HISTORIC AND DESIGN REVIEW COMMISSION March 17, 2021

HDRC CASE NO: 2021-056

ADDRESS: 134 W MISTLETOE

LEGAL DESCRIPTION: NCB 1837 BLK 15 LOT 1 & W 14.28 FT OF 2

ZONING: R-4,H CITY COUNCIL DIST.:

DISTRICT: Monte Vista Historic District

APPLICANT: Lyndsay Thorn

OWNER: John Archer/ARCHER JOHN CHRISTIAN

TYPE OF WORK: Exterior modifications APPLICATION RECEIVED: January 20, 2021

60-DAY REVIEW: Not applicable due to City Council Emergency Orders

CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness to perform the following modifications to the west elevation of the primary structure:

- 1. Relocate the existing side access door to the south.
- 2. Remove an existing side staircase and rebuild a portion of it at the new location of the door to the south.
- 3. Enclose two existing square windows with siding.
- 4. Install a new transom window in the current location of the existing door.

The submitted drawings may include additional items that are not requested by the applicant for consideration by the HDRC at this time or are eligible for administrative approval.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. Residential entrances—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

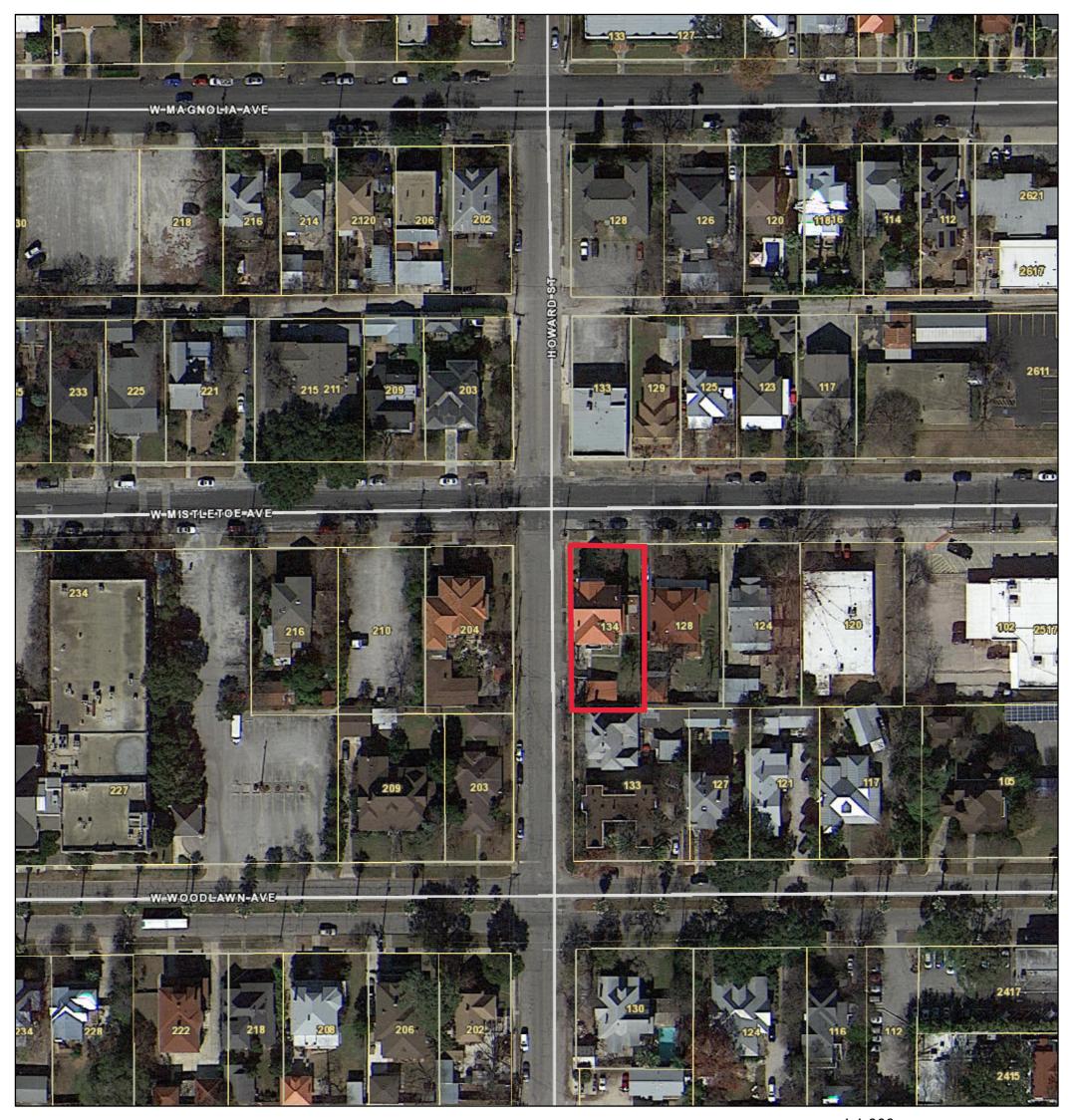
- a. The primary structure located at 134 W Mistletoe is a 2 ½ residential structure constructed circa 1920 in the Craftsman style. The home features woodlap and wood shake siding, a hipped roof, and prominent front porch. The structure is contributing to the Monte Vista Historic District.
- b. DESIGN REVIEW COMMITTEE The applicant met with the Design Review Committee (DRC) on March 9, 2021, after the case was referred from the March 3, 2021, Historic and Design Review Commission (HDRC) hearing. At the time, a side ADA ramp was proposed. Representatives from the Monte Vista Historical Association were present at the meeting, in addition to representatives from OHP, HDRC, and the applicant. The DRC was generally in favor of the door relocation to an existing window opening, but suggested that rebuilding a new staircase at the new door location was more appropriate than the originally proposed ADA ramp to minimize size and impact to the elevation. The DRC suggested installing a transom window at the existing door location to maintain the header height and the visual rhythm of the side façade. The DRC was generally supportive of the removal of the two square windows due to the evidence provided by the applicant.
- c. DOOR RELOCATION AND FENESTRATION MODIFICATIONS The applicant has proposed to relocate the existing side access door approximately 8'-8 1/2" to the south to replace an existing window. The applicant has also proposed to remove two small square windows abutting the existing doorway. A new transom window will be installed at the header of the existing door to maintain the visual continuity of that façade element. The transom will be multi-lite to match existing windows on the structure. The applicant has cited interior framing evidence as justification for non-original condition of the two square windows. While altering existing openings is generally discouraged, staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character and fenestration pattern of the building, is appropriate.
- d. STAIR REMOVAL AND PARTIAL RECONSTRUCTION The applicant has proposed to remove an existing double-sided stairway on the west elevation of the home and rebuild a portion of it at the location of the new side door. A similar railing to the existing will be installed, and the same colors as existing will be maintained on all exterior modifications. As noted in finding b, altering existing doors is generally discouraged, but staff finds that the discreet location of this modification on a side façade, as well as its minimal impact to the overall historic character of the building, is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the request items based on findings a through d with the following stipulations:

- i. That the window be salvaged and stored on site to be used for repairs or in future construction projects.
- ii. That the applicant provide a detail drawing and specifications for the new wood transom window to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop



Tebruary 11, 2021

0 0.01 0.02 0.04 mi
0 0.0175 0.035 0.07 km



















INTERIOR REFINISHING INCLUDING NEW LIGHT FIXTURES. INSTALL NEW POWDER ROOM AND

E. MULBERRY AVE.

RELOCATE SIDE ENTRANCE TO KITCHEN.

ALLOW \$_____ FOR ____

GENERAL NOTES

Archer

GENERAL• WHILE THE ARCHITECT SHALL ENDEAVOR TO MAKE REASONABLE AND PRUDENT ASSUMPTIONS DURING THE COURSE OF THE DESIGN PROCESS, UNFORESEEN CONDITIONS MAY EXIST. SUCH CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, UNUSUAL SUBSURFACE OR OTHERWISE CONCEALED PHYSICAL CONDITIONS. SHOULD CONDITIONS BE ENCOUNTERED THAT ARE MATERIALLY DIFFERENT, THE GENERAL CONTRACTOR SHALL NOTIFY THE CLIENT AND ARCHITECT OF ANY SUCH CONDITION AND POTENTIAL CHANGE IN SCOPE OF WORK AND TIME REQUIRED TO COMPLETE THE WORK. • GENERAL CONTRACTOR SHALL REPORT ANY CONFLICTS, OMISSIONS OR DISCREPANCIES

134 W. Mistletoe, San Antonio 78212

- TO THE ARCHITECT IMMEDIATELY FOR REVIEW & CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF THE WORK. THIS SET OF DOCUMENTS IS CONSIDERED A "DESIGN/BUILD - BUILDER'S SET" OF DRAWINGS. INCLUDING ALL NECESSARY MEP SYSTEMS. IN IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE BUILDING IN CONFORMANCE WITH GOVERNING CODES. FINISHED CLEANED, AND READY FOR OCCUPANCY. UNLESS OTHERWISE INDICATED (SUCH AS "NIC" OR "BY OWNER") CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND
- GENERAL CONTRACTOR SHALL COORDINATE WORK AMONG ALL TRADES, AND SHALL COORDINATE THE ENGINEERING OF HVAC, LIGHTING, AND PLUMBING SYSTEMS BY
- WITH THE BUILDING AND SITE. ADDITIONAL COSTS RESULTING FROM THE CONTRACTOR'S FAILURE TO DO SO SHALL BE PAID FOR BY THE CONTRACTOR. VERIFY EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON PLAN PRIOR TO BEGINNING WORK. EACH SUBCONTRACTOR SHALL VERIFY THE DIMENSIONS AND CONDITIONS OF CONSTRUCTION NECESSARY FOR HIS/HER WORK TO BE COMPLETE AND APPROPRIATE. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF CONDITIONS, REPORT ANY DISCREPANCIES TO THE OWNER/ARCHITECT FOR RESOLUTION.

· ALL CHANGES AND MODIFICATIONS TO THE SCOPE OF WORK SHALL BE SUBMITTED TO THE

GENERAL CONTRACTOR SHALL TAKE RESPONSIBILITY OF FAMILIARIZING HIMSELF/HERSELF

- ARCHITECT AS A CHANGE ORGDER FOR APPROVAL BY THE OWNER PRIOR TO COMMENCEMENT OF THAT PORTION OF WORK PRODUCTS: MEANS NEW MATERIAL, MACHINERY, COMPONENTS, EQUIPMENT, FIXTURES. AND SYSTEMS FORMING THE WORK, BUT DOES NOT INCLUDE MACHINERY AND EQUIPMENT USED FOR PREPARATION, FABRICATION, CONVEYING AND ERECTION OF THE WORK.
- PRODUCTS MAY ALSO INCLUDE EXISTING MATERIALS OR COMPONENTS REQUIRED FOR • FURNISH: TO SUPPLY AND DELIVER, UNLOAD, INSPECT FOR DAMAGE. INSTALL: TO UNPACK, ASSEMBLE, ERECT, APPLY, PLACE FINISH, CURE, PROTECT, CLEAN,
- AND MAKE READY FOR USE. PROVIDE: TO FURNISH AND INSTALL GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING INSURANCE TO PROTECT THE PUBLIC AND PERSONNEL FROM INJURY. INSURANCE SHALL PROTECT AND HOLD HARMLESS THE OWNER, OWNER'S REPRESENTATIVES, ARCHITECT, ARCHITECT'S REPRESENTATIVE, AND CONSULTANTS FROM ANY LIABILITY DUE TO PROPERTY DAMAGE OR INJURY UNTIL THE
- OWNER HAS TAKEN POSSESSION OF THE BUILDING. GENERAL CONTRACTOR TO NOTIFY OWNER IN WRITING OF ANY VALUE ENGINEERED ITEMS INCLUDED IN BID. AND OF ANY ITEMS OMITTED FROM BID.
- GENERAL CONTRACTOR TO COORDINATE TIMES OF OPERATION, CONSTRUCTION ACCESS & SITE DELIVERY WITH OWNER AND ARCHITECT • GENERAL CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK TO BE READY FOR OCCUPANCY BY CLIENT, PRIOR TO ISSUANCE OF SUBSTANTIAL COMPLETION.

