

HISTORIC AND DESIGN REVIEW COMMISSION

July 07, 2021

HDRC CASE NO: 2021-293
ADDRESS: 320 MADISON ST
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT 16
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Maggie Wilmoth/MM LEGACY HOLDINGS LLC
OWNER: Maggie Wilmoth/MM LEGACY HOLDINGS LLC
TYPE OF WORK: Construction of a 1-story rear accessory structure, fenestration modifications, exterior modifications, Historic Tax Certification
APPLICATION RECEIVED: June 17, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

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

1. Construct a 1-story rear accessory structure.
2. Install faux shutters on the front façade of the primary structure.
3. Enclose a rear second-story door opening.
4. Replace 3 existing windows on the rear elevation with full-lite doors.
5. Replace the central rear door with French doors.
6. Install an approximately 300-square-foot rear wood deck.
7. Complete driveway modifications.
8. Complete landscaping modifications.
9. Receive Historic Tax Certification

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 stripping 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.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

4. Materials: Metal

A. MAINTENANCE (PRESERVATION)

- i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.
- ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.
- iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.
- ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.
- iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

5. Architectural Features: Lighting

A. MAINTENANCE (PRESERVATION)

- i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.
- ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.
- iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

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.

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

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 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 principal 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.

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 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 Guidelines, a high-quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- 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: 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 finish. 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

- i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

3. Landscape Design

A. PLANTINGS

- i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

- i. *Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

- i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.
- iii. *Maintenance* – Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

4. Residential Streetscapes

A. PLANTING STRIPS

- i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.

ii. *Lawns*—Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.

iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

B. PARKWAYS AND PLANTED MEDIANS

i. *Historic plantings*—Maintain the park-like character of historic parkways and planted medians by preserving mature vegetation and retaining historic design elements. Replace damaged or dead plant materials with species of a like size, growth habit, and ornamental characteristics.

ii. *Hardscape*—Do not introduce new pavers, concrete, or other hardscape materials into parkways and planted medians where they were not historically found.

C. STREET ELEMENTS

i. *Site elements*—Preserve historic street lights, street markers, roundabouts, and other unique site elements found within the public right-of-way as street improvements and other public works projects are completed over time.

ii. *Historic paving materials*—Retain historic paving materials, such as brick pavers or colored paving, within the public right-of-way and repair in place with like materials.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original.

Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

- a. The primary structure located at 320 Madison is a 2-story, single-family structure constructed circa 1900. The property first appears on the 1904 Sanborn Map. The structure features a composition shingle hip roof, overhanging eaves, wood cladding, divided lite and one-over-one windows, a 2-story front porch, and Corinthian columns. The property previously featured a rear accessory structure that was removed following extensive damage from a fallen tree. The property is contributing to the King William Historic District.
- b. NEW CONSTRUCTION: SETBACKS & ORIENTATION – The applicant has proposed to construct a 1-story rear accessory structure along the rear property line. According to the Guidelines for New Construction, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed to orient the rear accessory structure on the lot to generally reflect that of the previous rear accessory structure currently on the site. The roofline setback from the rear property line is proposed at 3'-1 1/4". Staff finds the proposal appropriate.

- c. NEW CONSTRUCTION: SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a 1-story rear accessory structure with a concrete pad. The overall configuration of the building in terms of its footprint, roof form, and architectural details is consistent with the development pattern of the district.
- d. NEW CONSTRUCTION: FOOTPRINT – The applicant has proposed a footprint of approximately 726 square feet. According to the Historic Design Guidelines, new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The proposal is consistent with the historic development pattern of the district. Staff finds that the proposed footprint is appropriate for the property and the district.
- e. NEW CONSTRUCTION: ROOF FORM – The applicant has proposed a pyramidal roof form. Guideline 2.B.i for New Construction states that new construction should incorporate roof forms – pitch, overhangs, and orientation – that are consistent with those predominantly found on the block. The roof form on the primary structure is a hip roof configuration. Staff finds the form consistent with the Guidelines.
- f. NEW CONSTRUCTION: WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has not proposed to install any windows on the structure. Guideline 5.A.v for New Construction states that applicants should incorporate garage doors with similar proportions and materials as those traditionally found in the district. The applicant has proposed to install 2 garage bays featuring one 2-car garage door and one 1-car garage door on the north elevation. The applicant has proposed to install a full-lite pedestrian door on the east elevation to access the proposed storage room in the garage. The applicant has not submitted material specifications at this time. Staff finds that the applicant should modify the fenestration pattern to feature 3 garage bays, featuring three 1-car garage doors to match those found on historic garages in the district. Fully wood doors would be most appropriate.
- g. NEW CONSTRUCTION: MATERIALS – The applicant has noted the use of standing seam metal roofing material and wood siding to on the rear accessory structure. Guideline 5.A.iii for New Construction states that new garages should relate to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds that the material proposal is consistent with the Guidelines.
- h. NEW CONSTRUCTION: ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. The proposed architectural details are appropriate for the King William Historic District.
- i. PRIMARY STRUCTURE: SHUTTER INSTALLATION – The applicant has proposed to install new paneled shutters on the front façade of the primary structure. According to Guideline 6.B.x for Exterior Maintenance and Alterations, shutters should be incorporated 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. The applicant has proposed to install faux shutters that do not match the height and width of the opening and will not be operational. Evidence that shutters previously existed on the structure has not been submitted at this time. Staff finds the proposal inconsistent with the Guidelines.
- j. PRIMARY STRUCTURE: REAR DOOR ENCLOSURE – The applicant has proposed to enclose the existing second-story door opening on the rear (south) elevation of the primary structure with siding to match existing. The existing door opening is currently boarded, and the rear elevation does not currently feature an exterior stair or balcony. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid filling in historic door openings. As the door opening is located on the second story of the rear elevation, is not visible from the public right-of-way, and as there is no existing egress from the rear second story, staff finds the proposal appropriate.
- k. PRIMARY STRUCTURE: REAR FENESTRATION MODIFICATIONS: WINDOW REPLACEMENT – The applicant has proposed to replace 3 existing ganged wood windows on the first floor of the rear elevation with 2 sets of French doors. Guideline 6.A.iii states that applicants should preserve historic windows. According to Guideline 6.B.iv, 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. The applicant has not provided evidence that the existing windows are deteriorated beyond repair. Staff finds the proposal inconsistent with the Guidelines and finds that the existing window configuration should be retained.
- l. PRIMARY STRUCTURE: REAR FENESTRATION MODIFICATIONS: DOOR REPLACEMENT – The applicant has proposed to replace the central door on the first floor of the rear elevation with a set of French

doors. The applicant has not provided material specifications for the proposed French doors at this time. Guideline 6A.i for Exterior Maintenance and Alterations states that existing door openings should be preserved. 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. As the proposed fenestration modification is located on the rear elevation and the existing opening will be retained as a door, staff finds the proposal appropriate.

- m. PRIMARY STRUCTURE: REAR DECK INSTALLATION – The applicant has proposed to install an approximately 300-square-foot rear wood deck featuring wood posts, wood handrails, and cable handrails. Guideline 7.B.iv for Exterior Maintenance and Alterations states that new elements should not be added that create a false historic appearance or distract from the historic character of the building. Staff finds the proposal appropriate.
- n. DRIVEWAY MODIFICATIONS – The applicant has proposed to repave the existing driveway with concrete within the existing driveway footprint, not to exceed 10 feet in width, and to install rear driveway pavers from the front porch to the rear elevation wall plane. Evidence exists that the property previously featured a fully concrete driveway. According to Guideline 5.B.i for Site Elements, historic driveway configurations should be retained and repaired in place. Applicants should incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration. Staff finds the proposal appropriate.
- o. LANDSCAPING MODIFICATIONS – The applicant has proposed to install mulch or crushed stone along the front planting beds and along the east property line. The applicant has not proposed any front yard modifications at this time. The Historic Design Guidelines state that traditional lawn areas should not be fully removed and replaced with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%. New pervious hardscapes should be limited to areas that are not highly visible and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design. The applicant has proposed to install a new concrete walkway in the rear yard and new sod. Staff finds that the applicant should submit a comprehensive site plan to staff for review.
- p. NON-AGENDA ITEMS – The submitted documentation includes callouts or annotations for multiple request items that are not currently being reviewed or considered as part of this case, including front yard fence replacement, driveway gate installation, roof form modifications, and front yard landscaping modifications. These scopes of work will require additional documentation for consideration and will be addressed via separate applications for review.
- q. ADMINISTRATIVE APPROVAL – The applicant has proposed additional scopes of work that are eligible for administrative approval, such as window repair, front concrete step repair, and exterior painting. These requests are eligible for administrative approval and do not require HDRC review at this time.
- r. HISTORIC TAX CERTIFICATION – The applicant is requesting Historic Tax Certification. The scope of work includes a comprehensive interior remodel, plumbing updates to the primary structure, electrical, and mechanical updates, the construction of a rear deck, landscaping modifications, and the construction of a rear accessory structure. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, staff recommends approval based on findings a through h with the following stipulations:

- i. That the applicant installs single-car garage doors in lieu of the proposed 2-car garage door. Updated elevation drawings must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant submits final material specifications for fully wood garage doors and pedestrian door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 2, staff does not recommend approval of the shutter installation based on finding i.

If the HDRC is compelled to approve shutter installation on the front façade, staff recommends the following stipulations:

- i. That the installed shutters match the height and width of the opening and are mounted to be operational or appear to be operational. The shutters should not be directly mounted onto any historic wall material.
- ii. That the applicant submits material specifications for fully wood shutters that meet the stipulations to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of enclosing the rear second-story door opening based on finding j.

Item 4, staff does not recommend approval of the rear window replacement based on finding k. Staff recommends that the existing windows are retained and repaired in place.

If the HDRC is compelled to approve the request, staff recommends the following stipulations:

- i. That the applicant submits final material specifications for fully wood French doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant salvages the existing wood windows and stores them on the property for future use.

Item 5, staff recommends approval of the central rear door replacement based on finding l with the following stipulation:

- i. That the applicant submits final material specifications for fully wood French doors to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant salvages the existing rear door and stores it on the property for future use.

Item 6, staff recommends approval of the rear deck installation based on finding m.

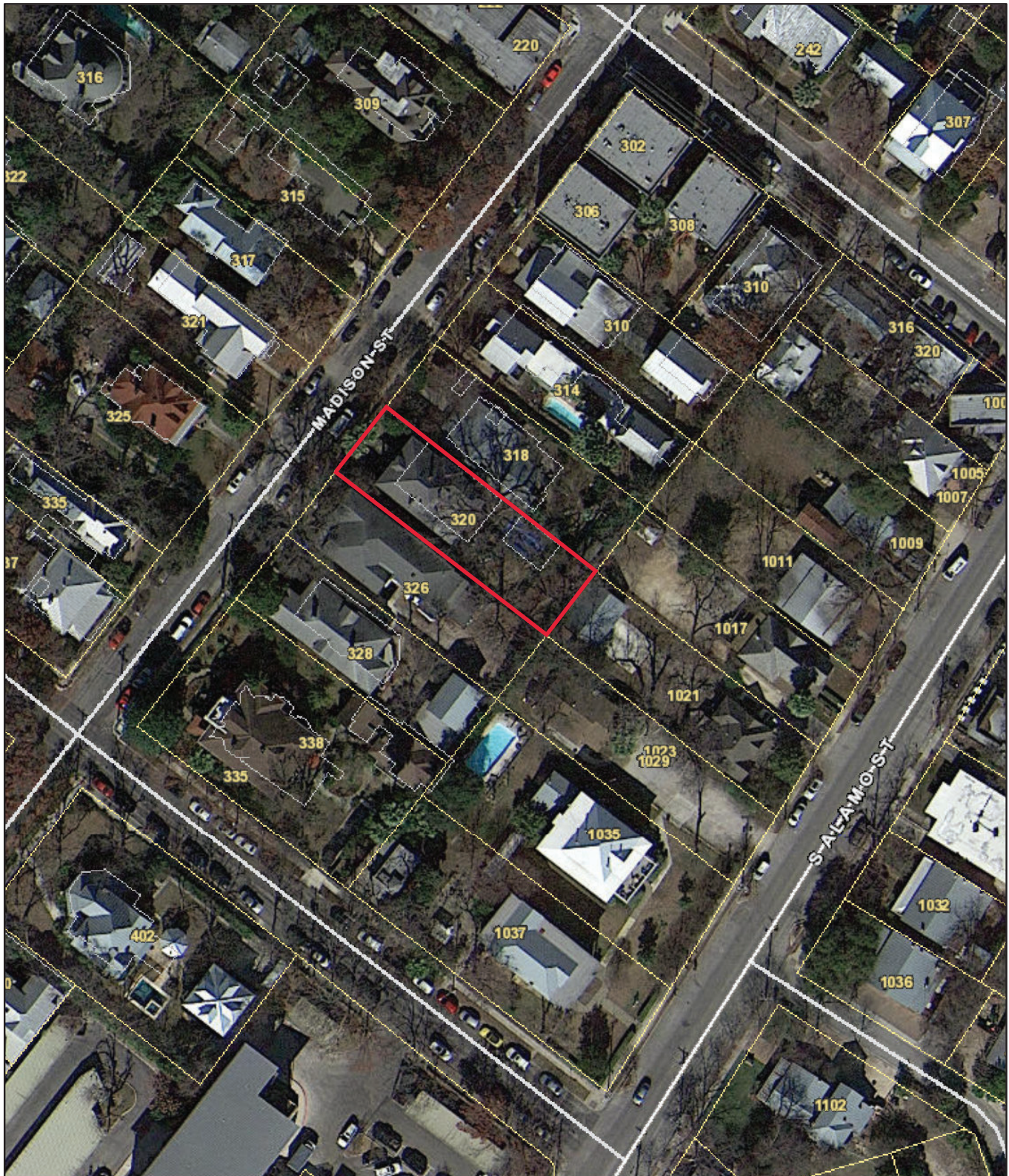
Item 7, staff recommends approval of the driveway modifications based on finding n.

