

HISTORIC AND DESIGN REVIEW COMMISSION

June 05, 2019

HDRC CASE NO: 2019-294
ADDRESS: 107 PASO HONDO
LEGAL DESCRIPTION: NCB 591 BLK 4 LOT 14
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes/HighCotton Architects
OWNER: William Carson/CARSON WILLIAM M JR & CORBIN ANTHONY
TYPE OF WORK: Rear addition, foundation repair, wood window replacement, porch restoration
APPLICATION RECEIVED: May 17, 2019
60-DAY REVIEW: July 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Perform foundation repair and install a wood, shiplap skirting to the front porch.
2. Perform rehabilitative scopes of work to the front porch including the removal of the existing, concrete porch steps, the installation of new tongue and groove decking, and the re-framing of the front porch.
3. Perform rehabilitative scopes of work to the brick masonry facades including repair to limestone window sills.
4. Replace the existing, standing seam metal roof in-kind.
5. Install skylights into the non-primary roof slopes of the roof structure.
6. Construct a rear addition to feature 70 square feet in size in the location of an existing, enclosed rear porch.
7. Replace the existing, wood windows with new wood windows.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

- i. Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.
- iv. Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- ii. Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

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

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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.

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.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

- i. Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

Historic Design Guidelines, Chapter 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.
- iii. 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.

FINDINGS:

- a. The historic structure at 107 Paso Hondo was constructed circa 1904 in the Folk Victorian style and is a contributing structure to the Dignowity Hill Historic District. The historic structure features brick facades, a hipped roof and a front facing window bay with a gabled roof, three brick chimneys and a rear, contributing accessory structure. The applicant has updated construction documents noting the preservation of the three existing chimneys.
- b. CONCEPTUAL APPROVAL – The applicant received conceptual approval for repair and rehabilitation, the construction of a rear addition and the installation of skylights. The applicant received approval for window replacement with the stipulation that windows that were in repairable condition be relocated to the front façade. Additional stipulations of the conceptual request are as follows:
 - i. That the proposed repair and rehabilitative scopes of work be done with in-kind materials.
 - ii. That the standing seam metal roof replacement feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
 - iii. That the skylights should feature a reduced profile so that the protrusion from the skylights does not create irregularities within the roof slope.
 - iv. That the proposed addition’s windows match those found within the historic structure.
- c. FOUNDATION REPAIR – The applicant has proposed to perform foundation repair and modifications that will result in a new, internal foundation for the primary historic structure, and a new porch foundation. The applicant has proposed to install shiplap wood siding as porch skirting. The proposed skirting is to feature a profile of ¾”x5 – ½”. Staff finds the foundation repair to be appropriate and the installation of wood skirting to be appropriate for the Folk Victorian style.
- d. PORCH REPAIR – The applicant has proposed rehabilitative scopes of work to the front porch including repair to the roof framing, porch columns and decorative trim. Staff finds that this work should be done in-kind with like materials. Additionally, the applicant has proposed to install historically accurate porch decking, featuring a 1 –

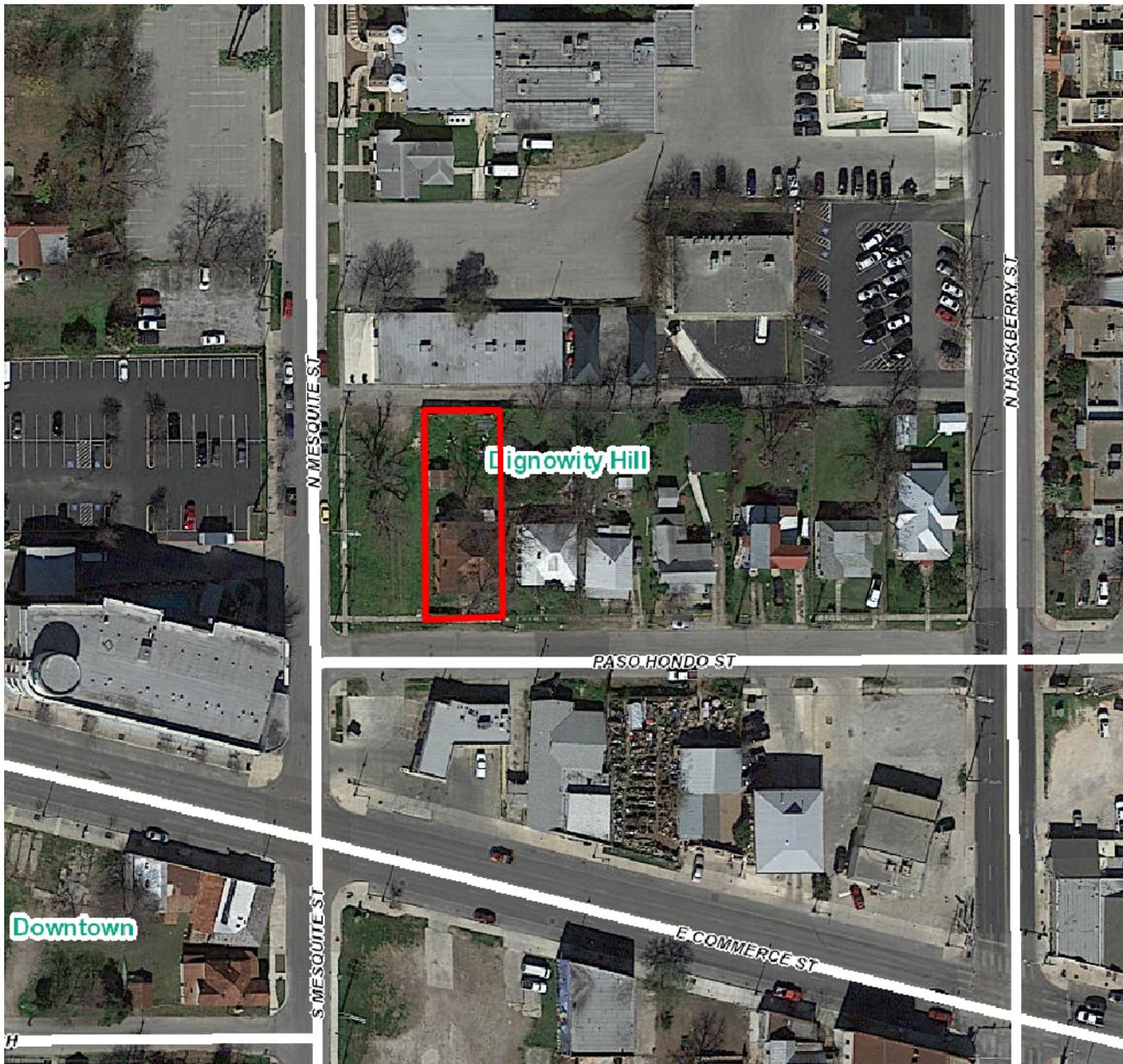
¼” x 3 – ½” profile. Staff finds this to be appropriate and consistent with the Guidelines.

- e. MASONRY REPAIR – The applicant has proposed to perform rehabilitative scopes of work to the historic masonry façade. The applicant has noted that the color of the mortar will match the original color. Additionally, the applicant has proposed to restore the original limestone window sills. This is consistent with the Guidelines.
- f. ROOF REPLACEMENT – The applicant has proposed to replace the existing, standing seam metal roof with a new standing seam metal roof featuring a crimped ridge seam, panels that feature a width of 18 inches and seams that feature a height of 1 inch. The applicant has noted that the new roof will feature a galvalume finish. This is consistent with the Guidelines.
- g. SKYLIGHT INSTALLATION – The applicant has proposed to install skylights on the north, east and west roof slopes of the primary roof to allow natural light within the attic. The applicant has provided sections noting the profile of the skylights. Staff finds the installation of skylights to be appropriate; however, staff finds that skylights with a reduced profile should be installation to ensure that irregularities within the roof form are not produced.
- h. REAR ADDITION – At the rear of the historic structure, the applicant has proposed to construct a rear addition to feature seventy (70) square feet, at the location of an enclosed rear porch. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The proposed addition is consistent with the Guidelines. Additionally, the proposed rear addition is generally in keeping with the massing, footprint and profile of the existing, rear, enclosed porch addition.
- i. ROOF FORM – The Guidelines for Additions 1.B.iii. notes that dormers should be compatible in size, scale, proportion, placement and detail with the style of the house and should be located on non-primary facades. The applicant has proposed a rear facing, shed roof. This form is appropriate and consistent with the Guidelines.
- j. HEIGHT – The applicant has proposed for the addition’s height to be subordinate to that of the primary historic structure, and generally consistent with that of the existing, rear porch roof. Staff finds this to be appropriate.
- k. MATERIALS – The applicant has proposed materials that include a standing seam metal roof, siding with a five inch exposure, metal gutters, and a wood door. Staff finds the proposed materials to be appropriate and consistent with the Guidelines. The applicant should ensure that the standing seam metal roof features panel width and seam heights that match those found on the primary roof form.
- l. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate and consistent with the Guidelines.
- m. CHIMNEY/FLUE REMOVAL – Previous application documents noted the removal of existing chimneys. The applicant has revised construction documents to note the preservation of each chimney.
- n. WINDOW REPLACEMENT – The applicant has proposed to replace the existing, original wood windows with new wood windows featuring insulated sashes. The Guidelines for Exterior Maintenance and Alterations 6.A.iii. notes that historic windows should be preserved. Staff performed a site visit on November 26, 2018, where staff found the original windows to be in a repairable condition. Staff finds that the existing windows should be repaired and maintained within the historic structure.

RECOMMENDATION:

- 1. Staff recommends approval of item number 1, foundation repair and shiplap skirting installation based on finding c.
- 2. Staff recommends approval of item number 2, front porch repair based on finding d.
- 3. Staff recommends approval of item number 3, masonry repair based on finding e.
- 4. Staff recommends approval of item number 4, roof replacement based on finding f with the following stipulation:
 - i. That panels feature 18 to 21 inches in width, seams feature 1 to 2 inches in height and a crimped ridge seam and galvalume finish are used. A roofing inspection must be scheduled with OHP staff prior to the start of installation to ensure that all materials are consistent with staff’s stipulation.
- 5. Staff recommends approval of item number 5, skylight installation based on finding g with the following stipulation:

- i. That the skylights should feature a reduced profile so that the protrusion from the skylights does not create irregularities within the roof slope.
6. Staff recommends approval of item number 6, the construction of a rear addition based on findings h through l with the following stipulation:
 - i. That the proposed metal roof feature specifications that match the replacement roof, as stipulated in item 4.
7. Staff does not recommend approval of item number 8, wood windows replacement based on finding n. Staff recommends that the applicant restore the original, wood windows.



Flex Viewer

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Printed: Jan 31, 2019

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EXISTING BUILDING

Top:
South Elevation (view from Paso Hondo Street)

Bottom:
North Elevation (view from Backyard)



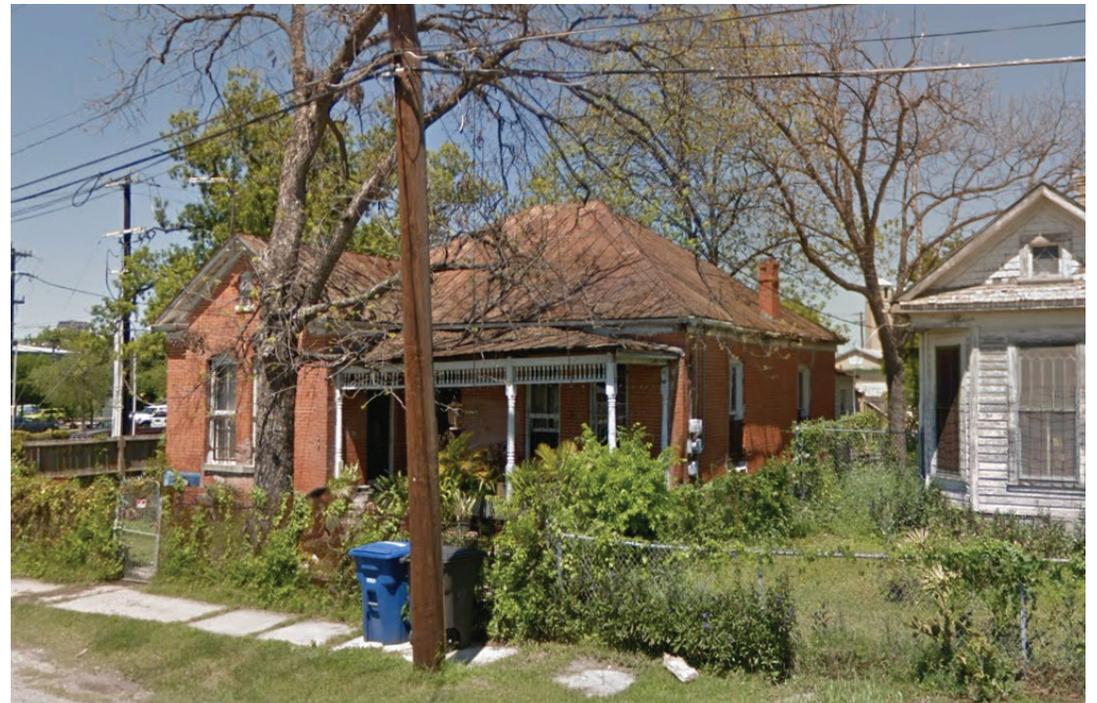
HDRC Application

Address: 107 Paso Hondo Street
Owners: William Carson & John Corbin
Conceptual Design 11.30.2018

EXISTING BUILDING

Top:
West Elevation (view from N Mesquite St.)

Bottom:
East Elevation (view from Paso Hondo St. looking northwest)



HDRC Application

Address: 107 Paso Hondo Street
Owners: William Carson & John Corbin
Conceptual Design 11.30.2018

EXISTING BUILDING

Additional Views & Existing Conditions:

- Foundation appears to be 42" deep continuation of brick walls set on rubble base
- Erosion of stone sills and brick next to windows due to splashback from poorly repaired sills
- Exterior wood trim, soffits, cornices, posts and spindles require intensive restoration work
- Extensive brick patching, repointing and select reconstruction may be needed



HDRC Application

Address: 107 Paso Hondo Street
Owners: William Carson & John Corbin
Conceptual Design 11.30.2018

107 Paso Hondo

HDRC Application for Final Approval

Itemized Narrative (Corresponding with Online Portal Scope Checkboxes)

Addition:

A 70 sq.ft. addition is proposed on the northeast corner of the building. The addition features horizontal wood siding to match the siding used on the front porch. The roof features the same pitch and proportions of the street-facing original front porch. This corner of the house is not visible from either of the nearest public right of ways (Paso Hondo Street to the south, and Mesquite St. to the west).

Foundation/Skirting:

A few concrete pier foundation is proposed within the existing load-bearing brick walls. This foundation will serve to level the floors and support occupancy of the second floor attic, relieving the original brick walls of bearing this additional load. This foundation is designed to match the anticipated movement of the existing brick walls as closely as possible, in order to avoid any differential movement between the existing and new foundation which may damage the existing brick. The front porch (which currently has no foundation) will also receive concrete piers, as well as the 70 sq.ft. addition in the rear.

We propose wood shiplap skirting at the front porch where there is currently no skirt.

Non-contributing Demolition:

We propose to demolish a poorly-constructed non-original wood-framed bathroom addition in the northeast corner of the building. The thru-bolted ledgers and lack of foundations below this addition has caused severe cracking in the original brick walls.

We propose to demolish a non-contributing wood shed, located on the western property line in the backyard.

We propose to demolish three original brick chimneys, which are in poor condition and no longer serve a purpose.

We propose to demolish the existing non-original concrete front steps which are not code-compliant.

Painting:

We propose to repaint the existing wood trim and new front porch skirt white, to match the existing trim color. We propose to paint the window sashes, wood doors and front porch a dark grey. Repainting will observe the COSA Historic Design Guidelines for Exterior Maintenance and Alterations.

Porch/Patio: The front porch roof framing, columns, and decorative trim-work will be historically restored. The front porch decking is non-original gapped 2x6 boards, which we proposed to replace with 1 1/4" x 3 1/2" tongue and groove wood decking featuring a 1/8"/12" slope to shed

water away from the house. The rear deck, concealed from view of street, is 5/4" x 5 1/2" stained cedar with 1/8" gaps between boards.

Repair & Maintenance: The brick walls will be restored according to the will observe the COSA Historic Design Guidelines for Exterior Maintenance and Alterations. The color of the mortar used for patching will be field-tested to match the original color. The strength of the mortar patches will also be tested against the existing brick to ensure compatibility. Balthazar Espinoza is contracted to perform the masonry work, including restoration of the original limestone window sills.

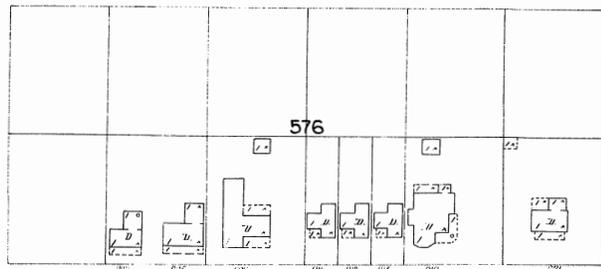
Roofing: We propose to replace the existing standing seam metal roof with a new galvalume standing seam roof. The metal roof will feature a crimped ridge, 18" panels, with 1" seams.

Utility Work: New underground electric line will tap into existing street pole. New underground water and sewer lines may be required upon inspection by plumber.

Window Replacement/ Fenestration Changes:

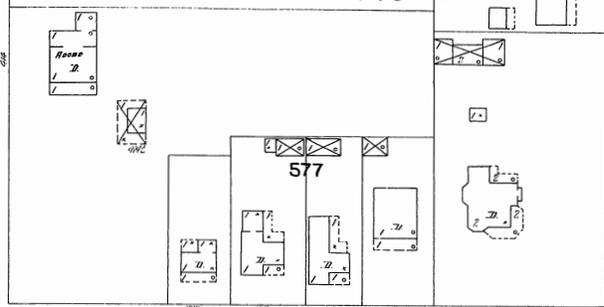
We propose replacing the existing single-pane window sashes with custom-built double pane sashes. The new sashes will be built according to the drawings (see sheet A900), for use the existing wood casings including the internal window stop. All exterior dimensions and profiles of the new sashes will precisely match the original window sashes. The depth (1 3/8") of the new sashes will match that of the original sashes. The glazing unit will be 1/2" deep, with a 1/4" interior spacer that is fully concealed within the stile and rail. DoorTex has reviewed the drawings and built a mock-up window sash to demonstrate the assembly.

GLORIETH 139



E. CROCKETT

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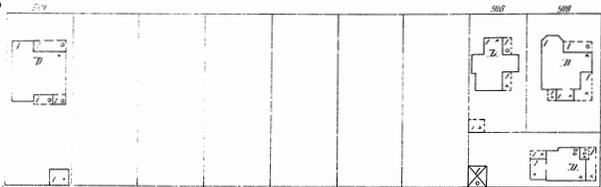


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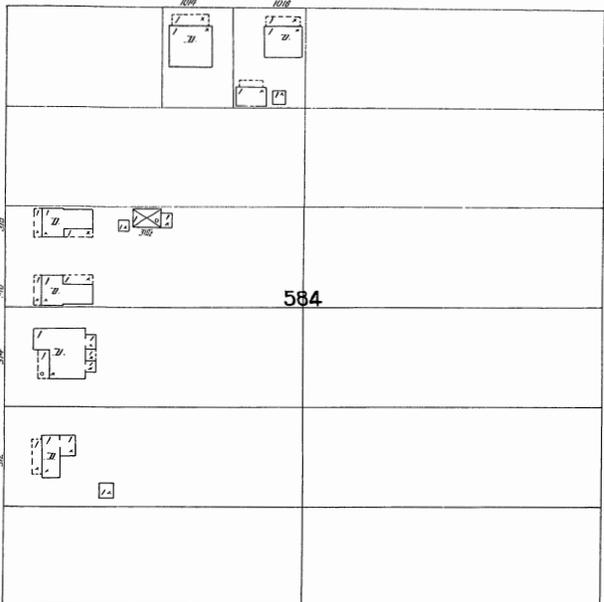
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N. MESQUITE



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N. HACKBERRY



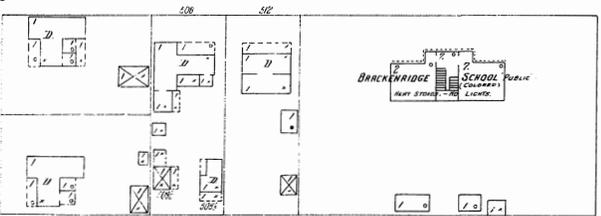
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N. OLIVE

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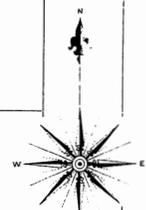
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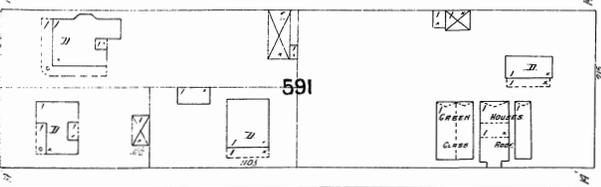


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BRACKRIDGE SCHOOL Public



GIBBS



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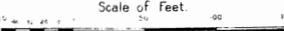
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JUNK YARD

PASO HONDO

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Scale of Feet



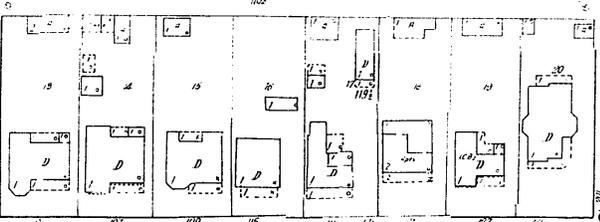
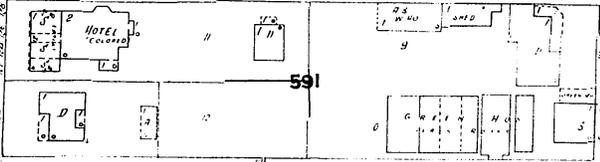
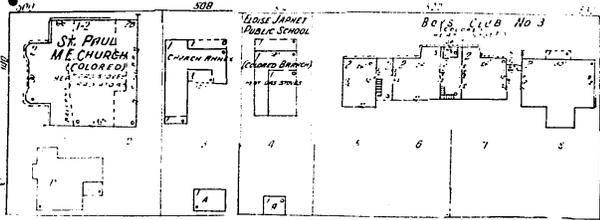
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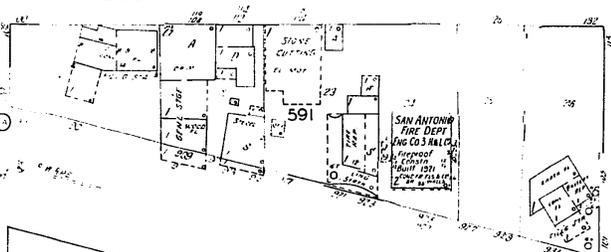
N. CENTRE

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N. MESQUITE



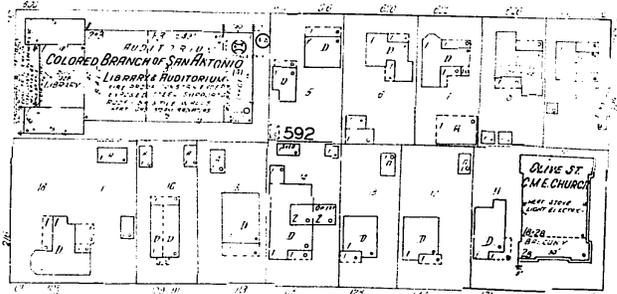
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PASO HONDO



E. COMMERCE

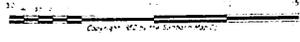
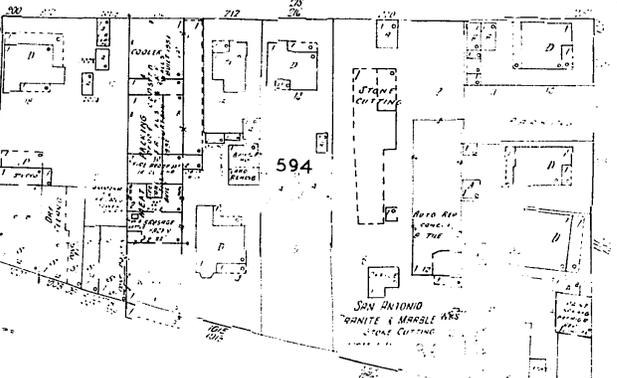
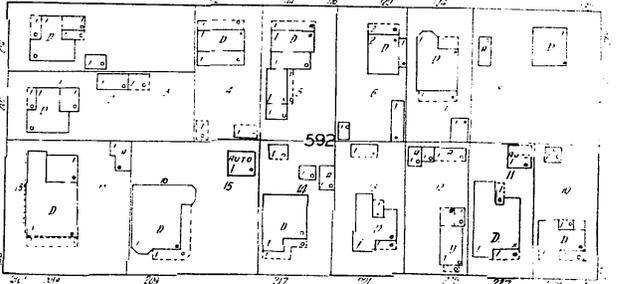
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**NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION**

