

HISTORIC AND DESIGN REVIEW COMMISSION

August 3, 2016

Agenda Item No: 25

HDRC CASE NO: 2016-269
ADDRESS: 2044 W HUISACHE AVE
LEGAL DESCRIPTION: NCB 1953 BLK LOT 16
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Dulce Rivera
OWNER: Dulce Rivera
TYPE OF WORK: Addition, door replacement, window fenestration modification
REQUEST:

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

1. Construct an approximately 73 square foot rear addition with wood siding
2. Replace solid non-original wood rear door with white steel door with large window light, and remove existing metal screen doors
3. Relocate side square window to façade of the addition

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alteration

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.

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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the

form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

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.

FINDINGS:

- a. The home at 2044 W Huisache Avenue is in the Monticello Park Historic District, which was designated in May 16, 2010.
- b. EXISTING – The home at 2044 W Huisache is a Tudor with wood siding and a cross gabled roof with two front gables, one steeped pitched sloped gable and an arch over the front porch. The rear has a hipped roof.
- c. MASSING/SCALE – Existing at the rear of the structure is a hipped roof, double window and a stoop. At the rear of the primary historic structure, the applicant is proposing to construct an addition of 73 square feet with wood siding and a hipped roof. Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way and be subordinate to the historic structure. Staff finds the construction of the addition to the rear and with a hipped roof, which matches the roof form of the existing structure, will not be seen from the public right-of-way.

- d. **ROOF FORM** – Existing at the rear of the structure is a hipped roof, double window and a stoop. The applicant is proposing to add addition and enlarge that hipped roof. Guidelines for Additions recommend additions feature a roof form comparable to that of the primary historic structure. This is consistent with the Guidelines because the hipped roof of the rear addition matches the existing roof form.
- e. **MATERIALS** – The home has wood siding and a composition roof. The applicant is proposing to use wood siding and composition shingle roof on the addition. This is consistent with the Guidelines for Additions 3.A.i., which states the materials should complement existing.
- f. **TRANSITION** – The existing rear foot print has an inset. The applicant is proposing to fill in that inset with the addition. According to the Guidelines for Additions, a transition between the primary historic structure and the addition is needed in order to differentiate the addition from the existing structure. The proposed addition features two 4” vertical trim pieces, indicating the start of the addition. Staff finds this consistent with the Guidelines and recommends the applicant recess the addition from the edges of the historic structure.
- g. **ARCHITECTURAL DETAILS** – The applicant is proposing to remove a square window from the right elevation of the existing structure and install it on the right elevation of the addition. According to the Guidelines for Additions, additions should incorporate architectural details that are in keeping with the architectural style of the original structure. Using the salvaged window proposed is consistent with the Guidelines, however, staff finds it would be more appropriate if the applicant incorporated the existing rear double window where the proposed addition is to be located to be salvaged and used in the addition.
- h. The existing rear door is a non-original solid wood door. The applicant is proposing to replace it with a steel door with a full window light and insulated core blinds between the glass. According to the Guidelines for Exterior Maintenance and Alterations 6.B., non-historic windows should be replaced with those that are typical for the architectural style. Staff finds the steel door proposed is not consistent with the Guidelines. Staff recommends the door be made of wood.
- i. The applicant is proposing to remove a square window from the right elevation of the existing structure and install it on the right elevation of the addition. According to the Guidelines for Exterior Maintenance and Alterations 6.B.i, window openings should be preserved. Staff finds the removal of the windows where the addition to be located appropriate, but finds the removal of square window openings not consistent with the Guidelines. Staff recommends that the existing window opening be preserved and the applicant used the salvaged double window in the addition.

RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings a through h with the stipulation that the rear door be made of wood.

Staff recommends denial of item #3 based on finding i. Staff recommends that the existing side window be retained and the applicant salvage and reuse the existing rear double window in the proposed addition.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 14, 2016

