

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-193
ADDRESS: 221 CLAUDIA ST
LEGAL DESCRIPTION: NCB 2876 BLK 1 LOT 5
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Alex Gonzalez
OWNER: Jud & Megan Janek
TYPE OF WORK: Construction of a rear addition, window modifications
APPLICATION RECEIVED: April 12, 2018
60-DAY REVIEW: June 11, 2018

REQUEST:

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

1. Construct a rear addition to feature at total of 412 square feet.
2. Construct a rear deck to attach to the proposed rear addition.
3. Relocate a window front the rear façade to the side façade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- 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.
- 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.
- 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.
- 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.

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.

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.

FINDINGS:

- a. The historic structure at 221 Claudia street was constructed circa 1910 and is first found on the 1912 Sanborn Map, addressed as 121 Claudia. The structure was constructed in the Folf Victorian style and features a traditional L-plan, a window bay under a front facing gabled roof and Tuscan order columns. At this time, the applicant has proposed to construct a rear addition to feature 412 square feet.
- b. EXISTING REAR ADDITIONS – The applicant has noted the demolition of two, existing rear additions. Neither of these additions are found on the 1951 Sanborn Map and are not architecturally contributing to the historic structure. Staff finds their removal appropriate and eligible for administrative approval.
- c. REAR ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Per the application documents, the applicant has proposed a rear addition that features a footprint of 412 square feet and an overall height of approximately 11 feet. The applicant has proposed to locate the addition at the rear of the historic structure and has proposed insets from the wall plane of the historic structure. This is consistent with the Guidelines.
- d. ROOF FORM – The Guidelines for Additions 1.A. states that additions should feature roof forms that are similar to those found on the historic structure. The historic structure features both hipped and gabled roofs. The applicant has proposed a shed roof. Staff finds that the simplified, low mass shed roof of the proposed addition is appropriate.
- e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that features a footprint of approximately 412 square feet and an overall height of approximately 11 feet. The Guidelines note that additions should be subordinate to the principal façade, should feature a footprint that responds to the size of the lot, should not double the existing building footprint on the lot and should be consistent with the height of the existing structure. Staff finds the proposed footprint and height appropriate and consistent with the Guidelines.
- f. MATERIALS – The applicant has proposed materials that include wood siding that is to match the existing siding, wood windows and doors, similar trim work and a standing seam metal roof. Staff finds the proposed materials to be consistent with the Guidelines for Additions. The proposed windows should feature an installation method that results in a framing depth comparable to those found in the historic structure. Additionally, the

proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. A ridge cap is not to be used.

- g. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details of the rear addition to be appropriate with the exception of the proposed roof form. As noted in finding d, staff finds a gabled or hipped roof to be consistent with the Guidelines.
- h. REAR DECK – At the rear of the primary structure and adjacent to the proposed addition the applicant has proposed to construct a rear deck. Staff finds the overall height, footprint and materials to be appropriate.
- i. WINDOW RELOCATION – The proposed rear addition will result in the removal of an original, rear facing wood window. The applicant has proposed to relocate this window from the north façade to the east façade, toward the front of the historic structure. There is currently no window at this location, generally atypical for Folk Victorian structures. Staff finds the installation of the salvaged window at this location to be appropriate; however, the head and sill heights as well as installation depth should match the existing tall window on this façade.

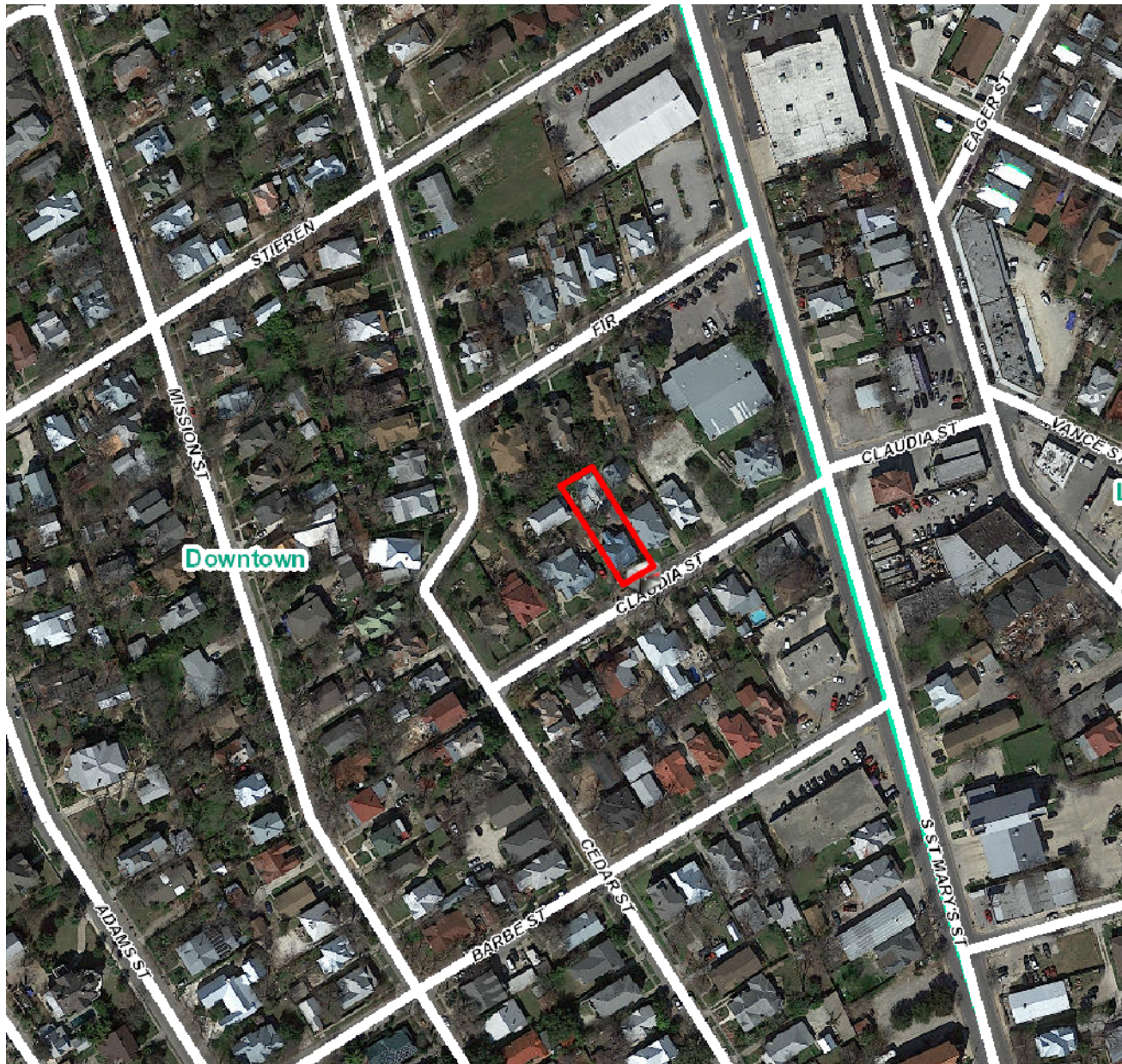
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through i with the following stipulations:

- i. That the proposed windows in the addition feature an installation depth that matches those found in the historic structure.
- ii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish.
- iii. That the proposed relocated window feature a head and sill height that match those found on the historic structure as well as a matching installation depth.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Apr 18, 2018

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221 Claudia Street

Claudia St

Claudia St

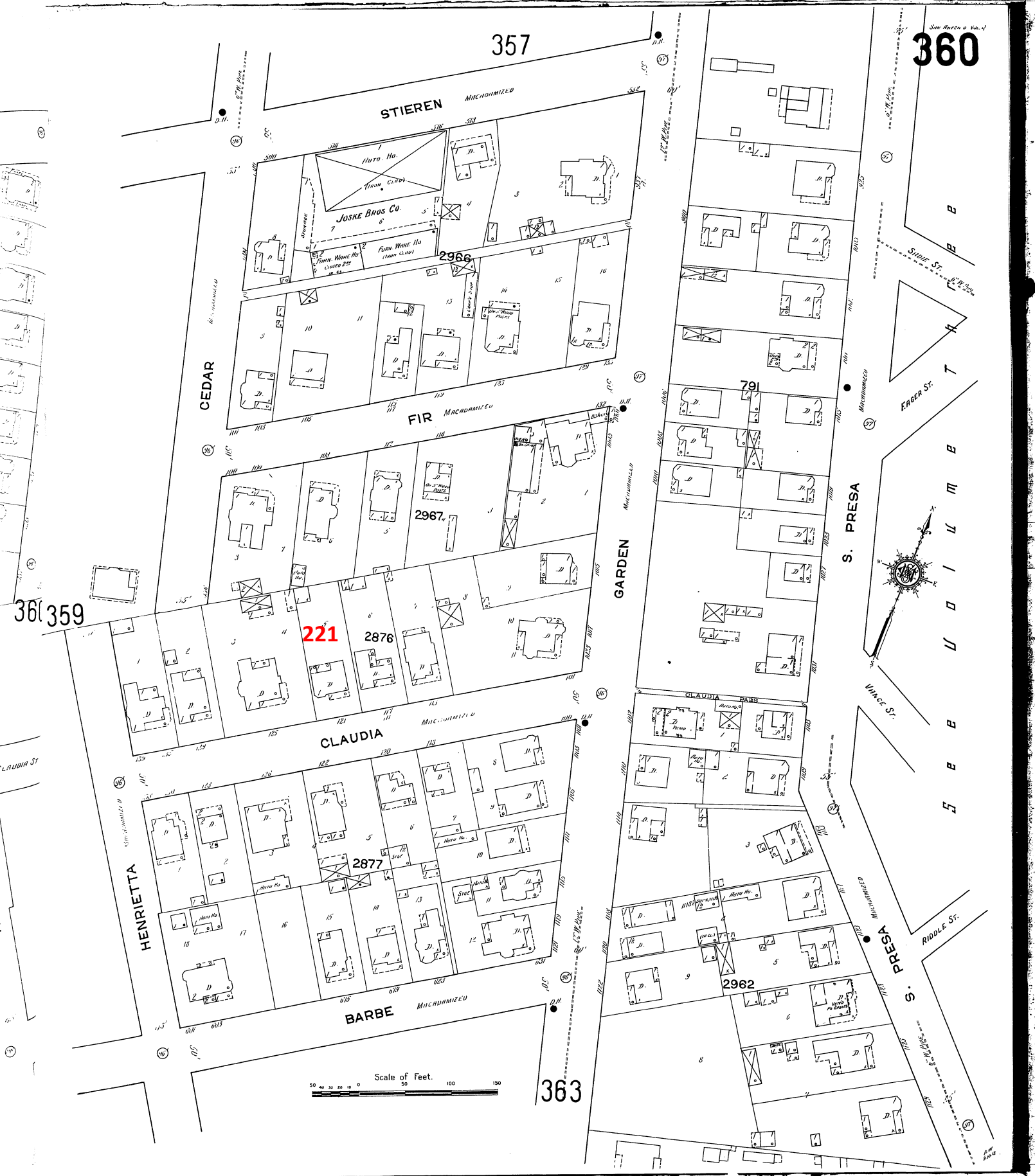
Apr 24, 2018 at 1:04:50 PM

217 Claudia St

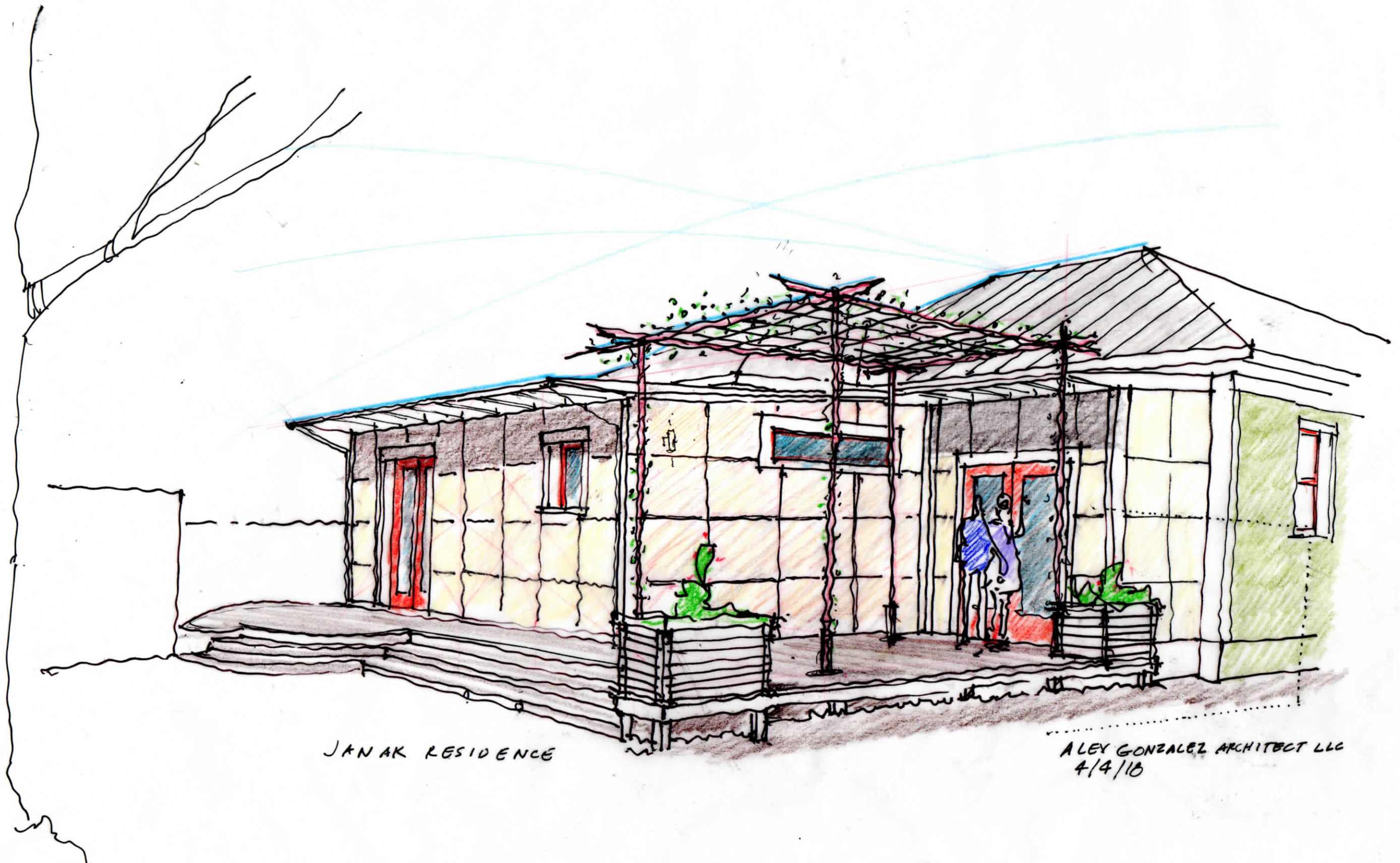
San Antonio TX 78210

United States









JANAK RESIDENCE

ALEY GONZALEZ ARCHITECT LLC
4/4/18

GENERAL NOTES

1. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR PLUMB, LEVEL AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
2. THE WORK SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH THE CURRENT BUILDING CODE AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS AS WELL AS THE DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES.
4. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL PERMITS AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK IN ACCORDANCE WITH APPLICABLE CODES AND GOVERNING REGULATIONS.
6. ALL WALL WIDTHS ARE SHOWN AND DIMENSIONED WITH NOMINAL DIMENSIONS.
7. PROTECT ADJACENT SURFACES & FINISHES (I.E., FLOOR, CARPET, WALLS, ETC.)
8. MINIMIZE ALL CUTTING OF EXISTING FLOORS AND WALLS. ALL OPENINGS SHALL BE RESTORED TO MATCH THE SURROUNDING MATERIALS AND/OR FINISHES AT CUT AREAS OF FLOORS AND WALLS MADE NECESSARY BY RENOVATION OR FINISH OUT WORK. NO CUTTING, BORING OR EXCAVATION SHALL BE UNDERTAKEN THAT WILL WEAKEN THE STRUCTURE
9. FLASHING COMPATIBLE WITH THE ROOFING SYSTEM SHALL BE PROVIDED AT ALL ROOF PENETRATIONS. PROVIDE FRAMING OR OTHER SUPPORT AROUND ALL OPENINGS THROUGH THE ROOF TO PRESERVE THE STRUCTURAL INTEGRITY OF THE ROOF SYSTEM. ALL PENETRATIONS THROUGH THE ROOF SHALL BE MADE WEATHER TIGHT.

SYMBOL LEGEND

- 1

NEW DOOR & FRAME
DOOR NUMBER-SEE DOOR SCHEDULE
- 1/A-1
- SECTION MARK (DETAIL AND SHEET NUMBER)

1/A-1

INTERIOR ELEVATION (DETAIL AND SHEET NUMBER)

CLOSET

ROOM NAME & FLOOR FINISH
EX-WOOD

DOOR TO REMAIN

BUILDING CODE DATA

APPLICABLE STANDARDS OF CONSTRUCTION INDUSTRY AND BUILDING CODES HAVE THE SAME FORCE AND AFFECT ON PERFORMANCE OF THE WORK AS IF COPIED DIRECTLY INTO CONTRACT DOCUMENTS. GOVERNING REGULATIONS HAVE PRECEDENCE OVER NONREFERENCED STANDARDS, IN SO FAR AS DIFFERENT STANDARDS MAY CONTAIN OVERLAPPING OR CONFLICTING REQUIREMENTS. COMPLY WITH LOCAL BUILDING CODES AND INDUSTRY STANDARDS. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE TO THESE STANDARDS AND REGULATIONS AND FOR THE CONSTRUCTION PERMITS.
THE INSTALLATION SHALL MEET THE MINIMUM STANDARD PRESCRIBED IN THE LATEST EDITION OF THE FOLLOWING CODES, STANDARDS AND REGULATIONS:

BUILDING CODE

2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

RESIDENTIAL CODE

2015 INTERNATIONAL RESIDENTIAL CODE FOR 1 & 2 FAMILY DWELLINGS W/ LOCAL AMENDMENTS

PLUMBING CODE

2015 UNIFORM PLUMBING CODE W/ LOCAL AMENDMENTS

MECHANICAL CODE

2015 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

ELECTRICAL CODE

2014 NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS

FIRE CODE

2015 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS

FUEL GAS CODE

2015 INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS

ACCESSIBILITY CODE

2012 TEXAS ACCESSIBILITY STANDARDS

EXISTING BUILDING CODE

2015 INTERNATIONAL EXISTING BUILDING CODE W/ LOCAL AMENDMENTS

ENERGY CODE

2015 INTERNATIONAL ENERGY CONSERVATION CODE (W/ LOCAL AMENDMENTS

ALL MECHANICAL, ELECTRICAL AND PLUMBING INDICATED ON THE DRAWINGS IS SIMPLY TO AID THE CONTRACTOR ON GENERAL LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, PLUMBING AND MECHANICAL SIZING AND SHALL ADHERE TO THESE CODES.

