

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2020

HDRC CASE NO: 2020-329
ADDRESS: 114 CAMP ST
LEGAL DESCRIPTION: NCB 2561 BLK 4 LOT 5 THRU 11 SAVE & EXCEPT IRR 95 SQ FEET OF LOT 11 & W 7 FT OF ALLEY **MASTERFILE CAMP STREET RESIDENCES CONDOMINIUMS
ZONING: IDZ, H, RIO-7D
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark
APPLICANT: Kristen Weber/Don B McDonald Architect
OWNER: Rick Liberto/CAMP STREET RESIDENCES CONDOMINIUM ASSOCIATION
TYPE OF WORK: Exterior alterations
APPLICATION RECEIVED: July 08, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall
REQUEST:

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

1. Modify the south façade by removing two existing windows and a portion of the wall to restore the original opening, as noted on the original construction documents.
2. Install new steel doors on the south façade.
3. Install a new balcony on the south façade to align with and match the existing balcony immediately above the proposed location.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

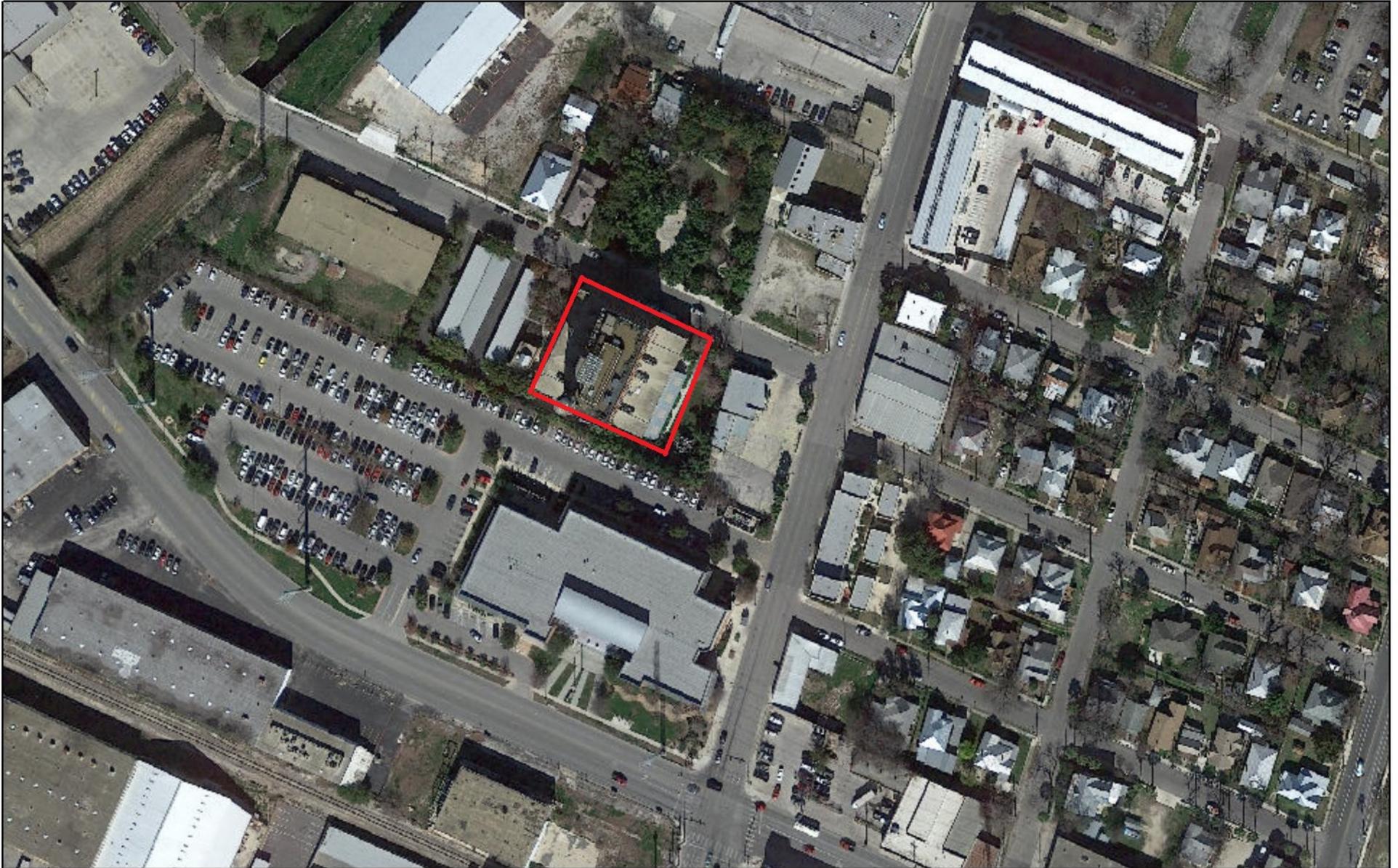
FINDINGS:

- a. The historic structure at 114 Camp was constructed circa 1926, and originally featured an industrial use. Recently, the structure has been rehabilitated to residential use, resulting in modifications to many original openings.
- b. SOUTH FAÇADE MODIFICATIONS – The applicant has proposed to modify the south façade by removing two existing windows and a portion of the wall to restore the original opening, as noted on the original construction documents. The applicant has provided the original construction documents noting the original opening. Staff finds the proposed modifications to be appropriate.
- c. STEEL DOOR INSTALLATION – The applicant has proposed to install new steel doors to appear as a storefront system. The proposed doors will feature glass that will share both head and sill heights with the adjacent, historic window openings. Staff finds the proposed modification to be appropriate, and finds the proposed doors to be appropriate in style to the historic structure.
- d. BALCONY INSTALLATION – The proposed opening is approximately four to five feet above grade. The applicant has proposed to install a steel balcony to match the existing, second story balcony in profile and material. Staff finds the proposed balcony to be appropriate.

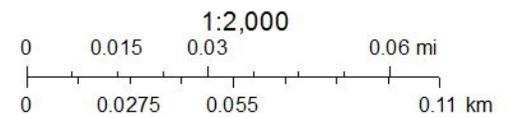
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through d.

City of San Antonio One Stop



July 30, 2020



8 July 2020

Description of Work

Camp Street Loft – Unit 104:

South Façade

- South Façade to propose removal of 2 existing windows and partial wall (as illustrated in current D1.1 Demo Plan 1st Floor) and receive original opening (as illustrated in Original 1926 Construction Documents).
- Original opening consisted of a rolling steel shutter in 1926 (as illustrated in Original 1926 South Elevation).
- South Façade to receive New pair of steel doors to match existing finish (as illustrated in current CD & 1 South Elevation).
- South Façade to receive New balcony to align and match existing balcony above (as illustrated in current CD & 1 South Elevation).
- Existing building exterior and interior brick finish to remain (as illustrated in 1 South Elevation).



NORTH EXTERIOR VIEW

114 CAMP STREET



EAST EXTERIOR VIEW



**PROPOSED REMOVAL OF 2
EXISTING WINDOWS TO ALLOW FOR
NEW EXTERIOR DOOR**

SOUTH EXTERIOR VIEW









**EXISTING BRICK INFILL IN ORIGINAL 1926
ROLLING STEEL SHUTTER OPENING**



**PROPOSED REMOVAL OF 2
EXISTING WINDOWS TO ALLOW FOR
NEW EXTERIOR DOOR**









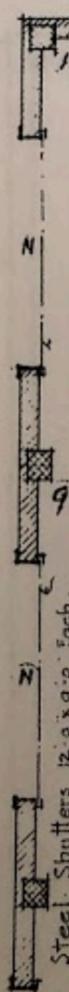
**INTERIOR CMU INFILL IN ORIGINAL 1926
ROLLING STEEL SHUTTER OPENING**

9'-8" * 12'-0" * 9'-8" * 12'-0" * 6'-3"

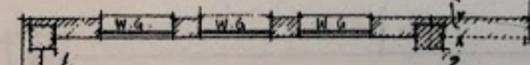
Bumper. See det.

TRUCK SHIPPING PLATFORM.

