















- 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





810 N Olive  
Street

Lockwood Park

Burnet Street

Olive Street

Hackberry Street

Dignowity Park

Nolan Street

Aerial View from Southwest

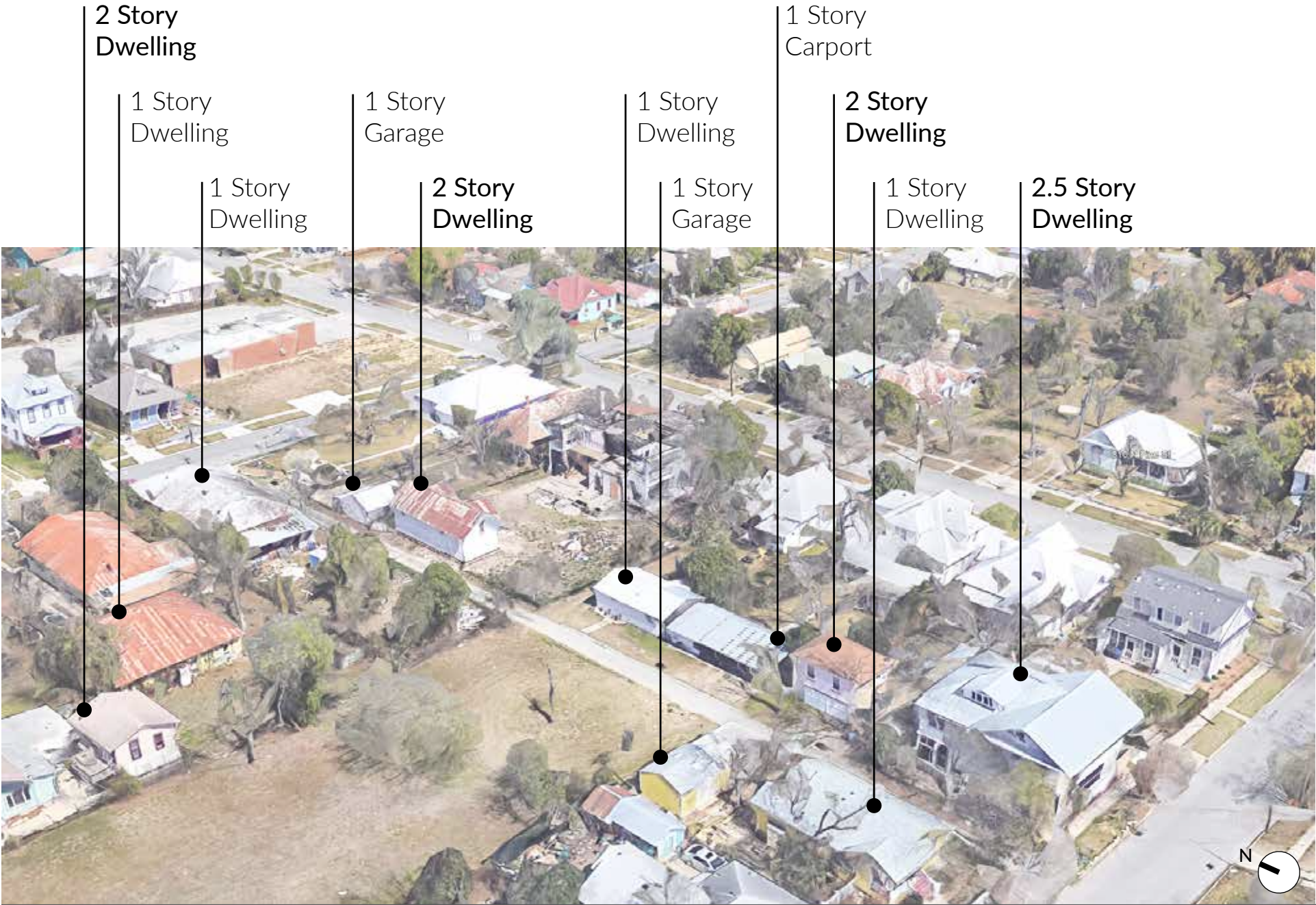




# Proposed Lockwood & Dignowity Parks Plan (2017 Municipal Bond)



# Alley Context









highcotton  
ARCHITECTS

E: info@highcottonarchitects.com  
W: www.highcottonarchitects.com  
P: 401.441.1014

