HISTORIC AND DESIGN REVIEW COMMISSION

August 19, 2020

HDRC CASE NO:	**2020-339**
ADDRESS:	725 E GUENTHER ST
LEGAL DESCRIPTION:	NCB 2882 BLK 7 LOT E IRR 124.4 FT OF 7
ZONING:	RM-4,H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	MICHAEL LOCKWOOD
OWNER:	Bob Lord
TYPE OF WORK:	Exterior alterations, rehabilitation, window replacement, site modifications
APPLICATION RECEIVED:	July 24, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Stephanie Phillips

REQUEST:

The applicant is requesting approval to:

1. Perform several fenestration modifications on the side elevations, to include the replacement of non-original windows on the right and left side of the house with new wood windows, and the removal of two windows on the right side of the structure.
2. Replace the wrought iron front porch columns with new wood columns.
3. Install a new ribbon driveway.
4. Install stained concrete squares in the front yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

1. Materials: Woodwork
A. MAINTENANCE (PRESERVATION)
i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

2. Materials: Masonry and Stucco

A. MAINTENANCE (PRESERVATION)

i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.

ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.

iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.
ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres
A. MAINTENANCE (PRESERVATION)
i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations
A. MAINTENANCE (PRESERVATION)
i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES
i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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.
C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. The primary structure located at 725 E Guenther is a 1-story residence constructed circa 1915 in the Queen Anne style. The home features woodlap siding with decorative shake siding in the gable, a prominent side chimney, and an asymmetrical front porch. The structure is contributing to the King William Historic District
b. WINDOW REPLACEMENT – The applicant has proposed to replace several non-original windows on the side of the structure. The windows are located in the portion of the home that features non-original stucco siding. The several of the new windows will feature a one over one configuration, and two will feature a horizontal clerestory configuration. The clerestory window proposed on the right elevation will feature a taller header height than the adjacent original windows. While staff finds the replacement of non-original windows generally appropriate, staff does not find the proposed configurations consistent at this time. Staff finds that the windows should feature a one over one configuration, be vertically oriented, and feature head and sill heights that generally align with existing original windows on the structure.
c. WINDOW REMOVAL – The applicant has proposed to remove several non-original windows on the rear portion of the side elevations of the structure. While staff finds the proposal to be generally appropriate due to the existing conditions, staff finds that the applicant should incorporate a minimum of one window opening on

the rearmost portion of the right elevation to ensure that the Guidelines for siding-to-opening ratios are maintained.

d. PORCH COLUMNS – The applicant has proposed to remove the non-original wrought iron columns on the front porch and install new wood columns. Staff generally finds the proposal appropriate with the stipulations listed in the recommendation.
e. RIBBON DRIVEWAY – The applicant has proposed to modify the existing concrete driveway to include two ribbons. Staff finds the request appropriate and to be an improvement to the existing conditions and finds that the maximum width of the driveway should be 10 feet to align with the applicable Guidelines for Site Elements.
f. FRONT YARD HARDSCAPING – The applicant has proposed to install several stained concrete stairs in the front yard per the proposed site plan. According to the Guidelines, new hardscaping modifications in the front yard should be consistent with existing precedents in the district. Staff does not find the use of square pavers appropriate. Staff finds that a continuous concrete or decomposed granite walkway between the existing front walkway and the proposed ribbon driveway would be appropriate.
g. ADMINISTRATIVE ITEMS – The request also incudes several items that are eligible for administrative approval, including the removal of non-original stucco siding on the side and rear of the structure with woodlap siding to match the existing on the front of the structure, painting, foundation and skirting repair, and the repair and restoration of original wood windows.

RECOMMENDATION:

Item 1, Staff recommends approval of the window replacement based on finding b with the following stipulations:

i. That the proposed clerestory windows be modified to feature a one over one configuration, vertical orientation, and proportions and sill and header heights that are consistent with existing original windows on the structure as noted in finding b. The applicant is required to submit updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
ii. That the windows meet the following stipulations: windows must be fully wood or aluminum-clad wood windows and feature a true one-over-one configuration. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 2, Staff recommends approval of the window removal based on finding c with the following stipulation:

i. That the applicant retains or installs a window on the rear portion of the right elevation as noted in finding c. The applicant is required to submit updated elevation drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
ii. That the window meets the following stipulations: windows must be fully wood or aluminum-clad wood windows and feature a true one-over-one configuration. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Item 3, Staff recommends approval of the front porch column modifications based on finding d with the following stipulations:

i. That the columns be no wider than 6x6 inches and feature chamfered corners and a traditional base and trim. Updated drawings with dimensions are required.

Item 4, Staff recommends approval of the ribbon driveway based on finding e with the following stipulation:

i. That the driveway is no wider than 10 feet. An updated site plan with dimensions is required.

Item 5, Staff does not recommend approval of the installation of concrete squares in the front yard. Staff recommends that a continuous concrete or decomposed granite walkway between the existing walkway and driveway be proposed, which may be generally eligible for administrative approval.

City of San Antonio One Stop

August 14, 2020

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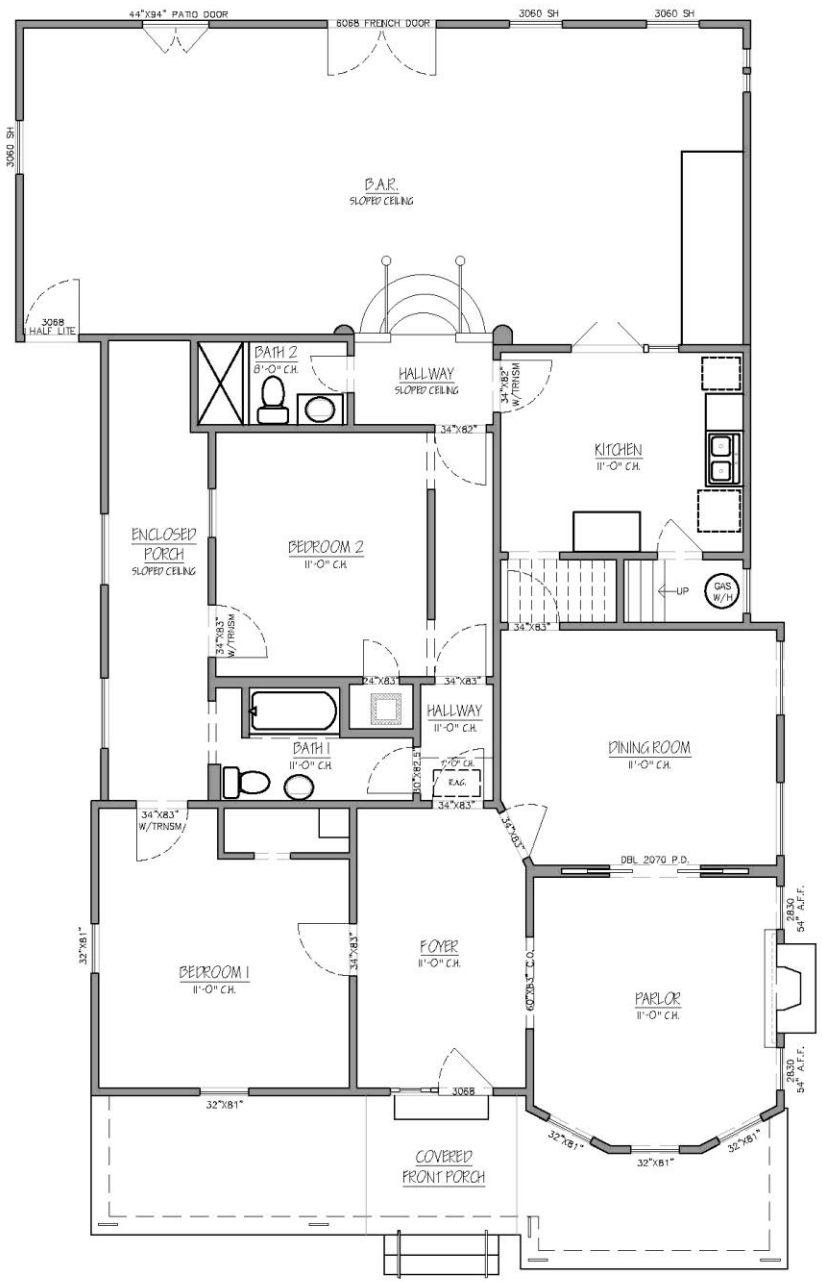
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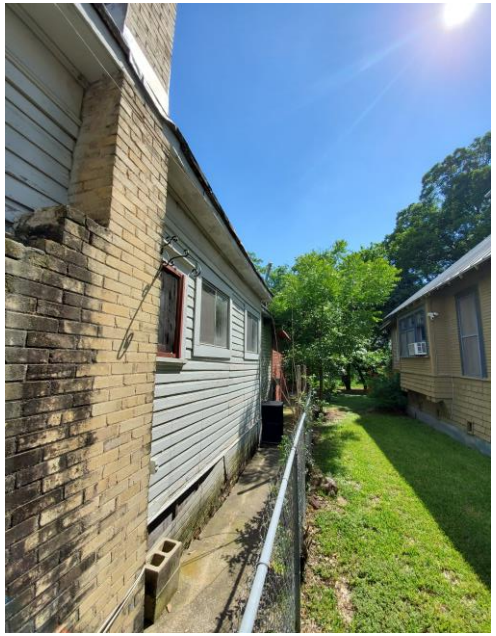
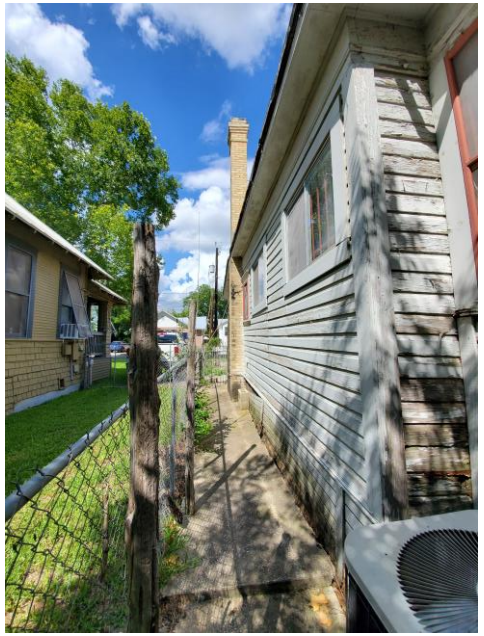
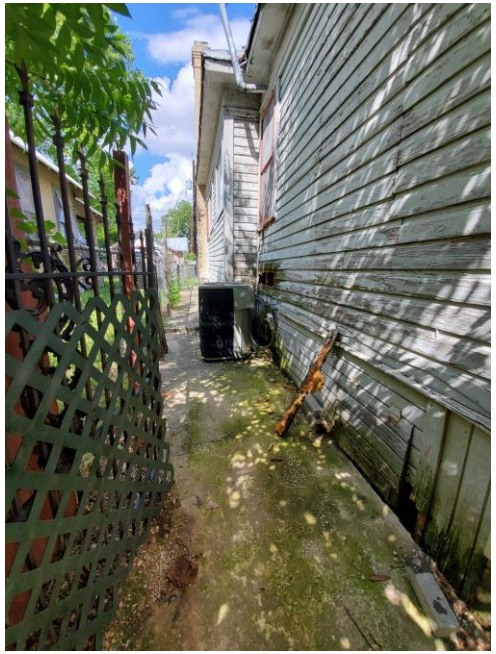
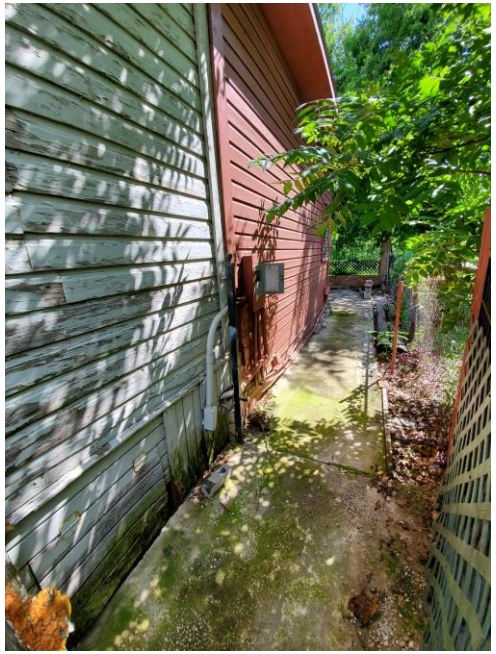


