

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-581
ADDRESS: 814 AUGUSTA
LEGAL DESCRIPTION: NCB 820 BLK 30 LOT 15 JUNIOR LEAGUE OF SAN ANTONIO
ZONING: FBZ T5-1,HL
CITY COUNCIL DIST.: 1
LANDMARK: Individual Landmark - King House
TYPE OF WORK: Construction of a rear deck, site modifications, exterior modifications, porch modifications, ADA improvements
APPLICATION RECEIVED: December 01, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a wraparound side and rear deck to measure approximately 1,200 square feet total. The deck will be partially covered by a low-sloping shed roof.
2. Install a standalone restroom structure at the rear of the lot.
3. Construct a new ADA ramp.
4. Perform site modifications, to include landscaping, a new front walkway, and parking reconfigurations.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

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

B. ROOF FORM

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

C. RELATIONSHIP OF SOLIDS TO VOIDS

- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall

be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

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

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

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size*—New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principal historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

1. Topography

A. TOPOGRAPHIC FEATURES

i. *Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.

ii. *New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.

iii. *New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

3. Landscape Design

A. PLANTINGS

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

ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

C. MULCH

Organic mulch—Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

i. *Inorganic mulch*—Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees*—Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

iii. *Maintenance*—Proper pruning encourages healthy growth and can extend the lifespan of trees. Avoid unnecessary or harmful pruning. A certified, licensed arborist is recommended for the pruning of mature trees and heritage trees.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives.

Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site.

Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING

i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.

ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

6. Non-Residential and Mixed Use Streetscapes

A. STREET FURNITURE

i. *Historic street furniture*—Preserve historic site furnishings, including benches, lighting, tree grates, and other features.

ii. *New furniture*—Use street furniture such as benches, trash receptors, tree grates, and tables that are simple in design and are compatible with the style and scale of adjacent buildings and outdoor spaces when historic furnishings do not exist.

B. STREET TREES

i. *Street trees*—Protect and maintain existing street trees. Replace damaged or dead trees with trees of a similar species, size, and growth habit.

C. PAVING

i. *Maintenance and alterations*—Repair stone, masonry, or glass block pavers using in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, color, and detail, when in-kind replacement is not possible.

D. LIGHTING

i. *General*—See UDC Section 35-392 for detailed lighting standards (height, shielding, illumination of uses, etc.).

ii. *Maintenance and alterations*—Preserve historic street lights in place and maintain through regular cleaning and repair as needed.

iii. *Pedestrian lighting*—Use appropriately scaled lighting for pedestrian walkways, such as short poles or light posts (bollards).

iv. *Shielding*—Direct light downward and shield light fixtures using cut-off shields to limit light spill onto adjacent properties.

v. *Safety lighting*—Install motion sensors that turn lights on and off automatically when safety or security is a concern. Locate these lighting fixtures as discreetly as possible on historic structures and avoid adding more fixtures than necessary.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The primary structure located at 814 Augusta is a 1-story residential form structure constructed circa 1880. The structure is the King House, an individual local landmark (designated in 1988) and Registered Texas Historic Landmark (listed in 1976). The house was designed by noted architect Alfred Giles for English-born physician C.E.R. King (1839-1919), who came to America in 1851 and was a Confederate Army surgeon during the Civil War. Decedents of King resided at the home until 1929, when the Junior League of San Antonio purchased the property. According to the San Antonio Historic Resources Survey of 1982, the structure features a modified L-plan with front and side projecting bays, a cross gable standing seam roof, and random ashlar masonry with cut quoins on the front corners. The structure was relocated from its original site across the street in 2018-2019 (previously addressed 819 Augusta).
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **REAR DECK AND PORCH** – The applicant has proposed to construct a wraparound side and rear deck to measure approximately 1,200 square feet total. The deck will be partially covered by a low-sloping shed roof. The deck will be constructed of wood. Based on the conceptual documentation, the construction methods and structural systems are not indicated. According to the Historic Design Guidelines, new porches should be designed simply to not compete with the primary structure and should use compatible materials. Staff finds that the decking is conceptually appropriate, but requires detailed information to make a final determination of appropriateness, as stipulated in the recommendation. Staff also finds that comprehensive information on the proposal for the front porch be submitted, per prior stipulations associated with the case to relocate the historic structure. The original porch should be restored to its fullest extent as documented.
- d. **ANCILLARY BUILDING** – The applicant has proposed to construct a standalone restroom structure. The structure is proposed to be approximately 350 square feet. The conceptual documentation notes the location on the site, but does not indicate exterior materials or final roof forms. Staff finds that the proposal is conceptually appropriate based on the rear location and minimal scale, but requires detailed information to make a final determination of appropriateness, as stipulated in the recommendation.
- e. **ADA IMPROVEMENTS** – The applicant has proposed to construct a ADA ramp to comply with ADA accessibility standards for commercial structures. Staff finds the request conceptually appropriate as noted in finding c.
- f. **SITE MODIFICATIONS** – The applicant has proposed to perform various site modifications, including parking reconfiguration, the installation of a new front and rear brick walkway, and front yard landscaping. Staff generally finds the request conceptually appropriate, but requires detailed information to make a final determination of appropriateness, as stipulated in the recommendation.

