HISTORIC AND DESIGN REVIEW COMMISSION

April 01, 2015

Agenda Item No: 7

HDRC CASE NO:	**2015-098**
ADDRESS:	343 DONALDSON AVE
LEGAL DESCRIPTION:	NCB 6694 BLK 3 LOT 12& E 3 FEET OF 13
ZONING:	R6 H
CITY COUNCIL DIST.:	7
DISTRICT:	Monticello Park Historic District
APPLICANT:	Adan Ochoa
OWNER:	John Arias
TYPE OF WORK:	Garage Reconstruction / New Addition

REQUEST:

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

1. Deconstruct the existing garage and reconstruct it as a one car garage with a new living quarters attached. The existing garage will be disassemble and reassembled on a new foundation. The reconstruction will match the existing footprint. All materials will match existing and will be salvaged.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction
4. Guidelines for New Construction

2. Building Massing and Form
A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

3. Materials and Textures
A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. *Roof material*s—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for

Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

3. Materials and Textures
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

5. Garages and Outbuildings
A. DESIGN AND CHARACTER
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION
i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

a. The property located at 343 Donaldson contributes to the Monticello Park Historic District.
b. The applicant has proposed to reconstruct the garage, demolish the adjacent accessory building and construct an addition to the reconstructed portion. The existing garage appears on the 1925 Sanborn map. The existing accessory building does not appear on the Sanborn map. The accessory building would not be considered to be historically significant.
c. The existing structure is structurally unsound and has been deemed a hazard to the current residence according to a report given to the owner by his insurance company and licensed engineer.
d. The massing and scale of the proposed reconstructed garage and addition is consistent with the Guidelines for New Construction 2.A.i., 5.A.i. & 5.A.ii. The overall height and scale is compatible with nearby historic buildings and the proposed secondary structure will be visually subordinate to the principal historic structure in terms of height, massing, and form.
e. The proposed roof form and relationship of solids to voids of windows and doors are compatible with the typical pattern found in the subject area. This is consistent with the Guidelines for New Construction 2.B.i & 2.C.i.
f. The proposed building materials are visually compatible to the primary building as well as with what is predominately found on the block. Material from the existing garage including, the wood siding, one garage door, and any other salvageable pieces will be reused to fabricate the reconstructed garage. The addition will be clad with both new and salvaged wood. The garage door to face the alley will be clad with wood. This is

consistent with the Guidelines for New Construction 3.B.

g. The proposed roofing material will be asphalt shingles. This will match the existing roof condition. The windows are proposed to be vinyl. Handmade wooden screens will be installed over the windows. This is consistent with the Guidelines for New Construction 3.A.i, ii.
h. The setback and orientation of the building will match what is existing. This is consistent with the Guidelines for New Construction 5.B.i. – ii.
i. This case was last reviewed by the DRC March 24, 2015. The DRC suggested that wooden screens be used to cover the Pella vinyl windows to mitigate possible concern over the proposed window material. The applicant concurred and re-designed accordingly. DRC also highly suggested that both of the garage doors be salvaged as opposed to only one as proposed.

RECOMMENDATION:

Staff recommends approval based on findings a through i, with the following stipulations:
1. The proposed living quarters' front door needs to be restudied and submitted to staff for review;
2. Staff recommends that the applicant explore ways to incorporate the second, existing garage door into the new design.

CASE MANAGER:

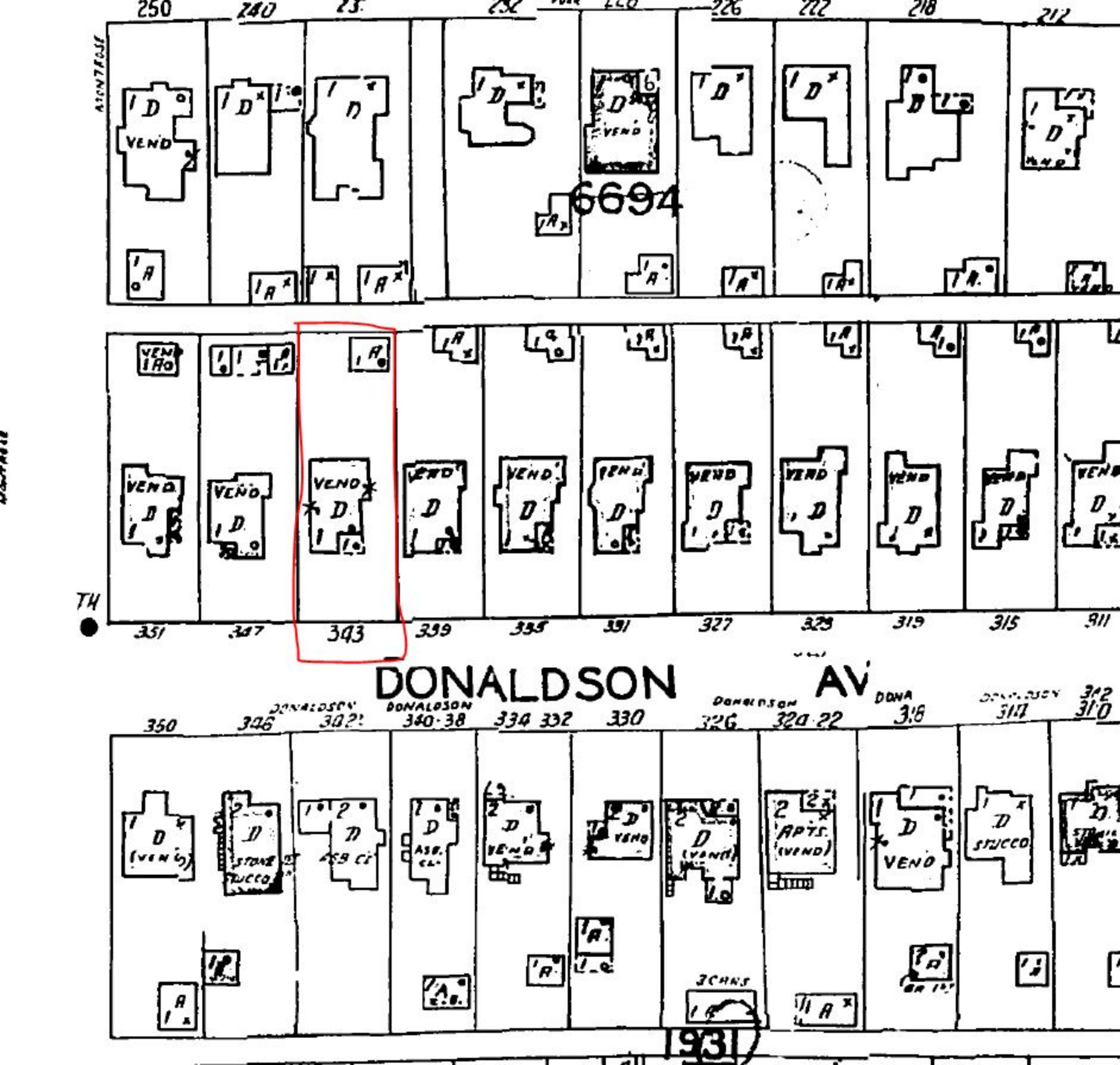
Alyson Smith

N

343

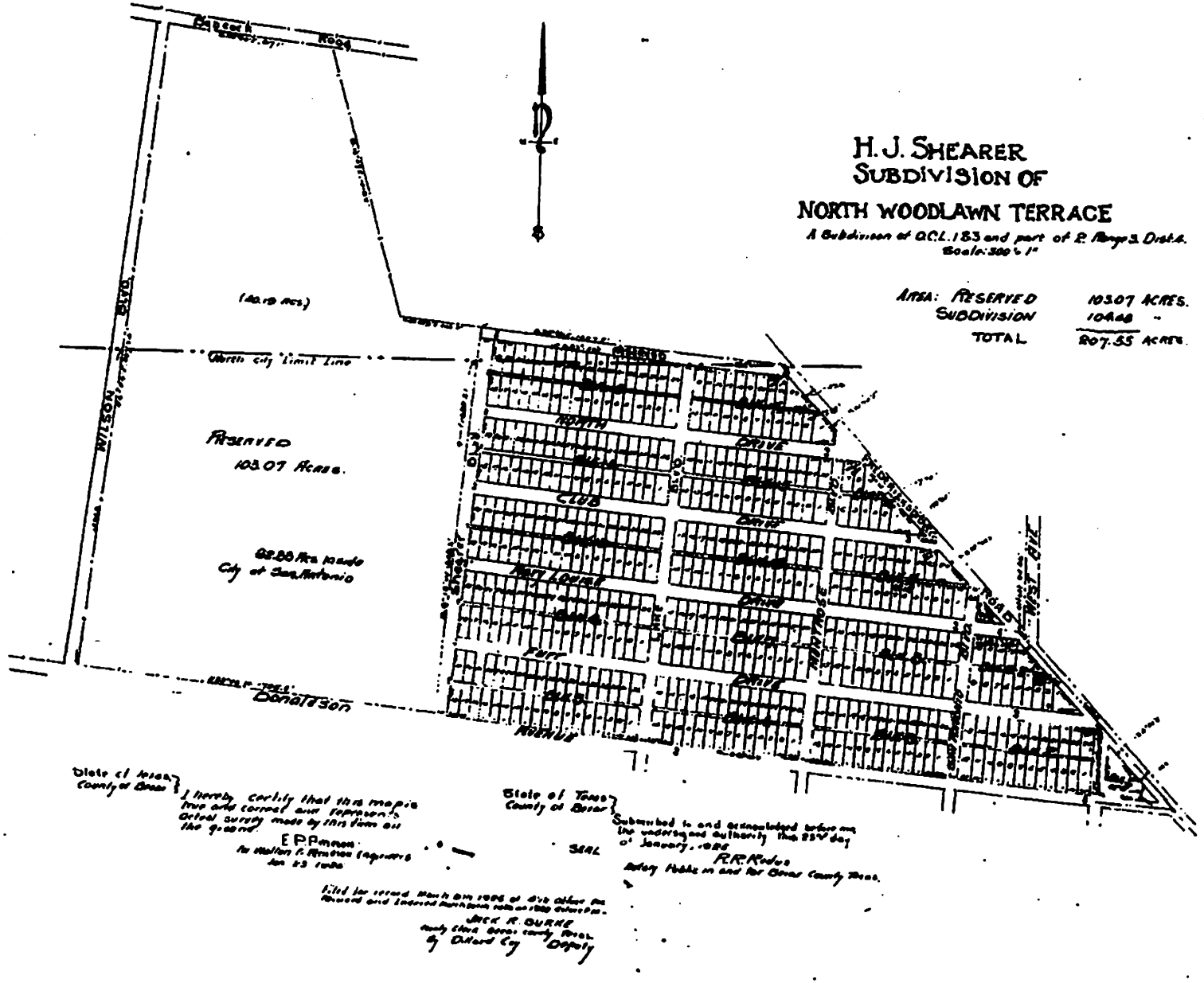
Donaldson

Printed:Mar 04, 2015


6694
DONALDSON AV
931

#115000

64 REC



9800 Fredericksburg Road
San Antonio, Texas 78288

USAA®

04664.ZQLZ.JSS655042940.02.01.1310

JOHN J ARIAS
9226 AMBER RDG
SAN ANTONIO TX 78250-3586

June 25, 2013

Action Needed: Review Your Home Inspection Report Findings

Dear Mr. Arias,

Thank you for trusting us with your insurance needs. We received and reviewed the inspection report for your home at 343 Donaldson Avenue, San Antonio, Texas. Unfortunately, the inspector identified conditions of your home that you will have to address by April 11, 2014, in order to renew your policy. We're requiring that you address these conditions because our claims analysis indicates that the condition of a property affects not only frequency of claims, but the severity of damage.

What condition(s) did the inspector find?
Please review the following condition(s) that need to be corrected. You need to provide photographs to show that the work is complete. This documentation can be emailed to us through usaa.com or mailed to us at USAA, PO BOX 33668, San Antonio, TX 78265. Please include your name and member number on all documentation and address your documents to my attention in the Property and Casualty Underwriting Department.

- The detached garage/living quarters is severely damaged and needs to be replaced.

Your home's estimated rebuilding cost
Also included in the report is the estimated rebuilding cost* of your home. The estimated rebuilding cost is the minimum amount needed to rebuild your home and is based on current costs for materials, labor and other associated charges. When your coverage directly reflects how much it would cost to rebuild your home if it's destroyed, you're fully protected. If not, you're at risk to be underinsured. The inspector estimated your home's rebuilding cost at $214,000.

At this time, you're insured for at least the minimum rebuilding cost, so we're not adjusting your coverage amount. Some homeowners find a little more coverage gives them peace of mind, and it may also satisfy mortgage requirements.

If you have questions or want to discuss your coverage amount, please call me at 1-800-531-8722, ext. 26350. We value your membership and the opportunity to serve you.

Sincerely,

Stacy Estrada

Stacy Estrada
P&C Underwriting
USAA Texas Lloyd's Company

*** USAA cannot guarantee the rebuilding cost estimate will be sufficient in the event of a loss.**

β

BLAKE ENGINEERING, LLC
Firm Registration No.: F-5276
Licensed Professional Civil Engineer
Foundation / Construction / Structures / Hydraulics
Plans, Inspections, Forensic and Expert Witness Services

22014 Pelican Edge, San Antonio, Texas 78258 spblake@sbcglobal.net
Phone: 210 497-1079 Mobile: 210 414-1409

February 18, 2015

Structural Letter

343 Donaldson, San Antonio, Texas

City Permit No.: _____

The building project referenced above includes the existence of an approximate 18'x42' detached garage with attached living quarters. A site visit was performed to inspect the condition of the super-structure and foundation. It was observed that the wood-framed super-structure is water damaged and "tilted", and the concrete foundation is fractured. Therefore, it is my opinion that the super-structure and foundation are NOT structurally sound and demolition is recommended.

If you have any questions, please call.

Respectfully,
Stephen P. Blake, P.E

Stephen P. Blake, PE

2-18-2015

AO Design, LLC.

Design & Build Services

February 27, 2015

To: Alyson Smith (OHP)
Project: Garage/ Living Quarters Demo and Rebuild
Address: 343 Donaldson Ave., San Antonio, Texas

Alyson,

As per the Design Review Committees request I acquired the assistance of Dodson House Moving Company (DHMC) in providing me the work process as well as the cost for their services. The representative of DHMC met us out at the job site and after overlooking the structure, clearly stated that they were not going to be responsible for the structure collapsing as soon as they touch it. This to me felt that they themselves were not 100% guaranteed that they would be successful in what we were trying to accomplish. DHMC will have to cut out (4) 10x10 inch holes in the siding to have there I-Beams penetrate and extend 3 to 4 feet pass the existing structure and rest on 4' by 3' concrete blocks. The extending of the I-Beams will come close to the path and/or pass into the path of existing garbage trucks that currently use the alley way. Should the supports not be interrupted, the structure will have to be lifted at least 3' feet high in order to properly move the existing concrete (it's not a foundation) and work towards applying a new proper foundation.

After DHMC has properly supported the existing structure, AO Construction will come in and apply new 2x studs that would stand along with the existing studs, however, unlike the old structure a bottom 2x sill plate will be installed. The existing structure has only a single top plate and as instructed by the Engineer an addition plate is advised in order to hold any additional weight. Additional weight will be due to the removal of the entire existing roof, due to rot and/or broken rafters. The existing siding is not only tilted, but is bowed as well. This can be resolved by cutting each stud in the middle and straightened out, also using new studs alongside as supports. The east facing exterior siding wall will have to get completely removed to have a proper sheathing and insulated wall to the living quarters.

Listed below are the cost adjustments for this project.

- Additional House lifting: $18,550.00
- Original Foundation: $6,900.00, Additional Cost: $4,500.00, Total: $11,400.00
- Original Carpentry: $4,180.00, Revised $2808.00

Total Additional Cost is $29,950.00

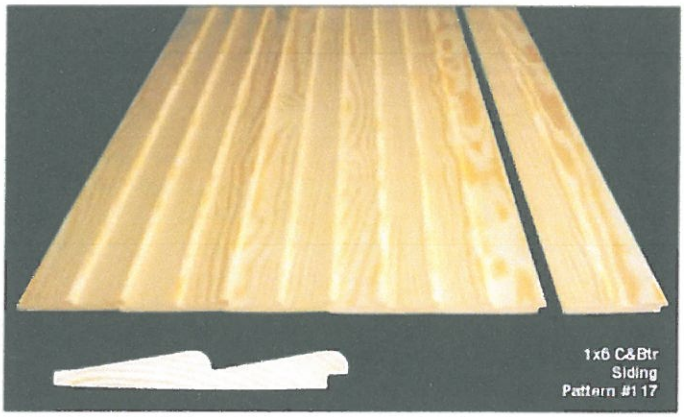
February 13, 2015

To: Historic and Design Review Commission
Address: 343 Donaldson, San Antonio, Texas
Project: Backyard Alley Detached 1 Car Garage/ Studio Design

The existing structure has been deemed unsustainable and is a hazard to the current residence according to a report given to the owner by his insurance company. Client would like to remove the existing structure and reconstruct it as a one car garage with a living quarters. The back alley has a setback of 4 feet due to a past tree and gas line. The tree and gas line have been removed in the past and the current owner would like to regain the 4 feet for a more suitable living quarters. The new structure will not pass the existing foot print and all materials will match what is existing.

Specification of Materials:

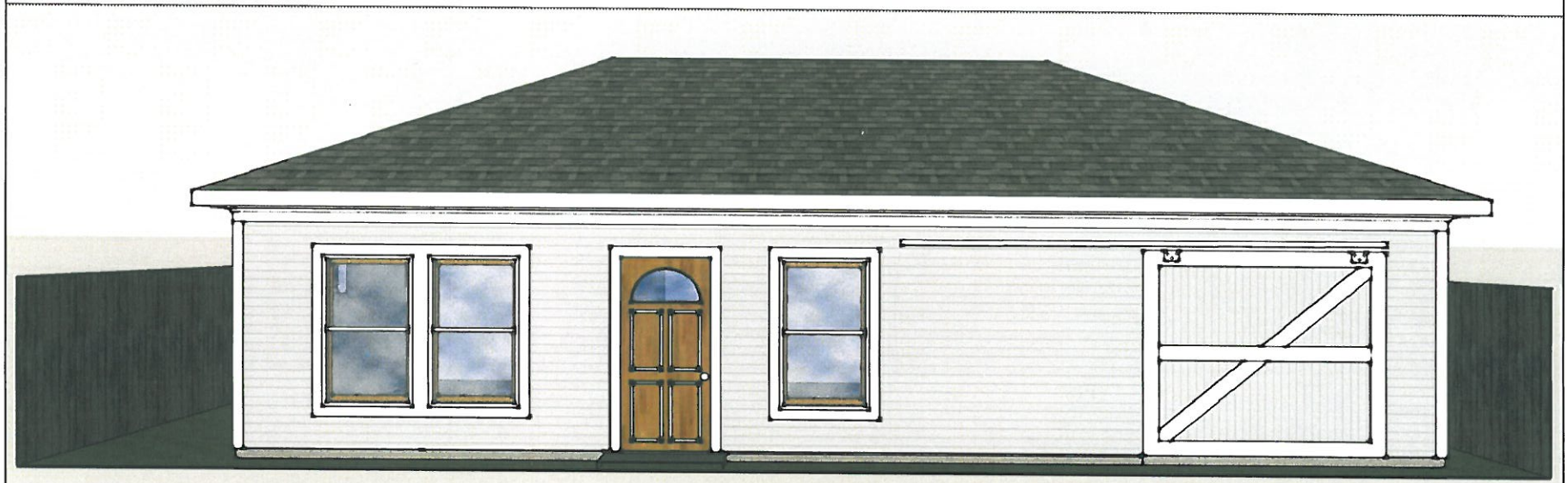
Siding: Southern Pine #117



Shingles: Rustic Red to match existing

DONALDSON PROJECT

343 DONALDSON AVE.
SAN ANTONIO, TX.
MARCH 10, 2015



ADAN OCHOA
PROJECT DESIGNER
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aodesign.ochoa@gmail.com

STEPHEN BLAKE
CIVIL ENGINEER
SAN ANTONIO, TEXAS
T: 210.497.1079
spblake@sbcglobal.net

a DESIGN

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ADAN OCHOA
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SAN ANTONIO, TEXAS
T. 210-632-2154
E. aodesign.ochoa@gmail.com

GARAGE/ STUDIO LOFT DESIGN
343 DONALDSON AVE.

