

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2018-619
COMMON NAME: 416 KENDALL
LEGAL DESCRIPTION: NCB 1742 BLK 15 LOT S 50 FT OF 1 & 2
ZONING: IDZ,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Joseph Smith/JMS Architects
OWNER: Wendell Farish
TYPE OF WORK: Construction of a 2 1/2-story single family structure with attached garage
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 16, 2019
REQUEST:

The applicant is requesting final approval to construct a 2 1/2-story single family structure with a 1-story connected garage.

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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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

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 principal 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.

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.

7. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document

Windows used in new construction should:

- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

- a. The applicant has proposed to 2 1/2-story single family structure with a 1-story connected rear accessory structure

on the vacant lot located at 416 Kendall. The lot is flanked to the north by a 2-1/2 story historic residential structure, to the south by an unnamed alley and a 3-story brick church, to the west by Kendall St and 1 to 2-story historic residential structures, and to the east by a 1-story historic residential structure.

- b. The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on December 19, 2018. The approval carried the following stipulations:
 1. The applicant explores ways to reduce the height of the structure; **this stipulation has been met.**
 2. That the applicant removes the cantilevered element on the north façade and proposes an elevation that is more consistent with traditional roof forms and architectural details; **this stipulation has been met.**
 3. That the applicant increases the front setback on Kendall to be more consistent with the Guidelines; **this stipulation has been met.**
 4. That the applicant proposes a foundation height that is more consistent with the Guidelines and historic structures in the district; **this stipulation has been met.**
 5. That the applicant proposes exterior materials that are more consistent with those found in the Tobin Hill Historic District and Craftsman residential structures; **this stipulation has been partially met.**
 6. That the applicant proposes a driveway and parking configuration that is more consistent with the Guidelines; **this stipulation has been partially met.**
- c. PREVIOUS REQUEST AND DESIGN REVIEW COMMITTEE – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on July 18, 2018, for the construction of three, 3-story attached townhomes. Since that time, the property has been sold to a new owner. The current request is for the construction of a 2 1/2-story single family structure with a 1-story connected rear accessory structure. The applicant met with the Design Review Committee (DRC) on February 26, 2019. The DRC was in favor of the proposed height, garage configuration, and overall design components. The DRC was also in favor of the metal interpretation of board and batten siding given the depth of the panels that would provide a shadow line, similar to traditional board and batten.
- d. SETBACKS – 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. The applicant has proposed a front setback of 15” to the front porch. Based on the submitted site plans, this setback is 18” closer to the street than the adjacent 2-1/2 story historic home, and closer than the adjacent 3-story church. Staff finds that the proposed setback should be increased to be greater than or equal to the adjacent historic structure to be more consistent with the Guidelines.
- e. ORIENTATION & ENTRANCES – Based on the submitted narrative, the applicant has proposed for the front unit to face Kendall and for the two additional units to have front door access along the north side of the structure facing the existing 2-1/2 story historic house. The front unit will have a wraparound front porch to mimic porch precedents in the district. The historic development pattern of the block features two prevailing conditions: primary and accessory structures that face Kendall with driveways running along the side of primary structures to provide access to rear garages; and primary structures that face Kendall with rear accessory structures that front the alley to provide rear parking access. Based on the submitted historic aerial view of the site and Sanborn Maps, the historic structure that originally occupied the site featured a large primary structure similar in footprint to the adjacent structure to the north and a 1-story rear accessory structure fronting Kendall. The current project features one 3-story single family structure containing a rear-loading attached garage which is accessed from the alleyway to the south. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Staff finds the orientation consistent with the Guidelines.
- f. SCALE & MASS – The applicant has proposed a 2 1/2-story primary structure with an attached 1-story rear garage. Per the submitted elevations, the ridgeline of the structure measures 35’-0” from the ground. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. As noted in finding a, this block of Kendall features 1, 2, and 2-1/2 story historic structures and a 3-story church. The applicant has indicated that the proposed height is 5’-0” lower than the church to the south and within 10% of the adjacent 2-1/2 story structure to the north, which is indicated as having a height of 34’-4”. The applicant has also provided the height for additional larger residential structures on Kendall, E Dewey Place, and E Myrtle. Overall, staff finds that the proposed height is appropriate for the immediate context of the district given these specific considerations.
- g. 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 foundations. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The proposed structure features a foundation height that approximately matches those on the block. Staff finds this consistent.

- h. **ROOF FORM** – The applicant has proposed an interpretation of a cross gable roof form. The front and rear facades feature a front gable with traditional proportions. The side facades feature low-sloping shed roof elements. Staff finds the roof forms generally consistent and appropriate for the district.
- i. **PORCH** – The applicant has proposed a 2-story, asymmetrical front porch. The porch will extend towards the street on the front façade. The porch will feature a depth of approximately 4-5 feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, and simple square posts. The proposed columns are simple in design relative to historic Craftsman architecture and are a modern interpretation of the style. Staff finds the proposed porch element appropriate.
- j. **WINDOW & DOOR OPENINGS** – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures, primarily those on the front façade of the structure. The applicant has also proposed window sizes that depart from these guidelines. However, staff finds that the proposed fenestration is appropriate for the overall design proposal due to their strategic placement, detailing, reveal, and design.
- k. **WINDOW & DOOR MATERIALS** – The applicant has proposed aluminum-clad wood windows in a black color. Staff finds the proposal appropriate and consistent with the Guidelines and OHP Window Policy Document.
- l. **LOT COVERAGE** – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted documents, the proposed footprint covers approximately 36% of the lot. Staff finds that the proposed lot coverage is generally consistent with the Guidelines.
- m. **MATERIALS** – The applicant has proposed materials that include light colored cement plaster with a hardtroweled finish, painted steel framing, horizontal tongue and groove wood siding, standing seam metal siding, and a standing seam metal roof. Staff finds the proposed wood siding to be a modern interpretation of the siding used historically in the district. Staff also finds the horizontal metal siding to be a modern interpretation of board and batten siding, especially given its raised profile. However, staff finds that, overall, metal siding is a departure from materials used on primary structures in the district. Staff finds that the applicant should reduce the amount of metal siding used on the primary structure, especially in highly visible locations.
- n. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the modern interpretations of the Craftsman architectural style to be generally appropriate.
- o. **MECHANICAL EQUIPMENT** – The applicant has indicated that no roof-mounted mechanical equipment is proposed, and that the HVAC units will be positioned in concealed areas. This area will be screened by fencing and plantings. Staff finds the proposal consistent.
- p. **LANDSCAPING & HARDSCAPING** – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with pervious pavers along the alley and creating a walkway to the front porch from Kendall St. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterrey Oak trees in the front yard. Staff finds the proposal generally appropriate, but requires additional information on the proposed pavers.
- q. **DRIVEWAY** – The applicant has proposed to install a new driveway fronting the unnamed alley. The material is proposed to be pervious pavers. The driveways will be double wide to accommodate access to the three proposed 2-car garages. While a double wide garage is not historically common in the district, staff finds the proposal acceptable given the existing context of the alley and the configuration of the lot.
- r. **FENCING** – The applicant has proposed metal horizontal front and side yard fencing and a stucco privacy wall along the alley. Staff finds the proposal generally appropriate with the stipulations listed in the recommendation.

RECOMMENDATION:

Staff recommends final approval based on findings a through r with the following stipulations:

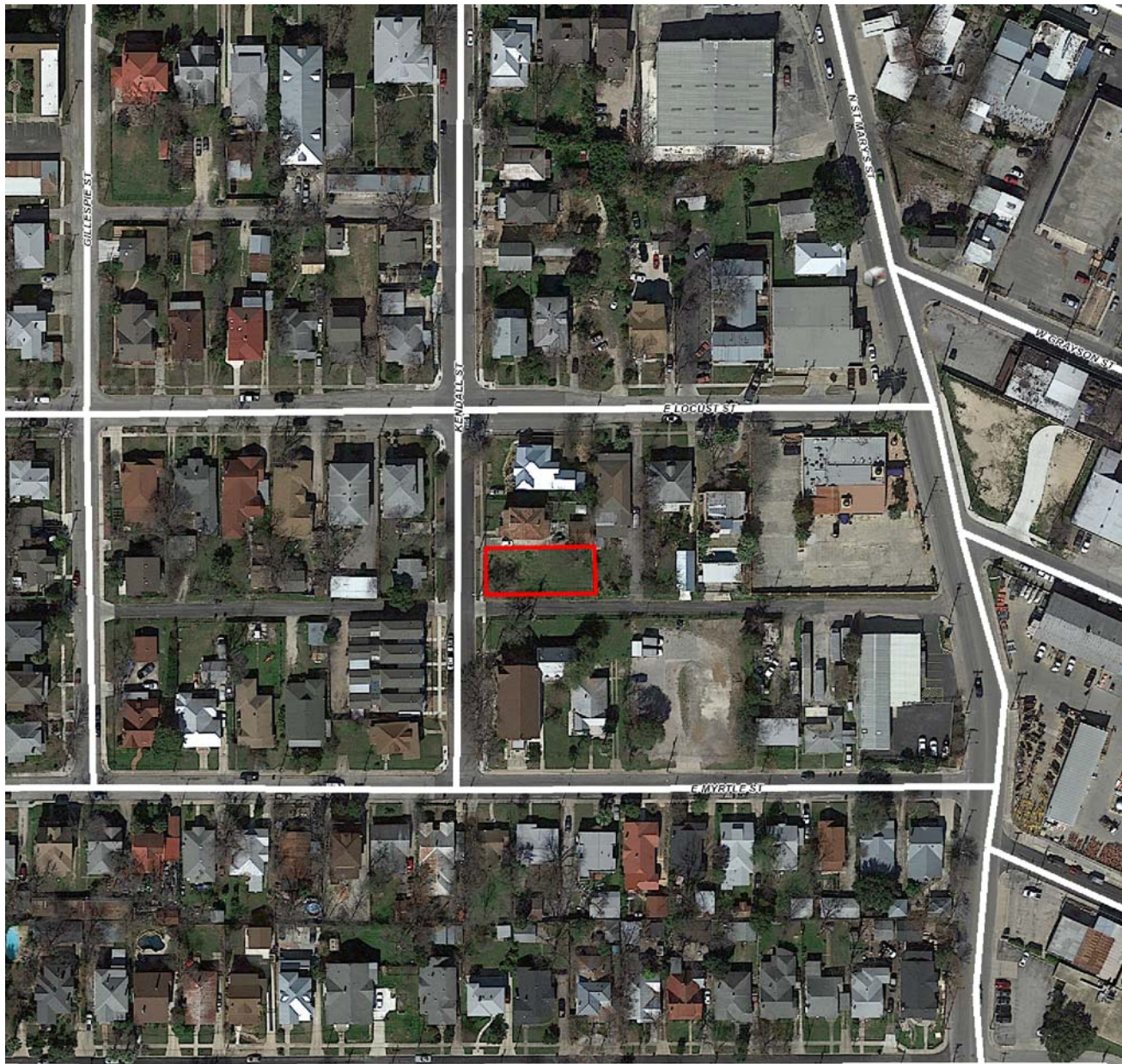
- i. That the applicant reduces the amount of metal siding on the primary structure, especially in highly visible locations, as noted in finding m. The applicant is required to submit updated elevations and a final material

specification to staff prior to receiving a Certificate of Appropriateness. The specifications should indicate the installation method and dimensions of the product.

- ii. That the applicant submits a final window product specification for the aluminum clad wood windows to staff.
- iii. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2018

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02.15.2019

HDRC Case #2018-619- Application for Final Certificate of Appropriateness

HDRC Case #2018-619- Application for Conceptual Approval- Jan. 29,2019

The following information was provided for the Conceptual Approval Application:

Project Description: 416 Kendall – Joseph M. Smith, Applicant

NAME: Farish Residence

ADDRESS: 416 Kendall St., San Antonio, Texas 78212

LEGAL DESCRIPTION:

NCB 1742 Block 15 Lot 50

ZONING – IDZ-AHOD

DISTRICT 1

APPLICANT – JOSEPH M. SMITH, ARCHITECT

OWNER – Wendall Farish

Type of work – Construction of a two and a half story single family residence on a currently vacant lot. Improvements are to include new landscaping, fencing, and outdoor amenities adhering to the HDRC guidelines. The intent of the design is to take careful consideration of the surrounding existing historic structures, newly built homes, and other unique features of Tobin Hill in general.

The following is a brief history of the lot and status of the zoning change: The lot was home to a two story (with full functioning attic) 8 room, gentlemen's boarding house, which was approximately 3,000 sf per floor;(Please see attached exhibits) the aerial photograph from 1986 and San Antonio light gazette advertisement from 1911. The lot was originally zoned MF33, which was approved to be IDZ at the request of the previous owner for the sole purpose of providing three single-family attached homes . The current Owner is seeking to develop a single-family residence.

As a modern interpretation of a single-family residence historically located within the Tobin hill Historic district, the residence looks to be of similar massing, form, and scale homes in the District. Gable roof forms with first and second level porches present a more traditional form to Kendall St., the design evolves into a more modern form along the alley as a roof top deck opens to the south and provides views to the city skyline. The deck is placed to minimize its view of neighboring properties and is located across an alley to a church parking lot.

Below is a narrative as to how the project demonstrates compliance with the City of San Antonio

Historic Design Guidelines: 4. Guidelines for New Construction by understanding the principles of what makes a historic neighborhood interpreted in a modern building.

1. Building and Entrance Orientation

Guidelines

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.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

1. A.i. Our project design proposes a front setback of 15'-0" to the front porch which is approximately 18" closer to Kendall St. than the neighboring property to the north. This allows for green space and amenities to the rear of the property.

1.A.ii. The main façade of the building is oriented towards Kendall St., consistent with the area.

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.

1. B.i. Our project design proposes a frontage elevation to face Kendall St.

2. Building Massing and Form

Guidelines

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.

2.A.i. The proposed height of the peak of the roof is 35'-0" which is within 10% of the height of the adjacent residence to the north, and approximately 10'-0" lower than the neighboring church to the south. The Metropolitan Community Church sits approximately 8' above street level at the corner of E. Myrtle and Kendall with an overall roof height of 44'5". The Victorian home located at 418 Kendall overall roof height is 34'4". Several other homes on Kendall from E. Dew Place to E. Myrtle have roof heights ranging from 43'2", 38'7", 34' 4" and 32' 3"

2.A.ii. The proposed residence incorporates setbacks at the front to break down the scale and massing of the structure. In addition, building setbacks, step downs and change of materials designate and provide variety and massing for each of the residences elevations.

2.A.iii. The lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The

alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east.

The floor plates at the first and second levels approximately align with the heights of the floor plates of the existing historical residence to the north.

B. ROOF FORM

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

2.B.i. The roof is proposed to be a sloped gable shaped metal roof similar to the roofs on many of the adjacent and surrounding residential structures. A front first and second level porch along Kendall are similar in to the historic properties within the District.

C. RELATIONSHIP OF SOLIDS TO VOIDS

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

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.

1.A.i.Windows and door openings are based on historic residential structures located throughout the area. Vertical proportioned windows vertically penetrate the stucco portions of the structure on all sides to allow maximum light to the interior spaces.

1.A.ii.Windows will be casement style windows where applicable which is similar to other historic homes in the area. The exterior will have bump outs and use tongue and groove wood siding installed on a horizontal orientation. Generous openings and fenestration provide detail for all sides of the structure.

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.

2.D.i. The residence is proposed to have a proposed footprint of 2,300 sf footprint of Living and Garage space which is 36.3% lot coverage, consistent with the District. The Lot coverage accommodates outdoor entertainment areas and buffering between adjacent structures. The overall lot ratio is less than what was historically on the site and similar to District single-family adjacent properties and less than the 50% recommended.

3. Materials and Textures Guidelines

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.

B. REUSE OF HISTORIC MATERIALS

i. Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

3.A.i. The materials proposed are materials used throughout Tobin Hills. Tobin hills incorporates a wide swath of uses including Historic homes, Industrial uses, commercial, and retail uses. Specifically, the material palette is intended to mimic materials used throughout the Historic Single-Family area of Tobin Hill. The materials selected are predominant materials used in the district:

Light colored cement plaster over metal lath-with a hard-troweled cement finish with a modeled finish

Painted steel framed porches and exposed canopies accented with decorative braces

Horizontal Tongue and Groove wood siding, a modern interpretation

Standing seam metal siding- a modern sustainable interpretation of painted wood siding found throughout the Historic district.

Standing seam roof panels as used throughout the Historic district.

3.B.i. Reclaimed wrought iron fencing that was located along the front of the property was relocated to the North property line to provide a period separation from the existing Historic property to the north.

4. Architectural Details Guidelines

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.

4.A.i. The proposed single-family residence is located on a secondary access road and improved alley at the eastern edge of the Historic residential District in Tobin Hill. With this context in mind, the proposed structure is imagined as a modern interpretation in form and massing. The design takes cues from nearby and traditional single-family and multi-family homes throughout similar neighborhoods in

various stages of gentrification in cities as they radiate out from the urban core. As this property is in the Tobin Hill Historic district, it is a transitional site and the architecture looks to the past in form but of its current time in its implementation.

- 4.A.ii. The proposed architectural detailing of the building looks to properly implement and traditionally incorporate the materials utilized.
- 4.A.iii. The proposed materials and form is a modern interpretation of materials and forms used throughout Tobin Hill. The materials used are sustainable materials requiring minimal long-term maintenance and chosen to be subtle in palette as to not attract attention from the historic residences located in the District.

5. Garages and Outbuildings

Guidelines

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.

5.A.i. The residence proposes a side loaded attached garages accessed from the alley which is consistent with other parking and garage structures in the surrounding area.

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

5.A.ii. The side loaded attached garage is approximately 30% of the size of the main residence.

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.

5.A.iii. The side loaded attached garage is of similar materials and massing as the that of the main residence.

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.

5.A.iv. The design of the garage door is designed to create an architectural feature consistent with the design of the residence.

B. SETBACKS AND ORIENTATION

i. Orientation-Match the predominant garage orientation found along the block. Do not introduce frontloaded 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.

5.B.i. The residence proposes a side loaded attached garage accessed from the alley which is consistent with other parking and garage structures in the surrounding area. The design of the garages doors are designed to create an architectural feature. Throughout Tobin Hill, there are many types of parking structures, from front loaded, alley loaded, carports, parking pads and parking lots. The project proposal will provide for owners to park off street and secure their vehicles and minimize street parking.

6. Mechanical Equipment and Roof Appurtenances

Guidelines

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.

There will not be any roof mounted equipment and the HVAC units will be positioned in the common area at the rear of the building, screened by fence and plantings.

7. Designing for Energy Efficiency Guidelines

A. Building Design

- i. Energy efficiency-Design additions and new construction to maximize energy efficiency.
- ii. Materials-Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. Building elements-Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. Roof slopes-Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

1.A.i. Building will be designed to maximize energy efficiency and will exceed the 2015 IECC requirements.

1.A.ii. Building will utilize green building materials and to include reclaimed brick and metal components (recycled materials).

1.A.iii. Building will incorporate operable windows on all sides.

B. SITE DESIGN

i. Building orientation-Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. Solar access-Avoid or minimize the impact of new construction on solar access for adjoining properties.

1.B.i. Building is oriented on an east/west access. The predominant south easterly breeze is designed to cool the covered parking area and the roof deck. Windows to maximize ventilation of the residential area. Windows will be maximized on the north and east facades. The south façade will incorporate high windows to minimize solar gain and provide privacy for the residence and the adjacent property. The west side openings are limited.

1.B.ii. Building is oriented on an east/west access and steps down to the property to the immediate south to minimize sun exposure impact from the west. - note that the building will not have a negative impact on the south property as there is no north exposure to block.

C. SOLAR COLLECTORS

i. Location-Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right of way while maximizing solar

access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground mount system where solar access to the primary structure is limited.

ii. Mounting (sloped roof surfaces)- Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. Mounting (flat roof surfaces)- Mount solar collectors flush with the surface of a flat roof to the maximum extent extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right of way will be minimized.

No solar arrays are planned for this project.

02.15.2019

FINAL HDRC Submission

The following are Comments made by OHP prior to Conceptual Approval which was granted by HDRC on 01.29.2019, Case #2018-619

FINDINGS:

a. The applicant has proposed to 2 1/2-story single family structure with a 1-story connected rear accessory structure on the vacant lot located at 416 Kendall. The lot is flanked to the north by a 2-1/2 story historic residential structure, to the south by an unnamed alley and a 3-story brick church, to the west by Kendall St and 1 to 2-story historic residential structures, and to the east by a 1-story historic residential structure.

b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.

c. PREVIOUS REQUEST – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on July 18, 2018, for the construction of three, 3-story attached townhomes. Since that time, the property has been sold to a new owner. The current request is for the construction of a 2 1/2-story single family structure with a 1-story connected rear accessory structure.

d. SETBACKS – 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. The applicant has proposed a front setback of 15” to the front porch. Based on the submitted site plans, this setback is 18” closer to the street than the adjacent 2-1/2 story historic home, and closer than the adjacent 3-story church. Staff finds that the proposed setback should be increased to be greater than or equal to the adjacent historic structure to be more consistent with the Guidelines.

e. ORIENTATION & ENTRANCES – Based on the submitted narrative, the applicant has proposed for the front unit to face Kendall and for the two additional units to have front door access along the north side of the structure facing the existing 2-1/2 story historic house. The front unit will have a wraparound front porch to mimic porch precedents in the district. The historic development pattern of the block features two prevailing conditions: primary and accessory structures that face Kendall with driveways running along the side of primary structures to provide access to rear garages; and primary structures that face Kendall with rear accessory structures that front the alley to provide rear parking access. Based on the submitted historic aerial view of the site and Sanborn Maps, the historic structure that originally occupied the site featured a large primary structure similar in footprint to the adjacent structure to the north and a 1-story rear accessory structure fronting Kendall. The current project features one 3-story single family structure containing a rear-loading attached garage which is accessed from the alleyway to the south. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Staff finds the orientation consistent with the Guidelines.

f. SCALE & MASS – The applicant has proposed a 2 1/2-story primary structure with an attached 1-story rear garage. Per the submitted elevations, the ridgeline of the structure measures 35'-0" from the ground. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. As noted in finding a, this block of Kendall features 1, 2, and 2-1/2 story historic structures and a 3-story church. The applicant has indicated that the proposed height is 5'-0" lower than the church to the south and within 10% of the adjacent 2-1/2 story structure to the north, which is indicated as having a height of 34'-4". The applicant has also provided the height for additional larger residential structures on Kendall, E Dewey Place, and E Myrtle, which include 43'-2", 38'-7", 34'-4", and 32'-3". While there are taller structures throughout the district, staff finds that the overall height should be lowered to be more consistent with the Guidelines.

g. 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 foundations. According to the applicant, The lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The proposed structure features a concrete slab measuring a few inches in height based on the submitted elevations. Staff does not find the foundation height consistent with the Guidelines or the development pattern of the block.

h. ROOF FORM – The applicant has proposed an interpretation of a cross gable roof form. The front and rear facades feature a front gable with traditional proportions. The north elevation features a cantilevered element on the second and third stories capped with a low sloping shed roof that is visible from the front façade. Staff finds that front and side gables are appropriate for the context of the district, but finds that the overall roof form is a departure from existing precedents based on its scale and configuration.

i. PORCH – The applicant has proposed a 2-story, asymmetrical front porch. The porch will extend towards the street on the front façade. The porch will feature a depth of approximately 4-5 feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, and simple square posts. The proposed columns are simple in design relative to historic Craftsman architecture and are a modern interpretation of the style. Staff finds the proposed porch element conceptually appropriate.

j. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures, primarily those on the front façade of the structure. The applicant has also proposed window sizes that depart from these guidelines. However, staff finds that the proposed fenestration is

appropriate for the overall design proposal due to their strategic placement, detailing, reveal, and design.

k. WINDOW & DOOR MATERIALS – The applicant has not indicated a material for the casement windows. The applicant is responsible for providing this information for subsequent applications.

l. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted documents, the proposed footprint covers approximately 36% of the lot. Staff finds that the proposed lot coverage is generally consistent with the Guidelines.

m. MATERIALS The applicant has proposed materials that include light colored cement plaster with a hard- troweled finish, painted steel framing, horizontal tongue and groove wood siding, standing seam metal siding, and a standing seam metal roof. Staff finds the proposed wood siding to be a modern interpretation of the siding used historically in the district, but finds the standing seam metal siding to be a departure from traditional materials used historically.

n. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the modern interpretations of the Craftsman architectural style to be generally appropriate. However, the roof forms and façade plane treatments feature differing architectural language and detailing, and the north elevation cantilever detailing is a departure from traditional design elements. Staff finds that the architectural details should be consistent across all elevations.

o. MECHANICAL EQUIPMENT – The applicant has indicated that no roof-mounted mechanical equipment is proposed, and that the HVAC units will be positioned in concealed areas. This area will be screened by fencing and plantings. Staff finds the proposal conceptually consistent. The applicant is responsible for submitted final details regarding this area for final approval.

p. LANDSCAPING & HARDSCAPING – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with pervious pavers along the alley and creating a walkway to the front porch from Kendall St. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterrey Oak trees in the front yard. Staff finds the proposal generally appropriate, but requires additional information on the proposed pavers.

q. DRIVEWAY – The applicant has proposed to install a new driveway fronting the unnamed alley. The material is proposed to be pervious pavers. The driveways will be double wide to accommodate access to the three proposed 2-car garages. Staff does not find the proposed driveway and parking proposal consistent with development patterns in the district.

r. FENCING – The applicant has indicated multiple fencing and screening elements in the submitted renderings, including horizontal metal or wood fencing along the front and side facades and vertical stucco wall elements along the alley side. The height is not indicated for the fencing, but the stucco elements appear to eclipse 6 feet.

Staff finds that the applicant should comply with UDC regulations for fence heights.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through r with the following stipulations: i. The applicant explores ways to reduce the height of the structure as noted in finding f. ii. That the applicant removes the cantilevered element on the north façade and proposes an elevation that is more consistent with traditional roof forms and architectural details as noted in findings h and n.

See below:

iii. That the applicant increases the front setback on Kendall to be more consistent with the Guidelines as noted in finding d.

The front setback was increased by 1'-6" and is in line with the historic residence to the immediate North.

iv. That the applicant proposes a foundation height that is more consistent with the Guidelines and historic structures in the district as noted in finding g.

The finish floor of the residence is 24" above the existing grade- consistent with Historic pier and beam foundations found throughout the district. The proposed foundation of the New residence is a pier and beam system due to poor existing soil conditions.

v. That the applicant proposes exterior materials that are more consistent with those found in the Tobin Hill Historic District and Craftsman residential structures as noted in finding m.

The finishes proposed- painted cement plaster and wood siding are found throughout the district. A cap lock standing seam is a modern interpretation of board and batten wood siding used throughout the district- the alternative of a painted cement board and batten is seen as inferior to the metal panel system. A traditional wood batten is not maintenance sustainable.

vi. That the applicant proposes a driveway and parking configuration that is more consistent with the Guidelines as noted in finding q.

The driveway is oriented to the alley which is consistent with homes in the district. An overflow "gravelcrete" pad is proposed to alleviate alley street parking for guests- the alley has numerous examples of overflow parking pads, coverings, and carports.


