HISTORIC AND DESIGN REVIEW COMMISSION

April 21, 2021

HDRC CASE NO:	**2021-168**
ADDRESS:	128 E MAGNOLIA AVE
LEGAL DESCRIPTION:	NCB 1704 BLK 12 LOT 8
ZONING:	R-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	Alejandro Villasana/New Generation Construction, LLC
OWNER:	Richard Green /GREEN RICHARD & SUMITI LIVING TRUST
TYPE OF WORK:	Construction of a rear accessory structure
APPLICATION RECEIVED:	March 30, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Order
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story rear accessory structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4,Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.
B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances
A. LOCATION AND SITING
i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, 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.
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.

7. 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 128 E Magnolia is a 2.5-story residential structure constructed circa 1915 in the Craftsman style. The home features a prominent cedar shake shingle front porch with battered columns, decorative vergeboarding and brackets in the gables, and wood windows. The structure is contributing to the Monte Vista Historic District.
b. FOOTPRINT – The applicant as proposed to construct a new rear accessory structure totaling approximately 520 square feet. The accessory structure will contain a 275 square foot pool house and a 245 square foot single-bay carport with access to the rear improved alley. The Historic Design Guidelines for New Construction

stipulate that new rear structures should not be larger than 40% of the primary structure in plan. Staff finds that the proposal appropriate.

c. ORIENTATION AND SETBACK – The applicant has proposed to construct a rear accessory structure at the southeastern corner of the lot along the rear improved alley. Based on the submitted site plan, the carport will be adjacent to the eastern property line with a 1 foot setback on the alley. Staff finds the orientation and setback to be consistent with the Guidelines and the development pattern of the district. The applicant is responsible for complying with setbacks as required by Zoning and obtaining a variance from the Board of Adjustment if applicable.
d. SCALE – The proposed accessory structure is 1-story. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines.
e. FENESTRATION – According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicantis requesting an open air carport and patio doors. Staff generally finds the requested fenestration pattern to be appropriate based on the alley pattern and rear accessory development pattern in the district.
f. MATERIALITY – The applicant has proposed to use woodlap siding in a profile to match the existing structure, asphalt shingles, and wood doors. The carport will have wood columns. Staff finds this generally appropriate.
g. ROOF FORM – The proposed rear accessory structure will utilize a primary gable roof form with a low sloping shed roof facing the interior of the lot. Staff generally finds the roof form to be appropriate for a rear accessory structure.

RECOMMENDATION:

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

i. That the carport columns measure a maximum of 6x6” and feature a column and base with chamfered corners.
ii. That the applicant complies with all setbacks as required by Zoning and obtains a variance from the Board of Adjustment if applicable.
iii. That the applicant submits all material specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

April 15, 2021

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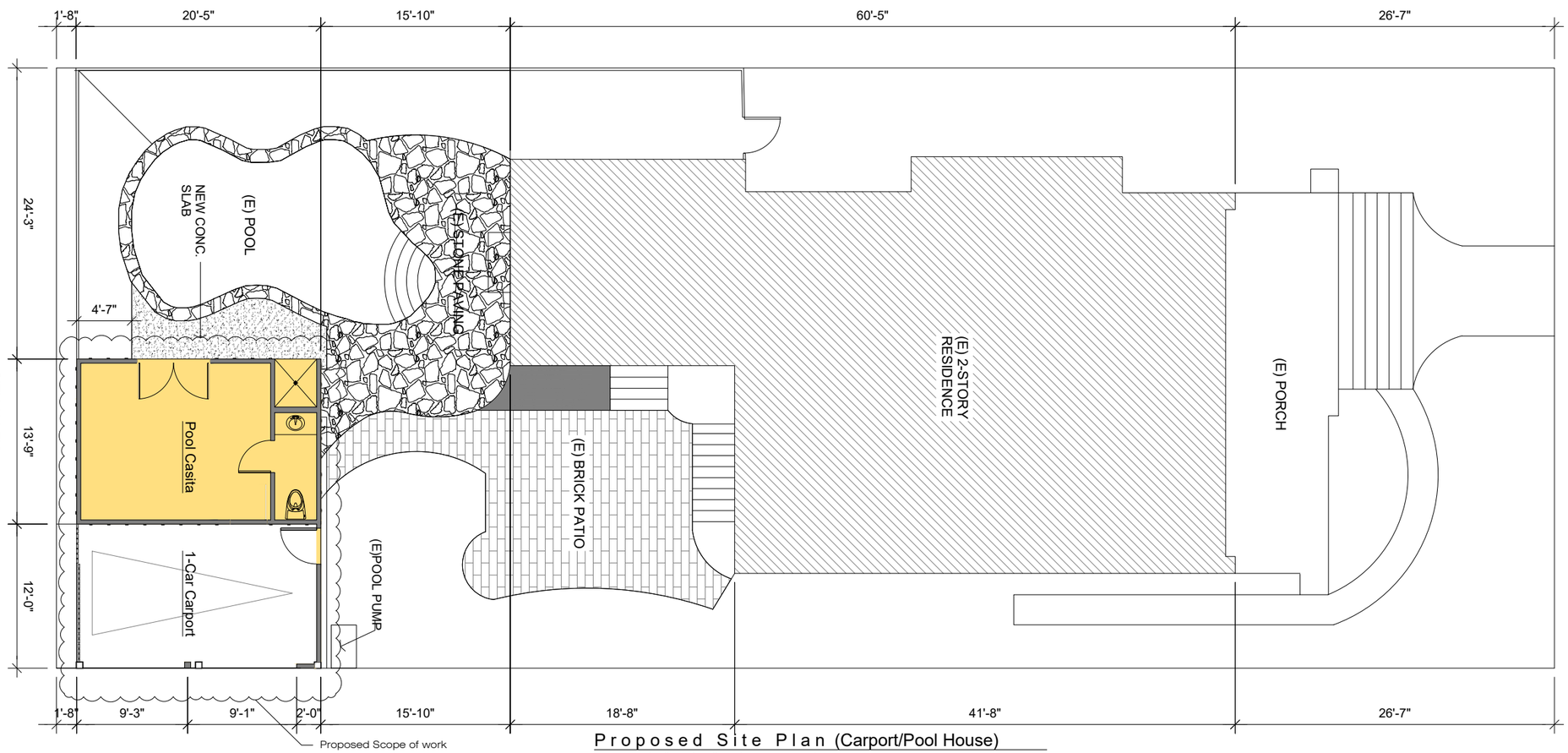
0 0.0175 0.035 0.07 km



