HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO:	**2020-105**
COMMON NAME:	810 N OLIVE 816 N OLIVE
ADDRESS:	814 N OLIVE ST
LEGAL DESCRIPTION:	NCB 540 (GREENVIEW PLACE), BLOCK 11 LOT 21
ZONING:	RM-4, H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Stephen Green/GREEN STEPHEN T
OWNER:	Stephen Green/GREEN STEPHEN T
TYPE OF WORK:	Re-issue of a Certificate of Appropriateness for new construction
APPLICATION RECEIVED:	February 25, 2020
60-DAY REVIEW:	April 25, 2020
CASE MANAGER:	Edward Hall

REQUEST:

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

1. Construct one, 2-story residential structure on the vacant lot at 816 N Olive, formerly addressed as 810 N Olive.
2. Construct three, 2-story residential structures on the vacant lot at 814 N Olive, formerly addressed at 810 N Olive.
3. Construct a detached, 2-story residential structure featuring a two car garage and dwelling unit on the lot at 816 N Olive.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has
been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of
setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
B. ENTRANCES
i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. Transitions—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

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

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street.

No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to
lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent
historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood
siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar
to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but
not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for
new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not
distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER
v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING
i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly
visible from the public right-of-way.
ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING
i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS
i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale,
transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
New front yard fences or wall should not be introduced within historic districts that have not historically had them.
iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining
wall systems, concrete block, vinyl fencing, or chain link fencing.
v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that
are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for
appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS
i. Historic Gardens— Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal
of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale
species should be avoided. Historic lawn areas should never be reduced by more than 50%.
iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list
of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be
restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic
structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE
i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings
should be incorporated into the design.

D. TREES
i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in
accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

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

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate
a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways
are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION
i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN
i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or
a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j)
for specific standards.
iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- GENERAL: Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25”. Stiles must be no wider than 2.25”. Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2” 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer’s color is not allowed and color selection must be presented to staff.

FINDINGS:

General findings:

a. The applicant is requesting a Certificate of Appropriateness for approval to construct a 2-story, single family residential structure on the vacant lot at 816 N Olive, and to construct three, 2-story residential structures on the vacant lot at 814 N Olive. Both lots were formerly addressed at 810 N Olive. At this time, the applicant has only requested a Certificate of Appropriateness for three structures at the rear of the lot.
b. PREVIOUS APPROVAL – This request was approved by the Historic and Design Review Commission on July 18, 2018. Certificates of Appropriateness are valid for 180 days, and the issued Certificate of Appropriateness subsequently has expired.

Findings related to request item #1:

1a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. Staff finds that the applicant should confirm that the proposed new construction's setback will be greater than those of the adjacent, historic structures, as previously approved.
1b. ENTRANCES – According to the Guidelines for New Construction 1.B.i, primary building entrance should be oriented towards the primary street. The applicant's proposed entrance orientation is consistent with the Guidelines.
1c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This
block of N Olive features one story historic structures; however, the proposed massing features architectural element which relate it to the massing of the adjacent historic structures. The total height noted by the applicant is
27' – 3". Staff finds the proposed height to be appropriate.
1d. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant has noted floor heights of eleven (11) feet and a foundation height of 1' – 6". This is consistent with
the Guidelines.
1e. ROOF FORM – The applicant has proposed both front and side gabled roofs. The proposed roof forms are found
predominantly throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
1f. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window and door openings are consistent with the Guidelines and
feature window openings that are comparable to those found on nearby Folk Victorian structures.
1g. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty
(50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
1h. MATERIALS – The applicant has proposed materials that include cement fiber siding and wood siding a standing
seam metal roof. The proposed materials are consistent with the Guidelines. All composite siding should feature a
smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are 1 – ½" wide. Horizontal wood siding should feature an exposure of 4 inches or less. The standing seam metal roof should
feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
1i. WINDOW MATERIALS – The applicant has noted the installation of fiberglass clad wood windows; however, per the submitted wall sections, the windows will not feature an installation depth that is consistent with staff's

standard specifications for windows in new construction. Staff finds that the applicant should comply with staff's standard specifications for windows in new construction.

1j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity
Hill Historic District.

1k. DRIVEWAY/WALKWAY– The applicant has proposed a ribbon strip driveway located on a shared easement through the center of the lot. Parking for this structure is proposed to be located at the rear of the primary structure
in a rear accessory structure. Staff finds the propose driveway location and width to be appropriate. Additionally,
the applicant has proposed a front yard walkway centered on the front porch. Staff finds the proposed location to
be appropriate.

Findings related to request item #2:

2a. SETBACKS & ORIENTATION – At the rear of the lot, adjacent to the rear alley, the applicant has proposed to construct three, two story residential structures. The proposed rear structures are oriented and placed adjacent to the rear alley, similar to accessory structures found historically on this block. The proposed setbacks and orientations of the proposed structures are consistent with the Guidelines.

2b. SCALE & MASSING – The Guidelines for New Construction note that accessory structures are to appear smaller in scale than the primary structure on the lot. While two story accessory structures are not found historically on this block, staff finds that due to the proposed location, near the center of the lot as well as the setbacks from primacy streets, the proposed scale and massing is appropriate. The proposed height of each rear accessory structure is 25' – 4".

2c. MATERIALS – The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature board and batten siding, corrugated metal siding and corrugated metal roofs. Staff does not find the use of corrugated metal for siding or roofing materials to be consistent with the Guidelines. Staff finds that standing seam metal roofs as found historically throughout the district should be used and that the proposed corrugated metal siding should be eliminated from the proposed design. Standing seam metal roofs 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. If a low profile ridge cap is proposed, it must be reviewed and approved by staff. Additionally, staff finds that the proposed composite siding feature a smooth finish and that the board and batten siding should feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.

2d. WINDOW MATERIALS – The applicant has noted the installation of Pella fiberglass windows that are to feature white frames. Staff finds that windows that meet staff's standards specifications for windows should be installed, and that wood or aluminum clad wood windows would be appropriate.

2e. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.

2f. CARPORTS – The applicant has proposed attached carports to each structure to provide parking for two automobiles. Staff finds the proposed massing and location of the carports appropriate.

2g. DRIVEWAY/WALKWAY– The applicant has proposed a ribbon strip driveway located on a shared easement through the center of the lot. Parking for this structure is proposed to be located at the rear of the primary structure in a rear accessory structure. Staff finds the propose driveway location and width to be appropriate. Additionally, the applicant has proposed a front yard walkway centered on the front porch. Staff finds the proposed location to be appropriate.

Findings related to request item #3:

3a. At the rear of the primary structure, the applicant has proposed to construct a detached garage featuring parking for three automobiles as well as a second story residential unit. Per the application documents, staff finds the proposed location and massing of the detached garage appropriate.

3b. CHARACTER – The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature materials that match those of the primary structure. The applicant is responsible for complying with the specifications noted in finding 1h.

3c. WINDOW MATERIALS – The applicant has noted the installation of fiberglass clad wood windows; however, per the submitted wall sections, the windows will not feature an installation depth that is consistent with staff's standard specifications for windows in new construction. Staff finds that the applicant should comply with staff's standard specifications for windows in new construction.

RECOMMENDATION:

Staff recommends that the Historic and Design Review Commission extend the Certificate of Appropriateness for an additional 180 days with the following stipulations:

i. That the applicant confirm that the primary structure addressed as 816 N Olive features a setback greater than those of the adjacent historic structures.

ii. That the applicant install windows for both structures that are consistent with staff's standard specifications for windows in new construction.

iii. That the proposed three rear structure feature materials that are consistent with the Guidelines, as noted in finding 2c.

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814 N OLIVE STREET

PROJECT ADDRESS:

N OLIVE STREET
SAN ANTONIO TX 78202

OWNER:

STEPHEN GREEN

SET ISSUE DATES

02.13.2018	HDRC Schematic Approval
07.18.2018	HDRC Final Approval
10.31.2018	Construction Documents for Bidding

CONSTRUCTION
DOCUMENTS

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
M	BEAM
BTWN	BETWEEN
BD	BOARD
B.S.	BOTH SIDES
OT	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 TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EXIST	EXISTING
EQ	EQUAL
EX	EXHAUST
EXP	EXPOSED
IN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FD	FLOOR DRAIN
RZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FCB	FIBER CEMENT BOARD
FDN	FOUNDATION
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
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INCL	INCLUDE (D), (ING)
INSUL	INSULATION, INSULATING
INT	INTERIOR
LH	LEFT HAND
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
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
PERF	PERFORATED
PL	PLATE
PLYWD	PLYWOOD
REF'P	REFER (ENCE)E
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILL
REQ'D	REQUIRED
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
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
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

PROJECT DATA

OLIVE STREET HOUSES

PROJECT ADDRESS: 810 N OLIVE STREET, SAN ANTONIO TX 78202
ZONING: RM-4 (3 LOTS)
DISTRICT: HISTORICAL, DIGNOWITY HILL

PROJECT DIRECTORY

Architect
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SYMBOLS

℄	**CENTERLINES**
ϕ	**DIAMETER**
100A	DOOR NUMBER
2.02	WINDOW NUMBER
	ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
1	REVISION NUMBER
ROOM 212	ROOM NAME & NUMBER
1 / 4 A700 2 / 3	INTERIOR ELEVATION NUMBER & SHEET NUMBER
1 / A900	DETAIL NUMBER / SHEET NUMBER
A400 3	SHEET NUMBER / EXTERIOR ELEVATION NUMBER
2 / A900	SECTION NUMBER / SHEET NUMBER

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.ALL LITES LABELED WITH A 'T' ON WINDOW TYPE ELEVAITONS SHALL BE TEMPERED TO MEET SAFETY REQUIREMENTS.
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.

SHEET LIST

ARCHITECTURAL SHEET LIST

NUMBER	NAME
A001	PROJECT INFORMATION - 814 N OLIVE
A100	SITE PLAN - 814 N OLIVE
A202	FLOOR PLAN - 814 N OLIVE - BLDG C & E
A203	FLOOR PLAN - 814 N OLIVE - BLDG D
A241	ROOF PLANS - 814 N OLIVE - BLDG C, E, D
A260	WINDOW, DOOR & MILLWORK SCHEDULE - 814 N OLIVE - BLDG C, D, E
A302	RCP - 814 N OLIVE - BLDG C & E
A303	RCP - 814 N OLIVE - BLDG D
A402	EXT ELEVATIONS - 814 N OLIVE - BLDG C&E
A403	EXT ELEVATIONS - 814 N OLIVE - BLDG D
A502	BUILDING SECTIONS - 814 N OLIVE - BLDG C & E
A503	BUILDING SECTIONS - 814 N OLIVE - BLDG D
A703	INT ELEVATIONS - 814 N OLIVE - BLDG C&E
A704	INT ELEVATIONS - 814 N OLIVE - BLDG D
A910	EXT DETAILS- 814 N OLIVE
A912	EXT DETAILS- 814 N OLIVE

ELECTRICAL DRAWING LIST

NUMBER	NAME
EL202	LIGHTING PLAN - BLDG C & E - 814 N OLIVE
EL203	LIGHTING PLAN - BLDG D - 814 N OLIVE

STRUCTURAL DRAWING LIST

NUMBER	NAME
S1.	FOUNDATION DESIGN - 814 N OLIVE
S2.	FOUNDATION DETAILS - 814 N OLIVE
S3.	BLDG C&E FRAMING - 814 N OLIVE
S4.	BLDG D FRAMING - 814 N OLIVE
S5.	BLDG C, D & E WALL BRACING - 814 N OLIVE

(RESERVED)

(RESERVED)

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PROJECT INFORMATION - 814 N OLIVE

A001

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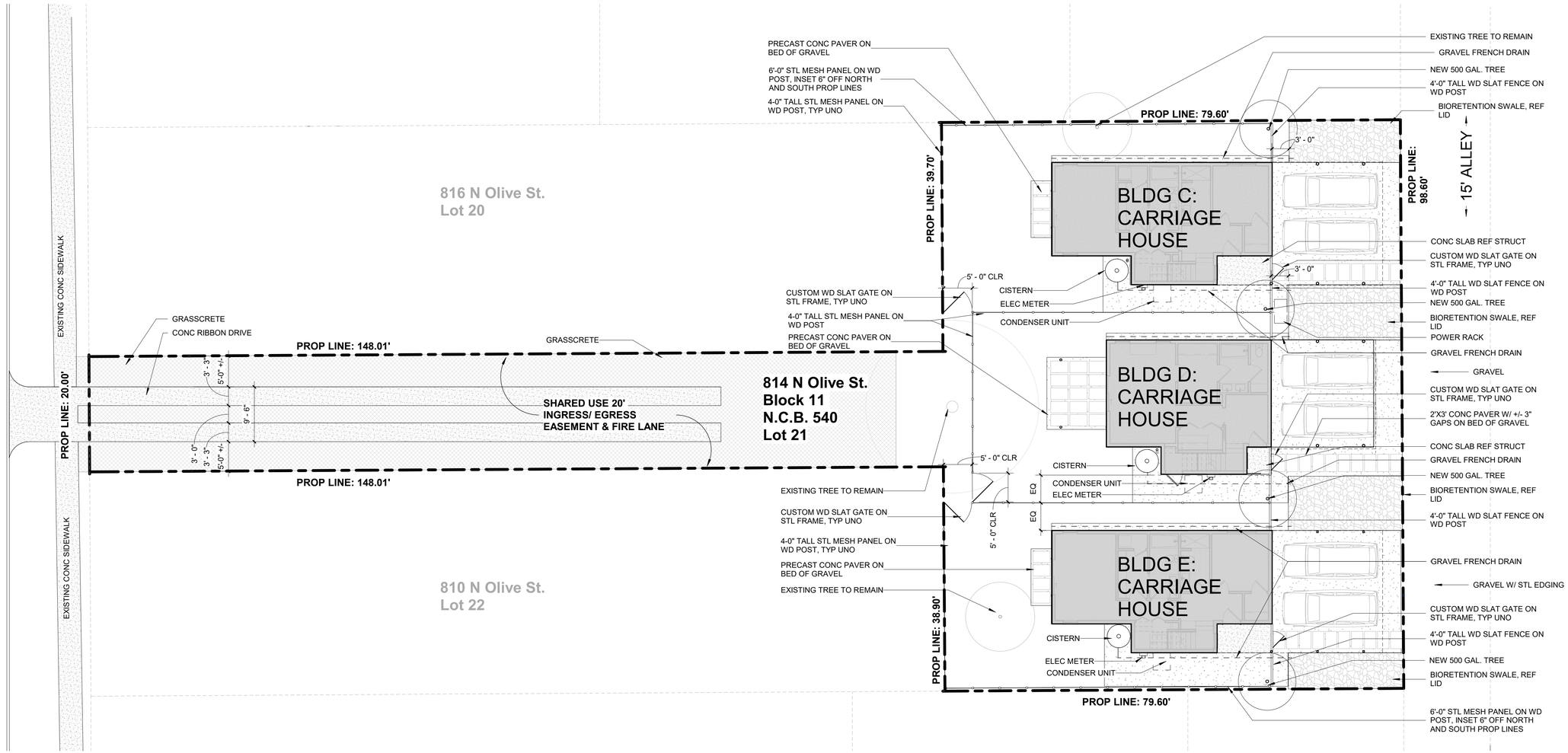

1 SITE PLAN - 814 N OLIVE

SCALE: 1" = 10'-0"

SITE PLAN NOTES

1. REFER TO LID DESIGN FOR BIORETENTION SWALES AND CISTERN DESIGN
2. REF. CIVIL PLANS FOR GRADING, FIRE ACCESS, UTILITIES AND BUILDING SETBACKS
3. ALL EXISTING TREES TO REMAIN SHOWN IN LIGHT GREY. EXISTING TREES TO BE DEMOED SHOWN IN DASHED LINES. NEW TREES SHOWN IN BLACK LINES.
4. +/- INDICATES 1" TOLERANCE FROM NOTED DIMENSIONS

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SITE PLAN - 814 N OLIVE

A100

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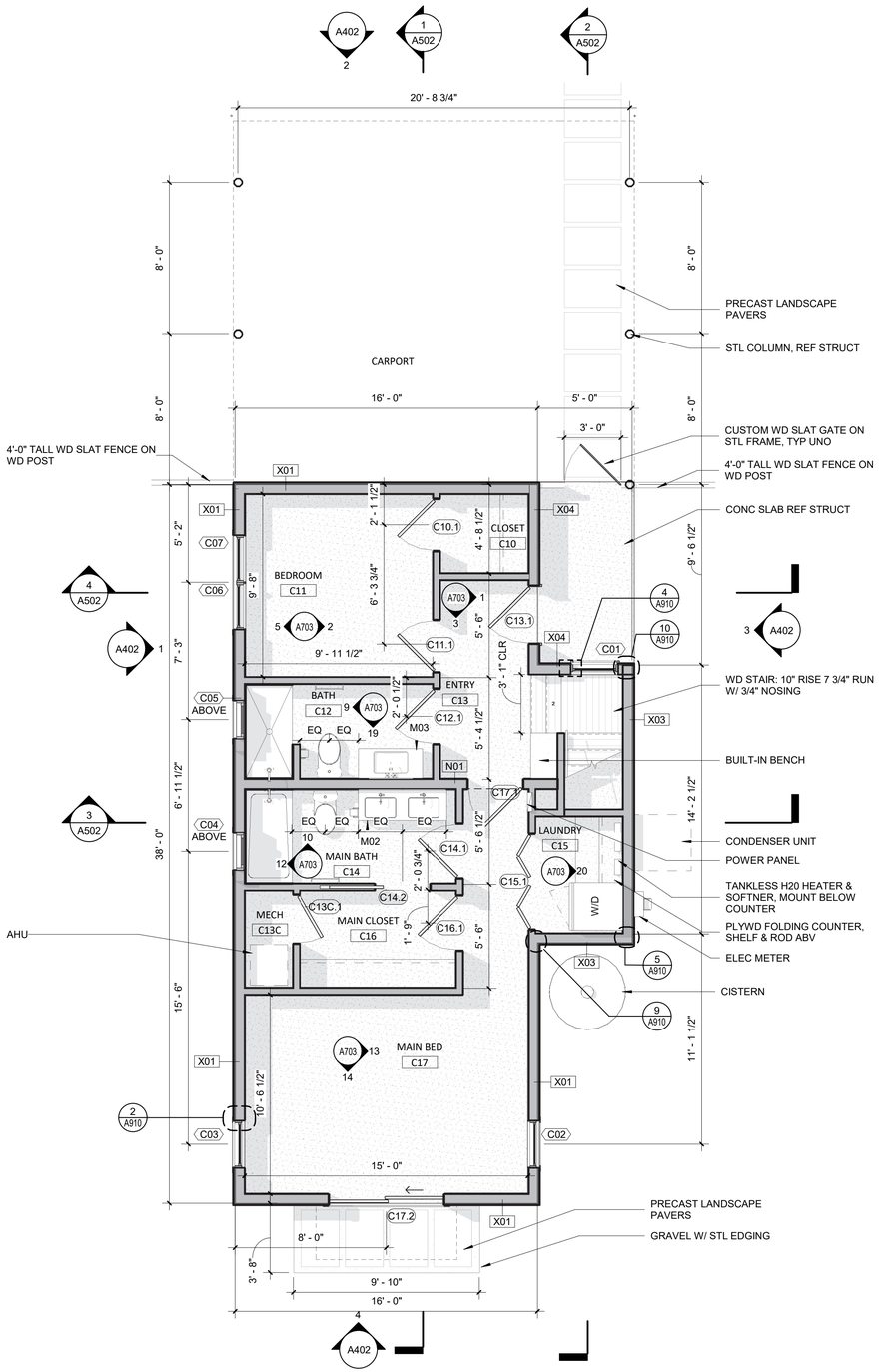
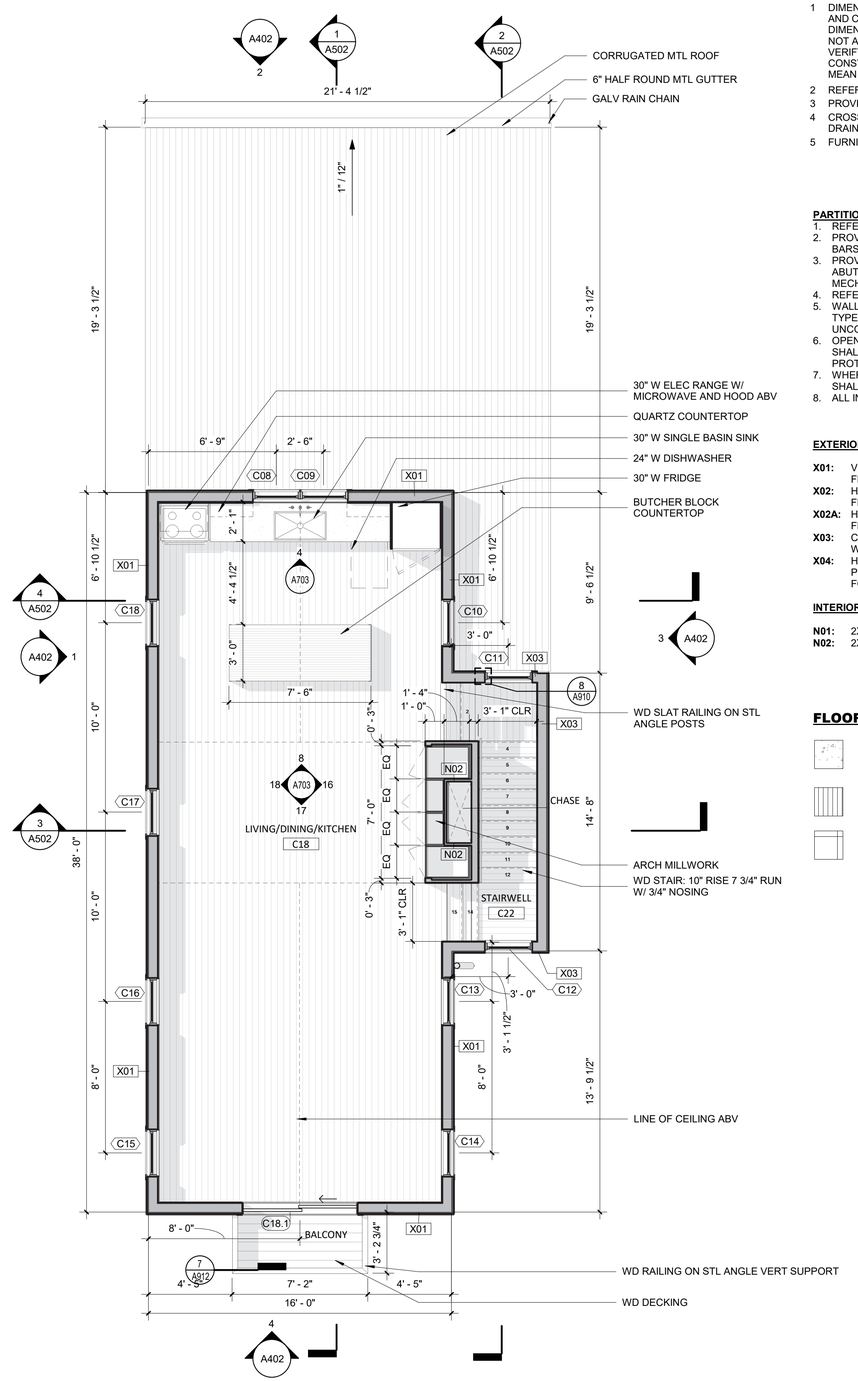


1 BLDG C & E - LVL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 BLDG C & E - LVL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1 DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR AND WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

2 REFERENCE A001 FOR ADDITIONAL GENERAL NOTES.

3 PROVIDE DRAIN PAN AT ALL WASHER/DRYER AND WATER HEATER UNITS.

4 CROSS REFERENCE SITE PLAN, CIVIL AND LID DESIGN FOR HARDSCAPE AND DRAINAGE

5 FURNITURE FOR REF. ONLY, NIC

PARTITION TYPES GENERAL NOTES

1. REFER TO FLOOR PLAN FOR EXTENT OF WALL TYPE.
2. PROVIDE SOLID WOOD BLOCKING AT ALL WALLS TO RECEIVE TOWEL BARS, TOILET PAPER HOLDERS, CABINETRY, COAT HOOKS, ETC.
3. PROVIDE FULL, ACOUSTICAL BATT INSULATION TO ALL INTERIOR WALLS ABUTTING BEDROOMS, BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS.
4. REFER TO INTERIOR ELEVATIONS FOR INTERIOR FINISHES & WALL BASE.
5. WALL GYP BD SHALL BE 1/2" THICK UNO. PROVIDE WATER RESISTANT TYPE AT ALL WET WALLS. PROVIDE EXTERIOR RATED GYP BD AT ALL UNCONDITIONED SPACES
6. OPENINGS IN A RATED WALL, FLOOR, CEILING, AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEM OR PROTECTED WITH A FIRE RATED CHASE.
7. WHERE TWO DIFFERENT PARTITION SYSTEMS ABUT, THE FINISH FACES SHALL BE FLUSH.
8. ALL INTERIOR PARTITIONS TO BE 2X4 WD FRAMING UNO.

EXTERIOR PARTITION TYPES

X01: VERTICAL FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X02: HORIZ FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X02A: HORIZ FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X4 WD FRAMING W/ BATT INSUL.
X03: CORRUGATED MTL SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X04: HORIZ NAT. WD SHIPLAP SIDING ON FURRING STRIPS ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.

INTERIOR PARTITION TYPES

N01: 2X6 WD FRAMING
N02: 2X4 WD FRAMING ON THE FLAT

FLOOR FINISH LEGEND

POLISHED CONC

BAMBOO TONGUE AND GROOVE FLOORING

STONE TILE

TRUE NORTH

PROJECT

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FLOOR PLAN - 814 N OLIVE - BLDG C & E

A202

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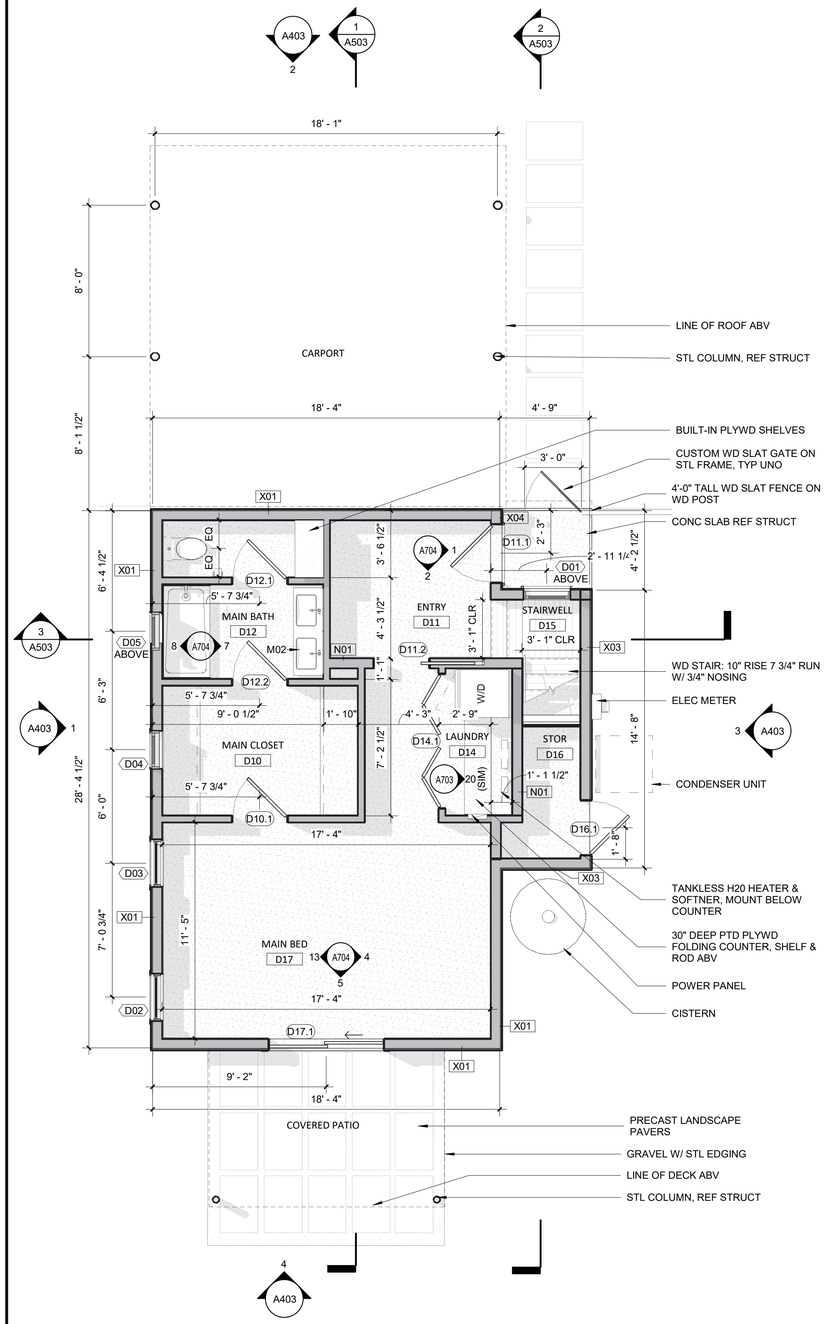
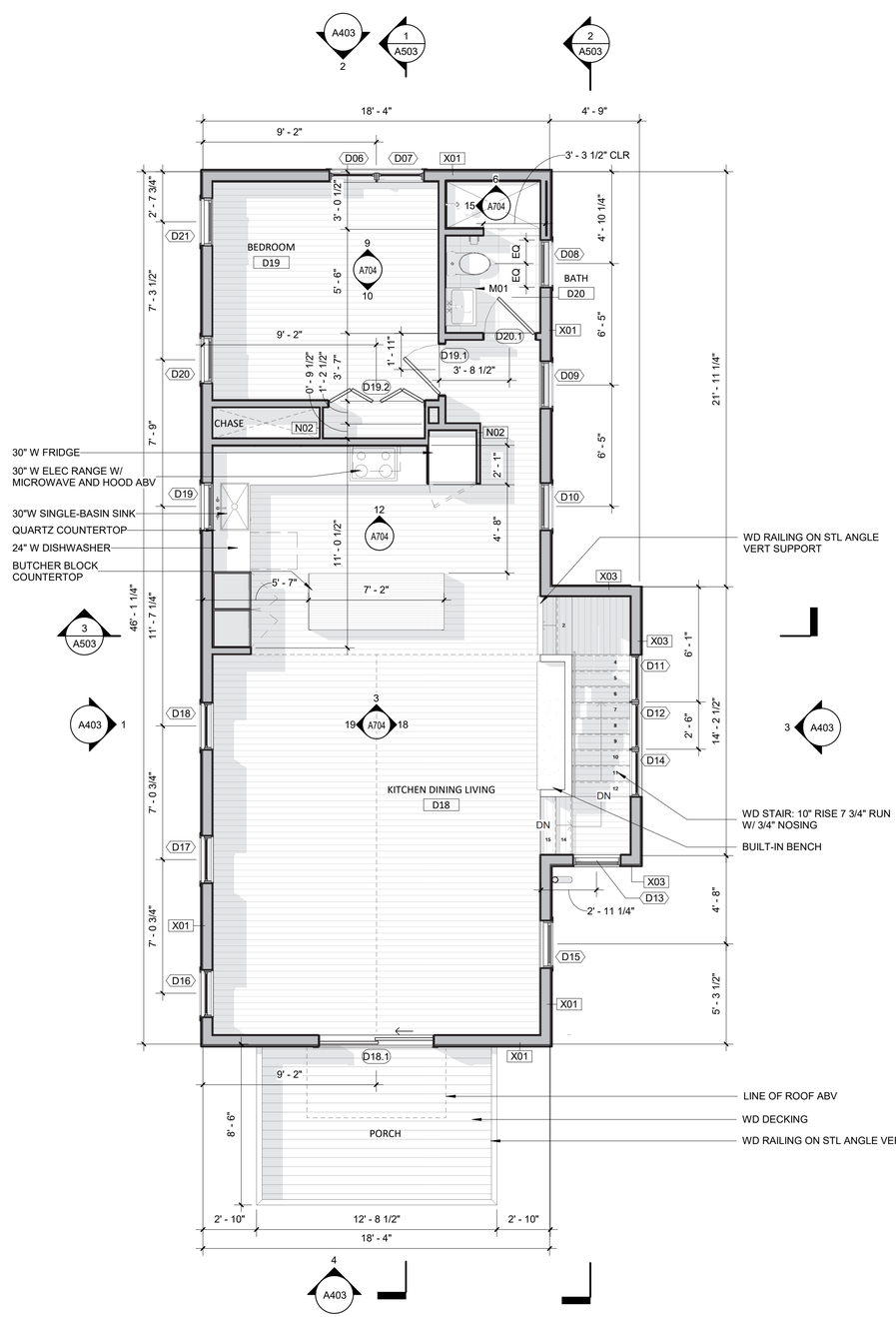


1 BLDG D - LVL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 BLDG D- LVL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1 DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR AND WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

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PARTITION TYPES GENERAL NOTES

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X03: CORRUGATED MTL SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X04: HORIZ NAT. WD SHIPLAP SIDING ON FURRING STRIPS ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.

INTERIOR PARTITION TYPES

N01: 2X6 WD FRAMING
N02: 2X4 WD FRAMING ON THE FLAT

FLOOR FINISH LEGEND

- POLISHED CONC
- BAMBOO TONGUE AND GROOVE FLOORING
- STONE TILE

TRUE NORTH

PROJECT

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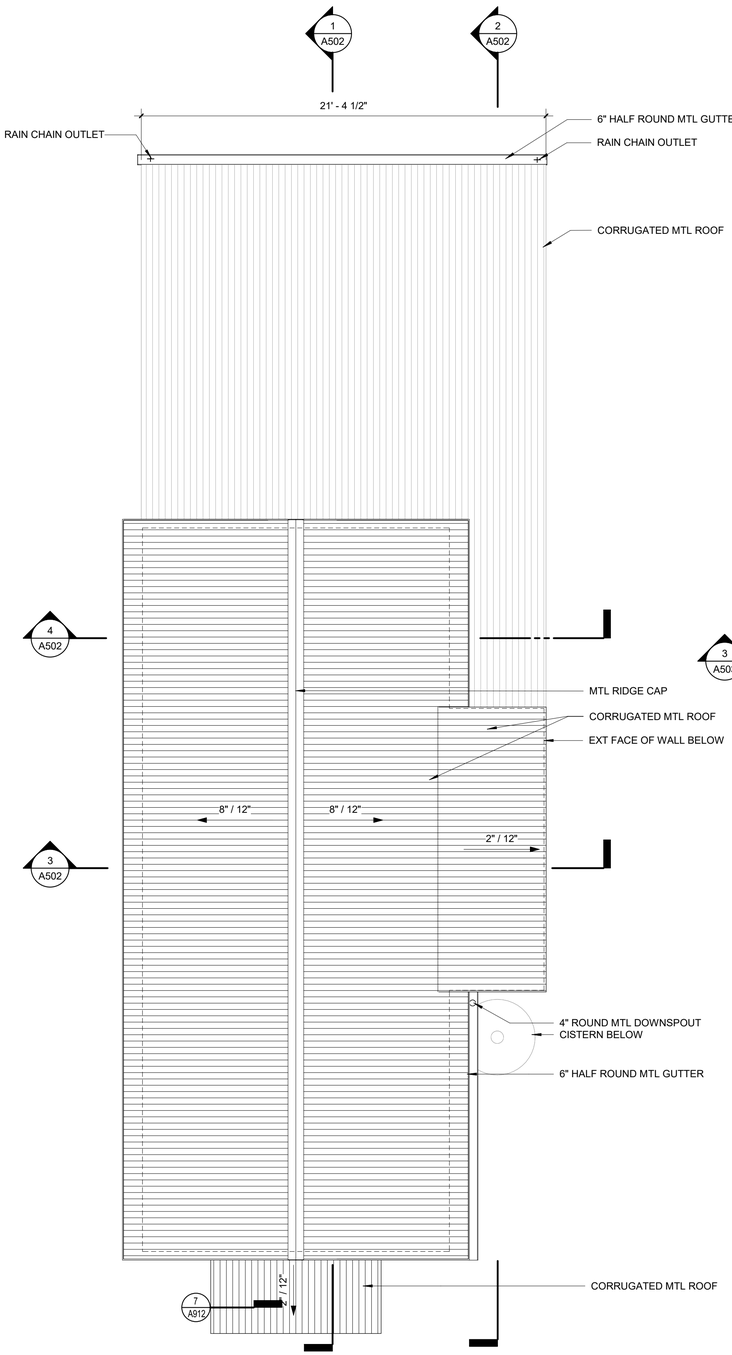
CONSTRUCTION DOCUMENTS

FLOOR PLAN - 814 N OLIVE - BLDG D

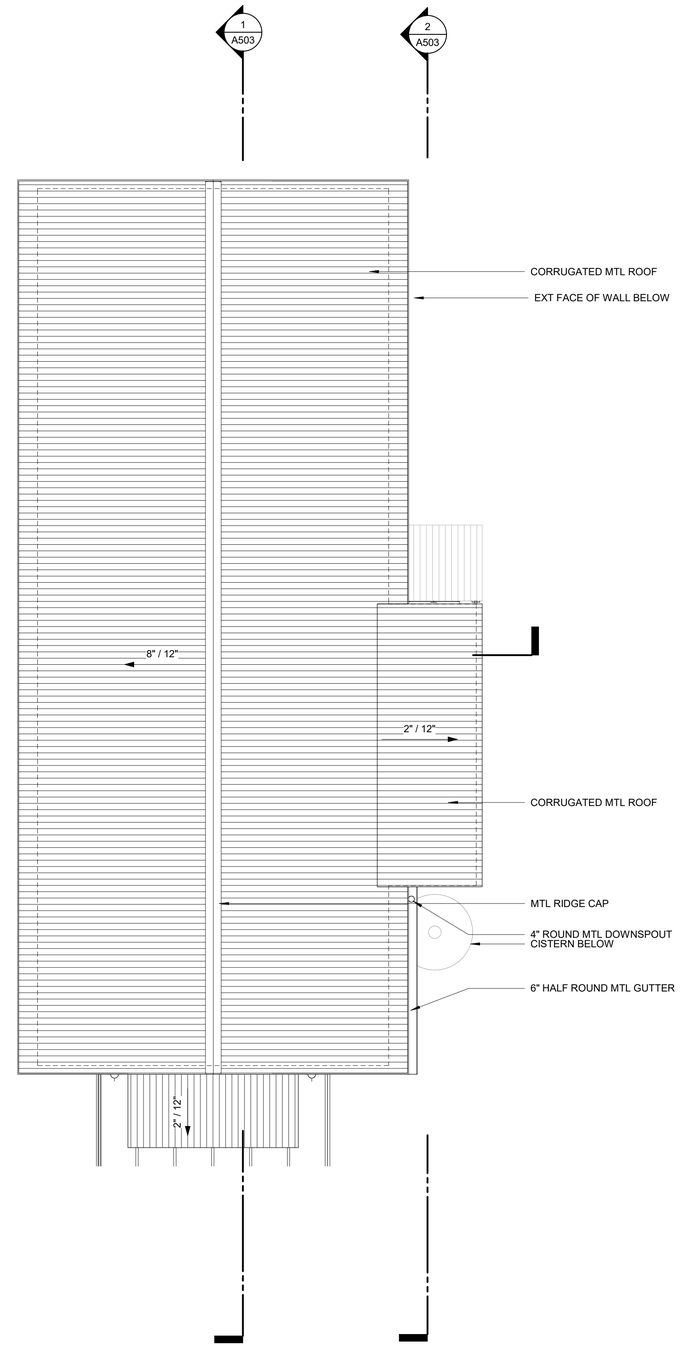
A203

11/7/2018 1:43:04 PM



2 BLDG C & E - ROOF PLAN

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



1 BLDG D - ROOF PLAN

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. ALL 2X6 ROOF FRAMING OVER CONDITIONED AREAS TO RECEIVE CLOSED CELL SPRAY FOAM INSUL. W/ MIN. R-VALUE OF 38

TRUE NORTH

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ROOF PLANS - 814 N OLIVE - BLDG C, E, D

A241

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NOTE:

BUILDING E WINDOW AND DOORS ARE IDENTICAL TO BLDG C WINDOW AND DOORS. ONLY BUILDING C WINDOWS AND DOORS ARE LISTED IN SCHEDULES FOR CLARITY.

