

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-430
ADDRESS: 814 N PINE ST
LEGAL DESCRIPTION: NCB 1656 BLK D LOT 5
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes
OWNER: Antonio Castro, Jr. , Antonio Castro, Jr.
TYPE OF WORK: Construction of a two story, single family residential structure
REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

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%.
- ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

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 nonresidential building types are more typically flat and screened by an ornamental parapet wall.
- ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

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 materials—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.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is a Certificate of Appropriateness for approval to construct a two story, single family residential structure to feature 1,900 square feet on the vacant lot at 814 N Pine, in the Dignowity Hill Historic District. The lot features an alley to the immediate north.
- b. This request received conceptual approval at the September 6, 2017, Historic and Design Review Commission hearing with the following stipulations:
 - i. That all proposed fixed windows feature a sash window meeting the specifications provided below.
 - ii. That board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
 - iii. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iv. That the proposed side driveway does not exceed ten (1) feet in width.
 - v. That all mechanical equipment is screened from view from the public right of way.
- c. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed a setback of twenty (20) feet from the sidewalk. The applicant has provided a street plan with the approximately setbacks of neighboring structures. Staff finds that the proposed setback of the new construction should be greater than that of the neighboring historic structures.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward N Pine Street. This is consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. 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. This block of N Pine features thirteen historic structures, four of which feature more than one story. The applicant has proposed an overall height of approximately twenty-seven feet in height. One story historic structures are located on both sides of the proposed new construction. Staff finds that an overall height that is consistent with the neighboring historic examples would be more consistent with the Guidelines. The applicant should consider rearranging the massing of the house to locate the taller portion towards the rear of the lot instead of the front.
- f. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has proposed a foundation height of 2’ – 6”, consistent with the Guidelines and similar to those of historic structures found on this block; however, historic structures throughout the district feature a variation in detailing or profile between the siding and foundation skirting. This should be included in the applicant’s proposal.
- g. **ROOF FORM** – The applicant has proposed for both main masses of the new construction to feature front facing gabled roofs. Gabled roofs are found throughout the Dignowity Hill Historic District and on a majority of the structures on N Pine. This is consistent with the Guidelines.
- h. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window openings are consistent with the Guidelines. Staff finds that the small fixed windows should feature a divided light window.
- i. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The proposed new construction is consistent with the Guidelines for

New Construction 2.D.i.

- j. **MATERIALS** – Regarding materials, the applicant has proposed materials that include board and batten and shiplap siding, a standing seam or metal roof, a cedar trellis, wood windows trim and various site landscaping materials. The applicant has noted the installation of wood windows. Additionally, staff finds the use of a standing seam metal roof to be consistent with historic roofing materials in the district. Board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding should feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff finds the use of vertical siding that does not feature a batten to be inappropriate. The applicant shall provide staff with product specifications on the proposed wood windows for approval prior to purchase/fabrication and installation
- k. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the proposed architectural details to be generally appropriate and consistent with the Guidelines. The applicant has proposed architectural forms and details that are found throughout the district.
- l. **MECHANICAL EQUIPMENT**– Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant has noted that mechanical equipment will be screened by fencing.
- m. **ALLEY USE** – The applicant has noted the use of the alley along the northern property line as a driveway to access a gravel parking location at the rear of the property. Staff finds this appropriate.
- n. **ACCESSORY STRUCTURE** – At the rear of the lot, the applicant has proposed to construct a small accessory structure. Staff finds the general size, placement and design of this accessory structure to be appropriate.
- o. **LANDSCAPING** – The applicant has provided staff find a landscaping plan that includes the installation of a concrete paver sidewalk leading from the public right of way to the new construction, the installation of a xeriscaping planter in an existing concrete driveway apron and the planting of a drought resistant tree in the front yard. Generally the proposed landscaping is consistent with the Guidelines; however, there is no precedent for the installation of xeric planters at the public right of way. The proposed paver sidewalk shall be consistent in width with historic sidewalks found in the district.
- p. **FENCING** – The applicant has proposed fencing to include both front and rear yard fencing. The applicant has noted an overall height of the proposed fencing; however, front yard fencing is not to exceed four (4) feet in height while rear yard privacy fencing should not exceed six (6).

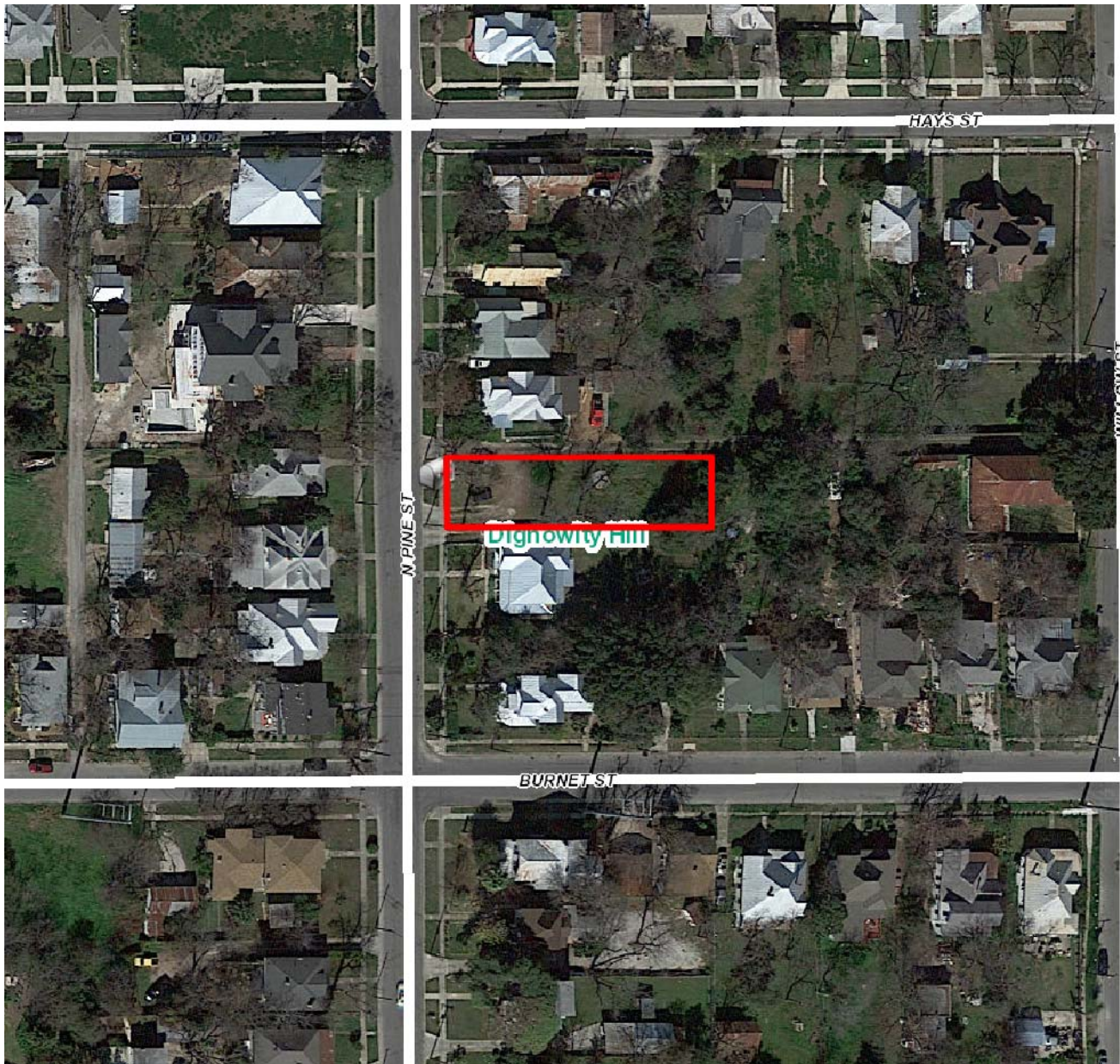
RECOMMENDATION:

Staff recommends approval with the following stipulations:

- i. That the applicant rearrange the massing of the house to locate the taller portion towards the rear of the lot instead of the front.
- ii. That the applicant provide information on final proposed foundation heights and proposed a foundation skirting that differentiates from the siding of the proposed new construction.
- iii. That all proposed fixed windows feature operable sashes.
- iv. That the applicant submit specifications for the proposed wood windows for approval prior to purchase/fabrication and installation, board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, horizontal siding feature a four (4) inch exposure and that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume
- v. That the applicant eliminate the proposed xeric planter currently proposed near the public right of way and that the existing concrete apron be removed.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 28, 2017

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814 North Pine Street

N Pine St

N Pine St

N Pine St

814 St



Historic and Design Review Commission

Design Review Committee

Report & Recommendation

HDRC Case# _____

Meeting Location: 1901 SALAMO

DRC Members present: MICHAEL GUARDINO, JOHN LAFFOON

Staff present: EDWARD HALL


Others present: TONY CASTRO (OWNER)

**REQUEST: NEW CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL
STRUCTURE**

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING REAR SETBACKS AND ADJACENT ALLEY. JL: CONSTRUCTION ON SITE SHOULD BE CAREFUL NOT TO DISTURB PLANT TREES' ROOTS. AG: PROPOSED MASSING AND SCALE IS APPROPRIATE, FENESTRATION SHOULD BE CONSISTENT WITH HISTORIC EXAMPLES, THE HALF-FRONT PORCH BREAKS THE HISTORIC PATTERN OF PORCHES EXTENDING ACROSS THE FRONT FACADE. THE FOUNDATION HEIGHT IS APPROPRIATE. STAFF MAY HAVE CONCERNS REGARDING WINDOWS (SQUARE, FIXED). MG: FIBERGLASS OR WOOD WINDOWS ARE APPROPRIATE.

COMMITTEE RECOMMENDATION: **APPROVE** [☒] **DISAPPROVE** [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

Submitting For Preliminary

 8/8/17

Committee Chair Signature (or representative) Date

MG! QUESTIONS REGARDING PRIVACY AND FRONT YARD FENCING; GARDEN LOOP FENCING IS APPROPRIATE.

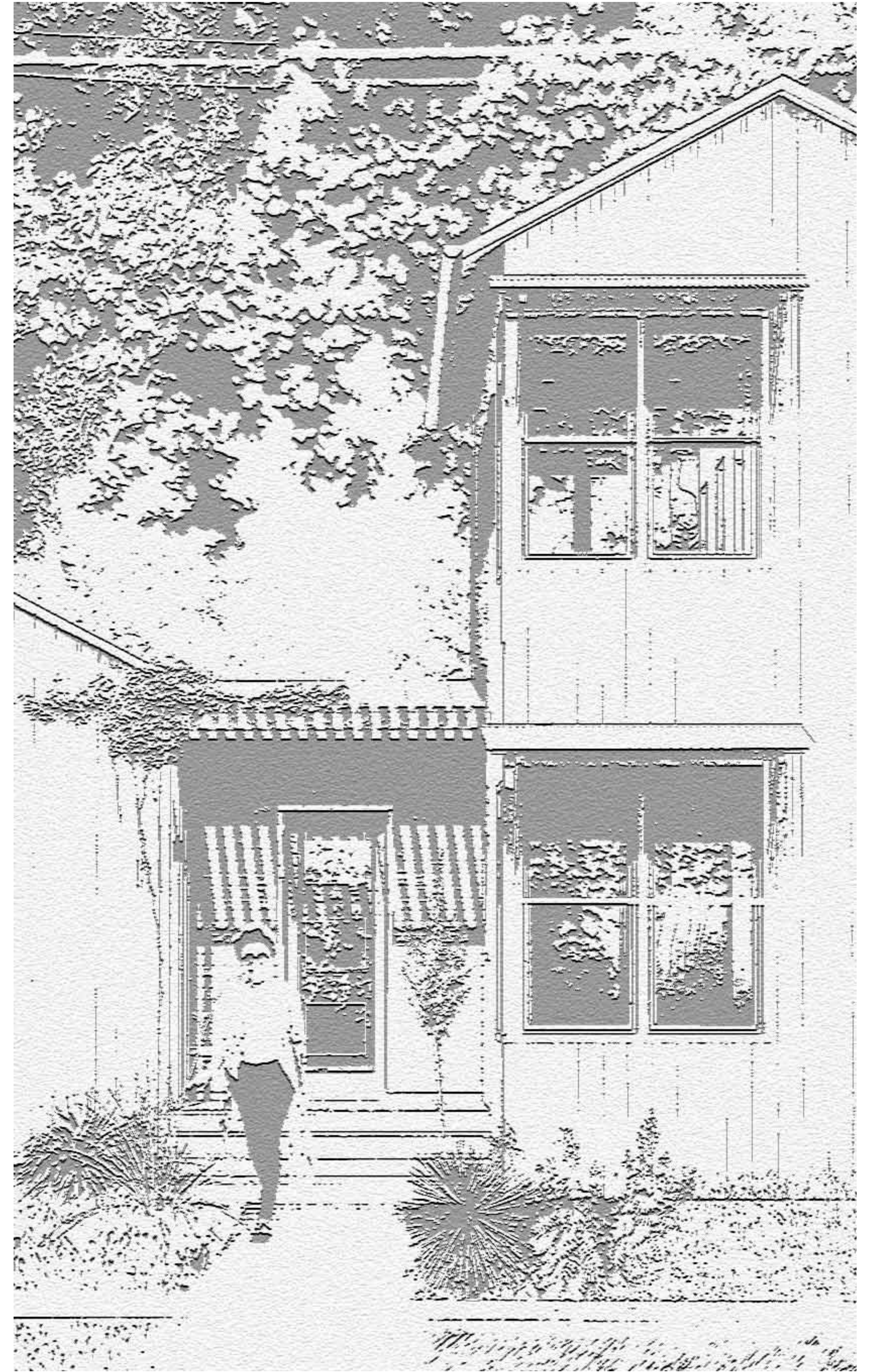
MG! SCALE IS RELATIVELY APPROPRIATE; THERE ARE HISTORIC TWO-STORY HOUSES FOUND ON THE BLOCK.

JL! CONCEPTUAL OR FINAL APPROVAL? A LANDSCAPING PLAN SHOULD BE INCLUDED WHEN SUBMITTING FOR FINAL APPROVAL. AG SHOULD NOT BE INSTALLED AS A FRONT WALKWAY - CONCRETE AT 4 FEET IN WIDTH.

MG! A CRUMPLED BLADE CAP SHOULD BE INSTALLED FOR ROOFING.

MG! HAS A FRONT DOOR TRANSOM WINDOW BEEN EMPLOYED OR CONSIDERED.

The General on Pine



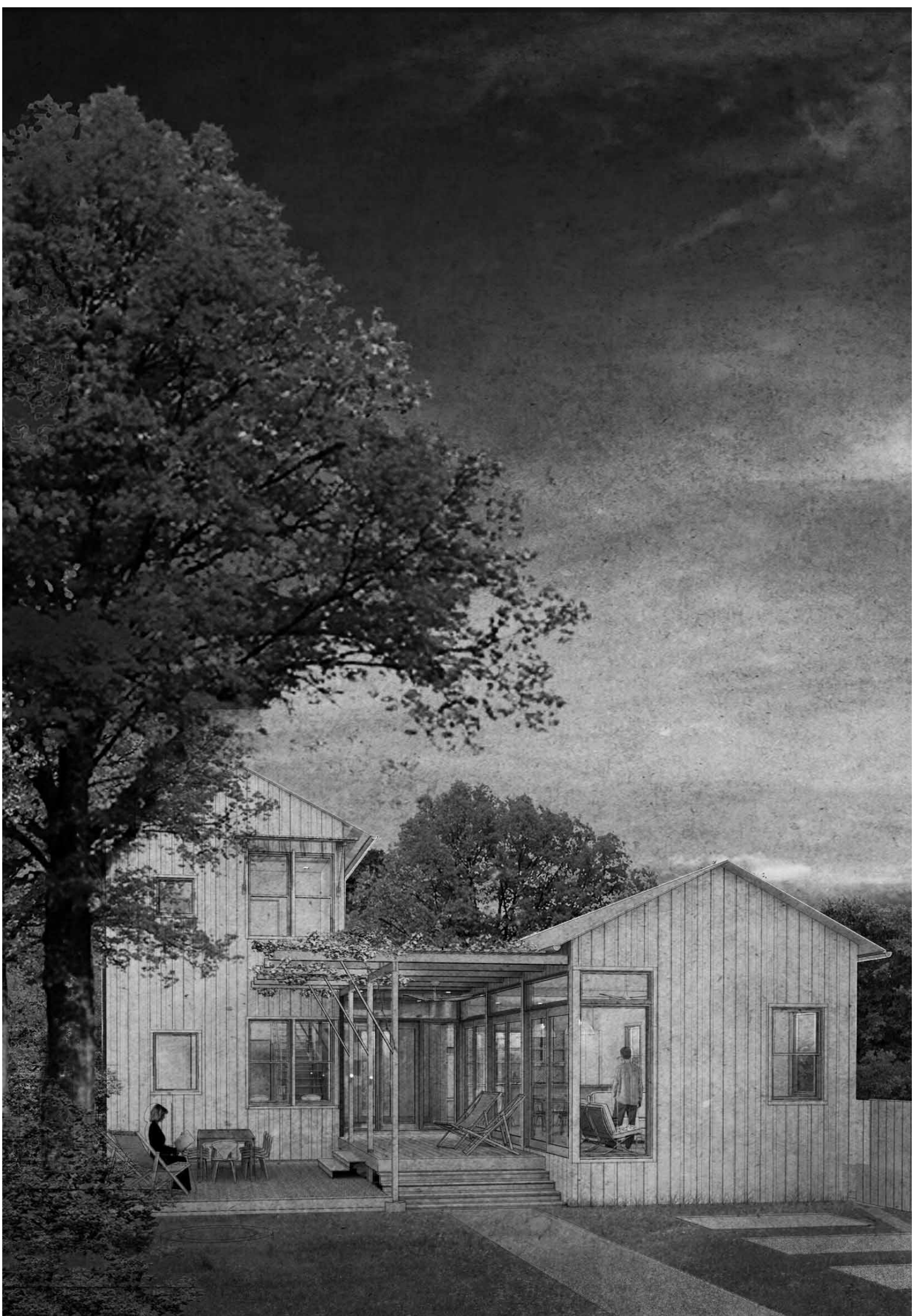
PROJECT: **THE GENERAL ON PINE ST.**
DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

