

HISTORIC AND DESIGN REVIEW COMMISSION

November 06, 2019

HDRC CASE NO: 2019-628
ADDRESS: 314 W ELSMERE PLACE
LEGAL DESCRIPTION: NCB 3967 BLK 2 LOT 7&8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Pam Carpenter/seventh generation design, inc
OWNER: CLAY AND KIM CAUTHORN/CAUTHORN KIMBERLY KLEIN & VIRGIL CLAY
TYPE OF WORK: Construction of an addition to an existing accessory structure
APPLICATION RECEIVED: October 18, 2019
60-DAY REVIEW: December 17, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Construct a 1-story carport with storage space at the rear of the primary historic structure.
2. Perform exterior modifications to the existing garage structure and construct a second story addition.
3. Perform site and landscaping improvements to the driveway and site for vehicular access, draining and landscaping.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- Roof top additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

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

FINDINGS:

- a. The historic structure at 314 W Elsmere Place was constructed circa 1930 in the Craftsman style and is contributing to the Monte Vista Historic District. The historic structure features two stories in height and a stucco façade. The property features a rear accessory structure, which the applicant has proposed to modify as part of this application. The rear accessory structure is found on the 1951 Sanborn Map, and is contributing to the property.
- b. CONCEPTUAL APPROVAL – This request received conceptual approval at the August 7, 2019, Historic and Design Review Commission hearing with the following stipulations:
 - i. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. **The applicant has noted that this specification will be met per the application documents.**
 - ii. That the applicant should submit a line of sign study to confirm that the proposed accessory structure's increased height will not be visible from the right of way on W Elsmere.
 - iii. That the proposed windows feature meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. **The applicant has noted that this specification will be met per the application documents.**
 - iv. That the proposed plaster matches that of the historic structure. **The applicant has noted that this specification will be met per the application documents.**
- c. CARPORT – On the rear (southern) property line, the applicant has proposed to construct a carport to feature parking for two automobiles. The proposed carport is to feature an overall footprint of 528 square feet and an overall height of approximately twelve (12) feet in height.
- d. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has proposed to locate the carport on the rear (southern) property line. This location is consistent with the historic examples found both on this property and throughout the Monte Vista Historic District. The applicant has acquired the necessary setback variance.
- e. MASSING & BUILDING SIZE – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. Additionally, the Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. As noted in finding d, the applicant has proposed an overall footprint of approximately 528 square feet and an overall height of approximately twelve (12) feet in height. Staff finds this to be appropriate and consistent with the Guidelines.
- f. CHARACTER – The Guidelines for New Construction 5.A.iii. notes that new garages and outbuildings should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed a flat roof, painted wood members, a low sloped metal roof, as well as Craftsman details including columns and rafter tails. Generally, staff finds the proposed character and architectural details to be appropriate and consistent with the Guidelines.
- g. EXISTING ACCESSORY STRUCTURE – The rear of the property currently features an existing accessory structure. The Guidelines for Exterior Maintenance and Alterations notes that accessory structures should be preserved where they remain.
- h. GARAGE ADDITION – The applicant has proposed to construct a second story addition on top of the existing, rear garage. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Additionally, the Guidelines for Additions 1.B. notes that rooftop additions should be limited to rear facades to preserve the historic scale and form of the building from the street level, and to minimize visibility from the public right of way. Given that the proposed addition is to a rear accessory structure, staff finds the proposed second story addition to be appropriate.
- i. ARCHITECTURAL DETAILS (Addition) – The applicant has proposed a number of architectural details for the proposed addition that are generally in keeping with the Guidelines, and complement the architecture of the historic primary historic structure. The structure currently features a clipped gable roof. The applicant has proposed a hipped roof with an eyebrow shed feature that faces toward the front of the property.
- j. MATERIALS – The applicant has proposed materials that include a plaster walls, wood windows and a

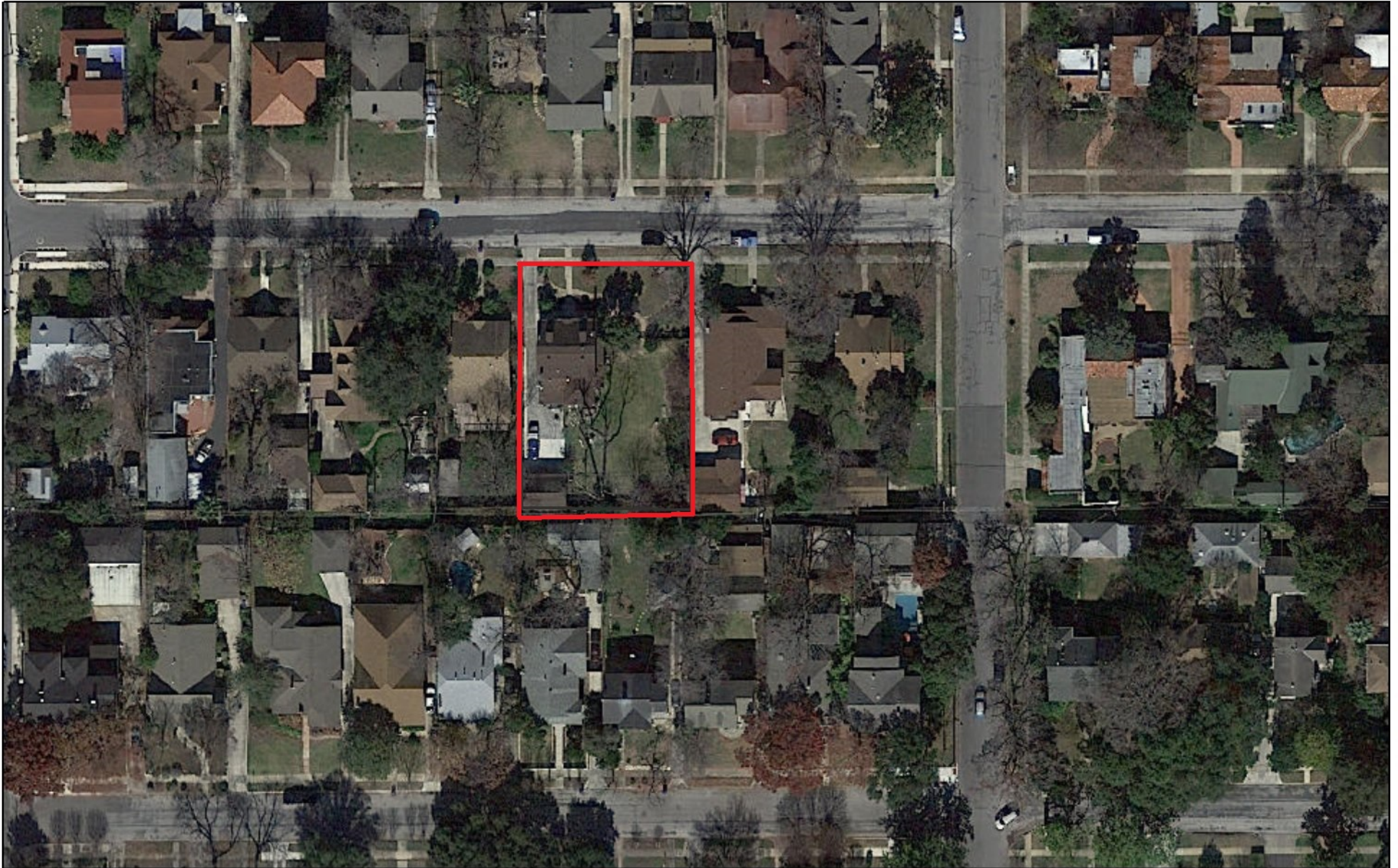
composition shingle roof. Generally, staff finds the proposed materials to be appropriate and the applicant has noted that staff's specifications regarding windows will be met.

- k. **WINDOW MATERIALS** – As noted in finding k, the applicant has proposed to install wood windows. Staff finds the proposed materials to be appropriate. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- l. **SITE WORK** – The applicant has proposed site work to include improvements to the existing driveway in the vicinity of the garage and proposed carport for vehicular maneuvering, draining and landscaping. Staff finds the proposed site work to be appropriate.

RECOMMENDATION:

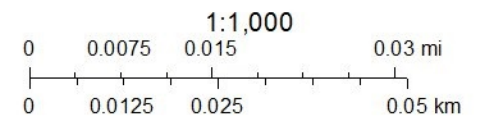
Staff recommends approval of items #1 through #3 based on findings a through l. The applicant shall submit window product information to OHP staff for review and approval prior to purchase.

City of San Antonio One Stop



July 5, 2019

— User drawn lines

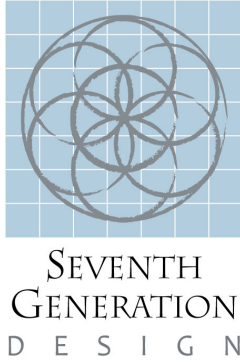




314 W Elsmere Pl

W Camerly Pl

W Elsmere Pl



October 16, 2019

**933 N Flores
San Antonio, Texas 78212**

**Ms. Shanon Miller, AICP
Director of the Office of Historic Preservation
Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204**

**RE: 314 West Elsmere – Final Approval Resubmittal Application Written
Narrative**

Dear Ms. Miller and OHP Staff Members,

The following summarizes the proposed scope of adaptations and additions included in the accompanying final architectural drawings for the historic garage renovation at 314 West Elsmere, Monte Vista Residential Historic District in San Antonio, Texas. The proposed scheme reflects comments received from the Design Review Committee and Monte Vista Neighborhood Association committee meetings related to the last submittal. We are seeking Final Approval for modifications to the rear detached garage and a new carport.

Historic Property Description:

314 West Elsmere is situated on a 0.33-acre (145 ft. deep x 100 ft. wide) lot in the Monte Vista neighborhood in San Antonio, Texas, and is listed as a contributing property to the National Register Historic District. Improvements on the property include a Main House (approx. 2042 SF) and a Detached Garage (approx. 450 SF). The two-story Main House dates from ca. 1930, and has received some additions over time.

The main home is an eclectic Craftsman style home. The garage dates from ca. 1930 as well. The property possesses a high degree of historical integrity and has been well maintained. The Owner works from home and is seeking to relocate his office from a bedroom in the home into the garage at the rear. Their children are beginning to marry, so they are looking to accommodate their growing family as well with guest accommodations for more privacy.

Project Challenges:

The original garage is in proximity to the rear property line:

- (1) Today's development code places the existing garage entirely in the rear setback area.
- (2) A variance was obtained on October 7th, 2019 to modify the existing garage setback area.

Project Objectives:

The primary objectives of the project are:

- (1) To create a cohesive garage and carport design that integrates with the existing main home features by adapting the existing garage;
- (3) To create a shelter for vehicles that functions to protect them from more frequent hail storms and turbulent weather. The original garage is too small to accommodate today's vehicles;
- (4) To provide storage space for lawn and home maintenance items;

- (5) To provide guest accommodations for a growing family and a more separated home business office; and
- (3) To accomplish these objectives in a cost-effective manner that is sympathetic to the historic character of the main house and avoids negatively impacting the main house and view from the street.