JMSarchitects

416 KENDALL ST



ZONING MAP





OVERALL SITE MAP





OVERALL SITE MAP



416 KENDALL ST



○ SITE (1980'S)

[illegible]



① Panorama looking East



② Panorama looking West



North view



South view



East view



West view

North view



South view

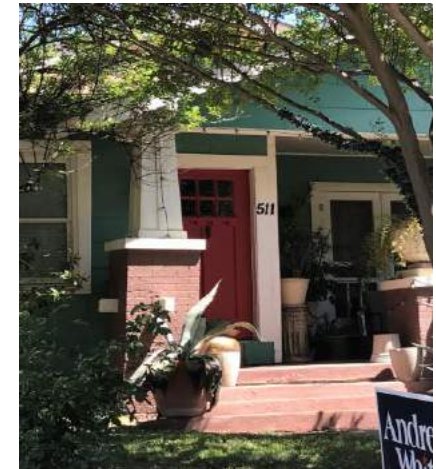
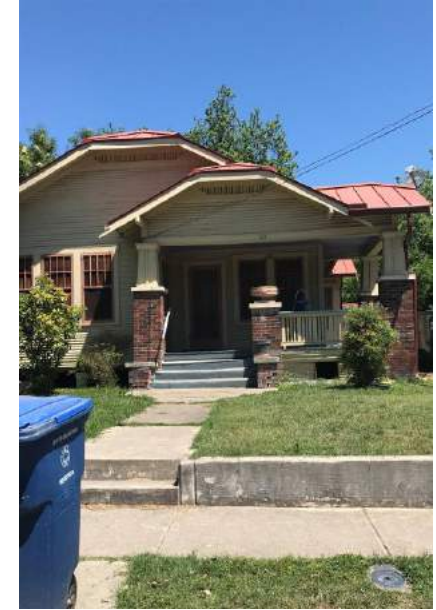


East view



West view





NEIGHBORHOOD PRECEDENTS



NEIGHBORHOOD PRECEDENTS



ALLEYS



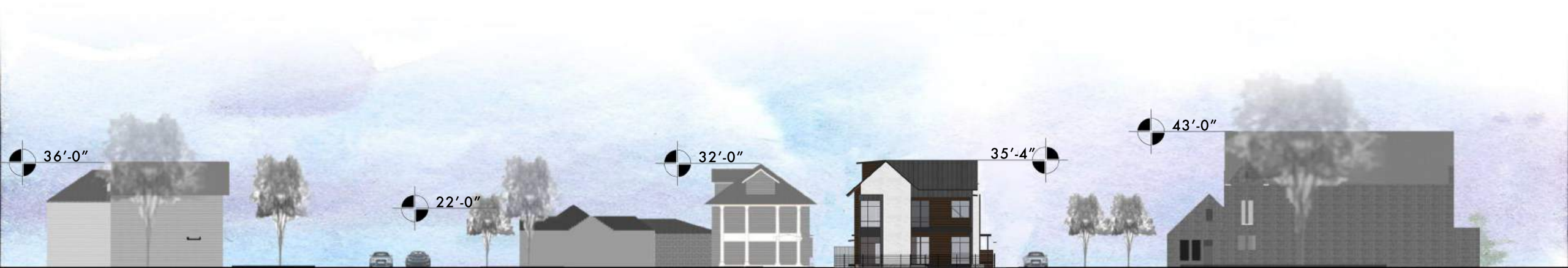
Materials & Form



Brick on columns



Stucco



416
KENDAL ST.

BLOCK ELEVATION

LEGEND

N45°00'00"E
100.00'

RECORD INFORMATION

S45°00'00"W
100.00'

AS MEASURED
IN FIELD

WOOD FENCE

WIRE FENCE

CHAIN LINK FENCE

IRON FENCE

100.00

100.00

ELEVATION DATA

PROPERTY CORNER MONUMENTATION

GUARD SET

CONCRETE CURB

FIRE HYDRANT

TRANSFORMER

ELECTRIC BOX

TELEPHONE PEDESTAL

CABLE TV BOX

POWER POLE

RETAINING WALL

AC

TREE

WATER METER

WATER VALVE

SAN. SEWER MANHOLE

CLEAN OUT

LIGHT POST

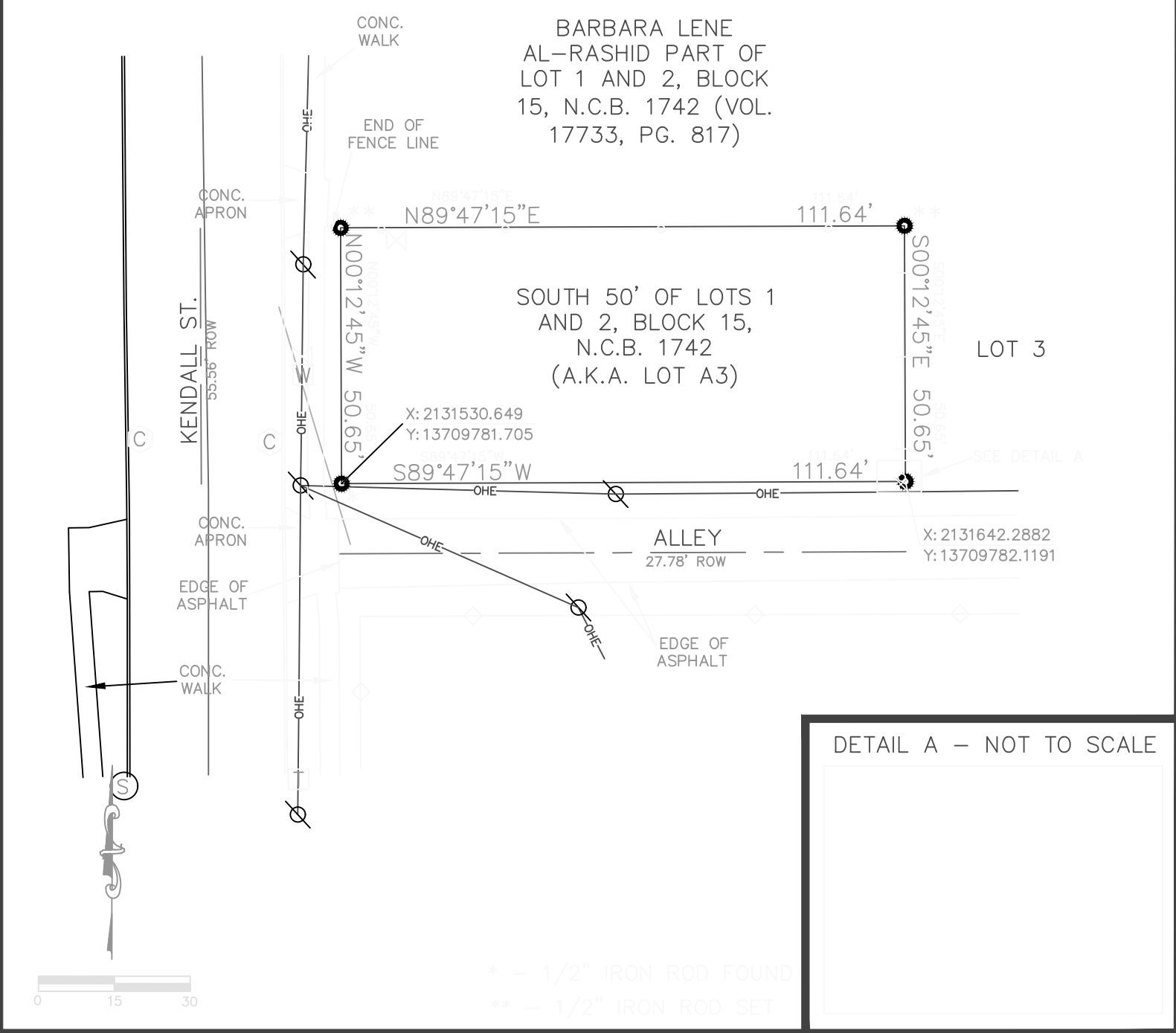
OHE

OVERHEAD ELECTRIC LINE

WATER FLOW

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACK / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF TOBIN HILLS, AS RECORDED IN THE DOCUMENT NO. SHOWN BELOW. VERIFIED BY GPS DATA COLLECTION USING SOUTH CENTRAL TEXAS STATE PLANE COORDINATES.



LOT(S) S. 50' OF LOTS 1 & 2 BLOCK 15 N.C.B. 1742 SUBDIVISION TOBIN HILL
VOLUME -- PAGE -- DOC# 20170179463 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY.
WITNESS MY HAND AND SEAL THIS 28TH DAY OF DECEMBER, 2017
ADDRESS: 416 KENDALL ST
BUYER: ADA CONSULTING GF# --

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2017 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

REVISION DATE:
X/X/16

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSES.

STEPHEN G. COOK, R.P.L.S.



02. northELEVATION
SCALE: 1/4" = 1'-0"

THESE DRAWING ARE INCOMPLETE- NOT
FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRC FINAL

A3.1

A

B

C

D

E

- DIVISION 1
- 1.1 NOT USED
- DIVISION 2: SITE CONSTRUCTION
- 2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5' CONC. W/ SALT FINISH
- 2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RQMTS.
- 2.3 EXISTING STREET TO REMAIN
- 2.4 NEW STREET APPROACH PER NEIGHBORHOOD RQMTS.
- 2.5 NO TREE INVENTORY PROVIDED G.C. TO COORDINATE PRESERVATION/REMOVAL
- 2.6 TREES TO BE REMOVED
- 2.7 TRASH ENCLOSURE PER ACC REQUIREMENTS
- 2.8 3'-0" X 6'-0" SWINGING GATE AND HARDWARE TO MATCH FENCE(2/7)
- 2.9 NEW SALT FIN. CONC. SLAB WALKWAY SET IN LANDSCAPING
- 2.10 NEW CONCRETE HVAC EQPM.T. PADS
- 2.11 FUTURE POOL/SPA BY OTHERS
- 2.12 2 1/2" PVC SLEEVES - G.C. TO COORDINATE LOCATIONS
- DIVISION 3: CONCRETE
- 3.1 CONCRETE SLAB W/ BURNISHED PLASTER FINISH COAT
- 3.2 SAWCUT JOINT AS SCHED.
- 3.3 FLOATING CONCRETE TREADS, RE: STRUCT. DWGS.
- DIVISION 4: MASONRY
- 4.1 BRICK VENEER AS SCHED. - G.C. TO SELECT BRICK, NATURAL FACE CHOPPED RECTANGULAR SHAPES: 3 1/2", 2 1/4", 7 1/2", TOOLED JOINT W/ NATURAL GREY MORTAR
- 4.2 BRICK PROJECTING SILL
- 4.3 BRICK PROJECTING HEAD- SEE 4.1
- 4.4 STONE VENEER #2 AS SCHED.-IAMPASSAS (SAN SABA) NATURAL FACE CHOPPED RECTANGULAR SHAPES- 30% 12", 40% 8", 30% 4" X RANDOM LENGTHS, TOOLED JOINT W/ NATURAL GREY MORTAR
- 4.4A SAME AS 4.4, BUT W/ DRYSTACK PATTERN
- DIVISION 5: METALS
- 5.1 STL. COLUMN
- 5.2 STEEL BEAM AS DET. & SCHED.; RE: STRUCT. DWGS.
- 5.3 PTD. STL. CHANNEL; RE: STRUCT. DWGS.
- 5.4 36" H. STL. HANDRAIL W/ SUPPORTS
- DIVISION 6: WOODS AND PLASTICS
- 6.1 PTD. WOOD COLUMN AS SCHED. -RE:STRUCT. DWGS.
- 6.2 PTD. WOOD BEAM AS SCHED. -RE:STRUCT. DWGS.
- 6.3 1X6 CLR. SEALED IPE WOOD DECKING W/ CONCEALED FASTENERS
- 6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. -RE:STRUCT. DWGS.
- 6.5 BASE CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
- 6.6 UPPER CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
- 6.7 WALL CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
- 6.8 CLOTHES ROD
- 6.9 CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE RE: RM. FIN. SCHED. & LEGEND
- 6.10 CIR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
- 6.11 T/G WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
- 6.12 PTD. SHELIVING VRRY W/ G.C.
- DIVISION 7: THERMAL/MOISTURE PROTECTION
- 7.1 STANDING SEAM SNAP LOCK MTL ROOF SYSTEM AS SCHED. COLOR T.B.D.
- 7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL COLOR T.B.D.
- 7.3 MTL WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL COLOR T.B.D.
- 7.3A 12" VERTICAL HEIGHT ON CENTER/FLAT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS- CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP.-ARCH. TO VERIFY ALL JOINT, PANEL HT IN AND PATTERN
- 7.4 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.5 MTL CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL COLOR T.B.D..
- 7.6 MTL SCUPPER AS SCHED.- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.7 MTL FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.8 SLOPED MTL ROOF 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.9 ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM WRAP
- 7.10 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.11 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.12 12" BEAM EXTENSION CAP FLASHING- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.13 ONE PIECE METAL VALLEY- 24 GA. PREFIN. MTL COLOR T.B.D.
- 7.14 ROOF JACK AS REQUIRED
- 7.15 PREFIN. MTL SOFFIT PANEL AS SCHED. -RE: RM. FIN. SCHED. & LEGEND
- 7.16 CONT. GUTTER- 24 GA. PREFIN. MTL COLOR T.B.D.
- DIVISION 8: DOOR AND WINDOW
- 8.1 WINDOW AS SCHED.
- 8.1A SPANDREL GLASS PANEL TO MATCH WINDOW FINISH
- 8.2 DOOR(S) AS SCHED. -CLEAR ANODIZED ALUM. FINISH
- 8.3 GARAGE DOOR AS SCHED.
- 8.4 TEMPERED GLASS FR. -LESS PANEL
- 8.5 FLOATING MIRROR
- 8.6 ST. GRADE WALL FLOOR TO CLG. FINISH TO BE SELECTED
- 8.7 1X6 WOOD DECK- SELECTED BY G.C.
- DIVISION 9: FINISHES
- 9.1 PTD. GYP. BD. FIN. AS SCHED.
- 9.2 RE: RM. FIN. SCHED. & LEGEND
- 9.3 CER. TILE AS SCHED. ON CEMENT BACKER BOARD- RE: RM. FIN. SCHED. & LEGEND
- 9.4 WOOD SIDING- AS SCHED.
- 9.4 (B) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
- 9.4A ALTERNATIVE COLOR (3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH PAPER W/ FRY REGLET REVEAL- PREFIN. WELDED ALUMIN. CORNERS FROM FRY REGLET, PROVIDE SEALANT @ J.
- 9.5 BASE AS SCHED.
- 9.6 BACKSPLASH AS SCHED.
- 9.7 RE: RM. FIN. SCHED. & LEGEND
- 9.8 COUNTERTOP AND SPLASH AS SELECTED BY OWNER
- 9.9 FIBER CEMENT CLADDING AS SELECTED BY OWNER
- 9.10 RECESSED GYP. BD. LIGHT COVE
- 9.11 SOLID SURFACE- QUARTZ TOP, 2" THICK
- DIVISION 10: SPECIALTIES
- 10.1 FIREPLACE AS SCHED. PER G.C.
- 10.2 FIREPLACE FLUE AND SPARK ARRESTOR
- 10.3 ACCESS PANELS AS SCHED.
- 10.4 RANGE EXHAUST WALL VENTS
- DIVISION 11: EQUIPMENT
- 11.1 ELEVATOR SHAFT BY OWNER
- DIVISION 12: FURNISHINGS
- 12.1 NOT USED
- DIVISION 13: SPECIAL CONSTRUCTION
- 13.1 NOT USED
- DIVISION 14: CONVEYING SYSTEMS
- 14.1 NOT USED
- DIVISION 15: MECHANICAL
- 15.1 PLUMBING FIXTURE AS SCHED.
- 15.2 MECHANICAL EQUIP. AS SCHED.
- DIVISION 16: ELECTRICAL
- 16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
- 16.2 RE: REFLECTED CLG. PIN.
- 16.2 APPLIANCE AS SCHED. RE: ELECT./PLUMB. PIN.
- M.E.P. NOTES:
- GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE
- GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.

Steel Channel - Painted
Color: Iron Ore

Hand Trowled Stucco - Painted

Aluminum Woodclad windows -color: Black

Snaplock Wall Panels - Color: Berridge Zinc Grey

Screen Wall - Steel Uprights with
Cumaru 1x6 boards

Soffit: Woodtone Real-
Soffit Tongue and Groove

02. south ELEVATION
SCALE: 1/4" = 1'-0"

Terram Pavers with Gravel infill

Steel Railing Painted - Color : Iron Ore

Trescott Outdoor Wall Light
01. west ELEVATION
SCALE: 1/4" = 1'-0"

Standing Seam Metal Roof
Color: Berridge Zinc Grey



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JOSEPH M. SMITH, #15214

02.15.2019
THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS. 78212

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DRAWN STAFF
CHECKED JMS
DATE 11.10.2018
PROJECT NO. 2526

ISSUE DATES
11.19.2018 PRELIM
01.03.2019 PRELIM
01.10.2019 REVIEW
02.15.2019 HDRC FINAL

SHEET TITLE:
ELEVATIONS
SHEET NO.

A3.0

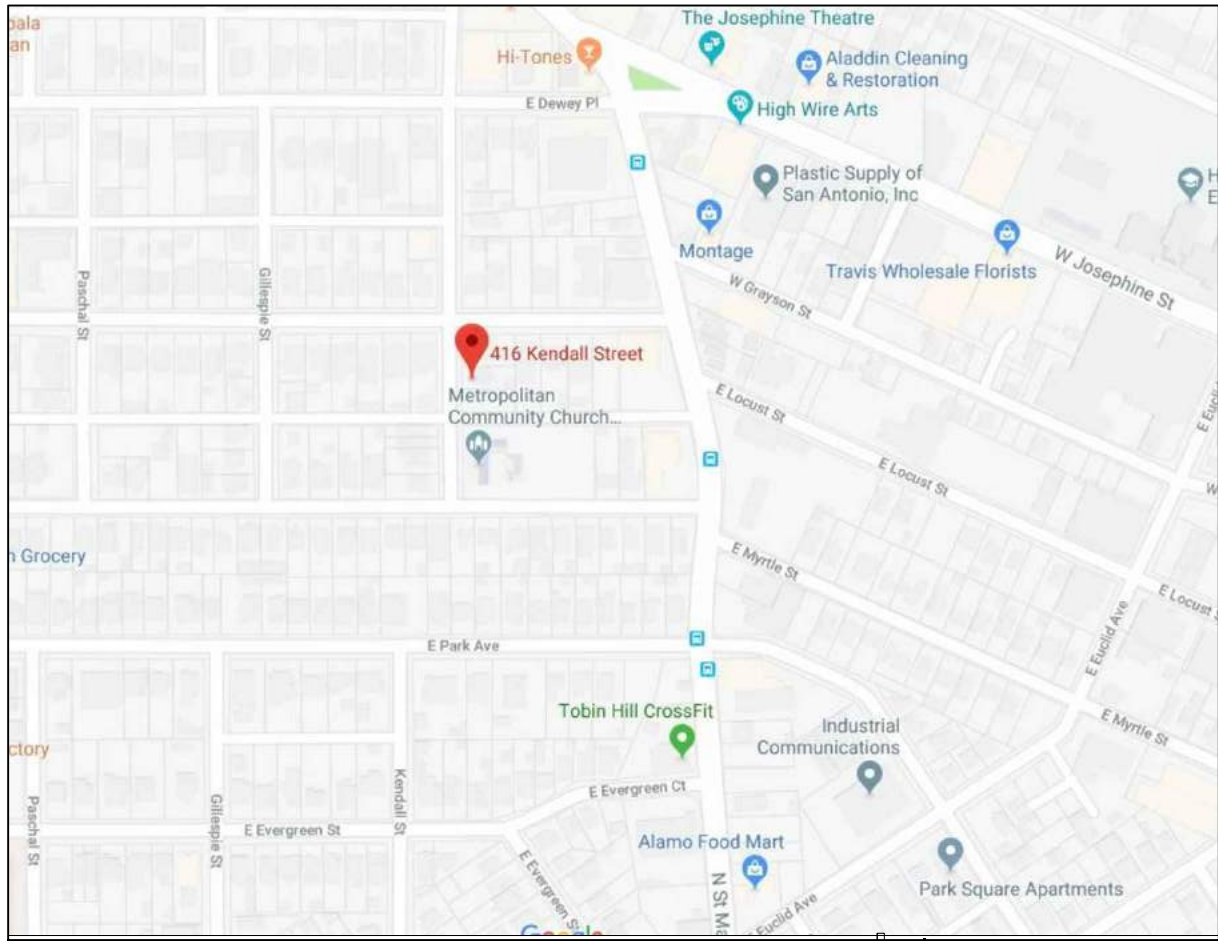
A

B

C

D

E



location map
NTS.

INDEX OF DRAWINGS ARCHITECTURAL

- A1.0 SITE PLAN
- A2.0 STREET LEVEL FLOOR PLAN
- A2.1 SECOND LEVEL FLOOR PLAN
- A2.2 ATTIC LEVEL FLOOR PLAN
- A2.3 ROOF PLAN
- A2.3 STREET LEVEL REFLECTED CEILING PLAN
- A2.4 SECOND/ATTIC LEVEL REFLECTED CEILING PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- A6.0 INTERIOR ELEVATIONS (NOT APPLICABLE)
- A6.1 INTERIOR ELEVATIONS (NOT APPLICABLE)
- A7.0 SPECIFICATIONS
- A7.1 SPECIFICATIONS



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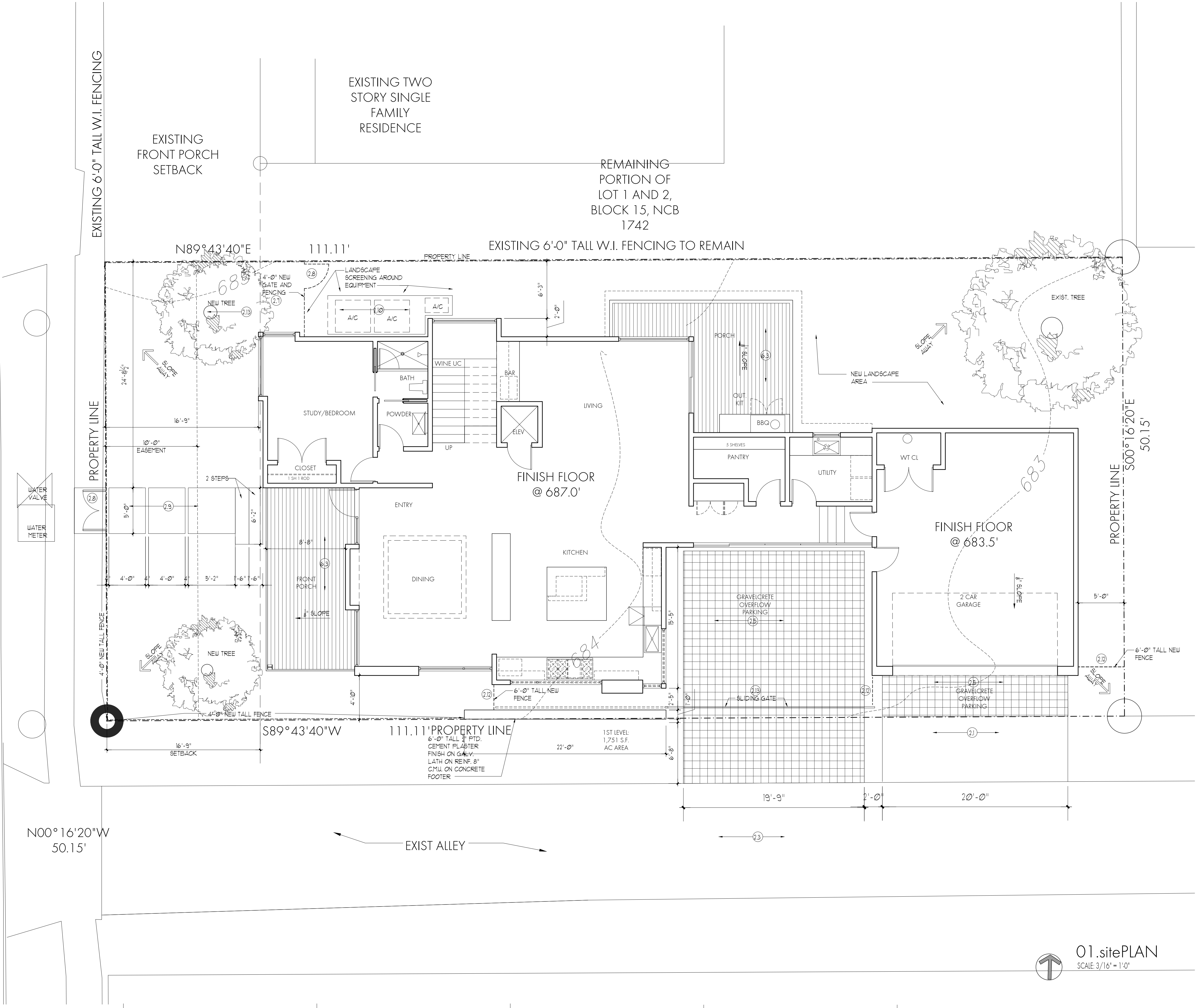
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11.19.2018 PRELIM
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01.10.2019 REVIEW
02.15.2019 HDRC FINAL

SHEET TITLE:
COVER

SHEET NO.

