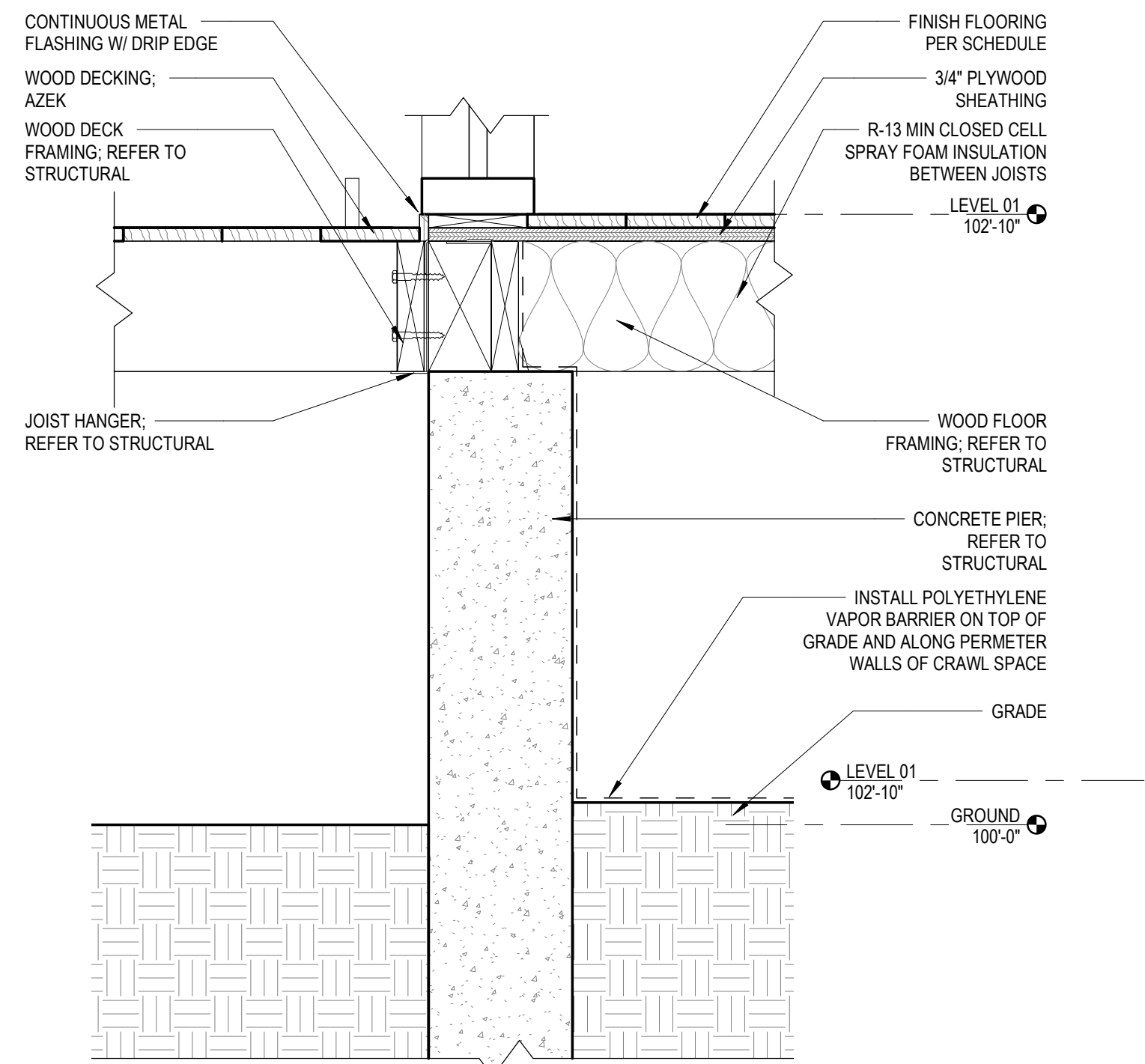
5 WALL SECTION
3/4" = 1'-0"