WINDOW SCHEDULE

BLDG	MARK	TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FRAME MATERIAL	GLAZING TYPE	COMMENTS	MARK
C&E	C01	SINGLE HUNG				FIBERGLASS	LOW-E		C01
C&E	C02	SINGLE HUNG				FIBERGLASS	LOW-E		C02
C&E	C03	SINGLE HUNG				FIBERGLASS	LOW-E		C03
C&E	C04	FIXED				FIBERGLASS	LOW-E		C04
C&E	C05	FIXED				FIBERGLASS	LOW-E		C05
C&E	C06	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	C06
C&E	C07	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	C07
C&E	C08	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	C08
C&E	C09	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	C09
C&E	C10	SINGLE HUNG				FIBERGLASS	LOW-E		C10
C&E	C11	SINGLE HUNG				FIBERGLASS	LOW-E		C11
C&E	C12	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	C12
C&E	C13	SINGLE HUNG				FIBERGLASS	LOW-E		C13
C&E	C14	SINGLE HUNG				FIBERGLASS	LOW-E		C14
C&E	C15	SINGLE HUNG				FIBERGLASS	LOW-E		C15
C&E	C16	SINGLE HUNG				FIBERGLASS	LOW-E		C16
C&E	C17	SINGLE HUNG				FIBERGLASS	LOW-E		C17
C&E	C18	SINGLE HUNG				FIBERGLASS	LOW-E		C18
C&E	C19	FIXED				FIBERGLASS	LOW-E	MULLED UNIT	C19
D	D01	AWNING				FIBERGLASS	LOW-E		D01
D	D02	SINGLE HUNG				FIBERGLASS	LOW-E		D02
D	D03	SINGLE HUNG				FIBERGLASS	LOW-E		D03
D	D04	FIXED				FIBERGLASS	LOW-E		D04
D	D05	FIXED				FIBERGLASS	LOW-E		D05
D	D06	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	D06
D	D07	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	D07
D	D08	AWNING				FIBERGLASS	LOW-E		D08
D	D09	AWNING				FIBERGLASS	LOW-E		D09
D	D10	AWNING				FIBERGLASS	LOW-E		D10
D	D11	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	D11
D	D12	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	D12
D	D13	FIXED				FIBERGLASS	LOW-E		D13
D	D14	SINGLE HUNG				FIBERGLASS	LOW-E	MULLED UNIT	D14
D	D15	AWNING				FIBERGLASS	LOW-E		D15
D	D16	SINGLE HUNG				FIBERGLASS	LOW-E		D16
D	D17	SINGLE HUNG				FIBERGLASS	LOW-E		D17
D	D18	SINGLE HUNG				FIBERGLASS	LOW-E		D18
D	D19	AWNING				FIBERGLASS	LOW-E		D19
D	D20	AWNING				FIBERGLASS	LOW-E		D20
D	D21	AWNING				FIBERGLASS	LOW-E		D21

DOOR SCHEDULE

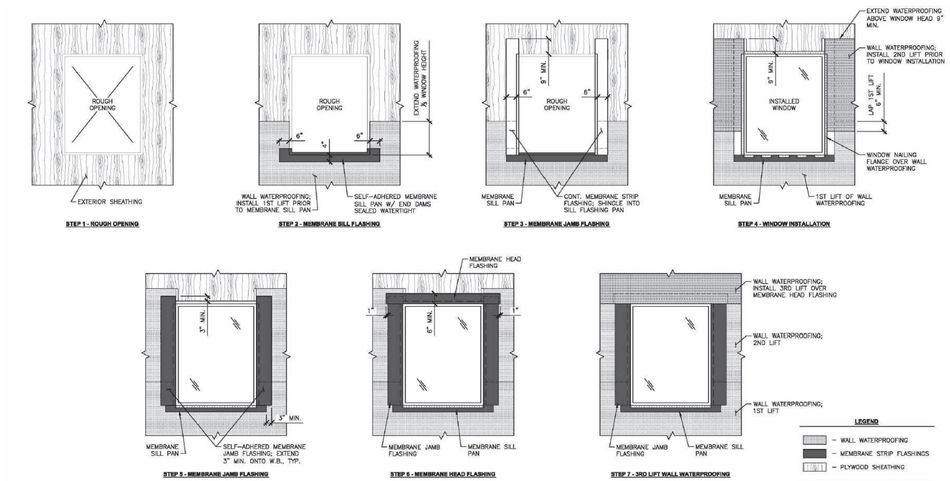
BUILDING	MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	PANEL MATERIAL	PANEL FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	GLASS TYPE	REMARKS	MARK
C&E	C10.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						C10.1
C&E	C11.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						C11.1
C&E	C12.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						C12.1
C&E	C13.1	SWING	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID WOOD/ GLASS 4-LITE	STD				LOW E		C13.1
C&E	C13C.1	SWING	2' - 6"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						C13C.1
C&E	C14.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						C14.1
C&E	C14.2	POCKET	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						C14.2
C&E	C15.1	BIFOLD	5' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						C15.1
C&E	C16.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						C16.1
C&E	C17.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						C17.1
C&E	C17.2	SLIDER	6' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E		C17.2
C&E	C18.1	SLIDER	6' - 0"	7' - 0"	0' - 1 3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E		C18.1
D	D10.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D10.1
D	D11.1	SWING	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID WOOD/ GLASS 4-LITE ENTRY DOOR	STD				LOW E		D11.1
D	D11.2	POCKET	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D11.2
D	D12.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D12.1
D	D12.2	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D12.2
D	D14.1	BIFOLD	7' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						D14.1
D	D16.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	CORRUGATED MTL SIDING						D16.1
D	D17.1	SLIDER	6' - 0"	8' - 0"	0' - 1 3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E		D17.1
D	D18.1	SLIDER	6' - 0"	7' - 0"	0' - 1 3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E		D18.1
D	D19.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D19.1
D	D19.2	BIFOLD	5' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						D19.2
D	D20.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						D20.1

BATHROOM VANITIY SCHEDULE

Mark	Model
M01	IKEA: GODMORGON/ ODENSVIK 898.843.37
M02	IKEA: GODMORGON/ ODENSVIK 891.854.77
M03	IKEA: GODMORGON/ ODENSVIK 191.854.66

WINDOWS & DOOR NOTES

3 PROVIDED TEMPERED LITES WHERE REQUIRED FOR SAFETY ACCORDING TO CODE.
4 ALL FIBERGLASS WINDOWS SHALL BE PELLA IMPERVIA SERIES.
5 ALL FIBERGLASS CLAD WOOD WINDOWS SHALL BE PELLA 450 SERIES WITH PINE INTERIOR FINISH.
6 PROVIDE EQUAL SIM. DIVIDED LITES WITH SPACER PER EXTERIOR ELEVATIONS.
7 WINDOW AND DOOR SCHEDULES ARE NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
8 VERIFY ALL DIEMENSIONS IN FIELD.
9 BLDG E WINDOWS ARE NOT INCLUDED IN SCHEDULE. BLDG E TO RECEIVE IDENTICAL WINDOWS TO BLDG C.
10 PROVIDE PRIVACY LOCKS AT ALL BEDROOMS AND BATHROOMS.
11 REFER TO DETAILS FOR TYP HEAD, JAMB, SILL AND THRESHOLD



TYP. WINDOW FLASHING INSTRUCTIONS

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814 N OLIVE STREET

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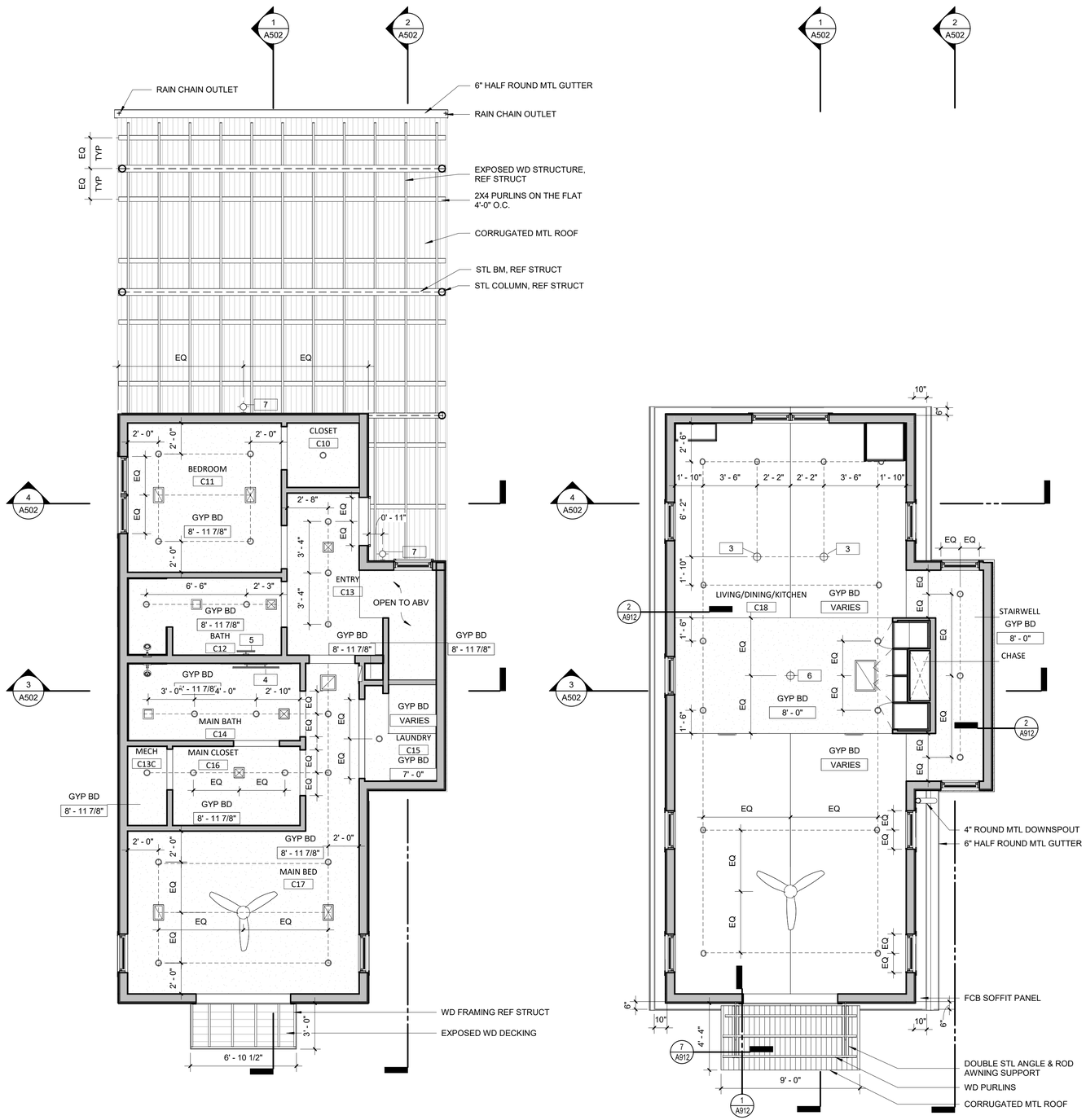
CONSTRUCTION DOCUMENTS

WINDOW, DOOR & MILLWORK SCHEDULE - 814 N OLIVE - BLDG C, D, E

A260

11/7/2018 1:43:07 PM



1 BLDG C & E - LVL 1 RCP
SCALE: 1/4" = 1'-0"

2 BLDG C & E - LVL 2 RCP
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

1 DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2 REFER TO SPECS FOR FIXTURE TYPE DESCRIPTIONS AND ALLOWANCES
4 THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCES TO THE ARCHITECT.
5 RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.
6 DASHED LINE ON CEILING PLANS INIDICATES FIXTURE ALIGNMENT
7 MECHANICAL GRILLE LOCATIONS AND SIZES ARE FOR DIAGRAMMATIC PURPOSES ONLY
8 REFER TO INTERIOR ELEVATIONS FOR WALL MOUNT SUPPLY AND RETURN GRILLE LOCATIONS
9 ALL CEILINGS TO BE 5/8" GYP BD UNLESS OTHERWISE NOTED. USE WATER RESISTANT TYPE AT ALL BATHROOMS.

MECH & ELEC SYMBOLS

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.
- ALIGN
- RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

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CONSTRUCTION DOCUMENTS

RCP - 814 N OLIVE - BLDG C & E

A302

TRUE NORTH
PROJECT

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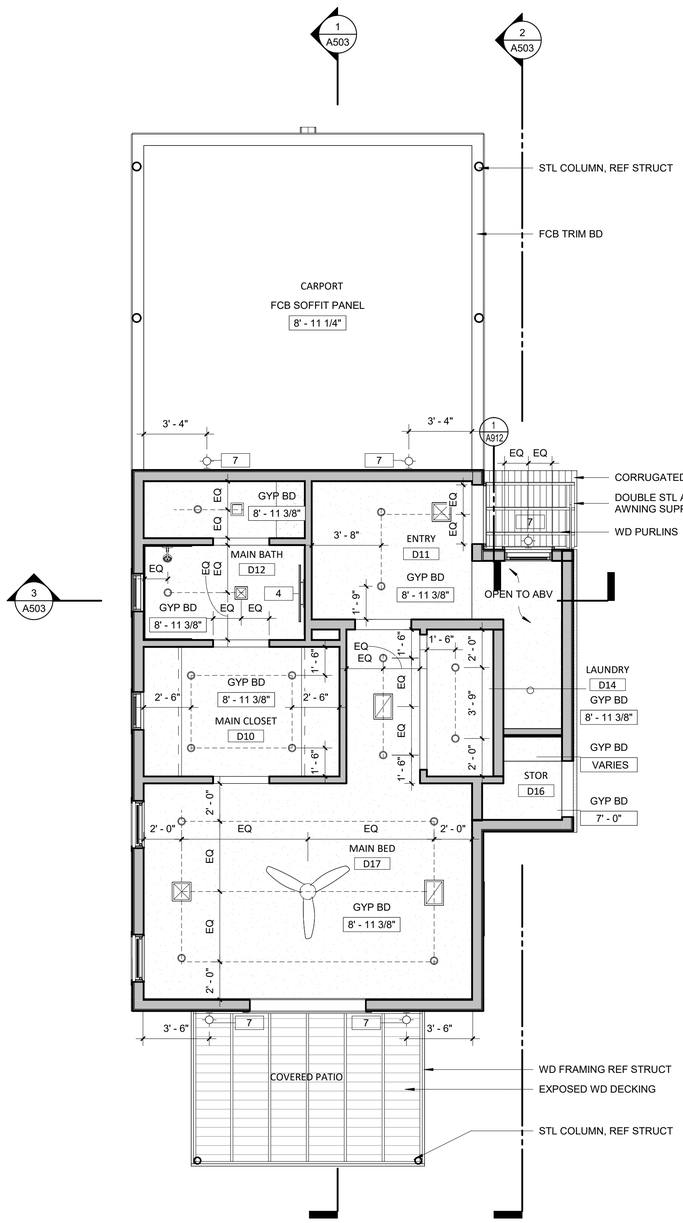
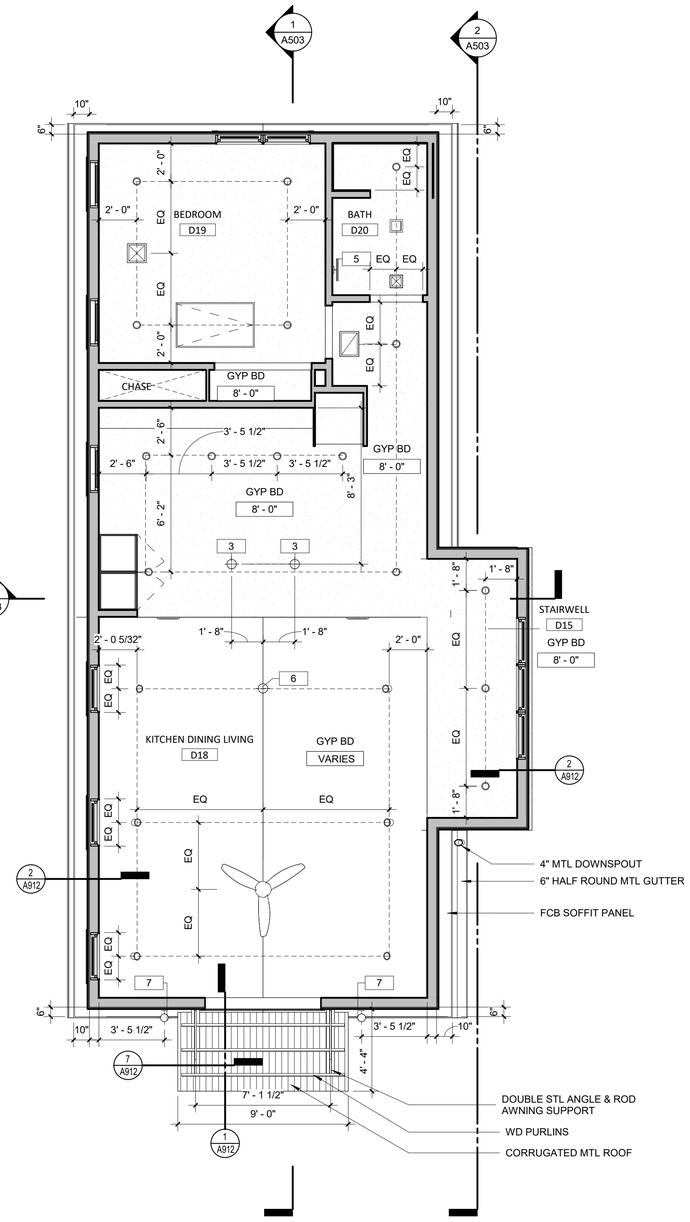


1 BLDG D- LVL 1 RCP

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



2 BLDG D - LVL 2 RCP

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

REFLECTED CEILING PLAN NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. REFER TO SPECS FOR FIXTURE TYPE DESCRIPTIONS AND ALLOWANCES
4. THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCES TO THE ARCHITECT.
5. RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.
6. DASHED LINE ON CEILING PLANS INIDICATES FIXTURE ALIGNMENT
7. MECHANICAL GRILLE LOCATIONS AND SIZES ARE FOR DIAGRAMMATIC PURPOSES ONLY
8. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNT SUPPLY AND RETURN GRILLE LOCATIONS
9. ALL CEILINGS TO BE 5/8" GYP BD UNLESS OTHERWISE NOTED. USE WATER RESISTANT TYPE AT ALL BATHROOMS.

MECH & ELEC SYMBOLS

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.
- ALIGN CENTER OF FIXTURE OR GRILLE
- RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

TRUE NORTH

PROJECT

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CONSTRUCTION DOCUMENTS

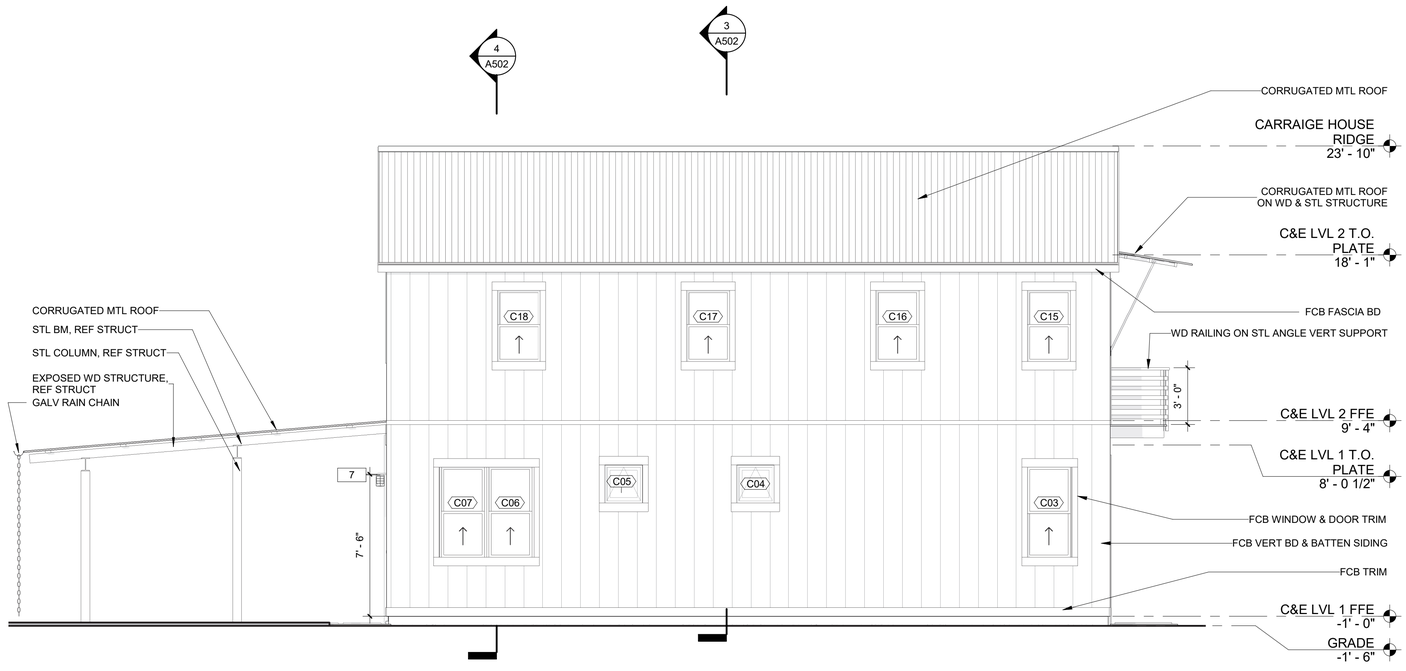
RCP - 814 N OLIVE - BLDG D

A303

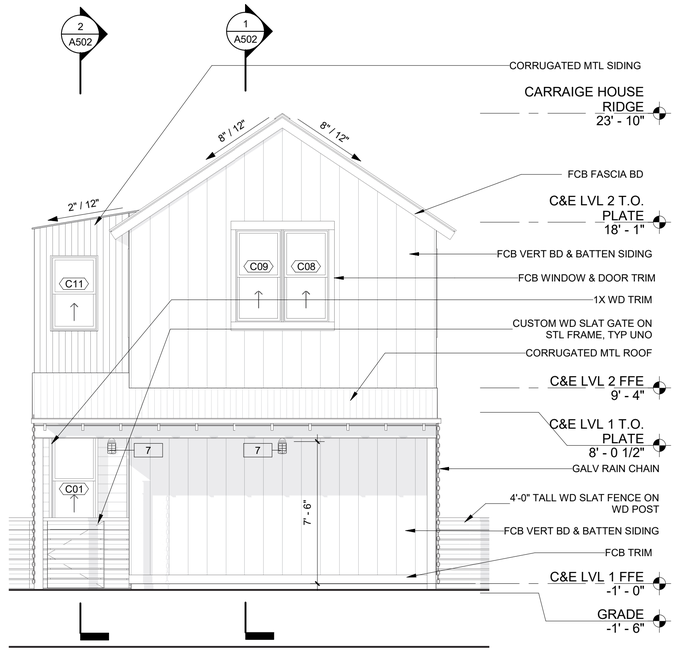
11/7/2018 1:43:13 PM

ELEVATION NOTES

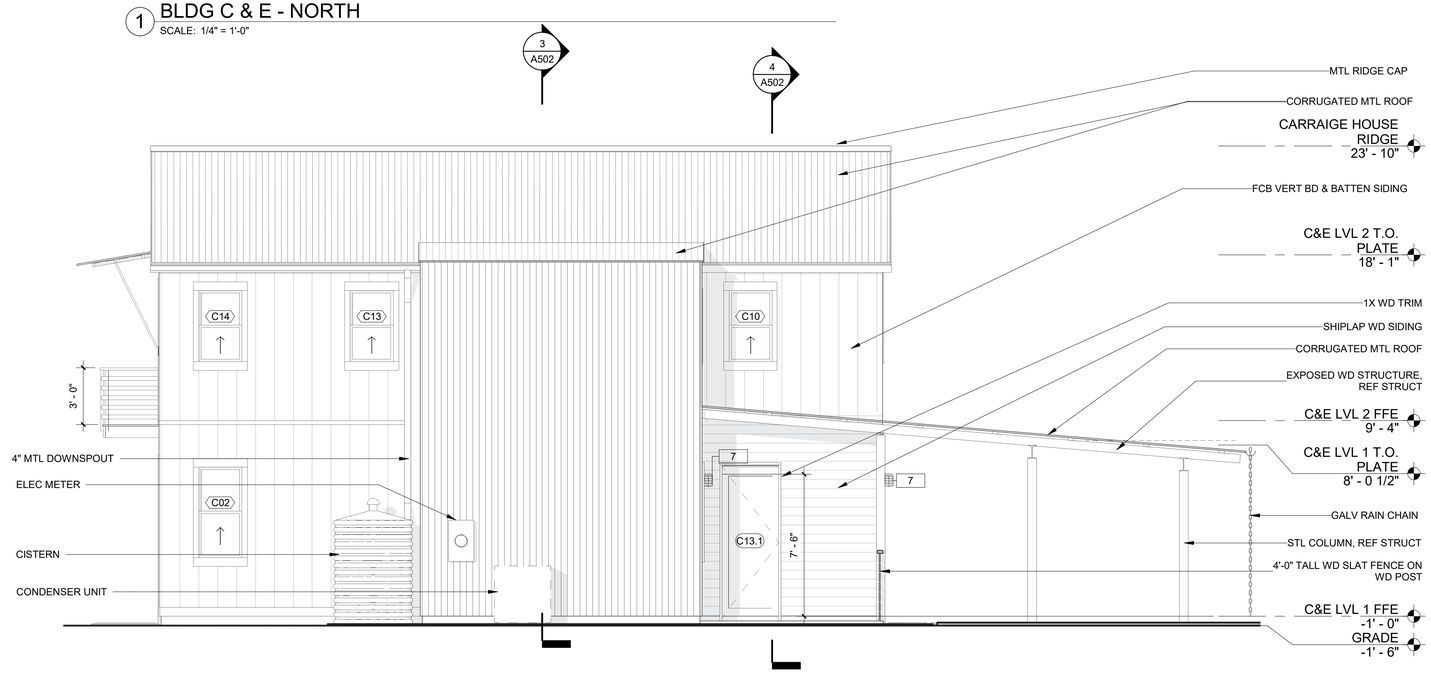
1 REF. CIVIL FOR GRADE ELEVATIONS
2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES



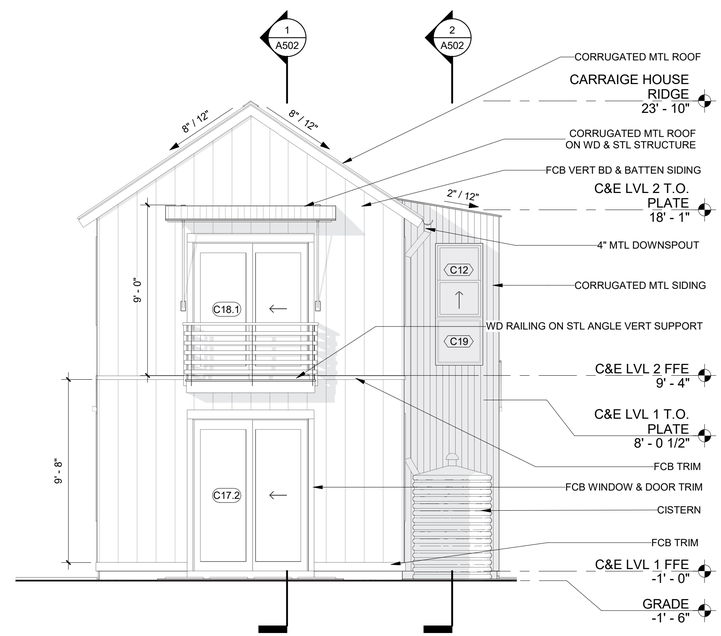
1 BLDG C & E - NORTH
SCALE: 1/4" = 1'-0"



2 BLDG C & E - EAST
SCALE: 1/4" = 1'-0"



3 BLDG C & E - SOUTH
SCALE: 1/4" = 1'-0"



4 BLDG C & E - WEST
SCALE: 1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

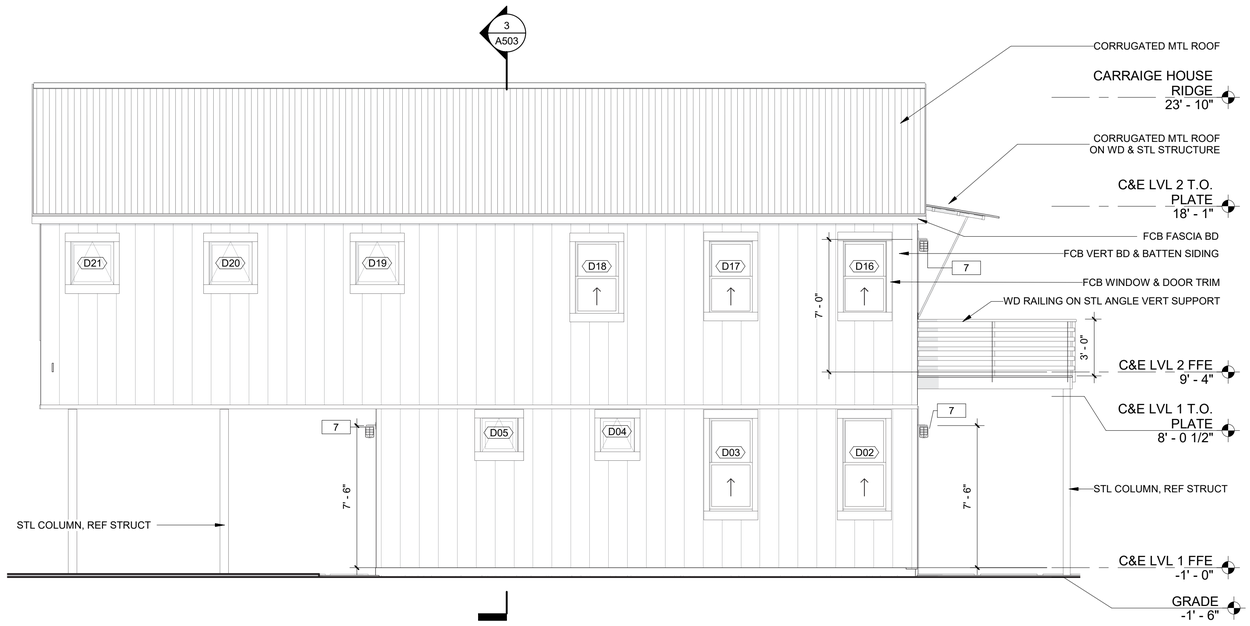
EXT ELEVATIONS - 814 N OLIVE - BLDG C&E

A402

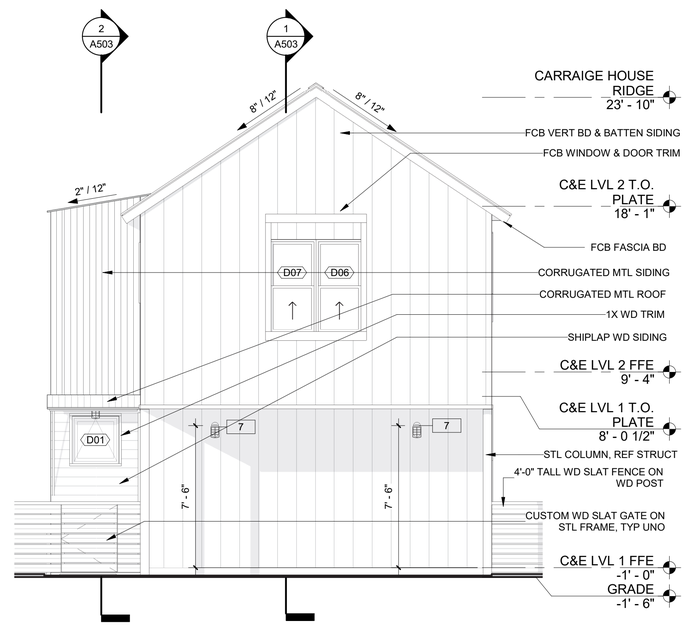
11/7/2018 1:43:20 PM

ELEVATION NOTES

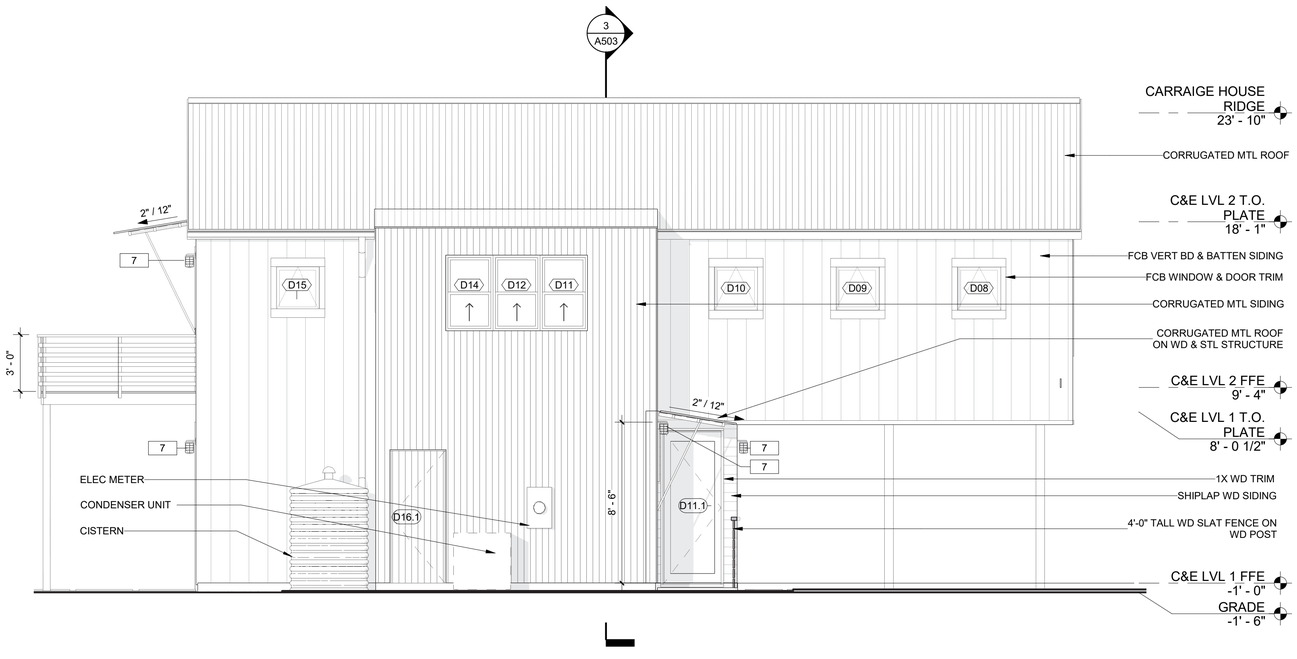
1 REF. CIVIL FOR GRADE ELEVATIONS
2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES



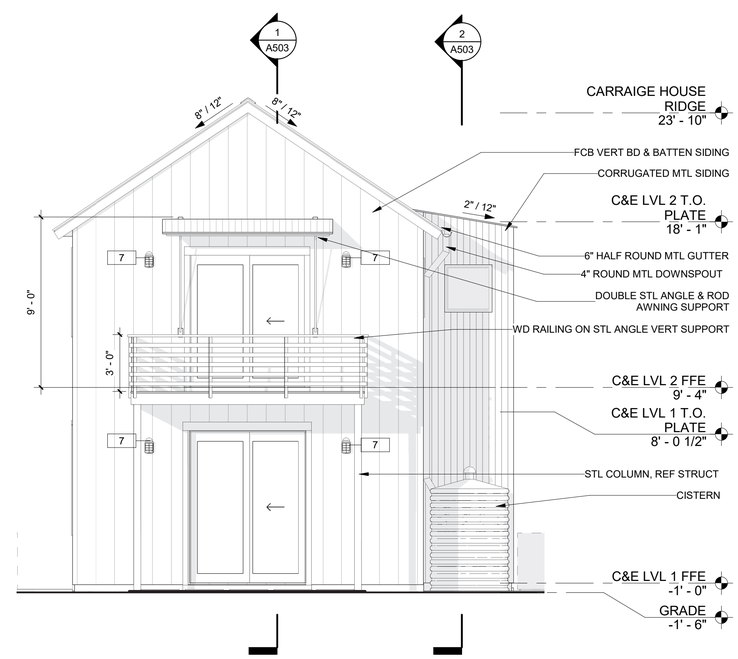
1 CARRAIGE HOUSE 2 - NORTH
SCALE: 1/4" = 1'-0"



2 CARRAIGE HOUSE 2 - EAST
SCALE: 1/4" = 1'-0"



3 CARRAIGE HOUSE 2 - SOUTH
SCALE: 1/4" = 1'-0"



4 CARRAIGE HOUSE 2 - WEST
SCALE: 1/4" = 1'-0"

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814 N OLIVE STREET

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CONSTRUCTION DOCUMENTS

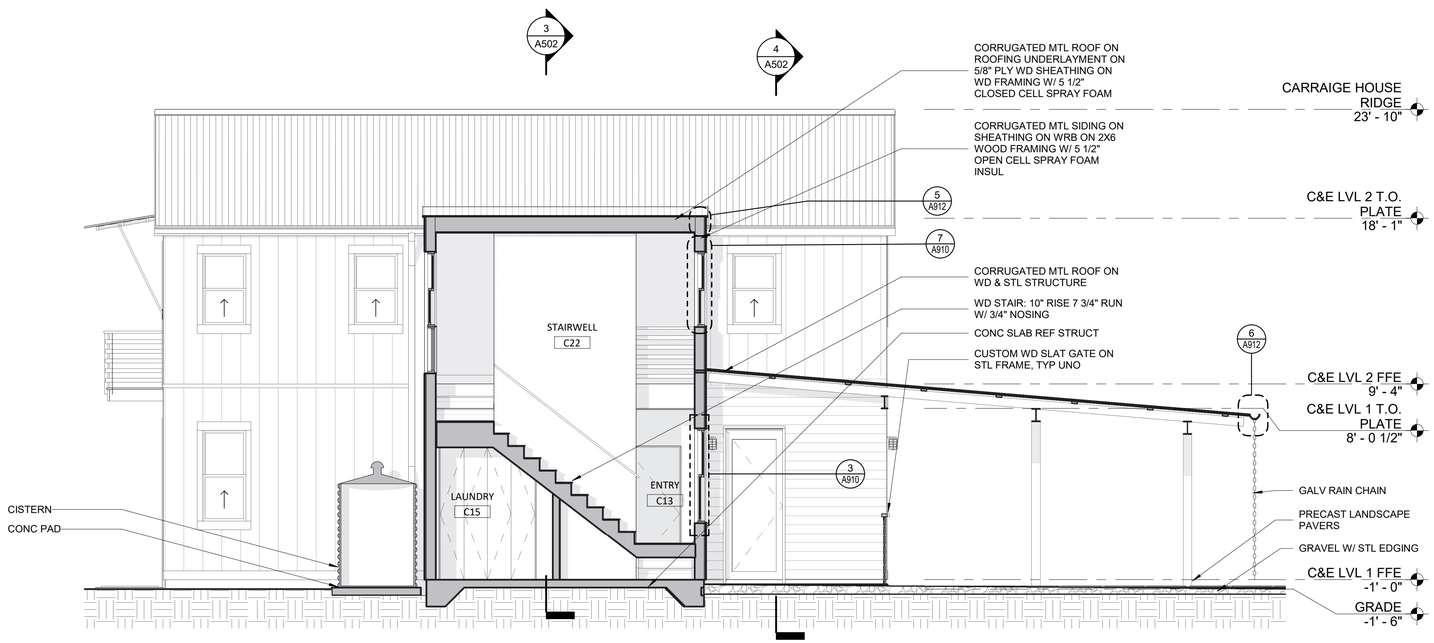
EXT ELEVATIONS - 814 N OLIVE - BLDG D

A403

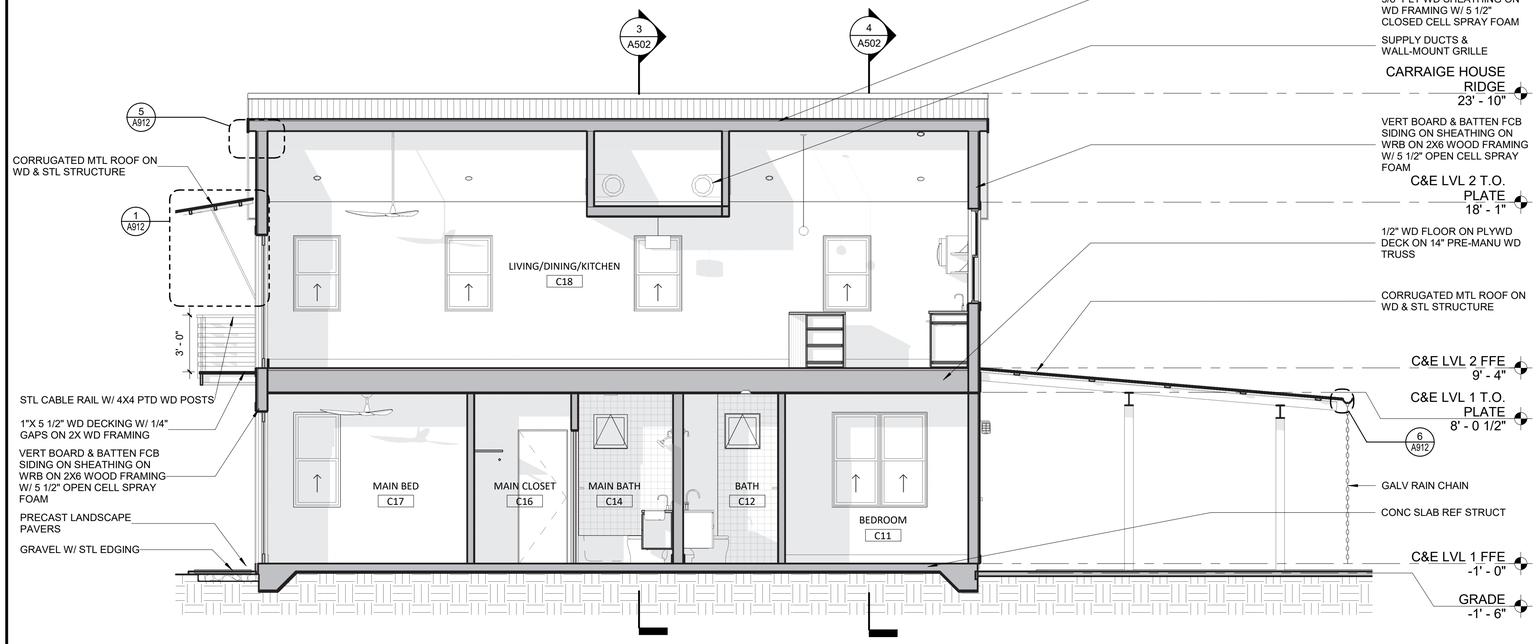
11/7/2018 1:43:28 PM

BUILDING SECTION NOTES

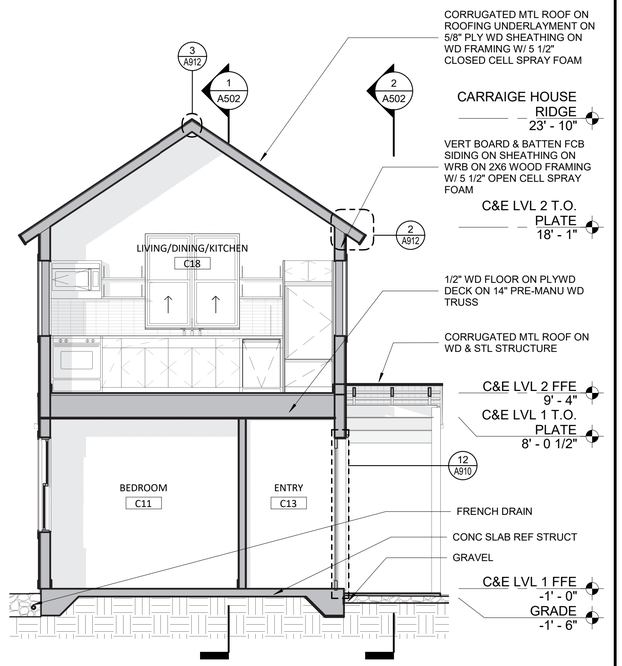
1 REFERENCE INTERIOR ELEVATIONS FOR INTERIOR FINISHES
2 REFERENCE CIVIL DRAWINGS FOR GRADE ELEVATIONS
3 ALL FINISH GRADES TO SLOPE AWAY FROM FOUNDATION
4 REFERENCE PLANS FOR WALL TYPES



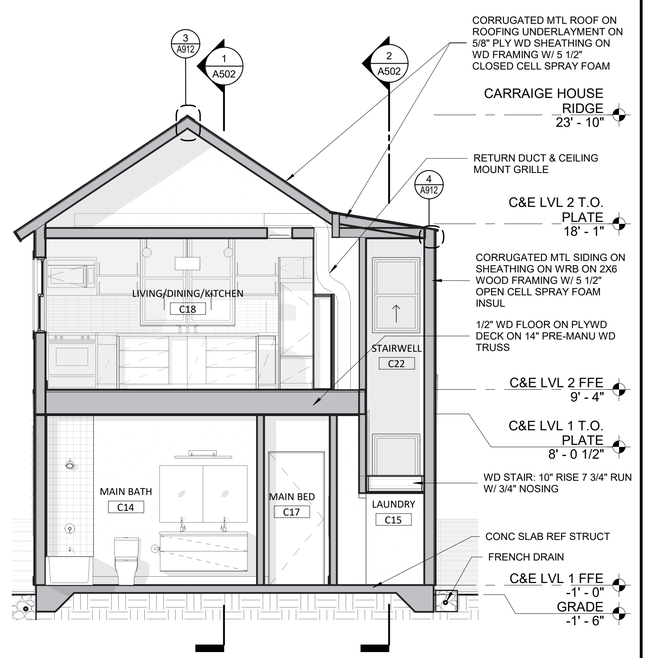
2 BLDG C & E- LOOKING WEST 2
SCALE: 1/4" = 1'-0"



1 BLDG C & E- LOOKING WEST 1
SCALE: 1/4" = 1'-0"



4 BLDG C & E - LOOKING NORTH 1
SCALE: 1/4" = 1'-0"



3 BLDG C & E - LOOKING NORTH
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS - 814 N OLIVE - BLDG C & E

A502

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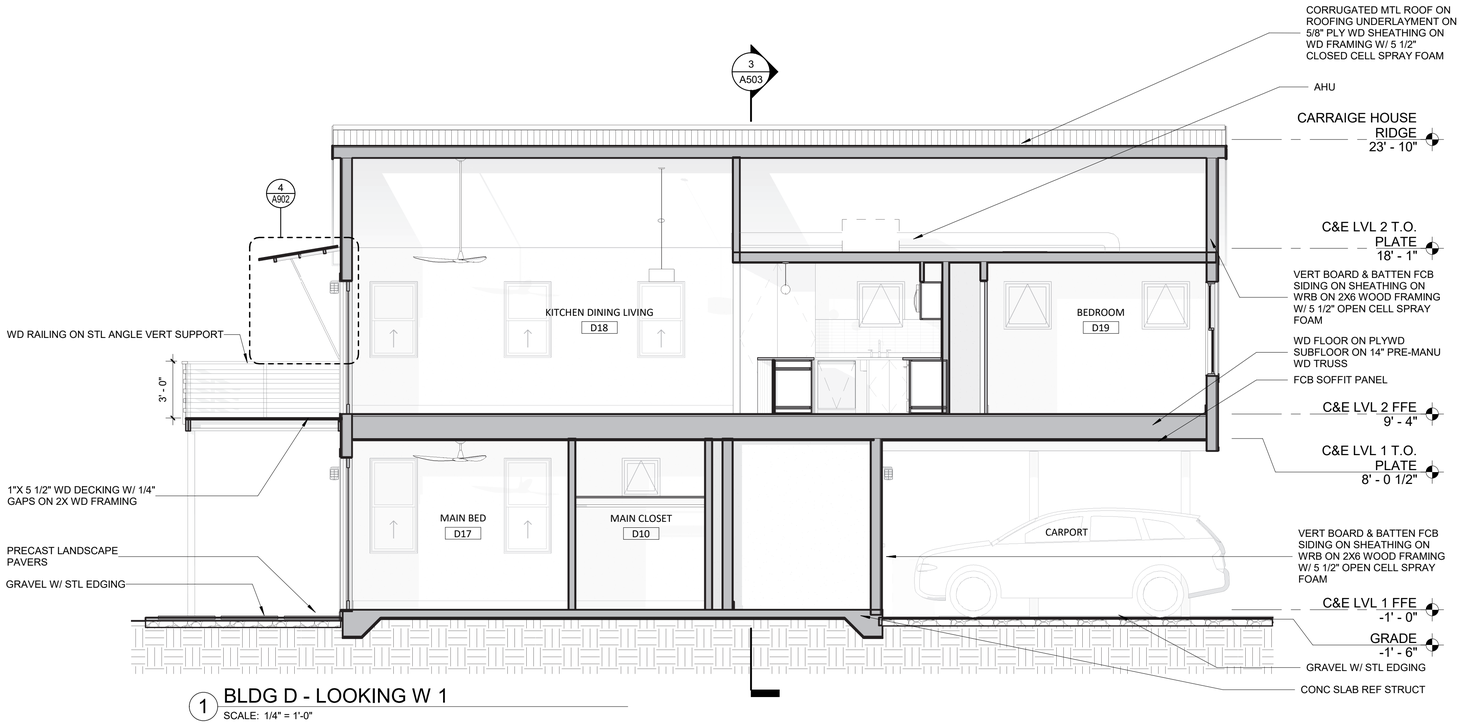

