HISTORIC AND DESIGN REVIEW COMMISSION
December 06, 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
APPLICATION RECEIVED:	October 26, 2017
60-DAY REVIEW:	December 25, 2017

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to:
1. Construct a new carport.
2. Replace three existing 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 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 windows on the east façade.
b. The applicant and owner met with the Design Review Committee (DRC) on November 28, 2017. At the meeting, the applicant provided updated drawings as compared to the HDRC hearing on November 15, 2017. The new drawings showed a 1-story addition with an uncovered rooftop terrace and railing, modified window sizes, and a modified carport with a decorative railing to match the terrace. The DRC was in favor of the changes made to the addition, but recommended that the decorative railing on the carport be removed. The DRC also recommended exploring carport roof solutions that were more compatible with the Colonial Revival style of the historic structure, and exploring railing options for the addition that also responded more to existing Colonial Revival elements. The DRC also noted the importance of providing drawings that accurately capture all design requests and modifications. The applicant submitted updated drawings that addressed many DRC concerns on November 29, upon which this recommendation is based.
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 set back from 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. Historic carports were typically were set back from the front façade, and the proposed carport is set back from the front façade and will not conceal existing windows on the west façade of the historic structure. However, historic carports were also

typically shorter in height and responded to the existing lines and proportions of the front façade elements, such as windows, doors, and decorative detailing. Staff finds the placement and footprint consistent, but finds that the height is not proportionate and should be reduced to the minimum possible for car clearance without concealing the existing windows on the east façade.

d. WINDOW REPLACEMENT – The applicant has proposed to remove three existing windows on the west facade of the home. The window assemblies are non-original casements and feature nine faux divided lites. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, non-original windows should be replaced with historically appropriate windows. The original windows likely featured the same configuration with true divided lites. The applicant has proposed to install custom wood windows with a lite configuration to match. Staff finds the proposal appropriate with the stipulations listed in the recommendation.
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 or side 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. The addition is located at the side of the structure and the north facade of the addition is completely visible from the public right-of-way. However, the addition is set back significantly from the public right-of-way and features updated detailing that is stylistically appropriate. Staff finds the proposal generally consistent based on these considerations.
f. SCALE AND MASSING – The applicant has proposed to construct a 1-story addition with rooftop terrace to the existing 2-story historic structure. The Historic Design Guidelines state that the height of side or rear additions should be limited to the height of the primary structure. Staff finds the proposal consistent.
g. ROOF FORM – The proposed addition features a flat roof with an outdoor, uncovered terrace. 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. The proposed design is consistent with Colonial Revival architecture and can be found on similar style homes in the Monte Vista Historic District. Staff finds the proposal generally consistent.
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, have a similar divided lite pattern as existing windows in the historic structure. Colonial Revival architecture is characterized by large windows with double-hung sashes and multi-pane glazing, and the proposed windows match the details of those on the front façade. Staff finds the configuration and proportion of the windows consistent with the Guidelines.
i. WINDOWS AND DOORS: MATERIALS – The applicant had indicated that new windows and doors will be wood. Staff finds this 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. As noted in finding g, 1-story wings with an inhabitable and uncovered roof are found on Colonial Revival structures in the district. However, thick wood posts with smaller balustrades are not historically common for the style as designed. Staff finds that a wrought iron railing that responds to existing wrought iron elements found on the historic structure would be more appropriate.

RECOMMENDATION:

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

i. That the applicant reduces the height of the carport to the minimum height required for car clearance as noted in finding c.
ii. That the applicant installs new wood windows that feature true divided lites or lites that are affixed to the exterior of the glazing. Faux divided lites that are set within the glazing or have no relief are not appropriate. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window

sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Window specifications must be submitted to staff for review and approval prior to receiving a Certificate of Appropriateness.

