

# HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2023

**HDRC CASE NO:** 2023-022  
**ADDRESS:** 102 MUNCEY  
**LEGAL DESCRIPTION:** NCB O1668 BLK L LOT S 52.5 FT OF 15 & 16  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Virginia Berk/BERK VIRGINIA R  
**OWNER:** Virginia Berk/BERK VIRGINIA R  
**TYPE OF WORK:** Exterior and fenestration modifications, rear addition, window replacement, fencing, driveway installation,  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall  
**REQUEST:**

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

1. Perform repair scopes of work to the existing wood siding, wood trim, fascia and soffit.
2. Replace the existing, faux stone foundation skirting with wood skirting.
3. Replace the existing, aluminum windows with new wood windows.
4. Replace the existing, asphalt shingle roof with a composition shingle roof.
5. Install new brick columns and brick skirting on the existing, concrete porch.
6. Construct a rear garage addition to feature approximately 380 square feet.
7. Install a driveway at the rear of the lot.
8. Install fencing on site in the side and rear yards.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### 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.

### 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.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

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

### A. MAINTENANCE (PRESERVATION)

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

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design

should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

*iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

*v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## 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.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

*ii. Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

*iii. Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

*iv. New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

### *Standard Specifications for Replacement Windows*

Consistent with the Historic Design Guidelines, the following recommendations are made for replacement windows:

- **MATERIALS:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASHES:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted 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:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

## 1. Massing and Form of Residential Additions

### A. GENERAL

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

### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for 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.

#### *Standard Specifications for Windows in Additions and New Construction*

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

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

### Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

#### A. LOCATION

i. *Preferred location*—Place parking areas for nonresidential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

#### B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

### 7. Off-Street Parking

## A. LOCATION

- i. Preferred location*—Place parking areas for nonresidential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

## B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

## FINDINGS:

- a. The historic structure at 102 Muncey was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style. Since its construction, the structure has undergone window replacement, modifications to the original fenestration profile, the construction of a rear addition, the installation of wrought iron porch columns and a concrete porch, and the installation of faux stone foundation skirting.
- b. EXISTING CONDITION (Siding and windows) – The structure’s original windows openings have been modified and infilled with plywood. This has resulted in the structure’s original window openings being infilled with plywood and non-original window sizes.
- c. SIDING – The historic structure currently features original profile 117 wood siding and non-original composite siding under the porch. As noted in finding b, the structure’s original windows openings have been modified and infilled with plywood. This has resulted in the structure’s original window openings being infilled with plywood and non-original window sizes. Staff finds that the original wood siding should be repaired and preserved in place. Staff finds that the applicant should utilize original façade openings as much as possible and infill matching siding where siding does not currently exist.
- d. SKIRTING REPLACEMENT – The applicant has proposed to replace the existing, non-original, faux stone foundation skirting with wood skirting to feature a profile that matches that of the original siding (117 profile). Staff finds this to be appropriate and consistent with the Guidelines. A drip edge should be installed at the finish floor height. A cement board piece can be used at grade to prevent rot and decay. If used, cement board should feature a smooth finish.
- e. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, non-original aluminum windows with vinyl windows. Staff finds that wood or aluminum clad wood windows should be installed that are consistent with the adopted policy document. As noted in finding b, previously modifications to the structure’s fenestration pattern have resulted in window openings that are not the size of the original. Staff encourages the applicant to introduce windows in as many original locations as possible.
- f. ROOF REPLACEMENT – The applicant has proposed to replace the existing, asphalt shingle roof with a composition shingle roof. Staff finds the proposed replacement to be appropriate and consistent with the Guidelines.
- g. PORCH MODIFICATIONS – The applicant has proposed to install brick over the concrete front porch and to replace the existing, wrought iron columns with brick columns. The Guidelines for Exterior Maintenance and Alterations 7.B. notes that porches should be reconstructed based on accurate evidence of the original, such as photographs. When no evidence exists, the design of reconstructed porches should be based on the architectural style of the building. Additionally, the Guidelines note that elements that create a false historic appearance should not be added. Staff finds the proposed brick columns and skirting to be inconsistent with the Guidelines. 6x6 wood columns with tapered corners and capital and base trim would be most appropriate.

- h. REAR ADDITION – The applicant has proposed to construct a rear addition to feature approximately 380 square feet. The lot features 5,300 square feet in size. The historic structure features a footprint of approximately 1,095 square feet. Staff finds the proposed addition's size to be appropriate and consistent with the Guidelines.
- i. REAR ADDITION – 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. While the general location, footprint and massing of the proposed addition are consistent with the Guidelines, staff finds that parking that is internal to the structure is not found historically within the Dignowity Hill Historic District. Staff finds that a detached garage or a rear additional that featured façade elements that are consistent with those found in residential architecture within the district should be implemented on site.
- j. REAR ADDITION (Materials) – The applicant has proposed materials that include 117 profile wood siding, wood windows, a composition shingle roof and a carriage style garage door. Generally, staff finds the proposed to materials to be appropriate with the exception of the carriage door as this is an element that is not found on the primary historic structure within the Dignowity Hill Historic District.
- k. REAR ADDITION (Window Materials) – The applicant has proposed to install a wood window. Staff finds the proposed windows to be consistent with the adopted policy guide for windows in new construction.
- l. ARCHITECTURAL ELEMENTS – As noted in finding g, the applicant has proposed to construct a rear addition to facilitate automobile parking interior to the structure. This is not consistent with parking examples found historically within the district. Historically, parking structures are found detached, at the rear of lots. Staff finds that any parking structure should be detached from the primary residential structure.
- m. DRIVEWAY – The applicant has proposed to install a concrete driveway at the rear of the lot to facilitate automobile access from Gorman Street into the rear yard and to the proposed garage addition. The curbcut and apron for the proposed driveway currently exist. The applicant has not noted a total width of the driveway at this time. Generally, staff finds the proposed driveway location to be appropriate; however, the driveway should not exceed ten (10) feet in width, per the Guidelines for Site Elements.
- n. FENCING – The applicant has noted the installation of wood fencing at both four (4) and six (6) feet in height. The applicant has noted a height of four (4) feet along the right of way on Gorman and six (6) feet in height along the rear (east) property line and north property line. Staff finds the proposed locations and height of fencing to be appropriate and consistent with the Guidelines; however, staff finds that a fencing that is proposed to be installed parallel with Muncey. Additionally, staff finds that that fencing that is six (6) feet in height not extend past the side façade of 102 Muncey as to not create a six (6) foot height within front and side yard space for the adjacent lot.
- o. LANDSCAPING & WALKWAY – The applicant has not provided a landscaping plan at this time. Staff finds that the existing, concrete walkway should remain in place. If the walkway needs to be repaired, it should be repaired in-kind, with like materials. All landscaping work should be submitted to OHP staff for review and approval.

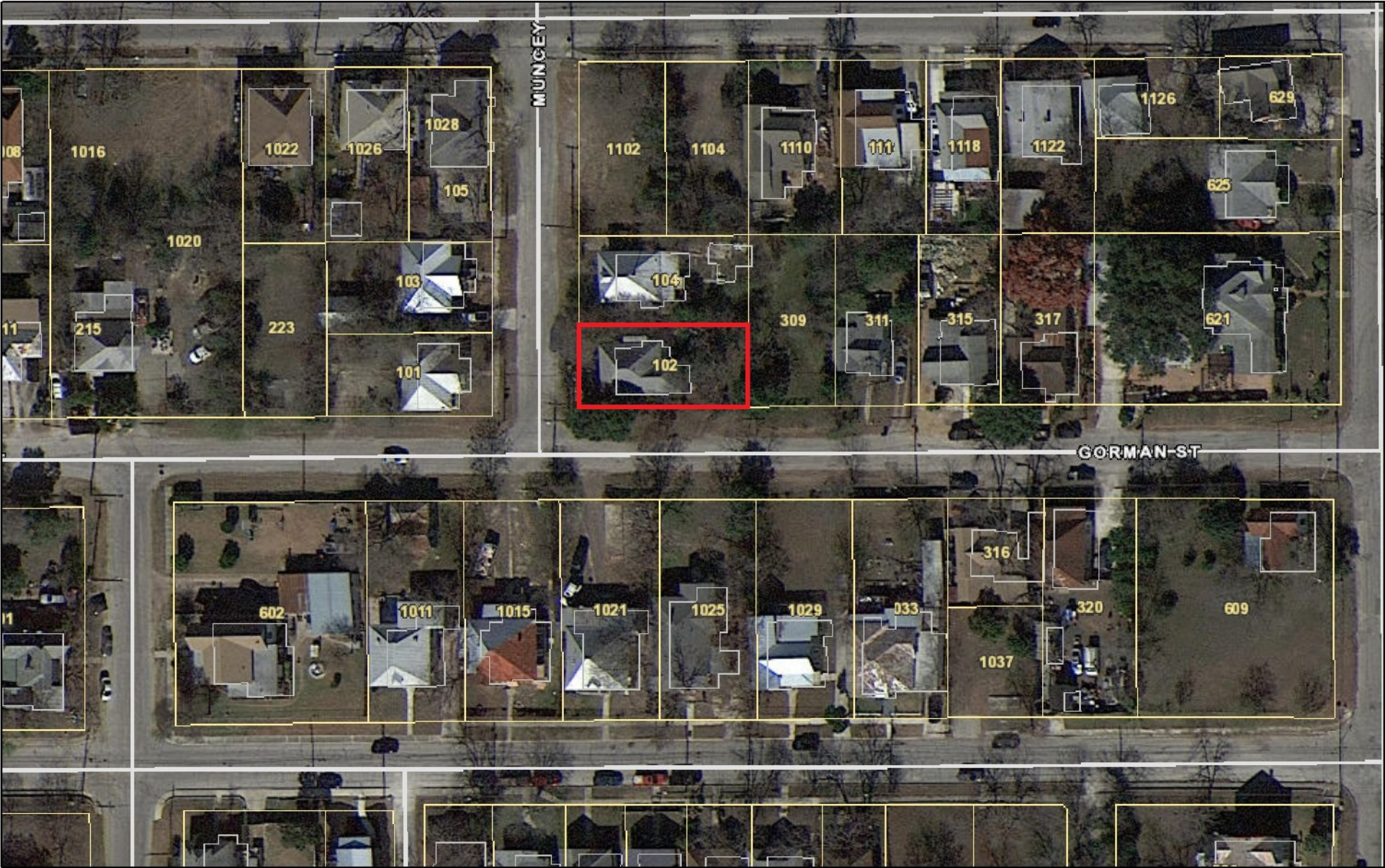
## **RECOMMENDATION:**

- 1. Staff recommends approval of item #1, siding repair, based on finding c with the following stipulations:
  - i. That the original wood siding be repaired and preserved in place.
  - ii. That the applicant preserve original façade openings as much as possible and infill matching siding where siding does not currently exist.
- 2. Staff recommends approval of item #2, skirting replacement, based on finding d with the following stipulation:
  - i. That a drip edge be installed at the finish floor height. A cement board piece can be used at grade to prevent rot and decay. If used, cement board should feature a smooth finish.
- 3. Staff does not recommend approval of item #3, the replacement of existing, non-original windows with vinyl windows, as noted in finding e. Staff recommends that windows be installed that are consistent with the adopted window policy document. Additionally, staff encourages the applicant to introduce windows in as many original locations as possible.
- 4. Staff recommends approval of item #4, roof replacement, as submitted, based on finding f.

