

# HISTORIC AND DESIGN REVIEW COMMISSION

December 04, 2019

**HDRC CASE NO:** 2019-693  
**ADDRESS:** 138 E LULLWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6534 BLK 14 LOT 52, 53 & E 12.5 FT OF 54  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Andrew Nevitt  
**OWNER:** Arnold and Monica Castaneda  
**TYPE OF WORK:** Construction of a rear addition, exterior modifications, rear accessory structure modifications  
**APPLICATION RECEIVED:** November 13, 2019  
**60-DAY REVIEW:** January 12, 2020  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a rear addition utilizing stucco and reclaimed brick from the existing structure.
2. Modify the fenestration of the existing rear accessory structure.
3. Perform hardscaping modifications.
4. Construct an attached carport structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## *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. *Roof top 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.

### *Standard Specifications for Windows in Additions and New Construction*

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guideliness, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification

## FINDINGS:

- a. The primary structure located at 138 E Lullwood is a 1-story single family structure constructed circa 1925 in the Tudor Revival style. The structure features two gables on the front façade, a brick and stone clad exterior, and ganged windows with decorative wood screens. The structure is contributing to the Monte Vista Historic District. The property also features a 1-story rear accessory structure, also contributing to the district, though the structure has undergone several modifications over the years.
- b. MASSING & 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 structure is also located behind an existing side addition, resulting in limited visibility from the public right-of-way. Staff finds the proposal consistent with the Guidelines.
- c. ROOF – The applicant has proposed a 1-story addition. Generally, the height of new additions should be consistent with the height of the existing structure. According to the Guidelines for Additions, 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. Staff finds the proposal consistent with the Guidelines.
- d. WINDOWS AND DOORS – The applicant has proposed to install windows that are similar to the profile, size, proportions, and inset as those on the existing structure on the rear elevation, which is consistent with Guideline 6.B.iv for Exterior Maintenance and Alterations. However, the east elevation of the addition does not feature any fenestration. Staff finds that the existing windows and doors on the current elevation should be salvaged and reincorporated into the new east façade to the fullest extent possible to be consistent with the Guidelines.
- e. MATERAILS – According to guideline 2.A.v for additions, side of rear additions should utilize setbacks, a small

change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. Staff finds the proposal consistent with the Guidelines and appropriate for this particular addition given the integrated nature of the addition's location, massing, and the character defining nature of brick and stucco siding on Tudor Revival homes.

- f. **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. The proposed addition keeps with the Tudor Revival style of the historic home without detracting from its significance. Staff finds the proposal consistent with the Guidelines.
- g. **ACCESSORY STRUCTURE MODIFICATIONS** – Based on the submitted drawings, the applicant has proposed to modify the rear accessory structure to accommodate two double-bay garage doors facing E Lullwood. Additional openings on the side facades will be infilled with siding. While staff generally finds the overall proposal appropriate, the applicant has not provided a north or south elevation. Staff requires this information to evaluate the proposed garage doors and additional modifications. Staff finds wood garage doors with carriage-style detailing to be most appropriate.
- h. **HARDSCAPING** – The applicant has proposed to modify the rear portion of the existing driveway. The applicant has proposed to create a flare to extend the width of the existing garage, which totals approximately 28 feet. Based on the limited visibility of the proposed modifications and the overall size of the lot, staff finds the proposal appropriate.
- i. **CARPORT/PATIO STRUCTURE** – Based on the submitted plans, the applicant is proposing to install a wood trellis carport/patio structure between the existing side addition and the proposed new addition. No elevations have been provided. Staff finds that the proposal may be generally appropriate and eligible for administrative approval, but requires elevation and detail drawings for review and approval.

