

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

HDRC CASE NO: 2017-163
ADDRESS: 131 W AGARITA AVE
LEGAL DESCRIPTION: NCB 1767 BLK 1 LOT 10, W15 FT OF 11
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Janet Molak
OWNER: Janet and Mike Molak
TYPE OF WORK: Fencing alterations, construction of open-air pool pavilion
REQUEST:

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

1. Remove an existing wooden privacy fence in the side and rear of the property.
2. Install a new brick privacy fence in the side and rear of the property.
3. Construct an open-air pool pavilion in the rear of the lot.
4. Install an inground pool in the rear of the lot.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction.

Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

i. *Preserve*—Retain historic fences and walls.

ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.

iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. *Location*—Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the

design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

FINDINGS:

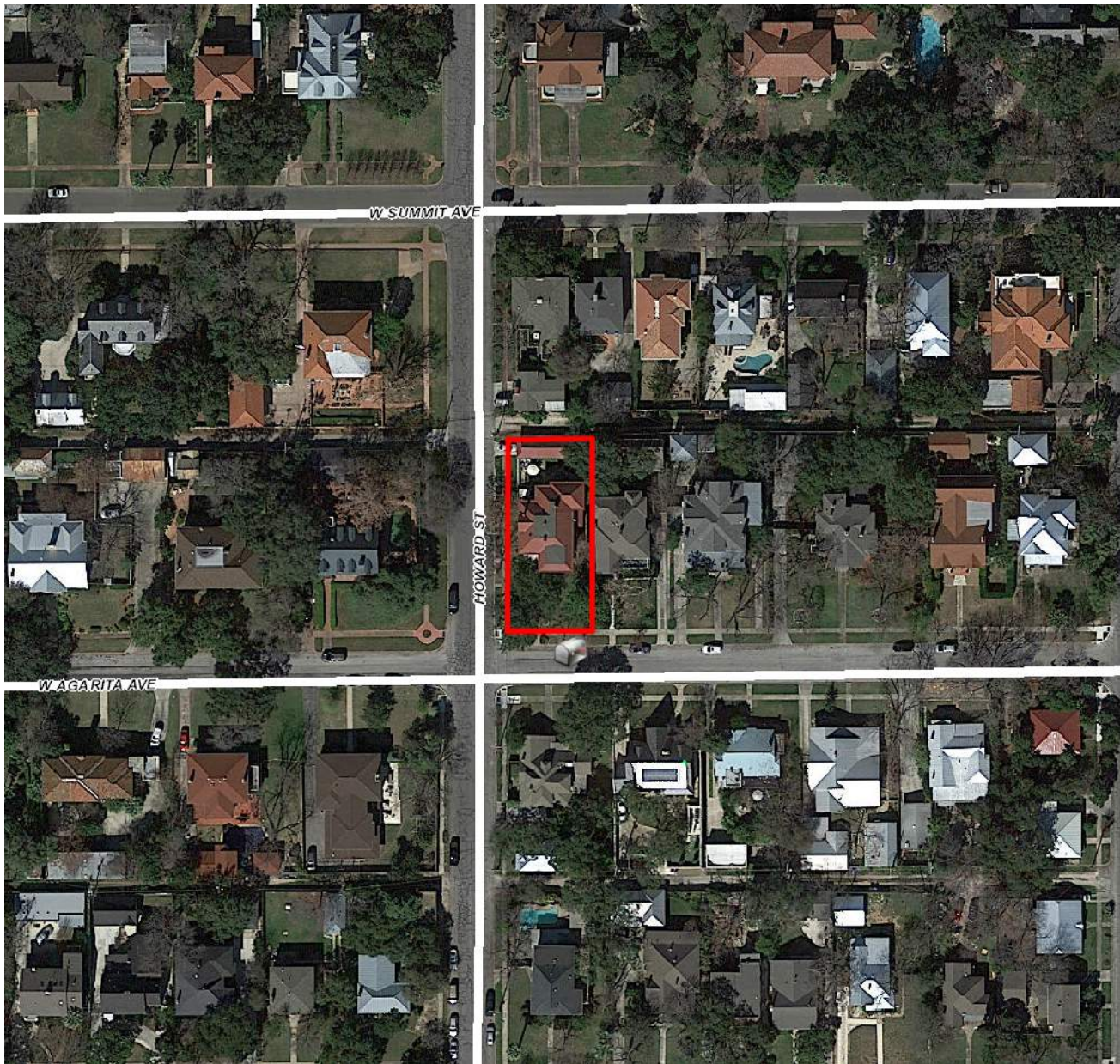
- a. The structure at 131 W Agarita Ave was constructed in 1915 and was designed in the Craftsman style by architects Adams & Adams. It is a contributing property within the Monte Vista Historic District. The applicant has requested approval to construct an accessory structure to house an outdoor kitchen, install an inground swimming pool, remove an existing fence, and install a new side and rear fence to enclose the new outdoor entertainment space.
- b. FENCE REMOVAL - The existing fence is approximately 4 feet high and is constructed of stone. Stone fences are not characteristic of the architectural style and time period of the primary structure. Staff finds its removal acceptable.
- c. NEW FENCE INSTALLATION - The applicant has proposed to install a fence constructed of brick masonry units to match the existing structure. The fence boundary will be extended towards the front façade relative to the existing stone fence but will be offset from the front facade by 3 feet. The material choice is also compatible with the primary structure and brick fences and walls are common in the district. The fence materiality, size, and location is consistent with the Historic Design Guidelines for Site Elements and staff finds this proposal acceptable.
- d. ACCESSORY STRUCTURE SIZE, MASSING, AND SCALE – New outbuildings should be visually subordinate to the primary structure. The proposed accessory structure is comparable in height to the existing rear garage and will be set back in the lot from the side streetscape. Staff finds the size and scale of the accessory structure acceptable and consistent with the guidelines.
- e. ACCESSORY STRUCTURE MATERIALS – The Historic Design Guidelines state that materials utilized in new outbuildings should be complimentary to the primary structure and period of construction. The applicant has proposed to use the same roofing material as the existing primary structure and garage, simple metal posts, and concrete decking for the sunken entertainment element. Staff finds the materials consistent with the guidelines.
- f. POOL – UDC Section 35-611 stipulates that pools may be approved administratively. Staff recommends approval based on this guideline as well as the pool's integrated relationship with the accessory structure proposal.

RECOMMENDATION:

1. Staff recommends approval of the fence removal based on findings a and b.
2. Staff recommends approval of the new fence installation based on findings a and c with the following stipulations:
 - i. Pool equipment storage is not visible from the public right-of-way.
 - ii. The fence complies with Historic Design Guidelines standards and is no taller than four feet. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.
3. Staff recommends approval of the construction of a rear accessory structure based on findings a, d, and e.
4. Staff recommends approval of the pool installation based on finding f.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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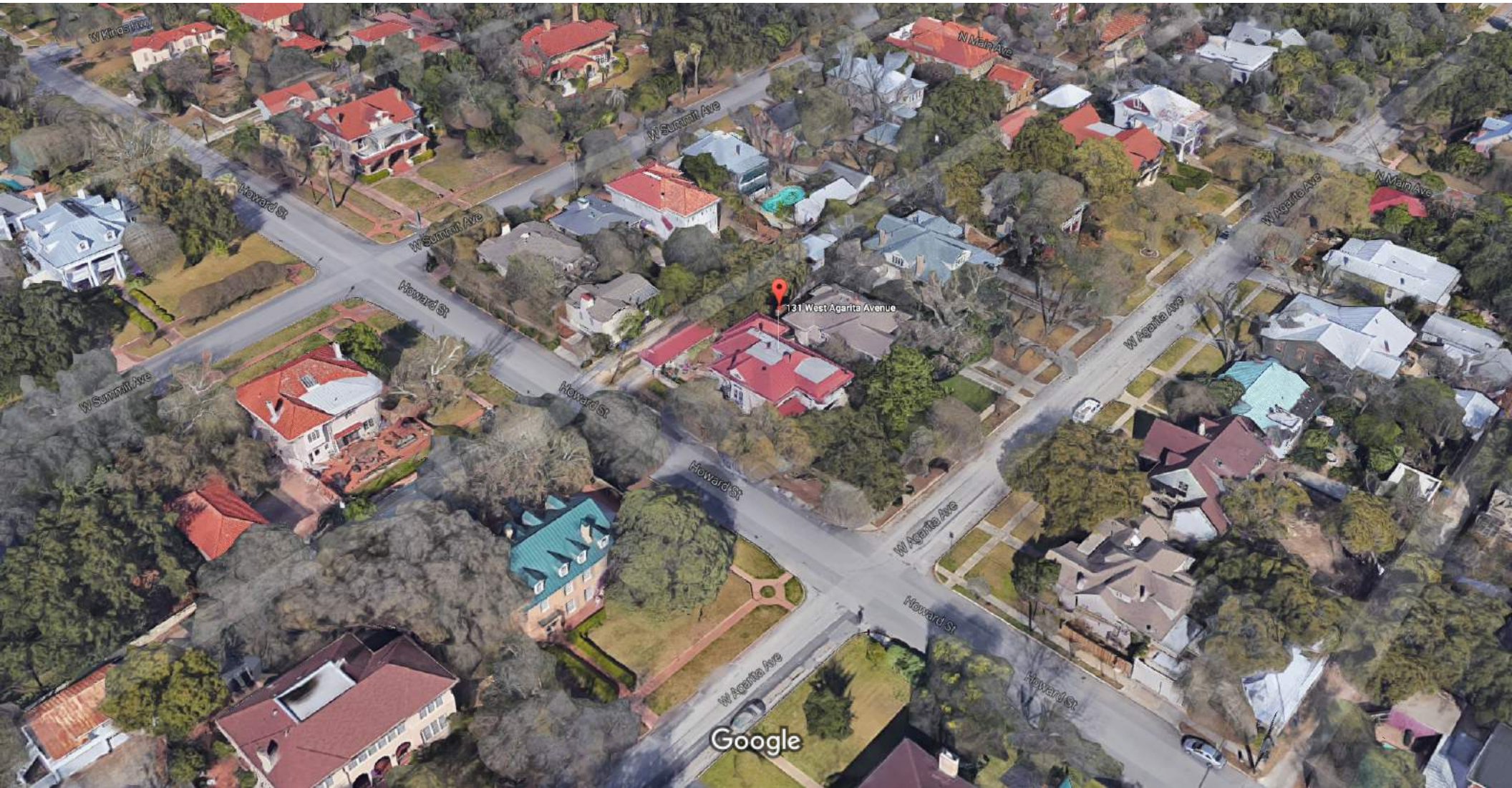
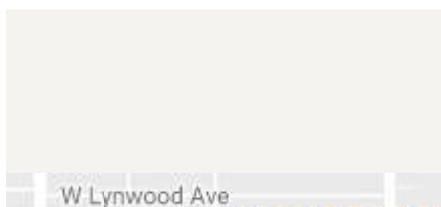




Image capture: Mar 2016 © 2017 Google

San Antonio, Texas
Street View - Mar 2016





Move
fence back
3'

HOWARD ST.
(55' R.O.W.)

Back yard

Pool

1000200

W. AGARITA AVE.
(80' R.O.W.)

Remove
All to BASIC

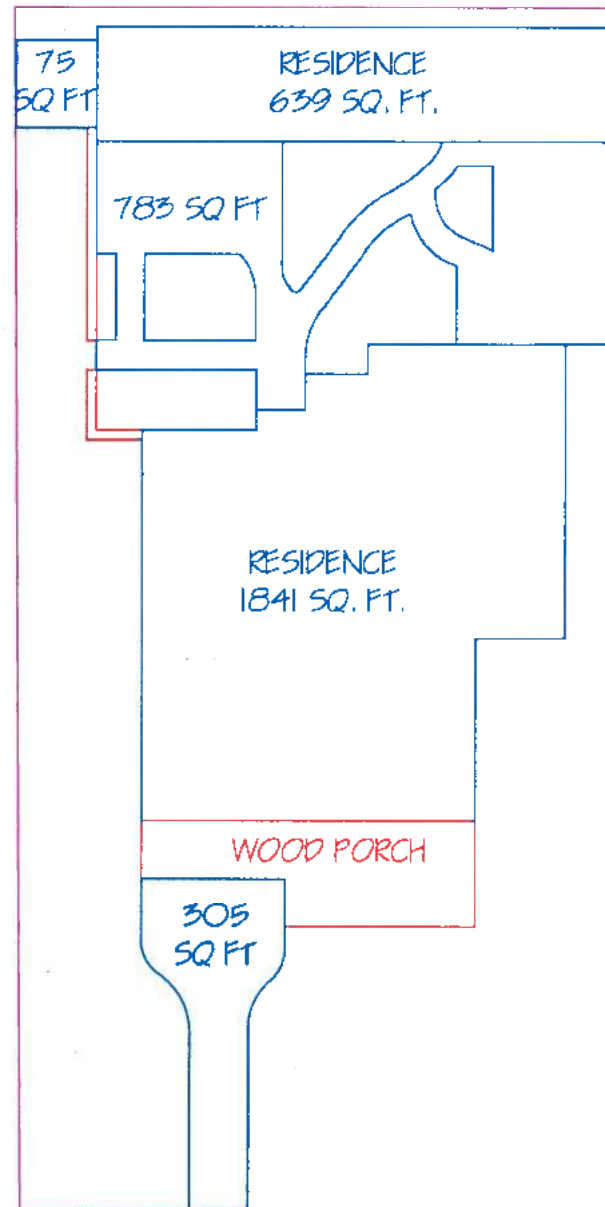
Residence
Water
Fence
Gate
Alarm
Dimensions

WEST 15' OF LOT 11

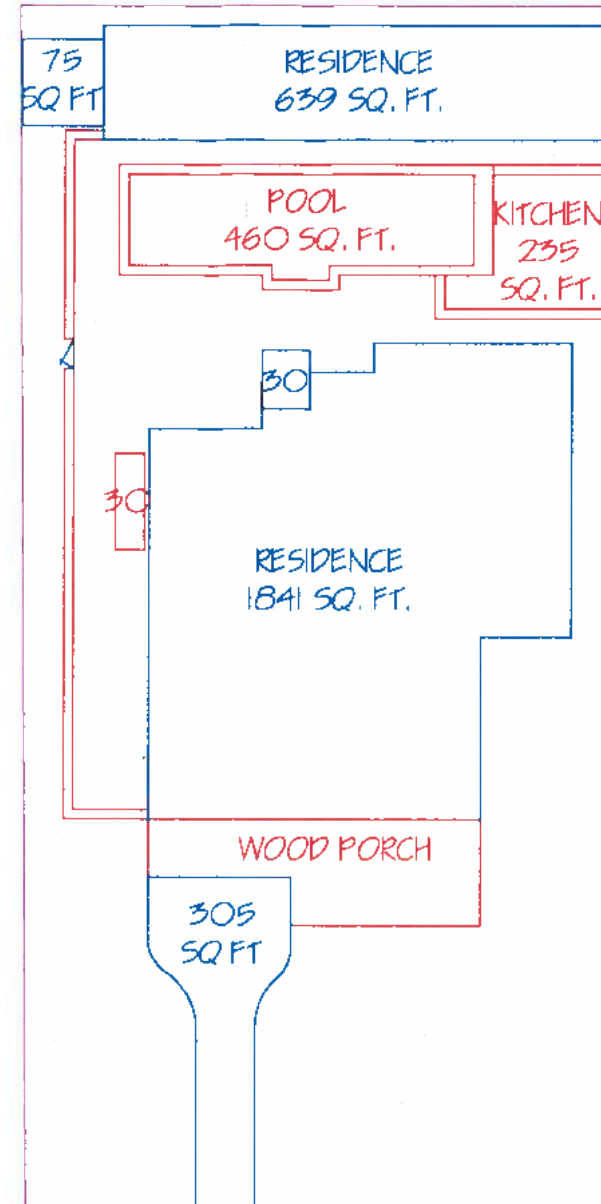
LEGAL DESCRIPTION Lot Ten (10) and the West 15 feet of Lot Eleven (11), Block One (1), New City Block 1767, City of San Antonio, Bexar County, Texas.

