HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO:	**2019-320**
ADDRESS:	311 BARRERA
LEGAL DESCRIPTION:	NCB 714 BLK 11 LOT S 77.05 FT OF 3
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	Lavaca Historic District
APPLICANT:	Cotton Estes/HighCotton Architects PLLC Tracey
OWNER:	Kop
TYPE OF WORK:	New construction of a 2-story residential structure
APPLICATION RECEIVED:	December 20, 2019
60-DAY REVIEW:	February 18, 2020
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting final approval to construct a 2-story single family structure totaling approximately 2,100 square feet with an attached carport.

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 material*s—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 principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

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 is requesting a conceptual approval to construct a single family house on the lot at 311 Barrera. The lot is currently vacant. Historically per Sanborn Maps, the lot featured a 1-story commercial structure housing a dry cleaning business with no rear accessory structure. This structure was modified over the years and was demolished in 2016. This block of Barrera between Indianola St and Catherine St is highly intact and features 1-story single family structures designed in the Folk Victorian style with side gable configurations; deep, low-sloping, full-width front porches; symmetrical facades; standing seam metal roofs; and rectangular windows. The southern portion of this block of Barrera features new 2-story residential structures.
b. Conceptual approval was granted by the Historic and Design Review Commission (HDRC) on July 17, 2019. The approval carried the following stipulations:
    1. That the applicant explores more traditional window depths, configurations, and screen designs that reflect the existing proportions and patterns on the block as noted in finding j; **this stipulation has not been met.**
    2. That the applicant proposes a front walkway condition that responds to the existing context of the district, like poured concrete or a similar continuous surface, as noted in finding r; **this stipulation has not been met.**
c. The applicant met with the Design Review Committee on June 11, 2019. The DRC feedback included articulating the front door in a physical or symbolic manner that responds to existing patterns in the neighborhood; introducing vertical elements to add rhythm found in neighborhood historic structures to break up the strong horizontality of the proposal; and further exploring the fenestration pattern and depth, the door/gate condition, massing and design of the side façades; and the front façade's relationship with the surrounding intact historic structures. The applicant revised the proposal and met again with the Design Review Committee on June 26, 2019, to review the current proposed design. The DRC was in support of the separation of masses and was generally supportive of the new entry orientation as well as the garage door configuration. Feedback included providing more views of the front column proportions and reconsidering the height of the proposed fencing.
d. CONTEXT - The north face of this block of Barrera largely consists of small, one-story vernacular houses with side-gabled roofs and simple shed or hipped porches. The Historic Design Guidelines instructs new construction designs to carefully consider the historic context of the block and surrounding district when designing a new structure. New construction should be distinguishable from historic structures in the district without detracting from them. Staff finds that the massing and form generally responds to the established pattern of the block.
e. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed an overall setback of 14'-2.5" from the right-of-way. This setback is greater than both of the neighboring historic structures, which have a setback of 12'-11" and 6'-2" respectively. Staff finds the proposed setback consistent with the Guidelines based on the site context.
f. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Barrera. This is generally consistent with the Guidelines.
g. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed to construct a structure which features a single height portion toward Barrera and a portion which features 2 ½ stories at the rear of the lot. Staff finds that there are examples of single family structures that feature multiple levels of height in the vicinity. Additionally, the applicant has provided staff with various perspectives noting that the proposed massing will feature a massing similar to an adjacent property's double height accessory structure and that the proposed rear height will be visually removed from the public right-of-way. Staff finds the massing and scale generally consistent.
h. 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. The applicant has not clearly indicated the proposed foundation height in the submitted application, but drawings indicate that the height will be fairly minimal due to the slab-on-grade construction an attached carport. Additionally, per the applicant, the low landscape wall and sill height of the windows will echo the 12-24" foundation height of neighboring houses, providing a visual continuity along the streetscape. The minimal foundation height will also keep the overall roof height lower on this primary 1-story block. While the proposal is not consistent with the Guidelines, staff finds that the overall design considerations of the proposal create a visual condition that is compatible with existing foundation height conditions and is appropriate based on these site and design specific considerations.

i. ROOF FORM – The applicant has proposed roof forms that include front facing shed roofs. Additionally, the applicant has provided a street elevation noting the proposed new construction's roof form in context with the roof forms of the neighboring historic structures. Staff finds the overall proposed roof form consistent with the Guidelines.
j. WINDOW & DOOR OPENINGS – The front façade window configuration has been modified since conceptual approval to feature two windows on each floor, versus three, equally-sized and spaced windows on each floor. Staff finds that the configuration proposed and approved by the HDRC at conceptual approval is consistent with the Guidelines. Staff also finds that the applicant should explore more traditional window depths, configurations, and screen designs that reflect the existing proportions and patterns on the block.
k. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ration. The applicant has proposed a building to lot ratio that is greater than fifty (50) percent; however, many historic structures on Barrera feature a similar building to lot ratio. The applicant's proposed building to lot ratio is consistent, but staff finds that the final landscaping plan should be clearer in addressing how much impervious cover is being introduced in total. Staff finds that a landscaping plan should strive to minimize additional impervious cover to the greatest extent possible due to the large building footprint.
l. MATERIALS – The applicant has proposed materials that include finished stucco, a standing seam metal roof, horizontal wood slats, and fiberglass-clad wood windows. Staff finds this material palette to be generally appropriate based on the existing context within the district. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or a low profile ridge cap and a standard galvalume finish.
m. 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 that the proposed new construction features architectural forms that are contemporary, but complementary, to the architecture found historically in the district.
n. MECHANICAL EQUIPMENT – The applicant has noted the location of mechanical equipment at the rear of the proposed new construction. This is consistent with the Guidelines.
o. CARPORT – The applicant has proposed to construct an attached single-bay carport on the northwest side of the structure. The carport will be partially clad with wood slats and partially enclosed by a stucco façade. Along the streetscape, the carport will be enclosed by a sliding wooden driveway gate measuring 7'-0" in height. According to the Historic Design Guidelines, rear garages should be detached from the primary structure or follow historic precedents in the district. Traditionally, residential structures in the Lavaca Historic District featured a primary structure along the street and a rear detached accessory structure accessed either from a service alley or by a driveway from the street. The historic residential properties along Barrera generally follow this pattern. However, staff finds that the limitations of the lot size and site restrictions, as well as the careful detailing of the carport element, are acceptable and respond to existing district contexts.
p. DRIVEWAY – Per the site plan, the applicant has proposed to utilize the existing curb cut for a new decomposed granite driveway to measure 9 feet in width. This is consistent with the Guidelines.
q. WALKWAY – The applicant has proposed a front yard walkway to connect the proposed front porch to the public right of way. Per the submitted documents, the proposed walkway is formed concrete blocks. The applicant should ensure that the width of the proposed front walk is consistent with those found on the block and staff finds that a front walkway condition that responds to the existing context of the district, like poured concrete or a similar continuous surface, is most appropriate. The walkway as currently proposed is not consistent with the Guidelines.
r. LANDSCAPING – The applicant has provided a comprehensive landscaping plan. The plan includes significant concrete and rock cover. Staff finds that a pervious versus impervious cover calculation for the lot should be submitted for consideration for final approval. The Guidelines recommend that a maximum of 50% of impervious cover be introduced to the lot. As noted in finding k, staff finds that a landscaping plan should strive to minimize additional impervious cover to the greatest extent possible, and maximize drought tolerant landscaping in lieu of rock cover, due to the large building footprint.

RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends that the applicant address the following stipulations prior to returning to the HDRC:

i. That the applicant explores more traditional window depths, configurations, and screen designs that reflect the existing proportions and patterns on the block as noted in finding j and submits detailed specification

information and drawings to illustrate depth, proportion, configuration, and detailing. 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.

ii. That the applicant reconfigures the front fenestration pattern to closely match the proposal reviewed and approved at the conceptual approval stage as noted in finding j.

iii. That the applicant proposes a front walkway condition that responds to the existing context of the district, like poured concrete or a similar continuous surface, as noted in finding q.

iv. That the applicant proposes a landscaping plan that eliminates non-native cover, such as shadow stone, and incorporates additional drought-tolerant and native plantings. The applicant must submit a pervious versus impervious cover calculation for the lot for consideration for final approval. Staff recommends the substantial integration of more landscaping in lieu of the proposed expanses of concrete and rock cover as noted in findings k and r.

v. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. All chimney, flue, and related existing roof details must be preserved.

CONTEXT

STREET PHOTOS

Looking NW down Barrera

Looking NW on Barrera

Looking SE on Barrera

Looking NW on 311 Barrera

Looking W on southside of Barrera

Looking NE on 311 Barrrera

Cross gable example on N block of Barrera

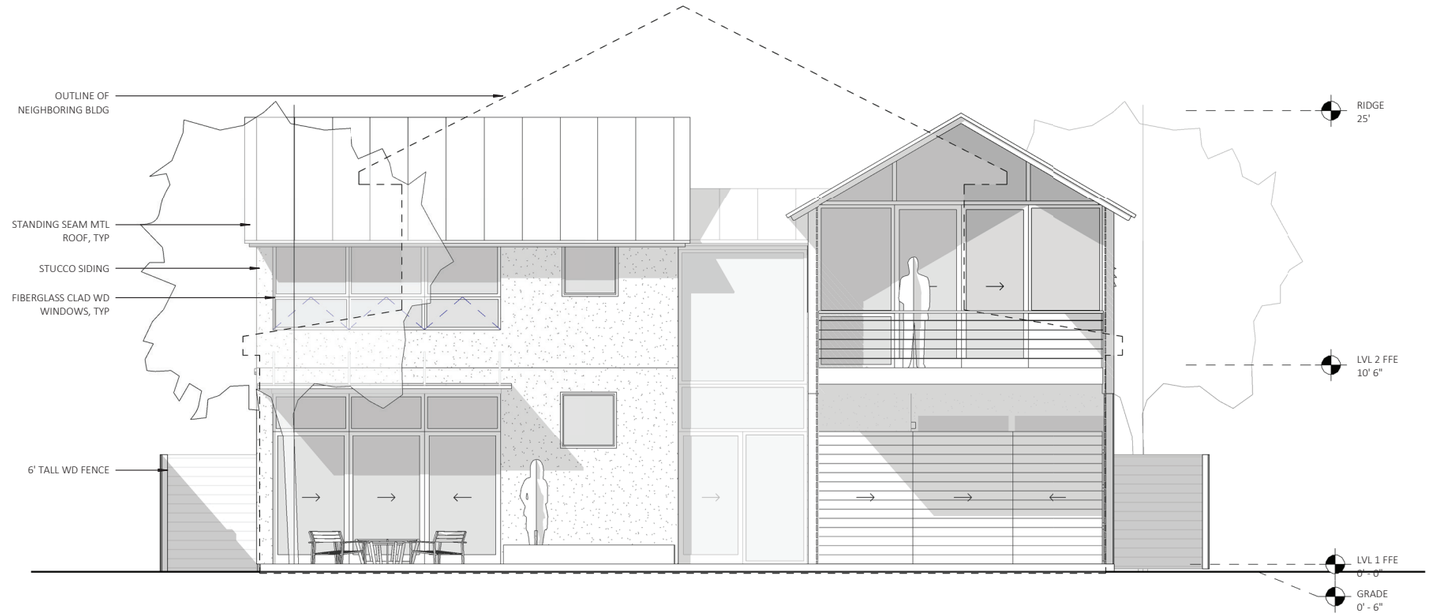
Western property edge of 311 Barrera

ELEVATIONS

1/8" = 1'

ELEVATIONS FROM CONCEPTUAL APPROVAL

SOUTH ELEVATION (STREET)



NORTH ELEVATION (REAR)

KOP HOUSE

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CONSTRUCTION DOCUMENTS

JANUARY 2020

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJACENT
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
BM	BEAM
BTWN	BETWEEN
BD	BOARD
B.S.	BOTH SIDES
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
CAB	CABINET
CLG	CEILING
CEM	CEMENT
CER	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CJ	CONTROL JOINT
CNTR	COUNTERTOP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DH	DOUBLE HUNG
DBL	DOUBLE
DWG	DRAWING
DS	DOWNSPOUT
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EXIST	EXISTING
EQ	EQUAL
EX	EXHAUST
EQUIP	EQUIPMENT
EXP	EXPOSED
IN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FD	FLOOR DRAIN
FT	FOOT (FEET)
FTG	FOOTING
FDN	FOUNDATION
FUT	FUTURE
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
HDW	HARDWARE
HDR	HEADER
HVAC	HEATING /VENTILATING/AIR CONDITIONING
HGT	HEIGHT
HC	HOLLOW CORE
HORIZ	HORIZONTAL
INCL	INCLUDE (D), (ING)
INSUL	INSULATION, INSULATING
INT	INTERIOR
LH	LEFT HAND
LA	LANDSCAPE ARCHITECTURE
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
PG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED
PL	PLATE
PLYWD	PLYWOOD
PROP	PROPERTY LINE
REF	REFER (ENCE)
RECL	RECLAIMED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILL
REQ'D	REQUIRED
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
S.SRF	SOLID SURFACE
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TEL	TELEPHONE
TV	TELEVISION
T&G	TONGUE AND GROOVE
TM	THERMALLY MODIFIED
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
TRANS	TRANSOM
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

SYMBOLS

℄ CENTERLINE

ϕ DIAMETER

ALIGN

X.1 DOOR NUMBER

2.5 WINDOW NUMBER

W6.4 WALL TYPE

ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")

1 REVISION NUMBER

INTERIOR ELEVATION NUMBER & SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

SHEET NUMBER
EXTERIOR ELEVATION NUMBER

SECTION NUMBER
SHEET NUMBER

GENERAL PROJECT NOTES

GENERAL PROJECT NOTES

1 REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

2 DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

3 ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.

4 SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, BUILDING MATERIALS, AND OTHER CONTINUOUS SEALANTS.

5 COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

6 REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.

7 COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITY. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.

8 MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION, COORDINATE WITH OWNER AND/OR PROPERTY MANAGER TO ENSURE SECURITY.

9 MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.

10 EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR PRIOR TO STARTING WORK, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIMHERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND UTILITIES.

11 ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

12 DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.

13 CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

14 CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

15 DRAWINGS ARE INTENDED FOR FULL-SCALE PRINTING ON ANSI-D (22"X34") SHEET SIZE OR HALF-SCALE PRINTING ON 11"X17" SHEET SIZE

DRAWING INDEX

SITE INFORMATION

ADDRESS: 311 BARRERA STREET,
SAN ANTONIO TX 78210

ZONING: RM-4

HISTORICAL: LAVACA HISTORICAL DISTRICT

LOT SIZE: 4,278 SQ.FT./ 0.098 ACRES

LEGAL DISCRIPTION: NCB 714, SOUTHWESTERLY 1/2 OF
LOT 3, BLOCK 11

BUILDING CODES

COMPLY WITH ALL APPLICABLE CODES, LAWS, ORDINANCES, ORDERS, RULES, LOCAL AMMENDMENTS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. THE FOLLOWING CODES ARE ADOPTED BY THE CITY OF SAN ANTONIO:

- 2018 International Building Code, IBC
- 2018 International Existing Building Code, IEBC
- 2018 International Residential Code, IRC
- 2018 International Fire Code, IFC
- 2018 International Mechanical Code, IMC
- 2018 International Plumbing Code, IPC
- 2018 International Fuel Gas Code, IFGC
- 2018 International Energy Conservation Code, IECC
- 2017 National Electrical Code, NEC

PROJECT DIRECTORY

ARCHITECT:

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Email: info@highcottonarchitects.com

STRUCTURAL ENGINEER:

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LANDSCAPE DESIGNER

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CONTRACTING CONSULTANT

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Mike Long
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(207) 841-8693

highcotton ARCHITECTS

KOP HOUSE

PROJECT:

KOP HOUSE
311 BARRERA STREET
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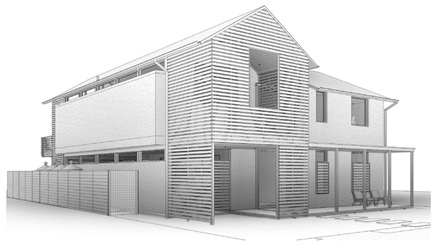
PROJECT INFORMATION SHEET

A0.0

1



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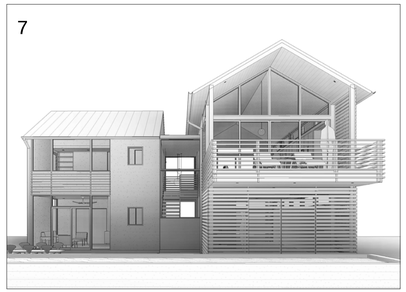


8

NOTE:

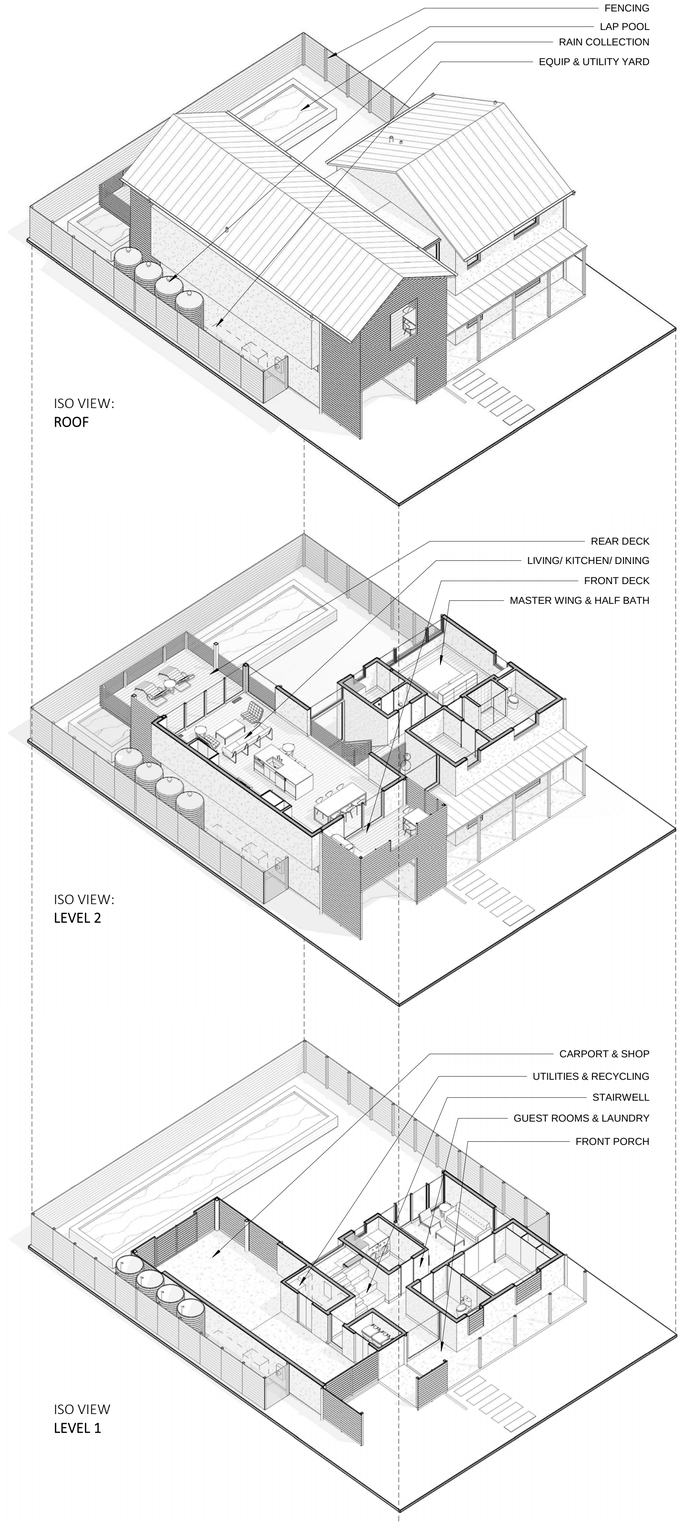
VIEWS ARE FOR GENERAL REFERENCE ONLY.
REFER TO DRAWINGS AND SPECIFICATIONS.

TOP (LEFT TO RIGHT):

1. VIEW FROM SOUTHWEST
2. VIEW FROM SOUTH
3. VIEW FROM SOUTHEAST

BOTTOM (LEFT TO RIGHT):

1. ENTRY 1
2. ENTRY 2
3. ENTRY 3
4. KITCHEN
5. KITCHEN/LIVING
6. BEDROOM
7. BACKYARD 1
8. BACKYARD 2



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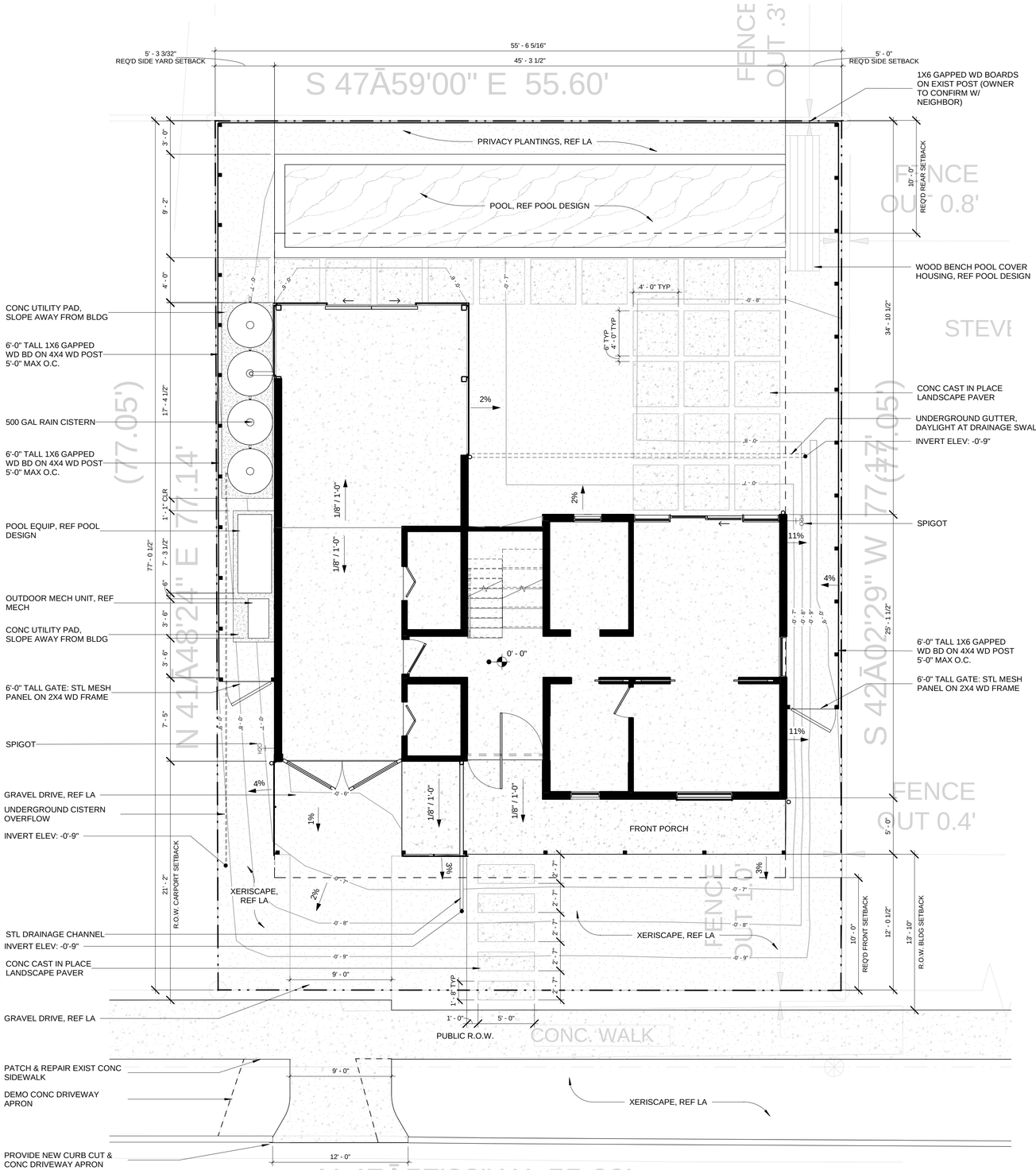
VIEWS

A0.1



1 SITE PLAN

SCALE: 3/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. GRADING PLAN INDICATES FINISH GRADE ELEVATIONS. ROUGH GRADES TO BE 4" BELOW FINSH GRADES.
2. BUILDING DIMENSIONS ARE FOR GENERAL REFERENCE. REFER TO FLOOR PLANS AND SLAB PLAN.
3. SITE IS PRESUMED TO BE FLAT. VERIFY EXISTING GRADES IN FIELD AND REPORT TO ARCHITECT IF CONDITIONS DEVIATE SIGNIFICANTLY.
4. PROVIDE A MINIMUM OF 2% SLOPE AWAY FROM BUILDING FOUNDATION EXTENDING 2'-0" BEYOND LINE OF ROOF ABV
5. REFER TO LANDSCAPE FOR PLANTIN AND IRRIGATION

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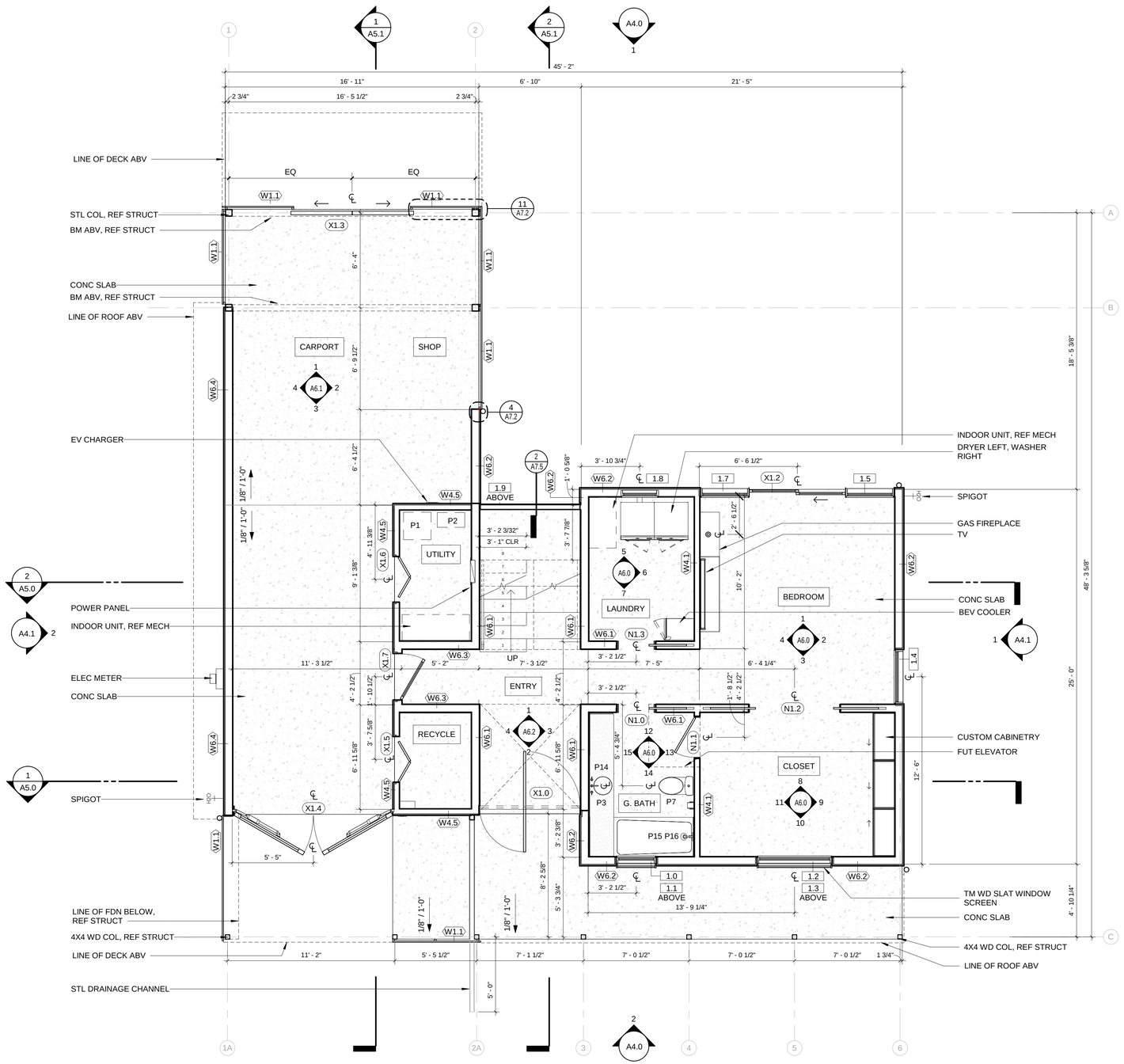
SITE PLAN

A1.0



1 LVL 1 - FLOOR PLAN

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

PROJECT N

WALL TYPES

W1.1	1" X 3 1/2" HORIZ TM WD BD - 1 1/2" X 1 1/2" VERT TM WD NAILER
W4.1	1/2" GYP. BOARD - 2X4 WD FRAMING - 1/2" GYP BD
W4.2	7/8" STUCCO - 1/2" PLWD SHEATHING - 2X4 WD FRAMING - 1/2" GYP BD
W4.3	1/2" GYP BD - 2X4 WD FRAMING - 3/4" FIN PLY WD
W4.5	7/8" STUCCO - 1/2" PLY WD SHEATHING - 2X4 WD FRAMING - 3/4 FIN PLY WD
W4.5	1/8" SHEET MTL - `1/2" PLY WD SHEATHING - 2X4 WD FRAMING - 1/2"" GYP BD
W6.1	1/2" GYP. BOARD - 2X6 WD FRAMING - 1/2" GYP BD
W6.2	7/8" STUCCO - 1/2" PLWD SHEATHING - 2X6 WD FRAMING - 1/2" GYP BD
W6.4	7/8" STUCCO - 1/2" PLYWD SHEATHING - 2X6 WD FRAMING - 3/4" FIN PLYWD
W6.5	7/8" STUCCO - 1/2" PLWD SHEATHING - 2X6 WD FRAMING - 1/2" PLYWD - 7/8" STUCCO
W6.6	1/2" GYP BD - 2X6 WD FRAMING - 3/4" FIN PLYWD

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-".
2. VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
3. DO NOT SCALE THE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.
4. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
6. REFER TO FLOOR PLAN FOR EXTENT OF WALL TYPE.
7. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES.
8. USE FIRE RATED TYPE 'X' AT FIRE RATED PARTITIONS & WATER RESISTANT TYPE AS SPECIFIED AT ALL WET WALLS.
   USE FIRE RATED TYPE 'X' GYP BD AT ALL FIRE RATED PARTITIONS & WATER RESISTENT TYPE AS SPECIFIED AT ALL WET WALL LOCATIONS.
9. WHERE TWO DIFFERENT PARTITION SYSTEM ABUT, THE FINISH FACES SHALL BE FLUSH.
10. CENTER MIRRORS AND LIGHT FIXTURES OVER THE LAVATORY.
12. REFER TO SPECIFICATIONS FOR SOUND INSULATION REQUIREMENTS.
13. FURNITURE LAYOUT IS FOR REFERENCE ONLY.

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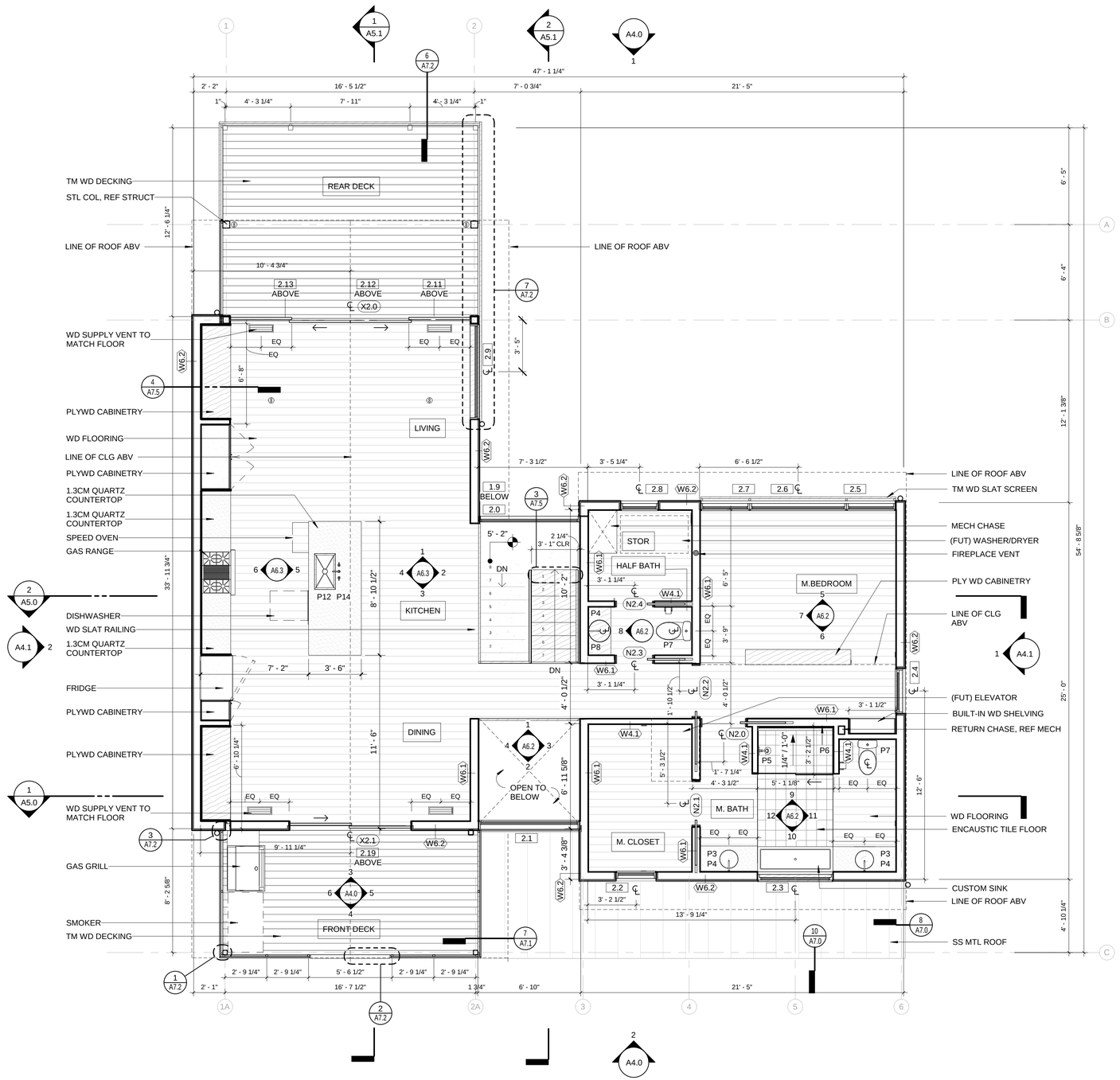
FLOOR PLAN
LEVEL 1