COVER SHEET

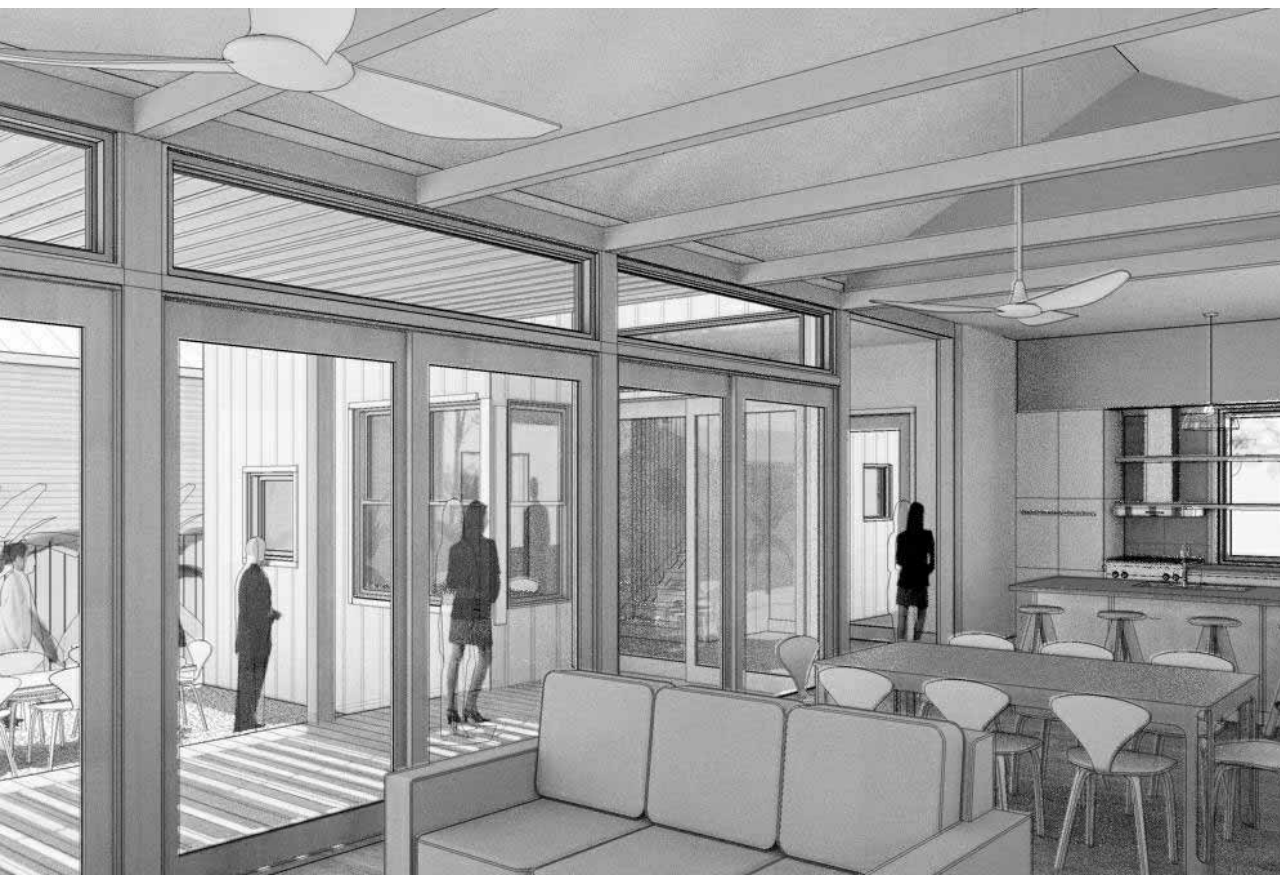
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BD</div><div>GYP</div><div>HDW</div><div>HDR</div><div>HVAC</div><div>HGT</div><div>HC</div><div>HM</div><div>HORIZ</div><div>INCL</div><div>INSUL</div><div>INT</div><div>LAV</div><div>LH</div><div>MSRY</div><div>MAX</div><div>MECH</div><div>MEMB</div><div>MTL</div><div>M.</div><div>MIN</div><div>MISC</div><div>N</div><div>NIC</div><div>NTS</div><div>OC</div><div>PG</div><div>OPP</div><div>OD</div><div>PTD</div><div>PERF</div><div>PL</div><div>PLYWD</div><div>PROP</div></div><div><div>ABOVE</div><div>ABOVE FINISHED FLOOR</div><div>ADJUSTABLE</div><div>ANODIZED</div><div>AIR CONDITIONING</div><div>ALTERNATE</div><div>ALUMINUM</div><div>ANCHOR BOLT</div><div>ARCHITECT (URAL)</div><div>BEAM</div><div>BETWEEN</div><div>BOARD</div><div>BOTH SIDES</div><div>BOTTOM</div><div>BOTTOM OF BEAM</div><div>BOTTOM OF DECK</div><div>BOTTOM OF STEEL</div><div>BUILDING</div><div>CABINET</div><div>CEILING</div><div>CEMENT</div><div>CERAMIC TILE</div><div>CIRCLE</div><div>CIRCULAR, CIRCUMFERENCE</div><div>CLEAR</div><div>COLUMN</div><div>CONCRETE</div><div>CONSTRUCTION</div><div>CONTINUOUS, CONTINUE</div><div>CONTRACTOR</div><div>CONTROL JOINT</div><div>COUNTERTOP</div><div>DEEP</div><div>DEMOLISH, DEMOLITION</div><div>DETAIL</div><div>DIAMETER</div><div>DIMENSION</div><div>DOOR</div><div>DOUBLE HUNG</div><div>DOUBLE</div><div>DOWNSPOUT</div><div>DRAWING</div><div>EAST</div><div>ELECTRIC (AL)</div><div>ELEVATION</div><div>EXISTING</div><div>EQUAL</div><div>EXHAUST</div><div>EXPOSED</div><div>FINISH (ED)</div><div>FINISHED FLOOR</div><div>FLOOR (ING)</div><div>FINISHED DIMENSION</div><div>FLOOR DRAIN</div><div>FREEZER</div><div>FOOT (FEET)</div><div>FOOTING</div><div>FOUNDATION</div><div>GAGE, GAUGE</div><div>GALVANIZED</div><div>GENERAL CONTRACTOR</div><div>GYP SUM WALL BOARD</div><div>GYP SUM</div><div>HARDWARE</div><div>HEADER</div><div>HEATING / VENTILATING / AIR CONDITIONING</div><div>HEIGHT</div><div>HOLLOW CORE</div><div>HOLLOW METAL</div><div>HORIZONTAL</div><div>INCLUDE (D), (ING)</div><div>INSULATION, INSULATING</div><div>INTERIOR</div><div>LAVATORY</div><div>LEFT HAND</div><div>MASONRY</div><div>MAXIMUM</div><div>MECHANICAL</div><div>MEMBRANE</div><div>METAL</div><div>METER (S)</div><div>MINIMUM</div><div>MISCELLANEOUS</div><div>NORTH</div><div>NOT IN CONTRACT</div><div>NOT TO SCALE</div><div>ON CENTER (S)</div><div>OPENING</div><div>OPPOSITE</div><div>OUTSIDE DIAMETER</div><div>PAINTED</div><div>PERFORATED</div><div>PLATE</div><div>PLYWOOD</div><div>PROPERTY LINE</div></div></div>		<div><div><div>R.</div><div>REF</div><div>REFL</div><div>REFG</div><div>RAG</div><div>REQ'D</div><div>RH</div><div>RO</div><div>SCHED.</div><div>SEC</div><div>SHT</div><div>SHLV</div><div>SIM</div><div>SC</div><div>S</div><div>SP</div><div>SPEC</div><div>SQ</div><div>SS</div><div>STL</div><div>STOR</div><div>STR</div><div>SD</div><div>STRUCT</div><div>TEL</div><div>TV</div><div>T&G</div><div>T.O.P.</div><div>T.O.S.</div><div>T.O.W.</div><div>TYP</div><div>UNO</div><div>VERT</div><div>WP</div><div>W</div><div>WIN</div><div>W/</div><div>W/O</div><div>WD</div></div><div><div>RADIUS</div><div>REFER (ENCE)</div><div>REFLECTED</div><div>REFRIGERATOR</div><div>RETURN AIR GRILLE</div><div>REQUIRED</div><div>RIGHT HAND</div><div>ROUGH OPENING</div><div>SCHEDULE</div><div>SECTION</div><div>SHEET</div><div>SHELVING</div><div>SIMILAR</div><div>SOLID CORE</div><div>SOUTH</div><div>SPACE (S)</div><div>SPECIFICATION, SPECIFIED</div><div>SQUARE</div><div>STAINLESS STEEL</div><div>STEEL</div><div>STORAGE</div><div>STAIR, STRINGER</div><div>STORM DRAIN</div><div>STRUCTURAL</div><div>TELEPHONE</div><div>TELEVISION</div><div>TONGUE AND GROOVE</div><div>TOP OF PLATE</div><div>TOP OF STEEL</div><div>TOP OF WALL</div><div>TYPICAL</div><div>UNLESS NOTED OTHERWISE</div><div>VERTICAL</div><div>WATERPROOFING</div><div>WEST</div><div>WINDOW</div><div>WITH</div><div>WITHOUT</div><div>WOOD</div></div></div>	<div><div>PROJECT: THE GENERAL ON PINE ST</div><div>PROJECT ADDRESS: 814 N PINE ST SAN ANTONIO TX 78202</div><div><div>ZONING: R5</div><div>DISTRICT: HISTORICAL, DIGNOWITY HILL</div><div>BUILDING USE: SINGLE-FAM RES</div></div><div><div><div>Architectural Designer</div><div>Cotton Estes</div><div>606 Dawson St</div><div>San Antonio TX 78202</div><div>Phone: (401) 441 1014</div><div>Email: cotton.barrett@gmail.com</div></div><div><div>Structural Engineer</div><div>Spaulding Structural Engineering</div><div>10935 Wurzbach, Ste. 302</div><div>San Antonio TX 78230</div><div>Contact: Chester Spaulding</div><div>Phone: (210) 451 7756</div><div>Email: info@sse-texas.com</div></div><div><div>General Contractor</div><div>Long House Builders</div><div>606 Dawson St.</div><div>San Antonio TX 78202</div><div>Contact: Michael Long</div><div>Phone: (207) 841-8693</div><div>Email: longhousebuilders@gmail.com</div></div></div></div> <div><div><div>GENERAL PROJECT NOTES</div><div>2</div><div>DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.</div></div><div><div>3</div><div>ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.</div></div><div><div>4</div><div>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.</div></div><div><div>5</div><div>COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.</div></div><div><div>6</div><div>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.</div></div><div><div>7</div><div>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.</div></div><div><div>8</div><div>MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.</div></div><div><div>11</div><div>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.</div></div><div><div>12</div><div>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.</div></div><div><div>13</div><div>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.</div></div></div>																																																																													
SYMBOLS		DRAWING INDEX																																																																														
<div><div><div><div>ANGLE</div><div>CENTERLINES</div><div>CHANNEL</div><div>PENNY</div><div>PLATE</div><div>DIAMETER</div><div>WIDE FLANGE BEAM</div></div><div><div><div><div>100A</div></div><div><div>2.02</div></div><div><div><div><div><div></div></div></div></div><div><div>1</div></div></div><div><div>ROOM</div><div>212</div></div><div><div><div><div>1</div><div>A700</div><div>2</div></div><div>4</div><div>3</div></div><div><div><div>1</div><div>A900</div></div><div><div><div><div><div></div></div></div></div><div><div>A400</div><div>3</div></div><div><div><div><div><div>2</div><div>A900</div></div></div><div></div></div></div></div><div><div>DOOR NUMBER</div><div>WINDOW NUMBER</div><div>ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")</div><div>REVISION NUMBER</div><div>ROOM NAME & NUMBER</div><div>INTERIOR ELEVATION NUMBER & SHEET NUMBER</div><div>DETAIL NUMBER</div><div>SHEET NUMBER</div><div>SHEET NUMBER</div><div>EXTERIOR ELEVATION NUMBER</div><div>SECTION NUMBER</div><div>SHEET NUMBER</div></div></div></div></div></div></div></div>		<div><div><div>ARCHITECTURAL SHEET LIST</div><table><tr><th>NUMBER</th><th>NAME</th></tr><tr><td>A000</td><td>PROJECT INFORMATION SHEET</td></tr><tr><td>A01</td><td>RENDERINGS</td></tr><tr><td>A100</td><td>SITE PLAN</td></tr><tr><td>A101</td><td>LANDSCAPE PLAN</td></tr><tr><td>A200</td><td>FLOOR PLAN LVL 1</td></tr><tr><td>A201</td><td>FLOOR PLAN- LVL 2</td></tr><tr><td>A250</td><td>ROOF PLAN</td></tr><tr><td>A252</td><td>REFLECTED CEILING PLAN LVL 1</td></tr><tr><td>A253</td><td>REFLECTED CEILING PLAN LVL 2</td></tr><tr><td>A261</td><td>SCHEDULES</td></tr><tr><td>A400</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A500</td><td>BUILDING SECTIONS</td></tr><tr><td>A700</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>A701</td><td>INTERIOR ELEVATIONS</td></tr><tr><td>AAI5</td><td>DETAILS</td></tr><tr><td>AI1</td><td>DETAILS</td></tr><tr><td>AI2</td><td>DETAILS</td></tr><tr><td>AI3</td><td>DETAILS</td></tr><tr><td>AI4</td><td>DETAILS</td></tr><tr><td>AX1</td><td>EXT. DETAILS</td></tr><tr><td>AX2</td><td>EXT. DETAILS</td></tr><tr><td>AX3</td><td>EXT. DETAILS</td></tr><tr><td>AX4</td><td>EXT. DETAILS</td></tr><tr><td>AX5</td><td>EXT. DETAILS</td></tr><tr><td>AX6</td><td>EXT. DETAILS</td></tr><tr><td>AX7</td><td>EXT. DETAILS</td></tr><tr><td>AX8</td><td>EXT. DETAILS</td></tr><tr><td>AX9</td><td>EXT. DETAILS</td></tr><tr><td>AX10</td><td>EXT. DETAILS</td></tr></table></div><div><div>STRUCTURAL SHEET LIST</div><table><tr><th>NUMBER</th><th>NAME</th></tr><tr><td>S100</td><td>TYP. ABBREV., SYMBOLS & GEN. NOTES</td></tr><tr><td>S200</td><td>FOUNDATION PLAN</td></tr><tr><td>S201</td><td>ROOF FRAMING</td></tr><tr><td>S202</td><td>ROOF FRAMING</td></tr><tr><td>S300</td><td>TYPICAL DETAILS</td></tr><tr><td>S301</td><td>TYPICAL DETAILS</td></tr><tr><td>S302</td><td>TYPICAL DETAILS</td></tr><tr><td>S303</td><td>TYPICAL DETAILS</td></tr></table></div></div>	NUMBER	NAME	A000	PROJECT INFORMATION SHEET	A01	RENDERINGS	A100	SITE PLAN	A101	LANDSCAPE PLAN	A200	FLOOR PLAN LVL 1	A201	FLOOR PLAN- LVL 2	A250	ROOF PLAN	A252	REFLECTED CEILING PLAN LVL 1	A253	REFLECTED CEILING PLAN LVL 2	A261	SCHEDULES	A400	EXTERIOR ELEVATIONS	A500	BUILDING SECTIONS	A700	INTERIOR ELEVATIONS	A701	INTERIOR ELEVATIONS	AAI5	DETAILS	AI1	DETAILS	AI2	DETAILS	AI3	DETAILS	AI4	DETAILS	AX1	EXT. DETAILS	AX2	EXT. DETAILS	AX3	EXT. DETAILS	AX4	EXT. DETAILS	AX5	EXT. DETAILS	AX6	EXT. DETAILS	AX7	EXT. DETAILS	AX8	EXT. DETAILS	AX9	EXT. DETAILS	AX10	EXT. DETAILS	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
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<div><div>PROJECT: THE GENERAL ON PINE ST.</div><div>DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS</div><div>DATE: 09.29.2017</div><div>OWNER: TONY & SONYA CASTRO</div></div>	<div>PROJECT INFORMATION SHEET</div> <div>A000</div>																																																																															



SCHEMATIC RENDERING- EXTERIOR VIEW FROM PINE ST.



SCHEMATIC RENDERING- EXTERIOR NIGHTTIME VIEW OF BACKYARD

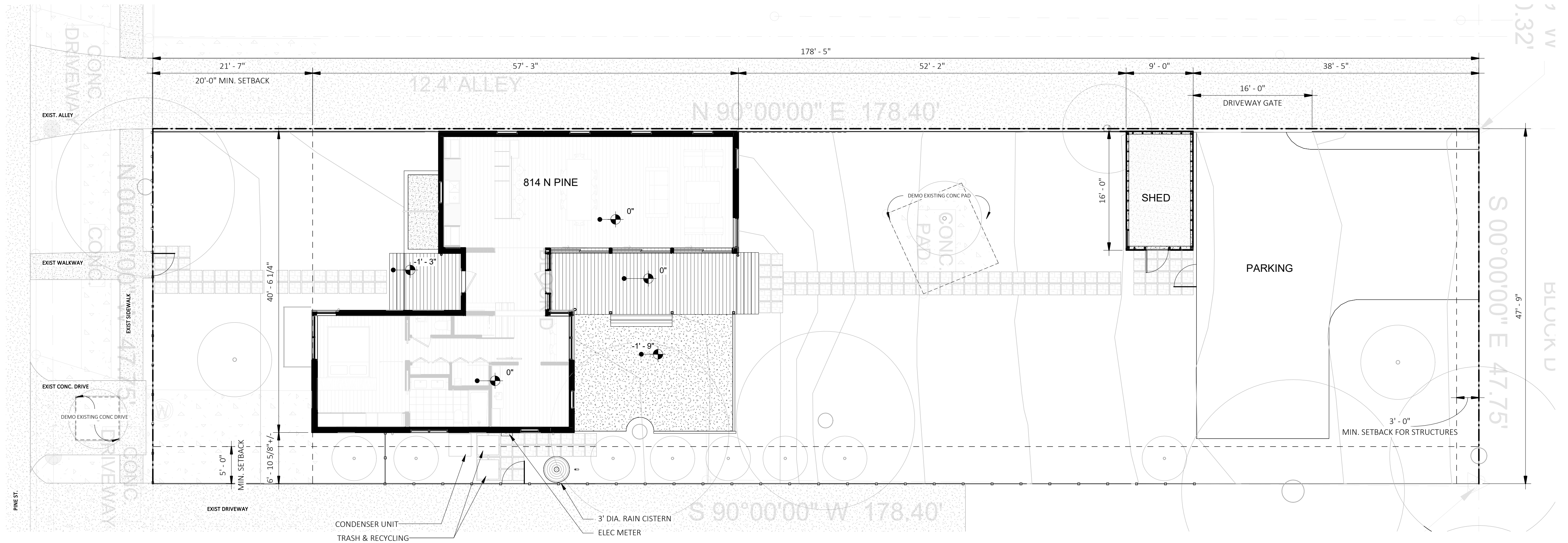


SCHEMATIC RENDERINGS - INTERIOR VIEWS OF LIVING/DINING/KITCHEN

RENDERING NOTES

1 RENDERINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO DRAWINGS AND SPECS FOR CONSTRUCTION.

PROJECT: THE GENERAL ON PINE ST.
DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO



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



2 GRADING PLAN
SCALE: 1/8" = 1'-0"

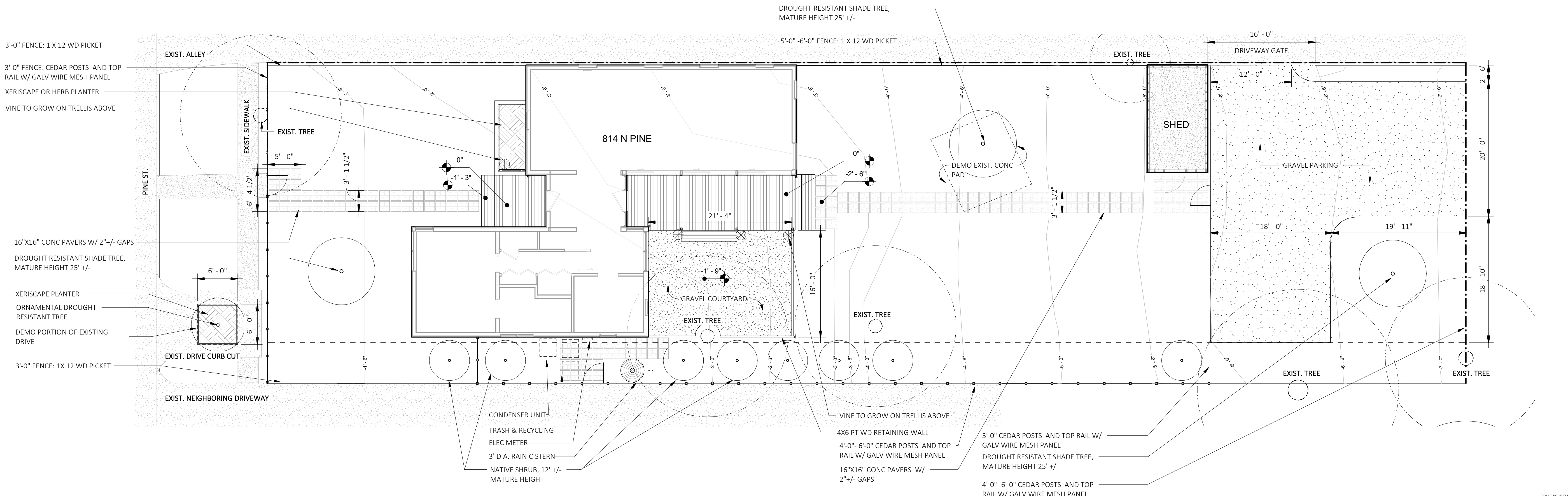
GENERAL NOTES - SITE PLAN, GRADING PLAN & LANDSCAPE PLAN

1. ALL DIM. TO EXT FACE OF FINISH U.N.O.
2. VIF EXISTING TREE LOCATIONS
3. ALL EXISTING TREES ON PROPERTY TO BE PROTECTED & PRESERVED
4. ALL UNLABELED FENCES TO BE EXISTING OR CHAINLINK, VIF
5. VIF EXISTING GRADE CONDITIONS
6. REFERENCE FLOOR PLANS FOR DECKS AND EXTERIOR STAIRS
7. ALL NEW PLANTING N.L.C.
8. LANDSCAPE PLAN IS PROVIDED FOR GENERAL REFERENCE ONLY, FINAL PLANTING SELECTIONS TO BE DETERMINED AND PROVIDED BY OWNER.
9. ALL NEW FENCING N.L.C., TO BE PROVIDED BY OWNER

PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

SITE PLAN
A100



1 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES - SITE PLAN, GRADING PLAN & LANDSCAPE PLAN
1. ALL DIM. TO EXT. FACE OF FINISH U.N.O.
 2. VIF EXISTING TREE LOCATIONS
 3. ALL EXISTING TREES ON PROPERTY TO BE PROTECTED & PRESERVED
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PROJECT: THE GENERAL ON PINE ST.