ADDRESS 131 W. Agarita Ave.





EXISTING



PROPOSED

LOT SIZE: 7,800 SQ. FT.

EXISTING RESIDENCE: 2,480 SQ. FT.
EXISTING FLATWORK: 1,163 SQ. FT.

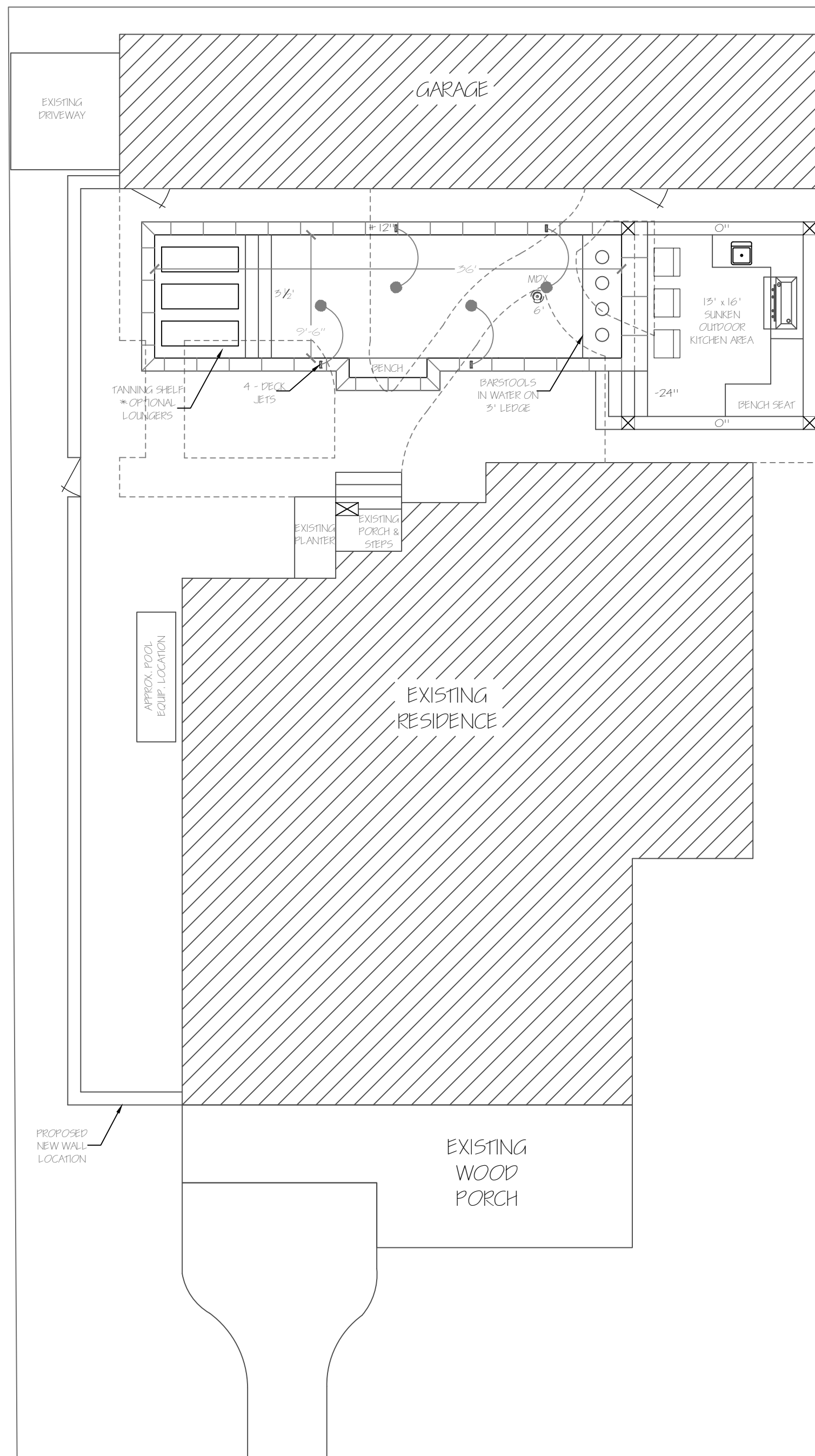
TOTAL IMPERVIOUS COVER: 3,643 SQ. FT.
PERCENTAGE IMPERVIOUS COVER: 47%

REMOVE FLATWORK: (783 SQ. FT.)
NEW EQUIP. PAD: 30 SQ. FT.
NEW OUTDOOR KIT: 235 SQ. FT.
NEW POOL: 460 SQ. FT.
EXISTING RESIDENCE: 2,480 SQ. FT.
EXISTING FLATWORK: 380 SQ. FT.

NEW TOTAL IMPERVIOUS COVER: 3,585 SQ. FT.

NEW PERCENTAGE IMPERVIOUS COVER: 45%

SCALE: 1"



SCALE : $\frac{1}{8}'' = 1'$

OWNER HAS INSPECTED THE SIZE, SHAPE, LOCATION AND ELEVATION OF THE POOL AND OTHER IMPROVEMENTS AT LAYOUT. OWNER ASSURES ARTESIAN POOLS THAT ALL ARE WITHIN THE PROPERTY LINES AND CLEAR OF ALL EASEMENTS, SETBACKS, ETC. OWNER UNDERSTANDS THE NECESSITY OF ADEQUATE SITE DRAINAGE AWAY FROM ALL WORK AND WILL MAINTAIN OR PROVIDE SAME WHERE OR WHEN NECESSARY.

OWNER'S SIGNATURE

DATE

DESIGNER SIGNATURE

DATE

TECH. REVIEW SIGNATURE

DATE

CONSTRUCTION NOTES

- ?