RECOMMENDATION:

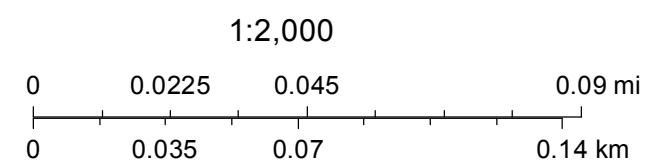
Staff recommends conceptual approval of the request items based on findings a through f with the following stipulations:

- i. That the deck be constructed in a way that floats or is structurally separate from the primary historic structure as to minimize the impact to the facade elements of the historic structure as noted in finding c.
- ii. That the shed roof covering portions of the side and rear deck be constructed beneath the primary structure's roof and be designed in manner that diverts structural load through secondary columns, or another means, versus tying into the existing structure's roof or wall system as noted in finding c.
- iii. That the applicant submits comprehensive information on the proposal for the front porch, per prior stipulations associated with the previous case to relocate the historic structure. The original porch should be restored to its fullest extent as documented.
- iv. That the applicant submits comprehensive elevations for the proposed ancillary restroom structure as noted in finding d.
- v. That the applicant submits a final landscaping plan for final approval, to include native plants in accordance with UDC Section 35-526(j).
- vi. That the applicant submits clear, detailed, measured, comprehensive construction documents for final approval.

City of San Antonio One Stop



January 14, 2021





AVAILABLE

FOR RENOVATION

Call for details

202-325-4444

NO AGENTS PLEASE



NOTE:
MODIFICATIONS TO THE PLAN AND ELEVATIONS
ARE SOMETIMES NECESSARY DUE TO JOB SITE
CONDITIONS AND OWNER PREFERENCES.