INDEX OF DRAWINGS

ARCHITECTURAL

- | | |
|------|------------------------------------|
| SD-1 | SITE/ROOF PLAN & NOTES |
| D-1 | DEMOLITION FLOOR PLAN & ELEVATIONS |
| A-1 | FLOOR PLAN & SCHEDULES |
| A-2 | EXTERIOR ELEVATIONS |
| A-3 | SECTIONS |
| A-4 | INTERIORS |
| A-5 | DETAILS |

STRUCTURAL

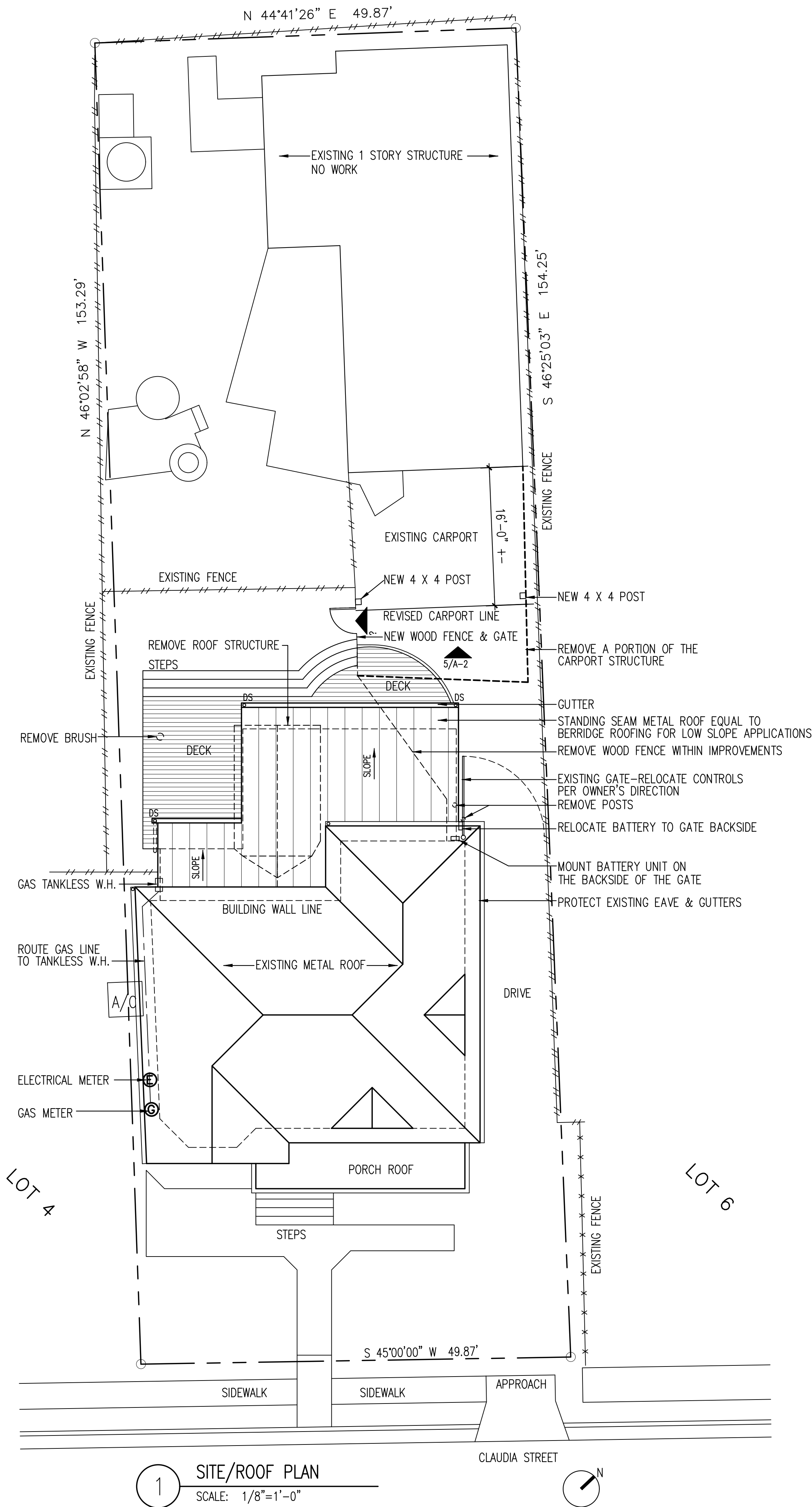
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|-----|---------------------|
| S-1 | FRAMING PLANS |
| S-2 | SECTIONS |
| S-3 | SECTIONS |
| S-4 | NOTES AND SCHEDULES |

ABBREVIATIONS:

- | | |
|------------|--------------------------------------|
| ADA | AMERICAN DISABILITIES ACT |
| A/C | AIR CONDITION(ING) |
| ACT | ACOUSTICAL |
| ALT. | ALTERNATE |
| ALUM. | ALUMINUM |
| CLG | CEILING |
| CONC. | CONCRETE |
| CONS. | CONSTRUCTION |
| CPT | CARPET |
| DET. | DETAIL |
| DIA | DIAMETER |
| DISP. | DISPENSER |
| DN. | DOWN |
| DS | DOWNSPOUT |
| EXIST | EXISTING |
| EXP | EXPOSED |
| EQUIP. | EQUIPMENT |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| FLUOR. | FLUORESCENT |
| F.V. | FIELD VERIFY |
| GA. | GAGE |
| GYP. BD. | GYPSUM BOARD |
| GWB | GYPSUM WALL BOARD |
| HDW. | HARDWARE |
| H.M. | HOLLOW METAL |
| LAM. | LAMINATE/LAMINATED |
| L.O.P. | LIGHT ORANGE PEEL |
| MECH. | MECHANICAL |
| MEP | MECHANICAL ELECTRICAL PLUMBING |
| MFR. | MANUFACTURER |
| MTL. | METAL |
| N. | NORTH |
| NIC | NOT IN CONTRACT |
| NO. | NUMBER |
| O.C. | ON CENTER |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| O.H. | OPPOSITE HAND |
| PLAS. LAM. | PLASTIC LAMINATE |
| PNT./PT. | PAINT |
| PR. | PAIR |
| REF/RE. | REFERENCE |
| RM. | ROOM |
| RUB | RUBBER |
| SCHED. | SCHEDULE(D) |
| SIM | SIMILAR |
| TEL | TELEPHONE |
| THK. | THICK |
| TYP. | TYPICAL |
| VCT | VINYL COMPOSITION TILE |
| VEST | VESTIBULE |
| WD. | WOOD |

LIST OF ALTERNATES

- | | |
|------------|---|
| ALT. NO. 1 | DEDUCT ALTERNATE
FURNISH AND INSTALL HARDIE PANEL SIDING
W/ 1 X 2 BATTENS 32" O.C E.W. PREP & PAINT
IN LIEU OF WOOD SIDING TO MATCH EXISTING |
| ALT. NO. 2 | ADD ALTERNATE
FURNISH AND INSTALL CLOSET 3 IMPROVEMENTS
INCLUDING BUT LIMITED TO DEMO WORK,, DRYWALL,
MILLWORK, PAINT, DOOR AND HARDWARE, ETC... |



REGISTERED ARCHITECT

PROGRESS PRINT

FOR CONSTRUCTION

STATE OF TEXAS

April 9, 2018

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Alex Gonzalez
Architect LLC
PO BOX 700902 SAN ANTONIO, TEXAS 78270
gonzalezarch@sbcglobal.net

Janak Residence - Addition & Remodeling
221 Claudia Street San Antonio, Texas 78210

SITE/ROOF PLAN
INDEX OF DRAWINGS
NOTES, ABBREVIATIONS,
BUILDING CODE DATA

DATE: April 9, 2018
Project No. 2018-JANAK
Drawn By: A.G.

SHEET

SD-1

SHEET OF

©copyright: Alex Gonzalez Architect LLC

ROOM FINISH SCHEDULE

No	Room Name	Flooring	Base	Wall Texture	North Wall	East Wall	South Wall	West Wall	Ceiling	Ceiling Ht.	Notes
	MASTER BEDROOM	PERGO	WOOD	L. O. P.	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	VARIES	
	CLOSET 1	PERGO	WOOD	L. O. P.	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	8'-0"	
	MASTER BATH	TILE	TILE	-	TILE	TILE	TILE	TILE	PT-GWB	8'-0"	
	HALL	WOOD	WOOD	L. O. P.	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	8'-0"	
	LAUNDRY	TILE	WOOD	L. O. P.	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	8'-0"	
	BEDROOM	EX-WOOD	EX-WOOD	EXISTING	-	-	-	-	-	10'-3"+	
	CLOSET 2	WOOD	WOOD	L. O. P.	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	8'-0"	
	STAIR	PERGO	EX-WOOD	-	-	-	-	-	-	VARIES	
	DINING	EX-WOOD	EX-WOOD	EXISTING	PT-GWB	-	-	-	-	10'-3"+	
	BREAKFAST	EX-TILE	EX-WOOD	-	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	-	
	KITCHEN	EX-TILE	EX-WOOD	EXISTING	-	-	-	-	-	10'-3"+	
	BATH	EX-TILE	EX	EXISTING	-	-	-	-	-	10'-3"+	
	STUDY	EX-WOOD	EX-WOOD	EXISTING	-	-	-	-	-	10'-3"+	
	CLOSET 3	WOOD	WOOD	-	PT-GWB	PT-GWB	PT-GWB	PT-GWB	PT-GWB	-	
	LIVING	EX-WOOD	EX-WOOD	EXISTING	-	-	-	-	-	10'-3"+	

FINISH LEGEND

FLOOR:

WOOD: WOOD FLOORING-MATCH EXISTING
TILE: TILE PROVIDED BY OWNER-CONTRACTOR INSTALLED
EX-WOOD: EXISTING WOOD FLOORING TO REMAIN
EX-TILE: EXISTING TILE FLOORING TO REMAIN
PERGO: PERGO FLOORING ON 3/4" PLYWOOD SUBFLOOR

BASE:

WOOD: 1 X 6 POPLAR BASE-SELECT NO.1 PRIME AND PAINT
EX-WOOD: EXISTING WOOD FLOORING-PROTECT DURING CONSTRUCTION
TILE: TILE

WALLS:

PT-GWB: GYPSUM WALL BOARD-TAPE, FLOAT, TEXTURE & PAINT (MATCH EXISTING TEXTURE)
L5: LEVEL FIVE FLAT FINISH

WALL TEXTURE:

L.O.P.: LIGHT ORANGE PEEL TO MATCH EXISTING
L5: LEVEL FIVE FLAT FINISH

CEILING:

EX-GWB: EXISTING GYPSUM WALL BOARD TO REMAIN
PT-GWB: GYPSUM WALL BOARD-TAPE, FLOAT, TEXTURE & PAINT (MATCH EXISTING TEXTURE)

REMARKS-NOTES:

DOOR SCHEDULE

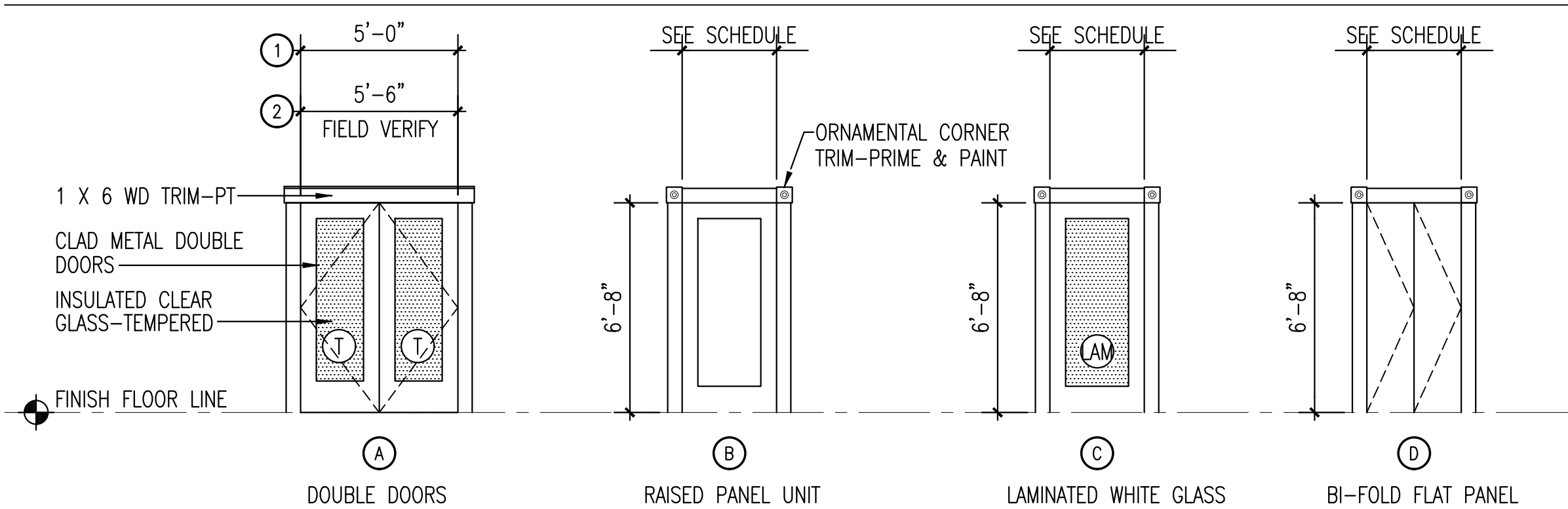
No.	Width	Height	Room Name	Type	Hdw	Cons	Glass	Finish	Thick	Cons	Finish	Fire Rating	Remarks
1	2'-6"PR	6'-8"	MASTER BEDROOM	A	HW	SC-WD	TEMP	CLEAR	1-3/4"	WOOD	PAINT		
2	2'-9"PR	6'-8"	BREAKFAST	A	HW	SC-WD	TEMP	CLEAR	1-3/4"	WOOD	PAINT		
3	3'-0"	6'-8"	LAUNDRY	C	HW	SC-WD	LAM	CLEAR	1-3/4"	WOOD	PAINT		POCKET/WHITE LAM. GLASS
4	2'-8"	6'-8"	HALL	C	HW	SC-WD	LAM	CLEAR	1-3/4"	WOOD	PAINT		POCKET/WHITE LAM. GLASS
5	2'-8"	6'-8"	MASTER BATH	C	HW	SC-WD	LAM	CLEAR	1-3/4"	WOOD	PAINT		WHITE LAM. GLASS
6	2'-8"	6'-8"	MASTER BEDROOM	B	HW	SC-WD	-	CLEAR	1-3/4"	WOOD	PAINT		
7	2'-8"	6'-8"	CLOSET 1	B	HW	SC-WD	-	CLEAR	1-3/4"	WOOD	PAINT		POCKET
8	2'-8"	6'-8"	BEDROOM	B	HW	SC-WD	-	CLEAR	1-3/4"	WOOD	PAINT		
9	3'-0"	6'-8"	CLOSET 2	D	HW	SC-WD	-	CLEAR	1-3/4"	WOOD	PAINT		
10	EX	EX	CLOSET 3	EX	EX	EX	-	EX	EX	WOOD	PAINT		REUSE DOOR FROM BEDROOM

LEGEND:

Cons: CONSTRUCTION
Hdw: HARDWARE
SC-WD: SOLID CORE WOOD
TEMP: TEMPERED
EX: EXISTING
LAM: LAMINATED SAFETY WHITE GLASS
HW: PROVIDE A \$ 500 HARDWARE ALLOWANCE FOR EACH NEW DOOR

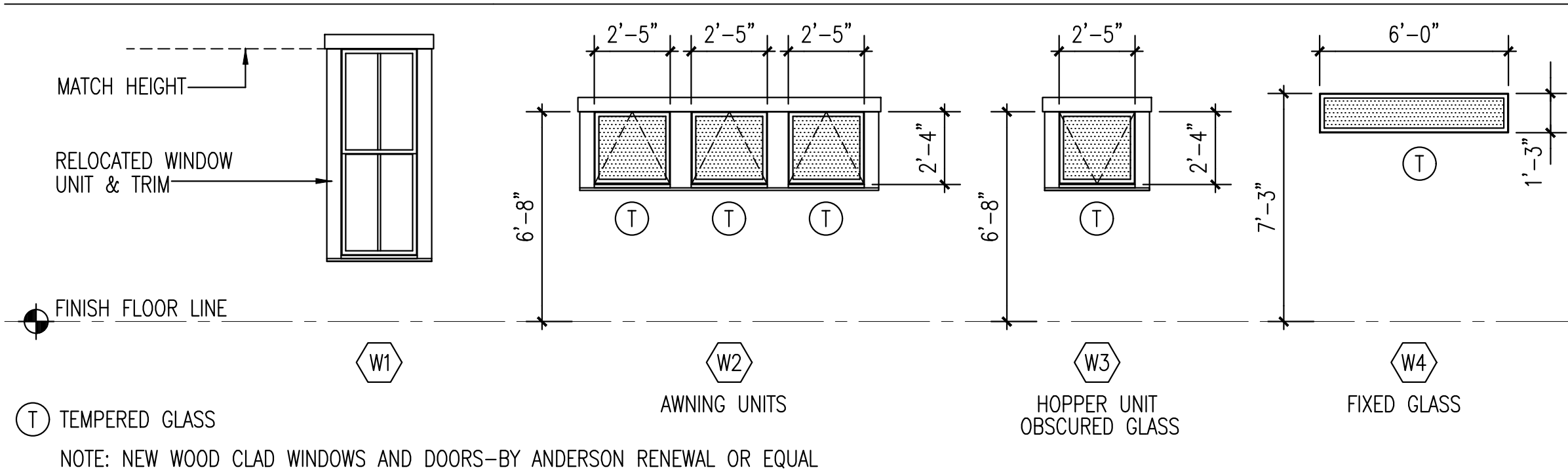
DOOR TYPES

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



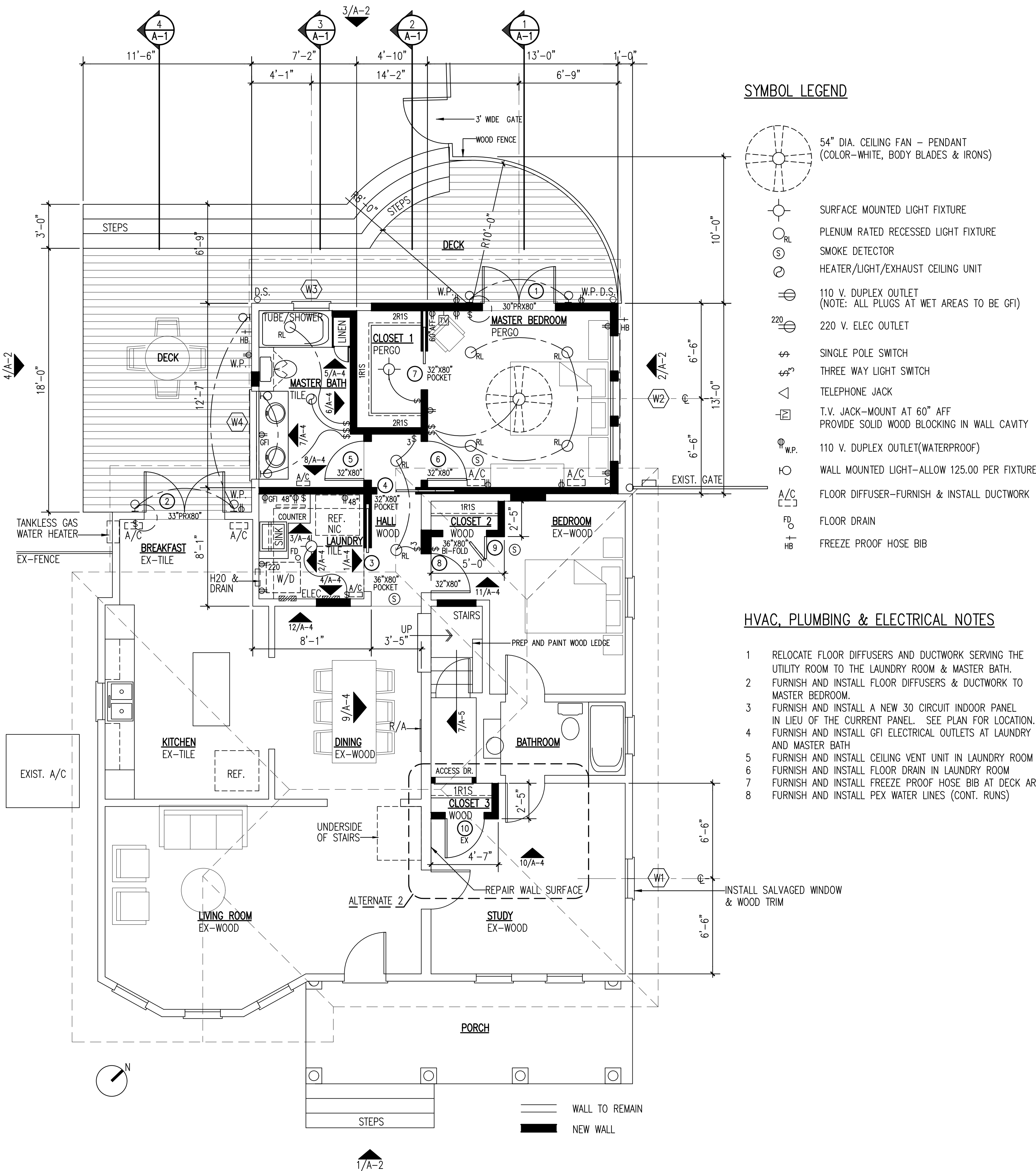
WINDOW TYPES

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



① TEMPERED GLASS

NOTE: NEW WOOD CLAD WINDOWS AND DOORS-BY ANDERSON RENEWAL OR EQUAL



FLOOR PLAN

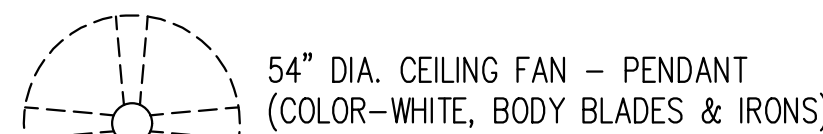
SCALE: 1/4"=1'-0"