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REVISED
05/28/2019

107 PASO HONDO
SAN ANTONIO TX 78202

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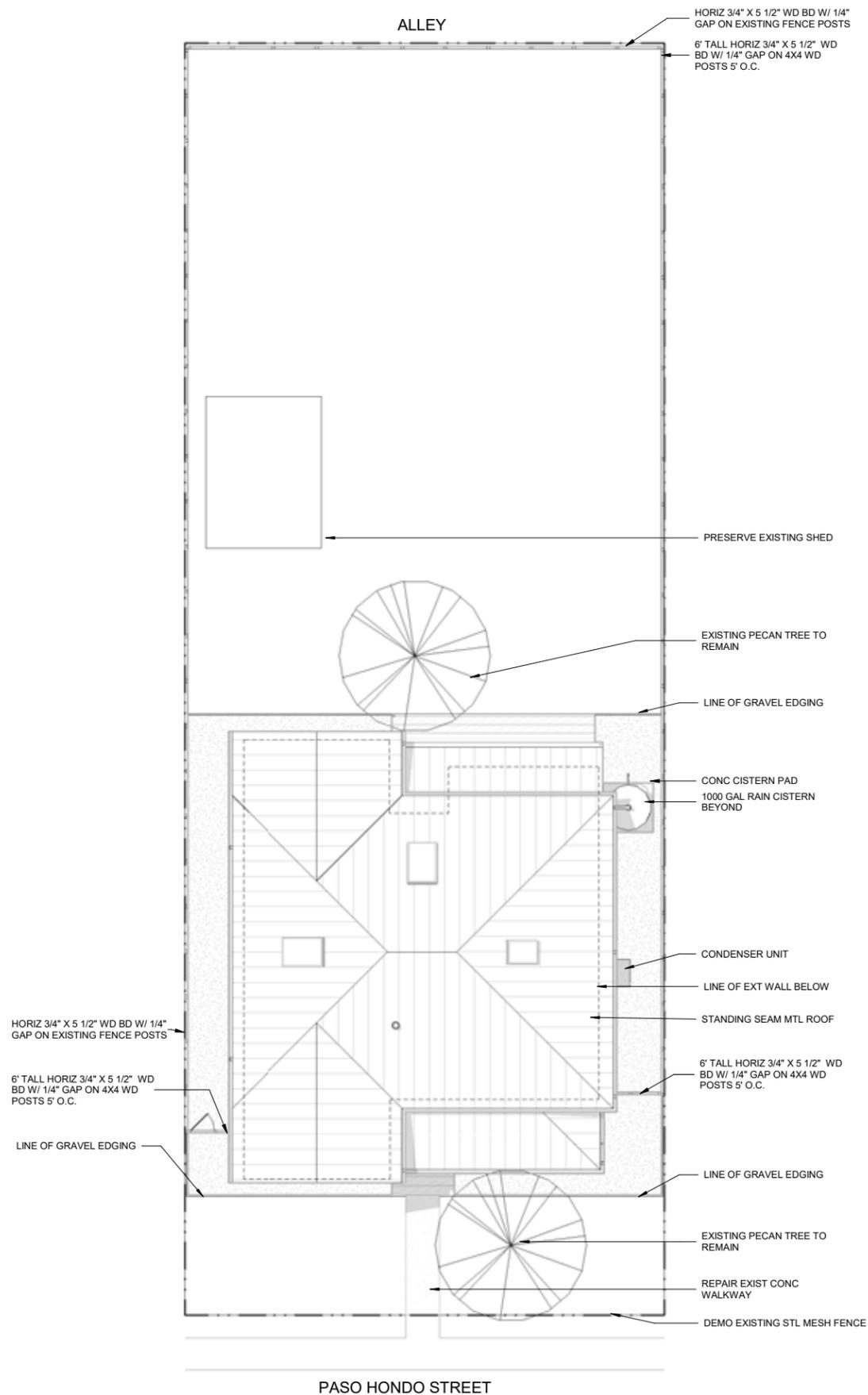
B+D "BBF + J" #D+B

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**CONSTRUCTION
DOCUMENTS**

SITE PLAN

A100



1 SITE PLAN
SCALE: 1/8" = 1'-0"
1/A051

C[^]2

107 PASO HONDO
SAN ANTONIO TX 78202

80% CONSTRUCTION
DOCUMENTS

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ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
M	BEAM
BTWN	BETWEEN
BD	BOARD
B.S.	BOTH SIDES
OT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EXIST	EXISTING
EQ	EQUAL
EX	EXHAUST
EXP	EXPOSED
IN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FD	FLOOR DRAIN
RZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FCB	FIBER CEMENT BOARD
FDN	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP BD	GYP SUM WALL BOARD
GYP	GYP SUM
HDW	HARDWARE
HDR	HEADER
HVAC	HEATING / VENTILATING / AIR CONDITIONING
HGT	HEIGHT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INCL	INCLUDE (D), (ING)
INSUL	INSULATION, INSULATING
INT	INTERIOR
LH	LEFT HAND
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
M	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
OP	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED
PERF	PERFORATED
PL	PLATE
PLYWD	PLYWOOD
REPP	REFER (ENCE)E
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILL
REQD	REQUIRED
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TEL	TELEPHONE
TV	TELEVISION
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST
WIN	WINDOW
W/	WITH
WO	WITHOUT
WD	WOOD

PROJECT DATA

C^2 (CSquared)

PROJECT ADDRESS: 107 PASO HONDO ST, SAN ANTONIO TX 78202
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SYMBOLS

	CENTERLINES
	DIAMETER
	DOOR NUMBER
	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
	REVISION NUMBER
	ROOM NAME & NUMBER
	INTERIOR ELEVATION NUMBER & SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	SHEET NUMBER
	EXTERIOR ELEVATION NUMBER
	SECTION NUMBER SHEET NUMBER

GENERAL PROJECT NOTES

GENERAL PROJECT NOTES

- REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
- DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS.
- COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR PRIOR TO STARTING WORK, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND UTILITIES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

DRAWING INDEX

ARCHITECTURAL SHEET LIST	
NUMBER	NAME
A000	PROJECT INFORMATION SHEET
A050	EXISTING FLOOR & ROOF PLAN
A051	EXISTING ELEVATIONS
A052	EXISTING ELEVATIONS
A100	SITE PLAN
A200	FLOOR PLAN- LEVEL 1
A201	FLOOR PLAN- LEVEL 2
A240	ROOF PLAN
A260	DOOR & WINDOW SCHEDULE
A300	REFLECTED CEILING PLAN- LEVEL 1
A301	REFLECTED CEILING PLAN- LEVEL 2
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A403	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS
A505	BUILDING SECTIONS
A506	BUILDING SECTIONS
A507	BUILDING SECTIONS
A700	INTERIOR ELEVATIONS
A701	INTERIOR ELEVATIONS
A702	INTERIOR ELEVATIONS
A703	INTERIOR ELEVATIONS
A900	EXT DETAILS
A902	EXT DETAILS
A903	EXT DETAILS
A920	INT DETAILS
A921	INT DETAILS- MILLWORK

STRUCTURAL DRAWING LIST	
NUMBER	NAME
S100	TYP. ABBREV., SYMBOLS & GEN. NOTES
S200	FOUNDATION PLAN
S201	ROOF FRAMING
S202	ROOF FRAMING
S300	TYPICAL DETAILS
S301	TYPICAL DETAILS
S302	TYPICAL DETAILS
S303	TYPICAL DETAILS

GENERAL DEMOLITION NOTES

AS-BUILT & DEMOLITION PLAN NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. THESE AS-BUILT PLANS ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE DASHED LINES GENERALLY INDICATE THOSE BUILDING ELEMENTS WHICH MUST BE DEMOLISHED TO COMPLETE THE WORK. CONTRACTOR SHALL REMOVE FINISHES AND COMPONENTS AS REQUIRED TO COMPLETE THE NEW WORK WHETHER OR NOT SUCH REMOVAL IS SPECIFICALLY NOTED HEREIN.
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(RESERVED)

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C^2

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DOCUMENTS**

**PROJECT
INFORMATION
SHEET**

A000

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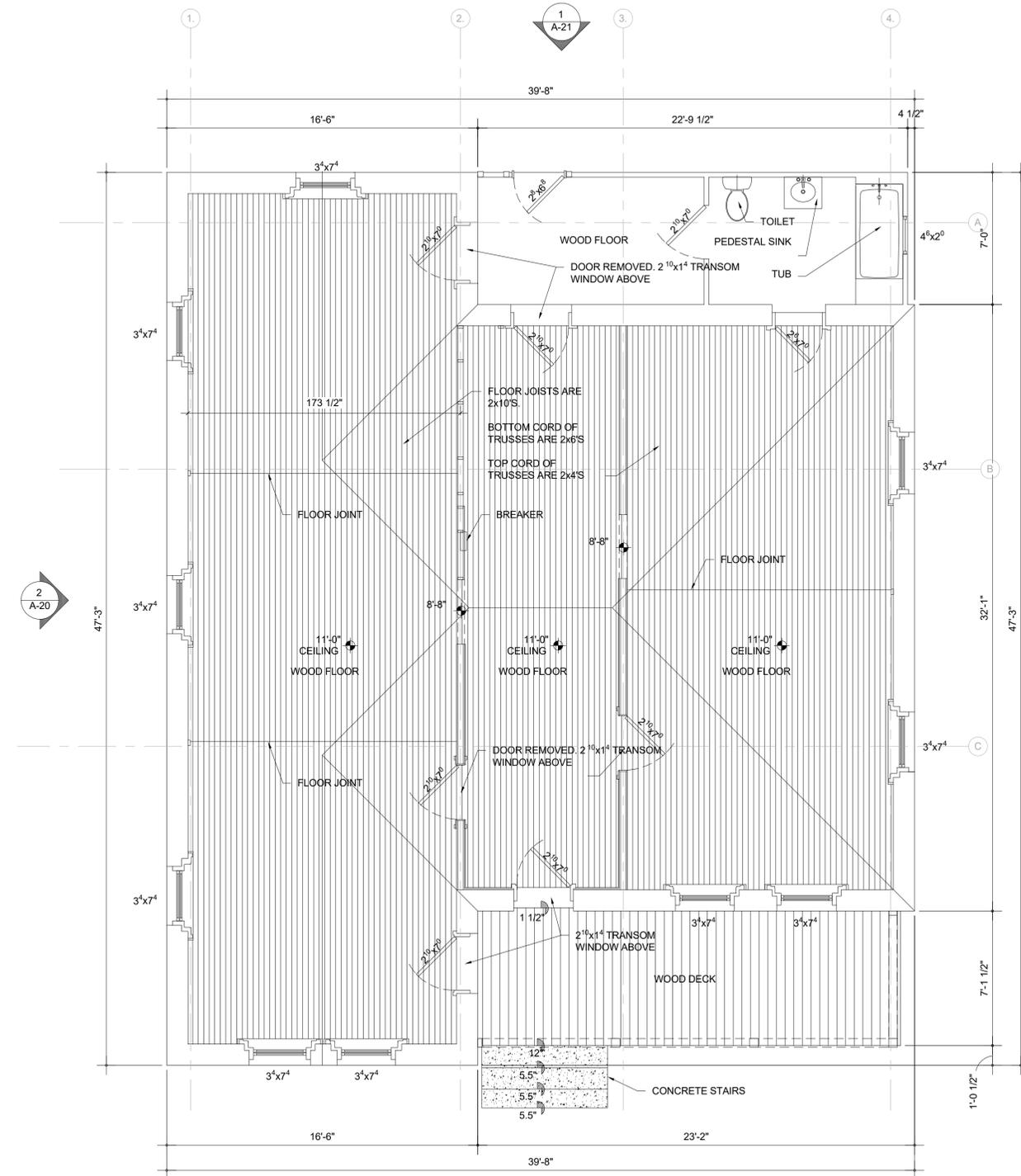
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DOCUMENTS**

**EXISTING
FLOOR &
ROOF PLAN**

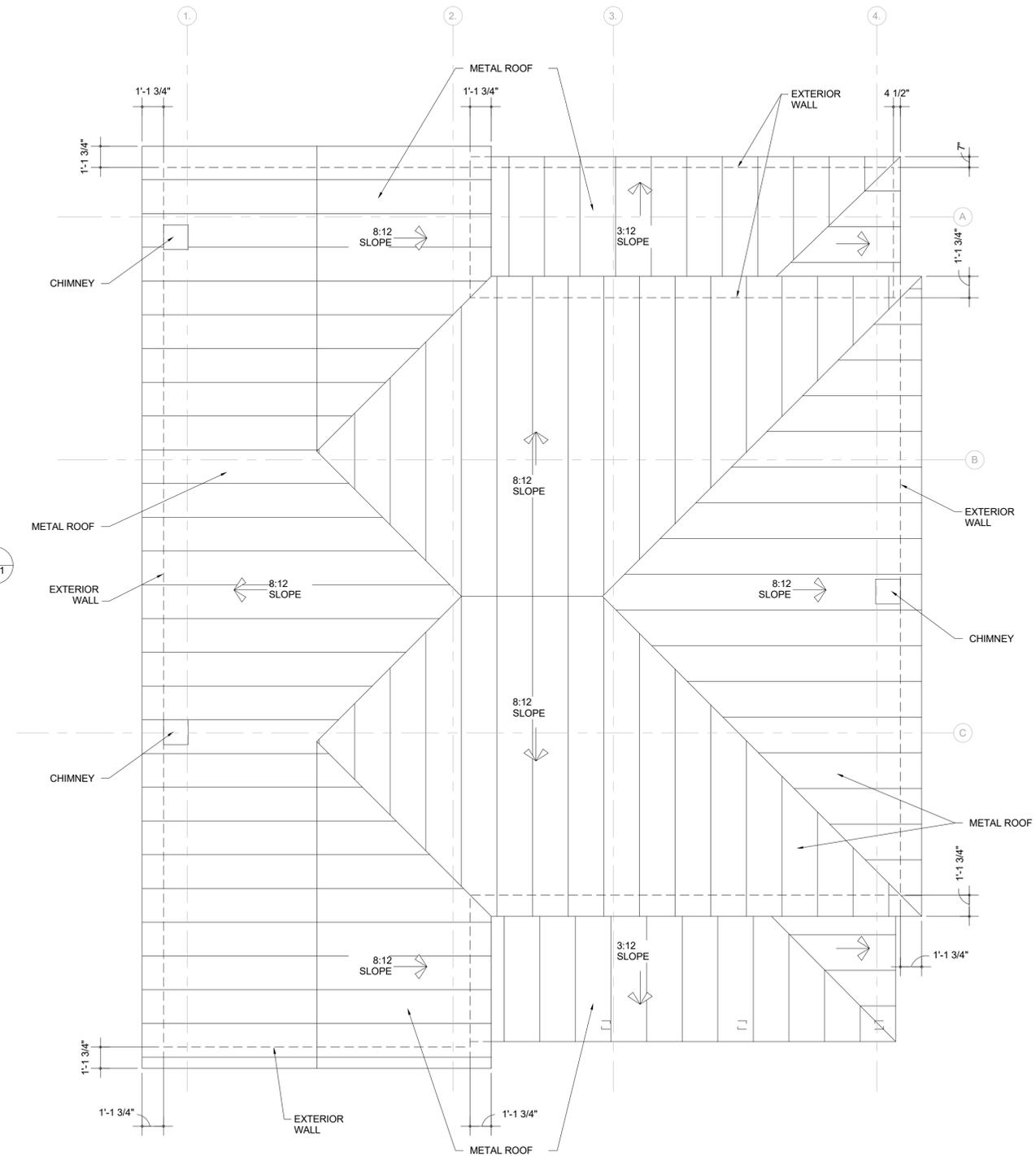
A050

AS-BUILT & DEMOLITION PLAN NOTES

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1 AS-BUILT FLOOR PLAN LEVEL 1
SCALE: 1/4" = 1'-0" 1/ A051



2 AS-BUILT ROOF PLAN
SCALE: 1/4" = 1'-0" 1/ A051

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B+D'BBF + 1/2 #D+B

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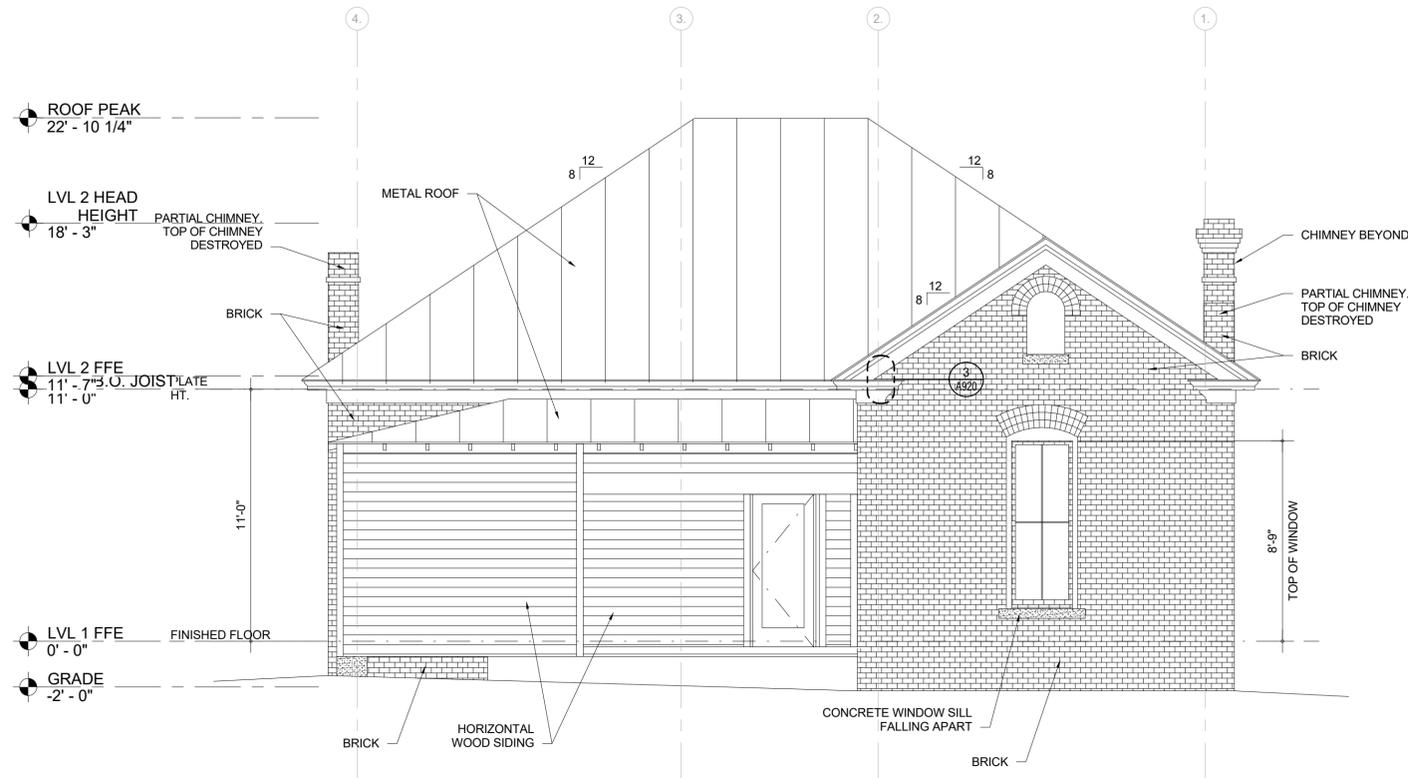
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DOCUMENTS**

**EXISTING
ELEVATIONS**

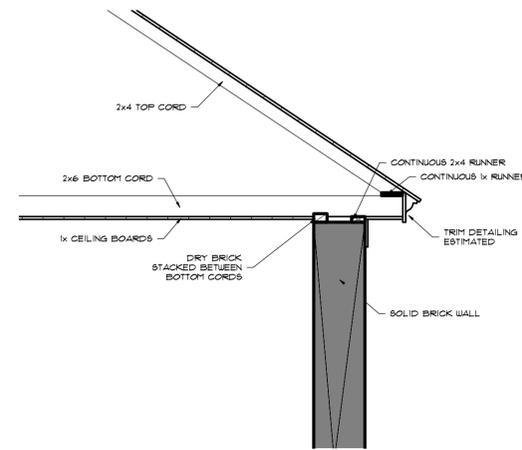
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AS-BUILT & DEMOLITION PLAN NOTES

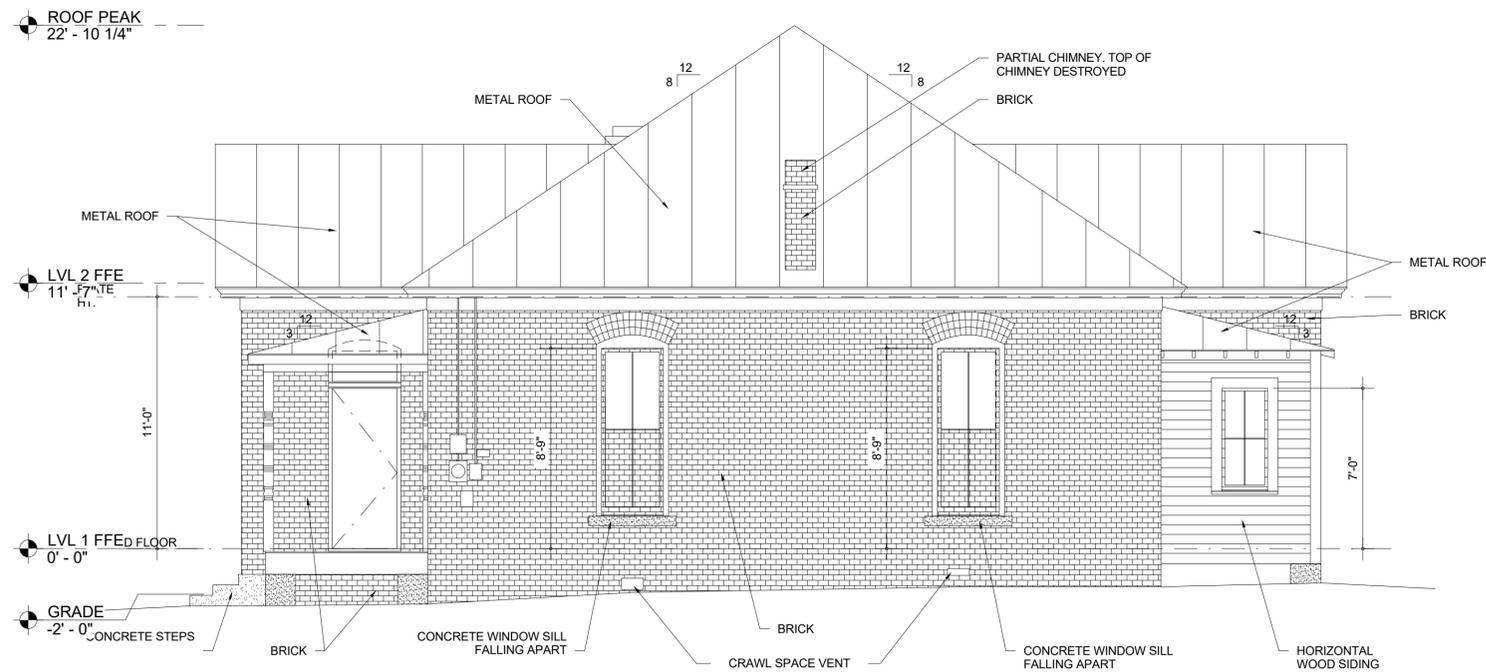
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1 AS-BUILT NORTH
SCALE: 1/4" = 1'-0" 1/ A200



3 AS BUILT- TYP RAFTER DTL
SCALE: 1/2" = 1'-0"



2 AS-BUILT EAST
SCALE: 1/4" = 1'-0" 1/ A200

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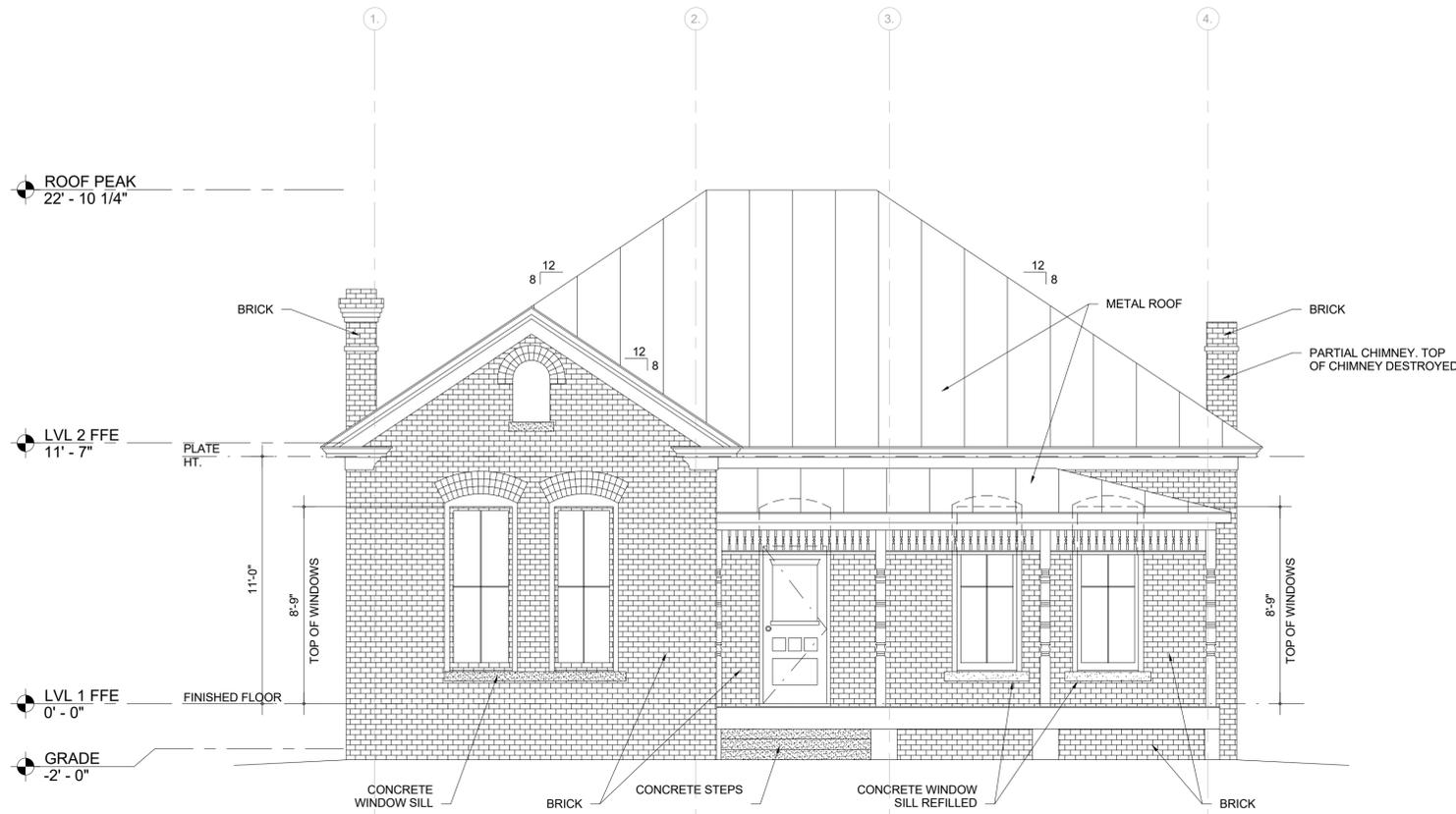
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**EXISTING
ELEVATIONS**