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CUSTOMER INFORMATION

NAME: MOLAK RESIDENCE
ADDRESS: 131 WEST AGARITA
CITY: SAN ANTONIO TX 78212
SUBDIV.: N/A
HOME: N/A BUS: N/A MBL: N/A
AP REP. K. JACOBY DATE: 3/31/17

POOL SPECIFICATIONS

SIZE: $2'6'' \times 36'$ AREA: 351 SQ FT DEPTH: 3.5' - 6'
PERIMETER: 94' POOL/SPA PER: N/A
POOL/SPA/CATCH BASIN PER: N/A
POOL CAPACITY: 12,504 GALS.
TANNING SHELF AREA: 67 SQ FT

SPA SPECIFICATIONS

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
SPA CAPACITY: N/A GALS. SPILLWAY: N/A

WATER FEATURES

CATCH BASIN

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
CATCH BASIN CAPACITY: N/A GALS.
WATER FEATURE #1: 4 DECK JETS
WATER FEATURE #2: N/A
WATER FEATURE #3: N/A

PLUMBING

POOL PLUMBING

POOL FILTER: PENTAIR TR-100 SAND
FILTER RATE: 98 G.P.M.
POOL PUMP: PENTAIR INTELI-FLO H.P. 1-3
SKIMMERS: 2 RETURNS 4-7, AS NEEDED
SANITIZER: RAINBOW 320
CLEANER: PARAMOUNT FVS MAIN DRAIN MDX
POOL HEATER: N/A BTU N/A
FILL LINE: AUTOMATIC TURNOVER: N/A

SPA PLUMBING

JETS: N/A BOOSTER PUMP N/A
BLOWER: N/A H.P. N/A
SPA HEATER: N/A BTU N/A
SKIMMER: N/A

CATCH BASIN PLUMBING

CATCH BASIN PUMP: N/A H.P. N/A
DRAIN N/A JETS: N/A SKIMMERS: N/A

GAS

NATURAL OR PROPANE?: N/A
EXISTING OR NEW PROPANE TANK?: N/A
RELOCATE ? : N/A L.F. TO EQUIP. N/A

WATER FEATURES

WATER FEATURE #1 PUMP: N/A H.P. N/A
WATER FEATURE #2 PUMP: N/A H.P. N/A
WATER FEATURE #3 PUMP: N/A H.P. N/A

TILE & COPING

WATERLINE TILE: 6" CERAMIC
COPING: 3" CUT STONE

PLASTER

AREA #1 TYPE: QUARTZSCAPES COLOR: CHOICE-STANDARD
AREA #2 TYPE: N/A COLOR: N/A

DECKS & MASONRY

DECKING: ACID WASHED CONCRETE SF: N/A
WOOD DECKING ? : N/A SF: N/A
TOP EXISTING ? : N/A SF: N/A
RETAINING WALLS ? : N/A LF: N/A
RAISED POOL BEAM ? : N/A LF: N/A
SPA VENEER : N/A

ELECTRIC

POWER TO EQUIP. PAD BY?: N/A LF: N/A
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A
CATCH BASIN LIGHTS : N/A
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A

8008 WEST AVENUE
SUITE 2
CASTLE HILLS, TX 78213

ARTESIAN POOLS
From Conception to Creation

ARTESIANPOOLSTX.COM
PHONE 210-251-3211
FAX 210-568-2770



EXTERIOR/ REAR



POOL LOCATION



EXISTING GARAGE
ADJACENT TO POOL
LOCATION



EXTERIOR/ FRONT



TIN ROOF FOR OUTDOOR KITCHEN
TO MATCH EXISTING ROOF



REPLACE EXISTING STONE WALL
WITH NEW BRICK WALL TO MATCH
EXISTING BRICK ON HOUSE



ELEVATED POOL BEAM
FACED IN BRICK TO
MATCH HOUSE



ACID WASHED
CONCRETE DECKING FOR
OUTDOOR KITCHEN



GREY LEDGERSTONE
COPING AND WALL CAP
FOR NEW FENCE WALL

SCALE : N.T.S.

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SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
SPA CAPACITY: N/A GALS. SPILLWAY: N/A

WATER FEATURES

CATCH BASIN

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
CATCH BASIN CAPACITY: N/A GALS.
WATER FEATURE #1: 4 DECK JETS
WATER FEATURE #2: N/A
WATER FEATURE #3: N/A

PLUMBING

POOL PLUMBING

POOL FILTER: PENTAIR TR-100 SAND
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SKIMMERS: 2 RETURNS 4-7, AS NEEDED
SANITIZER: RAINBOW 320
CLEANER: PARAMOUNT PVS MAIN DRAIN MDX
POOL HEATER: N/A BTU N/A
FILL LINE: AUTOMATIC TURNOVER: N/A

SPA PLUMBING

JETS: N/A BOOSTER PUMP N/A
BLOWER: N/A H.P. N/A
SPA HEATER: N/A BTU N/A
SKIMMER: N/A

CATCH BASIN PLUMBING

CATCH BASIN PUMP: N/A H.P. N/A
DRAIN N/A JETS: N/A SKIMMERS: N/A

GAS

NATURAL OR PROPANE?: N/A
EXISTING OR NEW PROPANE TANK?: N/A
RELOCATE ? : N/A L.F. TO EQUIP. N/A

WATER FEATURES

WATER FEATURE #1 PUMP: N/A H.P. N/A
WATER FEATURE #2 PUMP: N/A H.P. N/A
WATER FEATURE #3 PUMP: N/A H.P. N/A

TILE & COPING

WATERLINE TILE: 6" CERAMIC
COPING: 3" CUT STONE

PLASTER

AREA #1 TYPE: QUARTZSCAPES COLOR: CHOICE-STANDARD
AREA #2 TYPE: N/A COLOR: N/A

DECKS & MASONRY

DECKING: ACID WASHED CONCRETE SF: N/A
WOOD DECKING ? : N/A SF: N/A
TOP EXISTING ? : N/A SF: N/A
RETAINING WALLS ? : N/A LF: N/A
RAISED POOL BEAM ? : N/A LF: N/A
SPA VENEER : N/A

ELECTRIC

POWER TO EQUIP. PAD BY?: N/A LF: N/A
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A
CATCH BASIN LIGHTS : N/A
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A