AREA: 412 SF ADDITION/RENOVATION

DECK: 133 SF ADDITION

STAIRS: 026 SF RENOVATION

SYMBOL LEGEND

54" DIA. CEILING FAN - PENDANT
(COLOR-WHITE, BODY BLADES & IRONS)

SURFACE MOUNTED LIGHT FIXTURE

PLENUM RATED RECESSED LIGHT FIXTURE

SMOKE DETECTOR

HEATER/LIGHT/EXHAUST CEILING UNIT

110 V. DUPLEX OUTLET
(NOTE: ALL PLUGS AT WET AREAS TO BE GFI)

220 V. ELEC OUTLET

SINGLE POLE SWITCH

THREE WAY LIGHT SWITCH

TELEPHONE JACK

T.V. JACK-MOUNT AT 60" AFF
PROVIDE SOLID WOOD BLOCKING IN WALL CAVITY

110 V. DUPLEX OUTLET(WATERPROOF)

WALL MOUNTED LIGHT-ALLOW 125.00 PER FIXTURE

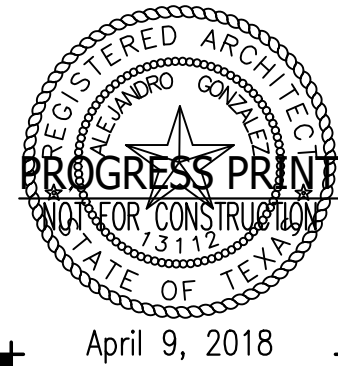
FLOOR DIFFUSER-FURNISH & INSTALL DUCTWORK

FLOOR DRAIN

FREEZE PROOF HOSE BIB

HVAC, PLUMBING & ELECTRICAL NOTES

- RELOCATE FLOOR DIFFUSERS AND DUCTWORK SERVING THE UTILITY ROOM TO THE LAUNDRY ROOM & MASTER BATH.
- FURNISH AND INSTALL FLOOR DIFFUSERS & DUCTWORK TO MASTER BEDROOM.
- FURNISH AND INSTALL A NEW 30 CIRCUIT INDOOR PANEL IN LIEU OF THE CURRENT PANEL. SEE PLAN FOR LOCATION.
- FURNISH AND INSTALL GFI ELECTRICAL OUTLETS AT LAUNDRY AND MASTER BATH
- FURNISH AND INSTALL CEILING VENT UNIT IN LAUNDRY ROOM
- FURNISH AND INSTALL FLOOR DRAIN IN LAUNDRY ROOM
- FURNISH AND INSTALL FREEZE PROOF HOSE BIB AT DECK AREA
- FURNISH AND INSTALL PEX WATER LINES (CONT. RUNS)



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Alex Gonzalez
Architect LLC
PO BOX 700902 SAN ANTONIO, TEXAS 78270
gonzalezarch@sbcglobal.net

Janak Residence - Addition & Remodeling
221 Claudia Street San Antonio, Texas 78210

FLOOR PLAN & SCHEDULES

DATE: April 9, 2018

Project No. 2018-JANAK

Drawn By: A.G.

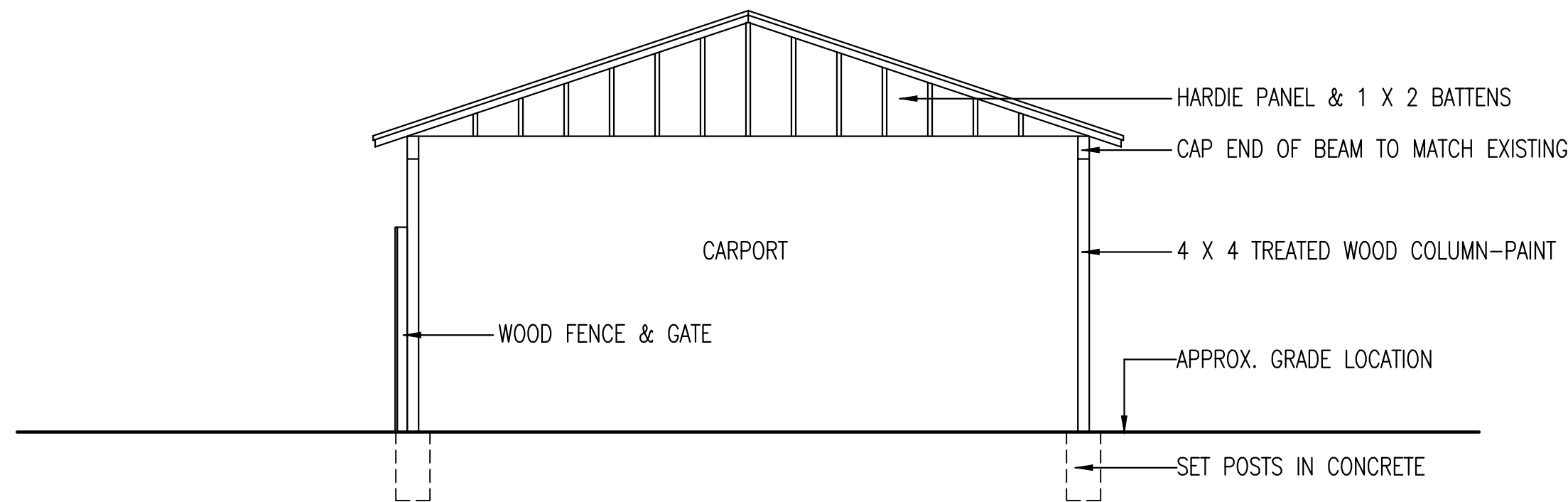
SHEET

A-1

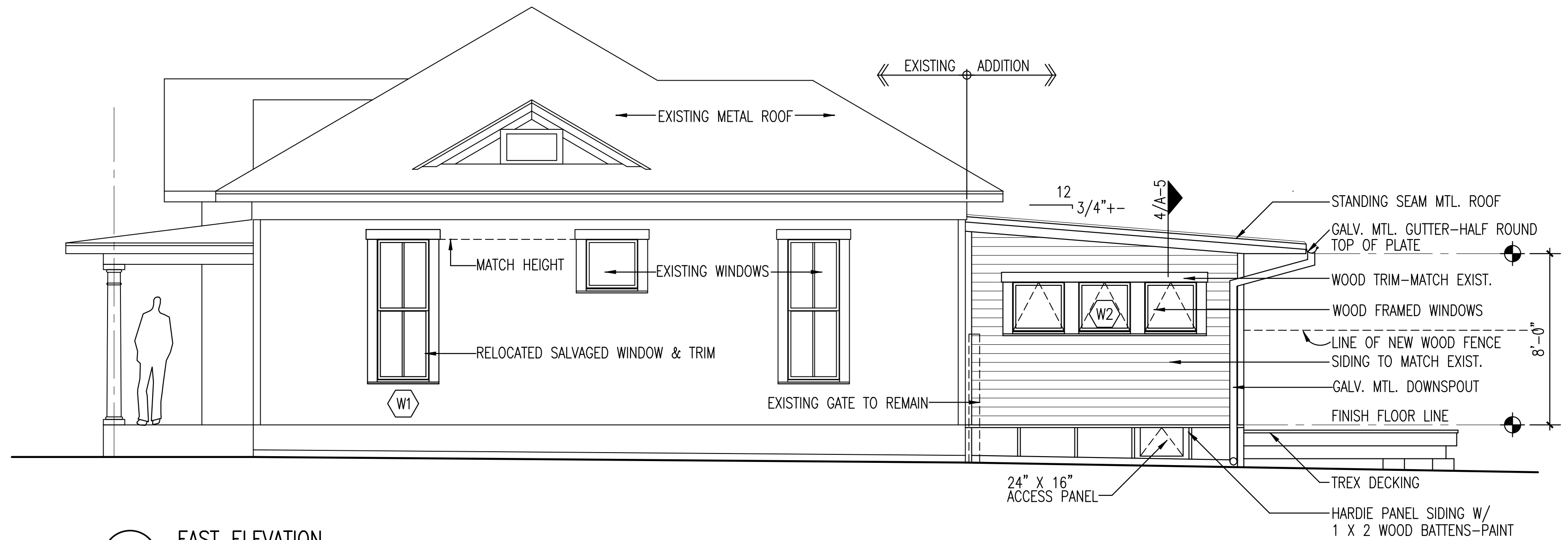
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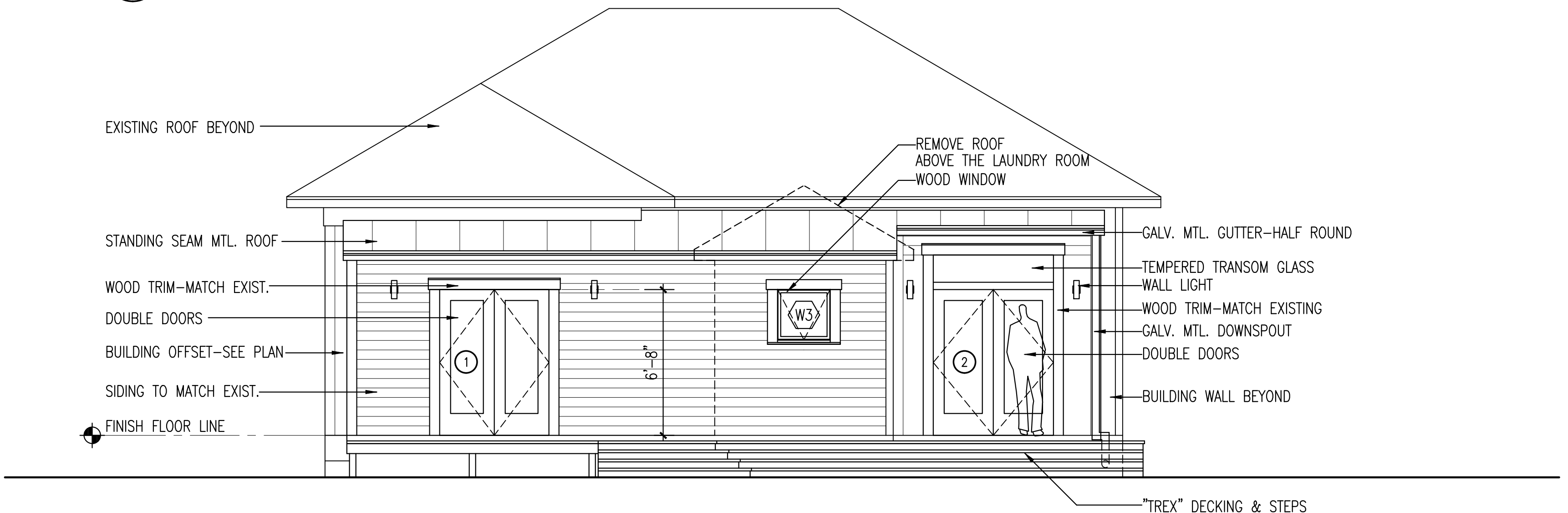
1 SOUTH ELEVATION—NO WORK
SCALE: 1/4"=1'-0"



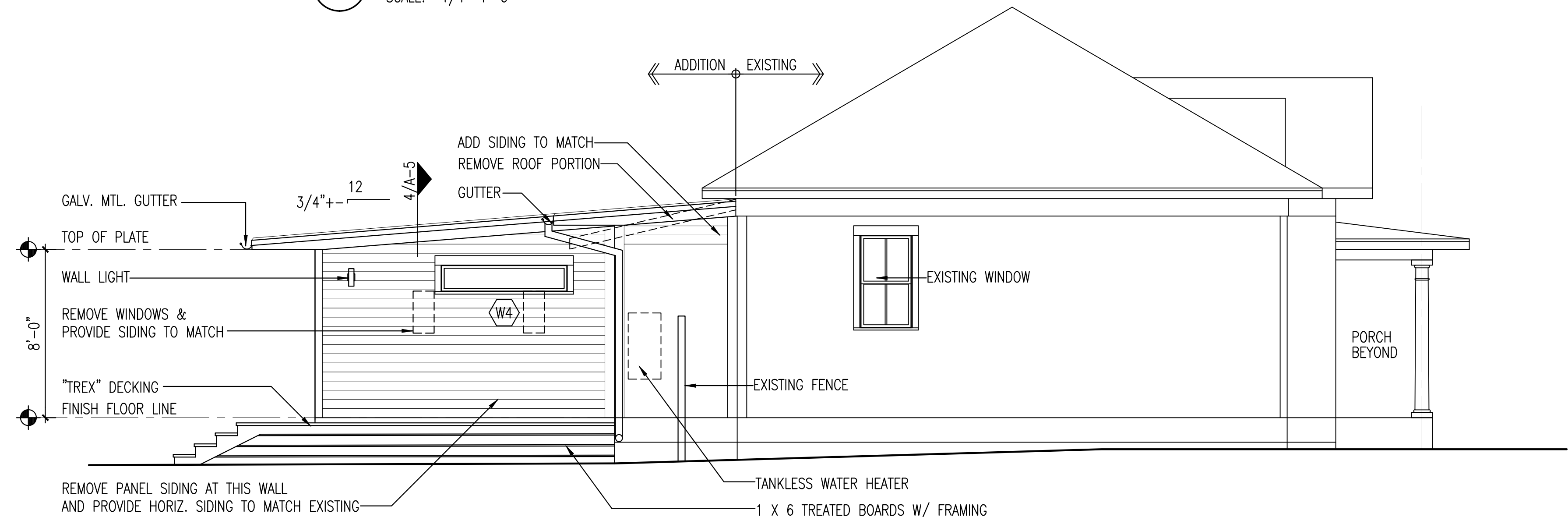
5 CARPORT ELEVATION—IMPROVEMENTS
SCALE: 1/4"=1'-0"



