

HISTORIC AND DESIGN REVIEW COMMISSION

July 20, 2022

HDRC CASE NO: 2022-255
COMMON NAME: 2219 W Gramercy
LEGAL DESCRIPTION: NCB 6820 BLK LOT 7
ZONING: R-6, H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Michael Clancy
OWNER: James and Jennifer Bailey
TYPE OF WORK: New construction of a 1-story, single-family residential structure
APPLICATION RECEIVED: July 01, 2022
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 construct a new 1-story, single-family residence at 2219 W Gramercy.

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

B. SETBACKS AND ORIENTATION

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

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

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

B. SCREENING

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

7. Designing for Energy Efficiency

A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

Standard Specifications for Windows in Additions and New Construction

- GENERAL: New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high-quality wood or aluminum-clad wood window

product often meets the Guidelines with the stipulations listed below. Whole window systems should match the size of historic windows on property unless otherwise approved.

- SIZE: Windows should feature traditional dimensions and proportions as found within the district.
- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.
- This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- FINAL APPROVAL: If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

FINDINGS:

- a. The property at 2219 W Gramercy first appears on the 1951 Sanborn Map as a vacant lot. The lot is currently vacant and is within the Monticello Park Historic District.
- 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 or final approval. The applicant received conceptual approval from the HDRC on June 15, 2022, with the following stipulations:
 - i. That the applicant submits foundation and floor heights showing the scale and massing relative to adjacent structures to staff for review prior to returning to the HDRC based on finding d. ***This stipulation has been met.***
 - ii. That the applicant submits final window specifications to staff for review prior to returning to the HDRC based on finding h. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. ***This stipulation has been met.***
 - iii. That the applicant submits final material specifications for the proposed carport to staff for review prior to returning to the HDRC based on finding k. ***This stipulation has been met***
 - iv. That the applicant submits a measured site plan and landscaping plan detailing all proposed site work and landscaping modifications to staff for review based on findings l through o. ***This stipulation has been met.***
 - v. That the applicant modifies the proposed cladding to feature rock or stone in keeping with the cladding materials traditionally used in the district. ***This stipulation has been met.***
 - vi. That the applicant proposes a roofing material that is more in keeping with materials commonly found in the district. ***This stipulation has been met.***
- c. SETBACK & ORIENTATION – According to the Guidelines for New Construction, the front facades of

new buildings should align with the front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed to construct a 1-story, single family residence at 2219 W Gramercy. The residence will be oriented toward W Gramercy and will match the predominant orientation of existing structures along W Gramercy. The applicant has proposed a 34-foot setback that is in line with adjacent structures or set behind adjacent structures. Staff finds the proposal consistent with the Guidelines.

- d. **SCALE AND MASSING** – According to Guideline 2.A.i for New Construction, new structures should feature a height and massing that is similar to historic structures in the vicinity. 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. The block within the Monticello Park Historic District features 1-story and 2-story structures. Staff finds that the proposed scale and massing of the structure appears generally appropriate.
- e. **ROOF FORM** – The applicant has proposed a flat roof form with widely overhanging eaves. According to Guideline 2.B.i for New Construction, new construction should feature roof forms that are consistent with those predominantly found on the block. The adjacent structures on W Gramercy feature front gable, cross gable, high-pitch gable, low-slope gable, hip, and flat roof forms. Staff finds the proposal consistent with the Guidelines.
- f. **LOT COVERAGE** – Guideline 2.D.i for New Construction stipulates that building to lot ratio for new construction should be consistent with adjacent historic buildings. 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. The applicant has proposed to construct a 1,400-square-foot primary structure on a 7,736-square-foot lot. Staff finds the proposed square footage generally appropriate.
- g. **MATERIALS AND TEXTURES** – The applicant has proposed to construct the residence using a modified bitumen roof, vertical wood slat siding, limestone cladding, wood lap siding, tongue and groove soffits, a reclaimed wood entry door, and sliding patio doors. Guideline 3.A.i for New Construction stipulates that new construction should 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. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Staff finds the proposed materials to be generally appropriate.
- h. **WINDOW MATERIALS** – The applicant has proposed to install Don Young aluminum awning windows in dark bronze. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. An alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or be concealed by a wood window screen set within the opening. Faux divided lites are not permitted.
- i. **RELATIONSHIP OF SOLIDS TO VOIDS** – Guideline 2.C.i for New Construction stipulates that new construction should 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. Staff finds the proposed fenestration pattern generally appropriate and consistent with the architectural style of the structure.
- j. **ARCHITECTURAL DETAILS** – Guideline 4.A.i for New Construction states that new buildings should be designed 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. Staff finds the proposal appropriate.
- k. **CARPORT** – The applicant has proposed to install a prefabricated carport with 6-foot-tall heavy gauge wire mesh fence for screening. At this time, the applicant has not provided material specifications for the proposed carport. The Guidelines for New Construction state that new garages and outbuildings should be

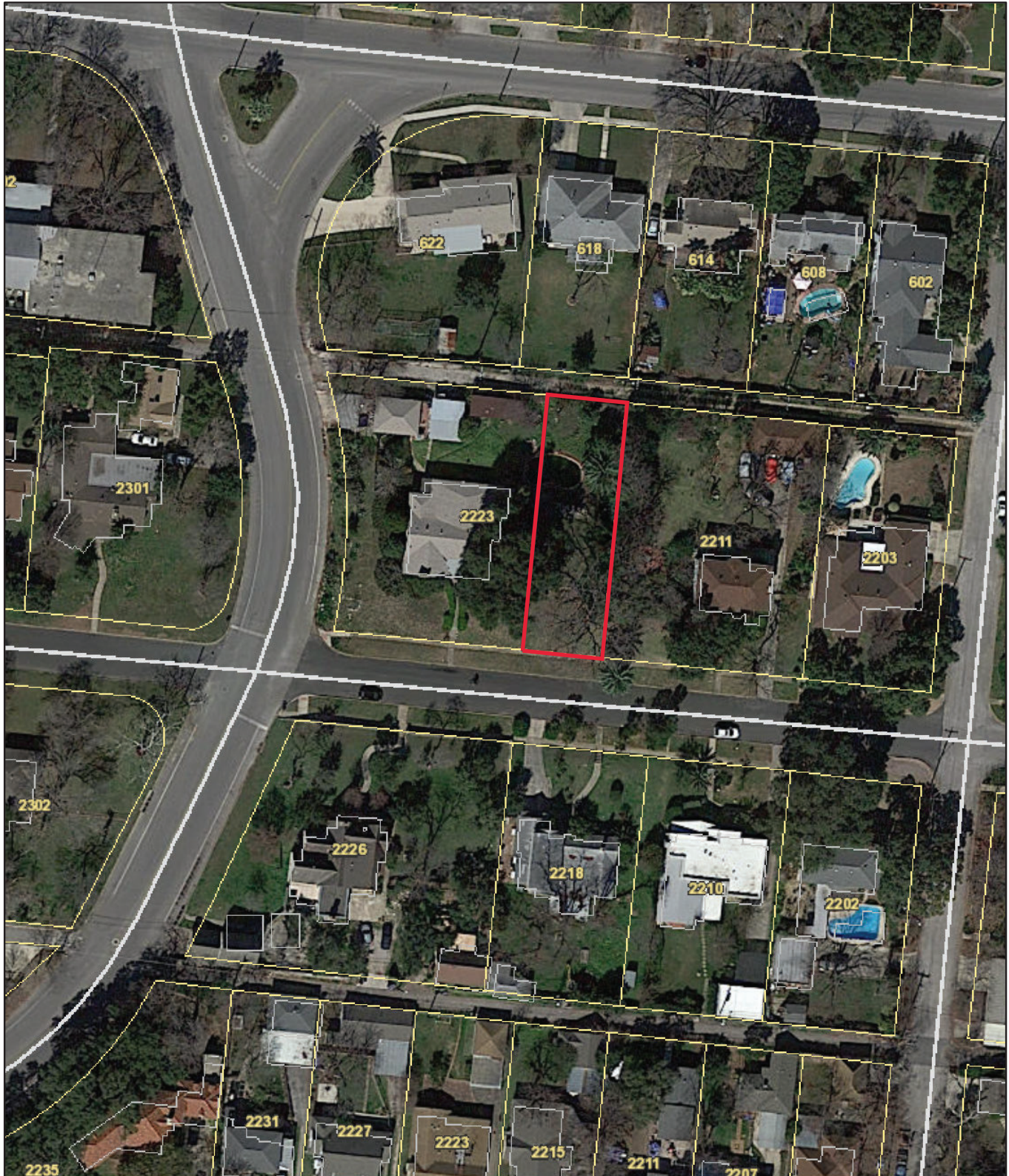
designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form and that applicants should relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details. Staff finds the proposal appropriate.

- l. DRIVEWAYS – Guideline 5.B.i for Site Elements notes that new driveways should be similar to those found historically within the district in regard to their materials, width, and design. Additionally, the Guidelines note that driveways should not exceed ten (10) feet in width. The applicant has proposed to install a curb cut on the north side of the property off of the alley to accommodate a 20-foot-wide gravel driveway. As the property does not feature an existing front curb cut, staff finds the proposal to install a driveway at the rear of the property generally appropriate.
- m. FRONT WALKWAY – The applicant has proposed to install a 6-foot-wide concrete front walkway. The Guidelines for Site Elements note that front yard walkways and site work should appear similar to those found historically within the district in regard to their materials, width, alignment and configuration. The 2100 block of W Gramercy features brick, concrete, and tile front walkways. Staff finds the proposal generally appropriate.
- n. MECHANICAL EQUIPMENT – Per Guideline 6.B.ii for New Construction, all mechanical equipment should be screened from view at the public right-of-way.
- o. LANDSCAPING PLAN – The applicant has submitted a landscaping plan showing that existing large trees will be retained, that more than 50 percent of the existing green space will be retained, and that shrubs and plantings will be installed along the front façade. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through o.

City of San Antonio One Stop



July 13, 2022

— User drawn lines

1:1,000
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

ALLEY SERVED DETACHED
CARPORT / GARAGE IS TYP.



KAMPMANN BLVD.

GRAMERCY PL.



AVERAGE FRONT YARD
SETBACK

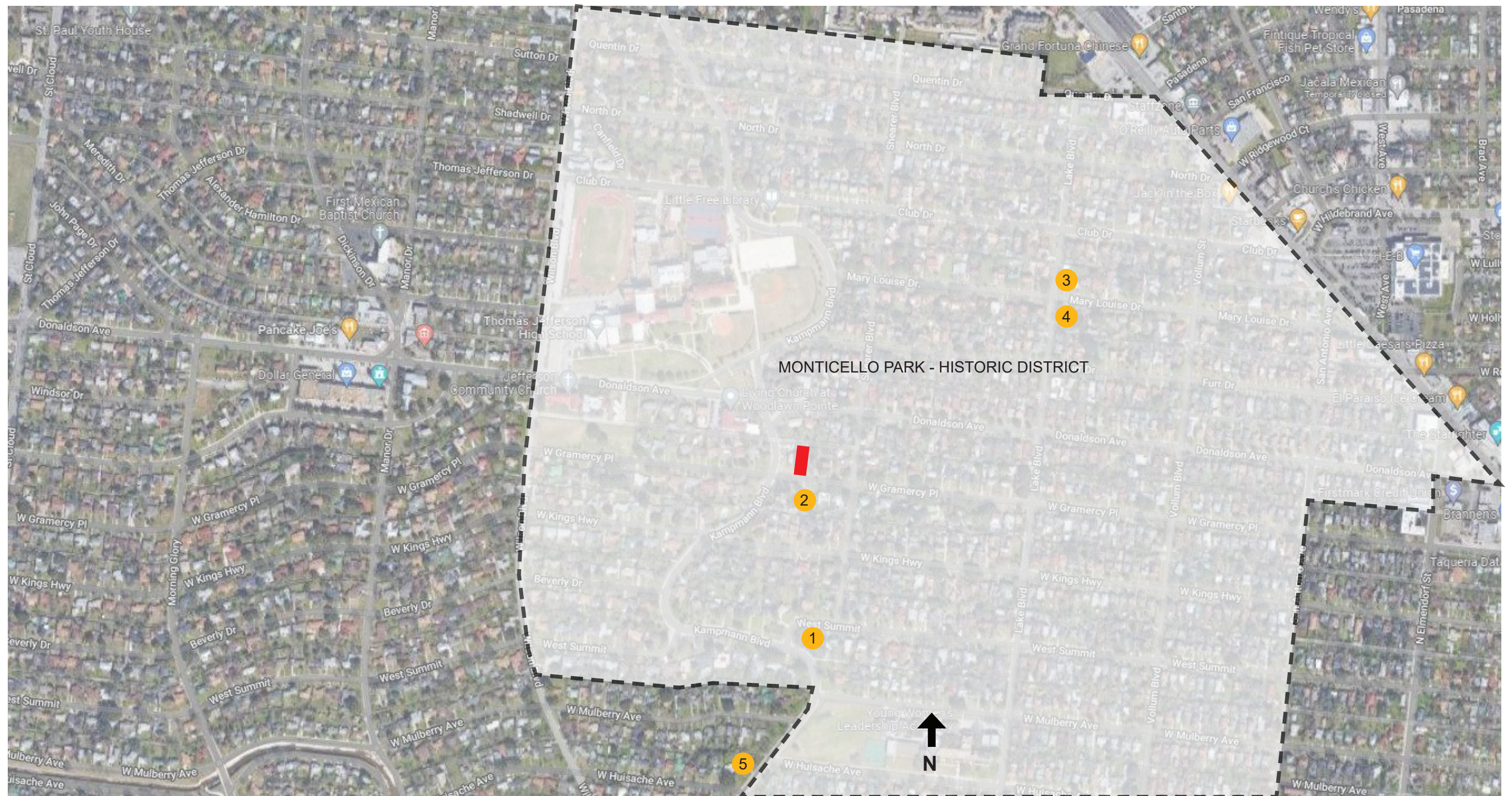
SIDEWALK TO STREET IS
TYP.

HOUSES IN
NEIGHBORHOOD TYP.
OCCUPY MORE RATHER
THAN LESS OF LOT
FRONTAGE

**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
TYPICAL DEVELOPMENT PATTERN**



**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
TYPICAL DEVELOPMENT PATTERN**



**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
CONTEXTUAL ANALYSIS - MID CENTURY EXAMPLES**



1. 2202 W. SUMMIT



2. 2210 W. GRAMERCY



3. 349 MARY LOUISE DR.

“The Monticello Park Historic District is composed of an eclectic mix of architectural styles...”

From the Website of the Office of Historic Preservation

While the neighborhood began life in the late twenties, development (and redevelopment within it) continued through the fifties and marched west during the forties, fifties, and sixties. There are numerous examples of midcentury modern architecture both within the boundaries of the historic district and just across Kampman to the west. Flat and low-slope roofs are not uncommon.

The new structure proposed for this infill site is intended to evoke imagery of later period-specific structures in the neighborhood through its formal disposition and material pallet. Photos over the following pages demonstrate precedent from which we have drawn. Further, it’s low-slung roof and alignment with the fenceline of neighboring historic homes demonstrates its respect for immediate context as shown in the diagram below. Rather than stepping forward with architectural heroics to claim it’s place in the streetscape, it is intended to nestle in, from the standpoint of its massing, like an accessory to either of the neighboring homes.

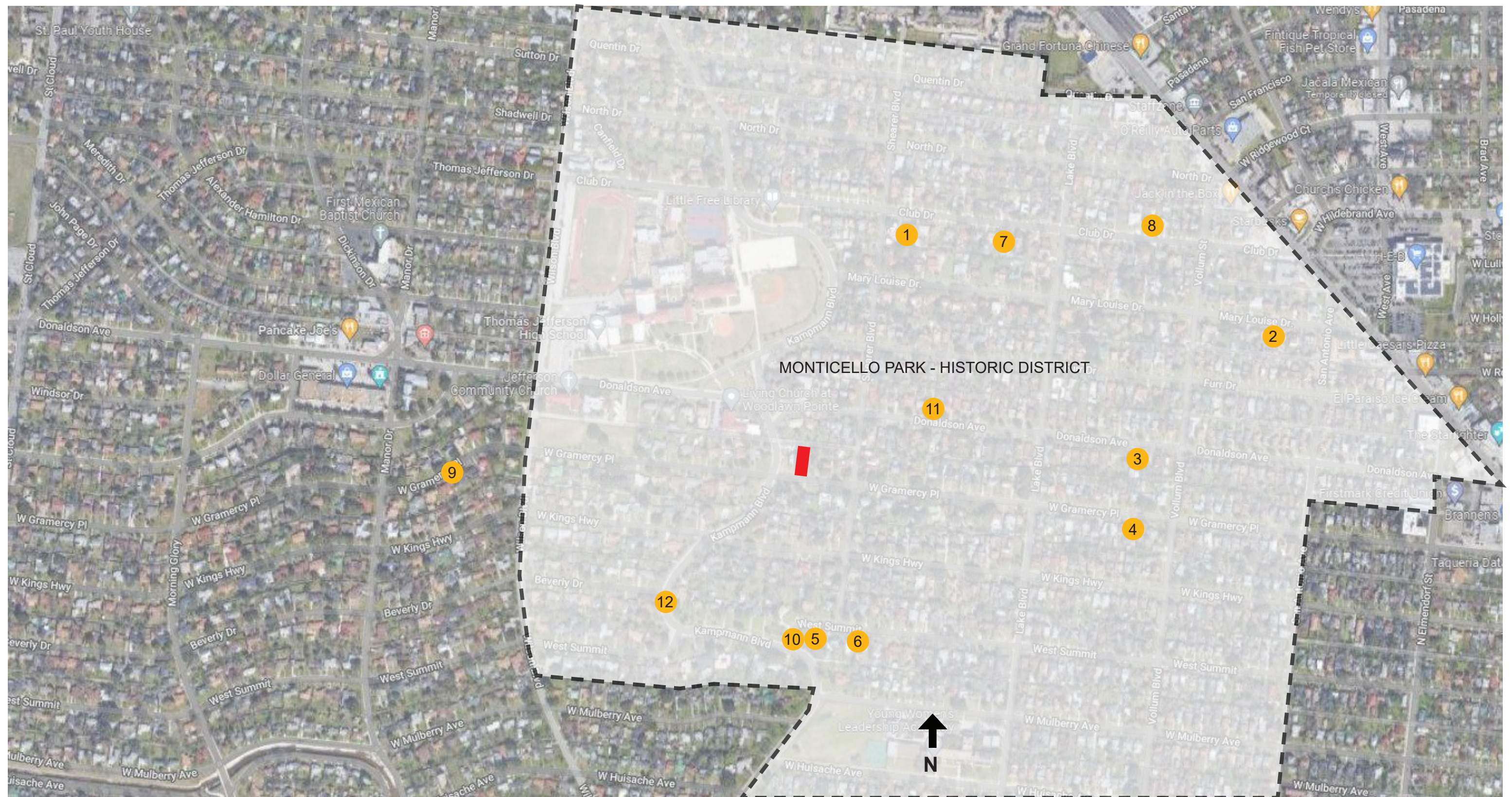


4. 348 MARY LOUISE DR.



5. 618 KAMPMANN BLVD.

