

HISTORIC AND DESIGN REVIEW COMMISSION

January 6, 2017

Agenda Item No: 8

HDRC CASE NO: 2016-488
ADDRESS: 215 CLAUDIA ST
LEGAL DESCRIPTION: NCB 2876 BLK 1 LOT 7
ZONING: RM-4,H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Ricardo McCullough
OWNER: Vidal Gonzalez
REQUEST:

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

1. Demolish an existing rear addition featuring 298 square feet.
2. Remove all burglar bars and front ramp handrails.
3. Install new front porch columns.
4. Construct a rear addition of 1,036 square feet with a rear section featuring a three car garage and a second level dwelling unit.
5. Replace the existing wood windows with vinyl windows.

APPLICABLE CITATIONS:

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

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.

A. MAINTENANCE (PRESERVATION)

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be

maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

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

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.

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 historic structure at 215 Claudia was constructed circa 1910 and appears on the 1912 Sanborn maps. The structure is of the Folk Victorian style, featuring a front porch which spans the entire front façade of the structure, two brick chimneys, front and side roof gables and a rear addition. Per the 1912 Sanborn map, this historic structure originally featured a wraparound porch that has since been partially closed to provide additional interior space on the north side of the front façade. The applicant has proposed to demolish the existing rear addition, install new front porch columns, remove the existing front ramp railing, construct a rear addition and a rear garage and dwelling unit at the rear of the proposed new addition.
- b. This request was to be heard at the December 21, 2016. The applicant was not present at that hearing and the HDRC made a motion to postpone the case to a later hearing.
- c. DEMOLITION – The rear of the primary historic structure features an addition that the applicant has proposed to demolish. The addition features horizontal siding and a roof form that is not consistent with that of the primary historic structure. The applicant's proposal to demolish this existing addition is appropriate.
- d. REHABILITATION – The primary historic structure currently features burglar bars on the windows and doors as well as a non-original front ramp that features a guardrail. The applicant has proposed to remove each of the existing burglar bars as well as the front ramp guardrails. Staff finds this appropriate.
- e. COLUMN REPLACEMENT – The primary historic structure currently features steel front porch columns that the

applicant has proposed to replace. The applicant has proposed to install hollow fiberglass columns around the existing steel columns. As mentioned in finding a, the primary structure originally featured a wraparound porch which has since been enclosed. The enclosure of this porch has resulted in an uneven column placement. Staff finds that the installation new columns appropriate; however, the applicant should provide additional information regarding the proposed new columns including a detailed drawing that notes appropriate massing and detailing.

- f. ADDITION – At the immediate rear of the primary historic structure, the applicant has proposed to construct an addition to feature 1,036 square feet. The Guidelines for additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to construct the addition in a manner that would extend the hipped roof of the primary historic structure to serve as the roof of the addition. The Guidelines in regards to scale and massing note that an addition's roof should be subordinate to that of the primary historic structure. The applicant's proposal is not consistent with the Guidelines.
- g. TWO STORY SECTION – At the rear of the primary historic structure and attached to the single story portion of the proposed addition, the applicant has proposed to construct a rear two story addition that is to feature a ground level garage to provide parking for three vehicles and a second level that is to house a dwelling unit. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way. Additionally, the Guidelines note that residential additions should be in keeping with the existing, historic context of the block. This block of Claudia features approximately twelve primary historic structures, of which only one features two stories. Staff finds the applicant's proposed two story addition is not consistent with the Guidelines. The applicant has provided a line of sight study noting the impact of the structure's height from the public right of way.
- h. TWO STORY SECTION – The applicant has proposed for the addition to feature large overhead rolling garage doors, a north wall that lacks fenestration on the ground level and a west elevation that lacks fenestration for a large part of both the ground and second levels. This is not consistent with the Guidelines for Additions 4.A.
- i. ADDITION FENESTRATION – The applicant has provided elevations of the proposed addition that feature a left façade that features only one small window opening. The Guidelines for Additions 4.A.i. states that the shapes of window opening should relate to those of the primary historic structure. Staff finds that the applicant should propose additional fenestration on this façade.
- j. MATERIALS – The applicant has proposed materials that include a standing seam metal roof to match the existing, wood trim, siding and vinyl windows. At this time, the applicant has not specified a siding material or profile. Staff recommends the applicant install siding that features like materials and profiles as that of the primary historic structure. Additionally, staff recommends the applicant install wood windows in the proposed addition to be consistent with the Guidelines for Additions 3.A.
- k. WOOD WINDOW REPLACEMENT – The applicant has noted in the application documents that the existing wood windows in the primary historic structure will be removed and replaced with vinyl windows. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. states that historic windows should be preserved. The applicant's proposal is not consistent with the Guidelines. Staff recommends the applicant restore the existing windows. If an original window is missing or beyond repair, the applicant should install a wood window with a matching profile.

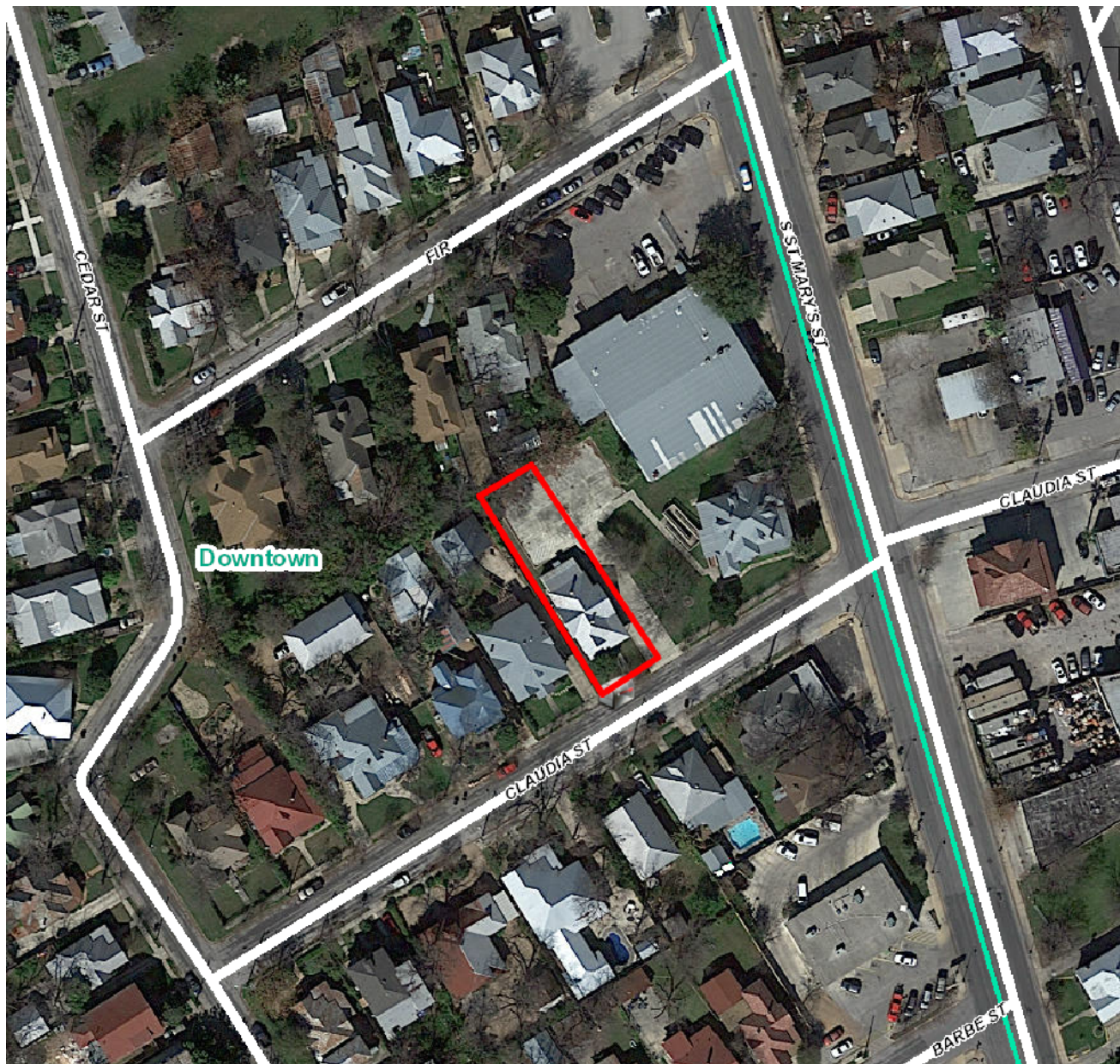
RECOMMENDATION:

Staff recommends approval of items #1 and #2 based on findings b and c.

Staff does not recommend approval of items #3 through #6 based on findings d through j.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 09, 2016

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Cedar St

Fir St

Fir St

Claudia St

215 Claudia Street

Southwest Texas
Equipment Distributors

Claudia St

Claudia St

S St Mary's St

New Shine Auto
Bath & Detailing

Subway

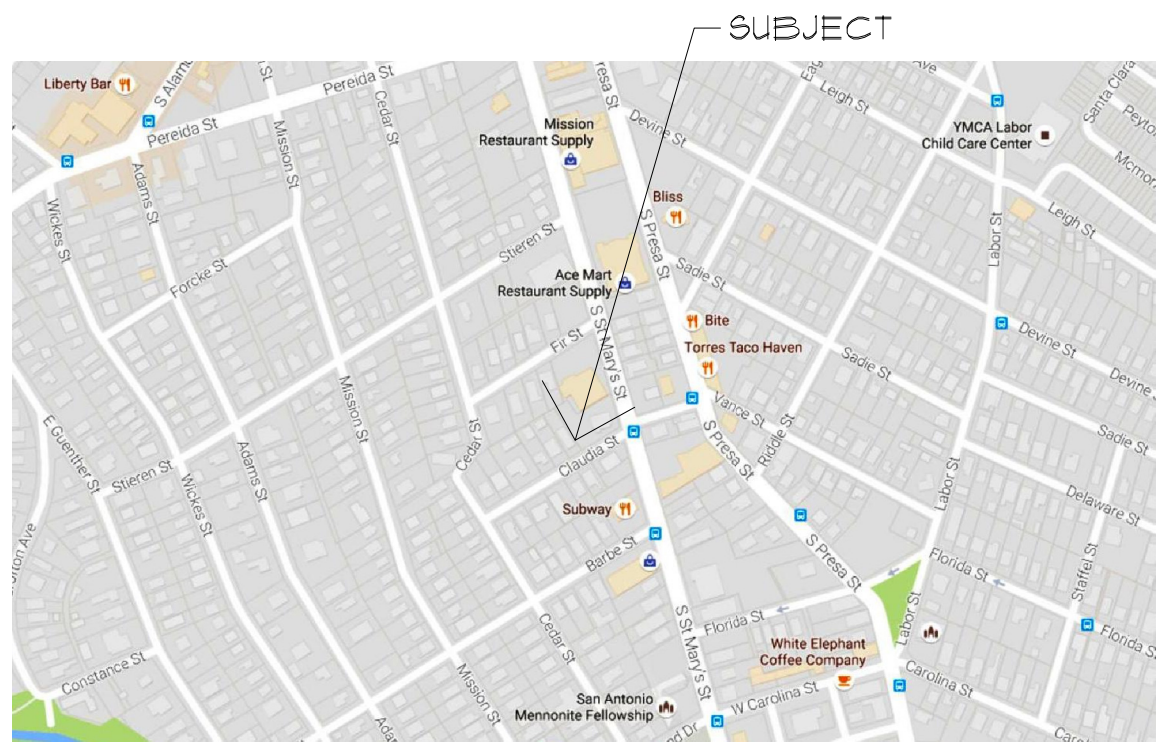


1912 Sanborn Map

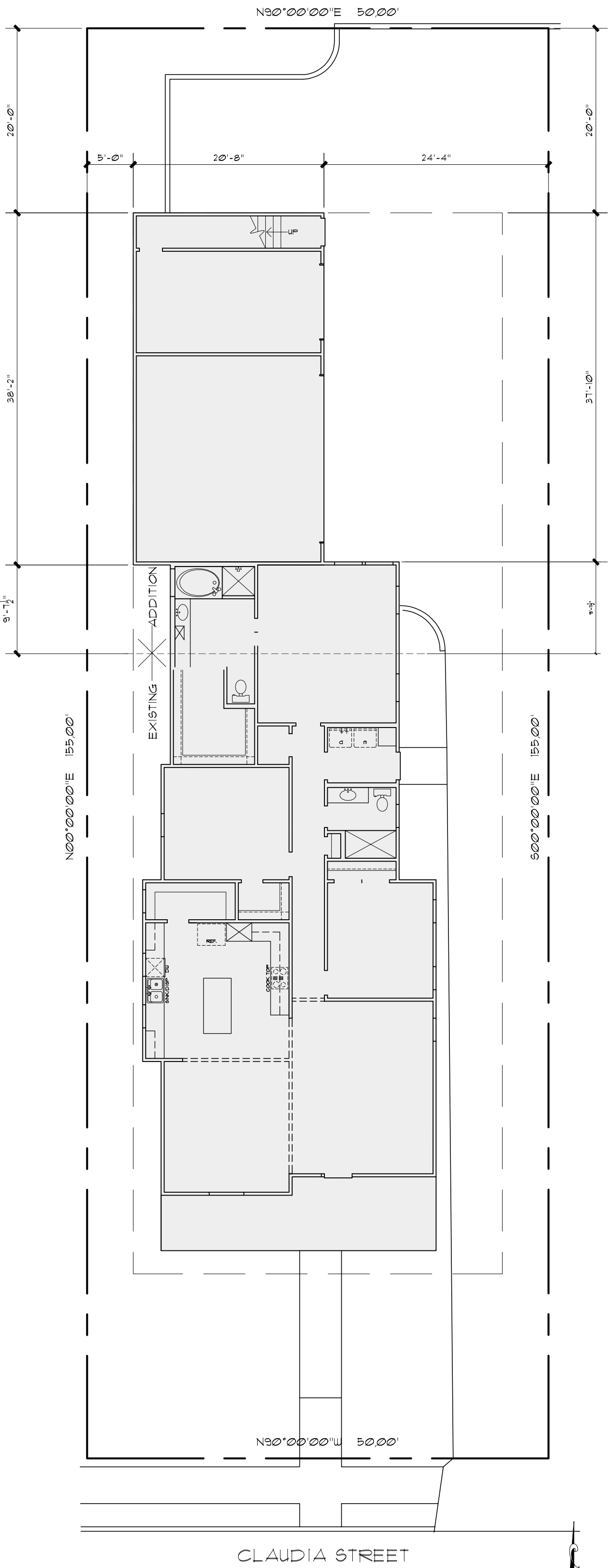


A REMODEL AND ADDITION

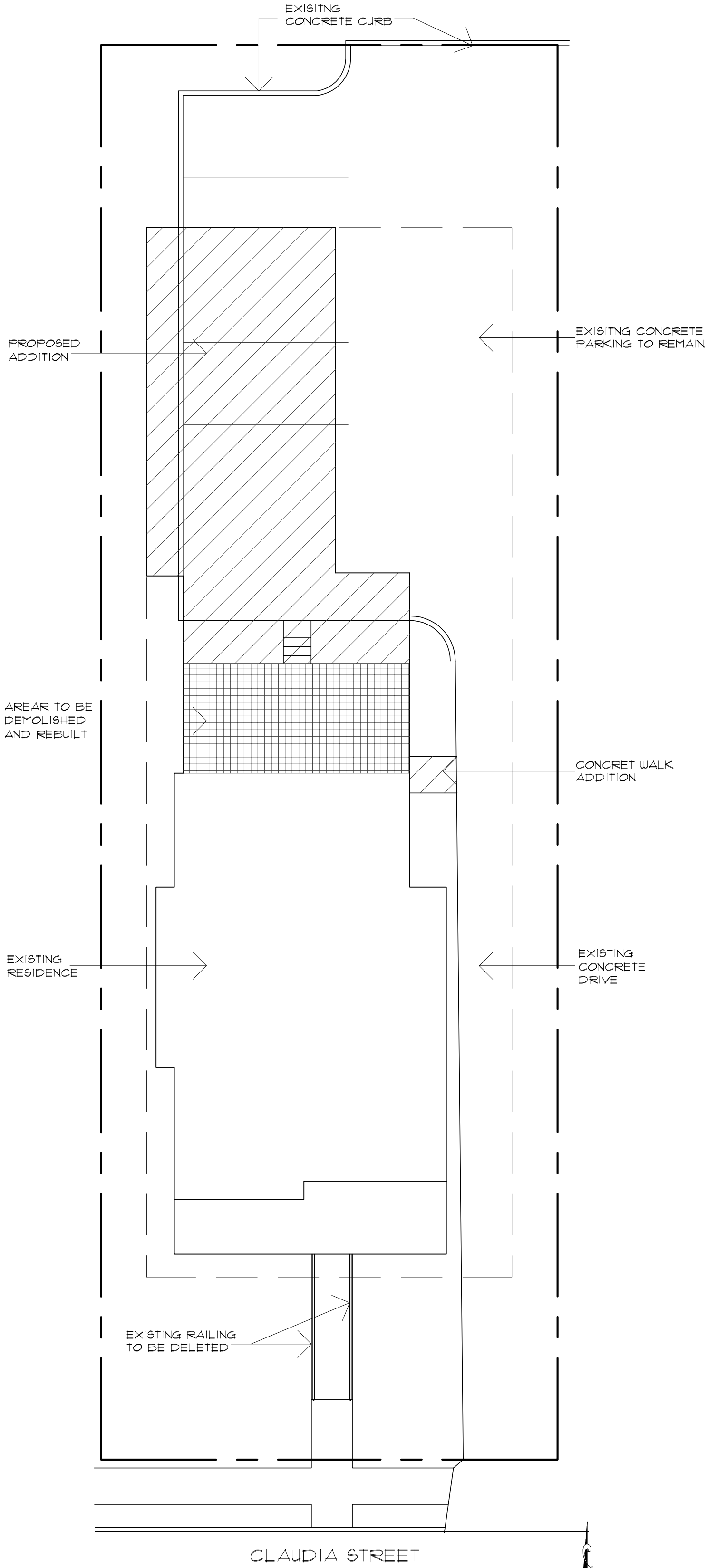
LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS



LOCATION MAP
N.T.S.



PROPOSED SITE PLAN
SCALE: 1" = 10'



EXISTING SITE PLAN
SCALE: 1" = 10'



14255 BLANCO
SAN ANTONIO, TX 78216
P.H. 843-1632
ricardo@mcculloughda.com

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ALL SUMS DUE.

