HISTORIC AND DESIGN REVIEW COMMISSION
October 21, 2020

HDRC CASE NO:	**2020-451**
ADDRESS:	204 W GRAMERCY PLACE
LEGAL DESCRIPTION:	NCB 3971 BLK 6 LOT 8 AND E 55 FT OF 7
ZONING:	R-5, H
CITY COUNCIL DIST.:	1
DISTRICT:	Monte Vista Historic District
APPLICANT:	VICTOR HINOJOSA/STUDIO VYH
OWNER:	RENE MACIAS-RODRIGUEZ
TYPE OF WORK:	Exterior alterations
APPLICATION RECEIVED:	October 02, 2020
60-DAY REVIEW:	Not applicable due to City Council Emergency Orders
CASE MANAGER:	Rachel Rettaliata

REQUEST:

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

1. Replace two sets of rear French doors with a picture window.
2. Remove an existing fixed window and enclose the alcove to meet the existing rear wall.
3. Replace an existing set of 48" rear French doors with a set of 72" x 96" French doors.
4. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d)Certification.
(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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.

FINDINGS:

a. The property located at 204 W Gramercy is a 2-story, single-family residence constructed circa 1920 in the Mediterranean Revival style. The structure features a composition shingle hip roof, a decorative front roof parapet, stucco cladding, one-over-one wood windows, arched window surrounds on the front façade, and a front-gable portico with Tuscan columns. The property is contributing to the Monte Vista Historic District.
b. FENESTRATION MODIFICATIONS: FRENCH DOORS TO WINDOW– The applicant has proposed to replace two sets of existing French doors that are located in the center of the rear façade beneath a deep-set rear porch with a 144”x86” picture window. The existing French doors are set in 30” openings. The applicant has proposed to install a fully wood Pella Architect Series double pane picture window with Low-E glass. The window will be painted to match existing doors. Guideline 6.A.i for Exterior Maintenance and Alterations states that existing window and door openings should be preserved. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way. Guideline 6.A.ii for Exterior Maintenance and Alterations states that historic doors, including hardware, fanlights, sidelights, pilasters, and entablatures should be preserved. Staff finds that the existing openings should be preserved, and that the historic fenestration pattern should be preserved. Staff finds that a request to install windows in the existing door openings would be appropriate. The installation of a new window opening between the two existing door openings is more consistent with the Guidelines and will provide symmetry with the existing fenestration pattern on the west side of the rear elevation.
c. FENESTRATION MODIFICATION: ALCOVE ENCLOSURE – The applicant has proposed to remove the existing fixed window on the west side of the rear elevation, enclose the alcove to meet the existing rear wall and place the existing glazed door in the new exterior wall, which features two sets of French doors that the applicant is not proposing to modify. Guideline 6.A.i for Exterior Maintenance and Alterations states that applicants should avoid filling in historic door or window openings. Staff finds that the existing openings are likely not original to the structure and the alcove enclosure will not result in a loss of character. Staff finds the proposal appropriate.
d. FRENCH DOOR REPLACMENT – The applicant has proposed to replace an existing set of 48" rear French doors with a set of fully wood 72" x 96" French doors. According to Guideline 6.A.i for Exterior Maintenance and Alterations, existing door openings should be preserved. The applicant has indicated that this portion of the house is an addition and staff finds that the existing opening has been previously modified. Staff finds the proposal appropriate.
e. HISTORIC TAX CERTIFICATION – The applicant has proposed the following scope of work to qualify for Historic Tax Certification: a comprehensive interior remodel, electrical upgrades, new plumbing, and interior and exterior painting,
f. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.

RECOMMENDATION:

Item 1, staff recommends approval of the request to modify two existing French doors based on findings a through b with the following stipulations:

i. That the applicant installs windows in the existing door openings and installs a new window between the existing openings to create a bank of three windows in lieu of the proposed picture window. The applicant is required to submit updated elevation and detail drawings to staff prior to the issuance of a Certificate of Appropriateness

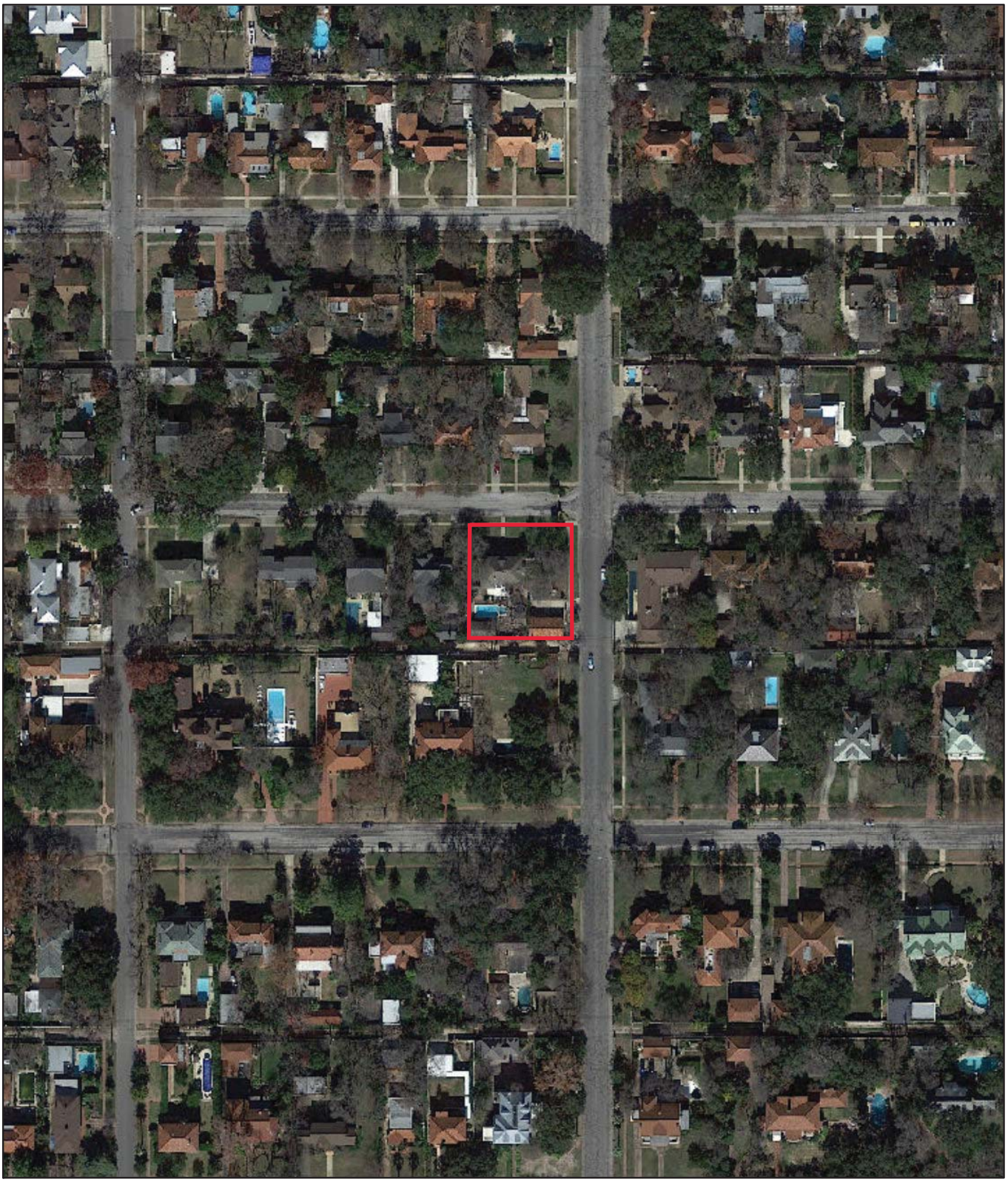
ii. That the applicant installs fully wood windows that meet staff's standard window stipulations and submits updated specifications and updated elevation drawings to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Stiles must be 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 request to enclose the existing alcove based on finding c.

Item 3, staff recommends approval of replacing the existing set of French doors on the east side of the rear elevation based on finding d.

Item 4, staff recommends approval of Historic Tax Certification based on findings e through f.

City of San Antonio One Stop



October 7, 2020

User drawn lines

1:2,000

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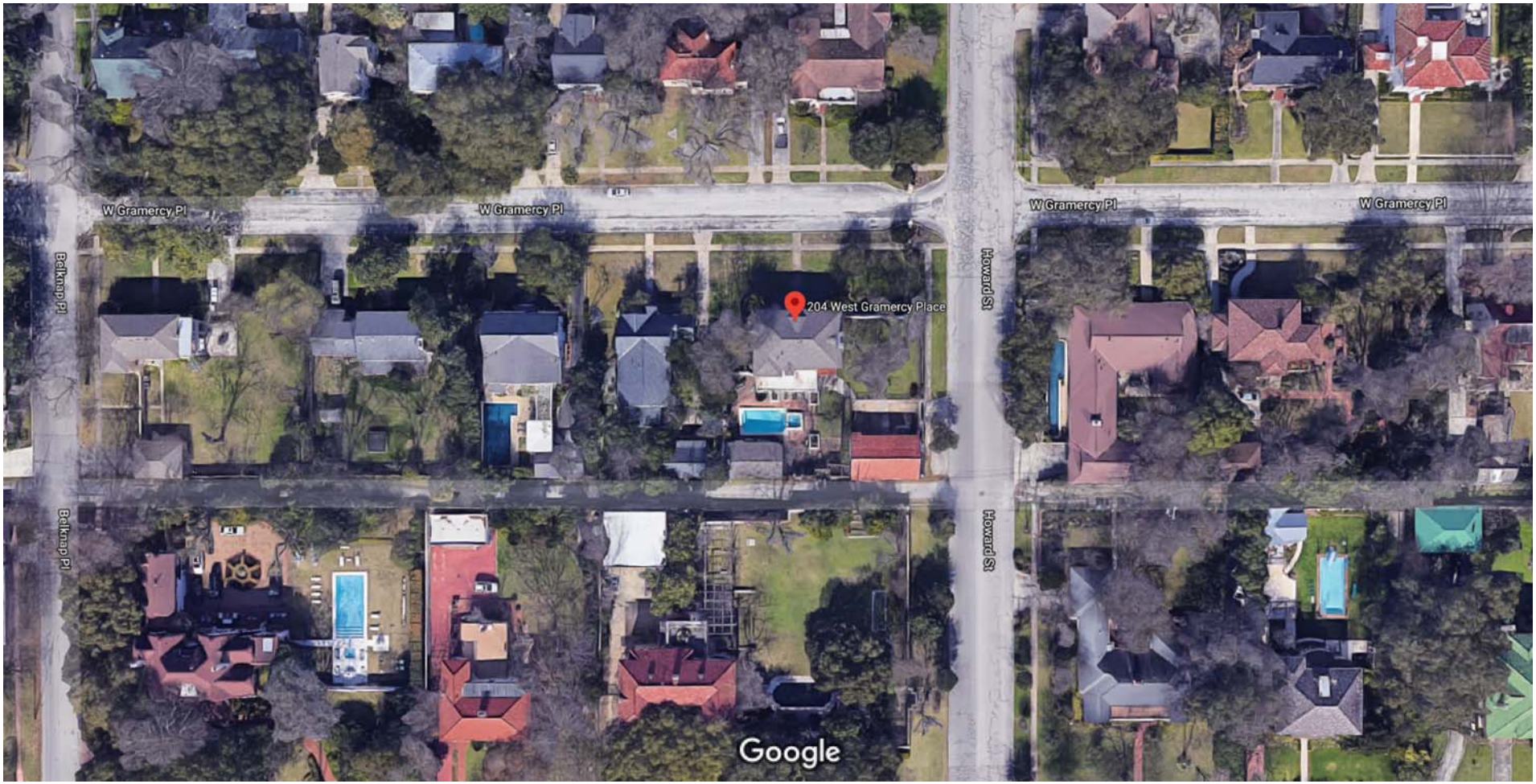
City of San Antonio GIS
Copyright 10-7-2020

Google Maps 204 W Gramercy Pl



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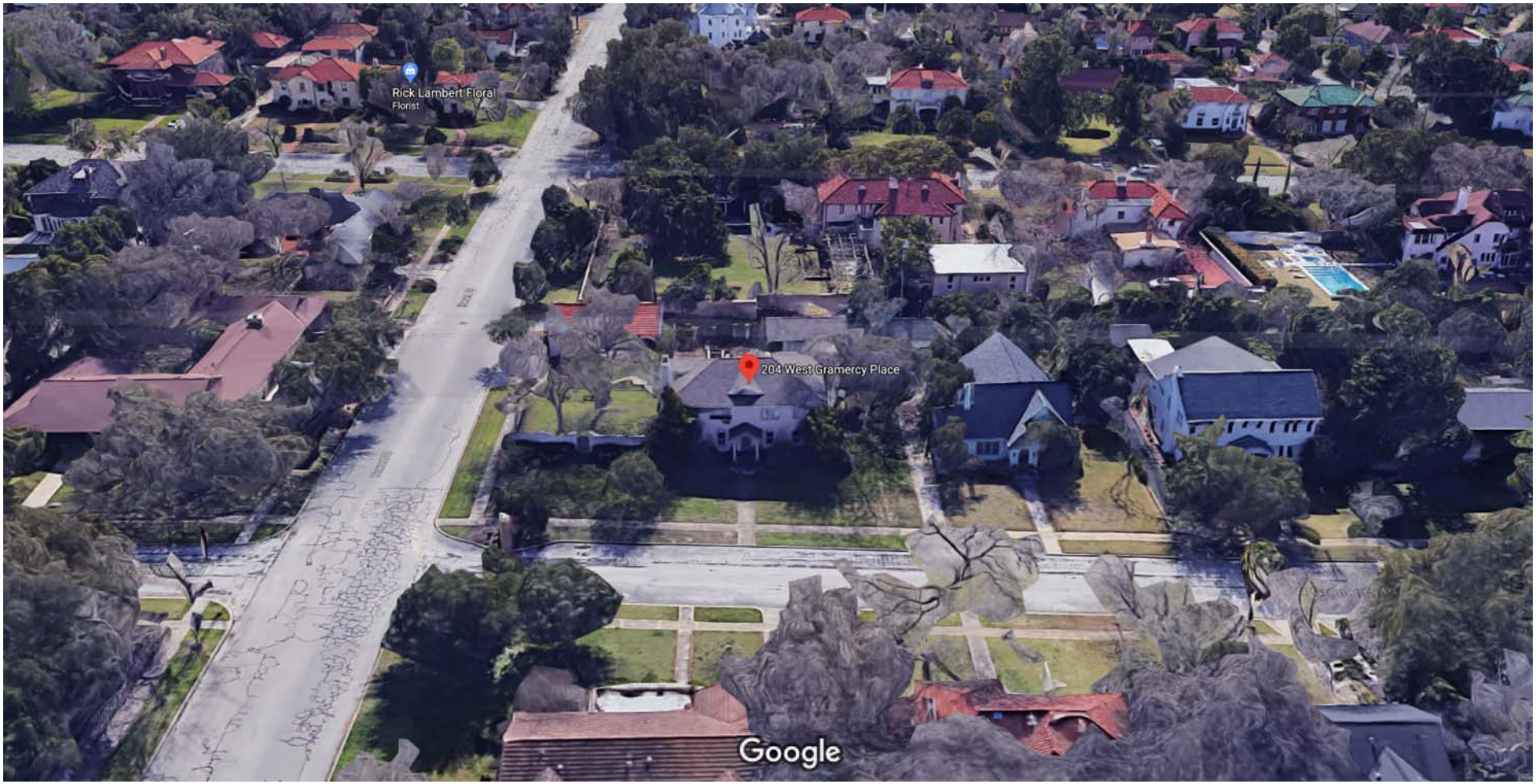
Google Maps 204 W Gramercy Pl



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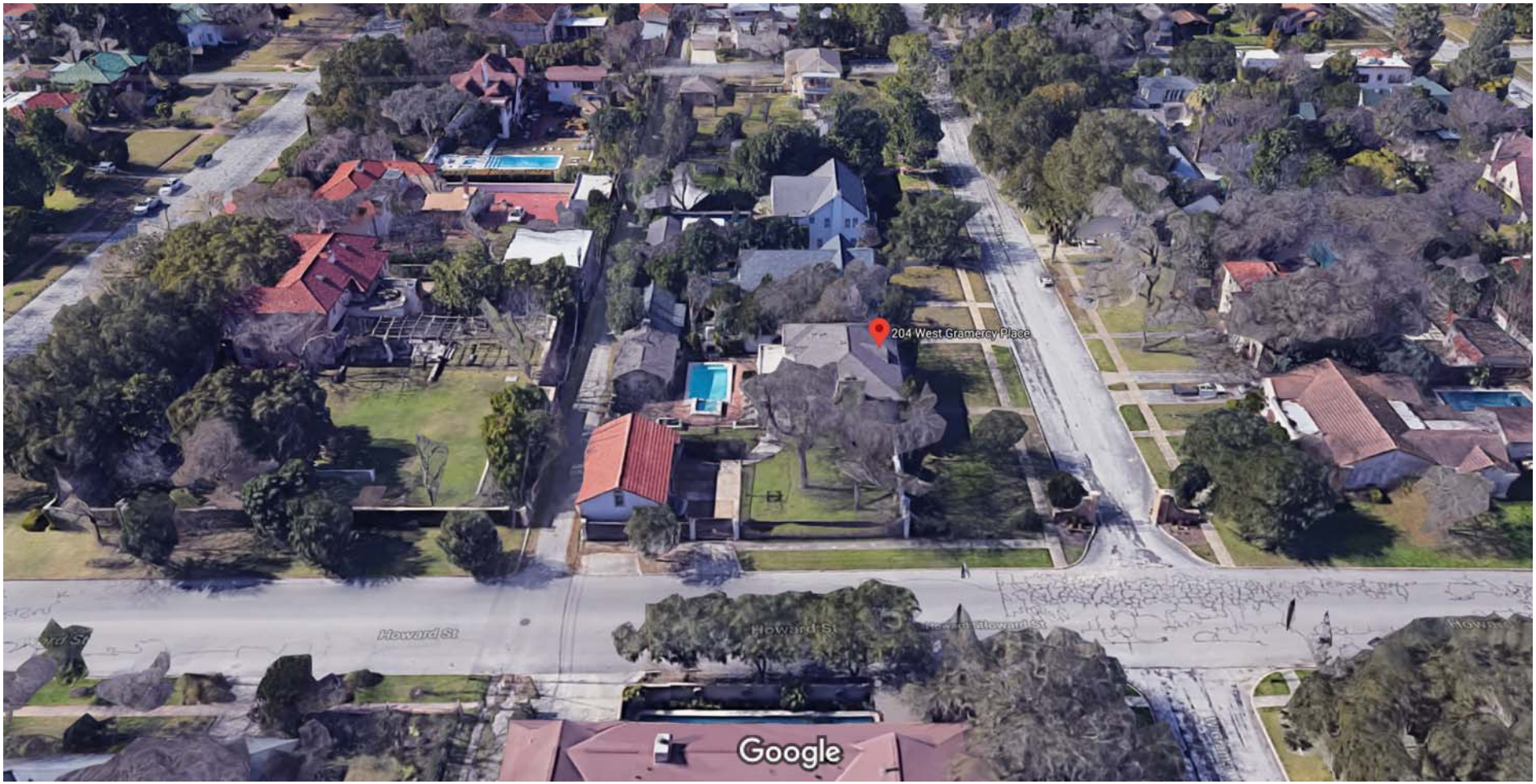

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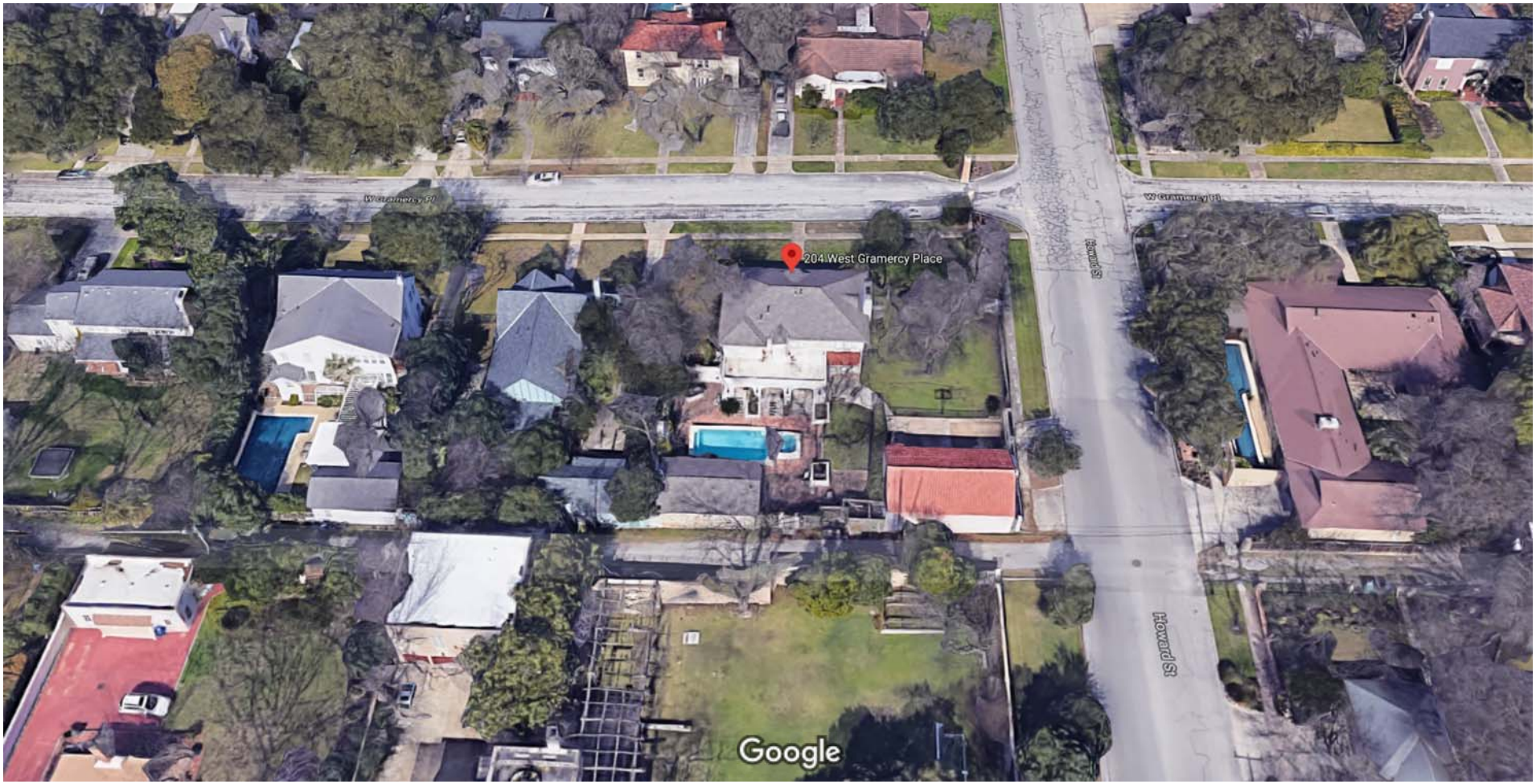

