122 BARRERA

SAN ANTONIO, TX 78210



CODE INFORMATION

APPLICABLE CODES, EACH AS ADOPTED AND AMENDED BY THE CITY OF SAN ANTONIO (CITY CODE CHAPTER 10, BUILDING-RELATED CODES, EFFECTIVE MAY 1, 2025, AND CHAPTER 11, FIRE PREVENTION CODE). WHERE CODES CONFLICT, THE MORE RESTRICTIVE PROVISION GOVERNS:

2024 INTERNATIONAL RESIDENTIAL CODE

2024 INTERNATIONAL BUILDING CODE

2024 INTERNATIONAL EXISTING BUILDING CODE

2021 INTERNATIONAL ENERGY CONSERVATION CODE (RETAINED -- EXCLUDED FROM THE 2024 ADOPTION CYCLE)

2024 INTERNATIONAL MECHANICAL CODE

2024 INTERNATIONAL PLUMBING CODE

2024 INTERNATIONAL FUEL GAS CODE

2024 INTERNATIONAL FIRE CODE

2024 NATIONAL ELECTRICAL CODE

2024 SAN ANTONIO PROPERTY MAINTENANCE CODE

2024 INTERNATIONAL SWIMMING POOL AND SPA CODE (NOT APPLICABLE -- NO POOL PROPOSED)

ALSO APPLICABLE: CHAPTER 35, UNIFIED DEVELOPMENT CODE (ZONING RM-4 H HS; ARTICLE VI, HISTORIC PRESERVATION AND URBAN DESIGN, SEC. 35-451 ET SEQ.); CITY OF SAN ANTONIO HISTORIC DESIGN GUIDELINES; CHAPTER 6, BUILDINGS CODE. A CERTIFICATE OF APPROPRIATENESS FROM THE OFFICE OF HISTORIC PRESERVATION / HDRC IS REQUIRED FOR ALL EXTERIOR WORK PRIOR TO PERMIT ISSUANCE.

CONSTRUCTION HOURS PER CITY CODE CH. 21 (NOISE) AND DSD INFORMATION BULLETIN 244: MONDAY-FRIDAY 7:00 AM-8:00 PM; SATURDAY 8:00 AM-8:00 PM; SUNDAY 9:00 AM-5:00 PM. NO CONSTRUCTION ON NEW YEAR'S DAY, MEMORIAL DAY, JULY 4, LABOR DAY, THANKSGIVING, OR CHRISTMAS DAY. MAXIMUM 80 DB(A) AT THE PROPERTY BOUNDARY; AFTER-HOURS WORK ONLY BY DSD WAIVER.

GENERAL NOTES

G1. ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE OSHA STANDARDS. SUBCONTRACTORS, THEIR EMPLOYEES, AND ALL OTHERS EXPLICITLY AGREE TO HOLD ARCHITECT, OWNER, AND GENERAL CONTRACTOR HARMLESS IN THE EVENT OF AN ACCIDENT. USE OF THESE DRAWINGS BY ANYONE FOR THE PURPOSE OF CONSTRUCTION CONSTITUTES A COMPLETE WAIVER OF GENERAL LIABILITY.

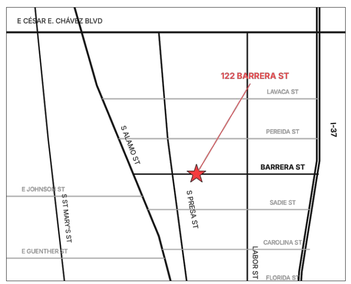
G2. DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS FROM THE ARCHITECT.

G3. 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.

G4. 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 FREE.

G5. EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A CLARIFICATION PRIOR TO BID AWARD.

PROJECT LOCATION



PROJECT DATA

ADDRESS: 122 BARRERA ST., SAN ANTONIO, TX 78210

LEGAL DESCRIPTION: LOT 5 (SAVE & EXCEPT A 0.0089-AC TRACT) AND ADJOINING PART OF LOT 6, BLOCK 13, NCB 716, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NO RECORDED PLAT -- NCB / DEED DESCRIPTION. BCAD GEO ID 6600005071.

JURISDICTION: CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

OWNER: DAMIAN GONZALES III

ZONING DISTRICT: RM-4 H HS -- LAVACA HISTORIC DISTRICT; INDIVIDUAL TIER 2 - HISTORICALLY SIGNIFICANT RATING. HDRC CERTIFICATE OF APPROPRIATENESS REQUIRED FOR ALL EXTERIOR WORK.

LOT AREA: 6,937 SF (0.159 AC) PER BCAD

MAIN RESIDENCE: 1,160 SF CONDITIONED, ONE STORY, C. 1910, EXISTING TO REMAIN, 1,694 SF GROSS BUILDING AREA

REAR SCREENED PORCH: EXISTING UNCONDITIONED SCREENED PORCH TO BE RECONSTRUCTED

ACCESSORY SHED: EXISTING SIDING-CLAD SHED TO REMAIN, ±48 SF (±8.2' × 5.8')

OCCUPANCY / USE: SINGLE-FAMILY DWELLING (IRC) -NO CHANGE OF USE

CONSTRUCTION TYPE: WOOD FRAME (TYPE V-B EQUIVALENT)

SCOPE CLASSIFICATION: ALTERATION AND REPAIR OF AN EXISTING BUILDING PER IRC R102.7.1 (IEBC 101.2 EXCEPTION); NO ADDITION OF CONDITIONED SPACE

NARRATIVE SUMMARY

EXISTING PROPERTY

122 BARRERA STREET IS A ONE-STORY WOOD-FRAME SINGLE-FAMILY RESIDENCE OF APPROXIMATELY 1,140 SQUARE FEET, CONSTRUCTED CIRCA 1910 ON A 6,937-SQUARE-FOOT LOT IN THE LAVACA LOCAL HISTORIC DISTRICT. THE PROPERTY IS ZONED RM-4 H HS AND CARRIES AN INDIVIDUAL TIER 2 HISTORICALLY SIGNIFICANT RATING. THE HOUSE RETAINS ITS ORIGINAL CONFIGURATION AND SINGLE-PANE WOOD WINDOWS. THE MAIN STANDING-SEAM METAL ROOF AND THE AIR-CONDITIONING CONDENSING UNIT ARE RECENT AND WILL REMAIN. A REAR FLAT-ROOFED ADDITION AND ATTACHED SCREENED PORCH ARE DETERIORATED, WITH PRIOR WATER DAMAGE AT THE REAR ROOF.

PROPOSED SCOPE OF WORK

THE PROJECT IS AN ALTERATION AND REPAIR OF THE EXISTING RESIDENCE WITHIN ITS EXISTING BUILDING ENVELOPE. NO CHANGE OF USE OR OCCUPANCY IS PROPOSED. THE HOUSE REMAINS A SINGLE-FAMILY DWELLING AND NO INCREASE IN CONDITIONED FLOOR AREA IS PROPOSED. THE PROJECT IS PRIMARILY AN INTERIOR RENOVATION AND AN EXTERIOR REPAIR EFFORT.

INTERIOR: NON-STRUCTURAL INTERIOR PARTITIONS ARE RECONFIGURED TO PROVIDE TWO BEDROOMS, TWO BATHS, AND A SMALL FLEX ROOM. THE PRIMARY BUILDING FAÇADE IS SCHEDULED FOR REPAIR IN KIND (NOT ALTERED).

EXTERIOR REPAIR: RESTORATION OF THE ORIGINAL WOOD WINDOWS IN PLACE (REPAIR, REGLAZING, AND REPAINTING PER THE WINDOW RESTORATION NOTES). IN-KIND REPAIR OF WOOD SIDING AND TRIM. REPAIR OF THE FRONT PORCH DECKING AND STEPS. FULL REPLACEMENT OF THE DETERIORATED REAR ROOF AND EXISTING SCREEN PORCH. THE FRONT FAÇADE IS UNCHANGED.