Rolling Steel Shutters 12'-0" x 9'-0" Each
 Corner Guards & Steel Plates on Jambos. See Elev.

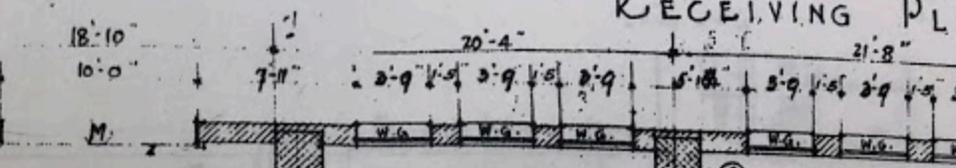


20'-7"

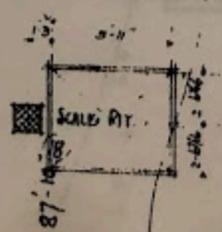
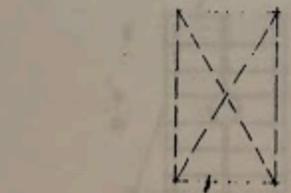


W.I. Doors over Chutes. See details.

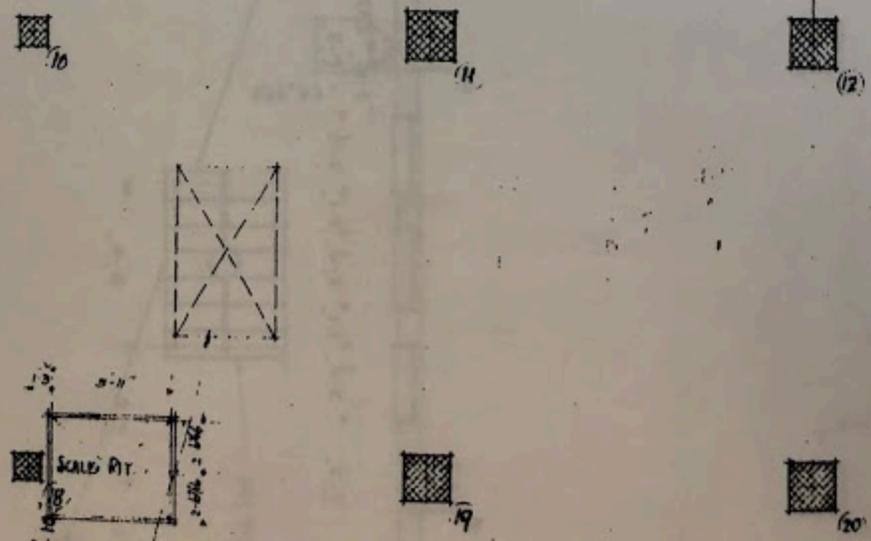
RECEIVING PLATFORM

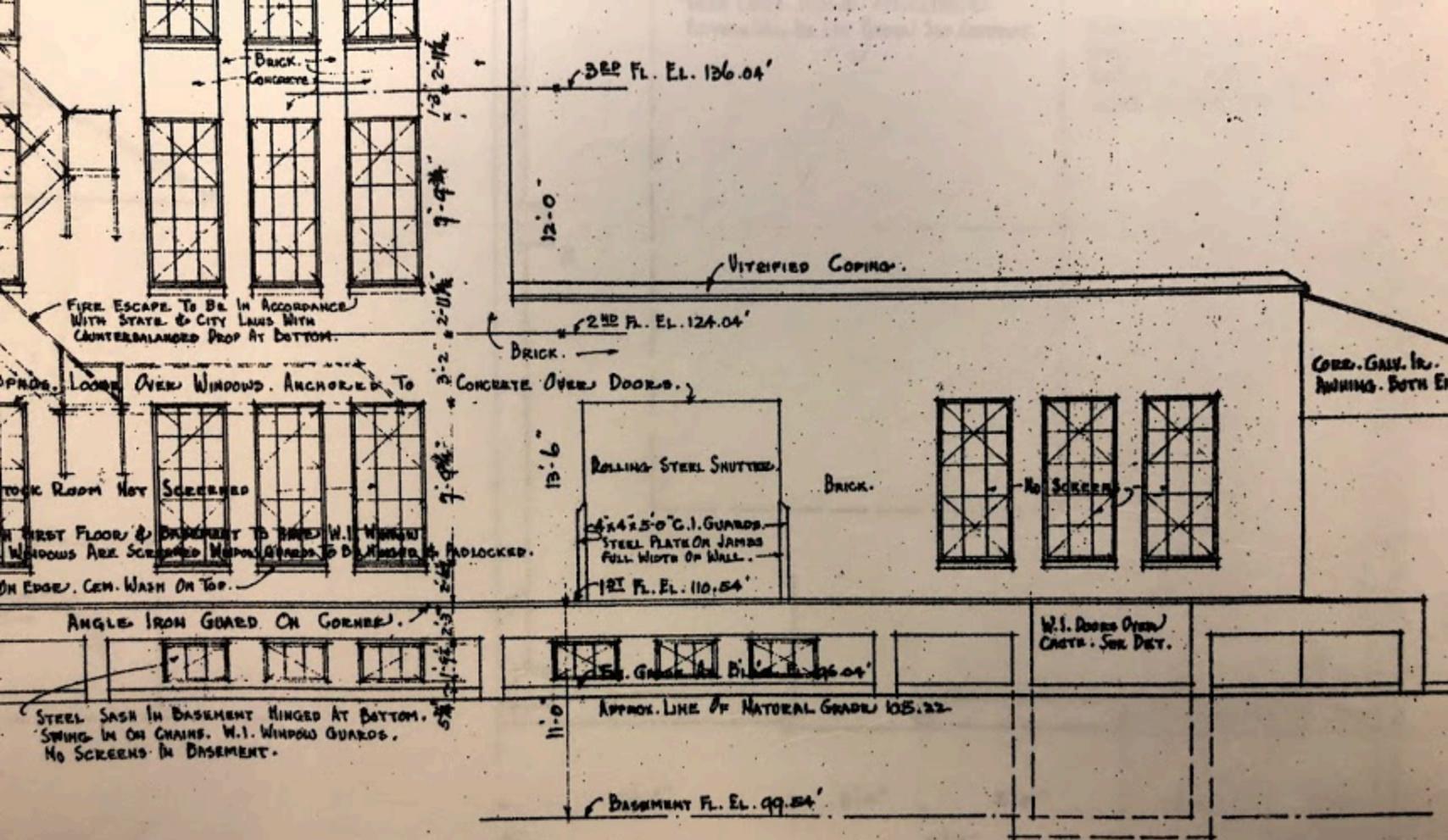


Rolling Steel Shutters Each 10'-0" x 10'-4"
 C.I. Corner Guards & Steel Plates on Jambos. See Elev.

