HISTORIC AND DESIGN REVIEW COMMISSION

June 16, 2021

HDRC CASE NO:	**2021-100**
ADDRESS:	415 MISSION ST
LEGAL DESCRIPTION:	NCB 946 BLK 2 LOT 22
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Jake Jazdzewski/JAZDZEWSKI JAKE & MONICA
OWNER:	Jake Jazdzewski/JAZDZEWSKI JAKE & MONICA
TYPE OF WORK:	Relocation of garage structure, modifications
APPLICATION RECEIVED:	May 18, 2021
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting final approval to:

1. Relocate the existing multistory rear accessory structure approximately six feet to the southeast.
2. Remove an exterior staircase.
3. Perform various fenestration modifications, to include the removal of a door and awning on the second story with a window, the enclosure of a window on the rear façade with siding, and the installation of sliding doors.
4. Enclose an existing garage bay with siding.
5. Replace all existing windows and doors with new aluminum clad wood windows and doors, with the exception of the half circle window on the front façade and those to be modified as outlined in Item 3.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

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.

Standard Specifications for Original Wood Window Replacement

- SCOPE OF REPAIR: When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- MISSING OR PREVIOUSLY-REPLACED WINDOWS: Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.
- MATERIAL: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- 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: Original trim details and sills should be retained or repaired in kind. If approved, new 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: Replacement 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: Replacement 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: Replacement 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 415 Mission St is a 2 ½-story residential structure constructed circa 1915 in the Queen Anne style with Colonial Revival influences. The home features woodlap siding, a full-width single story front porch with Doric columns, and a distinctive steeply pitched front gable flanked by dormers. The structure is contributing to the King William Historic District. The property also features a rear accessory structure with both one and two story masses, also contributing to the district.
b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on March 17, 2021. The approval carried the following stipulations:
    1. That the applicant retains the existing windows and doors to be removed and reuses them in other openings on the structure, to include the replacement of windows deteriorated beyond repair if applicable, or keeps them onsite for future use as noted in findings e and f; **this stipulation will continue to apply.**
    2. That the applicant submits a comprehensive window schedule and photographs of each window requested to be replaced for final approval to determine the appropriateness of window replacement as noted in finding h. Staff strongly encourages window repair and restoration wherever feasible, which is eligible for administrative approval; **this stipulation has not been fully met.**
    3. That the applicant submits a detailed plan for structure relocation, to include stabilization measures and foundation details for the structure's new location; **this stipulation will continue to apply.**
    4. That the applicant provides information on the proposed new siding to be used and all final material specifications for final approval; **this stipulation has been met**.
c. RELOCATION – The applicant has proposed to relocate the existing rear accessory structure approximately 6 feet eto the southeast to accommodate a new backyard configuration, to include an inground pool that is eligible for administrative approval. Staff generally finds the request to be appropriate due to its limited distance and retention of the historic development pattern of rear structures in the district. The new side setback is not indicated in the plans. The applicant may be required to obtain a setback variance from the Board of Adjustment.
d. STAIR REMOVAL – The applicant has proposed to remove an existing outdoor stair leading to the second story. The applicant has proposed to incorporate an interior staircase to address access and egress. Staff finds the stair removal acceptable.
e. FENESTRATION MODIFICATIONS – The applicant has proposed to replace an existing second story door at the stair landing with a new window to match existing in terms of scale, proportion, configuration, and inset. The awning above the door will also be removed. Staff generally finds the request appropriate, but finds that the door should be retained and reused elsewhere on the structure, or stored on the property. Additionally, the applicant has proposed to remove an existing first floor window and enclose with siding on the back elevation. An existing second story window on this elevation will be retained. Staff generally finds the request acceptable based on its limited visibility from the public right-of-way and the retention of an additional opening, but finds that the window should be retained and reused elsewhere on the structure, or stored on the property. Staff also finds the addition of new sliding doors on an ancillary elevation to be appropriate.
f. GARAGE BAY ENCLOSURE – The applicant has proposed to enclose the open garage bay with siding to create interior space. The garage is the single story mass of the rear accessory structure and faces the primary structure. The garage does not serve a driveway, rear alley, or other parking access or configuration and is located to the west of the driveway in the rear yard. Staff finds the enclosure of the garage bay acceptable due to its limited visibility from the public right-of-way and the fact that the remaining elements of the structure, including all walls, the front half circle window, and the vertical trim pieces, will be retained, rendering the intervention reversible.
g. WINDOW REPLACEMENT: EXISTING CONDITION – Based on the submitted documentation, staff has observed evidence of paint stripping and flaking, deteriorated glazing and small nails at joints from previous repairs, and some areas where the bottom rail has begun separating at the joint. However, almost all of the original wood is intact in all cases with very limited evidence of irreversible rot or damage. The joints of the top sashes are in excellent condition with no evidence of slipping or separation. Staff finds that all windows are in repairable condition, with most requiring minimal repair and intervention like re-glazing and painting, along with refitting into the trim and frames.

h. WINDOW REPLACEMENT: ENERGY EFFICIENCY AND MAINTENANCE – In terms of efficiency, in most cases, windows only account for a fraction of heat gain/loss in a building. Improving the energy efficiency of historic windows should be considered only after other options have been explored such as improving attic and wall insulation. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows, and thermal shades. The historic house already features an inherent barrier in the original wood screens. Additionally, air infiltration can be mitigated through weatherstripping or readjusting the window assembly within the frame, as assemblies can settle or shift over time. The wood windows were designed specifically for this structure and can accommodate the natural settling and movement of the structure as a whole throughout seasons. Modern replacement products are extremely rigid, often resulting in the creation of gaps, cracks, and major points of air infiltration at the window frames and other areas of the exterior wall plane over time due to material incompatibility when considering the structure as whole integrated system.

