HISTORIC AND DESIGN REVIEW COMMISSION
November 03, 2021

HDRC CASE NO:	**2021-532**
ADDRESS:	210 E RISCHE
LEGAL DESCRIPTION:	NCB 2557 BLK D LOT 3
ZONING:	RM-4
CITY COUNCIL DIST.:	1
DISTRICT:	Nathan Historic District
APPLICANT:	Mario Salinas/MDB Architecture
OWNER:	Florencio Maya/RM Construction Group
TYPE OF WORK:	Exterior alterations, lighting, window replacement, roof replacement
APPLICATION RECEIVED:	October 13, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Katie Totman

REQUEST:

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

1. Replace the existing standing seam metal roof with a new metal roof.
2. Replace seven (7) existing wood windows with aluminum windows.
3. Replace three (3) existing aluminum windows with aluminum windows.
4. Remove one (1) existing wood window from the east elevation and enclose with siding.
5. Replace the existing metal porch handrails and wood railings.
6. Modify the front porch columns.
7. Install limestone skirting at the front of the main house.
8. Install exterior lighting.

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

4. Materials: Metal
A. MAINTENANCE (PRESERVATION)
i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting
A. MAINTENANCE (PRESERVATION)
i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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

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

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 Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY REPLACED WINDOWS: Where original windows are found to be missing or previously replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: 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.
- 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: 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 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: 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.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

a. The primary structure located at 210 E Rische is a 1-story, single-family structure constructed in the Craftsman architectural style. The structure features a pyramid roof, an inset front porch, and double hung wood windows. The property is contributing to the Nathan Historic District.

b. METAL ROOF REPLACEMENT – The applicant has proposed to replace the existing standing seam metal roof on the main structure with a new metal roof with a ridge cap and bronze in color. Staff finds that the proposed in-kind replacement of the metal roof is consistent with the Guidelines if it adheres to the standard stipulations noted in the below recommendation. Ridge caps and end caps are not permitted, and standard galvalume finish is recommended.

c. WINDOW REPLACEMENT: EXISTING CONDITION – Staff performed a site visit on October 21, 2021, to assess the condition of the windows requested for replacement. From the photos submitted to date and the site visit, the wood windows proposed for replacement appear to be of historic-age, fully wood one-over-one windows. The windows do not show signs of significant wood rot, wood damage, or severe deterioration. Staff finds that the wood windows are in repairable condition based on the documentation provided, with most requiring minimal repair and intervention such as the reworking of the sashes and reglazing, along with refitting into the trim and frames. Staff also observed three (3) aluminum windows proposed for replacement. The aluminum windows are likely not original to the structure and their replacement with a window product that is consistent with staff’s standard stipulations would be appropriate.

d. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

e. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-

20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilize the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

f. WINDOW REPLACEMENT: WOOD WINDOWS – The applicant has proposed to replace seven (7) existing wood windows with replacement aluminum windows that do not meet staff's standard window stipulations. The windows requested for replacement are located on the north, east, and west elevations. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. Guideline 6.B.iv for Exterior Maintenance and Alterations states that new windows should be installed 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.

g. WINDOW REPLACEMENT: ALUMINUM WINDOWS **-** The applicant has proposed to replace three (3) existing aluminum windows in the primary structure with new aluminum windows. Staff determined that the windows are most likely not original to the structure. Based on these observations, staff finds that the replacement with a window product consistent with the standard window stipulations is acceptable and will not result in the loss of character defining features or high-quality historic material.

h. FENESTRATION MODIFICATIONS **–** The applicant has proposed to remove one (1) existing wood window from the east elevation of the main house and enclose it with siding. According to the Guidelines for Exterior Maintenance and Alterations, 6. A. i., 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. This request is not consistent with the Guidelines.

i. PORCH RAILINGS**–** The applicant has proposed to replace the existing metal porch handrails and the wood porch balustrade on the front porch with wrought iron railings. According to the Guidelines for Exterior Maintenance and Alterations, 7.A.ii., preserve existing porch 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. Staff finds that replacing the existing metal handrails with matching handrails is appropriate as this is an existing condition. Replacing the existing wood balusters with wrought iron should be avoided and new balustrades should match the existing in overall design to be consistent with the Guidelines.

j. PORCH COLUMNS – The applicant has proposed to modify the two (2) front porch columns to feature a limestone base with a narrower wood post with a trim cap. The existing porch columns are encased in vinyl/metal siding and the design is unknown at this time. According to the Guidelines for Exterior Maintenance and Alterations, 7.B.iv and v., 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. 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. In general, the proposed proportions of the columns are consistent with columns traditionally found on Craftsman style homes of similar design. In many instances column bases on Craftsman style homes may be wood or brick. Without evidence that the home originally featured brick column bases, staff finds that the bases should be wood with a narrower wood column featuring top trim to be consistent with the Guidelines.

k. LIMESTONE SKIRTING – The applicant has proposed to install limestone skirting on the front of the house and wrap around to the east and west elevation. The skirting will terminate on the west elevation where there is an existing privacy fence, and on the east elevation where the front wall plane begins. Per the Guidelines for Exterior Maintenance and Alterations 8.Bi., replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds that limestone masonry skirting is atypical to Craftsman style homes and not found on similar structures in the Nathan Historic District. Staff finds that the skirting

should be restored to wood lap siding. The applicant may use a single member of smooth Hardie plank and/or concealed metal flashing at grade to mitigate water infiltration and that any other interventions should be made beneath the wood lap siding or from the interior.

l. EXTERIOR LIGHTING – The applicant is proposing to install exterior light fixtures on the front of the house beneath the porch and at the back of the house. Per the Guidelines for Exterior Maintenance and Alterations 5.B.iii., avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building. Staff finds that the proposed light fixtures are consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of:

Item 1: Metal roof replacement, with the following stipulations:
i. That the applicant installs a standing seam metal roof featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

Item 3: Replacement of three (3) aluminum windows with the following stipulations:
i. That the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Openings should also be consistent with those found historically around the historic structure.

Item 5: In-kind replacement of the front porch metal handrails as proposed and balusters with the stipulation that the balusters be wood, and a final design be submitted to OHP staff for review prior to a COA being issued.

Item 6: Front porch column modifications with the stipulation that the columns and bases be wood, and an updated drawing be submitted to OHP staff for review and approval prior to a COA being issued.

Item 8: The installation of exterior lighting at the front and rear of the house as proposed.

Staff does not recommend approval of:

Item 2: The replacement of the wood windows. Staff recommends that the wood windows be repaired to be consistent with the design guidelines.

Item 4: The removal of the wood window on the east elevation and enclosing with siding. Staff recommends maintaining this window opening to be consistent with the design guidelines.

Item 7: The installation of limestone skirting. Staff recommends maintaining the flared design of the skirting and matching the existing wood siding at the skirting area, installing wood lap skirting, a smooth finish hardi-plank skirting with a reveal that does not exceed 6-inches.

CASE COMMENT:

OHP staff issued a COA for the removal of the vinyl siding to allow the applicant to further assess the wood siding underneath. At this time the applicant has not provided an update on whether they wish to restore or replace the siding.