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BEWARE
OF THE DOG

PRIVATE
PROPERTY



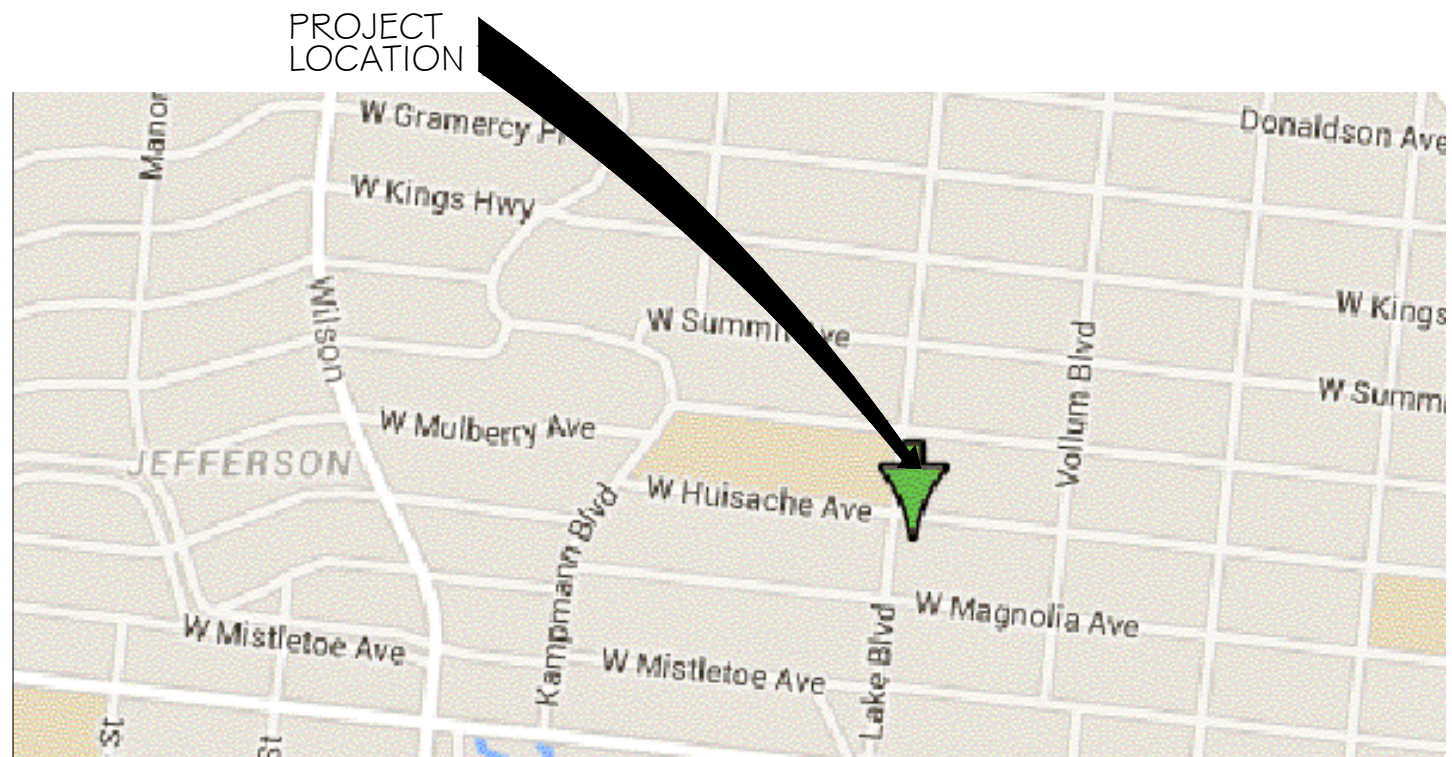
CITY of SAN ANTONIO
NOTICE of HEARING
HISTORIC & DESIGN
REVIEW COMMISSION

ADDRESS: [REDACTED]
REQUEST: [REDACTED]
HEARING DATE: [REDACTED]
TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT:
[REDACTED]
ALL HEARINGS TAKE PLACE AT THIS PLACE



KEY PLAN

A key plan map of a neighborhood in Jefferson, Missouri. The map shows a grid of streets including W Gramercy Pl, W Kings Hwy, W Summitt Ave, W Mulberry Ave, W Huisache Ave, W Mistletoe Ave, W Magnolia Ave, Donaldson Ave, Vollum Blvd, Kampmann Blvd, Lake Blvd, and Jefferson St. A large black arrow points from the text "PROJECT LOCATION" to a green triangle marker located at the intersection of W Huisache Ave and Kampmann Blvd. The area around the intersection is highlighted in yellow.



RIVERA RESIDENCE REMODEL

2044 WEST HUISACHE
SAN ANTONIO, TEXAS 78201


PROJECT DESIGNER: _____

IDEA STUDIO

JAIME A. JIMENEZ

Phone: (210) 279-6916

CS COVER SHEET
A1.0 SITE PLAN - FLOOR PLANS & ELEVATIONS

<h1 style="text-align: center;">BUILDING CODE INFO</h1>		 <p>IDEA STUDIO</p> <p>JAIME A. JIMENEZ jjimenez@i-deastudio.com 210.279.8916</p> <p>www.i-deastudio.com</p> <p><small>These drawings are to be an instrument of service and shall remain the property of the Designer. They are not to be used for other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Designer. Contractor is responsible for confirming and complying with all regulations and codes. The Designer will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.</small></p>								
<h2>LOCATION</h2> <p>2044 W. HUISACHE San Antonio Texas, 78201</p> <h2>ZONING: RG H</h2> <p>LOT 16 BLK O N.C.B. 1953 PRCL KEY 15772</p> <h2>APPLICABLE CODE:</h2> <p>2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE UNIFIED DEVELOPMENT CODE</p> <h2>DESCRIPTION OF PROJECT</h2> <ul style="list-style-type: none"> -REPLACE ALL WINDOWS WITH DOUBLE PANEL LOW 'E' WINDOWS -ADDITION OF A NEW BATHROOM ON THE REAR. (71 SF) 										
<h2>BUILDING INFO</h2> <table border="0"> <tr> <td colspan="2"><u>EXISTING AREA</u></td> </tr> <tr> <td>HEATED AREA.-</td> <td>1,137 SF</td> </tr> <tr> <td colspan="2"><u>PROPOSED AREA</u></td> </tr> <tr> <td>HEATED AREA.-</td> <td>1,208 SF</td> </tr> </table>			<u>EXISTING AREA</u>		HEATED AREA.-	1,137 SF	<u>PROPOSED AREA</u>		HEATED AREA.-	1,208 SF
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HEATED AREA.-	1,137 SF									
<u>PROPOSED AREA</u>										
HEATED AREA.-	1,208 SF									

These drawings are to be an instrument of service and shall remain the property of the Designer. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the Designer. Contractor is responsible for confirming and correlating dimensions at the job site; the Designer will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