SHEET INDEX

PROJECT NO. XXX-XX
DATE: FEBRUARY 16, 2015
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

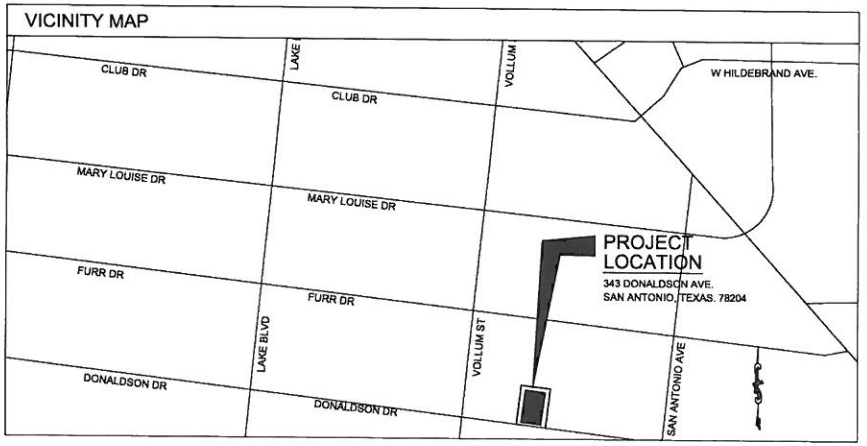
COVER SHEET

sheet A0.0
1 of: 9

ARCHITECTURAL ABBREVIATION LEGEND

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS / ACCESIBLE
AP	ACCESS PANEL
ACT	ACOUSTICAL (CLG) TILE
ADJ	ADJACENT
ADJ	ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITION(ING)
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICAN DISABILITIES ACT
ANC	ANCHOR / ANCHORAGE
AB	ANCHOR BOLT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
AD	AREA DRAIN
AUTO	AUTOMATIC
BRG	BEARING
BRG PL	BEARING PLATE
BM	BENCH MARK
BITUM	BITUMINOUS
BLK	BLOCK(ING)
BD	BOARD
BOC	BOTTOM OF CURB
BLDG	BUILDING
BUR	BUILT UP ROOF
CAB	CABINET
CPT	CARPET
CPD	CARPET PAD
CSTM	CASEMENT
CB	CATCH BASIN
CLG	CEILING
CLG HT	CEILING HEIGHT
CTRG	CENTER
CT	CERAMIC TILE
CIR	CIRCLE
CLO	CLOSET
COL	COLUMN
COMB	COMBUSTABLE
CC	COMMERCIAL CARPET
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS / CONTINUE
CONS	CONSTRUCTION
CF	CONTRACTOR FURNISHED
CI	CONTRACTOR INSTALLED
CJ	CONTROL JOINT
CORR	CORRIDOR
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
DL	DEAD LOAD
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DEPT	DEPARTMENT
DISP	DISPENSER
DBL	DOUBLE
DN	DOWN
DS	DOWNSPOUT DRAWER
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC
EDF	ELECTRIC DRINKING FOUNTAIN
EPB	ELECTRIC PANELBOARD
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EJ	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FRP	FIBERGLASS REINFORCED PLASTIC
FIN	FINISH
FF	FINISH FLOOR
FPL	FIREPLACE
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHS	FIRE HOSE STATION
FG	FIXED GLASS
FLEX	FLEXIBLE
FLR	FLOOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FLUOR	FLUORECENT
FTG	FOOTING
FDTN	FOUNDATION
FUR	FURRING / FURRED
FR	FRAME
FS	FULL SIZE
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GD	GRADE / GRADING
GYP	GYPSUM
GYP BD	GYPSUM BOARD
GWB	GYPSUM WALL BOARD
HDW	HARDWARE
HDBD	HARD BOARD
HDR	HEADER
HTG	HEATING
HVAC	HEATING/VENTILATION/ AIRCONDITIONING
HT	HEIGHT
HP	HIGH POINT
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIB
INCL	INCLUDE(D)
ID	INSIDE DIAMETER
INSUL	INSULATE / INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
JST	JOIST
J-BOX	JUNCTION BOX
KPL	KICKPLATE
KIT	KITCHEN
KO	KNOCKOUT
LAMF	LAMINATE FLOOR
LB	LAG BOLT
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LT	LIGHT
LT WT	LIGHT WEIGHT
LN YD	LINEAR YARD
LTL	LINTEL
LVR	LOUVER
MH	MANHOLE
MAS	MASONRY
MO	MASONRY OPENING
MATL	MATERIAL
MFGR	MAUFACTURE(ER)ING)
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL ELECTRIC PLUMBING
MED	MEDIUM
MEMB	MEMBRANE
MTL	METAL
MTFR	METAL FURRING
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MOD	MODULAR (MODULE)
MRGB	MOISTURE RESISTANT GYPSUM BOARD
MTD	MOUNTED
MOV	MOVABLE
MULL	MULLION
NAT	NATURAL
NRC	NOISE REDUCTION COEFFICIENT
NR	NOISE REDUCTION
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OPQ	OPAQUE
OPNG	OPENING
OPP	OPPOSITE
O.H.	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD /OVERHANG
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
PTD	PAINTED
PR	PAIR
PNL	PANEL
PRKG	PARKING
PTN	PARTITION
PVMT	PAVEMENT
PED	PEDESTAL
PERF	PERFORATE
PLAS	PLASTIC /PLASTER
PL	PLASTIC LAMINATE
PG	PLATE GLASS
PLYWD	PLYWOOD
PT	POINT
PVC	POLYVINYL CHLORIDE
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS
REF	REFERENCE
RCP	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
REINF	REINFORCED
RCP	REINFORCED CONCRETE PIPE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
RA	RETURN AIR
RVS	REVERSE
REV	REVISION
REV	REVISION
RH	RIGHT HAND
RVT	RIVET
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
SS	SANITARY SEWER
SC	SEALED CONCRETE
SECT	SECTION
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SHT	SHEET
SHT GL	SHEET GLASS
SHWR	SHOWER
SIM	SIMILAR
SSM	SOLID SURFACE MATERIAL
STC	SOUND TRANSMISSION CLASS
SPKR	SPEAKER
SPEC	SPECIFICATION
SQ	SQUARE
SQ FT	SQUARE FEET
SST	STAINLESS STEEL
STD	STANDARD
STA	STATION
ST	STEEL
STOR	STORAGE
STRUCT	STORM DRAIN
SUSP	STRUCTURAL
SYM	SUSPENDED
SYNTH	SYMMETRICAL
SYS	SYNTHETIC
TEL	SYSTEM
TV	TELEPHONE
TEMP	TELEVISION
TMPD	TEMPORARY / TEMPERATURE
TXT.	TEMPERED
THK	TEXTURED FINISH
THRES	THICK(NESS)
TINT	THRESHOLD
TOL	TINTED
T&G	TOLERANCE
TOC	TONGE AND GROOVE
TOS	TOP OF CURB / CONCRETE
TOST	TOP OF SLAB
TOW	TOP OF STEEL
TYP	TOP OF WALL
UNFIN	TYPICAL
UNO	UNFINISH(ED)
VER.	UNLESS NOTED OTHERWISE
VERT	VERIFY
VEST	VERTICAL
VB	VESTIBULE
VCT	VINYL BASE
VWC	VINYL COMPOSITION TILE
WSCT	VINYL WALL COVERING
WH	WAINSCOT
WWF	WATER HEATER
WT	WELDED WIRE FABRIC
WDW	WEIGHT
W	WINDOW
W/O	WITH
WM	WITHOUT
WRL	WIRE MESH
WD	WIRED GLASS
WPT	WOOD
	WORKING POINT
℄	CENTER LINE
±	PLUS OR MINUS
P	PROPERTY LINE

VICINITY MAP



BUILDING		
UNIT DESCRIPTION		TOTAL
DEMOLITION		
2 CAR GARAGE	LIVING QUARTERS	
	FLOOR TOTAL	692 SQ FT
NEW CONSTRUCTION		
1 CAR GARGE	MASTER BEDROOM	
LIVING ROOM	MASTER BATH	
KITCHEN	CLOSET	
WASHER/ DRYER		
		828 SQ FT

ARCHITECTUAL SYMBOLS LEGEND

1	DOOR & FRAME
1 / A-1	BUILDING SECTION
1/A-1	WALL SECTION
1/A-1	INTERIOR/ EXTERIOR ELEVATION
1 / A-1	DETAIL TAG
X	WINDOW TYPE
X	WALL TYPE

PROJECT INFORMATION

LEGAL DESCRIPTION: 343 DONALDSON AVE.
MONTICELLO PARK
LOT 1, BLK. 3
N.C.B. 6694

BUILDING CODES	2012 INTERNATIONAL BUILDING CODE
BUILDING CRITERIA	
OCCUPANCY	RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE II
NUMBER OF STORIES	ONE STORY

BUILDING DESCRIPTION:

RECONSTRUCT AN EXISTING GARAGE WITH A LIVING QUARTERS, NEW LIVING QUARTERS AND GARAGE TO EXTEND TO THE CURRENT ALLEY PROPERTY LINE, BUT NOT PASS THE CURRENT FOOTPRINT TOWARDS THE EXISTING HOUSE. EXTERIOR SIDING TO BE WOOD SIDING, ROOF WILL BE 3TAB ASPHALT SHINGLES.

GENERAL NOTES:

ALL DIMENSIONS SHALL BE FIELD VERIFIED AND MAY SLIGHTLY VARY. IF PROBLEMS OR CONCERNS ARISE FROM PROPOSED LAYOUT, CONTACT ENGINEER OR PROJECT DESIGNER FOR CLARIFICATION.
IT IS RECOMMENDED TO MEET WITH ENGINEER AND PROJECT DESIGNER ON SITE BEFORE CONSTRUCTION.

