

HISTORIC AND DESIGN REVIEW COMMISSION

February 15, 2017

HDRC CASE NO: 2017-052
ADDRESS: 2142 W MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 6829 BLK LOT 13, W 5 FT OF 12
ZONING: R-6,H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Gloria Torres
OWNER: Gloria Torres
TYPE OF WORK: Demolition of rear addition, construct new addition
REQUEST:

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

1. Demolish existing rear addition
2. Construct a new rear addition, which is approximately 720 square feet
3. Construct rear deck, which is approximately 147 square feet

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

5. Architectural Features: Lighting

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

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.
- 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.
- 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.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

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.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

2. Building Massing and Form

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- ii. *Facade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

FINDINGS:

- a. The main structure is a one-story brick, Traditional home. It has a cross-hipped roof form, with composition shingles. It is a contributing structure in the Monticello Park Historic District, which was designated in 2008.
- b. EXISTING ADDITION – There is an existing non-contributing addition with wood lap siding on the rear of the primary structure. The applicant is proposing to remove this existing rear addition and build a new addition on the rear. Staff finds the removal of addition appropriate.
- c. ROOF FORM – The existing structure has a cross-hipped roof form. The proposed addition will have a hipped roof. According to the Guidelines for Additions 1.A.iii., use a similar roof form and orientation as the structure, particularly if visible from the street. Staff finds the proposed roof form compatible with the main structure and consistent with the Guidelines.
- d. TRANSITION – The proposed addition will have stucco siding. The main structure is made of brick. According to the Guidelines for Additions 1.A.iv., there should be a small change at the seam in order to provide a visual distinction between old and new. Staff finds the proposed material transition consistent with the Guidelines.
- e. SCALE & MASS – The proposed addition is one-story, approximately 720 square feet. According to the Guidelines for Additions 2A. and .B.ii., new additions should be subordinate to the principle façade and not double the existing square footage. The main structure is over 2,100 square feet. Staff finds the proposal consistent with the Guidelines in terms of scale and mass as it's lower in height and less than half the area of the main structure.
- f. MATERIALS – The addition will have architectural dimensional shingles to match the existing, and stucco siding to provide a visual distinction between old and new. According to the Guidelines for Additions 3.A.i., materials that match in type, color and texture and include an offset to distinguish from the historic structure should be used. Staff finds stucco is a compatible material in the Monticello Park Historic District, thus the proposed materials are consistent with the Guidelines.
- g. WINDOWS/DOORS – The main structure has vinyl one over one windows, and a few have false dividing lights. The proposed additions includes 4 vinyl one over one windows and one horizontal vinyl window on the right

elevation. There is also a proposed steel single leaf French door. According to the Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. Staff finds the proposed one over one windows and French door compatible with the style of the main structure, but finds the long horizontal window, the vinyl window material, and steel door material not consistent with windows typically found on homes of this style. A window that is similar in proportion of the wood one over one windows, windows made of wood, and a door made of wood would be appropriate.

- h. **RELATIONSHIP TO SOLIDS AND VOIDS** – There is proposed fenestration on the right portion of the rear façade with a triple window featuring three vinyl one over one windows. According to the Guidelines for New Construction 2.C.i, windows, doors, and porches shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. Avoid blank walls, particularly on elevations visible from the street. Staff finds the proposed blank right façade, the blank façade to the left of the proposed rear door and the right façade with only one long horizontal window not consistent with the Guidelines. Facades with increased fenestration and openings of similar proportions are appropriate.
- i. **LIGHTING**– The proposed addition includes one squared light with 2 over 2 dividing lights on each face. There are also four proposed flood lights. According to the Guidelines for Exterior Maintenance and Alterations 5.B.iii., new lighting should not harm the historic materials and not distract from the façade of the building. New light fixtures should be unobtrusive in design and should not rust or stain the building. Staff finds the proposed lighting fixtures are consistent with the Guidelines as they are affixed to the rear new addition and directing light downward.
- j. **DECK** – The proposed deck is approximately 147 square feet, made of wood with wood square posts, a shed roof covering, and wooden balusters. It is on a pier and beam slab, with rear wood steps leading into the rear yard. There is also a According to the Guidelines for Additions, additions should be subordinate to the principal façade and main structure, and be made of compatible materials. Staff finds the rear deck appropriate and consistent with the Guidelines as it will not be seen from the public right-of-way.

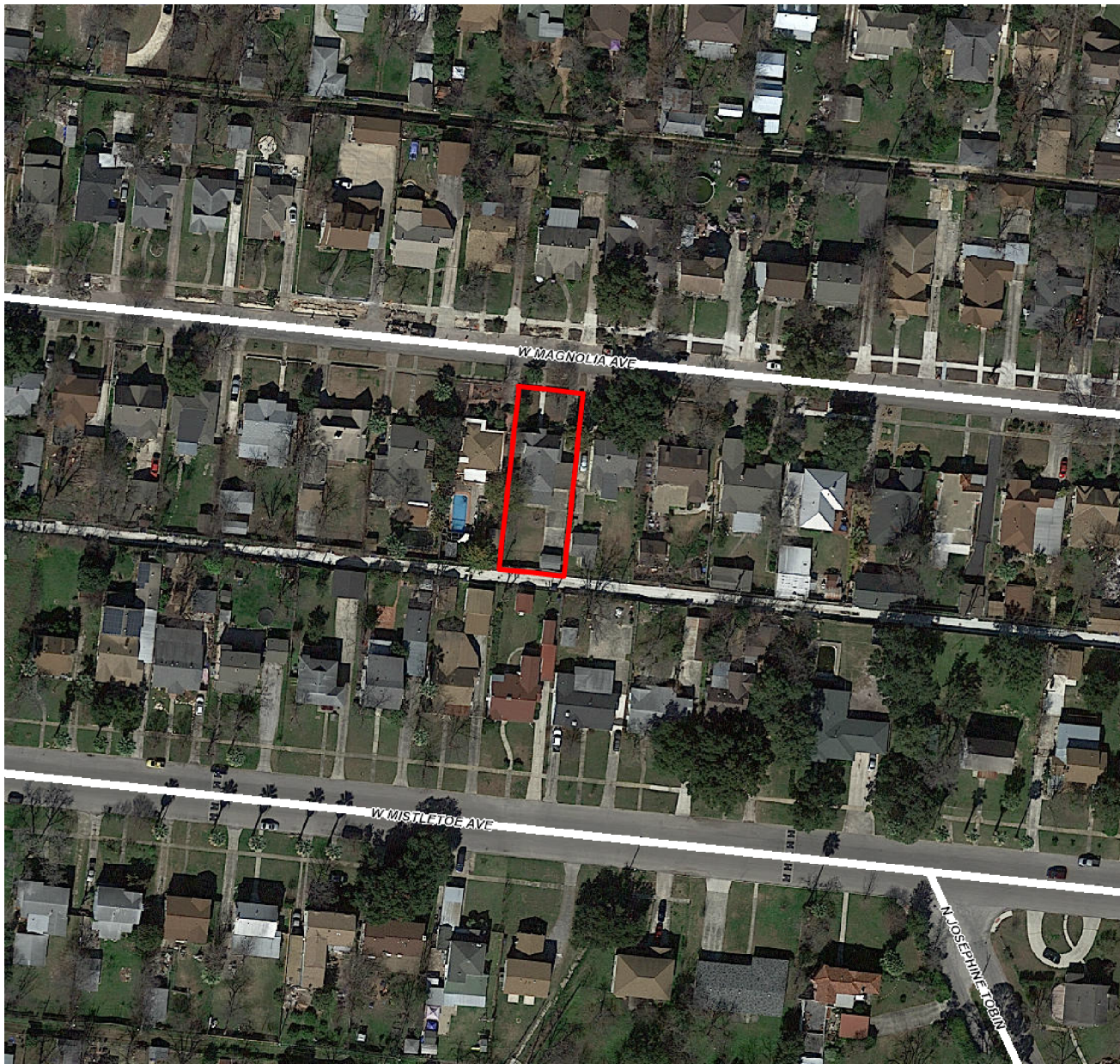
RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

- 1. That window fenestration is added to the right façade of the proposed addition.
- 2. That window fenestration is added to the left façade of the proposed addition.
- 3. That window fenestration is added to the left portion of the rear façade of the proposed addition.
- 4. That the horizontal window on the right elevation is deleted and a window that is similar in proportion of the wood one over one windows is installed.
- 5. That new windows are made of wood, feature clear glass, maintain the original appearance of window trim and sill, and be inset at least two inches.
- 6. That details of these stipulations be submitted to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Lauren Sage