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME CONTEXTUAL ANALYSIS - MID CENTURY EXAMPLES



**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
CONTEXTUAL ANALYSIS - TYPICAL ENTRY CONDITIONS**



1. 368 CLUB DRIVE



2. 222 MARY LOUISE



3. 414 DONALDSON

***STOOPS RATHER THAN PORCHES



4. 2016 GRAMERCY



5. 2022 W SUMMIT



6. 2170 W SUMMIT

***RECESSED ENTRIES NOT UNCOMMON

**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
CONTEXTUAL ANALYSIS - TYPICAL ENTRY CONDITIONS**



7. 310 CLUB DRIVE



8. 211 CLUB DRIVE



9. 2410 W GRAMERCY

***DOUBLE ENTRY DOORS ABUNDANT



10. 2202 W. SUMMIT



11. 535 DONALDSON



12. 701 KAMPMANN

**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
CONTEXTUAL ANALYSIS - TYPICAL ENTRY CONDITIONS**



STONE
COLOR - LIMESTONE LEUDERS
STYLE - RANDOM



RECLAIMED CARVED WOOD DOORS
COLOR - STAINED SW SHAGBARK
*ACTUAL PHOTO OF RELAIMED DOORS

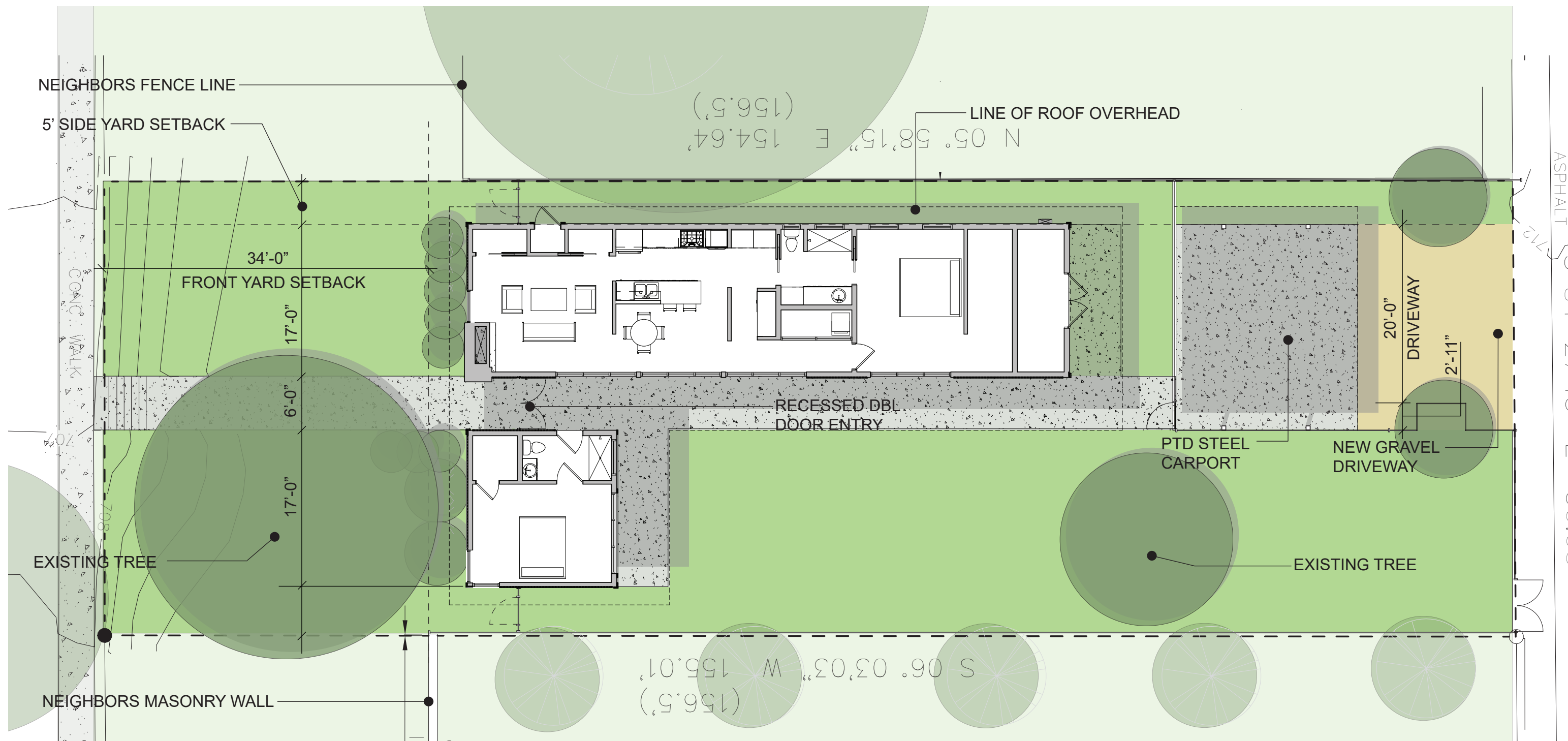


VERTICAL WOOD SLAT SIDING
COLOR - SW 3042 WOODLAND STAIN
STYLE - VERTICAL WOOD SLAT

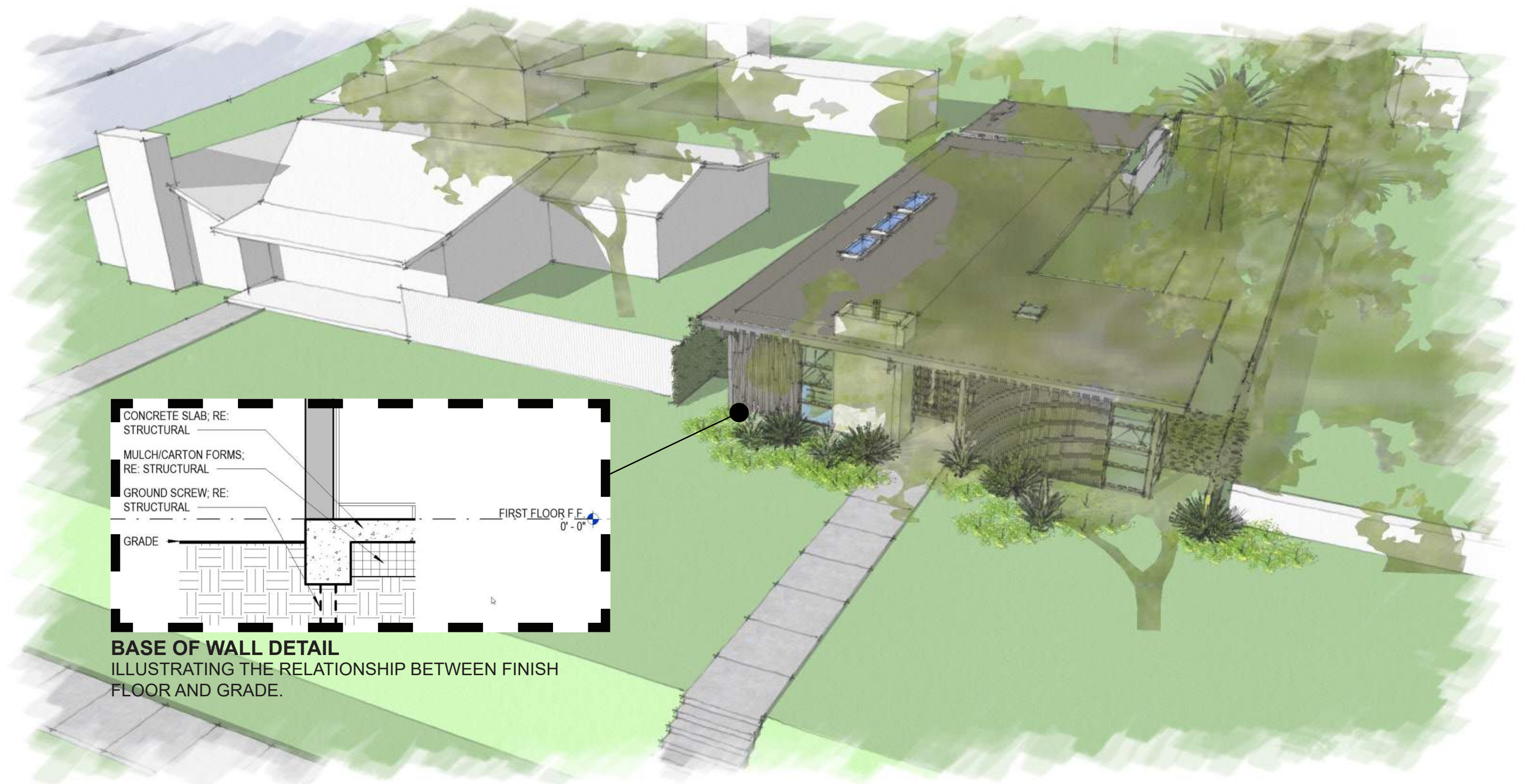
CONCEPTUAL APPROVAL STIPULATIONS

v. That the applicant modifies the proposed cladding to feature rock or stone in keeping with the cladding materials traditionally used in the district.

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
STREET FACE - RENDERING



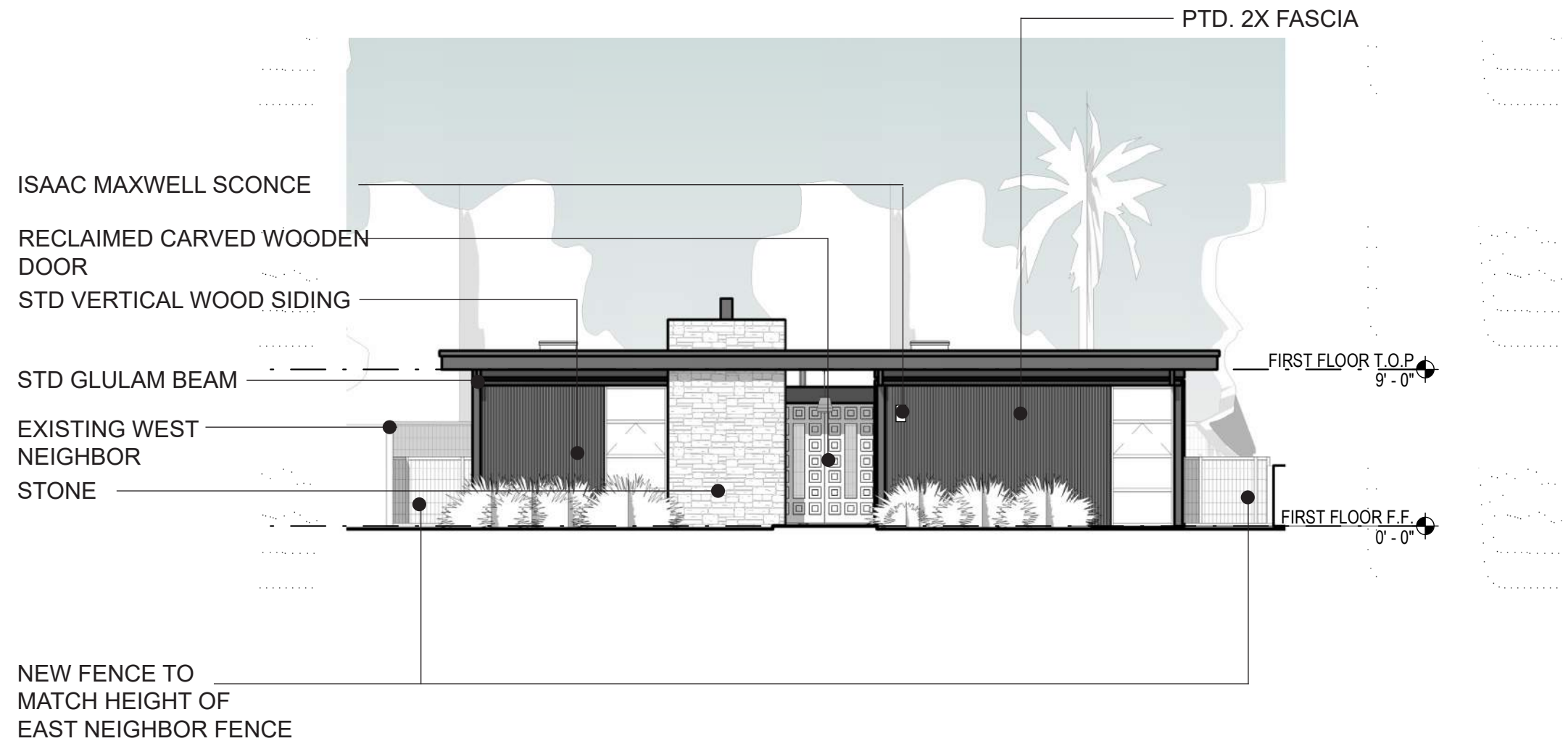
**2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
SITE PLAN**



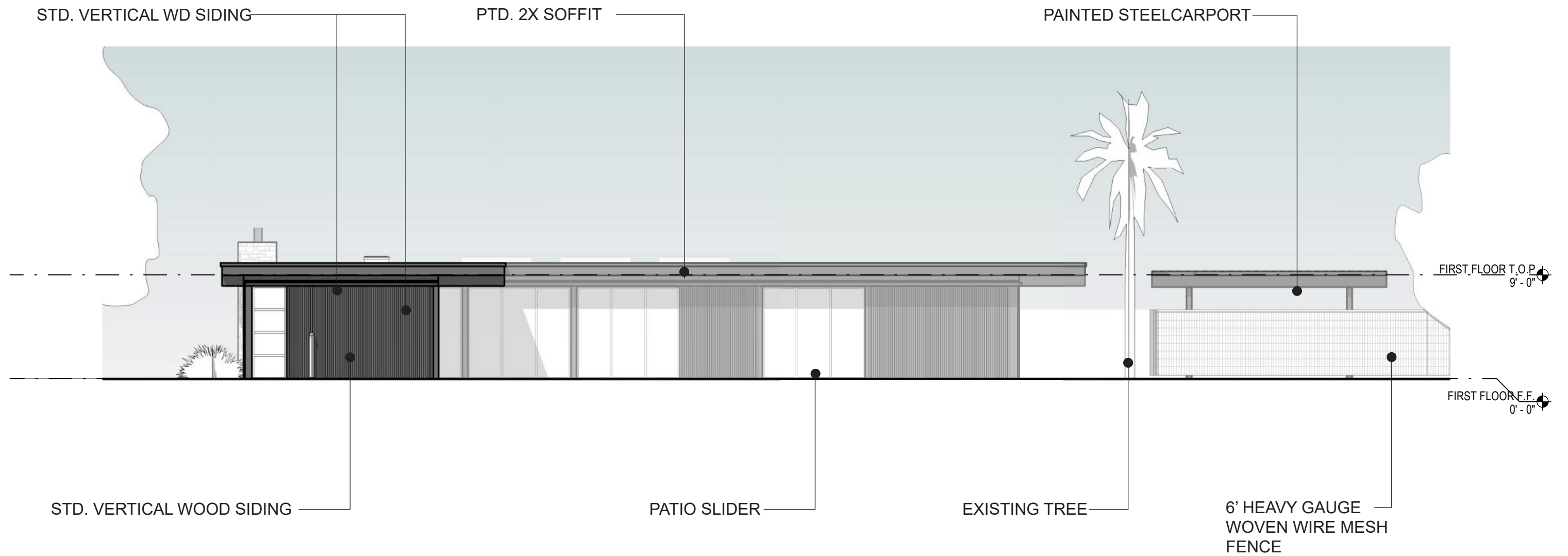
CONCEPTUAL APPROVAL STIPULATIONS

i. That the applicant submits foundation and floor heights showing the scale and massing relative to adjacent structures to staff for review prior to returning to the HDRC based on finding d.

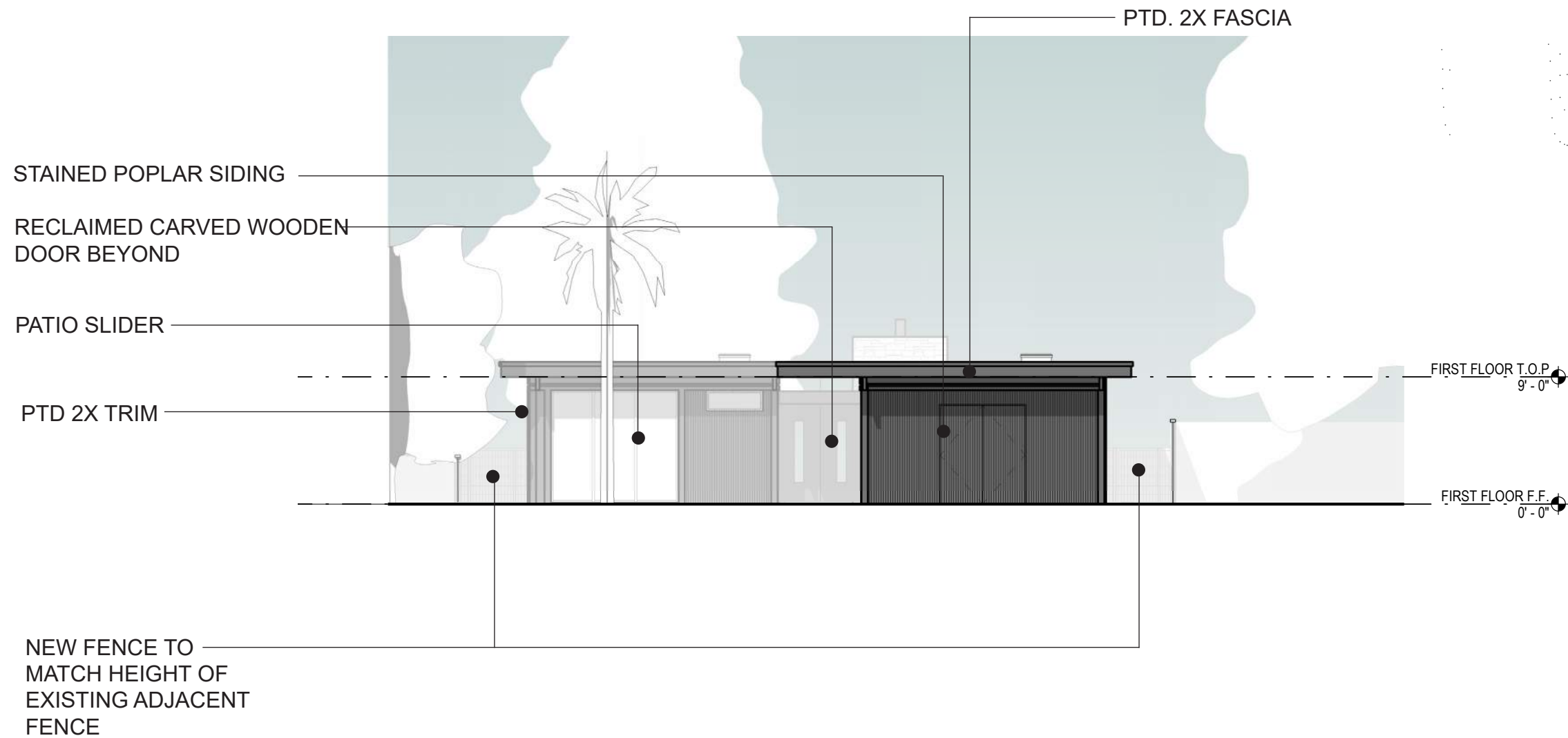
2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
AERIAL - CONTEXT RELATIONSHIP



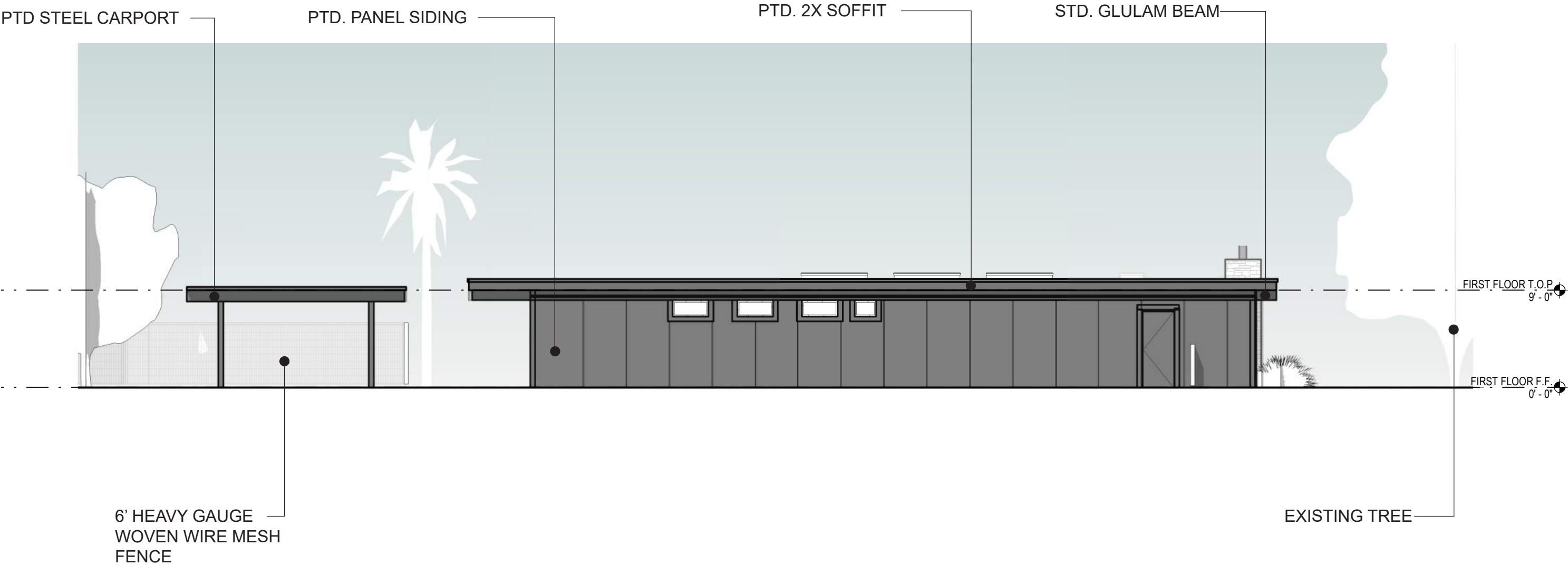
2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
SOUTH - STREET FACING ELEVATION



2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
EAST - COURTYARD ELEVATION



2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
NORTH - ALLEY FACING ELEVATION



2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
WEST - NEIGHBOR FACING ELEVATION



STAIN SELECTION
COLOR - SW3042 WOODLAND
LOCATION - VERTICAL SIDING



PAINT SELECTION
COLOR - SW3001 SHAGBARK
LOCATION - ANTIQUE CARVED DOOR



PAINT SELECTION
COLOR - SW7068 GRIZZLE GREY
LOCATION - FASCIA AND TRIM



STONE
COLOR - LIMESTONE LUEDERS
STYLE - RANDOM



VERTICAL WOOD SIDING
COLOR - SW 3042 WOODLAND STAIN
SPECIES- CLEAR POPLAR



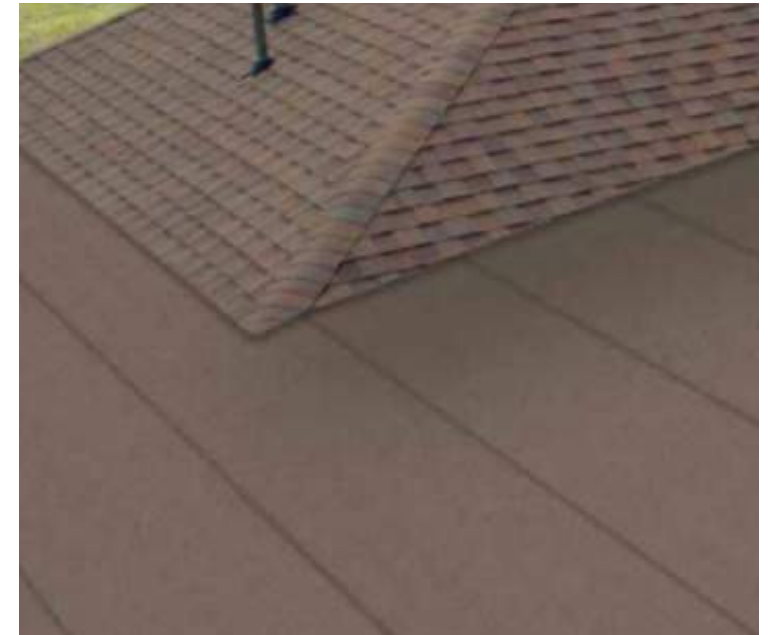
TOUNGE AND GROOVE SOFFIT
COLOR - SW3042 WOODLAND STAIN

CONCEPTUAL APPROVAL STIPULATIONS
v. That the applicant modifies the proposed cladding to feature rock or stone in keeping with the cladding materials traditionally used in the district.