CONSTRUCTION NOTES

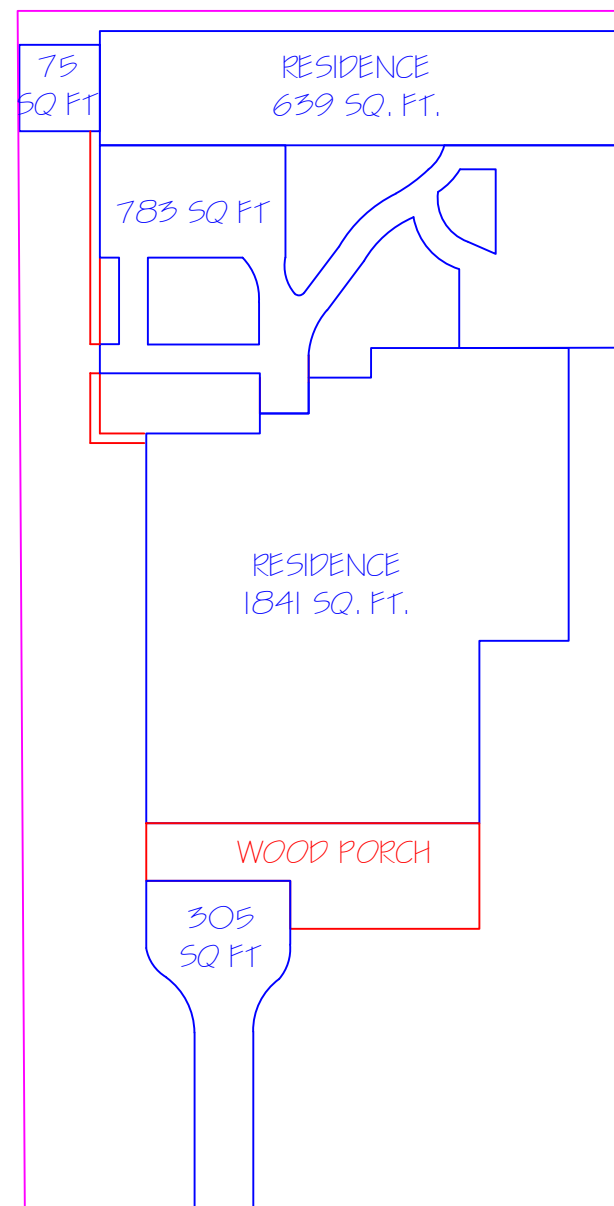
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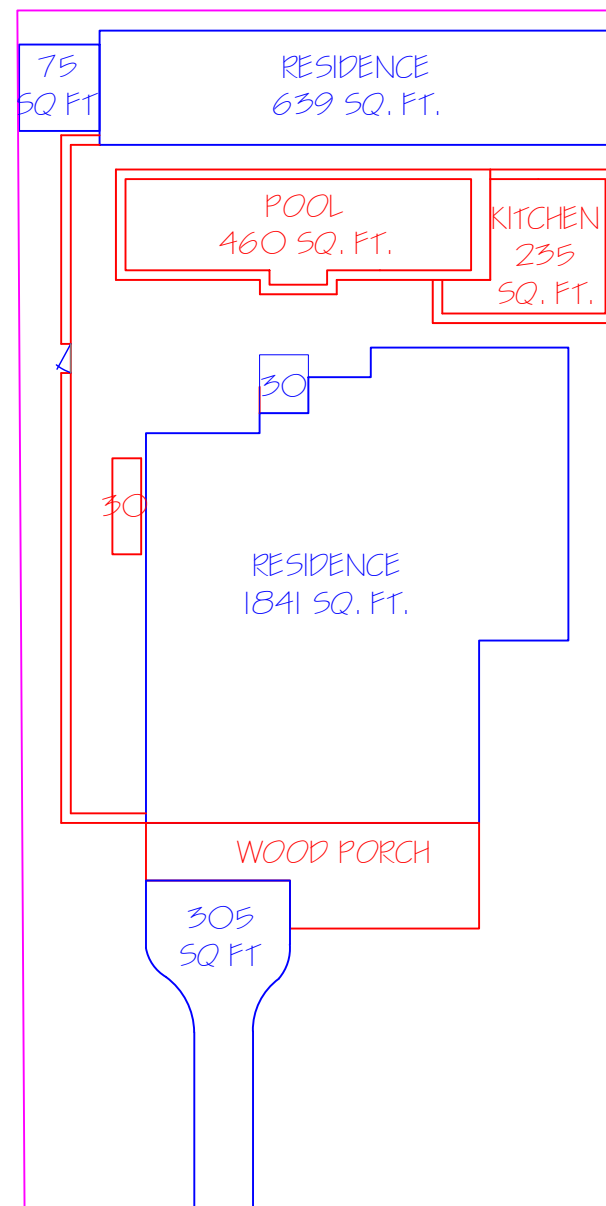
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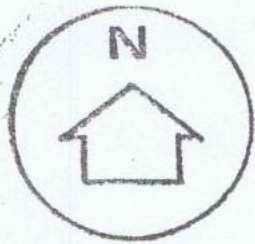


EXISTING



PROPOSED

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NEW PERCENTAGE IMPERVIOUS COVER:	45%

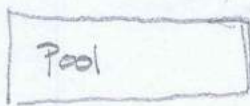


SCALE: 1"=20'

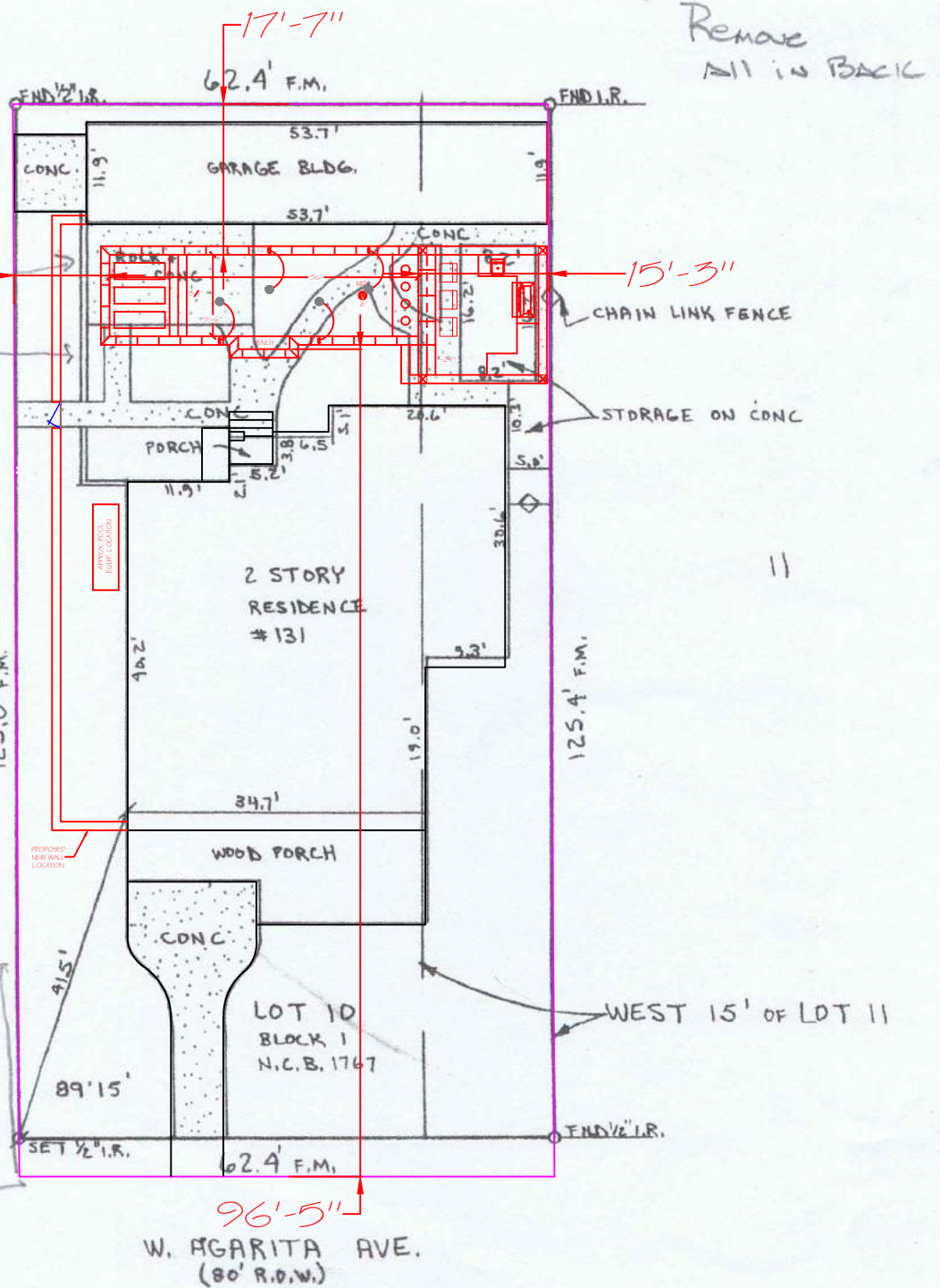
MOVE
fence back
3'

HOWARD ST.
(55' R.O.W.)

