

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-573
ADDRESS: 110 E MULBERRY AVE
LEGAL DESCRIPTION: NCB 1702 BLK 6 LOT 3, E25FT OF 2 & W25 FT OF 4
ZONING: R-4 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Ricardo McCullough
OWNER: Robert Smith
TYPE OF WORK: Construction of a 2-story addition, construction of a carport, window replacement, exterior modifications
APPLICATION RECEIVED: October 26, 2017
60-DAY REVIEW: December 25, 2017

REQUEST:

The applicant is requesting conceptual approval to:

1. Replace an existing non-original carport with a new carport.
2. Replace three existing wood windows on the historic structure.
3. Construct a 2-story addition on the west façade of the structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while

helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
- ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 110 E Mulberry Ave is a 2-story single family home constructed in 1923 by builder K. G. Granberg. The home is designed in the Colonial Revival style and features an accentuated front door with decorative pediment, a side-gabled roof, and several paired windows. The home is a contributing structure in the Monte Vista Historic District. The applicant is requesting conceptual approval to construct a 2-story addition to the west façade of the existing structure, construct a new carport on the east facade of the existing structure, and replace three existing wood windows.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of

Appropriateness for final approval.

- c. **NEW CARPORT** – The applicant has proposed to construct a new carport in the general location of an existing non-original carport to be removed. According to the applicant, the proposed structure will measure ten feet (10'-0") tall from grade. The carport footprint is proposed to be flush with the front façade of the historic structure. According to the Historic Design Guidelines, the reconstruction of porches, balconies, and porte-cocheres or carports should be 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. According to the 1911-1951 Sanborn Map, this home did not historically feature a carport. Additionally, historic carports typically were set back from the front façade. The proposed carport will conceal existing windows on the west façade of the historic structure. Staff does not find the proposal consistent with the Guidelines as submitted
- d. **WINDOW REPLACEMENT** – The applicant has proposed to remove three existing wood windows on the west facade of the home. The windows are casement and feature nine divided lites. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, existing windows should be preserved unless deteriorated beyond repair. The applicant has proposed to replace the windows in-kind, but has not yet provided significant evidence to staff that the existing windows are deteriorated beyond repair.
- e. **FOOTPRINT** – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the Guidelines stipulate that additions should not double the size of the primary structure. The proposed addition is approximately one tenth of the existing footprint. However, the addition is located at the side of the structure. The north facade of the addition is completely visible from the public right-of-way. Staff does not find the proposed footprint consistent in terms of its location.
- f. **SCALE AND MASSING** – The applicant has proposed to construct a 2-story addition to the existing 2-story historic structure. The height of the addition is slightly taller than the eaves of the front facade, but shorter than the existing structure's primary ridgeline. The Historic Design Guidelines state that the height of side or rear additions should be limited to the height of the primary structure. The proposal is generally consistent with this Guideline; however, addition height should never be so contrasting as to overwhelm or distract from the existing structure. The width and solid-to-void massing visually competes with the design of the historic structure.
- g. **ROOF FORM** – The proposed addition features a second level pergola with a flat roofline. According to the Historic Design Guidelines, a similar roof pitch, form, and orientation as the principal structure should be used for additions, particularly for those that are visible from the public right-of-way. Flat rooflines for occupiable space are not characteristic of Colonial Revival architecture, especially when viewed from the public right-of-way. Staff does not find the proposed roof form consistent with the Guidelines.
- h. **WINDOWS AND DOORS: PLACEMENT AND PROPORTION** – The applicant has proposed to install two windows on the front facade of the side addition. The windows, as drawn in the submitted elevations, appear to have a similar divided lite pattern as existing windows in the historic structure, but also appear to be fixed or a configuration other than double hung. Additionally, the window size is more comparable to sizes on secondary facades of the structure versus the front facade. Colonial Revival architecture is characterized by large windows with double-hung sashes and multi-pane glazing. Staff does not find the configuration or proportion of the windows consistent with the Guidelines.
- i. **WINDOWS AND DOORS: MATERIALS** – The applicant has not yet specified the proposed new window and door materials. Staff finds wood to be appropriate.
- j. **FAÇADE MATERIALS** – The proposed addition will be clad in stucco. The submitted elevations do not yet specify a texture. According to the Guidelines for Additions, materials that match in type, color, and texture should be utilized, in conjunction with 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. Staff finds stucco generally consistent with the Guidelines.
- k. **ARCHITECTURAL DETAILS** – According to the Historic Design Guidelines for Additions, architectural details that are in keeping with the architectural style of the original structure should be incorporated. While the proposed addition incorporates a stucco facade, the design is more closely related to the non-original rear addition versus the historic structure. The pergola support brackets, roof form, and window proportions do not establish a relationship

with the historic elements of the Colonial Revival style. The north facade of the addition, which is fully visible from the public right-of-way, is in discord with the historic facade. Staff does not find the architectural details as proposed to be compatible with the historic structure given the addition's location.

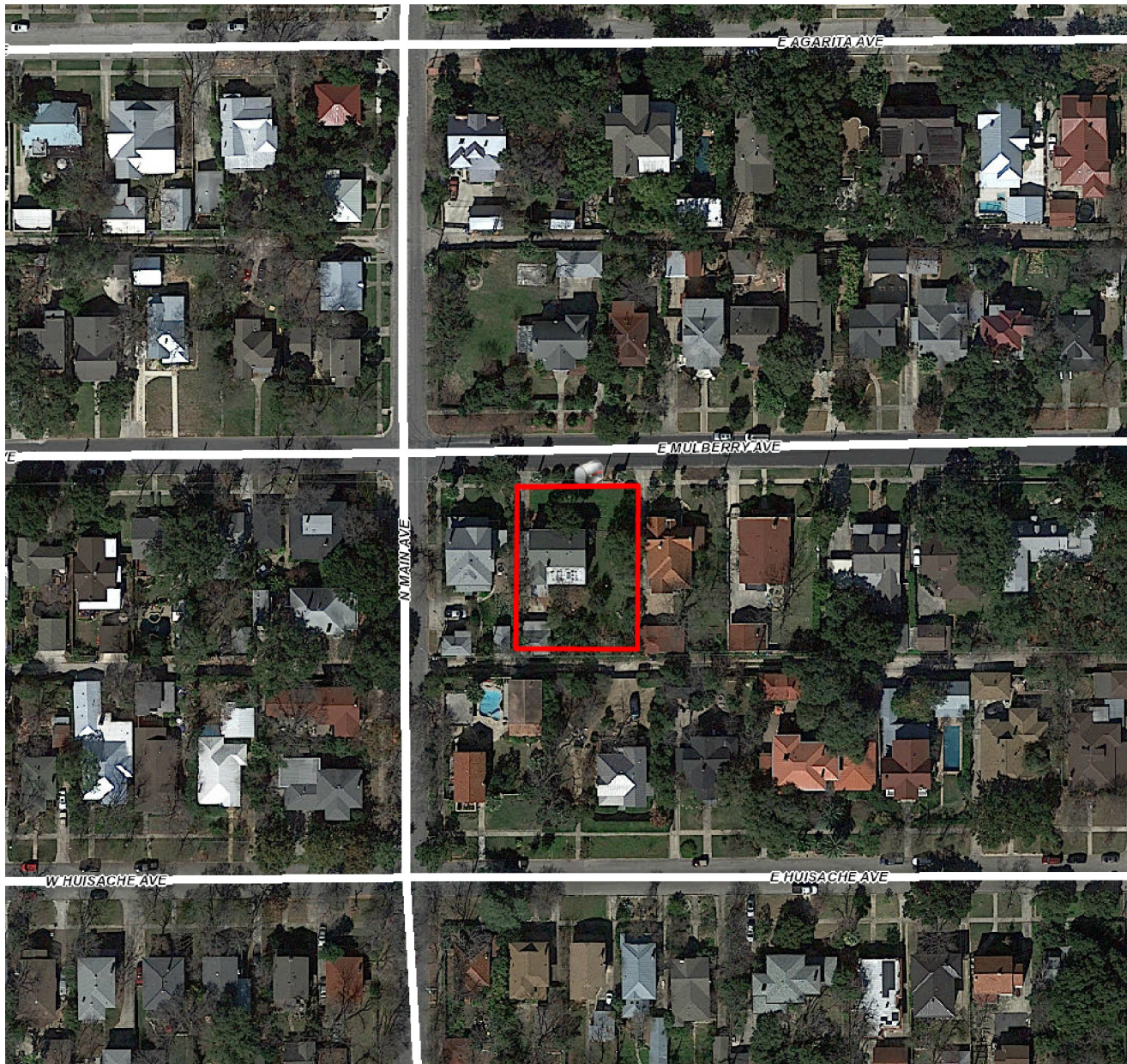
RECOMMENDATION:

Staff does not recommend conceptual approval as submitted based on findings a through k. Staff recommends that the applicant address the following items prior to returning to the HDRC:

- i. That the applicant submits floor plans indicating the relationship of the proposed addition to the primary structure to qualify its placement and footprint as noted in finding f.
- ii. That the applicant modifies the roof form of the addition to be more consistent with roof forms commonly found in Colonial Revival architecture as noted in finding h.
- iii. That the applicant proposes window proportions and patterns that are more consistent with patterns on the existing primary facade and in Colonial Revival architecture as noted in finding i.
- iv. That the applicant proposes architectural details that are more compatible with the historic structure as noted in finding l.
- v. That the applicant modifies the carport design to be set back from the façade and incorporate design details that are reflective of Colonial Revival architecture.
- vi. That the applicant provides sufficient evidence that the windows to be replaced are deteriorated beyond repair.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

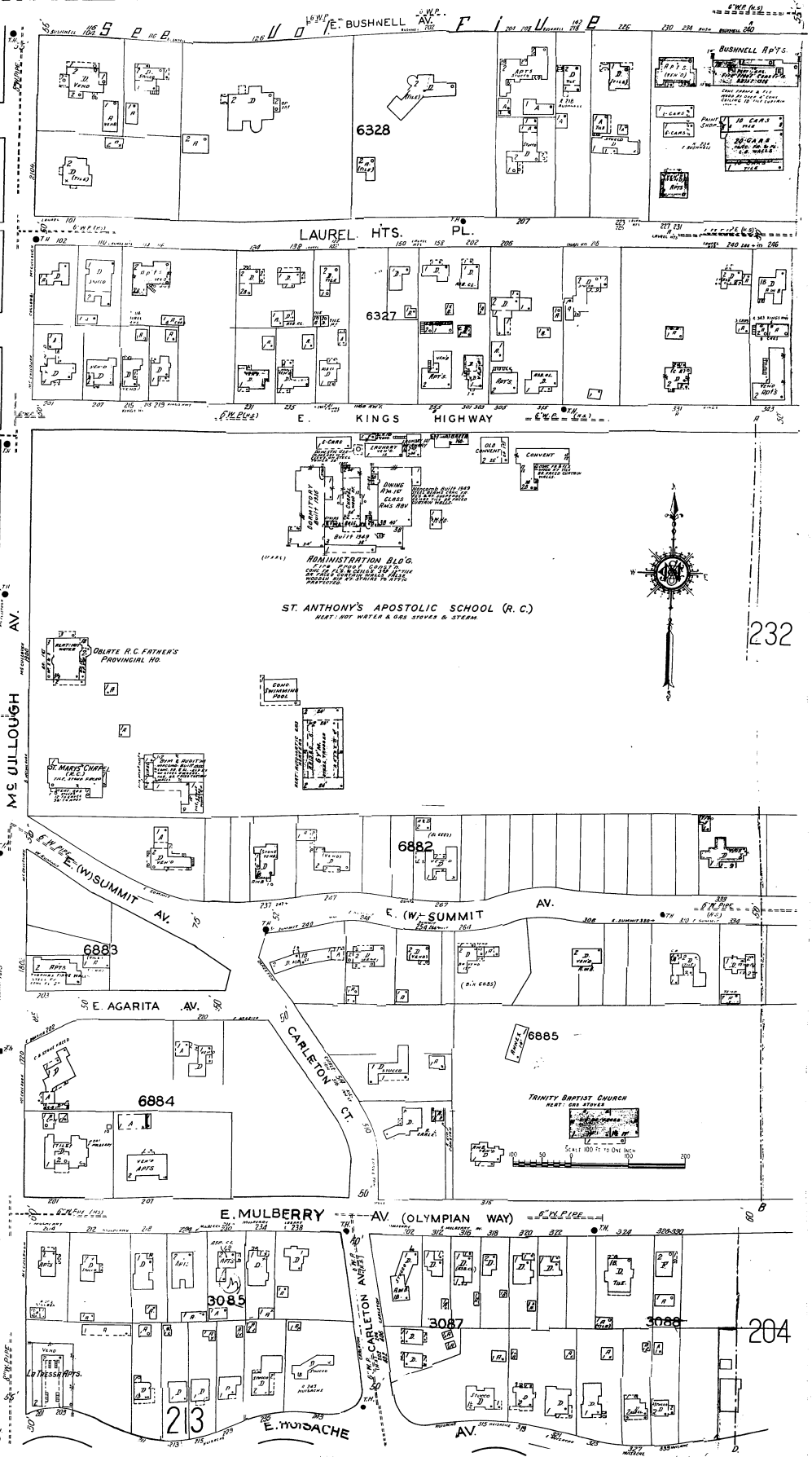
Printed: Oct 30, 2017

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SCALE 100 FT. TO AN INCH

See Vol. 012

See Vol. 012

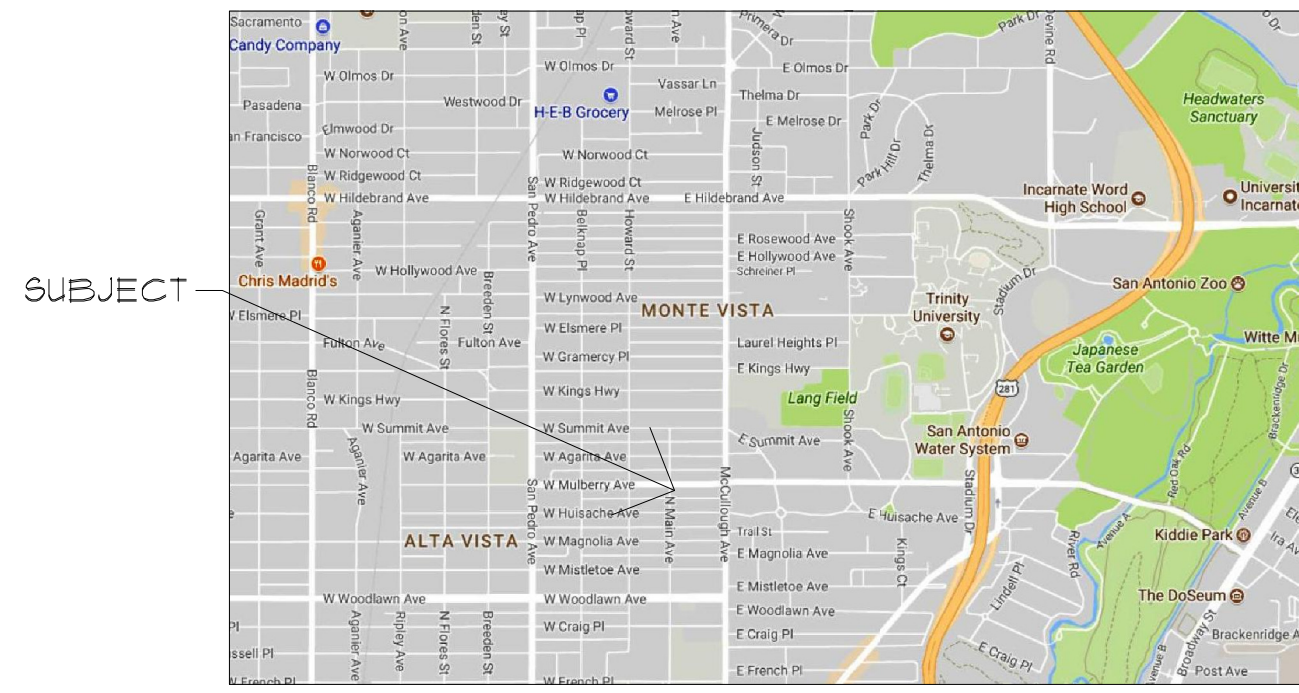


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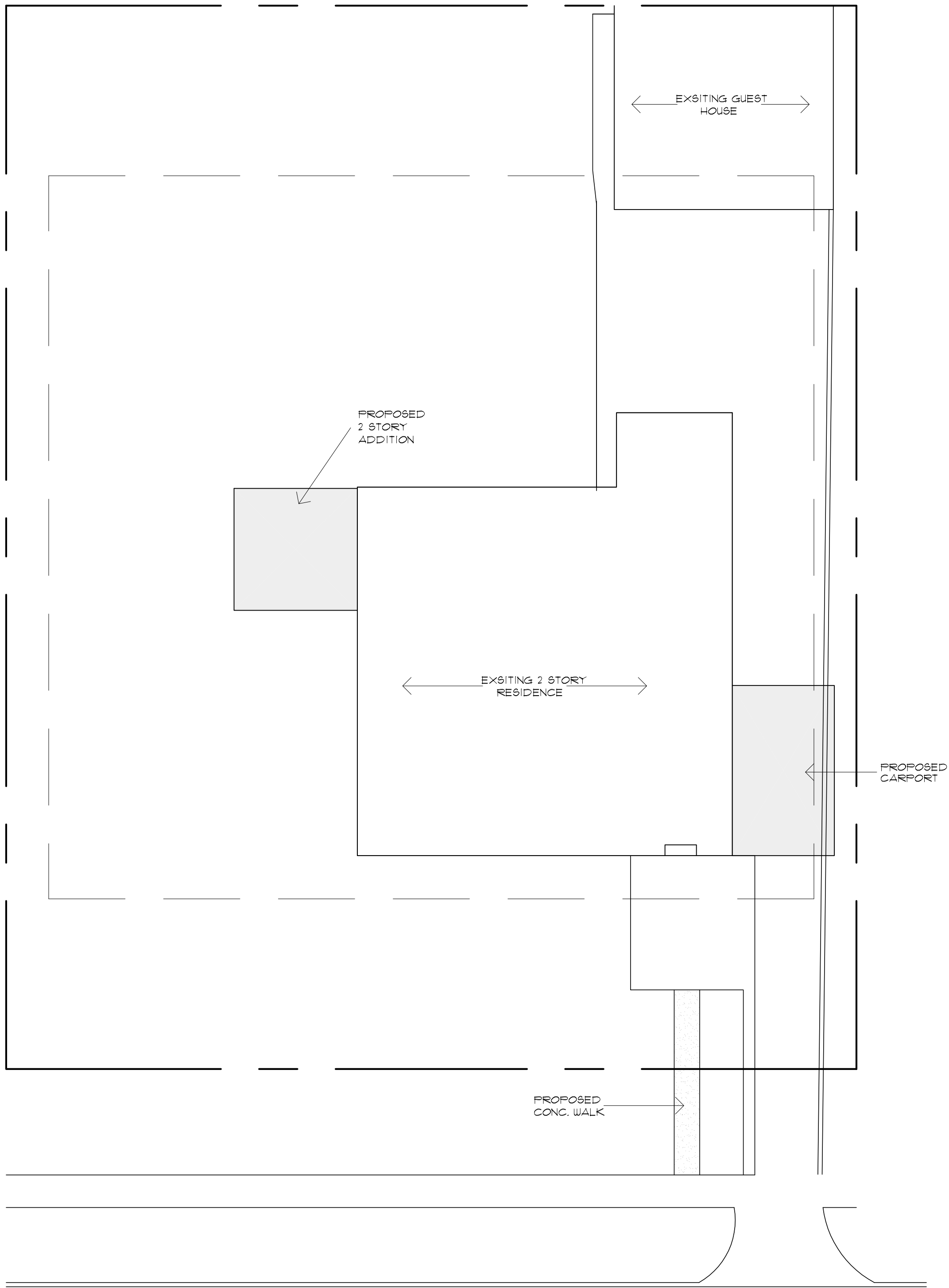
LOCATION MAP

N.T.S.

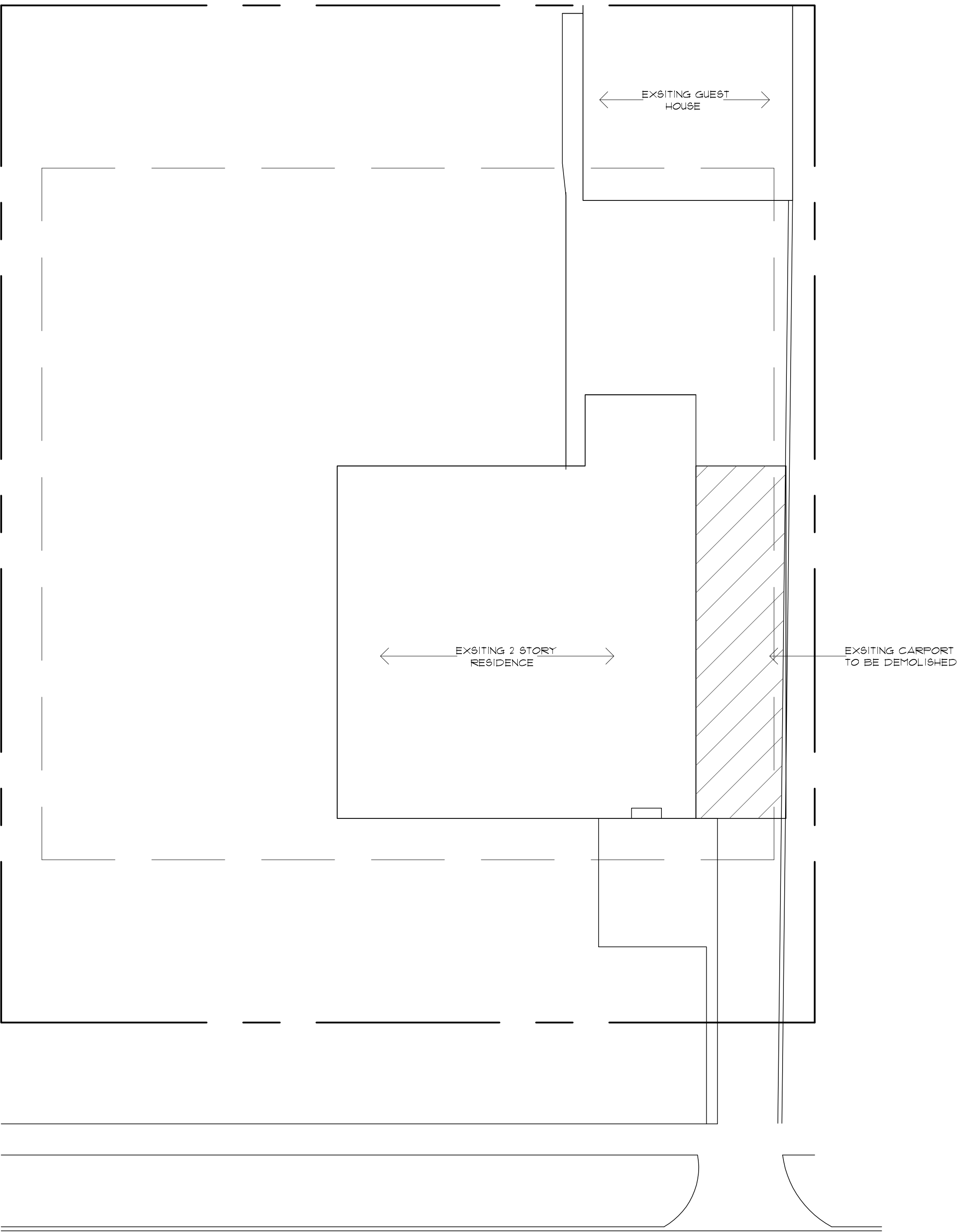
MONTE VISTA, HIST. DIST.
SAN ANTONIO, TEXAS

A REMODEL AND ADDITION THE SMITH RESIDENCE

LOT 3, E 25 ft OF 2 & W 25 ft OF 4, BLoCK 6, NCB 1702.
110 E. MULBERRY AVE.
MONTE VISTA,
SAN ANTONIO, TEXAS



PROPOSED SITE PLAN
SCALE: 1"=10'



EXISTING SITE PLAN
SCALE: 1"=10'