FENCE

DESIGN - PAINTED STEEL-FRAME AND WELDED WIRE MESH, GROWN OVER WITH A VARIETY OF CLINGING VINES



MODIFIED BIT ROOF

COLOR - WEATHERED WOOD
LOCATION - MAIN HOUSE ROOF



ISAAC MAXWELL SCONCE

COLOR - COPPER
STYLE - PUNCHED



RECLAIMED CARVED WOOD DOORS

COLOR - STAINED SW SHAGBARK
*ACTUAL PHOTO OF RELAIMED DOORS



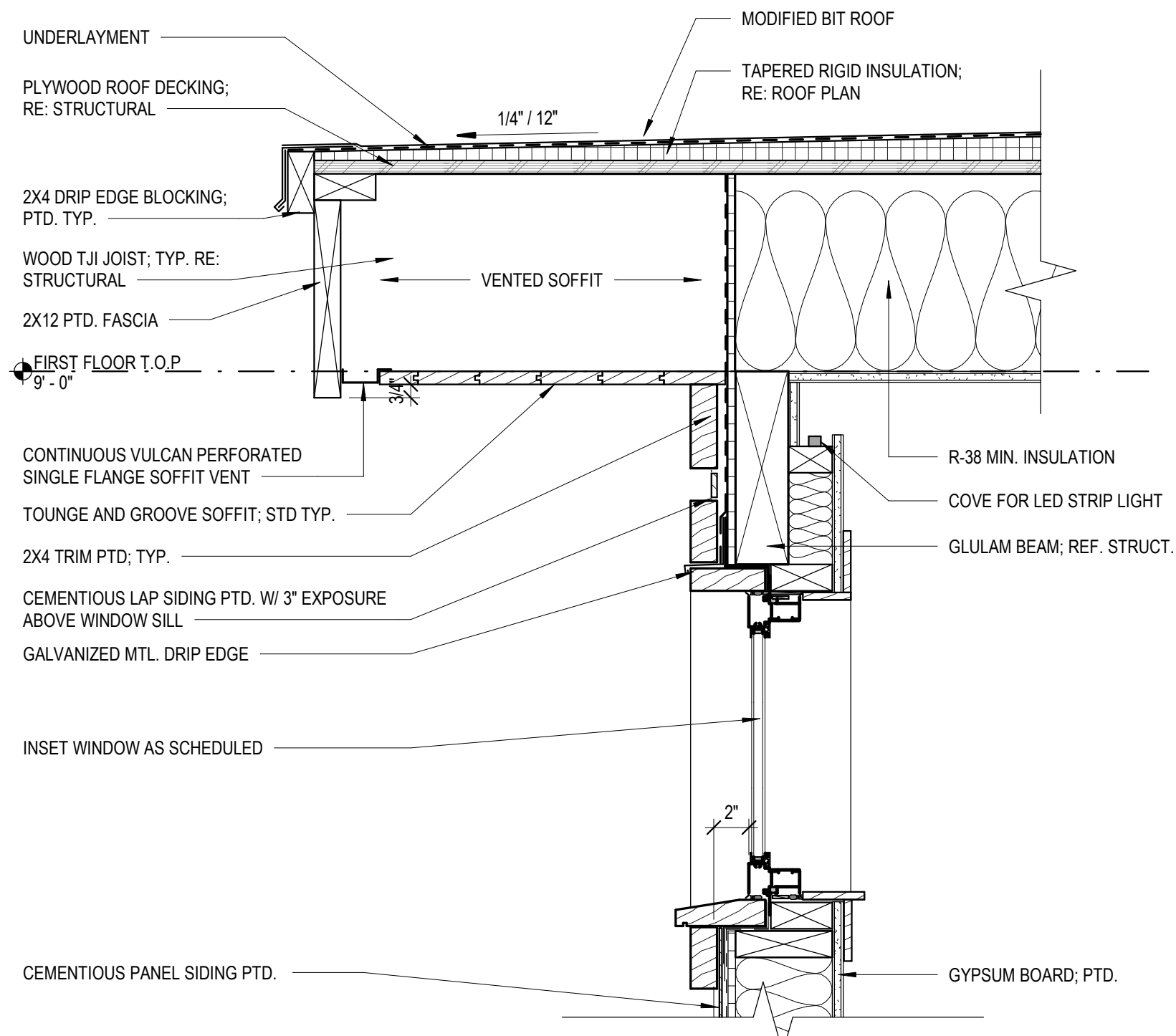
GLOBE PENDANT LIGHT FIXTURE

COLOR - OPAQUE GLOBE

CONCEPTUAL APPROVAL STIPULATIONS

vi. That the applicant proposes a roofing material that is more in keeping with materials commonly found in the district.

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
MATERIAL PALETTE



DON YOUNG ALUM. WINDOW
 COLOR - DARK BRONZE
 STYLE - AWNING



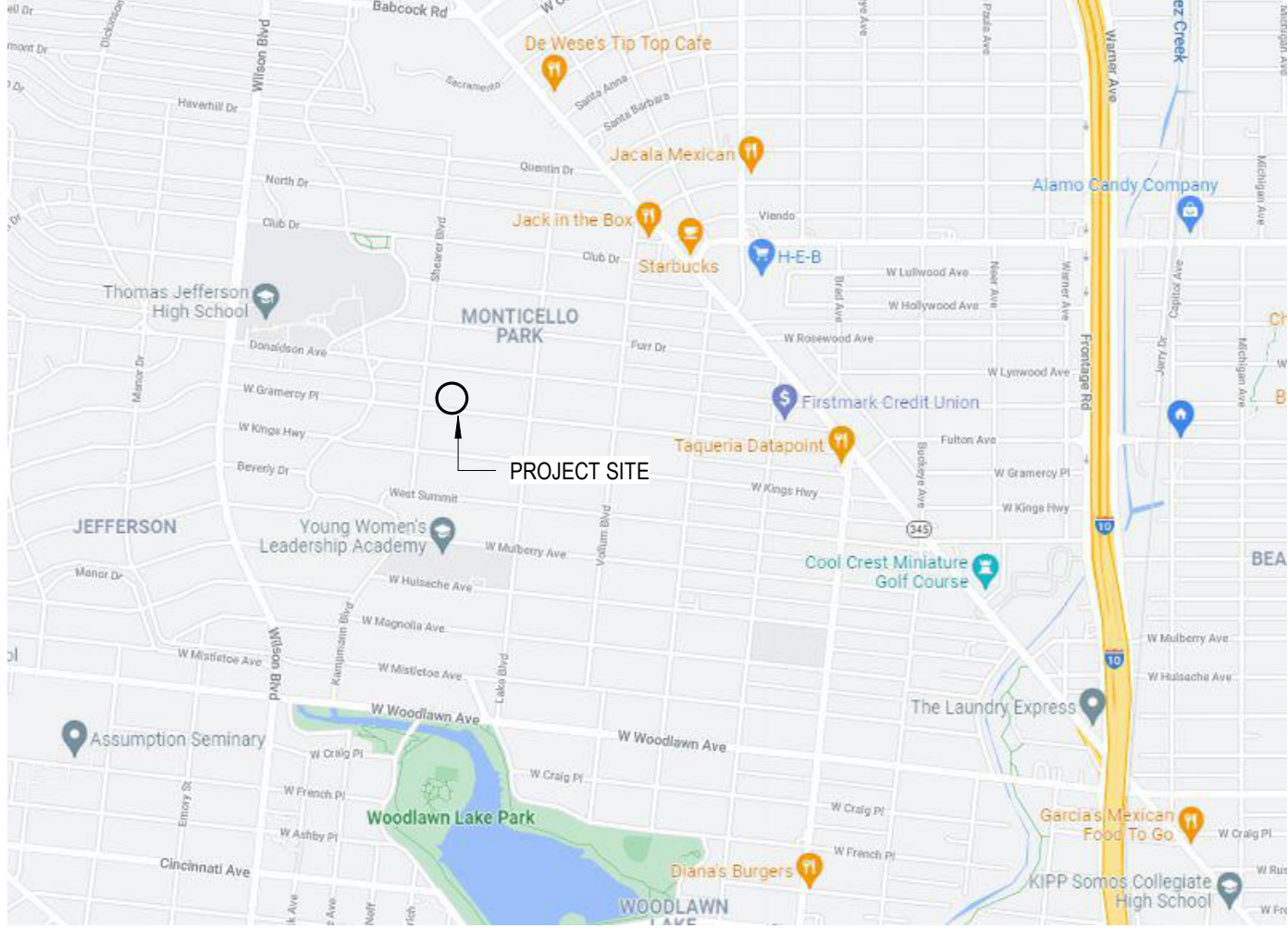
DON YOUNG PATIO GLIDER
 COLOR - DARK BRONZE
 STYLE - AWNING

CONCEPTUAL APPROVAL STIPULATIONS

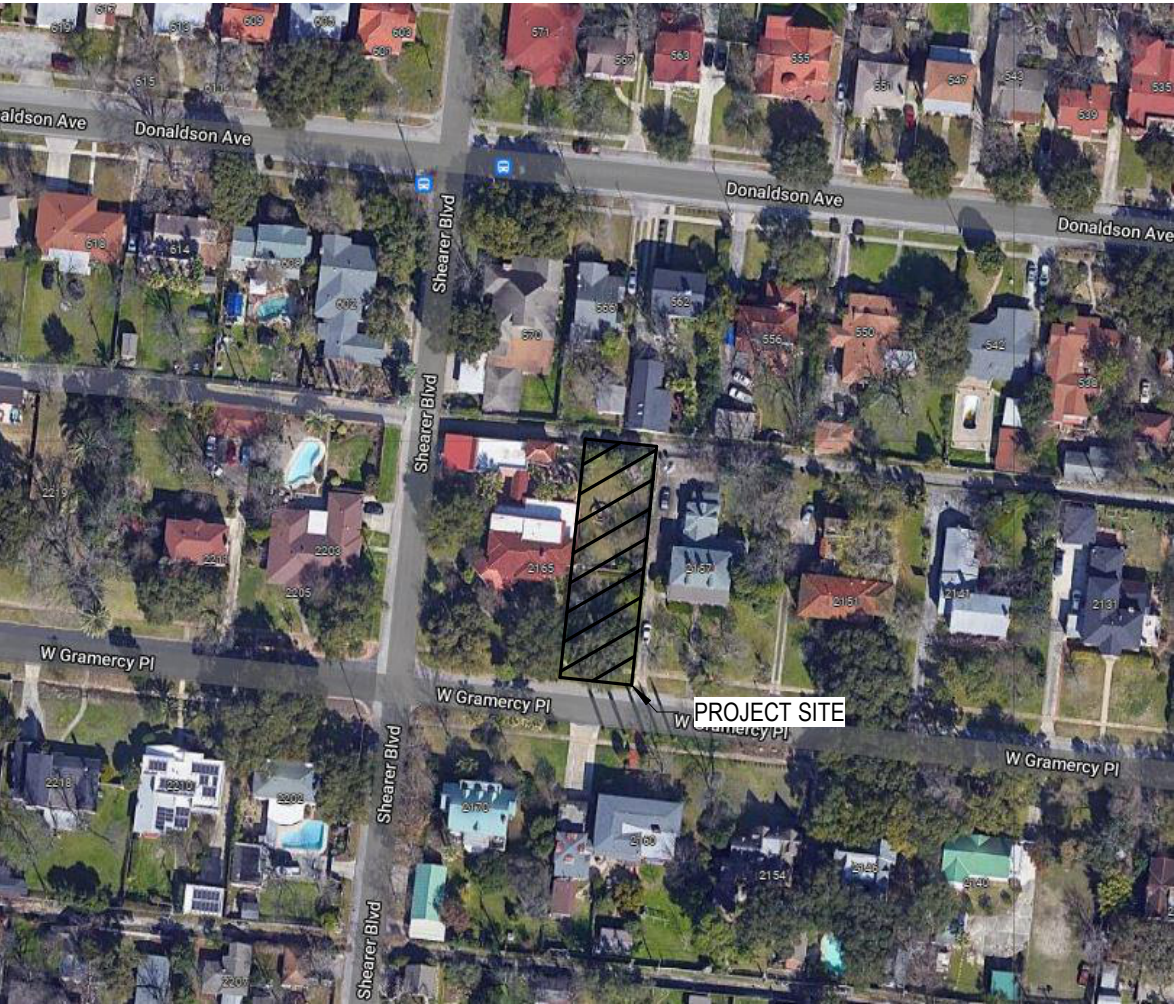
ii. Wood or aluminum-clad wood windows are recommended and should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity.

2219 W. GRAMERCY PLACE - SINGLE FAMILY HOME
WINDOW DETAILS

ARCHITECTURAL SHEET INDEX		
#	SHEET NAME	DATE
A0.10	GENERAL NOTES AND MATERIAL DESCRIPTIONS	04/21/21
A2.01	FLOOR PLAN	09/07/21
A5.01	EXTERIOR ELEVATIONS	
A6.01	BUILDING SECTIONS	
A7.00	DETAILS	11/08/21
A7.01	INTERIOR ELEVATIONS	11/11/21



CITY VICINITY MAP



PROJECT VICINITY MAP

GRAMERCY HOUSE

2219 W. GRAMERCY PLACE
SAN ANTONIO, TX. 78201



EXTERIOR MATERIAL NOTES :

** ALL MATERIALS TO BE FACTORY PRIMED AND FIELD PAINTED WHERE APPLICABLE. COORDINATE WITH PROJECT MANAGER**

FASCIA: INDICATES NOMINAL 2 X 12 PAINTED. CONTRACTOR TO PUTTY AND SEAL ALL FASTENER LOCATIONS TO CONCEAL.

VERTICAL SIDING: INDICATES NOMINAL 2X2 CLEAR POPLAR LUMBER, GLUED TO SUBSTRATE AND FACE NAILED USING CASING NAILS. SIDING AND SUBSTRATE TO BE SOLID STAINED APPLIED AFTER VERTICAL INSTALLATION.

PANEL SIDING: INDICATES 4' X 8' X 5/16" SMOOTH CEMENTITIOUS PANEL. CUT PANEL AS REQUIRED FOR DESIRED LOOK. ALL JOINTS SHALL BE CONCEALED WITH CEMENTIOUS BATTEN AS INDICATED ON THE DRAWINGS.

FACE STONE: INDICATES LIMESTONE LUEDERS WITH MORTAR JOINT COLOR BLEND AS DETERMINED BY ARCHITECT AND APPROVED BY OWNER. USE TYPE S MORTAR ABOVE GRADE. JOINT REINFORCING 9GA. 2 WIRE DIAGONAL. MASONRY TIES 9 GA. GALVANIZED ADJUSTABLE MASONRY TIES. PROVIDE WEEP HOLES AT BOTTOM OF WALL 4" O.C. AND THRU WALL FLASHING WITH 4" MIN. SHIP LAP OVERLAP INCLUDING PROPER INSIDE AND OUTSIDE CORNERS AND END DAMS. MASONRY TO BE SUPPORTED BY 5 1/2" MASONRY LUG AS INDICATED ON SLAB FORMING PLAN AND DETAILS.

SOFFIT: INDICATES 1/4" NON-VENTED SMOOTH CEMENTITIOUS PANEL. PROVIDE 1X2 REAL TRIM AT BACK SIDE OF FASCIA THEN INSTALL CONTINUOUS SINGLE FLANGE VULCAN PERFORATED SOFFIT VENT TO THE INSIDE OF TRIM. SOFFIT TO COVER REMAINING OPEN AREA OF SOFFIT.

TRIM: INDICATES 5/4" THICK REAL TRIM BY WOODTONE OR APPROVED SUBSTITUTION. SIZE INDICATED ON PLANS IS NOMINAL WIDTH. TRIM TO BE PAINTED AS INDICATED IN PLANS

CASEWORK NOTES :

- 1) WALL CABINETS ARE 12" DEEP.
- 2) BASE CABINETS ARE 24" DEEP.
- 3) VANITY CABINETS ARE 22" DEEP.
- 4) (1) ADJUSTABLE SHELF IN 18" HIGH WALL CABINETS. (2) ADJUSTABLE SHELVES IN WALL CABINET UP TO 30" TALL AND (3) ADJUSTABLE SHELVES IN ALL OTHER CABINETS.
- 5) (1) ADJUSTABLE SHELF IN BASE CABINETS.
- 6) (4) ADJUSTABLE SHELVES IN FULL HEIGHT CABINETS.
- 7) 24" MAXIMUM DOOR WIDTH IN WALL AND BASE CABINETS.
- 8) 30" MAXIMUM BASE CABINET DRAWER WIDTH.
- 9) PLASTIC LAMINATE APPLIED TO ALL EXPOSED SURFACES. PROVIDE MELAMINE ON INTERIORS AND SHELVING.
- 10) PROVIDE CLEAR CAULK AT ALL CORNER SEAMS.
- 11) MILLWORK SUPPLIER TO FIELD VERIFY ALL DIMENSIONS.
- 12) PROVIDE 3" FILLER PANEL AT ALL INSIDE CORNERS OF WALL AND BASE CABINETS.
- 13) PROVIDE 1" MINIMUM, 3" PREFERRED, FILLER PANEL AT ALL HORIZONTAL LOCATIONS WHERE FACE OF CABINET IS ADJACENT TO WALL.
- 14) PROVIDE FINISHED END PANELS AS REQUIRED AT ALL EXPOSED AREAS.
- 17) ALL BREAKFAST BARS AND/OR ISLANDS TO HAVE BRACKET SUPPORT WHEN EXTENDING FURTHER THAN 1'-0".
- 18) ALL P. LAM. COUNTERTOPS AND VANITY TOPS SHALL HAVE A 1 1/2" NO-D RIP FRONT EDGE AND 4" HIGH ROLLED BACKSPLASH UNLESS NOTED OTHERWISE.
- 19) ABBREVIATIONS ON ELEVATIONS INDICATE:
W = WALL CABINET
B = BASE CABINET
SB = SINK BASE CABINET
VB = VANITY BASE CABINET
VSB = VANITY SINK BASE CABINET
MB = MICROWAVE BASE CABINET
U = UTILITY
LC = LINEN CABINET
FP = FACE PANEL
- 21) ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH HARDBOARD BACKING.
- 22) PROVIDE 3/4" QUARTER-ROUND TRIM AT ALL EXPOSED EDGES OF BOTTOM OF BASE CABINETS AND END PANELS WHERE MEETS THE FLOOR AND/OR WALL. COLOR AND FINISH TO MATCH CABINETS.
- 23) PROVIDE INVERTED WALL BASE AT TOP OF PARTIAL HEIGHT WALLS WHERE THEY MEET THE BOTTOM OF COUNTERTOP AND/OR WALL CAP.

WINDOW NOTES :

- 1) PROVIDE REMOVABLE INSECT SCREENS AT ALL OPERABLE WINDOWS.
- 2) ALL WINDOWS TO BE FIXED AND/OR AWNING HUNG. INSULATED DOUBLE PANEL LOW-E. ALUMINUM WINDOWS. COLOR TO BE BRONZE. GLAZING SHALL CONFORM TO SHGC AND U-FACTORS AS DEFINED IN IECC.
- 3) SUBMIT SHOP DRAWINGS AND COLOR SAMPLE TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING WINDOWS.
- 4) WINDOW SCHEDULE, FLOOR PLANS AND ELEVATIONS SHALL BE REVIEWED BEFORE BIDDING FOR COMPREHENSIVE NUMBER AND PLACEMENT.

DOOR NOTES :

- 1) PROVIDE LEVER HANDLE HARDWARE AT ALL DOORS. UNLESS NOTED OTHERWISE.
- 2) VERIFY HARDWARE WITH OWNER.
- 3) ALL DOORS TO BE PRE HUNG EXCEPT BIFOLD DOORS. ALL DOOR FRAMES TO BE WOOD UNLESS OTHERWISE NOTED.
- 4) REFER TO HARDWARE GROUPS ON SHEET A0.60 FOR TYPICAL DOOR HARDWARE SETS.
- 5) ALL GROUND FLOOR ENTRY DOORS, DOORS TO PATIOS TO HAVE FULLY ACCESSIBLE THRESHOLD. SEE SLAB FORMING FOR FOUNDATION LEAVE OUTS AT SLIDING DOORS.
- 9) ALL GLAZING / DOOR ASSEMBLIES SHALL CONFORM TO SHGC & U FACTORS DEFINED IN DOOR SCHEDULE AND IECC REPORTS.
- 10) INTERIOR DOORS TO BE FLUSH-FINISH HOLLOW CORE, WOOD DOORS.
- 11) ALL DOOR CASING WITH EASED EDGE ON BOTH SIDES.

SIDING AND TRIM NOTES :

- 1) INSIDE CORNER TRIM TO BE 2X2.
- 2) OUTSIDE CORNER TRIM TO BE 2X4 UNLESS NOTED OTHERWISE.
- 3) TRIM ADJACENT TO WINDOWS AND DOORS SHALL HAVE A THICKNESS OF 2X6.
- 4) ALL OTHER TRIM TO BE 5/4 THICK UNLESS NOTED OTHERWISE.
- 5) PROVIDE 3/8" VERTICAL GAP TRIM BETWEEN TRIM AND ANY MASONRY PRODUCTS. PROVIDE SEALANT WITH BACKER ROD AT JOINT.
- 7) PROVIDE 2" FLASHING ABOVE AND SEALANT BELOW TRIM PIECES AT ALL HORIZONTAL TRANSITIONS BETWEEN DISSIMILAR MATERIALS. PROVIDE 2" FLASHING ABOVE AND BELOW TRIM INSTALLED OVER TOP OF DOORS AND/OR WINDOWS INCLUDING THOSE ON BALCONIES AND IN BREEZEWAYS.
- 8) WHEN INSTALLING TRIM AND SIDING, MAINTAIN THE FOLLOWING CLEARANCES:
-6" MINIMUM ABOVE GRADE OR LANDSCAPING BEDS.
-1'-2" BETWEEN ROOFS, DECKS, PATHS, STEPS, DRIVEWAYS OR OTHER WALKING SURFACES.
-1" BETWEEN GUTTERS AND TRIM(HOLD) GUTTER OFF WALL.
PROVIDE END CAP AND KICK-OUT FLASHING.
-1/2" MINIMUM ABOVE ROOFS, DECKS, PATHS, STEPS, DRIVEWAYS OR ANY MASONRY PRODUCT.
-1/4" BETWEEN HORIZONTAL FLASHING.
- 9) VERIFY ANY ADDITIONAL CLEARANCE REQUIREMENTS WITH TRIM AND SIDING SUPPLIER. ALL CLEARANCES ARE TO BE LEFT CLEAR WITH NO OBSTRUCTIONS.
- 10) SIDING TO BE HELD 1/4" SHORT OF ADJACENT DISSIMILAR MATERIALS. SIMILAR MATERIALS TO BE BUTT JOINTED.
- 11) PROVIDE CONTINUOUS SEALANT JOINT AT ALL 'HEAD', 'JAMB' AND/OR BUTT JOINT CONDITIONS. PROVIDE FLASHING AT HORIZONTAL 'SILL' CONDITIONS BETWEEN DISSIMILAR MATERIALS AND ENSURE GAP IS MAINTAINED FREE OF ANY OBSTRUCTIONS.
- 12) WHERE SIDING IS ADJACENT TO OTHER BUILDING COMPONENTS, SAW CUT SO BOTTOM EDGE OF CUT IS PARALLEL TO ADJACENT SURFACE WHILE MAINTAINING CLEARANCE REQUIREMENTS.