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 07, 2017

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

ADDRESS: 1000 DRESS
REQUEST: 1000 DRESS
HEARING DATE: 10/10/2018

TIME: 3:00 P.M.
FOR MORE INFORMATION CONTACT
JIM JACOBSON
ALL HRC MEETINGS TAKE PLACE AT 1000 ALAMO







REAR ADDITION
- REAR FACADE





REAR ADDITION /MAIN HOUSE - RIGHT
SIDE

REAR ADDITION - LEFT FACADE



REAR ADDITION
- REAR FACADE



INTERIOR PORCH STEPS

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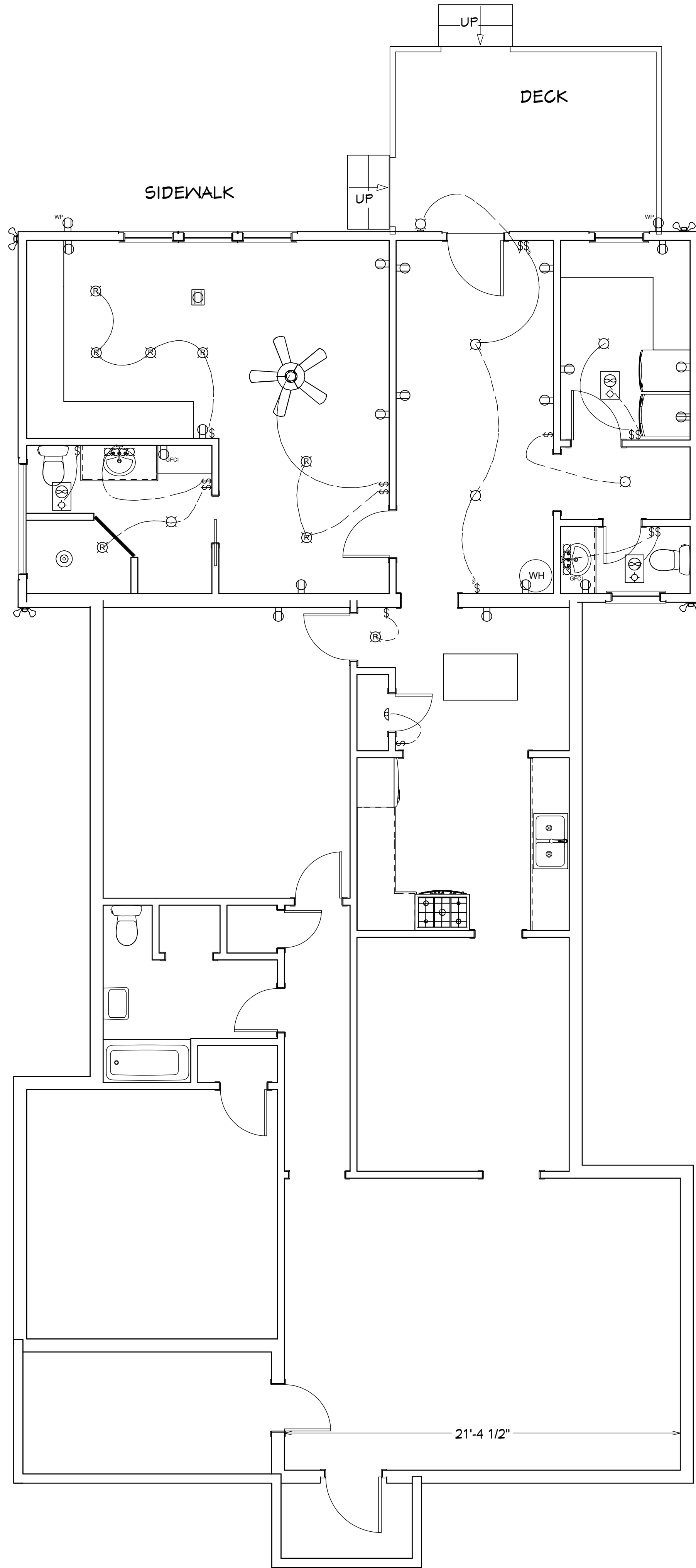


existing non-original windows on main structure
- LEFT FACADE



existing non-original windows on main structure





ELECTRICAL PLAN

ELECTRICAL SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION
E01	5	1	10 1/2 "	10 3/8 "	5 1/2 "	CEILING	TRADITIONAL FLUSH DOME
E02	3	1	12 "	12 "	1 1/4 "	CEILING	EXHAUST (LIGHT)
E03	2	1	23 "	6 "	9 13/16 "	WALL	MADISON SCONCE 4
E04	14	1	3 "	3/4 "	5 "	WALL	SINGLE POLE
E05	1	1	3 "	5/16 "	5 "	WALL	220V
E06	15	1	3 "	5/16 "	5 "	WALL	DUPLEX
E07	2	1	3 "	5/16 "	5 "	WALL	GFCI
E08	1	1	49 15/16 "	51 15/16 "	23 "	CEILING	CLASSIC CEILING FAN LIGHT FIXTURE
E09	1	1	7 3/16 "	7 "	14 5/16 "	WALL	MINER'S SCONCE
E10	8	1	7 3/8 "	7 3/8 "	5/16 "	CEILING	RECESSED DOWN LIGHT 6
E11	4	1	14 7/16 "	6 3/16 "	7 1/16 "	WALL	SPOTLIGHT 2 MOTION SENSOR
E12	2	1	2 7/8 "	7/16 "	4 9/16 "	WALL	DUPLEX (WEATHERPROOF)
E13	1	1	7 3/4 "	6 1/4 "	13 "	WALL	GRAN TENOS
E14	2	1	3 "	3/4 "	5 "	WALL	THREE WAY
E15	1	1	3 "	5 "	5/16 "	FLOOR	DUPLEX

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Electrical Plan
2142 W. MAGNOLIA
San Antonio, Texas 78201



NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THE DESIGN AND COMPLETION OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANSWER ON THE SITE CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.

DATE:
1/12/2017

SCALE:

SHEET:
E-1

REVISION TABLE	
NUMBER	DATE
DESCRIPTION	REVISOR

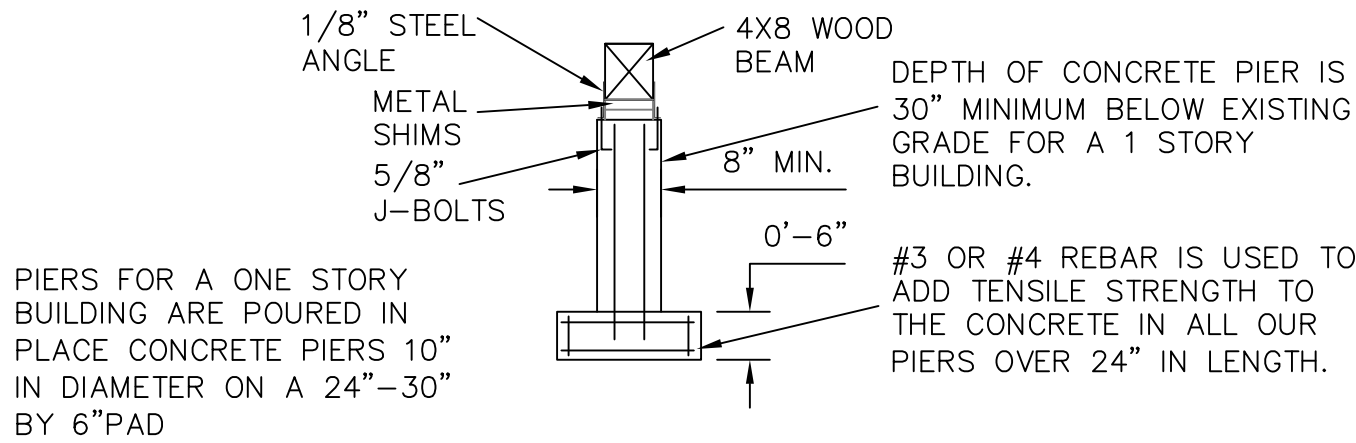
- GENERAL:
- All work and materials shall comply with these plans and specifications, the City of San Antonio requirements, and the International Residential Code 2012 (IRC).
 - Contractor is solely responsible for safety and including any underground and overhead utility.
 - Contractor shall obtain any required permits.
 - All waste shall be disposed of by contractor at local government approved site.
 - Ground slope adjacent to foundation and site drainage shall comply with code.
 - Cure fresh concrete for 14 days (e.g. cover with 6-mil plastic or other acceptable method).
 - All concrete shall be 3000-psi minimum.
 - All welding must comply with AISC 341

- GRADING:
- Ground level shall be minimum 6 inches below top of slab.
 - Minimum 6-inch fall first 10 feet out from and perpendicular to foundation (5%).
 - Minimum 2% elsewhere to drain of property (minimum 1% on paving).

- PIERS:
- Minimum 8 inch diameter.

- CONCRETE PAD
- Minimum #3 rebar, see detail.
 - Concrete to be 3000-psi minimum.
 - Concrete pad must be 24"-30" in diameter and placed into ground a minimum of 30".

- BEAMS
- Exterior and interior beams to be pre-treated water and termite resistant 4x8 wood.
 - Anchor beams to piers with 1/8" steel angle brackets and 5/8" j-bolts.



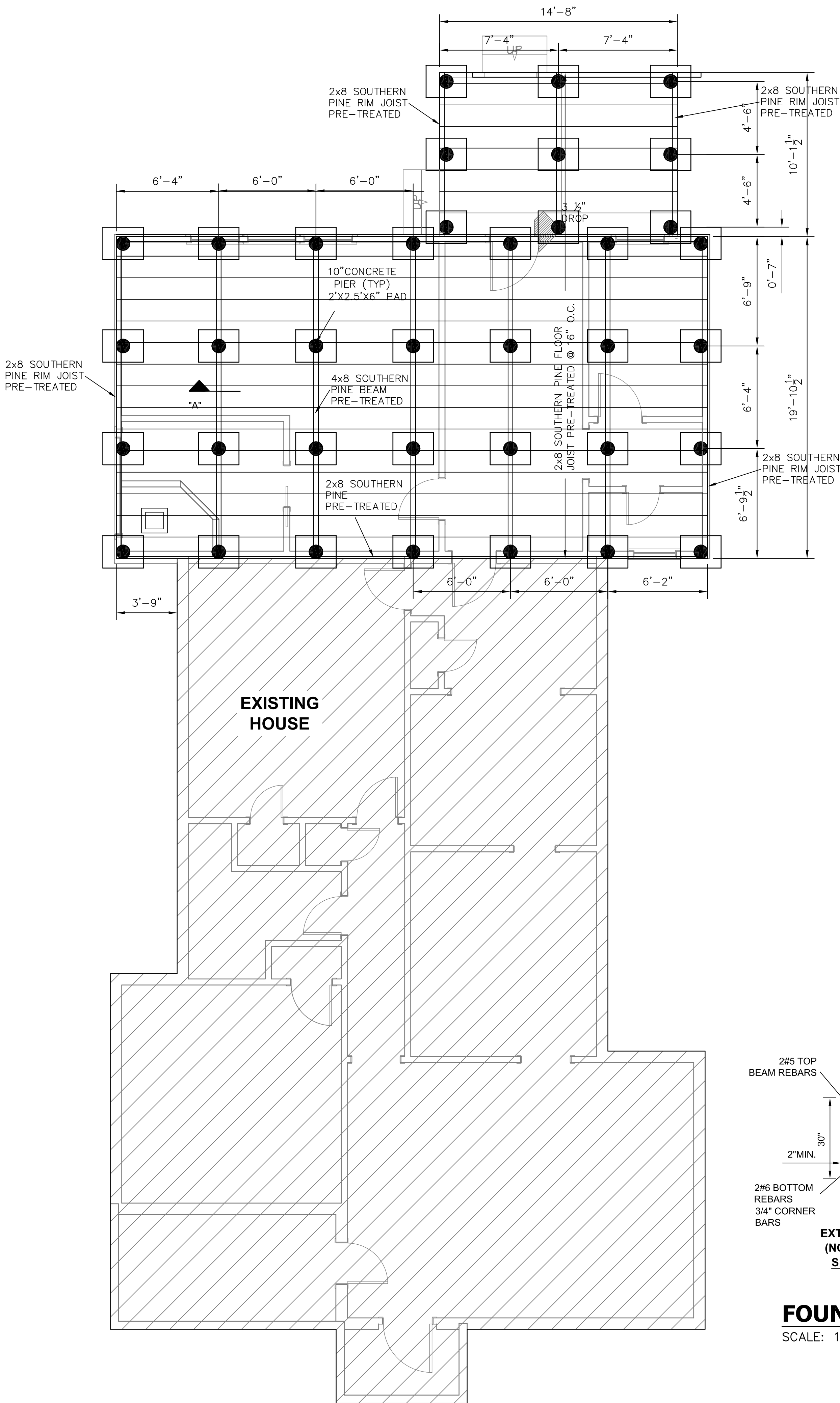
DETAIL 'A'
PIER & BEAM DETAIL

- SELECT FILL:
- For subgrade preparation, strip all surface vegetation and topsoil to firm material. Place select fill material in horizontal lifts Not exceeding 8 inches thickness after compaction. Select fill material should have a plasticity index of 20 or less and aggregates not larger than 3 inches and not contain organic or other deleterious material. Assure at least 95 percent compaction.