i. WINDOW REPLACEMENT: WASTE AND LIFESPAN – Over 112 million windows end up in landfills each year, and about half are under 20 years old. Historic wood windows were constructed to last 100+ years with old growth wood, which is substantially more durable than modern wood and clad products, and original windows that are restored and maintained over time can last for decades. Replacement window products have a much shorter lifespan, around 10-20 years, and cannot be repaired once they fail. On average, over the lifetime of an original wood window, replacement windows will need to be again replaced at least 4 times. The total lifecycle cost of replacement windows is also much more energy intensive than the restoration of existing windows, including material sourcing and the depletion of natural resources and forests, petroleum-heavy manufacturing methods, transportation, and installation. Finally, window repair and restoration utilizes the local labor and expertise of craftspeople versus off-the-shelf, non-custom composite products. Staff generally encourages the repair and restoration of original windows whenever possible.

j. WINDOW REPLACEMENT – The applicant has proposed to replace all existing windows with new aluminum clad wood windows per the submittal documents. According to the Historic Design Guidelines, wood windows should be repaired in place and restored whenever possible, unless there is substantial evidence that the windows are deteriorated beyond repair. If a window assembly is deemed irreparable, the window should be replaced in-kind in terms of materiality, configuration, inset, proportion, style, and detailing. As noted in finding g, staff finds that the windows are in repairable condition, with a majority of them being covered and protected over the past few decades by exterior screens. Staff does not find replacement consistent with the Guidelines.

RECOMMENDATION:

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

i. That the applicant restores all wood windows in the openings that are not proposed to be modified as noted in findings g through j. The applicant is required to submit updated drawings that reflect the window retention to staff prior to the issuance of a Certificate of Appropriateness.

ii. That all new windows to be installed in new openings or where non-original windows exist meet the following stipulations: the windows should be wood or fully wood and feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

iii. That the applicant retains the existing windows and doors to be removed and reuses them in other openings on the structure, to include the replacement of windows deteriorated beyond repair if applicable, or keeps them onsite for future use as noted in findings e and f.

iv. That the applicant submits a detailed plan for structure relocation, to include stabilization measures and foundation details for the structure’s new location, prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

June 9, 2021

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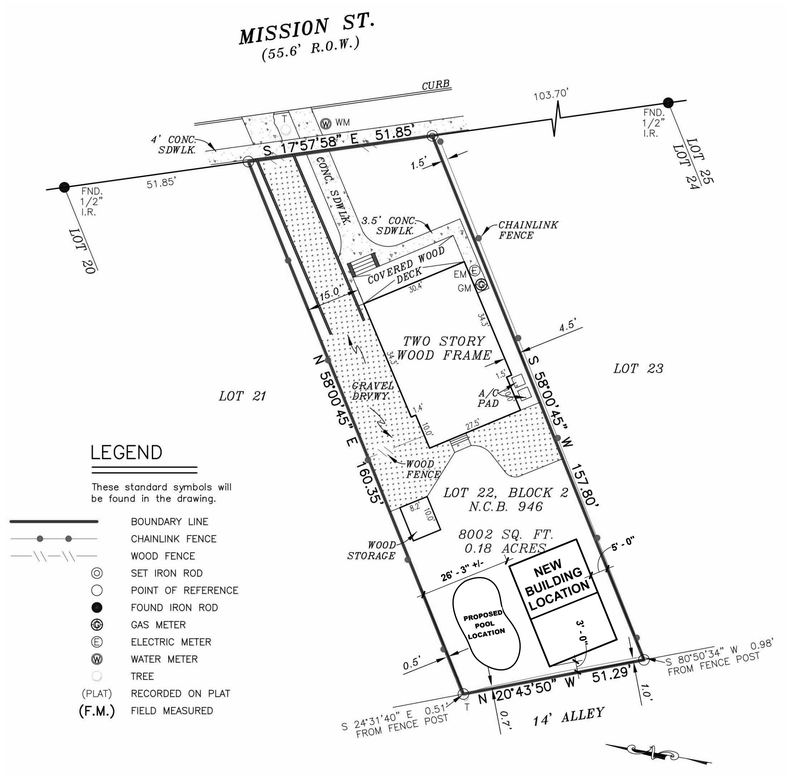
CLASS OF 2006