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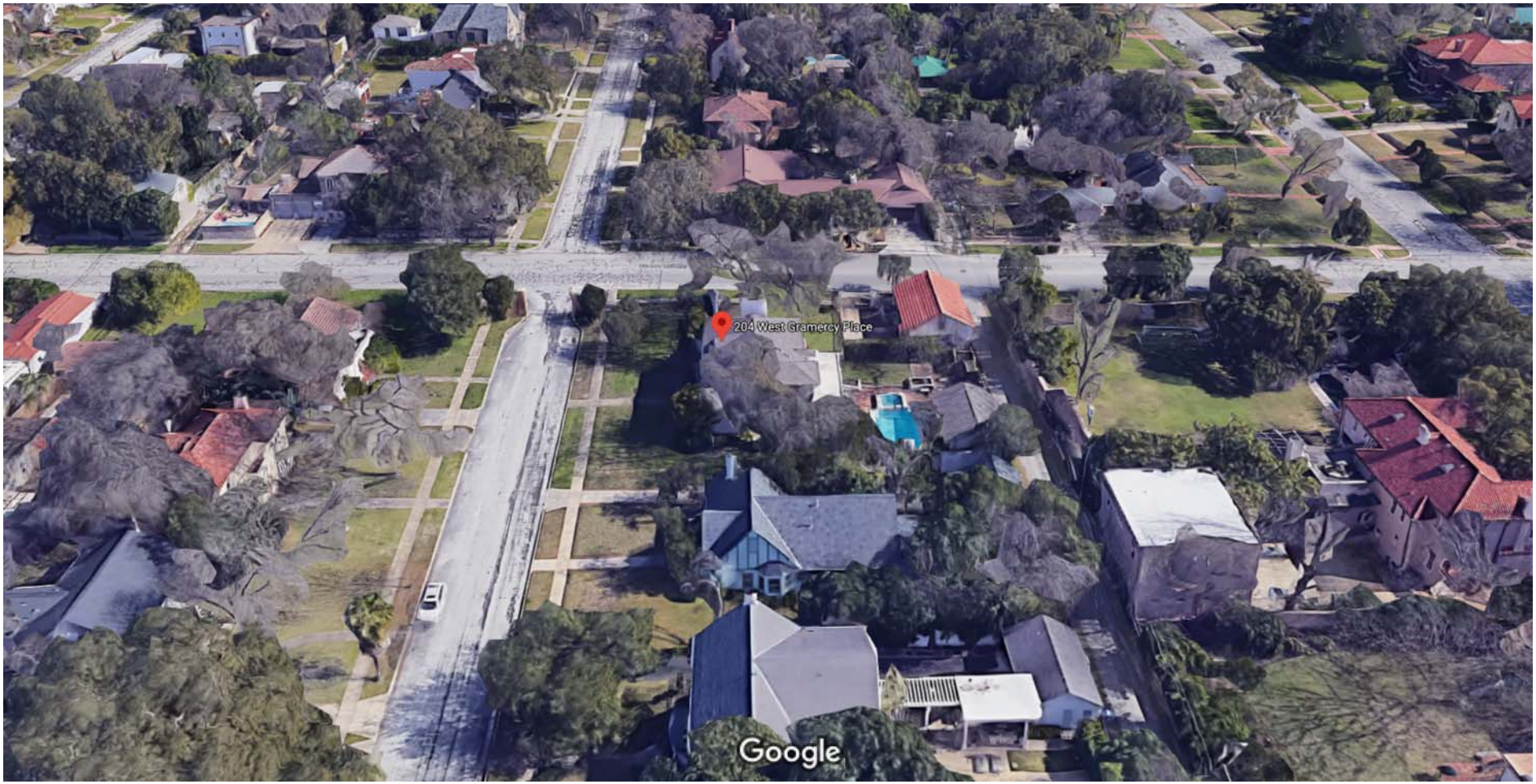

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204

SOUTH FACING FACADE

EXISTING FRENCH DOORS (S) TO BE
DEMOLISHED & REPLACED WITH
A 144”X86” PICTURE WINDOW

EXISTING FRENCH DOORS (48”) TO BE DEMOLISHED & REPLACED WITH A NEW 72” X 96” FRENCH DOOR. NEW WINDOW & DOORS SHALL BE PAINTED TO MATCH EXISTING.

EXISTING 3' DOOR TO BE
PLACED IN NEW EXT. WALL
FLUSH WITH EXISTING
FRENCH DOORS.

VIEW FROM ACROSS THE STREEN OFF OF HOWARD.

204 WEST GRAMERCY
SAN ANTONIO TX 78212
INTERIOR REMODEL & RENOVATION

SHEET INDEX

ARCH

A100	GROUND FLOOR DEMO/NEW PLAN
A200	2ND FLOOR DEMO/NEW PLAN
A300	ENLARGED PLANS/INT. ELEVATIONS
A400	ELEVATIONS/SECTIONS

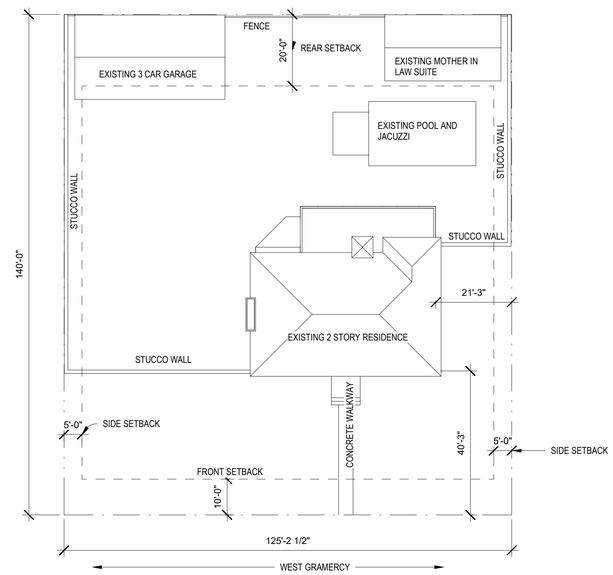
STRUCTURAL

S0.0	GENERAL NOTES AND SPECIAL INSTRUCTIONS AND PARTIAL SECOND FLOOR FRAMING PLAN

CLIENT/PROJECT INFORMATION

RENE & VANILLA MACIAS-RODRIGUEZ OWNER

INTERIOR REMODEL & RENOVATION. SPACE PLANNING TO INCLUDE THE RELOCATION OF KITCHEN, BUTLER PANTRY,LAUNDRY ROOM, GUEST RESTROOM. REMODEL TO ALL RESTROOMS. NEW FIXTURES/APPLIANCES. REMODEL OF PRIMARY BEDROOM TO INCLUDE RR REMODEL & CREATION OF "HERS" PRIMARY CLOSET.
STRUCTURAL RENOVATION TO ENLARGE AN EXISTING INTERIOR 8' OPENING TO 14'.
ALL EXISTING EXTERIOR DOORS & WINDOWS TO REMAIN.
A PROPOSAL TO ALTER EXTERIOR OPENINGS SUBMITTED TO HDRC ON 10/02/2020 - 90% CONSTRUCTION DOCUMENTS



1 Site Plan
1" = 20'-0"

LEGAL DESICRIPTION: NCB 1371 BLK 6 LOT 8 AND E 55 FT OF 7 - PROPERTY ZONED AS R-5

90% CONSTRUCTION DOCUMENTS

OCTOBER 2, 2020

STUDIO VYH
SMART
SITE SPECIFIC
SUSTAINABLE
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

13TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

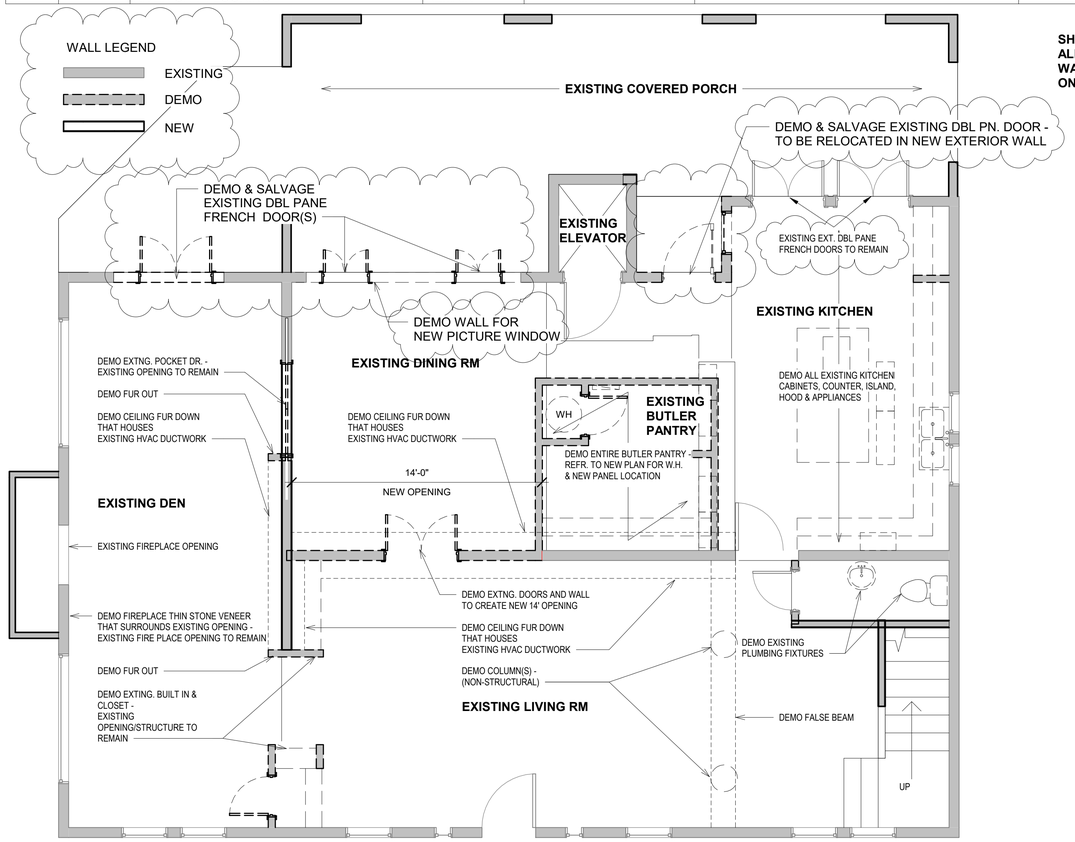
Room Finish Schedule

Room Number	Room Name	Finish: Floor	Finish: Base	Finish: Wall	Finish: Ceiling	Comments
1	DEN	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
2	GREAT RM	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
3	KITCHEN	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
4	DINING	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
5	BUTLER PANTRY	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
6	LAUNDRY	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
7	MECH.	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
8	RR 1	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
9	COAT CLST.	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
10	MBR	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
11	MRR	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
12	HER CLST	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
13	HIS CLST	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
14	BR 3	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
15	BR 2	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
16	CLST 2	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
17	CLST 3	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
18	RR 3	TILE AS SCHED. BY OWNER	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
19	BR 1	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
20	CLST 1	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
21	RR 2	TILE AS SCHED. BY OWNER	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
22	HALLWAY	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH

Plumbing Fixture Schedule

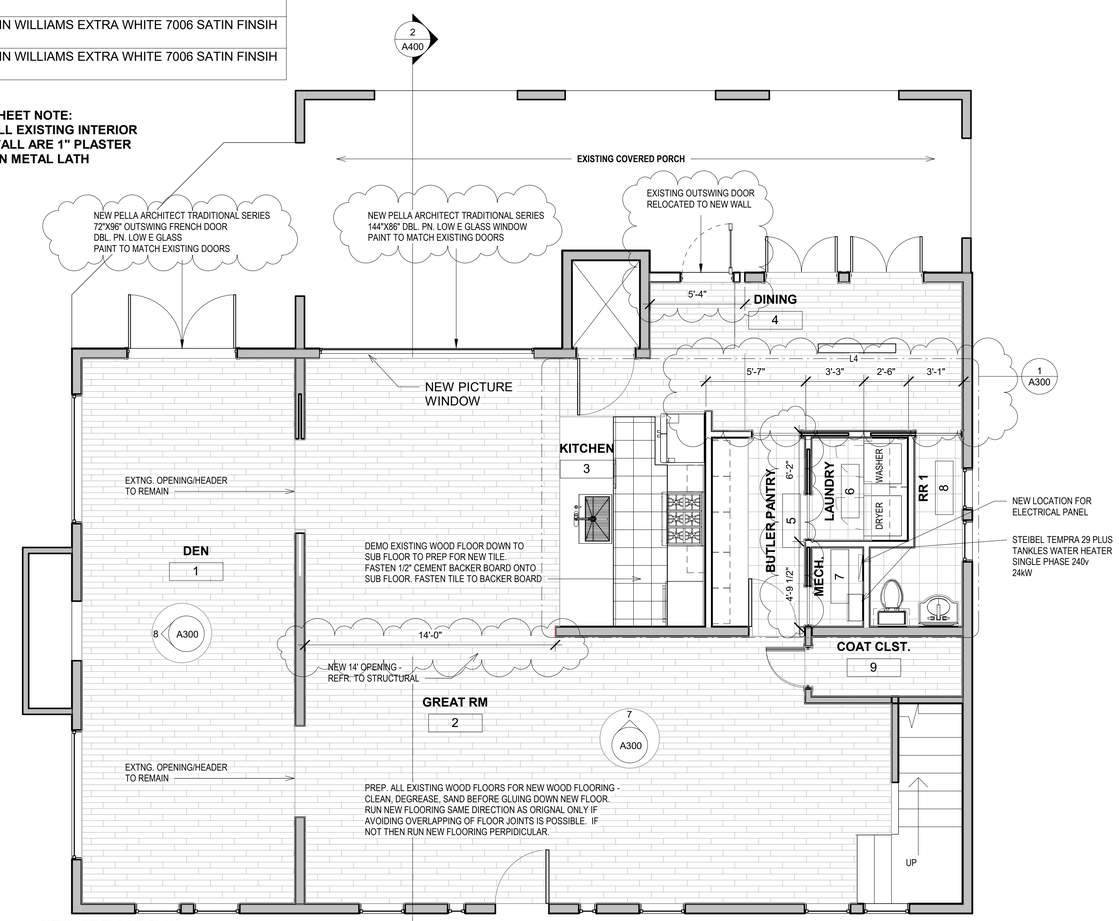
Manufacturer	Model	Type Comments	Type Mark
KOHLER Co.	K-3821-1-NA	36" SINK	
PERRIN & ROWE	UKIT37XAPC	SHOWER THERMOSTATIC SHOWER PACKAGE	P1
PERRIN & ROWE	EDWARDIAN COLUMN SPOUT WIDESPREAD RR FAUCET	POLISHED CHROME	P2
KOHLER Co.	NA	VERTICYL UNDERMOUNT SINK	P3
KOHLER Co.	K-3817-0	TOILET	P4
THE TUB STUDIO	SAN SIRO - VERONA AIR 59'	COREACRYL WHITE FRENCH BATEAU AIR JETTED	P5
KOHLER Co.	K-T97331-4-CP	FLOOR MOUNTED TUB FAUCET	P6
SIGNATURE HARDWARE	PINECREST WIDESPREAD BATHROOM FAUCET	CHROME FINISH SKU 946719	P7
SIGNATURE HARDWARE	PINECREST PRESSURE BALANCE TUB & SHOWER SET	CHROME SKU 948015	P8
SIGNATURE HARDWARE	HALDEN PORCELAIN PEDESTAL SINK		P9
EMPIRE INDUSTRIES OL33SG	OLDE LONDON 33"X18" W FARMHOUSE KITCHEN SINK	WHITE WITH GRID AND STRAINER	P10
KOHLER Co.	K-R27459-SD-VS	KITCHEN FAUCET	P11

Grand total: 33



1 EXITING/DEMO PLAN 1ST FLOOR
1/4" = 1'-0"

SHEET NOTE:
ALL EXISTING INTERIOR WALL ARE 1" PLASTER ON METAL LATH



2 NEW 1ST FLOOR PLAN
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
GROUND FLOOR DEMO/NEW PLAN

SHEET NO.
A100

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Voltage	Wattage	Lamp	Type Comments
L1	LITHONIA	LK3G MW M6	120 V	5 W	LED LPI	
L3	ALLMODERN	IKEA BRUNSTA PENDANT LAMP		10 W	E26 LED	
L4	EGLO	CLIMENE			LED	
L7	ALLEN&ROTH	MCKENNA			INTEGRATED LED	
L8	HOME NETWERKS	7130-06-BT		29 W	LED	
L10	LITHONIA	VERSI LITE		9 W	INTEGRATED LED	

Plumbing Fixture Schedule			
Manufacturer	Model	Type Comments	Type Mark
KOHLER Co.	K-3821-1-NA	36" SINK	
PERRIN & ROWE	UKIT37XAPC	SHOWER THERMOSTATIC SHOWER PACKAGE	P1
PERRIN & ROWE	EDWARDIAN COLUMN SPOUT WIDESPREAD RR FAUCET	POLISHED CHROME	P2
KOHLER Co.	NA	VERTICYL UNDERMOUNT SINK	P3
KOHLER Co.	K-3817-0	TOILET	P4
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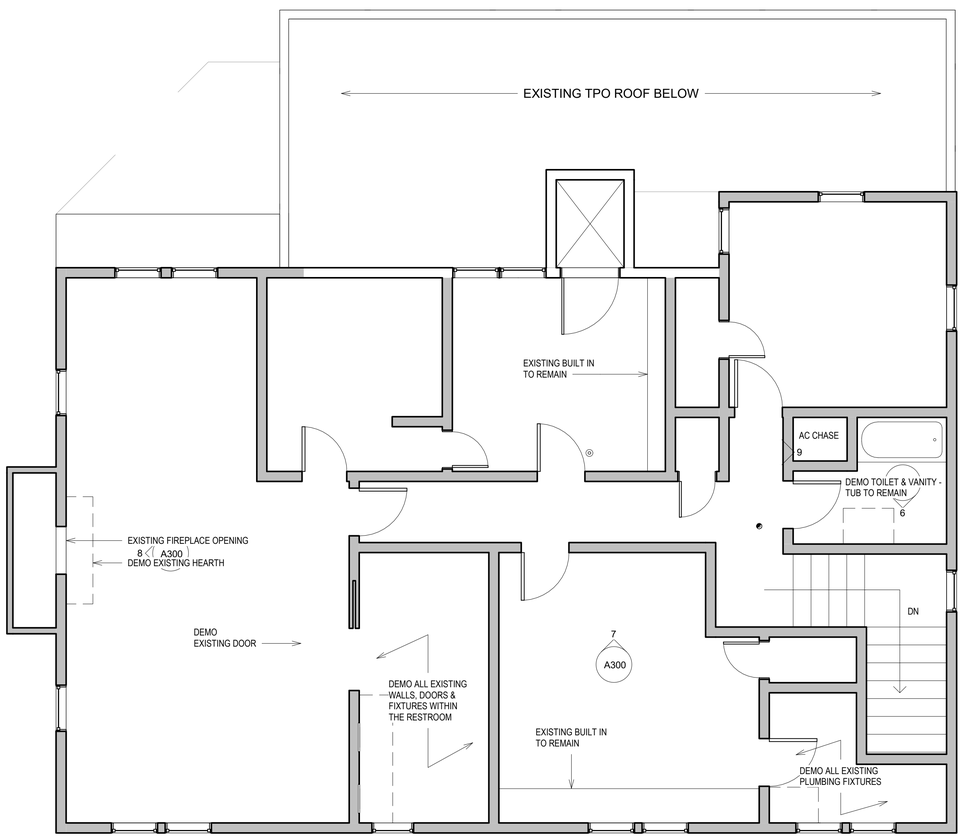
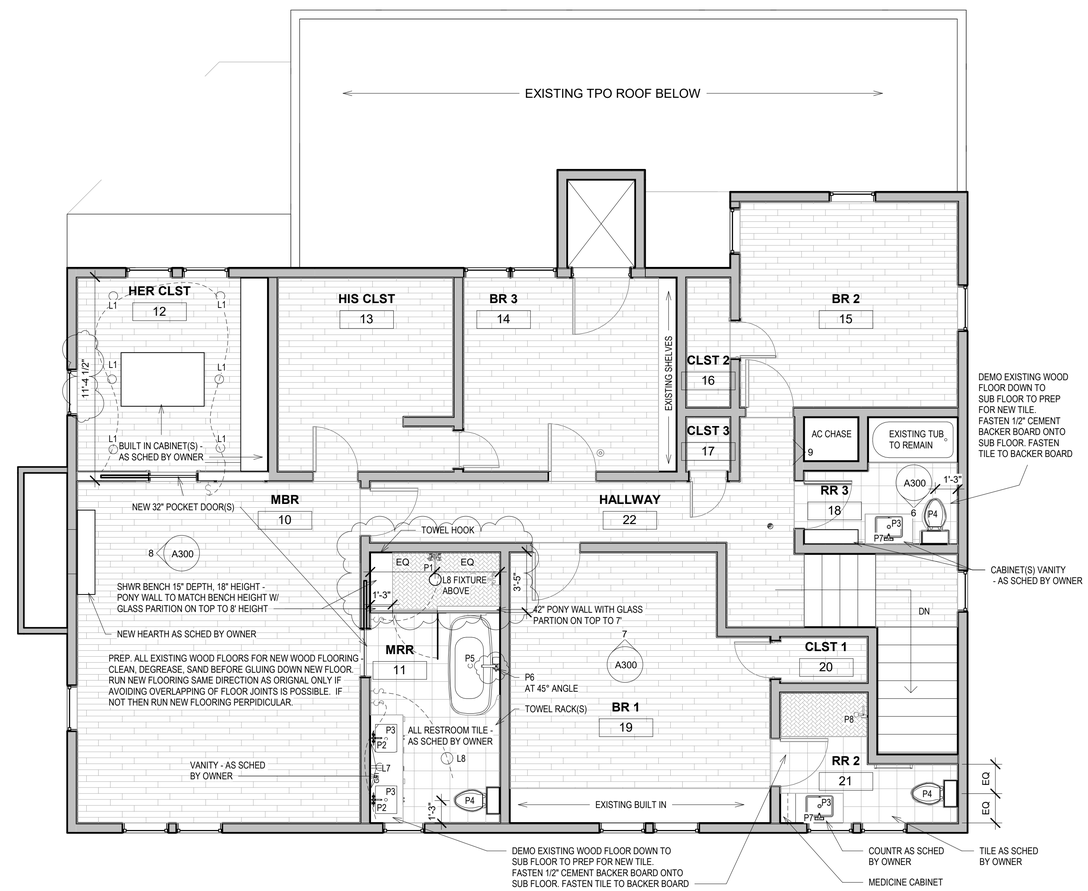
Grand total: 33			



