

1 - SITE SURVEY - SCALE: NOT TO SCALE



2 - SITE PLAN / DEMO PLAN - SCALE: 1/4" = 1'-0"

DEMO KEY

- 1 demo existing door
- 2 demo existing window and prep for new door
- 3 demo portion of exterior wall
- 4 demo portion on interior wall
- 5 demo existing plumbing fixtures and prep for new fixtures
- 6 demo existing floor finishes
- 7 remove appliances and prep for a stackable washer and dryer
- 8 relocate exterior HVAC unit
- 9 relocate portion of fence
- 10 shed to be removed by owner
- 11 remove existing front picket fence and prep for new front fence
- 12 demo portion of privacy fence
- 13 demo exist. wood deck
- 14 remove driveway surface material, regrade, and prep for new surface material

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- A100 - Cover Sheet / Survey / Demolition Plan
- A210 - Renovation Plan / Schedules / Interior Elevations
- A211 - Exterior Elevations / Construction Section

DESCRIPTION OF WORK

The project consists of a 125 sq. ft. single story master bathroom and closet addition and interior renovations to an existing single story house. The work also includes improvements to the yard: landscape, fencing, and driveway surface.

PROJECT INFORMATION

OWNER	Josh & Nataly Jennings 318 Refugio, San Antonio, TX 78210 713.962.7842 natalyjennings@gmail.com
DESIGNER	French & Michigan Billy Lambert 210.378.0961 1200 S. Presa, San Antonio, Texas 78210 billy@frenchandmichigan.com
CONTRACTOR	Name: Contact: Phone: Address: Email:
PARCEL	Address: 318 Refugio, San Antonio, TX 78210 Zone: RM-4 H Property ID: 1056724 Legal Desc.: NCS 714 BLK 11 LOT N 51.5 ft of 5 Geographic ID: 00714-011-0102 Type: Real Property Code: 001 Property Use: Single Family Year built: 1940
APPLICABLE CITY OF SAN ANTONIO CODES	2015IBC 2015IMC 2015IPC 2015IECC 2014NEC 2015IFGC 2015IFC 2015IECC 2014NEC