1 BLDG D - LOOKING W 1
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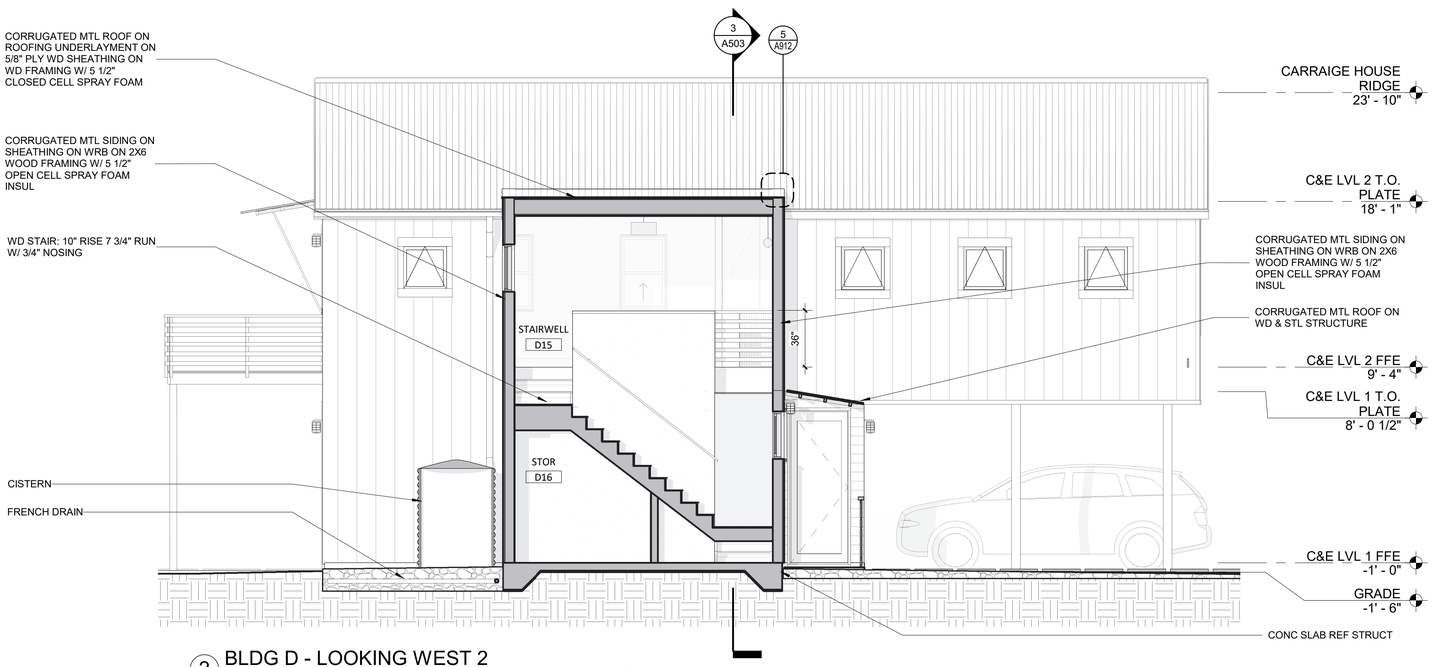

2 BLDG D - LOOKING WEST 2
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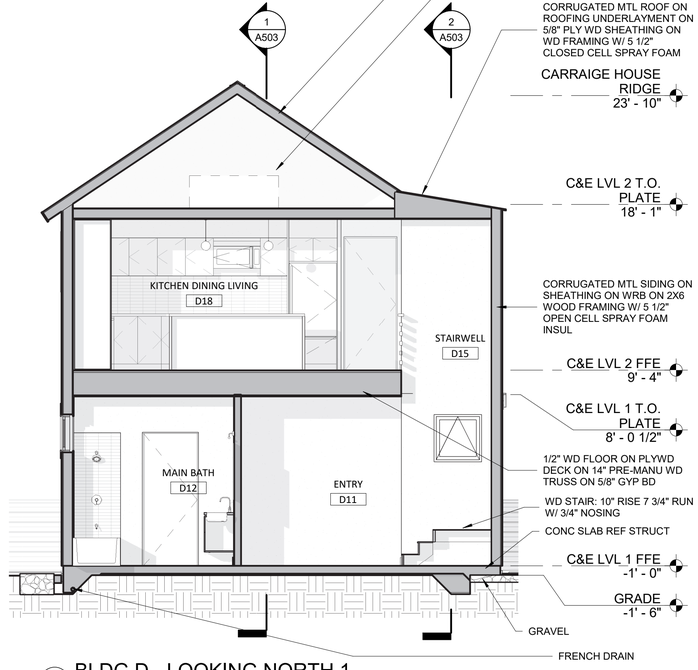

3 BLDG D - LOOKING NORTH 1
SCALE: 1/4" = 1'-0"

BUILDING SECTION NOTES

1 REFERENCE INTERIOR ELEVATIONS FOR INTERIOR FINISHES
2 REFERENCE CIVIL DRAWINGS FOR GRADE ELEVATIONS
3 ALL FINISH GRADES TO SLOPE AWAY FROM FOUNDATION
4 REFERENCE PLANS FOR WALL TYPES

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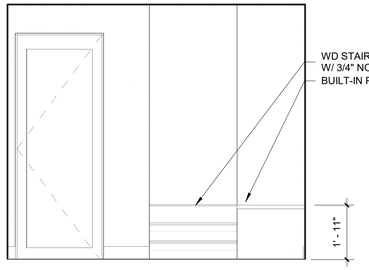
814 N OLIVE STREET

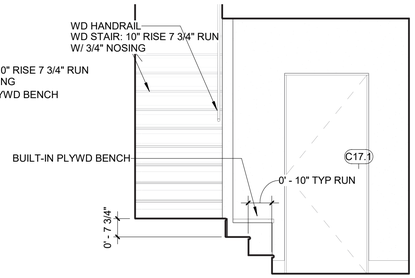
BUILDING SECTIONS - 814 N OLIVE - BLDG D

A503

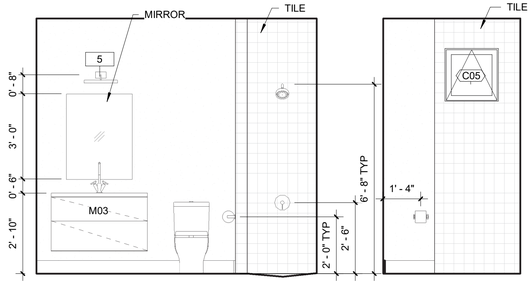
11/7/2018 1:43:43 PM



1 C/E - ENTRY E
SCALE: 3/8" = 1'-0"

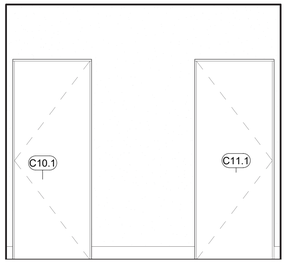


3 C/E - ENTRY S
SCALE: 3/8" = 1'-0"

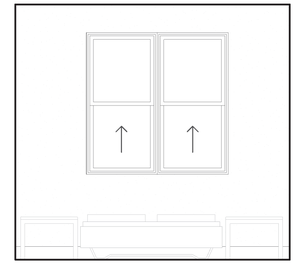


19 C/E- BATH S
SCALE: 3/8" = 1'-0"

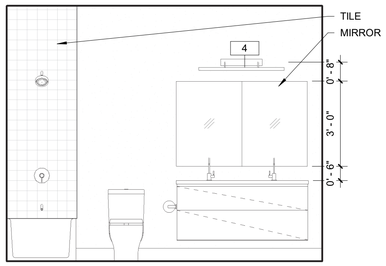
9 C/E- BATH W
SCALE: 3/8" = 1'-0"



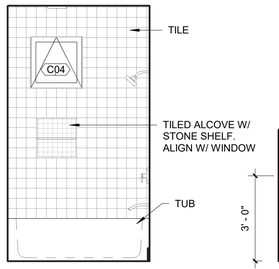
2 C/E- BEDROOM E
SCALE: 3/8" = 1'-0"



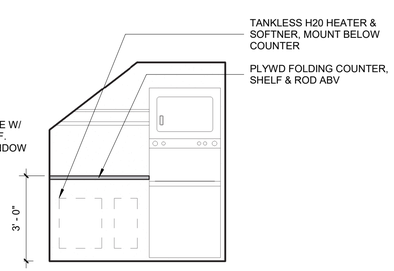
5 C/E - BEDROOM W
SCALE: 3/8" = 1'-0"



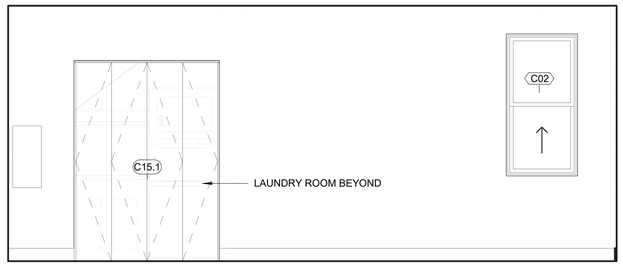
10 C/E - MAIN BATH N
SCALE: 3/8" = 1'-0"



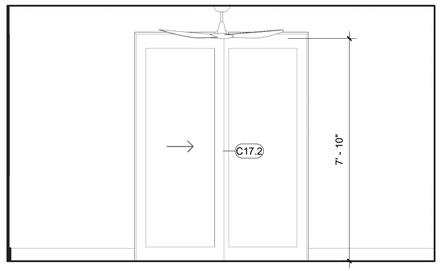
12 C/E - MAIN BATH W
SCALE: 3/8" = 1'-0"



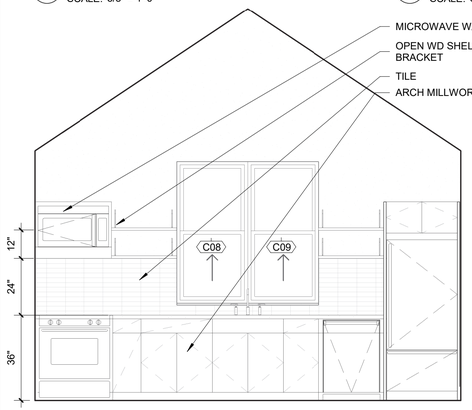
20 C/E- LAUNDRY E
SCALE: 3/8" = 1'-0"



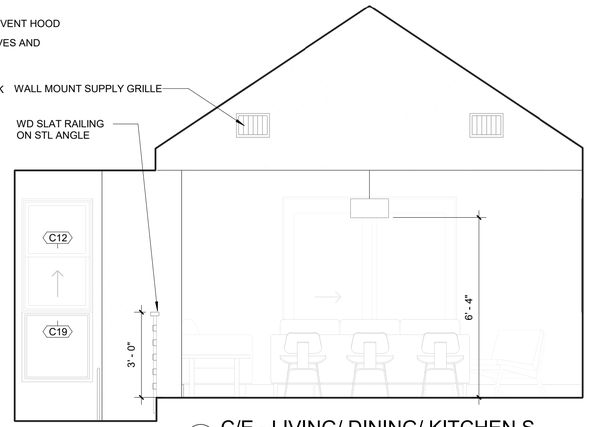
13 C/E - MAIN BEDROOM E
SCALE: 3/8" = 1'-0"



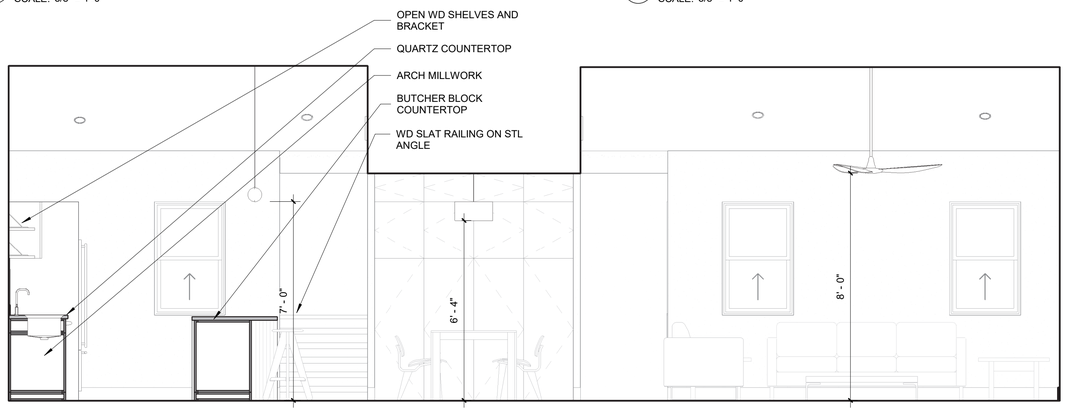
14 C/E - MAIN BEDROOM S
SCALE: 3/8" = 1'-0"



4 C/E KITCHEN N
SCALE: 3/8" = 1'-0"



17 C/E - LIVING/ DINING/ KITCHEN S
SCALE: 3/8" = 1'-0"



16 C/E - LIVING/ DINING/ KITCHEN E
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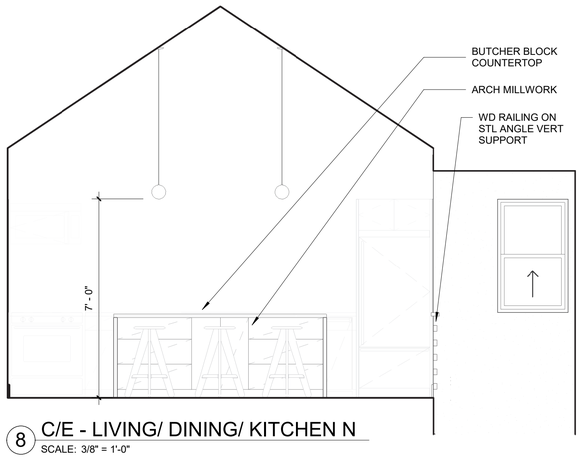
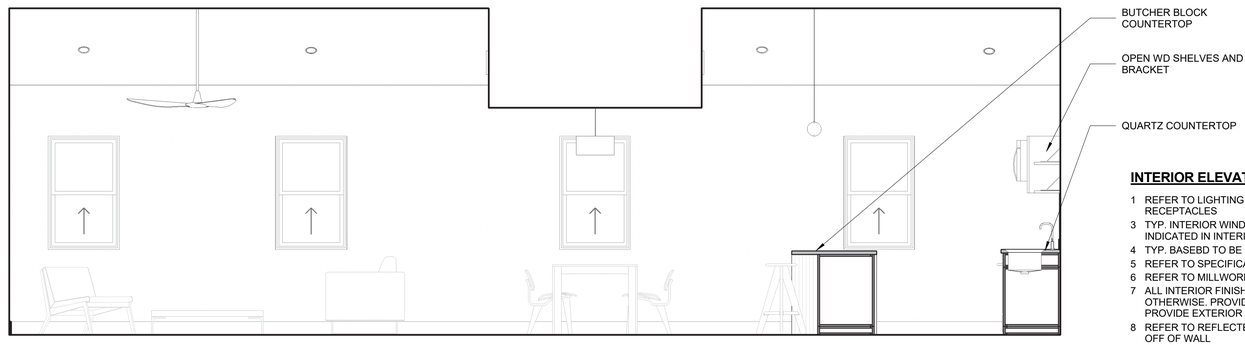


8 C/E - LIVING/ DINING/ KITCHEN N
SCALE: 3/8" = 1'-0"



18 C/E - LIVING/ DINING/ KITCHEN W
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATION NOTES

1 REFER TO LIGHTING PLANS AND SPECIFICATIONS FOR SWITCHES AND RECEPTACLES
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814 N OLIVE STREET

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CONSTRUCTION DOCUMENTS

INT ELEVATIONS - 814 N OLIVE - BLDG C&E

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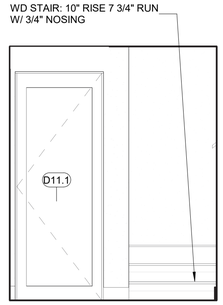
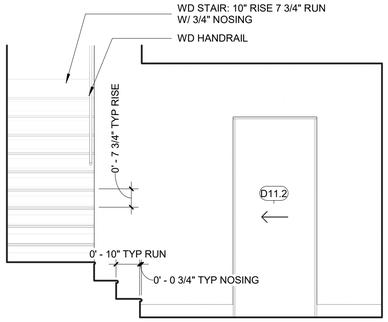


1 D- ENTRY E
SCALE: 3/8" = 1'-0"



2 D- ENTRY S
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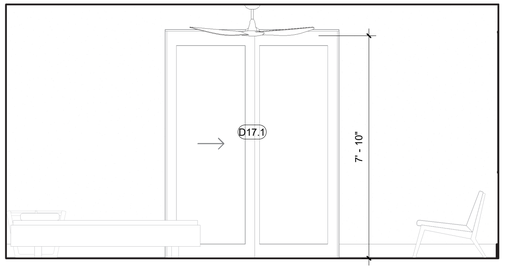
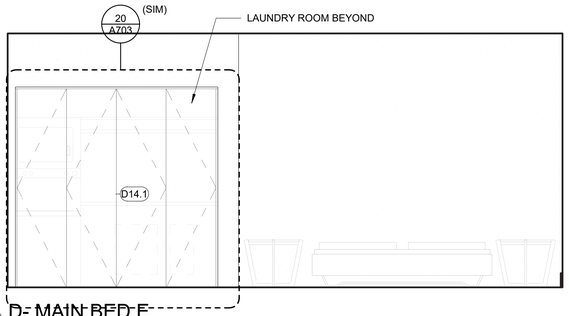
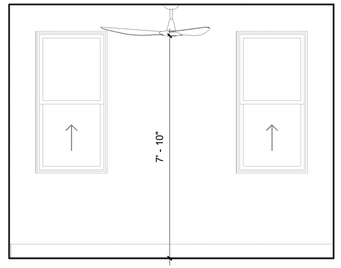


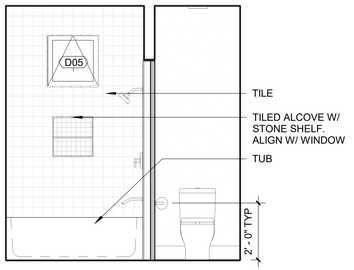
5 D- MAIN BEDROOM S
SCALE: 3/8" = 1'-0"



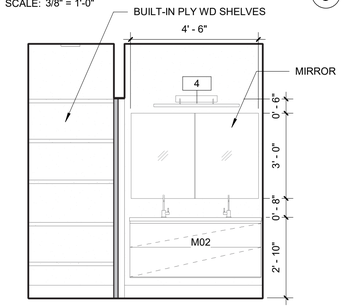
4 D- MAIN BED E
SCALE: 3/8" = 1'-0"



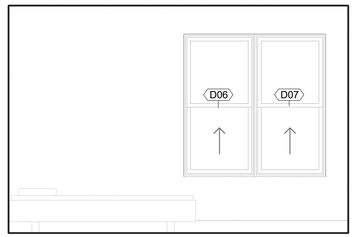
13 D- MAIN BED W
SCALE: 3/8" = 1'-0"



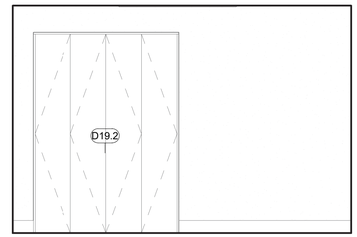
8 D- MAIN BATH W
SCALE: 3/8" = 1'-0"



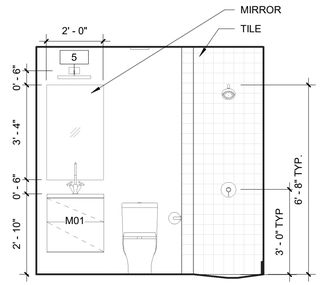
7 D- MAIN BATH E
SCALE: 3/8" = 1'-0"



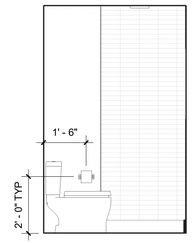
9 D- BEDROOM N
SCALE: 3/8" = 1'-0"



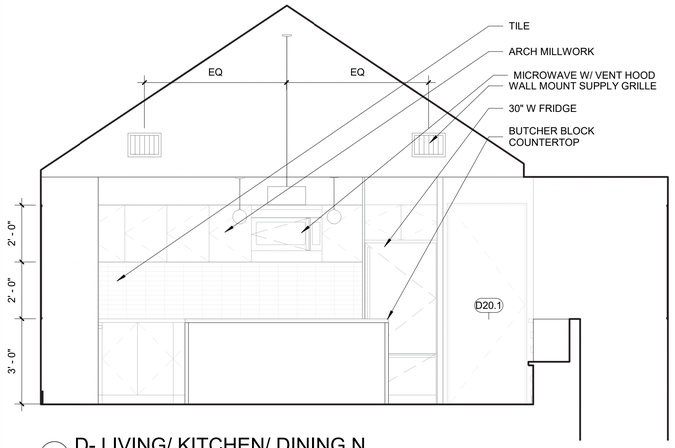
10 D- BEDROOM S
SCALE: 3/8" = 1'-0"



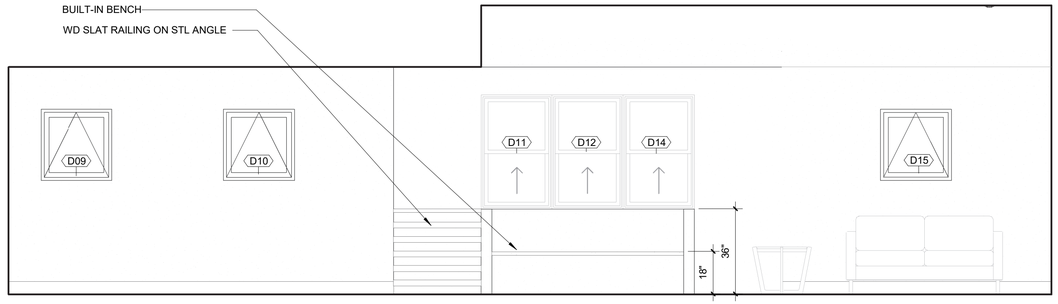
15 D- BATH W
SCALE: 3/8" = 1'-0"



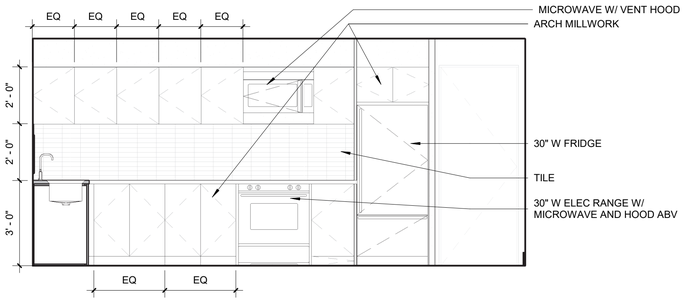
6 D- BATH N
SCALE: 3/8" = 1'-0"



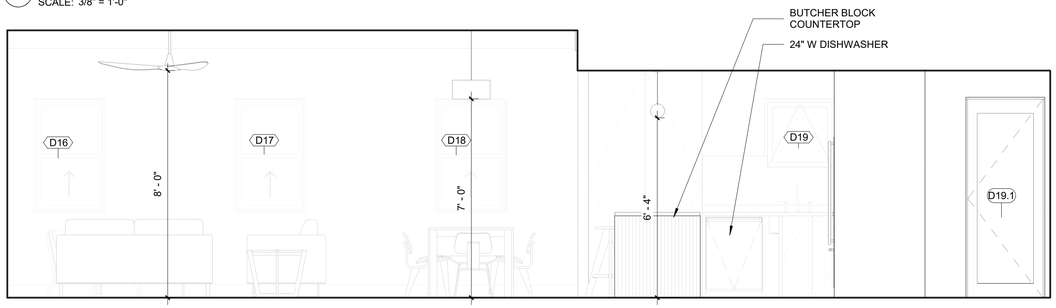
3 D- LIVING/ KITCHEN/ DINING N
SCALE: 3/8" = 1'-0"



18 D - KITCHEN/LIVING/DINING E
SCALE: 3/8" = 1'-0"



12 D- KITCHEN N
SCALE: 3/8" = 1'-0"



19 D - KITCHEN/LIVING/DINING W
SCALE: 3/8" = 1'-0"

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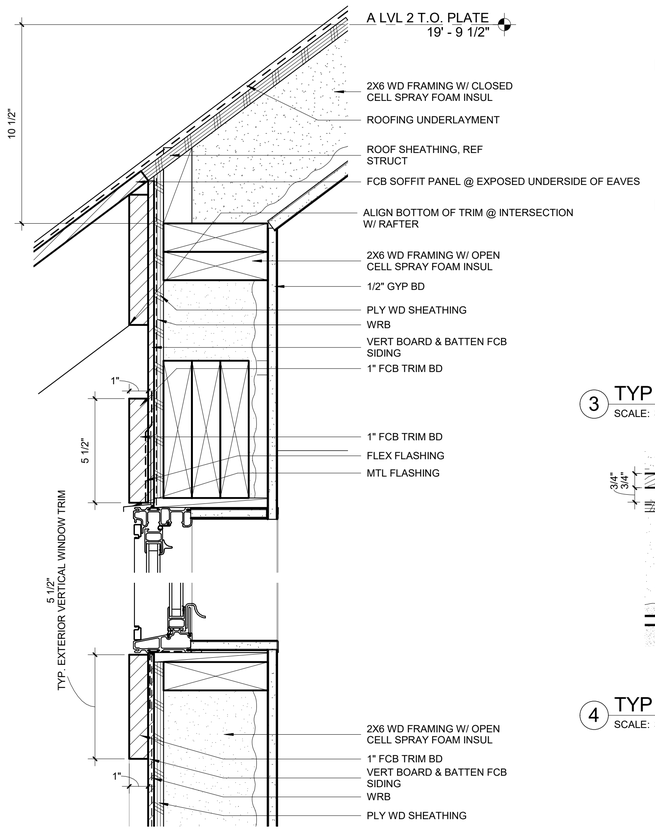
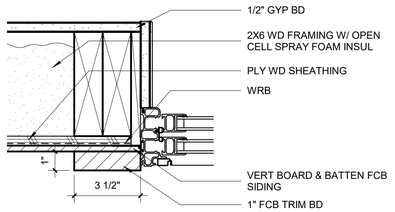
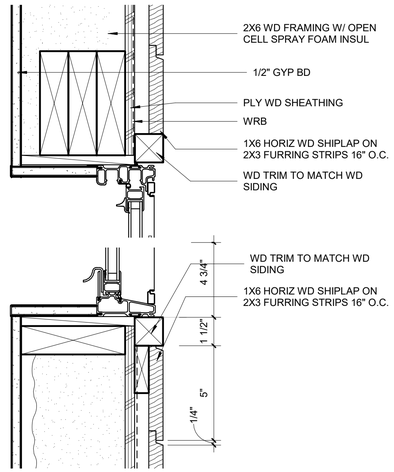


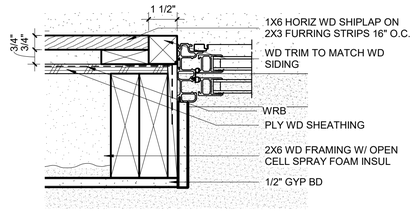
1 TYP WINDOW HEAD & SILL @ VERT SIDING.
SCALE: 3" = 1'-0"



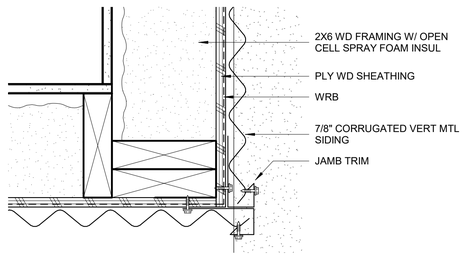
2 TYP WINDOW JAMB @ VERT SIDING.
SCALE: 3" = 1'-0"



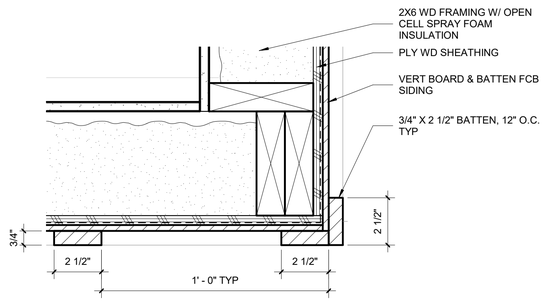
3 TYP WINDOW HEAD & SILL @ WD SIDING
SCALE: 3" = 1'-0"



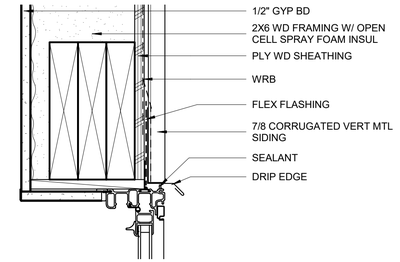
4 TYP WINDOW JAMB @ WD SIDING
SCALE: 3" = 1'-0"



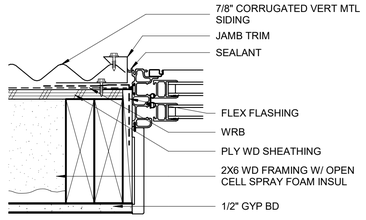
5 PLAN DTL- CORNER @ MTL SIDING
SCALE: 3" = 1'-0"



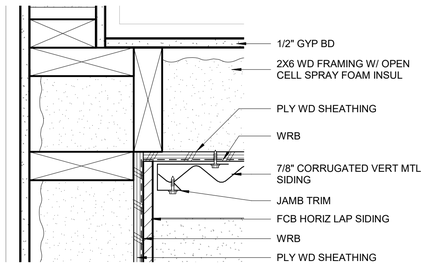
6 PLAN DTL- TYP. CORNER @ VERT SIDING.
SCALE: 3" = 1'-0"



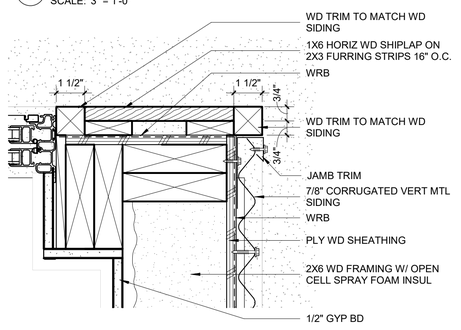
7 TYP WINDOW HEAD & SILL @ MTL SIDING
SCALE: 3" = 1'-0"



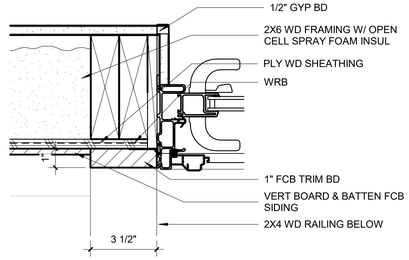
8 TYP WINDOW JAMB @ MTL SIDING
SCALE: 3" = 1'-0"



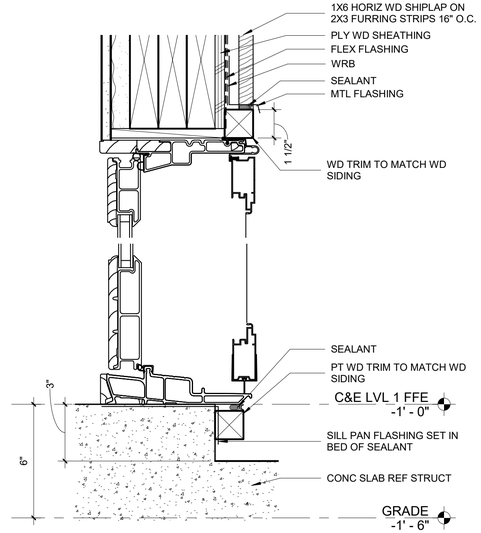
9 PLAN DTL- CORNER @ VERT & MTL SIDING
SCALE: 3" = 1'-0"



10 PLAN DTL- CORNER @ WD & MTL SIDING
SCALE: 3" = 1'-0"



11 SLIDER DOOR JAMB @ VERT SIDING.
SCALE: 3" = 1'-0"



12 TYP DOOR HEAD & SILL @ WD SIDING
SCALE: 3" = 1'-0"

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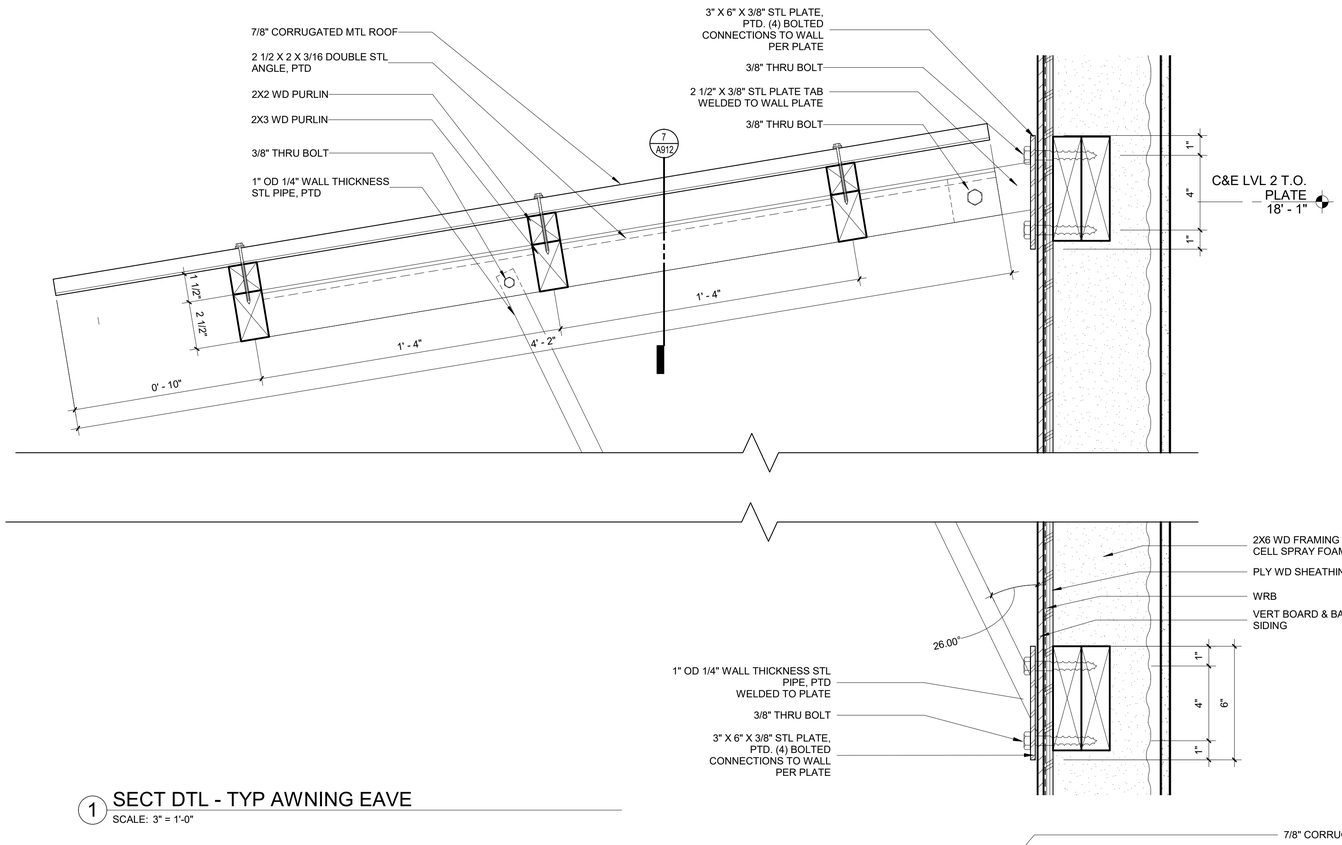

1 SECT DTL - TYP AWNING EAVE

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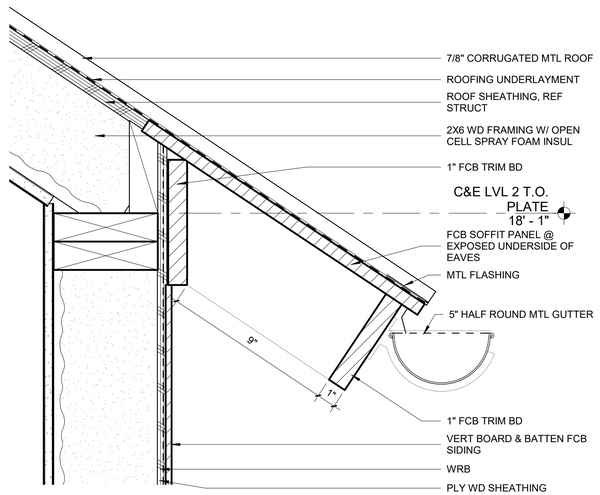
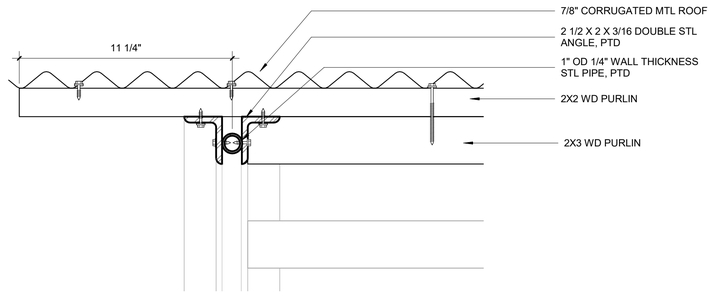


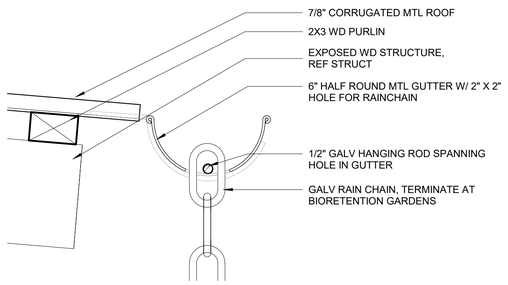
2 SECT DTL- TYP EAVE @ CORRUGATED MTL ROOF

SCALE: 3" = 1'-0"



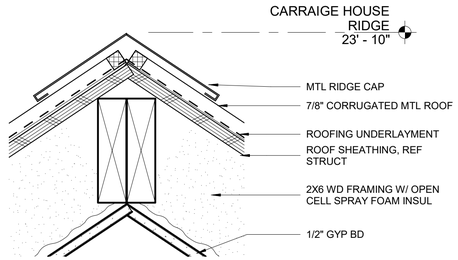
7 SECT DETL- TYP AWNING RAKE

SCALE: 3" = 1'-0"



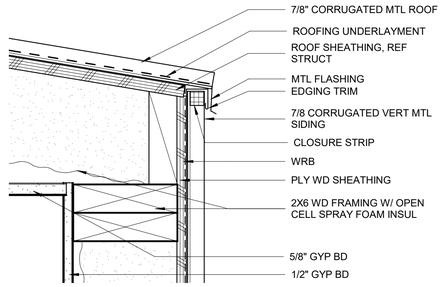
6 SECT DTL @ RAIN CHAIN

SCALE: 3" = 1'-0"



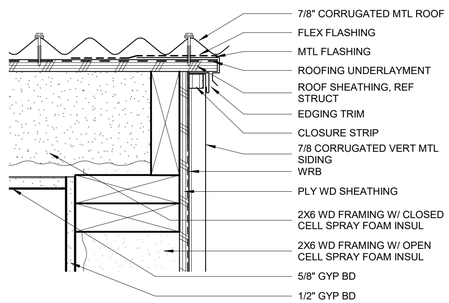
3 SECT DTL-TYP RIDGE @ CORRUGATED MTL ROOF

SCALE: 3" = 1'-0"



4 SECT DTL- TYP EAVE @ CORRUGATED MTL ROOF & CORRUGATED SIDING

SCALE: 3" = 1'-0"



5 SECT. DTL - TYP RAKE @ CORRUGATED MTL ROOF

SCALE: 3" = 1'-0"

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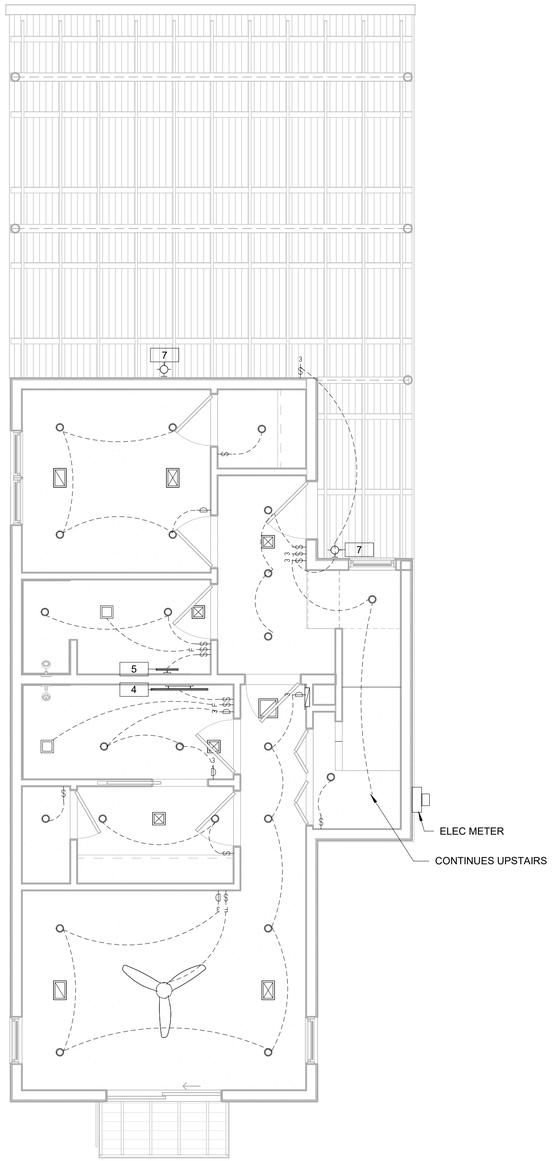

1 ELEC- BLDG C & E - LVL 1
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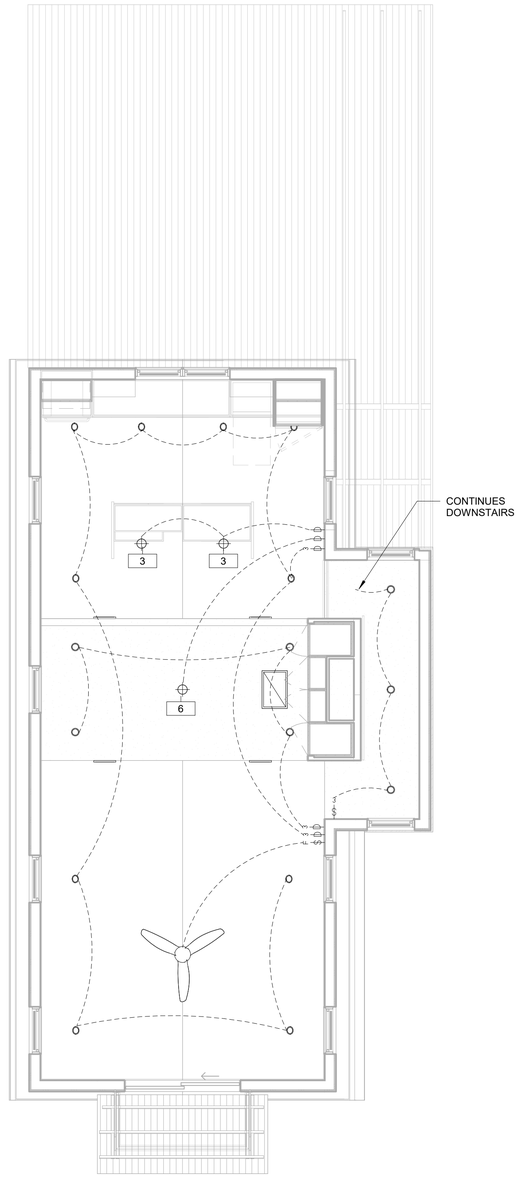

2 ELEC- BLDG C & E - LVL 2
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- 110 WALL MOUNTED DUPLEX OUTLET
- GFI 110 WALL MOUNTED GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 110 WALL MOUNTED SWITCHED DUPLEX OUTLET
- 110 WALL MOUNTED SIMPLEX OUTLET
- 220 WALL MOUNTED OUTLET
- SWITCH
- TH THERMOSTATIC SWITCH
- F FAN SWITCH
- 3 3-WAY SWITCH
- 3 3-WAY SWITCH DIMMER
- DIMMER
- WALL MOUNTED DATA JACK
- TV WALL MOUNTED TV JACK
- S WALL MOUNTED SECURITY PANEL
- T WALL MOUNTED THERMOSTAT
- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- 4" RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

ELECTRICAL NOTES

1 COORDINATE ELECTRICAL REQUIREMENTS WITH APPLIANCES AND MECH EQUIP.
2 ALL OUTLETS/ JACKS SHALL BE MOUNTED VERTICALLY UNLESS NOTED OTHERWISE
3 ALL INTERIOR OUTLETS SHALL BE CENTERED AT 12" AFF UNLESS NOTED OTHERWISE
4 ALL SWITCHES SHALL BE MOUNTED VERTICALLY UNLESS NOTED OTHERWISE
5 ALL SWITCHES SHALL BE MOUNTED 42" AFF UNLESS NOTED OTHERWISE
6 ALL CONTROL PANELS SHALL BE CENTERED ABOVE SWITCHES/OUTLETS WHERE POSSIBLE
7 ADJACENT OUTLETS AND SWITCHES AT COMMON HEIGHT A.F.F. SHALL BE GANGED UNDER ONE COVER PLATE
8 ALL SWITCHES, OUTLETS AND JACK SHALL BE "DECORA" STYLE, WHITE
9 PROVIDE "HOME RUN" AND SURGE PROTECTION FOR ALL ELEC OUTLETS AT TVS, AUDIO VISUAL, AND COMPUTERS.
10 COORDINATE TV, PHONE AND INTERNET OPTIONS WITH ARCHITECT AND OWNER IN FIELD
11 PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE. COORDINATE LOCATIONS WITH ARCHITECT
12 REFER TO SPECS FOR LIHGTING FIXTURE TYPE DESCRIPTIONS AND ALLOWANCES
13 PROVIDE GFCI OUTLETS IN ALL WET LOCATIONS AS REQUIRED BY CODE
14 PROVIDE 220 V OUTLETS ACCORDING TO APPLIANCE REQUIREMENTS AND LOCATIONS
15 REFER TO REFLECTED CEILING PLANS FOR FIXTURE LOCATIONS
16 NOT ALL OUTLETS ARE SHOWN, PROVIDE ADDITIONAL OUTLETS AS REQ'D PER CODE.