14255 BLANCO
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THE TIMELY PAYMENT OF ALL SUMS DUE.

THE SMITH RESIDENCE

LOT 3, E 25 ft OF 2 & W 25 ft OF 4, BLOCK 6, NCB 1702.
110 E. MULBERRY AVE.
MONTE VISTA,
SAN ANTONIO, TEXAS

REVISIONS:	
DATE	ITEM

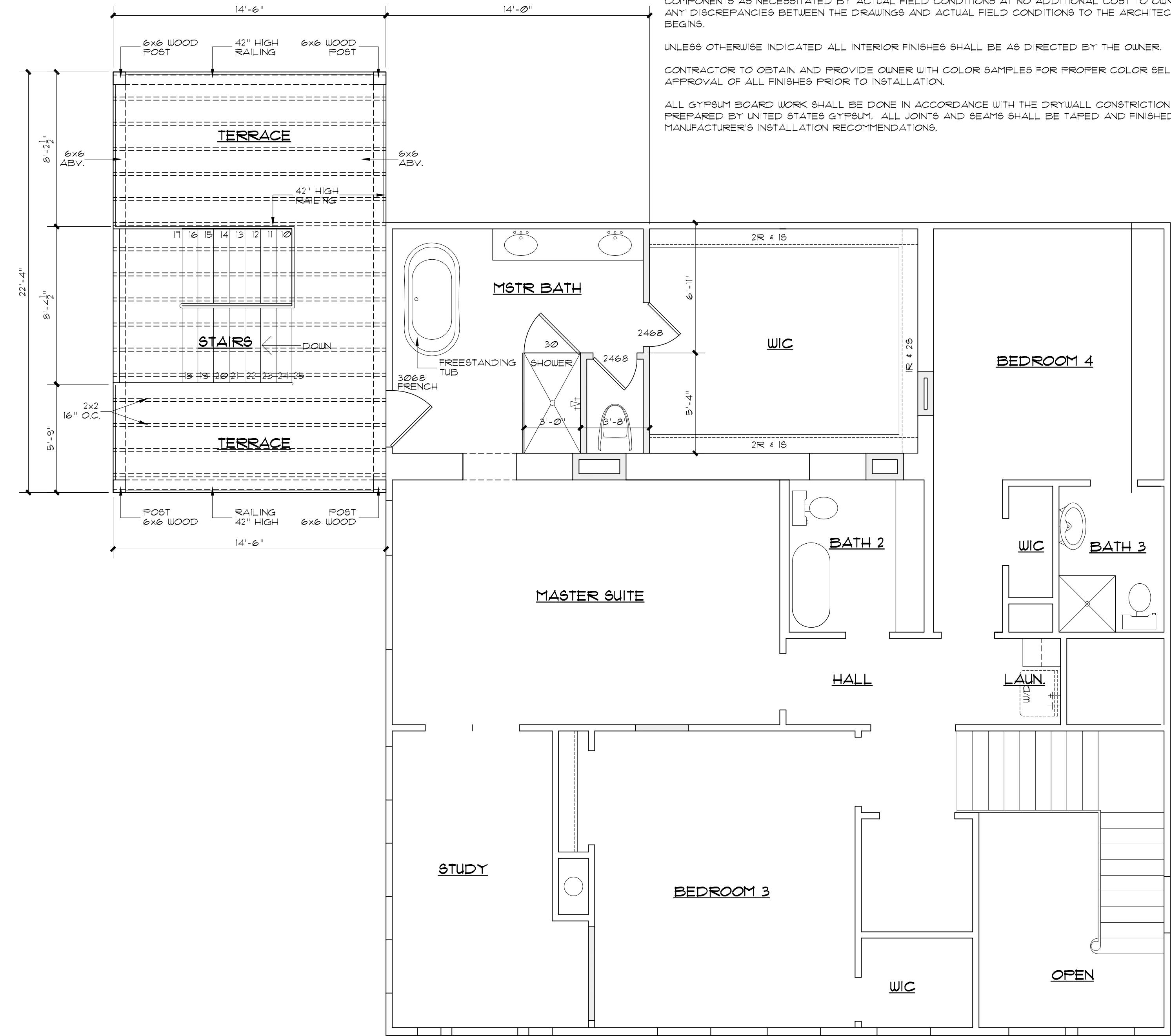
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CHCKD BY: RAMc	DATE: ----
	PROJECT No:
SHEET 1 of	5

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 NON-LOAD 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 HANDSCOT. 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 POPOCORN TEXTURE ON CEILINGS THROUOUT THE HOUSE.

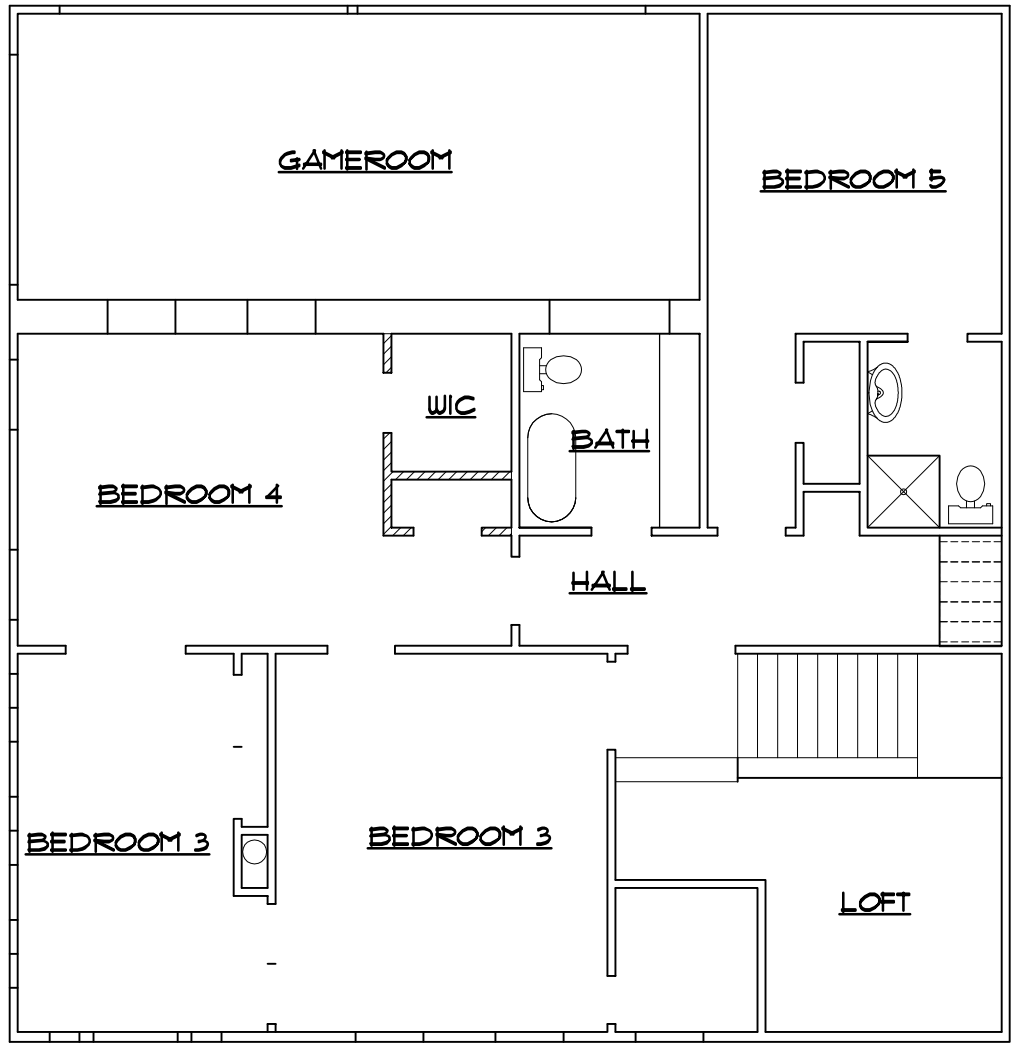
CONTRACTOR NOTES

- 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 EQUILIBRIUM NATURE 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 TO 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, PRO-MAR 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 NECESSARY 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.



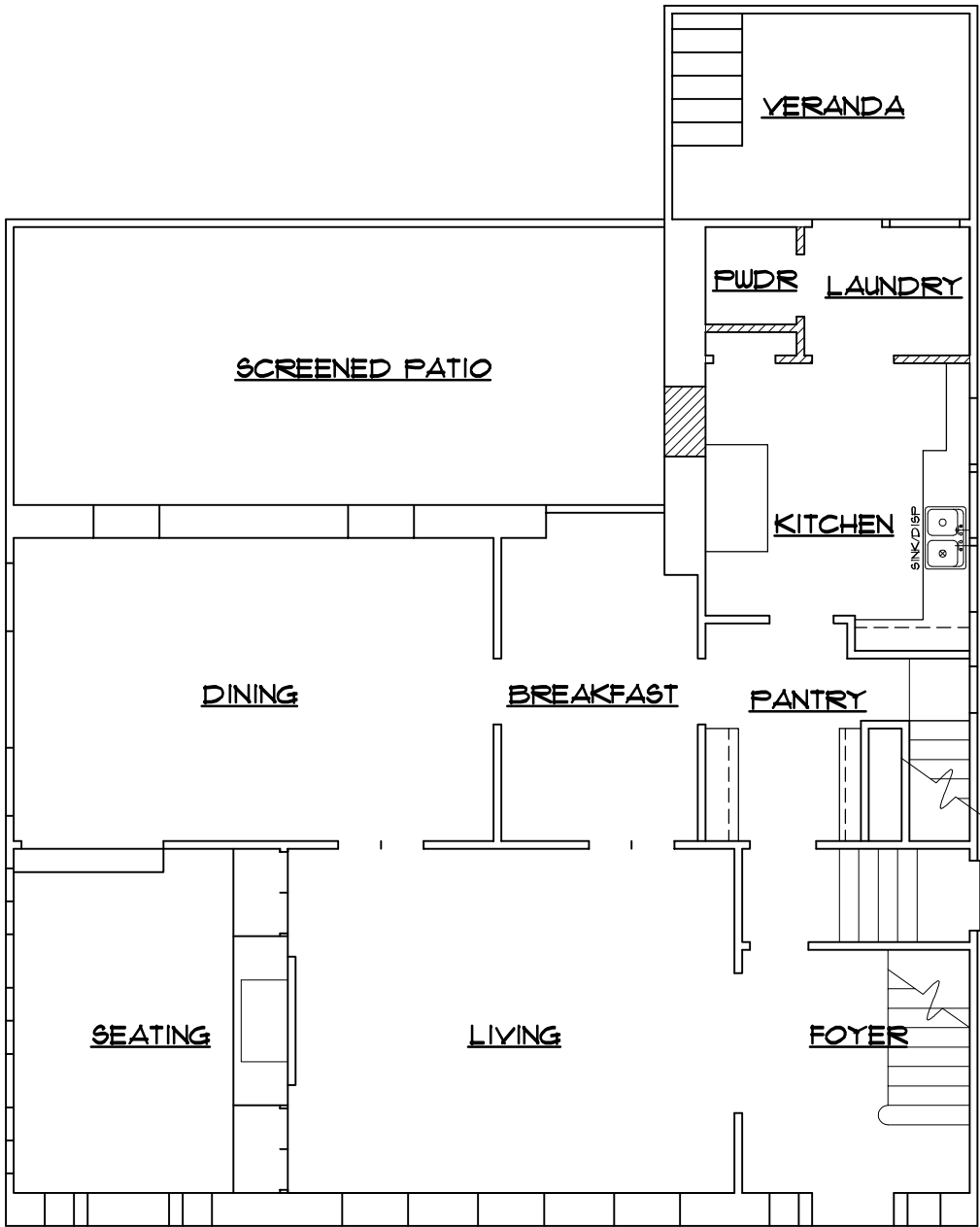
PROPOSED 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND:
EXISTING WALLS
NEW WALLS