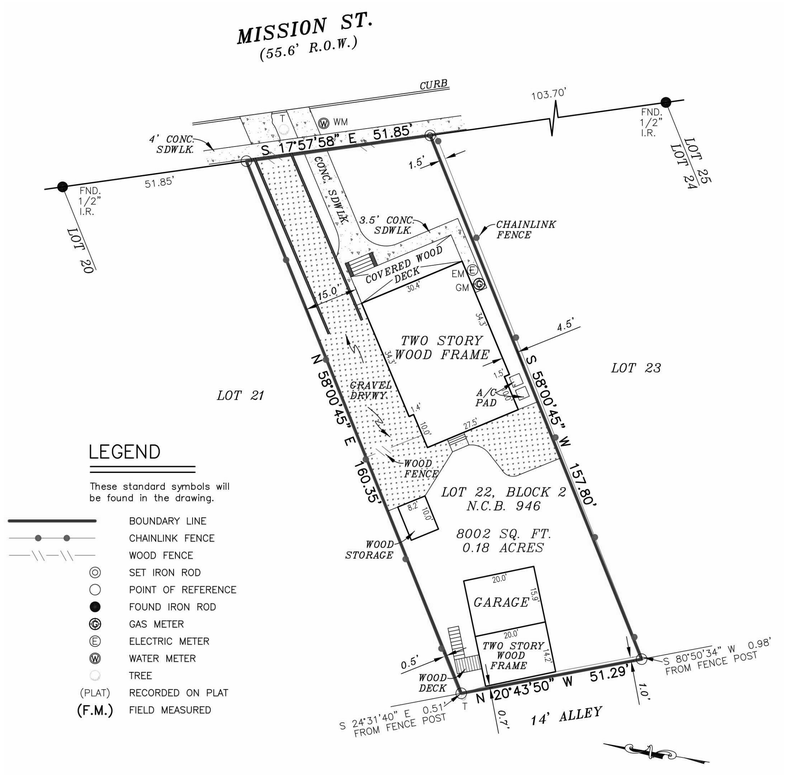
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- GAS METER
- ELECTRIC METER
- WATER METER
- TREE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

2 A2 SITE PLAN - NEW IMPROVEMENTS

SCALE: **1" = 20'-0"**



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- WATER METER
- TREE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

1 A2 SITE PLAN - EXISTING

SCALE: **1" = 20'-0"**

date 12/09/20

NO.	DESCRIPTION	DATE

Zoning, Design Permitting/ Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 776-8219 bdeleon@onestopcode.net

JAZDZEWSKI RESIDENCE RESIDENTIAL REMODEL

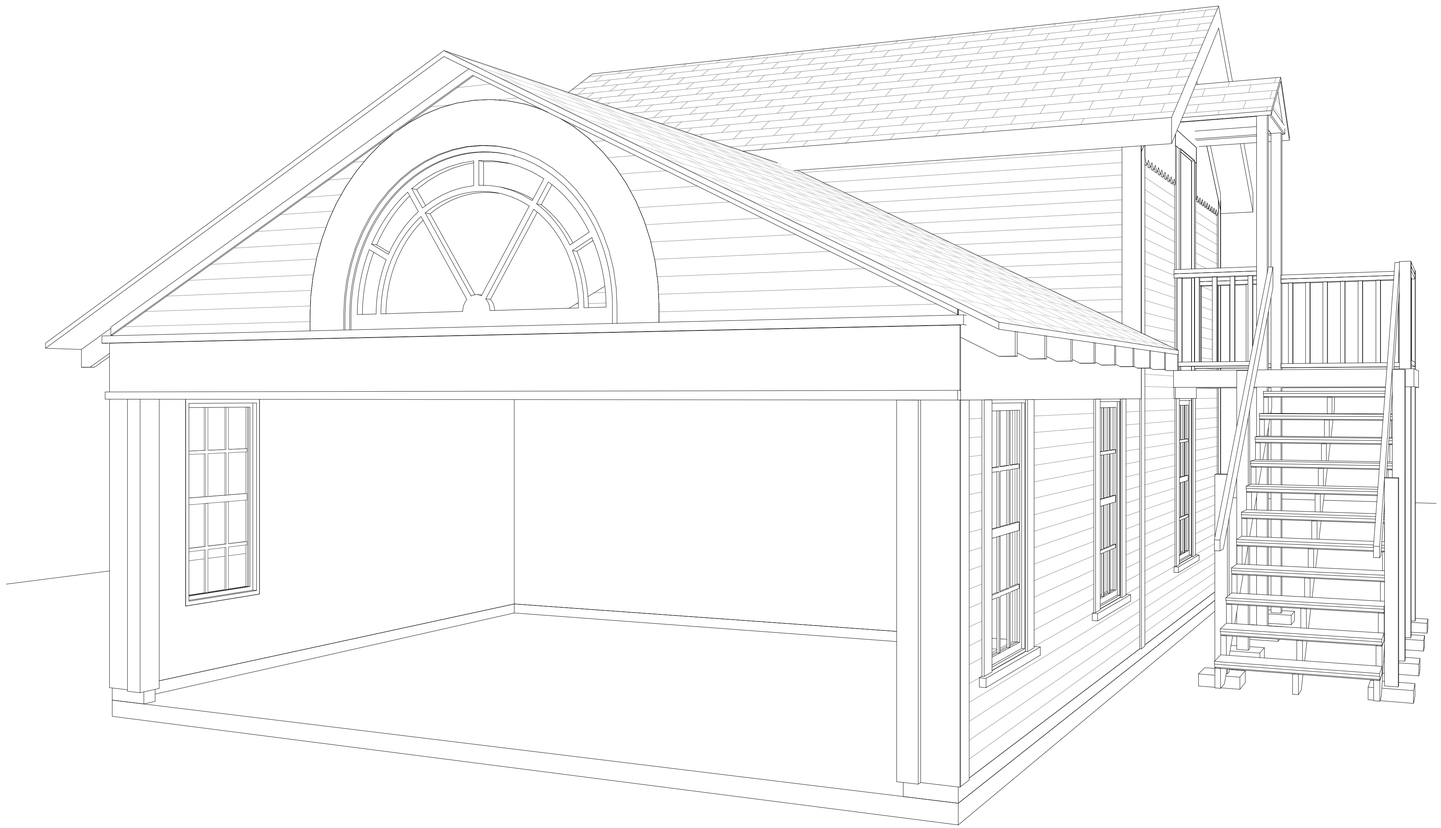
415 MISSION
SAN ANTONIO, TX 78210

date: 12/09/20

drawn by: Author

drawing title: **SITE PLAN**

drawn number: **A2**



date 12/09/20

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ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 716-8219 tbleeck@onestopcode.net