Proposed Site Plan (Carport/Pool House)

scale: 1/16"= 1'-0" (11x17 Sheet)

scale: 1/8"= 1'-0" (24x36 Sheet)

Bexar CAD

Property Search Map Search

Property Search Results > 119476 GREEN RICHARD & SUMITI LIVING TRUST for Year 2020

Tax Year: 2020 New Search

Details | Map

Click on a title bar to expand or collapse the information. Expand All

Property

Account

Property ID:	119476	Legal Description:	NCB 1704 BLK 12 LOT 8
Geographic ID:	01704-012-0080	Zoning:	MF-33
Type:	Real	Agent Code:	
Property Use Code:	001		
Property Use Description:	Single Family		

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	128 E MAGNOLIA AVE SAN ANTONIO, TX 78212	Mapsco:	616E1
Neighborhood:	MONTE VISTA HISTORIC	Map ID:	
Neighborhood CD:	57025		

Owner

Name:	GREEN RICHARD & SUMITI LIVING TRUST	Owner ID:	3224215
Mailing Address:	128 E MAGNOLIA AVE SAN ANTONIO, TX 78212	% Ownership:	100.0000000000%
		Exemptions:	

Values

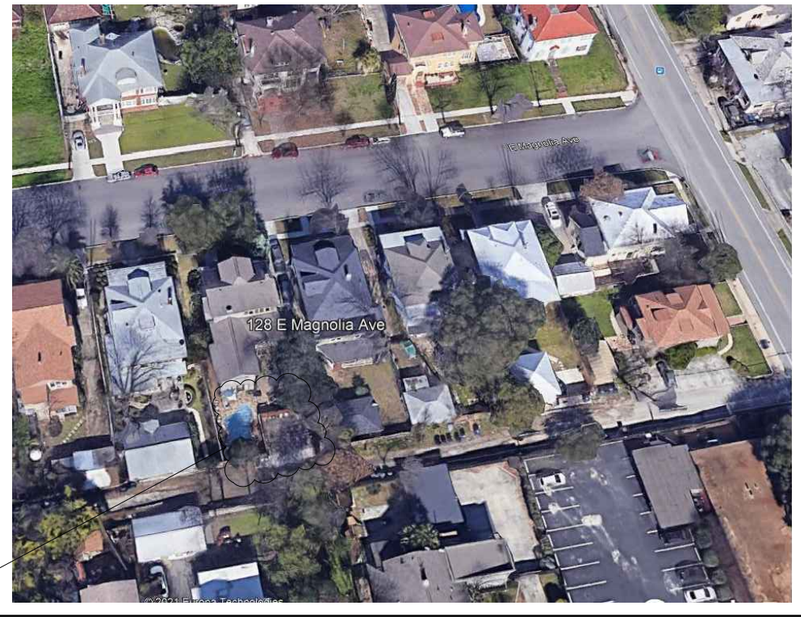
Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)



Proposed Scope of work

Seventh MODERN DESIGN STUDIO, LLC.