City of San Antonio One Stop

October 28, 2021

User drawn lines

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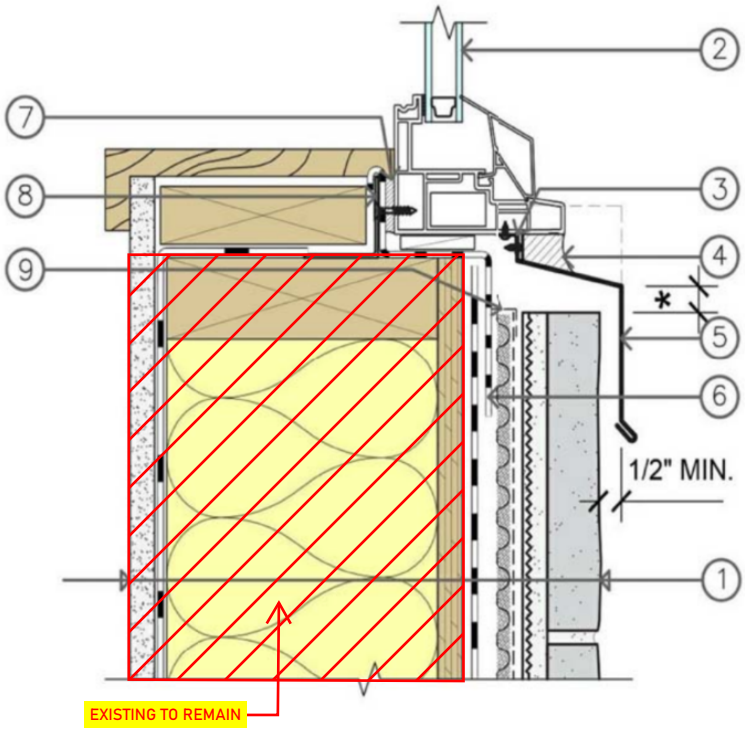
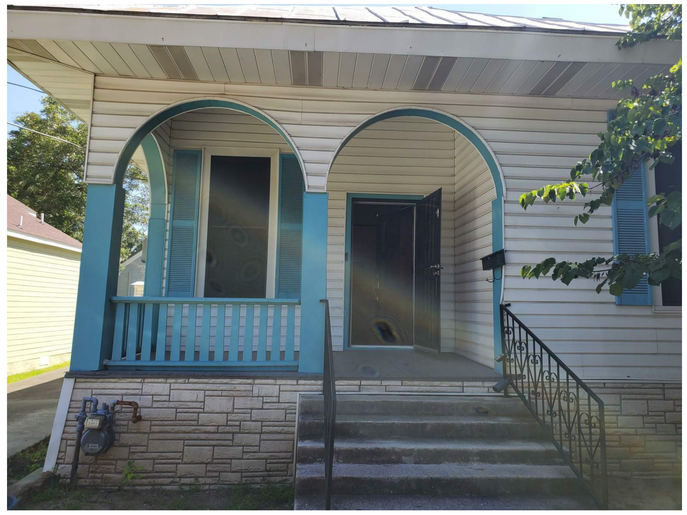
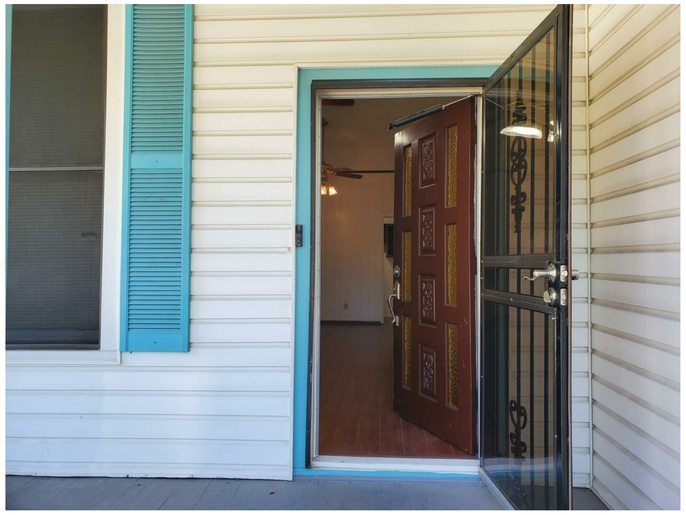


1. Typical Assembly: HARDIE PLANK PANEL; WHITE VERTICAL
2. – Interior gypsum board
3. – VR
4. – Wood-framed wall with batt insulation
5. – Exterior grade sheathing
6. – Vapor-permeable AB / WRB field membrane



MAIN ENTRANCE

MAIN ENTRANCE



MAIN ENTRANCE

SOUT-WEST CORNER

SOUTH-EAST CORNER

NORHT-WEST CORNER

REAR ENTRANCE

REAR ENTRANCE

ARIAL

MDB ARCHITECTURE

	ISSUES	
1	09/30/2021	HDRC REVIEW
2		
3		

	REVISIONS	

These plans are intended to provide basic construction/design information necessary to complete this structure. all portions of the work, including plumbing, mechanical, electrical & structural shall be performed in full compliance with all applicable city, county, state and national codes. Local codes, ordinances, and restrictions will apply should a discrepancy occurr between the plans and local requirements. Methods of construction and election of materials and assemblies shall be the contractors responsibility.

210 E RISCHE

SAN ANTONIO, TEXAS 78204

IMAGES - EXISTING RESIDENCE

JOB 21041
DATE 09/30/2021
SHEET

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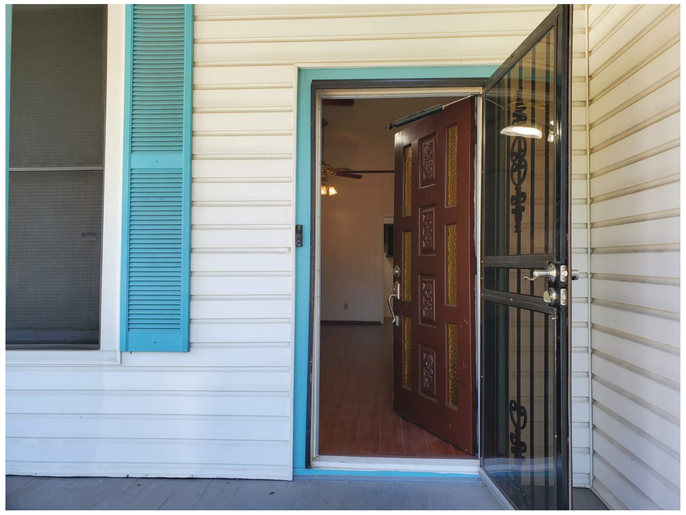
MAIN ENTRANCE