A0.0

- DIVISION 1
1.1 NOT USED
- DIVISION 2: SITE CONSTRUCTION
2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5" CONC. W/ SALT FINISH
2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RGMTS.
2.3 EXISTING STREET TO REMAIN
2.4 NEW STREET APPROACH PER CITY OF S.A. RGMTS.
2.5 PLASTIC "GRASSCRETE" SYSTEM ON COMPACTED PAD SLOPED TO DRAIN FILLED WITH GREY GRAVEL
2.6 TREES TO REMAIN
2.7 PTD. STEEL FENCE- $\frac{1}{2}$ " DIA. HORIZONTAL RODS @ 8" O.C. WITH 2" DIA. STEEL SQ. POSTS SET IN CONCRETE @ 60" O.C. MAX.
2.8 3'-0" X 6'-0" SWINGING GATE AND HARDWARE TO MATCH FENCE(2.7)
2.9 NEW SALT FIN. CONC. SLAB WALKWAY SET IN LANDSCAPING
2.10 NEW CONCRETE HVAC EOPMT. PADS
2.11 (2) 2" PVC SLEEVES - G.C. TO COORDINATE LOCATIONS
2.12 NEW 6'-0" TALL FENCING- 1x6 W.R.C. RUN HORIZONTAL @ 8" O.C. W/ 4" STL. POSTS @ 72" O.C. SET IN CONC.
2.13 NEW 6'-0" TALL GATE TO MATCH (2.12)
2.14 NEW TREE TO COMPLY W/ C.O.S.A. RGMTS. FOR NEW RESIDENTIAL PROJECTS
- DIVISION 3: CONCRETE
3.1 CONCRETE SUB W/ BURNISHED PLASTER FINISH COAT
3.2 SAWCUT JOINT AS SCHED.
3.3 FLOATING CONCRETE TREADS, RE. STRUC. DWGS.
- DIVISION 4: MASONRY
4.1 NOT USED
- DIVISION 5: METALS
5.1 STL. COLUMN
5.2 STEEL BEAM AS DET. & SCHED. RE. STRUCT. DWGS.
5.3 PTD. STL. CHANNEL, RE. STRUCT. DWGS.
5.4 PTD. STL. 36" H. GUARDRAIL- $\frac{1}{2}$ " DIA. STL. RODS RUN HORIZONTAL @ 4" O.C. W/ 1"x $\frac{1}{2}$ " TOP RAIL AND 1"x1"x $\frac{1}{4}$ " SUPPORTS AS INDICATED
- DIVISION 6: WOODS AND PLASTICS
6.1 PTD. WOOD COLUMN AS SCHED. RE.STRUCT. DWGS.
6.2 PTD. WOOD BEAM AS SCHED. RE.STRUCT. DWGS.
6.3 1x6 CLR. SEALED W/ WOOD DECKING W/ CONCEALED FASTENERS
6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. RE.STRUCT. DWGS.
6.5 BASE CABINET AS SCHED. RE. RM. FIN. SCHED. & LEGEND
6.6 UPPER CABINET AS SCHED. RE. RM. FIN. SCHED. & LEGEND
6.7 WALL CABINET AS SCHED. RE. RM. FIN. SCHED. & LEGEND
6.8 CLOTHES ROD
6.9 CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE RE. RM. FIN. SCHED. & LEGEND
6.10 CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11 T/G WD. SOFFT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12 PTD. SHELVING VRFY W/ G.C.
- DIVISION 7: THERMAL/MOISTURE PROTECTION
7.1 STANDING SEAM SNAP LOCK MTL. ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A 12" VERTICAL HEIGHT ON CENTER/FLAT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS. CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP. ARCH. TO VERIFY ALL JOINT, PANEL HT. AND PATTERN
7.4 MTL. CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.5 MTL. SCUPPER AS SCHED.- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.6 MTL. FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7 SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8 ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM WRAP
7.9 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11 12" BEAM EXTENSION CAP FLASHING 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM
7.14 PREFIN. MTL. SOFFT PANELS-24 GA. PREFIN. MTL. COLOR T.B.D./CHAIN LEADER
7.15 CONT. GUTTER-24 GA. PREFIN. MTL. COLOR T.B.D./CHAIN LEADER
- DIVISION 8: DOOR AND WINDOWS
8.1 WINDOW AS SCHED.- WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2 DOOR(S) AS SCHED TO MATCH WINDOWS
8.3 GARAGE DOOR AS SCHED.
8.4 TEMPERED GLASS FRAMELESS PANEL
8.5 FLOATING MIRROR
- DIVISION 9: FINISHES
9.1 PTD. GYP. BD. FIN. AS SCHED.
9.2 RE. RM. FIN. SCHED. & LEGEND
9.3 CER. TILE AS SCHED. ON CEMENT BACKER BD. RE. RM. FIN. SCHED. & LEGEND
9.4 PREFIN. WOOD SIDING. ON DRAINAGE PLANE SPACER AS SCHED.
9.5 (3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
9.6 BASE AS SCHED.
9.7 BACKSPLASH AS SCHED.
9.8 RE. RM. FIN. SCHED. & LEGEND
9.9 COUNTERTOP AND SPLASH AS SELECTED BY OWNER
- DIVISION 10: SPECIALTIES
10.1 ACCESS PANEL AS SCHED.
10.2 RANGE EXHAUST WALL VENTS
- DIVISION 11: EQUIPMENT
11.1 RESIDENTIAL ELEVATOR AS SCHED.
- DIVISION 12: FURNISHINGS
12.1 NOT USED
- DIVISION 13: SPECIAL CONSTRUCTION
13.1 NOT USED
- DIVISION 14: CONVEYING SYSTEMS
14.1 NOT USED
- DIVISION 15: MECHANICAL
15.1 PLUMBING FIXTURE AS SCHED.
15.2 MECHANICAL EQUIP. AS SCHED.
- DIVISION 16: ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
16.2 RE. REFLECTED CLG. PLN.
16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. PLN.
M.E.P. NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE.
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.



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JOSEPH M. SMITH, #15214

02.15.2019

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11.19.2018	PRELIM
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01.10.2019	REVIEW
02.15.2019	HDRC FINAL

SHEET TITLE:
sitePLAN
SHEET NO.

01.sitePLAN
SCALE: 3/16" = 1'-0"

A1.0

A

B

C

D

E

AREA TABULATIONS

FIRST LEVEL	1752 SF.
SECOND LEVEL	1451 SF.
ATTIC	452 SF.
TOTAL AREA-	3655 SF.
PATIO AREA-	224 SF.
GARAGE AREA-	512 SF.
FRONT PORCH-	360 SF.
ROOFTOP AREA-	256 SF.

MEP LEGEND

	DEDICATED ELEC. OUTLET
	100 ELEC. OUTLET
	220 ELEC. OUTLET
	OUTLET HEIGHT
	PROVIDE GROUND FAULT INTERRUPT AS REQ. PER 2017 IRC AND NECA
	PHONE/DATA/CAT5+ OUTLET
	CABLE OUTLET
	GAS CONNECTION
	HOUSE BIBB
	OVER-HEAD ELECTRICAL OUTLET
	GARAGE DOOR OPENER CONTROL
	WALL MTD. LIGHT FIXTURE
	WALL MTD. 100 OUTLET, DATA, AND CABLE- PROVIDE BLOCKING
	GROUND MTD. WEATHERPROOF 100 OUTLET ON MTL. POST
	J BOX
	VALVE CONTROL

PLUMBING/APPLIANCE LEGEND

ALL FINISHES TO BE SELECTED BY OTHERS

MARK	DESCRIPTION
P-1	WATER SYSTEM MANIFOLD
P-1A	WATER CONNECTION
P-2	DUAL FLUSH TOILET
P-2A	WALL MOUNTED DUAL FLUSH TOILET
P-3	VANITY SINK FAUCET, DRAIN ASSEMBLY
P-4	HOSE BIBB
P-5	DRYER AND VENT EXHAUST
P-6	WASHER W/ WASHER BOX
P-6A	STACKED WASHER W/ WASHER BOX AND DRYER w/ VENT EXHAUST
P-7	FLOOR DRAIN
P-8	AIR HANDLER-HEAT PUMP
P-8A	A/C FLOOR DRAIN
P-9	WATER SOFTNER LOOP
P-10	HOT WATER SYSTEM ON DEMAND-WATER HEATER GAS
P-11	36" SIDE-BY-SIDE SUBZERO REFRIGERATOR W/ WATER & ICE
P-11A	SIDE-BY-SIDE REFRIGERATOR W/ WATER & ICE
P-12	KITCHEN SINK FAUCET, DRAIN
P-13	DISPOSAL-COUNTER MOUNTED SWITCH
P-14	BATHTUB, CONTROLLER, SHOWER HEAD, DRAIN
P-15	60" GAS COOKTOP
P-16	VENT-A-HOOD, WALL MOUNT HOOD
P-17	HVAC CONDENSER
P-18	30" SINGLE ELECTRIC WALL OVEN
P-18A	BUILT-IN SENSOR COOK MICROWAVE
P-19	BUILT IN DISHWASHER
P-20	ST. STL. UTILITY SINK, FAUCET, DRAIN
P-21	VANITY SINK, FAUCET, DRAIN
P-22	SHOWER ARM, HEAD, CONTROLLER, DRAIN
P-22A	SHOWER REMOTE CONTROLLER
P-23	RAIN SHOWER, HEAD, CONTROLLER, DRAIN
P-24	BATHTUB
P-24A	BATHTUB FILLER
P-25	UC, WINE REFRIGERATOR
P-26	OUTDOOR GAS GRILLE (BY OTHERS)
P-27	GAS FIREPLACE F.V.R.F.Y. SIZE/TYPER
P-28	FOOT WASHING STATION W/ DRAIN (BY OTHERS)

3.3	FLOATING CONCRETE TREADS, RE. STRUC. DWGS.
DIVISION 4 MASONRY	
4.1	NOT USED
4.1	BRICK VENEER AS SCHED. G.C. TO SELECT BRICK, NATURAL FACE CHOPPED RECTANGULAR SHAPES- 3 1/2", 2 1/4", 7 1/2", TOOLED JOINT W/ NATURAL GREY MORTAR
4.2	BRICK PROJECTING SILL
4.3	BRICK PROJECTING HEAD- SEE 4.1
4.4	STONE VENEER #2 AS SCHED. JAMPASSAS (SAN SABA) NATURAL FACE CHOPPED RECTANGULAR SHAPES- 30% 12", 40% 8", 30% 4" X RANDOM LENGTHS, TOOLED JOINT W/ NATURAL GREY MORTAR
4.4A	SAME AS 4.4, BUT W/ DRYSTACK PATTERN
DIVISION 5 METALS	
5.1	STL. COLUMN
5.2	STEEL BEAM AS DET. & SCHED. RE. STRUCT. DWGS.
5.3	PTD. STL. CHANNEL, RE. STRUCT. DWGS.
5.4	PTD. STL. 36" H. GUARDRAIL- 3/4" DIA. STL. RODS RUN HORIZONTAL @ 4" O.C. W/ 1"x1/2" TOP RAIL AND 1"x1/2" SUPPORTS AS INDICATED
6.1	PTD. WOOD COLUMN AS SCHED. RE-STRUC. DWGS.
6.2	PTD. WOOD BEAM AS SCHED. RE-STRUC. DWGS.
6.3	1 X6 CLR. SEALED IPE WOOD DECKING W/ CONCEALED FASTENERS
6.4	PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. RE-STRUC. DWGS.

6.5	BASE CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.6	UPPER CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.7	WALL CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.8	CLOTHES ROD
6.9	CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
RE. RM. FIN. SCHED. & LEGEND	
6.10	CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11	T/G WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12	PTD. SHEAVING VRFY W/ G.C.
DIVISION 7 THERMAL/MOISTURE PROTECTION	
7.1	STANDING SEAM SNAP LOCK MTL. ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2	CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3	MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A	AT ALL PARAPETS- CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP. ARCH. TO VERIFY ALL JOINT, PANEL HT. N. AND PATTERN
24 GA. PREFIN. MTL. COLOR T.B.D.	
7.4	MTL. CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.5	MTL. SCUPPER AS SCHED.- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.6	MTL. FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7	SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8	ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM

WRAP	
7.9	WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10	RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11	12" BEAM EXTENSION CAP FLASHING 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12	ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13	ROOF JACK AS REQUIRED BY ROOF SYSTEM
DIVISION 8 DOOR AND WINDOWS	
8.1	WINDOW AS SCHED.- WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A	SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2	DOORS AS SCHED. TO MATCH WINDOWS
8.3	GARAGE DOOR AS SCHED.
8.4	TEMPERED GLASS FRAMELESS PANEL
8.5	FLOATING MIRROR
DIVISION 9 FINISHES	
9.1	PTD. GYP. BD. FIN. AS SCHED.
RE. RM. FIN. SCHED. & LEGEND	
9.2	CER. TILE AS SCHED. ON CEMENT BACKER BD. RE. RM. FIN. SCHED. & LEGEND
9.3	PREFIN. WOOD SIDING, ON DRAINAGE PLANE SPACER AS SCHED.
(3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER	
9.5	BASE AS SCHED.
9.6	BACKSPLASH AS SCHED.

RE. RM. FIN. SCHED. & LEGEND	
COUNTERTOP AND SPLASH AS SELECTED BY OWNER	
DIVISION 10 SPECIALTIES	
10.1	ACCESS PANEL AS SCHED.
10.2	RANGE EXHAUST WALL VENTS
DIVISION 11 EQUIPMENT	
11.1	RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12 FURNISHINGS	
12.1	NOT USED
DIVISION 13 SPECIAL CONSTRUCTION	
SPECIAL CONSTRUCTION	
13.1	NOT USED
DIVISION 14 CONVEYING SYSTEMS	
14.1	NOT USED
DIVISION 15 MECHANICAL	
15.1	PLUMBING FIXTURE AS SCHED.
15.2	MECHANICAL EQUIP. AS SCHED.
DIVISION 16 ELECTRICAL	
16.1	ELECTRICAL LIGHT FIXTURE AS SCHED.
RE. REFLECTED CLG. FIN.	
16.2	APPLIANCE AS SCHED. RE. ELECT./PLUMB. FIN.
M.E.P. NOTES:	
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE	

RESIDENCE
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.

15.2 MECHANICAL EQUIP. AS SCHED.

DIVISION 16 ELECTRICAL

16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.

RE. REFLECTED CLG. FIN.

16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. FIN.

M.E.P. NOTES:

GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE

GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.



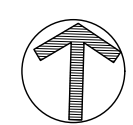
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02.15.2019	HDRG. FINAL



01.firstfloorPLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE:
firstfloorPLAN
SHEET NO.

A2.0

AREA TABULATIONS

FIRST LEVEL	1,752 SF.
SECOND LEVEL	1,451 SF.
ATTIC	452 SF.
TOTAL AREA-	3,655 SF.
PATIO AREA-	224 SF.
GARAGE AREA-	572 SF.
FRONT PORCH-	360 SF.
ROOFTOP AREA-	256 SF.

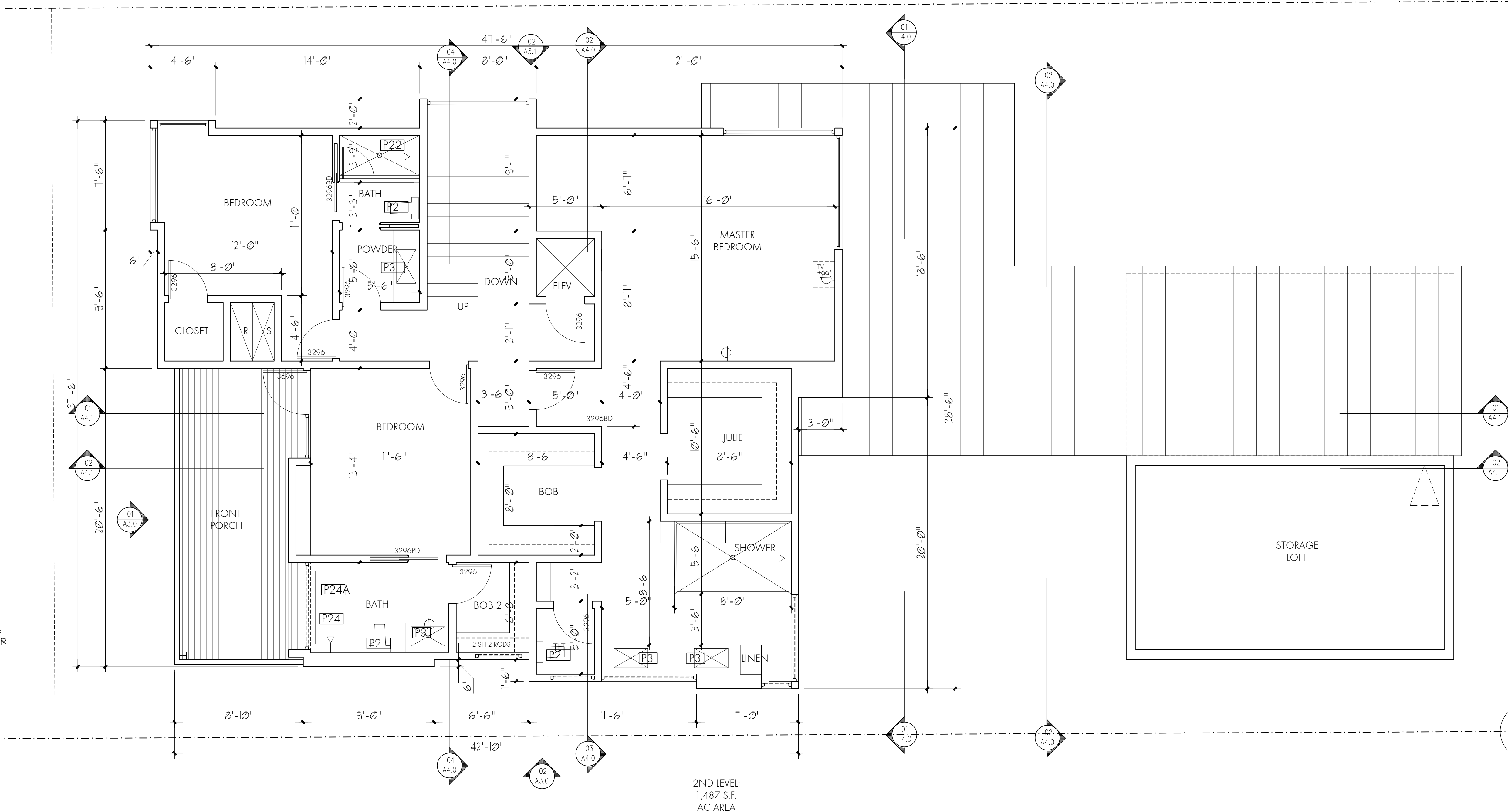
MEP LEGEND

	DEDICATED ELEC. OUTLET
	110 ELEC. OUTLET
	220 ELEC. OUTLET
+42'	OUTLET HEIGHT
GFI	REQUIRED GROUND FAULT INTERRUPT AS REQ. PER 2012 IRC AND NECA
	PHONE/DATA/CAT5+ OUTLET
	CABLE OUTLET
	GAS CONNECTION
	HOUSE BIBB
	OVERHEAD ELECTRICAL OUTLET
	GARAGE DOOR OPENER CONTROL
	WALL MTD. LIGHT FIXTURE
	WALL MTD. 110 OUTLET, DATA, AND CABLE PROVIDE BLOCKING
	GROUND BLOCK
	PROHIBIT MOUNTING 110 OUTLET ON MTL. POST
	J BOX
	VALVE CONTROL

PLUMBING/APPLIANCE LEGEND

ALL FINISHES TO BE SELECTED BY OTHERS

ITEM	DESCRIPTION
P-1	WATER SYSTEM MANIFOLD
P-1A	WATER CONNECTION
P-2	DUAL FLUSH TOILET
P-2A	WALL MOUNTED DUAL FLUSH TOILET
P-3	VANITY, SINK, FAUCET, DRAIN ASSEMBLY
P-4	HOSE BIBB
P-5	DRYER AND VENT EXHAUST
P-6	WASHER w/WASHER BOX
P-6A	STACKED WASHER w/WASHER BOX AND DRYER w/VENT EXHAUST
P-7	FLOOR DRAIN
P-8	AIR HANDLER-HEAT PUMP
P-8A	A/C FLOOR DRAIN
P-9	WATER SOFTNER LOOP
P-10	HOT WATER SYSTEM ON DEMAND-WATER HEATER GAS
P-11	36" SIDE-BY-SIDE SUBZERO REFRIGERATOR w/ WATER & ICE
P-11A	SIDE-BY-SIDE REFRIGERATOR w/ WATER & ICE
P-12	KITCHEN SINK, FAUCET, DRAIN
P-13	DISPOSAL-COUNTER MOUNTED SWITCH
P-14	BATHUB, CONTROLLER, SHOWER HEAD, DRAIN
P-15	60" GAS COOKTOP
P-16	VENT-A-HOOD, WALL MOUNT HOOD
P-17	HVAC CONDENSER
P-18	30" SINGLE ELECTRIC WALL OVEN
P-18A	BUILT-IN SENSOR COOK MICROWAVE
P-19	BUILT-IN WASHERS
P-20	ST. 5TL. UTILITY SINK FAUCET, DRAIN
P-21	VANITY SINK- FAUCET, DRAIN
P-22	SHOWER ARM HEAD, CONTROLLER, DRAIN
P-22A	SHOWER REMOTE CONTROLLER
P-23	RAIN SHOWER, HEAD, CONTROLLER, DRAIN
P-24	BATHUB
P-24A	BATHUB FILLER
P-25	U.C. INNE REFRIGERATOR
P-26	OUTDOOR GAS GRILLE (BY OTHERS)
P-27	GAS FIREPLACE VENTF SIZE/TYPE
P-28	FOOT WASHING STATION W/DRAIN (BY OTHERS)



2ND LEVEL
1,487 S.F.
AC AREA

01.secondlevelPLAN
SCALE: 1/4" = 1'-0"

02.15.2019

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PROJECT NO.	2526
ISSUE DATES	
11.19.2018 PRELIM	
01.03.2019 PRELIM	
01.10.2019 REVIEW	
02.15.2019 HDRC FINAL	

SHEET TITLE:
second floor PLAN

SHEET NO.

A2.1

A

B

C

D

E

AREA TABULATIONS

FIRST LEVEL	1752 SF.
SECOND LEVEL	1451 SF.
ATTIC	452 SF.
TOTAL AREA-	3655 SF.
PATIO AREA-	224 SF.
GARAGE AREA-	512 SF.
FRONT PORCH-	360 SF.
ROOFTOP AREA-	256 SF.

MEP LEGEND

	DEDICATED ELEC. OUTLET
	110 ELEC. OUTLET
	220 ELEC. OUTLET
	OUTLET HEIGHT PROVIDE GROUND FAULT INTERRUPT AS REQ. PER 2002 IRC AND NECA
	PHONE/DATA/CAT5+ OUTLET
	CABLE OUTLET
	GAS CONNECTION
	HOUSE BIBB
	OVERHEAD ELECTRICAL OUTLET
	GARAGE DOOR OPENER CONTROL
	WALL MTD. LIGHT FIXTURE
	WALL MTD. 110 OUTLET, DATA, AND CABLE- PROVIDE BLOCKING
	GROUND MTD. WEATHERPROOF 110 OUTLET ON MTL. POST
	J BOX
	VALVE CONTROL

PLUMBING/APPLIANCE LEGEND

ALL FINISHES TO BE SELECTED BY OTHERS

SYMBOL	DESCRIPTION
P-1	WATER SYSTEM MANIFOLD
P-1A	WATER CONNECTION
P-2	DUAL FLUSH TOILET
P-2A	WALL MOUNTED DUAL FLUSH TOILET
P-3	VANITY, SINK, FAUCET, DRAIN ASSEMBLY
P-4	HOSE BIBB
P-5	DRYER AND VENT EXHAUST
P-6	WASHER W/ WASHER BOX
P-6A	STACKED WASHER W/ WASHER BOX AND DRYER W/ VENT EXHAUST
P-7	FLOOR DRAIN
P-8	AIR HANDLER- HEAT PUMP
P-8A	A/C FLOOR DRAIN
P-9	WATER SOFTNER LOOP
P-10	HOT WATER SYSTEM ON DEMAND WATER HEATER GAS
P-11	36" SIDE-BY-SIDE SUBZERO REFRIGERATOR W/ WATER & ICE
P-11A	SIDE-BY-SIDE REFRIGERATOR W/ WATER & ICE
P-12	KITCHEN SINK, FAUCET, DRAIN
P-13	DISPOSAL- COUNTER MOUNTED SWITCH
P-14	BATHTUB, CONTROLLER, SHOWER HEAD, DRAIN
P-15	60" GAS COOKTOP
P-16	VENT-A-HOOD, WALL MOUNT HOOD
P-17	HVAC CONDENSER
P-18	30" SINGLE ELECTRIC WALL OVEN
P-18A	BUILT-IN SENSOR COOK MICROWAVE
P-19	BUILT IN DISHWASHER
P-20	ST. STL. UTILITY SINK, FAUCET, DRAIN
P-21	VANITY SINK- FAUCET, DRAIN
P-22	SHOWER ARM, HEAD, CONTROLLER, DRAIN
P-22A	SHOWER REMOTE CONTROLLER
P-23	RAIN SHOWER, HEAD, CONTROLLER, DRAIN
P-24	BATHTUB
P-24A	BATHTUB FILLER
P-25	UC WINE REFRIGERATOR
P-26	OUTDOOR GAS GRILLE (BY OTHERS)
P-27	GAS FIREPLACE F.V./FFY SIZE/TYPER
P-28	FOOT WASHING STATION W/ DRAIN (BY OTHERS)

3.3	FLOATING CONCRETE TREADS, RE: STRUC. DWGS.
DIVISION 4 MASONRY	
4.1	NOT USED
4.1	BRICK VENEER AS SCHED. - G.C. TO SELECT BRICK, NATURAL FACE CHOPPED
4.2	RECTANGULAR SHAPES- 3 1/2", 2 1/4", 7 1/2", TOOLED JOINT W/ NATURAL GREY 6.9
4.2	MORTAR
4.2	BRICK PROJECTING SILL-
4.3	BRICK PROJECTING HEAD- SEE 4.1
4.4	STONE VENEER #2 AS SCHED. LAMPASSAS (SAN SABA) NATURAL FACE CHOPPED
4.4	RECTANGULAR SHAPES- 30% 12", 40% 8", 30% 4" X RANDOM LENGTHS, TOOLED
4.4	JOINT W/ NATURAL GREY MORTAR
4.4A	SAME AS 4.4, BUT W/ DRYSTACK PATTERN
DIVISION 5 METALS	
5.1	STL. COLUMN
5.2	STEEL BEAM AS DET. & SCHED.; RE: STRUCT. DWGS.
5.3	PTD. STL. CHANNEL; RE: STRUCT. DWGS.
5.4	PTD. STL. 36" H. GUARDRAIL- 3/4" DIA. STL. RODS RUN HORIZONTAL @ 4" O.C. W/ 1"x1" TOP RAIL AND 1"x1"x1/2" SUPPORTS AS INDICATED
DIVISION 6 WOODS AND PLASTICS	
6.1	PTD. WOOD COLUMN AS SCHED. RE: STRUCT. DWGS.
6.2	PTD. WOOD BEAM AS SCHED. - RE: STRUCT. DWGS.
6.3	1 X6 CLR. SEALED WE WOOD DECKING W/ CONCEALED FASTENERS
6.4	PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. - RE: STRUCT. DWGS.

6.5	BASE CABINET AS SCHED. RE: RM. FIN. SCHED. & LEGEND
6.6	UPPER CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
6.7	WALL CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
6.8	CLOTHES ROD
6.8	CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
6.9	RE: RM. FIN. SCHED. & LEGEND
6.10	CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11	1/2" WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12	PTD. SHELVING VRRY W/ G.C.
DIVISION 7 THERMAL/MOISTURE PROTECTION	
7.1	STANDING SEAM SNAP LOCK MTL. ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2	CONTINUOUS METAL DRIP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.3	MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A	12" VERTICAL HEIGHT ON CENTER AT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS- CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP. ARCH. TO VERIFY ALL JOINT, PANEL HT. N. AND PATTERN
7.4	MTL. CAP FLASHING AS SCHED. 24 GA. PREFIN. MTL. COLOR T.B.D.
7.5	MTL. SCUPPER AS SCHED. - 24 GA. PREFIN. MTL. COLOR T.B.D.
7.6	MTL. FLASHING/ COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7	SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8	ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM

WRAP	
7.9	WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10	RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11	12" BEAM EXTENSION CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12	ONE PIECE METAL VALLEY- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.13	ROOF JACK AS REQUIRED BY ROOF SYSTEM
DIVISION 8 DOOR AND WINDOWS	
8.1	WINDOW AS SCHED. - WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A	SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2	DOOR(S) AS SCHED. TO MATCH WINDOWS
8.3	GARAGE DOOR AS SCHED.
8.4	TEMPERED GLASS FRAMELESS PANEL
8.5	FLOATING MIRROR
DIVISION 9 FINISHES	
9.1	PTD. GYP. BD. FIN. AS SCHED.
9.2	RE: RM. FIN. SCHED. & LEGEND
9.2	CER. TILE AS SCHED. ON CEMENT BACKER BD. RE: RM. FIN. SCHED. & LEGEND
9.3	PREFIN. WOOD SIDING, ON DRAINAGE PLANE SPACER AS SCHED.
9.4	(3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
9.5	BASE AS SCHED.
9.6	BACK SPLASH AS SCHED.

