HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO:	2018-092
ADDRESS:	810 N OLIVE ST
LEGAL DESCRIPTION:	NCB 540 BLK 11 LOT A-13 & A-14
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Cotton Estes, AIA
OWNER:	Stephen Green
TYPE OF WORK:	Construction of five, residential structures
APPLICATION RECEIVED:	June 29, 2018
60-DAY REVIEW:	August 28, 2018

REQUEST:

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

- 1. Construct a two story, residential structure to front N Olive and feature 1,700 square feet in size.
- 2. Construct three, two story residential structures at the rear of the lot to address the rear alley as accessory structures and feature 1,200 square feet.
- 3. Construct a detached, two story accessory structure featuring a two car garage and dwelling unit on the subdivided lot fronting N Olive.

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 fence is dependent on conditions within a specific historic district. New front yard fence is dependent on conditions within a specific historic district. New front yard fences of a front yard fence. 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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

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

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

iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. *v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. *ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

FINDINGS:

General findings:

- a. The vacant lot at 810 N Olive features approximately 22,500 square feet. The applicant has proposed to construct five total structures on the lot, which has been subdivided. Approximately one third of the lot will not be developed at this time.
- b. CONCEPTUAL APPROVAL This request received conceptual approval at the March 7, 2018, Historic and Design Review Commission hearing with the following stipulations:
 - i. 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. **The applicant has proposed both aluminum clad wood windows and fiberglass windows**.
 - ii. That composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are $1 \frac{1}{2}$ " wide. Horizontal wood siding should feature an exposure of 4 inches. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. **The applicant has submitted updated specifications regarding materials.**
- c. Staff commends the applicant for their continued work to develop a solution that features both a scale and architectural form that are consistent with those found historically in the Dignowity Hill Historic District.

Findings related to request item #1:

- 1a. 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 an orientation that matches that of the historic development pattern found on the block. This is consistent with the Guidelines. Regarding setbacks staff finds that the proposed setback which is deeper than that of adjacent historic structures appropriate.
- 1b. ENTRANCES According to the Guidelines for New Construction 1.B.i, primary building entrance should be

oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.

- 1c. 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 Olive features one story historic structures; however, the proposed massing features architectural element which relate it to the massing of the adjacent historic structures. The total height noted by the applicant is 27' 3". Staff finds the proposed height to be appropriate.
- 1d. FOUNDATION & FLOOR HEIGHTS According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted floor heights of eleven (11) feet and a foundation height of 1' 6''. This is consistent with the Guidelines.
- 1e. ROOF FORM The applicant has proposed both front and side gabled roofs. The proposed roof forms are found predominantly throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- 1f. 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 and door openings are consistent with the Guidelines and feature window openings that are comparable to those found on nearby Folk Victorian structures.
- 1g. 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. Generally, staff finds the proposed lot coverage to be appropriate.
- 1h. MATERIALS The applicant has proposed materials that include cement fiber siding and wood siding a standing seam metal roof. The proposed materials are consistent with the Guidelines. All composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are $1 \frac{1}{2}$ " wide. Horizontal wood siding should feature an exposure of 4 inches or less. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- 1i. WINDOW MATERIALS The applicant has proposed Pella fiberglass clad wood windows for the primary structure. The applicant has submitted wall sections noting window installation depths. The applicant has also noted the installation of window screens. Staff finds the proposed aluminum clad wood windows to be appropriate; however, staff does not find the proposed white frames to be appropriate. The following stipulations apply: the proposed windows should 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.
- 1j. ARCHITECTURAL DETAILS The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
- 1k. DRIVEWAY/WALKWAY- The applicant has proposed a ribbon strip driveway located on a shared easement through the center of the lot. Parking for this structure is proposed to be located at the rear of the primary structure in a rear accessory structure. Staff finds the propose driveway location and width to be appropriate. Additionally, the applicant has proposed a front yard walkway centered on the front porch. Staff finds the proposed location to be appropriate.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION At the rear of the lot, adjacent to the rear alley, the applicant has proposed to construct three, two story residential structures. The proposed rear structures are oriented and placed adjacent to the rear alley, similar to accessory structures found historically on this block. The proposed setbacks and orientations of the proposed structures are consistent with the Guidelines.
- 2b. SCALE & MASSING The Guidelines for New Construction note that accessory structures are to appear smaller in scale than the primary structure on the lot. While two story accessory structures are not found historically on this block, staff finds that due to the proposed location, near the center of the lot as well as the setbacks from primacy streets, the proposed scale and massing is appropriate. The proposed height of each rear accessory

structure is 25' - 4''.

- 2c. MATERIALS The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature board and batten siding, corrugated metal siding and corrugated metal roofs. Staff does not find the use of corrugated metal for siding or roofing materials to be consistent with the Guidelines. Staff finds that standing seam metal roofs as found historically throughout the district should be used. Additionally, staff finds that the proposed corrugated metal siding should be eliminated from the proposed design.
- 2d. WINDOW MATERIALS The applicant has noted the installation of Pella fiberglass windows that are to feature white frames. Staff finds 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.
- 2e. ARCHITECTURAL DETAILS The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
- 2f. CARPORTS The applicant has proposed attached carports to each structure to provide parking for two automobiles. Staff finds the proposed massing and location of the carports appropriate.

Findings related to request item #3:

- 3a. At the rear of the primary structure, the applicant has proposed to construct a detached garage featuring parking for three automobiles as well as a second story residential unit. Per the application documents, staff finds the proposed location and massing of the detached garage appropriate.
- 3b. CHARACTER The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature materials that match those of the primary structure. The applicant is responsible for complying with the specifications noted in finding 1h.
- 3c. WINDOW MATERIALS The applicant has noted the installation of Pella fiberglass windows that are to feature white frames. Staff finds 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.

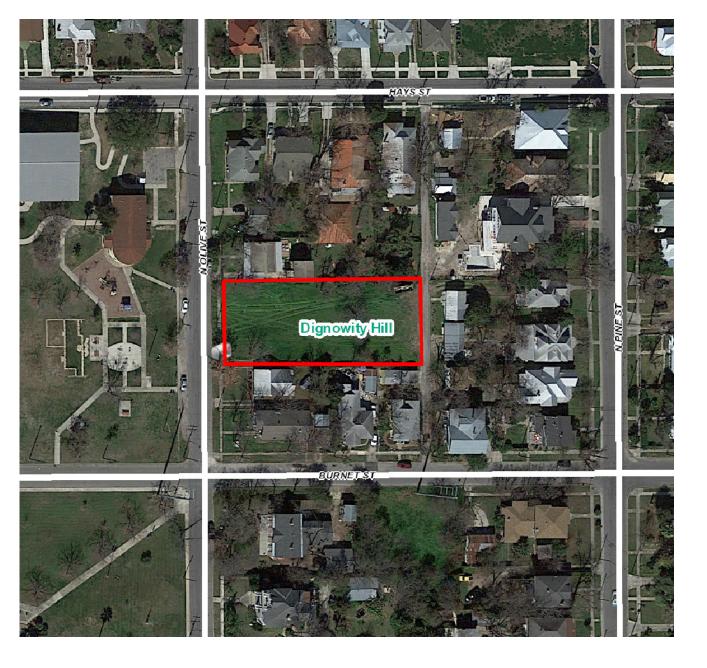
RECOMMENDATION:

- 1. Staff recommends approval of item #1, the construction of a primary residential structure with the following stipulations:
 - i. That the proposed fiberglass clad wood windows feature a color that is not white and follow the specifications noted in finding 1i.
 - ii. That the material specifications noted in finding 1h be adhered to, including siding and roofing specifications. If a low profile ridge cap is requested, it must be reviewed and approved by staff prior to installation. An inspection of roofing materials is to be scheduled by the applicant prior to the installation of roofing materials.
- 2. Staff recommends approval of item #2, the construction of three, two story accessory structures with the following stipulations:

- i. 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.
- ii. That the material specifications noted in finding 1h be adhered, that a standing seam roof be installed rather than corrugated metal roofs and that corrugated metal siding be eliminated.
- 3. Staff recommends approval of item #3, the construction of one, two story accessory structure with the followings stipulations:
 - i. 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.
 - ii. That the material specifications noted in finding 1h be adhered to and that a standing seam roof be installed rather than corrugated metal roofs.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed:Feb 26, 2018

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Lockwood Park

Dignowity Parl

Aerial View from Southwest





Olive Street Context







810 N OLIVE | Stephen Green Conceptual HDRC Review

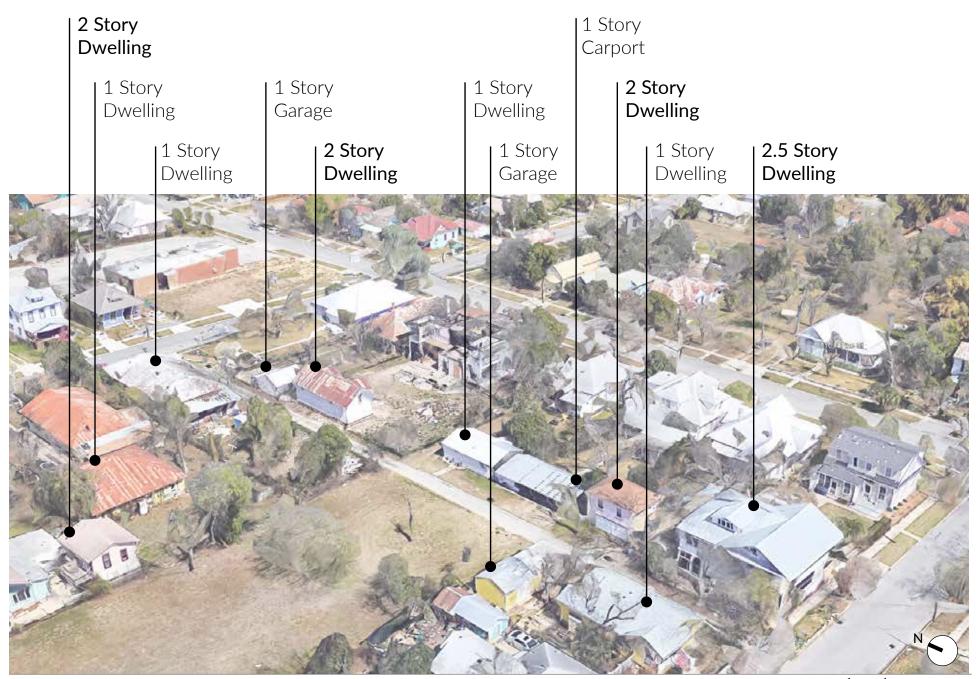
Proposed Lockwood & Dignowity Parks Plan (2017 Municipal Bond)





810 N OLIVE | Stephen Green Conceptual HDRC Review

Alley Context







Alley Context



810 N Olive looking east



mid-block looking southeast



mid-block looking northwest



810 Olive looking north



alley entry looking south



mid-block looking northeast



alley entry looking north



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HDRC APPLICATION 810 N Olive Street

06.29.2018

In March of 2018, 810 N Olive Street received conceptual approval by the HDRC. The approved design has been developed and refined, but remains largely unchanged in its basic concept, form and massing. The front portion of the site (facing Olive Street), hosts one singlefamily home with detached garage and ADU, and the back half of the site hosts three more compact carriage houses that are accessed from the alley. Roughly one third of the 22,500 sq.ft. lot will be platted separately and reserved for future development. The most notable change to the massing since Conceptual Approval is the addition of a detached accessory dwelling unit for the Main House.

Exterior materials and details throughout the project respond to those commonly found throughout the Dignowity Hill Historic District. The Main House (facing Olive Street), features standing seam metal roofs, aluminum-clad wood window with simulated divided lights and a combination of horizontal and vertical siding to help scale the two-story massing. The 36' front yard setback, single-story wrap-around front porch, and 18" finish floor heights help to relate the structure to the immediate neighboring houses.