MAIN ENTRANCE



MAIN ENTRANCE

SOUT-WEST CORNER

SOUTH-EAST CORNER

NORHT-WEST CORNER

REAR ENTRANCE

REAR ENTRANCE

ARIAL

MDB ARCHITECTURE

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SAN ANTONIO, TEXAS 78204

IMAGES - EXISTING RESIDENCE

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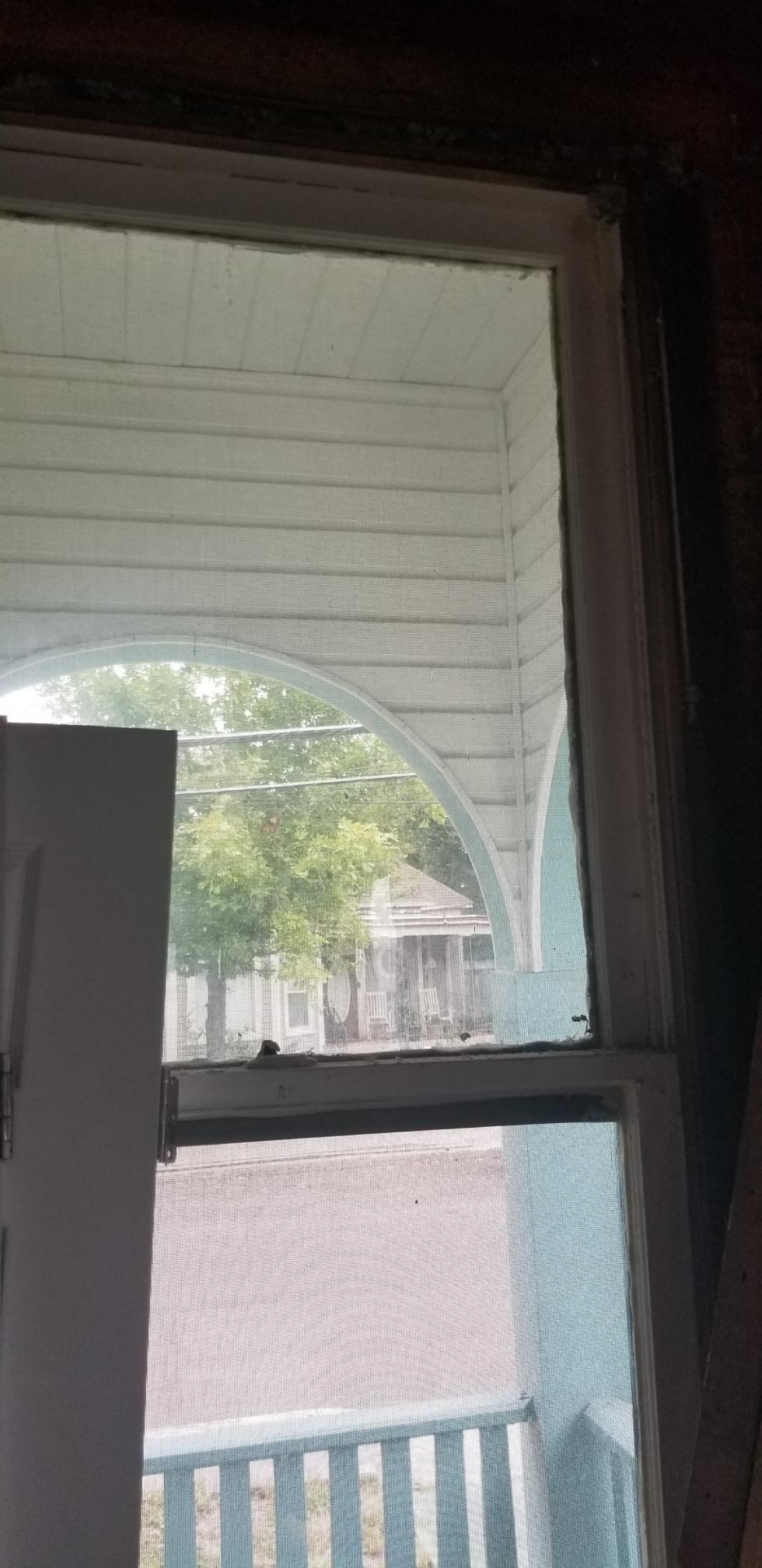
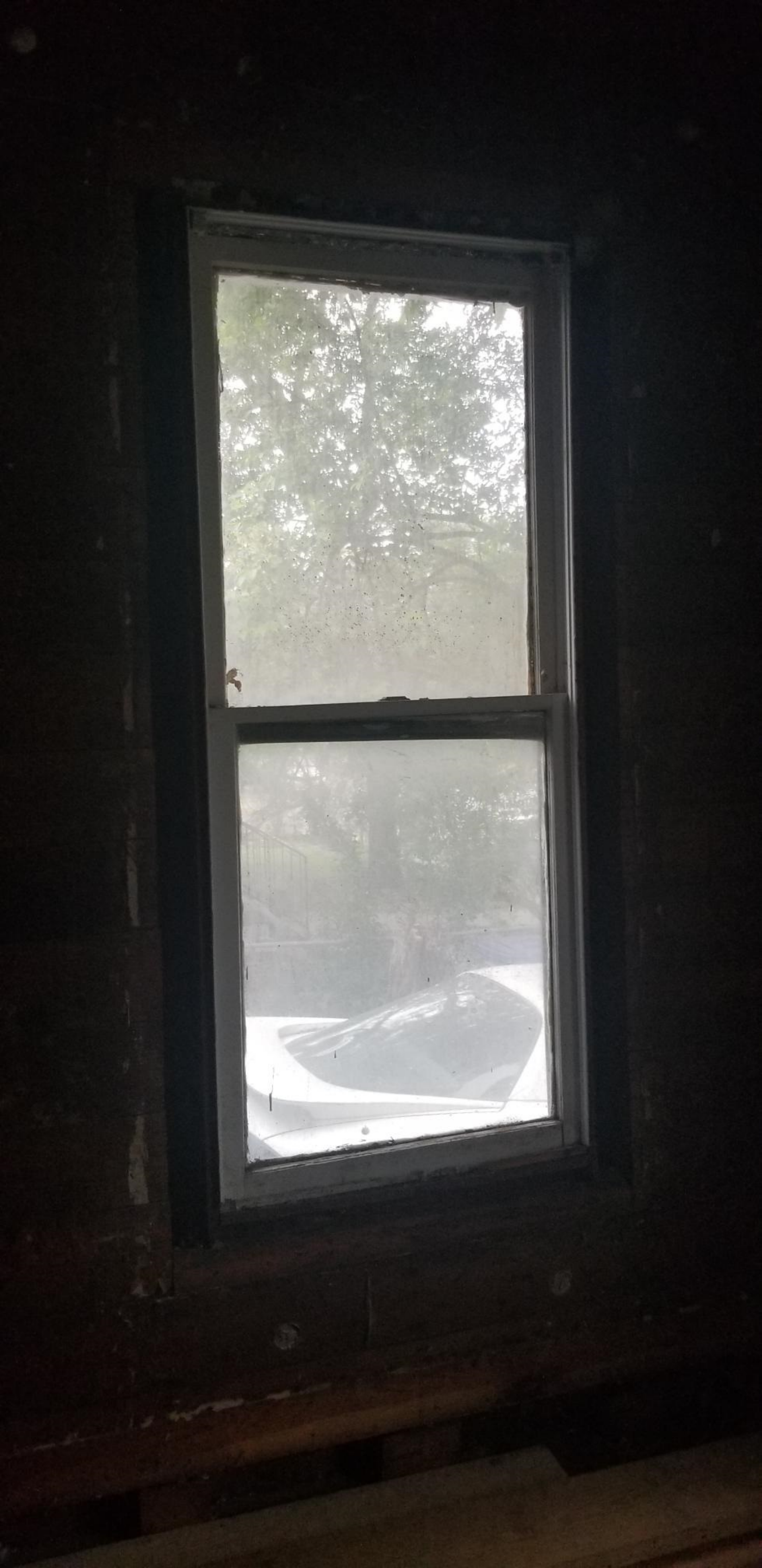
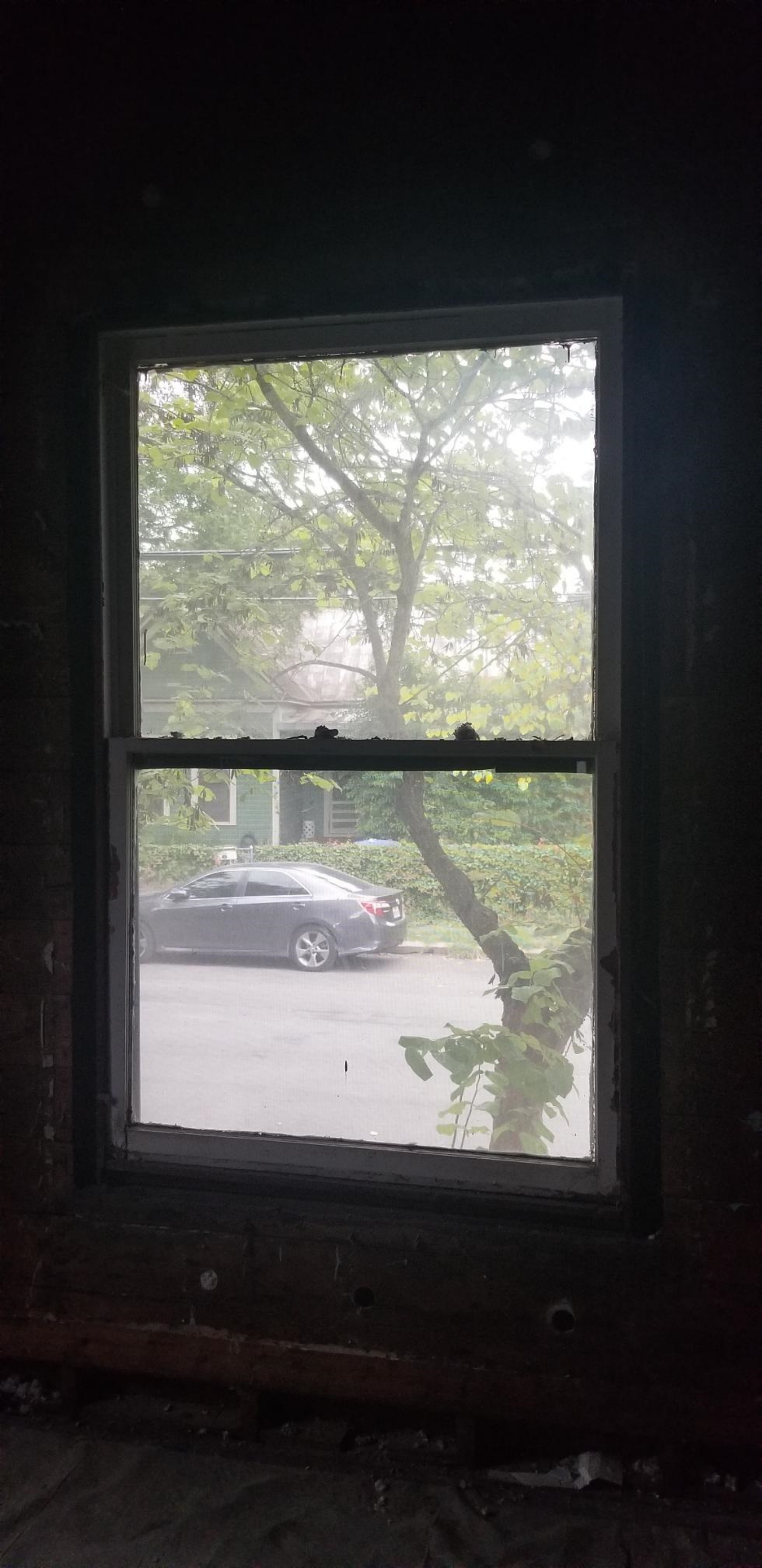
9/27/2021 8:43:17 PM A500 IMAGES - EXISTING RESIDENCE







RUCOBA & MAYA CONSTRUCTION
210 E RISCHE
CITY OF SAN ANTONIO - HDRC REVIEW

MDB ARCHITECTURE

SHEET INDEX

SHEET INDEX

SCOPE OF WORK

REMODEL EXTERIOR & INTERIOR OF EXISTING MAIN RESIDENCE. EXISTING GUEST HOUSE TO REMAIN AND NOT INCLUDED IN SCOPE OF WORK.
THE SCOPE OF WORK INCLUDES THE FOLLOWING:
REPLACE EXTERIOR HARDY BOARD
REPLACE FAUX BRICK AROUND PERIMETER OF CRAWL SPACE
REPLACE ROOF
PROVIDE NEW WINDOWS THROUGH-OUT
INTERIOR REMODEL TO INCLUDE NEW WALLS, CABINETS, FLOORING, PLUMBING AND ELECTRICAL FIXTURES.