JAZDZEWSKI RESIDENCE
RESIDENTIAL REMODEL

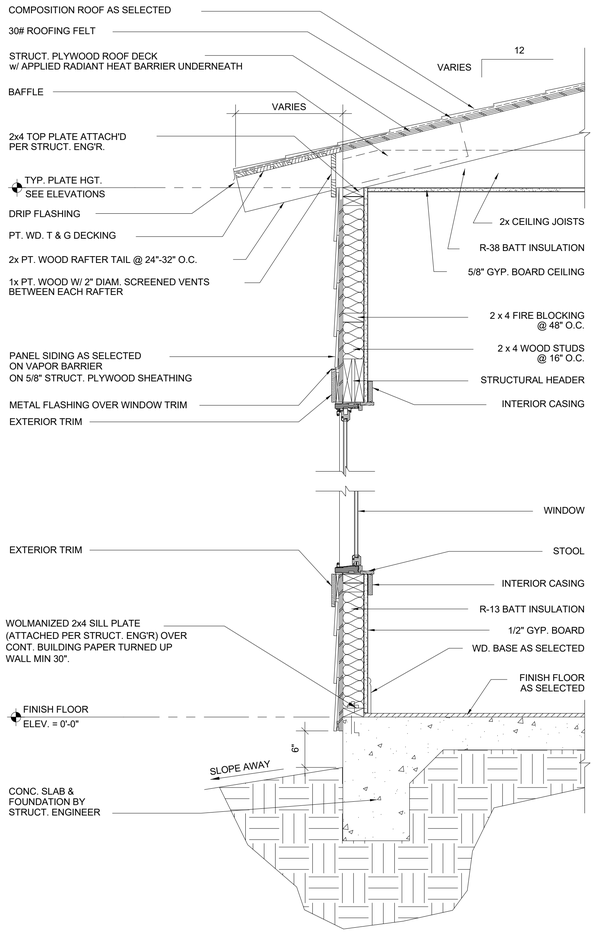
415 MISSION
SAN ANTONIO, TX 78210

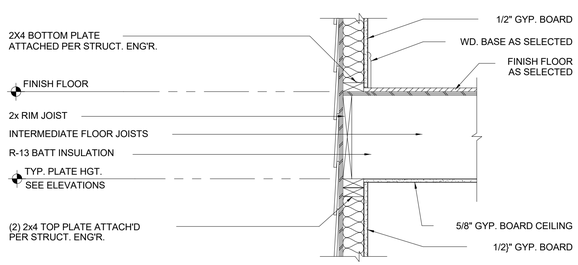
date:
12/09/20

drawn by:
--

drawing title:
COVER SHEET

drawn number:
A1

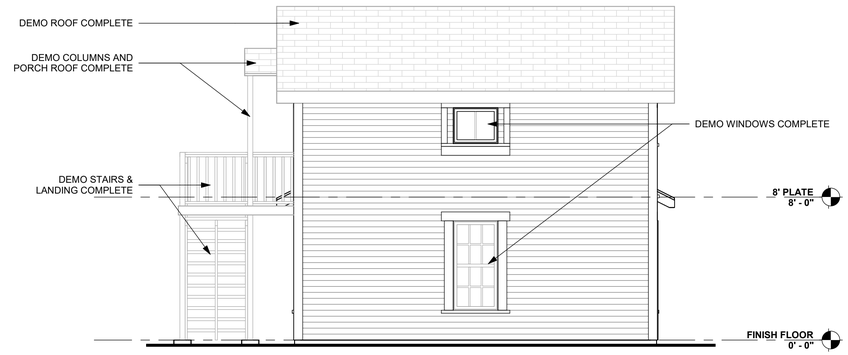




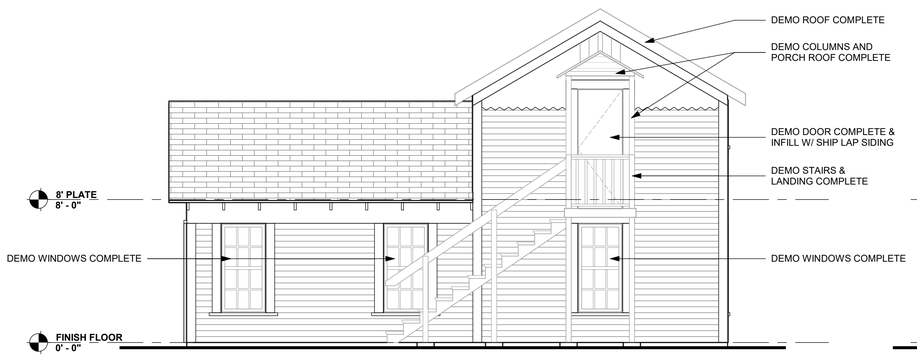
5 A3 TYPICAL WALL SECTION
SCALE: **1" = 1'-0"**

GENERAL NOTE:

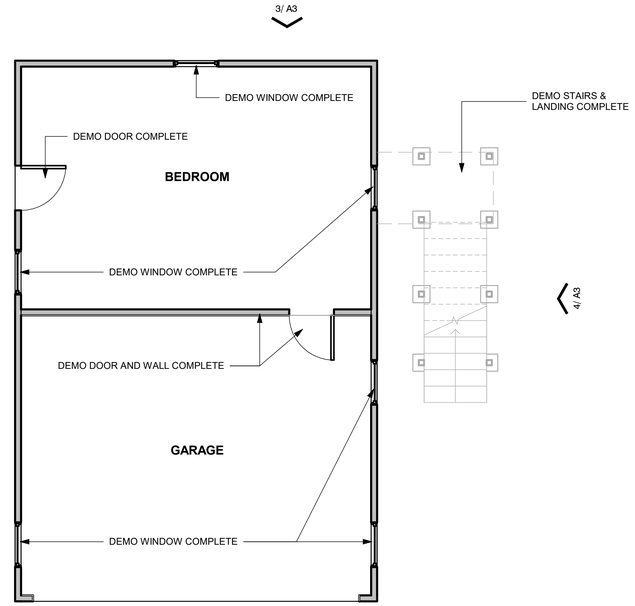
SCOPE OF WORK : REMODEL OF EXISTING GUEST HOUSE
EXISTING STRUCTURE TO REMAIN. SCOPE OF REMODEL IS LIMITED TO DEMO OF EXTERIOR STAIRS, ADDITION OF INTERIOR STAIRS, REPLACING / RELOCATING OF SELECTED WINDOWS AND DOORS AS INDICATED ON PLANS BELOW, ADDITION OF INTERIOR PARTITIONS, KITCHEN CABINETS AND RESTROOM PLUMBING FIXTURES.



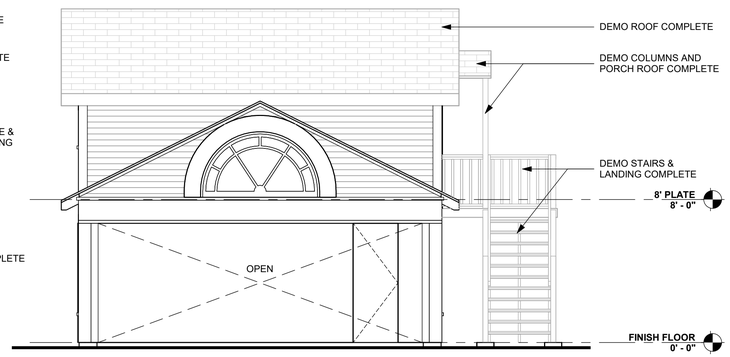
3 A3 BACK ELEVATION - DEMO
SCALE: **1/4" = 1'-0"**



4 A3 RIGHT ELEVATION - DEMO
SCALE: **1/4" = 1'-0"**



1 A3 FLOOR PLAN - DEMO
SCALE: **1/4" = 1'-0"**



2 A3 FRONT ELEVATION - DEMO
SCALE: **1/4" = 1'-0"**

date 12/09/20

NO.	DESCRIPTION	DATE

Zoning, Design Permitting/ Inspections Certificate of Occupancy
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Phone: (210) 776-8219 bberon@onestopcode.net

JAZDZEWSKI RESIDENCE
RESIDENTIAL REMODEL

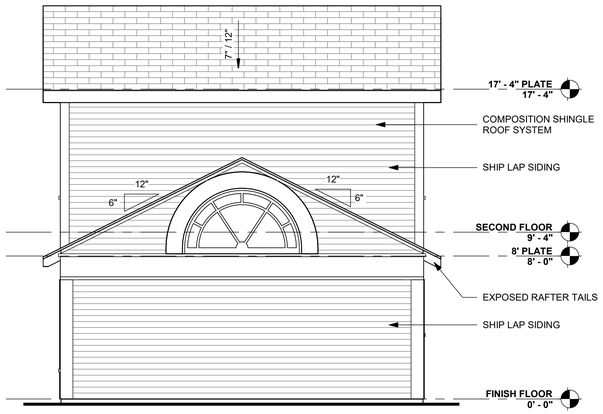
415 MISSION
SAN ANTONIO, TX 78210

date: 12/09/20
drawn by: --
drawing title: **DEMO PLANS**
drawn number: **A3**

GENERAL NOTE:

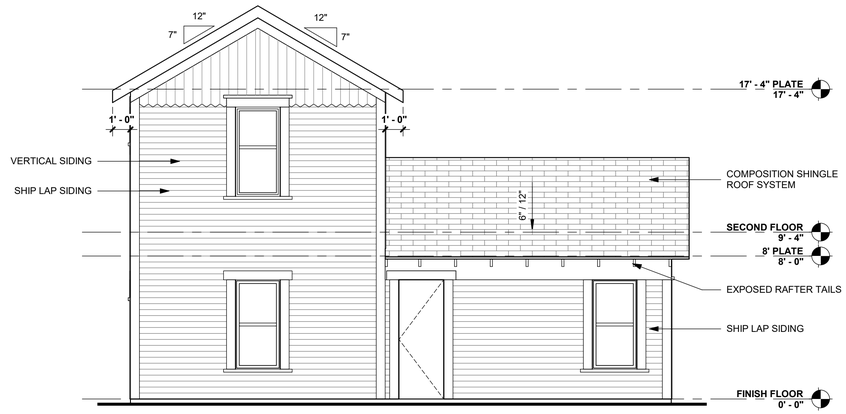
SCOPE OF WORK : REMODEL OF EXISTING GUEST HOUSE

EXISTING STRUCTURE TO REMAIN. SCOPE OF REMODEL IS LIMITED TO DEMO OF EXTERIOR STAIRS, ADDITION OF INTERIOR STAIRS, REPLACING / RELOCATING OF SELECTED WINDOWS AND DOORS AS INDICATED ON PLANS BELOW. ADDITION OF INTERIOR PARTITIONS, KITCHEN CABINETS AND RESTROOM PLUMBING FIXTURES.