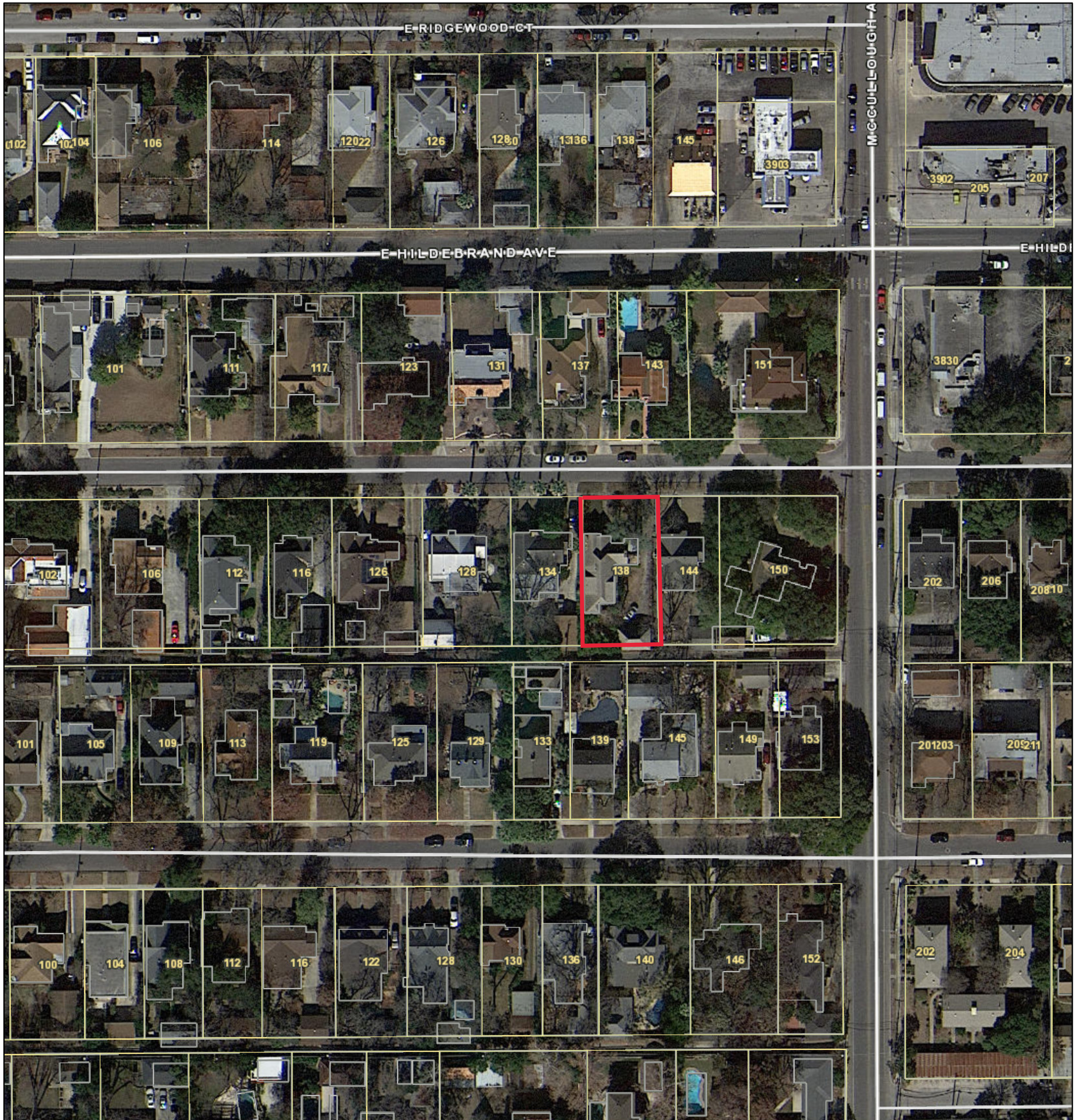
## **RECOMMENDATION:**

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

- i. That the existing windows and doors on the current elevation be salvaged and reincorporated into the new east façade to the fullest extent possible as noted in finding d. The applicant is required to submit updated elevations and plans to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits a final window specification for the proposed new wood windows on the south elevation to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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.
- iii. That the applicant submits the proposed garage doors for staff review and approval. Staff finds wood doors with carriage-style detailing that is compatible with Tudor Revival style architecture to be most appropriate.
- iv. That the applicant submits detailed elevation drawings for the proposed carport/patio structure, as well as material specifications, to staff for review and approval prior to the issuance of a Certificate of Appropriateness. Columns must be a maximum of six inch (6") square with capital and base trim, and feature chamfered corners and a painted finish.