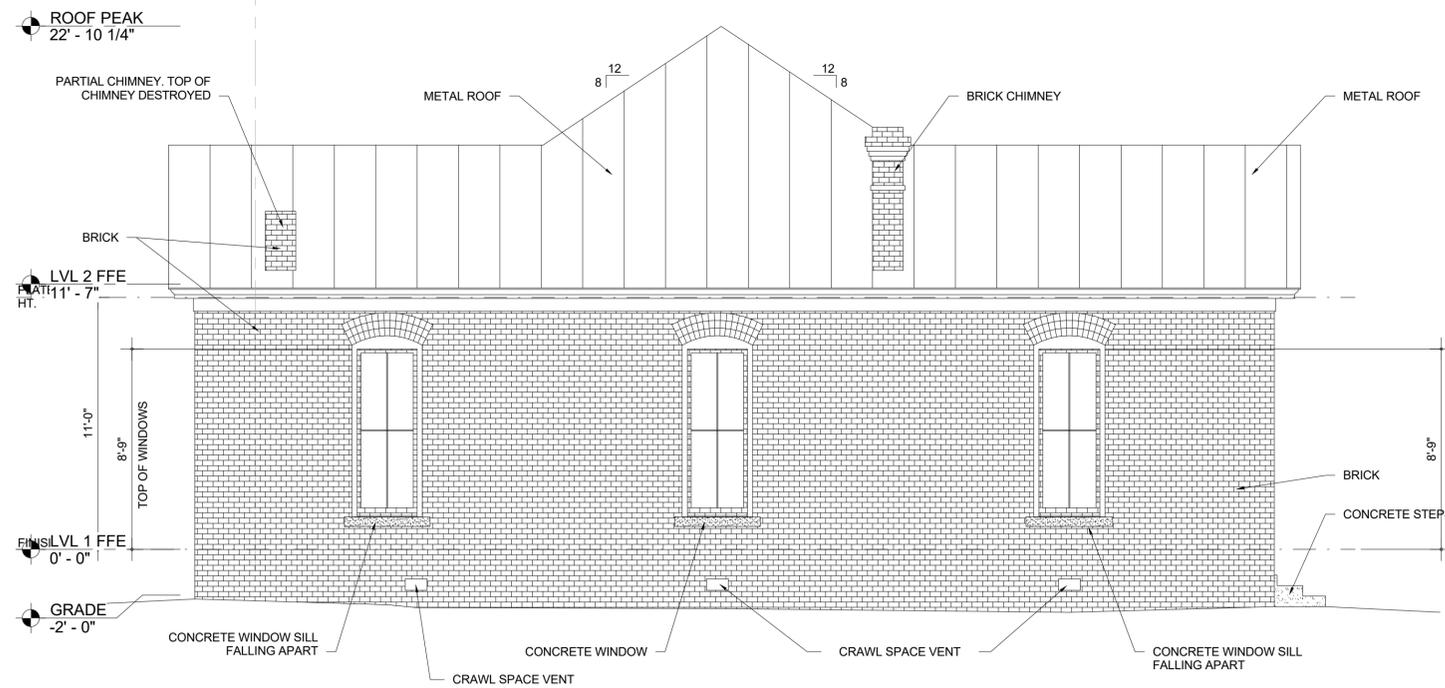
A052

AS-BUILT & DEMOLITION PLAN NOTES

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1 AS-BUILT SOUTH
SCALE: 1/4" = 1'-0" 1/A200



2 AS-BUILT WEST
SCALE: 1/4" = 1'-0" 1/A200

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REVISED
05/28/2019

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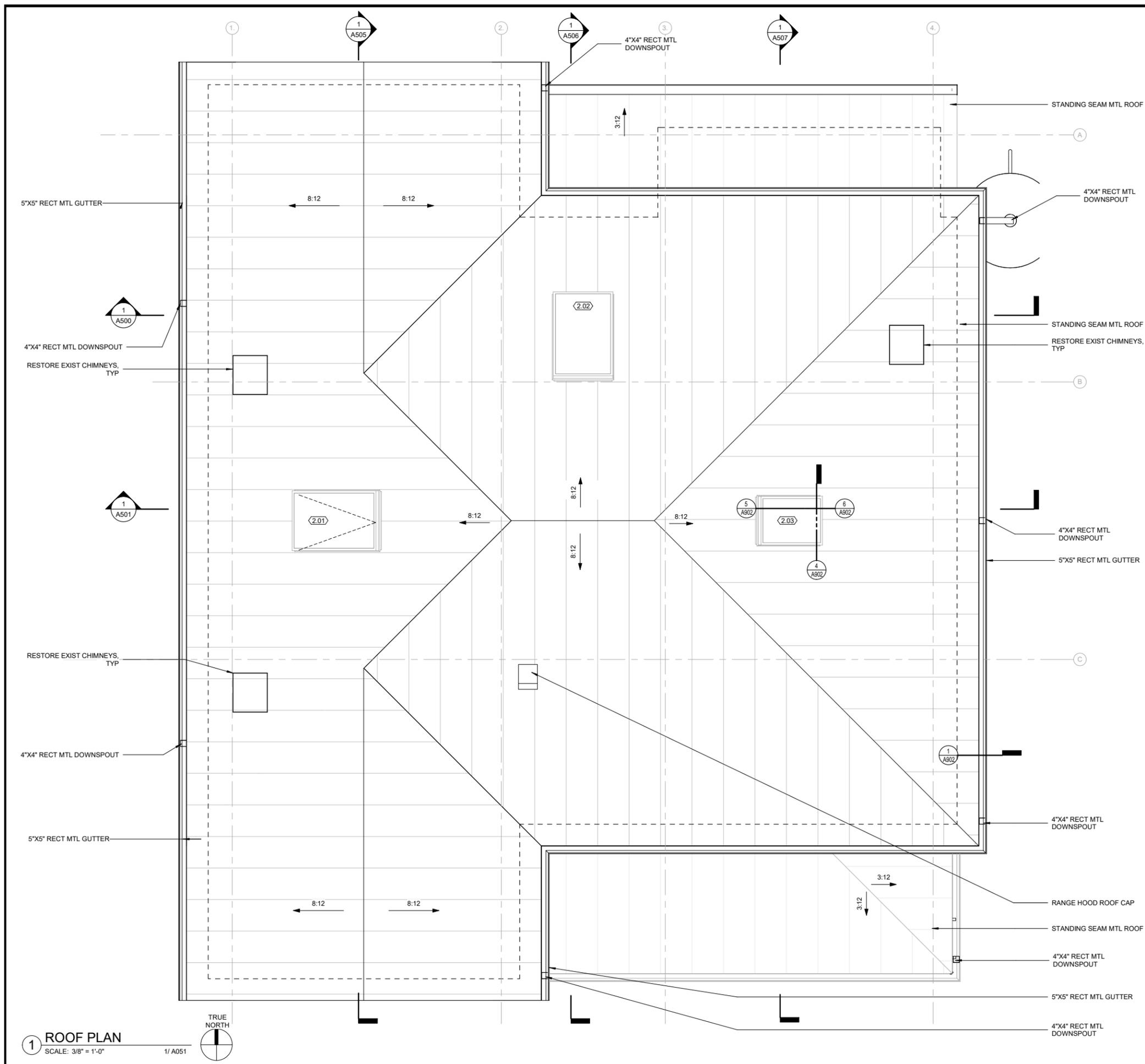
**CONSTRUCTION
DOCUMENTS**

ROOF PLAN

A240

ROOF PLAN NOTES

- 1 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
- 2 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 3 STANDING SEAM MTL ROOFS TO RECEIVE CRIMPED RIDGE.
- 4 NOT ALL ROOF VENTS ARE SHOWN. COORDINATE LOCATIONS WITH CONTRACTOR IN FIELD.



1 ROOF PLAN
SCALE: 3/8" = 1'-0"

1/A051



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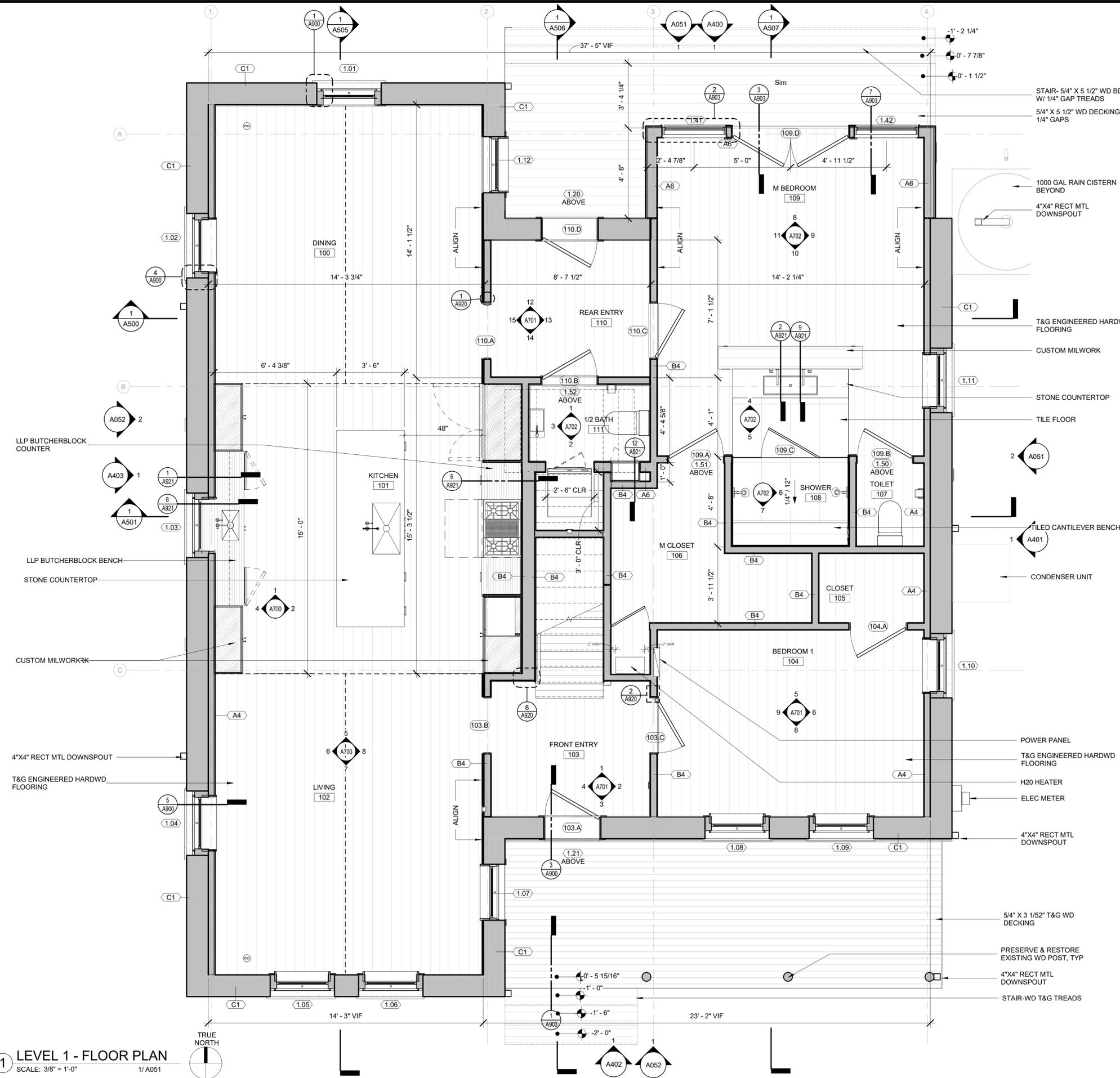
C²

FLOOR PLAN NOTES

- 1 DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF MASONRY, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- 2 REFERENCE AXXX FOR PARTITION TYPES. ALL PARTITIONS ARE TYPE xx UNLESS OTHERWISE NOTED. ADD FULL ACOUSTICAL INSULATION TO ALL PARTITION TYPES ENCLOSING TOILET ROOMS, LAUNDRY ROOM.
- 4 REFERENCE A001 FOR ADDITIONAL GENERAL NOTES.
- 6 FURNITURE LAYOUT IS FOR "REFERENCE" ONLY.
- 8 ALL EXISTING BRICK WALLS TO REMAIN SHALL BE RESTORED AND REPOINTED AS REQD. REF SPECS
- 9 ALL EXTERIOR EXISTING WOOD TRIMWORK AND ORNAMENTAL DETAILING TO BE RESTORED OR REPLACED IN KIND, UNO
- 10 AT INTERSECTION OF DISSIMILAR PARTITION HEIGHTS, THE FINISH FACES SHALL BE FLUSH.
- 11 REFER TO INTERIOR ELEVATIONS FOR INTERIOR FINISHES & WALL BASE. GYP BD SHALL BE 1/2" THICK UNO.
- 12 "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

PARTITION TYPES NOTES

- A4 2X4 WD FRAMING W/ 3 1/2" OPEN CELL SPRAY FOAM INSUL
- A6 2X6 WD FRAMING W/ 3 1/2" OPEN CELL SPRAY FOAM INSUL
- B4 2X4 WD FRAMING
- C1 EXISTING BRICK WALL TO BE PRESERVED & RESTORED



1 LEVEL 1 - FLOOR PLAN
SCALE: 3/8" = 1'-0"
1/A051



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**FLOOR PLAN-
LEVEL 1**

A200

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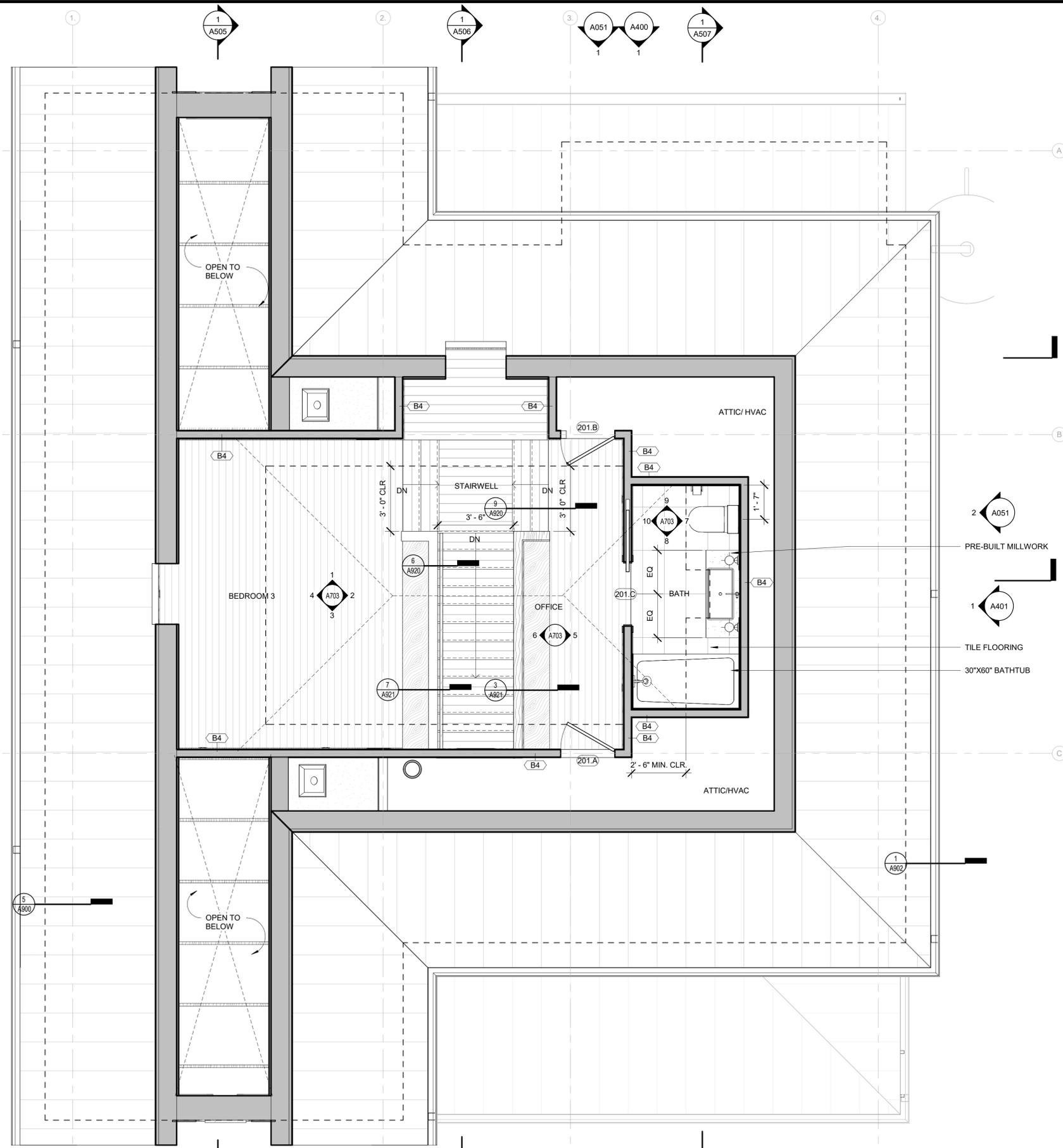
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FLOOR PLAN NOTES

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- 4 REFERENCE A001 FOR ADDITIONAL GENERAL NOTES.
- 6 FURNITURE LAYOUT IS FOR "REFERENCE" ONLY.
- 8 ALL EXISTING BRICK WALLS TO REMAIN SHALL BE RESTORED AND REPOINTED AS REQ'D, REF SPECS
- 9 ALL EXTERIOR EXISTING WOOD TRIMWORK AND ORNAMENTAL DETAILING TO BE RESTORED OR REPLACED IN KIND, UNO
- 10 AT INTERSECTION OF DISSIMILAR PARTITION HEIGHTS, THE FINISH FACES SHALL BE FLUSH.
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- 12 "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

PARTITION TYPES NOTES

- A4 2X4 WD FRAMING W/ 3 1/2" OPEN CELL SPRAY FOAM INSUL
- A6 2X6 WD FRAMING W/ 3 1/2" OPEN CELL SPRAY FOAM INSUL
- B4 2X4 WD FRAMING
- C1 EXISTING BRICK WALL TO BE PRESERVED & RESTORED



1 LEVEL 2- FLOOR PLAN
SCALE: 3/8" = 1'-0"
1/ A051



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DOCUMENTS**

**FLOOR PLAN-
LEVEL 2**

A201

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CONSTRUCTION

C^2

107 PASO HONDO
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DOOR &
WINDOW
SCHEDULE

A260

EXTERIOR DOOR SCHEDULE

MARK	TYPE	SIZE			COMMENTS	PANEL		FRAME		GLASS TYPE	DETAIL			HARDWARE GROUP	REMARKS	MARK	Phase Demolished
		WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	MATERIAL	FINISH		HEAD	JAMB	THRESHOLD				
103.A	EXT SWING DOOR, RECLAIMED HISTORICAL DOOR TO BE SELECTED BY OWNER	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY R.O. IN FIELD	WD/GLASS	PTD INT/ PTD EXT	WD	PTD	DOUBLE PANE						103.A	None
109.D	EXT DOUBLE INSWING DOOR	6' - 0"	7' - 0"	0' - 1 3/4"		GLASS	-	WD/FIBERGLASS	PTD INT/ FACTORY EXT	DOUBLE PANE LOW-E						109.D	None
110.D	EXT SWING DOOR	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY R.O. IN FIELD	WD/GLASS	PTD INT/ PTD EXT	WD	PTD	DOUBLE PANE LOW-E						110.D	None

INTERIOR DOOR SCHEDULE

MARK	TYPE	SIZE			COMMENTS	PANEL		FRAME		GLASS TYPE	DETAIL			HARDWARE GROUP	REMARKS	MARK
		WIDTH	HEIGHT	THICKNESS		MATERIAL	FINISH	MATERIAL	FINISH		HEAD	JAMB	THRESHOLD			
103.B	INT WOOD FRAME	2' - 10"	8' - 8"	0' - 1 3/4"		WD	PTD	WD	CLR	EXISTING						103.B
103.C	INT RECLAIMED SWING DOOR, FRAME & TRANSOM	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	WD	PTD	WD	CLR	EXISTING						103.C
104.A	INT RECLAIMED WOOD DOOR & FRAME	2' - 10 1/2"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	WD	PTD	WD	CLR	-						104.A
106.A	INT SWING DOOR	2' - 0"	7' - 0"	0' - 1"	UTILITY ACCESS DOOR	PLYWD	PTD	FLUSH W/ WALL	-	-						106.A
109.A	INT RECLAIMED SWING DOOR, FRAME & TRANSOM	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	GLASS	FROSTED	WD	PTD	SINGLE PANE						109.A
109.B	INT RECLAIMED SWING DOOR, FRAME & TRANSOM	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	GLASS	FROSTED	WD	PTD	SINGLE PANE						109.B
109.C	INT SWING GLASS SHOWER DOOR	3' - 0"	7' - 0"	0' - 1"		GLASS	-	-	-	SINGLE PANE						109.C
110.A	INT WOOD FRAME	2' - 10"	8' - 8"	0' - 1 3/4"		WD	CLR	WD	CLR	EXISTING						110.A
110.B	INT RECLAIMED SWING DOOR, FRAME & TRANSOM	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	WD	CLR	WD	CLR	EXISTING						110.B
110.C	INT RECLAIMED SWING DOOR, FRAME & TRANSOM	2' - 10"	6' - 11"	0' - 1 3/4"	VERIFY DIM. IN FIELD	WD	CLR	WD	CLR	EXISTING						110.C
201.A	INT SWING DOOR	2' - 6"	5' - 6"	0' - 1 1/2"	HVAC ACCESS DOOR	PLYWD	PTD	FLUSH W/ WALL	-	-						201.A
201.B	INT SWING DOOR	2' - 6"	5' - 6"	0' - 1 1/2"	HVAC ACCESS DOOR	PLYWD	PTD	FLUSH W/ WALL	-	-						201.B
201.C	INT POCKET DOOR	2' - 10"	7' - 0"	0' - 1 3/4"		WD	PTD	WD	PTD	-						201.C

