

HISTORIC AND DESIGN REVIEW COMMISSION

May 02, 2018

HDRC CASE NO: 2018-185
ADDRESS: 119 E MAGNOLIA AVE
LEGAL DESCRIPTION: NCB 1703 BLK 8 LOT 18 AND 19
ZONING: MF-33 H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Charles Ramon
OWNER: Charles Ramon
TYPE OF WORK: Window replacement, Historic Tax Certification
APPLICATION RECEIVED: April 16, 2018
60-DAY REVIEW: June 15, 2018
REQUEST:

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

1. Replace all existing wood windows and empty openings on the primary and accessory structures with new aluminum-clad wood windows to match the existing in size, proportion, configuration, inset, and detail.
2. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

12. Increasing Energy Efficiency

A. MAINTENANCE (PRESERVATION)

- i. *Historic elements*—Preserve elements of historic buildings that are energy efficient including awnings, porches, recessed entryways, overhangs, operable windows, and shutters.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Weatherization*—Apply caulking and weather stripping to historic windows and doors to make them weather tight.
- ii. *Thermal performance*—Improve thermal performance of windows, fanlights, and sidelights by applying UV film or new glazing that reduces heat gain from sunlight on south and west facing facades only if the historic character can be maintained. Do not use reflective or tinted films.
- iii. *Windows*—Restore original windows to working order. Install compatible and energy-efficient replacement windows when existing windows are deteriorated beyond repair. Replacement windows must match the appearance, materials, size, design, proportion, and profile of the original historic windows.

OHP Window Policy Document

Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should:

- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

FINDINGS:

- a. The primary structure located at 119 E Magnolia is a 2-story single family home constructed in 1917 by builder A.G. Dugger. The home was designed in the Neoclassical style and features several of the style's characteristic architectural elements, including a façade dominated by a curved full-height porch with Corinthian columns, a second story balcony on the front façade, and an elaborate doorway surrounded by sidelights and a half elliptical transom. The house is a contributing structure in the Monte Vista Historic District.
- b. **EXISTING WINDOWS: CONDITION** – In a previously-approved application for final approval for a comprehensive restoration of the primary and accessory structures, a representative for the applicant provided a window schedule indicating which windows were to be restored and replaced. A majority of the existing windows were identified as to be restored based on their existing condition. Windows that were missing significant portions of material or missing completely were to be replaced in-kind with new wood windows by Marvin. The applicant is currently requesting to replace all of the existing wood windows with new aluminum-clad wood windows. According to the Historic Design Guidelines, historic wood windows should be preserved. There are several window configurations on this structure that are character defining, including tripanel casement windows with transoms and thin divided lites, six over one double hung windows, six over one double hung windows, and more. Staff finds that the proposal to repair and restore a significant portion of existing windows and replace significantly deteriorated windows or missing windows with new wood windows, approved by the HDRC on April 4, 2018, to be appropriate. Staff does not find the new proposal to replace all windows with new aluminum-clad wood windows to be appropriate.
- c. **EXISTING WINDOWS: OCCUPANT CONCERNS** – The applicant has requested to replace all of the existing wood windows with new aluminum-clad wood windows due to the large number of existing windows, the scale of the project, and the desire to have consistency throughout the home. Staff has observed that several of the existing windows are in need of refitting in the frames and repair to alleviate open gaps resulting in air and noise infiltration. However, with repair, refinishing, and rehangs, these issues can be mitigated without full window replacement. Historic structures naturally settle and shift slightly over time, and the window openings and sashes have settled with the surrounding structure. Regular maintenance and repair of the windows is a standard basis of care for ensuring these openings are functional and any weatherization issues are addressed. Staff finds that in conjunction with repair and rehangs, the installation of weatherstripping along the window frames and a rubber or foam gasket at the window sills would greatly mitigate air infiltration. The original windows feature single-pane glass which is subject to radiant heat transfer. Products are available to reduce heat transfer such as window films, interior storm windows and thermal shades. In most cases, windows may also be retrofitted with new glass. Interior storm windows are available that can be custom fitted to openings and, in many cases, are more effective in minimizing heat transfer than new windows. In general, staff encourages the repair of historic wood windows. A wood window that is maintained over time can last for decades. Replacement window products, including new wood windows, have a much shorter lifespan and the sash frames typically cannot be repaired once they fail.
- d. **HISTORIC TAX CERTIFICATION: SCOPE** – The applicant is requesting Historic Tax Certification. The

scope of work for this project is significant and comprehensive, including brick cleaning and repointing, roof replacement, restoration and replacement of columns, construction of a porte-cochere, door restoration and replacement, and a complete interior remodel to include electrical, HVAC, plumbing, drywall, and fixtures.

- e. **HISTORIC TAX CERTIFICATION: CONDITION** – Staff conducted a site visit on January 31, 2018, to examine the exterior conditions of the property. Staff commends the applicant for undertaking the structure's rehabilitation.
- f. **HISTORIC TAX CERTIFICATION: REQUIREMENTS** – The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, Staff does not recommend approval of the window replacement based on findings a through c. Staff recommends that the original request to restore existing wood windows and replace in-kind as approved by the HDRC on April 4, 2018, be upheld.

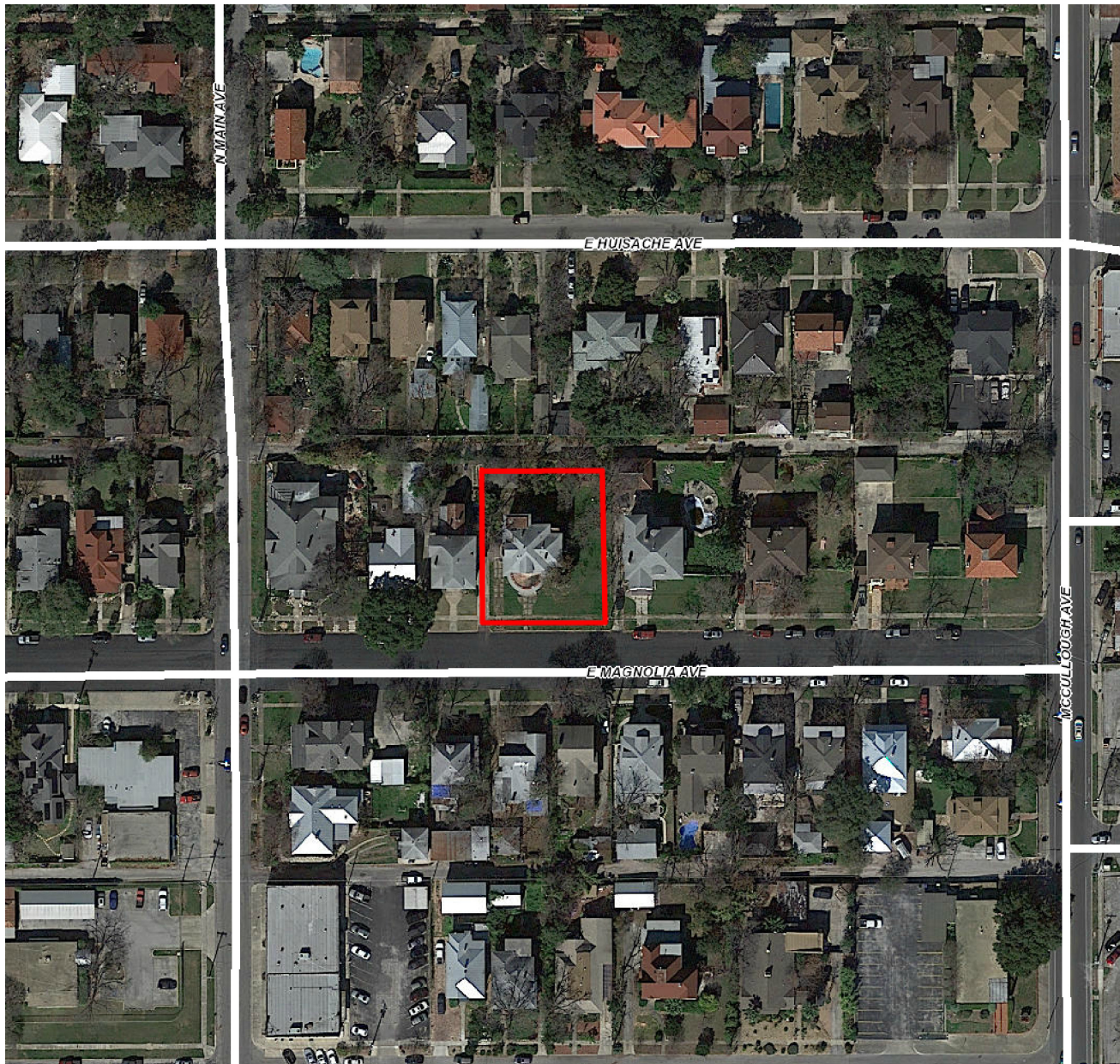
If the HDRC approves this request, staff recommends that the following stipulation apply:

- i. That the applicant submits a final window specification for the proposed aluminum-clad wood windows to staff for review and approval. Meeting rails must be 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. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of Historic Tax Certification based on findings d through f.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 19, 2018

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119 East Magnolia Residence

Project Description

The magnificent house at 119 E. Magnolia was built in 1917 by A.G. Dugger at a cost of \$18,000. The original owners were Mr. and Mrs. William J. Moore. The home has been vacant for close to 20 years.

The applicant is seeking conceptual approval for the complete renovation of the home at 119 East Magnolia Avenue and to redevelop the backyard of which will include the renovation of the two existing accessory buildings. Other new site work is to include a two-car carport off of the alley, a new pool and a portion of the side yard is to have the grade lowered so that it is level with the lowest part of the backyard. A masonry retaining wall will define the south edge of this new lowered rear yard area.

The existing home will have all new electrical, plumbing, and HVAC as well as a new kitchen and bathrooms. All wooden windows will be replaced as necessary to match the existing. New external doors will be installed to fit within the historic design context. The roof will be replaced with a new standing seam metal roof. The new porte-cochere will be rebuilt and it will feature a terrace on its roof and the balustrade of which will be detailed to match the small, Juliet balcony above the front door. At the rear elevation, a new, covered outdoor terrace will connect the main living area to the lower level of the backyard. The existing wood screened in porches at the back elevation currently include exterior stairs connecting the two main levels. The stairs will be removed and the porches converted to conditioned spaces on both levels while the modified exterior walls and new windows will be kept within the historic look. New wood sliding doors will be placed on the east side of the new conditioned breakfast room. A pair of wooden French doors will be added to the north wall of the sun room on the main floor. These doors will open out to the new proposed terrace. The terra cotta capitals will be replaced as necessary to match. All existing brickwork will be cleaned and repointed as necessary. New gutters and downspouts will be added as well.

If approved, the applicant would like to come back to HDRC for final approval with completed construction drawings.



View from Magnolia Avenue



View of East Elevation



View of East Elevation



View of North Elevation



View of North and West Elevation



View of West Elevation



View of West Elevation

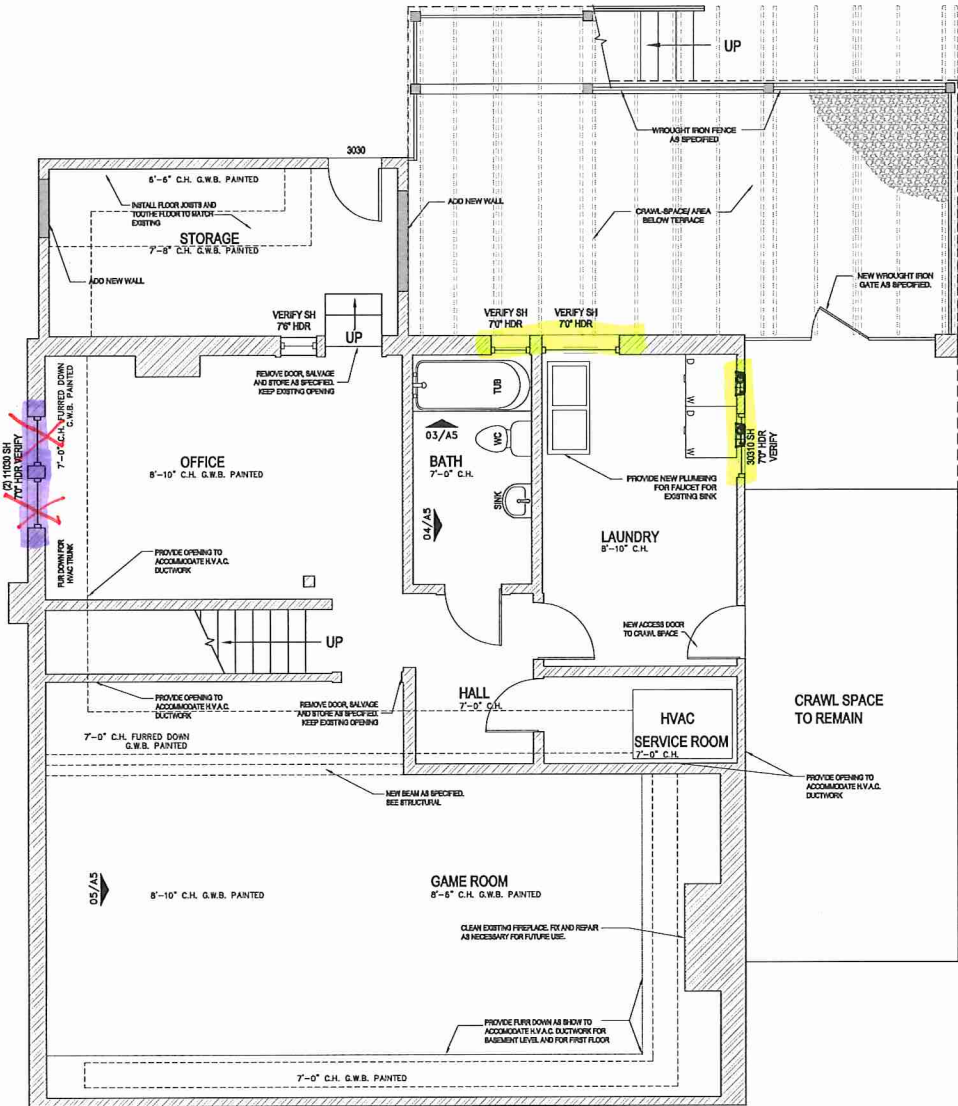


View of Living Room



View of Living Room

NO WINDOW

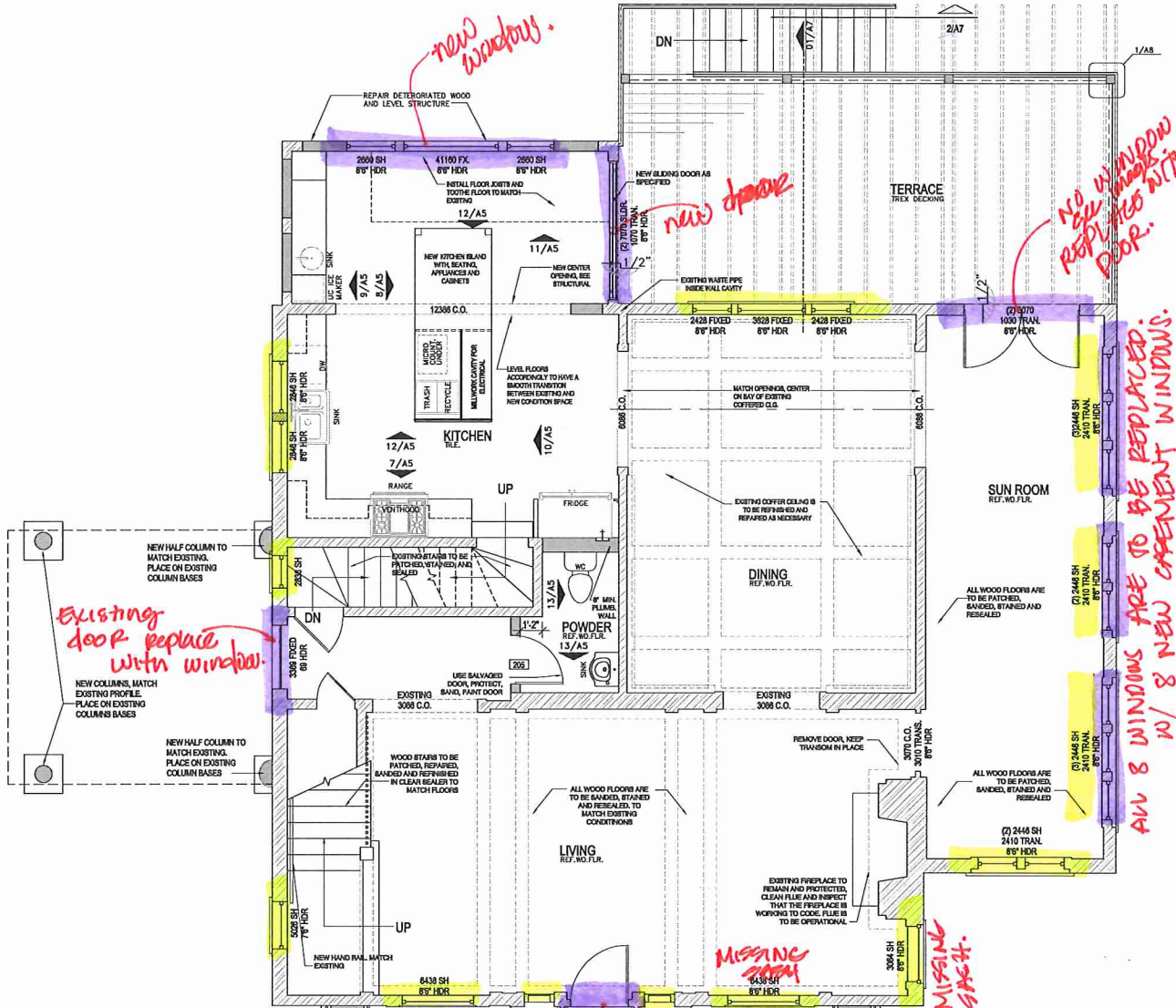


1 BASEMENT FLOOR PLAN



NORTH

Existing door replace with window.