Characteristic of historical rear-lot structures, the Carriage Houses and ADU are more basic in form, scale, and degree of articulation compared to the Main House. Similar elements to those of the Main House, such as the siding materials, second-story balconies and roof pitches, help to establish rhythm and cohesion throughout the project as viewed from Olive Street. Materials that are unique to the Carriage Houses, such as corrugated metal and natural cedar siding, are primarily expressed on the alley-facing elevation. These elements help to distinguish the alley-facing entrances, and respond to the more modest and utilitarian palette of typical alley structures.

Thank you very much for your time and consideration.

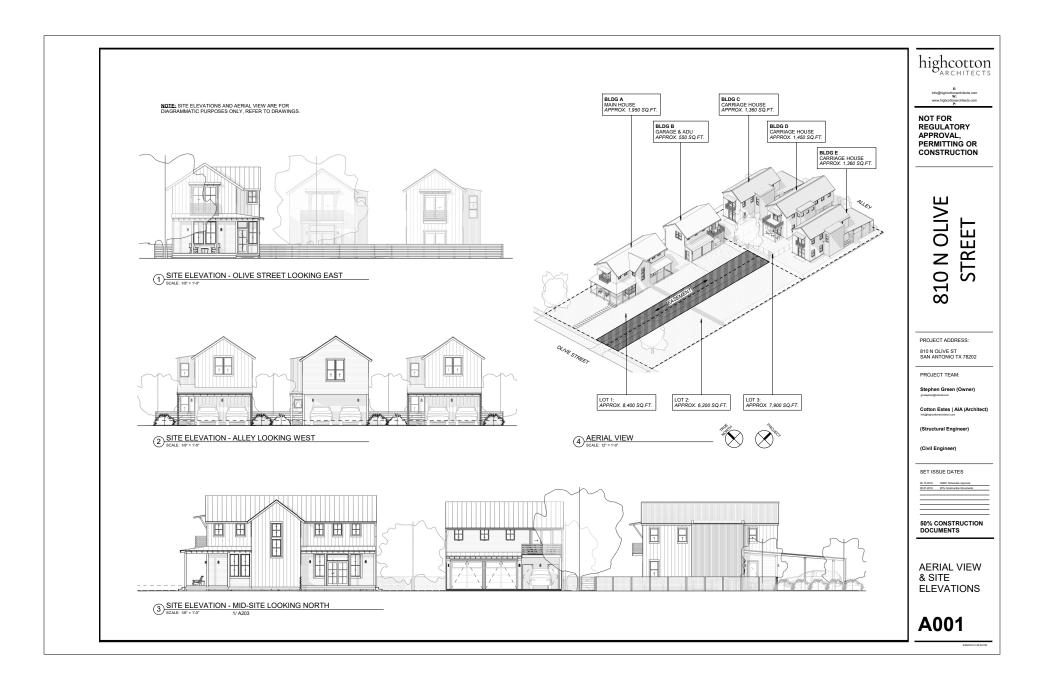
Regards,

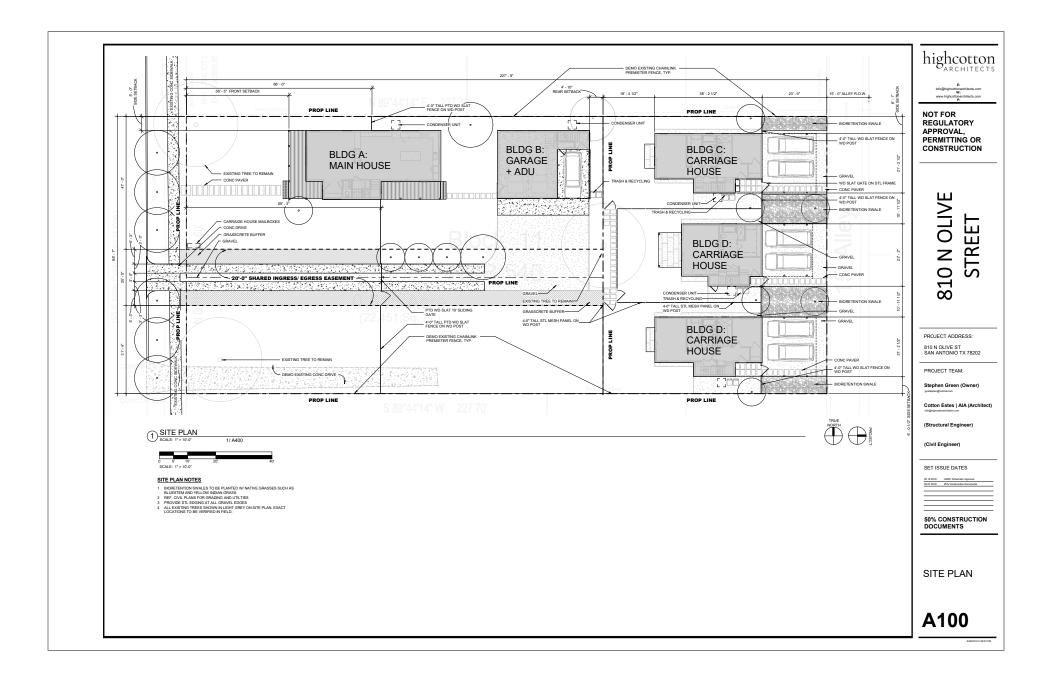
Cotton Estes | AIA

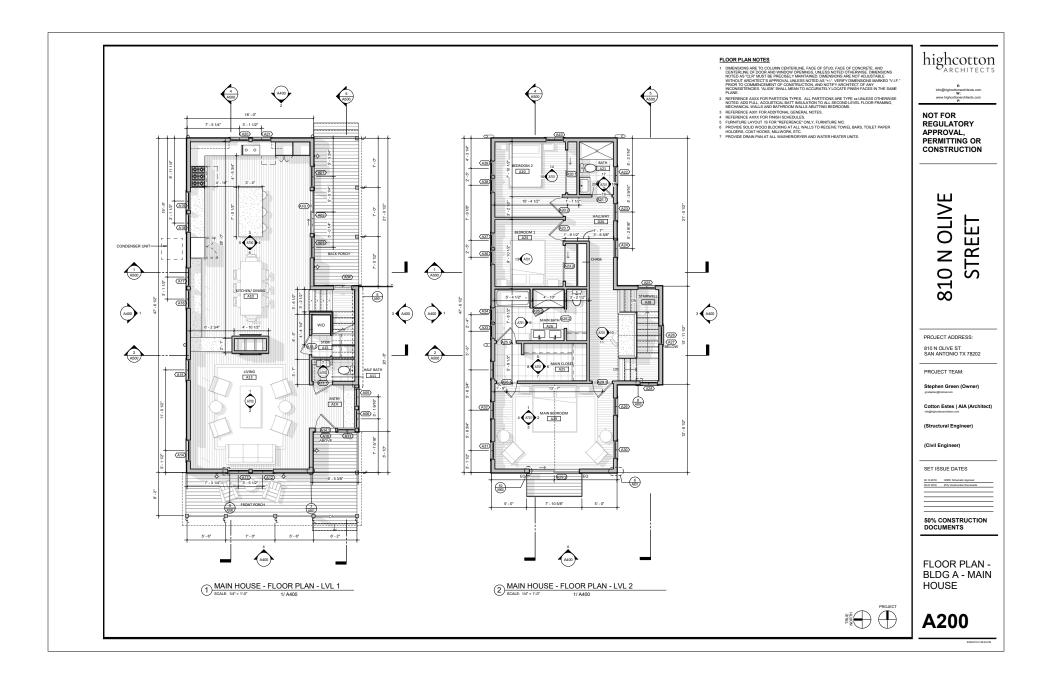
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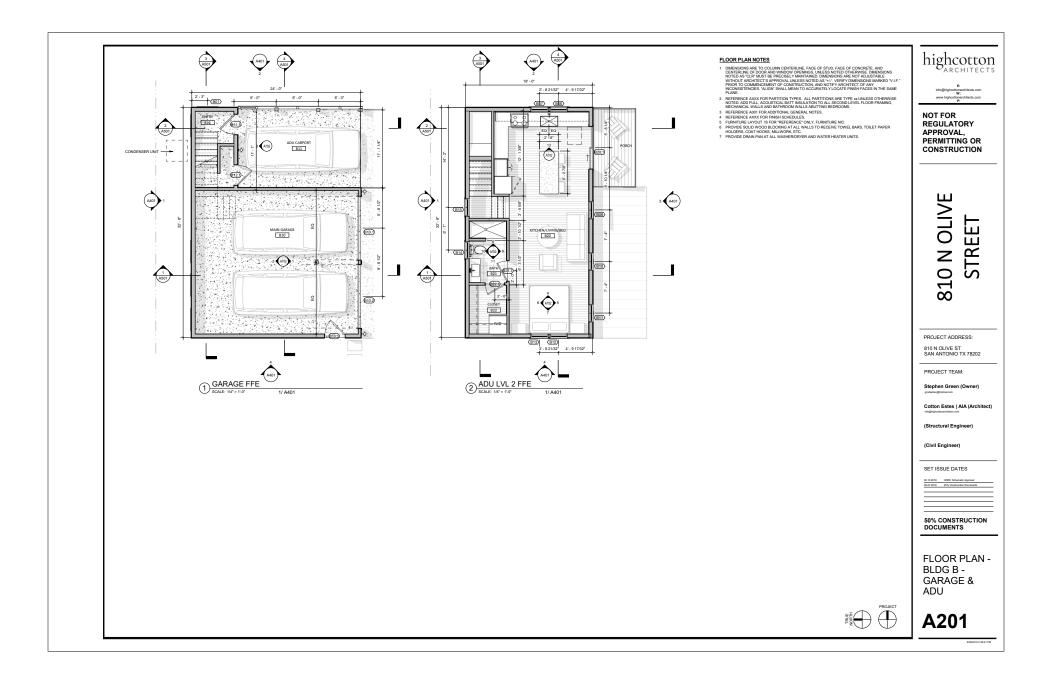