REAR SCREENED PORCH: THE EXISTING REAR SCREENED PORCH DOES NOT HAVE AN ADEQUATE FOUNDATION. IT IS PROPOSED AS RECONSTRUCTED, UNCONDITIONED, OPEN SCREENED OUTDOOR SPACE IN APPROXIMATELY THE SAME LOCATION. THE RECONSTRUCTION ADDS NO CONDITIONED AREA AND NO HABITABLE SPACE, AND THE ENCLOSURE REMAINS OPEN/SCREENED CONSISTENT WITH HDRC DIRECTION. IT IS DETAILED FLUSH WITH THE EXISTING, NON-ORIGINAL ADDITION TO REMAIN.

BUILDING SYSTEMS: COMPLETE REPLACEMENT. ALL KNOB AND TUBE WIRING IS REMOVED IN FULL AND THE HOUSE IS REWIRED TO CURRENT STANDARDS. NEW PLUMBING SUPPLY AND DWV PIPING; GAS PIPING REPLACED DOWNSTREAM OF THE METER WITH NEW LINES TO THE RANGE, LAUNDRY, AND WATER HEATER. THE NEW TANKLESS GAS WATER HEATER; THE EXISTING RECENTLY-INSTALLED CONDENSING UNIT IS RETAINED.

DRAWING SHEET INDEX

SHEET INDEX		
NUMBER	**NAME**	**UPDATED**
G0.00	COVER SHEET	10/26
G0.01	REFERENCE IMAGES	10/26
G0.02	CODE REVIEW	10/26
A1.00	SITE PLAN	10/26
A2.00	EXISTINGBUILDING / DEMOLITION PLANS	10/26
S0.0	GENERAL NOTES AND SPECIAL INSPECTIONS	
S0.1	TYPICAL DETAILS	
S1.0	FOUNDATION PLAN	
S3.0	ROOF/ CEILING FRAMING PLAN	
A2.01	NEW BUILDING PLANS	10/26
A2.02	MEP LAYOUTS (CONCEPTUAL)	10/26
A5.00	EXISTING BUILDING ELEVATIONS	10/26
A5.01	NEW BUILDING ELEVATIONS	10/26
A8.01	INTERIOR ELEVATIONS	10/26

ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	261015	OHP/ HDRC REVIEW

HOME RENOVATION

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SAN ANTONIO, TX 78210

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OHP & HDRC REVIEW SET

PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
COVER SHEET

SHEET NUMBER
G0.00

REAR ---------- FRONT







1 EXISTING EAST FACADE

SCALE: NTS

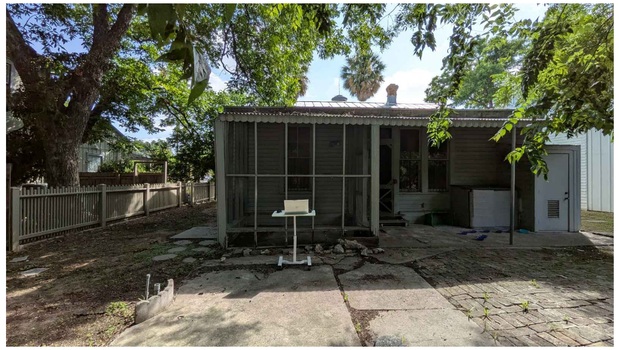
FRONT



2 EXISTING PRIMARY (NORTH) FACADE

SCALE: NTS

REAR



3 EXISTING SOUTH FACADE

SCALE: NTS

FRONT ---------- REAR











4 EXISTING WEST FACADE

SCALE: NTS

EXISTING CONDITIONS NOTES

THE PROPERTY AT 122 BARRERA STREET IS A ONE-STORY WOOD-FRAME SINGLE-FAMILY RESIDENCE OF APPROXIMATELY 1,140 SQUARE FEET ON A 6,937-SQUARE-FOOT LOT. THE HOUSE WAS BUILT CIRCA 1910 AND LIES WITHIN THE LAVACA LOCAL HISTORIC DISTRICT. THE PROPERTY IS ZONED RM-4 H HS AND CARRIES AN INDIVIDUAL TIER 2 HISTORICALLY SIGNIFICANT RATING.

FRONT (NORTH) FACADE

THE NORTH FACADE IS THE PRIMARY STREET-FACING ELEVATION AND IS TO BE REPAIRED ONLY. IT HAS PAINTED WOOD SIDING WITH A FRONT PORCH SUPPORTED BY PAINTED WOOD POSTS. THE TWIN WOOD ENTRY DOORS ARE ORIGINAL AND ARE A CHARACTER-DEFINING FEATURE. THE PORCH DECKING AND STEPS ARE DAMAGED AND WILL BE REPAIRED IN-KIND.

EAST AND WEST ELEVATIONS

THE EAST AND WEST ELEVATIONS ARE CLAD IN PAINTED WOOD SIDING. THIS SIDING WILL BE LARGELY REPAIRED, AND REPLACED IN-KIND ONLY WHERE REQUIRED. WINDOWS ON BOTH ELEVATIONS ARE ORIGINAL SINGLE-PANE WOOD UNITS WITH MULTI-LITE SASHES. MANY WINDOWS DO NOT FUNCTION PROPERLY.

SOUTH ELEVATION AND REAR SCREENED PORCH

THE REAR SCREENED PORCH IS A NON-ORIGINAL ADDITION ATTACHED TO THE REAR OF THE HOUSE. THE FRAMING IS RACKED, DETERIORATED, AND UNDERSIZED. THE PORCH DOES NOT HAVE AN ADEQUATE FOUNDATION. THE SOUTH ELEVATION HAS A RELATIVELY FLAT ROOF WITH PRIOR WATER DAMAGE, AND A DETERIORATED PLYWOOD TRANSITION AT THE ROOFLINE STEP-DOWN. THE REAR ROOF IS IN POOR CONDITION AND REQUIRES FULL REPLACEMENT. NO GUTTERS OR DOWNSPOUTS ARE PRESENT ON THE REAR ELEVATIONS.

ROOF AND CHIMNEYS

THE ROOF OVER THE ORIGINAL HOUSE IS A FAIRLY NEW METAL ROOF, INSTALLED BY THE PRIOR OWNER, AND IS IN GOOD CONDITION. IT IS TO BE RETAINED. THE FLAT ROOF OVER THE REAR ADDITION IS DETERIORATED AND IS TO BE REPLACED. THE FRONT PORCH ROOF IS TO BE RETAINED. THE HOUSE HAS TWO BRICK CHIMNEYS, WHICH HAVE PREVIOUSLY BEEN ABANDONED AND WILL NOT BE FURTHER REMOVED BEYOND THEIR CURRENT STATE.

INTERIOR

THE INTERIOR IS A ROOM-TO-ROOM LAYOUT WITH NO CENTRAL CIRCULATION. SIGNIFICANT INTERIOR RECONFIGURATION IS PROPOSED.

SITE

LARGE MATURE TREES ARE PRESENT ON AND NEAR THE PROPERTY AND THEIR ROOT ZONES ARE TO BE PROTECTED DURING CONSTRUCTION. A NEW RIBBON DRIVEWAY IS PROPOSED.

MAJOR FOCUS AREAS ARE LIMITED TO THE REAR ROOF AND ADDITION, THE REAR SCREENED PORCH, THE FRONT PORCH DECKING AND STEPS, THE WINDOWS, AND THE SITE PAVING.