MASONRY NOTES :

- 1) PROVIDE MASONRY AT LOCATIONS SHOWN ON DRAWINGS.
- 2) PROVIDE CONCRETE BRICK LEDGE AS SHOWN ON STRUCTURAL DRAWINGS
- 3) PROVIDE 2-PIECE GALVANIZED ADJUSTABLE MASONRY TIES AT SPACING NOT GREATER THAN 16" HORIZONTAL OR VERTICAL.
- 5) INSTALL METAL FLASHING AT ALL LOCATIONS EXPOSED TO THE EXTERIOR AND FLEXIBLE FLASHING AT LOCATIONS NOT EXPOSED TO THE EXTERIOR.
- 6) PROVIDE MORTAR NET AND CLEAN WALL CAVITY OF EXCESS MORTAR TO ENSURE PROPER MOISTURE DRAINAGE.
- 7) INSTALL TOOLED OPEN GROUT WEEPS AT 16" O.C. MAX AT FOUNDATIONS, LINTELS AND ALL VERTICAL SUPPORT ANGLES.

GLAZING NOTES :

- 2) EXTERIOR GLAZING = 5/8" DOUBLE PANE, LOW-E CLEAR GLASS.
- 3) PROVIDE TEMPERED GLASS FOR ALL LOCATIONS AS FOLLOWS AND/OR AS REQUIRED BY SECTION 2406.4 OF 2018 IBC:
- GLAZING LOCATED IN DOORS.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED ABOVE WHICH MEETS ALL THE FOLLOWING CONDITIONS:
-EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
-EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
-EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
-ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

DIMENSION NOTES :

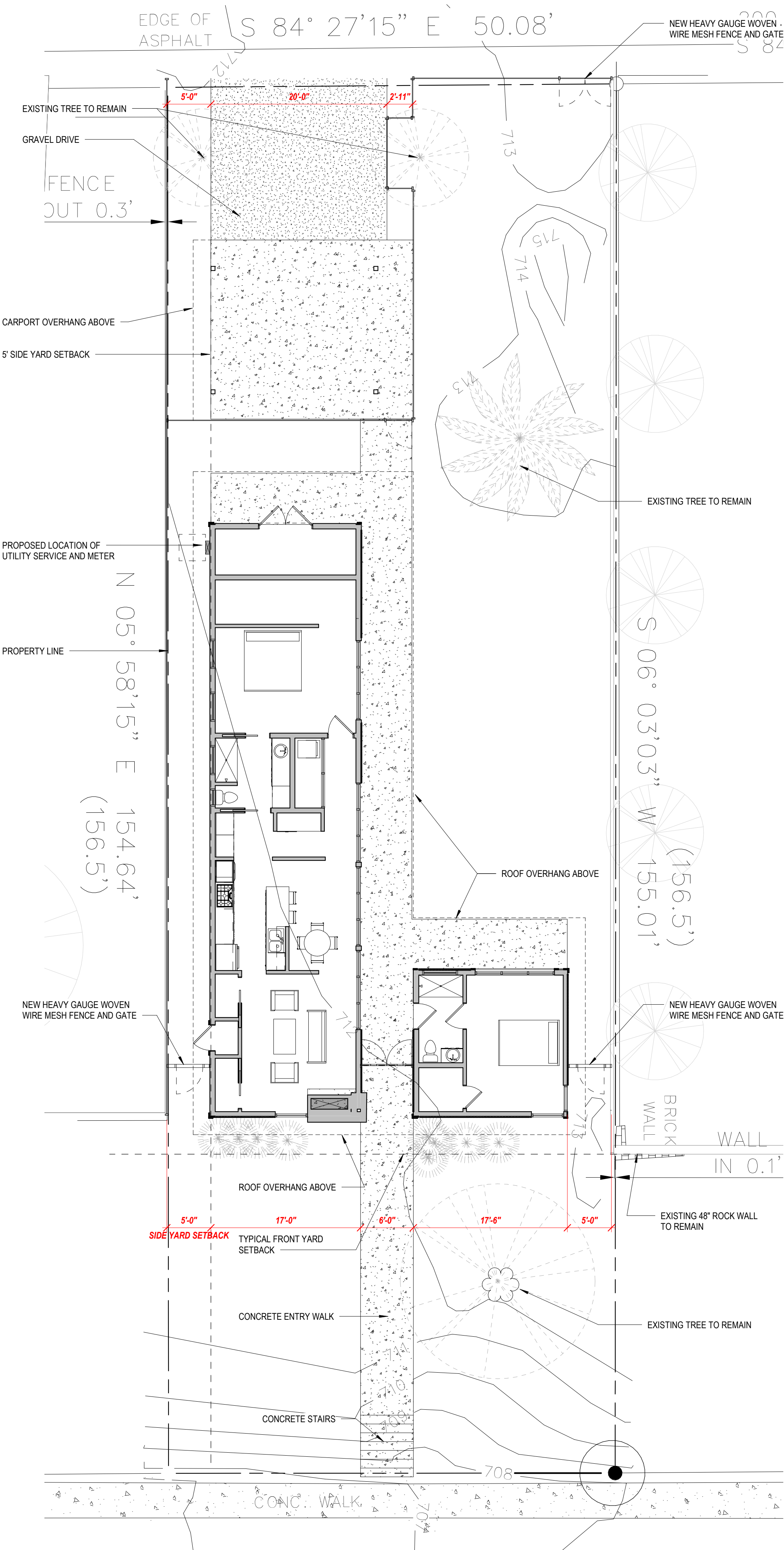
- 1) EXTERIOR DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION SLAB, FACE OF STEP IN SLAB OR SLOPE DIRECTION, AND/OR FACE OF FRAMING.
- 2) INTERIOR DIMENSIONS ARE TO FACE OF FRAMING. UNLESS NOTED OTHERWISE.
- 3) WINDOWS AND DOORS ARE DIMENSIONED TO CENTERLINE OF ROUGH OPENING.
- 5) DOORS NOT LOCATED BY DIMENSION ARE EITHER CENTERED ON SPACE OR 4" FROM SIDEWALL AS SHOWN.

ROOF PLAN NOTES :

- 1) ROOFING SHALL CONFORM WITH SMACNA & NRCA REQUIREMENTS.
- 2) ROOFS TO BE CONSTRUCTED WITH ROOF PITCHES AS NOTED ON ROOF PLANS.
- 4) ALL OVERHANGS TO BE 2'-0" UNLESS NOTED OTHERWISE.
- 7) VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH MEP DRAWINGS.
- 8) REFER TO ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TREATMENT OF ALL VALLEYS AND VERTICAL TRANSITIONS NEEDED FOR WARRANTY.
- 10) ALL RESPECTIVE TRADES ARE RESPONSIBLE FOR PROVIDING PROPER FLASHING, CRICKETS AND TERMINATIONS AS REQUIRED PER EACH MANUFACTURERS' RECOMMENDATIONS AND ENSURING THERE PENETRATIONS ARE WATER TIGHT.
- 11) ALL ROOF COVERINGS TO HAVE AT LEAST A CLASS 'B' RATING.
- 12) OPENINGS IN THE ROOF ARE NOT PERMITTED WITHIN 5'-0" OF INTERIOR FACE OF EXTERIOR WALLS.
- 14) INSTALL TPO ON ROOF SLOPES LESS THAN 2:12 UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURES INSTRUCTIONS.

CONSTRUCTION NOTES :

- 1) ALL PLUMBING AND EXTERIOR WALLS TO BE 2X6 STUDS. ALL OTHER WALLS TO BE 2X4 STUDS UNLESS OTHERWISE NOTED OR REQUIRED BY STRUCTURAL ENGINEER.
- 2) VERIFY VERTICAL HEAD AND THRESHOLD ROUGH-OPENING LOCATIONS FOR EXTERIOR SLIDING DOORS THAT ARE RECESSED INTO FOUNDATION. REFERENCE SLAB FORMING PLAN/STRUCTURAL DRAWINGS FOR LOCATIONS OF SLAB LEAVE OUTS AND MASONRY LUGS AND ASSOCIATED DIMENSIONS.
- 3) GYPSUM BOARD TO BE 5/8" THICK. USE TYPE 'X' AT TYPICAL LOCATIONS. USE MOISTURE RESISTANT GYP. BOARD AT WET WALLS IN BATHROOMS, KITCHEN, LAUNDRY AND/OR UTILITY AREAS WITHIN 2'-0" OF SINK AND TILE BACKER BD. OR DENSGLOSS BEHIND CERAMIC TILE.
- 4) INSTALL WATER RESISTANT GYPSUM BOARD AT TUB SURROUNDINGS.
- 5) INSULATE WATERLINE PIPING IN EXTERIOR WALLS AND/OR ATTIC SPACE.
- 7) PROVIDE 5/8" GYPSUM BOARD PREPROCK ONLY AS REQUIRED FOR R/A PLENUM AT A.C. UNIT.
- 8) PROVIDE FOAM BACKER ROD AND SEALANT AT SHIM SPACE AROUND EXTERIOR DOORS AND WINDOWS PRIOR TO INSTALLATION OF CASINGS.
- 10) PROVIDE 1-LAYER VAPOR BARRIER AT EXTERIOR FACE OF SHEATHING AT EXTERIOR WALLS. EXCEPT USE 2 LAYERS BEHIND STUCCO OR MASONRY VENER. INSTALL VAPOR BARRIER SYSTEMS COMPLETE WITH SEAM TAPE, WINDOW TAPE AND COMPONENTS NECESSARY TO MEET MANUFACTURERS WARRANTY REQUIREMENTS 15# BUILDING PAPER IS ACCEPTABLE AS A SECOND LAYER WHERE REQUIRED.
- 12) METAL FASTENERS, BRACKETS, BRACING, SADDLES, FLASHING, CONNECTORS AND OTHER METAL MATERIALS EXPOSED TO EXTERIOR ELEMENTS OR IN A VENTILATED ENCLOSURE SHALL BE CONSTRUCTED OF RUST RESISTANT, STAINLESS STEEL OR GALVANIZED METAL.
- 13) EXTERIOR SHEATHING SHALL BE AS NOTED ON STRUCTURAL DRAWINGS AT.
- 14) IN NON-SHEARWALL LOCATIONS, EXTERIOR SHEATHING SHALL BE 7/16" OSB OR 5/8" GYPSUM BOARD AND EXTEND FOR FULL LENGTH OF WALL. VERIFY SHEARWALL LOCATIONS AND TYPE W/ STRUCTURAL DRAWINGS.
- 17) GC TO COORDINATE LOCATIONS OF TRANSFORMERS, ELECTRICAL METERS AND PANELS, GAS METERS, WATER METERS, CONDENSERS, CABLE TV AND TELEPHONE SERVICE COMPANIES AND RESPECTIVE CONTRACTORS AND / OR SUB-CONTRACTORS.
- 19) ACCURATELY LOCATE BUILDINGS ON SITE AND NOTIFY ARCHITECT IF ANY PORTION OF A BUILDING IS LESS THAN 5'-0" FROM THE PROPERTY LINE OR VARIES FROM SHOWN DIMENSION ON ARCHITECTURAL SITE PLAN PRIOR TO COMMENCING BUILDING PAD PREPARATION WORK.
- 20) PRIOR TO SITE CLEARING, DEMOLITION AND / OR GRADING, CONTRACTOR IS TO WALK THE SITE WITH THE OWNER TO IDENTIFY EXISTING TREES AND UNDERSTORY VEGETATION TO BE PROTECTED IF ALLOWABLE PER SCOPE OF NEW CONSTRUCTION. (TREES SHOWN ON SITE PLAN DO NOT NECESSARILY REPRESENT ACTUAL TREES ON PROPERTY).

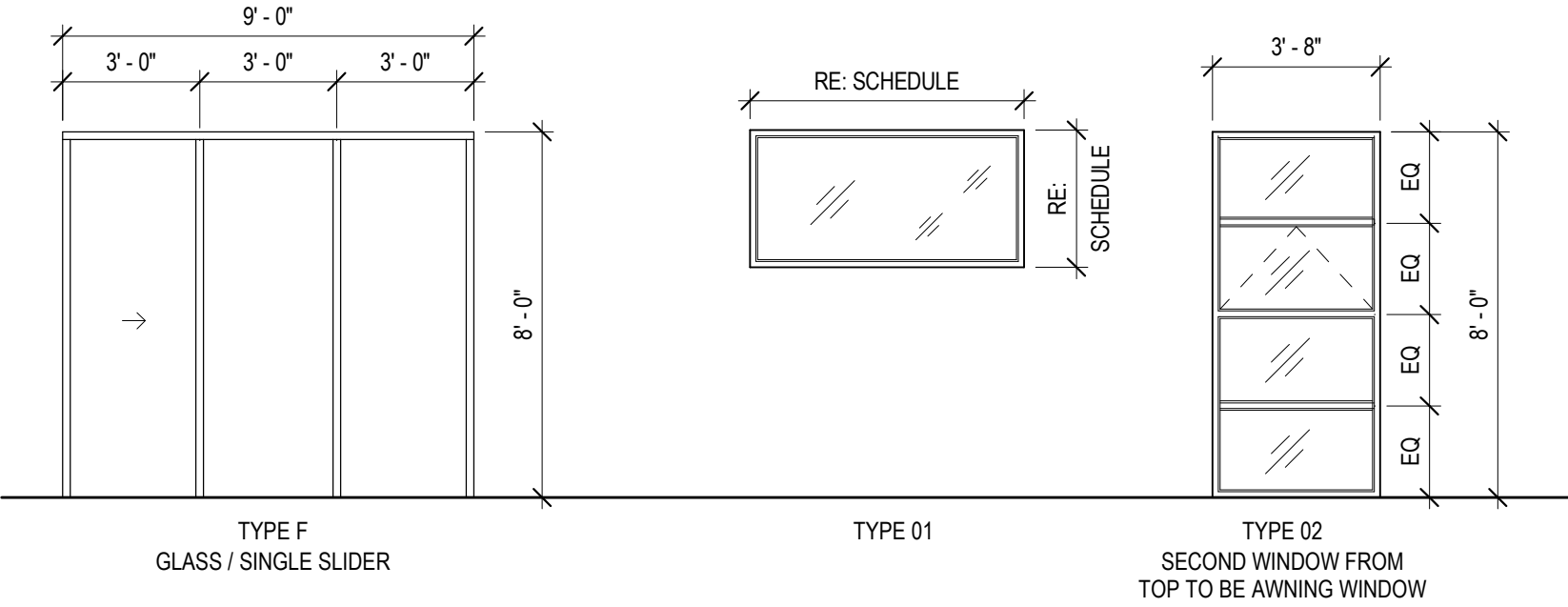
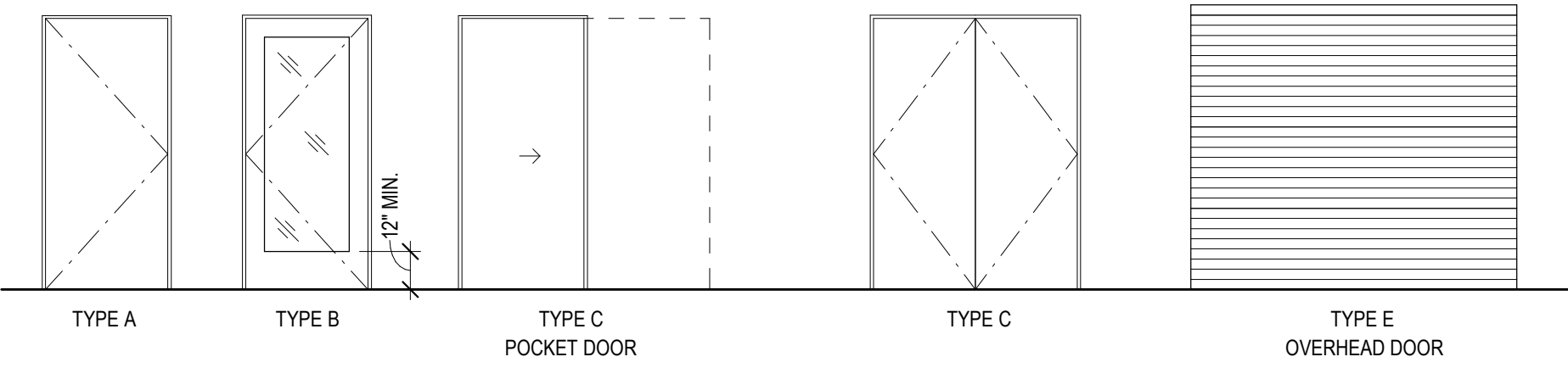


GENERAL NOTES - SITE PLAN

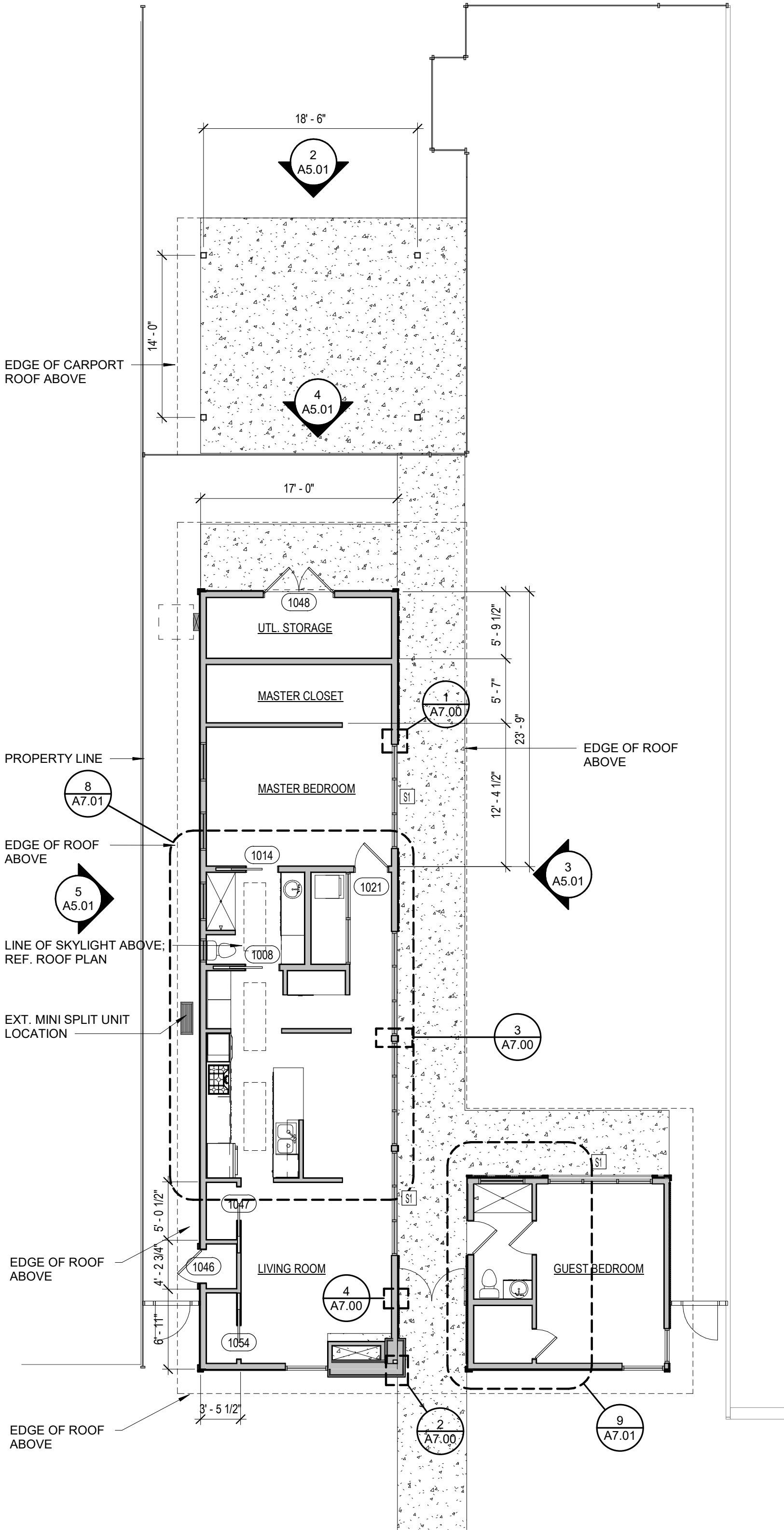
- G1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL WALK THROUGH THE STAGING AREA(S) AND THE ENTIRE SITE WITH OWNER. CONTRACTOR SHALL OUTLINE SEQUENCE OF WORK AND SPECIAL ACCESS REQUIRED OUTSIDE OF THE INDICATED WORK AREA SHOWN ON SITE PLAN. TO INSURE THAT ONGOING AND TIMELY OPERATIONS WILL NOT BE HINDERED IN ANY WAY.
- G2. CONTRACTOR SHALL LIMIT SITE WORK AND STAGING AREAS ONLY THAT WHICH IS NECESSARY FOR INSTALLING OF NEW WORK. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE AND SOILS EROSION. ANY DAMAGE TO EXISTING SITE DUE TO CONSTRUCTION ACTIVITIES OR SITE ACCESS SHALL BE RESTORED TO ITS ORIGINAL CONDITION. REFER TO SITE PLAN FOR TREES TO REMAIN AND BE PROTECTED.
- G3. EXISTING CURB CUTS AND CONCRETE DRIVEWAYS SHALL BE PROTECTED FROM DAMAGE AND DESTRUCTION.
- G4. ALL SITE DEBRIS AND CLEARED MATERIALS SHALL BE REMOVED AND DISCARDED FROM THE SITE PER PROJECT MANUAL SPECIFICATIONS. ABSOLUTELY NO DEBRIS OR CLEARED SITE REFUSE SHALL BE BURIED.
- G5. REFER TO SITE PLAN FOR TREES TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
- G6. UNDER NO CIRCUMSTANCES EITHER BY CONTRACTOR OR UTILITY CONTRACTOR, SHALL ANY TREES OF ANY SIZE WHICH ARE NOTED 'TO BE REMOVED' ON THE SITE PLAN BE DEMOLISHED OR PARTIALLY REMOVED WITHOUT FIRST OBTAINING PERMISSION BY THE OWNER AND ALSO WITHOUT NOTIFICATION AND RESPONSE TO PROCEED FROM THE ARCHITECT.
- G7. ANY TEMPORARY INTERRUPTION OF UTILITY SERVICES SHALL BE DECLARED TO THE OWNER WITH ADVANCE NOTIFICATION. CONTRACTOR SHALL ABIDE TO THE PROJECT MANUAL SPECIFICATIONS.
- G8. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WALKING THE SITE AND SECURING ANY ACCESS GATES OR FENCE OPENINGS THAT MAY ALLOW UNAUTHORIZED ACCESS TO THE CONSTRUCTION SITE.