9.7	RE: RM. FIN. SCHED. & LEGEND
	COUNTERTOP AND SPLASH AS SELECTED BY OWNER

DIVISION 10 SPECIALTIES	
10.1	ACCESS PANEL AS SCHED.
10.2	RANGE EXHAUST WALL VENTS
DIVISION 11 EQUIPMENT	
11.1	RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12 FURNISHINGS	
12.1	NOT USED
SPECIAL CONSTRUCTION	
13.1	NOT USED
DIVISION 14 CONVEYING SYSTEMS	
14.1	NOT USED
DIVISION 15 MECHANICAL	
15.1	PLUMBING FIXTURE AS SCHED.
15.2	MECHANICAL EQUIP. AS SCHED.
DIVISION 16 ELECTRICAL	
16.1	ELECTRICAL LIGHT FIXTURE AS SCHED.
	RE: REFLECTED CLG. FIN.
16.2	APPLIANCE AS SCHED. RE: ELECT./PLUMB. FIN.
M.E.P. NOTES:	
	GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO

RESIDENCE.	
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.	
15.2	MECHANICAL EQUIP. AS SCHED.
DIVISION 16 ELECTRICAL	
16.1	ELECTRICAL LIGHT FIXTURE AS SCHED.
	RE: REFLECTED CLG. FIN.
16.2	APPLIANCE AS SCHED. RE: ELECT./PLUMB. FIN.
M.E.P. NOTES:	
	GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO
	RESIDENCE.
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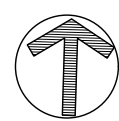
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JOSEPH M. SMITH, #15214

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS 78212

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DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526
ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRG. FINAL



01.attic PLAN
SCALE: 3/16" = 1'-0"

SHEET TITLE:
attic PLAN
SHEET NO.

A2.2

A

B

C

D

E

- DIVISION 1
1.1 NOT USED
DIVISION 2 SITE CONSTRUCTION
2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5" CONC. W/ SALT FINISH
2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RQMTS.
2.3 EXISTING STREET TO REMAIN
2.4 NEW STREET APPROACH PER CITY OF S.A. RQMTS.
2.5 PLASTIC "GRASSCRETE" SYSTEM ON COMPACTED PAD SLOPED TO DRAIN FILLED WITH GREY GRAVEL
2.6 TREES TO REMAIN
2.7 PTD. STEEL FENCE 3/4" DIA. HORIZONTAL RODS @ 8" O.C. WITH 2" DIA. STEEL SQ. POSTS SET IN CONCRETE @ 60" O.C. MAX.
3" O" X 6" O" SWINGING GATE AND HARDWARE TO MATCH FENCE(2.7)
2.9 NEW SALT FIN. CONC. SUB WALKWAY SET IN LANDSCAPING
2.10 NEW CONCRETE HVAC EQPMT. PADS
2.11 (2) 2" PVC SLEEVES -G.C. TO COORDINATE LOCATIONS
2.12 NEW 6'-0" TALL FENCING- 1X6 W.R.C. RUN HORIZONTAL @ 8" O.C. W/ 4" STL
2.13 NEW 6'-0" TALL GATE TO MATCH (2.12)
2.14 NEW TREE TO COMPLY W/ C.O.S.A. RQMTS. FOR NEW RESIDENTIAL PROJECTS
DIVISION 3 CONCRETE
3.1 CONCRETE SLAB W/ BURNISHED PLASTER FINISH COAT
3.2 SAWCUT JOINT AS SCHED.

- 3.3 FLOATING CONCRETE TREADS, RE. STRUC. DWGS.
DIVISION 4 MASONRY
4.1 NOT USED
4.1 BRICK VENEER AS SCHED. -G.C. TO SELECT BRICK, NATURAL FACE CHOPPED
RECTANGULAR SHAPES- 3 1/2", 2 1/4", 7 1/2", TOOLED JOINT W/ NATURAL GREY MORTAR
4.2 BRICK PROJECTING SILL-
4.3 BRICK PROJECTING HEAD- SEE 4.1
4.4 STONE VENEER #2 AS SCHED. LAMPASSAS (SAN SABA) NATURAL FACE CHOPPED
RECTANGULAR SHAPES- 30% 12", 40% 8", 30% 4" X RANDOM LENGTHS, TOOLED JOINT W/ NATURAL GREY MORTAR
4.4A SAME AS 4.4, BUT W/ DRYSTACK PATTERN
DIVISION 5 METALS
5.1 STL COLUMN
5.2 STEEL BEAM AS DET. & SCHED.; RE. STRUCT. DWGS.
5.3 PTD. STL CHANNEL; RE. STRUCT. DWGS.
5.4 PTD. STL 36" H. GUARDRAIL- 3/4" DIA. STL RODS RUN HORIZONTAL @ 4" O.C. W/ 1"X4" TOP RAIL AND 1"X1"X4" SUPPORTS AS INDICATED
DIVISION 6 WOODS AND PLASTICS
6.1 PTD. WOOD COLUMN AS SCHED. RE. STRUCT. DWGS.
6.2 PTD. WOOD BEAM AS SCHED. - RE. STRUCT. DWGS.
6.3 1 X6 CLR. SEALED IPE WOOD DECKING W/ CONCEALED FASTENERS
6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. - RE. STRUCT. DWGS.

- 6.5 BASE CABINET AS SCHED., RE. RM. FIN. SCHED. & LEGEND
6.6 UPPER CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.7 WALL CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.8 CLOTHES ROD
CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
RE. RM. FIN. SCHED. & LEGEND
6.10 CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11 T/G WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12 PTD. SHELVING VRRY W/ G.C.
DIVISION 7 THERMAL/MOISTURE PROTECTION
7.1 STANDING SEAM SNAP LOCK MTL ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A 12" VERTICAL HEIGHT ON CENTER/AT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS -CONCEALED FASTENERS W/WRAPPED CORNERS,TYP.ARCH. TO VERIFY ALL JOINT, PANEL HT.N AND PATTERN
24 GA. PREFIN. MTL. COLOR T.B.D.
7.4 MTL. CAP FLASHING AS SCHED. 24 GA. PREFIN. MTL. COLOR T.B.D..
7.5 MTL. SCUPPER AS SCHED. - 24 GA. PREFIN. MTL. COLOR T.B.D.
7.6 MTL. FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7 SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8 ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM

- WRAP
7.9 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11 12" BEAM EXTENSION CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM

- DIVISION 8 DOOR AND WINDOWS
8.1 WINDOW AS SCHED. -WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2 DOOR(S) AS SCHED TO MATCH WINDOWS
8.3 GARAGE DOOR AS SCHED.
8.4 TEMPERED GLASS FRAMELESS PANEL
8.5 FLOATING MIRROR

- DIVISION 9 FINISHES
9.1 PTD. GYP. BD. FIN. AS SCHED.
RE. RM. FIN. SCHED. & LEGEND
9.2 CER. TILE AS SCHED. ON CEMENT BACKER BD. RE. RM. FIN. SCHED. & LEGEND
9.3 PREFIN. WOOD SIDING. ON DRAINAGE PLANE SPACER AS SCHED.
9.4 (3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH
ON LATH PAPER
9.5 BASE AS SCHED.
9.6 BACKSPLASH AS SCHED.

- 9.7 RE. RM. FIN. SCHED. & LEGEND
COUNTERTOP AND SPLASH AS SELECTED BY OWNER

- DIVISION 10 SPECIALTIES
10.1 ACCESS PANEL AS SCHED.
10.2 RANGE EXHAUST WALL VENTS
DIVISION 11 EQUIPMENT
11.1 RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12 FURNISHINGS
12.1 NOT USED
DIVISION 13 SPECIAL CONSTRUCTION
13.1 NOT USED
DIVISION 14 CONVEYING SYSTEMS
14.1 NOT USED
DIVISION 15 MECHANICAL
15.1 PLUMBING FIXTURE AS SCHED.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16 ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE. REFLECTED CLG. PIN.
16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. PIN.
M.E.P. NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO

- RESIDENCE.
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.

- 15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16 ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE. REFLECTED CLG. PIN.
16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. PIN.
M.E.P. NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE.
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THESE DRAWING ARE INCOMPLETE-NOT FOR PERMIT OR BIDDING
JOSEPH M. SMITH #12114

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS. 78212

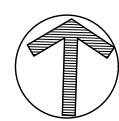
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DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526
ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRC FINAL

SHEET TITLE:
roof PLAN

SHEET NO.

A2.3



01.roofPLAN
SCALE: 1/4" = 1'-0"

A

B

C

D

E

- DIVISION 1
1.1 NOT USED
DIVISION 2: SITE CONSTRUCTION
2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5" CONC. W/ SALT FINISH
2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RQMTS.
2.3 EXISTING STREET TO REMAIN
2.4 NEW STREET APPROACH PER CITY OF S.A. RQMTS.
2.5 PLASTIC "GRASSCRETE" SYSTEM ON COMPACTED PAD SLOPED TO DRAIN FILLED WITH GREY GRAVEL
2.6 TREES TO REMAIN
2.7 PTD. STEEL FENCE-4" DIA. HORIZONTAL RODS @ 8" O.C. WITH 2" DIA. STEEL SQ. POSTS SET IN CONCRETE @ 60" O.C. MAX.
2.8 3'0" X 6'0" SWINGING GATE AND HARDWARE TO MATCH FENCE[2.7]
2.9 NEW SALT FIN. CONC. SUB WALKWAY SET IN LANDSCAPING
2.10 NEW CONCRETE HVAC EQUIPMT. PADS
2.11 [2] 2" PVC SLEEVES -G.C. TO COORDINATE LOCATIONS
2.12 NEW 6'0" TALL FENCING- 1X6 W.R.C. RUN HORIZONTAL @ 8" O.C. W/ 4" STL
2.13 NEW 6'0" TALL GATE TO MATCH [2.12]
2.14 NEW TREE TO COMPLY W/ C.O.S.A. RQMTS. FOR NEW RESIDENTIAL PROJECTS
DIVISION 3: CONCRETE
3.1 CONCRETE SUB W/ BURNISHED PLASTER FINISH COAT
3.2 SAWCUT JOINT AS SCHED.

- 3.3 FLOATING CONCRETE TREADS, RE. STRUC. DWGS.
DIVISION 4: MASONRY
4.1 NOT USED
4.11 BRICK VENEER AS SCHED.-G.C. TO SELECT BRICK, NATURAL FACE CHOPPED RECTANGULAR SHAPES- 3 1/2", 2 1/4", 7 1/2", TOOLED JOINT W/ NATURAL GREY MORTAR
4.2 BRICK PROJECTING SILL-
4.3 BRICK PROJECTING HEAD-SEE 4.1
4.4 STONE VENEER #2 AS SCHED.-JAMPASSAS (SAN SABA) NATURAL FACE CHOPPED RECTANGULAR SHAPES- 30S 12", 40S 8", 30S 4" X RANDOM LENGTHS, TOOLED JOINT W/ NATURAL GREY MORTAR
4.4A SAME AS 4.4, BUT W/ DRYSTACK PATTERN
DIVISION 5: METALS
5.1 STL COLUMN
5.2 STEEL BEAM AS DET. & SCHED.; RE. STRUC. DWGS.
5.3 PTD. STL CHANNEL, RE. STRUC. DWGS.
5.4 PTD. STL 36" H. GUARDRAIL-4" DIA. STL RODS RUN HORIZONTAL @ 4" O.C. W/ 1"X6 TOP RAIL AND 1"X1"X6" SUPPORTS AS INDICATED
DIVISION 6: WOODS AND PLASTICS
6.1 PTD. WOOD COLUMN AS SCHED.-RE.STRUC. DWGS.
6.2 PTD. WOOD BEAM AS SCHED.-RE.STRUC. DWGS.
6.3 1"X6 CIB. SEALED PIR WOOD DECKING W/ CONCEALED FASTENERS
6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED.-RE.STRUC. DWGS.

- 6.5 BASE CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.6 UPPER CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.7 WALL CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
6.8 CLOTHES ROD
6.9 CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
RE. RM. FIN. SCHED. & LEGEND
6.10 CUR. ST. GRADE-HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11 T/G WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12 PTD. SHELVING VERY W/ G.C.
DIVISION 7: THERMAL/MOISTURE PROTECTION
7.1 STANDING SEAM SNAP LOCK MTL ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A 12" VERTICAL HEIGHT ON CENTERFLAT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS -CONCEALED FASTENERS W/WRAPPED CORNERS.TYP-ARCH. TO VERIFY ALL JOINT, PANEL HT.N AND PATTERN
7.4 24 GA. PREFIN. MTL. COLOR T.B.D.
7.5 MTL. CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.6 MTL. SCUPPER AS SCHED.- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7 SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8 ALUM. WRAP TO MATCH WINDOW FINISH-TO INCLUDE COLUMN AND BEAM

- WRAP
7.9 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11 12" BEAM EXTENSION CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM
DIVISION 8: DOOR AND WINDOWS
8.1 WINDOW AS SCHED.-WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2 DOOR(S) AS SCHED TO MATCH WINDOWS
8.3 GARAGE DOOR AS SCHED.
8.4 TEMPERED GLASS FRAMELESS PANEL
8.5 FLOATING MIRROR
DIVISION 9: FINISHES
9.1 PTD. GRP. BD. FIN. AS SCHED.
RE. RM. FIN. SCHED. & LEGEND
9.2 CER. TILE AS SCHED. ON CEMENT BACKER BD. RE. RM. FIN. SCHED. & LEGEND
9.3 PREFIN. WOOD SIDING ON DRAINAGE PLANE SPACER AS SCHED.
9.4 [3] COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
9.5 BASE AS SCHED.
9.6 BACKSPASH AS SCHED.

- RE. RM. FIN. SCHED. & LEGEND
9.7 COUNTERTOP AND SPLASH AS SELECTED BY OWNER
DIVISION 10: SPECIALTIES
10.1 ACCESS PANEL AS SCHED.
10.2 RANGE EXHAUST WALL VENTS
DIVISION 11: EQUIPMENT
11.1 RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12: FURNISHINGS
12.1 NOT USED
DIVISION 13: SPECIAL CONSTRUCTION
13.1 NOT USED
DIVISION 14: CONVEYING SYSTEMS
14.1 NOT USED
DIVISION 15: MECHANICAL
15.1 PLUMBING FIXTURE AS SCHED.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16: ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE. REFLECTED CLG. FIN.
RE. REFLECTED CLG. FIN.
16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. FIN.
M.E.P. NOTES
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO

- RESIDENCE
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16: ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE. REFLECTED CLG. FIN.
16.2 APPLIANCE AS SCHED. RE. ELECT./PLUMB. FIN.
M.E.P. NOTES
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE
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THESE DRAWINGS ARE INCOMPLETE. NOT FOR TRAVEL OR BIDDING.
JOSEPH M. SMITH #15214

02.15.2019
THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS 78212

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DRAWN STAFF
CHECKED JMS
DATE 11.10.2018
PROJECT NO. 2526

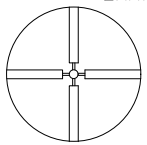
ISSUE DATES
11.19.2016 PRELIM
01.03.2019 PRELIM
01.10.2019 REVIEW
02.15.2019 HDRC FINAL

SHEET TITLE
reflected ceiling PLAN
SHEET NO.

A2.4

LIGHTING LEGEND ALL FINISHES TO BE SELECTED BY OTHERS

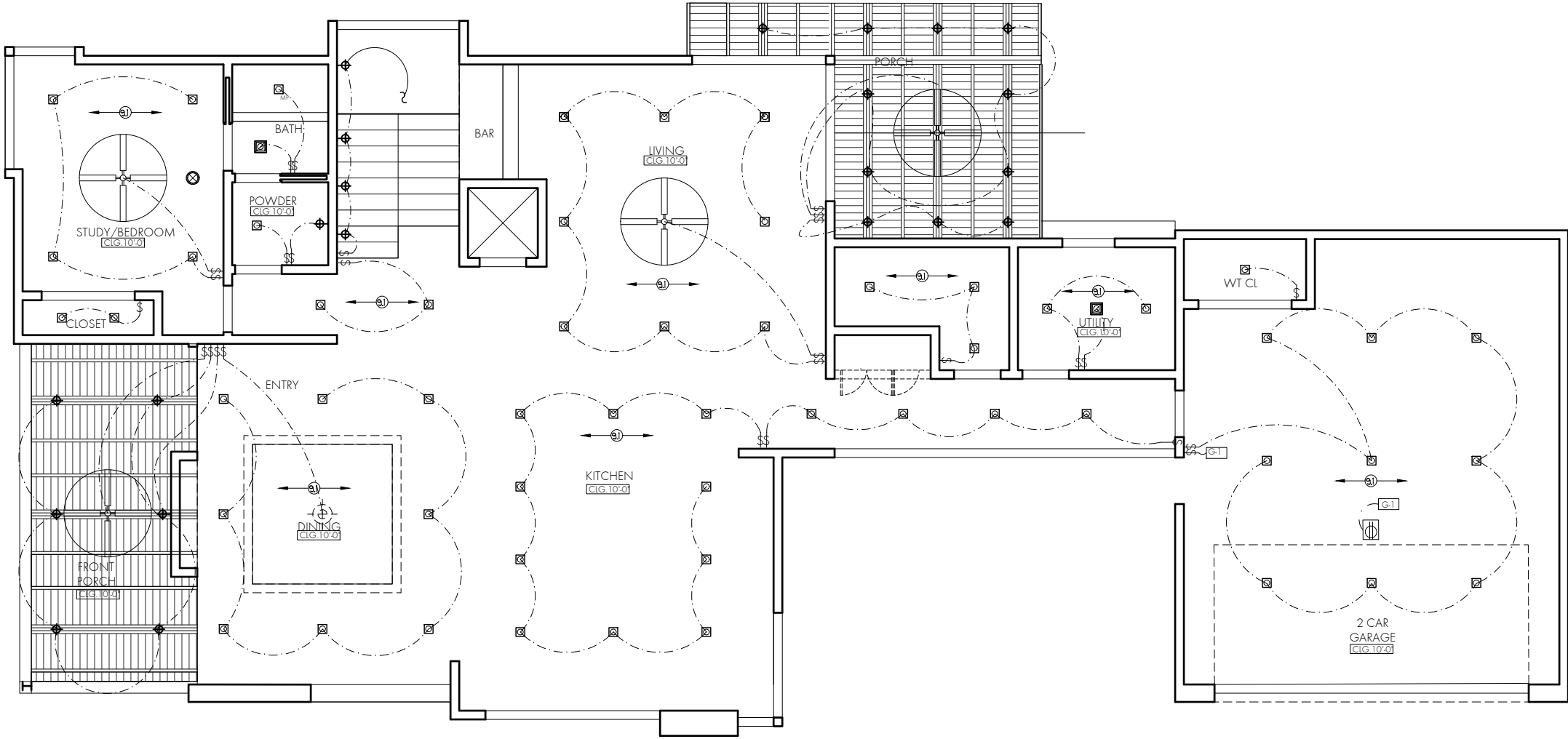
- CEILING MTD. LT. FIXTURE
WALL MTD. LT. FIXTURE
CEILING MTD. PENDANT LT. FIXTURE
EXT. FLOOD LT. FIXTURE
RECESSED LT. FIXTURE
STRIP U.C. LT. FIXTURE
EXHAUST FAN w/ LIGHT



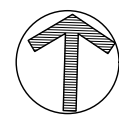
CEILING FAN

1x8 FLOUR.
CLG. MOUNT. FIXT.

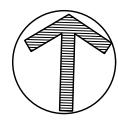
CARBON MONOXIDE/SMOKE DETECTOR



01.firstlevel-reflectedceilingPLAN
SCALE: 1/4" = 1'-0"



01.attic-reflectedceilingPLAN
SCALE: 1/4" = 1'-0"



01.secondlevel-reflectedceilingPLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE:
reflectedceilingPLAN
SHEET NO.

A2.5

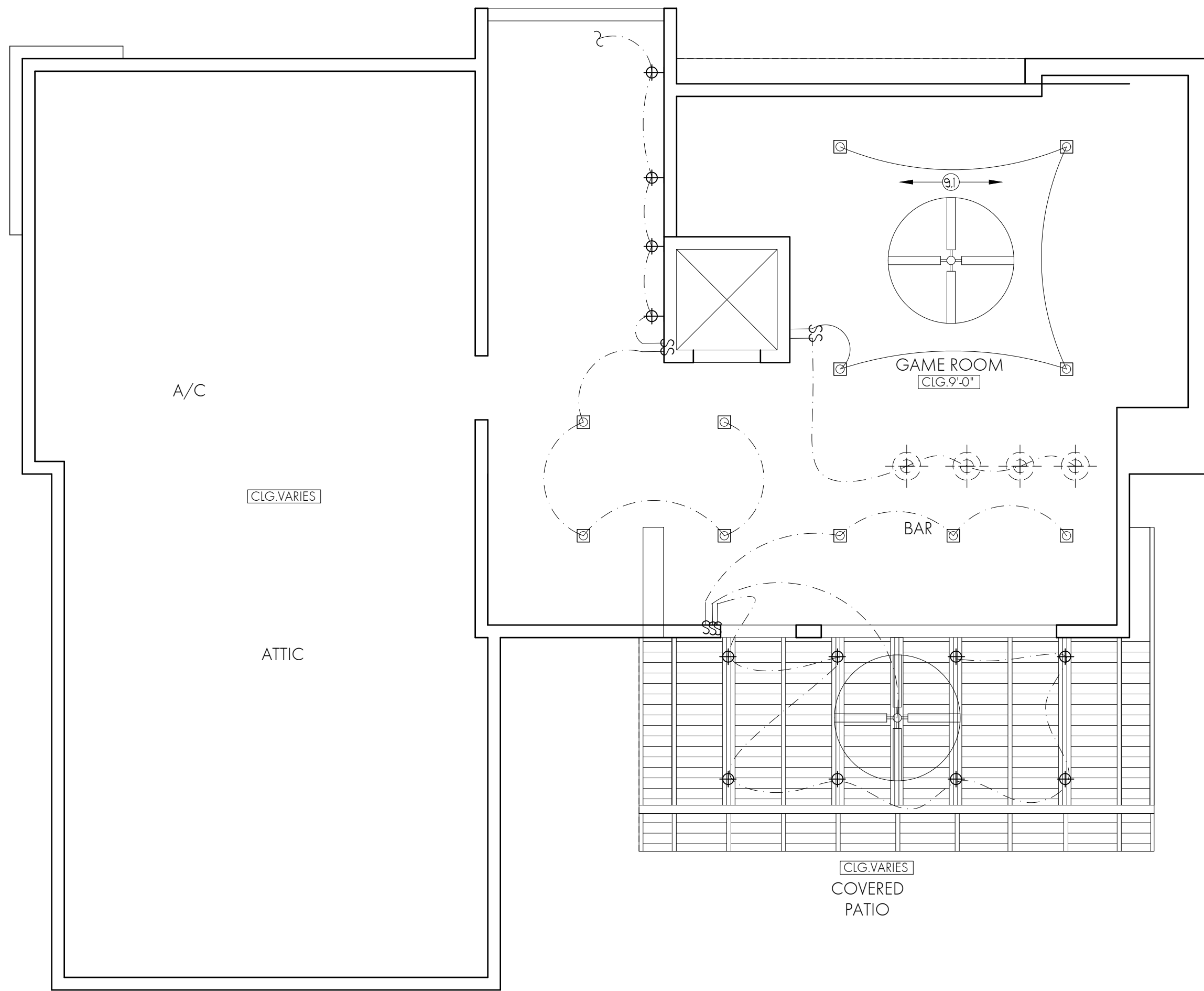
A

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- 6.5 BASE CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
6.6 UPPER CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
6.7 WALL CABINET AS SCHED.; RE: RM. FIN. SCHED. & LEGEND
6.8 CLOTHES ROD
CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
RE: RM. FIN. SCHED. & LEGEND
6.10 CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11 T/G WD. SOFT NOTE. CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12 PTD. SHEAVING VRFY W/ G.C.
DIVISION 7.THERMAL/MOISTURE PROTECTION
7.1 STANDING SEAM SNAP LOCK MTL ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A AT ALL PARAPETS CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP. ARCH. TO VERIFY ALL JOINT, PANEL HTN AND PATTERN.
24 GA. PREFIN. MTL. COLOR T.B.D.
7.4 MTL. CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.5 MTL. SCUPPER AS SCHED.- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.6 MTL. FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7 SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8 ALUM. WRAP TO MATCH WINDOW FINISH- TO INCLUDE COLUMN AND BEAM

- 7.9 WRAP.
7.9 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11 12" BEAM EXTENSION CAP FLASHING 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM

- DIVISION 8.DOOR AND WINDOWS
8.1 WINDOW AS SCHED.- WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2 DOOR(S) AS SCHED- TO MATCH WINDOWS
8.3 GARAGE DOOR AS SCHED.
8.4 TEMPERED GLASS FRAMELESS PANEL
8.5 FLOATING MIRROR
DIVISION 9.FINISHES
9.1 PTD. GYP. BD. FIN. AS SCHED.
RE: RM. FIN. SCHED. & LEGEND
9.2 CER. TILE AS SCHED. ON CEMENT BACKER BD. RE: RM. FIN. SCHED. & LEGEND
9.3 PREFIN. WOOD SIDING. ON DRAINAGE PLANE SPACER AS SCHED.
9.4 [3] COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
9.5 BASE AS SCHED.
9.6 BACKSPLASH AS SCHED.

- 9.7 RE: RM. FIN. SCHED. & LEGEND
COUNTERTOP AND SPLASH AS SELECTED BY OWNER

- DIVISION 10.SPECIALTIES
10.1 ACCESS PANEL AS SCHED.
10.2 RANGE EXHAUST WALL VENTS
DIVISION 11.EQUIPMENT
11.1 RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12.FURNISHINGS
12.1 NOT USED
DIVISION 13.SPECIAL CONSTRUCTION
13.1 NOT USED
DIVISION 14.CONVEYING SYSTEMS
14.1 NOT USED
DIVISION 15.MECHANICAL
15.1 PLUMBING FIXTURE AS SCHED.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16.ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE: REFLECTED CLG. FIN.
16.2 APPLIANCE AS SCHED. RE: ELECT./PLUMB. PIN.
M.E.P. NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE

- RESIDENCE
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16.ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE: REFLECTED CLG. FIN.
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JOSEPH M. SMITH, #15214

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS. 78212

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DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526
ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRC FINAL

SHEET TITLE:
reflectedceilingPLAN
SHEET NO.