MATERIALS LEGEND

EARTH	LUMBER (FINISHED)
COMPACTED GRANULAR FILL	STONE
INSULATION (BATT, LOOSE, OR FRICTION)	BRICK
INSULATION (RIGID)	GYPSUM BOARD OR PLASTER
CONCRETE	PLYWOOD
CONCRETE MASONRY UNITS	LUMBER (ROUGH)
STEEL	NON-CONTINUOUS WOOD BLOCKING

PROJECT INFORMATION

DESIGN

AO DESIGN, LLC

ADAN OCHOA
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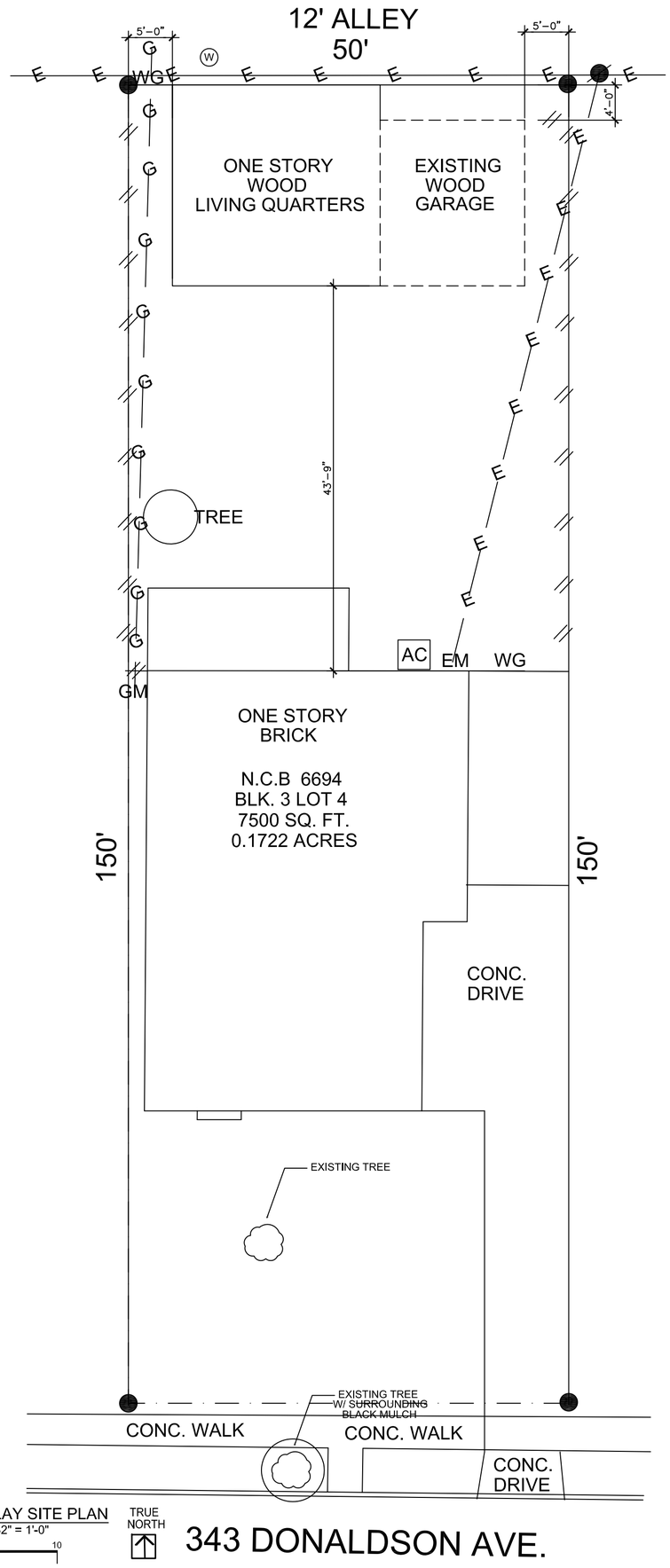
E. aodesign.ochoa@gmail.com

GARAGE/ STUDIO LOFT DESIGN
343 DONALDSON AVE.

SHEET INDEX

PROJECT NO. XXX-XX
DATE: FEBRUARY 16, 2015
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

sheet
A0.1
2 of: 9



1 OVERLAY SITE PLAN
Scale: 3/32" = 1'-0"

0 1 5 10
GRAPHIC SCALE

TRUE NORTH

343 DONALDSON AVE.

ADDRESS

343 DONALDSON AVE
MONTECIELLO PARK
N.C.B 6694, BLK. 3, LOT 4

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.

2. DO NOT SCALE DRAWINGS: ALL DRAWINGS SHALL HAVE PREFERENCE OVER SCALED AND FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN OR DISCREPANCIES FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ DESIGNER BEFORE COMMENCING WORK.

3. DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER PRIOR TO COMMENCEMENT OF WORK. OWNER AND/OR PROJECT DESIGNER SHALL NOT BE RESPONSIBLE FOR CHANGES TO THE WORK DUE TO THE FAILURE OF THE CONTRACTOR TO FAMILIARIZE HIMSELF/HERSELF WITH EXISTING CONDITIONS.

4. VERIFY EXACT LOCATION OF REMODEL AT JOB SITE WITH OWNER.

5. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE W/ENGINEER/ DESIGNER ON ANY DISCREPANCIES.

6. CONTRACTOR SHALL VERIFY AND CONFORM TO ALL LOCAL CODES, DEED RESTRICTIONS AND REQUIREMENTS GOVERNING THIS PROJECT. WORKMANSHIP SHALL CONFORM TO STANDARD TRADE PRACTICES.

7. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER.

8. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND MUST BE REVIEWED WITH ENGINEER/ DESIGNER.

9. CONTRACTORS AND SUBCONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS AND INSTRUCTIONS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE WATERPROOFING / FLASHING JOB AND SHALL NOTIFY DESIGNER IN WRITING OF ANY CONDITIONS THAT MAY REQUIRE FLASHING NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS SO THAT THE DESIGNER CAN ASSIST IN THE PROPER DETAILING OF SUCH CONDITIONS. IF THE CONTRACTOR FINDS ANY DETAILS WHICH ARE UNSOUND OR IF HE/SHE IS ABLE TO RECOMMEND AN ALTERNATE APPROACH WHICH IS SUPERIOR TO THE DESIGNER'S DETAILS, IT IS HIS/HER DUTY TO NOTIFY THE ENGINEER/ DESIGNER BEFORE PROCEEDING WITH THE WORK.

11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2012 IBC.

12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—//—	WOOD FENCE	Ⓦ	WATERMETER
—G—	UNDERGROUND GAS	EM	ELECTRICAL METER
—·—	PLATTED LOT LINE	GM	GAS METER
—E—	OVERHEAD ELECTRIC	●	FOUND IRON ROD
◎	SET IRON ROD	⌀	POWER POLE
WG	WOOD GATE	- - - - -	EXISTING STRUCTURE

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343 DONALDSON AVE.

SHEET INDEX

PROJECT NO. XXX-XX
DATE: FEBRUARY 16, 2015
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

SITE PLAN

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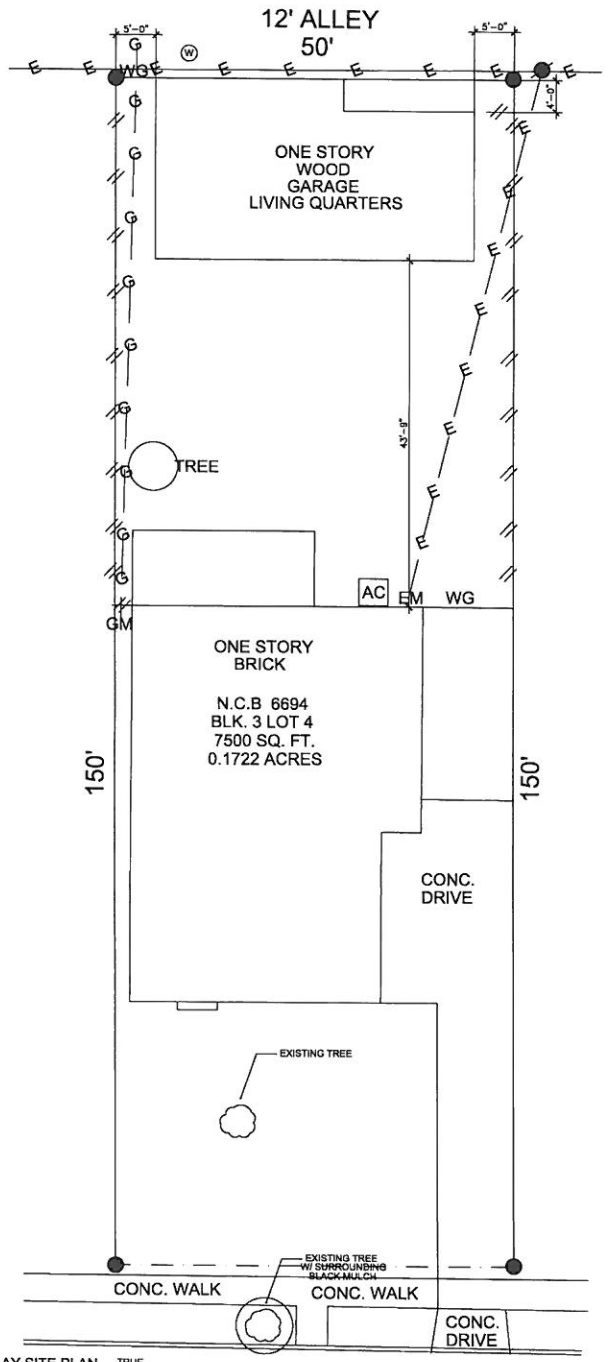

1 OVERLAY SITE PLAN
Scale: 3/32" = 1'-0"

GRAPHIC SCALE

TRUE NORTH

343 DONALDSON AVE.

ADDRESS

343 DONALDSON AVE
MONTECIELLO PARK
N.C.B 6694, BLK. 3, LOT 4

General Notes

1. THE INTENT OF THESE DRAWINGS IS TO PROVIDE LEVEL, AND SQUARE CONSTRUCTION UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/ DESIGNER FOR CLARIFICATION.

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11. ALL WORK TO BE PERFORMED IN ACCORDANCE TO 2012 IBC.

12. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER. CONTACT ENGINEER FOR MATERIAL CHANGE APPROVAL.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
—//—	WOOD FENCE	Ⓦ	WATERMETER
—G—	UNDERGROUND GAS	EM	ELECTRICAL METER
—·—·—	PLATTED LOT LINE	GM	GAS METER
—E—	OVERHEAD ELECTRIC	●	FOUND IRON ROD
◎	SET IRON ROD	●	POWER POLE
WG	WOOD GATE		

a DESIGN

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SHEET INDEX

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DESIGNER: ADAN OCHOA

SITE PLAN

sheet
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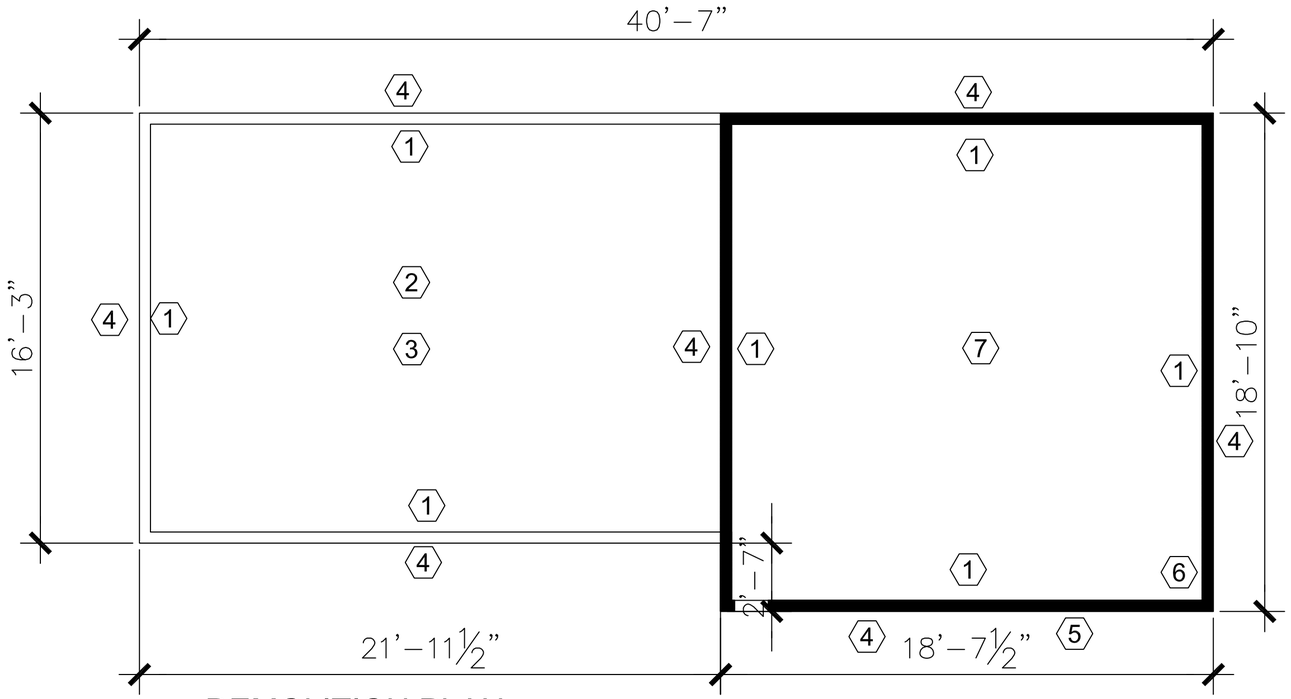

1 DEMOLITION PLAN
SCALE: 1/4"=1'-0"

0 1 5 10
GRAPHIC SCALE

TRUE NORTH

DEMOLITION: GENERAL NOTES

1. ALL MATERIAL TO BE DISPOSED OF OR RECYCLED BY CONTRACTOR.
2. UPON COMPLETION OF DEMOLITION ALL AREAS WILL BE PREPPED FOR NEW CONSTRUCTION.
3. REMOVE ALL EXISTING FOUNDATION AND PREP FOR NEW FOUNDATION STRUCTURE (as per structural engineer).

KEY DEMOLITION PLAN

1. REMOVE EXISTING 2X WOOD STUDS.
2. REMOVE EXISTING SEWER LINES AND CAP ALL WATER LINES. VERIFY WITH PLUMBING CONTRACTOR FOR NEW LOCATIONS.
3. REMOVE ALL EXISTING CHIP LAP FROM THE INTERIOR WALLS.
4. REMOVE ALL EXISTING WOOD SIDING AND STORE FOR LATER USE..
5. REMOVE EXISTING GARAGE DOORS AND STORE FOR LATER USE.
6. REMOVE EXISTING ELECTRICAL PANELS (SEE ELECTRICAL FOR RELOCATION).
7. REMOVE EXISTING CONCRETE SLAB.

LEGEND

EXISTING STRUCTURE TO BE DISASSEMBLED BY HAND AND STORED.

DEMOLITION ENTIRE STRUCTURE.

NOTES:
1. BEFORE DEMOLITION, CONTRACTOR TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF DEMOLITION.

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DATE: FEBRUARY 16, 2015
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DEMOLITION FLOOR PLAN

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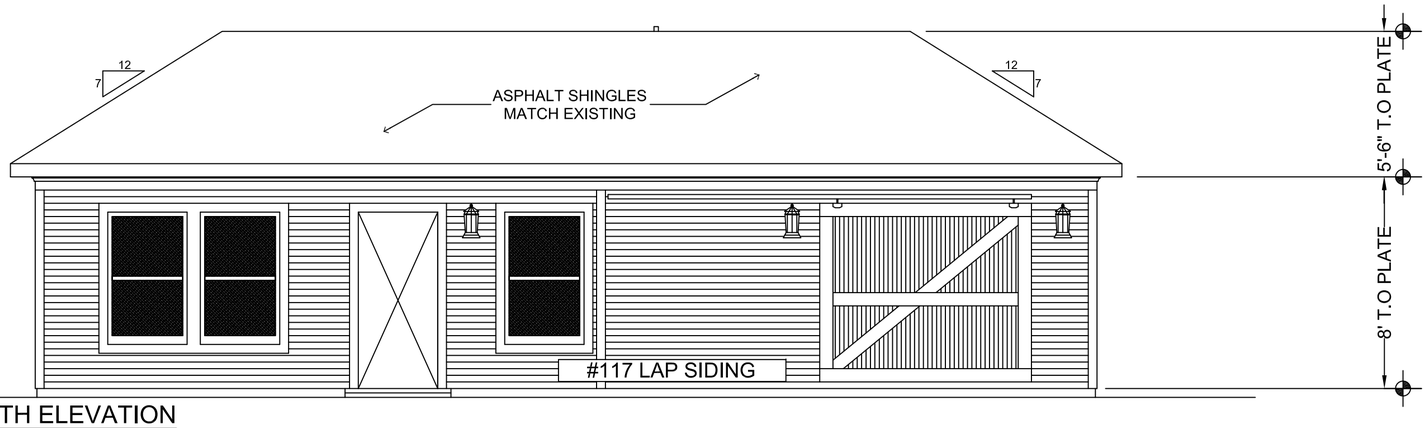
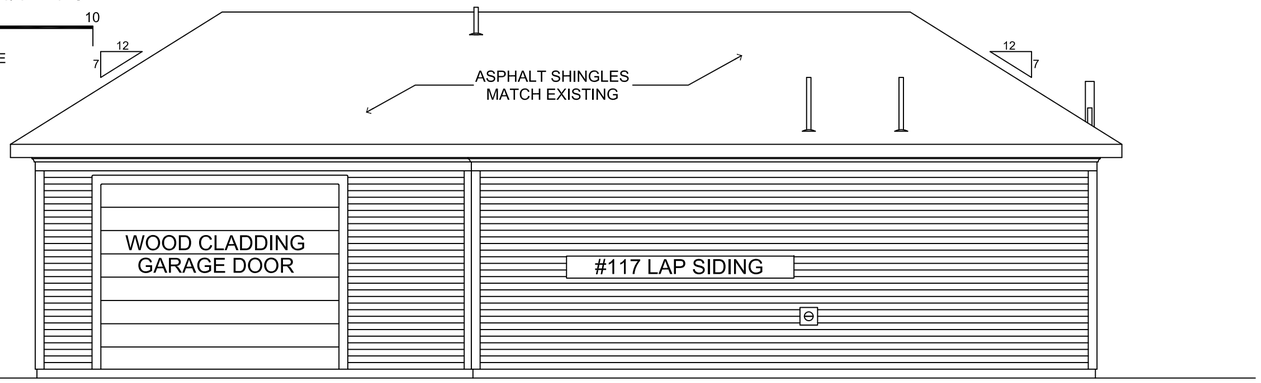


1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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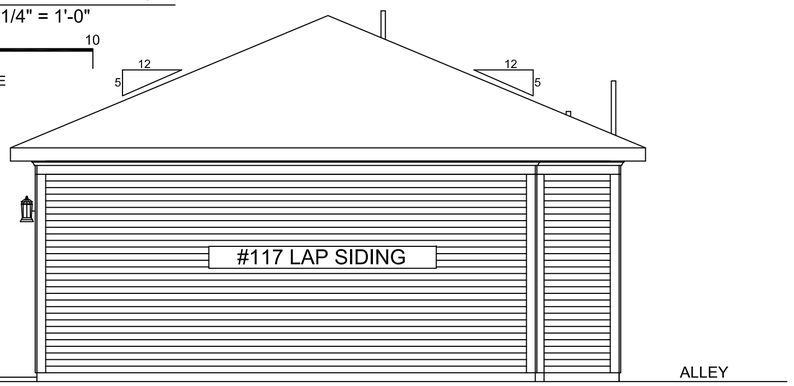
GRAPHIC SCALE