A REMODEL AND ADDITION
LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
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REVISIONS:	
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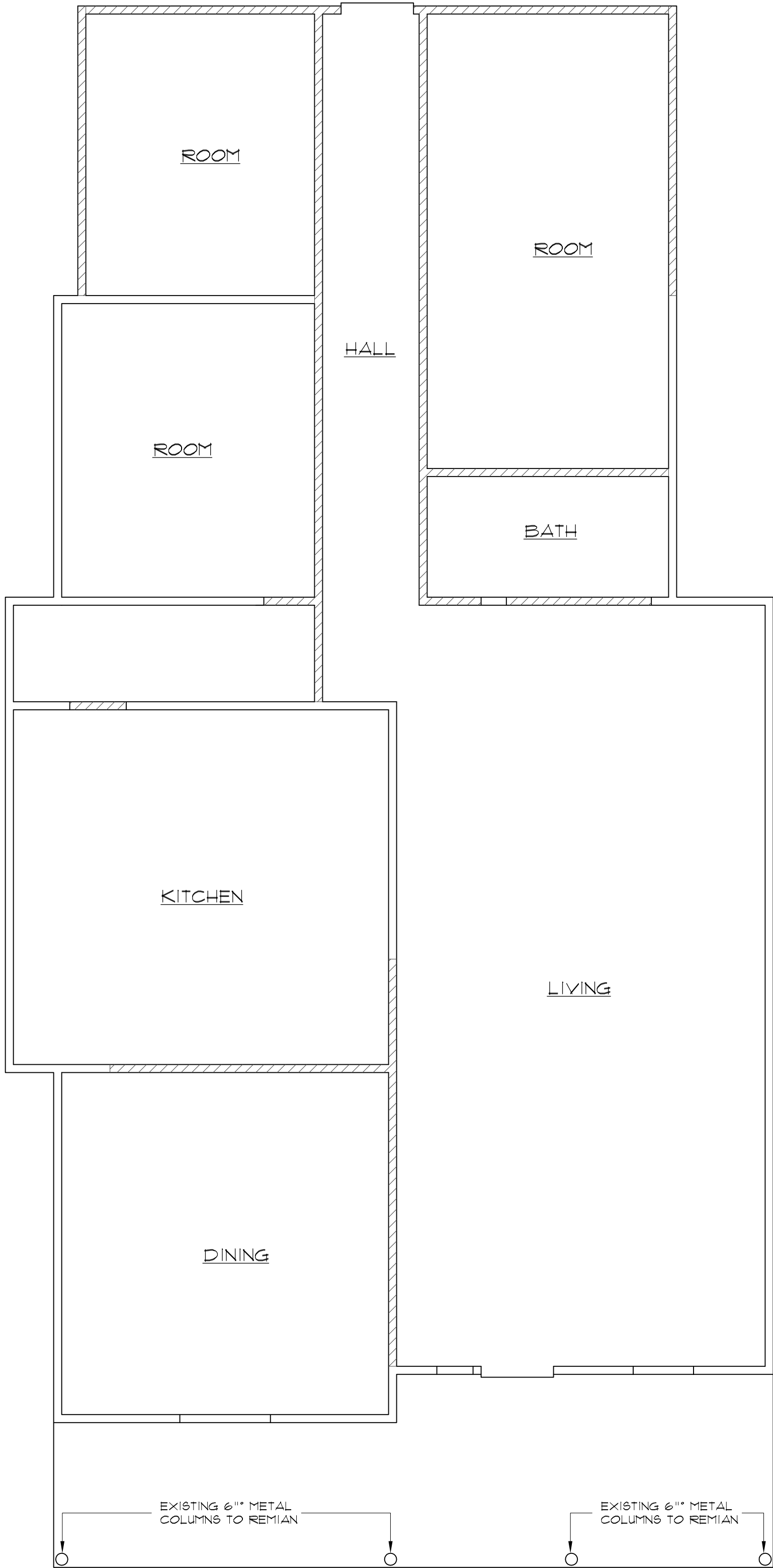
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CHCKD BY: RAMc	DATO: 11.18.2016
	PROJECT No:
SHEET 1 of	6

DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED. ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
3. REMOVE ONLY NONLOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. INITIAL CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NONCONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS.
5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED, SAND AND LEFT IN A PAINT READY CONDITION.
7. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.
8. REMOVE POPCORN TEXTURE ON CEILINGS THROUOT THE HOUSE.

CONTRACTOR NOTES

- CONTRACTOR SHALL INSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. IN THE EVENT OF ANY DISCREPANCIES BETWEEN AGENCY REQUIREMENTS, THE CONTRACTOR SHALL OBSERVE THE MORE STRINGENT OF REQUIREMENTS.
- CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
- CONTRACTOR SHALL FILE ALL APPLICATIONS, PAY FOR ALL NECESSARY PERMITS AND SECURE CERTIFICATES OF OCCUPANCY FOR THE PROJECT.
- ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.
- CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.
- CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.
- UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR EQUIVALENCE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
- PAINTING FOR GYPSUM BOARD AND WOOD CONSTRUCTION. PROVIDE TWO (2) FINISH COATS OF PREMIUM GRADE PAINT OVER SINGLE COAT OF COMPATIBLE PRIMER, FORMER 200 SERIES BY SHERWIN WILLIAMS, CLEVELAND, OHIO OR APPROVED EQUAL. ALL PAINT BY SINGLE MANUFACTURER.
- VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
- UNLESS OTHERWISE INDICATED ALL INTERIOR FINISHES SHALL BE AS DIRECTED BY THE OWNER.
- CONTRACTOR TO OBTAIN AND PROVIDE OWNER WITH COLOR SAMPLES FOR PROPER COLOR SELECTION AND FINAL APPROVAL OF ALL FINISHES PRIOR TO INSTALLATION.
- ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.



EXISTING FLOOR PLAN

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

LEGEND:

- WALL TO REMAIN
WALLS TO BE DEMOLISHED



14255 BLANCO
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ricardo@mcculloughda.com

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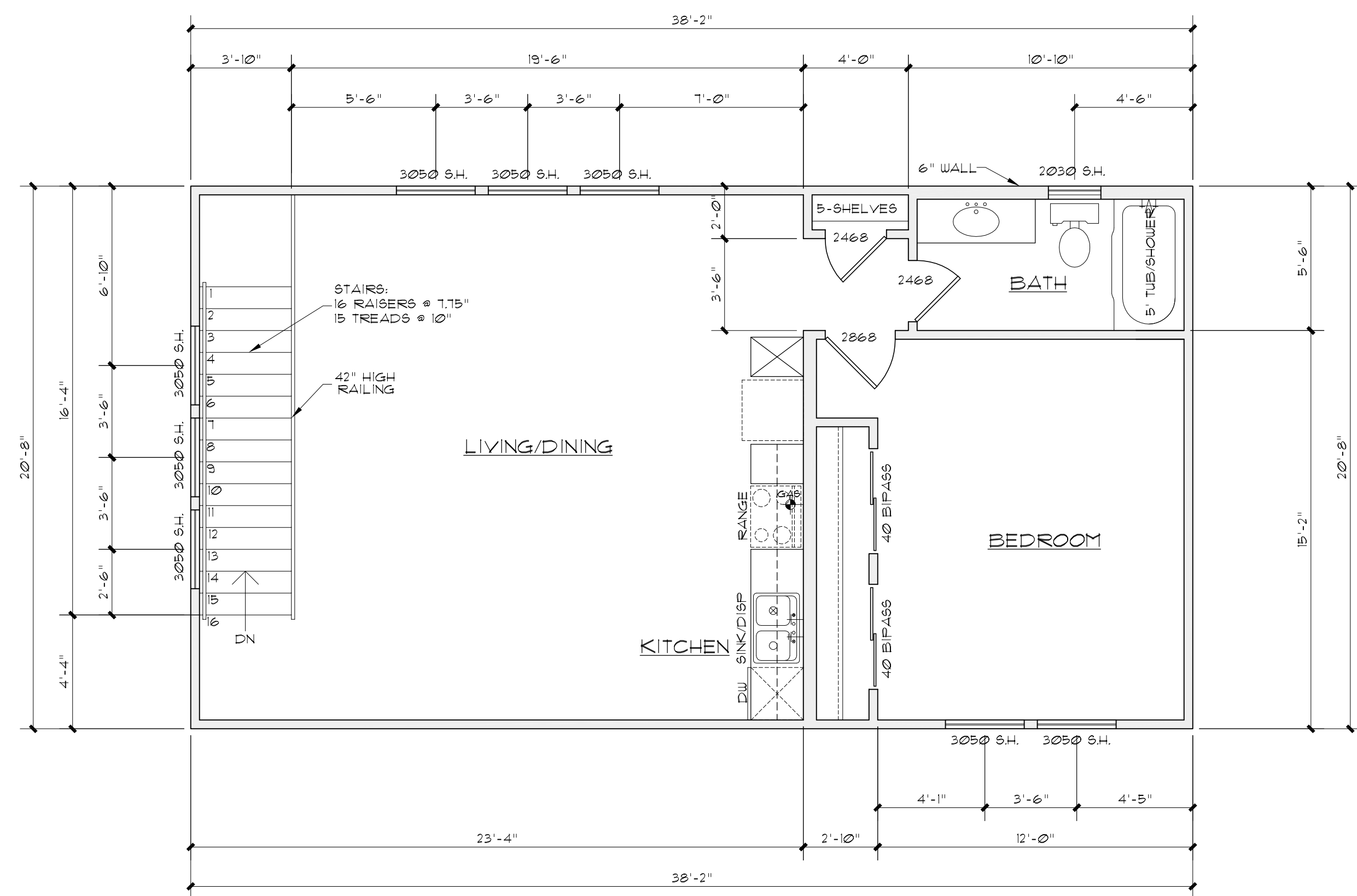


A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
2115 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
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REVISIONS:	
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CHCKD BY: RAMc	DATO: 11.18.2016
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SHEET 2 of	6

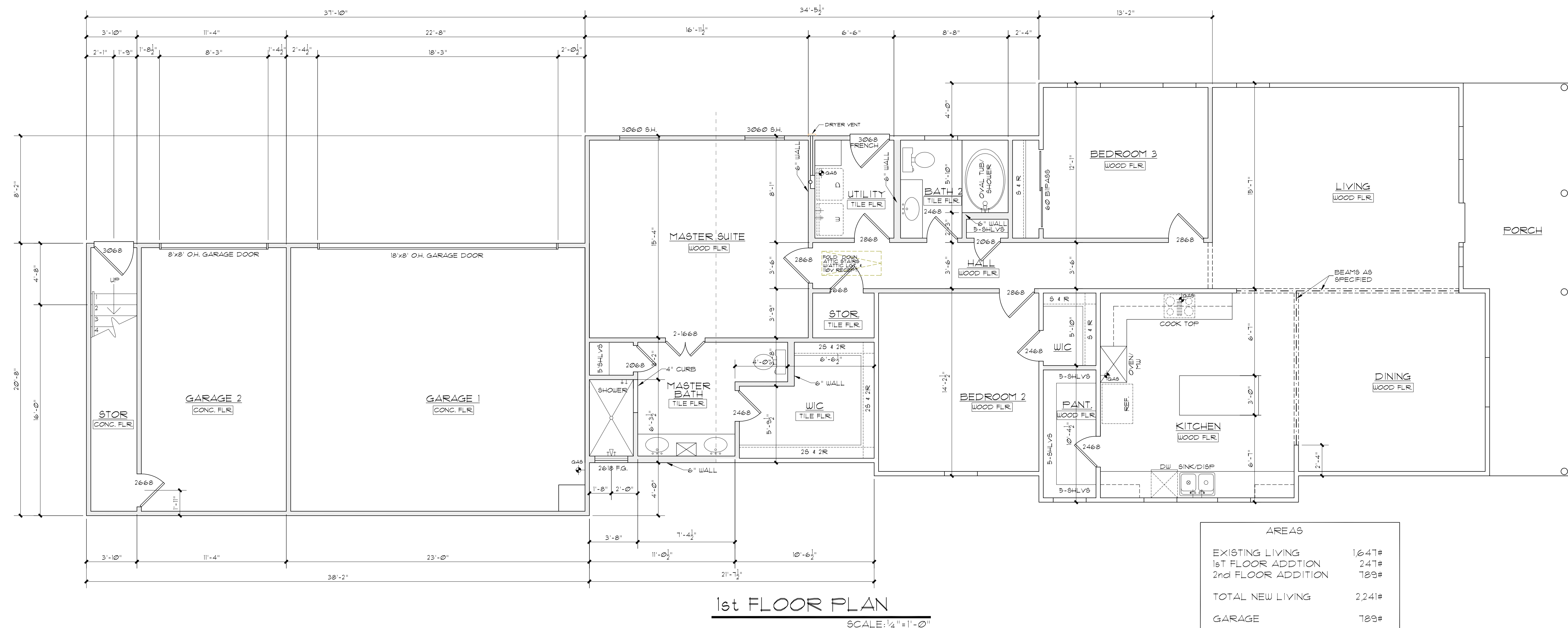


GENERAL NOTES:
 APPLICABLE CODES:
 2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS UNIFIED DEVELOPMENT CODE
 2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
 2016 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10 (ELECTRICAL)
 2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
 2016 INTERNATIONAL ENERGY CONSERVATION CODE.

ATTN: ACCESS - MINIMUM 2'10"x30" IRC SECTION 509.
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 42". IRC SECTION 504.
3. EXTERIOR WALLS AND CEILING - ALL EXTERIOR RESISTIVE CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DUELLING OVER GARAGE REQUIRES AN HOUR FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 502.4 EXCEPTION 3.
4. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NEC/CITY CODE 2016. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS ALSO. IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERTOPS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210-52(c) OF THE 2016 NEC. ACCESS DOORS SHALL BE PROVIDED FOR EACH SEPARATE SLEEPING AREA. IRC SECTION 509.
5. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTOLS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION PROVIDE A "COMPLETED SET" OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
6. GLAZING - ALL GLAZING REQUIRED IN GREAT ROOMS, EGRESS DOORS, SLIDING DOORS, STAIR CASES AND ENCLOSURES FOR HOT TUBS, whirlPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS & ALL OTHER ENCLOSED GLAZED AREAS OF BUILDING INCLUDING GARAGES WHERE THE TEMPERATURE WITHIN IS LESS THAN 60° ABOVE GRADE OR A STANDING SURFACE OF WATER. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 8' OF THE BOTTOM RAIL OF A STAIRWAY SHALL BE PROTECTED BY GUARDRAILS. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY SHALL BE PROTECTED BY GUARDRAILS. IRC SECTION 2406.4.
7. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A 5" SPHERE 4" IN DIAMETER CANNOT PASS THROUGH UNENCLOSED FLOOR AND ROOF OPENINGS. OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 503.
8. MASONRY WALLS WITH STUDS - NOT TO EXCEED 16" ON CENTER. IRC SECTION 2403.4.62
9. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING A GLOW SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 910.6
10. CENTRAL LOCATION IN THE CORRIDOR OR AREA GIVEN ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DUELLING UNIT HAS MORE THAN ONE STORY AND IN DUELLINGS WITH BASEMENTS. A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 501.9 AND AMENDMENTS 913. STAIRS - STAIR RISERS 8" MAXIMUM. RUN 8" MINIMUM. HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION 502.1 AND 1206.6
11. BATHS WITH TUBS WITH SHOWER - BATHS WITH TUBS WITH SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. IRC SECTION 502.1 AND 1206.6
12. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX 2".

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER. THE WORKMAN SHALL OBTAIN ALL DETAILS AND DRAWINGS AND ORDER THE TYPE AND THE DESIGNER OF THIS SET OF PLANS. HERBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.