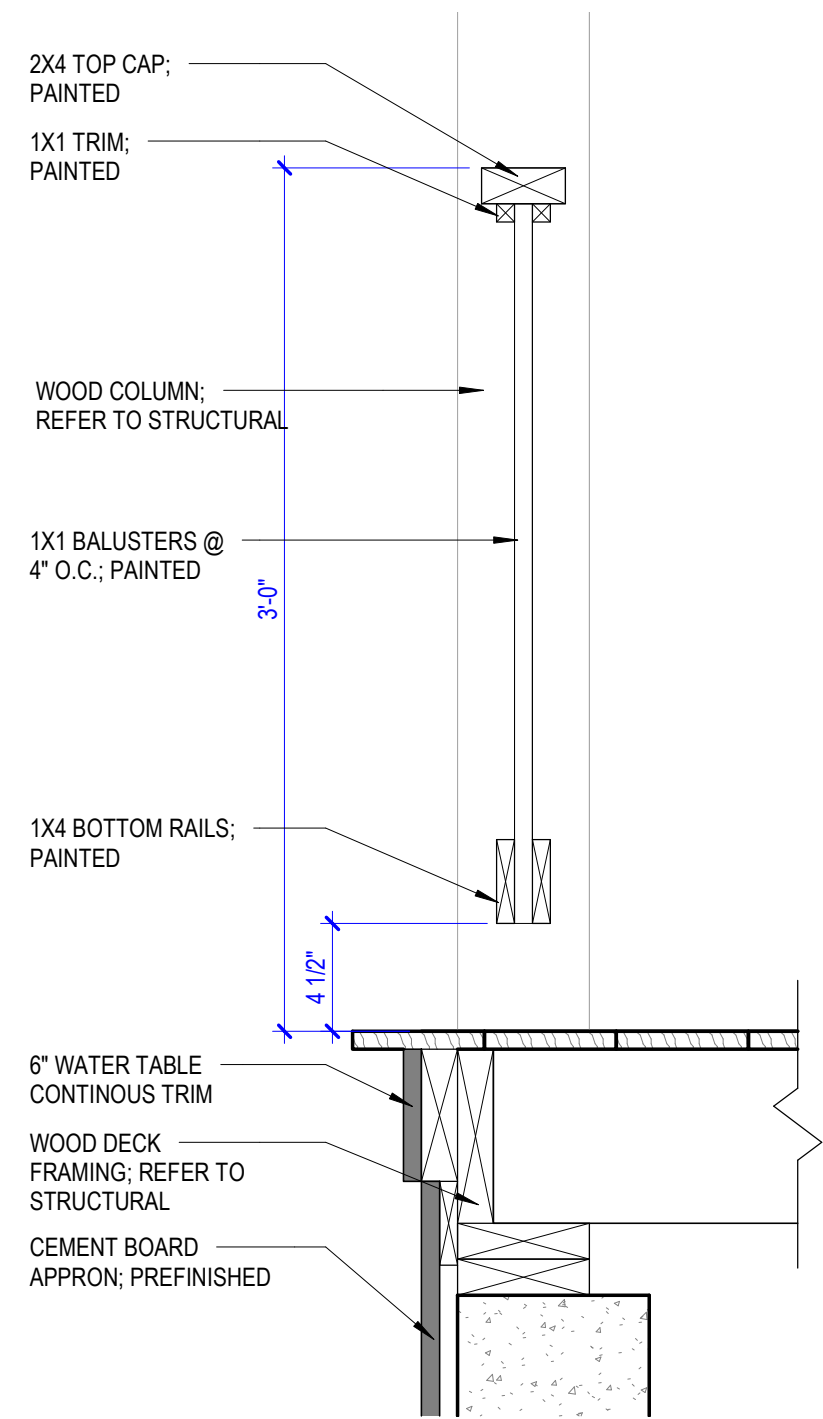
3 WALL SECTION
3/4" = 1'-0"