AREA CALCULATIONS

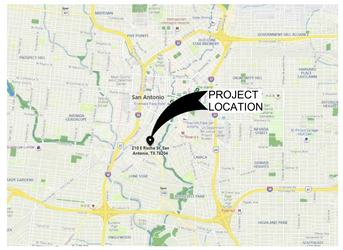
BUILDING AREA:

TOTAL LIVING AREA: (Not including covered porches or guest house)	1,012 SQ. FT.
+ COVERED ENTRY:	79 SQ. FT.
+ DETACHED GUEST HOUSE:	469 SQ. FT.
TOTAL FLOOR AREA:	2,862 SQ. FT.

PROJECT DATA

PROJECT ADDRESS:	210 E RISCHE ST, SAN ANTONIO, TX 78204
OWNER:	RODOLFO RUCOBA & FLORENCIOA MAYA
ZONING:	NATHAN HISTORIC DISTRICT
LOT AREA:	3,190 SQ. FT.
BUILDING AREA:	SEE AREA CALCULATIONS ON THIS SHEET
STORIES:	1 STORY SIDING & FRAME W/ DETACHED GUEST HOUSE
CONSTRUCTION TYPE:	TYPE VB
OCCUPANCY:	GROUP R-3 SINGLE FAMILY RESIDENCE
APPLICABLE CODES:	THE CODE OF ORDINANCES, SAN ANTONIO, TEXAS 2018 INTERNATIONAL RESIDENTIAL CODE WITH SAN ANTONIO AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH SAN ANTONIO AMENDMENTS

VICINITY MAP



PROJECT TEAM

DESIGNER

MDB ARCHITECTURE

MDB ARCHITECTURE
CONTACT: MARIO SALINAS
email: mario@mdbarchitecture.com

OWNER

CONTACT:ENTER OWNER NAME
T:OWNER NUMBER
email:OWNER EMAIL

ABBREVIATIONS

A.D.	AREA DRAIN
A.F.F. OR AFF	ABOVE FINISH FLOOR
A.P.	ACCESS PANEL
A/C.	AIR CONDITIONING
ABV.	ABOVE
ACOUS.	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
ADD'L.	ADDITIONAL
ADJ.	ADJUSTABLE OR ADJACENT
AL.	ALUMINUM
ANCH.	ANCHOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
ASS'Y.	ASSEMBLY
ATC	ACOUSTICAL CEILING TILE
AUTO.	AUTOMATIC
AWC	ACOUSTICAL WALL PANELS
B.L.	BUILDING LINE
B.O.	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
BRK.	BREAK
BRKT.	BRACKET
BSMT.	BASEMENT
BTWN.	BETWEEN
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.I.	CAST IRON
C.I.P	CAST IN PLACE
C.J.	CONTROL JOINT
C.O.	CLEAR OPENING
C.T.	CERAMIC TILE
CAB.	CABINET
CAT.	CATEGORY
CER.	CERAMIC
CFMF	COLD FORMED METAL FRAMING
CLG.	CEILING
CLO.	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT	CARPET
CPTT	CARPET TILE
CTR.	CENTER
CTRL.	CONTROL
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
D.P.	DAMP PROOFING
D.S.	DOWNSPOUT
DBL.	DOUBLE
DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DET. OR DTL.	DETAIL
DIA. OR DIAM.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR	DOOR
DRN	DRAIN
DWG.	DRAWING
DWGS.	DRAWINGS
DWR.	DRAWER
E.	EAST
E.J.	EXPANSION JOINT
E.S.	EXPOSED STRUCTURE
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL. OR ELEV.	ELEVATION
ELEC. OR ELECT.	ELECTRICAL
EMERG. OR EMER.	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP. OR EXPAN.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.R.	FIRE HOSE REEL
F.HT.	FULL HEIGHT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.S.	FULL SIZE
F.V.C.	FIRE VALVE CABINET
FDN.	FOUNDATION
FIN.	FINISH
FL. OR FLR.	FLOOR
FLASH	FLASHING
FLUOR.	FLUORESCENT
FPRF.	FIREPROOF(ING)
FR.	FRAME
FRP	FIBERGLASS REINFORCED PLASTIC
FSTNR.	FASTENER
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GFRG	GLASS FIBER REINFORCED GYPSUM
GL.	GLASS
GND.	GROUND
GR.	GRADE
GRN	GRANITE
GSW	GYPSUM SHAFT WALL
GYP. BD.	GYPSUM BOARD
H.B	HOSE BIB
H.C.	HOLLOW CORE
H.K.	HOUSEKEEPING
H.M.	HOLLOW METAL
HCP.	HANDICAPPED
HD.	HAND
HDW. OR HDWR.	HARDWARE
HDWD.	HARDWOOD
HNDRL.	HANDRAIL
HORZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
I.D.	INSIDE DIAMETER/DIMENSION
IN.	INCH
INCL.	INCLUDE(D)(ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN CLO.	JANITOR CLOSET
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
L	LEG
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
M.	METER
M.H.	MANHOLE
M.O.	MASONRY OPENING
MAS.	MASONRY
MATL.	MATERIAL
MAX	MAXIMUM
MBL.	MARBLE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEP.	MECHANICAL, ELECTRICAL, PLUMBING
MFG.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NO TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER/DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
OPP.HD.	OPPOSITE HAND
OVHD.	OVERHEAD
OZ.	OUNCE
P.C.	PRECAST CONCRETE
P.LAM.	PLASTIC LAMINATE
PAV.	PAVING
PC.	PIECE
PL.	PLATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PMMP	PREMANUFACTURED METAL PANEL
PNT.	PAINT
POL.	POLISHED
PR.	PAIR
PRCST.	PRECAST
PREMANUF.	PREMANUFACTURED
PT.	POINT
PTD.	PAINTED
PTN.	PARTITION
R.	RADIUS
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
RCP	REFLECTED CEILING PLAN
REBAR	REINFORCING BAR
REF.	REFERENCE
REFG.	REFRIGERATOR
REINF.	REINFORCED
REQD.	REQUIRED
RESIL.	RESILIENT
REV.	REVISION
RFL.	REFLECTED
RM.	ROOM
S.	SOUTH
S.C.	SOLID CORE
S.H.	SPRINKLER HEAD
S.S.	STAINLESS STEEL
SAN.	SANITARY
SCHED. OR SCHD.	SCHEDULE
SEC.	SECURITY
SECT.	SECTION
SEW.	SEWER
SGL.	SINGLE
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SPEC. OR SPECS.	SPECIFICATION(S)
SPKR.	SPEAKER
SQ.	SQUARE
SQ. FT. OR S.F.	SQUARE FOOT (FEET)
SQ. YD. OR S.Y.	SQUARE YARD(S)
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE OR STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T&G	TONGUE & GROOVE
T.	TREAD
T. OR TEMP.	TEMPERED
T.O.C.	TOP OF CONCRETE
T.O.CMU	TOP OF CMU
T.O.D.	TOP OF DECK
T.O.O.	TOP OF
T.O.P.	TOP OF PARAPET
T.O.S.	TOP OF STEEL
T.O.S.S.	TOP OF STRUCTURAL SLAB
T.V.	TELEVISION
TEL.	TELEPHONE
THK	THICK
TLT.	TOILET
TYP.	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
UNF.	UNFINISHED
UR.	URINAL
V.I.F.	VERIFY IN FIELD
VB.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST OR WIDTH
W.B.	WEATHER BARRIER
W.C.	WATER CLOSET
W.P.	WATERPROOF
W/	WITH
W/O	WITHOUT
WD.	WOOD
WDW.	WINDOW
WR/GB	WATER RESISTANT GYP. BOARD
WSCT.	WAINSCOT
WT.	WEIGHT