2 FIRST FLOOR PLAN



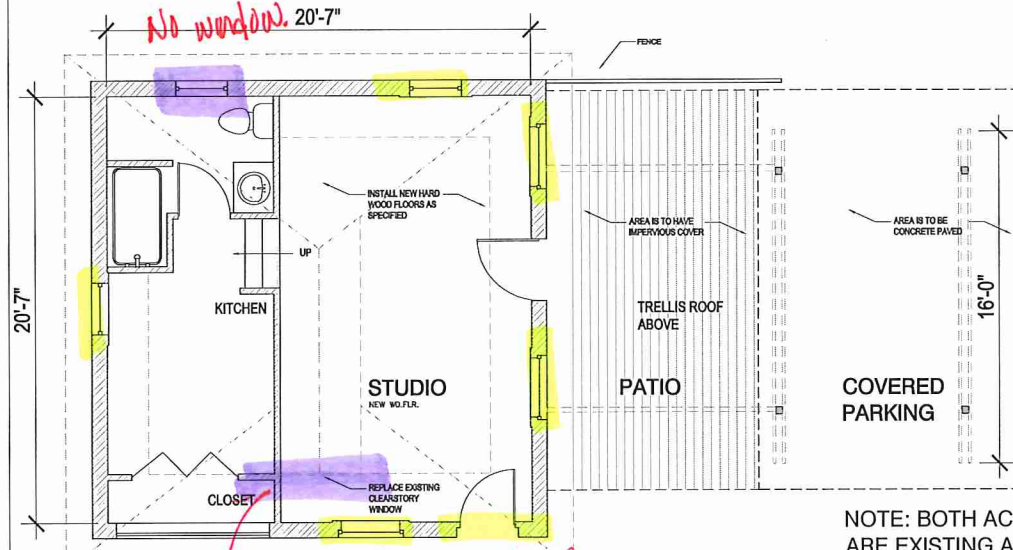
NORTH

ALL 8 WINDOWS ARE TO BE REPLACED WITH 8 NEW CASMENT WINDOWS.

MISSING STAIR

NO DOOR

MISSING STAIR

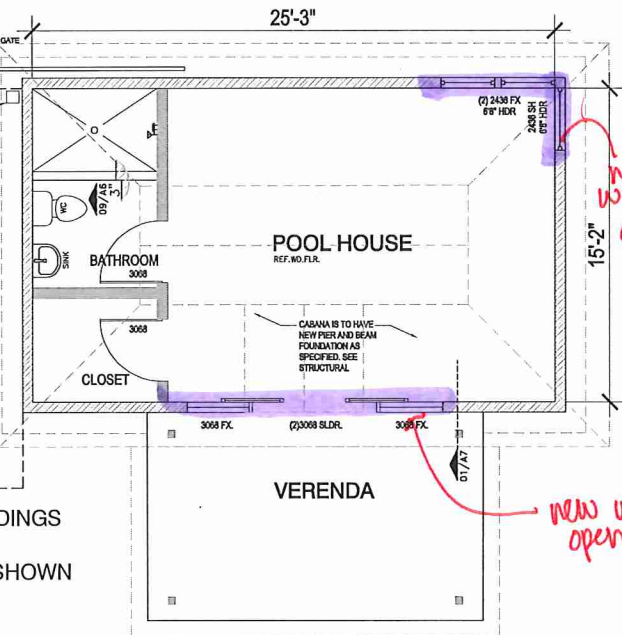


3 ACCESSORY BLDGS. FLOOR PLAN



NORTH

NOTE: BOTH ACCESSORY BUILDINGS ARE EXISTING AND ARE TO BE COMPLETELY RENOVATED AS SHOWN



new windows/openings

EXISTING WINDOWS DOORS ARE TO BE REFINISHED

new windows & doors

- FINISH LEGEND
- REF. WD. FLRS. TILE
- REFINISH EXISTING WOOD FLOORS CERAMIC TILE
- EXISTING WALL TO REMAIN
- NEW CONSTRUCTION

SPRINKLE & CO.

ARCHITECTS

506 BROOKLYN, SAN ANTONIO, TX 78215

T: 210-227-7722

W: sprinkleco.com

EXPIRATION: 10/31/18

REGISTERED ARCHITECT

STATE OF TEXAS #11142

11/27/2018

DAVE SPRINKLE, AIA

REGISTERED ARCHITECT

STATE OF TEXAS #11142

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RAMON RESIDENCE

1119 E. MAGNOLIA AVENUE

REUSE DATE:

3/21/2018

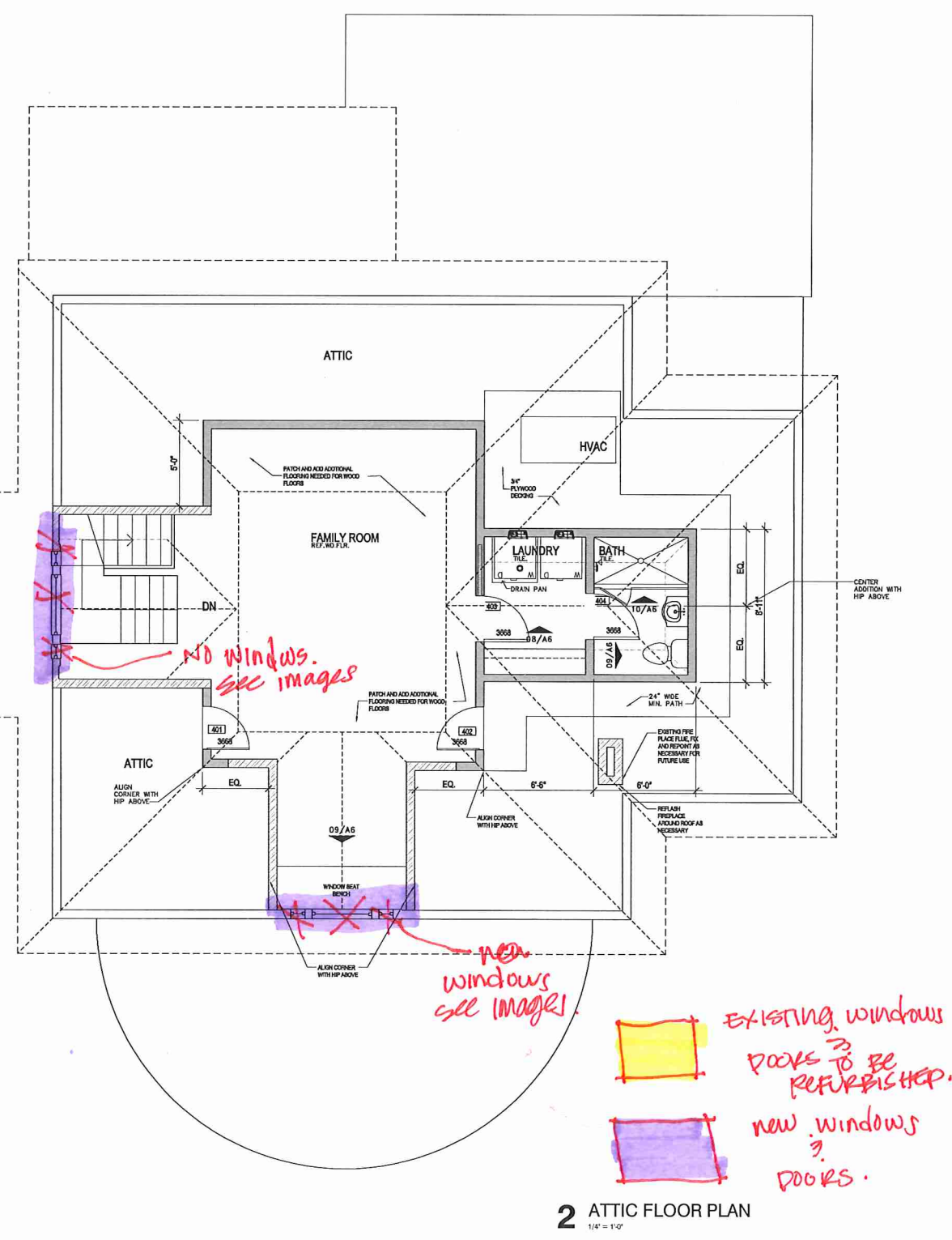
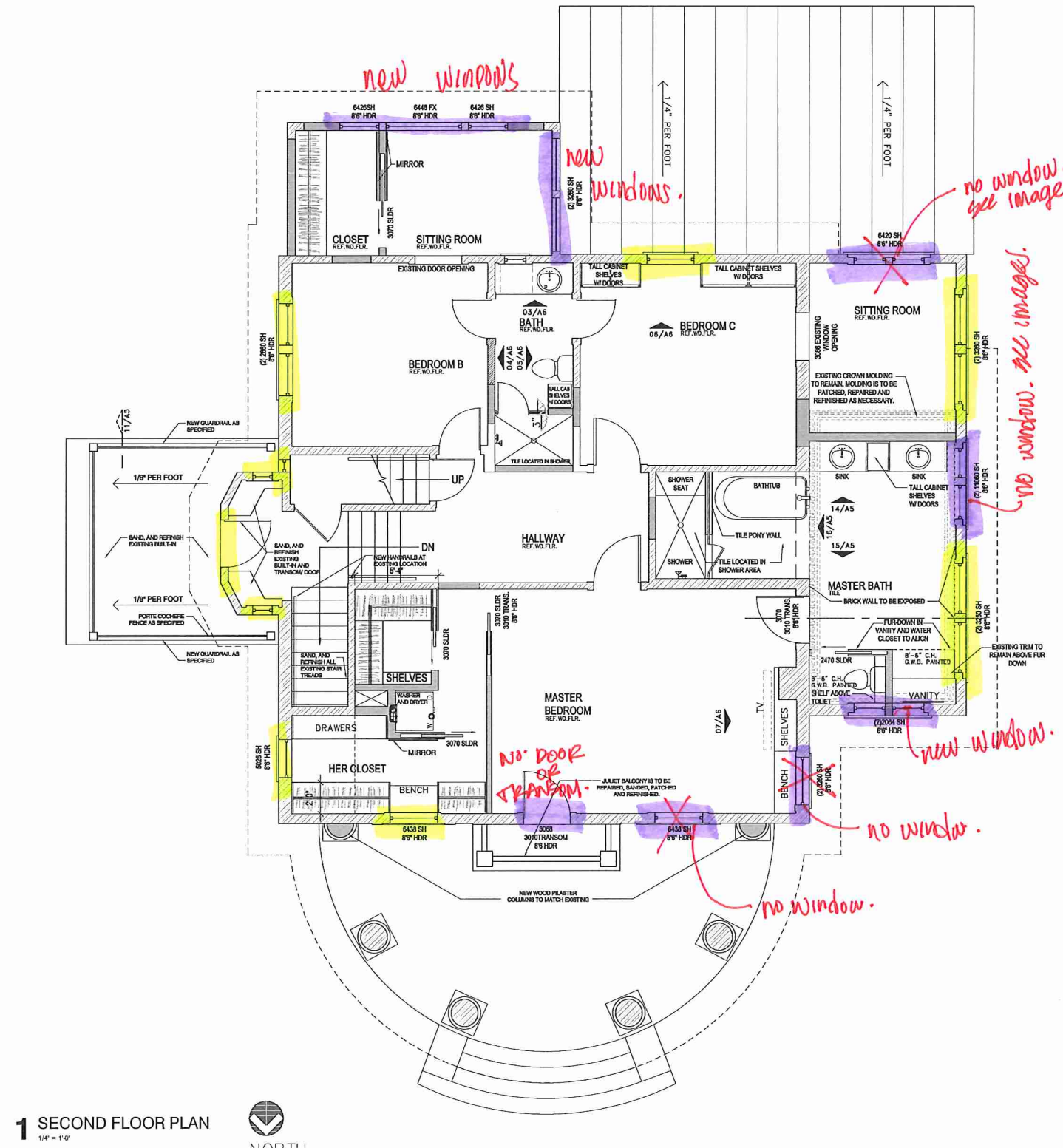
REVISIONS:

SHEET:

A3

EXISTING WALL TO REMAIN

NEW CONSTRUCTION

















RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

SCOPE OF WORK:

119 EAST MAGNOLIA RESIDENCE WILL HAVE ALL NEW ELECTRICAL, PLUMBING, AND HVAC AS WELL AS A NEW KITCHEN AND BATHROOMS. ALL WOODEN WINDOWS WILL BE REPLACED AS NECESSARY TO MATCH THE EXISTING. NEW EXTERNAL DOORS WILL BE INSTALLED TO FIT WITHIN THE HISTORIC DESIGN CONTEXT. THE ROOF WILL BE REPLACED WITH A NEW STANDING SEAM METAL ROOF. THE NEW PORTE-COCHERE WILL BE REBUILT AND IT WILL FEATURE A TERRACE ON ITS ROOF AND THE BALUSTRADE OF WHICH WILL BE DETAILED TO MATCH THE SMALL, JULIET BALCONY ABOVE THE FRONT DOOR. AT THE REAR ELEVATION, A NEW, COVERED OUTDOOR TERRACE WILL CONNECT THE MAIN LIVING AREA TO THE LOWER LEVEL OF THE BACKYARD. THE EXISTING WOOD SCREENED IN PORCHES AT THE BACK ELEVATION CURRENTLY INCLUDE EXTERIOR STAIRS CONNECTING THE TWO MAIN LEVELS. THE STAIRS WILL BE REMOVED AND THE PORCHES CONVERTED TO CONDITIONED SPACES ON BOTH LEVELS WHILE THE MODIFIED EXTERIOR WALLS AND NEW WINDOWS WILL BE KEPT WITHIN THE HISTORIC LOOK. NEW WOOD SLIDING DOORS WILL BE PLACED ON THE EAST SIDE OF THE NEW CONDITIONED BREAKFAST ROOM. A PAIR OF WOODEN FRENCH DOORS WILL BE ADDED TO THE NORTH WALL OF THE SUN ROOM ON THE MAIN FLOOR. THESE DOORS WILL OPEN OUT TO THE NEW PROPOSED TERRACE. THE TERRA COTTA CAPITALS WILL BE REPLACED AS NECESSARY TO MATCH. ALL EXISTING BRICKWORK WILL BE CLEANED AND REPOINTED AS NECESSARY. NEW GUTTERS AND DOWNSPOUTS WILL BE ADDED AS WELL. AT A LATER DATE THE APPLICANT WANTS TO COME BACK FOR FINAL APPROVAL FOR THE POOL, THE FENCING, AND THE OTHER LANDSCAPE/HARDSCAPE FEATURES. THE BACKYARD AREA WHICH WILL INCLUDE THE RENOVATION OF THE TWO EXISTING ACCESSORY BUILDINGS AND THE NEW TRELLIS COVERED PARKING AREA OFF OF THE ALLEY.