Item 8, staff recommends approval of landscaping modifications based on finding o with the following stipulations:

- i. That the applicant submits a comprehensive landscaping plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness that includes dimensions for proposed hardscaping and shows that the historic lawn areas will not be reduced by more than 50 percent.

Item 9, staff recommends approval of Historic Tax Certification based on finding r.

City of San Antonio One Stop

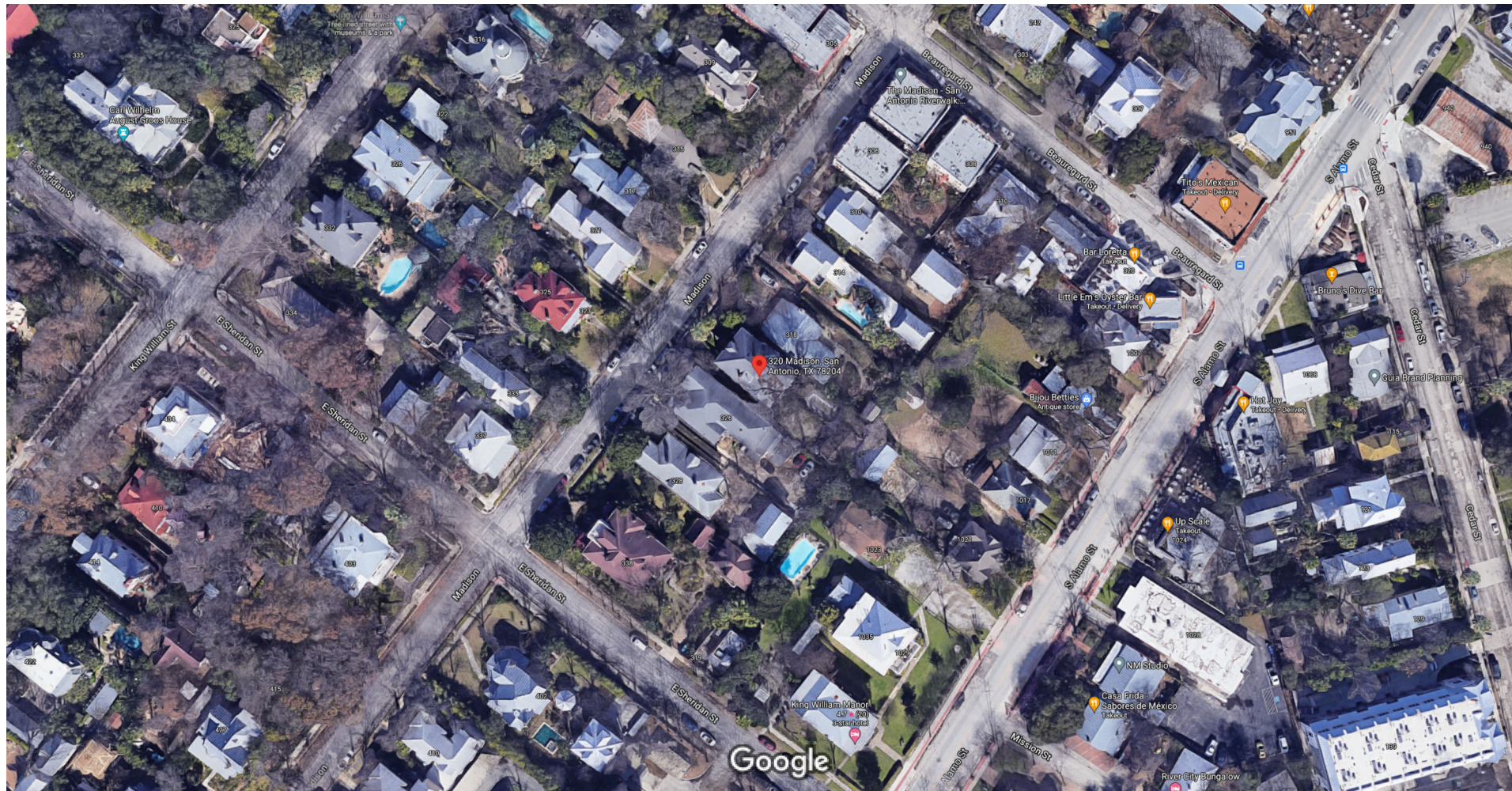


June 23, 2021

 User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

Google Maps 320 Madison



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021, Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Google Maps 320 Madison



Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

GARDEN U D I U M E ASPHALT PAVED

21

20

TURNER
MACRODRUMED

21

19

MADISON
MACRODRUMED

TURNER 20
MACRODRUMED

19

MADISON
MACRODRUMED

21

BEAUREGARD
MACRODRUMED

S. ALAMO
MACRODRUMED

E. SHERIDAN
MACRODRUMED

18

CEDAR NOT PAVED

22

PERIEDA
MACRODRUMED

NOT PAVED

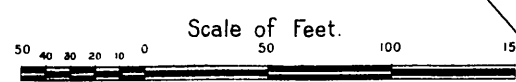
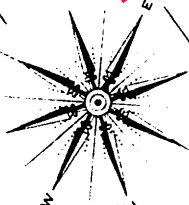
MISSION

934

935

949

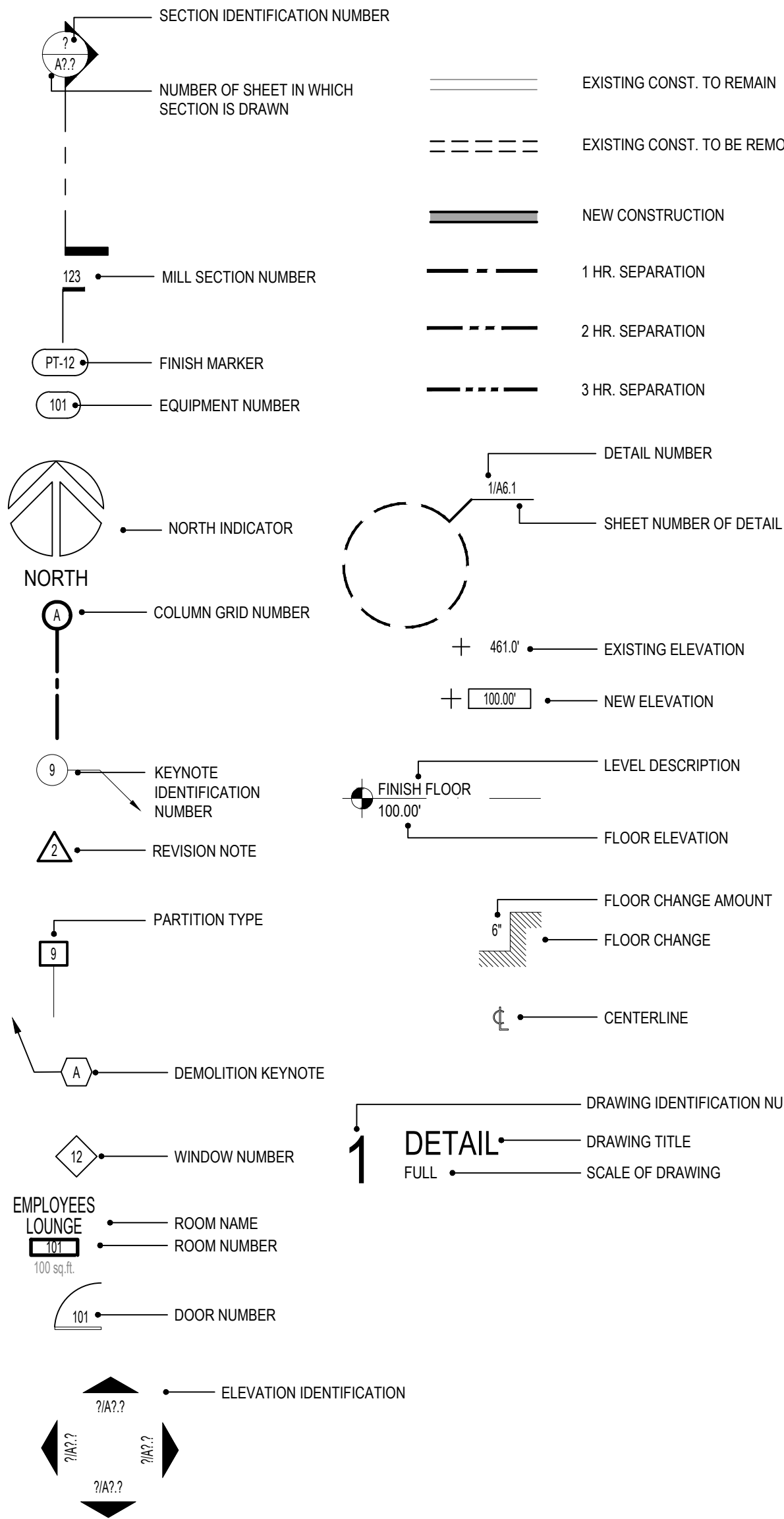
PUBLIC SCHOOL No. 18
No LIGHTS
HEAT STOVES



GENERAL NOTES

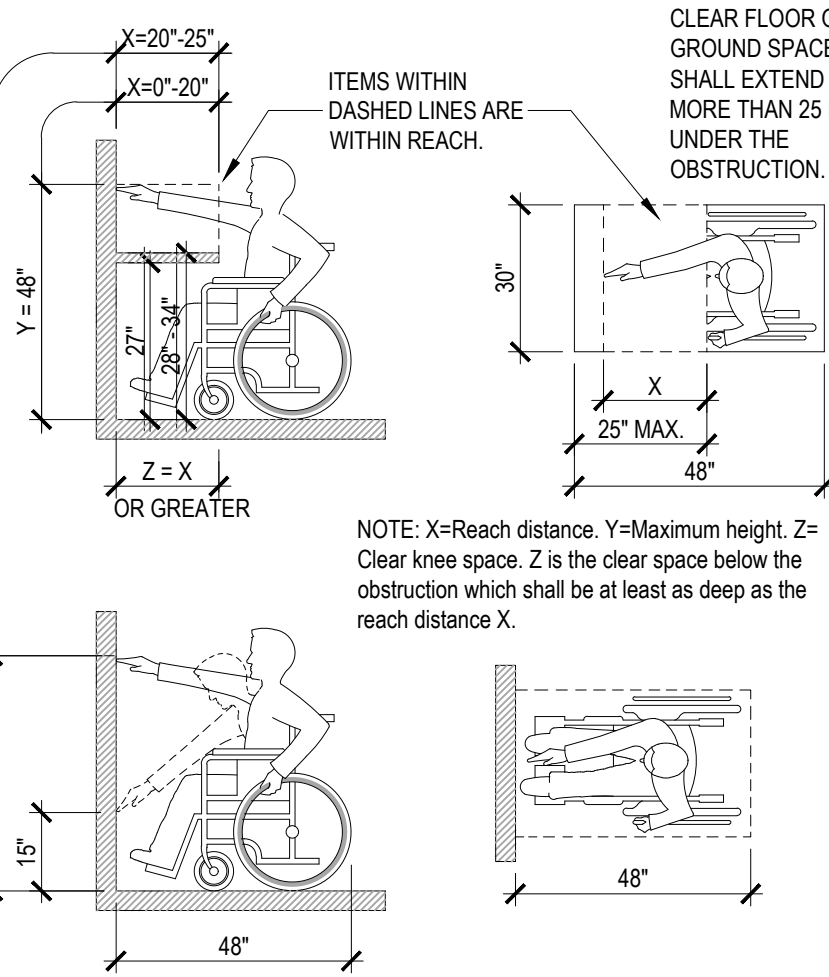
1. CONTRACTOR IS TO EXECUTE ALL DETAILS UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, SEND RFI TO ARCHITECT FOR CLARIFICATION.
2. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
3. THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
4. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
5. THE GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE, AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
7. THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
8. THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
10. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO ENSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
11. CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. IF FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
12. THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS, AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO ENSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
13. SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF THE SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
14. THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
15. ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
16. THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
17. THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO THE ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
18. REFER TO ADDITIONAL NOTES BY STRUCTURAL AND MEP DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES (FOR EXAMPLE, MECHANICAL WORK WHICH WOULD REQUIRE STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.

LEGEND



GENERAL NOTES

19. REFER TO MEP SITE PLANS FOR NEW ELECTRIC SERVICE, SITE LIGHTING AND OTHER UTILITIES.
20. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES, AND REGULATIONS. CONTRACTOR SHALL OBTAIN AND BE RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED AND ASSOCIATED WITH ALL PHASES OF THE WORK AND WITHIN SCOPE OF THE CONTRACT DOCUMENTS. THE LOCATION OF UTILITIES IS BASED ON THE BEST INFORMATION AVAILABLE. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF ALL UTILITIES BEFORE STARTING CONSTRUCTION.
21. INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
22. ALL WOOD BLOCKING TO BE FIRE RETARDANT.
23. CONTROLS AND OPERATING MECHANISMS:
(A) GENERAL: ALL CONTROLS AND DEVICES HAVING MECHANICAL OR ELECTRICAL OPERATING MECHANISMS WHICH ARE EXPECTED TO BE OPERATED BY OCCUPANTS, VISITORS, OR OTHER USERS OF A BUILDING OR FACILITY, SHALL COMPLY WITH DETAILS PROVIDED. SUCH MECHANISMS MAY INCLUDE, BUT ARE NOT LIMITED TO THERMOSTATS, LIGHT SWITCHES, ALARM ACTIVATING UNITS, VENTILATORS, ELECTRICAL OUTLETS, ETC.