WINDOW RESTORATION WORK

1. **BASIC SCOPE:** RESTORE ALL EXISTING ORIGINAL WOOD WINDOWS IN PLACE, INCLUDING SASHES, FRAMES, JAMBS, SILLS, STOPS, PARTING BEADS, CASINGS, AND HARDWARE. WORK INCLUDES PAINT REMOVAL, WOOD REPAIR, COMPLETE REGLAZING, REPLACEMENT OF BROKEN OR MISSING GLASS, SASH CORD REPLACEMENT, WEATHERSTRIPPING, PRIMING AND PAINTING, AND REMOVAL OF ALL EXTERIOR SECURITY BARS. RETURN EVERY SASH TO SMOOTH, BALANCED OPERATION.
2. **STANDARDS AND APPROVALS:** PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF SAN ANTONIO HISTORIC DESIGN GUIDELINES (CHAPTER 2), THE OFFICE OF HISTORIC PRESERVATION (OHP) WINDOWS POLICY GUIDE, THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION, AND NPS PRESERVATION BRIEF 9. WORK IS SUBJECT TO A CERTIFICATE OF APPROPRIATENESS ISSUED BY OHP; POST ON SITE FOR THE DURATION OF THE WORK.
3. **REPAIR, NOT REPLACEMENT:** DO NOT DISCARD OR REPLACE ANY ORIGINAL SASH, FRAME, OR WINDOW UNIT. REPAIR IN KIND, REPLACING ONLY INDIVIDUAL COMPONENTS DETERIORATED BEYOND REPAIR. IF ANY WINDOW REQUIRES RECONSTRUCTION OF 50% OR MORE OF ITS COMPONENTS, STOP WORK ON THAT UNIT, PHOTOGRAPH THE CONDITION, AND NOTIFY THE ARCHITECT, WHO WILL COORDINATE WITH OHP STAFF ON A WINDOW-BY-WINDOW BASIS.
4. **GLASS:** SALVAGE AND REUSE ALL SOUND ORIGINAL GLASS. REPLACE ONLY BROKEN, CRACKED, SCRATCHED, OR MISSING PANES.
5. **SASH REMOVAL:** FREE PAINTED-SHUT SASHES AND REMOVE STOPS AND PARTING BEADS WITHOUT DAMAGE, LABELING EVERY PIECE BY WINDOW AND POSITION. REPAIR FRAMES, SILLS, AND CASINGS IN PLACE. KEEP EVERY OPENING WEATHERTIGHT AND SECURE AT THE END OF EACH WORK DAY.
6. **SECURITY BARS:** REMOVE ALL EXTERIOR SECURITY BARS, BRACKETS, AND ANCHORS AT ALL WINDOWS WITHOUT SPLITTING TRIM OR SIDING, CUTTING FASTENERS WHERE NECESSARY. FILL FASTENER HOLES IN WOOD WITH EPOXY, SAND FLUSH, PRIME, AND PAINT.

ASSETS & ARCHITECTS

NO.	DATE	DESCRIPTION OF ISSUE
	261028	OHP/ HDRC REVIEW

HOME RENOVATION

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OHP & HDRC REVIEW SET

PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
REFERENCE IMAGES

SHEET NUMBER
G0.01

BUILDING CODE ANALYSIS

1 **APPLICABLE CODE:** 2024 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND AMENDED BY THE CITY OF SAN ANTONIO (CITY CODE CH. 10, EFF. MAY 1, 2025), WITH THE 2021 IECC (RETAINED) AND THE 2024 NEC.

2 **SCOPE CLASSIFICATION:** ALTERATION AND REPAIR OF AN EXISTING BUILDING PER IRC R102.7.1 (IEBC 101.2 EXCEPTION). NEW WORK CONFORMS TO THE CURRENT CODE; EXISTING UNALTERED PORTIONS LEGALLY IN USE MAY REMAIN. NO ADDITION OF CONDITIONED FLOOR AREA; NO CHANGE OF USE OR OCCUPANCY.

3 **OCCUPANCY / TYPE:** DETACHED ONE-FAMILY DWELLING WITHIN IRC SCOPE (R101.2); WOOD-FRAME CONSTRUCTION (TYPE V-B EQUIVALENT); ONE STORY.

4 **DESIGN CRITERIA:** PER COSA-AMENDED TABLE R301.2; CLIMATE ZONE 2A; ULTIMATE DESIGN WIND SPEED 115 MPH (VULT), EXPOSURE B; SEISMIC DESIGN CATEGORY A; TERMITE EXPOSURE VERY HEAVY; FLOOD HAZARDS PER FIRM EFF. 07/19/2023.

5 **FIRE SEPARATION (R302.1):** EXTERIOR WALLS SHOWN ≥ 5'-0" FROM INTERIOR LOT LINES PER SURVEY (MIN. ±8.8' EAST SIDE); NO RATED EXTERIOR WALL CONSTRUCTION OR OPENING PROTECTION REQUIRED.

6 **CEILING HEIGHT (R305):** HABITABLE ROOMS MAINTAIN THE EXISTING CEILING HEIGHTS, ALL ≥ 7'-0" MINIMUM (EXISTING ±10'-3" TO ±11'-5").

7 **EMERGENCY ESCAPE & RESCUE (R310):** EACH SLEEPING ROOM IS SERVED BY AN EMERGENCY ESCAPE AND RESCUE OPENING; MIN. 5.7 SF NET CLEAR (5.0 SF AT GRADE FLOOR), MIN. 24" CLEAR HEIGHT AND 20" CLEAR WIDTH, MAX. 44" SILL HEIGHT. HISTORIC WOOD WINDOWS ARE RETAINED IN EXISTING OPENINGS AND OPENINGS ARE NOT REDUCED.

8 **LIGHT & VENTILATION (R303):** HABITABLE ROOMS: AGGREGATE GLAZING ≥ 8% OF FLOOR AREA WITH ≥ 4% OPENABLE. OR MECHANICAL VENTILATION PLUS ARTIFICIAL LIGHT. BATHROOMS: 3 SF GLAZING (HALF OPENABLE) OR 50 CFM EXHAUST DUCTED TO THE EXTERIOR.

9 **SMOKE & CO ALARMS (R314 / R315):** NEW HARDWIRED, INTERCONNECTED SMOKE ALARMS WITH BATTERY BACKUP IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EACH STORY. CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA (FUEL-GAS APPLIANCES PRESENT).

10 **HAZARDOUS GLAZING (R308.4):** SAFETY GLAZING AT DOORS, TUB AND SHOWER ENCLOSURES, AND OTHER HAZARDOUS LOCATIONS. RETAINED HISTORIC WINDOWS ARE UNALTERED EXISTING ELEMENTS; ALL RELOCATED OR REWORKED GLAZING LOCATIONS FOR COMPLIANCE.

11 **STAIRS, HANDRAILS & GUARDS (R311.7 / R312):** REBUILT FRONT PORCH STEPS: RISERS ≤ 7-3/4", TREADS ≥ 10", HANDRAIL AT 34"-38" WHERE FOUR OR MORE RISERS; GUARDS ≥ 36" WHERE WALKING SURFACES EXCEED 30" ABOVE GRADE. REAR PORCH GRADE TRANSITION (±11-1/2") BELOW GUARD THRESHOLD -- PROVIDE STEP/LANDING PER R311.

12 **ENERGY (IRC CH. 11 / 2021 IECC):** ALTERATIONS COMPLY PER IECC R503 FOR NEW ENVELOPE ASSEMBLIES, DUCTS, AND SYSTEMS; UNALTERED PORTIONS ARE NOT REQUIRED TO COMPLY. INSULATE WALL AND CEILING CAVITIES EXPOSED DURING THE WORK. THE BUILDING'S HISTORIC DESIGNATION (TIER 2 HS) QUALIFIES FOR THE IECC R501.6 HISTORIC BUILDING PROVISIONS WHERE COMPLIANCE WOULD COMPROMISE HISTORIC CHARACTER - ORIGINAL WINDOWS ARE RESTORED, NOT REPLACED.

13 **ELECTRICAL (2024 NEC):** COMPLETE REWIRE; ALL KNOB-AND-TUBE WIRING PHYSICALLY REMOVED. AFCI AND GFCI PROTECTION. TAMPER-RESISTANT RECEPTACLES, AND SMALL-APPLIANCE/LAUNDRY/BATH CIRCUITS PER THE NEC. EVALUATE SERVICE SIZE AND RE-SET THE SAGGING OVERHEAD SERVICE DROP PER CPS ENERGY REQUIREMENTS.