DOOR SCHEDULE															
DOOR NUMBER	LOCATION	DOOR			TYPE	MATERIAL	FINISH	MARK	FRAME			FIRE RATING	HARDWARE SET		COMMENTS
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	THRESHOLD				
		5'-7 7/16"	7'-9"												RECLAIMED WOOD DOOR - PROVIDED BY OWNER
1008	MASTER BATH	2'-10"	7'-0"	1 3/4"											POCKET DOOR
1014	MASTER BATH	2'-8"	7'-0"	1 3/4"											POCKET DOOR
1021	MASTER BEDROOM	2'-10"	7'-0"	1 3/4"											
1041	EXTERIOR GUEST BATH	2'-10"	7'-0"	1 3/4"											
1043	GUEST CLOSET	2'-6"	7'-0"	1 3/4"											
1044	INTERIOR GUEST BATH	2'-10"	7'-0"	1 3/4"											
1046	EXTERIOR HW	2'-10"	7'-0"	1 3/4"											
1047	LIV. STORAGE	2'-10"	7'-0"	1 3/4"											
1048	UTL. STORAGE	6'-0"	7'-0"	1 3/4"											
1054	LIV. STORAGE	2'-10"	7'-0"	1 3/4"											

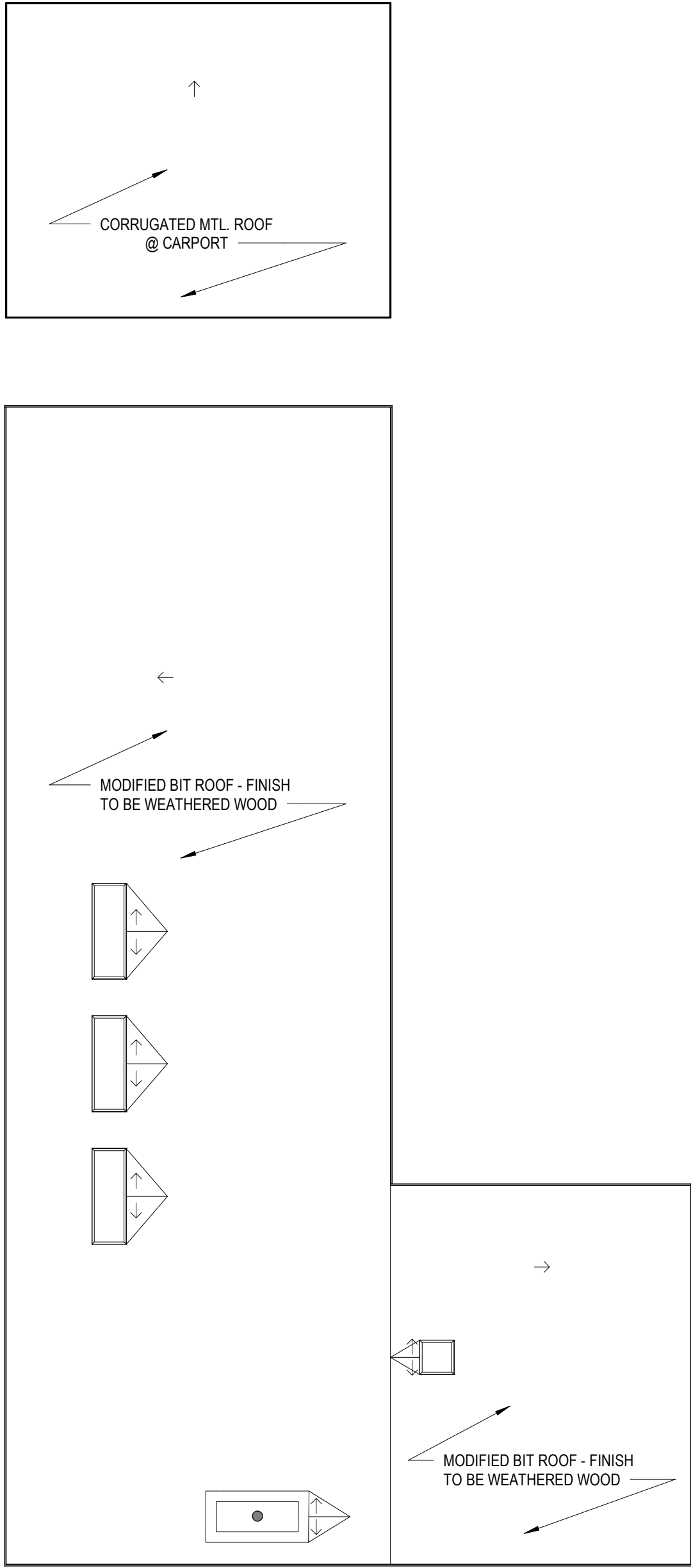
WINDOW SCHEDULE												
WINDOW TYPE	SIZE		FRAME		GLAZING		DETAILS			WINDOW PERFORMANCE		
	WIDTH	HEIGHT	FINISH	MATERIAL	TYPE	THICKNESS	HEAD	JAMB	SILL	SHGC	U. FACTOR	FIRE RATING
27	3'-4"	1'-6"	BRONZE	ALUM	LOW-E					0.23	0.42	
28	4'-0"	1'-6"	BRONZE	ALUM	LOW-E					0.23	0.42	
34	2'-0"	1'-6"	BRONZE	ALUM	LOW-E					0.23	0.42	



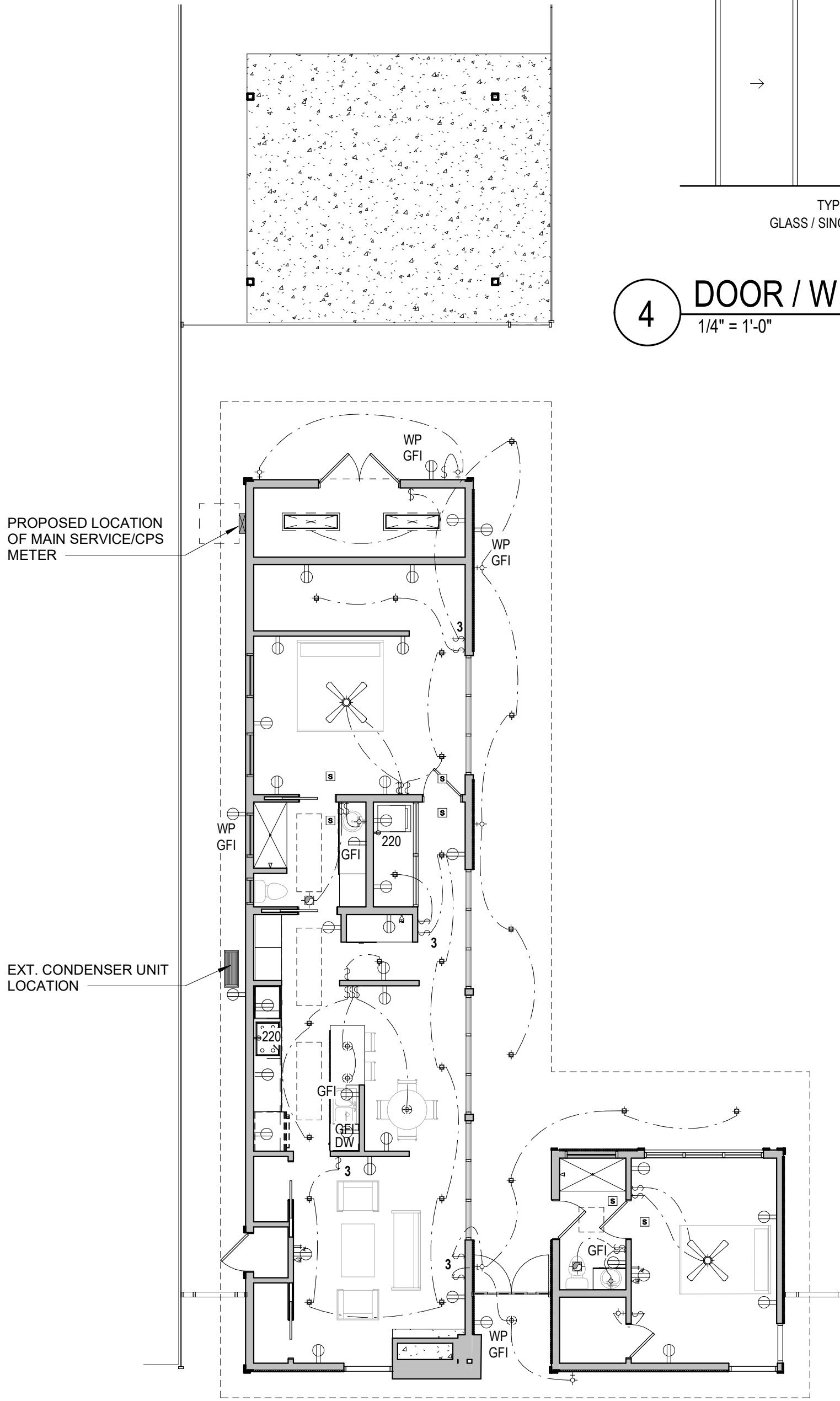
4 DOOR / WINDOW TYPE LEGEND
1/4" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

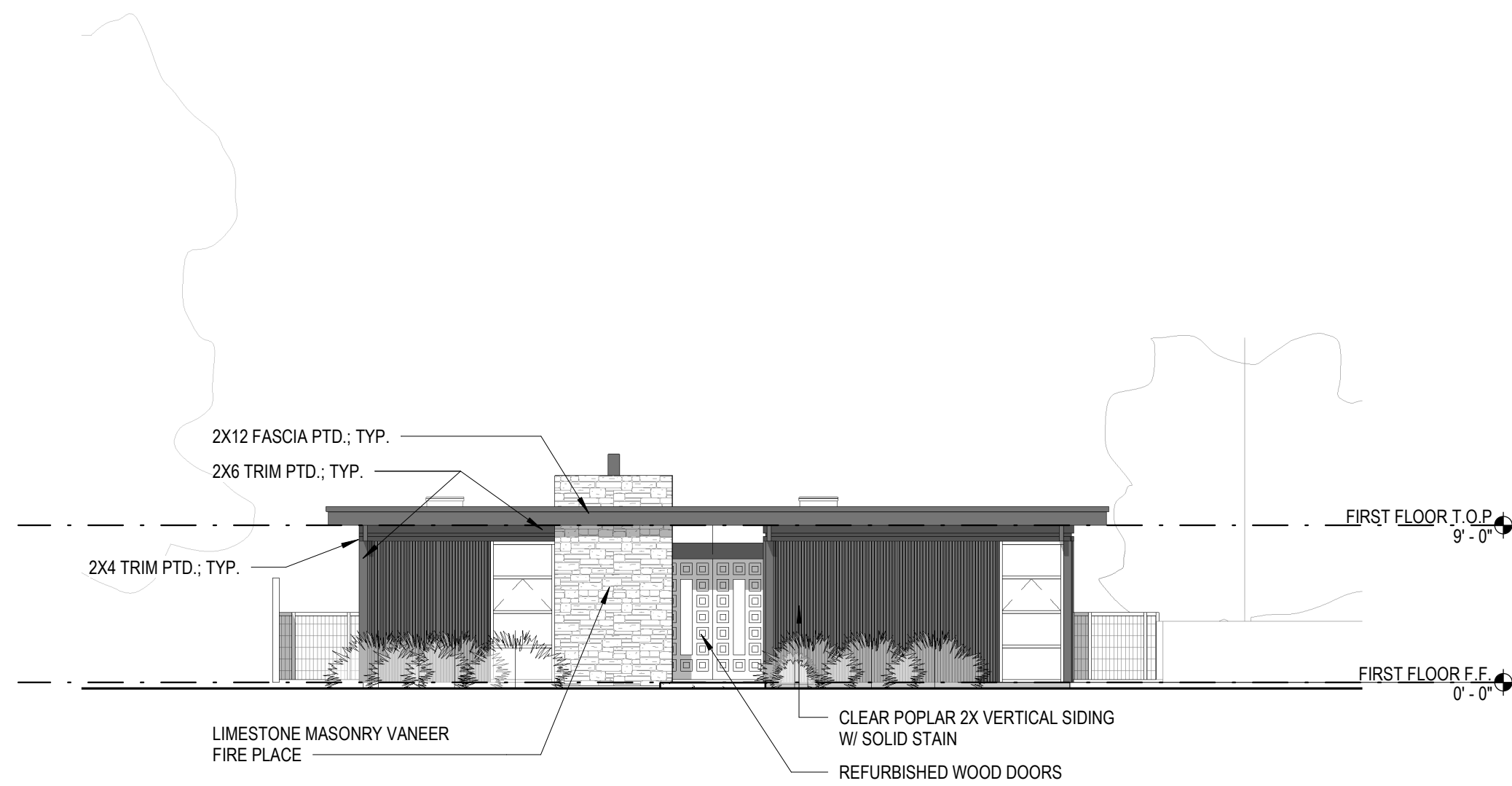


2 ROOF PLAN
1/8" = 1'-0"

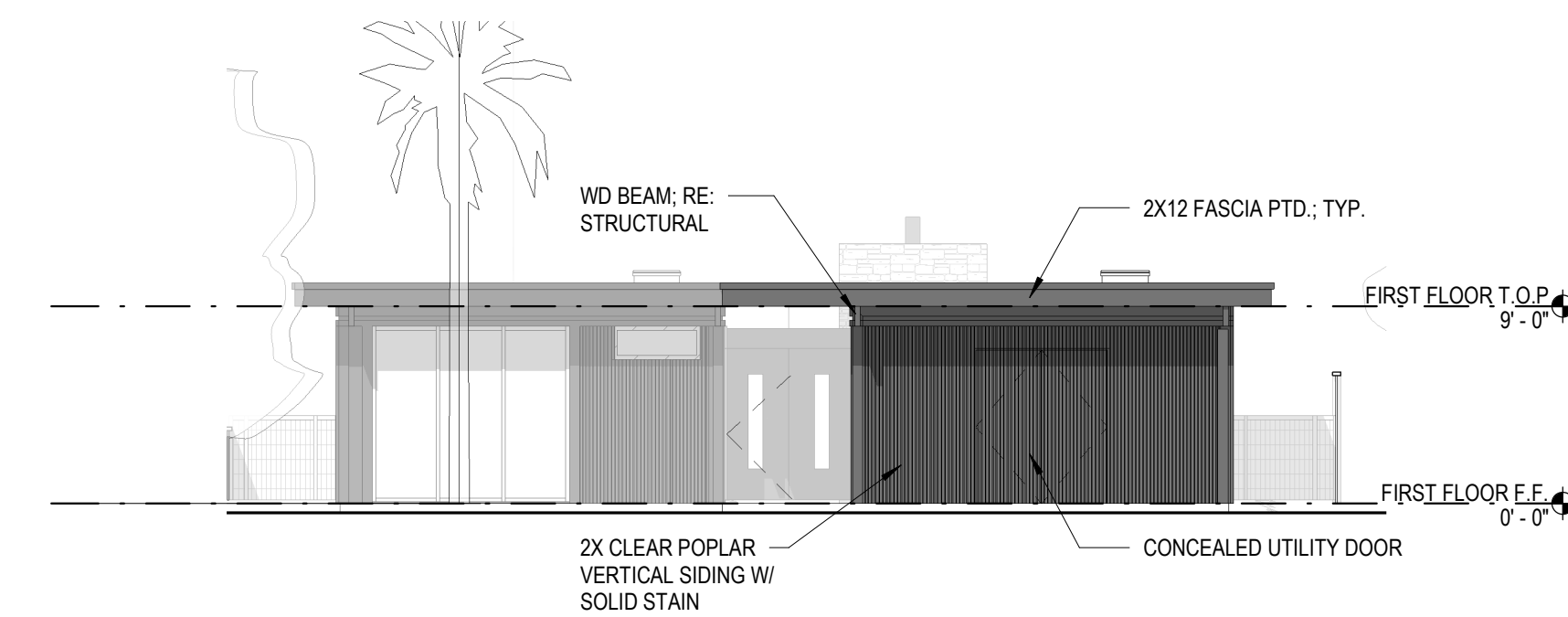


3 ELECTRICAL PLAN
1/8" = 1'-0"

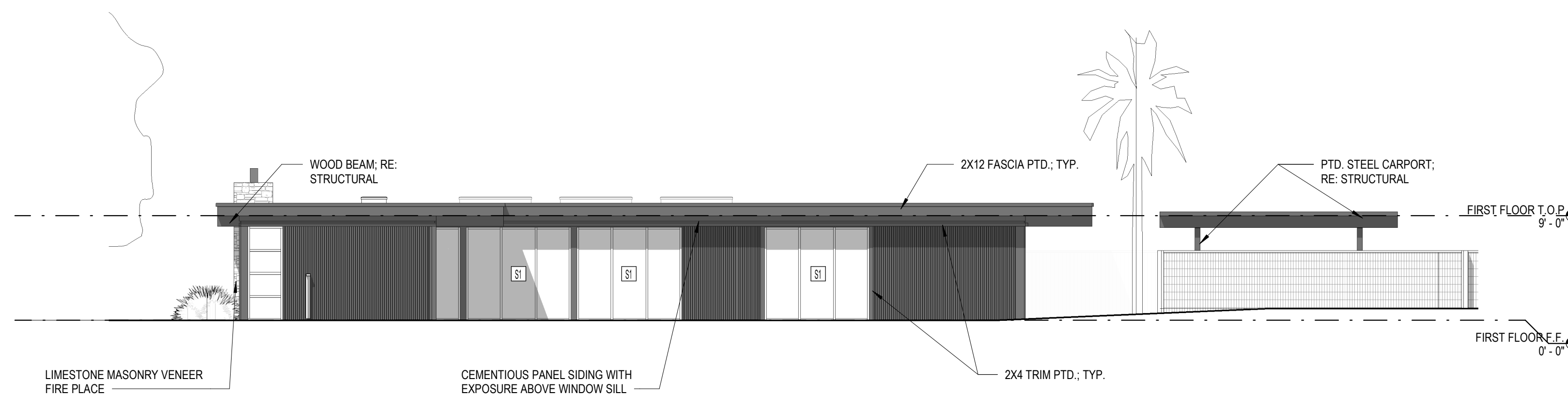
ELECTRICAL SYMBOL LEGEND	
	SURFACE MOUNTED, 2-BULB CEILING LIGHT
	RECESSED CAN LIGHT, CFL BULB
	RECESSED CAN ADJUSTABLE SPOT LIGHT, HALOGEN BULB
	RECESSED CAN LIGHT W/ EXHAUST FAN
	SURFACE MOUNTED, 42" CEILING FAN W/ LIGHT KIT, CFL BULB
	SURFACE MOUNTED, HANGING LIGHT
	WALL MOUNTED, 2-BULB WALL SCONCE
	WALL MOUNTED, 2-BULB WALL SCONCE, PHOTOELECTRIC LIGHT SENSOR, W/ MOTION DETECTION SENSOR
	WALL MOUNTED, 2-BULB HALOGEN FLOOD LIGHT W/ LIGHT & MOTION SENSOR
	WALL MOUNTED, SWITCH
	WALL MOUNTED, 3-WAY SWITCH
	WALL MOUNTED, DIMMER SWITCH
	WALL MOUNTED, 120V DUPLEX OUTLET
	WALL MOUNTED, 120V QUAD OUTLET
	WALL MOUNTED, 120V OUTLET, WATER PROOF, AND GROUND FAULT INTERRUPTER
	WALL MOUNTED, 120V OUTLET, W/ MOUNTING HEIGHT, AND GROUND FAULT INTERRUPTER
	WALL MOUNTED, 220V OUTLET
	CEILING MOUNTED SMOKE DETECTOR
	WALL MOUNTED, TELEVISION OUTLET
	WALL MOUNTED, PHONE & DATA OUTLET
	PRE-WIRED, RECESSED J-BOX
	PRE-WIRED, RECESSED J-BOX
	CEILING MOUNTED FLOURESCENT LIGHT



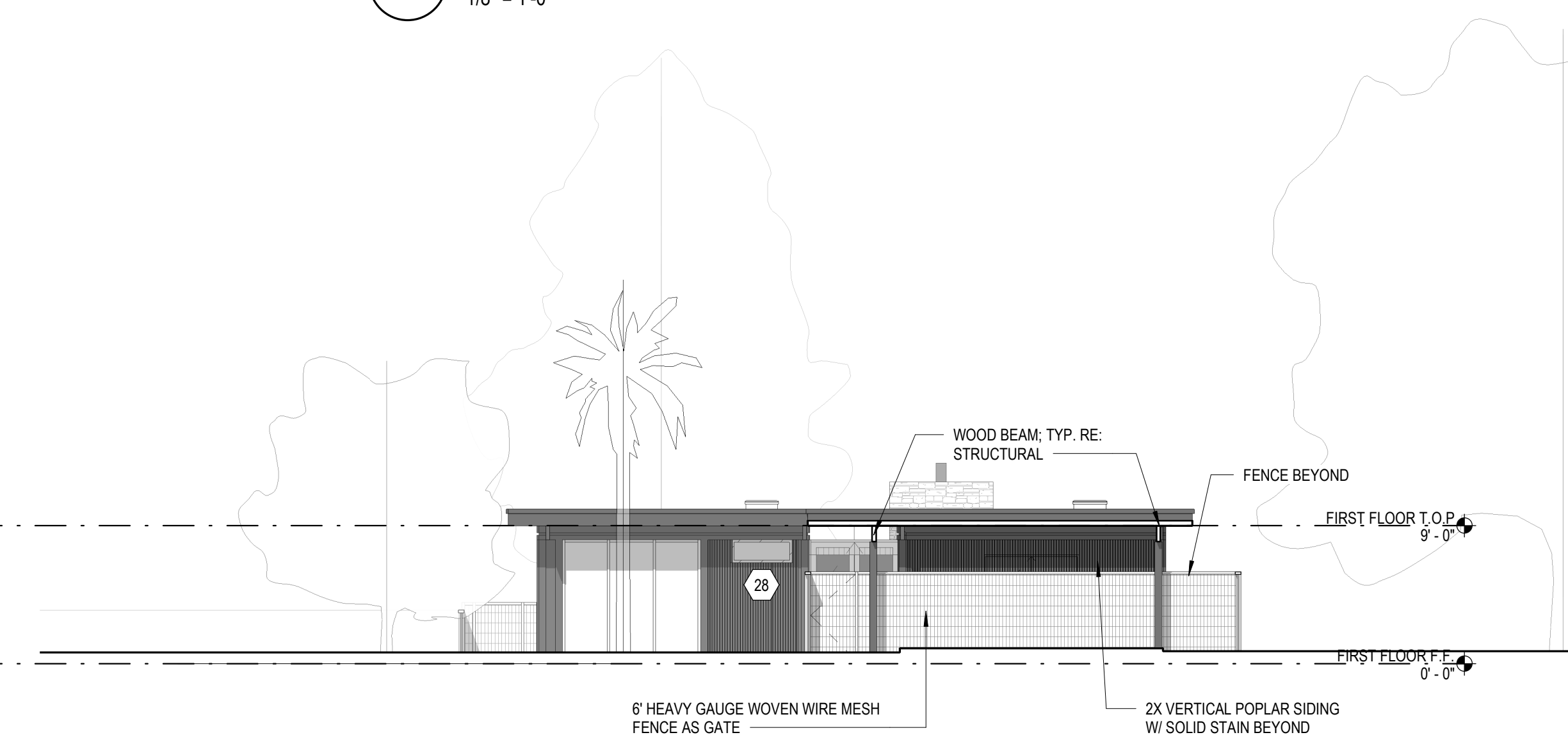
1 SOUTH ELEVATION
1/8" = 1'-0"