- (B) HEIGHT. THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES PROVIDED IN THE DETAILS. EXCEPT WHERE OTHERWISE NOTED, ELECTRICAL AND COMMUNICATIONS SYSTEM RECEPTACLES ON WALLS SHALL BE MOUNTED NO LESS THAN 15 INCHES ABOVE THE FLOOR.
- (C) OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE LBS.

24. SIGNAGE: SIGNS AT ALL DESIGNATED HANDICAPPED TOILET ROOMS SHALL COMPLY WITH THIS PARAGRAPH.
(A) CHARACTER PROPORTION. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, UTILIZING AN UPPER-CASE "X" FOR MEASUREMENT.
(B) COLOR CONTRAST. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND. LIGHT COLORED CHARACTERS ON DARK BACKGROUNDS ARE REQUIRED.
(C) TACTILE CHARACTERS AND SYMBOLS. CHARACTERS, SYMBOLS, OR PICTOGRAPHS ON SIGNS REQUIRED TO BE TACTILE. SHALL BE RAISED 1/32 INCH MINIMUM. LETTERS AND NUMBERS SHALL BE SANS SERIF CHARACTERS, SHALL BE AT LEAST 5/8 INCH HIGH, BUT SHALL BE NO HIGHER THAN TWO INCHES AND SHALL BE PROPORTIONED IN ACCORDANCE WITH SUB-PARAGRAPH (B) OF THIS PARAGRAPH. NOTE: BRAILLE CHARACTERS MAY BE USED IN ADDITION TO STANDARD ALPHABET CHARACTERS AND NUMBERS, BUT MAY NOT BE USED EXCLUSIVELY. IF USED, BRAILLE CHARACTERS SHALL BE PLACED TO THE LEFT OF STANDARD CHARACTERS. RAISED BORDERS AROUND RAISED CHARACTERS ARE DISCOURAGED.
(D) MOUNTING HEIGHT AND LOCATION. TACTILE SIGNAGE USED FOR ROOM IDENTIFICATION SHALL BE MOUNTED ON THE WALL ON THE LATCH (STRIKE) SIDE OF DOORS AT A HEIGHT OF 80" ABOVE FINISHED FLOOR TO CENTERLINE OF SIGN.
(E) SYMBOLS OF ACCESSIBILITY. IF ACCESSIBLE TOILETS ARE IDENTIFIED, THEN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE USED. THE SYMBOL SHALL BE DISPLAYED AS SHOWN BELOW.

25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MISCELLANEOUS STEEL OR DECORATIVE STEEL SHOWN ON ARCHITECTURAL SHEETS WHETHER SHOWN OR DETAILED ON STRUCTURAL SHEETS. FOR MEMBERS SHOWN BUT NOT SIZED THE FOLLOWING APPLIES:
(A) LOOSE ANGLES: 4" X 4" X 3/8"
(B) TUBE STEEL: 5" X 5" X 1/4"
(C) WIDE FLANGE: W12 X 16
(D) LOOSE CHANNELS: C8 X 13.75
26. ALL SUBCONTRACTORS AND CONSTRUCTION WORKERS MUST READ THE WRITTEN SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL. THE SPECIFICATIONS CONTAIN ADDITIONAL SURFACE PREPARATION OR INSTALLATION REQUIREMENTS FOR THE BUILDING MATERIALS, PRODUCTS OR COMPONENTS THAT ARE BEING PLACED OR INSTALLED.
27. THE INSTALLATION / APPLICATION INFORMATION SHOWN ON THE DRAWINGS IS NOT COMPLETE WITHOUT THE WRITTEN SPECIFICATIONS. IF THE SPECIFICATIONS / PROJECT MANUAL IS NOT WITH THESE DRAWINGS, ASK THE GENERAL CONTRACTOR FOR A COPY TO REVIEW BEFORE BEGINNING YOUR WORK.

APPLICABLE BUILDING CODES & AUTHORITIES

- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Existing Building Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fuel Gas Code
- 2018 International Fire Code
- 2018 International Energy Conservation Code
- 2017 National Electric Code

Local amendments to the above-listed codes may be viewed on the Development Services Department website: www.sanantonio.gov/dsd

CODE REVIEW SUMMARY

LOCATION:		320 MADISON AVE. SAN ANTONIO, TEXAS 78204	
OCCUPANCY CLASSIFICATION			
BUILDING TYPE: SINGLE FAMILY		BUILDING AREA: 3,400 S.F.	

DRAWING INDEX

GENERAL

A0.01 COVER SHEET / INDEX/SURVEY

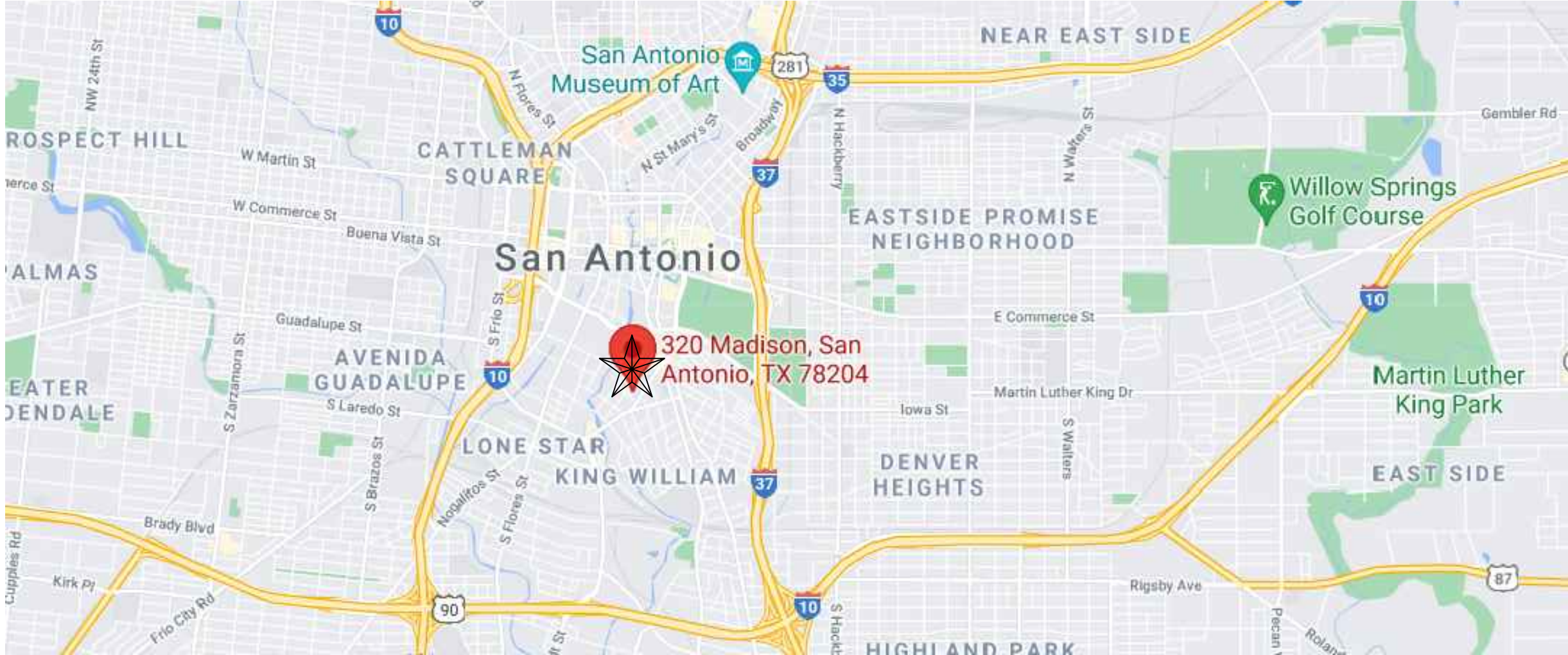
ARCHITECTURAL

- A1.01 SITE PLAN, SURVEY & GARAGE DETAILS
- A2.00 DEMO PLAN
- A2.01 FLOOR PLAN
- A3.01 ROOF PLAN INTERIOR & 1 EXTERIOR ELEVATION
- A4.01 EXISTING EXTERIOR ELEVATIONS

ELECTRICAL

E1.01 ELECTRICAL PLAN

LOCATION MAP - CITY



Madison Remodel

320 Madison Ave.
San Antonio, TX 78204

DESIGN TEAM

EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
210.421.8890
GENEVIE@EXQUISITESA.COM



Set #



DATE
EXP. DATE
EXQUISITE DESIGN
1270 N LOOP 1604 E #1201
SAN ANTONIO, TEXAS 78232
VOICE (210) 421-8890
GENEVIE@MYSAPROPERTIES.COM

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF EXQUISITE DESIGN AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT WRITTEN CONSENT FROM EXQUISITE DESIGN.
EXQUISITE DESIGN IS A DESIGN COMPANY, NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE NOR ARE WE LICENSED TO DESIGN STRUCTURAL, FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULT IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGN. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "SIGNATURE OF RECORD" SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE. WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. EXQUISITE DESIGN IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY ISSUES OR PROBLEMS ARISE.