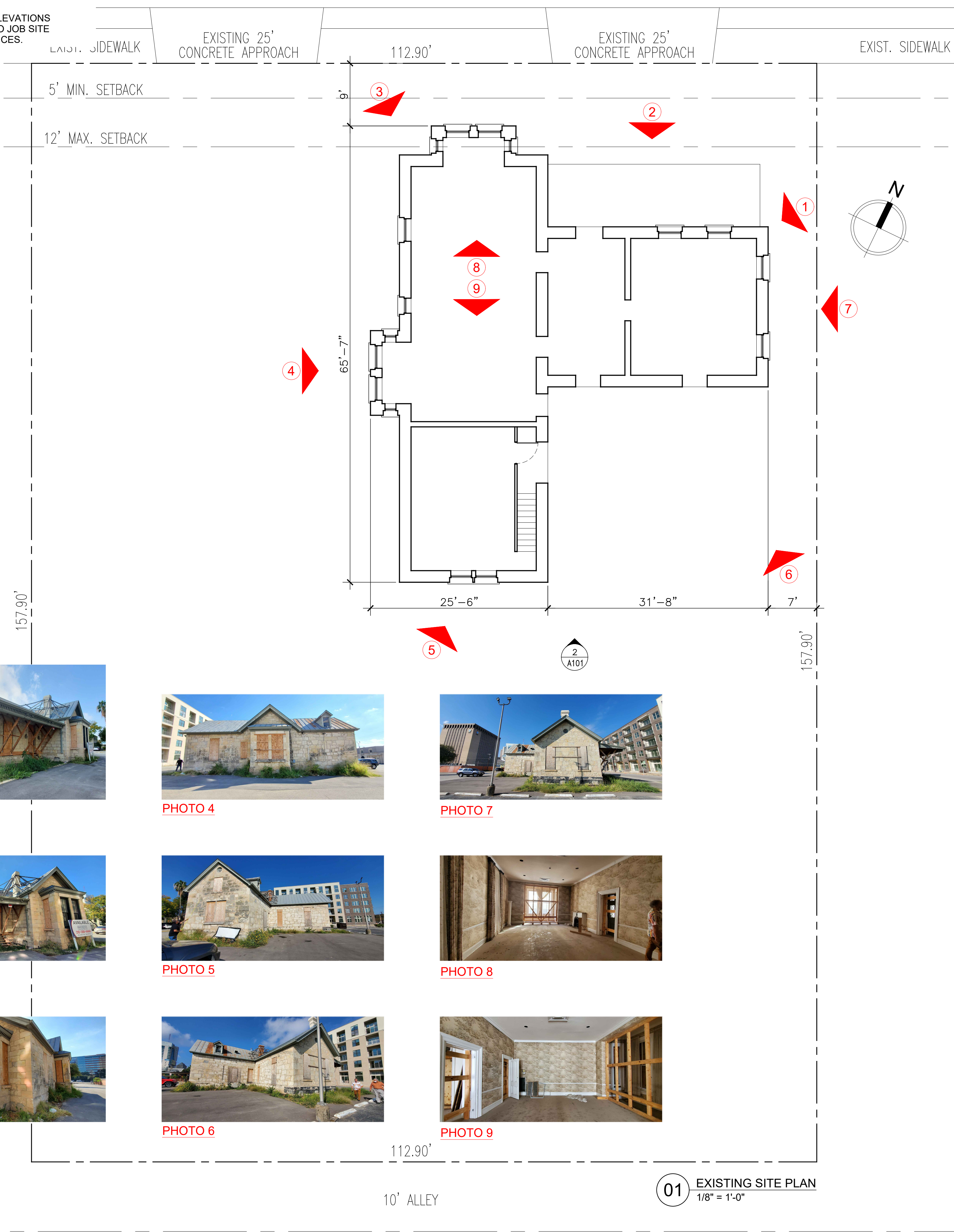


PHOTO 1



PHOTO 4



PHOTO 7



PHOTO 2



PHOTO 5

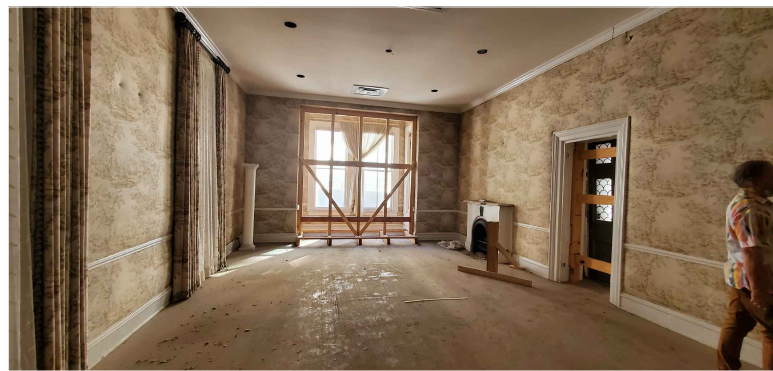


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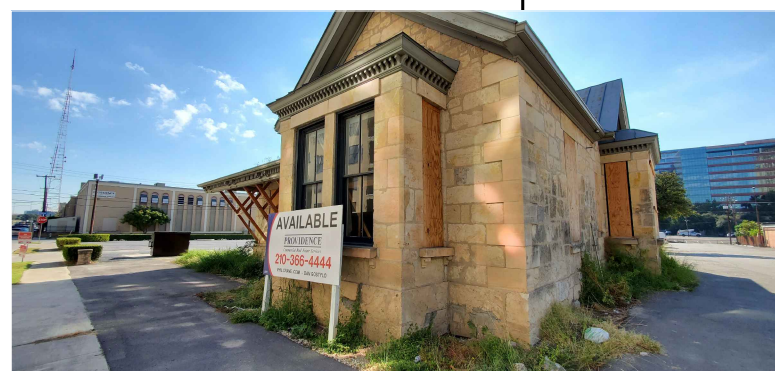


