

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 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  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Janet Molak  
**OWNER:** Janet and Mike Molak  
**TYPE OF WORK:** Install side and rear fence, install pool, construct rear accessory structure  
**REQUEST:**

## REQUEST:

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

1. Remove an existing stone 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 with two iron gates and gas lamps.
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 principal 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 located on a corner lot at the intersection of W Agarita Ave and Howard St. 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. The applicant was heard by the HDRC on April 19, 2017. The case was deferred to the Design Review Commission (DRC). The applicant met with the DRC on May 10, 2017 and provided an updated proposal that incorporated both the comments from the HDRC hearing as well as the Monte Vista Historical Association. Changes from the previous proposal include: adjusting the accessory structure roof pitch and form, modifying the setbacks of the cabana, and changing the cabana columns to a non-combustible brick.
- c. FENCE REMOVAL - The existing fence is approximately 5'-7" in height 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.
- d. NEW FENCE: HEIGHT AND LOCATION - The applicant has proposed to install a fence constructed of brick masonry units to match the existing structure. The fence will match the existing height at approximately 5'-7". Its boundary facing Agarita will be extended towards the front yard, but will be offset from the front facade by 3 feet. The boundary will also extend towards Howard St. According to the Historic Design Guidelines for Site Elements, new fences and walls should appear similar to those used historically within the district in terms of their scale and location. Its placement is consistent with the historic development pattern of the district. Staff finds the proposal acceptable. The fence may require a variance.
- e. NEW FENCE: MATERIALS – The applicant has proposed to construct the new fence out of brick masonry that matches the approximate size and color as the brick on the primary structure as closely as possible. The proposal also includes two new wrought iron gates, one located off Howard St and the other on the setback from the W Agarita Ave side. Wrought iron gates are commonly used in stone, masonry, and stucco walls in the Monte Vista Historic District. The material choices are compatible with the primary structure and brick fences and walls are common in the district. Staff finds the materiality acceptable and consistent with the guidelines.
- f. ACCESSORY STRUCTURE SIZE, MASSING, AND SCALE – According to the Historic Design Guidelines, 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. Additionally, the setback from the lot line will be five feet, which aligns with the primary structure as well as UDC standards for setbacks. Staff finds the size and scale of the accessory structure, as well as its placement on the lot, acceptable and consistent with the guidelines.
- g. 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, non-combustible brick columns, and concrete decking for the sunken entertainment element. Staff finds the materials consistent with the guidelines.
- h. 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:**

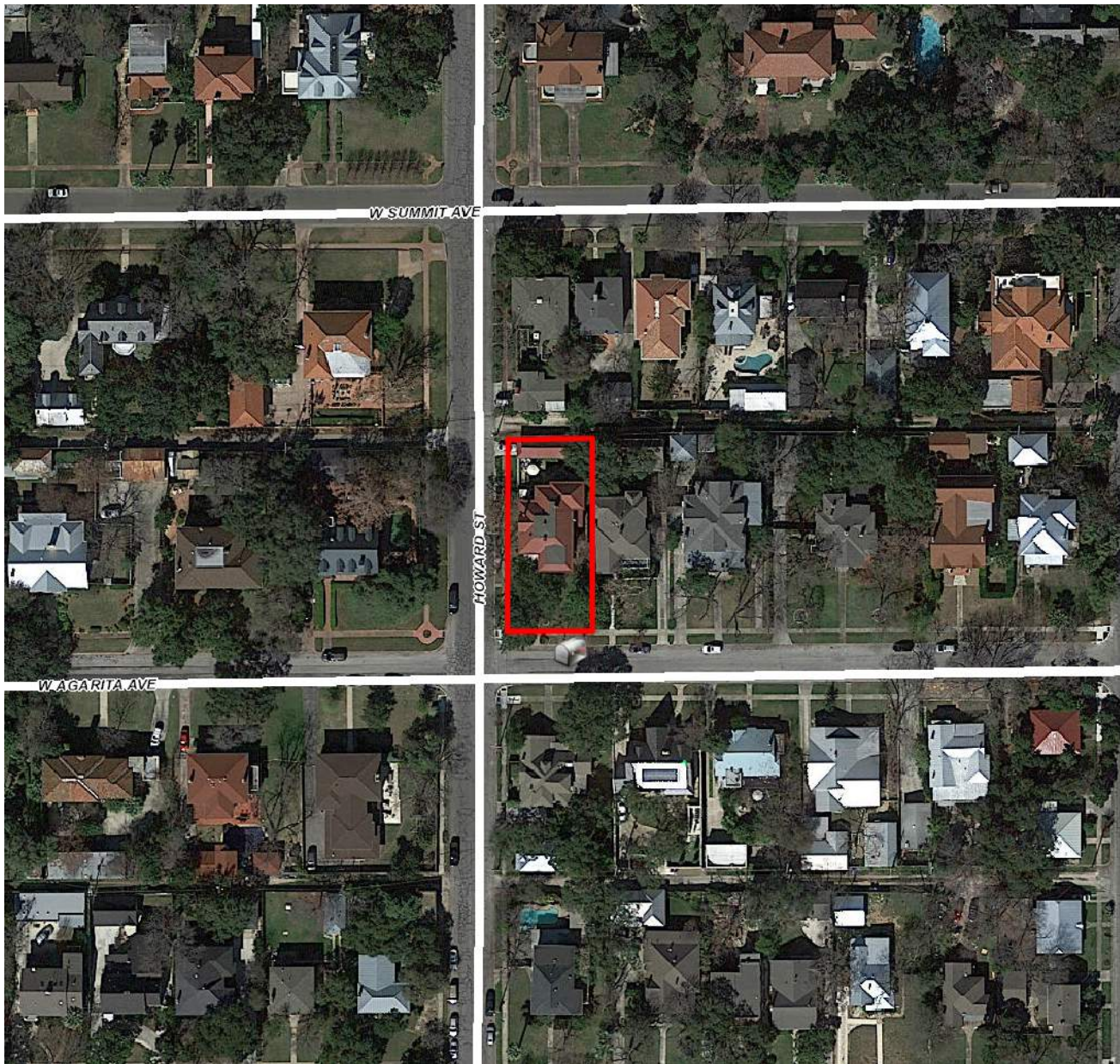
1. Staff recommends approval of the fence removal based on findings a through c.
2. Staff recommends approval of the new fence installation based on findings a through e with the following stipulations:
  - i. Pool equipment storage is not visible from the public right-of-way.
  - ii. The applicant provides material specifications for the wrought iron gates to staff for final approval.
  - iii. The fence complies with Historic Design Guidelines standards. 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, b, f, and g.
4. Staff recommends approval of the pool installation based on finding h.