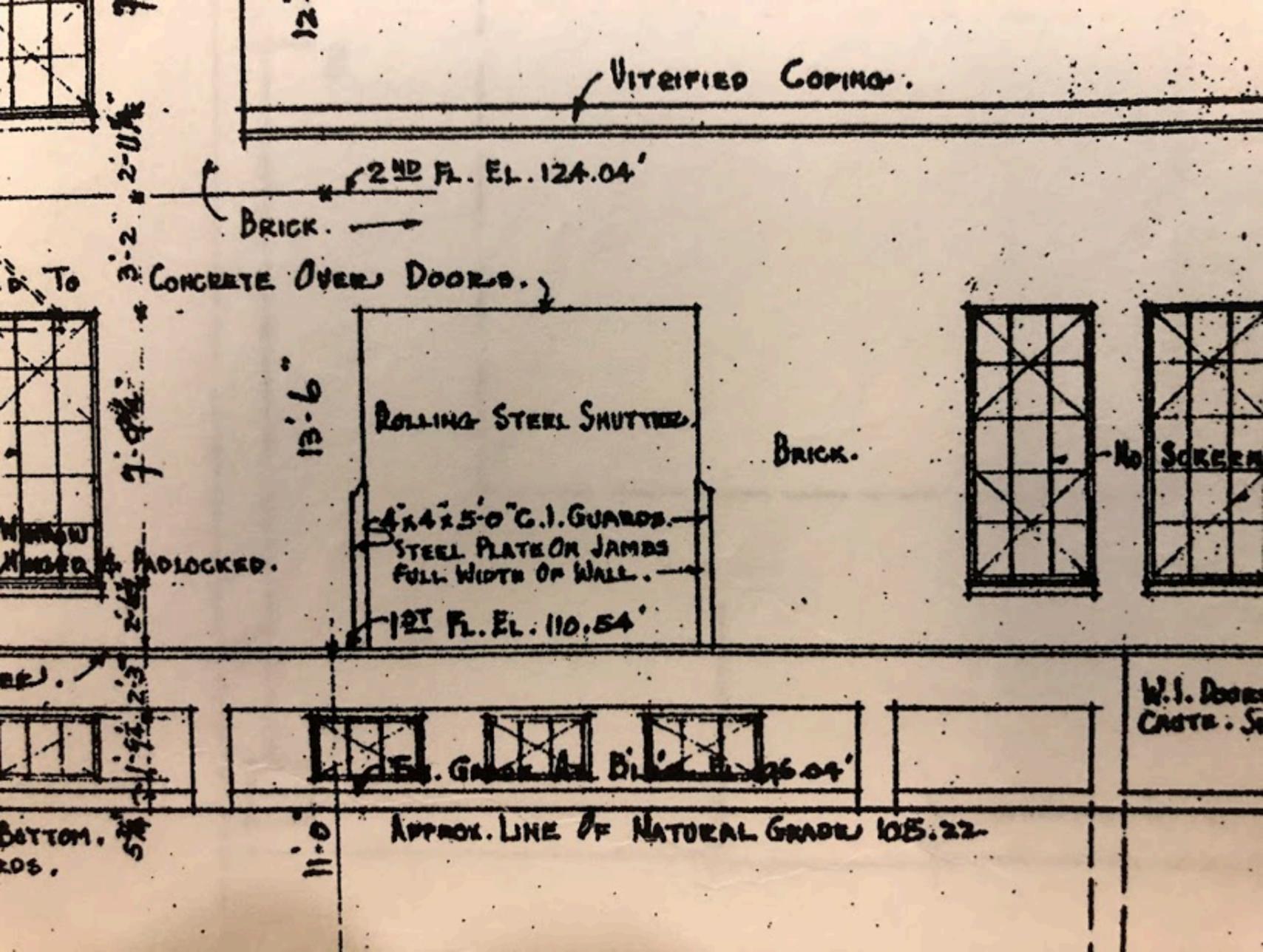


STOCK ROOM



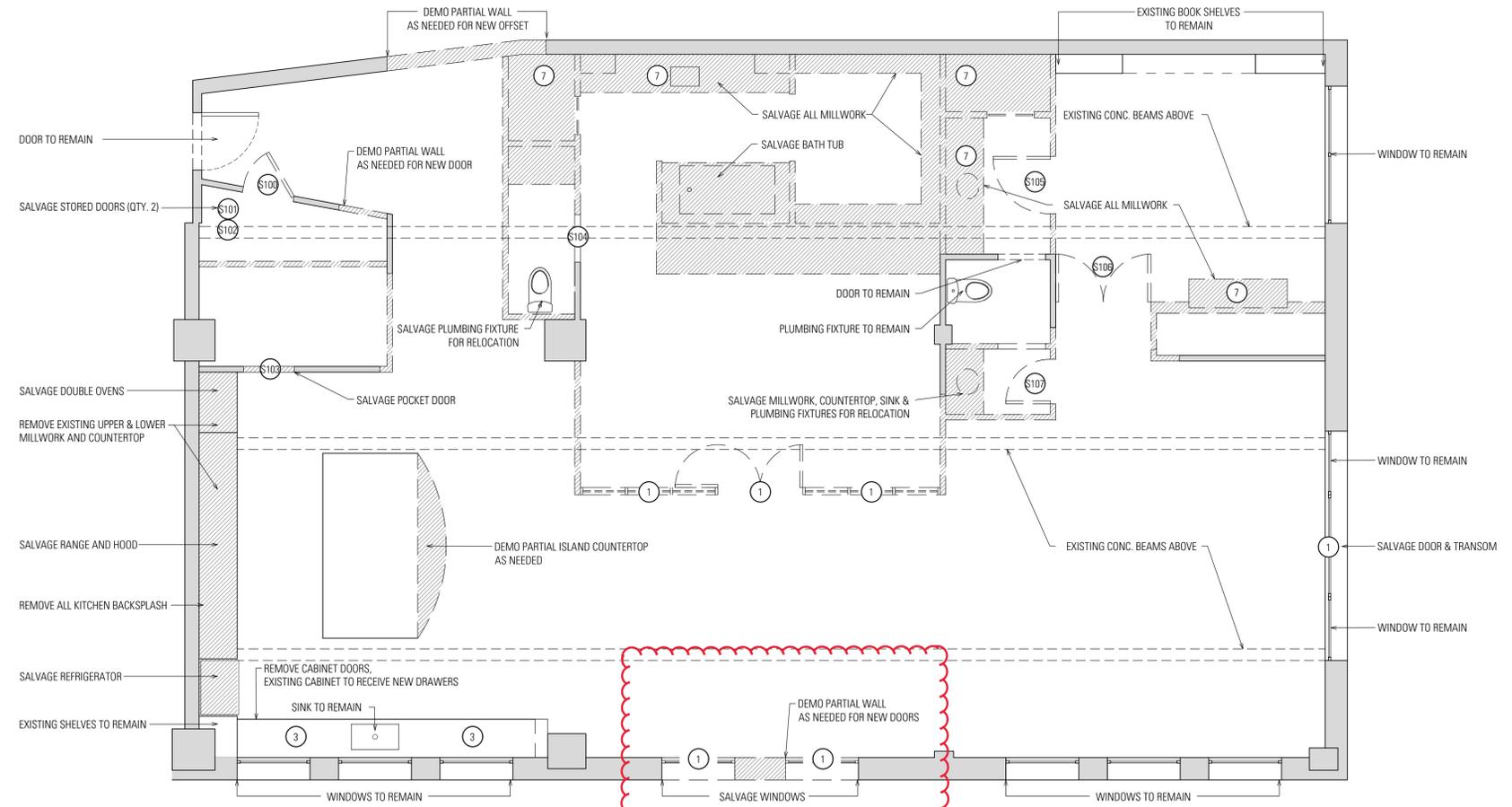


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0"





Don McDonald, Architect AIA Ltd.
 2121 North Main Avenue
 San Antonio, Texas 78212
 (210) 735-5972



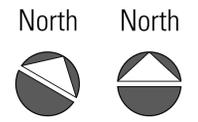
1 Demo Plan 1st Floor

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

PROPOSED REMOVAL OF 2 EXISTING WINDOWS TO ALLOW FOR NEW EXTERIOR DOOR

DEMO LEGEND	LEGEND				
1 - REMOVE AND SALVAGE ALL WINDOWS & DOORS, UNLESS OTHERWISE NOTED. DOORS (S100 - S107) TO BE STORED FOR RELOCATION	6 - EXISTING BALCONY & GUARD RAIL TO REMAIN				
2 - REMOVE WALLS AS NOTED	7 - SALVAGE ALL PLUMBING FIXTURES AS NOTED				
3 - EXISTING MILLWORK AND COUNTERTOPS TO REMAIN, UNLESS OTHERWISE NOTED					
4 - REMOVE ALL CEILINGS AND FUR DOWNS ABOVE					
5 - REMOVE ALL KITCHEN BACKSPLASH					
	<table border="0"> <tr> <td></td> <td>EXISTING</td> </tr> <tr> <td></td> <td>DEMO</td> </tr> </table>		EXISTING		DEMO
	EXISTING				
	DEMO				

NOTES
*EXISTING SPRINKLER SYSTEM TO REMAIN FOR FUTURE MODIFICATION
*SALVAGE ALL PLUMBING, LIGHT FIXTURES, SWITCHING, HARDWARE, MILLWORK AND STONE COUNTERTOPS
*SALVAGE ALL HVAC EQUIPMENT, AIR HANDLER AND COMPRESSORS
*REMOVE ALL AIR DUCTS AND GRILLES