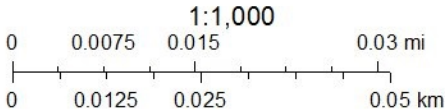
5. Staff recommends approval of item #5, front porch modifications based on finding g with the following stipulations:
  - i. That the proposed brick columns, skirting and porch steps be eliminated.
  - ii. That the applicant install wood columns that are six (6) inches square, with chamfered corners and capital and base trim.
6. Staff does not recommend approval of item #6, the construction of an attached garage, based on findings h though l. Staff recommends the applicant construct either a detached garage as found historically within the district.
7. Staff recommends approval of item #7, the installation of a rear yard driveway with the following stipulation:
  - i. That the driveway not exceed ten (10) feet in width, per the Guidelines for Site Elements.
8. Staff recommends approval of item #8, the installation of side and rear yard fencing with the following stipulation:
  - i. That a fencing detail be submitted for review and approval for the fencing that is proposed to be installed parallel with Muncey.
  - ii. That fencing that is six (6) feet in height not extend past the side façade of 102 Muncey as to not create a six (6) foot height within front and side yard space for the adjacent lot.



City of San Antonio One Stop



January 27, 2023







1994 Survey Photo



















CONSTRUCTION NOTES:

- SUBCONTRACTORS SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND RESIDENTIAL DESIGNER IN WRITING PRIOR TO SUBMITTING PROPOSAL.
- THE CONTRACTOR AND ALL SUBCONTRACTORS ARE TO COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE CONTINUING THE WORK.
- NOTIFY DESIGNER OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
- VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
- FLOOR PLAN(S) DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- SHOULD THE CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
- CONTRACTOR SHALL REMOVE CONSTRUCTION WASTE AND DEBRIS FROM PROJECT SITE ON A DAILY BASIS, AND DISPOSE OF ITEMS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.

GENERAL NOTES:

- APPLICABLE BUILDING CODES & AUTHORITIES
- 2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL EXISTING BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FUEL GAS CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE
- A. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANGS & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT TO DRAINAGE AND FLOOD PLAN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- B. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY OWNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- D. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQFT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE FLOOR PER IRC SEC 310.1.
- E. ALL STAIRS HANDRAILS SHALL BE 36" AFF PER R311.5.6 AND GUARDRAILS HALL BE 42" AFF PER R312.1
- F. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 10'-0" OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT).
- G. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IRC SEC. R313.2 SMOKE ALARMS TO BE INSTALLED IN ALL BEDROOMS AND IN ROOM IMMEDIATELY OUTSIDE BEDROOMS.
- H. WALLS SHALL BE BRACED IN ACCORDANCE OF IRC SEC R602.10.
- I. GLAZING SHALL COMPLY WITH IRC SEC. R308.4. (PROVIDE SAFETY GLAZING IN DOORS, IN WINDOWS WITHIN 24" OF DOORS AND IN SHOWER ENCLOSURES)
- J. ROOF OVERHANG SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
- K. ALL STAIRWAYS SHALL BE MIN. 3'-6" W (3'-0" CLEAR BETWEEN HANDRAILS) WITH MAX RISER HEIGHT OF 7-3/4" AND MIN. TREAD DEPTH OF 10" WITH 1" NOSE PER R311.5.1
- L. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND UNDERSIDE OF STAIRS PROTECTED WITH 5/8" GYPSUM BOARD.

RESIDENTIAL DESIGNER  
JOSE RIVAS 210.870.0233  
DERIVAS89@GAMIL.COM

STRUCTURAL ENGINEERING  
VILLARREAL DESIGN GROUP  
JOSE I. VILLARREAL, PE 210.725.6100  
JOSE@VILLARREALDESIGN.COM

-- ARCHITECTURAL SHEET INDEX --

- A0.01 COVER  
A1.01 SITE PLAN  
A1.01B EXISTING CONDITION DOCUMENTATION  
A1.01C DEMOLITION PLAN / WINDOW SCHEDULE  
A1.02 NEW WORK  
A1.03 ROOF PLAN  
A2.01 EXTERIOR ELEVATIONS  
A2.02 EXTERIOR ELEVATIONS

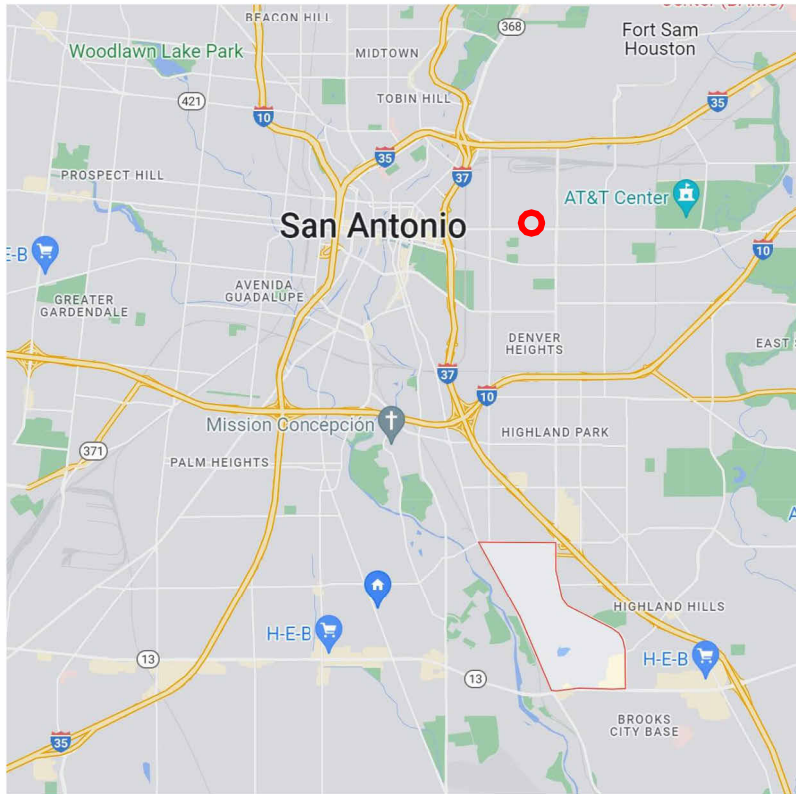
-- ELECTRICAL SHEET INDEX --

- E1.1 POWER & LIGHTING LAYOUT

-- STRUCTURAL SHEET INDEX --

- S-1 FOUNDATION DETAILS  
S-2 FOUNDATION PLAN  
S-3 WIND BRACING PLANS  
S-4 FRAMING PLAN  
S-5 FRAMING PLANS  
S-6 WALL DETAILS