- CONCRETE GRADE BEAMS:
- Minimum 12 inches wide interior and exterior grade beams.
 - Exterior grade beams shall be minimum 30 inches vertical and interior grade beams shall be a minimum 30 inches vertical.
 - Grade beams shall bear minimum 12 inches into undisturbed, natural ground or 12 inches into solid rock. Contact engineer if uncertain.
 - Top surface of grade beam shall be level. Bottom of grade beam shall have a maximum 10% slope.
 - Steel reinforcing (rebar) concrete cover: bottom 3 inches, sides and top 2 inches. Horizontal rebar minimum: For grade beam minimum 24 inches in depth: Beams less than 36" in depth shall have 2 top #5 rebar and 2 bottom #6 rebar.
 - Minimum laps 30 times diameter
 - Stirrups #3 @ 36 inches on center maximum.
 - Shear rebar at intersections of slab and all beams: #5 @ 20 inches on center, minimum 24 inches into slab and 10 inches into grade beam.
 - Haunch: 45 degree, minimum 6-inch vertical and 6-inch horizontal.
 - Corner 3/4" rebar, "L" shape, one shall be provided in each direction at all perimeter corners. Minimum 18 inches in each direction.

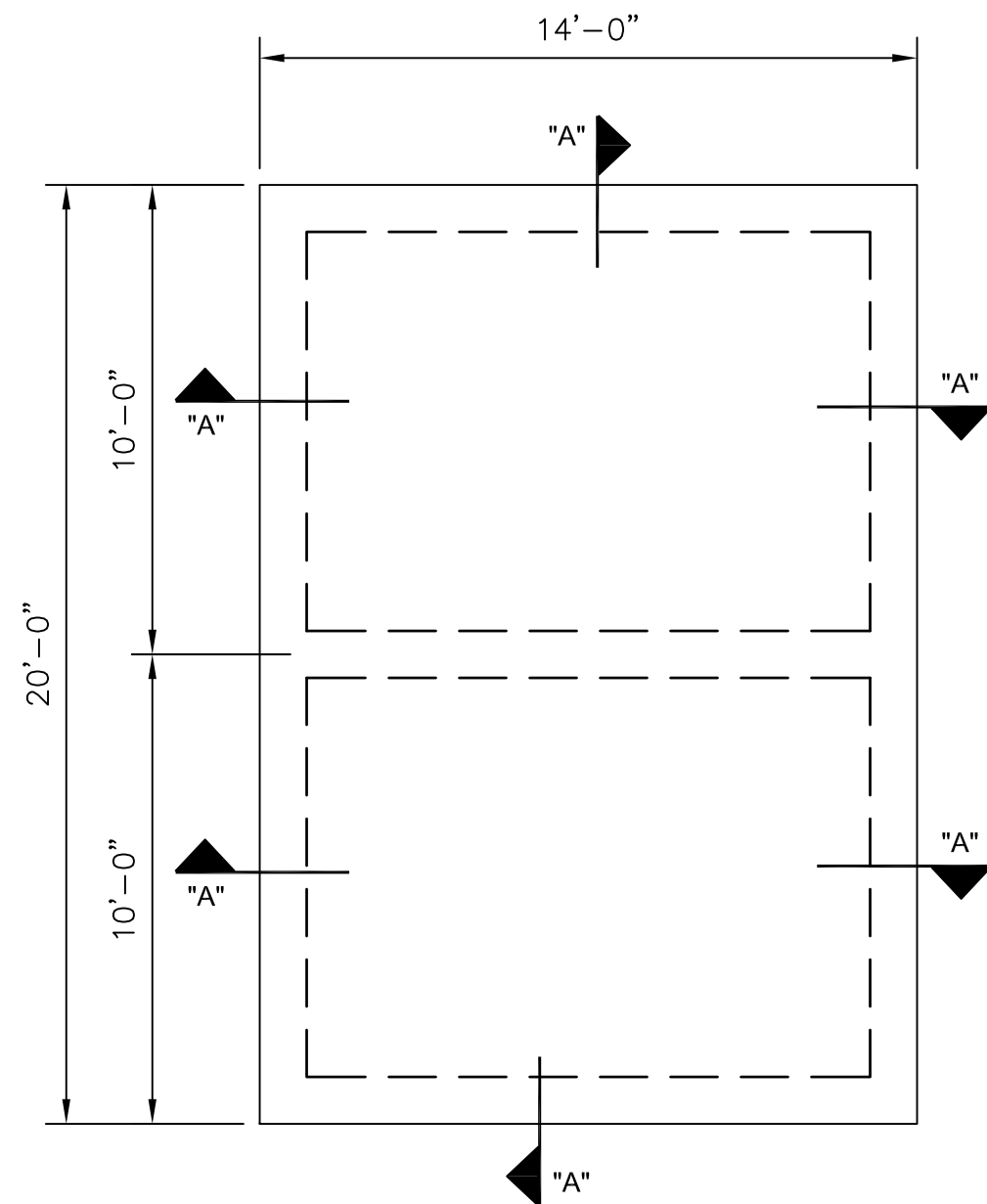
- CONCRETE SLAB:
- Slab thickness minimum 4 inches.
 - Waterproof membrane: min. 6-mil poly, 12-inch lap beneath slab.
 - Slab rebar: #4 @ 16 inches on center each direction, centered in slab depth.
 - Anchor bolts for base plate shall be minimum 1/2" inch diameter at 4 foot on center and 12 inches from corners. Bolts shall be embedded minimum 7 inches into grade beam with bolt head in grade beam. Alternative method of anchoring may be used if approved by the engineer.

- FOUNDATION WALL (Height 4' to 9'):
- Foundation wall shall be minimum 12 inches thick.
 - Wall rebar: double mat #5 rebar @ 16 inches on center with minimum 2-inch concrete cover.
 - Foundation walls shall be placed minimum 12 inches into undisturbed, natural ground or 6 inches into solid rock. Contact engineer if uncertain.
 - Corner #5 rebar, "L" shape, shall be provided at all intersections of foundation walls. Minimum 18 inches in each direction and spaced at minimum 8 inches. First rebar shall be placed 2 inches from top.
 - Shear rebar at intersections of slab and foundation wall: #5 @ 20 inches on center, minimum 30 inches into slab and 18 inches into grade beam.