LEGEND:

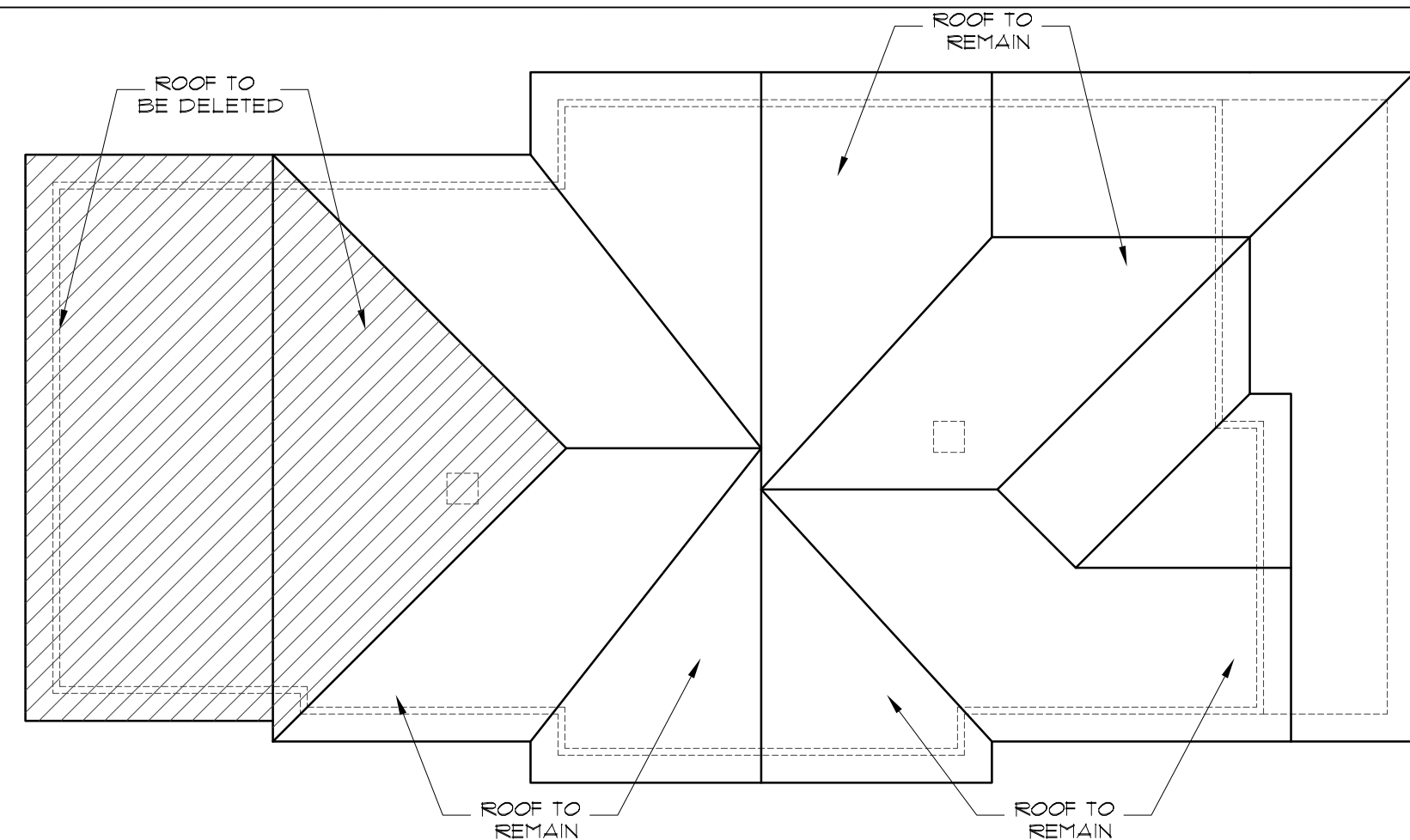
EXISTING WALLS
NEW WALLS

AREAS	
EXISTING LIVING	1,647#
1st FLOOR ADDITION	247#
2nd FLOOR ADDITION	789#
TOTAL NEW LIVING	2,241#
GARAGE	789#
TOTAL ADDITION	1,036#
FOUNDATION	
TOTAL BUILDING	3,030#

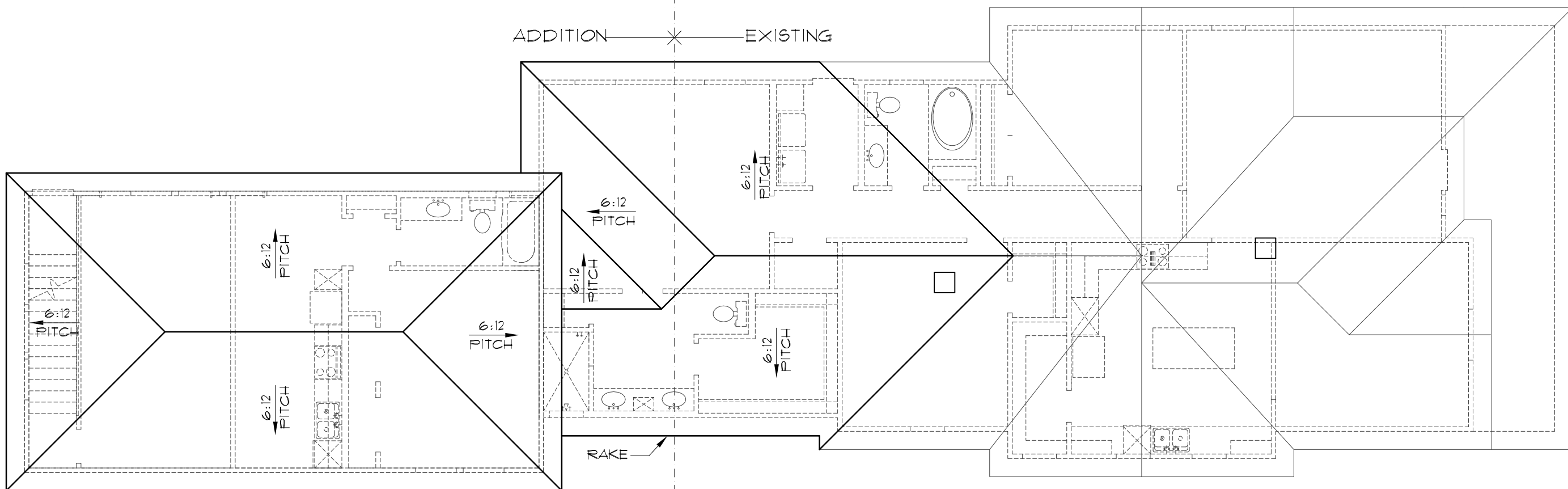
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CHCKD BY: RAMc	DATO: 11.18.2016
	PROJECT No:
S H E E T 3 of	6

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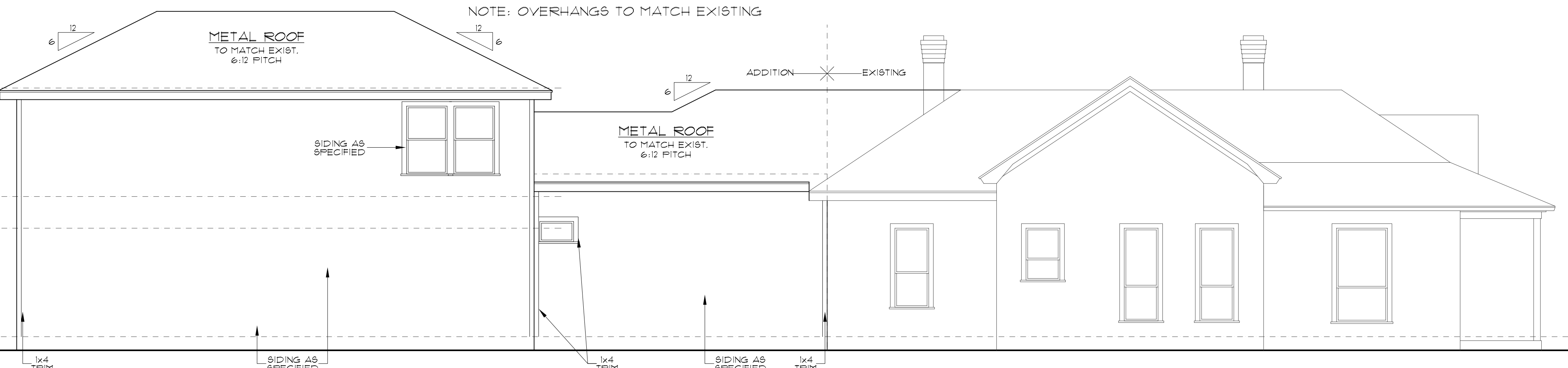
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	PROJECT No:
S H E E T 3 of	6



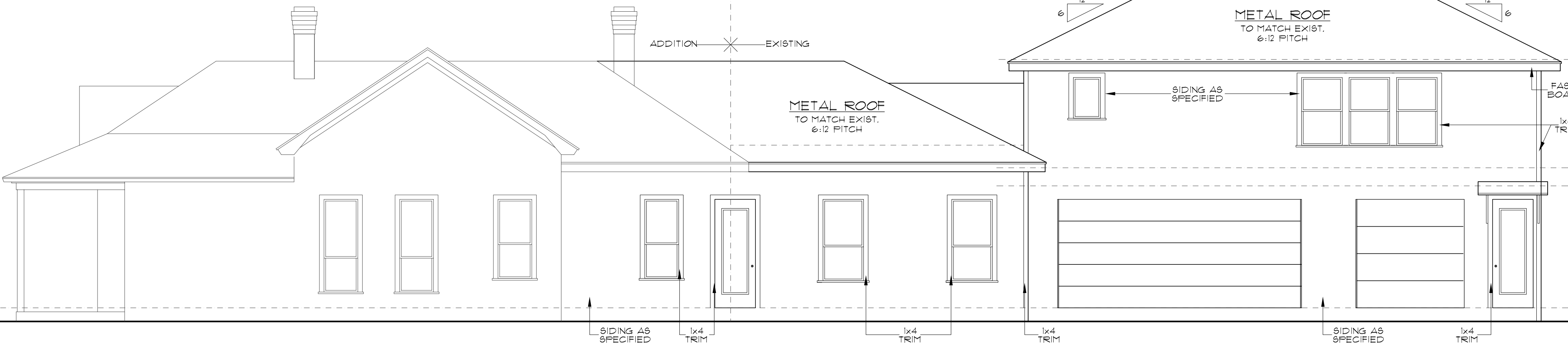
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



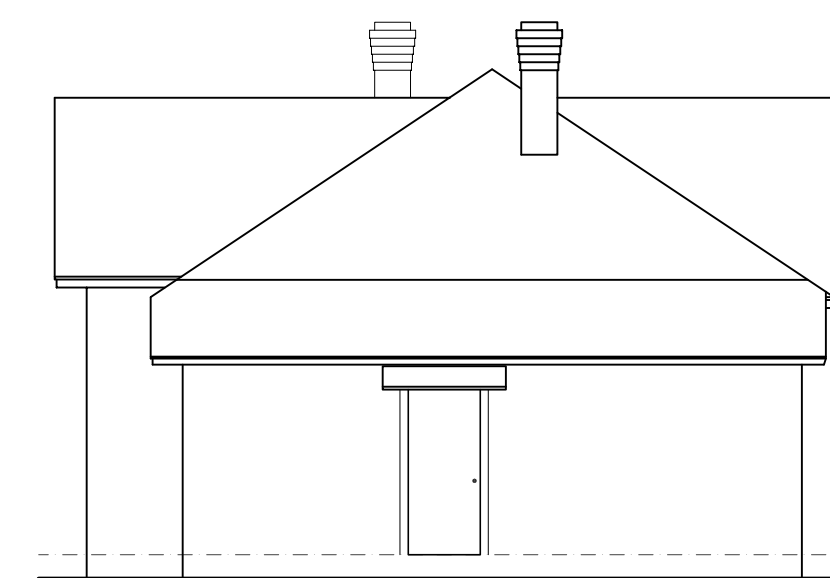
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SCALE: 1/8" = 1'-0"



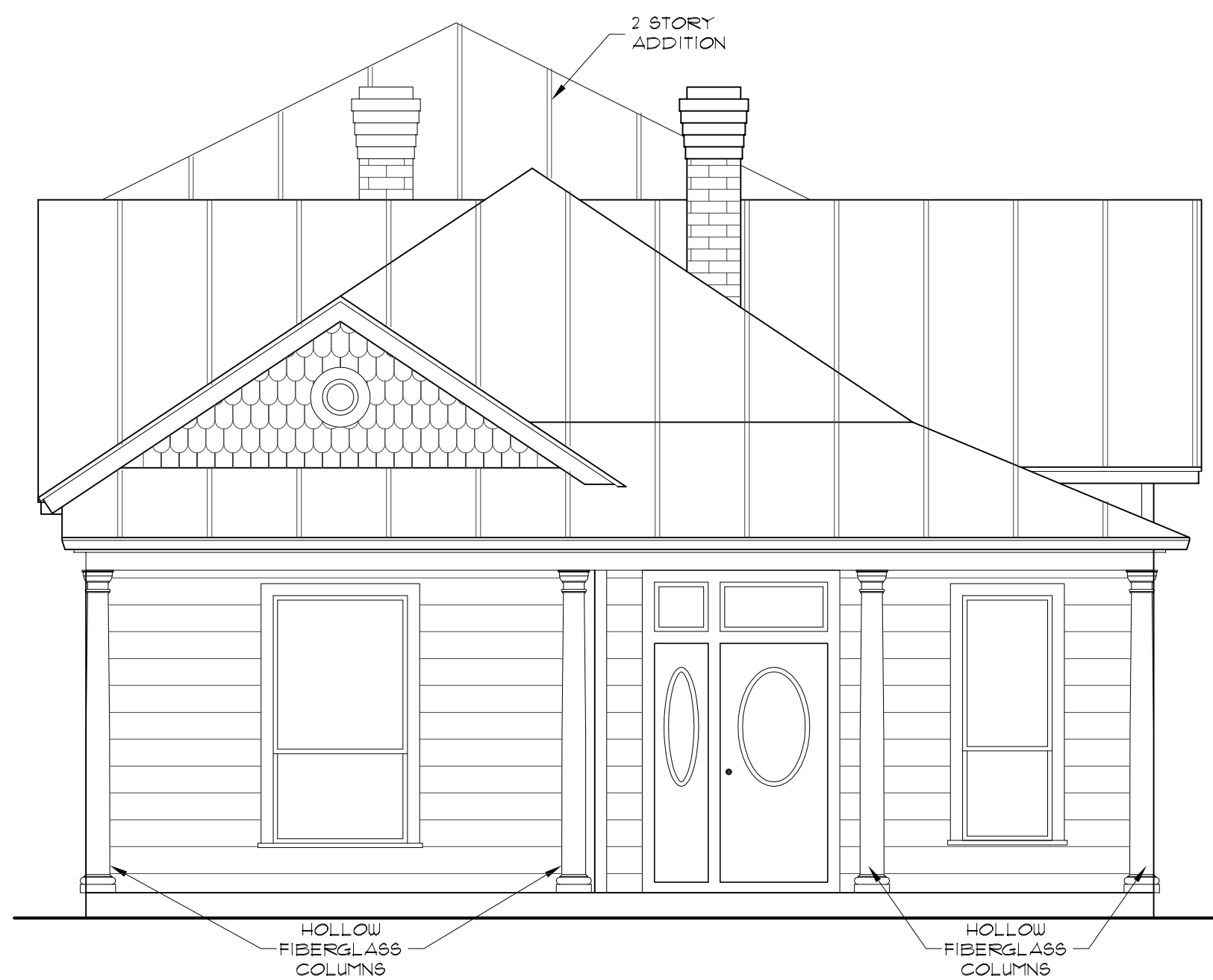
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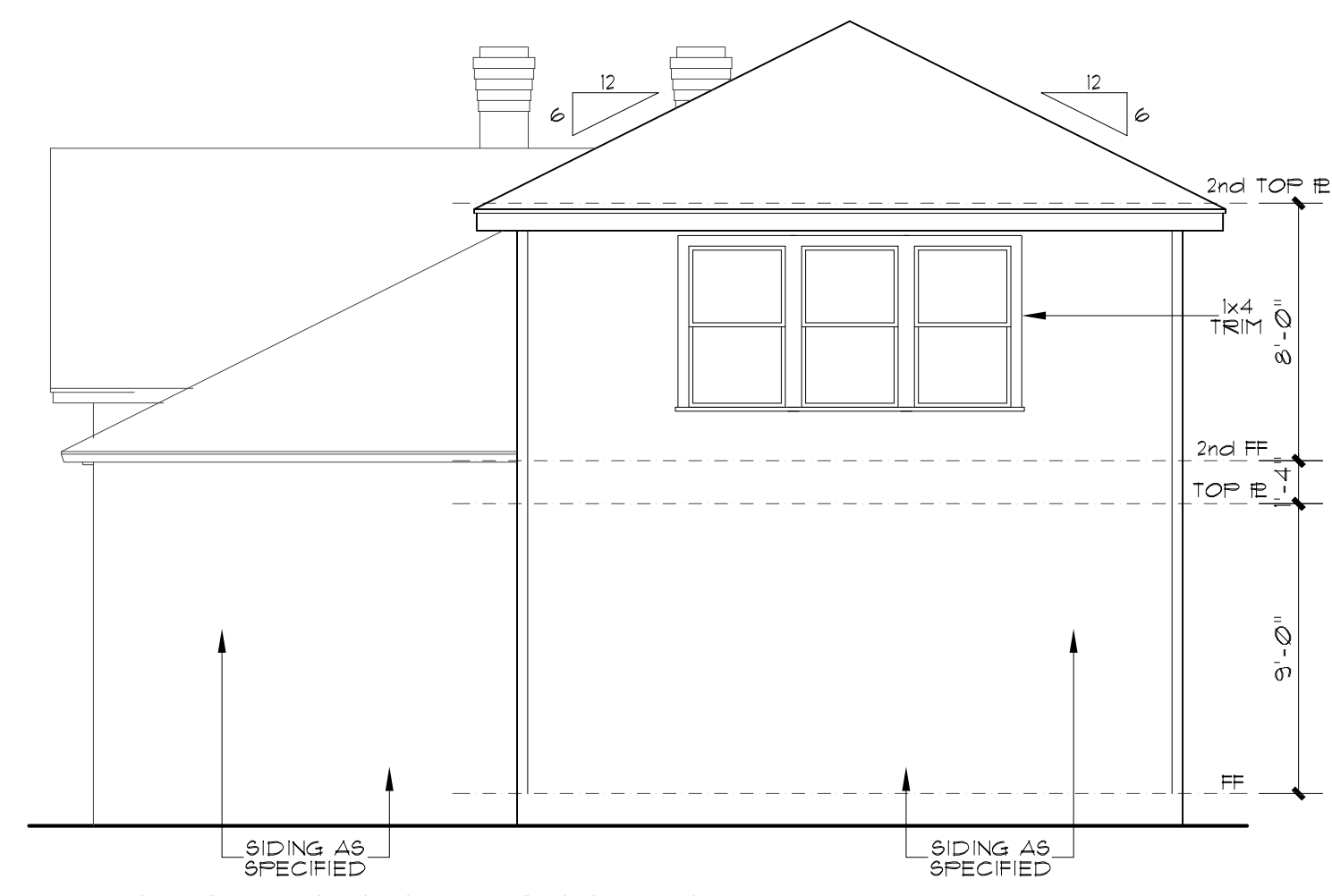
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



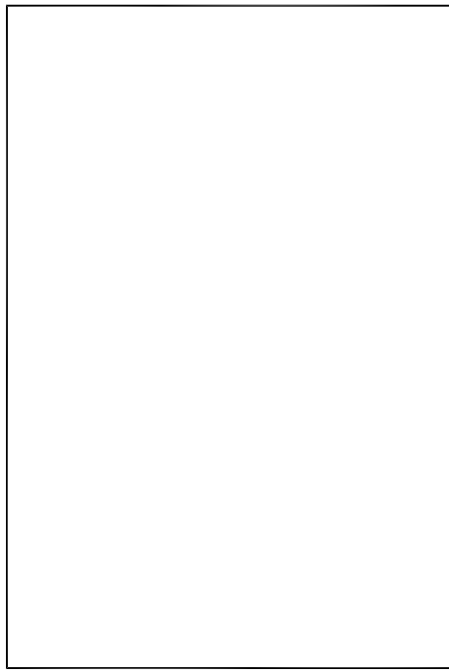
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

McCullough Design Associates
14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mcculloughda.com

