

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-062
ADDRESS: 511 CEDAR ST
LEGAL DESCRIPTION: NCB 2878 BLK 3 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Billy Lambert/French and Michigan
OWNER: Bob Kroll
TYPE OF WORK: Exterior modifications and construction of 1-story rear addition
APPLICATION RECEIVED: February 06, 2019
60-DAY REVIEW: April 7, 2019
REQUEST:

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

1. Modify the existing rear addition of the primary structure.
2. Construct a new, 1-story rear addition on the primary structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- 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.
- 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.
- 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.
- Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

- 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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
 - iv. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and

details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

6. 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.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

FINDINGS:

- a. The primary structure located at 511 Cedar is a 1-story single-family residence constructed circa 1920 in the Folk Victorian style. The home features a front porch supported by turned wood posts, one over one wood windows, and a gable and hip roof. The home is a contributing structure to the King William Historic District.
- b. **EXISTING REAR ADDITION: MODIFICATIONS** – Per the submitted plans and written narrative, the applicant is requesting approval to modify the rear walls and roof of the existing rear addition in order to accommodate a new rear addition. Staff finds, per Sanborn maps, that the addition is non-original and that the proposal is consistent with the Guidelines, as it will not result in the removal of any portion of the original footprint of the primary structure.
- c. **NEW ADDITION: FOOTPRINT** – The applicant has proposed to construct a new rear addition measuring approximately 440 square feet. According to the Historic Design Guidelines, additions should not double the size of, and should be subordinate to, the primary structure. Staff finds that the proposal is consistent with the Guidelines.
- d. **NEW ADDITION: ORIENTATION AND SETBACK** – The applicant has proposed to construct a new addition on the north and west sides of the structure. According to Guideline 1.A.iv, a setback or recessed area should be utilized for a new addition to provide a clear visual distinction between old and new building forms. The side addition is not set back from the primary structure and extends approximate 5'-2" beyond the north façade. Staff finds that the addition should incorporate an inset and be located behind the façade of the primary structure to be more consistent with the Guidelines.
- e. **NEW ADDITION: SCALE** – The proposed addition is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- f. **NEW ADDITION: FENESTRATION SIZE AND PROPORTIONS** – According to the Historic Design Guidelines and OHP Window Policy Document, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Staff finds that the proposed openings are consistent with the proportions and sizes in the district.
- g. **NEW ADDITION: FENESTRATION MATERIALS** – According to the Historic Design Guidelines FOR Windows, windows used in new construction should feature traditional materials or appearance. The applicant has specified wood aluminum-clad double hung windows with the exception of a clearstory window on the south façade. The applicant has yet to specify materials for the new doors. Staff finds that the proposed window materials are consistent with the Guidelines. For doors, staff finds wood to be appropriate.
- h. **NEW ADDITION: FAÇADE MATERIALS** – According to the Historic Design Guidelines for Additions, new construction should incorporate materials that complement the type, color, and texture of materials traditionally found in the district. The applicant has proposed to incorporate wood skirting and horizontal lap siding. Staff finds that the proposed skirting and siding materials are consistent with the Guidelines.
- i. **NEW ADDITION: ARCHITECTURAL DETAILS** – The Guidelines stipulate that architectural details of new construction should keep with the predominant architectural style along the block face or within the district when one exists. Details should also be simple in design and should complement, but not visually compete with, the primary structure or adjacent structures. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the new rear addition based on based on findings a through i with the following stipulations:

- i. That the applicant insets the northern portion of the addition behind the north façade of the primary structure to be more consistent with the Guidelines as noted in finding d.
- ii. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- iii. That skirting match the existing on the primary structure. The applicant is required to submit a final specification to staff prior to receiving a Certificate of Appropriateness.
- iv. That woodlap siding match the existing on the primary structure. The applicant is required to submit a final specification to staff prior to receiving a Certificate of Appropriateness.

CASE MANAGER:

Adam Rajper



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 12, 2019

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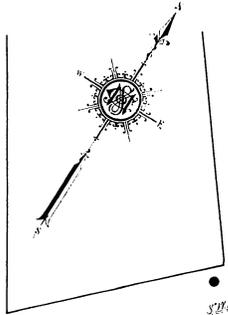




511 Cedar Street

Moxie Salon & Style Gallery

359



358

357

STIEREN

362

WICKES

Macadamized

ADAMS

Macadamized

MISSION

Macadamized

360

CLAUDIA ST

HENRIETTA

Macadamized

947

946

945

2968

2880

2879

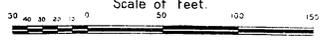
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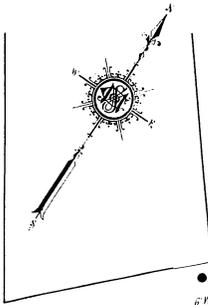
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Macadamized

363

Scale of Feet





358

357

STIEREN

362

WICKES

Miscellaneous

ADAMS

Miscellaneous

2880

946

945

2968

360

CEDAR

Miscellaneous

MISSION

Miscellaneous

2878

2879

CLAUDIA ST

CEDAR

CHENIETTA

Miscellaneous

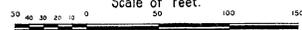
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Miscellaneous

440

363

Scale of Feet.