WINDOW SCHEDULE

MARK	TYPE COMMENTS	TYPE	DETAIL			FRAME		GLAZING TYPE	Sill Height	Rough Height	Rough Width	REMARKS	MARK
			HEAD	JAMB	SILL	MATERIAL	FINISH						
1.01	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE	1' - 7 1/2"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.01
1.02	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, TOP SASH OPERABLE ONLY	1.02
1.03	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, TOP SASH OPERABLE ONLY	1.03
1.04	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, TOP SASH OPERABLE ONLY	1.04
1.05	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	SINGLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.05
1.06	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	SINGLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.06
1.07	EXTERIOR	FIXED TRANSOM				WD	PTD EXT/ PTD INT	SINGLE PANE	7' - 4 3/4"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.07
1.07	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	SINGLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW WINDOW IN EXISTING BRICK OPENING, VERIFY R.O. IN FIELD. NEW CASING & SASH TO MATCH EXISTING HISTORICAL WD WINDOWS.	1.07
1.08	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	SINGLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.08
1.09	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	SINGLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.09
1.10	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME, BOTTOM SASH OPERABLE ONLY	1.10
1.11	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW SASH IN EXISTING WD FRAME	1.11
1.12	EXTERIOR	SINGLE HUNG				WD	PTD EXT/ PTD INT	DOUBLE PANE	1' - 7"	7' - 1 1/2"	2' - 10 3/4"	NEW WINDOW IN EXISTING BRICK OPENING, VERIFY R.O. IN FIELD. NEW CASING & SASH TO MATCH EXISTING HISTORICAL WD WINDOWS.	1.12
1.16	EXTERIOR	FIXED TRANSOM				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	7' - 3 31/32"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.16
1.18	INTERIOR	OPERABLE TRANSOM				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	7' - 3"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.18
1.19	INTERIOR	OPERABLE TRANSOM				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	7' - 3"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.19
1.20	EXTERIOR	FIXED TRANSOM				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E	7' - 3"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.20
1.21	EXTERIOR	FIXED TRANSOM				WD	PTD EXT/ PTD INT	SINGLE PANE	7' - 3 1/2"	1' - 4"	2' - 11 1/2"	NEW SASH IN EXISTING WD FRAME	1.21
1.41	EXTERIOR	PICTURE				WD	PTD INT/ FIBERGLASS EXT	DOUBLE PANE LOW-E	0' - 6 3/4"	8' - 2"	3' - 4"	MANU. BY MARVIN INTEGRITY	1.41
1.42	EXTERIOR	PICTURE				WD	PTD INT/ FIBERGLASS EXT	DOUBLE PANE LOW-E	0' - 5"	8' - 2"	3' - 4"	MANU. BY MARVIN INTEGRITY	1.42
1.43	EXTERIOR	PICTURE				WD	PTD INT/ FIBERGLASS EXT	DOUBLE PANE LOW-E	7' - 0 3/4"	1' - 8"	6' - 0"	MANU. BY MARVIN INTEGRITY	1.43
1.50	INTERIOR	OPERABLE TRANSOM				WD	CLR	SINGLE PANE	7' - 2"	1' - 4"	2' - 10"	RESTORE SASH & FRAME	1.50
1.51	INTERIOR	OPERABLE TRANSOM				WD	CLR	SINGLE PANE	7' - 2"	1' - 4"	2' - 10"	RESTORE SASH & FRAME	1.51
1.52	INTERIOR	OPERABLE TRANSOM				WD	CLR	SINGLE PANE	7' - 4 3/4"	1' - 4"	2' - 11 1/2"	RESTORE SASH & FRAME	1.52
1.53	INTERIOR	OPERABLE TRANSOM				WD	CLR	SINGLE PANE	7' - 3 1/2"	1' - 4"	2' - 11 1/2"	RESTORE SASH & FRAME	1.53
1.54	INTERIOR	OPERABLE TRANSOM				WD	CLR	SINGLE PANE	7' - 3 3/4"	1' - 4"	2' - 11 1/2"	RESTORE SASH & FRAME	1.54
2.01	EXTERIOR	OPERABLE SKYLIGHT				MTL	FACTORY	DOUBLE PANE LOW-E				MANU. BY VELUX	2.01
2.02	EXTERIOR	FIXED SKYLIGHT				MTL	FACTORY	DOUBLE PANE LOW-E				MANU. BY VELUX	2.02
2.03	EXTERIOR	FIXED SKYLIGHT				MTL	FACTORY	DOUBLE PANE LOW-E				MANU. BY VELUX	2.03
2.20	EXTERIOR	PICTURE				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E				NEW WINDOW IN EXISTING BRICK OPENING, VERIFY R.O. IN FIELD	2.20
2.21	EXTERIOR	PICTURE				WD	PTD EXT/ PTD INT	DOUBLE PANE LOW-E				NEW WINDOW IN EXISTING BRICK OPENING, VERIFY R.O. IN FIELD	2.21

GENERAL NOTES WINDOW TYPES

- ALL WINDOWS ARE SHOWN AS VIEWED FROM THE EXTERIOR.
- ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME, CENTERLINE OF NGED MULLION, OR TO FINISHED FLOOR.
- ALL LITES LABELED WITH A 'T' ON WINDOW TYPE ELEVATIONS SHALL BE TEMPERED TO MEET SAFETY REQUIREMENTS.
- ALL FIXED AND OPERABLE WOOD CLAD IN ALUMINUM WINDOWS SHALL BE PELLA ARCHITECT SERIES.
- ALL ALUMINUM WINDOWS SHALL BE ARCADIA T200
- ALL PELLA OPERABLE WINDOWS SHALL RECEIVE FOLDABLE ROTO OPERATORS (COORDINATE FINISH WITH ARCHITECT IN FIELD), AND 'VIVID VIEW' INSECT SCREENS FRAMES.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICATION.
- VERIFY ALL DIMENSIONS IN FIELD.
-

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DOCUMENTS**

**REFLECTED
CEILING
PLAN- LEVEL 1**

A300

REFLECTED CEILING PLAN NOTES

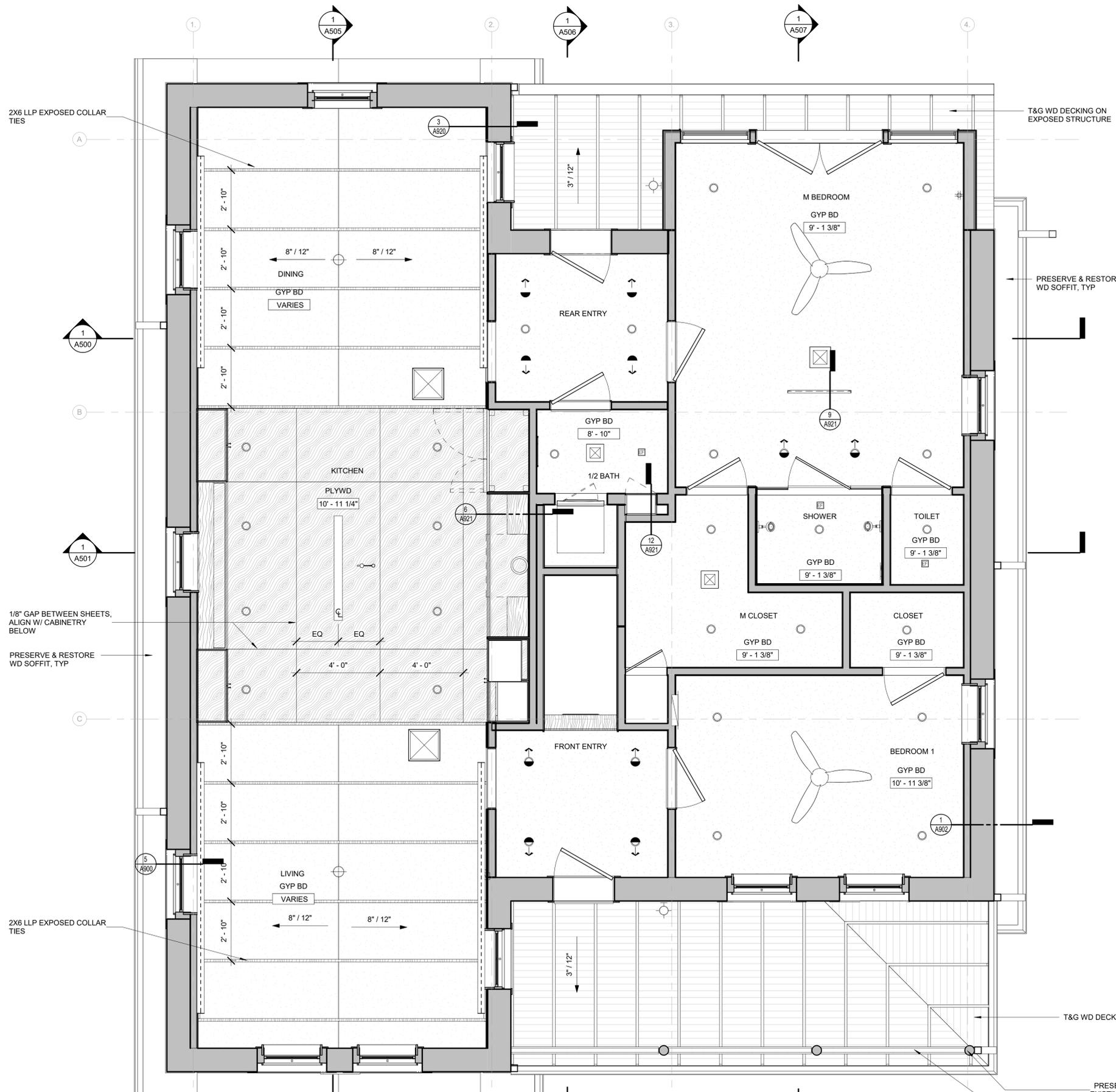
- 1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- 2 SEE ELECTRICAL AND LIGHTING PLANS FOR FIXTURE TYPES AND LOCATIONS.
- 3 NOT ALL ACCESS DOORS ARE SHOWN, REFER TO MECHANICAL AND ELEC DRAWINGS FOR ADDITIONAL ACCESS DOOR REQUIREMENTS.
- 4 THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
- 5 RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.

CEILING FINISH LEGEND

-  5/8" GYPSUM BOARD
-  3/4" PLYWOOD
-  3/4" WOOD DECK
-  METAL DECK
-  4" DUCT LINER

LIGHTING & MECH SYMBOLS

-  RECESSED
-  RECESSED WALL WASHER
-  WALL SCONCE
-  PENDANT
-  LINEAR PENDANT
-  CEILING FAN
-  LED STRIP LIGHTING
-  SUPPLY GRILL, REF MECH
-  RETURN GRILL, REF MECH
-  CEILING EXHAUST FAN
-  ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.



1 LVL 1 - REFLECTED CEILING PLAN
SCALE: 3/8" = 1'-0" 1/A051



2X6 LLP EXPOSED COLLAR TIES

1/8" GAP BETWEEN SHEETS, ALIGN W/ CABINETRY BELOW

PRESERVE & RESTORE WD SOFFIT, TYP

2X6 LLP EXPOSED COLLAR TIES

T&G WD DECKING ON EXPOSED STRUCTURE

PRESERVE & RESTORE WD SOFFIT, TYP

T&G WD DECKING ON EXPOSED STRUCTURE

PRESERVE & RESTORE EXISTING WD POST, TYP
PRESERVE & RESTORE RESTORE EXISTING WD SPINDLES

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**REFLECTED
CEILING
PLAN- LEVEL 2**

A301

REFLECTED CEILING PLAN NOTES

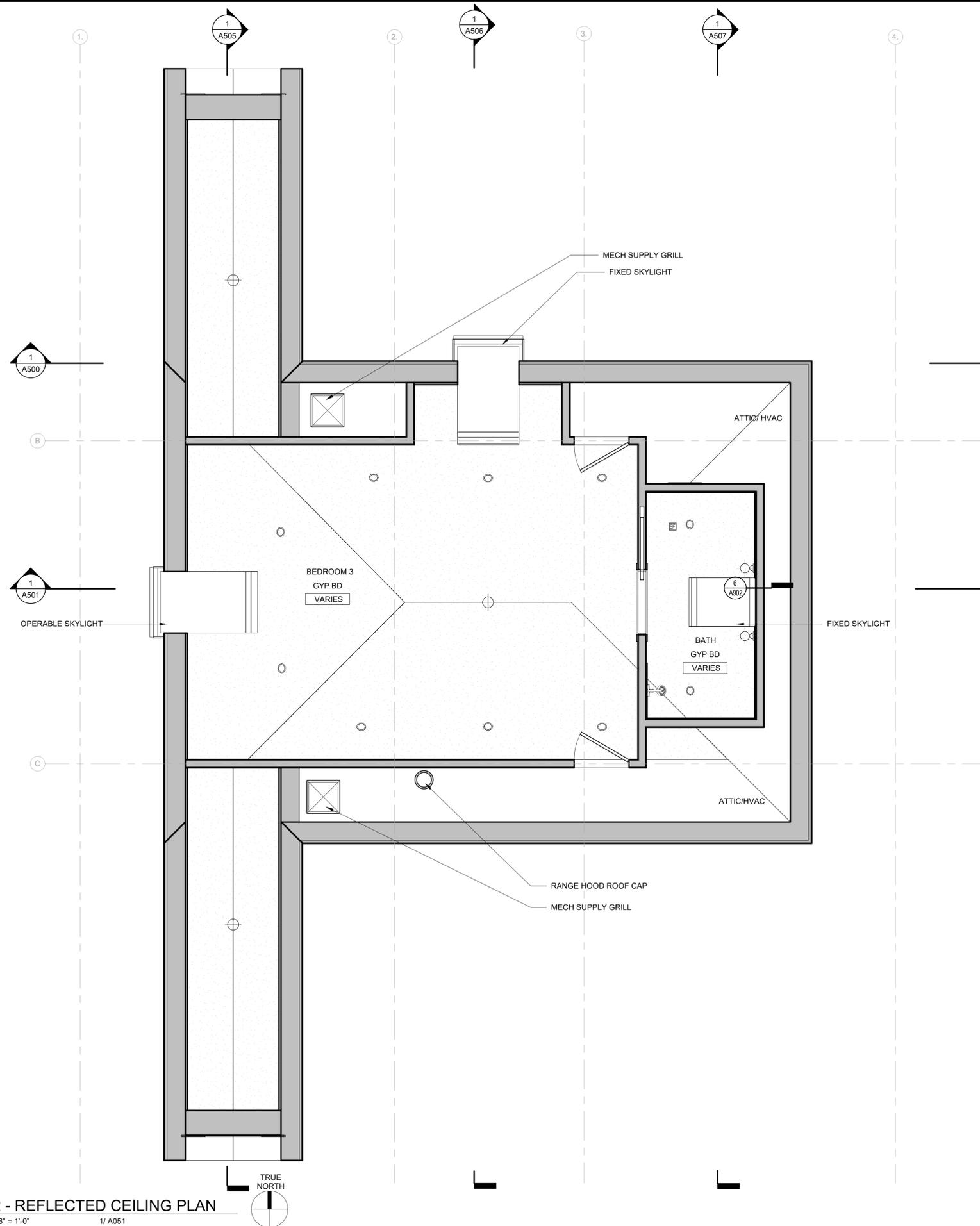
- 1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
- 2 SEE ELECTRICAL AND LIGHTING PLANS FOR FIXTURE TYPES AND LOCATIONS.
- 3 NOT ALL ACCESS DOORS ARE SHOWN, REFER TO MECHANICAL AND ELEC DRAWINGS FOR ADDITIONAL ACCESS DOOR REQUIREMENTS.
- 4 THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCES TO THE ARCHITECT.
- 5 RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.

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-  RETURN GRILL, REF MECH
-  CEILING EXHAUST FAN
-  ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.



1 LVL 2 - REFLECTED CEILING PLAN

SCALE: 3/8" = 1'-0"

1/ A051

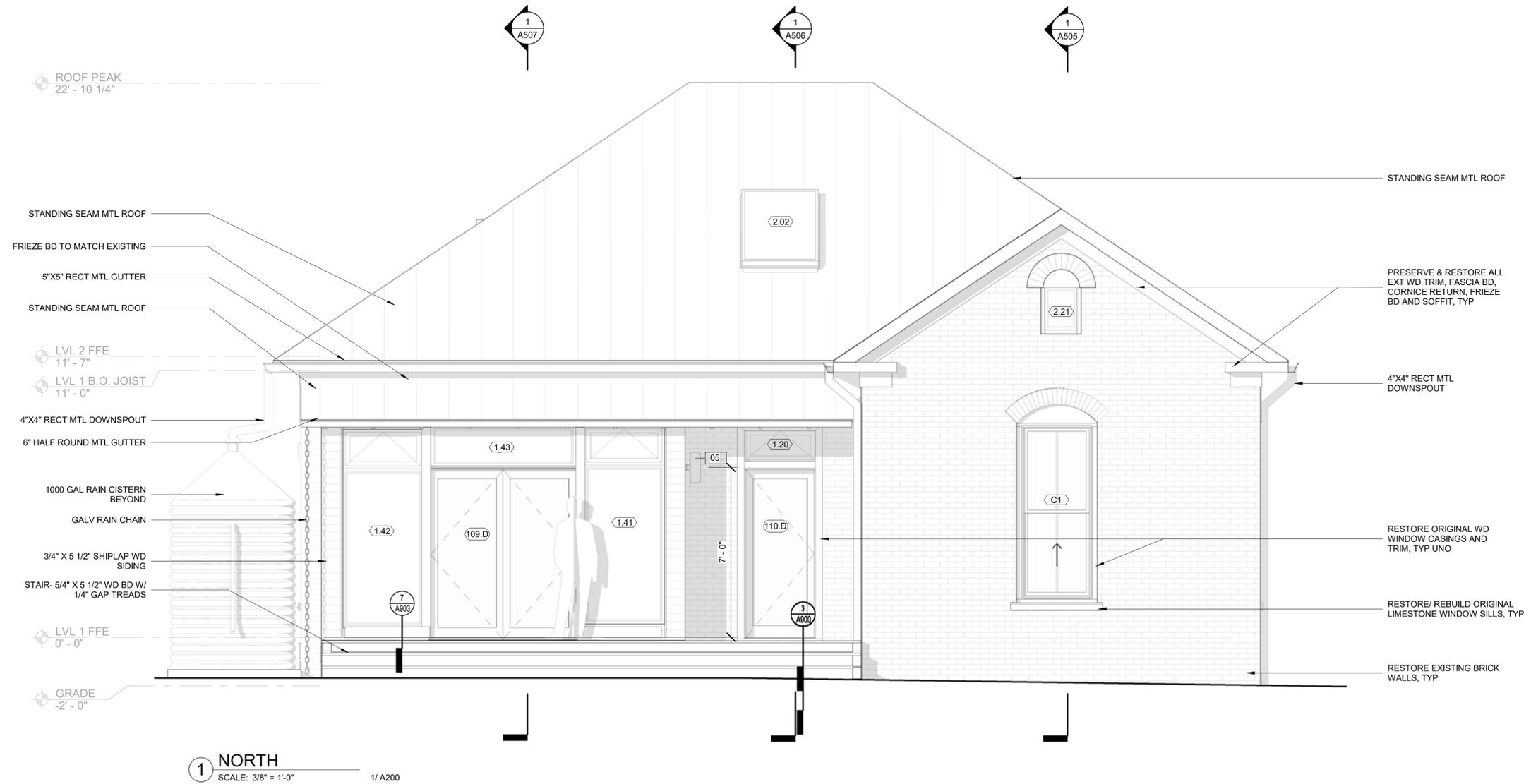


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C^2

EXTERIOR ELEVATIONS - GENERAL NOTES

- 1 COORDINATE ALL VENT LOCATIONS AND BRICK LOCATIONS IN FIELD, VERIFY CLEARANCE REQ. ACCORDING TO CODE AND MANU. SPECIFICATIONS
- 2 REPAIR & REPLACE IN KIND ALL EXTERIOR EXISTING WOOD TRIM WORK TO REMAIN
- 3 REFERENCE LIGHTING PLANS FOR FIXTURE TYPES. FIXTURE ELEVATION MEASURED FROM FINISH FLOOR TO CENTER OF FIXTURE UNO
- 4 IF AN ITEM TO BE PRESERVED AND RESTORED IS MISSING OR BEYOND REPAIR, IT SHALL BE REPLACED TO MATCH ORIGINAL EXAMPLES AND DETAILING WITHIN THE HOUSE.
- 5 ALL EXISTING WINDOW CASINGS & TRIM TO BE RESTORED UNO. REFERENCE WINDOW SCHEDULE FOR LOCATIONS OF SASH REPLACEMENT.



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**EXTERIOR
ELEVATIONS**

A400

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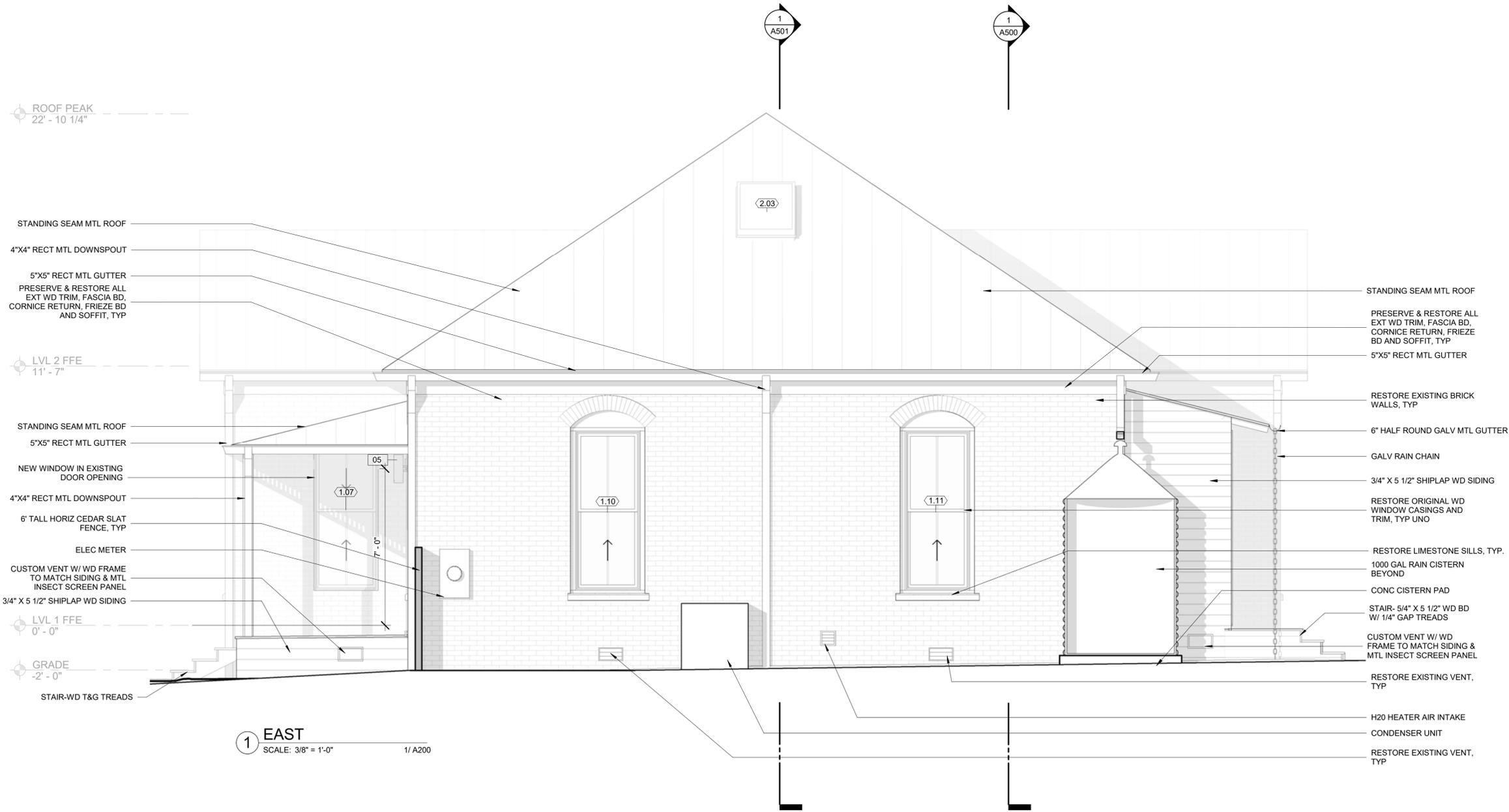
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**EXTERIOR
ELEVATIONS**

A401

EXTERIOR ELEVATIONS - GENERAL NOTES

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- 2 REPAIR & REPLACE IN KIND ALL EXTERIOR EXISTING WOOD TRIM WORK TO REMAIN
- 3 REFERENCE LIGHTING PLANS FOR FIXTURE TYPES, FIXTURE ELEVATION MEASURED FROM FINISH FLOOR TO CENTER OF FIXTURE UNO
- 4 IF AN ITEM TO BE PRESERVED AND RESTORED IS MISSING OR BEYOND REPAIR, IT SHALL BE REPLACED TO MATCH ORIGINAL EXAMPLES AND DETAILING WITHIN THE HOUSE.
- 5 ALL EXISTING WINDOW CASINGS & TRIM TO BE RESTORED UNO. REFERENCE WINDOW SHEDULE FOR LOCATIONS OF SASH REPLACEMENT.



1 EAST
SCALE: 3/8" = 1'-0" 1/ A200

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EXTERIOR ELEVATIONS - GENERAL NOTES

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**EXTERIOR
ELEVATIONS**

A402



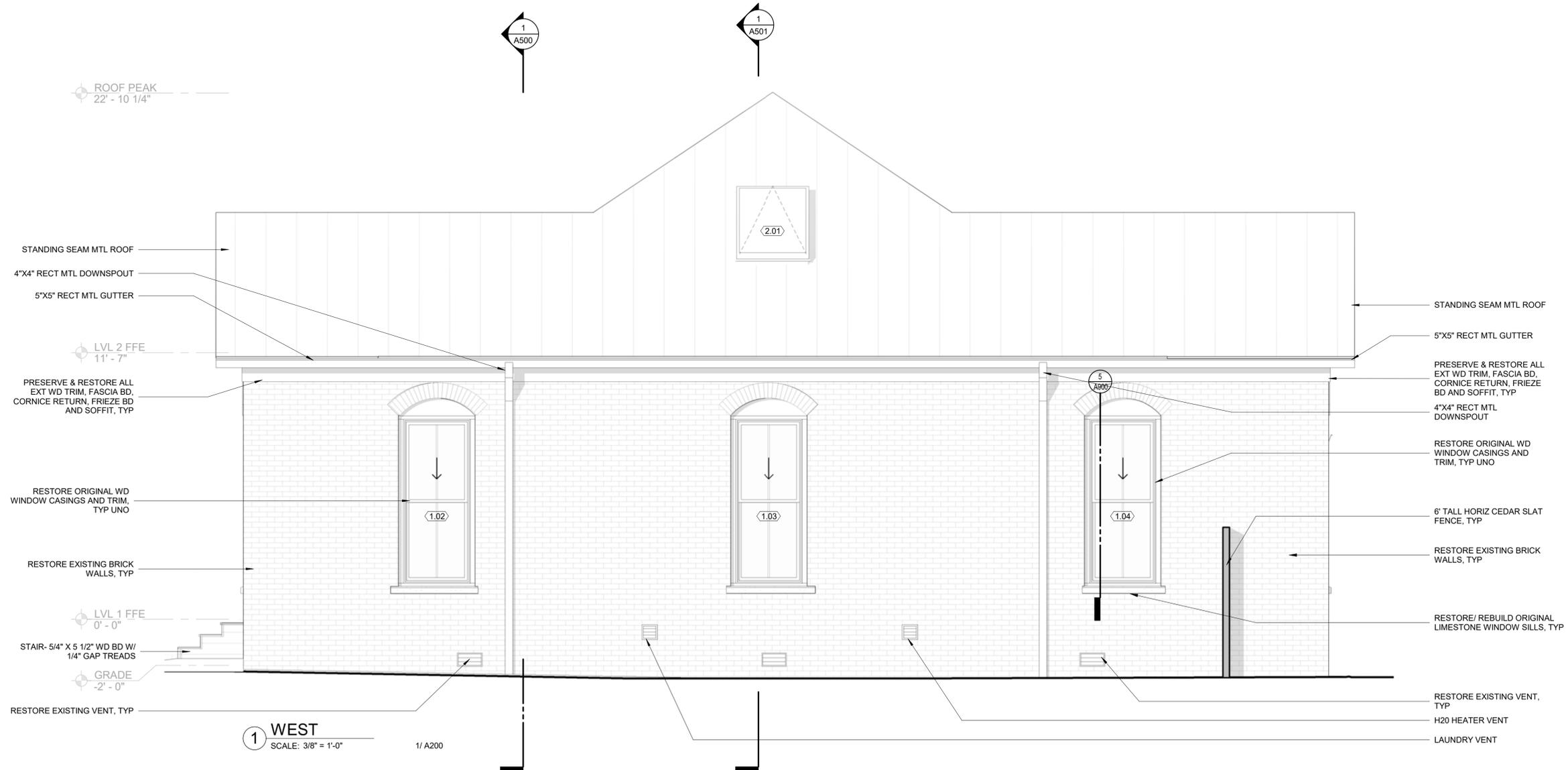
1 SOUTH
SCALE: 3/8" = 1'-0"

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PERMITTING OR
CONSTRUCTION**

C^2

EXTERIOR ELEVATIONS - GENERAL NOTES

- 1 COORDINATE ALL VENT LOCATIONS AND BRICK LOCATIONS IN FIELD. VERIFY CLEARANCE REQ. ACCORDING TO CODE AND MANU. SPECIFICATIONS
- 2 REPAIR & REPLACE IN KIND ALL EXTERIOR EXISTING WOOD TRIM WORK TO REMAIN
- 3 REFERENCE LIGHTING PLANS FOR FIXTURE TYPES. FIXTURE ELEVATION MEASURED FROM FINISH FLOOR TO CENTER OF FIXTURE UNO
- 4 IF AN ITEM TO BE PRESERVED AND RESTORED IS MISSING OR BEYOND REPAIR, IT SHALL BE REPLACED TO MATCH ORIGINAL EXAMPLES AND DETAILING WITHIN THE HOUSE.
- 5 ALL EXISTING WINDOW CASINGS & TRIM TO BE RESTORED UNO. REFERENCE WINDOW SHEDULE FOR LOCATIONS OF SASH REPLACEMENT.