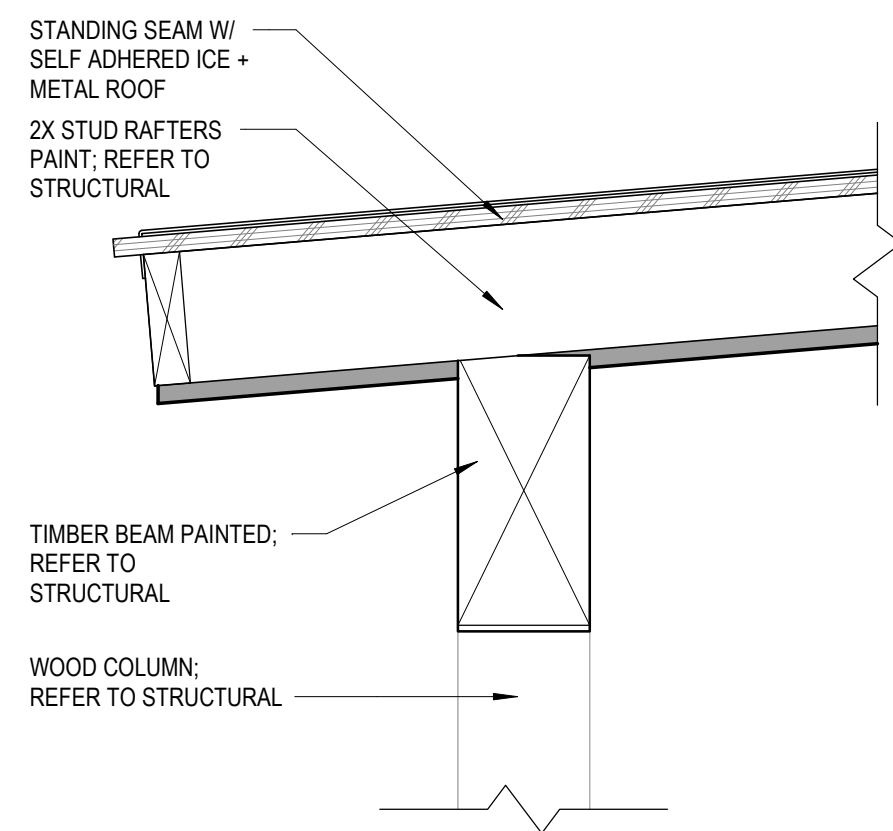
6 WALL SECTION DETAIL
1 1/2" = 1'-0"



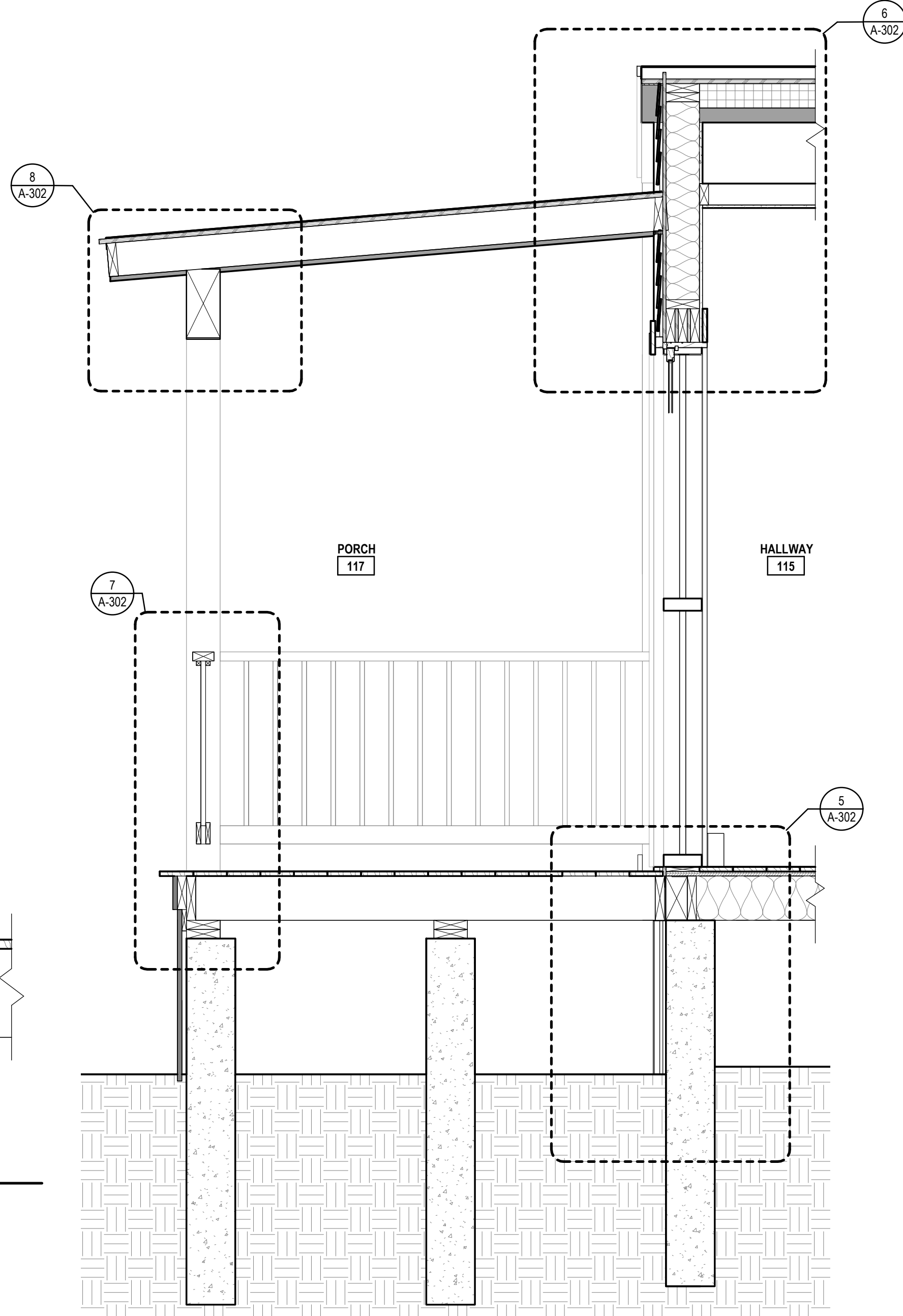
5 WALL SECTION DETAIL
1 1/2" = 1'-0"