A2.0



1 LVL 2 - FLOOR PLAN

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

PROJECT N

WALL TYPES

W1.1	1" X 3 1/2" HORIZ TM WD BD - 1 1/2" X 1 1/2" VERT TM WD NAILER
W4.1	1/2" GYP. BOARD - 2X4 WD FRAMING - 1/2" GYP BD
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W6.4	7/8" STUCCO - 1/2" PLYWD SHEATHING - 2X6 WD FRAMING - 3/4" FIN PLYWD
W6.5	7/8" STUCCO - 1/2" PLWD SHEATHING - 2X6 WD FRAMING - 1/2" PLYWD - 7/8" STUCCO
W6.6	1/2" GYP BD - 2X6 WD FRAMING - 3/4" FIN PLYWD

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO GRID LINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-".
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6. REFER TO FLOOR PLAN FOR EXTENT OF WALL TYPE.
7. REFER TO WALL TYPE LEGEND FOR WALL ASSEMBLIES.
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   USE FIRE RATED TYPE 'X' GYP BD AT ALL FIRE RATED PARTITIONS & WATER RESISTENT TYPE AS SPECIFIED AT ALL WET WALL LOCATIONS.
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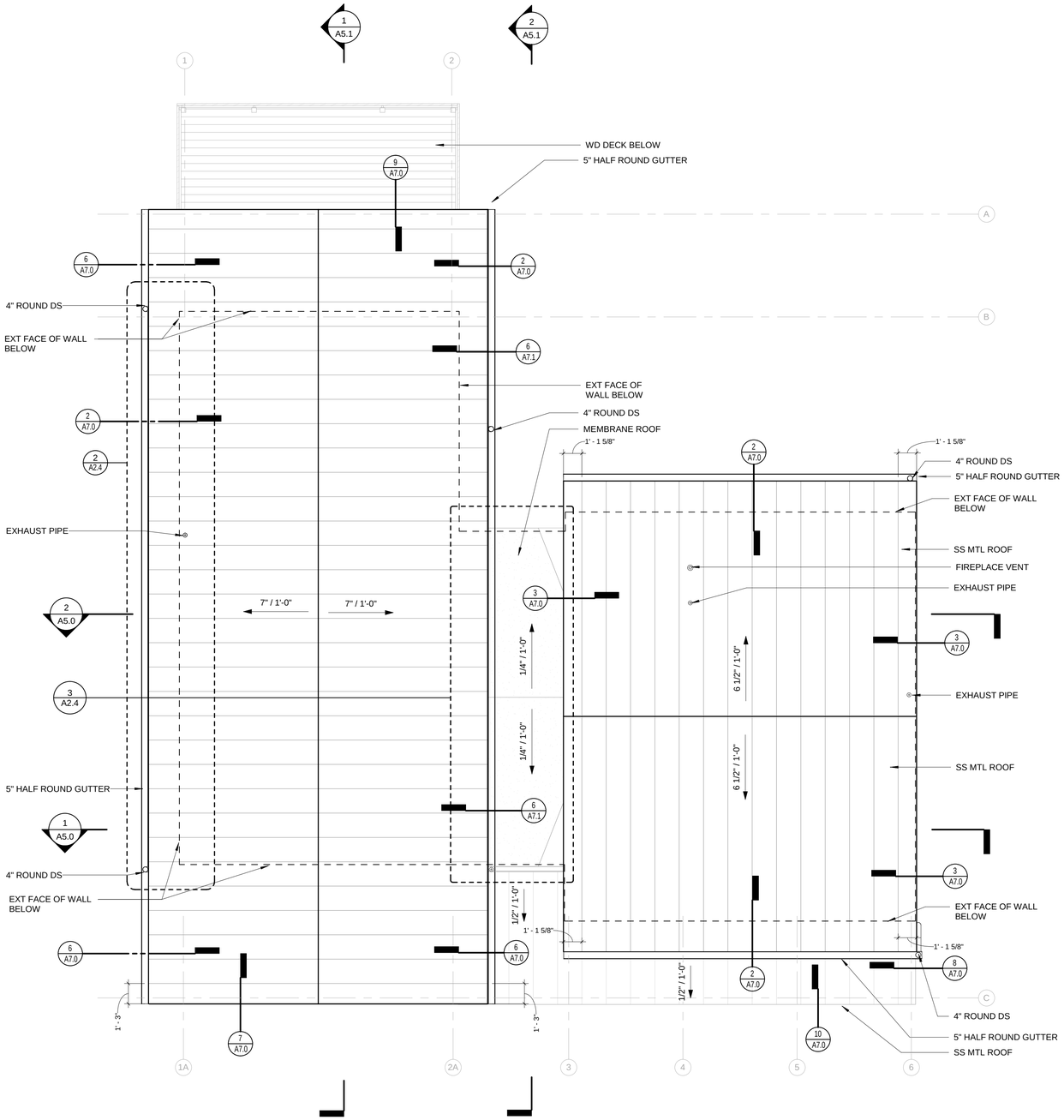
FLOOR PLAN
LEVEL 2

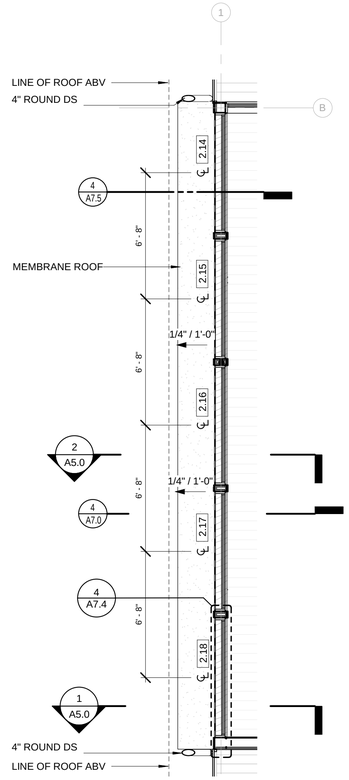
A2.1



1 LEVEL 2- ROOF PLAN

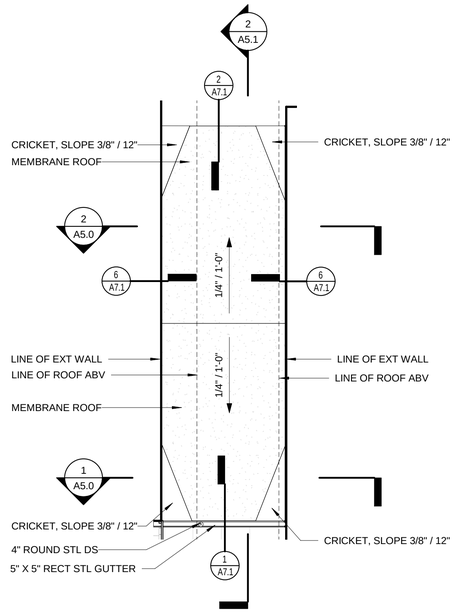
SCALE: 1/4" = 1'-0"

PROJECT N



2 LEVEL 2- LOWER ROOF PLAN 1

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



3 LEVEL 2- LOWER ROOF PLAN 2

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

ROOF PLAN NOTES

1 REFER TO MECHANICAL, PLUMING AND ELECTRICAL FOR LOCATIONS OF PIPING, CURBS, VENTS, DUCTS, FANS, AND OTHER ITEMS ON THE ROOF SURFACE.
2 PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC. , EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL COLORED AS SELECTED BY ARCHITECT.
3 ALL ROOF FLASHING TO BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
4 REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN SIZES.
5 OVERFLOW ROOF DRAW INLETS SHALL BE 2" ABOVE THE PRIMARY DRAWN INLETS.

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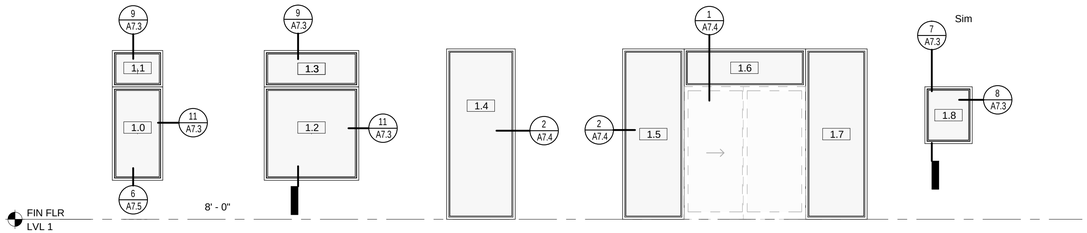
ROOF PLAN

A2.4

1 LEVEL 1- WINDOW LEGEND

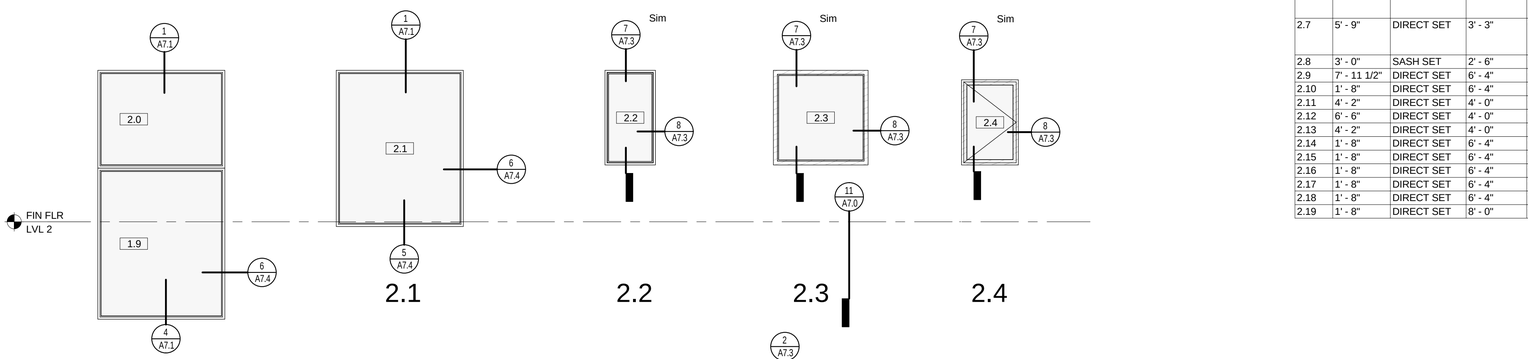
SCALE: 1/4" = 1'-0"



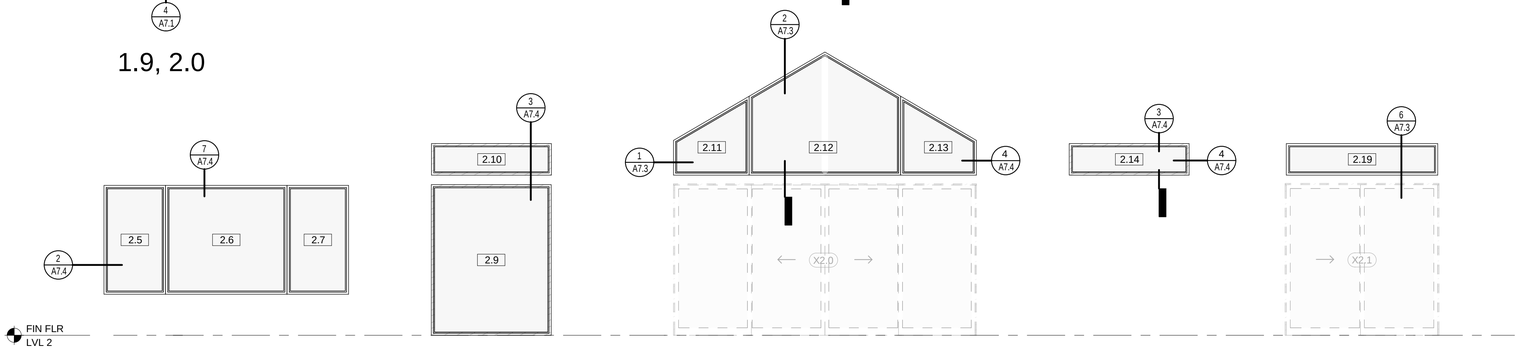
1.0, 1.1 | 1.2, 1.3 | 1.4 | 1.5, 1.6, 1.7 | 1.8, 2.8

2 LEVEL 2- WINDOW LEGEND

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



1.9, 2.0 | 2.1 | 2.2 | 2.3 | 2.4



2.5, 2.6, 2.7 | 2.9, 2.10 | 2.11, 2.12, 2.13 | 2.14, 2.15, 2.16, 2.17, 2.18 | 2.19

WINDOW SCHEDULE

MARK	HEIGHT	TYPE COMMENTS	WIDTH	FRAME MATERIAL	FRAME FINISH	GLAZING TYPE	REMARKS	JAMB EXT	MARK
1.0	4' - 11 1/8"		2' - 8"	FIBERGLASS	WHITE INT/ BRONZE EXT	TEMPERED	MULLED UNIT	-	1.0
1.1	1' - 11 1/8"	SASH SET	2' - 8"	FIBERGLASS	WHITE INT/ BRONZE EXT	TEMPERED	MULLED UNIT	1/4"	1.1
1.2	4' - 11 1/8"	SASH SET	5' - 0"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	1/4"	1.2
1.3	1' - 11 1/8"	SASH SET	5' - 0"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	1/4"	1.3
1.4	9' - 0"	DIRECT SET	3' - 7 1/2"	WD/ALUM	WHITE OAK, CLR /BRONZE			2 1/4"	1.4
1.5	9' - 0"	DIRECT SET	3' - 3"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	2 1/4"	1.5
1.6	2' - 0"	DIRECT SET	6' - 5"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	2 1/4"	1.6
1.7	9' - 0"	DIRECT SET	3' - 3"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	2 1/4"	1.7
1.8	3' - 0"	SASH SET	2' - 6"	WD/ALUM	WHITE OAK, CLR /BRONZE			1/4"	1.8
1.9	7' - 11 3/4"	DIRECT SET	6' - 8 1/2"	FIBERGLASS	BRONZE/BRONZE	TEMPERED	REINFORCED MULLED UNIT	2 9/16"	1.9
2.0	5' - 2"	DIRECT SET	6' - 8 1/2"	FIBERGLASS	BRONZE /BRONZE		REINFORCED MULLED UNIT	2 9/16"	2.0
2.1	8' - 3"	FIBERGLASS WINDOW	6' - 8 1/2"	FIBERGLASS	BRONZE/BRONZE			2 1/4"	2.1
2.2	5' - 0"	SASH SET	2' - 8"	WD/ALUM	WHITE OAK, CLR /BRONZE			1/4"	2.2
2.3	5' - 0"	SASH SET	5' - 0"	WD/ALUM	WHITE OAK, CLR /BRONZE			1/4"	2.3
2.4	4' - 6"	SASH SET	3' - 0"	WD/ALUM	WHITE OAK, CLR /BRONZE		CASEMENT, EGRESS WINDOW	1/4"	2.4
2.5	5' - 9"	DIRECT SET	3' - 3"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	4 1/2" constructed in field	2.5
2.6	5' - 9"	DIRECT SET	6' - 5"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	4 12" constructed in field	2.6
2.7	5' - 9"	DIRECT SET	3' - 3"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED	4 1/2" constructed in field	2.7
2.8	3' - 0"	SASH SET	2' - 6"	WD/ALUM	WHITE OAK, CLR /BRONZE			1/4"	2.8
2.9	7' - 11 1/2"	DIRECT SET	6' - 4"	WD/ALUM	WHITE OAK, CLR /BRONZE			2 1/4"	2.9
2.10	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	WHITE OAK, CLR /BRONZE			2 1/4"	2.10
2.11	4' - 2"	DIRECT SET	4' - 0"	WD/ALUM	WHITE OAK, CLR /BRONZE		MULLED UNIT	2 1/4"	2.11
2.12	6' - 6"	DIRECT SET	4' - 0"	WD/ALUM	CLR/BRONZE		MULLED UNIT	2 1/4"	2.12
2.13	4' - 2"	DIRECT SET	4' - 0"	WD/ALUM	CLR/BRONZE		MULLED UNIT	2 1/4"	2.13
2.14	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	CLR/BRONZE			2 1/4"	2.14
2.15	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	CLR/BRONZE			2 1/4"	2.15
2.16	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	CLR/BRONZE			2 1/4"	2.16
2.17	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	CLR/BRONZE			2 1/4"	2.17
2.18	1' - 8"	DIRECT SET	6' - 4"	WD/ALUM	CLR/BRONZE			2 1/4"	2.18
2.19	1' - 8"	DIRECT SET	8' - 0"	WD/ALUM	CLR/BRONZE			2 1/4"	2.19

GENERAL NOTES ON WINDOWS

1 ALL WINDOWS ARE SHOWN AS VIEWED FROM THE EXTERIOR. SEE DETAILS AS KEYED ON WINDOW LEGEND FOR HEAD/SILL/JAMB CONDITIONS.