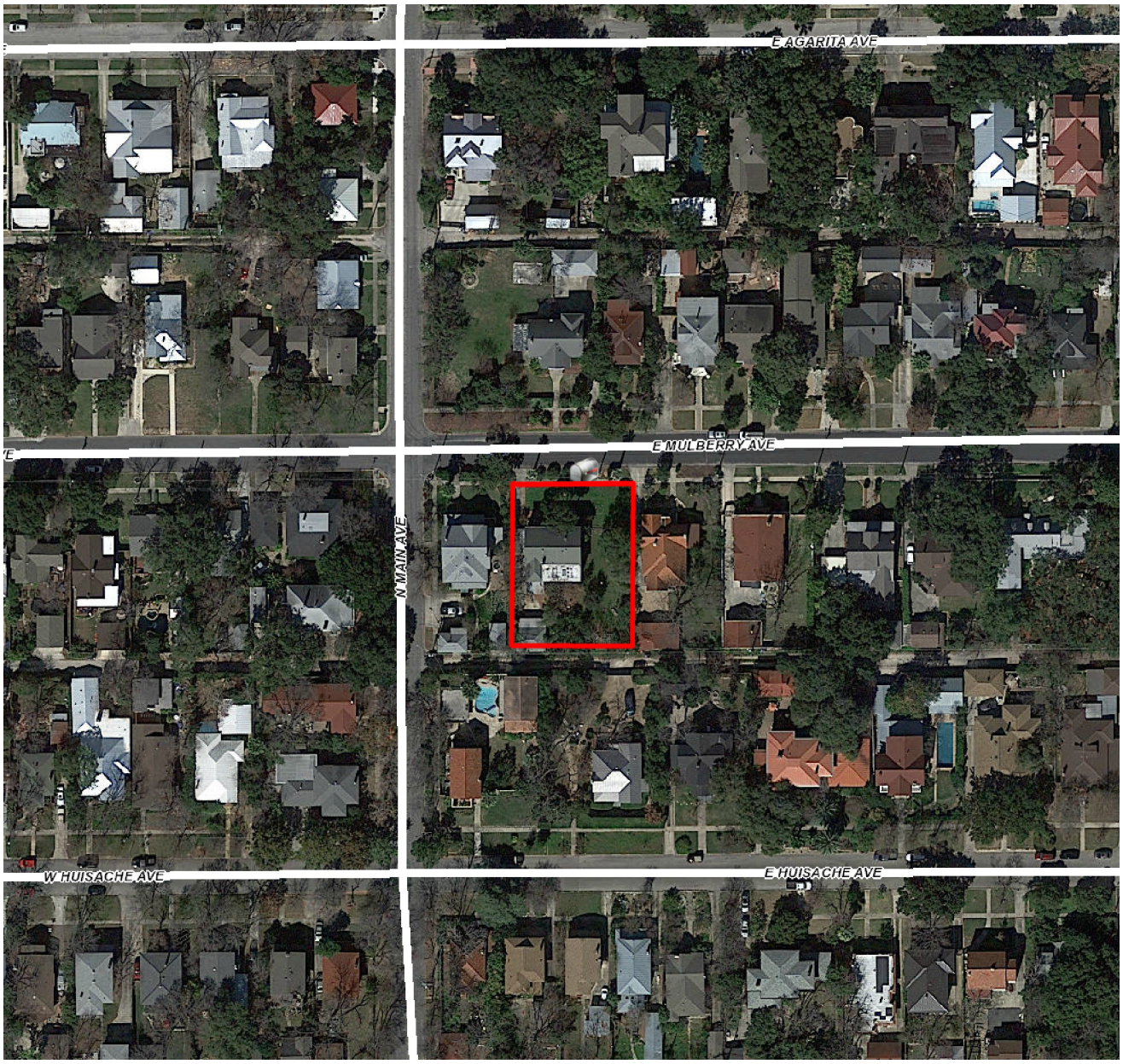
iii. That the applicant installs a wrought iron railing in lieu of the proposed wood railing on the addition as noted in finding k. The applicant must submit updated drawings to staff for review and approval.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant and owner met with the Design Review Committee (DRC) on November 28, 2017. The discussion is outlined in finding c.



N

Flex Viewer

Powered by ArcGIS Server

Printed:Oct 30, 2017

(13x12)
San Antonio Tex. Vol. 2

203

New Sheet
May 1924

TE 038

SCALE 100FT. TO AN INCH

See Vol. One.

E. BUSHNELL AV.

LAUREL HTS. PL.

E. KINGS HIGHWAY

ELSMERE PL.

GRAMERCY PL.

KINGS HIGHWAY

MC ULLOUGH AV.

6328

6327

ADMINISTRATION BLD'G.

ST. ANTHONY'S APOSTOLIC SCHOOL (R. C.)

OBLATE R.C. FATHER'S PROVINCIAL HO.

ST. MARY'S CHAPEL (R.C.)

232

E. SUMMIT AV.

E. (W) SUMMIT AV.

E. AGARITA AV.

1700

1701

1702

6882

6883

6884

6885

CARLETON CT.

TRINITY BAPTIST CHURCH

MAIN AV.

E. MULBERRY AV.

E. MULBERRY AV. (OLYMPIAN WAY)

E. HUISACHE AV.

3085

3087

3088

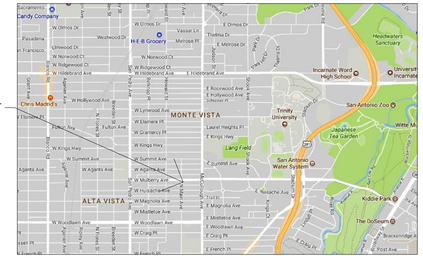
213

204


118 E Mulberry Ave
San Antonio, Texas
Google, Inc.
Street View - Mar 2016

A REMODEL AND ADDITION
THE SMITH RESIDENCE

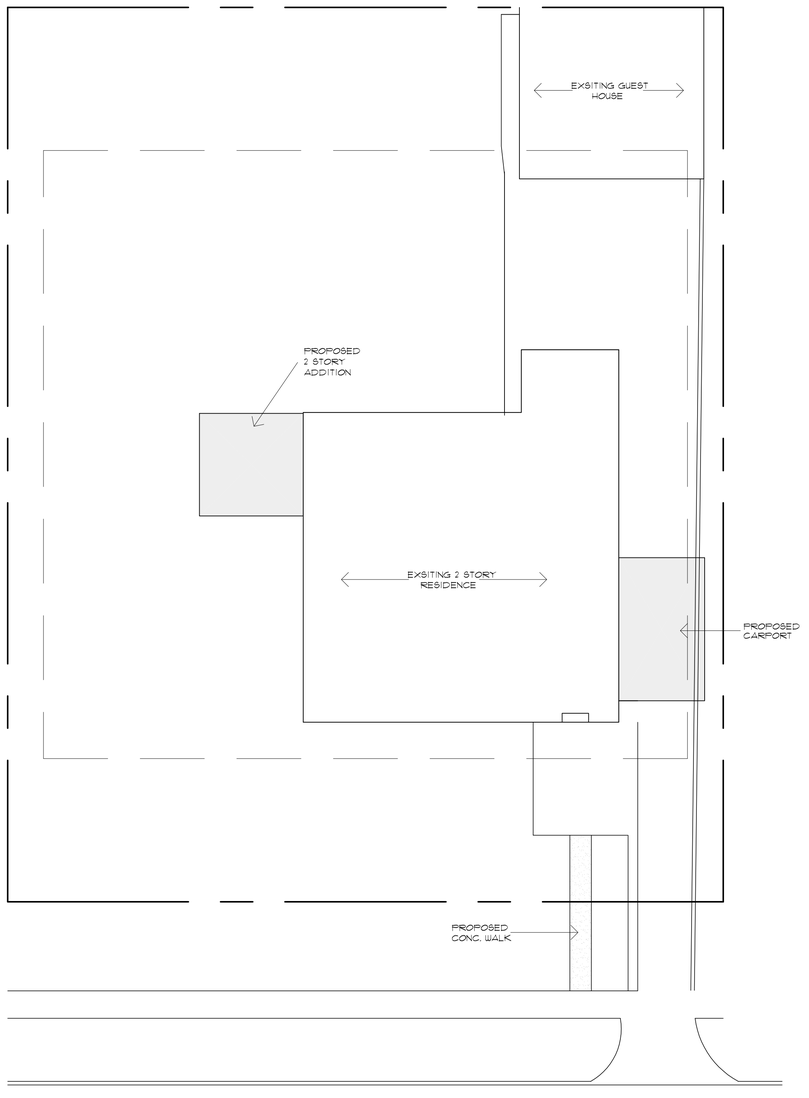
LOT 3, E 25 ft OF 2 & W 25 ft OF 4, BLoCK 6, NCB 1702.
110 E. MULBERRY AVE.
MONTE VISTA,
SAN ANTONIO, TEXAS