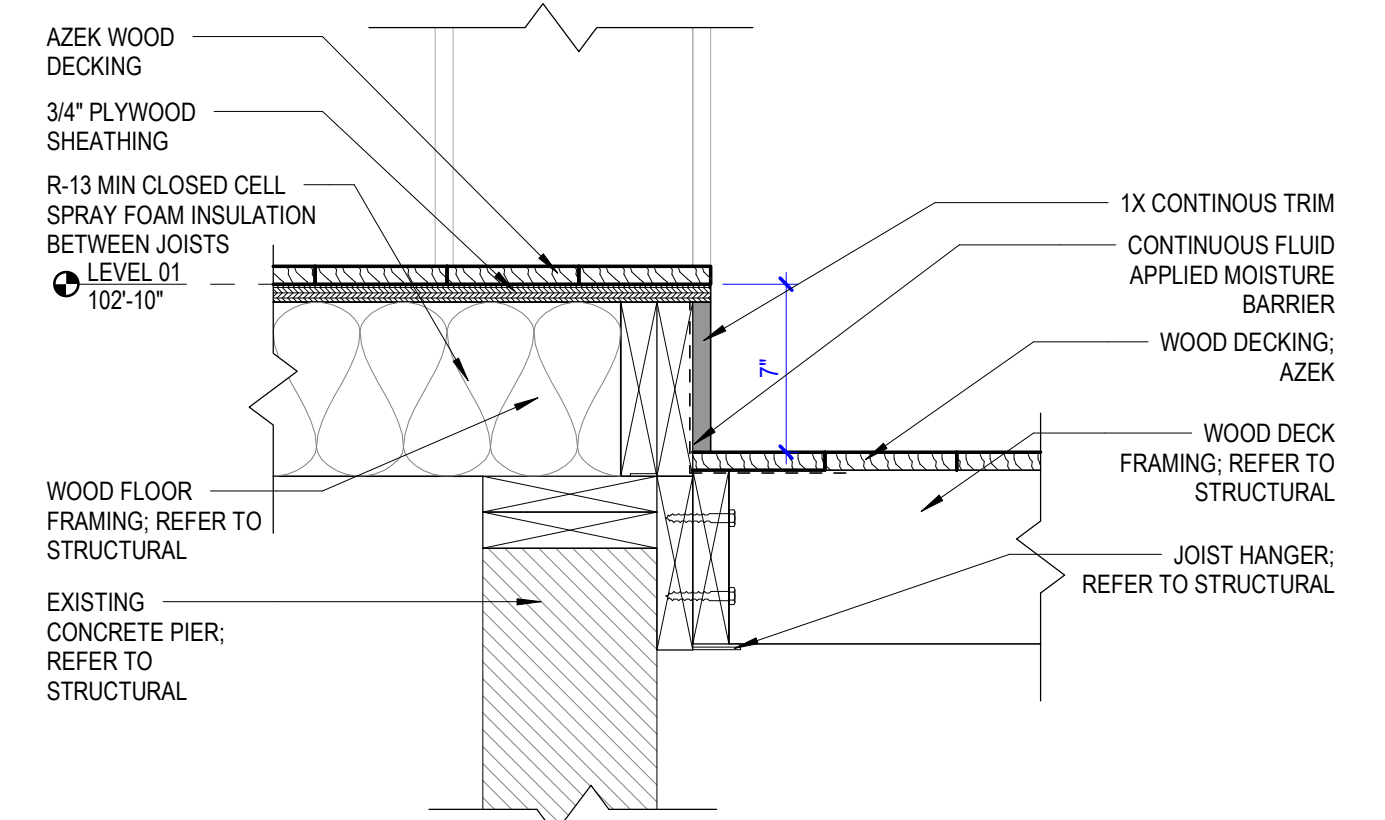
7 WALL SECTION DETAIL
1 1/2" = 1'-0"