GENERAL NOTES:

- ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR, EXCEPT AS NOTED OTHER.
- THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK, SUPPLY ALL MATERIALS, AND EQUIP. IN ACCORDANCE WITH LOCAL AND NATIONAL GOVERNING CODES.
- THE GENERAL CONTRACTOR SHALL CHECK AND FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, REPORTING ANY DISCREPANCIES, IN WRITING, TO THE ARCHITECT BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. THIS IS THE SAME FOR LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS UNDER WHICH THE CONTRACTOR WILL BE OBLIGATED TO OPERATE. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION SUPPLIED BY THE OWNER.
- DIMENSIONS ARE TYPICALLY TO A FINISHED SURFACE OR TO AN ASSEMBLY, FIXTURE, CENTERLINE, ETC. REPORT ALL DISCREPANCIES IN DIMENSIONS IN WRITING TO THE ARCHITECT PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION. WORK SHALL BE TRUE AND LEVEL AS INDICATED. ALL WORK SHALL RESULT IN AN ORDERLY AND WORKMAN-LIKE APPEARANCE. WHERE FIGURES OR DIMENSIONS HAVE BEEN OMITTED FROM THE DRAWINGS, THE DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL IMMEDIATELY REQUEST DIMENSIONS IN WRITING FROM THE ARCHITECT.
- GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY LIGHT, TELEPHONE, FAXING, CLEAN-UP SERVICE AND TOILETS. ALL TEMPORARY WORK IS TO BE REMOVED PRIOR TO COMPLETION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUB-CONTRACTORS COORDINATE THEIR WORK WITH THE OTHER TRADES INCLUDING WORK NOT IN CONTRACT.
- THE GENERAL CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE REQUIRED.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS NECESSARY FOR COMPLETION OF WORK AND FOR PROTECTION OF WORKERS, VISITORS AND THE PUBLIC.
- THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE BARRICADES AS PER LOCAL BUILDING CODES AND ORDINANCES TO INSURE THE SAFETY OF PERSONS AND PROPERTY ON THE SITE OCCUPIED BY THE OWNER AND IN THE ADJACENT PUBLIC RIGHT OF WAY.
- CARBON MONOXIDE EMISSIONS ARE PROHIBITED FROM ALL INTERIOR WORK. SHOULD FUME HAZARDS OCCUR, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MONITORING AND TESTING OF AFFECTED AREAS.
- THE GENERAL CONTRACTOR IS TO REPAIR, REPLACE, PATCH AND MATCH ANY MATERIALS AREAS OR SYSTEMS AS REQUIRED AND CALLED FOR TO INSURE PROPER INSTALLATION AND NEAT APPEARANCE OF THE WORK.
- SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, POSSESS FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE ARCHITECT, THEREFORE, RESERVES THE RIGHT TO REQUIRE THE USE OF SPECIFIED ITEMS. ANY REQUESTS FOR SUBSTITUTIONS FOR THE SPECIFIED ITEMS MUST BE SUBMITTED TO THE ARCHITECT, IN WRITING, ALONG WITH A SAMPLE AND PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE ARCHITECT SHALL BE FINAL.
- THE OWNER, ARCHITECT, OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY VERBAL INSTRUCTIONS.
- ALL SCRAP MATERIALS ARE TO BE REMOVED FROM THE SITE ON A DAILY BASIS. TRASH SHALL NOT BE ALLOWED TO ACCUMULATE.
- THE GENERAL CONTRACTOR IS TO NOTIFY OWNER'S REPRESENTATIVE AND ARCHITECT UPON FINDING CONDITIONS NOT IDENTIFIED ON DRAWINGS.
- THE ADJACENT PROPERTIES SHALL IN NO WAY BE INCONVENIENCED OR DISTURBED BY VEHICLES, DEBRIS, SIGNS, ODORS, UNSIGHTLY CONDITIONS, OR NON-CONSTRUCTION NOISE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS ON SITE AT ALL TIMES AND FOR THE BEHAVIOR OF INDIVIDUALS WITH RESPECT TO ADJACENT AREAS. THE PROJECT SITE SHALL BE DRUG AND ALCOHOL FREE.
- REFER TO ADDITIONAL NOTES BY STRUCTURAL DISCIPLINES. WHERE VARIOUS DISCIPLINES INDICATE WORK FOR DIFFERING DISCIPLINES EXISTING WORK WILL REMAIN DURING THE CONSTRUCTION (STRUCTURAL MODIFICATIONS), THE GENERAL CONTRACTOR IS TO NOTIFY THE ARCHITECT PRIOR TO COMMENCING THE WORK.
- EVERY DRAWING DETAIL AND SPECIFICATION ITEM IS TO BE UTILIZED IN THIS PROJECT. IF IT IS NOT CLEAR WHERE A SPECIFIC DETAIL IS TO BE UTILIZED, OR A REQUIRED QUANTITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WRITTEN CLARIFICATION PRIOR TO BID AWARD.
- THE GENERAL CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE CONSTRUCTION DOCUMENTS INCLUDING ADDENDA, FIELD SKETCHES, CLARIFICATIONS AND SUPPLEMENTS AVAILABLE AT THE JOB SITE AT ALL TIMES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL PHASES OF CONSTRUCTION AND FOR COORDINATION BETWEEN SUBCONTRACTORS MEANS AND METHODS OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY PRECAUTION REQUIRED TO PROTECT ALL WORK INCLUDING EXISTING WORK TO REMAIN DURING CONSTRUCTION IS PART OF THE SCOPE OF WORK AND SHALL BE INCLUDED IN THE BASE BID.
- MATERIALS USED FOR NEW CONSTRUCTION SHALL MATCH EXISTING MATERIALS. IF SUCH MATERIALS ARE UNAVAILABLE, THE CONTRACTOR WILL USE MATERIALS THAT BEST MATCH EXISTING ADJACENT SURFACES AS SPECIFIED BY ARCHITECT. ALL MATERIALS USED WILL MATCH OR EXCEED THE QUALITY OF PERFORMANCE CAPABILITIES OF EXISTING MATERIALS. MATERIALS APPROVAL BY ARCHITECT AND OWNER.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FENCING DURING CONSTRUCTION TO PROTECT VALUABLE MATERIALS AND UNAUTHORIZED PEOPLE ENTERING THE SITE. THE OWNER/ ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES OF VALUABLE MATERIAL OR LOSS OF PROPERTY.
- REFER TO ADDITIONAL NOTES BY ALL DISCIPLINES.
- IF AN ITEM OR SPECIFICATION IS NOTED AT LEAST ONCE IN THE DOCUMENT, IT IS TO BE CONSIDERED PART OF THE BID.

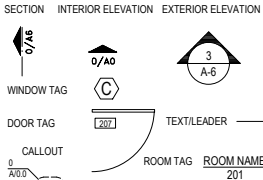
OWNER

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EMAIL: HOMERO@SPRINKLECO.COM

ARCHITECTURAL SYMBOL LEGEND



ARCHITECTURAL

- A1 COVER SHEET/SITE PLAN
- A2 DEMOLITION FLOOR PLANS
- A3 FLOOR PLANS (BASEMENT & FIRST)
- A4 FLOOR PLANS (SECOND & ATTIC)
- A5 EXTERIOR AND INTERIOR ELEVATIONS
- A6 EXTERIOR AND INTERIOR ELEVATIONS
- A7 DETAILS
- A8 DETAILS
- A9 ACCESSORY BUILDING ELEVATIONS
- A10 ELECTRICAL/LIGHTING PLANS

STRUCTURAL

- S1.1 STRUCTURAL PLANS
- S1.2 STRUCTURAL PLANS
- S2.1 DETAILS
- S3.1 ACCESSORY BULD. STRUCT.

DEMOLITION NOTES:

- REMOVE ALL WALL & FLOOR TILE / PLUMBING FIXTURES AS STATED.
- REMOVE HOT WATER HEATER, AND ALL A/C EQUIPMENT, DUCTS, VENTS, AND CONTROLLERS.
- REMOVE INTERIOR DOORS, TRANSOMS AND FRAMES AS STATED.
- ALL WINDOWS ARE TO BE REMOVED AND REPLACED WITH NEW MILGUARD HISTORIC WINDOWS, UNLESS STATED.
- REMOVE ALL DAMAGED EXTERIOR WOOD SIDING AND TRIM AND REPAIR FOR NEW SPECIFIED MATERIAL.
- REMOVE ALL SOFFIT & FASCIA MATERIALS AND REPAIR FOR NEW SPECIFIED MATERIAL.
- REMOVE ALL EXISTING ROOF SHINGLES OR METAL ROOF AS SPECIFIED.
- ALL EXISTING INTERIOR FRAMING TO REMAIN. PROTECT DURING DEMOLITION & CONSTRUCTION.
- THESE NOTES ARE TO BE USED IN CONJUNCTION WITH AND/OR IN ADDITION TO THE REQUIREMENTS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS AND WILL BE INCLUDED AS PART OF THE BASE BID.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN STABILITY AND TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF AREA TO BE SELECTIVELY DEMOLISHED. STRENGTHEN OR ADD SUPPORTS AS REQUIRED BY THESE DOCUMENTS DURING SELECTIVE DEMOLITION.
- REMOVE, REPLACE, PATCH AND REPAIR MATERIALS FOR USE WITH EXISTING SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION ACTIVITIES WITH MATERIALS OF IDENTICAL OR GREATER QUALITY AS SPECIFIED BY ARCHITECT
- SURVEY EXISTING CONDITIONS AND COORDINATE WITH THE REQUIREMENTS INDICATED IN THE CONSTRUCTION DOCUMENTS TO DETERMINE THE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- THE CONTRACTOR WILL SURVEY THE PROGRESS OF WORK TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.
- LOCATE, IDENTIFY, DISCONNECT, SEAL AND CAP ALL UTILITY LINES THAT ARE TO BE SELECTIVELY DEMOLISHED, RELOCATED OR REROURED. COORDINATE WITH THE ARCHITECT AND OWNER TO ARRANGE SHUT OFF OF UTILITIES BEING AFFECTED. THE CONTRACTOR WILL PROVIDE BYPASS CONNECTIONS TO MAINTAIN SERVICE TO OTHER STRUCTURES PRIOR TO PROCEEDING WITH ANY WORK.
- CLEAN ADJACENT STRUCTURES, EXISTING FEATURES OF THE SITE OR IMPROVEMENTS OF DUST DIRT AND DEBRIS CAUSED BY DEMOLITION ACTIVITIES. RETURN ALL SUCH AREA TO AS CONDITIONS EXISTING PRIOR TO THE START OF DEMOLITION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING TREES, RETAINING BLOCK WALLS, BRICK AND WOOD SIDING WALLS & CONCRETE WALKS.
- GENERAL CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT ON PARKING LOT OBSTRUCTING FIRE LANES OR FIRE HYDRANTS.
- GENERAL CONTRACTOR IS TO COORDINATE DEMOLITION WITH NEW CONSTRUCTION.
- IF THERE ARE ANY DISCREPANCIES IN DRAWINGS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL.
- ANY DAMAGES TO EXISTING FACILITY DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BACK TO ORIGINAL CONDITION AT THE G.C.'S EXPENSE.
- GENERAL CONTRACTOR SHALL COORDINATE WORK DESCRIBED IN CONSTRUCTION DOCUMENTS SUCH THAT ALL WORK IS COMPLETED AS INDICATED IN THE DOCUMENTS. ANY ERRORS RESULTING FROM G.C.'S LACK OF COORDINATION AND DIRECTION SHALL BE CORRECTED AT G.C.'S EXPENSE AND WILL NOT BE REPAIRED ON A BASIS OF NON-COMPLIANCE.

- PROVIDE NEW EXTERIOR WALL 1/2" SHEATHING AND WOOD FLOORS DECKING WHERE DAMAGED AS REQUIRED AND NEW WOOD "WATERFALL" SIDING AS SCHEDULED TO BE INSTALLED. PROVIDE NEW BUILDING WRAP PRODUCT ON ALL WALLS RECEIVING NEW SHEATHING.
- WINDOW OPENINGS ARE TO RECEIVE NEW WINDOW WRAP PRODUCT, WHERE APPLICABLE. ALL WINDOWS ARE TO BE REPLACED WITH NEW USING MARVIN HISTORIC WINDOW SYSTEM. NEW WINDOWS TO MATCH EXISTING.
- PROVIDE NEW (R-19) INSULATION IN ALL EXTERIOR WALLS WHERE FRAMING IS EXPOSED INSIDE.
- ALL ROOF ARE TO HAVE NEW ROOF INSULATION (R-38) IN ALL ROOF AREAS AS NECESSARY.
- PROVIDE NEW 5/8" GYPSUM WALL BOARD, TEXTURED & PAINTED ON ALL INTERIOR WALLS. PROVIDE WATER RESISTANT GYPSUM WALL BOARD IN ALL WET LOCATIONS.
- PROVIDE BACKER BOARD WHERE WALL TILE IS SCHEDULED TO BE INSTALL. PROVIDE CONTINUOUS SURFACE WITH BUTTING GYPSUM BOARD.
- PROVIDE NEW ROOF INSULATION (R-38) IN ALL ROOF AREAS THAT RECEIVE NEW ROOFING.
- ROOF (BUILT-UP SYSTEM) - NEW ROOFING IS TO MATCH EXISTING AND APPLIED ONLY AFTER THE NEW UNDERLAYMENT HAS BEEN APPLIED. COORDINATE SPEC OF UNDERLAYMENT BEFORE INSTALLATION WITH OWNER & ARCHITECT. PROVIDE METAL FLASHING AND METAL DRIP EDGES ALONG EAVES AS NECESSARY.
- ROOF (METAL ROOF) NEW ROOFING IS TO MATCH EXISTING AND APPLIED ONLY AFTER THE NEW UNDERLAYMENT HAS BEEN APPLIED. COORDINATE SPEC OF UNDERLAYMENT BEFORE INSTALLATION WITH OWNER & ARCHITECT. PROVIDE METAL FLASHING AND METAL DRIP EDGES ALONG EAVES AS NECESSARY.
- PROVIDE NEW SOFFITS TO MATCH EXISTING. NEW SOFFIT WILL MATCH EXISTING SIZE, PAINT, TEXTURE AND TYPE AS SPECIFIED.
- PROVIDE NEW FASCIAS TO MATCH EXISTING. NEW FASCIAS WILL MATCH EXISTING SIZE, PAINT, TEXTURE AND TYPE AS SPECIFIED.
- PROVIDE NEW ADDRESS NUMBERS AND MAIL BOX, MATCH EXISTING.

STRUCTURAL ENGINEER

ACCUTECH CONSULTANTS
909 NORTHEAST LOOP 410, SUITE 900
P: 210.930.5355
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CONTACT: HENRY MARTINEZ
EMAIL: HMARTINEZ@ACCUTECHUSA.NET

CODE SUMMARY

APPLICABLE BUILDING CODES	2015 INTERNATIONAL RESIDENTIAL CODE	2015 INTERNATIONAL FIRE CODE	2015 INTERNATIONAL MECHANICAL CODE	2015 INTERNATIONAL PLUMBING CODE	2014 NATIONAL ELECTRIC CODE	2015 INTERNATIONAL ENERGY CODE
BUILDING AREAS	INTERIOR	EXTERIOR				
BASEMENT	550 SF					
1ST FLOOR	1560 SF	640				
2ND FLOOR	1560 SF	455				
3RD FLOOR	1270 SF					
STUDIO	485 SF	200				
POOL CABANA	323 SF	165				
OVERALL:	5,750 SF +	1,480=	7,210SF			