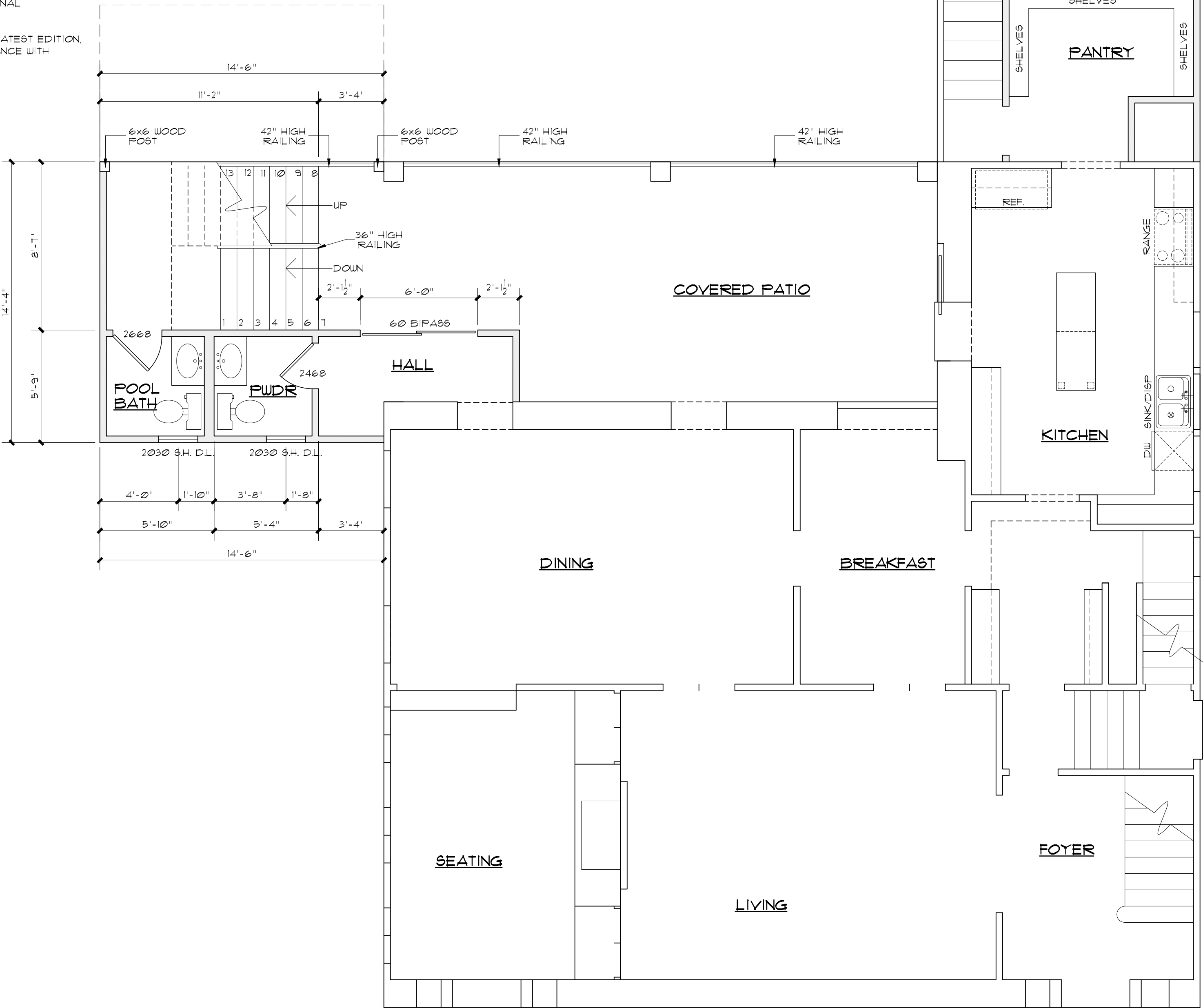


EXISTING 2nd FLOOR PLAN
SCALE: 3/16" = 1'-0"

- LEGEND:
WALLS TO REMAIN
WALL TO BE DELETED



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



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

McCulloughDesign ASSOCIATES

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REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: ----
PROJECT No:	
SHEET 2 of	5



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EXISTING LEFT ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING FRONT ELEVATION