A

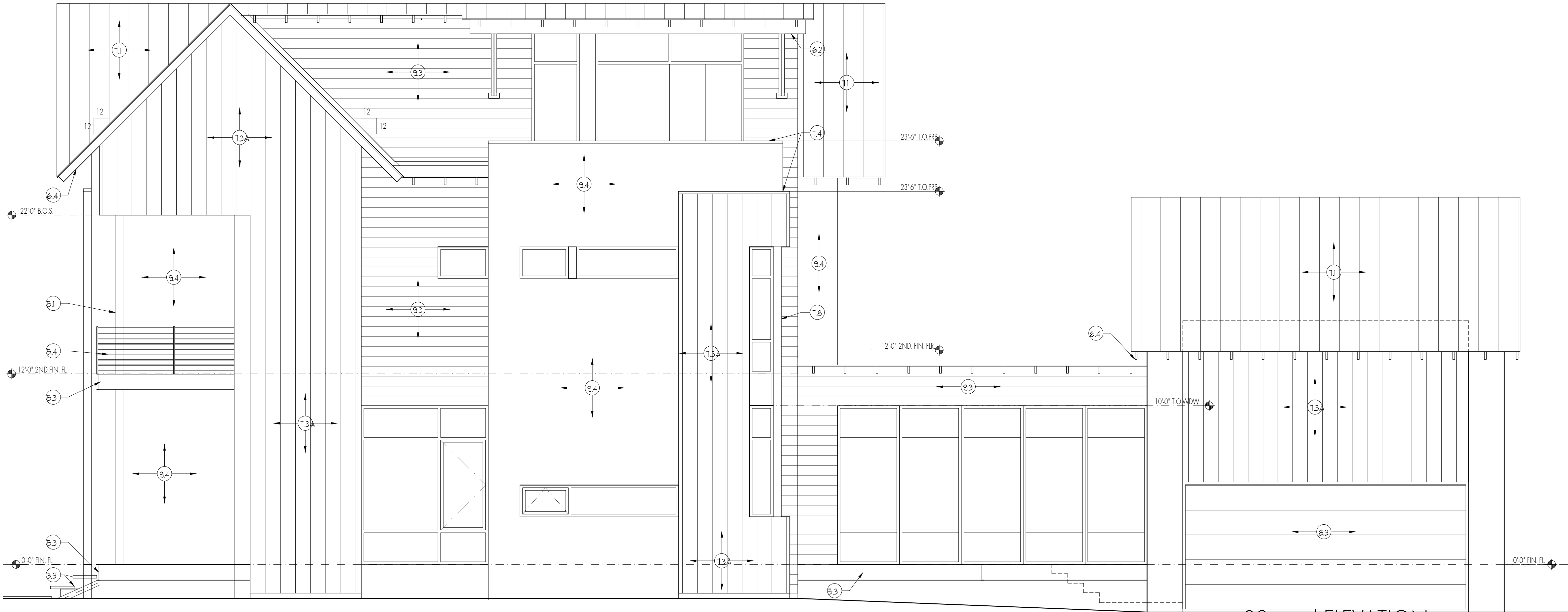
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C

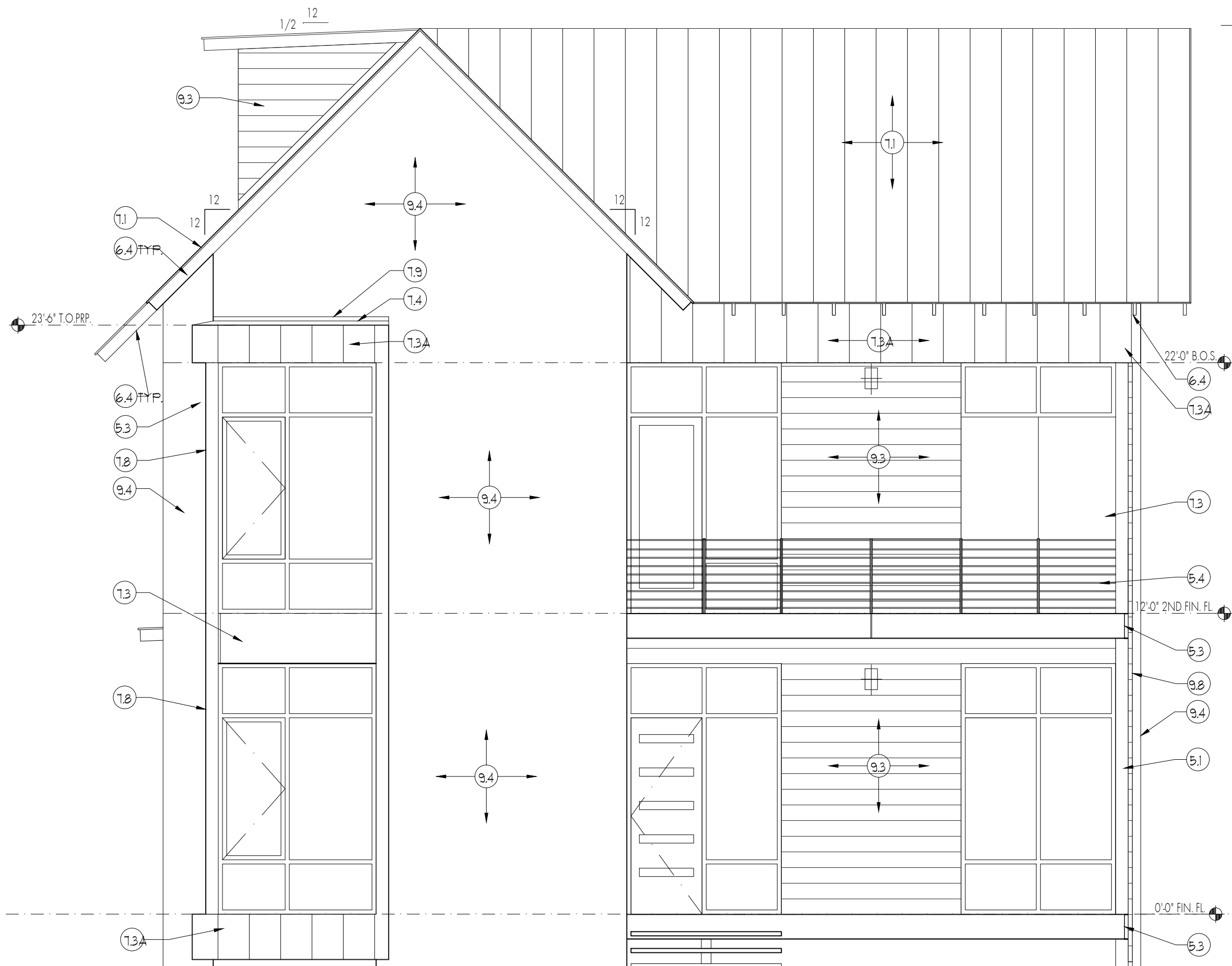
D

E

- DIVISION 1
- 1.1 NOT USED
- DIVISION 2-SITE CONSTRUCTION
- 2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5" CONC. W/ SALT FINISH
- 2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RQMTS.
- 2.3 EXISTING STREET TO REMAIN
- 2.4 NEW STREET APPROACH PER CITY OF S.A. RQMTS
- 2.5 PLASTIC "GRASSCRETE" SYSTEM ON COMPACTED PAD SLOPED TO DRAIN FILLED WITH GREY GRAVEL
- 2.6 TREES TO REMAIN
- 2.7 PTD. STEEL FENCE 1/2" DIA. HORIZONTAL RODS @ 8" O.C. WITH 2" DIA. STEEL SQ. POSTS SET IN CONCRETE @ 60" O.C. MAX.
- 2.8 3'-0" X 6'-0" SWINGING GATE AND HARDWARE TO MATCH FENCE(2/7)
- 2.9 NEW SALT FIN. CONC. SLAB WALKWAY SET IN LANDSCAPING
- 2.10 NEW CONCRETE HVAC EQUIP. PADS
- 2.11 (2) 2" PVC SLEEVES- G.C. TO COORDINATE LOCATIONS
- 2.12 NEW 6'-0" TAIL FENCING- 1X6 W.R.C. RUN HORIZONTAL @ 8" O.C. W/ 4" STL. POSTS @ 72" O.C. SET IN CONC.
- 2.13 NEW 6'-0" TAIL GATE TO MATCH (2.12)
- 2.14 NEW TREE TO COMPLY W/ C.O.S.A. RQMTS. FOR NEW RESIDENTIAL PROJECTS
- DIVISION 3-CONCRETE
- 3.1 CONCRETE SLAB W/ BURNISHED PLASTER FINISH COAT
- 3.2 SAWCUT JOINT AS SCHED.
- 3.3 FLOATING CONCRETE TREADS, RE. STRUC. DWGS.
- DIVISION 4-MASONRY
- 4.1 NOT USED
- DIVISION 5-METALS
- 5.1 STL. COLUMN
- 5.2 STEEL BEAM AS DET. & SCHED.; RE. STRUCT. DWGS.
- 5.3 PTD. STL. CHANNEL; RE. STRUCT. DWGS.
- 5.4 PTD. STL. 36" H. GUARDRAIL-1/2" DIA. STL. RODS RUN HORIZONTAL @ 4" O.C. W/ 1"x1/2" TOP RAIL AND 1"x1"x1/2" SUPPORTS AS INDICATED
- DIVISION 6-WOODS AND PLASTICS
- 6.1 PTD. WOOD COLUMN AS SCHED.- RE.STRUC. DWGS.
- 6.2 PTD. WOOD BEAM AS SCHED.- RE.STRUC. DWGS.
- 6.3 1 X6 CLR. SEALED IPE WOOD DECKING W/ CONCEALED FASTENERS
- 6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED.-RE.STRUC. DWGS.
- 6.5 BASE CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
- 6.6 UPPER CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
- 6.7 WALL CABINET AS SCHED.; RE. RM. FIN. SCHED. & LEGEND
- 6.8 CLOTHES ROD
- 6.9 CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
- RE: RM. FIN. SCHED. & LEGEND
- 6.10 CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
- 6.11 1/2" WD. SOFFIT NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
- 6.12 PTD. SHELVING W/RY W/ G.C.
- DIVISION 7-THERMAL/MOISTURE PROTECTION
- 7.1 STANDING SEAM SNAP LOCK MTL. ROOF SYSTEM AS SCHED. COLOR T.B.D.
- 7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
- 7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
- 7.3A 12" VERTICAL HEIGHT ON CENTER/AT PANEL-HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS -CONCEALED FASTENERS W/WRAPPED CORNERS.TYP.ARCH. TO VERIFY ALL JOINT, PANEL HT.N AND PATTERN
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- 7.4 MTL. CAP FLASHING AS SCHED. 24 GA. PREFIN. MTL. COLOR T.B.D.
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- 7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
- 7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM
- 7.14 PREFIN. MTL. SOFFIT PANELS-24 GA. PREFIN. MTL. COLOR T.B.D.
- 7.15 CONT. GUTTER-24 GA. PREFIN. MTL. COLOR T.B.D.W/CHAIN LEADER
- DIVISION 8-DOOR AND WINDOWS
- 8.1 WINDOW AS SCHED.-WOOD CLAD EXTERIOR ALUMINUM PREFIN. FINISH
- 8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
- 8.2 DOOR(S) AS SCHED-TO MATCH WINDOWS
- 8.3 GARAGE DOOR AS SCHED
- 8.4 TEMPERED GLASS FRAMELESS PANEL
- 8.5 FLOATING MIRROR
- DIVISION 9-FINISHES
- 9.1 PTD. GYP. BD. FIN. AS SCHED.
- RE: RM. FIN. SCHED. & LEGEND
- 9.2 CER. TILE AS SCHED. ON CEMENT BACKER BD, RE: RM. FIN. SCHED. & LEGEND
- 9.3 PREFIN. WOOD SIDING- ON DRAINAGE PLANE SPACER AS SCHED.
- 9.4 (3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
- 9.5 BASE AS SCHED.
- 9.6 BACKSPLASH AS SCHED.
- RE: RM. FIN. SCHED. & LEGEND
- 9.7 COUNTERTOP AND SPLASH AS SELECTED BY OWNER
- DIVISION 10-SPECIALTIES
- 10.1 ACCESS PANEL AS SCHED.
- 10.2 RANGE EXHAUST WALL VENTS
- DIVISION 11-EQUIPMENT
- 11.1 RESIDENTIAL ELEVATOR AS SCHED.
- DIVISION 12-FURNISHINGS
- 12.1 NOT USED.
- DIVISION 13-SPECIAL CONSTRUCTION
- SPECIAL CONSTRUCTION
- 13.1 NOT USED
- DIVISION 14-CONVEYING SYSTEMS
- 14.1 NOT USED
- DIVISION 15-MECHANICAL
- 15.1 PLUMBING FIXTURE AS SCHED.
- 15.2 MECHANICAL EQUIP. AS SCHED.
- DIVISION 16-ELECTRICAL
- 16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
- RE: REFLECTED CIG. PLN.
- 16.2 APPLIANCE AS SCHED RE: ELECT./PLUMB. PLN.
- M.E.P. NOTES:
- GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE.
- GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.



02. south ELEVATION
SCALE: 1/4" = 1'-0"



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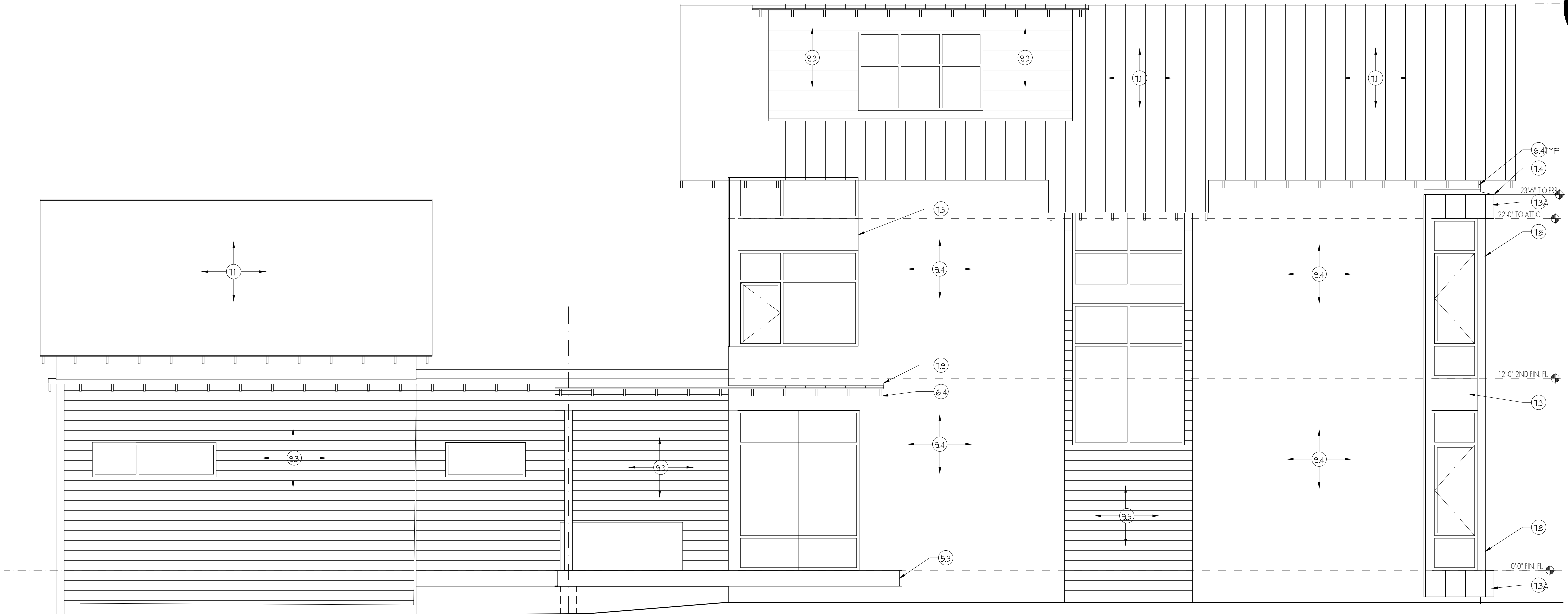
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- DIVISION 1
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- 16.2 APPLIANCE AS SCHED RE. ELECT./PLUMB. PLN.
- M.E.P. NOTES:
- GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE
- GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.



02. north ELEVATION

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



01. east ELEVATION

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



THESE DRAWING ARE INCOMPLETE. NOT FOR PERMIT OR BIDDING. JOSEPH W. SMITH #15214

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS. 78212

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DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526
ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRC FINAL

SHEET TITLE:
ELEVATIONS
SHEET NO.

A3.1

E



02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
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SHEET TITLE
ELEVATIONS
SHEET NO.

A4.1

A

B

C

D

E

- DIVISION 1
1.1 NOT USED
DIVISION 2: SITE CONSTRUCTION
2.1 CONC. DRIVEWAY AS SCHED. 3000 PSI 5" CONC. W/ SALT FINISH
2.2 SAW CUT EXISTING CURB PER NEIGHBORHOOD RQMTS
2.3 EXISTING STREET TO REMAIN
2.4 NEW STREET APPROACH PER CITY OF S.A. RQMTS
2.5 PLASTIC "GRASSCRETE" SYSTEM ON COMPACTED PAD SLOPED TO DRAIN FILLED WITH GREY GRAVEL
2.6 TREES TO REMAIN
2.7 PTD. STEEL FENCE 1/2" DIA. HORIZONTAL RODS @ 8" O.C. WITH 2" DIA. STEEL SQ. POSTS SET IN CONCRETE @ 60" O.C. MAX.
2.8 3' 0" X 6' 0" SWINGING GATE AND HARDWARE TO MATCH FENCE(2,7)
2.9 NEW SALT FIN. CONC. SLAB WALKWAY SET IN LANDSCAPING
2.10 NEW CONCRETE HVAC EQUIPMT. PADS
2.11 (2) 2" PVC SLEEVES - G.C. TO COORDINATE LOCATIONS
2.12 NEW 6' 0" TALL FENCING: 116 W.R.C. R/JN HORIZONTAL @ 8" O.C. W/ 4" STL. POSTS @ 72" O.C. SET IN CONC.
2.13 NEW 6' 0" TALL GATE TO MATCH (2.12)
2.14 NEW TREE TO COMPLY W/ C.O.S.A. RQMTS. FOR NEW RESIDENTIAL PROJECTS
DIVISION 3: CONCRETE
3.1 CONCRETE SLAB W/ BURNISHED PLASTER FINISH COAT
3.2 SAWCUT JOINT AS SCHED.
3.3 FLOATING CONCRETE TREADS, RE-STRUC. DWGS.
DIVISION 4: MASONRY
4.1 NOT USED
DIVISION 5: METALS
5.1 STL. COLUMN
5.2 STEEL BEAM AS DET. & SCHED.; RE-STRUC. DWGS.
5.3 PTD. STL. CHANNEL, RE-STRUC. DWGS.
5.4 PTD. STL. 36"X GUARDRAIL 1/2" DIA. STL. RODS RUN HORIZONTAL @ 4" O.C. W/ 1"X4" TOP RAIL AND 1"X1"X4" SUPPORTS AS INDICATED
DIVISION 6: WOODS AND PLASTICS
6.1 PTD. WOOD COLUMN AS SCHED. -RE-STRUC. DWGS.
6.2 PTD. WOOD BEAM AS SCHED. -RE-STRUC. DWGS.
6.3 1X6 CLR. SEALED PE WOOD DECKING W/ CONCEALED FASTENERS
6.4 PTD. EXPOSED 2X WOOD RAFTER TAIL AS SCHED. -RE-STRUC. DWGS.
6.5 BASE CABINET AS SCHED.; RE- RM. FIN. SCHED. & LEGEND
6.6 UPPER CABINET AS SCHED.; RE- RM. FIN. SCHED. & LEGEND
6.7 WALL CABINET AS SCHED.; RE- RM. FIN. SCHED. & LEGEND
6.8 CLOTHES ROD
6.9 CABINET PANEL FACE TO MATCH ADJACENT AS SCHED. PANEL FACE
RE- RM. FIN. SCHED. & LEGEND
6.10 CLR. ST. GRADE HARDWOOD SIDING W/ CONCEALED FASTENERS
6.11 T/G W/D. SOFTT. NOTE: CENTER LIGHTS/ FANS ETC. IN CENTER OF WOOD
6.12 PTD. SHELVING VARY W/ G.C.
DIVISION 7: THERMAL/MOISTURE PROTECTION
7.1 STANDING SEAM SNAP LOCK MTL ROOF SYSTEM AS SCHED. COLOR T.B.D.
7.2 CONTINUOUS METAL DRIP FLASHING-24 GA. PREFIN. MTL. COLOR T.B.D.
7.3 MTL. WALL PANEL TO MATCH WINDOW TYP. PREFIN. MTL. COLOR T.B.D.
7.3A 12" VERTICAL HEIGHT ON CENTER/AT PANEL HOOKED MTL. WALL PANEL SYSTEM AT ALL PARAPETS. CONCEALED FASTENERS W/ WRAPPED CORNERS, TYP. ARCH. TO VERIFY ALL JOINT, PANEL HT. N. AND PATTERN
24 GA. PREFIN. MTL. COLOR T.B.D.
7.4 MTL. CAP FLASHING AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.5 MTL. SCUPPER AS SCHED.-24 GA. PREFIN. MTL. COLOR T.B.D.
7.6 MTL. FLASHING/COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.7 SLOPED MTL. ROOF 24 GA. PREFIN. MTL. COLOR T.B.D.
7.8 ALUM. WRAP TO MATCH WINDOW FINISH-TO INCLUDE COLUMN AND BEAM WRAP
7.9 WALL FLASHING AND COUNTERFLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.10 RIDGE CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.11 12" BEAM EXTENSION CAP FLASHING- 24 GA. PREFIN. MTL. COLOR T.B.D.
7.12 ONE PIECE METAL VALLEY-24 GA. PREFIN. MTL. COLOR T.B.D.
7.13 ROOF JACK AS REQUIRED BY ROOF SYSTEM
7.14 PREFIN. MTL. SOFFIT PANELS-24 GA. PREFIN. MTL. COLOR T.B.D.
7.15 CONT. GUTTER- 24 GA. PREFIN. MTL. COLOR T.B.D. W/ CHAIN LEADER
DIVISION 8: DOOR AND WINDOWS
8.1 WINDOW AS SCHED. WOOD CLAD EXTERIOR ALUMINIUM PREFIN. FINISH
8.1A SPANDREL GLASS PANEL- PANEL TO MATCH WINDOW
8.2 DOOR(S) AS SCHED TO MATCH WINDOWS
8.3 GARAGE DOOR AS SCHED.
8.4 TEMPERED GLASS FRAMELESS PANEL
8.5 FLOATING MIRROR
DIVISION 9: FINISHES
9.1 PTD. GYP. BD. FIN. AS SCHED.
9.2 CER. TILE AS SCHED. ON CEMENT BACKER BD. RE- RM. FIN. SCHED. & LEGEND
9.3 PREFIN. WOOD SIDING. ON DRAINAGE PLANE SPACER AS SCHED.
9.4 (3) COAT 3/4" CEMENT PLASTER FINISH TO BE SELECTED BY G.C. ON METAL LATH ON LATH PAPER
9.5 BASE AS SCHED.
9.6 BACKSPASH AS SCHED.
9.7 RE- RM. FIN. SCHED. & LEGEND
COUNTERTOP AND SPLASH AS SELECTED BY OWNER
DIVISION 10: SPECIALTIES
10.1 ACCESS PANEL AS SCHED.
10.2 RANGE EXHAUST WALL VENTS
DIVISION 11: EQUIPMENT
11.1 RESIDENTIAL ELEVATOR AS SCHED.
DIVISION 12: FURNISHINGS
12.1 NOT USED
DIVISION 13: SPECIAL CONSTRUCTION
SPECIAL CONSTRUCTION
13.1 NOT USED
DIVISION 14: CONVEYING SYSTEMS
14.1 NOT USED
DIVISION 15: MECHANICAL
15.1 PLUMBING FIXTURE AS SCHED.
15.2 MECHANICAL EQUIP. AS SCHED.
DIVISION 16: ELECTRICAL
16.1 ELECTRICAL LIGHT FIXTURE AS SCHED.
RE- REFLECTED CLG. FIN.
16.2 APPLIANCE AS SCHED. RE- ELECT./PLUMB. FIN.
M.E.P. NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL SITE UTILITIES AND SERVICES TO RESIDENCE
GENERAL CONTRACTOR TO PROVIDE A COMPLETE WORKING SYSTEM.