LOCATION MAP - CITY



HISTORIC DISTRICT

DIGNOWITY HILL NEIGHBORHOOD

CODE REVIEW SUMMARY

BUILDING TYPE: SINGLE-FAMILY  
ZONING: R-5

RESCHECK COMPLIANCE METHOD

UA TRADE OFF

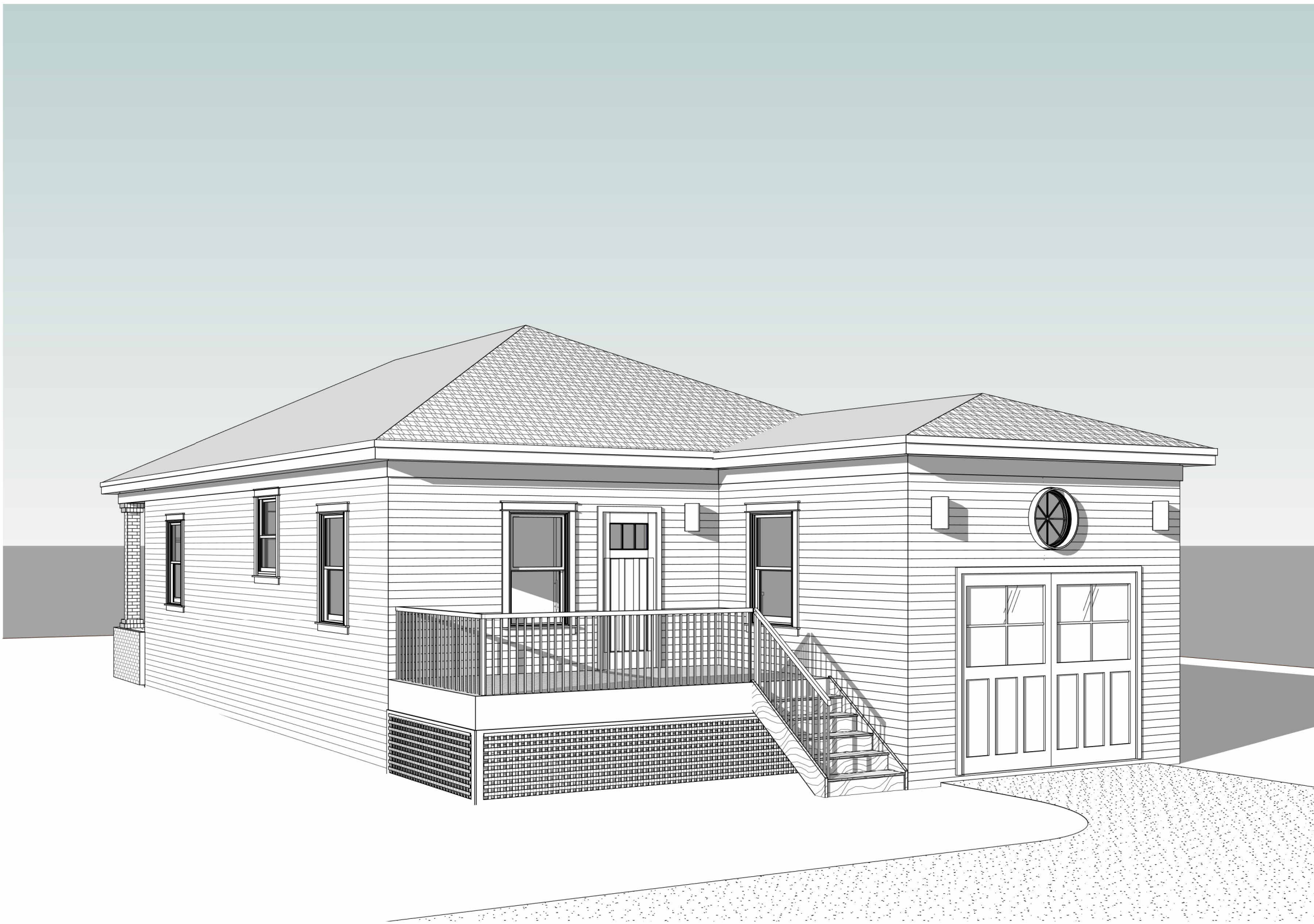
# RENOVATION / GARAGE ADDITION

## 102 MUNCEY STREET

## SAN ANTONIO, TEXAS

### 01/13/2023 PERMIT SET

CONDITIONED  
EXISTING RESIDENCE: 1095 SF  
ATTACHED GARAGE ADDITION: 380 SF



REAR ADDITION VIEW

JOSE D. RIVAS  
Residential Designer  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas89@gmail.com

CONSULTANT LOGO

MUNCEY RENOVATION  
102 MUNCEY STREET  
SAN ANTONIO, TEXAS, 78223  
PERMIT SET

SEAL INSERTION

REVISIONS		
No.	Description	Date

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COVER

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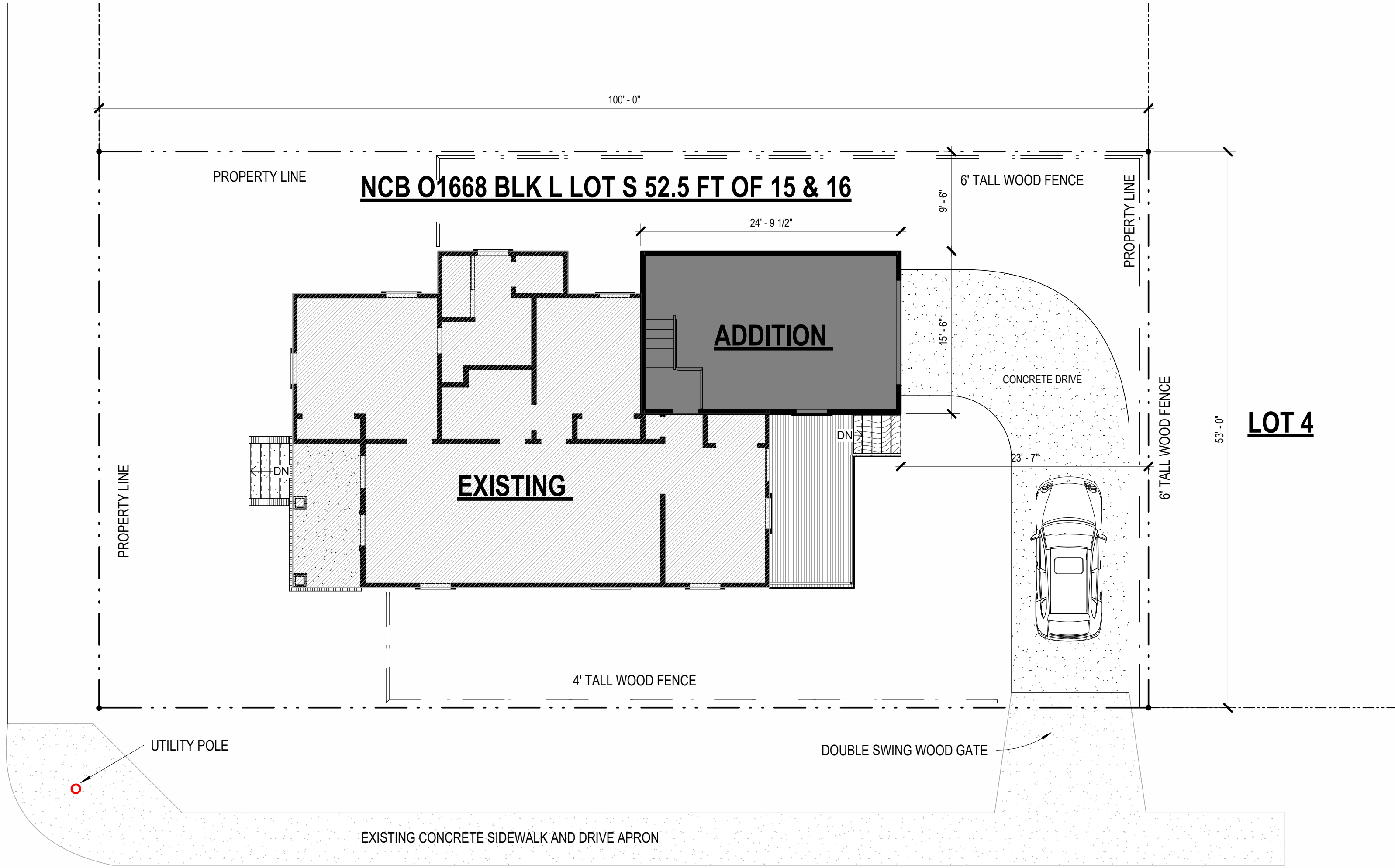
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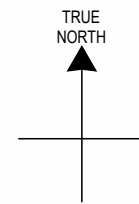
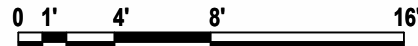
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102 MUNCEY STREET



GORMAN

**1 SITE PLAN**  
N.T.S.



**EXISTING SQFT**

EXISTING RESIDENCE: 1,095 SQFT  
EXISTING CONCRETE PORCH: 90 SQFT

**ADDITION**

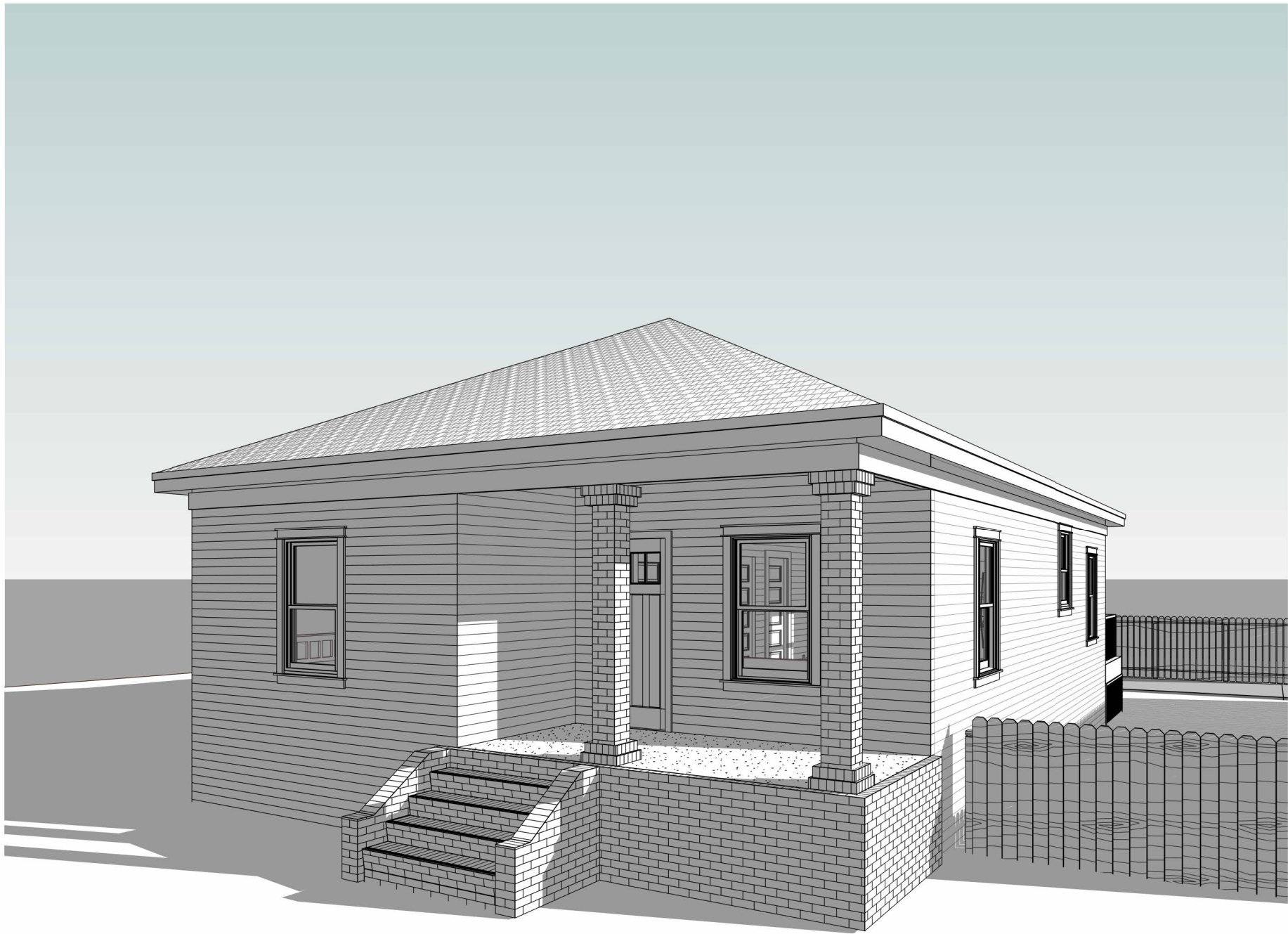
GARAGE ADDITION: 375 SQFT  
COMPOSITE RAISED PORCH: 132.5 SQFT

INCREASED 42.8%

**SITE IMPERVIOUS COVER**

CONCRETE DRIVE 510 SQFT

SITE SQFT 5,300 SQFT



**FRONT VIEW**

**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

CONSULTANT LOGO

**MUNCEY RENOVATION**  
102 MUNCEY STREET  
SAN ANTONIO, TEXAS, 78223  
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**SITE PLAN**