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



EXISTING RIGHT ELEVATION

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



PROPOSED FRONT ELEVATION

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

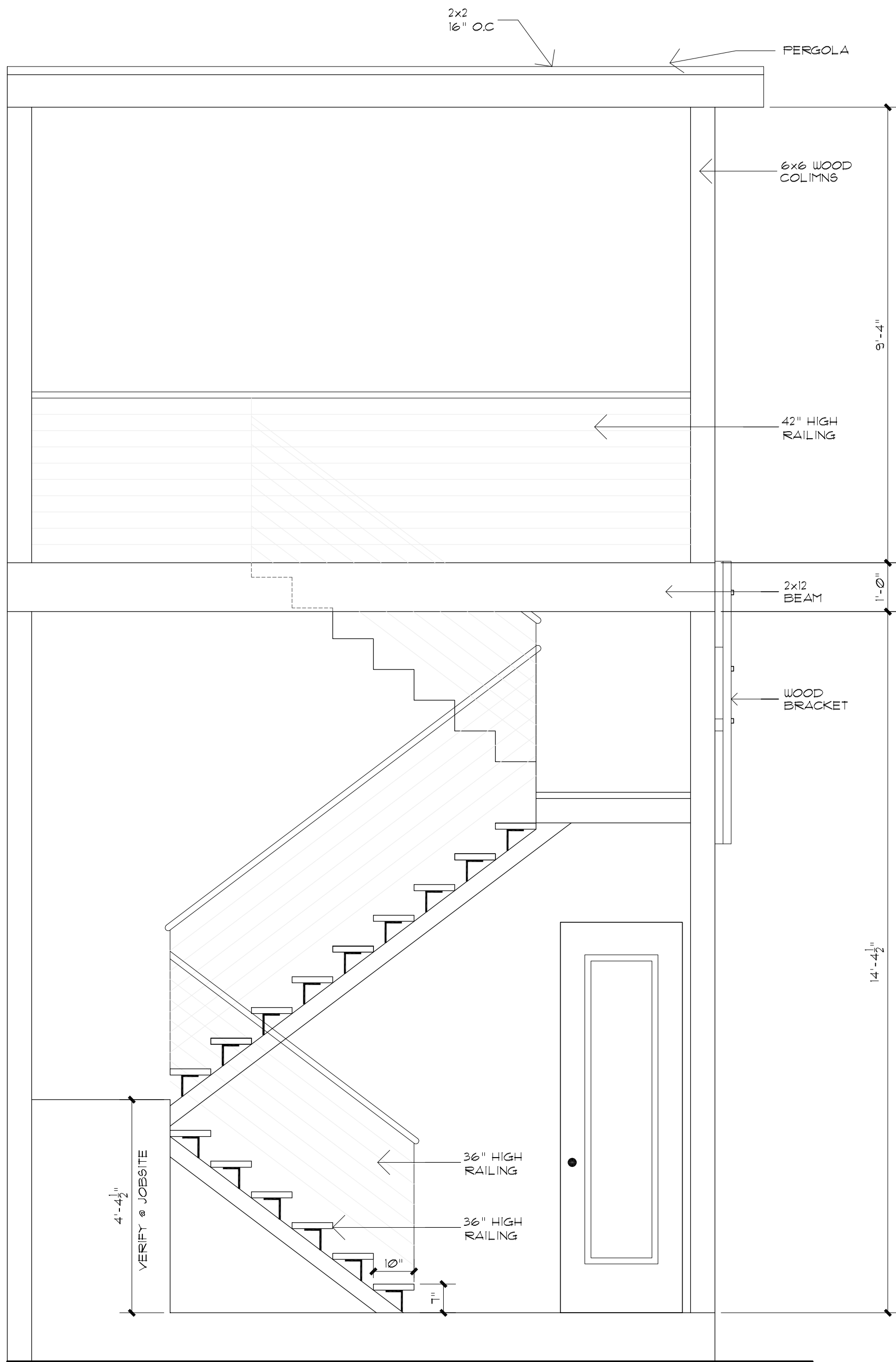
THE SMITH RESIDENCE

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110 E. MULBERRY AVE.
MONTE VISTA,
SAN ANTONIO, TEXAS

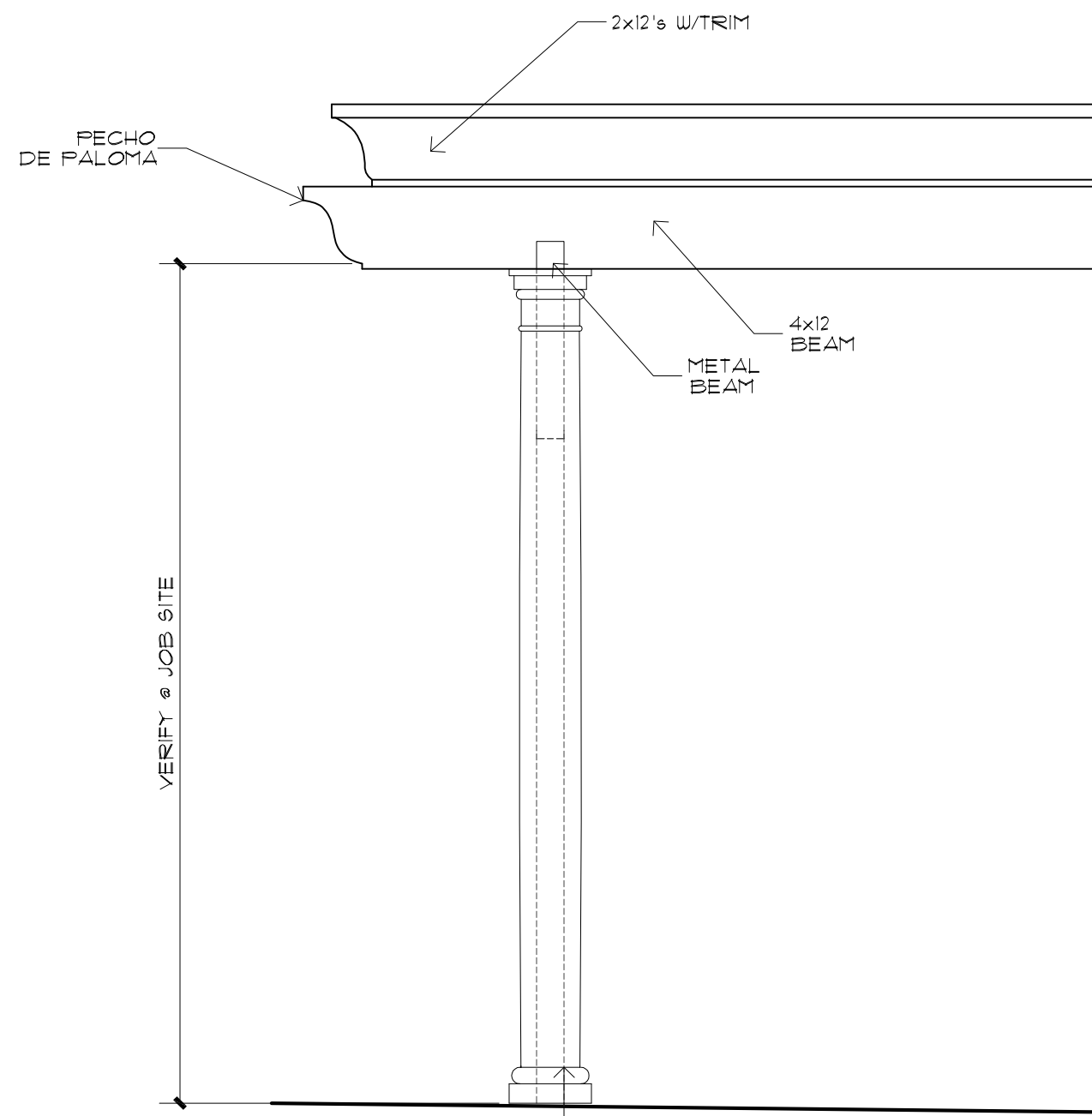
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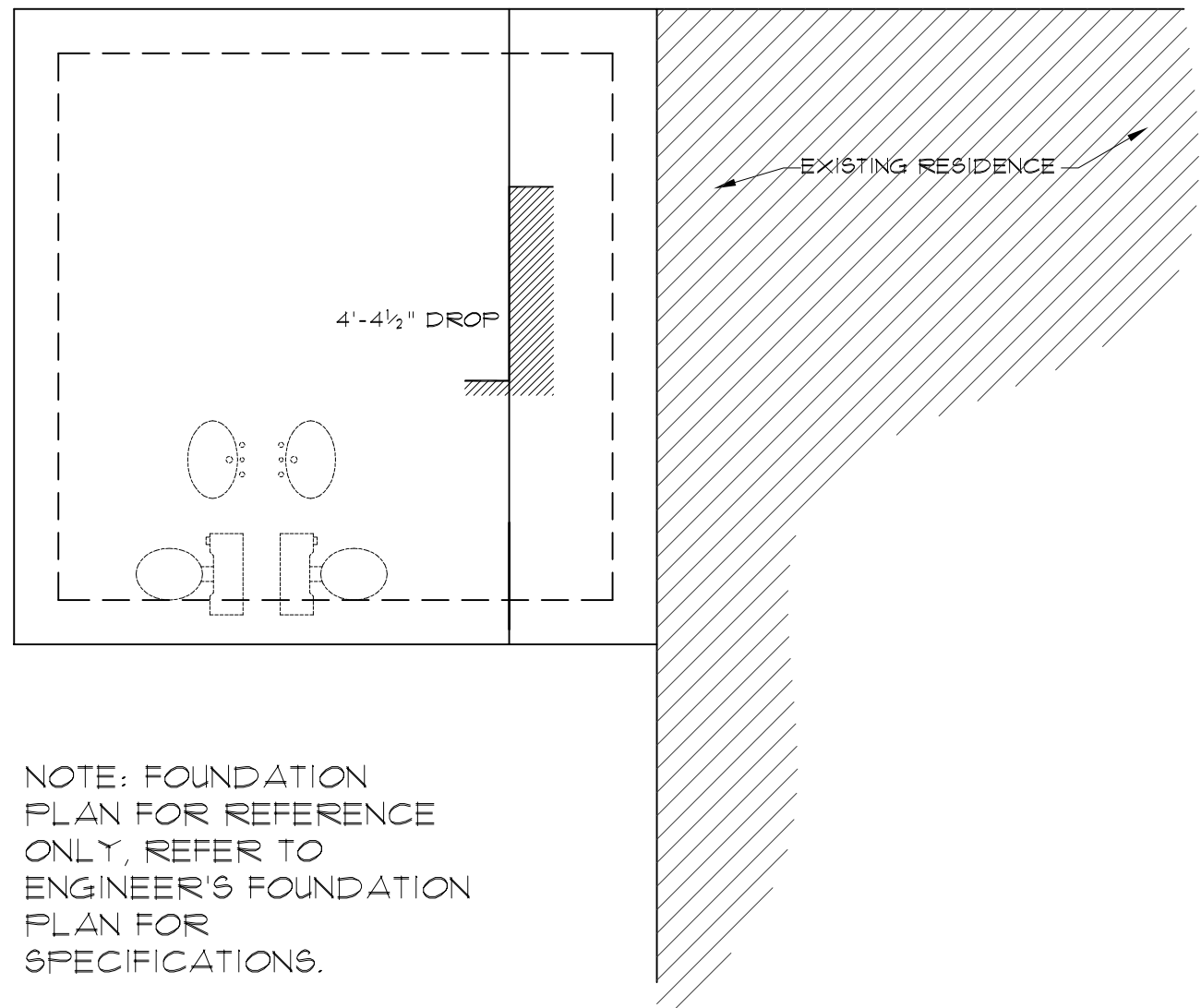
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CHCKD BY: RAMc	DATE: ----
	PROJECT No:
SHEET 3 of	5