Plan North

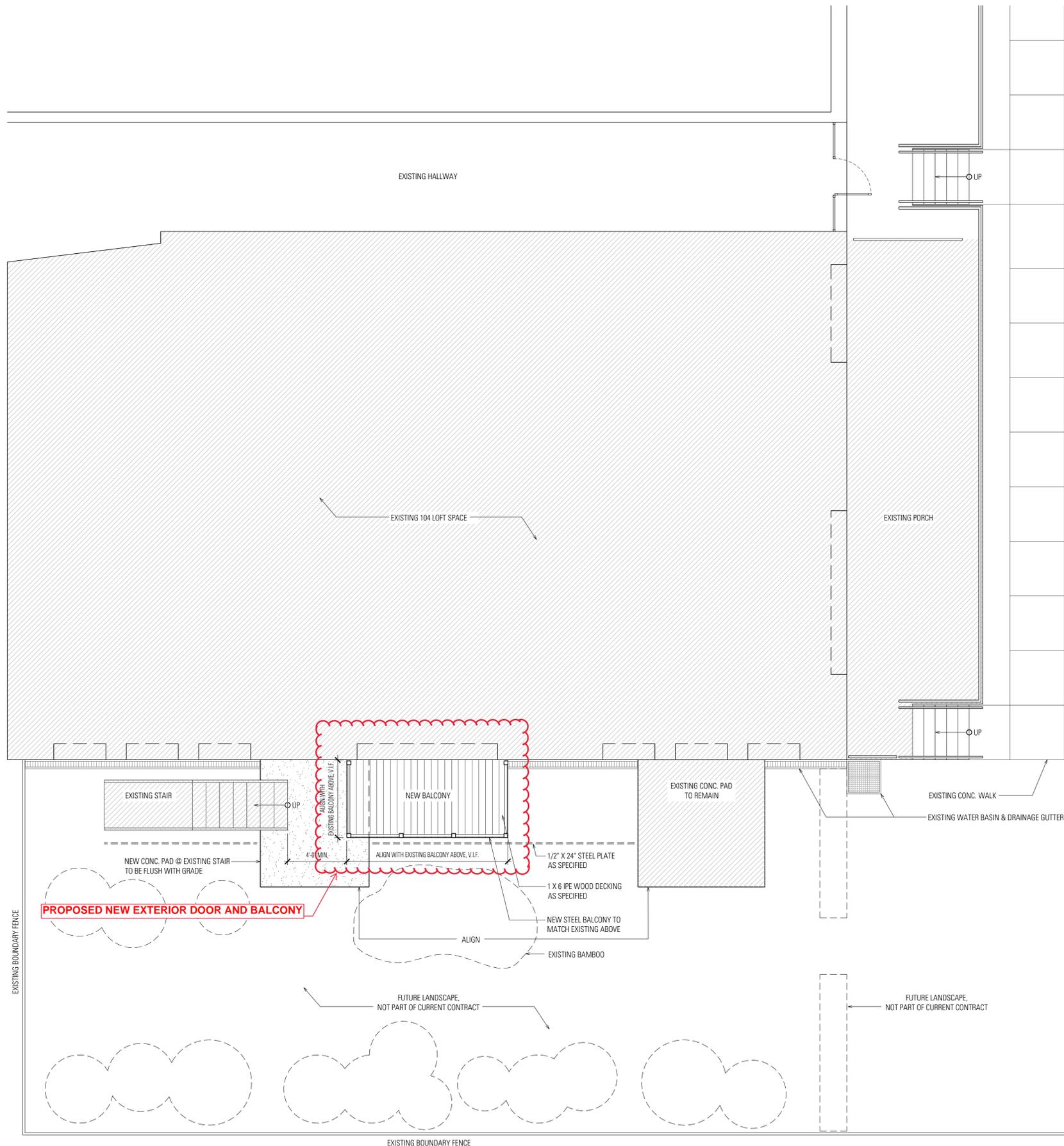
Demo Plan

Liberto Loft
 114 Camp Street
 San Antonio, Texas 78204

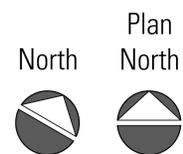
7/7/2020

D1.1

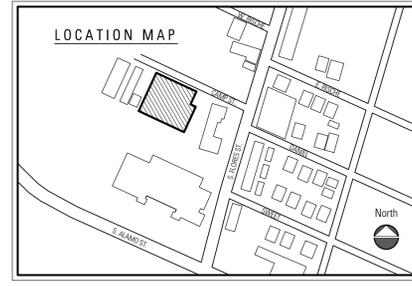
CH



1 Site Plan
Scale: 1/4"=1'-0"



PROJECT INFORMATION	
OWNER	LIBERTO
PROPERTY ADDRESS	114 CAMP STREET SAN ANTONIO, TX 78204
LEGAL DESCRIPTION	NCB 2561 BLK 4 LOT 5 THRU 11



GENERAL INFORMATION	
1.	ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES. IN CASES WHERE CODES CONFLICT, THE MORE STRINGENT SHALL GOVERN.
2.	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING / COORDINATING ALL NECESSARY FIELD INSPECTIONS.
3.	IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE THE EXTENT OF WORK TO BE DONE. NO ADDITIONAL CLAIMS SHALL BE ALLOWED FOR WORK THAT SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL INSPECTION.
4.	IF ANY SCOPE OF WORK INDICATED ON THE DRAWINGS IS DETERMINED TO CONFLICT WITH CONDITIONS IN THE FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION OF THE WORK PRIOR TO INITIATING THE WORK.
5.	DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE. ALL DIMENSIONS ARE FROM FACE OF ICF BLOCK OR WOOD STUDS, UNLESS NOTED OTHERWISE.

DRAWING INDEX	
C1.1 - COVER + SITE PLAN	M1.1 - MECHANICAL PLAN 1ST FLOOR
D1.1 - DEMO PLAN 1ST FLOOR	M1.2 - MECHANICAL PLAN 2ND FLOOR + ROOF PLAN
D1.2 - DEMO PLAN 2ND FLOOR	E1.1 - ELECTRICAL PLAN 1ST FLOOR
A2.1 - FLOOR PLAN 1ST FLOOR	E1.2 - ELECTRICAL PLAN 2ND FLOOR
A2.2 - FLOOR PLAN 2ND FLOOR	P1.1 - PLUMBING PLAN 1ST FLOOR
A3.1 - BUILDING SECTIONS	P1.2 - PLUMBING PLAN 2ND FLOOR
A3.2 - BUILDING SECTIONS	S1.1 - STRUCTURAL FRAMING PLAN & DETAILS
A3.3 - BUILDING SECTIONS	S1.2 - STRUCTURAL FRAMING PLAN
A3.4 - BUILDING SECTIONS	S1.3 - STRUCTURAL DETAILS
A4.1 - ROOM FINISH SCHEDULE	
A4.2 - PAVING PLAN 1ST FLOOR	
A4.3 - PAVING PLAN 2ND FLOOR	
A4.4 - REFLECTED CEILING PLAN 1ST FLOOR	
A4.5 - REFLECTED CEILING PLAN 2ND FLOOR	
A4.6 - DOOR SCHEDULE	
A4.7 - WINDOW SCHEDULE	
A4.8 - FINISH DETAILS	
A4.9 - FINISH DETAILS	
A5.1 - WALL SECTIONS + DETAILS	
A5.2 - WALL SECTIONS + DETAILS	
A5.3 - STAIR DETAILS	
A6.1 - INTERIORS @ ENTRY, FOYER, PANTRY, BROOM + SILVER CLOSET, POWDER	
A6.2 - INTERIORS @ KITCHEN	
A6.3 - INTERIORS @ LIVING ROOM + DINING ROOM	
A6.4 - INTERIORS @ DINING ROOM + STAIRHALL	
A6.5 - INTERIORS @ LOUNGE, BAR + STAIRHALL	
A6.6 - INTERIORS @ MASTER BEDROOM, MASTER W.C. + MASTER BATH	
A6.7 - INTERIORS @ LAUNDRY, OFFICE, HIS/HERS CLOSET + MASTER SHOWER	
A6.8 - INTERIORS @ TV LOUNGE + HALL 2	
A6.9 - INTERIORS @ BEDROOM 1 + BATH 1	
A6.10 - INTERIORS @ BEDROOM 2 + BATH 2	
A7.1 - MILLWORK SECTIONS + DETAILS (PENDING)	
A7.2 - MILLWORK SECTIONS + DETAILS (PENDING)	
A7.2 - MILLWORK SECTIONS + DETAILS (PENDING)	