PROJECT

Wilmoth Home Remodel

320 Madison
San Antonio, TX 78204

OWNER

Maggie & Matt Wilmoth

320 Madison
San Antonio, TX 78204

PROJECT NUMBER

21-Madison

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

SHEET TITLE

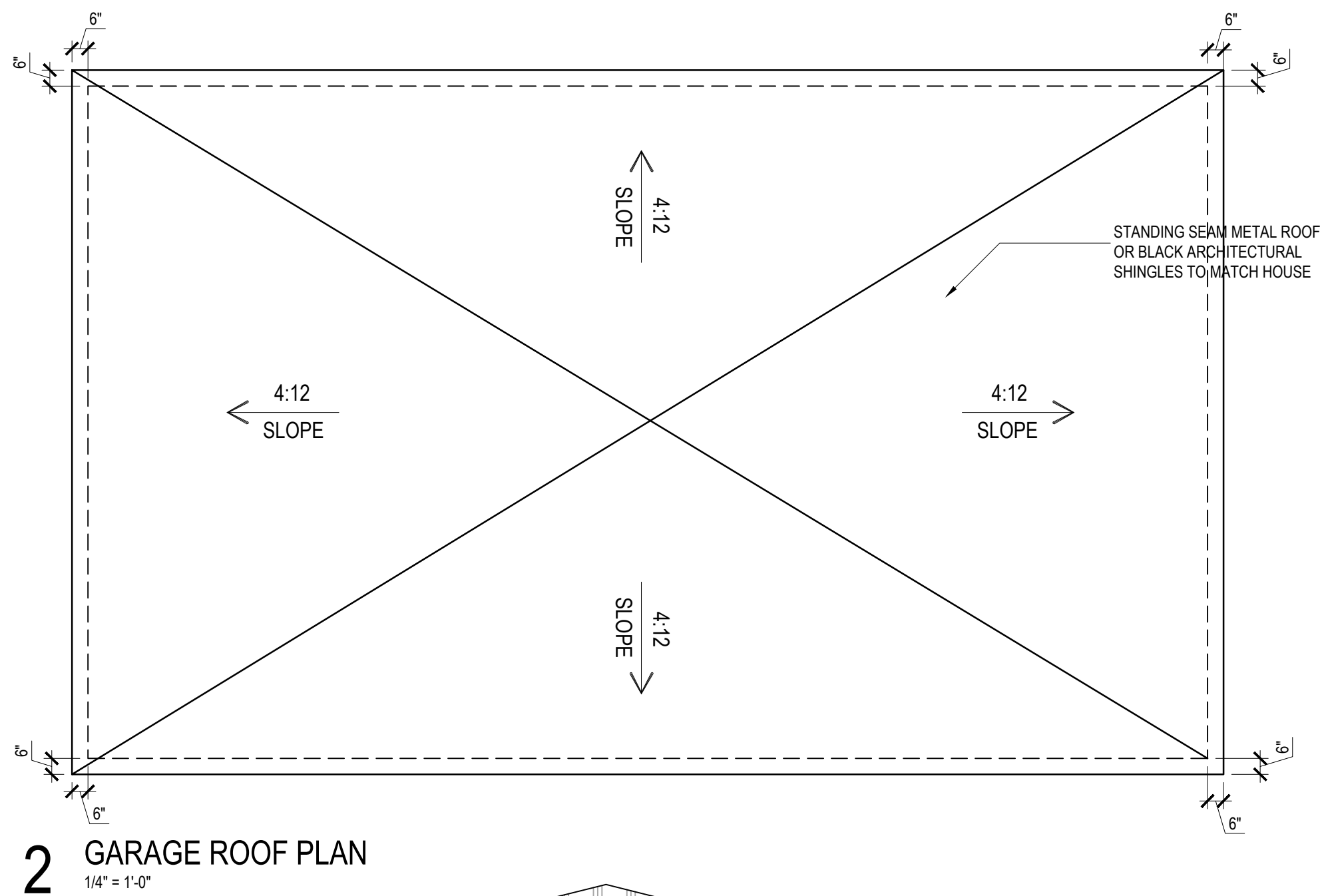
Cover Sheet / Index

DATE
26 May 2021

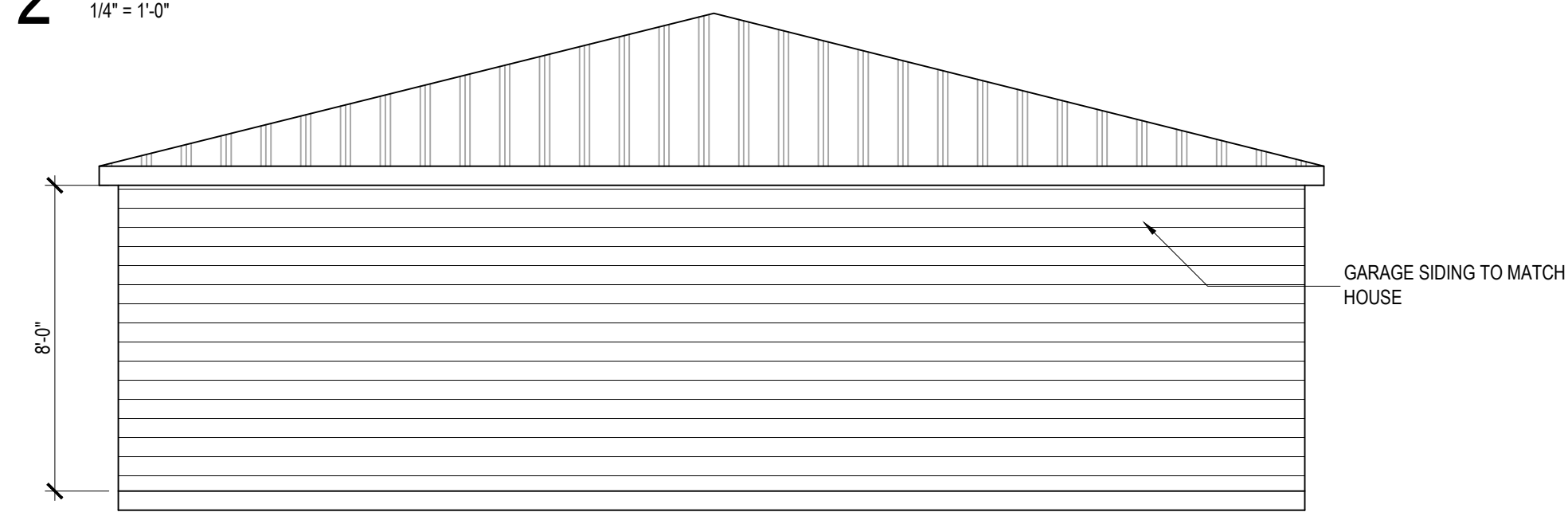
SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

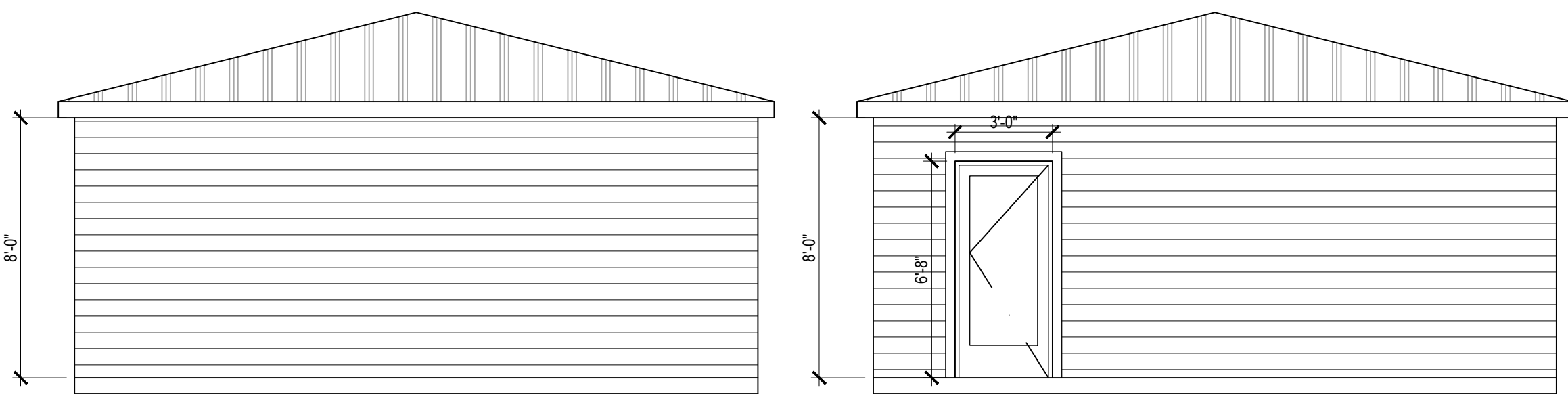
A0.01



2 GARAGE ROOF PLAN
1/4" = 1'-0"

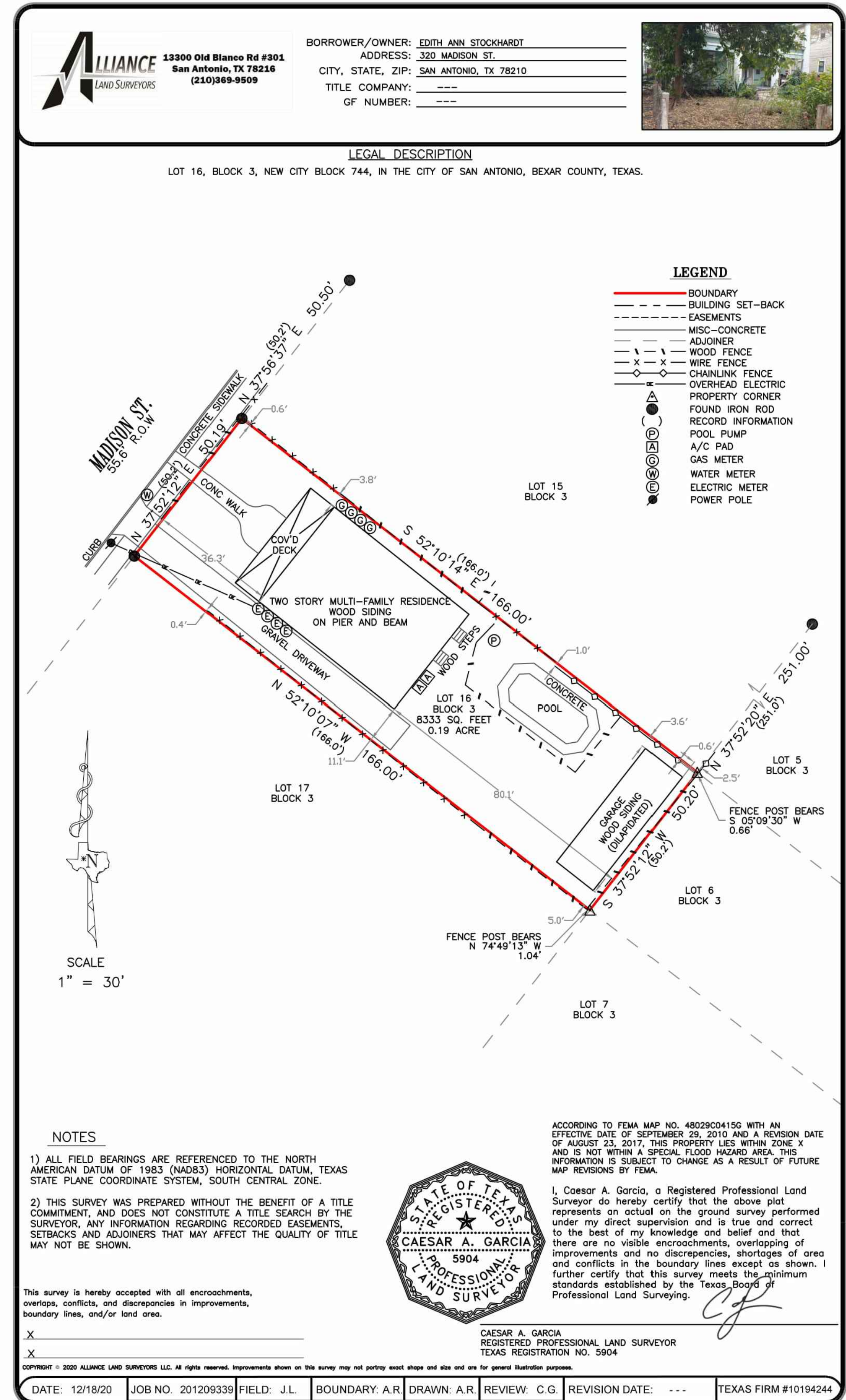
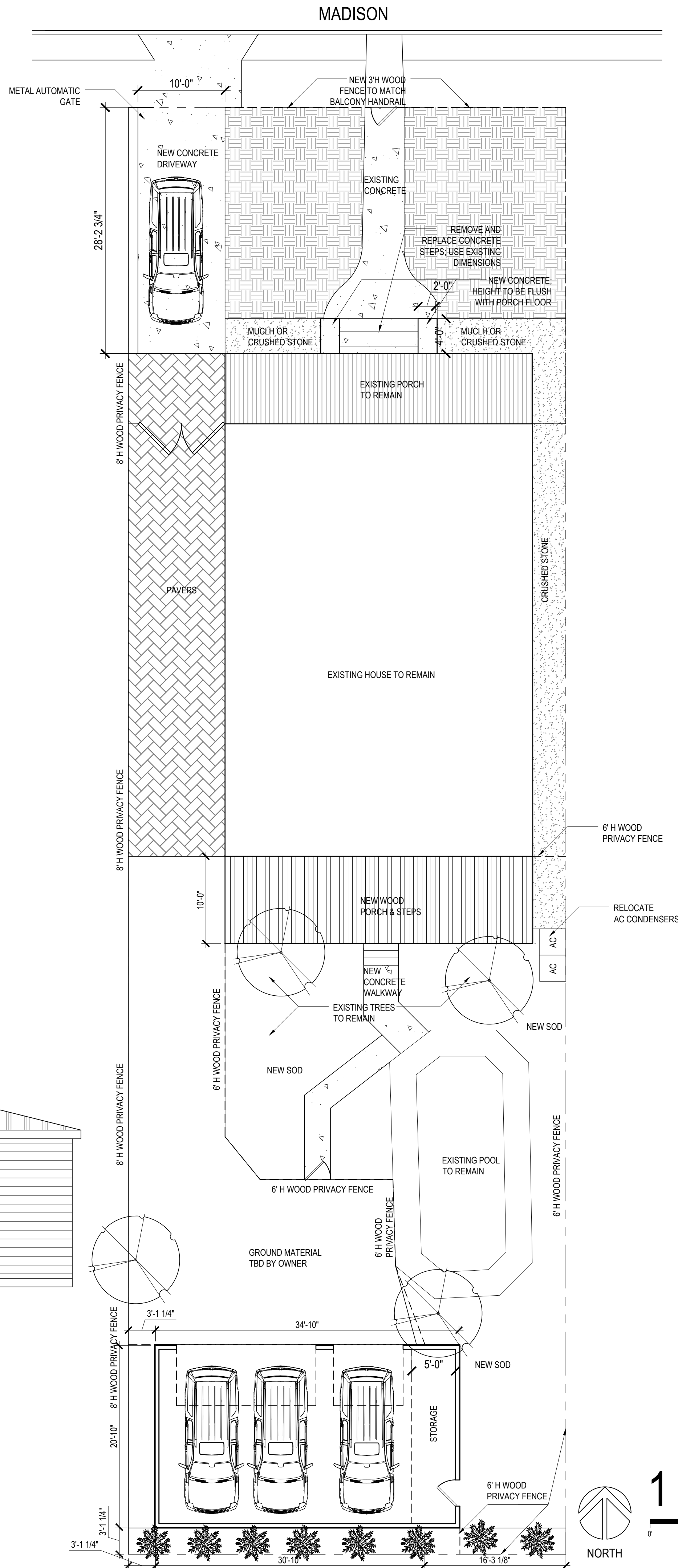