ISSUES		
1	09/30/2021	HDRC REVIEW
2		
3		

REVISIONS	

210 E RISCHE

SAN ANTONIO, TEXAS 78204

COVER SHEET

JOB 21041

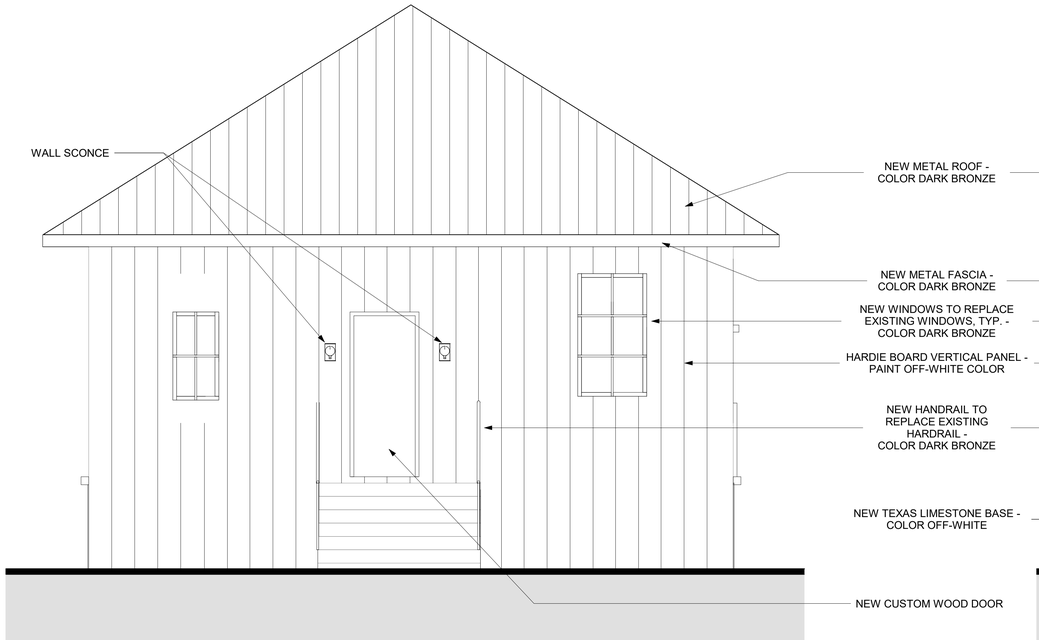
DATE 09/15/2021

SHEET

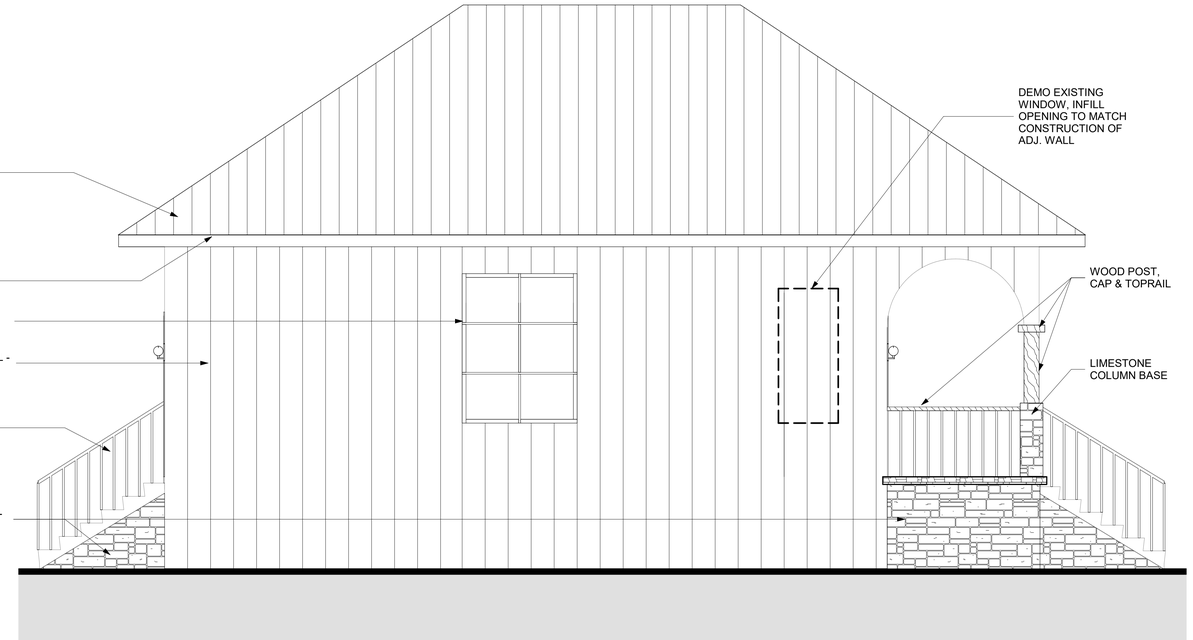
COVER

COVER COVER SHEET

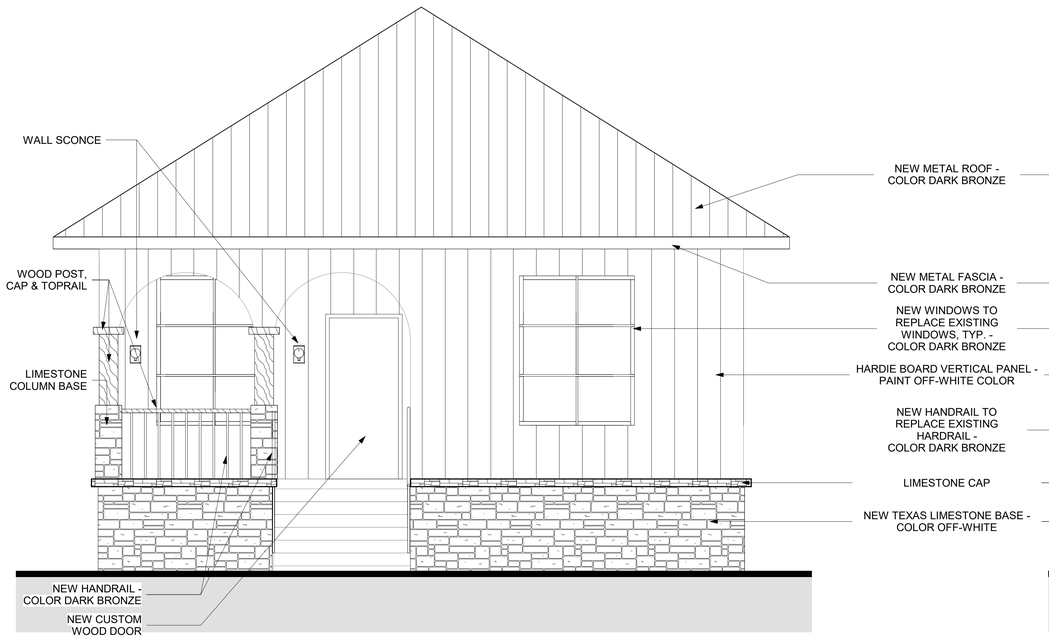
9/30/2021 10:44:02 AM



4 NORTH ELEVATION
3/8" = 1'-0"



3 WEST ELEVATION
3/8" = 1'-0"



2 SOUTH ELEVATION
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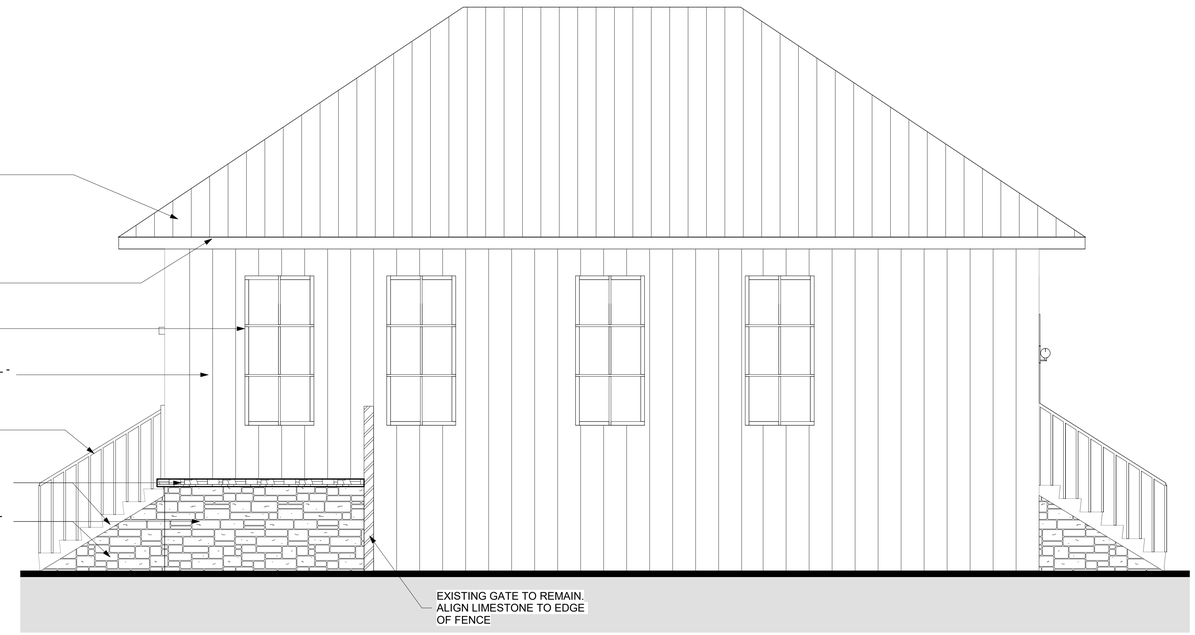


1 EAST ELEVATION
3/8" = 1'-0"

9/30/2021 10:44:00 AM A300 EXTERIOR ELEVATIONS

MDB ARCHITECTURE

	ISSUES	
1	09/30/2021	HDRC REVIEW
2		
3		

	REVISIONS	

These plans are intended to provide basic construction/design information necessary to complete this structure. all portions of the work, including plumbing, mechanical, electrical & structural shall be performed in full compliance with all applicable city, county, state and national codes. Local codes, ordinances, and restrictions will apply should a discrepancy occurr between the plans and local requirements. Methods of construction and election of materials and assemblies shall be the contractors responsibility.