2 ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME, CENTERLINE OF GNGED MULLION, OR TO FINISHED FLOOR.

3 PROVIDE TEMPERED GLAZING AT ALL LOCATIONS REQ'D BY CODE.

4 ALL ALUM CLAD WOOD WINDOWS SHALL BE MARVIN SIGNATURE ULTIMATE SERIES. ALL FIBERGLASS WINDOWS SHALL BE MARVIN SIGNATURE SERIES.

5 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.

6 PROVIDE THE FOLLOWING ALUM EXTRUSIONS BY MARVIN ULTIMATE: MULLION COVER (A116). EXT FINISH TO MATCH WINDOW CLADDING

7 PROVIDE WOOD EXTENSION JAMBS BY MARVIN ULTIMATE PER SCHEDULE. INT FINISH AND SPECIES TO MATCH WINDOW FRAMES.

8 DOORS ARE SHOWN IN DASHED GREY ON WINDOW LEGEND FOR CLARITY. SEE DOOR SCHED. & LEGEND FOR DOORS.

9 THE WINDOW SCHEDULE IS NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTATIONS TO ENSURE THEY CONFORM TO SIZES AND TYPES NOTED IN THE DRAWINGS. VERIFY ALL DIEMENSIONS IN FIELD.

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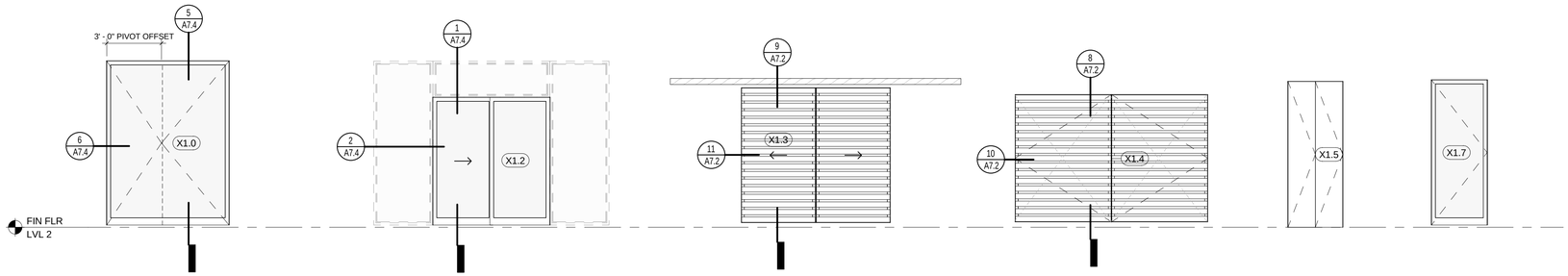
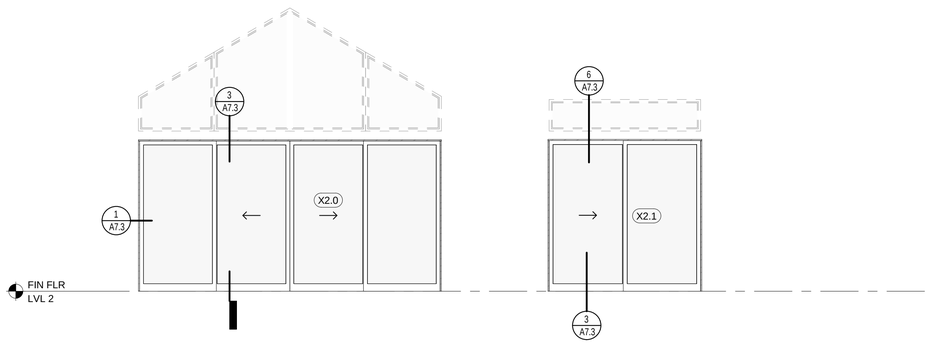
WINDOW SCHED. & LEGEND

A2.6



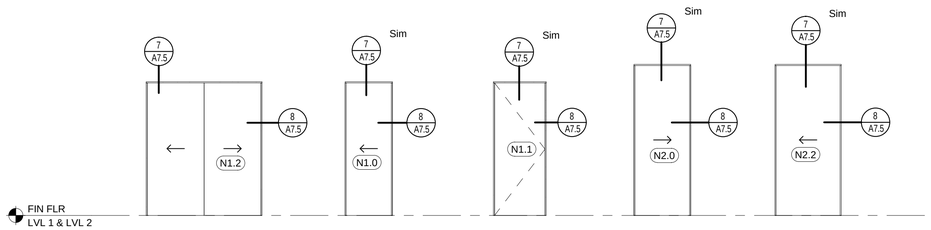
1. LEVEL 1- EXTERIOR DOOR LEGEND

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



2 LEVEL 2- EXTERIOR DOOR LEGEND

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



N1.2 | N1.0, N1.3, N2.3, N2.4 | N1.1 | N2.0, N2.1 | N2.2

3. INTERIOR DOOR LEGEND

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

DOOR SCHEDULE

MARK	OPERATION	FRAME HEIGHT	FRAME WIDTH	PANEL THICKNESS	PANEL MATERIAL	PANEL FINISH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	MANU	HARDWARE	MARK
		7' - 5 3/8"	2' - 5 3/4"	0' - 0 3/8"								
N1.0	POCKET	7' - 0"	2' - 6"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N1.0
N1.1	SWING	7' - 0"	2' - 8"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N1.1
N1.2	DOUBLE POCKET	7' - 0"	6' - 0"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N1.2
N1.3	POCKET	7' - 0"	2' - 6"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N1.3
N2.0	POCKET	7' - 11"	3' - 0"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N2.0
N2.1	POCKET	7' - 11"	3' - 0"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N2.1
N2.2	POCKET	7' - 11"	3' - 6"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N2.2
N2.3	POCKET	7' - 0"	2' - 6"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N2.3
N2.4	POCKET	7' - 0"	2' - 6"	0' - 1 3/8"	MDF	PTD	WD	PTD	-	TRUSTILE TMF Series	Johnson Hardware Pocket Door Kit w/ Soft Close, Pulls to be Sugatsune Stainless Steel 2-1/4" (57mm) Recessed Square Flush Pull (Satin)	N2.4
X1.0	PIVOT	9' - 0"	6' - 8 1/2"	0' - 1 3/4"	ALUM/GLASS	BRONZE ANNODIZED	ALUM	BRONZE ANNODIZED	CLR, DOUBLE PANE	WESTERN Series 7980	Type C lock with 48" offset ladder-style pull in black finish	X1.0
X1.2	XO SLIDER	7' - 0"	6' - 5"	0' - 1 3/4"	WD/ALUM/GLASS	WHITE OAK/ BRONZE		WHITE OA/ BRONZE	CLR, DOUBLE PANE, LOW-E	MARVIN Ultimate Series	Contemporary Sliding Handle in Oil Rubbed Bronze PVD	X1.2
X1.3	DOUBLE BARN	7' - 5"	4' - 1"	0' - 3"	WD SLAT	-	STL	PTD	-	CUSTOM	Richelieu Double Axle Box Rail Hangers with Ball Bearings and Short Threaded Fixed Mounting Pin, and Heavy-Duty Galvanized Steel Box Rail	X1.3
X1.4	DOUBLE SWING	7' - 0"	10' - 7"	0' - 3"	WD SLAT	-	STL	PTD	-	CUSTOM	Strongway™ Heavy-Duty Automatic Dual Gate Opener	X1.4
X1.5	BIFOLD	8' - 0"	3' - 0"	0' - 1 3/8"	HARD BD	PTD	HARD BD	PTD	-	JELD WEN Impact Series		X1.5
X1.6	BIFOLD	8' - 0"	3' - 0"	0' - 1 3/8"	HARD BD	PTD	HARD BD	PTD	-	JELD WEN Impact Series		X1.6
X1.7	SWING	7' - 11 1/2"	3' - 0 5/8"	0' - 1 3/4"	WD/GLASS	WHITE OAK/ BRONZE	WD/ALUM	WHITE OAK/ BRONZE	CLR, DOUBLE PANE	MARVIN Ultimate Series	Contemporary Swinging Handle Keyed Exterior in Oil Rubbed Bronze PVD	X1.7
X2.0	XOOX SLIDER	7' - 11 1/4"	15' - 10 1/2"	0' - 1 3/4"	WD/ALUM/GLASS	WHITE OAK/ BRONZE	WD/ALUM	WHITE OAK/ BRONZE	CLR, DOUBLE PANE, LOW-E	MARVIN Ultimate Series	Contemporary Sliding Handle in Oil Rubbed Bronze PVD	X2.0
X2.1	XO SLIDER	7' - 11 1/2"	8' - 0"	0' - 1 3/4"	WD/ALUM/GLASS	WHITE OAK/ BRONZE	WD/ALUM	WHITE OAK/ BRONZE	CLR, DOUBLE PANE, LOW-E	MARVIN Ultimate Series	Contemporary Sliding Handle in Oil Rubbed Bronze PVD	X2.1

GENERAL NOTES ON DOORS

1 EXTERIOR DOORS ARE SHOWN AS VIEWED FROM THE EXTERIOR.
2 ALL DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME, CENTERLINE OF GNGED MULLION, OR TO FINISHED FLOOR.
3 PROVIDE TEMPERED GLAZING AT ALL LOCATIONS REQ'D BY CODE.
4 CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
5 ALL INTERIOR DOOR JAMBS TO BE FLUSH WITH FACE OF BASEBOARD UNLESS NOTED OTHERWISE.
6 PROVIDE THE FOLLOWING ALUM EXTRUSIONS BY MARVIN ULTIMATE: MULLION COVER (A116). EXT FINISH TO MATCH WINDOW CLADDING
7 REFER TO SPECIFICATIONS FOR HARDWARE.
8 MULLED WINDOW UNITS ARE SHOWN IN DASHED GREY FOR CLARITY. SEE WINDOW SCHEDULE & LEGEND FOR WINDOWS.
9 THE WINDOW SCHEDULE IS NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS AND NOTATIONS TO ENSURE THEY CONFORM TO SIZES AND TYPES NOTED IN THE DRAWINGS. VERIFY ALL DIEMENSIONS IN FIELD.

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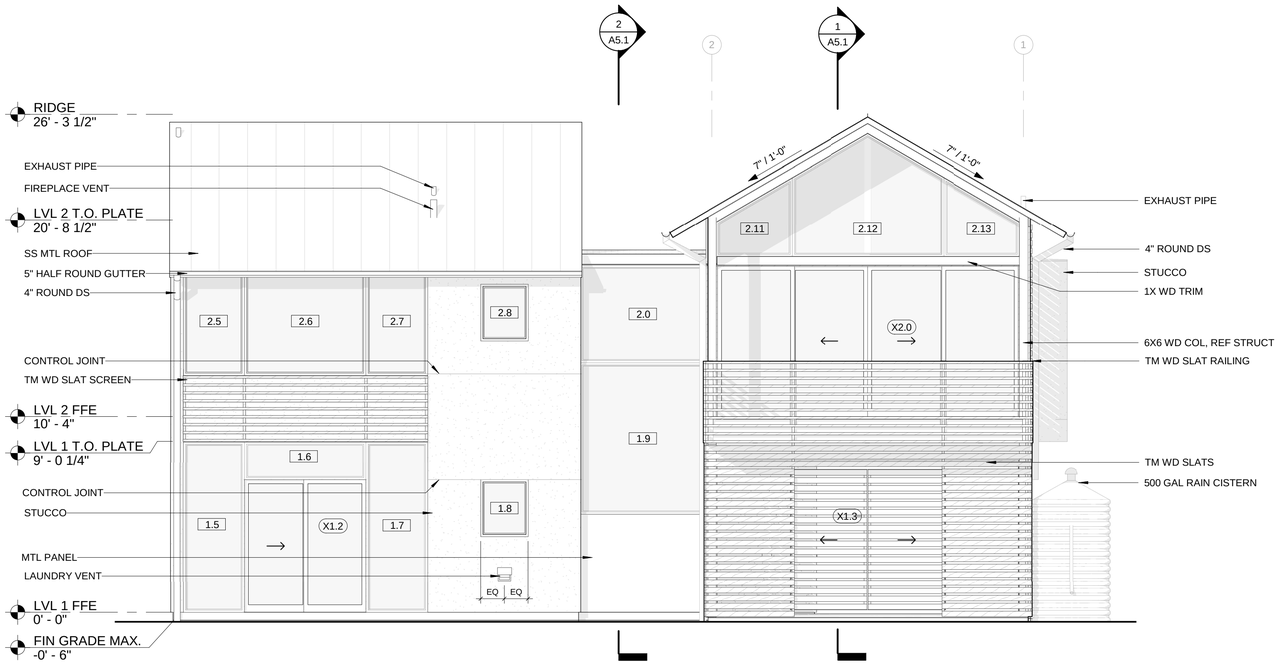
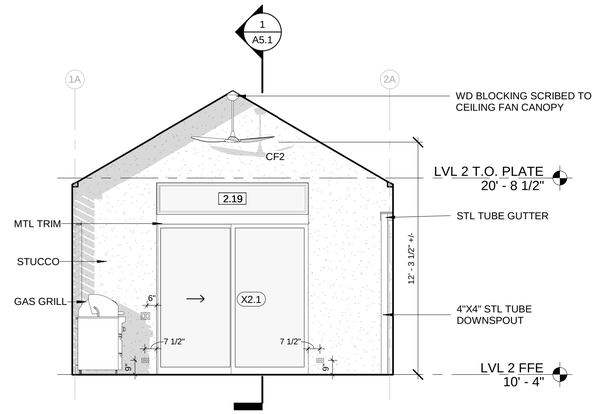
DOOR SCHED. & LEGEND