**CASE MANAGER:**

Stephanie Phillips

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Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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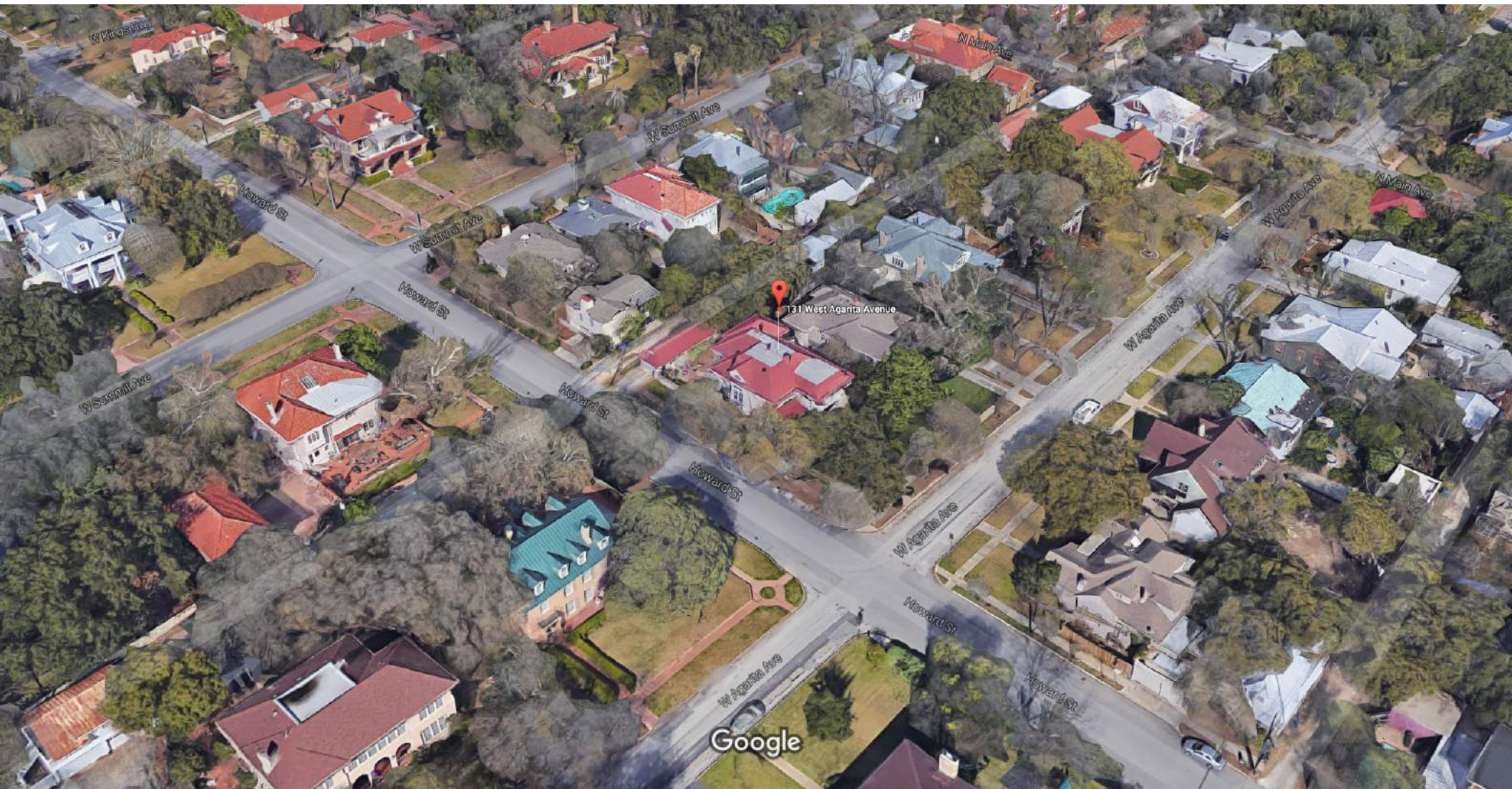
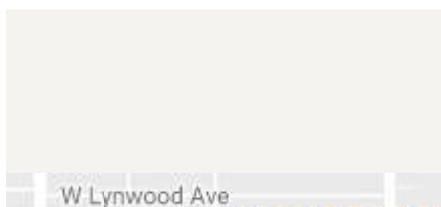