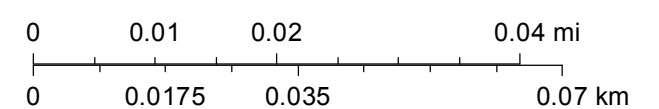


# City of San Antonio One Stop



November 25, 2019

1:1,000



































































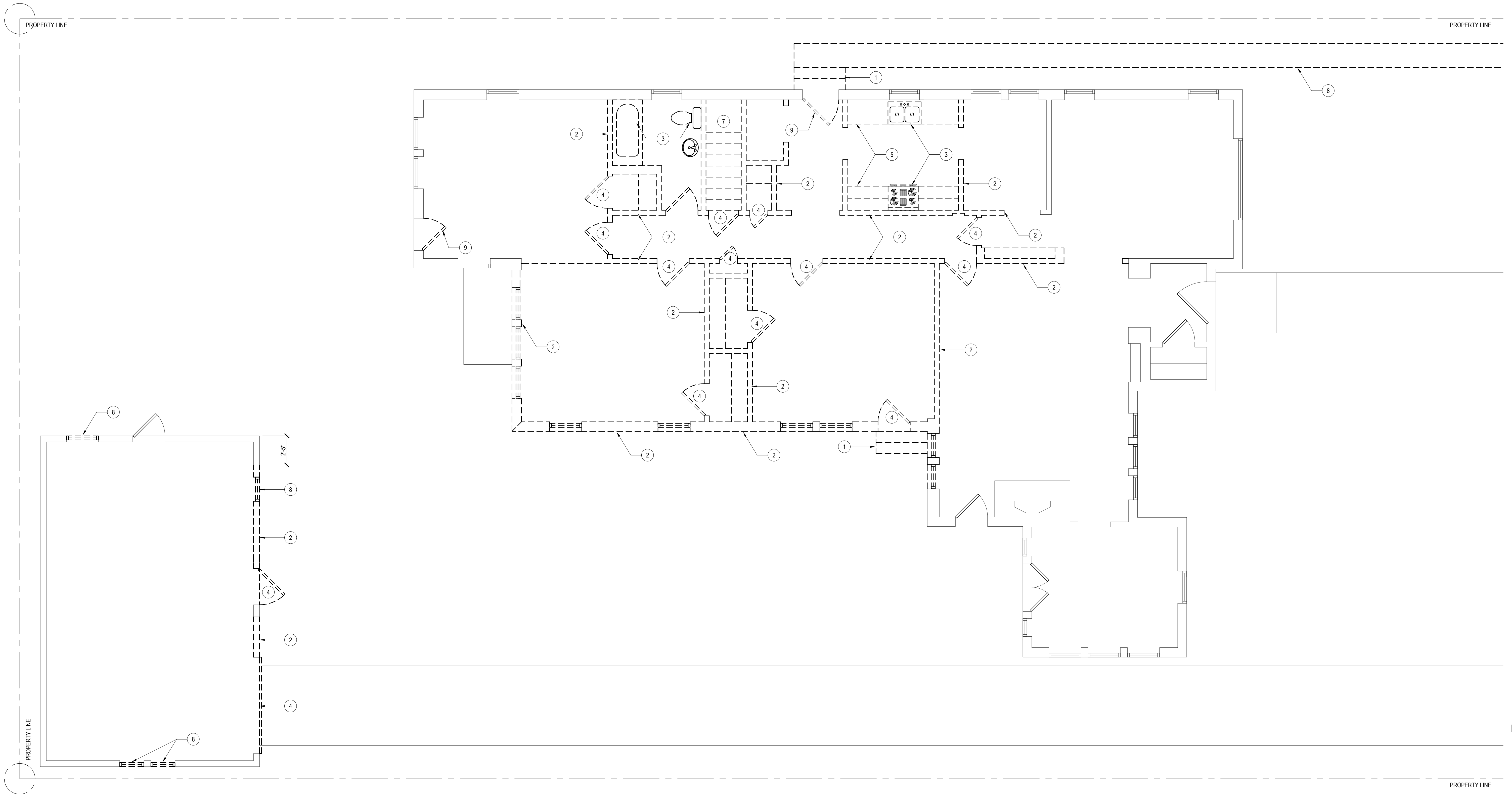




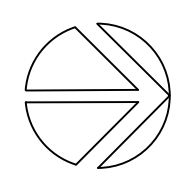









First Floor Demo Plan



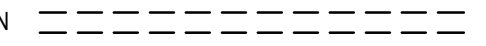
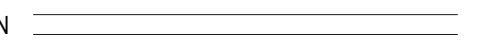
NORTH

**1** FIRST FLOOR DEMO PLAN

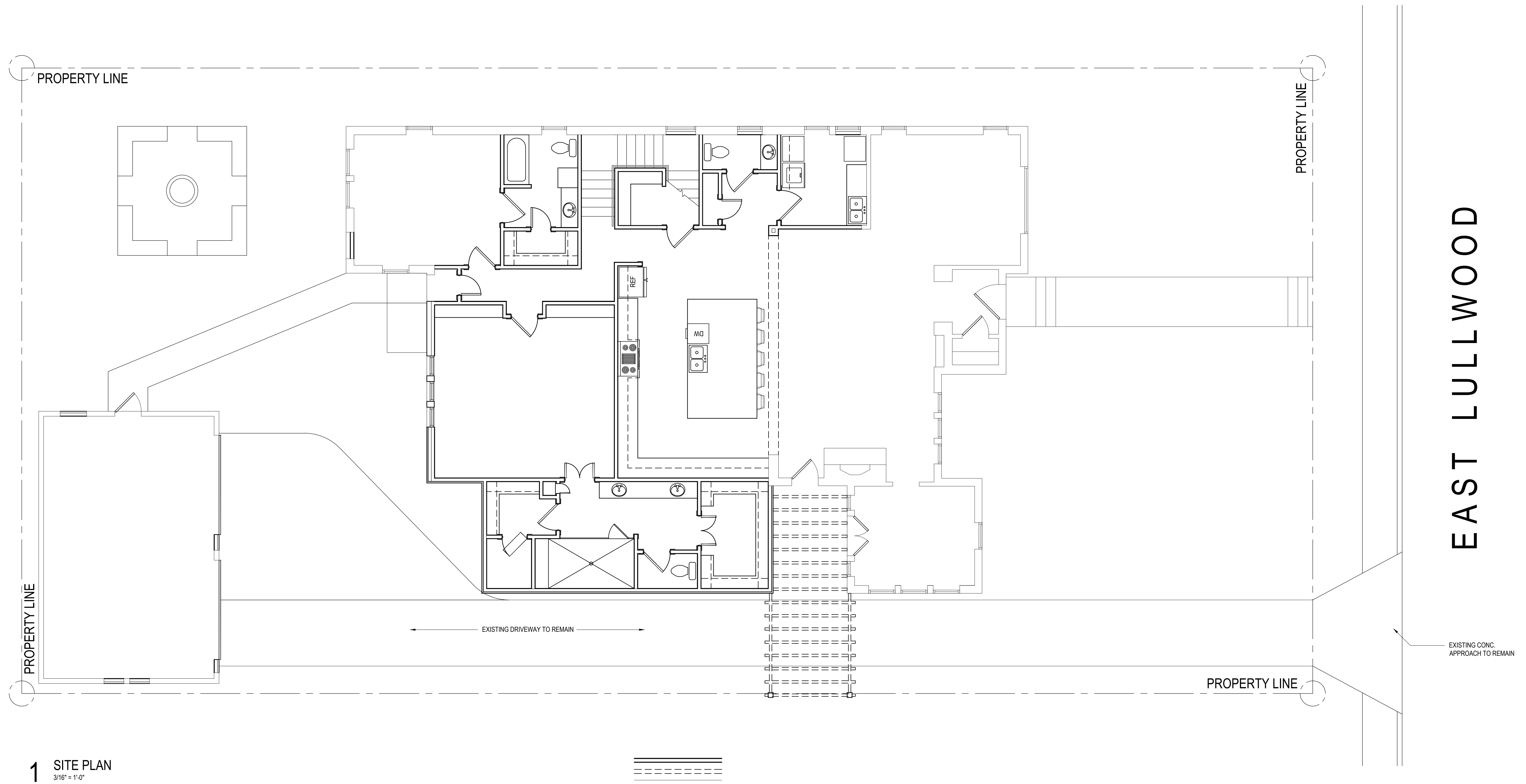
1/4" = 1'-0"