HEATED AREA.- 1,208 SF

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSION ARE TO THE FACE OF WOOD STUDS, FACE OF C.M.U., EXTERIOR WALL FACES OR COLUMN CENTER LINES UNLESS SPECIFIED OTHERWISE.
2. PROVIDE SOLID WOOD BLOCKING AT ALL DRYWALLS BEHIND PLUMBING FIXTURES, ACCESS DOORS, HANDRAILS, GRAB BARS, WOOD SHELVING, ELECTRIC DRINKING FOUNTAINS, ETC. AS REQUIRED TO RIGIDLY ANCHOR EACH ITEM. CONTRACTOR SHALL VERIFY & COORDINATE BLOCKING.
3. INCREASE WALL THICKNESS AS REQUIRED AT PLUMBING CHASES, MECHANICAL & ELECTRICAL PANELS.
4. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY IF SITE CONDITIONS OR DIMENSIONS DISAGREE WITH INFORMATION SHOWN ON THE DRAWINGS. WORK IS NOT PROCEED UNTIL SUCH DIFFERENCES ARE RESOLVED. ALL DIMENSION ARE BASED UPON EXISTING CONDITIONS. SOME MINOR VARIATIONS ARE TO BE EXPECTED. THE CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION TO COORDINATE THESE DRAWINGS WITH ACTUAL CONDITIONS.
5. CONTINUE WALL TYPE AND FINISHES ABOVE ALL DOORS AND WINDOWS.
6. ALL WOOD STUDS ARE AT 16" O.C. TYPICALLY
7. THE EXTERIOR ENVELOPE SHALL BE FILLED WITH INSULATION AS SPECIFIED AS WELL AS ANY WALL THAT HAS INSULATION INDICATED ON PLANS, SECTIONS OR DETAILS.
8. ALL GYPSUM WALL BOARD OCCURRING FULL HEIGHT ABOVE THE CEILINGS ARE TO BE TAPED AND FLOATED, IN ORDER TO BE REDUCE SOUND TRANSMISSION.
9. ALL FOAM PLASTICS USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH U.B.C. STANDARD #42-1.
NOTE: OR IN ADDITION TO ANY OTHER APPLICABLE PROVISIONS IN GOVERNING CODES.
10. WOOD STUDS ANCHORAGE.
 - A. ALL METAL RUNNERS FOR WOOD STUDS WALLS SHALL BE ANCHORED TO THE FLOOR SLAB WITH POWER DRIVEN ANCHORS .0177 MINIMUM SHANK DIAMETER SPACED 16" O.C. WITH A MINIMUM PENETRATION OF 1-7/16" INTO CONCRETE.
 - B. ANCHOR STUDS TO RUNNERS WITH #10-HH SCREWS ON EACH SIDE.
11. EXIT SIGNS LOCATIONS SHALL BE VERIFIED WITH THE BUILDING INSPECTOR DURING CONSTRUCTION AND WITH BUILDING CODE. SEE ELECTRICAL DRAWING FOR LOCATIONS.
12. DOOR REMARKS:
 - A. CAULK BOTH SIDES OF ALL DOOR FRAMES AND GLASS FRAMES, WINDOWS AND LOUVERS.
 - B. COORDINATE DOOR DETAILS, WALLTYPES, AND WALL FINISHES FOR JAMB THICKNESS AND WALL MATERIALS.
 - C. PANIC HARDWARE IS REQUIRED AT ALL EXIT DOORS IN ACCORDANCE WITH LOCAL BUILDING CODE. SEE SPECIFICATIONS FOR ACTUAL HARDWARE SPECS.
13. SEAL ALL OPENINGS THROUGH WALLS OF MECHANICAL ROOMS AND EXIT CORRIDORS INCLUDING BOTH SIDES OF COLUMNS, UNDER DECK CORRUGATIONS, PIPE CHASES, ETC.
14. BUILDING INSULATION NOTE:
ALL INSULATION MATERIALS INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWLS PACES, OR ATTICS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD #42-2.
15. MAKE ALLOWANCE FOR HORIZONTAL AND VERTICAL MOVEMENT WHEREVER INTERIOR PARTITIONS COME IN CONTACT WITH EXTERIOR WALLS OR STRUCTURAL COLUMNS.
16. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.