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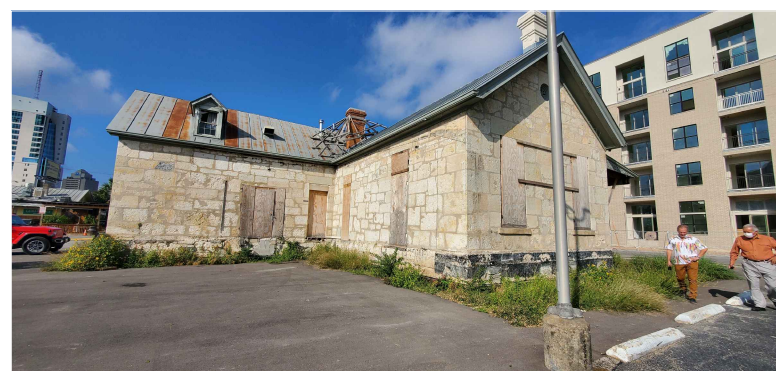


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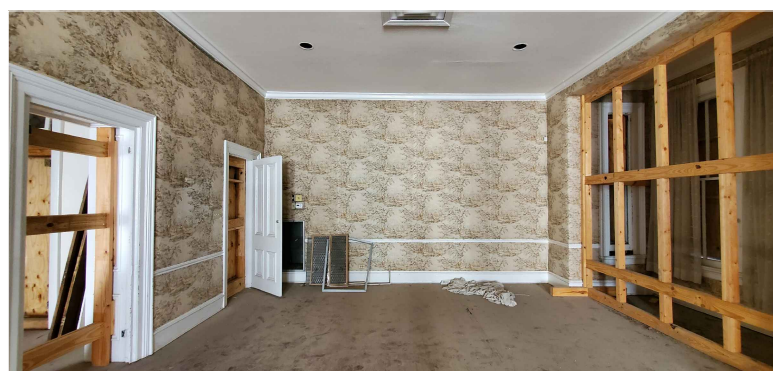