LOCATION MAP

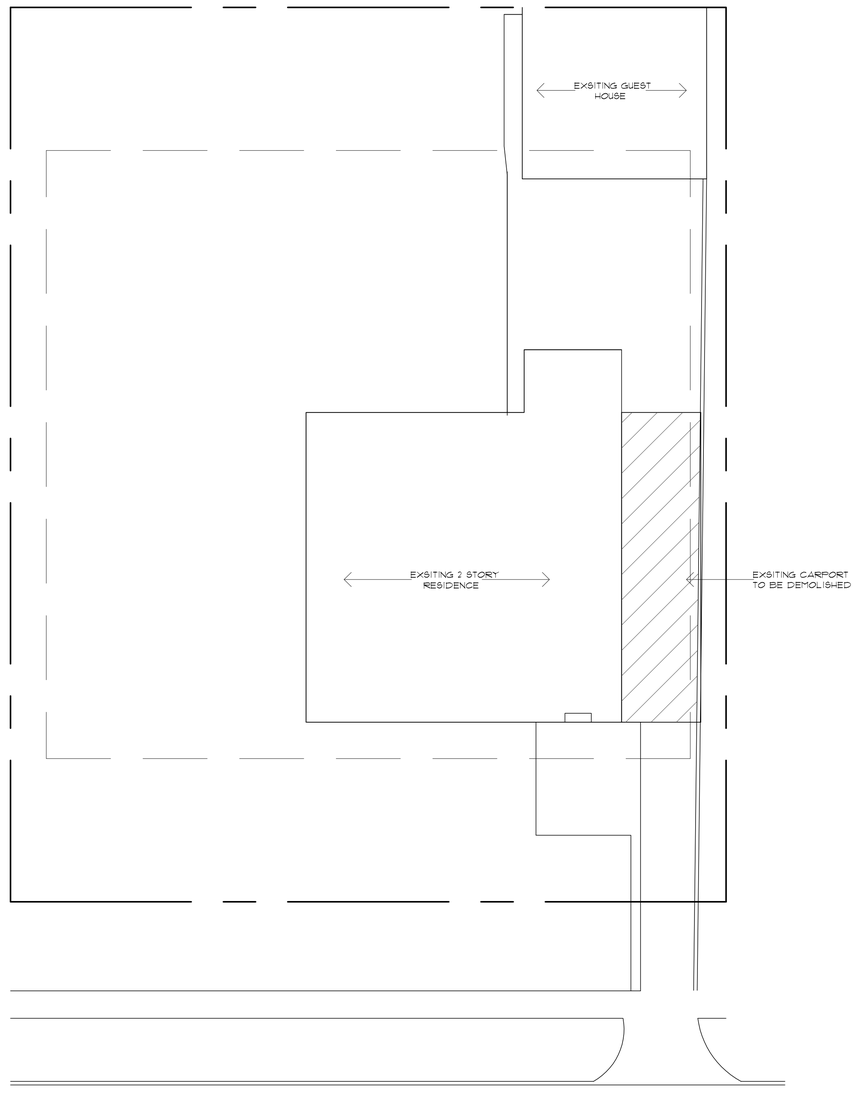
N.T.S.

LOT 3, BLK 6, E25FT OF 2 & W25 OF 4, NCB 1702,
110 E. MULBERRY
MONTE VISTA, HIST. DIST.
SAN ANTONIO, TEXAS



PROPOSED SITE PLAN

SCALE: 1":10'



EXISITING SITE PLAN

SCALE: 1":10'

McCULLOUGH DESIGN ASSOCIATES

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

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

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 11.29.2017
	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 NONLOAD BEARING CONSTRICTION 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 WITHOUT PRIOR APPROVAL. 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 SUCHO LOADS.

5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.

6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED, SAND AND LEFT IN A PAINT READY CONDITION.

7. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

8. REMOVE POPOCORN TEXTURE ON CEILINGS THRUOT 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 OUNER.

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 OUNER. THE CONTRACTOR IS TO MEET WITH THE OUNER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR WILL PRESENT THE BUILDING PERMIT AND INSURANCE CERTIFICATES TO THE OUNER PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR SHALL PROVIDE ANY NECESSARY MEASURES TO PROTECT THE WORKERS AND OTHER PERSONS DURING CONSTRUCTION.

CHECK WITH THE OUNER FOR COORDINATION OF THE WORK UNDER THIS CONTRACT WITH WORK OF OTHER TRADES. OUNER'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 OUNER. 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 EQaLu-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 CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.