GENERAL NOTES

1. SOME OF THE GENERAL NOTES BELOW ARE MAY NOT APPLY FOR RESIDENTIAL PROJECTS. CONTRACTOR MAY OMIT THOSE NOT APPLICABLE.
2. ALL GENERAL NOTES BELOW APPLY TO COMMERCIAL PROJECTS. CONTRACTOR SHALL NOT OMIT ANY OF THEM.
3. CONTRACTOR IS RESPONSIBLE TO SEE THAT ALL WORK IN FIELD IS DONE IN ACCORDANCE W/ ALL CURRENT APPLICABLE NATIONAL STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS BY GOVERNING AGENCIES, WHETHER OR NOT SAID CODES ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND/OR CALLED FOR IN SPECIFICATIONS.
4. CONSTRUCTION MATERIAL, ASSEMBLIES AND PROCEDURES ARE TO COMPLY W/ LOCALLY ADOPTED BUILDING CODES AND SUPPLEMENTARY ORDINANCES. WHEN A CONFLICT OCCURS BETWEEN SUCH LOCAL CODE AND INFORMATION SHOWN ON THE PLANS, CONSULT COMPANY REPRESENTATIVE OR DESIGNER FOR RESOLUTION PRIOR TO COMMENCING WORK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.
6. THE G.C. SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING: BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, FIRE, AND ENVIRONMENTAL HEALTH PERMITS. THE GENERAL CONTRACTOR SHALL PICK UP THESE PERMITS AND PAY FOR THE PERMIT FEES.
7. THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGNS PER OSHA REQUIREMENTS, AND CONTROLS OF ALL NEW AND MODIFIED AIR, WATER, AND ELECTRICAL SYSTEMS.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISION OF A DEBRIS BOX WITH WEEKLY SERVICING, REMOVAL OF ALL CONTRACTOR / SUBCONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT THE COMPLETION OF THE WORK. UNLESS STATED OTHERWISE, ALL OTHER PROCEDURES, TESTING, MATERIALS AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
10. DRAWINGS SHALL NOT BE SCALED. N.T.S. INDICATES "NOT TO SCALE" AND THE LISTED DIMENSION SHALL GOVERN.
11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE TO THE WORK OF OTHER TRADES CAUSED BY HIS OPERATIONS. THE NATURE OF SUCH REPAIR WORK MUST RECEIVE THE PRIOR APPROVAL OF THE COMPANY REPRESENTATIVE.
12. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
13. ANY CHANGES IN PLAN ARRANGEMENT OR DETAILING AND SPECIFIC INSTRUCTIONS FOR THE PROJECT WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY THE ENGINEER OF RECORD WILL VOID ANY OBLIGATIONS AND LIABILITIES SET FORTH BY THE OWNER AND THE ENGINEER OF RECORD.
14. IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIC MATERIAL OR EQUIPMENT, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS WILL BE RESPONSIBLE FOR ALL COORDINATION INCLUDING HVAC, PLUMBING AND ELECTRICAL.
15. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM SHALL COORDINATE W/ ROOFING CONTRACTOR TO INSURE ROOF WARRANTY.

OTES

16. CONSTRUCTION SHALL COMPLY TO ALL ADA (AMERICAN DISABILITIES ACT) REQUIREMENTS AND GUIDELINES FOR BUILDING AND FACILITIES PER CURRENT CLEARANCES, ACCESSORIES, ETC. (NOT APPLICABLE FOR RESIDENTIAL)

17. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OR ATTACHMENT TO THE EXTERIOR FACADE SHALL FLASH, AND SEAL SUCH WORK TO INSURE WALL SYSTEM WARRANTY.

18. DOOR HARDWARE HANDLES, KNOBS, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES SHALL ME MOUNTED NO HIGHER THAN 38 INCHES ABOVE FINISH FLOOR AND HAVE HANDICAPPED ACCESSIBLE LEVER HANDLE HARDWARE, UNLESS OTHERWISE NOTED. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE SHALL BE NO GREATER THAN 5.0 LB. OTHER ALLOWABLE HARDWARE DESIGNS INCLUDE BUT ARE NOT LIMITED TO PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES. INSTALL THESE ONLY WHEN SCHEDULED. WHEN SLIDING DOORS ARE FULLY OPEN, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (NOT APPLICABLE FOR RESIDENTIAL)

19. DOOR CLOSURES: IF A DOOR IS SCHEDULED TO HAVE A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST THREE SECONDS TO MOVE TO A POINT OF APPROXIMATELY 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. (NOT APPLICABLE FOR RESIDENTIAL).

20. DOOR OPENING FORCE: THE MAXIMUM FORCE FOR PUSHING, OR PULLING OPEN A DOOR SHALL COMPLY WITH THIS PARAGRAPH. FOR HINGED DOORS: THE FORCE SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OR 30 INCHES FROM THE HINGED SIDE. WHICHEVER IS FARTHER FROM THE HINGE.

FOR SLIDING OR FOLDING DOORS:
THE FORCE SHALL BE APPLIED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.

A. EXTERIOR HINGED DOORS SHALL NOT EXCEED 8.5 LBF. LIGHT INCREASES IN OPENING FORCE SHALL BE ALLOWED WHERE 8.5 LBS IS INSUFFICIENT TO COMPENSATE FOR AIR PRESSURE DIFFERENTIALS.

B. FIRE DOORS MAY BE ADJUSTED TO MEET THE MINIMUM OPENING FORCE ALLOWED BY THE GOVERNING AUTHORITY OR APPLICABLE BUILDING CODE.

21. CONTROLS AND OPERATING MECHANISMS.

A. GENERAL ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH TEXAS DEPARTMENT OF LICENSING AND REGULATIONS (TDLR) FOR HEIGHT LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS ELECTRICAL OUTLETS, ETC.

B. HEIGHT: THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEIPT AND OTHER OPERABLE SHALL BE MOUNTED 12 INCHES (MIN) ABOVE THE FLOOR.

C. OPERATION, CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 8.0 LBF.

22. PROVIDE WOOD BLOCKING AT ALL SCHEDULED CHAULK AND TACK BOARDS, WALL SHELVING, PLUMBING, FIXTURES, ACCESS DOORS, HANDRAILS AND GRAB BARS, ALL WOOD BLOCKING AND FURRING TO BE FIRE RETARDANT.

23. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS IN THESE DOCUMENTS FOR ALL WIRING AND CONNECTION SPECIFICATIONS, CIRCUITING, SWITCHING AND LIGHT FIXTURE RELOCATION.

24. REFER TO MECHANICAL DRAWINGS IN THESE DOCUMENTS FOR ALL INFORMATION REFERENCING DUCTWORK, DIFFUSER LOCATIONS, THERMOSTAT LOCATIONS, FIRE DAMPERS, ETC. OR ANY OTHER ITEMS MECHANICALLY RELATED.