Proposed Project Scope:

The proposed scope of the garage adaptation and carport addition include the following:

- (1) Construct a one-story carport with a home maintenance storage room in the rear of the property. The proposed structure will be directly behind the existing two-story main home which serves to screen the new structure. In addition, the driveway slopes from the front curb down to the rear alley a noticeable amount. It appears to be several feet. The carport structure will be treated in a similar Craftsman style manner as the main house and simply crafted exterior wood details (e.g., exposed rafter tails, square posts with bracket details, etc.). A low profile (sloping to the rear) metal roof is proposed (due to the minimal pitch) so that it does not detract from the adjacent garage structure as to give deference to it as an existing structure and not compete with the roofline.
- (2) Modify the first floor of the existing garage and storage room as well as create an upstairs office addition above.
 - a. The proposed lower floor solution seeks to take two small under-utilized spaces and re-program them as guest quarters and with a stair access addition to an upper floor adjacent to the original structure (MVNA suggestion) .
 - b. The proposed upper floor solution relocates a compact office in a bedroom of the main house into a more spacious office suite above the garage.
 - c. The materials, detailing and components are to be sympathetic to the main house .
- (3) Other miscellaneous maintenance, repairs and improvements to the existing driveway in the vicinity of the garage and proposed carport for vehicle maneuvering, drainage and landscaping, as required.
- (4) Materials proposed are:

WALLS

CARPORT: 3-part stucco with elastomeric coating; painted wood dimensional treated lumber exposed framing members.

GUEST HOUSE/OFFICE: repaint existing 3-part stucco with elastomeric coating at original lower level, new upper level and stairway addition (MVNA feedback);

Color to be compatible with our match the main house.

ROOFS

CARPORT: 24 gauge 1" standing seam galvalume metal roofing panel on plywood substrate low-sloped to the rear of the lot for minimal roof material visibility.

GUEST HOUSE/OFFICE: Basis of Design: GAF Timberline Roofing Dimensional Shingles

Color to be compatible with our match the main house.

DOORS

GUEST HOUSE/OFFICE: Re-use existing, New doors to be Solid Wood to be compatible with or match existing door panel profile.

CARRIAGE DOORS: Re-install existing. Refurbish and repaint.

Color to be compatible with our match the main house.

WINDOWS

CARPORT: None

GUEST HOUSE/OFFICE: Pella Lifestyle Series Wood Windows or other brand to be compatible with the existing windows.

Color to be compatible with our match the main house.

Thank you for your kind consideration of our application. Please feel free to contact Scott Carpenter or me should you have any questions or concerns about the proposed project.

Best regards,

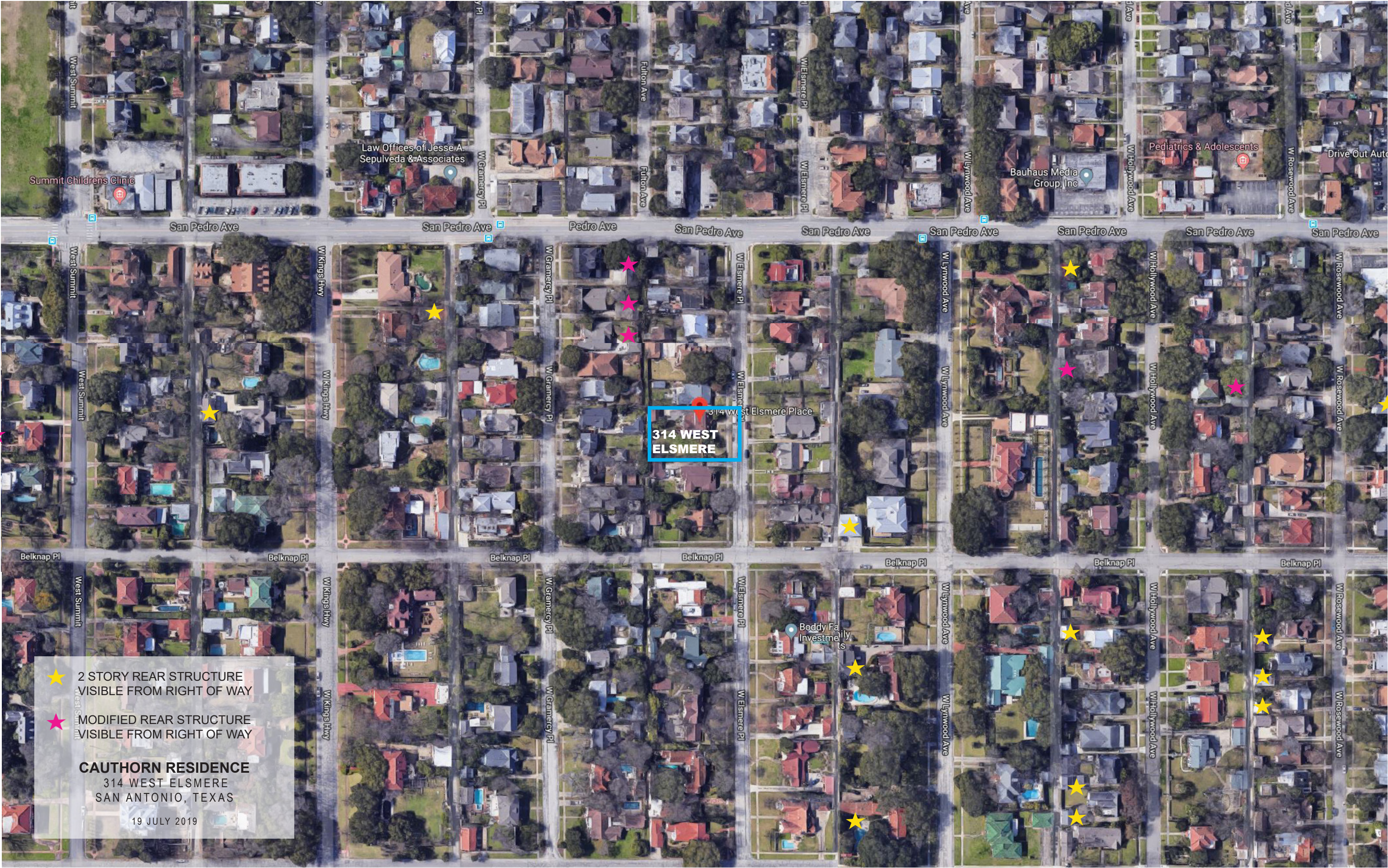
A handwritten signature in dark ink that reads "pam carpenter". The signature is written in a cursive, lowercase style.

Pam Carpenter, R.A.
Seventh Generation Design, Inc.


CC:

Attachments:

Final Approval Certificate of Appropriateness Application
Existing conditions photos (Pages 1-5)
A1.00 ABBREVIATIONS & SYMBOLS
A1.01 PROJECT NOTES & ROOM FINISH SCHEDULE
A2.00 SITE PLAN
A2.01 FIRST & SECOND FLOOR PLANS
A2.02 ROOF PLAN
A2.03 REFLECTED CEILING PLAN
A3.01 ELEVATIONS & PERSPECTIVE VIEWS
A5.01 STAIR PLANS, SECTIONS & DETAILS
NEIGHBORHOOD STUDY MAP OF DETACHED STRUCTURES
SIGHT STUDY IMAGES 1-3



314 WEST
ELSMERE



2 STORY REAR STRUCTURE
VISIBLE FROM RIGHT OF WAY



MODIFIED REAR STRUCTURE
VISIBLE FROM RIGHT OF WAY

CAUTHORN RESIDENCE
314 WEST ELSMERE
SAN ANTONIO, TEXAS

19 JULY 2019

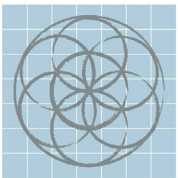
Cauthorn Residence Garage Renovation

GARAGE RENOVATION

HDRC FINAL APPROVAL

314 West Elsmere
San Antonio, Texas 78212

10/16/2019



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

118 Broadway, Suite 519
San Antonio, Texas 78205
TEL (210) 262-6161 TEL (210) 241-7490

Cauthorn Residence
Garage Renovation
314 West Elsmere
San Antonio, Texas 78212

No.	Date	Description
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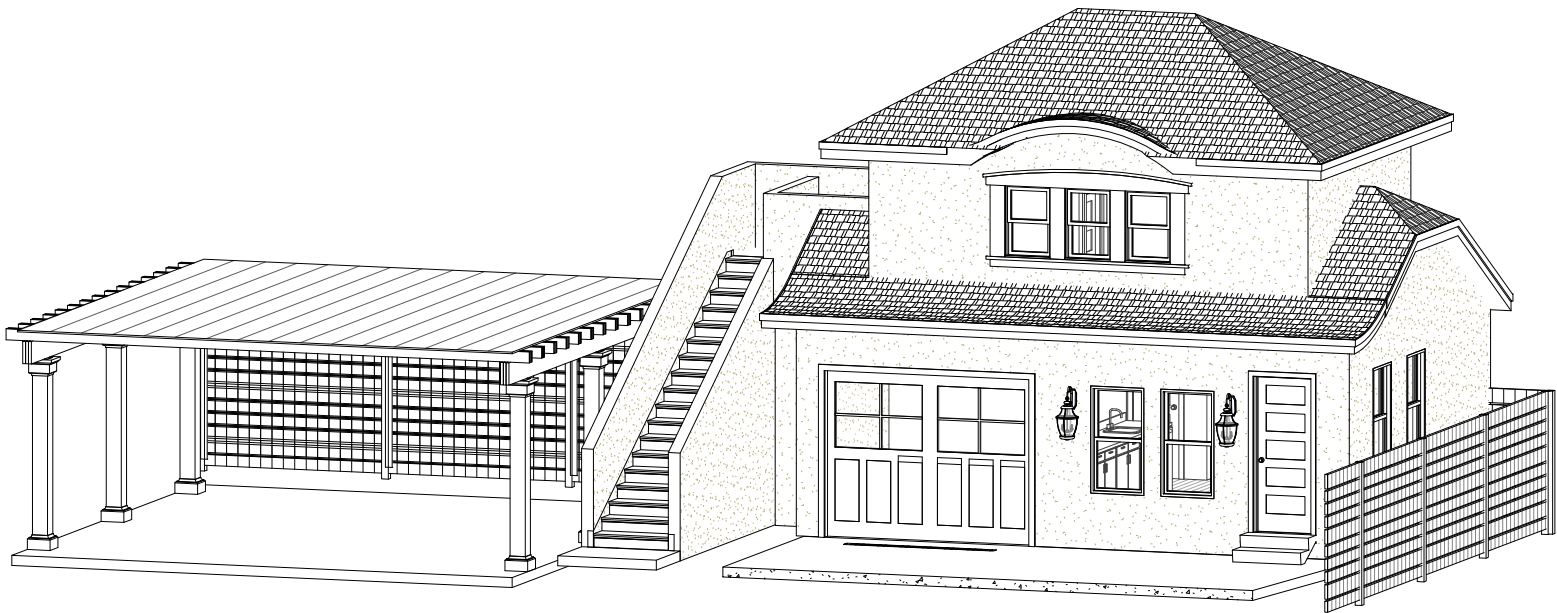


IMAGE IS CONCEPTUAL ONLY

SHEET INDEX	
NUMBER	NAME
G0.00	COVER SHEET
A1.00	ABBREVIATIONS, SYMBOLS & VICINITY MAP
A1.01	PROJECT NOTES & ROOM FINISH SCHEDULE
A2.00	SITE PLAN
A2.01	FIRST & SECOND FLOOR PLANS
A2.02	ROOF PLAN
A2.03	REFLECTED CEILING PLANS
A3.01	ELEVATIONS & PERSPECTIVE VIEWS
A5.01	STAIR PLANS, SECTIONS & DETAILS