210 E RISCHE

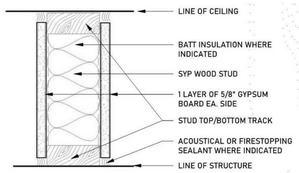
SAN ANTONIO, TEXAS 78204

EXTERIOR ELEVATIONS

JOB 21041
DATE 09/30/2021
SHEET
A300

WINDOW COMMENTS

1. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. FRAME COLOR - DARK BRONZE.
3. GC TO COORDINATE HW AND LOCKING DEVICES.
4. ALL WINDOWS/DOORS TO MEET THE CURRENT TEXAS MODEL ENERGY CODE REQUIREMENTS PER BEXAR COUNTY.
5. EXTERIOR GLASS TO BE INSULATED & LOW-E DOUBLE PANE.
6. ALL WINDOWS TO HAVE A MAX 0.25 SHGC. U VALUE MAX 0.35
7. COORDINATE ALL ROUGH OPENING SIZES WITH WINDOW MANUFACTURER.

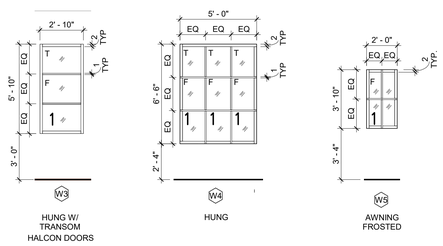


FLOORPLAN DESIGNATION	STUD WIDTH	PARTITION WIDTH
A3	3 5/8"	4 7/8"
A4	4"	5 1/4"
A6	6"	7 1/4"

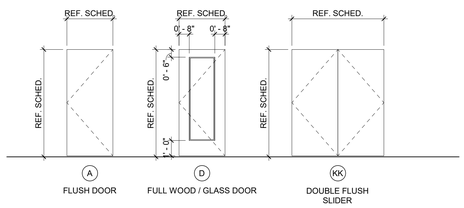
2 A TYPE PARTITION
3" = 1'-0"

DOOR SCHEDULE

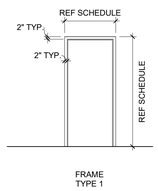
DOOR NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR PANEL TYPE	DOOR MATERIAL	DOOR FINISH	DOOR THICKNESS	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	COMMENTS
LEVEL 1										
100	3' - 0"	7' - 0"	D	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
102	2' - 8"	7' - 0"	D	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
103	2' - 8"	7' - 0"	A	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
104	2' - 8"	7' - 0"	A	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
105A	2' - 8"	7' - 0"	A	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
105B	2' - 8"	7' - 0"	A	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
106	2' - 8"	7' - 0"	A	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
107	2' - 8"	7' - 0"	AA	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
108	5' - 0"	7' - 0"	KK	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
109	2' - 8"	7' - 0"	AA	W	PT-1	0' - 1 3/4"	1	WD	PT-1	
110	3' - 0"	7' - 0"	AA	W	PT-1	0' - 1 3/4"	1	WD	PT-1	



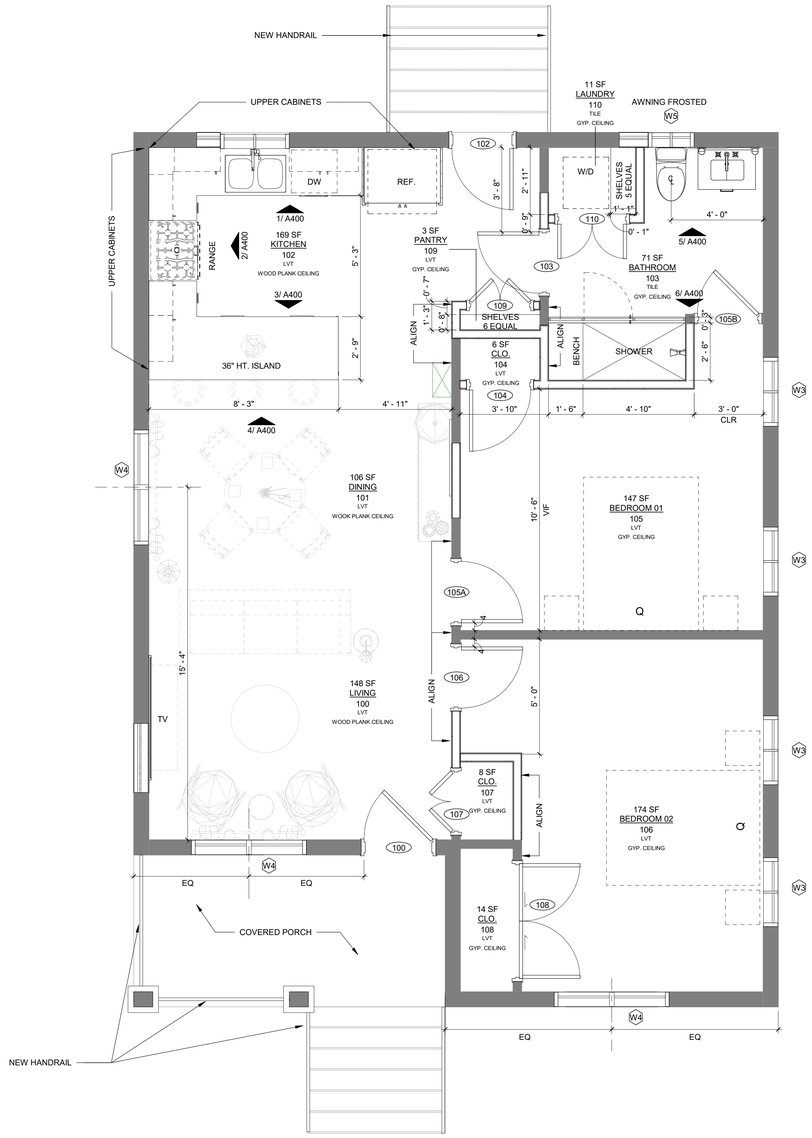
5 WINDOW AND DOOR FRAME TYPES
1/4" = 1'-0"



DOOR PANEL TYPES
1/4" = 1'-0"



WINDOW AND DOOR FRAME TYPES
1/4" = 1'-0"



1 FLOOR PLAN - PROPOSED
3/8" = 1'-0"

GENERAL PLAN NOTES

1 ALL WALLS ARE TYPE "A" UNLESS NOTED OTHERWISE.
3 ALL INTERIOR FLOOR LEVELS ARE AT EL.100'-0" UNLESS NOTED OTHERWISE.
4 PROVIDE CONTROL JOINTS IN GYPSUM BOARD WALLS ABOVE THE CORNER OF ALL INTERIOR DOOR AND WINDOW FRAMES IN THE CENTER OF STRAIGHT WALLS 30'-0" IN LENGTH OR GREATER OR AS INDICATED ON INTERIOR ELEVATIONS. PROVIDE HORIZONTAL CONTROL JOINTS AT 10'-0" A.F.F. THROUGHOUT BUILDING, TYP.
7 ALL INTERIOR WINDOWS TO BE MOUNTED AT 86" A.F.F.TO TOP OF FRAME UNLESS NOTED OTHERWISE.
8 ALL WALL-MOUNTED FIRE EXTINGUISHERS TO BE MOUNTED AT 45" MAX. TO EXTINGUISHER HANDLE U.N.O.
9 ALL CRASH PADS TO BE MOUNTED AT 4" A.F.F. TO BOTTOM OF PAD U.N.O.
11 PROVIDE PLASTIC LAMINATE WINDOW SILL INSIDE ALL EXTERIOR WINDOWS (EXCEPT CLERESTORY WINDOWS.)