COVER SHEET

RESIDENTIAL PROJECT
2044 W. HISACHE
SAN ANTONIO TX. 78201

DESCRIPTION	DATE	NO.
DRAWN JJ		
CHECKED JJ		
DATE 06/30/16		
PROJECT 2044 W. HISACHE		
JOB. NO. 16-013		
SHEET		

CS

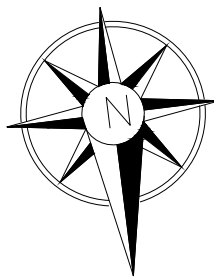
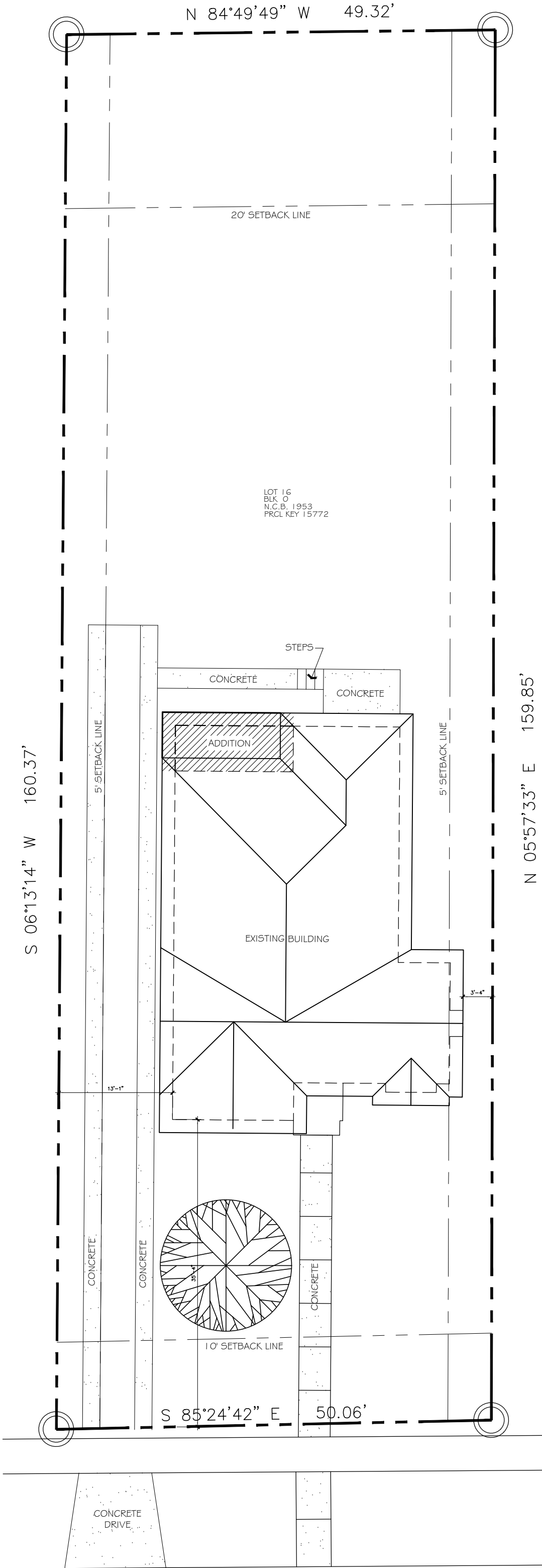
OF SHEETS

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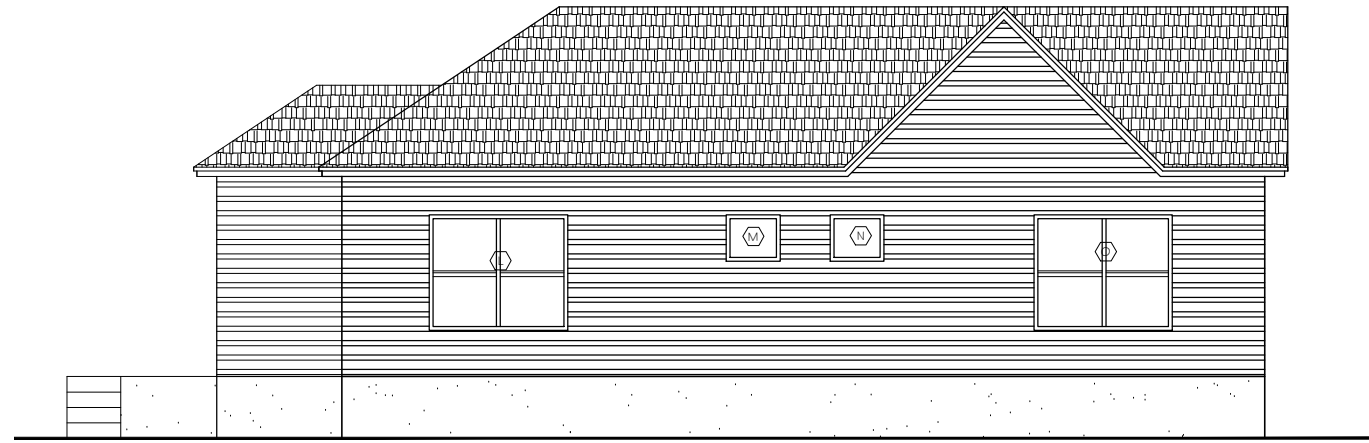
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GENERAL NOTES:

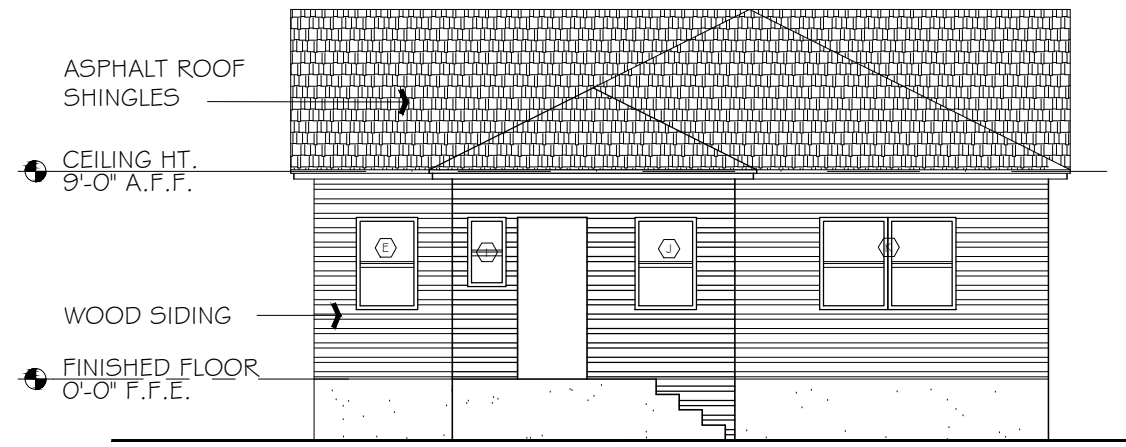
1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.
2. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF WALL UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS OF EXISTING SLAB.
3. SUPPLY AND RETURN DUCTS IN ATTIC SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3" IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3" IN DIAMETER OR GREATER AND R4.2 WHERE LESS THAN 3" IN DIAMETER.