LOCATION MAP



GENERAL NOTES

CONFIRM WITH DESIGNER

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

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

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

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

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

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

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

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

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

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

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

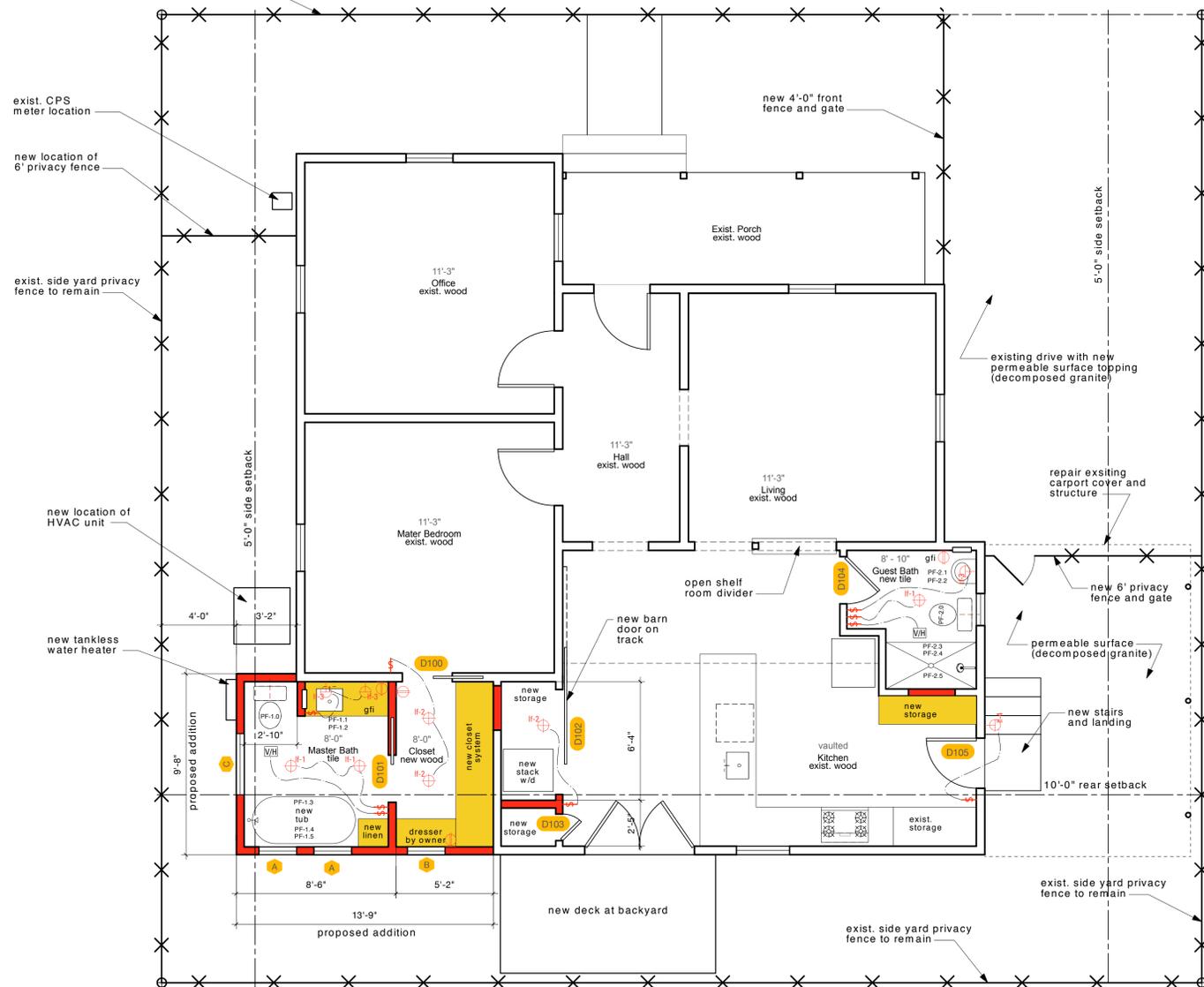
A100

SITE PLAN / DEMO PLAN
JENNINGS ADDITION AND RENOVATION
SET 103.2017.14.02
WL NM RR



new 4'-0" front fence and gate

REFUGIO STREET



1 - RENOVATION / ADDITION PLAN - SCALE: 1/4"=1'-0"

FINISH SCHEDULE

Room	Floor	Base	N. Wall	E. Wall	S. Wall	W. Wall	Ceiling	Millwork	Notes
Mast. Closet	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-1 / CT-X	provide price options for custom painted millwork vs. pre-manufactured millwork
Mast. Bath	TF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	MW-2 / CT-X	provide price options for custom painted millwork vs. pre-manufactured millwork
Laundry	WF-X	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout
New Storage	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout
Guest Bath	exist	WB-X	PT-X	PT-X	PT-X	PT-X	PT-X	--	repair exist. wood floor as req.d for new layout

FINISH LEGEND

Floor	
WF-X	new wood floor to match exist.
TF-X	new tile floor
Base	
WB-X	new painted wood base to match exist.
Paint	
PT-X	new painted sheetrock walls
PT-X	new painted sheetrock ceiling
Millwork	
MW-1	custom painted millwork
MW-2	custom painted millwork
CT-X	counter top material

ACCESSORY SCHEDULE

AC1.0	towel ring	master bath
AC1.1	toilet paper holder	master bath
AC 1.2	towel bar	master bath
AC 1.3	medicine cabinet	master bath
AC 2.0	toilet paper holder	guest bath
AC 2.1	towel bar	guest bath
AC 2.2	medicine cabinet	guest bath

PLUMBING FIXTURE SCHEDULE

PF-1.0	new toilet - master
PF-1.1	new sink - master
PF-1.2	new faucet - master
PF-1.3	new clawfoot tub - master
PF-1.4	new tub filler / shower head - master
PF-1.5	new tub overflow - master
PF-2.0	new toilet - guest
PF-2.1	new sink - guest
PF-2.2	new faucet - guest
PF-2.3	new shower drain - guest
PF-2.4	new shower controls - guest
PF-2.5	new shower head - guest