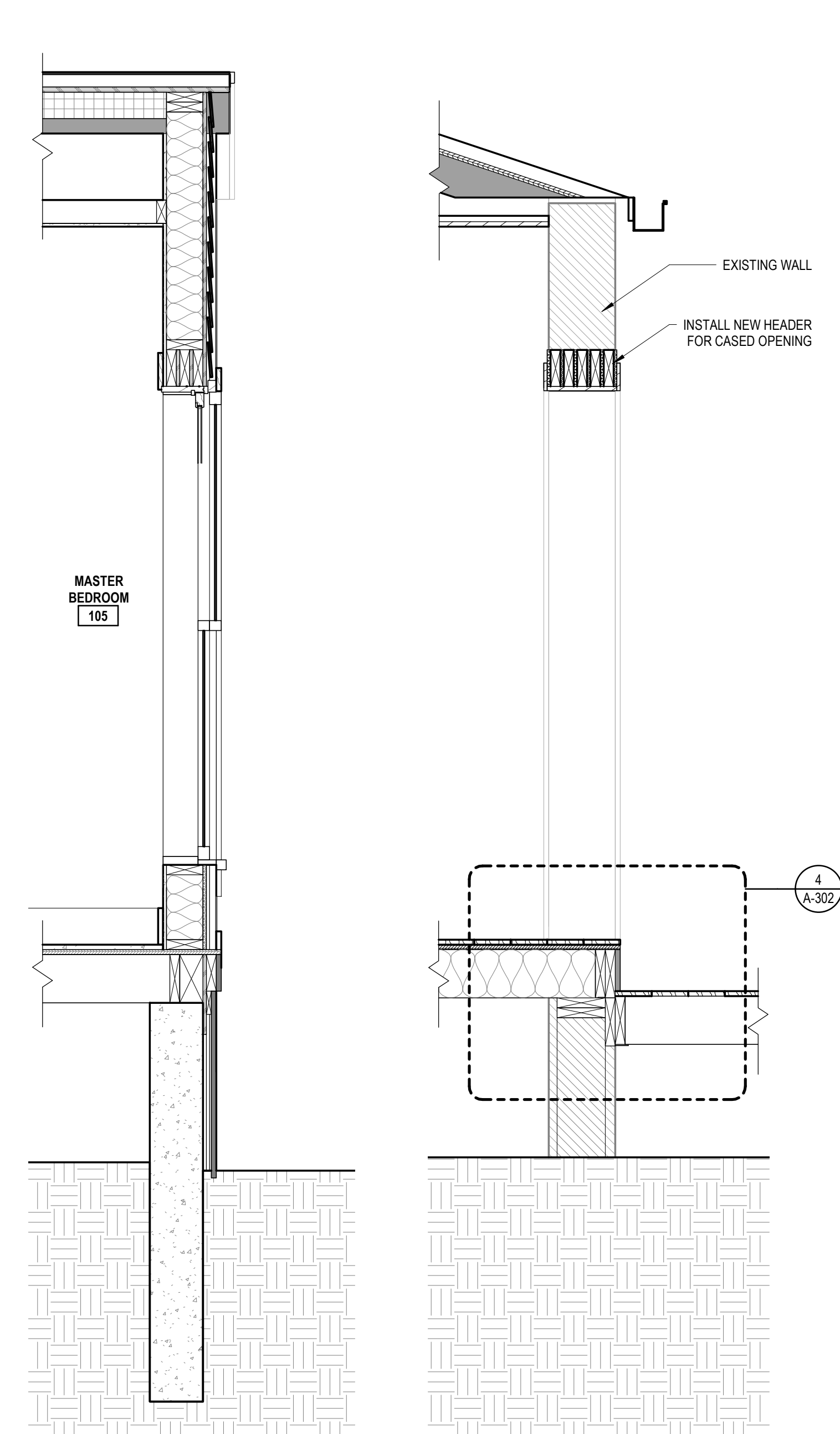
8 WALL SECTION DETAIL
1 1/2" = 1'-0"