NEW GENERATION CONSTRUCTION

NEW GENERATION CONSTRUCTION

8209 Roughrider, Ste 202
Windcrest, Texas 78239

(210) 973-7444

m.me/NGConstructionllc

COSA Submittal
03/20/21

Pool Casita/1-Car Carport

128 E. Magnolia Ave. San Antonio, TX. 78212

New Generation Construction, LLC

Cell: (210) 857-1392

ngconstruction03@yahoo.com

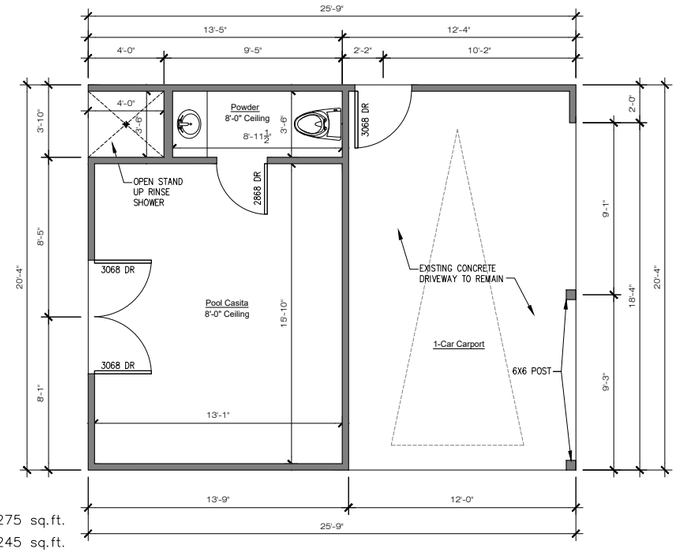
7th Modern Design Studio, LLC

Address:
2705 Crusader Bend
Cibolo, Texas. 78108

Cell phone:
(830) 743-8487

sheet title

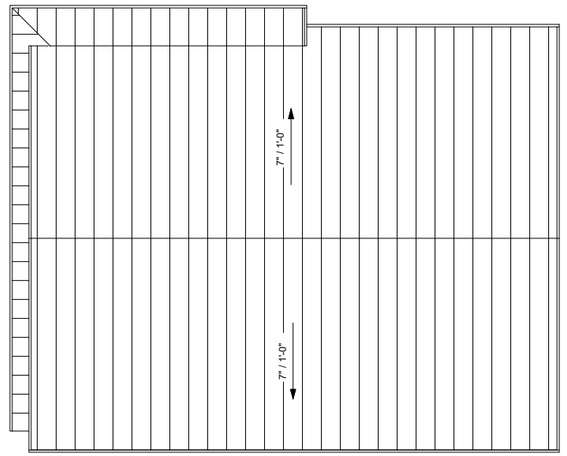
sheet A-0



Pool House:	275 sq.ft.
Carport:	245 sq.ft.

Proposed Floor Plan

scale: 1/8"= 1'-0" (11x17 Sheet)
scale: 1/4"= 1'-0" (24x36 Sheet)



Proposed Roof Plan

scale: 1/8"= 1'-0" (11x17 Sheet)
scale: 1/4"= 1'-0" (24x36 Sheet)

MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.

2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR). WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.

3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.

4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.

5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 – 1" THICK RUBBER ISOLATION PADS.

FLOOR PLAN NOTES

1.CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE

2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.

3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE. (U.N.O.).

5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEARING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.

6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.

7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.

8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM

9. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.

10. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.

11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.

12. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.

13. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.

2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.

3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.

4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR OR GRINDER PUMPS AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.

5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.

6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.

7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.

8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.

9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.

10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.

11. WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.

12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.

13. IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND SIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.

14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.

2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.

4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.

5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.

6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.

7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.

8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.

9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.

10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.

11. USE 2"x4" FRAMING FOR ALL LOAD BEARING

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS,OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.

2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, , THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES; THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.

3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.

4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: " AQUASTAR 240DEONG" BY BOSCH, OR "AQUASTAR 250SXONG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).

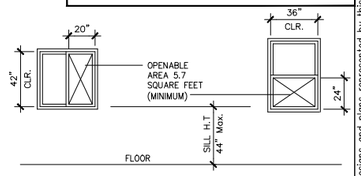
5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING – NOT SHOWN IN THIS PLAN.

6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED

7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

NOTES :

- INSTALL SMOKE DETECTORS TO CODE
- ALL WET AREA RECEPS. ON GFCI.
- CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
- ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY and ARE TO BE REVIEWED and INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES



emergency escape and rescue windows
SCALE: N.T.S.