ROOF PEAK
22' - 10 1/4"

LVL 2 FFE
11' - 7"

LVL 1 FFE
0' - 0"

GRADE
-2' - 0"

1 WEST
SCALE: 3/8" = 1'-0"

1/ A200

107 PASO HONDO
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**EXTERIOR
ELEVATIONS**

A403

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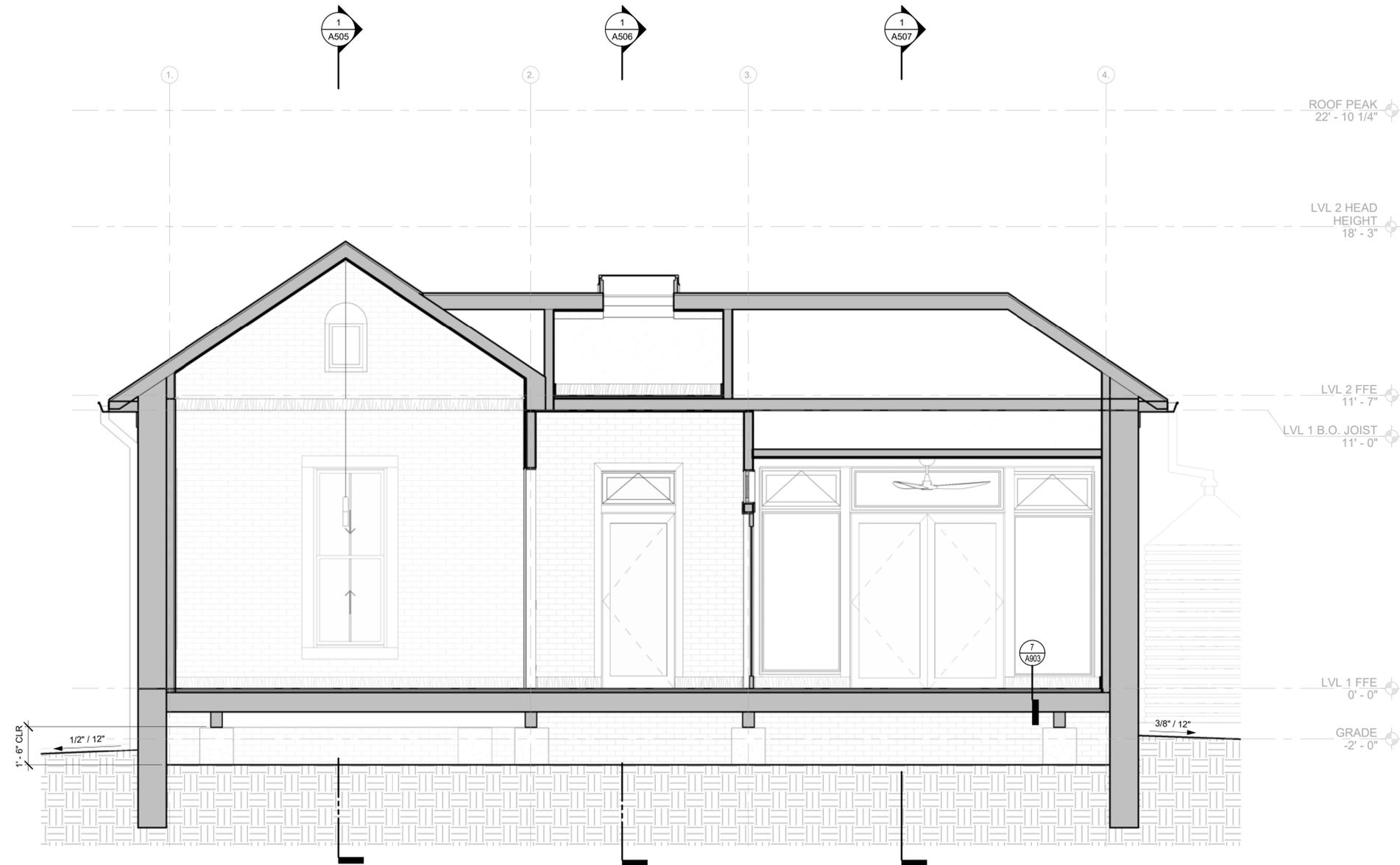
**80% CONSTRUCTION
DOCUMENTS**

**BUILDING
SECTIONS**

A500

BUILDING SECTION NOTES

- 1 REF STRUCTURAL FOR ALL FRAMING MEMBER SIZES AND SPACING
- 2 PROVIDE 1/2" / 12" POSITIVE SLOPE AWAY FROM BUILDING PERIMETER
- 3 REF INT ELEVATIONS FOR INT FINISHES
- 4
- 5
- 6



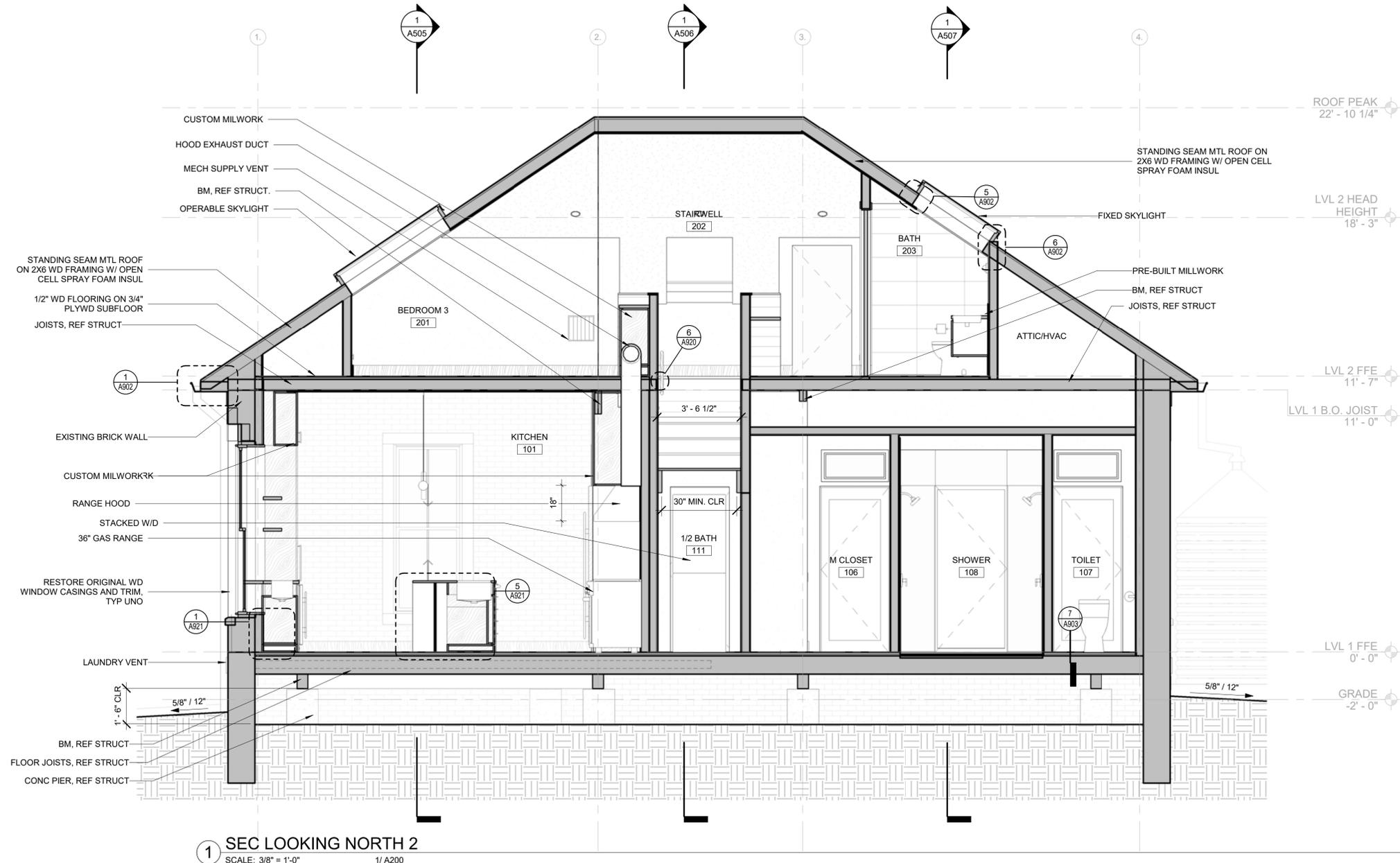
1 SEC LOOKING NORTH 1
SCALE: 3/8" = 1'-0" 1/ A200

**NOT FOR
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PERMITTING OR
CONSTRUCTION**

C^2

BUILDING SECTION NOTES

- 1 REF STRUCTURAL FOR ALL FRAMING MEMBER SIZES AND SPACING
- 2 PROVIDE 1/2" / 12" POSITIVE SLOPE AWAY FROM BUILDING PERIMETER
- 3 REF INT ELEVATIONS FOR INT FINISHES
- 4
- 5
- 6



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DOCUMENTS**

**BUILDING
SECTIONS**

A501

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C^2

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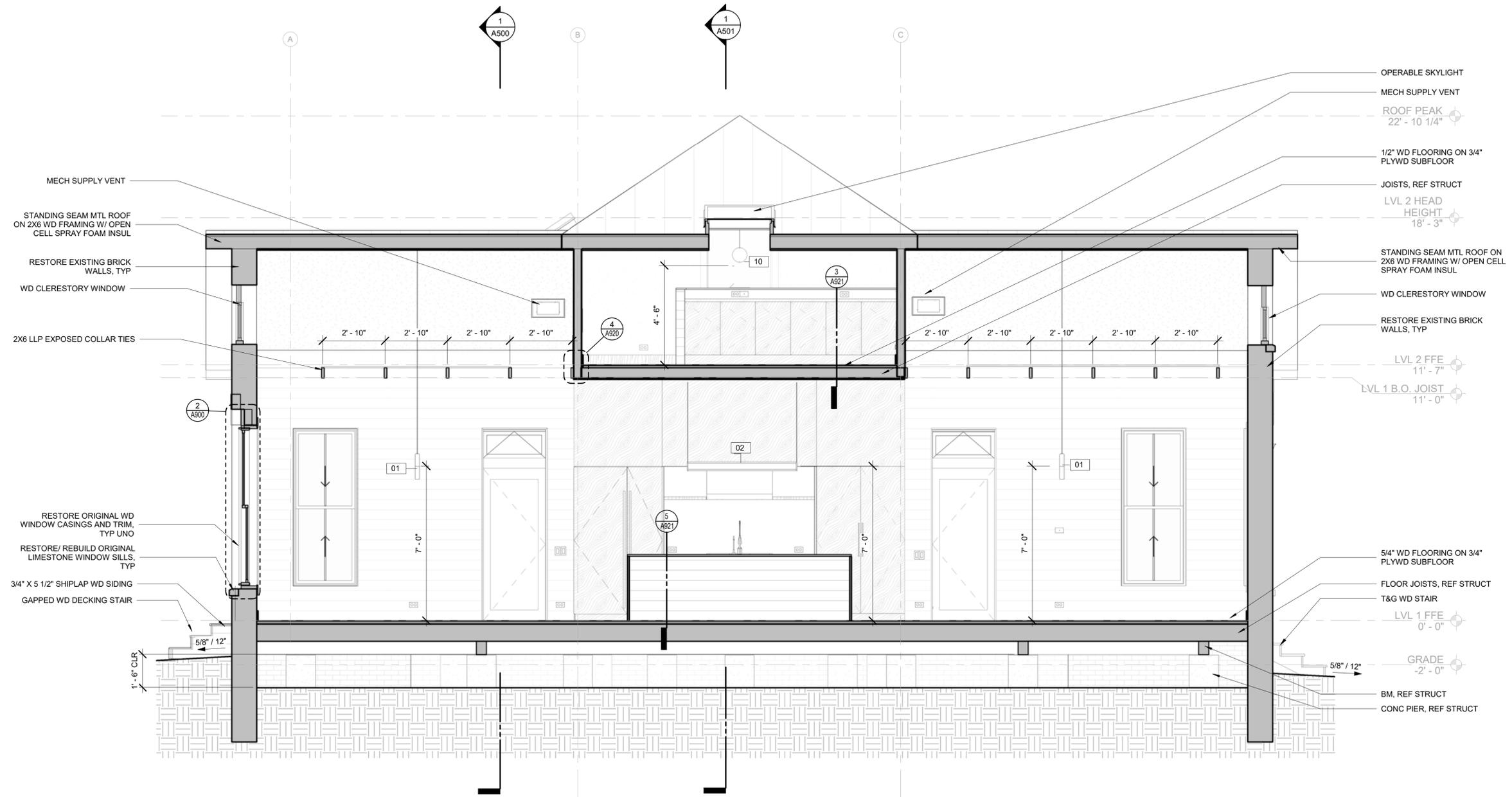
**80% CONSTRUCTION
DOCUMENTS**

**BUILDING
SECTIONS**

A505

BUILDING SECTION NOTES

- 1 REF STRUCTURAL FOR ALL FRAMING MEMBER SIZES AND SPACING
- 2 PROVIDE 1/2"1/2" POSITIVE SLOPE AWAY FROM BUILDING PERIMETER
- 3 REF INT ELEVATIONS FOR INT FINISHES
- 4
- 5
- 6



1 SEC LOOKING EAST 1
SCALE: 3/8" = 1'-0"

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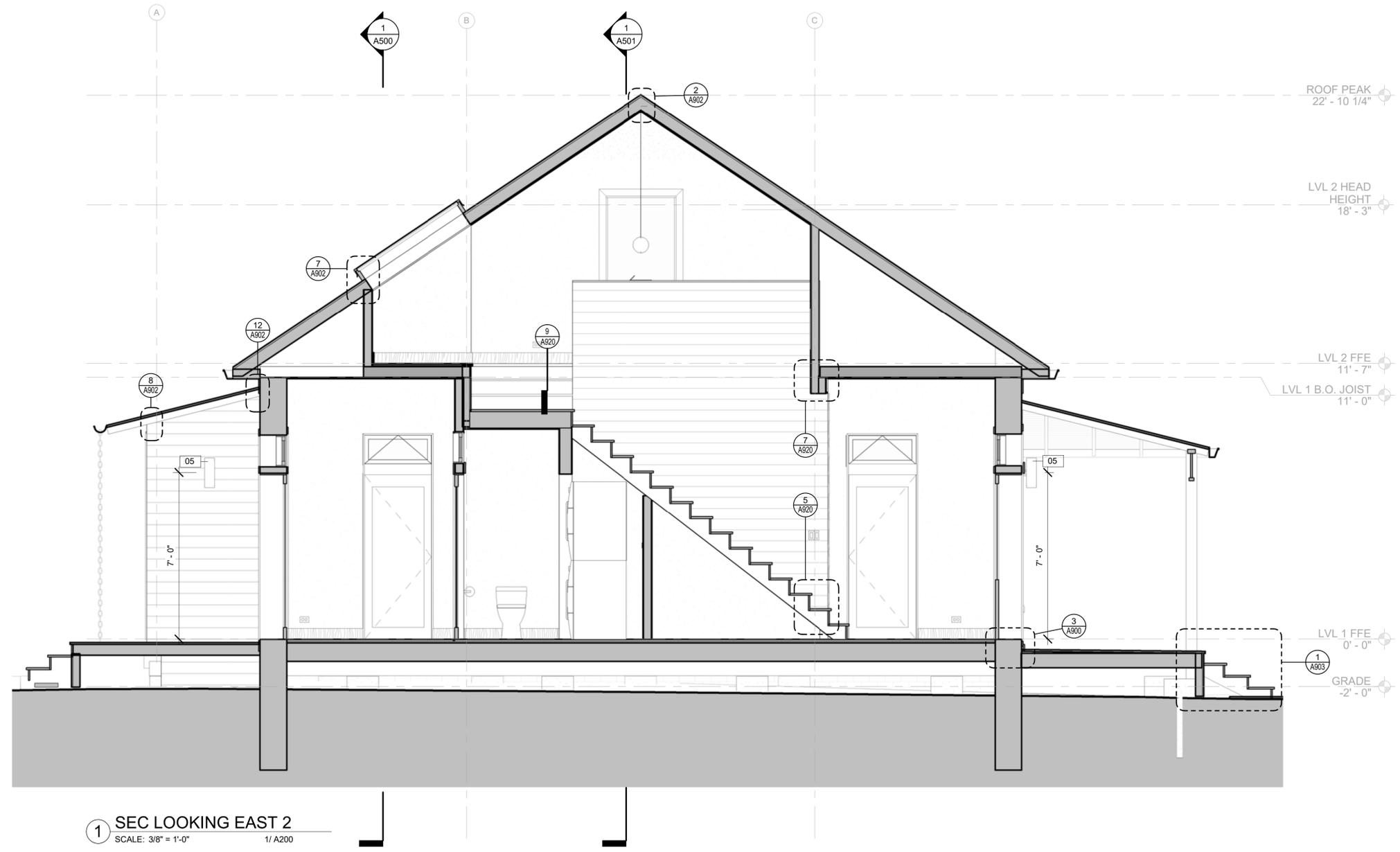
**80% CONSTRUCTION
DOCUMENTS**

**BUILDING
SECTIONS**

A506

BUILDING SECTION NOTES

- 1 REF STRUCTURAL FOR ALL FRAMING MEMBER SIZES AND SPACING
- 2 PROVIDE 1/2" / 12" POSITIVE SLOPE AWAY FROM BUILDING PERIMETER
- 3 REF INT ELEVATIONS FOR INT FINISHES
- 4
- 5
- 6

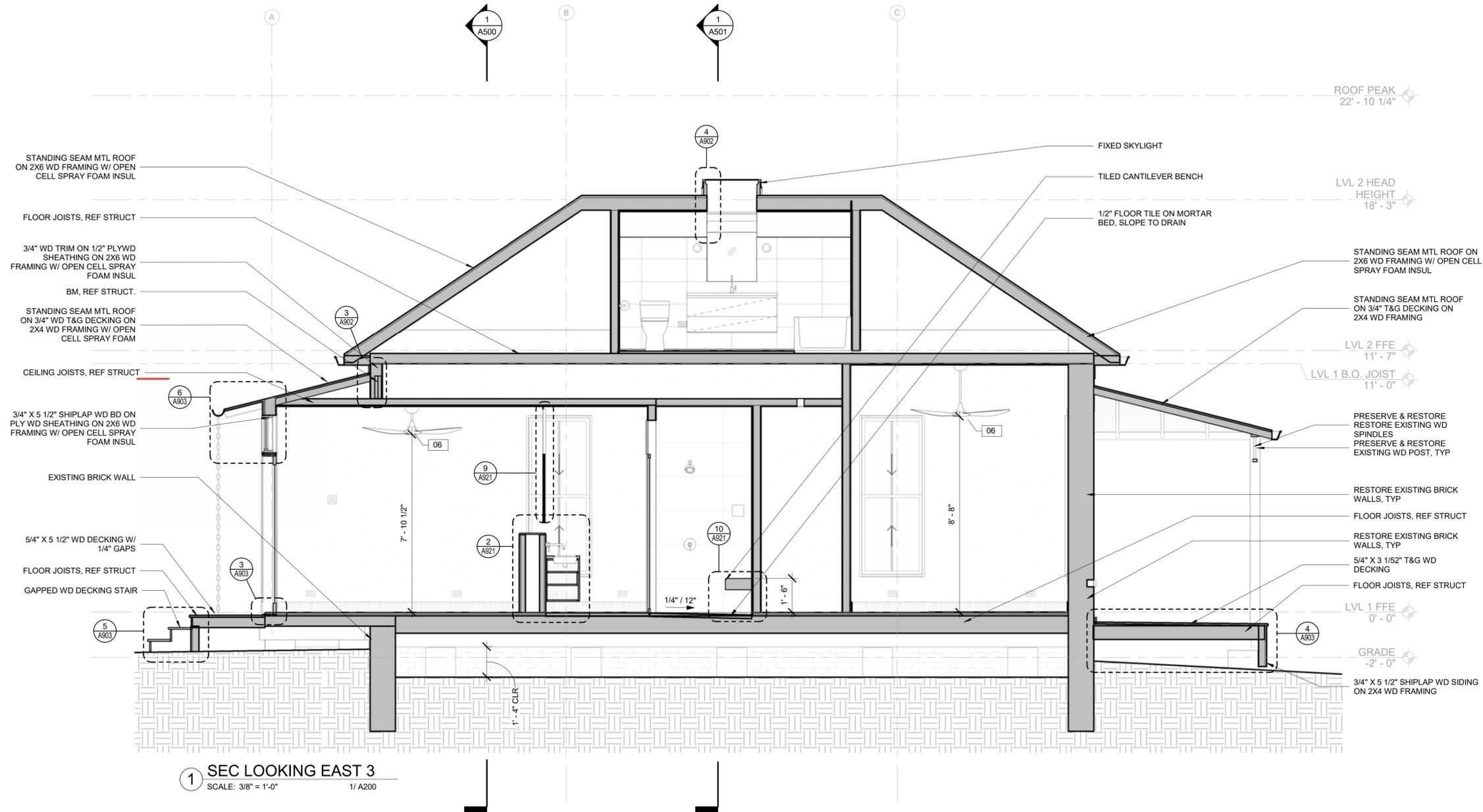


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PERMITTING OR
CONSTRUCTION**

C^2

BUILDING SECTION NOTES

- 1 REF STRUCTURAL FOR ALL FRAMING MEMBER SIZES AND SPACING
- 2 PROVIDE 1/2" / 12" POSITIVE SLOPE AWAY FROM BUILDING PERIMETER
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- 4
- 5
- 6