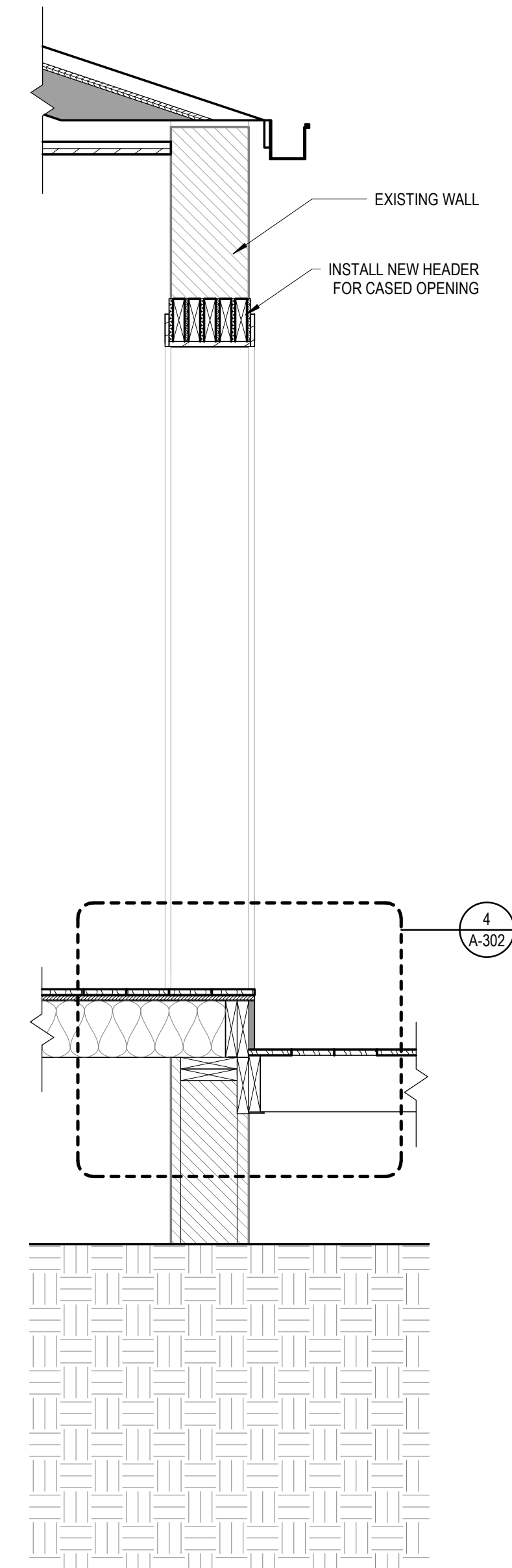
1 WALL SECTION
3/4" = 1'-0"