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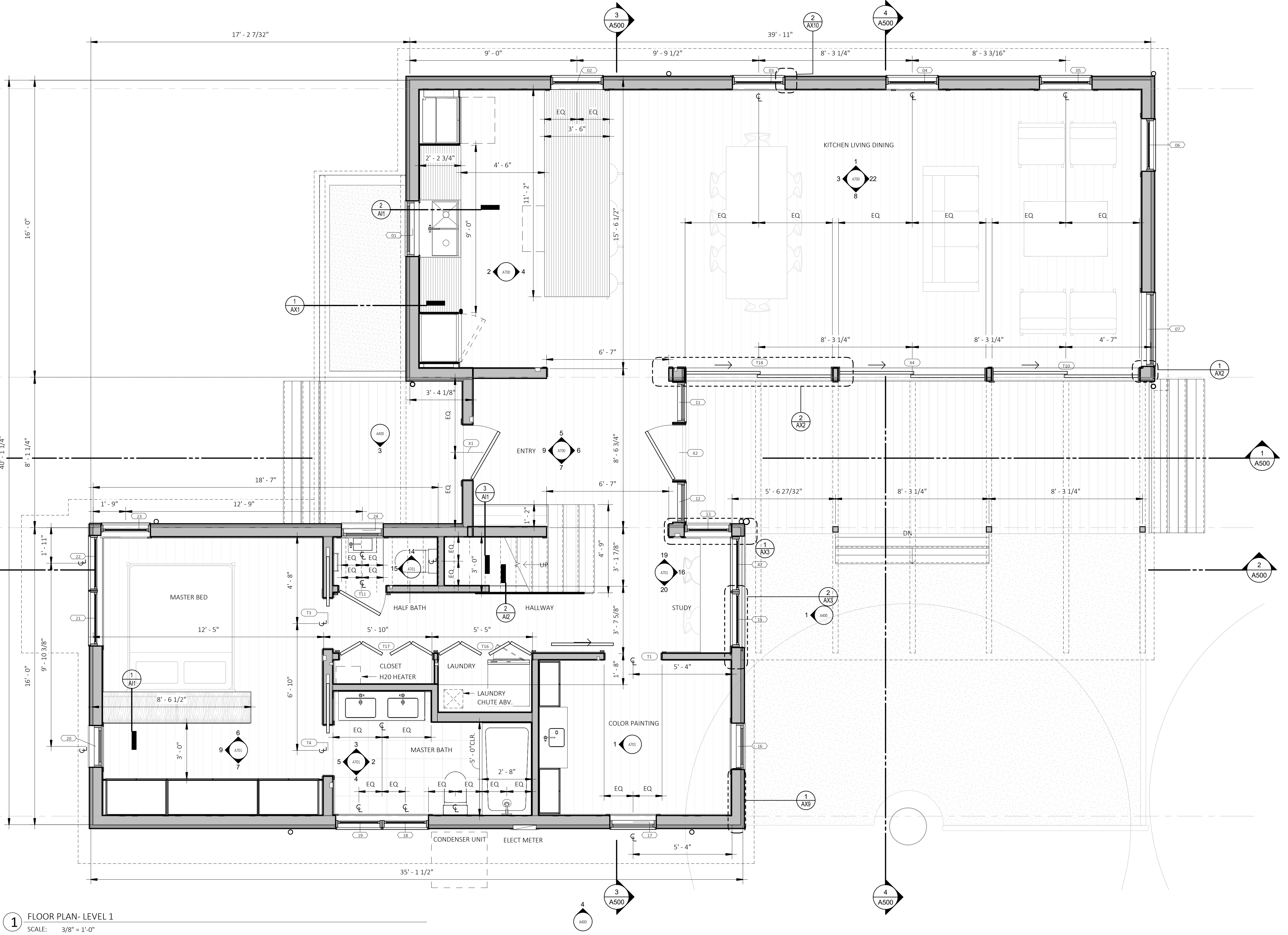
LANDSCAPE PLAN

A101

FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE
- ALL EXTERIOR WALLS, ROOFS AND FLOORS TO RECIEVE INSULATION PER SPEC.
- ALL INTERIOR FINISH TO BE GYP BD UNO. CROSS REFERENCE INTERIOR ELEVATIONS.
- REFERENCE A000 FOR ADDITIONAL GENERAL NOTES.
- FURNITURE LAYOUT IS FOR REFERENCE ONLY.
- REF. INT ELEVATIONS AND MILLWORK SCHED. FOR ALL CABINERY

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



PROJECT: THE GENERAL ON PINE ST.

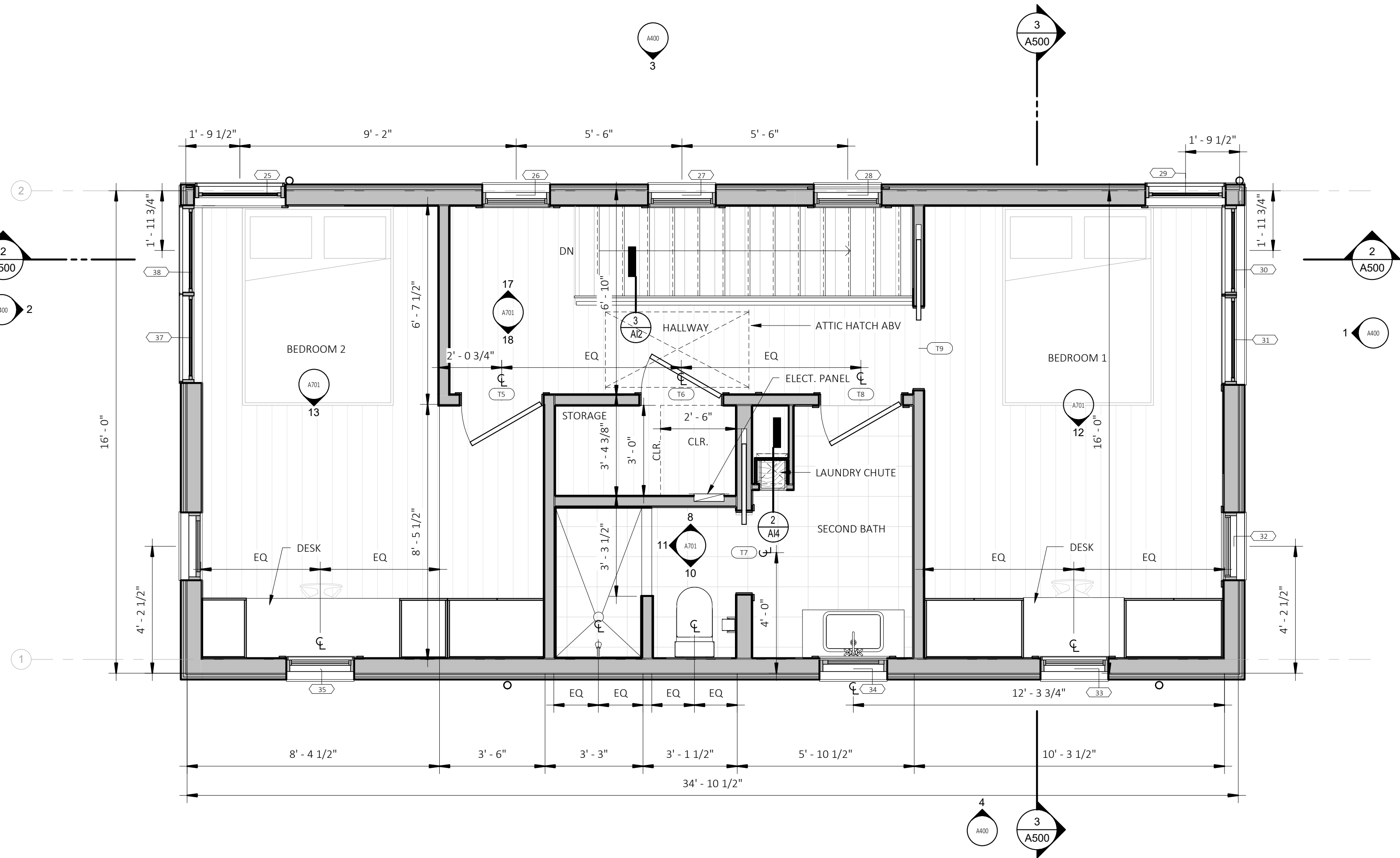
DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

FLOOR PLAN LVL 1
A200

FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, 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. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL EXTERIOR WALLS, ROOFS AND FLOORS TO RECIEVE INSULATION PER SPEC.
- ALL INTERIOR FINISH TO BE GYP BD UNO. CROSS REFERENCE INTERIOR ELEVATIONS.
- REFERENCE A000 FOR ADDITIONAL GENERAL NOTES.
- FURNITURE LAYOUT IS FOR REFERENCE ONLY.
- REF. INT ELEVATIONS AND MILLWORK SCHED. FOR ALL CABINETRY

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



PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

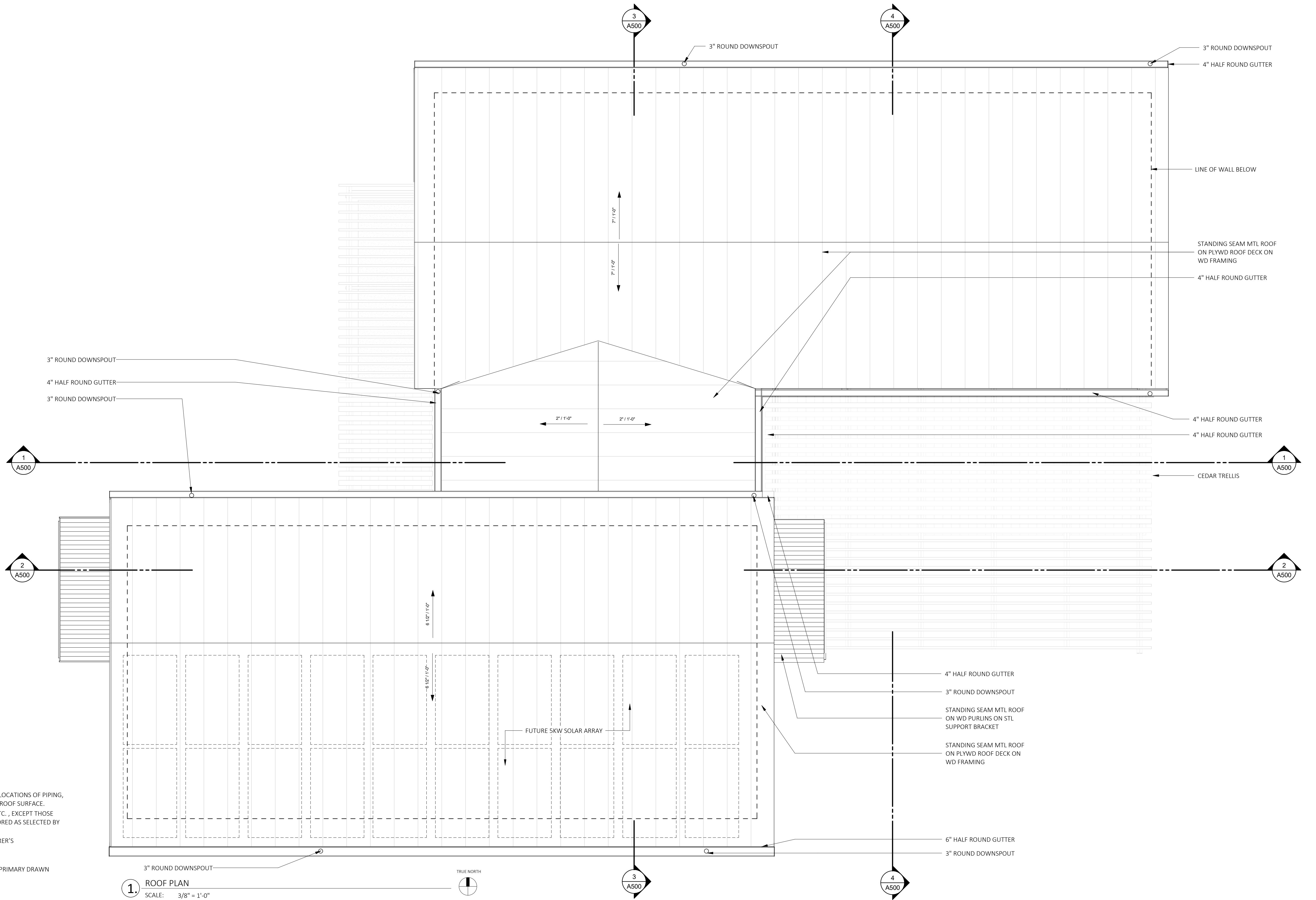
FLOOR PLAN- LVL 2
A201

ROOF PLAN NOTES

- 1 REFER TO MECHANICAL, PLUMING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
- 2 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC., EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
- 3 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 4 REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.
- 5 OVERFLOW ROOF DRAIN INLETS SHALL BE 2" ABOVE THE PRIMARY DRAWN INLETS.

1. ROOF PLAN

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





PROJECT: THE GENERAL ON PINE ST.


DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

ROOF PLAN
A250


MECHANICAL LEGEND


SUPPLY GRILL, REF MECH


RETURN GRILL, REF MECH


ACCESS PANEL, PAINT TO MATCH CEILING


LIGHTING FIXTURE LEGEND


DIRECTIONAL RECESSED CEILING FIXTURE, REF. SPECS


RECESSED CEILING FIXTURE, REF. SPECS

JUNCTION BOX W/ BLANK UP COVER


PENDANT FIXTURE, REF. SPECS


WALL SCONCE, REF. INTERIOR ELEVATIONS & SPECS


EXHAUST FAN


CEILING FAN, REF. SPECS

ELECTRICAL LEGEND


110 WALL MOUNTED DUPLEX OUTLET


WALL MOUNTED 110 OUTLET/ USB OUTLET COMBINATION


GFI





110 WALL MOUNTED GROUND FAULT INTERRUPTER DUPLEX OUTLET


110 WALL MOUNTED SIMPLEX OUTLET


220 WALL MOUNTED OUTLET


110 FLOOR MOUNTED DUPLEX OUTLET


SWITCH

THERMOSTATIC CONTROL

3-WAY SWITCH

4-WAY SWITCH

DIMMER

WALL MOUNTED DATA JACK

REFLECTED CEILING PLAN NOTES

1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, OR CENTER OF MEMBER U.N.O.

2 LIGHT FIXTURES ARE INDICATED FOR LOCATION ONLY, SEE ELECTRICAL FOR TYPES.

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 RAFTERS TO BE EQUALLY SPACED ALONG LENGTH OF EXTERIOR WALL U.N.O.

PROJECT:THE GENERAL ON PINE ST.

DESIGN PHASE:80% CONSTRUCTION DOCUMENTS

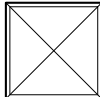
DATE:09.29.2017

OWNER:TONY & SONYA CASTRO

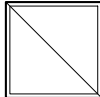
REFLECTED CEILING PLAN LVL 1

A252

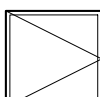
MECHANICAL LEGEND



SUPPLY GRILL, REF MECH




RETURN GRILL, REF MECH




ACCESS PANEL, PAINT TO MATCH CEILING


LIGHTING FIXTURE LEGEND




DIRECTIONAL RECESSED CEILING FIXTURE, REF. SPECS




RECESSED CEILING FIXTURE, REF. SPECS




JUNCTION BOX W/ BLANK UP COVER



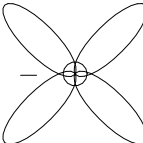
PENDANT FIXTURE, REF. SPECS



WALL SCONCE, REF. INTERIOR ELEVATIONS & SPECS




EXHAUST FAN




CEILING FAN, REF. SPECS


ELECTRICAL LEGEND




110 WALL MOUNTED DUPLEX OUTLET




WALL MOUNTED 110 OUTLET/ USB OUTLET COMBINATION







110 WALL MOUNTED GROUND FAULT INTERRUPTER DUPLEX OUTLET




110 WALL MOUNTED SIMPLEX OUTLET




220 WALL MOUNTED OUTLET




110 FLOOR MOUNTED DUPLEX OUTLET




SWITCH




THERMOSTATIC CONTROL




3-WAY SWITCH



4-WAY SWITCH



DIMMER



WALL MOUNTED DATA JACK

REFLECTED CEILING PLAN NOTES

1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, OR CENTER OF MEMBER U.N.O.

2 LIGHT FIXTURES ARE INDICATED FOR LOCATION ONLY, SEE ELECTRICAL FOR TYPES.

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 RAFTERS TO BE EQUALLY SPACED ALONG LENGTH OF EXTERIOR WALL U.N.O.

1

LEVEL 2 RCP

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

PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

REFLECTED CEILING PLAN LVL 2

A253

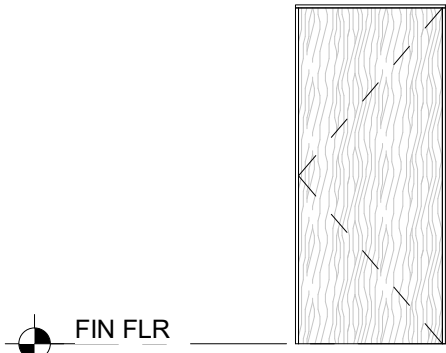
MILLWORK SCHEDULE							
Level/Room	Model	Height	Width	Depth	Description	Finish	Cost
		7' - 7 1/4"	4 7/8"	2' - 0"			
		7' - 7 1/4"	3 5/8"	2' - 0"			
		3' - 2"	6"	2' - 0"			
		3' - 0"	2' - 0"	2' - 0"			0.00
		3' - 0"	2' - 0"	2' - 0"			0.00
	GODMORGON	1' - 10"	3' - 3 3/8"	1' - 6 1/2"	GODMORGON Sink cabinet with 2 drawers		179.00
Lvl 1 Color Painting	PAX	6' - 7 1/4"	2' - 5 1/2"	1' - 1 3/4"	PAX Wardrobe (90)+ 2 hinged doors (100)	White	190.00
Lvl 1 Color Painting	PAX	6' - 7 1/4"	2' - 5 1/2"	1' - 1 3/4"	PAX Wardrobe (90)+ 2 hinged doors (100)	White	190.00
Lvl 1 Kitchen		2' - 11 1/2"	2' - 0"	2' - 0"			0.00
Lvl 1 Kitchen	SEKTION	1' - 8"	2' - 6"	1' - 3"	Wall cabinet with 2 doors	Haggeby White	60.00
Lvl 1 Kitchen	SEKTION	2' - 6"	3' - 0"	2' - 0"	Base cabinet w/ shelves/ 2 doors	Haggeby White	142.00
Lvl 1 Kitchen	SEKTION	2' - 6"	2' - 6"	1' - 3"	Base cabinet w/2 doors & 3 drawers	Haggeby White	275.00
Lvl 1 Kitchen	SEKTION	2' - 6"	3' - 0"	2' - 0"		Haggeby White	307.00
Lvl 1 Kitchen	SEKTION	2' - 6"	3' - 0"	2' - 0"		Haggeby White	307.00
Lvl 1 Kitchen	SEKTION	2' - 6"	2' - 6"	2' - 0"	Base cabinet w/ 3 fronts & 4 drawers	Haggeby White	270.00
Lvl 1 Kitchen	SEKTION	2' - 6"	2' - 6"	1' - 3"	Base cabinet w/2 doors & 3 drawers	Haggeby White	275.00
Lvl 1 Kitchen	SEKTION	2' - 6"	3' - 0"	2' - 0"		Haggeby White	307.00
Lvl 1 Kitchen	SEKTION	2' - 6"	1' - 6"	2' - 0"		Haggeby White	307.00
Lvl 1 Master Bedroom	NORDLI	3' - 2 1/4"	3' - 11 1/4"	1' - 4 7/8"	8-drawer dresser, white		370.00
Lvl 1 Master Bedroom	NORDLI	3' - 2 1/4"	3' - 11 1/4"	1' - 4 7/8"	8-drawer dresser, white		370.00
Lvl 1 Master Bedroom	PAX, AULI	7' - 9 1/8"	4' - 11"	1' - 11 5/8"	PAX SLiding Door Frame+ AULI sliding door	Mirror/White	550.00
Lvl 1 Master Bedroom	PAX, BALLSTAD	7' - 9 1/8"	3' - 3 3/8"	1' - 11 5/8"	PAX Wardrobe Frame + 2 Ballstad Doors	White	200.00
Lvl 1 Master Bedroom	PAX, BALLSTAD	7' - 9 1/8"	3' - 3 3/8"	1' - 11 5/8"	PAX Wardrobe Frame + 2 Ballstad Doors	White	200.00
Lvl 1 Matser Bathroom	GODMORGON/ ODENSVIK	2' - 1 1/4"	4' - 7 1/2"	1' - 7 1/4"	Sink cabinet with 4 drawers	High gloss white	599.00
Lvl 2 Bathroom	GODMORGON/ ODENSVIK	2' - 1 1/4"	3' - 4 1/2"	1' - 7 1/4"	Sink cabinet with 2 drawers	White Stained Oak	350.00
Lvl 2 Bedroom	PAX	6' - 7 1/4"	1' - 7"	1' - 11 3/4"	PAX Wardrobe Frame (80) +BALLSTAD door (50)	White	130.00
Lvl 2 Bedroom	PAX	6' - 7 1/4"	1' - 7"	1' - 11 3/4"	PAX Wardrobe Frame (80) +BALLSTAD door (50)	White	130.00
Lvl 2 Bedroom	PAX, BALLSTAD	6' - 7 1/4"	3' - 3 3/8"	1' - 11 5/8"	Wardrobe Frame (100) + 2 Ballstad Doors (100)	White	200.00
Lvl 2 Bedroom	PAX, BALLSTAD	6' - 7 1/4"	3' - 3 3/8"	1' - 11 5/8"	Wardrobe Frame (100) + 2 Ballstad Doors (100)	White	200.00
Lvl 2 Bedroom	PAX, BALLSTAD	6' - 7 1/4"	3' - 3 3/8"	1' - 11 5/8"	Wardrobe Frame (100) + 2 Ballstad Doors (100)	White	200.00
Grand total							6308.00

MILLWORK NOTES

- 1
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD. PRECISE UNIT DIMENSIONS AND MODEL #S TO BE VERIFIED BY MANU. CATALOGUE AT TIME OF PURCHASE
- 2
- REF. INTERIOR ELEVATIONS FOR UNIT ARRANGEMENT AND FIELD TRIMMING
- 3
- NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE FROM THAT SHOWN PRIOR TO EXECUTING WORK.