1 EXISTING/DEMO 2ND FLOOR PLAN
1/4" = 1'-0"



2 NEW 2ND FLOOR PLAN
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

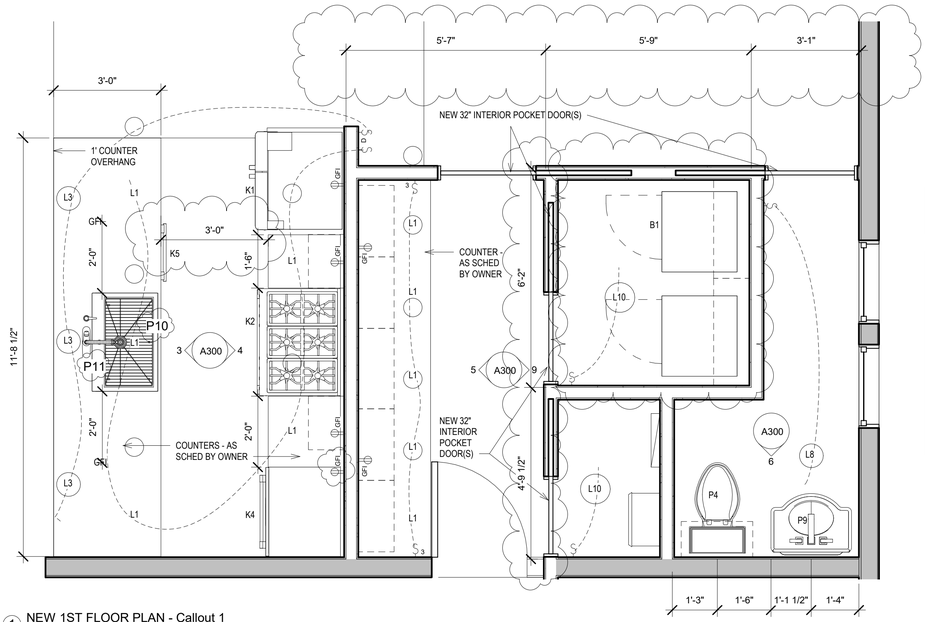
DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

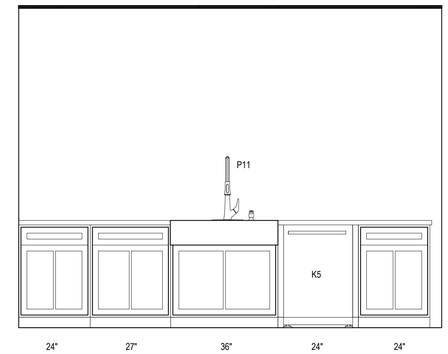
SHEET TITLE
2ND FLOOR DEMO/NEW PLAN

SHEET NO.
A200



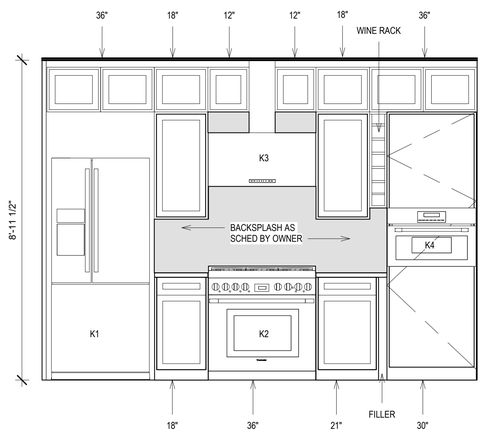
1 NEW 1ST FLOOR PLAN - Callout 1
1/2" = 1'-0"

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Voltage	Wattage	Lamp	Type Comments
L1	LITHONIA	LK3G MW M6	120 V	5 W	LED LPI	
L3	ALLMODERN	IKEA BRUNSTA PENDANT LAMP		10 W	E26 LED	
L4	EGLO	CLIMENE			LED	
L7	ALLEN&ROTH	MCKENNA			INTEGRATED LED	
L8	HOME NETWERKS	7130-06-BT		29 W	LED	
L10	LITHONIA	VERSI LITE		9 W	INTEGRATED LED	

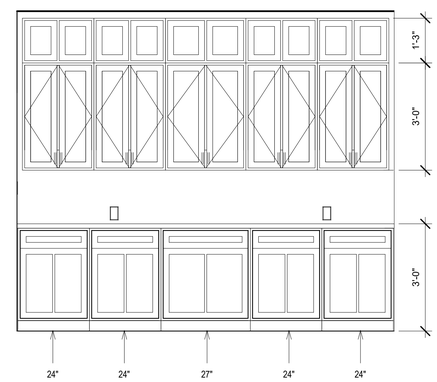


3 Elevation 1 - c
1/2" = 1'-0"

KITCHEN APPLIANCE SCHEDULE				
Manufacturer	Model	Description	Type Comments	Type Mark
CAFE BY GE	CGY366P4MW2	36-INCH GAS PRO RANGE 6 BURNERS NATURAL GAS	MATTE WHITE / BRUSHED BRONZE	K2
CAFE BY GE	CSB913P4NW2	30" SMART FIVE IN ONE OVEN	MATTE WHITE / BRUSHED BRONZE	K4
CAFE BY GE	PH36HWS	24-INCH DEPTH WALL HOOD (36-INCH WIDTH)		K3
CAFE BY GE	CDT875P4NW2	CAFE SMART STAINLESS STEEL DISHWASHER	MATTE WHITE / BRUSHED BRONZE	K5
LG	WM3400CW	4.5 CU. FT. ULTRA LARGE CAPACITY WASHING MACHINE WHITE	WHITE	B1
CAFE BY GE	CVE28DP4NW2	36" REFRIGERATOR	MATTE WHITE / BRUSHED BRONZE	K1
LG	DLE3400W	7.4 CU. FT. SMART WHITE ELECTRIC DRYER WHITE	WHITE	B2



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



5 Elevation 2 - a
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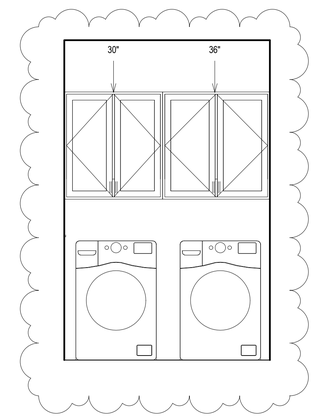

9 Elevation 2 - c
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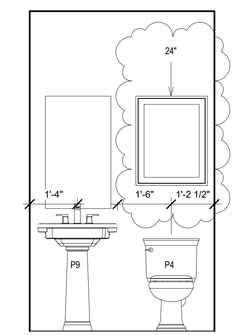
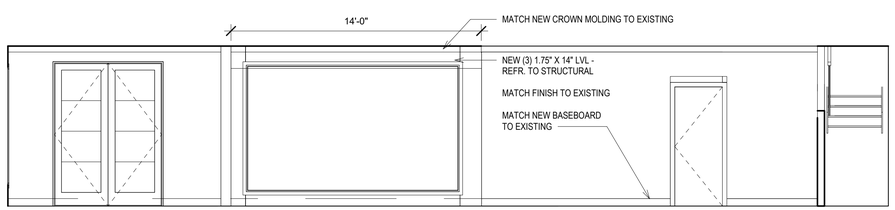


6 Elevation 5 - a
1/2" = 1'-0"



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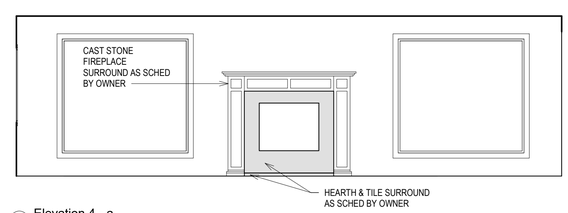


8 Elevation 4 - a
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

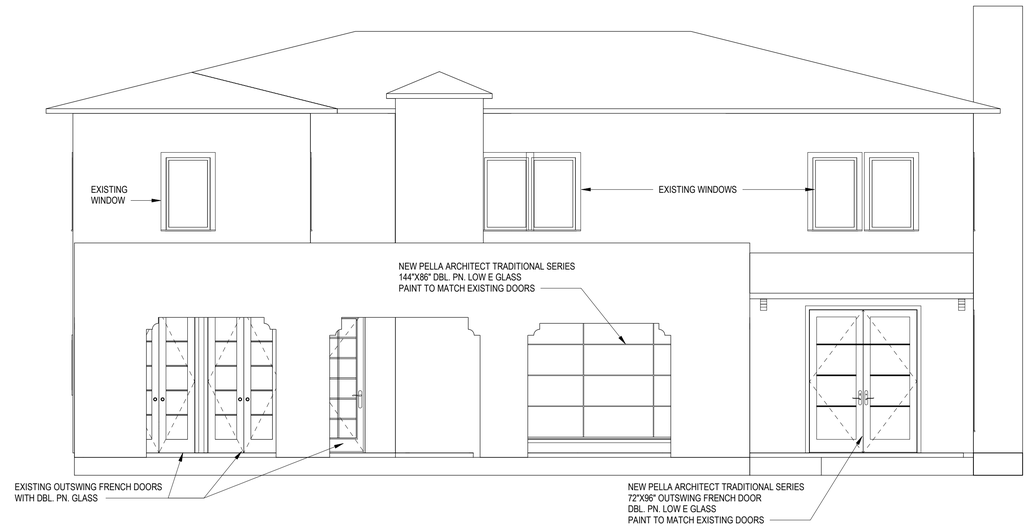
DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

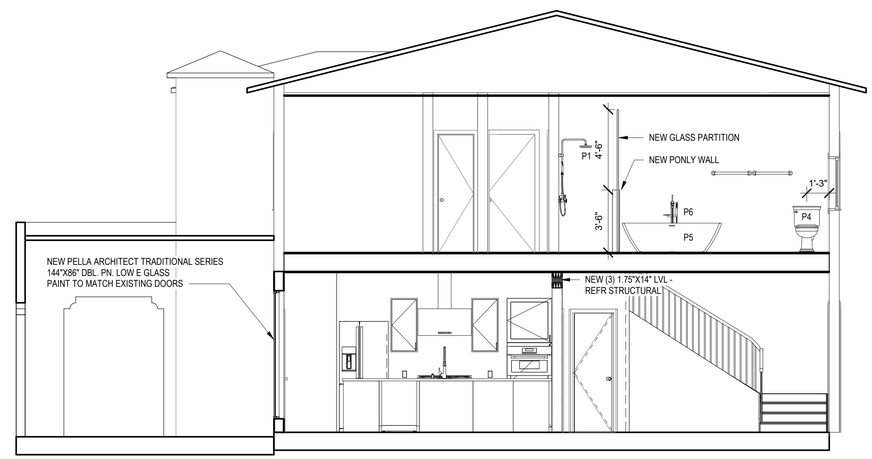
ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
ENLARGED PLANS/INT. ELEV.

SHEET NO.
A300



1 SOUTH
1/4" = 1'-0"



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

STUDIO VYH
SMART
SITE SPECIFIC
SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL
SAN ANTONIO TX 78212

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS
FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
ELEVATION/SEC.

SHEET NO.
A400

STRUCTURAL NOTES

GENERAL

1. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND LOCAL CITY AMENDMENTS.

3. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:

SUPERIMPOSED DEAD LOAD (NOT LIMITED TO BELOW):

STRUCTURE..... SELF WEIGHT (15 PSF)
MECHANICAL AND CEILING .....5 PSF
FINISHES.....AS REQUIRED

LIVE LOADS
FLOOR RESIDENTIAL .....40 PSF
SLEEPING AREAS ..... 30 PSF
BALCONY..... 60 PSF
ROOF.....20/16/12 PSF

4. THE LIVE LOADS ARE NOT PERMITTED TO BE REDUCED.

5. THE STRUCTURE HEREIN HAVE BEEN DESIGNED AND DETAILED TO RESIST THE WIND PRESSURES CALCULATED FROM CHAPTER 26 OF THE ASCE07-16 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AS REFERENCED IN THE IBC FOR AN ULTIMATE WIND SPEED OF 108 MILES PER HOUR, RISK CATEGORY II, EXPOSURE 'B' AT A MEAN ROOF HEIGHT OF 33 FEET ABOVE THE FINISHED GRADE.

6. THE COMPONENTS AND CLADDING SYSTEMS AND THEIR ATTACHMENTS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED TO RESIST WIND FORCES DESCRIBED ABOVE.

7. THE SEISMIC FORCES HAVE BEEN REVIEWED AND IS DETERMINED TO BE EXEMPT FROM SECTION 1613, OF THE INTERNATIONAL BUILDING CODE:

SITE CLASS.....D
SEISMIC DESIGN CATEGORY.....A "EXEMPT"

8. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH 13TH LEVEL.

9. THE USE OF THE CONTRACT DOCUMENTS AND/OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS TO BE USED AT THEIR OWN RISK. 13TH LEVEL ASSUMES NO LIABILITY AS THE RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.

10.SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

11.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE ALLOWABLE LOAD BEARING VALUES PER THE IRC SECTION R401.4.1 TABLE R401.4.1. THE ADDRESS WAS MAPPED BY THE USDA SOIL SURVERY WEBSITE. CLAY (CH) SOILS ARE PRESENT AT THE SITE.

2. THE FOUNDATION HAS BEEN PROPORTIONED USING THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:

ALLOWABLE BEARING PRESSURE ..... 1,500 PSF

3. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL VEGETATION AND SOFT SOIL TO PROVIDE A MINIMUM OF 24 INCHES OF SELECT FILL BELOW THE SLAB

4. COMPACT SUBGRADE AND SELECT FILL TO 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT.

5. SLOPE THE EXTERIOR GRADE AWAY FROM THE EXCAVATIONS.

6. FOOTING SHALL BE NEATLY EXCAVATED AND BE FREE OF LOOSE MATERIAL AND STANDING WATER.

7. CONTRACTOR SHALL REMOVE AND OVER EXCAVATE ALL TREE ROOT BALLS AND FILL WITH LEAN CONCRETE OR SPECIFIED SELECT STRUCTURAL FILL.

STRUCTURAL CONCRETE

1. CONCRETE SPECIFIED IN THESE PLANS SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR AGGREGATES AND ASTM C150 FOR TYPE I PORTLAND CEMENT AND SHALL BE PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH (F'C') OF AT 28 DAYS:

SLAB ON GRADE FOUNDATIONS ..... 3,000 PSI (NORMAL WEIGHT)

2. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618, TYPE C OR F. THE RATIO OF THE FLY ASH IN THE MIX SHALL NOT EXCEED 25 PERCENT AND SHALL TAKE INTO ACCOUNT THE SPECIFIC PROPERTIES.

3. WATER USED IN THE MIXING CONCRETE SHALL CONFORM TO ASTM C1602.

4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R AND CRSI.

5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R.

6. CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS OF ACI 308R.

7. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS PER ACI 7.7:

<u>CONCRETE EXPOSED TO WEATHER</u>

#5 BARS AND SMALLER.....1 - 1/2 INCHES
ALL OTHER BARS.....2 INCHES

<u>CONCRETE CAST AGAINST EARTH</u>

GRADE BEAMS AND SLABS:
TOP.....1 - 1/2 INCHES
BOARD FORMED SIDES.....2 INCHES
EARTH FORMED SIDES.....3 INCHES
BOTTOM.....3 INCHES

THE CONTRACTOR SHALL PROVIDE STANDARD BAR CHAIRS, SPACERS AND/OR INDUSTRY STANDARD SUPPORT MECHANISMS AS REQUIRED TO MAINTAIN CONCRETE COVER SPECIFIED ABOVE FOR EACH CONDITION.

8. STEEL DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO FULL MESHES AT SPLICES.

10.REINFORCING SHALL NOT BE WELDED OR COLD BENT IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

11.ALL REINFORCING SHALL BE CONTINUOUS THROUGH ALL MEMBERS AND MAY BE SPLICED USING 40 BAR DIAMETERS AND STAGGERED ALONG THE BEAM.

12.HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION UNLESSSPECIFICALLY SHOWN IN THE CONTRACT DOCUMENTS. ALL OTHER JOINTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

13.CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, CHAPTER 6.3.

STRUCTURAL WOOD

1. DESIGN AND DETAILING SHALL MEET THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION, NDS 2012.

2. ALL MEMBERS SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION.

3. ALL SAWN TIMBER FOR JOISTS AND BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE DIMENSIONAL LUMBER, GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. THE MINIMUM DESIGN VALUES SHALL BE AS SPECIFIED BY THE NDS LATEST EDITION.

4. SPECIFIED LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL MEET THE FOLLOWING MINIMUM DESIGN VALUES:

Fb= 2,900 PSI (NOT ADJUSTED FOR SIZE)
Fv= 285 PSI
Fc PERP= 845 PSI
Fc PARALLEL= 2,600 PSI
MODULUS OF E= 2,000,000 PSI

5. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.

6. ALL NAILS SHALL BE INSTALLED PER THE FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC.

7. ALL MISC STRAPS, CLIPS AND HANGERS SHALL BE SIMPSON OR EQUAL.

8. SPLIT OR DAMAGED MEMBERS SHALL BE REMOVED AND REPLACED.

9. MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

10. BUILT UP MEMBERS OF MULTIPLE PLIES SHALL BE GANG NAILED PER THE MANUFACTURER'S SPECIFICATIONS OR THE IRC TABLE R602.3(1).

11. ALL POSTS AND BEAM REACTIONS SHALL HAVE CONTINUOUS SUPPORT TO THE FOUNDATION.

12. DOUBLE TOP PLATES SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. LAP AT CORNERS. ALL DISCONTINOUS PLATES SHALL BE STRAPPED WITH A 20 GA STRAP x 24" LONG CENTERED ON JOINT.

13. CORNER STUDS SHALL BE DETAILED PER THE IRC.

14. ALL HEADERS NOT SHOWN SHALL BE PER THE IRC TABLE 502.5 (1) & (2).

15. BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1 AND BE PRE DRILLED TO A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. HOLES SHALL ALIGN AND NOT BE FORCEFULLY DRIVEN THROUGH.

16.ROOF DECKING SHALL BE A MINIMUM OF 15/32 APA RATED SHEATHING 32/16 EXTERIOR GRADE PLYWOOD OR OSB, NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKED AT ALL EDGES.

17.CONTINUOUS WALL SHEATHING SHALL BE A MINUMUM OF 7/16" APA RATED SHEATHING 24/16, EXTERIOR EXPOSURE 1 PLYWOOD OR OSB, NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKING.

18.FLOOR DECKING SHALL BE 23/32" T & G APA RATED STURD-I FLOOR WITH A 24" SPAN RATING EXPOSURE 1. MINIMUM WIDTH INSTALLED SHALL BE 24" WIDE AND PANEL JOINTS STAGGERED INSTALLED PERPENDICULAR TO THE SUPPORTS.

19.INTERIOR GYPSUM WALLS SHALL BE SHEATHED WITH 1/2" THICK TYPE X GYPSUM CONFORMING TO THE REQUIREMENTS OF ASTM C36 AND INSTALLED PER GA-216. 5/8" THICK AT GARAGE AREAS.

SPECIAL INSPECTIONS

1. THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED TESTING AGENCIES TO PERFORM INSPECTIONS DURING THE CONSTRUCTION OF TYPES LISTED IN SECTION 1704. THE APPROVED AGENCIES SHALL PROVIDE QUALIFIED SPECIAL INSPECTORS TO PERFORM THE REQUIRED INSPECTIONS.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND EXPERIENCE AND/OR TRAINING TO PERFORM SUCH INSPECTIONS.

3. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, REFERENCED CODES, GEOTECHNICAL REPORT, AND THE INTERNATIONAL BUILDING CODE SECTION 1704.

4. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD. REPORTS SHALL INDICATE WORK INSPECTED WAS IN CONFORMANCE OR NONCONFORMANCE IN REGARDS TO THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND EOR PRIOR TO COMPLETING WORK IN THAT PHASE. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTION AND CORRECTION OF DISCREPANCIES NOTED IN THE INSPECTION REPORT SHALL BE SUBMITTED IN A AGREEABLE TIME FRAME.

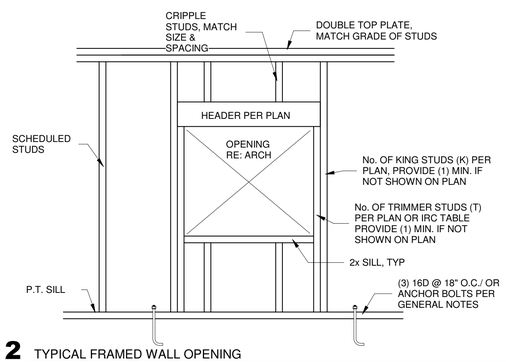
5. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS WITH THE PERMIT APPLICATION, REFERENCE TABLE 1704.3 OF THE IBC.

STRUCTURAL CONCRETE

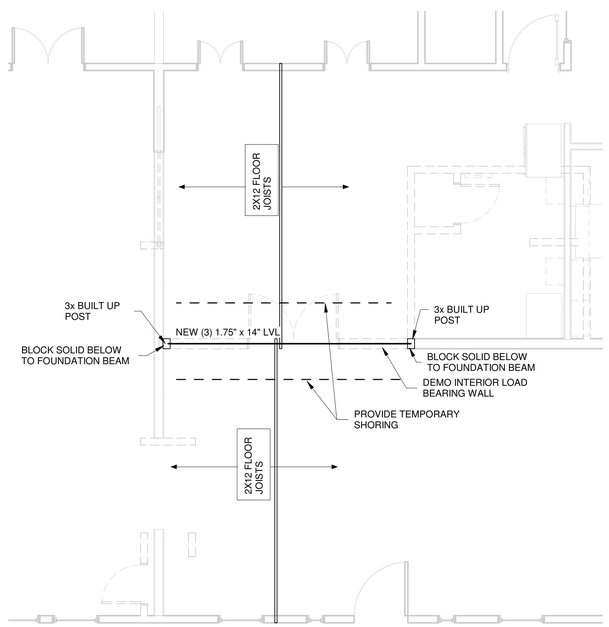
1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1704.4 AND THE STATEMENT OF SPECIAL INSPECTIONS.

FRAMING INSPECTION

1. ALL FRAMING SHALL BE INSPECTED FOR SIZE, SPACING, GRADE STAMPS, AND GENERAL PLACEMENT PER THE ISSUED DRAWINGS. ALL JOIST HANGERS SHALL BE REVIEWED FOR TYPE AND COMPLETE NAILING PATTERNS PER THE MANUFACTURER SPECIFICATIONS.



2 TYPICAL FRAMED WALL OPENING
NTS



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

RESIDENCE REMODEL
204 W GRAMERCY PL
SAN ANTONIO TX 78212

13 TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1084-20

STEPHEN G. HIRIS
103863
LICENSED
PROFESSIONAL ENGINEER
09/28/2020

ISSUE		
#	DATE	DESCRIPTION

GENERAL NOTES, SPECIAL INSPECTIONS AND PARTIAL SECOND FLOOR FRAMING PLAN

PROJECT NO.	
DATE:	
DRAWN BY:	SGU
REVIEWED BY:	SGU

SHEET NO.

S0.0

STUDIO VYH | SMART SITE SPECIFIC SUSTAINABLE

DATE: 10/02/2020
PROJECT No: 2011

STUDIO VYH
Victor Hinojosa
C. 210 535 4513
studiovyh@gmail.com

CLIENTS:
RENE AND VANILLA MACIAS-RODRIGUEZ

PROJECT ADDRESS: 204 W GRAMERCY PLACE SAN ANTONIO TX 78212

204 W GRAMERCY PLACE IS AN APPROX. 3362 SQUARE FOOT, 100-YEAR-OLD RESIDENTIAL STRUCTURE ON THE CORNER OF HOWARD STREET. LOCATED IN THE HISTORIC MONTE VISTA NEIGHBORHOOD. WITH THE EXCEPTION OF THE DEN (WE BELIEVE AND ADDITION AT SOME POINT IN TIME WITH SLAB FOUNDATION) THE ENTIRE HOUSE SITS ON PIER AND BEAM.