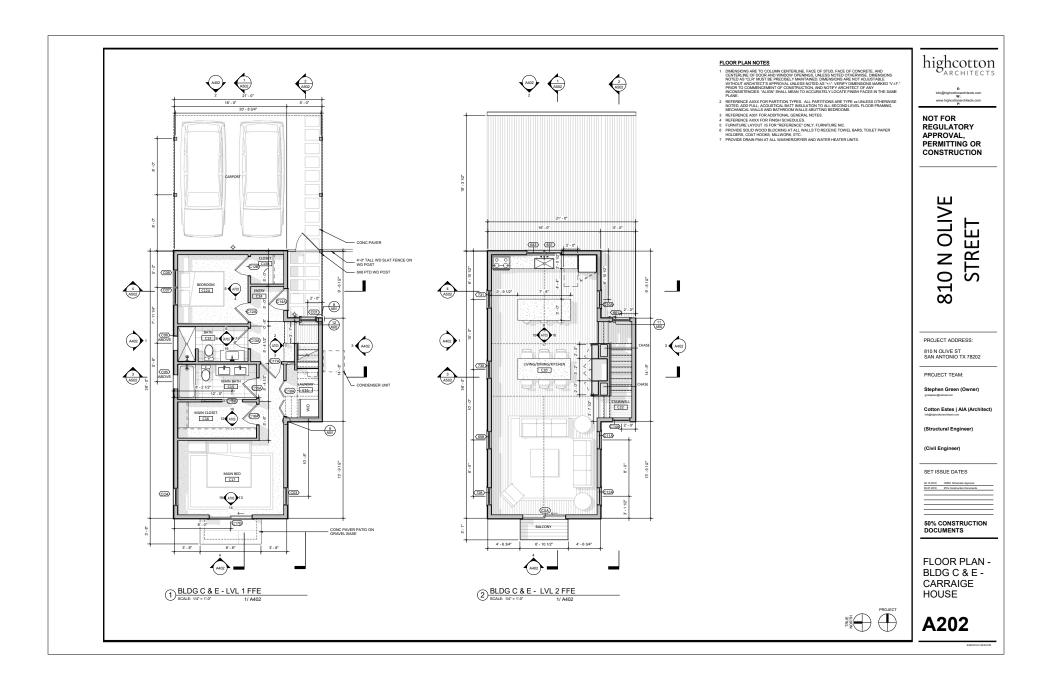
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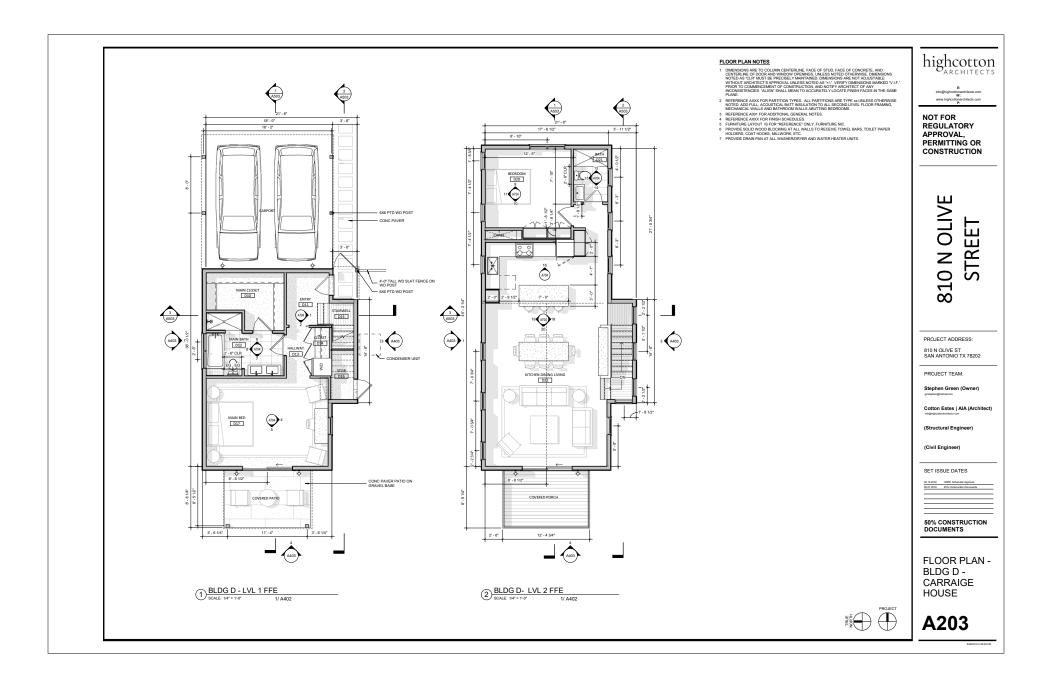