OCCUPANCY CLASSIFICATION EXISTING RESIDENTIAL

CONSTRUCTION TYPE WOOD WITH CONC. FOUNDATION/ BASEMENT

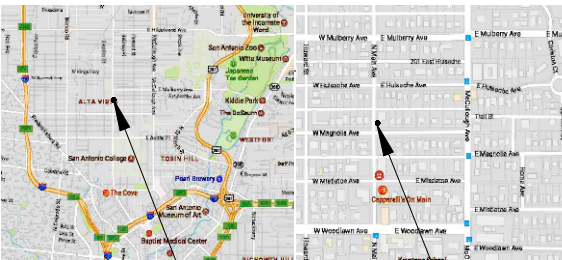
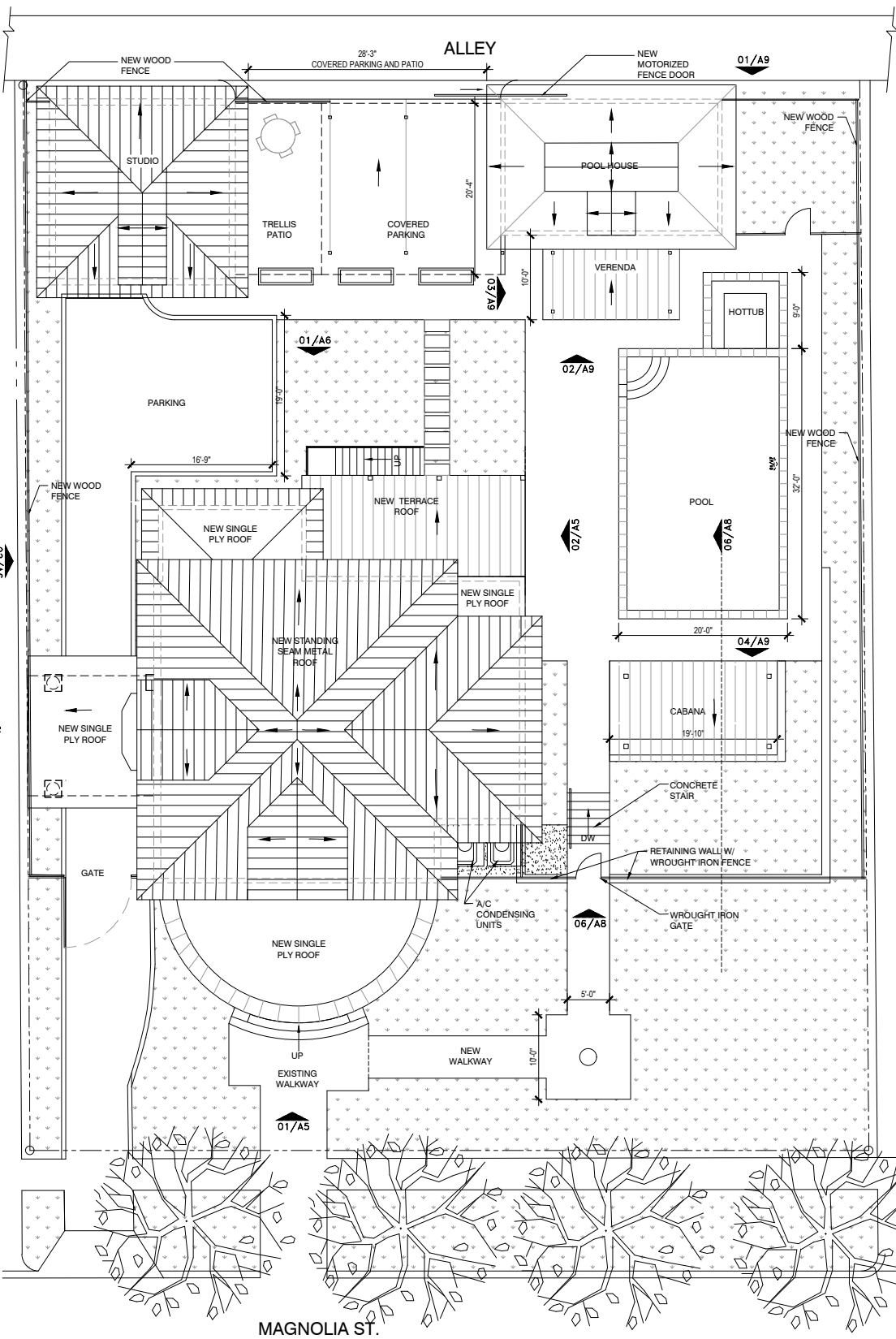
LEGAL DESCRIPTION NCB 1703 BLK 8 LOT 18 AND 19

HISTORICAL DISTRICT MONTE VISTA

HARDSCAPE VS. SOFTSCAPE

PROPERTY SIZE:	SOFT
OVERALL SITE	12,425 SF
EXISTING HARDSCAPE	1,675 SF
HOUSE	860 SF
EXT. DRIVE	485 SF
(IMPERVIOUS AND COVERED)	425 SF
OVERALL:	8980 SQFT. SOFTSCAPE
PURPOSED HARDSCAPE:	IMPERVIOUS AND COVERED
	4050 SF
NEW PURPOSED SOFTSCAPE SQFT:	4930 SF = 55%

- EXISTING WOOD STAIRS: REPLACE DAMAGED OR LOOSE WOOD TREADS TO MATCH EXISTING. EXISTING WOOD STRINGERS ARE TO REMAIN, UNLESS DAMAGED OR NEED TO BE REPLACED. SAND, STRIP AND REFINISH AS NECESSARY.
- CONTRACTOR IS TO POWER WASH AND / OR ACID WASH EXISTING CONCRETE LANDINGS OF EACH UNIT.
- PROVIDE DURA ROC GYPSUM BOARD WHERE TILE IS LOCATED AND PURPLE GYPSUM (MOLD, MILDEW, MOISTURE RESISTANT) BOARD AT ALL WET LOCATIONS INCLUDING ALL OF BATHROOMS.
- CONTRACTOR IS PROVIDE SOLID SURFACE AS SPECIFIED FOR KITCHEN AND BATH COUNTER TOPS AS PER OWNER AND ARCHITECTS APPROVAL. SOLID SURFACE IS TO BE SEALED AND FABRICATED TO SPECIFICATIONS.
- APPLIANCES WILL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY OWNER.
- ALL TOILETS SUCH BE CHANGED TO A TANK AND BOWL, PROVIDE SPECIFICATION FOR APPROVAL BEFORE PURCHASING.
- CONTRACTOR IS TO FIELD VERIFY EVERYTHING INCLUDING ALL NOTES, DIMENSIONS AND EXISTING ROOF CONDITIONS. PLEASE BRING MULTIPLE LIGHTS TO INSPECT THE UNITS AS MANY UNITS DO NOT HAVE ANY ELECTRICITY OR LIGHTING.
- PROVIDE NEW WATERPROOFING AND WHERE NECESSARY
- ALL UNITS ARE TO HAVE NEW CABLE AND DATA LINES. CABLE IS TO BE INSTALLED IN EVERY BEDROOM AND THE LIVING ROOM.
- ALL BUCKLING FLOOR DECKING MUST BE REINFORCED WITH WITH NEW WOOD FLOORING.
- CONTRACTOR IS TO POWER WASH ALL BRICK AS NECESSARY, SEAL AND REPOINT AS NECESSARY.
- ALL UNITS ARE TO RECEIVE NEW ELECTRICAL AS PER CODE.
- ALL UNITS WHERE FLOOR DECKING IS TO BE REPLACED, ARE TO HAVE NEW 3/4" FULL SHEET PLYWOOD FLOOR DECKING. UNIT PRICING WILL OCCUR WHERE THE FLOOR DECK NEEDS TO BE PATCHED. ALL NEW FLOOR DECKING WILL BE NEW FULL SHEETS WHEN POSSIBLE. ALL 1/4" AND 1/2" DECKING MUST BE REPLACED WITH WHOLE 5/8 DECKING SHEETS AT A UNIT PRICE.
- ALLS STAIRS ARE TO BE REPLACED IF CRACKED OR BROKE. STAIRS THAT ARE SALVAGEABLE ARE TO BE STRIPPED, SANDED, CLEANED, SEAL AS NECESSARY.
- ALL DOORS ON FIRST, SECOND AND THIRD FLOOR WILL HAVE SALVAGED DOOR FRAMES UNLESS STATED.
- ALL WINDOWS ARE TO BE REFURBISHED AND REFINISHED AS NECESSARY.
- ALL BRICK IS TO HAVE A MASON REPOINT, AND CRACKS ARE TO BE ADDRESSED PROPERLY BY STONE MASON.
- ALL BUILDINGS SHOULD HAVE NEW GAS (HARD) LINES FROM THE METER TO THE APPLIANCES, LOCATED IN THE SPECIFIED LOCATION, TIED DOWN.
- WINDOW FRAMES ARE TO BE SHIMMED TO LEVELED AS NECESSARY.
- ALL WALL STUD SHOULD MATCH EXISTING WALL STUD. CONTRACTOR IS TO TAKE THIS COST OF CUTTING ANY MATERIAL TO SIZE INTO CONSIDERATION.
- ALL ELECTRICAL PANEL BOXES SHALL BE REPLACED WITH NEW ELECTRICAL PANEL BOXES.
- ANY EXTERIOR PENETRATIONS FROM GAS LINES OR WATER LINES MUST BE SEALED SPRAY FOAMED.
- ALL BATHROOM ACCESSORIES, TOILET, TUB, SINK AND FIXTURES - PROVIDE EXTRA BLOCKING.
- ALL PIPES LOCATED OUTSIDE WALL CAVITIES OR FLOOR CAVITIES NEED TO PROPERLY TIED DOWN.
- ALL NEW HEAVY DUTY WATER HEATER HOOK UPS AND WATER PAN.
- ALL UNITS ARE TO HAVE NEW T&P VALVES IF APPLICABLE.
- ALL GAS LINES AND COPPER LINES ARE TO BE PRESSURE TESTED/ TESTED FOR ANY LEAKS.
- THE HOUSE IS TO RECEIVE NEW GUTTERS AND DOWN SPOUTS AS NECESSARY. MATCH EXISTING, OWNER SPECIFIED
- THE HOUSE WILL HAVE NEW SMOKE AND CARBON MONOXIDE DETECTORS IN ALL BEDROOMS AND LIVING ROOM.
- ALL UNITS ARE TO HAVE NEW SMOKE AND CARBON MONOXIDE DETECTORS IN ALL BEDROOMS AND LIVING ROOM.
- ALL UNITS ARE TO HAVE NEW SOUND INSULATION LOCATED ON ALL 1ST & 2ND FLOOR CEILINGS.
- CONTRACTOR IS TO PROVIDE NEW LIGHTING FIXTURES AS SPECIFIED ON THE LIGHTING PLAN. CONTACT THE OWNER OR ARCHITECT FOR SPECIFICATIONS.



NOTE: 45% OF EXISTING LANDSCAPE IS BEING REPLACED WITH IMPERVIOUS COVER

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

NORTH

ALL STANDING SEAM METAL ROOF MUST COMPLY WITH THE HISTORIC DESIGN REVIEW GUIDELINES.

- PANELS SHOULD BE 18-21 INCHES IN WIDTH.
- ENSURE SEAMS ARE AN APPROPRIATE HEIGHT FOR THE SLOPE OF THE ROOF. (1 TO 2 INCHES)
- USE A CRIMPED RIDGE SEAM THAT IS CONSISTENT WITH THE HISTORIC APPLICATION.
- USE A LOW-PROFILE RIDGE CAP VENT OR END CAP WHEN A CRIMPED RIDGE SEAM IS NOT USED
- MATCH THE EXISTING HISTORIC ROOF COLOR AND USE THE STANDARD GALVALUME; MODERN MANUFACTURERS COLORS ARE NOT RECOMMENDED.

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EXPIRATION: 12/31/18

REGISTERED ARCHITECT
STATE OF TEXAS #11142

11/27/2018
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STATE OF TEXAS #11142

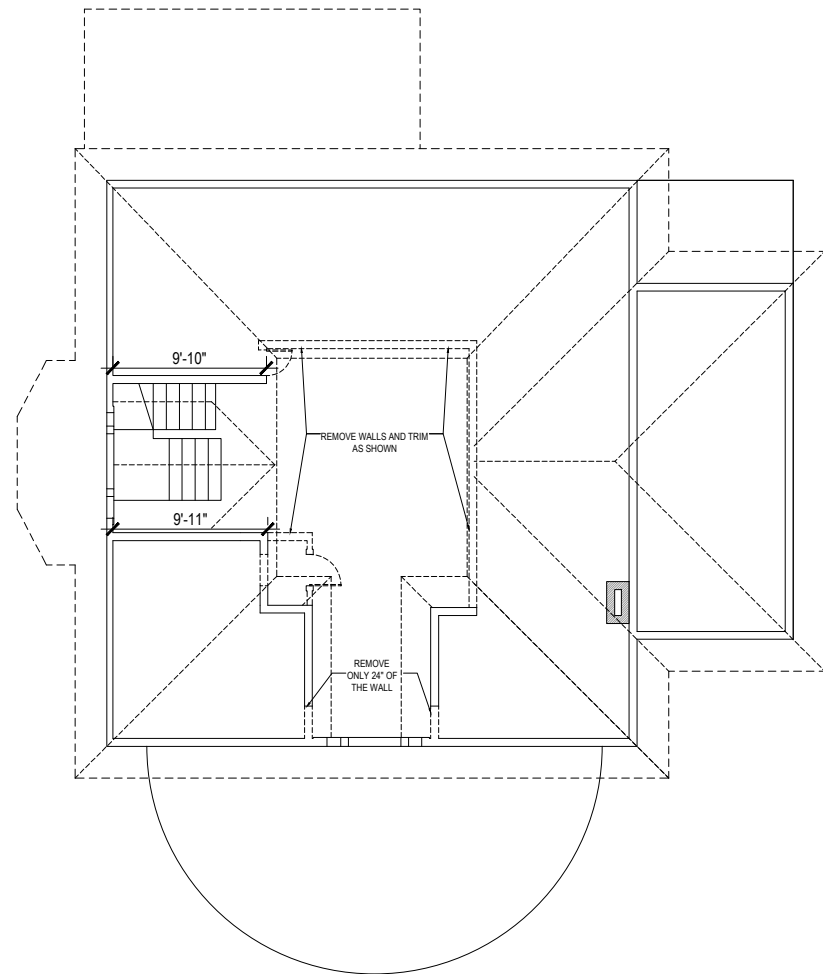
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RAMON RESIDENCE
119 E. MAGNOLIA AVENUE

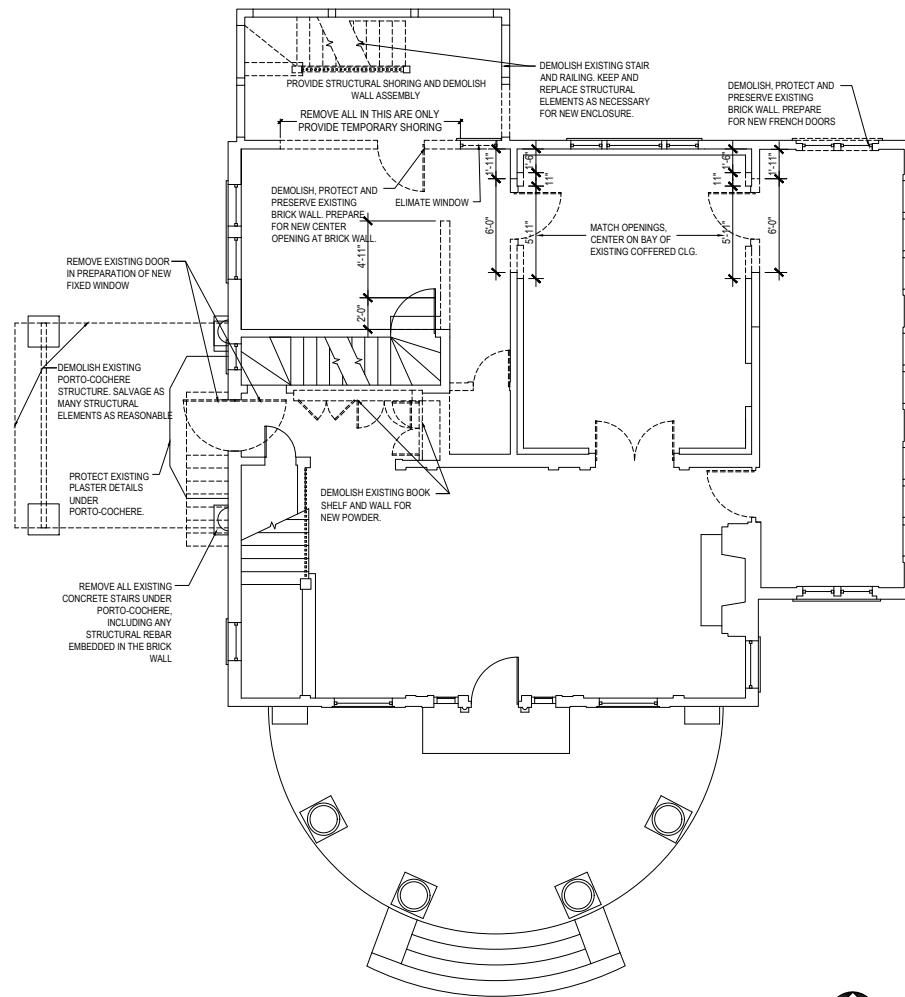
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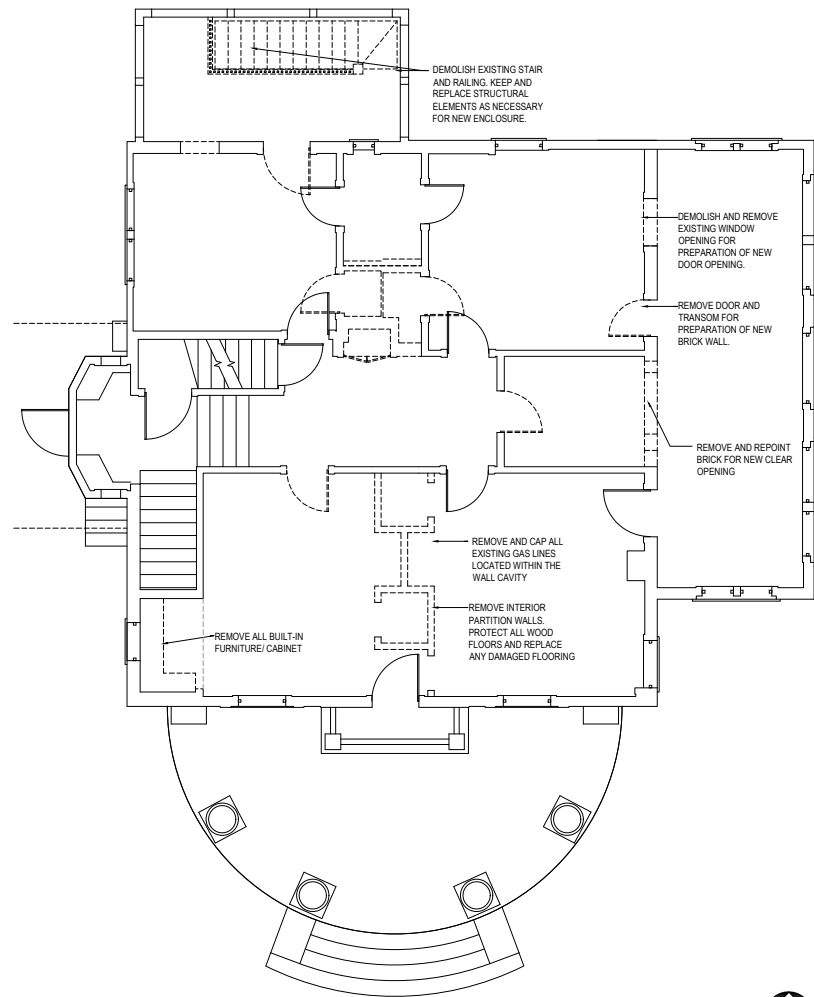
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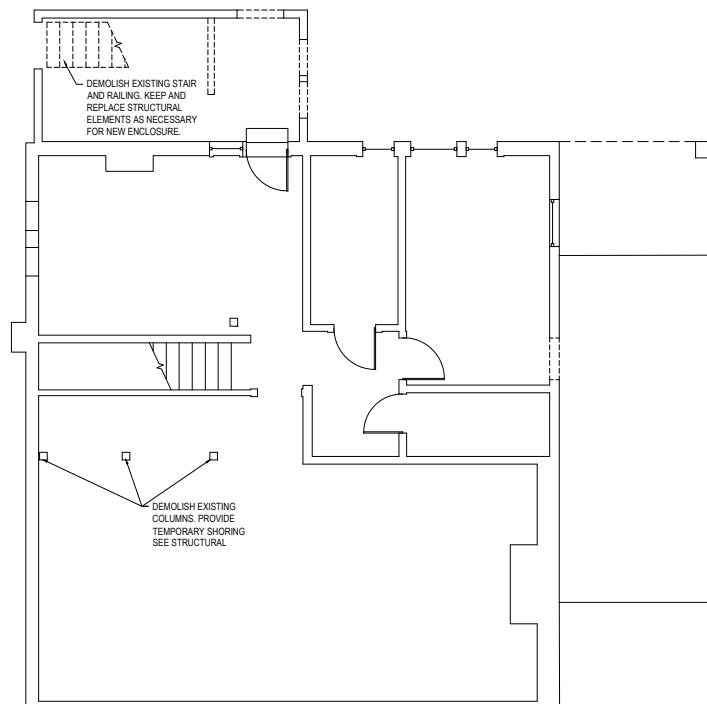
1 THIRD FLOOR DEMO PLAN
3/16" = 1'-0"
NORTH