Image capture: Mar 2016 © 2017 Google

San Antonio, Texas  
Street View - Mar 2016



71

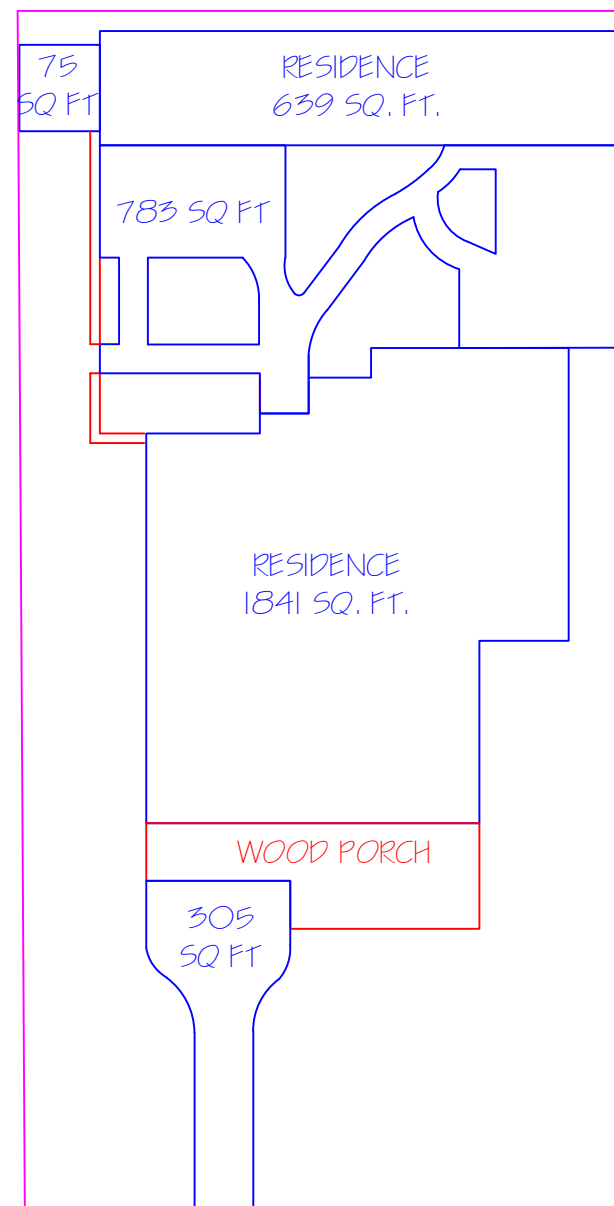
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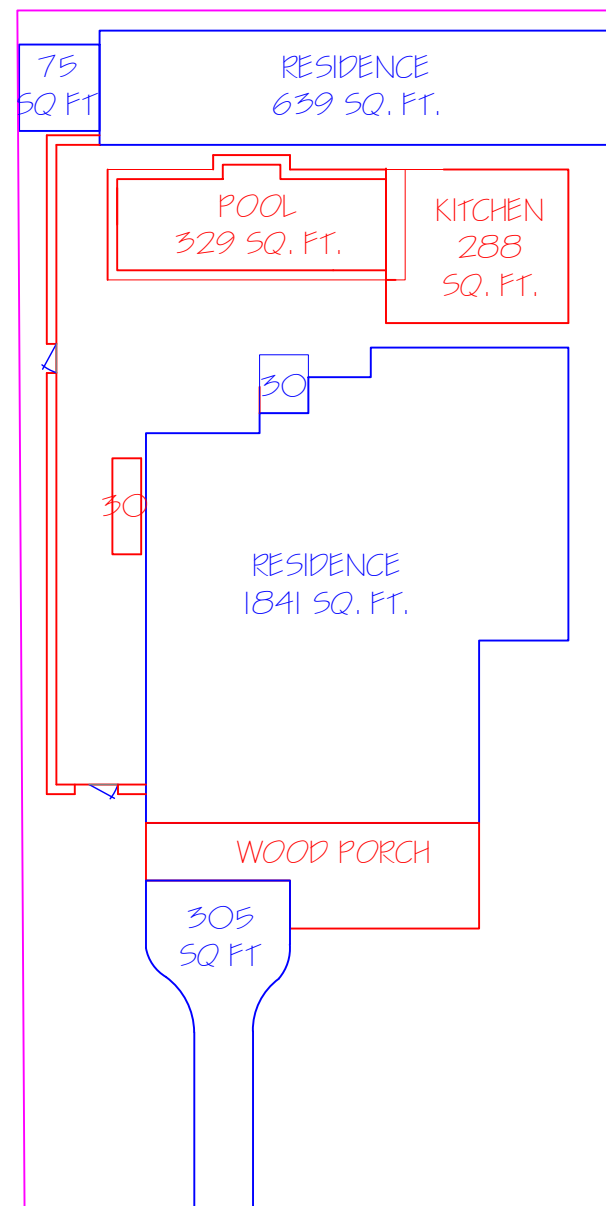
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## 1950 SANBORN MAP