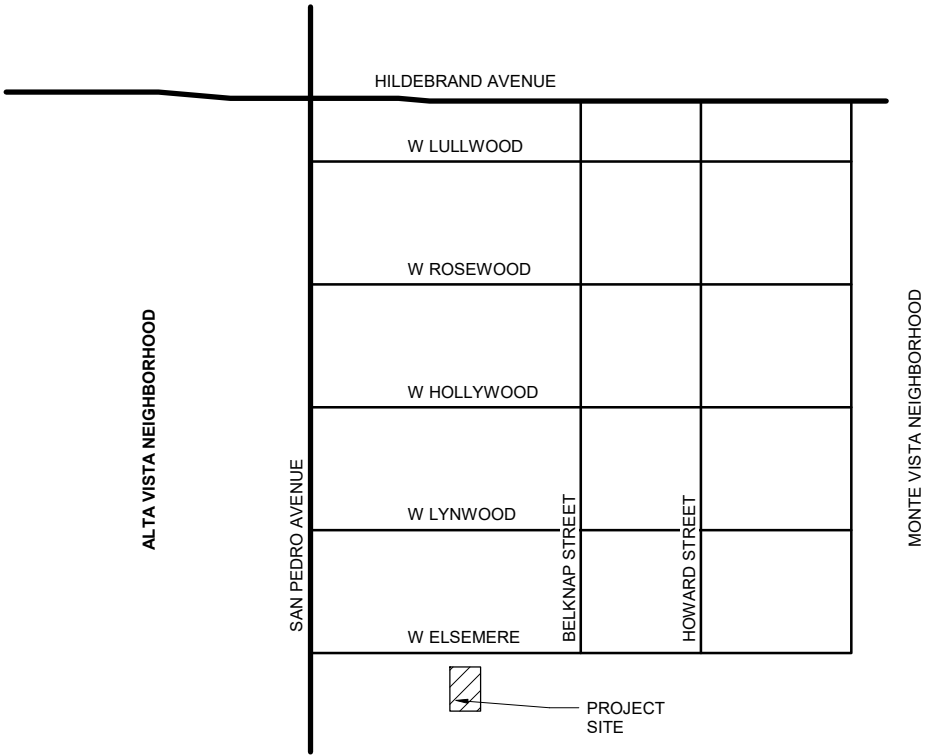
PRELIMINARY
Not for regulatory
approval, permit or
construction.

pam carpenter

10/16/2019

1 LOCATION MAP

NOT TO SCALE



SHEET NUMBERING

A401

EACH SHEET OF DRAWINGS IS NUMBERED IN THE LOWER RIGHT HAND CORNER. SHEETS ARE NUMBERED FIRST BY SECTION LETTER THEN BY SHEET NUMBER WITHIN THE SECTION. FOR EXAMPLE, SHEET A401 REPRESENTS SHEET 401 WITHIN THE ARCHITECTURAL SECTION.

DRAWINGS

DRAWINGS ARE ORGANIZED ACCORDING TO A "SECTION FROMAT". WITH EACH SECTION DESCRIBING A GENERAL ASPECT OF THE CONSTRUCTION. THE FOLLOWING LISTING ILLUSTRATES A TYPICAL SEQUENCE OF DRAWINGS DEVELOPED FOR A LOGICAL SECTION OF WORK.

SECTION G	GENERAL PROJECT INFORMATION & DRAWINGS
SECTION C	CIVIL DRAWINGS
SECTION A	ARCHITECTURAL DRAWINGS
SECTION S	STRUCTURAL DRAWINGS
SECTION M	MECHANICAL DRAWINGS
SECTION E	ELECTRICAL DRAWINGS
SECTION P	PLUMBING DRAWINGS
SECTION L	LANDSCAPE DRAWINGS

SYMBOLS

THE FOLLOWING DRAWINGS SYMBOLS INCLUDE, BUT ARE NOT LIMITED TO THOSE TYPICALLY FOUND IN A SET OF CONSTRUCTION DOCUMENTS

FLOOR LEVEL LINE	
MATCHLINE (SHADED PORTION)	
COLUMN GRIDS	
ROOM TAG	
REVISION TAG	
WINDOW TAG	
DOOR TAG	
NORTH ARROW	
BUILDING SECTION TAG	

THE SECTION IS TAKEN ALONG THE STRAIGHT LINE OF THE SYMBOL. THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE SECTION. THE NUMBER IS A REFERENCE TO THE SECTION DRAWING. IN THIS EXAMPLE DRAWING 1/A101 REPRESENTS DRAWING 6 ON SHEET A101.

WALL SECTION TAG	
SEE ABOVE FOR EXPLANATION	

ELEVATION TAG	

THE ARROW POINTS IN THE DIRECTION OF THE VIEW FOR THE ELEVATION. THE NUMBER IS A REFERENCE TO THE ELEVATION DRAWING. IN THIS EXAMPLE, DRAWING 2 ON SHEET A300

DETAIL KEY	
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THIS SYMBOL IS A KEY TO A DETAIL DRAWN OF THE AREA WITHIN THE DASHED LINES. THE NUMBER IS A REFERENCE TO THE DETAIL DRAWING. FOR EXAMPLE, DRAWING 1/A101 REPRESENTS DRAWING 1 ON SHEET A101

ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTIC
ADD.	ADDITION
ADH.	ADHESIVE
ADJ.	ADJACENT
ADJT.	ADJUSTABLE
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT(URAL)
AVG.	AVERAGE

B.S.	BOTH SIDES
BD.	BOARD
BEL.	BELOW
BET.	BETWEEN
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM

C.O.	CLEAN OUT
C.T.	CERAMIC TILE
C.W.	COLD WATER
C.J.	CONTROL JOINT
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CHAM.	CHAMFER
CIR.	CIRCLE
CK.	CAULK(ING)
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR(ANCE)
CNTR.	COUNTER
COL.	COLUMN
COMP.	COMPRESS(ED), (ION), (IBLE)
COMPO.	COMPOSITION (COMPOSITE)
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRUGATED
CPT.	CARPET (ED)
CSMT.	CASEMENT
CTR.	CENTER

D.	DRAIN
DBL.	DOUBLE
DEM.	DEMOLISH, DEMOLITION
DIAG.	DIAGONAL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DTL.	DETAIL
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER

E.P.	ELECTRICAL PANELBOARD
EA.	EACH ELEC. ELECTRIC(AL)
ELEV.	ELEVATION
EQUIP.	EQUIPMENT

F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.E.	FINISH FLOOR ELEVATION
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FAS.	FASTEN(ER)
FGL.	FIBERGLASS
FIN.	FINISH(ED)
FIXT.	FIXTURE
FLG.	FLASHING
FLR.	FLOOR(ING)
FND.	FOUNDATION
FR.	FRAME(D), (ING)

G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GD.	GRADE, GRADING
GL.	GLASS, GLAZING
GWB.	GYP SUM WALLBOARD
GYP.	GYP SUM
GYP.BD.	GYP SUM BOARD
GYP.PL.	GYP SUM PLASTER

H.B.	HOSE BIB
H.V.A.C.	HEAT/VENT/AIR CONDITIONING
H.W.	HOT WATER
HDR.	HEADER
HDW.	HARDWARE
HK.	HOOK(S)
HT.	HEIGHT
HTG.	HEATING
HWD.	HARDWOOD
H.W.H.	HOT WATER HEATER

IN.	INCH
INT.	INTERIOR

JT.	JOINT
L.	LENGTH
L.H.	LEFT HAND
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
LTL.	LINTEL
LVR.	LOUVER

MAX.	MAXIMUM
MBR.	MEMBER
MECH.	MECHANICAL
MED.	MEDIUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MLD.	MOLDING, MOULDING
MT.	MOUNT(ED), (ING)
MTL.	METAL
MULL.	MULLION

N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
OPP.HD.	OPPOSITE HAND

ORIG.	ORIGINAL
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P.L.	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PERI.	PERIMETER
PERP.	PERPENDICULAR
PL.	PLATE
PLAS.	PLASTER
PWD.	PLYWOOD
PNT.	PAINT
PR.	PAIR
PT.	POINT
PTN.	PARTITION
PV.	PAVE(ING)
PVC.	POLYVINYL CHLORIDE
PVMT.	PAVEMENT

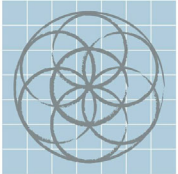
R.	RISER
R.A.	RETURN AIR
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
RAD.	RADIUS
RFG.	ROOFING
RFL.	REFLECT(ED), (IVE), (OR)
REF.	REFERENCE
REFR.	REFRIGERATOR
REM.	REMOVE
RET.	RETURN
REV.	REVISION
RM.	ROOM
RVS.	REVERSE(SIDE)

S.C.	SOLID CORE
SCHED.	SCHEDULE(D)
SEC.	SECTION
S.H.	SINGLE HUNG
SH.	SHELF(VES), (VING)
SHTH.	SHEATHING
SHT.	SHEET
SIM.	SIMILAR
SNT.	SEALANT
SP.	SOUNDPROOF
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.	STAINLESS STEEL
ST.	STREET
STL.	STEEL
STR.	STRUCTURAL
STD.	STANDARD
STOR.	STORAGE
SYS.	SYSTEM

T.	TREAD
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STRUCTURE
T.O.STL.	TOP OF STEEL
TEMP.	TEMPERATURE
THK.	THICK(NESS)
THR.	THRESHOLD
TYP.	TYPICAL

V.B.	VAPOR BARRIER
VERT.	VERTICAL
VNR.	VENEER

W.	WIDTH, WIDE
W.H.	WATER HEATER
W.S.	WEATHERSTRIPPING
WD.	WOOD
WDW.	WINDOW
WP.	WATERPROOFING
W/	WITH



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

933 North Flores
San Antonio, Texas 78212
TEL (210) 973-7307

Cauthorn Residence
Garage Renovation

314 West Elsmere
San Antonio, Texas 78212

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ABBREVIATIONS,
SYMBOLS & VICINITY
MAP

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construction.

pam carpenter

10/16/2019

Project number	1912
Date	10/16/2019
Drawn by	Author
Checked by	Checker

A1.00

Scale	As indicated
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PROJECT NOTES

1. **WALLBOARD** - INSTALL GYPSUM BOARD PER GYPSUM ASSOCIATION APPLICABLE TECHNICAL PUBLICATIONS. ALL GYPSUM BOARD CEILINGS IN PROJECT AREA TO BE TYPE "X". THICKNESS TO BE COMPATIBLE WITH STRUCTURAL SPACING. ALL GYPSUM BOARD ON WALLS IN PROJECT AREAS TO BE 1/2" TYPE "X".

WALLBOARD AT TILED LOCATIONS ARE TO BE CEMENT BOARD SUBSTRATE. PROVIDE 1/4" BACKERBOARD AT TILE AND STONE FLOOR LOCATIONS. PROVIDE SCHULTER KERDI WATERPROOFING SHOWER SYSTEM OR CUSTOM BUILDING PRODUCTS REDGARD WATERPROOFING SYSTEM AT SHOWER WALLS AND FLOOR. IF NO SHOWER CURB, WATERPROOFING SYSTEM TO BE APPLIED THROUGHOUT BATH AND TOILET FLOOR

2. **PAINT:** GYPSUM BOARD WALL FINISH & TEXTURE TO BE LIGHT SAND FINISH. MOCK-UP TEXTURE FOR WALLS & CEILINGS. BASIS-OF-DESIGN:

INTERIOR PRIMER
PVA DRYWALL PRIMER AND SEALER (HOME DEPOT)

INTERIOR PAINT
BEHR MARQUEE (HOME DEPOT)

SATIN SHEEN AT WALL, CASINGS AND TRIM
EGGSHELL SHEEN AT WALLS
FLAT SHEEN AT CEILINGS

3. **AIR BARRIER** - INSTALL TWO LAYERS OF STUCCO WRAP OR WALL GUARDIAN FLUID APPLIED FW100A PER MANUFACTURER'S INSTRUCTIONS

4. **SEALANT AT AIR BARRIER** - SEAL AROUND ROUGH OPENINGS OF INTERIOR WINDOWS AND DOORS, ALONG TOP AND BOTTOM PLATES ON EXTERIOR WALLS, AND INSIDE OF BOTTOM OF FIRST STUD IN INTERIOR WALL SIDE. SEAL DRYWALL TO BOTH SIDES OF FIRST STUD OF INTERIOR WALLS. INTERSECTING EXTERIOR WALL. SEAL AT TOP PLATE WHERE ADJACENT TO AN UNCONDITIONED SPACE.