4 WALL SECTION DETAIL
1 1/2" = 1'-0"



2 WALL SECTION
3/4" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

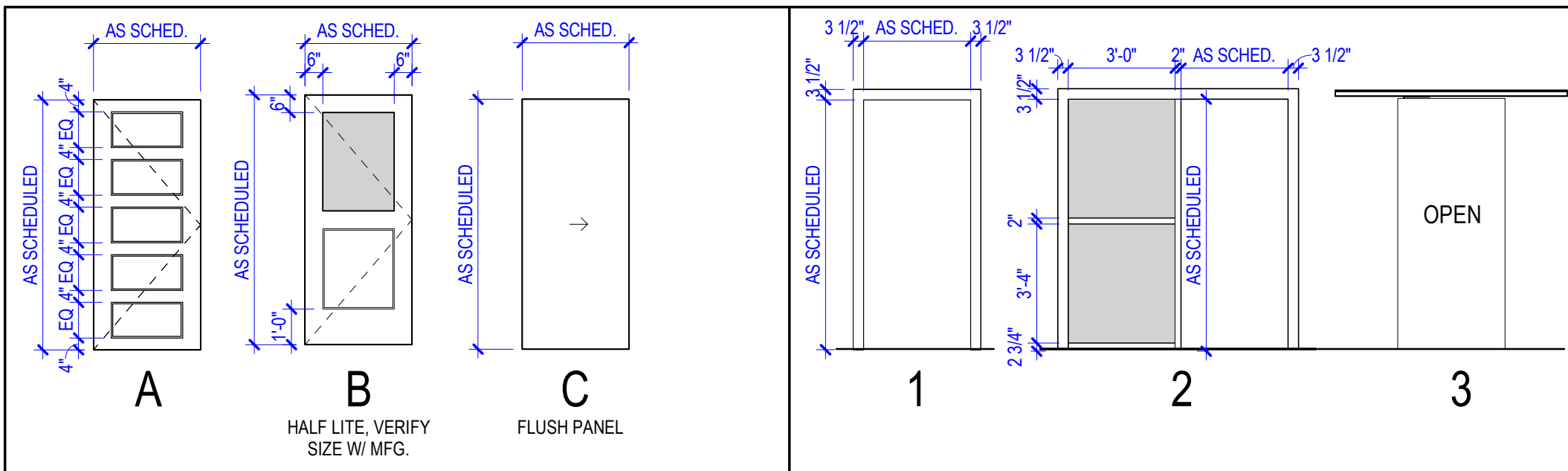
DOOR SCHEDULE

NUMBER	TYPE	PANEL				FRAME		DETAILS			HARDWARE SET	COMMENTS
		WIDTH	HEIGHT	GLAZING	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD		
100	B	3'-0"	7'-0"	TG	WD-2	2	CW	-	-	-	EL	[1]
104	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PL	
105A	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PL	
105B	B	3'-0"	7'-0"	TG	WD-2	2	CW	4/A-600	3/A-600	4/A-600	EL	
106	A	3'-0"	7'-0"	-	WD-1	3	-	-	-	-	NL	[3]
107	C	3'-0"	7'-0"	-	WD-2	1	WD	2/A-600	1/A-600	-	NL	[2]
108A	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PS	
108B	A	2'-8"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PL	[4]
109	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PL	
110	A	3'-0"	7'-0"	-	WD-1	3	-	-	-	-	NL	[3]
111	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PS	
112	-	2'-10"	7'-0"	-	-	1	WD	-	-	-	-	[5]
113	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PS	
114	A	3'-0"	7'-0"	-	WD-1	1	WD	2/A-600	1/A-600	-	PS	
115	B	3'-0"	7'-0"	TG	WD-2	2	CW	4/A-600	3/A-600	4/A-600	EL	
116	B	3'-0"	7'-0"	TG	WD-2	1	CW	4/A-600	3/A-600	4/A-600	EL	

LEGEND		COMMENTS	HARDWARE
DOOR MATERIAL TYPES WD-1 - OAK WOOD, STAINED WD-2 - CLAD WOOD, PAINTED HM - HOLLOW METAL AL/GL - ALUMINUM & GLASS TG - TEMPERED GLASS	GLAZING TYPES T - CLEAR TEMPERED GLASS IT - INSULATED TEMPERED GLASS STN - STAINED GLASS SND - SANDED GLASS	[1] EXISTING DOOR AND FRAME TO BE REFINISHED [2] BI-FOLD DOOR [3] BARN DOOR [4] POCKET DOOR [5] CASED OPENING	EL - ENTRY LOCKSET PL - PRIVACY LOCKSET PS - PASSAGE SET NL - NO LATCHES