1 SEC LOOKING EAST 3
SCALE: 3/8" = 1'-0"
1/A200

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DOCUMENTS**

**BUILDING
SECTIONS**

A507

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C^2

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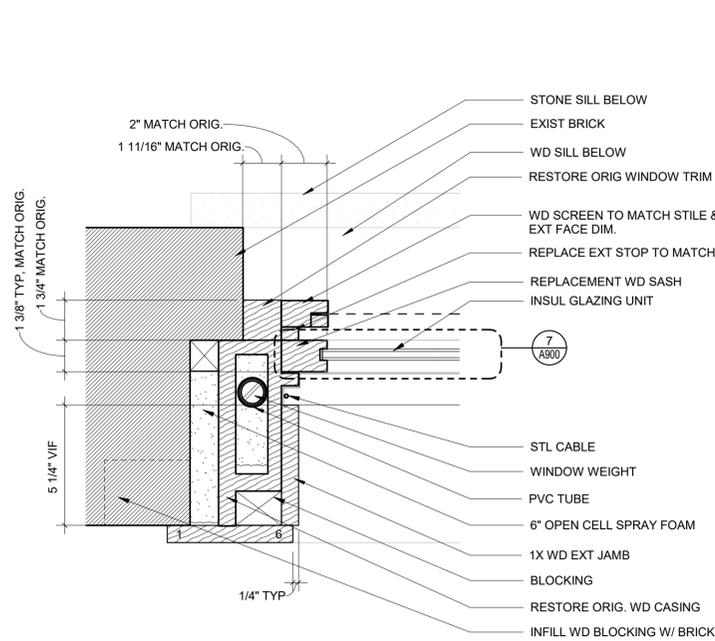
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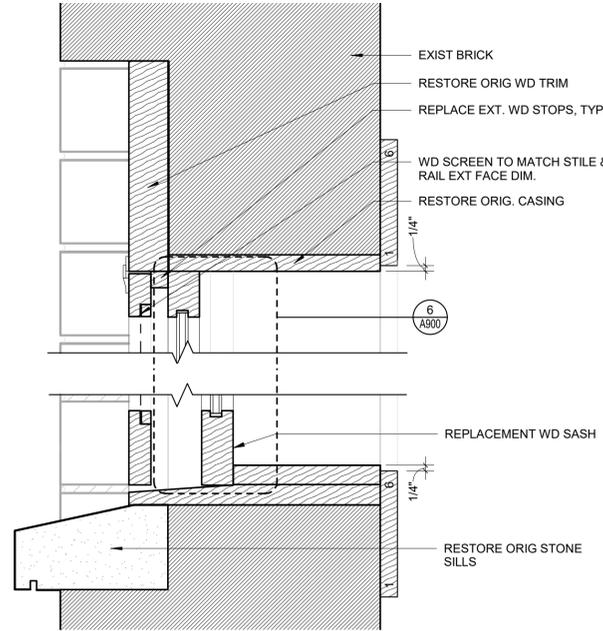
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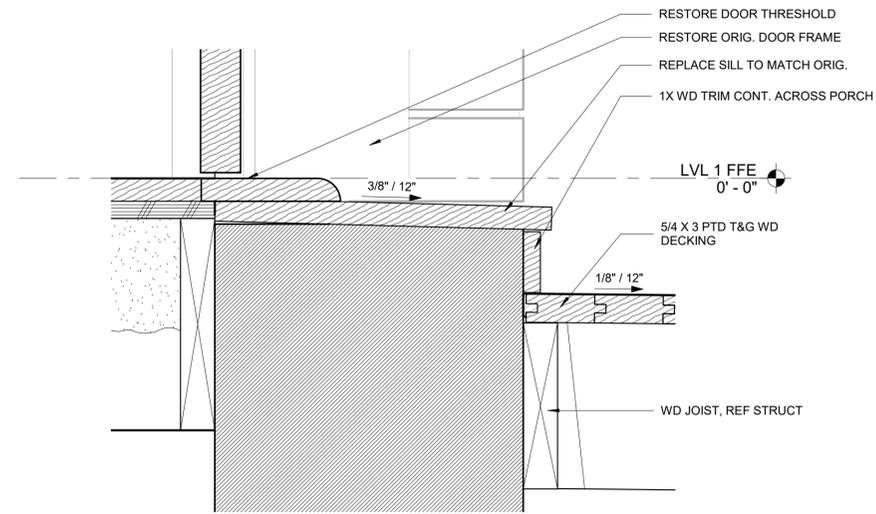
A900



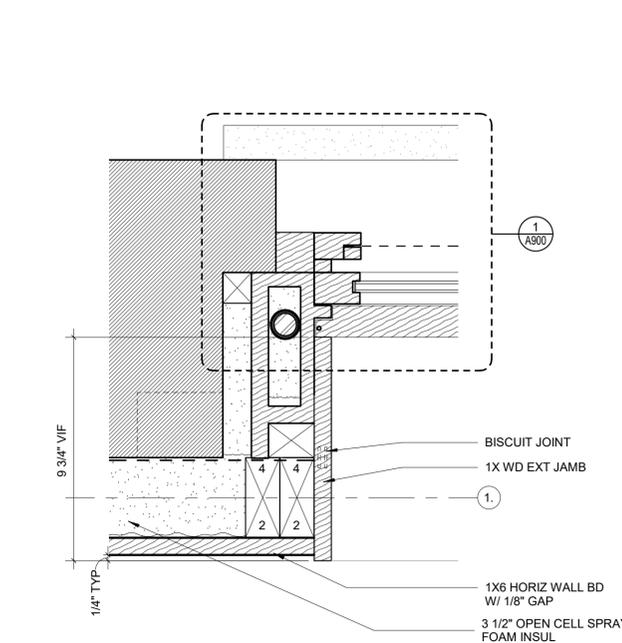
1 TYP WINDOW JAMB @ BRICK WALL
SCALE: 3" = 1'-0" 1/A200



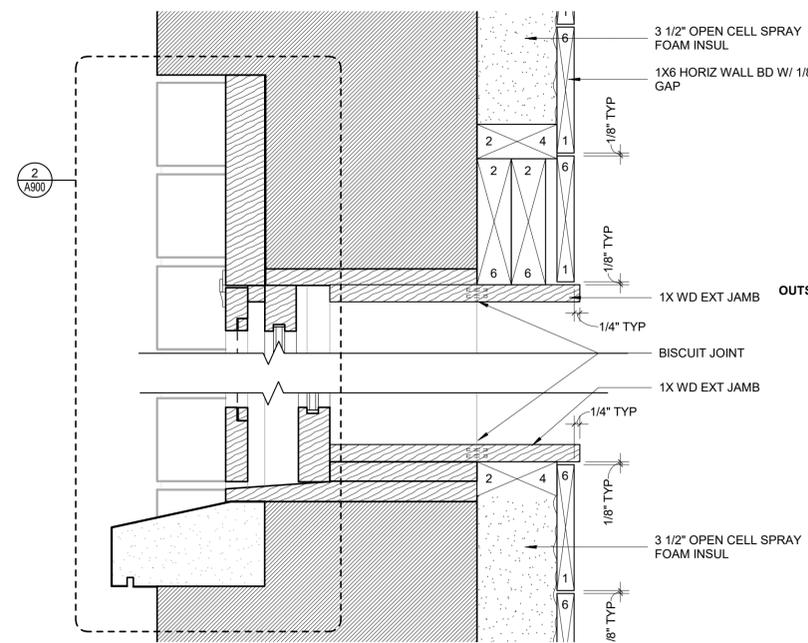
2 TYP WINDOW HEAD & SILL @ BRICK WALL
SCALE: 3" = 1'-0" 1/A505



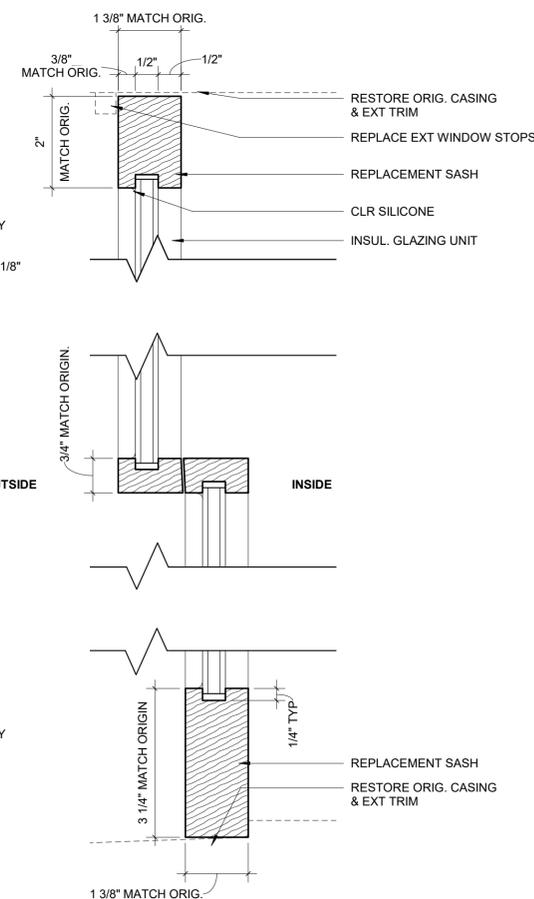
3 DOOR THRESHOLD @ FRONT PORCH
SCALE: 3" = 1'-0" 1/A200



4 TYP WINDOW JAMB @ INSUL BRICK WALL
SCALE: 3" = 1'-0" 1/A200

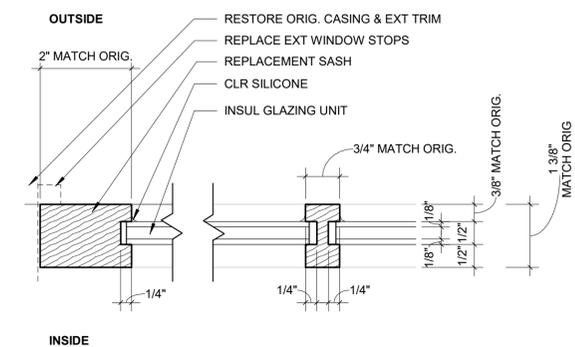


5 TYP WINDOW HEAD & SILL @ INSUL BRICK WALL
SCALE: 3" = 1'-0" 1/A200



6 TYP WINDOW SASH RAIL
SCALE: 6" = 1'-0" 2/A900

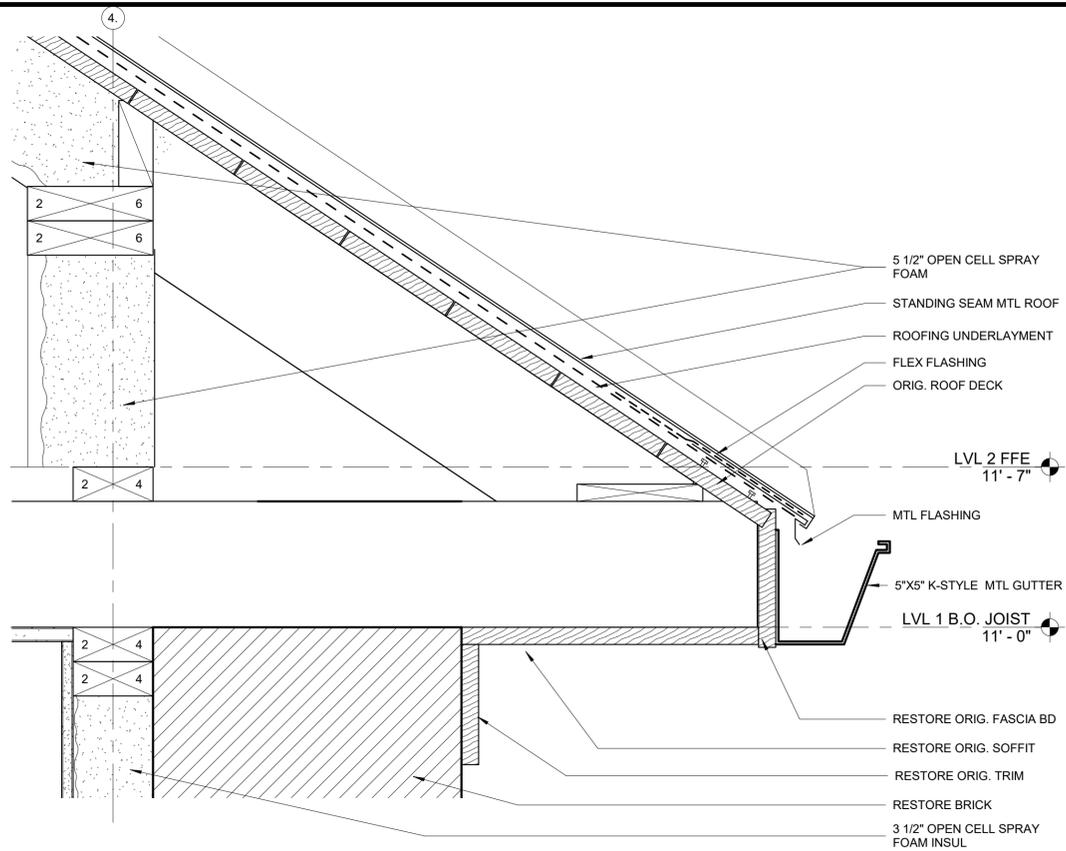
- NOTE ON WINDOW SASHES:**
- ALL EXTERIOR SASH DIMENSIONS TO MATCH ORIGINAL TYP. DIMENSIONS AND PROFILES OF STILE, MUNTIN & RAIL
 - SASHES TO FIT EXISTING WINDOW CASINGS.
 - STILE, RAIL AND MUNTIN TO COVER INSULATED GLAZING UNIT SPACER AS VIEWED FROM INTERIOR AND EXTERIOR.
 - ALL EXTERIOR STOPS TO BE REPLACED TO MATCH ORIGINAL. REUSE INTERNAL STOPS THAT ARE PART OF ORIGINAL WINDOW CASING.
 - REFER TO WINDOW SCHEDULE FOR OPERABLE SASH LOCATIONS. PROVIDE GROOVE FOR CABLE AT OPERABLE SASHES. RESTORE ORIGINAL COUNTERWEIGHTS AT OPEABLE SASHES ONLY.



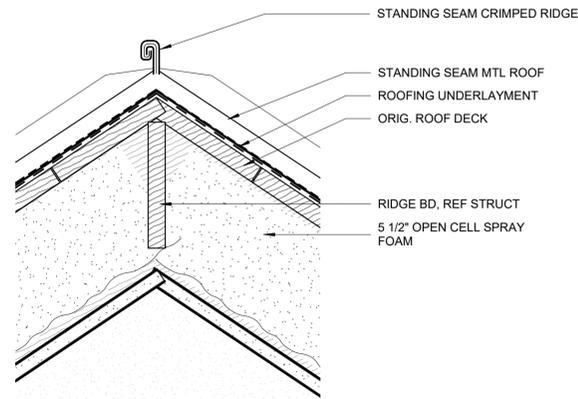
7 TYP WINDOW SASH STILE & MUNTIN
SCALE: 6" = 1'-0" 1/A900

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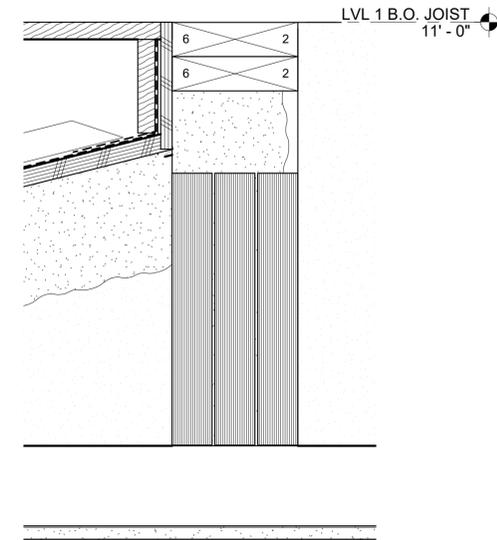
C^2



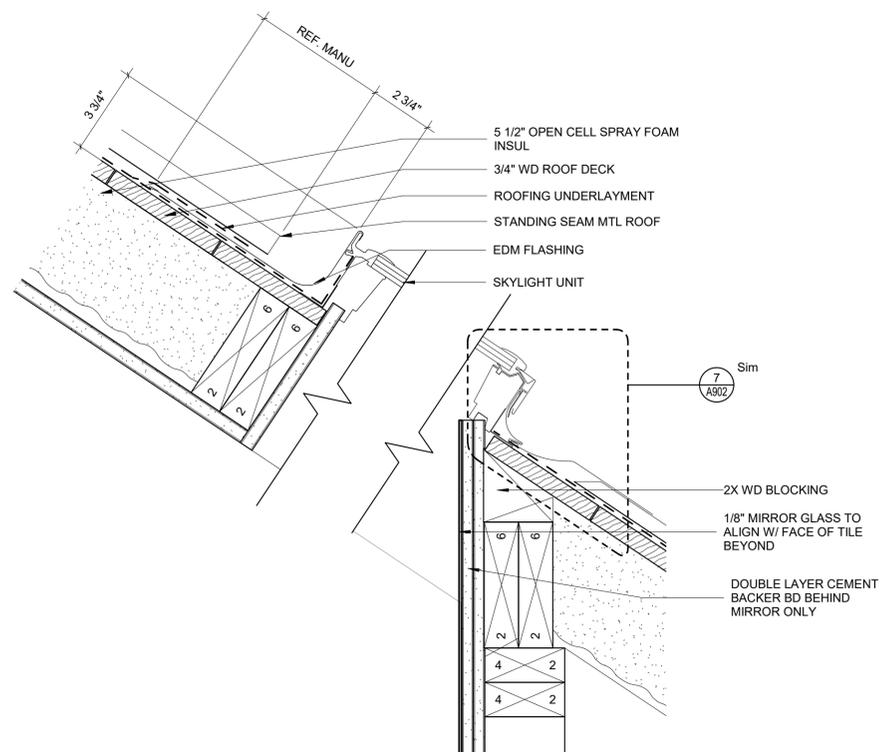
1 TYP EAVE @ BRICK WALL
SCALE: 3" = 1'-0" 1/A201



2 SECT DTL @ ROOF RIDGE
SCALE: 3" = 1'-0" 1/A506

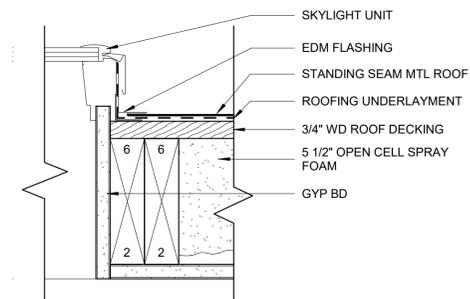


3 SECT DTL @ ROOF ADDITION
SCALE: 3" = 1'-0" 1/A507

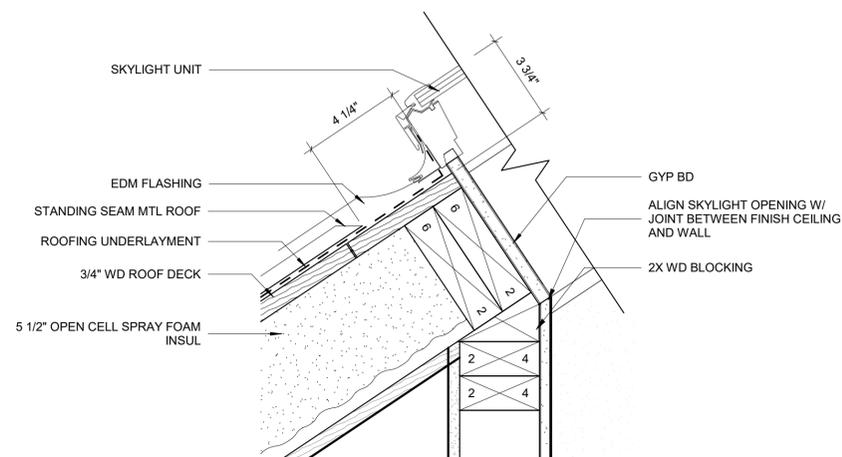


5 TYP HEAD @ SKYLIGHT
SCALE: 3" = 1'-0" 1/A240

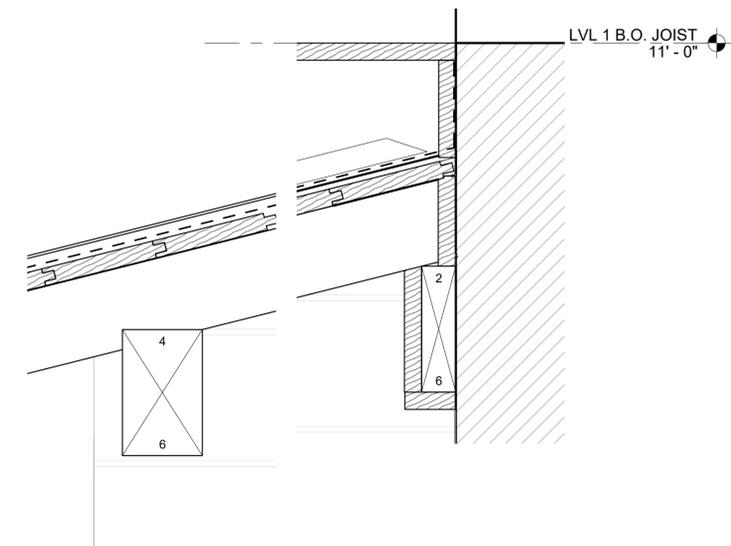
6 SKYLIGHT SILL @ BATHROOM
SCALE: 3" = 1'-0" 1/A240



4 TYP JAMB @ SKYLIGHT
SCALE: 3" = 1'-0" 1/A240



7 TYP SKYLIGHT SILL
SCALE: 3" = 1'-0" 1/A506



8 SECT DTL @ ROOF ADDITION OVER PORCH
SCALE: 3" = 1'-0" 1/A506

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80% CONSTRUCTION
DOCUMENTS

EXT DETAILS

A902

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C^2

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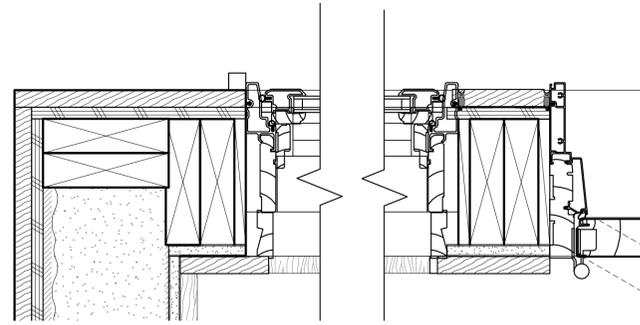
B+D "BBF + 1/2" #D+B

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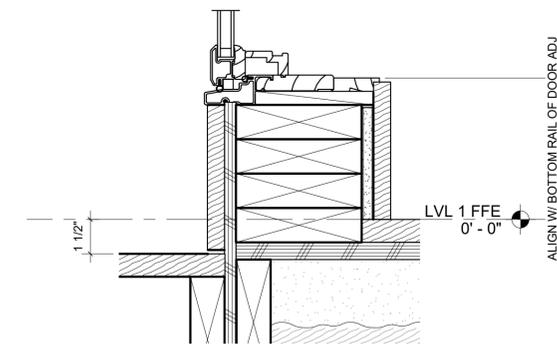
80% CONSTRUCTION
DOCUMENTS

EXT DETAILS

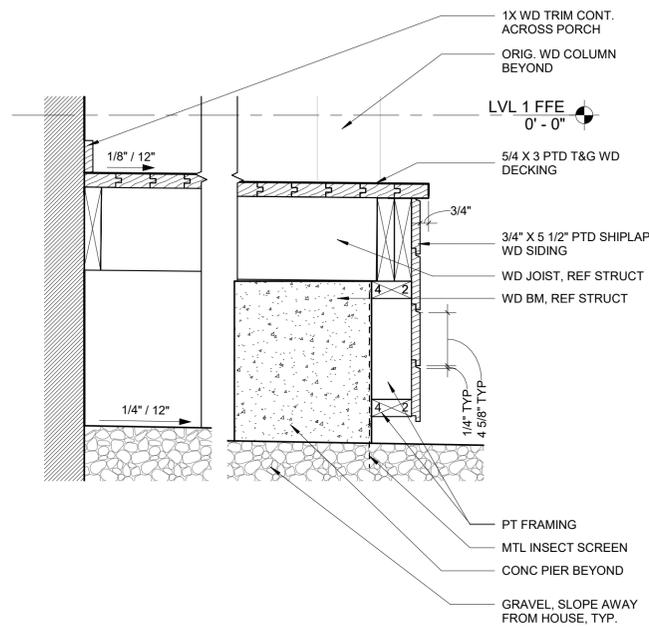
A903



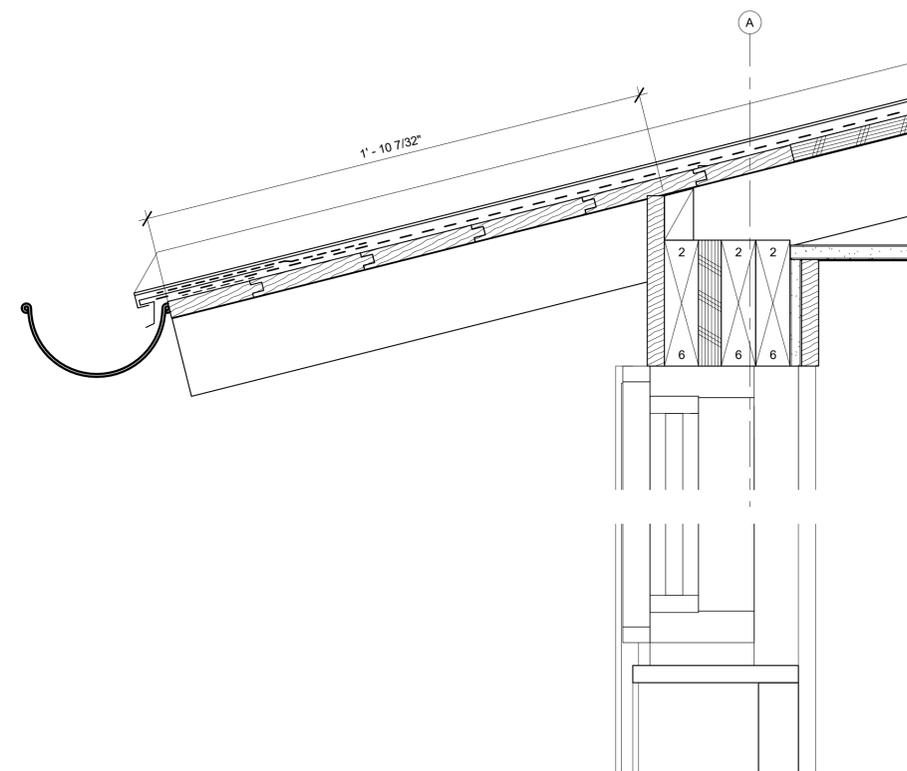
2 DOOR JAMB @ ADDITION
SCALE: 3" = 1'-0" 1/ A200