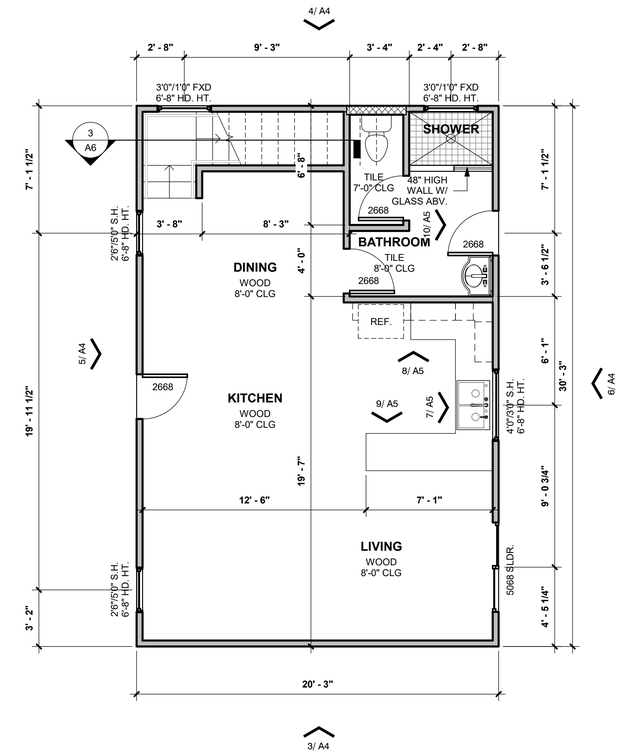
3/A4 FRONT ELEVATION - NEW IMPROVEMENTS

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



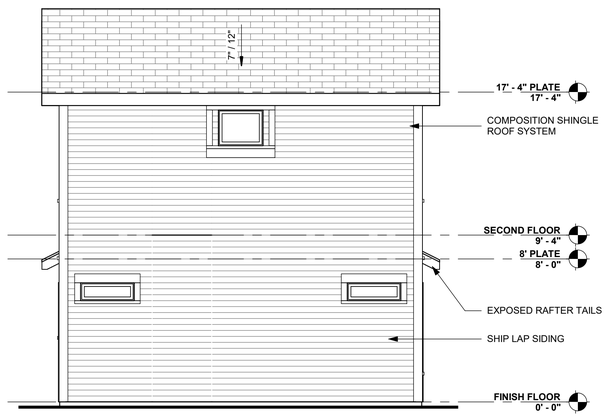
5/A4 LEFT ELEVATION - NEW IMPROVEMENTS

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



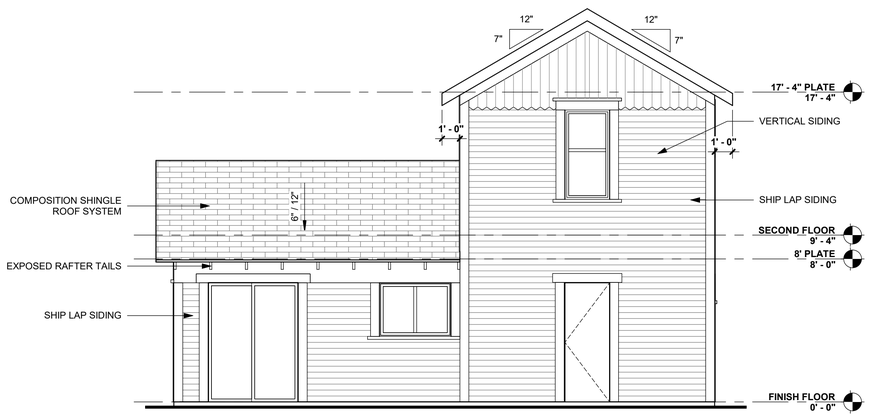
1/A4 FLOOR PLAN - NEW IMPROVEMENTS

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



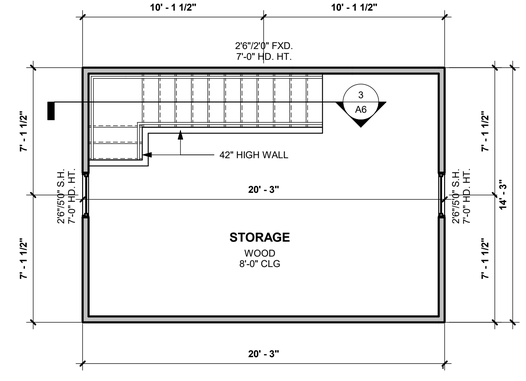
4/A4 BACK ELEVATION - NEW IMPROVEMENTS

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



6/A4 RIGHT ELEVATION - NEW IMPROVEMENTS

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



2/A4 SECOND FLOOR - NEW IMPROVEMENTS

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

Zoning, Design Permitting/ Inspections Certificate of Occupancy
ONE STOP CODE CONSULTING, LLC
1650 W. HUISACHE AVE. SAN ANTONIO, TEXAS, 78201
Phone: (210) 776-8219 bberon@onestopcode.net