PARTITION LEGEND

NEW PARTITION ASSEMBLY
DEMO PARTITION
EXISTING PARTITION

MDB ARCHITECTURE

	ISSUES	
1	09/30/2021	HDRC REVIEW
2		
3		

	REVISIONS	

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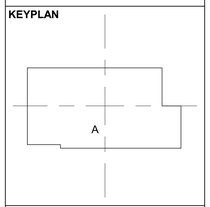
210 E RISCHE

SAN ANTONIO, TEXAS 78204

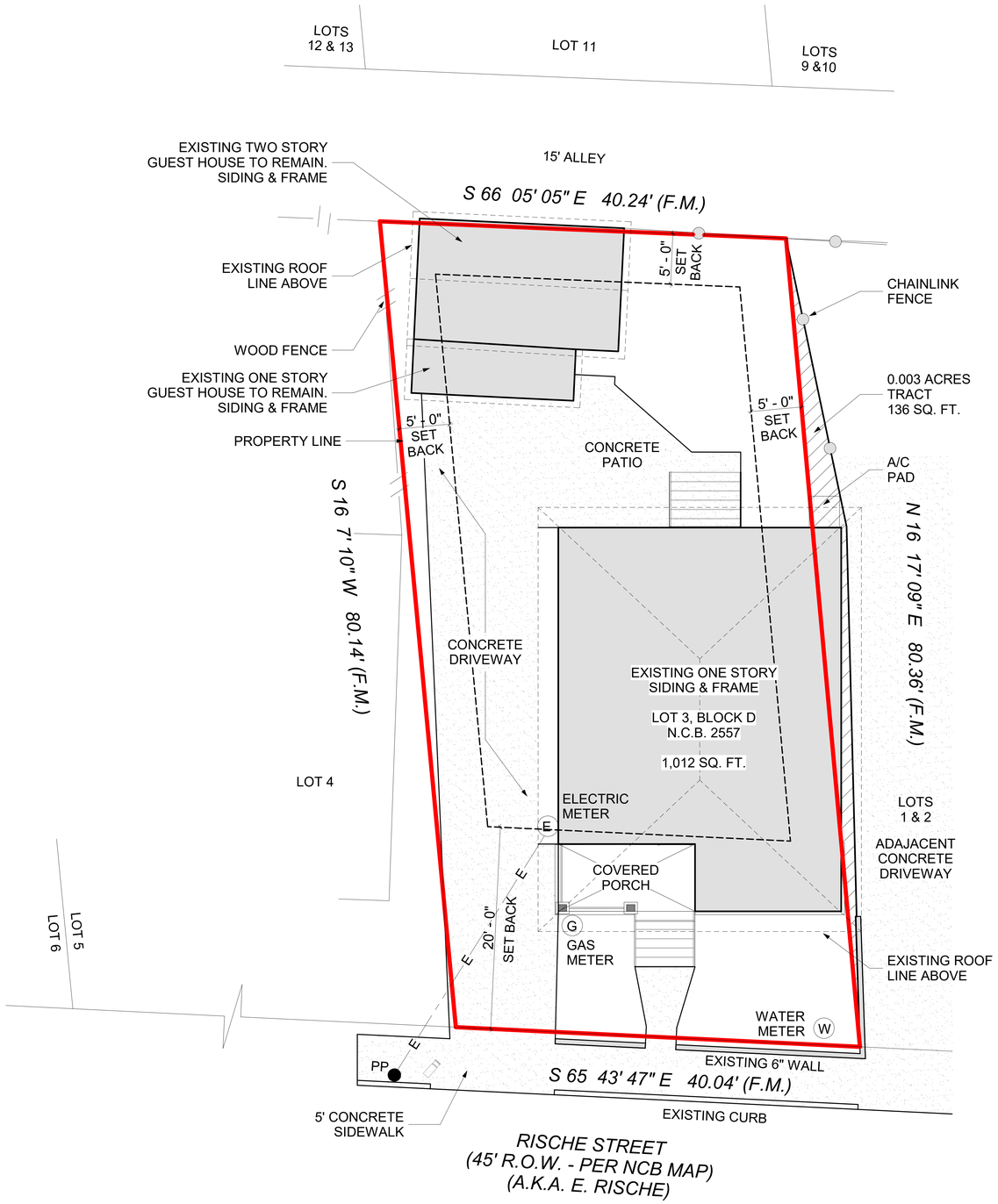
KEYPLAN



FLOORPLAN, DOOR & WINDOW DETAILS

JOB 21041
DATE 09/30/21
SHEET
A200

9/30/2021 10:43:58 AM A200 FLOORPLAN, DOOR & WINDOW DETAILS



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

NOTE

DEMOLITION SCOPE OF WORK:

- NO DEMOLITION PLANNED FOR EXTERIOR AREAS.

- PHASE ONE - CURRENT:
  DEMOLISH INTERIOR FLOORING ONLY.
  REF. SHEET A110-D KEYNOTE # D1

- PHASE TWO - FUTURE:
  REF. SHEET A110-D KEYNOTE # D2

N

GENERAL PLAN NOTES

1. ALL WALLS A-3 PARTITION TYPE U.N.O.
2. ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
3. A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
4. CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
6. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASURMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
7. CONTRACTOR AND/OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND BUILDING SITE.
8. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT AFFECT THE FUCTION OF FLOOR AND ROOF TRUSSES
9. UNDER NO CIRCUMSTANCES SHALL ANY DIMENIONS BE SCALE DFROM THESE DRAWINGS. ANY CRITICAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
10. DOOR & WINDOW ROUGH OPENING SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR WINDOW, AND TRANSON TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
11. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. CONTRACTOR TO VERIFY ACTUAL SIZES & ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
12. FRAME ALL DOORS 3" FROM THE CORNERS WHERE POSSIBLE, U.N.O
13. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
14. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS & CODE.
15. ALL BATHROOM MIRRORS TO BE INSERTED 1" FROM EDGE OF COUNTERTOPS.
16. PROVIDE FIRE-RATED SHEETROCK AT UTILITY GARAGE COMMON WALLS AND CEILINGS AS REQUIRED BY CODE.
17. DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
18. INTERIOR DOORS SHALL ALLOW 3/4" AIRFLOW FOR RETURN AT THE BOTTOM.
19. VERIFY ALL TUBWALL LENGTHS W/ FRAMER, MANUFACTURER, & TYP TUB DETAILS.
20. ALL NEW LIGHT FIXTURES, OUTLETS, PANELS AND WIRING, TO MEET C.O.H. RESIDENTIAL CODE.

MDB ARCHITECTURE

	ISSUES	
1	09/30/2021	HDRC REVIEW
2		
3		

	REVISIONS	

These plans are intended to provide basic construction/design information necessary to complete this structure; all portions of the work, including plumbing, mechanical, electrical & structural shall be performed in full compliance with all applicable city, county, state and national codes. Local codes, ordinances, and restrictions will apply should a discrepancy occurr between the plans and local requirements. Methods of construction and election of materials and assebles shall be the contractors responsibility.