01 SITE PLAN
SCALE: 3/32"=1'-0"

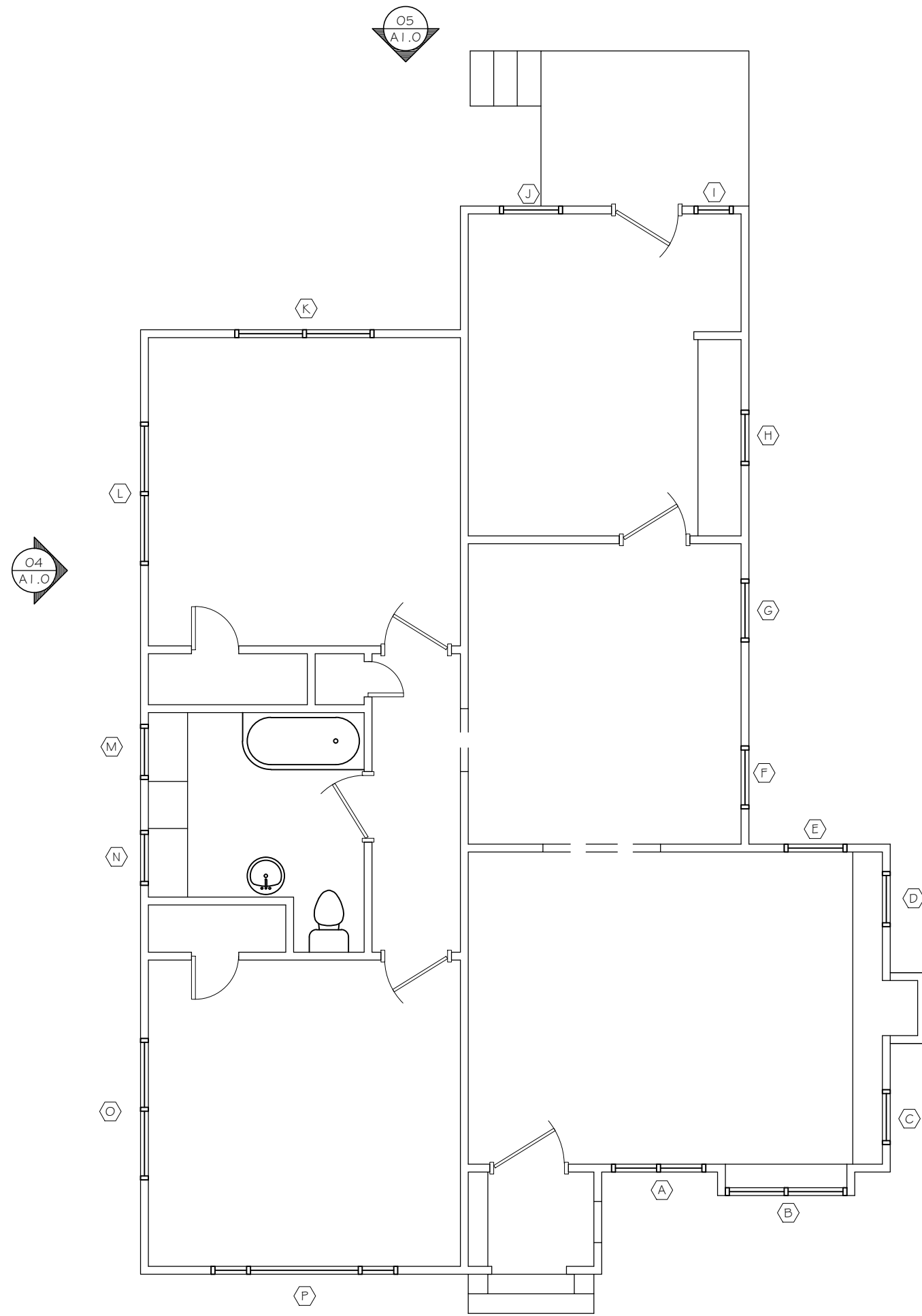


04 EXISTING RIGHT ELEVATION
SCALE: 1/8"=1'-0"

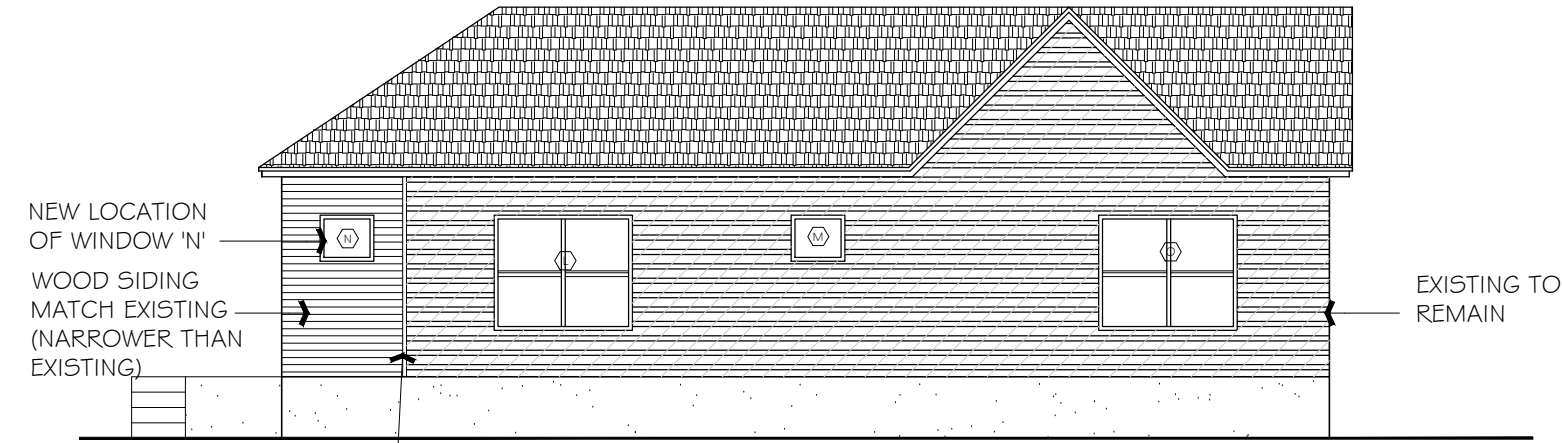


05 EXISTING REAR ELEVATION
SCALE: 1/8"=1'-0"

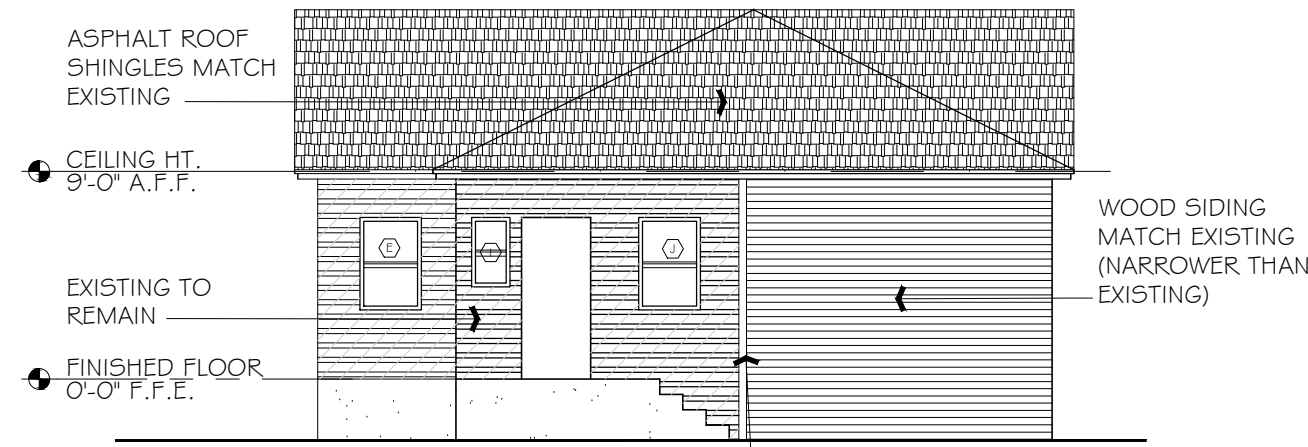
NOTE: ALL WINDOWS TO BE REPLACE WITH DOUBLE PANEL LOW 'E' WINDOWS.



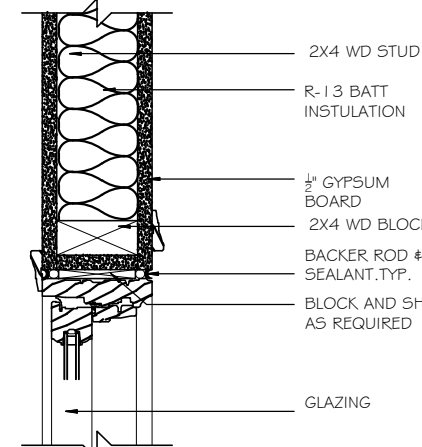
02 EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"