2 STORY PERGOLA DETAIL
SCALE: 1/2" = 1'-0"

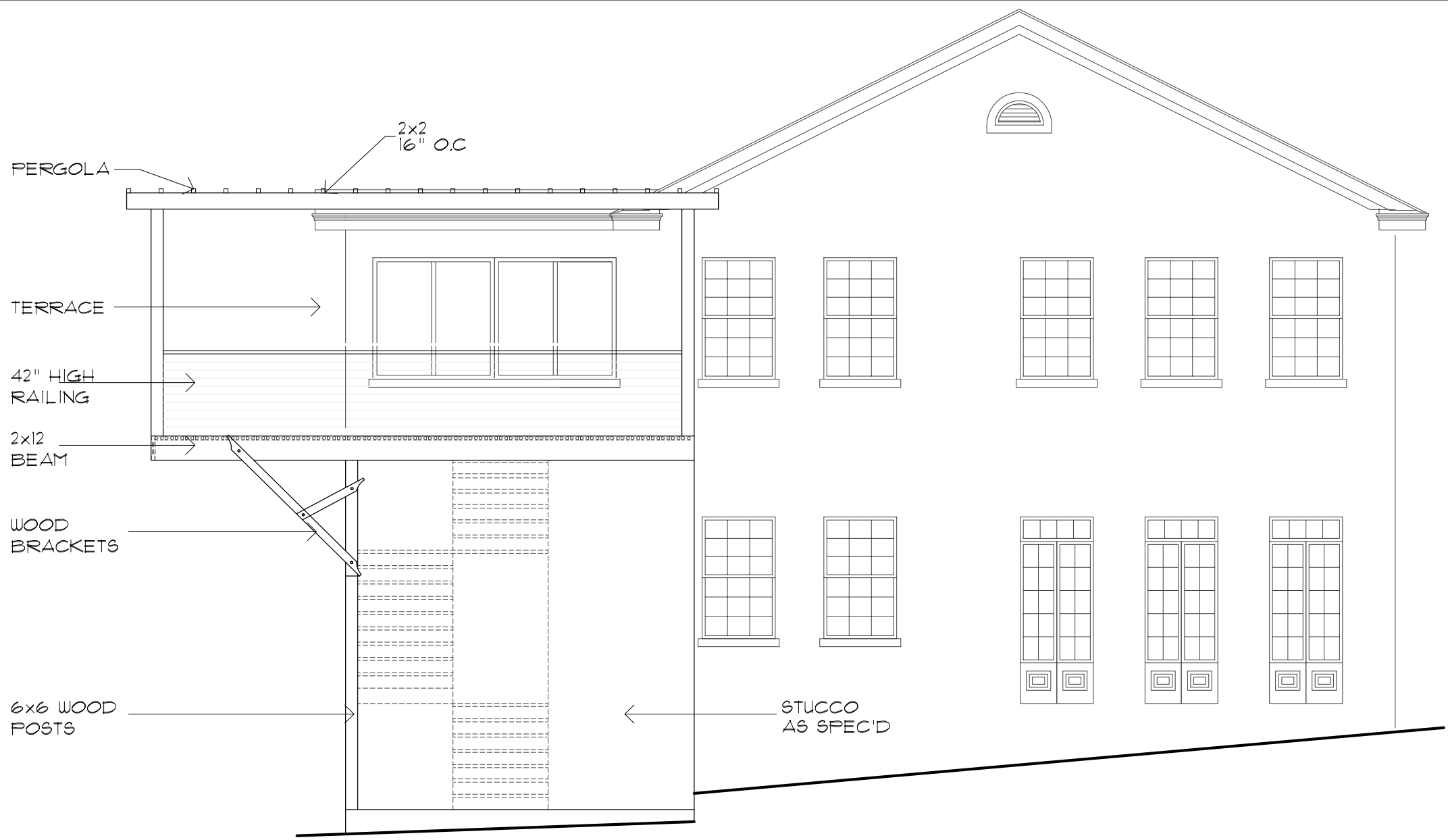


CARPORT COLUMN DETAIL
SCALE: 1/2" = 1'-0"

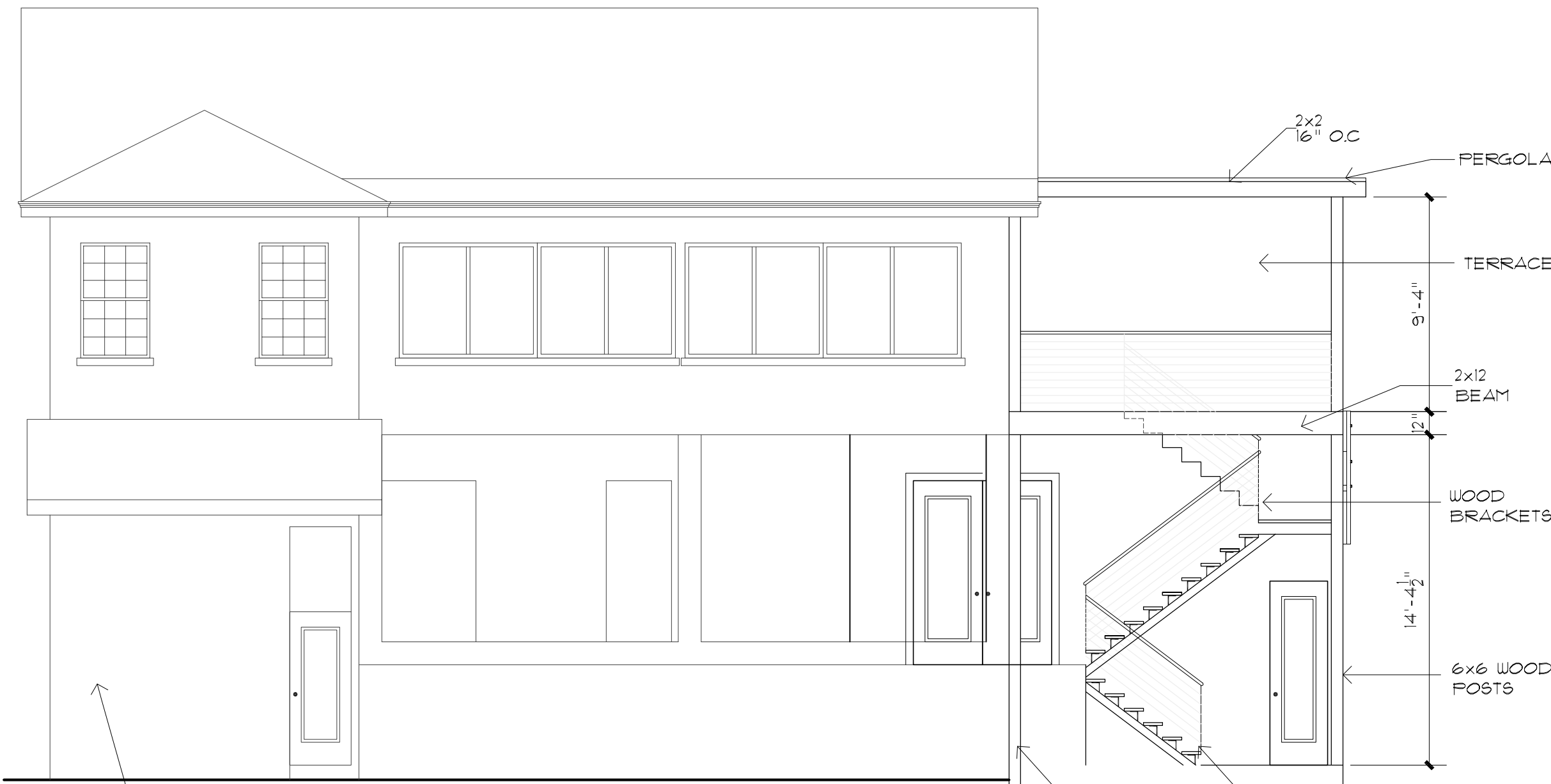


NOTE: FOUNDATION PLAN FOR REFERENCE ONLY, REFER TO ENGINEER'S FOUNDATION PLAN FOR SPECIFICATIONS.