PLAN SYMBOL KEY

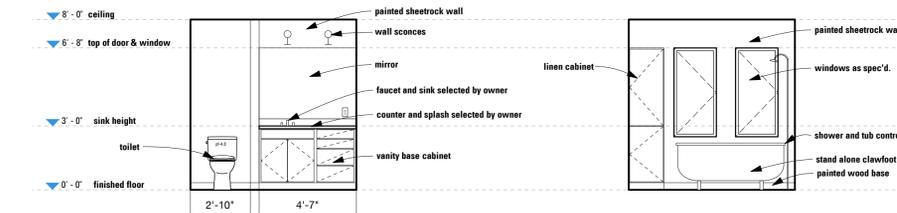
	new wall
	110V duplex outlet
	110V GFI duplex outlet
	new switch
	new dimmer switch
	new ceiling mounted fixture
	new interior wall sconce fixture
	new exterior wall sconce fixture
	new vent with heater

NEW DOOR SCHEDULE

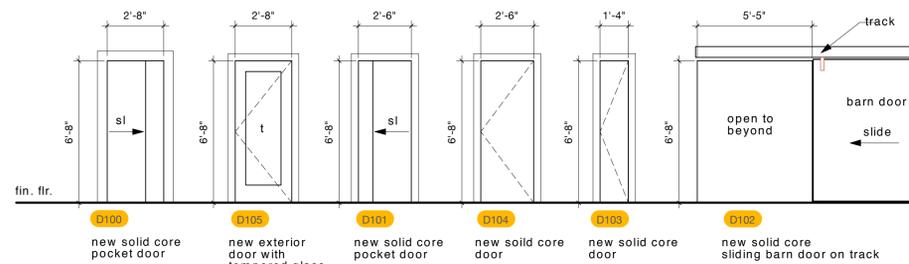
type	hardware	w	h
D100	FP / EP	2'-8"	6'-8"
D101	FP / EP / JB	2'-6"	6'-8"
D102	PP	5'-7"	6'-8"
D103	P	1'-4"	6'-8"
D104	PR	2'-6"	6'-8"
D105	L / DB	2'-8"	6'-8"

Hardware Key
 - = Exist. Hardware to Remain
 P = Passage
 L = Lockset
 DB = Deadbolt
 PR = Privacy
 D = Dummy
 FP = Flush Pull
 EP = Edge Pull
 JB = Jamb Bolt
 PP = Push Pull Handle

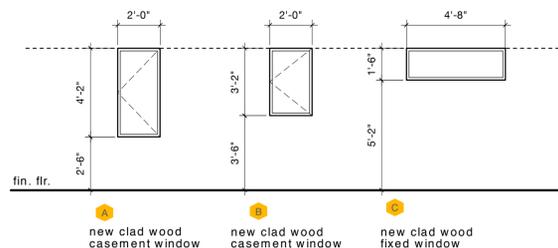
Door Schedule Notes
 1. Contractor to install new door hardware as scheduled.
 2. All new doors to receive 3 hinges where applicable.



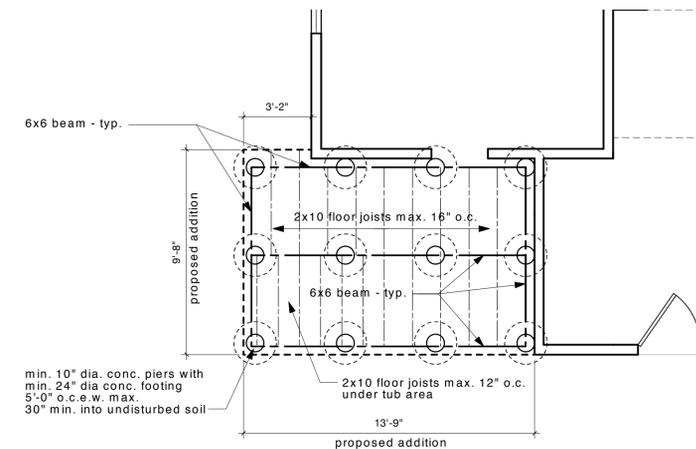
3 - MASTER BATH INTERIOR ELEVATIONS - SCALE: 1/4"=1'-0"



DOOR TYPES



WINDOW TYPES



2 - PROPOSED ADDITION FOUNDATION PLAN - SCALE: 1/4"=1'-0"

NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

PROJECT INFORMATION

OWNER
 Name: Josh & Nataly Jennings
 Address: 318 Refugio, San Antonio, TX 78210
 Phone: 713.962.7842
 Email: nataly.jennings@gmail.com

DESIGNER
 Name: French & Michigan
 Contact: Billy Lambert
 Phone: 210.378.0961
 Address: 1200 S. Press, San Antonio, Texas 78210
 Email: billy@frenchandmichigan.com

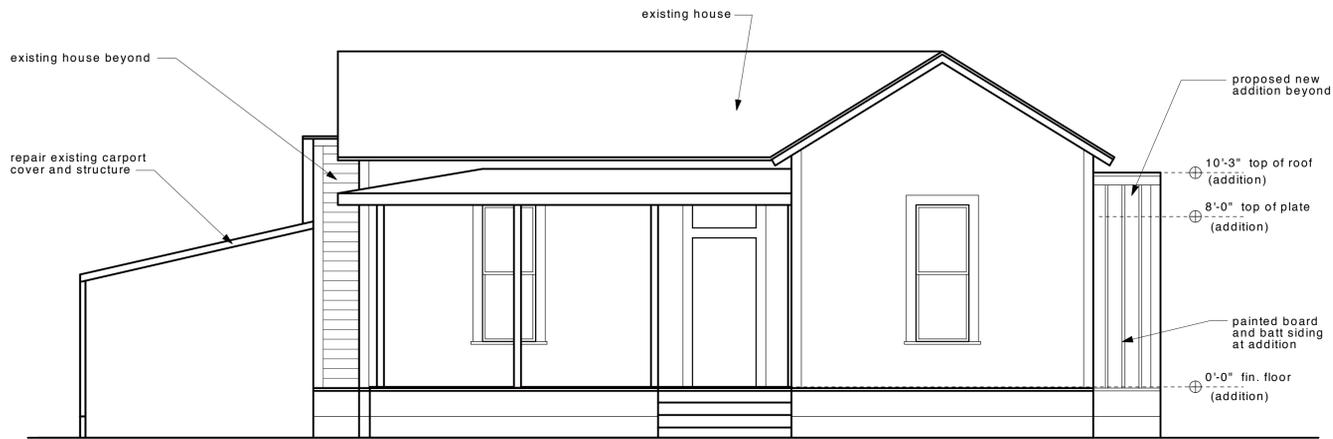
CONTRACTOR
 Name:
 Contact:
 Phone:
 Address:
 Email:

PARCEL
 Address: 318 Refugio, San Antonio, TX 78210
 Zone: RM-4H
 Property ID: 1056724
 Legal Desc: NCB 714 BLK 11 LOT N 51.5 ft of 5
 Geographic ID: 00714-011-0102
 Type: Real
 Property Code: 001
 Property Use: Single Family
 Year built: 1940