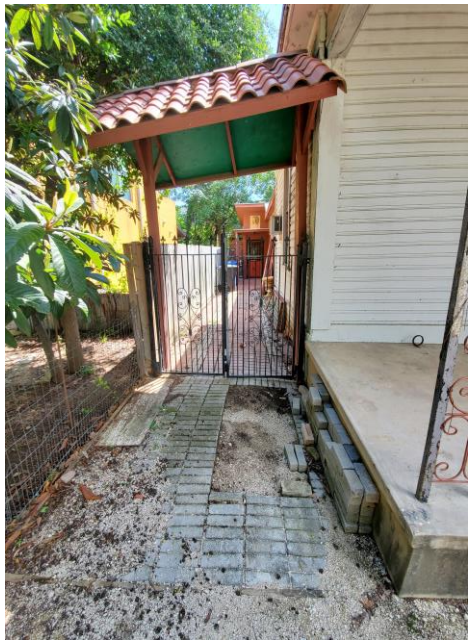


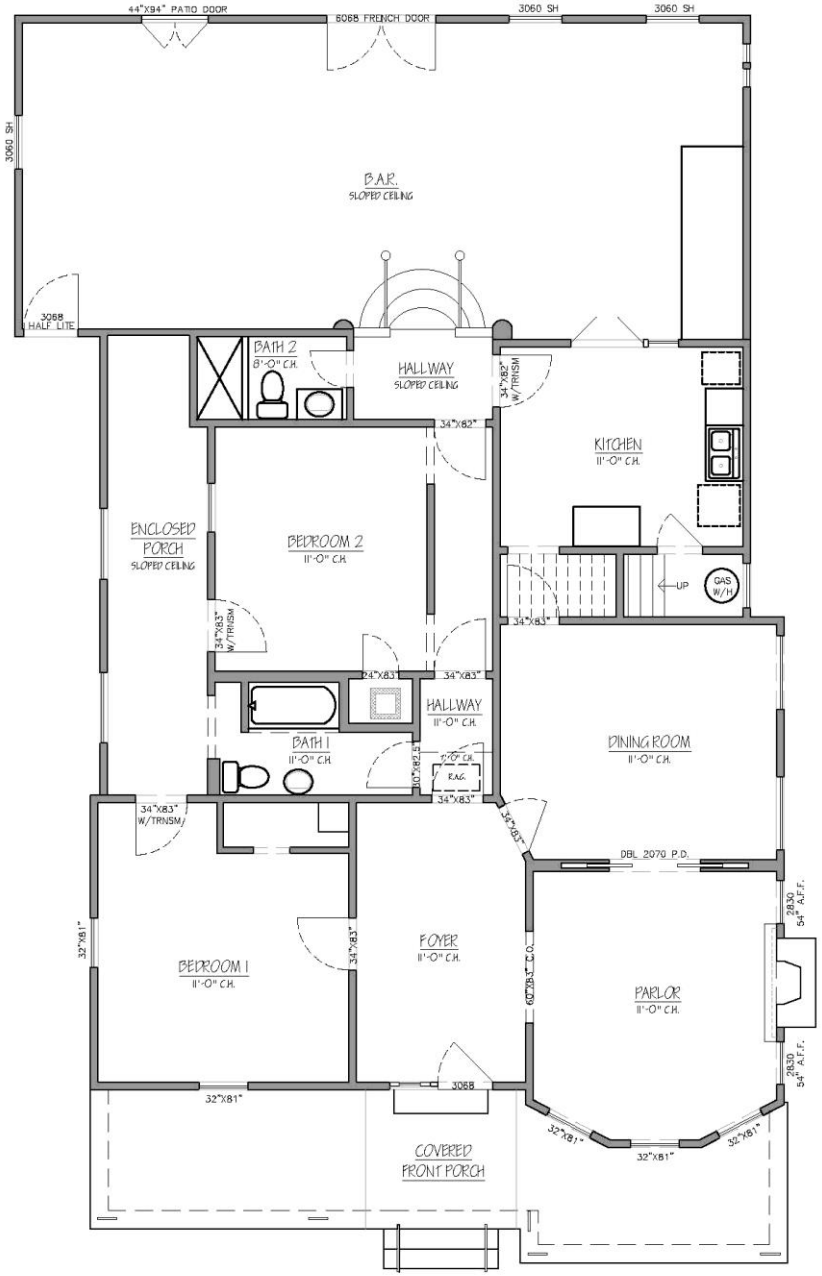




RIGHT SIDE

LEFT SIDE

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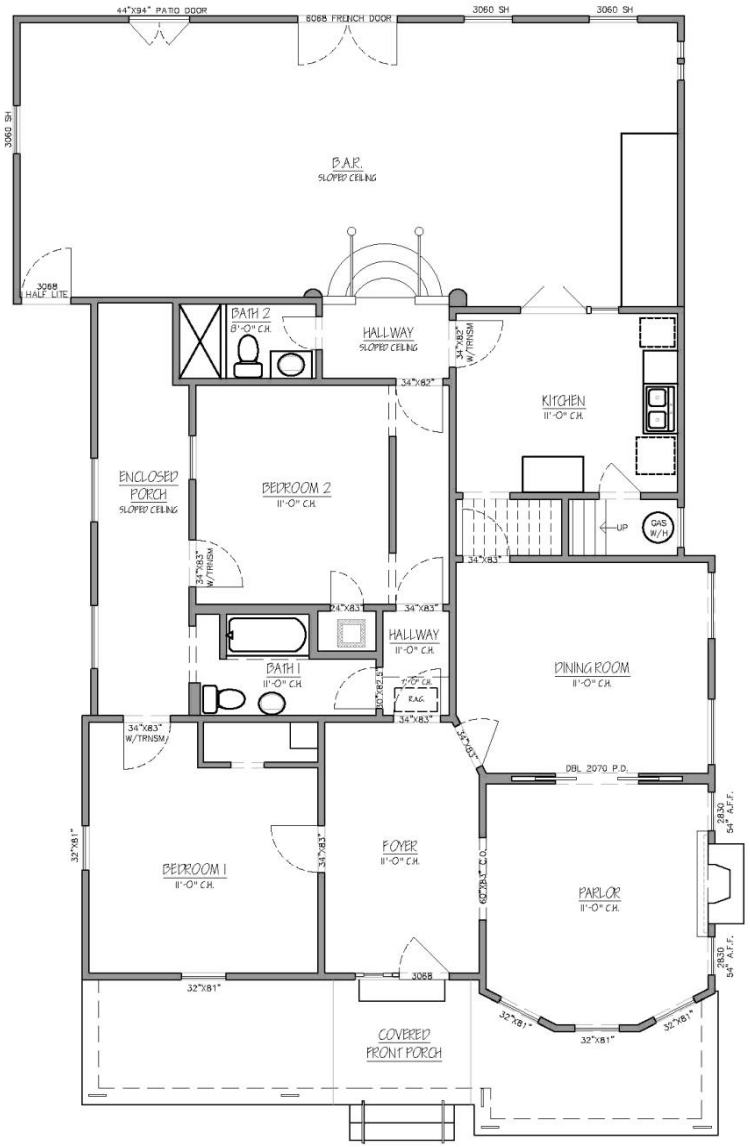
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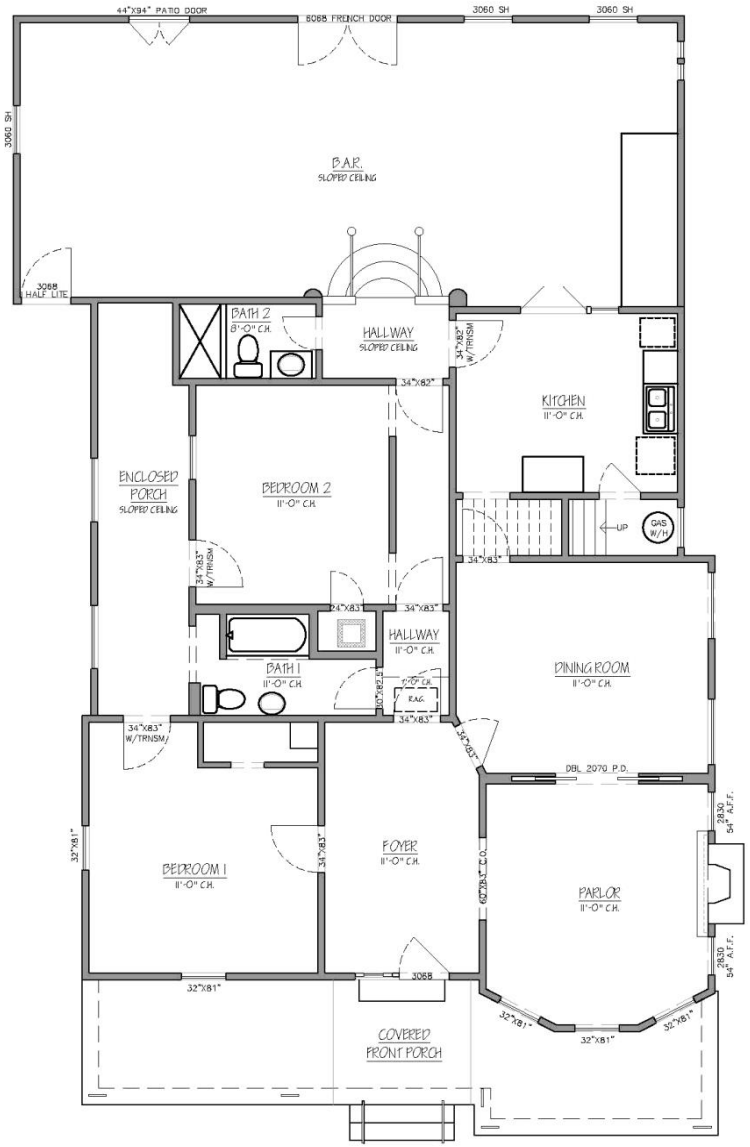
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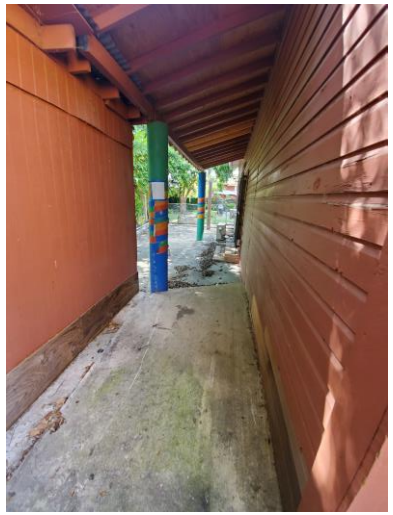


GENERAL NOTES:

1. THE SCOPE OF WORK FOR THE PROJECT SHALL INCLUDE ALL LABOR, MATERIALS, DEVICES, SUPPLIES, EQUIPMENT, AND OTHER FACILITIES NECESSARY FOR AND INCIDENTAL TO THE EXECUTION AND COMPLETION OF WORK DESCRIBED IN THESE DOCUMENTS.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
3. THE CONTRACTOR SHALL PAY ALL FEDERAL, STATE, LOCAL AND ALL OTHER TAXES THAT ARE APPLICABLE TO THIS CONTRACT.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME GENERALLY FAMILIAR WITH THE JOB SITE AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIESTO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
6. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
7. ITEMS LABELED NIC ARE "NOT IN CONTRACT". THE G.C., HOWEVER, IS RESPONSIBLE FOR ALL R.O., NECESSARY BLOCKING AND COORDINATION OF WORK.
8. WHERE A SYSTEM OR ASSEMBLY IS CALLED FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
9. ALL SYSTEMS & MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, INSTRUCTIONS AND SPECIFICATIONS.
10. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES, BLOCKING OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.
11. CONTRACTOR TO COORDINATE AND SCHEDULE WORK OF ALL TRADES SO AS TO NOT DELAY AT ANY PHASE OF COMPLETION, CONSTRUCTION DUE TO INTERCONNECTING WORK OR LATE SCHEDULING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SUB-TRADES ARE FAMILIAR WITH THE COMPLETE CONSTRUCTION DOCUMENTS PACKAGE INCLUDING WORK THAT MAY OR MAY NOT BE PART OF THEIR SCOPE.
12. ALL WORK SHALL BE PERFORMED WITH THE BEST ACCEPTED PRACTICES OF THE RESPECTED TRADES.
13. ALL MATERIALS TO BE NEW (UNLESS OTHERWISE NOTED ON DRAWINGS), FIRST CLASS, IN EVERY RESPECT, AND SHALL CONFORM TO CONTRACT DOCUMENTS.
14. CONTRACTOR TO COORDINATE CUTTING & PATCHING OF ALL TRADES. MATCH EXISTING MATERIALS AS REQUIRED.
15. CONTRACTOR TO COORDINATE KEYING SYSTEMS AND ALL HARDWARE FUNCTIONS WITH OWNER.
16. CONTRACTOR TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL, ALARM, SECURITY, DATA AND TELEPHONE LINES. CONCEAL ALL NEW UTILITIES IN FINISHED AREAS AS REQUIRED. TELEPHONES TO BE FURNISHED AND INSTALLED BY OWNER.
17. LIFE SAFETY SYSTEMS SHALL BE INSTALLED AS REQUIRED, PER N.F.P.A., AND LOCAL REGULATIONS.
18. CONTRACTOR TO COORDINATE ALL DELIVERY SCHEDULES AND LOCATIONS FOR ALL OWNER FURNISHED ITEMS WITH EACH SUPPLIER. VERIFY SUCH OWNER FURNISHED ITEMS WITH OWNERS REPRESENTATIVE, G.C. TO PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
19. CONTRACTOR SHALL REMOVE ALL TEMPORARY ITEMS, TRASH, TOOLS, AND EXCESS MATERIALS AT THE COMPLETION OF WORK AND LEAVE THE ENTIRE PROJECT SITE IN A NEAT, CLEAN, ACCEPTABLE CONDITION.
20. PRIOR TO TURNING THE COMPLETED PROJECT OVER TO THE OWNER, THE CONTRACTOR SHALL REMOVE ALL GREASE, DUST, DIRT, STAINS, LABELS, FINGERPRINTS AND OTHER FOREIGN MATERIALS FROM SIGHT, AND SWEEP, WET-MOP AND VACUUM ALL FLOORS.
21. THE CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL POWER AND LIGHTING AS REQUIRED.
22. THE GENERAL CONTRACTOR SHALL MAINTAIN A SAFE AND SECURE SITE DURING ALL PHASES OF CONSTRUCTION.
23. ALL WORK PERFORMED SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, AS WELL AS THE MOST RECENT REQUIREMENTS OF THE APPLICABLE ACCESSIBILITY CODES.
24. THE GENERAL CONTRACTOR SHALL SUBMIT A WRITTEN GUARANTEE FOR THEIR MATERIALS AND WORKMANSHIP FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF OWNER.
25. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.
26. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE AND SOUND CONSTRUCTION PRACTICE.
27. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY VARIATIONS IN THE WALL PLANE.

RESIDENTIAL REMODEL

725 E. GUENTHER ST.

SAN ANTONIO, TX 78210

REVISED: 07/22/2020

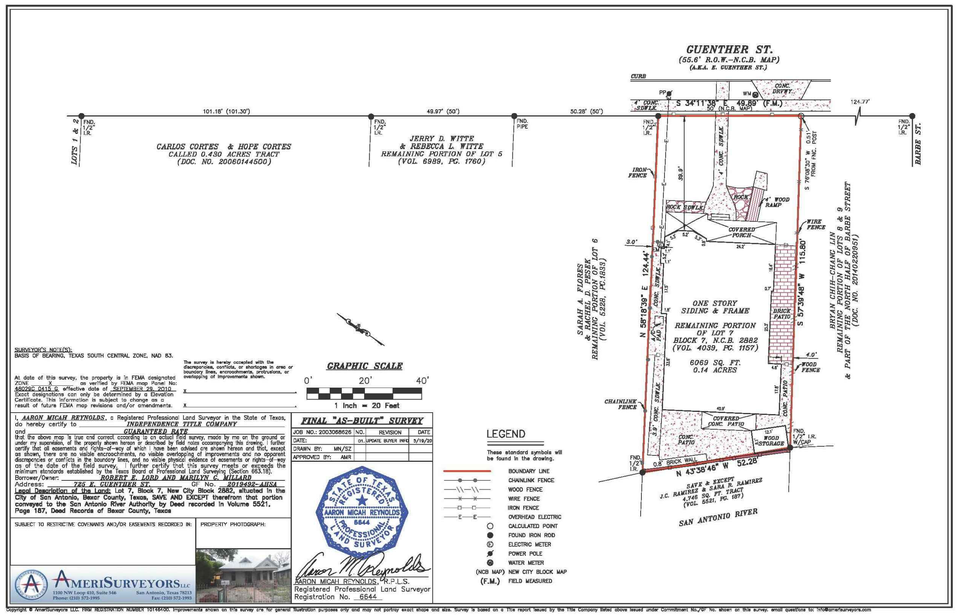
SQUARE FOOTAGE CALCULATIONS	
FIRST FLOOR	1457
SECOND FLOOR	1275
TOTAL HEATED AREA	2932
GARAGE	445
FRONT PORCH	193
BACK PORCH	363
TOTAL COVERED AREA	1001
FRONT BALCONY	183
REAR BALCONY	330
TOTAL SLAB AREA	3933

SHEET INDEX

DESIGNER:

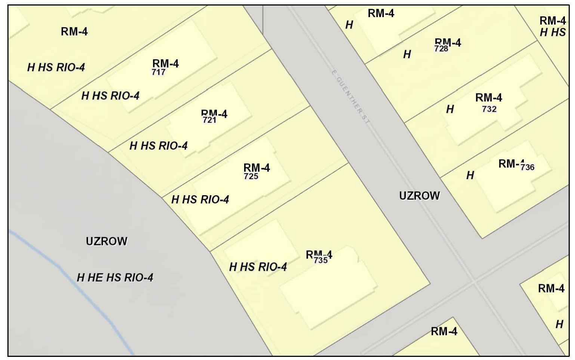
Lockwood Construction, LLC
Design - Build - Management

11314 Acuff Station San Antonio, Texas 78254
210-383-9281 lockwood.mike1@gmail.com



SITE SURVEY

SCALE: N.T.S.