PROCESS MEETINGS, SUBMITTALS, AND DOCUMENTS • ALTERNATES AND SUBSTITUTIONS ARE TO BE CLEARLY IDENTIFIED AS SUCH, WHEN

PROPOSED AND SUBMITTED BY THE GENERAL CONTRACTOR AND WILL BE REVIEWED, ACCEPTED OR REJECTED AT THE CLIENT'S OPTION. SHOP DRAWINGS (WHEN APPLICABLE) ARE REQUIRED FOR ARCHITECTS REVIEW FOR THE FOLLOWING: ALL EXTERIOR & INTERIOR WINDOWS AND STOREFRONTS, ALL FINISH MATERIALS, ALL LIGHT FIXTURES, HVAC SYSTEMS, CABINETRY LOCATIONS AND TRUSS SYSTEMS. ADDITIONAL SHOP DRAWINGS MAY BE REQUIRED BY OTHER TRADES. REFER TO CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL, AS REQUIRED.

- CONTRACTOR SHALL OBTAIN A BUILDING PERMIT PRIOR TO BEGINNING WORK. HVAC, PLUMBING. ELECTRICAL AND SPECIALTY PERMITS SHALL BE THE RESPONSIBILITY OF SUBCONTRACTOR. ALL PERMIT FEES ARE TO BE INCLUDED IN BID AMOUNT. ALL PERMITTING APPLICATIONS TO BE SUBMITTED TO THE CITY, COUNTY, OR ENTITY
- GOVERNING THE PERMITTING PROCESS AT TIME OF PERMIT APPLICATION. CLIENT WILL RETAIN. AT THEIR EXPENSE. INSPECTORS ACCEPTABLE TO CITY AUTHORITIES. WHERE INDEPENDENT INSPECTORS ARE REQUIRED, GENERAL CONTRACTOR SHALL COORDINATE AND FACILITATE INSPECTIONS ON A TIMELY BASIS, AS NOT TO DELAY THE PROGRESS OF WORK THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING REQUIRED INSPECTIONS WITH GOVERNMENT REVIEWING AGENCIES AND
- GENERAL CONTRACTOR IS TO POST IN A CENTRAL LOCATION, CLEARLY VISIBLE, ALL PULLED PERMITS
- GENERAL CONTRACTOR SHALL REVIEW ALL CODE ANALYSIS INFORMATION PROVIDED. ALL NEW WORK SHALL BE IN ACCORDANCE WITH GOVERNING CODES. SHOULD A DISCREPANCY BE NOTED BY THE GENERAL CONTRACTOR, THE GENERAL CONTRACTOR SHALL NOTIFY THE

• ALL TRASH & EXCESS BUILDING MATERIAL SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR UNI ESS OTHERWISE INDICATED ALL ROUGH OPENINGS CREATED THROUGH NEW WORK SHALL BE SECURED DURING NON-WORKING HOURS. REPAIR OR REPLACEMENT OF DAMAGE TO OWNER'S PROPERTY DUE TO CONTRACTOR'S NEGLIGENCE NOT PROPERLY SECURING SITE SHALL BE PAID FOR BY THE

· ALL NEW AND EXISTING UTILITIES SHALL BE RAISED ACCORDING TO LATEST APPLICABLE CHECK VALVES AND BACK FLOW PREVENTION DEVICES SHALL BE INSTALLED ON SANITARY SEWER AND POTABLE WATER LINES, RESPECTIVELY, PER APPLICABLE CODES AND • OBTAIN LICENSED VENDOR TO INSTALL SEWER LINES AND CONNECTIONS TO MEET ALL

ROUGH OPENINGS

• COORDINATE ROUGH OPENING DIMENSIONS FOR DOOR AND WINDOW OPENINGS WITH REQUIREMENTS FOR OPENINGS BY DOOR AND WINDOW MANUFACTURERS. SELECTION OF DOOR AND WINDOW MANUFACTURERS IS SUBJECTED TO ARCHITECT'S AND OWNER'S • PROVIDE BLOCKING AT ALL CABINET LOCATIONS. VERIFY WALL CABINET HEIGHTS PRIOR TO

INSTALLATION OF BLOCKING. • PROVIDE BLOCKING AT ALL TOILET LOCATIONS FOR H/C HANDRAIL/GRAB-BARS AND ACCESSORIES. • PROVIDE BLOCKING AT ALL MIRROR LOCATIONS.

STATE AND LOCAL CODES.

PROVIDE LIGHT BROOM FINISH ON EXTERIOR CONCRETE PADS & WALKWAYS. ALL WALKWAYS SHALL HAVE CONTROL JOINTS EVERY 6' MAX. (5' PREFERRED) WITH EXPANSION JOINTS EVERY 30' MAX. (25' PREFERRED).

WINDOWS & DOORS
- UNLESS OTHERWISE NOTED ON PLANS, DOORS SHALL BE INSTALLED 4" FROM ADJACENT

WALL TO HINGE SIDE OF DOOR. SUBMIT SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL. • REFER TO PLANS FOR STOREFRONT WINDOWS AND DOOR SIZES

DRYWALLE DOOR HARDWARE THROUGHOUT. REFER TO HARDWARE SCHEDULE AND PROVIDE 3/4" GREENBOARD AT ALL "WET" AND UTILITY "DRIP DRY" LOCATIONS. • PROVIDE 1/2" GYPSUM WALLBOARD AT ALL LOCATIONS. TAPE AND FLOAT ALL JOINTS. TIONS

(REFER TO PLANS FOR SIZE AND SWING OF DOOR). **CABINETS**: T-ASTRAGALS AT ALL PAIR OF DOORS.