02.buildingsection
SCALE: 1/4" = 1'-0"

01.buildingsection
SCALE: 1/4" = 1'-0"

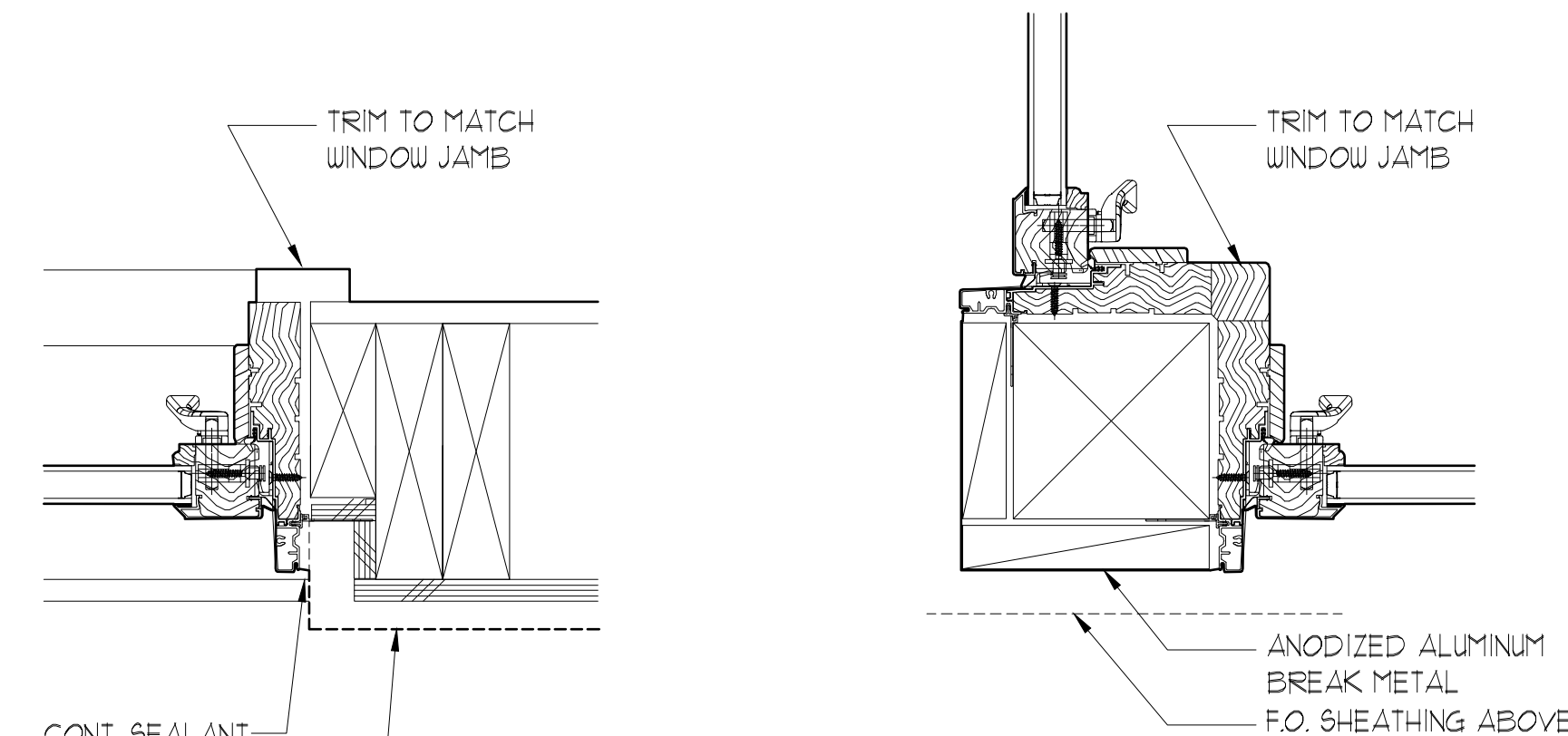
THE FARISH RESIDENCE AT TOBIN HILL
410 KENDALL ST.
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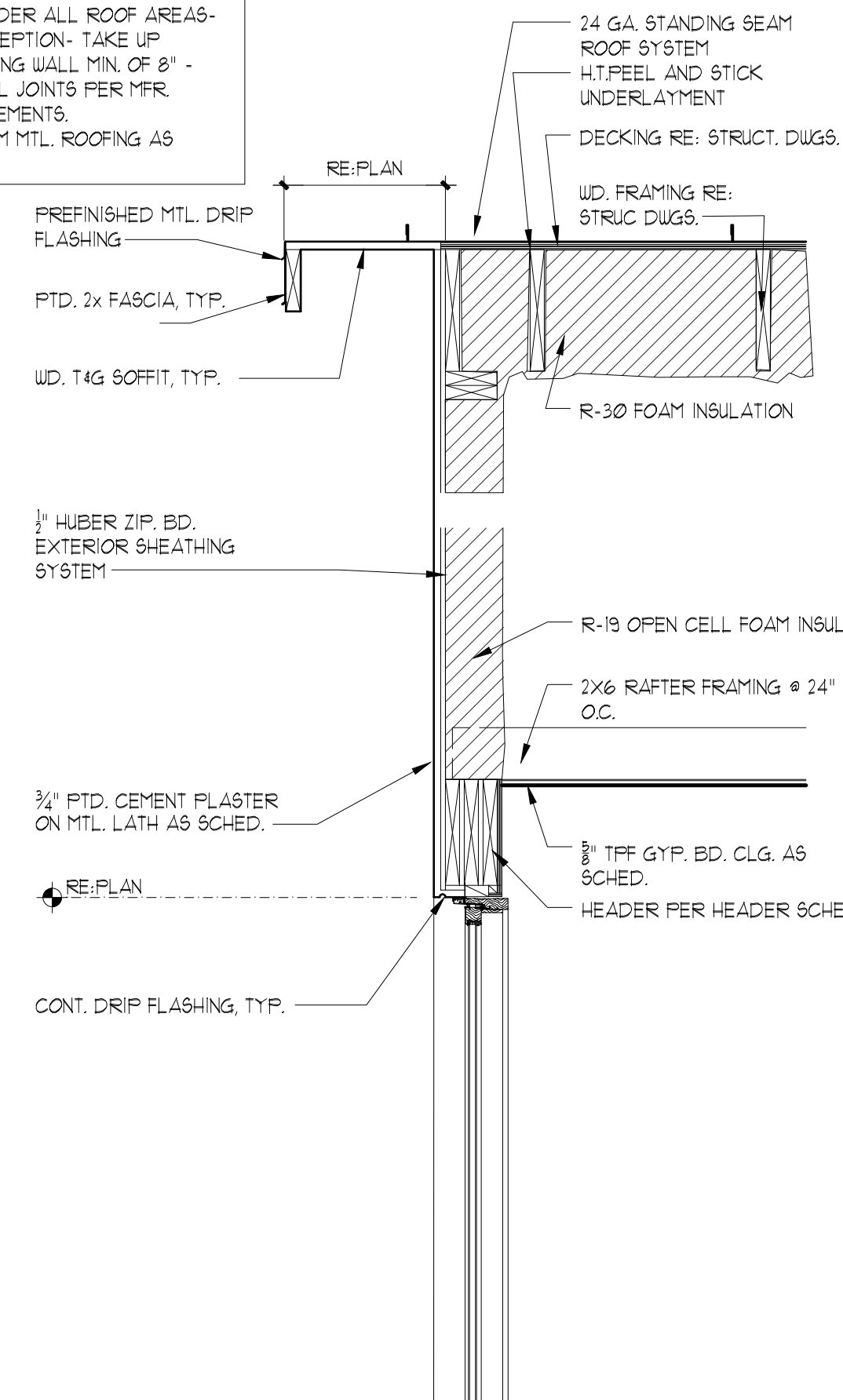
SHEET TITLE:
wall SECTIONS
SHEET NO.

A5.0



04.windowDETAILS
SCALE: 3" = 1'-0"

PEEL AND STICK ICE AND
WATERSHIELD UNDERLAYMENT-
TYP. UNDER ALL ROOF AREAS-
NO EXCEPTION- TAKE UP
ADJOINING WALL MIN. OF 8" -
LAP ALL JOINTS PER MFR
REQUIREMENTS.
ST. SEAM MTL. ROOFING AS
SCHED.



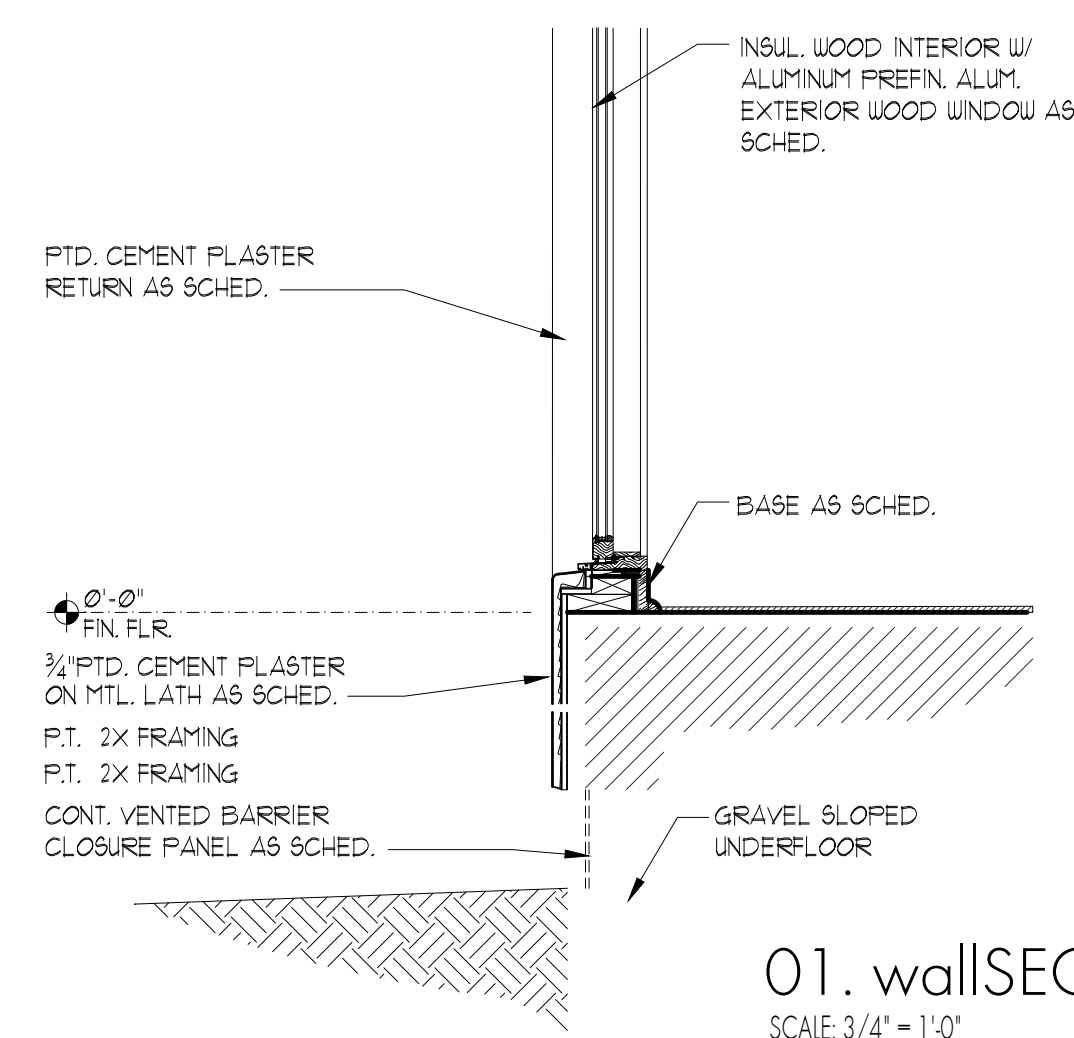
NOTE: G.C. TO PROVIDE STRUCTURAL ENGINEERING FOR
FOUNDATION, DECK FOUNDATION, DECK FRAMING, AND
BUILDING FRAMING.

- TYPICAL WALL FRAMING NOTES:
1. PROVIDE SHEAR FOUNDATION GALV. EMBEDS AS DIRECTED BY STRUCTURAL ENGINEER
 2. PROVIDE GALVANIZED 3/8" X 6" ANCHOR BOLTS @ 48" O.C. TYP. MINIMUM-RE: STRUCT. DUGS.
 3. PROVIDE PRESSURE TREATED 2X6 WALL SILL PLATES AT PERIMETER OF FOUNDATION
 4. ALL NAILS IN CONTACT W/ PRESSURE TREATED MATERIAL TO BE GALVANIZED
 5. 1/2 ZIP WALL @ ALL EXTERIOR WALL AREAS PROVIDE ZIP FLASHING SYSTEM. PROVIDE 2X BLOCKING AT ALL HORIZONTAL JOINTS MINIMUM-RE: STRUCT. DUGS.
 6. PROVIDE 2X6 EXTERIOR WALL FRAMING @ 16" O.C. PROVIDE DOUBLE PLATES AT ALL TOP OF WALLS
 7. PROVIDE FIBER REINFORCED THRU-WALL FLASHINGS AT ALL MATERIAL CHANGE LOCATIONS, BUILDING CORNERS, HORIZ. SHEATHING JOINTS, AND BASE OF ALL EXT. WALLS-FLASHING TO BE UNDER EXTERIOR SHEATHING AND FLASH TO OUTSIDE OF FLASHING. RE: STRUCT. DUGS.
 8. PROVIDE 40 MIL SELF ADHERING FLASHING AT ALL OPENINGS AND FLASHING AREAS- USE PRIMER AS PER MFR REQMTS.
 9. PROVIDE VAPOR PERMEABLE AIR BARRIER SYSTEM AS SCHED. W/ TAPED JOINTS OR G.C. ACCEPTED ALTERNATE AIR AND WATER VAPOR BARRIER
 10. SHEER WALL SUPPORT PER DETAIL-RE: STRUCT. DUGS.

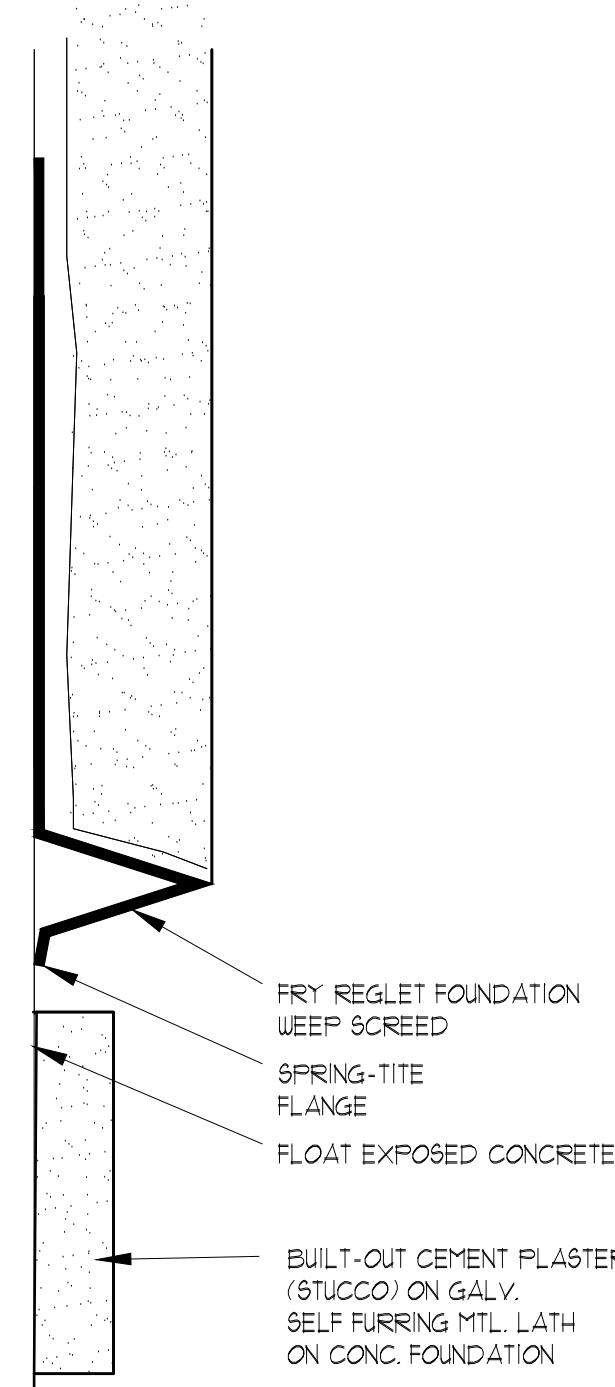
STONE VENEER AS SCHED.- SLOTTED GALV. ANCHORS @ 48" O.C. HORIZ. AND 24" O.C. VERTICALLY
MAINTAIN A MINIMUM OF 1 1/2" AIRSPACE
PROVIDE REINFORCED FLASHING @ ALL WINDOW SILLS, ROOF INTERSECTIONS, BASE FLASHING, ETC.
PROVIDE WEEPS @ 33" O.C.

LOAD BEARING HEADER SCHED.
MINIMUM-RE: STRUCT. DUGS.
MAX. 2 OR BETTER TYP.
SPAN OR BETTER

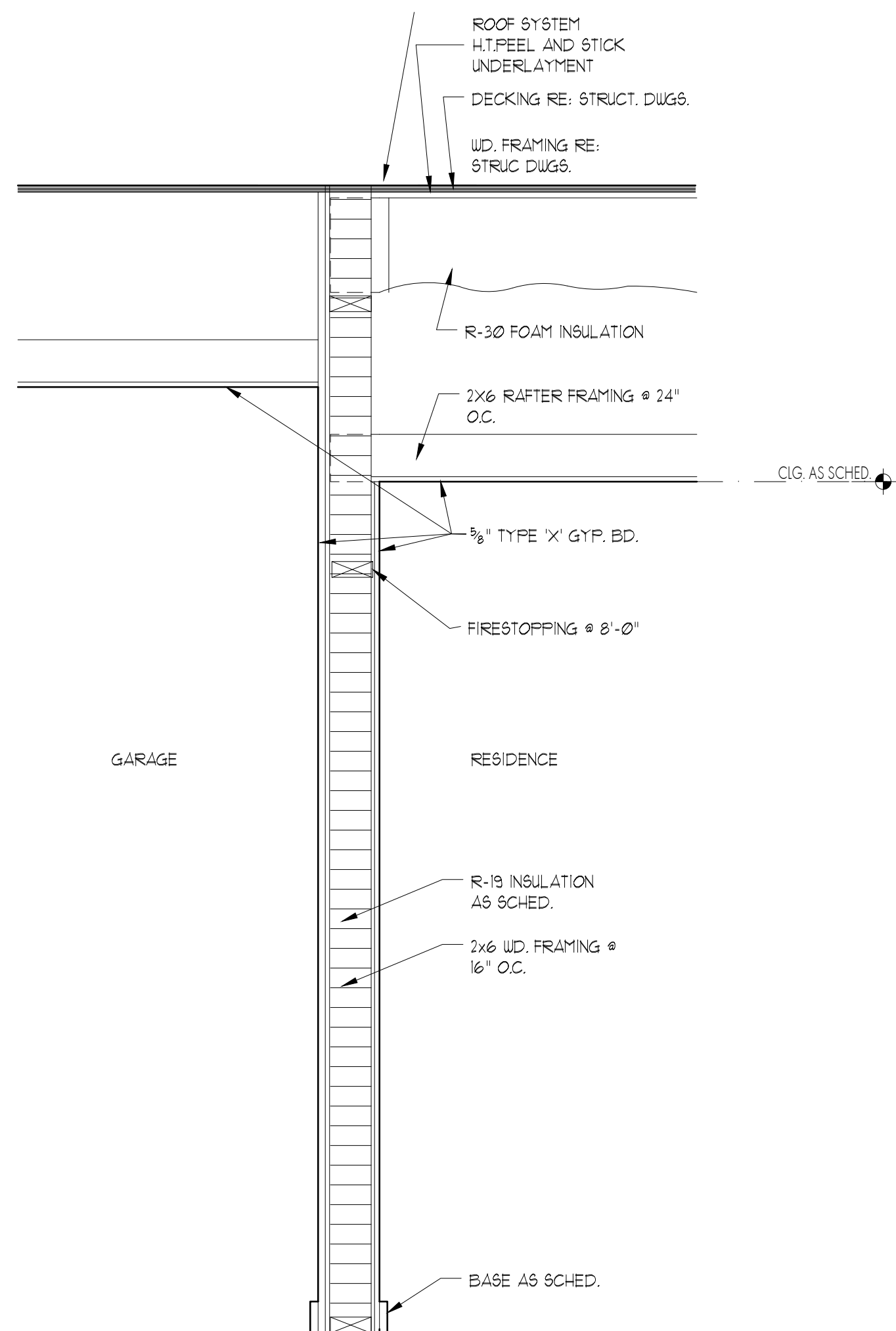
6'-0" (3/2X6 W/2 1/2" PLYWD.
8'-0" (3/2X8 W/2 1/2" PLYWD.
12'-0" (3/2X10 W/2 1/2" PLYWD.
15'-0" (3/2X12 W/2 1/2" PLYWD.



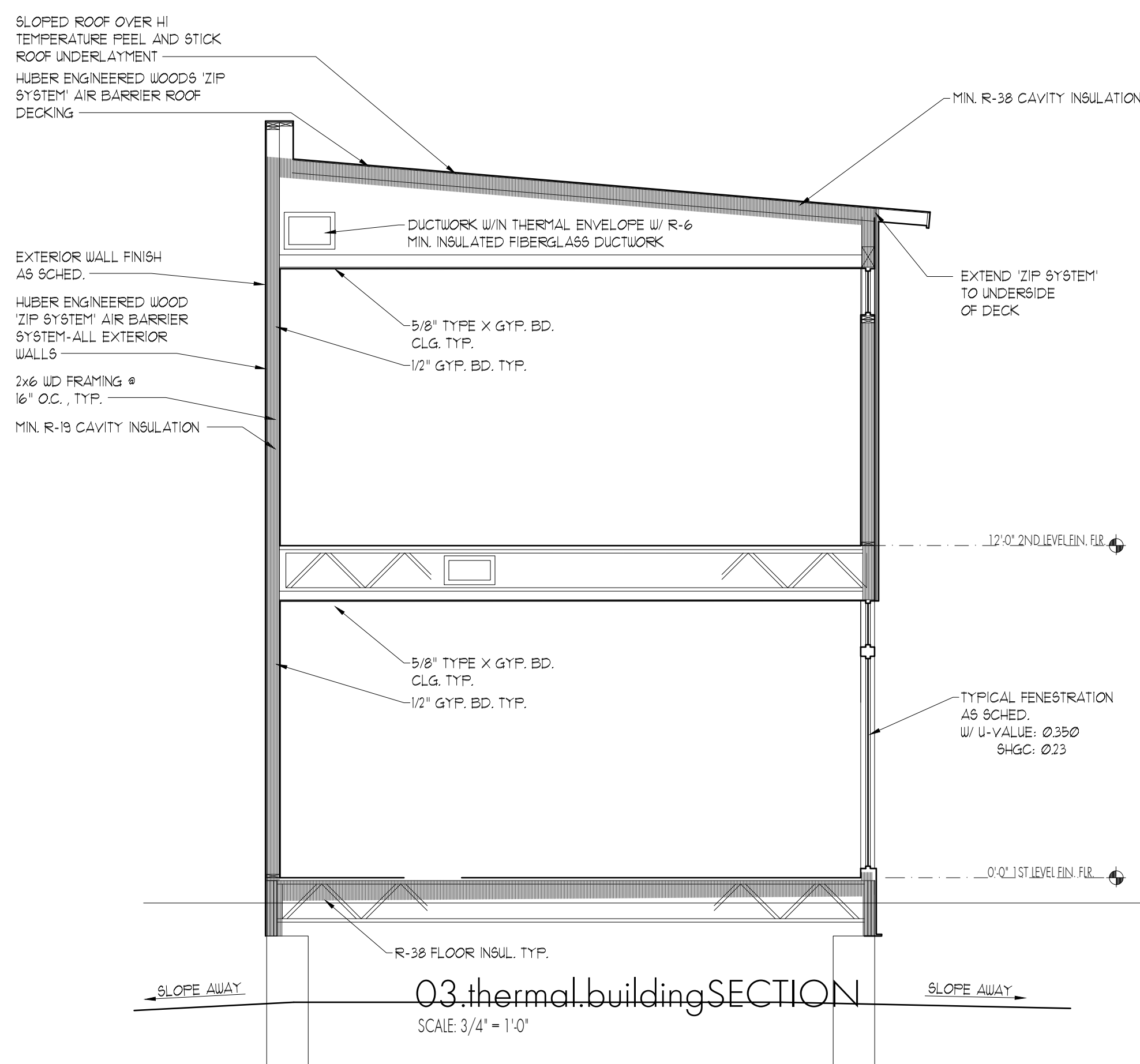
01.wallSECTION
SCALE: 3/4" = 1'-0"



05.plaster screedDETAIL
SCALE: 1'-0" = 1'-0"



02.garage wallDETAIL
SCALE: 3/4" = 1'-0"



03.thermal buildingSECTION
SCALE: 3/4" = 1'-0"