THESE DRAWINGS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. NO REPRODUCTIONS, PUBLISHING OR USE IN ANY WAY MAY BE DONE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



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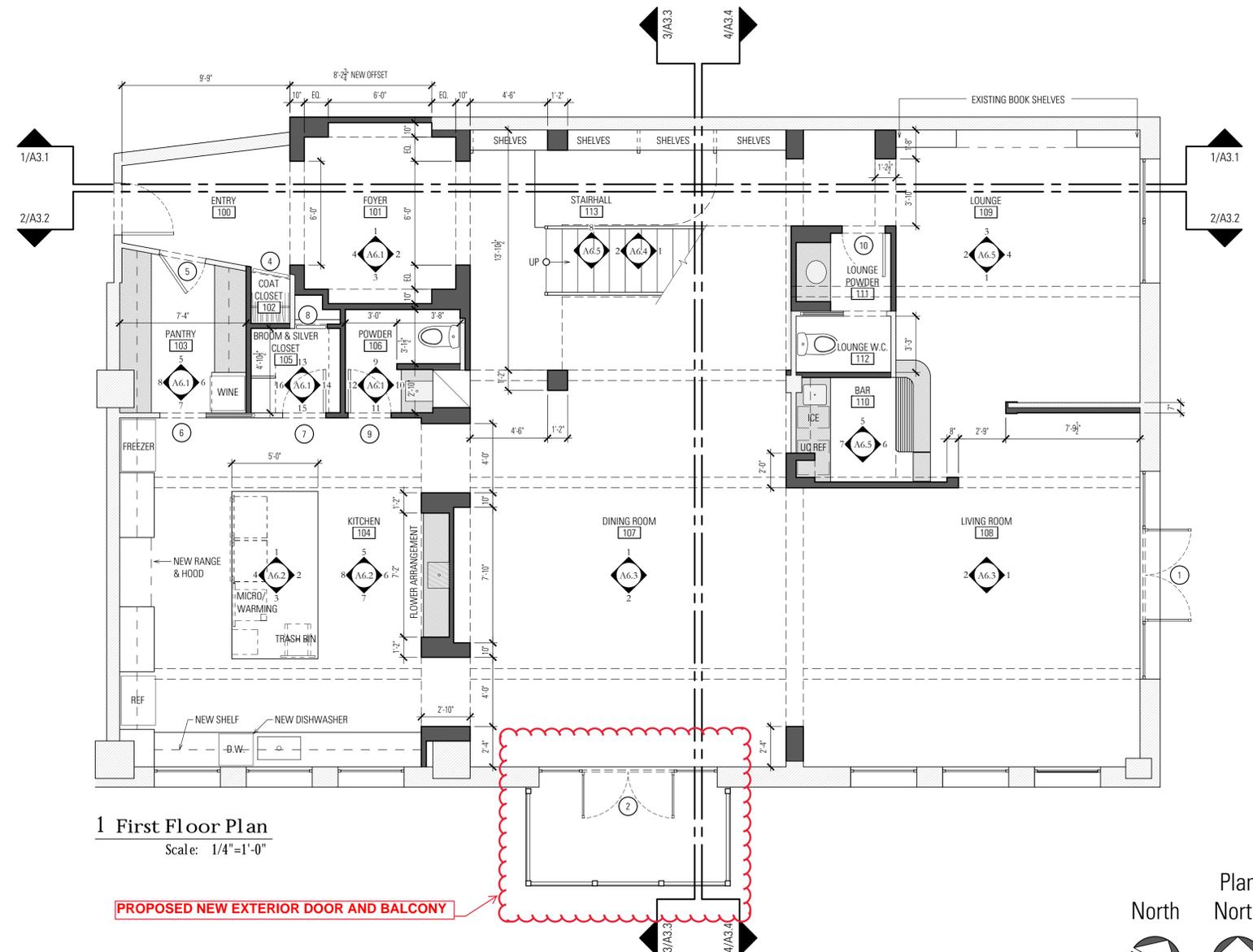
Cover Page & Index

Liberto Loft
114 Camp Street
San Antonio, Texas 78204

7/7/2020
C1.1
CH

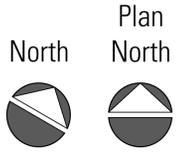


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1 First Floor Plan
 Scale: 1/4"=1'-0"

PROPOSED NEW EXTERIOR DOOR AND BALCONY



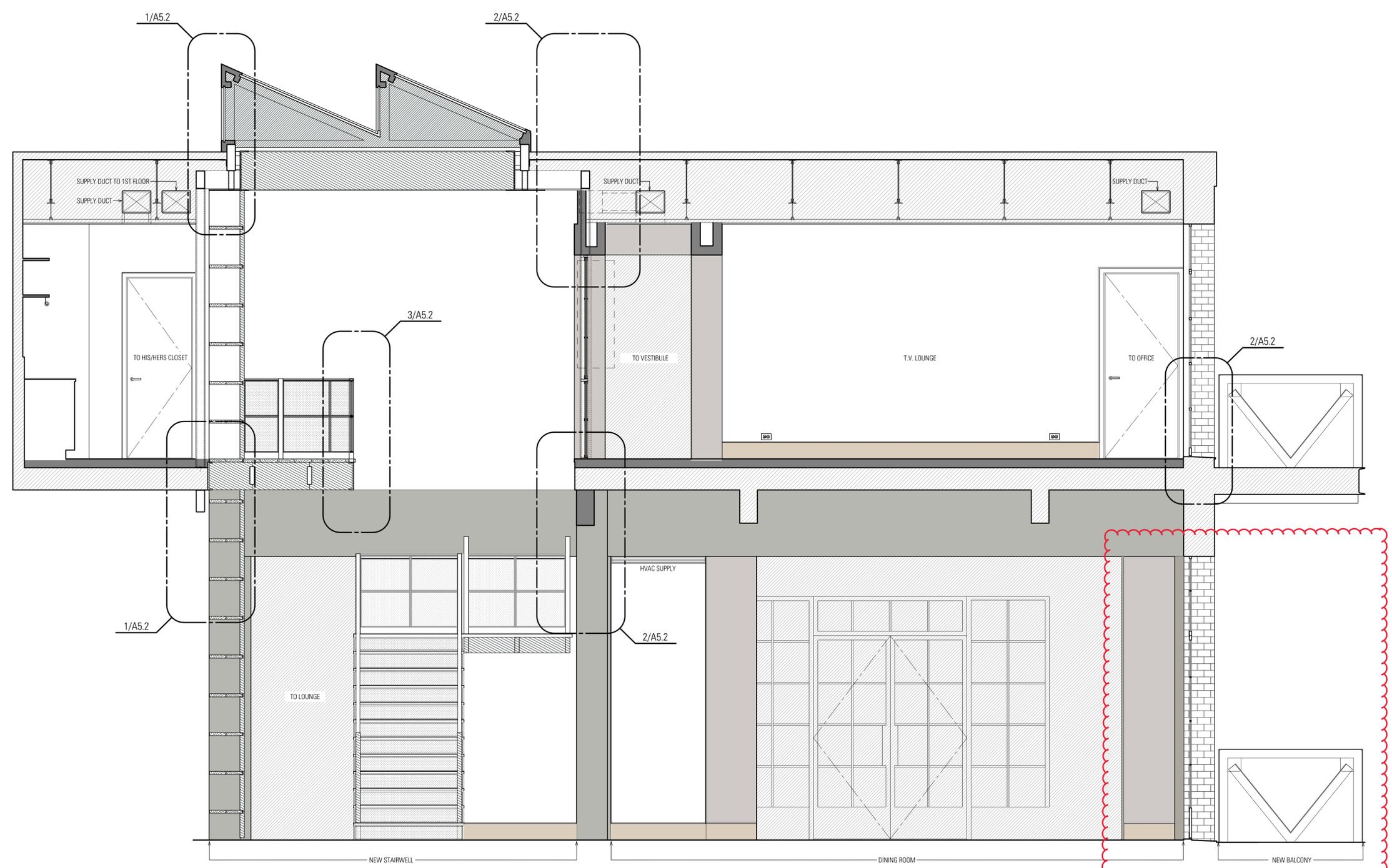
Floor Plan

Liberto Loft
 114 Camp Street
 San Antonio, Texas 78204

7/7/2020
A2.1
 CH



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1 Building Section
 Scale: 1/2"=1'-0"