APPLICABLE CITY OF SAN ANTONIO CODES
 2015IBC 2015MNC 2015IPC 2015IEBC
 2015IFGC 2015IFC 2015IECC 2014NEC

A200

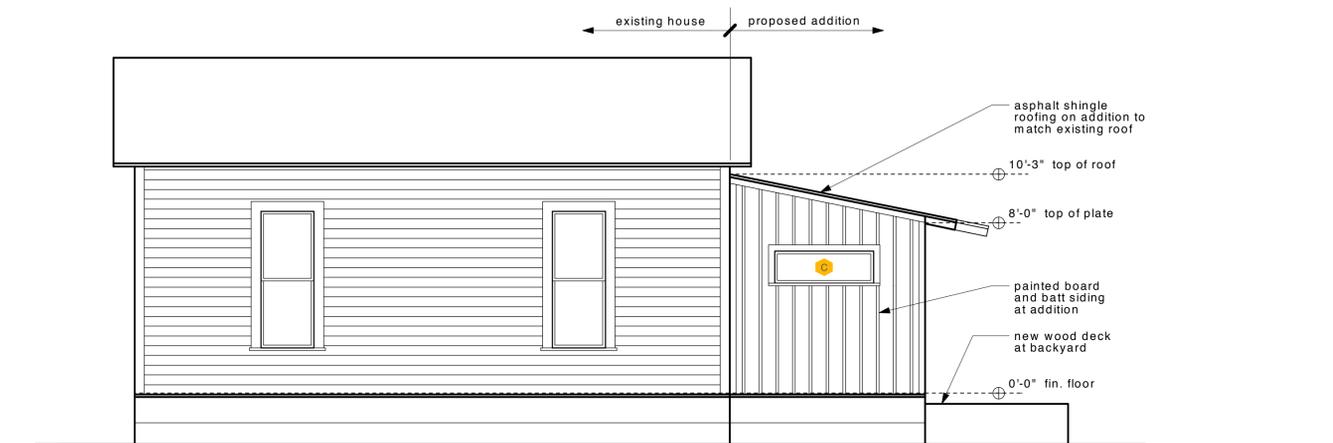
RENOVATION PLAN / SCHEDULES / INTERIOR ELEVATIONS
 SET 103.2017.14.02
 WL NM RR



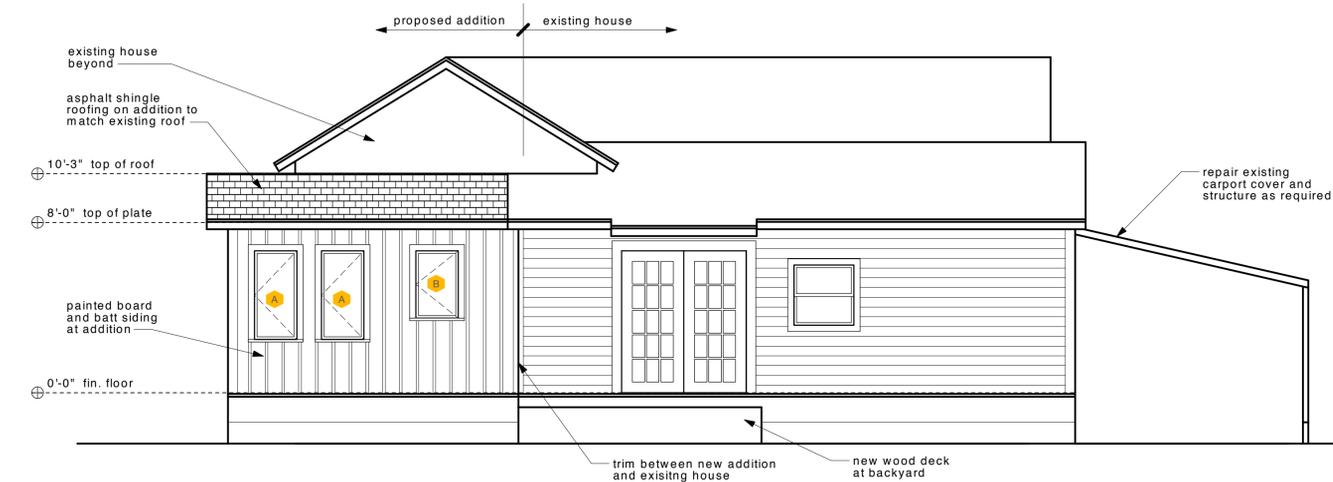
1 - NORTH ELEVATION - SCALE: 1/4"=1'-0"