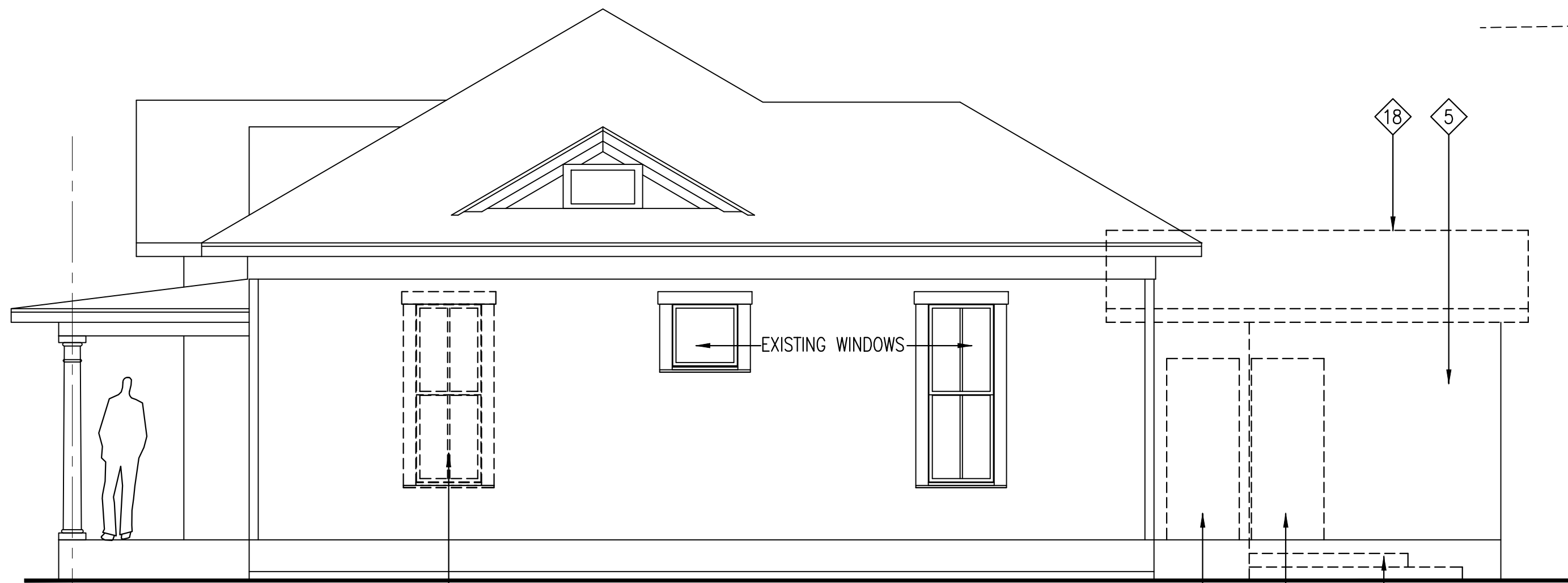
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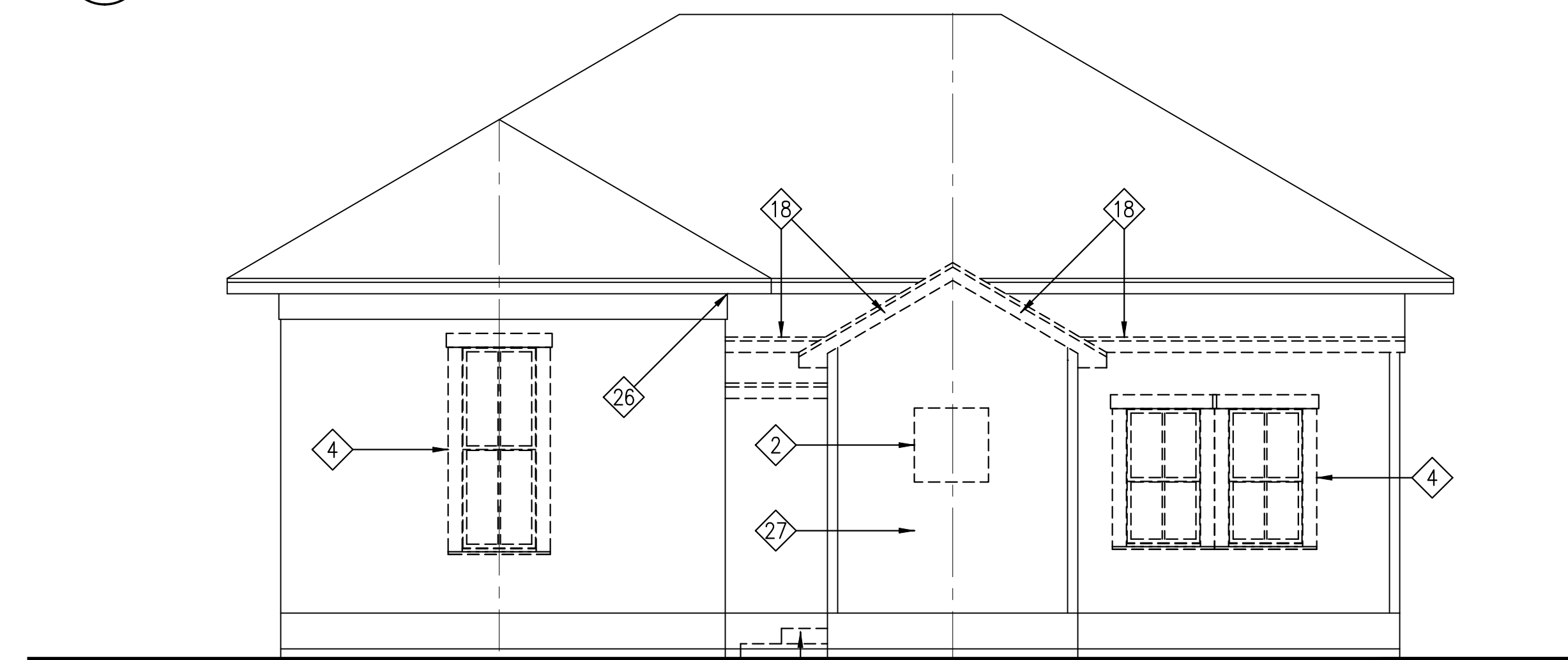
3 NORTH ELEVATION
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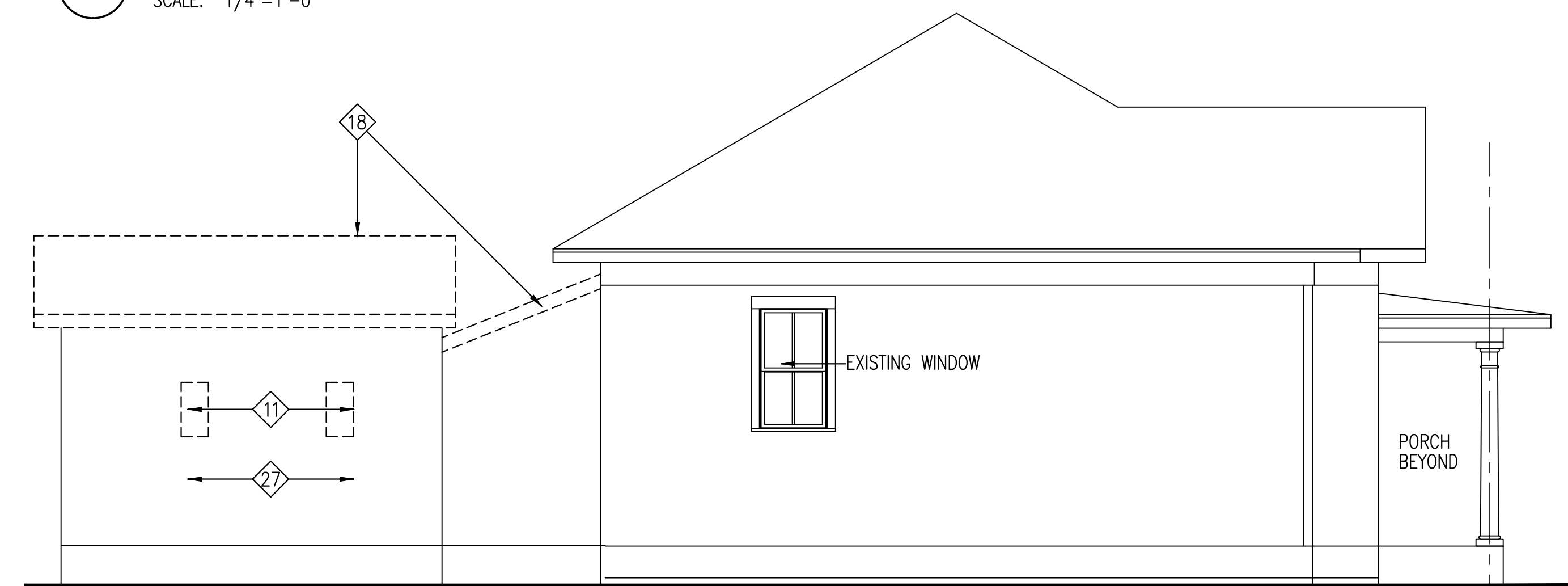
4 WEST ELEVATION
SCALE: 1/4"=1'-0"



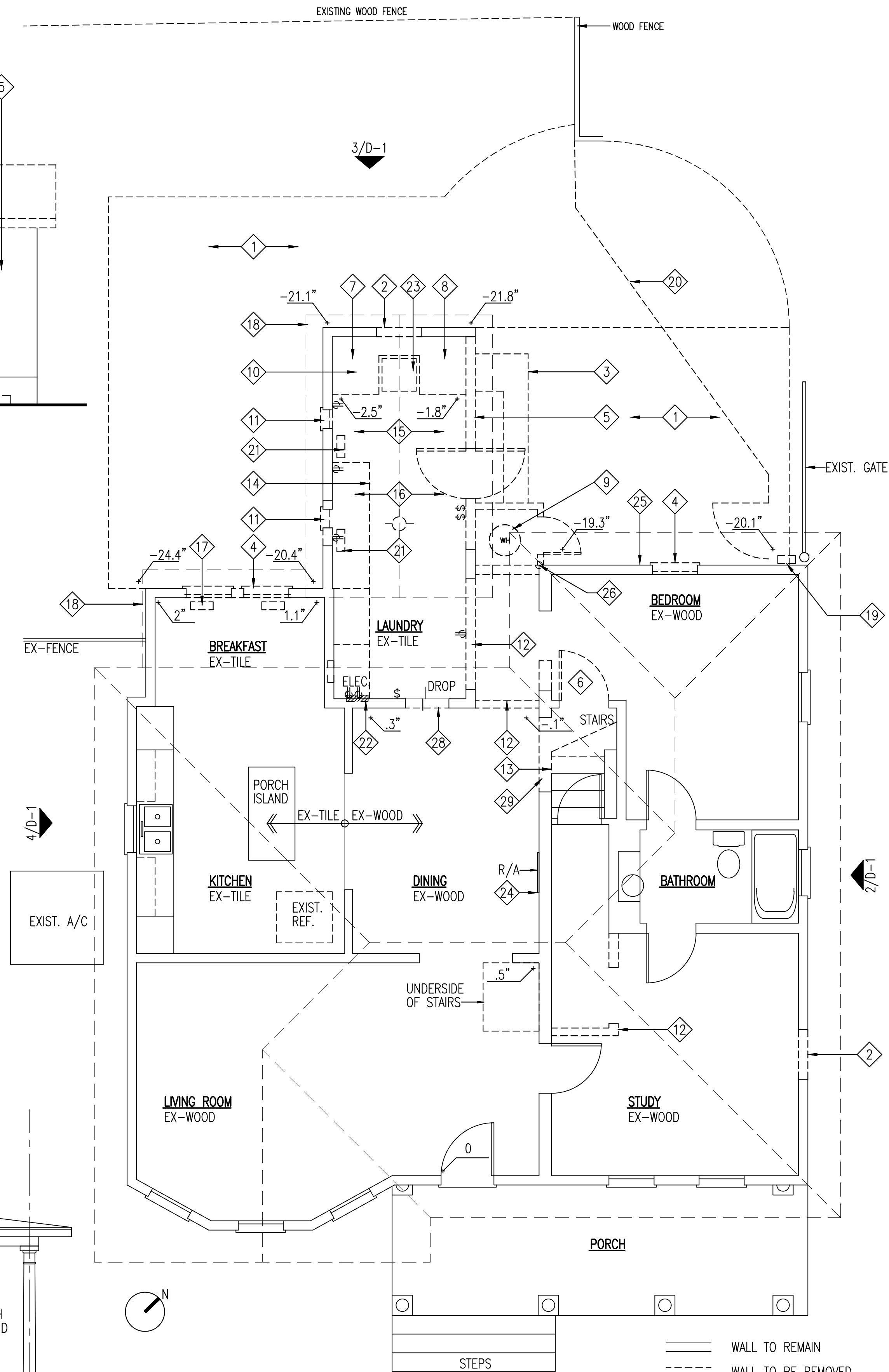
2 EAST DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"



4 WEST DEMOLITION ELEVATION
SCALE: 1/4"=1'-0"



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

KEYED NOTES:

- 1 REMOVE ALL SITE ELEMENTS WITHIN BUILDING/DECK FOOTPRINT
- 2 REMOVE PORTION OF WALL TO ALLOW FOR WINDOW UNIT
- 3 REMOVE WOOD STEPS
- 4 REMOVE WINDOW(S) AND SALVAGE FOR REUSE
- 5 REMOVE PORTION OF UTILITY ROOM WALL
- 6 REMOVE DOOR UNIT, FRAME AND HARDWARE-SALVAGE & REUSE AT CLOSET NO. 3
- 7 REMOVE SOLID SURFACE COUNTER AND SINK
- 8 REMOVE WASHER/DRYER UNITS PER OWNER'S INSTRUCTIONS
- 9 REMOVE WATER HEATER & FRAMED ENCLOSURE IN ITS ENTIRETY
- 10 CAP WATER LINES AND ROUTE TO NEW LOCATION-SEE PLAN
- 11 REMOVE WINDOW UNITS
- 12 REMOVE INTERIOR WALL(S) SHOWN DASHED REPAIR & PAINT AREAS AFFECTED BY THIS WORK
- 13 REMOVE WOOD STAIR TREADS-SEE PLAN FOR UPGRADES
- 14 REMOVE AND SALVAGE MILL WORK
- 15 REMOVE ALL INTERIOR FINISHES TO STUDS AND/OR SUBFLOOR PREP FOR NEW FINISHES AND LEVEL SUBFLOOR
- 16 REMOVE ALL UTILITY LINES CONFLICTING WITH UPGRADES
- 17 RELOCATE HVAC FLOOR DIFFUSERS AWAY FROM OPENING
- 18 REMOVE ROOF STRUCTURE AT BUILDING ADDITIONS
- 19 RELOCATE BATTERY TO BACKSIDE OF EXISTING GATE
- 20 REMOVE PORTION OF WOOD FENCE AND GATE
- 21 REMOVE FLOOR DIFFUSERS-SALVAGE FOR REUSE
- 22 RELOCATE ELEC. PANEL-AWAY FROM APPLIANCES
- 23 REMOVE AND SALVAGE SINK FOR REUSE AT LAUNDRY ROOM
- 24 REPLACE METAL GRILLE WITH NEW WOODEN GRILLE
- 25 REMOVE WOOD SIDING TO SHEATHING AT ADDITION
- 26 REPAIR OUTSIDE CORNER & PROVIDE TRIM TO MATCH EXISTING
- 27 REMOVE WOOD SIDING & TRIM TO STUDS
- 28 REMOVE WOOD TRIM AND SALVAGE FOR REUSE AT NEW DOORS
- 29 REMOVE AND SALVAGE WOOD THRESHOLD AT STEPS

MATERIALS TO BE SALVAGED BY THE CONTRACTOR

- 1 DOUBLE WINDOWS AT BREAKFAST AREA
- 2 WINDOW & TRIM FROM BEDROOM TO BE USED AT STUDY
- 3 TRIM AT LAUNDRY ROOM ENTRY-REUSE AT NEW DOOR
- 4 DOOR, TRIM & HARDWARE TO BEDROOM-REUSE AT CLOSET 3
- 5 TRIM AT BEDROOM CLOSET-REUSE AT NEW DOOR
- 6 HARDWARE (KNOBS) AT UTILITY-REUSE AT NEW LAUNDRY RM.
- 7 SINK AT UTILITY-REUSE AT NEW LAUNDRY RM.
- 8 WASHER/DRYER TO BE RELOCATED TO NEW LAUNDRY RM.
- 9 UTILITY ROOM SINK CABINET

OWNER FURNISHED CONTRACTOR INSTALLED (OFCI)

- 1 58 LINEAR FEET OF DOORWAY AND WINDOW WOOD TRIM
- 2 18 LINEAR FEET OF WOOD BASE BOARD
- 3 4 LINEAR FEET OF WOOD PLINTH
- 4 CORNER TRIM TO BE PROVIDED BY OWNER
- 5 GRAY HEX FLOOR TILE AT MASTER BATH
- 6 FLOOR TILE FOR LAUNDRY ROOM
- 7 PERGO OR WOOD FLOORING FOR HALL, MASTER BEDROOM
- 8 MILLWORK FOR LAUNDRY RM. AND MASTER BATH



Alex Gonzalez
Architect LLC
PO BOX 700902 SAN ANTONIO, TEXAS 78270
gonzalezarch@sbcglobal.net

Janak Residence - Addition & Remodeling
221 Claudia Street San Antonio, Texas 78210

DEMOLITION PLAN
DEMOLITION ELEVATIONS

DATE: April 9, 2018
Project No. 2018-JANAK
Drawn By: A.G.

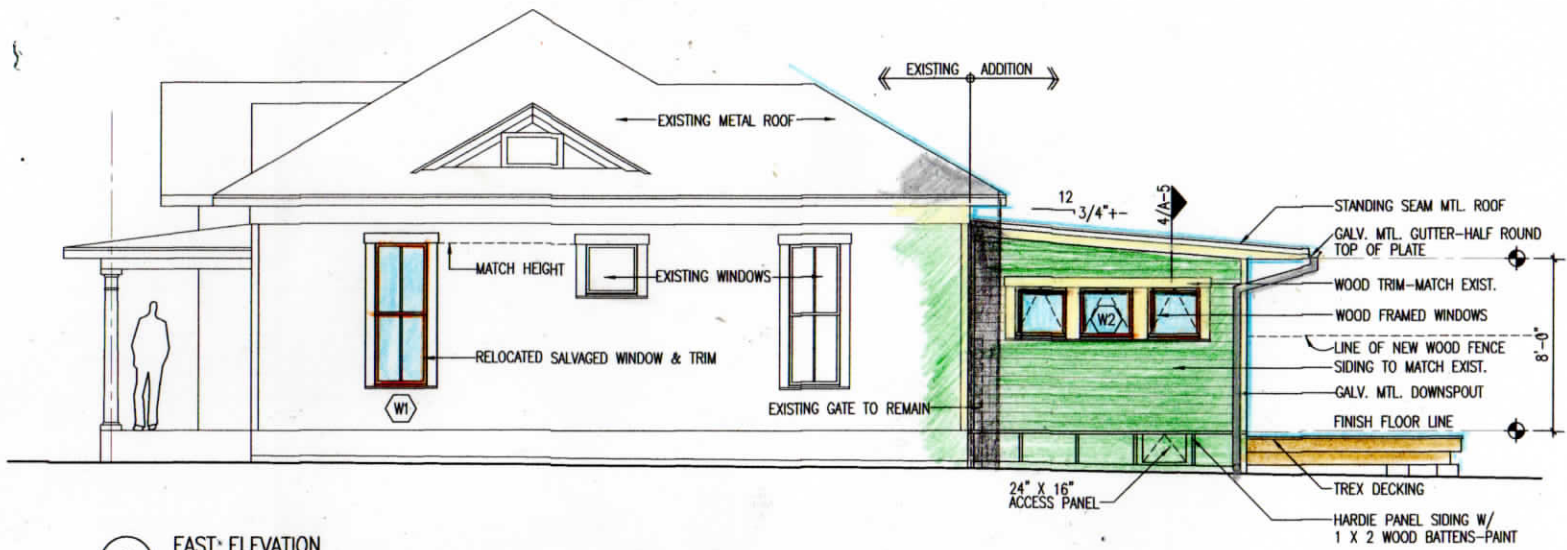
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D-1