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

Seventh
MODERN DESIGN STUDIO, LLC.
NEW GENERATION CONSTRUCTION
NEW GENERATION CONSTRUCTION
8209 Roughrider, Ste 202
Windcrest, Texas 78239
(210) 973-7444
m.me/NGConstructionllc

COSA Submittal
03/20/21

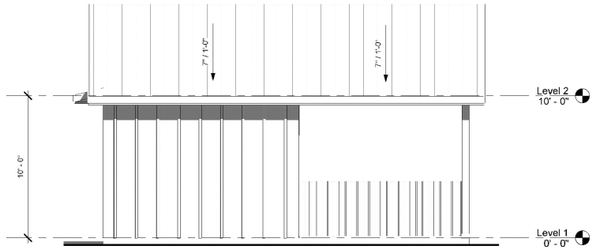
Pool Casita/1-Car Carport

128 E. Magnolia Ave. San Antonio, TX. 78212
New Generation Construction, LLC
Cell: (210) 857-1392
ngconstruction03@yahoo.com

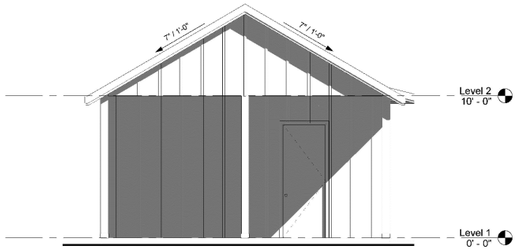