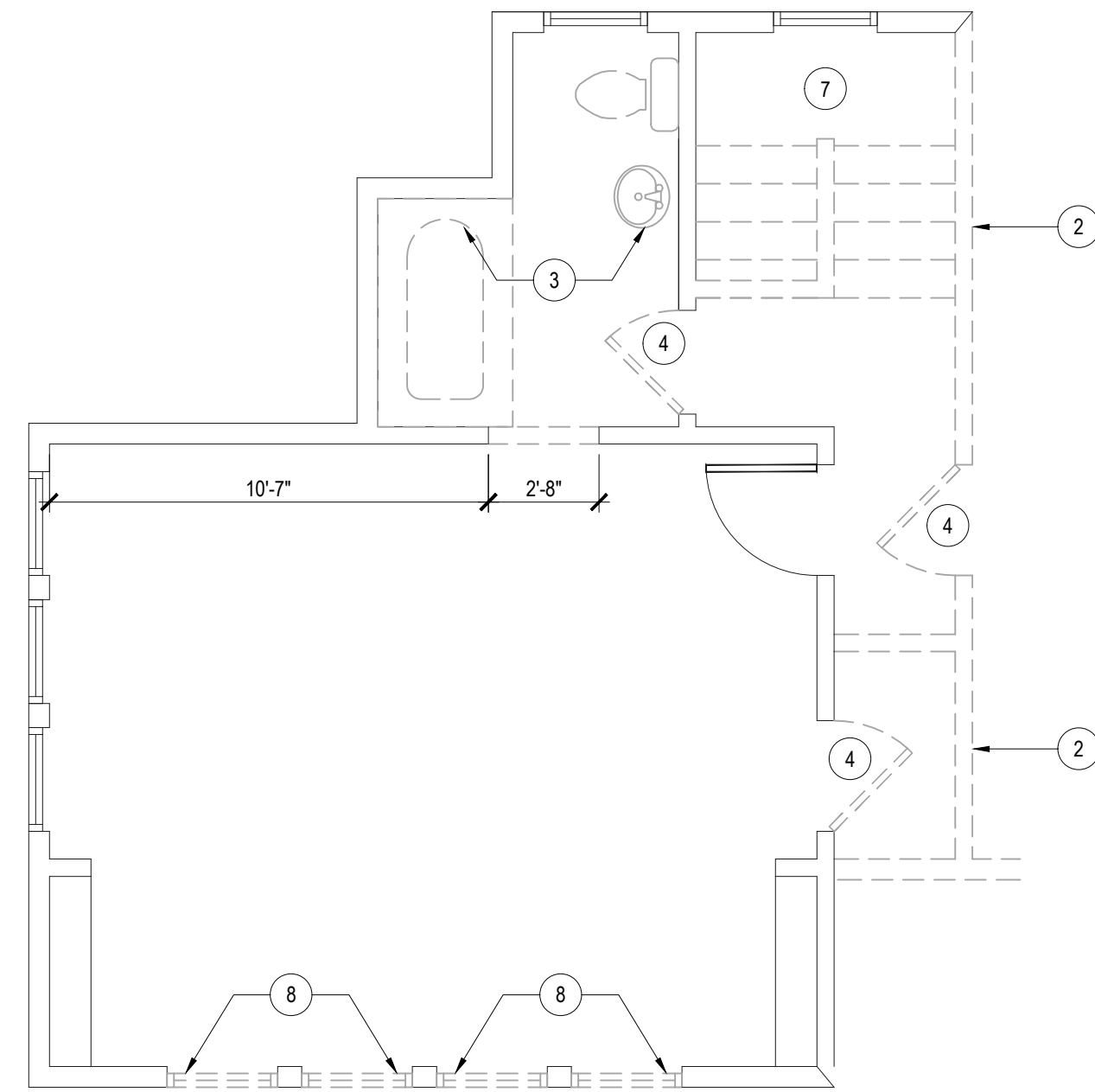
- DEMO KEYNOTES**
1. REMOVE EXISTING CONC. STEPS
  2. REMOVE EXISTING STUD WALL AND EXT. FINISH WHERE APPLICABLE
  3. REMOVE EXISTING FIXTURES, CAP PLUMBING FOR FUTURE USE
  4. REMOVE EXISTING DOOR AND FRAME
  5. REMOVE EXISTING COUNTERTOP
  6. REMOVE EXISTING APPLIANCE
  7. REMOVE EXISTING STAIR TREADS AND FRAMING
  8. REMOVE EXISTING CONC. SIDEWALK
  9. DOOR TO BE PLACED ON OUTSIDE OF FRAMING, TO BE COVERED DURING REMODEL