date 12/09/20

NO.	DESCRIPTION	DATE

JAZDZEWSKI RESIDENCE RESIDENTIAL REMODEL

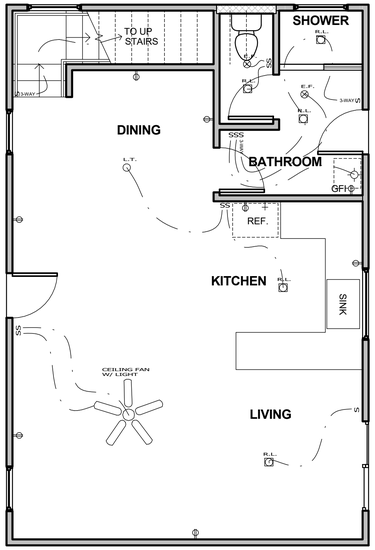
415 MISSION
SAN ANTONIO, TX 78210

date: 12/09/20

drawn by: Author

drawing title: **PROPOSED REMODEL / PLANS & ELEVATIONS**

drawn number: **A4**



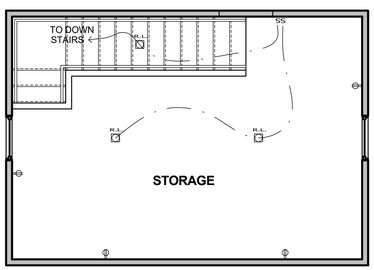
SYMBOLS	
PLUG	
AFCI PLUG	
SWITCH	SSS
STRIP LIGHT	
LIGHT	L.T.
RECESS LIGHT	R.L.
WALL SCONCE	
2'X4' FLOURESCENT LIGHT	
1'X4' FLOURESCENT LIGHT	
CEILING FAN	CEILING FAN W/ LIGHT
EXHAUST FAN	E.F.
SECURITY LIGHT	F.L.
TELEPHONE JACK	TP.
CABLE JACK	TV.
SMOKE DETECTOR	SD
CARBON MONOXIDE	C.M.D.

NOTES:
-ANY ELECT., INTERCOM, SURVEILLANCE, SOUND SYSTEM, COLORS & MATERIALS TO BE DISCUSSED BEFORE CONSTRUCTION BEGINS.

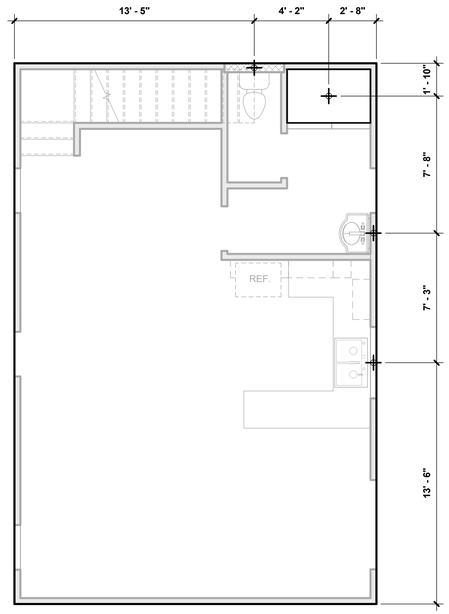
-VERIFY LIGHTING LOCATIONS AT JOBSITE.

-COORDINATE LOCATION OF A/C PAD(S) AT JOBSITE AND PROVIDE 220V ELECTRICAL CONNECTION.

5 A5 FIRST FLOOR ELECTRICAL PLAN
SCALE: **1/4" = 1'-0"**

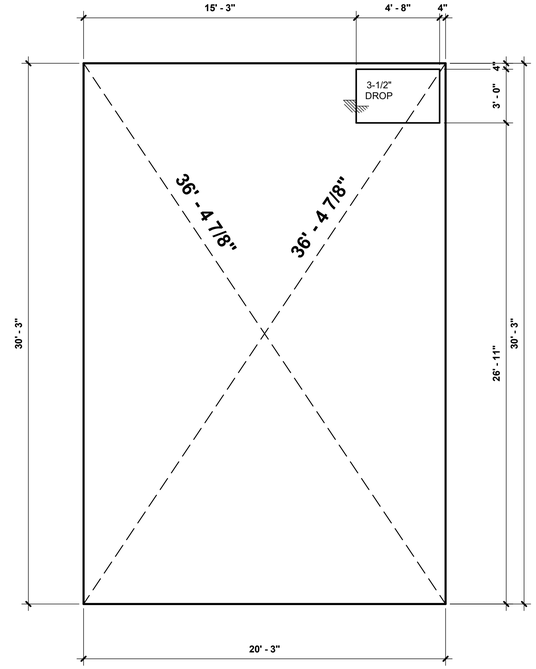


6 A5 SECOND FLOOR ELECTRICAL PLAN
SCALE: **1/4" = 1'-0"**



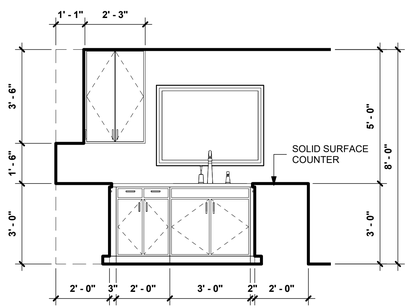
2 A5 PLUMBING PLAN
SCALE: **1/4" = 1'-0"**

NOTES
1. PLUMBING ROUGH IN DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. GENERAL CONTRACTOR TO VERIFY AND COMFIRM BEFORE POURING SLAB