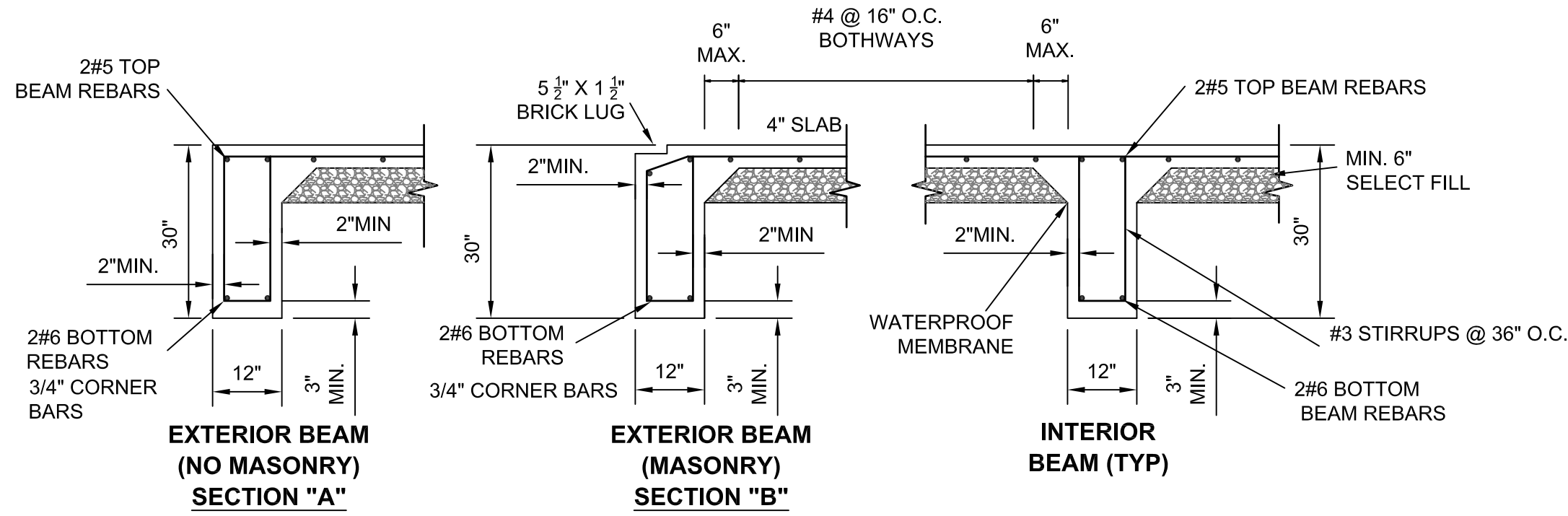
FOUNDATION PLAN - HOUSE ADDITION

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



FOUNDATION PLAN - GARAGE

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

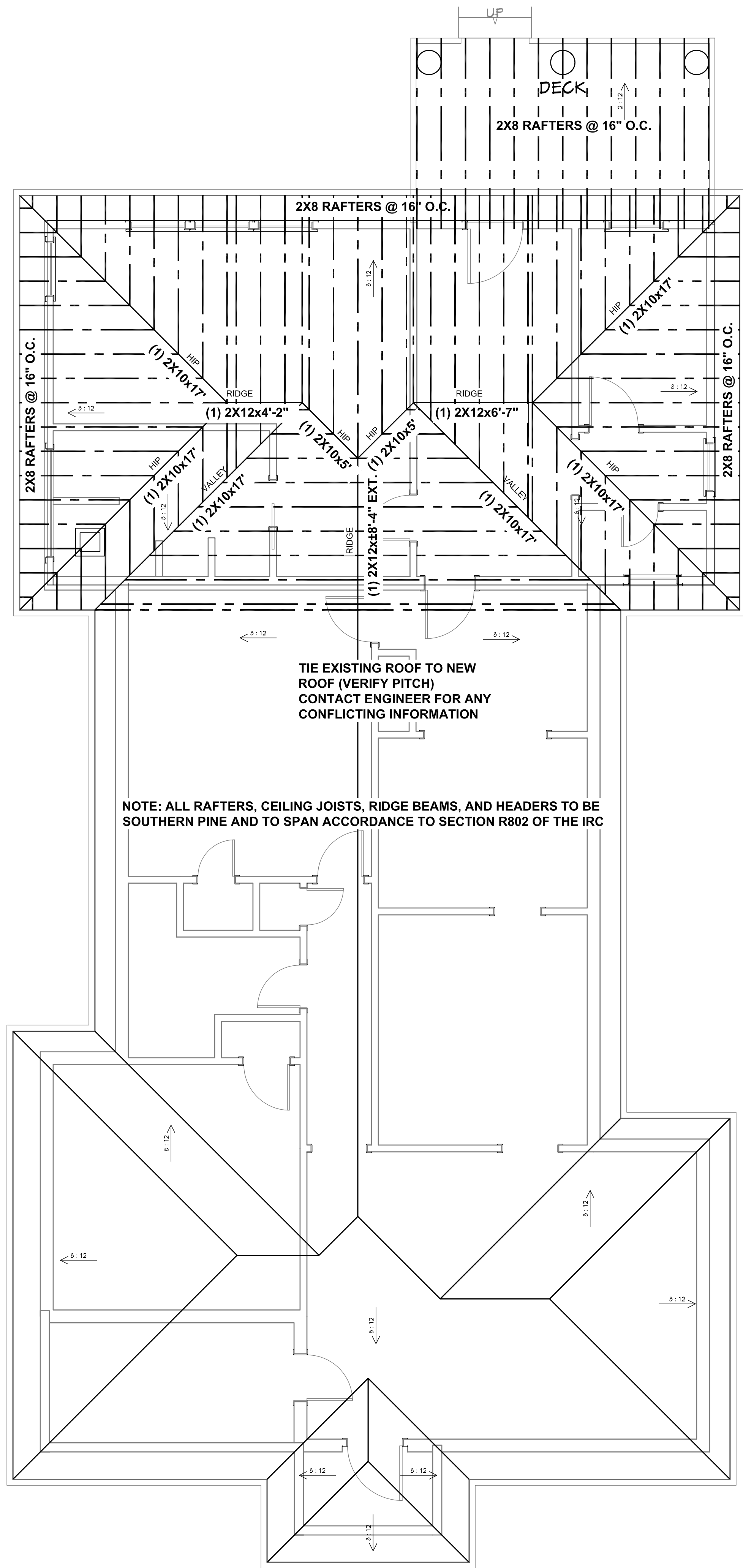


FOUNDATION DETAILS

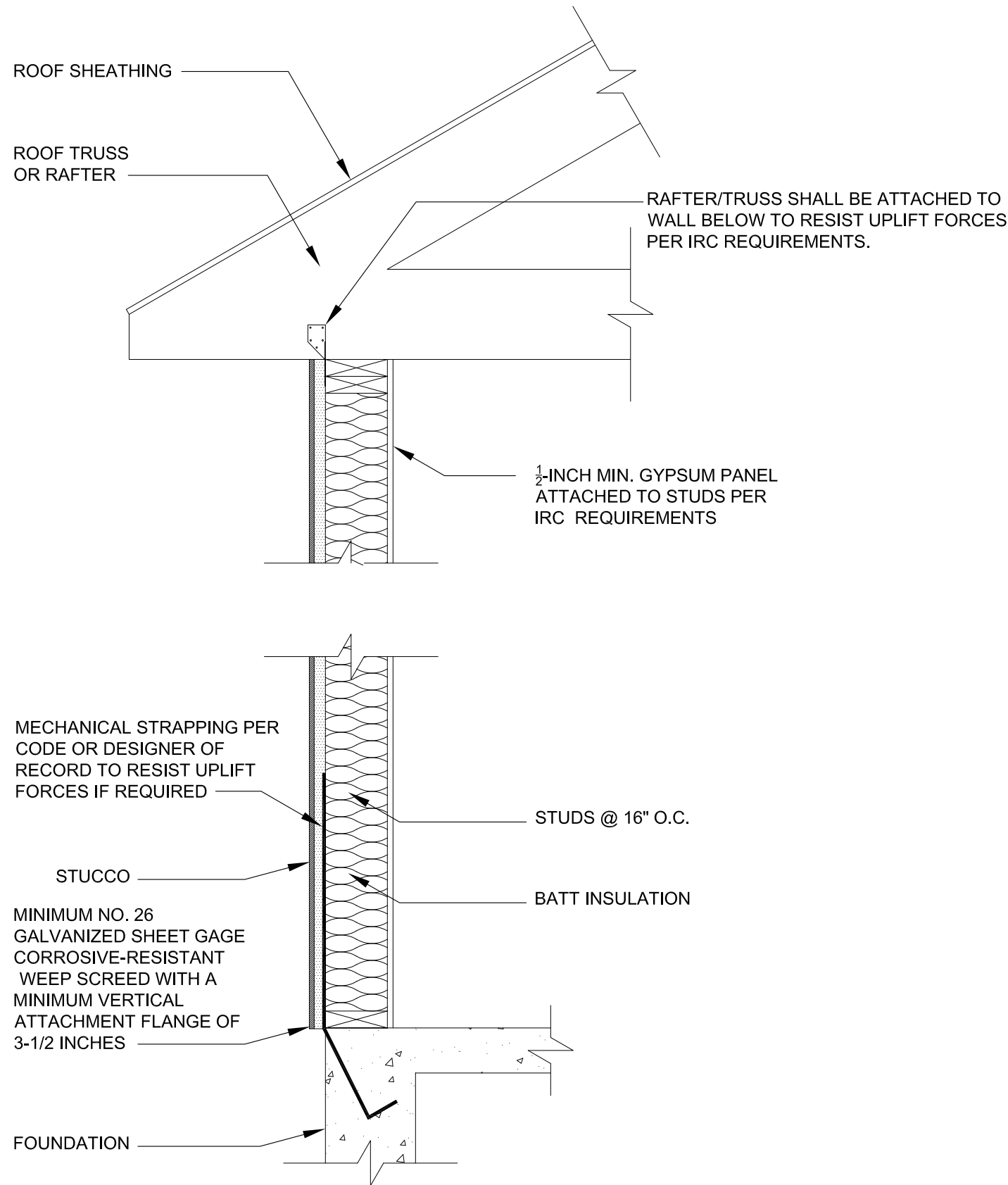
SCALE: 1/2" = 1'-0"

- LEGEND
- DROP (SEE SECTION DETAIL FOR DEPTH)
 - SECTION MARKER (SEE SECTION DETAIL)

NUMBER	REVISION TABLE		DESCRIPTION
	DATE	REVISED BY	



- GENERAL:
- All work and materials shall comply with these plans and specifications, the City of San Antonio requirements, and the International Residential Code 2015 (IRC).
 - Contractor is solely responsible for safety and including any underground and overhead utility.
 - Contractor shall obtain any required permits.
 - All waste shall be disposed of by contractor at local government approved site.
- WALL BRACING:
Exterior walls 10 feet or less and shall be braced in accordance to section 602.12. Exterior walls are to be stucco.
- WIND LOAD:
Building based on 90 mile per hour, 3-second-gust wind speeds for Exposure B location.
- ROOF LOAD:
Not to exceed 20lb/sq.ft. live load and 10lb/sq. ft dead load.
- SEISMIC DESIGN CATEGORY: B
- WOOD FLOOR LOAD:
Not Applicable