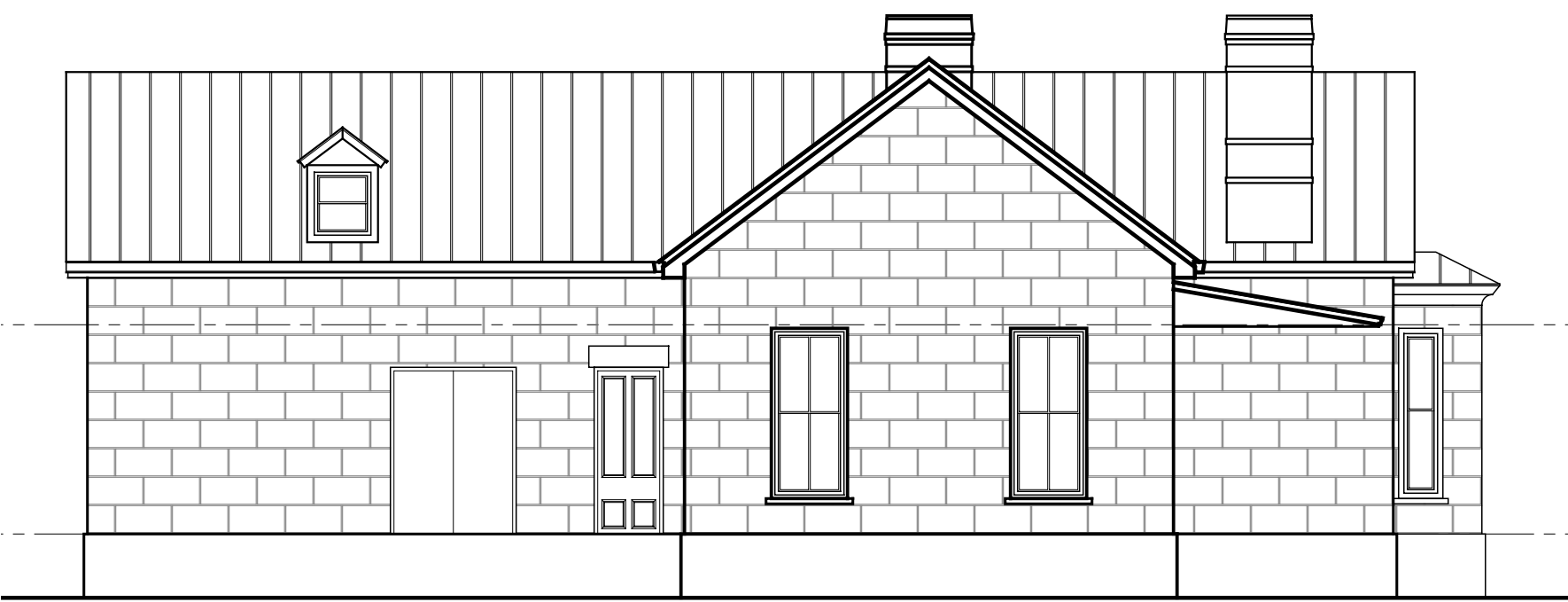
PHOTO 9



02 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



03 EXISTING WEST ELEVATION
1/8" = 1'-0"



04 EXISTING EAST ELEVATION
1/8" = 1'-0"



05 EXISTING NORTH ELEVATION
1/8" = 1'-0"

REVISIONS:

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RESTAURANT REMODELING
EXISTING CONDITIONS
814 AUGUSTA ST.
San Antonio, TX 78215

ARCHITECTURAL
DESIGN
ASSOCIATES, INC.
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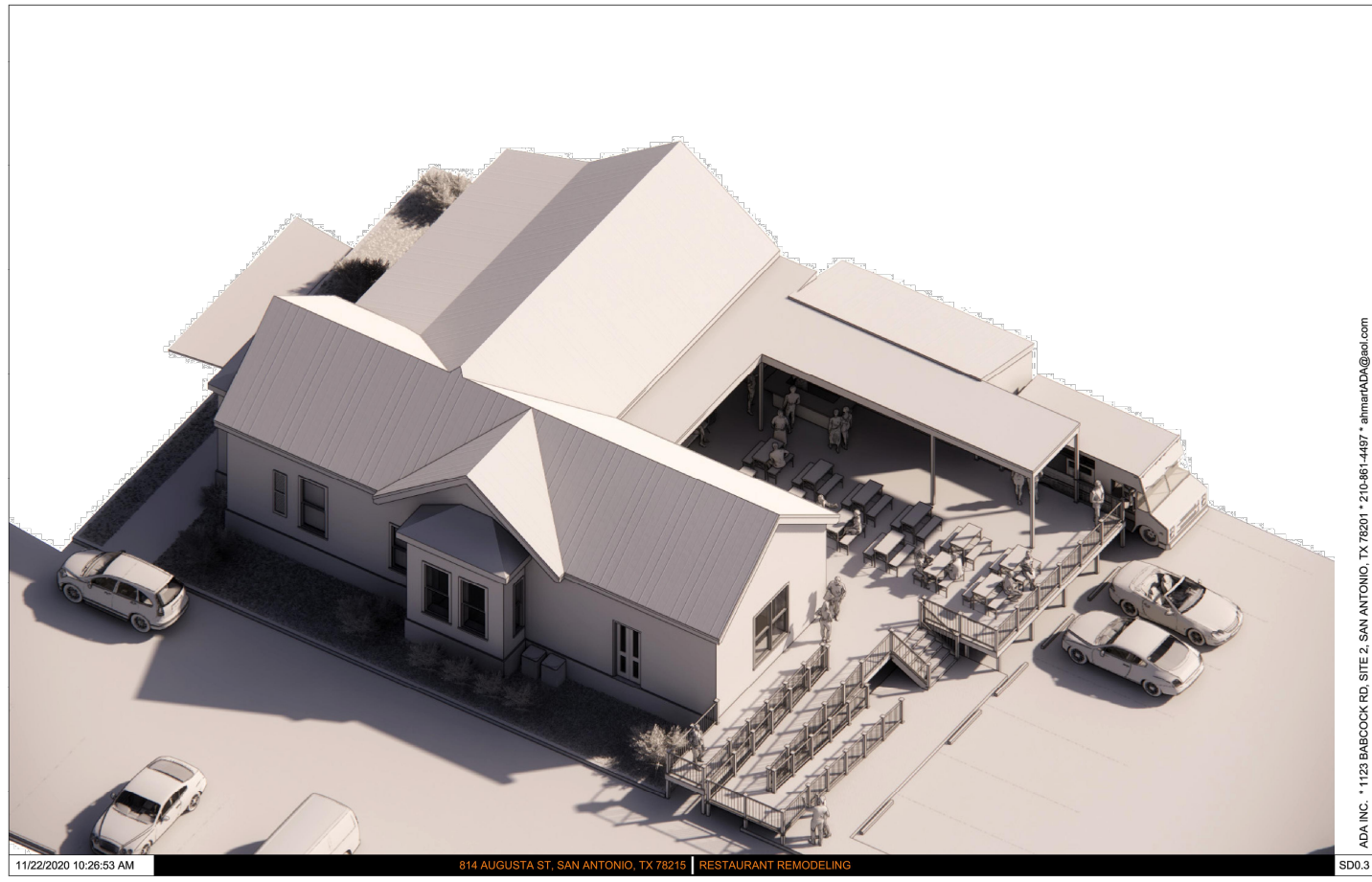
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VIEW 1