- LEGEND**
- DEMOLISHED CONSTRUCTION 
- CONSTRUCTION TO REMAIN 









**1** SECOND FLOOR DEMO PLAN  
1/4" = 1'-0"  
0 2 4 8 12

**DEMO KEYNOTES**

1. REMOVE EXISTING CONC. STEPS
2. REMOVE EXISTING STUD WALL AND EXT. FINISH WHERE APPLICABLE
3. REMOVE EXISTING FIXTURES, CAP PLUMBING FOR FUTURE USE
4. REMOVE EXISTING DOOR AND FRAME
5. REMOVE EXISTING COUNTERTOP
6. REMOVE EXISTING APPLIANCE
7. REMOVE EXISTING STAIR TREADS AND FRAMING
8. REMOVE EXISTING WINDOW AND FRAME

**LEGEND**

DEMOLISHED CONSTRUCTION - - - - -

CONSTRUCTION TO REMAIN = = = = =

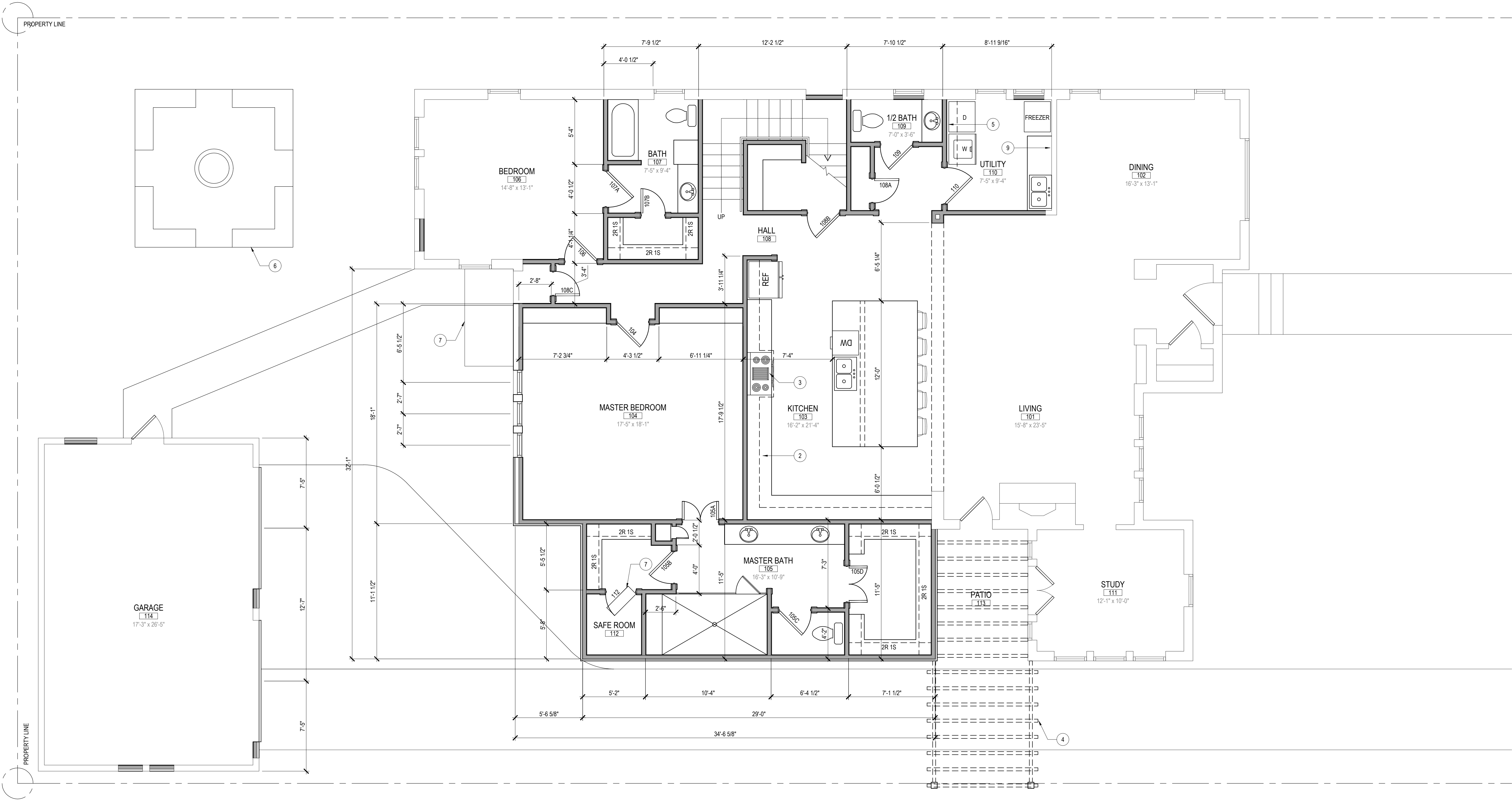


GENERAL NOTES

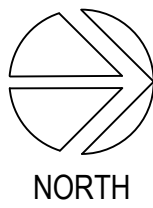
- A. FIRST FLOOR: 9'-0" PLATE HEIGHT U.N.O. / SECOND FLOOR: 8'-0" PLATE HEIGHT U.N.O.
- B. FIRST FLOOR: 6'-8" HEADER HEIGHT U.N.O. / SECOND FLOOR: 6'-8" HEADER HEIGHT U.N.O.
- C. ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- D. PROVIDE WORK PLATFORM IN ATTIC FOR A/C UNIT
- E. REINFORCE WALLS WITH WOOD BLOCKING AROUND TOILET, BATHTUB AND SHOWER STALLS SO THAT GRAB BARS MAY BE ADDED LATER TO MEET ADA REQUIREMENTS TO BEAR A 250 POUND LOAD
- F. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS
- G. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- H. BALUSTERS AT 4" ON CENTER MAX SPACING
- I. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