Scope of Work – 511 Cedar, San Antonio, Texas 78210

Construction

The homeowners are proposing to keep the original historic home intact with minor wood and painting repair. All paint colors will be submitted prior to painting.

The original back porch was altered and transformed into a kitchen and bathroom during the mid 1900s. We propose repairing and modifying the flat roof section of the home and remodeling the master bath.

Additionally we are requesting to increase the footprint with a 22' x 20' addition. This addition will allow for a new kitchen and bedroom. The foundation and plate height will be similar to the existing with a gable roof that is deferential and lower than the existing home's roofline. In total we are increasing the square footage from 1,104 sq ft to 1,525 sq ft with an additional 100 sq ft backyard covered porch

Materials and Windows

The roof will be standing seam. All new windows will aluminum-clad double hung wood windows with the exception of a clearstory window facing the driveway.

The wood siding and skirting are undecided however, the siding will be a painted wood horizontal lap siding. All selections will be submitted to the Office of Historic Preservation prior to installation along with final paint selections.

511 Cedar, San Antonio, Texas 78210



Existing front porch



Existing front of house



Existing front porch side yard



Existing Rear porch and addition



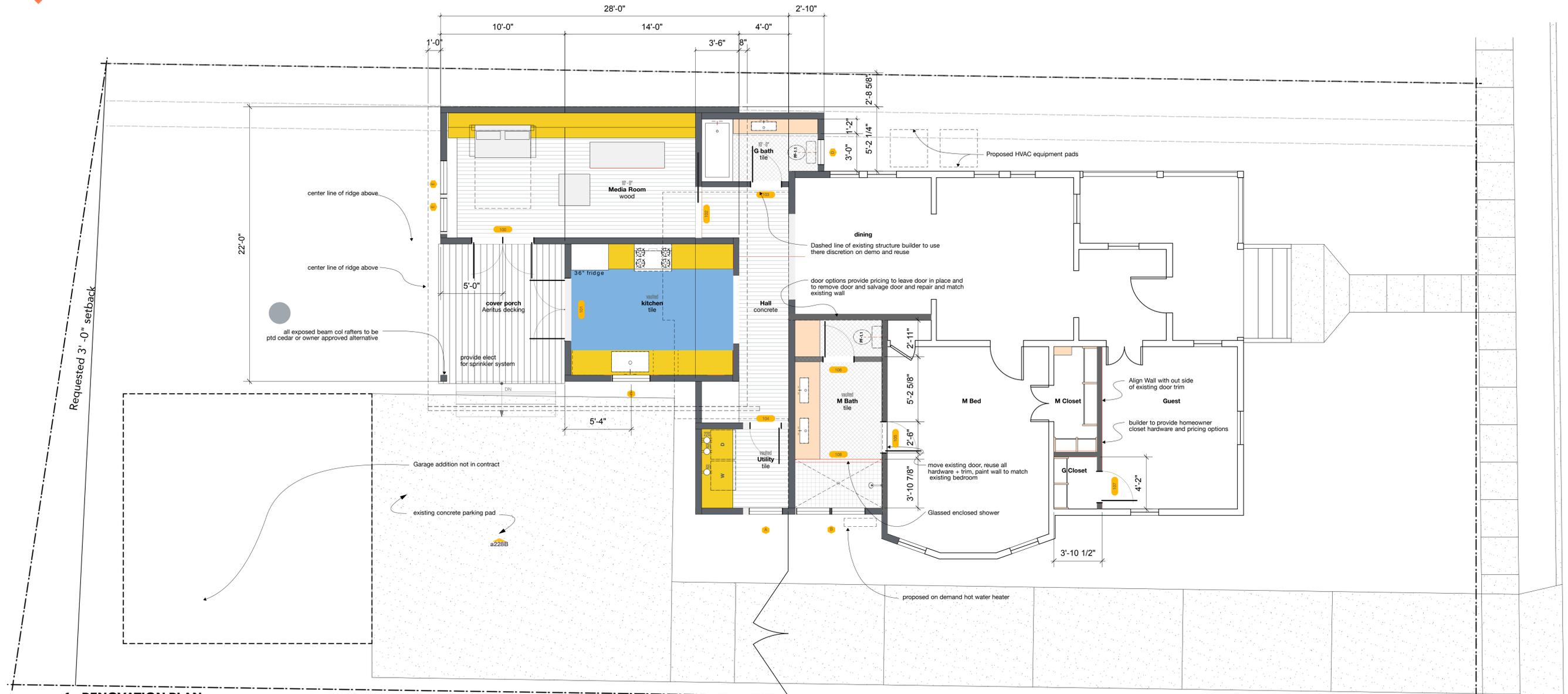
Existing Rear porch and addition



Driveway side of house



S58 39' 14" W17.70'