VIEW 3



VIEW 5

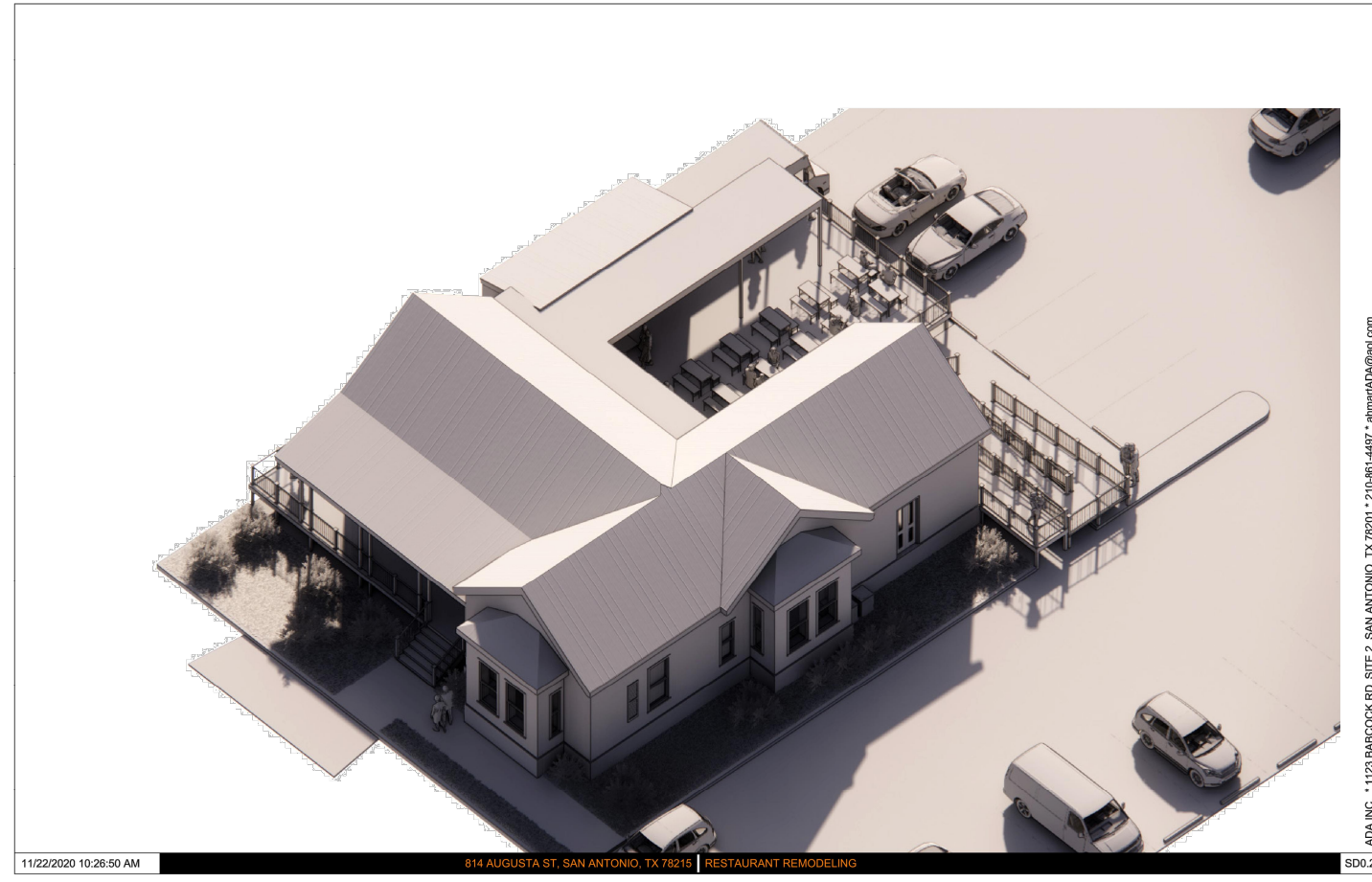