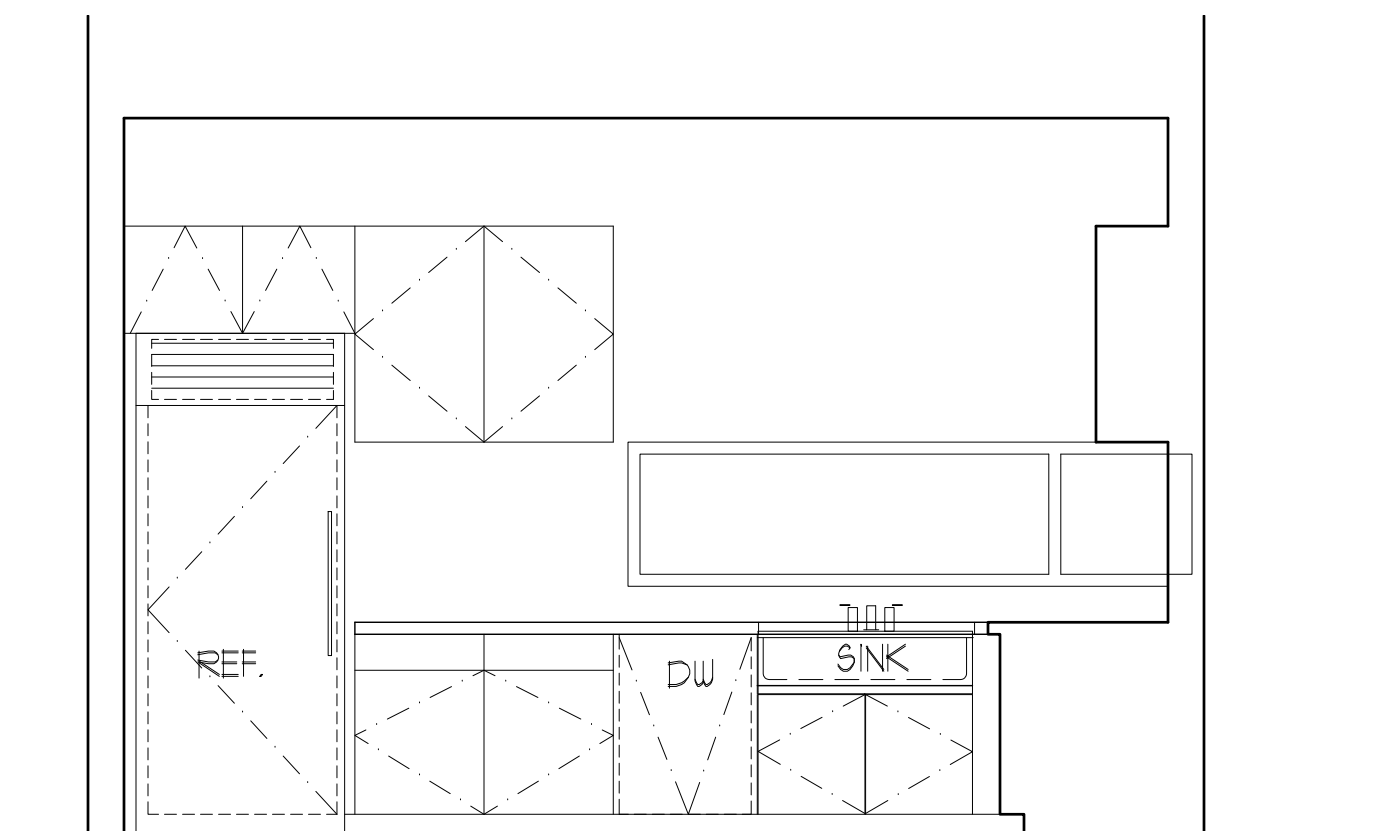
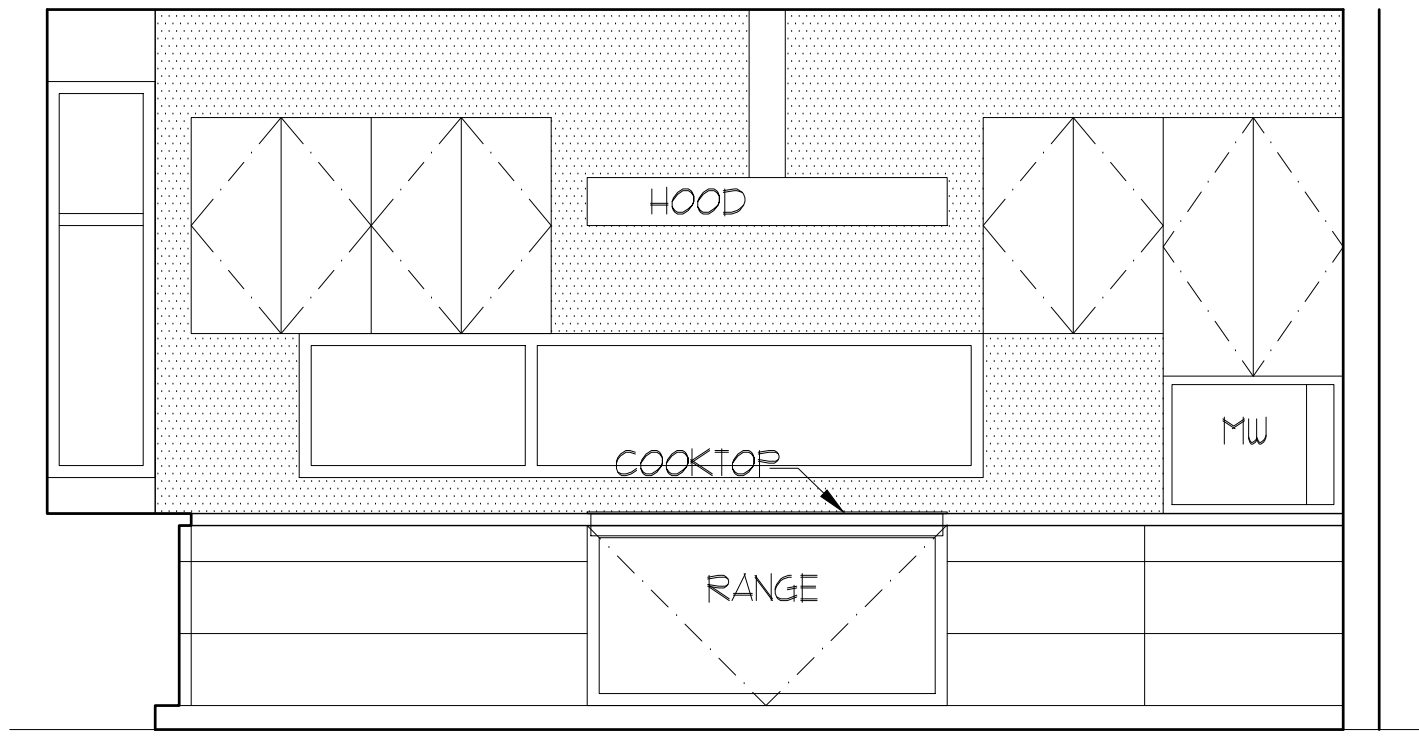
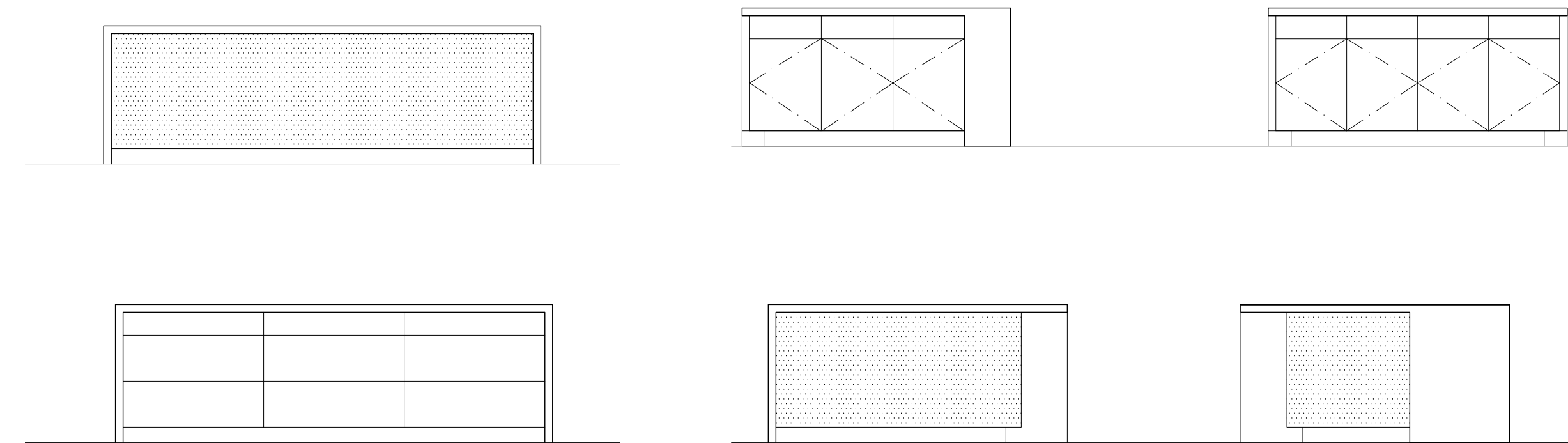
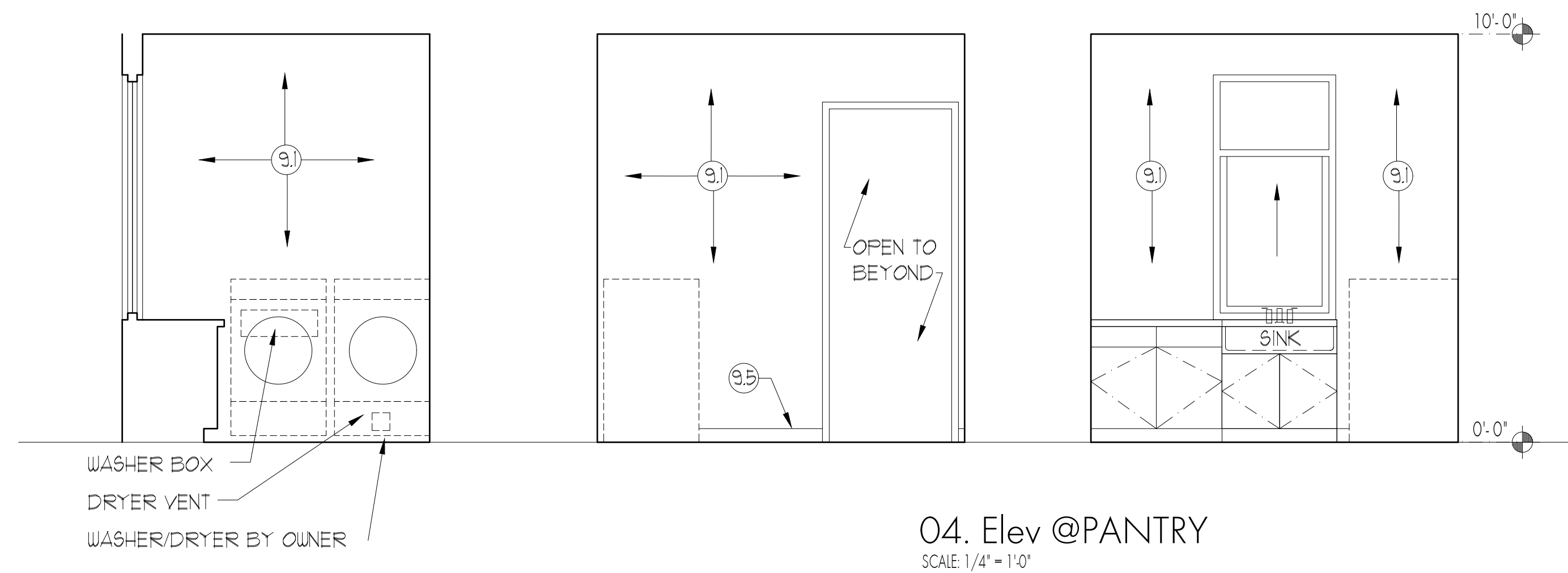
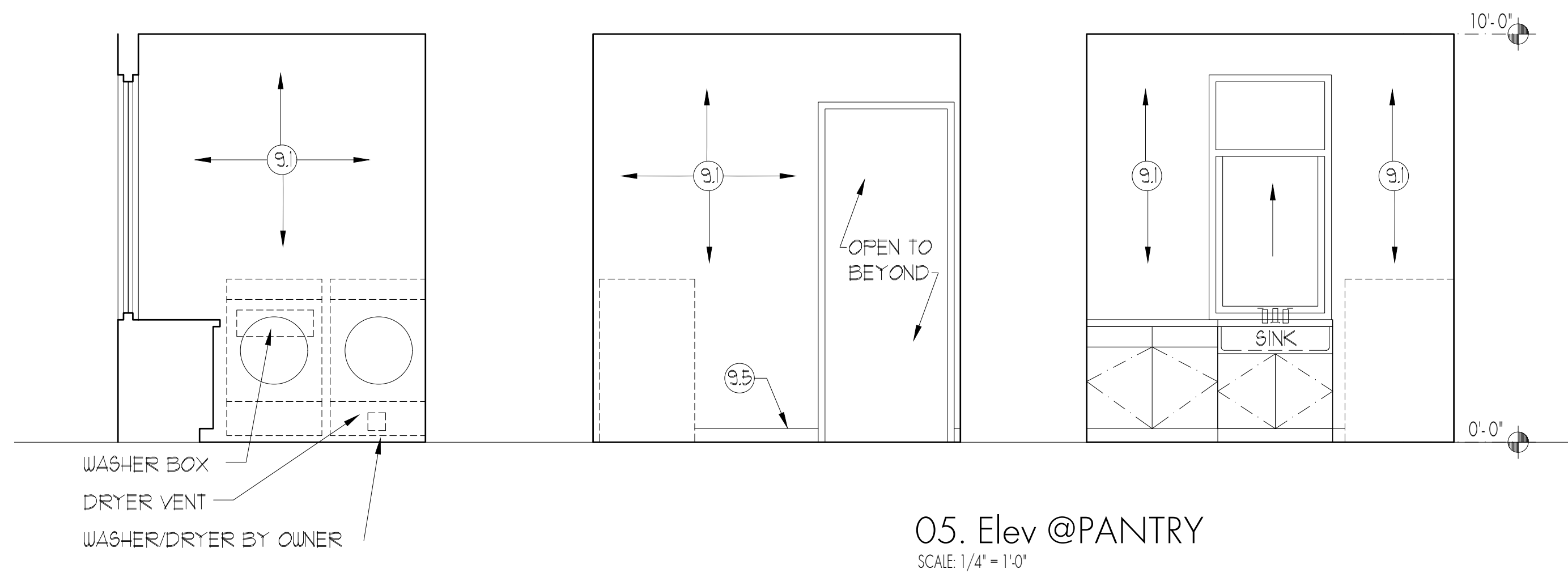
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SHEET TITLE:
interior ELEVATIONS
SHEET NO.

A6.0



03. Elev @OUTER ISLAND
SCALE: 1/4" = 1'-0"

02. Elev @ISLAND
SCALE: 1/4" = 1'-0"

01. Elev @KITCHEN
SCALE: 1/4" = 1'-0"

05. Elev @PANTRY
SCALE: 1/4" = 1'-0"

04. Elev @PANTRY
SCALE: 1/4" = 1'-0"

A

GENERAL NOTES:

- AFFICABLE CODES:
2015 INTERNATIONAL RESIDENTIAL CODE
WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2015 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2015 NATIONAL ELECTRICAL CODE
CITY CODE CHAPTER 10 (ELECTRICAL)
2015 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE
- ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION B09.1
 - BEDROOM WINDOWS - EVERY SLEEPING ROOM
SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET
CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL
REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO
FLOOR 44". IRC SECTION 310.4
 - DUELLING GARAGE SEPARATION - REQUIRES 1 HOUR FIRE-RESISTIVE
CONSTRUCTION WALL(S) AND/OR CEILING AND A SOLID CORE WOOD
DOOR WITH CLOSER. DUELLING OVER GARAGE REQUIRES ON HOUR
FIRE-RESISTIVE CONSTRUCTION ON LOAD-BEARING WALLS.
IRC SECTION 302.4, EXCEPTION 3.
 - ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE(NEC)/
CITY CODE 2015. GROUND FAULT INTERRUPTERS REQUIRED ON
EXTERIOR FRONT/REAR OUTLETS. ALSO, IN BATHROOM LAVATORIES,
GARAGES AND ALL ELECTRICAL PLUGS INTENDED TO SERVE SMALL
APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND
COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN
COUNTERS SHALL COMPLY WITH THE SPACING REQUIREMENTS OF
ARTICLE 210-52(c) OF THE 2015 NEC. ACCESS DOORS SHALL BE
PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14.
 - FRAMING - ALL FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23
FOR SPANS AND MATERIALS. ALSO FOR LOADS AND WEIGHTS. BRICK
LINTELS, HEADER BEAMS OVER GARAGES, AND ROOF AND FLOOR
TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24'
REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING
MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE
SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS
LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
 - GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN
CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND
WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED
WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST
VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN
6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR
OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS
THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE
GARAGE. IRC AMENDMENTS SECTION 312.2
 - GLASS - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS,
SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR
HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOM, BATH ROOMS AND
GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN
INLET. GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR
WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A
24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED
POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN
60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN
WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE
BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE
GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE.
IRC SECTION 2406.4.10
 - GUARDRAILS - 36" MINIMUM HEIGHT. OPEN GUARDRAILS SHALL HAVE
INTERMEDIATE RAILS OF AN ORNAMENTAL PATTERN SUCH THAT A
SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. UNENCLOSED
FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIR-
WAYS, LANDINGS AND RAMPS, BALCONIES OR PORCHES WHICH ARE
MORE THAN 30" ABOVE GRADE OR FLOOR LEVEL SHALL BE
PROTECTED BY A GUARDRAIL. IRC SECTION 509.
 - MASONRY TIES - TIES IN ALTERNATE COURSED SHALL BE STAGGERED.
THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT EXCEED
24", AND THE MAXIMUM HORIZONTAL DISTANCE SHALL NOT EXCEED
30". IRC SECTION 2109.13
 - MASONRY WALL WITH STUDS - NOT TO EXCEED 16" ON CENTER.
IRC SECTION 1403.4.6.2
 - PLUMBING, GAS AND SEWER - TO COMPLY WITH THE 2012 UNIFORM
PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING
FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE
HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR
LANDING. AMENDMENTS SECTION 509. WATER HEATERS GENERATING
A GLOW SPARK OR DELIVERY CAPABLE OF IGNITING FLAMMABLE
VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS,
BURNERS, OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18"
ABOVE THE FINISH FLOOR. UPC SECTION 510.0
 - SMOKE DETECTORS - DUELLING UNITS SHALL BE PROVIDED WITH A
SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT A POINT
CENTRALL LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO
EACH SEPARATE SLEEPING AREA. WHEN THE DUELLING UNIT HAS MORE
THAN ONE STORY AND IN DUELLINGS WITH BASEMENTS, A DETECTOR
SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE
DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING
WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND
SHALL BE EQUIPPED WITH A BATTERY BACKUP.
IRC SECTION 310.91 AND AMENDMENTS
13. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS(34"-38")
AND LANDINGS TO COMPLY WITH IRC SECTION SECTION 1006.3
 - BATHTUBS AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALL

E

Division 06-Rough Carpentry:
All wood to be constructed of quality material and workmanship. All areas are to be level as applicable or at a consistent slope. Corners are to be straight and 90 degrees unless noted otherwise. All ripped, molded, split or in any way perceived inferior products are not to be used.
Exterior sheathing to be a vapor barrier sheathing 1/2" Zip Board by Huber Engineering Woods, LLC, with the manufacturer's recommended spacing to allow for material expansion. All exterior plywood is to be protected during storage from weather conditions. Vapor Barrier to be integral to Exterior sheathing product. Provide Zip Board System seam tape to joints between sheathing panels. Provide ZIP System™ Tape
at all panel joints, exterior wall openings- including windows, doors, pipe penetrations, framing supports, etc. Coordinate wall sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly. All fasteners are to be sealed with ZIP System™ Liquid Flash- a liquid-applied flashing membrane made of STPE (silyl-terminated-polyether) technology.
Water test all exterior surfaces prior to the installation of interior materials.

Interior Gypsum Board -
All interior areas are to be finished with a Level 5 float finish. Outside corners are to be a plastic 90 degree corners allowing for an eased finish condition. All walls are to be primed and then reviewed by the Architect for acceptance of finish.
All walls to receive 1/2" gypsum board, ceilings 5/8" minimum. Provide minimum of 5/8" type x fire rated gypsum board at all interior perimeter garage walls.
Garage areas to receive moisture resistant gypsum board.
All wet rooms or areas within 4'-0" of a plumbing fixture are to receive water resistant gypsum board.
Interior window returns and door jams are to be finished gypsum board finish- no casing.

Mechanical System:
Provide a complete domestic HVAC distribution system three total systems
SEER 14 heat, pump split systems with variable speed air handlers. Trane seven day programmable thermostats, Trane 5" perfect fit air cleaners.
10 yrs parts and labor warranty on all equipment. Provide all aluminum registers and grilles with an anodized aluminum finish.
All duct work to be R-6 (1 1/2) duct board trunk lines with flex run outs to registers and grilles.
All work to be done in accordance with the 2012 IMC and all amendments of the COSA and Bexar County.
MEP contractor is to engineer the system and verify and coordinate all equipment, register, and return grille locations with the Architect and incorporate into the design. MEP contractor is to provide MEP shop drawings for review by the Architect.

Electrical System:
Provide a complete domestic electrical distribution service for the residence with a 200 amp service.
Connect to available electric service with an underground copper feed to the residence.
All work to be done in accordance with current NEC, and all amendments of the COSA and Bexar County.
Electrical contractor to provide a warranted system and install owner provided fixtures per the allowance on the plans. Items designated by the electrical contractor are delineated.
All switches, plugs, and outlets are to be "Decoral" type with a gray color fixture and stainless steel subplate cover. All switching outlets, devices and locations are to be reviewed by the Architect prior to running wiring. All wire to be copper.

Plumbing System:
Provide a complete domestic potable service, sanitary sewer service and grey water system as scheduled.
Domestic service to be a complete "Unitro" or equal overhead water lines (Class A Flex) with a manifold located in the designated plan area. All supply lines are to run overhead, no lines are to be located in the also unless required by plan conditions. If so, provide sleeved copper line.
Sanitary service and vent lines are to be schedule 40 pvc. Connect to 8"-0" outside of building line on-site waste collection system.
Grey water drain lines are to be run separately and terminate at same location as on-site waste collection system.
All work to be done in accordance with 2012 IPC, and all amendments of the COSA and Bexar County.
Plumbing contractor to provide a warranted system and install owner provided fixtures per the allowance on the plans. Items designated by the Plumbing contractor are delineated.

Tile Finish -
All areas to be tiled are to receive a concrete backer board backing at all wall conditions. Prior to installation of wall finish substrate to review conditions and proceed with work only with the assurance that an acceptable level, straight, and consistent finish is achievable. Prior to the completion of the substrate, Architect is to review with GC all finished dimensions to verify that full or consistent tile joint placement is possible. Prior to placement of finish, the Architect is to review all joint placement.
All substrate areas are to be inspected for water-tightness- to include walls, bases, floors, and drains. Shower pans are to be Schuler drain systems or equal, and to be water tested.
All work is to comply with the Ceramic Tile Institute of America latest edition.

Insulation:
All exterior walls are to be insulated with a R-19 fiberglass batt insulation. Walls between garage and residence to be insulated with R-19 batts. Provide spray foam insulation at all joints and around all windows. Interior walls to be insulated with 4" sound batts. All roof areas are to be insulated with R-22 batt insulation, secured to the underside of the decking.

A. PAINTING & FINISHING
DESCRIPTION OF WORK:
1. All paints shall be furnished by the GC.
2. Painting work shall cover everything usually painted or finished to make a thoroughly complete job in every respect, whether each item is hereinafter specifically mentioned or not.
3. Finish grooves, recesses, and closets, not specified otherwise, with same treatment as specified or scheduled for the space immediately adjacent.
4. All exposed iron and steel work throughout the finished spaces of the building, including but not limited to hollow steel frames and doors, piping, conduit, pipe covering, hangers, mechanical, electrical and other equipment and installations shall be enameled over a priming coat.
5. Finish to match all adjacent returns, edges, and recesses which will be exposed in the finished work and which will be seen from any angle.
6. Paint exposed surfaces whether or not colors are designated in schedules, except where natural finish of material is specifically noted as a surface not to be painted.
7. "Paint" as used herein means all coating system materials including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
8. Do not paint over any code-required labels, such as Underwriters Laboratories' and Factory Mutual's or any equipment identification, performance listing name, or nomenclature plates, (omance coatings, etc.)
B. SUBMITTALS
1. Samples: Submit samples for Owner's review and approval of color, sheen and texture.
C. PRODUCT DELIVERY AND STORAGE
1. Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label.
2. Store materials not in actual use in tightly covered containers. Maintain containers used in storage, mixing and application of paint in a clean condition, free of foreign materials and residue.
3. Keep storage space clean and orderly. Keep all waste and paint rags in metal containers, tightly covered or safely disposed of at end of each working day. Take every precaution to avoid fire.
Provide approved type of fire extinguisher immediately outside each paint storage space.

D. JOB CONDITIONS
1. Coordinate with other trades to ensure adequate illumination, ventilation and
2. Temperature and humidity shall be within manufacturer's recommended tolerances.
3. Examine areas and conditions under which painting work is to be applied and notify Contractor of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable.
4. Do not paint over rust, dirt, grease, moisture, scaled surfaces, or conditions otherwise detrimental to the final paint performance.
5. Starting of painting work will be construed as acceptance of surfaces and conditions within particular area. Provide a dust free environment during application and drying of paint.

E. PREPARATION
1. Remove or protect during painting all accessories, fixtures and similar items installed prior to painting and not required to be painted. If removed, replace and adjust after completion of painting.
2. Seal knots, pitch streaks, and resinous sapwood with recommended sealer prior to priming.
3. Clean all metal surfaces of all dust, grease, rust, and clean damaged areas of factory-applied priming coats and repaint with metal primer.
4. All surfaces shall be dry and sanded properly. Fill small nail holes with putty and larger voids with plastic wood and sand smooth. All millwork not primed before delivery shall be primed or sealed immediately upon arrival at the jobsite.

F. GYPSUM BOARD FINISHES
All gypsum board for walls shall have all nailheads bedded in cement, joints closed with U.S. Gypsum Perfi-A-Tape and Perfi-A-Bead shall be prepared and applied in strict accordance with manufacturer's directions. All partitions shall be taped and bedded full height of construction.
2. Where gypsum board abuts dissimilar materials, cover edge of gypsum board with U.S. Gypsum Perfi-A-Trim, and bed with gypsum bedding paste.

G. MATERIALS PREPARATION
1. Mix and prepare painting materials in accordance with manufacturer's directions.
2. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.
3. Turpentine shall be distilled, and oil shall be boiled and filtered linseed oil.
4. Oil-based paints and enamels shall be factory prepared and packaged materials by approved manufacturers.

H. WORKMANSHIP
1. Furnish and lay drop cloths in all areas where painter's finish work is being done, to protect floors and other adjacent work and materials from defacement. Remove and properly replace all temporary protections and coverings removed from any part of the work or finish. Any damage resulting from neglect of these requirements shall be repaired at the Contractor's expense to the complete satisfaction of the Owner.
2. Maintain the work in a neat and orderly condition, promptly removing empty containers, wrappings, waste, rubbish and like matter from the site.
3. Employ only experienced and competent workers, assume all responsibility for the and repair all damage to the painting work by parties involved.
4. Allow ample drying time between coats, and sand properly to give a smooth finish. Carefully cover back edges of trim, edges of doors, and touch up any nipped places as a result of putting on hardware or work of other trades.
5. Seal door edges immediately after fitting.
6. Carefully protect other work and leave the job clean.

Application:
1. Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.
2. Apply additional coats when undercoats, stains, or other conditions show through final coat. of paint, until paint is of uniform finish color and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, voids, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
3. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only before final installation of equipment, unless otherwise specified.
4. Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, black paint.
5. Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.
6. Allow sufficient time between successive coating to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.

J. INTERIOR WOODWORK
1. First: Enamel undercoater, one coat.
2. Second 4
Third: Two Coats of alkyd high-gloss enamel.

K. INTERIOR GYPSUM WALLBOARD
1. Texture: smooth
2. Primer: Vinyl-pigmented primer.
3. Second Coat: Alkyd low-lustre enamel (Satin)
4. Extensi: Gypsum wallboard.

L. ADDITIONAL PAINT
1. Provide Owner, at completion of job, with one gallon of paint in each color selected. Paint to be supplied in tightly sealed containers labeled with color sample.

M. CLEANING
1. Upon completion of painting remove all surplus materials and scaffolds from the premises and leave the premises clean.
2. Remove all paint from floor, hardware, glass and other surfaces not painted.
3. Touch-up as necessary after patching and repair of other trades.

Glass and Glazing:
Glass and glazing materials of this Section shall provide continuity of building enclosure vapor and air barrier.
Size glass to withstand dead loads and positive and negative live loads acting normal to plane of glass as calculated in accordance with applicable codes.
TEMPERED GLASS (Exterior Glazing) where required by code or scheduled and indicated on the drawings including at door lights, side lights, and view panels shall be No. 1 quality 1/2" glass, to be Low E3" with a gray tint with a shading co-efficient of 0.42, U value of .42, and a solar heat gain coefficient of .21.
FLOAT GLASS (Exterior Glazing) shall be No. 1 quality 1/2" glass, to be Low E3" with a gray tint with a shading co-efficient of 0.42, U value of .42, and a solar heat gain coefficient of .21.
GLAZING COMPOUND: FEGOCRA M242 or DAP 102, meeting Federal Spec TT G-410E.
Verify all dimensions on the site before installing and cutting glass.
All glass shall be set by skilled and experienced glaziers. All glass which is to be set with mold shall be carefully embedded in putty and moids, well secured in place.
Use two setting blocks at quarter points from each corner when length dimension is over 30". Provide clearance at edges, and between face of glass in metal sash.
All stops or doors are screwed on type with Phillips head type screws. Remove and reset glazing beads to avoid marking or defacing any portion of the sash door or screws. Set glass without putty bed. Back and face putty after setting.
At completion of the building glass contractor shall clean all of the glass provided by him, remove all dirt, putty stains, etc., and leave glass in acceptable condition.
Remove glazing materials from finish surfaces.
Remove labels after work is complete.
Clean glass.
After installation, mark pane with an "X" by using removable plastic tape or paste.