14 **PLUMBING (IRC CH. 25-33):** NEW WATER SUPPLY AND DWV PIPING THROUGHOUT; EXISTING REAR DRAINAGE FALL RETAINED. NEW TANKLESS GAS WATER HEATER INSTALLED, VENTED, AND PROVIDED WITH COMBUSTION AIR PER ITS LISTING AND IRC CH. 24.

15 **FUEL GAS (IRC CH. 24):** GAS PIPING REPLACED DOWNSTREAM OF THE METER WITH NEW LINES TO RANGE, LAUNDRY, AND WATER HEATER; CSST BONDED PER G2411; APPLIANCE SHUTOFFS AND SEDIMENT TRAPS PER CODE.

16 **MECHANICAL (IRC CH. 12-23):** EXISTING RECENT CONDENSING UNIT RETAINED; DRYER EXHAUST PER M1502; BATH EXHAUST DUCTED TO THE EXTERIOR.

17 **STRUCTURAL:** NEW INTERIOR BEAMS AND ANY REQUIRED SUPPLEMENTAL FOUNDATION PIERS PER THE STRUCTURAL ENGINEER'S SEALED DRAWINGS (13TH LV STR. ENGINEERS).

18 **REAR SCREENED PORCH:** RECONSTRUCTED AS UNCONDITIONED, OPEN SCREENED OUTDOOR SPACE -- NOT HABITABLE SPACE AND NOT CONDITIONED FLOOR AREA; ENERGY AND EERO PROVISIONS DO NOT APPLY. PROVIDE STEPS/LANDINGS AT GRADE TRANSITIONS PER R311.

ENERGY CONSERVATION SPECIFICATIONS

THE CONTRACTOR IS HEREBY OBLIGATED TO CONSTRUCT THE BUILDING SPECIFIED HERE IN ACCORDANCE WITH ALL REQUIREMENTS OF THE 2021 IECC FOR RESIDENTIAL CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO ALL REQUIREMENTS OF TABLE 402.4.1.1 WITH RESPECT TO AIR BARRIER INSTALLATION CRITERIA AND INSULATION INSTALLATION CRITERIA:

AIR BARRIER PREFORMANCE SPECIFICATIONS:

A1- 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.

A2- 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.

A3- 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.

A4- THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.

A5- RIM JOISTS SHALL INCLUDE THE AIR BARRIER.

A6- THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

A7- EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.

A8- DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.

A9- AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.

A10- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.

A11- THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.

A12- THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.

A13- HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.

A14- 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.

INSULATION PERFORMANCE SPECIFICATIONS:

I1- AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.

I2- THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.

I3- 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.

I4- ALL RIM JOISTS SHALL BE INSULATED.

I5- 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.

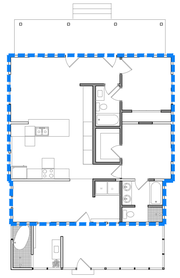
I6- WHERE PROVIDED, INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.

I7- 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.

I8- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.

I9- 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.

I10- EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.



DASHED BLUE LINE DENOTES LOCATION OF CONTINUOUS THERMAL ENVELOPE

LEVEL 1

1 CONTINUOUS THERMAL ENVELOPE

SCALE: NTS

ASSETS & ARCHITECTS

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	261028	OHP/ HDRC REVIEW

HOME RENOVATION

122 BARRERA LEVEL 2
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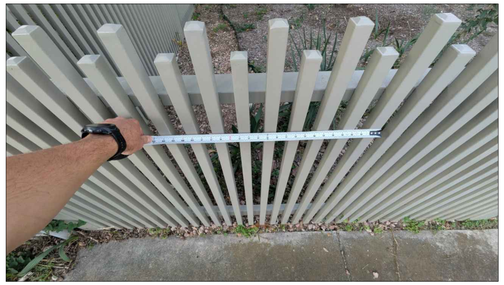
OHP & HDRC REVIEW SET

PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
CODE REVIEW

SHEET NUMBER
G0.02





REFERENCE 118 BARRERA FRONT YARD FENCE FOR PROPOSED FRONT YARD FENCE DIMENSIONS AND DETAILING

2 STEEL FENCE DIMENSIONS

SCALE: 1/4" = 1'-0" 0' 4' 8'

1 SITE PLAN

SCALE: 1/4" = 1'-0" 0' 4' 8' 16'

TRUE NORTH PLAN NORTH

LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

GENERAL NOTES

G1 SURVEY BASIS: BOUNDARY, EASEMENT, AND IMPROVEMENT INFORMATION SHOWN IS TAKEN FROM THE PROPERTY SURVEY BY TES DATED 3/14/2023.

G4 SITE PROTECTION: PROTECT EXISTING SITE FEATURES TO REMAIN, INCLUDING FENCES, WALKS, CURBS, DRIVEWAY, LANDSCAPE, AND THE PUBLIC SIDEWALK.

G5 TREES: PROTECT EXISTING TREES AND ROOT ZONES. TREE PRESERVATION PER UDC SEC. 35-523: NO SIGNIFICANT OR HERITAGE TREE SHALL BE REMOVED OR ROOT-PRUNED WITHOUT REQUIRED CITY APPROVAL.

G6 UTILITIES: UTILITY LOCATIONS ARE SHOWN FROM VISIBLE SURFACE EVIDENCE AND ARE NOT WARRANTED COMPLETE. CONTACT TEXAS 811 FOR LINE LOCATES A MINIMUM OF 48 HOURS BEFORE ANY EXCAVATION.

G7 RIGHT-OF-WAY: NO CONSTRUCTION MATERIALS, EQUIPMENT, OR DEBRIS SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A CITY PERMIT. KEEP THE SIDEWALK AND STREET CLEAN AND PASSABLE AT ALL TIMES.

G8 EROSION CONTROL: PROVIDE EROSION AND SEDIMENT CONTROL AS REQUIRED; DO NOT ALLOW SEDIMENT-LADEN RUNOFF TO LEAVE THE SITE OR ENTER THE STORM SYSTEM.

G9 CONSTRUCTION HOURS: PER CITY CODE CH. 21 AND DSD INFORMATION BULLETIN 244: MONDAY-FRIDAY 7:00 AM-8:00 PM; SATURDAY 8:00 AM-8:00 PM; SUNDAY 9:00 AM-5:00 PM; NO WORK ON LISTED CITY HOLIDAYS; 80 DB(A) MAXIMUM AT THE PROPERTY BOUNDARY.

KEYNOTES

1 EXISTING ONE-STORY WOOD-FRAME RESIDENCE
2 EXISTING FRONT PORCH AND STEPS TO REMAIN, PROTECT
3 REPLACED SCREEN PORCH, REFERENCE PLANS
4 EXISTING SHED, NO WORK THIS AREA
5 EXISTING CONDENSING UNIT TO REMAIN, PROTECT IN PLACE
6 NEW CONCRETE RIBBON DRIVE AND REAR YARD PARKING
7 NEW PRIVACY LANDSCAPING
8 EJECT OUTDOOR DRAIN WATER TO DRY WELL AND LANDSCAPING, BY PLUMBER
9 NEW FRONT YARD 3'-6" STEEL PICKET FENCE TO MATCH NEIGHBORING 118 BARRERA
10 MAN GATE
11 VEHICLE GATE
12 PROPOSED FRONT YARD FENCE ALREADY BORDERING PROPERTY HERE
13 NEW, CONFORMING 6' PRIVACY FENCE

118 BARRERA MAN GATE



118 BARRERA VEHICLE GATE

LOT COVERAGE (SF)	
TOTAL SITE AREA	6,937
LOT COVERAGE:	
EXISTING HOUSE TO REMAIN	1,160
FRONT PORCH + SCREEN PORCH	534
EXISTING SHED TO REMAIN	50
EXISTING FLATWORK TO REMAIN	65
NEW CONCRETE FLATWORK	1,305
TOTAL LOT COVERGAGE	3,114
LOT COVERAGE RATIO	44.89%