- J. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER I.R.C. SEC. R317
- K. PROVIDE HANDRAILS ON ALL STAIRS / STEPS WITH AT LEAST 2 RISERS PER I.R.C. SEC. R315
- L. INSTALL LEVER HANDLES ON ALL DOORS AND PLUMBING FIXTURES
- M. EACH ELECTRICAL PANEL, LIGHT SWITCH AND THERMOSTAT SHALL BE MOUNTED NO HIGHER THAN 48" AFF. EACH ELECTRICAL OUTLET OR OTHER RECEPTACLE SHALL BE AT LEAST 15" AFF.
- N. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE

KEYNOTES

- 1. 2x4 WOOD STUD FRAMING @ 16" O.C. SHOWN
- 2. BUILT-IN CABINETS, COUNTER @ 36" AFF
- 3. VENT HOOD ABOVE STOVE TO MEET CODE
- 4. 2x8 WOOD TRELLIS ABOVE @ 10'-0" HEIGHT
- 5. DRYER VENT THRU ROOF
- 6. PATIO MADE OF PERVIOUS COVERAGE / VERIFY SPECS WITH ARCHITECT AND OWNER
- 7. 4X8 CONC PAD FOR A/C UNIT CONDENSERS.
- 8. MAGNETIC BULLET PUSH DOOR TO SAFE ROOM, DISGUISED AS SHELVEING ON ONE SIDE.
- 9. TANKLESS W.H. ABOVE AS SPECIFIED BY ARCHITECT AND OWNER



First Floor Remodel Plan



**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"  
0 2 4 6 12

TOTAL AREA

ADDITION:	561 S.F.	NEW DRIVEWAY:	315 S.F.
TOTAL RESIDENCE:	2,632 S.F.	TOTAL DRIVEWAY:	1,047 S.F.
GARAGE:	500 S.F.	TOTAL IMPERVIOUS:	4,179 S.F.

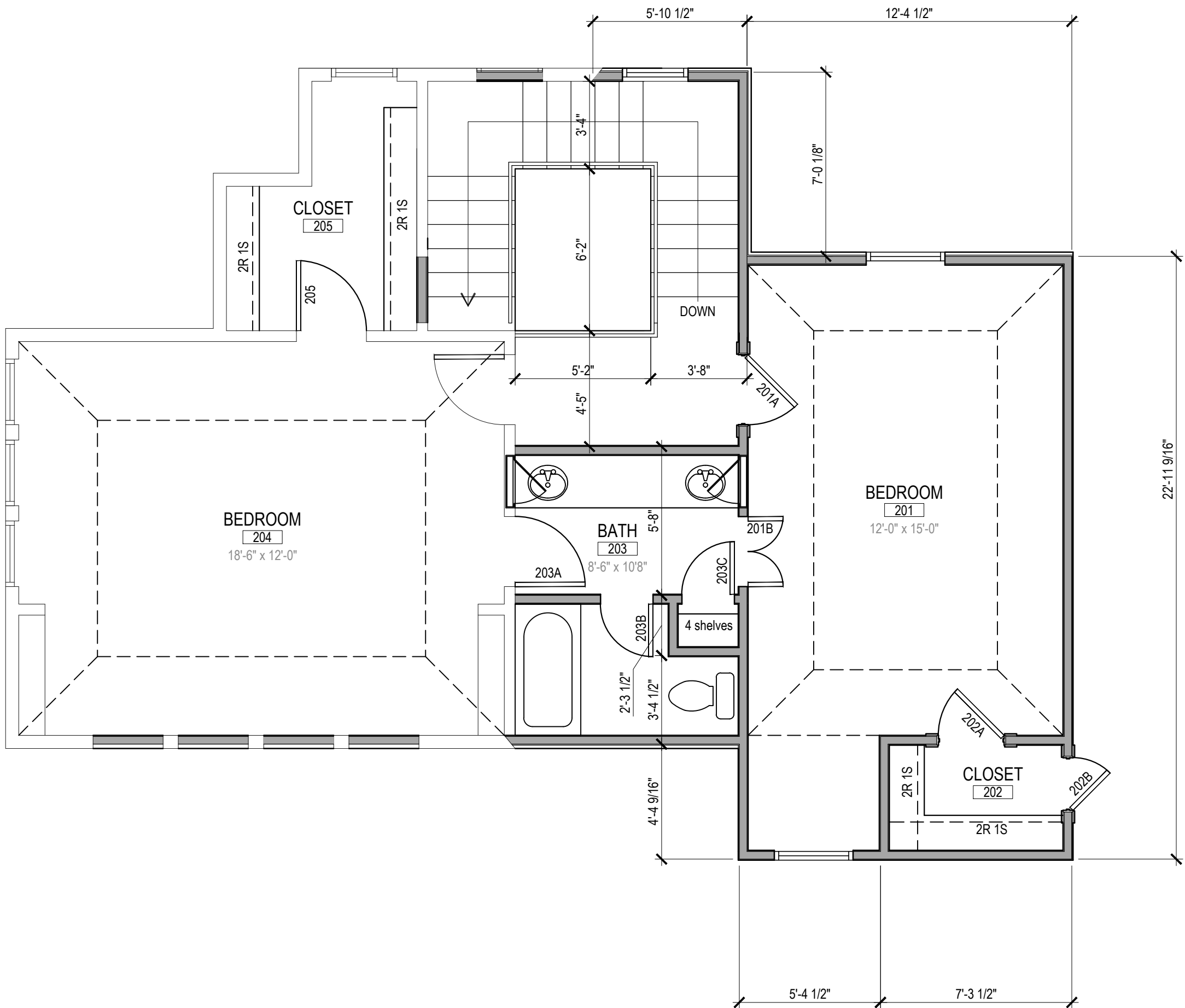
TOTAL IMPERVIOUS COVER:	4,179 S.F.
TOTAL LOT SIZE:	8,190 S.F.
% OF IMPERVIOUS:	51 %