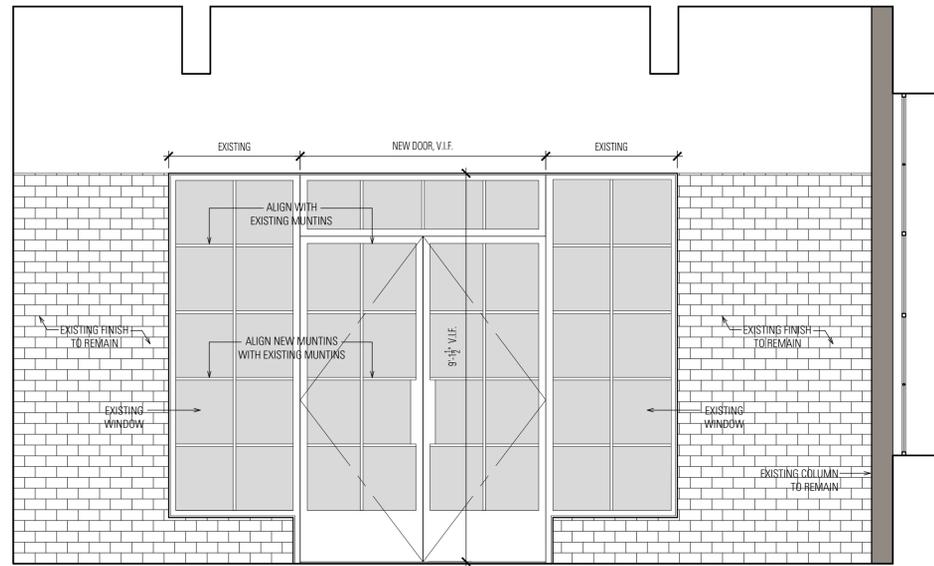
PROPOSED NEW EXTERIOR DOOR AND BALCONY

LEGEND				NOTES
	EXISTING		STEEL	*NEW TO MATCH EXISTING UNLESS OTHERWISE NOTED. **FOR ADDITIONAL INFORMATION, REFER TO WALL SECTIONS (A5.1-A5.3) & INTERIOR ELEVATIONS (A6.1-A6.10).
	NEW		CONCRETE FINISH	
	WALL PAPER		PAINTED WOOD	
	GYP. BD.		LUEDERS STONE	
			EXISTING CONCRETE	
			CONCRETE PAINT	