210 E RISCHE

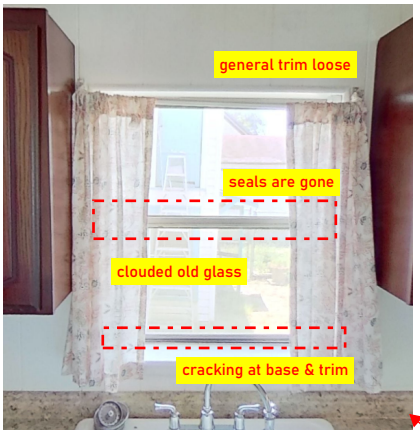
SAN ANTONIO, TEXAS 78204

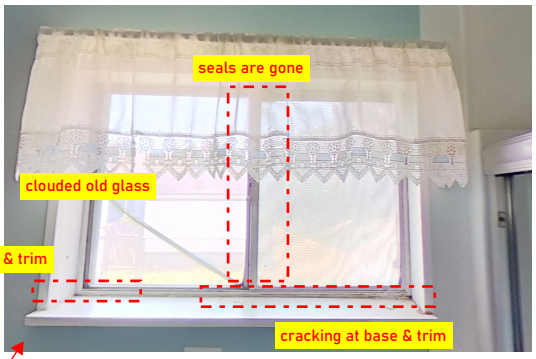
SITE PLAN

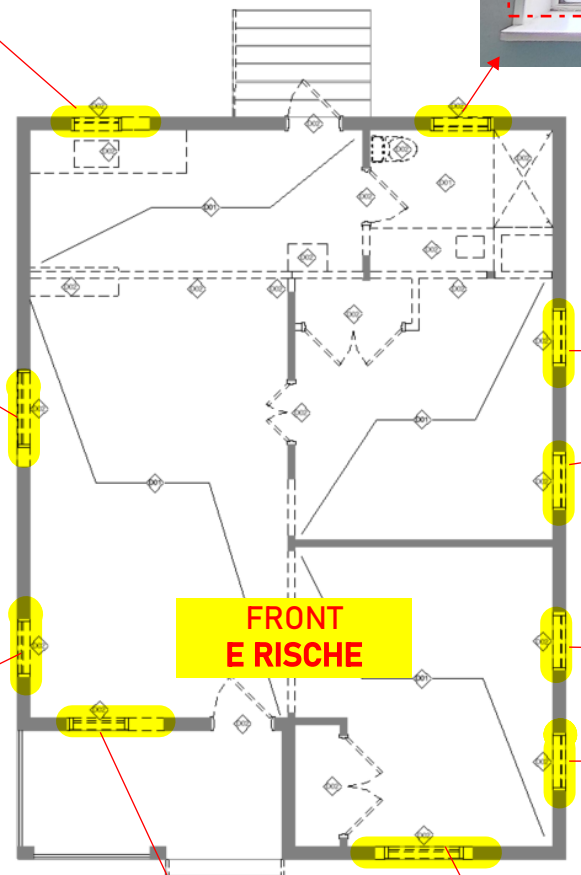
JOB 21041
DATE 09/30/2021
SHEET
A100

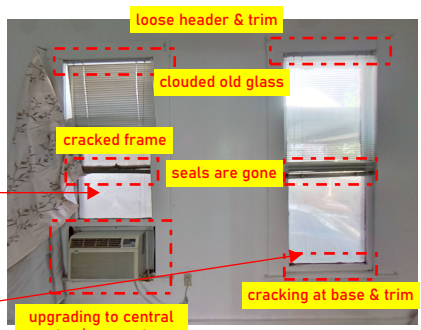
9/30/2021 10:43:57 AM A100 SITE PLAN

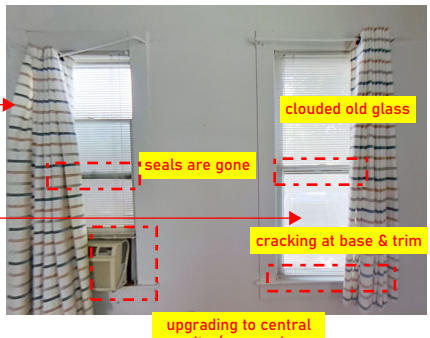
GENERAL COMMENTS:
UPGRADING CURRENT WINDOWS
TO DOUBLE-PANE GLASS.
REPLACE-IN-KIND.

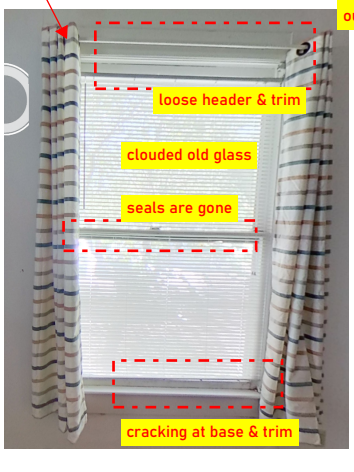












LOWES $299

LOWES $119

EXTERIOR $60

LOWES $135

LOWES $299

LOWES $180

LOWES $80

LOWES $49

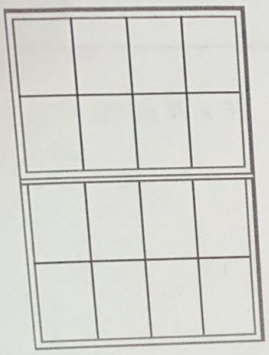

DARK BRONZE METAL PANEL
WHITE HARDIE
SIDING PANEL


DARK BRONZE METAL PANEL
WHITE HARDIE
SIDING PANEL

2 WINDOWS:
LIVING ROOM
DINNING
SOUTH BEDROOM

0002

Size = 47 1/2-in W x 65 1/2-in H



Manufacturer: Reliabilt by Atrium Aluminum

Division: Millwork
Product: Windows
Type: Single Hungs
Manufacturer: Reliabilt by Atrium Aluminum
Will this product be installed by Lowe's: Not Installed By Lowe's
Product Type: Single Hungs
Product Line: New Construction

http://sstsrv.low

Series: 85
Unit Configuration: Single Unit
DP50 Wind Zone Rating : No
Nail Fin: Fins
Sash Configuration: Equal
Actual Width: 47 1/2-in
Actual Height: 65 1/2-in
Fits Opening Width: 48-in
Fits Opening Height: 66-in
Color: Bronze
See in-store displays for exact color samples for both interior and exterior color.
Glass Energy Efficiency: Low-E
Glass Color: Clear
The graphics present an estimation of the color and are not a completely accurate representation.
Glass Strength/Safety: Double Strength
Grid Type: 3/4-in
Grid Style: Colonial
Grid Position: Both Sashes
Top Grid Pattern: 4W2H
Bottom Grid Pattern: 4W2H
Hardware Color: Color Matched
Screen: Half Screen
Screen Shipping Option: Installed in Window
Breather Tubes: No
Extended Coverage: None
Lead Time: 15 Days
Item Number: 545123

0002 Reliabilt by Atrium

	See in-store displays for exact color samples for both interior and exterior color. Glass Energy Efficiency: Low-E Glass Color: Clear ***The graphics present an estimation of the color and are not a completely accurate representation.*** Glass Strength/Safety: Double Strength Grid Type: 3/4-in Grid Style: Colonial Grid Position: Both Sashes Top Grid Pattern: 4W2H Bottom Grid Pattern: 4W2H Hardware Color: Color Matched Screen: Half Screen Screen Shipping Option: Installed in Window Breather Tubes: No Extended Coverage: None Lead Time: 15 Days Item Number: 545123
0003 Size = 23 1/2-in W x 35 1/2-in H **5 WINDOWS:** BEDROOMS KITCHEN	**Manufacturer:** Reliabilt by Atrium Aluminum Division: Millwork Product: Windows Type: Single Hungs Manufacturer: Reliabilt by Atrium Aluminum

Will this product be installed by Lowe's:
Not Installed By Lowe's
Product Type: Single Hungs
Product Line: New Construction
Series: 85
Unit Configuration: Single Unit
DP50 Wind Zone Rating : No
Nail Fin: Fins
Sash Configuration: Equal
Actual Width: 23 1/2-in
Actual Height: 35 1/2-in
Fits Opening Width: 24-in
Fits Opening Height: 36-in
Color: Bronze
See in-store displays for exact color samples for both interior and exterior color.
Glass Energy Efficiency: Low-E
Glass Color: Clear
The graphics present an estimation of the color and are not a completely accurate representation.
Glass Strength/Safety: Double Strength
Grid Type: 3/4-in
Grid Style: Colonial
Grid Position: Both Sashes
Top Grid Pattern: 2W2H
Bottom Grid Pattern: 2W2H
Hardware Color: Color Matched
Screen: Half Screen
Screen Shipping Option: Installed in Window
Breather Tubes: No
Extended Coverage: None
Lead Time: 15 Days
Item Number: 545123

Atrium

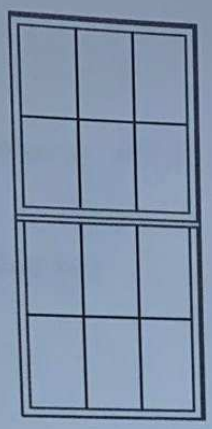
Nail Fin: Fins
Sash Configuration: Equal
Actual Width: 23 1/2-in
Actual Height: 35 1/2-in
Fits Opening Width: 24-in
Fits Opening Height: 36-in
Color: Bronze
See in-store displays for exact color samples for both interior and exterior color.
Glass Energy Efficiency: Low-E
Glass Color: Clear
The graphics present an estimation of the color and are not a completely accurate representation.
Glass Strength/Safety: Double Strength
Grid Type: 3/4-in
Grid Style: Colonial
Grid Position: Both Sashes
Top Grid Pattern: 2W2H
Bottom Grid Pattern: 2W2H
Hardware Color: Color Matched
Screen: Half Screen
Screen Shipping Option: Installed in Window
Breather Tubes: No
Extended Coverage: None
Lead Time: 15 Days
Item Number: 545123

0004
Size = 34-in W x ~~70-in~~ H
36"

Manufacturer: Reliabilt by Atrium Aluminum

Division: Millwork

1 WINDOWS:
RESTROOM



Product: Windows
Type: Single Hungs
Manufacturer: Reliabilt by Atrium Aluminum
Will this product be installed by Lowe's: Not Installed By Lowe's
Product Type: Single Hungs
Product Line: New Construction
Series: 85
Unit Configuration: Single Unit
DP50 Wind Zone Rating : No
Nail Fin: Fins
Sash Configuration: Equal
Actual Width: 34-in
Actual Height: 70-in
Fits Opening Width: 34 1/2-in
Fits Opening Height: 70 1/2-in
Color: Bronze
See in-store displays for exact color samples for both interior and exterior color.
Glass Energy Efficiency: Low-E
Glass Color: Clear
The graphics present an estimation of the color and are not a completely accurate representation.
Glass Strength/Safety: Double Strength
Grid Type: 3/4-in
Grid Style: Colonial
Grid Position: Both Sashes
Top Grid Pattern: 3W2H
Bottom Grid Pattern: 3W2H
Hardware Color: Color Matched
Screen: Half Screen
Screen Shipping Option: Installed in Window
Breather Tubes: No
Extended Coverage: None
Lead Time: 15 Days
Item Number: 545123