FULLY EMBED EXTERIOR DOOR THRESHOLDS IN SEALANT

5. **FLASHING** - PROVIDE MEMBRANE FLASHING FOR POSITIVE DRAINAGE AT WINDOW AND DOOR PENETRATIONS. TAKE CARE NOT DAMAGE EXISTING WEATHER BARRIER. WEATHER BARRIER TO BE MAINTAINED OR PROVIDE AND INSTALL NEW. PROVIDE WATERPROOF WALL ASSEMBLY WHERE WALL IS DISTURPTED BY NEW WORK

6. **TILE** - INSTALL STONE AND TILE PER TILE COUNCIL OF NORTH AMERICA 2016 HANDBOOK

ALLOW SUBSTRATE TO DRY SUFFICIENTLY BEFORE INSTALLING TILE.

CAP BACKSPLASHES WITH SCHLUTER JOLLY EDGE TILE TRIM SATIN NICKEL

7. .ALL TRADES TO HAVE AT LEAST 5 YEARS DOCUMENTED EXPERIENCE IN SIMILAR WORK.

8. CONDITIONED SPACE IS PIER AND BEAM FOUNDATION. GARAGE AND WORKSHOP IS GENERALLY SLAB ON GRADE WITH WOOD FRAME CONSTRUCTION.

9. CONFIRM WITH OWNER WHICH ELEMENTS ARE:
A. OWNER TO PROVIDE, SUB-CONTRACTOR TO INSTALL
B. OWNER TO PROVIDE HISTORIC DOOR

10. FOR PROJECT QUALITY ASSURANCE:
A. UTILIZE LICENSED AND BONDED SUB-CONTRACTORS WITH 5 OR MORE YEARS OF EXPERIENCE IN SIMILAR WORK
B. PROTECT ALL EXISTING ELEMENTS. SEAL OFF REGISTERS AND DUCTS THROUGHOUT CONSTRUCTION.
C. PERMITS ARE REQUIRED
D. CONFORM TO ALL MANUFACTURER'S RECOMMENDATIONS REGARDING PROJECT PRODUCT APPLICATION, INSTALLATION, AND STORAGE. ENSURE COMPATIBILITY WITH OTHER PRODUCTS ASSOCIATED WITH THE PRODUCTS ASSEMBLY.

11. CONFIRM WITH OWNER ARCHITECTURAL WOODWORK ELEMENTS & PROFILES, FINISHES AND INTERIOR ELEVATIONS

12. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.

13. STUD AND ROUGH FRAMING DIMENSIONS NOTED ARE NOMINAL. COORDINATE POCKET DOOR SIZES AND STUD WALL FRAMING SIZES IF POCKET DOORS WILL BE THICKER THAN 1 3/8"

14. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO COMMENCING WORK.

15. INSULATING MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25, AND A SMOKE INDEX OF NOT MORE THAN 450.

16. SAME COMPETENT PERSONNEL TO BE EMPLOYEEED FOR ALL WORK FOR CONTINUITY AND CONSISTENCY OF WORKMANSHIP.

17. **AIR LEAKAGE**
SEALS TO BE PROVIDED AT WINDOW AND DOOR PERIMETERS; EXTERIOR JOINTS AT WALL AND FLOOR; PLATES AND END STUDS; RECESSED LIGHT FIXTURES IN INSULATED CEILINGS; PENETRATIONS SUCH AS FANS,VENTS, PIPING, CABLE AND UTILITIES; DUCTWORK PENETRATIONS, JOINTS AND SEAMS.

REFRENCE AND REVIEW THE RESCHECK COMPLIANCE CERTIFICATE AND INSPECTION CHECCCKLIST PREPARED FOR THE PROJECT PRIOR TO WORK TO CONFIRM PRODUCT OR INSTALLATION REQUIREMENTS. UTILIZE INSTALLERS WITH MINIMUM 5 YEARS EXPERIENCE ON SIMILAR PROJECTS

PROVIDE FIREBARRIER PROTECTION WHERE REQUIRED FOR FLAMMABLE SPRAY FOAM INSULATION PRODUCTS.

INSTALL CARBON MONOXIDE DETECTOR AND SMOKE ALARM AT DISTANCE PER CODE.

ROOM FINISH SCHEDULE									
Room Number	Room Name	Floor	Base	Wall				Ceiling	Comments
				North	East	South	West		
GUEST LEVEL									
1	STORAGE	F3	B1	W1	W1	W1	W1	C 1	
2	GUEST ROOM	F1	B1	W1	W1	W1	W1	C 1	
3	BATH	F2	B2	W1	W1/W 2	W1/W 2	W1	C 1	
4	CLOSET	F1	B2	W1	W1	W1	W1	C 1	
LOFT F.F.									
5	OFFICE								
6	TLT								

FINISH LEGEND	
F1 F2 F3 F4	REFINISHED EXISTING WOOD TILE SEALED CONCRETE CARPET TILE WITH ACOUSTICAL FLOORING UNDERLAYMENT
B1 B2 B3	PAINTED WOOD BASE TILE BASE NO BASE
W1 W2	PAINTED GYPSUM BOARD TILE WITH CEMENT BACKER BOARD SUBSTRATE
C1 C2 C3	PAINTED GYPSUM BOARD STAINED AND SEALED WOOD PLANK & BEAM CEILING EXPOSED STRUCTURE

GENERAL NOTES

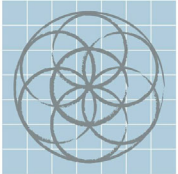
1. STRUCTURES AND COMPONENTS TO BE DISTURBED MUST BE INSPECTED FOR ASBESTOS BY A STATE-CERTIFIED ASBESTOS INSPECTOR AS REQUIRED BY CODE AND ENVIRONMENT REGULATIONS.
2. CONFIRM SOILS WHERE TREE IS REMOVED IS PREPARED TO RECEIVE NEW FOUNDATION DESIGN
3. FOR PROJECT QUALITY ASSURANCE:

A. UTILIZE LICENSED AND BONDED SUB-CONTRACTORS WITH 5 OR MORE YEARS OF EXPERIENCE IN SIMILAR WORK

B. PROTECT ALL EXISTING ELEMENTS. SEAL OFF REGISTERS AND DUCTS THROUGHOUT CONSTRUCTION.

C. PERMITS ARE REQUIRED

D. CONFORM TO ALL MANUFACTURER'S RECOMMENDATIONS REGARDING PROJECT PRODUCT APPLICATION, INSTALLATION, AND STORAGE. ENSURE COMPATIBILITY WITH OTHER PRODUCTS ASSOCIATED WITH THE PRODUCTS ASSEMBLY.
4. CONFIRM WITH OWNER OR INTERIOR DESIGNER ARCHITECTURAL WOODWORK ELEMENTS & PROFILES, FINISHES AND INTERIOR ELEVATIONS
5. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
6. STUD AND ROUGH FRAMING DIMENSIONS NOTED ARE NOMINAL
7. SUB-CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK.
8. INSULATING MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25, AND A SMOKE INDEX OF NOT MORE THAN 450.
9. CONFIRM EMERGENCY ESCAPE AND RESCUE OPENING IN EACH BEDROOM HAS A SILL HEIGHT OF NOT MORE THAN 44" MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
10. MANUFACTURER'S REPRESENTATIVE TO REVIEW INSTALLATION OF EXTERIOR ENVELOPE PRODUCT INSTALLATION FOR QUALITY ASSURANCE.
11. SUB-CONTRACTOR TO PROVIDE CALCULATIONS AND DESIGNS FOR ELECTRICAL AND PLUMBING SYSTEMS.
12. REFER TO LANDSCAPE DESIGN(ER) FOR ALL LANDSCAPING ELEMENTS
13. THE CONSTRUCTION DRAWINGS AND/OR NOTES ARE TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION AND DESIGN DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION MATERIAL AND WORKMANSHIP THROUGHOUT.
14. CONTRACTOR SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, AGENCIES, AND ORDINANCES HAVING JURISDICTION.
15. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL VISIT THE SITE AND INCLUDE IN HIS BID ALL ADJUSTMENTS AND COSTS AFFECTING EXISTING BUILDING UTILITY SERVICES, I.E. WATER LINES, WASTE LINES, GAS LINES, AND ELECTRICAL SERVICE THAT ARE APPLICABLE TO THE PROJECT.
16. CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION OF THE OWNER ANY OMMISSIONS, ERRORS, OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS. GENERAL CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROJECT SITE, AND EXISTING UTILITIES CAUSED BY THIS WORK ON THIS PROJECT AND SHALL QUICKLY REPAIR OR REPLACE THE DAMAGE. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AT THE BUILDING FOR THIS WORK UNTIL TURNED OVER TO THE OWNER.
18. GENERAL CONTRACTOR, SUBCONTRACTORS, SUPPLIERS AND MANUFACTURERS ARE TO CERTIFY THAT ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION DO NOT CONTAIN ASBESTOS IN ANY AMOUNT IN ACCORDANCE WITH THE TOXIC SUBSTANCE CONTROL ACT.
20. MANUFACTURER'S REPRESENTATIVE TO REVIEW INSTALLATION OF AIR BARRIER PRODUCT AND SHEATHING SEAL FOR QUALITY ASSURANCE.
21. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS AND BUILDING CODE.
22. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS AS ADOPTED BY THE CITY OF SAN ANTONIO, TEXAS AND PER 2018 INTERNATIONAL RESIDENTIAL CODE AND ENERGY CODES.
23. ALL SUBCONTRACTORS SHALL ENDEAVOR TO COORDINATE THEIR WORK WITH EACH OTHER- NOTIFY GENERAL CONTRACTOR OF ANY DISCREPANCIES OR DIFFICULTIES.
24. THE CONTRACTOR SHALL ASSUME RESPONSABILITY FOR FIELD COORDINATION REVIEW AND CONSTRUCTION ADMINISTRATION.
25. CONTRACTOR TO VERIFY AND COORDINATE ELECTRIC, GAS, WATER, TELEPHONE, AND CABLE REQUIREMENTS WITH THE LOCAL UTILITY COMPANIES.