Backyard



OUTDOOR
KITCHEN

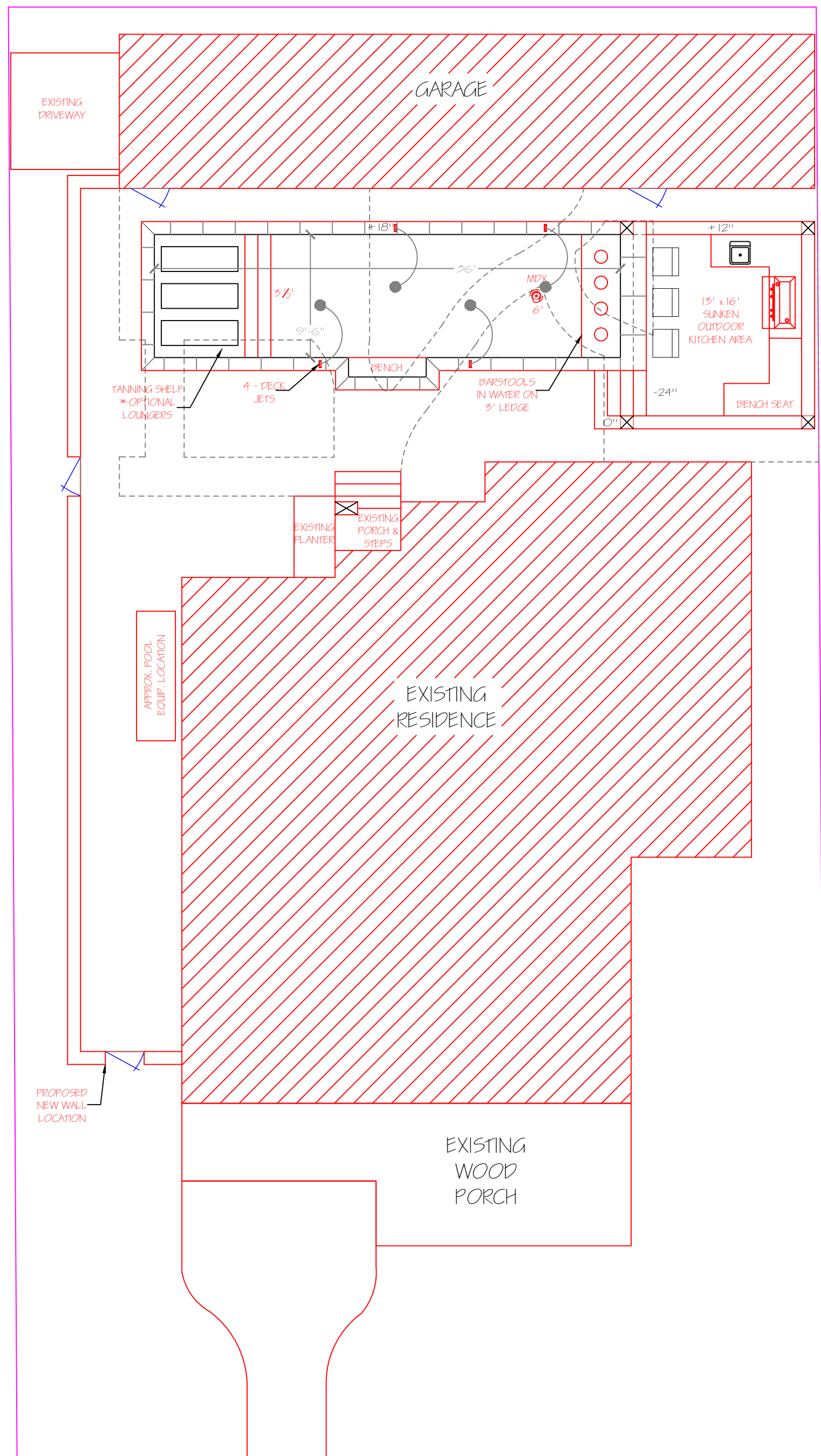


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ADDRESS 131 W. Agarita Ave.

BY REFERENCE





SCALE : 1/8" = 1'

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POOL CAPACITY: 12,504 GALS.
TANNING SHELF AREA: 67 SQ FT

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SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
SPA CAPACITY: N/A GALS. SPILLWAY: N/A

WATER FEATURES

CATCH BASIN

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
CATCH BASIN CAPACITY: N/A GALS.
WATER FEATURE #1: 4 DECK JETS
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POOL PLUMBING

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SANITIZER: RAINBOW 320
CLEANER: PARAMOUNT FVS MAIN DRAIN MDX
POOL HEATER: N/A BTU N/A
FILL LINE: AUTOMATIC TURNOVER: N/A

SPA PLUMBING

JETS: N/A BOOSTER PUMP N/A
BLOWER: N/A H.P. N/A
SPA HEATER: N/A BTU N/A
SKIMMER: N/A

CATCH BASIN PLUMBING

CATCH BASIN PUMP: N/A H.P. N/A
DRAIN N/A JETS: N/A SKIMMERS: N/A

GAS

NATURAL OR PROPANE?: N/A
EXISTING OR NEW PROPANE TANK?: N/A
RELOCATE ? : N/A L.F. TO EQUIP. N/A

WATER FEATURES

WATER FEATURE #1 PUMP: N/A H.P. N/A
WATER FEATURE #2 PUMP: N/A H.P. N/A
WATER FEATURE #3 PUMP: N/A H.P. N/A

TILE & COPING

WATERLINE TILE: 6" CERAMIC
COPING: 3" CUT STONE

PLASTER

AREA #1 TYPE: QUARTZSCAPES COLOR: CHOICE-STANDARD
AREA #2 TYPE: N/A COLOR: N/A

DECKS & MASONRY

DECKING: ACID WASHED CONCRETE SF: N/A
WOOD DECKING ? : N/A SF: N/A
TOP EXISTING ? : N/A SF: N/A
RETAINING WALLS ? : N/A LF: N/A
RAISED POOL BEAM ? : N/A LF: N/A
SPA VENEER : N/A

ELECTRIC

POWER TO EQUIP. PAD BY? : N/A LF: N/A
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A
CATCH BASIN LIGHTS : N/A
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A



ARTESIANPOOLSTX.COM
PHONE 210-251-3211
FAX 210-568-2770

8008 WEST AVENUE
SUITE 2
CASTLE HILLS, TX 78213



EXTERIOR/ REAR



POOL LOCATION



EXISTING GARAGE
ADJACENT TO POOL
LOCATION



EXTERIOR/ FRONT



TIN ROOF FOR OUTDOOR KITCHEN
TO MATCH EXISTING ROOF



REPLACE EXISTING STONE WALL
WITH NEW BRICK WALL TO MATCH
EXISTING BRICK ON HOUSE



ELEVATED POOL BEAM
FACED IN BRICK TO
MATCH HOUSE



ACID WASHED
CONCRETE DECKING FOR
OUTDOOR KITCHEN



GREY LEIDESTONE
COPING AND WALL CAP
FOR NEW FENCE WALL

SCALE : N.T.S.