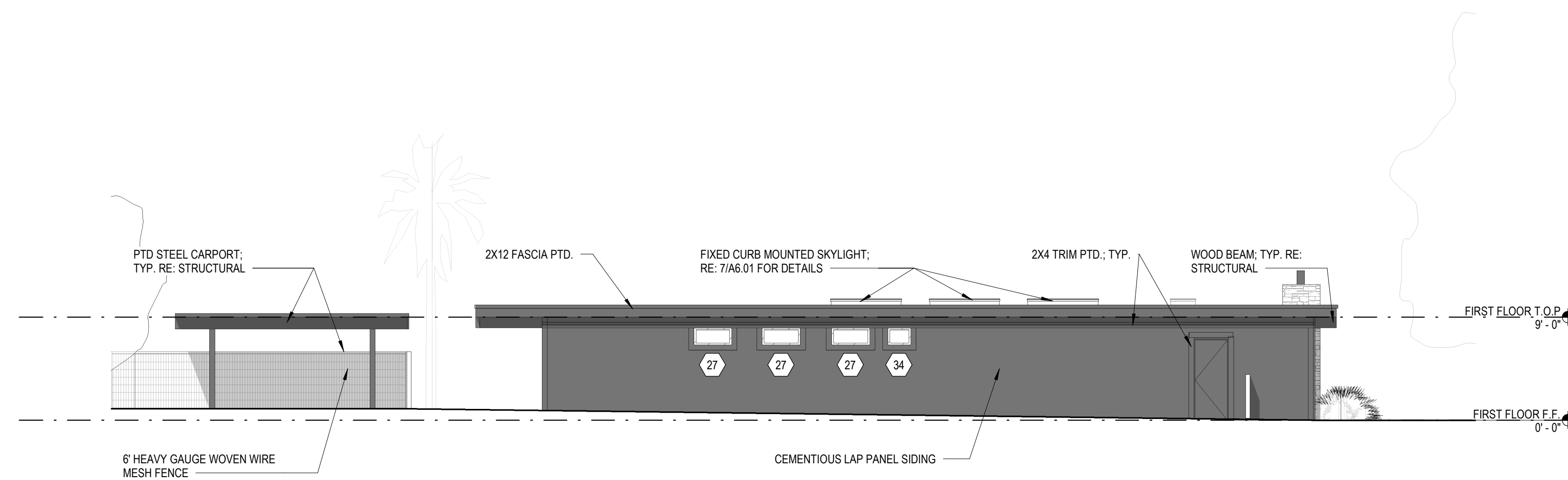
2 NORTH ELEVATION
1/8" = 1'-0"



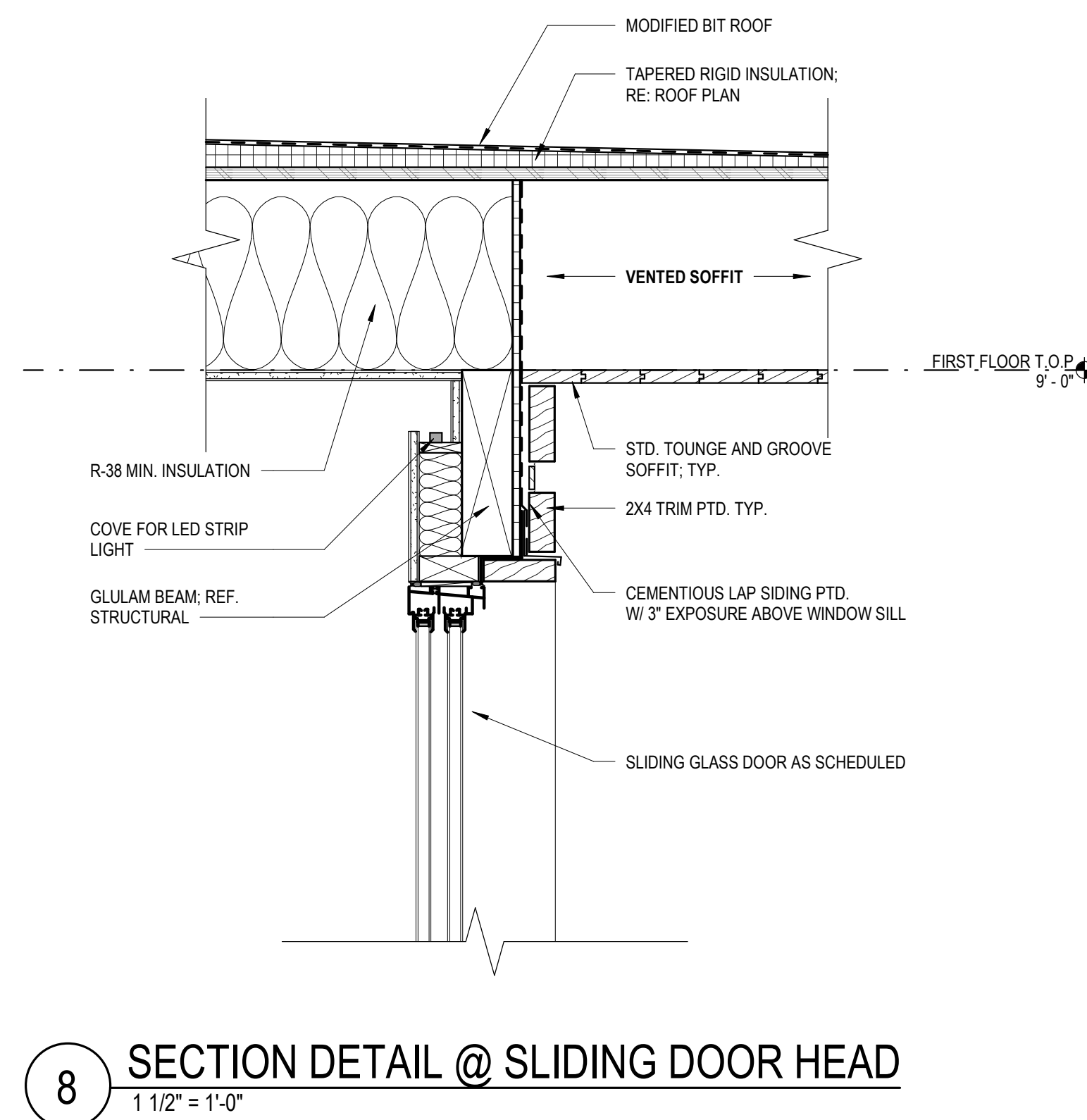
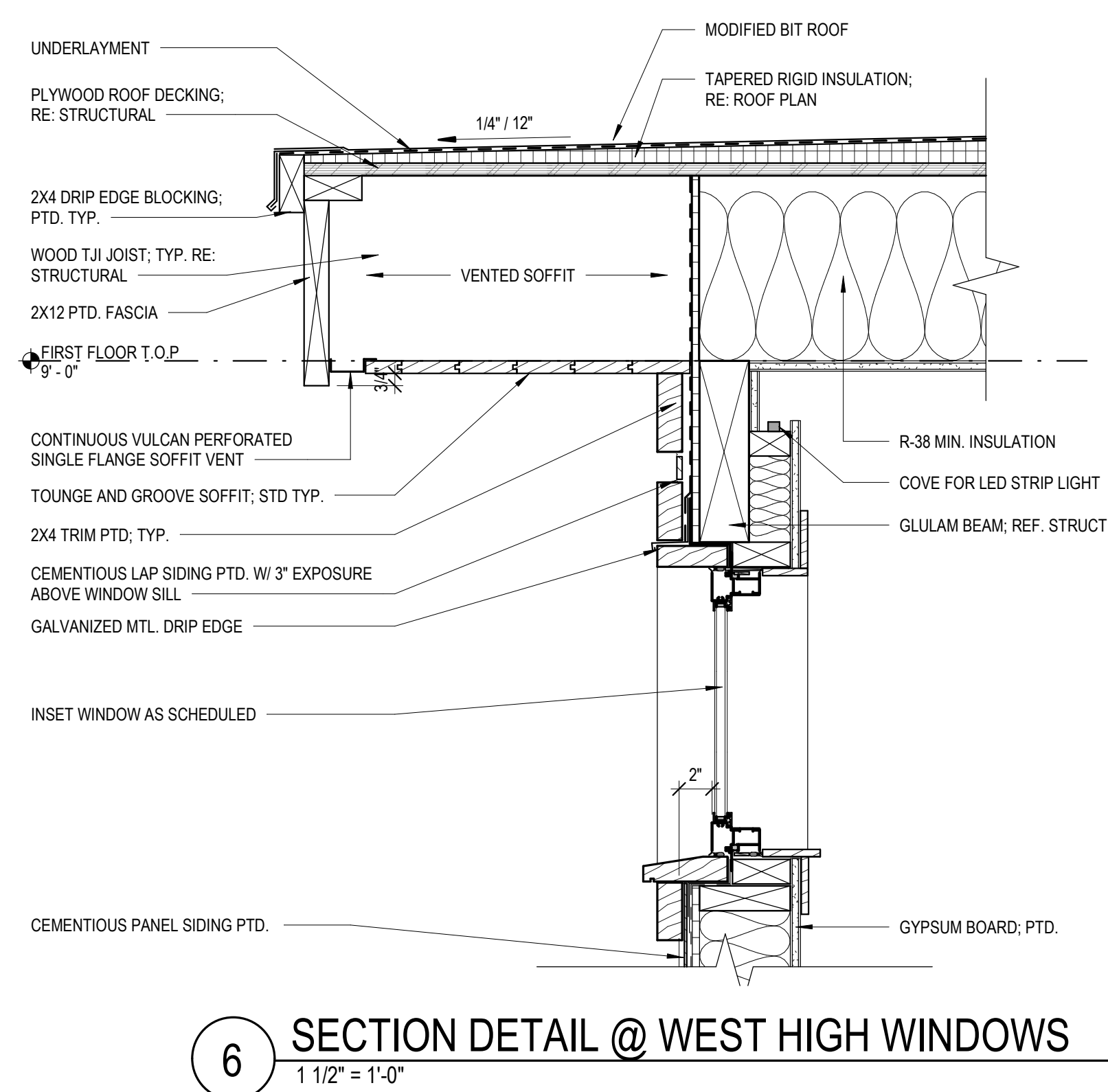
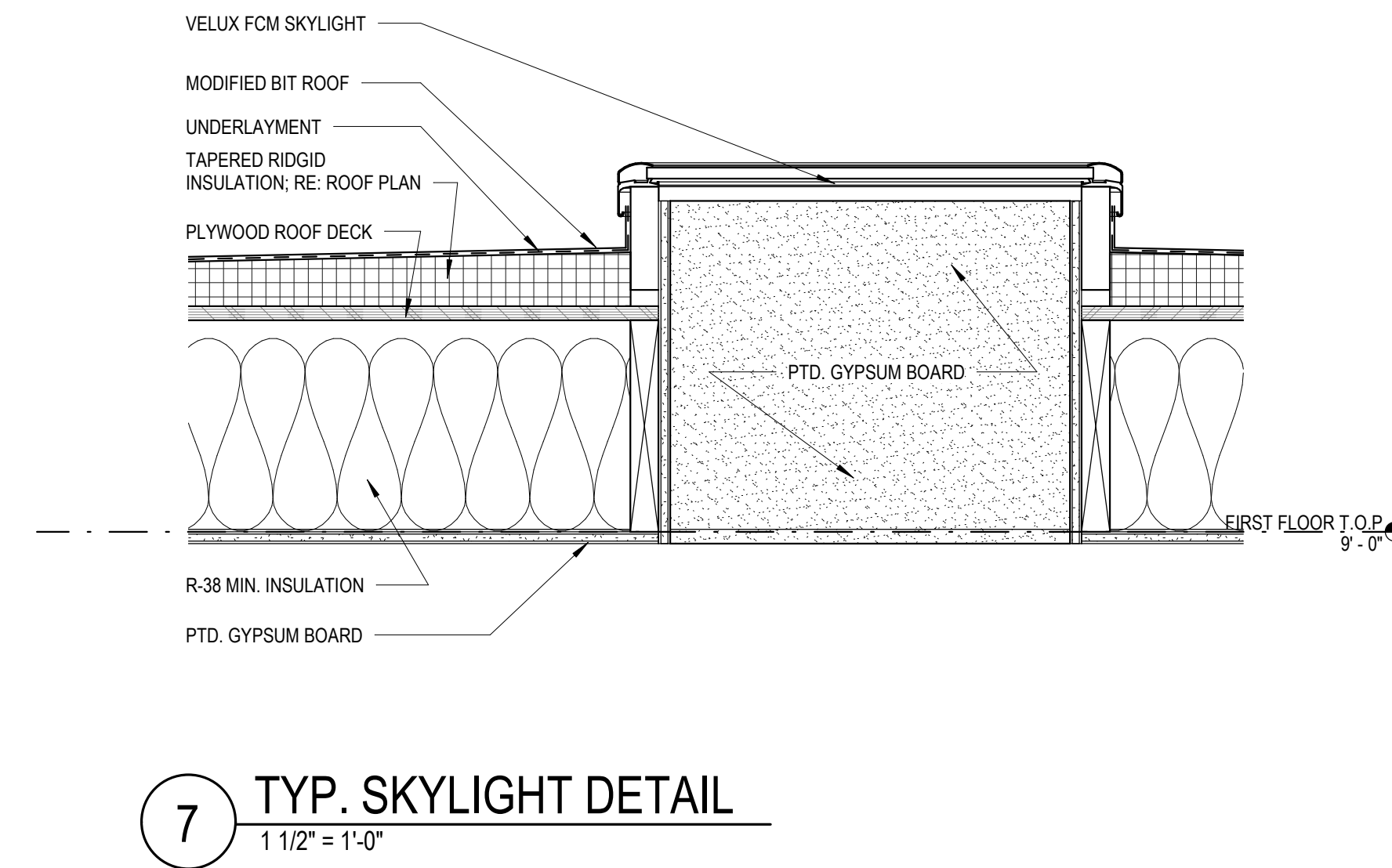
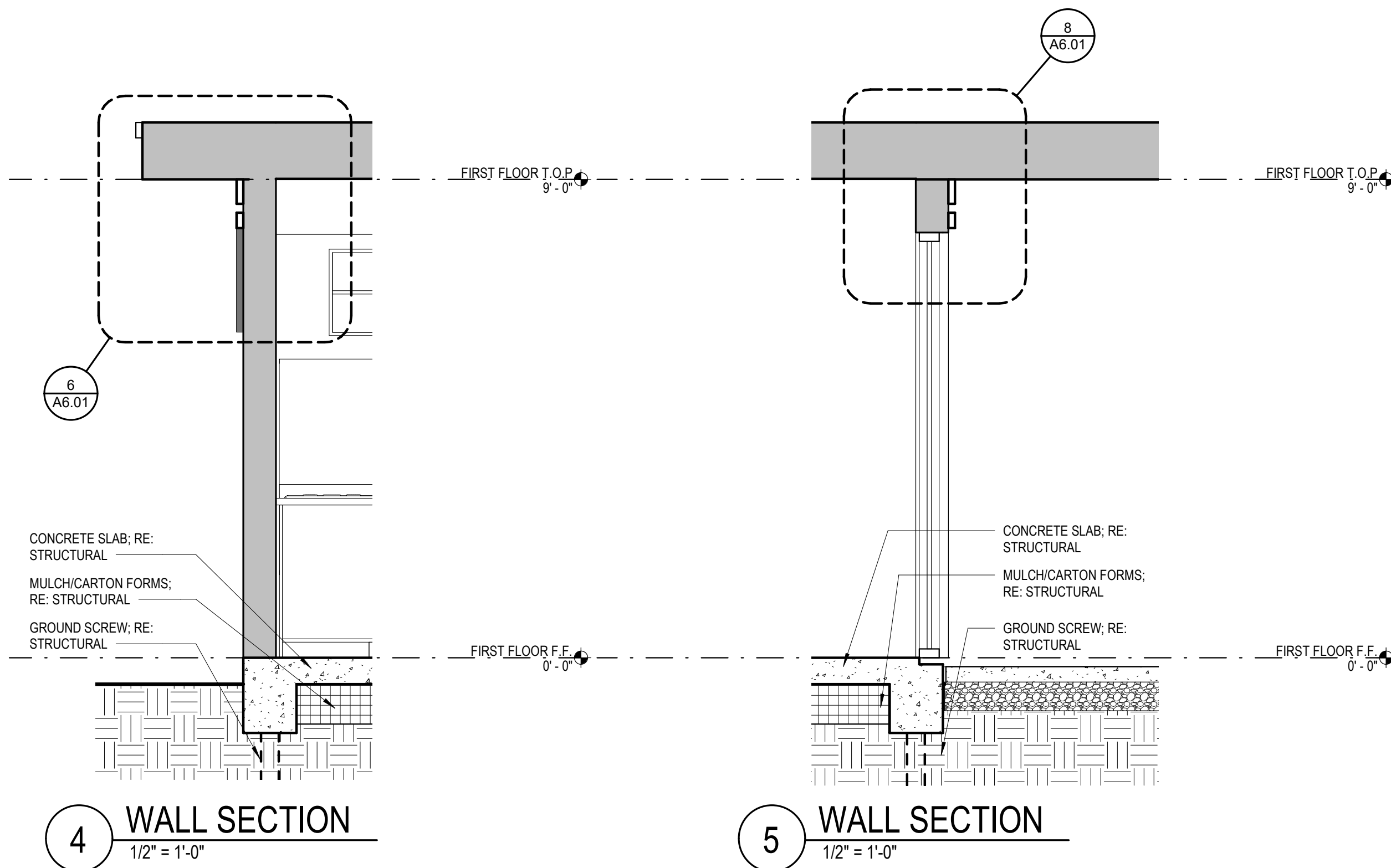
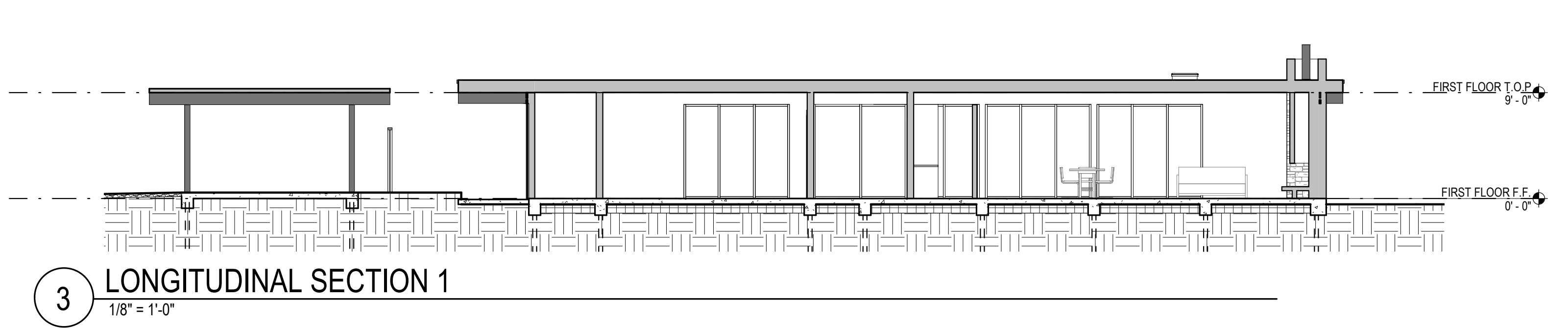
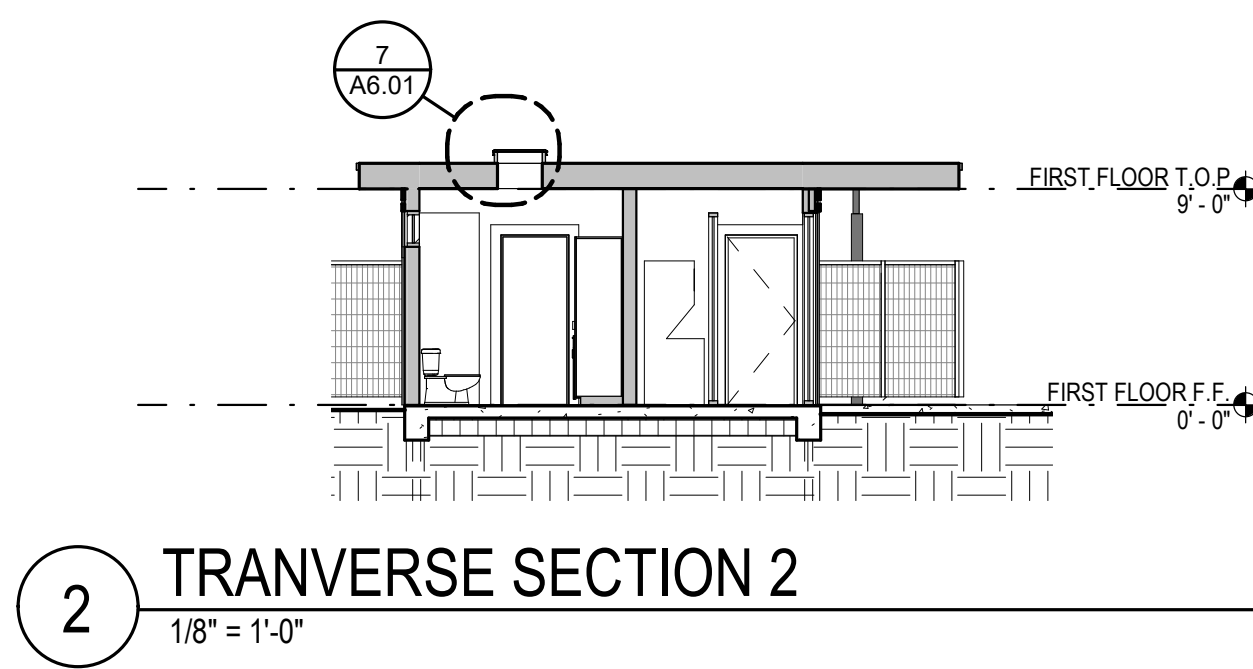
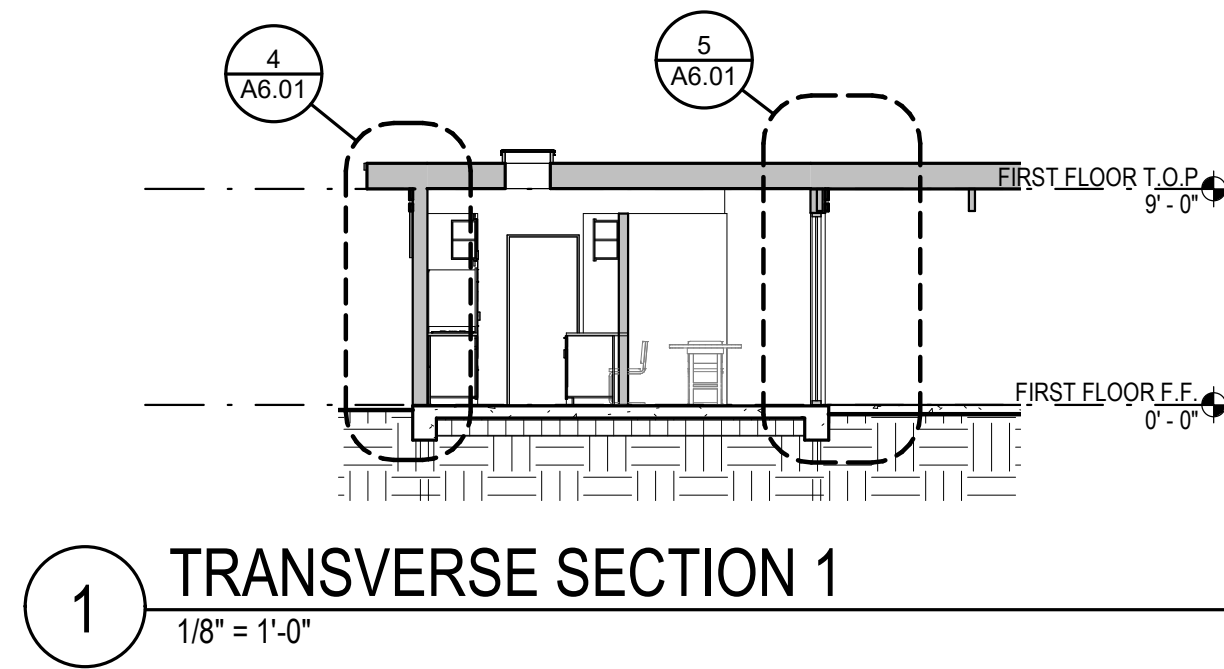
3 EAST ELEVATION
1/8" = 1'-0"