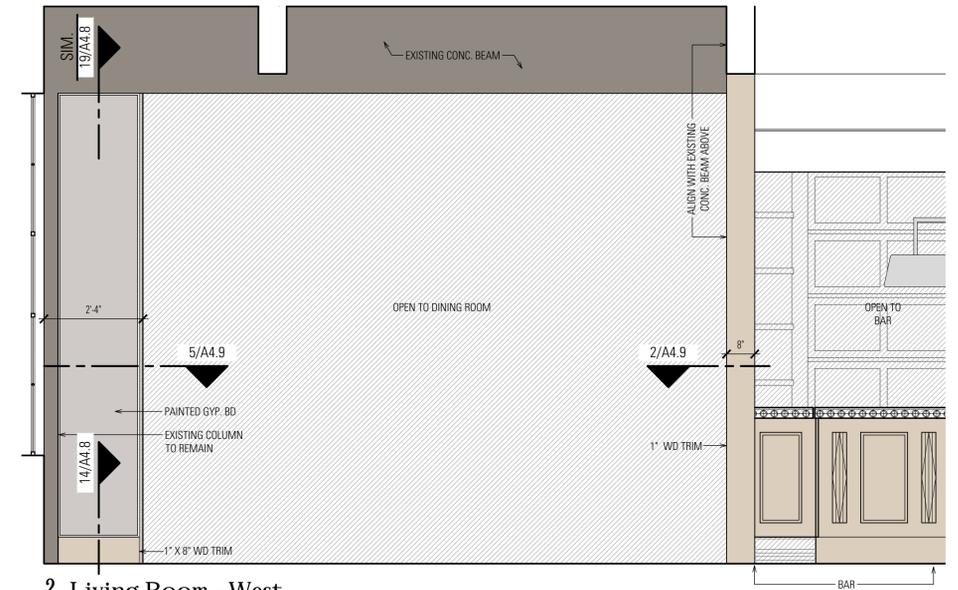
Exterior Elevations

Liberto Loft
 114 Camp Street
 San Antonio, Texas 78204

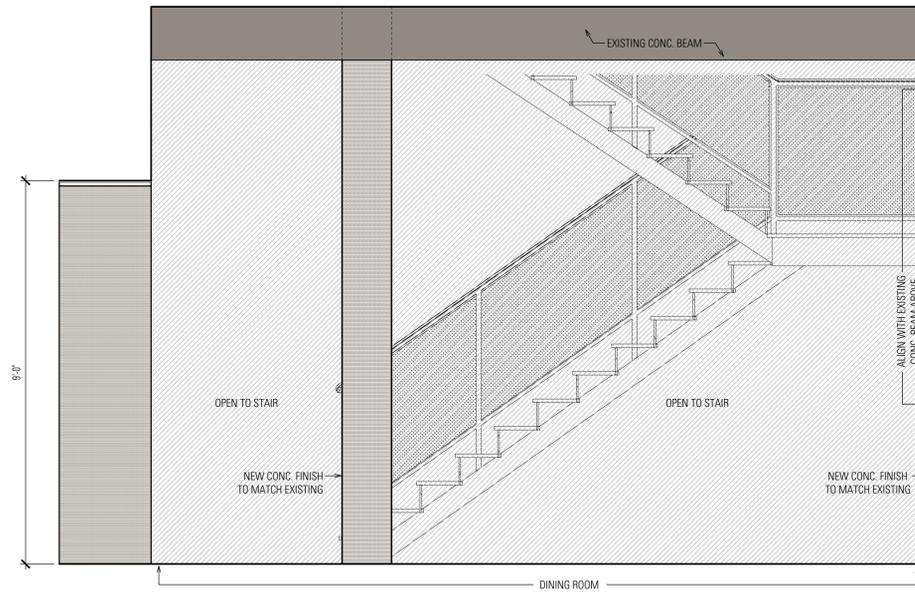
7/7/2020
A3.3
 CH



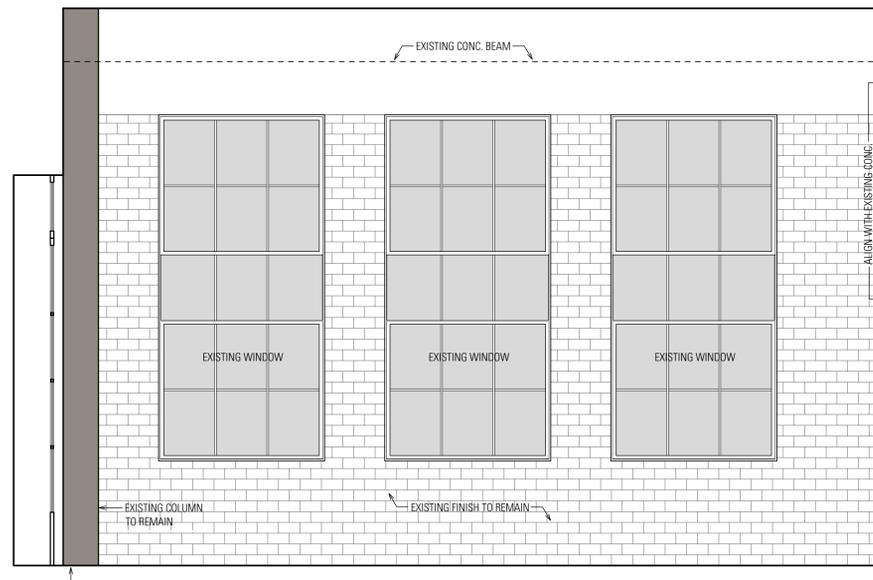
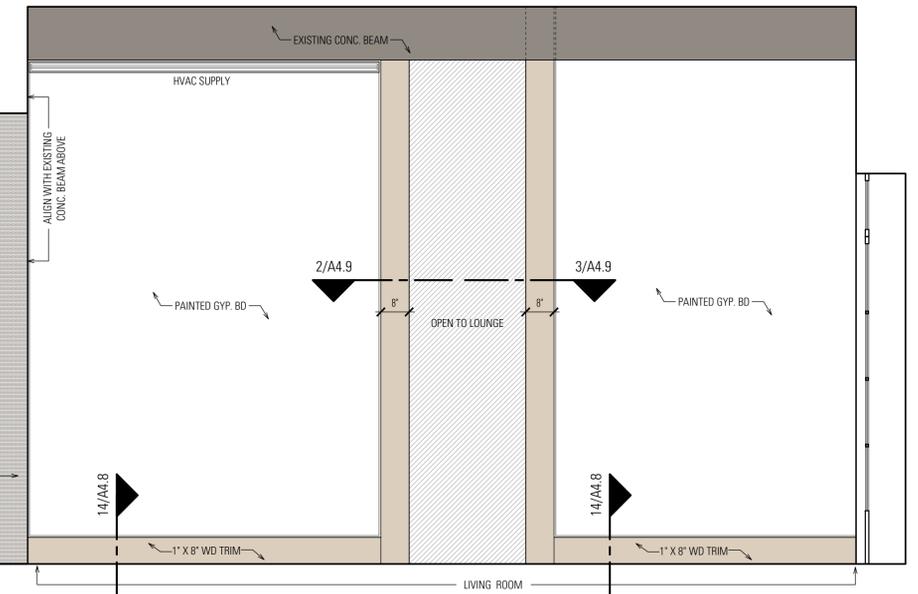
1 Living Room - East
Scale: 1/2"=1'-0"



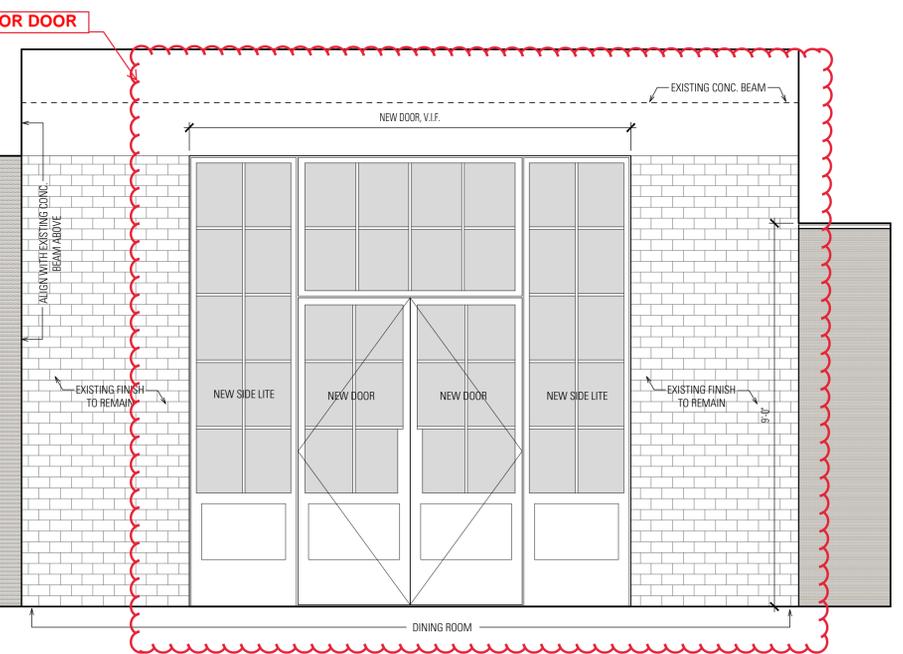
2 Living Room - West
Scale: 1/2"=1'-0"



1 Dining Room & Living Room - North
Scale: 1/2"=1'-0"



2 Dining Room & Living Room - South
Scale: 1/2"=1'-0"



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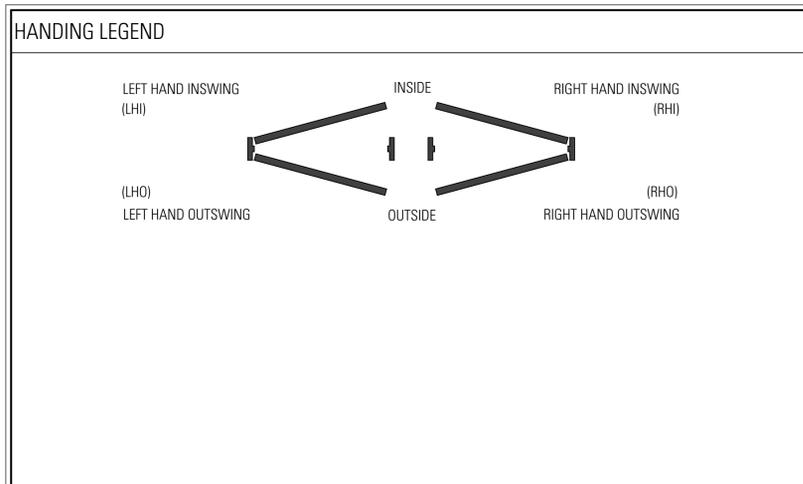
Interior Elevations

Liberto Loft
114 Camp Street
San Antonio, Texas 78204

7/7/2020
A6.3
CH / KW / CB

EXTERIOR DOOR SCHEDULE		DOOR UNITS														FRAME				HARDWARE			REMARKS																														
KEY	LOCATION	THICKNESS	WIDTH (VERIFY IN FIELD)	HEIGHT (VERIFY IN FIELD)	PAIR	TRANSOM (TO BE FIXED)	ROUGH HEADER HEIGHT (A.F.F.)	TYPE	MATERIAL	FINISH	GLASS	PRIMARY DOOR	SCREEN	"T" ASTRIGAL	HEAD, JAMB, SILL DETAIL	THICKNESS	JAMB DEPTH	MATERIAL	FINISH	TRIM	KEY	WEATHERSTRIP	SWEEP	THRESHOLD (FEMCO)	SET (SEE SPECS.)																												
FIRST FLOOR																											(*VERIFY WALL THICKNESS PRIOR TO FABRICATION)																										
1	LIVING ROOM 108	1 1/2"	5'-9"	7'-8"	•	•	9'-3 1/2"	A	STEEL	PAINTED	•	RHO	---	---	XX/A4.6	1"	1'-2"	STEEL	PAINTED	MATCH EXISTING	1	R.C.T. - WS02	R.C.T. - WS64 IN WS40	•	---	CUSTOM, 1'-6" FIXED TRANSOM																											
2	DINING ROOM 107	1 1/2"	5'-3"	7'-3"	•	•	10'-8 1/2"	G	STEEL	PAINTED	•	RHO	---	---	XX/A4.6	1"	1'-2"	STEEL	PAINTED	MATCH EXISTING	2	R.C.T. - WS02	R.C.T. - WS64 IN WS40	•	---	CUSTOM, 3'-4" FIXED TRANSOM																											
SECOND FLOOR																																																					
3	TV LOUNGE 202	1 1/2"	5'-6"	7'-0"	•	•	8'-11 1/2"	H	STEEL	PAINTED	•	RHO	---	---	XX/A4.6	1"	1'-2"	STEEL	PAINTED	MATCH EXISTING	3	R.C.T. - WS02	R.C.T. - WS64 IN WS40	•	---	CUSTOM, 1'-10" FIXED TRANSOM																											