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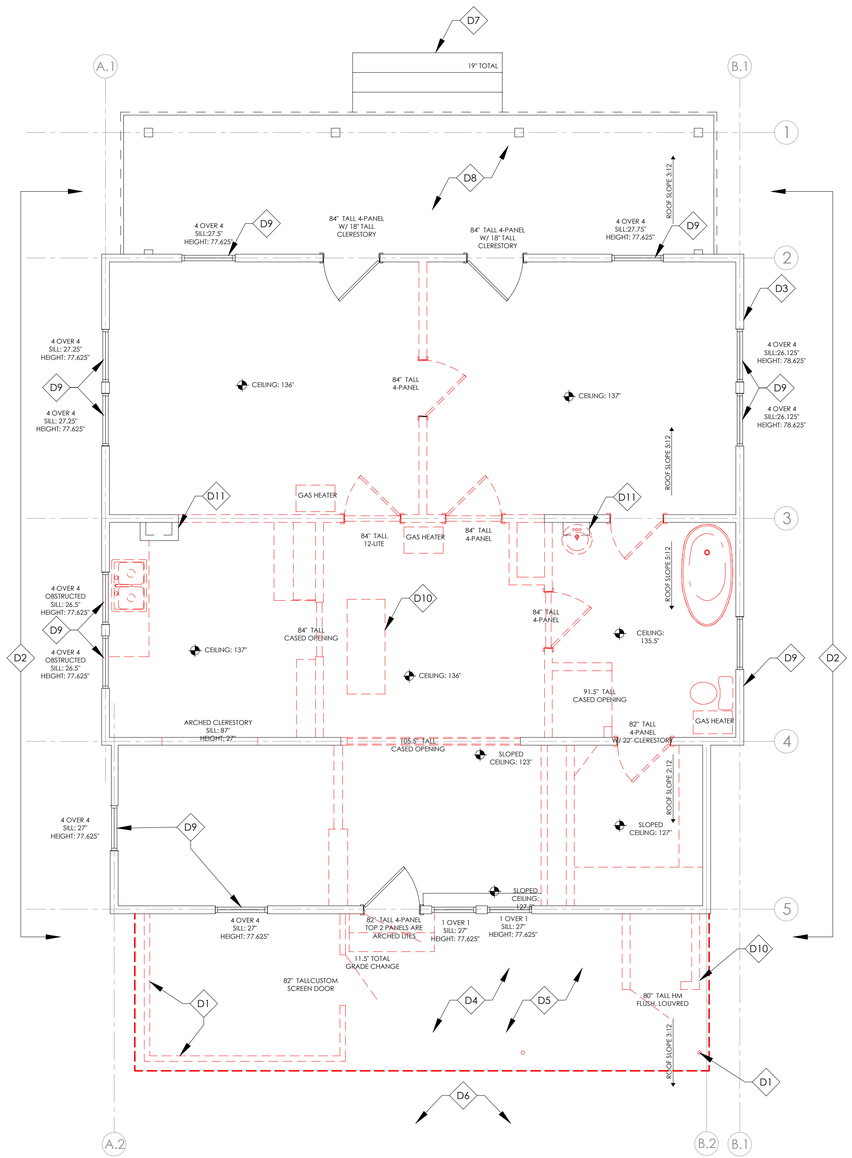
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PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.00



1 LEVEL 1- DEMOLITION PLAN

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

0 2 4 8

N

LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

DEMOLITION GENERAL NOTES

1. OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCING DEMOLITION AND COMPLY WITH ALL HDRC REQUIREMENTS
2. RETAIN AND REPAIR CHARACTER-DEFINING MATERIALS AND FEATURES WHEREVER FEASIBLE. DO NOT REMOVE OR DISCARD CHARACTER-DEFINING MATERIALS (ORIGINAL WOOD WINDOWS, FRONT ENTRY DOORS, WOOD SIDING, ETC.) WITHOUT HDRC AUTHORIZATION.
3. CONTRACTOR SHALL RECONCILE THIS SCOPE WITH ANY FOUNDATION LEVELING OR STRUCTURAL STABILIZATION WORK ALREADY PERFORMED AT THE SITE PRIOR TO DEMOLITION; NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICT.
4. CALL FOR ALL UTILITY LOCATES PRIOR TO COMMENCEMENT OF THE WORK. COORDINATE ALL UTILITY DISCONNECTIONS (ELECTRICAL, PLUMBING, GAS) WITH THE RESPECTIVE UTILITY COMPANY/TRADE PRIOR TO DEMOLITION. MAINTAIN SERVICE TO AREAS OUTSIDE THE WORK LIMITS AND PROVIDE TEMPORARY SERVICE AS REQUIRED.
5. EXTENT OF ELECTRICAL SYSTEM DEMOLITION IS TO BE CONFIRMED WITH CPS PRIOR TO CONSTRUCTION - COORDINATE WHETHER EXISTING PANEL AND SERVICE ARE TO BE RETAINED, REUSED, OR FULLY REPLACED.
6. REMOVE DETERIORATED/ROTTED FASCIA, SOFFIT, AND EAVE BOARDS AT ROOF-TO-PORCH TRANSITIONS FOR IN-KIND REPLACEMENT; RETAIN SOUND MATERIAL.

DEMOLITION KEYNOTES

D1. REMOVE REAR SCREENED PORCH/ADDITION

D2. SELECTIVELY REMOVE DAMAGED SECTIONS OF WOOD LAP SIDING FOR IN-KIND REPAIR; RETAIN AND PROTECT SOUND SIDING.

D3. REMOVE ANY ABANDONED SERVICE OR LOW VOLTAGE ATTACHMENTS AT REAR ROOFLINE. COORDINATE DISCONNECT/REROUTE WITH CPSE.

D4. REMOVE EXISTING CRIMPED, CORRUGATED METAL ROOFING IN ITS ENTIRETY AT REAR PORCH/ADDITION, INCLUDING ALL ASSOCIATED FLASHING AT THE MAIN-ROOF TIE-IN.

D5. REMOVE CONCRETE FLATWORK AND STEP AT REAR SCREENED PORCH EXTERIOR ENTRY.

D6. REMOVE FAILING REAR YARD PAVING (CONCRETE AND FLAGSTONE) AS REQUIRED FOR REGRADING.

D7. REMOVE EXISTING FRONT STEPS IN THEIR ENTIRETY, REPLACE IN KIND.

D8. SELECTIVELY REMOVE DAMAGED AND MISSING TONGUE-AND-GROOVE PORCH DECKING BOARDS AT FRONT PORCH NEAR STEPS; RETAIN AND PROTECT SOUND DECKING.

D9. REMOVE ALL BURGLAR BARS FROM WINDOW AND DOOR OPENINGS THROUGHOUT THE HOUSE. SELECTIVELY REMOVE FAILED GLAZING PUTTY, SASH CORDS, AND WEIGHTS AT ORIGINAL WOOD WINDOWS AS REQUIRED FOR REPAIR. DO NOT REMOVE WINDOW UNITS OR ORIGINAL SASH.

D10. REMOVE/RELOCATE MECHANICAL EQUIPMENT AND LOUVERED UTILITY CLOSET DOOR AT REAR OF HOUSE AS REQUIRED, PER COORDINATION WITH INTERIOR SYSTEMS SCOPE. RELOCATE ATTIC DOOR.

D11. NO DEMOLITION OF BRICK CHIMNEYS, ABANDON IN PLACE. REMOVE/CAP FLUE CONNECTIONS AS REQUIRED; COORDINATE ANY CHIMNEY REMOVAL WITH HDRC PRIOR TO PROCEEDING.