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NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

814 N OLIVE STREET

SAN ANTONIO TX 78202

PROJECT TEAM:

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Scott Dye, PE (Civil)
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Zambranowitz (LID Design)
helena.zambrano@gmail.com, corey.squire@gmail.com

SET ISSUE DATES

02.13.2018	HDRC Schematic Approval
07.18.2018	HDRC Final Approval
10.31.2018	Construction Documents for Bidding

CONSTRUCTION DOCUMENTS

LIGHTING PLAN - BLDG C & E - 814 N OLIVE

EL202

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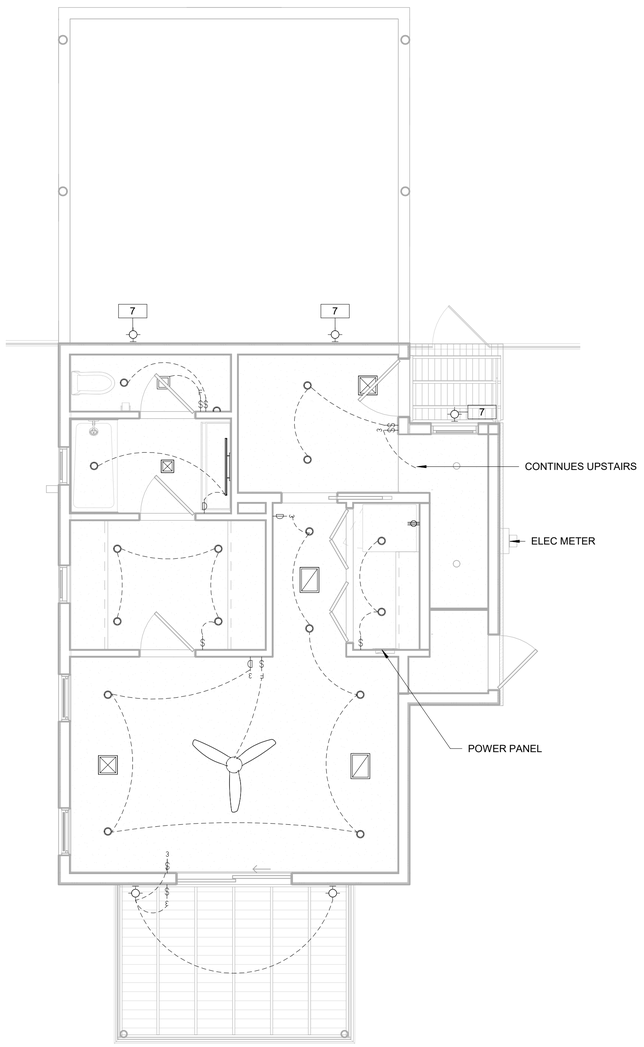

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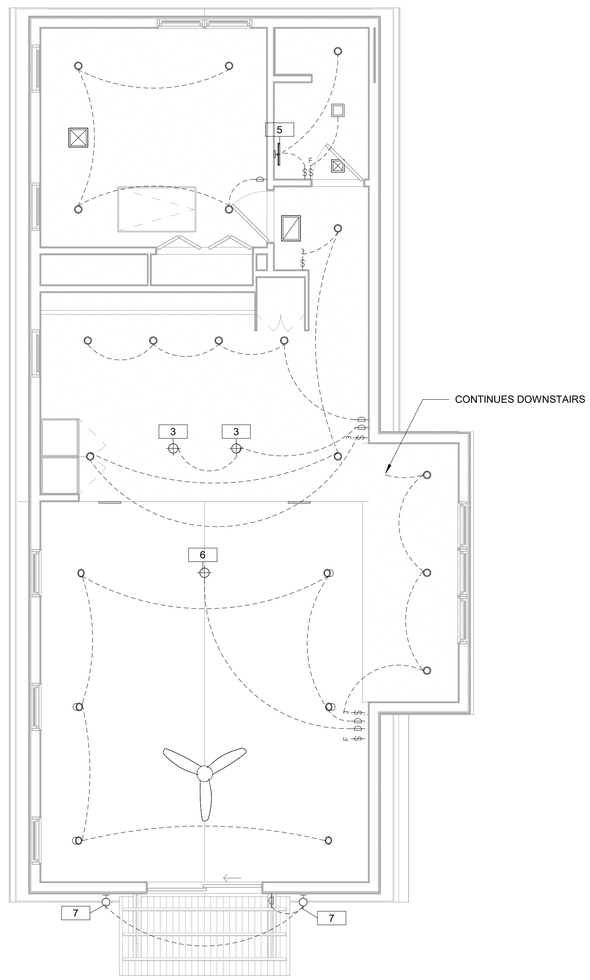
SCALE: 1/4" = 1'-0"



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- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- 4" RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
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814 N OLIVE STREET

SAN ANTONIO TX 78202

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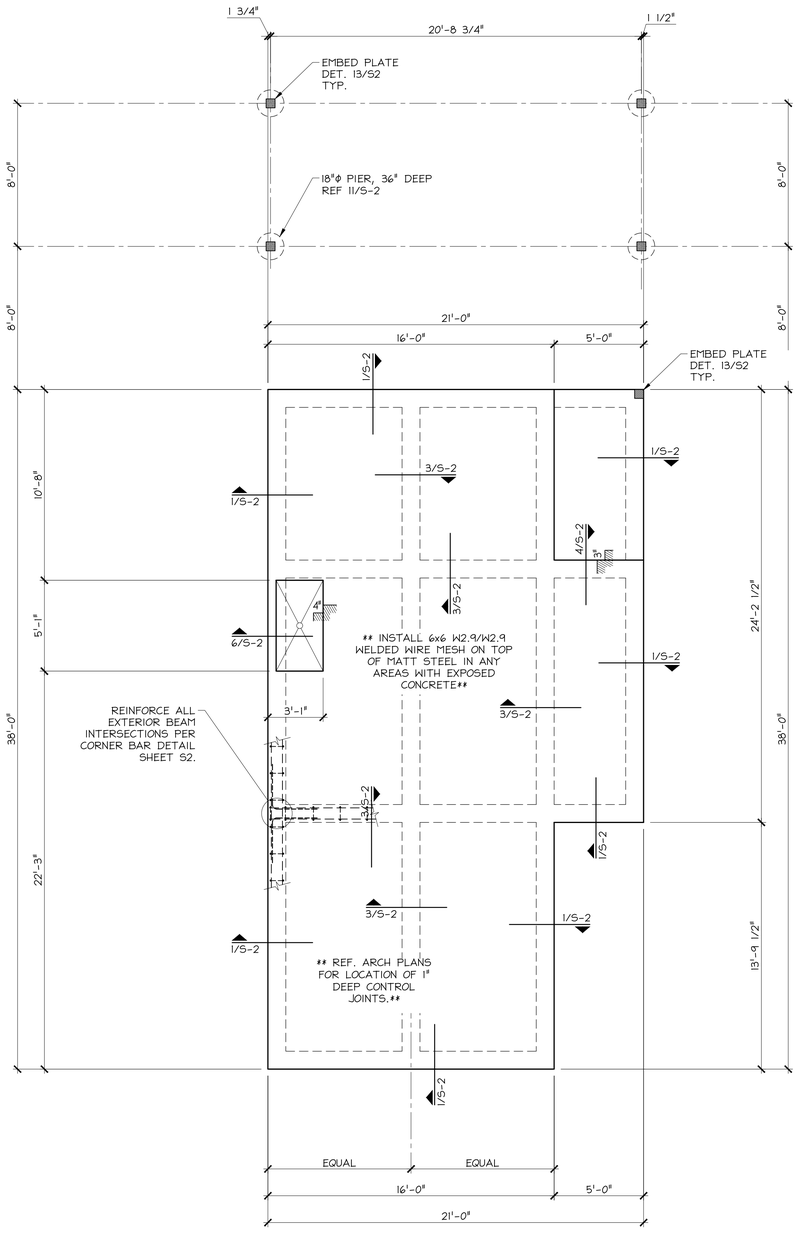
CONSTRUCTION DOCUMENTS

LIGHTING PLAN - BLDG D - 814 N OLIVE

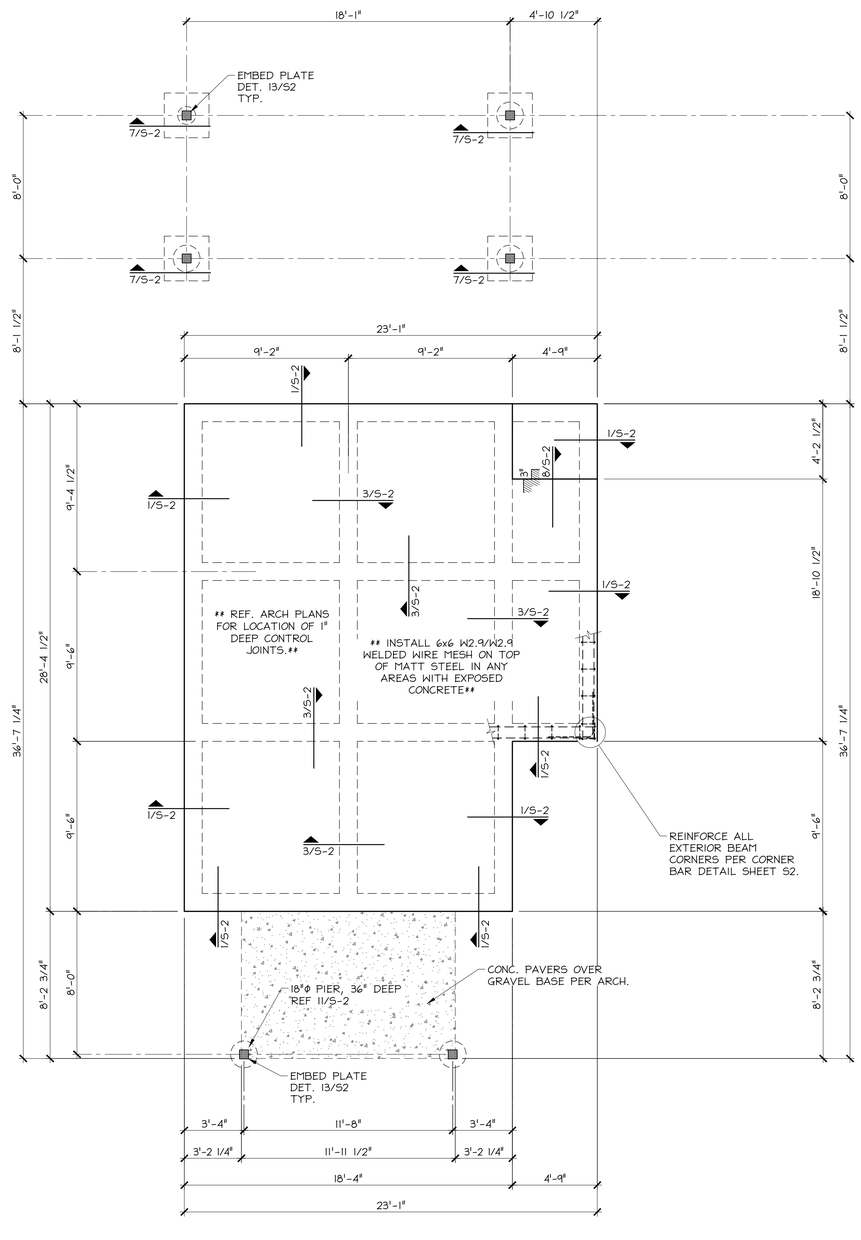
EL203

11/7/2018 1:44:07 PM

NOTE: BUILDER SHALL COORDINATE/VERIFY ALL DIMENSIONS, DROPS, AND FLOORING ALLOWANCES WITH ARCHITECT, AS PER FOUNDATION NOTE A.2. SHEET S2.



BLDG C & E
FOUNDATION PLAN
1/4" = 1'-0"



BLDG D
FOUNDATION PLAN
1/4" = 1'-0"

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY CHESTER L. SPAULDING III, P.E. 100716, ON 11/01/2018

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Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Tx
Phone 210-451-7756 REG. # F-10775

814 N. OLIVE STREET
SAN ANTONIO, TEXAS

FOUNDATION PLAN

DRAWN BY:	MS
DATE:	11/01/2018
SCALE:	1/4"= 1'

S1

FOUNDATION NOTES

A. GENERAL
1. THIS FOUNDATION HAS BEEN DESIGNED AS A CONVENTIONALLY REINFORCED SLAB-ON-GRADE FOUNDATION. GEOTECHNICAL INFORMATION PROVIDED BY:

BURGE ENGINEERING & ASSOCIATES
REPORT NO. 12-18-0161
DATED: 8/20/2018

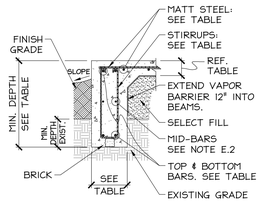
2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPS, BLOCK OUT LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS.
3. A PRE-POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.

B. CONCRETE
1. CONCRETE SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
2. CONCRETE SLUMP: 5"

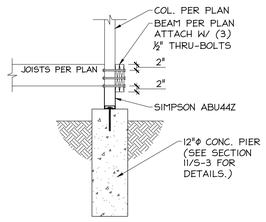
C. SITE AND SUBGRADE PREPARATION
1. **WITHIN THE FOUNDATION FOOTPRINT, PLUS 3 FEET BEYOND THE FOOTPRINT, REMOVE THE EXISTING SOILS TO A MINIMUM DEPTH OF 2 FEET.** DUE TO THE POSSIBLE VARIABILITY OF THE DEPTH OF THE STRATUM 1 CLAY THE EXCAVATION DEPTH MAY BE DEEPER. A BURGE ENGINEERING REPRESENTATIVE MUST BE CONTACTED TO APPROVE OF EXCAVATION DEPTH.
2. FOLLOWING EXCAVATION, THE EXPOSED SUBGRADE SOILS SHOULD BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, MOISTURE CONDITIONS BETWEEN -1 AND +4 POINTS ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698.
3. FOLLOWING APPROVAL OF THE SUBGRADE, THE SELECT FILL SHOULD BE PLACED UP TO THE FINAL BUILDING PAD ELEVATION. THE SELECT FILL SHOULD BE PLACED IN EIGHT (8) INCH MAXIMUM THICK LOOSE LIFTS. EACH LIFT OF SELECT FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN PLUS OR MINUS THREE (±3) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR METHOD. A MINIMUM OF THREE (3) NUCLEAR DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT.
4. THE SELECT FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING TO THE SITE. THE SELECT FILL SHOULD HAVE A PLASTICITY INDEX RANGING BETWEEN 5 AND 17 WITH A MAXIMUM PARTICLE SIZE OF 3 INCHES. THE SELECT FILL SHOULD BE INORGANIC MATERIAL FREE OF DEBRIS.
5. INSTALL A 10 MIL PLASTIC VAPOR BARRIER OVER GRADED PADS. TAPE ALL TEARS AND PENETRATIONS. THE PLASTIC SHOULD EXTEND A MINIMUM OF 12-INCHES INTO GRADE BEAMS.

D.REINFORCEMENT
1. REINFORCEMENT: ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE.
2. STIRRUPS AND TIES: ASTM A-615, GRADE 40, UNLESS NOTED OTHERWISE.
3. ALL REINFORCEMENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICES FOR DETAILING CONCRETE STRUCTURES" (ACI 315, LATEST ADDITION).
4. ALL LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
5. CONCRETE IN CONTACT WITH SOIL SHALL HAVE A MINIMUM REINFORCEMENT COVER OF 3-INCHES. CONCRETE EXPOSED TO AIR SHALL HAVE A MINIMUM COVER OF 1 1/2-INCHES.
6. SLAB BARS SHALL BE PLACED MID-PLANE.
7. CORNER BARS - ONE BAR TOP AND BOTTOM AT EXTERIOR CORNERS. TWO BOTTOM BARS WHERE INTERIOR BEAMS MEET EXTERIOR BEAMS. (REFER TO DETAILS)
8. **IMPORTANT**- REINFORCEMENT **MUST** HAVE PROPER COVER. FOUNDATION WILL NOT BE APPROVED UNTIL PROPER COVER IS OBTAINED.

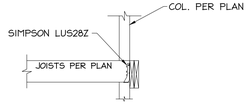
E. CONCRETE GRADE BEAMS
1. BEAM DEPTHS ARE MINIMUM GIVEN IN CHART. IF SOLID ROCK PREVENTS EXCAVATION TO SPECIFIED BEAM DEPTH WITHOUT THE USE HEAVY EQUIPMENT SUCH AS A JACK HAMMER OR HOE RAM, MINIMUM DEPTH MAY BE REDUCED TO 16-INCHES.
2. WHEN BEAM DEPTHS EXCEED 36-INCHES, ADD TWO-#3 HORIZONTAL REBAR AT 18-INCHES ON CENTER. IF BEAM DEPTH EXCEEDS 5-FEET, REF. DEEP BEAM DETAIL.
3. PAY PARTICULAR ATTENTION TO SPECIFIED PENETRATION OF EXCAVATION INTO **EXISTING** SOIL. PENETRATION DEPTH IS MEASURED FROM THE BOTTOM OF GRADE BEAM TO SURFACE OF EXISTING SOIL, NOT FINISHED GRADE.
4. CLEAN ALL TRASH AND LOOSE FILL OUT OF BEAMS PRIOR TO REQUESTING PRE-POUR INSPECTION.



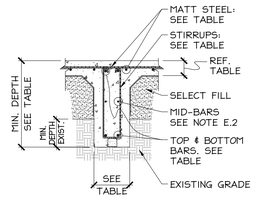
1 SECTION N.T.S.
EXTERIOR BEAM



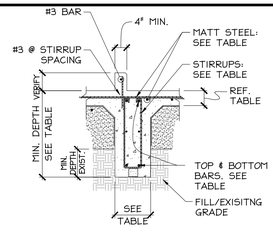
2 SECTION N.T.S.
PIER & BEAM DETAIL



2A SECTION N.T.S.
DETAIL



3 SECTION N.T.S.
INTERIOR BEAM



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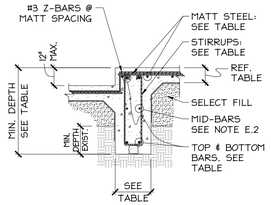
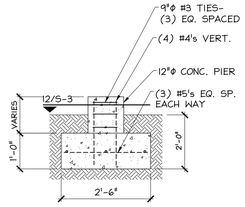
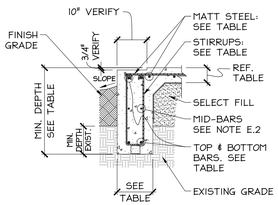
INTERIOR BEAM W/ CURB



4 SECTION N.T.S.
INTERIOR BEAM W/ DROP



7 SECTION N.T.S.
FOOTING DETAIL



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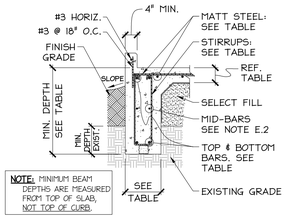
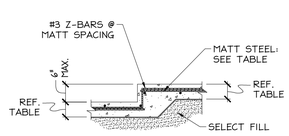
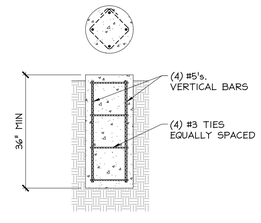
EXTERIOR BEAM W/ 3/4" DROP



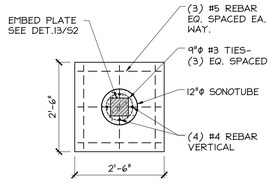
6 SECTION N.T.S.
EXTERIOR BEAM W/ CURB



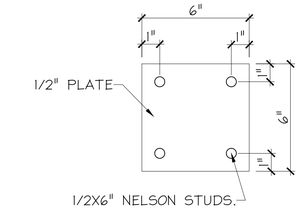
8 SECTION N.T.S.
INTERIOR SLAB DROP



11 SECTION N.T.S.
PIER FOOTING



12 SECTION N.T.S.
FOOTING

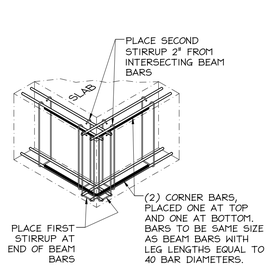


DETAIL 13

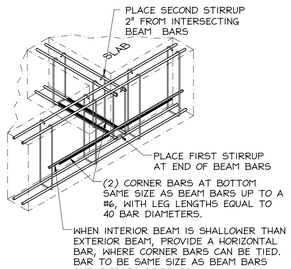
BEAM AND SLAB TABLE

BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	30"	12"	24"	2-#7 TOP 2-#7 BOT	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.	4"

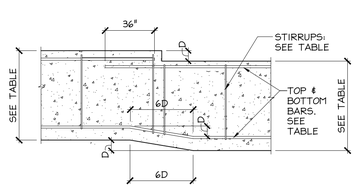
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.



CORNER BAR DETAIL
OUTSIDE EXTERIOR BEAM CORNER
N.T.S.



CORNER BAR DETAIL
AT INTERIOR BEAM TO EXTERIOR BEAM INTERSECTION
N.T.S.



BEAM PROFILE AT DROP
N.T.S.

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
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Spaulding Structural Engineering
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814 N. OLIVE STREET
SAN ANTONIO, TEXAS

DETAILS & NOTES

DRAWN BY: MS
DATE: 11/01/2018
SCALE: N.T.S.

S2

WOOD FRAMING NOTES:

WALL FRAMING

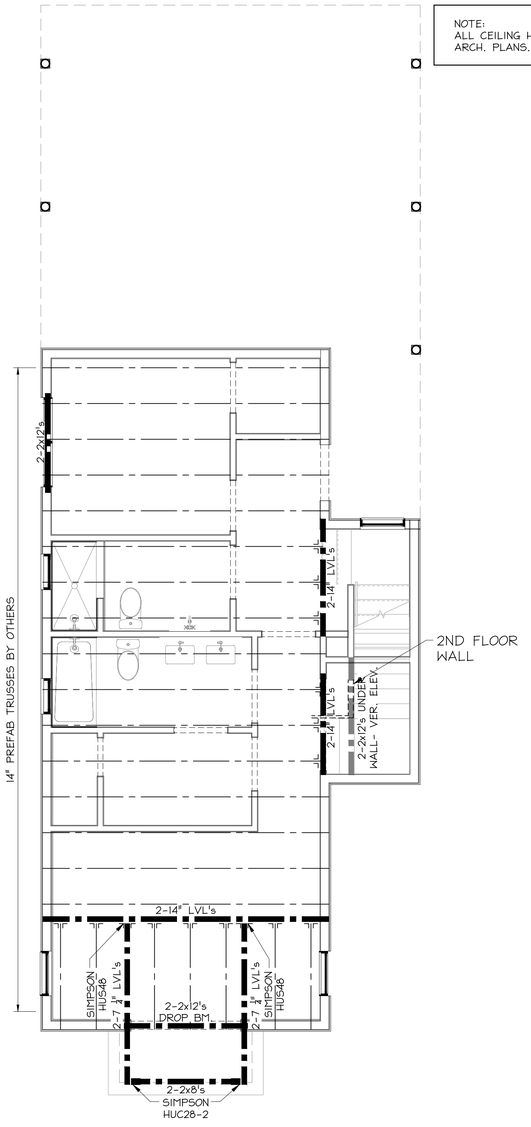
1. STUDS ARE TO BE MINMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2x6's AT 24" O.C.
U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

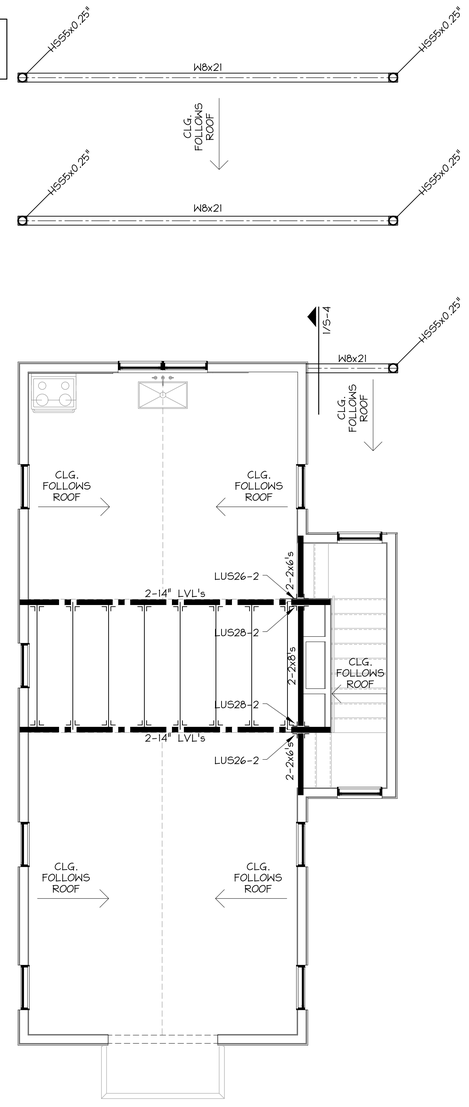
MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "I" BRACING	2x4
	8-15 FT.	2x6/2x4 "T" BRACING	2x6 2x4
	16-20 FT.	2x8/2x6 "T" BRACING	2x8 2x6



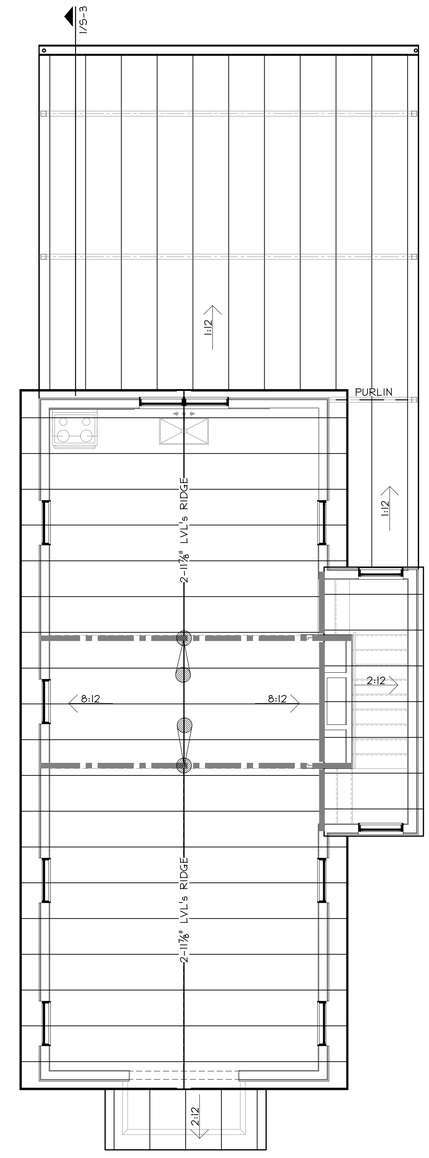
FLOOR FRAMING PLAN

1/4" = 1'-0"



2ND FLOOR CEILING FRAMING PLAN

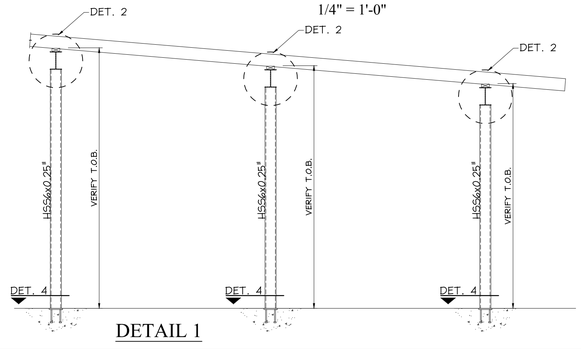
1/4" = 1'-0"



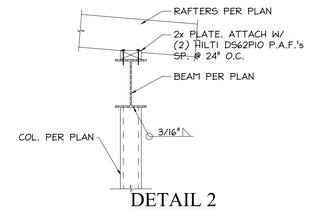
ROOF FRAMING PLAN

1/4" = 1'-0"

BUILDING C & E



DETAIL 1



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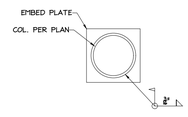


DETAIL 4

STATE OF TEXAS
CHESTER L. SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY CHESTER L. SPAULDING III, P.E. 100716 ON 11/01/2018

SSE
Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Texas
Phone 210-451-7756 REG. #F-10775

814 N. OLIVE STREET
SAN ANTONIO, TEXAS

FRAMING PLAN

DRAWN BY: CP
DATE: 11/01/2018
SCALE: 1/4"= 1'

S3

WOOD FRAMING NOTES:

WALL FRAMING

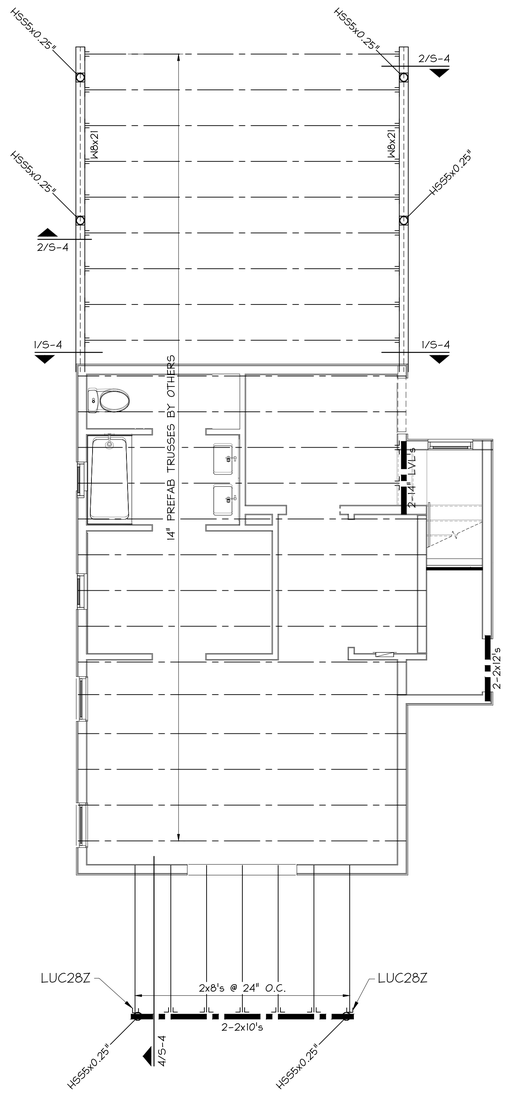
1. STUDS ARE TO BE MINMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2x6's AT 24" O.C. U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

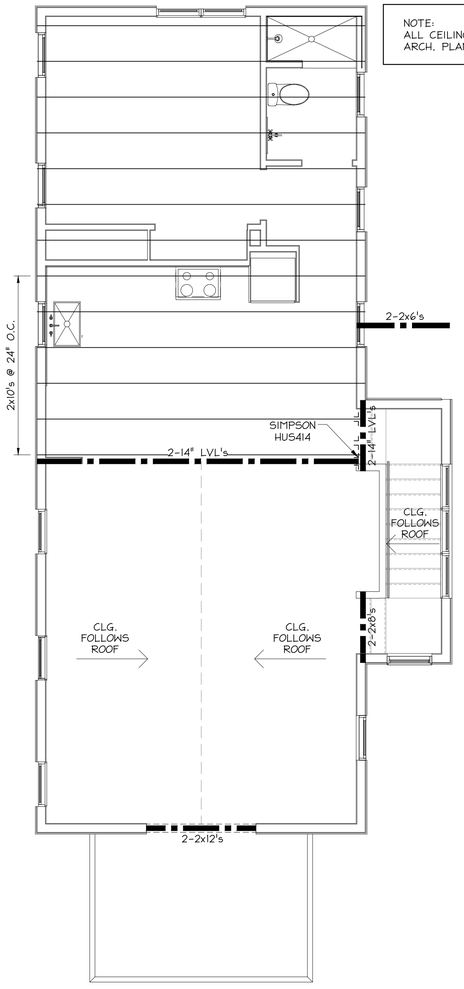
MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "I" BRACING	2x4
	8-15 FT.	2x6/2x4 "T" BRACING	2x6 2x4
	16-20 FT.	2x8/2x6 "T" BRACING	2x8 2x6

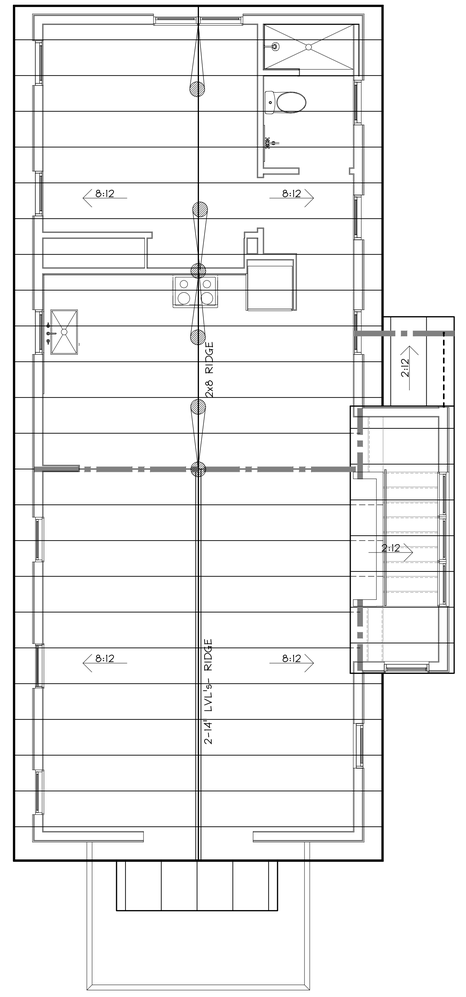


FLOOR FRAMING PLAN
1/4" = 1'-0"

NOTE:
ALL CEILING HEIGHTS TO BE PER ARCH. PLANS.

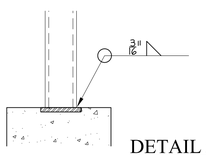


2ND STORY CEILING FRAMING PLAN
1/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"

BUILDING D



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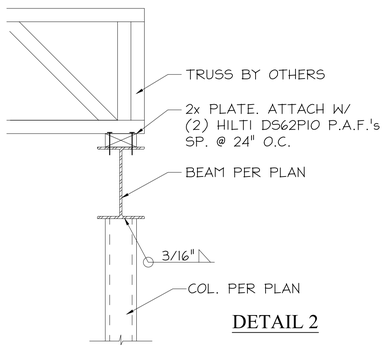

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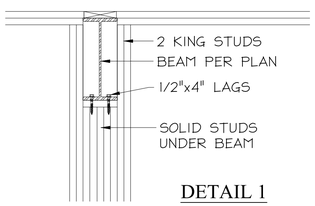

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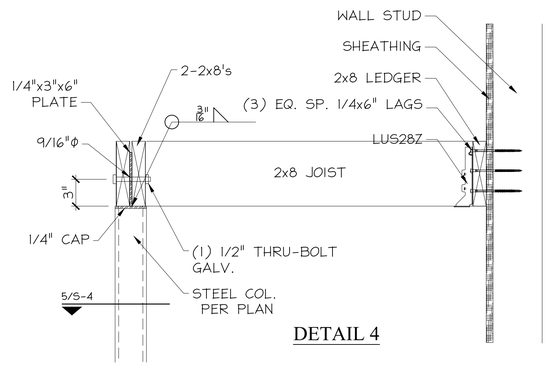

DETAIL 4

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY CHESTER L. SPAULDING III, P.E. 100716 ON 10/01/2018

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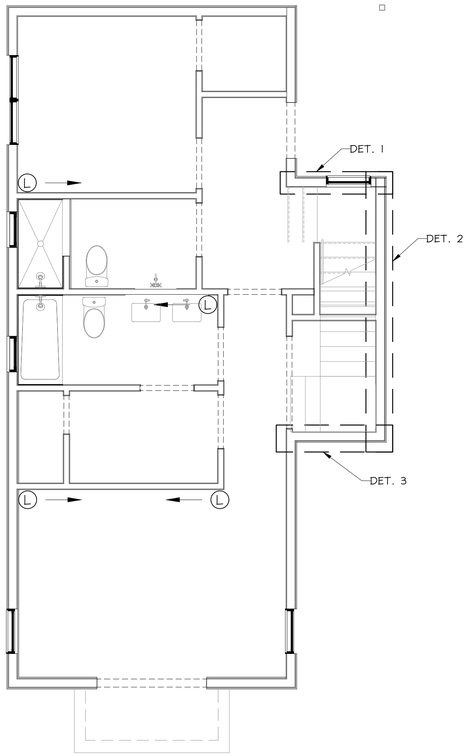
Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Texas
Phone 210-451-7756 REG. #F-10775

814 N. OLIVE STREET
SAN ANTONIO, TEXAS

FRAMING PLAN

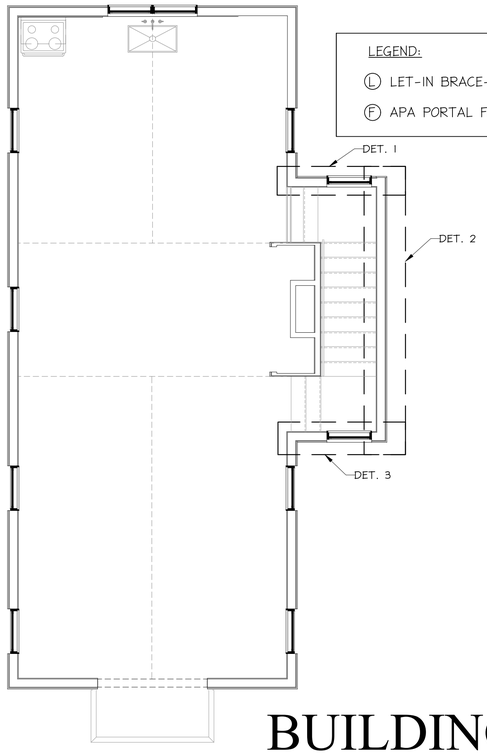
DRAWN BY:	CP
DATE:	11/01/2018
SCALE:	1/4"= 1'

S4



1ST FLOORWALL
BRACING PLAN

1/4" = 1'-0"



2ND FLOORWALL
BRACING PLAN

1/4" = 1'-0"

LEGEND:

Ⓛ LET-IN BRACE-SEE NOTES 1 SHEET 1.

Ⓕ APA PORTAL FRAME- SEE DETAIL SHEET 1

BUILDING C&E

GENERAL NOTES:

1. LET-IN BRACING

A. 1x4 LET-IN: ATTACH CONTINUOUS DIAGONAL 1x4 (#2 S.Y.P.) LET-IN TO TOP & BOTTOM PLATES AND INTERVENING STUDS. ATTACH W/2-12d NAILS AT EACH PLATE AND STUDS. END OF LET-IN AT TOP PLATE SHOULD BE CLOSE TO THE BUILDING CORNER UNLESS NOTED OTHERWISE. INSTALL BRACE AT NO LESS THAN A 45 DEGREE ANGLE AND NO GREATER THAN 60 DEGREE ANGLE TO THE HORIZONTAL. ARROW DENOTES DOWNWARD PATH OF 1x4.

B. SIMPSON RCWB METAL BRACING MAY BE USED IN PLACE OF THE 1X4 LET-IN ON 2x6 WALLS, WHEN THE FOLLOWING MINIMUM WALL LENGTHS ARE AVAILABLE:

8' PLATE-SIMPSON RCWB12. MIN. 8' WALL LENGTH REQUIRED.
9' PLATE-SIMPSON RCWB12. MIN 6'-10" WALL LENGTH REQUIRED.
10' PLATE: SIMPSON RCWB14. MIN. 10' WALL LENGTH REQUIRED.

ATTACH SIMPSON RCWB AS SPECIFIED BY THE MANUFACTURER. THE SIMPSON TWB IS NOT AN ACCEPTABLE SUBSTITUTION FOR THE 1X4 LET-IN.

2. OSB SHEATHING- ATTACH 7/16" OSB TO STUDS W/ 8d (.131"ø)x 2 1/2" NAILS @ 6"O.C. AT ALL EDGES AND 12"O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE. SOLID BLOCK ALL HORIZONTAL JOINTS.

SOLE PLATE ANCHORAGE

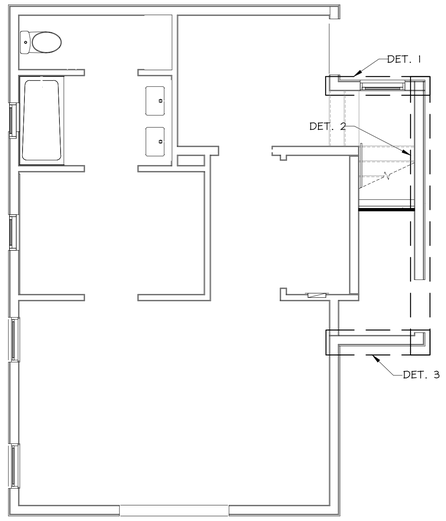
1. BOTTOM PLATES SHOULD BE ANCHORED TO THE FOUNDATION WITH 1/2" J-BOLTS HAVING A MINIMUM OF 7" CONCRETE EMBEDMENT AND SPACED NO MORE THAN 6' ON CENTER. THERE SHOULD BE AT LEAST 2 BOLTS PER PLATE AND THERE MUST BE A BOLT WITHIN 12" OF EACH END OF THE PLATE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT.

TALL WALL NOTES:

1. ALL STUDS TO BE MIN. 2x4 #2 SYP OR SPF.
2. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3. ATTACH STUDS TO TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.
4. ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
5. ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
6. . EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS. THE ANCHOR BOLTS SHALL HAVE A MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.

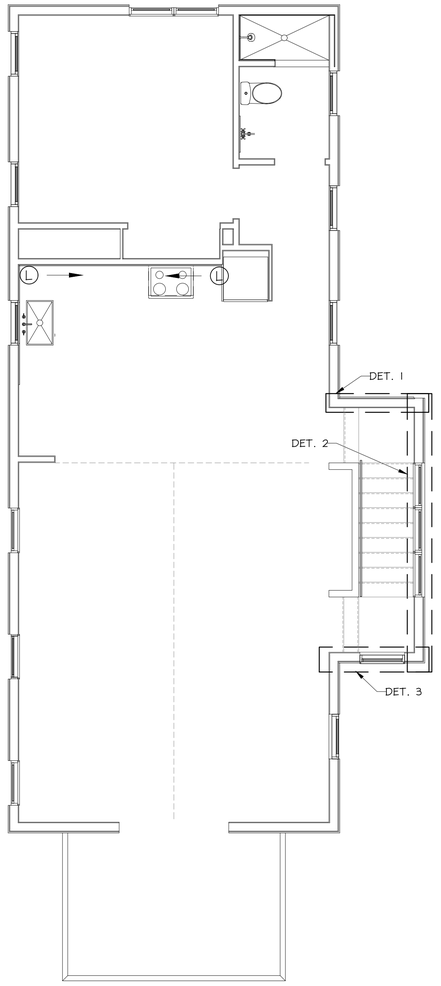
NOTE:

SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB PLYWOOD EXCEPT WITHIN 24" OF GRADE. USE PRESSURE TREATED 1/2" CD PLYWOOD WITHIN 24" OF GRADE. ATTACH ALL PLYWOOD AS PER NOTE 2.



1ST FLOORWALL
BRACING PLAN

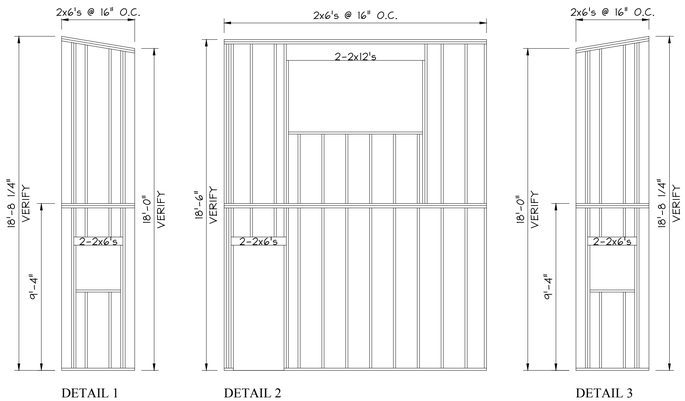
1/4" = 1'-0"

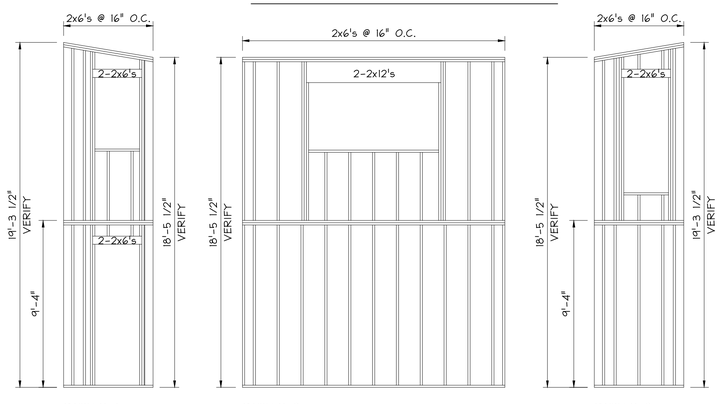


2ND FLOORWALL
BRACING PLAN

1/4" = 1'-0"

BUILDING D





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Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Texas
Phone 210-451-7756 REG. #F-10775

814 N. OLIVE STREET
SAN ANTONIO, TEXAS

WALL BRACING PLAN

DRAWN BY: CP
DATE: 11/01/2018
SCALE: 1/4"= 1'

S5

highcotton
ARCHITECTS

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

816 N OLIVE STREET

PROJECT ADDRESS:

N OLIVE STREET
SAN ANTONIO TX 78202

OWNER:

STEPHEN GREEN

SET ISSUE DATES

02.13.2018	HDRC Schematic Approval
07.18.2018	HDRC Final Approval
10.31.2018	Construction Documents for Bidding

CONSTRUCTION
DOCUMENTS

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT (URAL)
M	BEAM
BTWN	BETWEEN
BD	BOARD
B.S.	BOTH SIDES
OT	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 TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
EXIST	EXISTING
EQ	EQUAL
EX	EXHAUST
EXP	EXPOSED
IN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FD	FLOOR DRAIN
RZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FCB	FIBER CEMENT BOARD
FDN	FOUNDATION
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
HM	HOLLOW METAL
HORIZ	HORIZONTAL
INCL	INCLUDE (D), (ING)
INSUL	INSULATION, INSULATING
INT	INTERIOR
LH	LEFT HAND
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
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
PERF	PERFORATED
PL	PLATE
PLYWD	PLYWOOD
REF'P	REFER (ENCE)'E
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILL
REQ'D	REQUIRED
RH	RIGHT HAND
RO	ROUGH OPENING
SCHED	SCHEDULE
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
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
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

PROJECT DATA

OLIVE STREET HOUSES

PROJECT ADDRESS: 810 N OLIVE STREET, SAN ANTONIO TX 78202
ZONING: RM-4 (3 LOTS)
DISTRICT: HISTORICAL, DIGNOWITY HILL

PROJECT DIRECTORY

Architect
HighCotton Architects, PLLC
Cotton Estes, AIA
Phone: 401-441-1014
Email: info@highcottonarchitects.com

Architect/ Owner:
Stephen Green

Structural Engineer
Spaulding Structural Engineering Inc.
Chester L. Spaulding III, P.E.
Phone: 210-451-7756
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Burge Engineering & Associates, Inc.
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Phone: 210-599-4123
Email: dyeenterprises@satx.rr.com

Sustainability Consultant
Zambranowitz
Corey Squire, AIA, LEED AP
Email: corey.squire@gmail.com

SYMBOLS

℄ **CENTERLINES**

ϕ **DIAMETER**

100A DOOR NUMBER

2.02 WINDOW NUMBER

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

1 REVISION NUMBER

ROOM 212 ROOM NAME & NUMBER

1 / 4 A700 2 / 3 INTERIOR ELEVATION NUMBER & SHEET NUMBER

1 / A900 DETAIL NUMBER / SHEET NUMBER

A400 3 SHEET NUMBER / EXTERIOR ELEVATION NUMBER

2 / A900 SECTION NUMBER / SHEET NUMBER

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 ALL LITES LABELED WITH A 'T' ON WINDOW TYPE ELEVAITONS SHALL BE TEMPERED TO MEET SAFETY REQUIREMENTS.
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 HIM/HERSELF 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.