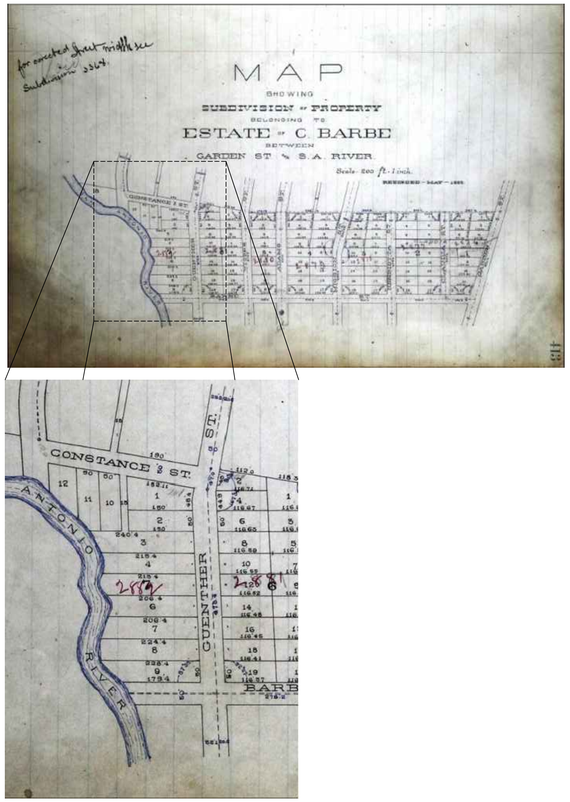


ZONING

SCALE: N.T.S.

AERIAL

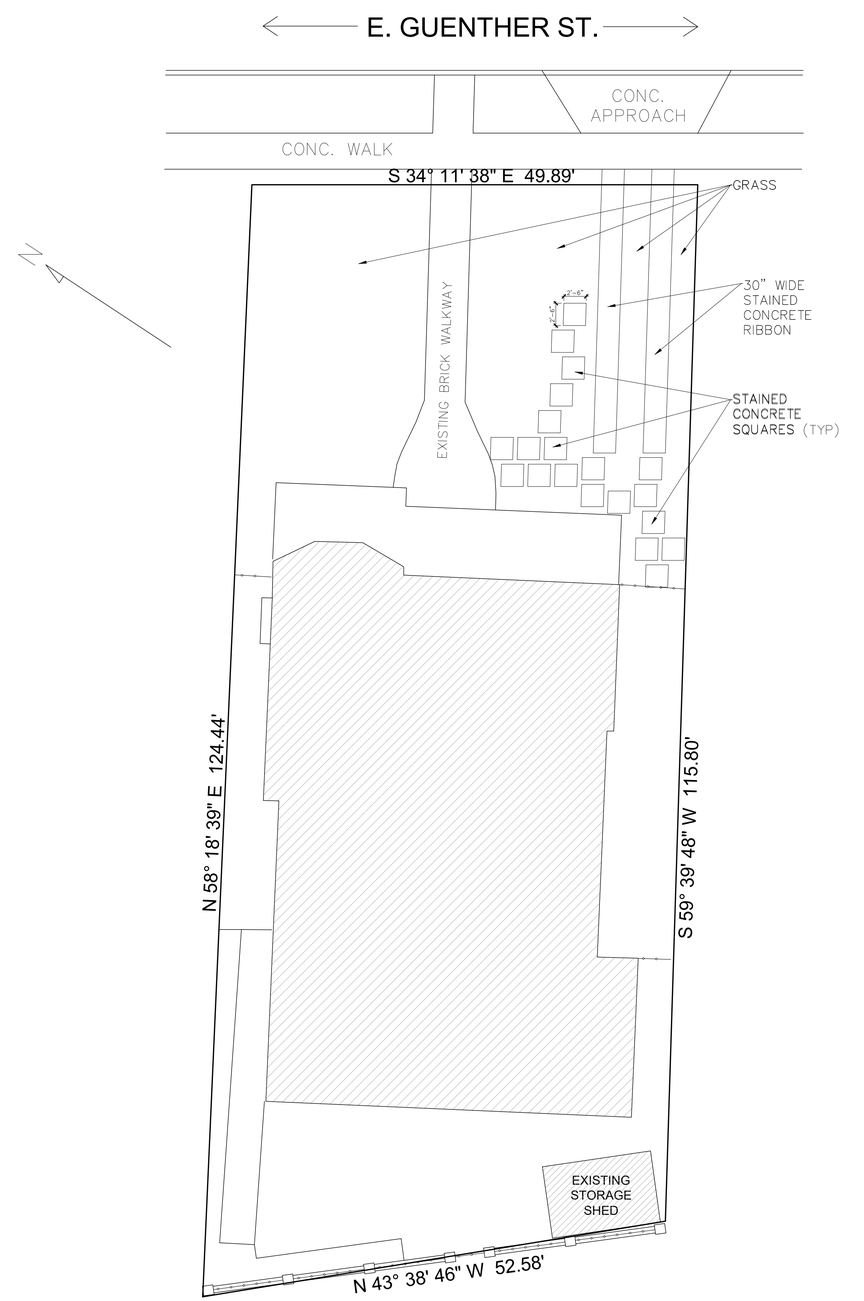
SCALE: N.T.S.



PLAT

SCALE: N.T.S.

SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.



PROPOSED SITE PLAN

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

Lockwood Construction,LLC
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RESIDENTIAL REMODEL
725 E. GUENTHER
SAN ANTONIO, TX 78210

EXISTING SITE PLAN
PROPOSED SITE PLAN

DATE: 06/13/2020
REVSD:
DESIGNER: M. LOCKWOOD II
PLAN No. 20-042
SHEET A-1

DEMOLITION NOTES:

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE JOB.
2. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK-THRU OF THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS FOR IDENTIFYING POSSIBLE CRITICAL ITEMS, NOT ADDRESSED OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION.
3. CONTRACTOR SHALL ALSO CHECK AND IDENTIFY ALL EXISTING WATER, SANITARY AND ELECTRIC LINES WHICH ARE TO REMAIN AND BE PROTECTED FROM DAMAGE DURING DEMOLITION AND ALTERATION OF WORK.
4. THE DEMOLITION WORK SHALL INVOLVE INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK, INCLUDING WORK ABOVE AND/OR BELOW THE FLOOR LEVEL WITHIN THE SCOPE. IT SHALL REQUIRE WORK INVOLVING WATER LINES, SEWER LINES, GAS LINES, AND/OR ELECTRICAL LINES, ANY SUCH WORK SHALL BE INCLUSIVE.
5. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED. CONTRACTOR SHALL RESTORE EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE
6. EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED.
7. EXECUTION OF DEMOLITION SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SAFETY AND CONVENIENCE OF THE PUBLIC AND THOSE AROUND THE SITE.
8. WASTE MATERIALS AND RUBBISH FROM DEMOLITION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT DISCRETION OF THE CONTRACTOR.
9. PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AND/OR INSTALLATION OF NEW WORK AND/OR UTILITIES, AS REQUIRED TO MATCH ADJACENT SURFACES AND/OR TO RECEIVE NEW SCHEDULED FINISHES.
10. KEEP PREMISES CLEAN AT ALL TIMES ENSURING THAT THERE IS NO LOOSE MATERIALS OR ITEMS WHICH MAY CAUSE INJURY.
11. DEMOLISH & REMOVE EXISTING CONDITIONS AS SHOWN BY DASHED LINES/ OR AS NOTED, UNLESS OTHERWISE NOTED.
12. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONS. USE WRITTEN DIMENSIONS ONLY AND VERIFY IN FIELD.
13. CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
14. ALL WORK TD BE DONE IN ACCORDANCE TO THE LATEST EDITION OF THE IBC, IRC, NEC AND ANY APPLICABLE LOCAL CODES.
15. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN REMOVING EXISTING ITEMS THAT ARE SCHEDULED TO BE RELOCATED AND/OR REUSED. PROTECT AND STORE THESE ITEMS ON SITE.
16. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
17. WHERE REMOVAL OD PARTITIONS RESULTS IN ADJACENT SPACES BECOMING ONE, REWORK FLOORS, WALLS, AND CEILING TO PROVIDE SMOOTH PLACES WITHOUT BREAK, STEPS, OR BULKHEADS.
18. MATERIAL HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER.
19. FURNISH, INSTALL, AND MAINTAIN IN SAFE CONDITIONS AT ALL TIMES TEMPORARY PROTECTION REQUIRED TO ENSURE SAFETY FOR PERSONS AND PROPERTY DURING DEMOLITION AND REMOVAL WORK.
20. REMOVE EXISTING ELECTRICAL OUTLETS AND WIRING AS REQUIRED IN WALLS, FLOORS AND FURNISHINGS TO BE DEMOLISHED.
21. ALL WALLS, DOORS, WINDOWS, FURNISHINGS AND EQUIPMENT DENOTED WITH DASHED LINES ARE TO BE REMOVED. REFER TO PROPOSED PLAN LAYOUT FOR CLARIFICATION.
22. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK (DEMOLITION AND NEW) IS TO BE PERFORMED BY LICENSED, COMPETENT CONTRACTORS.
23. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND PROVIDE TEMPORARY SUPPORTS AS REQUIRED BY REMOVAL OR RELOCATION OF SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.
24. ALL EXISTING SIDING, TRIM, FASCIA BOARDS, RAKE BOARDS, CORNER BOARDS, ETC IS TO BE REMOVED AND REPLACE WITH NEW MATCHING COMPONENT.
25. ALL EXISTING WINDOWS & DOORS INTERIOR & EXTERIOR ARE TO BE REMOVED. REFER TO PROPOSED PLAN LAYOUT FOR CLARIFICATION.
26. ALL EXISTING ROOF SHINGLES ARE TO BE REMOVED & REPLACED WITH NEW PER PLAN.
27. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL DEMOLITION LOCATIONS & DETAILS.

GENERAL SCOPE:

1. REMOVE THE FOLLOWING:
   - 1.1. ALL DRYWALL (UNLESS NOTED OTHERWISE)
   - 1.2. WINDOWS AS IDENTIFIED
   - 1.3. DOORS AS IDENTIFIED
   - 1.4. ALL FLOORING ON PIER FOUNDATION
   - 1.5. CABINETS
   - 1.6. BATHROOM FIXTURES
   - 1.7. LIGHT FIXTURES
   - 1.8. STAIRS
   - 1.9. FURR DOWNS
   - 1.10. INTERIOR WALLS (AS SHOWN)
2. SAVE & SECURE THE FOLLOWING ON SITE;
   - 2.1. INTERIOR TRIM
   - 2.2. DOORS & DOOR HARDWARE
   - 2.3. WINDOWS
   - 2.4. SHIP LAP BOARDS FROM WALLS

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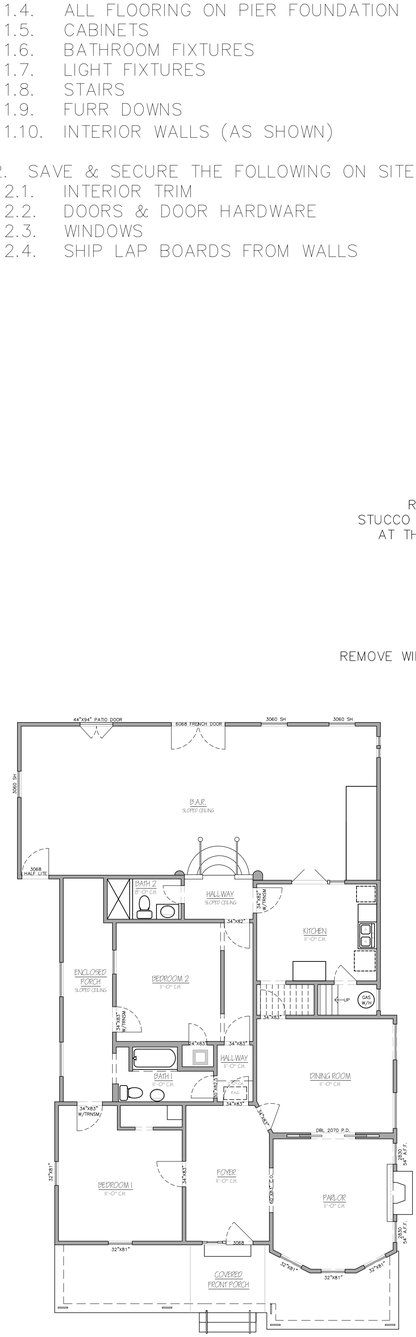
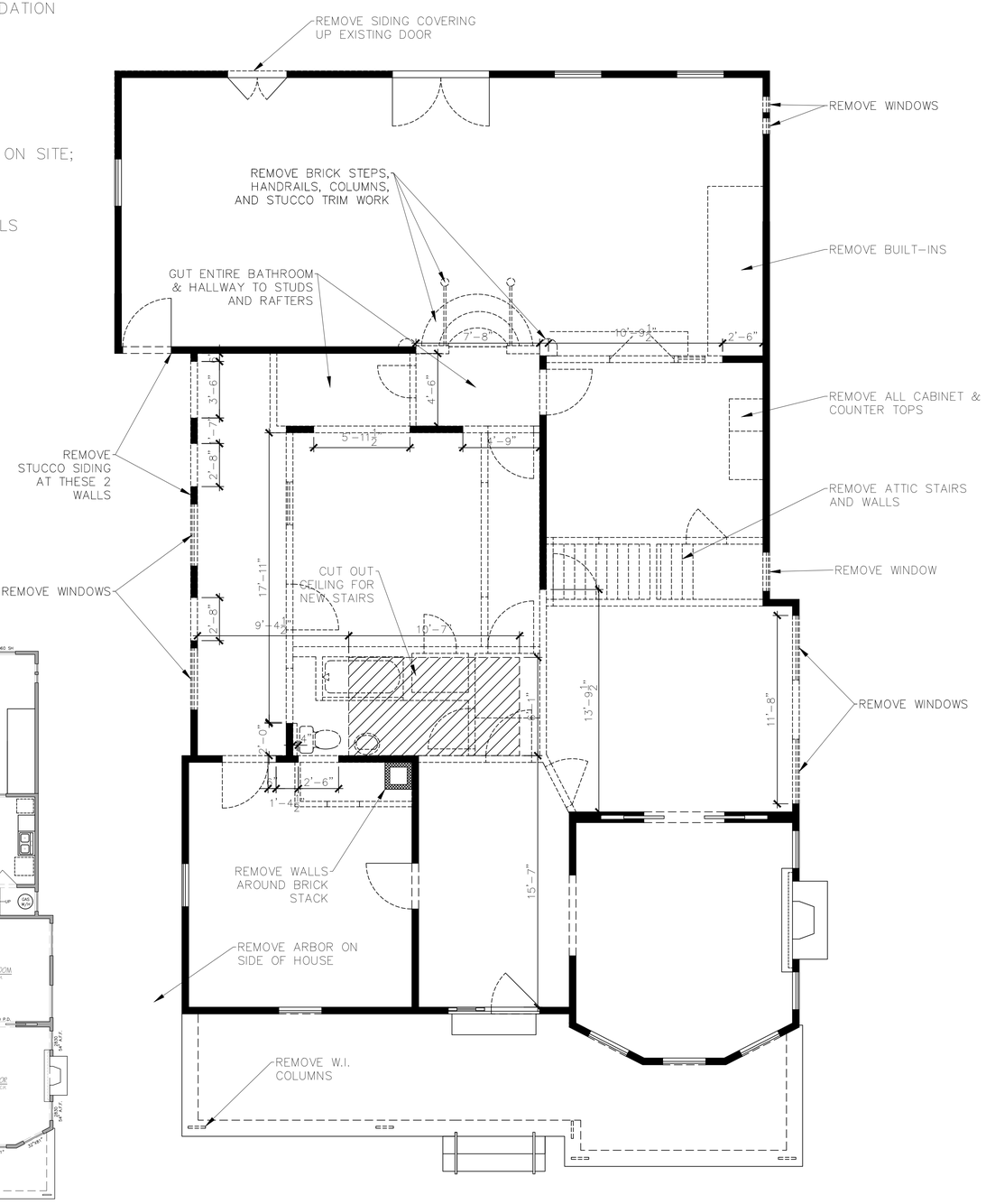