GENERAL NOTES WINDOW TYPES.

- 1
- SCHEDULE DIMENSIONS ARE OF FRAME
- 2
- ALL EAST, WEST AND SOUTH FACING GLAZING TO BE LOW-E
- 3
- ALL WINDOWS TO BE MILGARD INTEGRITY WOOD ULTREX, BARE WOOD INTERIOR, PEBBLE GREY EXTERIOR, SATIN NICKLE HARDWARE
- 4
- ALL OPERABLE WINDOWS TO RECEIVE SCREENS BY MILGARD
- 5
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
- 6
- VERIFY ALL DIEMENSIONS IN FIELD.
- 7
- SEE LEGEND FOR MULLED WINDOW AND DOOR UNITS



A



DOOR LEGEND

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

DOOR SCHEDULE																
MARK	Type	PANEL				PANEL MATERIAL	FINISH	FRAME			DETAIL			GLASS TYPE	REMARKS	MARK
		WIDTH	SIZE HEIGHT	THICKNESS	FRAME TYPE			MATERIAL	FINISH	HEAD	JAMB	THRESHOLD				
X4	SLIDER	7' - 9 3/4"	8' - 0"	1 3/4"	WD/GLAZING									MARVIN INTEGRITY WOOD ULTREX	X4	
X2	79	2' - 11 1/2"	8' - 0"	1 3/4"	WD/GLAZING									MARVIN INTEGRITY WOOD ULTREX	X2	
X1	SWING SLIDER	2' - 11"	8' - 0"	1 3/4"	WD/GLAZING										X1	
T19	47	3' - 0"	7' - 0"	1 3/4"											T19	
T18	SLIDER	7' - 9 3/4"	8' - 0"	1 3/4"	WD/GLAZING										T18	
T17	BIFOLD	5' - 0"	7' - 0"	1 3/4"	HC WD										T17	
T16	BIFOLD	5' - 0"	7' - 0"	1 3/4"	HC WD										T16	
T11	SWING	2' - 6"	6' - 8"	1 3/4"	HC WD	BOARD									T11	
T10	SLIDER	7' - 9 3/4"	8' - 0"	1 3/4"	WD/GLAZING									MARVIN INTEGRITY WOOD ULTREX	T10	
T9	POCKET POCKET	2' - 8"	6' - 8"	1 3/4"	SC WD										T9	
T8	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T8	
T7	POCKET POCKET	2' - 8"	6' - 8"	1 3/4"	SC WD										T7	
T6	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T6	
T5	SWING	2' - 8"	6' - 8"	1 3/4"	HC WD										T5	
T4	POCKET	2' - 8"	7' - 0"	1 3/4"	SC WD										T4	
T3	POCKET POCKET	2' - 8"	6' - 8"	1 3/4"	SC WD										T3	
T1	BARN	3' - 0"	7' - 0"	1 3/4"	SC WD										T1	

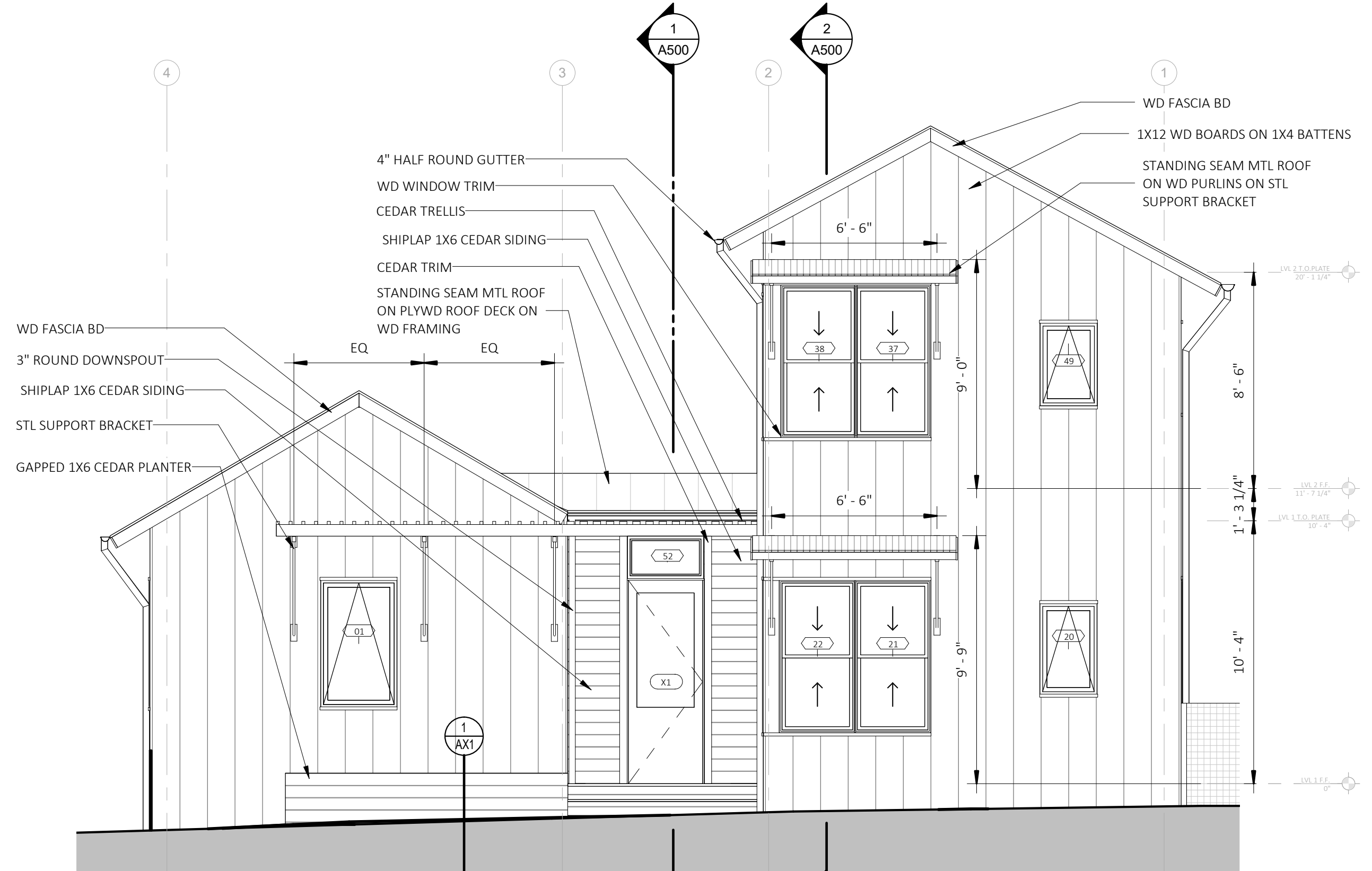
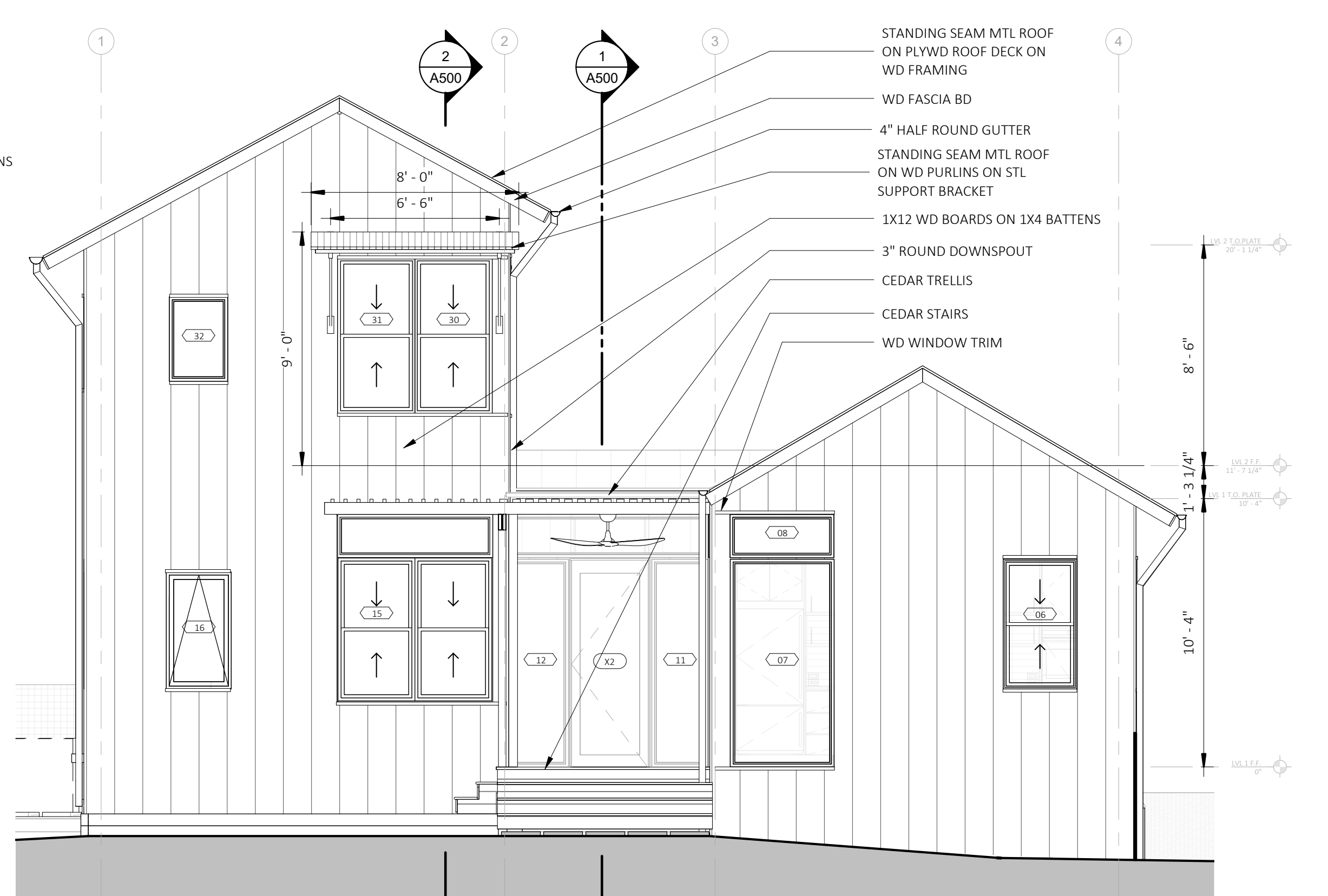
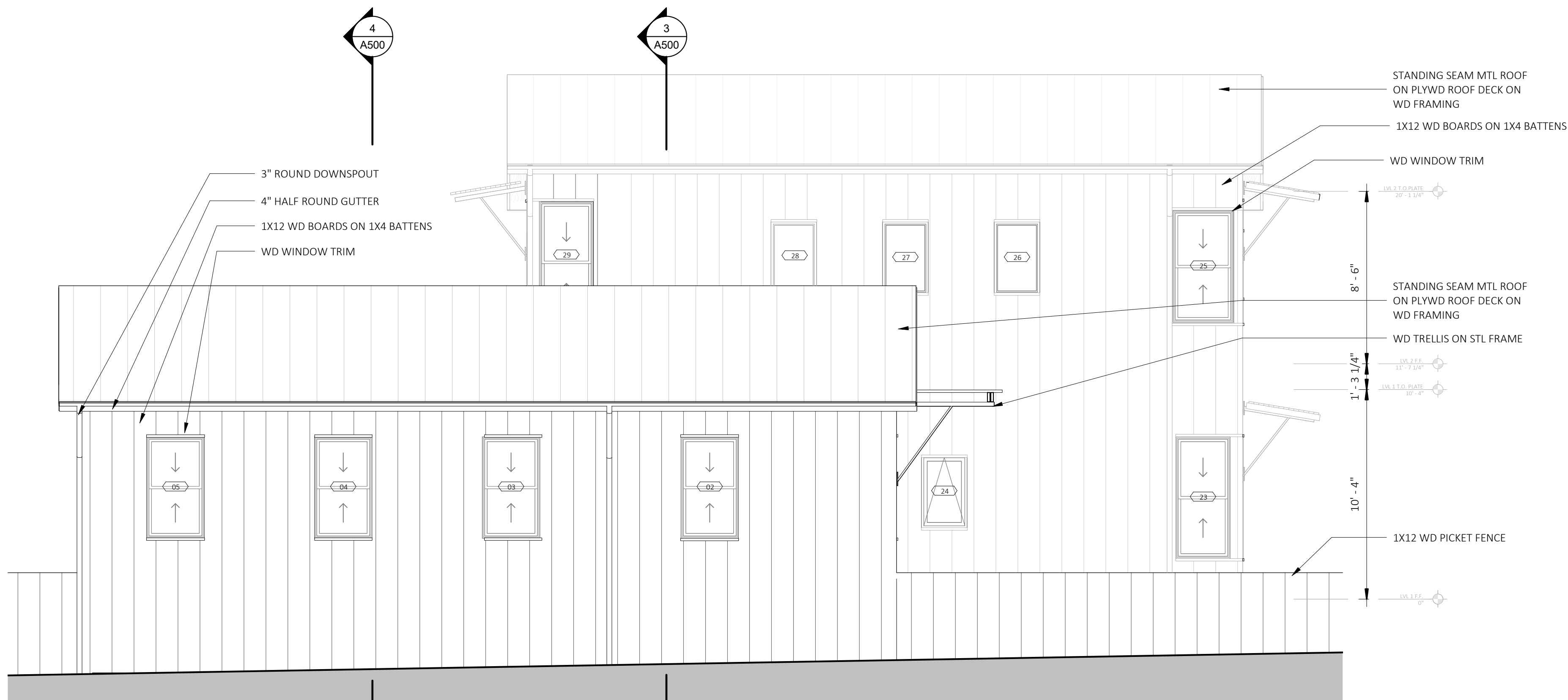
WINDOW SCHEDULE											
MARK	TYPE	DETAIL			FRAME		GLAZING TYPE	REMARKS	MARK	TYPE COMMENTS	
		HEAD	JAMB	SILL	MATERIAL	TYPE					
01	TTTT								01		
02	RRRR								02		
03	RRRR								03		
04	RRRR								04		
05	RRRR								05		
06	RRRR								06		
07	FIXED								07	MARVIN INTEGRITY WOOD ULTREX	
08	DDD								08	MARVIN INTEGRITY WOOD ULTREX	
10	FIXED								10	MARVIN INTEGRITY WOOD ULTREX	
11	JJJJ								11		
12	JJJJ								12		
13	KKKK								13		
14	LLLL								14		
14	FIXED								14	MARVIN INTEGRITY WOOD ULTREX	
15	Single Hung								15		
16	AWNING								16		
17	CCCC								17		
18	NN								18		
19	NN								19		
20	QQQQ								20		
21	DOUBLE HUNG								21	MARVIN INTEGRITY WOOD ULTREX	
22	DOUBLE HUNG								22	MARVIN INTEGRITY WOOD ULTREX	
23	MMMM								23		
24	QQQQ								24		
25	Single Hung								25		
26	FIXED								26		
27	FIXED								27		
28	FIXED								28		
29	MMMM								29		
30	DOUBLE HUNG								30	MARVIN INTEGRITY WOOD ULTREX	
31	DOUBLE HUNG								31	MARVIN INTEGRITY WOOD ULTREX	
32	FIXED								32		
33	FIXED								33		
34	QQQQ								34		
35	FIXED								35		
37	DOUBLE HUNG								37	MARVIN INTEGRITY WOOD ULTREX	
38	DOUBLE HUNG								38	MARVIN INTEGRITY WOOD ULTREX	
44	HHHH								44		
45	FIXED								45	MARVIN INTEGRITY WOOD ULTREX	
46	MMM								46		
47	Single Hung								47		
49	UUUU								49		
51	BBBB								51		
52	OOOO								52		

PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

SCHEDULES

A261

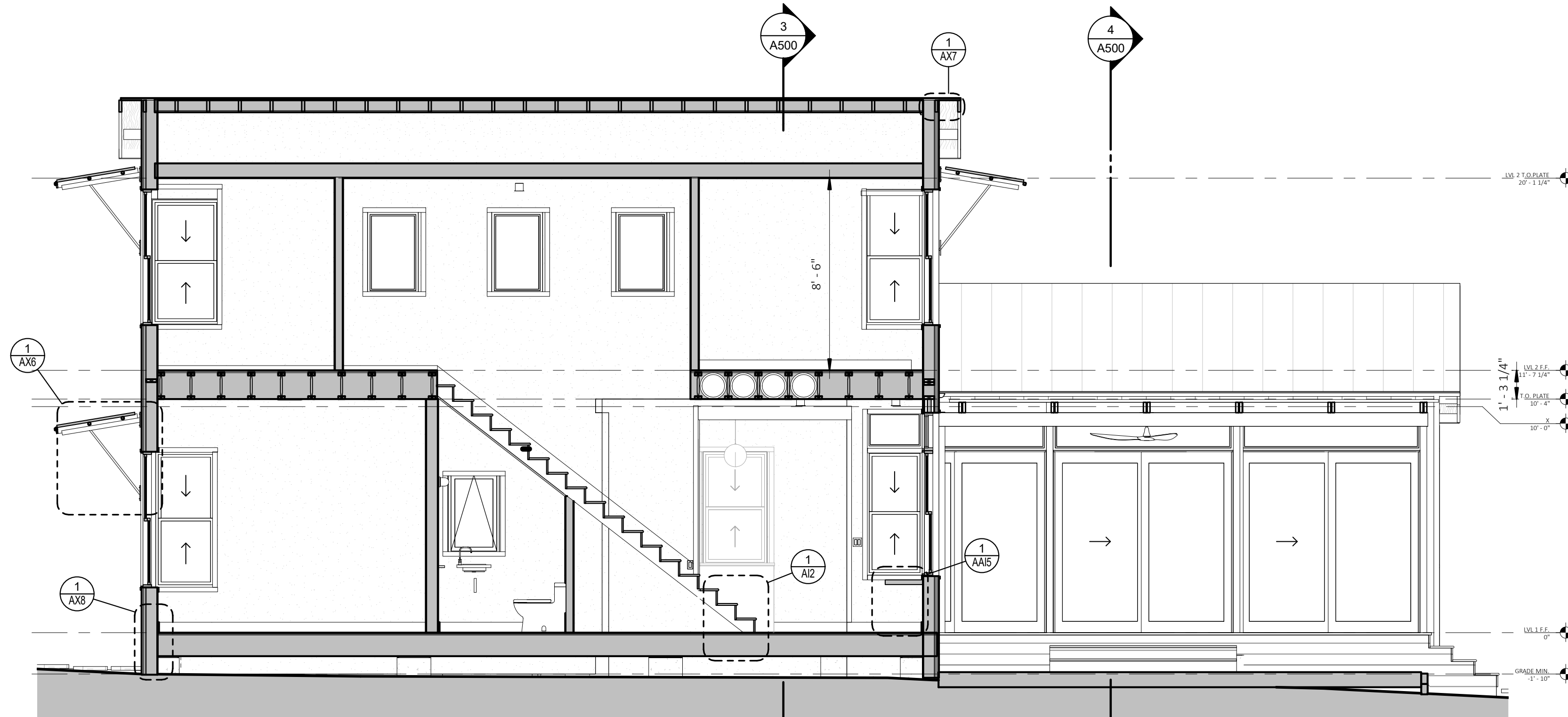


PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

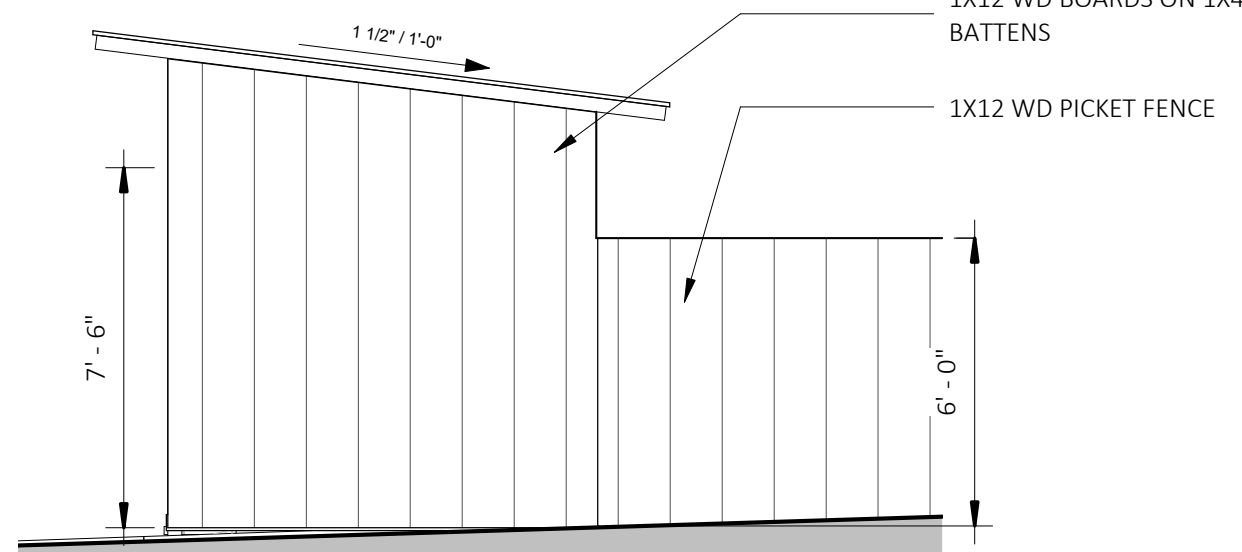
EXTERIOR ELEVATIONS

A400



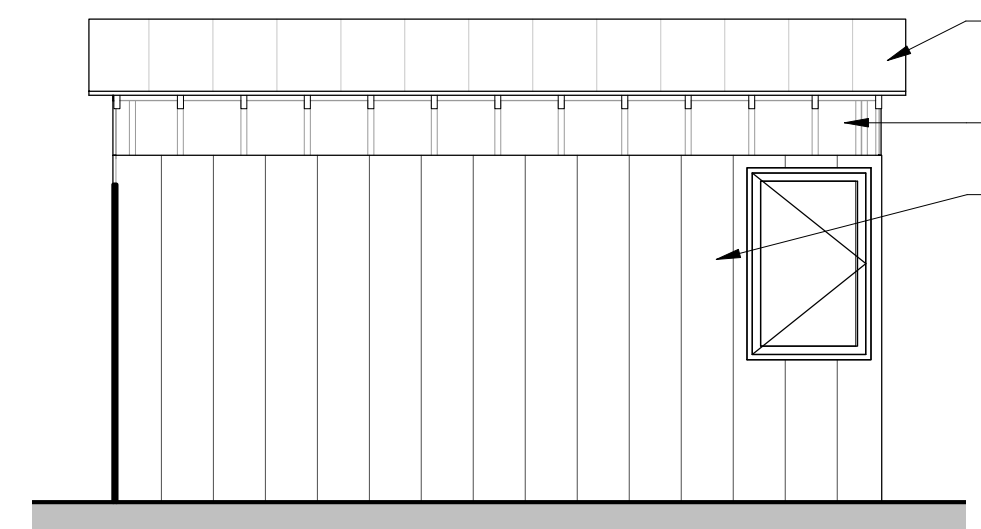
2 NORTH THRU STAIRS

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



5 ELEV- SHED NORTH

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

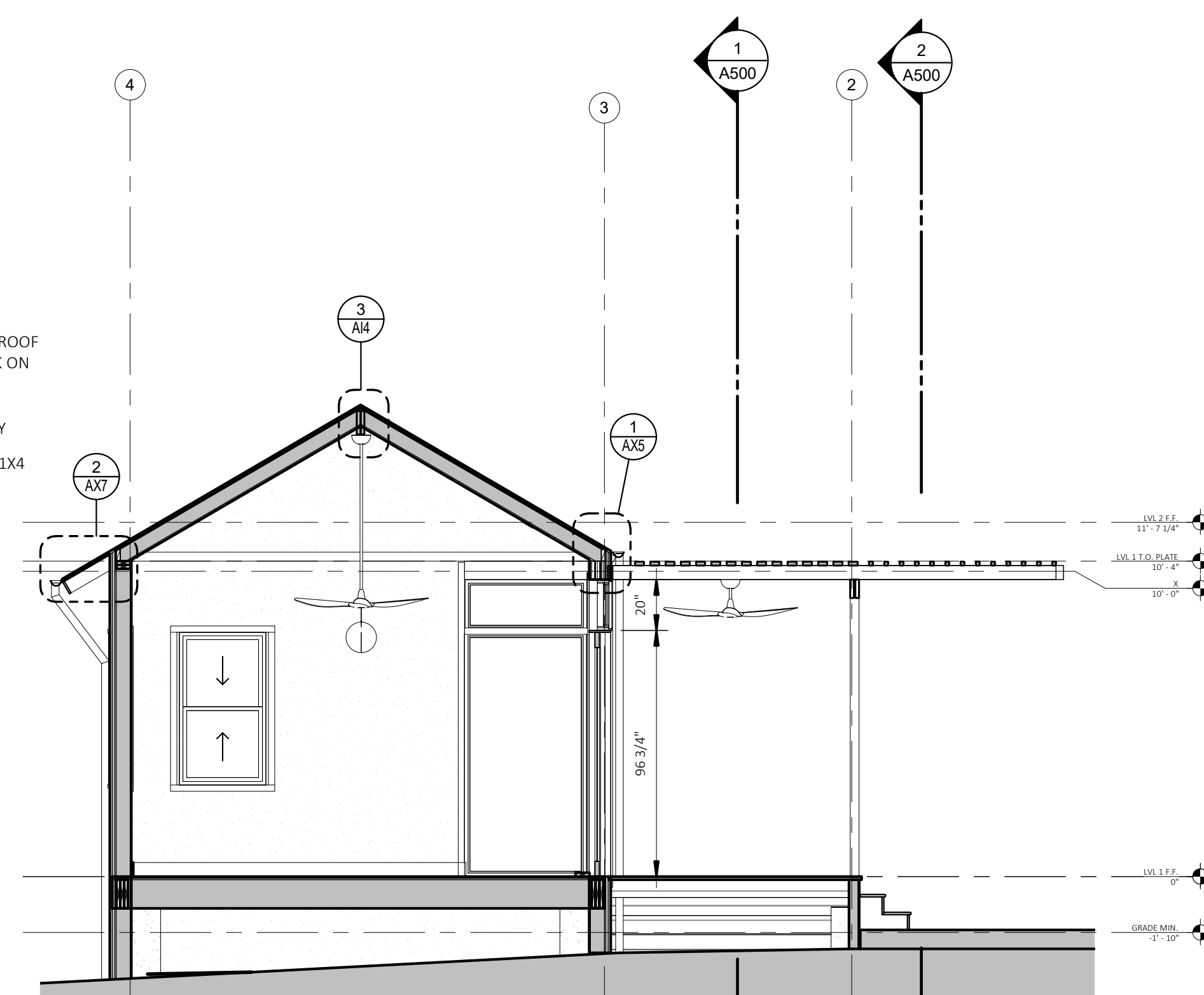


6 ELEV- SHED WEST

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

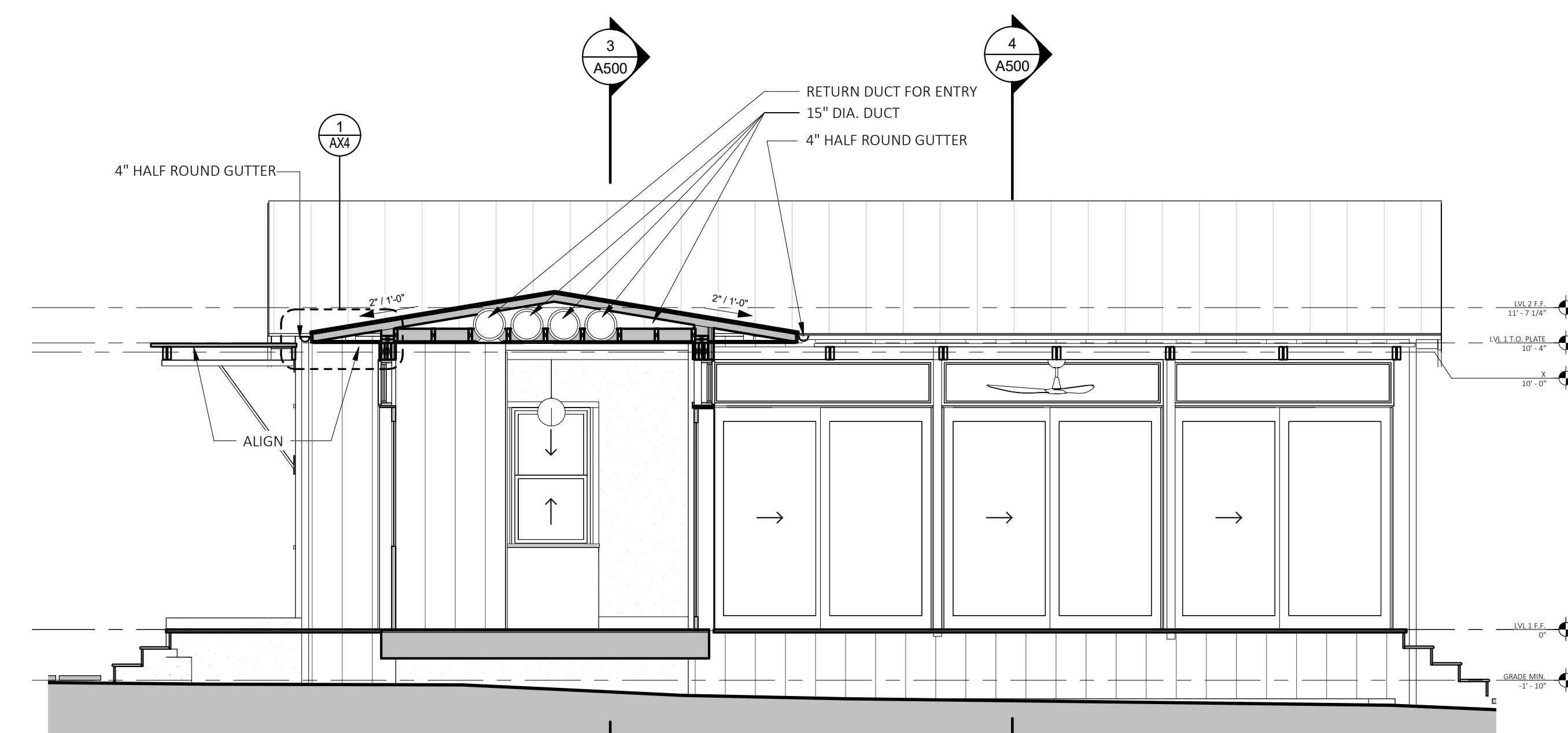
BUILDING SECTION NOTES

- 1 REFER TO FLOOR PLAN FOR EXTENT OF WALL TYPE.
- 3 REFER TO INTERIOR ELEVATIONS, ROOM SCHEDULE, & FINISH SCHEDULE FOR INTERIOR FINISHES & WALL BASE.
- 4 ALL WALLS EXTEND UP TO UNDERSIDE OF DECK OR ROOF, TYPE, UNO.
- 5 OPENINGS IN A RATED WALL, FLOOR, CEILING, AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEM OR PROTECTED WITH A FIRE RATED CHASE.
- 6 WHERE TWO DIFFERENT PARTITION SYSTEMS ABUT, THE FINISH FACES SHALL BE FLUSH.



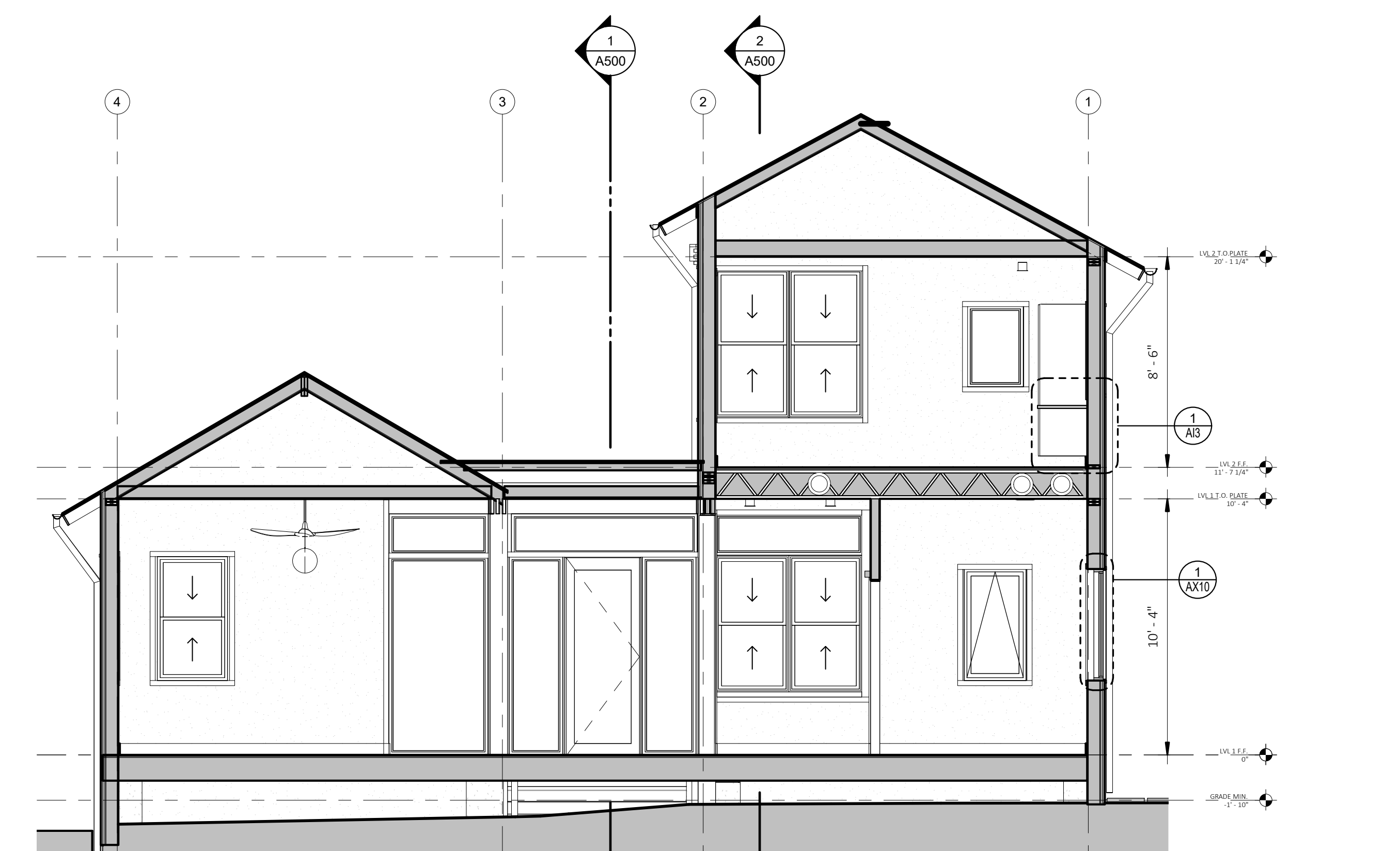
4 EAST THRU LIVING

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



1 NORTH THRU ENTRY

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



3 EAST THRU KITCHEN

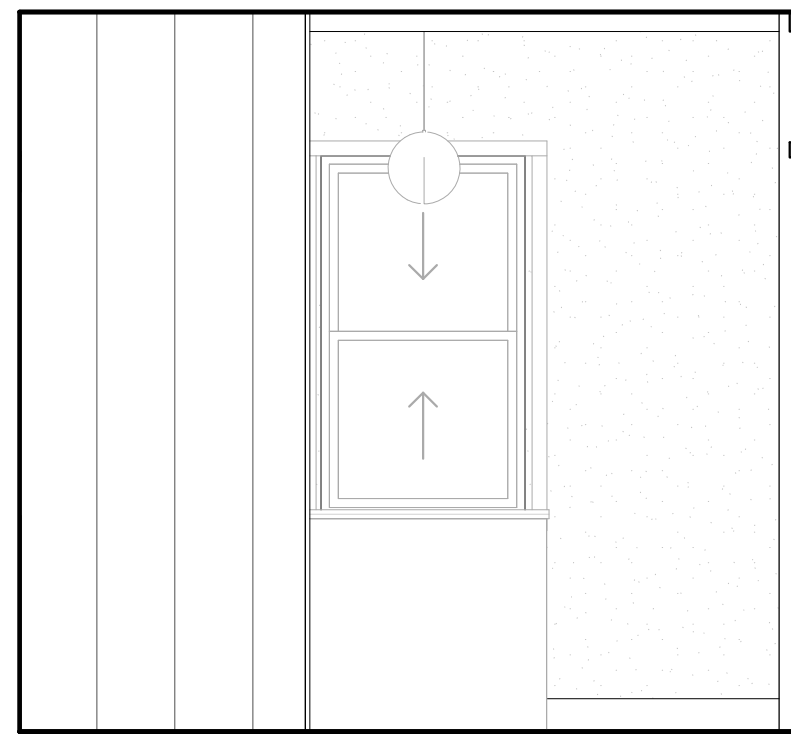
SCALE: 1/4" = 1'-0"

PROJECT: **THE GENERAL ON PINE ST.**

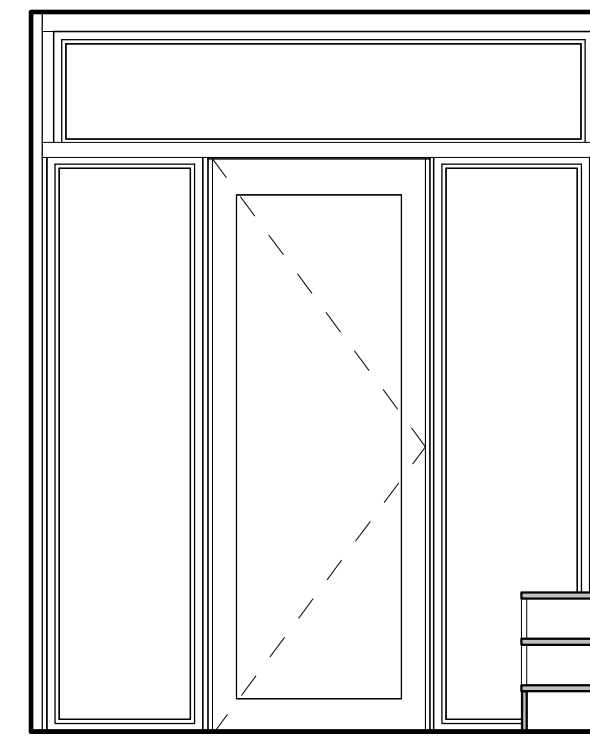
DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

BUILDING SECTIONS

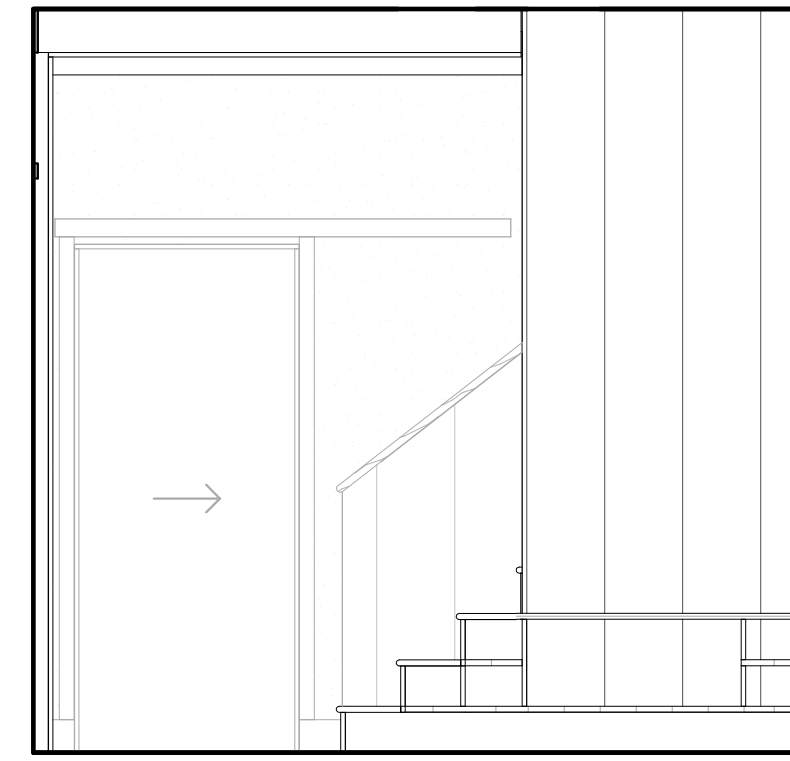
A500



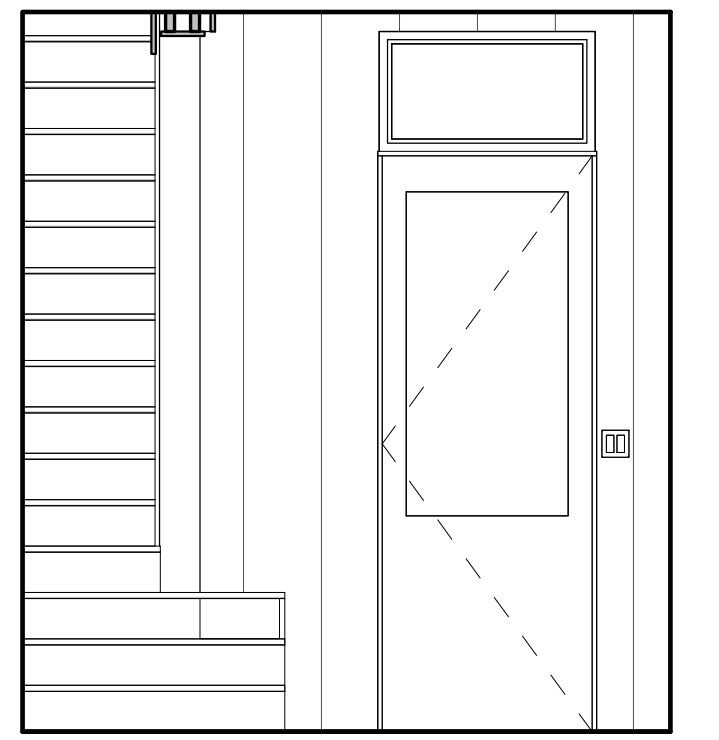
5 Entry North
SCALE: 3/8" = 1'-0"