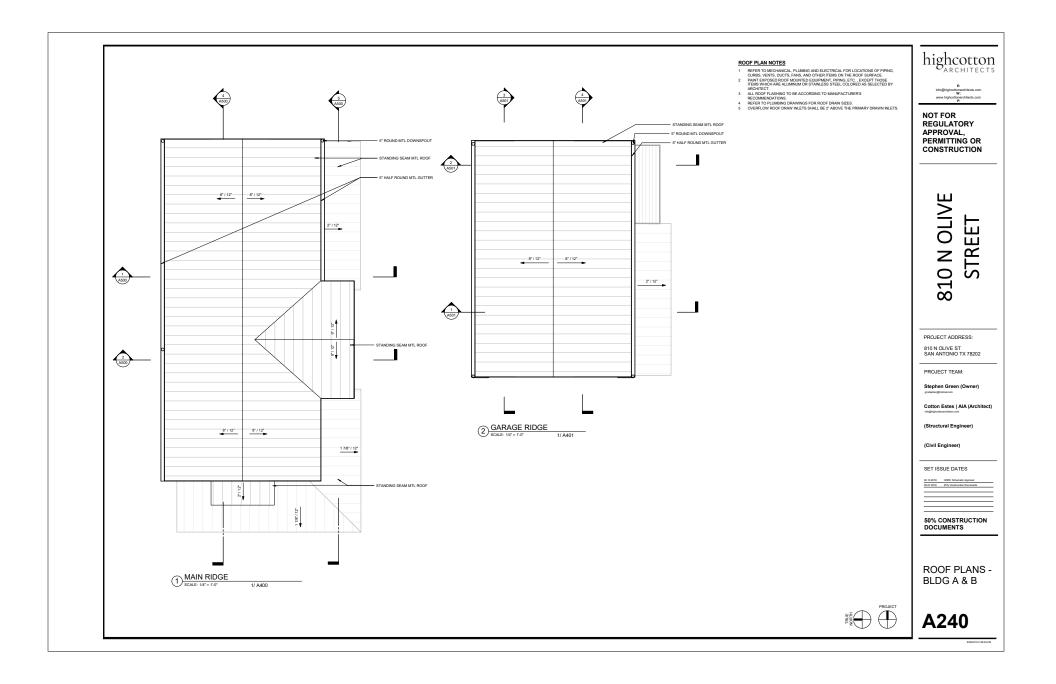


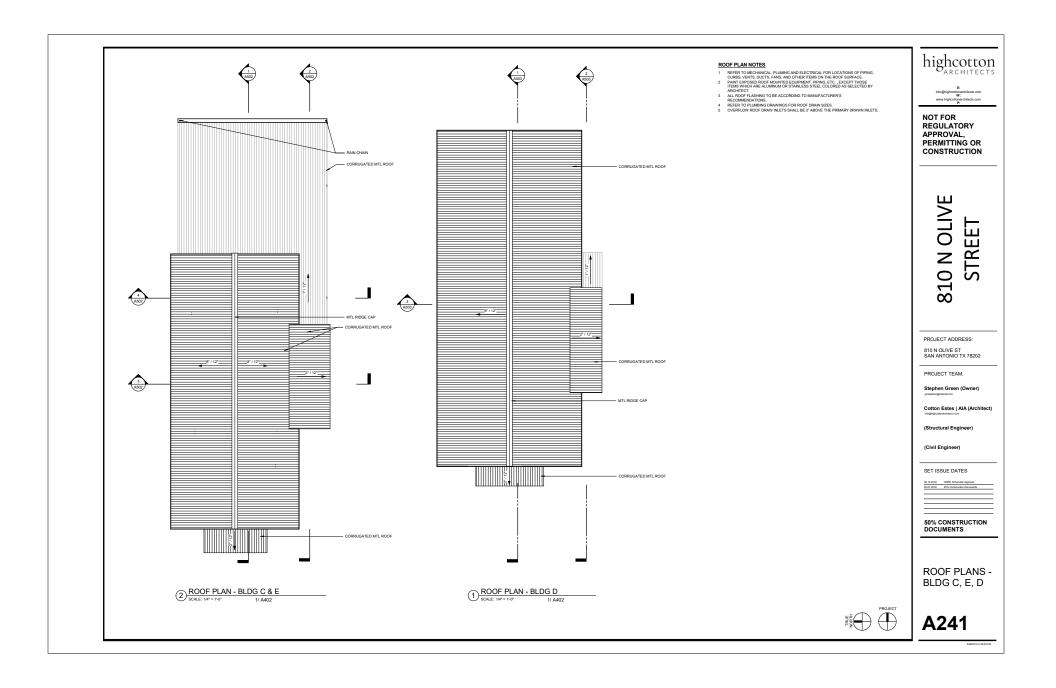


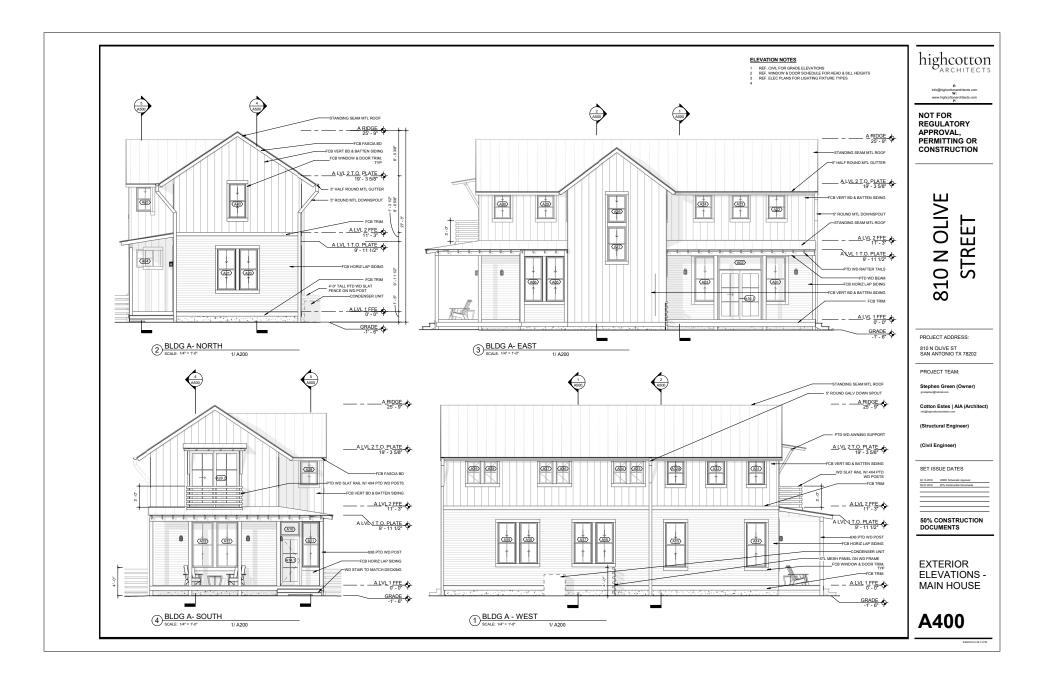


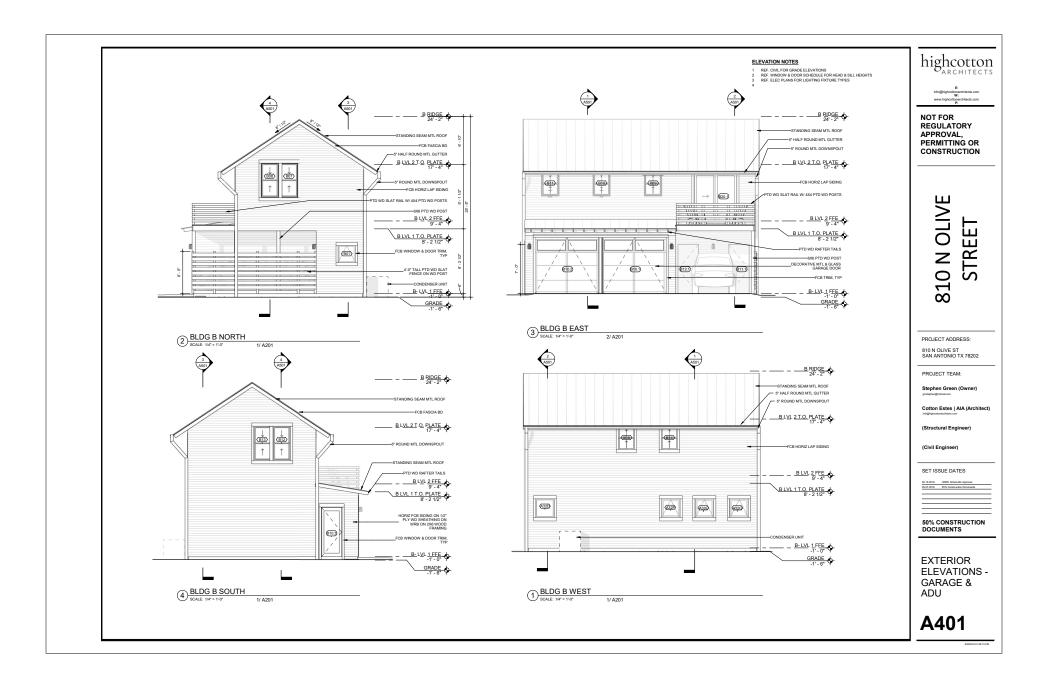


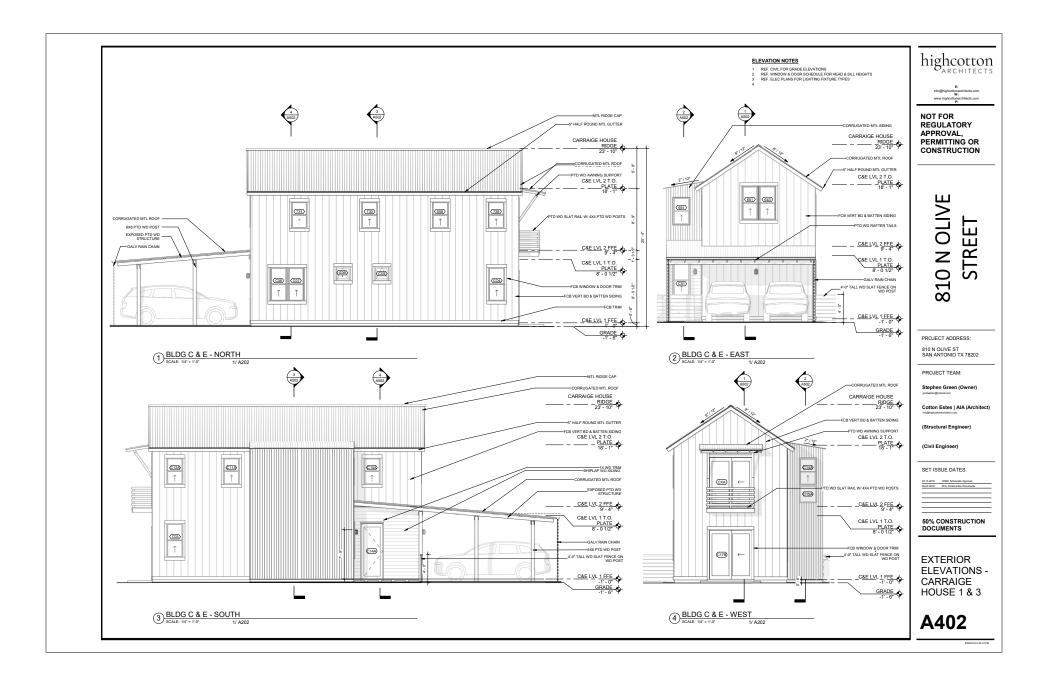


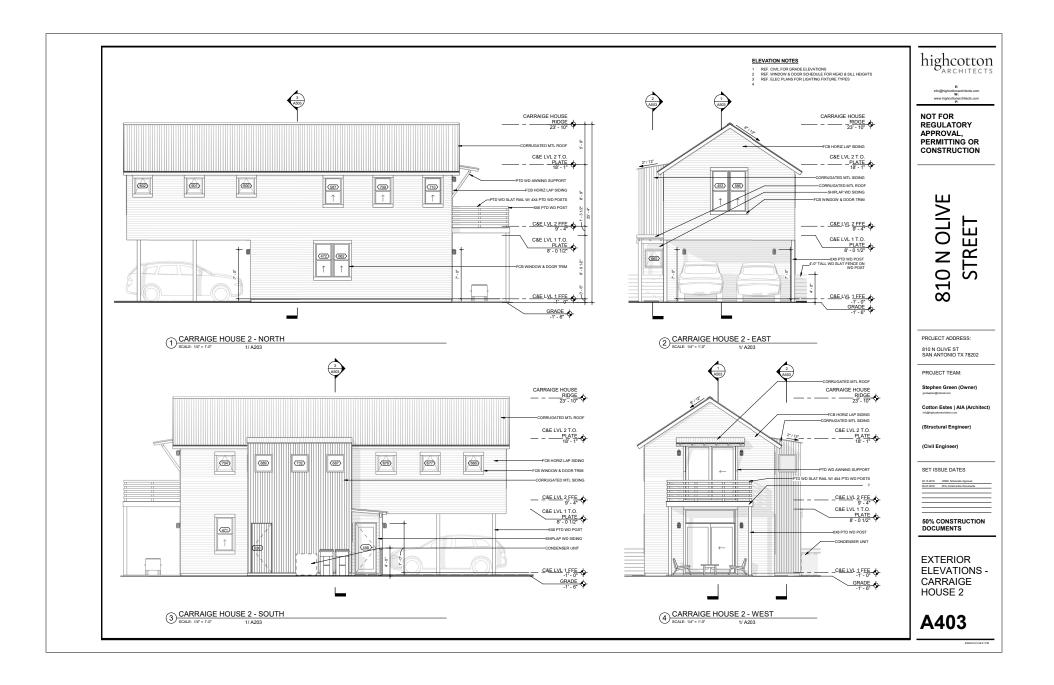


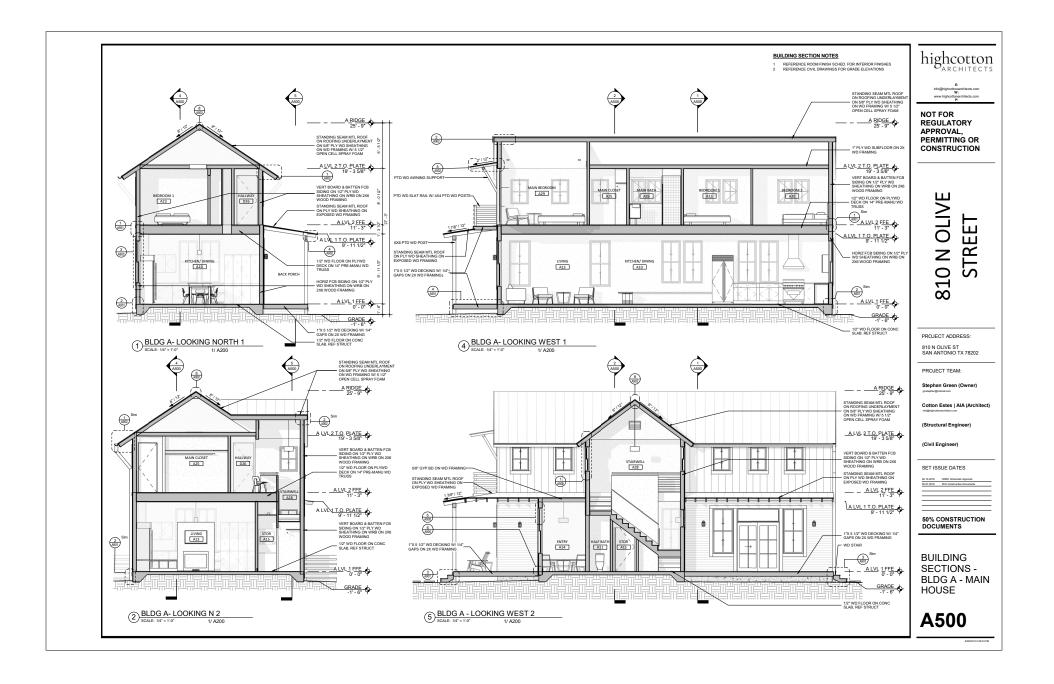


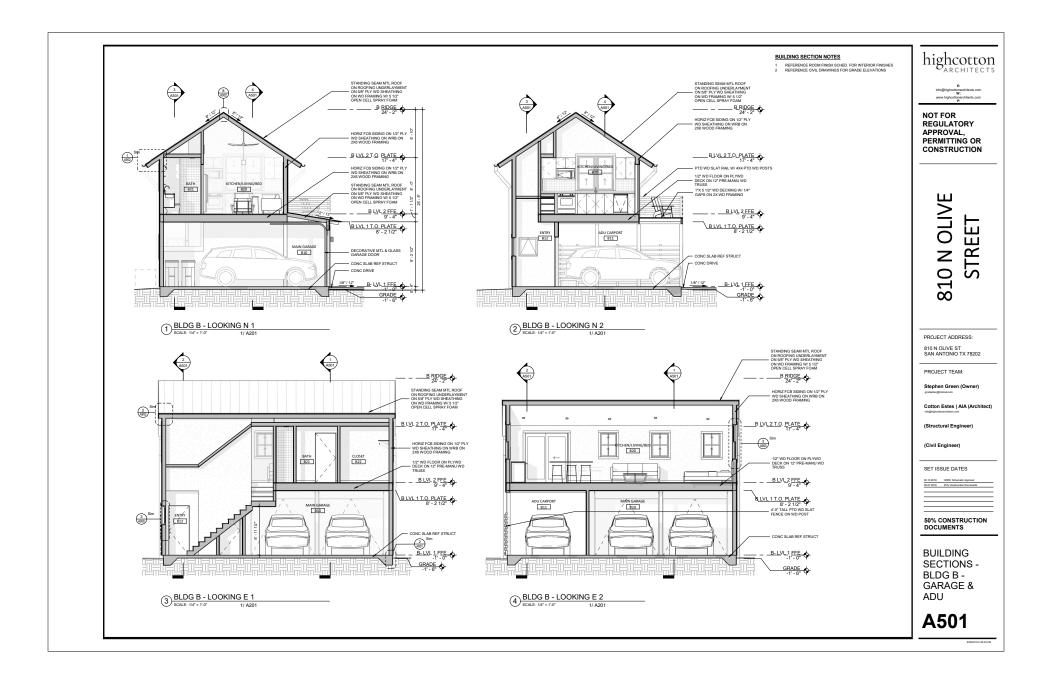


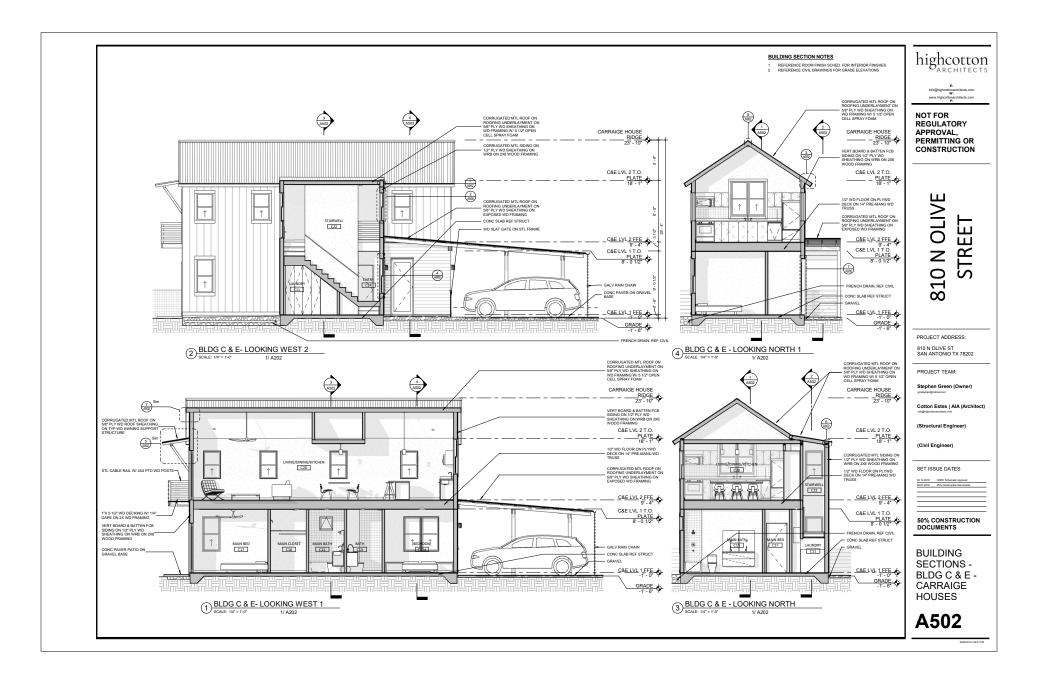


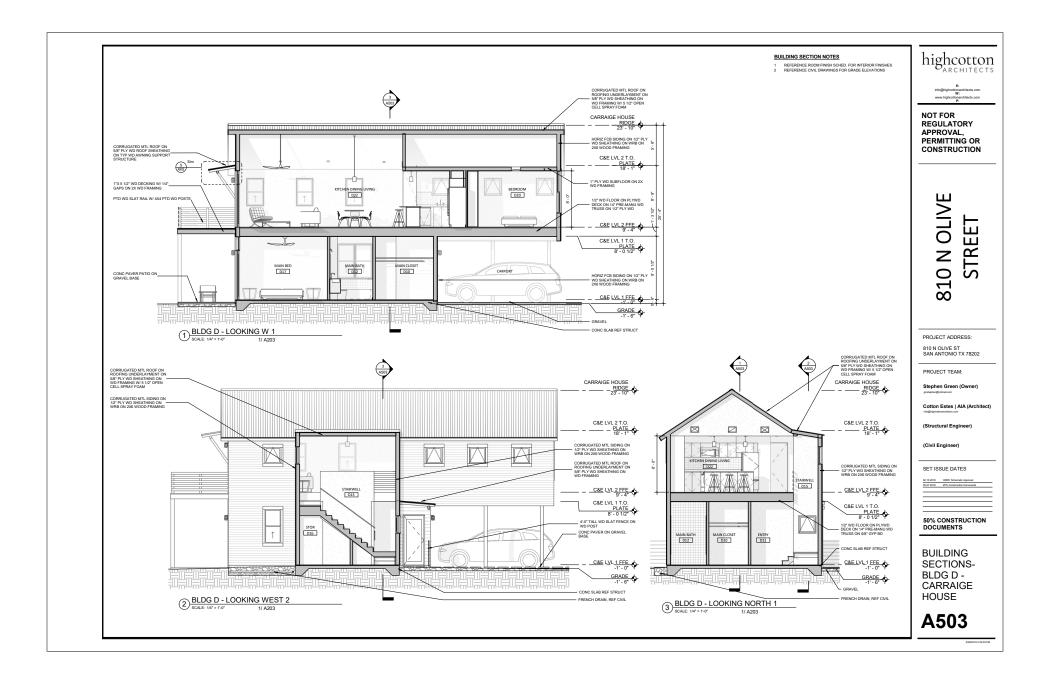


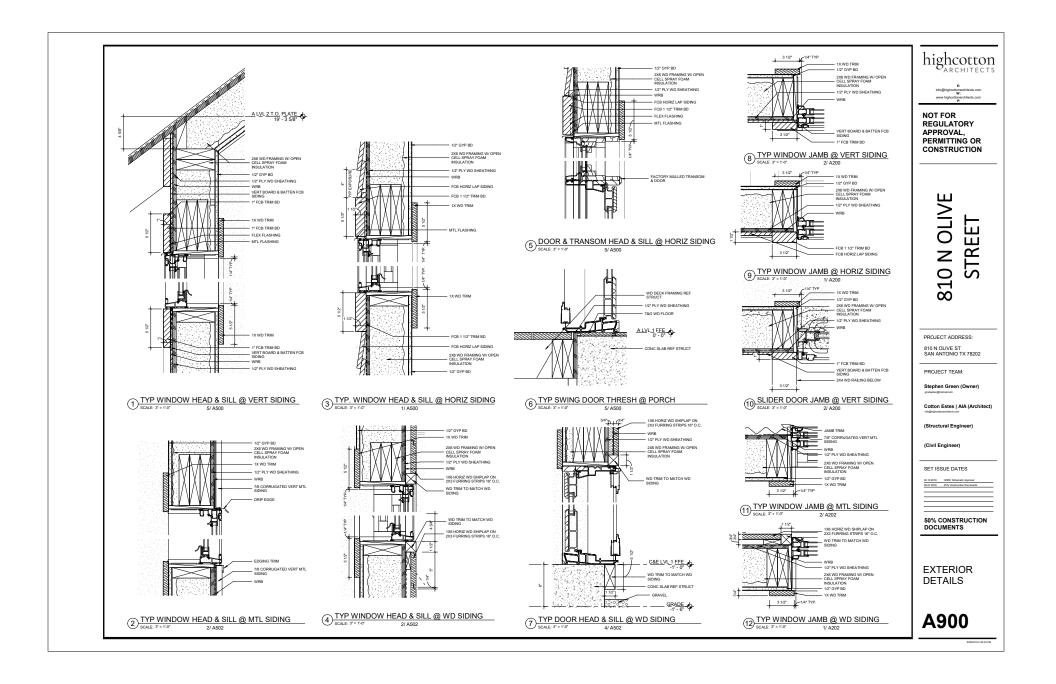


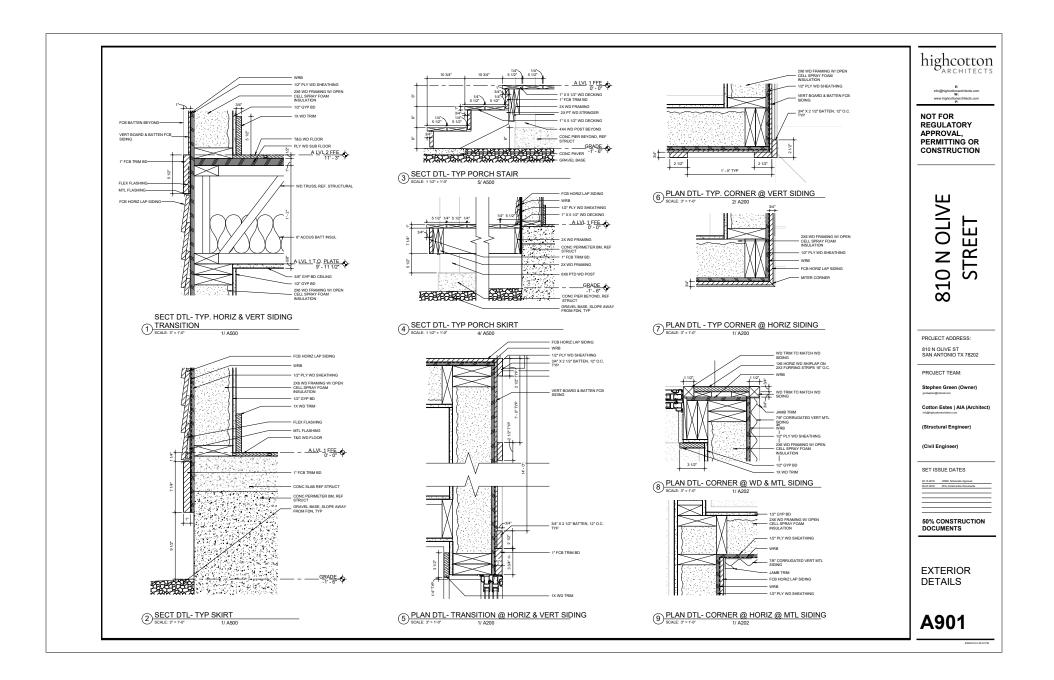


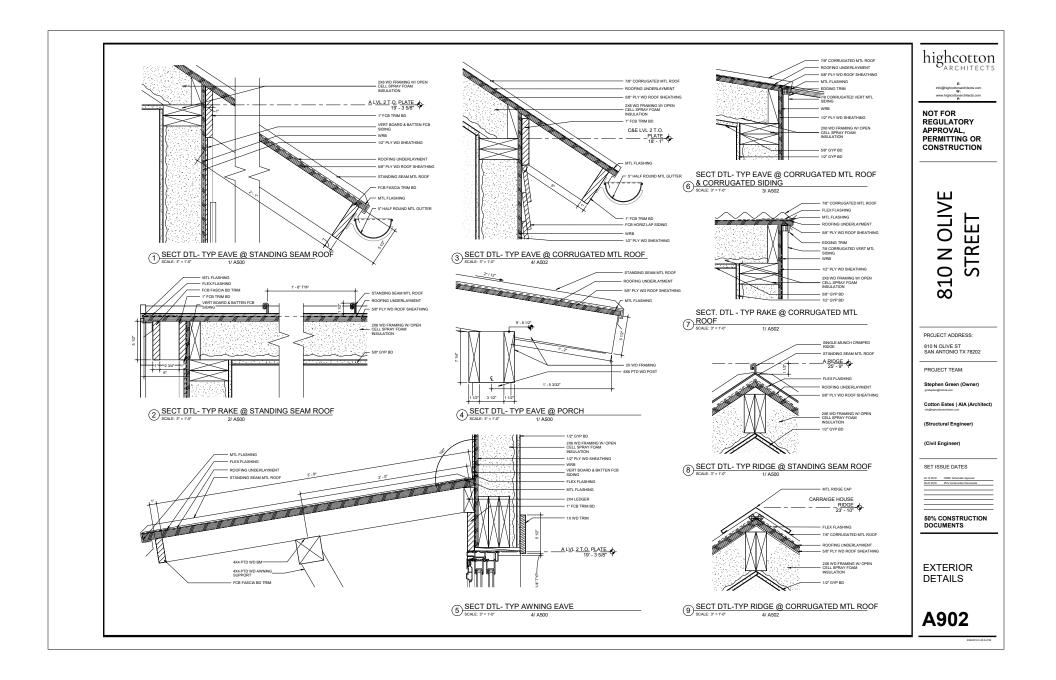














810 N OLIVE

810 N Olive Street San Antonio TX 78202

Working Narrative Specifications June 2018

PROJECT MANUAL

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SPECIFICATIONS

DIV.1 - GENERAL CONDITIONS

JOB SITE:

Keep site and interior of house in clean and orderly condition during construction. Provide and pay for all temporary services required during construction including water, electricity, heat and temporary toilet if necessary. Noise levels on jobsite will be kept to absolute minimum before 7:00 AM and after 7:00 PM.

Minimize impact of equipment on site and protect existing trees to remain. Do not park any vehicles or store materials under or near trees to be saved.

PERMIT:

The Contractor shall secure and pay for the Building Permit and other permits and inspections that are legally required.

ALLOWANCES:

The following amounts shall be carried in the base bid price to provide the materials listed. These prices do not cover the cost of installation, which shall be included in the work provided by the Contractor, and they do not cover the cost of materials incidental to the installation of allowance items such as glues, fasteners, fillers or underlayments. Tax, shipping and handling is not included.

- 1. Refrigerators:
- 2. Oven/Stovetops:

RESPONSIBILITY:

The Contractor will notify the Owner in writing of any materials or construction methods for which he refuses to accept responsibility. This will be done before signing the contract for construction.

DISCREPANCIES:

It is intended that all figures and dimensions on the drawings shall agree and the Contractor shall confirm the figures and dimensions before commencing the work. Failure to confirm the figures and dimensions before commencing the work shall render the Contractor completely responsible for rectifying the work so affected at his cost.

WORK NOT SPECIFIED:

Lack of specifications or details for items or procedures normally required to properly complete the work shown in the drawings shall not relieve the Contractor from furnishing and installing the same.