2 FIRST FLOOR DEMO PLAN
3/16" = 1'-0"
NORTH



3 SECOND FLOOR DEMO PLAN
3/16" = 1'-0"
NORTH



4 BASEMENT FLOOR DEMO PLAN
3/16" = 1'-0"
NORTH

----- TO BE REMOVED

===== TO REMAIN

GENERAL DEMOLITION NOTES

1. PERMANENTLY CAP/RENDER SAFE ALL UTILITIES NOT REUSED.
2. MAINTAIN OPERATION OF ALL UTILITIES TO REMAIN.
3. RELOCATE CONTROLS/SWITCHES AS NECESSARY, AS INDICATED.
4. CONTRACTOR IS TO SALVAGE, PROTECT, REFINISH AND REUSE ALL EXISTING DOORS.
5. CONTRACTOR IS TO PROTECT AND REPLACE ANY DAMAGED MOLDING DURING THE DEMOLITION PROCESS.
6. ALL DOORS THAT ARE SHOWN TO BE REMOVED ARE TO BE LABELED AND STORED ON SITE FOR FUTURE USE. INCLUDED ARE ANY WOOD TRIM, TRANSOMS, DOOR FRAMES, ETC....
7. ALL WINDOW ARE TO BE REPLACE AND REFURBISHED ACCORDINGLY TO SUPPLEMENTAL INSTRUCTION.

RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

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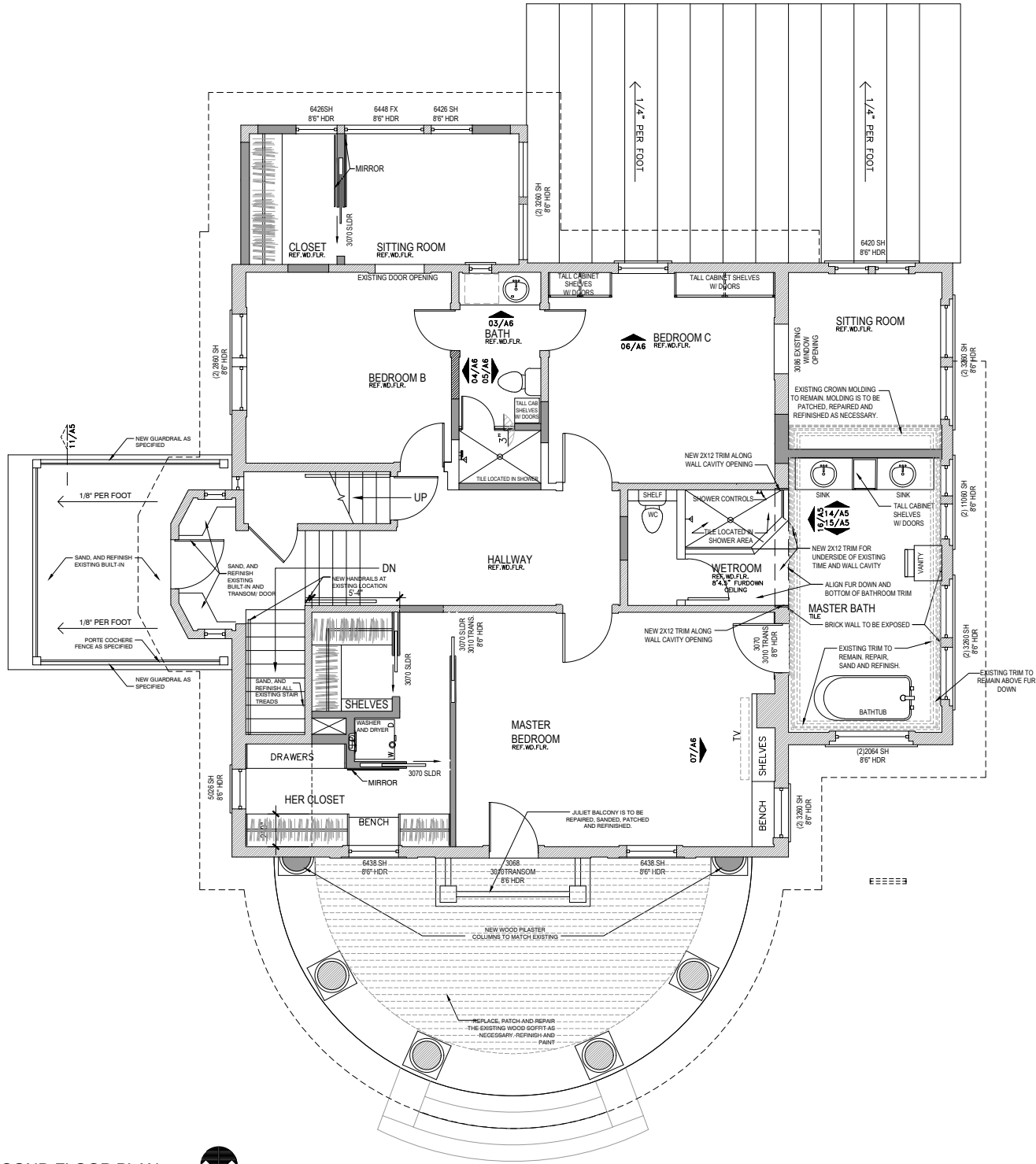


FINISH LEGEND

REF.WD. FLRS.	-- REFINISH EXISTING WOOD FLOORS
TILE	-- CERAMIC TILE

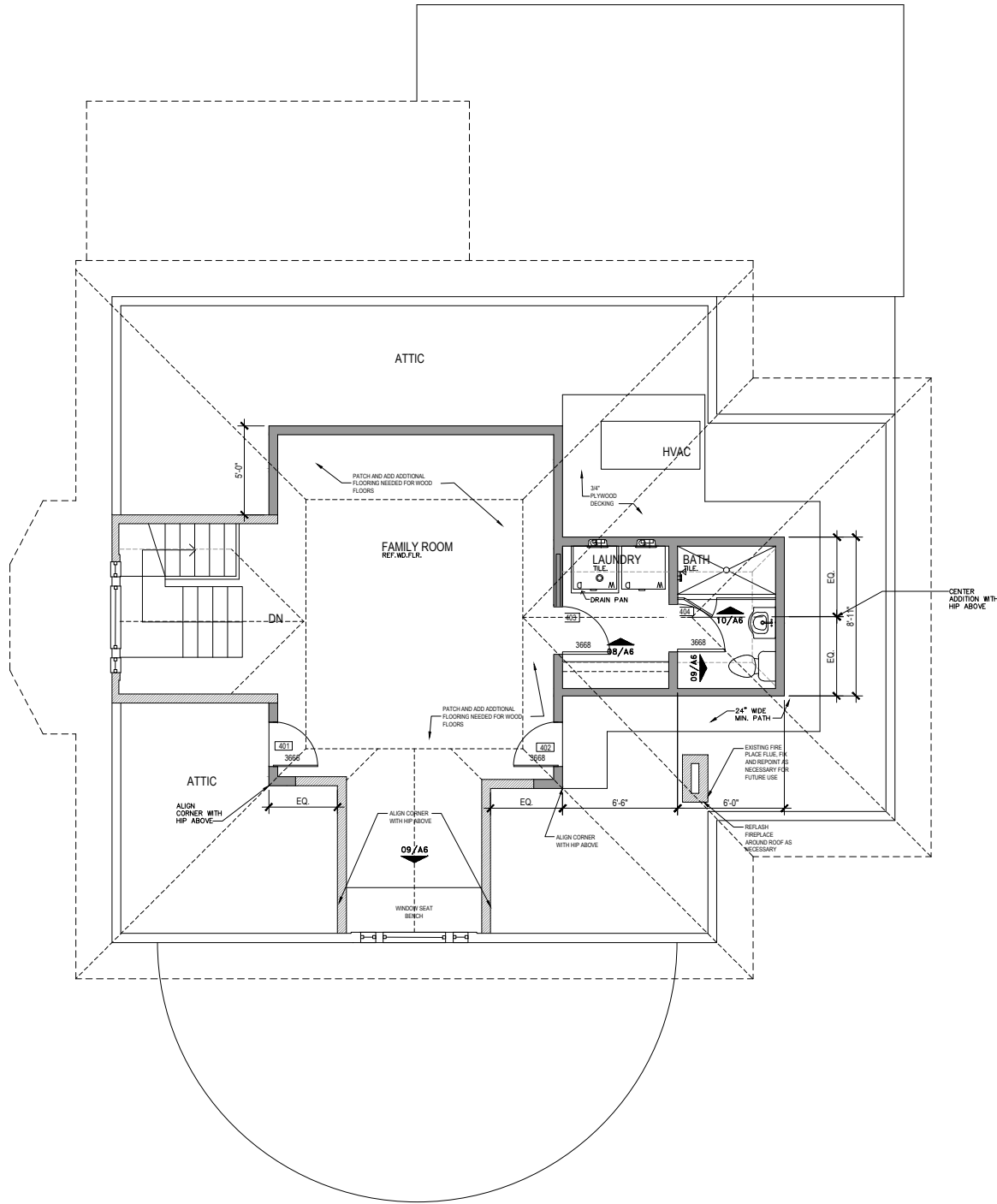
1 SECOND FLOOR PLAN

1/4" = 1'-0"



2 THIRD FLOOR PLAN

1/4" = 1'-0"



RAMON RESIDENCE

119 E. MAGNOLIA AVENUE

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GENERAL EXTERIOR NOTES

- 1 REPLACE AND/OR REPAIR ALL MISSING AND LOOSE MASONRY TO MATCH EXISTING
- 2 REPOINT ALL LOOSE MASONRY.
- 3 REPAIR ALL DETERIORATED WOOD TRIM, MATCH EXISTING.
- 4 ALL EXTERIOR BRICK IS TO BE POWER-WASHED AS NECESSARY. REPAIR AND REPLACE MORTAR AS NECESSARY
- 5 REPAINT THE ENTIRE EXTERIOR, DO NOT PAINT BRICK.
- 6 ALL EXISTING EXTERIOR WOOD TRIM AROUND WINDOWS, DOOR AND AT CORNICE IS TO BE PATCHED REPAIRED AND REPLACED AS NECESSARY.
- 7 SEAL ALL ENGRAIN OF ANY EXPOSED WOOD ELEMENTS.
- 8 ALL WINDOWS AND DOORS ARE TO BE SIZE VERIFIED BEFORE PURCHASING WINDOWS.
9. ALL WINDOWS AND DOORS ARE TO BE FROM THE MARVIN HISTORICAL SERIES.

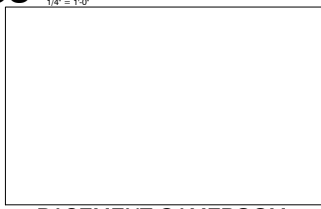


1 SOUTH ELEVATION
1/4" = 1'-0"

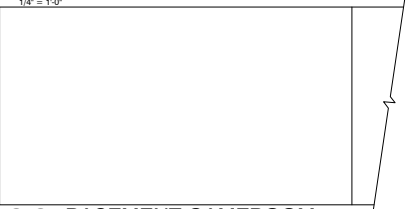


2 WEST ELEVATION
1/4" = 1'-0"

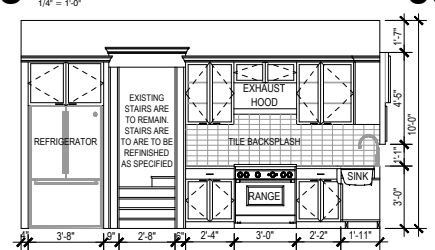
03 BASEMENT BATHROOM
1/4" = 1'-0"



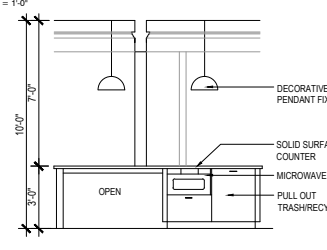
04 BASEMENT BATHROOM
1/4" = 1'-0"



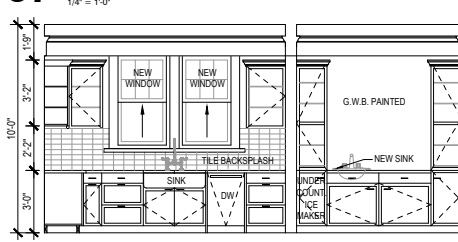
05 BASEMENT GAMEROOM
1/4" = 1'-0"



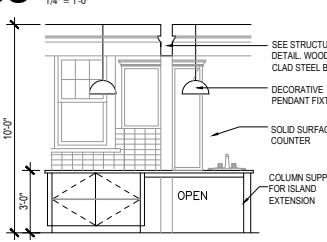
06 BASEMENT GAMEROOM
1/4" = 1'-0"



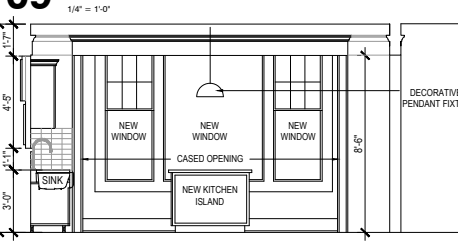
07 KITCHEN INTERIOR ELEVATION
1/4" = 1'-0"