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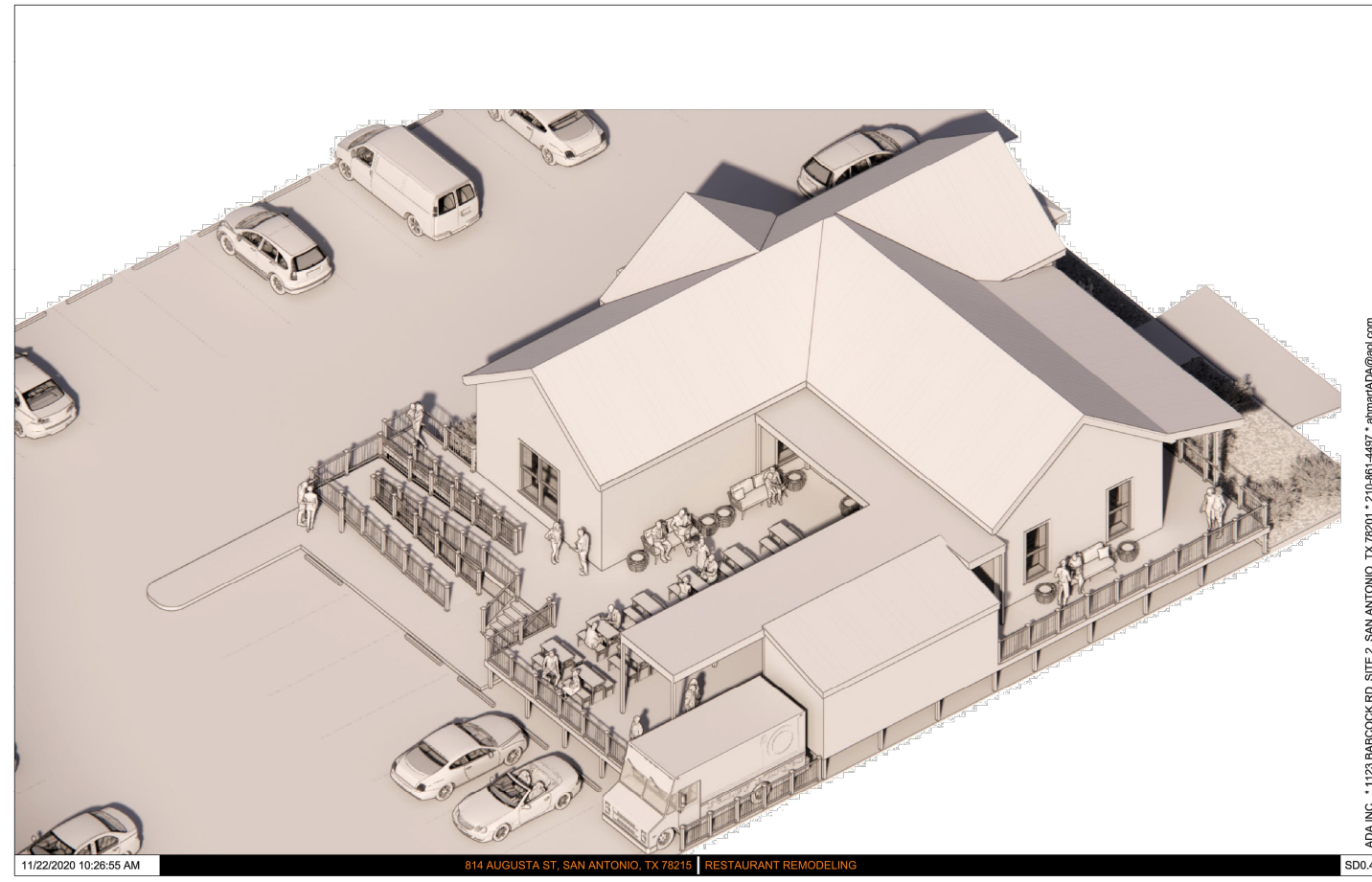