7th Modern Design Studio, LLC
Address:
2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone:
(830) 743-8487

sheet title

sheet A-1

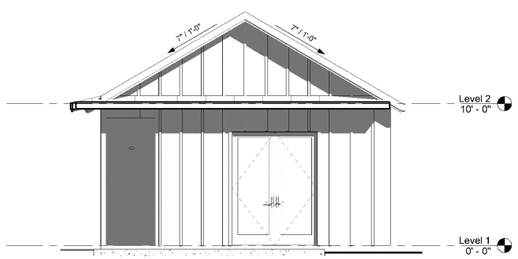


1 Front Elevation
1/4" = 1'-0"



2 Right Elevation
1/4" = 1'-0"

3 Back Elevation
1/4" = 1'-0"



4 Left Elevation
1/4" = 1'-0"

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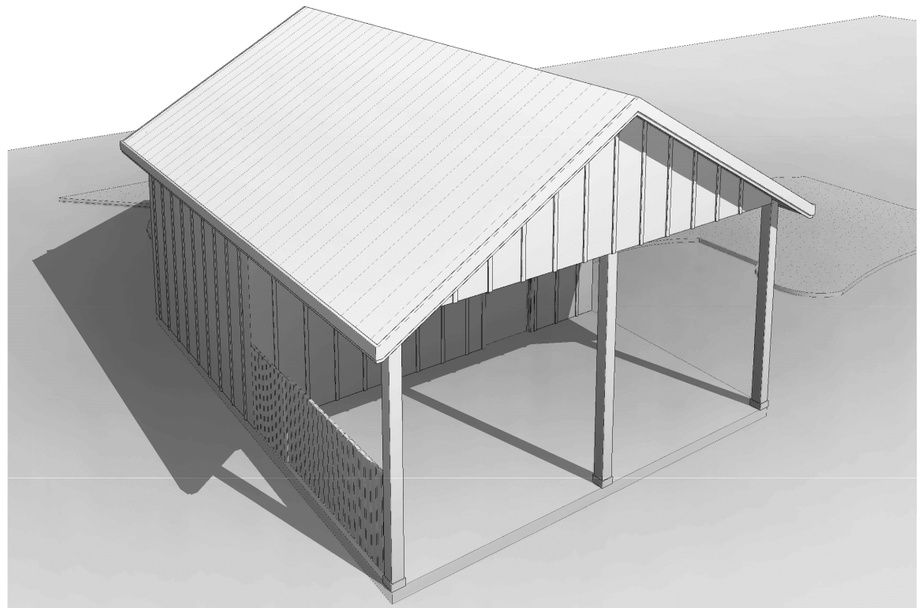
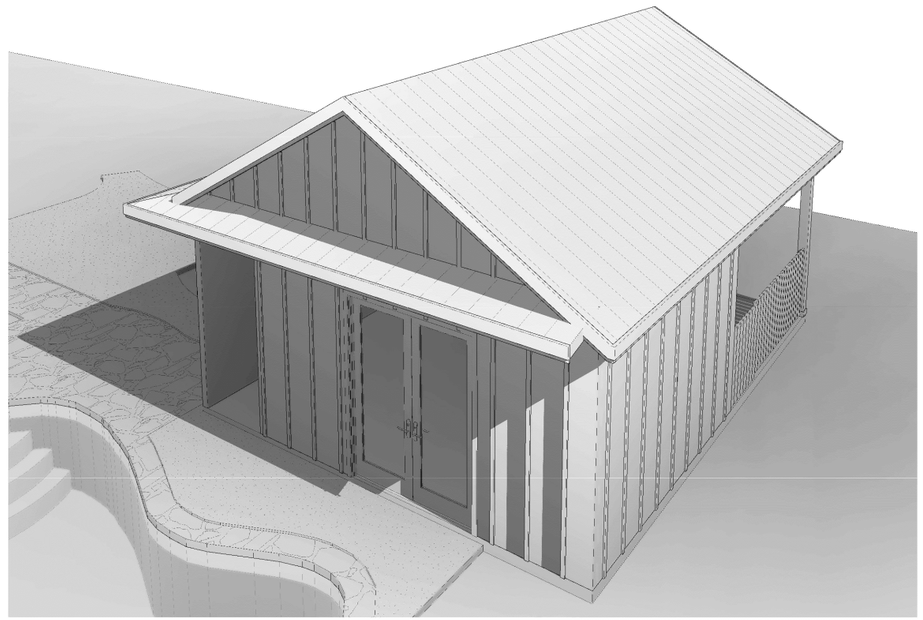
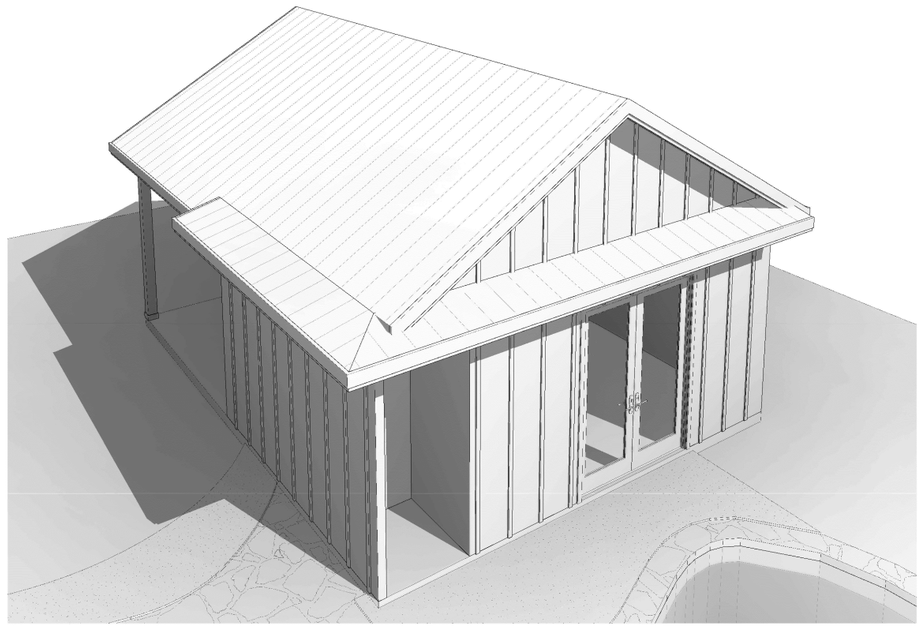
sheet A-4