EXISTING FLOOR PLAN



DEMO PLAN

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

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RESIDENTIAL REMODEL
725 E. GUENTHER
SAN ANTONIO, TX 78210

EXISTING FLOOR PLAN
DEMOLITION PLAN

DATE: 07/02/2020
REVSD: 07/22/2020
DESIGNER: M. LOCKWOOD II
PLAN No. 20-042
SHEET A-2

TRIM & FINISH NOTES:

INSULATION REQUIREMENTS

A. THE RESIDENTIAL ENERGY CODE ALLOWS FOR SELECTION OF ONE OF NINE PRESCRIPTIVE INSULATION PATHS, PROVIDING THE HOMEOWNER OR BUILDER OPS FOR SUN TEMPERED SITUATIONS, LIMITED HOUSE SIZE, LOG HOMES, VARIABLES IN INSULATION IN SPECIFIC LOCATIONS, ETC. PATH #1 WAS BASED ON COST-EFFECTIVENESS, WHILE THE OTHER PATHS ARE BASED ON ENERGY EQUIVALENCE WITH PATH #1. UNLESS SPECIFIC INFORMATION IS RECEIVED OUTLINING THE PATH FOLLOWED AND SPECIFIC INSULATION STANDARDS MET, THE BUILDING DEPARTMENT WILL REVIEW THE BUILDING FOR CONFORMANCE WITH PATH #1. THE FOLLOWING SPECIFIC STANDARDS ARE APPLICABLE FOR PATH #1: APPENDIX C, TAB. C401.1(1).

1. Windows, Class 40: Allwindows must be labed showing the class. Site built windows are not permissible with this path.
2. DOORS . MAIN ENTRY DOOR (MAXIMUM 24 SF) U=.54; OTHER DOORS U=.20. DOCUMENTATION MUST BE PROVIDED TO THE INSPECTOR SHOWING THE APPTOPRIATE U VALUE.
3. WALL INSULATION. R-21 ADVANCED FRAMING R-19 MAY BE SUBSTITUTED.
4. UNDERFLOOR INSULATION: R-25. FOUNDATION PERIMETER INSULATION MAY NOT BE SUBSTITUTED FOR THE UNDERFLOOR INSULATION.
5. CEILINGS: FLAT CEILINGS R-38; VAULTED CEILINGS (CEILING PITCH 2:12 OR GREATER) R-30 (CEILING INSUALTION LESS THAN R-38 MAY NOT BE IN MORE THAN 1/2 OF
6. SKYLIGHTS: (CLASS 50) AREA MAY NOT EXCEED 2% OF THE ROOF AREA. SKYLIGHTS (CLASS40) ARE UNLIMITED IN AREA.
7. FORCED AIR DUSTS: R-8 IN ALL UNHEATED AREAS.
8. BASEMENT WALLS: R-21 EXTENDING FROM THE BOTTOM OF THE ABOVE-GRADE SUBFLOOR TO THE TOP OF THE BELOW-GRADE FINISHED FLOOR.
9. SLAB FLOOR EDGE: R-15 INSULATION MUST BE PLACED FROM THE TOP OF THE SLAB DOWN 24" OR FROM THE TOP DOWN OT THE BOTTOM OF THE SLAB AND HORIZONTALLY BACK UNDER THE SLAB FOR A TOTAL OF 4". FOR MONOLITHIC SLABS, INSULATION MUST EXTEND FROM THE TOP OF THE SLAB DOWN TO THE BOTTOM OF THE THICKENED EDGE. ABOVE GRADE PROTECTION MUST BE PROVIDED FOR INSULATION INSTALLED ON THE EXTERIOR SIDE OFTHE SLAB. ALL SLAB EDGES AT JUNCTURES BETWEEN HEATED AND UNHEATED SPACES MUST BE INSULATED.

B. INSULATION FACING, SUCH AS VAPOR BARRIERS, SHALL NOT BE EXPOSED IN THE ATTIC, CRAWL SPACE OR ANY OTHER AREA UNLESS THE FLAME-SPREAD OF THE FACING MATERIAL IS 25 OR LESS AND SMOKE DENSITY IS NOT GREATER THAN 450. SEC. 319.1.

C. IF PLASTIC FOAM INSULATION IS EXPOSED, IT SHALL BE APPROVED TO BE EXPOSED OR SHALL BE PROTECTED AS REQUIRED IN SEC. 317

D. PROVIDE A VAPOR BARRIER WITH 1 PERM DRY CUP RATING OR LESS ON THE WARM SIDE 9IN WINTER) OF ALL INSULATION IN EXTERIOR WALLS AND INTERIOR FLOORS (EXCEPT GARAGE CONCRETE SLAB FLOORS) OF HEATED RESIDENTIAL BUILDINGS. IN ALL EXTERIOR CEILINGS WITHOUT AN ATTIC SPACE ABOVE, AN APPROVED VAPOR BARRIER HAVING A 0.5 PERM DRY CUP RATING OR LESS SHALL BE INSTALLED ON THE WARM SIDE OF THE INSULATION. LAP EDGES AT THE FRAMING MEMBERS. SEC. C401.9.1.

MECHANICAL, PLUMBING, ELECTRICAL

1. Smoke detectors shall be installed in each sleeping room, outside each separate sleeping area in the immediately vicinity of the bedrooms and on each additional story of the dwelling, including basements. In dwellings with split levels, a smoke detector need to be installed only on the upper level provided the lower level is less than 1 full story below the upper level,unless there is a doorseparating the levels, in which case s detector is required on both levels. All detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the individual unit providing an alarm which will be audible in all sleeping areas. Required smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Sec. 316.1.
2. Required smoke detectors shall not be located within kitchens or garages. Ionization smoke detectors shall not be located closer than 3' horizontally from the door to a kitchen; the door to a bathroom containing a tub or shower; or the supply register of a force air heating or cooling system. A smoke detector installed within 20' (direct linear path) of a cooking appliance shall be photoelectric or the detector shall have an approved alarm silencing means. Sec. 316.1
3. For any additional or alteration requiring a building permit, the entire building shall be provided with smoke detectors located as required for new buildings. Smoke detectors installed under this provision need not be interconnected unless other remodeling considerations require removal of the appropriate wall and ceiling coverings to facilitate conceled interconnected. Sec 316.1
4. Heating: Each thermostat shall be capable of being let from 55degrees F--75 degrees F. Cooling equipment: Each thermostat shall be capable of being set for 70 degrees F--85 degrees F only.
5. Free standing or built-in ranges require a vertical clearance above the cooking top not less than 30" to unprotected combustiables or 24" if protected by noncombustible material. Vented ranges hoods shall be vented to the outside by a single-wall pipe constructed of galvanized steel, stainless, copper or other approved material. The duct shall have a smooth interior surface, be substantially airtight and shall be equipped with a back-draft damper. Open top btoler units shallbe provided with a hood complying with Sec. 1804 or incorporate an integral exhaust system listed for use without a hood. Self venting ranges or unvented hoods shall be installed in accordance with their listings. Sec. 1802.1. 2201.1, 2202.
6. Clothes dryer exhaust vents shall convey products of combustion and moisture to the exterior. They shall not be connected with sheet-metal screws or other fastening means extending into the vent. They shall be equipped with back-draft dampers. Ducts shall be constructed of minimum .016" ridid metal with joints running in the direction of airflow. Transition ducts shall not be concealed within construction. Ducts shall terminate with a full opening exhaust hood. The maximum length of a 4" vent shall not exceed 25' from the dryer location to wall or roof termination. Length reductions of 2.5' for 45 degree bends and 5' for 90 degree bends are required. Installations when this length is exceeded shall be installed in accordance with the MFG's installation instructions. Sec. 1801.
7. Wood stoves must be installed as per their installation instructions and must be labled indicating they meet emissions requirements. Wood stoves installed in an alcove must be specifically approved for such installation. Used wood stoves must comply with Sec. 1307.5
8. Fireplaces and masonry chemneys shall be installed per Chapter
9. Gas water heaters shall not be installed in a bedroom, closet, bathroom or utility room unless is a direct vent appliance or complies with Sec 2307.
10. A minimum 2" clearance to combustible wood framing is required. Sec 1001.

BATHROOMS

1. The center line of water closet shall be not less than 15" from adjacent walls/partitions or 12" from a tub. A minimum 21" clearance is required in front of water closets. Sec 307.2
2. Shower compartments shall have at least 1,024 sq. in. of floor area and be of sufficient size to encompass a circle with a diameter not less than 30". Sec 3209.
3. The wall area above built-in tubs having shower heads and in shower compartemnts shall be finished with a smooth, hard and non-absorbent surface to a height of not less than 6' above the floor. If gypsun board is used as a base or backer board for adhesive application of tile or similar material, it shall be a type manufactured for that use. SEC 702.4 & 702.4.2
4. Bathrooms and water closets rooms shall be provided with glazing not less than 3 sq. ft., 1/2 of which must be operable, or a mechanical ventilation system. Ventilation shall be either intermittent---50cfm or continuous 20cfm. For rooms larger than 75 sq.ft., the intermittent ventilation shall provide 5 air changes per hour. Ventilation shall be exhausted to outside.

PLUMBING NOTES:

1. THE DRAIN/WASTE/VENT (DWV) SYSTEM SHALL BE CONSTRUCTED OF MATERIALS LISTED IN, OR ALLOWED BY, THE FLORIDA PLUMBING CODE.
2. DWV SYSTEMS MAY BE ABS OR PVC PIPING.
3. TUB AND / OR SHOWERP-TRAP ACCESS IS PROVIDED UNDER HOME, UNLESS OTHERWISE NOTED ON PLANS (WHEN INSTALLED).
4. THE BUILDING DRAINS AND CLEAN-OUTS, WHEN DESIGNED BY OTHERS AND SITE INSTALLED BY OTHERS, ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.
5. THE WATER HEATER SHALL HAVE A SAFETY PAN WITH 1 INCH MINIMUM DRAIN TO THE EXTERIOR OF THE BUILDING (ON-SITE, BY OTHERS).
6. THE WATER HEATER T&P RELIEF VALVE SHALL DRAIN TO THE EXTERIOR (ON-SITE BY OTHERS).
7. THERMAL EXPANSION DEVICE, IF REQUIRED BY WATER HEATER INSTALLATION INSTRUCTIONS, SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL.
8. ALL PLUMBING FIXTURES SHALL HAVE SEPARATE SHUTOFF VALVES.
9. A SHUTOFF VALVE SHALL BE INSTALLED WITHIN THREE FEET OF THE FRESH WATER INLET TO THE BUILDING (THIS SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL).
10. WATER SUPPLY PIPING INSTALLED IN ANY WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE EXTERIOR WALL INSULATION. ALL WATER LINES WATER SUPPLY LINES SHALL BE IN ANY UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM R-6.5 INSULATION (ON-SITE BY OTHERS).
11. WATER SUPPLY LINES SHALL BE PEX , CPVC, OR COPPER.
12. WATER SUPPLYS TUB UPS TO BE ½".
13. ALL SUPPLY "CROSSOVER"(MATING LINES) PIPING SHALL BE CONNECTED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
14. ALL SHOWER STALLS SHALL BE COVERED WITH A NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 70 INCHES ABOVE THE FINISHED FLOOR LEVEL. IF THIS IS NOT FACTORY INSTALLED IT SHALL BE COMPLETED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
15. WHEN PROVIDED, ALL SHOWER FIXTURES SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM TEMPERATURE OF 120°(48.8℃).
16. ALL LAVS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE.
17. THE BUILDING DRAINS AND CLEAN-OUTS, WHEN DESIGNED BY OTHERS AND SITE INSTALLED BY OTHERS, ARE SUBJECT TO LOCAL JURISDICTION APPROVAL.
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22. A SHUTOFF VALVE SHALL BE INSTALLED WITHIN THREE FEET OF THE FRESH WATER INLET TO THE BUILDING (THIS SHALL BE INSTALLED ON-SITE, BY OTHERS AND SHALL BE SUBJECT TO LOCAL APPROVAL).
23. WATER SUPPLY PIPING INSTALLED IN ANY WALL EXPOSED TO THE EXTERIOR SHALL BE LOCATED ON THE HEATED SIDE OF THE EXTERIOR WALL INSULATION. ALL WATER LINES WATER SUPPLY LINES SHALL BE IN ANY UNCONDITIONED SPACES SHALL BE INSULATED WITH MINIMUM R-6.5 INSULATION (ON-SITE BY OTHERS).
24. WATER SUPPLY LINES SHALL BE PEX , CPVC, OR COPPER.
25. WATER SUPPLYS TUB UPS TO BE ½".
26. ALL SUPPLY "CROSSOVER"(MATING LINES) PIPING SHALL BE CONNECTED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
27. ALL SHOWER STALLS SHALL BE COVERED WITH A NONABSORBENT MATERIAL TO A MINIMUM HEIGHT OF 70 INCHES ABOVE THE FINISHED FLOOR LEVEL. IF THIS IS NOT FACTORY INSTALLED IT SHALL BE COMPLETED ON-SITE BY OTHERS, AND SHALL BE SUBJECT TO LOCAL APPROVAL.
28. WHEN PROVIDED, ALL SHOWER FIXTURES SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE WITH A MAXIMUM TEMPERATURE OF 120°(48.8℃).
29. ALL LAVS SHALL BE CONTROLLED BY AN APPROVED MIXING VALVE.