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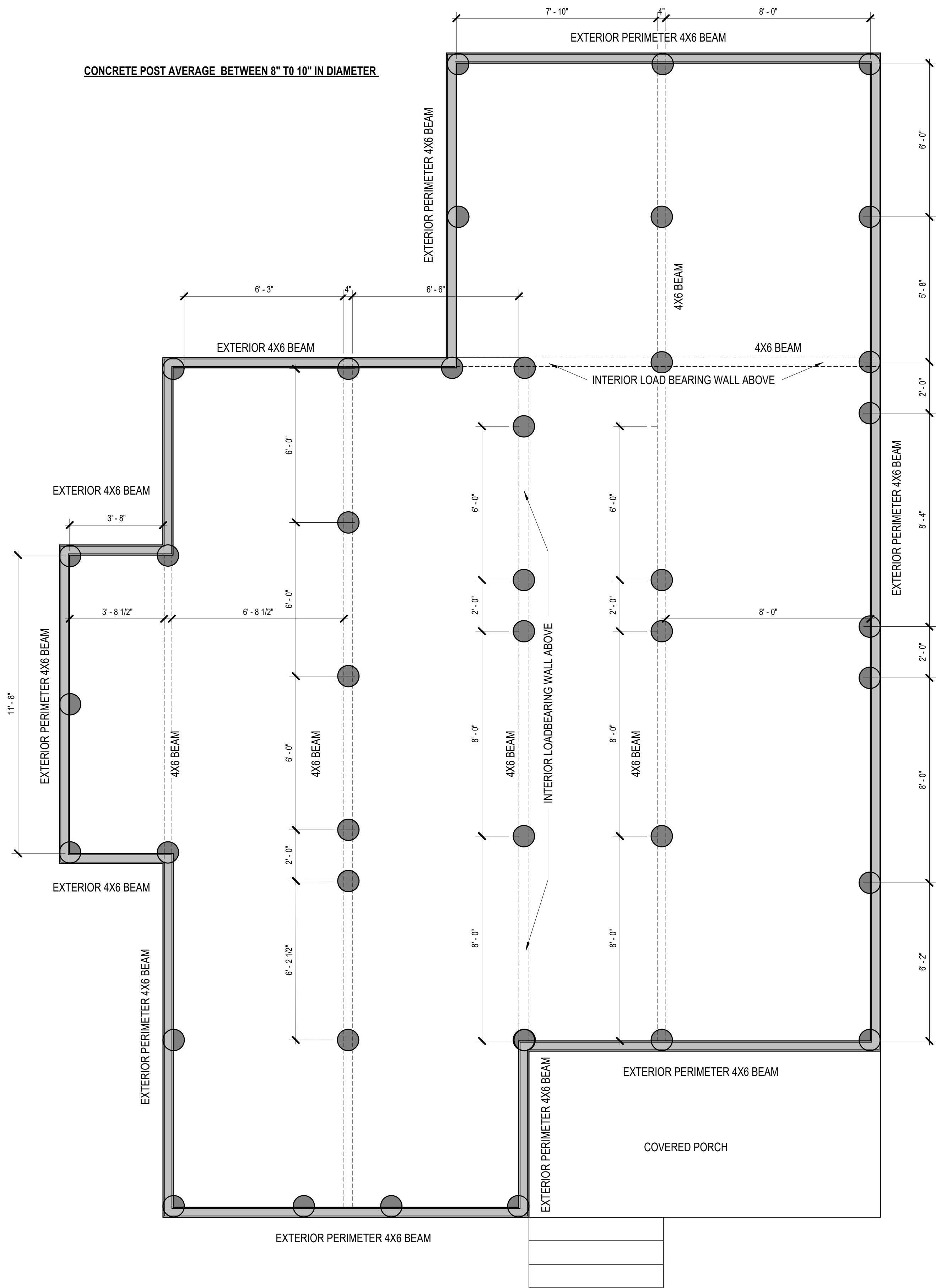
5

4

3

2

1



# 1 EXISTING FOUNDATION

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

## GENERAL NOTES

1. PLANS ARE SCHEMATIC IN NATURE. LAYOUT IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD REVIFY ALL DIMENTIONS PRIOR TO COMMECMENT OF WOORK
2. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
3. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION.
5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE DESIGNER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITEAND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
7. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
8. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND TEMPORARY RELOCATION OF ALL LIFE SAFETY SYSTEMS INCLUDING FIRE/SMOKE ALARM AS REQUIRED DURING DEMOLITION AND CONSTRUCTION PHASES.
10. ALL EXISTING WINDOWS & DOORS INTERIOR & EXTERIOR ARE TO BE REMOVED. REFER TO PROPOSED PLAN LAYOUT FOR CLARIFICATION.
11. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

**JOSE D. RIVAS**  
**Residential Designer**

Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

CONSULTANT LOGO

**MUNCEY RENOVATION**  
102 MUNCEY STREET  
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**EXISTING CONDITION  
DOCUMENTATION**

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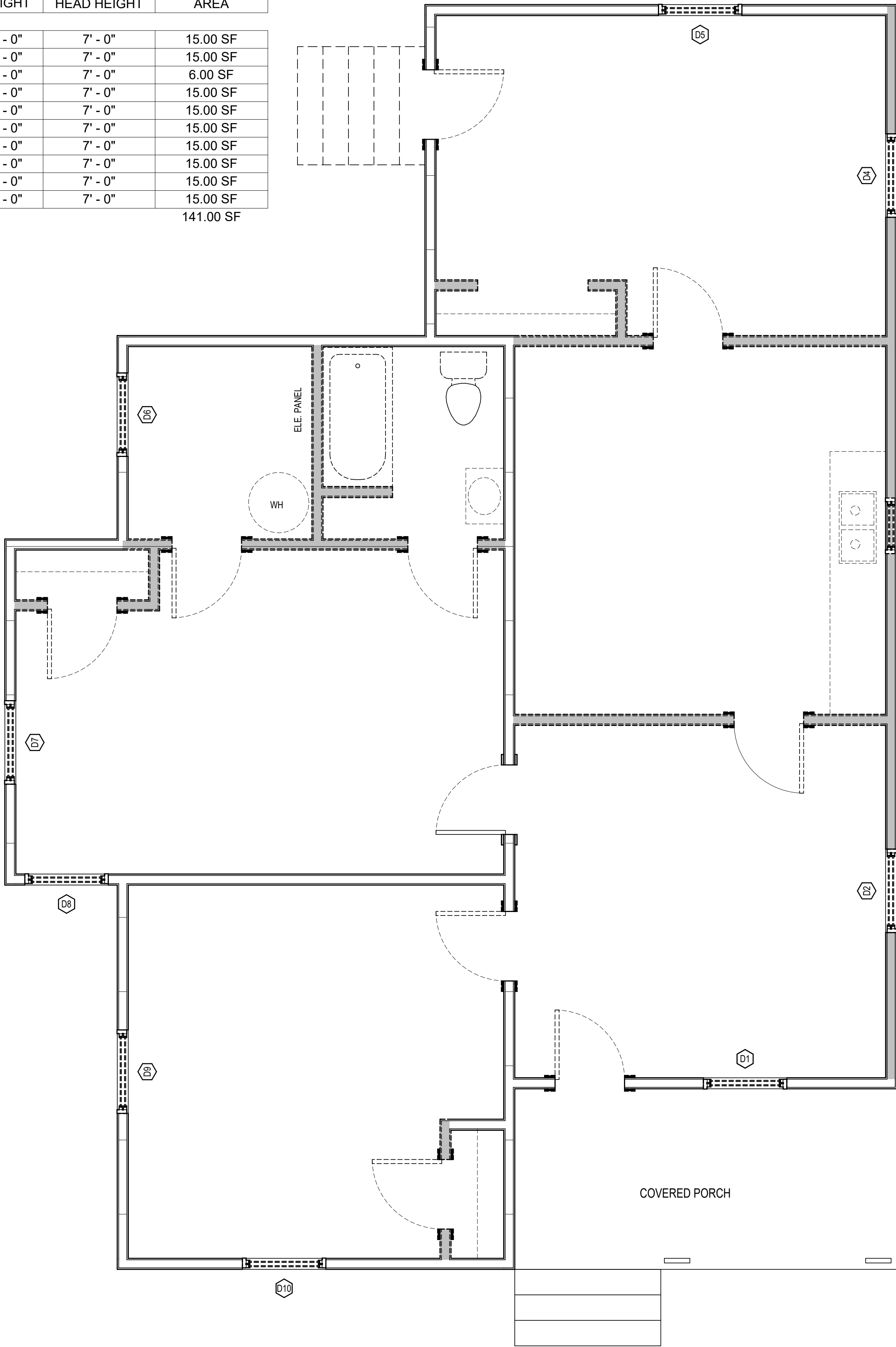


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WINDOW SCHEDULE DEMOLITION								
Mark	TYPE	PHASE	WIDTH	HEIGHT	MATERIAL	SILL HEIGHT	HEAD HEIGHT	AREA
D1	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D2	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D3	ALUMINUM SINGLE HUNG		2' - 0"	3' - 0"	ALUM.	4' - 0"	7' - 0"	6.00 SF
D4	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D5	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D6	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D7	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D8	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D9	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
D10	ALUMINUM SINGLE HUNG		3' - 0"	5' - 0"	ALUM.	2' - 0"	7' - 0"	15.00 SF
141.00 SF								