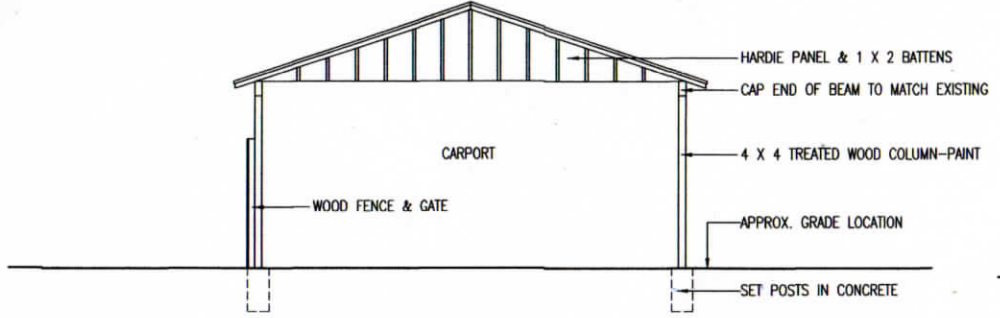
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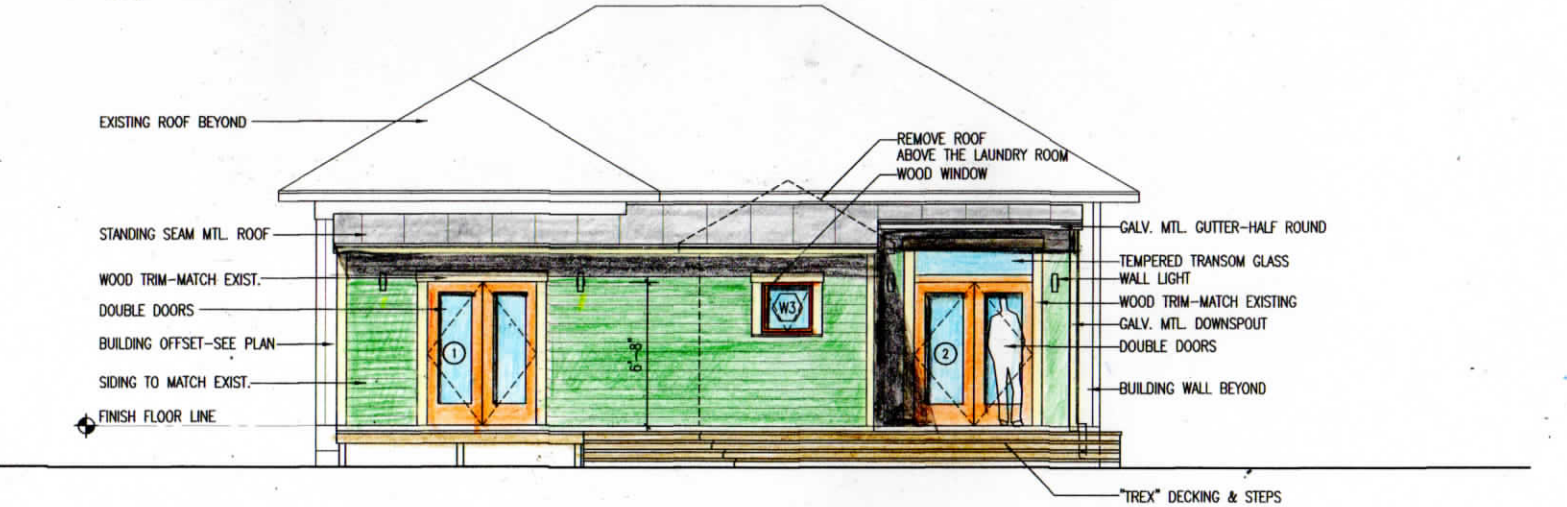
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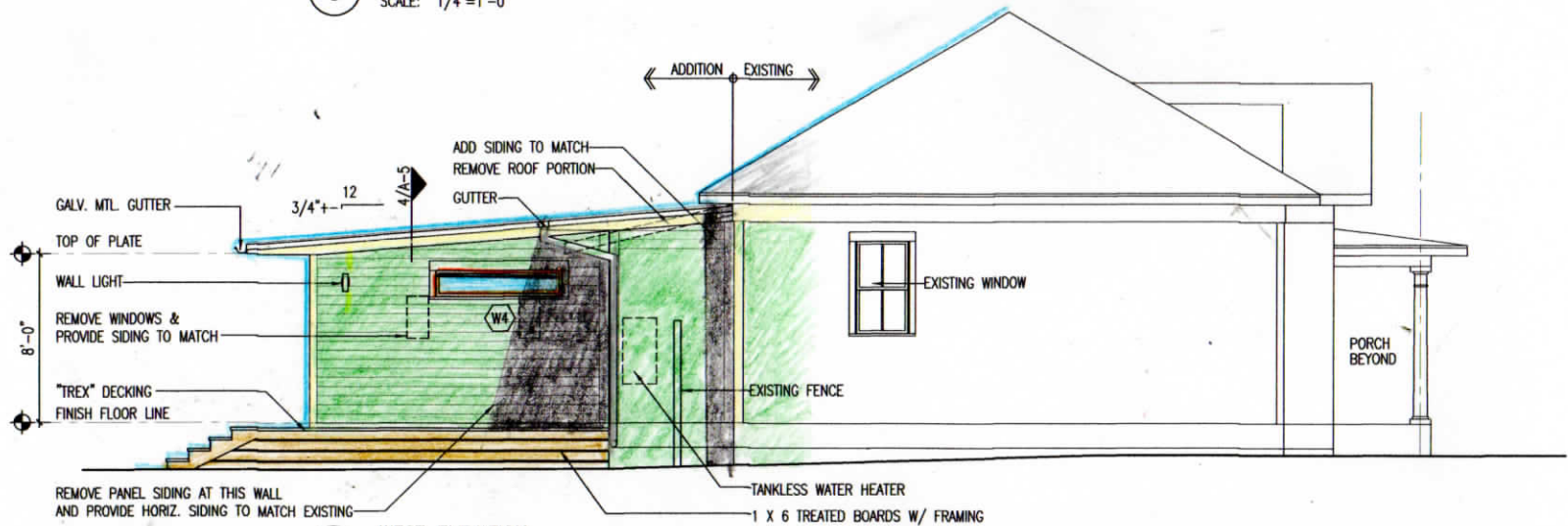
2 EAST ELEVATION
SCALE: 1/4"=1'-0"



5 CARPORT ELEVATION-IMPROVEMENTS
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



April 9, 2018

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Alex Gonzalez
Architect LLC

PO BOX 700902 SAN ANTONIO, TEXAS 78270
gonzalezarch@sbcglobal.net

Janak Residence - Addition & Remodeling

221 Claudia Street San Antonio, Texas 78210

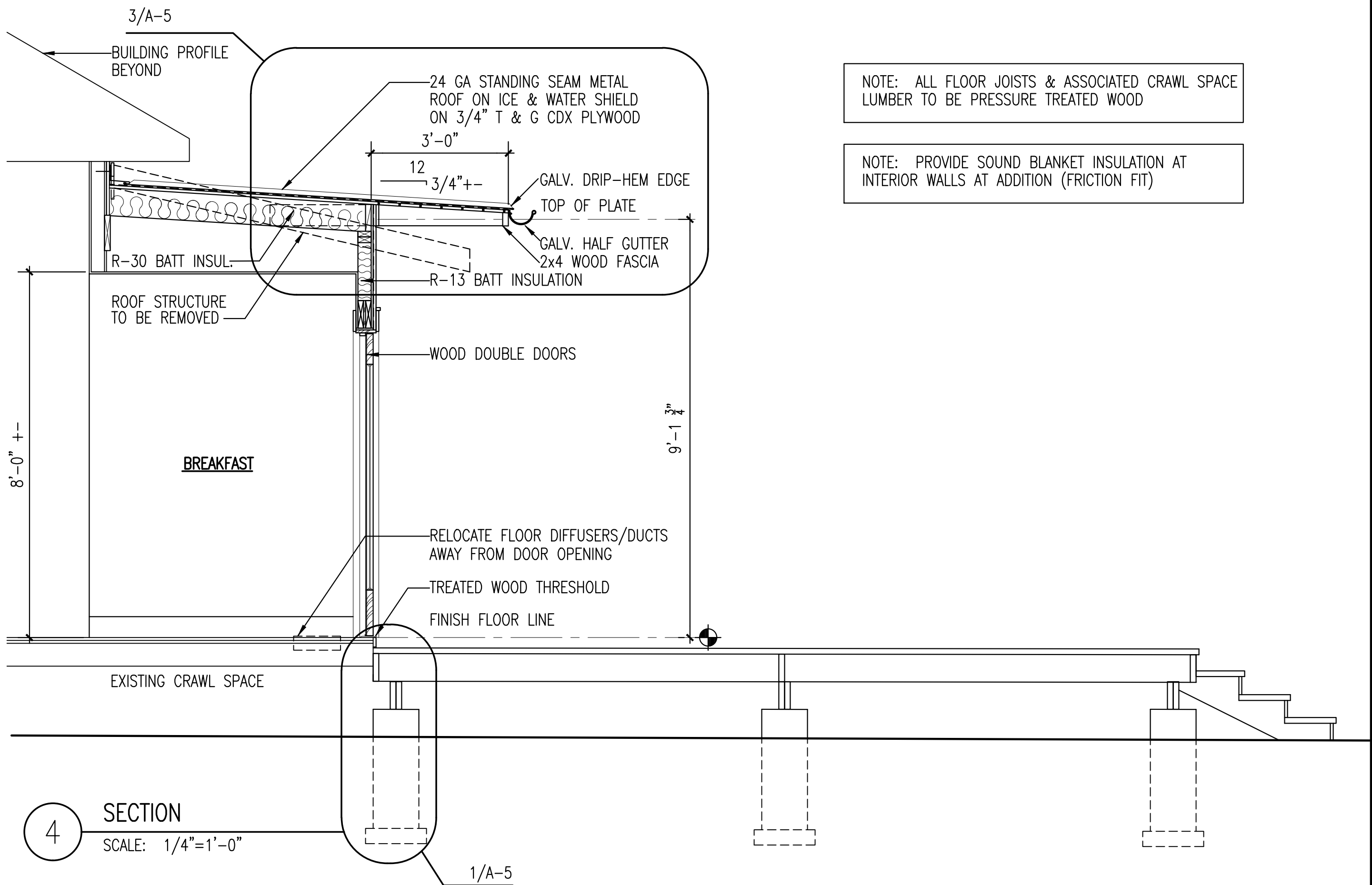
SECTIONS

DATE: April 9, 2018
Project No. 2018-JANAK
Drawn By: A.G.

SHEET

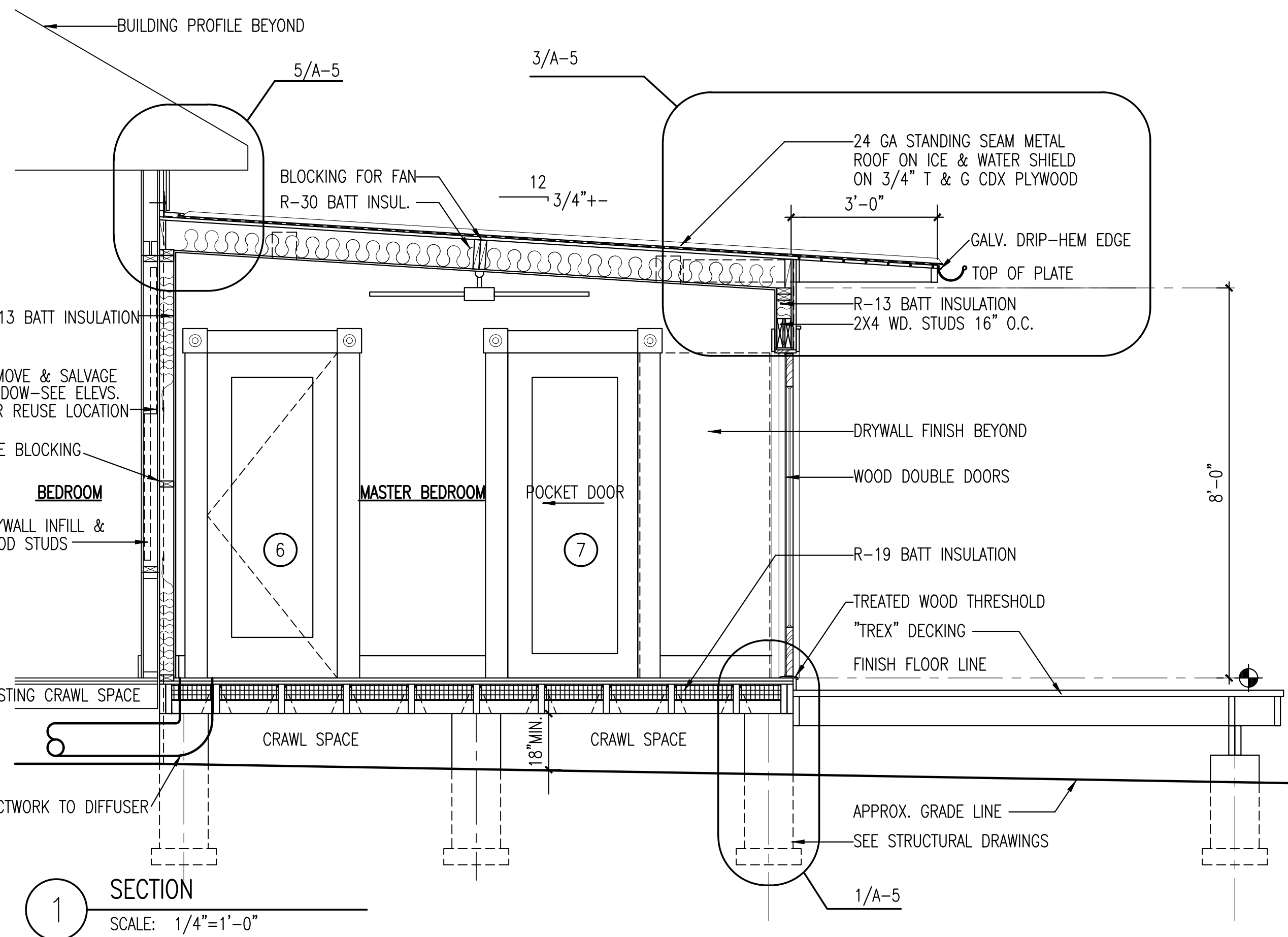
A-3

SHEET OF



NOTE: ALL FLOOR JOISTS & ASSOCIATED CRAWL SPACE LUMBER TO BE PRESSURE TREATED WOOD

NOTE: PROVIDE SOUND BLANKET INSULATION AT INTERIOR WALLS AT ADDITION (FRICTION FIT)



REMOVE & SALVAGE WINDOW-SEE ELEV. FOR REUSE LOCATION

FIRE BLOCKING

DRYWALL INFILL & WOOD STUDS

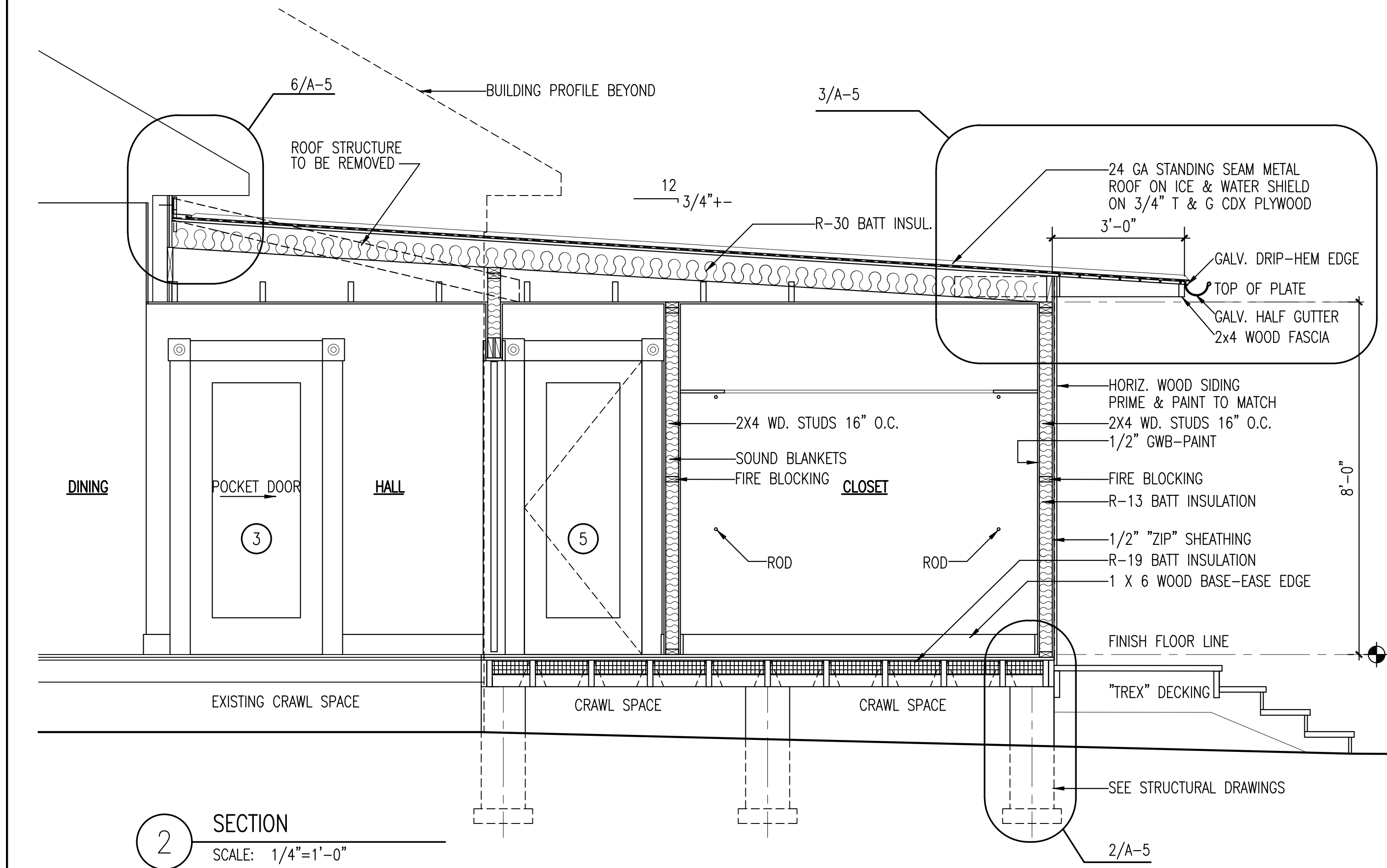
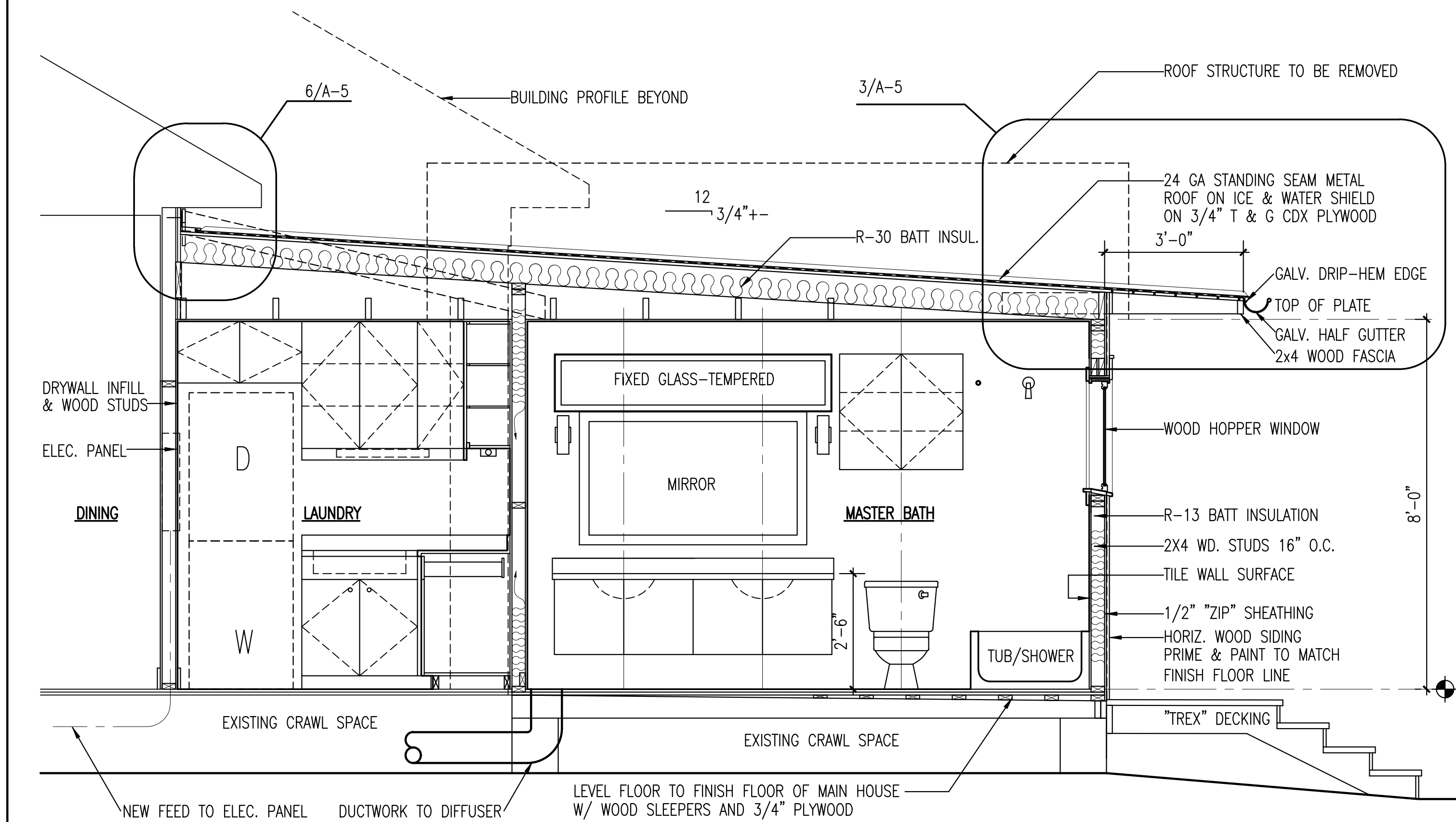
BEDROOM

6

7

1 SECTION

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



POCKET DOOR

HALL

5

3

ROD

ROD

SOUND BLANKETS

FIRE BLOCKING

CLOSET

2x4 WD. STUDS 16" O.C.