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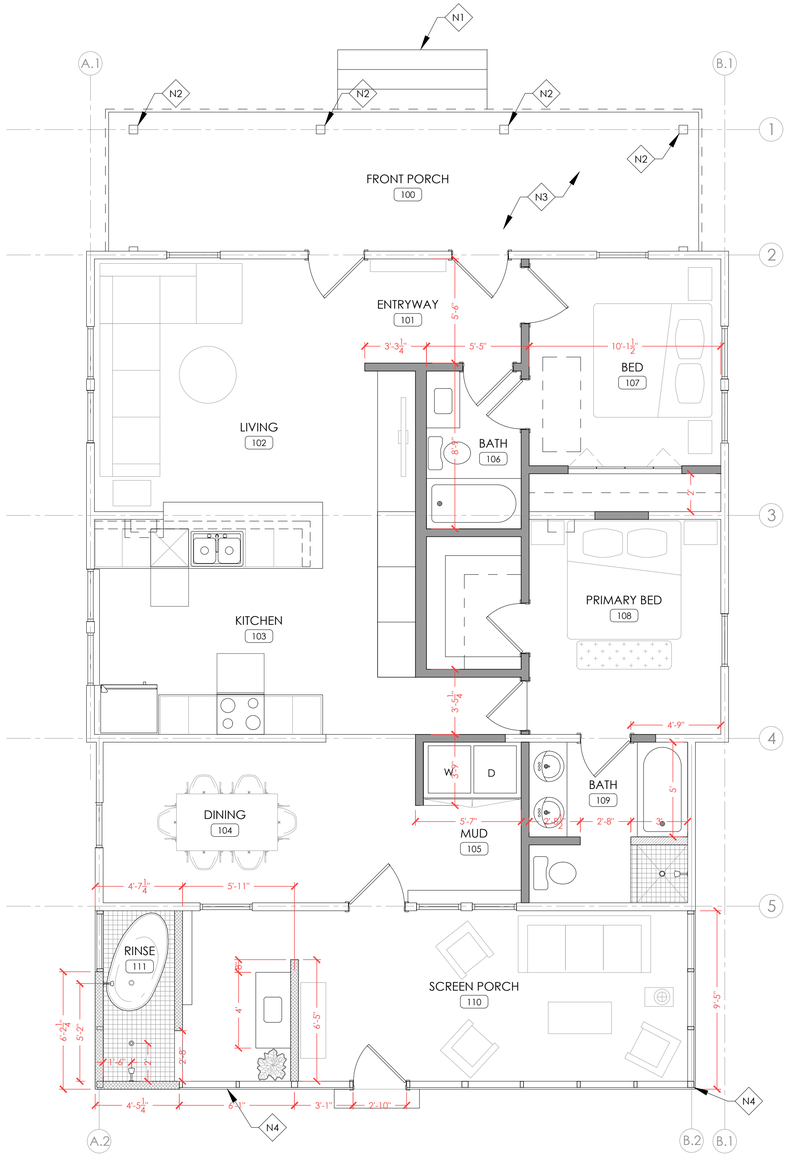
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PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
EXISTING BUILDING PLAN

SHEET NUMBER
A2.00



1 LEVEL 1- NEW PLAN

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

N

LINETYPES

- EXISTING INTERIOR PARTITION
- ABOVE OR BEYOND
- WALL OR COMPONENT TO DEMO
- NEW WALL

NEW CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND FIELD DIMENSIONS REVEALED BY DEMOLITION PRIOR TO FRAMING NEW WALLS; NOTIFY ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING.
2. COORDINATE ALL NEW PLUMBING, ELECTRICAL, AND MECHANICAL ROUGH-IN WITH THE RESPECTIVE TRADES PRIOR TO CLOSING WALLS. PROVIDE BLOCKING AS REQUIRED FOR CABINETRY, GRAB BARS, WALL-MOUNTED FIXTURES, AND ACCESSORIES.
3. THE EXISTING CENTRAL AIR CONDITIONING SYSTEM AND FURNACE ARE TO REMAIN AND BE REUSED FOR THE NEW LAYOUT. MECHANICAL CONTRACTOR SHALL VERIFY CAPACITY AND REWORK DUCTWORK, REGISTERS, AND EQUIPMENT LOCATIONS AS REQUIRED TO SERVE THE RECONFIGURED LAYOUT.
4. PROVIDE WATERPROOFING MEMBRANE AND APPROPRIATE BACKER BOARD AT ALL WET WALLS, SHOWER ENCLOSURES, AND TUB SURROUNDS PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
5. ALL NEW INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD OR FINISHED SURFACE UNLESS NOTED OTHERWISE. VERIFY ROUGH OPENING SIZES AGAINST ACTUAL DOOR, WINDOW, AND APPLIANCE SPECIFICATIONS BEFORE ORDERING.
6. NEW FINISH FLOOR ELEVATIONS SHALL MATCH EXISTING ADJACENT FINISH FLOOR UNLESS NOTED OTHERWISE; COORDINATE TRANSITIONS BETWEEN EXISTING AND NEW FLOORING MATERIALS.
7. PROVIDE INSULATION AT ALL NEW EXTERIOR WALLS, AND AT INTERIOR WALLS SEPARATING CONDITIONED FROM UNCONDITIONED SPACE (E.G., AT THE NEW REAR PORCH), PER CODE MINIMUM REQUIREMENTS AND IECC SUBMISSION MATERIAL.
8. FIELD VERIFY ALL APPLIANCE, FIXTURE, AND CABINETRY DIMENSIONS AGAINST OWNER-SELECTED PRODUCTS PRIOR TO ROUGH-IN AND INSTALLATION.

KEY NOTES

N1. REPAIR/ REPALCE EXISTING FRONT STEPS IN KIND, AS REQUIRED.

N2. REPAIR EXISTING FRONT COLUMNS, AS REQUIRED.

N3. SAND AND REFINISH EXISTING FRONT DOORS TO REMAIN. REPLACE HARDWARE AS REQUIRED FOR CONTEMPORARY KEYWAY.

N4. NEW REAR SCREENED PORCH: SLENDER STEEL-FRAME STRUCTURE CLAD IN CEDAR EXTERIOR TRIM.

AREA SCHEDULE (SF)	
CONDITIONED SPACE	
LEVEL 1	1,160
TOTAL CONDITIONED SF	**1,160**
FRONT PORCH	236
REAR SCREEN PORCH- NEW	298
TOTAL UNCONDITIONED SF	**534**
GRAND TOTAL SF	**1,694**

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DATE
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SHEET TITLE
NEW BUILDING PLAN

SHEET NUMBER
A2.01

GENERAL NOTES

G1 HISTORIC REVIEW: THE PROPERTY LIES WITHIN THE LAVACA LOCAL HISTORIC DISTRICT AND CARRIES AN INDIVIDUAL TIER 2 HISTORICALLY SIGNIFICANT (HS) RATING. ALL EXTERIOR WORK REQUIRES A CERTIFICATE OF APPROPRIATENESS FROM THE OFFICE OF HISTORIC PRESERVATION PRIOR TO PERMITTING AND CONSTRUCTION. INTERIOR WORK IS OUTSIDE HDRC JURISDICTION.

G2 FRONT FACADE: THE FRONT FACADE IS NOT ALTERED. EXISTING SIDING, TRIM, WINDOWS, DOORS, AND PORCH ARE REPAIRED IN KIND. NO CHANGE TO FORM, OPENINGS, OR MATERIAL PALETTE.

G3 DEMOLITION: ELEMENTS SHOWN AS WALL OR COMPONENT TO DEMO (RED DASHED LINE) ARE REMOVED ONLY WITHIN THE LIMITS INDICATED. PROTECT ADJACENT ORIGINAL FABRIC AT ALL DEMOLITION LINES.

G4 WINDOWS: EXISTING ORIGINAL SINGLE-PANE WOOD WINDOWS ARE RETAINED AND RESTORED IN PLACE (REPAIR, REGLAZE, PAINT). SEE WOOD WINDOW RESTORATION NOTES on G0.02.