PANEL TYPES

FRAME TYPES



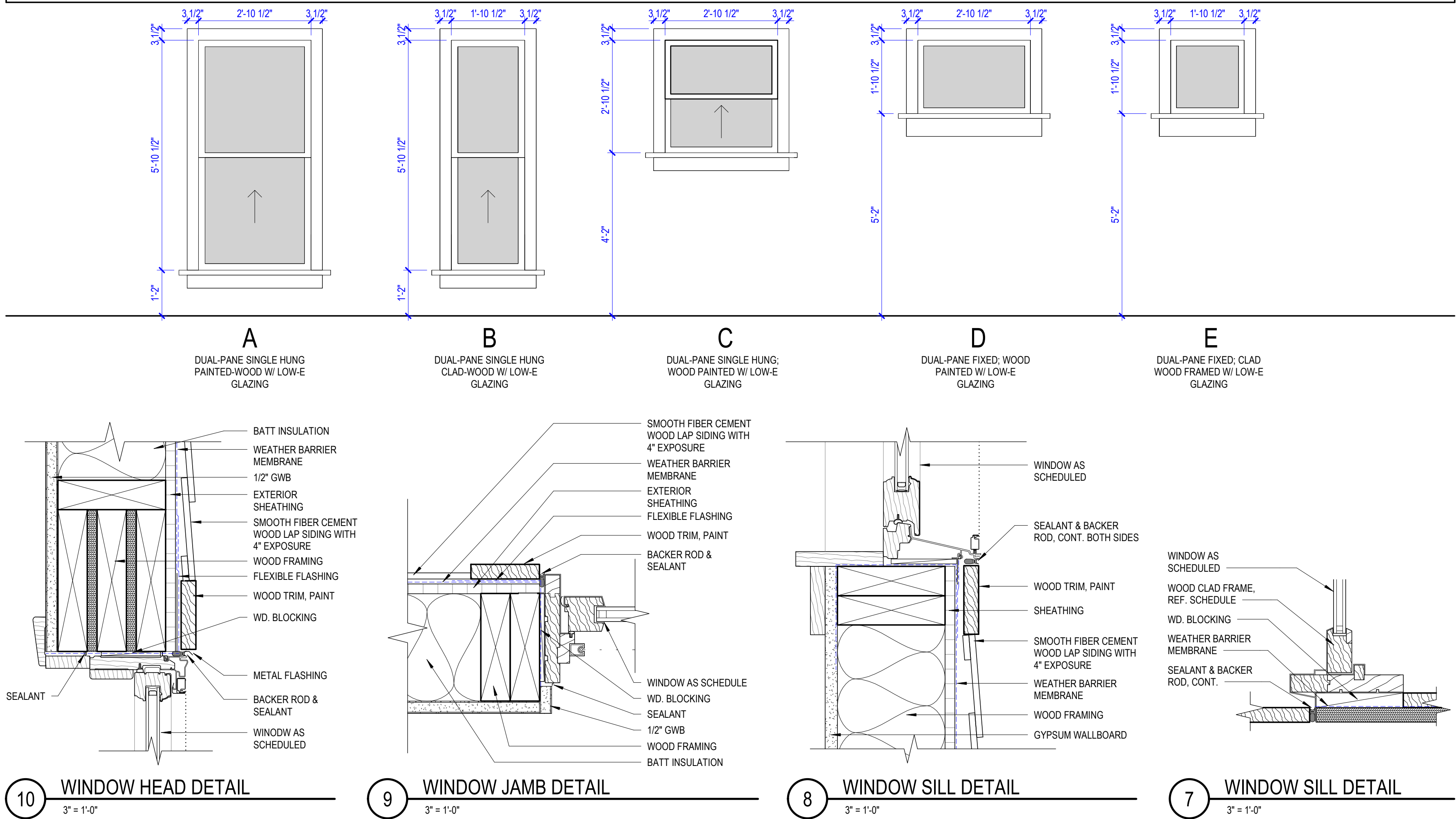
ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	BASE	WALLS				COMMENTS
				NORTH	SOUTH	EAST	WEST	
LEVEL 01								
100	LIVING	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
101	DINING	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
103	KITCHEN	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
104	BEDROOM	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
105	MASTER BEDROOM	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
106	MASTER BATH	LF-2	B-1	PNT-1	PNT-2	PNT-2	PNT-2	
107	CLOSET	LF-2	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
108	BATH	LF-2	B-1	PNT-2	PNT-2	PNT-2	PNT-2	
109	BEDROOM	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
110	CLOSET	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
111	HVAC	-	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
112	WD	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
113	WH	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
114	CLOSET	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
115	HALLWAY	LF-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	
116	PORCH	WFB-1	-	-	-	-	-	
117	PORCH	WFB-1	-	-	-	-	-	
118	PORCH	WFB-1	-	-	-	-	-	

MATERIAL SCHEDULE

TYPE MARK	DESCRIPTION	PRODUCT IDENTIFICATION	MANUFACTURER	COMMENTS
FLOOR				
LF-1	LAMINATE FLOORING	-	-	WOOD-LOOK PLANKS - \$3.5/SF
LF-2	LAMINATE FLOOR TILE	-	-	STONE-LOOK TILES - \$3.5/SF
WFB-1	TIMBERTECH EDGE T&G DECKING	-	TIMBERTECH	DARK COCOA; 5-1/2"W BOARDS
BASE				
B-1	1X6 WOOD BASE, PAINT	-	-	POPLAR
PAINT				
PNT-1	GYPSUM WALL BOARD, PAINT	-	-	
PNT-2	CABINET, PAINT	-	-	
PNT-3	GYPSUM WALL BOARD, PAINT	-	-	

WINDOW TYPES



DOOR DETAILS