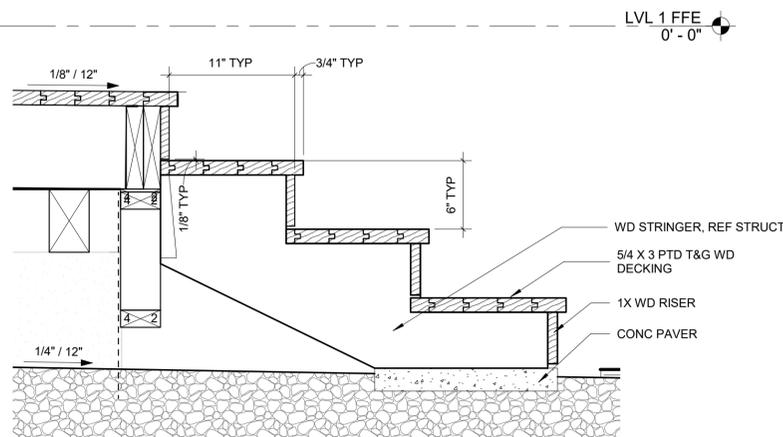
7 WINDOW SILL @ ADDITION
SCALE: 3" = 1'-0" 1/ A200



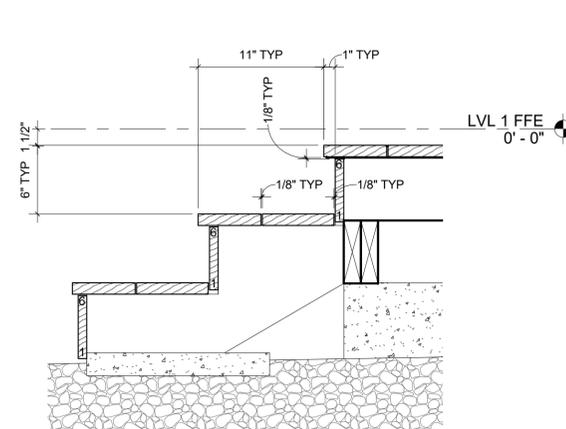
4 SEC DTL @ FRONT PORCH SKIRT
SCALE: 1 1/2" = 1'-0" 1/ A507



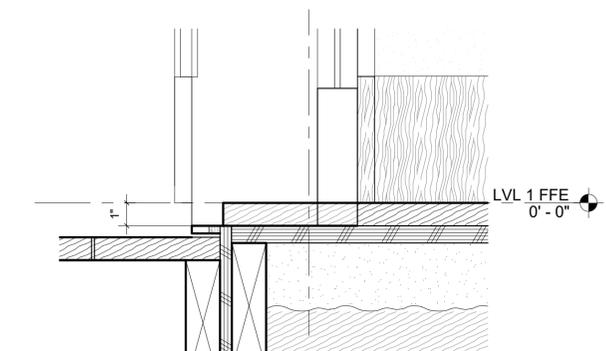
6 EAVE & DOOR HEAD @ ADDITION
SCALE: 3" = 1'-0" 1/ A507



1 SECT DTL @ FRONT PORCH STEPS
SCALE: 1 1/2" = 1'-0" 1/ A200



5 SEC DTL @ REAR PORCH STEPS
SCALE: 1 1/2" = 1'-0" 1/ A507



3 DOOR THRESHOLD @ ADDITION
SCALE: 3" = 1'-0" 1/ A200

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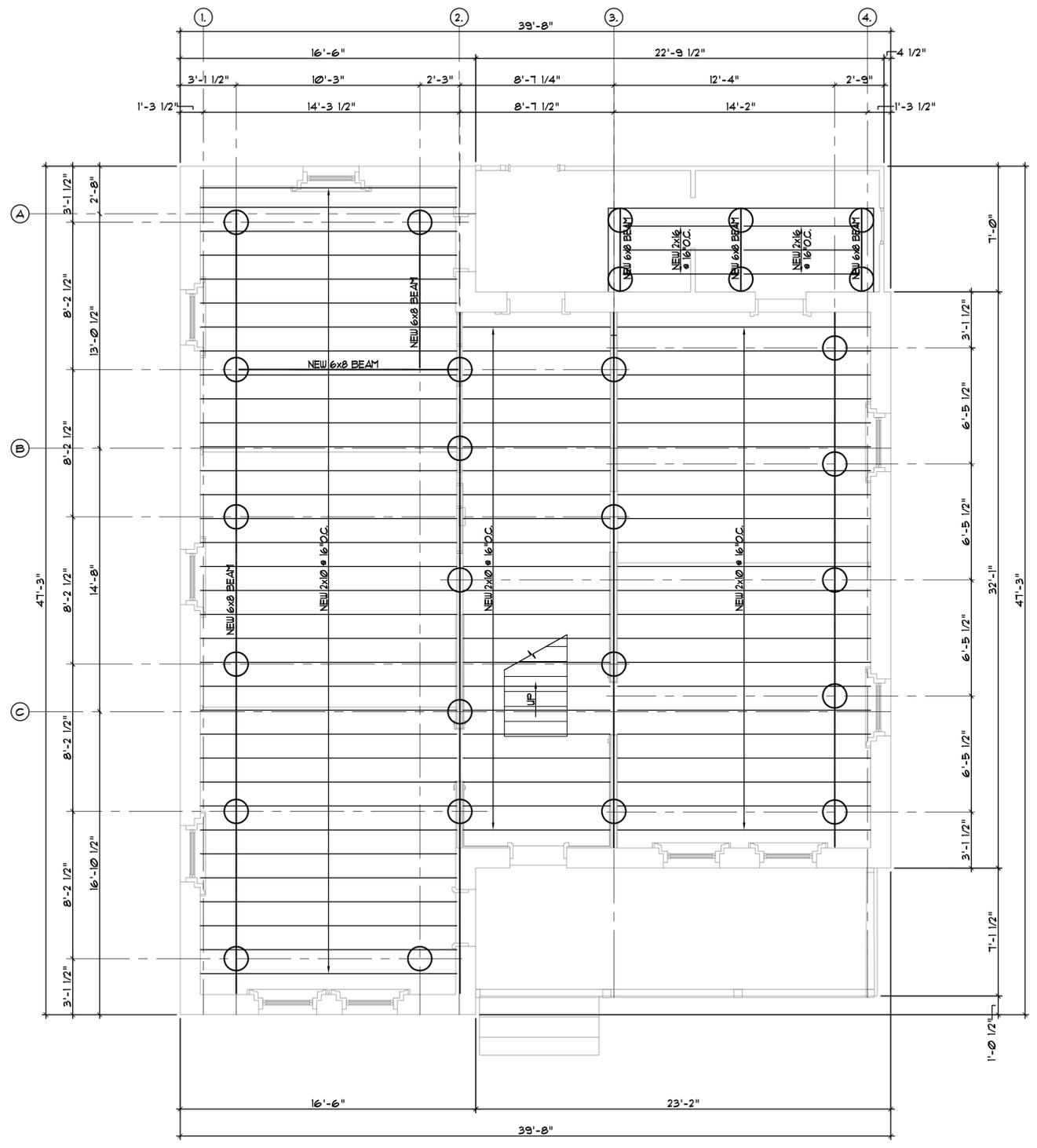
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 11.30.2018 HDRC Concept Application

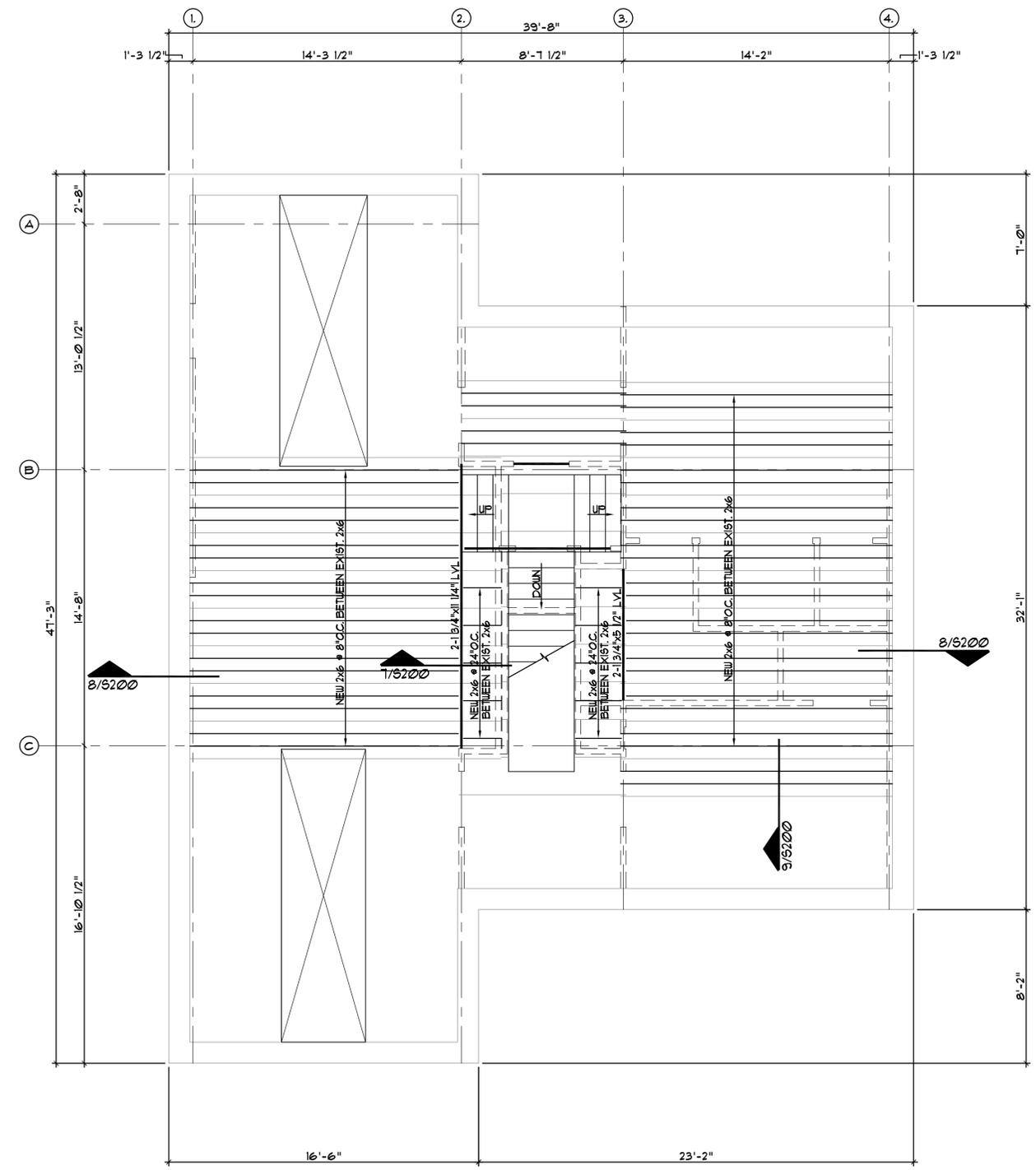
DESIGN DEVELOPMENT
 03.18.2019

FLOOR PLANS

S100



FIRST FLOOR FRAMING PLAN
 SCALE : 1/4" = 1'-0"
 PLAN



SECOND FLOOR FRAMING PLAN
 SCALE : 1/4" = 1'-0"
 PLAN

INTERIM REVIEW
 NOT FOR
 CONSTRUCTION
 OR BIDDING
 ENRIQUE MARTINEZ, P.E.
 NO. 68166

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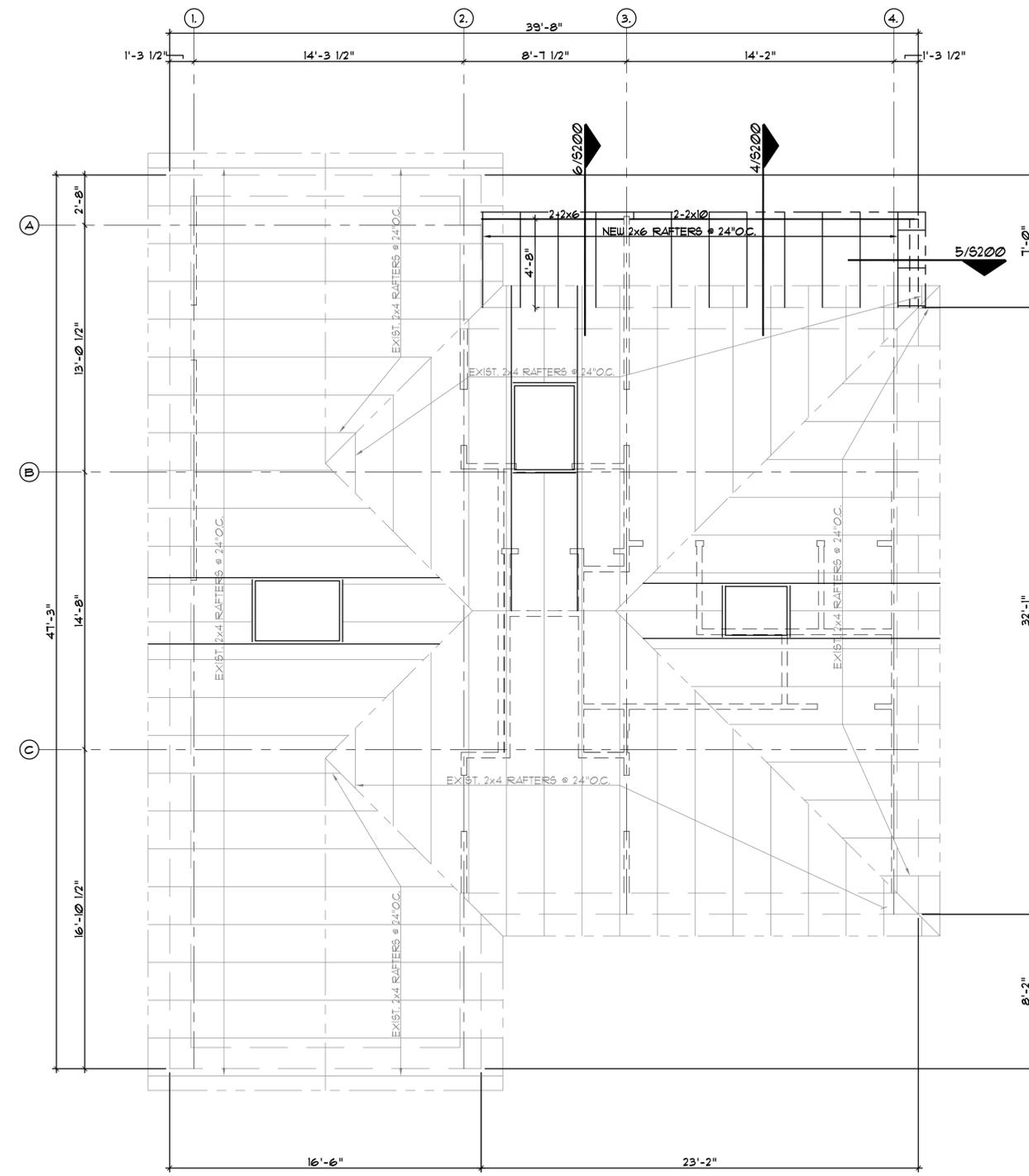
SET ISSUE DATES

11.30.2018 HDRC Concept Application

DESIGN DEVELOPMENT
 04.01.2019

ROOF PLAN

S101



ROOF FRAMING PLAN
 SCALE : 1/4" = 1'-0"
 PLAN-R

INTERIM REVIEW
 NOT FOR
 CONSTRUCTION
 OR BIDDING
 ENRIQUE MARTINEZ, P.E.
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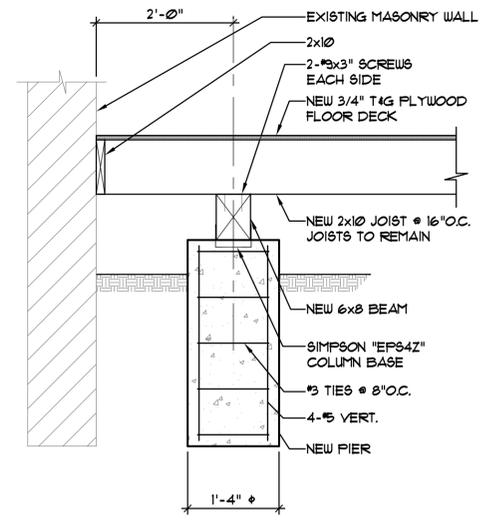
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DESIGN DEVELOPMENT
 03.18.2019

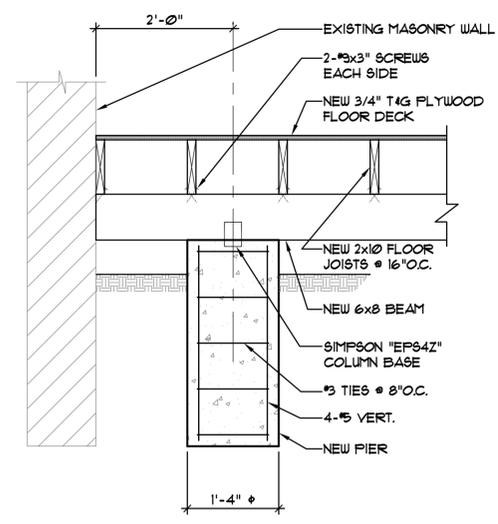
SECTIONS & DETAILS

S200

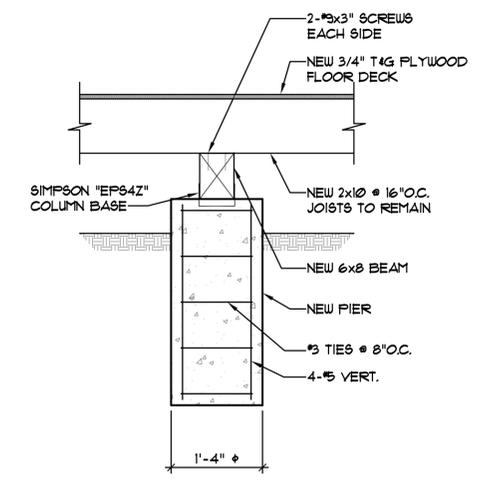
INTERIM REVIEW
 NOT FOR CONSTRUCTION OR BIDDING
 ENRIQUE MARTINEZ, P.E.
 NO. 68166



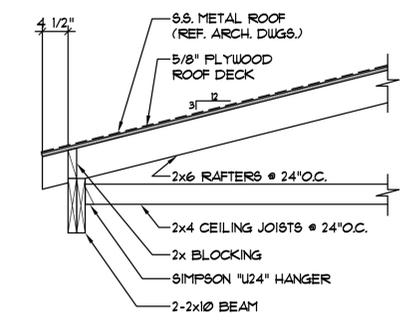
1 SECTION
 SCALE: 3/4" = 1'-0"



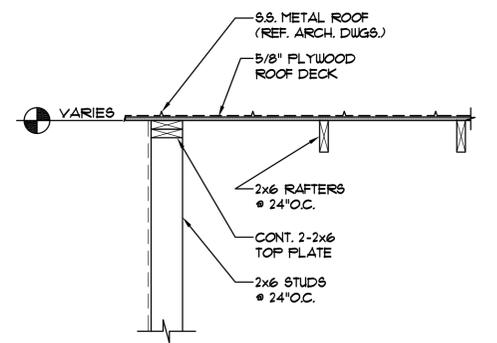
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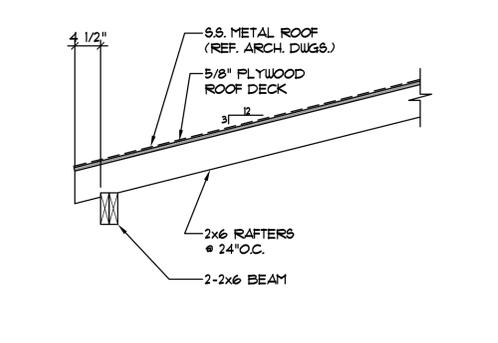
3 SECTION
 SCALE: 3/4" = 1'-0"



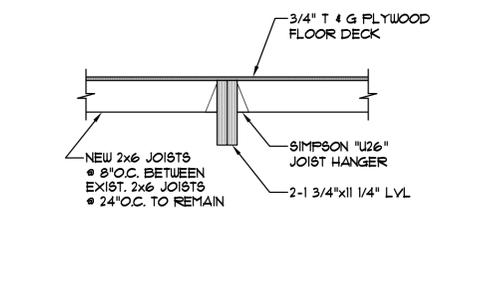
4 SECTION
 SCALE: 3/4" = 1'-0"



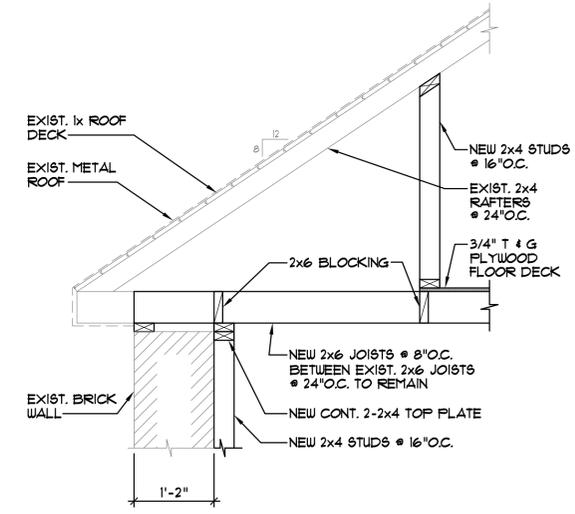
5 SECTION
 SCALE: 3/4" = 1'-0"



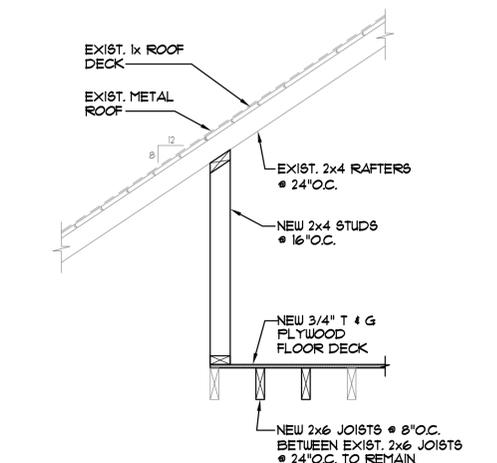
6 SECTION
 SCALE: 3/4" = 1'-0"



7 SECTION
 SCALE: 3/4" = 1'-0"



8 SECTION
 SCALE: 3/4" = 1'-0"



9 SECTION
 SCALE: 3/4" = 1'-0"

GENERAL NOTES:

- THESE STRUCTURAL MODIFICATIONS WERE DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED AND AMENDED BY THE CITY OF SAN ANTONIO.
- GRAVITY DESIGN LIVE LOADS USED ARE AS FOLLOWS:

A. FLOOR LIVE LOAD:	40 PSF
B. ROOF LIVE LOAD:	20 PSF
C. GROUND SNOW LOAD:	5 PSF
D. WIND LOAD CRITERIA:	ULTIMATE WIND SPEED (3-SECOND GUST): 115 MPH
	RISK CATEGORY: II
	EXPOSURE: B
E. SEISMIC LOAD CRITERIA:	MAXIMUM CONSIDERED EARTHQUAKE GROUND MOTION: 0.099g
F. SITE CLASS:	B
- THE FOLLOWING LOAD COMBINATIONS WERE CONSIDERED FOR THIS PROJECT DESIGN

STRENGTH DESIGN:	
$1.4(D+F)$	(EQUATION 16-1)
$1.2(D+F) + 1.6(L+H) + 0.5(L, S \text{ or } R)$	(EQUATION 16-2)
$1.2(D+F) + 1.6(L, S \text{ or } R) + 1.6H + (L \text{ or } 0.5W)$	(EQUATION 16-3)
$1.2(D+F) + 1.0W + L + 1.6H + 0.5(L, S \text{ or } R)$	(EQUATION 16-4)
$1.2(D+F) + 1.0E + L + 1.6H + S$	(EQUATION 16-5)
$0.9D + 1.0W + 1.6H$	(EQUATION 16-6)
$0.9(D+F) + 1.0E + 1.6H$	(EQUATION 16-7)
ALTERNATE STRESS DESIGN:	
$D + F$	(EQUATION 16-8)
$D + H + F + L$	(EQUATION 16-9)
$D + H + F + (L, S \text{ or } R)$	(EQUATION 16-10)
$D + H + F + 0.75(L, S \text{ or } R)$	(EQUATION 16-11)
$D + H + F + (0.6 \text{ or } 0.7E)$	(EQUATION 16-12)
$D + H + F + 0.75(0.6W) + 0.75L + 0.75(L, S \text{ or } R)$	(EQUATION 16-13)
$D + H + F + 0.75(0.7E) + 0.75L + 0.75 S$	(EQUATION 16-14)
$0.6D + 0.6W + H$	(EQUATION 16-15)
$0.6(D + F) + 0.7E + H$	(EQUATION 16-16)
WHERE	
D -	DEAD LOAD
L -	LIVE LOAD
F -	FLUID LOAD
E -	EARTH QUAKE LOADS
Lr -	ROOF LIVE LOADS
H -	EARTH LOAD
R -	RAIN LOAD
S -	SNOW LOAD
W -	WIND LOAD
- REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS, LOCATIONS AND SIZE OF FLOOR DEPRESSIONS, FLOOR AND WALL OPENINGS, SLEEVES, REGLETS, INSERTS, ANCHORS AND BOLTS REQUIRED BY VARIOUS TRADES.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR AND FABRICATOR SHALL VERIFY ALL QUANTITIES, DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- UTILITIES PENETRATING BUILDING SHALL BE FLEXIBLE USING SLEEVE JOINTS, BENDS, LOOPS, ETC. TO PERMIT MOVEMENTS DUE EXPANSIVE UNDERLYING SOILS.
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREIN AS CORRECT, AND OBLIGATES HIMSELF TO ANY AND ALL EXPENSES, REAL OR IMPLIED ARISING FROM SUCH ACCEPTANCE. THE CONTRACTOR SHALL MAINTAIN THESE DRAWINGS AT A CURRENT STATUS, INCLUDING ALL ADDENDA AND REVISIONS.
- THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. ANY PROPOSED APPLICATION OF CONSTRUCTION LOADS OR OF ANY LOADS TO THE PARTIALLY COMPLETED STRUCTURE WHICH EXCEED THE DESIGN LOADS WILL REQUIRE REANALYSIS AND PROBABLE REDESIGN.