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



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



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



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



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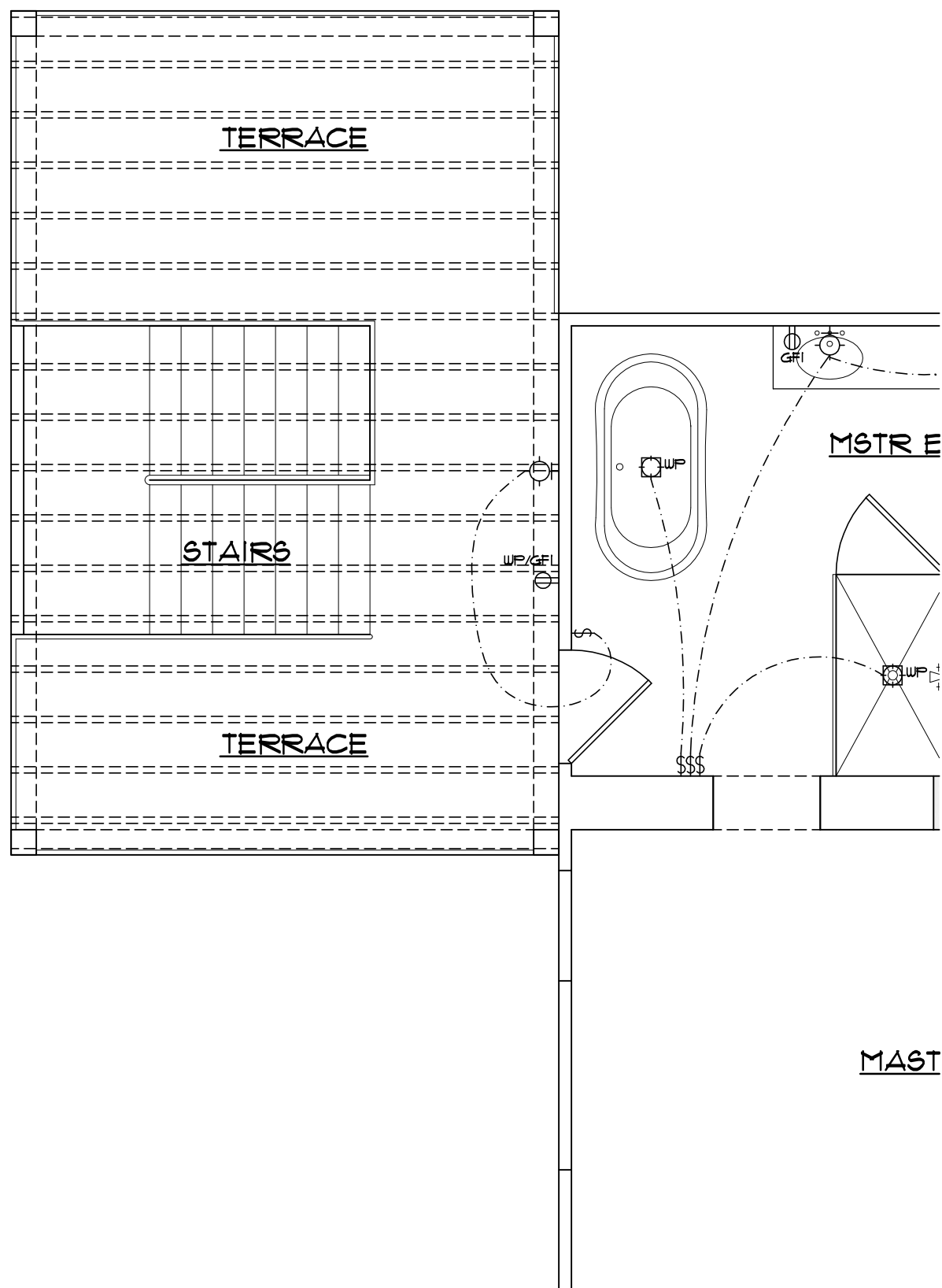
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SHEET 4 of	5



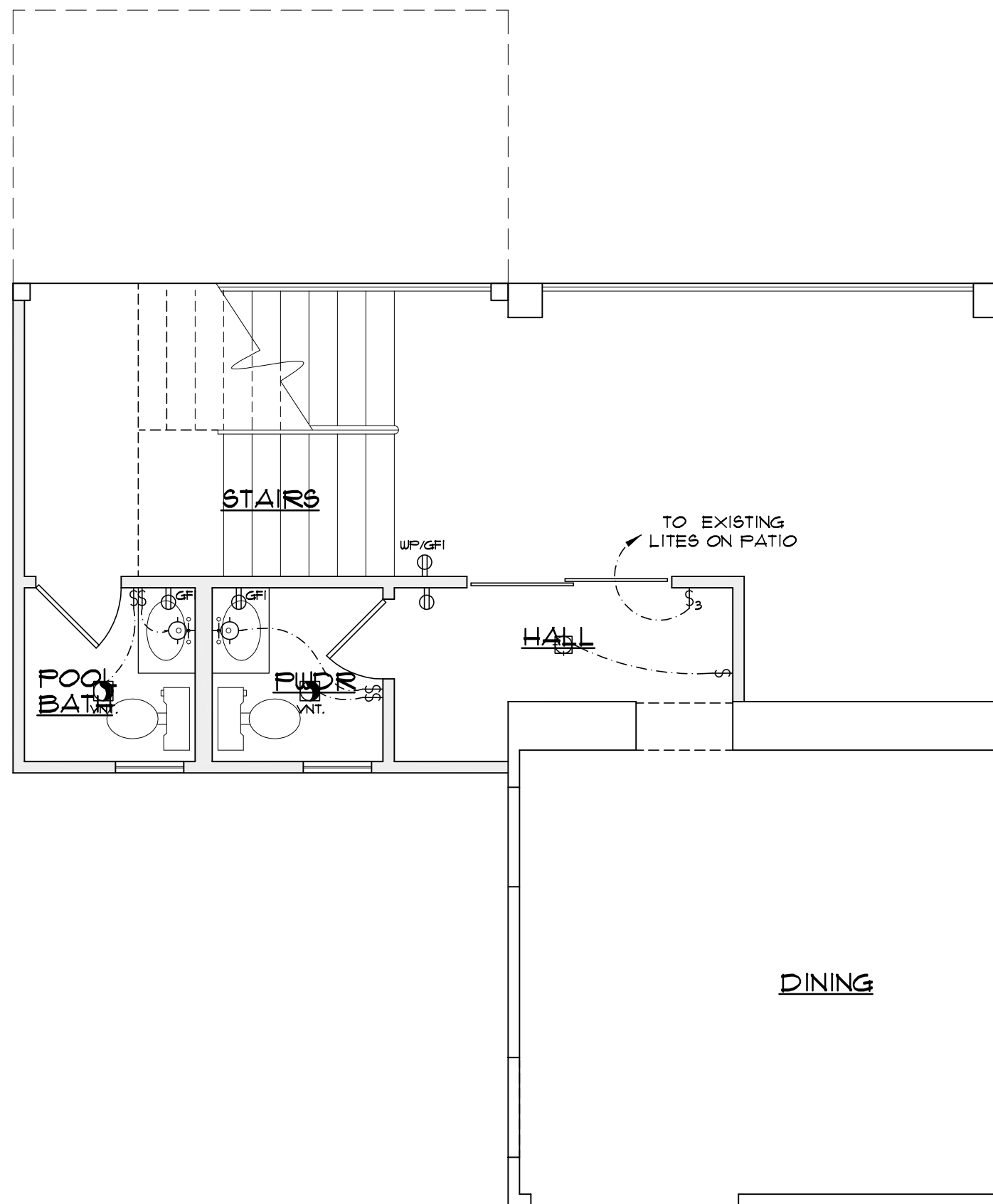
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GRAPHIC SYMBOLS		
ELECTRICAL		
SWITCH	TELEVISION OUTLET	HALOGEN WALL MOUNTED FIXTURE
TRIPPER SWITCH	SATELLITE TELEVISION	CEILING MOUNT SPOT LIGHT
THREE WAY SWITCH	INTERCOM	FLUORESCENT LIGHT FIXTURE
FOUR WAY SWITCH	SPEAKER OUTLET	WALL MOUNT FLOOR LT. FIXTURE
DUPLEX OUTLET	SMOKE DETECTOR	TRACK-MOUNT FIXT.
DUPLEX OUTLET 5 SWITCHES	THERMOSTAT	UNDER CABINET LIGHT
FLOOR OUTLET	ELECTRICAL PANEL BOX	CEILING MOUNT EXHAUST FAN
WALL MOUNTED OUTLET	PHONE BUTTON	WALL MOUNT EXHAUST FAN
CEILING OUTLET	CHIMNEY	CEILING MOUNT HEAT LAMP
WALL MOUNTED OUTLET WITH GROUND FAULT INTERRUPTER	KEY SWITCH	WALL MOUNT HEAT LAMP
WALL MOUNTED OUTLET	PORTABLE MOUNT CLG.	WALL MOUNT HEAT LAMP
WALL MOUNTED OUTLET RAISED TO HEIGHT INDICATED	WALL MOUNT FIXTURE	WALL MOUNT HEAT LAMP
WATERPROOF DUPLEX OUTLET	FULL CHAIN LIGHT	COMBINATION FIXT. HEAT VENT LIGHT
J-BOX DUPLEX OUTLET	RECESSED CEILING FIXTURE	FLOOD LIGHT
TELEPHONE OUTLET	RECESSED EYEBALL FIXTURE	CEILING FAN W/LT.
TELEPHONE FLOOR OUTLET	HALOGEN RECESSED CEILING FIXTURE	
PLUMBING		
WATER HEATER	WATER SOFTNER	
SHOWER HEAD	HOSE BIB FAUCET	
COLD WATER TO REF.	HOT & COLD WATER	
FLOOR DRAIN	GAS LINE	
POUR OFF VALVE		
MISC.		
SECURITY SYSTEM	VACUUM SYSTEM	
VACUUM CLEANER TANK	VACUUM SYSTEM SLEEP OUTLET	



2nd FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"



1st FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"



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SHEET 5 of	5