A2.7



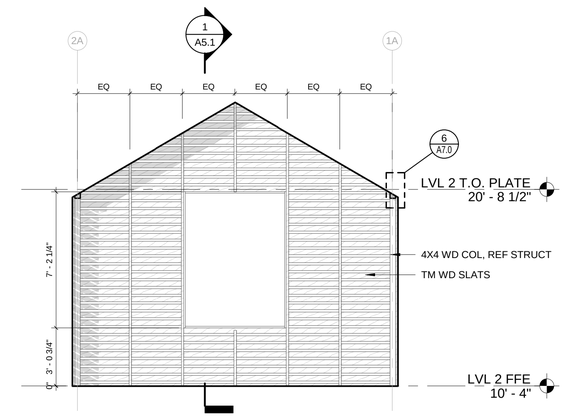
1 NORTH

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



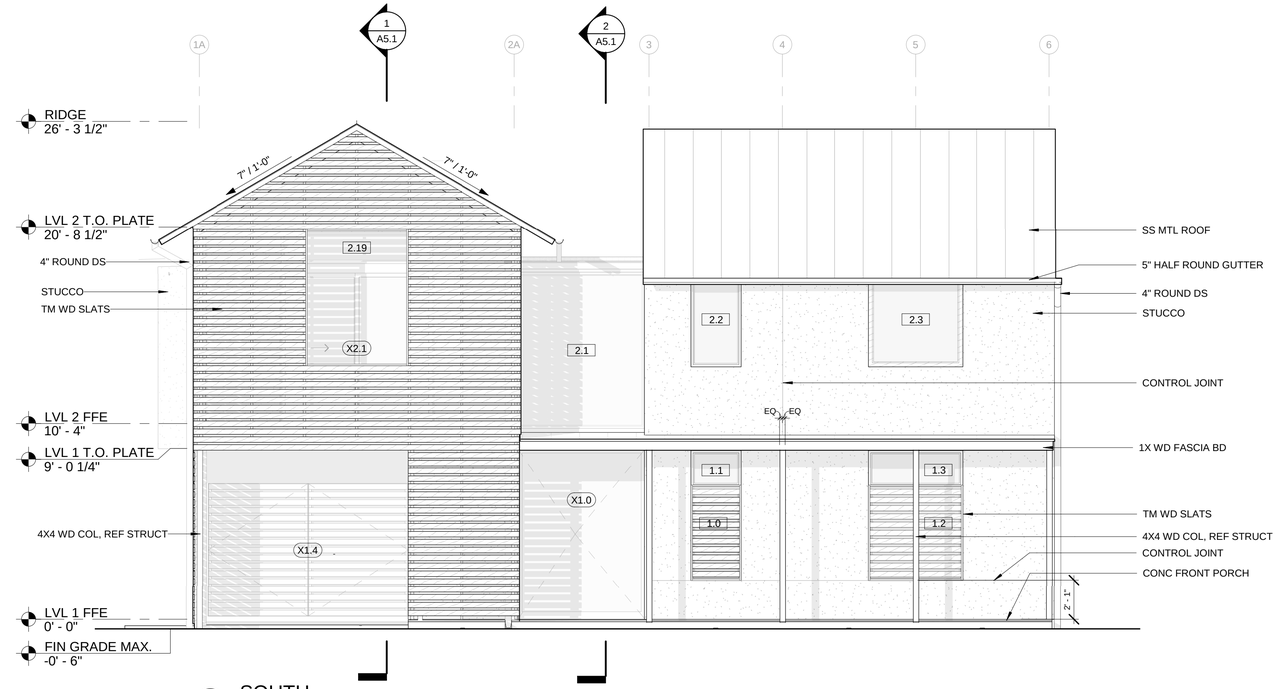
3 FRONT DECK NORTH

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



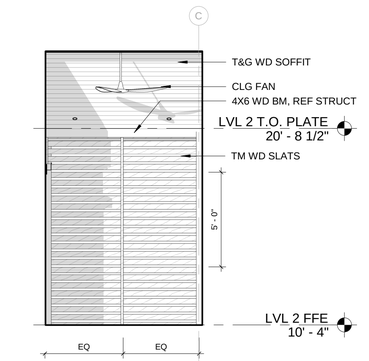
4 FRONT DECK SOUTH

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



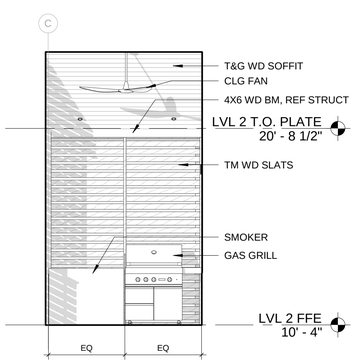
2 SOUTH

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



5 FRONT DECK EAST

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



6 FRONT DECK WEST

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

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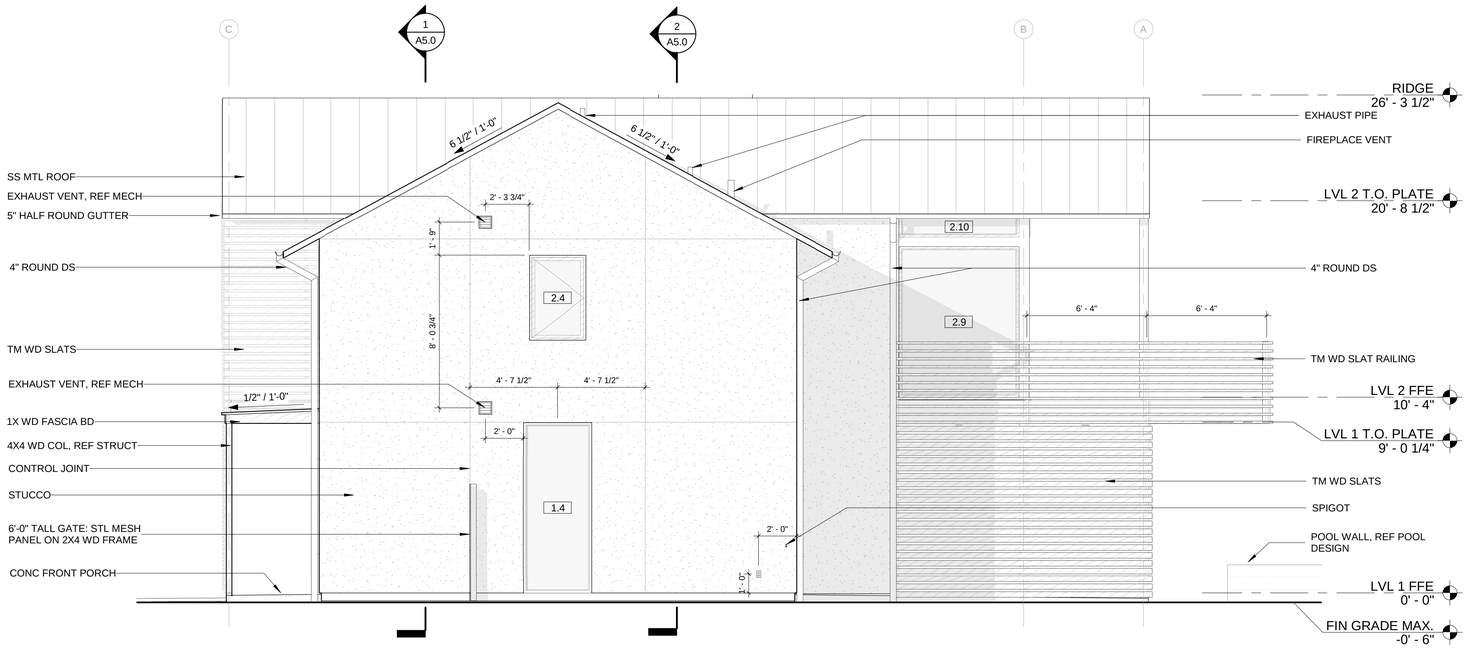
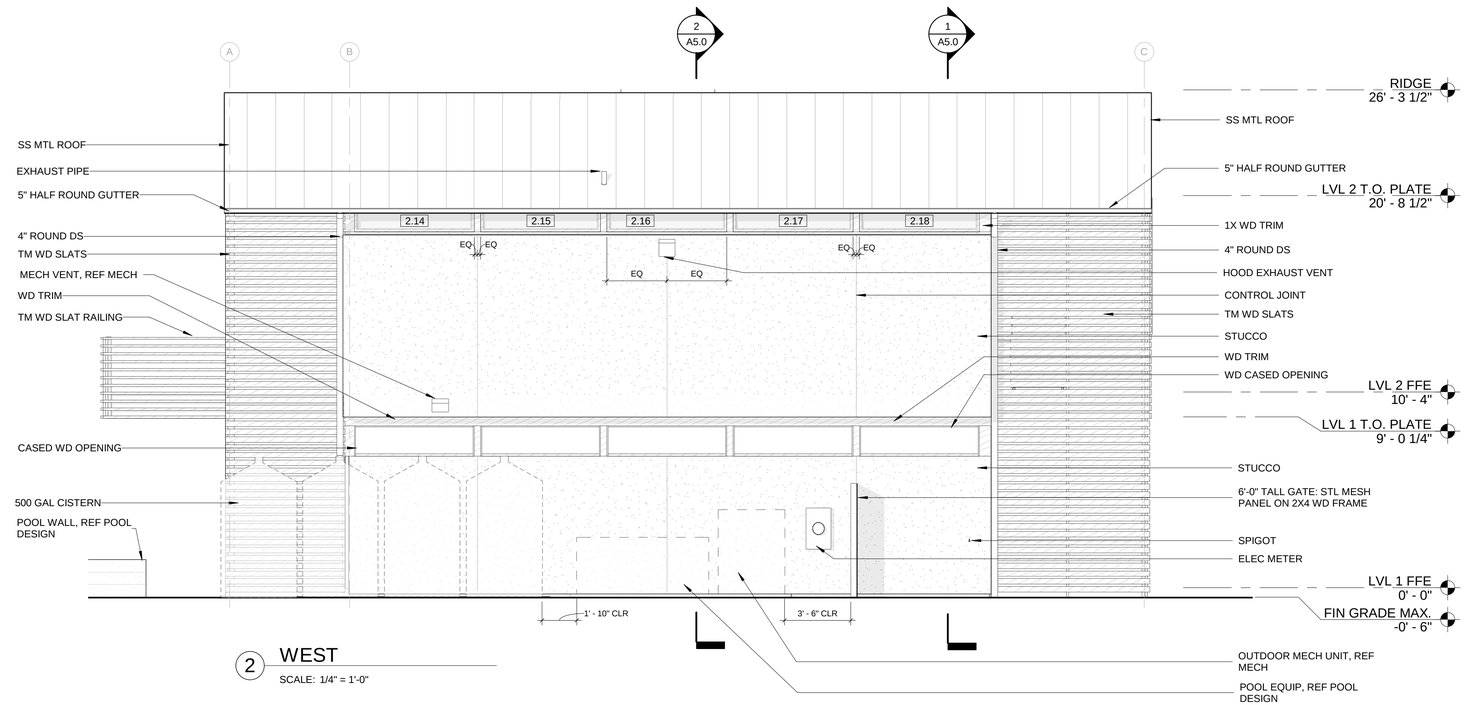
EXTERIOR ELEVATIONS

A4.0



1 EAST

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



2 WEST

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

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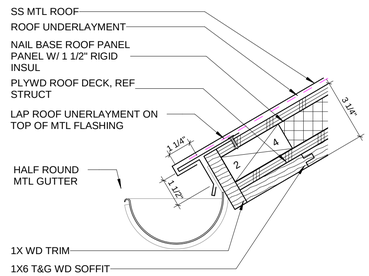
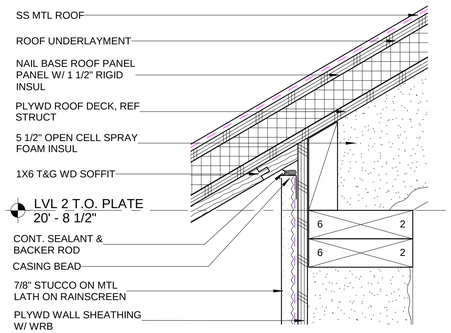
EXTERIOR ELEVATIONS

A4.1



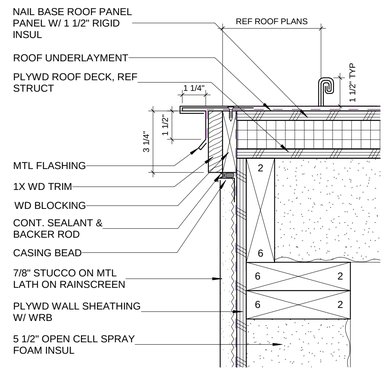
1 TYP DRIP @ MTL ROOF EAVE

SCALE: 3" = 1'-0"



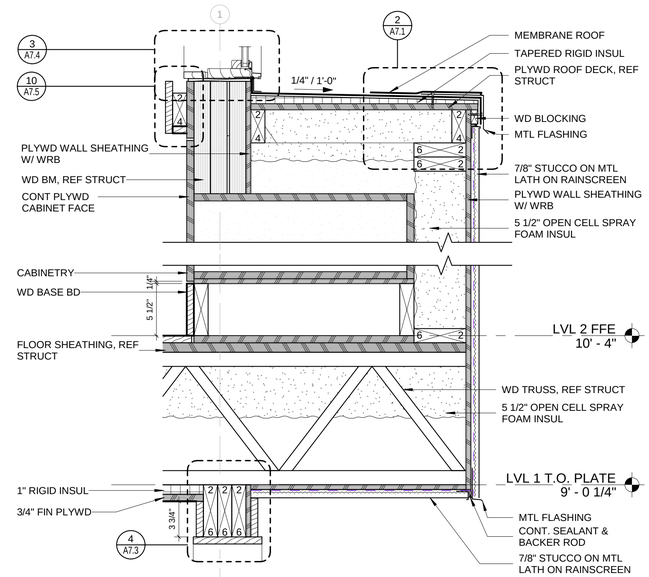
2 TYP EAVE @ MTL ROOF

SCALE: 3" = 1'-0"



3 TYP. RAKE @ MTL ROOF

SCALE: 3" = 1'-0" 1/ A2.4

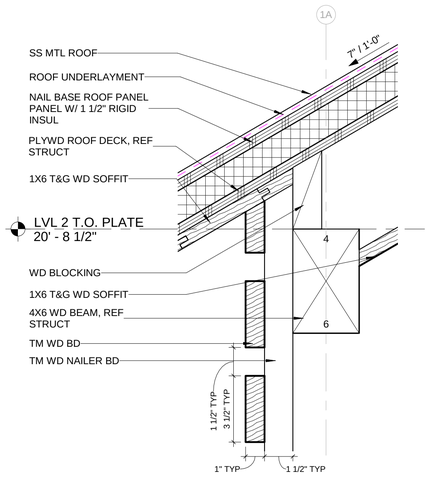


4 EAVE/SOFFIT @ KITCHEN WEST

SCALE: 1 1/2" = 1'-0" 2/ A2.4

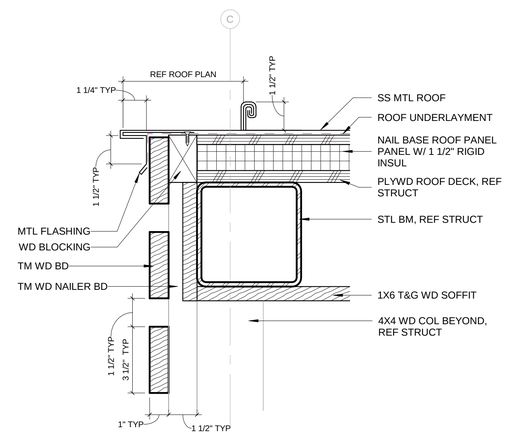
5 TYP RIDGE @ MTL ROOF

SCALE: 3" = 1'-0"



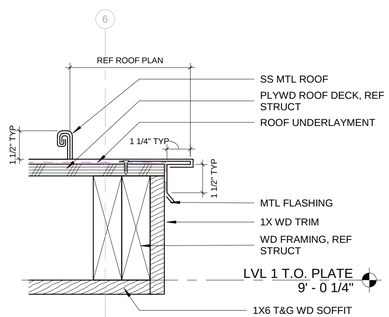
6 EAVE @ FRONT & REAR DECK

SCALE: 3" = 1'-0"



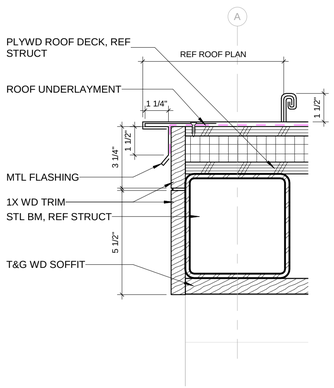
7 RAKE @ FRONT DECK

SCALE: 3" = 1'-0"



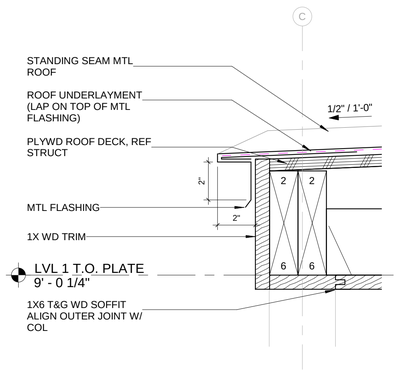
8 RAKE @ FRONT PORCH

SCALE: 3" = 1'-0" 1/ A2.1



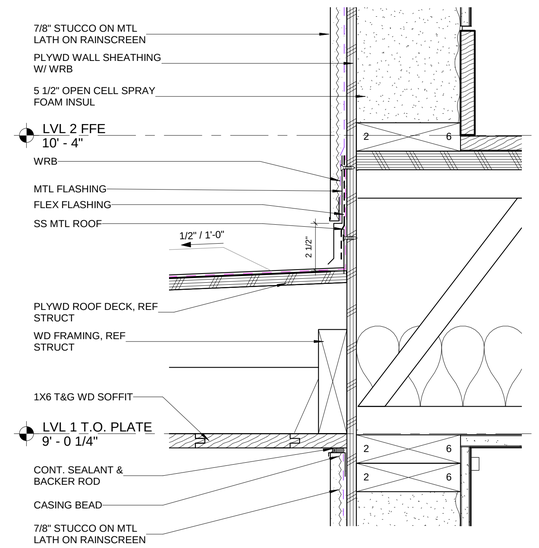
9 RAKE @ REAR DECK

SCALE: 3" = 1'-0" 1/ A2.4



10 EAVE @ FRONT PORCH

SCALE: 3" = 1'-0" 1/ A2.1



11 ROOF CNX @ FRONT PORCH

SCALE: 3" = 1'-0" 17/ A2.6

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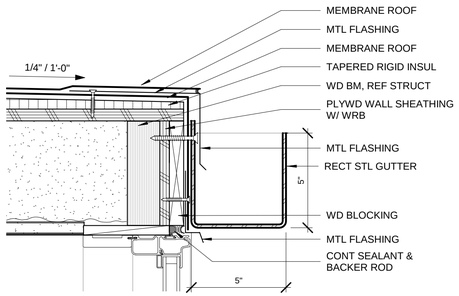
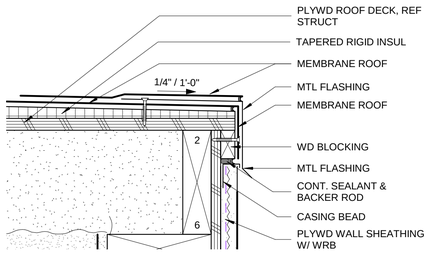
EXTERIOR DETAILS