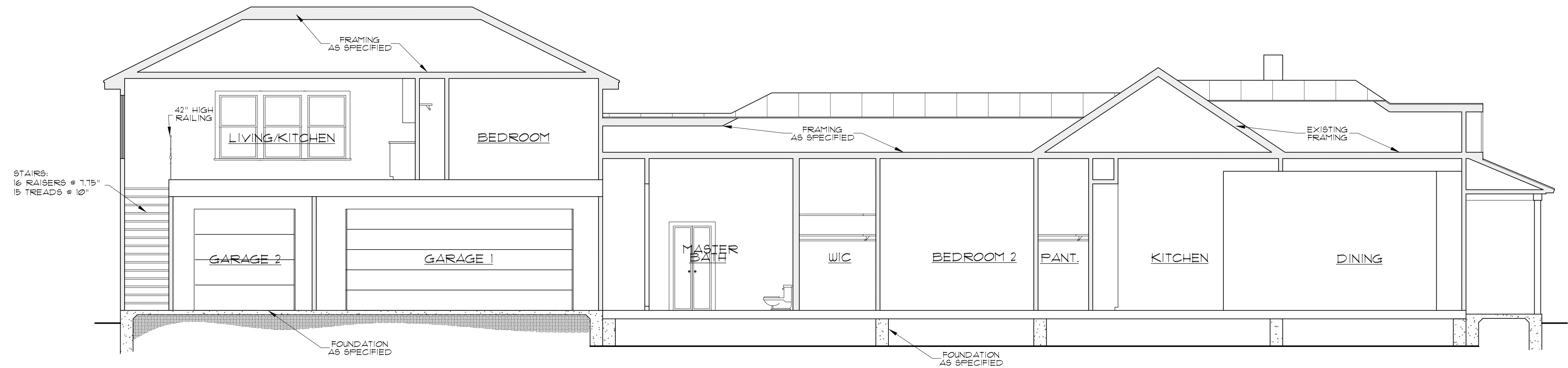
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215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

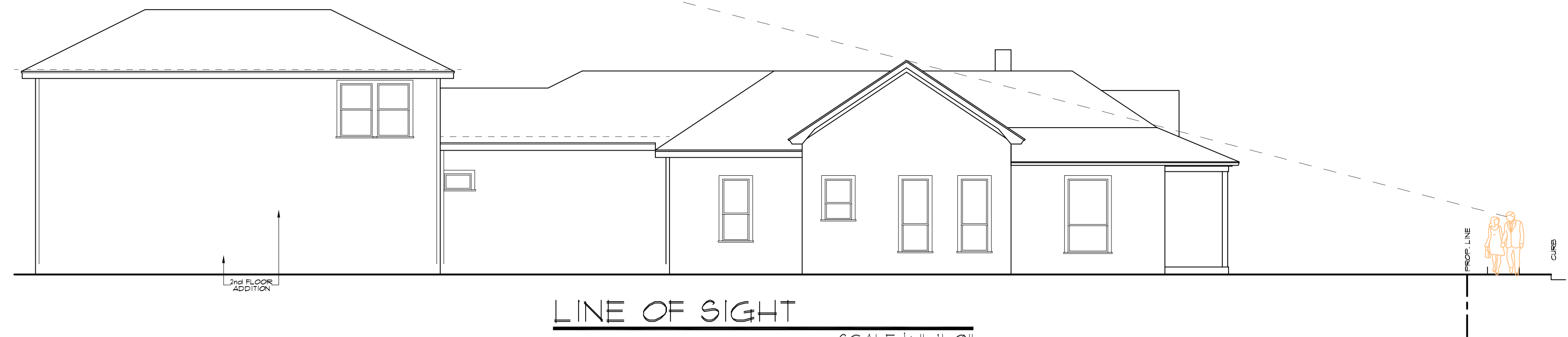
REVISIONS:	
DATO	ITOM

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CHCKD BY: RAMc	DATO: 11.18.2016
PROJECT No:	
SHEET 4 of	6



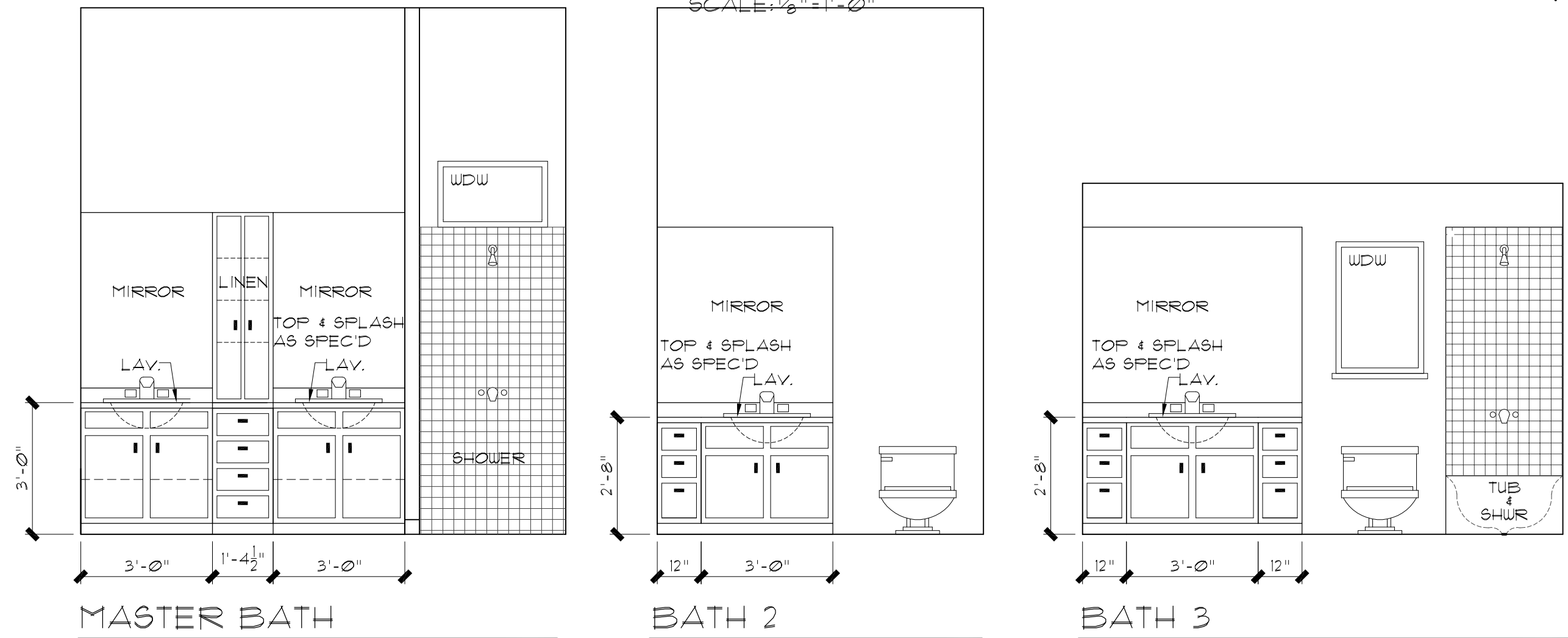
SECTION A-A

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



LINE OF SIGHT

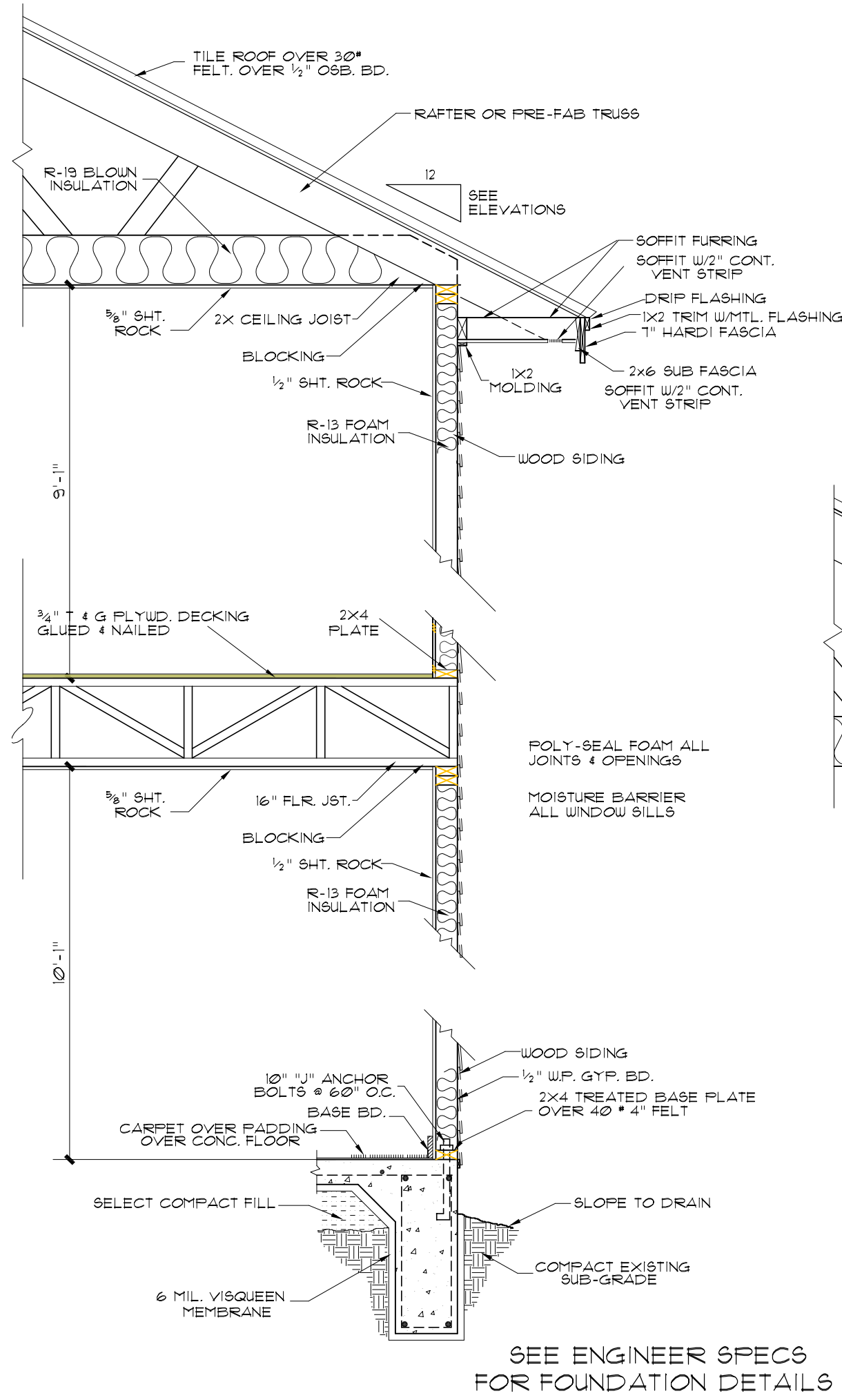
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MASTER BATH

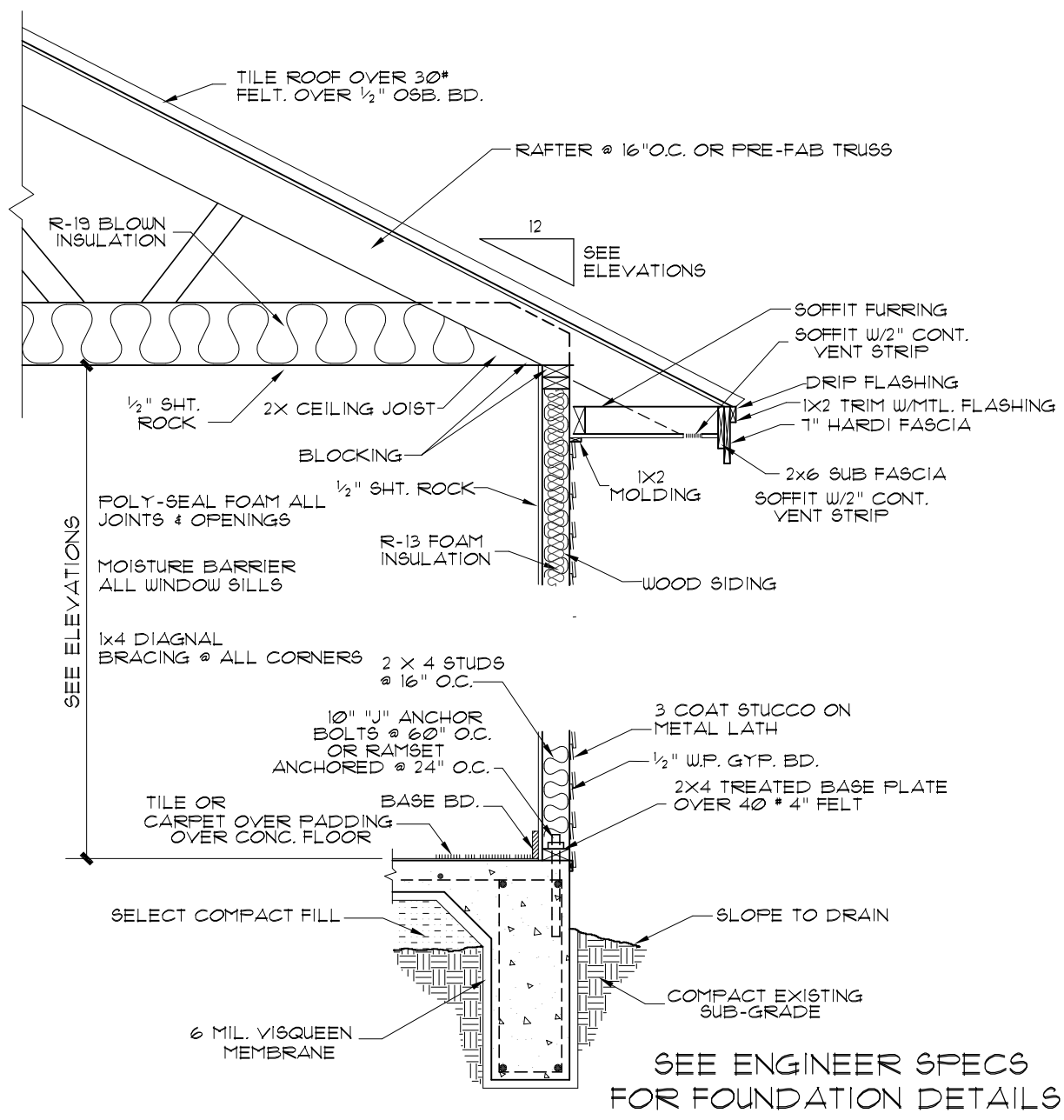
BATH 2

BATH 3



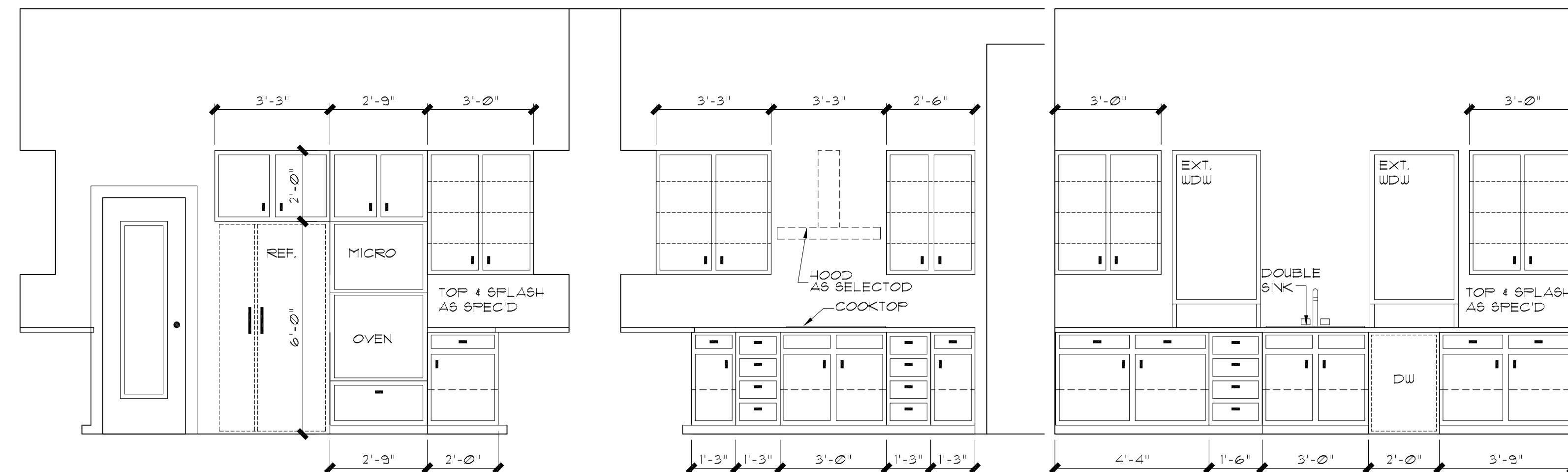
WALL SECTION

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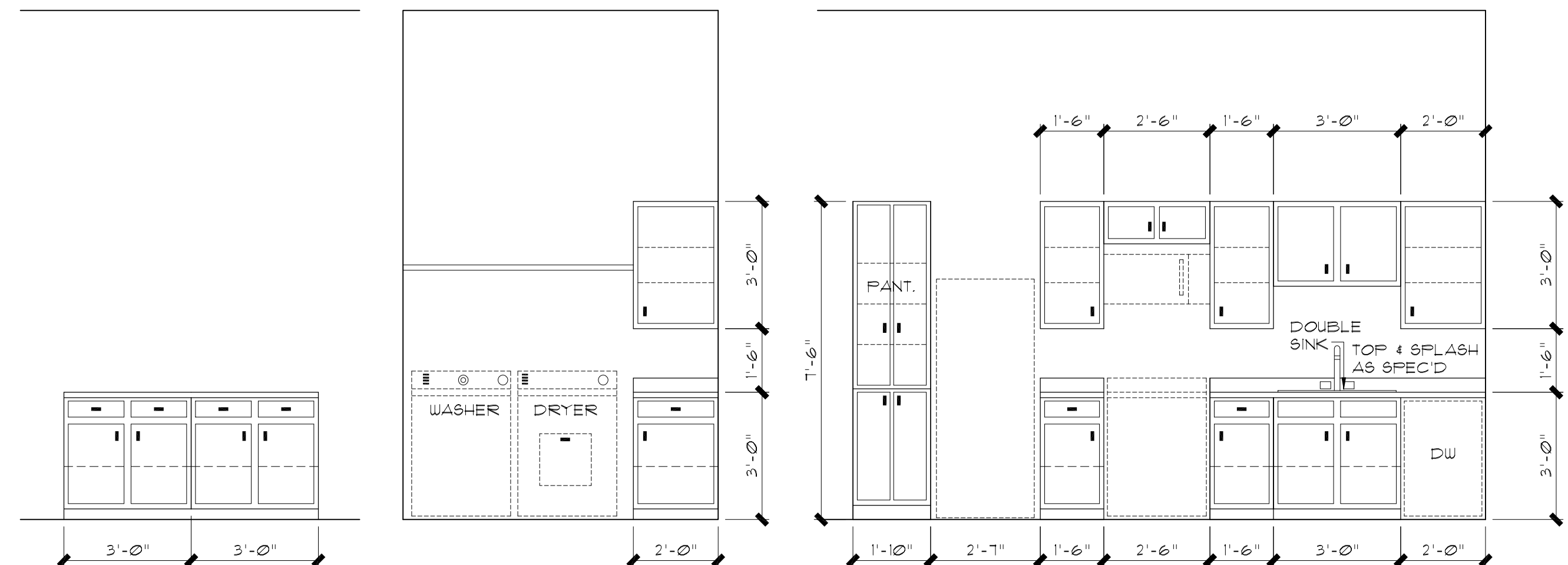


WALL SECTION

SCALE: 1/2" = 1'-0"



KITCHEN



UTILITY

KITCHEN

INTERIOR ELEVATIONS

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

A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
2115 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

REVISIONS:	
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	PROJECT No:
SHEET 5 of	6



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ALL SUMS DUE.