01 SITE PLAN
1/8" = 1'-0"

ALLEY



VIEW 2



VIEW 4



VIEW 6



VIEW 8

REVISIONS:

RESTAURANT REMODELING
SITE PLAN & EXTERIOR RENDERS
814 AUGUSTA ST.
San Antonio, TX 78215

ARCHITECTURAL
DESIGN
ASSOCIATES, INC.

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**HISTORIC STRUCTURE
KING HOUSE
814 AUGUSTA ST.**

HISTORY OF CLAUDIUS KING HOUSE

The King House was built in 1880 and is the original homestead of what commonly became known as the Bright Shawl Tea Rook & Banquet Facility in 1929. The Junior League of San Antonio owners of the Claudius King House which sold the structure under the understanding that it would be moved across the street and structure be preserve in original state:

NARRATIVE:

**OWNER / DEVELOPER
SAMUEL PANCHEVRE**

New Owner desires to develop existing structure and maintain in its origin state. A restaurant venue is planned with minor openings for interior bar setting. Interiors will be maintain in original colors and finishes. Any new amenities required for project will be planned away from main structure.

The attached proposed specifications describes material to be used will compliment existing Structure.

CLAUDIUS KING HOUSE
814 Augusta Street

OUTLINE PROJECT PROPOSED SPECIFICATIONS
Dated 11 11 2020

The following is a general outline specifications for the construction of exterior Remodeling of building. The Restaurant/Bar building is an existing Limestone exterior walls with Wood Frame Structure and Interior Walls.

DIVISION 1 - GENERAL REQUIREMENTS:

- 1.1 The contractor to shall maintain construction city requirements for building construction phase in accordance with requirements of the City of San Antonio Texas.
- 1.2 Builder's Risk and all special insurances shall be provided.
- 1.3 Contractor to adhere to all governing laws, codes and ordinances, including EPA Standards shall be enforced.

DIVISION 2 - SITE WORK:

- 2.1 Existing asphalt paving to be used for proposed with preparation of any damage asphalt repair to match existing.
- 2.2 Concrete walks, curbs and pad shall be provided per final construction document drawings and meet City of San Antonio Building Department.
- 2.4 Site drainage to be surface drained into natural draining site contours or as permitted by City of San Antonio.

OUTLINE SPECIFICATIONS
(CONTINUED)

DIVISION 3 - CONCRETE

- 3.1 The proposed exterior surface deck to be metal deck with poured in place concrete piers and reinforced deck per Professional Engineer Design.
- 3.2 All steel reinforcing for piers and deck shall be inspected by Professional Engineer prior to pouring of concrete.
- 3.3 Concrete delivered to site shall be tested for compliance of Design Strength by Engineer.

DIVISION 4 MASONRY / STUCCO

- 4.1 Existing structure limestone veneer to remain as original. No work will be done to existing facades.

DIVISION 5 STEEL / METALS

- 5.1 All steel frame shall be primed with a rust-inhibitive paint and comply with codes for heights requirements for ADA ramps and railings

DIVISION 6 WOOD AND PLASTICS

- 6.1 Millwork items shall be built or provided in pre-made per construction drawings and specified pre-finished.

DIVISION 7 THERMAL AND MOISTURE PROTECTION:

- 7.1 The existing metal roof to remain and any damage roof to be repair to match exist. Roof to receive a rustic proof paint for an even coverage.
- 7.2 Roof drainage to be accomplished by pre-fab metal downspout and gutters.
- 7.3 All exterior joints and openings to be caulked and thoroughly sealed.

DIVISION 8 - DOORS AND WINDOWS:

- 8.1 All existing Doors and Windows to remain as original part of Structure.

**OUTLINE SPECIFICATIONS
(CONTINUED)**