431 QUEENS CRESCENT IS A RESIDENCE THAT WE ARE USING AS A PRECEDENT AS THIS HOUSE MADE EXTERIOR ALTERATIONS SIMILAR TO WHAT THE RODRIGUEZ'S ARE PROPOSING.

THE RODRIGUEZ'S WISH TO MODERNIZE THEIR INTERIOR, ESPECIALLY THE KITCHEN AND MASTER SUITE WITH NEW FIXTURES AND APPLIANCES WHILE KEEPING AN AESTHETIC THAT STILL FEELS CLASSIC. MAXIMIZING VIEWS TO THE BACKYARD IS A PRIORITY. THEY WILL BE SUBMITTING FOR SUBSTANTIAL REHAB. TAX INCENTIVE AS WELL.

ADMIRERS OF ART, THE RODRIGUEZ'S HAVE AN ECLECTIC COLLECTION THAT INCLUDES 6 FRANK LLOYD WRIGHT SKLLIGHT WINDOWS FROM THE AVERY COONLEY HOUSE, RIVERSIDE ILLINOIS, 1912.

PROJECT SCOPE & DESCRIPTION:

PROPOSED EXTERIOR ALTERATIONS: ALL ON SOUTH FACING (BACKYARD) FAÇADE. ALL PROPOSED NEW DOORS AND WINDOW SHALL MATCH EXISTING DOORS (STILE WIDTH, GRILL STYLES) AND SHALL BE PAINTED TO MATCH EXISTING.

1. THE FRENCH DOOR LOCATED IN THE DEN SHALL BE ENLARGED FROM A 48" WIDE OPENING TO A 72" WIDE OPENING, HOUSING NEW FRENCH DOORS THAT ARE 8' TALL.
2. THE (2) SETS OF EXISTING FRENCH DOORS IN THE EXISTING DINING RM, BOTH OPENINGS @ 30", SHALL BE REMOVED. A NEW 144" BY 86" PICTURE WINDOW SHALL BE INSTALED WITH A HEAD HEIGHT OF 8'.
3. AN EXISTING EXTERIOR ALCOVE LOCATED BETWEEN THE CURRENT KITCHEN AND ELEVATOR SHALL BE ENCLOSED INTO THE BUILDING ENVELOPE TO PROVIDE MORE ROOM FOR THE NEW DINING ROOM LOCATION. THE EXISTING

3' WIDE DOOR THAT OPENS INTO THE ALCOVE SHALL BE PLACED INTO THE NEW WALL.

***NOTE: ALL EXISTING DOORS AND WINDOW IN THE BACKYARD FACING FAÇADE HAVE DUAL PANE GLASS. FOR THIS REASON THE HOMEOWNERS ARE ASKING FOR NEW DOORS AND WINDOWS ON THIS FAÇADE TO BE DUAL PANE AS WELL. EXISTING DOORS APPEAR TO BE PELLA.

INTERIOR IMPROVEMENTS

1. ENLARGING EXISTING 8' OPENING BEWEEN THE EXISTING LIVING ROOM AND DINING ROOM TO 14' IN WIDTH. ENLARGED OPENING ON AXIS WITH THE PROPOSED 144"X86" PICTURE WINDOW TO MAXIMIZE VIEWS TO BACKYARD AND POOL.
2. EXISTING KITCHEN AND BUTLER PANTRY TO BE DEMOLISHED. NEW KITCHEN, DINING RM, LAUNDRY, GUEST RESTROOM, MECH RM TO BE REDESINGED INTO THIS AREA OF THE HOME. ALL NEW FIXTURES TO BE INSTALLED.
3. DEMOLITION OF EXISTING BUILT IN CABINETS AND SHELVING IN WALL THAT DIVIDES THE EXISTING DEN FROM THE DINING RM AND LIVING RM. EXISTING OPENING(S) IN THIS WALL TO REMAIN WITH THE NEW FINISHED WALL TO BE UNIFORM IN WIDTH. IN ADDITION, HVAC CHASES WERE FURRED DOWN FROM CEILING WHEN BUILDING WAS RETROFITTED WITH MODERN AIR CONDITIONING. CHASES WERE CREATED IN THE EXISTING BUTLER PANTRY AND WALL THAT DIVIDES DEN AND LIVING RM AREAS. THESE HVAC CHASES ARE TO BE DEMOLISHED. HVAC DESIGNER TO CREATE NEW CHASES THROUGH WALL STUDS.
4. ALL EXISTING RESTROOMS TO BE COMPLETLEY DEMOLISHED AND REMODELED. ALL TO RECEIVE NEW FIXTURES, FLOOR TILE, WALL TILE, UPDATED LIGHTING. AN ATTEMPT TO KEEP THE UPSTAIRS HALLWAY TUB WILL BE MADE.
5. A NEW "HERS" WALK IN CLOSET TO BE LOCATED IN MASTER SUITE ADJACENT TO "HIS" WALK IN CLOSET. BUILT IN CABINETRY AND ISLAND STILL BEING DESINGED.
6. ALL NEW WOOD FLOORING TO BE INSTALLED IN THE HOUSE WITH THE EXCEPTION OF KITCHEN, BUTLER PANTRY, RR ETC. AS HOME OWNER PREFERS A WIDER PLANK STYLE OF FLOORING.

***NOTE: EXPLORATORY DEMOLITION REVEALED 4 GENERATIONS OF WIRING INCLUDING KNOB AND TUBE THAT ARE STILL "HOT" AND ARE CAPPED OFF WITH ONLY ELECTRICAL WIRING. THIS IS A FIRE HAZARD AND HOME OWNER MITIGATING ANY LOSSES BY HIRING ELECTRICIAN TO ADDRESS THESE ISSUES.
PLUBMER HAS DISCOVERED SEVERLY BLOCKED PIPES WHAT WILL NEED TO BE REPLACED.

Pella Corporation
102 Main Street
Pella, Iowa 50219
Toll Free (800) 54-PELLA
Phone (641) 621-1000
Website www.pella.com

JAN 2020

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat, SectionFormat,* and *PageFormat,* contained in the CSI *Manual of Practice.*

The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section.

Section numbers are from *MasterFormat 2011 update*.

Specifier Notes: Edit the section title as required.

SECTION 08 52 13

WOOD [CASEMENT] [AND] [AWNING] WINDOWS

Specifier Notes: This section covers Pella® Architect Series® wood casement and awning windows. Consult your local Pella representative for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

Specifier Notes: Edit the following sentence as required for the project.

A. [Factory-primed] [Unfinished Mahogany] wood [casement] [and] [awning] windows.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section. Verify section numbers and titles.

A. Section 07270 (07 27 00) - Air Barriers: Water-resistant barrier.

B. Section 07920 (07 92 00) - Joint Sealants: Sealants and caulking.

1.3 REFERENCES

Specifier Notes: List standards referenced in this section, complete with designations and titles. This article does not require compliance with standards, but is merely a listing of those used.

A. American Architectural Manufacturers Association (AAMA):
   1. AAMA 502 - Voluntary Specification for Field Testing of Windows and Sliding Doors.

B. American Society for Testing and Materials (ASTM):
   1. ASTM B 117 - Operating Salt Spray (Fog) Apparatus.
   2. ASTM C 1036 - Flat Glass.
   3. ASTM C 1048 - Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
   4. ASTM D 1149 - Rubber Deterioration – Surface Ozone Cracking in a Chamber.
   5. ASTM D 2803 - Filiform Corrosion Resistance of Organic Coatings on Metal.
   6. ASTM D 3656 - Insect Screening and Louver Cloth Woven from Vinyl-Coated Glass Yarns.
   7. ASTM D 4060 - Abrasion Resistance of Organic Coatings by the Taber Abraser.
   8. ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
   9. ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
   10. ASTM E 547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential.
   11. ASTM E 1105 – Standard Test Method for Field Determination of Water Penetration of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
   12. ASTM G 85 - Modified Salt Spray (Fog) Testing.

C. Screen Manufacturers Association (SMA):
   1. SMA 1201 - Specifications for Insect Screens for Windows, Sliding Doors and Swinging Doors.

D. Window and Door Manufacturers Association (WDMA):
   1. ANSI/AAMA/NWWDA 101/I.S.2 - Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors.
   2. ANSI/AAMA/NWWDA 101/I.S.2/NAFS-02 - Voluntary Performance Specification for Windows, Skylights and Glass Doors.
   3. WDMA I.S.4 - Industry Standard for Water-Repellent Preservative Non-Pressure Treatment for Millwork.

1.4 PERFORMANCE REQUIREMENTS

Specifier Notes: Performance ratings for Pella® windows vary by product and size. Current performance information is found in the Pella Architectural Design Manual at www.pellaadm.com on the Design Data pages of each product section. Consult your local Pella representative for more information.

A. Windows shall be Hallmark certified to a rating of [C] [AP]-[R] [CW]-PG[____] specifications in accordance with ANSI/AAMA/NWWDA 101/I.S.2/A440-08 or ANSI/AAMA/NWWDA 101/I.S.2/A440-11.

B. Window Unit Air Leakage, ASTM E 283, 1.57 psf (25 mph): 0.05 cfm per square foot of frame or less.

C. Window Unit Water Penetration: No water penetration through window unit when tested in accordance with ASTM E 547, under static pressure of 7.5 psf (52 mph) after 4 cycles of 5 minutes each, with water being applied at a rate of 5 gallons per hour per square foot.

1.5 SUBMITTALS

A. Comply with Division 1 requirements.

B. Product Data: Submit manufacturer's product data, including installation instructions.

Specifier Notes: Delete the following sentence if shop drawings are not required.

C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections and locations, anchorage methods and locations, hardware locations, and installation details.

Specifier Notes: Delete the following sentence if samples are not required.

D. Samples: Submit full-size or partial full-size sample of window illustrating glazing system, quality of construction, and color of finish.

Specifier Notes: In accordance with the manufacturer’s limited warranty, stainable exterior wood windows and doors must be finished upon receipt and before installation. Stainable exterior wood windows and doors must be refinished annually, thereafter. Variations in wood grain, color, texture, and natural characteristics are not covered under the limited warranty.

E. Warranty: Submit manufacturer’s standard warranty.

1.6 QUALITY ASSURANCE

Specifier Notes: Edit the following paragraph as required for inclusion of field testing.

A. Mockup:
1. Provide sample installation for field testing window performance requirements and to determine acceptability of window installation methods.
2. Approved mockup shall represent minimum quality required for the Work.

Specifier Notes: Edit the following sentence as required for inclusion of the mockup.

3. Approved mockup shall [not] remain in place within the Work.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site undamaged in manufacturer's or sales branch's original, unopened containers and packaging, with labels clearly identifying manufacturer and product name. Include installation instructions.

B. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.

C. Handling: Protect materials and finish during handling and installation to prevent damage.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Pella Corporation, 102 Main Street, Pella, Iowa 50219. Toll Free (800) 54-PELLA. Phone (641) 621-1000. Website www.pella.com.

> Specifier Notes: Edit the following article title as required.

2.2 WOOD [CASEMENT] [AND] [AWNING] WINDOWS

> Specifier Notes: Specify Pella® Architect Series® factory-primed (pine or mahogany) and/or unfinished (mahogany only) wood casement and/or awning windows.

A. [Factory-Primed] [Unfinished Mahogany] Wood [Casement] [and] [Awning] Windows: Architect Series factory-assembled wood windows with [outward-opening sash installed in frame] [fixed unit].

B. Frame:
   1. Select wood, water water-repellent, preservative-treated with EnduraGuard® in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
   2. Exposed Surfaces: [Pine] [Mahogany] with no visible fastener holes.
   3. Exterior Finish: [Factory-Primed] [Unfinished Mahogany].
   4. Overall Frame Depth: 4-3/8 inches (111 mm).

C. Sash:
   1. Select wood, water-repellent, preservative-treated with EnduraGuard in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the sash.
   2. Exposed Surfaces: [Pine] [Mahogany] with no visible fastener holes.
   3. Exterior Finish: [Factory-Primed] [Unfinished Mahogany].
   4. Corners: Mortised and tenoned, glued and secured with metal fasteners.
   5. Sash Thickness: 1-13/16 inches (46 mm).

D. Weather Stripping:
   1. Dual weather stripping.
   2. Continuous, flexible, Santoprene material in dual-durometer design.
   3. Units shall have welded corners, compressed between frame and sash for positive seal on all 4 sides.
   4. Secondary PVC leaf-type weather strip between sash and frame for positive seals on all 4 sides.

2.3 GLAZING

> Specifier Notes: Tempered glass is optional, delete if not required.

A. Glazing:
   1. Float Glass: ASTM C 1036, Quality 1.
      a. Tempered Glass: ASTM C 1048.

> Specifier Notes Specify glazing type. Delete glazing that does not apply. Custom and high-altitude glazing is also available. Consult your local Pella representative for more information.

   2. Type: Silicone-glazed 11/16-inch dual-seal, [annealed] [tempered] insulating glass, [clear] [multi-layer Low-E coated with argon] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-

layer, Low-E coated] [green air-filled multi-layer, Low-E coated].

3. Type: Silicone-glazed 1” triple-pane, dual-seal, [annealed] [tempered], insulating glass, [clear] [multi-layer Low-E coated with [argon] [krypton]] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-layer, Low-E coated] [green air-filled multi-layer, Low-E coated].

4. Type: Silicone-glazed dual-pane 1" dual-seal tempered spandrel glass [Lava Bronze Amber] [Black] [Ford Blue] [Symmetry Bronze] [Symmetry Gray] [Symmetry Green].

Specifier Notes: Delete Integral Light Technology® glazing and grilles if not required. Consult your local Pella representative for more information.

5. Integral Light Technology Glazing and Grilles:
   a. Insulating glass contains non-glare spacer between the panes of glass.
   b. Grid: Adhered to glass on double pane and a metal spacer on triple pane.

Specifier Notes: Specify size of room side grilles. Interior factory-applied finish is available at extra cost. Factory finished with paint or stain is available for pine interiors only. Consult your local Pella representative for stain color options.

   c. Room Side Grilles: [5/8”] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany].
   d. Exterior Grilles: [5/8” putty profile] [7/8" [putty] [ogee] profile] [1-1/4" [putty] [ogee] profile] [2" ogee profile] that are solid [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4. Dimension to match room side grilles.
   e. Bars shall be adhered to both sides of insulating glass with VHB acrylic adhesive tape and aligned with non-glare grid.
   f. Finish: Exterior surfaces are [Factory-primed Pine] [Mahogany] water-repellent, preservative-treated; interior surfaces [unfinished, ready for site finishing] .] [Factory-primed.] [factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] acrylic latex] [Factory finished stain Color:_____].

2.4 OPTIONS

Specifier Notes: The following paragraphs specify optional products sold separately. Specify required options. Consult your local Pella representative for more information.

Specifier Notes: If insect screens are required, specify **one** of the following **three** types. If insect screens are not specified, delete ASTM D 3656 and SMA 1201 from Article 1.3 References in this section.

A. Insect Screens: Standard.
   1. Compliance: ASTM D 3656 and SMA 1201.
   2. Screen Cloth: Vinyl-coated fiberglass, 18/16 mesh.
   3. Set in aluminum frame fitted to inside of window.
   4. Complete with necessary hardware.
   5. Screen Frame Finish: Baked enamel.
      a. Color: [Champagne] [White] [Brown].

B. Insect Screens: Rolscreen.
   1. Compliance: ASTM D 3656 and SMA 1201.
   2. Screen Cloth: Self-storing, rolling, black, vinyl-coated fiberglass, 18/16 mesh.
   3. Mounted behind overhead cover.
   4. Cover: Unfinished [Pine] [Mahogany] veneer over extruded aluminum.
   5. Guides: [Unfinished [Pine] [Mahogany] veneer over extruded aluminum.] [White extruded aluminum.]

C. Insect Screens: Vivid View.
1. Compliance: ASTM D 3656 and SMA 1201.
2. Screen Cloth: Vinyl-coated fiberglass, 21/17 mesh, with minimum 78 percent light transmissivity.
3. Set in aluminum frame fitted to inside of window.
4. Complete with necessary hardware.
5. Screen Frame Finish: Baked enamel.
   a. Color: [Champagne] [White] [Brown].

Specifier Notes: Interior removable grilles are available for Architect Series® units without integral grilles; only available unfinished. Specify profile and finish. Factory-applied finish is available at extra cost. Factory finished with acrylic latex paint is available for pine interiors only. Consult your local Pella representative for stain color options.

D. Interior Removable Pine Grilles (for windows without integral grilles):
1. Profile: [3/4 inch] [[1-1/4-inch] [2-inch] Regular] [[1-1/4-inch] [2-inch] Colonial].
2. Removable, solid pine wood bars, steel-pinned at joints and fitted to sash with steel clips and tacks.
3. Finish: [Unfinished, ready for site finishing] [Factory-primed] [Interior factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] acrylic latex] [Factory finished stain. Color:_____].

Specifier Notes: Contact your local Pella representative for the current exterior color options. Tan and Brown Interior GBG colors are available in single-tone (Brown/Brown or Tan/Tan). Other interior colors are also available with tan or brown exterior.

E. Grilles-Between-the-Glass:
1. Profile: 3/4 inch.
2. Contoured aluminum grilles installed between 2 panes of the sealed insulating glass.
3. Interior Grille Color: is [White] [Tan] [Brown] [Ivory] [Brickstone] [Harvest] [Cordovan].
4. Exterior color: _____

2.5 HARDWARE

A. Operator:
1. Steel worm-gear operator with hardened gears.
2. Operator Base: Zinc die cast with painted finish.
3. Operator Linkage, Hinge Slide, and Hinge Arms: 300 series stainless steel.
4. Exposed Fasteners: Stainless steel.
5. Hardware Salt Spray Exposure, ASTM B 117: Exceed 1,000 hours.

Specifier Notes: Specify finish.

B. Crank Handle Finish
1. Integrated Folding Crank: [Baked enamel, champagne] [Baked enamel, white] [Bright brass] [Oil-rubbed bronze] [Satin nickel].

C. Locking System: SureLock System.
1. Single-handle locking system.
2. Operate positive-acting arms that reach out and pull sash into locked position.

Specifier Notes: Specify locking system for casement or awning windows.

3. Casement Windows: One installed on sash 29 inches and smaller in frame height, 2 unison operating locks installed on sash over 29 inches in frame height.
4. Awning Windows: One installed on sash 29 inches and smaller in frame width, 2 unison operating

locks installed on sash over 29 inches in frame width.

Specifier Notes: Specify finish.

5. Lock Handle Finish: [Baked enamel, champagne] [Baked enamel, white] [Baked enamel, brown] [Bright brass] [Oil-rubbed bronze] [Satin nickel].

2.6 TOLERANCES

A. Windows shall accommodate the following opening tolerances:
   1. Vertical Dimensions Between High and Low Points: Plus 1/4 inch, minus 0 inch.
   2. Width Dimensions: Plus 1/4 inch, minus 0 inch.
   3. Building Columns or Masonry Openings: Plus or minus 1/4 inch from plumb.

2.7 FINISH

Specifier Notes: Specify interior finish. Windows are normally furnished with interior unfinished, ready for site finishing. Factory-applied finish is available at extra cost. Factory finished with paint or stain is available for pine interiors only. Consult your local Pella representative for stain color options.

A. Interior Finish: [Unfinished, ready for site finishing] [Factory-primed with 1 coat acrylic latex] [Factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] acrylic latex] [Factory finished stain. Color:_____].

2.8 INSTALLATION ACCESSORIES

A. Flashing/Sealant Tape: Pella SmartFlash.
   1. Aluminum-foil-backed butyl window and door flashing tape.
   2. Maximum Total Thickness: 0.013 inch.
   3. UV resistant.
   4. Verify sealant compatibility with sealant manufacturer.

B. Interior Insulating-Foam Sealant: Low-expansion, low-pressure polyurethane insulating window and door foam sealant.

C. Exterior Perimeter Sealant: “Pella Window and Door Installation Sealant” or equivalent high quality, multi-purpose sealant as specified in the joints sealant section.

2.9 SOURCE QUALITY CONTROL

A. Factory Testing: Factory test individual standard operable windows for air infiltration in accordance with ASTM E 283, to ensure compliance with this specification.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine areas to receive windows. Notify Architect of conditions that would adversely affect installation or subsequent use. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. Install windows in accordance with manufacturer's instructions and approved shop drawings.

B. Install windows to be weather-tight and freely operating.

C. Maintain alignment with adjacent work.

D. Secure assembly to framed openings, plumb and square, without distortion.

E. Integrate window system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with window manufacturer's instructions.

F. Place interior seal around window perimeter to maintain continuity of building thermal and air barrier using [backer rod and sealant] [insulating-foam sealant].

.

G. Seal window to exterior wall cladding with sealant and related backing materials at perimeter of assembly.

H. Leave windows closed and locked.

3.3 FIELD QUALITY CONTROL

Specifier Notes: Field testing is optional. Delete Field Quality Control if field testing is not required. If Field Quality Control is deleted, delete AAMA 502 and ASTM E1105 from Article 1.3 References in this section.

A. Field Testing: Field-test windows in accordance with AAMA 502 using ASTM E1105 Test Procedure B.

3.4 CLEANING

A. Clean window frames and glass in accordance with Division 1 requirements.

B. Do not use harsh cleaning materials or methods that would damage finish.

C. Remove labels and visible markings.

3.5 PROTECTION

A. Protect installed windows to ensure that, except for normal weathering, windows will be without damage or deterioration at time of substantial completion.

END OF SECTION

Pella Corporation
102 Main Street
Pella, Iowa 50219
Toll Free (800) 54-PELLA
Phone (641) 621-1000
Website www.pella.com

JUNE 2019

Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat, SectionFormat,* and *PageFormat,* contained in the CSI *Manual of Practice.*

The section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" when editing this section.

Section numbers are from *MasterFormat 2011 update*.

SECTION 08 14 10

WOOD FRENCH HINGED DOORS

Specifier Notes: This section covers Pella® Architect Series® wood French hinged doors. Consult your local Pella representative for assistance in editing this section for the specific application.

PART 1 GENERAL

1.1 SECTION INCLUDES

Specifier Notes: Edit the following sentence as required for the project.

A. [Factory-primed] [Unfinished Mahogany] Wood French hinged doors.

1.2 RELATED SECTIONS

Specifier Notes: Edit the following list of related sections as required for the project. List other sections with work directly related to this section. Verify section numbers and titles.

A. Section 07270 (07 27 00) - Air Barriers: Water-resistant barrier.

B. Section 07920 (07 92 00) - Joint Sealants: Sealants and caulking.

C. Section 08710 (08 71 00) - Door Hardware.

1.3 REFERENCES

Specifier Notes: List standards referenced in this section, complete with designations and titles. This article does not require compliance with standards, but is merely a listing of those used.

A. American Architectural Manufacturers Association (AAMA):
   1. AAMA 502 - Voluntary Specification for Field Testing of Windows and Sliding Doors.