CONCRETE/REINFORCING NOTES:

- CONCRETE SHALL BE LABORATORY DESIGNED TO DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. USE OF FLY ASH WILL BE PERMITTED UP TO 20% CEMENT REPLACEMENT BY WEIGHT.
- CONCRETE MIX DESIGN SHALL MEET THE FOLLOWING REQUIREMENTS:

-CEMENT TYPE:	ASTM C150, TYPE I (5 BAGS MIN. FOR 3000 PSI)
-FLY ASH:	ASTM C618, TYPE C OR F
-AGGREGATES:	ASTM C33
-SLUMP LIMITS:	NO LESS THAN 3", NOT MORE THAN 5"

 GENERAL CONTRACTOR SHALL SUBMIT WRITTEN REPORT FOR THE PROPOSED MIX DESIGN AT LEAST 14 WORK DAYS PRIOR TO START OF CONCRETE WORK.
- GENERAL CONTRACTOR IS TO EMPLOY A TESTING LABORATORY TO PERFORM SAMPLING TESTING DURING CONCRETE PLACEMENT AS FOLLOWS:

-AGGREGATES:	ASTM, C33, ONE TEST THE FIRST DAY
-COMPRESSIVE STRENGTH:	ASTM C39, ONE SET OF 5 CYLINDERS, FOR EACH 150 CUBIC YARDS OF CONCRETE. TWO CYLINDERS TESTED AT 7 DAYS, TWO TESTS AT 28 DAYS, REMAINING ONE TO BE TESTED AT 56 DAYS IF NECESSARY.
-SLUMP:	ASTM C143, AT LEAST TWO TEST SHALL BE MADE RANDOMLY DURING EACH DAY OF PLACEMENT.
- REINFORCING STEEL SHALL BE FROM DOMESTIC, NEW BILLET AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615. ALL REINFORCING STEEL SHALL BE GRADE 60.
- ALL ITEMS EMBEDDED IN CONCRETE MUST BE TIED AND SECURED PRIOR TO PLACEMENT OF CONCRETE.
- MECHANICAL VIBRATOR, HAND RODDING AND TAMPING MUST BE USED TO CONSOLIDATE CONCRETE AND TO INSURE THAT CONCRETE IS WORKED AROUND REINFORCEMENT, OTHER EMBEDDED ITEMS AND INTO FORMS.
- ABSOLUTELY NO WELDING OF REINFORCEMENT BARS OR TORCHING TO BEND REINFORCEMENT BARS SHALL BE ALLOWED WITHOUT THE SPECIFIC APPROVAL OF THE STRUCTURAL ENGINEER.
- DETAILING OF REINFORCEMENT BARS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315). BAR SPLICES SHALL BE A LENGTH EQUAL TO A MINIMUM OF 55 BAR DIAMETERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL FLOOR FINISHES, DIMENSIONS AND LOCATIONS OF SLAB DROPS AND DEPRESSIONS.

WOOD NOTES:

- ALL STRUCTURAL FRAMING LUMBER SHALL BE KILN DRIED SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE, OR APPROVED EQUAL AND SHALL CONFORM TO THE FOLLOWING MINIMUM GRADES:

A. JOISTS, HEADERS, COLUMNS--NO.2 (FB=1250 PSI MINIMUM)
B. PLATES, CAPS--UTILITY
C. STUDS--STUD GRADE
- PRE-ENGINEERED WOOD JOISTS SHALL BE DESIGNED FOR THE FOLLOWING LOADS:

WIND:	23 PSF
ROOF LIVE LOADS:	20 PSF
ROOF DEAD LOADS:	20 PSF
- ALL LUMBER SHALL BE GRADE STAMPED (EXCEPT GLUE-LAMINATED MEMBERS).
- GLUE-LAMINATED TIMBER SHALL BE SOUTHERN YELLOW PINE CONFORMING TO THE LATEST EDITION OF ANSI/AITC STANDARD A 190.1 Fb=2400 PSI, Fv=200 PSI, E=1,100,000 PSI. PROVIDE PROTECTIVE WRAPPING PRIOR TO DELIVERY.
- PLYWOOD ROOF SHEATHING SHALL BE 5/8" STRUCTURAL GRADE I CD (48/24) OVER WOOD JOISTS. PROVIDE ADEQUATE BLOCKING, TONGUE AND GROOVED EDGES OR FLYCLIPS (2 FOR 48" SPAN).
- PLACE PLYWOOD PANELS WITH LONG DIMENSION RUNNING PERPENDICULAR TO JOISTS WITH END JOINTS STAGGERED 1/2 PANEL. USE 8d NAILS SPACED AT 6" O.C. AT END JOINTS OF PANEL AND AT WALL CONNECTIONS. FIELD NAILING OF INTERMEDIATE SUPPORTS SHALL BE AT 10" O.C. FOR FLOOR AND AT 12" O.C. FOR ROOF.
- PROVIDE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. SILL PLATES SHALL BE BOLTED OR SHOT TO FOUNDATION AT A MAXIMUM OF 48" SPACING. STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, BEAM SUPPORTS, AND AROUND ALL OPENINGS.
- PROVIDE SOLID BLOCKING IN ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BLOCKING AND BEARING SHALL BE 8'-0". PROVIDE SOLID BLOCKING AT ALL SUPPORTS.
- WOOD JOIST MANUFACTURER SHALL PROVIDE ALL BRACING NECESSARY TO PROVIDE LATERAL STABILITY AND MAINTAIN SLENDERNESS RATIOS WITHIN HIS DESIGN.
- TRUSS SUPPLIER SHALL SUBMIT FABRICATION AND ERECTION DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED ENGINEER IN THE STATE OF TEXAS AND SHALL CLEARLY INDICATE DESIGN LOADS, MEMBER STRESSES, LUMBER GRADES, SPLICE LOCATIONS, REQUIRED BLOCKING, BRIDGING, BRACING, PLACEMENT, DESIGNATION, BUILDING NUMBER, AND NAME OF PROJECT.
- STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, BEAM SUPPORTS, AND AROUND ALL OPENINGS UNLESS NOTED OTHERWISE.
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH A DIAGONAL 1x4 LET INTO OUTSIDE EDGE OF STUDDING UNLESS NOTED OTHERWISE.

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 REGULATORY
 APPROVAL,
 PERMITTING OR
 CONSTRUCTION

C^2

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SET ISSUE DATES

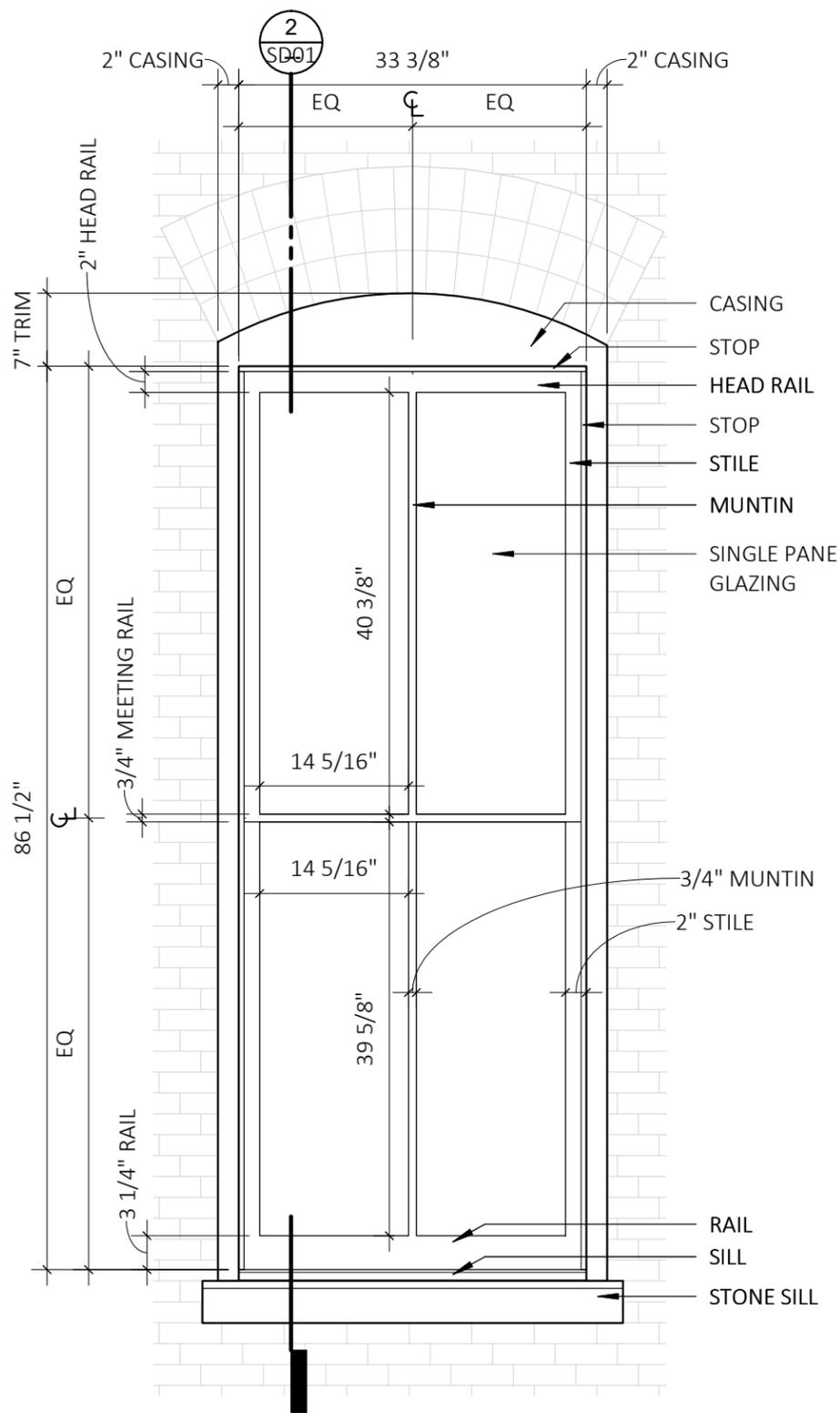
11.30.2018 HDRC Concept Application

DESIGN DEVELOPMENT
 03.18.2019

GENERAL
 NOTES

S300

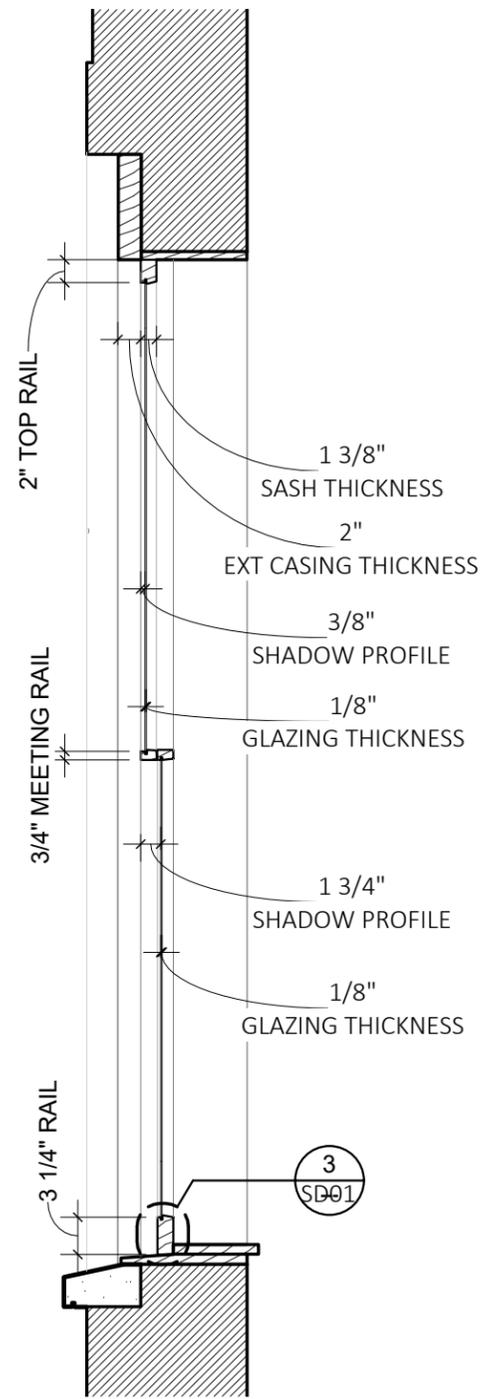
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NOTE: Window screens and stops are not shown for clarity. Original window screens and stops will be restored or replaced in kind as needed.

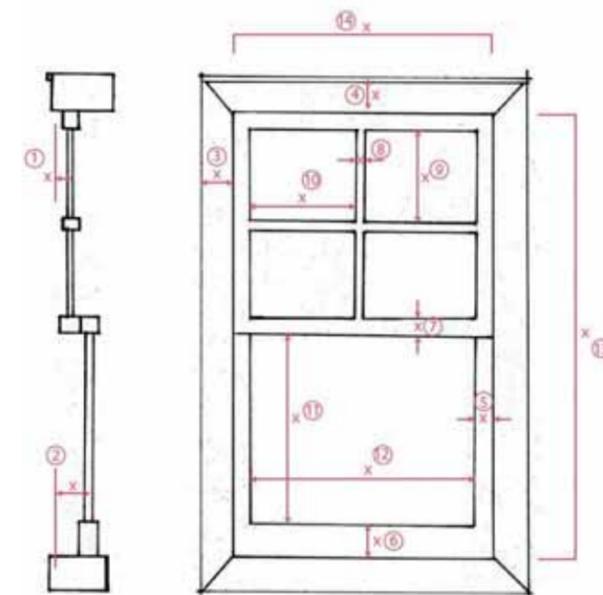
1. TYPICAL EXISTING WINDOW ELEVATION

3/4" = 1'

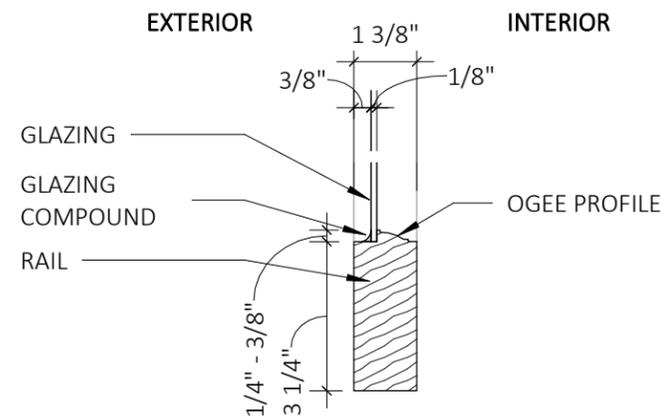


2. TYPICAL EXISTING WINDOW SECTION

3/4" = 1'



DIMENSION KEY FOR WINDOW COMPARISON



3. TYPICAL EXISTING SASH SECTION

3" = 1'

COMPARISON OF EXISTING & PROPOSED WINDOWS:
(page 8 of the Historic Design Guidelines, Windows: Repair, Replacement, and New Construction)

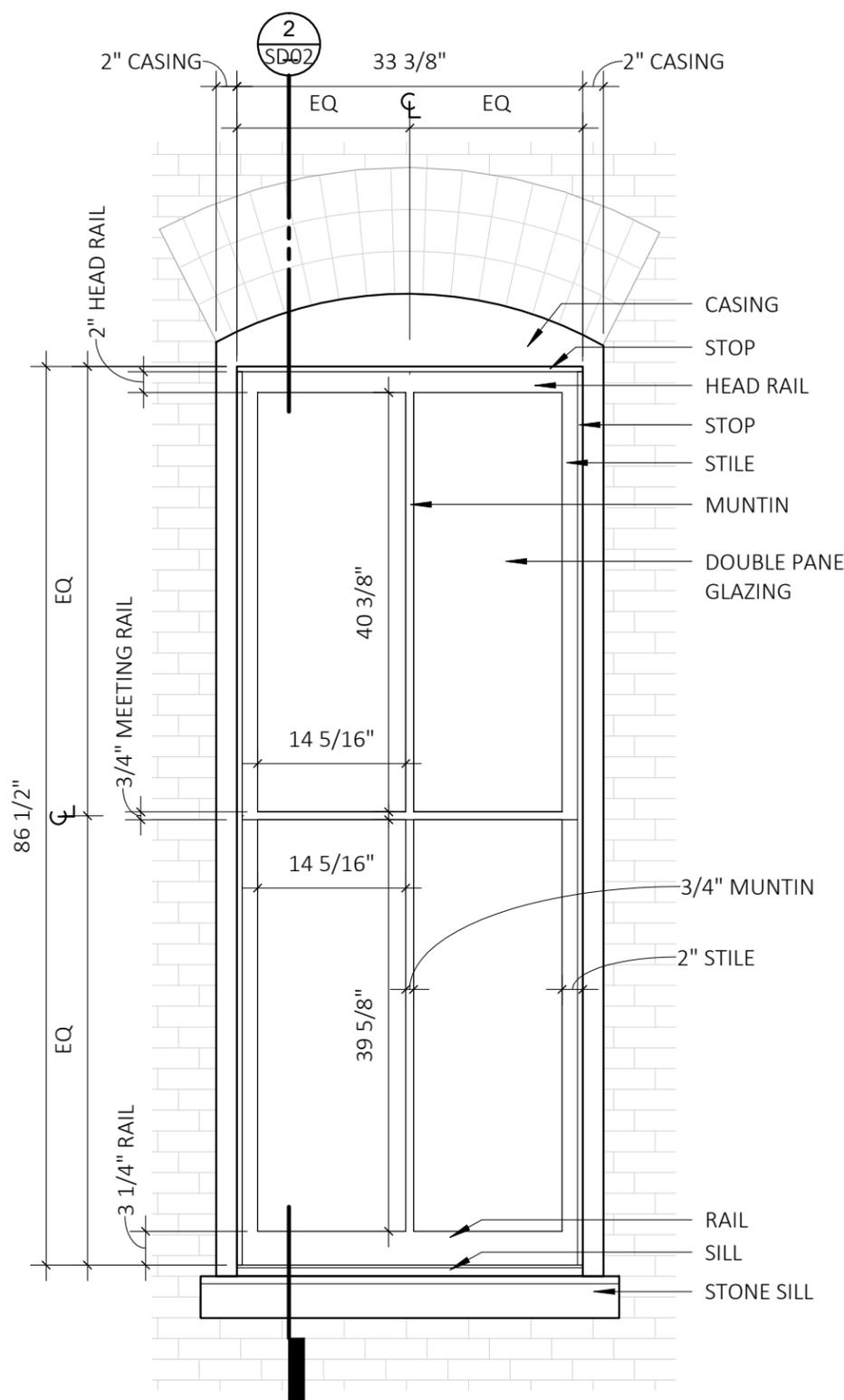
Existing Frame and Sash Exterior Material Painted Long Leaf Pine
Proposed Frame and Sash Exterior Material Painted Spanish Red Cedar

	Existing	Proposed
1. Upper Sash Measurement from exterior façade to glass (Shadow Profile)	3/8"	3/8"
2. Lower Sash Measurement from exterior façade to glass (Shadow Profile)	1 3/4"	1 3/4"
3. Side trim Measurement	2"	2"
4. Top/bottom Measurement	7" arch	7" arch
5. Stile Measurement	2"	2"
6. Rail Measurement	3 1/4"	3 1/4"
7. Meeting Rail Measurement	3/4"	3/4"
8. Muntin Measurement	3/4"	3/4"
9. Glass Height upper	40 3/8"	40 3/8"
10. Glass Width lower	14 5/16"	14 5/16"
11. Glass Height lower	39 5/8"	39 5/8"
12. Glass Width lower	14 5/16"	14 5/16"
13. Overall Sash height	86 1/2"	86 1/2"
14. Overall Sash width	33 3/8"	33 3/8"

Note: Original sash depths are found at both 1 3/8" and 1 3/4" thick. Shadow profiles are consistent among all original windows. Each new sash will be custom built to fit the existing casing and stops, matching the 1 3/8" thick and 1 3/4" thick original sashes.

ADDITIONAL COMPARISONS FOR REFERENCE:

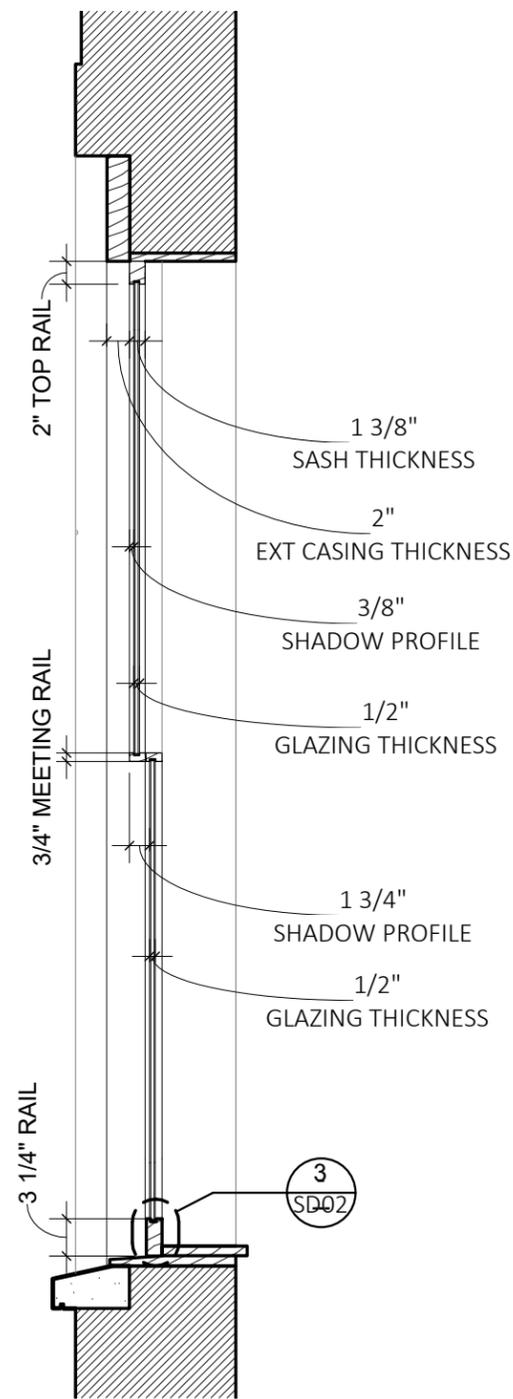
	Original	Proposed
Glazing Thickness:	1/8" thick	1/2" thick
Glazing Compound Thickness:	1/4"- 3/8" thick	1/4" thick
Exterior Sash Profile:	Square	Square
Interior Sash Profile:	Ogee	Square



NOTE: Window screens and stops are not shown for clarity. Original window screens and stops will be restored or replaced in kind as needed.

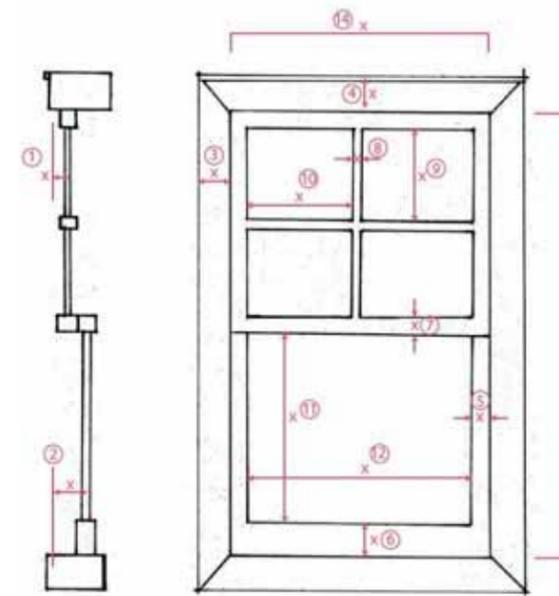
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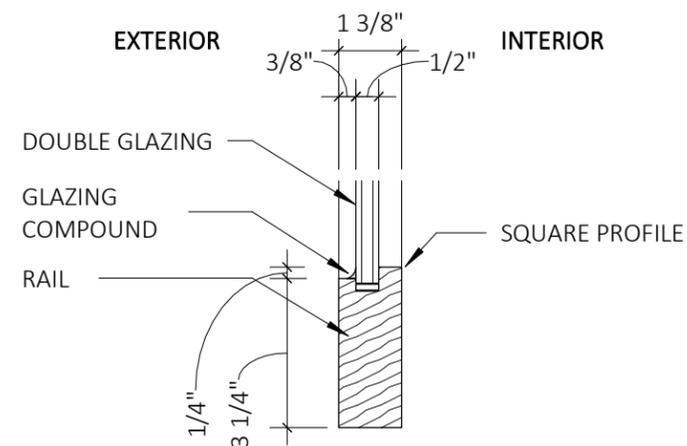


2. TYPICAL PROPOSED WINDOW SECTION

3/4" = 1'



DIMENSION KEY FOR WINDOW COMPARISON



COMPARISON OF EXISTING & PROPOSED WINDOWS:
(page 8 of the Historic Design Guidelines, Windows: Repair, Replacement, and New Construction)

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