EXISTING SQFT APPROX.  
1095 SQFT

- REFER TO NEW CONSTRUCTION PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
- THE OWNER HAS THE RIGHT TO SALVAGE ANY AND ALL DEMOLISHED MATERIALS THAT ARE SCHEDULED FOR DEMOLITION BY THE CONTRACTOR.
- PRIOR TO START OF DEMOLITION, SECURE FROM THE OWNER A LIST OF ADDITIONAL EXISTING BUILDING COMPONENTS TO BE SALVAGED AND DELIVERED TO THE OWNER. EXERCISE SUFFICIENT CARE IN SALVAGE OPERATIONS SUCH THAT SALVAGED COMPONENTS ARE DELIVERED TO THE OWNER IN THEIR EXISTING CONDITION.
- CONTRACTOR SHALL PROPERLY REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS. ANY HAZARDOUS MATERIALS ARE TO BE PROPERLY REMOVED AND DISPOSED OF ACCORDING TO, OSHA, CITY, COUNTY, STATE AND FEDERAL GUIDELINES.
- WHERE M.E.P. ITEMS ARE REMOVED, REPAIR THE OPENING THRU WALLS, FLOORS, ROOFS, ETC. TO MATCH THE EXISTING SURROUNDING SURFACES.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, EQUIPMENT AND FURNITURE THAT IS TO BE LEFT IN PLACE.
- WHERE CEILINGS ARE REMOVED ALL ASSOCIATED ITEMS, SUCH AS LIGHTS, GRID, DIFFUSERS, SUSPENSION WIRES, ETC. SHALL ALSO BE REMOVED.
- ALL M.E.P. SYSTEMS AND MATERIALS THAT ARE ABANDONED SHALL BE REMOVED.
- THE GENERAL CONTRACTOR SHALL FURNISH AND MAINTAIN SATISFACTORY BARRICADES AND OR OTHER SUITABLE BARRIERS AS REQUIRED TO PROVIDE PROTECTION TO THE PUBLIC AND WORKERS DURING ALL DEMOLITION ACTIVITIES.
- CUT, REMOVE, PATCH AND SEAL, AS REQUIRED, WALLS AND FLOORS FOR INSTALLATION OF PIPING, CONDUIT, DUCT WORK, ETC.
- ALL NON-REUSED, EXISTING ELECTRICAL CONDUCTORS ASSOCIATED WITH REMOVED AND/OR RELOCATED EQUIPMENT, DEVICES, FIXTURES, ETC., ARE TO BE REMOVED COMPLETELY BACK TO THE PANEL BOARD OR NEXT OUTLET REMAINING IN SERVICE. REMOVE ALL CONDUIT TO BELOW FINISHED SURFACE AND PROVIDE BLANK COVER PLATE OR PROPERLY SEAL AS APPLICABLE. MAKE NECESSARY PROVISIONS TO MAINTAIN UNINTERRUPTED OPERATION OF REMAINING OUTLET DEVICES ON AFFECTED CIRCUITS.
- PROVIDE ALL NECESSARY JUNCTION BOXES, RACEWAY EXTENSIONS, CONDUCTORS, SUPPORTS, FASTENERS, TERMINATIONS, ETC. REQUIRED TO PROPERLY INSTALL NEW AND RELOCATED EQUIPMENT, DEVICES, FIXTURES ETC. PROVIDE CONCEALED RACEWAY WHENEVER POSSIBLE.
- SUPPORT ALL NEW AND RELOCATED LIGHTING FIXTURES FROM BUILDING STRUCTURES, NOT FROM CEILING SYSTEMS.
- RELOCATE EXISTING OUTLET BOXES, CONDUIT, CONDUCTORS, ETC. AS REQUIRED TO CLEAR NEW CONSTRUCTION OPENINGS CUT THRU WALLS, FLOORS, CEILINGS AND ROOFS, AND AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW SYSTEMS. ROUTE CONCEALED RACEWAY WHENEVER POSSIBLE.
- WHERE PARTITION REMOVAL EXPOSES EXISTING FACILITIES TO REMAIN, RELOCATED EXPOSED FACILITIES OR SERVICES, ROUTE CONCEALED RACEWAY WHENEVER POSSIBLE.
- REMOVE ALL FOUNDATION, SUPPORTS AND PADS SERVING REMOVED EQUIPMENT.
- COORDINATE REPAIRS OF ALL DAMAGED/UNFINISHED WALLS, FLOORS, CEILINGS AND ROOF SURFACES AND PENETRATIONS WITH ARCHITECT.
- PATCH, REPAIR AND/OR PREPARE ALL INTERIOR WALL SURFACES IN REMODELED AREAS TO RECEIVE NEW PAINT AND/OR OTHER FINISHES AS SCHEDULED.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION EQUIPMENT AND FURNITURE THAT IS TO BE LEFT IN PLACE.
- ALL DEMOLITION ACTIVITIES MUST BE COORDINATED WITH THE CONSTRUCTION PHASING PLAN(S).
- ITEMS OR MATERIALS THAT ARE TO REMAIN, SHALL BE PATCHED, CLEANED, RUBBED, SANDED, FLOATED, ETC. TO A "LIKE NEW" CONDITION, AS TO MATCH ADJACENT NEW SCHEDULED MATERIALS.
- WHERE A WALL IS KEYED TO BE REMOVED, ALL ITEMS ASSOCIATED WITH THAT WALL SHALL ALSO BE REMOVED, SUCH AS, DOORS, WINDOWS, CABINETS, ETC.
- WHERE CEILING GRIDS AND TILES ARE TO BE REMOVED, THE CONTRACTOR SHALL REMOVE ANY BATT INSULATION THAT IS INSTALLED ABOVE THE EXISTING CEILING.
- REMOVE EXISTING ROOFING, ROOF FLASHING AND ROOF TOP EQUIPMENT AS REQUIRED FOR NEW CONSTRUCTION.
- WHERE MATERIALS ARE REMOVED FOR THE PURPOSE OF RELOCATION ELSEWHERE IN THE PROJECT, CONTRACTOR SHALL PROTECT MATERIALS FROM DAMAGE DURING TRANSIT TO NEW LOCATION AND SHALL PROPERLY STORE MATERIALS, IF REQUIRED, UNTIL INCORPORATED IN THE WORK.
- CONCRETE SURFACES MUST BE CLEAN AND ROUGH - ALL OIL, DIRT, DEBRIS, PAINT AND UNSOUND CONCRETE MUST BE REMOVED. THE SURFACE MUST BE PREPARED MECHANICALLY USING A SCRUBBER, BUSH HAMMER, CHIPPING HAMMER, SHOTBLAST OR SCARIFIER, WHICH WILL GIVE A SURFACE A PROFILE OF A MINIMUM 1/8" (3 MM) AND EXPOSE THE COARSE AGGREGATE OF THE CONCRETE. THE FINAL STEP IN CLEANING, SHALL BE THE COMPLETE REMOVAL OF ALL DUST, DIRT AND RESIDUE BY PRESSURE WASHING AND/OR VACUUM. MINIMUM TOPPING DEPTH SHALL BE 1/2".
- PROVIDE SHORING, BRACING, AND SUPPORTS AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE PROJECT BEFORE CUTTING OR ALTERING ANY OPENING IN AN EXISTING LOAD BEARING OR NON-LOAD BEARING WALL, FOOTING, OR ROOF DECK.
- INSPECT FLOORS TO RECEIVE NEW FINISHES PRIOR TO BID. COMPLETELY REMOVE FLOOR FINISHES TO BE REPLACED UON. CLEAN AND PROPERLY PREPARE THE EXISTING SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH MATERIAL. STRIP, PATCH, AND FILL TO PROVIDE A SMOOTH, DURABLE SURFACE FREE OF BURRS AND ADHESIVE AND SUITABLE FOR APPLICATION OF NEW FINISH MATERIAL UNDER CUT OF DOORS TO ACCOMMODATE NEW FLOOR FINISH WHERE NEW FINISH IS THICKER THAN ORIGINAL FINISH.
- WHERE NEW CONCRETE TOPPING IS TO BE PLACED OVER EXISTING CONCRETE SLAB, ABRASE EXISTING CONCRETE FINISH FOR BETTER BOND.

**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

CONSULTANT LOGO

**MUNCEY RENOVATION**  
102 MUNCEY STREET  
SAN ANTONIO, TEXAS, 78223  
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**DEMOLITION PLAN / WINDOW SCHEDULE**

SHEET  
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WINDOW SCHEDULE								
Mark	TYPE	PHASE	WIDTH	HEIGHT	MATERIAL	SILL HEIGHT	HEAD HEIGHT	AREA
W1	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W2	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W3			2' - 11 1/2"	3' - 11 1/2"		4' - 0"	7' - 11 1/2"	11.71 SF
W4	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W5	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W6	FIXED ROUND WOOD WINODW		2' - 6"	2' - 6"		5' - 4"	7' - 10"	6.25 SF
W7	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W9	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W10	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W11	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
W12	TRADITIONAL DOUBLE-HUNG		3' - 0"	5' - 0"	WOOD	2' - 0"	7' - 0"	15.00 SF
								152.96 SF

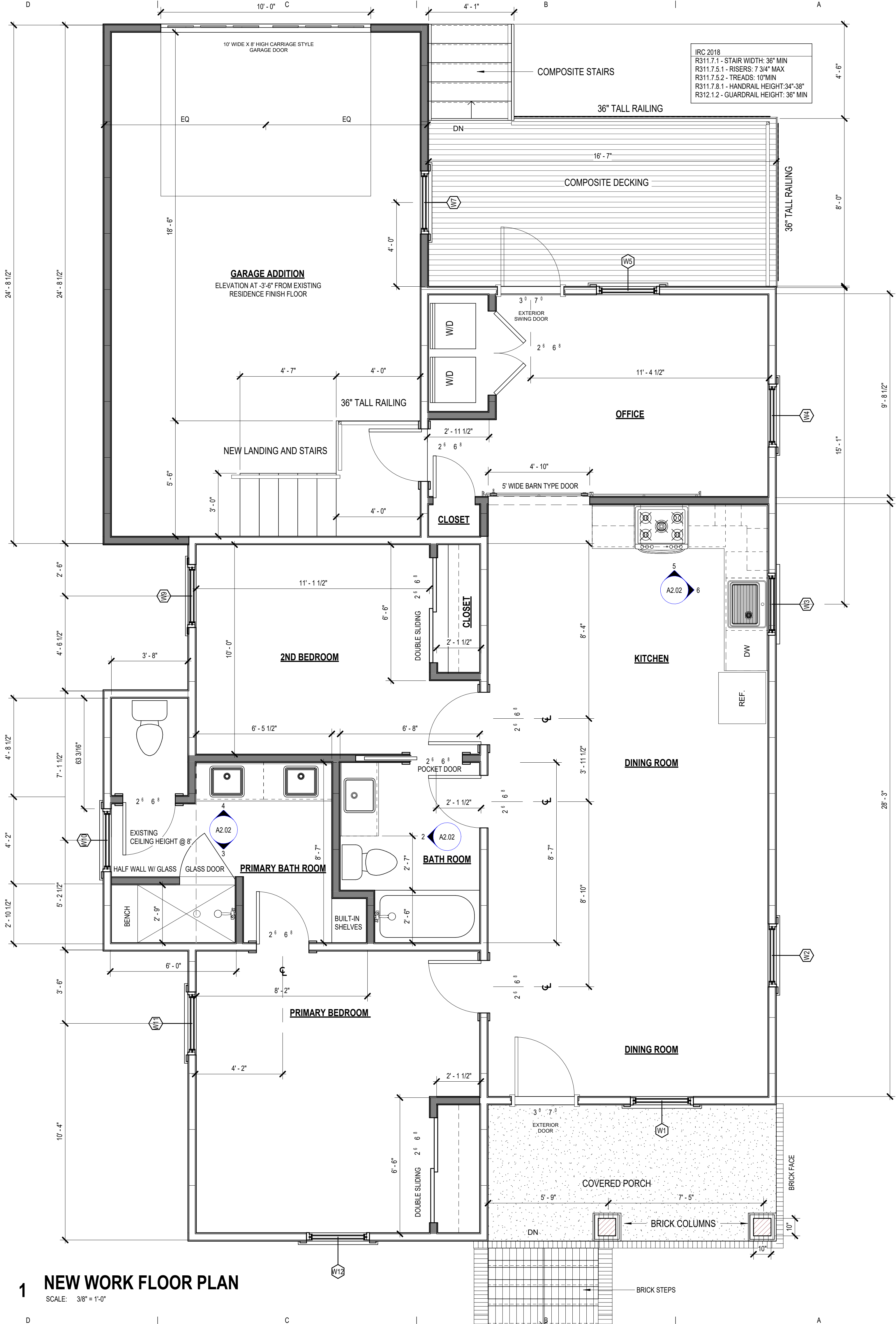
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