A7.0



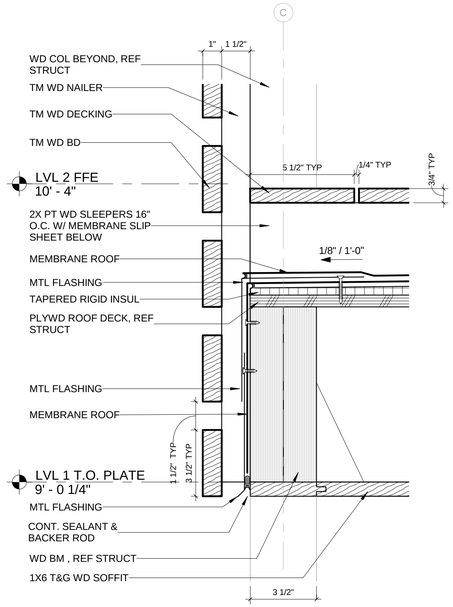
1 EAVE @ MEMBRANE ROOF & GUTTER

SCALE: 3" = 1'-0" 3/ A2.4



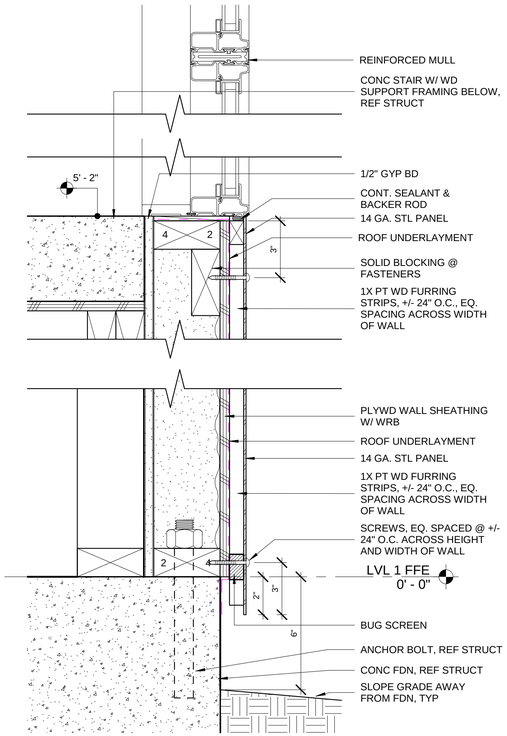
2 TYP EAVE @ MEMBRANE ROOF

SCALE: 3" = 1'-0" 3/ A2.4



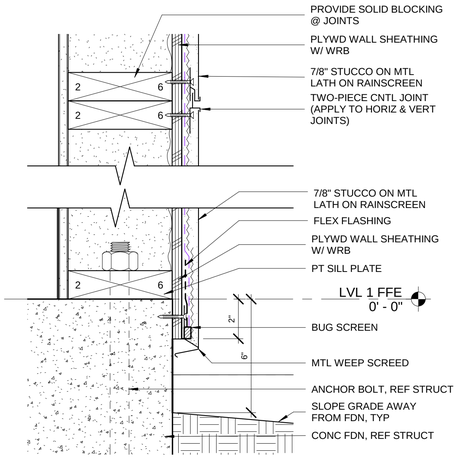
3 SEC DTL @ FRONT DECK EDGE

SCALE: 3" = 1'-0" 1/ A5.1



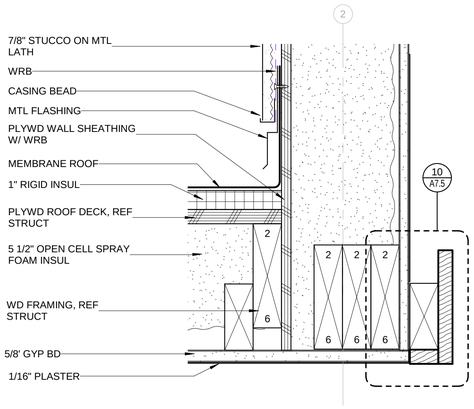
4 SEC DTL @ MTL PANEL WALL

SCALE: 3" = 1'-0"



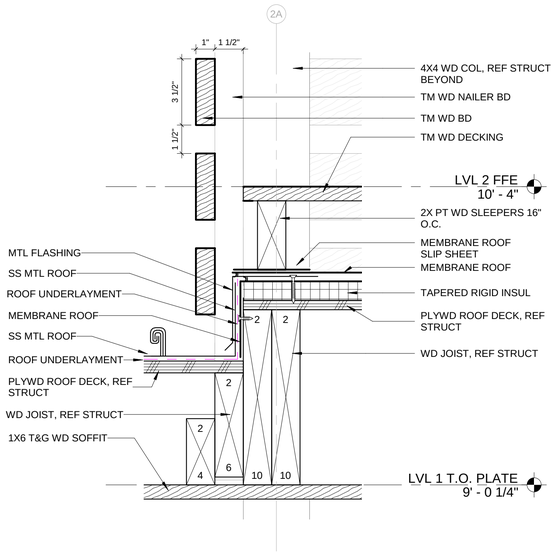
5 TYP STUCCO WALL BASE & CNTL JOINT

SCALE: 3" = 1'-0" 1/ A5.0



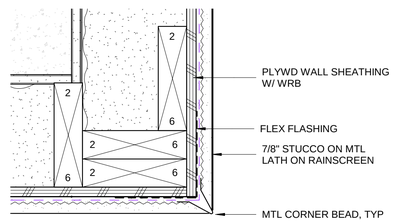
6 SEC DTL @ MEMBRANE ROOF

SCALE: 3" = 1'-0" 1/ A2.4



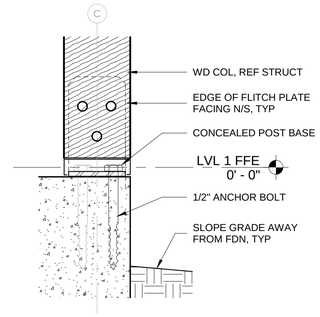
7 SECT DTL @ FRONT PORCH SOFFIT

SCALE: 3" = 1'-0" 1/ A2.1



8 TYP CORNER @ STUCCO

SCALE: 3" = 1'-0" 2/ A7.4



9 SEC DTL @ POST BASE

SCALE: 3" = 1'-0"

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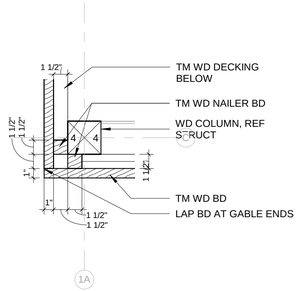
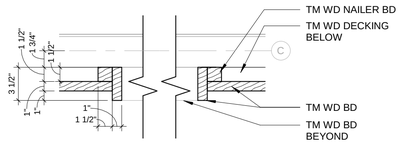
A7.1



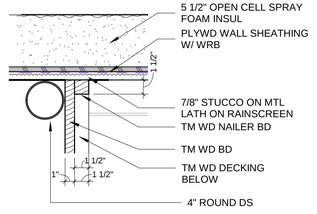
1 PLAN DTL 1 @ WD SCREEN

SCALE: 1 1/2" = 1'-0" 1/ A2.1



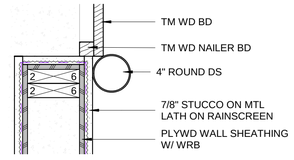
2 PLAN DTL 4 @ WD SCREEN

SCALE: 1 1/2" = 1'-0"



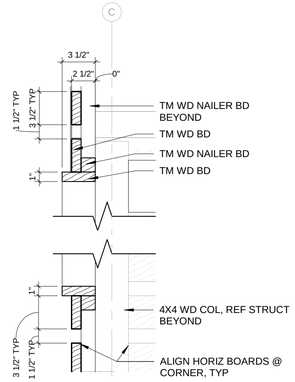
3 PLAN DTL 2 @ WD SCREEN

SCALE: 1 1/2" = 1'-0" 1/ A2.1



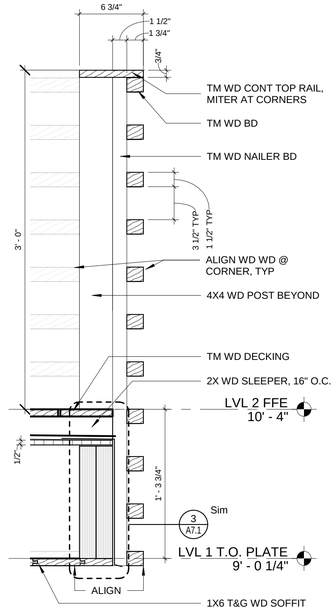
4 PLAN DTL 3 @ WD SCREEN

SCALE: 1 1/2" = 1'-0" 1/ A2.0



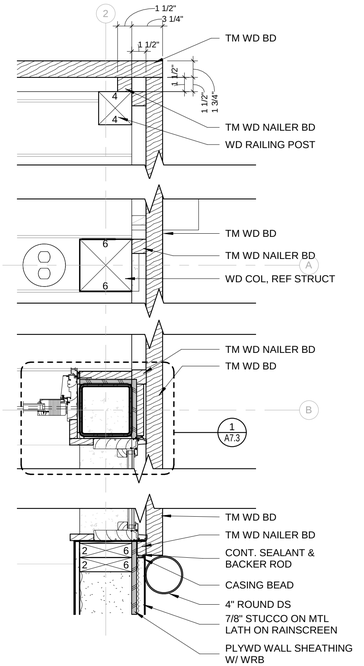
5 SEC DTL @ WD SCREEN

SCALE: 1 1/2" = 1'-0" 1/ A5.1



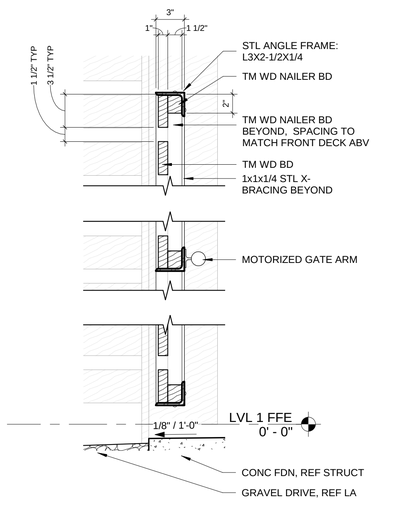
6 SEC DTL @ DECK RAILING

SCALE: 1 1/2" = 1'-0" 1/ A2.1



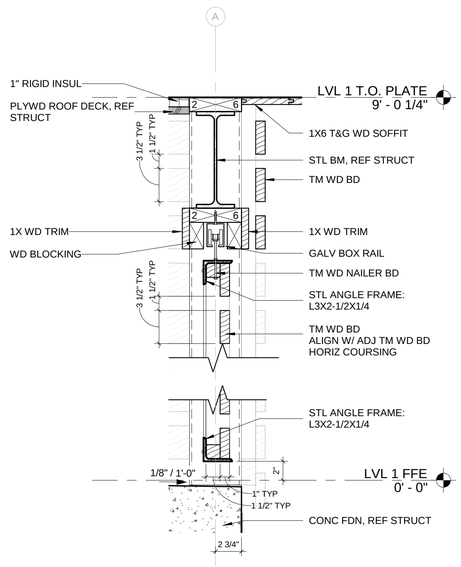
7 PLAN DTL @ DECK RAILING

SCALE: 1 1/2" = 1'-0" 1/ A2.1



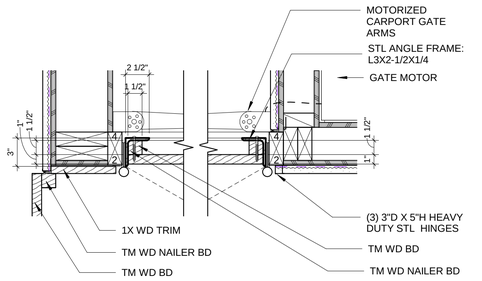
8 HEAD/ SILL @ CARPORT FRONT GATE

SCALE: 1 1/2" = 1'-0" 5/ A2.7



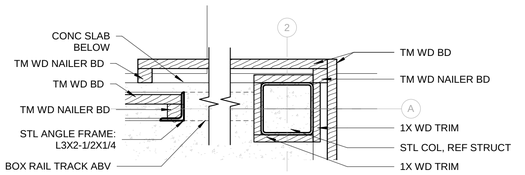
9 HEAD/SILL @ CARPORT REAR GATE

SCALE: 1 1/2" = 1'-0" 4/ A2.7



10 JAMB @ CARPORT FRONT GATE

SCALE: 1 1/2" = 1'-0" 5/ A2.7



11 JAMB @ CARPORT REAR GATE

SCALE: 1 1/2" = 1'-0" 1/ A2.0

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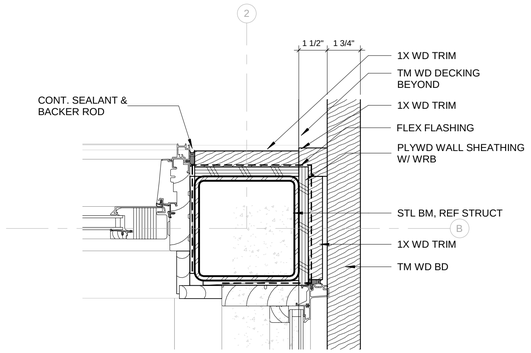
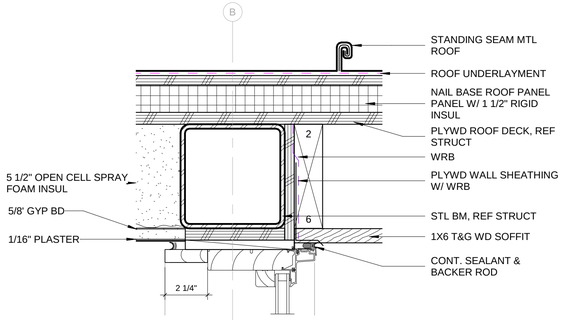
A7.2



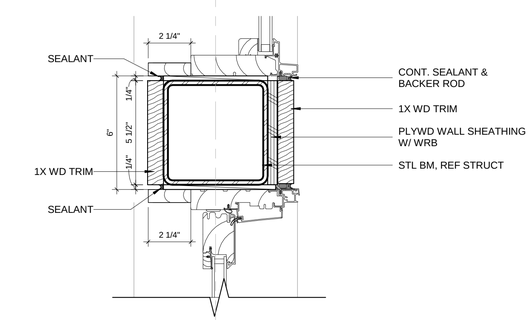
1 JAMB @ LVL 2 SLIDER & WINDOW

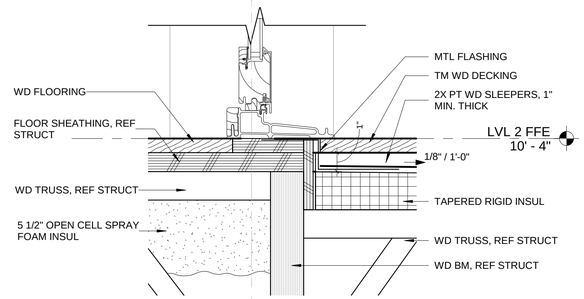
SCALE: 3" = 1'-0"



2 HEAD @ WINDOW WALL

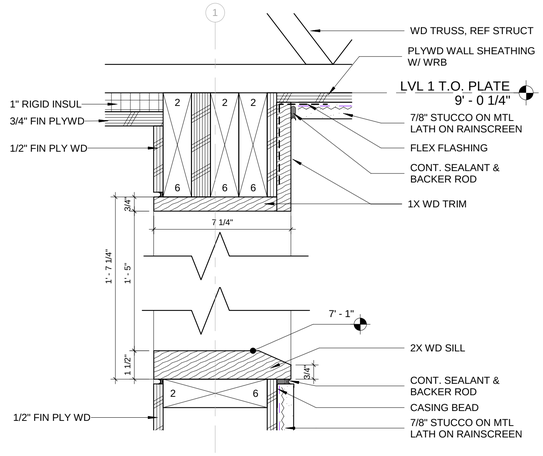
SCALE: 3" = 1'-0"





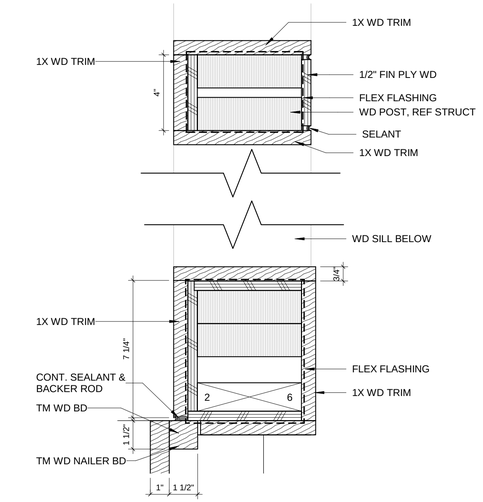
3 HEAD & SILL @ REAR DECK SLIDER

SCALE: 3" = 1'-0"



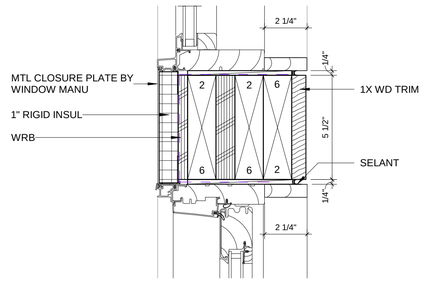
4 HEAD/SILL @ CARPORT CASED OPENING

SCALE: 3" = 1'-0"



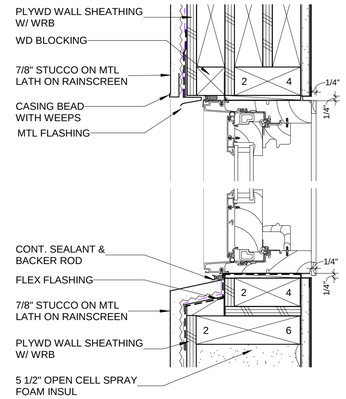
5 JAMB @ CARPORT CASED OPENING

SCALE: 3" = 1'-0"