LEGEND

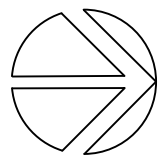
NON RATED PARTITION	
OVERHEAD CONSTRUCTION	
EXISTING CONSTRUCTION	

GENERAL NOTES

- A. FIRST FLOOR: 9'-0" PLATE HEIGHT U.N.O. / SECOND FLOOR: 8'-0" PLATE HEIGHT U.N.O.
- B. FIRST FLOOR: 6'-8" HEADER HEIGHT U.N.O. / SECOND FLOOR: 6'-8" HEADER HEIGHT U.N.O.
- C. ESCAPE / RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MINIMUM 5.7 SQUARE FEET CLEAR NET OPENING AND MINIMUM CLEAR OPENING WIDTH OF 20" / FINISHED SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE FINISH FLOOR
- D. PROVIDE WORK PLATFORM IN ATTIC FOR A/C UNIT
- E. REINFORCE WALLS WITH WOOD BLOCKING AROUND TOILET, BATHTUB AND SHOWER STALLS SO THAT GRAB BARS MAY BE ADDED LATER TO MEET ADA REQUIREMENTS TO BEAR A 250 POUND LOAD
- F. PROVIDE FOR CROSS VENTILATION AT ENCLOSED ATTICS
- G. ELECTRICAL CONTRACTOR TO LOCATE 110V GFI OUTLET WITHIN 25'-0" OF A/C COMPRESSOR
- H. BALUSTERS AT 4" ON CENTER MAX SPACING
- I. INSTALL LIGHT SWITCHES AND ELECTRICAL CONTROLS NO HIGHER THAN 48" AND ELECTRICAL OUTLETS NO LOWER THAN 15" ABOVE FINISH FLOOR
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- N. EXTERIOR ELECTRICAL PANEL MUST BE MOUNTED BETWEEN 18" AND 42" ABOVE FINISHED GRADE AND SERVICED BY AN ACCESSIBLE ROUTE




Second Floor Remodel Plan



NORTH

1 SECOND FLOOR PLAN

1/4" = 1'-0"



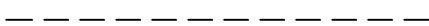
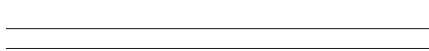
TOTAL AREA

NEW STRUCTURE:  
  
PORCH:  
  