INTERIOR NEW WORK NOTES:

- REPAIR DAMAGED FLOOR AND PREP FOR REFINISH
- INSTALL NEW GYPSUM BOARD THROUGHOUT
- INSTALL NEW PLUMBING FIXTURES AND PLUMBING LINES
- COORDINATE WITH OWNER FOR FINISHES AND FIXTURE STYLES

WINDOW SPECS (CONSISTENT WITH GUIDELINES)  
MODEL WINDOW 25CDH3760 FRAME SIZE VARIES BY JW  
W-2500 STD CLAD DOUBLE HUNG, AURALAST PINE,  
BRILLIANT WHITE EXTERIOR,  
NATURAL INTERIOR PIN (STANDARD)  
INSULATED LOW E 366  
ANNUEALED GLASS  
CLEAR OPENING



1 NEW WORK FLOOR PLAN

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

JOSE D. RIVAS  
Residential Designer

Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

CONSULTANT LOGO

MUNCEY RENOVATION  
102 MUNCEY STREET  
SAN ANTONIO, TEXAS, 78223  
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NEW WORK

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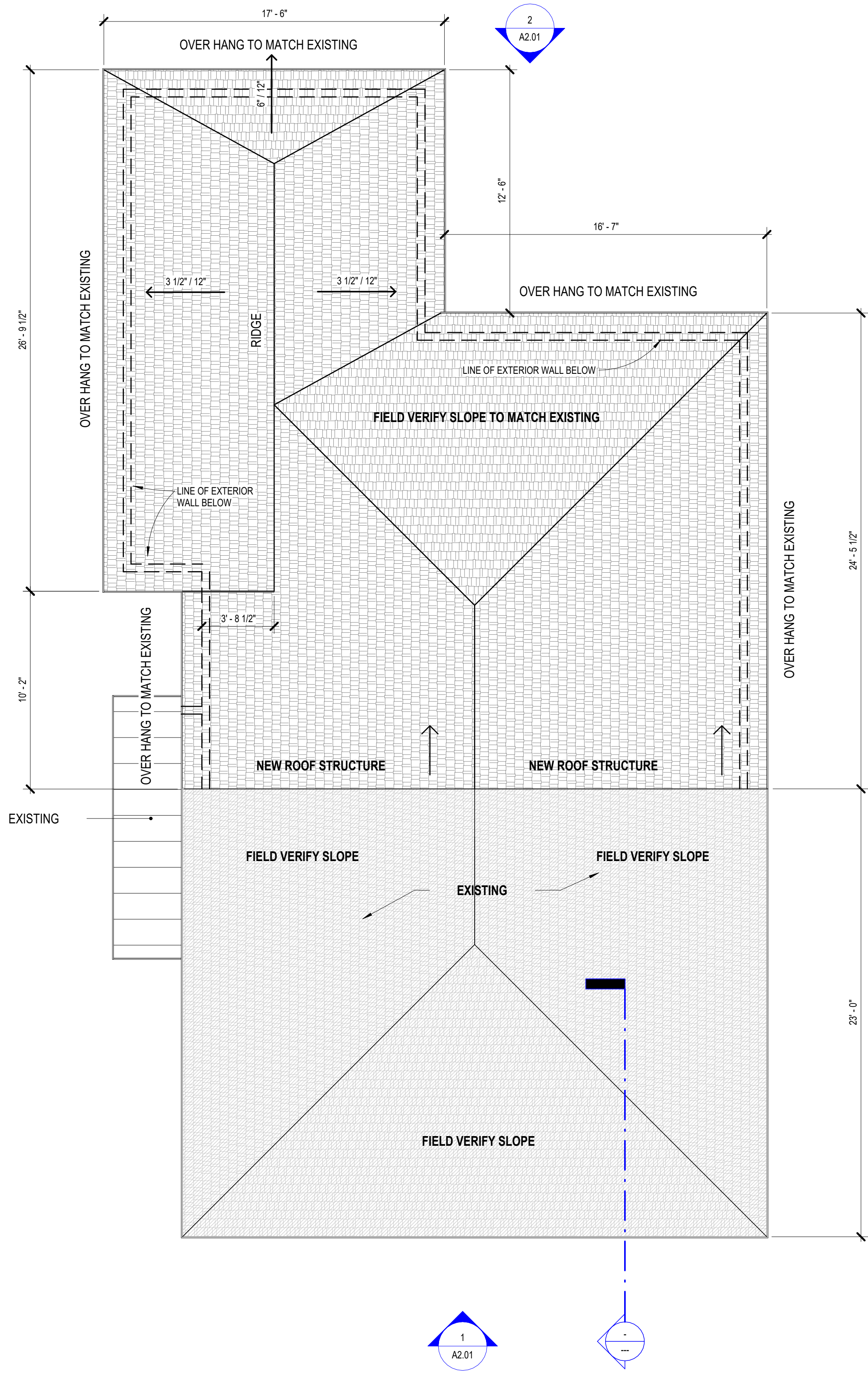
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USER: JDR



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

**ROOF LEGEND:**

COMPOSITE SHINGLE ROOF  
CHARCOAL BLACK

1:12  
ROOF SLOPE DIRECTION

0 1' 2' 4' 8'

**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

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**MUNCEY RENOVATION**  
102 MUNCEY STREET  
SAN ANTONIO, TEXAS, 78223  
PERMIT SET

SEAL INSERTION

REVISIONS		
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**ROOF PLAN**

SHEET  
**A1.03**

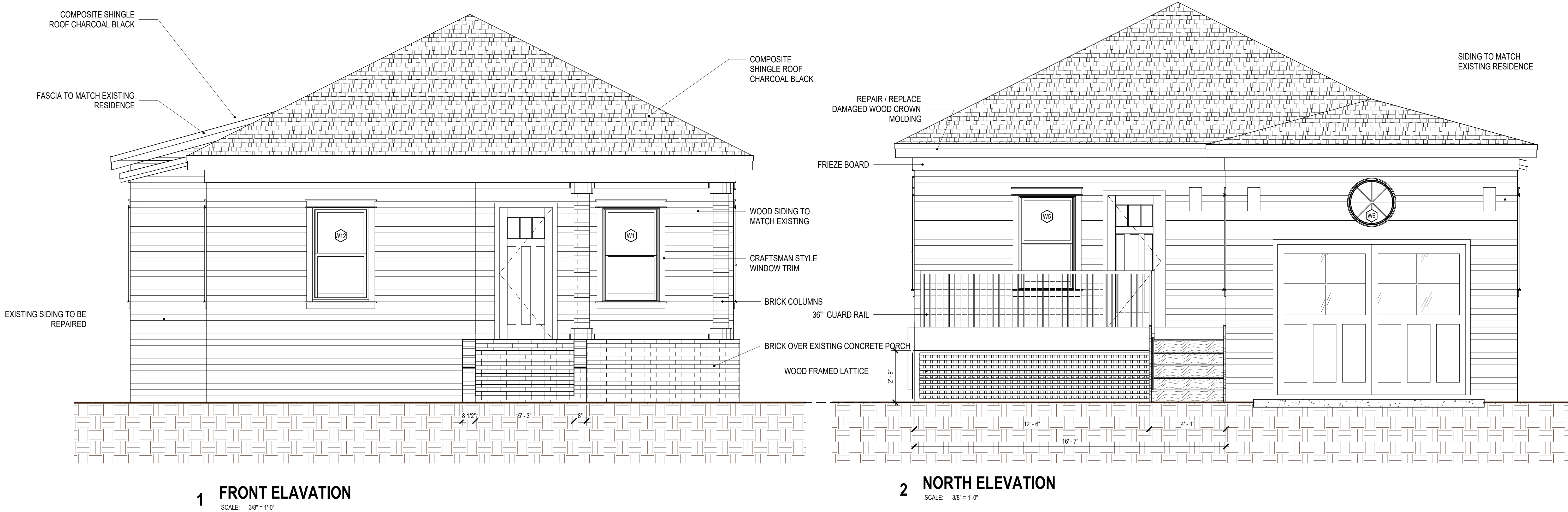
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**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