ROOF FRAMING PLAN

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

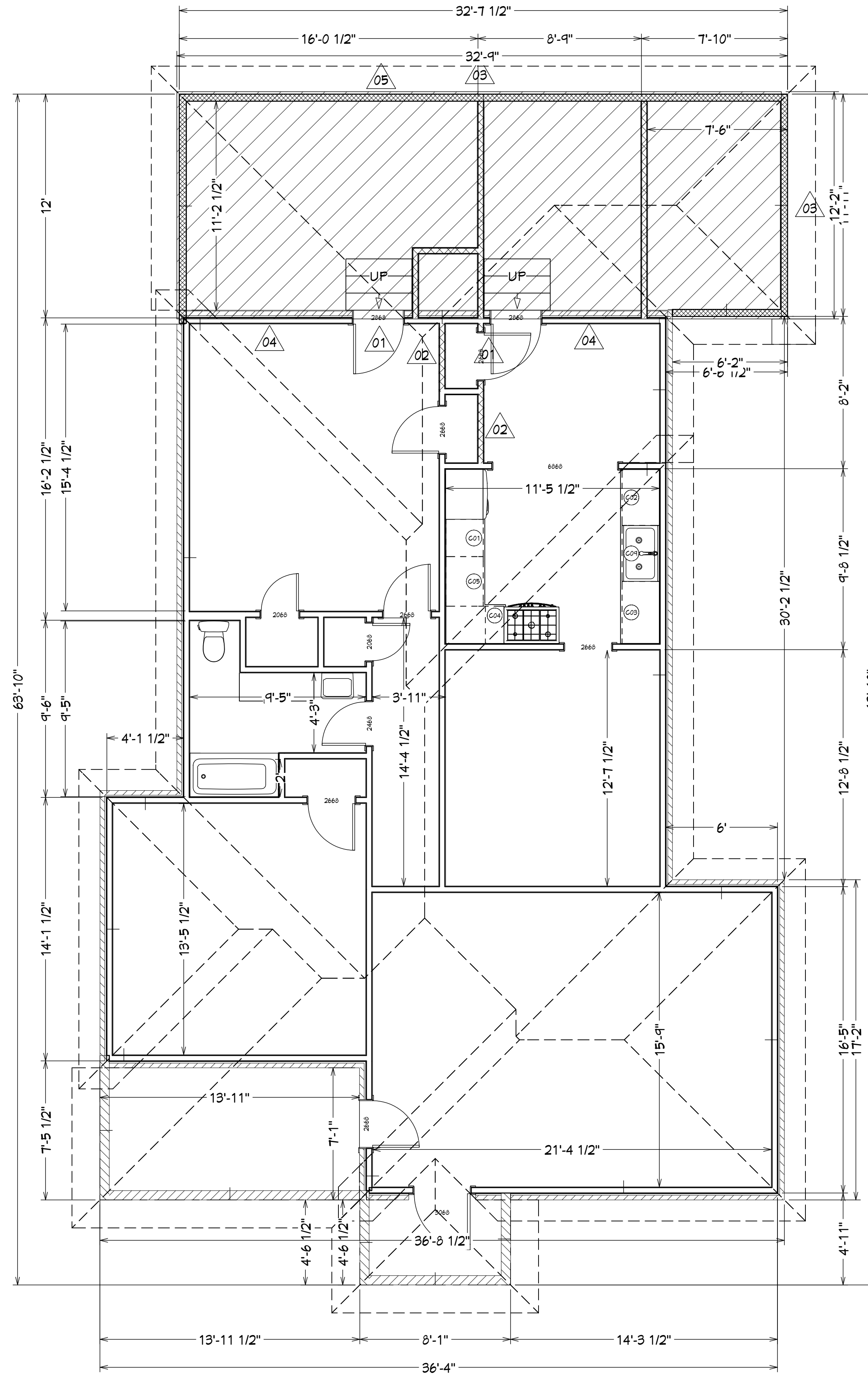
REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISED BY	

Roof and Floor Framing
2142 W. Magnolia
San Antonio, Texas



Arredondo Group
6804 GRISCOM ROAD
SAN ANTONIO, TEXAS 78238
PHONE: (210) 645-6811
WWW.ARREDONDGROUP.COM

DATE:
8/31/2016
SCALE:
1/4" = 1'-0"
SHEET:
S-2



Demo Plan

- LEGEND
- DEMO WALL
 - EXISTING WALL TO REMAIN

- NOTES
- 01 REMOVE DOOR.
 - 02 REMOVE WALL.
 - 03 REMOVE PORTION OF HOUSE IN ITS ENTIRETY (REAR 12'-2" X 32' -9").
 - 04 WALL TO REMAIN.
 - 05 LOCATE AND CAP SPRINKLER SYSTEM WHERE REQUIRED.

Demo Plan
2142 W. MAGNOLIA
San Antonio, Texas 78201



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DATE:

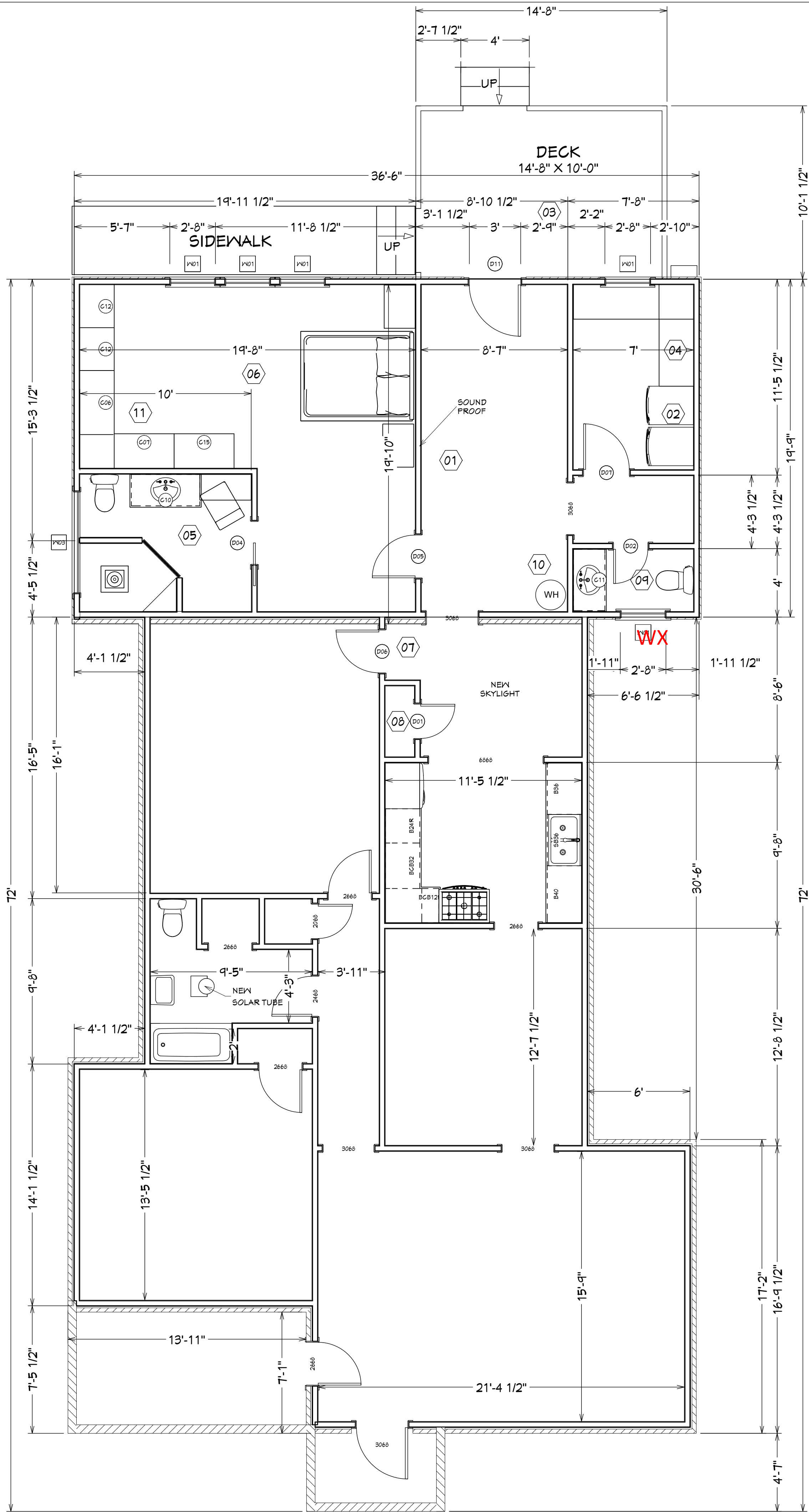
1/12/2017

SCALE:

SHEET:

A-1

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION



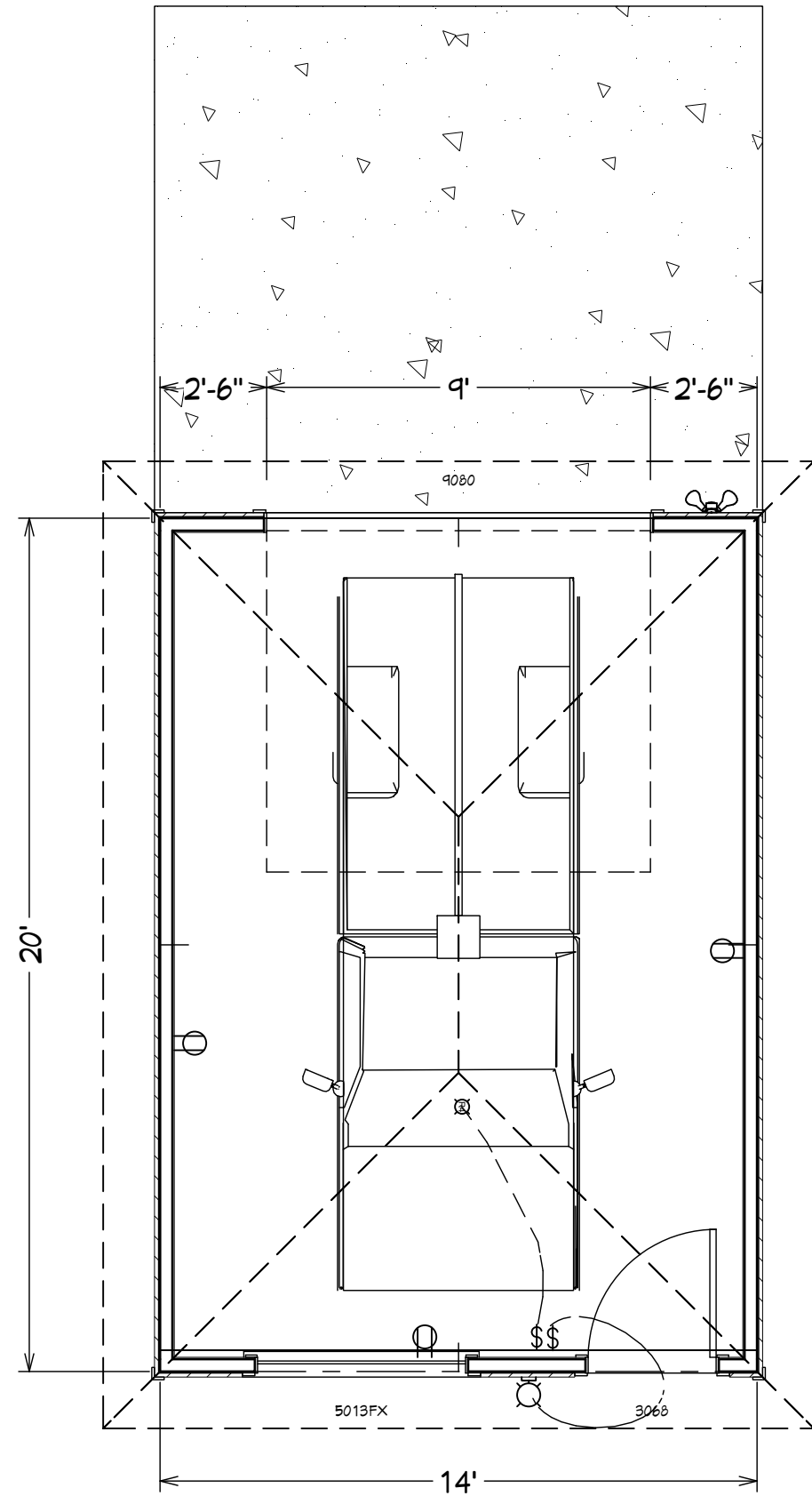
DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	2068	1	1	2068 L IN	24"	80"	26"X82 1/2"	HINGED DOOR P04	2X6X24" (2)	1 3/8"
D02	2068	1	1	2068 R IN	24"	80"	26"X82 1/2"	HINGED DOOR P04	2X6X24" (2)	1 3/8"
D04	2668	1	1	2668 R	30"	80"	62"X82 1/2"	POCKET DOOR P04	2X6X65" (2)	1 3/8"
D05	2668	1	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED DOOR P04	2X6X35" (2)	1 3/8"
D06	2668	1	1	2668 R IN	30"	80"	32"X82 1/2"	HINGED DOOR P04	2X6X35" (2)	1 3/8"
D07	2668	1	1	2668 L IN	32"	80"	34"X82 1/2"	HINGED DOOR P04	2X6X37" (2)	1 3/8"
D11	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED DOOR E16	2X6X41" (2)	1 3/4"