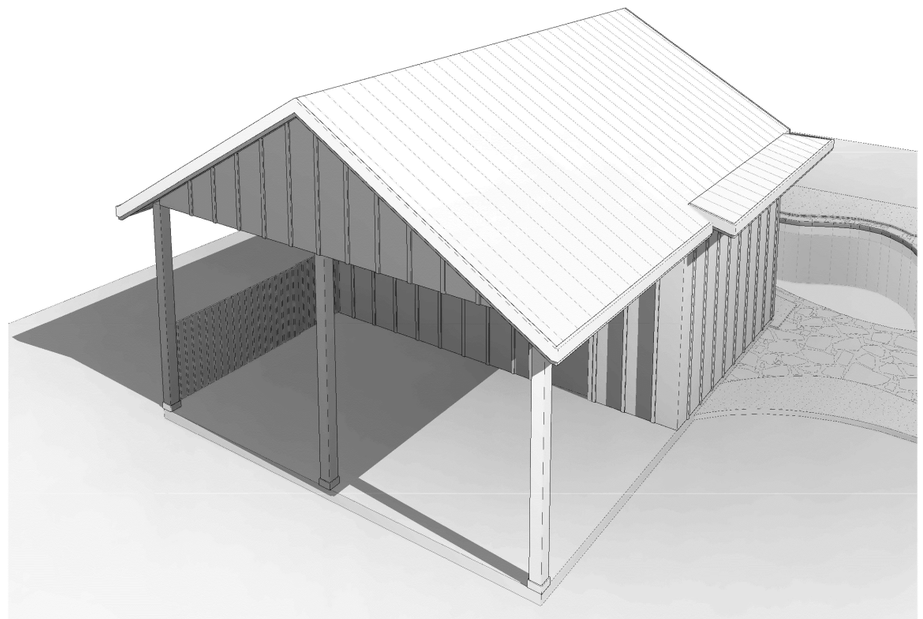
1 Aerial 1



2 Aerial 2



3 Aerial 3



4 Aerial 4

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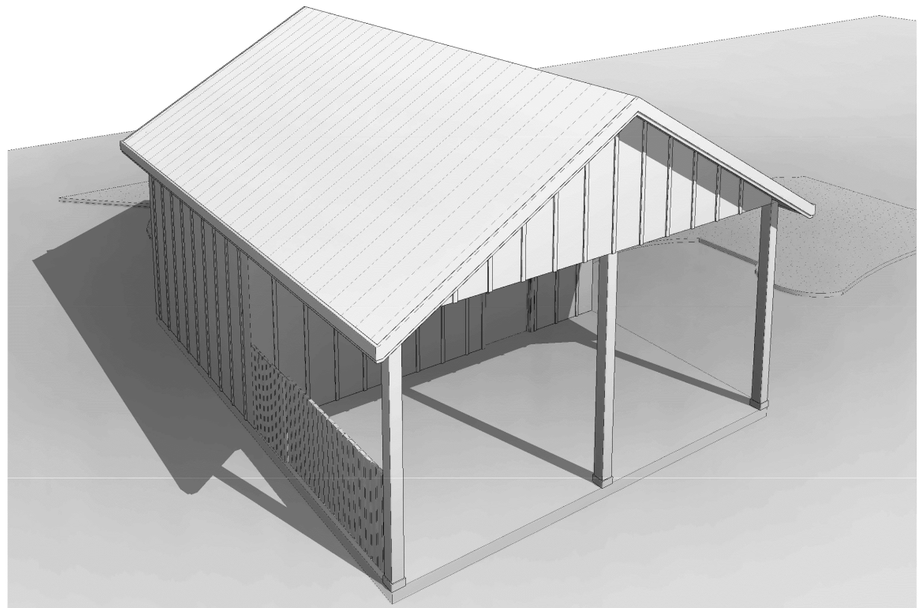
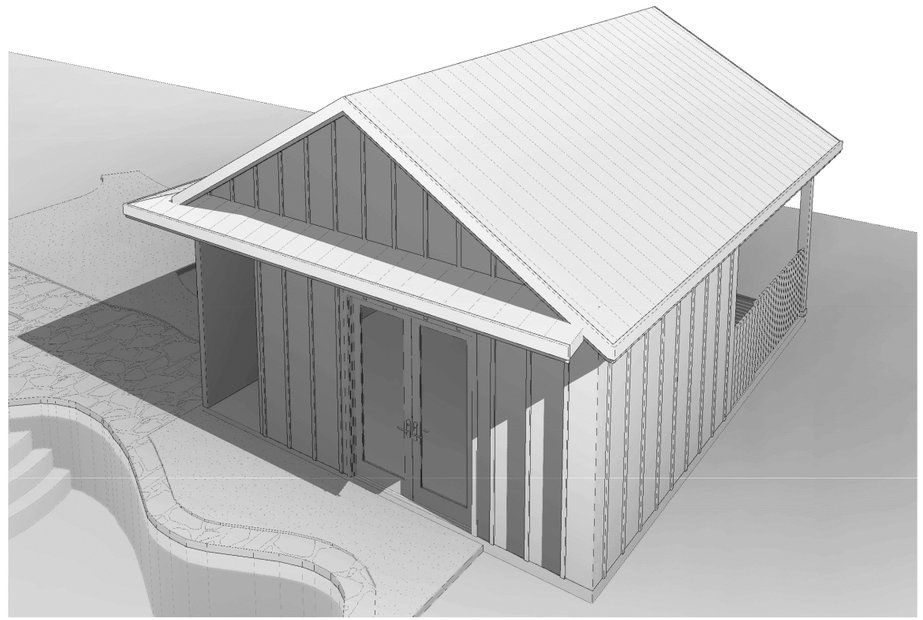
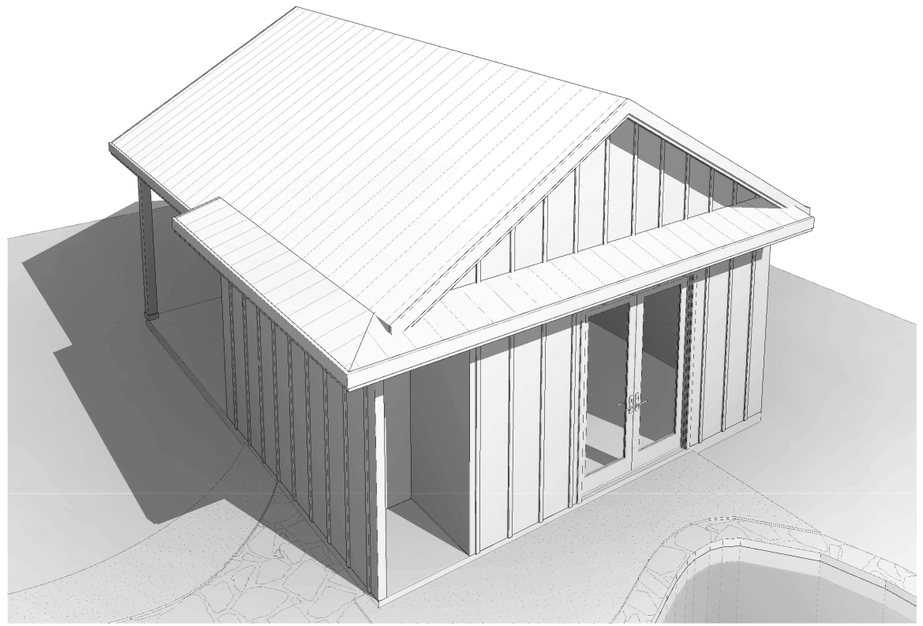
sheet A-2