# 810 N OLIVE STREET

PROJECT ADDRESS:  
810 N OLIVE STREET  
SAN ANTONIO TX 78202

OWNER:  
STEPHEN GREEN

## SET ISSUE DATES

02.13.2018 HDR/C Schematic Approval  
02.07.2018 50% Construction Documents

50% CONSTRUCTION  
DOCUMENTS











































# 810 N OLIVE

---

810 N Olive Street  
San Antonio TX 78202

Working Narrative Specifications  
June 2018

## PROJECT MANUAL

### TABLE OF CONTENTS

<b>SPECIFICATIONS</b>	<b>1</b>
DIV.1 - GENERAL CONDITIONS	1
DIV 2 - SITE WORK	4
DIV.3 - CONCRETE	5
DIV. 4 - MASONRY	6
DIV. 5 - METALS	7
DIV. 6 - WOOD AND PLASTICS	8
DIV. 8 - DOORS & WINDOWS	13
DIV. 9 - FINISHES	25
DIV. 10 - SPECIALITIES	28
DIV.11 - RESIDENTIAL EQUIPMENT	29
Div. 22- PLUMBING	30
Div. 23- HVAC	32
Div. 26- ELECTRICAL AND LIGHTING	33
DIV. 32 - EXTERIOR IMPROVEMENTS	34





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.

END.









DECKING:

Decking to be 5/4 x 6 Western Red Cedar with ¼" 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 x 6 Southern Yellow Pine with 3" gaps. Paint to match trim.

Wood slat fences at Carriage Houses to be 1x6 Western Red Cedar with ¼" gaps. Fasten slats to posts using stainless steel fasteners, set flush with surface. Stain to match adjacent Western Red Cedar siding.

END.



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.

END.





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).

END.



**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.

END.

HORIZONTAL SIDING & TRIM

DESIGN THAT  
ENDURES

*artisan*<sup>™</sup>  
**JamesHardie**

*Artisan<sup>®</sup> Lap Siding*  
*Artisan<sup>®</sup> Accent Trim*









*artisan*<sup>™</sup>  
**JamesHardie**

ArtisanLuxury.com

888.800.7864

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

©2012 James Hardie Building Products. All rights reserved. TM, SM and ® denote trademarks or registered trademarks of James Hardie Technology Limited. The Artisan logo is a trademark of James Hardie Technology Limited. Printed in the U.S.A. ART1105 11/2012

## VERTICAL SIDING

**HardiePanel®**

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.



HardieTrim®  
Batten Boards  
Smooth

HardiePanel®  
Smooth

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



## HardieTrim®

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.

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

HardieTrim®  
5/4 x 3.5 in.  
Khaki Brown

HardiePlank®  
6.25 in. Smooth  
Navajo Beige

The performance you require  
**THE DISTINCTIVENESS YOU DESIRE.**









# Colors & Finishes

PELLA® 450 SERIES

**WOOD TYPE** The wood species that best complements your home’s interior.



**PREFINISHED PINE INTERIOR COLORS** We can prefinish pine in your choice of three paint colors or six stains. Unfinished or primed and ready-to-paint are also available.



**ALUMINUM-CLAD EXTERIOR COLORS** Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.







# Glass

PELLA® 450 SERIES

---

**INSULSHIELD®  
LOW-E GLASS**

Advanced Low-E insulating glass with argon<sup>1</sup>

AdvancedComfort Low-E insulating dual-pane glass with argon<sup>1</sup>

NaturalSun Low-E insulating glass with argon<sup>1</sup>

SunDefense™ Low-E insulating glass with argon<sup>1</sup>

---

**ADDITIONAL  
GLASS OPTIONS**

Annealed or tempered glass

Obscure glass also available on select products

# Screens<sup>2</sup>

---

**FLAT**

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

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

<sup>2</sup> 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.









# Patio Door Hardware

PELLA® IMPERVIA®

## SLIDING PATIO DOOR HANDLE

Open and close the door with one hand with a convenient thumblock.



SLIDING PATIO  
DOOR HANDLE

COLOR-MATCHED FINISHES:

WHITE	TAN	BROWN
MATTE BLACK	MORNING SKY GRAY	

ADDITIONAL FINISHES:

ANTIQUE BRASS	BRIGHT BRASS	OIL-RUBBED BRONZE
SATIN NICKEL	CHROME	

## FOOTBOLT

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



GARAGE DOOR

# GRAND HARBOR<sup>®</sup>

collection



America's Favorite Garage Doors<sup>®</sup>



*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 LOOKS

for LESS



*Model GH13 with SQ24 Window Design.  
Doors painted by consumer.*

## 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.