SEPARATE CONTRACTS:

The Owner reserves the right to conduct other improvements beyond the scope of this contract with separate contractors during the progress of the work under this contract.

INSURANCE:

The Contractor shall maintain general liability, bodily injury, and property damage insurance to include completed operations for the duration of the project. The Contractor will also cover all his workers with worker's compensation insurance and he shall ensure that all those hired by his subcontractors are covered by worker's compensation insurance, as required by the State of Texas.

QUALITY:

For products or workmanship specified by reference to association, trade, or industry standards, comply with requirements of the standard, except when more rigid requirements are specified. The Contractor shall monitor over suppliers, manufacturers, products, services, site conditions, and workmanship.

MOCK-UPS & SAMPLES:

The Contractor shall provide mock-ups and material samples for the following materials, per specifications:

- 1.
- 2.
- 3.
- 4.

FINAL CLEANING:

Clean the entire work including inside and outside of the house and site before turning house over to the Owner. This includes cleaning all glazed surfaces and removing all labels and protective coatings.

CHANGE ORDER PROCEDURES:

- 1. A change in the work, adjustment in the contract price, or change in the completion time may be accomplished only with a written change order than has been approved and signed by both the Owner and the Contractor (email form is acceptable).
- Each written change order will include a complete description of the change in the work. Any cost adjustment to the contract price and resulting adjusted contract price, and any change in the contract time. Change orders will itemize materials, hours taken and rate, and the Contractor's overhead and profit.

- 3. Change Order work will not be started until the Change Order has been approved by the Owner.
- 4. The Owner shall reject or accept Change Orders within 7 business days of receipt from Contractor.
- 5. Pricing for Change Orders will be determined and documented as follows:
 - a. All materials will be listed and priced individually
 - b. Labor will be broken down into hours and the hourly rate to charged will be stated (for both General and Subcontractors)
 - c. The Contractor's profit and overhead will be stated and added at the end.
- 6. For the purposed of Change Orders or additional work to be performed under this contract, the Contractor will submit a list of the hourly rate charged for each of his men (listed above). The markup should also be stated here.
- 7. When payment is requested for Change Order work the Contractor will submit a list of hours worked broken down to a daily basis and he will submit receipts for materials and subcontractors used.

DIV 2 - SITE WORK

SITE PRESERVATION AND TREE PROTECTION:

Trees to remain will be protected during construction with silt fencing placed along a 6' radius surrounding the trunk. No vehicles will be parked or materials stored within this perimeter. Minimize impact of equipment on site and protect existing trees to remain.

EXCAVATION:

Excavate and for structure to elevations and dimensions shown. Remove all excess soil from site.

PESTS:

Install termite prevention by licensed professional after framing.

SITE AND SUBGRADE PREPARATION:

Reference Structural drawings.

DRIVEWAY:

Gravel portions of the driveway to consist of crushed, locally available stone gravel varying in size from 3/16" to 3/8". Color to be dark grey or tan. Install gravel over subgrade in maximum 1 inch lifts to minimum 4 inch compacted thickness. Grade areas to shed water and to be even with or slightly above adjacent soil. Install gravel over subgrade in maximum 1 inch lifts to minimum 4 inch compacted thickness.

ELECTRIC/ DATA:

Provide new underground electric and data from the property line to each new house. Reference drawings for meter and panel location. Meter to be CPS Smart Meter.

WATER/SEWER:

Provide new underground water and sewer lines from property line to each new house.

GAS:

Provide new gas lines from property line to Main House (Building A) only. Reference drawings for meter location. Meter to be CPS Smart Meter.

CISTERN AND CONDENSER PADS:

Provide 3" concrete pad beneath each rain cistern and condenser to dimensions on drawings.

DIV.3 - CONCRETE

FOUNDATION NOTES- GENERAL Reference Structural Drawings.

CONCRETE SLABS

Reference Structural Drawings. Exterior driveways and parking pads to be broom finish. Interior exposed slabs to be polished and sealed.

GRADE BEAMS

Reference Structural Drawings.

PORCH POSTS

Reference Structural Drawings.

END.

DIV. 4 - MASONRY

STAIR STRINGERS AND PLATFORMS:

Set stringers & deck/step landings on 8x6x16 solid concrete blocks set flush with finish grade. Set blocks on a minimum of 16" deep bed of 1" crushed stone.

END.

DIV. 5 - METALS

CONNECTORS:

All steel connectors that are exposed to the elements to be hot-dipped galvanized. Reference Structural drawings.

DIV. 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

GENERAL:

Install rough carpentry work to comply with the "Manual of House Framing" by National Forest Products Assoc. (N.F.P.A.) and with recommendation of American Plywood Association (A.P.A.), unless otherwise indicated. For sheathing, underlayment and other products not covered in the above standards, comply with recommendations of manufacturer of provide involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.

Securely attach carpentry work to substrate and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood; fasten all panel products to allow for expansion at joints unless otherwise noted.

EXTERIOR BEAMS & COLUMNS:

All exterior columns and beams to be SYP No. 1, primed and painted to match trim. All exposed beams and columns should be hand-picked for quality, looking for straight, relatively clear stock with square edges. Refer to architectural and structural drawings for dimensions.

FRAMING LUMBER:

Reference structural drawings.

Provide solid wood blocking at all towel bars, coat hooks, toilet paper dispensers, etc. Rafters to be 2x6 SYP No. 2.

Exposed rafter tails to be continuous with roof rafters. Seal exposed ends of rafter tails with West Systems Epoxy and 206 Hardener, following manufacturer's directions, before painting.

EXTERIOR SHEATHING:

Reference structural drawings. All exposed roof sheathing to be $\%^{\prime\prime}$ ACX plywood.

PLYWOOD SUBFLOOR:

EXTERIOR CARPENTRY

GENERAL:

All finish lumber and other finish materials to be thoroughly dry and free of defects and stored in a dry area where they will not be marred or in any way damaged. Inside corners may be butted. Linear butt joints to be mitered 22 ½ degrees. Doors and window casings to be butted as detailed.

All nails to be set flush with the wood surface. All holes, unevenness, and other defects to be filled and sanded smooth before application of paint or stain. All cut edges to be exposed shall be planed or left rough to match the surface of the board face.

During framing, the Contractor is to provide adequate blocking for the fastening of all finish items where required, including towel bars, toilet tissue holders, shelving brackets, shower doors and cabinets.

EXTERIOR FIBER CEMENT BOARD SIDING & TRIM:

Horizontal fiber cement board siding (FCB) to be James Hardie Artisan Lap Siding: 5 ¼" width boards with 4" exposure, 0.625" panel thickness, smooth finish, primed for paint. Corner joints to be mitered. Windows and Doors at horizontal siding to receive Artisan Accent Trim: 1 ½" thick, 3 ½" and 5 ½" widths, in Artic White. Install according to manufacturer's installation guide.

Vertical fiber cement board siding (FCB) to be James Hardie HardiePanel Vertical Siding: 0.312" panel thickness, smooth finish, in Artic White. Battens to be HardieTrim 5/4 Smooth Batten Boards: 1" board thickness, 2 ½" board width, in Artic White. Battens to be spaced 12" O.C. Vertical butt joints to be mitered 22 ½ degrees. Butt horizontal joints at corners. Install according to manufacturer's installation guide.

EXTERIOR WOOD SIDING & WOOD TRIM:

All Western Red Cedar siding and adjacent trim material is to be ordered and delivered to the site in time to allow appropriate drying time. All Cedar for siding to be 8', 10', and 12' foot lengths, installed with random stagger horizontal joints along furring strips. Provide 1x3 furring strips at 16" on center behind all exterior wood siding. Shiplap mill profile to have ¼" reveals between boards. All exterior siding to be smooth-mill, Grade B or better, knotty. Butt joint corners to have 22 ½" miter. Coat all cuts with stain before installing.

Exterior siding to use stainless steel fasteners set flush with surface, and in straight lines along furring strips at 16" on center.

DECKING:

Decking to be $5/4 \ge 6$ Western Red Cedar with $\frac{1}{4}$ " gaps between boards. Fasten decking to furring strips with stainless steel fasteners set flush with surface, and in straight lines along sleepers at 16" on center. All Cedar for decking to be 8', 10', and 12' foot lengths, installed with random stagger horizontal joints along furring strips.

FENCES:

Wood slat fence at Main House to be painted $5/4 \ge 6$ Southern Yellow Pine with 3" gaps. Paint to match trim.

Wood slat fences at Carraige Houses to be 1x6 Western Red Cedar with $\frac{1}{2}$ " gaps. Fasten slats to posts using stainless steel fasteners, set flush with surface. Stain to match adjacent Western Red Cedar siding.

DIV. 7 - THERMAL & MOISTURE PROTECTION

STANDING SEAM METAL ROOFING:

Metal roofs shall be 26 gauge Galvalume ASTM A 792/A 729M, ASTM E 1592, commercial quality , 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process, with sealed, field-formed 2" double-locked seams at approximately 16 O.C., with 1/2" cleated overhang drip at all exposed edges. Fabricate components in accordance with the SMACNA manual.

At areas where the underside of the roof sheathing is exposed, use shorter screws that do not penetrate the underside of sheathing.

Gutters and scuppers shall be 24 gauge galvanized metal. Downspouts to be 22 gauge galvanized metal.

CORRUGATED METAL ROOFING:

To be 2.5" ($\frac{1}{2}$ " rib height) corrugated Galvalume. Panels to be single piece over conditioned areas, cut to length. Install panels with coverage width of 24".

Use #10 wood screws with gaskets as recommended by manufacturer. Use screw patten recommended by manufacturer. Avoid oil-canning on surface by *not* overdriving screws. At areas with underside of roof sheathing exposed, use shorter screws to make sure screws do not penetrate underside of roof sheathing.

Use 11" ridge cap w/ returned edges at the ridge (5 ½" exposure at each side of ridge). Close ends of ridge cap by turning down ridge cap material. Install ridge cap with foam closure strips. Use foam closure stips at eaves to seal ends of corrugated roof.

Underlay entire roofing with 30# felt. Use Ice & Water shield at eaves and rakes, extending 3' inside line of exterior wall below.

CORRUGATED METAL SIDING:

To be 2.5" (½" rib height) corrugated Galvalume. Panels to be single piece over conditioned areas, cut to length. Install panels with coverage width of 24". Use #10 wood screws with gaskets as recommended by manufacturer. Use screw patten recommended by manufacturer. Avoid oil-canning on surface by *not* overdriving screws.

FLASHING:

See Roofing above for roof flashing. Reference drawings for typical window lapped flashing installation. Provide 26 gauge Galvalume ASTM A 792/A 729M, ASTM E 1592, commercial quality , 55% Aluminum-Zinc Alloy-Coated by the Hot-Dip Process, at exposed base and drip flashing. Stainless steel fasteners where exposed..

Fabricate components in accordance with SMACNA Manual.

Flexible Flashing : Provide concealed "Grace Construction Products - Vycor Plus adhesive-backed flexible flashing at heads, jambs, and sills of all openings and penetrations, base of walls, tops of walls and transitions between materials. Lap ends minimum 4" or Window Wrap PSX-20, manufactured by MFM Building Products Corp.

JOINT PROTECTION:

At exterior joints in vertical surfaces: ASTM C920, GradeNS, single component silicone type non sag. Movement capability +/- 50%, Color to be selected from manufacturer's' full color catalog to match color of siding. Product: Dow Corning 790 Silicone Building Sealant or equal.

For interior joints in toilet rooms and countertops: ASTM C920, GradeNS, single component silicone type non sag, mildew resistant. Color: white. Movement capability +/- 25%, Product: Dow Corning 786 Silicone Sealant or equal.

For all other interior joints: ASTM C834, single component acrylic latex, non sag. Movement capability +/- 7 1/2% Color: white. Product Pecora Corporation AC-20+ or equal.