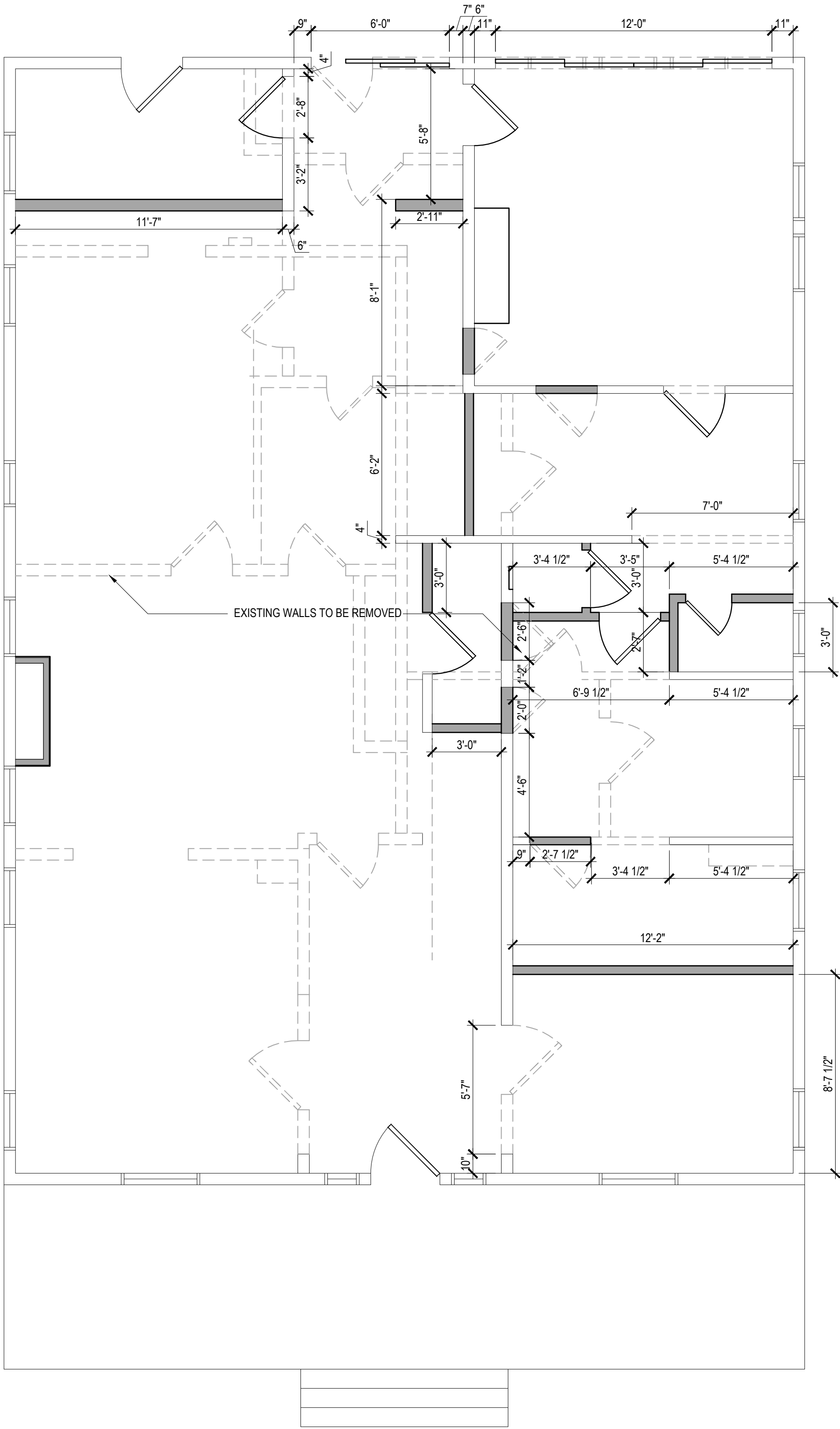
N GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"



W GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"

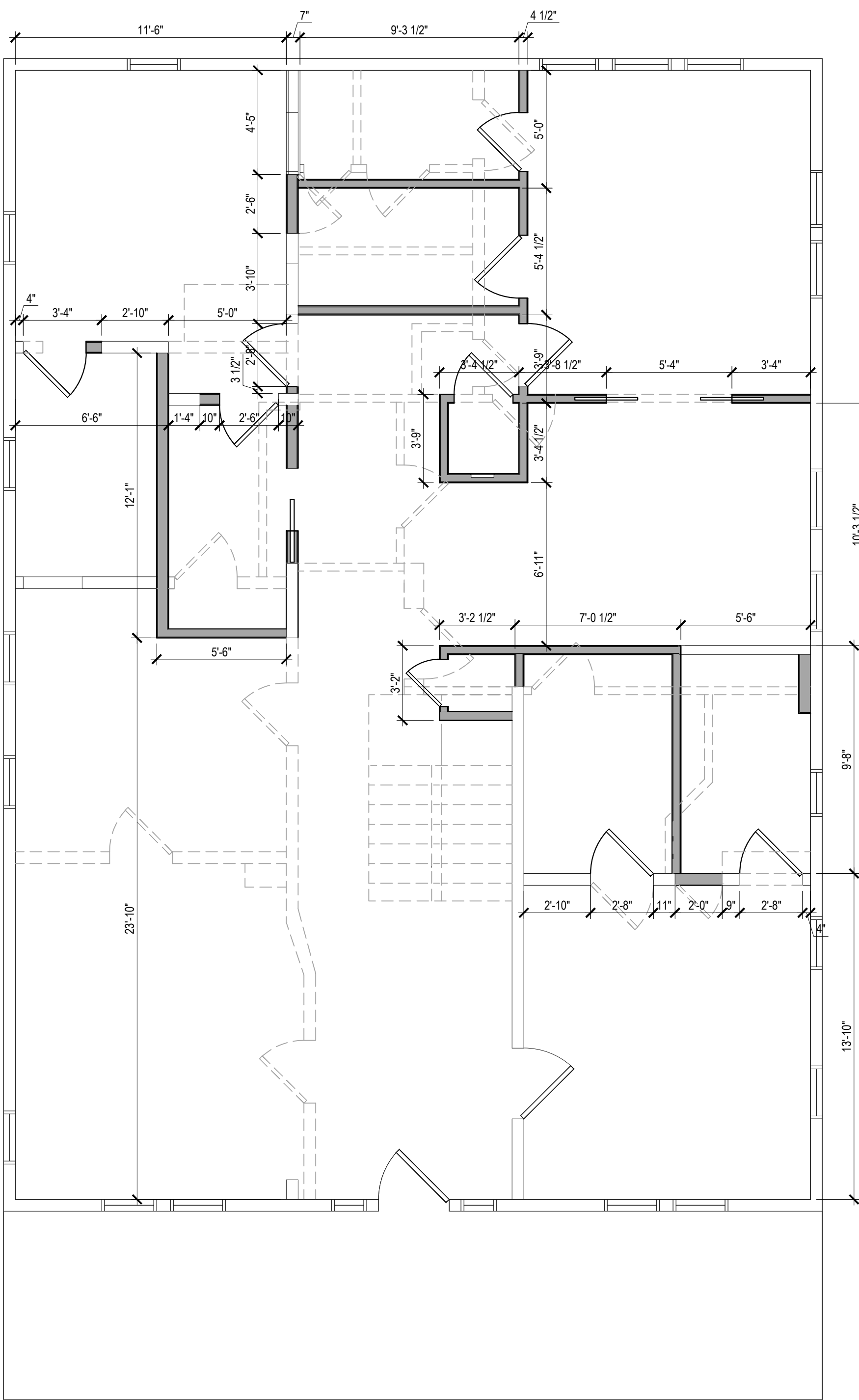
E GARAGE EXTERIOR ELEVATION
1/4" = 1'-0"