B. American Society for Testing and Materials (ASTM):
   1. ASTM B 117 - Operating Salt Spray (Fog) Apparatus.
   2. ASTM C 1036 - Flat Glass.
   3. ASTM C 1048 - Heat-Treated Flat Glass – Kind HS, Kind FT Coated and Uncoated Glass.
   4. ASTM D 1149 - Rubber Deterioration – Surface Ozone Cracking in a Chamber.
   5. ASTM D 2803 - Filiform Corrosion Resistance of Organic Coatings on Metal.
   6. ASTM D 3656 - Insect Screening and Louver Cloth Woven from Vinyl-Coated Glass Yarns.
   7. ASTM D 4060 - Abrasion Resistance of Organic Coatings by the Taber Abraser.
   8. ASTM E 283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
   9. ASTM E 330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
   10. ASTM E 547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential.
   11. ASTM E 1105 – Standard Test Method for Field Determination of Water Penetration of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
   12. ASTM G 85 - Modified Salt Spray (Fog) Testing.

C. Window and Door Manufacturers Association (WDMA):
   1. AAMA/WDMA/CSA 101/I.S.2/A440 – North American Fenestration Standard/Specification for windows, doors and skylights
   2. WDMA I.S.4 - Industry Specification for Preservative Treatment for Millwork.

1.4 PERFORMANCE REQUIREMENTS

Specifier Notes: Performance ratings for Pella® doors vary by product and size. Current performance information is found in the Pella Architectural Design Manual at www.pellaadm.com on the Design Data pages of each product section. Consult your local Pella representative for more information.

A. Doors shall be Hallmark certified to a rating of HGD – [R] [LC] –PG[____] specifications in accordance with ANSI/AAMA/WDMA 101/I.S.2/A440-08 or ANSI/AAMA/WDMA 101/I.S.2/A440-11.

B. Door Unit Air Leakage, ASTM E 283, 1.57 psf (25 mph): 0.15 cfm per square foot of frame or less.

Specifier Notes: Current performance information is found in the Pella Architectural Design Manual at www.pellaadm.com. Doors with a low-profile sill (ADA), the water resistance rating will be 0 psf.

C. Door Unit Water Penetration: No water penetration through door unit when tested in accordance with ASTM E 547, under static pressure of [6.0 psf (48 mph)] [8.36 psf (57 mph)] [0 psf (0 mph)] after 4 cycles of 5 minutes each, with water being applied at a rate of 5 gallons per hour per square foot.

1.5 SUBMITTALS

A. Comply with Division 1 requirements.

B. Product Data: Submit manufacturer's product data, including installation instructions.

Specifier Notes: Delete the following sentence if shop drawings are not required.

C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections and locations, anchorage methods and locations, hardware locations, and installation details.

Specifier Notes: Delete the following sentence if samples are not required.

D. Samples: Submit full-size or partial full-size sample of door illustrating glazing system, quality of construction, and color of finish.

Specifier Notes: In accordance with the manufacturer's limited warranty, stainable exterior wood windows and doors must be finished upon receipt and before installation. Stainable exterior wood windows and doors must be refinished annually, thereafter. Variations in wood grain, color, texture, and natural characteristics are not covered under the limited warranty.

E. Warranty: Submit manufacturer's standard warranty.

1.6 QUALITY ASSURANCE

Specifier Notes: Edit the following paragraph as required for inclusion of field testing.

A. Mockup:
1. Provide sample installation for field testing door performance requirements and to determine acceptability of door installation methods.
2. Approved mockup shall represent minimum quality required for the Work.

Specifier Notes: Edit the following sentence as required for inclusion of the mockup.

3. Approved mockup shall [not] remain in place within the Work.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Delivery: Deliver materials to site undamaged in manufacturer's or sales branch's original, unopened containers and packaging, with labels clearly identifying manufacturer and product name. Include installation instructions.

B. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.

C. Handling: Protect materials and finish during handling and installation to prevent damage.

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Pella Corporation, 102 Main Street, Pella, Iowa 50219. Toll Free (800) 54-PELLA. Phone (641) 621-1000. Website www.pella.com.

2.2 WOOD FRENCH HINGED DOORS

Specifier Notes: Specify Pella® Architect Series® factory-primed (pine or mahogany) and/or unfinished (mahogany only) wood French hinged doors.

A. [Factory-Primed] [Unfinished Mahogany] Wood [In-swing] [and] [Out-swing] French Doors: Architect Series factory-assembled wood French doors with [inward] [outward] swing door panels installed in frame.

Specifier Notes: Specify the following paragraph describing frame for in-swing doors.

B. Frame:
1. Select wood, water-repellent, preservative-treated with EnduraGuard® in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
2. Exposed Surfaces: [Pine] [Mahogany] veneered and edge-banded. Curved members may have visible finger joints.
3. Exterior Finish: [Factory-Primed] [Unfinished mahogany].
4. Sill: [Solid-extruded aluminum [Mill] [Nickel] [black] [Bronze] finish at sill with oak insert at threshold.] [1/2-inch low-profile extruded aluminum with [Mill] [Black] [Bronze] finish.]
5. Overall Frame Depth: 5-7/8 inches (149 mm) to 8-5/16 inches (211 mm).

Specifier Notes: Specify the following paragraph describing frame for out-swing doors.

C. Frame:
1. Select wood, water-repellent, preservative-treated with EnduraGuard in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
2. Exposed Surfaces: [Pine] [Mahogany] veneered and edge-banded with no visible fastener holes.
3. Exterior Finish: [Factory-Primed] [Unfinished Mahogany].
4. Sill: [Solid-extruded aluminum with [Brown EnduraClad] [mill] [Bronze] [Nickel] finish at sill with [oak] [composite black] [mahogany] insert at threshold.] [1/2-inch low-profile extruded aluminum with [mill] [bronze anodized] [brass anodized] finish.]
5. Overall Frame Depth: 5-7/8 inches (149 mm).

Specifier Notes: Specify the following paragraph describing in-swing and out-swing door panels.

D. Door Panel:
1. Select wood, water-repellent, preservative-treated with EnduraGuard™ in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
2. Rails and Stiles: Five-ply construction. Randomly finger-jointed blocks laminated with water-resistant glue and veneered both sides.
3. Exposed Surfaces: [Pine] [Mahogany] veneered.

4. Exterior Finish: [Factory-Primed] [Unfinished Mahogany].
5. Corners: Urethane-sealed and secured with metal fasteners and structural adhesive.
6. Panel Thickness: 2-1/16 inches (52 mm).

E. Weather Strip:
1. Panel-mounted, dual-durometer extruded polymer one-piece design with welded corner.

2.3 GLAZING

A. Glazing:
1. Float Glass: ASTM C 1036, Quality 1.
   a. Tempered Glass: ASTM C 1048.

Specifier Notes: Specify glazing type. Delete glazing that does not apply. Custom and high-altitude glazing is also available. Consult your local Pella representative for more information.

2. Type: Urethane-glazed 13/16-inch, dual-seal, fully tempered, insulating glass, [clear] [multi-layer Low-E coated with argon] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-layer, Low-E coated] [green air-filled multi-layer, Low-E coated].

3. Type: Silicone-glazed 1” triple-pane, dual-seal, fully tempered, insulating glass, [clear] [multi-layer Low-E coated with [argon] [krypton]] [bronze air-filled multi-layer, Low-E coated] [gray air-filled multi-layer, Low-E coated] [green air-filled multi-layer, Low-E coated].

Specifier Notes: Delete Integral Light Technology® glazing and grilles if not required. Consult your local Pella representative for more information.

4. Integral Light Technology Glazing and Grilles:
   a. Insulating glass contains non-glare spacer between the panes of glass.
   b. Grid: Adhered to glass on double pane and a metal spacer on triple pane.

Specifier Notes: Specify size of room side grilles. Interior factory-applied finish is available at extra cost. Factory finished with paint or stain is available for pine interiors only. Consult your local Pella representative for stain color options.

   c. Room Side Grilles: [5/8”] [7/8"] [1-1/4"] [2"] ogee profile that are solid [pine] [mahogany].
   d. Exterior Grilles: [5/8” putty profile] [7/8" [putty] [ogee] profile] [1-1/4" [putty] [ogee] profile] [2" ogee profile] that are solid [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4. Dimension to match room side grilles.
   e. Bars shall be adhered to both sides of insulating glass with VHB acrylic adhesive tape and aligned with non-glare grid.
   f. Finish: Exterior surfaces are [Factory-primed Pine] [Mahogany] water-repellent, preservative-treated; interior surfaces [unfinished, ready for site finishing] .] [Factory-primed.] [factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] [Artisan Greige] acrylic latex] [Factory finished stain Color:_____].

2.4 OPTIONS

Specifier Notes: The following paragraphs specify optional products sold separately. Specify required options. Consult your local Pella representative for more information.

Specifier Notes: Interior removable grilles are available for Architect Series® units without integral grilles. Specify profile and finish. Factory-applied finish is available at extra cost. Factory finished with acrylic latex paint is available for pine interiors only. Consult your local Pella representative for stain color options.

A. Interior Removable Pine Grilles:
   1. Profile: [3/4 inch] [1-1/4-inch Colonial].
   2. Removable, solid pine wood bars, steel-pinned at joints and fitted to sash with steel clips and tacks.
   3. Finish: [Unfinished, ready for site finishing.] [Factory-primed.] [Interior factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] [Artisan Greige] acrylic latex] [Factory finished stain. Color:_____].

Specifier Notes: Contact your local Pella representative for the current exterior color options. Tan and Brown Interior GBG colors are available in single-tone (Brown/Brown or Tan/Tan). Other interior colors are also available with tan or brown exterior.

B. Grilles-Between-the-Glass:
   1. Profile: 3/4 inch.
   2. Contoured aluminum grilles installed between 2 panes of the sealed insulating glass.
   3. Interior Grille Color: is [White] [Tan] [Brown] [Putty] [Morning Sky Gray] [Sand Dune] [Ivory] [Brickstone] [Harvest] [Cordovan].
   4. Exterior color: _____

2.5 HARDWARE

A. Handles:
   1. Solid brass on interior and exterior.
   2. Interior thumb-turn.
   3. Schlage configured “C-K” keyway pinlock cylinder on exterior.
   4. Finish: [[bright brass] [satin nickel] PVD high performance finish] [Antique brass with protective clear organic coating] [baked enamel [Brown] [White] [Matte Black] [Champagne]] [Oil-rubbed bronze] [Chrome] [Distressed [Nickel] [Bronze]].

B. Locking System:
   1. Mortised and keyed multi-point locking system.
   2. 7/8-inch center dead bolt and shoot-bolts at head and sill shall engage simultaneously.

C. Hinges:
   1. Corrosion-resistant leaves with wear-resistant hinge bushings, stainless steel pin and decorative cap.
   2. Doors 6' 10" to 7' 0" frame height will have three (3) hinges per panel.
   3. Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges per panel.
   4. Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges per panel.
   5. Doors over 9' 0" frame height will have six (6) hinges per panel.

Specifier Notes: Specify hinge finish for in-swing or out-swing doors.

   6. Finish:
      a. In-Swing Doors: Match handle finish.
      b. Out-Swing Doors: Match exterior door cladding.

2.6 TOLERANCES

A. Doors shall accommodate the following opening tolerances:
   1. Vertical Dimensions Between High and Low Points: Plus 1/8 inch, minus 0 inch.
   2. Width Dimensions: Plus 1/8 inch, minus 0 inch.
   3. Building Columns or Masonry Openings: Plus or minus 1/8 inch from plumb.

2.7 FINISH

Specifier Notes: Specify interior finish. Doors are normally furnished with interior unfinished, ready for site finishing. Factory-applied finish is available at extra cost. Factory finished with paint or stain is available for pine interiors only. Consult your local Pella representative for stain color options.

A. Interior Finish: [Unfinished, ready for site finishing] [Factory-primed with 1 coat acrylic latex] [Factory finished with 1 prime coat and 1 top coat of [White] [Linen White] [Bright White] [Artisan Greige] acrylic latex] [Factory finished stain. Color:_____].

2.8 INSTALLATION ACCESSORIES

A. Flashing/Sealant Tape: Pella SmartFlash.
   1. Aluminum-foil-backed butyl window and door flashing tape.
   2. Maximum Total Thickness: 0.013 inch.
   3. UV resistant.
   4. Verify sealant compatibility with sealant manufacturer.

B. Interior Insulating-Foam Sealant: Low-expansion, low-pressure polyurethane insulating window and door foam sealant.

C. Exterior Perimeter Sealant: “Pella Window and Door Installation Sealant” or equivalent high quality, multi-purpose sealant as specified in the joints sealant section.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine areas to receive doors. Notify Architect of conditions that would adversely affect installation or subsequent use. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and approved shop drawings.

B. Install doors to be weather-tight and freely operating.

C. Maintain alignment with adjacent work.

D. Secure assembly to framed openings, plumb and square, without distortion.

E. Integrate door system installation with exterior water-resistant barrier using flashing/sealant tape. Apply and integrate flashing/sealant tape with water-resistant barrier using watershed principles in accordance with door manufacturer's instructions.

F. Place interior seal around door perimeter to maintain continuity of building thermal and air barrier using [backer rod and sealant] [insulating-foam sealant].

G. Seal door to exterior wall cladding with sealant and related backing materials at perimeter of assembly.

H. Leave doors closed.

3.3 FIELD QUALITY CONTROL

Specifier Notes: Field testing is optional. Delete Field Quality Control if field testing is not required. If Field Quality Control is deleted, delete AAMA 502 and ASTM E1105 from Article 1.3 References in this section.

A. Field Testing: Field water testing shall be conducted in accordance with ASTM E1105 Test Procedure B. The test pressure shall be based on the maximum positive components and cladding design pressure. Utilizing the AAMA 502 field test reduction, the water test pressure is 10% of the maximum positive design pressure.

3.4 CLEANING

A. Clean door frames and glass in accordance with Division 1 requirements.

B. Do not use harsh cleaning materials or methods that would damage finish.

C. Remove labels and visible markings.

3.5 PROTECTION

A. Protect installed doors to ensure that, except for normal weathering, doors will be without damage or deterioration at time of substantial completion.

END OF SECTION

To Whom It May Concern,

We are submitting our application for Historic Rehabilitation for the Substantial Rehabilitation Tax Incentive. I am including in the application 2 PDF files. One is the complete plans for restoration and rehabilitation for the interior and exterior of the home. The other is an extensive itemized list of expected work with the associated costs. I am also including two Word documents. One is the color photos of the interior, exterior, and street view of the home with labels of all photos. The other Word document is this one.

We plan on rehabbing our home. While most things are cosmetic, we are updating the plumbing which has been corroded over the last 100 years due to age and the mineral deposits from San Antonio's hard water. Many of our pipes were over 50% and some closer to 80% occluded from years of mineral deposits. We will also be doing some electrical work. We discovered some knob and tube wiring which needs to be addressed for the safety of the structure. In addition, we will be bringing the existing electric up to today's standards and code. With the electrical we would also like to put in LED can lighting in all rooms to brighten the home. Given the age of the home, we anticipate that we will have to repair subflooring which appears to be giving in some areas of the bathrooms on the second floor. There will also be some AC duct work that will need to be updated and repaired.

As far as cosmetic improvements, we would like to change the entire kitchen and bathrooms to make the home updated and modernized but try to bring the home to a classic 1920's feel to go with the home's age. We are thinking of updating the restrooms by enlarging the showers in the master and junior en suite bathrooms. We have found beautiful marble like flooring that exudes an early 20th century vibe and we will continue that feel into the shower. In the master we will have large pieces of marble and the junior and hallway bathrooms clean, white subway tile. All vanities will be a clean, classic white with marble counter tops. The mirrors over the vanities will be a beveled, antique style mirror to stick with the 1920s theme.

The kitchen will also be clean with a white aesthetic. We have found new, energy saving (compared to what is currently in the home) GE Café matte white appliances. We will be going with shaker cabinets that extend to the ceiling and again white cabinetry and marble counters. We will be changing the layout of the kitchen and enlarging the island and moving the butler's pantry and laundry room.

The master bedroom is extremely large and given the size we want to make his and hers walk in closets. His will have dark wood with drawers and shelving with many bars for hangers. Hers will be white with a vanity in the corner for makeup and hair. In addition to the same drawers and shelves, she will have a small island in the middle for jewelry and intimates.

The current hardwood flooring has seen better days with scratches and stains from the previous owner's dog. We would like to change the flooring to a larger planked flooring with new padding for sound isolation. Both fireplaces will be addressed and will be updated with newer mantles and tile consistent with the age of the home.

The entire home will need to be painted and the ceiling will be skim coated so that they all match. Currently some of the ceilings are smooth, popcorned, or textured.

If given approval by the Historic District Committee, we would like to change the small, narrow doors in the dining room to a large picture window. We will keep the style of the existing kitchen doors and emulate the picture window in the same style. We would also like to open up the first floor where the dining room is separated from the formal living room so that when you enter the front door, you will be able to see into the backyard and let in more natural light.

We anticipate the renovation will cost between $225-250,000 and will take 3-4 months for all the work to be completed.

Please feel free to contact me with any question or concerns at 646-872-5057 or by email at drrerod@yahoo.com.

Thank you,

Rene Macias-Rodriguez

204 WEST GRAMERCY
SAN ANTONIO TX 78212
INTERIOR REMODEL & RENOVATION

SHEET INDEX

ARCH

A100	GROUND FLOOR DEMO/NEW PLAN
A200	2ND FLOOR DEMO/NEW PLAN
A300	ENLARGED PLANS/INT. ELEVATIONS
A400	ELEVATIONS/SECTIONS

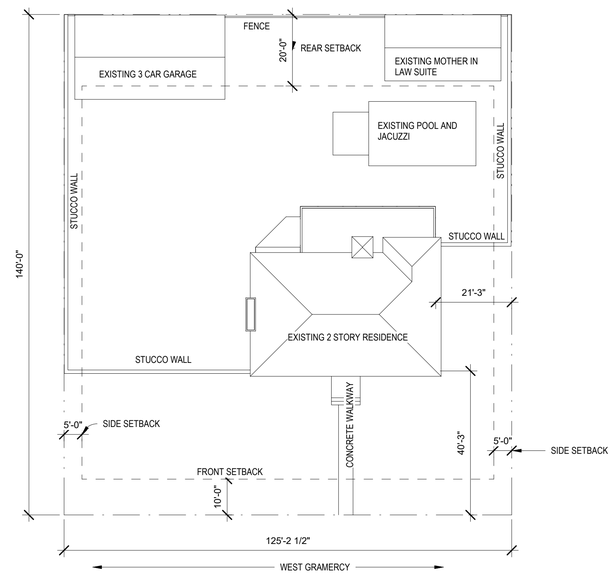
STRUCTURAL

S0.0	GENERAL NOTES AND SPECIAL INSTRUCTIONS AND PARTIAL SECOND FLOOR FRAMING PLAN

CLIENT/PROJECT INFORMATION

RENE & VANILLA MACIAS-RODRIGUEZ OWNER

INTERIOR REMODEL & RENOVATION. SPACE PLANNING TO INCLUDE THE RELOCATION OF KITCHEN, BUTLER PANTRY,LAUNDRY ROOM, GUEST RESTROOM. REMODEL TO ALL RESTROOMS. NEW FIXTURES/APPLIANCES. REMODEL OF PRIMARY BEDROOM TO INCLUDE RR REMODEL & CREATION OF "HERS" PRIMARY CLOSET.
STRUCTURAL RENOVATION TO ENLARGE AN EXISTING INTERIOR 8' OPENING TO 14'.
ALL EXISTING EXTERIOR DOORS & WINDOWS TO REMAIN.
A PROPOSAL TO ALTER EXTERIOR OPENINGS SUBMITTED TO HDRC ON 10/02/2020 - 90% CONSTRUCTION DOCUMENTS



1 Site Plan
1" = 20'-0"

LEGAL DESICRIPTION: NCB 1371 BLK 6 LOT 8 AND E 55 FT OF 7 - PROPERTY ZONED AS R-5

90% CONSTRUCTION DOCUMENTS

OCTOBER 2, 2020

STUDIO VYH
SMART
SITE SPECIFIC
SUSTAINABLE
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

13TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

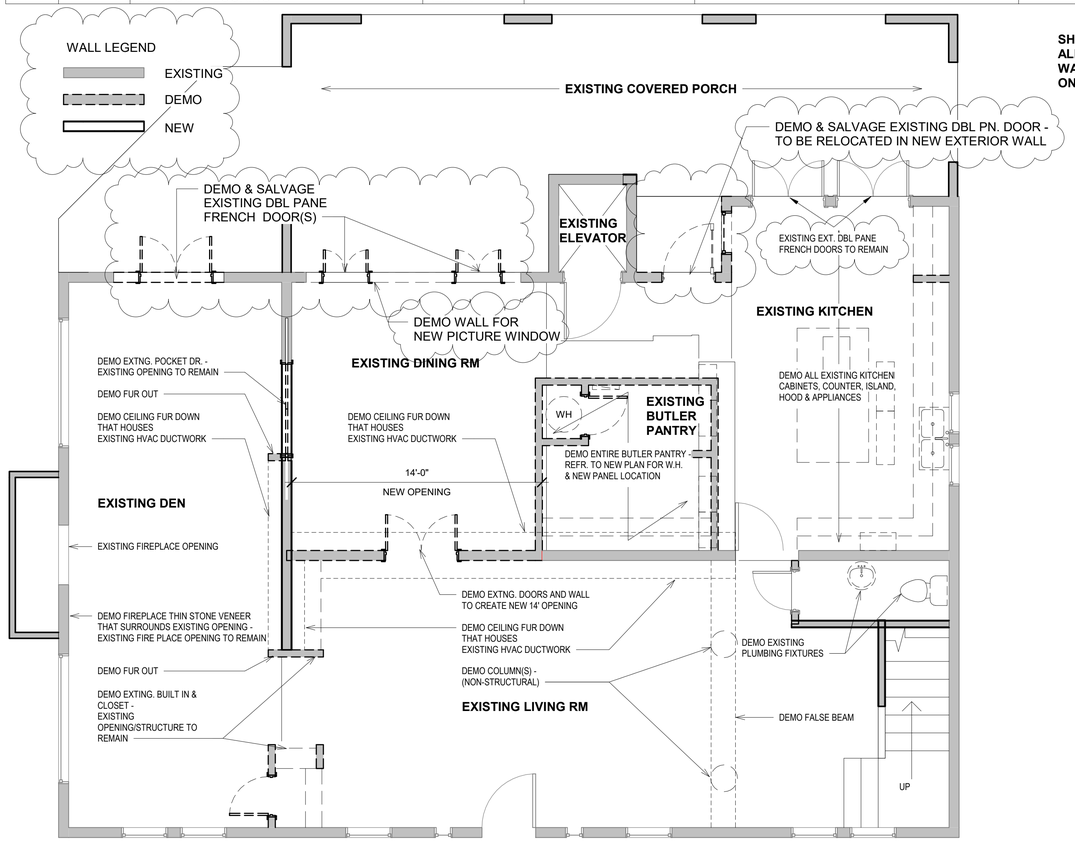
Room Finish Schedule

Room Number	Room Name	Finish: Floor	Finish: Base	Finish: Wall	Finish: Ceiling	Comments
1	DEN	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
2	GREAT RM	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
3	KITCHEN	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT/MATCH CROWN MOLDING TO EXISTING	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
4	DINING	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
5	BUTLER PANTRY	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
6	LAUNDRY	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
7	MECH.	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
8	RR 1	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
9	COAT CLST.	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
10	MBR	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
11	MRR	TILE AS SCHED. BY OWNER	MATCH TO EXISTING	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
12	HER CLST	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	MATCH TO EXISTING	MATCH NEW WALL TO EXISTING FINISH	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
13	HIS CLST	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
14	BR 3	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
15	BR 2	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
16	CLST 2	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
17	CLST 3	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
18	RR 3	TILE AS SCHED. BY OWNER	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
19	BR 1	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
20	CLST 1	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
21	RR 2	TILE AS SCHED. BY OWNER	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH
22	HALLWAY	WHITE OAK COASTAL SMOKE 7.5 INCH PLAN @ RIVER CITY FLOORING	EXISTING TO REMAIN	NEW PAINT	NEW PAINT	SHERWIN WILLIAMS EXTRA WHITE 7006 SATIN FINSIH