DIV. 8 - DOORS & WINDOWS

GENERAL:

Door sizes, locations and manufacturer to be as noted on the Drawings and in the Door Schedule. The Door and window Schedules are not to be considered an order form. The Contractor will confirm all dimensions and other notations to ensure that they conform to the sizes and types shown and noted on the drawings.

ALUMINUM-CLAD WOOD WINDOWS AND DOORS:

All windows and exterior doors at Main House to be aluminum-clad wood, Pella 450 Series. Exterior finish to be white. Provide screens for all operable windows and doors. Refer to drawings for grille locations. All grilles to be simulated divided lights with spacer.

All window hardware to be Satin Nickel provided by window manufacturer.

FIBERGLASS WINDOWS AND DOORS:

All windows and exterior doors at Accessory Dwelling Unit and Carriage Houses to be Pella Impervia. Exterior finish to be white. Provide screens for all operable windows.

All window hardware to be Satin Nickel provided by window manufacturer.

SECTIONAL OVERHEAD DOORS:

Sectional overhead garage doors to be Clopay Grand Harbor Collection Design #12; insulated steel with plain long top windows, finish to be white. Provide remote motorized operator per door.

GLAZING:

Provide tempered glass where required by code. Provide Low-E glazing as indicated on Window and Door Schedule. Provide double-pane glass with argon for all glazing. Verify minimum egress openings with window manufacturer.

DIV. 9 - FINISHES

GYPSUM BOARI	D:
	Provide 1/2" gypsum board at all interior walls, 5/8" gypsum board at all interior ceilings. Level 3 smooth finish. Provide ½" water resistant gypsum board at all bathrooms walls and , 5/8" water resistant gypsum board at all interior bathroom ceilings. Level 3 smooth finish. Cementitious Backer Units at walls to receive ceramic tile.
TILE:	Kitchen tile to be semi-gloss chevron or herringbone pattern, white or light grey with white grout. Final selection to be confirmed with Owner.
	Bathroom tile at bathtub surround to be 4 ¼" x 4 ¼" Daltile Semi-Gloss White 0100 with light grey grout. Provide Trim: Inside corners- cove; Outside corners-bead units.
	Bathroom tile at shower surround, floor and curb to be 2"x2" Oceania Quad Cerulean ceramic mosaic tile with light grey grout.
MIRROR GLASS	
	Mirror glass to be ¼" thick. Cuts shall be cut square, without bevel, and sanded smooth. Mirror to be applied to gypsum wallboard using mastic mirror adhesive glue. Mirror glass may be sourced from Samuel's Glass in San Antonio.

COUNTERTOPS:

Countertops at kitchen and bathrooms to be ¾" Caesarstone or approved equal. Color to be white at bathrooms, and white or marbled white at kitchens. Pattern to be confirmed and approved by Owner. Miter corners at waterfall edges of kitchen islands. Backsplashes to match countertop. Countertops to be measured in field and cut to size.

SHELF BRACKETS:

Brackets to be selected or approved by Owner. Reference Allowances.

FLOORING:

Flooring to be Natural Fossilized Eucalyptus Wide T&G Flooring by CaliBamboo. <u>https://www.calibamboo.com</u>

Glue down installation on concrete floors. Nail down installation on ¾" plywood on floor levels two and three. No finish required.

Stair treads to match, plus nosing on front edge. Stair risers to match painted trim throughout.

Use Man. recommendations for glue products and installation instructions.

ACOUSTIC TREATMENT:

Provide fiberglass batt insulation at interior bathroom and between floors.

PAINT TYPES:

Gypsum board walls and ceilings shall be painted. Provide Benjamin Moore Cloud Cover, eggshell. Walls and ceiling One Coat Latex Primer and two coats Latex eggshell.

Plywood walls and exposed roof sheathing at enclosed carports shall be painted. Moore Cloud Cover, eggshell. Walls and ceiling One Coat Latex Primer and two coats Latex eggshell.

Exterior horizontal cement fiber board to be painted (final color to be selected).

All exterior cedar wood trim, siding, slats, and decking to be stained with Semi-Solid Cabot Clear. All exposed cedar columns and beams to be stained with Semi-Solid Cabot Clear.

All exterior Southern Yellow Pine framing to be painted White (final color to be selected). All exterior exposed plywood roof decks and soffits to be primed and painted White (final color to be selected).

Front Entry doors to be painted, (final color to be selected).

DIV. 10 - SPECIALITIES

MAIL BOXES:

To be selected.

TOILET ACCESSORIES:

Kohler Stillness Brushed chrome finish: Toilet tissue holders: K-14459-CP Towel Bar: K-14452-CP, K-14451-CP, K-14450-CP

END.

DIV.11 - RESIDENTIAL EQUIPMENT

Div. 22- PLUMBING

Div. 23- HVAC

Div. 26- ELECTRICAL AND LIGHTING

GENERAL:

All fixture selections and specifications shall be confirmed with Owner before purchase. Provide LED bulbs throughout except at exposed bulb fixtures. LED bulbs to be 15 watt. Color temperature 3000-3500 K. All outlet covers to be white. Provide dimmers for all pendant lighting and living room lighting. Provide wall toggle for all ceiling-mounted fans. Electrical panels shall be sized to accommodate future photovoltaic system per drawings.

FIXTURE TYPES:

Refer to lighting fixture schedule.

CEILING FANS:

DIV. 32 - EXTERIOR IMPROVEMENTS

PRECAST CONCRETE LANDSCAPE PAVERS:

Cast-in place concrete pavers to be set on base course of compacted base. Concrete to be light grey in color. Top of paver to be set flush with grade or less than 1/2" above grade, and level. Backfill gaps with soil. Refer to Hardscape Plan for paver sizes and spacing.

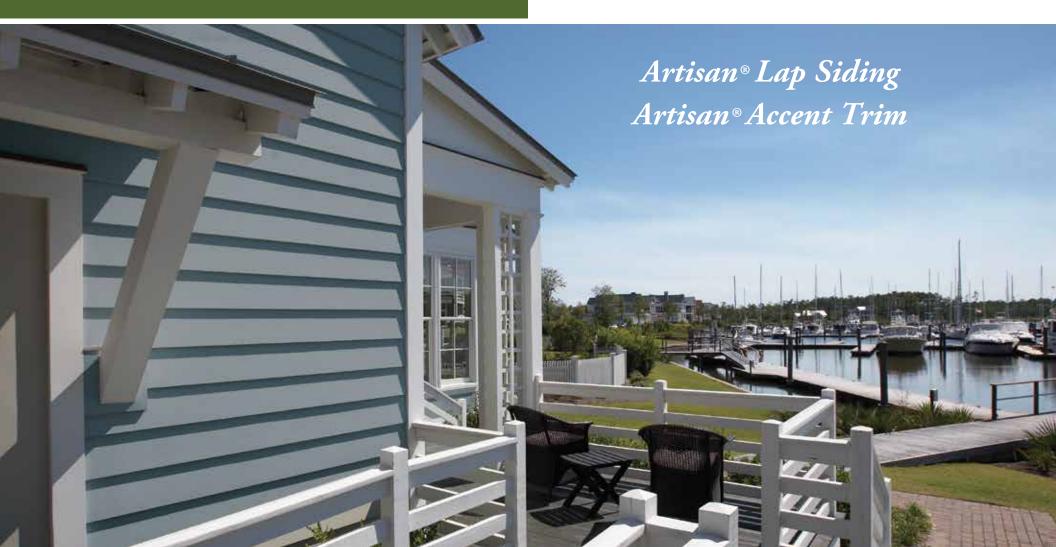
STL MESH FENCE PANELS:

Steel mesh to be Tractor Supply Feedlot Panel #361035999, or equal. Panels to be stored flat, without bending. All panel cuts shall be made at crosshairs or welded steel wire. Wire to be 5 gage or less, finish to be galvanized. Openings to be 4"-6", square.

HORIZONTAL SIDING & TRIM

DESIGN THAT ENDURES

Artisan JamesHardie



VISUALLY INSPIRING

Artisan Lap Siding

Artisan lap siding is a premium exterior product that combines elegant aesthetics with the unrivaled durability of James Hardie[®] siding. This unique product line opens the door to unlimited possibilities giving architects, builders and homeowners alike the opportunity to express themselves through the highest standards in design.

Details

- Distinctively deep shadow lines
- Ability to miter corners
- Tongue and groove joints provide low profile seams

PRODUCT SPECIFICATIONS

Finish

- Ready to Paint
- When painting product, use 100% acrylic paint

Size/Weight/Texture

Length: 12'

Thickness: 5/8"

Width: (5-1/4" (4" exposure) 7-1/4" (6" exposure) 8-1/4" (7" exposure) Weight: 4.55 lbs./sg. ft.

Texture: Smooth and Woodgrain Nail line is 1" from the top edge of the board



Artisan lap siding is protected by a 30-year limited non-prorated warranty. This product replacement warranty is the best in the industry.



Artisan lap siding is manufactured with a unique tongue and groove joint design for precise fit and finish



LONG-LASTING BEAUTY

Artisan lap siding is at the forefront of innovation and is backed by over 15 years of research and development. Boasting absolute precision in its symmetry and engineered for your local climate, Artisan resists flame spread, hurricane-force winds, pests, as well as damage from moisture and rot, snow, ice and hail.



THE FINISHING TOUCH

Artisan Accent Trim

Introducing new Artisan accent trim, our most innovative trim technology ever. Artisan accent trim is designed to deliver superior performance and durability just like other James Hardie products offer.

Details

- Easily installed with 2.5" finishing nails
- Thicker trim to complement your Artisan lap siding
- Complete cladding solution

PRODUCT SPECIFICATIONS

Finish

- Ready to paint
- When painting product, use 100% acrylic paint

Warranty

Artisan accent trim is protected by a 15-year transferable, limited warranty.

Size/Weight/Texture

Length:	12'
Thickness:	11⁄2"
Width:	4" (3.5" actual)
	6" (5.5" actual)
Weight:	8 lbs./sq. ft.
Texture:	Smooth





ArtisanLuxury.com 888.800.7864 Additional installation information, warranties and warnings are available at ArtisanLuxury.com.

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VERTICAL SIDING

Hardie Panel[®]

HardiePanel[®] vertical siding delivers style and substance. When combined with HardieTrim[®] boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



True to the tradition of **PERFORMANCE AND BEAUTY.**



SELECT CEDARMILL^ \circ

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SMOOTH Evening Blue

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



STUCCO Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SIERRA 8

Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit **jameshardiepros.com**

Hardie Trim[®]

Form meets function at every angle with HardieTrim[®] boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas. HardieTrim® 5/4 x 3.5 in. Khaki Brown

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

> The performance you require THE DISTINCTIVENESS YOU DESIRE.

HardiePlank® 6.25 in. Smooth Navajo Beige

HARDIETRIM[®] BOARDS

4/4 RUSTIC GRAIN^o

Autumn Tan



5/4 RUSTIC GRAIN® Autumn Tan



CROWN MOULDING

Arctic White



Thickness	.75 in.	
Length	12 ft. bo	ards
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM[®] BATTEN BOARDS

RUSTIC GRAIN°

Autumn Tan



SMOOTH

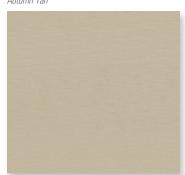


Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

4/4 SM00TH Autumn Tan



5/4 SM00TH Autumn Tan



Thickness .75 in. 12 ft. boards Length Width 1.65 in.* 3.5 in. 5.5 in. 7.25 in. 9.25 in. 11.25 in. Pcs./Pallet 405 322 184 138 115 92

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	238	136	102	85	68

*1.65 in. boards only available primed

Products are available primed or with ColorPlus Technology finishes. For more details on availability of sizes, textures and additional HardieTrim Moulding profiles in your area, visit jameshardiepros.com







Color Inspiration

Use deeper body colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.