PROJECT AREAS

Existing conditioned space	1104 Sqft
Remodeled addition	731 Sqft
Existing area to be remodeled	294 Sqft
Total completed project	1825 Sqft
Front porch	150 Sqft
Back porch to be removed	70 Sqft
Garage	400 Sqft

PROJECT INFORMATION

OWNER
 Name: Bob Kroll & Susan Jahn
 Address: 5914 Cape Coral Dr Austin, Texas 78274-7268
 Phone: [blank]
 Email: Bob@Bobkroll Susan.Jahn@gmail.com

DESIGNER
 Name: French & Michigan
 Contact: Billy Lambert
 Phone: 214.378.0961
 Address: 1200 S. Presa, San Antonio, Texas 78210
 Email: billy@frenchandmichigan.com

CONTRACTOR
 Name: [blank]
 Contact: [blank]
 Phone: [blank]
 Address: [blank]
 Email: [blank]

PARCEL
 Address: 511 cedar San Antonio, TX 78210
 Zone: RM-4
 Property ID: 136517
 Legal Desc: NCB 2878 BLK 3 LOT 5
 Geographic ID: 02878-003-0050
 Neighborhood: ACEQUIA MADRE I
 Property Code: 001
 Single Family
 Year built: 1920s

APPLICABLE CITY OF SAN ANTONIO CODES
 2015IBC 2015IFGC 2015IFCC 2015IFNC 2015IECC 2014NEC

A210

RENOVATION PLAN
 SET 103.2016.09.15
 WL NM RR

GENERAL NOTES

CONFIRM WITH DESIGNER

01 All work shall be performed in accordance with applicable codes, regulations, ordinances and standards having jurisdiction. If there are any questions or conflicts concerning compliance with such code ordinances or standards, the contractor is responsible for notifying the owner before proceeding with the work in question, all necessary permits licenses, certificates, test, etc. shall be procured and paid for by the contractor. The designer of this set of plans and specifications hereby notifies both owner and contractor that "the designer" relieves himself of all liabilities to construction at site in reference.

02 Contractor is responsible for checking all contract documents field conditions and dimensions for accuracy and confirming that the work is buildable as shown and meets all applicable codes before proceeding with construction. If there are any questions regarding these or other coordination issues, the contractor is responsible for obtaining a clarification from the owner before proceeding with the work in question or related work.

03 The contractor shall certify size and location of all required openings for structural and mechanical, electrical and plumbing work and equipment with trades involved.

04 The general contractor and each subcontractor shall be responsible for checking existing conditions at the job site before submitting proposals. Submission of proposal shall be taken as evidence that such inspections have been made. Claims for extra compensation for work that could have been foreseen by such inspection, whether shown on contract documents or not, shall not be accepted or paid.

05 All materials furnished under this contract shall be new unless noted otherwise. All work shall be guaranteed against defective materials and workmanship for a period of one (1) year after the date of substantial completion or acceptance of the work that may develop defects in material or workmanship within said period of time.

06 All equipment shall be installed in accordance with manufacturer's published recommendations for service intended, as interpreted by the engineer. Experienced craftsmen shall make the installation of all equipment in a neat, workmanlike manner. The contractor shall provide all materials, tools, costs and services necessary to completely install all mechanical, electrical, and plumbing work.

07 The contractor shall verify and coordinate sizes, locations and characteristics of all work and equipment to be furnished by the owner, or others with the manufacturer or supplier before any construction has started.

08 The contractor shall submit shop drawings and/or samples including but not limited to steel, roofing, millwork, to the owner for approval prior to fabrication. The contractor remains responsible for details and accuracy for confirming and correlating all quantities and dimension, for selecting fabrication processes for techniques or assembly, for performing the work in a safe manner, and adhering to all applicable codes and standards.

09 It is the intent and meaning of the contract documents that the contractor shall provide a mechanical, electrical and plumbing installation that is complete. All items necessary, reasonably incidental or customarily included, even though each and every item is not specially called out or shown in the construction documents shall be provided. Written dimension shall take precedence over scaled dimensions. Contractor shall inform designer of any discrepancies between dimensions and "as-built" conditions.

10 All work noted "NIC" or "NOT IN CONTRACT" is to be accomplished by a contractor other than the general contractor and is not to be part of the construction agreement. "ALIGN" as used in these documents shall mean to accurately locate finish faces in the same plane.

11 "TYPICAL" or "TYP" as used in these documents shall mean that the condition is the same or representative for all similar conditions throughout, unless noted otherwise. "SIMILAR" or "SIM" as used in these documents shall mean that condition is similar to a condition detailed for another location.