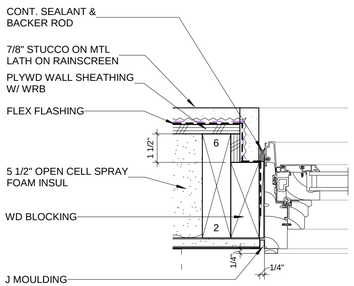
6 HEAD @ FRONT DECK SLIDER

SCALE: 3" = 1'-0" 29/ A2.6



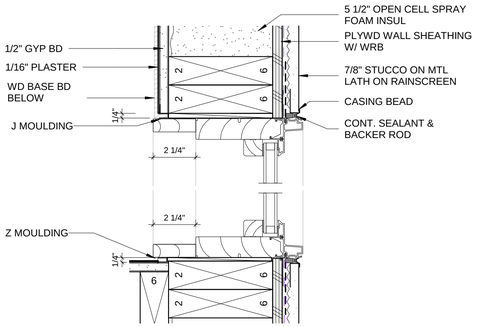
7 TYP HEAD/SILL @ SHALLOW JAMB

SCALE: 3" = 1'-0" 15/ A2.6



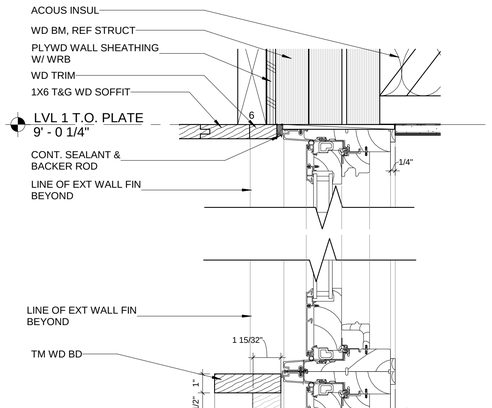
8 TYP JAMB @ SHALLOW JAMB

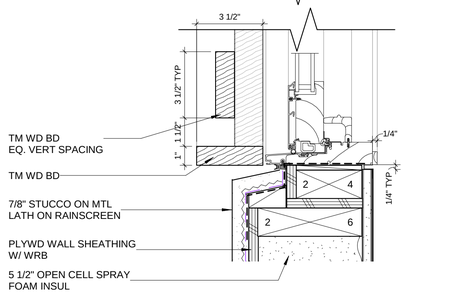
SCALE: 3" = 1'-0"



10 TYP JAMB @ DEEP JAMB

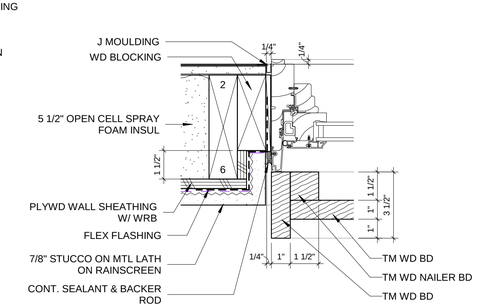
SCALE: 3" = 1'-0"





9 HEAD/SILL @ WD WINDOW SCREEN

SCALE: 3" = 1'-0"



11 JAMB @ WOOD WINDOW SCREEN

SCALE: 3" = 1'-0"

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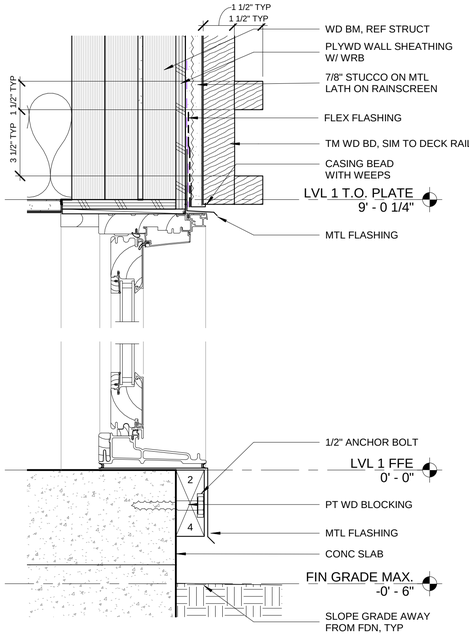
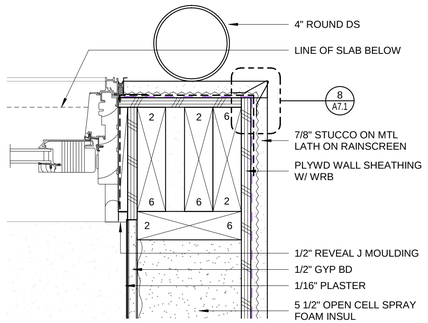
A7.3



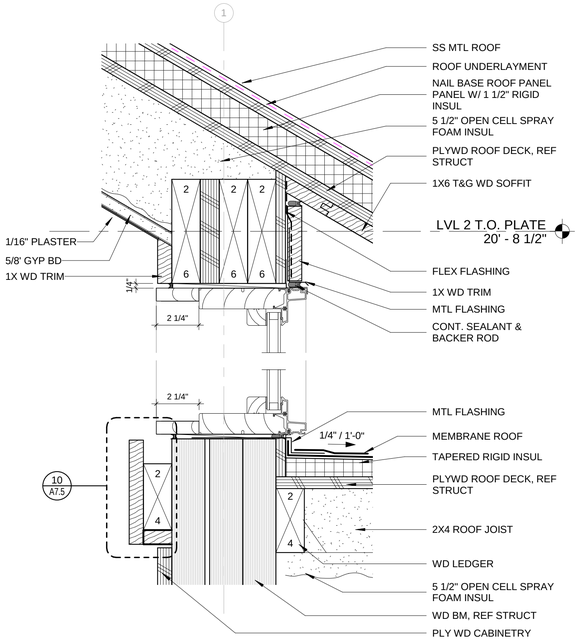
1 HEAD/SILL @ LVL 1 SLIDER

SCALE: 3" = 1'-0" 20/ A2.6



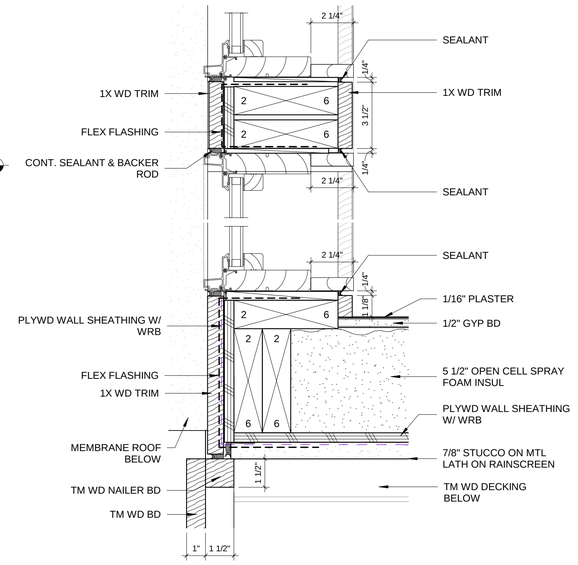
2 JAMB @ LVL 1 SLIDER DOOR

SCALE: 3" = 1'-0" 19/ A2.6



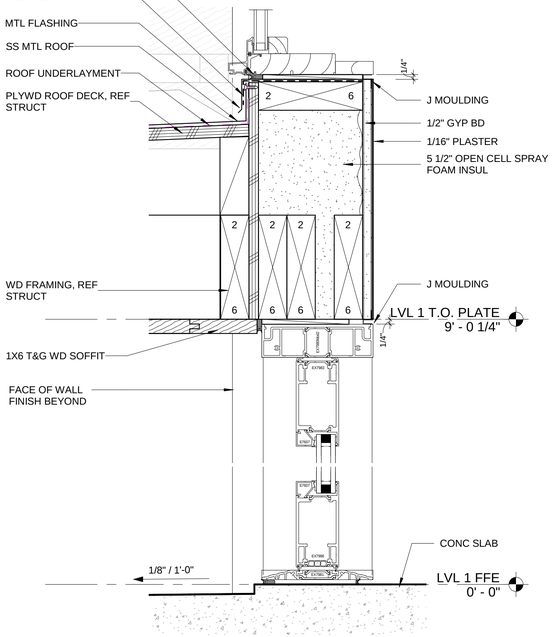
3 HEAD/SILL @ TRANSOM

SCALE: 3" = 1'-0" 16/ A2.6



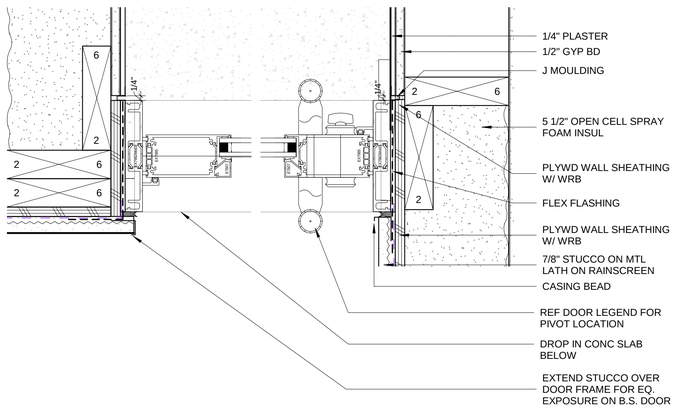
4 JAMB @ TRANSOM

SCALE: 3" = 1'-0" 2/ A2.4



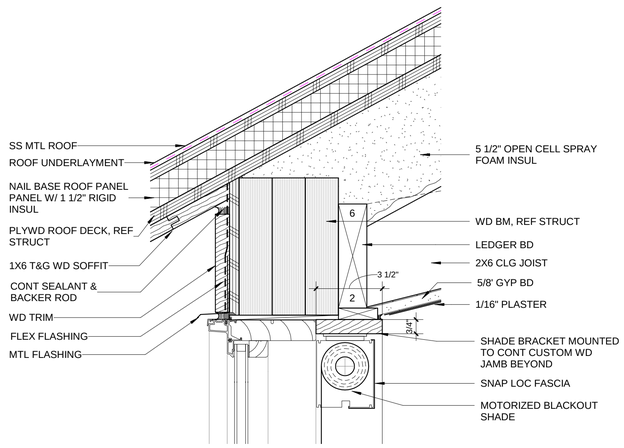
5 HEAD & SILL @ PIVOT DOOR

SCALE: 3" = 1'-0" 14/ A2.6



6 JAMB @ PIVOT DOOR

SCALE: 3" = 1'-0" 2/ A2.6



7 HEAD @ M.BEDROOM WINDOW

SCALE: 3" = 1'-0" 22/ A2.6

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A7.4

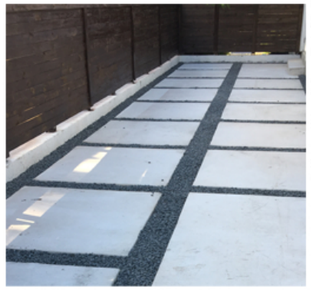
SCALE 1" = 10'

CYPRESSLANDSCAPE
DESIGN+CONSULTING

311 Barrera St

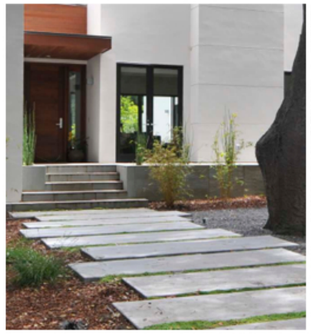
DESIGNED BY:
SARAH SMITH
210-274-7676
DESIGN@CYPRESSLANDSCAPETX.COM

Chipped Granite

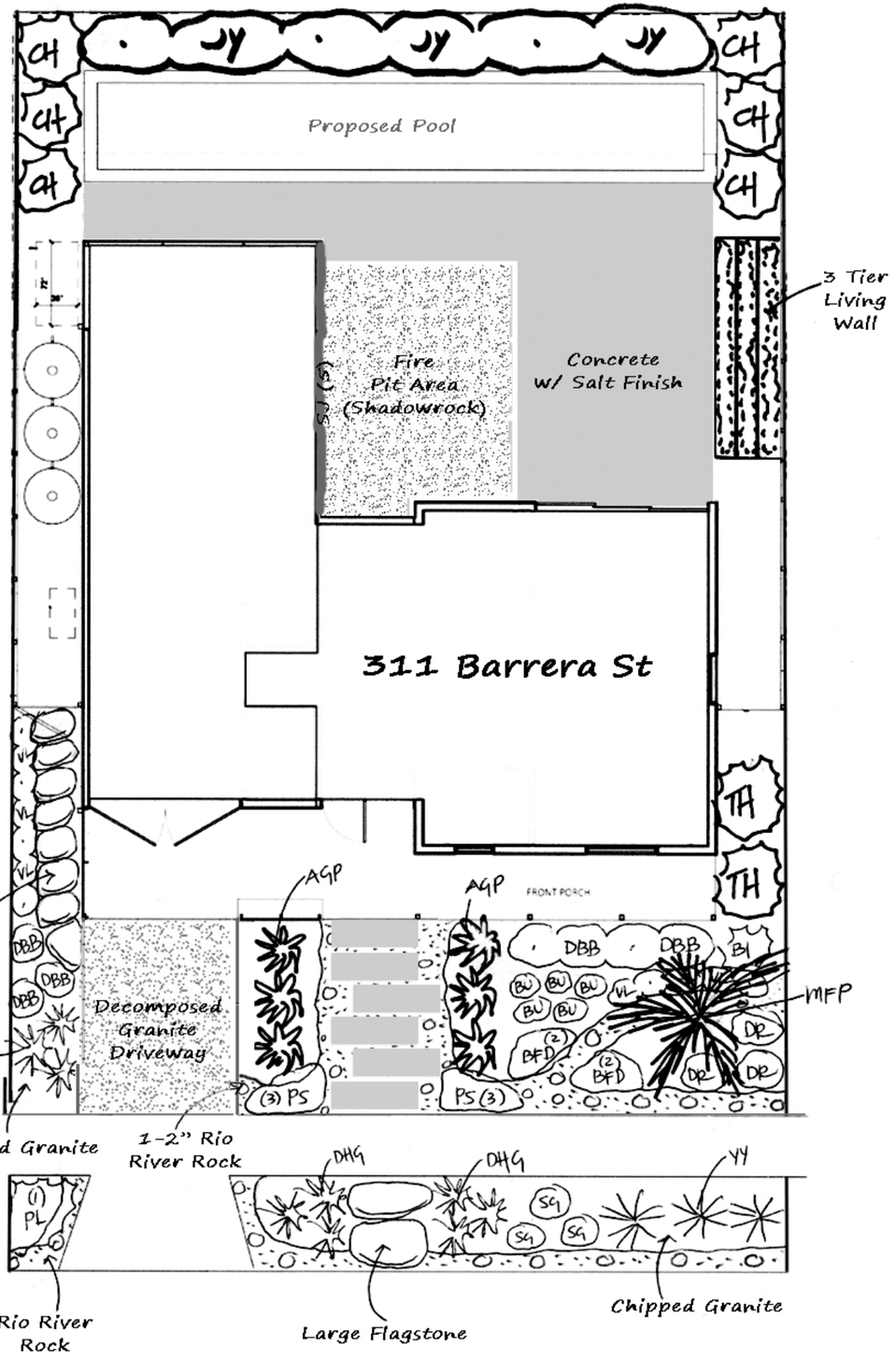


Formed Concrete with Salt Finish
Shadow Rock (Fire Pit Area)

1-2" Rio River Rock



Formed Concrete Walkway



SG= Society Garlic

BFD= Black Foot Daisy

AGP= Agave Parryi

PS= Pink Skull Cap

DHG= Dwarf Hamelin Grass

BU= Bulbine

DBB= Dwarf Bottle Brush

VL= Aztec Grass

MFP= Med Fan Palm

TH= Thryallis

YY= Yellow Yucca

PL= Purple Lantana

DR= Drift Roses

CH= Cherry Laurel

SJ= Star Jasmine

JY= Japanese Yew

PROJECT MANUAL

85% CONSTRUCTION DOCUMENTS

DECEMBER 2019

KOP RESIDENCE

311 BARRERA STREET

SAN ANTONIO TX

**Please note, sections of these specifications have been removed for the convenience of the Historical Review Commission **

HIGHCOTTON ARCHITECTS

SAN ANTONIO TX 78202

401-441-1014

info@highcottonarchitects.com

PROJECT MANUAL

TABLE OF CONTENTS

DIVISION 2 - SITE WORK

PROTECTIONS

01. Tree Protection:
    a. Trees to remain will be protected during construction with silt fencing placed along a 6' radius surrounding the trunk.
    b. No vehicles will be parked or materials stored within this perimeter. Minimize impact of equipment on site and protect existing trees to remain.
02. Provide temporary fences, barricades, coverings, or other protections to prevent injury or damage to existing building indicated to remain to prevent injury or damage to persons or property.
03. Provide silt fence/ taked hay bales to define the limit of disturbance within the platted properties. Keep fence line intact during construction and remove at end of construction. Fence to be installed before any construction or demolition begins.

SITE CLEARING

01. Remove trees, shrubs, grass and other vegetation, improvements or obstructions as indicated or which interfere with new construction. Removal includes digging out stumps and roots.
02. Strip and stockpile topsoil to be re-used in the work. Stockpiling of material to be done in an orderly fashion.
03. Grade ground surface to conform to required contours and to provide surface drainage. Dispose of removed and demolished items, including trash and debris, off Owner's property.
04. Burying of organic materials or building rubble or concrete will not be permitted on site.

BACKFILING VOIDS

01. Completely fill below-grade areas and voids resulting from demolition of structures. Use satisfactory soil materials consisting of stone, gravel, sand or subgrade fill, free from debris, trash, frozen materials roots and other organic materials. After fill and compaction, grade surface to meet adjacent contours and provide flow to surface drainage.