1 X 6 WOOD BASE-EASE EDGE

1/2" "ZIP" SHEATHING

R-19 BATT INSULATION

1 X 6 WOOD BASE-EASE EDGE

FINISH FLOOR LINE

"TREX" DECKING

EXISTING CRAWL SPACE

CRAWL SPACE

DUCTWORK TO DIFFUSER

APPROX. GRADE LINE

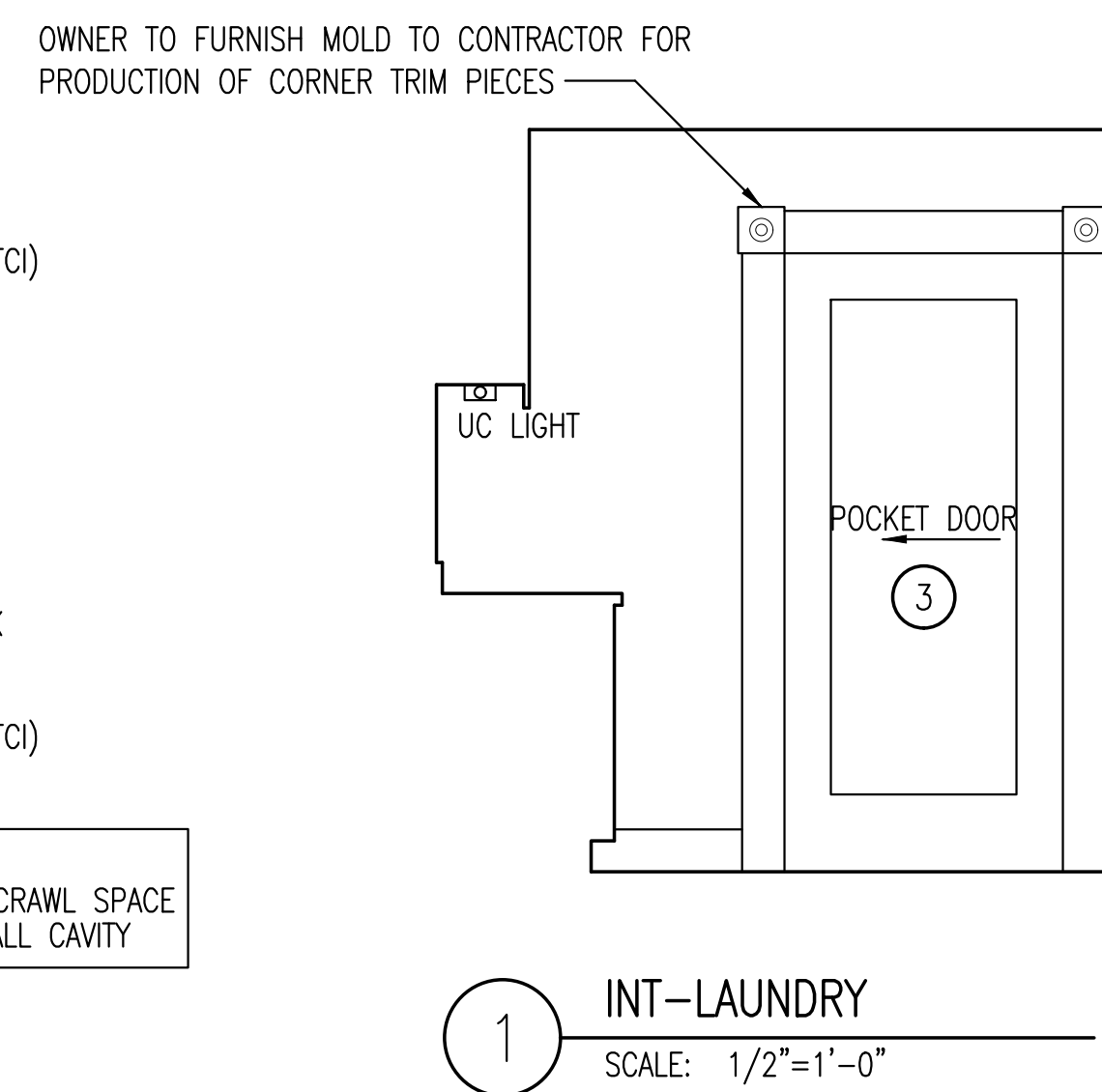
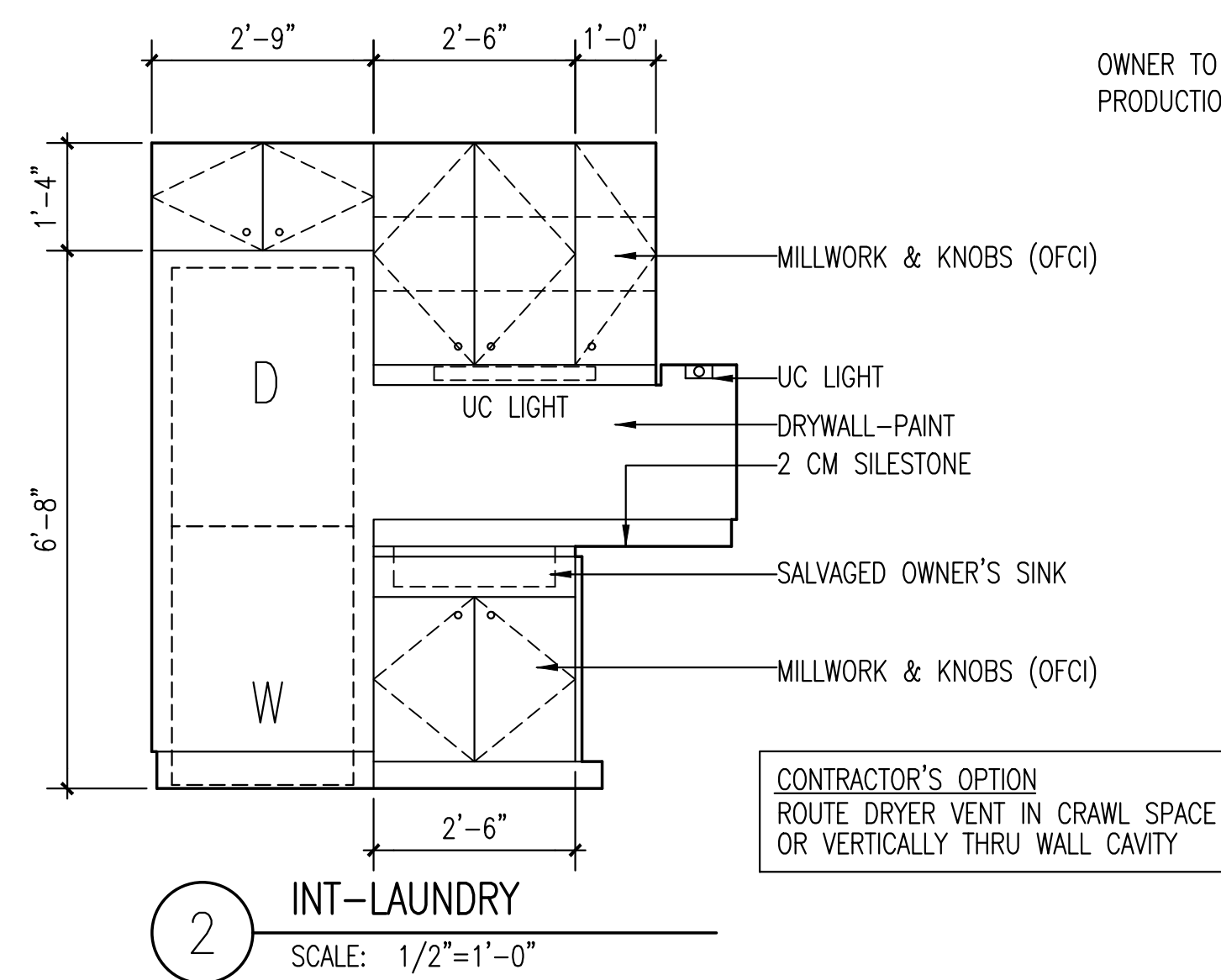
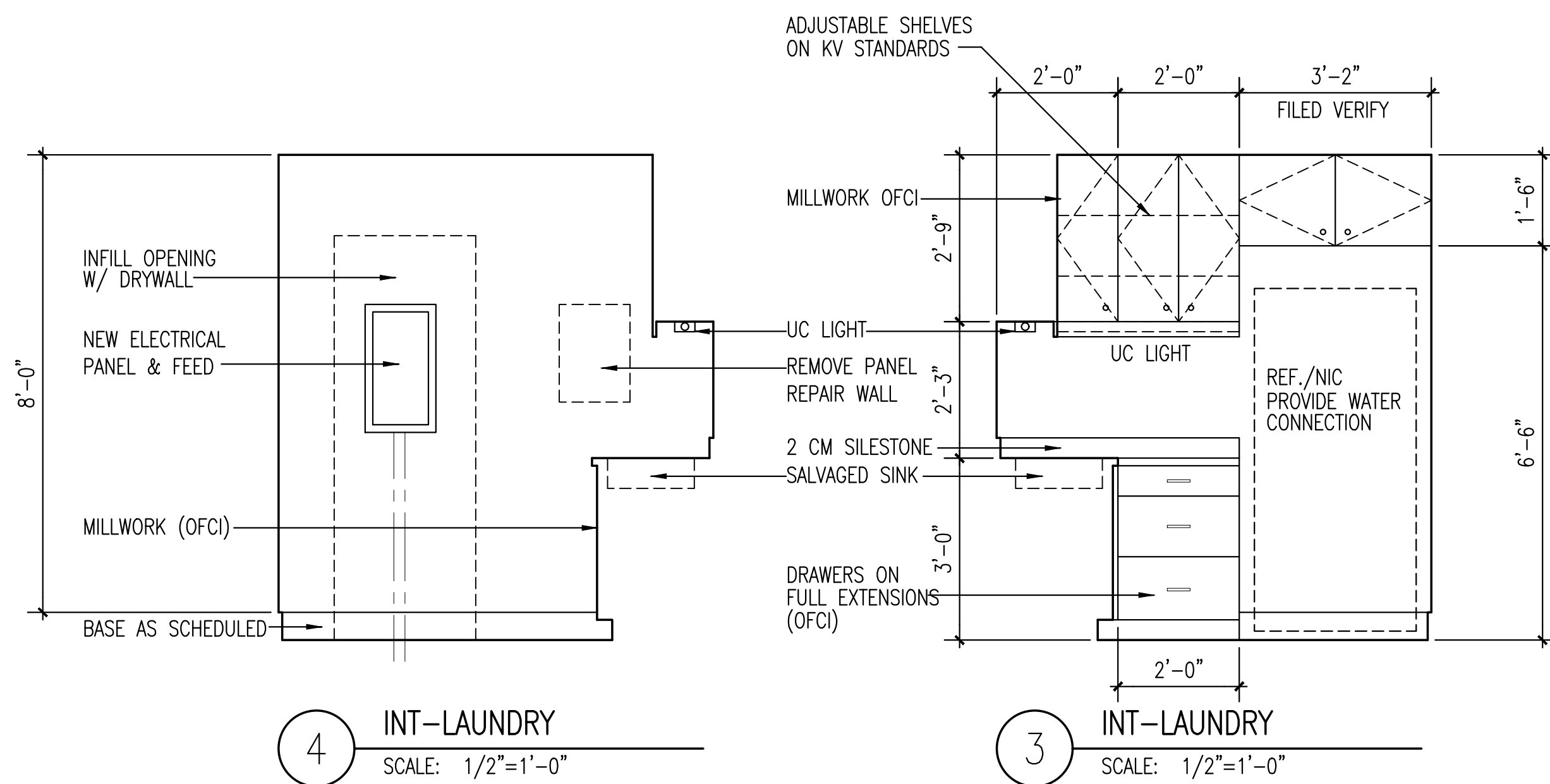
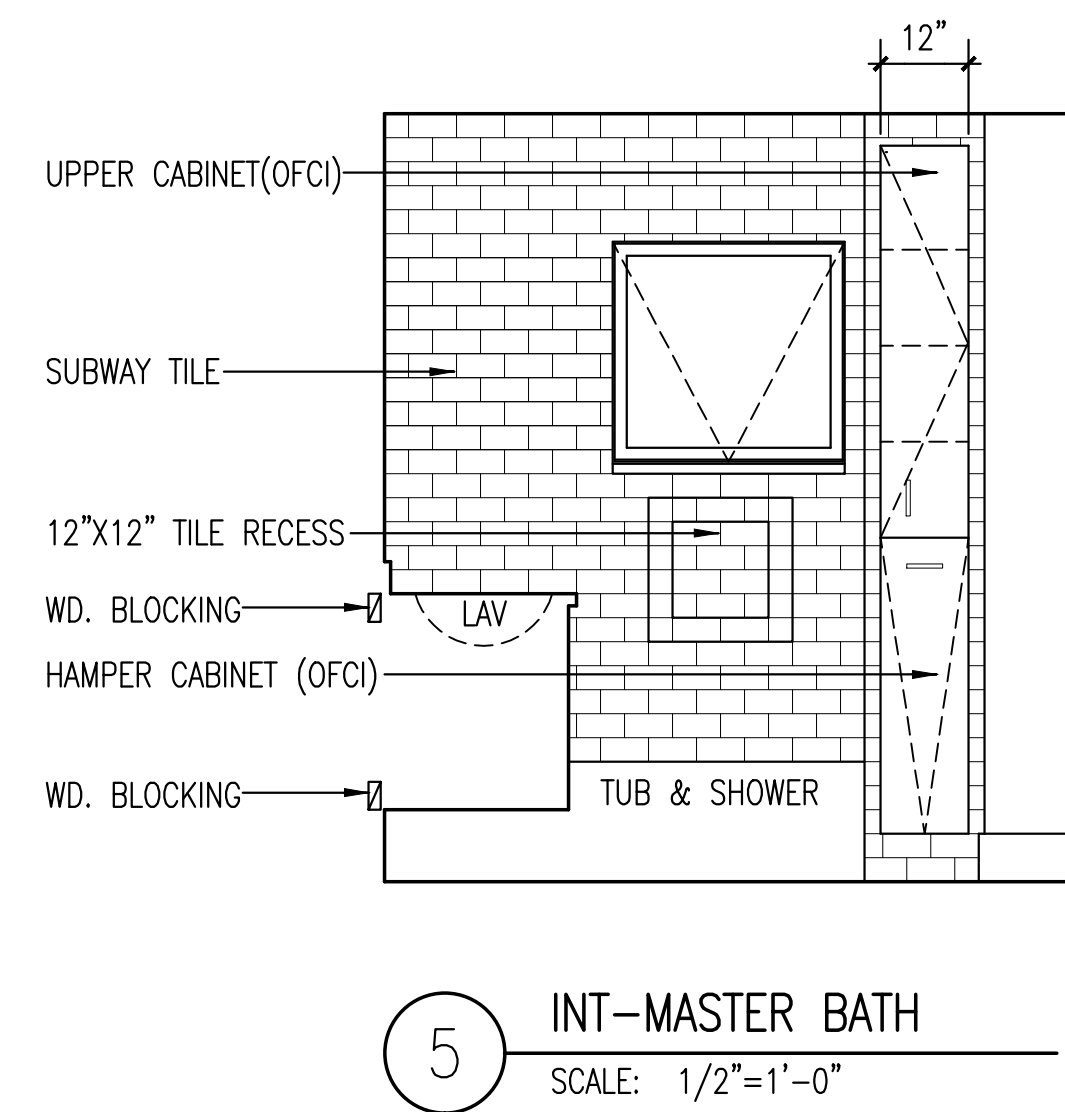
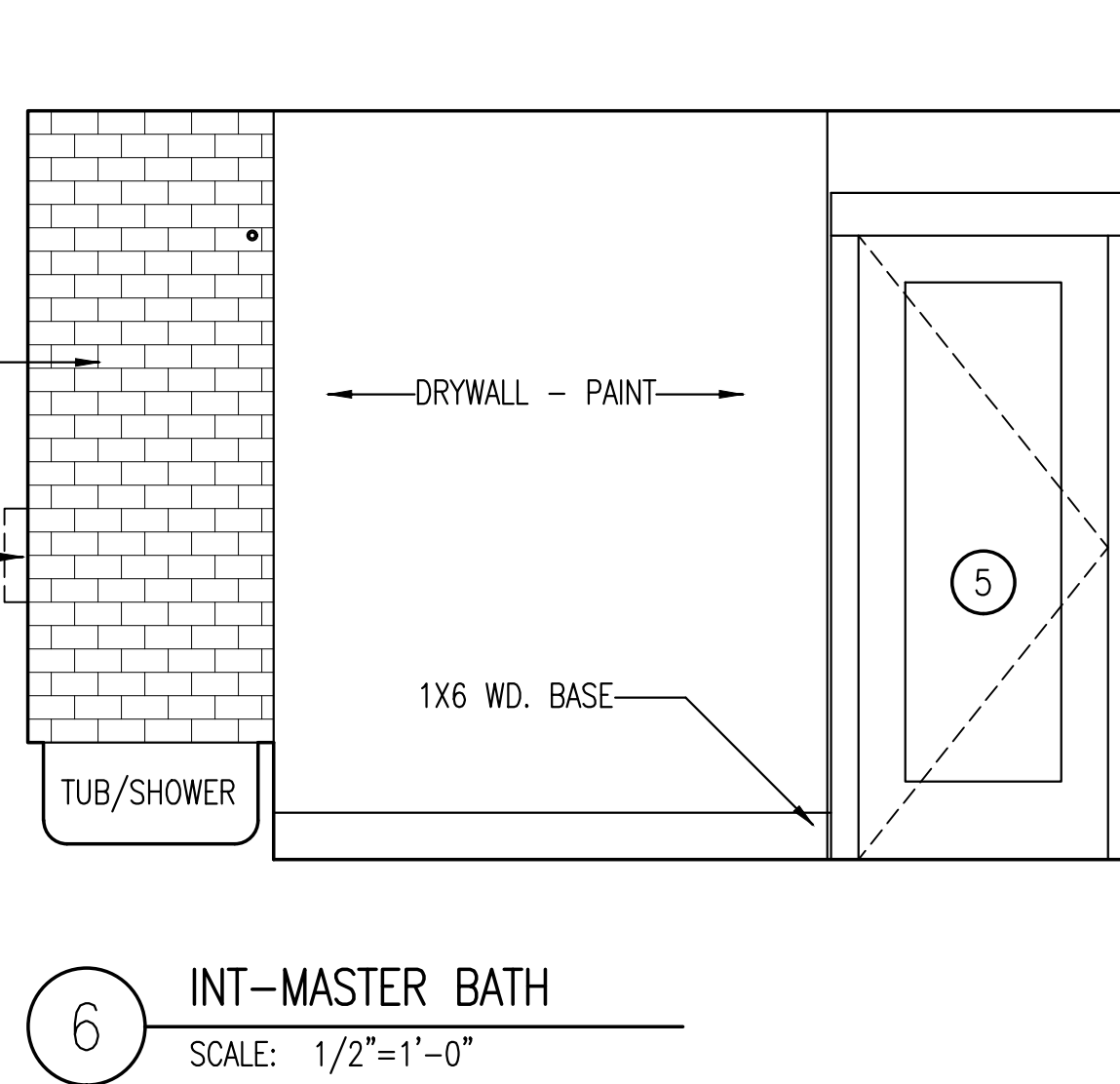
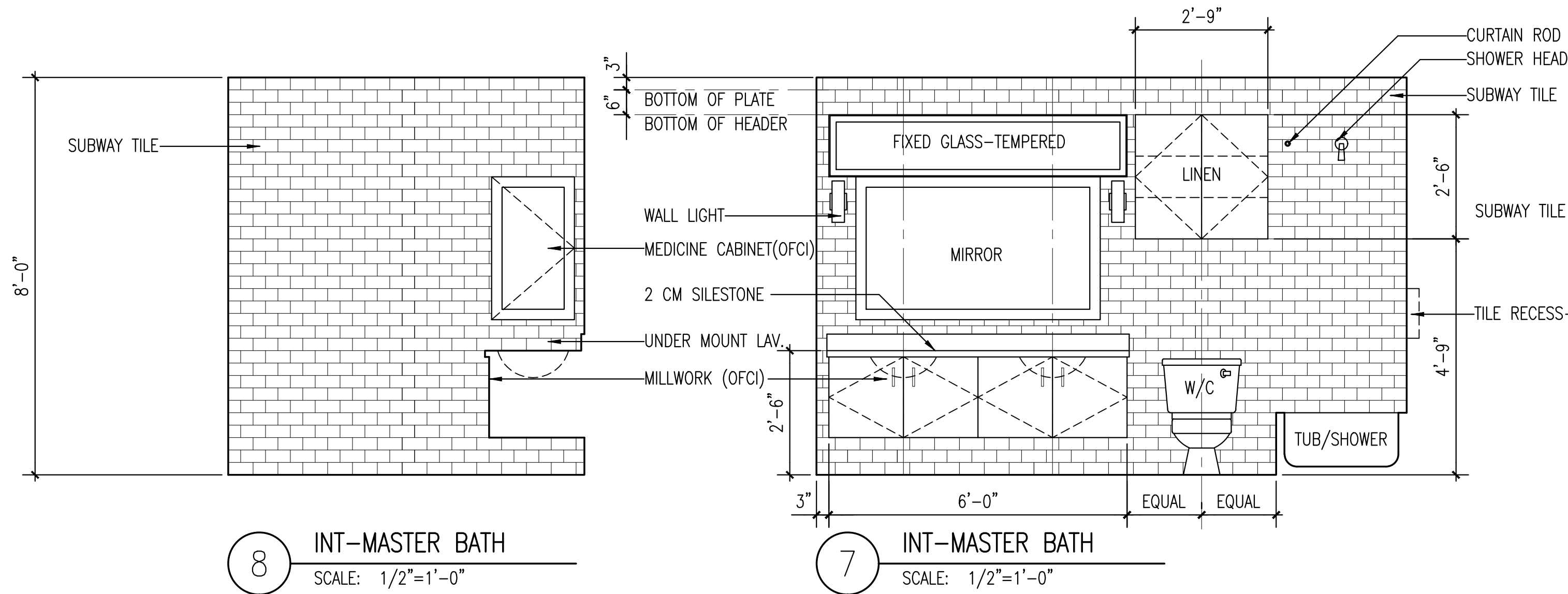
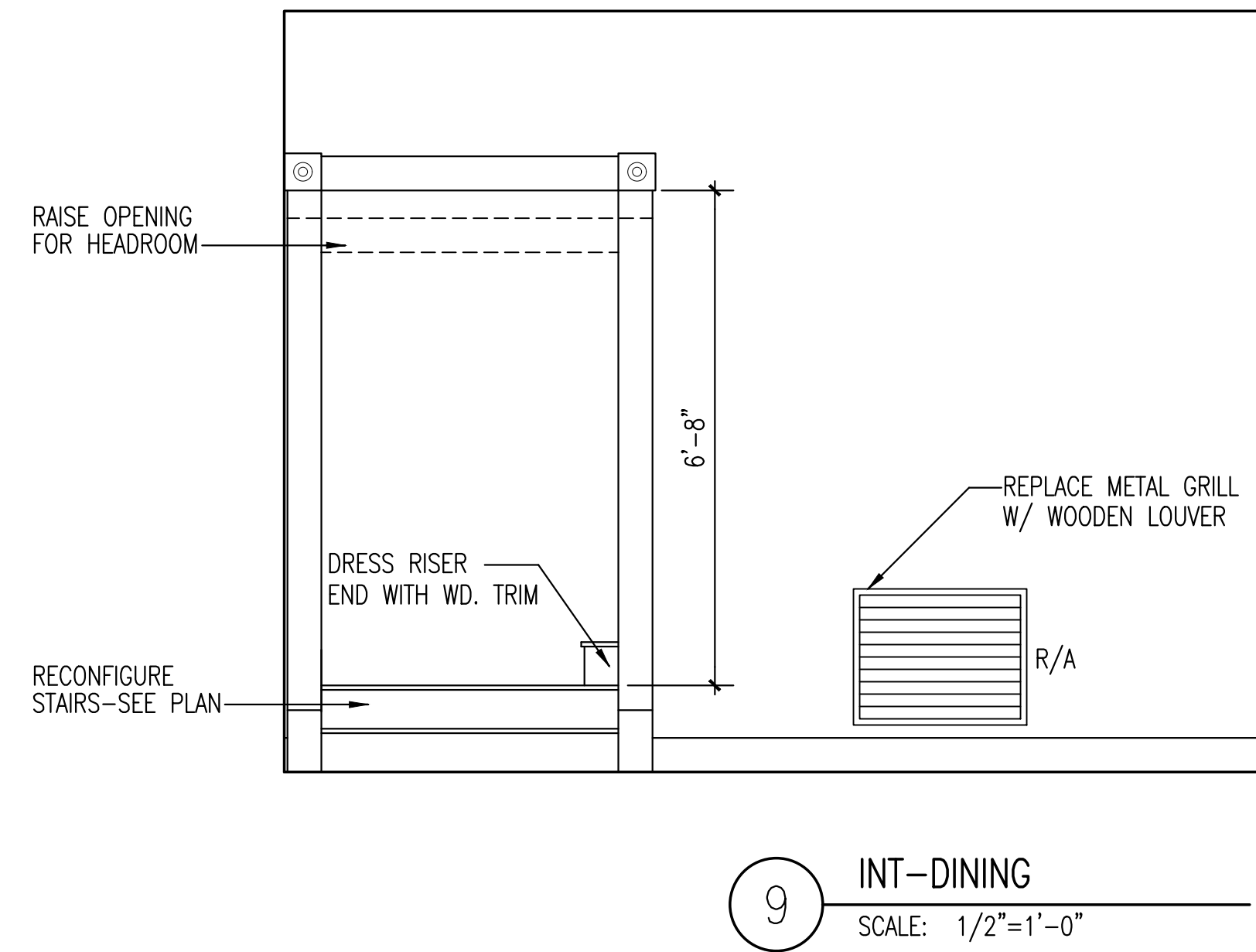
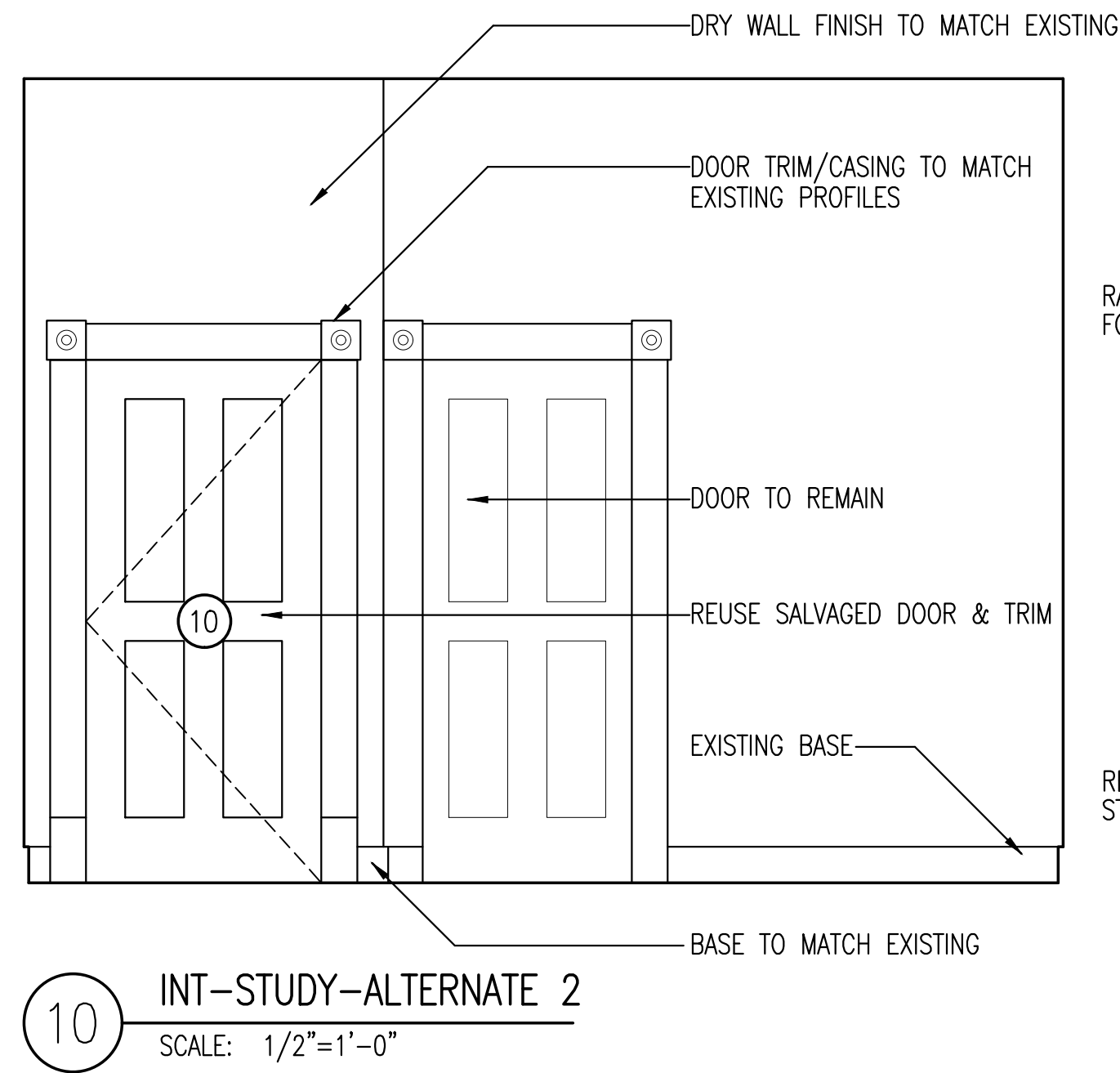
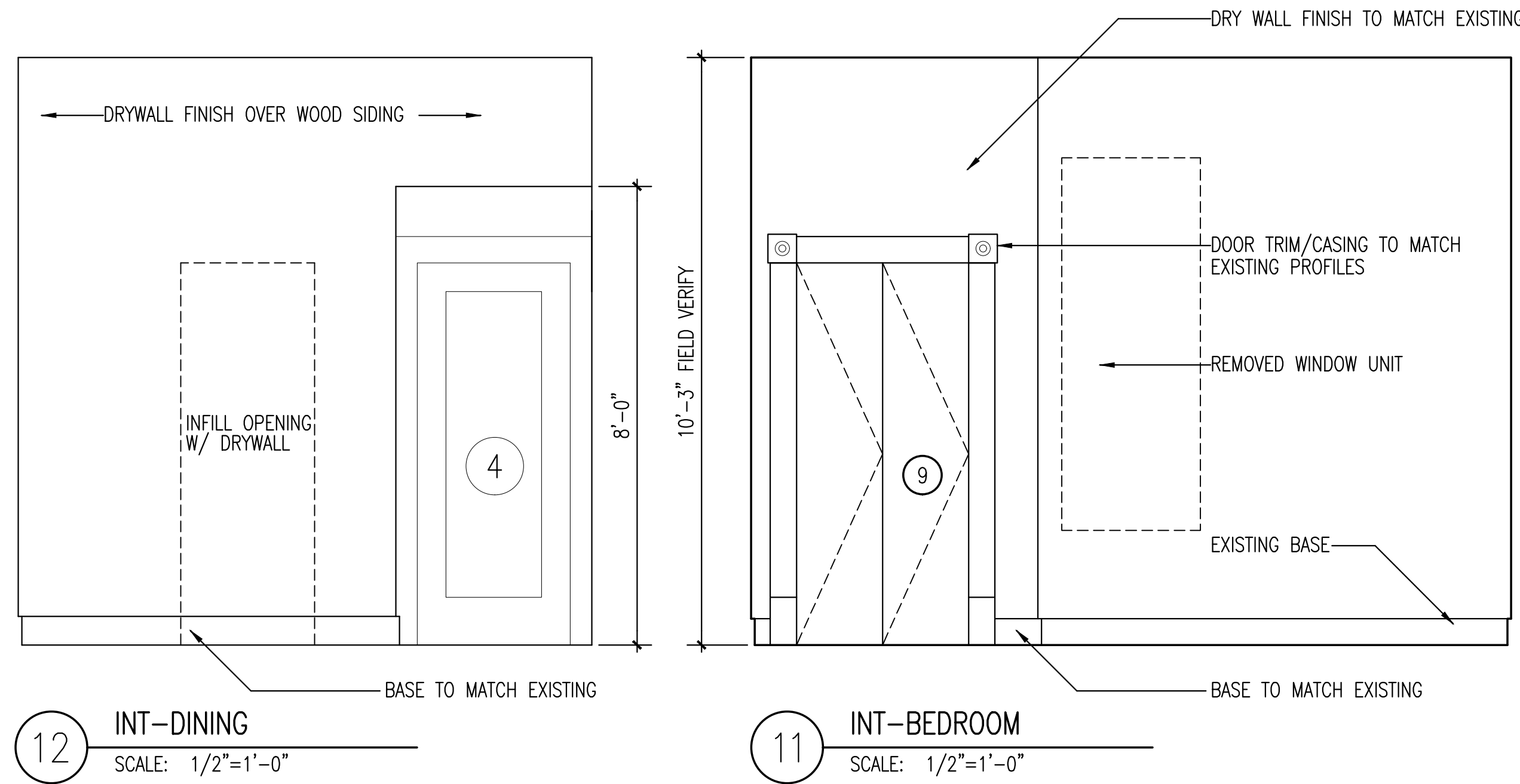
SEE STRUCTURAL DRAWINGS