Cement Plaster:
1. Exterior Cement Plaster: Provide a (3) coat cement plaster in all areas designated to receive a cement plaster finish. Areas denoting cement plaster on the concrete foundation are to be a built-up cement plaster finish to be in line with the line of the sheathing. A (3) coat cement plaster finish is to be applied to be in line with the wall cement plaster; residence- provide sample for approval before start of final coat.
Provide a (3) coat plaster finish on a self furring galvanized lath on a fiberglass reinforced building paper. Paper to provide a complete shed water system and to extend under bands and terminate at the base of the wall with a foundation weep screed. Bands are to be installed level and to align with building elements- ie windows, etc. Prior placement, Architect to verify layout of all bands- no exception. Finish to be a hard troweled finish- provide sample finish prior to finish coat for approval. Contractor to stage work to eliminate streaking and or wash out areas.
2. Interior Cement Plaster: (Keynote 34)
Provide cement plaster finish on the interior side of the thickened walls of exterior of the Kitchen/Dining/Living.

Exterior Stone Masonry:
3.Cut stone to be selected by owner.
Provide adjustable two piece galvanized wall ties at 24" o.c.s.s., verify substrate is straight and water tight before the start of work.
Provide weeps at base of wall and lintels @ 33" o.c.
Maintain a 1 1/2" airspace behind stone units and keep clean of mortar droppings.
All penetrating materials in stonework are to be set behind the stone or the stone cut with a continuous kerf- no abutting materials with a sealant joint is allowed.

Low Slope Metal Roofing Panel System
Provide a complete metal roof system- standing seam metal, 24 gauge with 1" high seams, 18" on center, installed over a gable purl and stick tie and water shield. Provide wall and drip flashing. Metal finish to be prefinished and protection wrapped galvalume.

Flashing and Sheet Metal:
Metal standing seam roof panel system
Metal wall flashing.
Miscellaneous sheet metal accessories.
Metal cap flashing and counter flashing.
Furnish a written guarantee, countersigned by the General Contractor that all sheet metal work is unconditionally guaranteed to be watertight and free from defects for a period of FIFTEEN YEARS from date of Final Acceptance as evidenced by final payment.
Submit 5 copies of shop drawings and product data indicating material profile, jointing pattern and details, fastening methods and installation details.
ACCEPTABLE SHEET METAL MANUFACTURERS
Berridge
Or approved equal
SHEET METAL MATERIAL:
Aluminum - Zinc Alloy-Coated Steel Sheet: Hot dip aluminum zinc coated steel sheet complying with ASTM A 93 with Class 24-36 Spacing. Minimum 24 gauge.
Sheet Lead: 2-1/2 pound minimum, as used for vent flashing.
FABRICATED UNITS: Shop-fabricate work to greatest extent possible. Comply with details shown, and with applicable requirements of SPANCA "Architectural Sheet Metal Manual" and other recognized industry practices. Fabricate for waterproof and weather-resistant, performance with expansion provisions for running work sufficient to permanently prevent leakage, damage or deterioration of the work. Form work to fit substrates. Comply with material manufacturer's instructions and recommendations. Form exposed sheet metal work without excessive oil-coming, buckling and tool marks, true to line and levels as indicated with exposed edges folded back to form hem.
FINISH-Reference drawings- all exposed metal panels, flashing, trim, accessories, etc. to be of same finish and supplier.
Anchors: Conform to material used.
Sealants: Apply in accordance with manufacturer's recommendations.
Adhesives: Type recommended by flashing sheet manufacturer for waterproof/weather-resistant sealing and adhesive application for flashing sheet.
Metal Accessories: Provide sheet metal clips, straps, anchoring devices and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gage required for performance.
Elastic Flashing Filler: Closed-cell polyethylene or other soft closed-cell material recommended by elastic flashing manufacturer as filler under flashing loops to ensure movement with minimum stress on flashing sheet. Carry out all sheet metal work in accordance with best standard practice. Form work to details indicated, straight and true to line with flat surfaces free of warping and bulging. Surfaces to be flashed or covered with sheet metal shall be clean and free from defects. Secure sufficiently to hold in place.
Attach sheet metal to surfaces which are even smooth sound thoroughly dry, clean and free of all defects which may affect application. Any materials to be furnished to be built into work by others shall be in condition for final installation. Do all cutting, fitting, drilling or other operation in sheet metal required to accommodate the work of other trades. Provide any items essential to complete the installation, though not specifically shown or specified, of the same kind, quality and type as similar items utilized elsewhere in the building.
Wherever possible secure metal by cleats without nailing through metal. In general, space nails, rivets or screws not more than 24" apart and where exposed to weather use lead washers. If nailing into concrete or masonry, use Drywall, and drilled holes.
Clean all surfaces concealed after installation. Carefully removing grease and oil with solvent or gasoline, wiping with clean rag.
Dissimilar materials: Where sheet metal abuts or members into adjacent dissimilar materials, the juncture shall be executed in a manner that will prevent electrolysis between two materials.
Install counterflashing in registers, either by snap-in seal arrangement, or by wedging in place for anchorage and filling register with mastic or elastomeric sealant, as indicated and depending on degree of sealant exposure.
Install all concealed through-wall and cavity wall flashing in slurry of fresh mortar and topped with a fresh bed of mortar. The flashing shall be cut flush with the exterior face of the wall after being left exposed for inspection purposes only. Carry flashing through the wall turning up minimum of 4" on back wall.
Clean, exposed metal surfaces, removing substances which might cause corrosion of metal or deterioration of finishes.
Protection: Installer shall advise Contractor of required procedures for surveillance and protection of flashings and sheet metal work during construction to ensure that work will be without damage or deterioration, other than natural weathering, at time of substantial completion.

Polished Concrete:
All interior areas scheduled for Polished concrete is to be a 3500 diamond polished finish with hardener. Nominal recesses are to be removed, (cut) and polished to blend with surrounding finish. No scratch marks in the polishing are allowed. Divots are to be polished with a hand tool to blend with surrounding floor finish.
All joints are to be filled with a polyurea sealant- color gray.
Protect all floors during the length of construction- pre and post polishing with a protective board with taped joints and edges.
Exterior areas are to be ground to a 400 grit "honed" finish.

INSULATION:
All exterior walls are to be insulated with a R-22 fiber foam insulation. Walls between garage and residence to be insulated with R-19 batts. Provide spray foam insulation at all joints and around all windows. Interior walls to be insulated with 3 1/2" sound batts. All roof areas are to be insulated with R-38 foam insulation, secured to the underside of the decking/ as applicable.
Provide polyurea foam attic batts to allow unobstructed air channel ventilation @ perimeter of wall to roof framing.

DOORS, WINDOWS & GLASS SECTION I - DOORS / WINDOWS
A. DOOR - See Door Schedule on plans for specifications on all new doors.
C. INSTALLATION
1. Install doors and frames / windows in accordance with manufacturer's recommendations.
2. Install at least three anchors per jamb, fastened to the frame head and suspended over the glass.
3. Provide "protection wrap" of 6 mil self adhered flashing at all exterior openings. Install per manufacturer's recommendations- water test all openings.

PERFORMANCE REQUIREMENTS:
Air infiltration shall not exceed 0.30 cfm/ft2 (15 L/s m2) when tested at 151 psf (75 Pa) according to ASTM E 283.
No water penetration when tested at the following pressure according to ASTM E 541.
Structural Load Testing: Products shall meet the damaged and permanent deflection pass/fail criteria as stated in AIAA/NAAMA 101/102 or AIAA/UDMA/CSA 101/102/14440 when tested in accordance with ASTM E 330.



THESE DRAWING ARE INCOMPLETE. NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH #15214

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENNEDY DAIL ST.
SAN ANTONIO, TEXAS 78212

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DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526
ISSUE DATES	
11.19.2018	PRELIM
01.03.2019	PRELIM
01.10.2019	REVIEW
02.15.2019	HDRC FINAL

SHEET TITLE
SPECIFICATIONS
SHEET NO.

A7.0

A

FINISH
Interior Finish: Primed wood.
Standard Cladding Exterior Finish: AAMA 2604.
Color: TBS
HARDWARE
Handle Hardware: 0-handle.
Handle Hardware: Folding handle.
Locking Hardware: Double hung sash lock. Flush Mounted locks with positive locking mechanism (two locks on 32 inches (813mm) glass widths and wider units).
Optional Limit Device:
Awning.
Casement.
Finish:
Color: 03 Bronze (Standard)
Fabricate wood windows in sizes indicated.
Fabricate wood windows that are reglazable without dismantling sash or ventilator framing.
Weather Stripping: Provide full-perimeter weather stripping for each operable sash and ventilator, unless otherwise indicated.
Factory machine windows for openings and for hardware that is not surface applied.
Mullions: Provide mullions and cover plates as shown, matching window units, complete with anchors for support to structure and installation of window units.
EXAMINATION
Do not begin installation until substrates have been properly prepared.
If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
PREPARATION
Clean surfaces thoroughly prior to installation.
Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
INSTALLATION
Install in accordance with manufacturer's instructions.
PROTECTION
Protect installed products until completion of project.
Touch-up, repair or replace damaged products before Substantial Completion.
Finished Windows: Replace windows that are damaged or do not comply with requirements. Windows may be repaired or refinished if work complies with requirements and shows no evidence of repair or refinishing.

B

INSULATION—
All exterior walls are to be insulated with a R-22 fiber foam insulation. Walls between garage and residence to be insulated with R-19 batts. Provide spray foam insulation at all joints and around all windows. Interior walls to be insulated with 3 1/2" sound batts. All roof areas are to be insulated with R-38 foam insulation, secured to the underside of the decking/ as applicable.
Provide polystyrene foam attic baffle to allow unobstructed air channel ventilation @ perimeter of wall to roof framing.

C

D

E

DOORS, WINDOWS & GLASS SECTION 1 – DOORS / WINDOWS
A. DOOR : See Door Schedule on plans for specifications on all new doors. 2. All components to comply Texas Accessibility Standards, no exceptions.
B. WINDOWS : See call-out on plans for sizing. MFR: HURD Windows, Thermal break, color Bronze, All components to comply Texas A
C. INSTALLATION
1. Install doors and frames / windows in accordance with manufacturer's recommendations.
2. Install at least three anchors per jamb, fastened to the frame head and suspended over the glass.
3. provide "protecto wrap" or equal 60 mil. self adhered flashing at all exterior openings. install per manufacturer's recommendations- water test all openings.

PERFORMANCE REQUIREMENTS
Air infiltration shall not exceed 0.30 cfm/ft2 (1.5 L/s m2) when tested at 1.57 psf (75 Pa) according to ASTM E 283.
No water penetration when tested at the following pressure according to ASTM E 547.
Structural Load Testing: Product shall meet the damaged and permanent deflection pass/fail criteria as stated in AAMA/NWMA 101/AS2 or AAMA/NWMA/CSA 101.1.S2/NAES when tested in accordance with ASTM E 1330.
SUBMITTALS
Shop Drawings: Submit under provisions of Section 0330.
Product Data: Submit manufacturer's product catalog data and installation guides.
Samples: Submit samples including the following:
Corner Cutaway: Submit corner cutaway, including glazing system, quality of construction and specified exterior/interior finishes.
Exterior: Submit two complete sets of color samples with specified exterior finish representing manufacturer's full range of available colors.
Hardware: Submit samples indicating typical hardware finishes.
Quality control reporting: submit manufacturer's test results reported by independent laboratory indicating compliance with specified performance and design requirements, as listed in Performance Requirements.

QUALITY ASSURANCE
Manufacturer Qualifications: Manufacturer capable of fabricating wood doors that meet or exceed performance requirements indicated and of documenting this performance by inclusion in lists and by labels, test reports, and calculations.
Single Source Responsibility: Except for hardware mechanisms and aluminum extrusions, the window manufacturer is responsible for fabrication of all components and materials including treatment of wood with acceptable wood preservatives, millwork of sash and frame members, assembly of most insulating glass, weather strip and manufacture of all sash and frames.
Installer Qualifications: Installer acceptable to wood door manufacturer for installation of units required for this Project.
Product Requirements:
Comply with AAMA/NWMA 101/AS2/NAES, "North American Fenestration Standard Voluntary Performance Specification for Windows, Skylights and Glass Doors," for definitions and minimum standards of performance, materials, components, accessories, and fabrication unless more stringent requirements are indicated.
Comply with published recommendations of glass manufacturers and with IGMA's "Glazing Manual" unless more stringent requirements are indicated.
Regulatory Requirements:
Emergency Escape and Rescue: Comply with code requirements for sleeping units.
PRODUCT DELIVERY REQUIREMENTS
Deliver products in manufacturer's unopened packaging, in compliance with manufacturer and project delivery requirements.
PRODUCT STORAGE AND HANDLING REQUIREMENTS
Mark each door on top and bottom edge with opening number used on Shop Drawings.
Store products in manufacturer's unopened packaging in an upright position off the ground in a clean, dry location, under cover, protected from weather and construction activities until ready for installation and in accordance with manufacturer's recommendations.
Prime or seal wood surfaces if more that 30 days between delivery and installation.
PROJECT CONDITIONS
Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results.
Do not install products under environmental conditions outside manufacturer's absolute limits.
WARRANTY
Warranty Period:
Workmanship and Materials: 10-year limited warranty.
Insulating Glass, Residential: 20-year limited residential warranty.
Exterior Clad Finish: 10-year limited warranty.
Interior Finish: 2-year limited warranty.

PRODUCTS
MANUFACTURERS
Acceptable Manufacturer: Hurd Windows & Doors, which is located at: 575 S. Whelan Ave. , Bedford, NH 54451; Toll Free Tel: 800-282-HURD; Tel: 755-148-2071; Email: request_info_us@hurdusa.com; Web: www.hurdusa.com
Substitutions: Not permitted.
Requests for substitutions will be considered in accordance with provisions of Section 01600.

APPLICATIONS/SCOPE
Refer to Door Schedule on the drawings for application and location.
Sliding Patio Doors:
Model: Aluminum Clad Sliding Patio Doors as manufactured by Hurd Windows and Doors.
Performance: SD-C35 8'-0" x 8'-0", Standard product with 2 anti-theft brackets, 2 panel units only. Maximum size 94.625 inches by 98.812 inches (2402 mm by 2432 mm).
Jamb Width: 4-9/16 inches (116 mm). Clad.
Jamb Depth: 5 inches (127 mm). Wood.
Weatherproofing: Weatherstrip at meeting sites, head, sides and bottom.
Fully adjustable tandem steel ball bearing rollers on operating door panel.
Simple door panel removal.
Putnuded fiberglass sill design.
Cam lock and keeper located on meeting sites.
Zinc die-cast Steel exterior sash pull located on operable sash.
Foot Bolt: Two-Point Locking, to match exterior finish.
Standard Jamb Depth: 4-9/16 inches 116 mm from nailing fin to interior.
Standard Jamb Depth: 5 inches 127 mm from nailing fin to interior.
Extension Jamb: 5 inches (127 mm). Jamb extensions under the 6'-9/16 inches (167 mm) jamb depth shall be clear, solid material. Jamb extensions over and including the 6'-9/16 inches (167 mm) jamb depth shall be clear, solid pine with a veneer wrap. Jamb extensions match interior frame finish.
Size: Width as indicated on the Drawings.
Drip Cap: Extruded aluminum drip cap.
Insect Screen: Extruded-aluminum or formed-tubular-aluminum members, mesh fabric. Frame color to match cladding color.
Insect Screen Mesh: Fiberglass mesh, charcoal color.
Insect Screen Mesh: Aluminum.

French Sliding Patio Doors:
Model: Aluminum Clad French Sliding Patio Doors as manufactured by Hurd Windows and Doors.
Performance: As Indicated on Drawings.
Performance: SD-LC25, Standard product 16'-0" X 8'-0". Maximum size: 187.625 inches by 95.875 inches (4766 mm by 2435 mm).
Performance: SD-LC50, Standard product 12'-0" X 8'-0" requires DP50 Upgrade (high water dam & reinforced astragal). Maximum size: 144.3 inches by 95.81 inches (3653 mm by 2434 mm).
Performance: SD-R35, Standard product 8'-0" X 8'-0". Maximum size: 94.625 inches by 98.812 inches (2402 mm by 2432 mm).
Model: Wood French Sliding Patio Doors as manufactured by Hurd Windows and Doors.
Jamb Width: 4-9/16 inches (116 mm). Clad.
Jamb Depth: 5 inches (127 mm). Wood.
Weatherproofing: Weatherstrip at meeting sites, head, sides and bottom.
Fully adjustable tandem steel ball bearing rollers on operating door panel.
Simple door panel removal.
Putnuded fiberglass sill design.
Cam lock and keeper located on meeting sites.
Zinc die-cast Steel exterior sash pull located on operable sash.
Foot Bolt: Two-point locking for clad construction, matching exterior finish.
Foot Bolt: Standard with solid wood construction.
Finish: Bronze.
Finish: White.
Extension Jamba: Width as indicated on the Drawings.
Drip Cap: Extruded aluminum drip cap.
Insect Screen: Extruded-aluminum or formed-tubular-aluminum members, mesh fabric. Frame color to match cladding color.
Insect Screen Mesh: Fiberglass mesh, charcoal color.
Insect Screen Mesh: Aluminum.

Inswing Patio Doors:
Model: Aluminum Clad Inswing Patio Doors as manufactured by Hurd Windows and Doors.
Model: Aluminum Clad French Inswing Patio Doors as manufactured by Hurd Windows and Doors.
Performance: SHD-R35, Standard product 6'-4" X 8'-3". Maximum size 74.875 inches by 98.5 inches (1902 mm by 2502 mm).
Performance: DP25, Standard product 9'-4" X 8'-3". Maximum size 112 inches by 98.5 inches (2845 mm by 2502 mm).
Performance: DP25, Standard Arch product 6'-4" X 8'-0" Maximum size 74.875 inches by 98.5 inches (1902 mm by 2502 mm).
Model: Wood Inswing Patio Doors as manufactured by Hurd Windows and Doors.
Model: Wood French Inswing Patio Doors as manufactured by Hurd Windows and Doors.
Jamb Width: As Indicated on Drawings.
Weatherproofing: Perimeter weatherstrip on operable and fixed panels.
Sash Profile: 4-1/2 inches (114 mm).
Bottom Rail Profile: As indicated on Drawings.
Putnuded fiberglass sill design.
Adjustable Inswing mortised hinge system.
Mortised lock and key deadbolt with 2-3/8 inches (60 mm) back set.
Locking: Three point locking lever.
Locking: Single point locking lever hardware.
Extension Jamba: Width as indicated on Drawings.
Drip Cap: Extruded aluminum drip cap.
Insect Screen: Extruded-aluminum or formed-tubular-aluminum members, mesh fabric. Frame color to match cladding color.
Insect Screen Mesh: Fiberglass mesh, charcoal color.
Insect Screen Mesh: Aluminum.
Storm/Screen Door: Hinged aluminum storm/screen door.
Inswing and French Patio Doors:

Model: Aluminum Clad Outswing Patio Doors as manufactured by Hurd Windows and Doors.
Model: Aluminum Clad French Outswing Patio Doors as manufactured by Hurd Windows and Doors.
Performance: SHD-R50, Standard product 6'-4" X 8'-0". Maximum size: 75.50 inches by 95.5 inches (1918 mm by 2526 mm).
Performance: SHD-R40, Standard product 6'-4" X 8'-3". Maximum size: 75.63 inches by 98.5 inches (1927 mm by 2502 mm).
Performance: DP25, Standard product 9'-4" X 8'-3". Maximum size 112.63 inches by 98.5 inches (2845 mm by 2502 mm).
Performance: DP30, Standard product 6'-4" X 10'-0". Maximum size: 75.5 inches by 119.5 inches (1918 mm by 3035 mm).
Model: Wood Outswing Patio Doors as manufactured by Hurd Windows and Doors.
Model: Wood French Outswing Patio Doors as manufactured by Hurd Windows and Doors.
Jamba Width: 4-9/16 inches (116 mm).
Weatherproofing: Perimeter weatherstrip on operable and fixed panels.
Sash Profile: 4-1/2 inches (114 mm).
Putnuded fiberglass sill design.
Adjustable outswing mortised hinge system.
Mortised lock and key deadbolt with 2-3/8 inches (60 mm) back set.
Locking: Three point locking lever.
Locking: Single point locking lever hardware.
Extension Jamba: Width as indicated on Drawings.
Drip Cap: Extruded aluminum drip cap.
Insect Screen: Extruded-aluminum or formed-tubular-aluminum members, mesh fabric. Frame color to match cladding color.
Insect Screen Mesh: Fiberglass mesh, charcoal color.
Insect Screen Mesh: Aluminum.
GLAZING
Factory-Glazed Fabrication: Comply with requirements of Section 08810 and with AAMA/NWMA 101/AS2/NAES.
Safety Glass: Provide laminated and tempered products complying with testing requirements in 16 CFR 1201, for Category II materials.
Glazing: Select quality in compliance with ASTM C1036; Insulating glass IGCC certified to performance level CBA when tested in accordance with ASTM E298.
Glazing Method: Dual insulated glass consisting of two lites of clear glass.
Lites: As indicated on Drawings.
Lites: Tempered, both lites.
Lites: Tempered, exterior lite only.
Lites: Tempered, interior lite only.
Glazing Method: Triple insulated glass consisting of three lites of clear, tempered glass.
Glazing Method: Single glazed consisting of one lite of clear, tempered glass.
Glass Type: As indicated on Drawings.
Glass Type: Low-E (standard).
Description: Dual insulated tempered glass both lites consisting of one lite of multi-layered 7138 Low-E coatings sputter coated on the #2 surface and one lite of clear glass.
Glass Type: Clear.
Description: Dual insulated tempered glass both lites consisting of two lites of clear glass.
Glass Type: Low-E with ClimaGuard SPF.
Description: Dual insulated tempered glass consisting of one lite of multi-layered 7138 Low-E coatings sputter coated on the #2 surface and one lite of SPF coating on the #3 surface.
Glass Type: Climate Control.
Description: Dual insulated tempered glass both lites consisting of one lite of multi-layered 7036 Low-E coatings sputter coated on the #2 surface and one lite of clear glass.
Glass Type: Climate Control W/ClimaGuard SPF.
Description: Dual insulated tempered glass consisting of one lite of multi-layered 7036 Low-E coatings sputter coated on the #2 surface and one lite of SPF coating on the #3 surface..
Glass Type: Super SunBlocker Low-E.
Description: Dual insulated tempered glass both lites consisting of one lite of multi-layered 5527 Low-E coatings sputter coated on the #2 surface and

Weather Barrier:
Basis of Design: spunbonded polyolefin, non-woven, non-perforated, weather barrier is based upon DuPont™ Tyvek® CommercialWrap® and related assembly components.
Surface Burning Characteristics: Class A, when tested in accordance with ASTM E 84, Flame Spread: 10, Smoke Developed: 10.
Seam Tapes: 3 inch wide DuPont™ Tyvek® Tape for commercial applications.
Fasteners: Tyvek® Wrap Caps, as distributed by DuPont. 4" nails with large 1-inch plastic cap fasteners, or 1-inch plastic cap staples with leg length sufficient to achieve a minimum penetration of 5/8-inch into the wood stud.
Masonry tap-con fasteners with Tyvek® Wrap Caps as distributed by DuPont. 7-inch diameter plastic cap fasteners.
Sealants: Provide sealants that comply with ASTM C920, elastomeric polymer sealant to maintain watertight conditions.
Sealants recommended by the weather barrier manufacturer.
Adhesives: Provide adhesive recommended by weather barrier manufacturer.
Primers: Provide flashing manufacturer recommended primer to assist in adhesion between substrate and flashing.
Flashing: DuPont™ FlexiWrap™, as distributed by DuPont. flexible membrane flashing materials for window openings and penetrations.
DuPont™ FlexiWrap™ NF, as distributed by DuPont. flexible membrane flashing materials for window openings and penetrations.
DuPont™ StraightFlash™, as distributed by DuPont. straight flashing membrane materials for flashing windows and doors and sealing penetrations such as masonry ties, etc.
DuPont™ StraightFlash™ VF, as distributed by DuPont. dual-sided straight flashing membrane materials for brick mold and non-flashed windows and doors.
DuPont™ Thru-Wall Surface Adhered Membrane with Integrated Drip Edge. Thru-Wall flashing membrane materials for flashing at changes in direction or elevation (shelf angles, foundations, etc.) and at transitions between different assembly materials.
Preformed Inside and Outside Corners and End Dams as distributed by DuPont. Preformed three-dimensional shapes to complete the flashing system used in conjunction with DuPont™ Thru-Wall Flashing.
Verify substrate and surface conditions are in accordance with weather barrier manufacturer recommended tolerances prior to installation of weather barrier and accessories.
Install weather barrier over exterior face of exterior wall substrate in accordance with manufacturer recommendations.
Install weather barrier prior to installation of windows and doors.
Start weather barrier installation at a building corner, leaving 6'-2 inches of weather barrier extended beyond corner to overlap.
Install weather barrier in a horizontal manner starting at the lower portion of the wall surface with subsequent layers installed in a shingling manner to overlap lower layers. Maintain weather barrier plumb and level.
Sill Plate Interface: Extend lower edge of weather barrier over sill plate interface 3-6 inches. Secure to foundation with elastomeric sealant as recommended by weather barrier manufacturer.
Window and Door Openings: Extend weather barrier completely over openings.
Overlap weather barrier
Exterior corners- minimum 12 inches.
Seams- minimum 6 inches.
Weather Barrier Attachment:
Attach weather barrier to studs through exterior sheathing. Secure using weather barrier manufacturer recommended fasteners, spaced 12 -18 inches vertically on center along stud line, and 24 inch on center, maximum horizontally.
Attach weather barrier to masonry. Secure using weather barrier manufacturer recommended fasteners, spaced 12-18 inches vertically on center, and 24 inches maximum horizontally. Weather barrier may be temporarily attached to masonry using recommended adhesive, placed in vertical strips spaced 24 inches on center, when coordinated on the project site.
Apply 4 inch by 1 inch piece of DuPont™ StraightFlash™ or weather barrier manufacturer approved alternate to weather barrier membrane prior to the installation cladding anchors.
Seal seams of weather barrier with seam tape at all vertical and horizontal overlapping seams.
Seal any tears or cuts as recommended by weather barrier manufacturer.
Flush out weather barrier at edge of sheathing around full perimeter of opening.
Cut a head flap at 45-degree angle in the weather barrier at window head to expose 8 inches of sheathing.
Temporarily secure weather barrier flap away from sheathing with tape.
Cut 1-inch wide DuPont™ FlexiWrap™ or DuPont™ FlexiWrap™ NF a minimum of 12 inches longer than width of sill rough opening. Apply primer as required by manufacturer.
Cover horizontal sill by aligning DuPont™ FlexiWrap™ edge with inside edge of sill. Adhere to rough opening across sill and up jambs a minimum of 6 inches. Secure flashing tightly into corners by working in along the sill before adhering up the jambs.
For DuPont™ FlexiWrap™ at bottom corners, onto face of wall. Firmly press in place. Mechanically fasten fanned edges. Mechanical fastening is not required for DuPont™ FlexiWrap™ NF.



THESE DRAWING ARE INCOMPLETE. NOT FOR PERMIT OR BIDDING. JOSEPH M. SMITH, #15214

02.15.2019

THE FARISH RESIDENCE AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS 78212

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CHECKED	JMS
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PROJECT NO.	2526
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01.03.2019	PRELIM
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02.15.2019	HDRC FINAL

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SHEET NO.

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