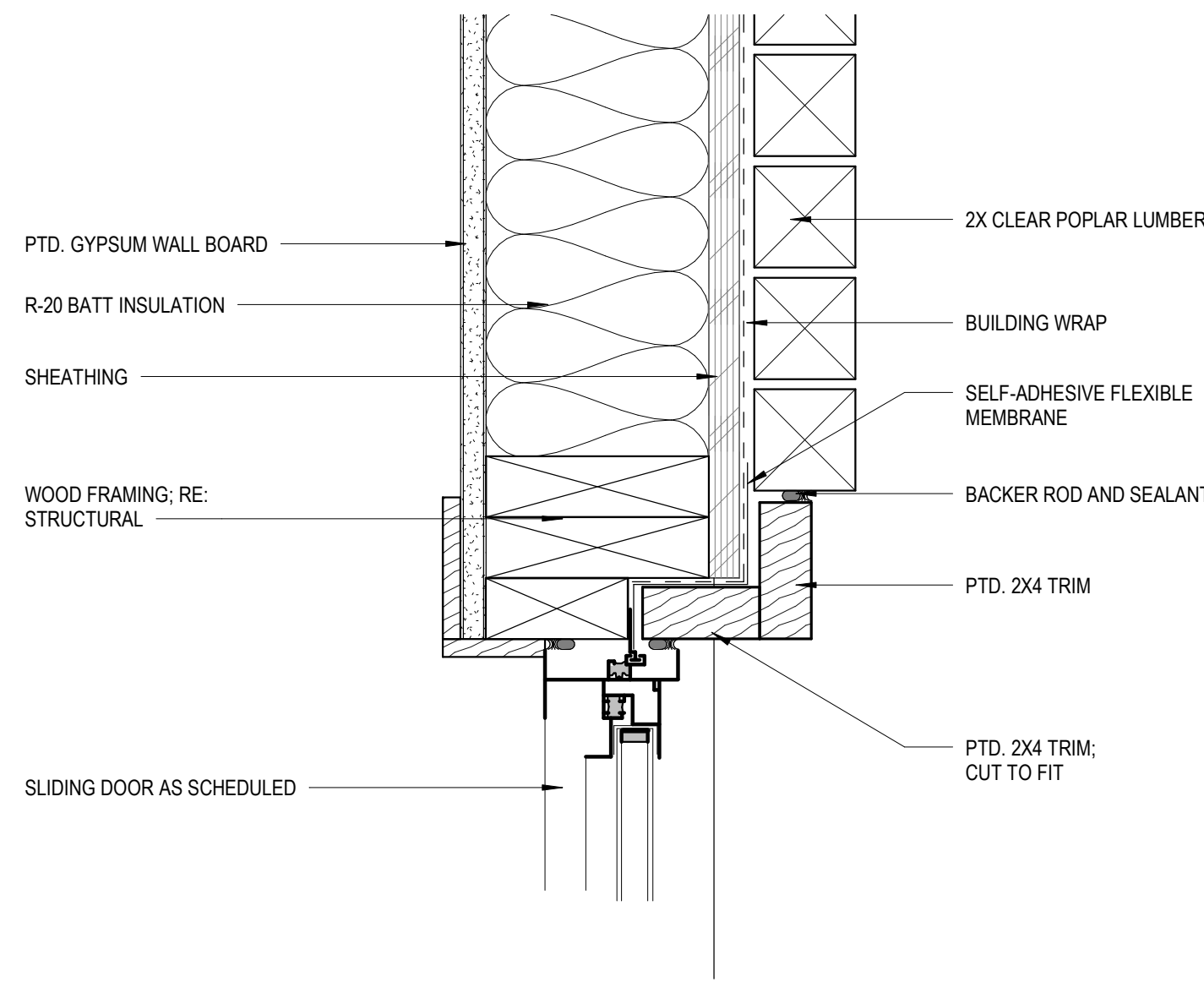


4 NORTH ELEVATION FROM ALLEY
1/8" = 1'-0"

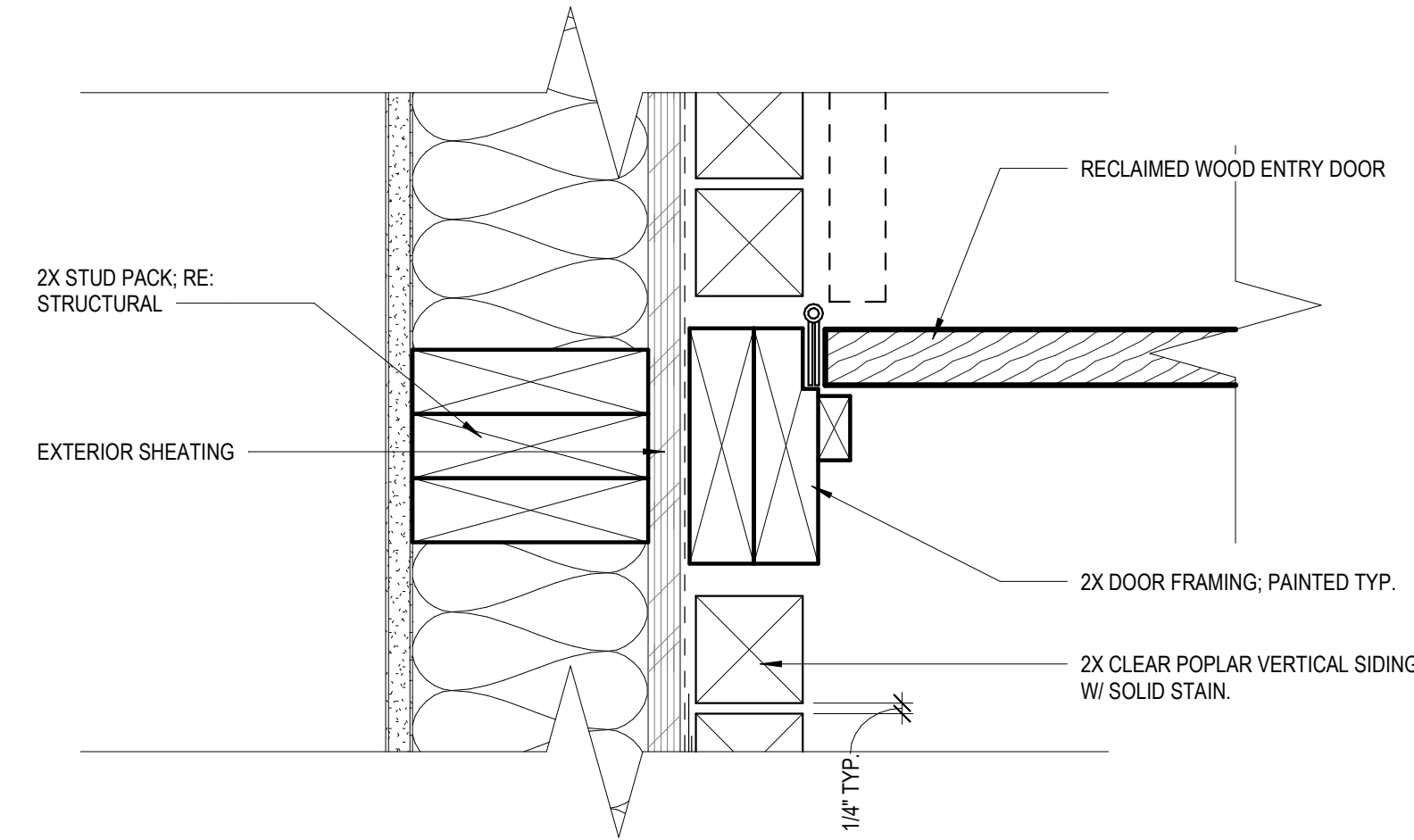


5 WEST ELEVATION
1/8" = 1'-0"

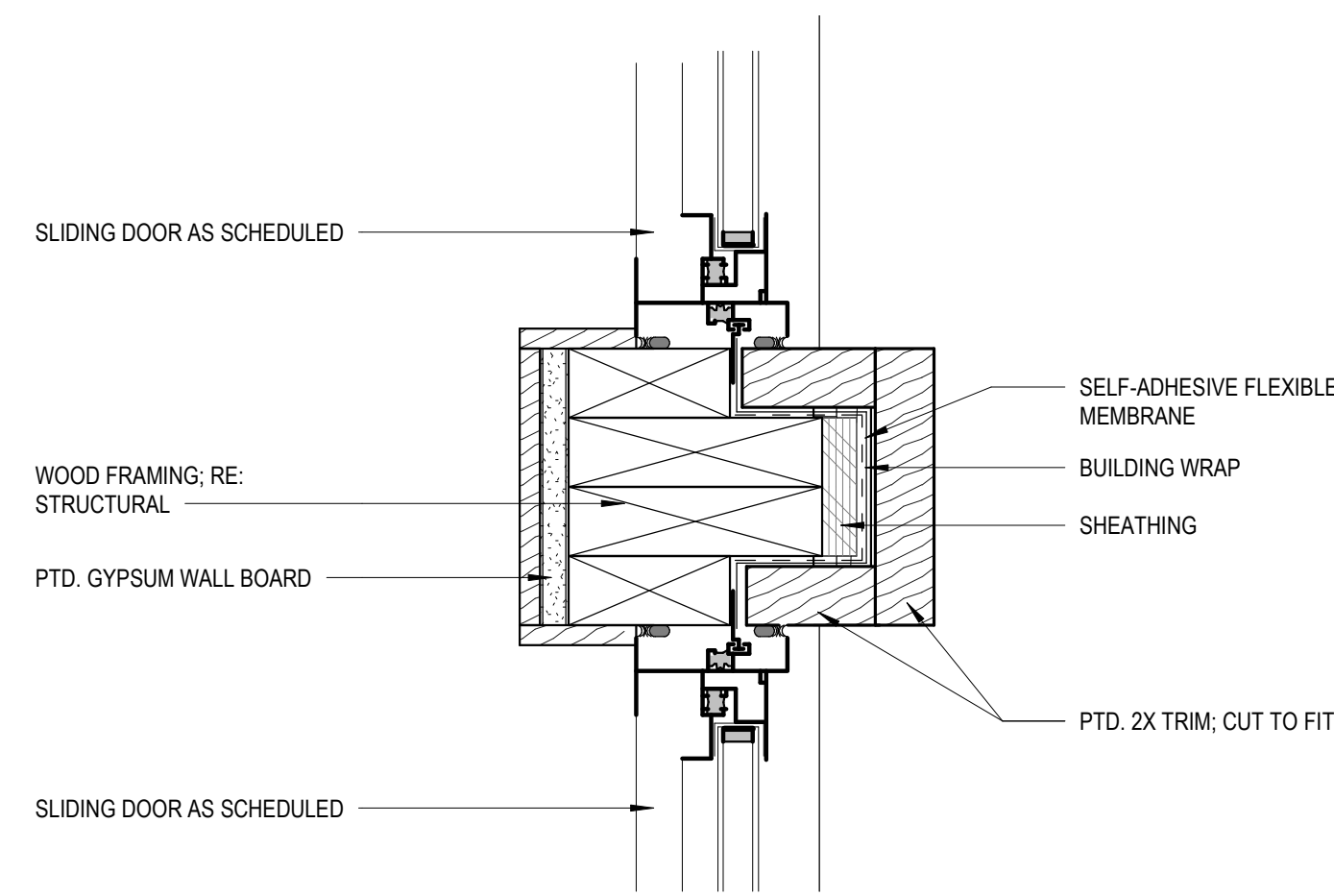




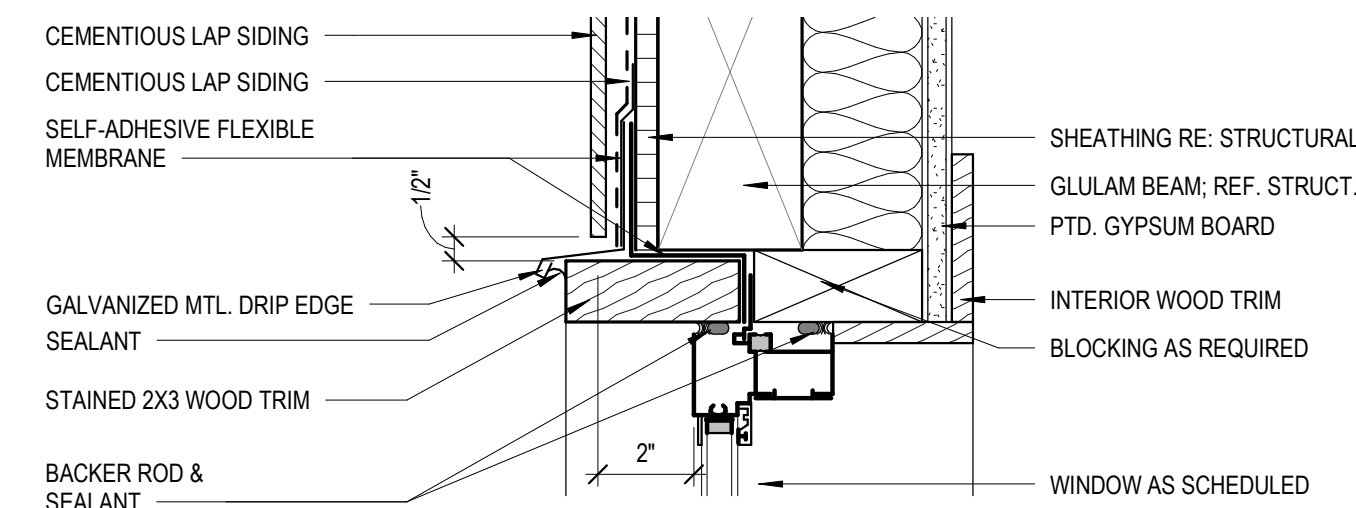
1 PLAN DETAIL
3" = 1'-0"



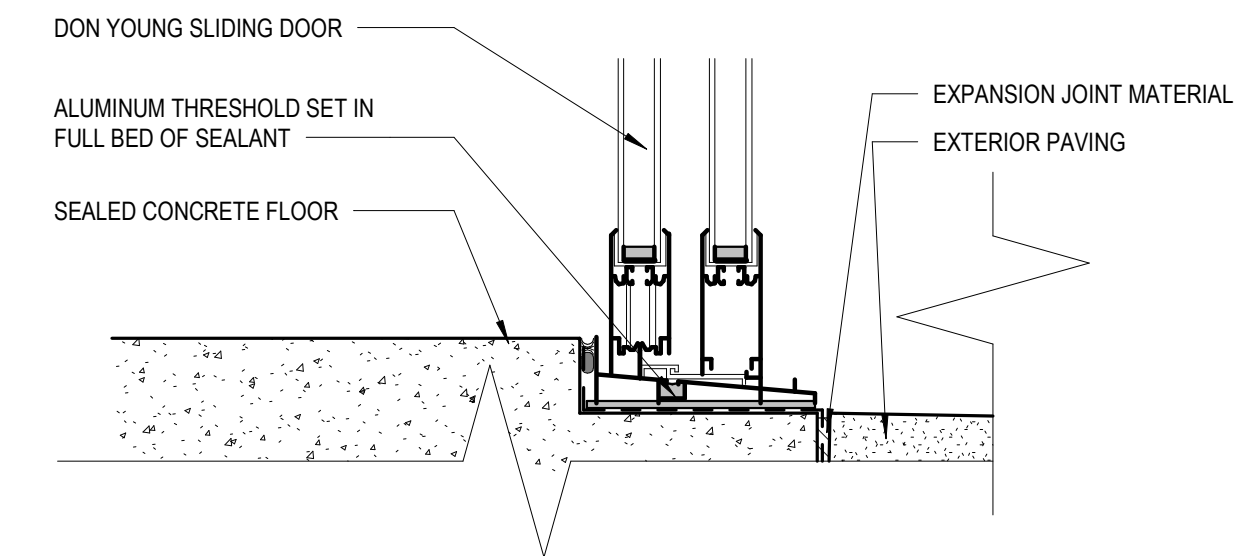
4 ENTRY DOOR PLAN DETAIL
3" = 1'-0"



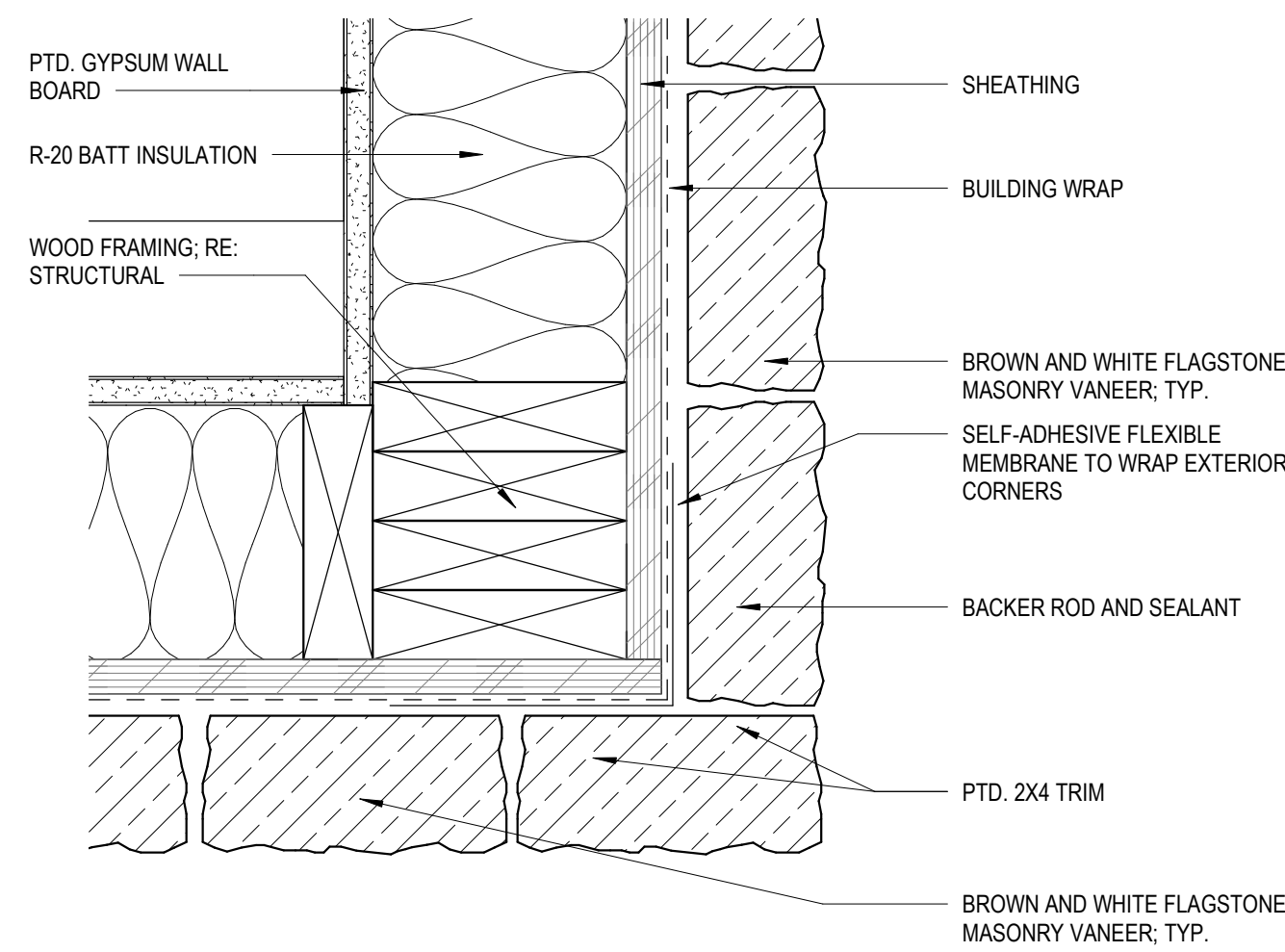
3 PLAN DETAIL
3" = 1'-0"