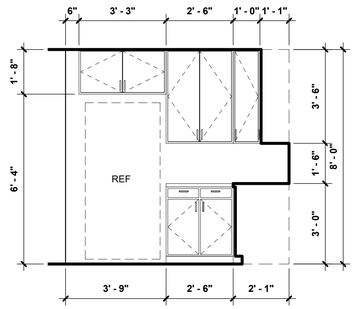


1 A5 SLAB EXTENTS
SCALE: **1/4" = 1'-0"**

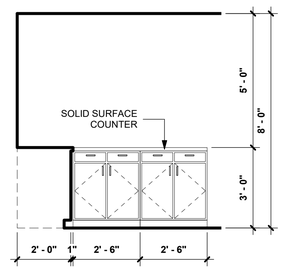
SLAB AREA	
TOTAL SLAB=	612 SF



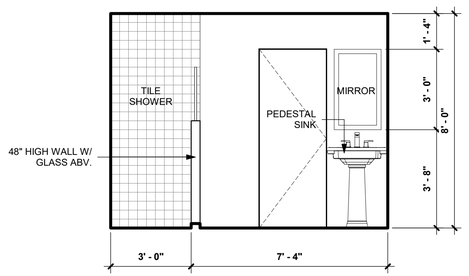
7 A5 KITCHEN
SCALE: **3/8" = 1'-0"**



8 A5 KITCHEN
SCALE: **3/8" = 1'-0"**



9 A5 KITCHEN
SCALE: **3/8" = 1'-0"**



10 A5 BATHROOM
SCALE: **3/8" = 1'-0"**

date 12/09/20

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JAZDZEWSKI RESIDENCE RESIDENTIAL REMODEL

415 MISSION
SAN ANTONIO, TX 78210

date: 12/09/20

drawn by: Author

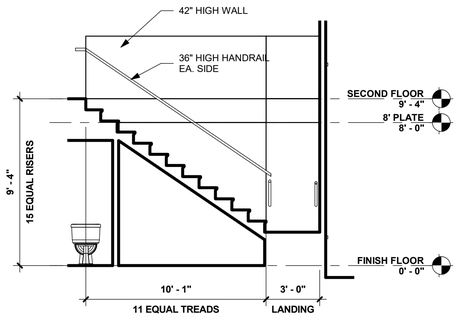
drawing title: **SLAB EXTENTS, PLUMBING & ELECT. PLAN**

drawn number: **A5**

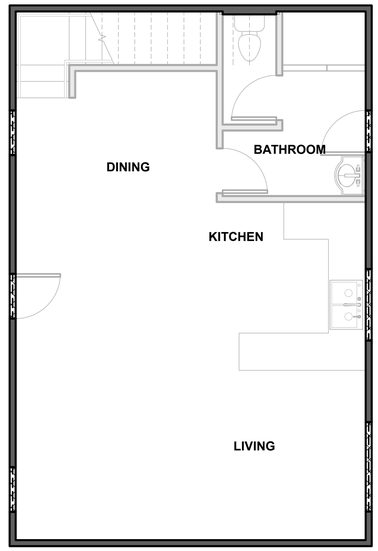
TABLE R402.4.1.1
AIR BARRIER and INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.



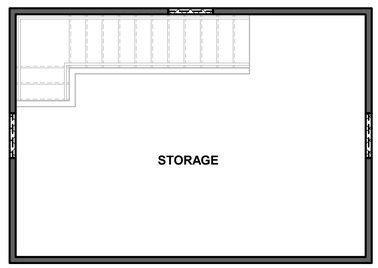
3 A6 STAIR SECTION
SCALE: 1/4" = 1'-0"



THERMAL ENVELOPE

AIR BARRIER

1 A6 FIRST FLOOR THERMAL ENVELOPE & AIR BARRIER PLAN
SCALE: 1/4" = 1'-0"



2 A6 SECOND FLOOR THERMAL ENVELOPE & AIR BARRIER PLAN
SCALE: 1/4" = 1'-0"

date 12/09/20

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NO.	DESCRIPTION	DATE

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JAZDZEWSKI RESIDENCE
RESIDENTIAL REMODEL

415 MISSION
SAN ANTONIO, TX 78210

date: 12/09/20

drawn by: ---

drawing title: THERMAL ENVELOPE & AIR BARRIER PLAN

drawn number: A6

Windows

x4

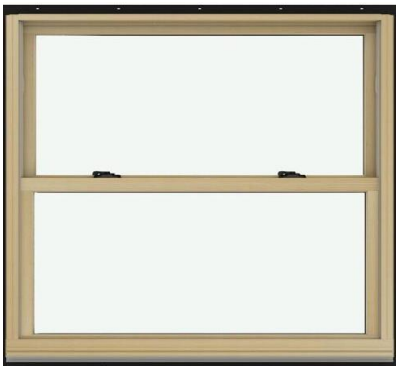
All Wood Single Hung (no inset design)
2 Upstairs/2 Downstairs (This style matches back of main house)

x2

Wood Elongated Awning Window
2 windows (Alley Back Wall)

x1

all wood single hung
1 upstairs center (Alley back alley)



x1

Pass Through Folding Window
1 Open to Pool Side Bar
Pass Through Window

Doors

3 paint colo

x1 Pass Through Folding Patio Door
1 open to Pool side
Pass Through Window

x1 Wood Single Window 2 panel
1 main entry door opposite side of house from pool

Clear Glass

Round door knob

x1 All Wood multiple panels
1 pool side exterior bathroom entry

Round Door knobs

MAIN	Sherwin Wi DCL019
TRIM	Sherwin Wi DCL026
DECORATIVE	Sherwin Wi DCR100

Exterior Colors

ors (main/trim/decorative (inset))

illiams (Sullivan's Island)
illiams (Charleston White)
illiams (Beach Flower)