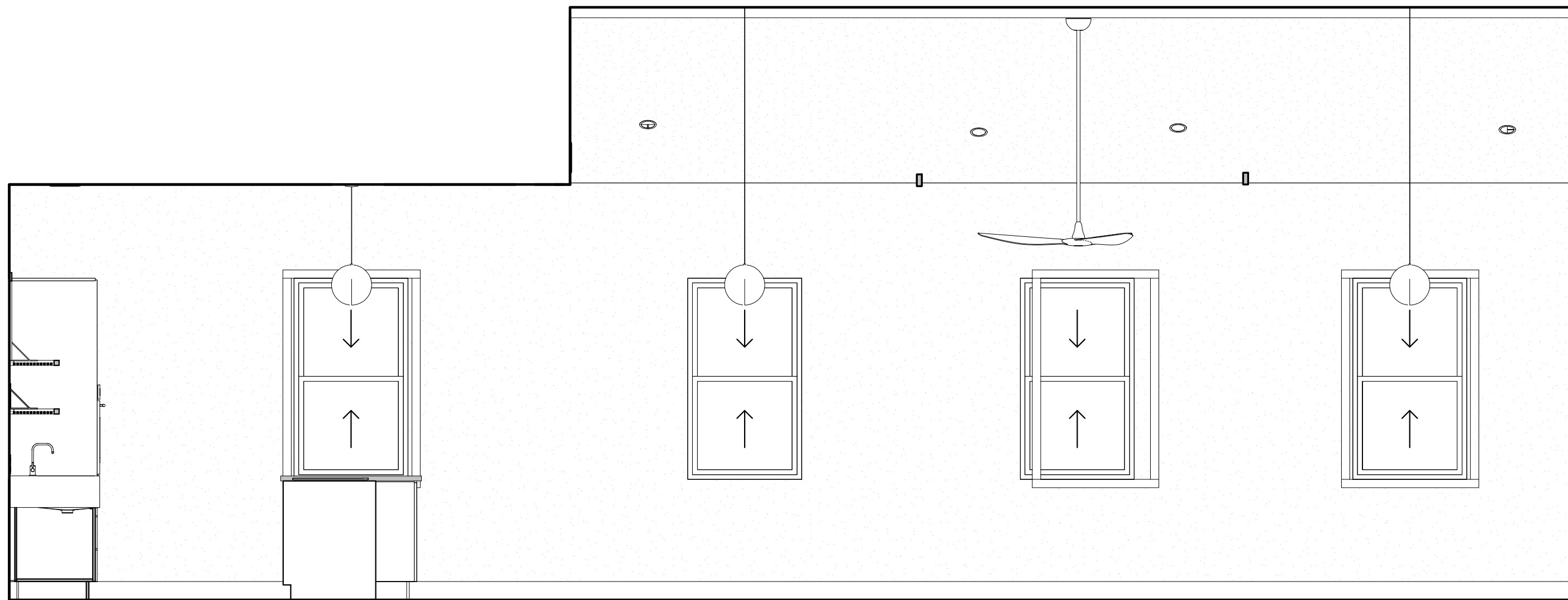
6 Entry East
SCALE: 3/8" = 1'-0"



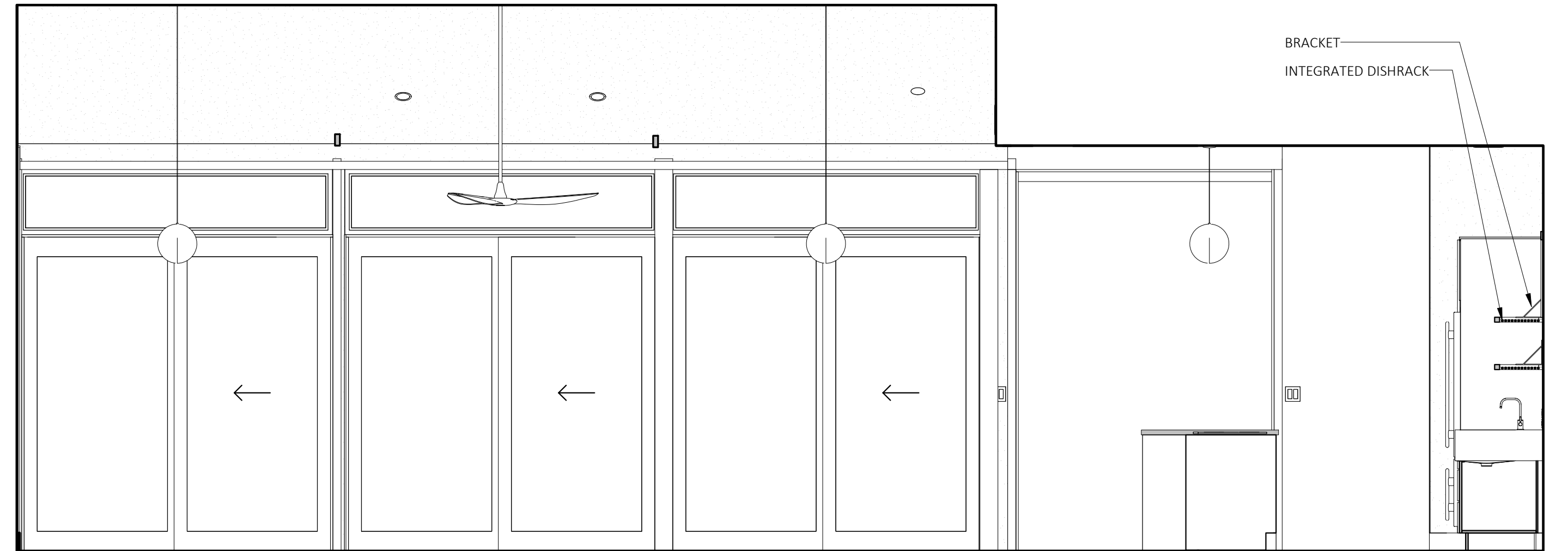
7 Entry South
SCALE: 3/8" = 1'-0"



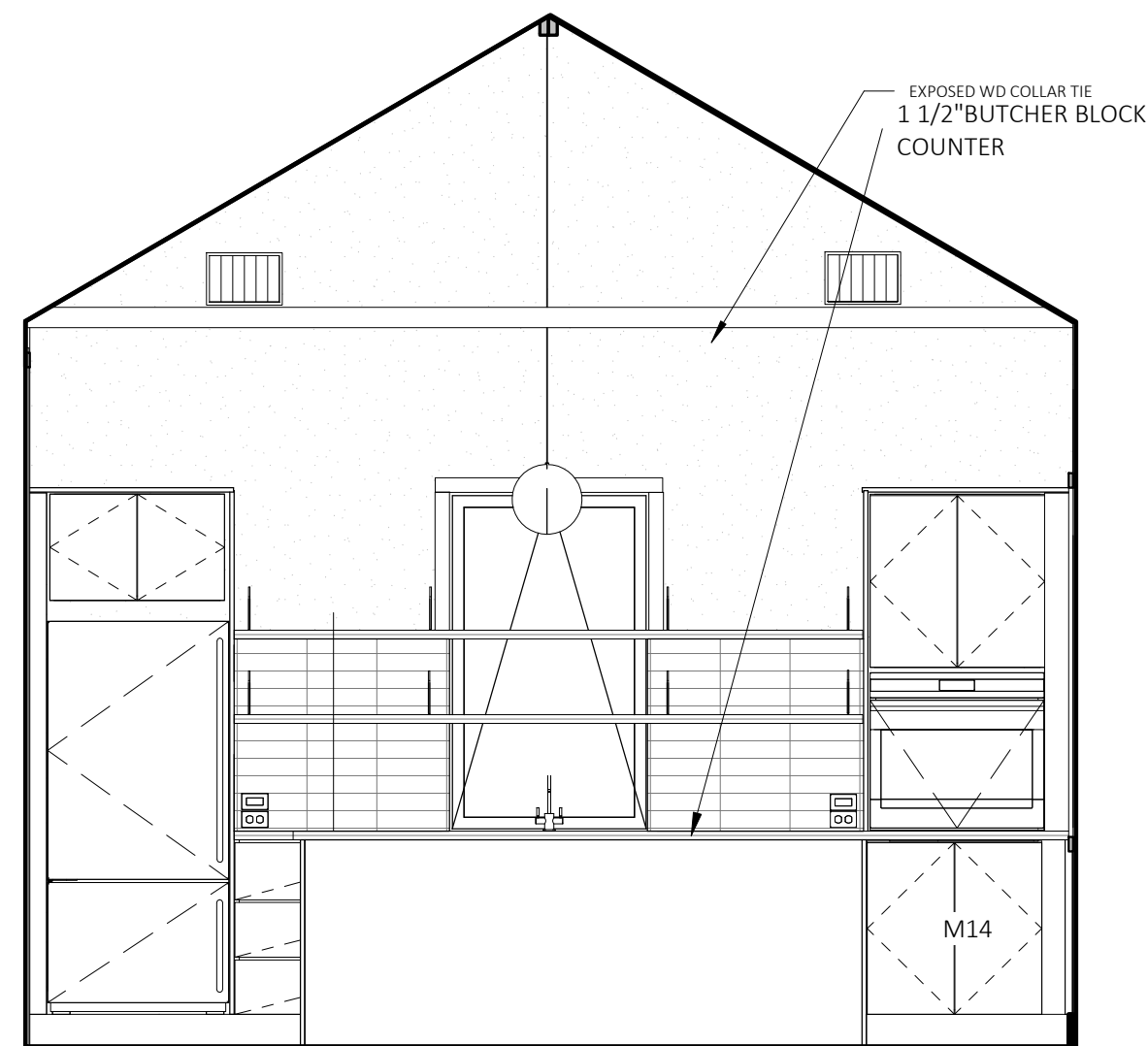
9 Entry West
SCALE: 3/8" = 1'-0"



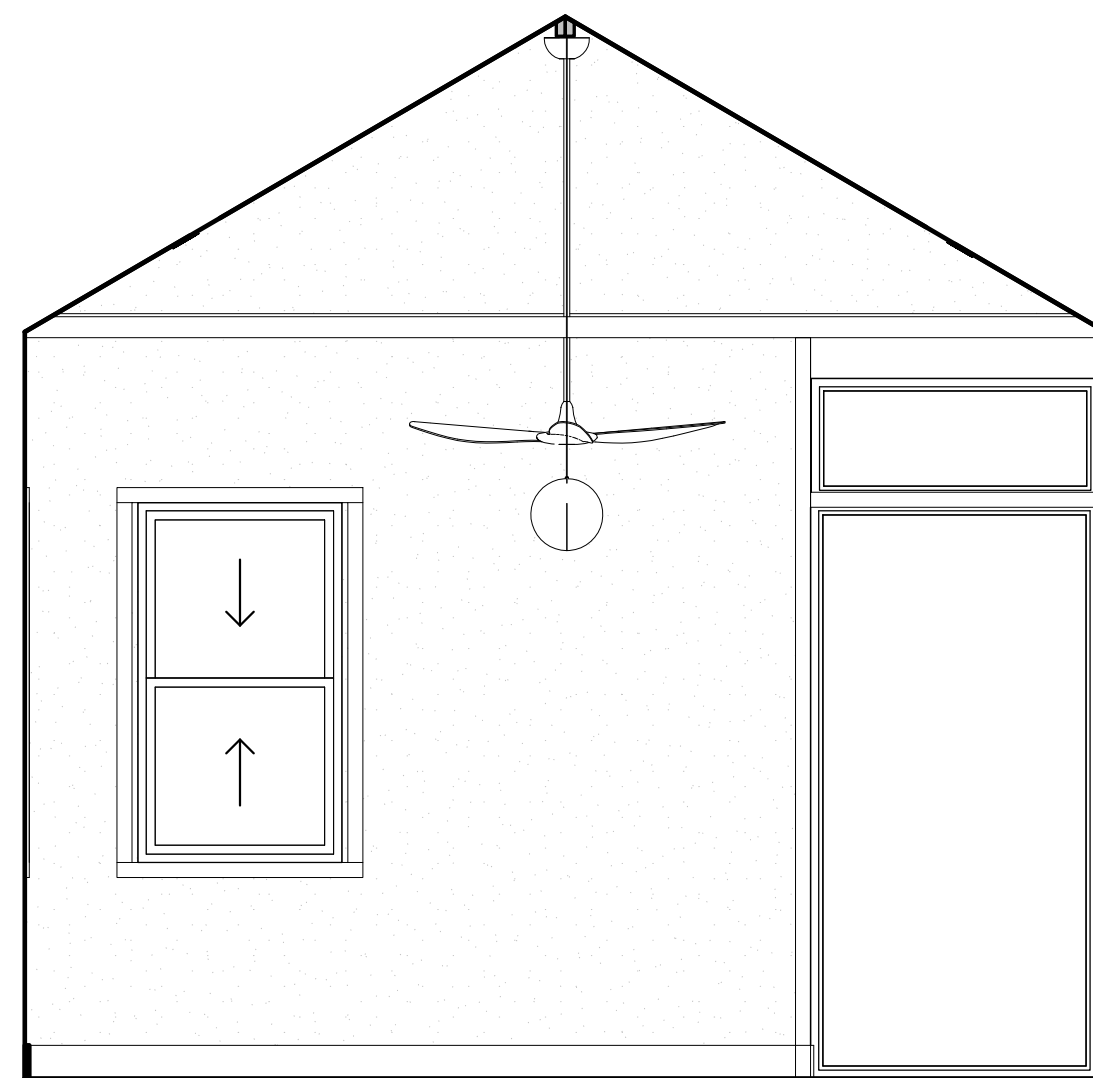
1 Living North
SCALE: 3/8" = 1'-0"



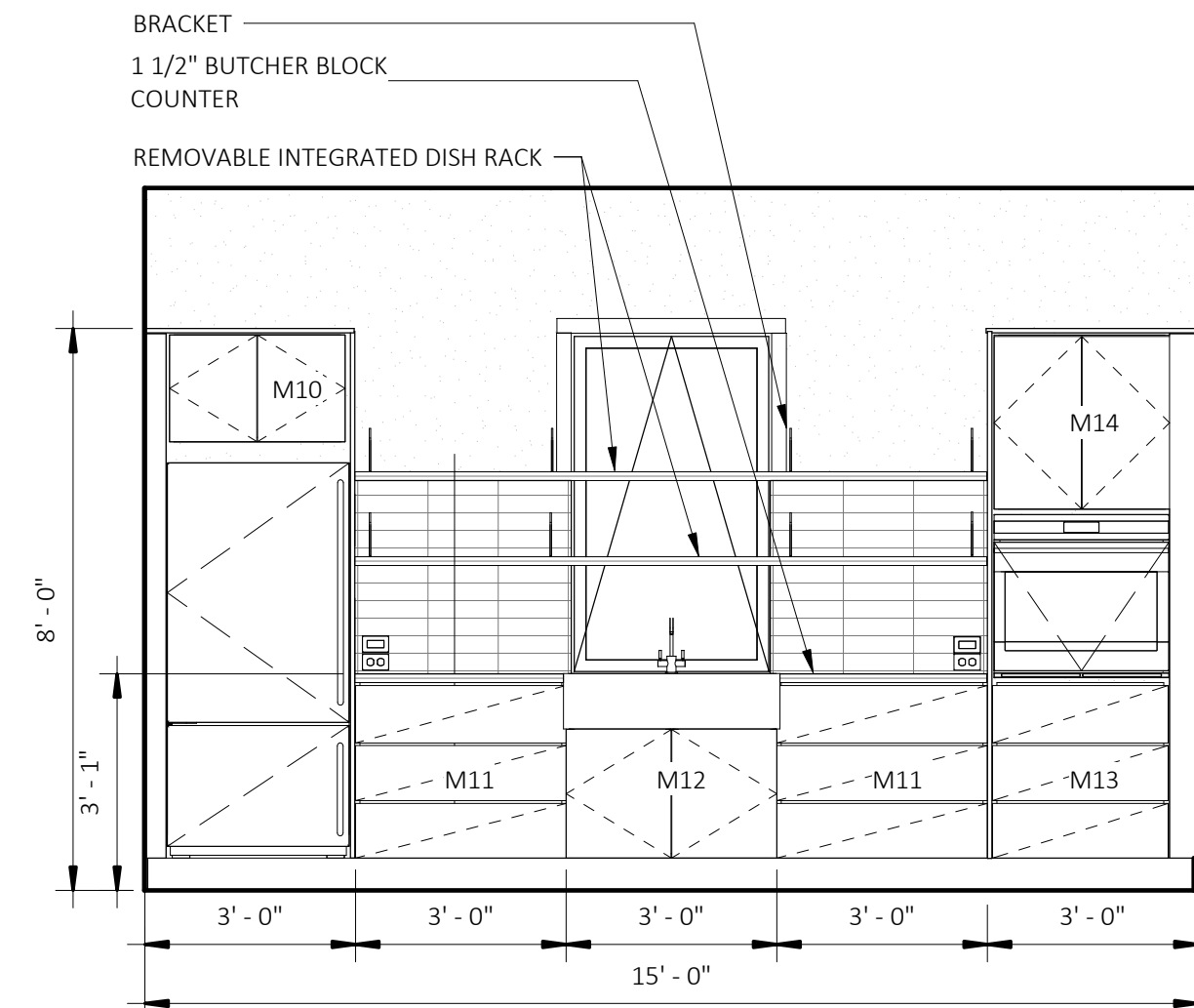
8 Living South
SCALE: 3/8" = 1'-0"



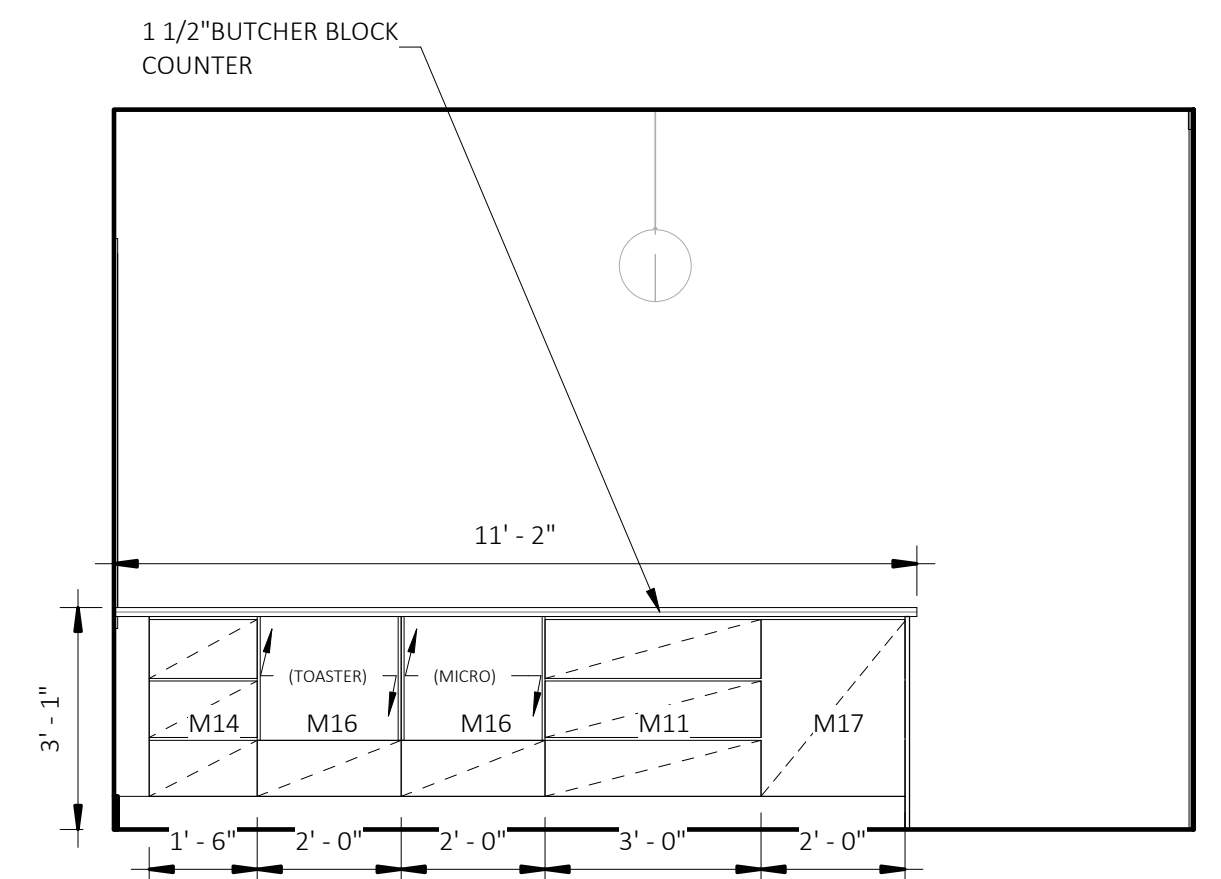
3 Kitchen Bar West
SCALE: 3/8" = 1'-0"