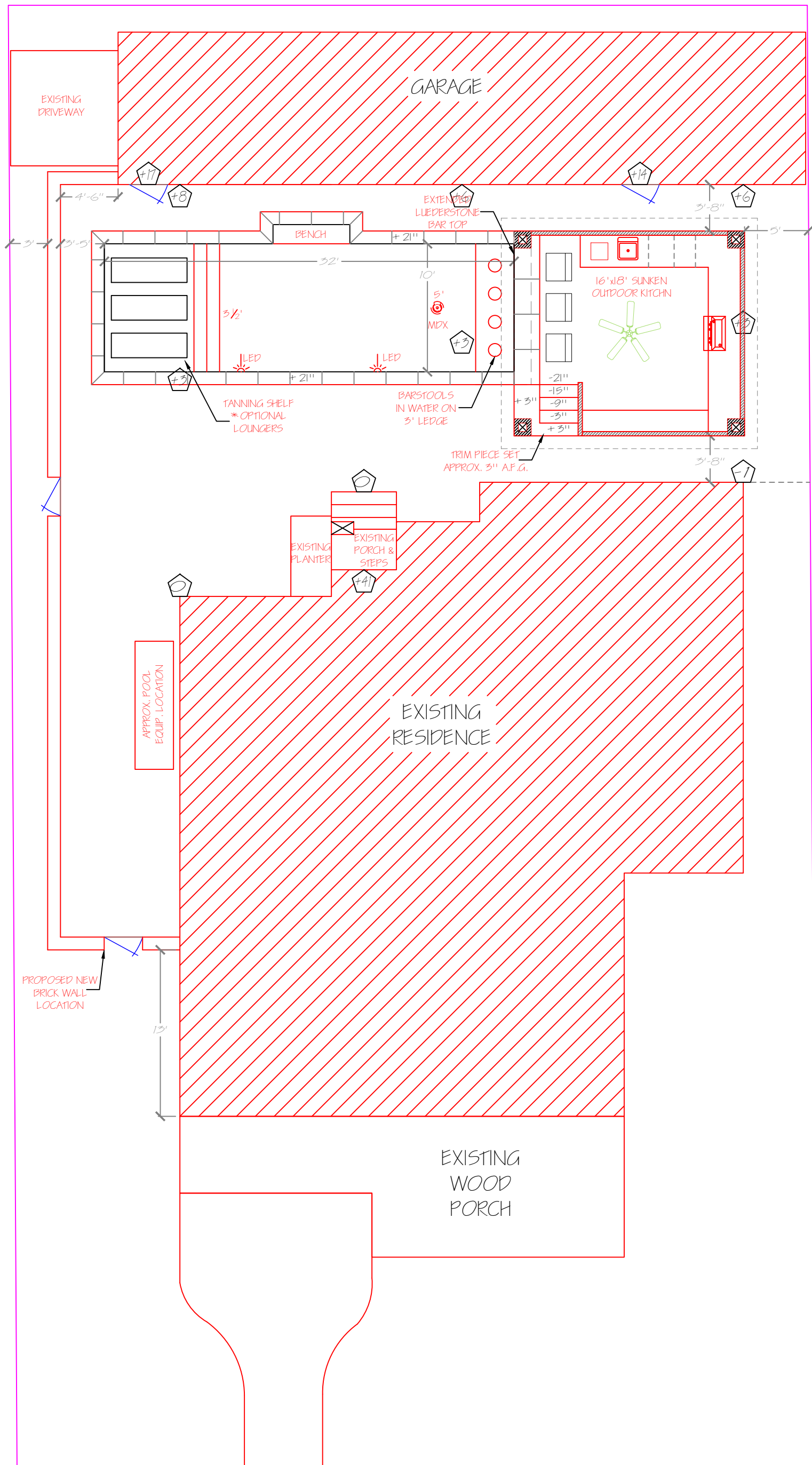


EXISTING



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:	288 SQ. FT.
NEW POOL:	329 SQ. FT.
EXISTING RESIDENCE:	2,480 SQ. FT.
EXISTING FLATWORK:	380 SQ. FT.
NEW TOTAL IMPERVIOUS COVER:	3,507 SQ. FT.
NEW PERCENTAGE IMPERVIOUS COVER:	44%



SCALE : 1/8" = 1'

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: 10' x 32' AREA: 320 SQ FT DEPTH: 3.5' - 6'  
PERIMETER: 87' POOL /SPA PER: N/A  
POOL /SPA/ CATCH BASIN PER: N/A  
POOL CAPACITY: 11,720 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

CONSTRUCTION NOTES

- ?