SHEET LIST

ARCHITECTURAL SHEET LIST - 816 N OLIVE

NUMBER	NAME
A101	SITE PLAN - 816 N OLIVE
A200	FLOOR PLAN - 816 N OLIVE- BLDG A
A201	FLOOR PLAN - 816 N OLIVE - BLDG B
A240	ROOF PLANS -816 N OLIVE- BLDG A & B
A261	WINDOW, DOOR & MILLWORK SCHEDULE -816 N OLIVE- BLDG A & B
A300	RCP -816 N OLIVE- BLDG A
A301	RCP -816 N OLIVE- BLDG B
A400	EXT ELEVATIONS -816 N OLIVE- BLDG A
A401	EXT ELEVATIONS - 816 N OLIVE- BLDG B
A500	BUILDING SECTIONS - 816 N OLIVE - BLDG A
A501	BUILDING SECTIONS - 816 N OLIVE- BLDG B
A700	INT ELEVATIONS - 816 N OLIVE- BLDG A
A701	INT ELEVATIONS - 816 N OLIVE- BLDG A
A702	INT ELEVATIONS - 816 N OLIVE- BLDG B
A900	EXT DETAILS - 816 N OLIVE
A901	EXT DETAILS - 816 N OLIVE
A902	EXT DETAILS - 816 N OLIVE

ELECTRICAL DRAWING LIST

NUMBER	NAME
EL200	LIGHTING PLAN- 816 N OLIVE- BLDG A
EL201	LIGHTING PLAN - 816 N OLIVE - BLDG B

STRUCTURAL DRAWING LIST

NUMBER	NAME
S1	FOUNDATION DESIGN - 816 N OLIVE
S2	FOUNDATION DETAILS - 816 N OLIVE
S3	BLDG A FRAMING - 816 N OLIVE
S4	BLDG B FRAMING - 816 N OLIVE
S5	BLDG A & B WALL BRACING - 816 N OLIVE

(RESERVED)

(RESERVED)

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CONSTRUCTION DOCUMENTS

PROJECT INFORMATION - 816 N OLIVE

A000

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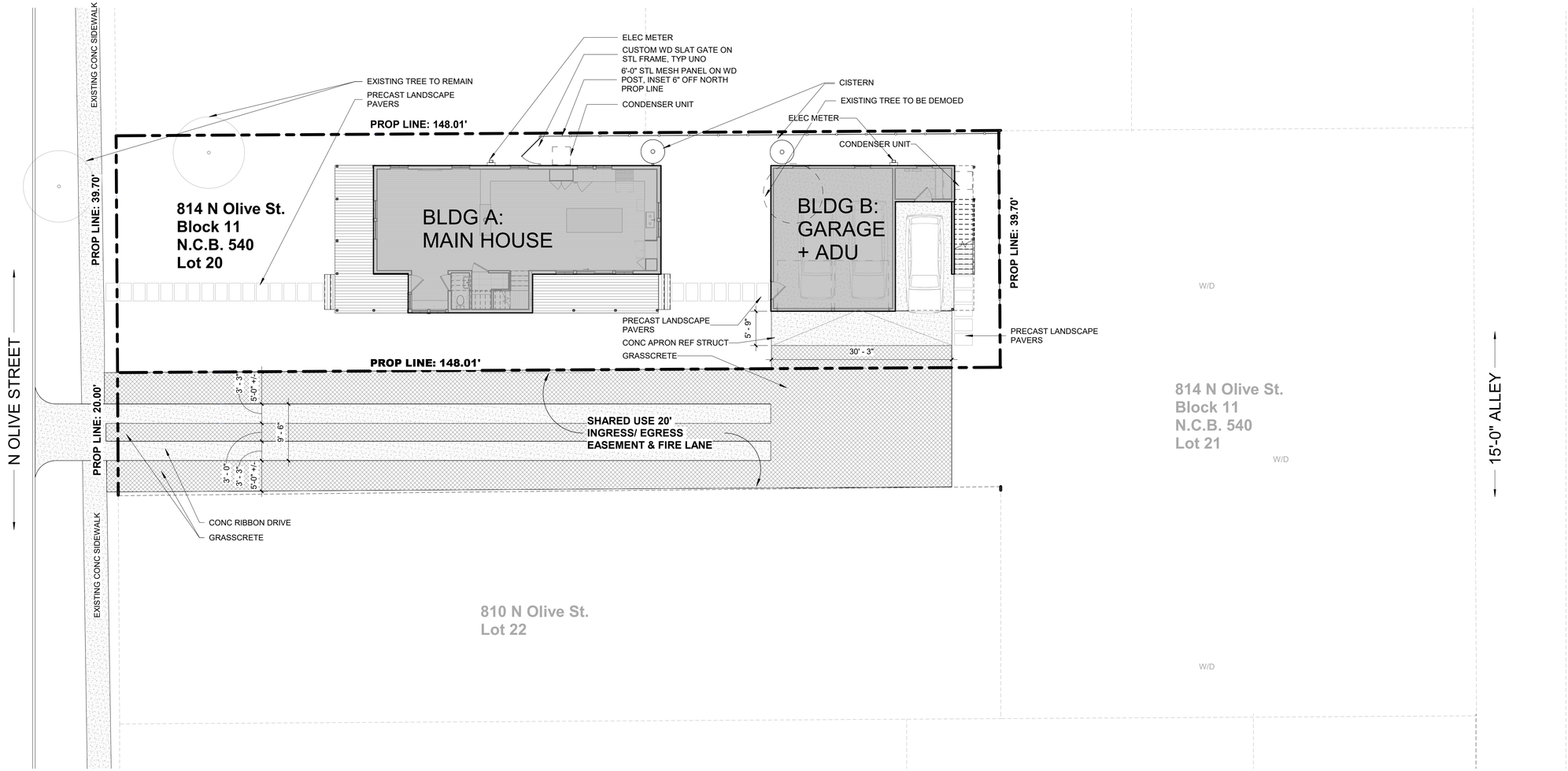

1 SITE PLAN - 816 N OLIVE

SCALE: 1" = 10'-0"

SITE PLAN NOTES

1 REFER TO LID DESIGN FOR BIORETENTION SWALES AND CISTERN DESIGN
2 REF. CIVIL PLANS FOR GRADING, FIRE ACCESS, UTILITIES AND BUILDING SETBACKS
3 ALL EXISTING TREES TO REMAIN SHOWN IN LIGHT GREY. EXISTING TREES TO BE DEMOED SHOWN IN DASHED LINES. NEW TREES SHOWN IN BLACK LINES.
4 +/- INDICATES 1" TOLERANCE FROM NOTED DIMENSIONS

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SITE PLAN - 816 N OLIVE

A101

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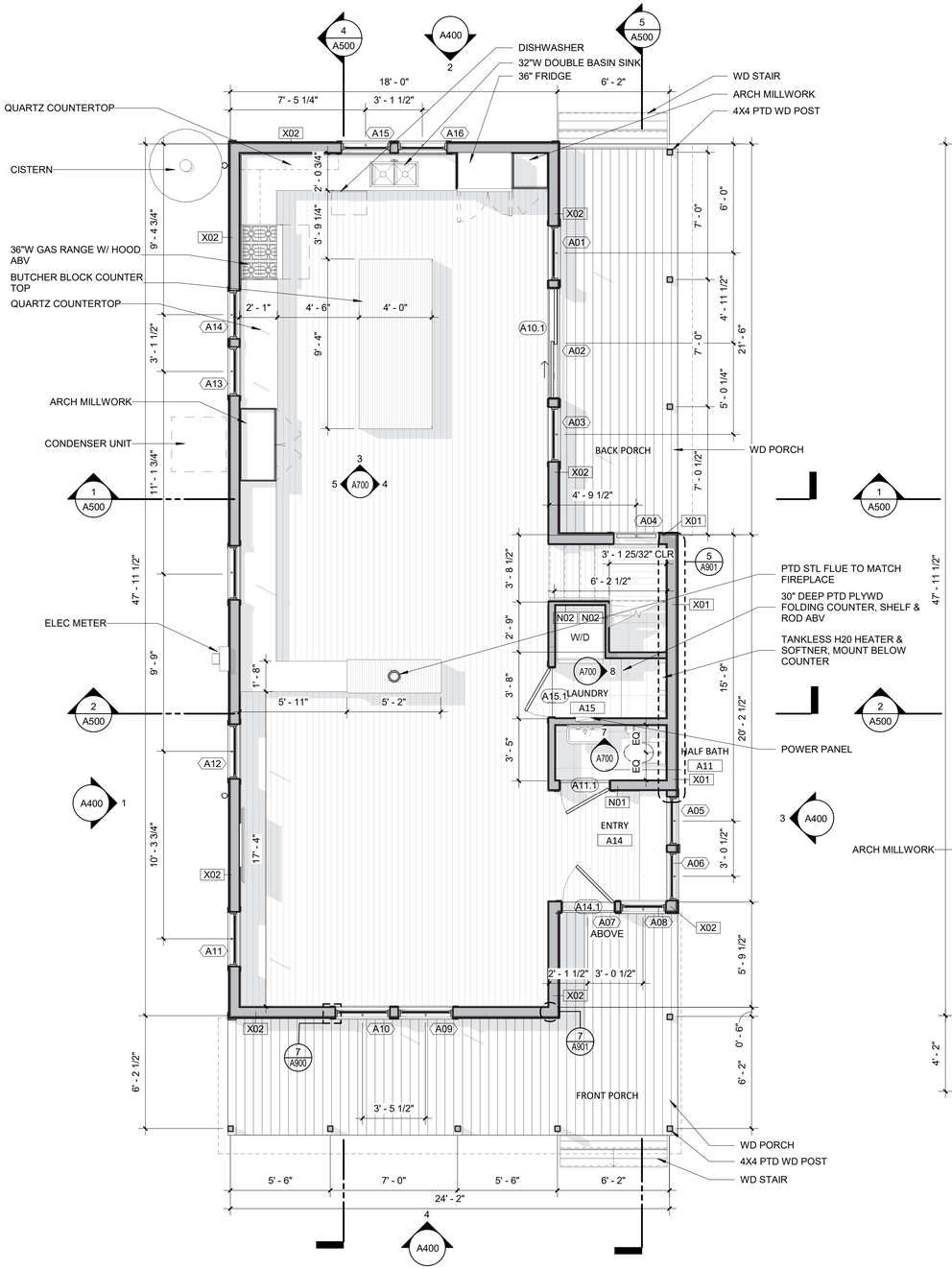
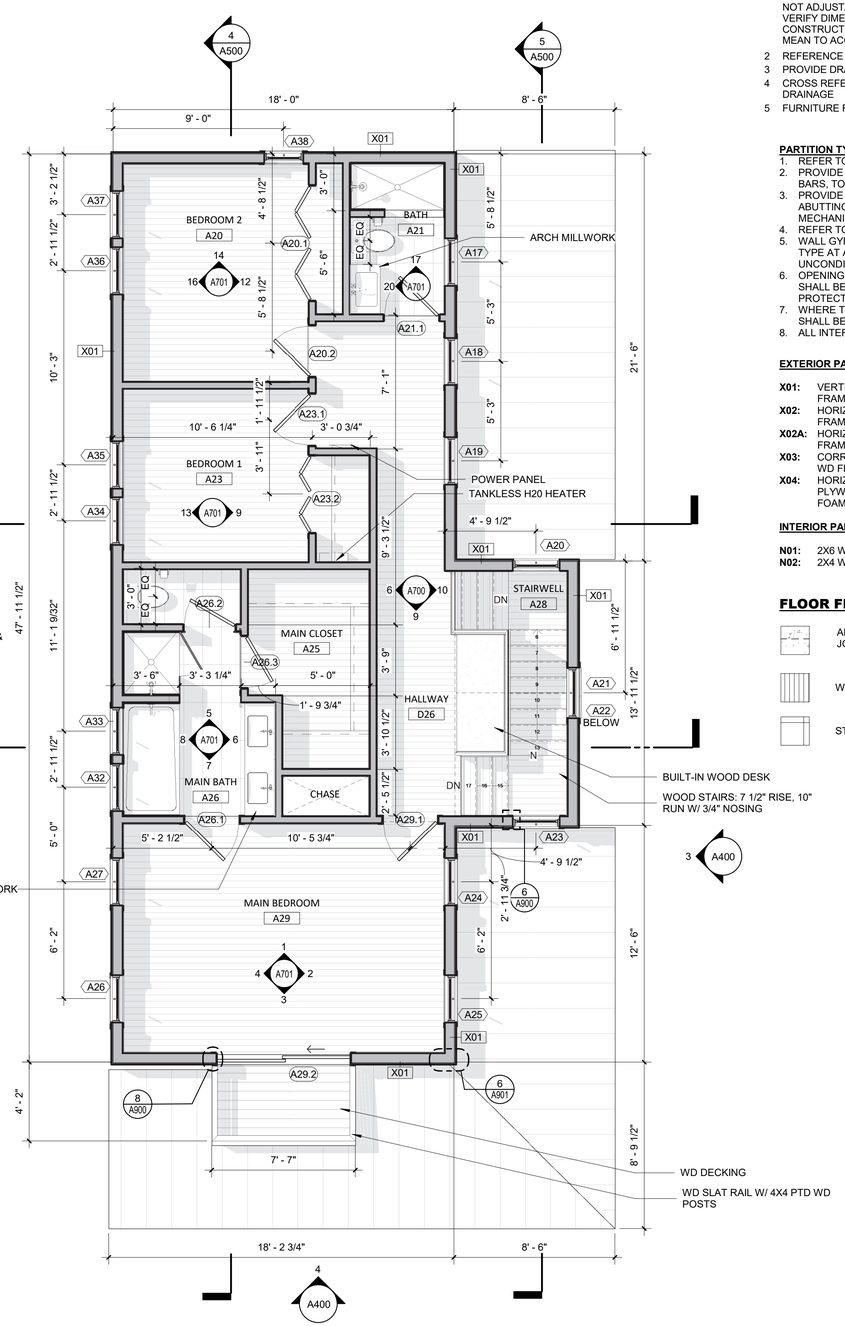


1 MAIN HOUSE - LVL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 MAIN HOUSE - LVL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

1 DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF STUD, FACE OF CONCRETE, AND CENTERLINE OF DOOR AND WINDOW OPENINGS, UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

2 REFERENCE A001 FOR ADDITIONAL GENERAL NOTES.

3 PROVIDE DRAIN PAN AT ALL WASHER/DRYER AND WATER HEATER UNITS.

4 CROSS REFERENCE SITE PLAN, CIVIL AND LID DESIGN FOR HARDSCAPE AND DRAINAGE

5 FURNITURE FOR REF. ONLY, NIC

PARTITION TYPES GENERAL NOTES

1. REFER TO FLOOR PLAN FOR EXTENT OF WALL TYPE.
2. PROVIDE SOLID WOOD BLOCKING AT ALL WALLS TO RECEIVE TOWEL BARS, TOILET PAPER HOLDERS, CABINETRY, COAT HOOKS, ETC.
3. PROVIDE FULL, ACOUSTICAL BATT INSULATION TO ALL INTERIOR WALLS ABUTTING BEDROOMS, BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS.
4. REFER TO INTERIOR ELEVATIONS FOR INTERIOR FINISHES & WALL BASE.
5. WALL GYP BD SHALL BE 1/2" THICK UNO. PROVIDE WATER RESISTANT TYPE AT ALL WET WALLS. PROVIDE EXTERIOR RATED GYP BD AT ALL UNCONDITIONED SPACES
6. OPENINGS IN A RATED WALL, FLOOR, CEILING, AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEM OR PROTECTED WITH A FIRE RATED CHASE.
7. WHERE TWO DIFFERENT PARTITION SYSTEMS ABUT, THE FINISH FACES SHALL BE FLUSH.
8. ALL INTERIOR PARTITIONS TO BE 2X4 WD FRAMING UNO.

EXTERIOR PARTITION TYPES

X01: VERTICAL FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X02: HORIZ FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X02A: HORIZ FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X4 WD FRAMING W/ BATT INSUL.
X03: CORRUGATED MTL SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X04: HORIZ NAT. WD SHIPLAP SIDING ON FURRING STRIPS ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.

INTERIOR PARTITION TYPES

N01: 2X6 WD FRAMING
N02: 2X4 WD FRAMING ON THE FLAT

FLOOR FINISH LEGEND

ARCH FINISH CONC W/ CONTROL JOINTS AS INDICATED ON PLANS

WOOD

STONE TILE

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CONSTRUCTION DOCUMENTS

FLOOR PLAN - 816 N OLIVE- BLDG A

A200

TRUE NORTH

PROJECT

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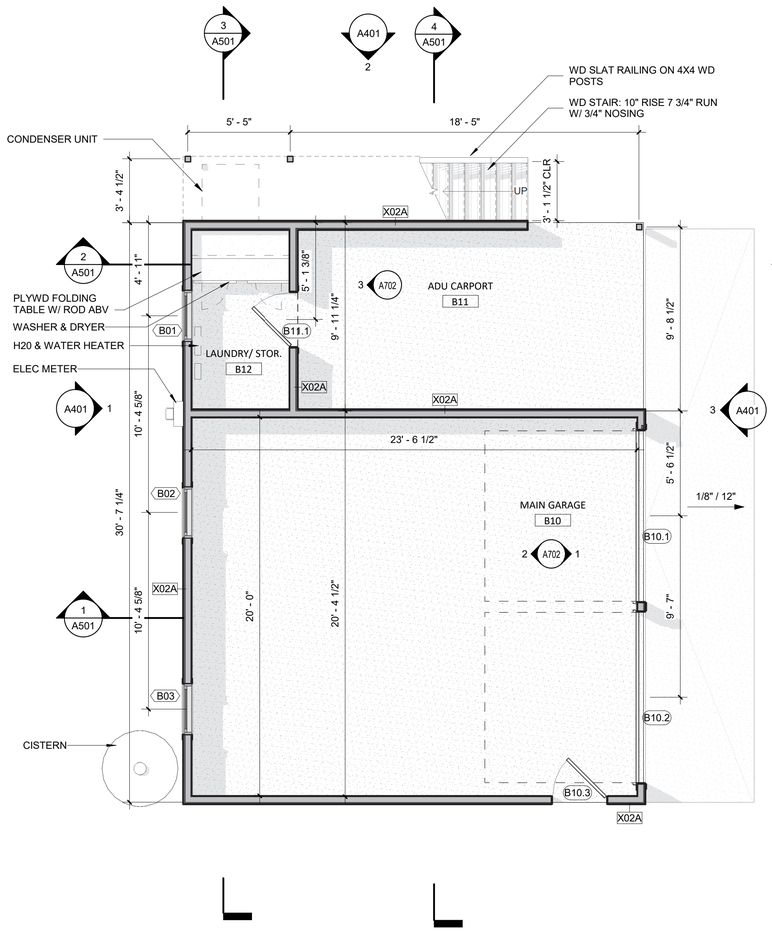
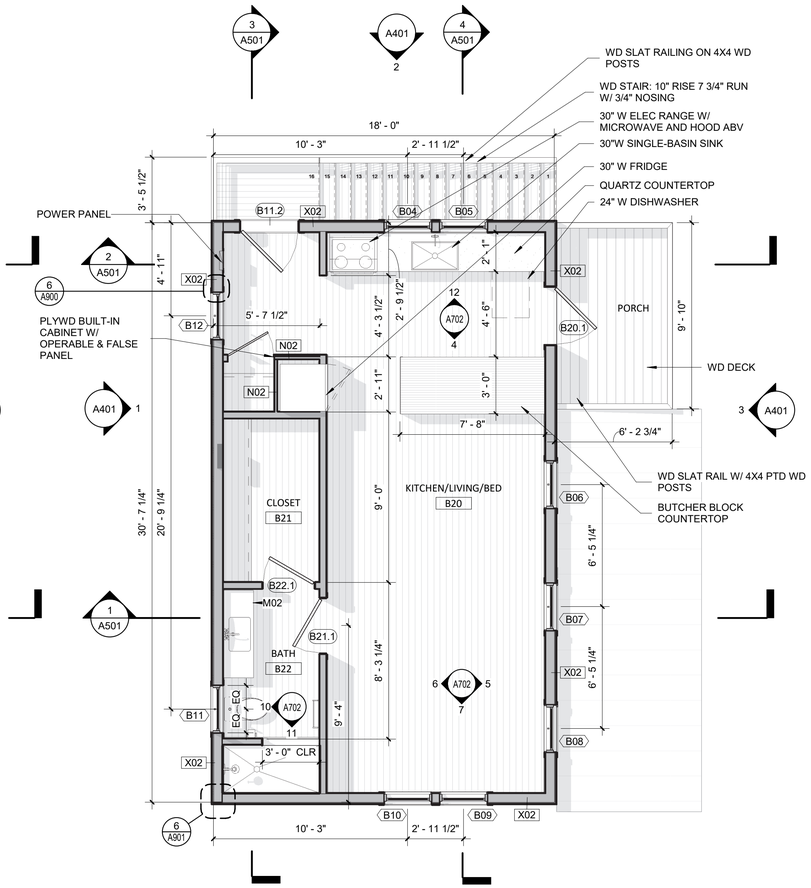


1 GARAGE & ADU- LVL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE & ADU- LVL 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

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PARTITION TYPES GENERAL NOTES

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X02A: HORIZ FCB SIDING ON WRB ON PLYWD SHEATHING ON 2X4 WD FRAMING W/ BATT INSUL.
X03: CORRUGATED MTL SIDING ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.
X04: HORIZ NAT. WD SHIPLAP SIDING ON FURRING STRIPS ON WRB ON PLYWD SHEATHING ON 2X6 WD FRAMING W/ OPEN CELL SPRAY FOAM INSUL W/ R VALUE OF 20.

INTERIOR PARTITION TYPES

N01: 2X6 WD FRAMING
N02: 2X4 WD FRAMING ON THE FLAT

FLOOR FINISH LEGEND

ARCH FINISH CONC W/ CONTROL JOINTS AS INDICATED ON PLANS

WOOD

STONE TILE

TRUE NORTH

PROJECT

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CONSTRUCTION DOCUMENTS

FLOOR PLAN - 816 N OLIVE - BLDG B

A201

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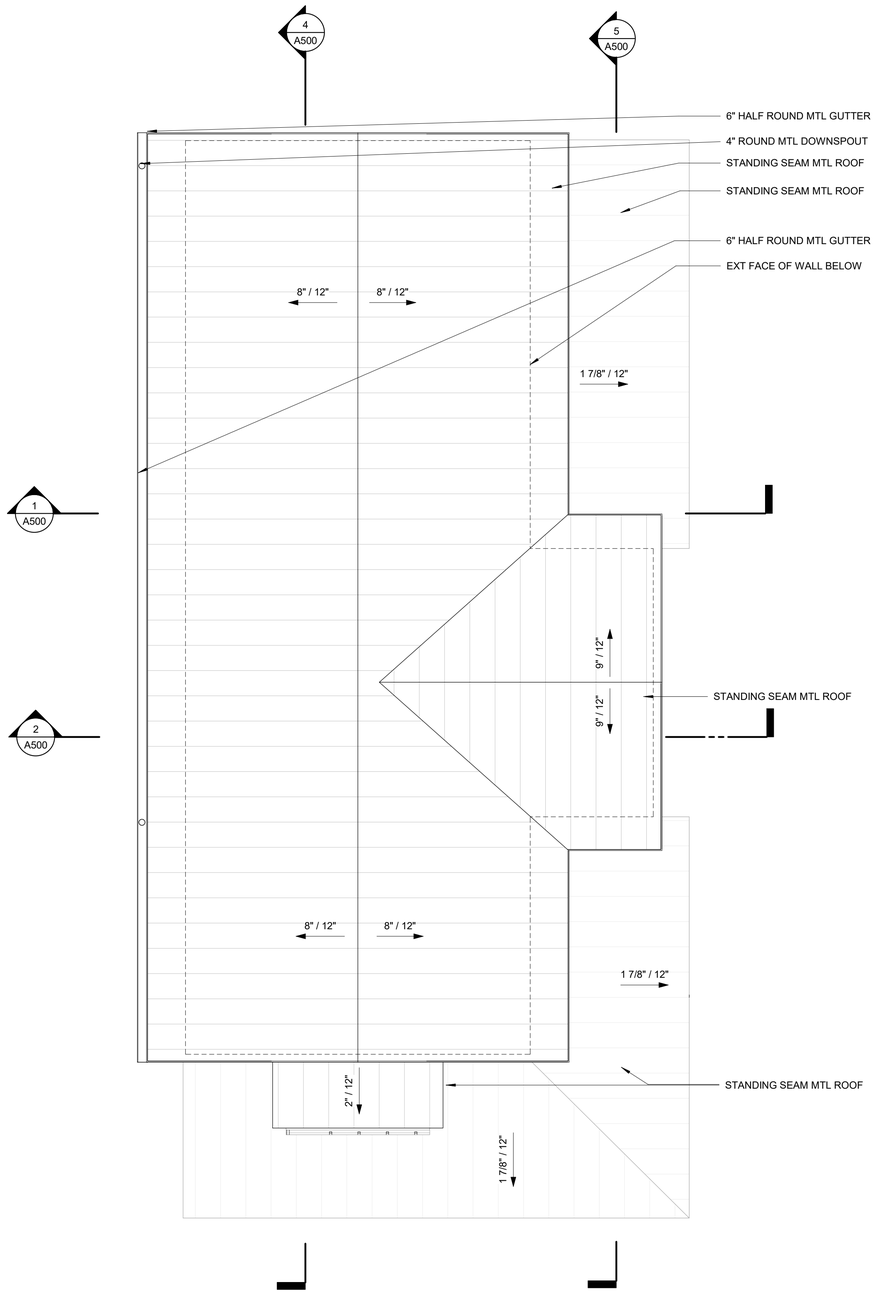
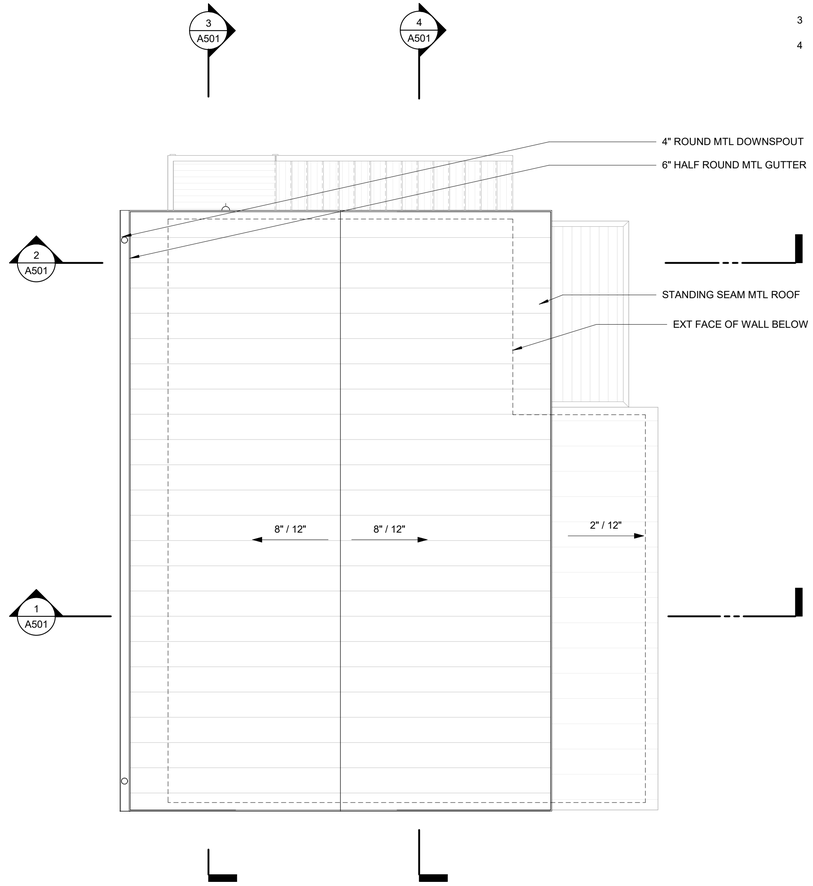
ROOF PLAN NOTES

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. ALL 2X6 ROOF FRAMING OVER CONDITIONED AREAS TO RECEIVE CLOSED CELL SPRAY FOAM INSUL. W/ MIN. R-VALUE OF 38



1 MAIN HOUSE- ROOF PLAN
SCALE: 1/4" = 1'-0"



2 GARAGE & ADU- ROOF PLAN
SCALE: 1/4" = 1'-0"

TRUE NORTH

PROJECT

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CONSTRUCTION DOCUMENTS

ROOF PLANS -816 N OLIVE- BLDG A & B

A240

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WINDOW SCHEDULE

BLDG	MARK	TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FRAME MATERIAL	GLAZING TYPE	COMMENTS	MARK
A	A01	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A01
A	A02	FIXED TRANSOM				FIBERGLASS CLAD WOOD	LOW-E		A02
A	A03	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A03
A	A04	FIXED				FIBERGLASS CLAD WOOD	LOW-E		A04
A	A05	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A05
A	A06	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A06
A	A07	FIXED TRANSOM				FIBERGLASS CLAD WOOD	LOW-E		A07
A	A08	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A08
A	A09	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A09
A	A10	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A10
A	A11	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A11
A	A12	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A12
A	A13	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A13
A	A14	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A14
A	A15	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A15
A	A16	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A16
A	A17	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A17
A	A18	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A18
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A	A27	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A27
A	A31	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A31
A	A32	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A32
A	A33	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A33
A	A34	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A34
A	A35	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A35
A	A36	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A36
A	A37	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A37
A	A38	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		A38
A	B01	AWNING				FIBERGLASS CLAD WOOD	LOW-E		B01
A	B02	AWNING				FIBERGLASS CLAD WOOD	LOW-E		B02
A	B03	AWNING				FIBERGLASS CLAD WOOD	LOW-E		B03
B	B04	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B04
B	B05	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B05
B	B06	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B06
B	B07	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B07
B	B08	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B08
B	B09	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B09
B	B10	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B10
B	B11	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B11
B	B12	DOUBLE HUNG				FIBERGLASS CLAD WOOD	LOW-E		B12

DOOR SCHEDULE

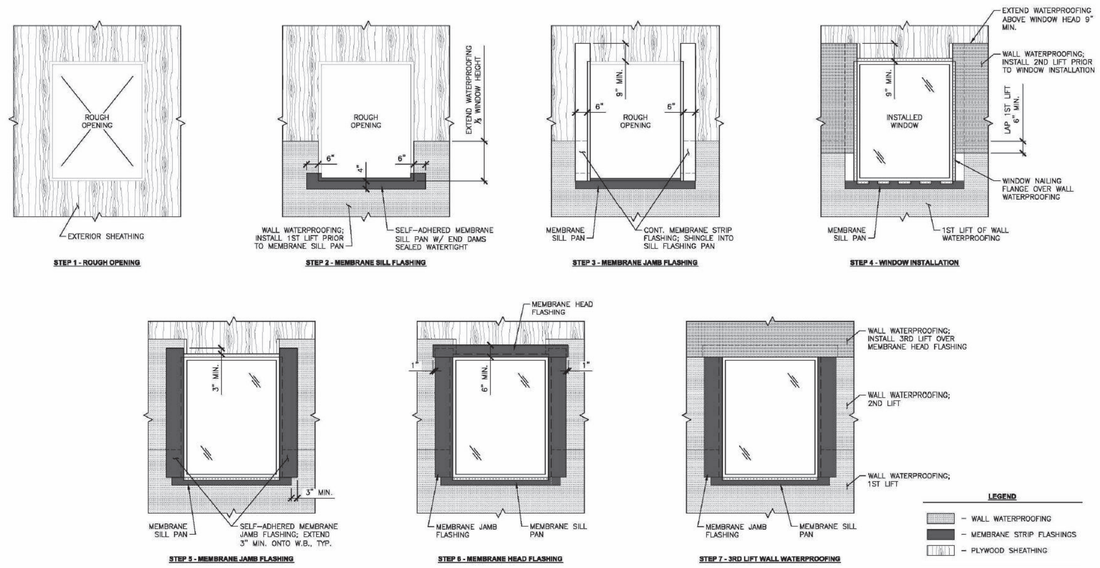
MARK	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICKNESS	PANEL MATERIAL	PANEL FINISH	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	GLASS TYPE	REMARKS	MARK
A10.1	SLIDER	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD CLAD FIBERGLASS/GLASS	FACTORY FINSH				LOW E		A10.1
A11.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A11.1
A14.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	WOOD/GLASS, TO BE SELECTED BY ARCHITECT	FACTORY FINSH				LOW E		A14.1
A15.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A15.1
A20.1	BI-FOLD	6' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						A20.1
A20.2	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A20.2
A21.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A21.1
A23.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	FACTORY FINSH						A23.1
A23.2	BIFOLD	4' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						A23.2
A26.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A26.1
A26.2	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A26.2
A26.3	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A26.3
A26.29	SLIDER	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD CLAD FIBERGLASS/GLASS	FACTORY FINSH				LOW E		A26.29
A26.30	SLIDER	6' - 0"	8' - 0"	0' - 1 3/4"	WOOD CLAD FIBERGLASS/GLASS	FACTORY FINSH				LOW E		A26.30
A26.31	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						A26.31
A26.32	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						A26.32
A26.33	POCKET	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						A26.33
A26.34	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	HC FLUSH WD	PTD						A26.34
A26.36	BIFOLD	5' - 0"	7' - 0"	0' - 1 3/4"	HC FLUSH	PTD						A26.36
A29.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						A29.1
A29.2	SLIDER	7' - 0"	8' - 0"	0' - 1 3/4"	WOOD CLAD FIBERGLASS/GLASS	FACTORY FINSH				LOW E		A29.2
B10.1	SECTIONAL	9' - 0"	8' - 0"	0' - 1 3/4"	DECORATIVE MTL & GLASS	FACTORY FINSH				LOW E	INSULATED FRAME	B10.1
B10.2	SECTIONAL	9' - 0"	8' - 0"	0' - 1 3/4"	DECORATIVE MTL & GLASS	FACTORY FINSH				LOW E	INSULATED FRAME	B10.2
B10.3	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						B10.3
B11.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						B11.1
B11.2	SWING	3' - 0"	8' - 0"	0' - 1 3/4"	SOLID WOOD/ GLASS 4-LITE ENTRY DOOR	FACTORY FINSH				LOW E		B11.2
B20.1	SWING	3' - 0"	7' - 0"	0' - 1 3/4"	FIBERGLASS/GLASS	FACTORY FINSH				LOW E		B20.1
B21.1	SWING	2' - 10"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						B21.1
B22.1	SWING	2' - 8"	7' - 0"	0' - 1 3/4"	SC FLUSH	PTD						B22.1

BATHROOM VANITIY SCHEDULE

Mark	Model
M01	IKEA: GODMORGON/ ODENSVIK 898.843.37
M02	IKEA: GODMORGON/ ODENSVIK 891.854.77
M03	IKEA: GODMORGON/ ODENSVIK 191.854.66

WINDOWS & DOOR NOTES

3 PROVIDED TEMPERED LITES WHERE REQUIRED FOR SAFETY ACCORDING TO CODE.
4 ALL FIBERGLASS WINDOWS SHALL BE PELLA IMPERVIA SERIES.
5 ALL FIBERGLASS CLAD WOOD WINDOWS SHALL BE PELLA 450 SERIES WITH PINE INTERIOR FINISH.
6 PROVIDE EQUAL SIM. DIVIDED LITES WITH SPACER PER EXTERIOR ELEVATIONS.
7 WINDOW AND DOOR SCHEDULES ARE NOT TO BE CONSIDERED AN ORDER FORM. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL WINDOWS TO BE REVIEWED BY ARCHITECT PRIOR TO FABRICAITON.
8 VERIFY ALL DIEMENSIONS IN FIELD.
9 BLDG E WINDOWS ARE NOT INCLUDED IN SCHEDULE. BLDG E TO RECEIVE IDENTICAL WINDOWS TO BLDG C.
10 PROVIDE PRIVACY LOCKS AT ALL BEDROOMS AND BATHROOMS.
11 REFER TO DETAILS FOR TYP HEAD, JAMB, SILL AND THRESHOLD



TYP. WINDOW FLASHING INSTRUCTIONS

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816 N OLIVE STREET

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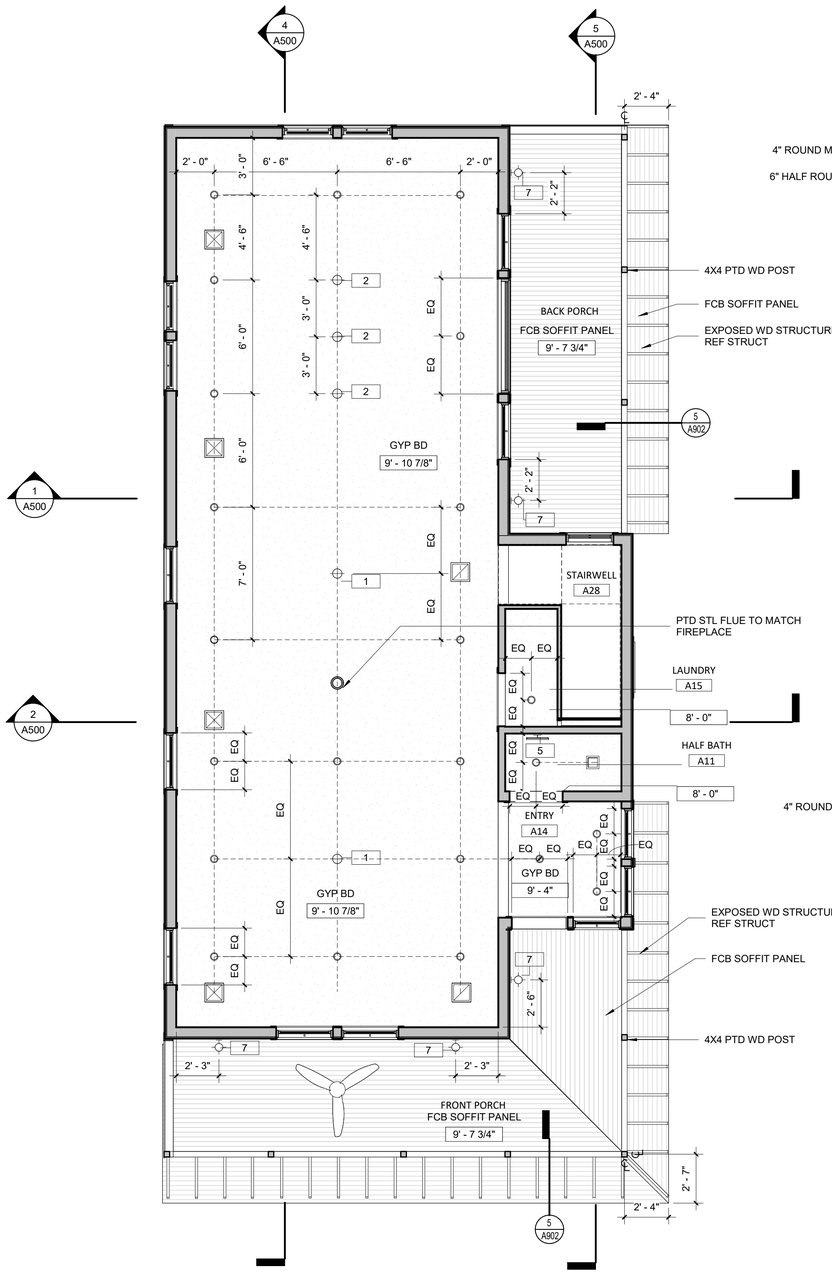
CONSTRUCTION DOCUMENTS

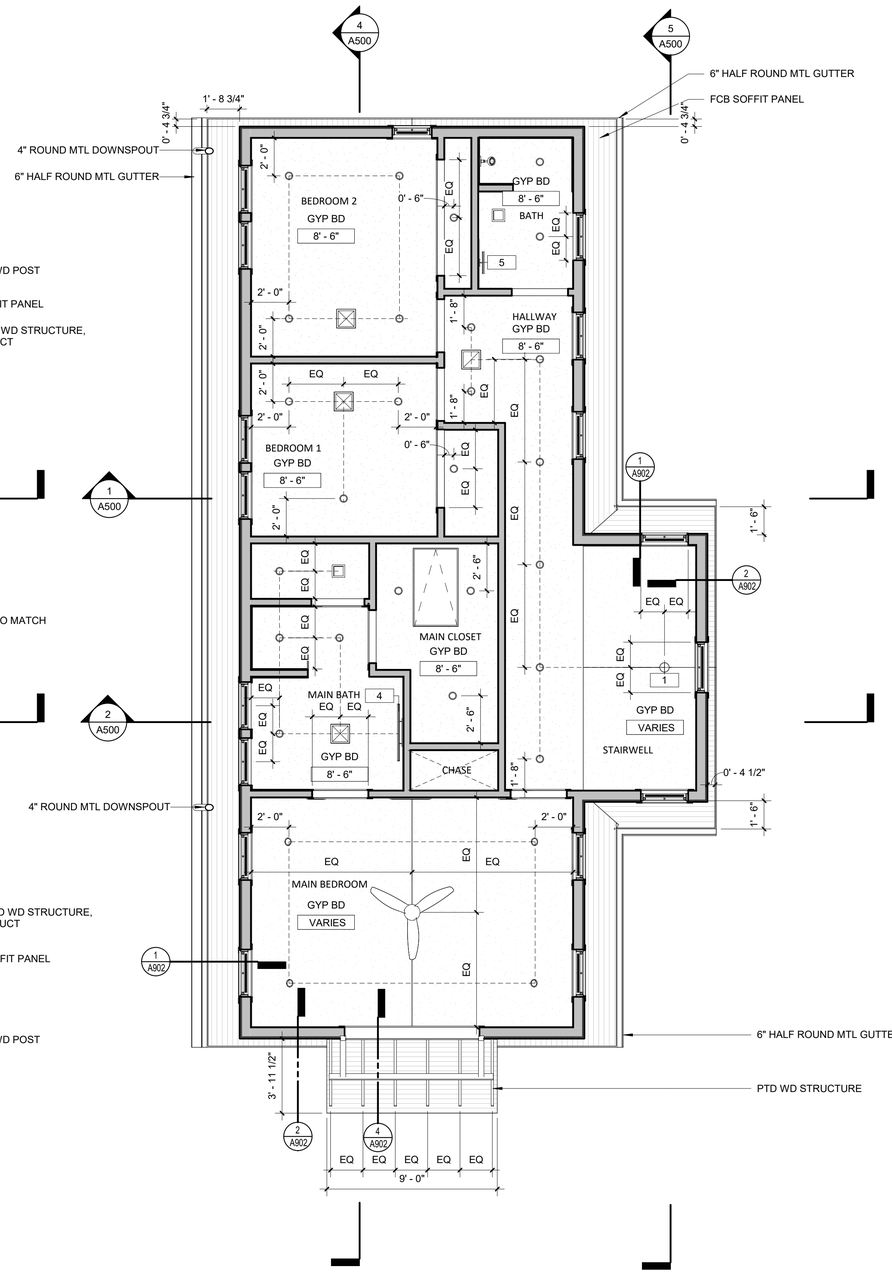
WINDOW, DOOR & MILLWORK SCHEDULE -816 N OLIVE- BLDG A & B

A261

11/7/2018 1:46:36 PM



1 MAIN HOUSE- LVL 1 RCP
SCALE: 1/4" = 1'-0"



2 MAIN HOUSE- LVL 2 RCP
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. REFER TO SPECS FOR FIXTURE TYPE DESCRIPTIONS AND ALLOWANCES
4. THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCES TO THE ARCHITECT.
5. RELOCATE SUPPLY DRAIN AND VENT PIPES TO MAINTAIN SCHEDULED CEILING HEIGHTS. COORDINATE RELOCATIONS WITH MEP ENGINEERS.
6. DASHED LINE ON CEILING PLANS INIDICATES FIXTURE ALIGNMENT
7. MECHANICAL GRILLE LOCATIONS AND SIZES ARE FOR DIAGRAMMATIC PURPOSES ONLY
8. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNT SUPPLY AND RETURN GRILLE LOCATIONS
9. ALL CEILINGS TO BE 5/8" GYP BD UNLESS OTHERWISE NOTED. USE WATER RESISTANT TYPE AT ALL BATHROOMS.