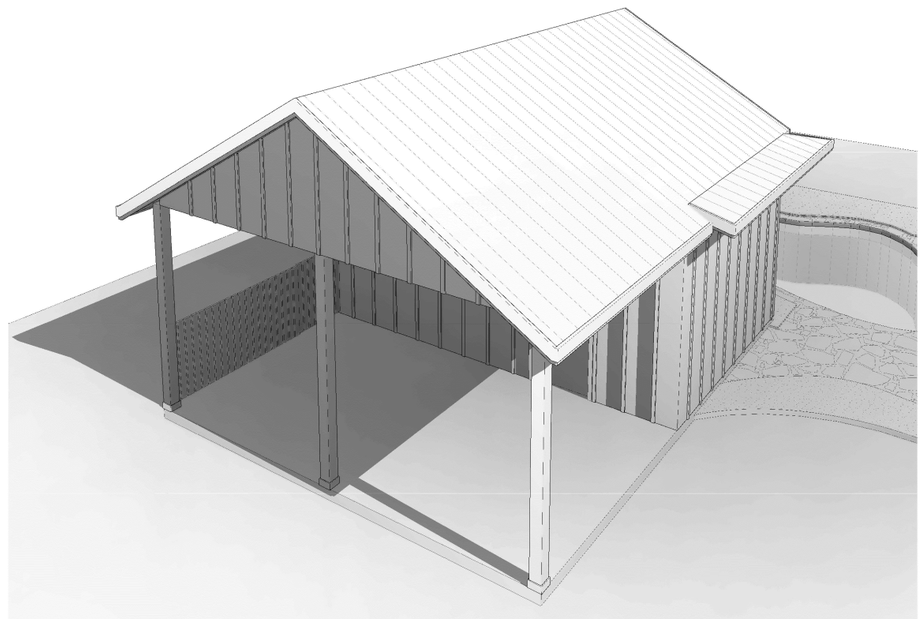
1 Aerial 1



2 Aerial 2



3 Aerial 3



4 Aerial 4

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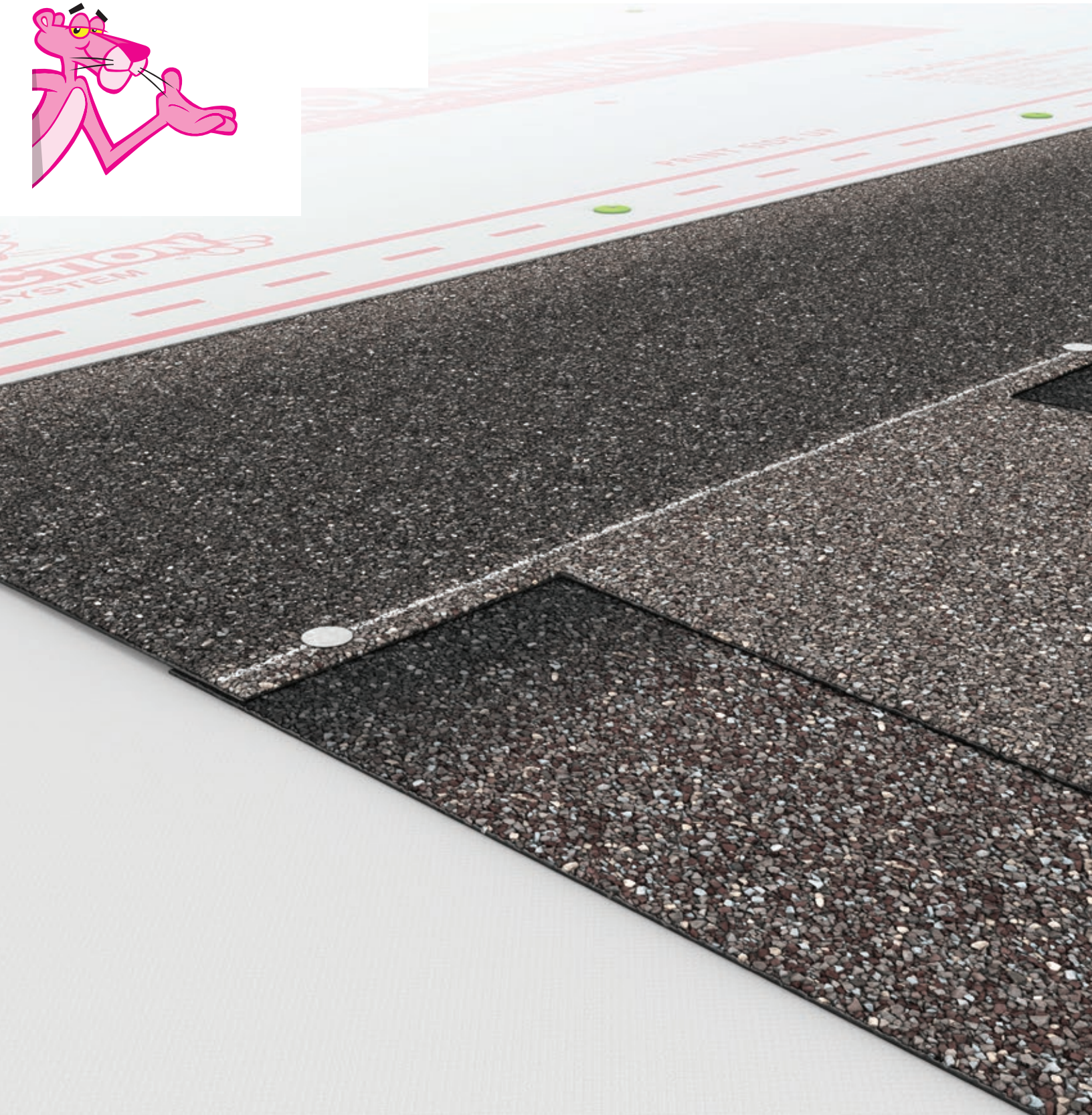
sheet A-2