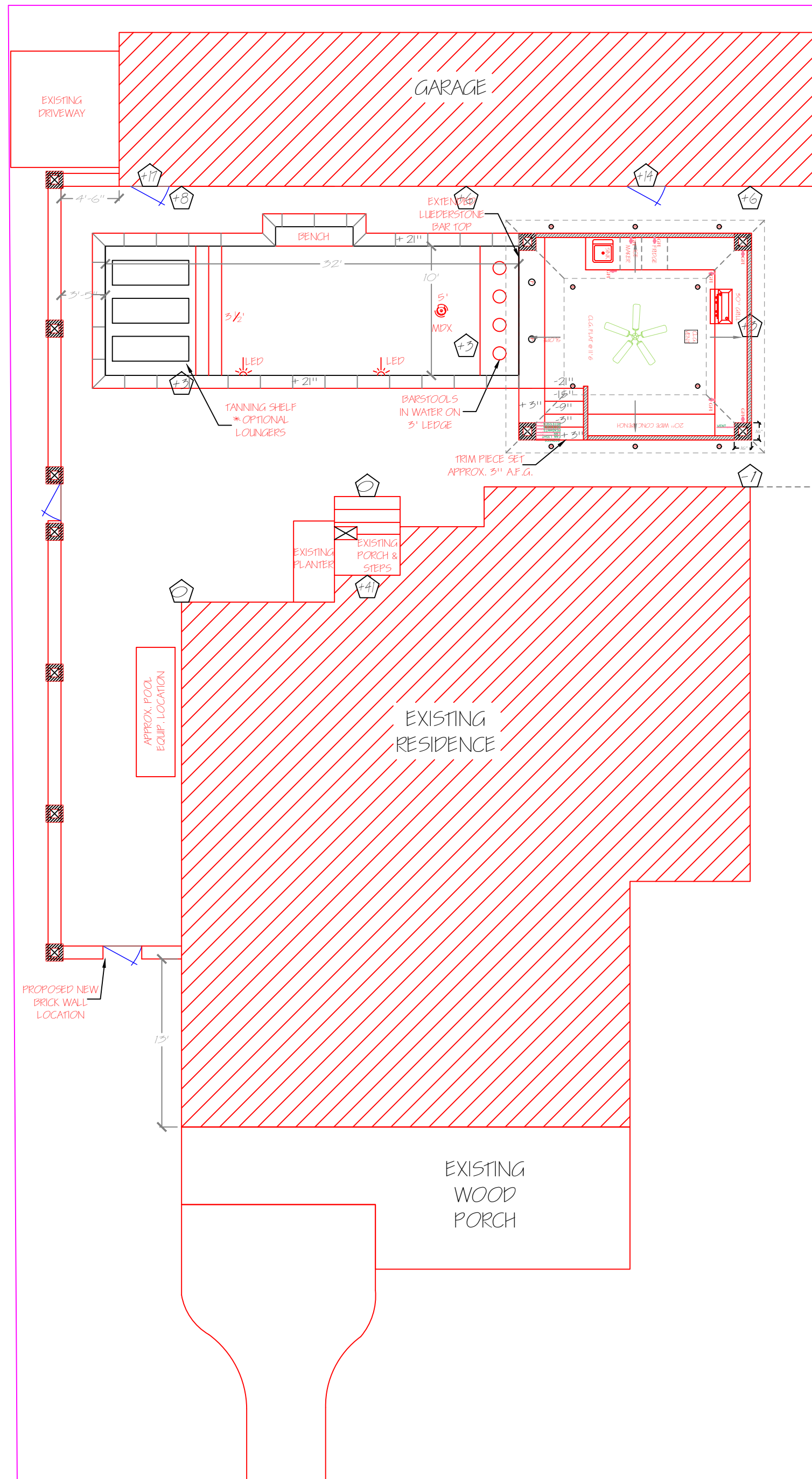
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OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
DESIGNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
TECH. REVIEW SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_





SCALE : 1/8" = 1'

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### 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: 10' x 32' AREA: 320 SQ FT DEPTH: 3.5' - 6'  
PERIMETER: 87' POOL / SPA PER: N/A  
POOL / SPA/ CATCH BASIN PER: N/A  
POOL CAPACITY: 11,720 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 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 LED'S 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



STANDING SEAM METAL ROOF FOR  
OUTDOOR KITCHEN TO MATCH  
EXISTING ROOF



REPLACE EXISTING STONE WALL  
WITH NEW BRICK WALL TO MATCH  
EXISTING BRICK ON HOUSE. SHIFT  
WALL OUT 4'-6" FROM GARAGE



NEW CABANA ROOF  
STYLE AND PITCH TO  
MATCH EXISTING GARAGE



NEW WALL TERMINATION POINT AT  
OUTSIDE CORNER OF EXISTING BOX  
WINDOW, 15' FROM CORNER OF HOUSE



NEW BRICK WALL AND  
COLUMNS TO MATCH  
EXISTING BRICK ON HOME

SCALE : N.T.S.

CUSTOMER INFORMATION

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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

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

- ?