A REMODEL AND ADDITION

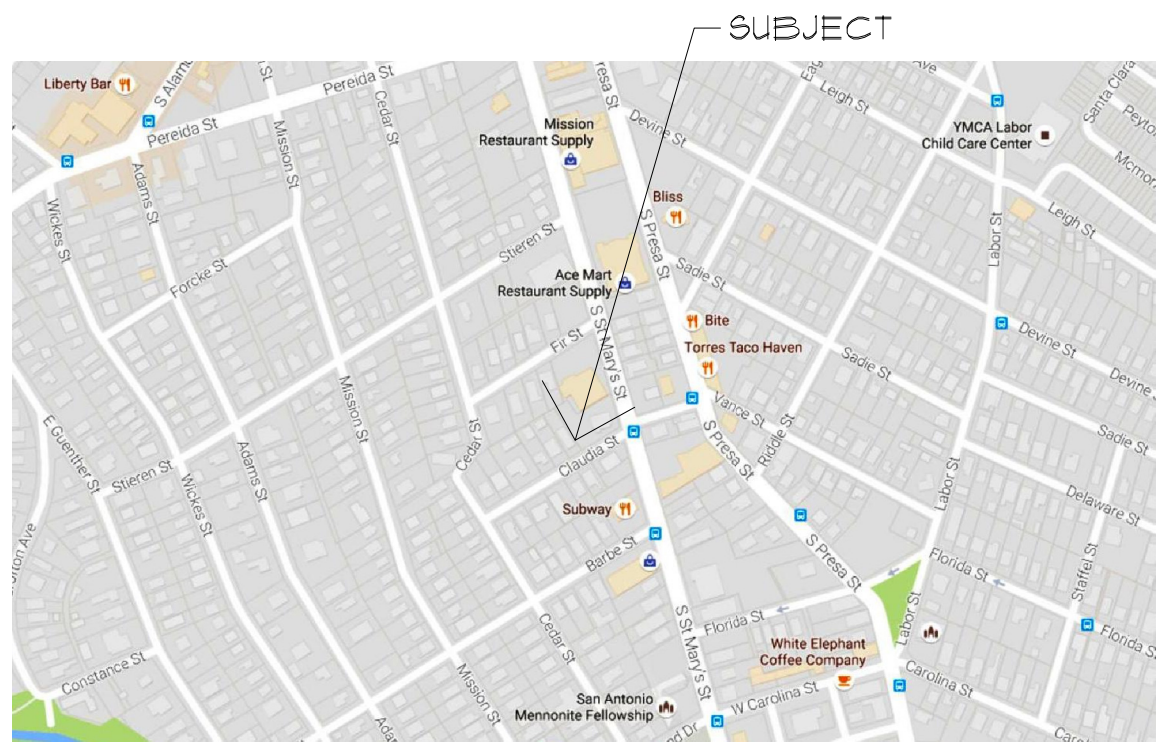
LOT 1, BLOCK 27, CB 5799
102 PARKLANE DRIVE,
OLMOS PARK ESTADOS,
CITY OF OLMO PARK, TEXAS

REVISIONS:	
DATE	ITEM

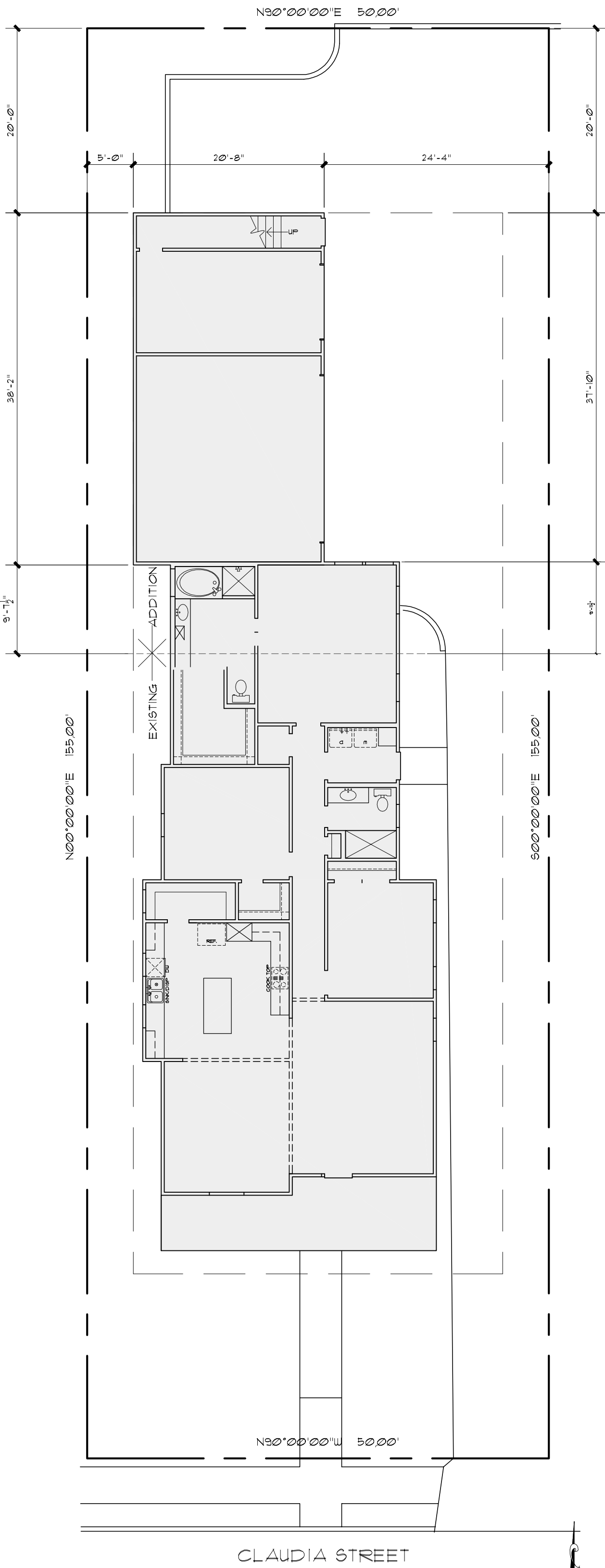
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CHECKED BY: RAMc	DATO: 11.18.2016
	PROJECT No:
S H E E T 6 of	6

A REMODEL AND ADDITION

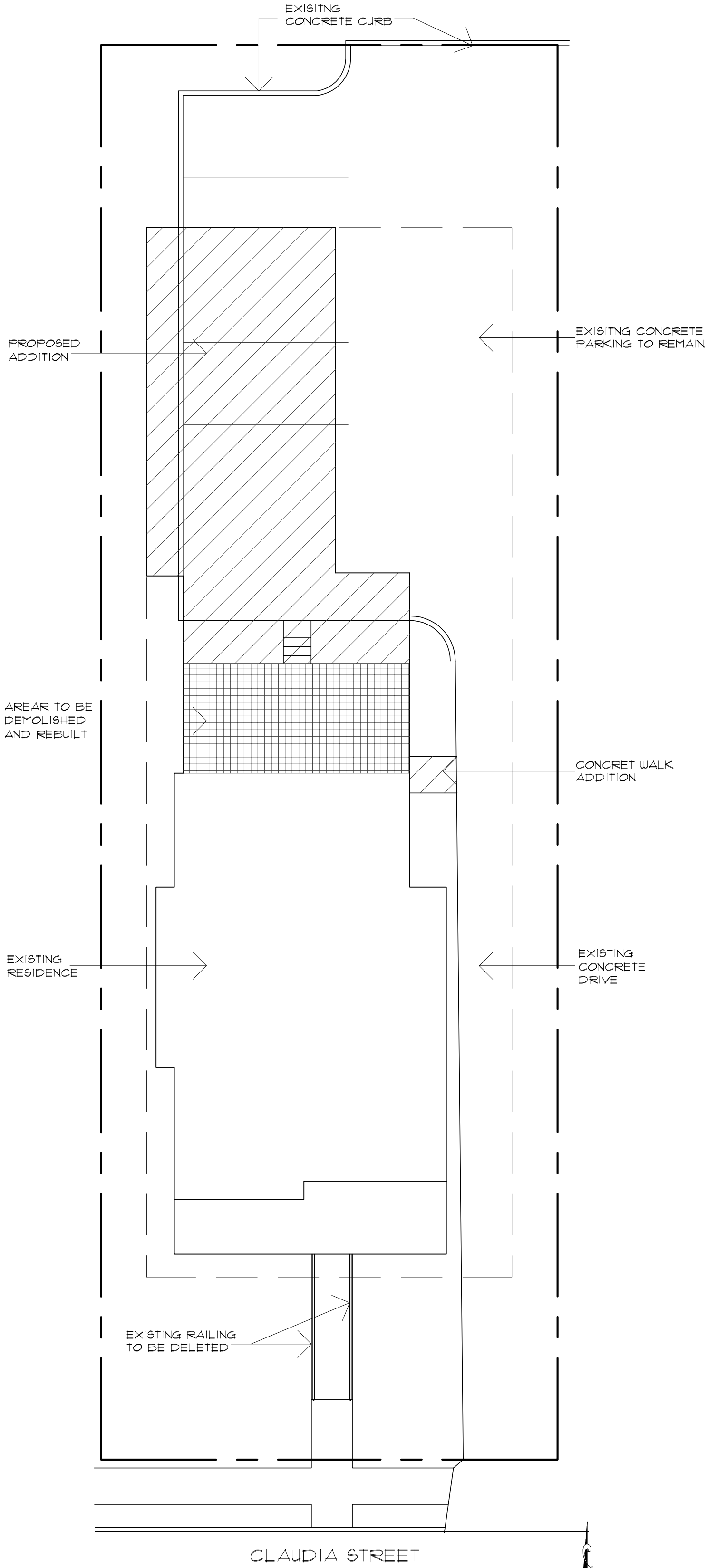
LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS



LOCATION MAP
N.T.S.



PROPOSED SITE PLAN
SCALE: 1" = 10'



EXISTING SITE PLAN
SCALE: 1" = 10'



14255 BLANCO
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A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
12.19.2016	COSA COMMENTS

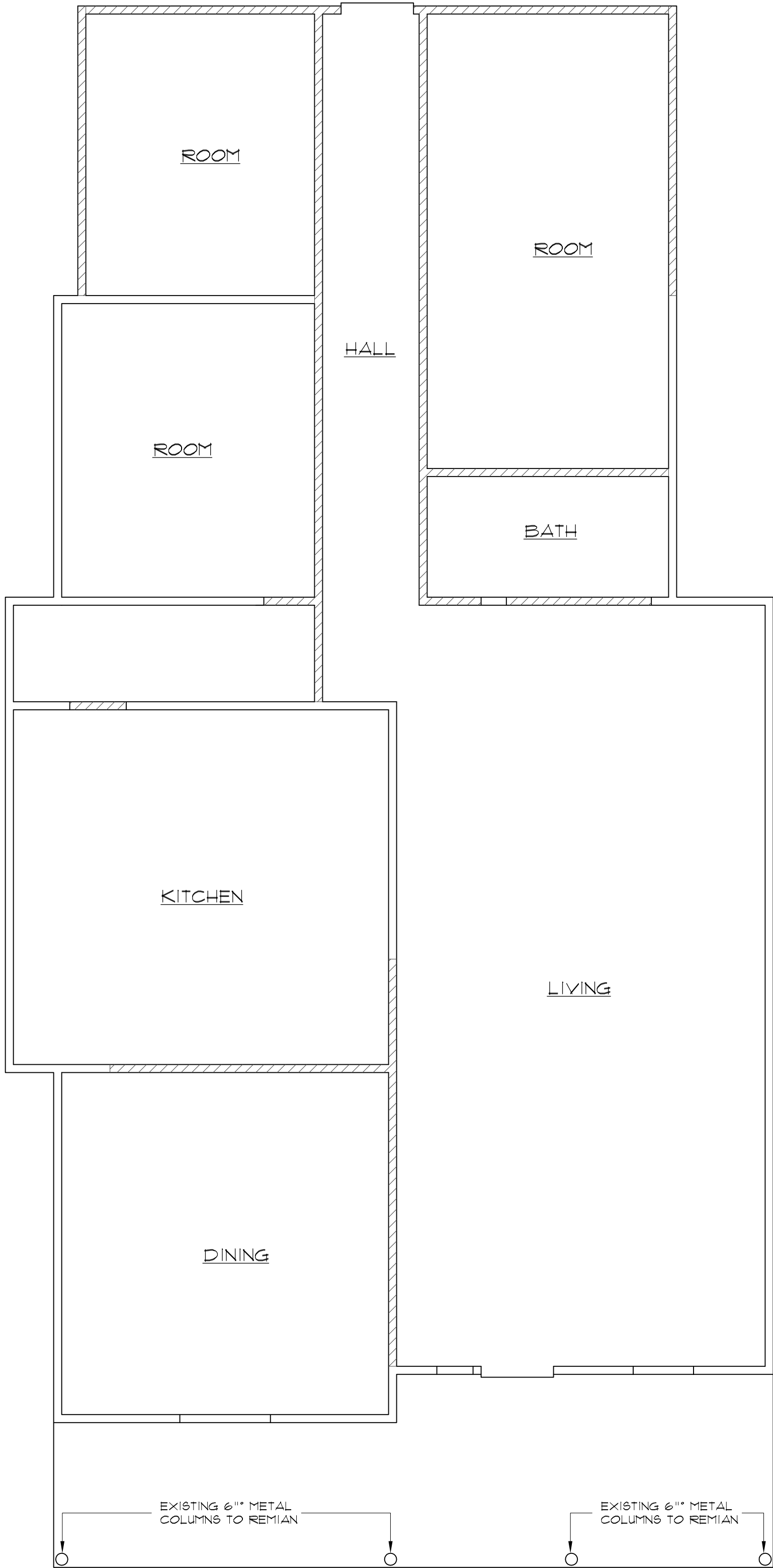
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CHCKD BY: RAMc	DATE: 11.18.2016
	PROJECT No:
SHEET 1 of	6

DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED. ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
3. REMOVE ONLY NONLOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC., SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. INITIAL CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NONCONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS.
5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED, SAND AND LEFT IN A PAINT READY CONDITION.
7. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.
8. REMOVE POPCORN TEXTURE ON CEILINGS THROUOUT THE HOUSE.

CONTRACTOR NOTES

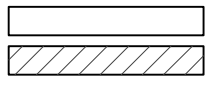
- CONTRACTOR SHALL INSURE ALL WORK IS IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE N.Y.S. UNIFORM FIRE PREVENTION AND BUILDING CODE, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. PLUMBING CODE, NATIONAL ELECTRIC CODE, AND ALL OTHER FEDERAL, STATE AND LOCAL AGENCY REGULATIONS HAVING JURISDICTION OVER THIS PROJECT. IN THE EVENT OF ANY DISCREPANCIES BETWEEN AGENCY REQUIREMENTS, THE CONTRACTOR SHALL OBSERVE THE MORE STRINGENT OF REQUIREMENTS.
- CONTRACTOR (AND HIS SUBCONTRACTORS) SHALL BE LICENSED BY THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED IN ADVANCE BY THE OWNER.
- CONTRACTOR SHALL FILE ALL APPLICATIONS, PAY FOR ALL NECESSARY PERMITS AND SECURE CERTIFICATES OF OCCUPANCY FOR THE PROJECT.
- ALL WORK IS TO BE COORDINATED WITH THE OWNER. THE CONTRACTOR IS TO MEET WITH THE OWNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OWNER PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.
- CHECK WITH THE OWNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OWNER'S REGULATIONS GOVERN ALL ASPECTS OF OUTSIDE CONTRACTORS WORKING ON THE PROPERTY.
- CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK. PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.
- UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR EQUIVALENCE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
- PAINTING FOR GYPSUM BOARD AND WOOD CONSTRUCTION. PROVIDE TWO (2) FINISH COATS OF PREMIUM GRADE PAINT OVER SINGLE COAT OF COMPATIBLE PRIMER, FORMER 200 SERIES BY SHERWIN WILLIAMS, CLEVELAND, OHIO OR APPROVED EQUAL. ALL PAINT BY SINGLE MANUFACTURER.
- VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OWNER OR ARCHITECT. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
- UNLESS OTHERWISE INDICATED ALL INTERIOR FINISHES SHALL BE AS DIRECTED BY THE OWNER.
- CONTRACTOR TO OBTAIN AND PROVIDE OWNER WITH COLOR SAMPLES FOR PROPER COLOR SELECTION AND FINAL APPROVAL OF ALL FINISHES PRIOR TO INSTALLATION.
- ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRUCTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- WALL TO REMAIN
WALLS TO BE DEMOLISHED