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

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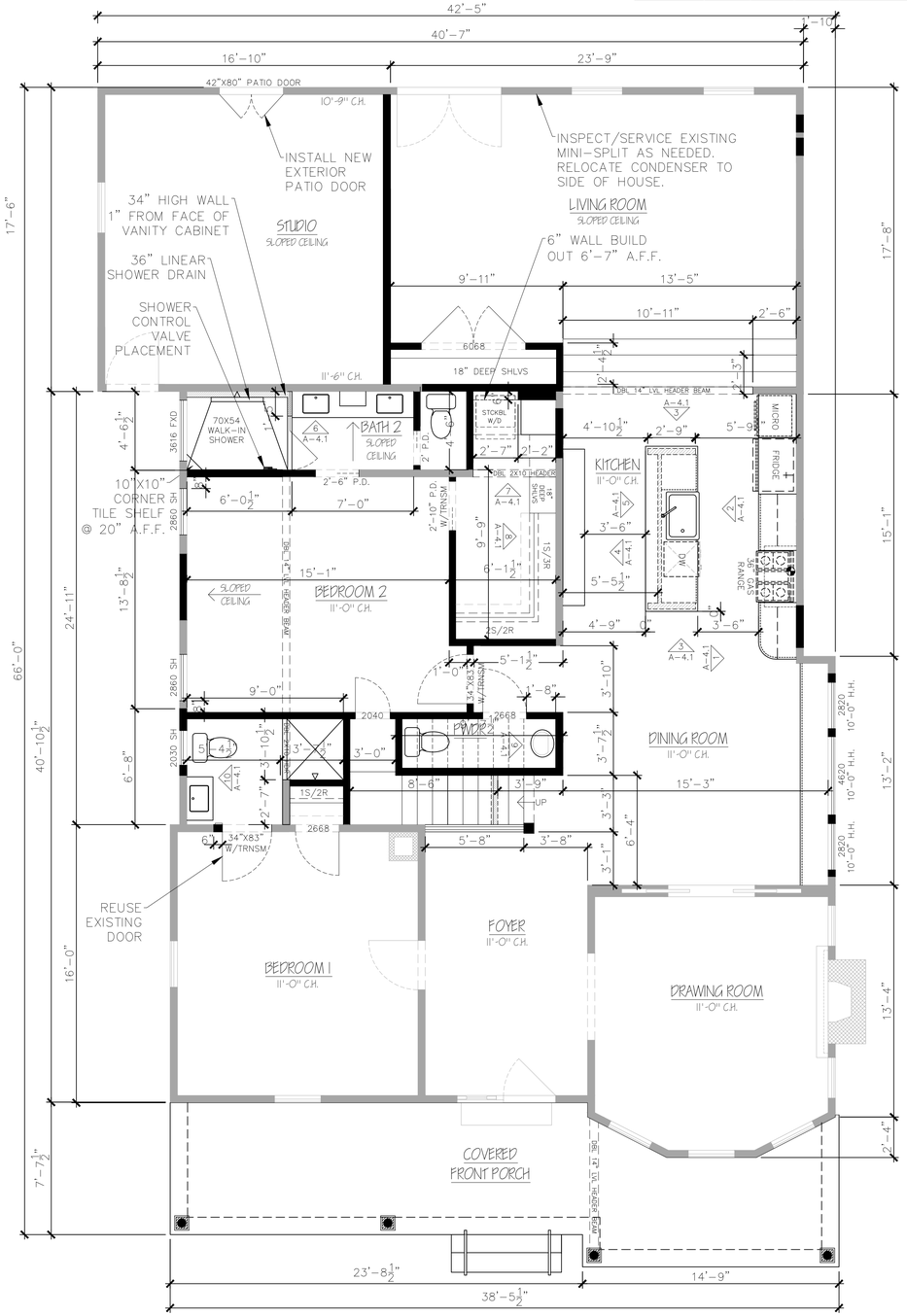
CABINET BLOCKING:
VANITY 26"/32"
WALL 54" & 80"
BASE 32"
(MEASUREMENTS ARE FROM CONC. FLR TO BOTTOM OF BLOCK)

WALL TYPES
EXISTING WOOD FRAMED WALL
NEW WOOD FRAMED WALL

HEADER SPANS
(exterior walls or 10' tributary loads)

Size of DF # 2 header	No story above	1 story above	2 stories above	Garages or walls not supporting floor or roof
2-2x4s	4' 0"			6'
2-2x6s	4' 6"	4' 0"		6'8"
2-2x8s	6' 8"	4' 6"		8'10"
2-2x10s	8' 10"	6' 8"	4' 6"	10'12"
2-2x12s	10'12"	8'10"	6' 8"	12'16"



PROPOSED FLOOR PLAN

FRAMING NOTES:

1. ALL EXIERIOR WALL OPENINGS & BEARING WALL OPENINGS TO HAVE 4X12 HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE HUNG WITH "SIMPSON" U-210 OR EQUIV.
3. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER PROVIDED FIREBLOCKING, DRAFTSTOPS & FIRESTOPS AS PER THE U.B.C SEC. 2516F.
4. LUMBER SPECIES:
   A. POST, BEAMS, HEADERS, JOISTS & RAFTERS. NO.2 DOUGLAS FIR.
   B. SILLS, PLATES, BLOCKING, BRIDGING ETC. NO. 3 DOUGLAS FIR.
   C. STUDS STUD GRADE D.F.
   D. POST & BEAM DECKING UTILITY GRADE D.F.
   E. PLYWOOD SHEATHING \"CDX PLYWOOD, 32/16
   F. GLU-LAM BEAMS Fb-2400, DRY ADH.
5. NAIL SCHEDULE:

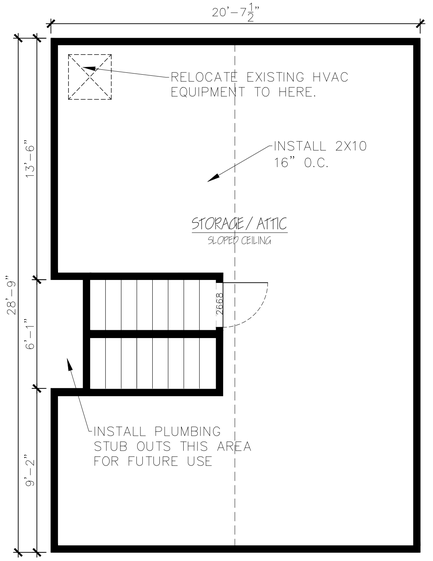
JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	2-8d	TOE NAIL
2" SUBFLOOR TO GIRDER	2-16d	BLIND NAIL
SOLE PLATE TO LOIST	16d @ 16"	FACE NAIL
TOP PLATE TO STUDS	2-16d	END NAIL
STUD TO SOLE PLATE	4-8d	TOE NAIL
STUD TO SOLE PLATE	2-16d	END NAIL
DOUBLE STUDS	16d @ 16"	FACE NAIL
DOUBLE TOP PLATE	16d @ 16"	EDGE NAIL
CONTINUOUS HEADER (2 PC.)	16d @ 16"	TOE NAIL
CLG. JST TO PL.	3-8d	FACE NAIL
CLG.JST LAP OVER PL.	3-16d	FACE NAIL
CLG.JST. TO RAFTER	3-16d	TOE NAIL
RAFTER TO TOP PL.	3-8d	FACE NAIL
BUILD-UP CORNER STUDS	16d @ 24"	EDGE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	INTERIOR
PLYWOOD SUBFLOOR	8d @ 10"	EDGE NAIL
PLYWOOD & ROOF SHEATHING	8d @ 6"	INTERIOR
PLYWOOD & ROOF SHEATHING	8d @ 12"	FACE NAIL
TOP PL. AT INTERSECTIONS	2-16d	STAGGER NAIL
1X6 SPACED SHEATHING	2-8d	FACE NAIL
MULTIPLE JOISTS (UP TO 3)	16d @ 15"	
MULTIPLE JOISTS (OVER 3)	\"~BOLTS W/WASHERS EA. SIDE @ 24" O.C.	

FRAMING LUMBER SPECIFICATIONS

Stress rated framing members shall be used which equal or exceed the following specifications. If lower grade lumber is used, excessive deflection may occur.

Fiber Stress in Bending (Fb)=875 psi (Base Value) Modulus of Elasticity (E)= 1,400,000 psi

First Floor Joist 40 lbs. Live Load 10 lbs. Dead Load			Second Floor Joists 30 lbs. Live Load 10 lbs. Dead Load			Ceiling Joist 20 lbs. Live Load 10 lbs. Dead Load			Rafters 30 lbs. Live Load 15 lbs. Dead Load		
SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN	SIZE	INCHES O.C.	MAX. SPAN
						2X4	12" 16" 24"	9'-5" 8'-3" 7'-2"			
2X6	12" 16"	10'-3" 9'-4"	2X6	12" 16"	11'-3" 10'-3"	2X6	12" 16" 24"	14'-9" 12'-10" 10'-6"	2X6	12" 16" 24"	12'-11" 11'-3" 9'-2"
2X8	12" 16"	13'-6" 12'-3"	2X8	12" 16"	14'-11" 13'-6"	2X8	12" 16" 24"	18'-9" 16'-3" 13'-3"	2X8	12" 16" 24"	16'-5" 14'-3" 11'-8"
2X10	12" 16" 24"	17'-3" 15'-5" 12'-7"	2X10	12" 16" 24"	19'-0" 17'-2" 14'-1"	2X10	12" 16" 24"	22'-11" 19'-10" 16'-1"	2X10	12" 16" 24"	20'-1" 17'-5" 14'-2"
2X12	12" 16" 24"	20'-7" 17'-10" 14'-7"	2X12	12" 16" 24"	23'-0" 19'-11" 16'-3"	2X12	12" 16" 24"	26'-6" 23'-0" 18'-8"	2X12	12" 16" 24"	23'-3" 20'-2" 16'-6"



PROPOSED ATTIC SPACE

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Design - Build - Management
11314 Acuff Station San Antonio, Texas 78254
210-383-9281 lockwood.mike1@gmail.com

RESIDENTIAL REMODEL
725 E. GUENTHER
SAN ANTONIO, TX 78210

TRIM FINISH PLAN

DATE: 07/02/2020
REVSD: 07/22/2020

DESIGNER:
M. LOCKWOOD II

PLAN No.
20-042

SHEET
A-3

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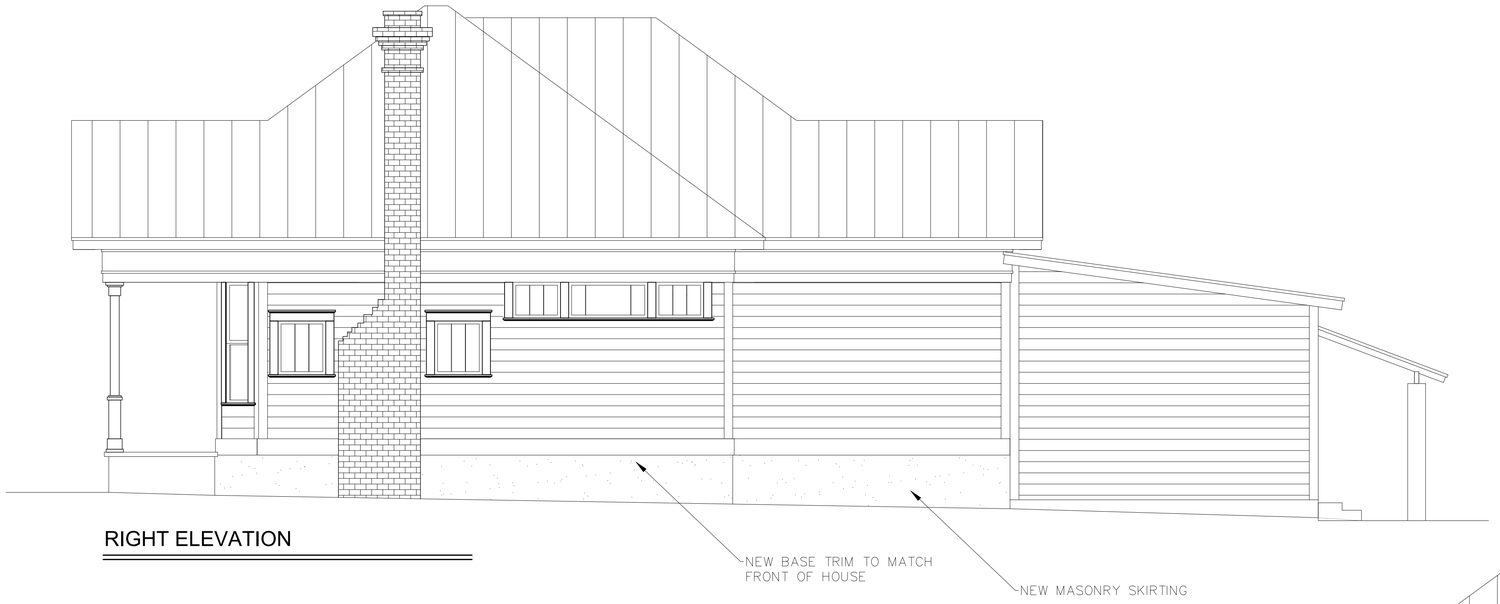
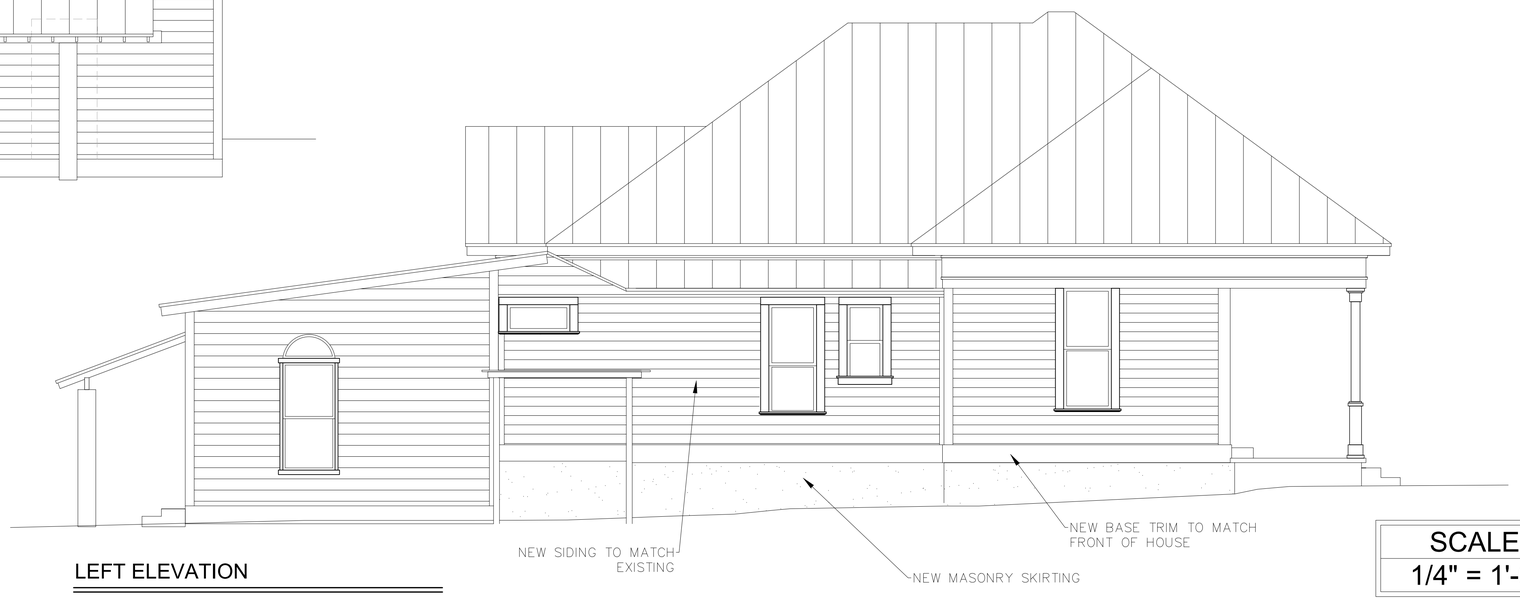