Plumbing Fixture Schedule

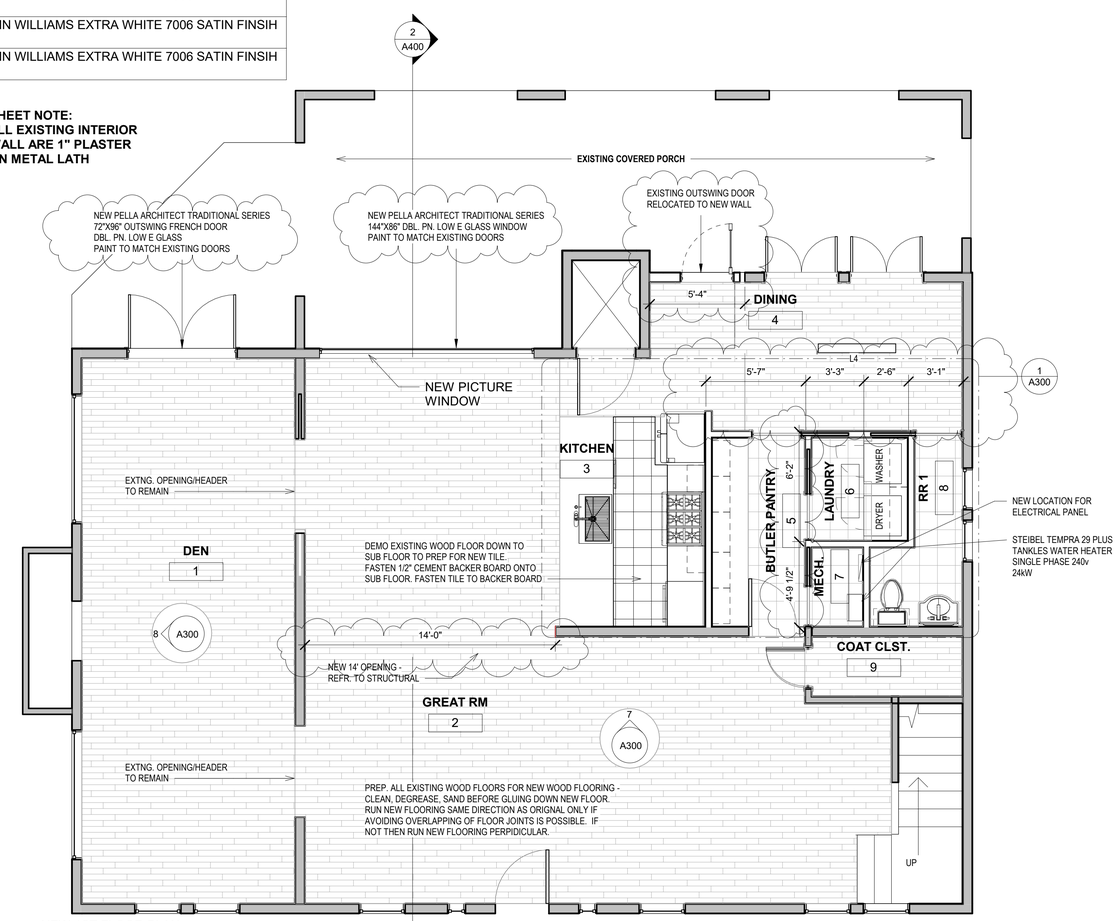
Manufacturer	Model	Type Comments	Type Mark
KOHLER Co.	K-3821-1-NA	36" SINK	
PERRIN & ROWE	UKIT37XAPC	SHOWER THERMOSTATIC SHOWER PACKAGE	P1
PERRIN & ROWE	EDWARDIAN COLUMN SPOUT WIDESPREAD RR FAUCET	POLISHED CHROME	P2
KOHLER Co.	NA	VERTICYL UNDERMOUNT SINK	P3
KOHLER Co.	K-3817-0	TOILET	P4
THE TUB STUDIO	SAN SIRO - VERONA AIR 59'	COREACRYL WHITE FRENCH BATEAU AIR JETTED	P5
KOHLER Co.	K-T97331-4-CP	FLOOR MOUNTED TUB FAUCET	P6
SIGNATURE HARDWARE	PINECREST WIDESPREAD BATHROOM FAUCET	CHROME FINISH SKU 946719	P7
SIGNATURE HARDWARE	PINECREST PRESSURE BALANCE TUB & SHOWER SET	CHROME SKU 948015	P8
SIGNATURE HARDWARE	HALDEN PORCELAIN PEDESTAL SINK		P9
EMPIRE INDUSTRIES OL33SG	OLDE LONDON 33"X18" W FARMHOUSE KITCHEN SINK	WHITE WITH GRID AND STRAINER	P10
KOHLER Co.	K-R27459-SD-VS	KITCHEN FAUCET	P11

Grand total: 33



1 EXITING/DEMO PLAN 1ST FLOOR
1/4" = 1'-0"

SHEET NOTE:
ALL EXISTING INTERIOR WALL ARE 1" PLASTER ON METAL LATH



2 NEW 1ST FLOOR PLAN
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
GROUND FLOOR DEMO/NEW PLAN

SHEET NO.
A100

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Voltage	Wattage	Lamp	Type Comments
L1	LITHONIA	LK3G MW M6	120 V	5 W	LED LPI	
L3	ALLMODERN	IKEA BRUNSTA PENDANT LAMP		10 W	E26 LED	
L4	EGLO	CLIMENE			LED	
L7	ALLEN&ROTH	MCKENNA			INTEGRATED LED	
L8	HOME NETWERKS	7130-06-BT		29 W	LED	
L10	LITHONIA	VERSI LITE		9 W	INTEGRATED LED	

Plumbing Fixture Schedule			
Manufacturer	Model	Type Comments	Type Mark
KOHLER Co.	K-3821-1-NA	36" SINK	
PERRIN & ROWE	UKIT37XAPC	SHOWER THERMOSTATIC SHOWER PACKAGE	P1
PERRIN & ROWE	EDWARDIAN COLUMN SPOUT WIDESPREAD RR FAUCET	POLISHED CHROME	P2
KOHLER Co.	NA	VERTICYL UNDERMOUNT SINK	P3
KOHLER Co.	K-3817-0	TOILET	P4
THE TUB STUDIO	SAN SIRO - VERONA AIR 59'	COREACRYL WHITE FRENCH BATEAU AIR JETTED	P5
KOHLER Co.	K-T97331-4-CP	FLOOR MOUNTED TUB FAUCET	P6
SIGNATURE HARDWARE	PINECREST WIDESPREAD BATHROOM FAUCET	CHROME FINISH SKU 946719	P7
SIGNATURE HARDWARE	PINECREST PRESSURE BALANCE TUB & SHOWER SET	CHROME SKU 948015	P8
SIGNATURE HARDWARE	HALDEN PORCELAIN PEDESTAL SINK		P9
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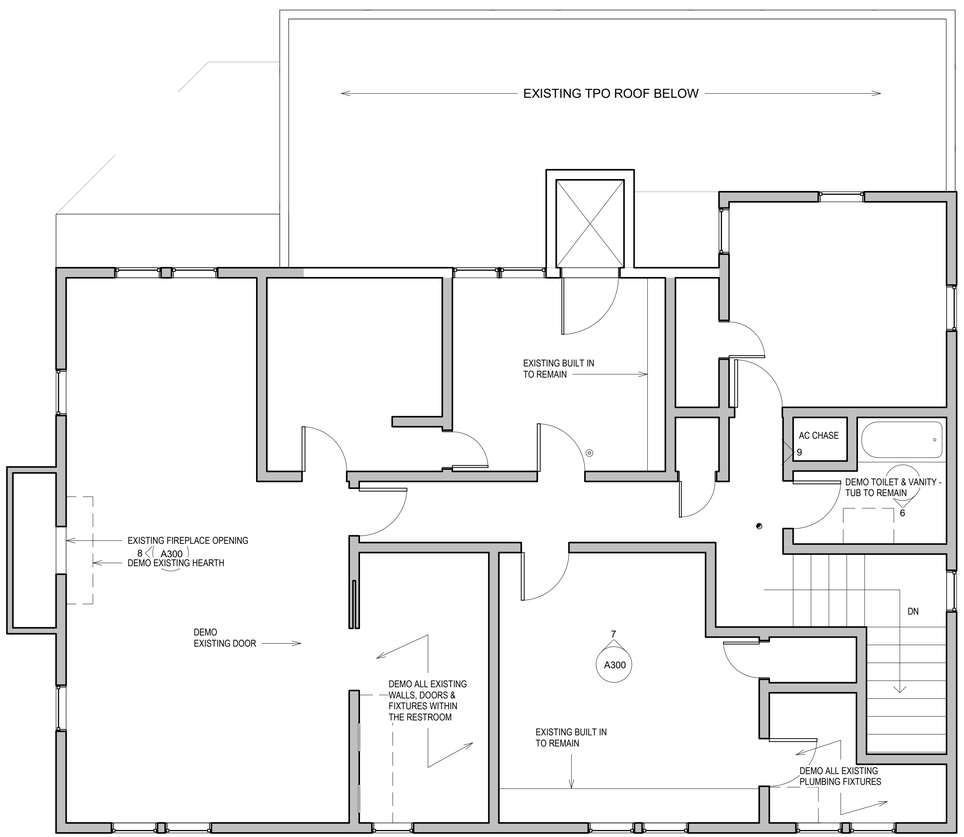
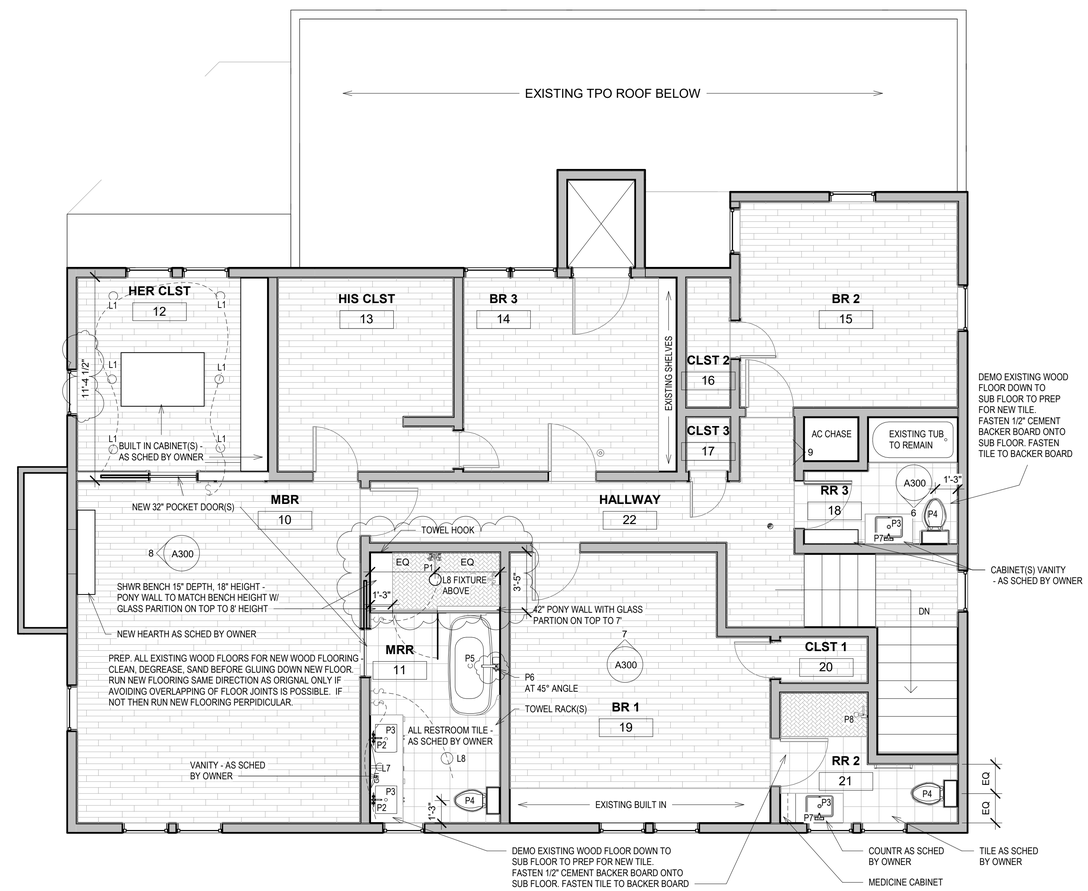
KOHLER Co.	K-R27459-SD-VS	KITCHEN FAUCET	P11
Grand total: 33			



1 EXISTING/DEMO 2ND FLOOR PLAN
1/4" = 1'-0"



2 NEW 2ND FLOOR PLAN
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

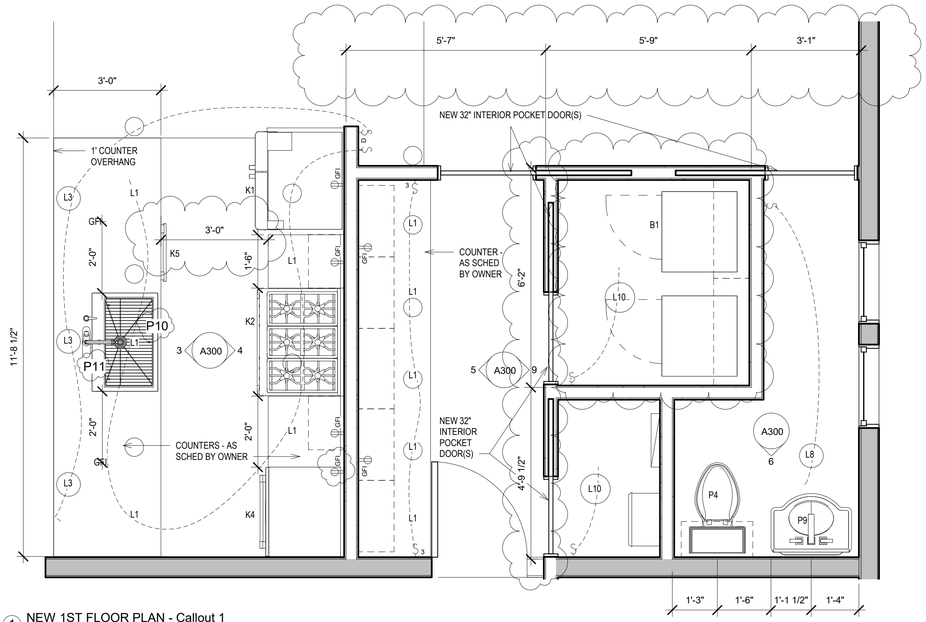
DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

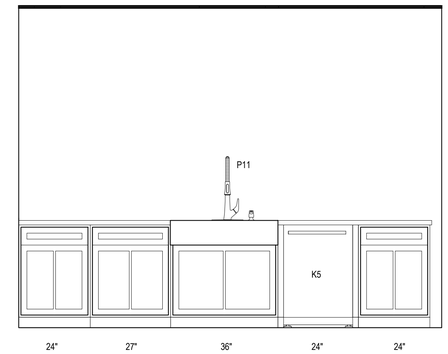
SHEET TITLE
2ND FLOOR DEMO/NEW PLAN

SHEET NO.
A200



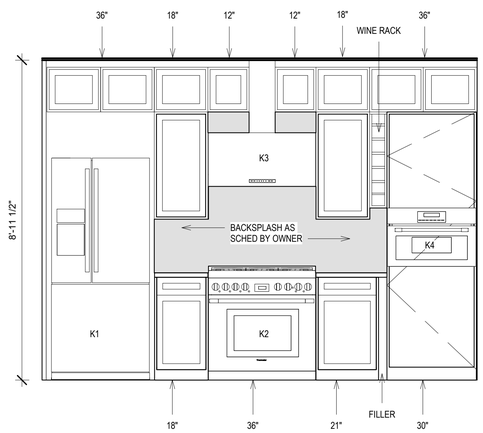
1 NEW 1ST FLOOR PLAN - Callout 1
1/2" = 1'-0"

Lighting Fixture Schedule						
Type Mark	Manufacturer	Model	Voltage	Wattage	Lamp	Type Comments
L1	LITHONIA	LK3G MW M6	120 V	5 W	LED LPI	
L3	ALLMODERN	IKEA BRUNSTA PENDANT LAMP		10 W	E26 LED	
L4	EGLO	CLIMENE			LED	
L7	ALLEN&ROTH	MCKENNA			INTEGRATED LED	
L8	HOME NETWERKS	7130-06-BT		29 W	LED	
L10	LITHONIA	VERSI LITE		9 W	INTEGRATED LED	

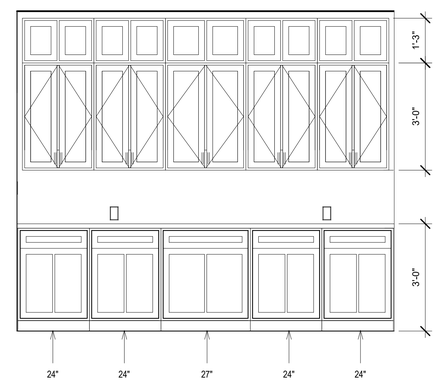


3 Elevation 1 - c
1/2" = 1'-0"

KITCHEN APPLIANCE SCHEDULE				
Manufacturer	Model	Description	Type Comments	Type Mark
CAFE BY GE	CGY366P4MW2	36-INCH GAS PRO RANGE 6 BURNERS NATURAL GAS	MATTE WHITE / BRUSHED BRONZE	K2
CAFE BY GE	CSB913P4NW2	30" SMART FIVE IN ONE OVEN	MATTE WHITE / BRUSHED BRONZE	K4
CAFE BY GE	PH36HWS	24-INCH DEPTH WALL HOOD (36-INCH WIDTH)		K3
CAFE BY GE	CDT875P4NW2	CAFE SMART STAINLESS STEEL DISHWASHER	MATTE WHITE / BRUSHED BRONZE	K5
LG	WM3400CW	4.5 CU. FT. ULTRA LARGE CAPACITY WASHING MACHINE WHITE	WHITE	B1
CAFE BY GE	CVE28DP4NW2	36" REFRIGERATOR	MATTE WHITE / BRUSHED BRONZE	K1
LG	DLE3400W	7.4 CU. FT. SMART WHITE ELECTRIC DRYER WHITE	WHITE	B2



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



5 Elevation 2 - a
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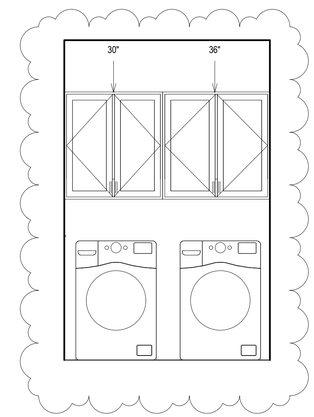

9 Elevation 2 - c
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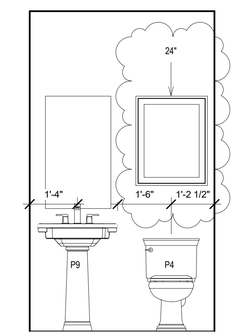

6 Elevation 5 - a
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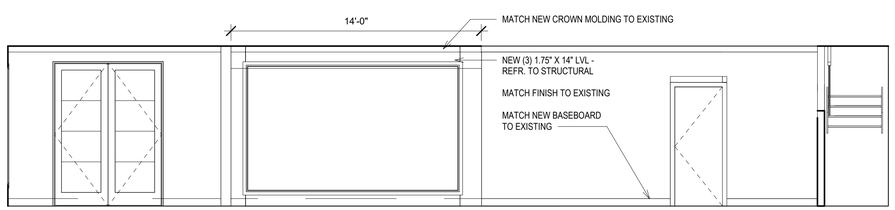

7 Elevation 3 - a
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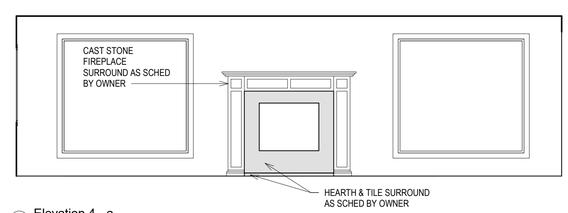


8 Elevation 4 - a
1/4" = 1'-0"

STUDIO VYH
SMART SITE SPECIFIC SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL SAN ANTONIO TX 78212

100% CONSTRUCTION DOCUMENTS

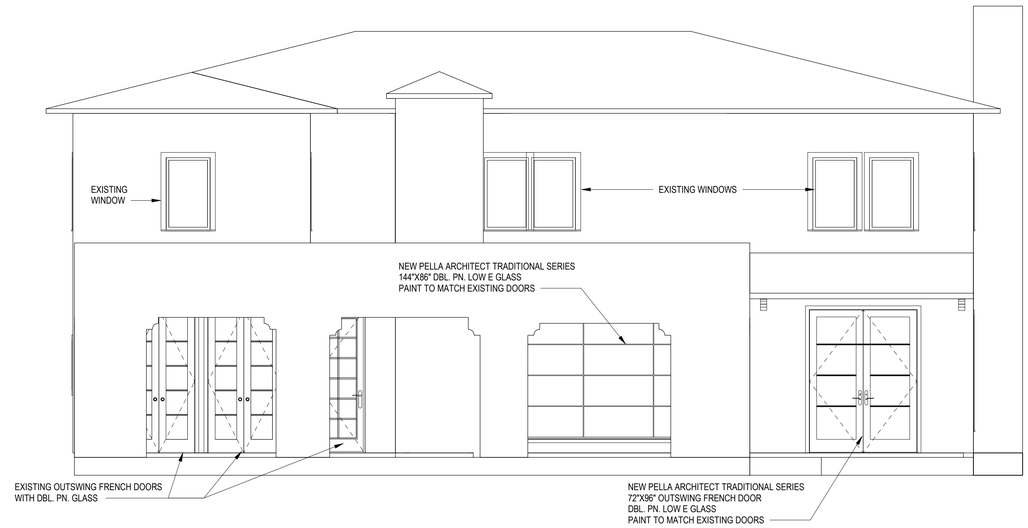
DRAWN BY: VYH 09/29/2020

ADDENDUM 1 DRAWN BY VYH 09/30/2020

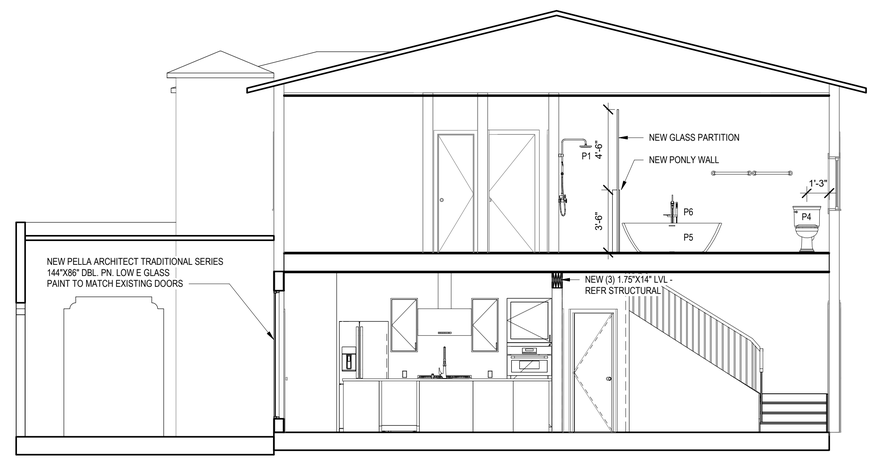
ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
ENLARGED PLANS/INT. ELEV.