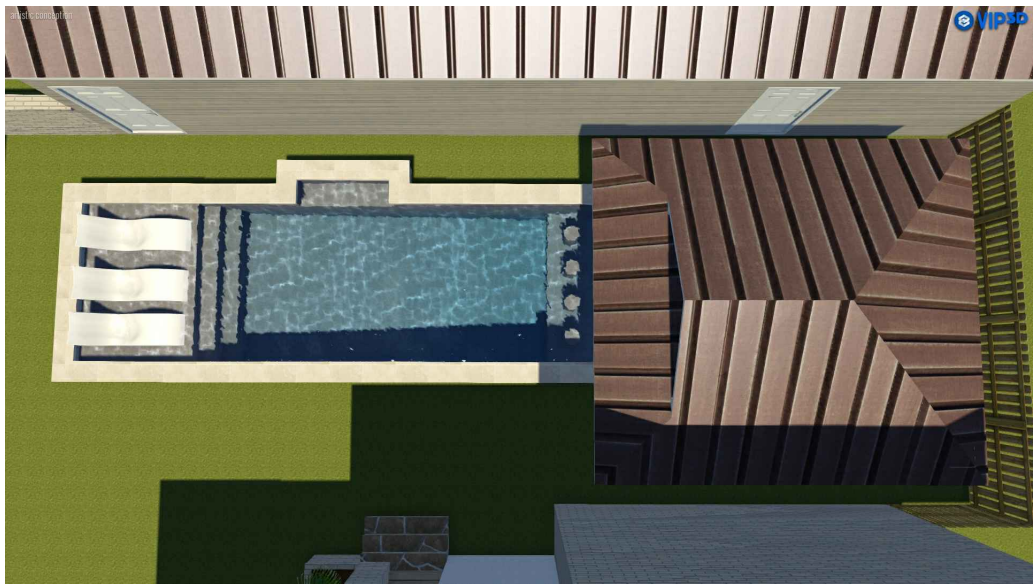
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REPRODUCED, TRACED, USED OR GIVEN TO ANOTHER CONTRACTOR WITHOUT  
WRITTEN PERMISSION FROM ARTESIAN POOLS. SHOULD THE PLAN BE GIVEN TO  
ANOTHER CONTRACTOR FOR BIDDING PURPOSES ARTESIAN POOLS CHARGES A  
\$1,500.00 DESIGN FEE.

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 \_\_\_\_\_





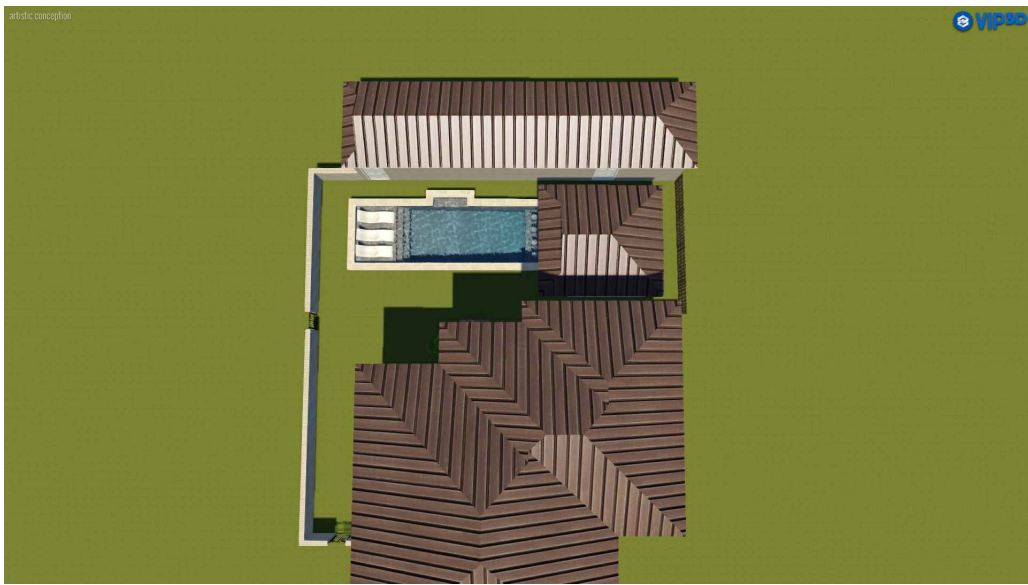
PROJECT  
OVERVIEW



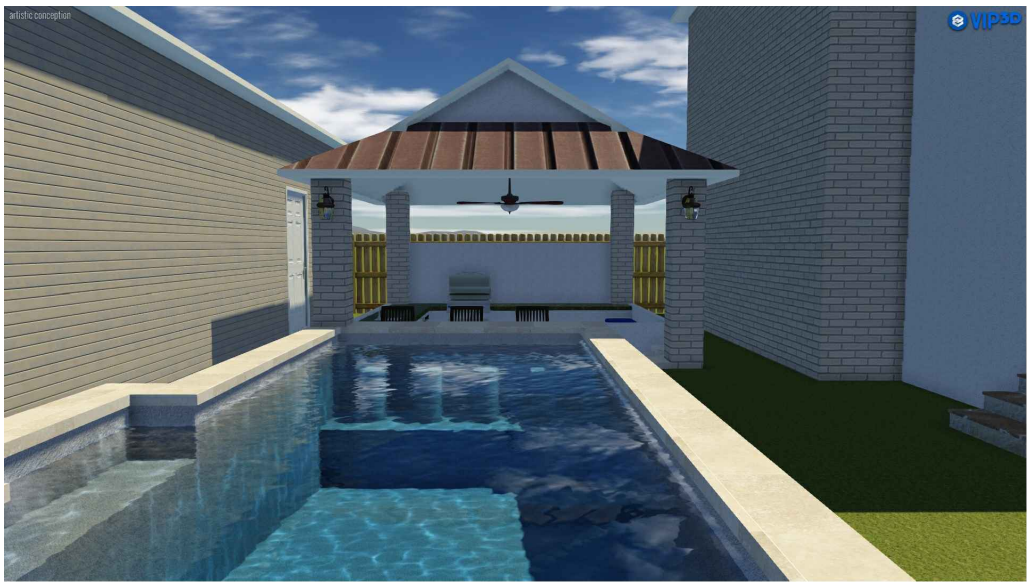
VIEW FROM POOL TO OUTDOOR KITCHEN



VIEW FROM KITCHEN TO POOL



POOL  
LOCATION



FRONT KITCHEN ELEVATION



KITCHEN LAYOUT

SCALE : N.T.S.