3 WEST ELEVATION
Scale: 3/8" = 1'-0"

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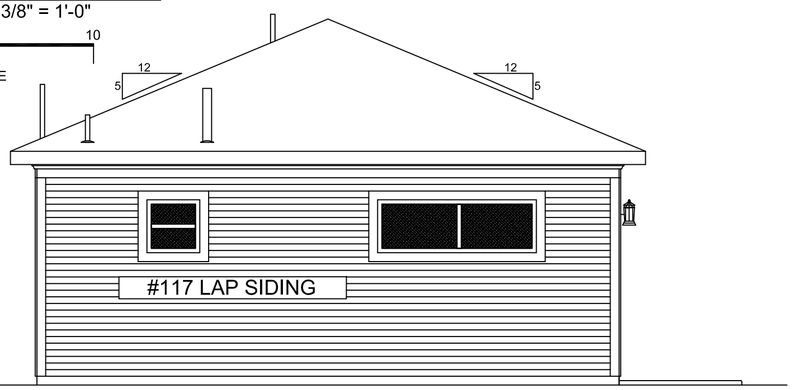
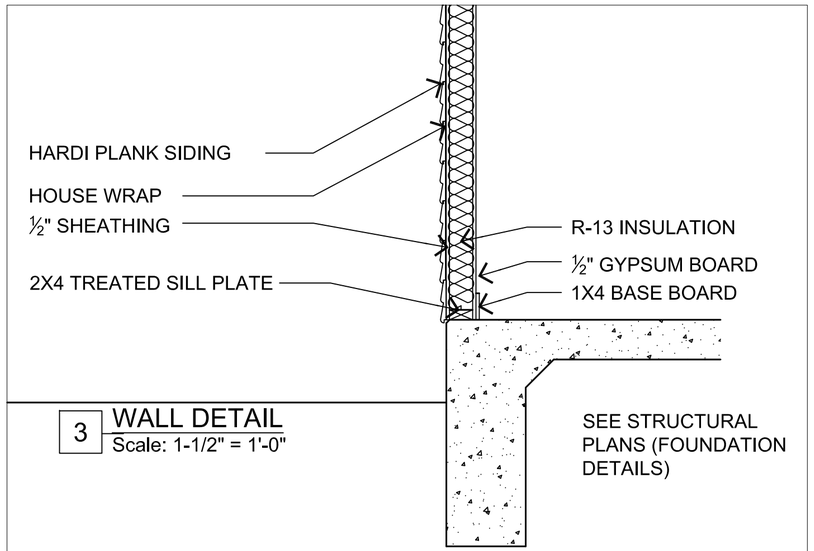
GRAPHIC SCALE



4 EAST ELEVATION
Scale: 3/8" = 1'-0"

0 1 5 10
GRAPHIC SCALE



3 WALL DETAIL
Scale: 1-1/2" = 1'-0"

EXTERIOR FINISHED SCHEDULE

ITEM	MATERIAL	COLOR
ROOFING	ASPHALT SHINGLES	MATCH EXISTING
FASCIA	WOOD	CLIENT TO DETERMINE
SOFFIT	WOOD	CLIENT TO DETERMINE
WINDOWS	ALUMINUM W/ WOOD WINDOW SCREENS (PELLA)	CLIENT TO DETERMINE
SIDING	WOOD (PATTERN #117)	CLIENT TO DETERMINE

ELEVATION GENERAL NOTES

1. SEE SPECIFICATIONS FOR MANUFACTURER
2. SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.

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SHEET INDEX

PROJECT NO. XXX-XX
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DESIGNER: ADAN OCHOA

EXTERIOR ELEVATIONS

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ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING		REMARKS
					MATERIAL	HEIGHT	
001	GARAGE	CONC.	4" WB	EXPOSED STUDS	WOOD	EXPOSED	VARIFY W/ OWNER
002	UTILITY SLAB	CONC.	4" WB	EXPOSED STUDS	WOOD	EXPOSED	VARIFY W/ OWNER
003	LIVING ROOM	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER
004	KITCHEN	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER
005	PANTRY	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER
006	BATHROOM	CT	4" WB	MR GYP.BD.-PAINT	MR GYP.BD.	8'-0"	VARIFY W/ OWNER
007	LINEN	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER
008	CLOSET	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER
009	MASTER BEDROOM	LAMF.	4" WB	GYP.BD.-PAINT	GYP.BD.	8'-0"	VARIFY W/ OWNER

WINDOW SCHEDULE

NO.	ROOM NAME	WINDOW				REMARKS
		WIDTHxHEIGHT	TYPE	MATERIAL	BRAND	
001	GARAGE	-	-	-	-	-
002	UTILITY SLAB	-	-	-	-	-
003	LIVING ROOM	3'-0" x 5'-0"	A	VINYL	PELLA	WOOD WINDOW SCREENS
004	KITCHEN	-	-	-	-	-
005	PANTRY	-	-	-	-	-
006	BATHROOM	2'-0" x 2'-0"	C	VINYL	PELLA	WOOD WINDOW SCREENS
007	LINEN	-	-	-	-	-
008	CLOSET	-	-	-	-	-
009	MASTER BEDROOM	3'-0" x 5'-0"	A	VINYL	PELLA	WOOD WINDOW SCREENS
		6'-0" x 2'-0"	B	VINYL	PELLA	WOOD WINDOW SCREENS

DOOR SCHEDULE

NO.	ROOM NAME	DOOR			FRAME MATERIAL	HARDWARE SET	STYLE	REMARKS
		WIDTHxHEIGHTxTHICK.	TYPE	MATERIAL				
001	GARAGE	9'-0" x 7'-0" x 1 3/4"	8	ALUM	ALUMINUM	TBA	WOOD PANEL	OWNER VERIFICATION
		EXISTING	7	WD	NONE	TBA	BARN DOOR	OWNER VERIFICATION
002	UTILITY SLAB	N/A	N/A	N/A	N/A	N/A	N/A	N/A
003	LIVING ROOM	3'-0" x 6'-8" x 1 3/4"	6	TBA	TBA	TBA	TBA	OWNER VERIFICATION
004	KITCHEN	3'-0" x 6'-8" x 1 3/4"	5	MHCD	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
005	PANTRY	2'-0" x 6'-8" x 1 3/4"	3	HCBF	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
006	BATHROOM	2'-8" x 6'-8" x 1 3/4"	2	HCD	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
		3'-0" x 6'-8" x 1 3/4"	1	HCPD	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
007	LINEN	2'-0" x 6'-8" x 1 3/4"	3	HCBF	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
008	CLOSET	2'-6" x 6'-8" x 1 3/4"	4	HCBF	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION
009	MASTER BEDROOM	2'-8" x 6'-8" x 1 3/4"	2	HCD	2" WOOD TRIM	TBA	FLAT PANEL	OWNER VERIFICATION

ABBREVIATIONS:

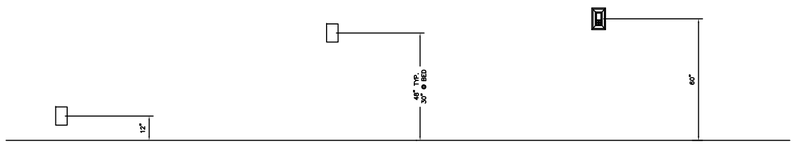
ALUM	- ALUMINUM	N/A	- NOT AVAILABLE
CONC.	- CONCRETE	STRUCT.	- CEILING AT UNDERSIDE OF FLOOR / ROOF ASSEMBLY
CT	- CERAMIC TILE	TBA	- TO BE ANNOUNCED
GYP. BD.	- GYPSUM BOARD	VCT	- VINYL COMPOSITION TILE
HCBF	- HOLLOW CORE BI-FOLD	WD	- WOOD
HCD	- HOLLOW CORE DOOR		
HCPD	- HOLLOW CORE POCKET DOOR		
HDWD	- HARDWOOD FLOOR		
KNOCKDOWN	- TYPE & GRADE OF TEXTURED		
LAMF.	- LAMINATE FLOOR		
MHCD	- METAL HALLOW CORE DOOR		
MR GYP. BD.	- MOISTURE RESISTANT GYPSUM BOARD		

FINISH NOTES:

1) MOISTURE RESISTANT GYPSUM BOARD ON WALLS AND CEILINGS IN BATHROOMS.
2) ALL ELECTRICAL OUTLET BOXES ARE TO BE ATTACHED TO STUDS, PROVIDE WHITE COLOR
3) MOISTURE RESISTANT GYPSUM BACKER BOARD AT BATHTUB AND SHOWER.

GENERAL NOTES:

1) VERIFY ALL ROUGH OPENING DIMENSIONS AS REQUIRED TO MATCH DOOR & WINDOW SIZES SHOWN.
2) ALL WINDOWS LOCATED ON EXTERIOR WALLS SHALL HAVE INSULATED GLAZING.
3) WINDOWS REQUIRED TO BE OPERABLE.
4) OPERABLE WINDOWS SHALL HAVE SCREENS BY MFR. - TYPICAL