SHEET NO.
A300



1 SOUTH
1/4" = 1'-0"



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

STUDIO VYH
SMART
SITE SPECIFIC
SUSTAINABLE
28006 Wooded Acres San Antonio TX 78260
VICTOR.YVES.HINOJOSA @ GMAIL.COM 210 535 4513

204 WEST GRAMERCY PL
SAN ANTONIO TX 78212

ADDENDUM 2 - 90% CONSTRUCTIO DOCUMENTS
FOR HDRC SUBMISSION
DRAWN BY: VYH 10/02/2020

SHEET TITLE
ELEVATION/SEC.

SHEET NO.
A400

STRUCTURAL NOTES

GENERAL

1. TEMPORARY BRACING AND SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND LOCAL CITY AMENDMENTS.

3. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:

SUPERIMPOSED DEAD LOAD (NOT LIMITED TO BELOW):

STRUCTURE..... SELF WEIGHT (15 PSF)
MECHANICAL AND CEILING .....5 PSF
FINISHES.....AS REQUIRED

LIVE LOADS
FLOOR RESIDENTIAL .....40 PSF
SLEEPING AREAS ..... 30 PSF
BALCONY..... 60 PSF
ROOF.....20/16/12 PSF

4. THE LIVE LOADS ARE NOT PERMITTED TO BE REDUCED.

5. THE STRUCTURE HEREIN HAVE BEEN DESIGNED AND DETAILED TO RESIST THE WIND PRESSURES CALCULATED FROM CHAPTER 26 OF THE ASCE07-16 "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES" AS REFERENCED IN THE IBC FOR AN ULTIMATE WIND SPEED OF 108 MILES PER HOUR, RISK CATEGORY II, EXPOSURE 'B' AT A MEAN ROOF HEIGHT OF 33 FEET ABOVE THE FINISHED GRADE.

6. THE COMPONENTS AND CLADDING SYSTEMS AND THEIR ATTACHMENTS TO THE STRUCTURE SHALL BE DESIGNED AND DETAILED TO RESIST WIND FORCES DESCRIBED ABOVE.

7. THE SEISMIC FORCES HAVE BEEN REVIEWED AND IS DETERMINED TO BE EXEMPT FROM SECTION 1613, OF THE INTERNATIONAL BUILDING CODE:

SITE CLASS.....D
SEISMIC DESIGN CATEGORY.....A "EXEMPT"

8. STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS SPECIFIED BY THE MECHANICAL CONSULTANT. ANY SUBSTITUTIONS RESULTING IN REVISIONS TO THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH 13TH LEVEL.

9. THE USE OF THE CONTRACT DOCUMENTS AND/OR ELECTRONIC FILES AS STRUCTURAL SHOP DRAWING DOCUMENTS BY THE CONTRACTOR OR SUB-CONTRACTORS IS TO BE USED AT THEIR OWN RISK. 13TH LEVEL ASSUMES NO LIABILITY AS THE RESULT OF THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SHOP DRAWINGS.

10.SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL REFERENCE ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

11.THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM OR OTHER TRADES AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

FOUNDATIONS

1. THE FOUNDATION DESIGN IS BASED ON THE PRESUMPTIVE ALLOWABLE LOAD BEARING VALUES PER THE IRC SECTION R401.4.1 TABLE R401.4.1. THE ADDRESS WAS MAPPED BY THE USDA SOIL SURVERY WEBSITE. CLAY (CH) SOILS ARE PRESENT AT THE SITE.

2. THE FOUNDATION HAS BEEN PROPORTIONED USING THE FOLLOWING NET ALLOWABLE SOIL BEARING PRESSURES:

ALLOWABLE BEARING PRESSURE ..... 1,500 PSF

3. THE BUILDING PAD AREA SHALL BE STRIPPED OF ALL VEGETATION AND SOFT SOIL TO PROVIDE A MINIMUM OF 24 INCHES OF SELECT FILL BELOW THE SLAB

4. COMPACT SUBGRADE AND SELECT FILL TO 95% OF STANDARD PROCTOR AT OPTIMUM MOISTURE CONTENT.

5. SLOPE THE EXTERIOR GRADE AWAY FROM THE EXCAVATIONS.

6. FOOTING SHALL BE NEATLY EXCAVATED AND BE FREE OF LOOSE MATERIAL AND STANDING WATER.

7. CONTRACTOR SHALL REMOVE AND OVER EXCAVATE ALL TREE ROOT BALLS AND FILL WITH LEAN CONCRETE OR SPECIFIED SELECT STRUCTURAL FILL.

STRUCTURAL CONCRETE

1. CONCRETE SPECIFIED IN THESE PLANS SHALL MEET THE REQUIREMENTS OF ASTM C33 FOR AGGREGATES AND ASTM C150 FOR TYPE I PORTLAND CEMENT AND SHALL BE PROPORTIONED TO ACHIEVE A COMPRESSIVE STRENGTH (F'C') OF AT 28 DAYS:

SLAB ON GRADE FOUNDATIONS ..... 3,000 PSI (NORMAL WEIGHT)

2. FLY ASH, WHEN USED, SHALL CONFORM TO ASTM C618, TYPE C OR F. THE RATIO OF THE FLY ASH IN THE MIX SHALL NOT EXCEED 25 PERCENT AND SHALL TAKE INTO ACCOUNT THE SPECIFIC PROPERTIES.

3. WATER USED IN THE MIXING CONCRETE SHALL CONFORM TO ASTM C1602.

4. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE LATEST EDITION OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R AND CRSI.

5. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 304R.

6. CURING OF CONCRETE SHALL BE PER THE RECOMMENDATIONS OF ACI 308R.

7. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS PER ACI 7.7:

<u>CONCRETE EXPOSED TO WEATHER</u>

#5 BARS AND SMALLER.....1 - 1/2 INCHES
ALL OTHER BARS.....2 INCHES

<u>CONCRETE CAST AGAINST EARTH</u>

GRADE BEAMS AND SLABS:
TOP.....1 - 1/2 INCHES
BOARD FORMED SIDES.....2 INCHES
EARTH FORMED SIDES.....3 INCHES
BOTTOM.....3 INCHES

THE CONTRACTOR SHALL PROVIDE STANDARD BAR CHAIRS, SPACERS AND/OR INDUSTRY STANDARD SUPPORT MECHANISMS AS REQUIRED TO MAINTAIN CONCRETE COVER SPECIFIED ABOVE FOR EACH CONDITION.

8. STEEL DEFORMED REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60.

9. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. FABRIC SHALL BE LAPPED TWO FULL MESHES AT SPLICES.

10.REINFORCING SHALL NOT BE WELDED OR COLD BENT IN THE FIELD UNLESS APPROVED BY THE ENGINEER.

11.ALL REINFORCING SHALL BE CONTINUOUS THROUGH ALL MEMBERS AND MAY BE SPLICED USING 40 BAR DIAMETERS AND STAGGERED ALONG THE BEAM.

12.HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION UNLESSSPECIFICALLY SHOWN IN THE CONTRACT DOCUMENTS. ALL OTHER JOINTS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

13.CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, CHAPTER 6.3.

STRUCTURAL WOOD

1. DESIGN AND DETAILING SHALL MEET THE REQUIREMENTS OF THE NATIONAL DESIGN SPECIFICATION, NDS 2012.

2. ALL MEMBERS SHALL HAVE A MOISTURE CONTENT LESS THAN 19% AT TIME OF INSTALLATION.

3. ALL SAWN TIMBER FOR JOISTS AND BEAMS SHALL BE VISUALLY GRADED SOUTHERN PINE DIMENSIONAL LUMBER, GRADE NO. 2 OR BETTER, UNLESS NOTED OTHERWISE. THE MINIMUM DESIGN VALUES SHALL BE AS SPECIFIED BY THE NDS LATEST EDITION.

4. SPECIFIED LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL MEET THE FOLLOWING MINIMUM DESIGN VALUES:

Fb= 2,900 PSI (NOT ADJUSTED FOR SIZE)
Fv= 285 PSI
Fc PERP= 845 PSI
Fc PARALLEL= 2,600 PSI
MODULUS OF E= 2,000,000 PSI

5. ALL NAILS SHALL MEET THE REQUIREMENTS OF ASTM F 1667.

6. ALL NAILS SHALL BE INSTALLED PER THE FASTENING SCHEDULE TABLE R602.3(1) OF THE IRC.

7. ALL MISC STRAPS, CLIPS AND HANGERS SHALL BE SIMPSON OR EQUAL.

8. SPLIT OR DAMAGED MEMBERS SHALL BE REMOVED AND REPLACED.

9. MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

10. BUILT UP MEMBERS OF MULTIPLE PLIES SHALL BE GANG NAILED PER THE MANUFACTURER'S SPECIFICATIONS OR THE IRC TABLE R602.3(1).

11. ALL POSTS AND BEAM REACTIONS SHALL HAVE CONTINUOUS SUPPORT TO THE FOUNDATION.

12. DOUBLE TOP PLATES SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS. LAP AT CORNERS. ALL DISCONTINOUS PLATES SHALL BE STRAPPED WITH A 20 GA STRAP x 24" LONG CENTERED ON JOINT.

13. CORNER STUDS SHALL BE DETAILED PER THE IRC.

14. ALL HEADERS NOT SHOWN SHALL BE PER THE IRC TABLE 502.5 (1) & (2).

15. BOLTS SHALL MEET THE REQUIREMENTS OF ANSI/ASME STANDARD B18.2.1 AND BE PRE DRILLED TO A MINIMUM OF 1/32 INCH TO A MAXIMUM OF 1/16 INCH LARGER THAN THE BOLT DIAMETER. HOLES SHALL ALIGN AND NOT BE FORCEFULLY DRIVEN THROUGH.

16.ROOF DECKING SHALL BE A MINIMUM OF 15/32 APA RATED SHEATHING 32/16 EXTERIOR GRADE PLYWOOD OR OSB, NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKED AT ALL EDGES.

17.CONTINUOUS WALL SHEATHING SHALL BE A MINUMUM OF 7/16" APA RATED SHEATHING 24/16, EXTERIOR EXPOSURE 1 PLYWOOD OR OSB, NAIL TO SUPPORTING MEMBERS WITH 8D NAILS AT 6' O.C. AT EDGES AND AT 12" OC AT INTERMEDIATE SUPPORTS AND BLOCKING.

18.FLOOR DECKING SHALL BE 23/32" T & G APA RATED STURD-I FLOOR WITH A 24" SPAN RATING EXPOSURE 1. MINIMUM WIDTH INSTALLED SHALL BE 24" WIDE AND PANEL JOINTS STAGGERED INSTALLED PERPENDICULAR TO THE SUPPORTS.

19.INTERIOR GYPSUM WALLS SHALL BE SHEATHED WITH 1/2" THICK TYPE X GYPSUM CONFORMING TO THE REQUIREMENTS OF ASTM C36 AND INSTALLED PER GA-216. 5/8" THICK AT GARAGE AREAS.

SPECIAL INSPECTIONS

1. THE OWNER OR THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED TESTING AGENCIES TO PERFORM INSPECTIONS DURING THE CONSTRUCTION OF TYPES LISTED IN SECTION 1704. THE APPROVED AGENCIES SHALL PROVIDE QUALIFIED SPECIAL INSPECTORS TO PERFORM THE REQUIRED INSPECTIONS.

2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE INSPECTIONS. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING THEIR COMPETENCE AND EXPERIENCE AND/OR TRAINING TO PERFORM SUCH INSPECTIONS.

3. THE PURPOSE OF THE INSPECTIONS SHALL BE TO ENFORCE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS, REFERENCED CODES, GEOTECHNICAL REPORT, AND THE INTERNATIONAL BUILDING CODE SECTION 1704.

4. THE SPECIAL INSPECTOR SHALL KEEP RECORDS OF INSPECTIONS AND FURNISH TO THE BUILDING OFFICIAL, ARCHITECT AND ENGINEER OF RECORD. REPORTS SHALL INDICATE WORK INSPECTED WAS IN CONFORMANCE OR NONCONFORMANCE IN REGARDS TO THE APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND EOR PRIOR TO COMPLETING WORK IN THAT PHASE. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTION AND CORRECTION OF DISCREPANCIES NOTED IN THE INSPECTION REPORT SHALL BE SUBMITTED IN A AGREEABLE TIME FRAME.

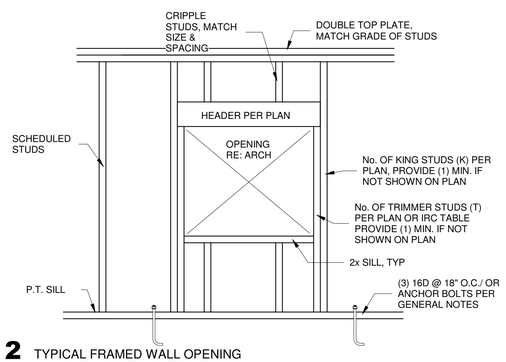
5. THE ENGINEER OF RECORD SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS WITH THE PERMIT APPLICATION, REFERENCE TABLE 1704.3 OF THE IBC.

STRUCTURAL CONCRETE

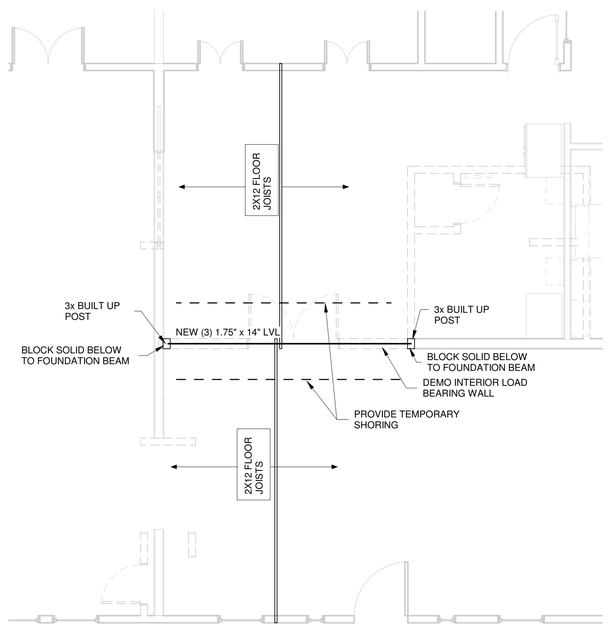
1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED BY TABLE 1704.4 AND THE STATEMENT OF SPECIAL INSPECTIONS.

FRAMING INSPECTION

1. ALL FRAMING SHALL BE INSPECTED FOR SIZE, SPACING, GRADE STAMPS, AND GENERAL PLACEMENT PER THE ISSUED DRAWINGS. ALL JOIST HANGERS SHALL BE REVIEWED FOR TYPE AND COMPLETE NAILING PATTERNS PER THE MANUFACTURER SPECIFICATIONS.



2 TYPICAL FRAMED WALL OPENING
NTS



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

RESIDENCE REMODEL
204 W GRAMERCY PL
SAN ANTONIO TX 78212

13 TH LV STRUCTURAL ENGINEERS
343 Carnahan Street
San Antonio, Texas 78209
p. 210.241.8164

Texas Firm Registration No. F-17272
13th Lv Project No. 1084-20

STEPHEN G. HIRIS
103863
LICENSED
PROFESSIONAL ENGINEER
09/28/2020

ISSUE		
#	DATE	DESCRIPTION

GENERAL NOTES, SPECIAL INSPECTIONS AND PARTIAL SECOND FLOOR FRAMING PLAN

PROJECT NO.	
DATE:	
DRAWN BY:	SGU
REVIEWED BY:	SGU

SHEET NO.

S0.0

Outside front of the home

Back of Home

Street View of the Home

Powder room on the first floor

2nd floor hallway bathroom

Junior en suite bathroom

Master bathroom

Master bedroom

Small bedroom

Small bedroom/office

Junior Master bedroom

Kitchen

Formal living room

Family room

Dining room

PROPOSAL FOR
RENE RODRIGUEZ
204 W GRAMERCY PL
SAN ANTONIO, TEXAS 7812
(646) 872-5057
DRREROD@YAHOO.COM

Tuesday, August 11, 2020

We hereby propose to furnish all labor, materials, supervision necessary for the construction items and specifications detailed in this proposal at the above address. Although the construction process is very messy, we will keep the areas of construction free of debris and straightened up daily during the construction process. We will also try to contain the dust by draping plastic in doorways.

The project should take about _____ weeks to complete. All final selections must be made, and plumbing fixtures and appliances must be purchased prior to the pre-construction meeting and before beginning the project.

MASTER BATHROOM

- Remove the toilet
- Remove the vanity faucet
- Disconnect the drain and line
- Remove the sink
- Remove the vanity cabinets with tiled countertops
- Remove the mirrored medicine cabinets
- Remove the shower glass door
- Remove the shower head and control
- Remove the shower pan, tile from the shower floor, walls, and ceiling
- Remove the tub faucet
- Remove the soaker tub
- Remove the tiled tub deck, skirt, and walls
- Remove the tiled wainscot
- Remove the bath hardware such as toilet paper holder, rings, and bars
- Remove the switch plates and outlet covers
- Remove the AC registers (save to re-install)
- Remove the master bath entry door, door jamb and casing
- Remove the drywall and framing enclosing the shower
- Remove the light box over the vanity
- Remove the T-mold (save to re-install)
- Remove the tiled flooring from the master bathroom
- Remove the sub floor decking in the wet areas to gain access to the plumbing
- Frame out the new shower with a pony wall, two niches and a curb

ACCEPTED BY:

_____/_____ _____/_____
(Date) (Date)

- Frame in to remove the heater
- Re-frame for two new mirrored medicine cabinets over the sinks
- Remove a section of the wall and install a pre-hung pocket door ($275 allowance)
- Block the walls in the shower from 18" off the shower floor to 42" off the shower floor
- Remove the gas heater and cap the line
- Relocate the tub drain to its new location
- Relocate the wall mounted tub faucet
- Relocate the existing vanity sink and supply lines to the right to allow for a second sink
- Add plumbing for a second sink in the vanity
  *We are not relocating the toilet at this time
- Relocate the shower head
- Add plumbing for a hand-held shower head
- Move the shower controls to the pony wall
- Install two new shower valves (customer to provide)
- Install a new drain in the shower in the same location
- Remove and relocate the light/exhaust combo over the toilet
- Remove the fluorescent lights over the vanities
- Pull wires for two new vanity lights centered over the two sinks
- Remove the recessed can over the shower and install a new LED recessed can in its place
- Pull wires and install an LED recessed can over the tub on a dedicated switch
- Pull wires for two LED backlit mirrors over the vanity ($275 allowance for each)
- Pull wires and install two LED recessed cans over the vanity on a dedicated switch
- Relocate two existing outlets to over the vanity
- Pull wires to install two outlets in the vanity
- Terminate two doorbell ringers
- Relocate 4 switches where the pocket door will be located
- Relocate or terminate one outlet, one cable where the pocket door will be
- Swap out four switches and two outlets to white
- Install drywall where removed to install a pocket door
- Re-install the sub floor decking in the wet areas
- Install drywall where gas heater was removed
- Repair where the mirrors were removed
- Repair where electrical modifications were made
- Tape and float the new drywall
- Texture the walls and ceilings of the master bath with a light trowel texture
- Prime the new texture
- Paint the walls and ceilings of the master bathroom
- Sand, prep and paint the master bathroom entry door on both sides
- Fill the floor where jackhammered
- Pour a new shower pan
- Install hardy board on the shower/tub walls, pony wall and bathroom floor
- Install a cinder block seat in the shower
- Apply red guard to the seams in the shower

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

- Install tile on the shower walls up to the ceiling, and both sides of the pony wall ($3 per sf allowance)
- Install a deco tile in the shower and niches ($100 allowance)
- Install a 4' tiled wainscot on the tub wall ($3 per sf allowance)
- Install tile on the shower floor ($12 per sf allowance)
- Install new flooring in the master bathroom, tiling under the tub ($3.00 per sf allowance)
- Install new tiled baseboards in the master bathroom ($3.00 per sf allowance)
- Make and install a new 90" vanity
- Make and install a new 24"w X 96"h linen cabinet
- Paint or stain the new cabinets
- Install knobs and/or pulls on the new cabinets ($5.00 allowance each)
  *Cabinets to be 100% wood construction with birch plywood boxes in either alder, maple, or pecan/clear hickory with full extension glides and 3" crown
  *A computer generated 3-D rendering will be provided for the customer's approval before cabinets are made
- Install 3cm granite or quartz up to level 2 with standard edging on the long vanity
- Polish out for two under-mount sinks
- Install either a 4" mosaic tile or granite splash on the long vanity ($15 per sf allowance)
- Install two new vanity faucets (Customer to provide)
- Install two new sinks ($80 allowance)
- Connect the sink drain lines
- Install a new shower faucet trim kit (customer to provide)
- Install a new hand-held shower head (customer to provide)
- Install new shower drain cover (customer to provide)
- Install a new free-standing tub (customer to provide)
- Install a new wall mounted tub faucet (customer to provide)
- Install a new tub drain and overflow cap (customer to provide)
- Re-install or install a new toilet (customer to provide)
- Install five new cut off valves (4 for vanity faucets, 1 toilet)
- Install two new LED back lit mirrored medicine cabinets ($350 allowance for each)
- Install four new LED trim kits on the recessed cans
- Install a new exhaust/light combo (customer to provide)
- Top out the outlets and switches
- Re-install the master bath entry door
- Install new door hardware ($25 allowance)
- Install new bath hardware such as rings, hooks and tp holder ($100 allowance)
- Install new casing around the pocket door
- Install new pocket door hardware ($10 allowance)
- Re-install the T-mold
- Paint the A/C register vent covers and re-install
- Paint the casing around the master bath pocket door
  *We are not painting the shutter or casing at this time
- Install a frameless glass panel over the pony wall, no door
  $33,612