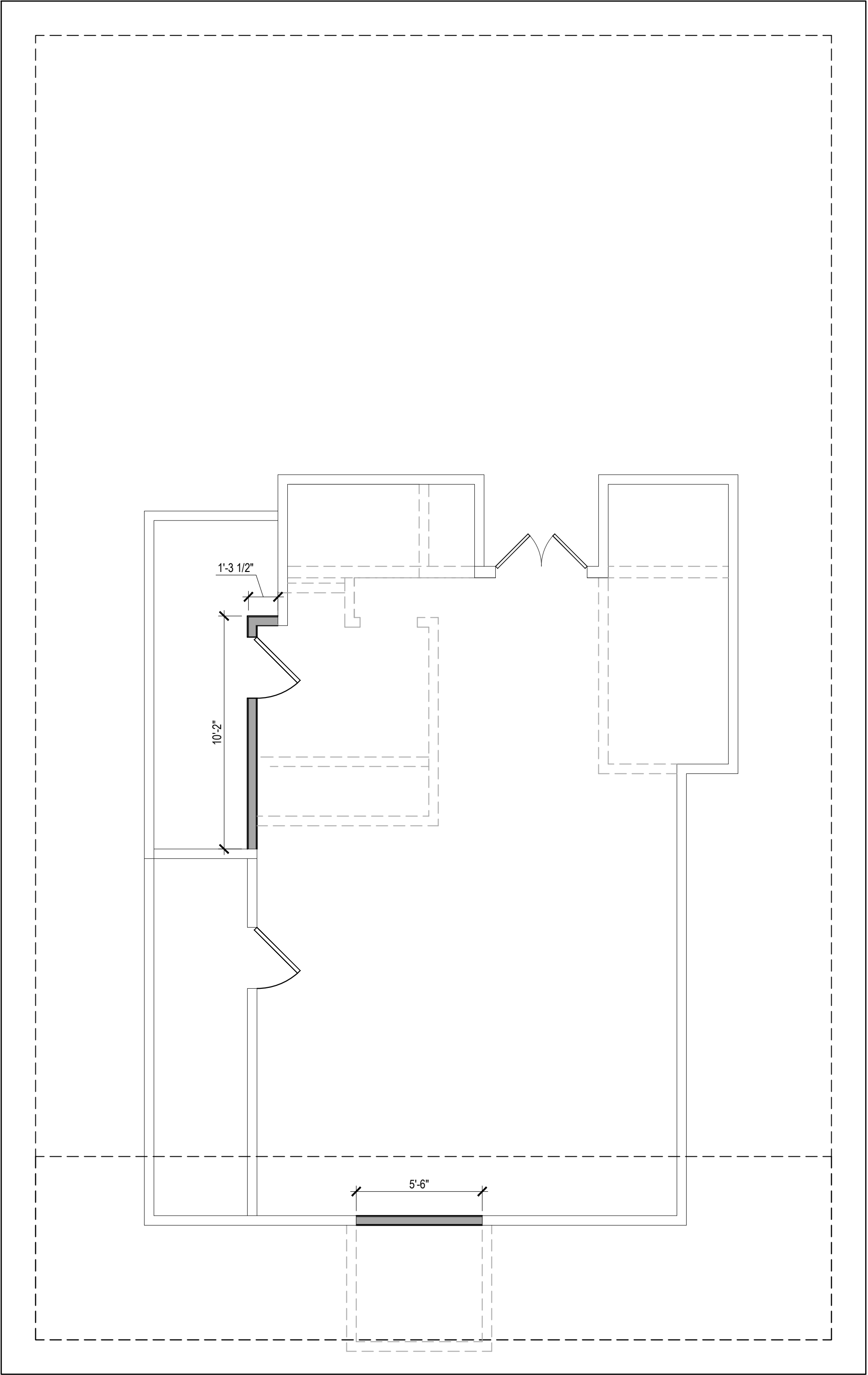


1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

NEW WALL TO BE FRAMED	
EXISTING WALL TO REMAIN	
WALL TO BE REMOVED	



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



3 LOFT DEMO PLAN
1/4" = 1'-0"

Wilmoth Home
Remodel

320 Madison
San Antonio, TX 78204

Maggie & Matt
Wilmoth

320 Madison
San Antonio, TX 78204

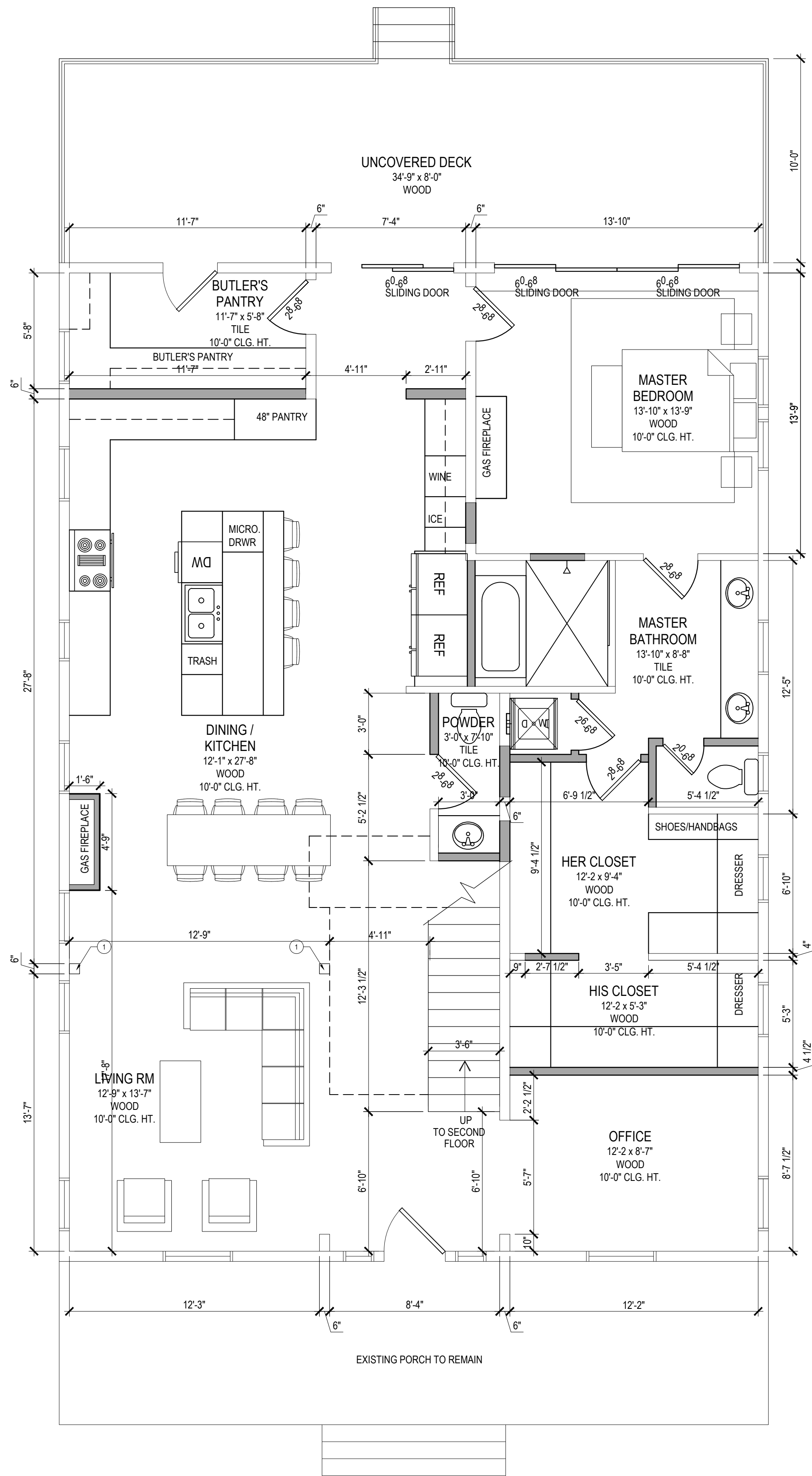
21-Madison

CONSTRUCTION DOCS

Demo Plan

DATE
26 May 2021

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH



LEGEND

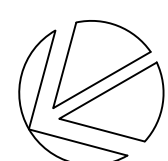
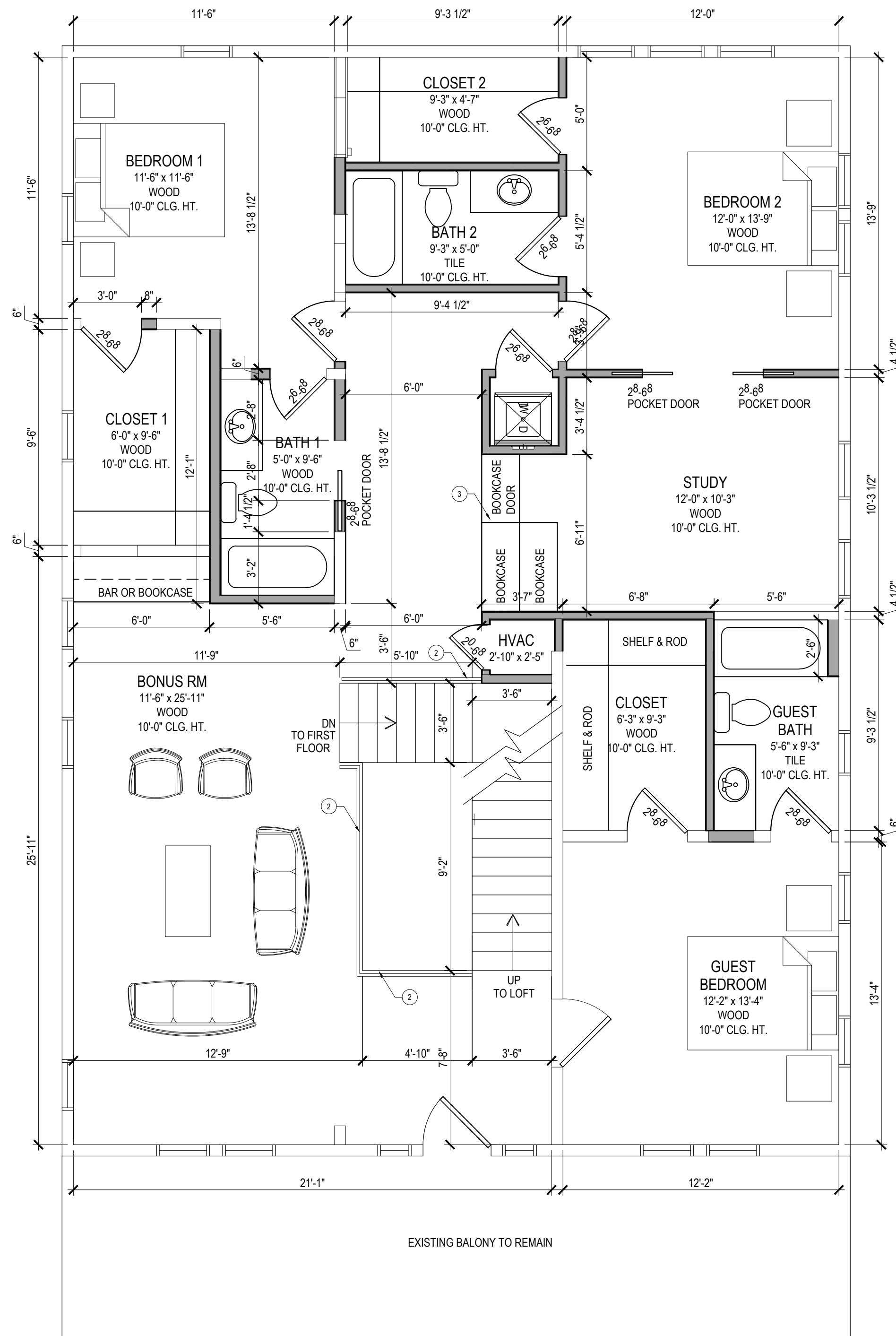
- NEW WALL TO BE FRAMED
EXISTING WALL TO REMAIN
WALL TO BE REMOVED

KEYNOTES

- 6x6 WOOD COLUMN; REF. STRUCT.
- 42" GUARDRAIL
- BOOKCASE TO HAVE HIDDEN OPERABLE HINGES

GENERAL NOTES

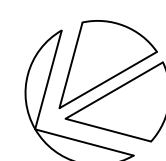
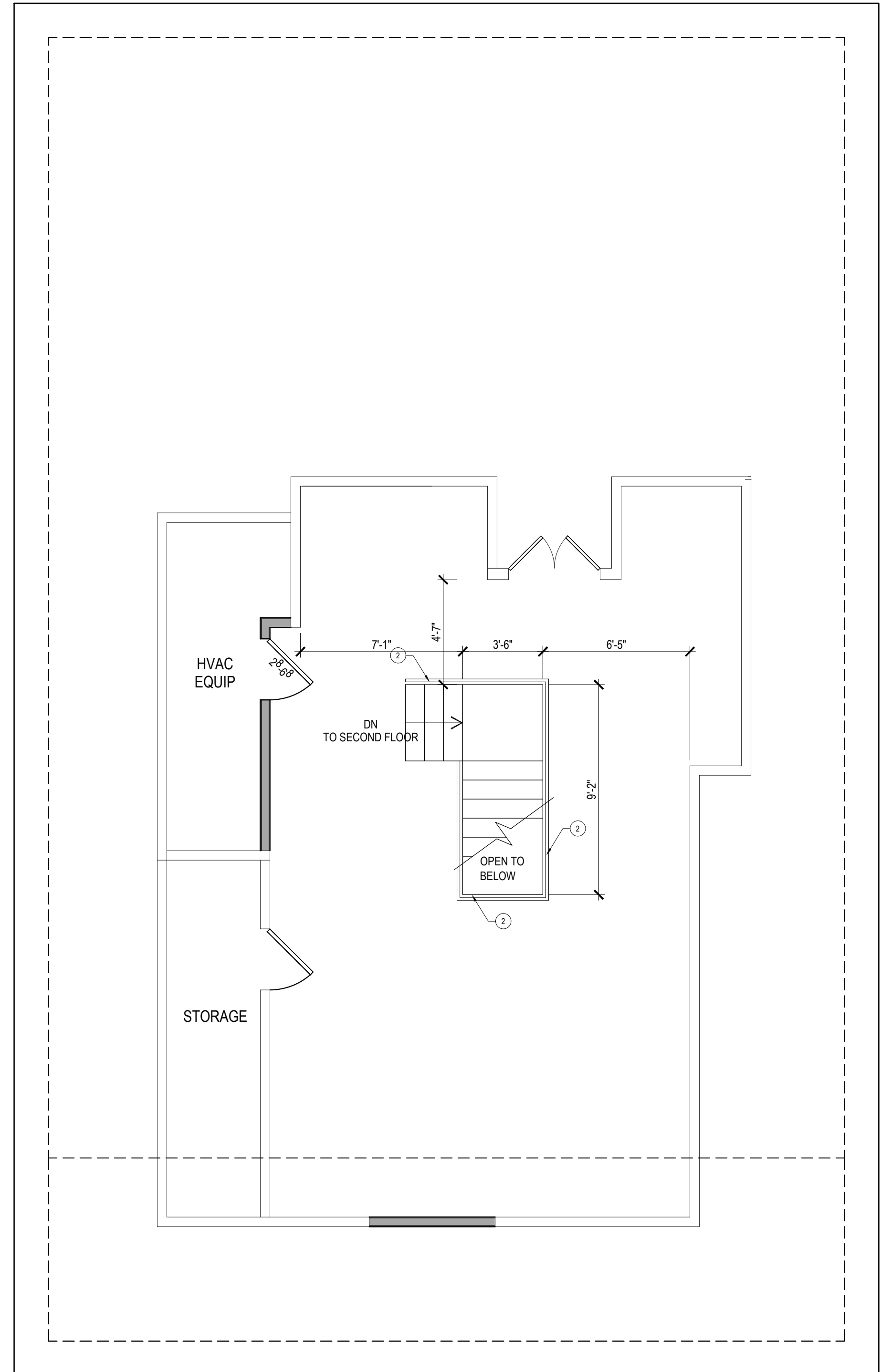
- 36" HANDRAIL AT ALL STAIRS AND ANY LANDING ABOVE 30"



NORTH

2 SECOND FLOOR PLAN

1/4" = 1'-0"



NORTH

3 LOFT FLOOR PLAN

1/4" = 1'-0"



PROJECT

Wilmoth Home Remodel

320 Madison
San Antonio, TX 78204

OWNER

Maggie & Matt Wilmoth

320 Madison
San Antonio, TX 78204

PROJECT NUMBER

21-Madison

CONSTRUCTION DOCS

NO. DATE DESCRIPTION OF ISSUE

CONSULTANT

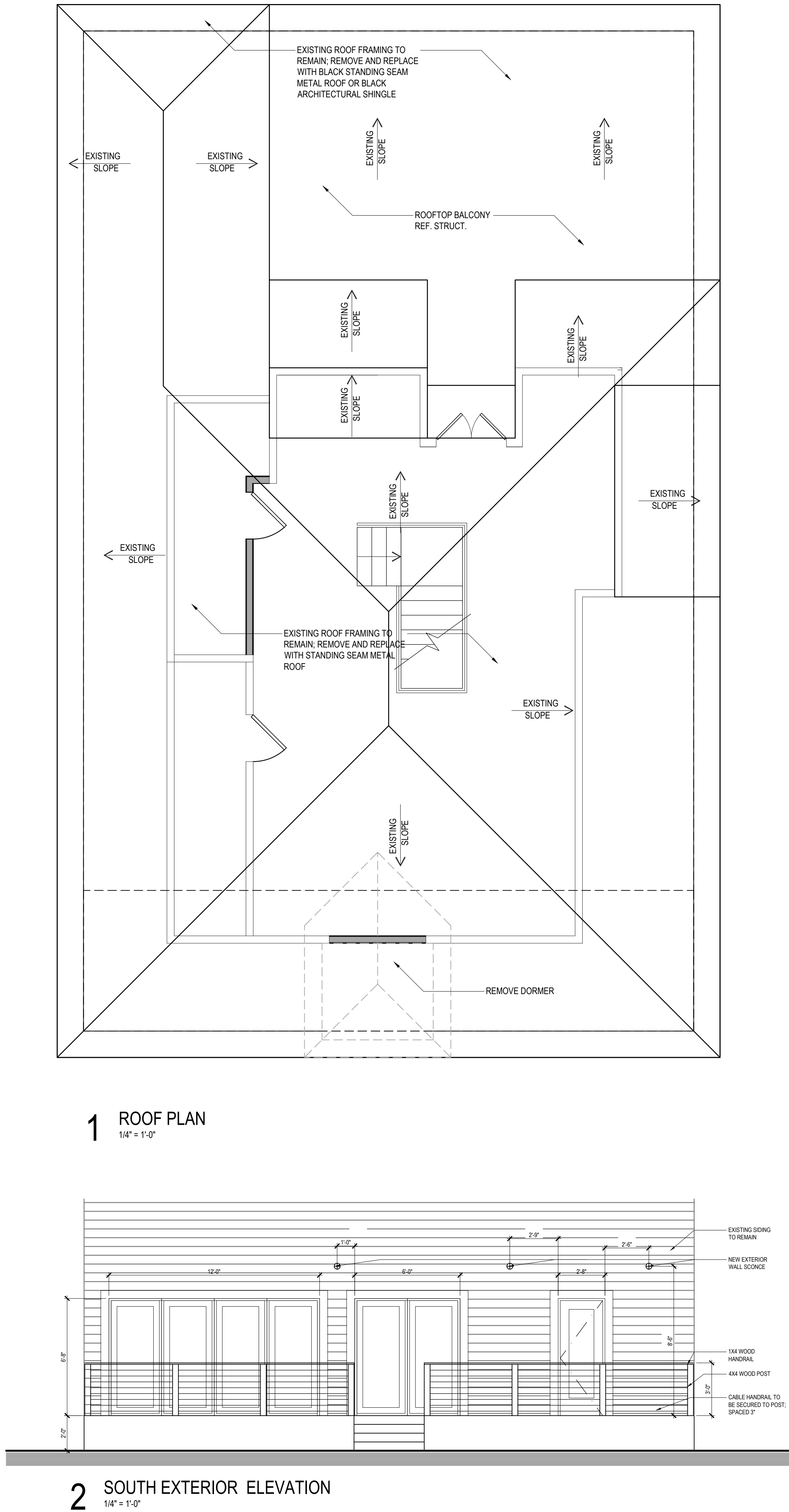
SHEET TITLE

Floor Plan

DATE
26 May 2021

SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH





PROJECT

320 Madison
San Antonio, TX 78204

OWNER

320 Madison
San Antonio, TX 78204

PROJECT NUMBER

21-Madison

NO.	DATE	DESCRIPTION OF ISSUE
-----	------	----------------------

NO.	DATE	DESCRIPTION OF ISSUE
-----	------	----------------------

CONSULTANT

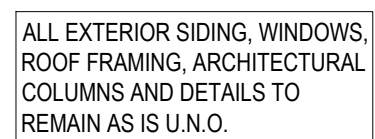
SHEET TITLE

DATE
26 May 2021

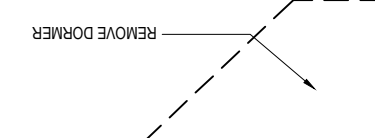
SHEET NUMBER

BAR LENGTH ON ORIGINAL
DRAWING EQUALS 1 INCH

A4.01



N EXTERIOR ELEVATION
1/4" = 1'-0"