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PROJECT NOTES & ROOM FINISH SCHEDULE

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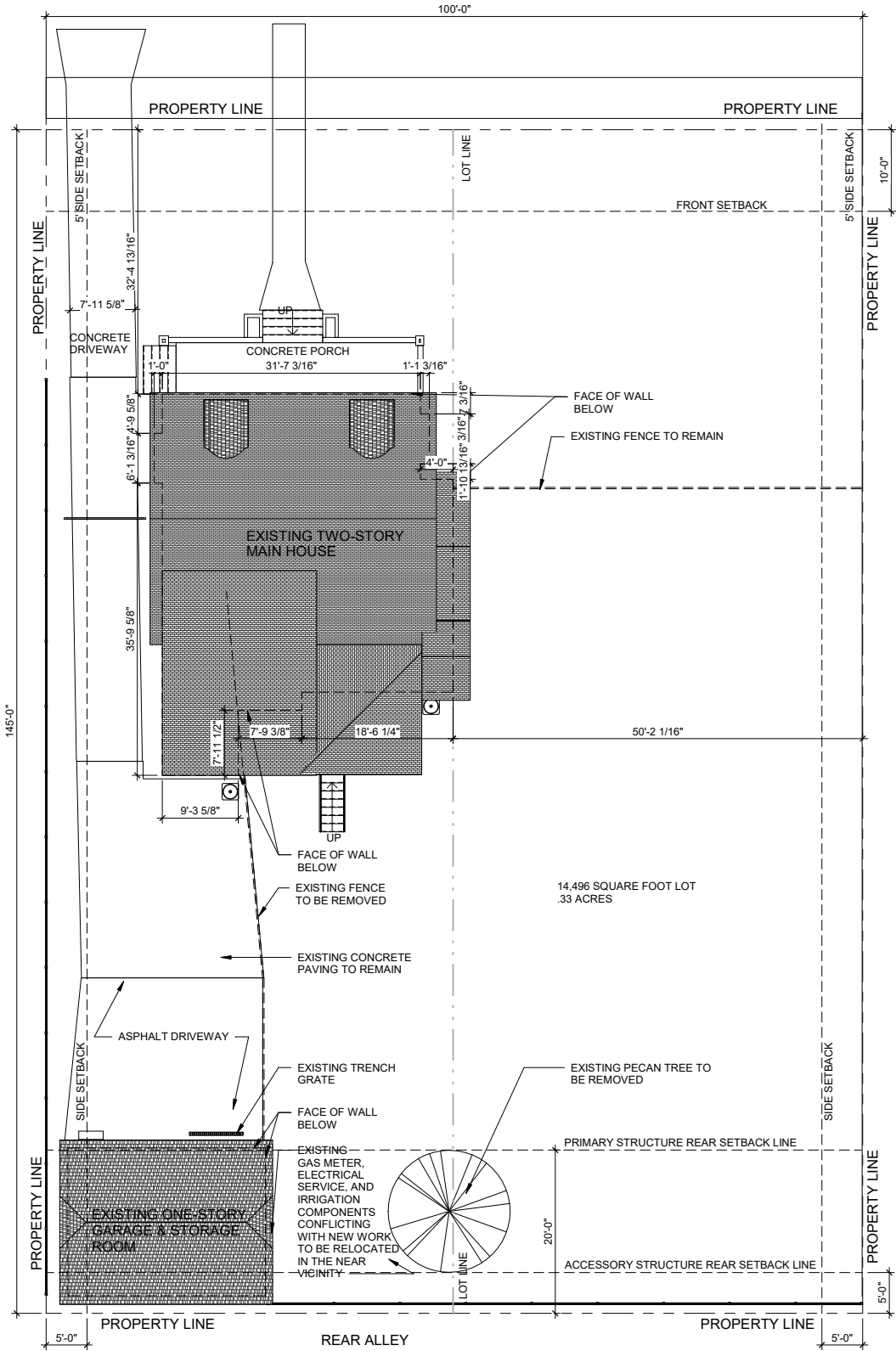
pam carpenter	
10/16/2019	
Project number	1912
Date	10/16/2019
Drawn by	PJC
Checked by	
A1.01	
Scale	As indicated

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1

EXISTING SITE PLAN

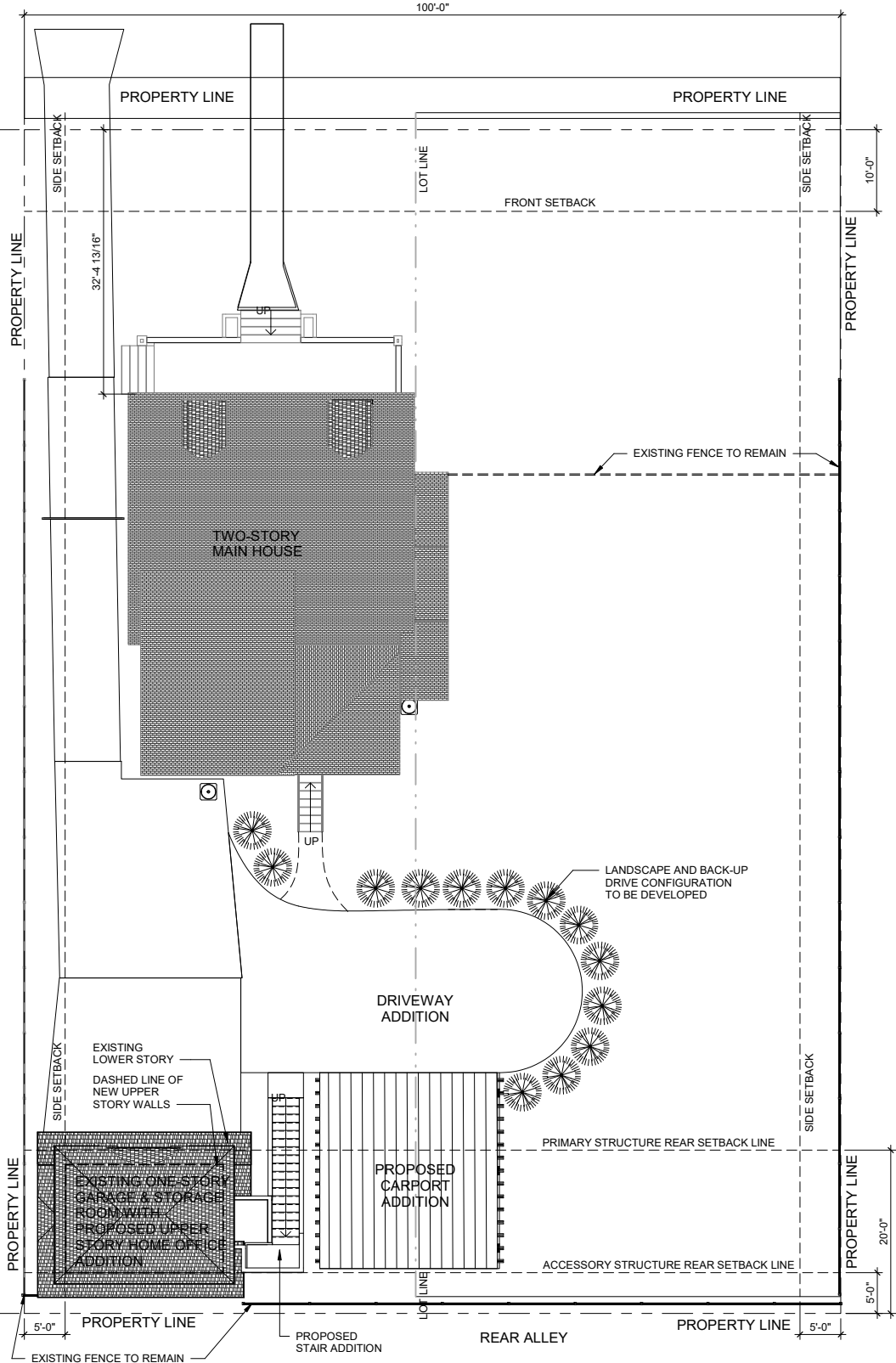
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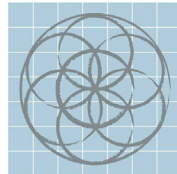
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PROPOSED SITE PLAN

1" = 10'-0"



NOTE: PROTECT AND PRESERVE ALL EXISTING FENCING, PAVING, TREES AND SHRUBS WHEREVER POSSIBLE.



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SITE PLAN

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10/16/2019

Project number 1912
Date 10/16/2019
Drawn by PJC
Checked by PJC

A2.00

Scale 1" = 10'-0"

INSULATION LEGEND

- INDICATES WEATHER BARRIER
- THERMAL INSULATION
(DENOTES THERMAL ENVELOPE)
- PROVIDE ACOUSTICAL INSULATION
AT COMMON WALL BETWEEN
UNITS

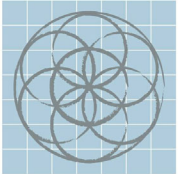
SQUARE FOOTAGE AREAS	
NAME	AREA
1ST FLOOR LIVING	329 S.F.
1ST FLOOR STORAGE	112 S.F.
2ND FLOOR LIVING	652 S.F.
TOTAL LIVING	1,342 S.F.

INTERIOR FINISH NOTES

1. BATH ACCESSORIES:
T1 TOWEL BAR
T2 TOILET TISSUE DISPENSER
T3 HAND TOWEL
T4 MIRROR (OPTIONAL MEDICINE CABINET)
2. BATH FIXTURES TO BE SELECTED:
TOILET
HAND-HELD SHOWER HEAD & CONTROLS
SINK
4. LEVEL 4 GYPSUM WALL BOARD FINISH.
PRIME AND 2-COATS OF PAINT
5. REFER TO ROOM FINISH SCHEDULE
6. TILE SHOWER FULL HEIGHT WALLS AND
PAN

FLOOR PLAN NOTES

1. REPLACE THE GARAGE DOOR WITH THE HISTORIC CARRIAGE DOORS THAT ARE ONSITE. REHABILITATE DOORS, HARDWARE AND REINSTALL.
2. ADD (SUPPLEMENT CRAWLSPACE VENTING WITH) ADDITIONAL HISTORIC STYLE IRON CRAWLSPACE VENTS TO MEET CURRENT BUILDING CODE REQUIREMENTS.
3. REHABILITATE THE EXISTING NORTH AND WEST WINDOWS IN ORDER TO MAKE OPERABLE. PAINT.
4. REMOVE PECAN TREE WITH THE CARPORT SCOPE OF WORK IN CARPORT PHASE. CONFIRM TREE MITIGATION REQUIREMENTS WITH THE CITY.
5. RELOCATE EAST IRRIGATION AND VALVE BOXES THAT CONFLICT WITH SCOPE OF WORK SUCH AS IN THE STAIRWAY AND CARPORT AREAS.
6. RELOCATE THE ELECTRICAL SERVICE ON THE EAST WALL AS REQUIRED FOR NEW STAIRCASE WORK.
7. SOUND TREATMENT TO BE ADDED TO THE UNDERSIDE OF THE UPPER FLOOR LEVEL. A THICKER SUBFLOOR AND AN ACOUSTICAL UNDERLAYMENT TO BE INSTALLED.
8. SUPPLEMENT EXISTING WALLS WITH BATT INSULATION. ALL EXTERIOR WALLS TO HAVE FULL DEPTH OF CAVITY WALL BATT INSULATION FOR R-13 VALUE.
9. OPEN FRAMING STRUCTURE ON THE SECOND FLOOR CEILING. EXTERIOR RIGID INSULATION ON THE ROOF DECK AND A THICKER EAVE FASCIA PROFILE WILL BE REQUIRED.
10. REFURBISH THE HISTORIC WOOD FLOORING AT THE FIRST FLOOR - SAND, STAIN AND SEAL. STRUCTURAL PIER WORK WILL IMPACT THE EXISTING WOOD FLOORING. FLOORING THAT IS REMOVED FOR STRUCTURAL FOUNDATION WORK IS INTENDED TO BE SALVAGED AND REINSTALLED. IF STRUCTURAL WORK CREATES EXTENSIVE FLOORING ACCESS, BATT INSULATION AND VAPOR BARRIER INSTALLATION UNDER THE GUEST SUITE FLOOR SHOULD BE CONSIDERED.
11. REFER TO STRUCTURAL DRAWINGS FOR FRAMING, FOUNDATION SCOPE AND CONCRETE FLOOR OF THE STORAGE ROOM.
12. THE HISTORIC FIRST FLOOR WALLS, WOOD FLOORING, WINDOWS AND DOORS ARE TO REMAIN. REFURBISH AND RE-USE IN SITU.