1/A-5

8'-0"

1 SECTION

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





April 9, 2018

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Alex Gonzalez
Architect LLC

PO BOX 700902 SAN ANTONIO, TEXAS 78270
gonzalezarch@sbcglobal.net

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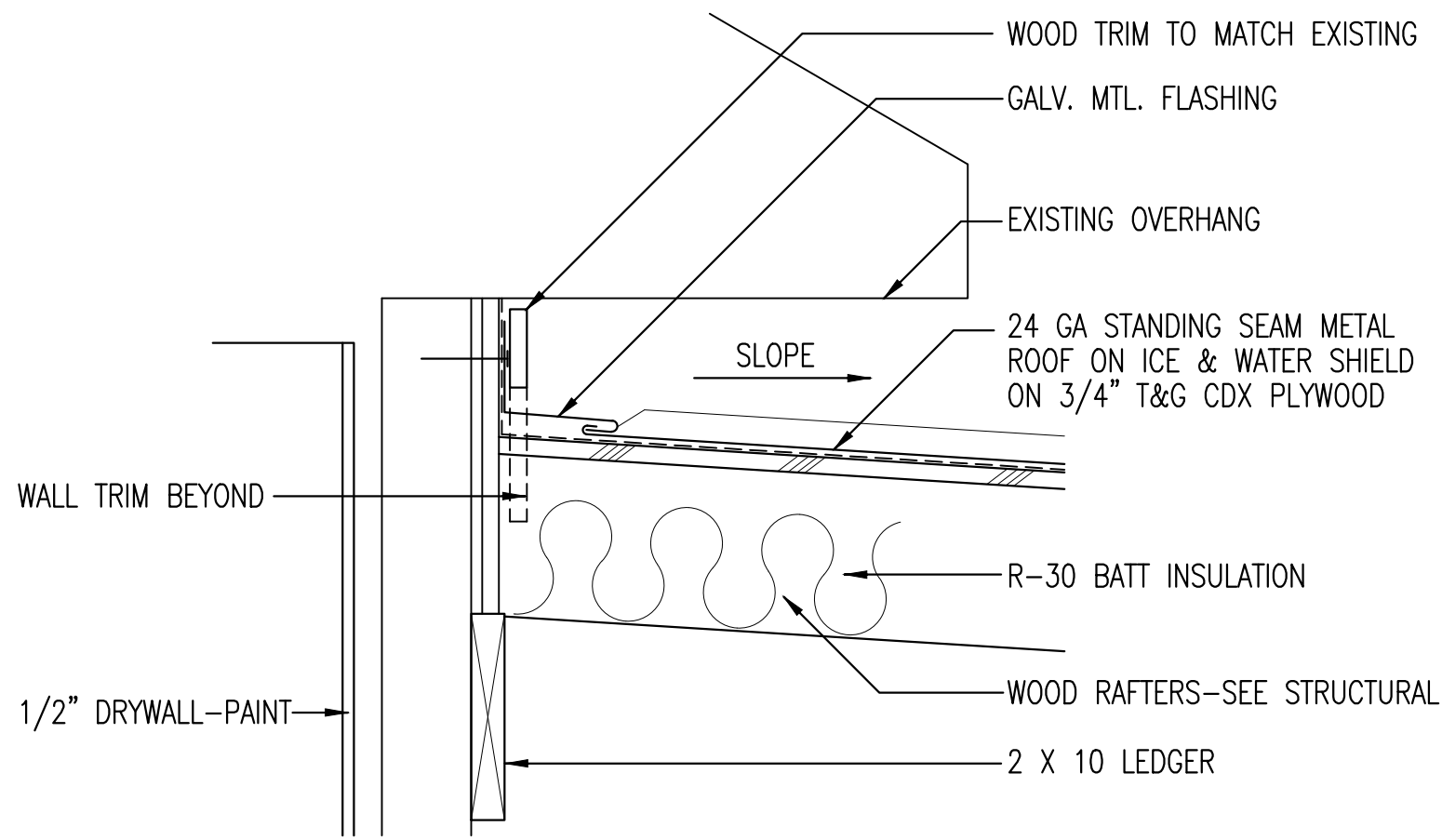
DETAILS