Carport location
Casita location
TEXAS
LBM 9150

OAKRIDGE® SHINGLES

PROVEN PERFORMANCE
IN THE NAILING ZONE

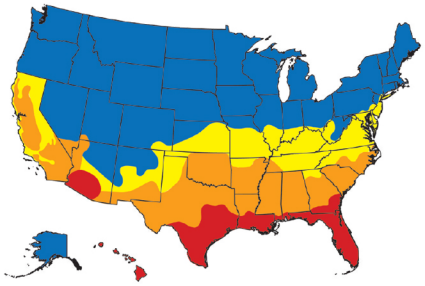


MPDOORS®

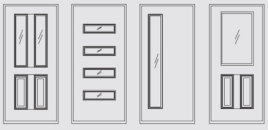
Energy Star Certified in all 50 States

MP Doors is a proud partner with the Environmental Protection Agency's ENERGY STAR Program. Each MP Door is highly energy efficient and contributes to a comfortable indoor climate and year-round energy savings.

In fact, MP Dors are filled with CFC-Free insulating foam, resulting in a door that is 6 times more energy efficient than a traditional wood door. The ENERGY STAR label signifies that MP Doors have undergone rigorous testing in EPA-recognized third-party laboratories.



Glazing Level	U-Factor[1]	SHGC[2]	
Opaque	≤ 0.17	No Rating	
≤1/2-Lite	≤ 0.25	≤ 0.25	
>1/2- Lite	≤ 0.30	Northern North-Central	≤ 0.40
		Southern South-Central	≤ 0.25

			Energy Star Climate Zones						
Door Type	Door Style	Glass Type	North	North Central	South	South Central	U-Factor	SHGC	VT
Solid		No Glass	★	★	★	★	0.17	0.01	0
1/4 Lite		Decorative Glass	★	★	★	★	0.22	0.07	0.07
		LoE 272	★	★	★	★	0.20	0.05	0.07
1/2 Lite		Decorative Glass	★	★	★	★	0.25	0.14	0.13
		LoE Blinds Glass	★	★	★	★	0.27	0.13	0.14
3/4 Lite		Decorative Glass	★	★	★	★	0.27	0.18	0.18
Full Lite		Decorative Glass	★	★	★	★	0.3	0.24	0.25
		Blinds Glass	-	-	-	-	0.32	0.24	0.26
		LoE 272	★	★	★	★	0.27	0.17	0.28
Gliding Patio Door		LoE Glass (272)	★	★	-	-	0.27	0.27	0.45
		LoE Glass (366)	★	★	★	★	0.26	0.18	0.41
		Blinds Glass	-	-	-	-	-	-	-
		[illegible]	★	★			0.29	0.36	0.41
Hinged Patio Door		LoE Glass (272)	★	★	★	★	0.28	0.25	0.41
		Blinds Glass	-	-	-	-	-	-	-
		LoE Blinds Glass	★	★	-	-	0.29	0.32	0.35
3/4 Lite Hinged Patio Door		[illegible]	★			★			

Rev. 9/5/2019