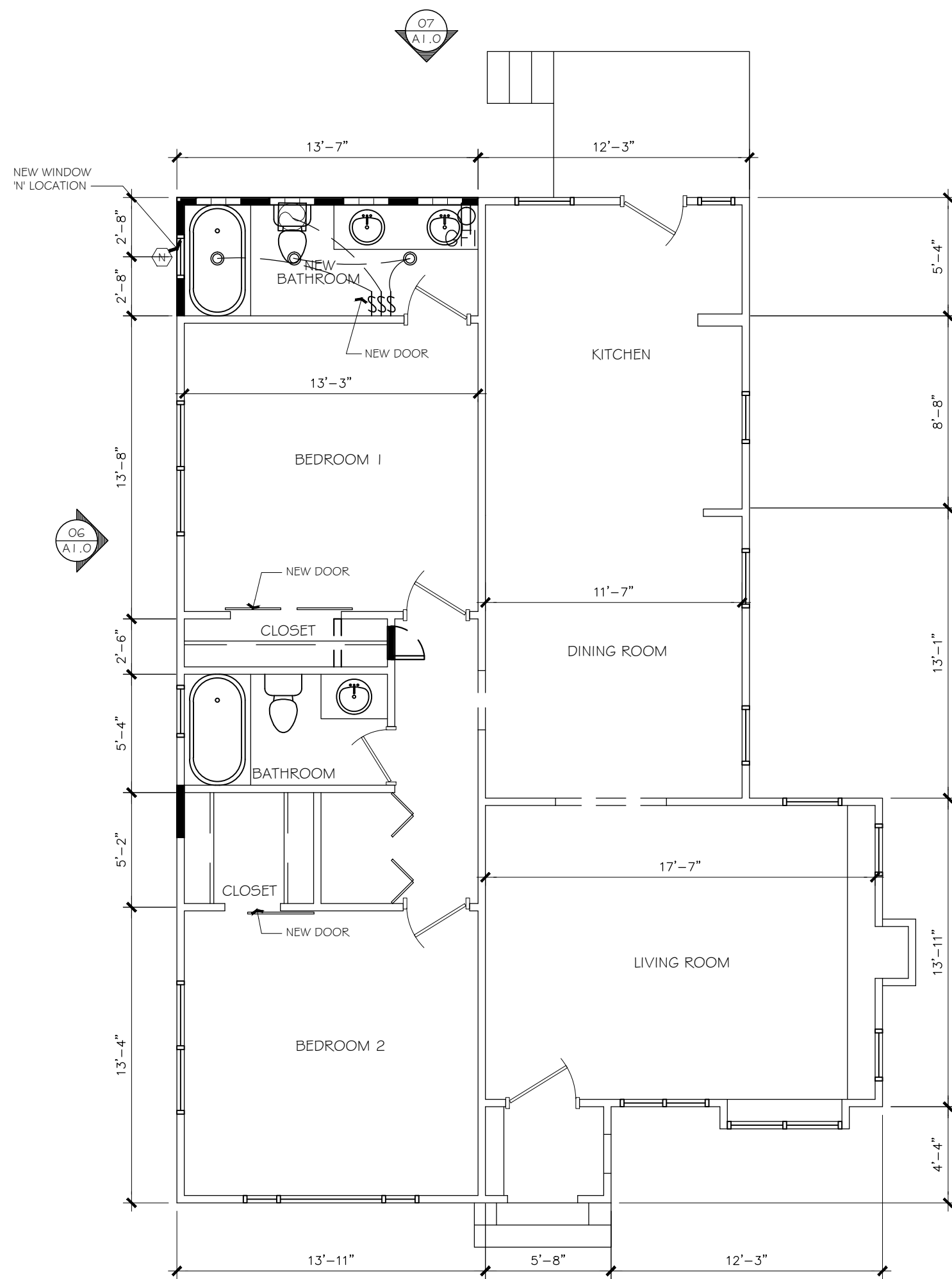
06 PROPOSED RIGHT ELEVATION
SCALE: 1/8"=1'-0"



07 PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"



TYP. WINDOW HEAD DTL
SCALE: N.T.S.



03 PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"

ELECTRICAL SYMBOL LEGEND

- ⌚ SINGLE POLE SWITCH @ 48" MAX
- ⊙ RECESSED DOWNLIGHT
- ⊠ EXHAUST FAN
- ⊕ GFI
- ⊕ GROUND FAULT INTERRUPTER
- ⊕ PENDANT LIGHT

WALL TYPES LEGEND:

- NEW HARDIE BOARD OVER 2X4 WOOD STUDS
16" O.C. WITH 1/2" GYPSUM BOARD INSIDE #
1/2" DENS GLASS GOLD SHEATHING OUTSIDE
(OR SIMILAR).
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

DESCRIPTION	DATE	No.

DRAWN	JJ
CHECKED	JJ
DATE	06/30/16
PROJECT	2044 W. HUISACHE
JOB. NO.	16-013
SHEET	



































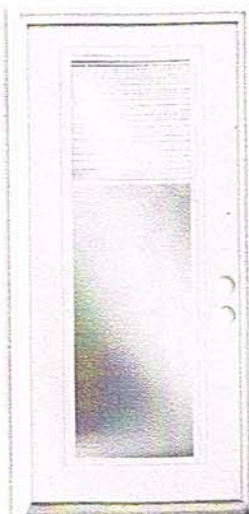
Open until 10PM!
San Antonio Lowe's

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ReliaBilt French Insulating Core Blinds Between The Glass Full Lite Left-Hand Inswing Primed White Steel Prehung Entry Door (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)

Item # 381749 Model # LO381749

☆☆☆☆☆ No reviews



\$399.00

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Delivery

Currently unavailable

No Thanks X

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