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	2840DH	5	3	2840DH	32"	48"	33"x49"		DOUBLE HUNG	2X6X36" (2)	MATCH EXIST. KIT WINDOW OVER SINK
W03	6014FX	1	1	6014FX	72"	16"	73"x17"		FIXED GLASS	2X10X76" (2)	

CABINET SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	B24R	1	1	24"	24"	36"	BASE CABINET
C02	B36	1	1	36"	24"	36"	BASE CABINET
C03	B40	1	1	34 7/8"	24"	36"	BASE CABINET
C04	BCB12R	1	1	12"	24"	36"	BASE CABINET
C05	BCB32	1	1	31 7/8"	24"	36"	BASE CABINET
C06	BCU452490	1	1	44 7/8"	24"	90"	UTILITY CABINET
C07	BCU422490	1	1	42"	24"	90"	UTILITY CABINET
C09	SB36	1	1	36"	24"	36"	BASE CABINET
C10	SB482232	1	1	48"	22"	32"	BASE CABINET
C11	SB432232	1	1	43"	22"	32"	BASE CABINET
C12	U302490	2	1	30"	24"	90"	UTILITY CABINET
C15	U422490	1	1	42"	24"	90"	UTILITY CABINET

- LEGEND
- PROPOSED WALL
 - EXISTING WALL TO REMAIN

- NOTES
- 01 NEW FOUNDATION TO MATCH EXISTING HOUSE FINISH FLOOR ELEVATION
 - 02 INSTALL FOR WASHER AND DRYER CONNECTIONS
 - 03 INSTALL EXTERIOR PRE-TREATED WOOD DECK AND STEPS
 - 04 INSTALL COUNTER TOP AND MOP SINK PER CUSTOMER
 - 05 INSTALL NEW BATHROOM
 - 06 INSTALL NEW BEDROOM
 - 07 INSTALL DOOR AND PROVIDE ENTRY HALL TO KITCHEN
 - 08 MODIFY EXISTING CLOSET TO ACCOMMODATE PANTRY ACCORDING TO PLANS
 - 09 INSTALL NEW POWDER ROOM
 - 10 RELOCATE ELECTRIC WATER HEATER



Garage Floor Plan

Proposed Floor Plan
2142 W. MAGNOLIA
San Antonio, Texas 78201



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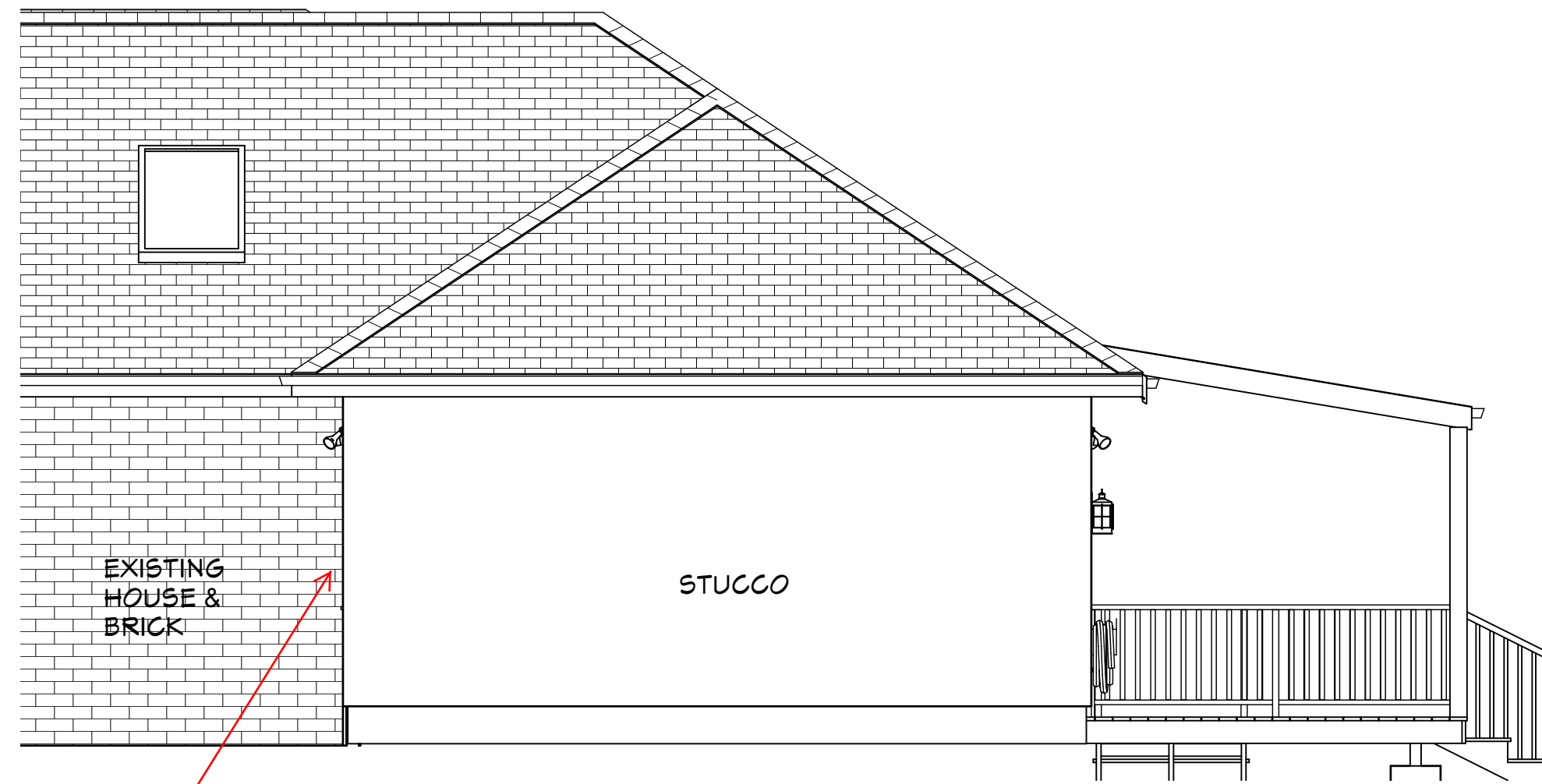
DATE:
1/12/2017

SCALE:

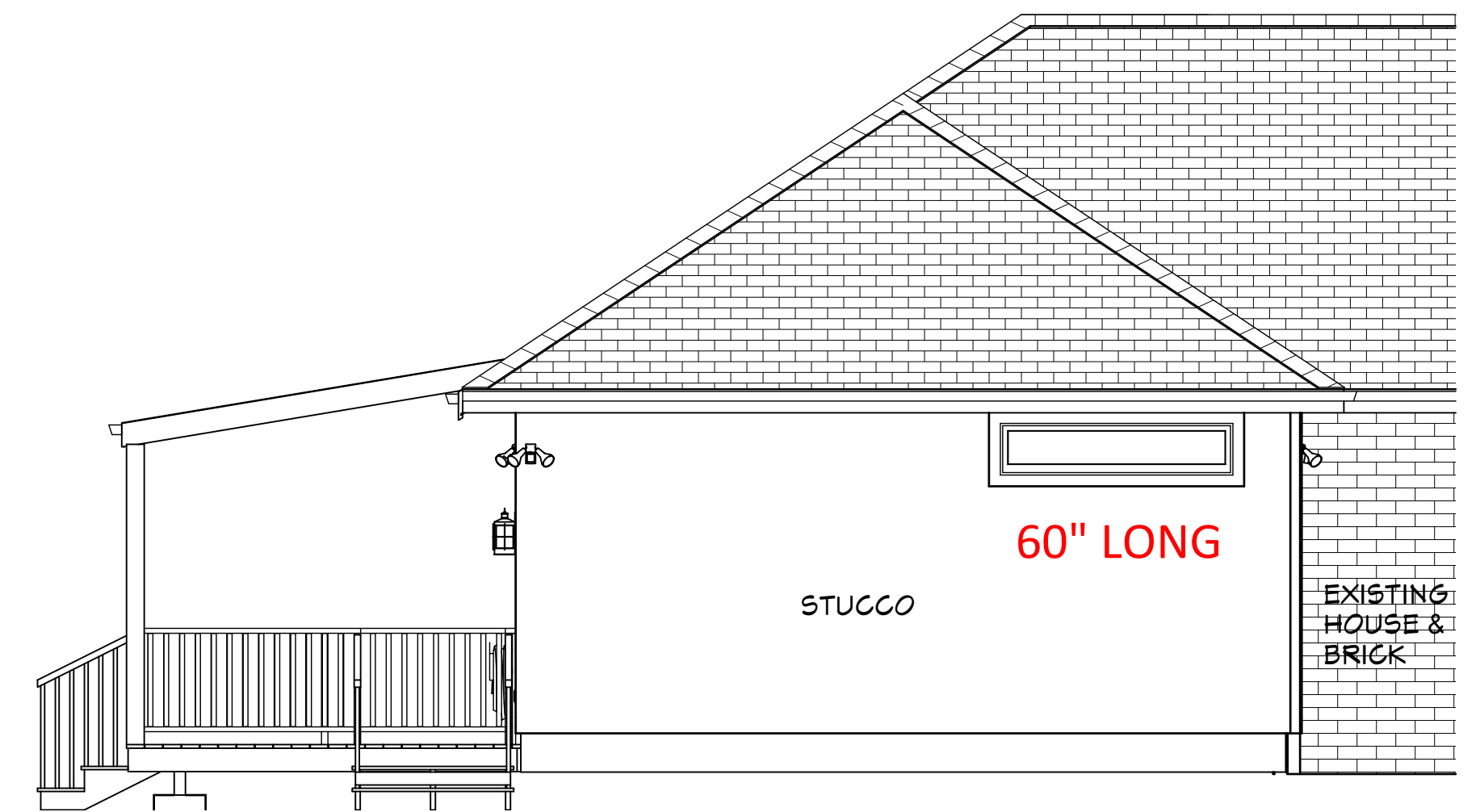
SHEET:
A-2



Rear Elevation

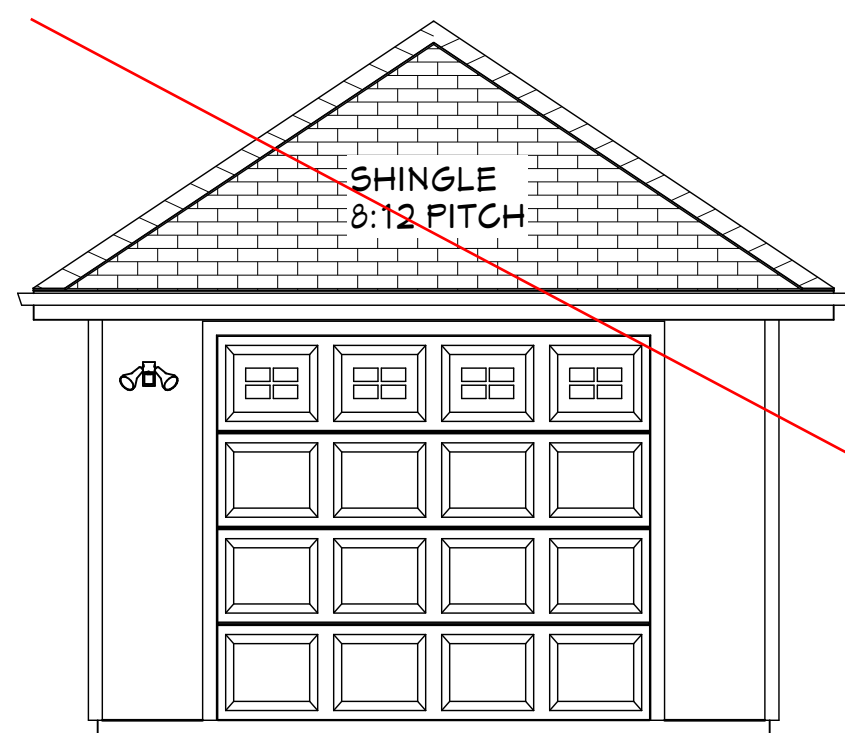


Left Elevation

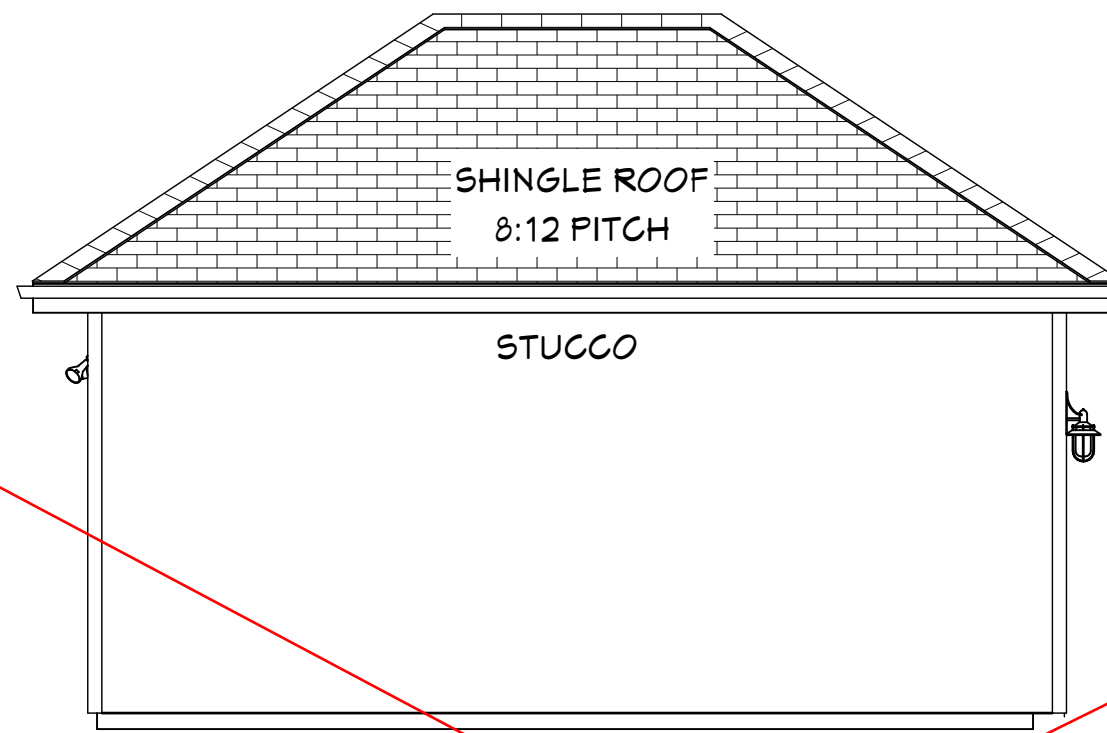


Right Elevation

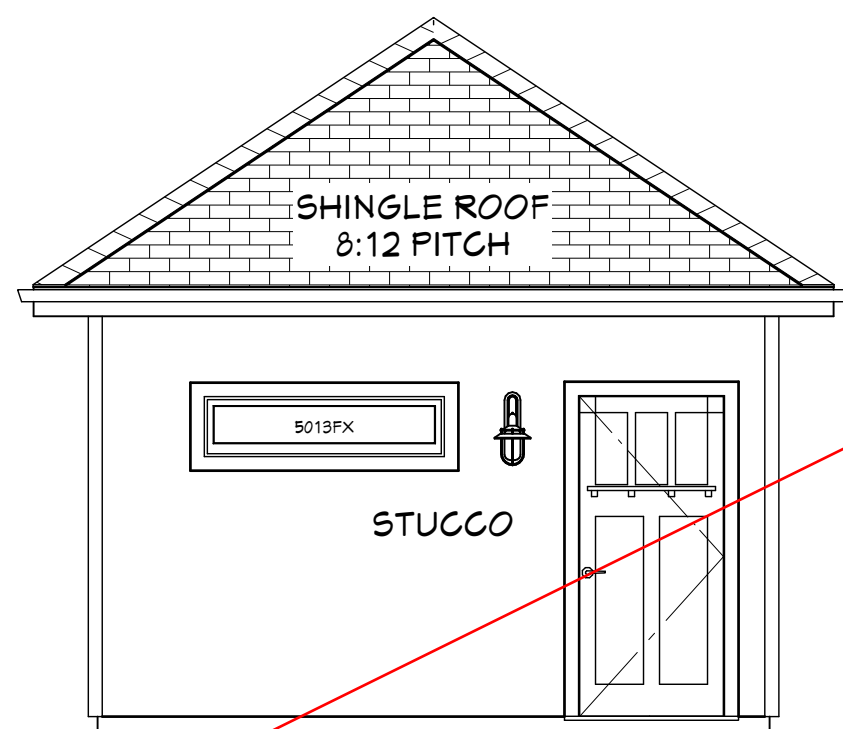
NOT REQUESTING GARAGE IN THIS APPLICATION