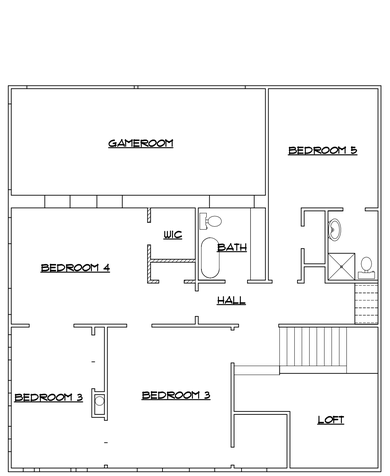
PAINTING FOR GYPSUM BOARD AND WOOD CONSTRICTION PROVIDE TWO (2) FINISH COATS OF PREMIUM GRADE PAINT OVER SINGLE COAT OF COMPATIBLE PRIMEJR, PROMAR 200 SERIES BY SHERWIN WILLIAMS, CLEVELAND, OHIO OR APPROVED EQUAL. ALL PAINT BY SINGLE MANUFACTURER.

VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS AT NO ADDITIONAL COST TO OUNER 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 OUNER.

CONTRACTOR TO OBTAIN AND PROVIDE OUNER WITH COLOR SAMPLES FOR PROPER COLOR SELECTION AND FINAL APPROVAL OF ALL FINISHES PRIOR TO INSTALLATION.

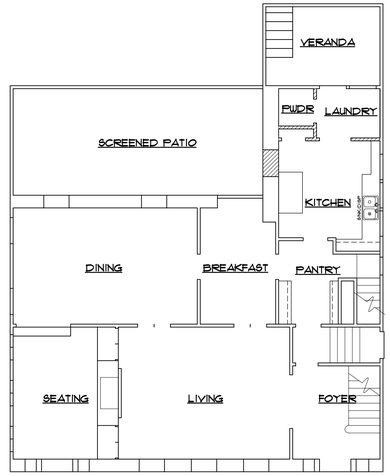
ALL GYPSUM BOARD WORK SHALL BE DONE IN ACCORDANCE WITH THE DRYWALL CONSTRICTION HANDBOOK, LATEST EDITION, PREPARED BY UNITED STATES GYPSUM. ALL JOINTS AND SEAMS SHALL BE TAPED AND FINISHED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS.



EXISTING 2nd FLOOR PLAN

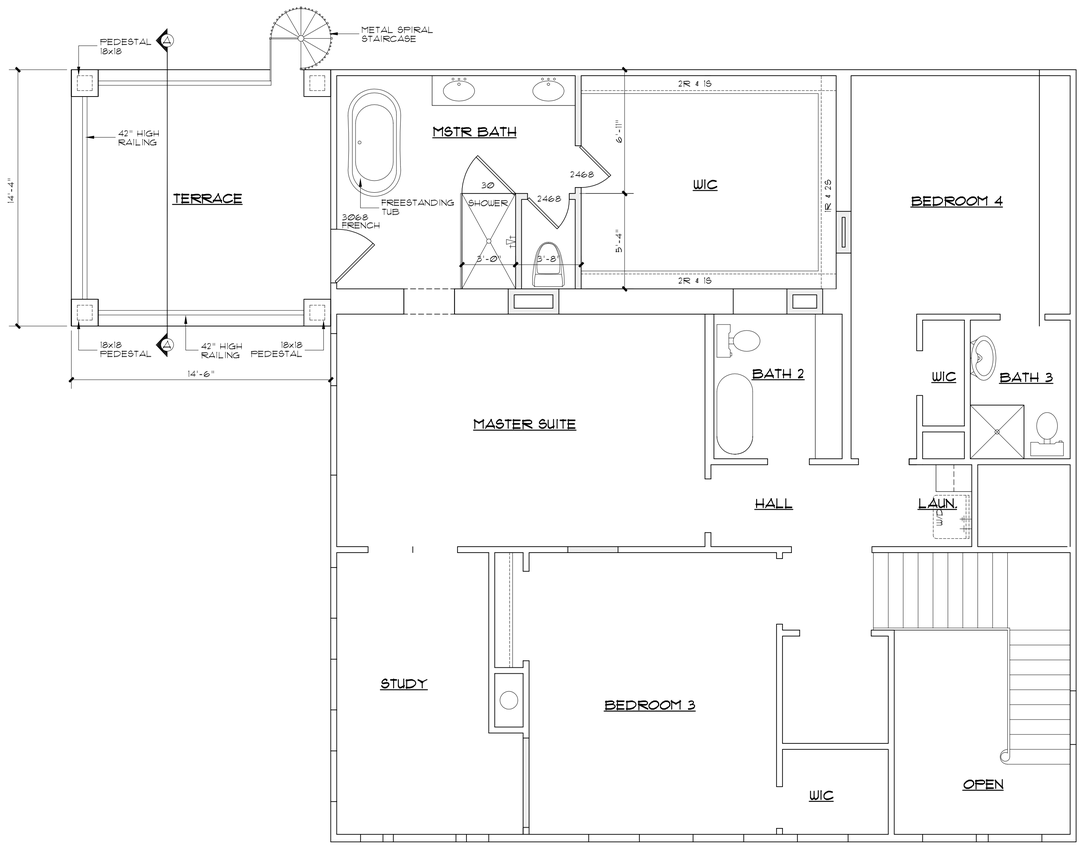
SCALE: 3/16"=1'-0"