INTERIOR DOOR SCHEDULE		DOOR UNITS														FRAME				HARDWARE			REMARKS																														
KEY	LOCATION	THICKNESS	WIDTH	HEIGHT	PAIR	TRANSOM	ROUGH HEADER HEIGHT (A.F.F.)	TYPE	MATERIAL	FINISH	GLASS	PRIMARY DOOR	"T" ASTRIGAL	HEAD, JAMB, SILL DETAIL	THICKNESS	JAMB DEPTH	MATERIAL	FINISH	TRIM	SET (SEE SPECS.)																																	
FIRST FLOOR																											(*VERIFY WALL THICKNESS PRIOR TO FABRICATION)																										
4	COAT CLOSET 102	1 3/4"	2'-5"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S101																											
5	PANTRY 103	1 3/4"	2'-8"	7'-1"	---	---	7'-2 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S100																											
6	PANTRY 103	1 3/4"	2'-8"	7'-0"	---	---	7'-1 1/2"	D	PINE	PAINTED	---	---	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
7	BROOM & SILVER CLOSET 105	1 3/4"	2'-6"	7'-1"	---	---	7'-2 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S105																											
8	BROOM & SILVER CLOSET 105	1 3/4"	1'-10"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
9	POWDER 106	1 3/4"	2'-6"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S102																											
10	LOUNGE POWDER 111	1 3/4"	2'-6"	7'-1"	---	---	7'-2 1/2"	C	PINE	PAINTED	•	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S107																											
SECOND FLOOR																																																					
11	OFFICE 204	1 3/4"	2'-10"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
12	MASTER BEDROOM 205	1 3/4"	2'-10"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	4/A4.8	---	---	---	---	---	---	STOCK																											
13	MASTER BEDROOM 205	1 3/4"	3'-8"	6'-11"	---	---	7'-0 1/2"	D	PINE	PAINTED	---	---	---	---	3/4"	---	PINE	PAINTED	4/A4.8	---	---	---	---	---	---	STOCK, MARBLE TRIM AS SPECIFIED																											
14	MASTER W.C. 208	1 3/4"	2'-8"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
15	HIS / HER CLOSET 209	1 3/4"	2'-8"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
16	SAFE 210	1 1/2"	2'-2"	5'-6"	---	---	5'-7 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
17	LAUNDRY 211	1 3/4"	2'-6"	7'-1"	---	---	7'-2 1/2"	D	PINE	PAINTED	---	---	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S104																											
18	LAUNDRY 211	1 3/4"	3'-0"	7'-1"	---	---	7'-2 1/2"	D	PINE	PAINTED	---	---	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S103																											
19	BEDROOM #1 213	1 3/4"	2'-8"	7'-0"	---	---	7'-1 1/2"	F	PINE	PAINTED	•	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
20	BEDROOM #1 HIDDEN CL. 214	1 3/4"	2'-3"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
21	BATH #1 215	1 3/4"	2'-9"	7'-0"	---	---	7'-1 1/2"	D	PINE	PAINTED	---	---	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
22	BATH #1 CLOSET 217	1 3/4"	3'-0"	7'-0"	•	---	7'-1 1/2"	E	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
23	BEDROOM #2 218	1 3/4"	2'-8"	7'-0"	---	---	7'-1 1/2"	F	PINE	PAINTED	•	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
24	BATH #2 CLOSET 221	1 3/4"	3'-0"	7'-0"	•	---	7'-1 1/2"	E	PINE	PAINTED	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8	---	---	---	---	---	---	STOCK																											
25	MAINTENANCE 223	1 3/4"	2'-10"	7'-0"	---	---	7'-1 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
26	HALL 2 225	1 3/4"	3'-7"	7'-10"	---	---	7'-11 1/2"	C	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	STOCK																											
27	GENERAL STORAGE 222	1 3/4"	2'-4 1/2"	7'-1"	•	---	7'-2 1/2"	F	PINE	PAINTED	•	LHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	SALVAGE EXISTING / REFER TO DEMO PLAN - S106																											
28	HALL 1 212	1 3/4"	1'-9"	7'-5"	•	---	7'-6 1/2"	E	PINE	PAINTED	---	LHI	---	---	3/4"	---	PINE	PAINTED	4/A4.8	---	---	---	---	---	---	STOCK																											
29	MASTER BATH 206	0'-1"	1'-10"	6'-11"	---	---	---	B	MARBLE	---	---	RHI	---	---	3/4"	---	PINE	PAINTED	3/A4.8, 4/A4.8	---	---	---	---	---	---	CUSTOM																											

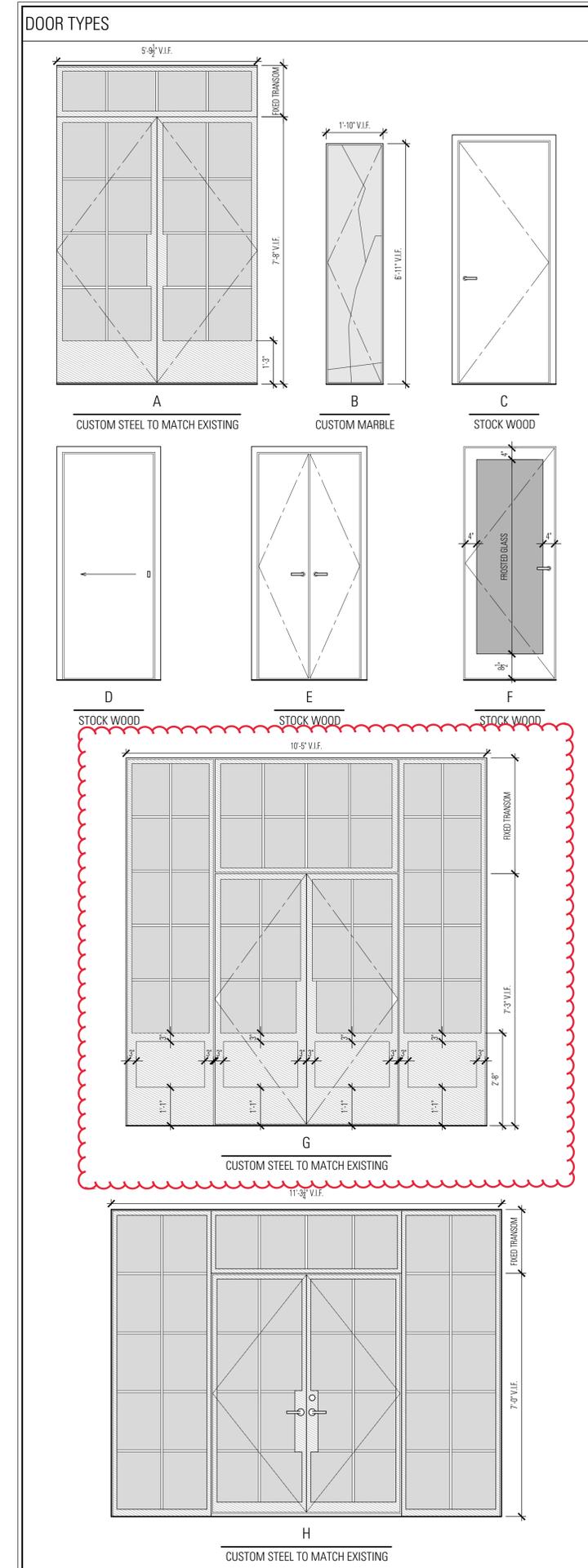


ABBREVIATIONS

- R.C.T. (RESOURCE CONSERVATION TECHNOLOGY 410.366.1146)

GENERAL NOTES

- FIELD VERIFY (VIF) ALL ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION.
- WEATHERSTRIPING & SWEEP DESIGNATIONS ON THIS SHEET TAKE PRECEDENCE OVER DRAWINGS.



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