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" 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: 93 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

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

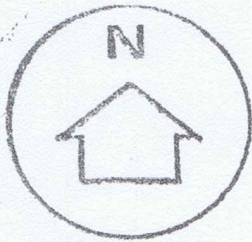
POWER TO EQUIP. PAD BY?: N/A LF: N/A  
POOL LIGHTS : 2 - COLOR LEDs SPA LIGHTS : N/A  
CATCH BASIN LIGHTS : N/A  
TIME CLOCK : EASY TOUCH PS-8 SPA CONTROL : N/A

8008 WEST AVENUE  
SUITE 2  
CASTLE HILLS, TX 78213

ARTESIAN POOLS  
From Conception to Creation

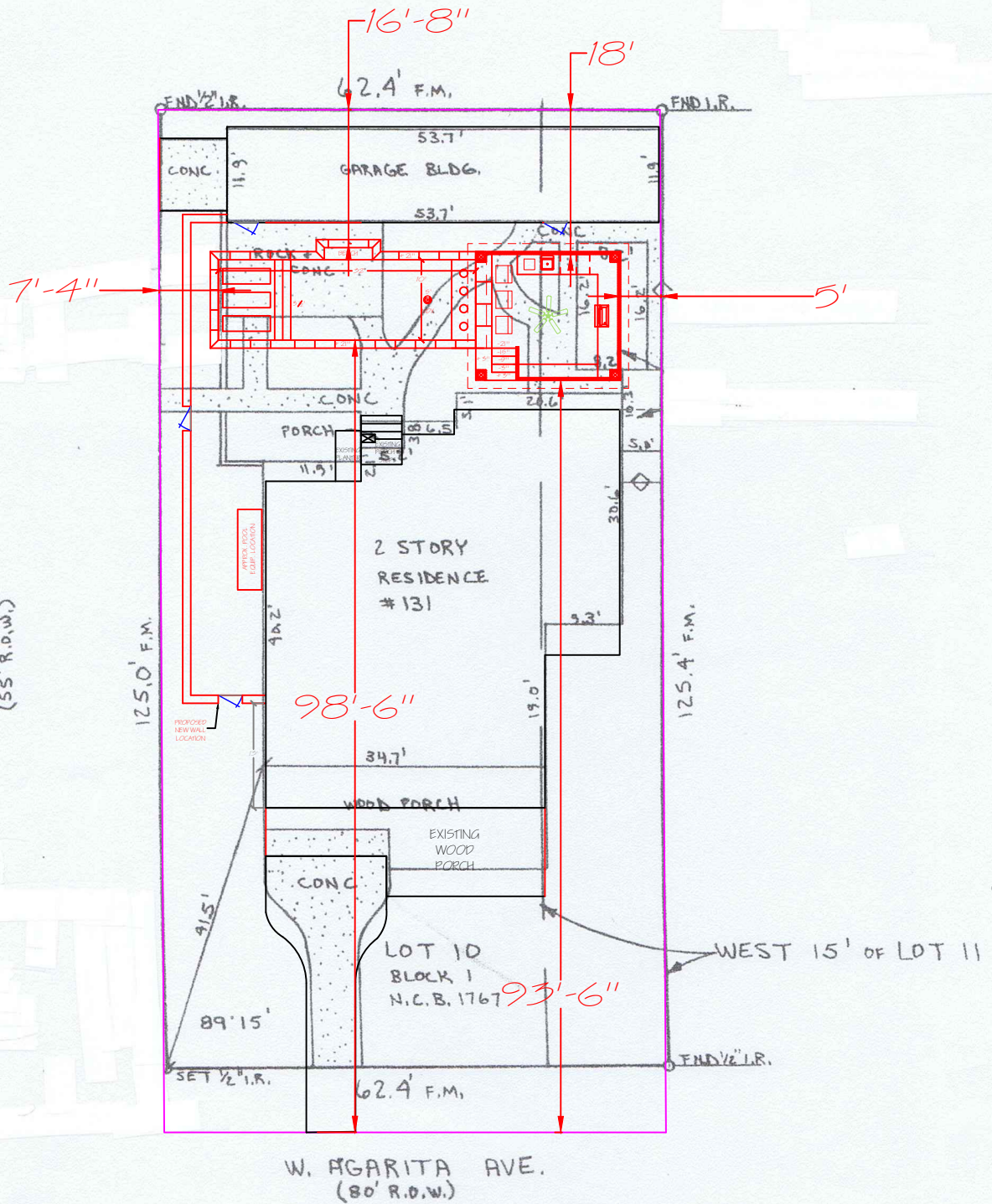
ARTESIANPOOLSTX.COM  
PHONE 210-251-3211  
FAX 210-568-2770





SCALE: 1"=20'