NOTE: final color selection will depend on paint color selected for horizontal siding. 4 likely colors are highlighted below.

Express the true nature of a home's character with **ColorPlus® Technology**

PLANK, PANEL, BATTEN AND SHINGLE COLORS





24

Selecting a color? Request a product sample at **jameshardiepros.com/samples**

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

WINDOWS & DOORS (Main House)

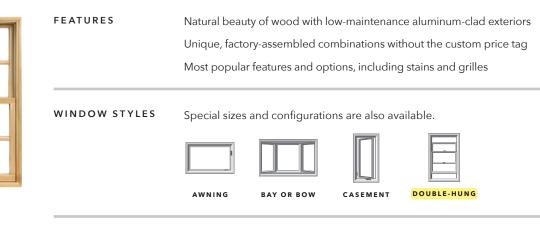


Pella® 450 Series

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PATIO DOOR STYLES





HINGED

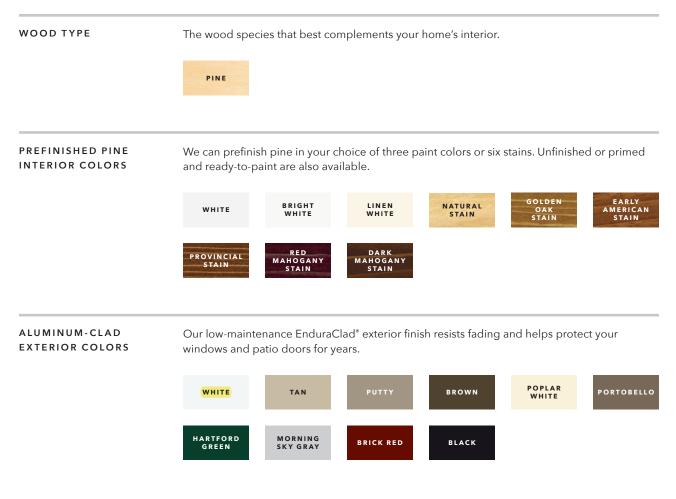
SLIDING

Pella 450 Series double-hung window





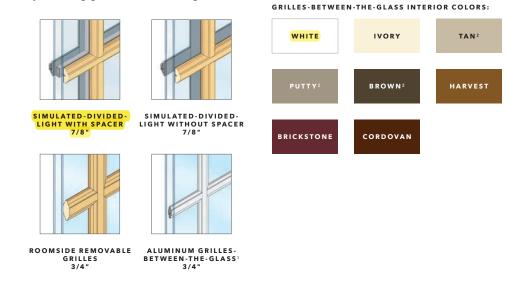
Colors & Finishes Pella" 450 SERIES



Grilles pella® 450 series

GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.

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CROSS



TRADITIONAL

AL 9-LITE PRAIRIE

TOP ROW

CUSTOM

² Only available with matching interior and exterior colors.

¹ Aluminum grilles-between-the-glass feature the option of the interior grille colors shown. The exterior will match the EnduraClad® color you choose. Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

Window Hardware Pella® 450 SERIES

ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



Patio Door Hardware

ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



Glass $_{\text{Pella}^{\circ}450\,\text{series}}$

INSULSHIELD° LOW-E GLASS	Advanced Low-E insulating glass with argon' AdvancedComfort Low-E insulating dual-pane glass with argon' NaturalSun Low-E insulating glass with argon' SunDefense™ Low-E insulating glass with argon'
ADDITIONAL	Annealed or tempered glass
GLASS OPTIONS	Obscure glass also available on select products

Screens²

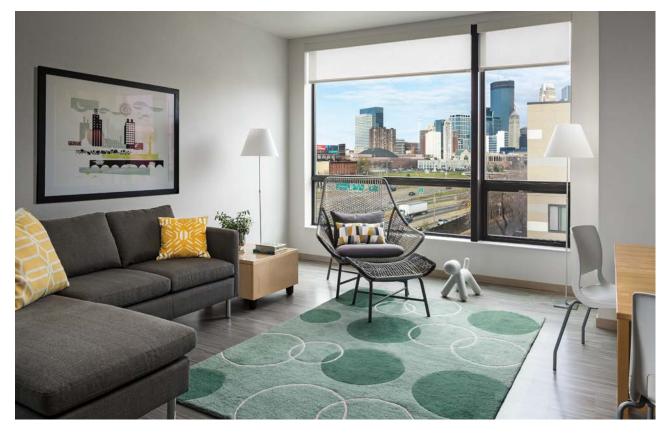
FLAT

InView[™] screens are clearer than conventional screens. Vivid View[®] window screens offer the sharpest view.

¹ Optional high-altitude Low-E insulating glass does not contain argon on most products. Please see your local Pella sales representative for more information.

² Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

WINDOWS & DOORS (ADU & Carriage Houses)



Pella® Impervia®

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FEATURES	Made with Pella's patented fiberglass material, Duracast ^{®1} Exceptionally energy efficient and durable in extreme heat and cold Versatile design features and options to deliver any style				
WINDOW STYLES	Specialty shapes, custom sizes and fixed configurations are also available.				
	AWNING BAY OR BOW CASEMENT DOUBLE-HUNG SINGLE-HUNG SLIDII				

PATIO DOOR STYLES



SLIDING



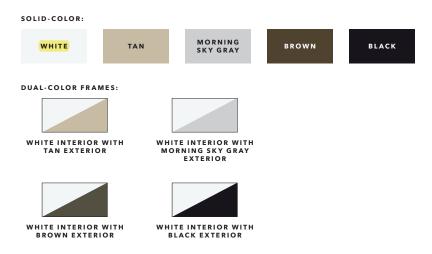
¹ In testing performed in accordance with ASTM testing standards, Pella's Duracast has displayed superior performance in strength, ability to withstand extreme heat and cold, and resistance to dents and scratches. Special shape windows are made from a non-Duracast fiberglass composite.



Colors & Finishes pella" IMPERVIA"

FRAME COLORS

Pella Impervia windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Dual-color frames allow you to choose a different color for the exterior.



Grilles pella" impervia"

GRILLES

Grilles are color-matched to your window or patio door interior and exterior frame color.'



GRILLE PATTERNS

Choose from a variety of grille patterns for the traditional look of divided light. Custom patterns are available.²







TOP ROW



6-LITE PRAIRIE 9-LITE PRAIRIE

TRADITIONAL

CUSTOM

Window Hardware Pella® IMPERVIA®

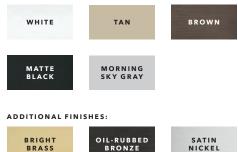


CAM-ACTION LOCK

Pella's cam-action locks pull the sashes on single- and double-hung windows against the weatherstripping for a tighter seal.



COLOR-MATCHED FINISHES:



Patio Door Hardware Pella® IMPERVIA®

SLIDING PATIO DOOR HANDLE Open and close the door with one hand with a convenient thumblock.



FOOTBOLT

A footbolt comes standard on all sliding patio doors and holds the door open about three inches for ventilation.

Glass pella" impervia"

INSULSHIELD" LOW-E GLASS	Advanced Low-E insulating dual-pane glass with argon ¹ AdvancedComfort Low-E insulating dual-pane glass with argon ¹ NaturalSun Low-E insulating dual-pane glass with argon ¹
	SunDefense [™] Low-E insulating dual-pane glass with argon ¹
ADDITIONAL GLASS OPTIONS	Clear insulating glass Tempered glass Laminated (non-impact-resistant) ² , tinted ³ or obscure glass also available on select products STC (Sound Transmission Class)-improved dual-pane sound control glass ⁴

Screens⁵

FLAT

Conventional screens come standard. Optional InView[™] screens let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.⁶

¹ Optional high-altitude Low-E insulating glass available with or without argon on select products.

² For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

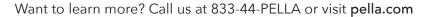
³ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.

⁴ Sound control glass consists of dissimilar glass thickness (3mm/5mm).

⁵ Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

⁶ Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated

sphere spectrophotometer





The confidence of Pella's warranty.

Pella[®] products are backed by some of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at **pella.com/warranty**.



GARAGE DOOR

GRAND HARBOR® collection



America's Favorite Garage Doors®



Model GH12, SQ24 Windows, Sandtone Base, Standard White Overlay, Spade Lift Handles and Step Plates Model GH21, XA24 Faux Top Section, Standard White Overlay, Spade Lift Handles and Step Plates. Doors painted by consumer.

carriage house (



for LESS

The Grand Harbor® Collection

Enhance the classic details of your home without breaking your budget.

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.



Solid Top Sections

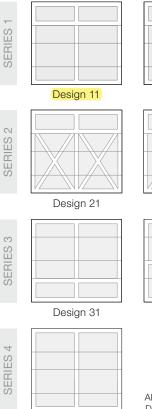
Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.





Design 12

Design 13

Design 22



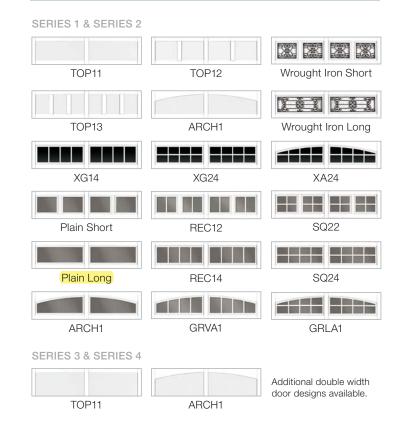
Design 36

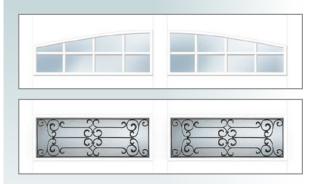
All door designs shown with a solid TOP11



Design; additional top sections are shown below.

Top/Window Sections





Glazed Top Sections

Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a "seeded" look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WINDCODE® W1. Short glazed top sections, SQ22, Plain Short and Wrought Iron Short (WIS) available up to WINDCODE® W6.

Additional charges for optional glass apply.

Contact your local dealer for door width restrictions.

Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.

Durable Construction



- 24 gauge 2" steel frame construction with 1/2" composite overlay for long-lasting performance and durability.
- Optional 1-5/8" vinyl-backed insulation improves energy efficiency, 6.3 R-value,
- Galvanized torsion springs are attractive and longer lasting.
- Nylon rollers are durable and quiet.
- Rust-resistant, aluminum bottom weatherseal retainer and vinyl astragal help seal out the elements.

Beauty and Design

- Four design series, eight models.
- Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Optional faux windows and wrought iron windows.
- Decorative black powder coated spade design lift handles and step plate provide the finishing touch. Optional outside keyed lock and strap hinges maintain the authentic carriage house style designs.
- UV-protected standard white composite square-edged overlay with smooth finish.

Size Availability

	Series 1	Series 2	Series 3	Series 4
Door Height	Models	Models	Models	Model
	GH11, GH12, GH13	GH21, GH22	GH31, GH36	GH41
6'6" to 8'0"				
8'6" to 12'0"				
Door heights availab	le in 6" increments.			

Door Width (All Models) 8'0", 9'0", 15'0"*, 15'6"*, 16'0" *Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.



For more detailed product specification information or availability of our Grand Harbor® Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).



Colors



- Four hot-dipped galvanized woodgrain textured steel base door colors: Standard White, Almond, Desert Tan and Sandtone. Overlay available in Standard White only.
- Can be painted using a high-quality exterior latex paint. Base door and overlays can be painted dark colors with a Light Reflective Value (LRV) of 8 or higher. Contact paint manufacturer for LRV reading.



the beauty, safety and value of your home while minimizing the impact on the environment.

Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

Visit our website for more details on Clopay's green practices. clopaydoor.com/green