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FIRST & SECOND
FLOOR PLANS

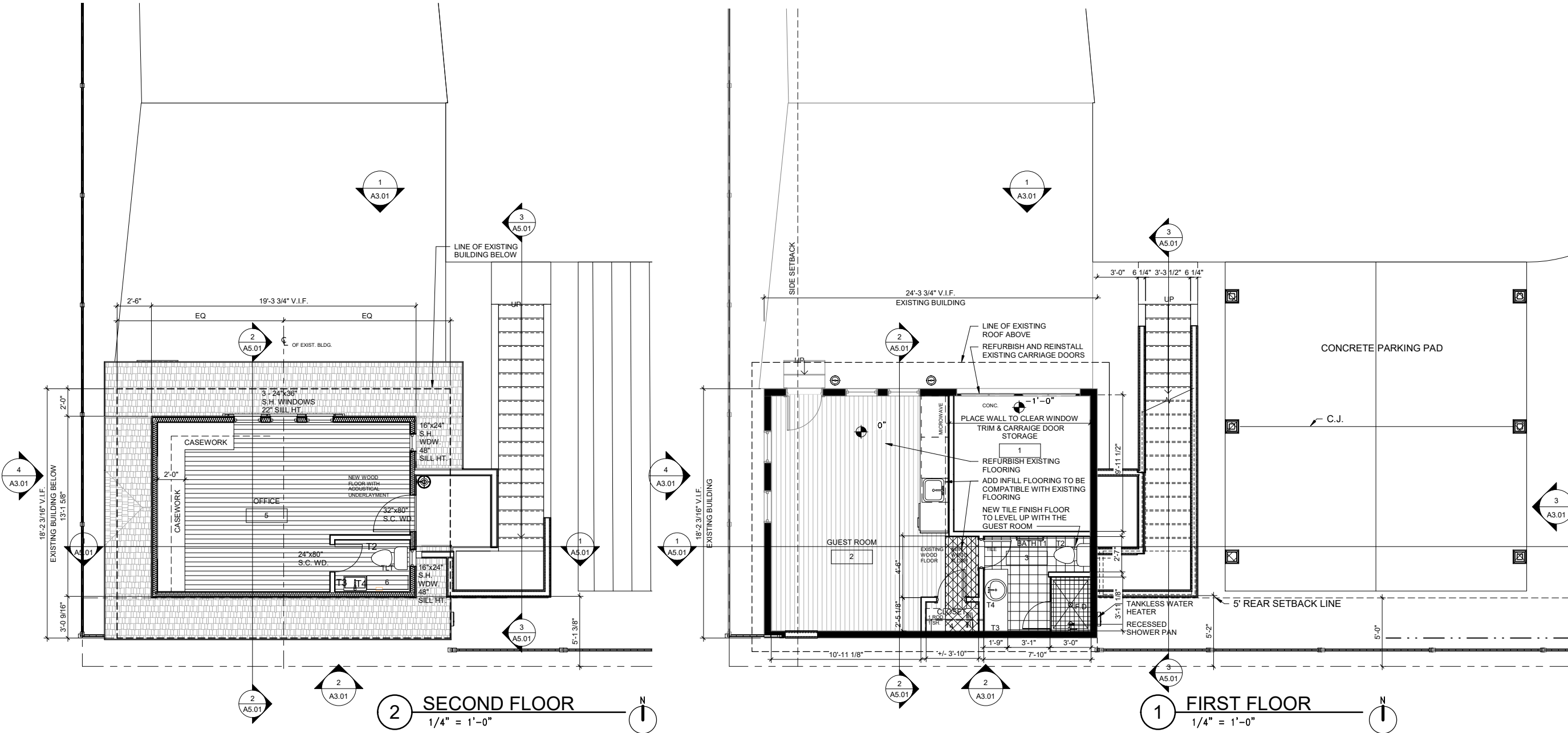
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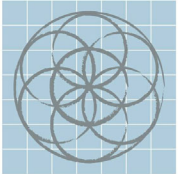
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ROOF PLAN NOTES

1. CARPORT ROOFING: STANDING SEAM METAL ROOF PANELS TO BE 18 TO 21 INCHES WIDE, SEAMS ARE TO BE 1 TO 2 INCHES IN HEIGHT, A CRIMPED RIDGE SEAM IF APPLICABLE AND A STANDARD GALVALUME FINISH.



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ROOF PLAN

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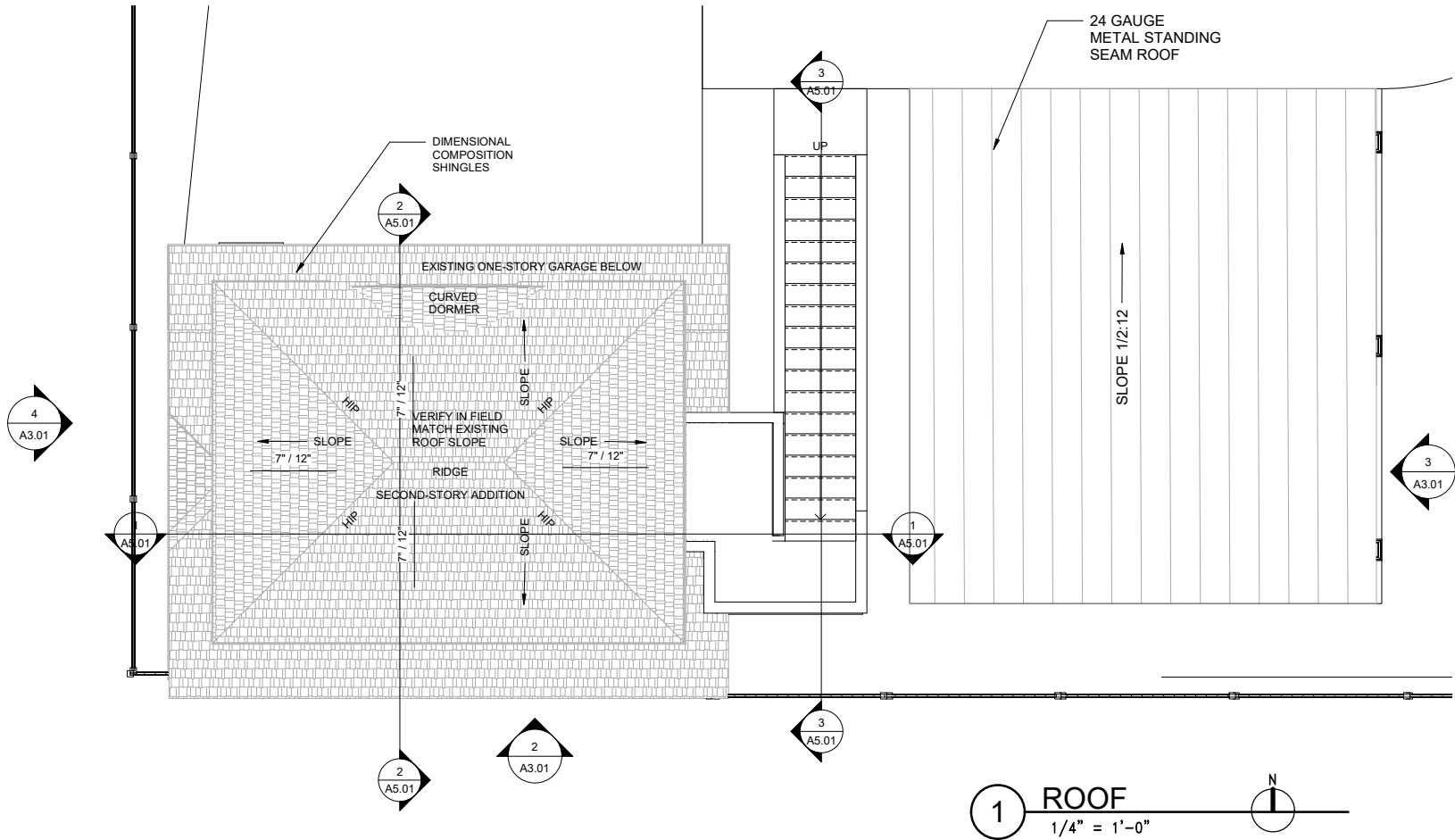
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







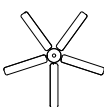
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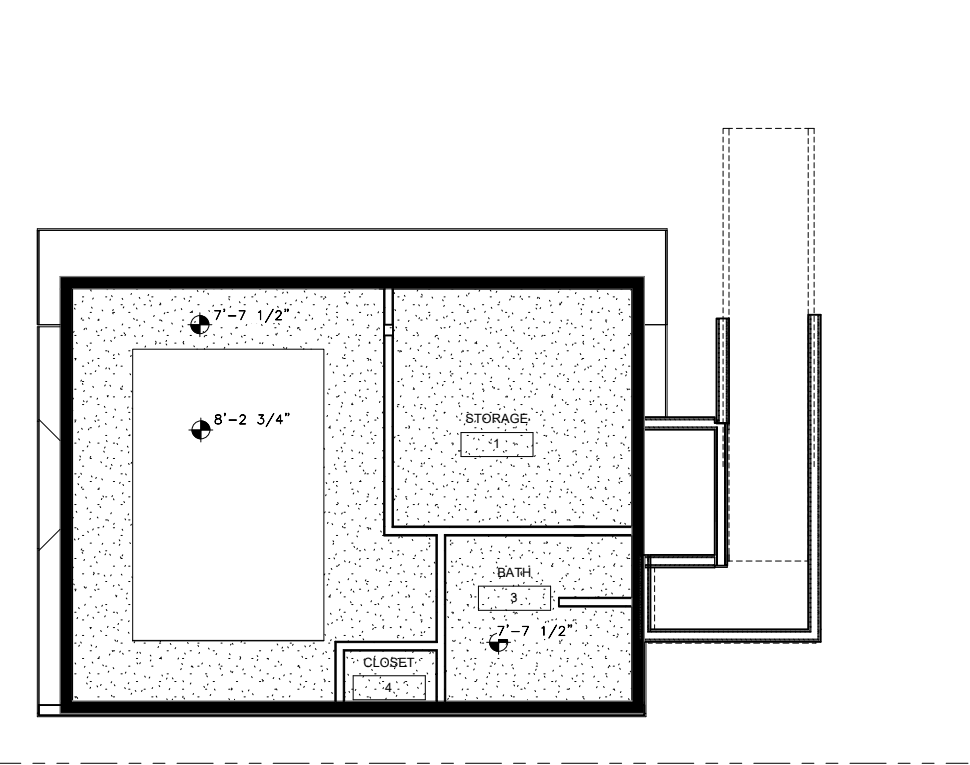


REFLECTED CEILING PLAN NOTES:

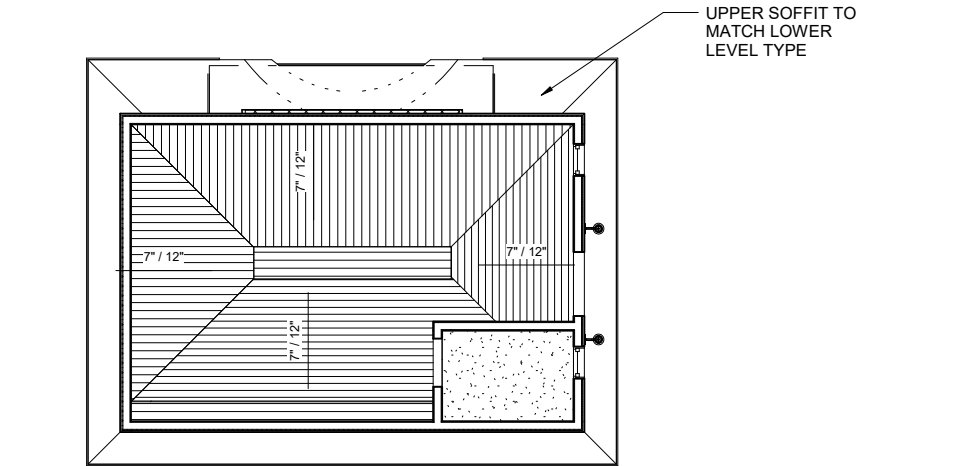
- ALL OUTSIDE ELECTRICAL OUTLETS TO BE WP/GFCI OUTLETS.
- PROVIDE BLOCKING FOR LIGHT FIXTURES & ELECTRICAL PANEL AS REQUIRED.
- COORDINATE SWITCHING WHERE POCKET DOORS OCCUR NEAR SWITCHING
- CEILING ELEVATION IS 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
- RECESSED LIGHTING FIXTURES TO HAVE NO MORE THAN 2.0 CFM OF AIR MOVEMENT. LOCATE INSIDE AN AIRTIGHT BOX WITH CLEARANCES OF AT LEAST 0.5 INCH FROM COMBUSTIBLE MATERIAL AND 3" FROM INSULATION.
- PRE-CONSTRUCTION REVIEW & IN-PROGRESS WALK THRU OF CABLE, ELECTRICAL, AUDIO-VISUAL & DATA ROUGH-INS WITH OWNER REQUIRED PRIOR TO CLOSING UP WALLS AND CEILINGS.
- ACCESS DOORS SEPARATING CONDITIONED FROM UNCONDITIONED SPACES TO BE WEATHER-STRIPPED AND INSULATED TO AT LEAST THE LEVEL OF INSULATION ON THE SURROUNDING SURFACES. WHERE LOOSE FILL INSULATION EXISTS, A BAFFLE OR RETAINER IS TO BE INSTALLED TO MAINTAIN INSULATION APPLICATION.
- COORDINATE SWITH LOCATIONS AT POCKET DOORS. PULL-SWITCH AT LIGHT IF WALL CONFLICT.
- CONFIRM LIGHTS WITH DIMMERS WITH OWNER.
- CONFIRM SPEAKER LOCATIONS AND OPERATION DEVICE LOCATIONS WITH OWNER.
- RECESSED LIGHTS IN THE BUILDING THERMAL ENVELOPE TO BE:
 - 1) TYPE IC RATED AND ASTM E283 LABELED AND
 - 2) SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- INSTALL RECESSED RECEPTACLE OUTLETS AND ACCESSORY DEVICES WHERE WALL HUNG TELEVISIONS ARE LOCATED AS TO CONCEAL ALL WIRES AND FOR A FLUSH MOUNT. COORDINATE TELEVISION PANEL HEIGHTS WITH OWNER.
- REFER TO FLOOR PLAN FOR FLOOR PLUGS. COORDINATE LOCATION WITH FURNISHINGS LAYOUT. CONFIRM IF THE OUTLETS ARE TO BE SWITCHED AND SWITCHING LOCATION WITH OWNER.
- CONFIRM DATA REQUIREMENTS AND WIRELESS ACCESS POINT LOCATION IN CLOSET OR ON CEILINGS WITH OWNER.
- CONFIRM SECURITY REQUIREMENTS SUCH AS MOTION DETECTORS OR GLASS BREAK DETECTION WITH OWNER.
- CONFIRM SURROUND SOUND WITH OWNER.
- CONFIRM WHICH OUTLETS ARE TO HAVE USB CHARGING STATIONS WITH OWNER.
- NEW WIRING, FIXTURES, PLATES AND OUTLETS THROUGHOUT.
- NEW DRYWALL CEILINGS AND INSULATION THROUGHOUT

POWER & REFLECTED CEILING PLAN LEGEND

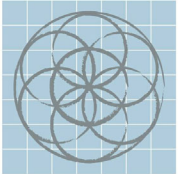
A		RECESSED LIGHT FIXTURE
A1		WATERPROOF RECESSED LIGHT FIXTURE
B		SURFACE-MOUNTED LIGHT FIXTURE
C		ATTIC ACCESS HATCH - CONFIRM AREA HAS A VERTICAL HEIGHT OF 30 IN. CLEAR OR GREATER OVER AN AREA, NOT LESS THAN 30 SF.
D		WERNER MODEL AE 2210 THE ENERGY SEAL ATTIC LADDER WITH POLE ASSIST KIT. PART NUMBER 36-82 EXHAUST FAN AND LIGHT COMBINATION PANASONIC WHISPER GREEN SELECT FV-05-11VKL1
E		
F		TELEVISION CABLE OUTLET
		SMOKE & CARBON MONOXIDE DETECTOR - HARDWIRED WITH BATTERY BACKUP
		ELECTRICAL PANEL
		THERMOSTAT
		TWO-WAY SWITCH
		ONE-WAY SWITCH
		GROUND FAULT/WATERPROOF DUPLEX OUTLET
		110 VOLT DUPLEX OUTLET
		FLOOR DUPLEX OUTLET
G		GARAGE DOOR LIGHT AND OPENER CHAMBERLAIN WD962KEV 3/4 HPS BELT DRIVE CONFIRM SMARTPHONE UPGRADE WITH OWNER
H		SHOP LIGHT
I		HAIKU H-SERIES CEILING FAN COCOA BAMBOO FINISH STANDARD MOUNT SATIN NICKEL FINISH 52" DIAMETER SATIN NICKEL HARDWARE WALL CONTROL NO LIGHT KIT



1 GUEST LEVEL
1/4" = 1'-0"



2 OFFICE LEVEL
1/4" = 1'-0"



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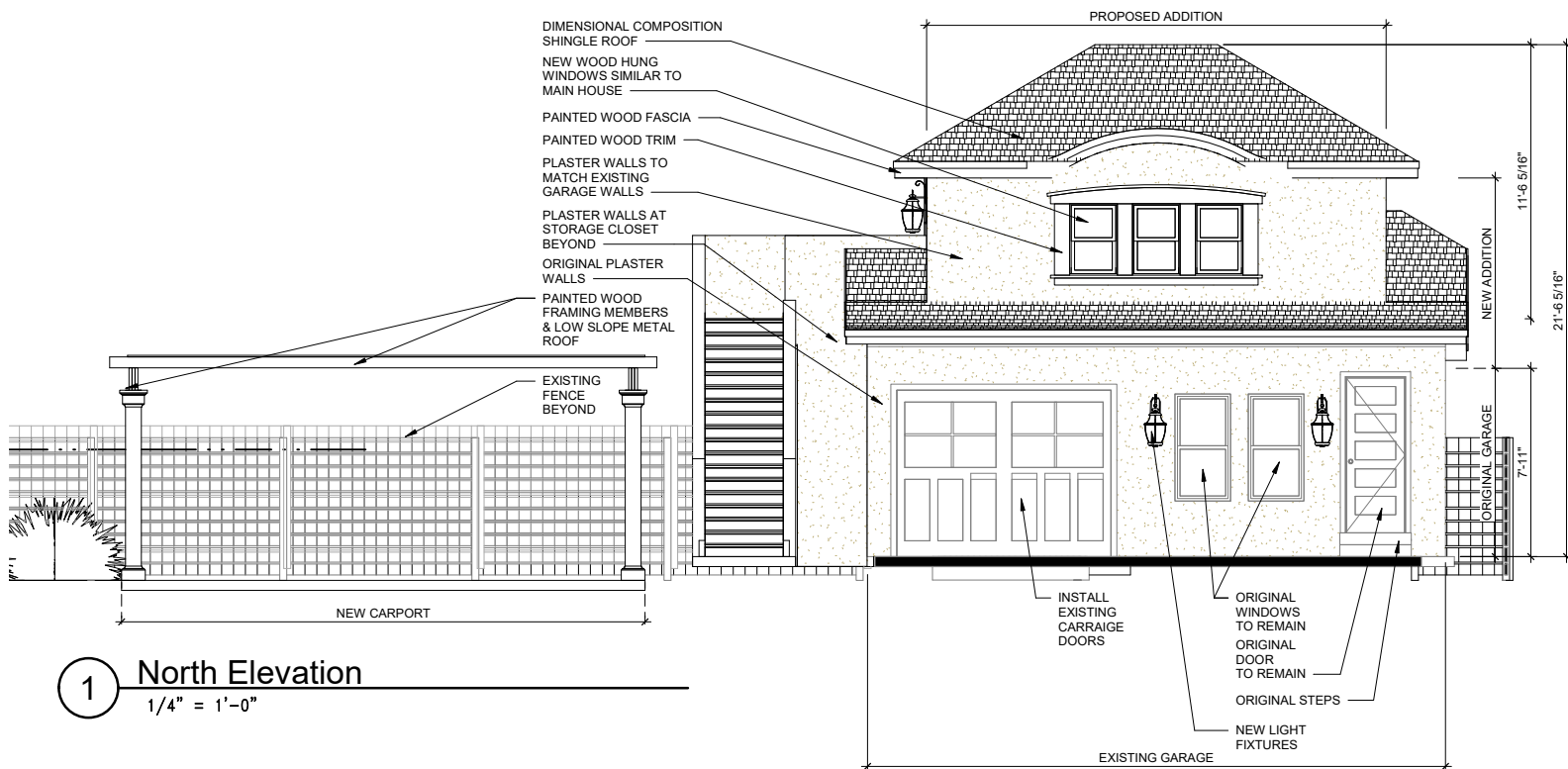
Cauthorn Residence
Garage Renovation
314 West Elsmere
San Antonio, Texas 78212

No.	Date	Description
1		HDRC FINAL APPROVAL

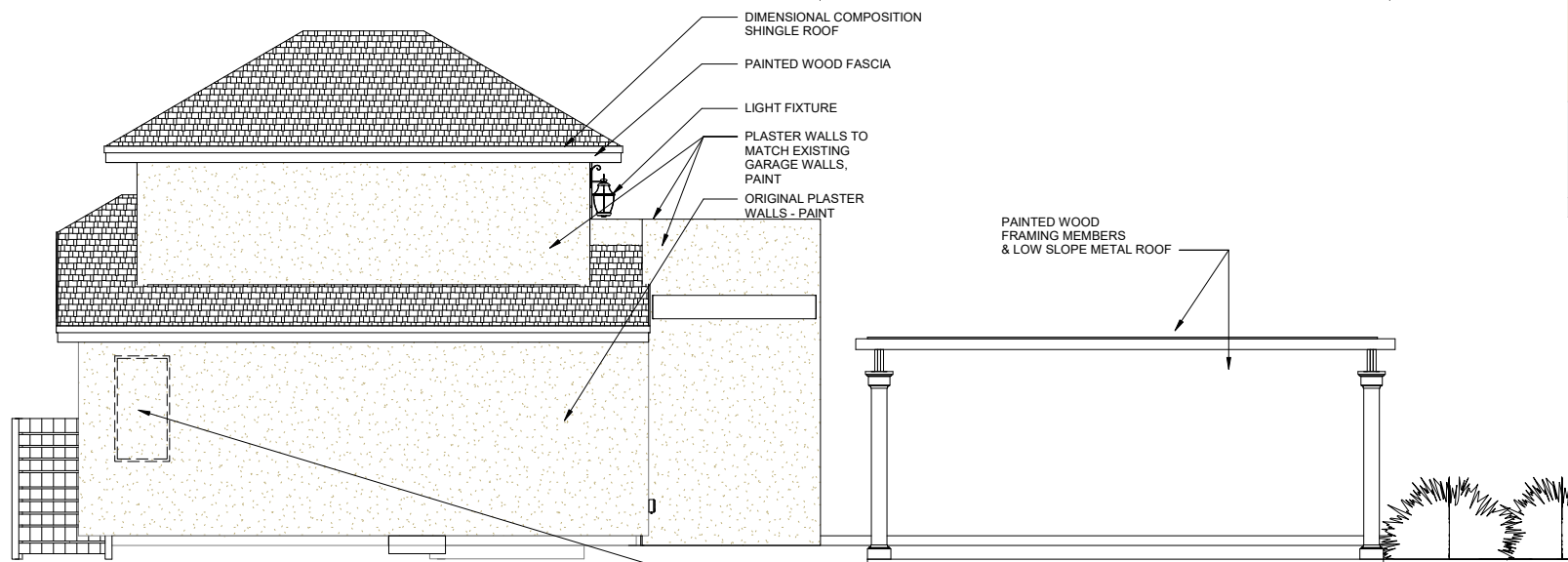
REFLECTED CEILING
PLANS

PRELIMINARY
Not for regulatory
approval, permit or
construction.