RIGHT ELEVATION

REAR ELEVATION

RIGHT ELEVATION



LEFT ELEVATION

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

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RESIDENTIAL REMODEL
725 E. GUENTHER
SAN ANTONIO, TX 78210

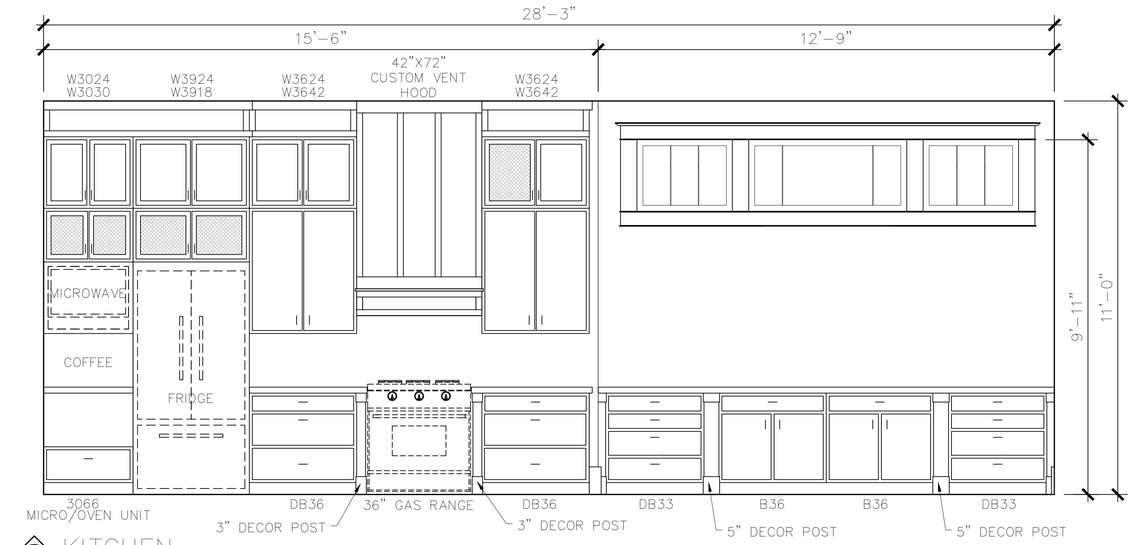
EXTERIOR ELEVATIONS

DATE: 07/02/2020
REVSD: 07/22/2020

DESIGNER: M. LOCKWOOD II

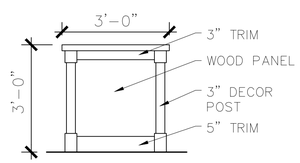
PLAN No. 20-042

SHEET A-4

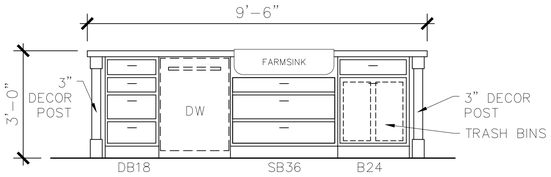


1 KITCHEN

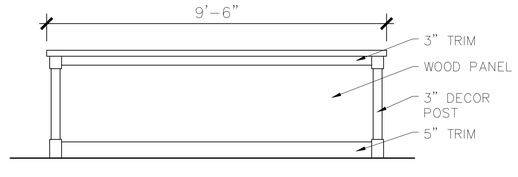
NOTE:
CONTRACTOR TO CONFIRM
CUTOUT DIMENSIONS WITH
MANUFACTURER FOR
ALL APPLIANCES



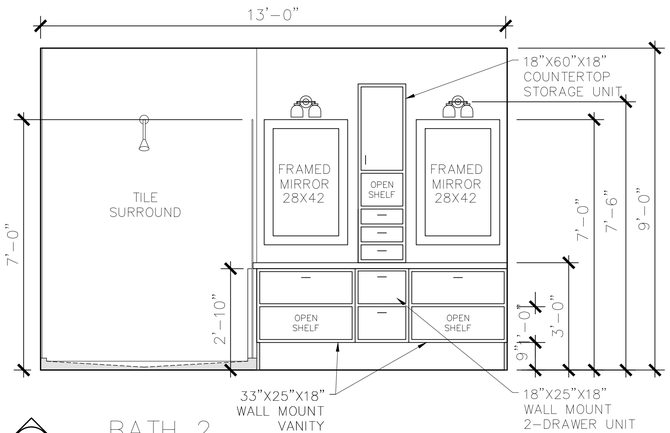
3 KITCHEN
(ISLAND ENDS)



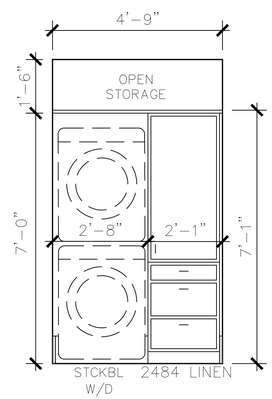
4 KITCHEN



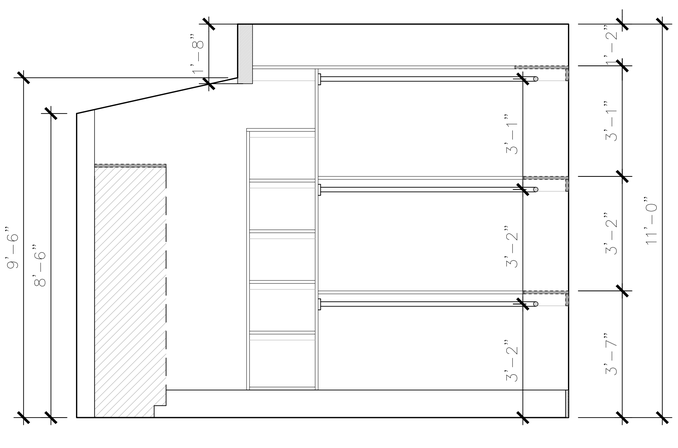
5 KITCHEN



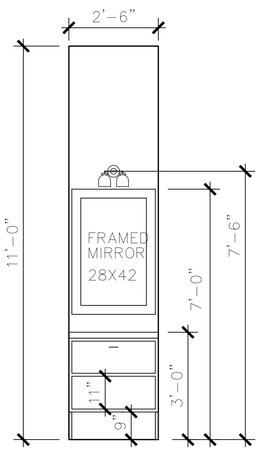
6 BATH 2



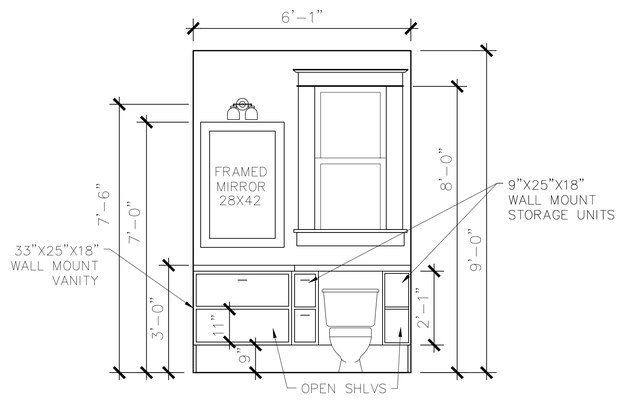
7 LAUNDRY



8 MASTER CLOSET



9 POWDER



10 BATH 1

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

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RESIDENTIAL REMODEL
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SAN ANTONIO, TX 78210

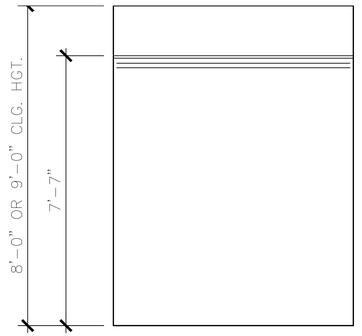
INTERIOR ELEVATIONS

DATE: 07/02/2020
REVSD:07/22/2020

DESIGNER:
M. LOCKWOOD II

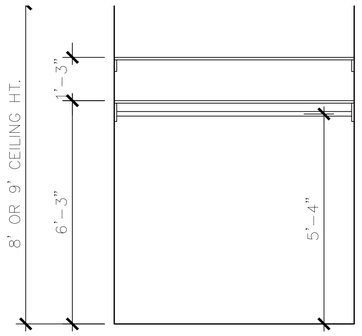
PLAN No.
20-042

SHEET
A-5



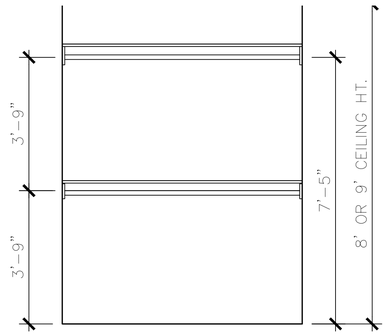
1 ROD/1 SHELF

NOT TO SCALE



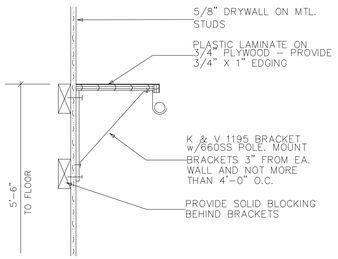
1 ROD/2 SHELF

NOT TO SCALE



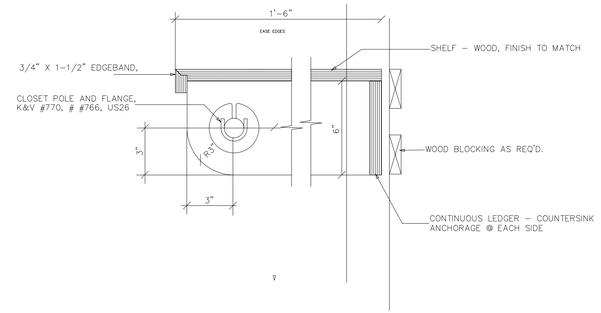
2 ROD/2 SHELF

NOT TO SCALE



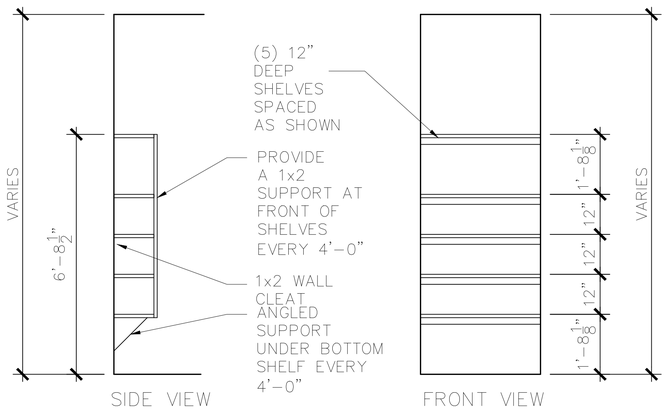
BRACKET & SHELF SECTION

NOT TO SCALE



ROD & SHELF SECTION

NOT TO SCALE



PANTRY & LINEN CLOSET SHELVING DETAIL (TYP)

NOT TO SCALE

NOTE:
CONTRACTOR TO CONFIRM LAYOUT, SIZE, AND STYLE WITH OWNER PRIOR TO INSTALLATION

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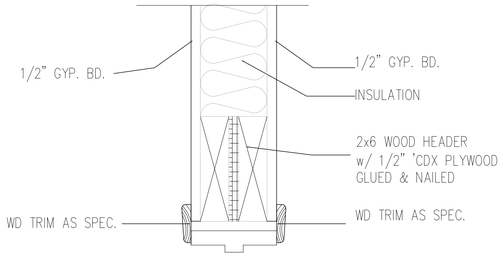
INTERIOR ELEVATIONS