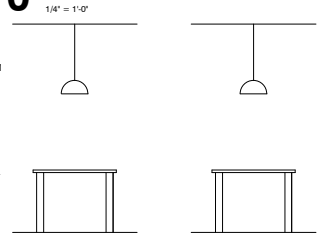
08 KITCHEN ISLAND
1/4" = 1'-0"



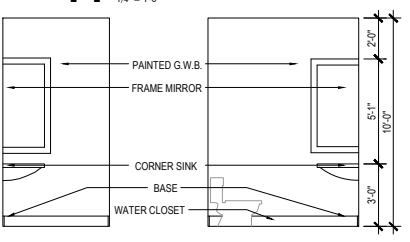
09 KITCHEN INTERIOR ELEVATION
1/4" = 1'-0"



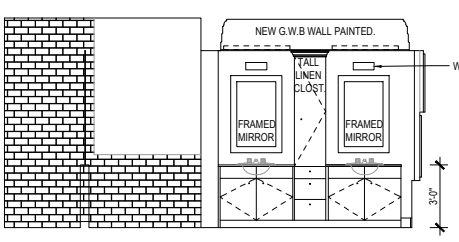
10 KITCHEN ISLAND
1/4" = 1'-0"



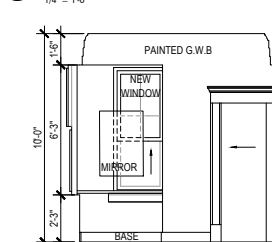
11 KITCHEN OPENING AND ISLAND
1/4" = 1'-0"



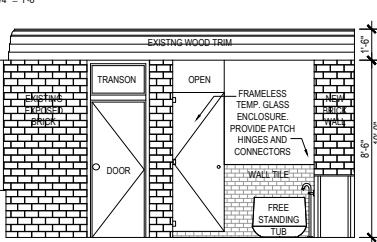
12 KITCHEN ISLAND
1/4" = 1'-0"



13 POWDER
1/4" = 1'-0"



14 MASTER BATHROOM
1/4" = 1'-0"



15 MASTER BATHROOM
1/4" = 1'-0"



16 MASTER BATHROOM
1/4" = 1'-0"



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RAMON RESIDENCE
1119 E. MAGNOLIA AVENUE

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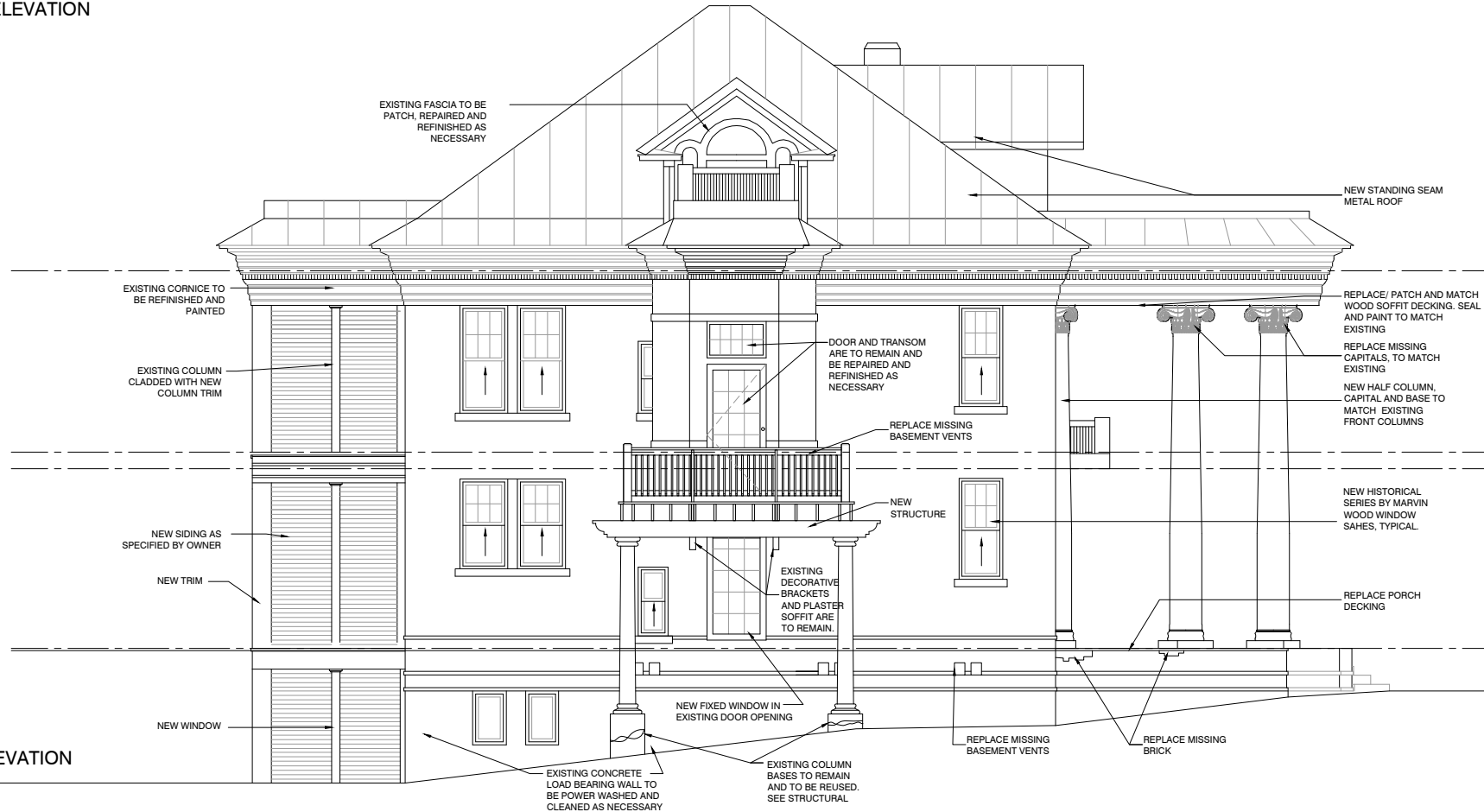
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1 NORTH ELEVATION
1/4" = 1'-0"

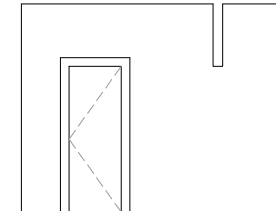


2 EAST ELEVATION
1/4" = 1'-0"

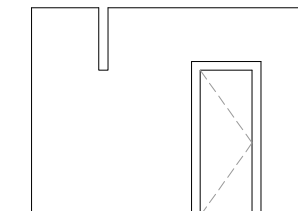


3 SHARED BATHROOM ELEV.
1/4" = 1'-0"

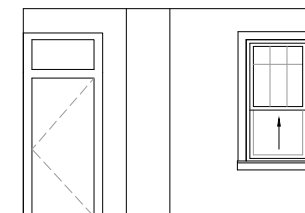
4 BEDROOM C CABINETS
1/4" = 1'-0"



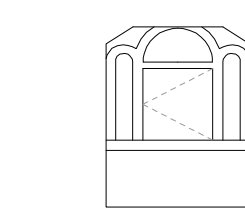
5 SHARED BATHROOM ELEV.
1/4" = 1'-0"



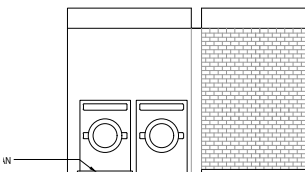
5 SHARED BATHROOM ELEV.
1/4" = 1'-0"



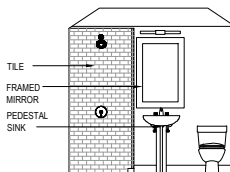
7 MASTER BEDROOM ELEVATION
1/4" = 1'-0"



8 THIRD FLOOR WINDOW SEAT
1/4" = 1'-0"

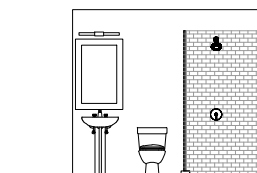


9 THIRD FLOOR LAUNDRY
1/4" = 1'-0"



10 THIRD FLOOR BATHROOM
1/4" = 1'-0"

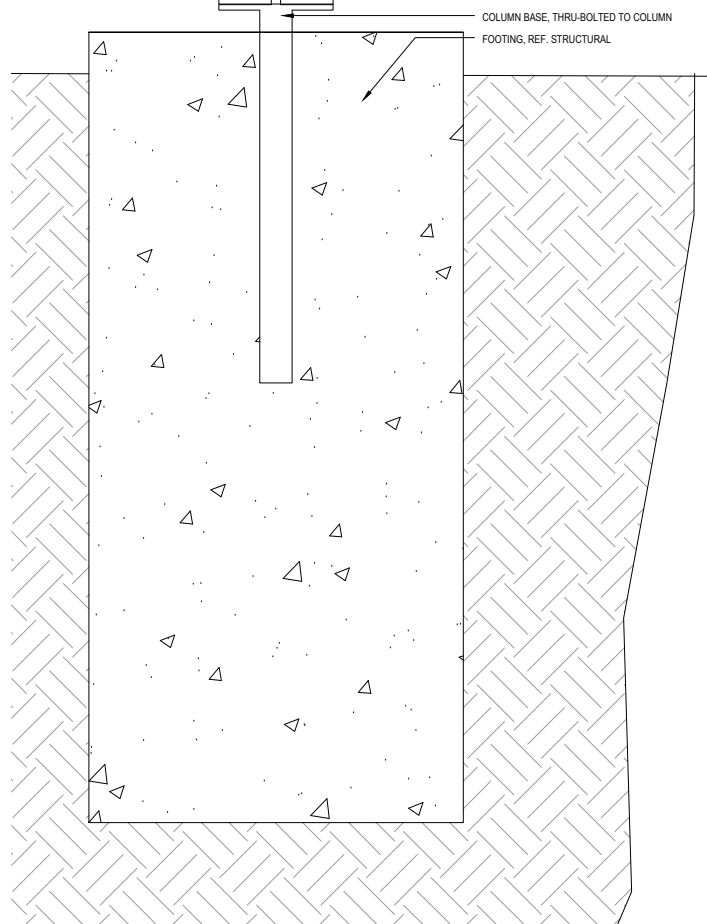
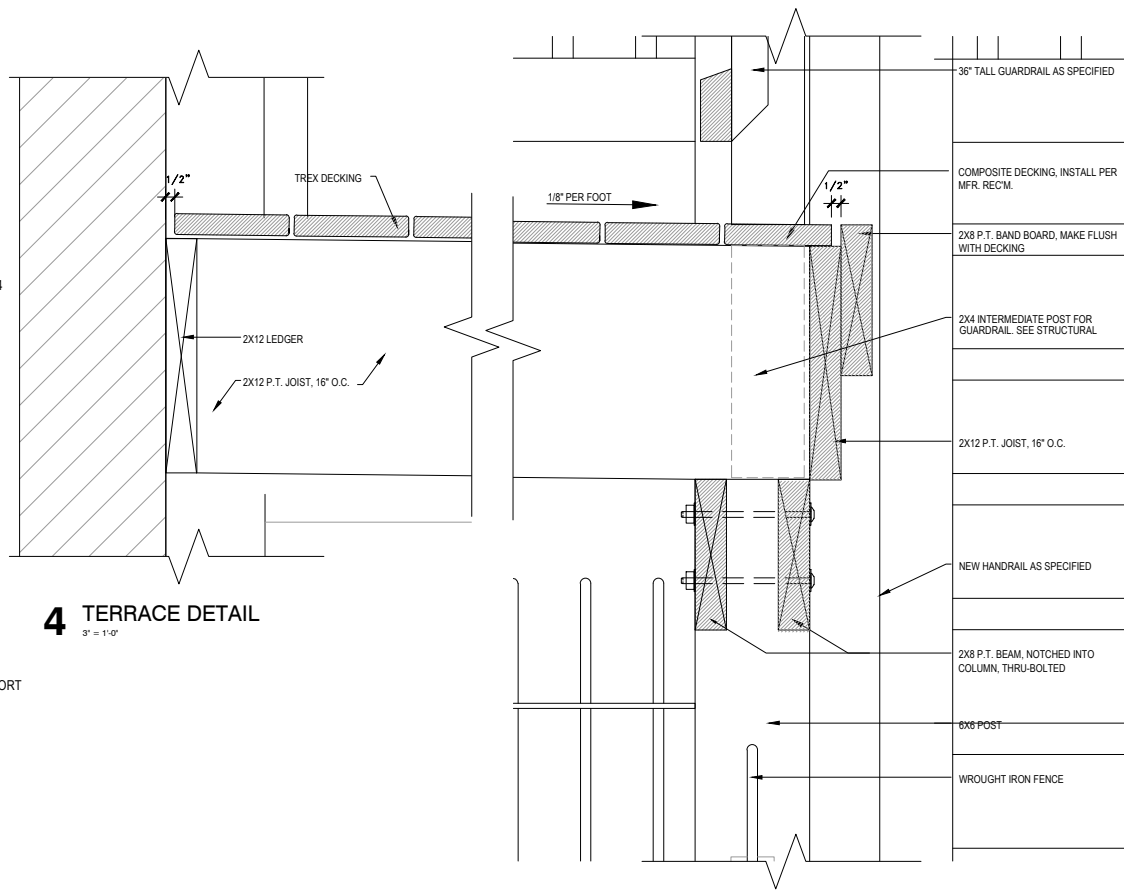
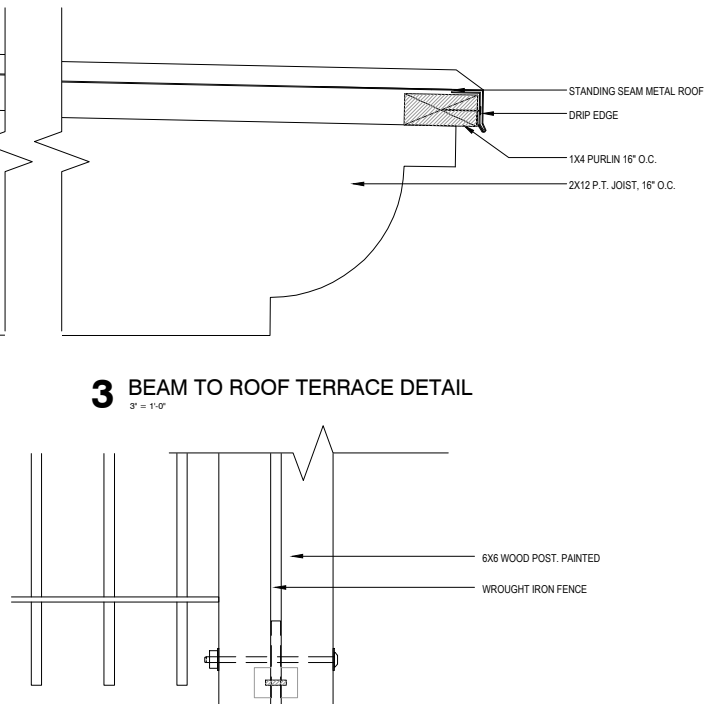
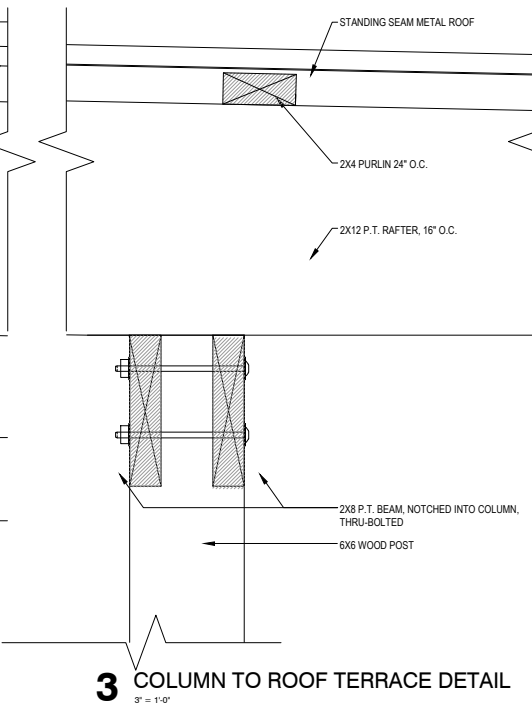
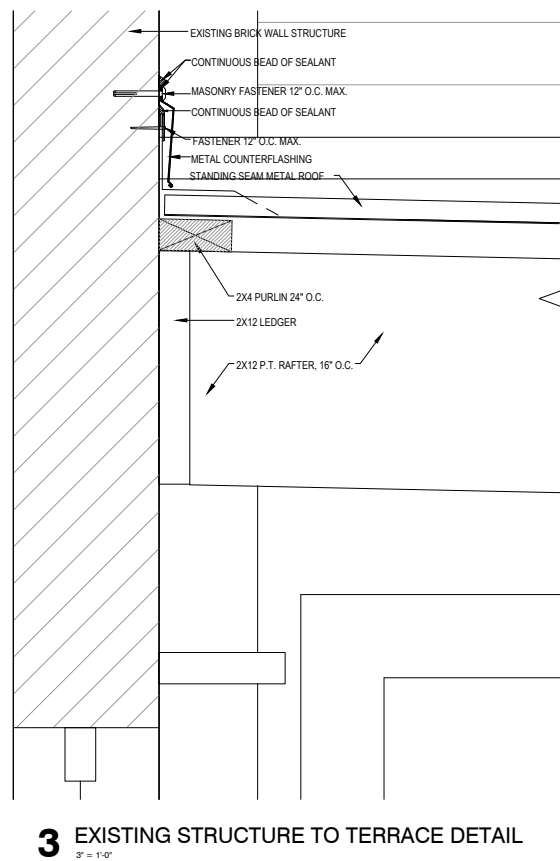
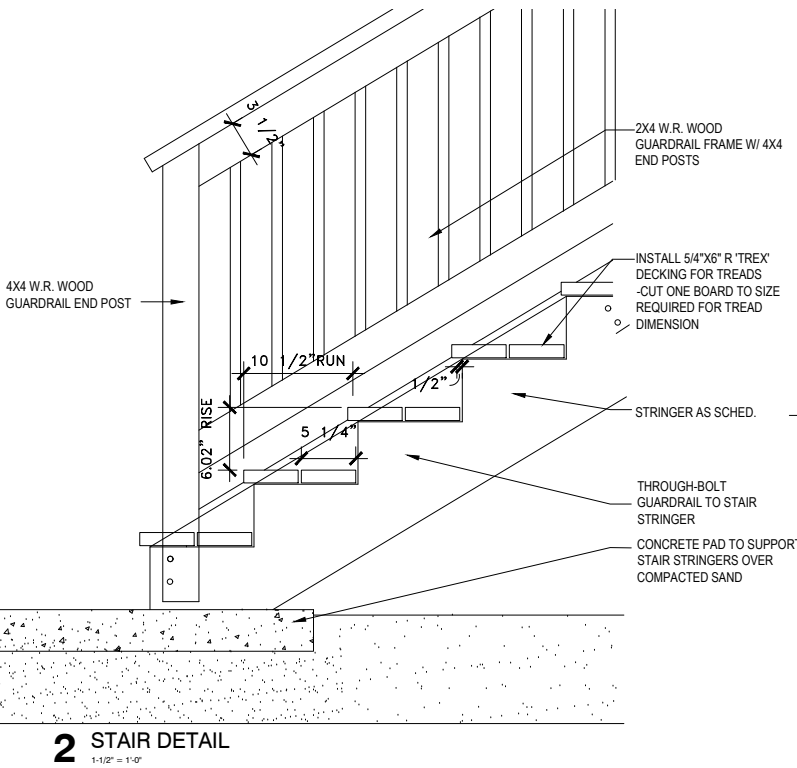
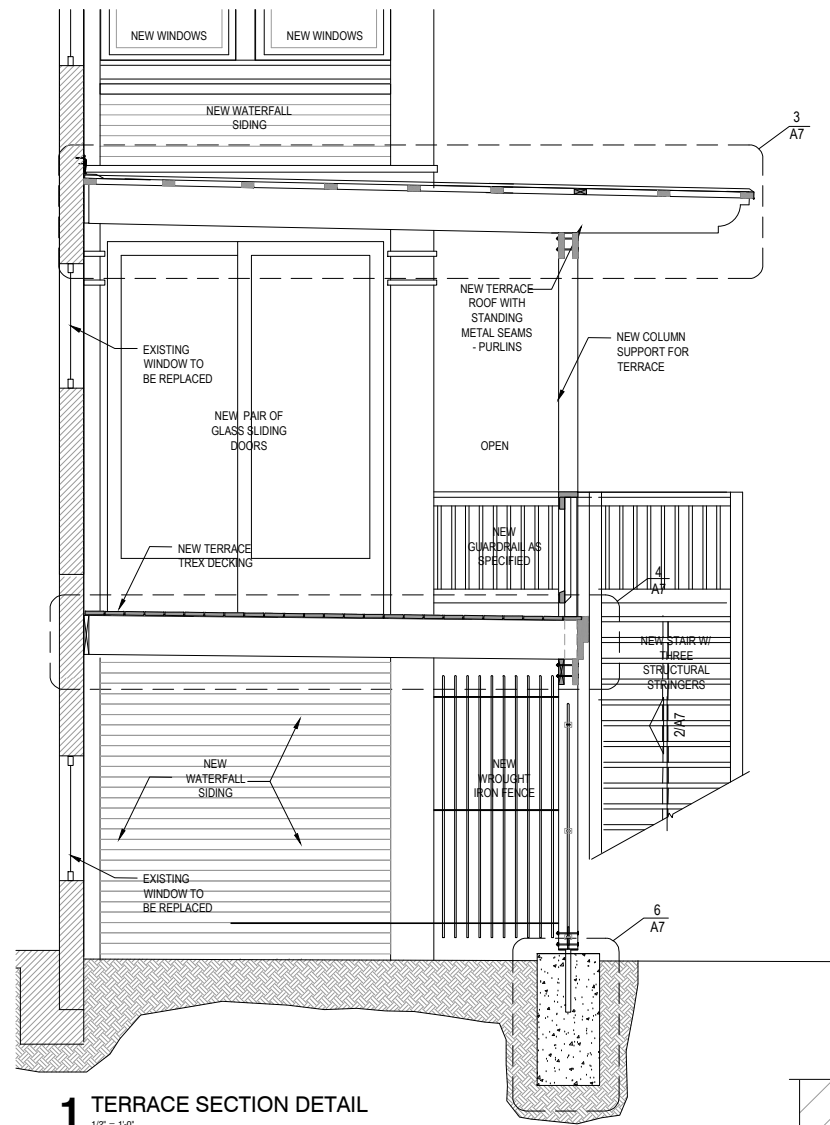
11 STUDIO BATHROOM
1/4" = 1'-0"