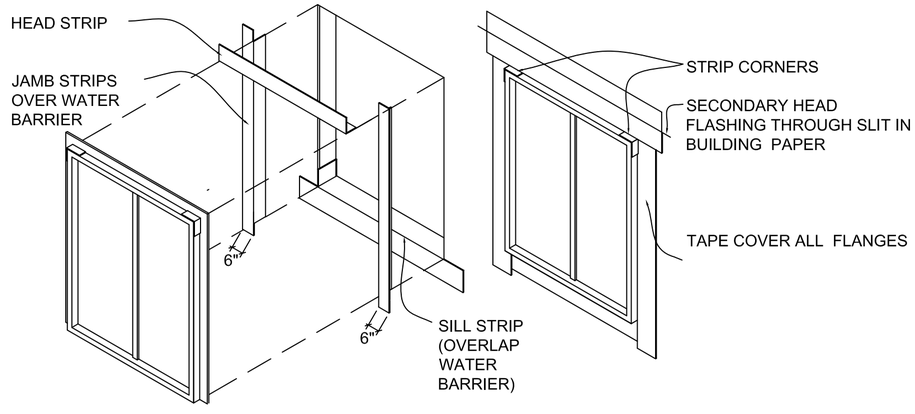


OUTLET
TV
TELEPHONE

SWITCH

THERMOSTAT
ALARM KEY PAD

1 MOUNTING HEIGHTS
Scale: NOT TO SCALE



1 WINDOW FLASHING DETAIL
Scale: NOT TO SCALE

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SHEET INDEX

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DOOR/ WINDOW SCHEDULE

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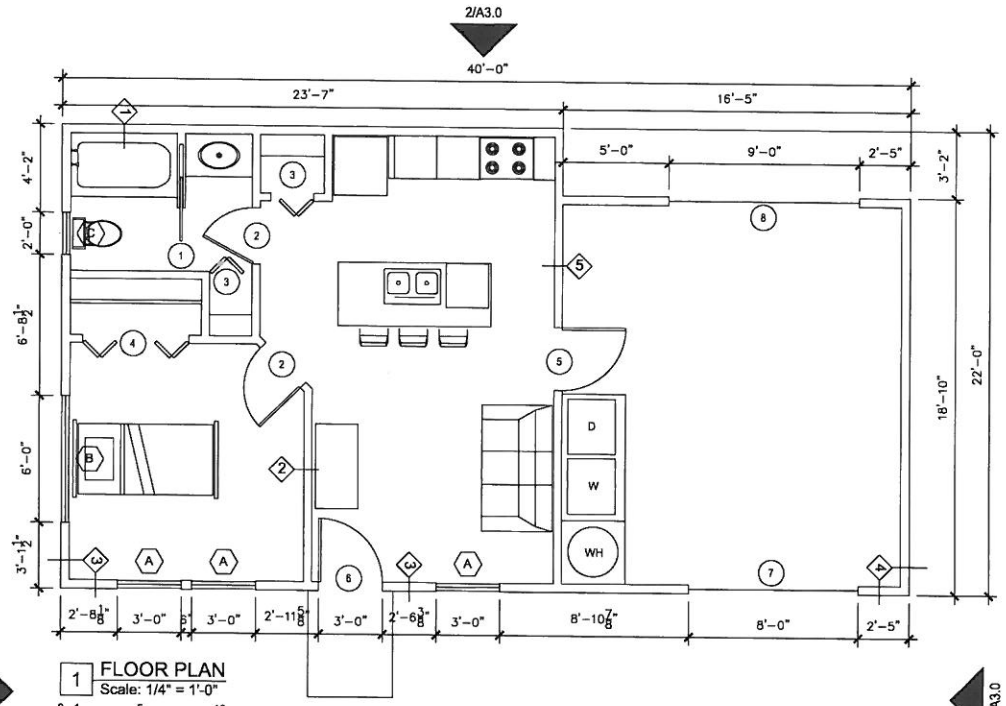
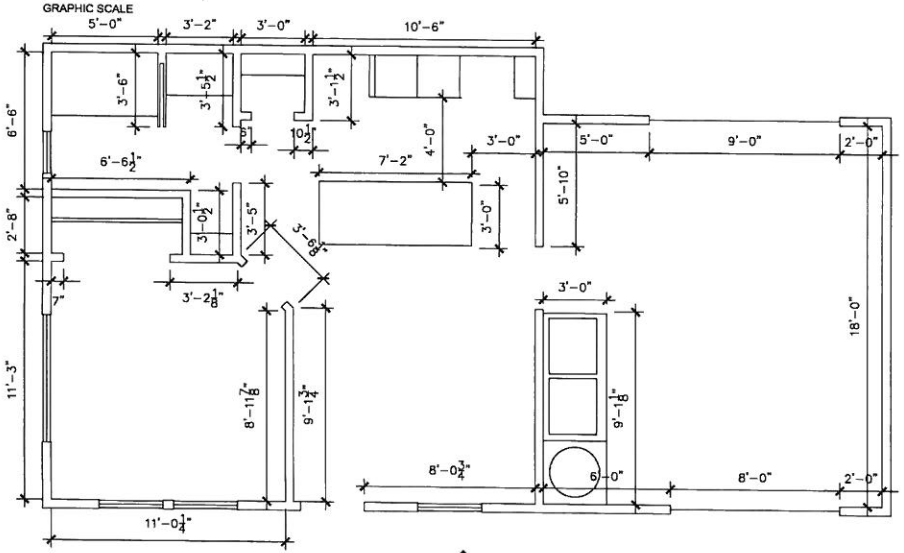


1 FLOOR PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE



2 FLOOR PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE

General Notes

1. INTERIOR FRAMING TO BE 2X4 WOOD STUDS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FROM FINISH TO FINISH.
3. CEILING TO CONSIST OF 5/8" TYPE "X" GYPSUM BOARD.
4. PROVIDE WOOD BLOCKING OR OTHER SOLID ATTACHMENT MATERIAL BEHIND GYPSUM BOARD FOR ATTACHMENT OF GRAB BARS/ CURTAINS/ ETC.
5. ALL CORNER GUARDS ARE TO BE AT FULL HEIGHT AND SECURED WITH MASTIC.
6. NO SUBSTITUTIONS FOR MATERIALS FOR THOSE INDICATED SHALL BE MADE WITHOUT THE PROJECT DESIGNER'S WRITTEN APPROVAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES EXISTING OR NEW.
8. ALL EXTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER, COVERED WITH ½" OSB, WRAPPED WITH DUPONT TYVEK HOUSEWRAP AND COVERED WOOD SIDING.
9. ALL INTERIOR WALLS TO BE CONSTRUCTED OUT OF 2X4 WOOD STUDS, TO BE PLACED 16 INCH ON CENTER AND COVERED WITH 1/2" TYPE "X" GYPSUM BOARD AND PREP FOR PAINT.
10. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY ANY DISCREPANCIES TO PROJECT MANAGER.
11. SYMBOL (X) INDICATES DOOR TYPE, SEE SHEET A4.0 FOR DOOR SCHEDULE INFORMATION.
12. SEE SHEET A2.0 FOR PARTITION TYPES. —(#)
13. SEE SHEET A5.0 FOR WINDOW TYPES SHOWN AS (X)

Partition Types

1. 2X4 WOOD STUDS @ 16 O.C. WITH 1/2" GREEN GYPSUM BOARD TYPE "X" INTERIOR SIDE OF STUDS, EXTERIOR TO RECEIVE WOOD SHEATHING, TYVEK, WOOD SIDING
2. 2X4 WOOD STUDS @ 16 O.C. WITH 1/2" GYPSUM BOARD TYPE "X" TWO SIDES OF STUDS
3. 2X4 WOOD STUDS @ 16 O.C. WITH 1/2" GYPSUM BOARD TYPE "X" INTERIOR SIDE OF STUDS, EXTERIOR TO RECEIVE WOOD SHEATHING, TYVEK, WOOD SIDING
4. 2X4 WOOD STUDS @ 16 O.C. NO GYPSUM BOARD INTERIOR SIDE OF STUDS, EXTERIOR TO RECEIVE WOOD SHEATHING, TYVEK, AND WOOD SIDING.
5. 2X4 WOOD STUDS @ 16 O.C. WITH 1/2" GYPSUM BOARD TYPE "X" INTERIOR SIDE OF STUDS, EXTERIOR NO GYPSUM BOARD.

LEGEND

001 GARAGE	006 BATHROOM
002 WASHER/ DRYER	007 LINEN
003 LIVING ROOM	008 CLOSET
004 KITCHEN	009 MASTER BEDROOM
005 PANTRY	

NOTES:
1. BEFORE CONSTRUCTION, CONTRACTOR IS TO LAY OUT FLOOR PLAN TO DETERMINE EXACT EXTENT OF CONSTRUCTION.

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FLOOR PLAN

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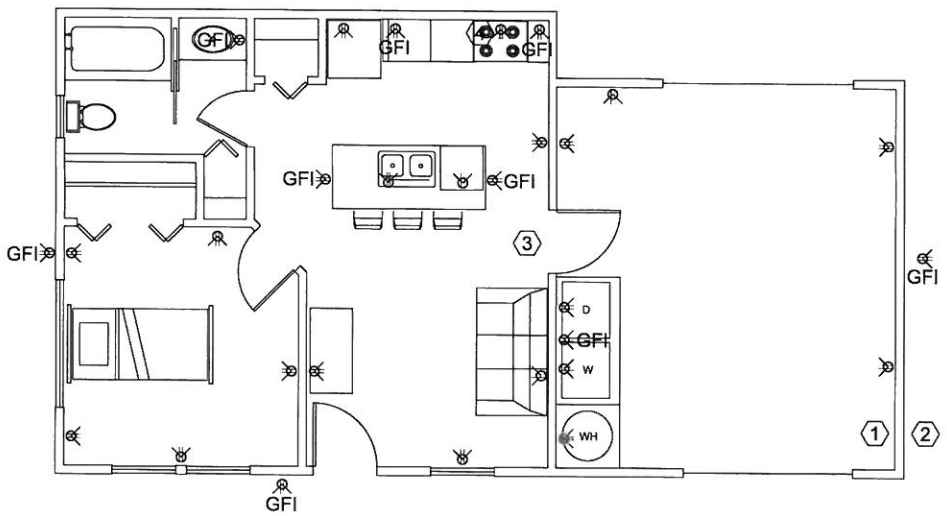
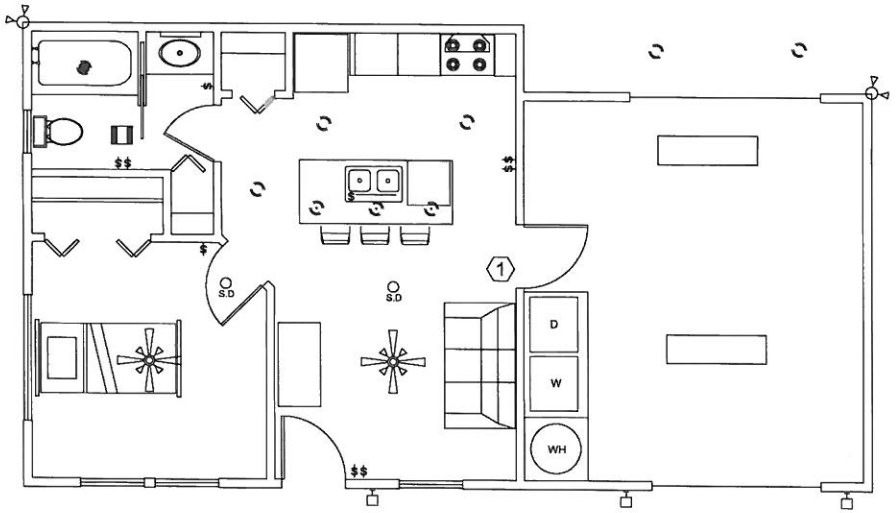


1 POWER PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE

DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION INSTALLATION. REFER TO DESIGNER DRAWINGS FOR DIMENSIONS. VERIFY WITH OWNER FOR LOCATION OF ALL FIXTURES, SWITCHES AND PLUGS.