G5 SIDING, TRIM & CLADDING: REPAIR EXISTING WOOD SIDING AND TRIM IN KIND, MATCHING PROFILE, EXPOSURE, JOINT DETAIL, AND MATERIAL.

G6 REAR SCREENED PORCH: THE REAR SCREENED PORCH IS RECONSTRUCTED AS OPEN, SCREENED, UNCONDITIONED OUTDOOR SPACE

G7 FOUNDATION: EXISTING FOUNDATION HAS ALREADY BEEN REPAIRED.

G8 CHIMNEYS: EXISTING BRICK CHIMNEYS ARE RETAINED, CAP AND FLASH PER MASON'S RECOMMENDATION.

G9 ELECTRICAL SERVICE: SAGGING OVERHEAD SERVICE DROP TO BE EVALUATED BY THE ELECTRICAL CONTRACTOR FOR CODE-COMPLIANT UPGRADE AND CLEARANCE. ANY REPLACEMENT OF THE SERVICE ATTACHMENT OR MAST IS COORDINATED WITH CPS ENERGY.

G10 MECHANICAL & GAS: THE EXISTING CONDENSING UNIT IS RETAINED AND PROTECTED. NEW EXTERIOR GAS PIPING AND THE TANKLESS WATER HEATER VENT TERMINATION ARE LOCATED TO MINIMIZE VISIBILITY FROM THE PUBLIC RIGHT-OF-WAY. RETAIN EXISTING ATTIC VENTS, SEAL FROM BEHIND, CONDITIONING ENVELOPE AT ROOF DECK.

KEYNOTES

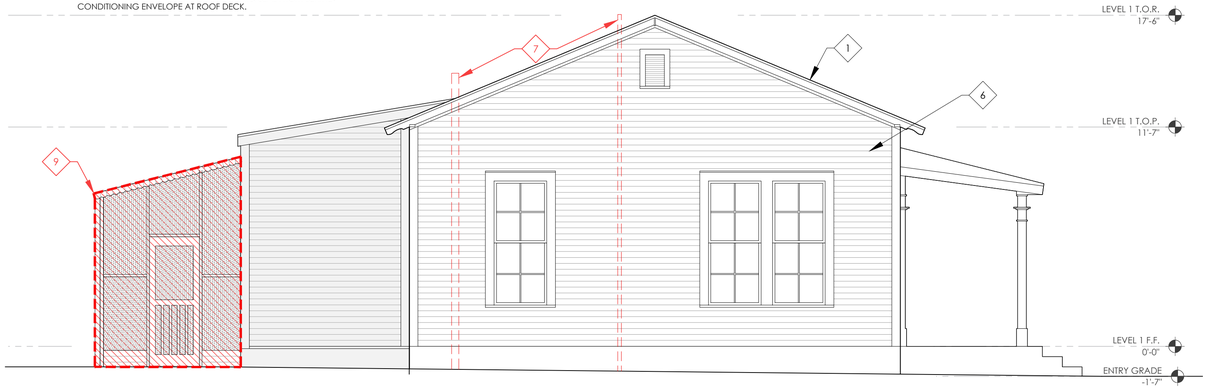
1 EXISTING STANDING-SEAM / V-CRIMP METAL ROOF (MAIN HOUSE) TO REMAIN
2 EXISTING WOOD FRONT ENTRY DOORS TO REMAIN, REFINISH. CHARACTER-DEFINING FEATURE.
3 EXISTING FRONT PORCH DECKING AND STEPS TO BE REPAIRED.
4 EXISTING BRICK CHIMNEY TO REMAIN.
5 EXISTING CONDENSING UNIT TO REMAIN, PROTECT IN PLACE.
6 EXISTING OVERHEAD ELECTRIC SERVICE DROP- EVALUATE FOR CODE-COMPLIANCE, UPGRADE IF REQUIRED
7 REMOVE EXISTING EXTERIOR PIPING/ CONDUIT INCLUDING OLD PLUMBING VENTS, ABANDONED ELECTRICAL/ TELECOM INFRASTRUCTURE, AND RE-ROUTE AC LINESET TO WALL INTERIOR.
8 EXISTING FLAT ROOF MEMBRANE AT ORIGINAL FRONT PORCH TO REMAIN.
9 9 REMOVE AND REPLACE EXISTING SCREEN PORCH AND AWNING.