DATE: 07/02/2020
REVSD:07/22/2020

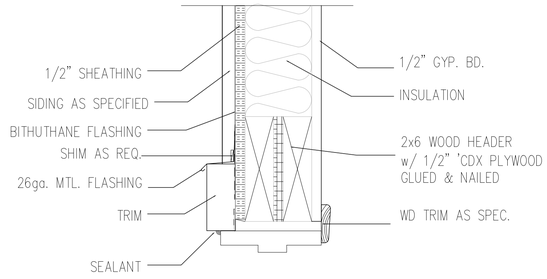
DESIGNER:
M. LOCKWOOD II

PLAN No.
20-042

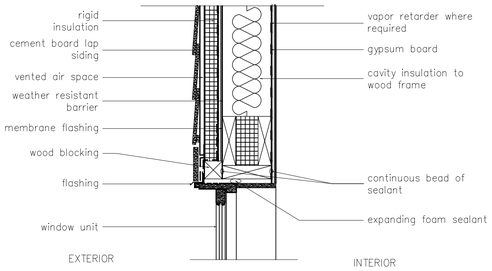
SHEET
A-6



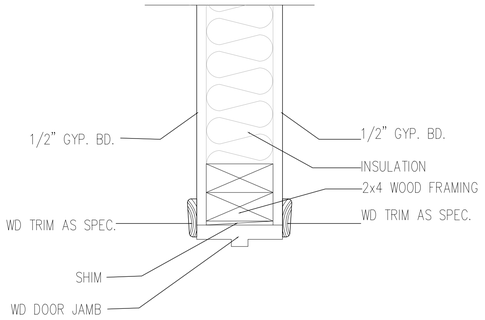
INT DOOR HEADER



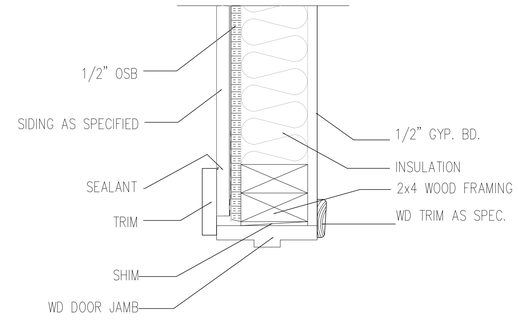
EXT DOOR HEADER



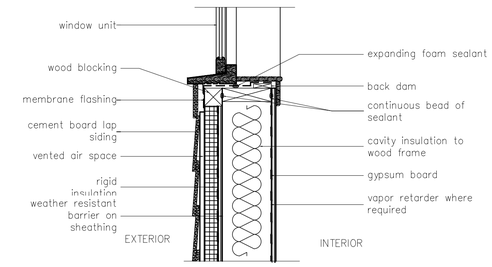
WINDOW HEAD
LAP SIDING



INT DOOR JAMB

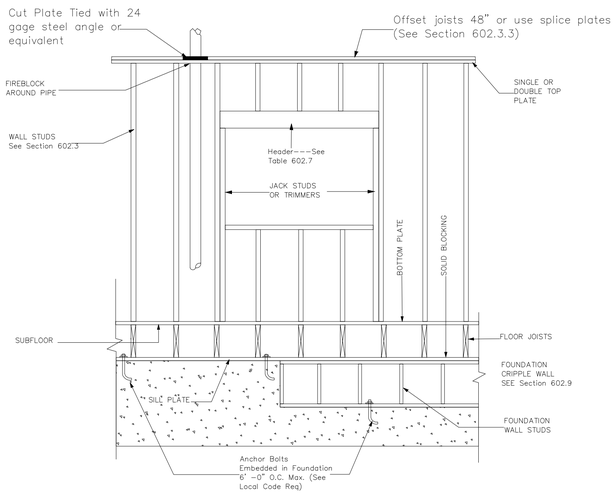


EXT DOOR JAMB

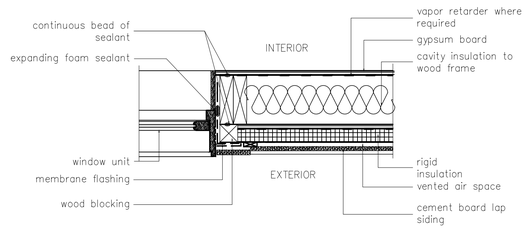


WINDOW SILL
LAP SIDING

TYPICAL FRAMING DETAILS



NOTE: A Third stud and/or partition intersection backing studs may be omitted through the use of wood backups. Cleats, metal drywall clips or other approved devices that will serve as an adequate backing for the facing material.



WINDOW JAMB
LAP SIDING

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Design - Build - Management
11314 Acuff Station San Antonio, Texas 78254
210-383-9281 lockwood.mike1@gmail.com

FRAMING DETAILS

DATE: 07/02/2020

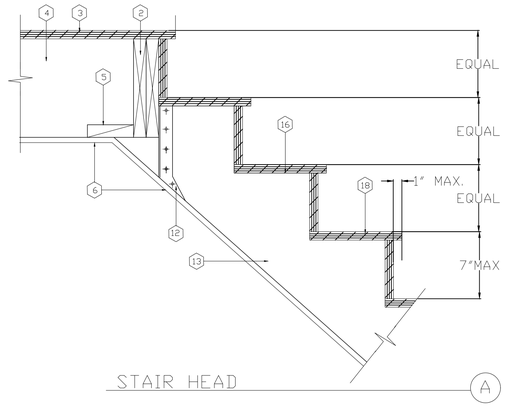
REVSD:07/22/2020

DESIGNER:
M. LOCKWOOD II

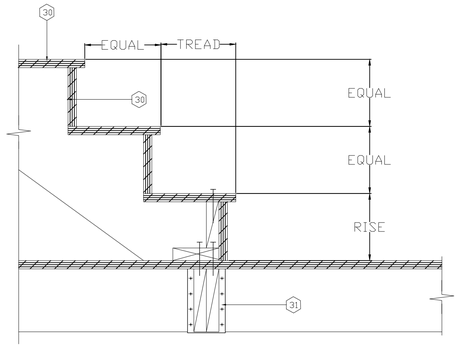
PLAN No.
20-042

SHEET
A-7

1. NOTE: CARPET STRIP AT CENTRAL OF STAIR ONLY HARDWOOD EDGES. VERIFY DIMENSION AT SIDES
2. DOUBLE 2 X FLOOR JOISTS
3. PLYWOOD SUBFLOOR
4. FLOOR JOIST
5. 2 X 6 BLOCKING
6. INTERIOR "ONE HOUR" RATED FINISH WHERE OCCURING
7. NOTE: COVE MOLDING NOT SHOWN FOR CLARITY, BELOW NOSING,SEE DET. #1
8. 1" LIP MAXIMUM
9. HARDWOOD FLOORING AND NOSING
10. 2X FLOOR JOIST SEE FRAMING PLAN
11. 2X STAIR STRINGER SEE PLAN
12. "SIMPSON" HU HANGER
13. 2X12 STAIR STRINGERS AT 12" O.C. W/ ONE ADJSCENT TO WALL TYPICAL EACH SIDE
14. CARPET TACK STRIP TOP AND BOTTOM AS REQUIRED TYPICAL
15. CARPET OVER PLYWOOD OR HARDWOOD VERIFY IN THE FIELD.
16. CUT PLYWOOD RISED OR TREADS,FASTEN TO 2X STAIR STRINGERS W/ GLUE AND DRYWOD SCREWS
17. BRASS CARPET HOLDOWN TYPICAL AT INSIDE OF INSIDE BOTTOM OF EACH STEP
18. NOTE: ALLOW FOR FINISH ON PLYWOOD
19. CERAMIC TILE
20. BOND COAT
21. MORTAR BED: 3/4"MIN. - 1 1/14" MAX.
22. SCRATCH COAT
23. METAL LATH
24. WATERPROOF MEMBRANE DESIGN REQUIREMENTS
25. USE COVE TILE AT JUNCTION OF RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE. COVE: SET HORIZONTALLY OR VERTICAL TO FACILITATE LAYOUT
26.
27. FINISHED STEP NOSINGS ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVER TILE PIECES
28. USE FULL RADIUS CERAMIC MOSIAC BULLNOSE TILE FOR NOSINGS
29. SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYPICALLY
30. ALTERNATE: EXTERIOR GRADE PLYWOOD RISER / TREAD
31. "SIMPSON" HU JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST
32. NOTE: ALL PLYWOOD EXTERIOR GRADE TYPICAL 3/4" CDX
33. FINISH CONCRETE WITH MEDIUM ROUGH BRUSH.
34. HAMMER FINISH FREE OF CRACKS,WAXY OR OILY FILMS AND/OR CURING COMPOUNDS
35. LIGHT BROOM FINISH TYPICAL
36. 3/4" RADIUS TOP AND BOTTOM TYP.
37. 3/8" DIA. LAG BOLT
38. 2X4 STUDS AT 16" O.C. TYPICAL(WALL)
39. INTERIOR FINISH
40. 1 1/4" DIASTD. PIPE HANDRAIL(VERIFY W/ OWNER, WOOD SIM.)
41. 2X BLOCKING W/ 2 1/2" FH WD. SCREWS AT 4" O.C. TYPICALLY
42. TOOL SAFETY GROOVES STOP TOOLS 3" FROM EACH END OF TREAD;MIT GRODVES IF SCHED OR DET. CALLS FOR OTHERWISE
43. CAPPED END, WELD AND GRIND SMOOTH
44. METAL BRACKET
45. VERIFY WALL THICKNESS SEE PLANS
46. INTERIOR FINISH ONE HOUR RATED AT STAIR
47. ALT. INSULATE UNDER SIDE OF STAIRS W/ R-19 BATTS
48. SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCING
49. MOLDING
50. 1 1/8"X1 3/8" WOOD WALL STRINGER
51. 3/4" PLYWOOD TREAD
52. BALLISTER DOVETAILED INTO TREAD
53. COVE MOLDING
54. 2X12 STRINGERS AT 12" O.C. W/4-16d AT EACH STUD ALT. 3" USE DRYWALL SCREWS
55. 1 1/2" OUTER FINISH WOOD STRINGER
56. INSULATE STAIR WALLS W/ R-11 SOUND BATTS

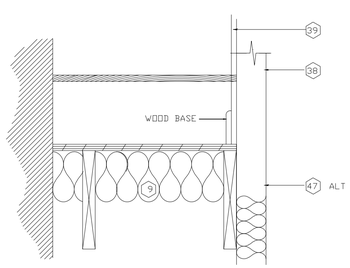


STAIR HEAD A



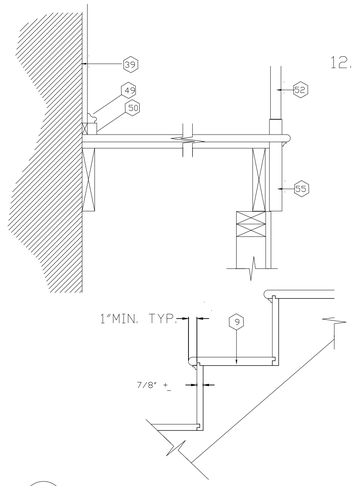
STAIR SILL AT WOOD FLOOR B

STAIR SILL AT CONCRETE FLOOR C

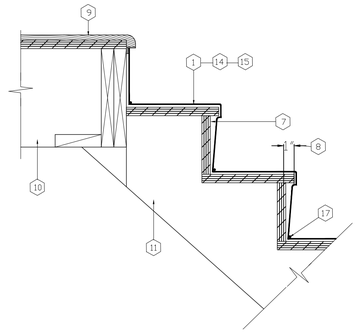


STAIR SECTION AT WALL D

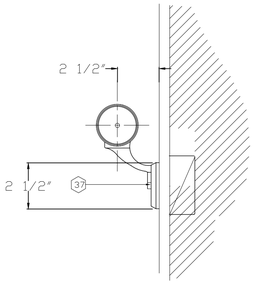
1. HANDRAILS
   - A. PROVIDE HANDRAIL - MINIMUM ONE SIDE
   - B. HEIGHT OF RAILING ABOVE TREADS - 32" (30" MIN. - 34" MAX.)
   - C. EXTEND HANDRAILS 12" NOSING OF TOP TREAD AND 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING.
   - D. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
   - E. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL.
   - F. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: 1 1/4" MINIMUM.
2. TREADS
   - A. ALL TREADS SURFACES ARE TO BE SLIP RESISTENT
   - B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH,ROUNDED OR CHAMPHERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING
3. NOSING
   - A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1 1/2" MAXIMUM.
4. RISERS
   - A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".
5. DIMENSIONS (UNLESS NOTED OTHERWISE)
   - A. RISERS: 7 1/2" MAX. VERT., 4" MIN.
   - B. TREADS: 10" MINIMUM HORIZONTAL.
6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4"
7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL : 6'-8" MINIMUM CLEAR
8. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0"
9. STAIR LANDINGS:
   - A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
   - B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARD RAIL(42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10)AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALLUSTERS AND HORIZONTALTOP RAIL AT 4" MIN. CLR. TYPICAL
10. SEE INTERIOR FINISH SCHEDULE
    DETAILS AT PLANS FOR STAIR FINISHES.
11. HANDICAPPED COMPLIANCE:
    - A. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR.USE A SLIP RESISTANT MATERIAL FOR THE STRIP AT EACH NOSING AND LANDING.
12. ENCLOSED USABLE SPACE UNDER STAIRS:
    - A. SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTECTION.



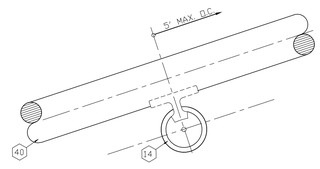
1 WOOD STAIR DETAIL



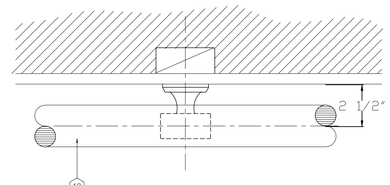
2 STAIR FINISH DETAIL



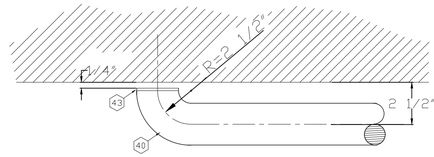
SECTION



ELEVATION

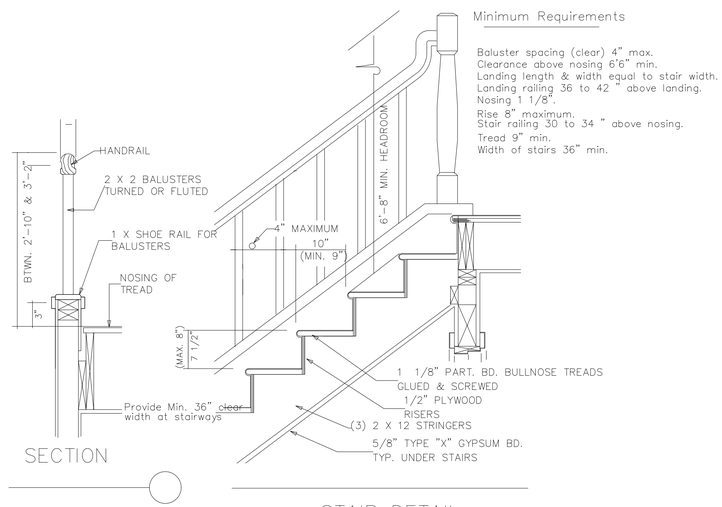


PLAN VIEW



RAIL END RETURN

3 STAIR RAILING



SECTION

STAIR DETAIL

STAIRS REQUIREMENTS

1. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guardrails not less than 36" height measured vertically from the nosing of the treads. Required guardrails shall have such that a 4" diameter sphere cannot pass through. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such size that sphere 4" indiameter connot pass through. Sec. 315
2. Stair maximum riser height is 8" and minimum tread depth is 9". Stairs having more than 3 risers require a handrail. Handrails are required to be 30"--38" in height above the nosing of the treads and shall be continuous the full length of the stair. Ends shall be returned or shall terminate in newel posts pr safety terminals. The handicap portion of the handrail shall be not less than 1 1/4" nor more than 2 5/8" in cross-section dimension, or the shape shall provide an equivalent gripping surface. It shall have a smooth surface with no sharp corners. The minimum headroom clearance is 6'-8" measured from the nosing of the treads. The mimimum stairway width is 3', except 30" is acceptable if another stairway 3' side is provided from the floor. Sec 314.1 Ex.2
3. Winding stairs are required to have a minimum width of tread not less than 6" and at least 9" at a point 12" from the side where the treads are narrower. Sec 314.4
4. Spiral stairs are required to have a minimum width of 26" with each tread having a 7 1/2" minimum tread width at 12" from the narrow edge. All treads shall be identical and the rise shall be no more than 9 1/2". A minimum headroom of 6' 6" is required. Sec 314.5
5. Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 1/2" gypsum board. Sec. 314.8.
6. Interior stairs shall be provided with an artifical light source located in the immediate vicinity of each landing at the top and bottom of the stair. Exterior stairs shall be provided with an artifical light source located in the immediate vicinity of the top landing of the stair. Controls for the lighting shall be as specified in the Electrical Code Art 440.2.1. Sec 303.4.

SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

Lockwood Construction,LLC
Design - Build - Management
11314 Acuff Station San Antonio, Texas 78254
210-383-9281 lockwood.mike1@gmail.com

RESIDENTIAL REMODEL
725 E. GUENTHER
SAN ANTONIO, TX 78210

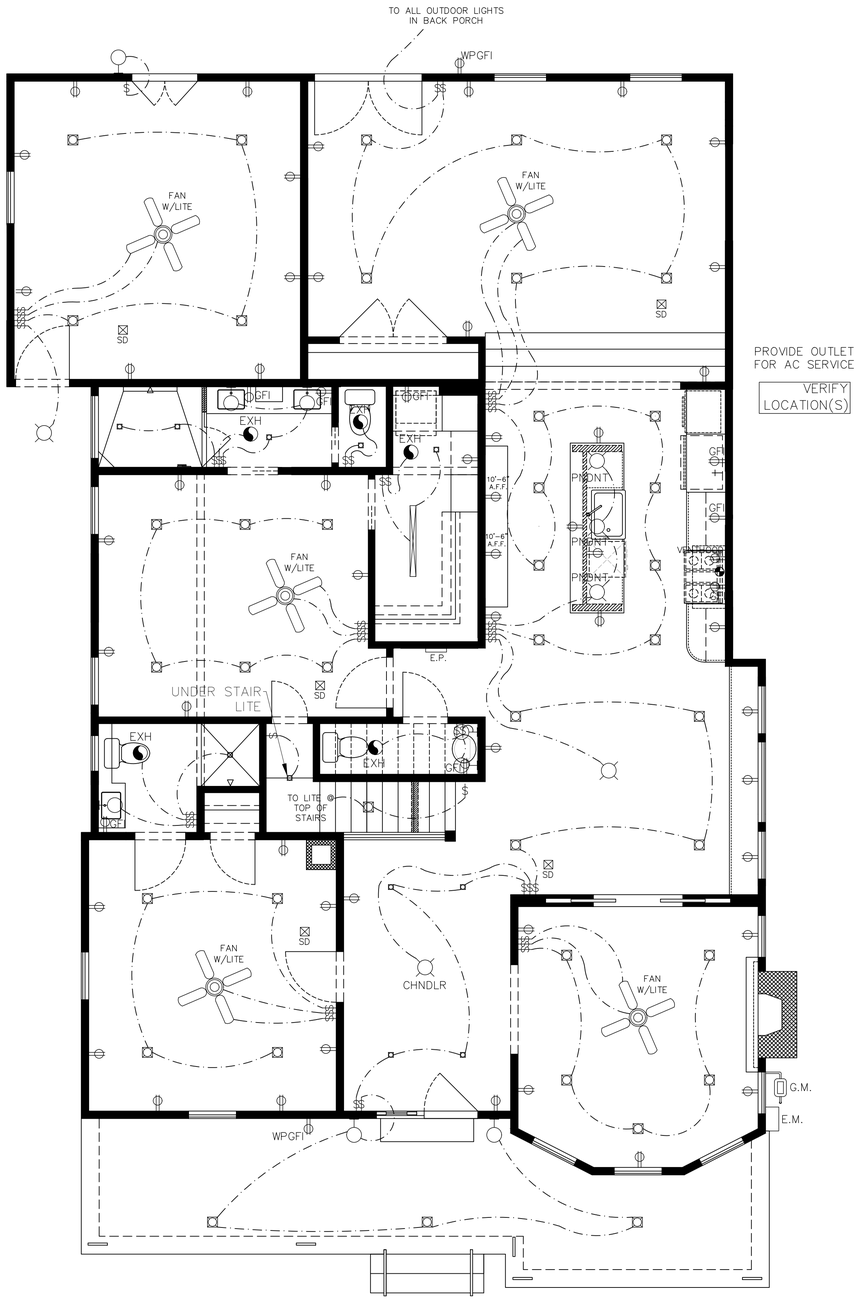
STAIR DETAILS

DATE: 06/13/2020
REVSD: 07/22/2020

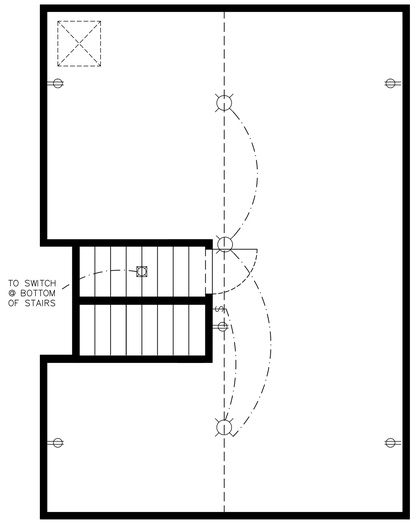
DESIGNER: M. LOCKWOOD II
PLAN No. 20-042
SHEET A-8

ELECTRICAL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL WIRES AND CABLES SHALL BE # 12 AWG.
2. ALL WIRES SHALL BE 600 VOLTS INSULATION THHN – STRANDED WIRES.
3. UNLESS OTHERWISE INDICATED, ALL WIRES AND CABLES SHALL BE COPPER.
4. PROVIDE GROUND WIRE IN ALL THE CONDUITS THAT ARE INDICATED TO BE PVC SCH 40
5. PROVIDE # 12 AWG GREEN JUMPER BETWEEN RECEPTACLE GROUNDING SCREW AND OUTLET BOX GROUNDING SCREW.
6. UNLESS OTHERWISE INDICATED ALL CONDUITS SHALL BE EMT
7. UNLESS OTHERWISE INDICATED ALL CONDUITS SHALL BE 1/2" DIAMETER MINIMUM.
8. ALL UNDERGROUND CONDUIT COUPLINGS SHALL BE WATERTIGHT.
9. PROVIDE EXPANSION JOINT COUPLINGS OF THE REQUIRED TYPE AND SIZE WHENEVER A CONDUIT CROSSES AN EXPANSION JOINT.
10. PROVIDE CONDUIT PLASTIC DIVIDERS IN ALL UNDERGROUND CONDUIT RUNS. MAXIMUM DISTANCE BETWEEN DIVIDERS TO BE 4'–0".
11. CONTRACTOR MUST MAKE SURE THAT THE ENTIRE ELECTRICAL SYSTEM HAS GROUND CONTINUITY.
12. ALL THE ELECTRICAL INSTALLATION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER,ACCORDING TO THE LATEST EDTITION OF THE NATIONAL ELECTRICAL CODE.
13. ALL OUTLETS SHALL HAVE ITS OWN INDEPENDENT OUTLET MINIMUM SIZE OF OUTLET BOX TO BE 4" X 2 1/8" X 1 7/8" DEEP EXACT SIZE OF OUTLET BOX TO BE DETERMINED ACCORDING TO THE MAXIMUM NUMBER OF CONDUCTORS IN THE BOX PER N.E.C., ARTICLE 370 – SECTION 16.
14. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME ACQUAINTED WITH THE EXISTING FIELD CONDITIONS. IF SHALL BE THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO BRING PROMPLTY TO THE ATTENTION OF THE ENGINEER ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE THAT WERE USED FOR DESIGN PURPOSE. THIS SHALL BE DONE BEFORE THE CONTRACTOR SUBMITS HIS BID, SO THAT THE ENGINEER CAN RENDER A DECISION ON THE MATTER BEFORE THE BIDS ARE RECEIVED. THE SUBMITTAL OF THE BID BY THE CONTRACTOR WILL BE HELD AS PROOF THAT THE CONTRACTOR UNDERSTAND THOROUGHLY AND COMPLETELY AS THE SCOPE OF THE WORK INVOLVED, HAS FAMILIARIZED HIMSELF WITH THE EXISTING FIELD CONDITIONS AND HAS INCLUDED ON HIS BID ALL THE NECESSARY ITEMS TO CARRY OUT THE ELECTRICAL WORK. NO ALLOWANCE WILL BE PERMITTED ON THIS MATTER AFTER BIDS ARE RECEIVED.
15. ALL SWITCHES AND RECEPTACLE SHALL BE WHITE COLORED WITH WHITE BAKELITE PLATES.
16. THE DIMENSIONS OF THE ELECTRICAL CABINET WILL BE SUBJECT TO THE RULES AND REGULATIONS OF ELECTRICAL COMPANIES.
17. WHEN ENT (FLEX–PLUS) CONDUIT OR PVC CONDUIT ARE USE ALL BRANCH CIRCUITS REQUIRES AN INDEPENDENT GREEN GROUND WIRE.
18. ALL EQUIPMENT SHALL BE CONSTRUCTED ACCORDING TO ANSI, NEMA & ELECTRICAL COMPANIES STANDARDS.2
19. UP TO ONE MILE FORM SEA SHORE, ALL EQUIPMENT SHALL BE STAINLESS STEEL OR WITH HEAVY DUTY FENDIX
20. ELECTRICAL CONTRACTOR SHALL NOTIFY THE ELECTRICAL COMPANIES AREA OFFICE ON BEGINNING ELECTRICAL WORK ON THE PROJECT.
21. CONTRACTOR SHALL BALANCE ALL LOADS IN EACH PANEL.
22. ROUTE OF CONDUITS SHOWN IN LAYOUT IS SCHEMATIC, CONCEPTUAL AND INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS. EXACT ROUTING SHALL BE DETERMINED AT JOB SITE TO CONFORM WITH STRUCTURAL CONDITIONS AND BEST CONDUIT ROUTING.
23. IT SHALL BE THE RESPONSABILITY OF THE CONTRACTOR TO VERIFY THE VOLTAGE CHARACTERISTICS AT THE SITE WITH THE UTILITY CO. AT THE TIME OF INSTALLATION BEFORE ORDERING ANY EQUIPMENT.
24. PROVIDE A #12 TW GREEN BONDING JUMPER BETWEEN THE RECEPTACLE GROUNDING TERMINAL AND THE GROUNDED OUTLET FOR GROUNDING CONTINUITY.
25. INSTALL A GREEN GROUND WIRE (MINIMUM SIZE #12) FOR ALL BRANCH CIRCUITS OR GROUND WIRE OF THE SIZE INDICATED FOR EACH CORRESPONDING FEEDER, IN CASE IT IS PVC CONDUIT.
26. THE EXACT ROUTE AND/OR LOCATION OF CONDUITS EQUIPMENTS, APPLIANCES SHALL BE COORDINATED AT THE PROJECT. CONTRACTOR SHALL USE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, GRADING AND SITE PLANS AS REFERENCE TO COORDINATE HIS WORK. SUBMIT SHOP DRAWINGS TO THE PROJECT SUPERVISOR TO CLARIFY DIFFICULT SITUATIONS AND/OR CONDITIONS.
27. CONTRACTOR SHALL COORDINATE ELEVATOR RECALL FOR THE SMOKE DETECTOR.
28. LEAVE A NO.12 AWG GALVANIZED FISH WIRE IN ALL EMPTY CONDUITS.
29. GROUNDING OF THE MODULES AND APARTMENT SHOULD COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE IN SECTION 250.
30. ALL 125–VOLT, SINGLE–PHASE, 15– AND 20–AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(A)(1) THROUGH (8) SHALL HAVE GROUND–FAULT CIRCUITINTERRUPTER PROTECTION FOR PERSONNEL.
31. COMPLY WITH AFCI REQUIREMENT OF NEC 2014, 210.12(A) & 210.12(B)



PROPOSED ELECTRICAL



ATTIC SPACE

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COORIDINATE WITH TRADES TO DETERMINE EXACT LOCATION OF AIR HANDLER AND WATER HEATER IN ATTIC.

ALL TV AND INTERNET CONNECTIONS TO BE FILED DETERMINED BY HOMEOWNER WITH CONTRACTOR

220V SPECS @ DRYER (U.N.O.)

GAS SPECS @ FURNANCE, RANGE, & W/H (U.N.O.)

ALL FIXTURE STYLES AND TYPES TO BE SELECTED BY HOMEOWNER

ELECTRICAL LEGEND

$	SWITCH		120v RECEPT FLOOR PLUG
$3	3–POLE SWITCH		120v RECEPTACLE
	WALL MOUNTED LIGHT FIXTURE		220v RECEPTACLE
	CEILING MOUNTED LIGHT FIXTURE	GFI	GROND FAULT INTERRUPTOR
SD/CO	SMOKE/CARBON DETECTOR	WPGFI	WEATHER PROOF W/ GROND FAULT INTERRUPTOR
M	MINI RECESS CAN	T	THERMOSTAT
	RECESS CAN		FLUORESCENT LIGHT PANEL
	DIRECTIONAL CAN (EB)		UNDER–CABINET HALOGEN STRIP, 1–BULB
CHIMES	CHIMES		EXTERIOR FLOOD LIGHT
D.B.	DOOR BELL		EXHAUST FAN
	GAS	H2O	HOSE BIB / WATER LINE
	CEILING FAN WITH LIGHT KIT		CEILING FAN

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

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ELECTRICAL

DATE: 07/02/2020
REVSD: 07/22/2020

DESIGNER: M. LOCKWOOD II

PLAN No. 20-042

SHEET E-1