E EXTERIOR ELEVATION
1/4" = 1'-0"

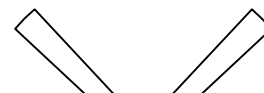
S EXTERIOR ELEVATION
1/4" = 1'-0"

W EXTERIOR ELEVATION
1/4" = 1'-0"

DATE
26 May 2021



ELECTRICAL LEGEND

	CABLE TELEVISION / SATELLITE OUTLET		WALL SCONCE / USE EXTERIOR FIXTURE OUTSIDE AND AT WET AREAS		CEILING FAN WITH LIGHT
	20 AMP, 120V, SINGLE PHASE DUPLEX RECEPTACLE 1PH-3W		DECORATIVE SUSPENDED LIGHT FIXTURE		
	220V, SINGLE PHASE DUPLEX RECEPTACLE		DOOR BELL		
	DUPLEX RECEPTACLE / (GROUND FAULT) INTERRUPTING GFI		SMOKE DETECTOR/CARBON MONOXIDE COMBO		
	LIGHT / POWER SWITCH		VENT		
	3-WAY SWITCH		6" RECESSED LED CAN LIGHT / USE EXTERIOR FIXTURE OUTSIDE AND AT WET AREAS		
	4-WAY SWITCH		LED STRIP LIGHT UNDER CABINET WITH ON/OFF SWITCH		

BUILD YOUR OWN
SET OF 15 FAVORITES



Chantilly Lace



Cloud White



White Dove



Classic Gray



Ballet White



Pale Oak



Gray Owl



Edgecomb Gray



Stonington Gray



Revere Pewter



Simply White



Decorators White



Swiss Coffee



Seaparl



White Down



Chelsea Gray



Kendall Charcoal



Flint



Van Deusen Blue



Hale Navy

PAINTED COLOR BOARDS

BY LISA JENKINS COLOR

etsy.com/shop/PaintedColorBoards

Electrical panel 4

Main panel or secondary panel?	Main panel
Able to provide a photo of the electric panel's label?	No - Label not visible
Is the panel original?	No
Panel age:	20
Identify the extent of system renovation:	Complete renovation
Identify year of renovation:	200
Identify panel amperage:	100A CB
Any electric panel concerns identified?	No
Any knob and tube wiring identified?	No
Is PH aware of any knob and tube wiring at the risk?	No
Any aluminum wiring identified?	No
Is PH aware of any aluminum wiring at the risk?	No
Identify remaining wiring material:	Romex
Any wiring concerns identified?	No
Any other electrical system renovations taken place?	Unable to determine



Front view, Dwelling, Exterior steps, Front, Missing handrail



Right view, Dwelling, Foundation, Left, Yard, Right, Rear, Excessive trash/debris



Left view, Dwelling, Exterior wall, Rear, Left



Rear view, Exterior wall, Left, Eaves/Soffits/Fascia, Missing vinyl/aluminum eave covering, Dwelling, Window, Rear, Boarded window



Roof verification, Front



Roof, Rear



Roof, Rear



Roof, Rear



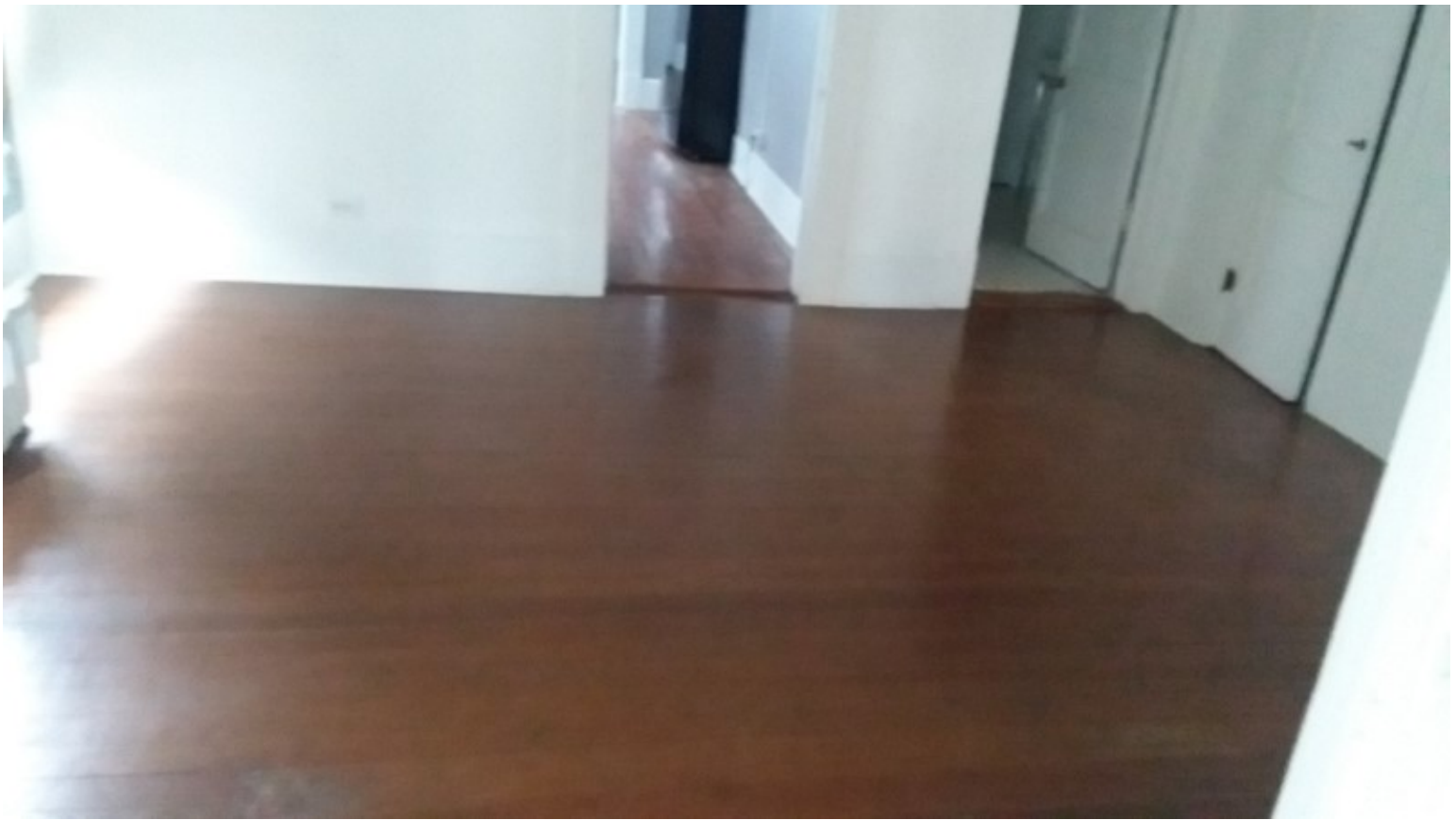
Dwelling, Door, Rear, Second floor door



Multi-family, Electric meters



Empty, Pool, Inground, Not enclosed by 4ft+ fence



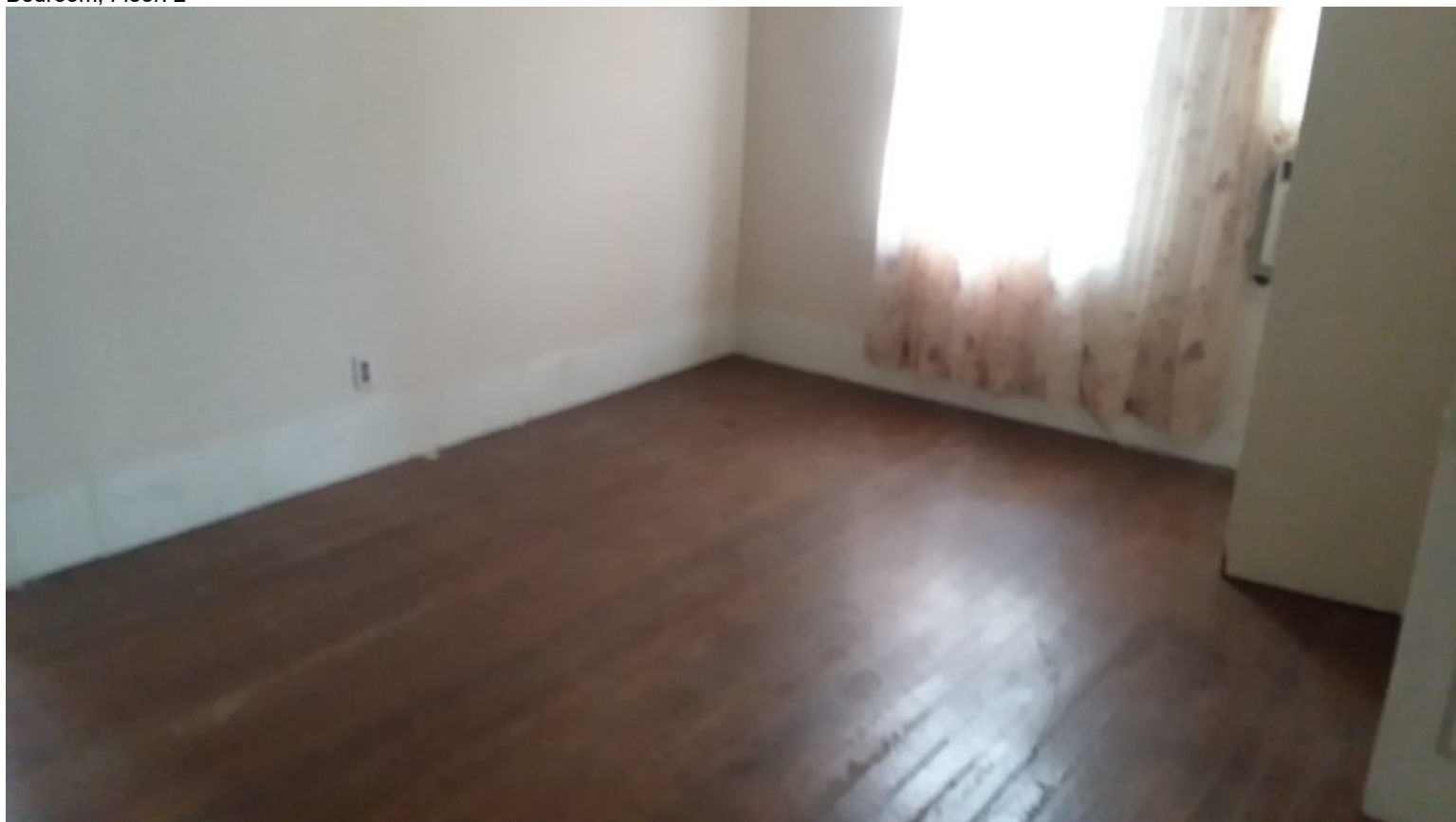
Bedroom, Floor: 1



Bedroom, Floor: 1



Bedroom, Floor: 2



Bedroom, Floor: 2



Bedroom, Floor: 2



Bedroom, Floor: 2



Bedroom, Floor: 2



GPS Location



100A CB, Main electrical panel



125A CB, Main electrical panel



100A CB, Main electrical panel, Panel cover removed or missing, Electrical panel



100A CB, Secondary electrical panel, Panel cover removed or missing, Electrical panel