McCULLOUGH DESIGN
ASSOCIATES

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ricardo@mcculloughda.com

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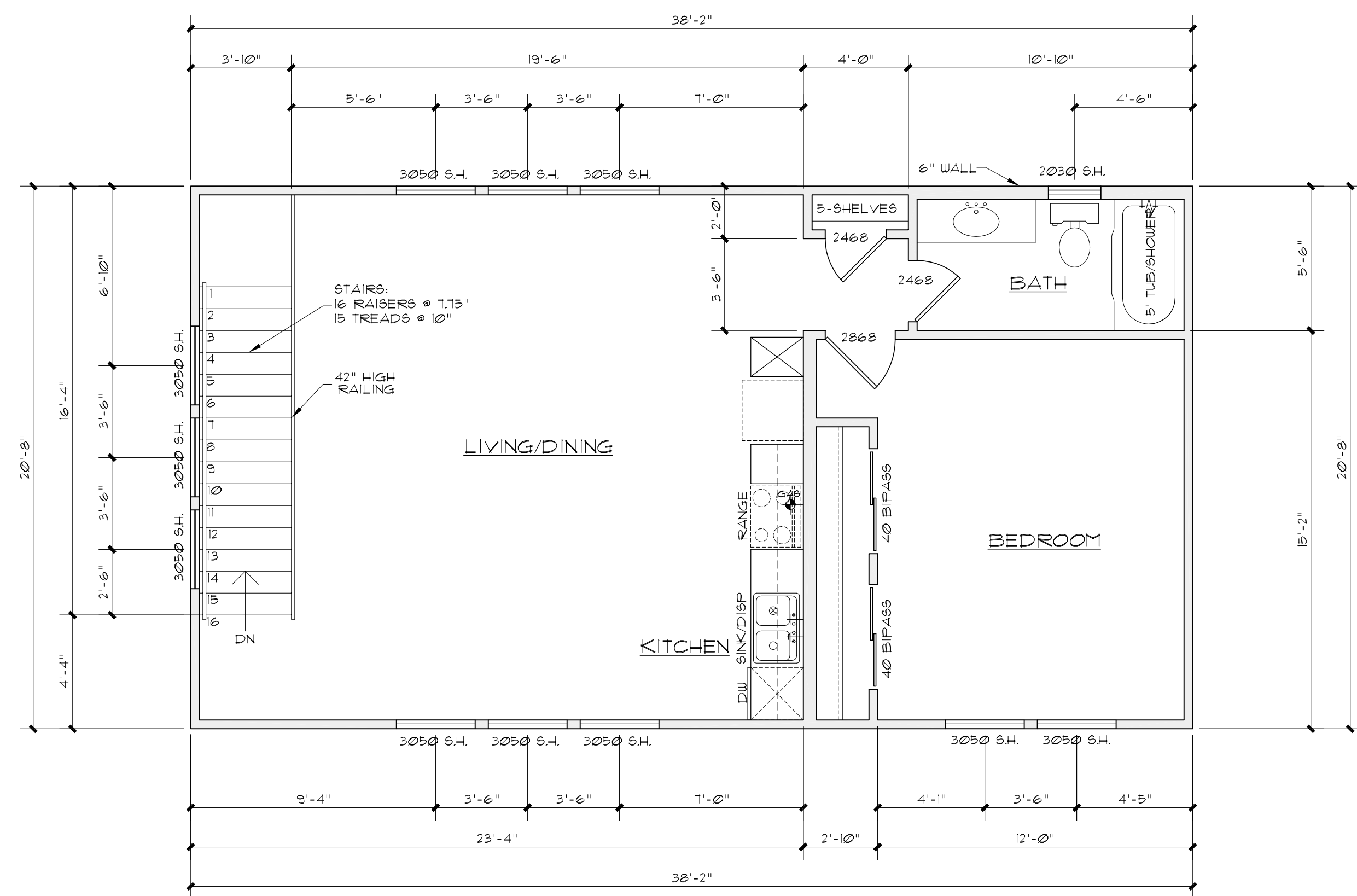


A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
2115 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM
12.19.2016	COSA COMMENTS

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 11.18.2016
	PROJECT No:
SHEET 2 of	6



GENERAL NOTES:
 APPLICABLE CODES:
 2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS UNIFIED DEVELOPMENT CODE
 2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
 2016 NATIONAL ELECTRICAL CODE WITH LOCAL CITY CHAPTER 10 (ELECTRICAL)
 2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
 2016 INTERNATIONAL ENERGY CONSERVATION CODE.

2. ATTIC ACCESS - MINIMUM 2'0"x3'0" IRC SECTION 809.2

3. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 42" IRC SECTION 310.4

4. DWELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE CONSTRUCTION WALLS & /OR CEILING AND A SOLID CORE WOOD DOOR WITH CLOSER. DWELLING OVER GARAGE REQUIRES ON HOUSE FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS. IRC SECTION 302.4, EXCEPTION 3.

5. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE/NEC/CITY CODE 2016. GROUND FAULT INTERRUPTORS REQUIRED ON EXTERIOR OR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES, ADJACENCIES AT KITCHEN, CLOSETS, TOPS, INCLUSIVE OF ISLAND COUNTERTOPS. ELECTRICAL CONVEINCE OUTLETS SERVING KITCHEN ARTICLE 210-52(C) OF THE 2016 NEC. ACCESS DOORS SHALL BE PROVIDED FOR ALL ELECTRICAL WORKERS.

6. FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTOLS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COVER SHEET WITH THE FOLLOWING INFORMATION:

a. GARAGE TYPES - PRIVATO GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANOTHER DIVISION 1 AND 2 OCCUPANCY, AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATO GARAGE. IRC AMENDMENTS SECTION 312.2.4

b. GARAGE TYPES - STORM GARAGES, STORAGE GARAGES, TOOL SHEDS, ETC., SHALL BE CONSTRUCTED WITH 1/2" MINIMUM THICKNESS GLAZING WITHIN 6" ABOVE A STANDING SURFACE, BATH ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM RAIL OF A STAIRWAY SHALL BE NOT LESS THAN 1/2" MINIMUM THICKNESS GLAZING WITHIN 6" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.3

c. GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A 6" SPHERE 4" IN DIAMETER CANNOT PASS THROUGH UNCLOSED FLOOR AND ROOF OPENINGS OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE PROTECTED BY A GUARDRAIL. IRC SECTION 503.

d. MASONRY WALL WITH STUDS - NOT EXCEED 16" ON CENTER IRC SECTION 1403.4.6.2

10. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 809.2, WATER HEATERS GENERATING A GLOW SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 509.2

11. DETECTOR LOCATIONS - DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.2(3) AND AMENDMENTS 93.5. STAIRS - STAIR RAILS 36" MAXIMUM RUN 42" MINIMUM, HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION 310.3

12. BATHROOMS - BATHROOMS WITH BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. IRC SECTION R 3012.1

14. HANDRAILS SHALL BE A ROUNDED WITH MINIMUM OF 1 1/4" THICK AND MAX. 2"

CONTRACTOR NOTES:

WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS TO THE DESIGNER IMMEDIATELY. THE TYPE AND THE DESIGNER OF THIS SET OF PLANS, HERBY NOTIFIED BOTH OWNER AND CONTRACTOR THAT HE, THE 'DESIGNER' RELIVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MC GILLUGHOUGH WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATO CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO ANY SINGLE PERSON.

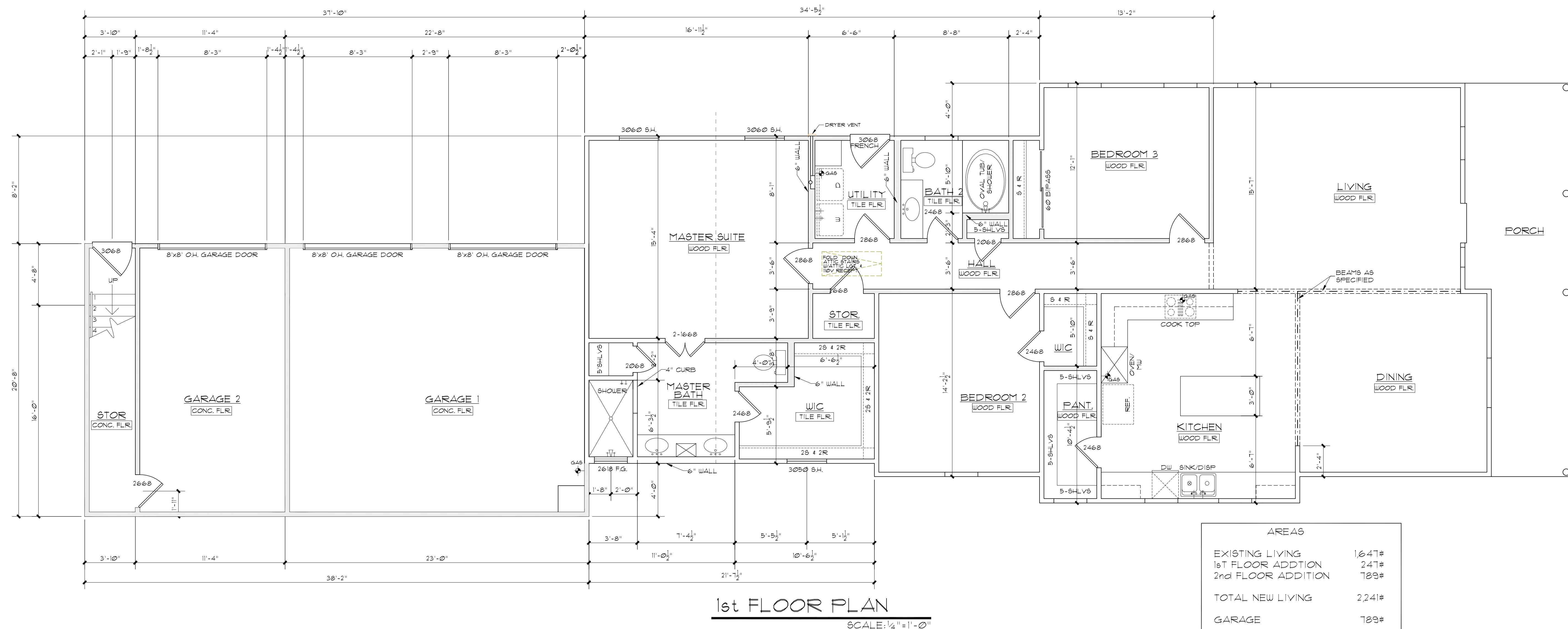
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:

1. MAIN FLOOR ADDITION PLATE HEIGHT TO MATCH EXISTING.
GARAGE 1st FLOOR PLAT AT 8'-0" AFF 2nd FLOOR AT 8'-0" AFF

2. A/C UNIT IN ATTIC, PROVIDE 220v AND GAS, PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE, PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE, PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE, VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.

3. 1st AND 2nd FLOOR ADDITION WINDOWS HEADER HT. AT 6'-8" AFF, AT
7'-0" UNLESS OTHERWISE NOTED.



LEGEND:

EXISTING WALLS
NEW WALLS

10/10

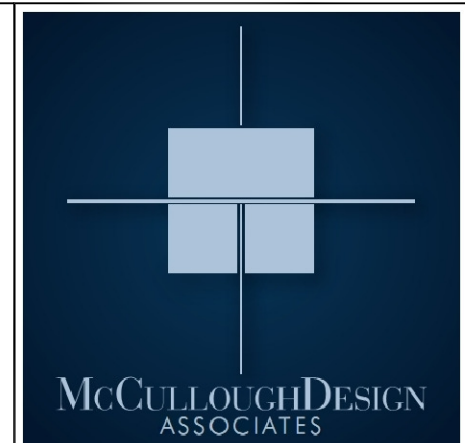
AREAS	
EXISTING LIVING	1,647#
1st FLOOR ADDITION	247#
2nd FLOOR ADDITION	789#
TOTAL NEW LIVING	2,241#
GARAGE	789#
TOTAL ADDITION FOUNDATION	1,036#
TOTAL BUILDING	3,030#

REVISIONS:	
DATE	ITEM
12.19.2016	COSA COMMENTS

DRAWN BY: RAMC	SCALED: AS NOTOD
CHKCD BY: RAMC	DATE: 11.18.2016
	PROJECT No
S H E E T 3 of	6

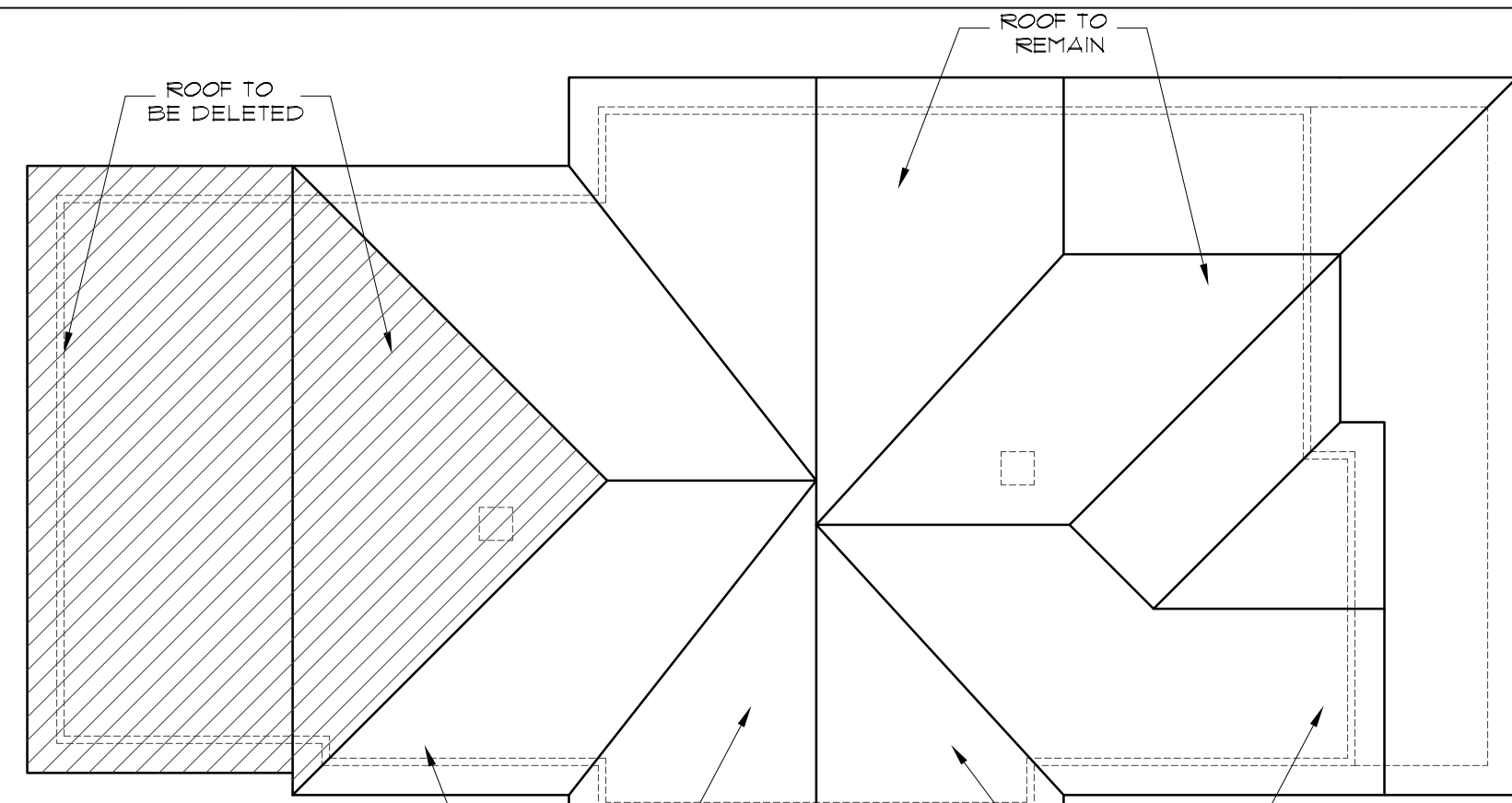
A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

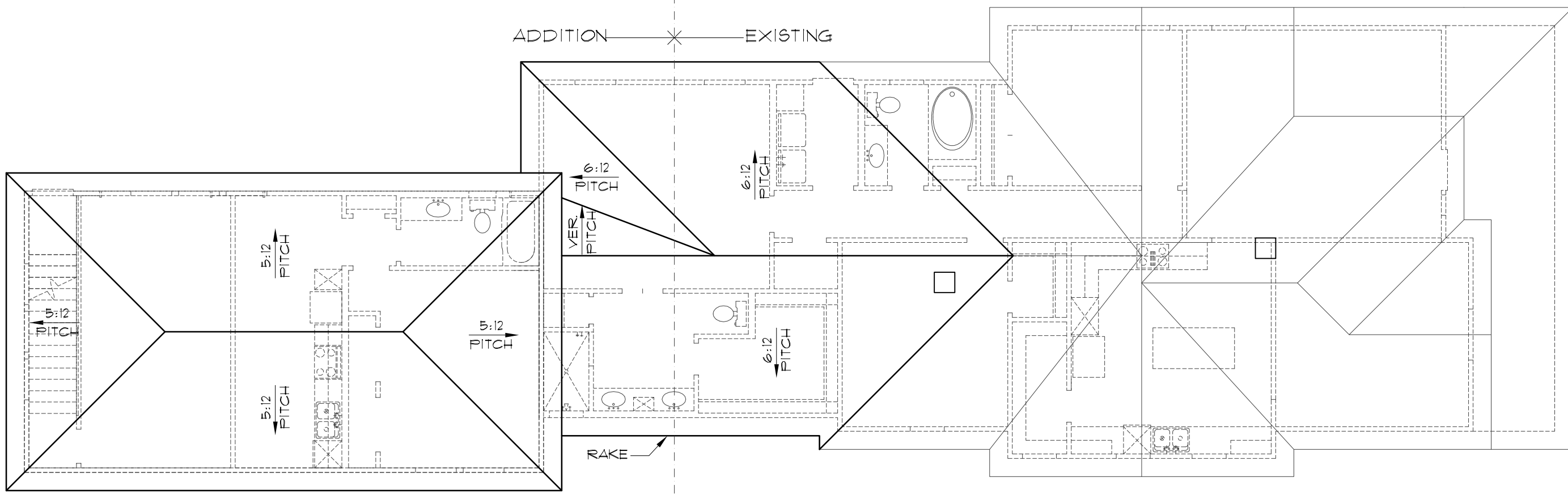


14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mcculloughda.com

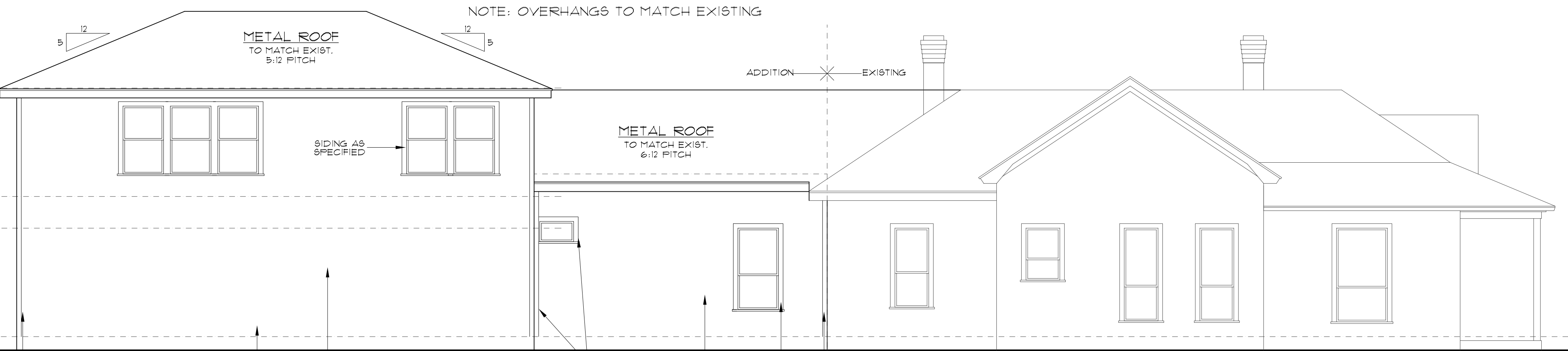
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ALL SUMS DUE.