TOTAL SF: 925 SF

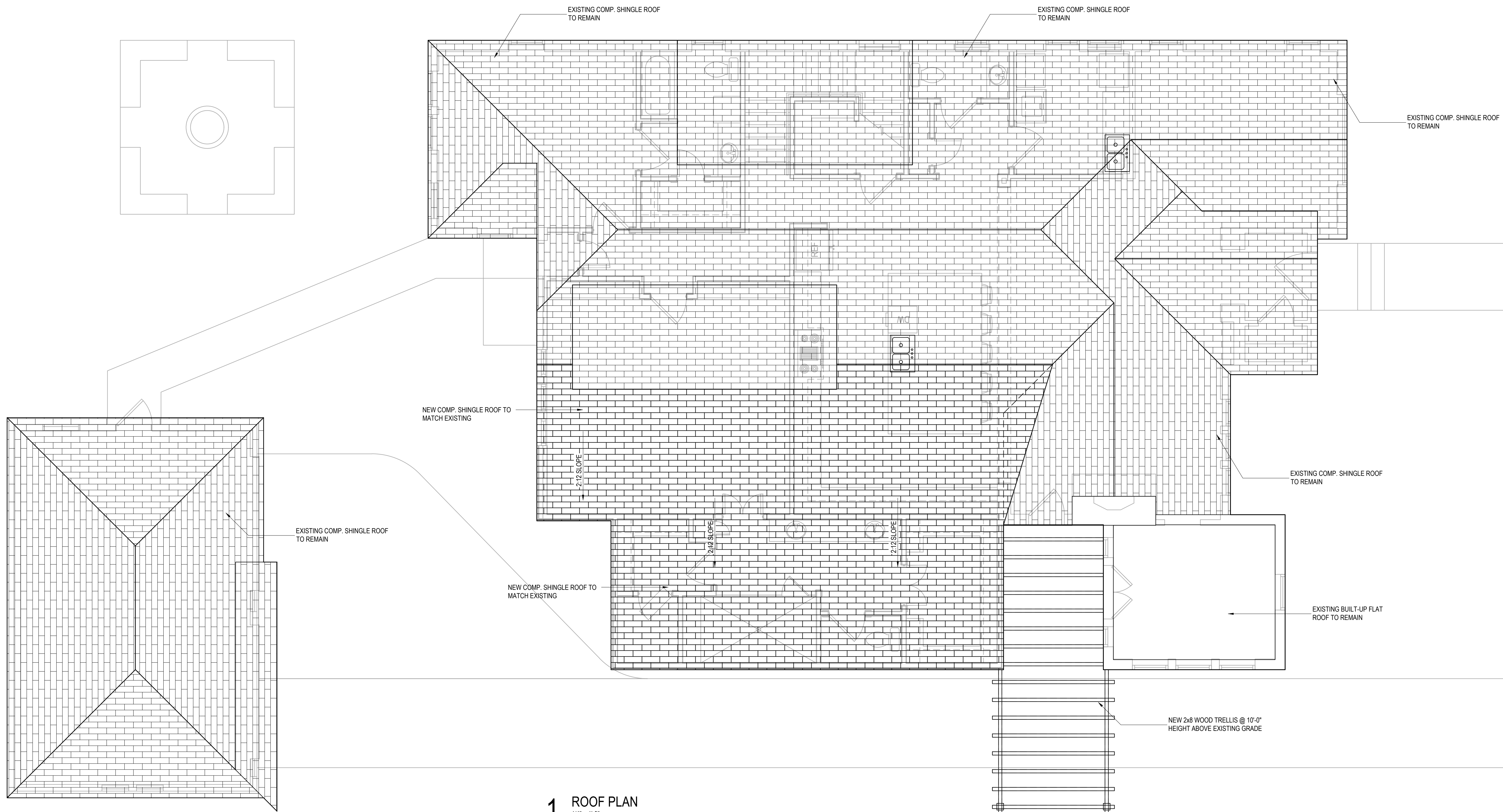
KEYNOTES

- 2x4 WOOD STUD FRAMING @ 16" O.C. SHOWN
- BUILT-IN CABINETS, COUNTER @ 36" AFF
- VENT HOOD ABOVE STOVE TO MEET CODE
- 2x8 WOOD TRELLIS ABOVE @ 10'-0" HEIGHT
- DRYER VENT THRU ROOF
- CONC. PATIO W/ WOODEN BENCHES AND FIRE PIT AS SPECIFIED BY OWNER

LEGEND

- NON RATED PARTITION 
- OVERHEAD CONSTRUCTION 
- EXISTING CONSTRUCTION 

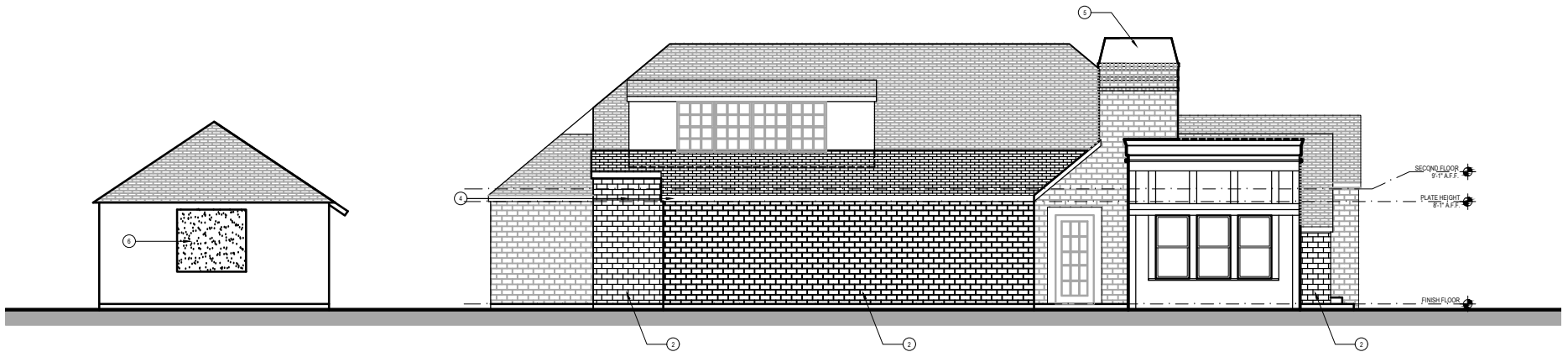




Roof Plan

# KEYNOTES

1. NEW COMPOSITION SHINGLE ROOF ON 1 LAYER 15# FELT ON  
RADIANT BARRIER, TO MATCH EXISTING
2. NEW BRICK SIDING TO MATCH EXISTING
3. 1X6 WOOD TRIM ON ALL DOORS & WINDOWS / PAINTED
4. 8" WOOD FASCIA BOARD / PAINTED
5. EXISTING MASONRY CHIMNEY TO REMAIN
6. NEW 3 STEP STUCCO FINISH ON METAL LATH TO MATCH EXISTING /  
PAINTED





## KEYNOTES

1. NEW COMPOSITION SHINGLE ROOF ON 1 LAYER 15# FELT ON RADIANT BARRIER, TO MATCH EXISTING
2. NEW BRICK SIDING TO MATCH EXISTING
3. 1X6 WOOD TRIM ON ALL DOORS & WINDOWS / PAINTED
4. 6" WOOD FASCIA BOARD / PAINTED
5. EXISTING MASONRY CHIMNEY TO REMAIN
6. NEW 3 STEP STUCCO FINISH ON METAL LATH TO MATCH EXISTING / PAINTED