Kitchen 1



Kitchen 5



Kitchen 2



Kitchen 3



Kitchen 4



Kitchen 4



Bathroom 1, Full bath



Bathroom 2, Full bath



Bathroom 3, Full bath



Bathroom 4, Full bath



Bathroom 5, 3/4 bath



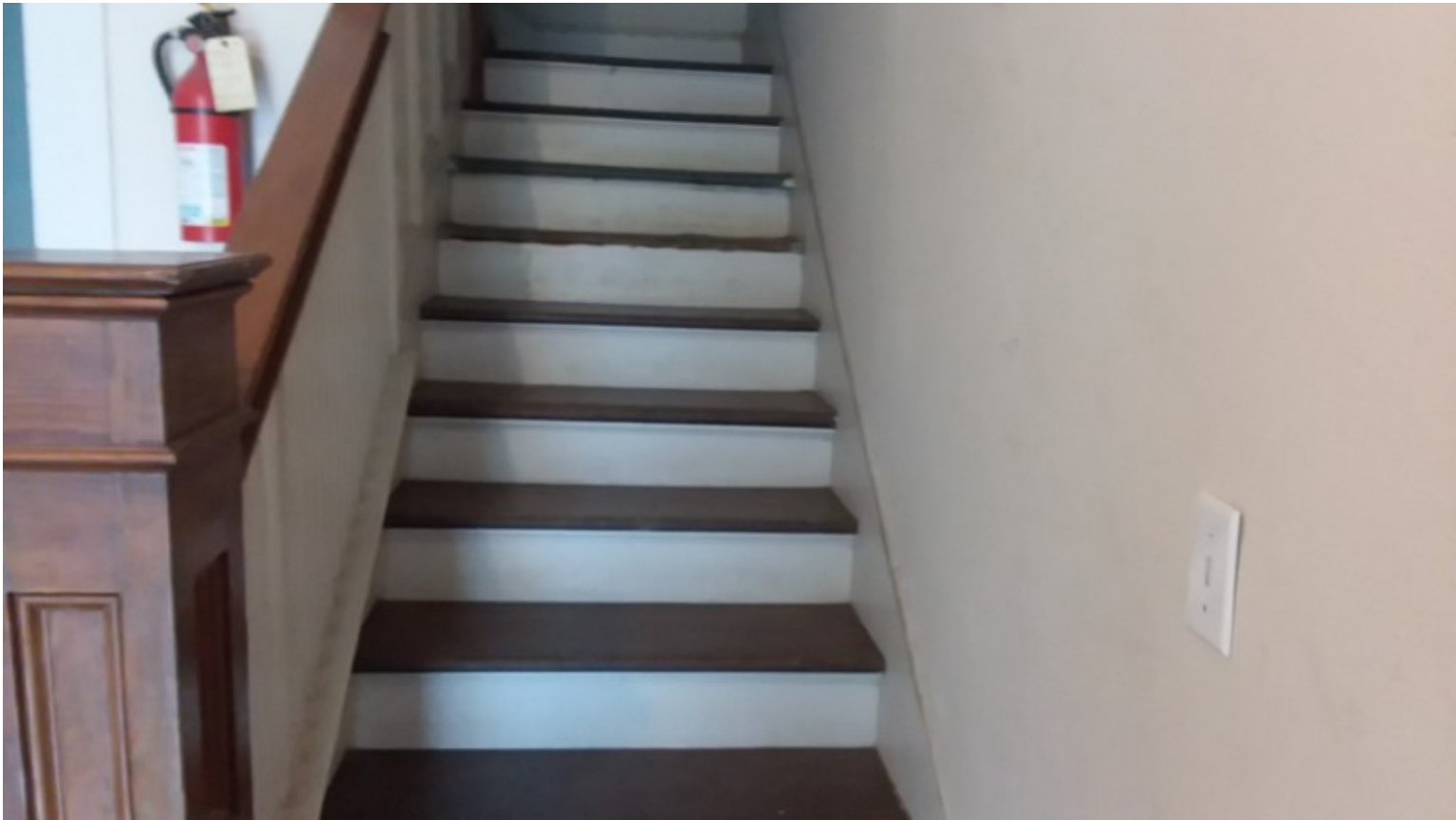
Address number



Living room



Living room



Staircase

Job Cost Card

Date 6/2/2021
 Job Number 2021-05
 Buyer MAGGIE AND MATT WILMOTH
 Address 320 MADISON
 Subdivision KING WILLIAM
 Legal Description _____
 Sales Price \$ _____
 Date Started _____

	LIVING AREA	SLAB	LUMBER	SHEETROCK
DOWN	1,700.00	1,700.00	1,700.00	1,700.00
UP	2,520.00		2,520.00	2,520.00
FRONT PORCH				
BACK PORCH				
CARPORT/GARAGE				
BALCONY 1				
BALCONY 2				
BALCONY 3				
TOTAL	4,220.00	1,700.00	4,220.00	4,220.00

Pre-Construction Costs

	Bid	Amount Paid	Change Orders	Description	Vendor	Amount	Variance
LOT	\$						\$
BLUE PRINTS	\$				LONESTAR		\$
DESIGNER FEE	\$			\$ -			\$
FORM SURVEY							
PLAN CHECK FEE	\$				DSD		\$

ENERGY INSPECTION	\$	-				BER		\$	-
FOUNDATION ENGINEERING								\$	-
FOUNDATION INSPECTION	\$	-				A1		\$	-
FRAME CONSULTATION	\$	-						\$	-
ROOF AND FRAME DESIGN								\$	-
FRAME INSPECTION	\$	-				A1		\$	
TREE MAP								\$	
TOTAL	\$		\$	-	\$	-		\$	-

Slab							
	Bid	Amount Paid	Change Orders	Description	Vendor	Amount	
FOUNDATION LEVEL/ REPAIR	\$				VR		\$
GARAGE	\$						\$
							\$
TOTAL	\$	\$	-	\$	-	\$	-

Framing Lumber							
	Amount Paid	Change Orders	Description	Vendor	Amount		
HOUSE MATERIAL	\$			BFS		\$	
DEMOLITION	\$					\$	
GARAGE	\$					\$	
FLOOR SYSTEMS	\$			BFS		\$	
TOTAL	\$	\$	-	\$	-	\$	-

Framing Labor							
	Amount Paid	Change Orders	Description	Vendor	Amount		
HOUSE	\$			RYCO		\$	

	GARAGE	\$						\$
TOTAL		\$	\$ -	\$ -			\$ -	\$

Windows

	Amount Paid	Change Orders	Description	Vendor	Amount	
WINDOWS AND DOORS	\$		ALLOWANCE			\$
WINDOWS (VINYL)						\$
WINDOWS (ALUM)						\$
TOTAL	\$	\$ -			\$ -	\$

Masonry Labor

	Amount Paid	Change Orders	Description	Vendor	Amount	
EXTERIOR WALLS	\$					\$
STUCCO	\$					\$
BRICK	\$					\$
ROCK						
FIREPLACE						
TOTAL	\$	\$ -			\$ -	\$

Exterior Doors

	Amount Paid	Change Orders	Description	Vendor	Amount	
EXTERIOR DOORS	\$			BFS		\$
SLIDER UNIT	\$					\$
DRY IN SPECIALTIES	\$			COREY		\$
TOTAL	\$	\$ -			\$ -	\$

Front Door

Bid	Amount Paid	Change Orders	Description	Vendor	Amount	Variance
-----	-------------	---------------	-------------	--------	--------	----------

ALLOWANCE	\$
ALLOWANCE 2	
TOTAL	\$

			BFS		\$
			BFS		\$
					\$
-	\$	-		\$	-
					\$

Pest Control

BORICARE TREATMENT	\$
TOTAL	\$

Amount Paid	Change Orders	Description	Vendor	Amount	
			JENKINS		\$
					\$
					\$
-	\$	-		\$	-
					\$

Garage Door/Openers

GARAGE DOORS	\$
OPENER	
TOTAL	\$

Amount Paid	Change Orders	Description	Vendor	Amount	
			ALAMO		\$
					\$
-	\$	-		\$	-
					\$

Roof/Metal Siding

MATERIAL AND LABOR	\$
GARAGE	\$
LABOR	
SCUPPERS/DOWNSPOUTS	\$
ROOF HATCH	
TOTAL	\$

Amount Paid	Change Orders	Description	Vendor	Amount	
			COREY		\$
					\$
					\$
					\$
					\$
-	\$	-		\$	-
					\$

Plumbing

Bid		Amount Paid	Change Orders	Description	Vendor	Amount	Variance
LABOR/ANCILLARY MATS	\$					\$	
						\$	
FIXTURE ALLOWANCE	\$					\$	
SPRINKLER SYSTEM						\$	
PROPANE TANK						\$	
SEPTIC SYSTEM						\$	
WATER HEATER	\$					\$	
WATER METER						\$	
TOTAL	\$	\$ -	\$ -			\$ -	\$

Softener/R.O. Unit

	Amount Paid	Change Orders	Description	Vendor	Amount	
WATER SOFTENER	\$				\$	
R.O. UNIT					\$	
					\$	
TOTAL	\$	\$ -	\$ -		\$ -	\$

HVAC

	Amount Paid	Change Orders	Description	Vendor	Amount	
LABOR AND MATERIALS	\$			AirTron	\$	
FIREPLACE					\$	
DIRECT VENT FIREPLACE	\$				\$	
TOTAL	\$	\$ -	\$ -		\$ -	\$

Electrical

	Amount Paid	Change Orders	Description	Vendor	Amount	
ROUGH IN	\$				\$	
FIXTURE ALLOWANCE	\$				\$	

FAN ALLOWANCE	\$					\$
GARAGE	\$					\$
TV/TELEPHONE/DATA	\$					\$
SECURITY SYSTEM	\$					\$
SOUND SYSTEM ALLOWANCE						\$
UTILITY TRENCHING						\$
						\$
TOTAL	\$	\$ -	\$ -		\$ -	\$

Insulation

		Amount Paid	Change Orders	Description	Vendor	Amount
FOAM INSULATION	\$				WILLIAMS	\$
BATT INSULATION	\$					\$
TOTAL	\$	\$ -	\$ -			\$ -

Drywall

		Amount Paid	Change Orders	Description	Vendor	Amount
SHEETROCK	\$				INFINITY	\$
TEXTURE						\$
GARAGE	\$					\$
TOTAL	\$	\$ -	\$ -			\$ -

Cabinets

		Amount Paid	Change Orders	Description	Vendor	Amount
MATERIAL	\$				MICHAEL EDWARDS	\$
						\$
TOTAL	\$	\$ -	\$ -			\$ -

Hardware

	Bid	Amount Paid	Change Orders	Description	Vendor	Amount	Variance
ALLOWANCE	\$				BIP		\$
BATH HARDWARE	\$						\$
GARAGE	\$						\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Interior Doors & Trim

		Amount Paid	Change Orders	Description	Vendor	Amount	
INTERIOR DOORS/GARAGE	\$				BFS		\$
POCKET FRAMES	\$	\$ -			BFS		\$
INTERIOR TRIM	\$				BFS		\$
STAIRS/RAILING	\$	\$ -					\$
BARN DOOR	\$						\$
SHUTTERS							\$
ATTIC STAIRS	\$	\$ -			BFS		\$
METAL RAILING/ DETAILS	\$				GONZO		\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Trim Labor

		Amount Paid	Change Orders	Description	Vendor	Amount	
HOUSE	\$				EDDIE MARQUEZ		\$
HARDWARE INSTALL	\$			INC in BIP			\$
GARAGE	\$						\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Tile

		Amount Paid	Change Orders	Description	Vendor	Amount	Variance
BATH TUBS							\$
KITCHEN BACK SPLASH							\$
ALLOWANCE	\$						\$
							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Tile Labor

		Amount Paid	Change Orders	Description	Vendor	Amount	
LABOR	\$				JORGE SAENZ		\$
							\$
							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Painting

		Amount Paid	Change Orders	Description	Vendor	Amount	
HOUSE -SF	\$				RYCO		\$
GARAGE	\$						\$
							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Countertops

		Amount Paid	Change Orders	Description	Vendor	Amount	
SOLID SURFACE ALLOWANCE	\$				STONITE		\$
							\$
							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Glass/Mirrors

	Bid	Amount Paid	Change Orders	Description	Vendor	Amount	Variance
MIRROR/GLASS ALLOWANCE	\$				FASHION GLASS		\$
							\$
							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Appliances

		Amount Paid	Change Orders	Description	Vendor	Amount	\
ALLOWANCE	\$						\$
APPLIANCE INSTALL							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Flooring

		Amount Paid	Change Orders	Description	Vendor	Amount	\
WOOD	\$						\$
FLOOR PREP							\$
LVT	\$						\$
SEALED CONCRETE	\$						\$
ALLOWANCE	\$			LABOR/MAT	JORGE SAENZ		\$
TOTAL	\$	\$ -	\$ -			\$ -	\$

Flatwork

		Amount Paid	Change Orders	Description	Vendor	Amount	\
WALKS	\$						\$
DRIVEWAY	\$			ALLOWANCE	MACARIO		\$
CIRCULAR DRIVE							\$
BACK PORCH							\$

	STEPS						\$ -
TOTAL	\$	\$ -	\$ -			\$ -	\$

Cleaning

	Amount Paid	Change Orders	Description	Vendor	Amount	Vendor
FINAL CLEAN	\$			BROTHERS		\$
MOVE-IN CLEAN	\$			BROTHERS		\$
PERIODIC CLEAN	\$			BROTHERS		\$
						\$
CHEMICAL TOILET	\$			UNITED		\$
DUMPSTER	\$			ACT		\$
						\$
						\$
TOTAL	\$	\$ -	\$ -		\$ -	\$ -

Insurance

	Amount Paid	Change Orders	Description	Vendor	Amount	Vendor
BUILDERS RISK	\$			STEWART		\$
GENERAL LIABILITY	\$			STEWART		\$
						\$
TOTAL	\$	\$ -	\$ -		\$ -	\$

Utilities

	Amount Paid	Change Orders	Description	Vendor	Amount	Vendor
TEMP ELECTRIC	\$					\$
WATER SERVICE	\$					\$
TOTAL	\$	\$ -	\$ -		\$ -	\$

Exterior Features

Bid		Amount Paid	Change Orders	Description	Vendor	Amount	Variance
LANDSCAPE ALLOWANCE	\$				NATURE WORKS		\$
TRELLIS							\$
CEDAR FENCE	\$						\$
HANDRAILS							\$
POOL	\$						\$
AUTOMATIC GATE	\$						\$
ASPHALT							\$
PAVERS							\$
TOTAL	\$	\$ -	\$ -			\$ -	\$