MECH & ELEC SYMBOLS

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.
- ALIGN
- RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

TRUE NORTH

PROJECT

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CONSTRUCTION DOCUMENTS

RCP -816 N OLIVE- BLDG A

A300

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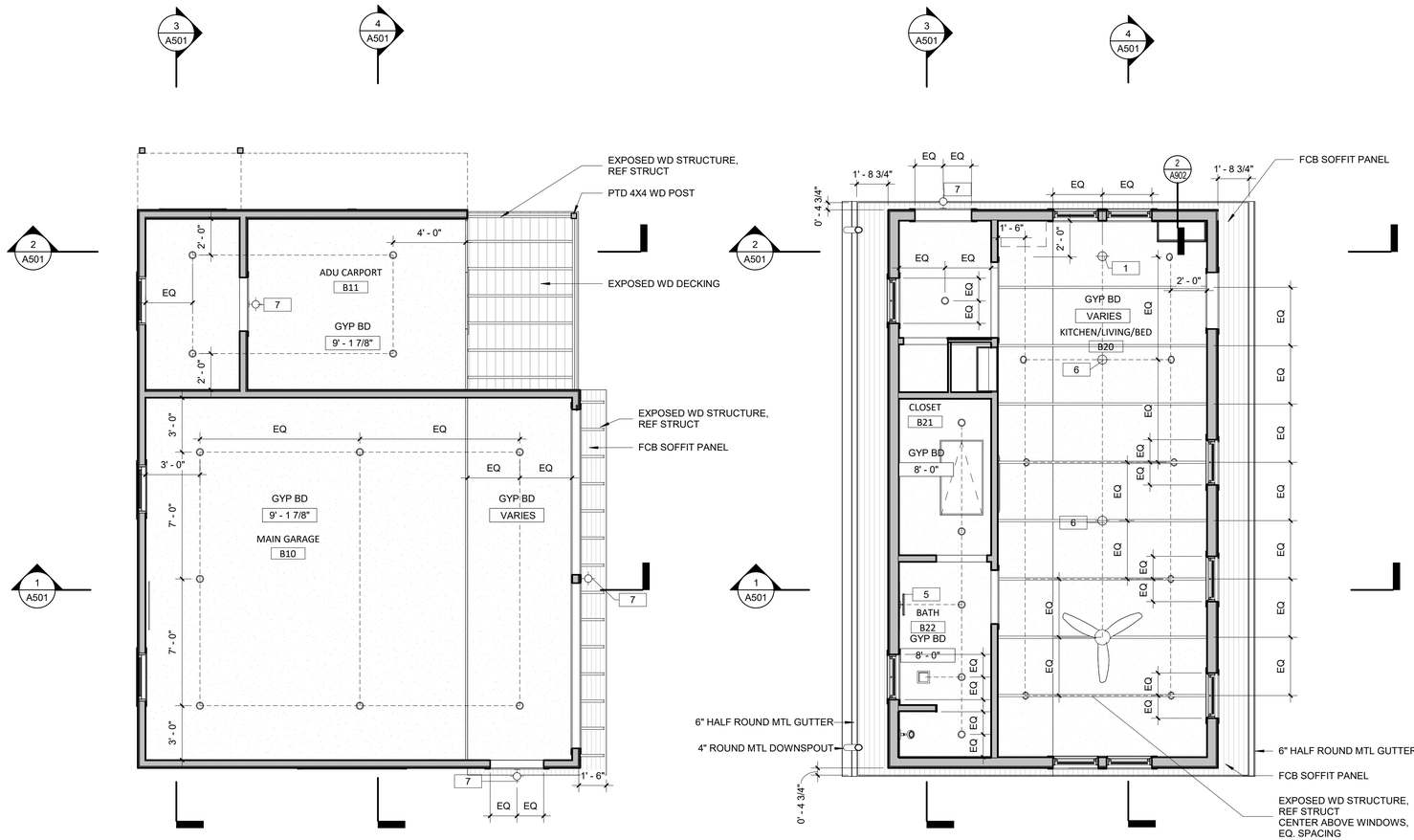

1 GARAGE & ADU - LVL 1 RCP
SCALE: 1/4" = 1'-0"

2 GARAGE & ADU - LVL 2 RCP
SCALE: 1/4" = 1'-0"

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8. REFER TO INTERIOR ELEVATIONS FOR WALL MOUNT SUPPLY AND RETURN GRILLE LOCATIONS
9. ALL CEILINGS TO BE 5/8" GYP BD UNLESS OTHERWISE NOTED. USE WATER RESISTANT GYP BD AT WET AREAS.

MECH & ELEC SYMBOLS

- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- ACCESS PANEL, PAINT TO MATCH CEILING U.N.O.
- ALIGN
- RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

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CONSTRUCTION DOCUMENTS

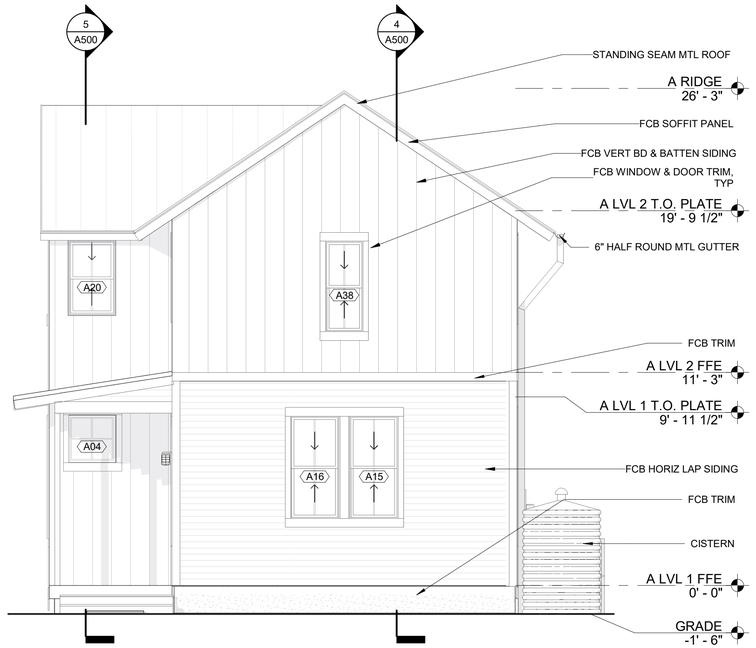
RCP -816 N OLIVE- BLDG B

A301

11/7/2018 1:46:43 PM

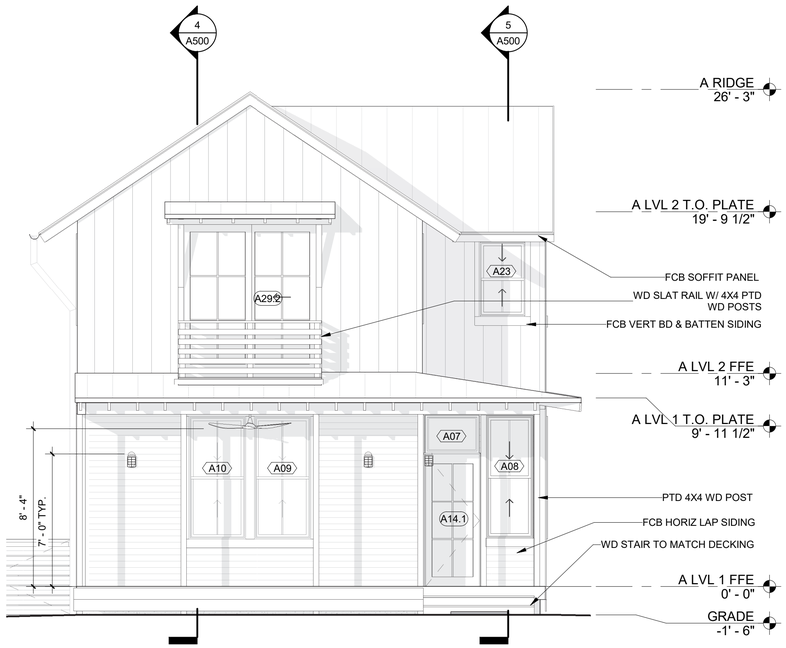
ELEVATION NOTES

1 REF. CIVIL FOR GRADE ELEVATIONS
2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES

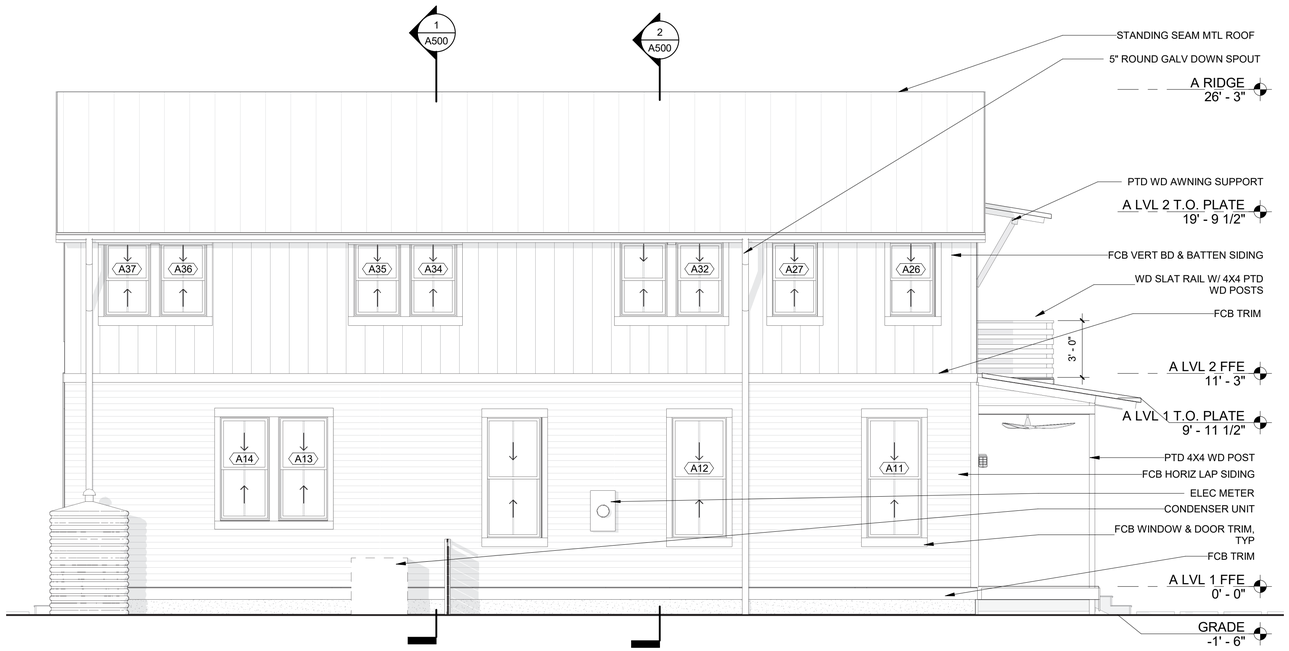


2 BLDG A- NORTH
SCALE: 1/4" = 1'-0"

3 BLDG A- EAST
SCALE: 1/4" = 1'-0"



4 BLDG A- SOUTH
SCALE: 1/4" = 1'-0"



1 BLDG A - WEST
SCALE: 1/4" = 1'-0"

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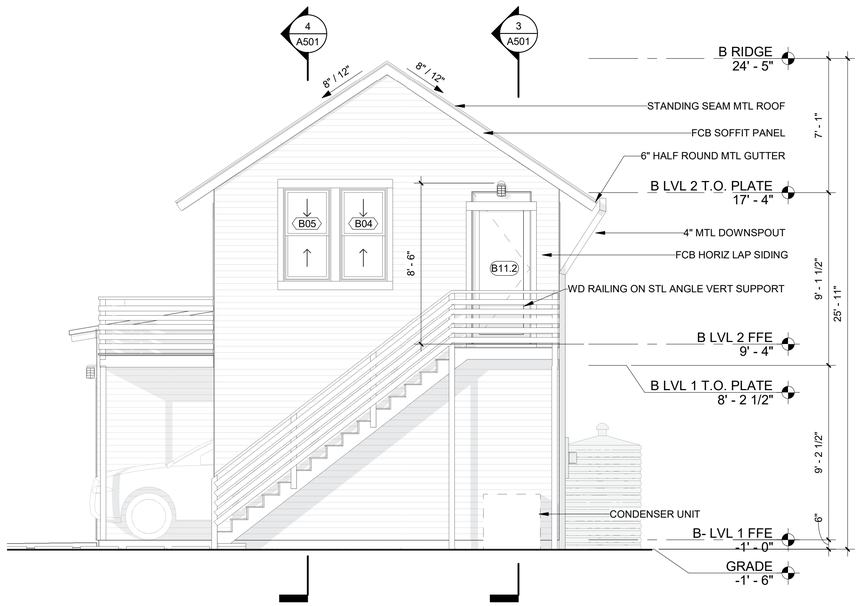
EXT ELEVATIONS -816 N OLIVE- BLDG A

A400

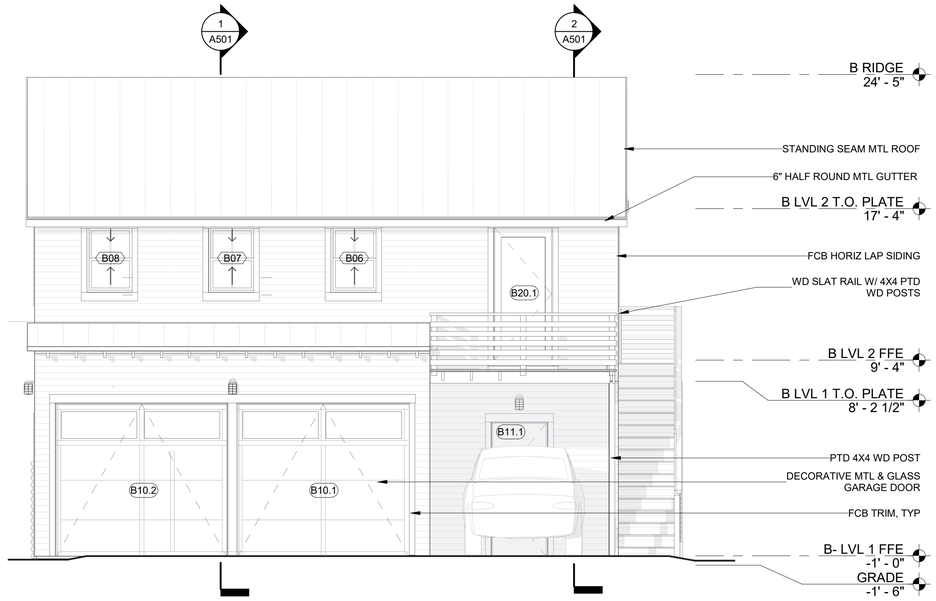
11/7/2018 1:46:51 PM

ELEVATION NOTES

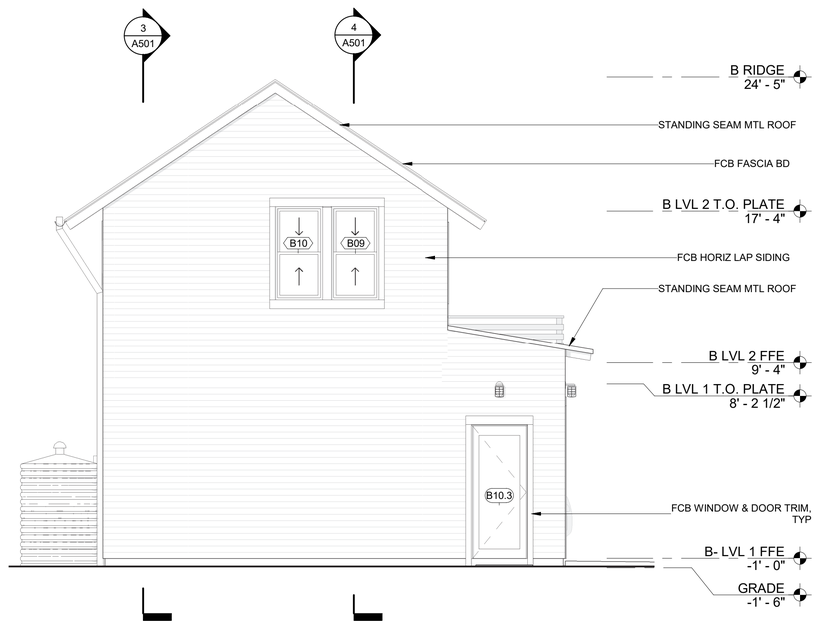
1 REF. CIVIL FOR GRADE ELEVATIONS
2 REF. WINDOW & DOOR SCHEDULE FOR HEAD & SILL HEIGHTS
3 REF. ELEC PLANS FOR LIGHTING FIXTURE TYPES



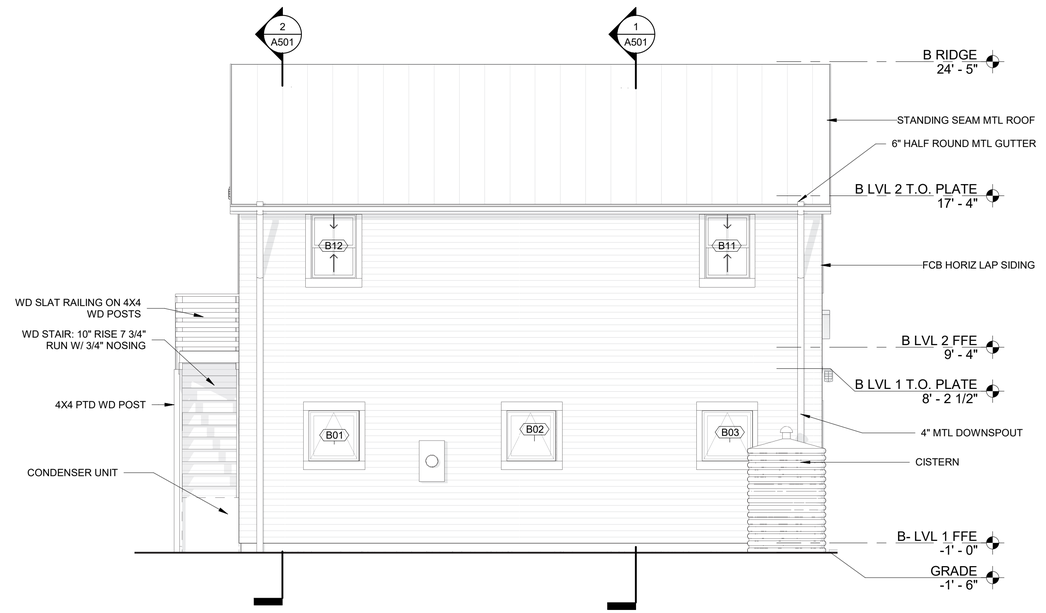
2 BLDG B NORTH
SCALE: 1/4" = 1'-0"



3 BLDG B EAST
SCALE: 1/4" = 1'-0"



4 BLDG B SOUTH
SCALE: 1/4" = 1'-0"



1 BLDG B WEST
SCALE: 1/4" = 1'-0"

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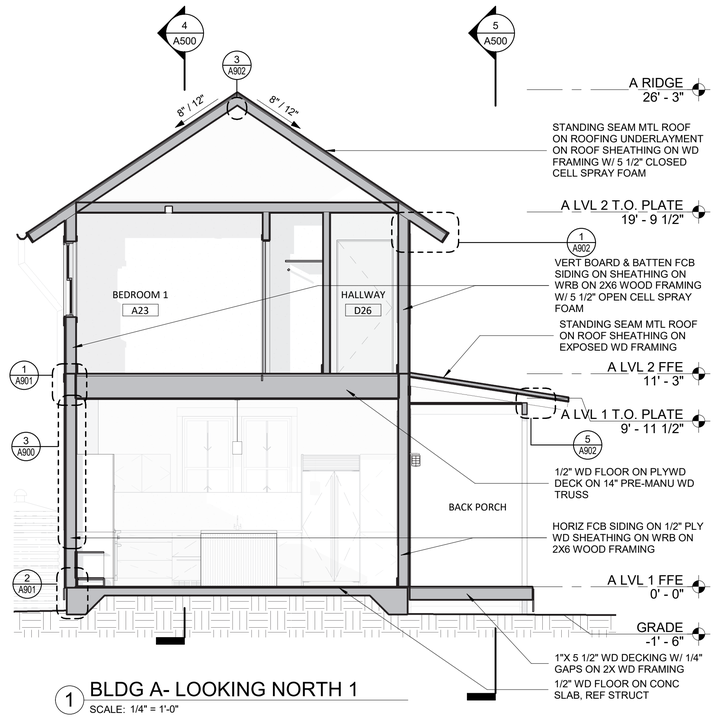
EXT ELEVATIONS - 816 N OLIVE- BLDG B

A401

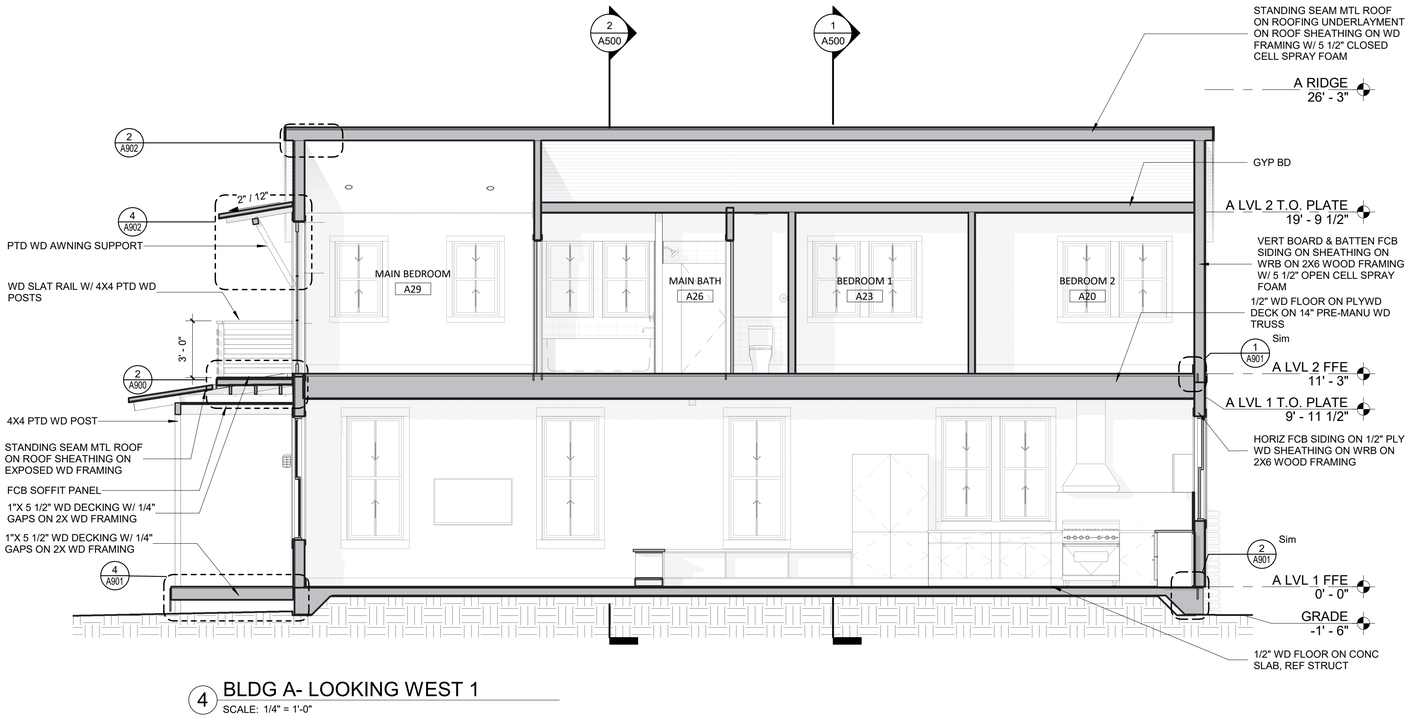
11/7/2018 1:46:58 PM

BUILDING SECTION NOTES

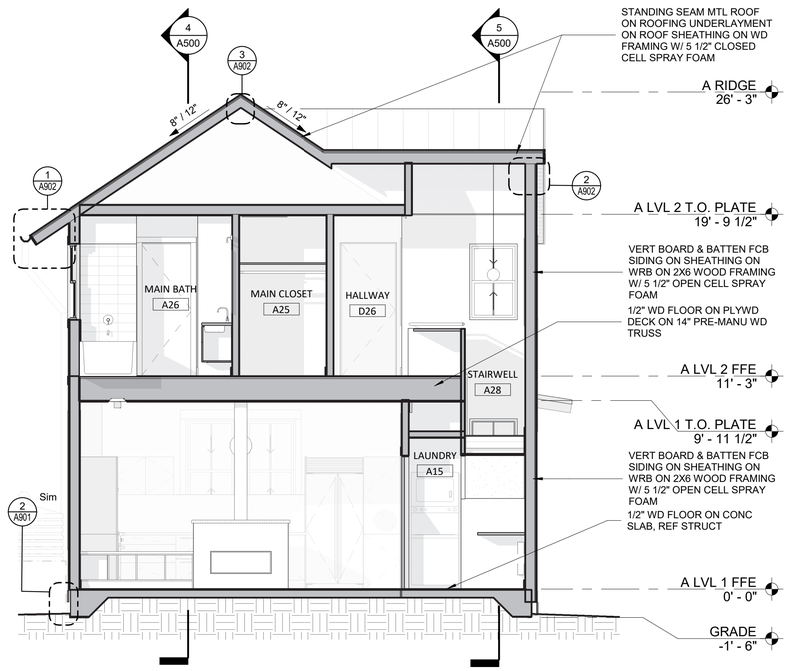
1 REFERENCE INTERIOR ELEVATIONS FOR INTERIOR FINISHES
2 REFERENCE CIVIL DRAWINGS FOR GRADE ELEVATIONS
3 ALL FINISH GRADES TO SLOPE AWAY FROM FOUNDATION
4 REFERENCE PLANS FOR WALL TYPES



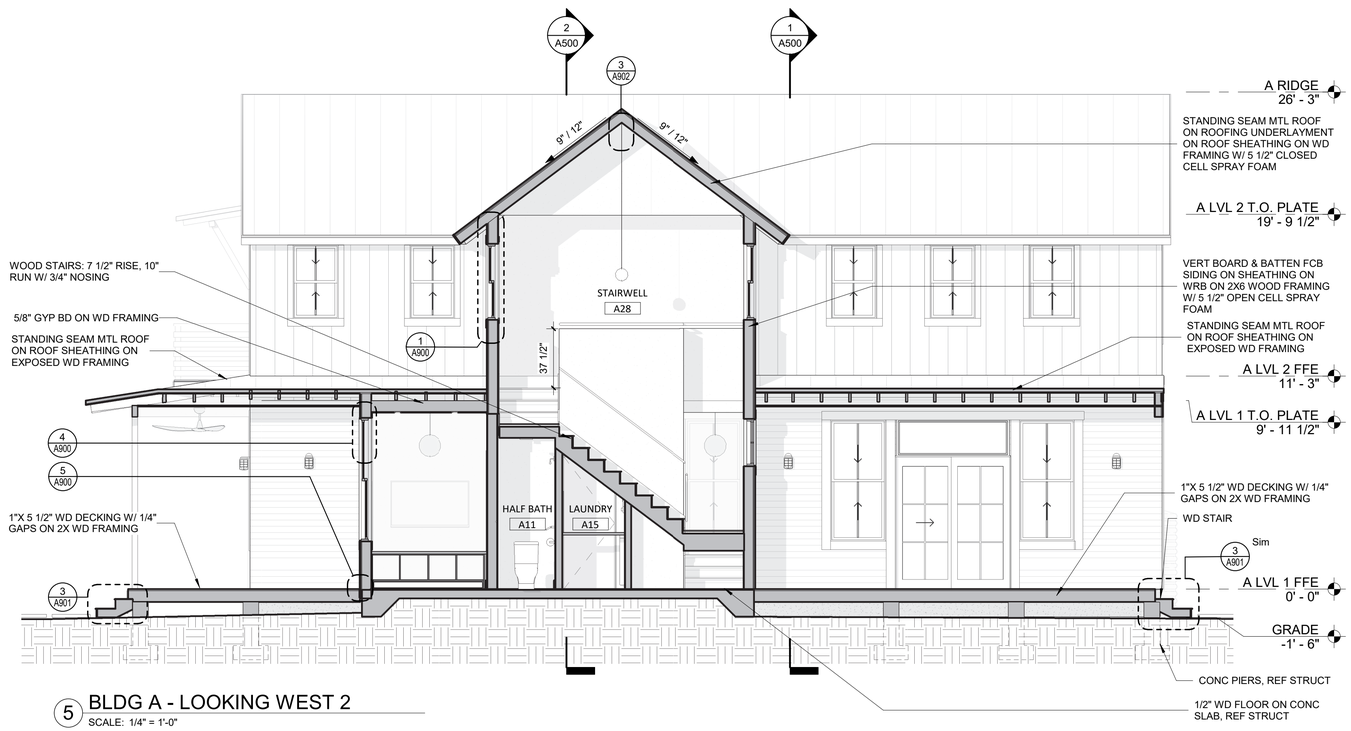
1 BLDG A- LOOKING NORTH 1
SCALE: 1/4" = 1'-0"



4 BLDG A- LOOKING WEST 1
SCALE: 1/4" = 1'-0"



2 BLDG A- LOOKING N 2
SCALE: 1/4" = 1'-0"



5 BLDG A - LOOKING WEST 2
SCALE: 1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

BUILDING SECTIONS - 816 N OLIVE - BLDG A

A500

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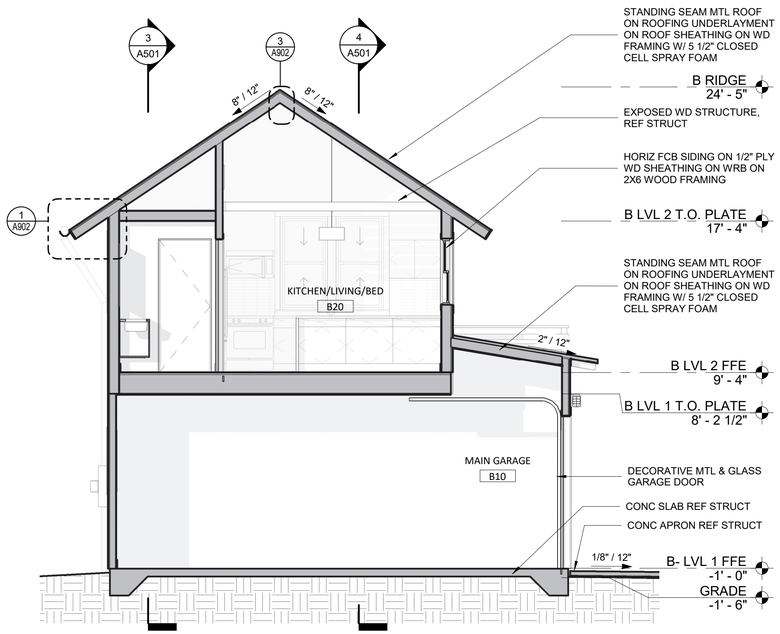
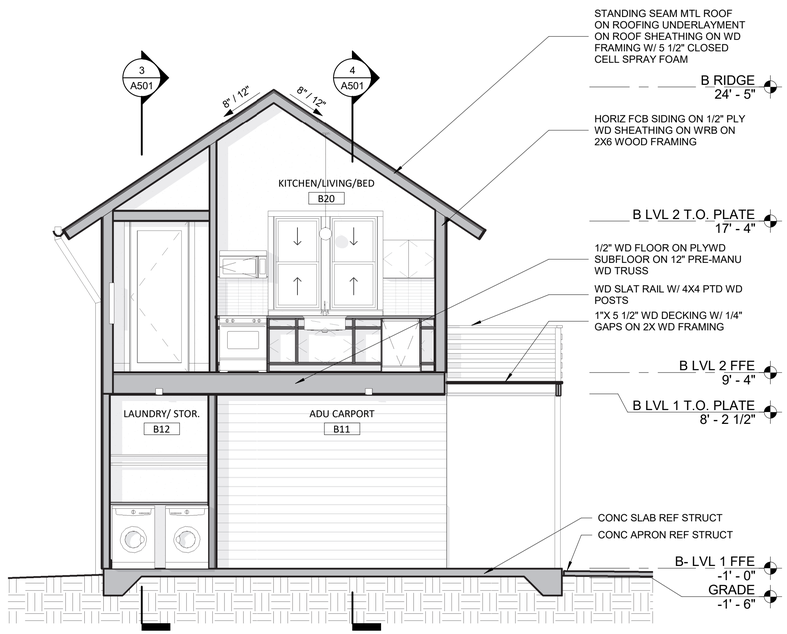


1 BLDG B - LOOKING N 1
SCALE: 1/4" = 1'-0"



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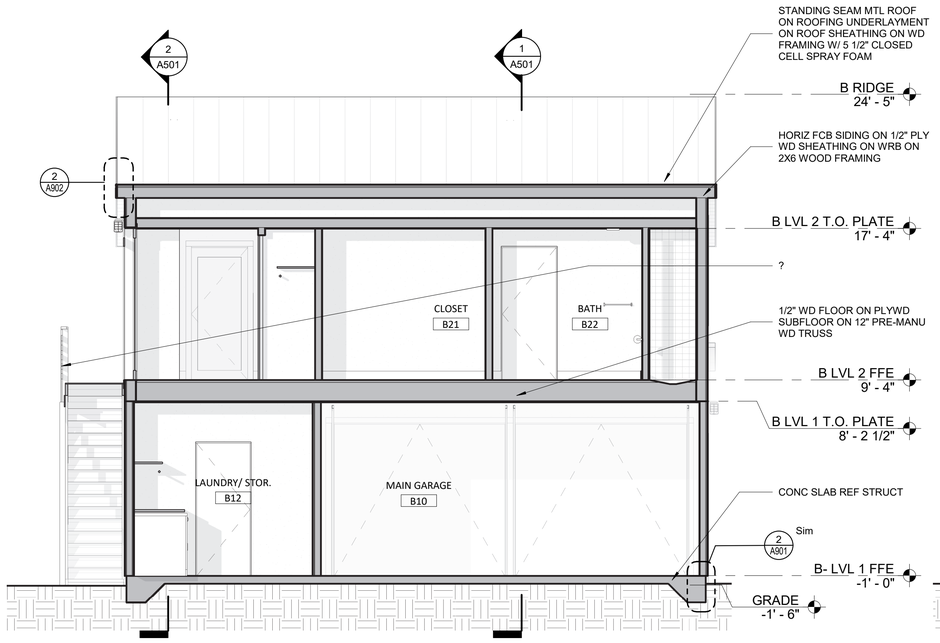

3 BLDG B - LOOKING E 1
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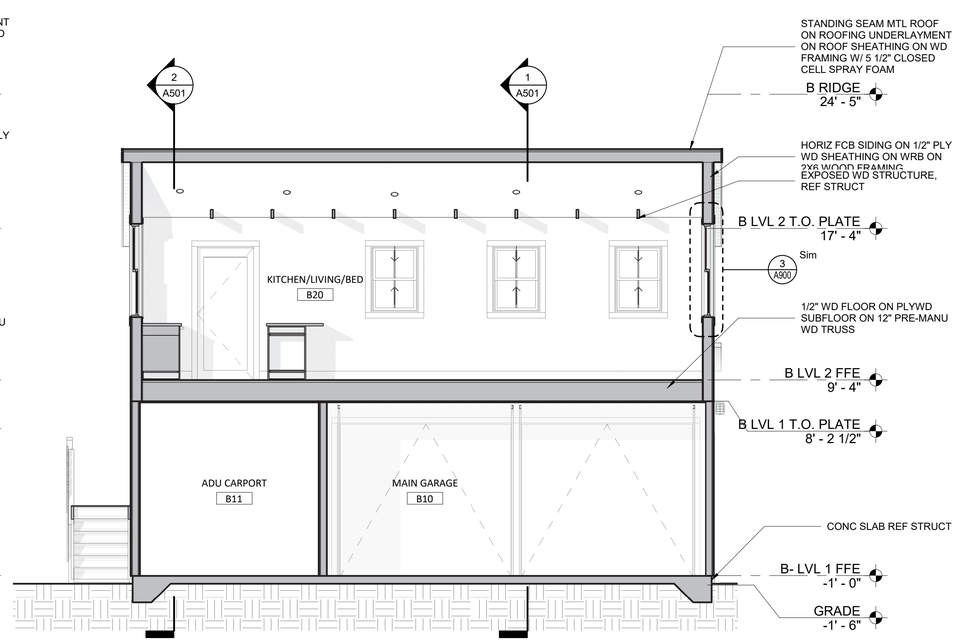

4 BLDG B - LOOKING E 2
SCALE: 1/4" = 1'-0"

BUILDING SECTION NOTES

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4 REFERENCE PLANS FOR WALL TYPES

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BUILDING SECTIONS - 816 N OLIVE- BLDG B

A501

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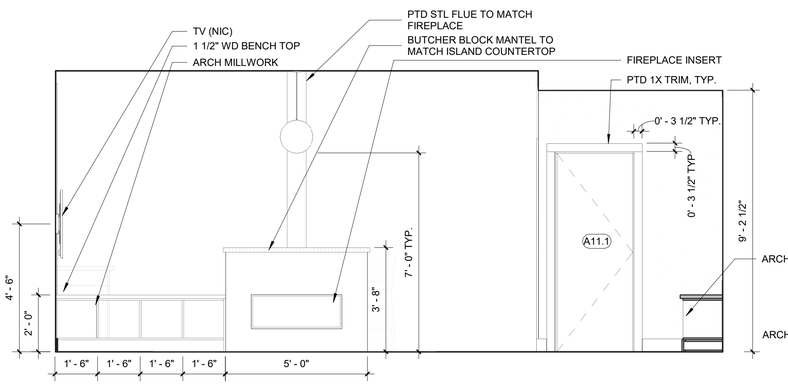

1 ENTRY/LIVING N
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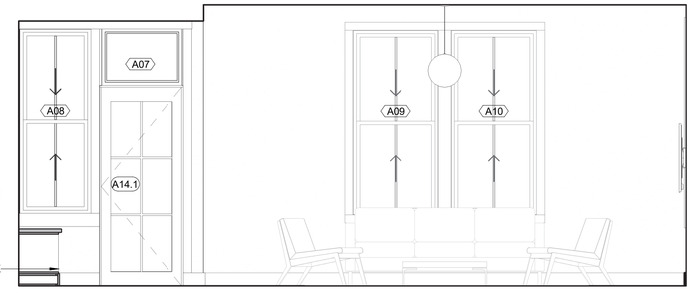

2 LIVING S
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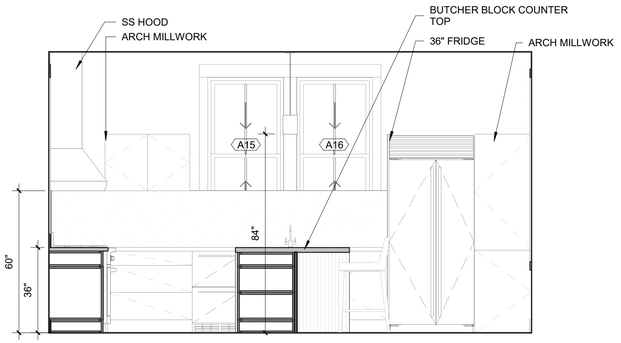
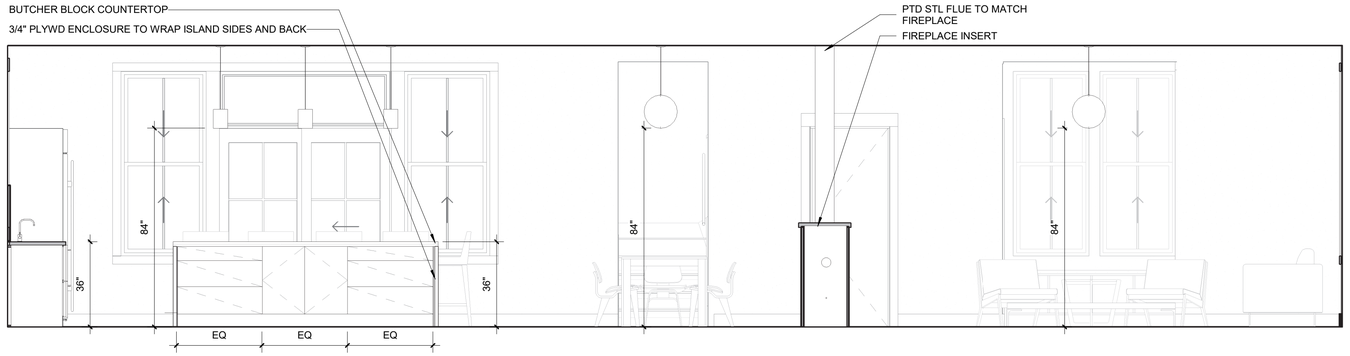
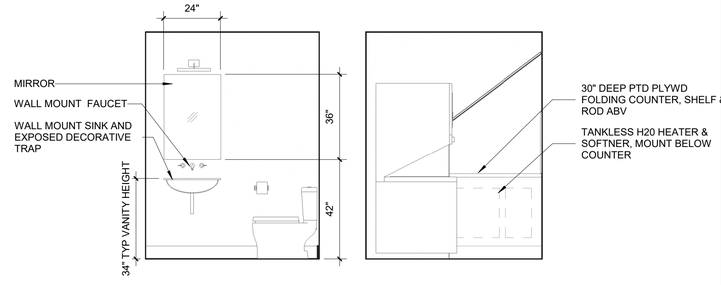


3 KITCHEN N
SCALE: 3/8" = 1'-0"

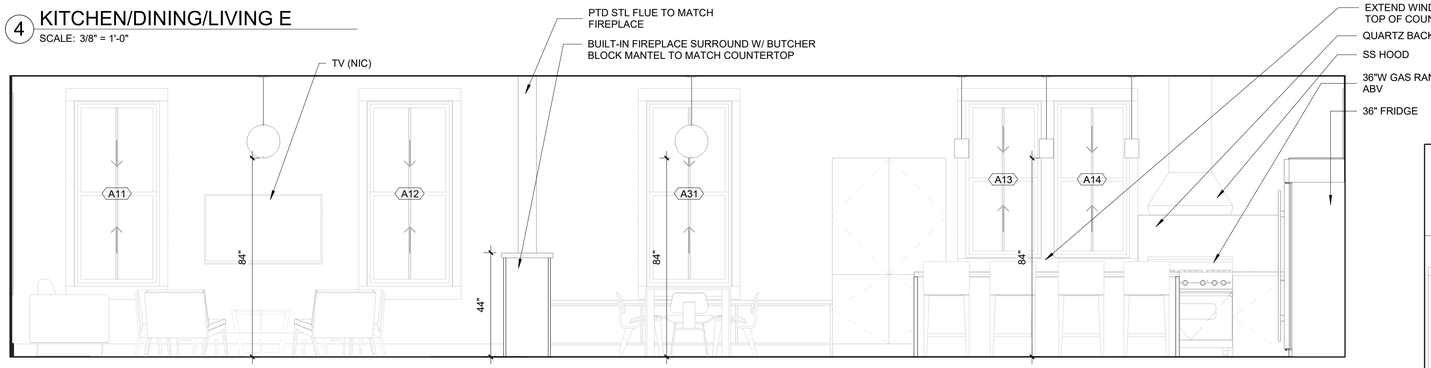


4 KITCHEN/DINING/LIVING E
SCALE: 3/8" = 1'-0"

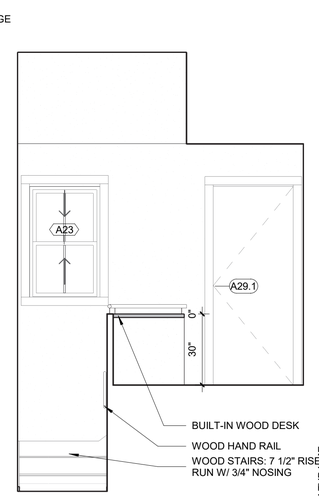


7 HALF BATH N
SCALE: 3/8" = 1'-0"

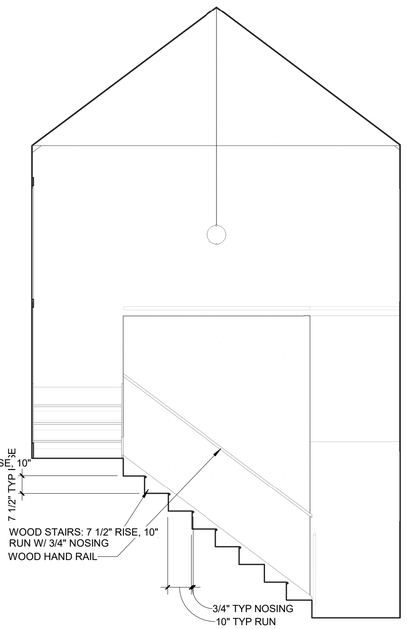
8 LAUNDRY E
SCALE: 3/8" = 1'-0"



5 KITCHEN/DINING/LIVING W
SCALE: 3/8" = 1'-0"



9 HALLWAY S
SCALE: 3/8" = 1'-0"



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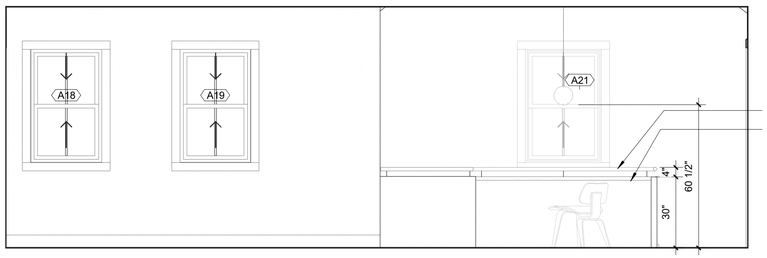
SCALE: 3/8" = 1'-0"