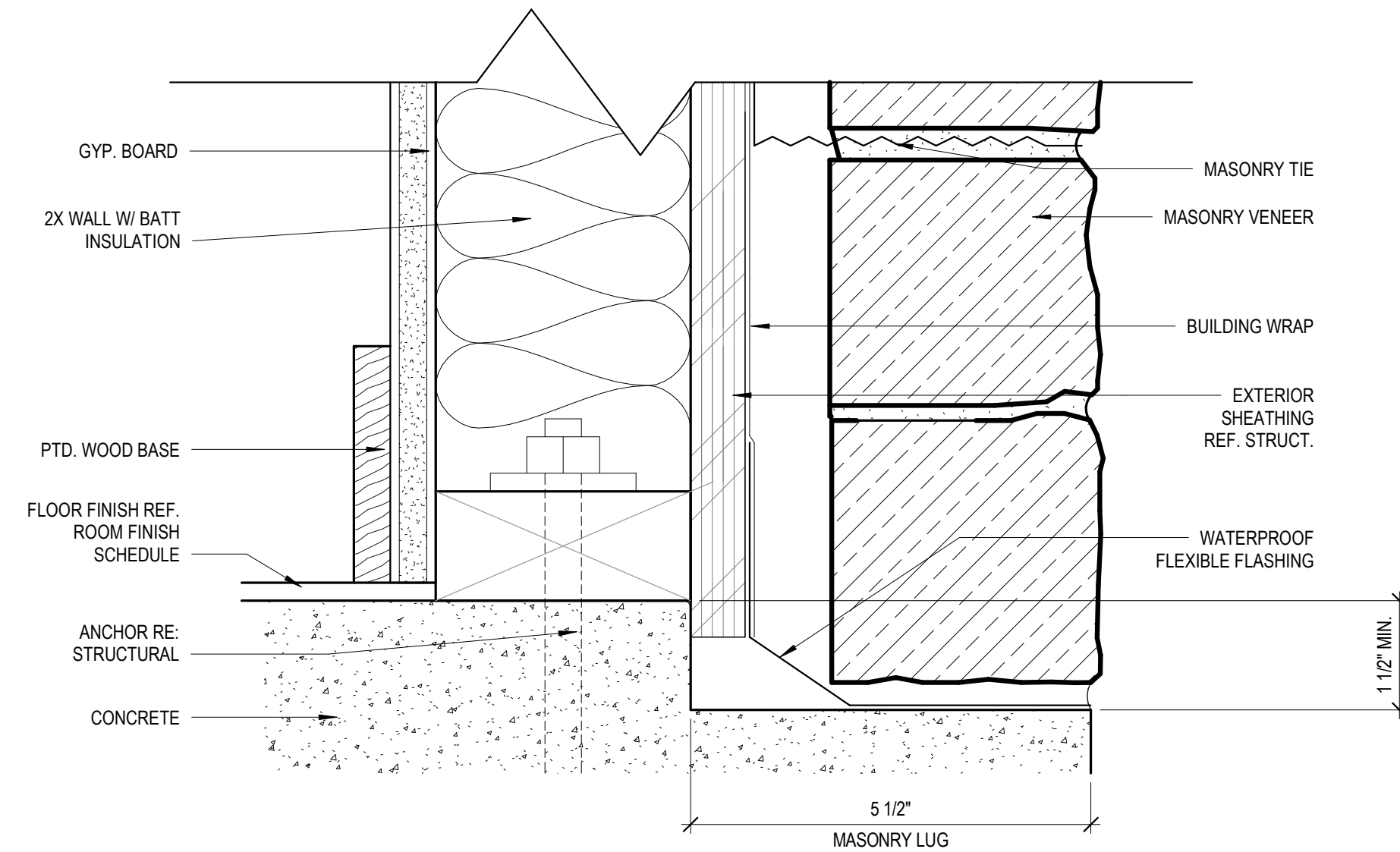
5 WINDOW HEAD DETAIL
3" = 1'-0"



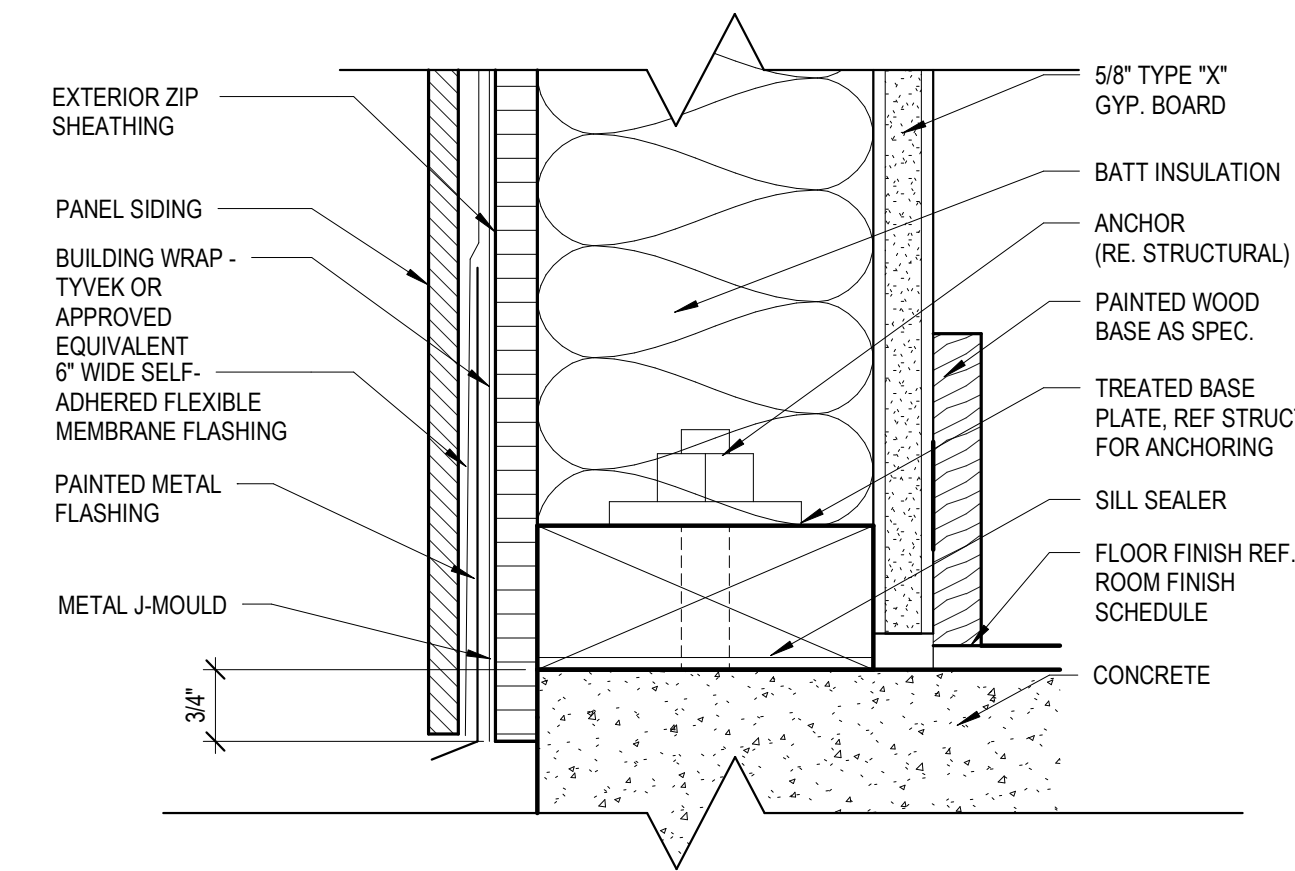
8 SLIDER SILL DETAIL
3" = 1'-0"



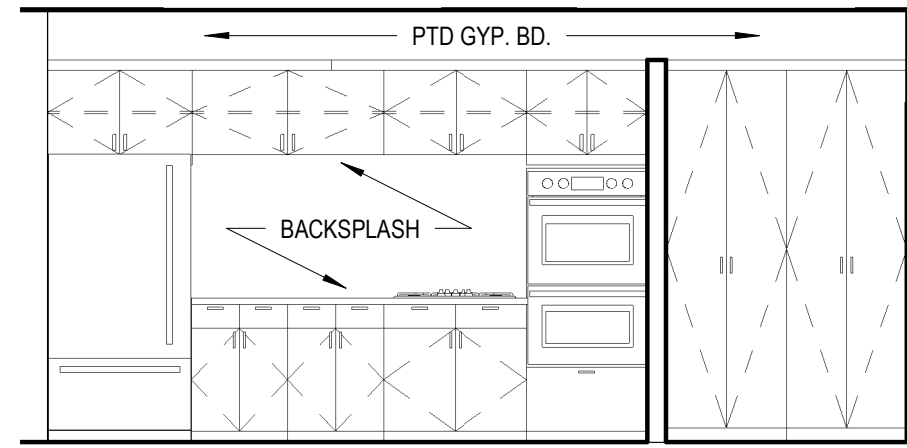
2 PLAN DETAIL
3" = 1'-0"



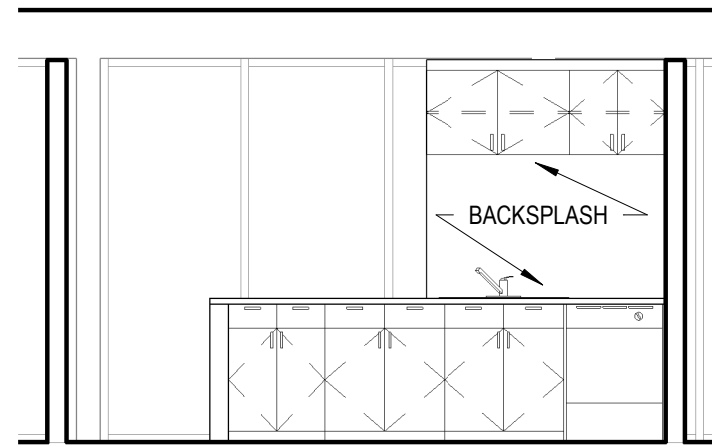
6 BASE OF WALL @ MASONRY VANEER
6" = 1'-0"



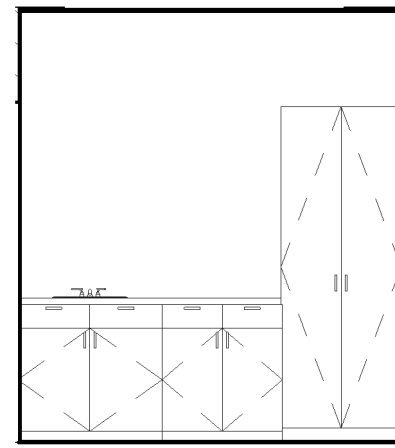
7 BASE OF WALL @ LAP SIDING
6" = 1'-0"



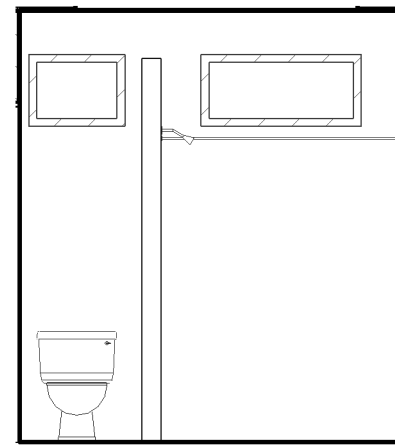
1 INTERIOR ELEVATION
1/4" = 1'-0"



2 INTERIOR ELEVATION
1/4" = 1'-0"

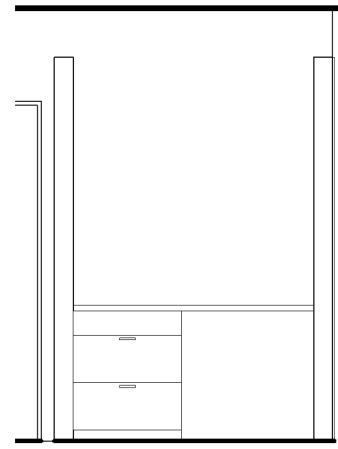


3 INTERIOR ELEVATION
1/4" = 1'-0"

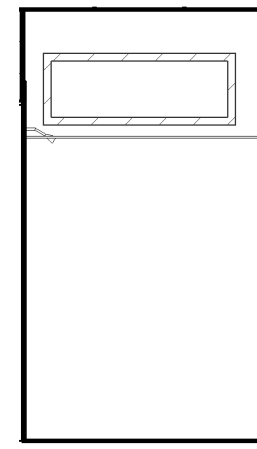


4 INTERIOR ELEVATION
1/4" = 1'-0"

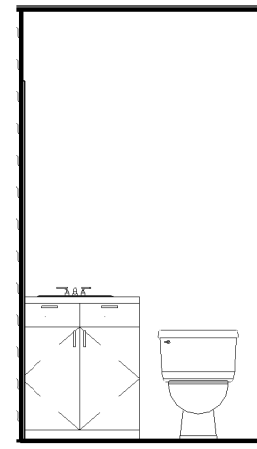
APPLIANCE SCHEDULE			
1. VERIFY W/ OWNER PRIOR TO PURCHASE AND INSTALLATION			
2. MODEL NUMBERS ARE BOSCH UNLESS NOTED OTHERWISE			
STANDARD (FHA) DWELLING UNIT PACKAGE (WHITE)			
ITEM	DESCRIPTION	MODEL	W x D x H (inches)
REFRIGERATOR W/ ICE MAKER	14.8 CU FT. GLASS, IM INSTALLED, E-STAR.	B36CT80SNS	35 5/8" x 31 1/8" x 72"
COOKTOP	STAINLESS STEEL, GAS, 19,000 BTU - COUNTER TOP MOUNTED	NGM8056UC	31" x 21 1/4" x 3 13/16"
DISPOSER (GE)	1/3 HP CONTINUOUS FEED W/ POWER CORD	GC1000PE	6 5/16" x 5 15/16" x 11 3/8"
DISH WASHER	CORDED, 6CYC, 40dBA, E-STAR	SHPM88Z75N	23 9/16" x 23 3/4" x 33 7/8"
DRYER	TBD		
WASHER	TBD		
MICROWAVE / HOOD	MWO, OTR 1.6 CU FT., 1000 W, HIDDEN VENT	WMH1163XVQ	29 15/16" x 15 15/16" x 17 1/4"
RANGE HOOD	30" HOOD, VENTED, 4 SPEED FAN	HCP8064UC	
COMBO OVEN	STAINLESS STEEL, SELF-CLEANING, CORDED	HBL8753UC	29 3/4" x 24 1/2" x 49"



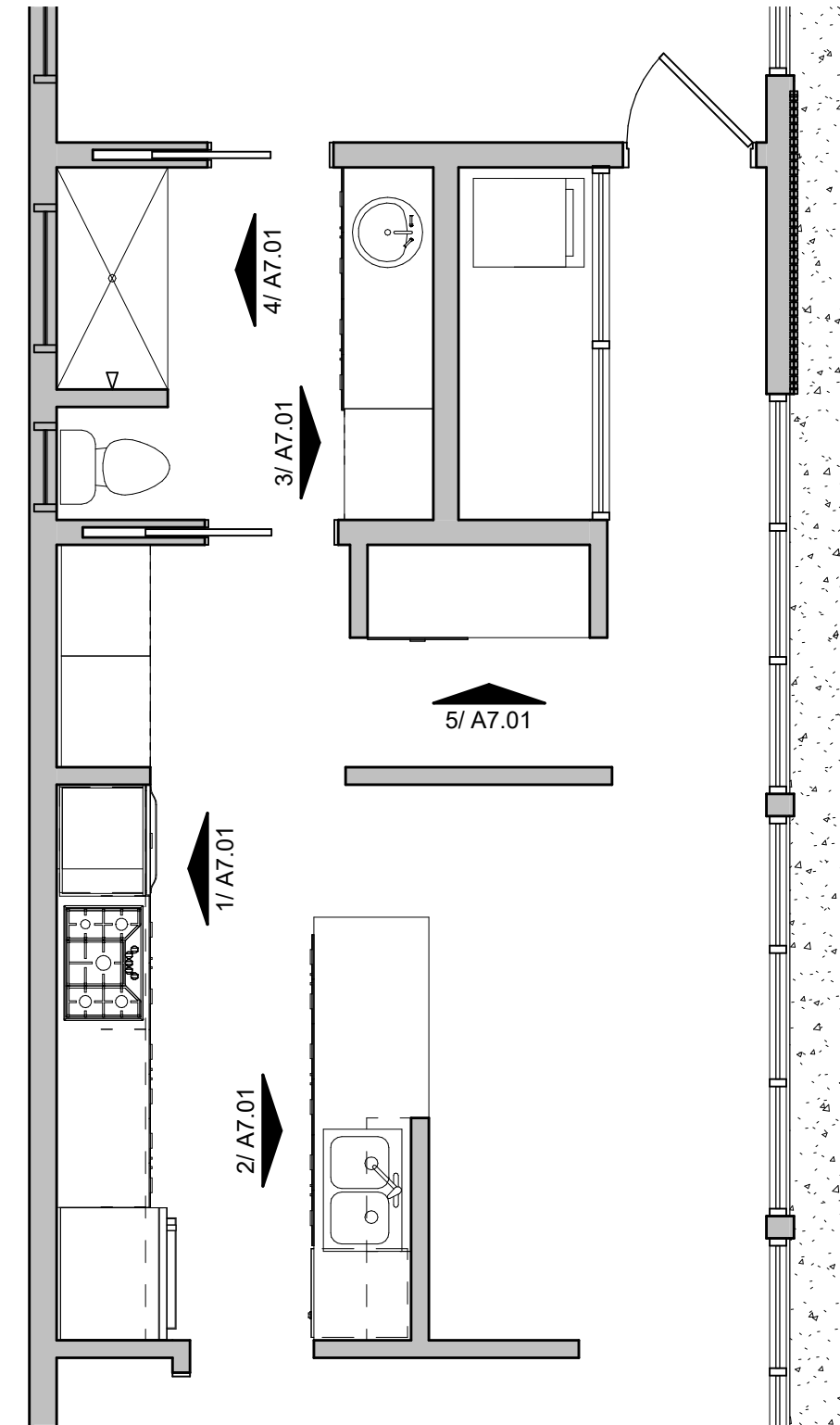
5 INTERIOR ELEVATION
1/4" = 1'-0"



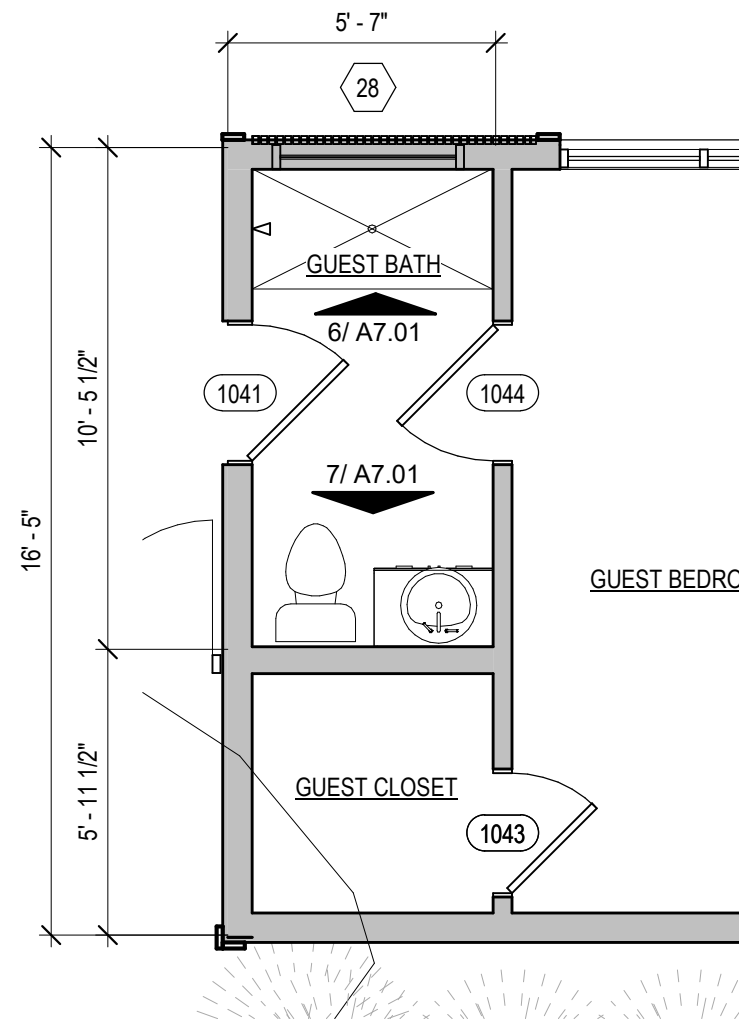
6 INTERIOR ELEVATION
1/4" = 1'-0"



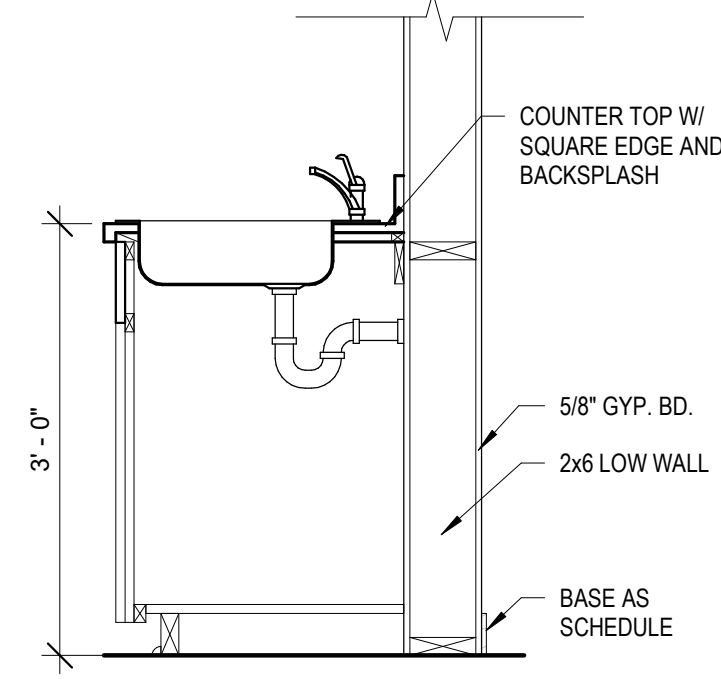
7 INTERIOR ELEVATION
1/4" = 1'-0"



8 ENLARGED PLAN
1/4" = 1'-0"



9 ENLARGED FLOOR PLAN
1/4" = 1'-0"



10 KITCHEN - SINK SECTION
3/4" = 1'-0"