LEGEND:
WALLS TO REMAIN
WALL TO BE DELETED



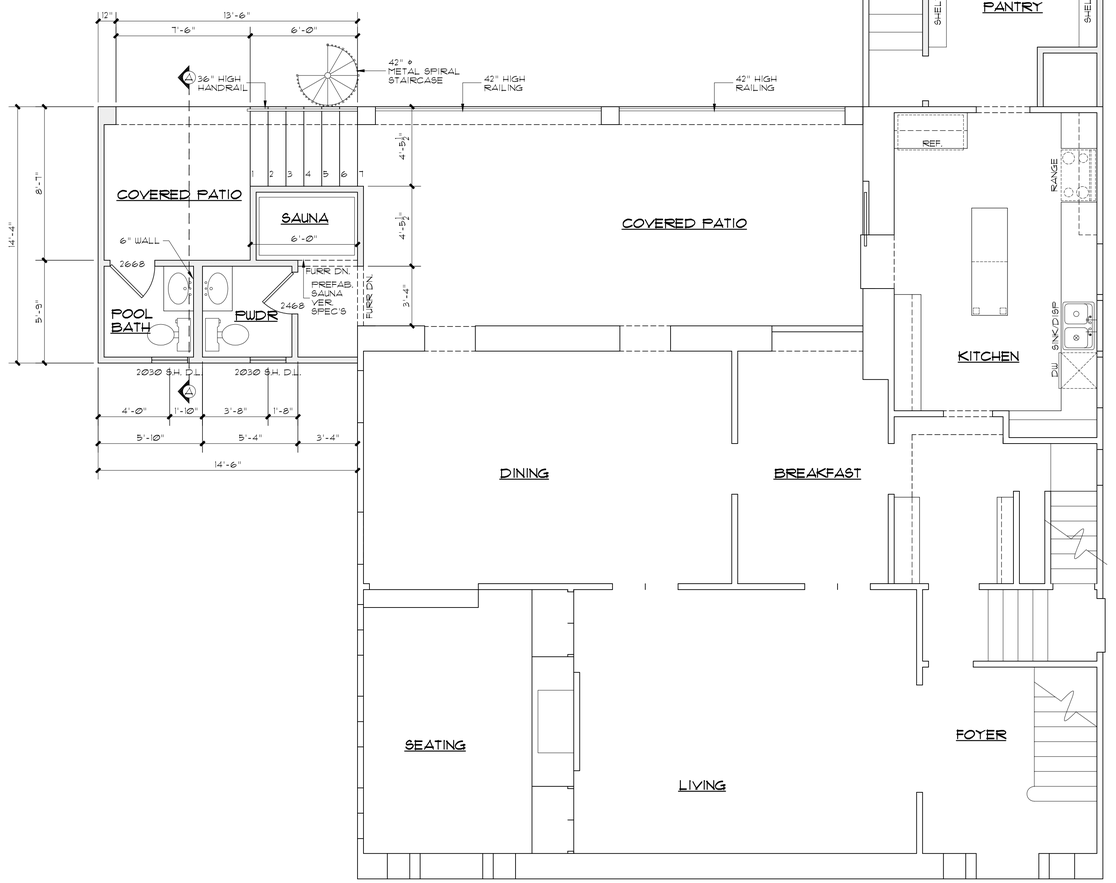
EXISTING 1st FLOOR PLAN

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



PROPOSED 2nd FLOOR PLAN

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



PROPOSED 1st FLOOR PLAN

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

LEGEND:
EXISTING WALLS
NEW WALLS

McCULLOUGH DESIGN ASSOCIATES

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

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

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 11.29.2017
	PROJECT No:
SHEET 2 of	5

EXISTING LEFT ELEVATION

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

EXISTING REAR ELEVATION

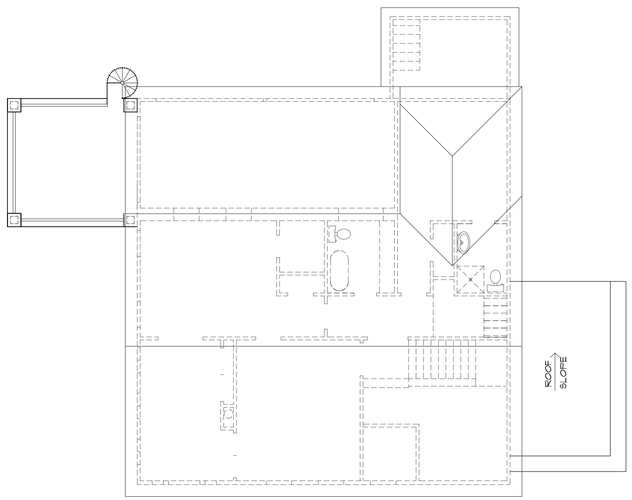
SCALE: 1/8"=1'-0"

EXISTING FRONT ELEVATION

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

EXISTING RIGHT ELEVATION

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



PROPOSED ROOF PLAN

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

PROPOSED FRONT ELEVATION

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

McCULLOUGH DESIGN ASSOCIATES

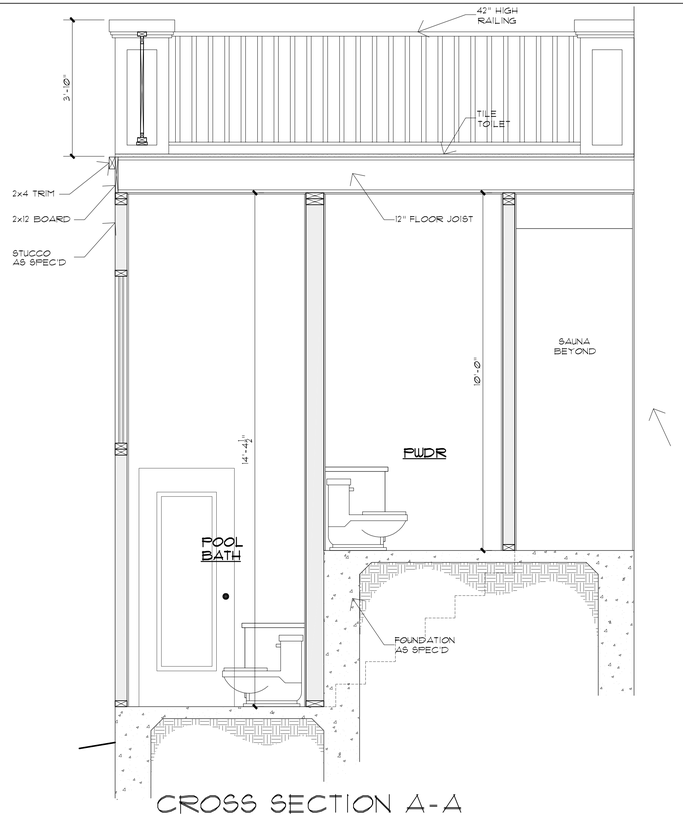
14255 BLANCO
SAN ANTONIO, TX 78216
PH. 843-1632
ricardo@mccullaughda.com