10 HALLWAY E
SCALE: 3/8" = 1'-0"

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INT ELEVATIONS - 816 N OLIVE-BLDG A

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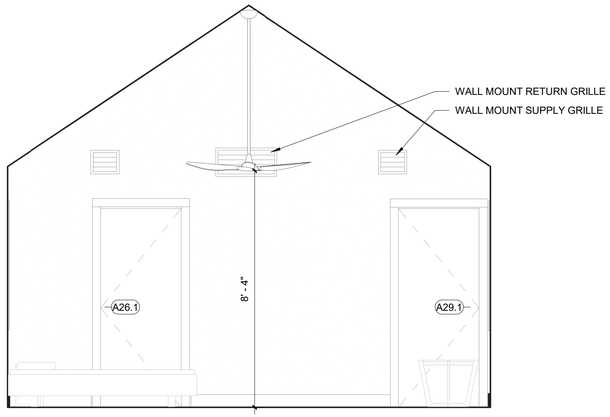
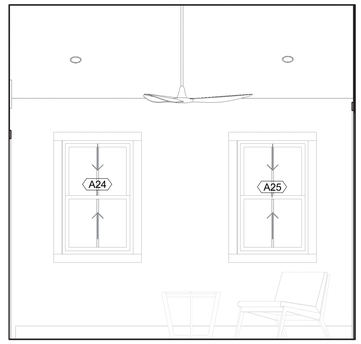


1 MAIN BEDROOM N
SCALE: 3/8" = 1'-0"

3 MAIN BEDROOM S
SCALE: 3/8" = 1'-0"



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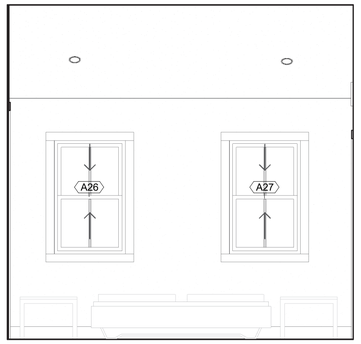
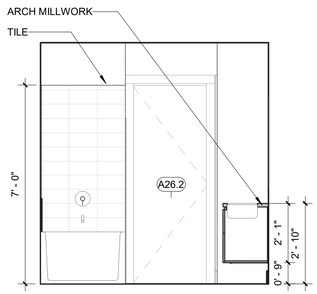


4 MAIN BEDROOM W
SCALE: 3/8" = 1'-0"



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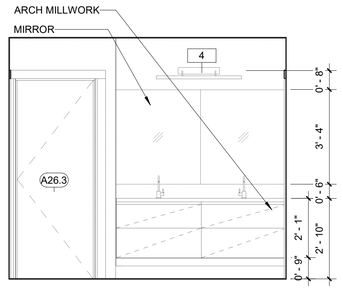
SCALE: 3/8" = 1'-0"



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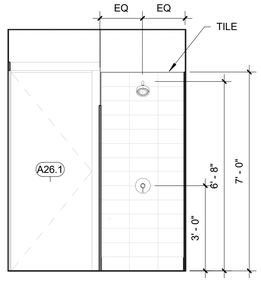
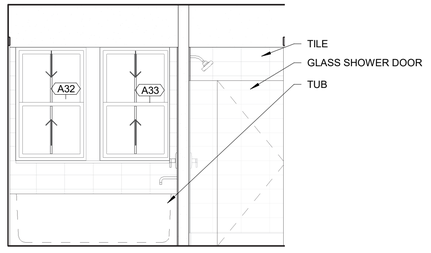
SCALE: 3/8" = 1'-0"



7 MAIN BATH S
SCALE: 3/8" = 1'-0"



8 MAIN BATH W
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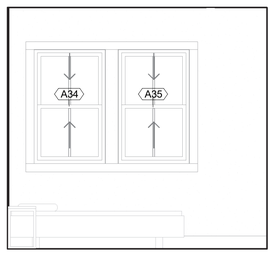
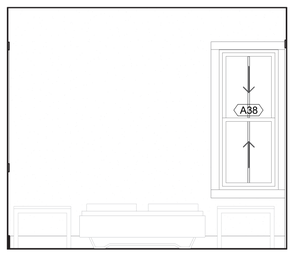


13 BEDROOM 1 W
SCALE: 3/8" = 1'-0"



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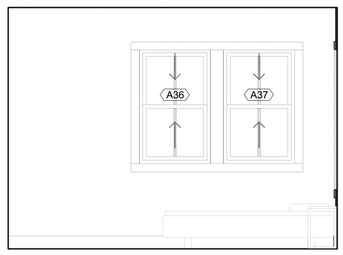
SCALE: 3/8" = 1'-0"



16 BEDROOM 2 W
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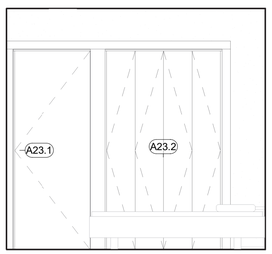

9 BEDROOM 1 E
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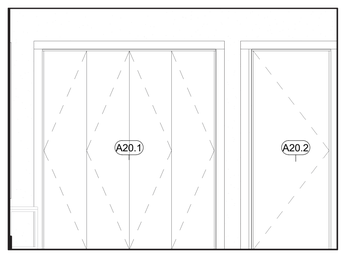

12 BEDROOM 2 E
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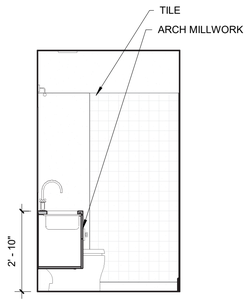
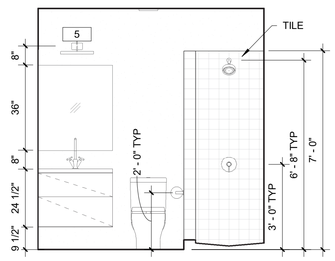


17 BATH N
SCALE: 3/8" = 1'-0"



20 BATH W
SCALE: 3/8" = 1'-0"

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816 N OLIVE STREET

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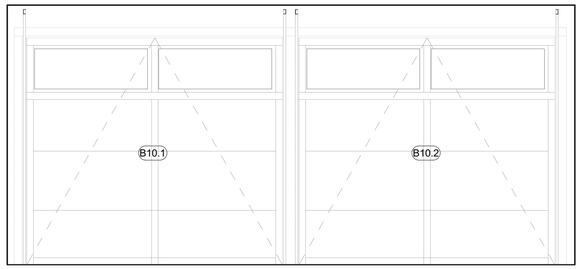
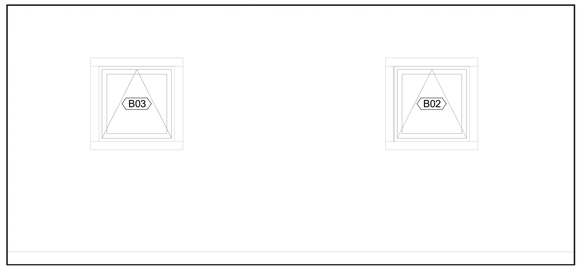


1 B- GARAGE E
SCALE: 3/8" = 1'-0"



2 B- GARAGE W
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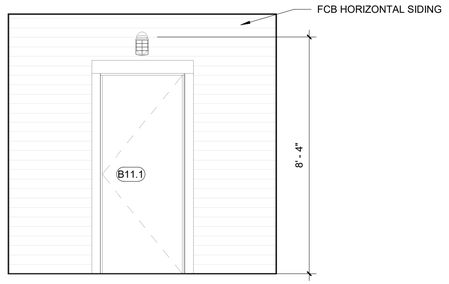

3 B- CARPORT W
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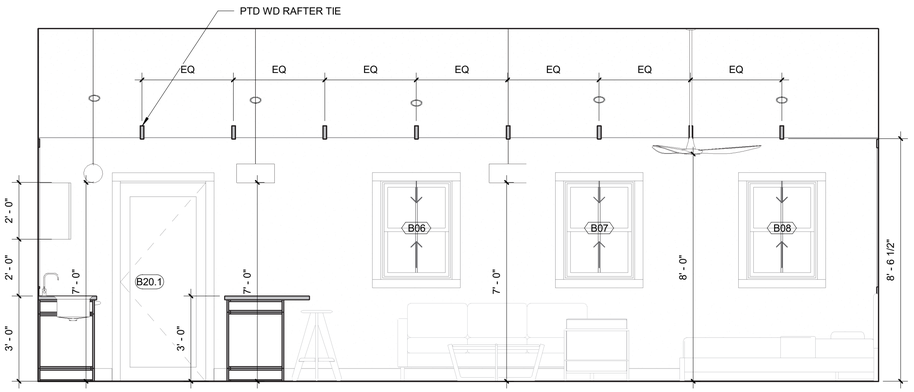

5 B- KITCHEN/LIVING/BED E
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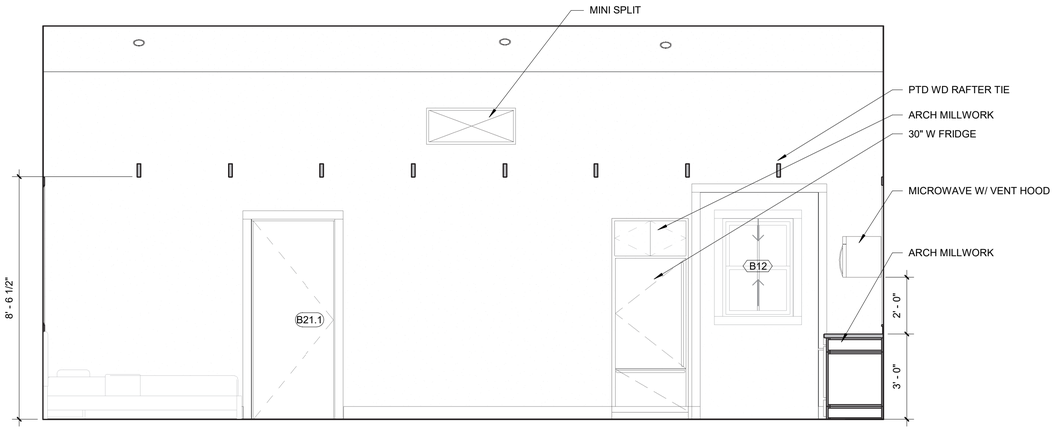
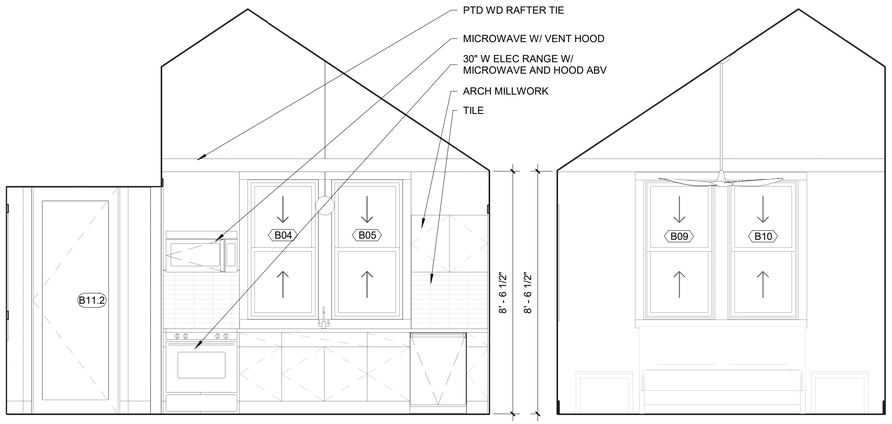
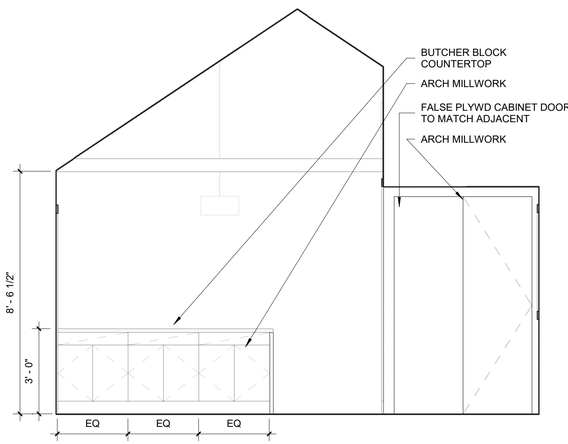


6 B- KITCHEN/LIVING/BED W
SCALE: 3/8" = 1'-0"



12 B- KITCHEN NORTH
SCALE: 3/8" = 1'-0"

7 B- BEDROOM S
SCALE: 3/8" = 1'-0"



4 B- KITCHEN S
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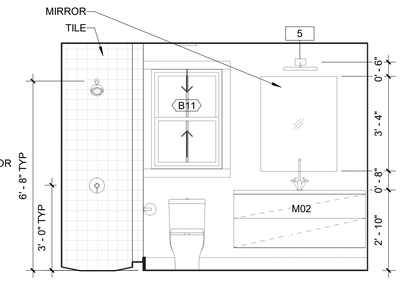

10 B- BATH W
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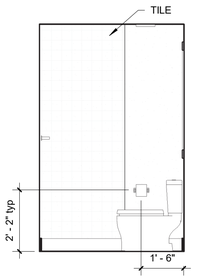

11 B- BATH S
SCALE: 3/8" = 1'-0"

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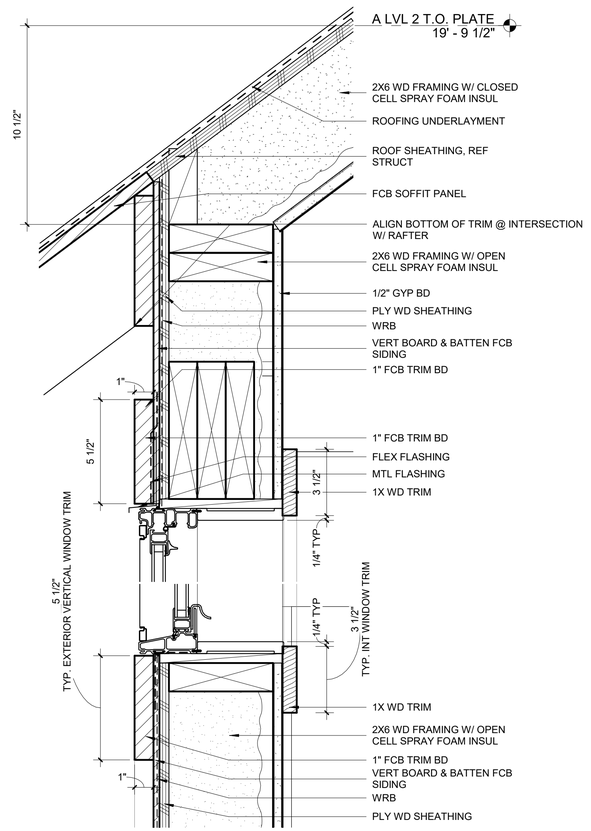
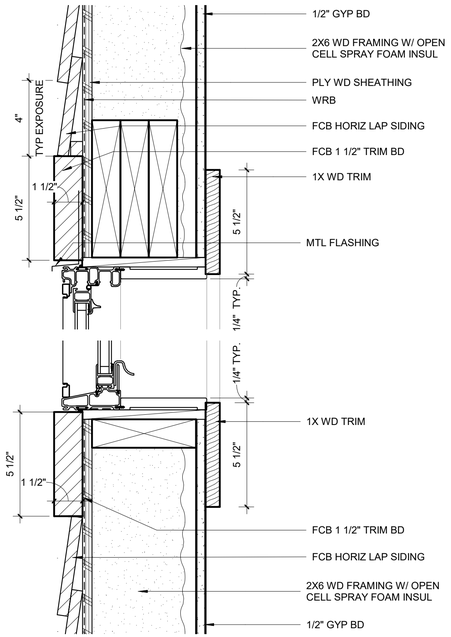


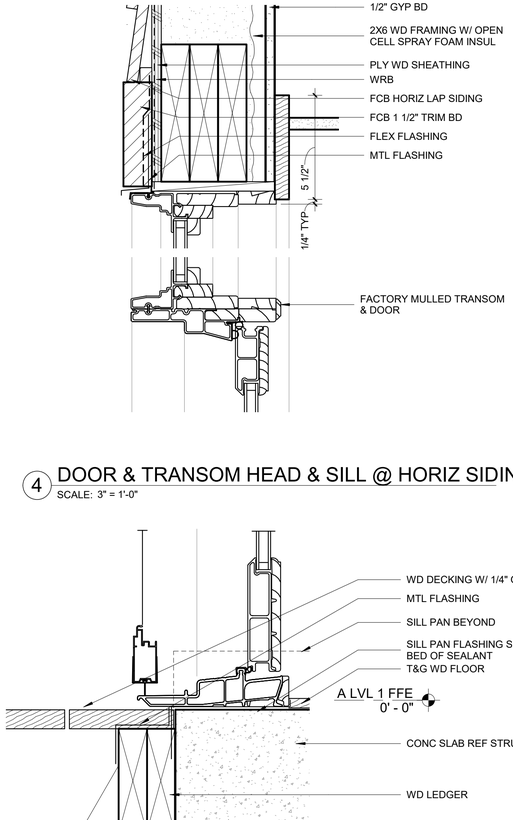
1 TYP WINDOW HEAD & SILL @ VERT SIDING

SCALE: 3" = 1'-0"



3 TYP. WINDOW HEAD & SILL @ HORIZ SIDING

SCALE: 3" = 1'-0"

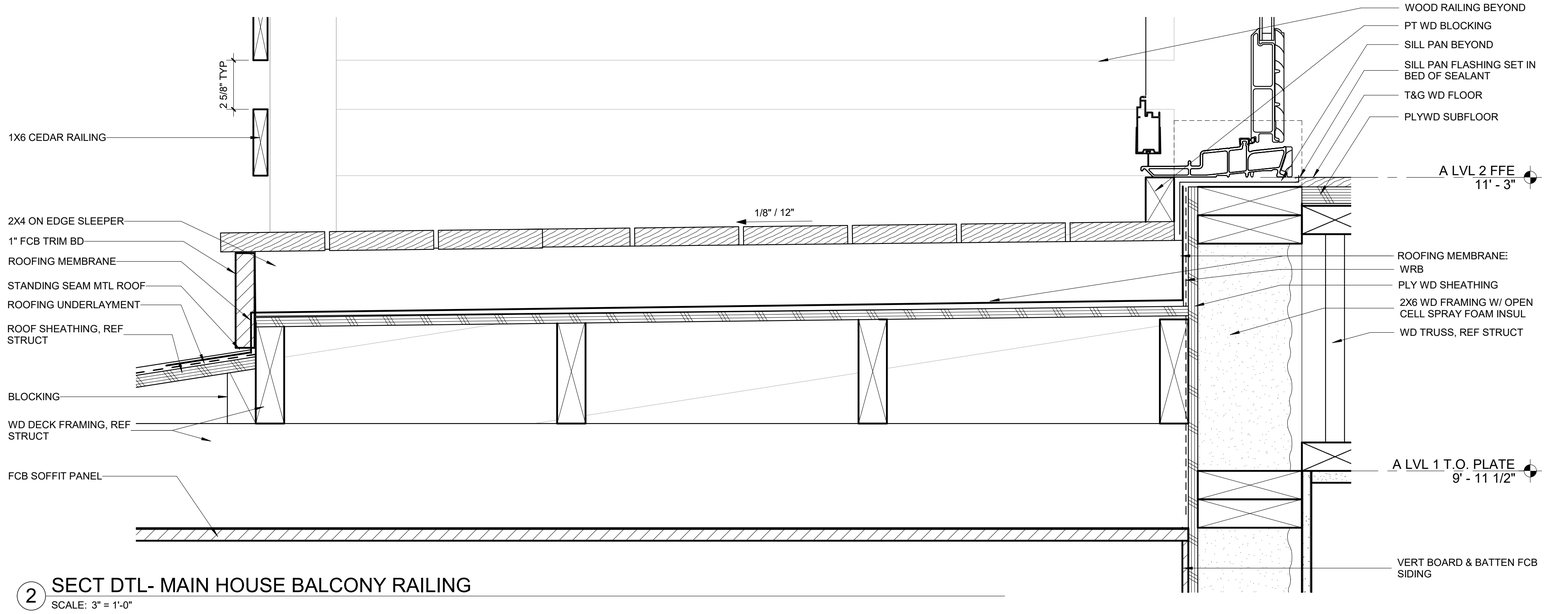


4 DOOR & TRANSOM HEAD & SILL @ HORIZ SIDING

SCALE: 3" = 1'-0"

5 TYP DOOR THRESH @ PORCH

SCALE: 3" = 1'-0"



2 SECT DTL- MAIN HOUSE BALCONY RAILING

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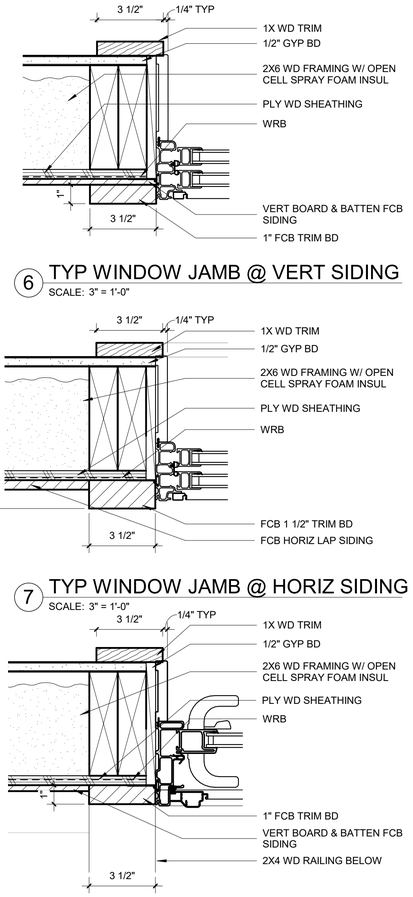

6 TYP WINDOW JAMB @ VERT SIDING

SCALE: 3" = 1'-0"

7 TYP WINDOW JAMB @ HORIZ SIDING

SCALE: 3" = 1'-0"

8 SLIDER DOOR JAMB @ VERT SIDING

SCALE: 3" = 1'-0"

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EXT DETAILS - 816 N OLIVE

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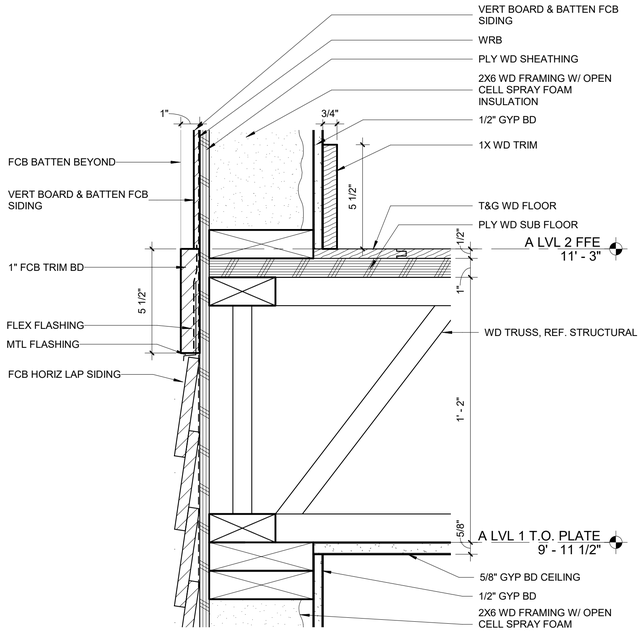

1 SECT DTL- TYP. HORIZ & VERT SIDING TRANSITION

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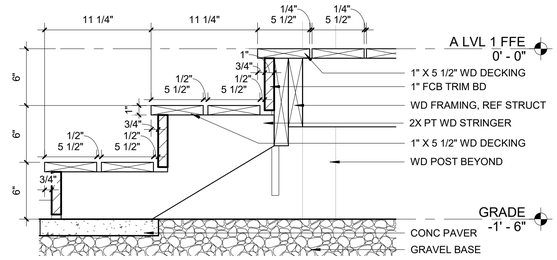
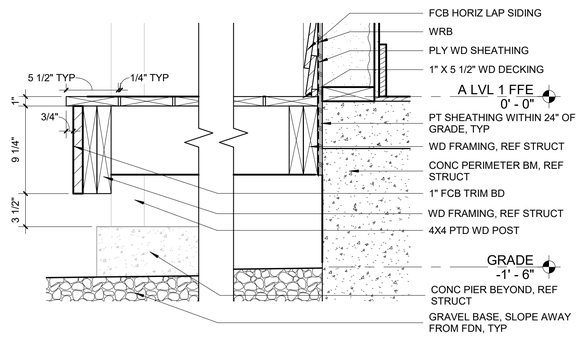


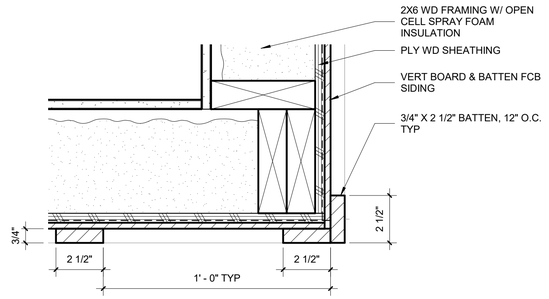
3 SECT DTL- TYP PORCH STAIR

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



4 SECT DTL- TYP PORCH SKIRT

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



6 PLAN DTL- TYP. CORNER @ VERT SIDING

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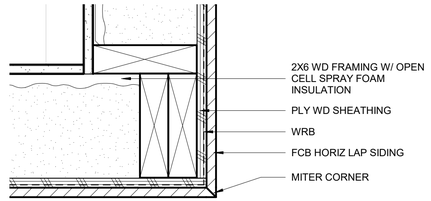
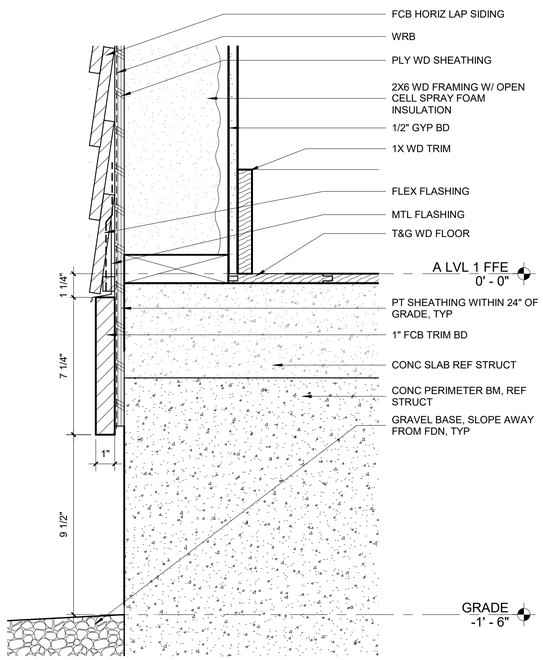


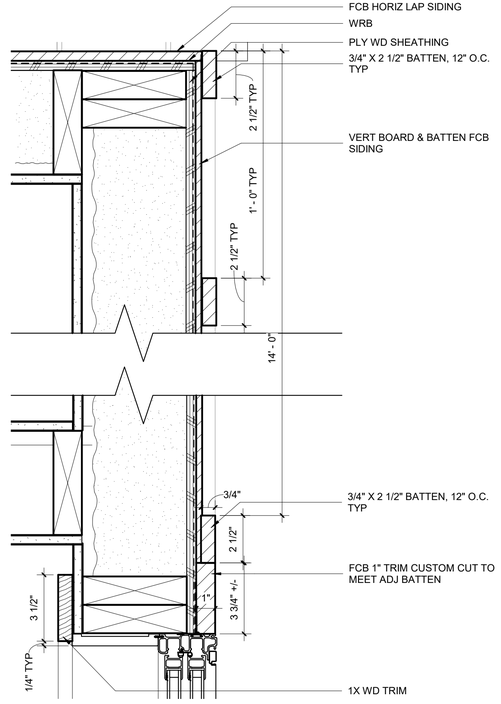
7 PLAN DTL - TYP CORNER @ HORIZ SIDING

SCALE: 3" = 1'-0"



2 SECT DTL- TYP SKIRT

SCALE: 3" = 1'-0"



5 PLAN DTL- TRANSITION @ HORIZ & VERT SIDING

SCALE: 3" = 1'-0"

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816 N OLIVE STREET

SAN ANTONIO TX 78202

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SET ISSUE DATES

02.13.2018	HDRC Schematic Approval
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10.31.2018	Construction Documents for Bidding

CONSTRUCTION DOCUMENTS

EXT DETAILS - 816 N OLIVE

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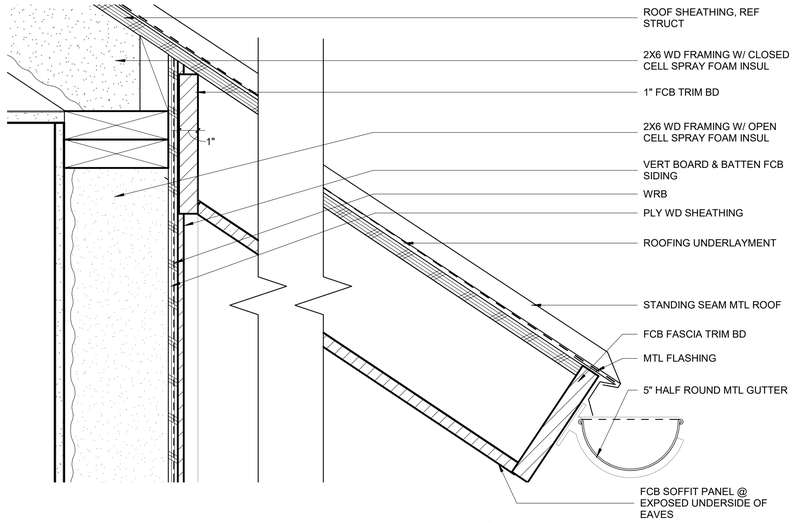

1 SECT DTL- TYP EAVE @ STANDING SEAM ROOF
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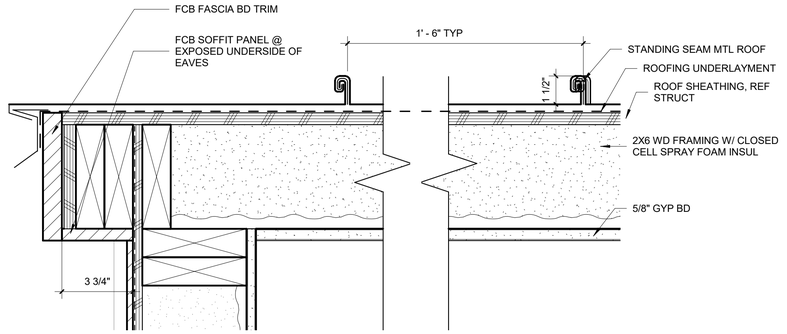

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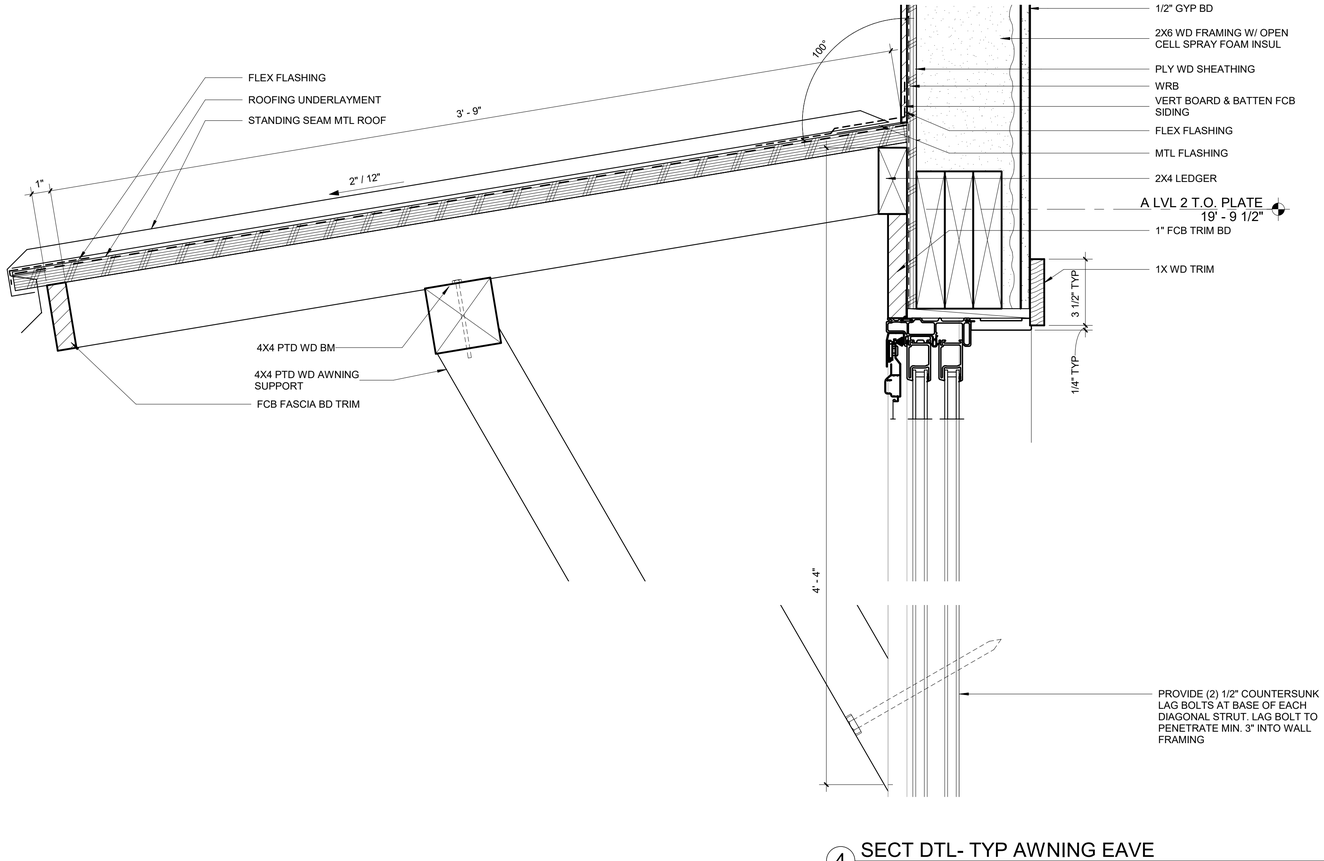

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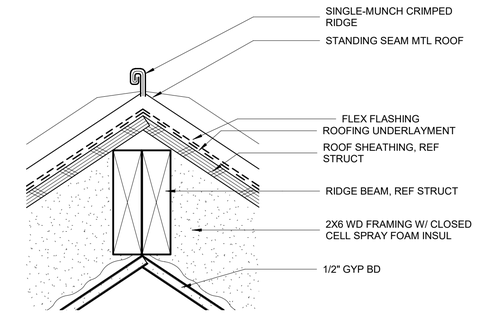

3 SECT DTL- TYP RIDGE @ STANDING SEAM ROOF
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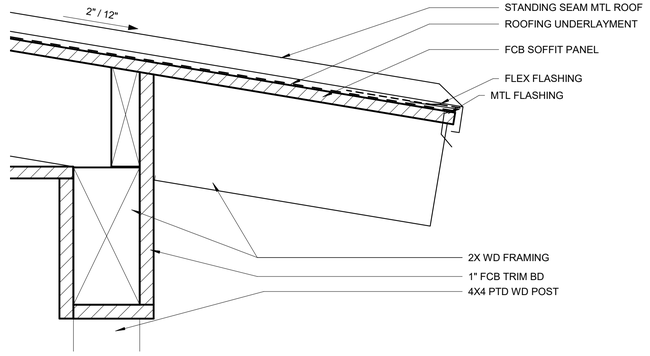

5 SECT DTL- TYP EAVE @ PORCH
SCALE: 3" = 1'-0"

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EXT DETAILS - 816 N OLIVE

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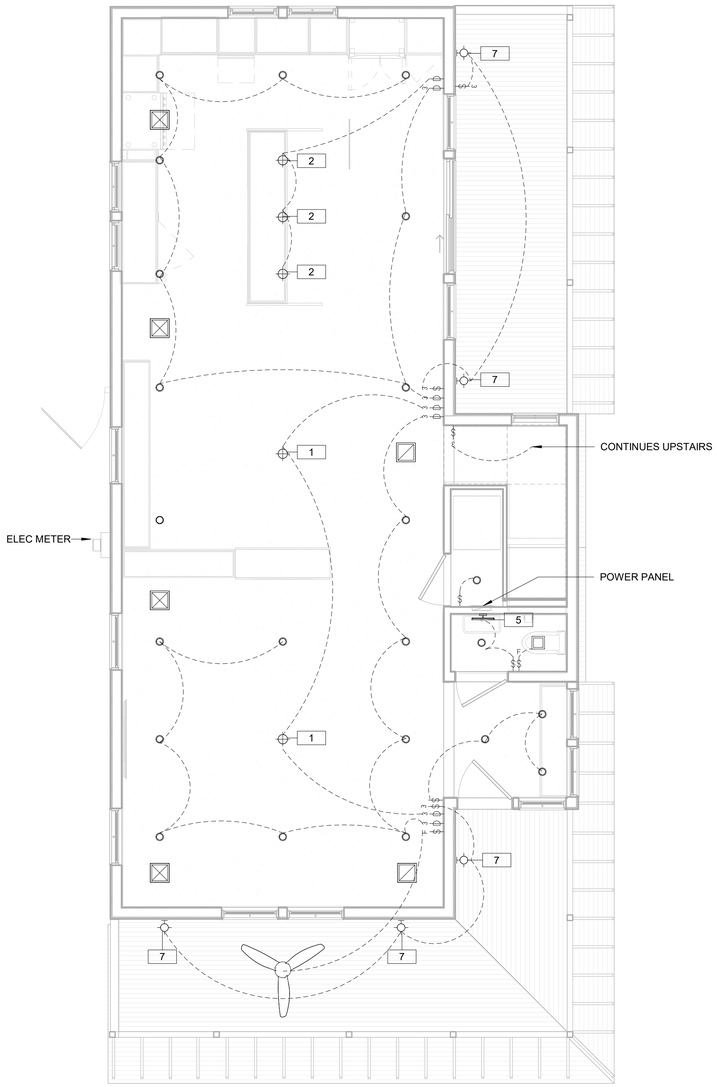
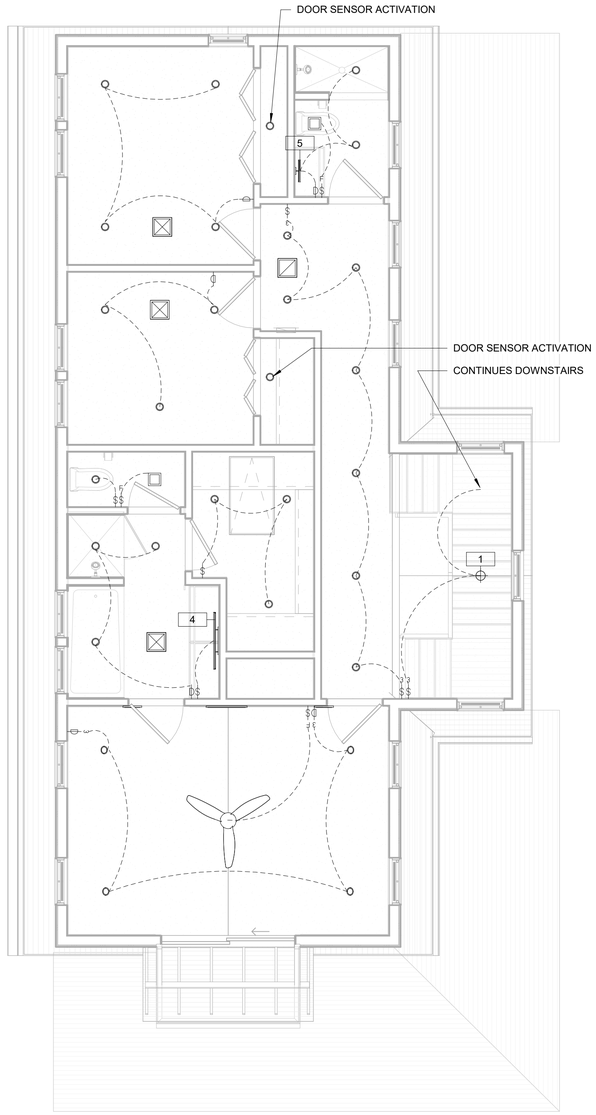


1 ELEC- MAIN HOUSE- LVL 1
SCALE: 1/4" = 1'-0"



2 ELEC- MAIN HOUSE- LVL 2
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

- 110 WALL MOUNTED DUPLEX OUTLET
- GFI 110 WALL MOUNTED GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 110 WALL MOUNTED SWITCHED DUPLEX OUTLET
- 110 WALL MOUNTED SIMPLEX OUTLET
- 220 WALL MOUNTED OUTLET
- SWITCH
- TH THERMOSTATIC SWITCH
- F FAN SWITCH
- 3 3-WAY SWITCH
- 3 3-WAY SWITCH DIMMER
- DIMMER
- WALL MOUNTED DATA JACK
- TV WALL MOUNTED TV JACK
- S WALL MOUNTED SECURITY PANEL
- WALL MOUNTED THERMOSTAT
- SUPPLY GRILLE
- RETURN GRILLE
- EXHAUST FAN
- 4" RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

ELECTRICAL NOTES

1 COORDINATE ELECTRICAL REQUIREMENTS WITH APPLIANCES AND MECH EQUIP.
2 ALL OUTLETS/ JACKS SHALL BE MOUNTED VERTICALLY UNLESS NOTED OTHERWISE
3 ALL INTERIOR OUTLETS SHALL BE CENTERED AT 12" AFF UNLESS NOTED OTHERWISE
4 ALL SWITCHES SHALL BE MOUNTED VERTICALLY UNLESS NOTED OTHERWISE
5 ALL SWITCHES SHALL BE MOUNTED 42" AFF UNLESS NOTED OTHERWISE
6 ALL CONTROL PANELS SHALL BE CENTERED ABOVE SWITCHES/OUTLETS WHERE POSSIBLE
7 ADJACENT OUTLETS AND SWITCHES AT COMMON HEIGHT A.F.F. SHALL BE GANGED UNDER ONE COVER PLATE
8 ALL SWITCHES, OUTLETS AND JACK SHALL BE "DECORA" STYLE, WHITE
9 PROVIDE "HOME RUN" AND SURGE PROTECTION FOR ALL ELEC OUTLETS AT TVS, AUDIO VISUAL, AND COMPUTERS.
10 COORDINATE TV, PHONE AND INTERNET OPTIONS WITH ARCHITECT AND OWNER IN FIELD
11 PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE. COORDINATE LOCATIONS WITH ARCHITECT
12 REFER TO SPECS FOR LIHGTING FIXTURE TYPE DESCRIPTIONS AND ALLOWANCES
13 PROVIDE GFCI OUTLETS IN ALL WET LOCATIONS AS REQUIRED BY CODE
14 PROVIDE 220 V OUTLETS ACCORDING TO APPLIANCE REQUIREMENTS AND LOCATIONS
15 REFER TO REFLECTED CEILING PLANS FOR FIXTURE LOCATIONS
16 NOT ALL OUTLETS ARE SHOWN, PROVIDE ADDITIONAL OUTLETS AS REQ'D PER CODE.