CUSTOMER INFORMATION

NAME: MOLAK RESIDENCE
ADDRESS: 131 WEST AGARITA
CITY: SAN ANTONIO TX 78212
SUBDIV.: N/A
HOME: N/A BUS: N/A MBL: N/A
AP REP. K JACOBY DATE: 3/31/17

POOL SPECIFICATIONS

SIZE: 2'6" x 36' AREA: 351 SQ FT DEPTH: 3.5' - 6'
PERIMETER: 94' POOL /SPA PER: N/A
POOL /SPA/ CATCH BASIN PER: N/A
POOL CAPACITY: 12,504 GALS.
TANNING SHELF AREA: 67 SQ FT

SPA SPECIFICATIONS

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
SPA CAPACITY: N/A GALS. SPILLWAY: N/A

WATER FEATURES

CATCH BASIN

SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
CATCH BASIN CAPACITY: N/A GALS.
WATER FEATURE #1: 4 DECK JETS
WATER FEATURE #2: N/A
WATER FEATURE #3: N/A

PLUMBING

POOL PLUMBING

POOL FILTER: PENTAIR TR-100 SAND
FILTER RATE: 98 G.P.M.
POOL PUMP: PENTAIR INTELFLO H.P. 1-3
SKIMMERS: 2 RETURNS 4-7, AS NEEDED
SANITIZER: RAINBOW 320
CLEANER: PARAMOUNT PVS MAIN DRAIN MDX
POOL HEATER: N/A BTU N/A
FILL LINE: AUTOMATIC TURNOVER: N/A

SPA PLUMBING

JETS: N/A BOOSTER PUMP N/A
BLOWER: N/A H.P. N/A
SPA HEATER: N/A BTU N/A
SKIMMER: N/A

CATCH BASIN PLUMBING

CATCH BASIN PUMP: N/A H.P. N/A
DRAIN N/A JETS: N/A SKIMMERS: N/A

GAS

NATURAL OR PROPANE?: N/A
EXISTING OR NEW PROPANE TANK?: N/A
RELOCATE ? : N/A L.F. TO EQUIP. N/A

WATER FEATURES

WATER FEATURE #1 PUMP: N/A H.P. N/A
WATER FEATURE #2 PUMP: N/A H.P. N/A
WATER FEATURE #3 PUMP: N/A H.P. N/A

TILE & COPING

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COPING: 3" CUT STONE

PLASTER

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AREA #2 TYPE: N/A COLOR: N/A

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RETAINING WALLS ? : N/A LF: N/A
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SPA VENEER : N/A

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POWER TO EQUIP. PAD BY?: N/A LF: N/A
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A
CATCH BASIN LIGHTS : N/A
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A

CONSTRUCTION NOTES

- ?

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OWNER HAS INSPECTED THE SIZE, SHAPE,
LOCATION AND ELEVATION OF THE POOL AND
OTHER IMPROVEMENTS AT LAYOUT. OWNER
ASSURES ARTESIAN POOLS THAT ALL ARE
WITHIN THE PROPERTY LINES AND CLEAR OF
ALL EASEMENTS, SETBACKS, ETC. OWNER
UNDERSTANDS THE NECESSITY OF ADEQUATE
SITE DRAINAGE AWAY FROM ALL WORK AND
WILL MAINTAIN OR PROVIDE SAME WHERE OR
WHEN NECESSARY.

OWNER'S SIGNATURE

DATE

DESIGNER SIGNATURE

DATE

TECH. REVIEW SIGNATURE

DATE

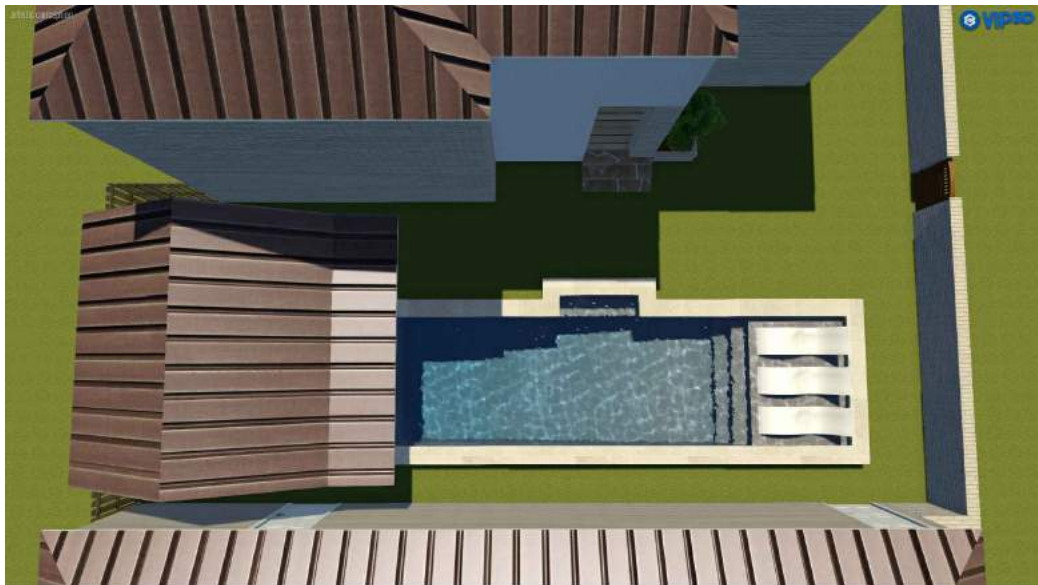
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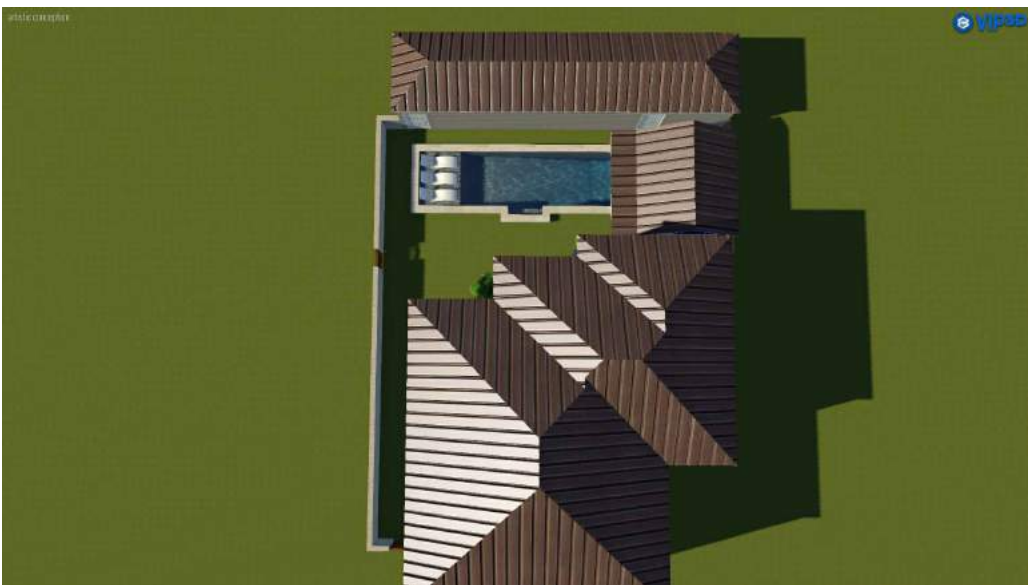
PROJECT
OVERVIEW



VIEW FROM POOL TO OUTDOOR KITCHEN



VIEW FROM KITCHEN TO POOL



POOL
LOCATION



FRONT KITCHEN ELEVATION



KITCHEN LAYOUT

SCALE : N.T.S.