- PROVIDE STAIN GRADE CABINETS WHERE INDICATED ON PLANS • PROVIDE FRONT PANELS TO BE SELECTED BY ARCHITECT, CONCEALED HINGES, FULL IRER. • EXTENSION GLIDES, ADJUSTABLE SHELVES, BLIND CORNERS, AND COMMERCIAL GRADE HARDWARE /S AND DOORS THROUGHOUT SHALL COMPLY WITH APPLICABLE CODES SUBMIT SHOP DRAWINGS FOR APPROVAL BY CLIENT AND ARCHITECT FOR ALL CABINET AND
- COUNTER LOCATIONS, PRIOR TO MANUFACTURE AND INSTALL. CORROBORATE DIMENSIONS ON PROVIDE ELECTRICAL INSTANT HOT WATER HEATERS TO MEET ALL CITY AND LOCAL CODES.
- MILLWORK

 SUBMIT SHOP DRAWINGS FOR ALL REQUIRED MILLWORK. · ALL EXPOSED SURFACES TO RECEIVE PLASTIC LAMINATE.

PAINTING

• TAPE, FLOAT, AND LIGHT TEXTURE ALL INTERIOR WALLS AND GYP. BD. CEILINGS - TEXTURE TO BE SELECTED BY ARCHISTECT. PROVIDE SAMPLES TO CLIENT FOR APPROVAL BEFORE INSTALL. PROVIDE ONE COAT PRIMER AND TWO COATS PAINT AT ALL LOCATIONS TO BE PAINTED. • PROVIDE FLAT LATEX AT WALL AND CEILING LOCATIONS. REFER TO ROOM FINISH SCHEDULE -ALL NEW AND EXISTING STEEL ERECTED DURING CONSTRUCTION TO BE PRIMED AND PAINTED.

• THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL NEW WORK, TO BE READY FOR OCCUPANCY BY OWNER, PRIOR TO ISSUANCE OF SUBSTANTIAL COMPLETION CERTIFICATION.

<u>DEMOLITION NOTES</u> • CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING AND VERIFY THE PLANS. SOME WALLS NOTED TO BE REMOVED MAY HAVE ALREADY BEEN REMOVED UNDER THE ASBESTOS

- PROVIDE TEMPORARY CONSTRUCTION FENCES AT AREAS WHERE CONSTRUCTION WORK OCCURS. CONSTRUCTION FENCES, BARRIERS, ETC. SHALL BE USED DURING THE ENTIRE JOB
- PROVIDE DUST-PROOF BARRIERS AT BUILDING INTERIORS WHERE CONSTRUCTION WORK OCCURS, BARRIERS SHALL BE CONSTRUCTED OF PLYWOOD OVER WOOD FRAMING WITH
- ALL DEMOLITION RUBBLE SHALL BE LEGALLY REMOVED FROM SITE. COORDINATE WITH OWNER FOR ANY DEMOLITION ITEMS TO BE KEPT FOR FUTURE USE AND STORAGE
- CONTRACTOR IS RESPONSIBLE FOR ALL PATCHING THROUGHOUT ENTIRE JOB. PATCHING SHALL MATCH ADJACENT SURFACES. PATCHING ON FLOORS SHALL ACHIEVE SMOOTH
- PROVIDE FOR TEMPORARY SHORING TO MAINTAIN THE STRUCTURAL INTEGRITY AS THE
- REMOVE EXISTING WALLS AS NOTED ON PLANS. REF. STRUCTURAL FOR FOR ANY NEW STRUCTURE AND REINFORCING.
- REMOVE ALL EXISTING PLUMBING FIXTURES, ACCESSORIES AS INDICATED ON PLANS. CAP OFF ALL WATER AND SEWER LINES BEHIND THE FLOOR AND WALL LINE AND PATCH SURFACES TO MATCH ADJACENT SURFACES.
- · ALL NEW OPENINGS SHALL BE SAWCUT.

REMOVAL PHASE OF THE BUILDING.

- REMOVE EXISTING FLOORING MATERIALS.
- CONCRETE SURFACES MUST BE CLEAN, ALL OIL, DIRT, DEBRIS, PAINT, AND UNSOUND CONCRETE MUST BE REMOVED. THE SURFACE MUST BE PREPARED TO RECEIVE NEW FLOOR FINISHED AS SPECIFIED PER MANUFACTURER'S RECOMENDATION
- ALL SHOWN IN PLANS ASSUMED FLOOR ELEVATIONS SHALL BE SITE VERIFIED.
- REMOVE ALL FLUORESCENT LIGHTS THROUGHOUT ENTIRE BUILDING AS PER ELECTRICAL ENGINEER RECOMMENDATIONS PATCH AND REPAIR CEILING
- DISCONNECT AND REMOVE ALL UNUSED ELECTRICAL CONDUIT. COORDINATE WITH MEP.
- CLEAN AND PAINT ALL SUPPLY AND RETURN GRILLES. COLOR TO MATCH CEILING. COORDINATE WITH MEP.
- · CONTRACTOR SHALL COORDINATE WITH MEP FOR WALL-MOUNTED ITEMS THAT WILL REQUIRE MORE DEPTH AT ANY OF THE WALL TYPES SHOWN AND THE EXTRA DEPTH SHALL BE ACCOMPLISHED THICKENING THE WALL WITH STUDS AND 5/8" TYPE 'X' GYP. BD. AS
- · REROUTE ELECTRICAL CONDUITS IF IN USE AS INDICATED IN ELEVATIONS. COORDINATE WITH

ALL WORK AT ALL PHASES OF CONSTRUCTION SHALL BE EXECUTED BY EXPERIENCED PERSONNEL, SPECIALIZING IN THE TYPE OF WORK BEING EXECUTED, USING METHODS OF APPLICATION RECOMMENDED BY TRADE AND INDUSTRY STANDARDS AT EACH PHASE OF CONSTRUCTION. COORDINATE WORK WITH OTHER TRADES: LINES, LEVELS, AND DIMENSIONS SHALL BE VERIFIED ON JOB SITE AND ALL PARTS MADE TO FIT AND FINISHED TO THE REQUIRED PHASE OF THE JOB.

• DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING

- ALL WORK TO BE DONE IS TO BE IN COMPLIANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL CODES INCLUDING OSHA AND ANY REGULATIONS REQUIRED TO COMPLETE THIS
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR CARRYING THE PROPER INSURANCE COVERAGE TO PROTECT THE PUBLIC AND PERSONNEL FROM INJURY AS WELL AS PROTECT AND HOLD HARMLESS THE OWNER AND HIS/HER REPRESENTATIVES, ARCHITECT, AND CONSULTANTS FROM ANY LIABILITY DUE TO PROPERTY DAMAGE OR INJURY OF ANY KIND DURING CONSTRUCTION AND UNTIL THE OWNER IS IN FULL POSSESSION OF THE BUILDING AND ALL CLAIMS AND PAYMENTS OF THIS PHASE OF CONSTRUCTION HAVE BEEN EXECUTED.
- THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE DEMOLITION AND CONSTRUCTION. IF DIMENSIONS OR CONDITIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING CONSTRUCTION.

CONSTRUCTION OBSERVATION

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE ARCHITECT FOR THE FOLLOWING CONSTRUCTION OBSERVATION SERVICES. AT LEAST 24 HOURS ADVANCE NOTICE MUST BE GIVEN FOR REQUIRED SITE VISITS.

- REVIEW OF SHOP DRAWINGS, SAMPLES, AND SUBMITTALS • PREPARE CHANGES TO ARCHITECTURAL PLAN OR SPECIFICATIONS
- VISIT CONSTRUCTION SITE APPROPRIATE TO STAGE OF CONSTRUCTION:
- AFTER ERECTION OF STRUCTURAL SYSTEMS - AFTER MECHANICAL, ELECTRICAL, AND PLUMBING ROUGH-INS
- DURING INSTALLATION OF INSULATING MATERIALS, VAPOR BARRIERS AND ROOFING
- AFTER APPLICATION OF INTERIOR-EXTERIOR FINISHES, AND INSTALLATION OF ROOFING - AFTER INSTALLATION OF INTERIOR FINISHES, CABINETRY, CEILINGS, MECHANICAL, FLECTRICAL AND PLUMBING FIXTURES
- AFTER FINAL CLEANING (SUBSTANTIAL COMPLETION) - UPON RECEIPT OF NOTICE THAT CONSTRUCTION IS COMPLETE (FINAL) NOTIFYING CLIENT OF SUBSTANTIAL DEVIATION FROM THE PLANS

WORKING IN SAN ANTONIO

QUESTIONS, CALL CITY ENGINEER'S OFFICE.

- ALLOWABLE WORKING HOURS: MONDAY THRU FRIDAY 7AM 6PM • ALL BUILDING PERMITS MUST BE POSTED ON THE JOB IN ORDER TO GET REQUIRED INSPECTIONS. CALL AT LEAST 24 HOURS IN ADVANCE FOR INSPECTIONS, UNLESS YOU MAKE SPECIFIC ARRANGEMENTS WITH THE INDIVIDUAL INSPECTOR. • WHEN CALLING INTO THE OFFICE FOR INSPECTIONS, PLEASE HAVE THE PERMIT NUMBER TO GIVE
- · CONTRACTOR MUST USE CONSTRUCTION EQUIPMENT AND VEHICLES WHICH CAN TRANSVERSE THE CITY STREETS TO THE SITE LOCATION WITHOUT DAMAGE TO STREETS AND TREES. • CLEAN THE SITE OF RUBBISH, DEBRIS, AND TRASH, INCLUDING FOOD/DRINK WRAPPERS AND
- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS, OR THE ADJOINING PROPERTY FOR THE DURATION OF THE
- WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGES TO PERSONS, ADJOINING PROPERTIES, AND PUBLIC RIGHTS-OF-WAY. TOILET FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND SUCH FACILITIES OF THE NON-SEWER TYPE SHALL CONFORM TO ANSI Z4.3. • PROVIDE TEMPORARY CONSTRUCTION OFFICE ON-SITE.

SHEET INDEX

Sheet Number Sheet Name COVER SHEET A0.0 A0.1 SITE PLAN & DETAILS A1.D DEMO PLANS A2.1 FLOOR PLANS

REQ'D SPECIAL INSPECTIONS

ORDINANCE NO. 1572 (EXTRACT) SEC. 5-305 REQUIRED INSPECTIONS.

(A) REQUIRED INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING, BUT THE ABSENCE OF A PARTICULAR INSPECTION IN NO WAY RELIEVES THE CONTRACTOR FROM SECURING FOR OR PROVIDING SUCH INSPECTIONS OR APPROPRIATE SUPERVISION.

1. FRAMING - AFTER ELECTRICAL/PLUMBING/GAS/MECHANICAL ROUGH-IN 2. ROOFING (IF NEEDED)

THE CITY AND IS IN FORCE AT THE TIME OF THE BUILDING PERMIT

- b. PROVIDED AND APPROVED PLANS WERE FOLLOWED C. EQUIPMENT, APPLIANCES, AND FIXTURES PROPERLY PLACED AND CONNECTED d. CONSTRUCTION COMPLIES WITH BOARD OF ADJUSTMENT ISSUED VARIANCES e. VERIFY OVERALL COMPLIANCE WITH THE APPROPRIATE BUILDING CODE AS ADOPTED BY
- (C) ELECTRICAL
- 1. METER LOOP 2. UNDERGROUND (IF NEEDED) 3. ROUGH-IN
- 5. T.O.P.S. TEMPORARY TO PERMANENT SERVICE
- (D) MECHANICA 1. ROUGH-IN

ANY DRAWING.