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



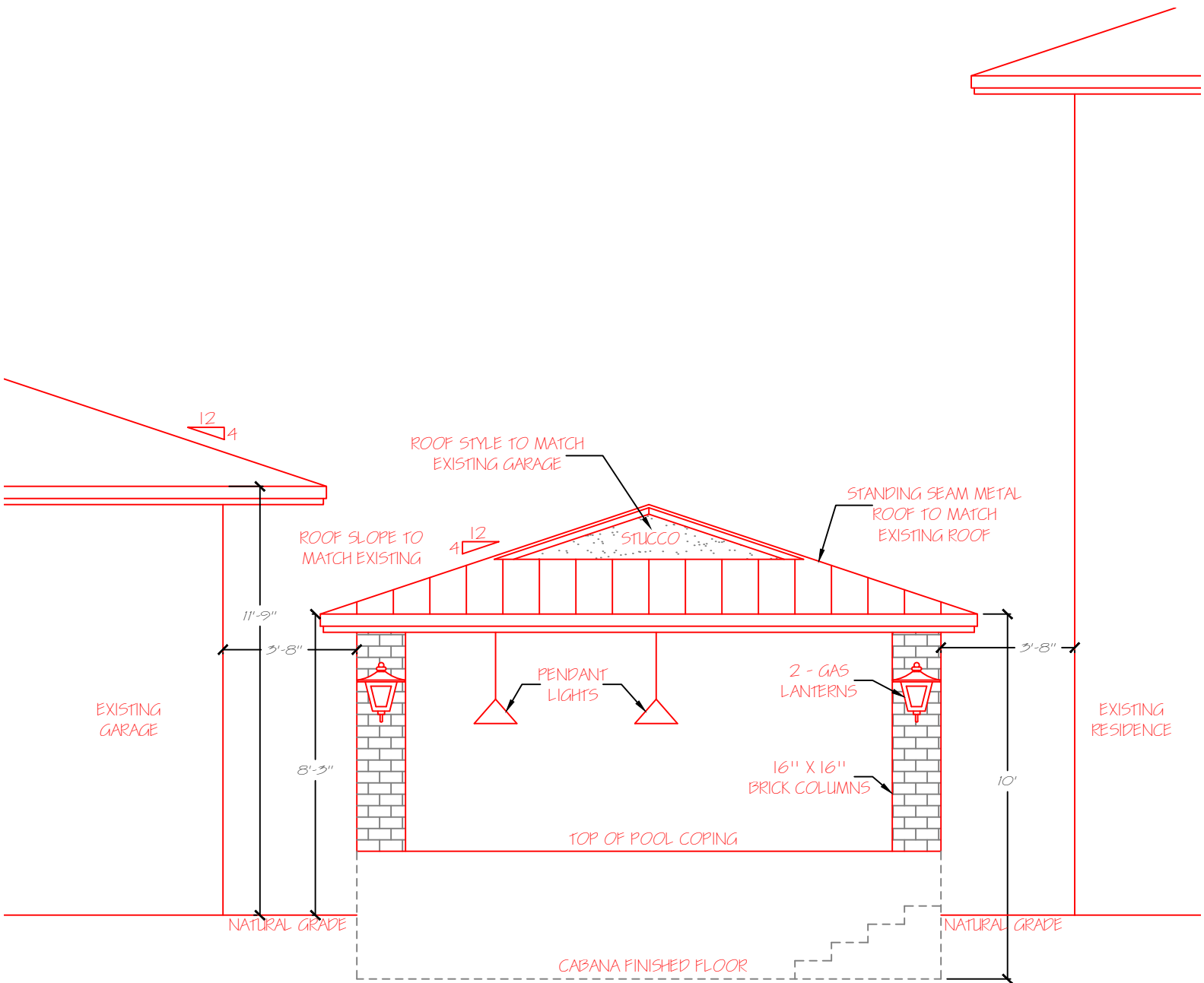
LEGAL DESCRIPTION Lot Ten (10) and the West 15 feet of Lot Eleven (11), Block One (1), New City Block 1767, City of San Antonio, Bexar County, Texas.

ADDRESS 131 W. Agarita Ave.



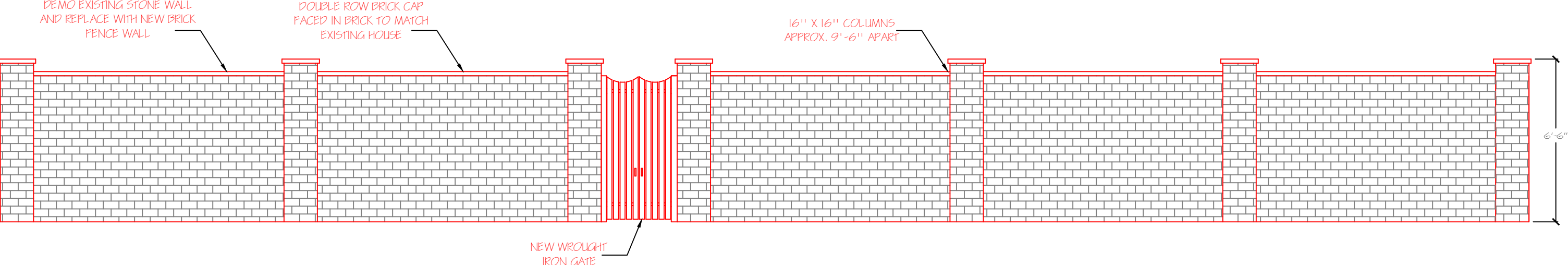






CABANA FRONT  
ELEVATION  
SCALE:  $\frac{1}{4}'' = 1'$





FRONT FENCE ELEVATION  
SCALE = 1/4" = 1'

FRONT FENCE  
ELEVATION  
SCALE : 1/4" = 1'