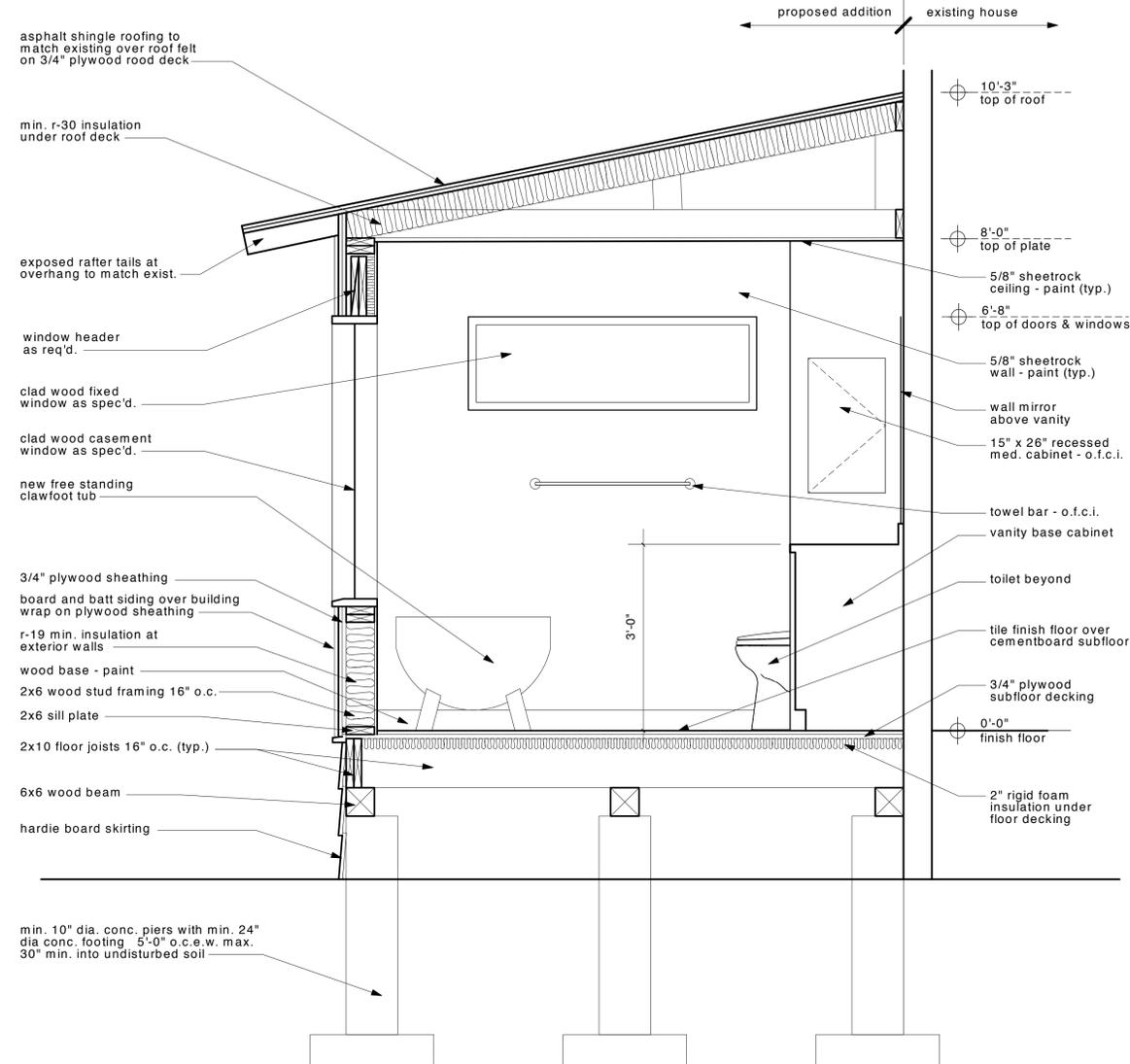
4 - EAST ELEVATION - SCALE: 1/4"=1'-0"



2 - WEST ELEVATION - SCALE: 1/4"=1'-0"



3 - SOUTH ELEVATION - SCALE: 1/4"=1'-0"



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

NOTE: CONTRACTOR TO VERIFY FOUNDATION PLAN WITH STRUCTURAL ENGINEER

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Address: 318 Refugio, San Antonio, TX 78210
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Email: natalyjennings@gmail.com