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

DRYWALL, PAINTING AND ELECTRICAL

- Remove the outlets and switch plate covers
- Remove all of the interior doors and door hardware to prep for painting
- Remove two columns in the entry/family room, and provide temporary support if needed
- Remove the right built-in cabinet in the entry/family room
  *We are not removing the built-in cabinet on the left side of then entry/family room at this time
- Remove the double closet doors in the great room (save to re-install)
- Remove the closet shelf and rod in the great room
- Remove the existing fireplace cover (save to re-install)
- Remove the existing faux brick on the face of the fireplace
- Remove two barn door tracks (save to re-install)
- Remove the double doors, door jamb and casings to the patio from the grand room
- Remove the double doors and casing between the formal dining and entry
- Remove two sets of double doors, door jamb and casings to the patio from the formal dining
- Remove the door, door jamb and casing of the door between the master closet and guest bedroom
- Remove the curtain rods and hardware from guest bedroom #1
- Remove the casing and fireplace hearth in the master bedroom
- Remove the drywall and framing between the entry built-in and closet in the grand room, and re-frame to open up the space to create a new coat closet with a header for the double doors facing the entry, and closing the existing closet opening on the grand room side
- Remove a section of the wall between the entry/family room and formal dining room, and re-frame to create an open concept, and install a header as needed
- Remove a section of the wall between the formal dining room and patio, and re-frame for two sets of double doors to the patio
- Remove a section of the wall between the grand room and patio, and re-frame for one set of double doors to the patio
- Frame out a new wall with a header for the door to the new master closet
- Frame in to remove the door between the master closet and bedroom
- Relocate or terminate two switches and one outlet where the wall is being removed between the entry/family room and formal dining
- Pull wires and install 6 LED recessed cans in the entry/family room
- Install a dedicated switch and dimmer for the recessed cans in the family room
- Remove two directional recessed cans
- Remove two cabinet lights in both built-ins in the entry/family room
- Remove the light fixture in the grand room and install an LED recessed can
- Remove the trim kit on eight recessed cans in the grand room
- Remove the light fixture in the formal dining
- Pull wires and install four LED recessed cans in the formal dining
- Install a new dedicated switch for the recessed cans in the formal dining
- Relocate one outlet to make room for the new doors
- Remove the outdoor TV and TV stand to make room for the new doors
- Remove the trim kit on two recessed cans in the upstairs hallway
- Remove the ceiling fan in guest bedroom #1
- Pull wires and install four LED recessed cans in the guest bedroom #1

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

- Install a new dedicated switch for the recessed cans in the guest bedroom #1
- Remove the flush mount light in the guest bedroom #2 to go back with a ceiling fan
- Remove two flush mount lights in the guest bedroom closets and install LED recessed cans in their place
- Pull wires and install four LED recessed cans in the guest bedroom #2
- Install a new dedicated switch for the recessed cans in the guest bedroom #2
- Remove the ceiling fan in guest bedroom #3
- Pull wires and install four LED recessed cans in the guest bedroom #3
- Install a new dedicated switch for the recessed cans in the guest bedroom #3
- Terminate the existing switch to the existing flush mount light in the master closet
- Remove the two flush mount light fixtures in the existing master closet and install LED recessed can in its place
- Remove the flush mount light fixture in the existing master closet and terminate
- Relocate or terminate 5 outlets, 2 cable, 1 phone jack in the new closet
- Pull wires and install four LED recessed cans in the new closet
- Install a new dedicated switch for the recessed in the new closet
- Remove the flush mount light in the master bedroom, relocate to the center for a ceiling fan
- Pull wires and install 4 LED recessed cans in the master bedroom
- Terminate the blank plates (1-guest bedroom#3, 1-master bedroom
- Terminate the phone jack (1-entry/family room, 1-guest bedroom#3
- Terminate the intercom (1-guest bedroom #3, 1- guest bedroom #2, new master closet
- Swap the switches and outlets to white decora
- Install drywall where the two columns were removed in the entry/formal dining room
- Install drywall as needed where the new coat closet was re-framed in the entry/formal dining
- Install drywall where the face of the coat closet was removed in the great room
- Install drywall where the fireplace hearth was removed in the master bedroom
- Install drywall on the wall of the new master closet on both sides
- Install drywall where the intercom was removed
- Install drywall where the door was removed between the master closet and guest bedroom
- Repair the drywall as needed where the walls were removed between the entry/family room and formal dining
- Repair the drywall as needed where the new door system was installed in the formal dining
- Repair where the curtain rod hardware was removed in guest bedroom #1
- Repair where electrical modifications were made
- Tape and float the new drywall
- Float the walls and ceilings in the house with a light trowel texture (bathrooms and kitchens are priced in the room pricing)
- Prime the interior walls and ceilings
- Paint the walls and ceilings of the house
- Sand, prep, and paint all of the existing interior doors on both sides
- Paint the new master closet door on both sides
- Install tile on the face of the fireplace in the grand room ($6.00 per sf allowance)
- Install tile on the face of the fireplace in the master bedroom ($6.00 per sf allowance)
- Make and install a new mantle over the fireplace in the master bedroom ($650 allowance)
- Make and install a new mantle over the fireplace in the grand room ($650 allowance)

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

- Install a new ceiling fan in the guest bedroom #1, guest bedroom #2, guest bedroom #3, and master bedroom ($325 allowance ea.)
- Install new LED trim kits on all recessed cans
- Install new LED trim kits on the directional recessed cans
- Install a new LED cabinet light in the built-in in the entry/family room
- Install a new chandelier in the formal dining ($450 allowance)
- Top out the outlets and switches
- Install new door jamb and casing around the new coat closet in the entry
- Install new door jamb and casing around the new three new double doors (1- grand room, 2- formal dining
- Install two sets of double doors in the formal dining room to match the kitchen ($3,000 allowance each)
- Install one set of double doors in the grand room to match the kitchen ($3,000 allowance each)
- Re-install the hall closet double doors
- Re-install the hall closet double door hardware
- Re-install two barn door tracks
- Install new door jamb and casing around the new master bedroom closet
- Install new hollow core master closet door ($100 allowance)
- Re-install all of the newly painted existing doors
- Install new door hardware on all of the doors ($25 allowance)
- Install new door hardware on the three exterior double doors ($75 allowance)
- Install a new closet shelf and rod in the entry coat closet
- Re-install the fireplace cover
- Sand, prep, paint and re-install the AC registers
- Paint the new hall closet door jamb and casing
- Paint the new master closet door jamb and casing
- Sand, prep and paint the existing door jamb and casings
- Sand, prep and paint the existing casing around two sidelights in the entry/formal dining
- Sand, prep and paint the existing casing around the built-in cabinet in the entry/formal dining
- Sand, prep and paint the new door jamb and casings around the new double doors
- Sand, prep and paint the existing upstairs attic access and trim
- Sand, prep and paint the existing crown molding in the entry/family room, great room, guest bedroom # and master bedroom
- Sand, prep and paint the casings around the windows downstairs and windowsills
  *We are not painting the existing shutters and casing at this time
- Sand, prep and paint the existing built-in cabinet in the entry/family room
- Sand, prep and paint the existing built-in bookshelf between the entry/family room and great room
- Sand, prep and paint the existing built-in cabinets in guest bedroom #2 and guest bedroom #3
- Sand, prep and paint the existing closet package in guest bedroom #1 and guest bedroom #3
  *Please note there was a door located in Guest bedroom #3, the door was locked, we could not see what was inside
- Repair the exterior stucco where the new doors were installed
- Paint the exterior as needed where the new doors were installed
  $82,293

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

CLOSET PACKAGE- OLD MASTER CLOSET

- Remove the built-in master closet package to include the drywall and framing as needed
- Make and install a closet package for the old master closet
  $7,625

CLOSET PACKAGE- NEW MASTER CLOSET

- Make and install a closet package for the new master closet to include a vanity area
  $7,500

FLOORING

- Remove the shoe molding in the house where there is hardwood
- Terminate the gas line in the new closet floor
- Install new hardwood flooring in the entire house, except wet areas ($3.00 per sf allowance)
- Install new shoe molding in the whole house
- Paint the new shoe molding and existing baseboards in the whole house
  $28,299

UPSTAIRS GUEST BATH- SHOWER

- Remove the toilet
- Remove the vanity faucet
- Disconnect the drain line
- Remove the one-piece vanity
- Remove the shower glass door
- Remove the shower head and control
- Remove the shower pan, tile from the shower floor, walls, and ceiling
- Remove the drywall and framing surrounding the shower to include the fur down to open it up
- Remove the bath hardware such as toilet paper holder, rings, and bars
- Remove the wallpaper
- Remove the switch plates and outlet covers
- Remove the AC registers (save to re-install)
- Remove the guest bath entry door and door hardware to prep for painting
- Remove the baseboards from the guest bath
- Remove the tiled flooring from the guest bathroom
- Remove the sub floor decking in the wet areas to gain access to the plumbing
- Re-frame to raise the ceiling over the shower were the fur down was removed
- Frame out the new shower with two niches and no curb
- Block the walls in the shower from 18" off the shower floor to 42" off the shower floor
- Relocate the plumbing for the new vanity, as needed
- Raise the shower head
- Install a new shower valve (customer to provide)

ACCEPTED BY:

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(Date) (Date)

- Install a new drain in the shower in the same location
- Remove the light/exhaust combo
- Remove the recessed can over the shower, relocate and install a new waterproof LED recessed can in the shower
- Remove the trim kits on two recessed cans
- Swap out 6 outlets and 2 switches to white decora
- Re-install the sub floor decking in the wet areas
- Repair where electrical modifications were made
- Float the walls where the wallpaper was removed
- Texture the walls and ceilings
- Prime the new texture
- Paint the walls and ceilings of the guest bathroom
- Sand, prep and paint the guest bath entry door on both sides
- Pour a new shower pan
- Install hardy board on the bathroom floors, and shower walls
- Apply red guard to the seams in the shower
- Install tile on the shower walls to the ceiling ($3 per sf allowance)
- Install a deco tile in the shower and niches ($100 allowance)
- Install tile on the shower floor ($12 per sf allowance)
- Install new flooring in the guest bathroom ($3.00 per sf allowance)
- Install new tiled baseboards in the guest bathroom ($3.00 per sf allowance)
- Make and install a new 48" vanity with a custom frame attached to the back for the mirror
- Paint or stain the new vanity cabinet
- Install knobs and/or pulls on the new cabinets ($5.00 allowance each)
  *Cabinets to be 100% wood construction with birch plywood boxes in either alder, maple, or pecan/clear hickory with full extension glides and 3" crown
  *A computer generated 3-D rendering will be provided for the customer's approval before cabinets are made
- Install 3cm granite or quartz up to level 3 with standard edging and a 4" splash
- Polish out for an under-mount sink
- Install a new vanity faucet (Customer to provide)
- Install a new sink and connect the drain lines ($80 allowance)
- Install a new shower faucet trim kit (customer to provide)
- Install new shower drain cover (customer to provide)
- Re-install or install a new toilet (customer to provide)
- Install three new cut off valves (2 for vanity faucet, 1 toilet)
- Install three new LED trim kits on the recessed cans
- Install a new exhaust/light combo in the toilet closet (customer to provide)
- Top out the outlets and switches
- Re-install the guest bath entry door
- Install new door hardware ($25 allowance)
- Install new bath hardware such as rings, hooks and tp holder ($50 allowance)
- Install a new reducer at the doorway ($30 allowance)
- Paint the A/C register vent covers and re-install
- Sand, prep and paint the existing door jamb and casing around the entry door

ACCEPTED BY:

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(Date) (Date)

- Install a frameless glass door
- Install a beveled mirror over the vanity ($300 allowance)
  $17,172

UPSTAIRS GUEST BATH- TUB

- Remove the toilet
- Remove the vanity faucet
- Disconnect the drain line
- Remove the vanity cabinets with tiled countertop and sink
- Remove the mirrored medicine cabinet
- Remove the shower rod and curtain
- Cover the existing tub
- Remove the tub/shower head and control
- Remove the tile from the tub surround walls
- Remove the tiled wainscot
- Remove the bath hardware such as toilet paper holder, rings, and bars
- Remove the switch plates and outlet covers
- Remove the AC registers (save to re-install)
- Remove the guest bath entry door and door hardware to prep for painting
- Remove the wallpaper from the walls
- Remove the wood T-mold (save to re-install)
- Remove the tiled flooring from the guest bathroom
- Frame out two niches in the tub surround
- Block the walls in the shower from 18" off the shower floor to 42" off the shower floor
- Raise the shower head
- Install a new tub/shower valve (customer to provide)
  *we are not installing a tub at this time
- Remove one sconce light and relocate for a new vanity light
- Terminate one sconce
- Remove the light/exhaust combo
- Swap three switches to white decora
- Repair where the tiled wainscot was removed
- Repair where electrical modifications were made
- Float the walls where the wallpaper was removed
- Texture the walls and ceilings
- Prime the new texture
- Paint the walls and ceilings of the bathroom
- Paint the A/C register vent covers and re-install
- Sand, prep and paint the guest bath entry door on both sides
- Install hardy board on the tub surround walls and bathroom floors
- Apply red guard to the seams in the tub surround
- Install tile on the tub surround walls up to the ceiling ($3 per sf allowance)
- Install a deco tile in the tub and niches ($100 allowance)
- Install new flooring in the guest bathroom ($3.00 per sf allowance)
- Install new tiled baseboards in the guest bathroom and linen closet ($3.00 per sf allowance)

ACCEPTED BY:

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(Date) (Date)

- Make and install a new 32" vanity
- Make and install a new face for the linen cabinet
- Paint or stain the new cabinets
- Install knobs and pulls on the cabinets ($5.00 allowance each)
- Install 3cm granite or quartz up to level 3 with standard edging and a 4" splash
- Polish out for an under-mount sink
- Install a new vanity faucet (Customer to provide)
- Install a new sink and connect the drain lines ($80 allowance)
- Install a new tub/shower faucet trim kit (customer to provide)
- Install new tub drain and overflow cap (customer to provide)
- Re-install the existing toilet or a new toilet (customer to provide)
- Install three new cut off valves (2 for vanity faucets, 1 toilet)
- Install a new vanity light ($250 allowance)
- Install a new light/exhaust combo (customer to provide)
- Top out the outlets and switches
- Re-install the guest bath entry door
- Install new door hardware on the guest bathroom door ($25 allowance)
- Install new bath hardware ($100 allowance)
- Hang a new mirror over the vanity ($250 allowance)
- Re-install the T-mold
- Install a frameless glass enclosure
- Sand, prep and paint the existing door jamb and casing around the guest bath entry
- Sand, prep and paint the shelves in the linen closet

$18,335

POWDER BATH

- Remove the toilet
- Remove the vanity faucet
- Disconnect the drain line
- Remove the one-piece vanity cabinets with sink
- Remove the mirror
- Remove the bath hardware such as toilet paper holder, rings, and bars
- Remove the switch plates and outlet covers
- Remove the AC registers (save to re-install)
- Remove the powder bath entry door and door hardware to prep for painting
- Remove the wallpaper from the walls
- Remove the flush mount light and install an LED recessed can
- Swap one switch to white decora
- Repair where electrical modifications were made
- Float the walls where the wallpaper was removed
- Texture the walls and ceilings
- Prime the new texture
- Paint the walls and ceilings of the bathroom
- Paint the A/C register vent cover and re-install

ACCEPTED BY:

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(Date) (Date)

- Sand, prep and paint the powder bath entry door on both sides
- Make and install a new small custom vanity
- Paint or stain the new cabinets
- Install knobs and pulls on the cabinets ($5.00 allowance each)
- Install a new vanity faucet (Customer to provide)
- Install a new sink and connect the drain lines ($750 allowance)
- Re-install the existing toilet or a new toilet (customer to provide)
- Install three new cut off valves (2 for vanity faucets, 1 toilet)
- Install a new LED trim kit on the recessed can
- Top out the outlets and switches
- Re-install the guest bath entry door
- Install new door hardware on the guest bathroom door ($25 allowance)
- Install new bath hardware ($50 allowance)
- Hang a new mirror over the vanity ($250 allowance)
- Sand, prep and paint the existing door jamb and casing around the guest bath entry
  $6,760

KITCHEN

- Remove kitchen faucet
- Remove kitchen sink, disconnect drain assembly and garbage disposal (save to re-install)
- Remove the dishwasher, cap the water line (save to re-install)
- Remove the refrigerator in the kitchen (save to re-install)
- Remove the gas cooktop
- Remove the vent hood
- Remove the warming drawer (save to re-install)
- Remove the built-in microwave (save to re-install)
- Remove the built-in double ovens (save to re-install)
- Remove the kitchen cabinets with countertops
- Remove the outlets and switch plate covers from the backsplash in the kitchen (save to re-install)
- Remove the tiled backsplash
- Remove the drywall and framing on the wall between the cabinets, if possible
- Remove the kitchen and utility door and door hardware to prep for painting
- Remove the shoe molding from the kitchen
- Remove the tiled flooring from the kitchen and breakfast areas
- Remove a section of the subfloor under the island
- Remove the existing vent hood
- Install a new downdraft for the new cooktop
- Bring power to the island
- Terminate the power to the existing vent hood
- Remove the trim kits on the 6 existing recessed cans in the kitchen
- Remove 5 undercabinet lights
- Remove the light fixture in the breakfast area
- Pull wires for three pendants over the island

ACCEPTED BY:

_____/_____ _____/_____

(Date) (Date)

- Install a dedicated switch for the pendants
- Pull wires for two outlets on the side of the island
- Install a new 220v outlet for the new convection microwave
- Relocate or terminate one outlet, one switch and one phone jack from the desk area
- Re-install the sub floor
- Install drywall where the wall was removed
- Repair where the vent hood was removed
- Repair where the backsplash was removed
- Repair where electrical modifications were made
- Tape and float the new drywall
- Texture the walls and ceiling of the kitchen and breakfast area
- Prime the new texture
- Paint the walls and ceilings of the kitchen and breakfast
- Sand, prep and paint the kitchen and utility doors on both sides
- Install hardy board on the floors of the kitchen
- Install new tile flooring in the kitchen and breakfast areas ($3.00 allowance)
  *Please note floor prep may be required and will be billed as a change order
- Make and install new custom kitchen cabinets:
  *54 in upper cabinets
  *An 6' X 2'-sided island
  *Full height cabinet with built in double ovens
  *Full height cabinet around the refrigerator
  *Full height pantry cabinets
  *Cabinet face over the dishwasher
  *Soft close option on all doors only
- Paint or stain the new cabinets
- Install glass on some of the uppers (customer to provide glass)
- Install knobs and pulls on the new cabinets ($5.00 allowance per each)
  *Cabinets to be 100% wood construction with birch plywood boxes in either alder, maple, or pecan/clear hickory with full extension glides and 3" crown
  *A computer generated 3-D rendering will be provided for the customer's approval before cabinets are made
- Install 3 cm granite or quartz on kitchen cabinets with standard edging up to level 3
- Install 3 cm granite or quartz on kitchen island, standard edging up to level 3, with a 12" overhang on one side
- Polish out for an apron front kitchen sink
- Install a custom tiled backsplash ($15 per sf allowance)
- Install new apron front kitchen sink ($575 allowance)
- Install new kitchen faucet (customer to provide)
- Connect sink drain and garbage disposal (customer to provide the garbage disposal if a new one is desired)
- Install a new dishwasher (customer to provide)
- Install a new cooktop with downdraft (customer to provide)
- Install two new shut off valves for the kitchen faucet
- Install 6 new LED trim kits on the existing recessed cans in the kitchen

ACCEPTED BY:

_____/_____ _____/_____
(Date) (Date)

- Install three new pendants over the island ($200 allowance ea.)
- Install a new breakfast light fixture ($250 allowance ea.)
- Install three LED under cabinet lights
- Top out all outlets and switches
- Re-install the refrigerator
- Install a new microwave/convection oven combo (customer to provide)
- Install a new built-in oven (customer to provide)
- Install a new warming drawer (customer to provide)
- Re-install the kitchen door and utility door
- Install new door hardware for the kitchen and utility doors ($25 allowance)
- Install new shoe molding in the kitchen and breakfast areas
- Paint the new shoe molding and existing baseboards
- Sand, prep, and paint the door jamb and casings around the two double doors in the kitchen, utility door and kitchen entry door
- Sand, prep, and paint or stain the existing header in the kitchen
  $50,163

TOTAL FOR ALL OF THE PROJECTS: $253,569

** All plumbing fixtures must be purchased and supplied by the customer prior to the beginning of the project.*

**We recommend purchasing new plumbing and lighting fixtures. Although we don't mind re-installing existing fixtures, if the customer choses to save and re-install it will not be covered under the Clear Choice warranty*

** There will an added charge of between $1,100 and $1,500 if a manifold is found and must be relocated*

**Add $375 for any new circuit that is required to be installed in the electrical panel and $900-$1,200 if an additional sub-panel is required. If you are purchasing new appliances, they may require special wiring, this pricing is not included in this proposal, therefore, a change order may be drafted for this additional electrical work.*

**If the customer would like to change the color of the outlets and switches please let us know before you sign your proposal, so we can add them, otherwise, it will be added later in a change order that will be due at the time of the change, before the work is completed. There may be more outlets and switches, than stated on the contract, we only counted what was visible at the time of the measure. If more are needed, they will be added via a change order.*

**If electrical wires or plumbing behind the drywall need to be relocated, there will be an additional charge, but we cannot determine this until after the tear out is complete.*

**If duct work is required, there will be drywall repairs required, but the scope of work and cost cannot be determined until we open the ceiling to see the direction of the floor joists above are running and we determine the shortest path to the exterior soffit. After the path is determined a change order will be submitted.*

**Please note if permits are requested by the customer, it will add additional time and cost to the contract.*

PAYMENT SCHEDULE:

$ 60,000 Down to begin the design phase & to order the materials
$ 20,000 To begin tear out
$ 22,000 To begin framing, and mechanical rough in of electrical and plumbing

ACCEPTED BY:

_____/_____ _____/_____
(Date) (Date)

$	**22,000**	**To begin drywall repairs, installing drywall**
$	**22,000**	**To begin the first coat of paint**
$	**30,000**	**To begin installing the tile/ flooring**
$	**50,000**	**To begin installing the cabinets (doors and drawers to come later)**
$	**15,000**	**To begin fabricating the countertop**
$	**11,000**	**To begin the final stage of plumbing and electrical work**
$	**1,000**	**To begin fabricating the glass**
$	**569**	**After the project is complete**

Payments can be made by check or bank draft. Cash or credit card payments are not accepted for remodel projects.

Price includes up to 8 hours of interior design (Value **$1,000)**. Additional time will be billed at $125 per hour.

Thank you for the opportunity to provide our Proposal to you; this proposal is valid up to 30 days after the proposal date. It would be our pleasure to be a part of your project. Please be sure to go over your proposal thoroughly to be sure that all construction items that you want to have completed in your home are included in the proposal. As careful as we try to be, items can be missed from time to time. If the something is missed and is not on the proposal it should be added before we proceed with your project. We try our best to price out everything on the front end to avoid Change Orders. If Change Orders are added to the project, the estimated time of completion above will be invalid. Change Orders add to the customer's costs and to the time it will take to complete the project.

Jana M. Ward
President
Clear Choice Remodeling

ACCEPTANCE OF PROPOSAL

The prices, specifications and conditions stated herein are satisfactory and hereby accepted. You are authorized to do the work as specified. I understand that Clear Choice, Inc. reserves the right to file a lien if payment is not made according to terms and conditions of the contract and is entitled to compensation for any costs of collection, including attorney fees, as may be incurred in seeking remedy under the law for non-payment. This contract will be governed by the laws of the State of Texas and venue shall be had in SAN ANTONIO, Bexar County, Texas.

All furniture must be emptied of contents including breakables, magazines, etc. All electronic equipment and computers must be removed from work area by owner prior beginning the work and re-connected by customer.

Customer must pick up all valuables and store them away from work area. This includes all breakables and photo frames on, or off the walls. Any valuables left remaining in work area will not be the responsibility of Clear Choice. Customer will hold Clear Choice harmless against any damage to breakables or missing items left in the work area.

ACCEPTED BY:

_____/_____ _____/_____
(Date) (Date)