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**EXTERIOR ELEVATIONS**

SHEET  
**A2.01**

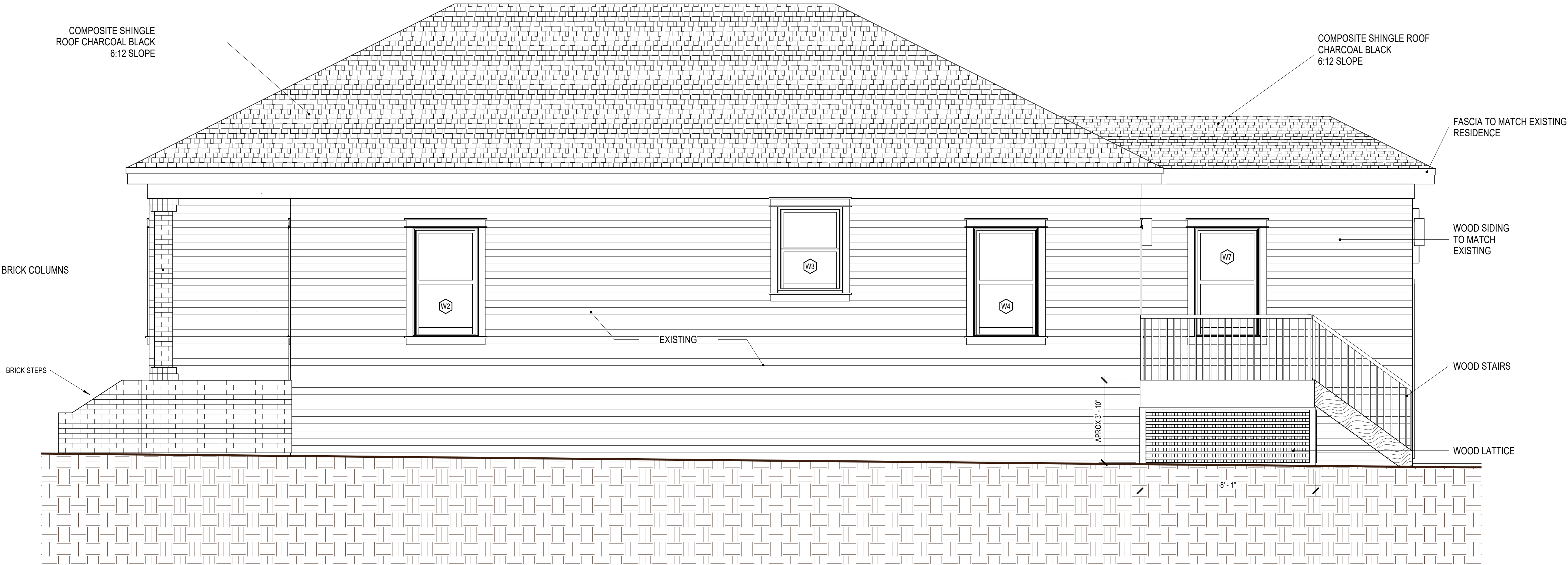
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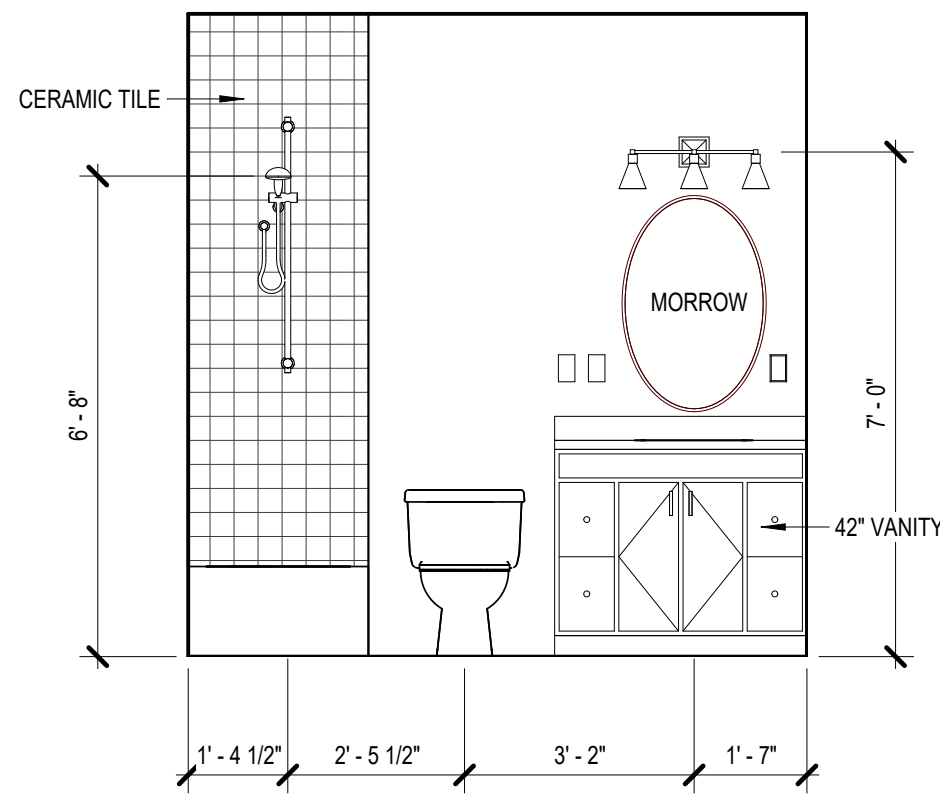
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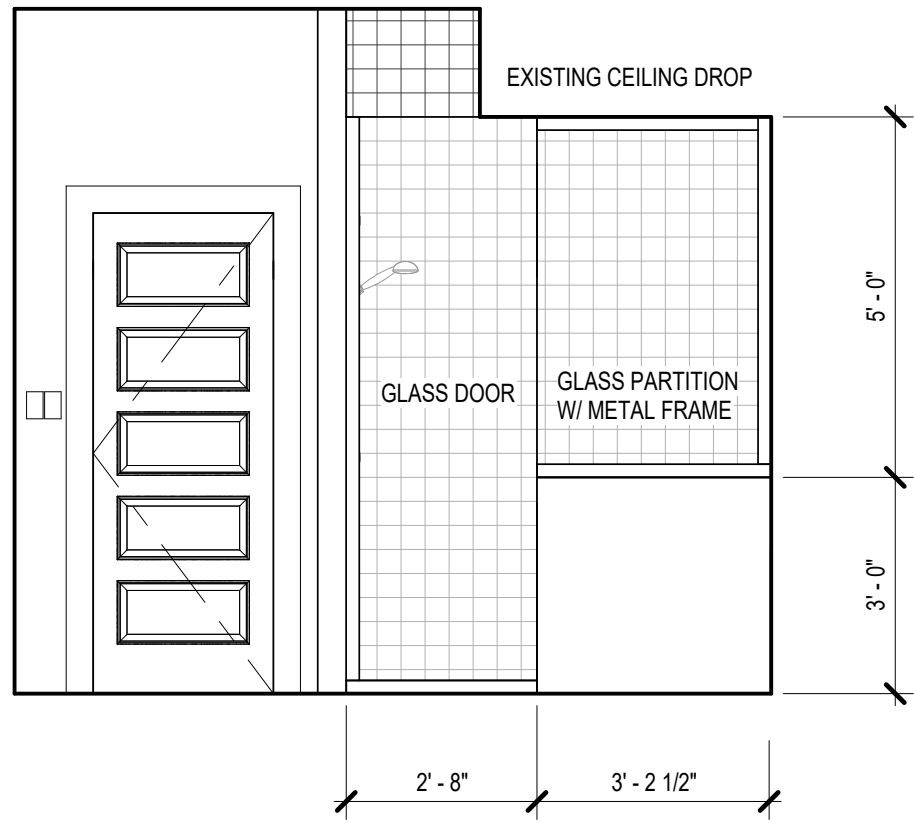
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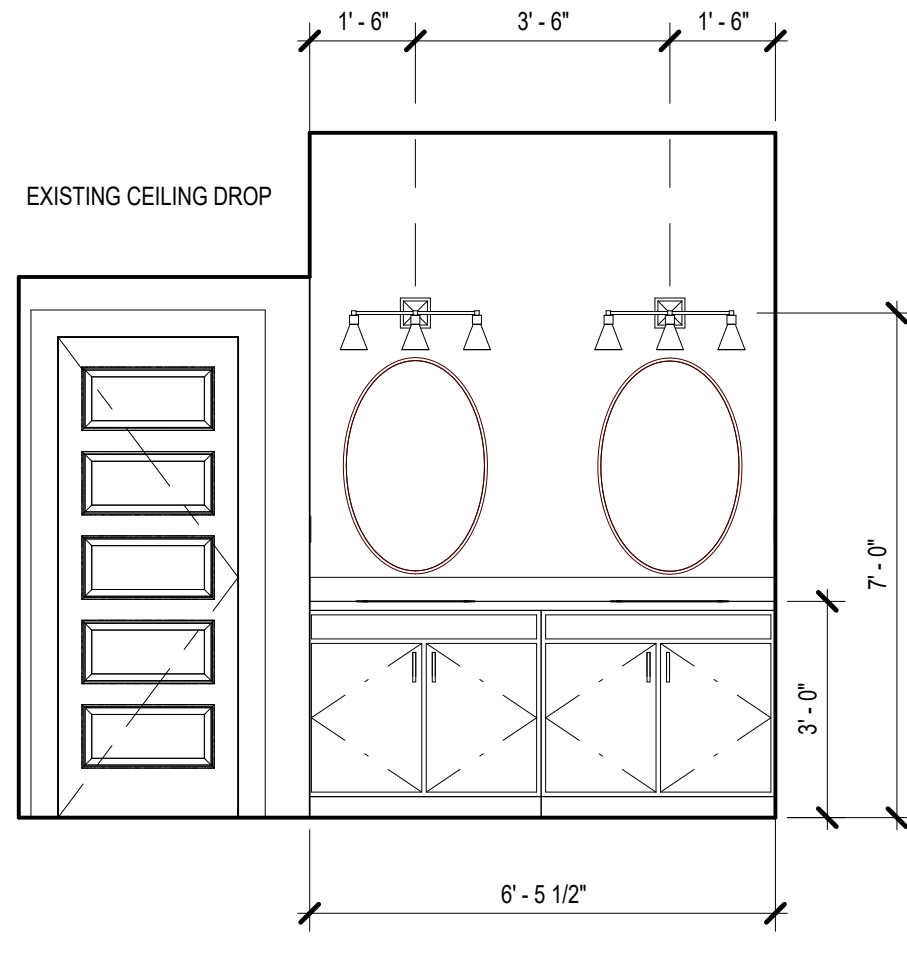
**1 WEST ELEVATION**  
SCALE: 3/8" = 1'-0"