- 3. TEST AND BALANCE NEW INSTALLATIONS
- (F) PLUMBING (INCLUDES SEWER)
- 1. UNDERGROUND (IF NEEDED) 2. ROUGH-IN 3. TOP OUT
- 4. FINAL 5. BACKFLOW PREVENTION ASSEMBLY
- 6. TEST (HYDROSTATIC OR CODE-ALLOWED EQUIVALENT) a. NEW INSTALLATIONS
- b. PARTS OF EXISTING INSTALLATION WHICH HAVE BEEN ALTERED, EXTENDED, RENOVATED, REPAIRED SHALL BE TESTED. (F) FIRE AND LIFE SAFETY CODE

1. INSPECTIONS BY THE CITY FIRE INSPECTOR SHALL BE PER THE APPROPRIATE

ELECTRONIC TRANSMISSION **DISCLAIMER**

THE INFORMATION CONTAINED IN THE SIGNED AND SEALED DOCUMENTS IS DEEMED TO BE SUPERIOR TO ANY AND ALL ELECTRONIC INFORMATION. THE ELECTRONIC INFORMATION ORIGINATED IN THE OFFICES OF THORN+GRAVES PLLC IS CURRENT AS OF THE DATE OF ITS RELEASE, BUT THE USER ASSUMES RESPONSIBILITY FOR UPDATING THE INFORMATION TO REFLECT ANY CHANGES IN THE DESIGN FOLLOWING THE PREPARATION DATE OF THE TRANSFERRED INFORMATION. NOTHING IN THE TRANSFER OF ELECTRONIC DOCUMENTS SHOULD BE CONSTRUED TO PROVIDE ANY RIGHT OF THE CONTRACTOR OR OWNER OR OTHER RECIPIENT TO RELY ON THE INFORMATION PROVIDED BASED PRINCIPALLY ON THE FLECTRONIC INFORMATION: NOR THAT THE USE OF FLECTRONIC INFORMATION IMPLIES THE REVIEW AND APPROVAL BY THE DESIGN PROFESSIONAL OF

THERE IS NO REPRESENTATION OF THE SUITABILITY OF THE ELECTRONIC INFORMATION FOR OTHER PURPOSES, OF THE DURABILITY OF THE INFORMATION OR THE MEDIUM THROUGH WHICH THE INFORMATION IS FURNISHED. ANY USE FOR A PURPOSE OTHER THAN THAT FOR WHICH THE INFORMATION IS INTENDED SHALL BE AT THE RECEIVER'S RISK AND THEREFORE THE RECEIVER SHALL PROTECT AND INDEMNIFY THE SENDER FROM CLAIMS, LOSSES, COSTS, OR DAMAGES.

TRANSFER OF ELECTRONIC INFORMATION DOES NOT TRANSFER ANY LICENSE TO USE THE UNDERLYING SOFTWARE OR EXTINGUISH THE RIGHTS OF THE SENDER TO REUSE THE _INFORMATION IN THE GENERAL COURSE OF A PROFESSIONAL PRACTICE. THIS $__$ ELECTRONIC INFORMATION IS A COMPONENT OF THE INSTRUMENTS OF SERVICE AND IS

VOLTS

WITH

W.W.F. WELDED WIRE FABRIC

W/O

WITHOUT

ARREAITIONS

WASTELINE

MESH

		110											
A/C	AIR CONDITIONER	A.C.	ALTERNATING	ADD'N	ADDITION	A.F.F.	ABOVE FINISHED FLOOR	A.H.U.	AIR HANDLING UNIT	ALUM.	ALUMINUM	APPROX.	APPROXIMATE
ARCH.	ARCHITECT	CURRENT	•	BD.	BOARD	BIT.	BITUMINOUS	BLDG.	BUILDING	BRDG.	BRIDGING	BRG.	BEARING
BSMT.	BASEMENT	AVG.	AVERAGE	B.U.R.	BUILT-UP ROOF	C.	COURSE(S)	CAB'T	CABINET	C.&G.	CURB & GUTTER	CEM.	CEMENT(ITIOUS)
CER.	CERAMIC	B.T.U.	BRITISH THERMAL UNIT	CKT.	CIRCUIT	C/L	CENTER LIŃE	CLG.	CEILING	CLK.	CAULK	CLKG.	CAULKING
CLO.	CLOSET	C.F.M.	CUBIC FEET PER	CMU	CONCRETE MASONRY UNIT			C.O.	CLEANOUTS	COL.	COLUMN	COM.	COMMON