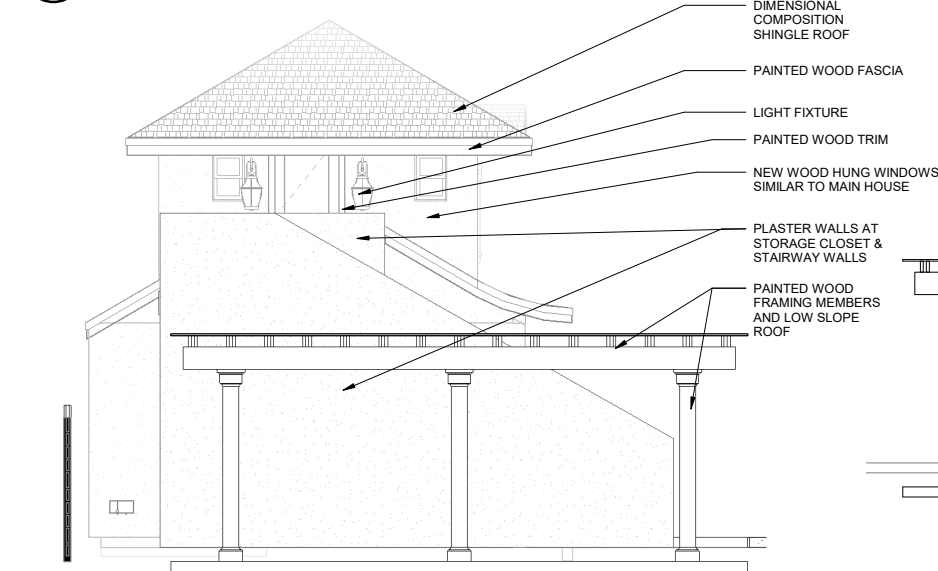
pam carpenter
10/16/2019
Project number 1912
Date 10/16/2019
Drawn by PJC
Checked by
A2.03
Scale 1/4" = 1'-0"



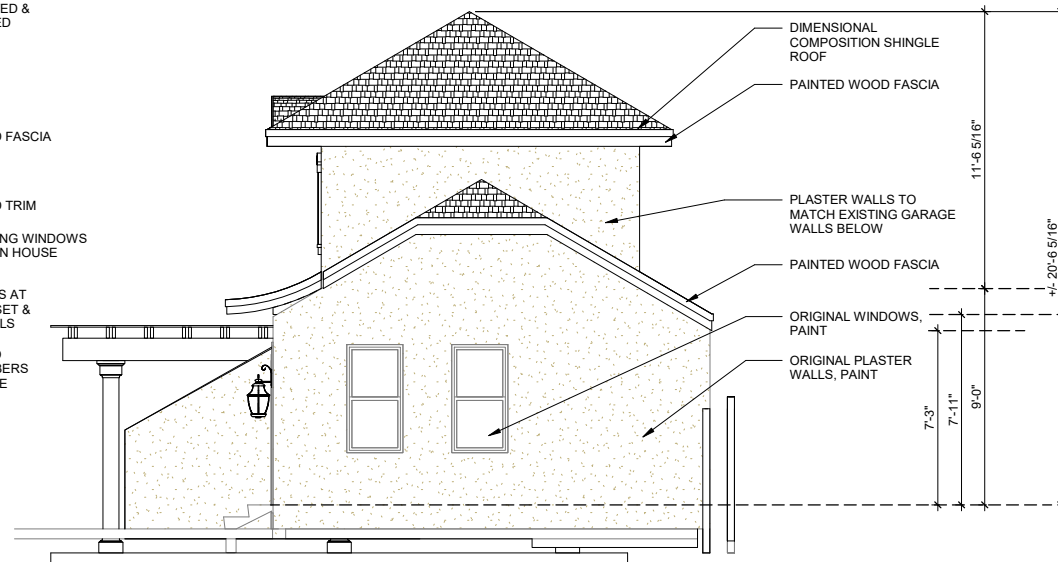
1 North Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



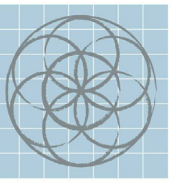
3 East Elevation
1/4" = 1'-0"



4 West Elevation
1/4" = 1'-0"

EXTERIOR FINISH NOTES

- WINDOWS:**
TO BE COMPATIBLE WITH HISTORIC MAIN HOUSE WINDOWS.
MEETING RAILS MUST BE NO TALLER THAN 1.25" AND STILES NO WIDER THAN 2.25".
COLOR TO BE OTHER THAN MANUFACTURER'S STANDARD WHITE COLOR.
COLOR SELECTION MUST BE PRESENTED TO CITY OFFICE OR HISTORIC PRESERVATION STAFF.
THERE SHOULD BE A MINIMUM OF TWO INCHES IN DEPTH BETWEEN THE FRONT FACE OF THE WINDOW TRIM AND THE FRONT FACE OF THE TOP WINDOW SASH. THIS MUST BE ACCOMPLISHED BY RECESSING THE WINDOW SUFFICIENTLY WITHIN THE OPENING OR WITH THE INSTALLATION OF ADDITIONAL WINDOW TRIM TO ADD THICKNESS.
WINDOW TRIM MUST FEATURE TRADITIONAL DIMENSIONS AND ARCHITECTURALLY APPROPRIATE SILL DETAIL.
WINDOW TRACK COMPONENTS MUST BE PAINTED TO MATCH THE WINDOW TRIM OR CONCEALED BY A WOOD WINDOW SCREEN SET WITHIN THE OPENING.
- PLASTER:**
PLASTER TO MATCH THAT OF THE HISTORIC MAIN HOUSE PLASTER.
- SHINGLES:**
TO BE COMPATIBLE WITH HISTORIC MAIN HOUSE SHINGLES.



SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

933 North Flores
San Antonio, Texas 78212
TEL (210) 973-7307

Cauthorn Residence
Garage Renovation
314 West Elsmere
San Antonio, Texas 78212

No.	Date	Description
1		HDRG FINAL APPROVAL

ELEVATIONS &
PERSPECTIVE
VIEWS

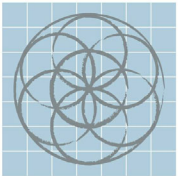
PRELIMINARY
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10/16/2019

Project number 1912
Date 10/16/2019
Drawn by PJC
Checked by PJC

A3.01

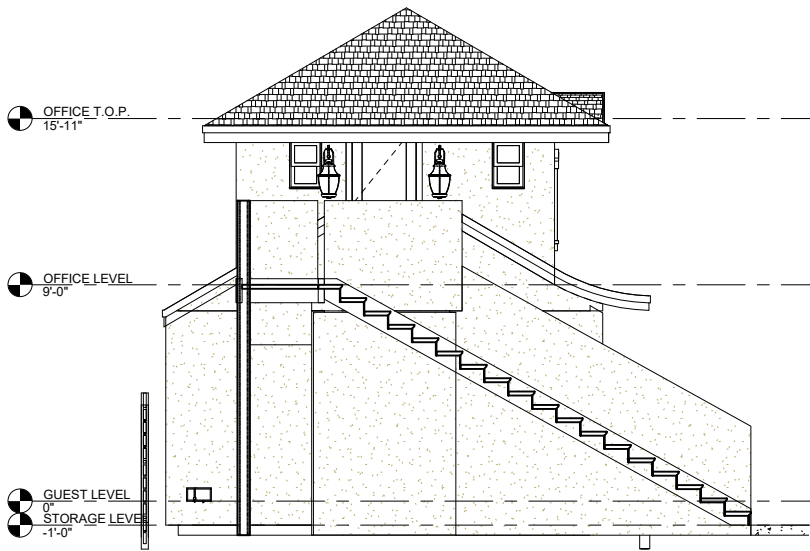
Scale 1/4" = 1'-0"



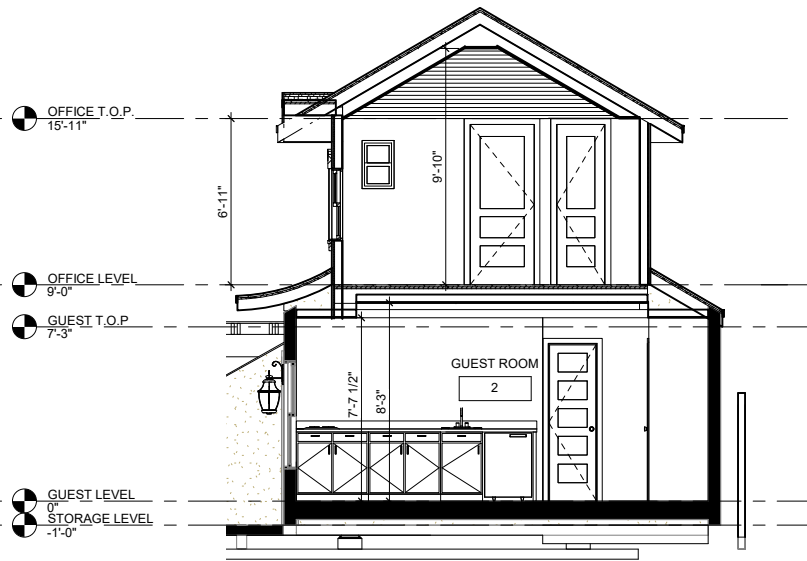
SEVENTH
GENERATION
DESIGN

ARCHITECTURE | SUSTAINABILITY | PRESERVATION

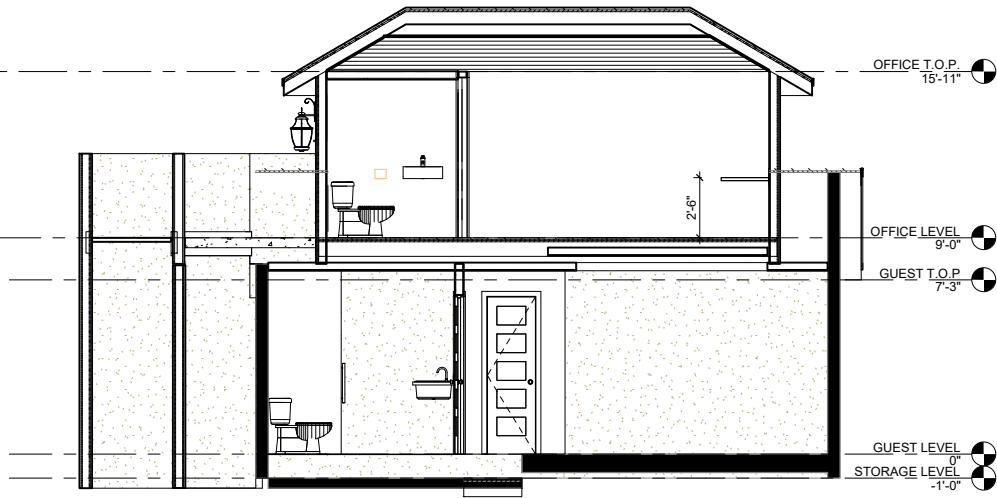
933 North Flores
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3 Stair North - South Section
1/4" = 1'-0"



2 North - South Section
1/4" = 1'-0"



1 East - West Section
1/4" = 1'-0"

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No.	Date	Description
1		HDRC FINAL APPROVAL

STAIR PLANS,
SECTIONS &
DETAILS

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construction.

pam carpenter

10/16/2019

Project number 1912
Date 10/16/2019
Drawn by PJC
Checked by

A5.01

Scale 1/4" = 1'-0"