DATE: April 9, 2018
Project No. 2018-JANAK
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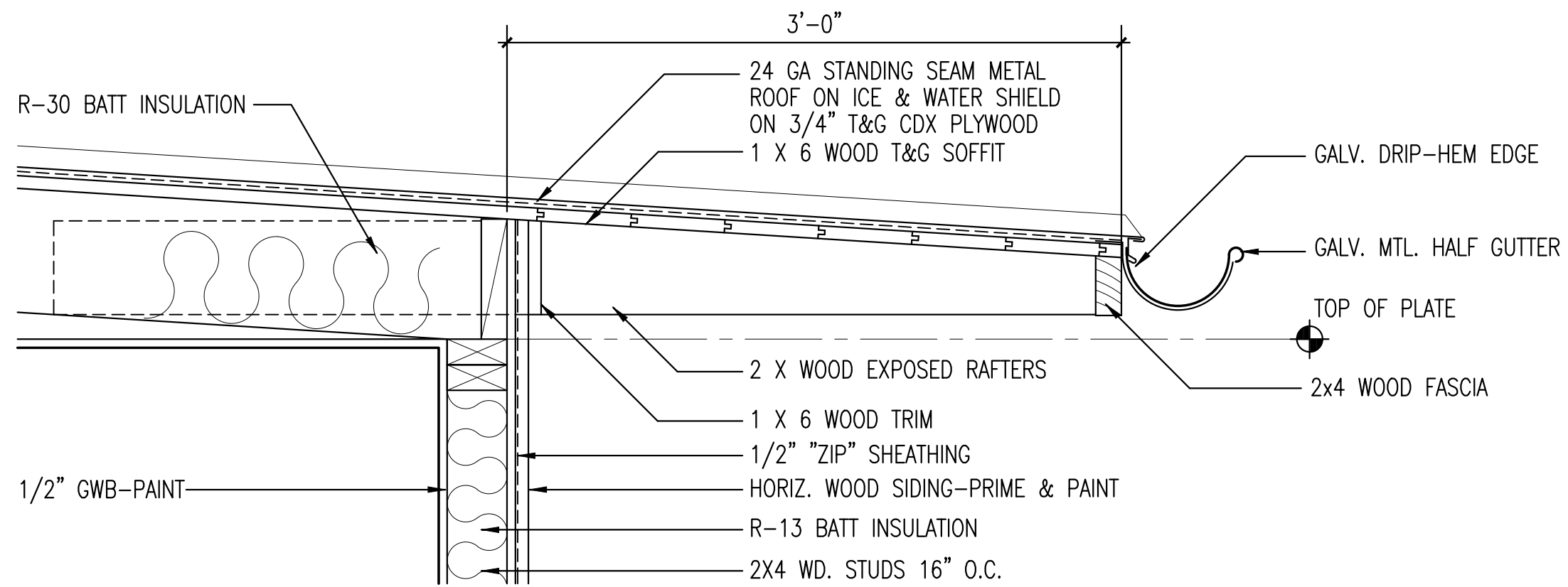
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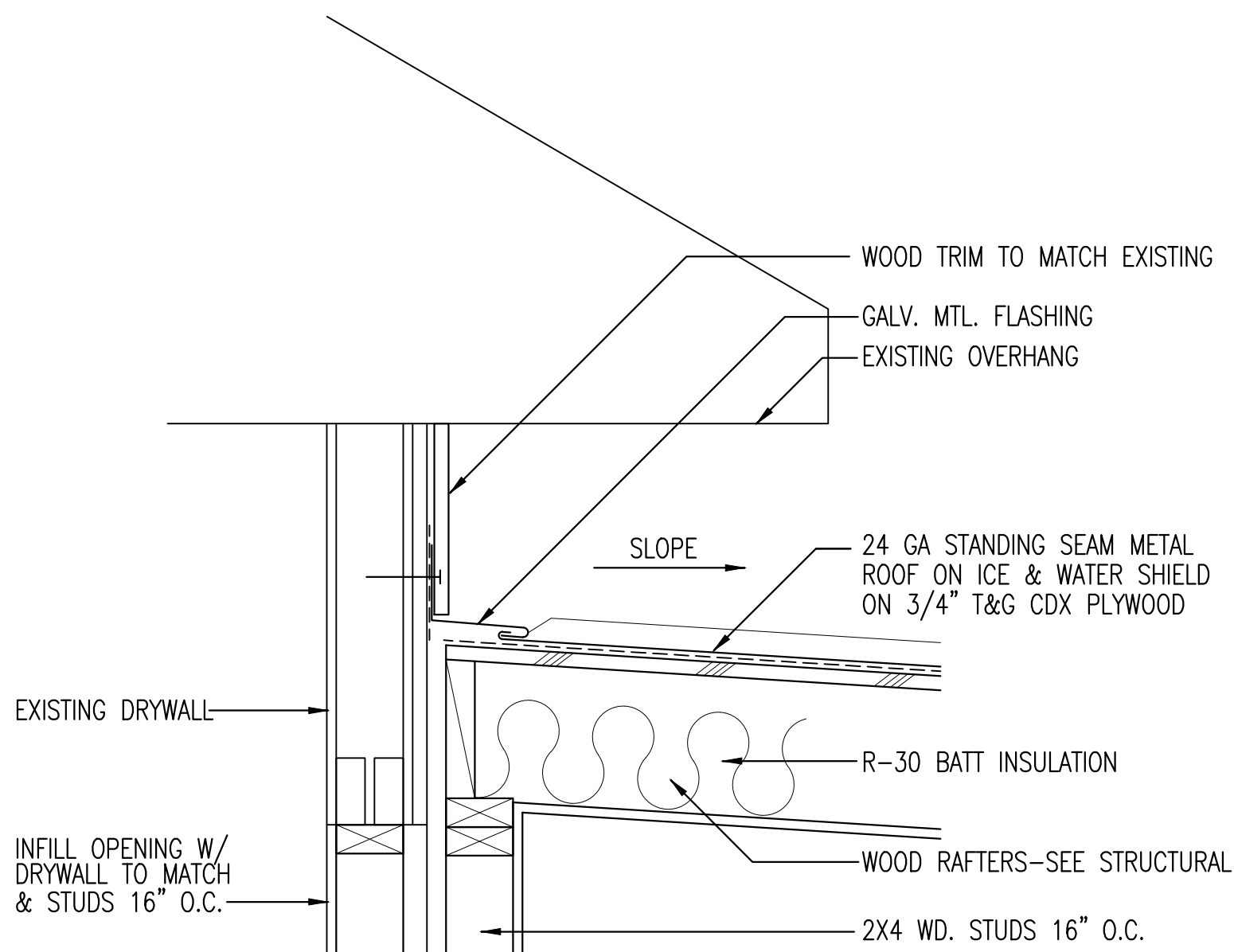
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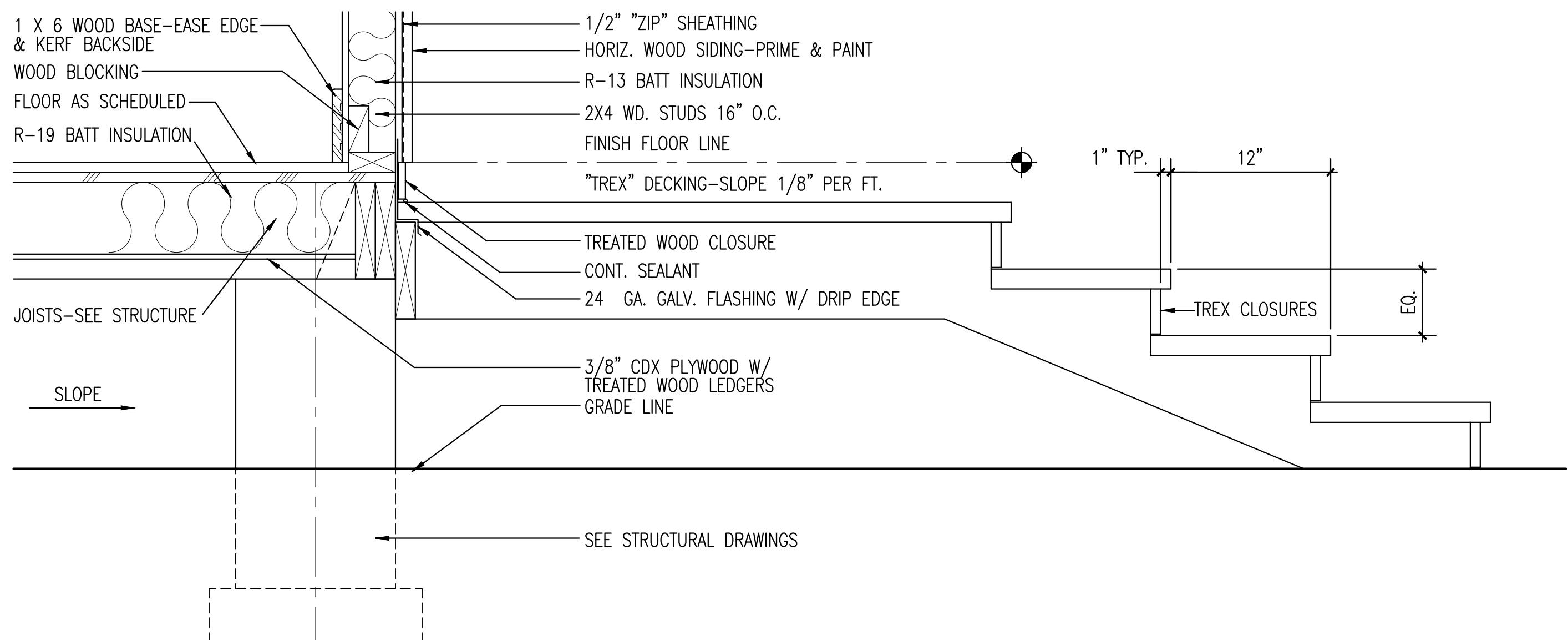
6 DETAIL
SCALE: 1-1/2"=1'-0"



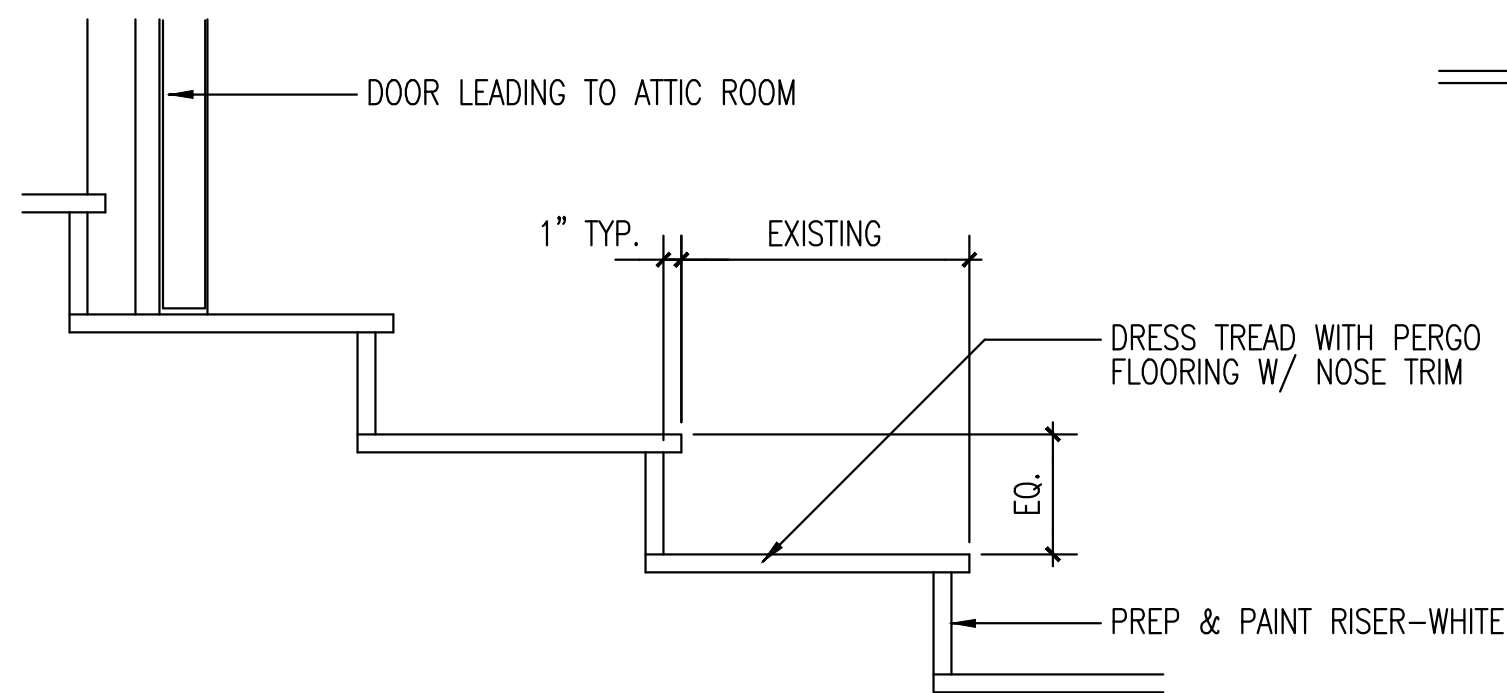
3 DETAIL
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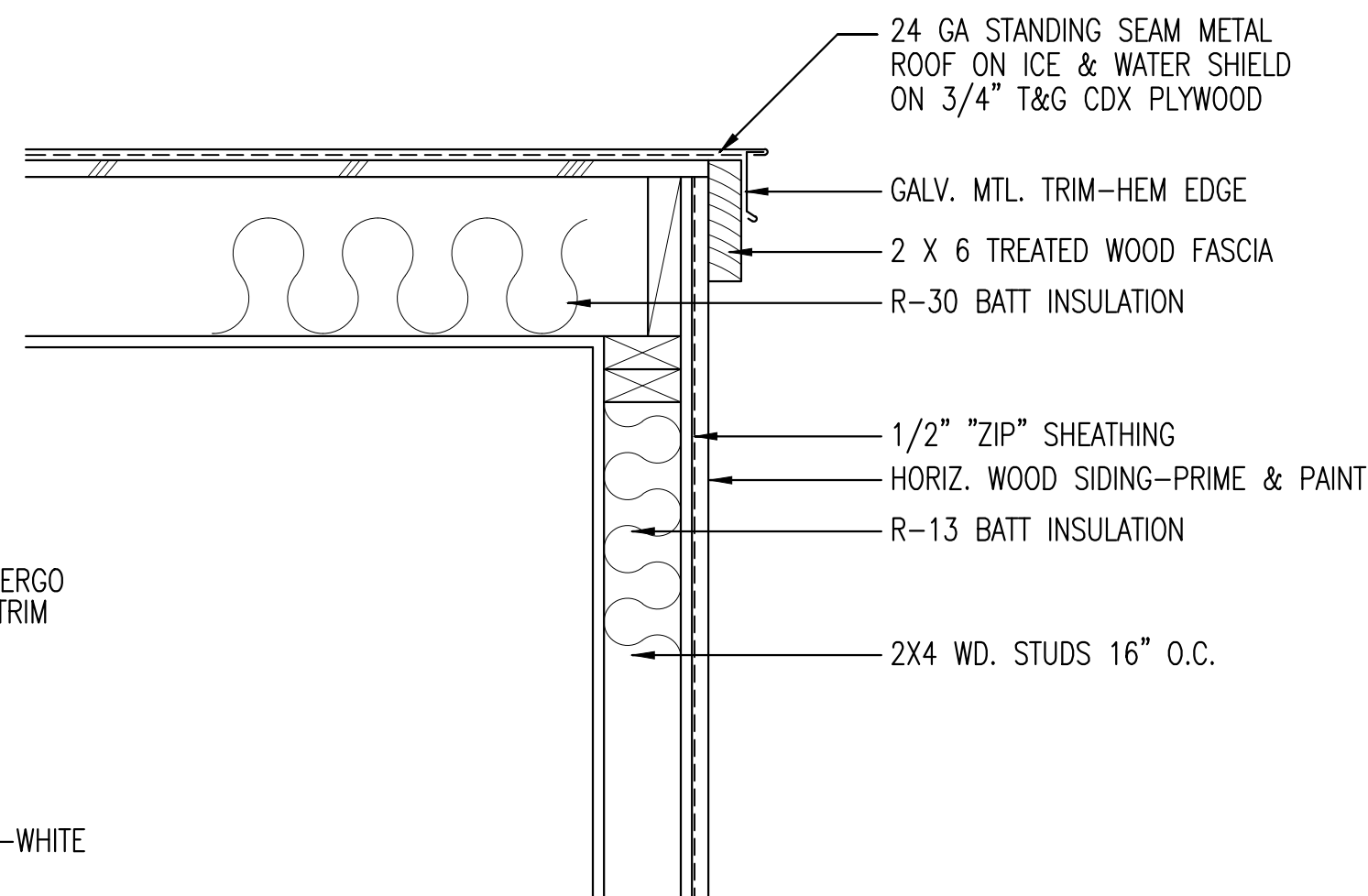
5 DETAIL
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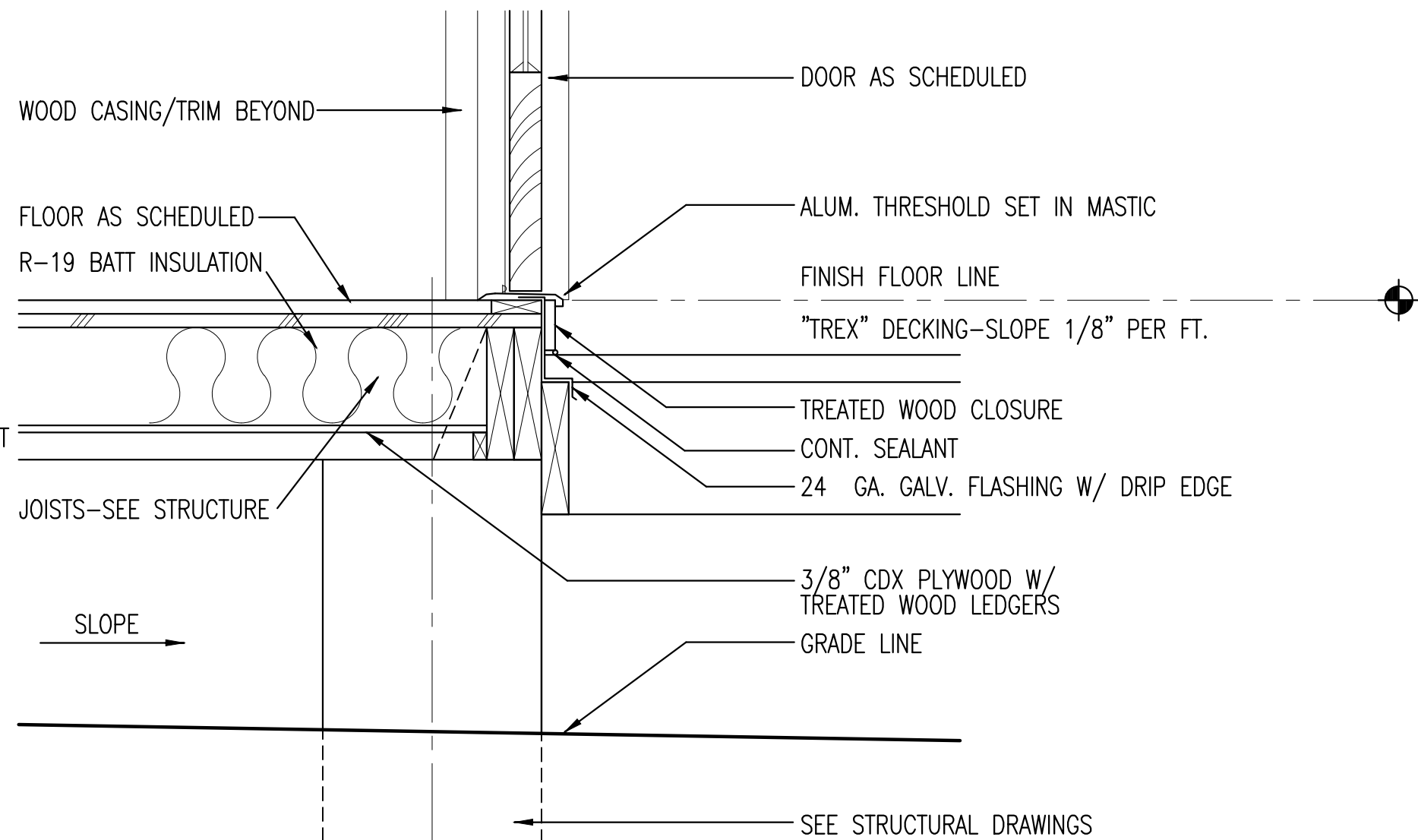
2 DETAIL
SCALE: 1-1/2"=1'-0"



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



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



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