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TECH. REVIEW SIGNATURE

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CONSTRUCTION NOTES

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POOL /SPA/ CATCH BASIN PER: N/A
POOL CAPACITY: 12,504 GALS.
TANNING SHELF AREA: 67 SQ FT

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SIZE: N/A AREA: N/A DEPTH: N/A
PERIMETER: N/A HEIGHT: N/A
SPA CAPACITY: N/A GALS. SPILLWAY: N/A

WATER FEATURES

CATCH BASIN

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PERIMETER: N/A HEIGHT: N/A
CATCH BASIN CAPACITY: N/A GALS.
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POOL PLUMBING

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SPA PLUMBING

JETS: N/A BOOSTER PUMP N/A
BLOWER: N/A H.P. N/A
SPA HEATER: N/A BTU N/A
SKIMMER: N/A

CATCH BASIN PLUMBING

CATCH BASIN PUMP: N/A H.P. N/A
DRAIN N/A JETS: N/A SKIMMERS: N/A

GAS

NATURAL OR PROPANE?: N/A
EXISTING OR NEW PROPANE TANK?: N/A
RELOCATE ? : N/A L.F. TO EQUIP. N/A

WATER FEATURES

WATER FEATURE #1 PUMP: N/A H.P. N/A
WATER FEATURE #2 PUMP: N/A H.P. N/A
WATER FEATURE #3 PUMP: N/A H.P. N/A

TILE & COPING

WATERLINE TILE: 6" CERAMIC
COPING: 3" CUT STONE

PLASTER

AREA #1 TYPE: QUARTZSCAPES COLOR: CHOICE-STANDARD
AREA #2 TYPE: N/A COLOR: N/A

DECKS & MASONRY

DECKING: ACID WASHED CONCRETE SF: N/A
WOOD DECKING ? : N/A SF: N/A
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RETAINING WALLS ? : N/A LF: N/A
RAISED POOL BEAM ? : N/A LF: N/A
SPA VENEER : N/A

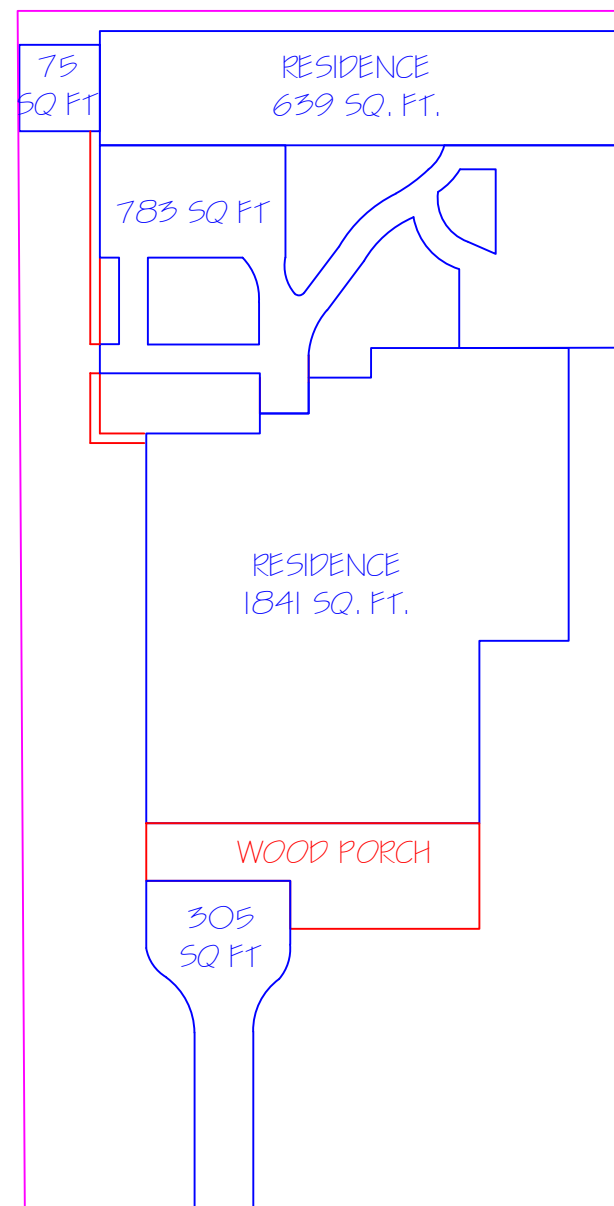
ELECTRIC

POWER TO EQUIP. PAD BY?: N/A LF: N/A
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A
CATCH BASIN LIGHTS : N/A
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A

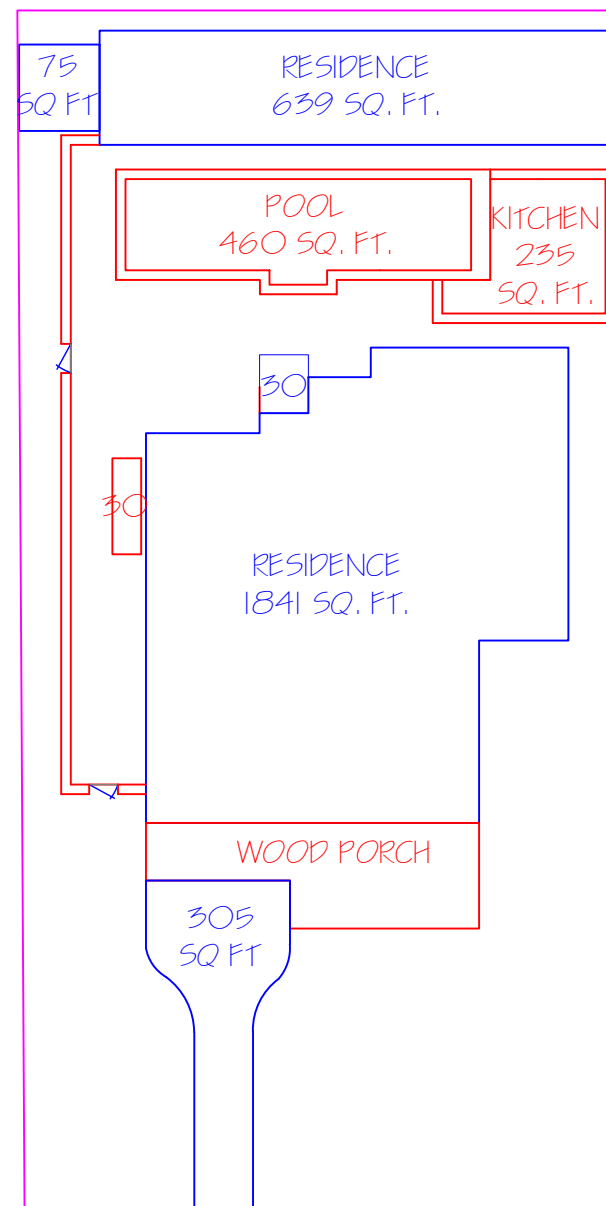
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EXISTING



PROPOSED

LOT SIZE: 7,800 SQ. FT.	
EXISTING RESIDENCE:	2,480 SQ. FT.
EXISTING FLATWORK:	1,163 SQ. FT.
TOTAL IMPERVIOUS COVER:	3,643 SQ. FT.
PERCENTAGE IMPERVIOUS COVER:	47%
REMOVE FLATWORK:	(783 SQ. FT.)
NEW EQUIP. PAD:	30 SQ. FT.
NEW OUTDOOR KIT:	235 SQ. FT.
NEW POOL:	460 SQ. FT.
EXISTING RESIDENCE:	2,480 SQ. FT.
EXISTING FLATWORK:	380 SQ. FT.
NEW TOTAL IMPERVIOUS COVER:	3,585 SQ. FT.
NEW PERCENTAGE IMPERVIOUS COVER:	45%

SCALE: 1" = 20'

Move
fence back \leftarrow
3'

HOWARD ST.
(S.S. R.O.W.)

Back yard

Pool

OUT DOOR
KITCHEN

W. AGARITA AVE.
(80' R.O.W.)

Remove
All in BACK

11

→ WEST 15' OF LOT 11

LEGAL DESCRIPTION Lot Ten (10) and the West 15 feet of Lot Eleven (11), Block One (1), New City Block 1767, City of San Antonio, Bexar County, Texas.

ADDRESS 131 W. Agarita Ave.