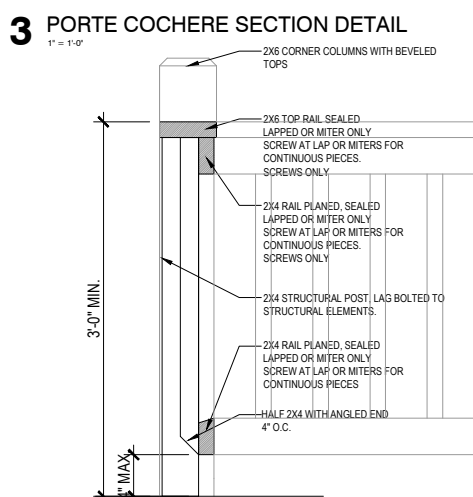
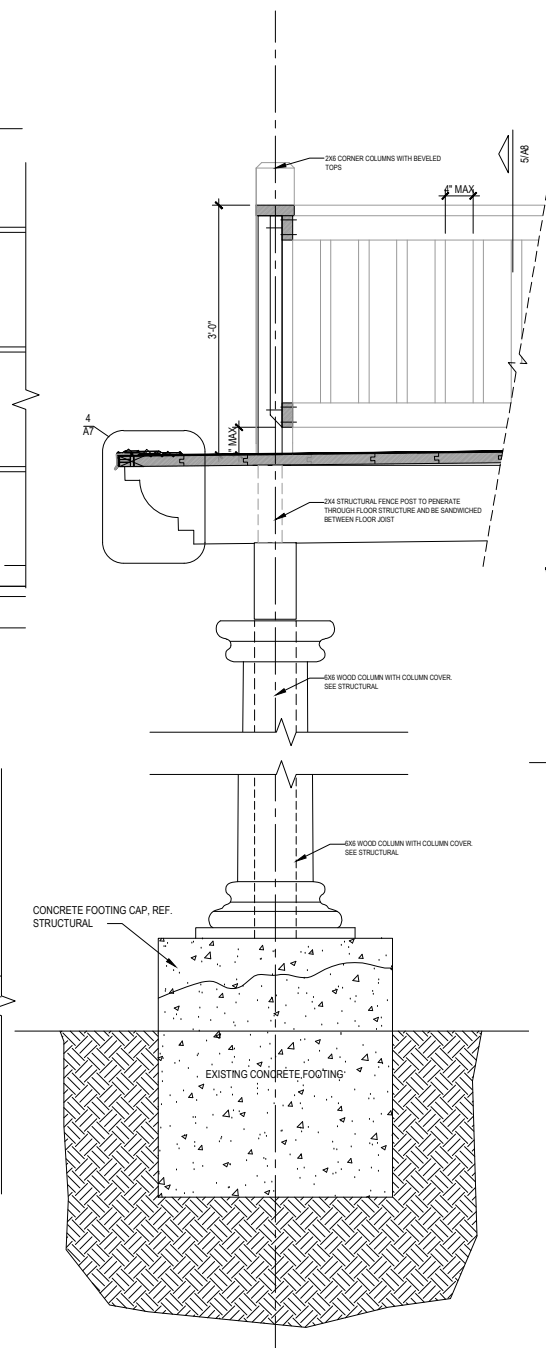
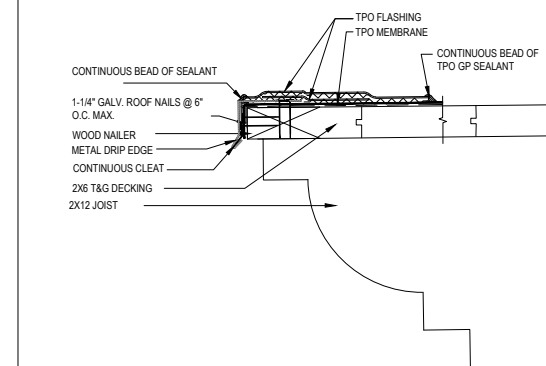
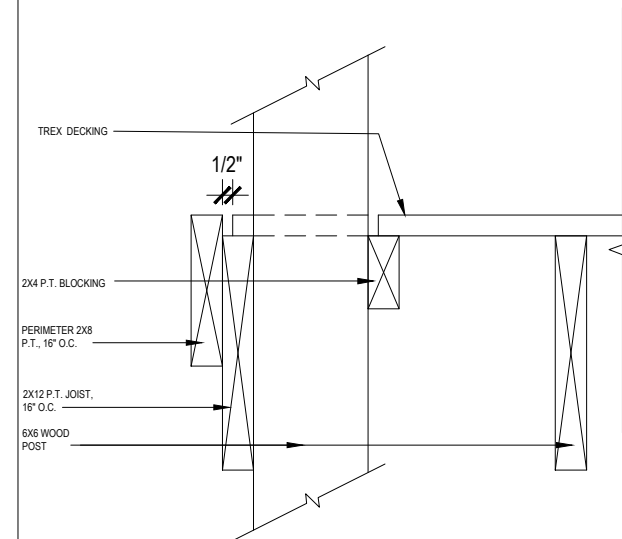
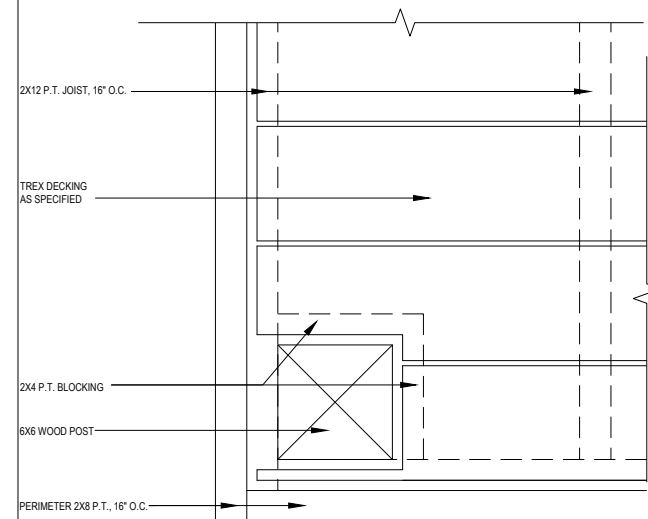


13 CABANA BATHROOM
1/4" = 1'-0"

12 STUDIO BATHROOM
1/4" = 1'-0"

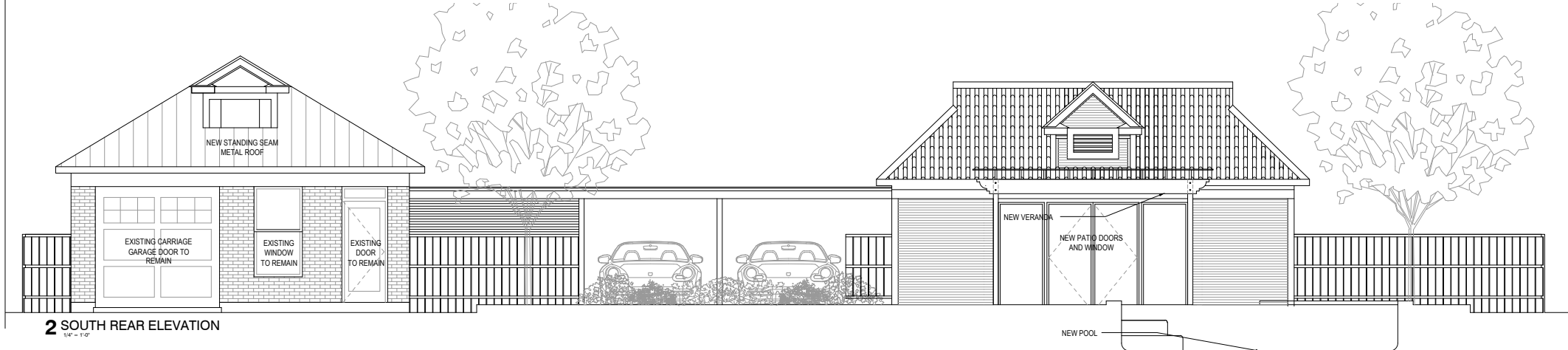
14 CABANA BATHROOM
1/4" = 1'-0"



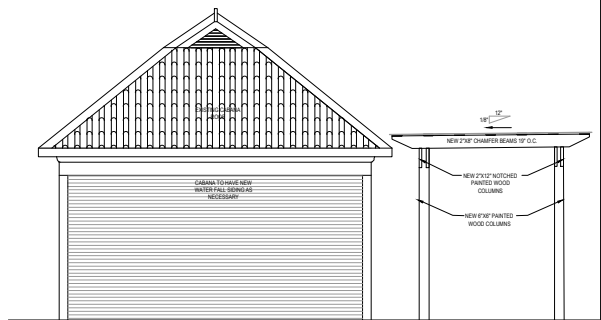




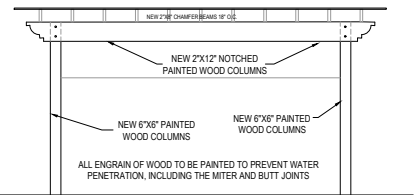
1 NORTH ALLEY ELEVATION
1/4" = 1'-0"



2 SOUTH REAR ELEVATION
1/4" = 1'-0"



3 POOL/CABANA WEST ELEVATION
1/4" = 1'-0"



4 CABANA ELEVATION
1/4" = 1'-0"

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EXPIRATION: 12/31/18
11/27/2018
DAVIS SPRINKLE, AIA
REGISTERED ARCHITECT
STATE OF TEXAS #11142

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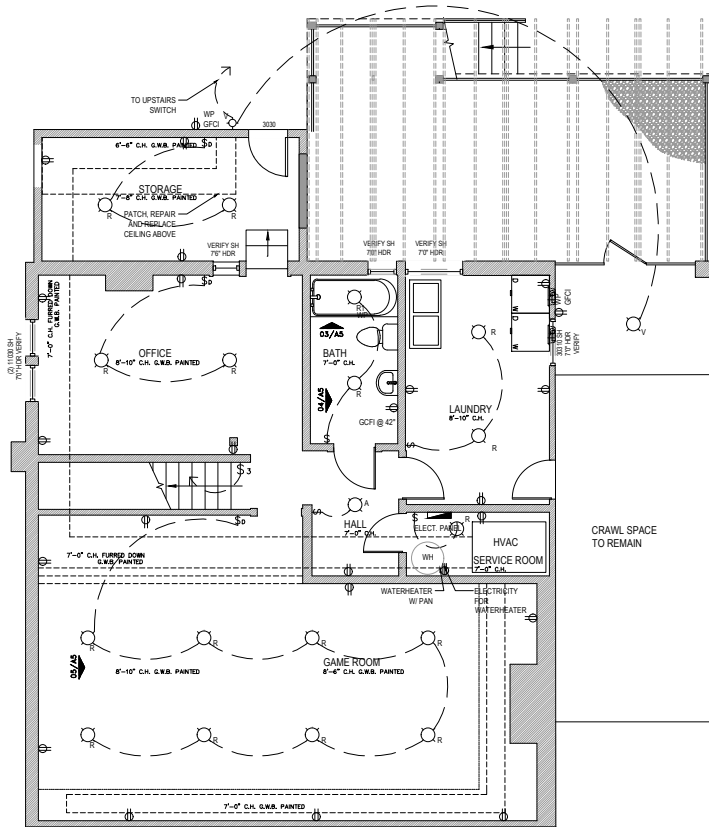
RAMON RESIDENCE
119 E. MAGNOLIA AVENUE