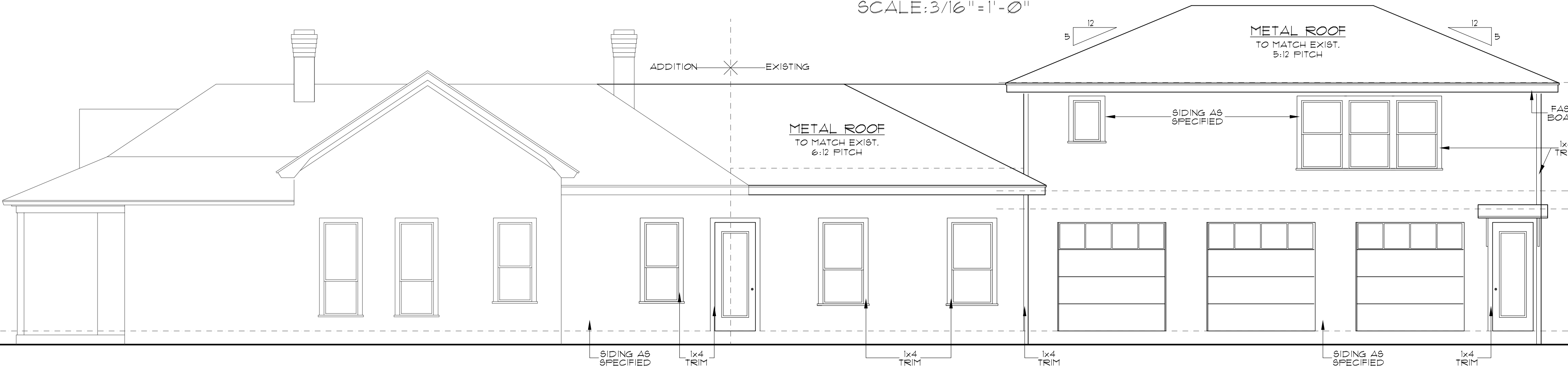
EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



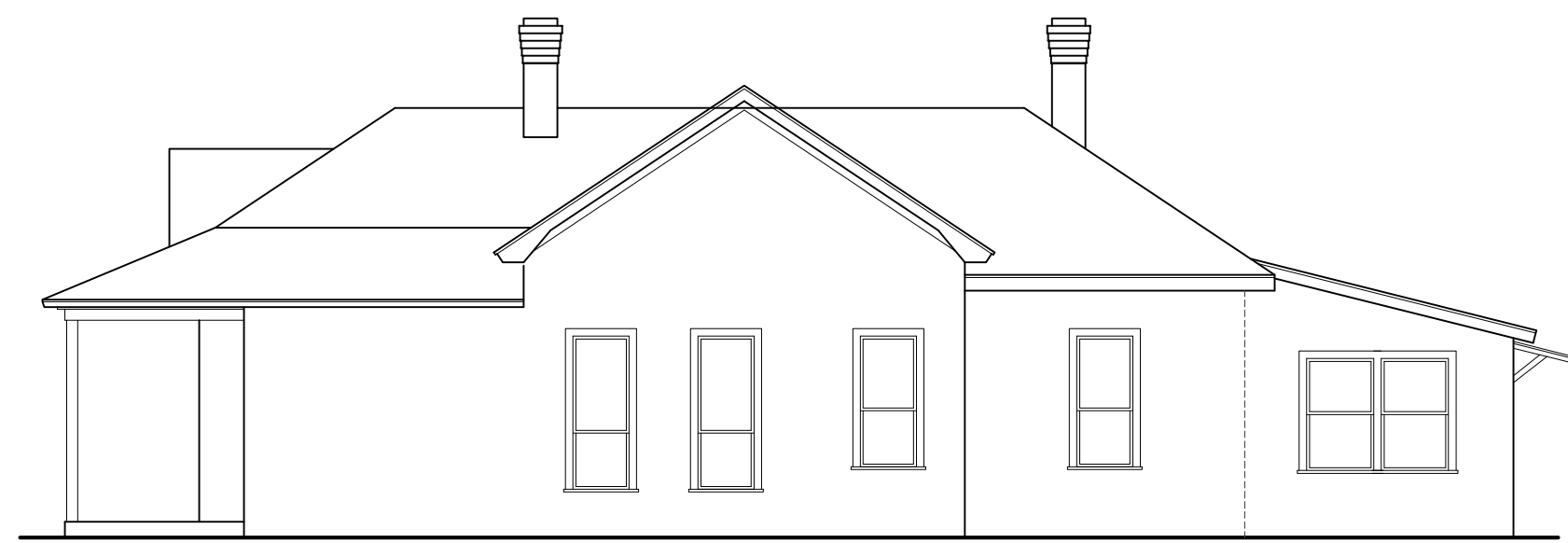
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



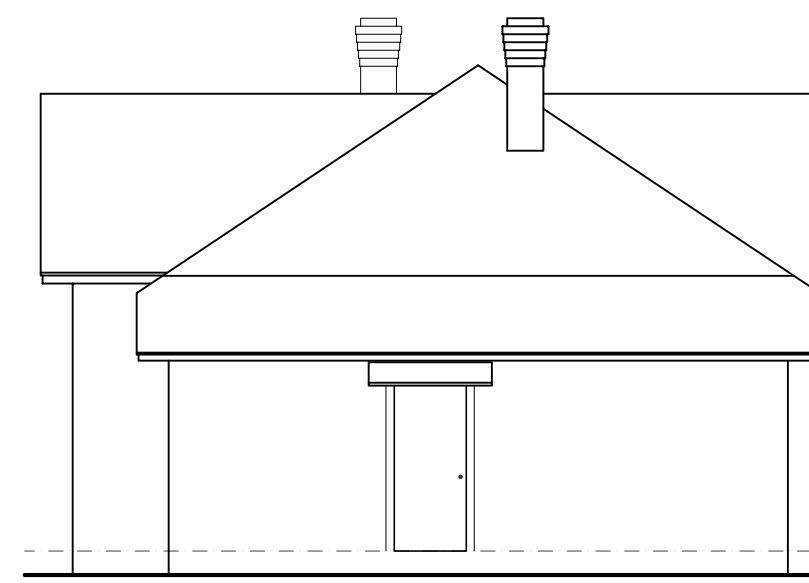
EXISTING RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



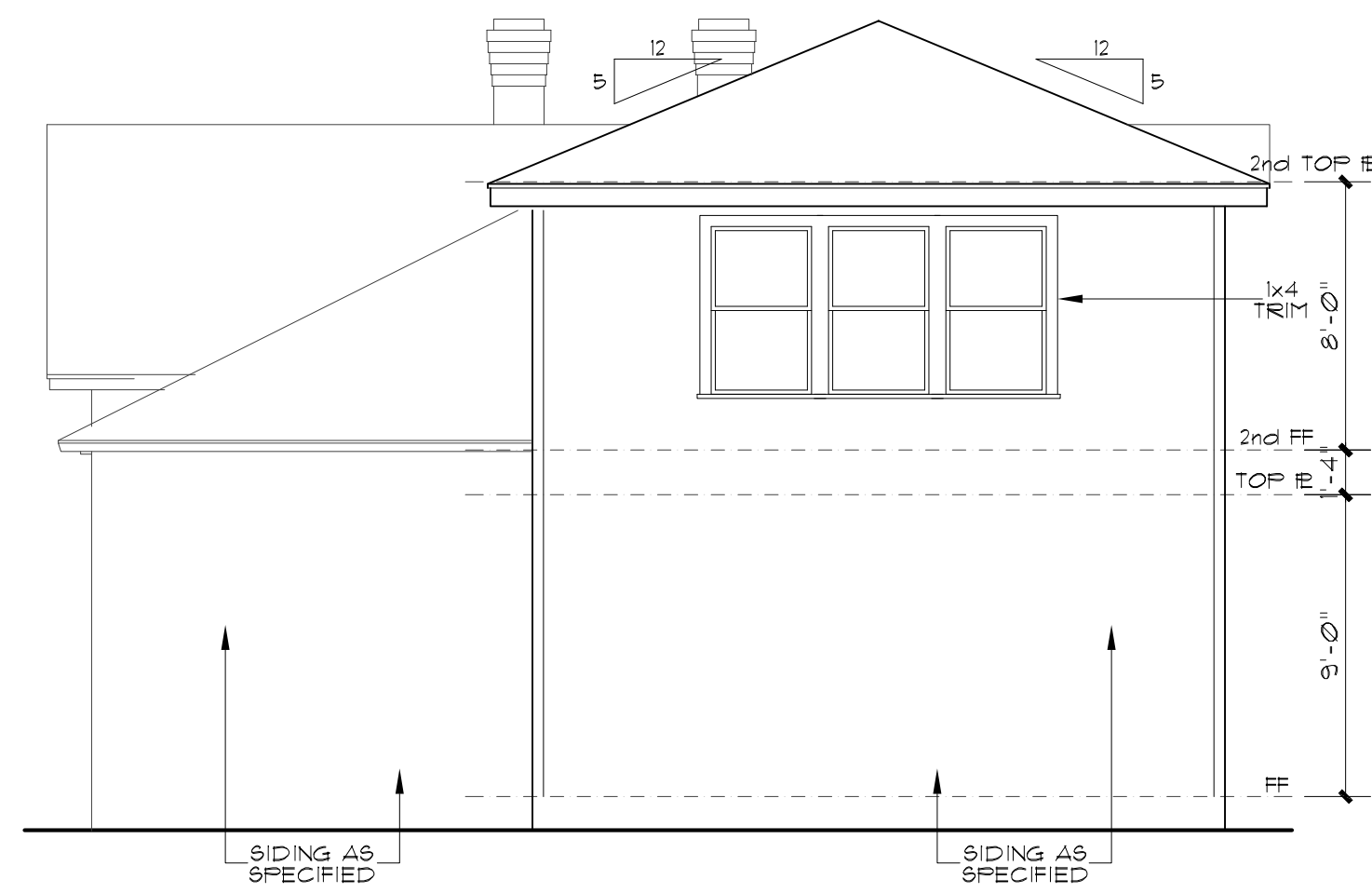
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

McCullough Design Associates
14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mcculloughda.com

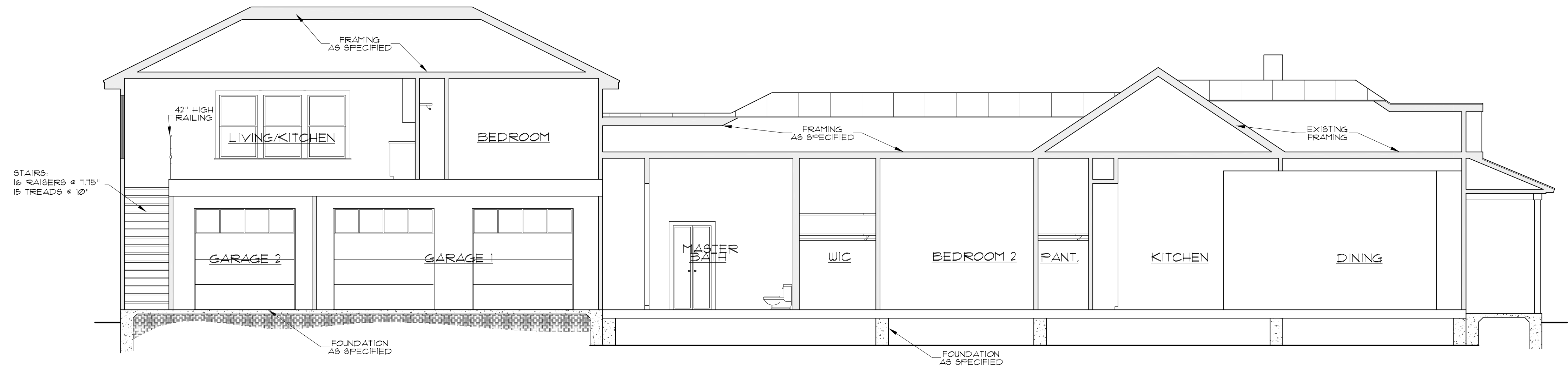
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LOT 7, BLOCK 1, NCB 2876
215 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

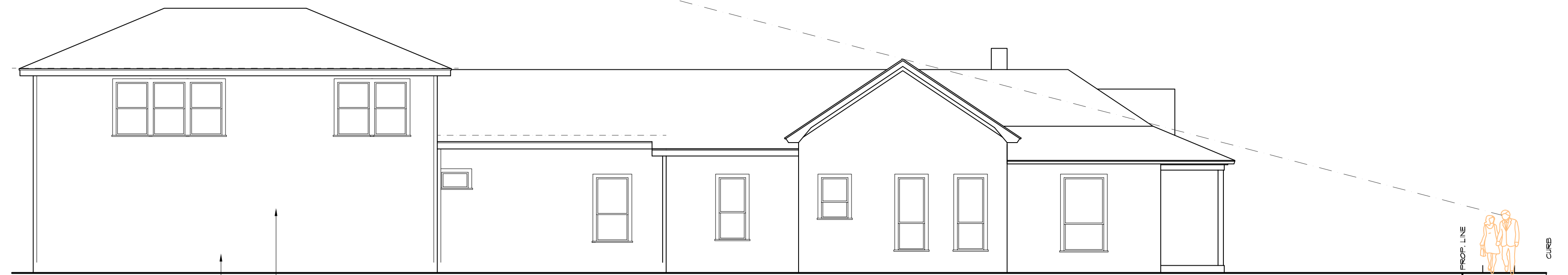
REVISIONS:	
DATE	ITEM
12.19.2016	COSA COMMENTS

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 11.18.2016
PROJECT No:	
SHEET 4 of	6