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

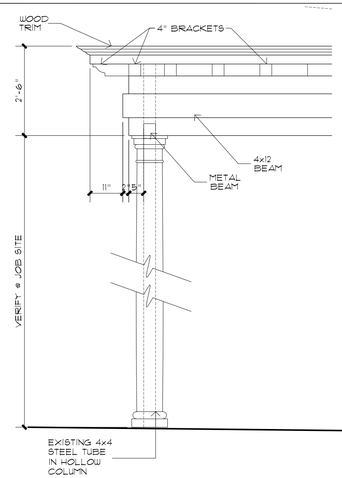
REVISIONS:	
DATE	ITEM

DRAWN BY: RAMc	SCALED: AS NOTED
CHCKD BY: RAMc	DATE: 11.29.2017
	PROJECT No:
SHEET 3 of	5



CROSS SECTION A-A

SCALE: ½" = 1'-0"

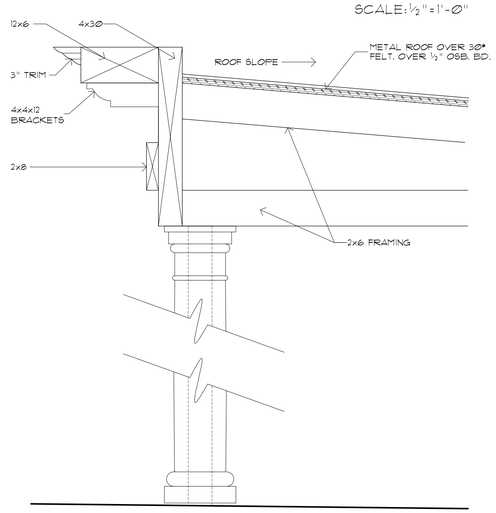


CARPORT COLUMN DETAIL

SCALE: ½" = 1'-0"

PROPOSED REAR ELEVATION

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

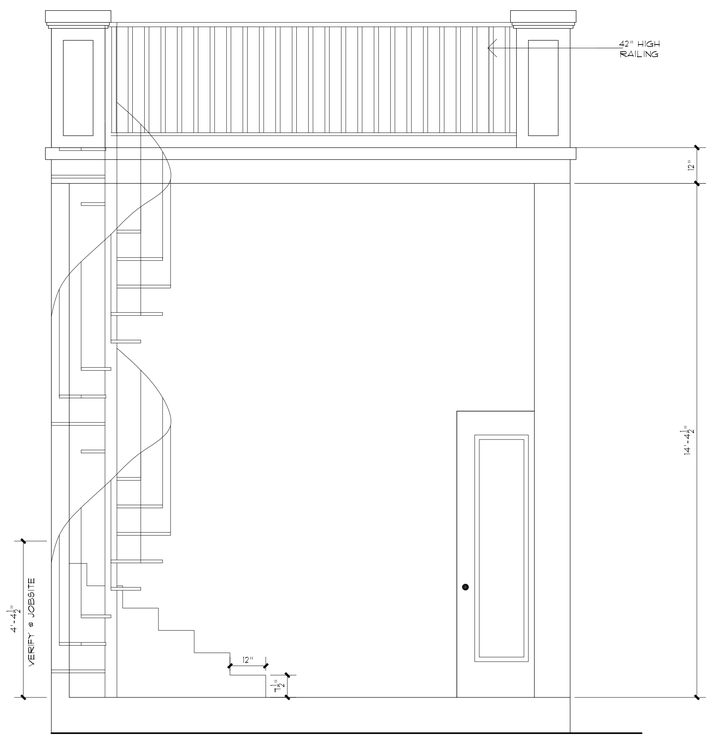


CARPORT COLUMN SECTION

SCALE: ½" = 1'-0"

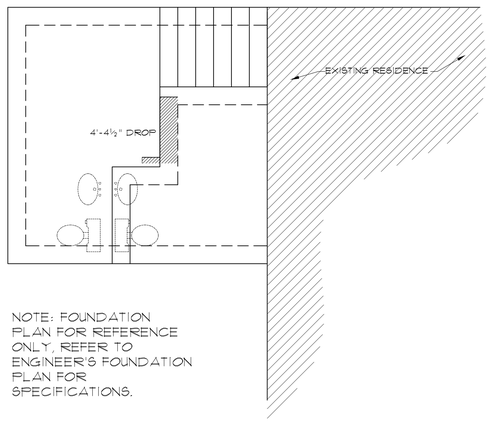
PROPOSED LEFT ELEVATION

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



2 STORY ADDITION DETAIL

SCALE: ½" = 1'-0"



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

FOUNDATION PLAN

SCALE: ¼" = 1'-0"