2 LIGHTING PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE

DO NOT SCALE THESE DRAWINGS FOR CONSTRUCTION INSTALLATION. REFER TO DESIGNER DRAWINGS FOR DIMENSIONS. VERIFY WITH OWNER FOR LOCATION OF ALL FIXTURES, SWITCHES AND PLUGS.

POWER GENERAL NOTES

1. CONTRACTOR SHALL REVIEW PLANS AND ALLOW FOR EXPLORATION WORK AS NEEDED.
2. CONTRACTOR SHALL INSURE RECEPTACLE OUTLET CONNECTION DOES NOT EXCEED N.E.C CODE REQUIREMENTS.
3. ALL FIXTURE PLACEMENT AND OUTLET(S) INSTALLATION SHALL BE COORDINATED WITH CLIENT FOR EXACT LOCATION.

POWER KEYED NOTES

(1) LOCATION OF ELECTRICAL PANEL.
(2) LOCATION OF METER BOXES.
(3) LOCATION OF ATTIC PLUG.
(4) LOCATION OF VENT A HOOD PLUG IN ATTIC.

ELECTRIC LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	110 VOLT OUTLET	18
	220 VOLT OUTLET	2
GFI	GROUND FAULT INTERCEPTOR	9

LIGHTING KEYED NOTES

(1) ATTIC LIGHT SWITCH, COORDINATE EXACT LOCATION WITH CONTRACTOR.

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	RECESS LIGHT	5
	PENDANT LIGHT	3
	WATERPROOF RECESSED LIGHT	1
	VANITY LIGHT	1
	OUTDOOR LIGHT	3
	4' UTILITY	2
	VENT HOOD W/ LIGHT	1
	HEATER/ LIGHT VENT	1
S.D	SMOKE DETECTOR	2
	FAN WITH LIGHT	2
	FLOOD LIGHT	2
$	SINGLE LIGHT SWITCH PANEL	3
$$	SWITCH BANK	3

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SHEET INDEX

PROJECT NO. XXX-XX
DATE: FEBRUARY 16, 2013
DRAWN BY: ADAN OCHOA
DESIGNER: ADAN OCHOA

POWER AND LIGHT PLAN

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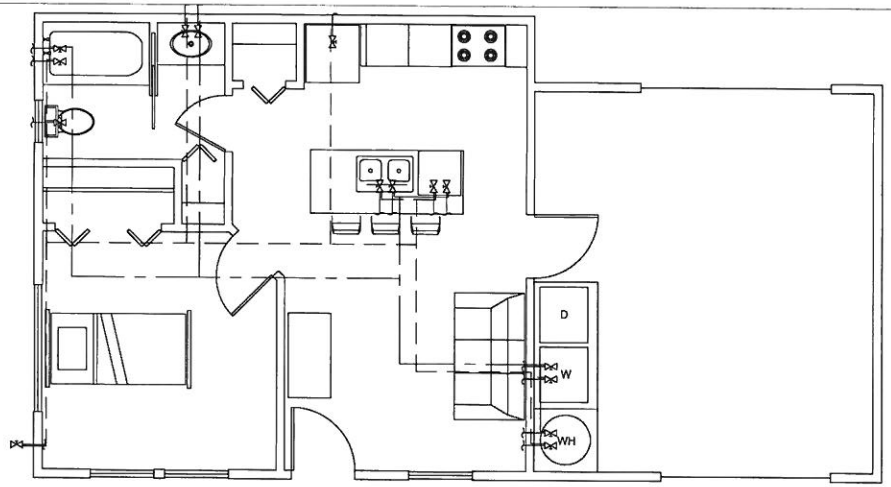
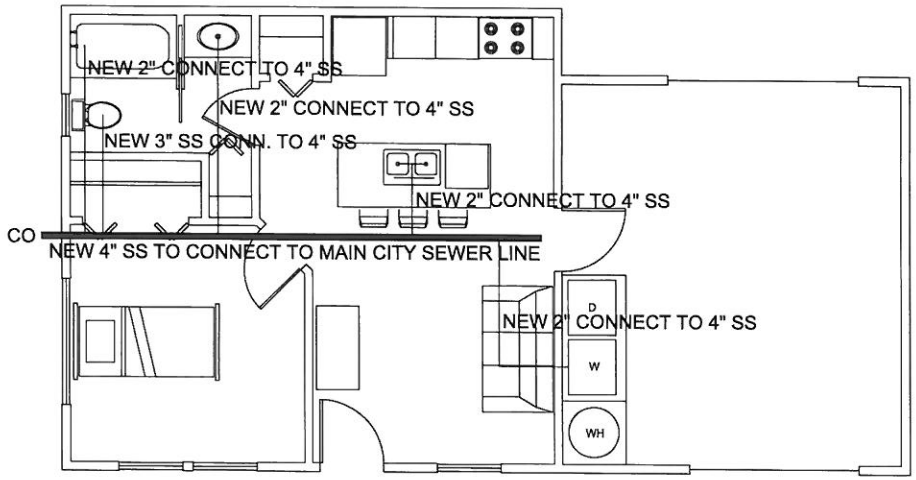


1 WATER PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE



2 SEWER PLAN
Scale: 1/4" = 1'-0"

0 1 5 10
GRAPHIC SCALE

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	SHUT OFF VALVE
— — —	COLD WATER LINE
———	HOT WATER LINE
CO	CLEAN OUT

GENERAL PLUMBING NOTES

1. PLUMBER TO COMPLY WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
2. COMPLY WITH ALL REFERENCED RESIDENTIAL STANDARDS, SPECIFICATIONS, CODES, RULES, ETC.
3. EXACT LOCATION OF PLUMBING AND SEWER LINES SHALL BE DETERMINED BY PLUMBER FROM FIELD INSPECTION.
4. USE 95-5 TIN-ANTIMONY SOLDER ON ALL SOLDERED JOINTS ½" THROUGH 2". PREPARE JOINTS WITH SOLVENT AND EMERY CLOTH. ON LINES 2-1/2" AND LARGER USE SILFOS, OR OTHER SILVER BRAZING ALLOY OF EQUIVALENT MELTING POINT AND PHYSICAL PROPERTIES. USE SUITABLE FLUX OR EQUAL SELF-FLUXING BRAZING RODS.
5. PLUMBER TO EXTEND WATER PIPING TO ALL FIXTURES, OUTLETS, AND EQUIPMENT. PROVIDE SHUT OFF VALVES OR FIXTURE STOPS, AS REQUIRED FOR PROPER SERVICE.
6. GENERAL, ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS SHALL COORDINATE THEIR WORK PRIOR TO INSTALLATION TO PROVIDE FOR PROPER CLEARANCES BETWEEN EQUIPMENT, DUCTWORK, PIPING, JOIST, CEILINGS, ETC.
7. PROVIDE HEAT TAPE AND/OR INSULATION ON WATER PIPING SUBJECT TO FREEZING. HEAT TAPE SHALL BE EQUAL TO RAYCHEM "XL" TRACE.
8. INSULATE ALL WATER LINES INSIDE OF BUILDING.
9. FURNISH AND INSTALL HAND SHUT OFF VALVES ON ALL WATER LINES AT STUB-IN.
10. PLUMBER SHALL VERIFY ALL FLOW LINES PRIOR TO ROUGHING.
    PLUMBING CONTRACTOR MAY RE-LAYOUT TO HIS ADVANTAGE CODE EQUIVALENT PLUMBING SO AS TO REDUCE INSTALLATION COST OR TO REROUTE TO AVOID CONFLICTS WITH OTHER TRADES AFTER FIRST RECEIVING APPROVAL FROM DESIGNER.
11. ALL OPENINGS THRU RATED WALLS OR FLOORS SHALL BE SEALED WITH AN APPROVED FIREPROOFING TO MAINTAIN THE INTEGRITY OF THE WALL OR FLOOR.
12. PIPE VIBRATION AND/OR SWAY WILL NOT BE PERMITTED.
13. ALL FIXTURES MUST MEET ADA STANDARDS AND COMPLIANCE.
14. PLUMBER TO VERIFY LOCATION OF EXISTING WATER MAINS AND TAPS.
15. PLUMBER SHALL VERIFY INVERT ELEVATIONS OF SEWERS TO WHICH NEW WASTE LINES ARE TO BE CONNECTED BEFORE MAKING UP OR INSTALLATION OF NEW WASTE LINES.
16. EACH VENT SHALL TERMINATE NOT LESS THAN SIX (6) INCHES ABOVE THE ROOF NOR LESS THAN ONE (1) FOOT FROM ANY VERTICAL SURFACE AND NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT.
17. ADEQUATELY SUPPORT ALL PIPING AGAINST SAGGING, POCKETING, SWAYING AND DISPLACEMENT. PROPERLY SPACE AND APPLY HANGERS PER SPECIFICATIONS.
18. SLOPE ALL SEWERS 4" AND LARGER AT 1%.
19. COMPLY WITH ALL REQUIREMENTS OF THE SERVING AGENCIES. PAY ALL PERMIT COSTS REQUIRED FOR METER INSTALLATIONS, SEWER TAPS, ETC, IF APPLICABLE.
20. INDIRECT DRAIN LINES TO BE COPPER TYPE "M" WITH SOLDER JOINTS UNLESS SPECIFICALLY NOTED OTHERWISE. SLOPE AT ¼" P.L.F. MINIMUM.
21. THERE SHALL BE NO CHARGES OF ANY KIND OF THE SPECIFIED PLUMBING FIXTURES WITHOUT PRIOR APPROVAL IN WRITING BY THE DESIGNER.

WATER AND SEWER SUPPLY LAYOUT

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 3/24/2015 HDRC Case# 2015-098

ADDRESS: 343 DONALDSON Meeting Location: LONE STAR

APPLICANT: ADAM OCHOA

DRC Members present: MICHAEL GUARINO

Staff present: ALYSON SMITH

Others present:

REQUEST: GARAGE RECONSTRUCTION / ADDITION

COMMENTS/CONCERNS:

windows - question - vinyl ?
- add wooden screens over the windows
- salvaging doors = salvage both doors

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]
APPROVE WITH COMMENTS/STIPULATIONS: ✓
SALVAGE Both DOORS
WOOD SCREENS OVER PELLA WINDOWS

Committee Chair Signature (or representative)

3/24/15
Date