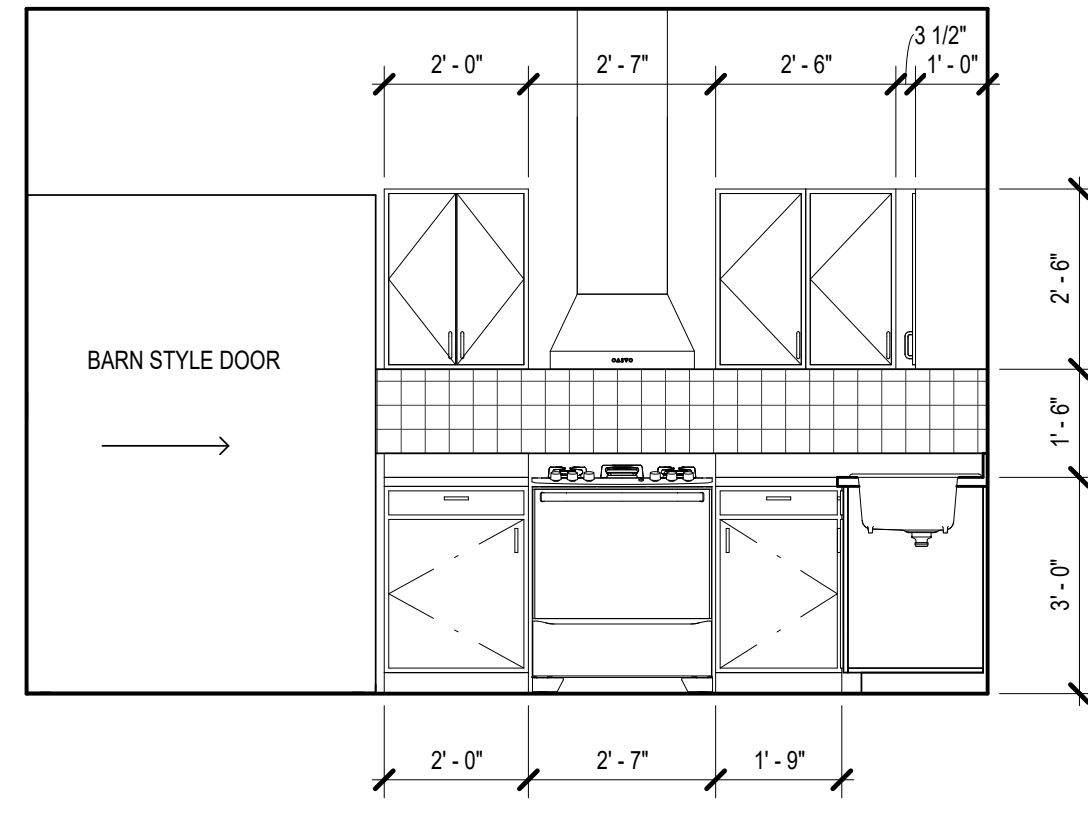
**2 HOUSE BATH**  
SCALE: 3/8" = 1'-0"



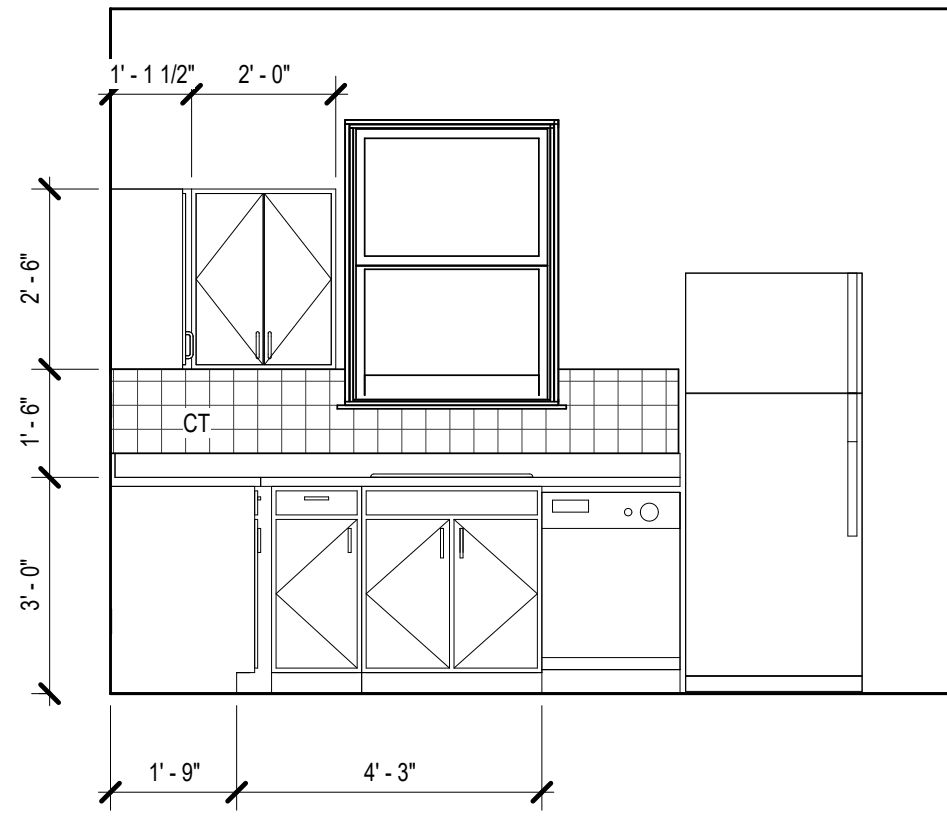
**3 PRIMARY BATH 2**  
SCALE: 3/8" = 1'-0"



**4 PRIMARY BATH 1**  
SCALE: 3/8" = 1'-0"



**5 KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



**6 KITCHEN ELEVATION 2**  
SCALE: 3/8" = 1'-0"

**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

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**EXTERIOR  
ELEVATIONS**

SHEET  
**A2.02**

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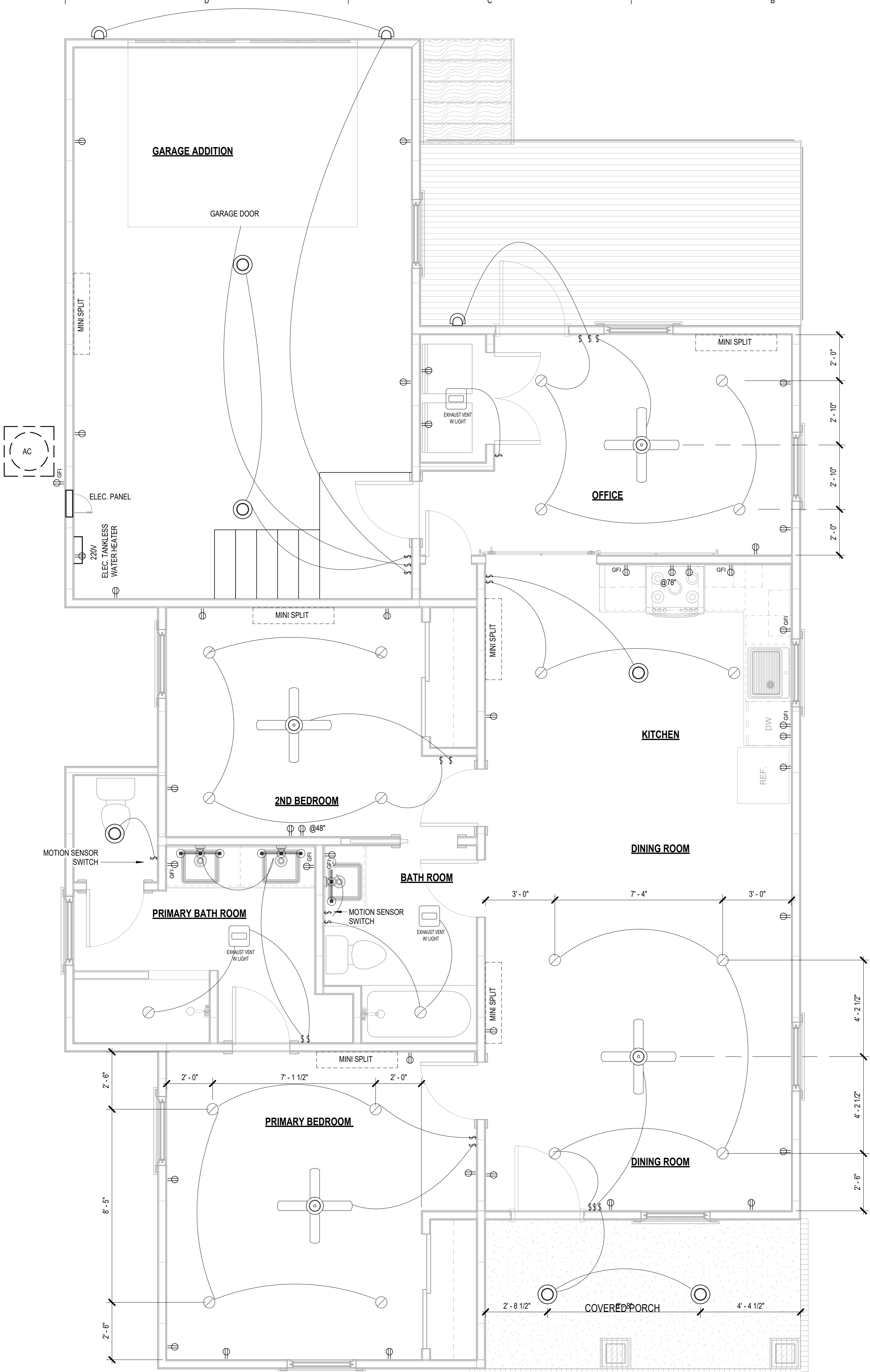


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1 FIRST FLOOR PLAN

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



ELECTRICAL LEGEND	
	OUTLET FLOOR-DUPLEX
	OUTLET GFI SINGLE
	OUTLET DUPLEX - SINGLE
	LIGHTING SWITCH 3-WAY
	SINGLE POLE
	DOWNLIGHT RECESSED CAN
	CEILING MOUNT LIGHT
	INTERIOR WALL SCONCE
	EXTERIOR WALL SCONCE
	DOWNLIGHT UNDER CABINET
	CHANDELIER
	VANITY WALL MOUNT LIGHT
	CEILING FAN WITH LIGHT KIT
	COMBO SMOKE AND CARBON MONOXIDE DETECTOR.
COMMUNICATION:	
	CABLE
	TELEPHONE

**JOSE D. RIVAS**  
**Residential Designer**  
Residential \* New Construction \* Remodel  
San Antonio, TX  
Phone: 210-870-0233  
Email: derivas99@gmail.com

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**POWER & LIGHTING LAYOUT**

SHEET  
**E1.1**

OWNERS PROJECT NUMBER:

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