PROPOSED RIGHT ELEVATION

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

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THE SMITH RESIDENCE

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	PROJECT No:
SHEET 4 of	5

GRAPHIC SYMBOLS

ELECTRICAL

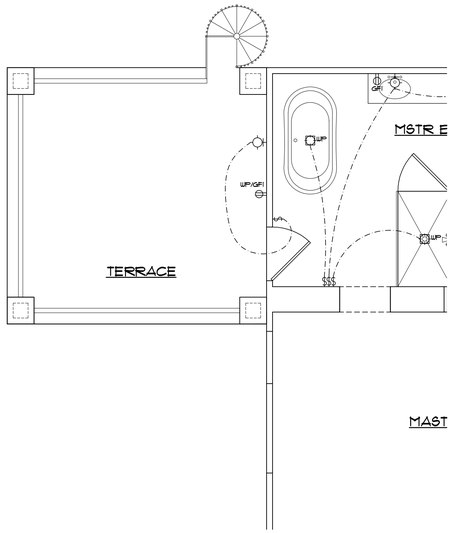
- SWITCH
- DIMMER SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DUPLEX OUTLET
- DUPLEX OUTLET TV SWITCHED
- FLOOR OUTLET
- 30-VOLT 4 PLEX OUTLET
- CEILING OUTLET
- DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER
- 220 VOLT DUPLEX OUTLET
- DUPLEX OUTLET RAISED TO HEIGHT INDICATED
- WATERPROOF DUPLEX OUTLET
- J-BOX DUPLEX OUTLET
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- SATELLITE TELEVISION W/TELEPHONE LINE
- INTERCOM
- SPKR SPEAKER OUTLET
- SMOKE DETECTOR
- THERMOSTAT
- ELECTRICAL PANEL BOX
- PB PUSH BUTTON SWITCH
- CHIMES
- KEY SWITCH
- SURFACE MOUNT CLG. FIXTURE
- WALL MOUNT FIXTURE
- PULL CHAIN LIGHT
- RECESSED CEILING FIXTURE
- RECESSED EYEBALL FIXTURE
- HALOGEN RECESSED CEILING FIXTURE
- HALOGEN WALL MOUNTED FIXTURE
- CEILING MOUNT SPOT LIGHT
- FLUORESCENT LIGHT FIXTURE
- WALL MOUNT FLOUR. LT. FIXTURE
- TRACK-MOUNT FIXT.
- UNDER CABINET LIGHT
- CEILING MOUNT EXHAUST FAN
- WALL MOUNT EXHAUST FAN
- CEILING MOUNT HEAT LAMP
- WALL MOUNT HEAT LAMP
- COMBINATION FIXT. HEAT, VENT, LIGHT
- FLOOD LIGHT
- CEILING FAN W/LT

PLUMBING

- WH WATER HEATER
- WS WATER SOFTNER
- SH SHOWER HEAD
- HB HOSE BIB/FAUCET
- CW COLD WATER TO REF.
- HW HOT & COLD WATER
- FD FLOOR DRAIN
- GAS GAS LINE
- GAS KEY GAS KEY (ON/OFF) VALVE

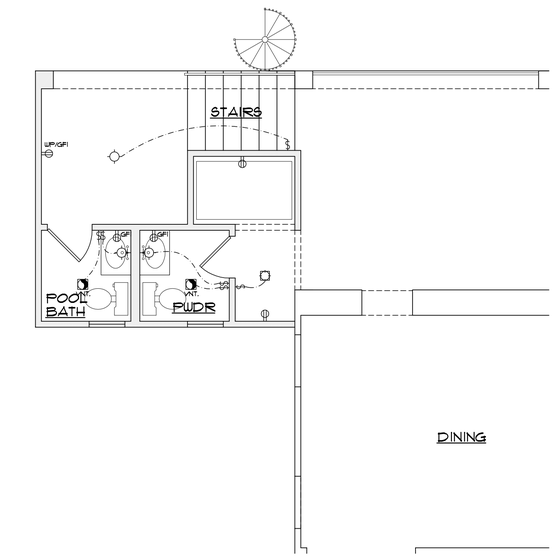
MISC.

- SECURITY SYSTEM PANEL
- VACUUM SYSTEM OUTLET
- VAC VACUUM CLEANER TANK
- VACSW VACUUM SYSTEM SWEEP OUTLET



2nd FLOOR ELEC. PLAN

SCALE: ¼"=1'-Ø"



1st FLOOR ELEC. PLAN

SCALE: ¼"=1'-Ø"

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CHCKD BY: RAMc	DATE: 11.29.2017
	PROJECT No:
SHEET 5 of	5

The Home Depot Special Order Quote

Customer Agreement #: H6544-97214
Printed Date: 11/28/2017

Customer:	ROBERT SMITH
Address:	110 E MULBERRY AVENUE SAN ANTONIO, TX 78212
Phone 1:	210-870-9213
Phone 2:	210-870-9213
Email:	RASMITHMEX@YAHOO.COM

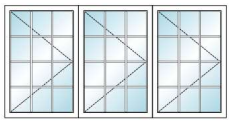
Store:	6544
Associate:	THAD
Address:	435 SUNSET RD WEST SAN ANTONIO, TX 78209
Phone:	210-824-9677

Pre-Savings Total:	$2,954.93
Total Savings:	($0.00)
Pre-Tax Price:	$2,954.93

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

JELD-WEN Wood Windows & Patio Doors

Catalog Version 61



Width = 36
Height = 54.75

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	108 x 54.75 Right/Right/Right Casement	$2,107.55	$2,107.55	1	$0.00	$2,107.55
100-2		$0.00	$0.00	1	$0.00	$0.00
100-3		$0.00	$0.00	1	$0.00	$0.00
100-4		$0.00	$0.00	1	$0.00	$0.00
	Unit 100 Total:	**$2,107.55**	**$2,107.55**		**$0.00**	**$2,107.55**