22 Living East
SCALE: 3/8" = 1'-0"



2 Kitchen West
SCALE: 3/8" = 1'-0"



4 Kitchen Bar East
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATION NOTES

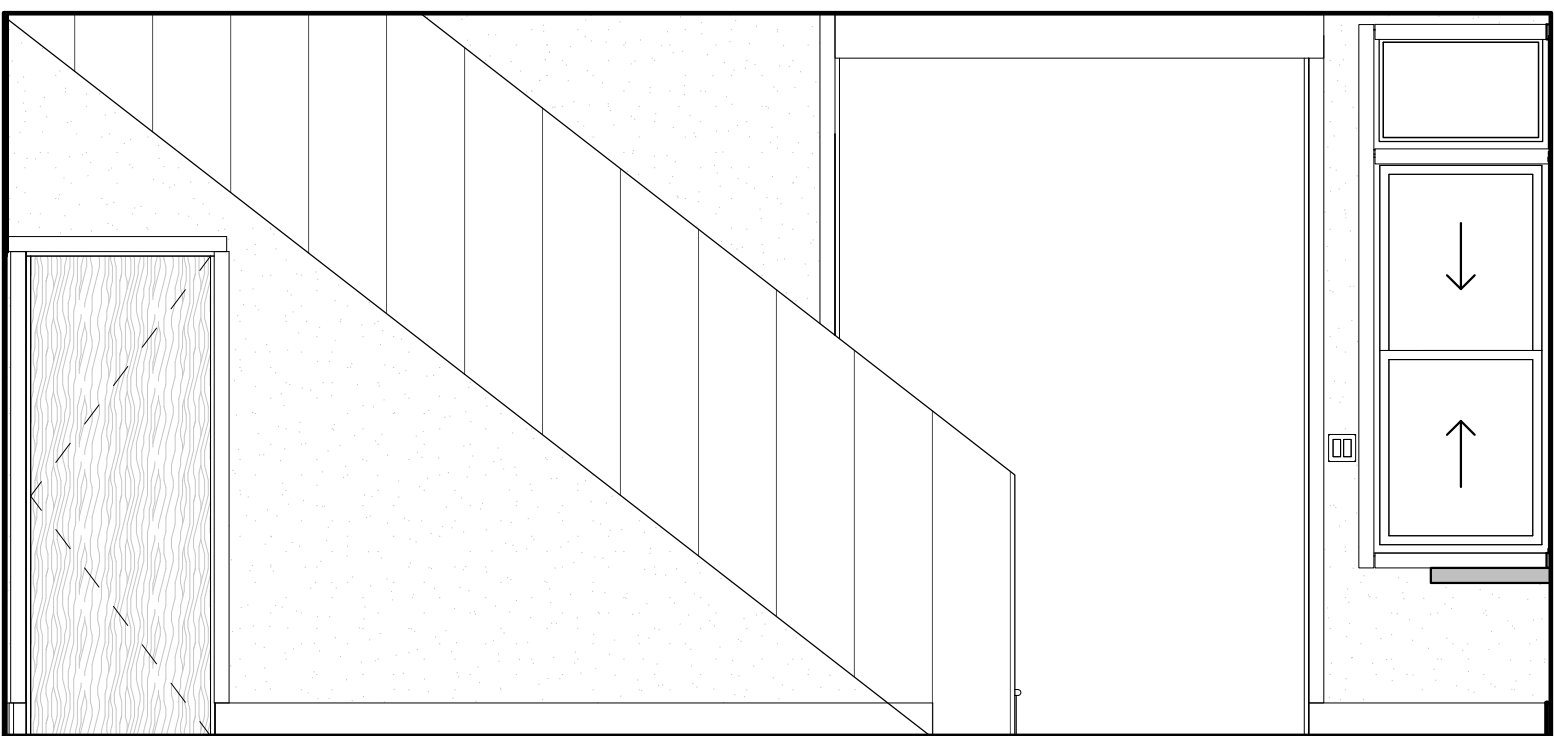
- 1 TOILETS SHALL BE 1'-3" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL
- 2 "CLR" DIMENSIONS TO BE PRECISELY MAINTAINED
- 3 "ALIGN" REFERENCES FACE OF FINISH SURFACE
- 4 ALL BASE TRIM TO BE 1X6 U.N.O.

PROJECT: THE GENERAL ON PINE ST.

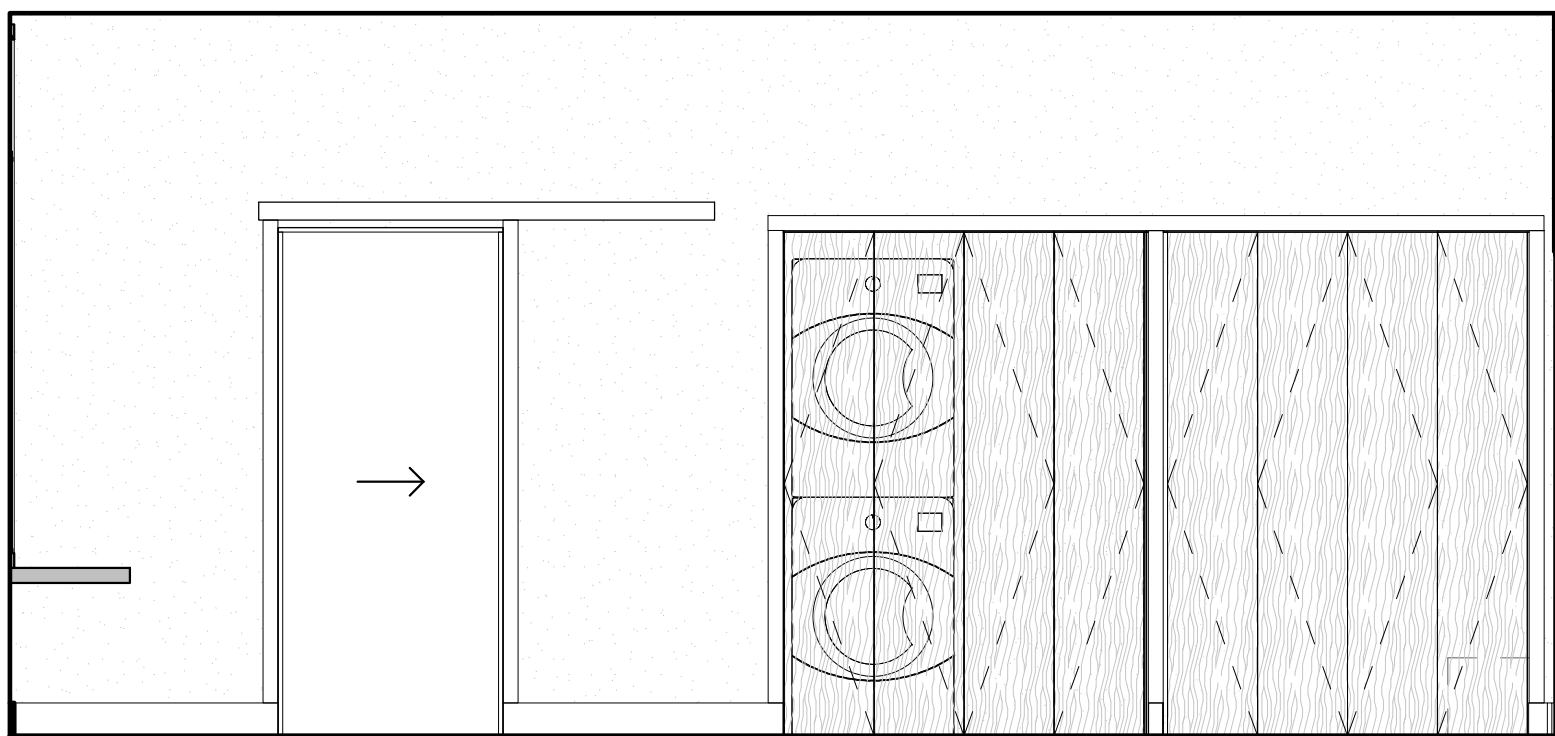
DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

INTERIOR ELEVATIONS

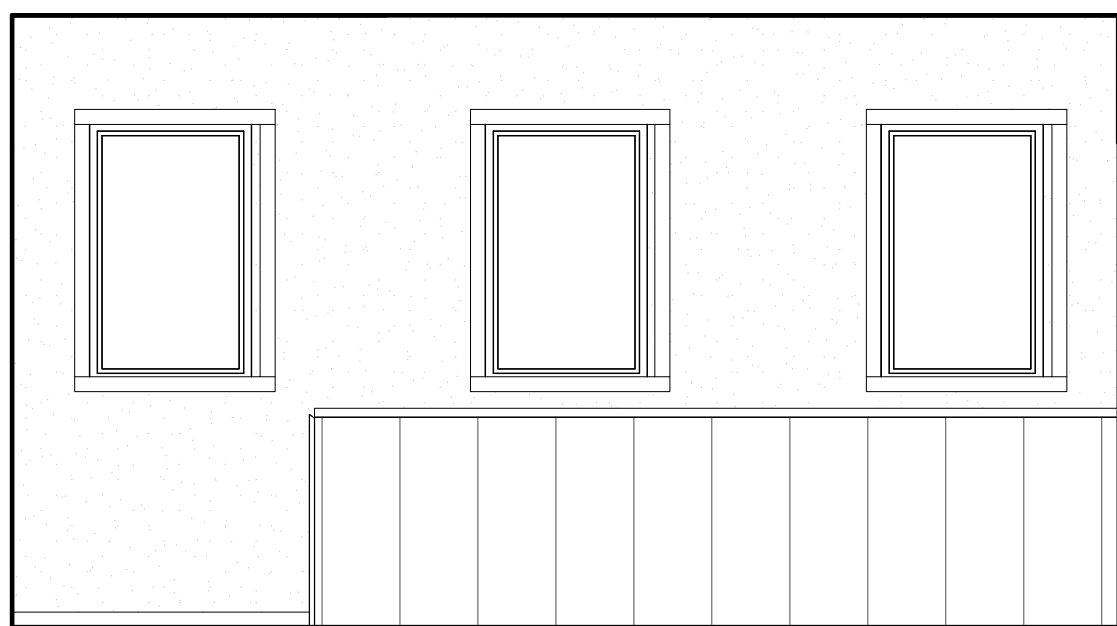
A700



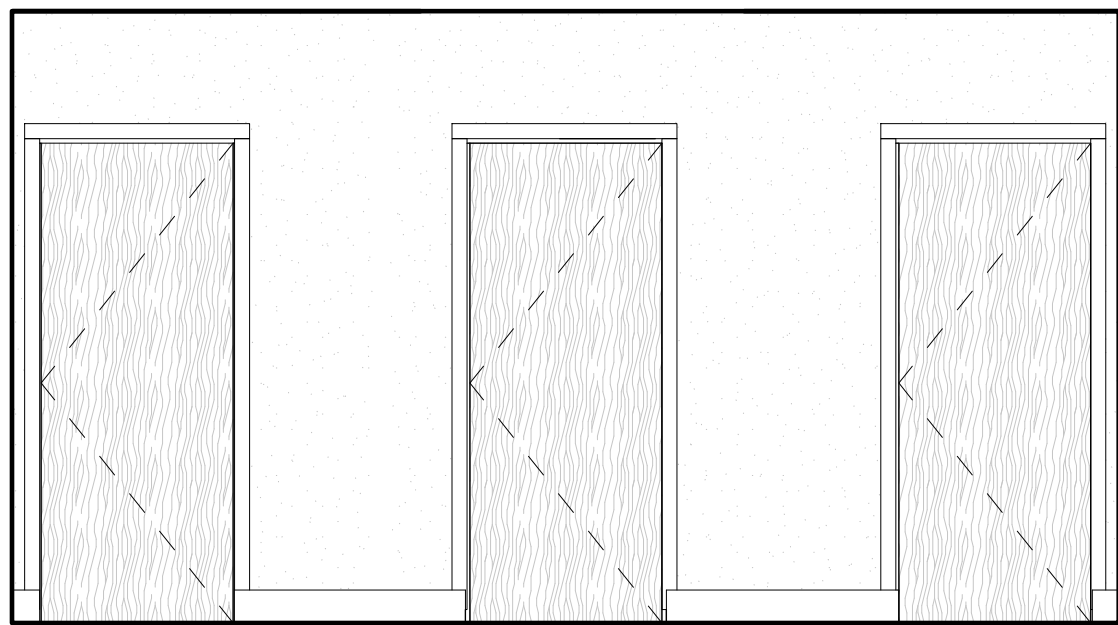
19 Hallway North
SCALE: 3/8" = 1'-0"



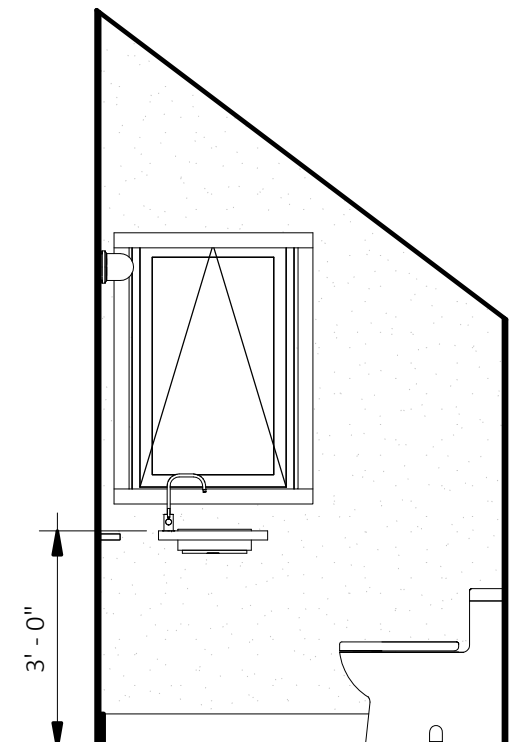
20 Hallway South
SCALE: 3/8" = 1'-0"



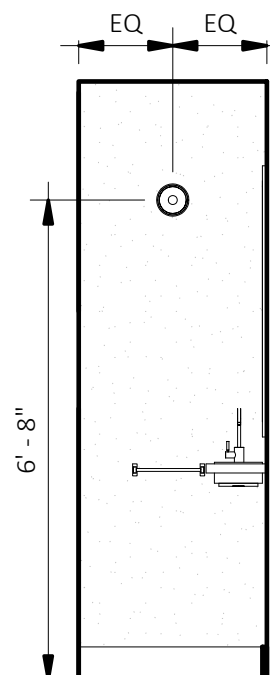
17 Hallway Lvl 2 North
SCALE: 3/8" = 1'-0"



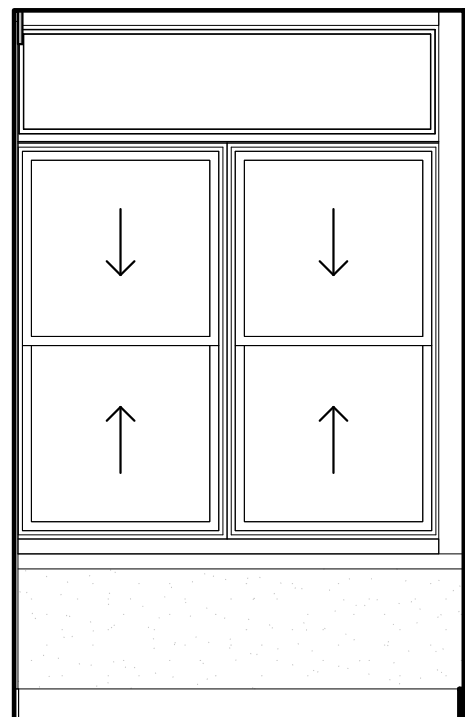
18 Hallway Lvl 2 South
SCALE: 3/8" = 1'-0"



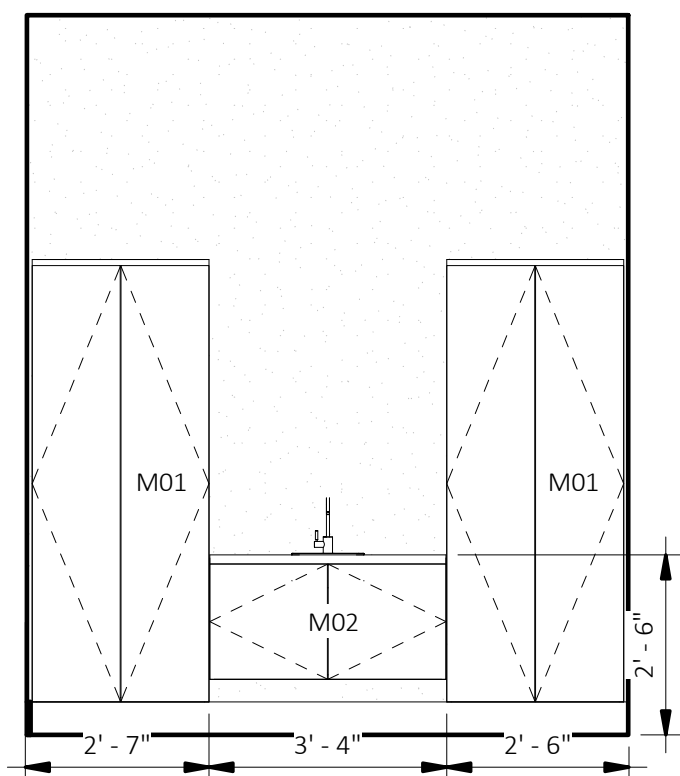
14 Half Bath North
SCALE: 3/8" = 1'-0"



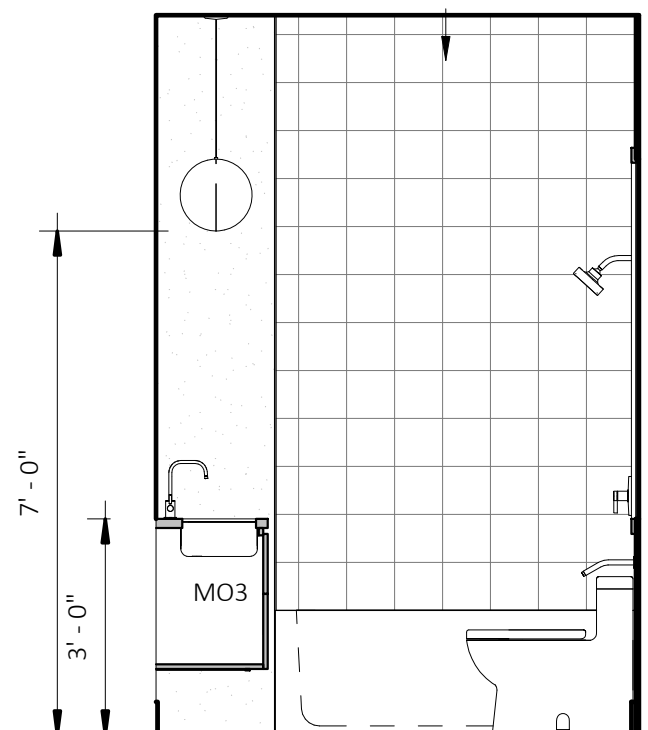
15 Half Bath West
SCALE: 3/8" = 1'-0"



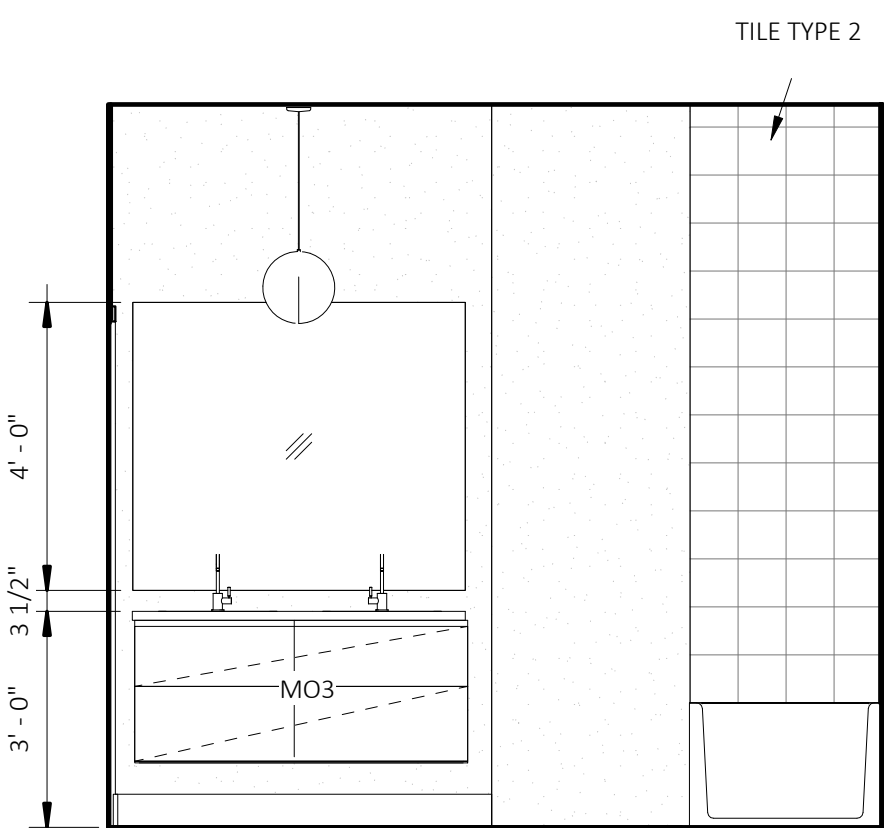
16 Hallway East
SCALE: 3/8" = 1'-0"