LINETYPES

EXISTING CONSTRUCTION

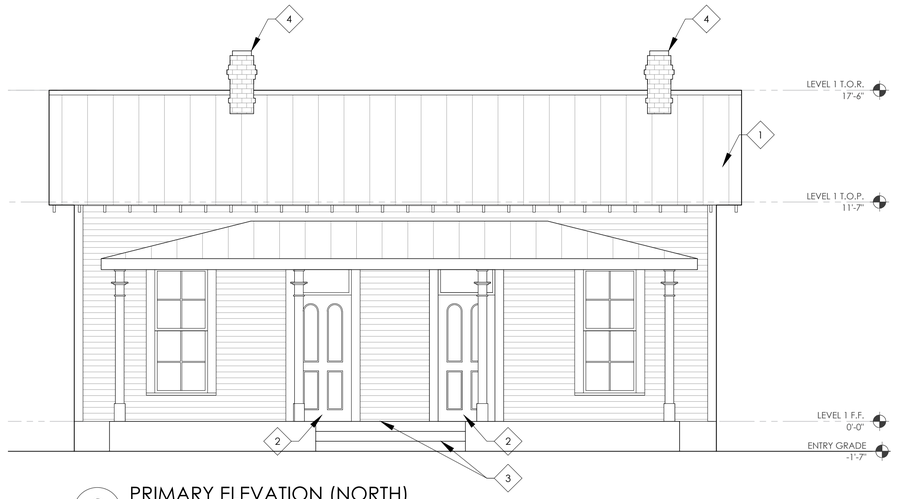
ABOVE OR BEYOND

WALL OR COMPONENT TO DEMO



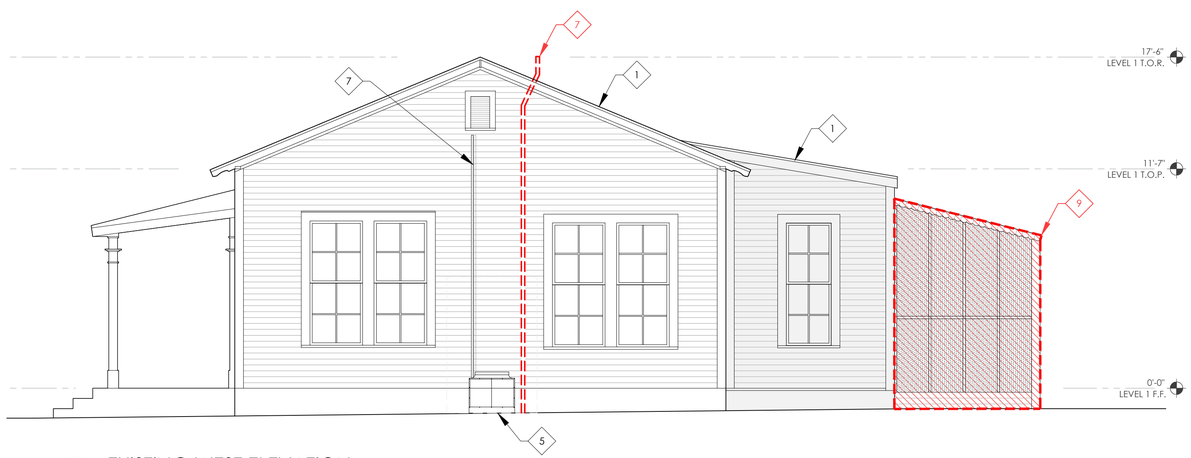
1 EXISTING EAST ELEVATION

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



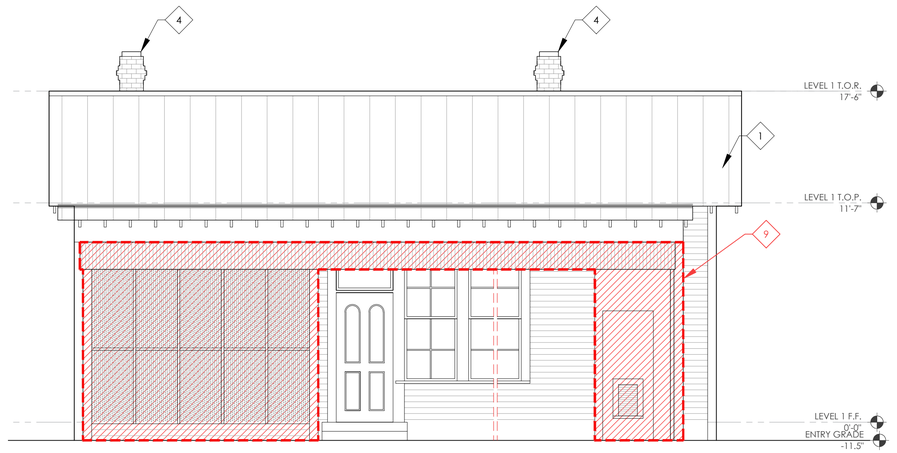
2 PRIMARY ELEVATION (NORTH)

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



3 EXISTING WEST ELEVATION

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



4 EXISTING SOUTH ELEVATION

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

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SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER
A5.00

GENERAL NOTES

G1 SCOPE: EXISTING CONSTRUCTION SHOWN IS TO REMAIN UNLESS NOTED OTHERWISE. EXTERIOR WORK IS LIMITED TO REPAIR OF THE EXISTING HISTORIC HOUSE AND RECONSTRUCTION OF THE REAR SCREENED PORCH AS UNCONDITIONED SPACE; NO CONDITIONED AREA IS ADDED.

G2 STRUCTURE: REAR PORCH FRAMING, FOUNDATION PIERS, AND CONNECTIONS TO THE EXISTING BUILDING ARE PER STRUCTURAL. ELEVATIONS INDICATE DESIGN INTENT ONLY; STRUCTURAL DRAWINGS GOVERN MEMBER SIZES AND CONNECTIONS.

G3 PENETRATIONS & EQUIPMENT: LOCATE NEW VENTS (DRYER, EXHAUST, PLUMBING), CONDUIT, METERS, AND EQUIPMENT ON SECONDARY ELEVATIONS OR ROOF PLANES NOT VISIBLE FROM BARRERA ST. NO EXPOSED CONDUIT OR PIPING ON THE NORTH (FRONT) ELEVATION. FLASH AND SEAL ALL PENETRATIONS; PAINT EXPOSED ITEMS TO MATCH THE ADJACENT SURFACE.

G4 EXTERIOR LIGHTING: PROVIDE SIMPLE, SHIELDED FIXTURES WITH DOWNWARD-DIRECTED LIGHT, LOCATED PER THE ELECTRICAL PLAN.

KEYNOTES

1

1 EXISTING GABLE-END LOUVERED VENT TO REMAIN, RETAIN, REPAIR, WEATHER SEAL, AND INSULATE FROM INTERIOR SIDE OF BUILDING. RELOCATE INSULATION ENVELOPE TO ROOF DECK PER ENERGY CODE INFORMATION.

2 EXISTING TWIN FRONT ENTRY DOORS AND TRANSOMS TO REMAIN. SAND AND REFINISH, REPLACE HARDWARE AS REQUIRED FOR CONTEMPORARY KEYWAY.

3 NEW REAR SCREENED PORCH PER ARCHITECTURAL PLANS. SLENDER STEEL STRUCTURE DRESSED IN CEDAR TRIM, SEAL EXPOSED CEDAR TRIM CLEAR, PAINT EXPOSED STEEL STRUCTURE BEHIND IN MUTED COLORWAY.

4 NEW STANDING-SEAM METAL TO MATCH MAIN ROOF PROFILE AND FINISH. TIE INTO THE EXISTING MAIN ROOF WITH NEW FLASHING CO-PLANAR TO PRIMARY ROOF ABOVE PREVIOUS ROOF TIE-IN LOCATION. REPAIR PREVIOUS TIE-IN WITH EXTERIOR WOOD SIDING TO MATCH THE ORIGINAL HOUSE.

5 NEW INSECT SCREEN PANELS BETWEEN PORCH POSTS, DARK GRAY INSECT SCREEN IN CEDAR-TRIMMED FRAME, ADDITIONAL HARDWARE CLOTH IN LOWEST KICK PANEL.

6 NEW SCREEN DOOR. CEDAR FRAME WITH SELF-CLOSING HINGES AND EXTERIOR-GRADE HARDWARE.

7 LIMITED CEDAR WOOD SIDING AT REAR PORCH FOR PRIVACY AND SHEAR WALL SUPPORT. STANDARD 7.25" CLEAR CEDAR L&G PATTERN, SAND AND SEAL CLEAR. CONTEMPORARY TRIM PROFILE.

LINETYPES

EXISTING CONSTRUCTION

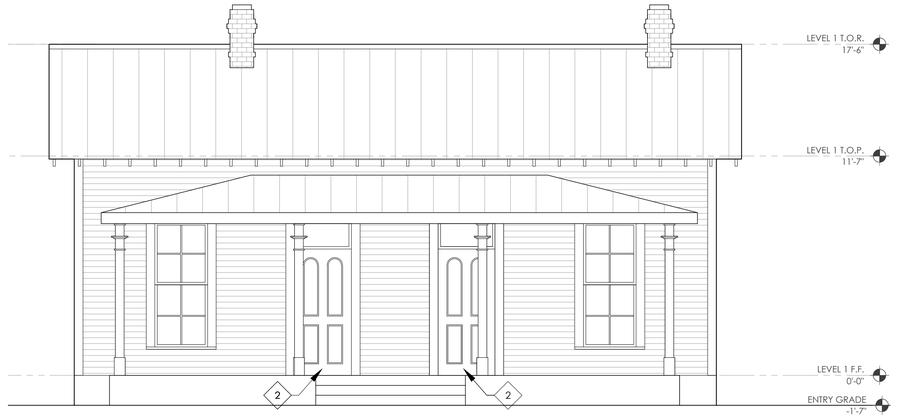
ABOVE OR BEYOND

NEW WALL



1 PROPOSED EAST ELEVATION

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



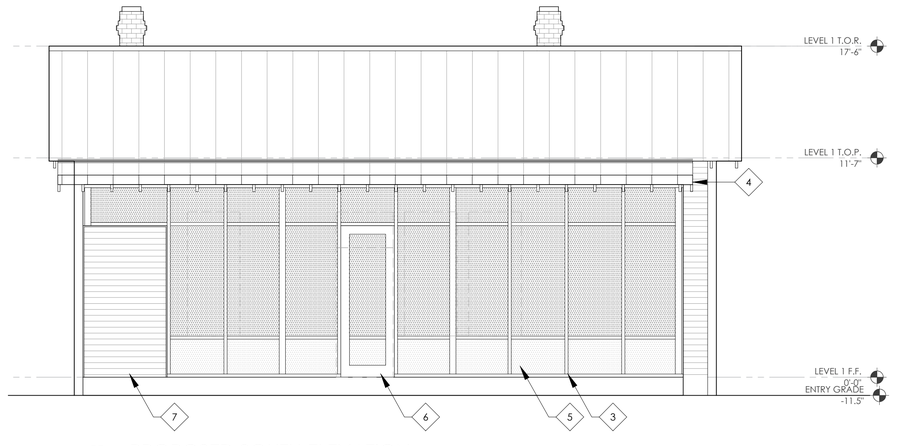
2 PROPOSED NORTH ELEVATION

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



3 PROPOSED WEST ELEVATION

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



4 PROPOSED SOUTH ELEVATION

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

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OHP & HDRC REVIEW SET

PROJECT NUMBER
26-03 122 BARRERA

DATE
OCTOBER 2026

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER
A5.01