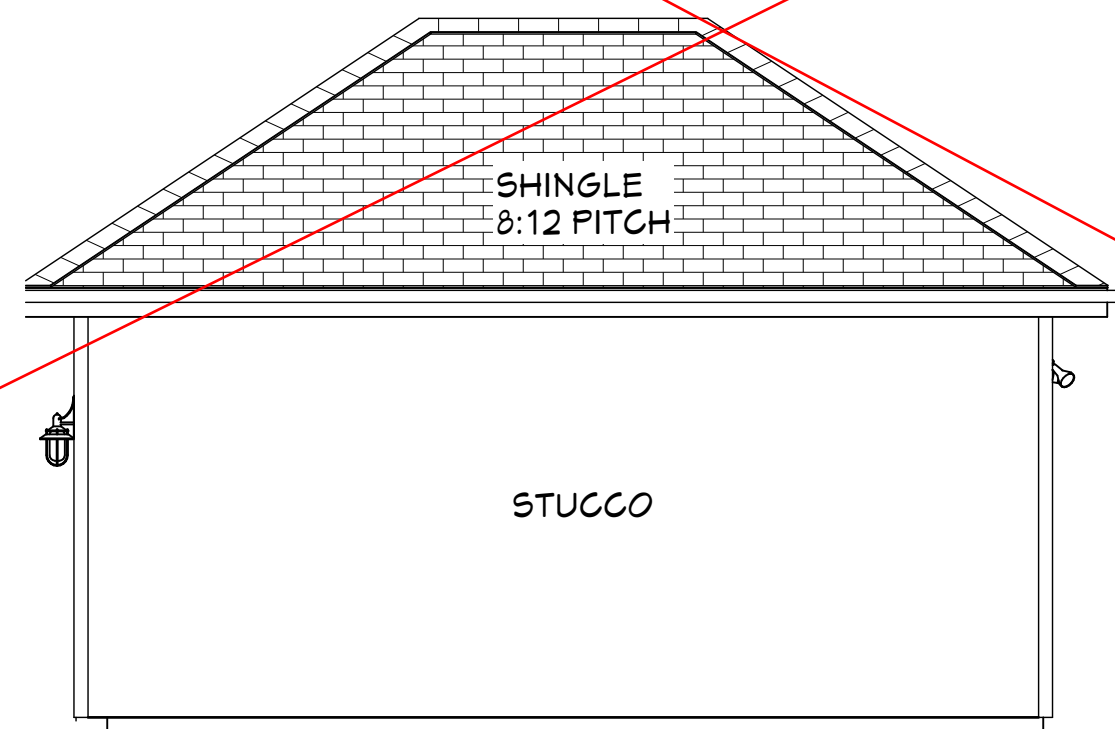
Front Garage



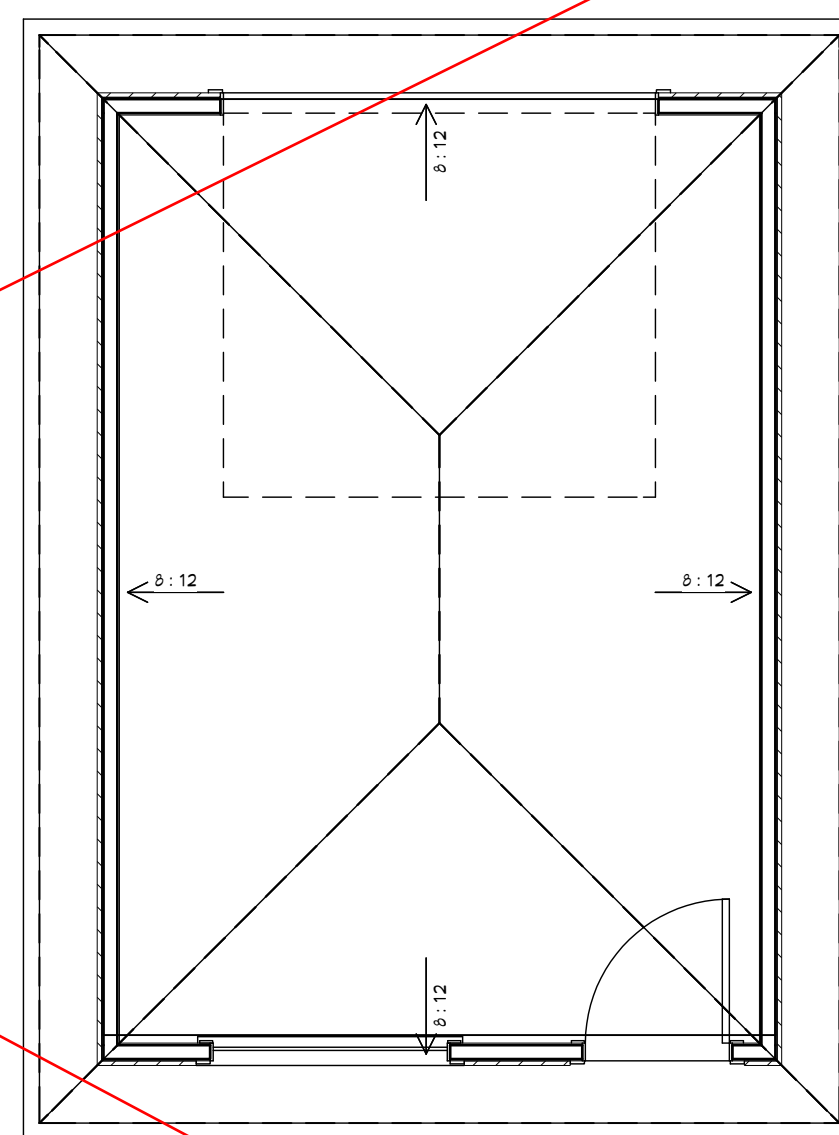
Right Garage



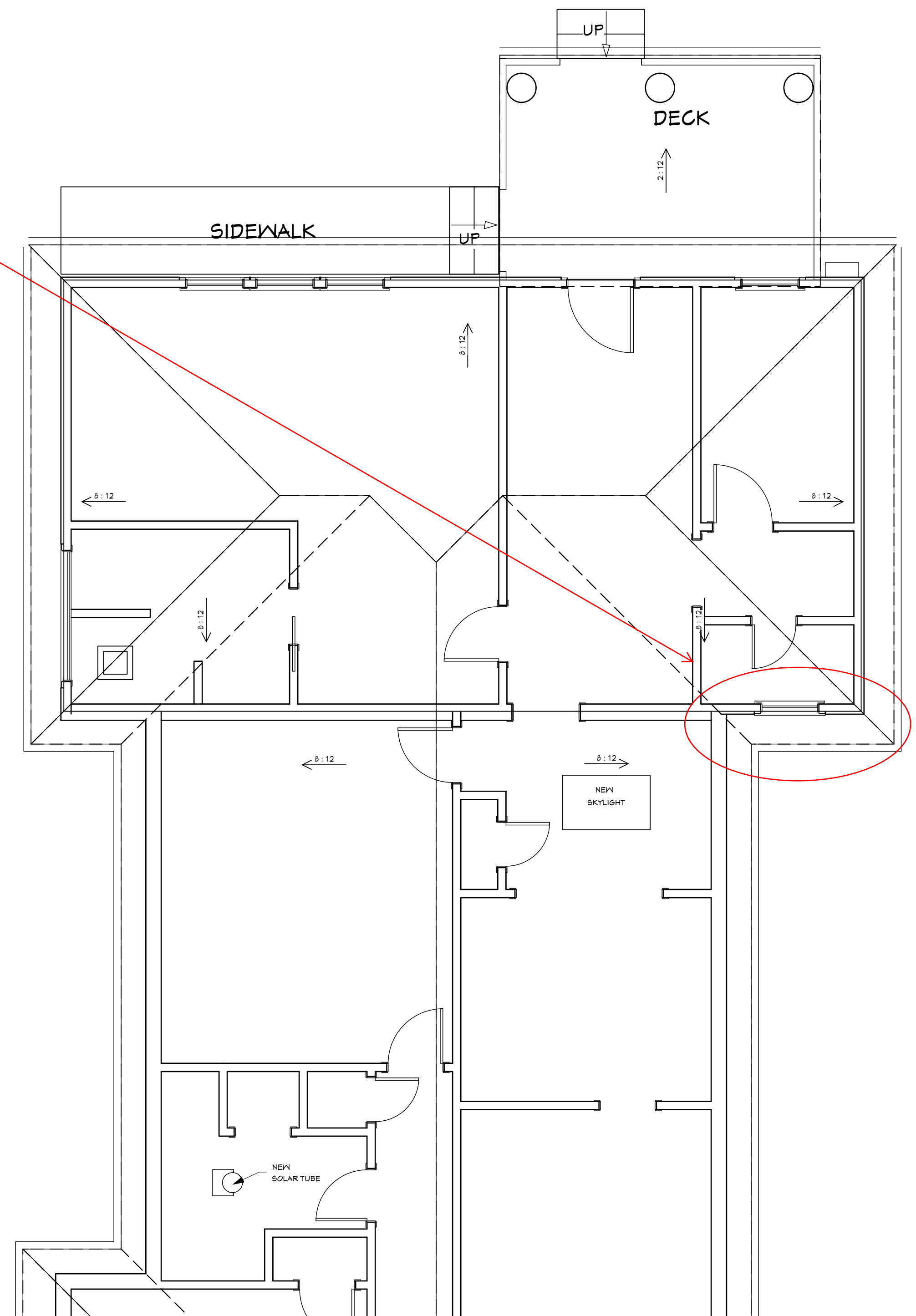
Rear Garage



Left Garage



Garage Roof Plan



House Roof Plan



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Elevations & Roof Plan

2142 W. MAGNOLIA
San Antonio, Texas 78201



NOTE: GREAT EFFORT AND CARE HAVE GONE INTO THE CREATION OF THESE PLANS AND BLUEPRINTS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING AND/OR ON THE SITE CONSULTATION, SUPERVISION, CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE VARIANCE IN LOCAL BUILDING CODES AND WEATHER CONDITIONS, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES, INCLUDING STRUCTURAL FAILURES DUE TO DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN OR BLUEPRINTS. IT IS RECOMMENDED THAT YOU CONSULT AN ENGINEER AND CHECK WITH YOUR LOCAL BUILDING OFFICIALS PRIOR TO START.

DATE:

1/12/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-3

PRECISION CRAFTED FOR SUPERIOR PERFORMANCE

PROPOSED VINYL WINDOW

SERIES 3201

Double Hung

The 3201 is the industry's best value in a double hung window. Both sashes operate and tilt in for easy cleaning from inside the home, and its insulated glass panels provide energy efficient performance in any climate.

- **Slider Styles available — see page 11**
- Transferable limited lifetime warranty
- Easy sash movement with a constant force coil balance system



FEATURES:

- Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- Sashes open and close conveniently with integrated lift rails on both sashes
- Additional security with 2 locks on windows with 27-1/4-in or greater widths
- Protection against weather infiltration by interlocking sash design
- Push-button night vents position sashes for optimum ventilation
- Water runs away from house due to sloped sill design
- Ventilates nicely through installed half screen*
- Installs easily with head expander and sill angle included
- Blocks air infiltration with dual-fin weather stripping and rubber bulb seal
- Jamb depth: 3-1/4-in



White

Almond



SERIES 3201



Options

- Low-E Glass
- Low-E Glass and Argon Gas
- Ultra Low-E Glass and Argon Gas
- Obscure and double-strength glass
- Eight painted exterior colors (white interior only; see colors on page 7)
- 5/8-in or 1-in Contoured, 5/8-in or 3/4-in Flat or Diamond Grid, 5/8-in Contoured Valance available
- Custom sizes cut on 1/8-in width and height
- Factory mulling of twins and triples
- Aluminum charcoal mesh screen
- Lifetime glass breakage warranty



Size restrictions:

- Minimum width: 14-1/2-in
- Maximum width: 54-in
- Minimum height: 23-1/8-in
- Maximum height: 91-in

Sizes are exact; maximum united inches - 126-in

* Screens are not meant to restrain a child from falling through an open window.
Visit the product detail page on Lowe.com for full warranty information.



Deck & railing stain

Lunaria M280-2^u

Champagne Wishes M280-3^u

Color selected for
stucco & porch columns
A

YL-W08



YL-W08

Color of window
frames →

VINYL

YL-W08^u
Yucca White