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LIGHTING PLAN- 816 N OLIVE- BLDG A

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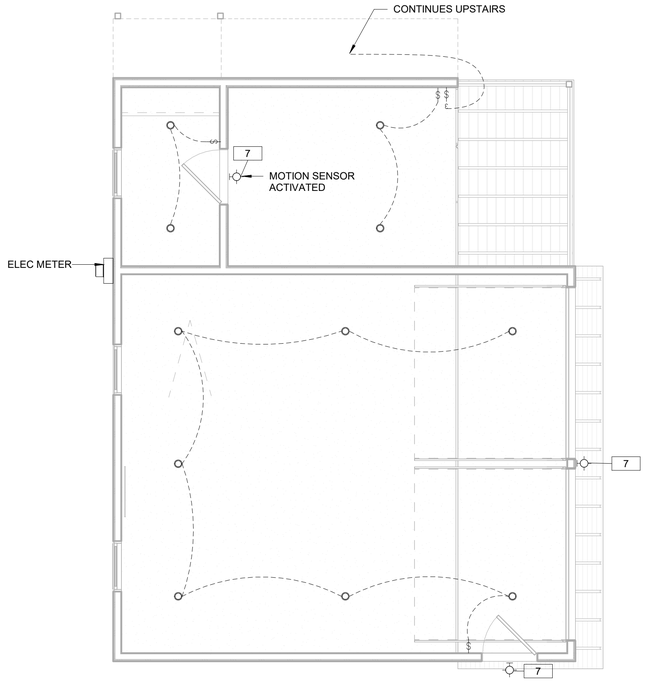
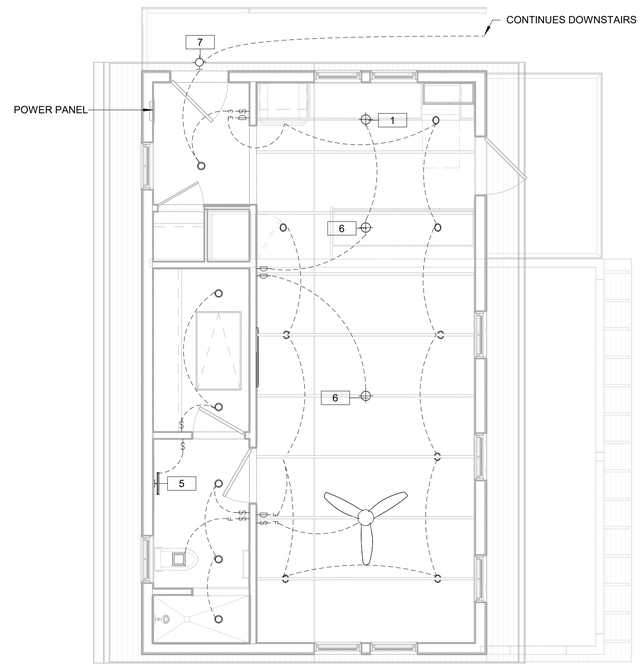


1 ELEC - GARAGE & ADU - LVL 1
SCALE: 1/4" = 1'-0"



2 ELEC- GARAGE & ADU - LVL 2
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS

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- 4" RECESSED CEILING FIXTURE, REF. SPECS
- PENDANT FIXTURE, REF. SPECS
- WALL SCONCE, REF. ELEVATIONS & SPECS
- CEILING FAN, REF. SPECS

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10. COORDINATE TV, PHONE AND INTERNET OPTIONS WITH ARCHITECT AND OWNER IN FIELD
11. PROVIDE SMOKE AND HEAT DETECTORS AS REQUIRED BY CODE. COORDINATE LOCATIONS WITH ARCHITECT
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15. REFER TO REFLECTED CEILING PLANS FOR FIXTURE LOCATIONS
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LIGHTING PLAN - 816 N OLIVE - BLDG B

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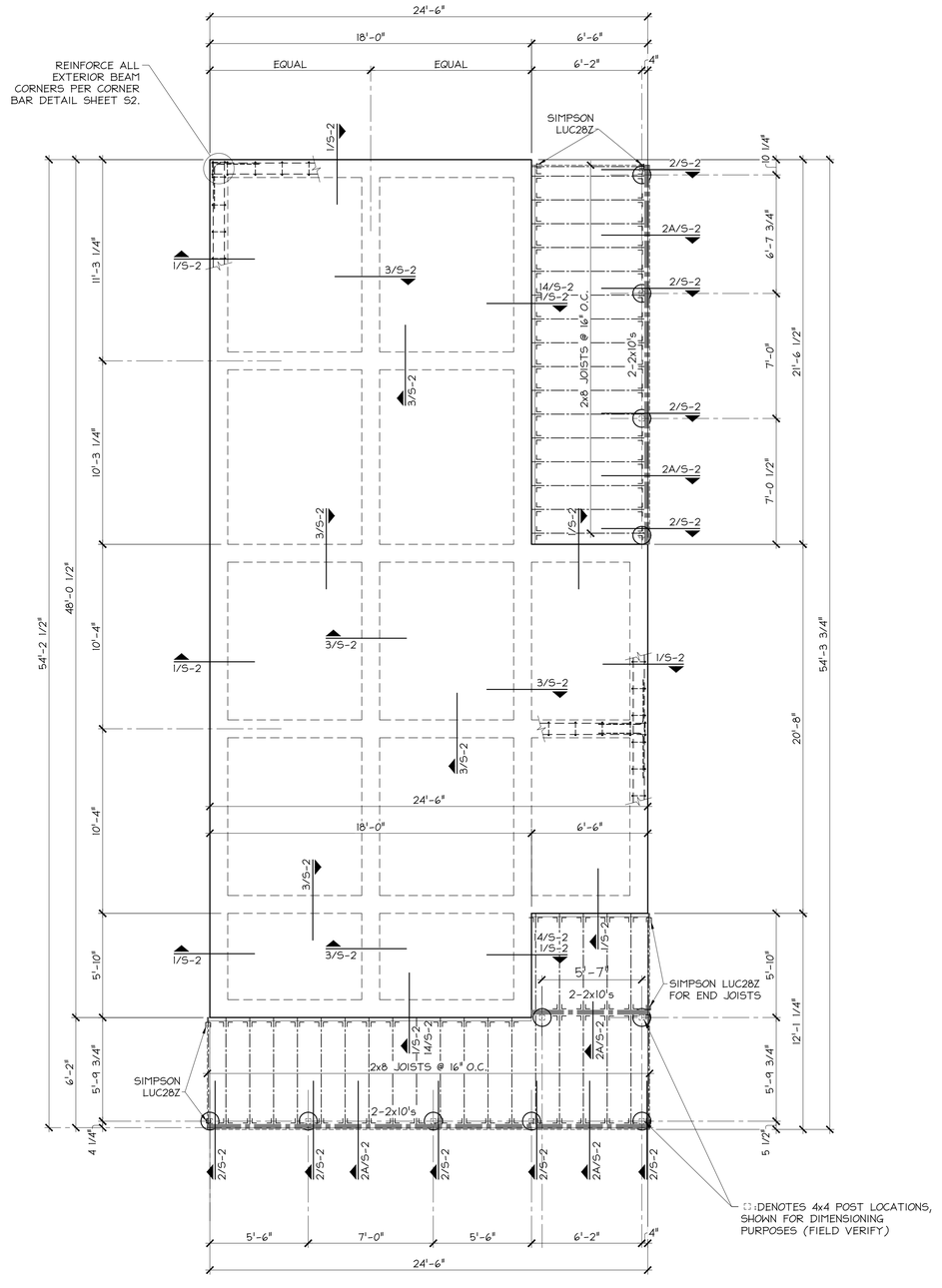
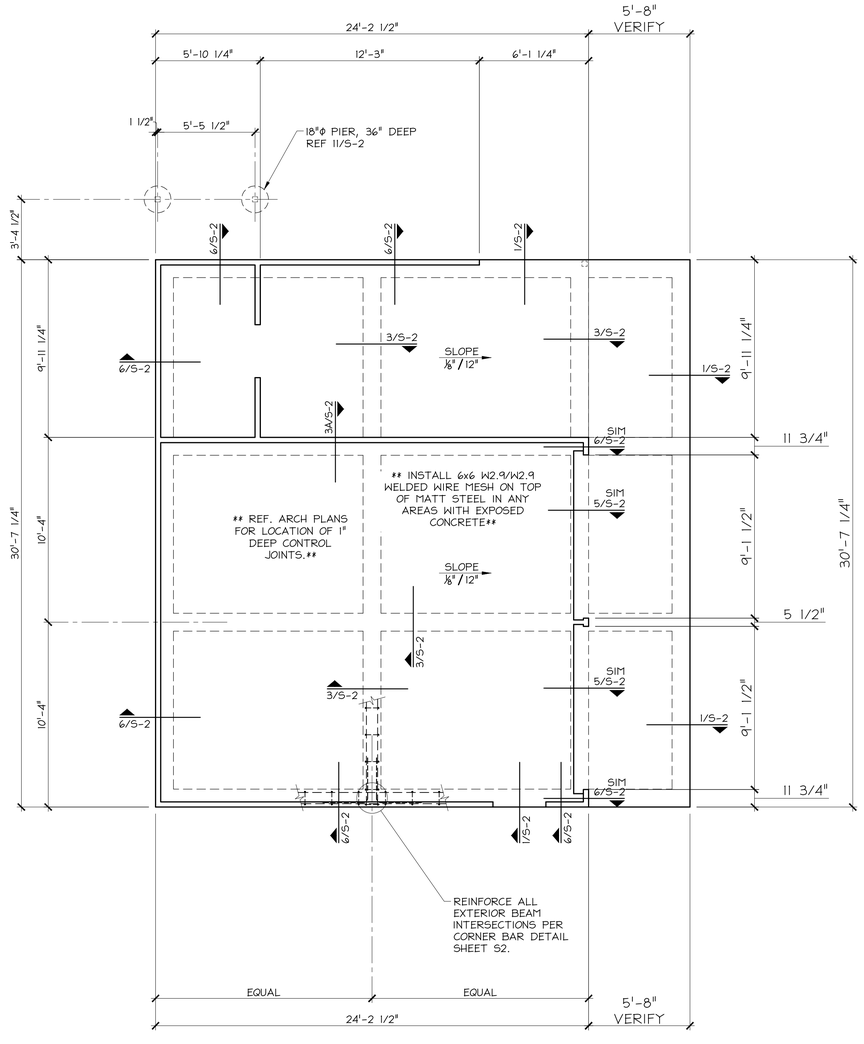


BLDG. A
FOUNDATION PLAN

1/4" = 1'-0"

NOTE: BUILDER SHALL COORDINATE/VERIFY ALL DIMENSIONS, DROPS, AND FLOORING ALLOWANCES WITH ARCHITECT, AS PER FOUNDATION NOTE A.2. SHEET S2.



BUILDING B
FOUNDATION PLAN

1/4" = 1'-0"

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT HAS AUTHORIZED BY CHESTER L SPAULDING III, P.E. 100716 ON 11/01/2018

SSE
Spaulding Structural Engineering
12227 Huebner, Ste. 106 San Antonio, Tx
Phone 210-451-7756 REG. # F-10775

816 N. OLIVE STREET
SAN ANTONIO, TEXAS

FOUNDATION PLAN

DRAWN BY:	MS
DATE:	11/01/2018
SCALE:	1/4"= 1'

S1

FOUNDATION NOTES

A. GENERAL
1. THIS FOUNDATION HAS BEEN DESIGNED AS A CONVENTIONALLY REINFORCED SLAB-ON-GRADE FOUNDATION. GEOTECHNICAL INFORMATION PROVIDED BY:

BURGE ENGINEERING & ASSOCIATES
REPORT NO. 12-18-0161
DATED: 8/20/2018

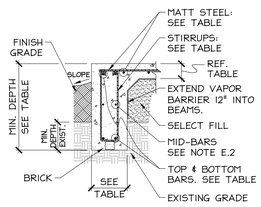
2. IT IS THE RESPONSIBILITY OF THE BUILDER AND CONCRETE CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPS, BLOCK OUT LOCATIONS, ETC. WITH THE ARCHITECTURAL PLANS.
3. A PRE-POUR INSPECTION MUST BE PERFORMED ON THE FOUNDATION A MAXIMUM OF THREE DAYS BEFORE PLACEMENT OF CONCRETE. PERMISSION MUST BE GIVEN BY THE ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF CONCRETE.

B. CONCRETE
1. CONCRETE SHALL BE MINIMUM 3000 PSI AT 28 DAYS.
2. CONCRETE SLUMP: 5"

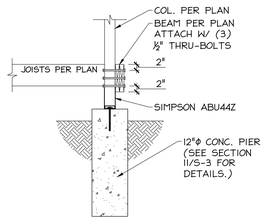
C. SITE AND SUBGRADE PREPARATION
1. **WITHIN THE FOUNDATION FOOTPRINT, PLUS 3 FEET BEYOND THE FOOTPRINT, REMOVE THE EXISTING SOILS TO A MINIMUM DEPTH OF 2 FEET.** DUE TO THE POSSIBLE VARIABILITY OF THE DEPTH OF THE STRATUM 1 CLAY THE EXCAVATION DEPTH MAY BE DEEPER. A BURGE ENGINEERING REPRESENTATIVE MUST BE CONTACTED TO APPROVE OF EXCAVATION DEPTH.
2. FOLLOWING EXCAVATION, THE EXPOSED SUBGRADE SOILS SHOULD BE SCARIFIED TO A DEPTH OF SIX (6) INCHES, MOISTURE CONDITIONS BETWEEN -1 AND +4 POINTS ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698.
3. FOLLOWING APPROVAL OF THE SUBGRADE, THE SELECT FILL SHOULD BE PLACED UP TO THE FINAL BUILDING PAD ELEVATION. THE SELECT FILL SHOULD BE PLACED IN EIGHT (8) INCH MAXIMUM THICK LOOSE LIFTS. EACH LIFT OF SELECT FILL SHOULD BE MOISTURE CONDITIONED TO WITHIN PLUS OR MINUS THREE (±3) PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D698, STANDARD PROCTOR METHOD. A MINIMUM OF THREE (3) NUCLEAR DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT.
4. THE SELECT FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO IMPORTING TO THE SITE. THE SELECT FILL SHOULD HAVE A PLASTICITY INDEX RANGING BETWEEN 5 AND 17 WITH A MAXIMUM PARTICLE SIZE OF 3 INCHES. THE SELECT FILL SHOULD BE INORGANIC MATERIAL FREE OF DEBRIS.
5. INSTALL A 10 MIL PLASTIC VAPOR BARRIER OVER GRADED PADS. TAPE ALL TEARS AND PENETRATIONS. THE PLASTIC SHOULD EXTEND A MINIMUM OF 12-INCHES INTO GRADE BEAMS.

D.REINFORCEMENT
1. REINFORCEMENT: ASTM A-615, GRADE 60, UNLESS NOTED OTHERWISE.
2. STIRRUPS AND TIES: ASTM A-615, GRADE 40, UNLESS NOTED OTHERWISE.
3. ALL REINFORCEMENTS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICES FOR DETAILING CONCRETE STRUCTURES" (ACI 315, LATEST ADDITION).
4. ALL LAPS AND SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
5. CONCRETE IN CONTACT WITH SOIL SHALL HAVE A MINIMUM REINFORCEMENT COVER OF 3-INCHES. CONCRETE EXPOSED TO AIR SHALL HAVE A MINIMUM COVER OF 1 1/2-INCHES.
6. SLAB BARS SHALL BE PLACED MID-PLANE.
7. CORNER BARS - ONE BAR TOP AND BOTTOM AT EXTERIOR CORNERS. TWO BOTTOM BARS WHERE INTERIOR BEAMS MEET EXTERIOR BEAMS. (REFER TO DETAILS)
8. **IMPORTANT**- REINFORCEMENT **MUST** HAVE PROPER COVER. FOUNDATION WILL NOT BE APPROVED UNTIL PROPER COVER IS OBTAINED.

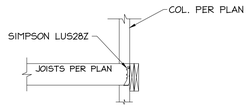
E. CONCRETE GRADE BEAMS
1. BEAM DEPTHS ARE MINIMUM GIVEN IN CHART. IF SOLID ROCK PREVENTS EXCAVATION TO SPECIFIED BEAM DEPTH WITHOUT THE USE HEAVY EQUIPMENT SUCH AS A JACK HAMMER OR HOE RAM, MINIMUM DEPTH MAY BE REDUCED TO 16-INCHES.
2. WHEN BEAM DEPTHS EXCEED 36-INCHES, ADD TWO-#3 HORIZONTAL REBAR AT 18-INCHES ON CENTER. IF BEAM DEPTH EXCEEDS 5-FEET, REF. DEEP BEAM DETAIL.
3. PAY PARTICULAR ATTENTION TO SPECIFIED PENETRATION OF EXCAVATION INTO **EXISTING** SOIL. PENETRATION DEPTH IS MEASURED FROM THE BOTTOM OF GRADE BEAM TO SURFACE OF EXISTING SOIL, NOT FINISHED GRADE.
4. CLEAN ALL TRASH AND LOOSE FILL OUT OF BEAMS PRIOR TO REQUESTING PRE-POUR INSPECTION.



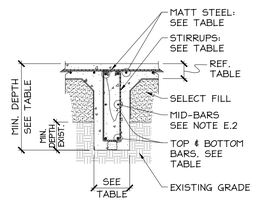
1 SECTION N.T.S. EXTERIOR BEAM



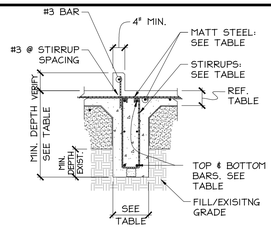
2 SECTION N.T.S. PIER & BEAM DETAIL



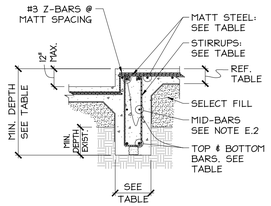
2A SECTION N.T.S. DETAIL



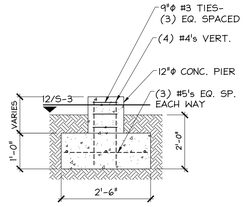
3 SECTION N.T.S. INTERIOR BEAM



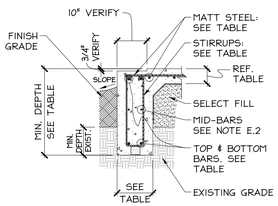
3A SECTION N.T.S. INTERIOR BEAM W/ CURB



4 SECTION N.T.S. INTERIOR BEAM W/ DROP



7 SECTION N.T.S. FOOTING DETAIL



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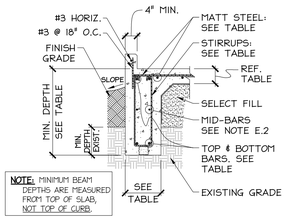
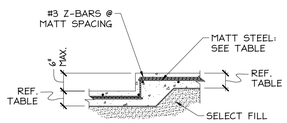
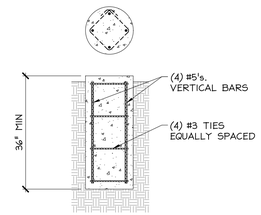


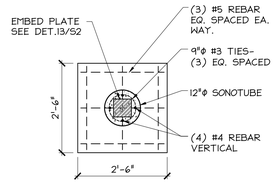
6 SECTION N.T.S. EXTERIOR BEAM W/ CURB



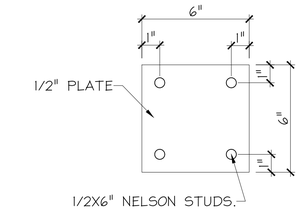
8 SECTION N.T.S. INTERIOR SLAB DROP



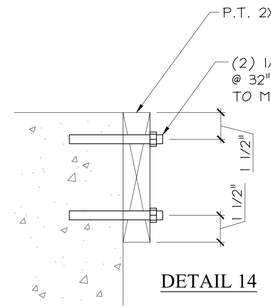
11 SECTION N.T.S. PIER FOOTING



12 SECTION N.T.S. FOOTING



DETAIL 13

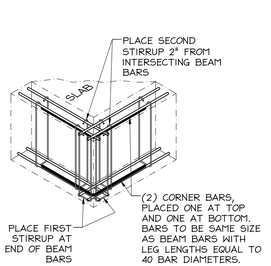


DETAIL 14

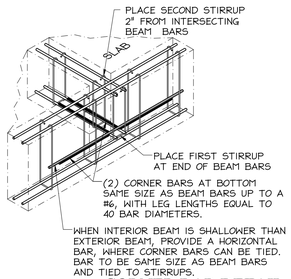
BEAM AND SLAB TABLE

BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS	STIRRUP EXT. BEAM	STIRRUP INT. BEAM	PAD BARS	SLAB THICKNESS
12" MIN.	30"	12"	24"	2-#7 TOP 2-#7 BOT	#3 @ 18" O.C.	#3 @ 18" O.C.	#3 @ 12" O.C.	4"

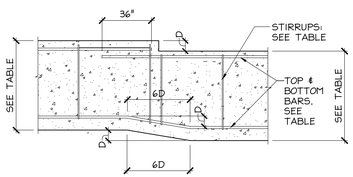
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR PENETRATIONS, DROP AREAS, AND BLOCKOUT LOCATIONS ON SITE.



CORNER BAR DETAIL
OUTSIDE EXTERIOR BEAM CORNER
N.T.S.



CORNER BAR DETAIL
AT INTERIOR BEAM TO EXTERIOR BEAM INTERSECTION
N.T.S.



BEAM PROFILE AT DROP
N.T.S.

STATE OF TEXAS
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816 N. OLIVE STREET
SAN ANTONIO, TEXAS

DETAILS & NOTES

DRAWN BY: MS
DATE: 11/01/2018
SCALE: N.T.S.

S2

WOOD FRAMING NOTES:

WALL FRAMING

1. STUDS ARE TO BE MINMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

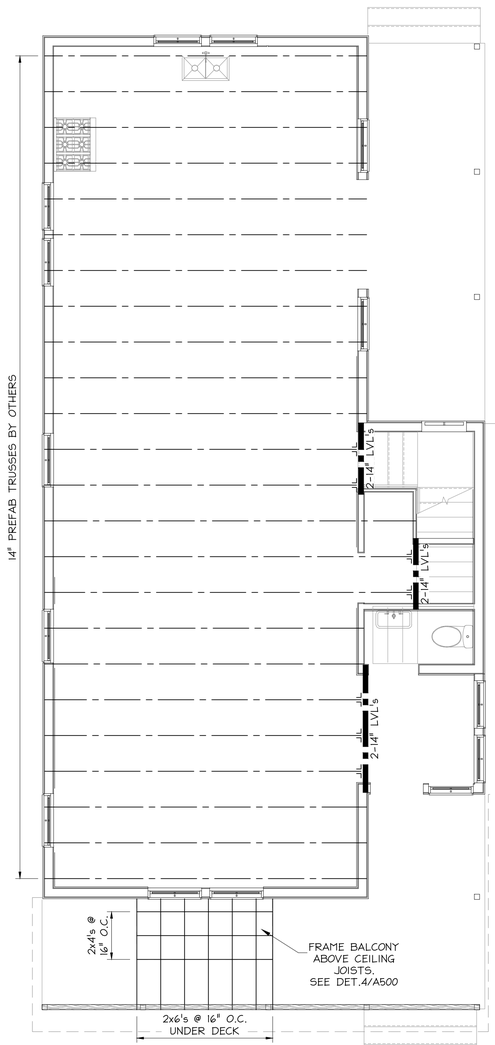
1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2x6's AT 24" O.C. U.N.O. CEILING JOISTS TO BE 2x6's AT 24" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD EXCEPT WHERE EXPOSED FROM BELOW (REF. ARCH.). ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

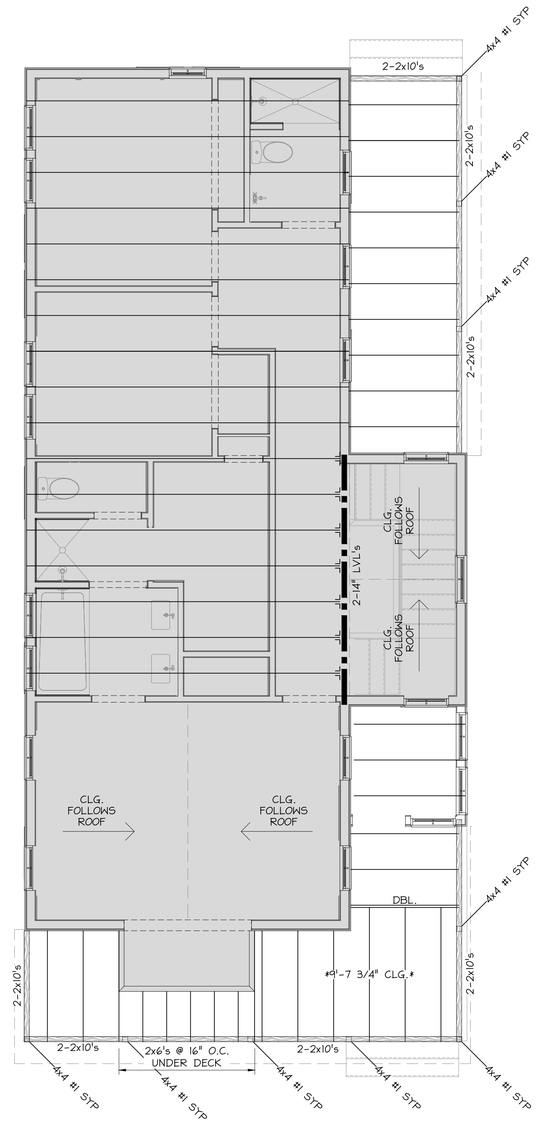
ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "I" BRACING	2x4
	8-15 FT.	2x6/2x4 "T" BRACING	2x6 2x4
	16-20 FT.	2x8/2x6 "T" BRACING	2x8 2x6

NOTE:
ALL CEILING HEIGHTS TO BE PER ARCH. PLANS.

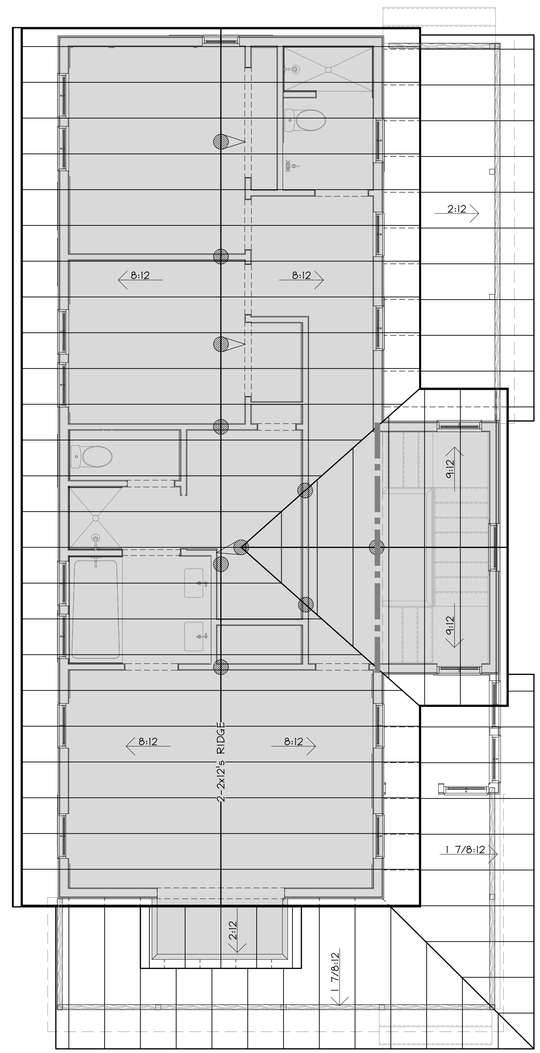
- DENOTES 2ND FLOOR AREA



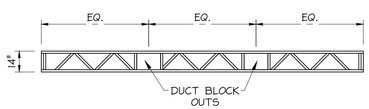
FLOOR FRAMING PLAN
1/4" = 1'-0"



CEILING FRAMING PLAN
1/4" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"



FLOOR TRUSS ELEVATION (TYPICAL)

BUILDING A

STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
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816 N. OLIVE STREET
SAN ANTONIO, TEXAS

FRAMING PLAN

DRAWN BY: CP
DATE: 11/01/2018
SCALE: 1/4"= 1'

S3

WOOD FRAMING NOTES:

WALL FRAMING

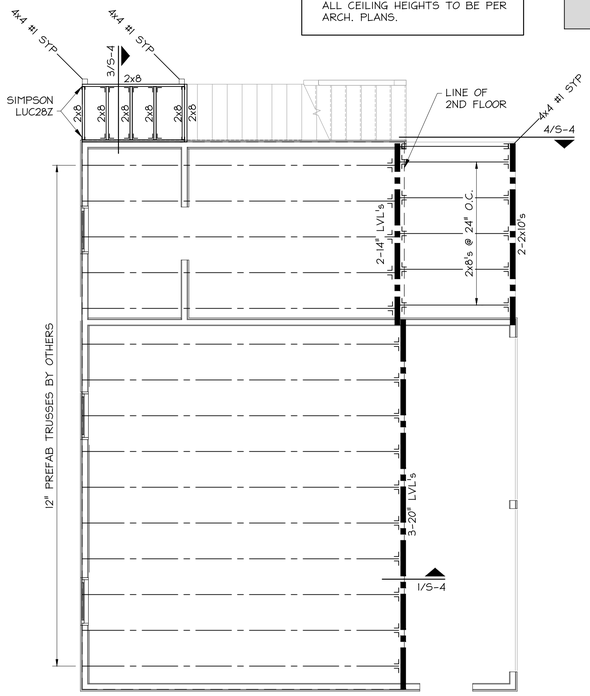
1. STUDS ARE TO BE MINMUM 2x4 SPACED A MAXIMUM OF 16" O.C. AT EXTERIOR WALLS AND 24" O.C. AT INTERIOR WALLS.
2. NOT LESS THAN 3 STUDS SHALL BE INSTALLED AT EACH CORNER OF AN EXTERIOR WALL.
3. ALL EXTERIOR AND BEARING WALLS SHALL HAVE TWO TOP PLATES, OVERLAPPING AT CORNERS. END JOINTS SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN (8) 16d NAILS ON EACH SIDE OF THE JOINT.
4. HEADER STUDS OR KING STUDS AT OPENINGS SHALL BE DOUBLED WHERE THE SPAN OF THE HEADER EXCEEDS 4'.
5. STUDS SHALL HAVE FULL BEARING ON A PLATE EQUAL IN SIZE TO THE STUDS.

ROOF AND CEILING

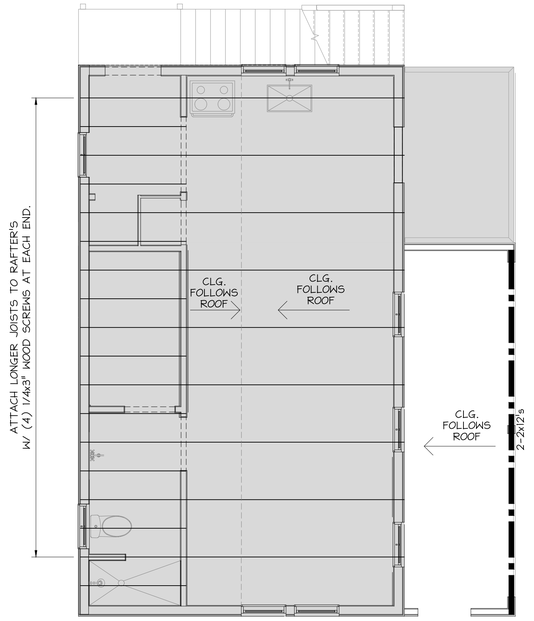
1. ALL LUMBER TO BE #2 SOUTHERN YELLOW PINE OR #2 D. FIR OR BETTER.
2. RAFTERS TO BE 2x8's AT 19.25" O.C.
U.N.O. CEILING JOISTS TO BE 2x6's AT 19.25" O.C.
3. HIPS VALLEYS AND RIDGES TO BE 2" NOMINAL THICKNESS WITH DEPTH NOT LESS THAN THE CUT END OF THE RAFTER.
4. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE.
5. NOTCHING AT THE END OF RAFTERS AND CEILING JOISTS SHALL NOT EXCEED 1/4th THE DEPTH. NOTCHES AT THE TOPS OR BOTTOM OF RAFTERS SHALL NOT EXCEED 1/6th THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.
6. HOLES BORED INTO RAFTERS OR CEILING JOISTS SHALL NOT BE WITHIN 2" OF THE TOP AND BOTTOM AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER.
7. PURLIN MAY BE INSTALLED TO REDUCE THE SPANS OF THE THE RAFTERS. THE PURLIN MUST BE THE SAME SIZE OR LARGER THAN THE RAFTER IT IS CARRYING. THE STRUTS OR PURLIN BRACE MUST BE NO SMALLER THAN 2X4. THEIR ANGLE CAN BE NO LESS THAN 45 DEGREES TO THE HORIZONTAL. THE MAXIMUM UNBRACED LENGTH OF THE STRUT IS 8'. THE STRUTS SHOULD BE PLACED 4' ON CENTER.
8. CEILING JOISTS SHALL REQUIRE BRIDGING IF THEY ARE 2X10 OR LARGER. THE BRIDGING SHALL BE NO SMALLER THAN 1X4. THERE SHALL BE 1 LINE OF BRIDGING FOR EACH 8' OF SPAN.
9. PREFABRICATED WOOD I-JOISTS, STRUCTURAL GLUE LAMINATED TIMBER AND STRUCTURAL COMPOSITE LUMBER SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MANUFACTURERS RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY THE DESIGN PROFESSIONAL. STRUCTURAL BEAMS THAT BEAR ON EXTERIOR WALLS WITH THE ROOF SLOPING TO THE TOP OF THE WALL SHALL BE CUT TIGHT TO THE ROOF DECK. THERE SHALL NOT BE A GAP GREATER THAN 1/2" BETWEEN ROOF CUT ALONG TOP OF BEAM AND ROOF DECKING.
10. ROOF SHEATHING SHALL BE MINIMUM 7/16" OSB SHEATHING OR 1/2" CD STRUCTURAL PLYWOOD. ATTACH SHEATHING TO RAFTERS WITH 8d NAILS OR 2", 16 GAGE STAPLES SPACED 4" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE FRAMING.
11. REFER TO ARCHITECTURAL PLANS FOR ALL ROOF SLOPES.

NOTE:
ALL CEILING HEIGHTS TO BE PER ARCH. PLANS.

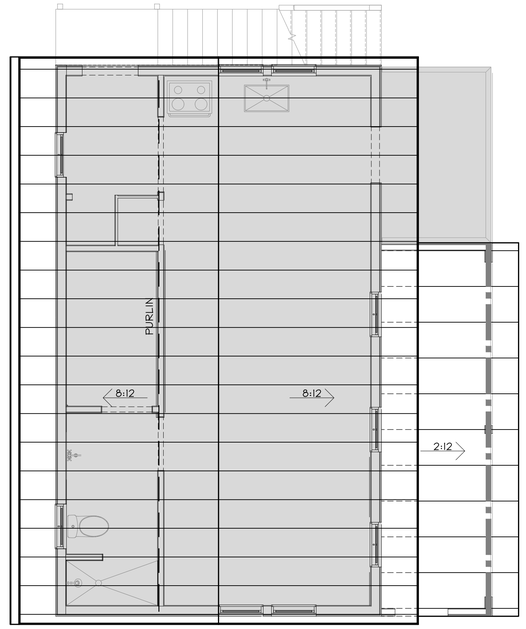
- DENOTES 2ND FLOOR AREA



FLOOR FRAMING PLAN
1/4" = 1'-0"



CEILING FRAMING PLAN
1/4" = 1'-0"

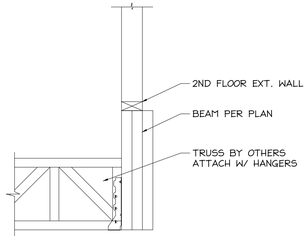


ROOF FRAMING PLAN
1/4" = 1'-0"

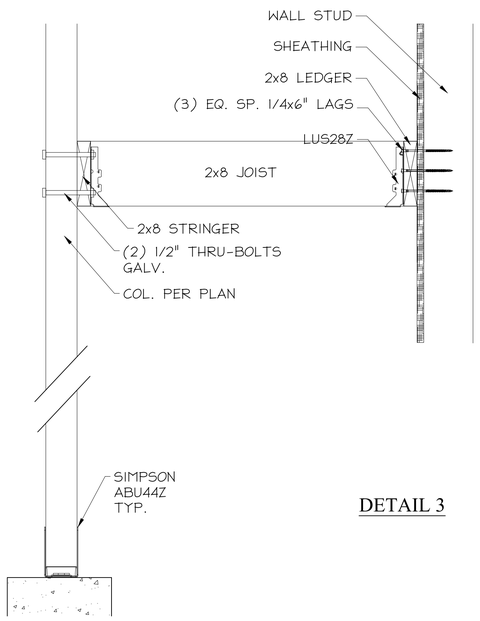
MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS	
1 STORY OR 2nd FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x6's	4'-6"
(2) 2x8's	6'-6"
(2) 2x10's	8'-0"
(2) 2x12's	9'-6"
1st FLOOR OF 2 STORY	
SIZE OF WOOD HEADER	MAX. SPAN
(2) 2x12's	7'-0"

ROOF BRACING SCHEDULE			
	HEIGHT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-7 FT.	2x4 "I" BRACING	2x4
	8-15 FT.	2x6/2x4 "T" BRACING	2x6 2x4
	16-20 FT.	2x8/2x6 "T" BRACING	2x8 2x6

BUILDING B



DETAIL 2



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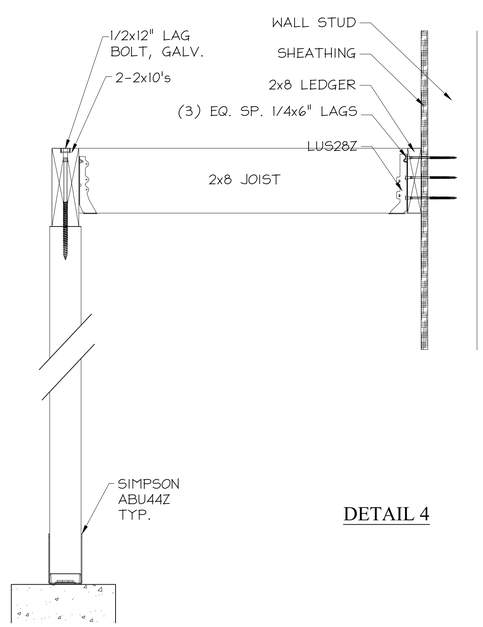

DETAIL 4

STATE OF TEXAS
CHESTER L SPAULDING III
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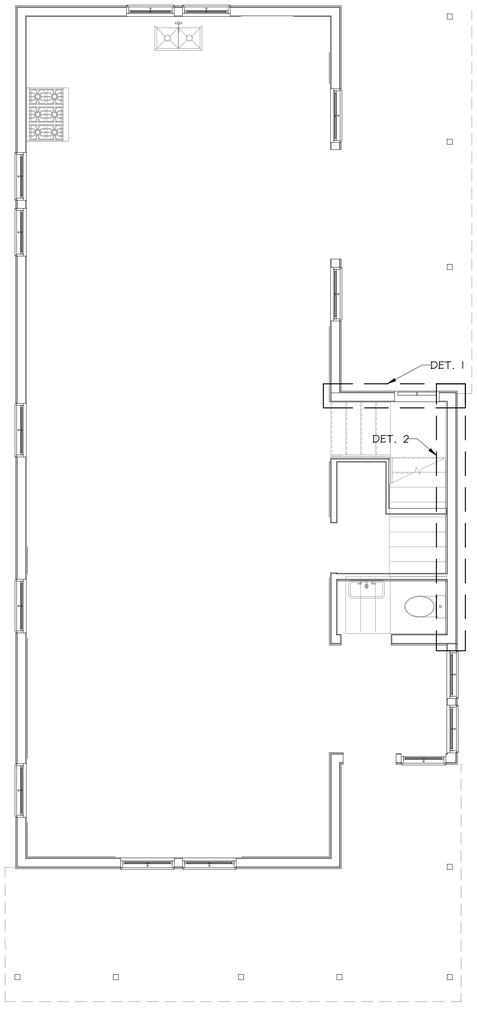
Phone 210-451-7756 REG. #F-10775

816 N. OLIVE STREET
SAN ANTONIO, TEXAS

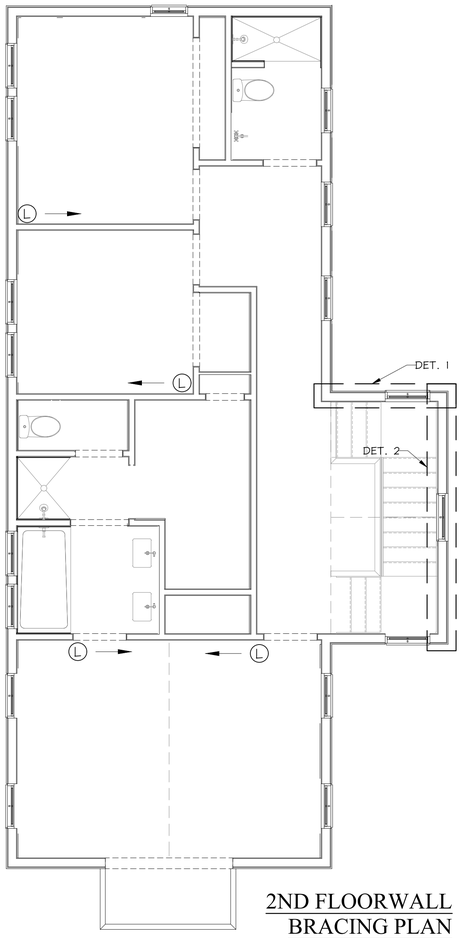
FRAMING PLAN

DRAWN BY: CP
DATE: 11/01/2018
SCALE: 1/4"= 1'

S4



1ST FLOORWALL
BRACING PLAN
1/4" = 1'-0"



2ND FLOORWALL
BRACING PLAN
1/4" = 1'-0"

BUILDING A

GENERAL NOTES:

1. LET-IN BRACING

A. 1x4 LET-IN: ATTACH CONTINUOUS DIAGONAL 1x4 (#2 S.Y.P.) LET-IN TO TOP & BOTTOM PLATES AND INTERVENING STUDS. ATTACH W/2-12d NAILS AT EACH PLATE AND STUDS. END OF LET-IN AT TOP PLATE SHOULD BE CLOSE TO THE BUILDING CORNER UNLESS NOTED OTHERWISE. INSTALL BRACE AT NO LESS THAN A 45 DEGREE ANGLE AND NO GREATER THAN 60 DEGREE ANGLE TO THE HORIZONTAL. ARROW DENOTES DOWNWARD PATH OF 1x4.

B. SIMPSON RCWB METAL BRACING MAY BE USED IN PLACE OF THE 1X4 LET-IN ON 2x6 WALLS, WHEN THE FOLLOWING MINIMUM WALL LENGTHS ARE AVAILABLE:

8' PLATE-SIMPSON RCWB12, MIN. 8' WALL LENGTH REQUIRED.
9' PLATE-SIMPSON RCWB12, MIN 6'-10" WALL LENGTH REQUIRED.
10' PLATE: SIMPSON RCWB14, MIN. 10' WALL LENGTH REQUIRED.

ATTACH SIMPSON RCWB AS SPECIFIED BY THE MANUFACTURER. THE SIMPSON TWB IS NOT AN ACCEPTABLE SUBSTITUTION FOR THE 1X4 LET-IN.

2. OSB SHEATHING- ATTACH 7/16" OSB TO STUDS W/ 8d (.131"ø)x 2 1/2" NAILS @ 6"O.C. AT ALL EDGES AND 12"O.C. ALONG INTERMEDIATE STUDS. 8d NAILS SHOULD BE PLACED NO LESS THAN 3/8" FROM THE PANEL EDGE. SOLID BLOCK ALL HORIZONTAL JOINTS

SOLE PLATE ANCHORAGE

1. BOTTOM PLATES SHOULD BE ANCHORED TO THE FOUNDATION WITH 1/2" J-BOLTS HAVING A MINIMUM OF 7" CONCRETE EMBEDMENT AND SPACED NO MORE THAN 6' ON CENTER. THERE SHOULD BE AT LEAST 2 BOLTS PER PLATE AND THERE MUST BE A BOLT WITHIN 12" OF EACH END OF THE PLATE. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT.

NOTE:

SHEATH ALL EXTERIOR WALLS WITH 7/16" OSB PLYWOOD EXCEPT WITHIN 24" OF GRADE. USE PRESSURE TREATED ¾" CD PLYWOOD WITHIN 24" OF GRADE. ATTACH ALL PLYWOOD AS PER NOTE 2.

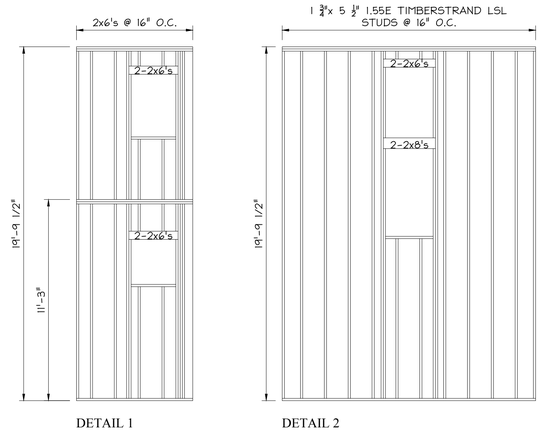
LEGEND:

(L) LET-IN BRACE-SEE NOTES 1 SHEET 5.

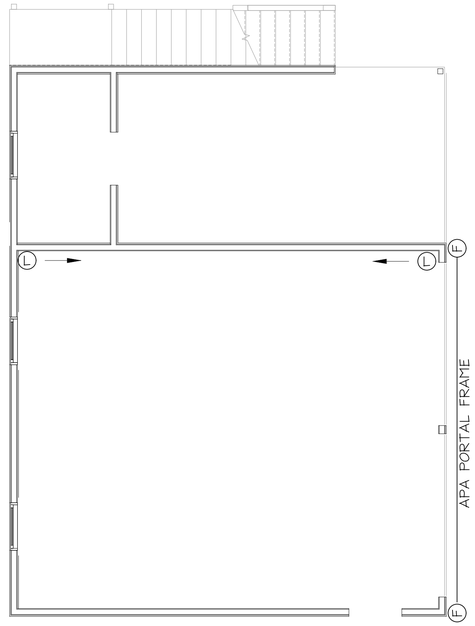
(F) APA PORTAL FRAME- SEE DETAIL SHEET 5

TALL WALL NOTES:

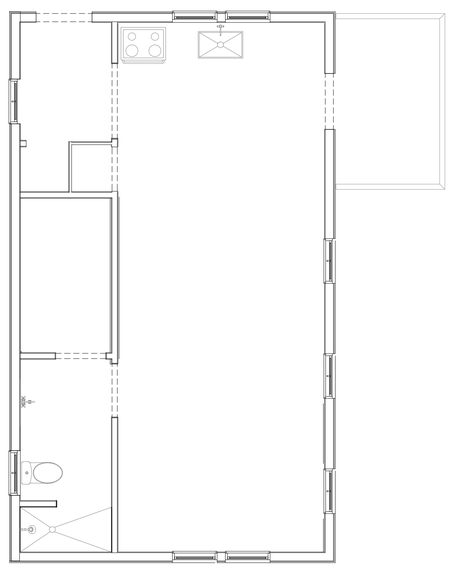
1. ALL STUDS TO BE MIN. 2x4 #2 SYP OR SPF.
2. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3. ATTACH STUDS TO TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.
4. ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
5. ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
6. . EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS. THE ANCHOR BOLTS SHALL HAVE A MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.



DETAIL 1 DETAIL 2



1ST FLOORWALL
BRACING PLAN
1/4" = 1'-0"



2ND FLOORWALL
BRACING PLAN
1/4" = 1'-0"

BUILDING B

STATE OF TEXAS
CHESTER L SPAULDING III
100716
REGISTERED
PROFESSIONAL
ENGINEER
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Phone 210-451-7756 REG. #F-10775

816 N. OLIVE STREET
SAN ANTONIO, TEXAS

WALL BRACING PLAN

DRAWN BY: CP
DATE: 11/01/2018
SCALE: 1/4"= 1'

S5