ISSUE DATE:
3/21/2018

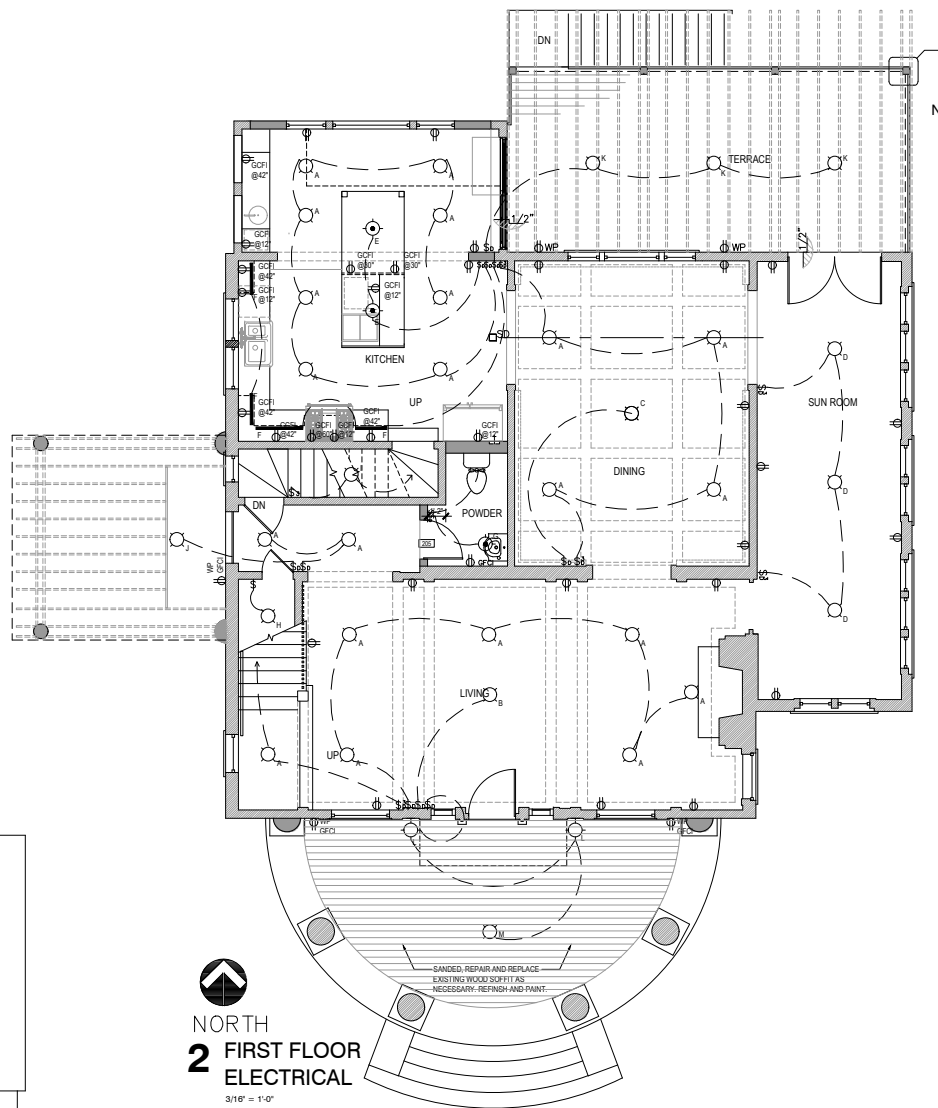
REVISIONS:

SHEET:

A9

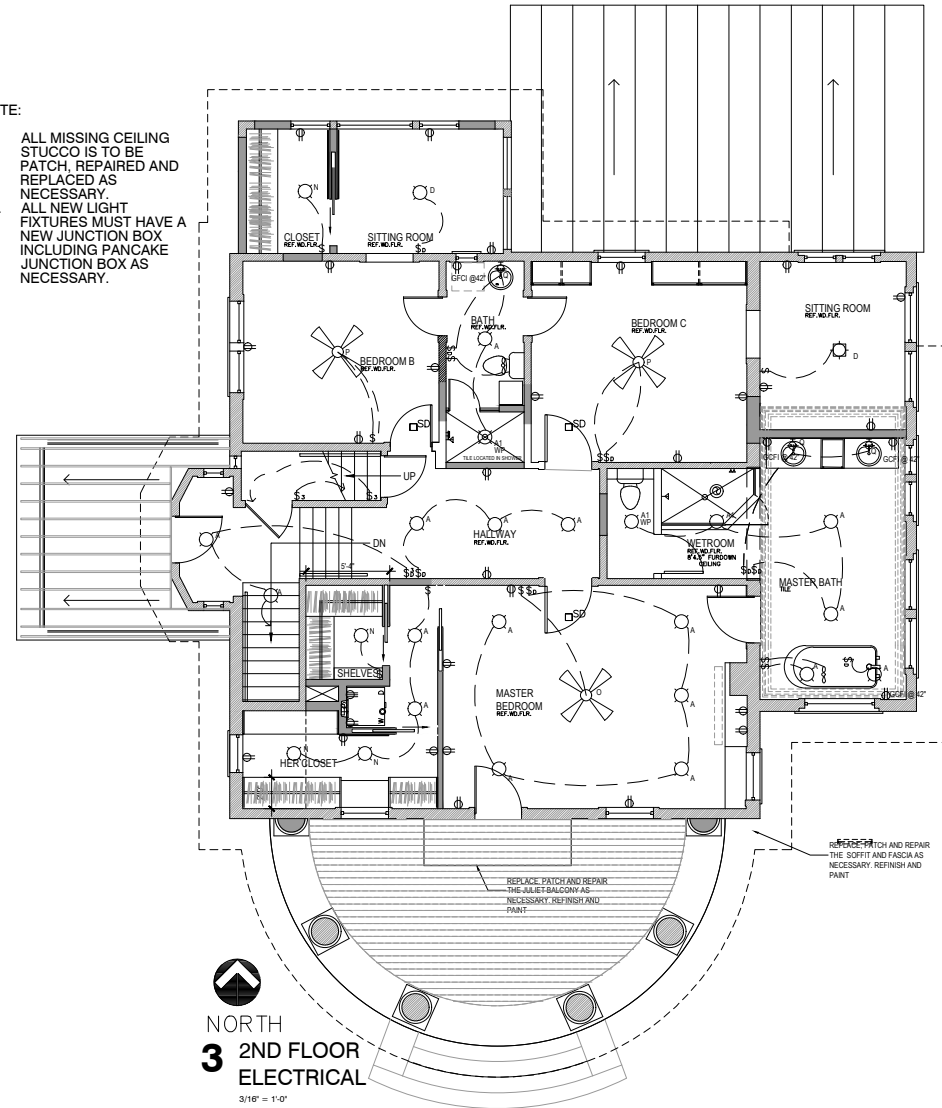


1 BASEMENT ELECTRICAL
3/16" = 1'-0"



2 FIRST FLOOR ELECTRICAL
3/16" = 1'-0"

- NOTE:
- ALL MISSING CEILING STUCCO IS TO BE PATCH, REPAIRED AND REPLACED AS NECESSARY.
 - ALL NEW LIGHT FIXTURES MUST HAVE A NEW JUNCTION BOX INCLUDING PANCAKE JUNCTION BOX AS NECESSARY.

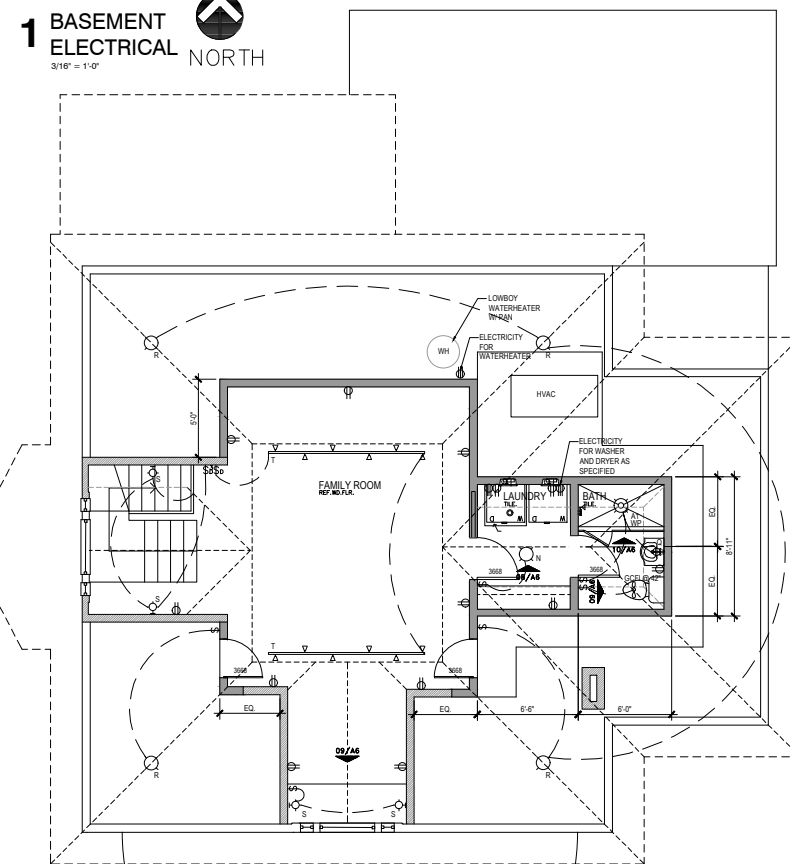


3 2ND FLOOR ELECTRICAL
3/16" = 1'-0"

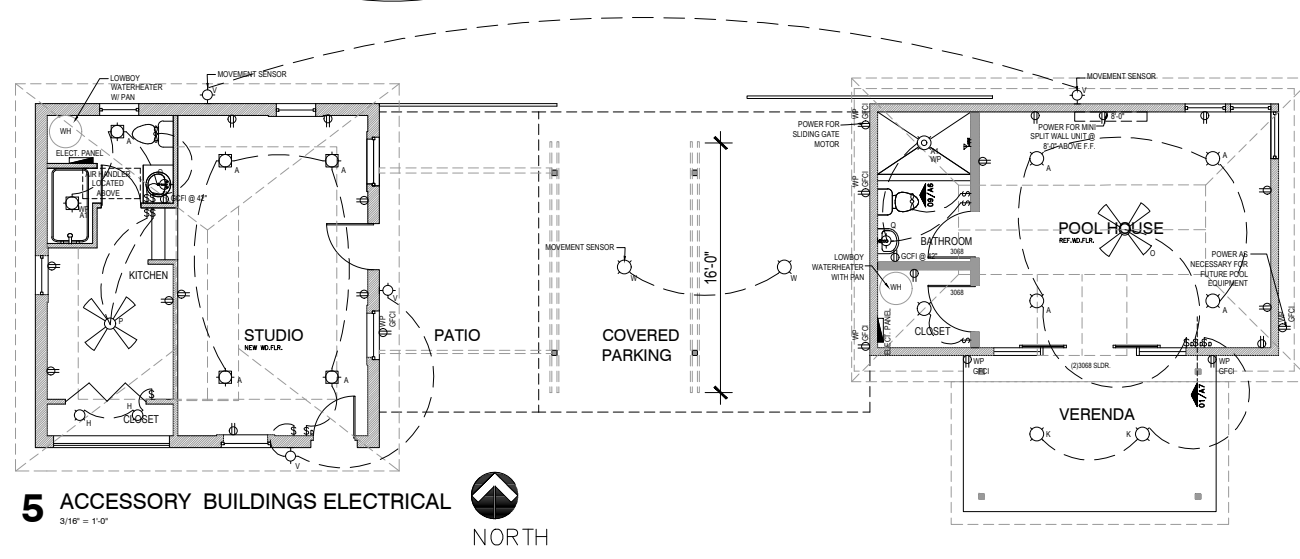
LIGHTING SCHEDULE

NOTE: LIGHTING TO BE PURCHASED DIRECTLY BY OWNER, INSTALLATION BY CONTRACTOR

KEY	DESCRIPTION	UNIT PRICE ALLOWANCE
A	RECESSED LED DOWNLIGHT	\$75
A1	WATERPROOF RECESSED LED DOWNLIGHT ADJUSTABLE	\$85
B	LIVING CHANDELIER	\$400
C	DINING ROOM CHANDELIER	\$400
D	SUN ROOM PENDANT	\$100
E	KITCHEN PENDANT	\$100
F	UNDER-CABINET LIGHTING	\$50
G	POWDER ROOM PENDANT	\$100
H	CLOSET RECESSED LED DOWNLIGHT	\$30
I	RECESSED LED DOWNLIGHT @ STAIRS	\$30
J	PORTO-COCHERE SCONCE	\$150
K	EXTERIOR TERRACE PENDANT	\$150
L	EXTERIOR PORCH SCONCE	\$200
M	DECORATIVE FRONT PORCH PENDANT	\$300
N	CLOSET RECESSED LED DOWNLIGHT	\$50
O	CEILING FAN W/O LIGHTS	\$250
P	CEILING FAN W/ LIGHTS	\$300
Q	BATHROOMS WALL-MOUNTED SCONCE	\$125
R	BASEMENT/ATTIC PORCELAIN KEYLESS LAMPHOLDER	\$15
R1	BASEMENT BATH. SURF. MOUNT LED CEIL. - WATERPROOF	\$50
S	THIRD FLOOR STAIR WALL MOUNTED SCONCE	\$100
T	THIRD FLOOR TRACK LIGHTING	\$250
U	NOT IN USE	\$0
V	EXTERIOR ACCESSORY BUILDING WALL MOUNTED SCONCE	\$125
W	EXTERIOR CEILING MOUNTED LED SCONCE	\$100
SD	BATHROOM FAN EXHAUST	\$150
SD	SMOKE DETECTOR	----



4 THIRD FLOOR ELECTRICAL
3/16" = 1'-0"



5 ACCESSORY BUILDINGS ELECTRICAL
3/16" = 1'-0"

ELECTRICAL NOTES:

- ALL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT, AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
- CONTRACTOR SHALL PROVIDE ELECTRICAL FOR A/C UNITS.
- ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELECTRICAL CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL CONTRACTOR.
- ALL FIXTURES TO BE SELECTED BY OWNER OR ARCHITECT BEFORE ORDERING FIXTURES. THE COST OF THE FIXTURES WILL BE A PART OF THE BID.
- G.C.'S COORDINATE COMMUNICATION AND SECURITY SYSTEM REQUIREMENTS WITH OWNER. PRE-WIRE FOR SECURITY SYSTEM IF APPLICABLE.
- DISHWASHER OUTLET BOX TO BE WALL MOUNTED BEHIND UNIT, 6" A.F.F.
- G.C. VERIFY LOCATION OF AND TYPE OF POWER TO ALL APPLIANCES.
- ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH MILLWORK TO INSURE PROPER PLACEMENT OF OUTLETS, SWITCHES, PHONE JACKS, CATV OUTLETS, ETC.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SHOWN/APPLICABLE.
- SMOKE DETECTORS SHALL BE HARDWIRED TO PRIMARY ELECTRICAL SERVICES WITH A BATTERY BACK-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL AND PLUMBING CONNECTIONS FOR KITCHEN EQUIPMENT.
- GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- ALL SWITCHES TO BE MOUNTED 44" TO BOTTOM OF PLATE A.F.F. UNLESS OTHERWISE NOTED.
- OUTLETS TO BE MOUNTED HORIZONTAL & CENTERED IN BASEBOARD UNLESS OTHERWISE NOTED SPECIFIED MOUNTING HEIGHTS ARE TO CENTER LINE OF OUTLETS.
- MOUNT OUTLETS AT COUNTERTOP 2 INCHES ABOVE COUNTERTOP OR BACKSPLASH.
- ALL OUTLETS WITHIN 6'-0" OF A WATER SOURCE SHALL BE ON A G.F.C.I. CIRCUIT. ADDITIONAL G.F.C.I. AS REQUIRED BY CODE.