CONC.	CONCRETE	MINUTE		CONSTR.	CONSTRUCTION	CORR.	CORRIDOR	CS.	CASEMENT	C.T.	CERAMIC TILE	C.W.	COLD WATER
DBL.	DOUBLE	CLR.	CLEAR	DEG.	DEGREE	DET.	DETAIL	DH	DOUBLE HUNG	DIA.	DIAMETER	DIAG.	DIAGONAL
DIFF.	DIFFUSER	CONN.	CONNECTION	DISC.	DISCONNECT	DIST.	DISTANCE	DN.	DOWN	DR.	DOOR	D.S.	DOWNSPOUT
D/S	DOORSTOP	D.C.	DIRECT CURRENT	DWG.	DRAWING	EA.	EACH	EL.	ELEVATION (HEIGHT)	ELEV.	ELEVATION (FACADE)	EMER.	EMERGENCY
ENGR.	ENGINEER	DIM.	DIFFUSER	EX'G	EXISTING	EXH.	EXHAUST	EXP.	EXPANSION (EXT.	EXTERIOR	F.D.	FLOOR DRAIN
FIN.	FINISH	D.W.	DISHWASHER	FL.	FLOOR	FLUOR.	FLUORESCENT	F.P.M.	FEET PER MINUTE	FRCS.	FRENCH CASEMENT	FT.	FOOT
G.	GAS	EQUIP.	EQUIPMENT	GAL.	GALLON	G.B.	GYPSUM WALLBOARD	GEN'L	GENERAL	GL.	GLASS	GL./T.	GLASS/TEMPERED
GND.	GROUND	FIX.	FIXTURE	H.B.	HOSE BIB	HT.	HEIGHT	H.M.	HOLLOW METAL	HORIZ.	HORIZONTAL	H.P.	HORSEPOWER
HTG.	HEATING	GA.	GAUGE	H.W.	HOT WATER	I.D.	INTERIOR DIAMETER	IN.	INCH	INCL.	INCLUDE(ING)	INSUL.	INSULATION
INT.	INTERIOR	GYP.	GYPSUM	JST.	JOIST	JT.	JOINT	KIT.	KITCHEN	LAM.	LAMINATE	LAV.	LAVATORY
LB.	POUND	HTR.	HEATER	LTG.	LIGHTING	MAX.	MAXIMUM	MECH.	MECHANICAL	MEMB.	MEMBRANE	MTL.	METAL
MEZZ.	MEZZANINE	JAN.	JANITOR	MFR.	MANUFACTURER	MIN.	MINIMUM	M.O.	MASONRY OPENING	N	NORTH	N.I.C.	NOT IN CONTRACT
NO.	NUMBER	LT.	LIGHT	O.C.	ON CENTER	OPN'G.	OPENING	OPP.	OPPOSITE	O.H.D.	OVERHEAD DOOR	/	PER
P.B.	PUSH BUTTON	MFD.	MANUFACTURED	PL.	PLATE	P/L	PROPERTY LINE	PLAM.	PLASTIC LAMINATE	PLAS.	PLASTER	PLYWD.	PLYWOOD
PR.	PAIR	NOM.	NOMINAL	PRESS	PRESSURE	PROJ.	PROJECT	PROP'D	PROPOSED	PSI	POUNDS PER SQUARE INCH		
PTD.	PAINTED	PH.	PHASE	QTY.	QUANTITY	R.	RADIUS	RIS.	RISER	REF.	REFER(ENCE)	REFR.	REFRIGERATOR
REG.	REGISTER	PREFAB	PREFABRICATED	REQ'D	REQUIRED	RET.	RETURN	REV.	REVISION	RF.	ROOF	RGH.	ROUGH
S.	SEWER LINE	Q.T.	QUARRY TILE	SCHED.	SCHEDULE(D)	SEW.	SEWER	SH.	SHOWER	SH	SINGLE HUNG	SHT.	SHEET
SPEC.	SPECIFICATION(S)	REINF.	REINFORCE(MENT/ING)	S.S.	STAINLESS STEEL	STAG.	STAGGERED	STD.	STANDARD	STO.	STORAGE	STL.	STEEL
STRUCT'L		SAN.	SANITARY	SUP.	SUPPLY	SUSP.	SUSPENDED	SYM.	SYMBOL	SYS.	SYSTEM	T.	TILE
T.	THERMOSTAT	SQ.	SQUARE	TAN.	TANGENT	TBD	TO BE DETERMINED	TEL.	TELEPHONE	TECH.	TECHNICAL	TEMP.	TEMPERATURE
THK.	THICK(NESS)	STY.	STORY	TR.	TREAD	TRANS.	TRANSOM	TYP.	TYPICAL	UNFIN.	UNFINISH(ED)	UNGR.	UNDER GROUND
U/S	UNDERSIDE	T&G	TONGUE AND GROOVE	VAC.	VACUUM	VAP.	VAPOR	VAR.	VARIABLE/VARIES	VB.	VAPOR BARRIER	VCT	VINYL COMPOSITION TILE
VENT.	VENTILATION	TOPO.	TOPOGRAPHY(ICAL)	V.I.F.	VERIFY IN FIELD	VOL.	VOLUME	V.T.	VINYL TILE	V.T.R.	VENT THROUGH ROOF	V.W.C.	VINYL WALL COVER(ING)
1 4 /	VALA OTE LINIE		VOLTO	14//0	VACITATIONAT	144.0	MATER OF COLET	14/5	14/0.00	14/11	VAVA TED LIE A TED	MOOT	VA/AINIOOOT