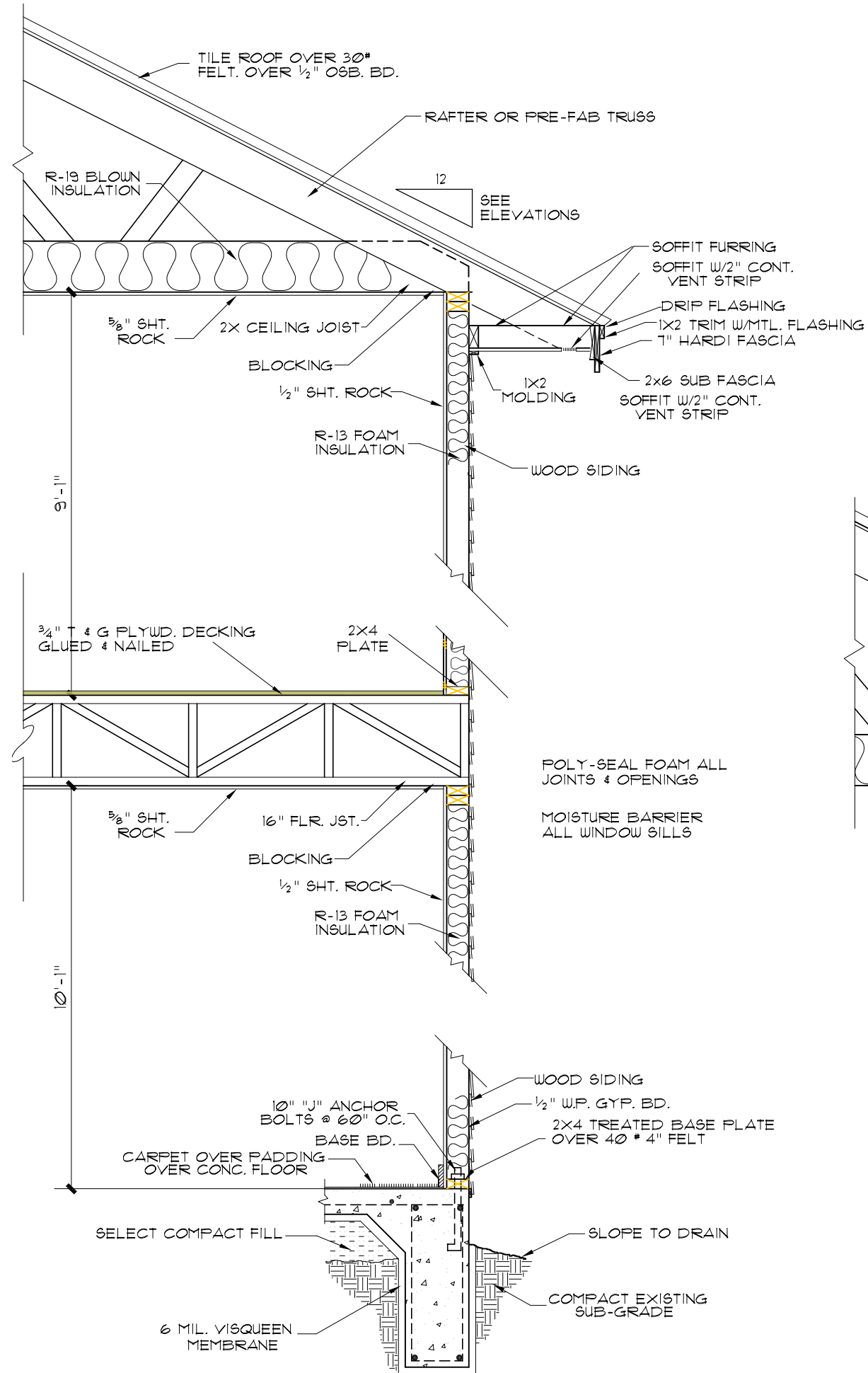
SECTION A-A

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



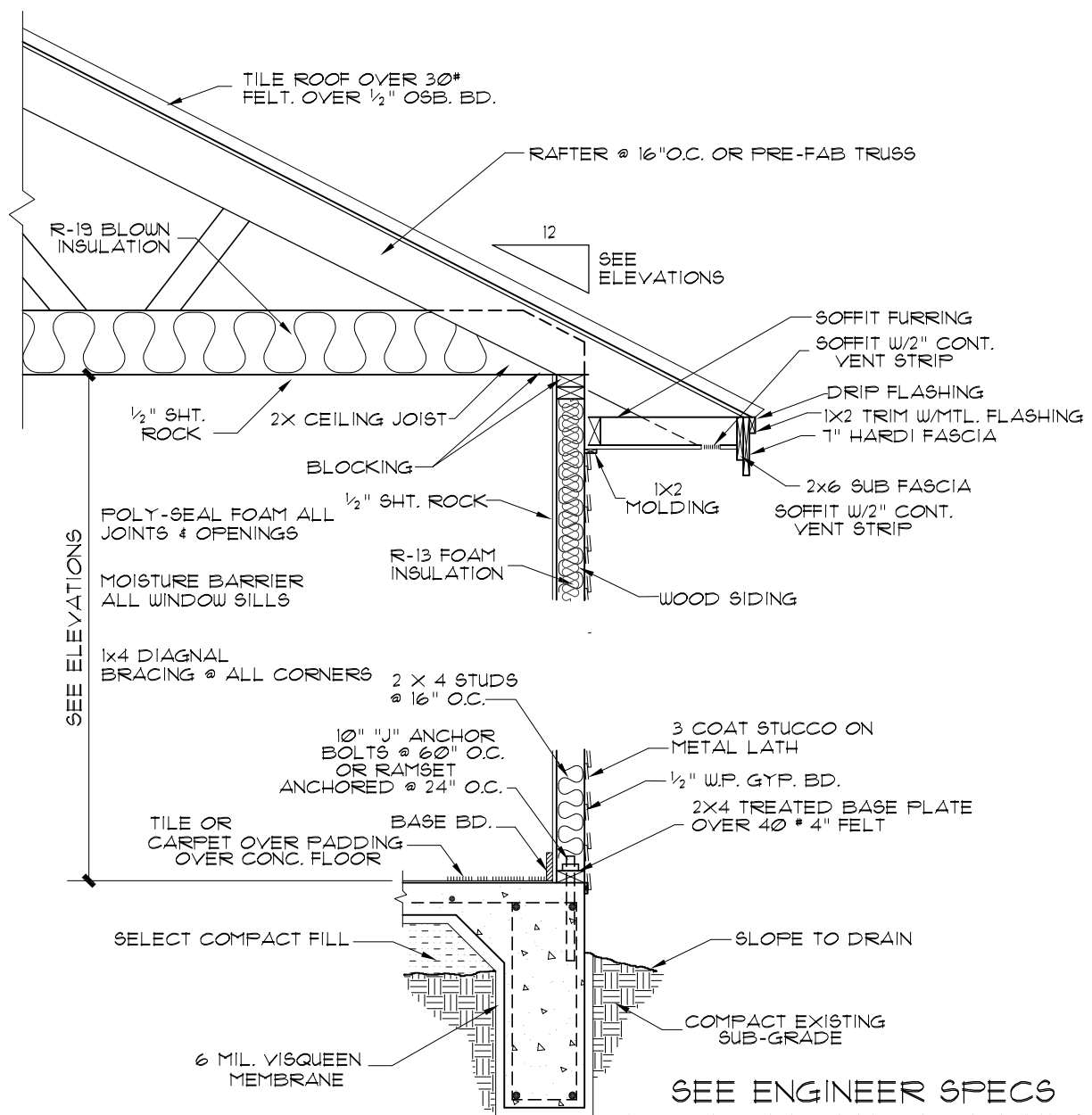
LINE OF SIGHT

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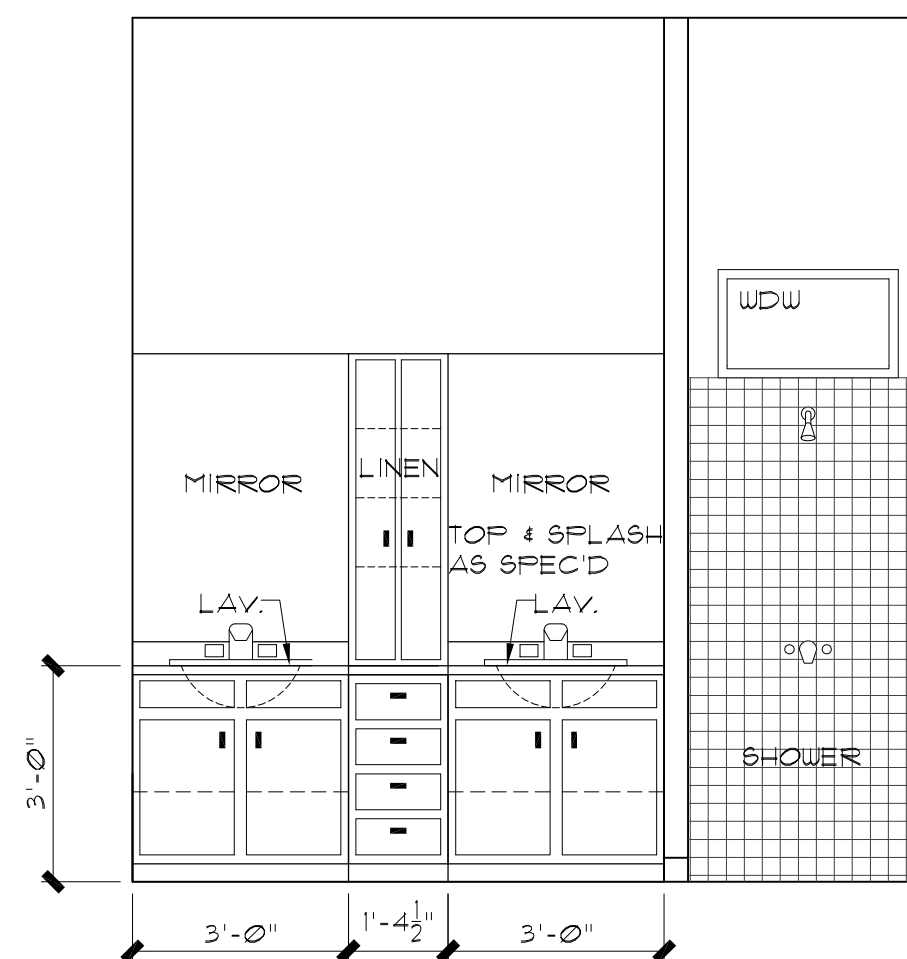
5 WALL SECTION

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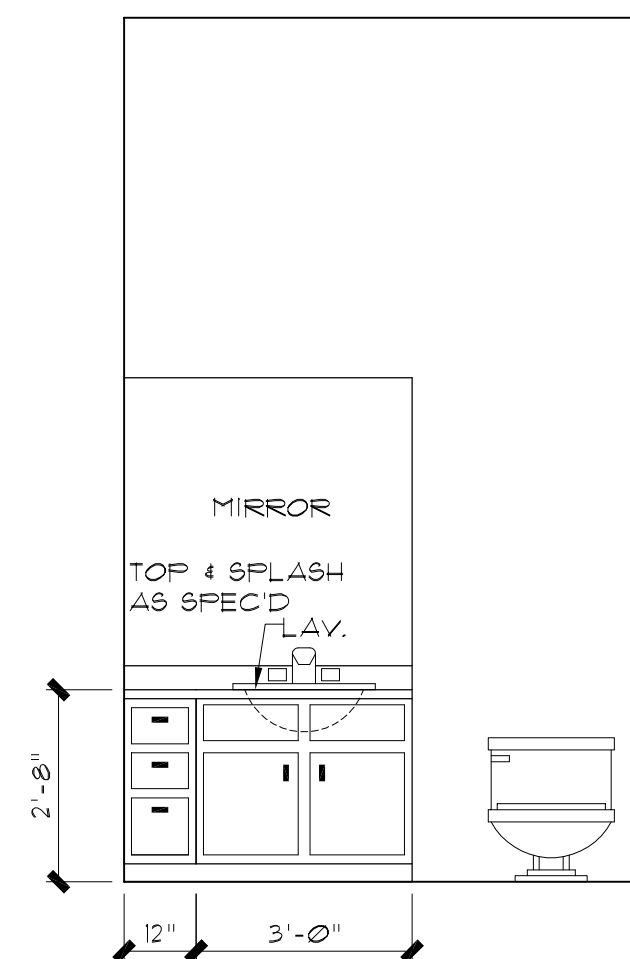


6 WALL SECTION

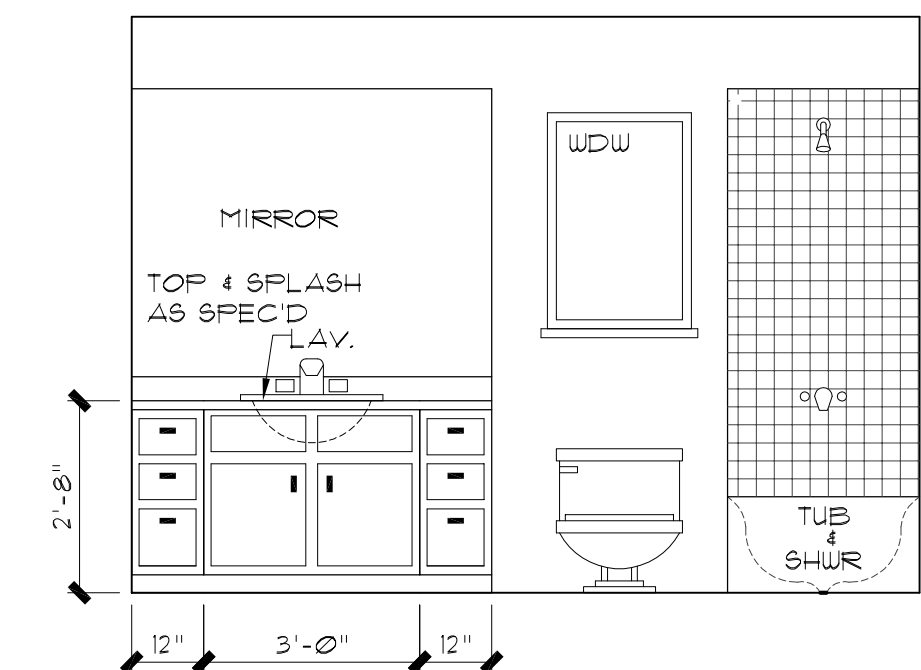
SCALE: 1/2" = 1'-0"



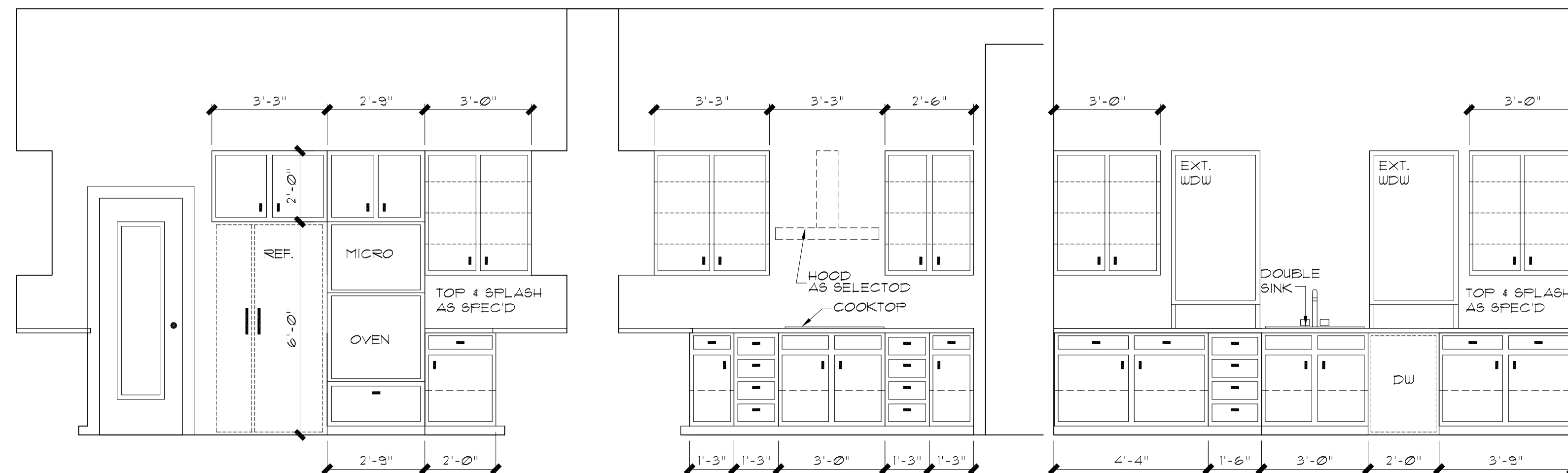
MASTER BATH



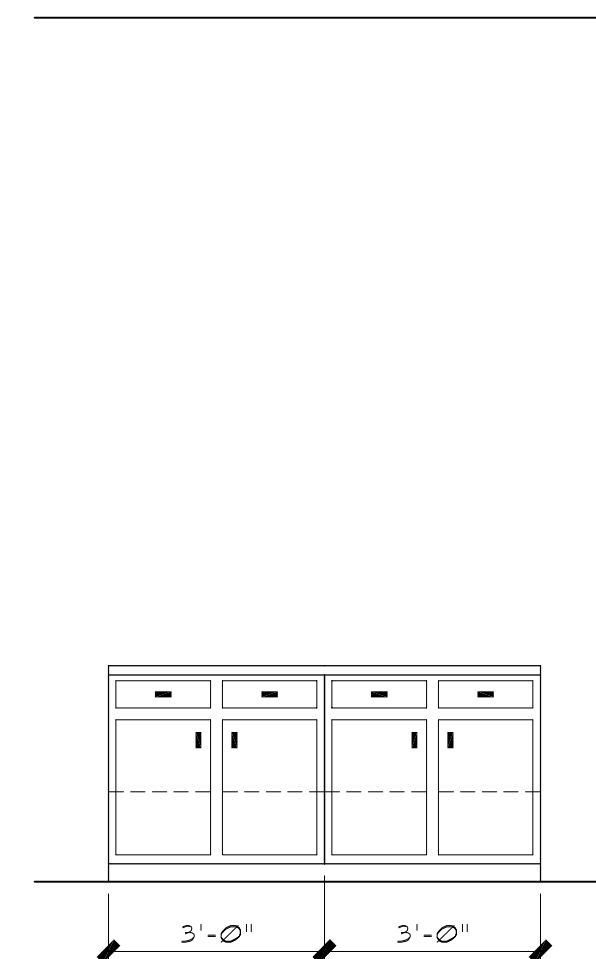
BATH 2



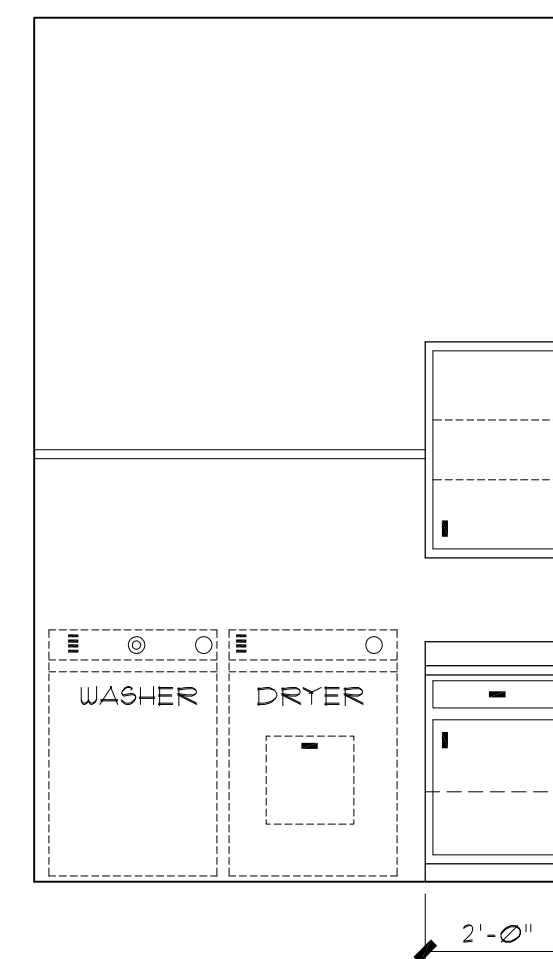
BATH 3



KITCHEN



UTILITY



KITCHEN

INTERIOR ELEVATIONS

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

A REMODEL AND ADDITION

LOT 7, BLOCK 1, NCB 2876
2115 CLAUDIA STREET,
FLOYS MCGOWN SUBDIVISION,
SAN ANTONIO, TEXAS

REVISIONS:

DATE	ITEM
12.19.2016	COSA COMMENTS

DRAWN BY: RAMC	SCALED: AS NOTED
CHCKD BY: RAMC	DATE: 11.18.2016
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CONDITIONED ON THE TIMELY PAYMENT OF
ALL SUMS DUE.



A REMODEL AND ADDITION

LOT 1, BLOCK 27, CB 5799
102 PARKLANE DRIVE,
OLMOS PARK ESTATOS,
CITY OF OLMO PARK, TEXAS

REVISIONS:	
DATE	ITEM
2.19.2016	COSA COMMENTS

DRAWN BY: RAMC	SCALED: AS NOTOD
CHECKD BY: RAMC	DATE: 11.18.2016
	PROJECT No
S H E E T 6 of	6



215

PRIVATE
PROPERTY
NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TOWED AT
OWNER'S EXPENSE



PRIVATE
PROPERTY
NO PARKING
UNAUTHORIZED
VEHICLES WILL BE
TICKETED/TOWED AT
OWNERS EXPENSE









PRIVATE
PROPERTY
NO PARKING