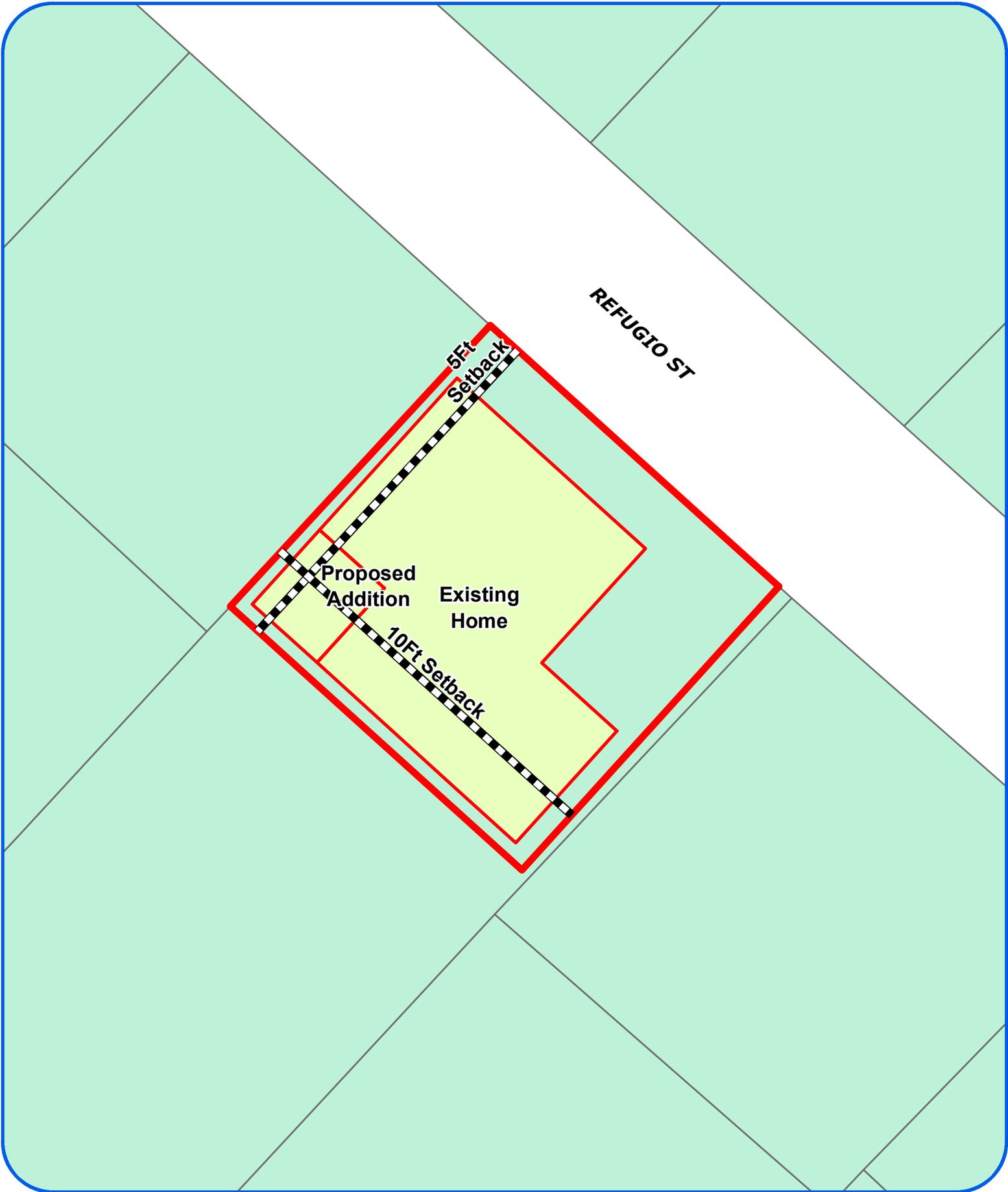
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APPLICABLE CITY OF SAN ANTONIO CODES
2015IBC 2015SPC 2015IECC 2015NEC
2015IFGC 2015MFC 2015IFC 2015IECC 2014NEC

A211
EXTERIOR ELEVATIONS AND SECTION
SET 103.2017.14.02
WL NM RR



Board of Adjustment
Plot Plan for
Case No A-18-012



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"
Council District: 1

318 Refugio St

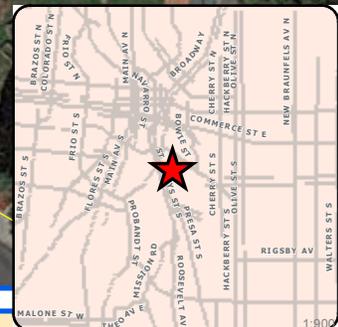
Development Services Department
City of San Antonio



**Board of Adjustment
Notification Plan for
Case No A-18-012**



- San Antonio City Limits 
- Subject Property 
- 200' Notification Boundary 
- Council District: 1



"NOT TO SCALE,
FOR ILLUSTRATIVE PURPOSES ONLY"

Development Services Department
City of San Antonio

Photos
Subject Property – 318 Refugio Street



Subject Property – 318 Refugio Street



Subject Property – 318 Refugio Street



Neighboring property