Begin Line 100 Descriptions

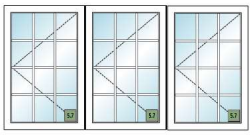
---- Line 100-1 ----

WCMT Wood W-4500 Casement Right / Right / Right 108 x 54.75
Width = 36
Height = 54.75
5/8" Flat Grilles Between Glass (GBG)
Colonial
GBG Color = Brilliant White
3W4H
Quick Config = No
Combination Operation/Venting = Right/Right/Right
Operation (Outside View) = Right
Assembly = Unit
DP Rating = DP35
Radius Top Rail = None
Exterior Color = Primed
Species = Pine
Interior Finish = Primed
Certification = Sustainable Forestry Initiative
Sash to Match Exterior Color = Yes
Customer Elevation = 0 - 4000 feet
Energy Rating = No
Energy Star Zone = EStar None
Glazing Type = Insulated
Low-E Option = Low-E 366
Tinted Glass = No Tint (Clear)
Glass Style = Clear
Tempered Glass = Not Tempered
California Fire Code Label = No
Neat Glass = Neat
Preserve Glass = Preserve
IG Options = Argon
Lock Type = Stainless Steel Concealed Hardware
Hardware Type = Nested Folding Handle
Hardware Finish = White
Hinge Type = Standard Hinge
Sash Limiter = No Sash Limiter
Window Egress = Meets Egress 5.7 Clear Opening (Check Local Code)
Screen Option = No Screen
Check Info Link = Acoustic Ratings Info link
Room Location = kitchen
Is This a Remake/Re-Order = No
Specific/Additional Information = na
SKU = 671778
Vendor Name = S/OJELD-WEN PREMIUM WOOD
Vendor Number = 60058104
Customer Service = 1-800-246-9131 Option 2
Manufacturer = JELD-WEN Wood Windows & Patio Doors
Catalog Version Date = 09/25/2017
Mulls 1: Vertical Factory 0" thick, 54.75" length
Mulls 2: Vertical Factory 0" thick, 54.75" length
Jamb Width = 6.5625
Exterior Trim = No Exterior Trim
Sill Nosing = No Sill Nosing
Jamb Thickness = 5/4 JE - 5/4 Reveal
Kerf Jamb = No Kerf
Prep for Stool = No

---- Lines 100-2 to 100-4 have the same description as line 100-1 ----

End Line 100 Descriptions

Catalog Version 11



Call Width = Custom, Call Height = Custom, Frame Width = 35.5, Frame Height = 54.75

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	500 Series Casement Rectangle Left 35.5 x 54.75 White	$263.20	$263.20	1	$0.00	$263.20
200-2	500 Series Casement Rectangle Left 35.5 x 54.75 White	$263.20	$263.20	1	$0.00	$263.20
200-3	500 Series Casement Rectangle Left 35.5 x 54.75 White	$263.20	$263.20	1	$0.00	$263.20
200-4	MV1	$28.89	$28.89	1	$0.00	$28.89
200-5	MV2	$28.89	$28.89	1	$0.00	$28.89
Unit 200 Total:		**$847.38**	**$847.38**		**$0.00**	**$847.38**

Begin Line 200 Descriptions

---- Line 200-1 ----

500 Series Casement Left 35.5 x 54.75
Call Width = Custom, Call Height = Custom, Frame Width = 35.5, Frame Height = 54.75
Unit Type = Complete Unit, Operation / Venting = Left, Frame Type = Nailing Fin
Rating Required = None, Required Thermal Performance = Southern, Performance Rating = C-R50, DP +50/-50
Color / Finish = White
Screen Option = No Screen
Room Location = Kitchen, Is this a Re-make? = No
U-Factor = 0.35, Solar Heat Gain Coefficient = 0.17, Visible Light Transmittance = 0.31
SKU = 1000012267, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 11/13/2017
3/4" Flat GBG (Standard), Colonial, 3W4H
Unit 1: Glass Package = LE SC, Glazing Type = Double Glazed, Gas Filled = Air, Spacer Package = Warm Edge (WE), Common Glass Options = Match All Glass Panes
Unit 1: Glass Strength = Annealed, Pattern Glass = No
Vertical Factory 0.5" thick, 54.75" length
Extended Siding Pocket Leg = No, Nail Fin Setback = 1", Frame Depth = 3 1/2", Frame Pre-Set Combos = 540, Fin Removal = None
Jamb Extension = No Extension Jamb
Clear Opening Width = 24.875, Clear Opening Height = 49, Clear Opening Square Foot = 8.46

---- Line 200-2 Description is the same as line 200-1 ----

---- Line 200-3 ----

500 Series Casement Left 35.5 x 54.75
Call Width = Custom, Call Height = Custom, Frame Width = 35.5, Frame Height = 54.75
Unit Type = Complete Unit, Operation / Venting = Left, Frame Type = Nailing Fin
Rating Required = None, Required Thermal Performance = Southern, Performance Rating = C-R50, DP +50/-50
Color / Finish = White
Screen Option = No Screen
Room Location = Kitchen, Is this a Re-make? = No
U-Factor = 0.35, Solar Heat Gain Coefficient = 0.17, Visible Light Transmittance = 0.31
SKU = 1000012267, MVendorNumber = 60002261, Customer Service = (888) 759-4363, Catalog Version Date = 11/13/2017
3/4" Flat GBG (Standard), Colonial, 3W4H
Unit 1: Glass Package = LE SC, Glazing Type = Double Glazed, Gas Filled = Air, Spacer Package = Warm Edge (WE), Common Glass Options = Match All Glass Panes
Unit 1: Glass Strength = Annealed, Pattern Glass = No
Extended Siding Pocket Leg = No, Nail Fin Setback = 1", Frame Depth = 3 1/2", Frame Pre-Set Combos = 540, Fin Removal = None
Jamb Extension = No Extension Jamb
Clear Opening Width = 24.875, Clear Opening Height = 49, Clear Opening Square Foot = 8.46

---- Line 200-4 - No description was generated for this line ----

---- Line 200-5 - No description was generated for this line ----

End Line 200 Descriptions

1998 PHOTO - 206 W HOLLYWOOD

1998 PHOTO - 210 W HOLLYWOOD