WATER CLOSET

SITE INFORMATION



rche

7821

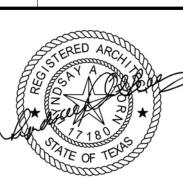
Antonio

an

Mistletoe

34

REVISIONS / DATE



AWN: :hor	PROJECT 2037
ECKED: ecker	DATE : 11/25/19
ALE : = 1'-0"	

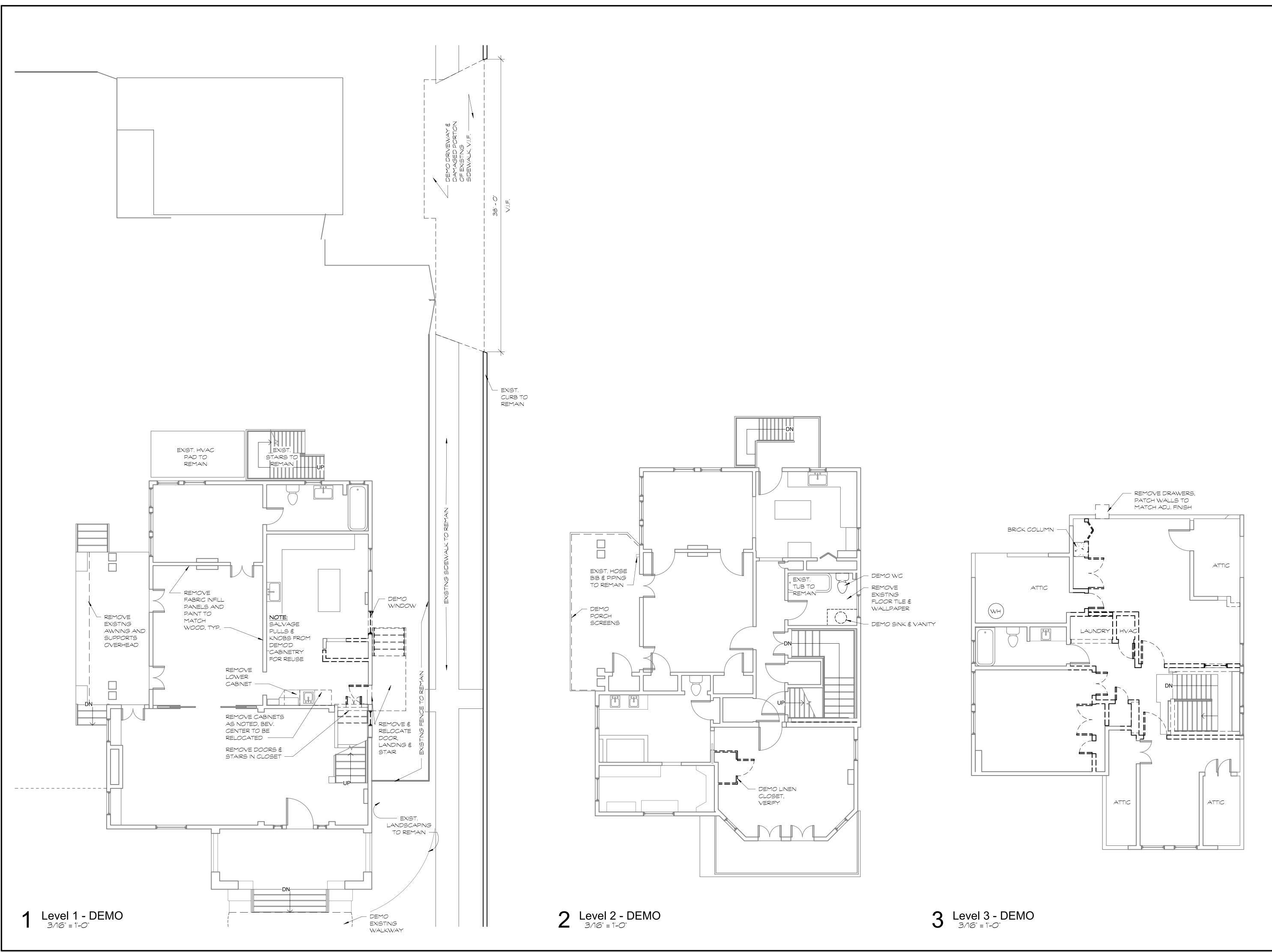
DRAWING TITLE: COVER SHEET

W H

WATER HEATER

WOOD

WSCT. WAINSCOT



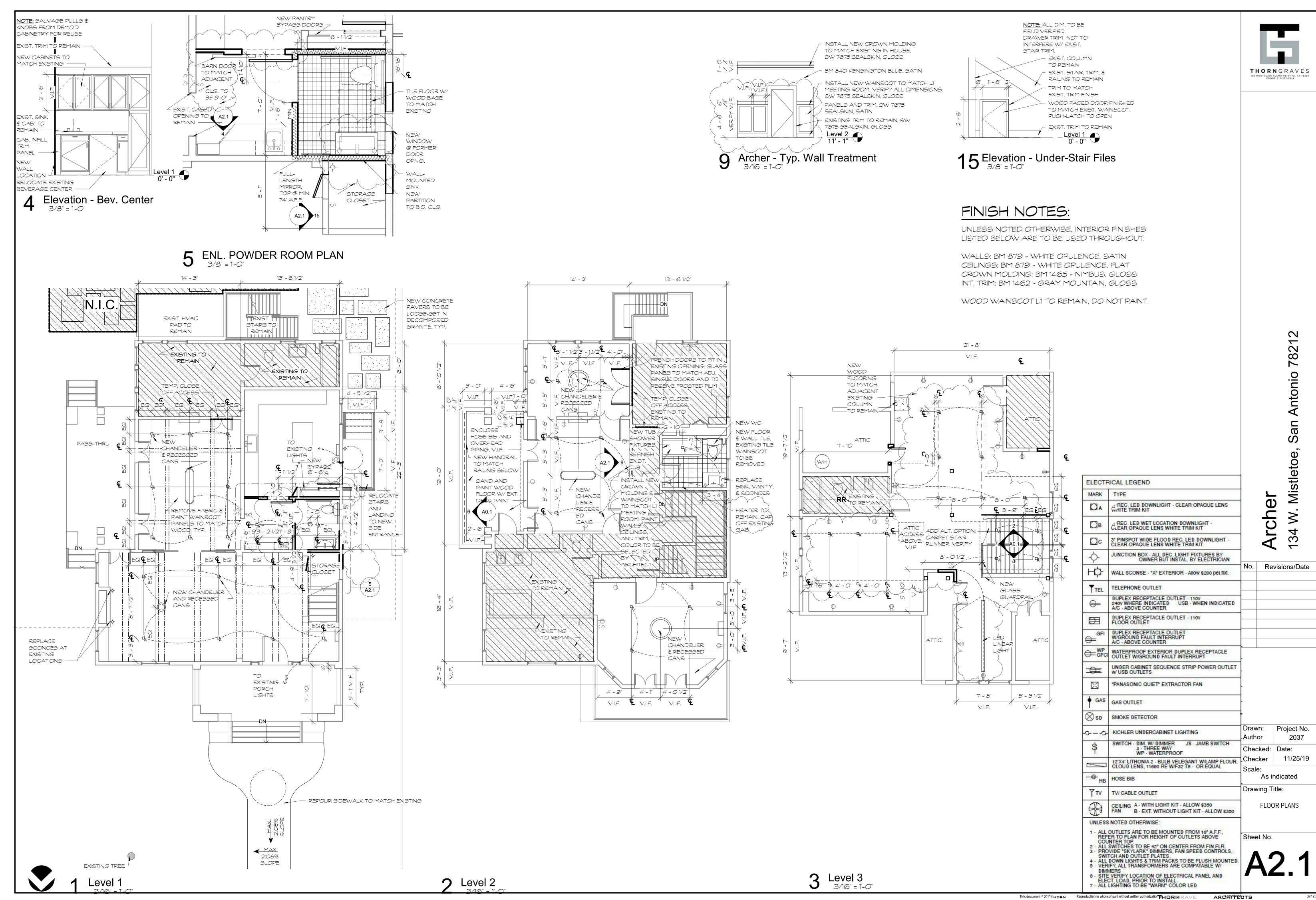


San Antonio 78212 toe, 134 W. Mistle Archer No. Revisions/Date

Drawn: Project No. Author 2037 Checked: Date: Checker 09/16/20 Scale: 3/16" = 1'-0"

Drawing Title: DEMO PLANS

Sheet No.





2 West Elevation



1 East Elevation

Archer
134 W. Mistletoe, San Antonio 78212

No.	Revisions/Date

Drawn: Project No.
Author 2037

Checked: Date:
Checker 11/25/19

Scale:
1/8" = 1'-0"

Drawing Title:

ELEVATIONS

Sheet No.

A4.1