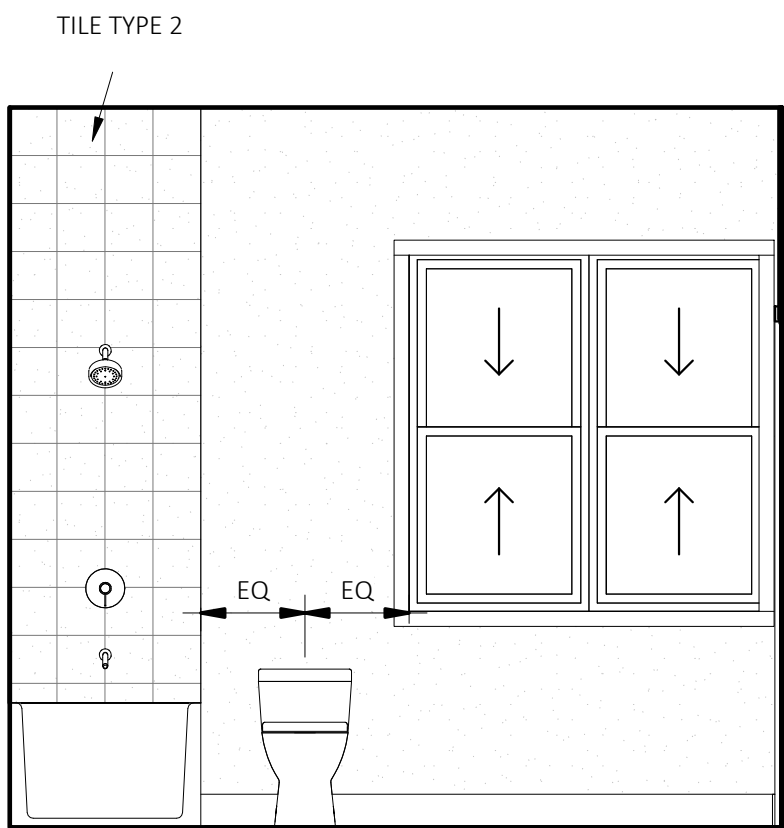
1 Guest/Craft West
SCALE: 3/8" = 1'-0"



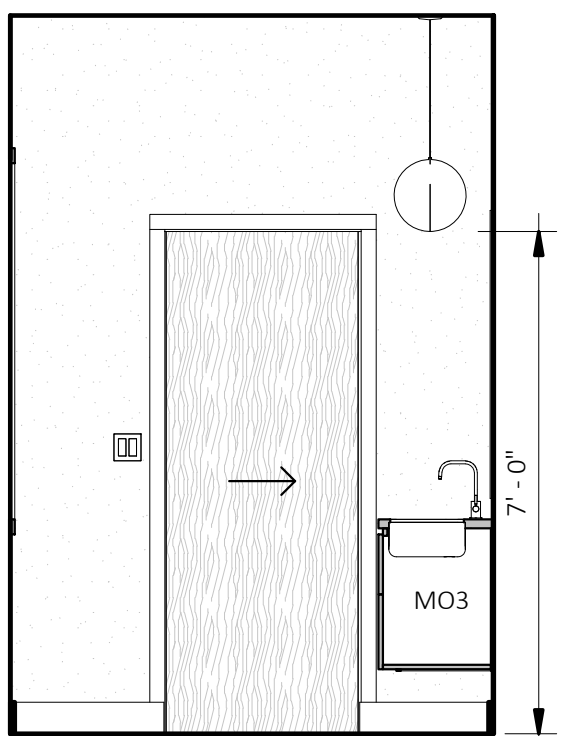
2 Master Bath East
SCALE: 3/8" = 1'-0"



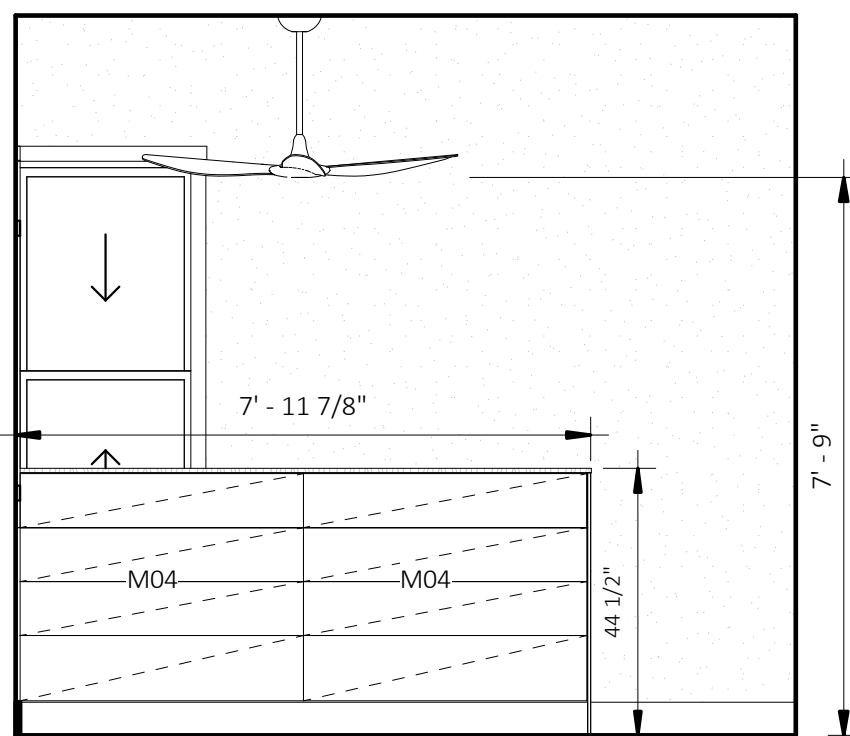
3 Master Bath N
SCALE: 3/8" = 1'-0"



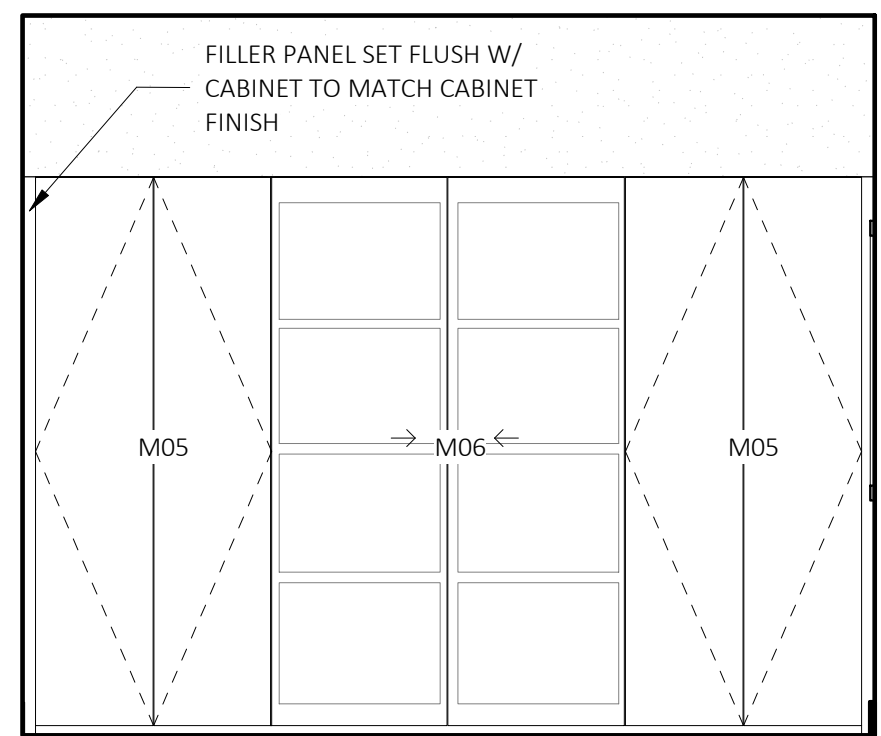
4 Master Bath S
SCALE: 3/8" = 1'-0"



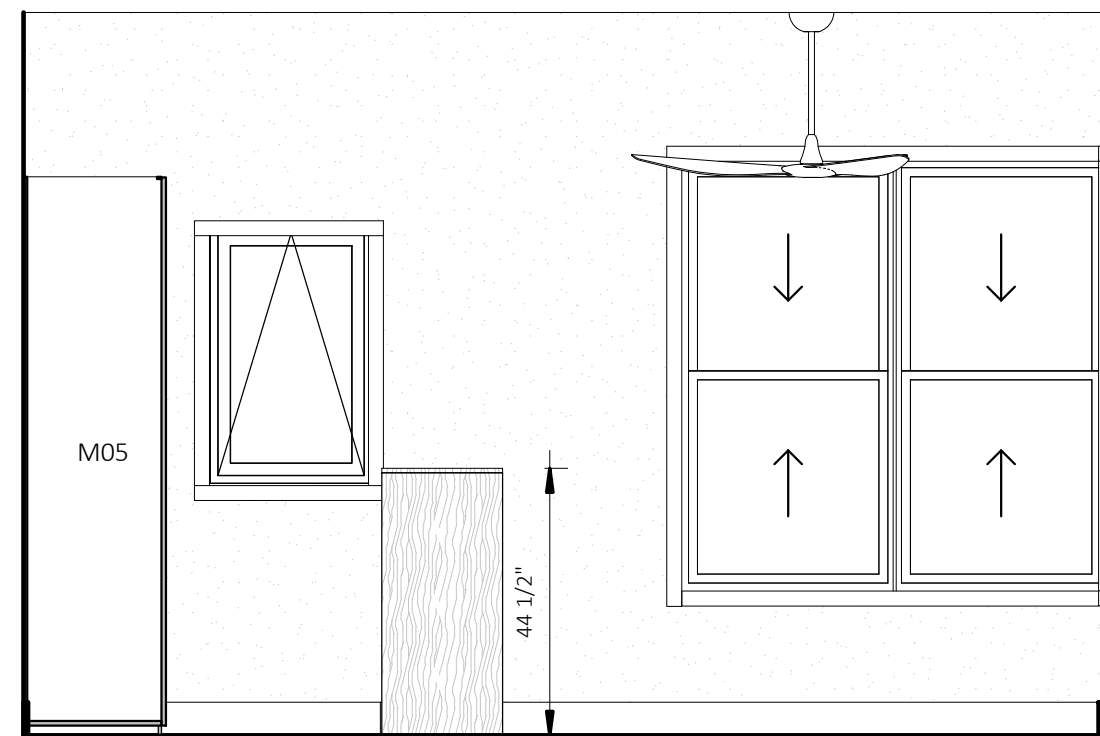
5 Master Bath W
SCALE: 3/8" = 1'-0"



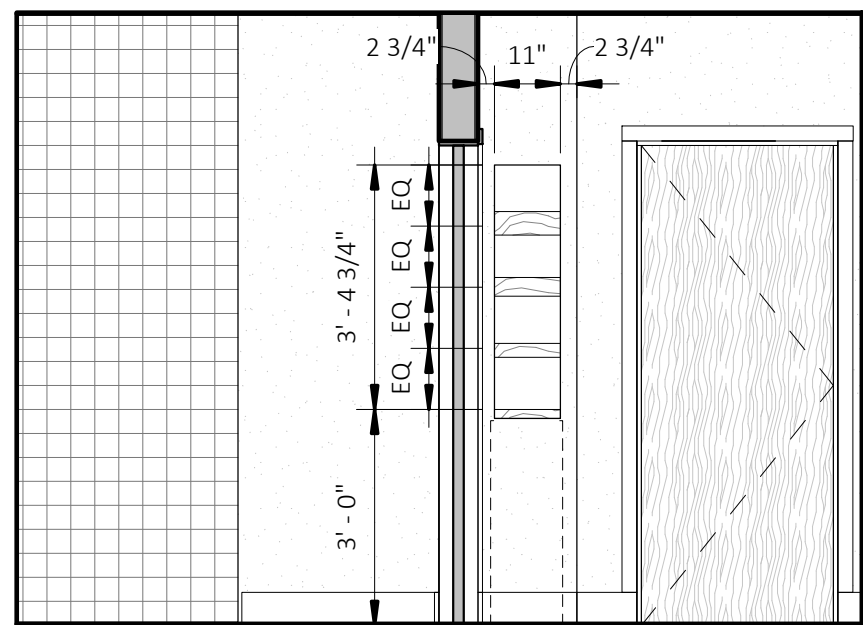
6 Master Bed N
SCALE: 3/8" = 1'-0"



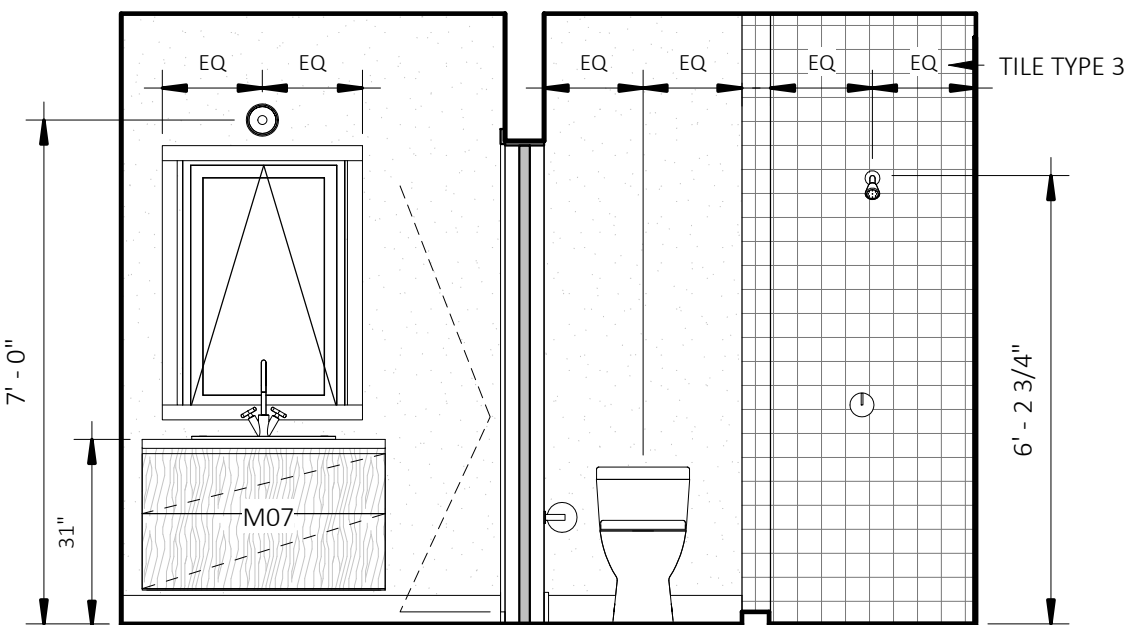
7 Master Bed S
SCALE: 3/8" = 1'-0"



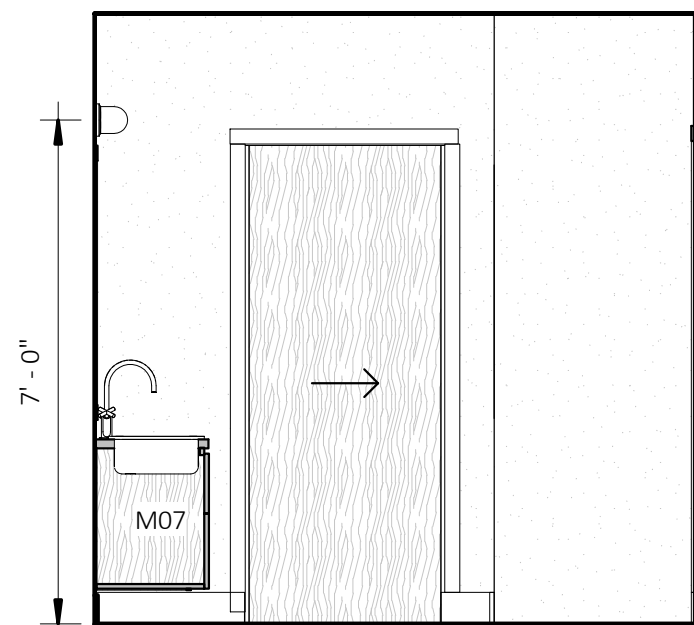
9 MASTER BEDROOM WEST
SCALE: 3/8" = 1'-0"



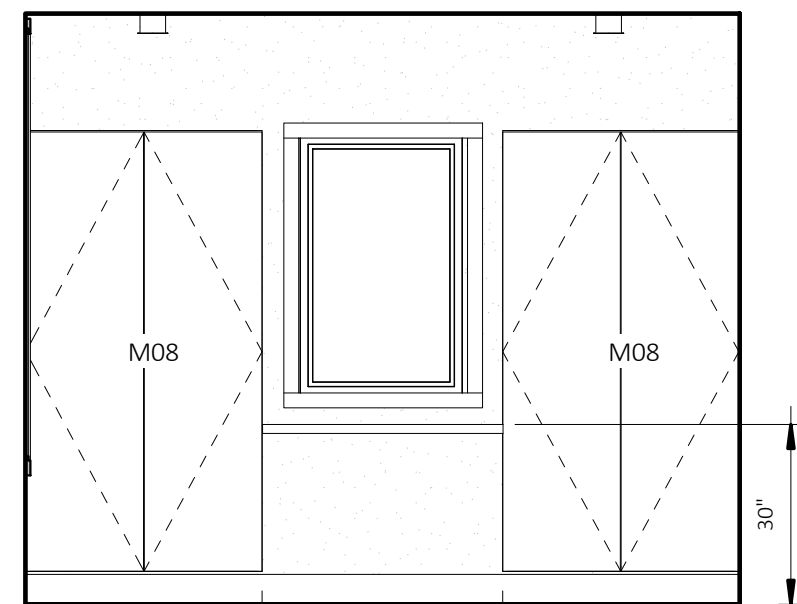
8 Bath North
SCALE: 3/8" = 1'-0"



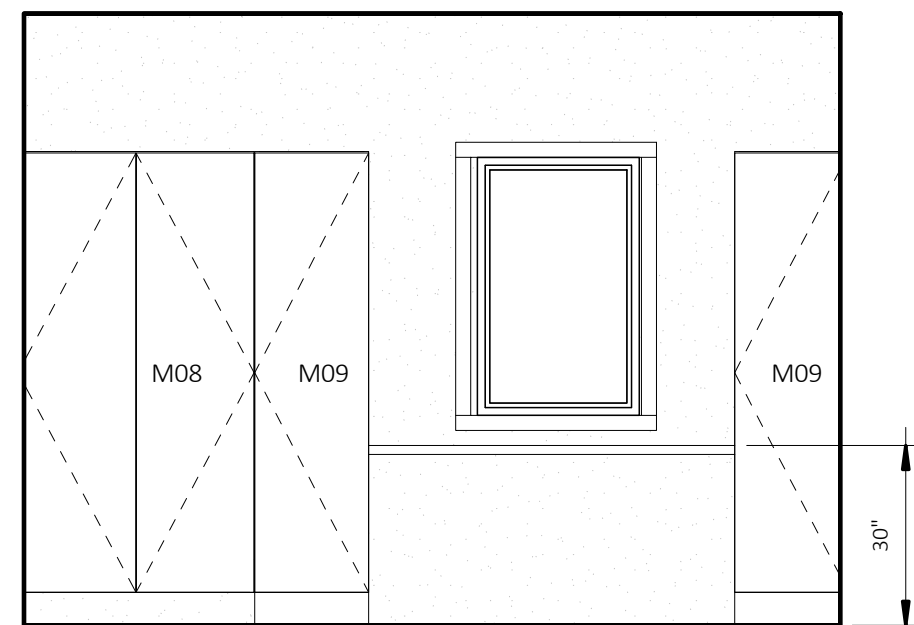
10 Bath South
SCALE: 3/8" = 1'-0"



11 Bath West
SCALE: 3/8" = 1'-0"



12 Bedroom 1 South
SCALE: 3/8" = 1'-0"



13 Bedroom 2 South
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATION NOTES

- 1 TOILETS SHALL BE 1'-3" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL
- 2 "CLR" DIMENSIONS TO BE PRECISELY MAINTAINED
- 3 "ALIGN" REFERENCES FACE OF FINISH SURFACE
- 4 ALL BASE TRIM TO BE 1X6 U.N.O.

PROJECT: THE GENERAL ON PINE ST.

DESIGN PHASE: 80% CONSTRUCTION DOCUMENTS
DATE: 09.29.2017
OWNER: TONY & SONYA CASTRO

INTERIOR ELEVATIONS

A701