SITE ACCESS

01. Damage to the existing lawn or grades caused by parking or other construction services will be restored to original condition as part of this contract.
02. Do not close or obstruct or alter streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

GEOTECHNICAL INVESTIGATIONS

01. Geotechnical report provided by O'Connor & Kezar, 18975 Marbach Lane Suite 1000, San Antonio Texas 78266.
02. Adhere to standards and recommendations outlined in Geotechnical Report.

EXCAVATION

01. Refer to structural drawings, details, dimensions, and site elevations which establish the scope of excavation, backfilling and grading.
02. Excavate trenches for utilities and walkways as needed to depth indicated or required and to establish indicated flow lines or invert elevations. Maintain uniform width required for particular item to be installed.
03. Stockpile surplus grading soil in designated areas for estimated finish grading requirements.
    a. Soil shall not be stock piled within 3’ of any existing form work or concrete work on site.
    b. Soil shall not be stock piled within 5’ of any existing vegetation to remain.
    c. Remove all excess soil from site.

SUBGRADE PREPARATION

01. Refer to structural drawings, details, dimensions, and site elevations which establish the scope of excavation, backfilling and grading.
02. Refer to Geotechnical Investigation for subgrade moisture conditioning and compaction requirements.

FILL

01. Refer to structural drawings, details, dimensions, and site elevations which establish the scope of excavation, backfilling and grading.
02. Place and compact acceptable fill materials in 8” loose lifts layers to required elevations.
03. All fill to gravel, or walkway paving shall be free of lay, rock, or gravel larger than 3”, debris, vegetable matter, waste and frozen materials. Clean sands with little to no fines and silts are not acceptable.
04. Refer to Geotechnical report
05. All fill to receive walkway paving shall be thoroughly wetted and compacted in 4” layers to 95% density.
06. Backfill excavations to take place as promptly as work permits.
07. Place backfill and fill materials in layers not more than 8" in loose depth, compacting each layer to required maximum density. Do not place materials on surfaces that are muddy.
08. Compact each layer of fill materials and the top 12” of subgrade for structures, slabs, steps and pavements to 90% maximum density for cohesive soils and 95% relative density for cohesionless soils.
09. Sprinkle water on surface of subgrade or layers of soil material where soil is to dry to permit compaction to required density.
10. Remove and replace, or scarify and air dry fill materials that are too wet to permit compaction to required density.

ROUGH GRADING

01. Rough grade all areas disturbed during construction, including adjacent transition areas, with uniform levels or slopes within 6” of finish elevations. Surface to be compacted within 6” of final

elevations. Rough grading will be as required for proper drainage around building. Refer to drawings for rough grade elevations.

02. Scarify existing surfaces surfaces to receive rough grading in order for fill to cohere with existing soils.

FINISH GRADING

01. Provide final grading within ½" of finish elevations.
02. All finish grades to maintain positive drainage at all foundation perimeters with slope of min. ½" per foot.
03. Refer to Division 32 Exterior Improvements for finish grade materials.

DRAINAGE

01. Reference drawings for location of gutters, downspouts, rain cisterns and overflows.
02. Reference Div. 7 Thermal & Moisture Protection.
03. Provide concealed leaf guards at all gutters.
04. Downspout and cistern overflows to terminate 5' from building perimeter.

SITE UTILITIES

01. Water and Sewer
    a. Supply new water and sewer line from existing street tap to main house.
    b. If no existing street taps exist, coordinate with approval authorities having jurisdiction for new tap locations.

01. Electric and Data
    a. Provide new underground 400 AMP electrical service from the nearest pole to the elec meter indicated.
    b. Meter to be CPS Smart Meter.

DIV.3 - CONCRETE

CONCRETE FORMS, ACCESSORIES & REINFORCEMENT

01. Refer to Structural Drawings and specifications for Submittals, Procedures, and Reinforcing.
02. No concrete shall be poured in freezing weather or when the temperature is predicted to drop to freezing within 12 hours. No concrete is to be poured when soil is excessively wet or after heavy rain.
03. Protect exposed concrete from damage.

CAST IN PLACE CONCRETE

01. Slabs:
    a. Provide concrete work for foundation per Architectural, Structural Drawings and Structural Specification.
    b. Refer to Structural Drawings and Specifications for Submittals, Procedures, and Reinforcing.
    c. Slab concrete to be 3,000 psi mix and shall be poured continuously with no cold joints. All plumbing lines, electrical conduit, etc. shall be installed below the steel reinforcing.
    d. Top of slabs not to exceed 6” above finish grade.
    e. Provide 10 mil. Minimum thickness polyethylene vapor barrier such as Stego Wrap under all slabs. Vapor barrier shall not extend below mid-depth of beam trenches.
    f. All aggregates shall conform to ASTM C33.
    g. Provide Synthetic monofilament or fibrillated polypropylene fibers, ½” - 1 ½” long, engineered and designed for use in concrete to reduce surface cracking. Uniformly disperse in concrete mix at manufacturer's recommended rate but not less than a rate of 1.0 lb/cu. Yd.
    h. All exposed interior concrete slabs shall be hard-trowelled. A curing compound shall be applied to all flat concrete surfaces immediately after finishing.
    i. All slab surfaces to receive Water-Based Stain Grind & Seal System by WestCoat. Color to be a blend of Oynx and Umber. Provide required dry-time as recommended by manu. prior to starting work. Test concrete slab for efflorescence moisture and hydrostatic prior to starting work. Prepare slab and apply stain in strict accordance with manu specifications.
    j. Provide wax clear sealant on all interior slabs. Finish to be medium shine.
    k. Exposed exterior slabs to receive non-slip light salt finish. Salt shall be scattered in random patterns.
    l. All slab edges and concealed concrete surfaces to be form finish.
    m. Submittals for Review:
        i. Prepare mock-up of interior finish slab finish with custom mix color.

DIV. 6 - WOOD AND PLASTICS

ROUGH CARPENTRY

01. FRAMING
    a. Reference Structural Drawings and Specifications.
    b. All wood products shall be FSC (Forest Stewardship Council) certified whenever possible.
    c. All rough carpentry lumber will bear the visible grade stamp of a certified agency and will be graded in accordance with established grading rules.
    d. Install rough carpentry work to comply with 2018 International Residential Code (IRC) as adopted by the city of San Antonio.
    e. "Advanced Framing" techniques shall be used at all wall intersections and corner to allow full penetration of insulation. For sheathing, underlayment and other products not covered in the above standards, comply with the recommendations of manufacturer of provide involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
    f. Verify light fixture, HVAC supply & return registers, exhaust fans, etc. centerline locations and coordinate with joist placement.
    g. All sill plates at concrete slab to be ACQ pressure treated lumber.
02. WALL SHEATHING
    a. Reference Structural Drawings and Specifications.
    b. Wall structural to be ZIP System® Wall Sheathing. Refer to Structural Drawings for sheathing thickness.
    c. Securely attach carpentry work to substrate and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood; fasten all panel products to allow for expansion at joints unless otherwise noted.
03. ROOF SHEATHING
    a. Reference Structural Drawings and Specifications.
    b. Roof sheathing to be ⅝" structural grade 1 CD. Provide wood framing on top of sheathing per locations as noted on Structural Drawings.
    c. Wood framing shall be let into nail base roofing panels, and securely fastened through roof sheathing and nail base panel.
04. FLOOR SHEATHING
    a. Reference Structural Drawings and Specifications.
    b. Plywood floor sheathing shall be ¾" toungue and groove, structural grade 1 CD for all wood floors to receive wood and tile flooring.
05. EXPOSED BEAMS & POSTS:
    a. Exposed beams and posts at porches to be Western Red Cedar, smooth-mill. Grade to be A & Better Clear.
    b. Reference Structural Drawings and Specifications for sizing.

c. All exposed wood beams and posts should be hand-picked for quality, looking for straight, relatively clear and consistently colored stock with square edges. Orient any knots, splits or defects away from occupied areas.
d. Exposed beams and posts to receive ARBORCOAT® Exterior Oil Finish Translucent 326/C326. Color to be Teak.
e. Submittals for Review:
    i. 2'x2' mock-up of wood species, grade, mill and finish.

06. MISCELLANEOUS BLOCKING, FURRING ETC.
    a. During framing, the Contractor is to provide adequate blocking for the fastening of all finish items where required, including towel bars, toilet tissue holders, shelving brackets, shower doors and cabinets. Confer with Owner regarding locations of planned closet built-ins to receive blocking.Provide furring and sleepers as required. All interior furring to be kiln-dried.

EXTERIOR CARPENTRY

01. GENERAL:
    a. All finish lumber and other finish materials to be thoroughly dry and free of defects and stored in a dry area where they will not be marred or in any way damaged.
    b. All trim to be Western Red Cedar, smooth-mill. Grade to be A & Better Clear, unless noted otherwise on drawings.
    c. Inside corners may be butted. Linear butt joints to be mitered 22 ½ degrees.
    d. All exposed face nails to be set flush with the wood surface. All holes, unevenness, and other defects to be filled and sanded smooth before application of paint or stain. All cut edges to be exposed shall be planed or left rough to match the surface of the board face.
    e. Back-prime stain all wood trim and decking before installation.

02. THERMALLY MODIFIED WOOD:
    a. Provide thermally modified wood boards by Thermory. Species to be Ash. Provide board dimensions as noted on drawings. Boards to feature square cut edges on all sides.
    b. Install Thermory in strict accordance with manufacturer's instructions.
    c. Siding boards to be 8', 10', and 12' foot lengths, installed with random stagger horizontal joints. Provide continuous boards at gable ends of house. Lap corners as shown on drawings.
    d. All thermally treated wood to use 60mm Sihga or Solida 1 stainless steel deck screws. Predrill holes where distance to end of board is less than 8".
    e. Fasteners to be set flush with surface, and in straight, plumb lines along vertical nailer boards.
    f. Wax ends of boards with Anchorseal or similar. Apply in strict accordance with manufacturer's specifications.
    g. Thermory to be stored indoors when possible. When this is not possible, Thermory needs to be elevated off the ground, stacked uniformly and covered with a waterproof tarp. Leave the ends of the tarp open so moisture is not trapped inside. Under no circumstances should Thermory, even in original packaging, be subjected to rain or any moisture as it cannot dry properly when stacked and/or packaged.

02. WOOD DECKING:
    a. Wood decking to be thermally treated Ash by Themory. Species to be Ash. Provide thermally modified wood boards by Thermory. Species to be Ash. Provide board dimensions as noted on drawings. Boards to feature square cut edges on all sides.

03. WOOD SOFFITS:
    a. Wood soffits to be 1x6 shiplap Western Red Cedar, smooth-mill.
    b. Grade to be C & Better Clear.

c. Siding boards to be 8', 10', and 12' foot lengths, installed with random stagger horizontal joints.Exposed fasteners to be stainless steel, set flush with surface, in straight lines at 16" on center.
d. Shiplap mill profile to feature 5" face exposure.
e. Wood soffit to receive ARBORCOAT® Exterior Oil Finish Translucent 326/C326. Color to be Teak. Apply in strict accordance with manufacturer's specifications.
f. Wax exposed exposed ends of boards with Anchorseal or similar.

DIV. 7 - THERMAL & MOISTURE PROTECTION

STUCCO

01. Install Delta-Dry Stucco and Stone rainscreen system at all stucco walls. Install in strict accordance with manufacturer's instructions.
02. Install metal lath to meet ASTM C1063. Provide staple depth as required for full connection through rainscreen system.
03. Install three coats (scratch coat, base coat, finish coat) to meet ASTM C 926 Standard Specification for Application of Portland Cement-Based Plaster. Terminate stucco at corner beads, casing beads or expansion joints.
04. To ensure a continuous air barrier across the building envelope, a continuous air seal should be made at each substrate change, joints/gaps, penetrations and dissimilar material terminations. Provide weep screens, two-piece expansion joints, casing beads and all other accessories required for complete installation.
05. Stucco finish coat shall be Parex Elastomeric Coating with integral color-matching. Color to be selected by Architect and Owner before commencing mock-up.
06. Texture to be smooth. Minimize color joints and lift lines by completing each coat in its entirety from top to bottom and side to side at the same time so that a cold joint is not allowed to form. If more than one installer is working vertically, the horizontal joint between the two areas must be merged evenly together. This applies to the scratch, brown and finish coats.
07. In applying the finish coat, it is preferable that one installer handle each individual surface. Where this is not possible, each installer must attempt to mimic the technique of the other. Avoid obvious continuous lines from cold joints and lift lines.
08. Mechanically mix plaster materials at the project site; do not hand mix except where small amounts are needed, using less than one bag of material.
09. Submittals required:
    a. 2’-0” x 2’-0” complete stucco assembly mock-up for Approval before commencing the work.

ROOFING

01. STANDING SEAM METAL ROOFING:
    a. Standing seam metal roofing shall be 24 gauge galvanized metal pans with double lock seams at 24 , with a seam height of 2”. Cool Roof and Energy Star Rated. Fabricate all components in accordance with the SMACNA manual.
    b. Metal roof color to be metallic Preweathered galvalume.
    c. Use ½” cleated overhang drip at all eave conditions. Fabricate components in accordance with SMACNA manual.
    d. Layout seams as shown on drawings with equal side panels wherever possible.
    e. At areas where the underside of the roof sheathing is exposed, use shorter screws that do not penetrate the underside of sheathing.

f. Provide manufacturer's standard cleats, fasteners, brackets, clips, anchoring devices, spacers, flashing, closures, adhesives, joint sealers, expansion joints and other components needed for a complete, weatherproof installation.
g. Under-lay all roof areas with Titanium UDL30. Horizontal laps should be 4" and vertical laps should be 6"and anchored approximately 1" in from the edge.
h. Undery-lay all roof areas with Carlisle WIP 300HT. Install in strict accordance with manu. instructions.
i. Submittals for Review:
    i. Galvalume roof sample

ROOF AND WALL SPECIALTIES

01. GUTTERS
    a. Provide 24 gauge 6” half-round galvalume gutters and matching 22 gauge galvanized downspouts at locations indicated on drawings. Color to match galvalume metal roof.
    b. Refer to drawings for downspout and gutter locations.
    c. Downspouts to daylight 4’ from exterior walls, directing water away from the foundation.
    d. Provide all accessories required for complete installation.
    e. All gutters shall be furnished with leaf guards.
    f. Submittals for Review:
        i. Proposed fastening method and galvalume finish.

DIV. 8 - DOORS & WINDOWS

DOORS

01. GENERAL:
    a. Door sizes, locations and manufacturer to be as noted on the drawings.
    b. All sliding doors to be Marvin Ultimate wood clad with aluminum “bronze” exterior cladding.
    c. Pivot door to be Western 7890 Series with aluminum “bronze” exterior cladding.
    d. The Door Schedules are not to be considered an order form. The Contractor will confirm all dimensions and other notations to ensure that they conform to the sizes and types shown and noted on the drawings.
    e. Do not remove protective coatings or manu. labels until construction is complete.
02. SPECIALTY HARDWARE:
    a. Custom barn door to receive Richelieu Double Axle Box Rail Hangers with Ball Bearings and Short Threaded Fixed Mounting Pin, and Heavy-Duty Galvanized Steel Box Rail
03. GLAZING:
    a. Provide tempered glass where required by code.
    b. Provide Low-E glazing as indicated on Window and Door Schedule.
    c. Provide double-pane glass for all glazing.
04. SUBMITTALS REQUIRED:
    a. Door shop drawings (for new doors) for approval by Architect.

WINDOWS

01. GENERAL:
    a. Window sizes, locations and glazing as noted on drawings.
    b. All windows to be Marvin Ultimate wood clad windows with aluminum “bronze” exterior cladding.
    c. The Window Schedules are not to be considered an order form. The Contractor will confirm all dimensions and other notations to ensure that they conform to the sizes and types shown and noted on the drawings.
02. GLAZING:
    a. Provide tempered glass where required by code.
    b. Provide Low-E glazing as indicated on Window and Door Schedule.

DIV. 32 - EXTERIOR IMPROVEMENTS

CONCRETE PADS

01. Pads to be located beneath outdoor mechanical and pool equipment per locations noted on drawings.
02. Pavers to be set in min. 8" layer of compacted base.
03. Pads to extend a minimum of 3" beyond equipment.
04. Provide ⅛" per 12" slope across surface of pad to direct water away from building foundation.
05. Finish to be architectural broom finish or smooth.

RAIN CISTERNS

01. All rain cisterns to be 500 gal. 4'x 5'8" galvanized tanks by Texas Metal Tanks.
02. Provide base of 3" compacted decomposed granite extending 1'-0" from edge of tank.
03. Provide cistern inlet with 4" mal PVC adapter. Connect downspout to cistern using Sched. 40 4" PVC. Provide Leafeater Advanced leaf guard at connection between downspout and cistern.
04. Connect each cistern to allow equal water distribution among tanks.
05. Provide 4" Sched. 40 PVC outlet, to daylight 5' away from building foundation. Slope to provide positive drainage away from building.
06. Provide ¾" bulkhead connection outlet with ¾" spigot.
07. Pre-drill holes for tank lid 1 ½" from edge.

LANDSCAPE PAVERS & GRAVEL

01. Refer to Landscape Design.